

AMENDED DA CLAUSE 4.55 PROPOSED TWO STOREY ATTACHED DUPLEX 11 HARDEN CRS GEORGES HALL



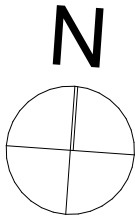
DA DRAWING LIST		
Plan Number	Drawing Name	ISSUE
1	COVER PAGE	F
2	APPROVED AND REVISED 1ST FLOOR PL...	F
3	APPROVED AND REVISED ELEVATIONS	F
4	APPROVED AND REVISED ELEVATIONS	F
5	APPROVED AND REVISED ELEVATIONS	F
6	APPROVED AND REVISED ELEVATIONS	F
7	APPROVED AND REVISED SECTIONS	F
8	APPROVED AND REVISED SECTIONS	F
9	APPROVED AND REVISED SECTIONS	F
10	APPROVED AND REVISED FRONT FENCE	F
11	SITE ANALYSIS	F
12	DEMOLITION PLAN	F
13	SUBDIVISION PLAN	F
14	SEDIMENT CONTROL PLAN	F
15	SITE PLAN	F
16	DRIVEWAY PROFILES	F
17	GROUND FLOOR PLAN	F
18	FIRST FLOOR PLAN	F
19	ROOF PLAN	F
20	ELEVATIONS	F
21	ELEVATIONS	F
22	SECTIONS	F
23	SECTION	F
24	CONCEPT LANDSCAPE PLAN	F
25	WINDOWS AND DOORS SCHEDULE	F
26	BASIX COMMITMENTS	F
27	STREETSCAPE & FENCE DETAIL	F
28	SHADOW DIAGRAMS	

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AKTREUM

Building Designers

0435 237 853



project

PROPOSED ATTACHED DUAL
OCCUPANCY AMENDED DA CLAUSE 4.55

Client

Mr HAYDAR ALI

Address

11 HARDEN CRES GEORGES
HALL LOT 22 DP236764

Sheet Title:

COVER PAGE

Scale

1:1

Issue

F

Date/Revision

05/01/25

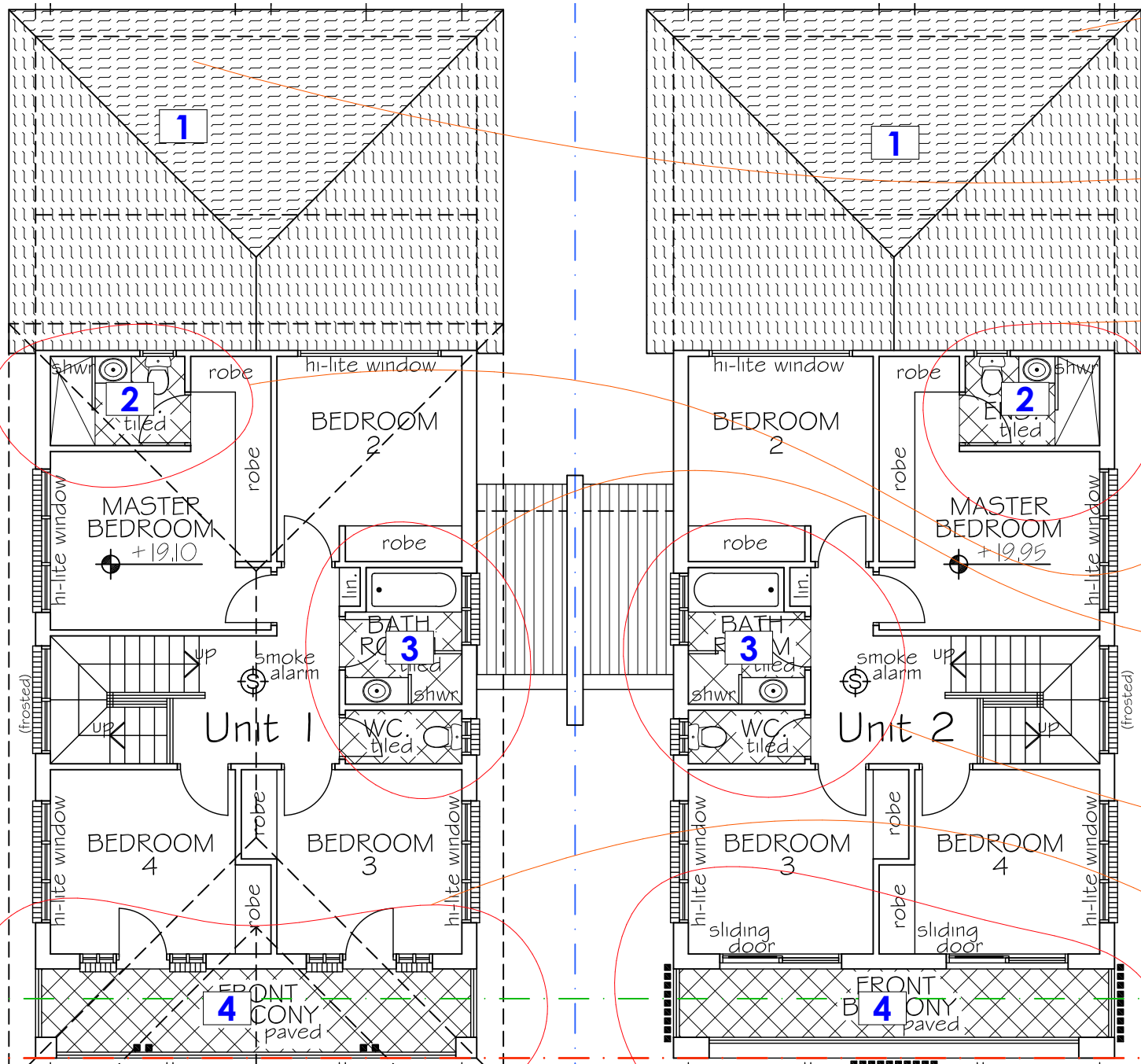
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11 hardencres

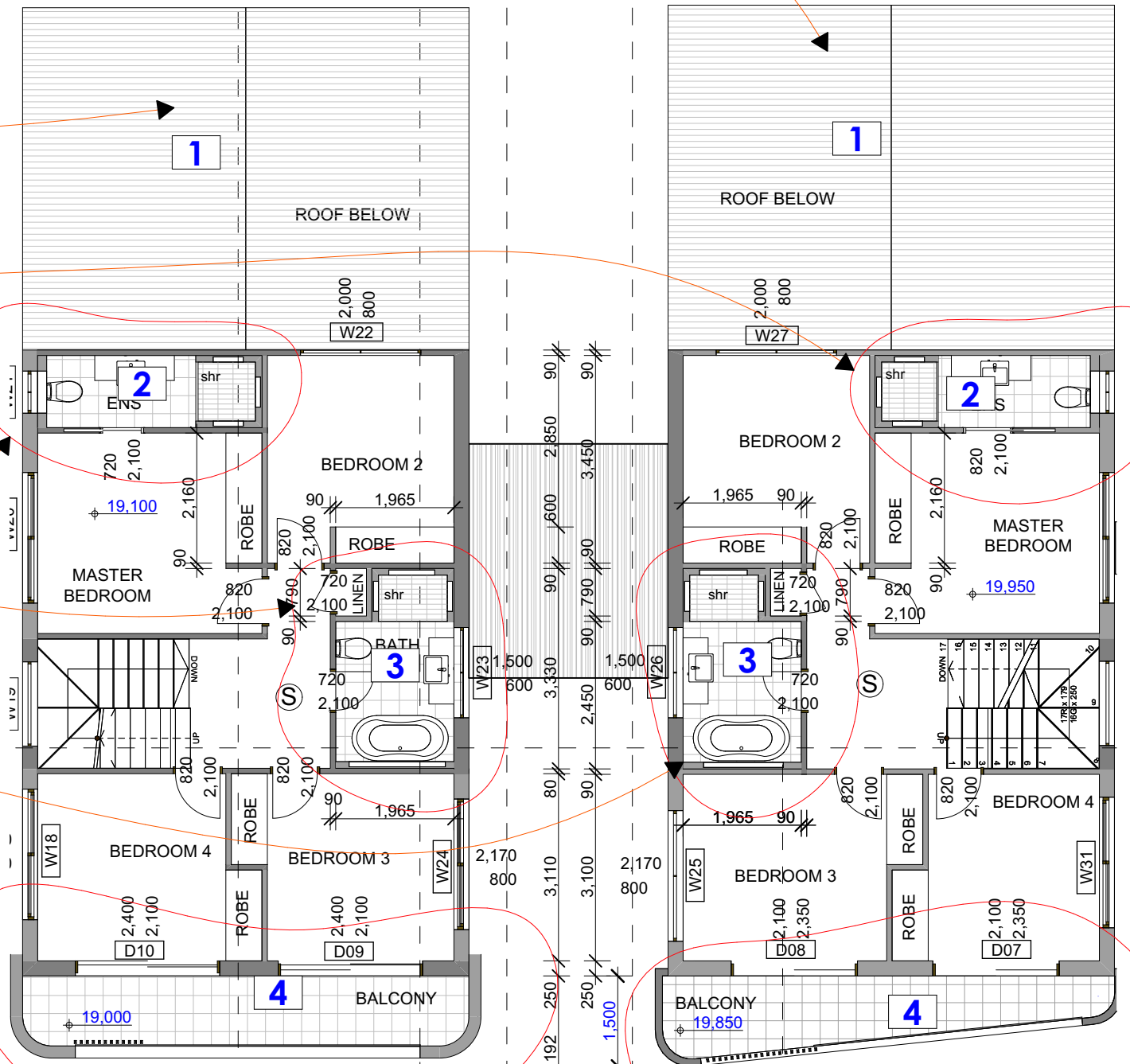
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1

- CLAUSE 4.55 AMENDMENTS
- 1. LOWER ROOF TO ALFRESCO CHANGE TO METAL ROOF WITH GABLE
 - 2. MASTER BEDROOM ENSUITE REVISED LAYOUT AND SIZE, WINDOW RELOCATED
 - 3. BATHROOMS REVISED LAYOUT, WINDOW RELOCATED
 - 4. FRONT 1ST FLOOR BALCONY PROFILE AMENDED TO SUIT FACADE CHARACTER



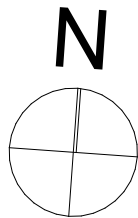
APPROVED DA FIRST FLOOR PLAN
1:1



PROPOSED CLAUSE 4.55 FIRST FLOOR PLAN
1:100

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Scale

1:1, 1:100

Issue

F

Sheet Title:

APPROVED AND REVISED 1ST FLOOR PLAN

Date/Revision

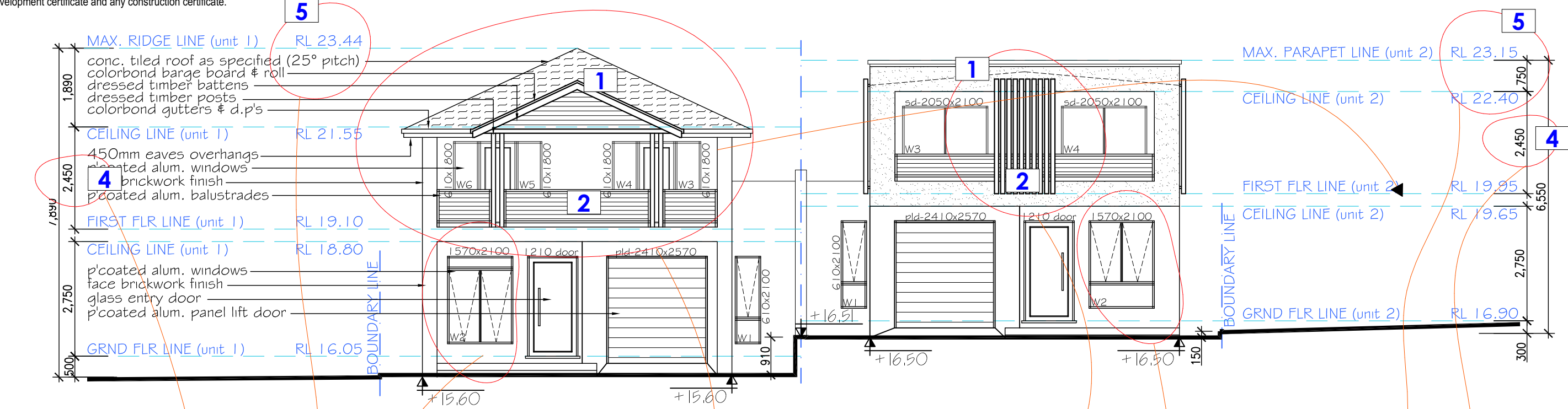
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Sheet Number:

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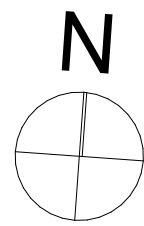


CLAUSE 4.55 AMENDMENTS

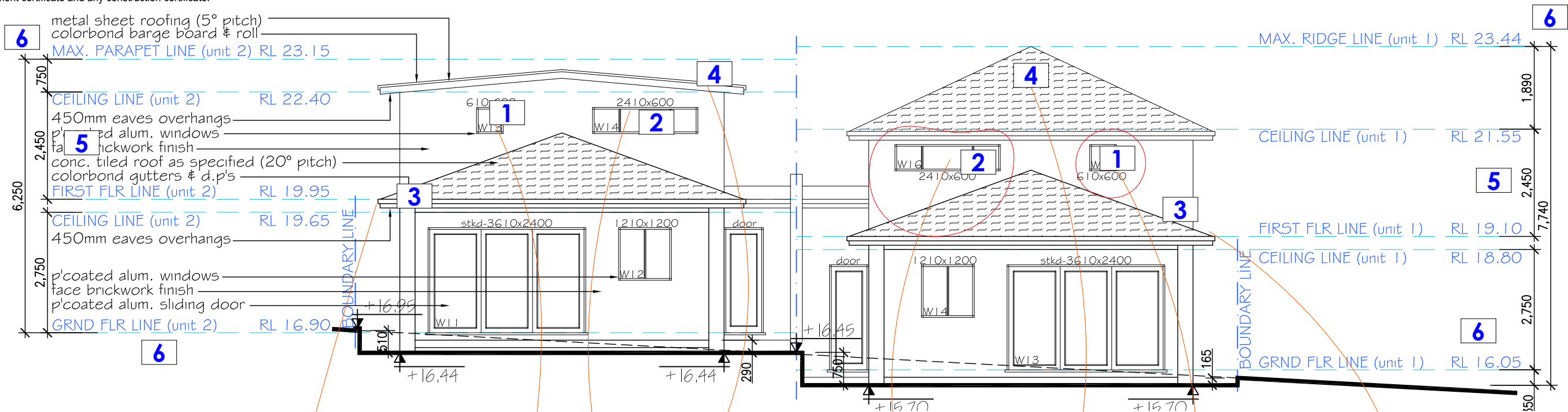
1. UNIT 1 ROOF CHANGE TO METAL ROOF 8 DEGREE SLOPE INSTEAD OF 25 DEGREES GABLE REMOVED AND REPLACED WITH PARAPET WALL TO CONCEAL ROOF.
2. UNIT 1 AND 2 FACADE ARCHITECTURE CHANGED
3. UNIT 1 AND 2 FRONT LIVING WINDOW AMENDED
4. UNIT 1 AND 2 FIRST FLOOR CEILING HIEGHT INCREASED TO 2.75M INSTEAD OF 2.4M
5. RIDGE AND PARAPET ROOF RL LEVEL AMENDED

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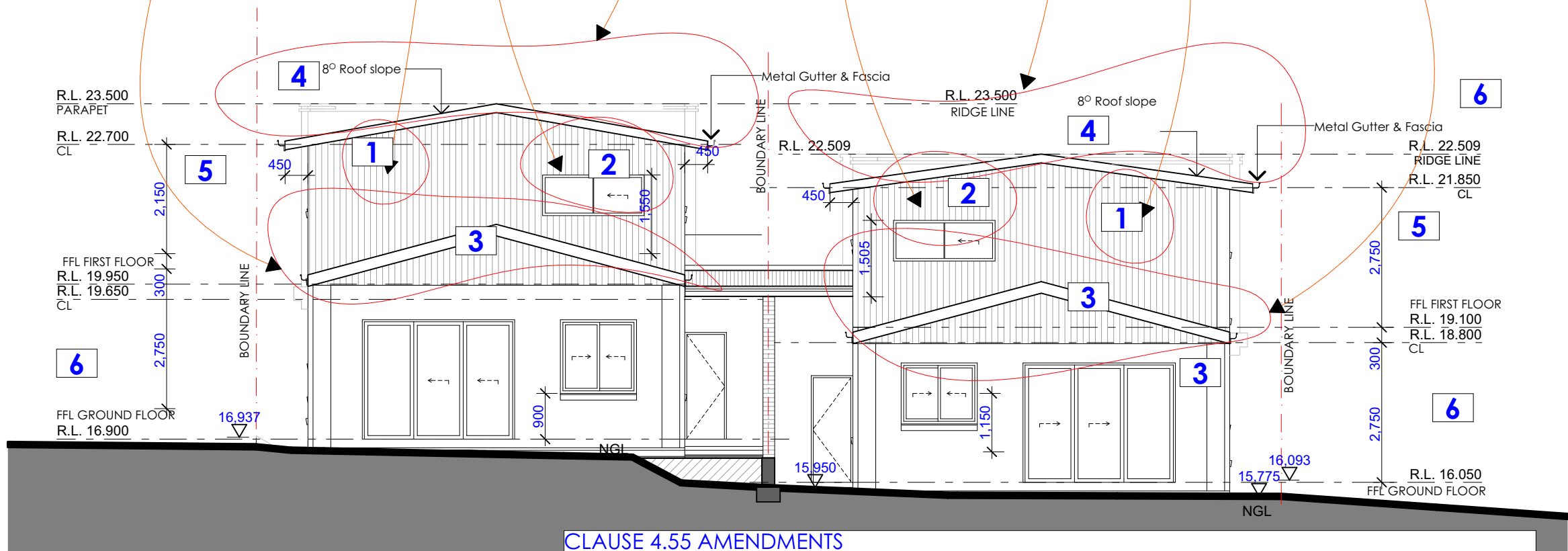


project		Sheet Title:	
PROPOSED ATTACHED DUAL		APPROVED AND REVISED ELEVATIONS	
OCCUPANCY AMENDED DA CLAUSE 4.55			
Client	Address	Scale	Date/Revision
Mr HAYDAR ALI	11 HARDEN CRES GEORGES HALL LOT 22 DP236764	1:1, 1:100	05/01/25
Issue	F	Drawing No.: 11 hardencres	Sheet Number: 3



APPROVED NORTH ELEVATION

1:1

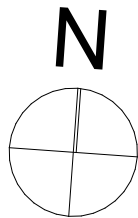


PROPOSED CLAUSE 4.55 NORTH ELEVATION

1:100

CLAUSE 4.55 AMENDMENTS

1. UNIT 1 AND 2 ENSUITE WINDOW RELOCATED FROM REAR WALL TO SIDE WALL
2. UNIT 1 AND 2 BEDROOM 2 REAR WINDOW WIDTH REDUCED
3. UNIT 1 AND 2 ALFRESCO ROOF CHANGED TO GABLE ROOF AND METAL CLADDING
4. UNIT 1 AND 2 FIRST FLOOR ROOF LOWERED SLOPE TO 8 DEGREES AND MADE GABLE END
5. UNIT 1 AND 2 FIRST FLOOR CEILING HIEGHT INCREASED TO 2.75M INSTEAD OF 2.4M
6. RIDGE PARAPET RL LEVEL AMENDED



project

PROPOSED ATTACHED DUAL

OCCUPANCY AMENDED DA CLAUSE 4.55

Client

Mr HAYDAR ALI

Address

11 HARDEN CRES GEORGES
HALL LOT 22 DP236764

Scale

1:1, 1:100

Issue

F

Sheet Title:

APPROVED AND REVISED ELEVATIONS

Date/Revision

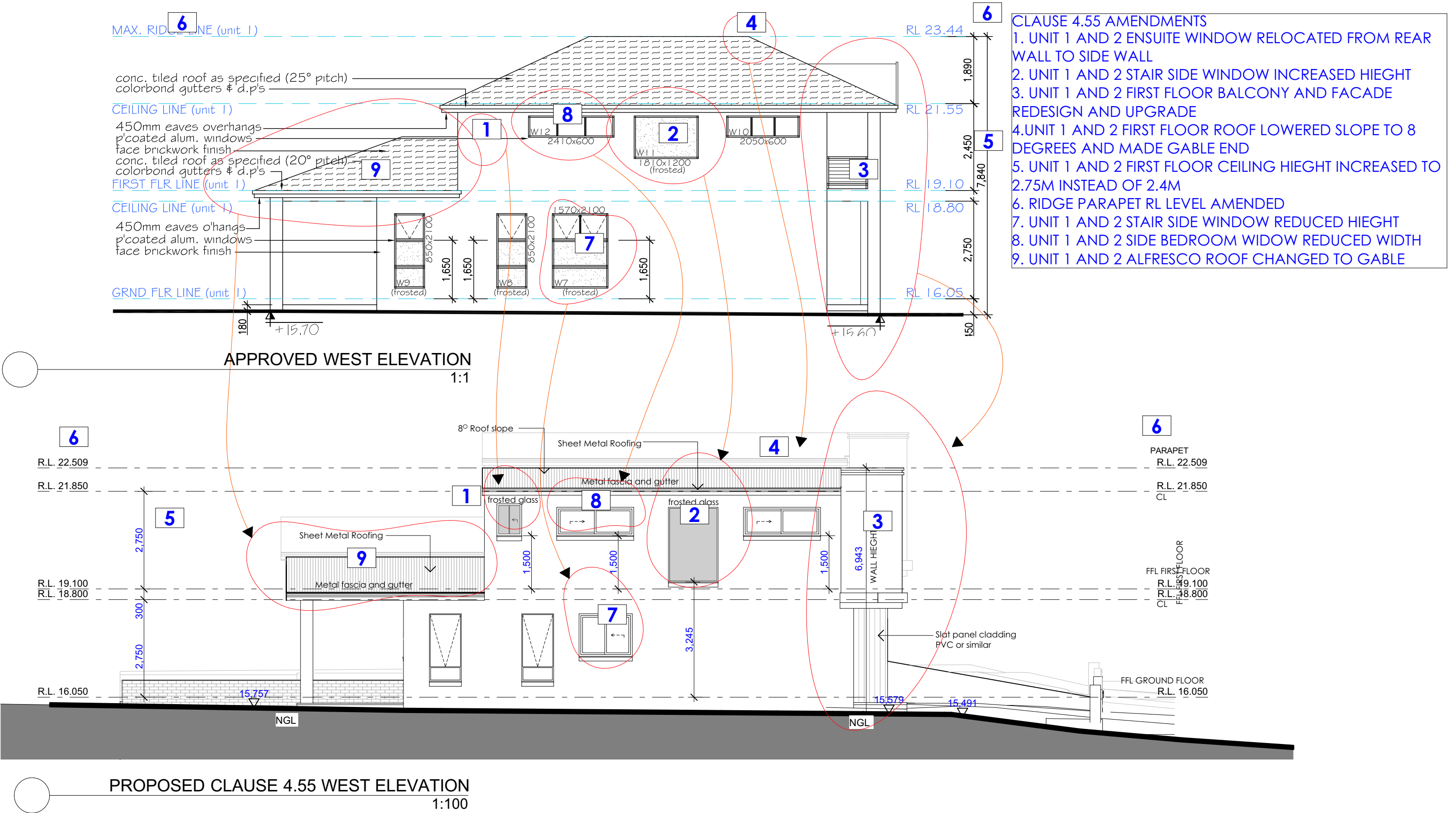
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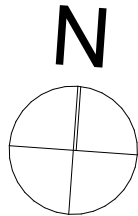
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**PROPOSED ATTACHED DUAL
OCCUPANCY AMENDED DA CLAUSE 4.55**

Client: Mr HAYDAR ALI
Address: 11 HARDEN CRES GEORGES HALL LOT 22 DP236764

Sheet Title:

APPROVED AND REVISED ELEVATIONS

Scale: 1:1, 1:100

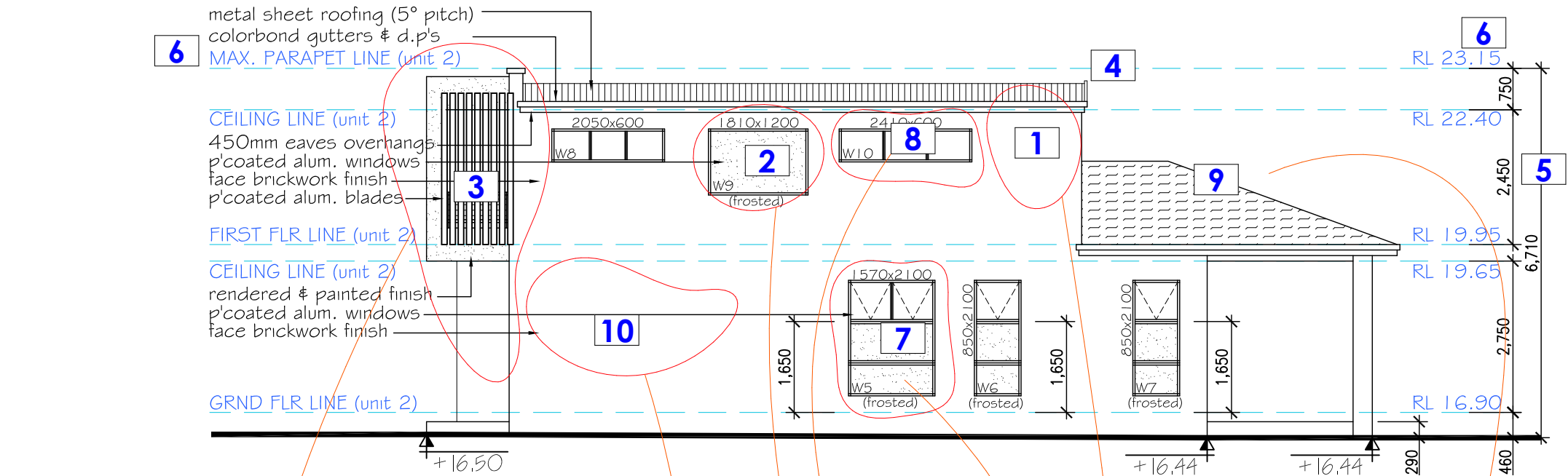
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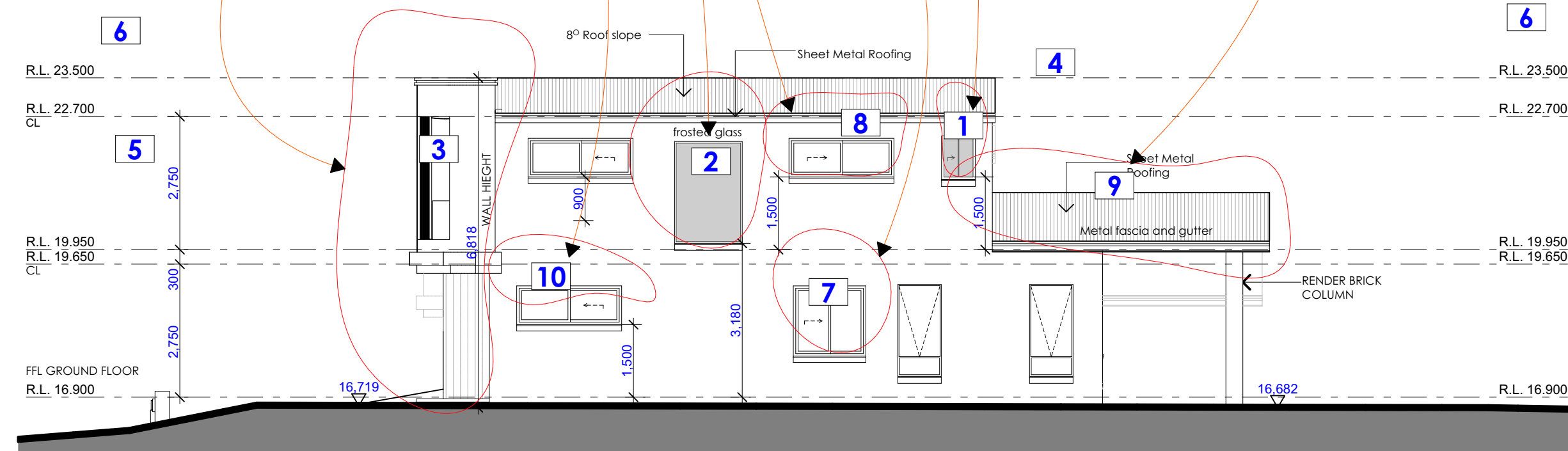
Date/Revision: 05/01/25

Sheet Number:

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APPROVED EAST ELEVATION
1:1

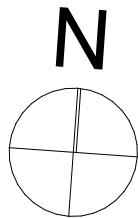


PROPOSED CLAUSE 4.55 EAST ELEVATION
1:100

- CLAUSE 4.55 AMENDMENTS**
1. UNIT 1 AND 2 ENSUITE WINDOW RELOCATED FROM REAR WALL TO SIDE WALL
 2. UNIT 1 AND 2 STAIR SIDE WINDOW INCREASED HIEGHT
 3. UNIT 1 AND 2 FIRST FLOOR BALCONY AND FACADE REDESIGN AND UPGRADE
 4. UNIT 1 AND 2 FIRST FLOOR ROOF LOWERED SLOPE TO 8 DEGREES AND MADE GABLE END
 5. UNIT 1 AND 2 FIRST FLOOR CEILING HIEGHT INCREASED TO 2.75M INSTEAD OF 2.4M
 6. RIDGE PARAPET RL LEVEL AMENDED
 7. UNIT 1 AND 2 STAIR SIDE WINDOW REDUCED HIEGHT
 8. UNIT 1 AND 2 SIDE BEDROOM WINDOW REDUCED WIDTH
 9. UNIT 1 AND 2 ALFRESCO ROOF CHANGED TO GABLE
 10. SIDE WINDOW TO GARAGE ADDED

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Building Designers
0435 237 853



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OCCUPANCY AMENDED DA CLAUSE 4.55

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Address

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HALL LOT 22 DP236764

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APPROVED AND REVISED ELEVATIONS

Scale

1:1, 1:100

Date/Revision

05/01/25

Issue

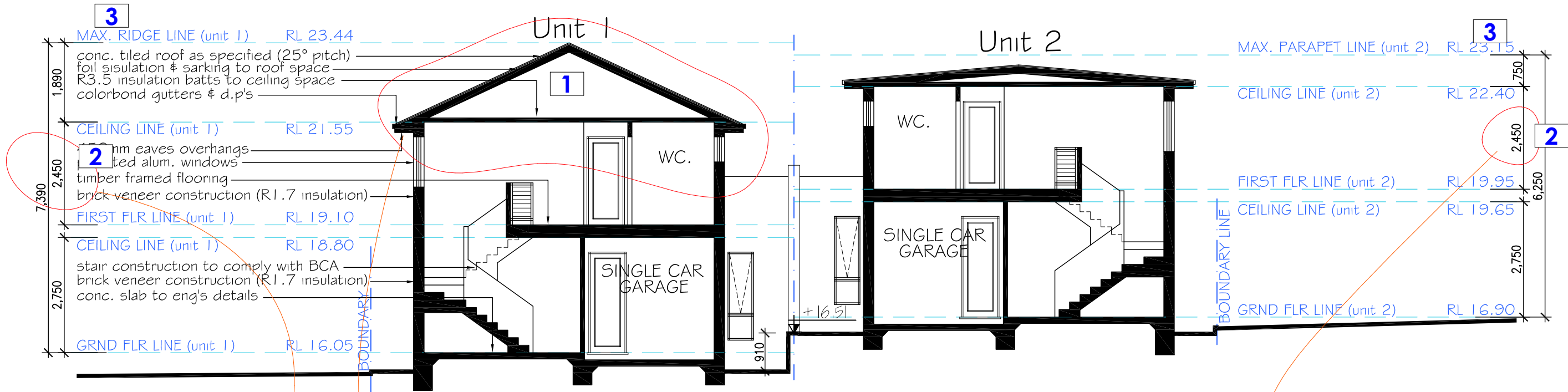
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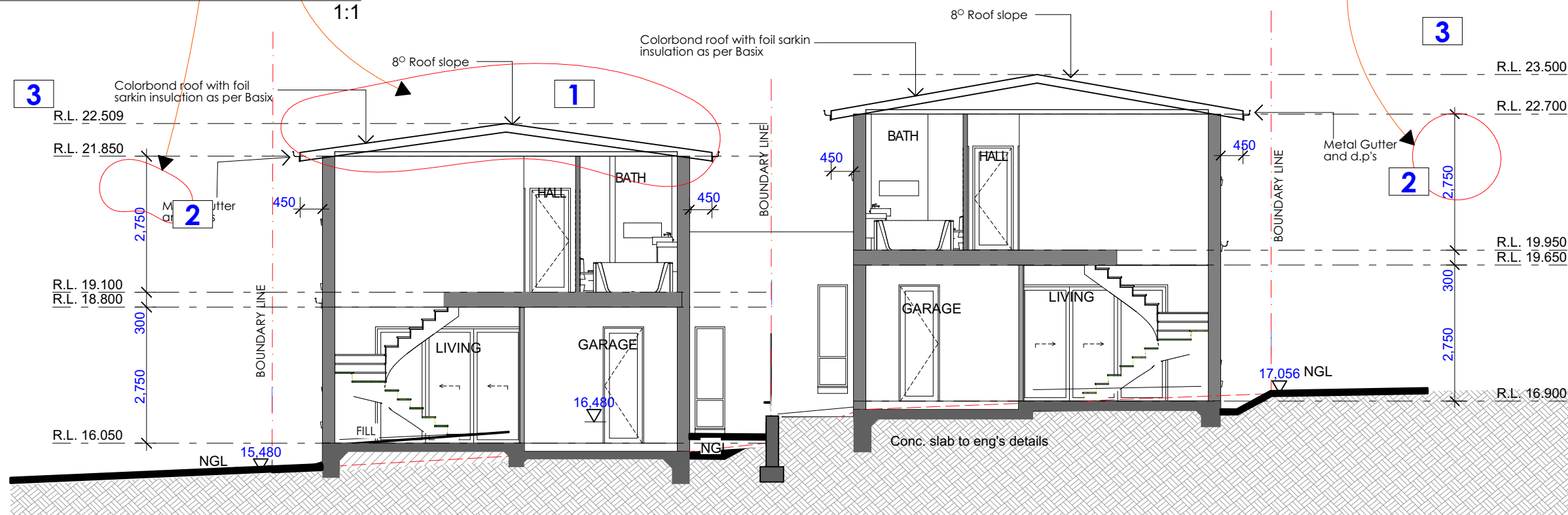
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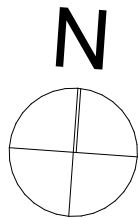
APPROVED SECTION A
1:1



PROPOSED CLAUSE 4.55 SECTION A
1:100

CLAUSE 4.55 AMENDMENTS

1. UNIT 1 AND 2 FIRST FLOOR ROOF LOWERED SLOPE TO 8 DEGREES AND MADE GABLE END
2. UNIT 1 AND 2 FIRST FLOOR CEILING HIEGHT INCREASED TO 2.75M INSTEAD OF 2.4M
3. RIDGE PARAPET RL LEVEL AMENDED



project

PROPOSED ATTACHED DUAL

OCCUPANCY AMENDED DA CLAUSE 4.55

Client

Mr HAYDAR ALI

Address

11 HARDEN CRES GEORGES
HALL LOT 22 DP236764

Sheet Title:

APPROVED AND REVISED SECTIONS

Scale

1:1, 1:100

Issue

F

Date/Revision

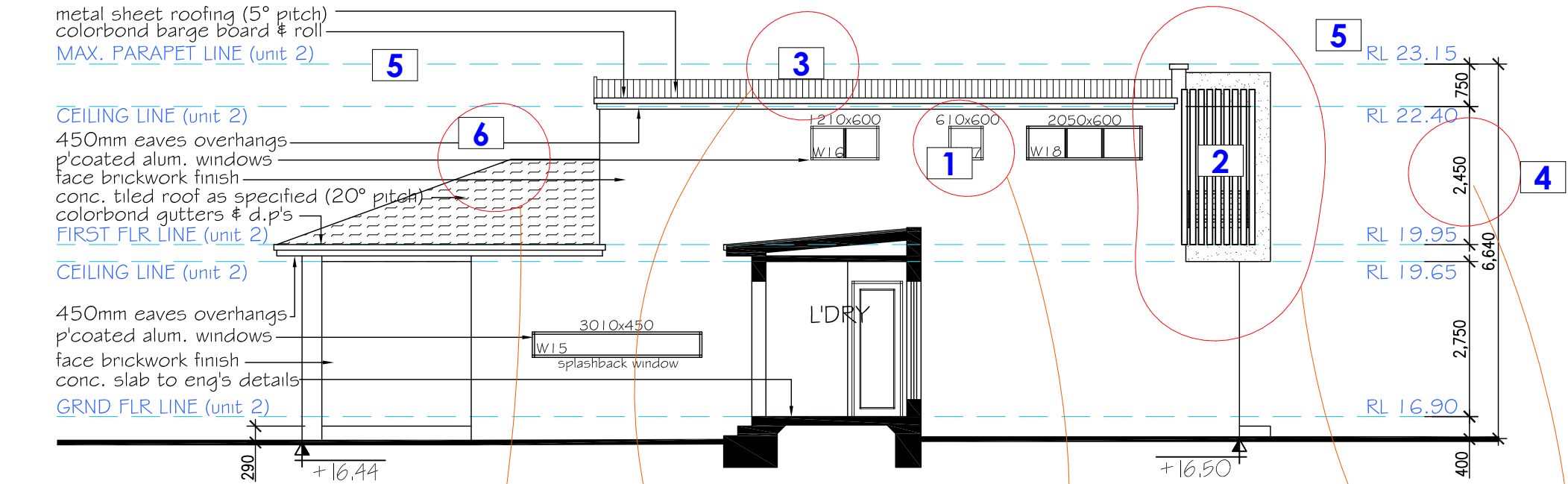
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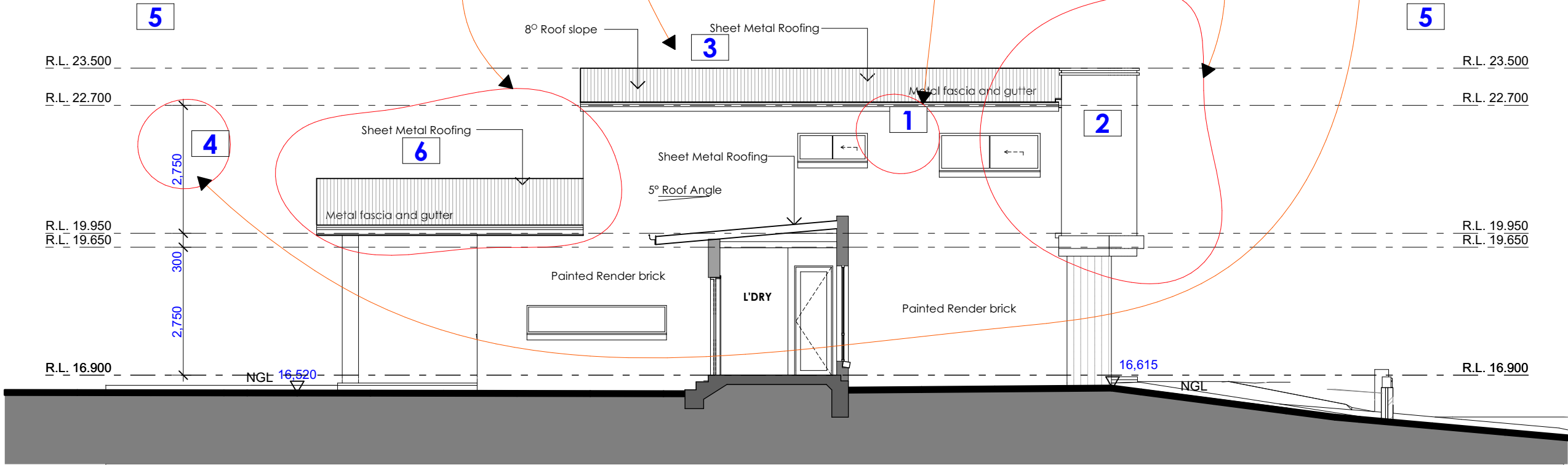
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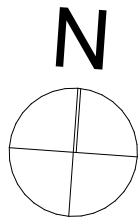


CLAUSE 4.55 AMENDMENTS
1. UNIT 1 AND 2 WC WINDOW REMOVED
2. UNIT 1 AND 2 FIRST FLOOR BALCONY AND FACADE REDESIGN AND UPGRADE
3. UNIT 1 AND 2 FIRST FLOOR ROOF LOWERED SLOPE TO 8 DEGREES AND MADE GABLE END
4. UNIT 1 AND 2 FIRST FLOOR CEILING HIEGHT INCREASED TO 2.75M INSTEAD OF 2.4M
5. RIDGE PARAPET RL LEVEL AMENDED
6. UNIT 1 AND 2 ALFRESCO ROOF CHANGED TO GABLE



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**PROPOSED ATTACHED DUAL
OCCUPANCY AMENDED DA CLAUSE 4.55**
Client: Mr HAYDAR ALI
Address: 11 HARDEN CRES GEORGES
HALL LOT 22 DP236764

Sheet Title:

APPROVED AND REVISED SECTIONS

Scale

1:100, 1:1

Issue

F

Drawing No.:

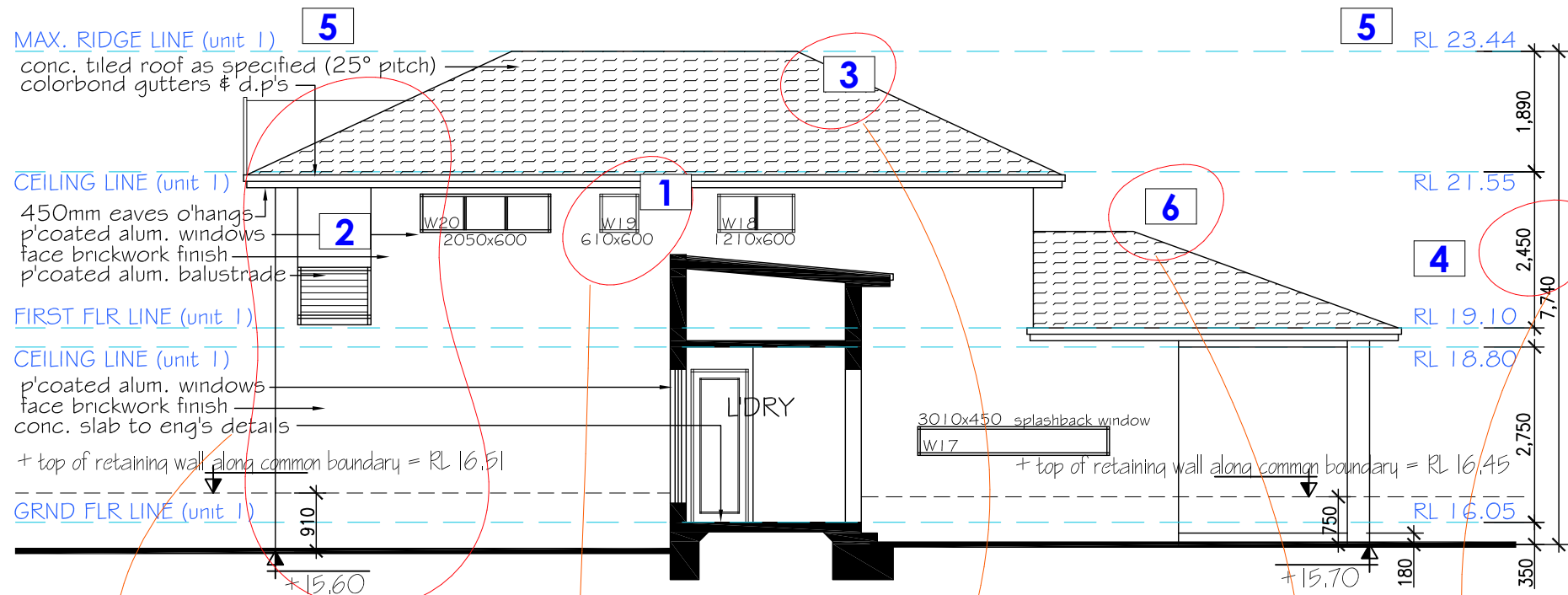
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Date/Revision

05/01/25

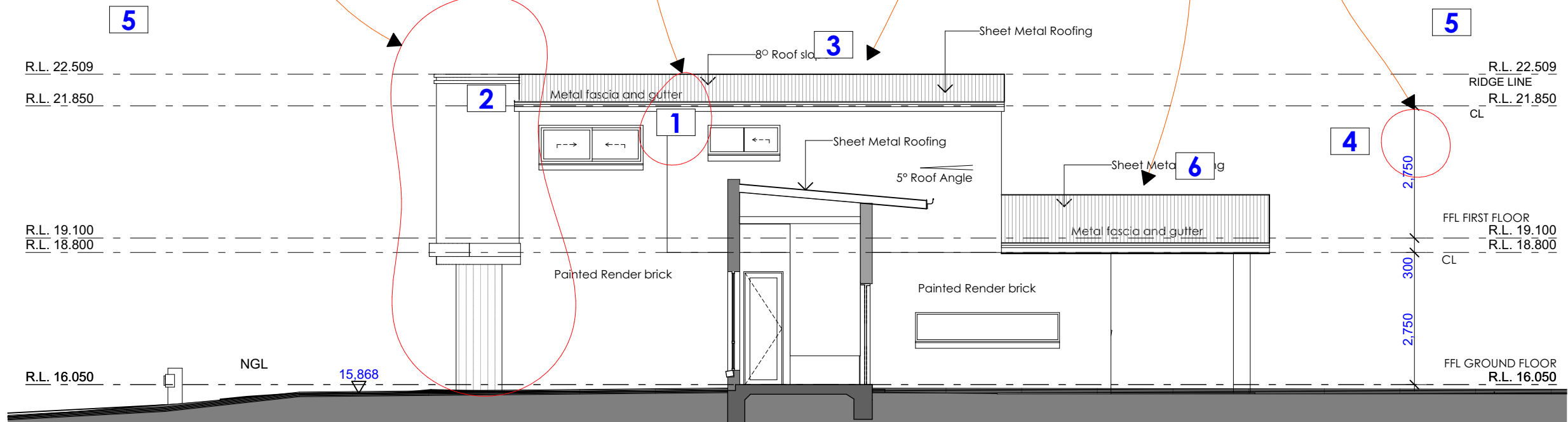
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APPROVED SECTION D
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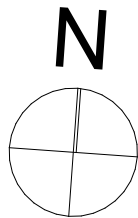
CLAUSE 4.55 AMENDMENTS
1. UNIT 1 AND 2 WC WINDOW REMOVED
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PROPOSED CLAUSE 4.55 SECTION D
1:100

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Sheet Title:

APPROVED AND REVISED SECTIONS

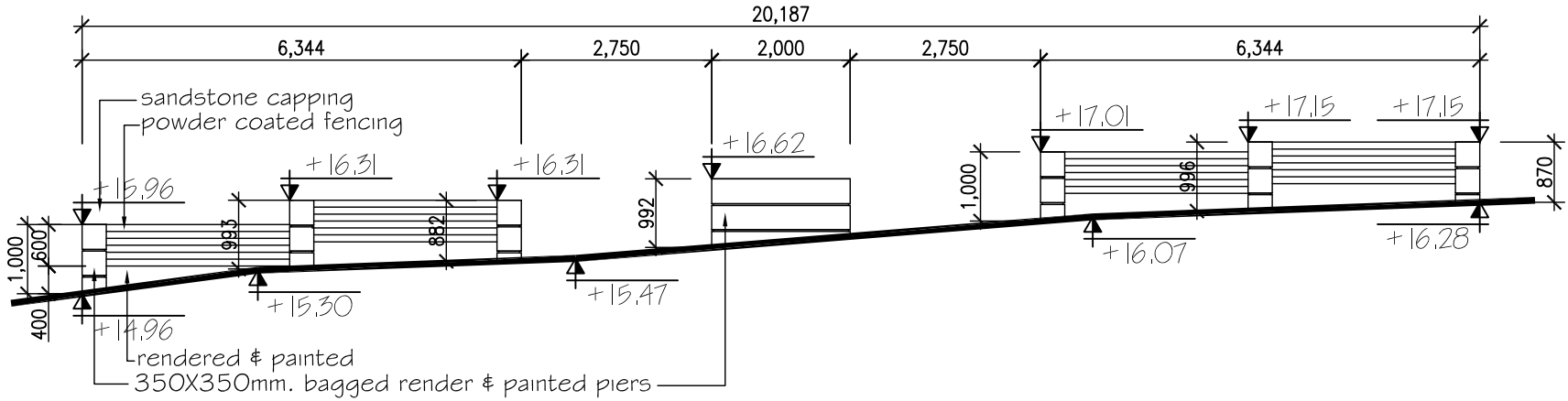
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Issue: F

Drawing No.: 11 hardencres

Date/Revision: 05/01/25

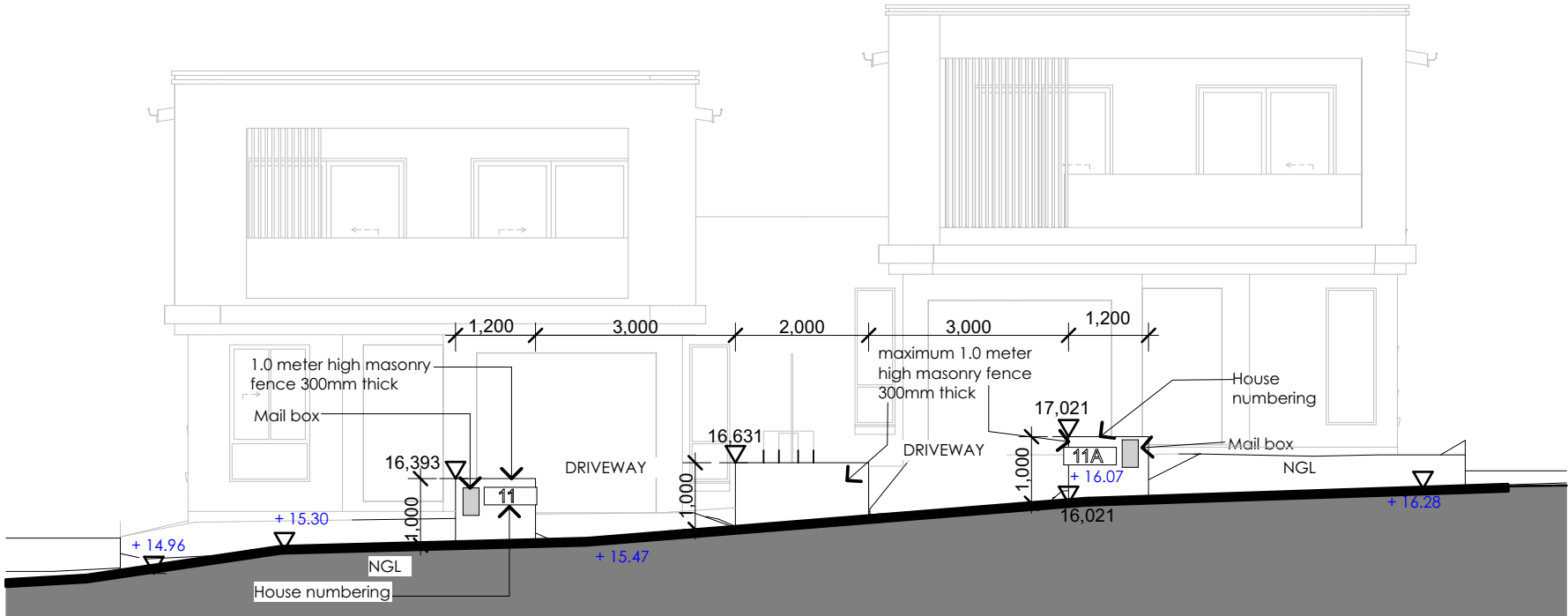
Sheet Number: 9



FRONT FENCE ELEVATION (typical.)
SCALE 1: 100

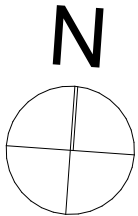
CLAUSE 4.55 AMENDMENTS
FRONT FENCE AMENDMENTS

APPROVED FRONT FENCE

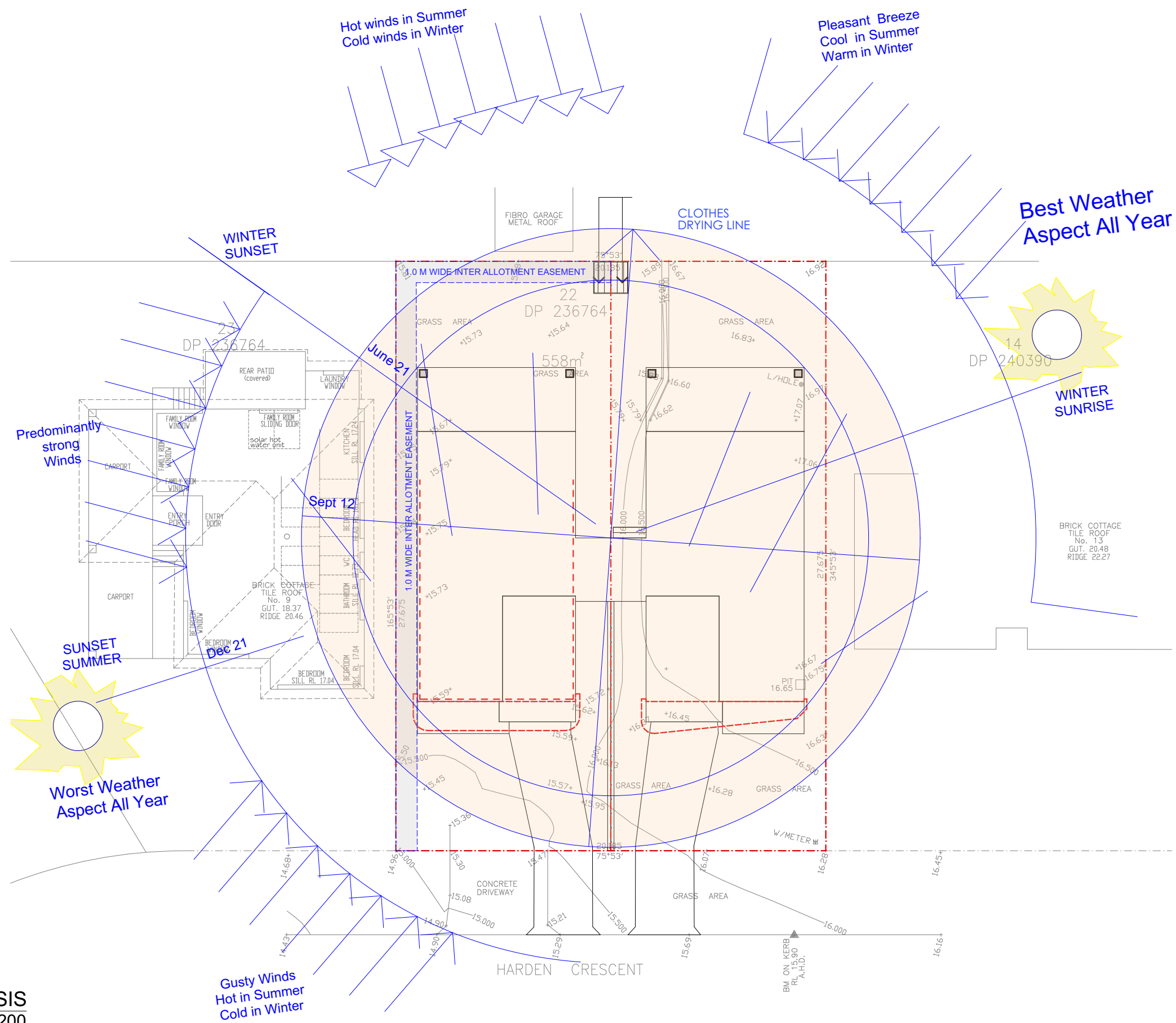


PROPOSED CLAUSE 4.55 FRONT FENCE ELEVATION
1:100

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project		Sheet Title:	
PROPOSED ATTACHED DUAL		APPROVED AND REVISED FRONT FENCE	
OCCUPANCY AMENDED DA CLAUSE 4.55			
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Mr HAYDAR ALI	11 HARDEN CRES GEORGES HALL LOT 22 DP236764	1:1, 1:100	05/01/25
		Issue	Sheet Number:
		F	10
		11 hardencres	

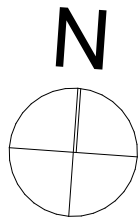


SITE ANALYSIS

1:200

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PROPOSED ATTACHED DUAL OCCUPANCY AMENDED DA CLAUSE 4.55	
Client	Address
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Sheet Title: **SITE ANALYSIS**

Scale 1:200

Issue ☐

Drawing No.:
11 hardencres

Date/Revision 05/01/25

Sheet Number: 11

11

Quality of Work: All work carried out must comply with: Building Code of Australia to the extent required under Environmental Planning Assessment Act 1979, all other relevant codes, standards and specifications that the work is required to comply with under any law and the conditions of any relevant development consent or complying development certificate and any construction certificate.

SEDIMENTATION CONTROL NOTES

ALL EROSION AND SEDIMENTATION CONTROL MEASURE, INCLUDING REVEGETATION AND STORAGE OF SOIL AND TOPSOIL, SHALL BE IMPLEMENTED TO THE STANDARDS OF THE SOIL CONSERVATION OF NSW.

2. DRAINAGE WORKS SHALL BE CONSTRUCTED AROUND ALL INLET PITS, CONSISTING OF 300MM W X 300MM D TRENCH.

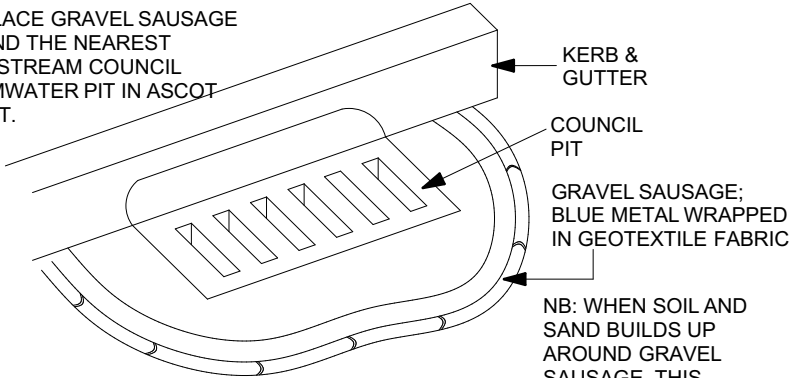
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4. ALL DISTURBED AREAS SHALL BE REVEGETATED AS SOON AS THE RELEVANT WORKS ARE COMPLETED.

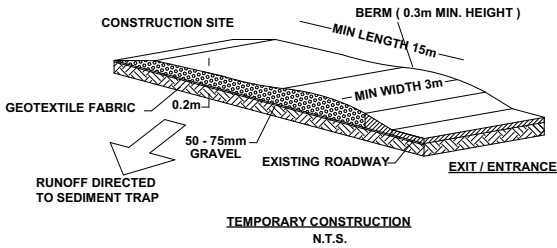
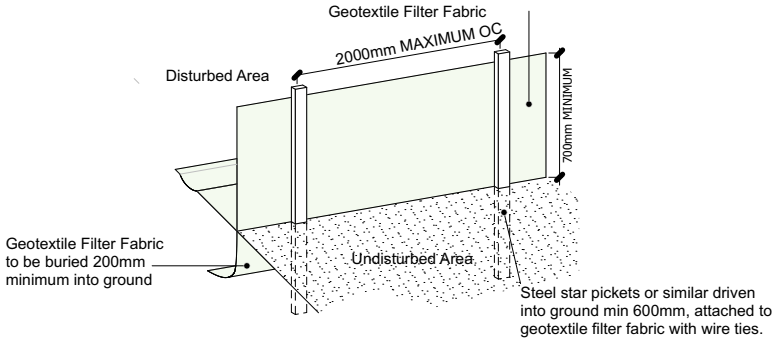
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6. FILTER SHALL BE CONSTRUCTED BY STRETCHING A FILTER FABRIC (PROPEX OR EQUIVALENT) BETWEEN POSTS AT 2M CENTRES. FABRIC SHALL BE BURIED 200MM ALONG THE BOTTOM EDGE.

NB: PLACE GRAVEL SAUSAGE AROUND THE NEAREST DOWNSTREAM COUNCIL STORMWATER PIT IN ASCOT STREET.



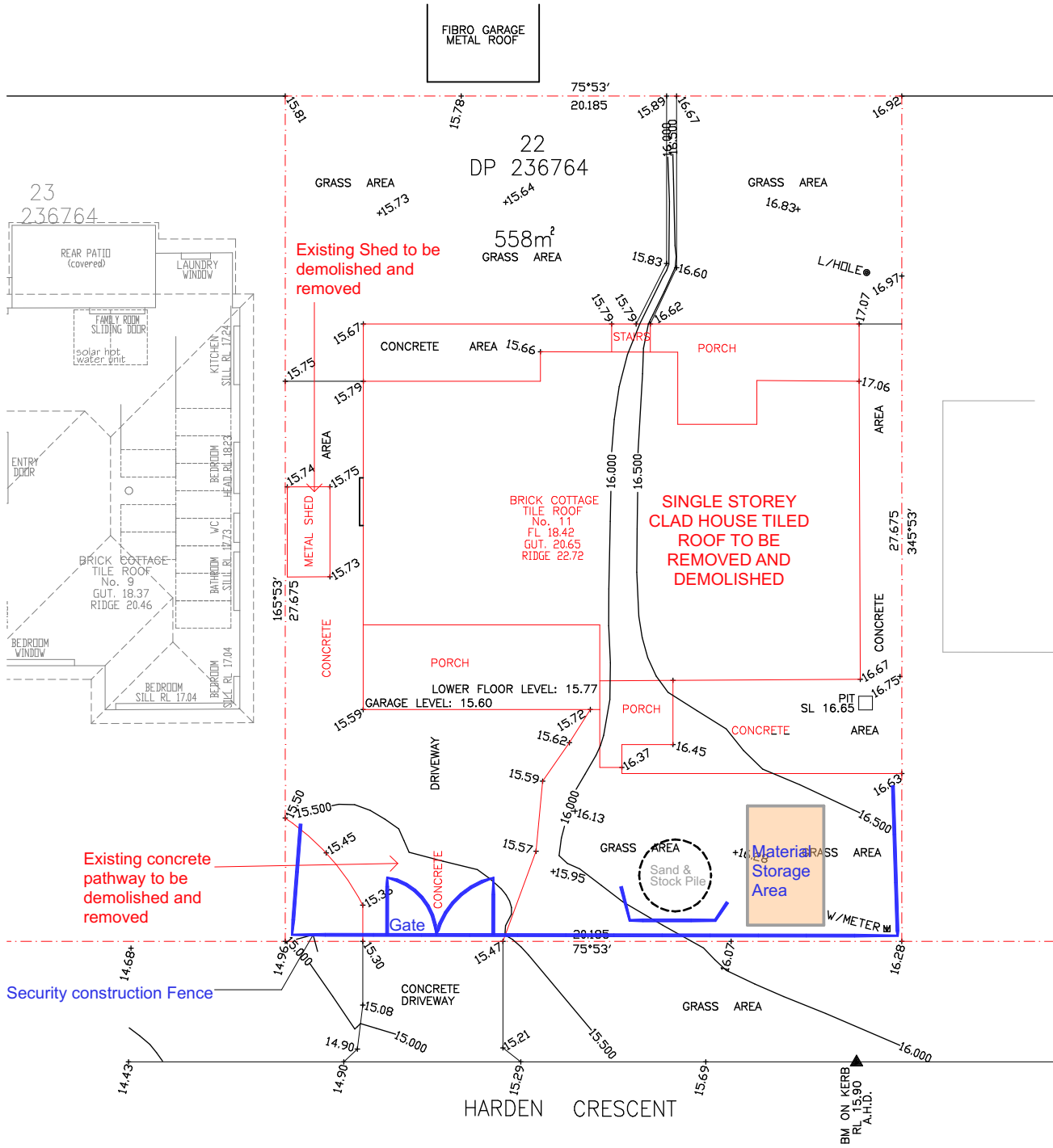
GRAVEL SAUSAGE - GUTTER PROTECTION
N.T.S.



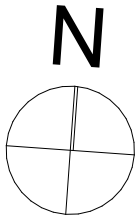
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DEMOLITION WORK NOTE:
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DEMOLITION PLAN
1:200



project

**PROPOSED ATTACHED DUAL
OCCUPANCY AMENDED DA CLAUSE 4.55**

Client
Mr HAYDAR ALI

Address
11 HARDEN CRES GEORGES
HALL LOT 22 DP236764

Sheet Title:
DEMOLITION PLAN

Scale
1:200

Issue
F

Drawing No.:
11 hardencres

Date/Revision
05/01/25

Sheet Number:
12

Construction Management Plan

The following Construction Management Plan will highlight the following:

- Location of material storage.
- Location of any plant & equipment (cranes,hoists.etc)
- Maximum intended weight and size of construction and delivery vehicles
- Intended timing of deliveries to site.
- Contact details for of person with authority to respond to any construction related access issues.
- Intended communication of construction details to adjoining residents
- Details of any signage to be erected on the site

Location of any plant or equipment

Plant and equipment (cranes, hoists, rubbish bins etc) will be located in Location "B" (front yard) to avoid damage to existing established landscape to the rear of the

NOTE - Use of plant & equipment is to be timed so that material storage does not interfere with locating plant or equipment in the required area.

Construction and delivery vehicles

Construction vehicles will generally take the shape of trade utes/vans. Delivery vehicles are to be of fixed tray type with maximum weight of 3 tonnes. Concrete delivery is to be in the more of mini-mix vehicle. Rubbish bins are to be limited to 4 cubic metre bins during demolition stage and reduced to 3 cubic metre bins for general site cleaning as necessary.

Vehicle access and egress

Construction vehicles (utes/vans) can access and egress the site without any special requirements. Delivery trucks are not to enter the site and must stay on the public, road to avoid damage to road crossing, footpath and or driveway.

Material delivery and handling

Materials delivered to site are to be unloaded from delivery truck on site wherever possible and stored in appropriate location as specified immediately. Where unloading is not possible on site materials are to be unloaded at street level and manually carried onto site and stored in appropriate locations as specified immediately.

NOTE- At no time are materials to be stored on the road, access handle, nature strip or adjoining properties.

Hours of Work

All Construction /Demolition work relating to the Development Consent within the city must be carried out between the hours of 7:00am to 5:00pm Mondays to Fridays and 7:00am to 12:00 noon on Saturday. No work is to be done on Sunday and Public Holidays. Refer Council's DA Determination Notes.

Timing of deliveries

Material deliveries will generally take place between 8:00am and 3:00pm the day before the materials will be required on site.

Communication with adjoining residents

Upon receipt of the Construction Certificate the adjoining residents will be notified that works are being arranged to begin. This will provide approximately 3 weeks' notice in this regard. This notification will include all contact details per above. Further to this the Construction Supervisor will introduce himself to these residents a minimum of 48 hours prior to commencement.

Location of Material Storage

Materials will be stored on site in locations marked or shown Below:
Location marked = (side access for proposed driveway) heavy/bulky materials such as bricks/steel/roof tiles etc will be stored in this area in order to allow lifting off delivery truck and placement for storage without "double handling" of materials. Timber/Pre-Fabricated frames and trusses etc will be stored on the front lawn. These materials are generally of longer lengths and light enough to allow manual handling from delivery truck to storage area.

Location "C" - New floor platform- internal finishing materials (Skirting/architraves/doors etc_ will be stored internally within the new area as directed by the builder for protection from weather. Fragile materials such as tiles, plumbing fittings and fixtures etc will be stored in the old study/bedroom area o r rooms not generally used by the proprietors so as to minimize possibility of damage and to provide security against theft.

NOTE - Material deliveries are to be timed so that only materials required for the scope of works to be carried out at that stage are on site in order to ensure the site is not cluttered and to allow easy access for trades/residents to and from the site.

Signage

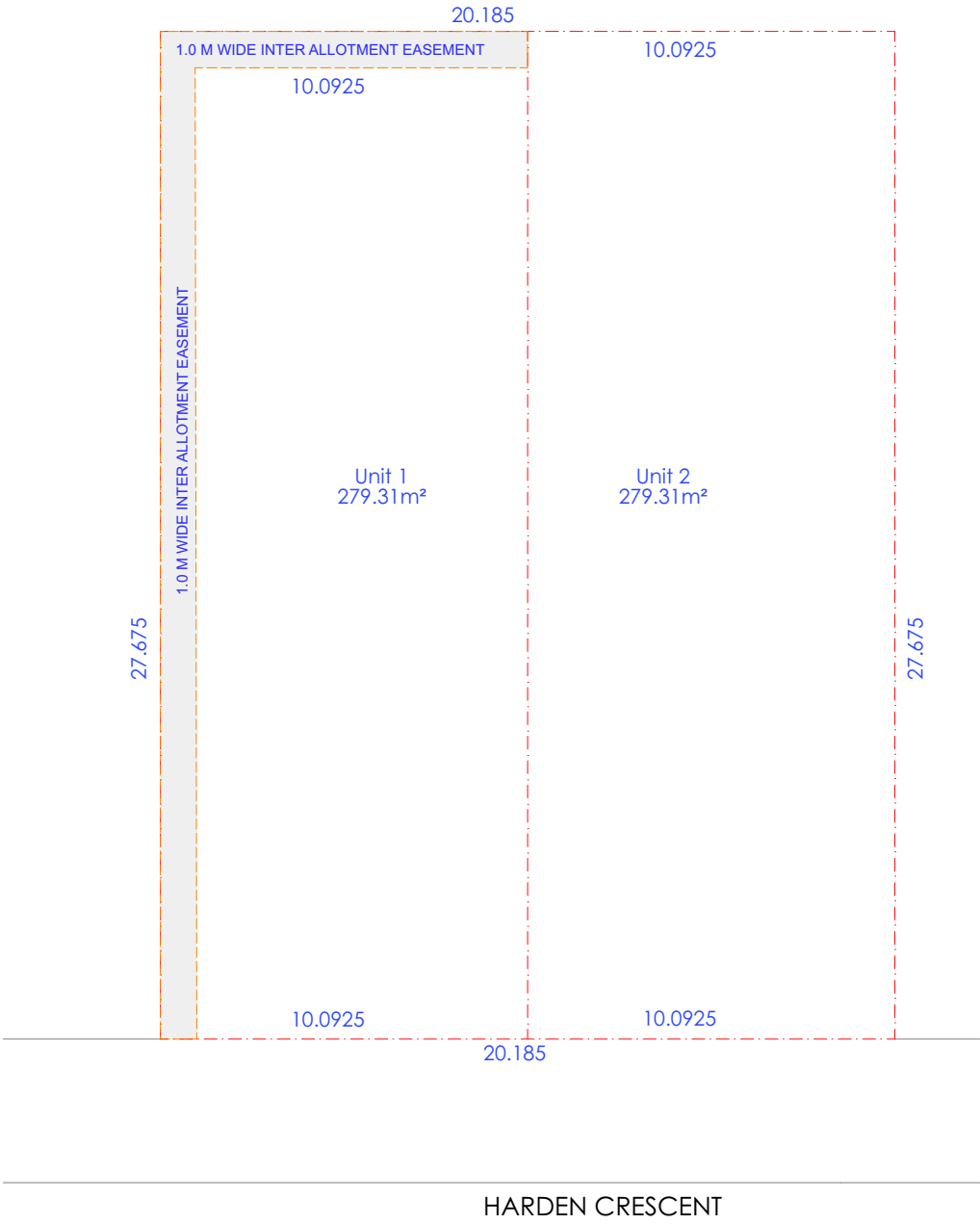
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Soil & Water Management Plans

All sediment controls are to be installed before work commence. Any areas of exposed soil are to be minimised. All top-soil is to be retained on site for re-use. Material & soil stockpiles are to be protected sediment fencing. Stockpiles and work areas are to be as indicated by the Construction Management Plan to preserve existing vegetation. Surface water flows during construction are to be controlled as

Clean run off is to be diverted around disturbed areas
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Slope gradient & flow distance are to be minimised

Quality of Work: All work carried out must comply with: Building Code of Australia to the extent required under Environmental Planning Assessment Act 1979, all other relevant codes, standards and specifications that the work is required to comply with under any law and the conditions of any relevant development consent or complying development certificate and any construction certificate.



SUBDIVISION PLAN

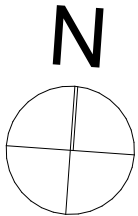
1:200

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AKTREUM

Building Designers

0435 237 853



project		Sheet Title:		SUBDIVISION PLAN	
PROPOSED ATTACHED DUAL OCCUPANCY AMENDED DA CLAUSE 4.55					
Client	Address	Scale	1:200	Date/Revision	05/01/25
Mr HAYDAR ALI	11 HARDEN CRES GEORGES HALL LOT 22 DP236764	Issue	F	Drawing No.: 11 hardencres	Sheet Number: 13

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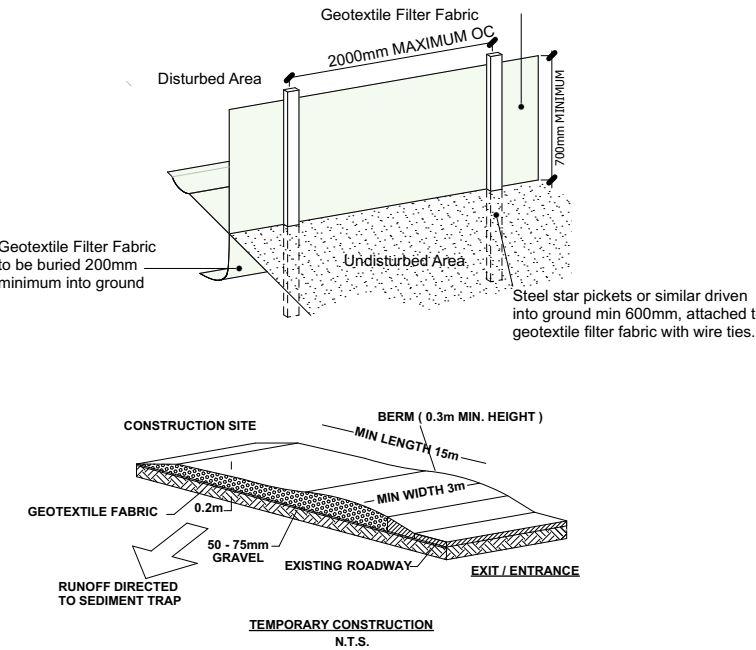
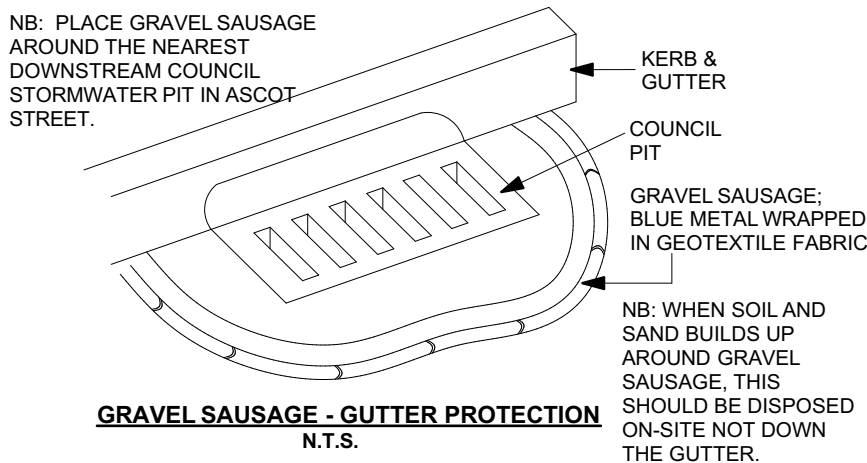
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SEDIMENTATION CONTROL NOTES

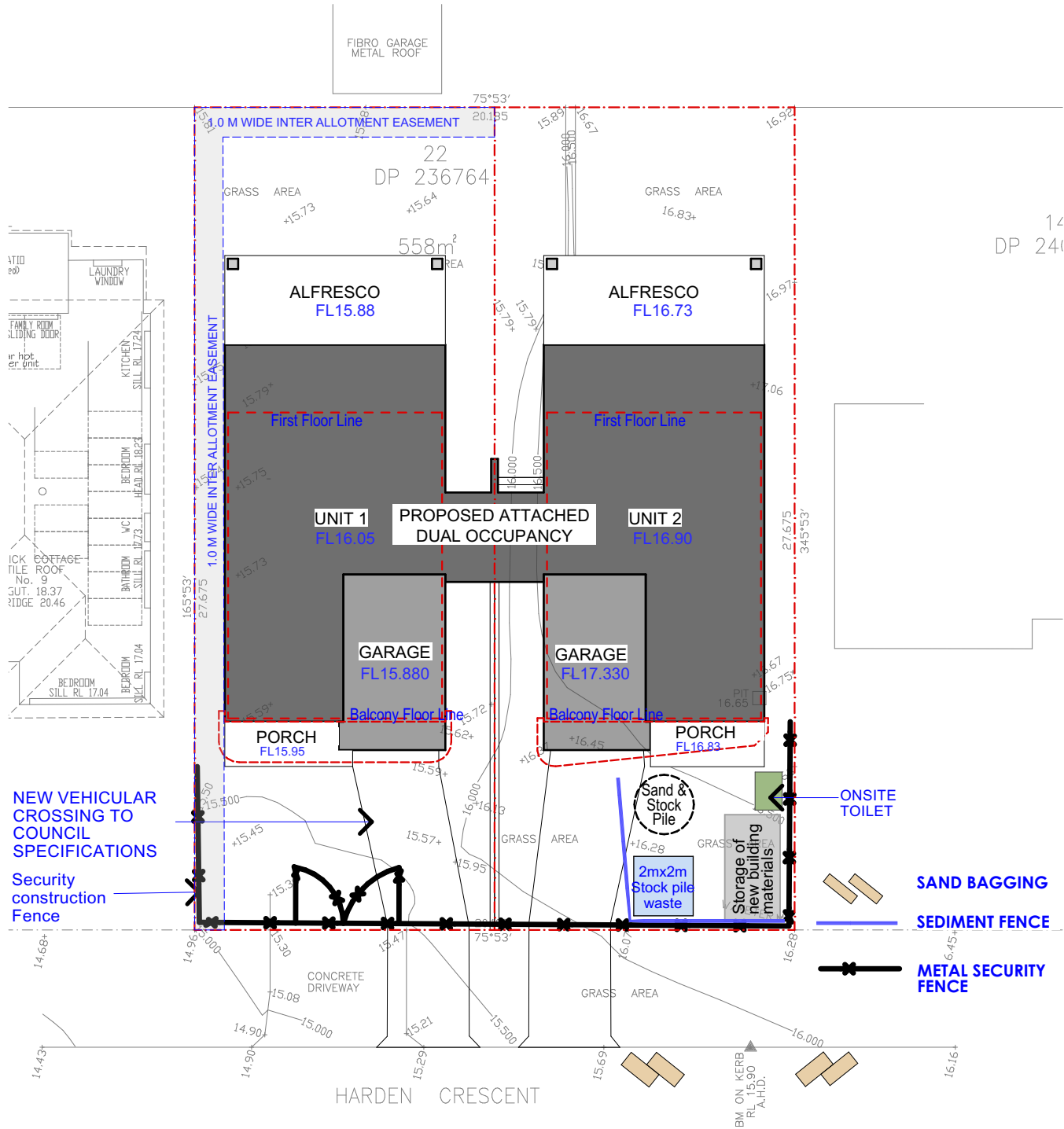
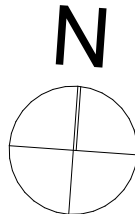
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SEDIMENT CONTROL PLAN
1:200

project		Sheet Title:	
PROPOSED ATTACHED DUAL OCCUPANCY AMENDED DA CLAUSE 4.55		SEDIMENT CONTROL PLAN	
Client	Address	Scale	Date/Revision
Mr HAYDAR ALI	11 HARDEN CRES GEORGES HALL LOT 22 DP236764	1:200	05/01/25
Issue	F	Drawing No.: 11 hardencres	Sheet Number: 14

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ENVIRONMENTAL SITE MANAGEMENT NOTES

- All existing trees to be retained unless shown otherwise on approved Architect's or Landscape drawings. Trees retained are to be protected with a high visibility fence, plus flagging to individual trees as necessary.
- Retain all existing grass cover wherever possible.
- Sediment and erosion controls must be in place prior to the commencement of any earthworks of demolition activity.
- Install temporary sediment barriers to all inlet pits likely to collect silt laden water, until surrounding areas are paved or regrassed.
- All silt fences and barriers are to be maintained in good order and regularly desilted during the construction period.
- It is the responsibility of the contractor to ensure that all measures are taken during the course of construction to prevent sediment erosion and pollution of the downstream system. Supervising engineer should be contacted if in doubt.
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- Waste materials are to be stockpiled or loaded into Utility vehicles located as shown on plan.
- stockpiles of loose material such as sand, soil, gravel must be covered with geotextile silt fence material. Plastic sheeting or membrane must not be used. Safety barricading should be used to isolate stockpiles of solid materials such as steel reinforcing, formwork, scaffolding.
- All vehicles leaving the site must pass over the 'ballast' area to shake off site clay and soil. If necessary wheels and axles are to be hose down. Ballast is to be maintained and replaced as necessary during the construction period.
- Delivery and other motor vehicles removing excavated material should travel on stabilised construction paths and material should be taken to the truck to reduce truck movement on the site.
- Any sediment deposit on the public way, including footpath reserve and road surface, is to be removed immediately.
- Provide barriers round all construction works within the footpath area to provide safe access for pedestrians.
- Concrete pumps and cranes are to operate from within the ballast entry driveway area and are not to operate from the public roadway unless specific council permission is obtained.
- delivery vehicles must not stand within the public roadway for more than 20 minutes at a time.
- Any excavation work adjacent to adjoining properties or the public roadway is not to be commenced until the structural engineer is consulted and specific instructions received from the engineer.
- Toilet facilities must be either a flushing type or approved portable chemical closet. Chemical closets are to be maintained and serviced on a regular basis so that offensive odour is not emitted.

SEDIMENTATION CONTROL NOTES

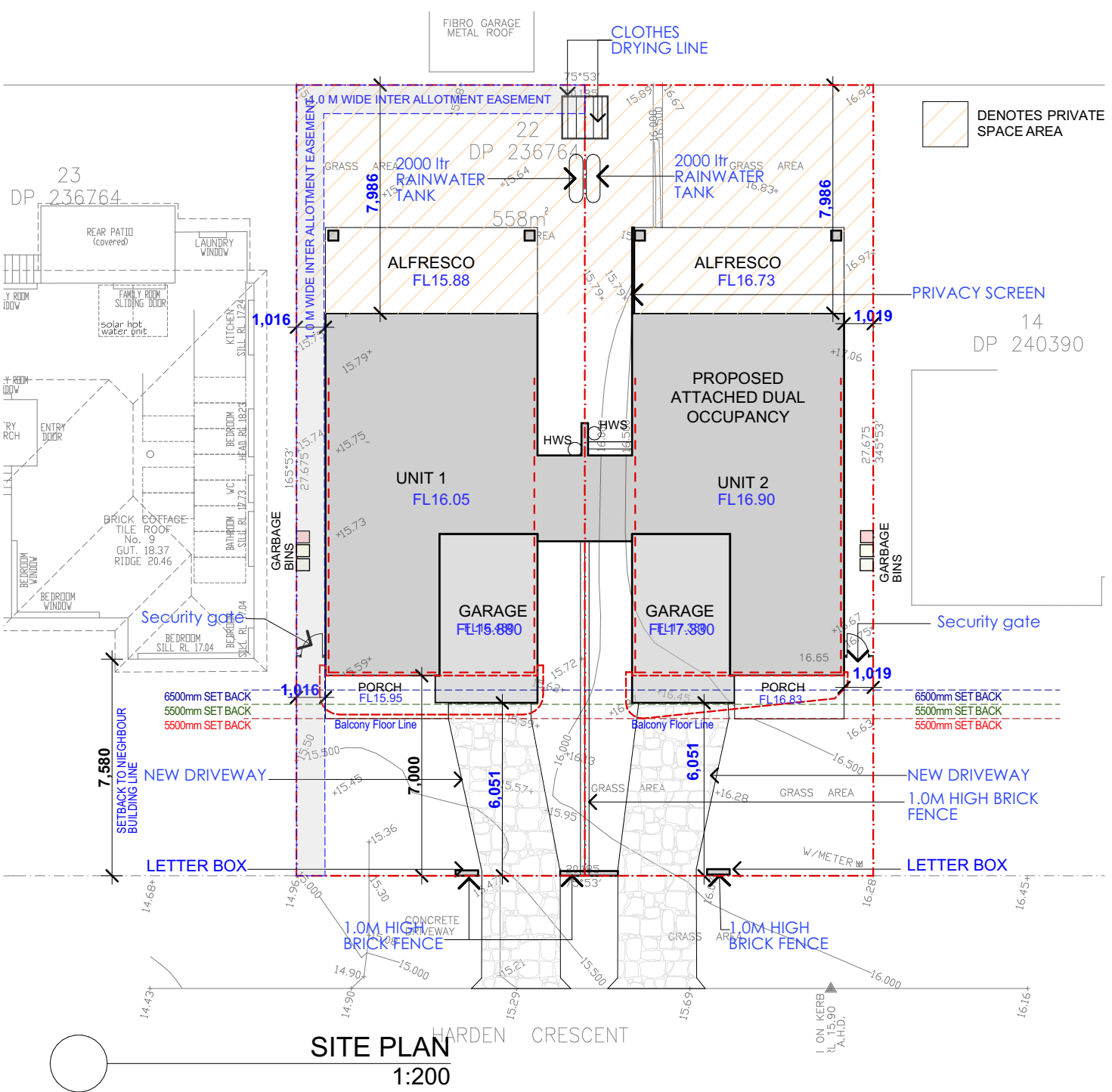
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Soil Management All excess soil on site generated as a result of necessary excavations to be re-used as fill to sub base of raft slab and to achieve a levelled building platform.
Termite Protection Note Kordon Termite Barrier to be installed to perrimeter of building and to all drainage pipe penetrations
Soil Note Slab Level to form Datum to be Determined on Site & to Existing FFL Retaining walls to be completed to engineers details (if required) Sewer connection to Existing Connection Dish drains (if Needed) to Authorities Details Smoke Alarms to be Mains Connected There are no existing trees to be removed.

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NOTE: KEEP FOOT PATH AND PUBLIC PEDESTRIAN AREA CLEAN AND CLEAR AT ALL TIMES
IMPORTANT NOTES CONDENSATION MANAGEMENT SHALL BE IN ACCORDANCE WITH NCC 2019 PART3.8.7 APPLY AN APPROPRIATE TERMITE MANAGEMENT SYSTEM IN ACCORDANCE WITH PART 3.1.3 OF THE NCC
NOTE: COUNCIL ISSUED FOOTWAY DESIGN LEVELS COUNCIL'S ISSUED FOOTWAY DESIGN LEVELS TO BE INCORPORATED INTO THE FINISHED LEVELS ONCE ISSUED BY COUNCIL
NOTE: SERVICES NO EXCAVATIONS TO BE CARRIED OUT WITHIN FOOTPATH AND PUBLIC PEDESTRIAN AREA WITHOUT CHECKING FOR DEPTH AND LOCATION OF SERVICES

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2. ALL DRAINAGE WORKS SHALL BE CONSTRUCTED AND STABILIZED AS EARLY AS POSSIBLE DURING DEVELOPMENT.
3. SEDIMENT TRAPS SHALL BE CONSTRUCTED AROUND ALL INLET PITS, CONSISTING OF 300mm WIDE X 300mm DEEP TRENCH.
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CALCULATIONS (combined units)

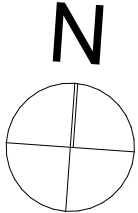
TOTAL SITE AREA	=	558.62m ²
TOTAL GROUND FLOOR AREA	=	149.66m ²
TOTAL FIRST FLOOR AREA	=	129.64m ²
TOTAL FLOOR AREA	=	279.30m ²
TOTAL F.S.R.	=	0.500:1

GARAGE FLOOR AREA (per unit)	=	17.15m ²
PRIVATE OPEN AREA (per unit)	=	80.72m ²

CALCULATIONS (per unit)

SITE AREA (per unit)	=	279.31m ²
GROUND FLOOR AREA (per unit)	=	74.83m ²
FIRST FLOOR AREA (per unit)	=	64.82m ²
TOTAL FLOOR AREA (per unit)	=	139.65m ²
F.S.R. (per unit)	=	0.500:1

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project

PROPOSED ATTACHED DUAL
OCCUPANCY AMENDED DA CLAUSE 4.55

Client	Address
Mr HAYDAR ALI	11 HARDEN CRES GEORGES HALL LOT 22 DP236764

Sheet Title: SITE PLAN

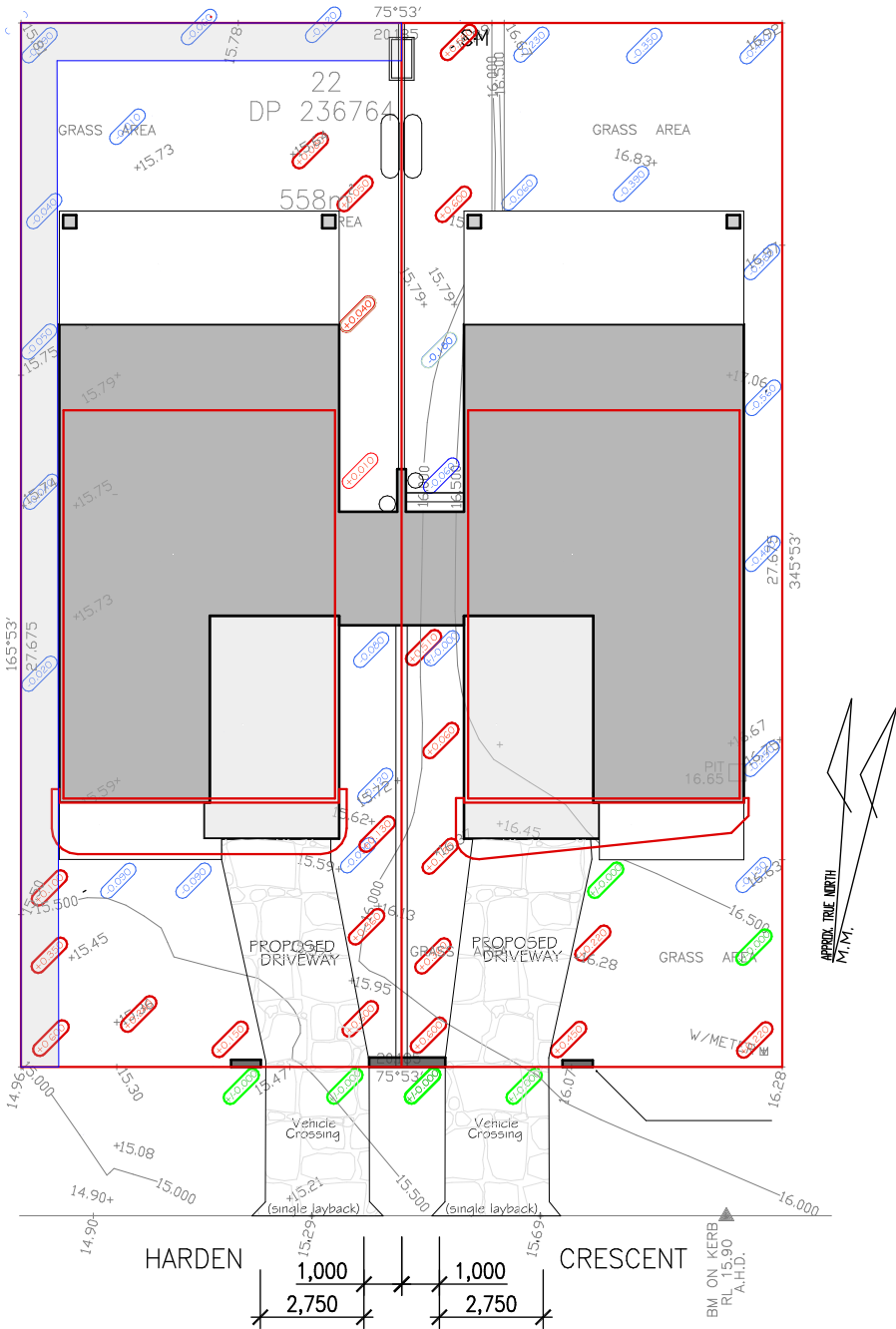
Scale 1:200, 1:100, 1:1

Issue F Drawing No.: 11 hardencres

Date/Revision 05/01/25

Sheet Number:

15



CUT / FILL PLAN
SCALE 1 : 200

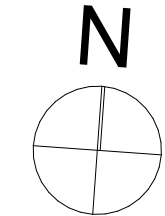
IMPORTANT NOTE:
BOUNDARY LINE LEVELS SHALL
MATCH THE COUNCIL'S ISSUED
BOUNDARY ALIGNMENT LEVELS
NOTED WITHIN THE WORKS PERMIT

LEGEND:

AMOUNT OF CUT =
(eg. 500mm cut)

AMOUNT OF FILL =
(eg. 500mm fill)

NIL CUT or FILL
(ie. natural ground line)

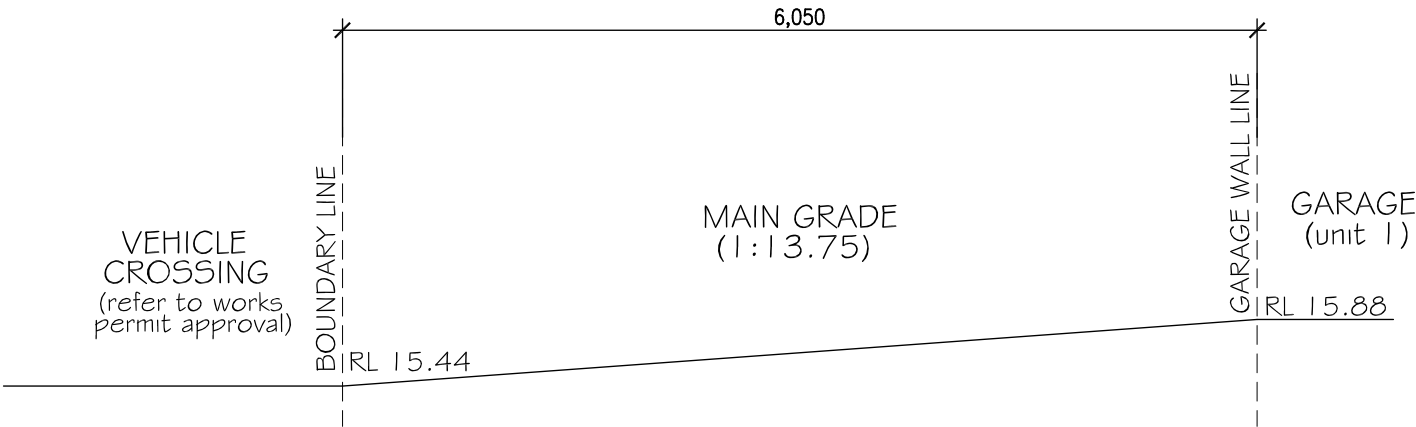


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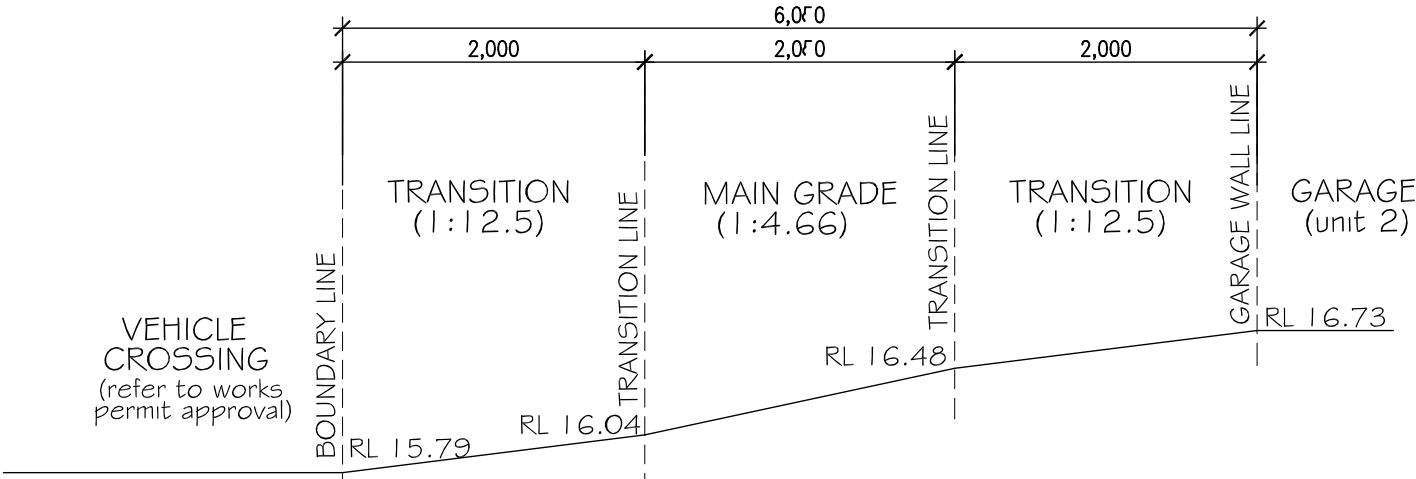
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DRIVEWAY PROFILE (unit 1)
SCALE 1 : 50



DRIVEWAY PROFILE (unit 2)
SCALE 1 : 50

project		Sheet Title:	
PROPOSED ATTACHED DUAL		DRIVEWAY PROFILES	
OCCUPANCY AMENDED DA CLAUSE 4.55			
Client	Address	Scale	Date/Revision
Mr HAYDAR ALI	11 HARDEN CRES GEORGES HALL LOT 22 DP236764	1:100	05/01/25
Issue	F	Drawing No.:	Sheet Number:
		11 hardencres	16

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LEGEND

- VJ Verticle Joint
- S Smoke Detector

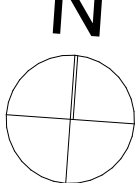
Ensure all wet areas floor slab to ground floor to be stepdown below main floor slab finished floor level to ensure flush finish with main floor finished level.
Fall gradient to side dish drain @ 1°

NOTE:
IN ACCORDANCE WITH SECTION 80 A (11) OF THE ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979 AND CLAUSE 98 OF THE ENVIRONMENTAL PLANNING & ASSESSMENT REGULATION 2000, IT IS A PRESCRIBED CONDITION THAT ALL BUILDING WORK MUST BE CARRIED OUT IN ACCORDANCE WITH THE PROVISIONS OF THE BUILDING CODE OF AUSTRALIA (BCA).

GROUND FLOOR PLAN
1:100

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Client
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Address
11 HARDEN CRES GEORGES
HALL LOT 22 DP236764

Sheet Title: GROUND FLOOR PLAN

Scale 1:100

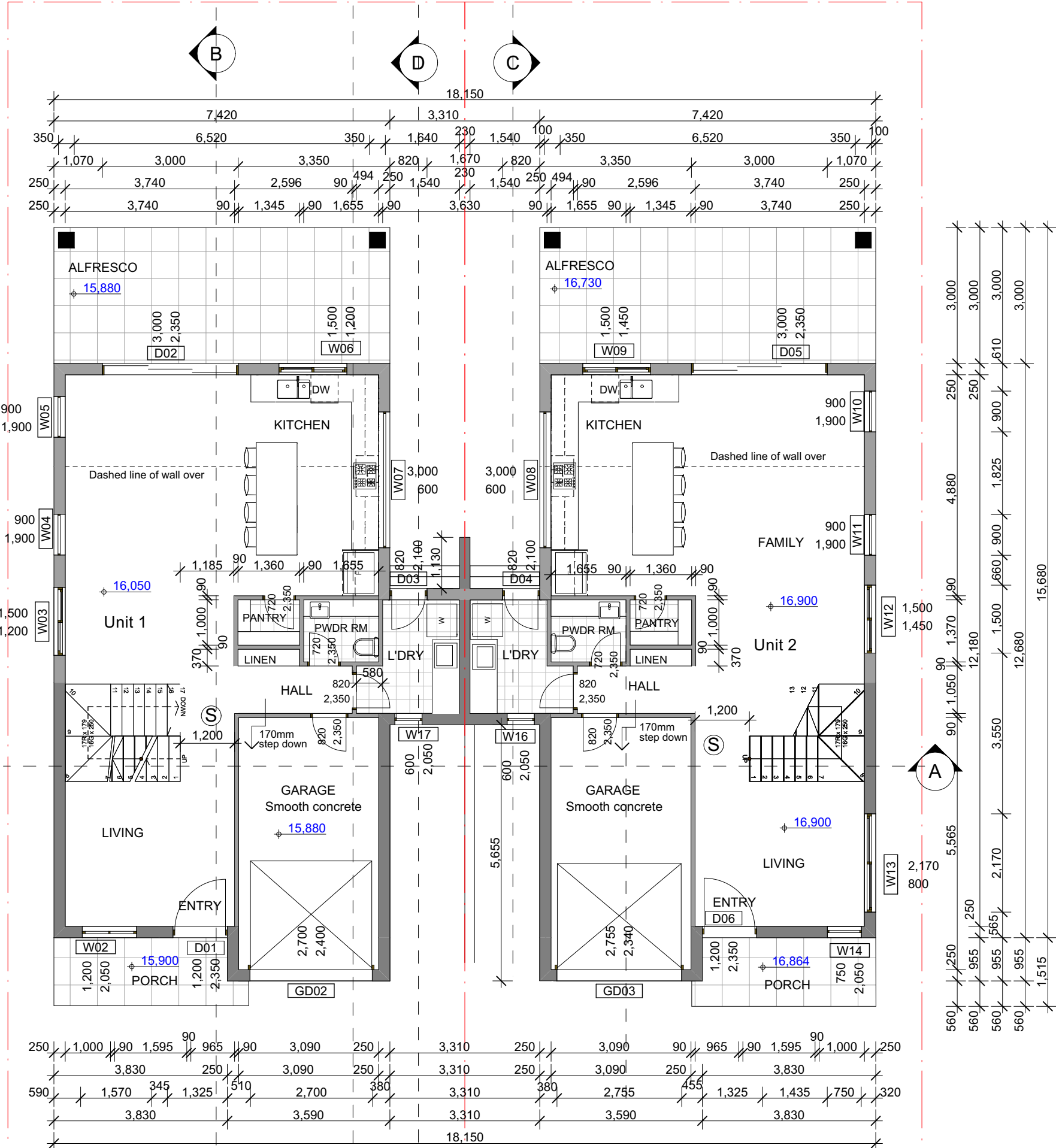
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Sheet Number:

17

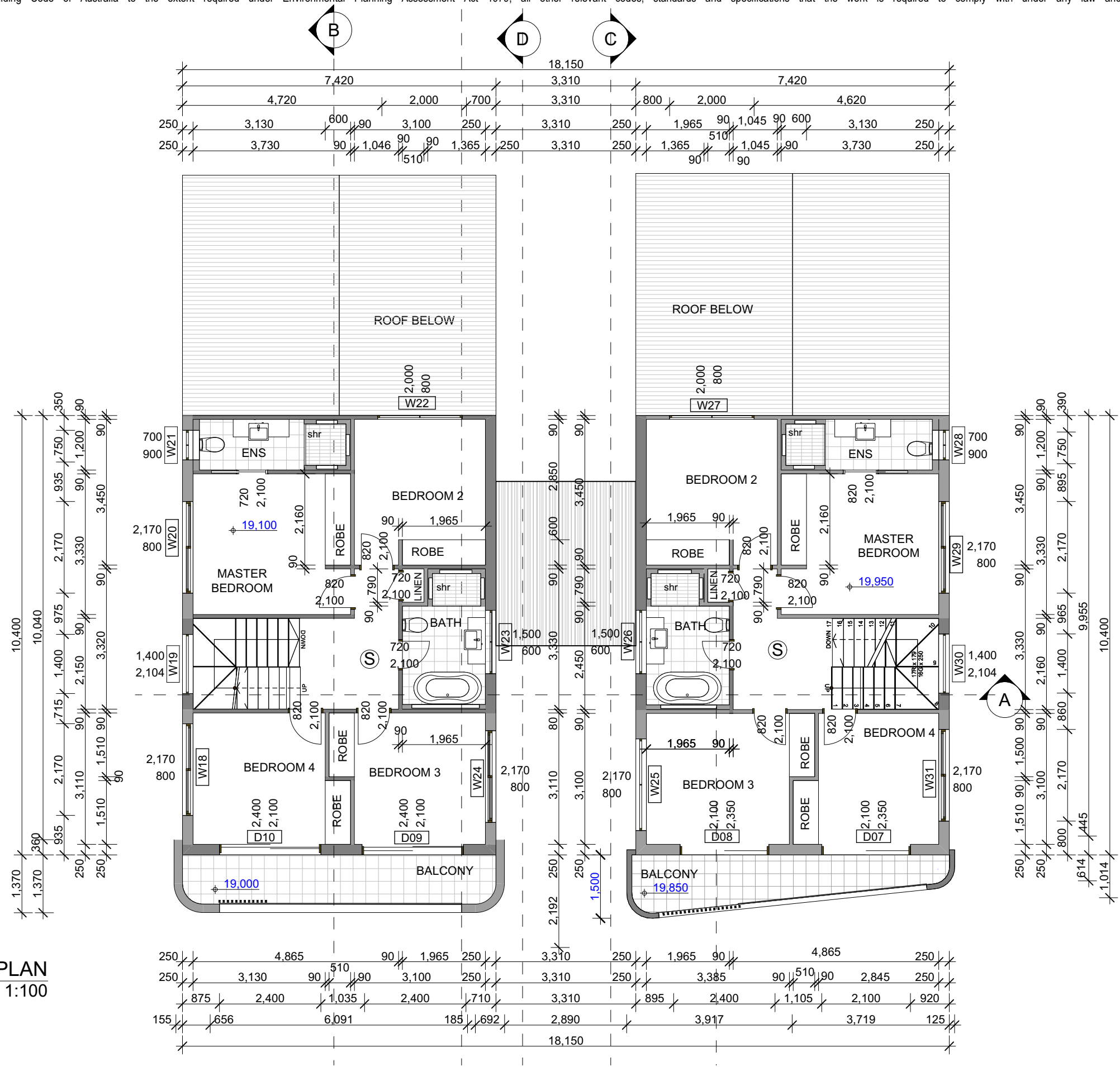


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LEGEND

VJ Verticle Joint

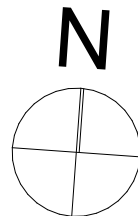
(S) Smoke Detector



FIRST FLOOR PLAN
1:100

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5 Sheet Title: FIRST FLOOR PLAN

Client

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Mr HAYDAR ALI

11 HARDEN CRES GEORGES
HALL LOT 22 DP236764

Scale

1:100

Issue

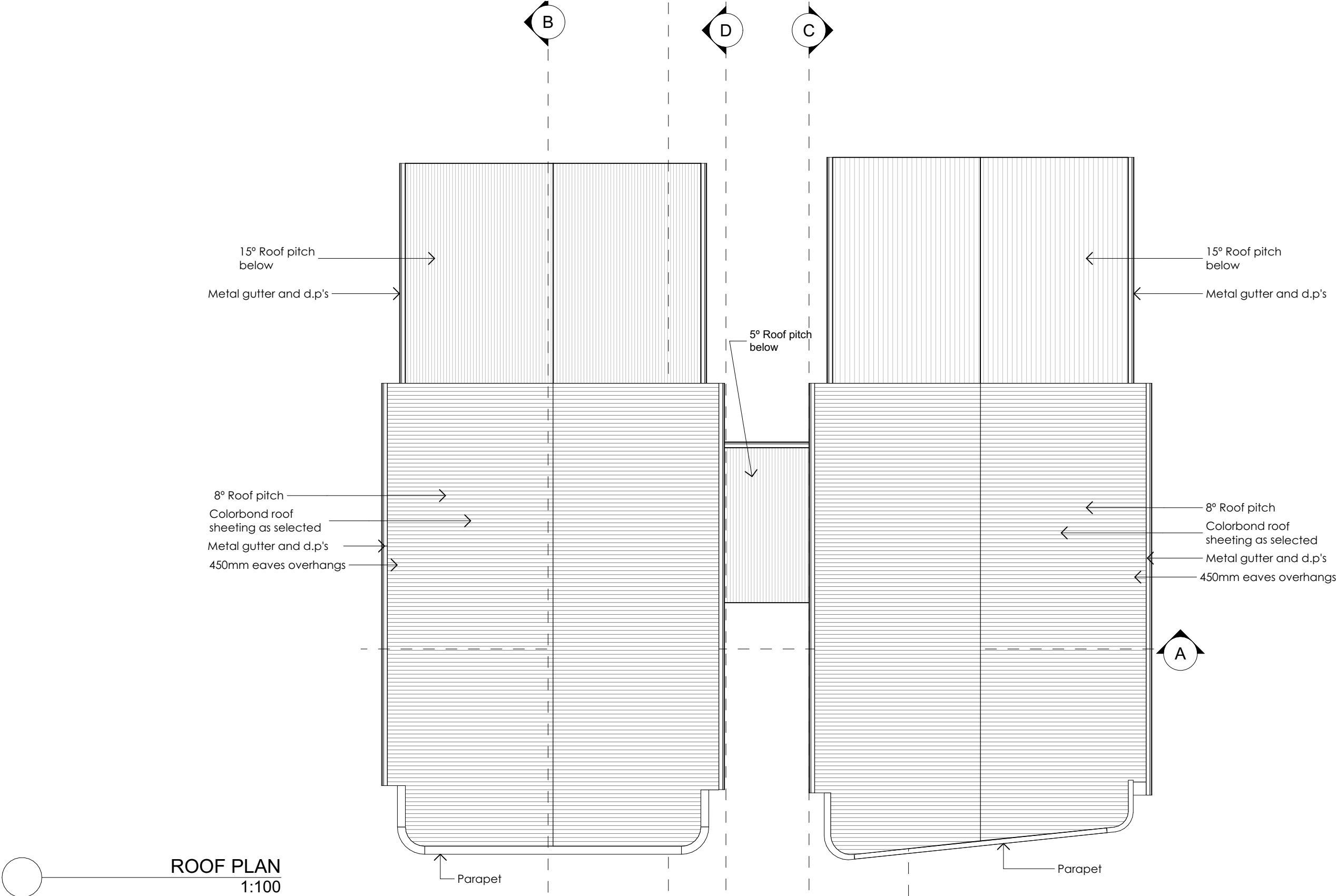
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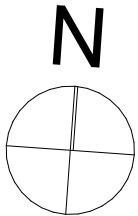
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Client
Mr HAYDAR ALI

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**11 HARDEN CRES GEORGES
HALL LOT 22 DP236764**

Sheet Title: **ROOF PLAN**

Scale **1:100**

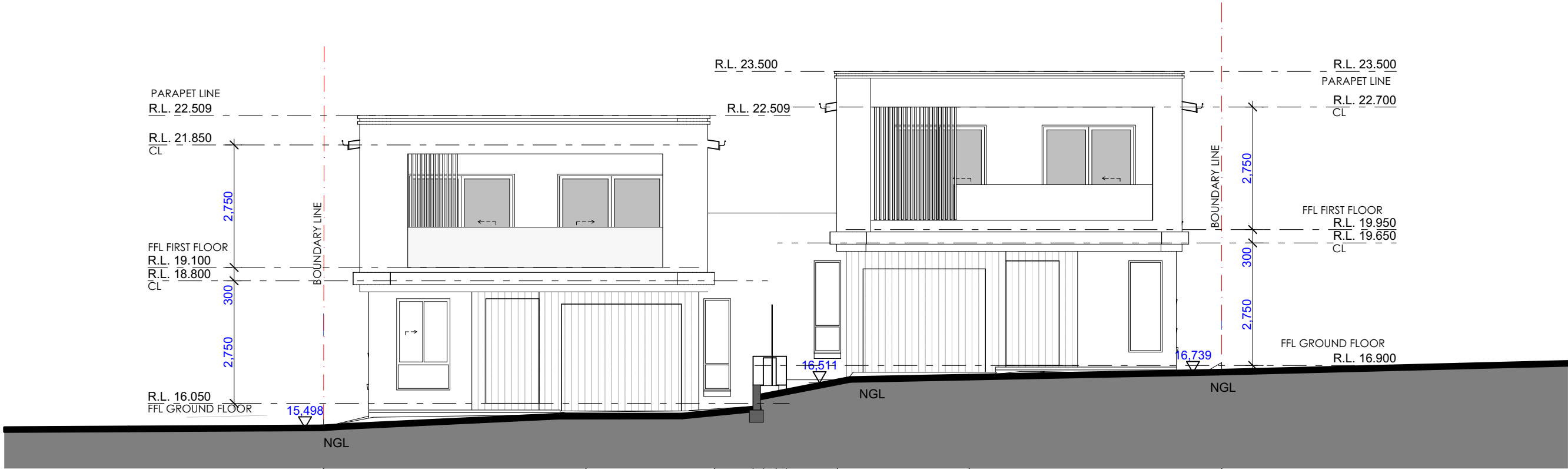
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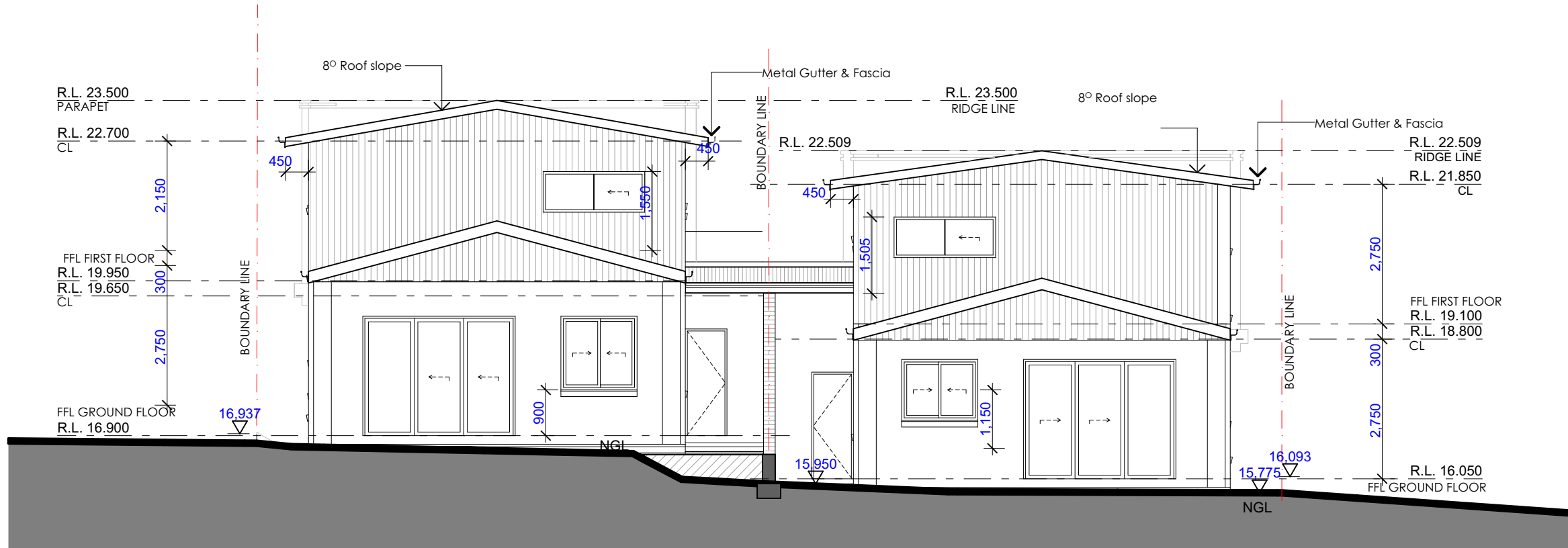
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05/01/25

Sheet Number:

19



SOUTH ELEVATION
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NORTH ELEVATION
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Sheet Title: ELEVATIONS

Client

Mr HAYDAR ALI

Address

11 HARDEN CRES GEORGES
HALL LOT 22 DP236764

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Date/Revision

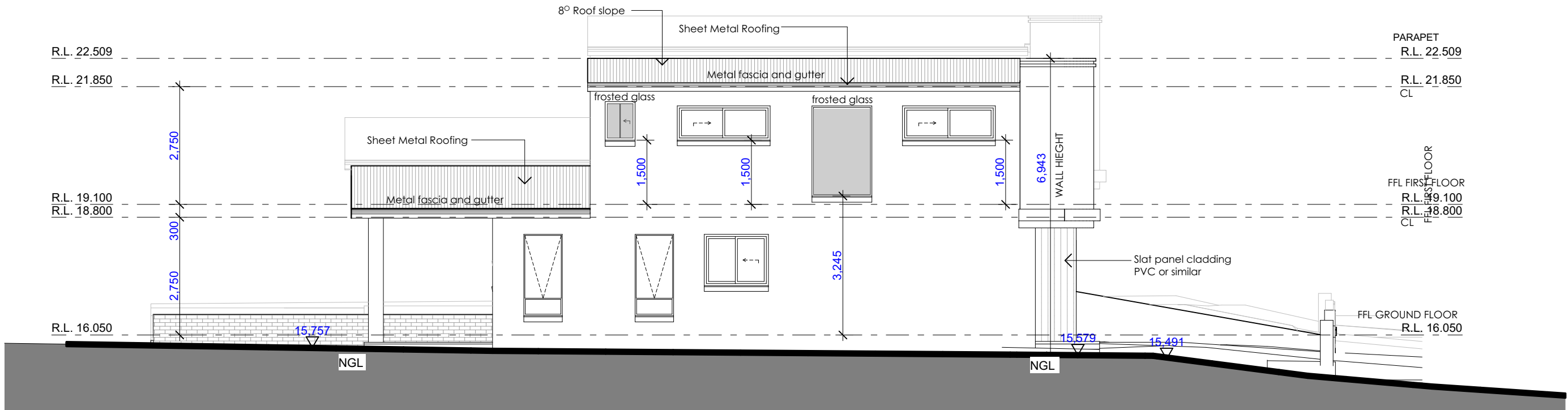
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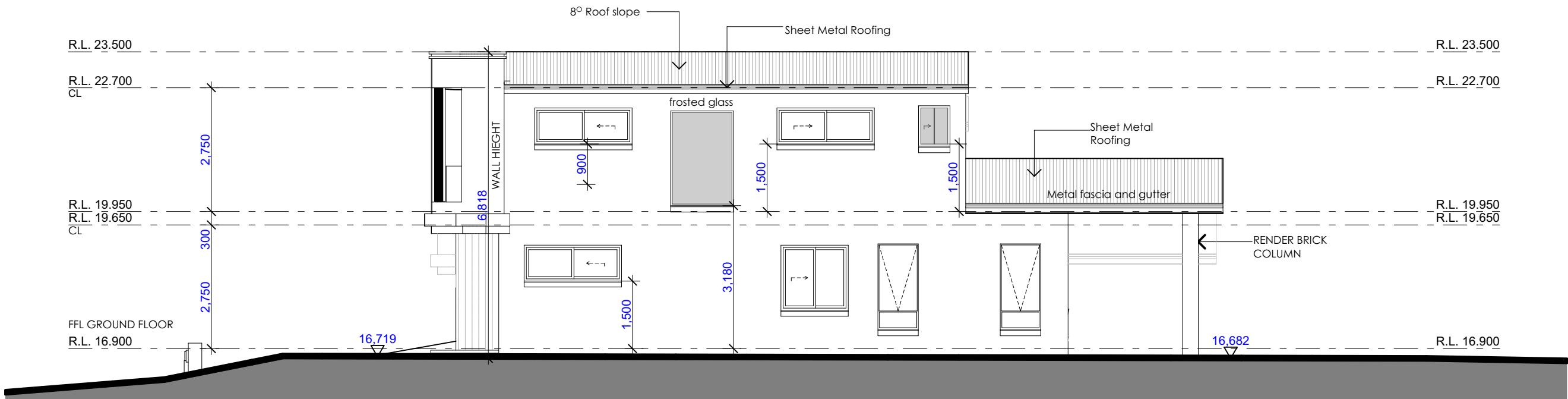
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WEST ELEVATION
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EAST ELEVATION
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Client

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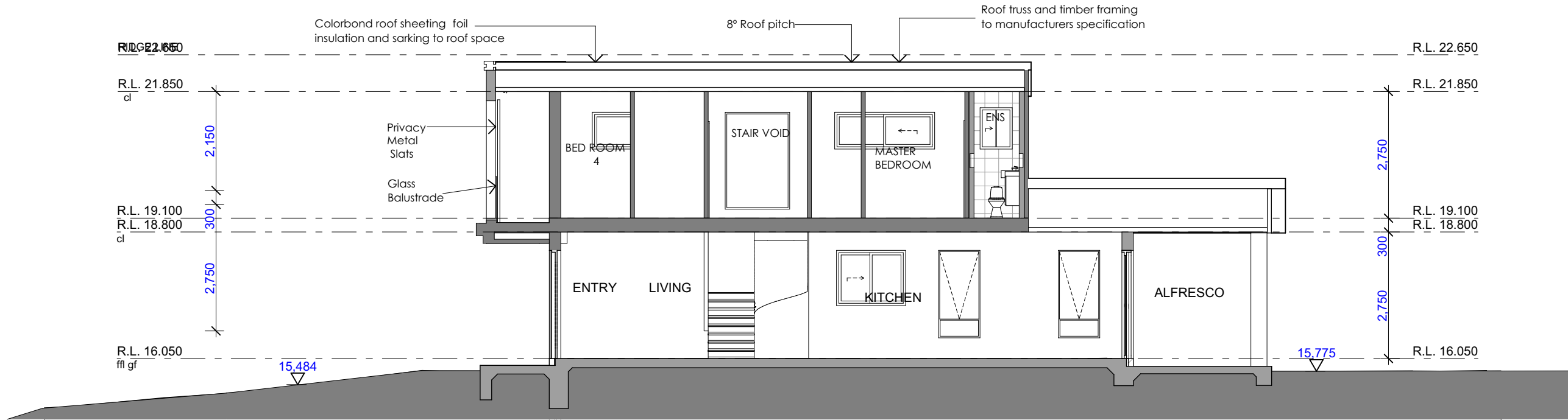
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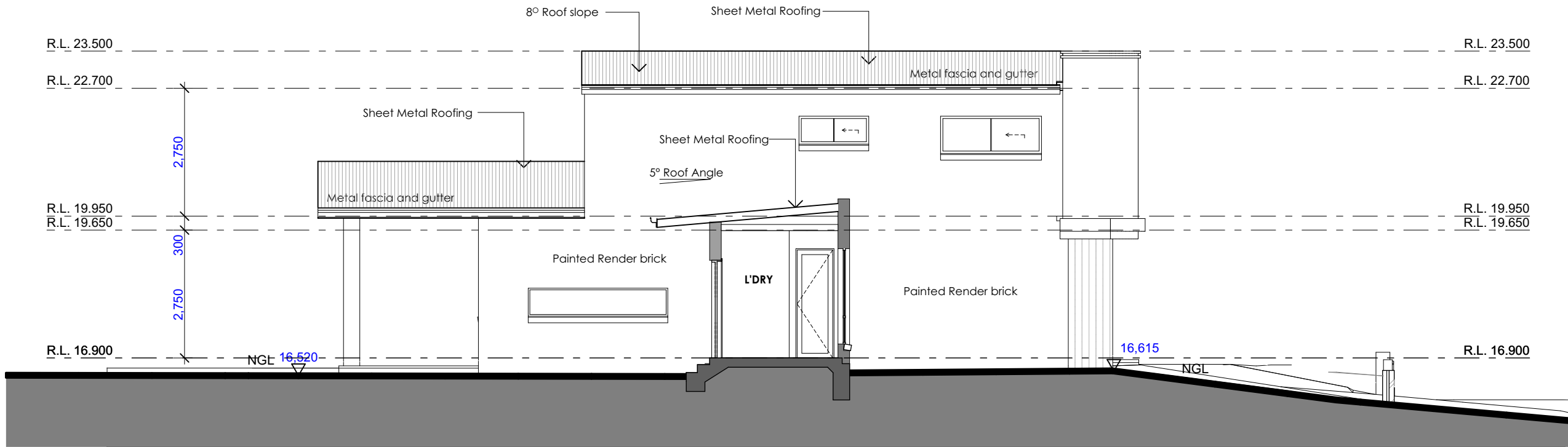
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21



SECTION B
1:100



SECTION WEST ELEVATION
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HALL LOT 22 DP236764

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Date/Revision

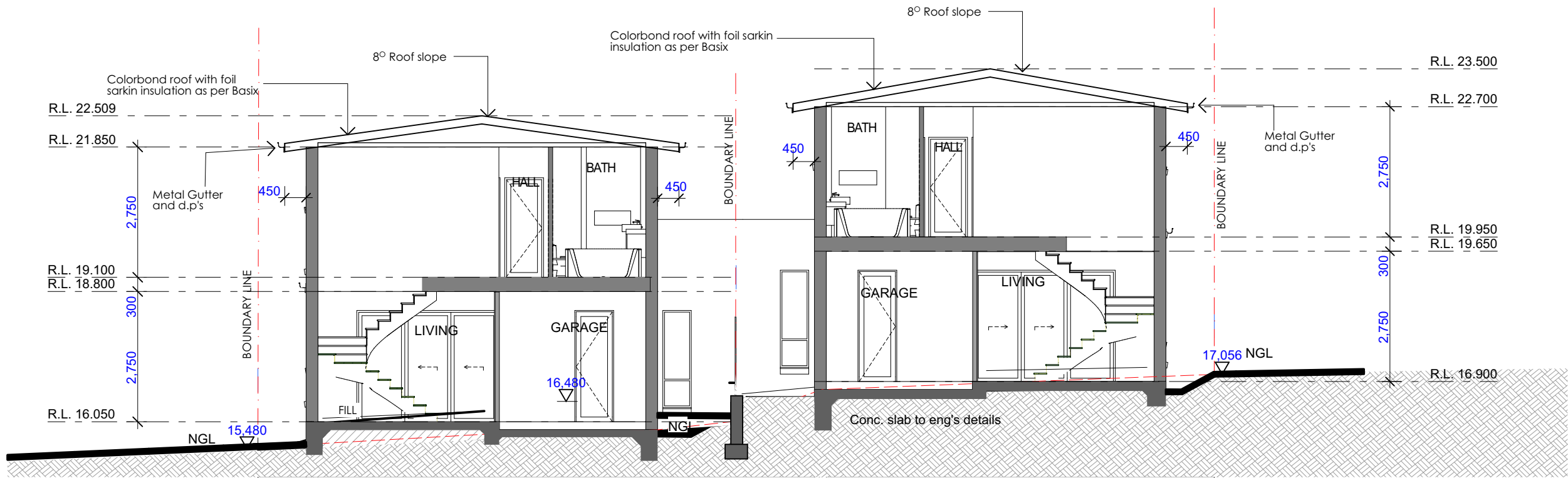
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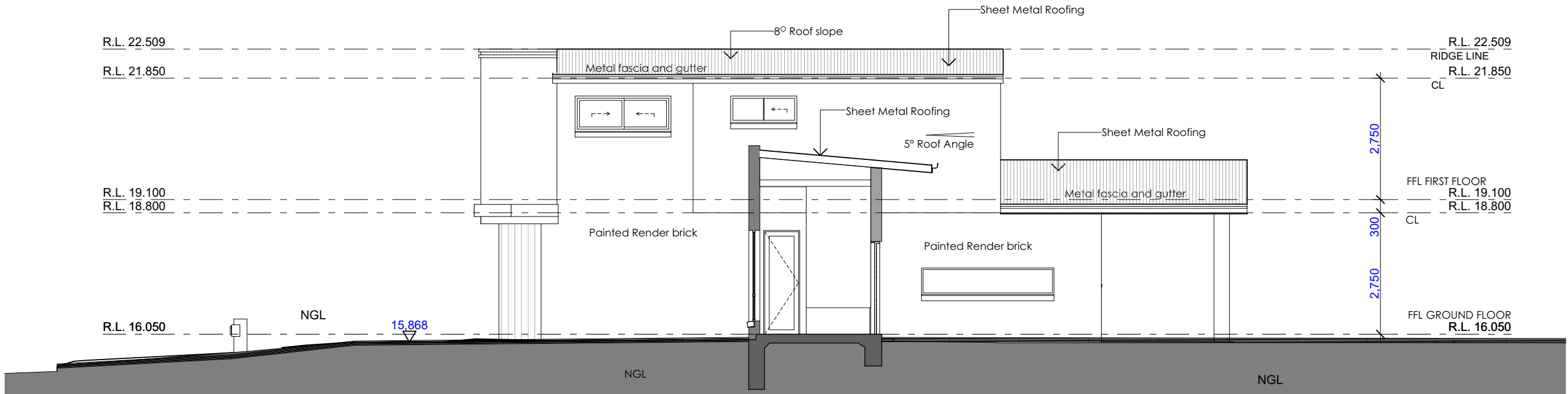
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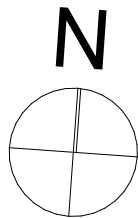
SECTION B
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SECTION C
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HALL LOT 22 DP236764

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Sheet Title: SECTION

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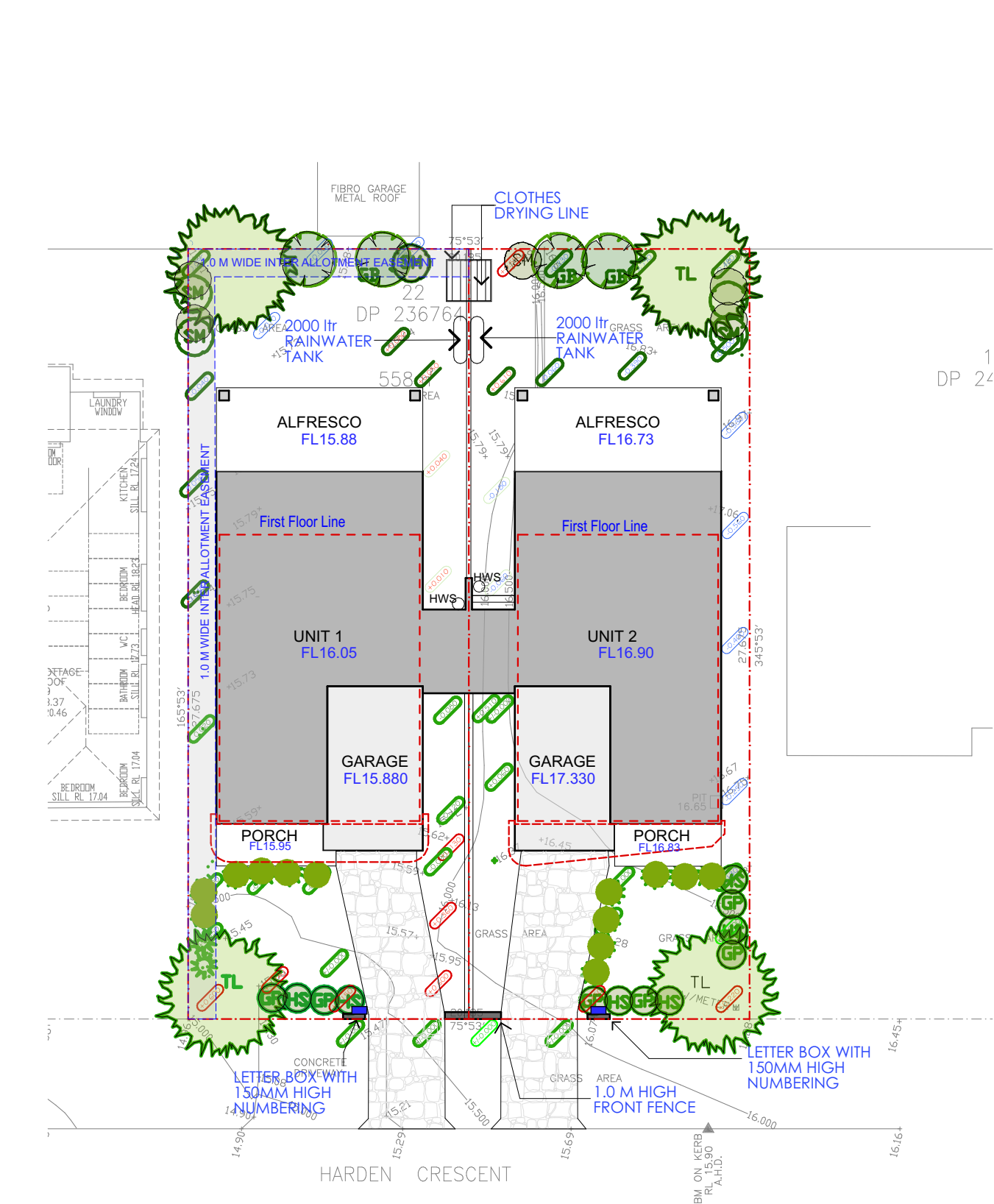
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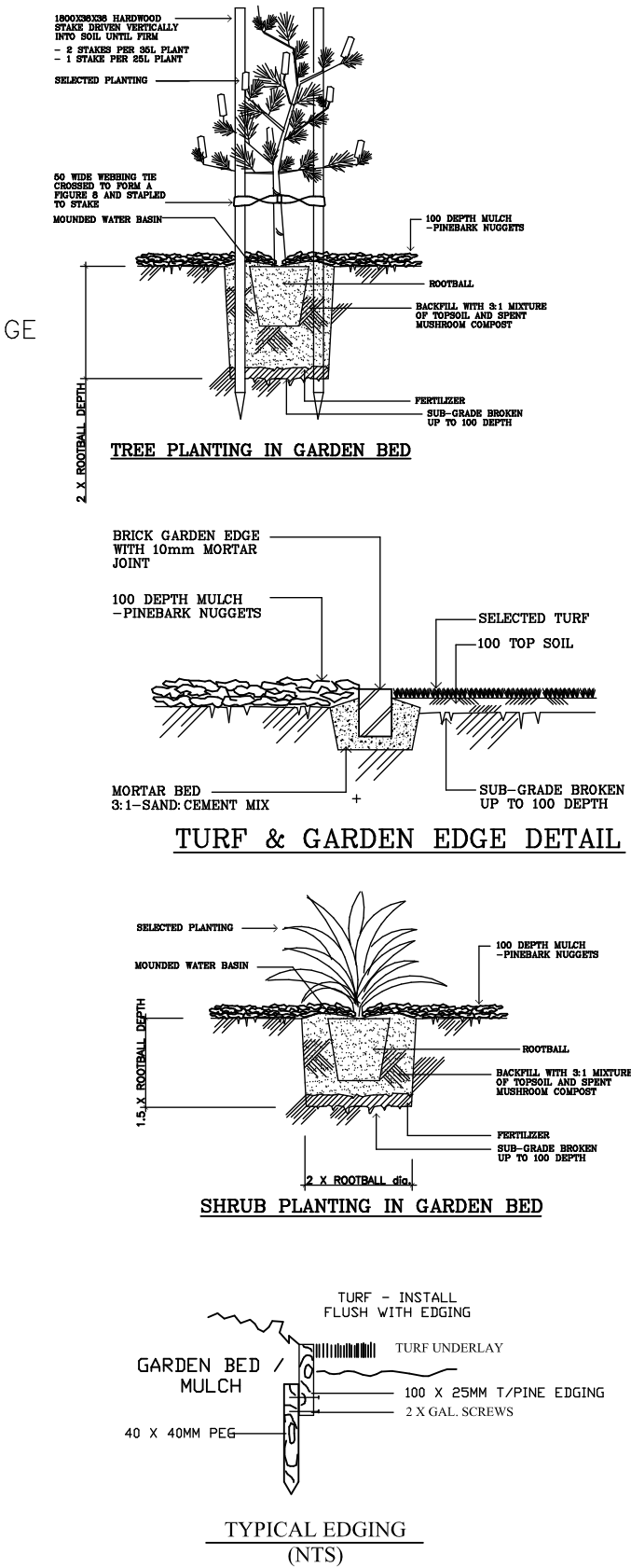
LANDSCAPE PLAN
1:200

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PLANT SCHEDULE				
BOTANIC NAME	KEY	POT SIZE	HT (M)	WTH (M)
TREES				
BRACHYCHITON ACERIFOLIUS	BA	35LTR	13	5
EUCALYPTUS RACEMOSA	ER	45LTR	13	10
Tristanopsis Lourina	TL	75LTR	10	8
STREET TREE (dwarf eucalyptus)	-	45LTR	7	3
SHRUBS				
CALLISTEMON 'HARKNESS'	CH	200MM	3	2
GREVILLEA BANKSII	GB	200MM	3	2
GREVILLEA 'HONEY GEM'	GHG	200MM	3	2
GREVILLEA POORINDA 'ROYAL MANTLE'	GP	150MM	0.3	1.5
HIBBERTIA SCANDENS	HS	150MM	0.3	1.5
LEPTOSPERMUM 'FIREBALL'	LF	200MM	1.5	1.5
LEPTOSPERMUM 'ULTRAGEDUS'	LD	200MM	1.5	1.5
LEPTOSPERMUM 'PAGEANT'	LA	200MM	1.5	1.5
LEPTOSPERMUM PETERSONII	LP	200MM	3	2
LOMANDRA 'TANIKA'	LC	150MM	0.6	0.6
RAPHIS EXCELSA	RE	200MM	2	2
SYZYGIUM 'BRONZED AUSSIE'	SB	200MM	2.5	2
SYZYGIUM 'CASCADE'	SC	200MM	3	2
TRISTANIA NERIIFOLIA	TN	200MM	3	2

NOTES AND SPECIFICATIONS

EXCAVATIONS:
Any services drawn on the plans have been indicatively located. Prior to carrying out any excavations, the contractor is to confirm the locations of all services. Service pits and lids are to be covered by any materials. Trim and grade area to form a smooth even finish.

GARDEN BED / MULCH:
The topsoil to all garden bed areas shall be 2 part site topsoil and 1 part organic compost thoroughly mixed together prior to placing into position. Where site topsoil is not suitable imported topsoil meeting the requirements of AS4413:1998 shall be used. Garden bed sub grades are to be cultivated to a depth of 150mm. Topsoil depth of all garden bed areas in deep soil to be 300mm(min.)
At the completion of all planting operations apply a 75mm layer mulch over entire garden bed / planter taking care not to smother plants. Reduce depth of mulch around base of plants to form 'watering dish'. Mulch to be Pin Bark Nuggets as supplied by ANL or similar. Mulch used in garden beds located within an onsite detention basin shall be 75mm layer mineral mulch such as scona gravel.

TURF:
Apply 150 layer of topsoil to all turfed areas laid over deep soil. Prior to laying turf, contractor to ensure all top soiled areas are smoothly graded with no surface depressions or other irregularities, large stones or building debris. The surface is to have even running falls to all drainage points. Turf used for this site shall be cultivated Kikuyu. Unless specified otherwise, turf shall be laid flush with adjacent finished surface levels. Water turfed areas immediately after turfing operations. Top dress any excessively undulating areas to form a smooth level surface with a coarse grade washed river sand.

GARDEN EDGING:
All garden edging as denoted by "GE" on the plan is to be constructed using either insitu concrete or brick laid over 100mm layer mortar. Extruded bricks shall not be used. (Refer to detail).

PLANT MATERIAL:
All plant material are to be the number species variety and size as specified on the plant schedule. The plants are to be healthy nursery stock, free from disease, insects all weed or roots of weeds. No plant is to be installed which has not been hardened off or is otherwise inferior in quality. All plants are to be thoroughly soaked 1 hour prior to planting.

PROPOSED TREES:
All tree planting holes to be excavated 200mm wider and at least 200mm deeper than the root ball size (container size). All trees are to be staked with 2 x 50 x 50 x 2400 HW stack. Secure tree to stake using 50mm jute webbing tied in figure 8 loop. Drive stakes into ground well clear of root ball. Where trees are turfed areas, ensure a 75mm layer of mulch is placed around the base of the tree to extent of the excavated area, reduce depth of mulch around stem to form watering dish.

SERVICES:
Any services located in the landscape plans are indicative locations for general information only. Prior to excavation contractor to confirm location of all services including any sewer lines. Where the proposed tree located above any existing sewer line. Contractor to notify the landscape architect to relocate tree.

IRRIGATION:
Provide one hose cock in the front and rear landscape areas of each dwelling.

PAVING:
All pavement areas including driveways and pathways are to have a stenciled concrete finish. All pavement surfaces to comply with requirements of AS/NZ 3661.1 1993. Slip Resistance of Pedestrian Surface.

STANDARDS:
All materials and standards of workmanship used on this project is to comply with the latest revision of the relevant Australian Standards.

MAINTENANCE:
Maintain all landscape areas to ensure plant health and occupant safety for a period of 12 month beginning from date of practical completion to the satisfaction of Council. Maintenance will include but is not limited to the following activities: Mowing, Edging and Top dressing of turf areas, Weeding garden beds and turf areas. (All trees will require regular ongoing observation and maintenance).

DISCREPANCIES:
Should there be any discrepancies on the drawings and or on site, landscape contractor to notify the Superintendent for resolution prior to the commencement of the works. Where the situation is not readily resolved onsite, the Superintendent is to notify the landscape architect immediately for correction.

LANDSCAPE DESIGN NOTES:

THE LANDSCAPING OF THE SITE SHALL BE CARRIED OUT IN ACCORDANCE WITH THE APPROVED PLANS.

ALL LANDSCAPING WORKS CARRIED OUT, PRIOR TO THE ISSUE OF AN OCCUPATION CERTIFICATE, IN ACCORDANCE WITH THE APPROVED C.C. PLANS. THE LANDSCAPING IS TO BE MAINTAINED TO THE APPROVED STANDARD AT ALL TIMES.

RETAINING WALLS OVER 600mm IN HEIGHT SHALL REQUIRE DESIGN AND SPECIFICATION BY A SUITABLY QUALIFIED STRUCTURAL ENGINEER (refer to structural engineers drawings).

EXISTING SITE TREES SHALL BE REMOVED IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN.

project

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Client
Mr HAYDAR ALI

Address
11 HARDEN CRES GEORGES
HALL LOT 22 DP236764

Sheet Title:
CONCEPT LANDSCAPE PLAN

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1:200

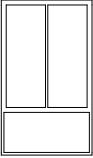
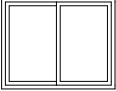


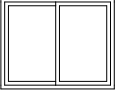
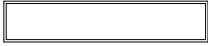
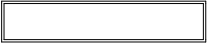
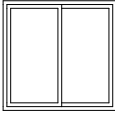


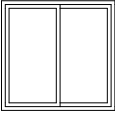
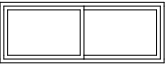


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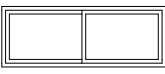










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Date/Revision
05/01/25

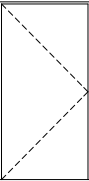
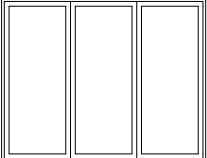


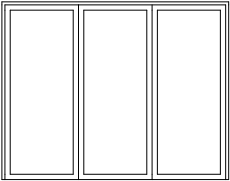

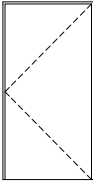

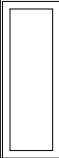
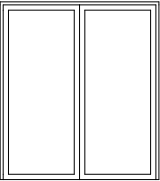
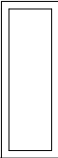

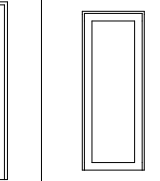
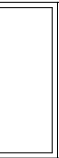
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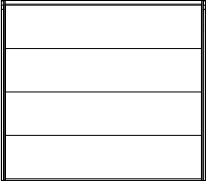
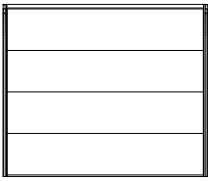
Quality of Work: All work carried out must comply with: Building Code of Australia to the extent required under Environmental Planning Assessment Act 1979, all other relevant codes, standards and specifications that the work is required to comply with under any law and the conditions of any relevant development consent or complying development certificate and any construction certificate.

Window List														
ID	W02	W03	W04	W05	W06	W07	W08	W09	W10	W11	W12	W13	W14	W16
W x H Size	1,200×2,050	1,500×1,200	900×1,900	900×1,900	1,500×1,200	3,000×600	3,000×600	1,500×1,450	900×1,900	900×1,900	1,500×1,450	2,170×800	750×2,050	600×2,050
3D Front View														

ID	W17	W18	W19	W20	W21	W22	W23	W24	W25	W26	W27	W28	W29	
W x H Size	2,050	2,170×800	1,400×2,104	2,170×800	700×900	2,000×800	1,500×600	2,170×800	2,170×800	1,500×600	2,000×800	700×900	2,170×800	1,400×2
3D Front View														

WINDOW SCHEDULE

Door List														
ID	D01	D02	D03	D04	D05	D005	D06	D006	D006	D006	D07	D007	D08	D008
W x H Size	1,200×2,350	3,000×2,350	820×2,100	820×2,100	3,000×2,350	720×2,350	1,200×2,350	720×2,100	820×2,100		2,100×2,350	820×2,100	2,100×2,350	820×2,100
3D Front View														

ID	D10	GD02	GD03
W x H Size	2,400×2,100	2,700×2,400	2,755×2,340
3D Front View			

DOOR SCHEDULE

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project

PROPOSED ATTACHED DUAL
OCCUPANCY AMENDED DA CLAUSE 4.55

Sheet Title: WINDOWS AND DOORS SCHEDULE

Client

Mr HAYDAR ALI

Address

11 HARDEN CRES GEORGES
HALL LOT 22 DP236764

Scale

1:1

Date/Revision

05/01/25

Issue

F

Drawing No.:

11 hardencres

Sheet Number:

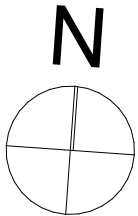
25

SUMMARY OF BASIX COMMITMENTS			
Basix Certificate Number: 1781102M - Unit 1			
Certificate Prepared By:			
Name/Company Name: Green Choice Consulting			
ABN: 63658893415			
WATER COMMITMENTS			
Landscape			
Area of Garden & Lawn (m²)		50.00	
Area of Indigenous or low water use species (m²)		0.00	
Fixtures			
Showerheads		4 star (> 4.5 but <= 6 L/min)	
Toilet		6 star	
Kitchen Taps		6 star	
Bathroom Taps		6 star	
Alternative Water			
Rainwater Tank (L)		2000.00	
Collected from Roof Area (m²)		135.00	
Tank Connected To			
Toilets		No	
Laundry		No	
Private Landscape		Yes	
Private Swimming Pool		N/A	
Private Outdoor Spa		N/A	
ENERGY COMMITMENTS			
Hot Water System	gas instantaneous	5 star	
Cooling	Living	1-phase airconditioning - non ducted	2.5 star
	Bedroom	1-phase airconditioning - non ducted	2.5 star
Heating	Living	1-phase airconditioning - non ducted	2.5 star
	Bedroom	1-phase airconditioning - non ducted	2.5 star
Ventilation	Bathroom Exhaust	individual fan, ducted to façade or roof	manual switch on/off
	Kitchen Exhaust	individual fan, ducted to façade or roof	manual switch on/off
	Laundry Exhaust	individual fan, ducted to façade or roof	manual switch on/off
Natural Lighting	Skylight or Window in Kitchen	yes	
	Skylight or Window in Bathrooms/Toilets	2	
Alternative Energy	N/A		
OTHER COMMITMENTS			
Cooktop/Oven		gas cooktop & electric oven	
Outdoor Clothes line		yes	
Indoor Clothes line		no	

SUMMARY OF BASIX COMMITMENTS			
Basix Certificate Number: 1781102M - Unit 2			
Certificate Prepared By:			
Name/Company Name: Green Choice Consulting			
ABN: 63658893415			
WATER COMMITMENTS			
Landscape			
Area of Garden & Lawn (m²)		50.00	
Area of Indigenous or low water use species (m²)		0.00	
Fixtures			
Showerheads		4 star (> 4.5 but <= 6 L/min)	
Toilet		6 star	
Kitchen Taps		6 star	
Bathroom Taps		6 star	
Alternative Water			
Rainwater Tank (L)		2000.00	
Collected from Roof Area (m²)		135.00	
Tank Connected To			
Toilets		No	
Laundry		No	
Private Landscape		Yes	
Private Swimming Pool		N/A	
Private Outdoor Spa		N/A	
ENERGY COMMITMENTS			
Hot Water System	gas instantaneous	5 star	
Cooling	Living	1-phase airconditioning - non ducted	2.5 star
	Bedroom	1-phase airconditioning - non ducted	2.5 star
Heating	Living	1-phase airconditioning - non ducted	2.5 star
	Bedroom	1-phase airconditioning - non ducted	2.5 star
Ventilation	Bathroom Exhaust	individual fan, ducted to façade or roof	manual switch on/off
	Kitchen Exhaust	individual fan, ducted to façade or roof	manual switch on/off
	Laundry Exhaust	individual fan, ducted to façade or roof	manual switch on/off
Natural Lighting	Skylight or Window in Kitchen	yes	
	Skylight or Window in Bathrooms/Toilets	2	
Alternative Energy	N/A		
OTHER COMMITMENTS			
Cooktop/Oven		gas cooktop & electric oven	
Outdoor Clothes line		yes	
Indoor Clothes line		no	

NCC COMPLIANCE
Works must comply with
NCC 2022 (sheets 3 & 6
references the NCC 2019)

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project

PROPOSED ATTACHED DUAL
OCCUPANCY AMENDED DA CLAUSE 4.55

Sheet Title: BASIX COMMITMENTS

Client Address
Mr HAYDAR ALI 11 HARDEN CRES GEORGES
HALL LOT 22 DP236764

Scale Issue
1:1 F

Drawing No.:
11 hardencres

Date/Revision
05/01/25

Sheet Number:

26

Quality of Work: All work carried out must comply with: Building Code of Australia to the extent required under Environmental Planning Assessment Act 1979, all other relevant codes, standards and specifications that the work is required to comply with under any law and the conditions of any relevant development consent or complying development certificate and any construction certificate.



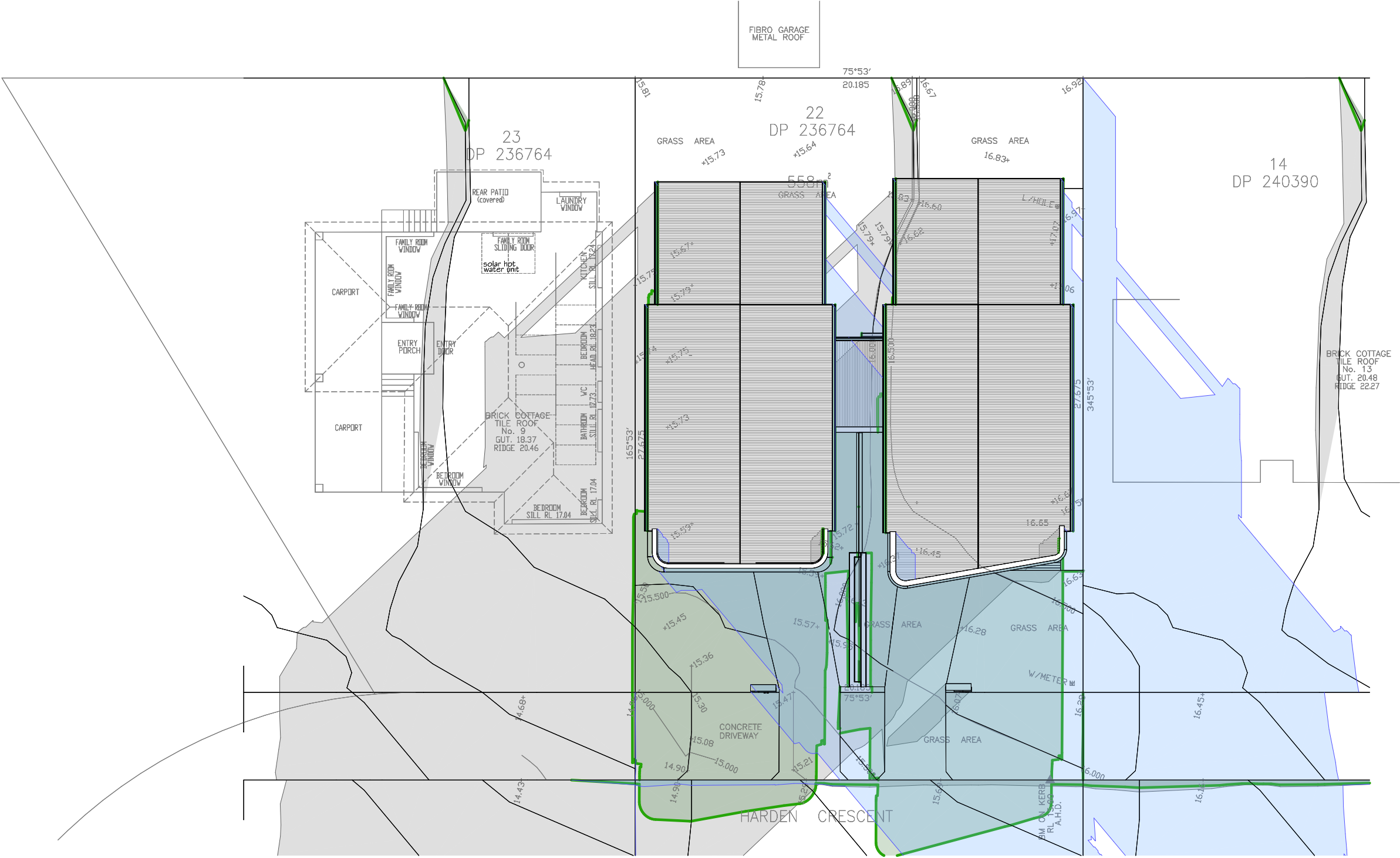
○ ————— **STREETSCAPE HARDEN CRESCENT**
1:150

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Building Designers
0435 237 853

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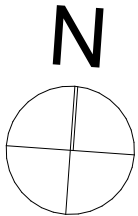
project		Sheet Title:	
PROPOSED ATTACHED DUAL OCCUPANCY AMENDED DA CLAUSE 4.55		STREETSCAPE & FENCE DETAIL	
Client	Address	Scale	Date/Revision
Mr HAYDAR ALI	11 HARDEN CRES GEORGES HALL LOT 22 DP236764	1:50, 1:150	05/01/25
Issue	F	Drawing No.: 11 hardencres	Sheet Number: 27



SHADOW DIAGRAMS 21 JUNE
1:200

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Building Designers
0435 237 853



project			
PROPOSED ATTACHED DUAL			
OCCUPANCY AMENDED DA CLAUSE 4.55			
Client		Sheet Title: SHADOW DIAGRAMS	
Mr HAYDAR ALI		Date/Revision	
Address		05/01/25	
11 HARDEN CRES GEORGES		Scale	
HALL LOT 22 DP236764		F	
Issue		Drawing No.:	
		11 hardencres	
		Sheet Number: 28	