

ALL DESIGN, CONSTRUCTION & MATERIALS TO BE IN ACCORDANCE WITH:  
THE NATIONAL CONSTRUCTION CODE (NCC); THE BUILDING CODE OF AUSTRALIA (BCA)  
BUILDING REGULATIONS & LOCAL GOVERNMENT PLANS & POLICIES  
CURRENT ISSUES OF AUSTRALIAN STANDARDS  
CURRENT MANUFACTURER'S SPECIFICATIONS & INSTALLATION DETAILS FOR MATERIALS USED

BE AWARE: SUBSTITUTION OF ANY STRUCTURAL MEMBERS & OR VARIATIONS TO ANY PART OF  
THE DESIGN WILL VOID ANY RESPONSIBILITIES OF THE BUILDING DESIGNER FOR THE  
STRUCTURAL INTEGRITY & DESIGN PERFORMANCE OF THE BUILDING

NOTE: ALL DIMENSIONS IN MILLIMETRES UNLESS OTHERWISE NOTED

LEGEND

NGL Natural Ground Level  
PGL Proposed Ground Level



TREES TO BE REMOVED

ACOUSTIC BUILDING COMPONENTS RECOMMENDATIONS

All New Windows, Sliding Doors in All Habitable Areas are to be 10.5 mm VLam  
Hush with full perimeter Schlegel Q-Lon acoustic seals

All New Windows and Slider in all other non-habitable areas are to be unrestricted  
in accordance with Australian Standard AS 2047 (Windows in Buildings)

All New External Walls are to be 90mm conventional timber stud-framed walls  
cladded externally with min. 6.0 mm thick selected cladding and lined internally  
with 13mm soundcheck plasterboard, plus cavity filled with 75mm 11kg/m3  
insulation.

Roof is to be Tiled Roof on top of Bradford Thermoseal roof sarking, and 1 x 10 mm  
superchek plasterboard ceiling, plus 185 mm thick R 3.5 , Gold Batts insulation, in  
ceiling cavity (3).

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DIAL1100  
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BUILD AWAY FROM SEWER

AREA CALCULATIONS

Gross Floor Area	
Existing dwelling:	104.00m²
Existing outbuildings (enclosed toilet):	8.00m²
Proposed ground floor addition:	48.50m²
Proposed first floor addition:	89.00m²

Total GFA: 249.50m²

Maximum gross floor area of all buildings (calculated by gross floor area as per LEP)	PERMITTED	PROPOSED
Site Area:		582.00m²
Maximum FSR: 50%	291.00m²	249.50m²
Site Coverage		
Pervious:		166.00m²
Impervious:		416.00m²
Site Cover Percentage:		71.47%

BASIX Certificate Notes - ALTERATIONS & ADDITIONS

Fixtures and systems

Rainwater Tank

n/a

Outdoor Swimming Pool

n/a

Hot water

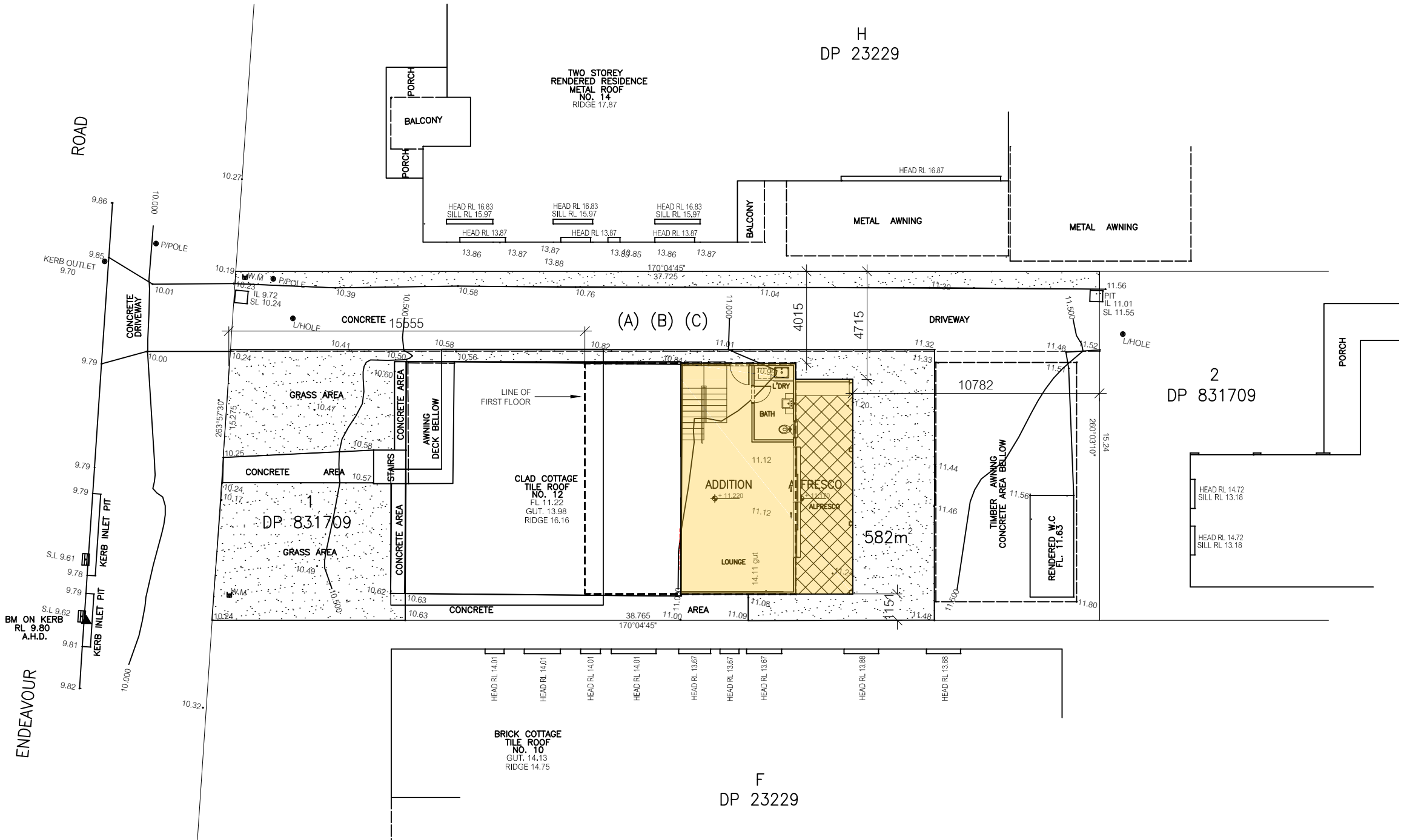
The applicant must install the following hot water system in the development: electric heat  
pump system that is eligible to create  
Renewable Energy Certificates under the (Commonwealth) Renewable Energy (Electricity)  
Regulations 2001 (incorporating  
Amendment Regulations 2005 (No. 2)).

Lighting

The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with  
fluorescent, compact fluorescent, or lightemitting-  
diode (LED) lamps.

Fixtures

The applicant must ensure new or altered showerheads have a flow rate no greater than 9  
litres per minute or a 3 star water rating.  
The applicant must ensure new or altered toilets have a flow rate no greater than 4 litres  
per average flush or a minimum 3 star water  
rating.  
The applicant must ensure new or altered taps have a flow rate no greater than 9 litres per  
minute or minimum 3 star water rating.



Concetto Design + Associates

building designer : jonathan zymaras  
email: info@concettdesign.com.au  
p: 1300 18 32 62 m: 0410 625 937



date:	issue:	comments:	drawn:	checked:
04.07.23	A	Issued to LGA for development application assessment	JZ	
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project details

DEVELOPMENT APPLICATION

project address

12 ENDEAVOUR ROAD  
GEORGES HALL

client

ALTERATIONS & ADDITIONS  
FIRST FLOOR ADDITION

drawing

SITE PLAN

project no. scale A3 drawing no. issue

AK GROUP 24824 1:200 001 A

1. Site works will not start until the erosion and sediment control works outlined in clauses 2 to 4, below, are installed and functional.
2. The entry to and departure of vehicles from the site will be confined to one stabilised point. Sediment or barrier fencing will be used to restrict all vehicular movements to that point. Stabilisation will be achieved by either:
  - constructing a sealed (e.g. concrete or asphalt) driveway to the street
  - constructing a stabilised site access following (Detail A) or other suitable technique approved by the Council.
3. Sediment fences (Detail B) and barrier fences will be installed as shown on the attached drawing.
4. Topsoil from the work's area will be stripped and stockpiled (Detail C) for later use in landscaping the site.
5. All stockpiles will be placed in the location shown on the ESCP and at least 2 metres clear of all areas of possible areas of concentrated water flow, including driveways.
6. Lands to the rear of the allotment and on the footpath will not be disturbed during works except where essential, e.g. drainage works across the footpath. Where works are necessary, they will be undertaken in such a way to minimise the occurrence of soil erosion, even for short periods. They will be rehabilitated (grassed) as soon as possible. Stockpiles will not be placed on these lands and they will not be used as vehicle parking areas.
7. Approved bins for building waste, concrete and mortar slurries, paints, acid washings and litter will be provided and arrangements made for regular collection and disposal.
8. Guttering will be connected to the stormwater system or the rainwater tank as soon as practicable.
9. Topsoil will be respread and all disturbed areas will be stabilised within 20 working days of the completion of works.
10. All erosion and sediment controls will be checked at least weekly and after rain to ensure they are maintained in a fully functional condition.

1. No vehicle crossing or stockpiling of material should occur on the vegetated area.
2. All sediment control structures should be inspected & maintained by the site manager daily.
3. All sediment retaining structures should be cleaned on reaching 50% storage capacity. Sediment removed should be spread within the disturbed area.
4. All existing vegetation on the site perimeter must be retained.
5. Roof gutters and downpipes must be connected to the site drainage immediate after roof construction.
6. All disturbed area are to be re-vegetated or stabilised to prevent erosion i.e landscaping / mulching / turfing.
7. Material are not to be stored on the footpath.

1. Strip topsoil and level site.
2. Compact subgrade.
3. Cover area with needle-punched geotextile
4. Construct 200mm thick pad over geotextile using roadbase or 30mm aggregate. Minimum length 15 metres or to building alignment Minimum width 3 metres.
5. Construct Hump immediately within boundary to divert water to a sediment fence or other sediment trap.

1. Construct sediment fence as close as possible to parallel to the contours of the site
2. Drive 1.5m long star pickets into ground, 2.5m apart (max.)
3. Dig a 150mm deep trench along the up-slope line of the fence for the bottom of the fabric to be entrenched.
4. Fix self-supporting geotextile to up-slope line of the fence for the bottom of the fabric to be entrenched.
5. Join sections of fabric at a support post with a 150mm overlap.
6. Backfill the trench over the base of the fabric and compact it thoroughly over the geotextile.

1. Where possible locate stockpile at least 5 metres from existing vegetation, concentrated water flows, roads and hazard areas.
2. Compact on the contour as a low, flat elongated mound..
3. Where there is sufficient area topsoil stockpiles shall be less than 2 metres in height
4. Rehabilitate in accordance with the SWMP/ESCP.
5. Construct earth bank on the up-slope side to divert run off around the stockpile and a sediment fence 1 to 2 metres down-slope of stockpile

1. Construct with gradient of 1% to 5%
2. Avoid removing trees and shrubs if possible
3. Drains to be circular, parabolic or trapezoidal cross section not V-shaped
4. Earth banks to be adequately compacted in order to prevent failure.
5. Permanent or temporary stabilisation of the earth bank to be completed within 10 days of construction.
6. All outlets from disturbed lands are to feed into a sediment basin or similar. Discharge runoff collected from undisturbed lands onto either a stabilised or an undisturbed disposal site within the same sub-catchment area from which the water originated.
7. Compact bank with a suitable implement in situations where required to function for more than five days.
8. Earth banks to be free of projections or other irregularities that will impede normal flow.



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## ALTERATIONS & ADDITIONS

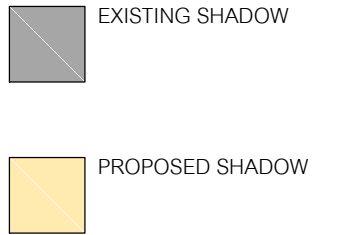
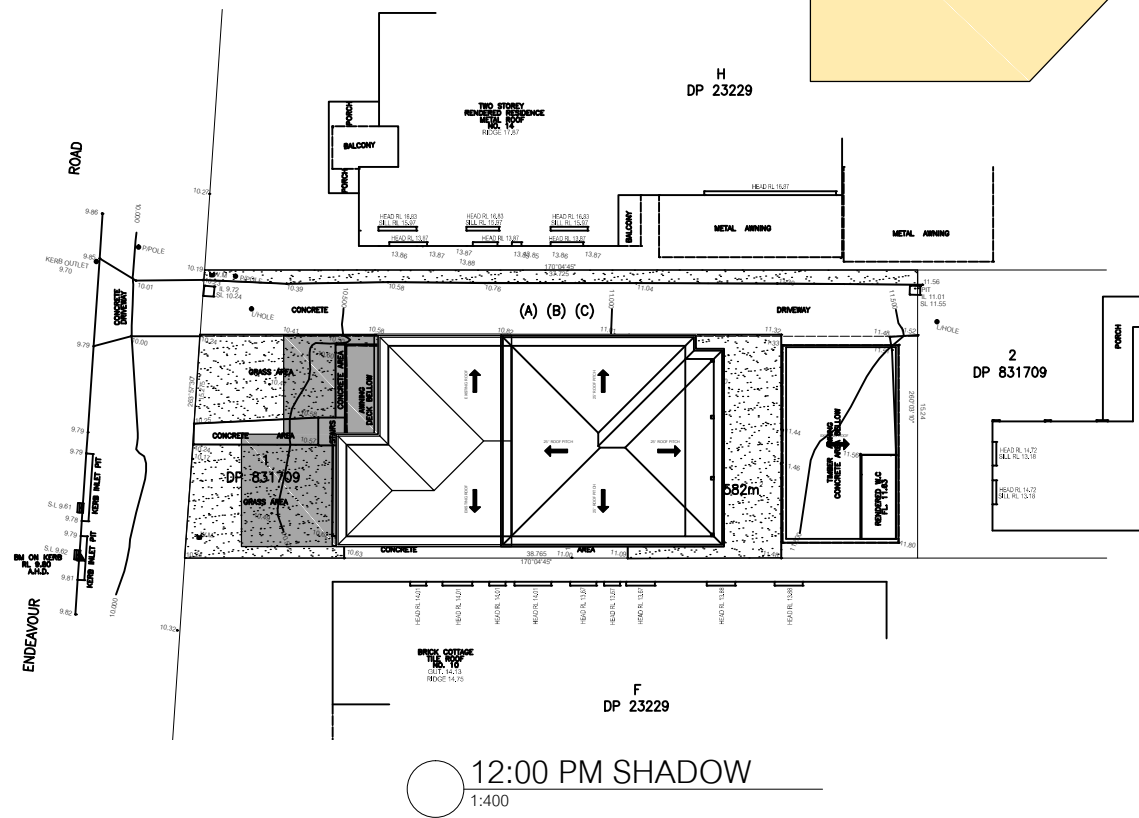
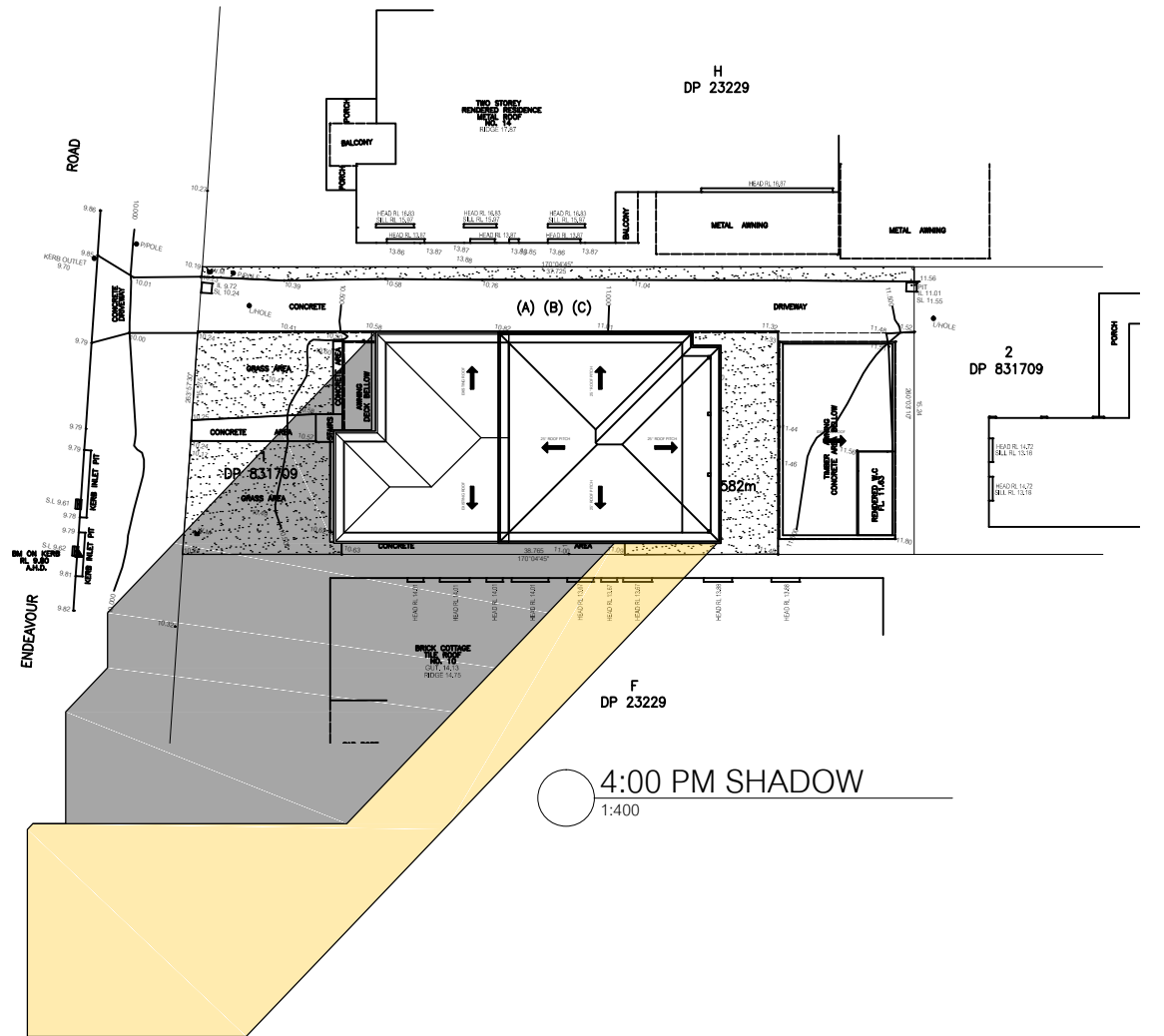
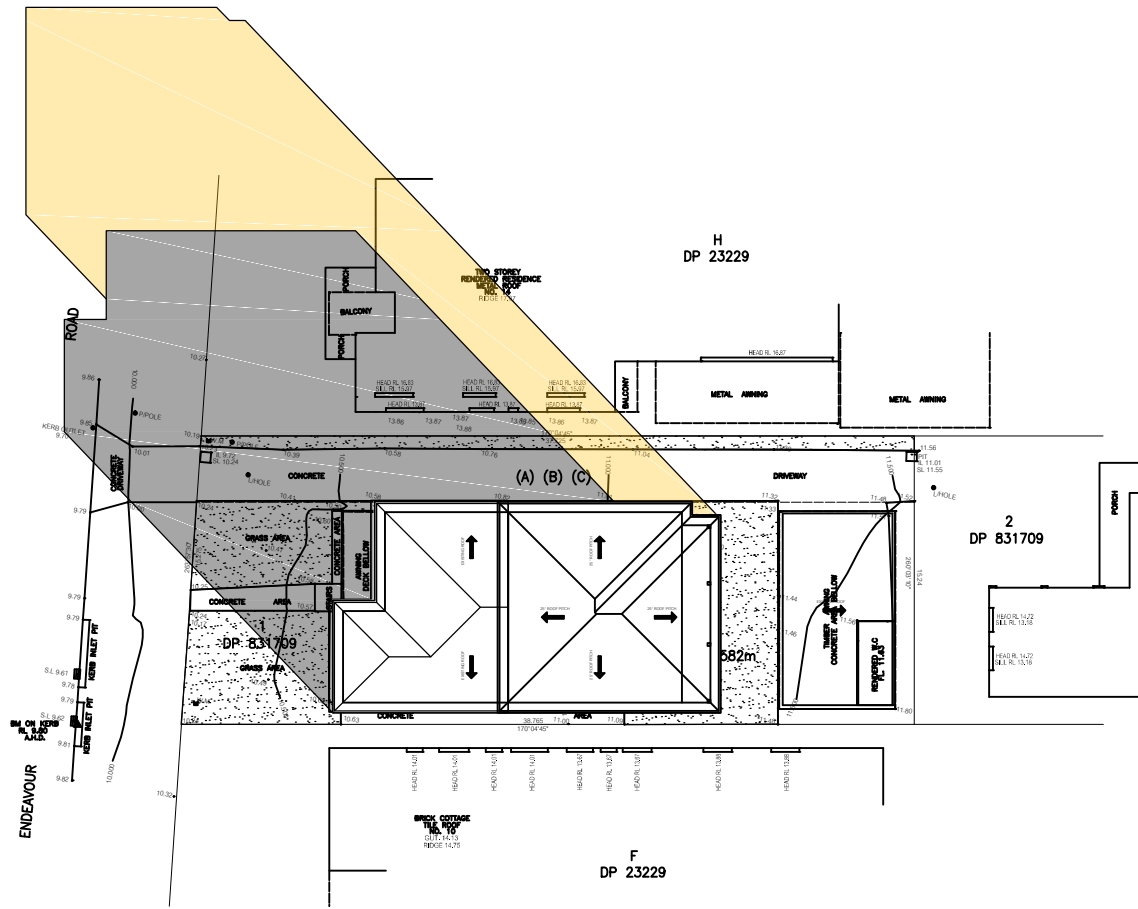
### FIRST FLOOR ADDITION

12 ENDEAVOUR ROAD  
GEORGES HALL

AK GROUP 24824

## SEDIMENT CONTROL

SSUE



**Concetto Design + Associates**  
building designer : jonathan zymaras  
email : info@concettdesign.com.au  
p: 1300 18 32 62 m: 0410 625 937

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engineer : akram masri | 0415 199 317

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## DEVELOPMENT APPLICATION

ALTERATIONS & ADDITIONS  
FIRST FLOOR ADDITION

project address  
12 ENDEAVOUR ROAD  
GEORGES HALL

client

AK GROUP 24824

drawing  
SHADOWS WINTER SOLSTICE  
project no. scale A3 drawing no. issue

1:100 01.3 A

NOTES AND SPECIFICATIONS

GARDEN BED / MULCH

The topsoil to all garden bed areas shall be 4 part site topsoil to 1 part organic compost thoroughly mixed together prior to placing into position. Where site topsoil is not suitable imported topsoil shall be used. Garden bed subgrades are to be cultivated to a depth of 150mm. Topsoil depths to all garden bed areas to be 300mm (min). At the completion of all planting operations apply a 75mm layer mulch over entire garden bed taking care not to smother plants. Reduce depth of mulch around base of plants to form "watering dish". Mulch to be Pine Bark Nuggets as supplied by ANL or similar. Where proposed planting has been located within an onsite surface detention basin mulch layer shall be Nepean River Gravel or other similar material.

TURF

Apply 150 layer of topsoil to all turfed areas laid over deep soil. Prior to laying turf, contractor to ensure all topsoil 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 'Sir Walter Buffalo', Unless specified otherwise, turf shall be laid flush with adjacent finished levels. Water turfed areas immediately after turfing operations. Topdress 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 100 layer mortar.

PROPOSED TREES

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

EXISTING TREES TO BE RETAINED

The existing trees shown on the plan which are to be retained are to be protected for the duration of the construction period. Install a 1.8m high temporary protective fence to the locations as indicated (TPF) on the plans using chain mesh or similar. Attach sign on fence to advise contractors. Do not store or otherwise place bulk or harmful materials under or near a tree which is to be retained. Do not attach stays, guys and the like to a tree which is to be retained. Where it is absolutely necessary to cut tree roots firstly obtain Council approval. Do not carryout any tree work until all council approvals have been obtained in writing. Once approval has been obtained use means such that cutting of the roots does not unduly disturb the remaining root system. Immediately after cutting, apply a bituminous fungicidal sealant to the cut surface to prevent the incursion of rot or disease. All tree work such as root or branch pruning or repair of any damage caused is to be carried out by a qualified and insured arborist to the satisfaction of Council.

Prior to the occupation of the dwellings all exiting trees to be retained are to be inspected by an arborist and all necessary works such as removal of dead or dying limbs, carried out (only with Council Approval) to ensure safety of the future occupants. Apply 75mm layer of mulch around the base of each tree to be retained.

MAINTENACE

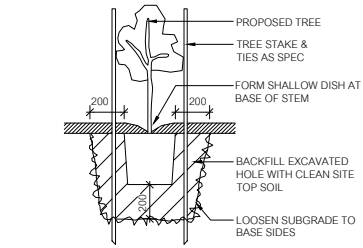
Maintain all landscape areas to ensure plant health and occupant safety for a period of 6 months beginning from date of practical completion to the satisfaction of Council. Maintenance will include but is not limited to the followings activities;

- Mowing
- Edging
- Top dressing
- Fertilizing all plant material
- Pruning
- Watering
- Replacing failed planting
- Treating for pests and diseases
- Topping up of mulch areas
- Weeding garden beds and turf areas.

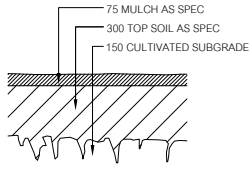
Note: All trees will require regular ongoing observation and maintenance.

DISCREPANCIES

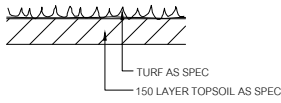
Should there be any discrepancies on the drawings and / or on site, landscape contractor to notify the Superintendent for resolution prior to the commencement of the works. Where the situation is not readily resolved onsite, the Superintendent is to notify the landscape architect immediately for correction.



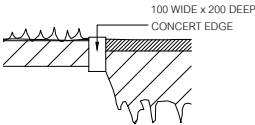
A TREE PLANTING DETAIL NTS



B GARDEN BED NTS



C TURFING DETAIL NTS



D GARDEN EDGE NTS

Concetto Design + Associates

building designer : jonathan zymaras  
email: info@concettodesign.com.au  
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engineering group  
engineer : akram masri | 0415 199 317

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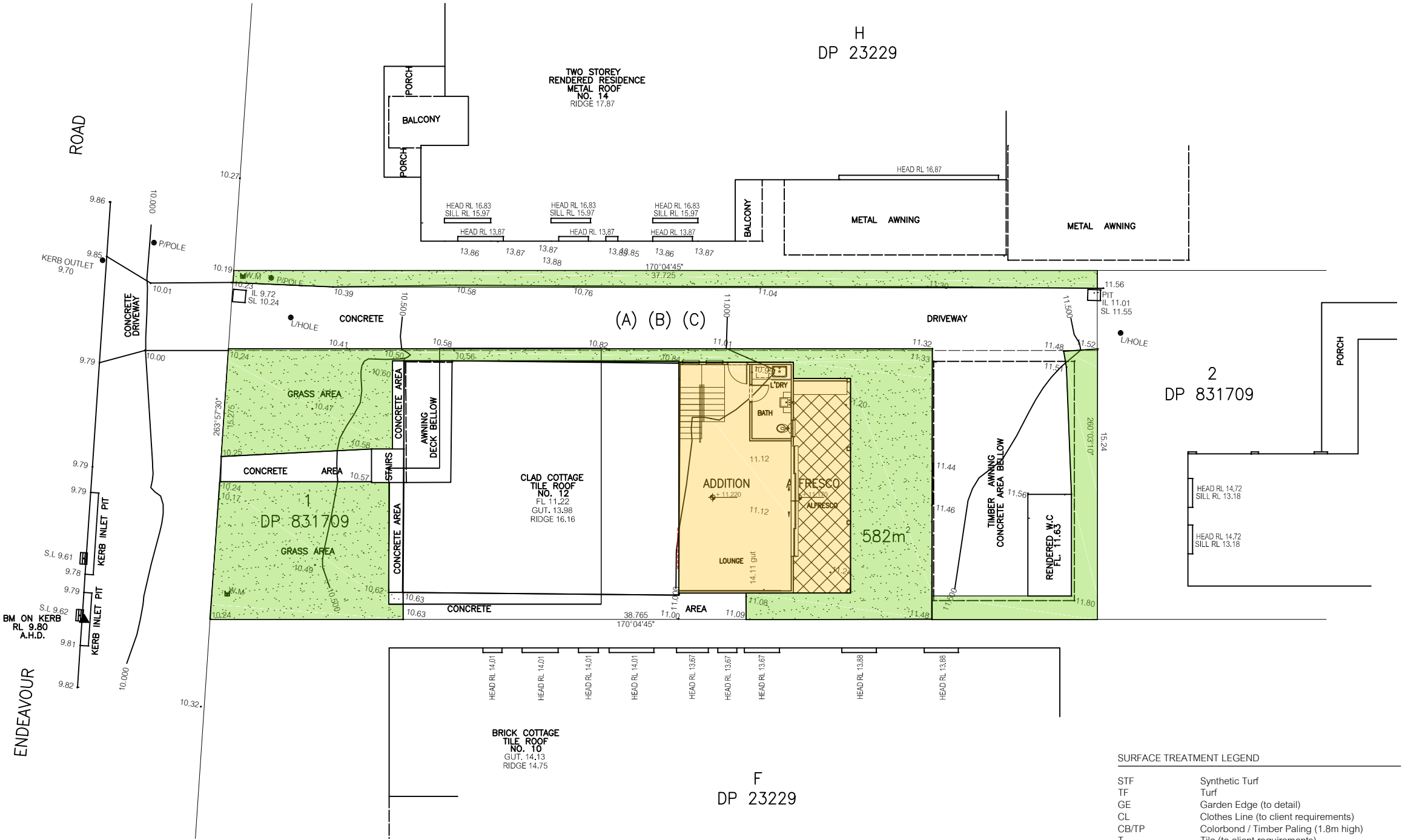


project details

DEVELOPMENT APPLICATION

ALTERATIONS & ADDITIONS  
FIRST FLOOR ADDITION

project address	drawing	client	project no.	scale A3	drawing no.	issue
12 ENDEAVOUR ROAD GEORGES HALL						
AK GROUP	24824		1:200	002	A	

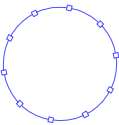


SURFACE TREATMENT LEGEND

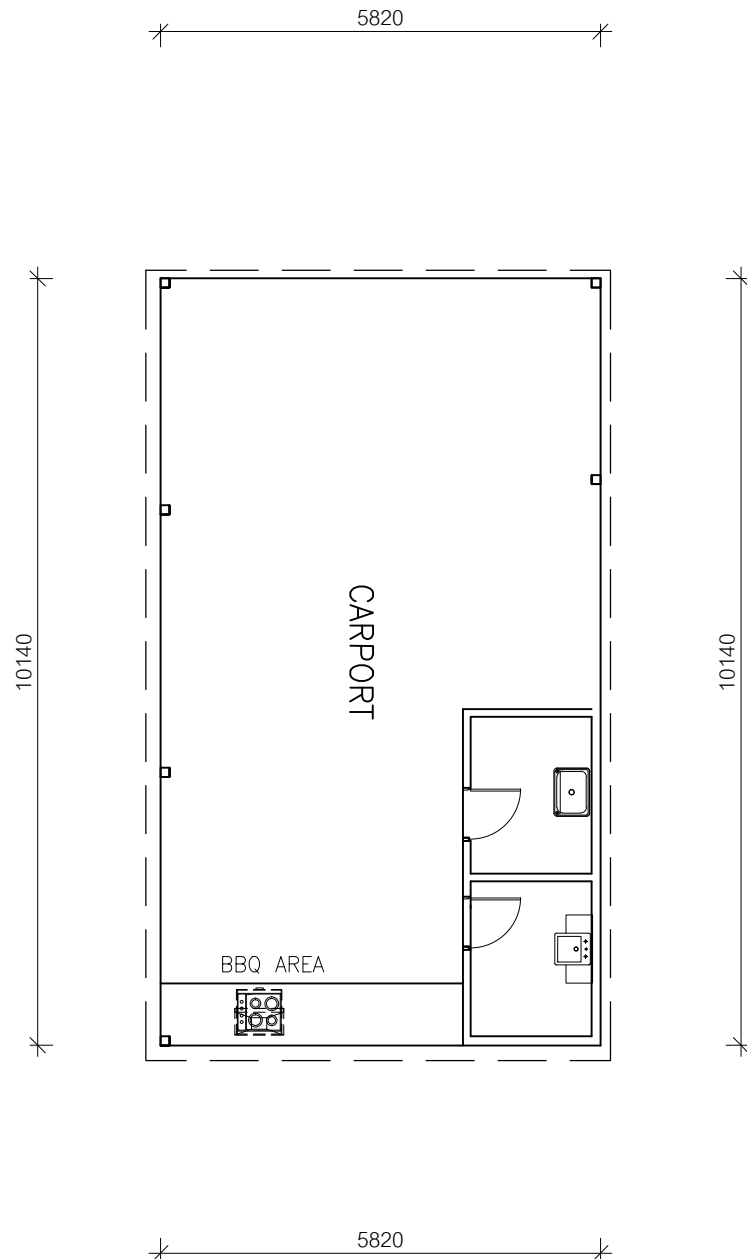
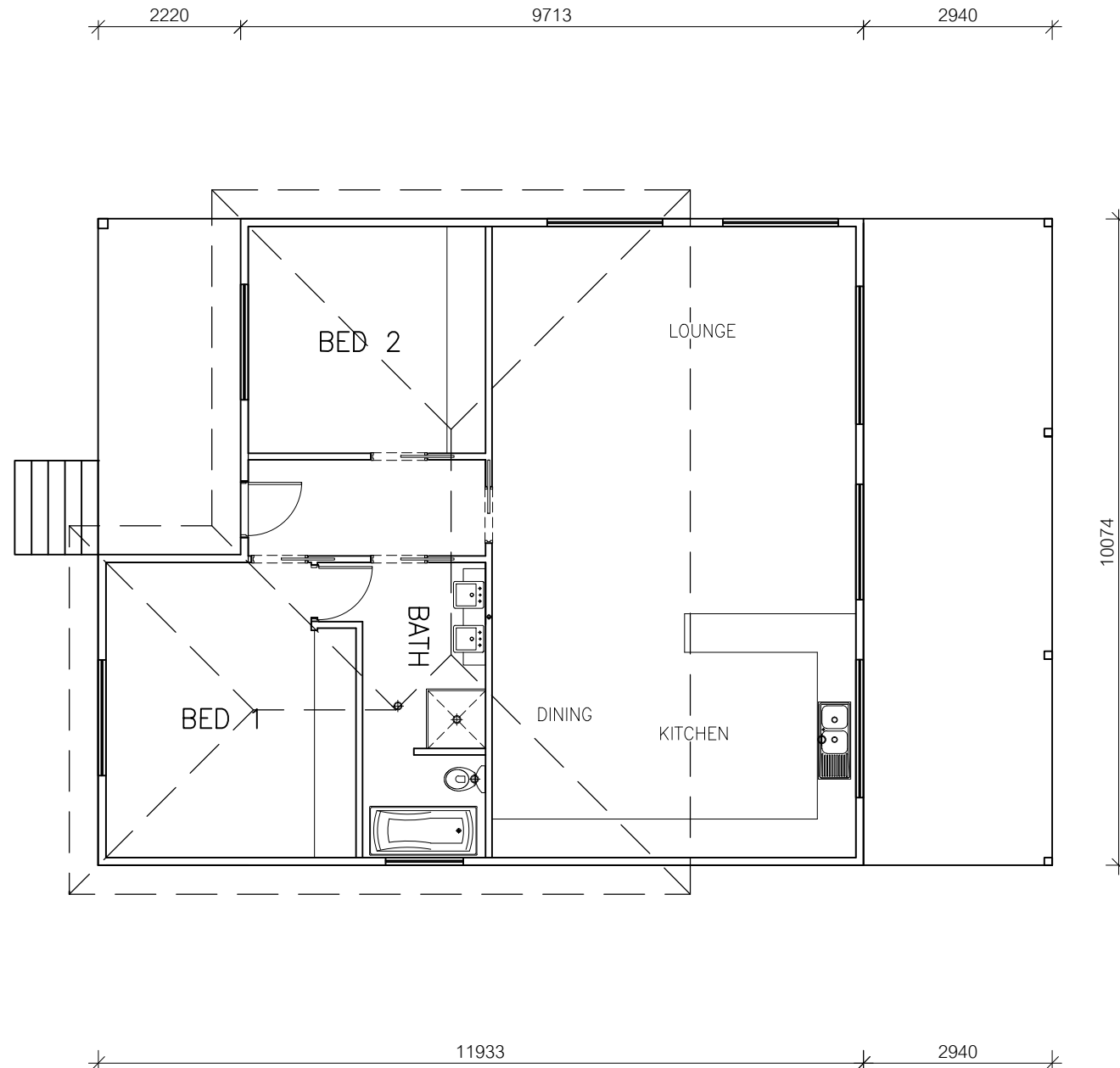
STF	Synthetic Turf
TF	Turf
GE	Garden Edge (to detail)
CL	Clothes Line (to client requirements)
CB/TP	Colorbond / Timber Paling (1.8m high)
T	Tile (to client requirements)
RWT	Rain Water Tank
PV	Pavers
PP	Water Permeable Unit Paver
SC	Stenciled Concrete (Charcoal / gunmetal)
DGR	Decomposed Granite finish
TPF	Temporary Protection Fence (1.8m chainmesh)
TD	Timber Deck
PLTR	Planter (to detail)
CP	Concrete Path



TREE TO BE DEMOLISHED



TREE PROTECTION ZONE



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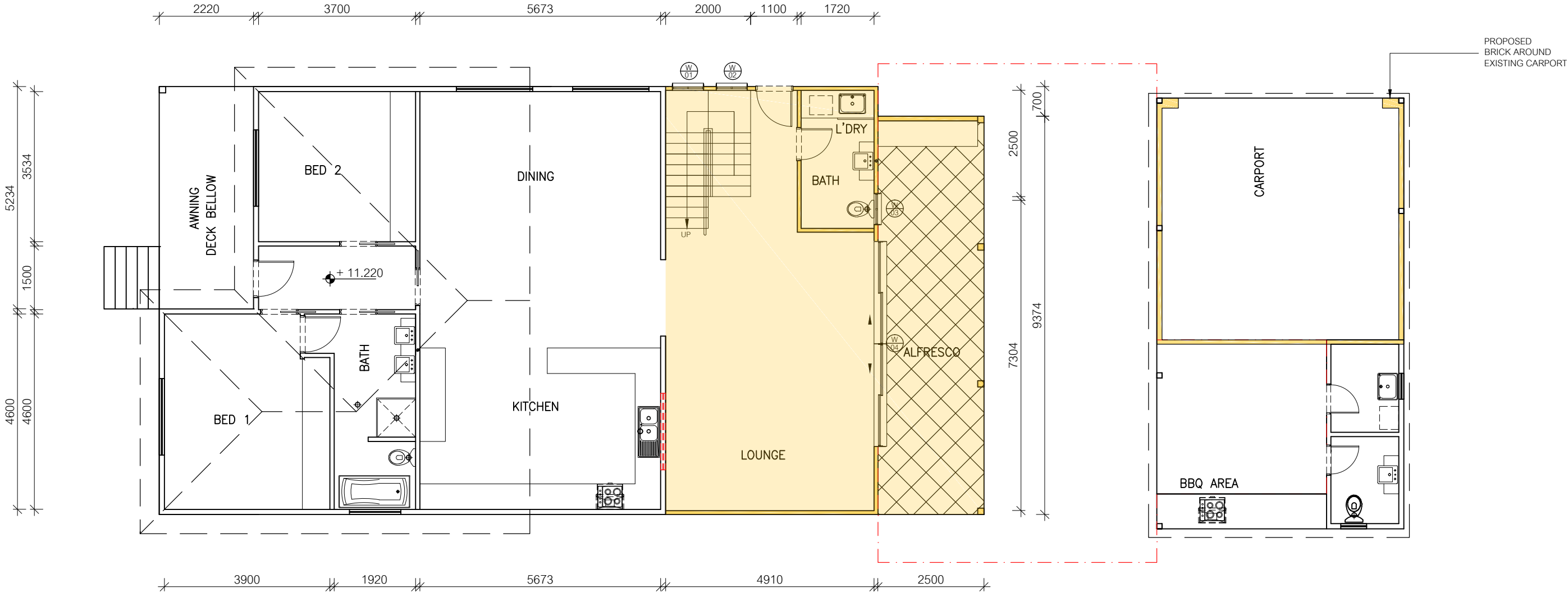
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LEGEND	
HWU	Hot Water Unit
C/T	Cook Top
UMO	Under Mount Oven
WMO	Wall Mount Oven
F/S	Fridge Space (ventilated)
MW	Microwave Oven
W/M	Washing Machine Space
DW	Dishwasher Space
W	Window Code

ACOUSTIC BUILDING COMPONENTS RECOMMENDATIONS
All New Windows, Sliding Doors in All Habitable Areas are to be 10.5 mm VLam Hush with full perimeter Schlegel Q-Lon acoustic seals
All New Windows and Slider in all other non-habitable areas are to be unrestricted in accordance with Australian Standard AS 2047 (Windows in Buildings)
All New External Walls are to be 90mm conventional timber stud-framed walls clad externally with min. 6.0 mm thick selected cladding and lined internally with 13mm soundcheck plasterboard, plus cavity filled with 75mm 11kg/m3 insulation.
Roof is to be Tiled Roof on top of Bradford Thermoseal roof sarking, and 1 x 10 mm superchek plasterboard ceiling, plus 185 mm thick R 3.5 , Gold Batts insulation, in ceiling cavity (3).



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building designer : jonathan zymaras  
email: info@concettdesign.com.au  
p: 1300 18 32 62 m: 0410 625 937

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**DEVELOPMENT APPLICATION**

ALTERATIONS & ADDITIONS  
FIRST FLOOR ADDITION

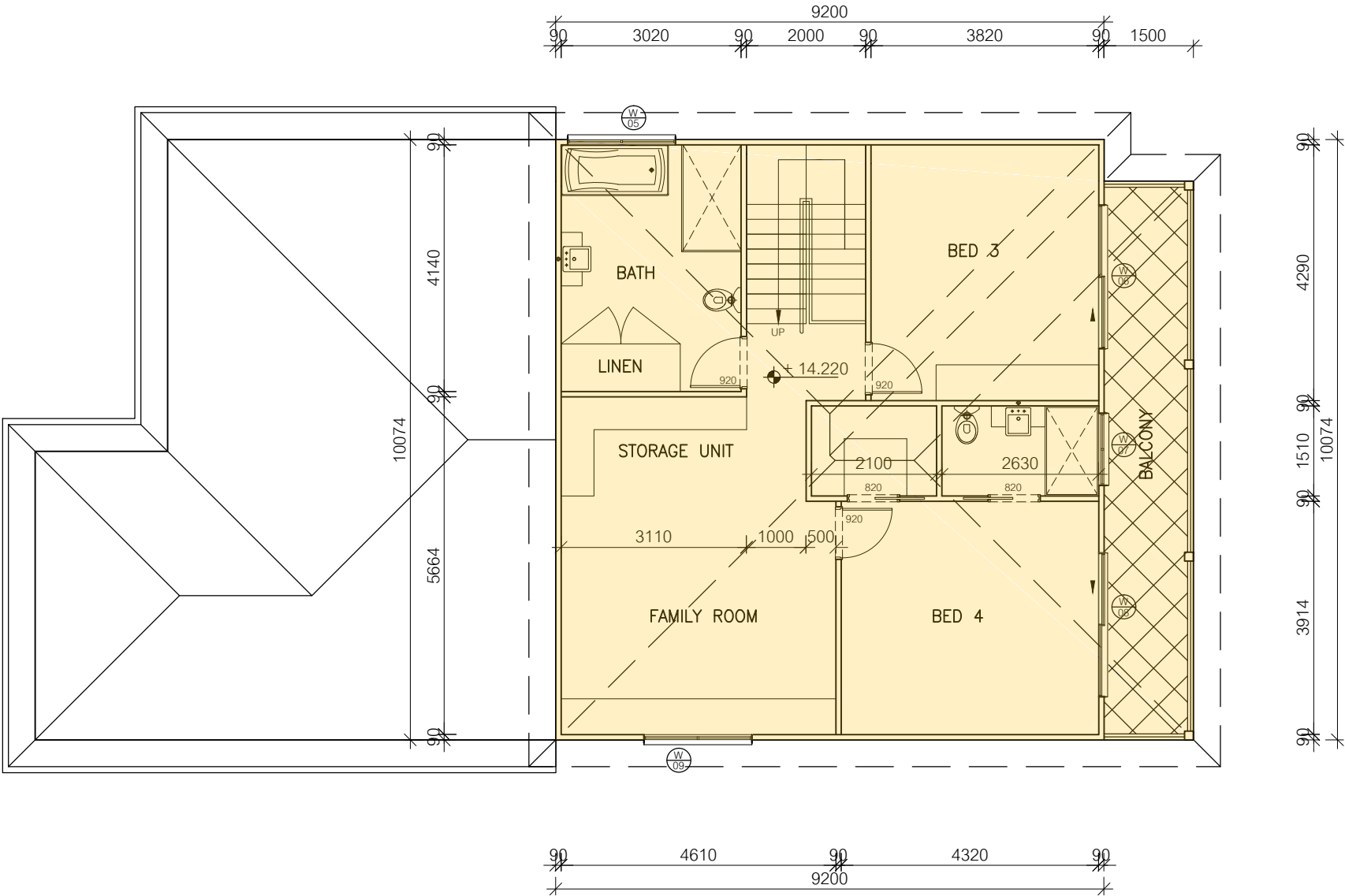
project address		drawing			
12 ENDEAVOUR ROAD GEORGES HALL		PROPOSED FLOOR PLANS			
client	project no.	scale	A3	drawing no.	issue
AK GROUP	24824	1:100		004	A

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F/S	Fridge Space (ventilated)
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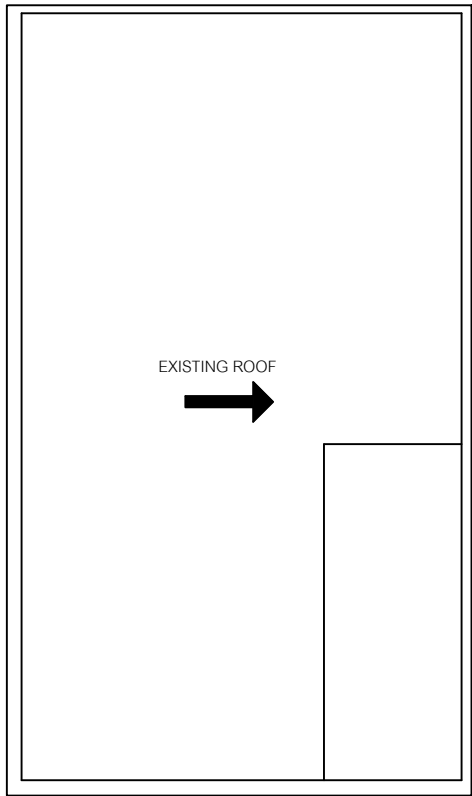
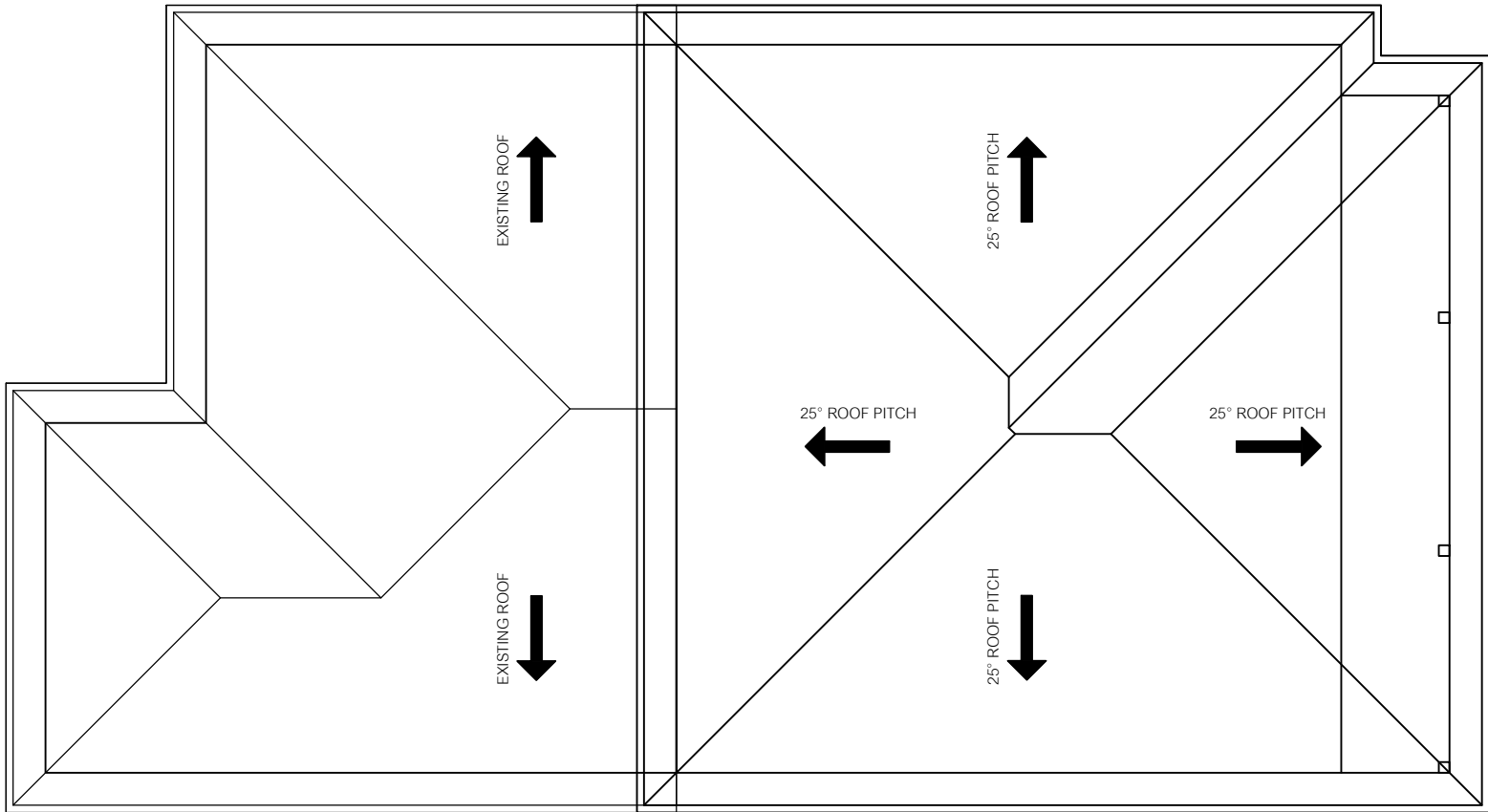


project details

**DEVELOPMENT APPLICATION**

ALTERATIONS & ADDITIONS  
FIRST FLOOR ADDITION

project address	12 ENDEAVOUR ROAD GEORGES HALL				drawing	PROPOSED FIRST FLOOR PLAN			
client	AK GROUP	24824	1:100	005	A	project no.	scale A3	drawing no.	issue



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**DEVELOPMENT APPLICATION**

ALTERATIONS & ADDITIONS  
FIRST FLOOR ADDITION

project address  
**12 ENDEAVOUR ROAD  
GEORGES HALL**

client  
**AK GROUP**

drawing  
**ROOF PLAN**

project no.	scale	drawing no.	issue
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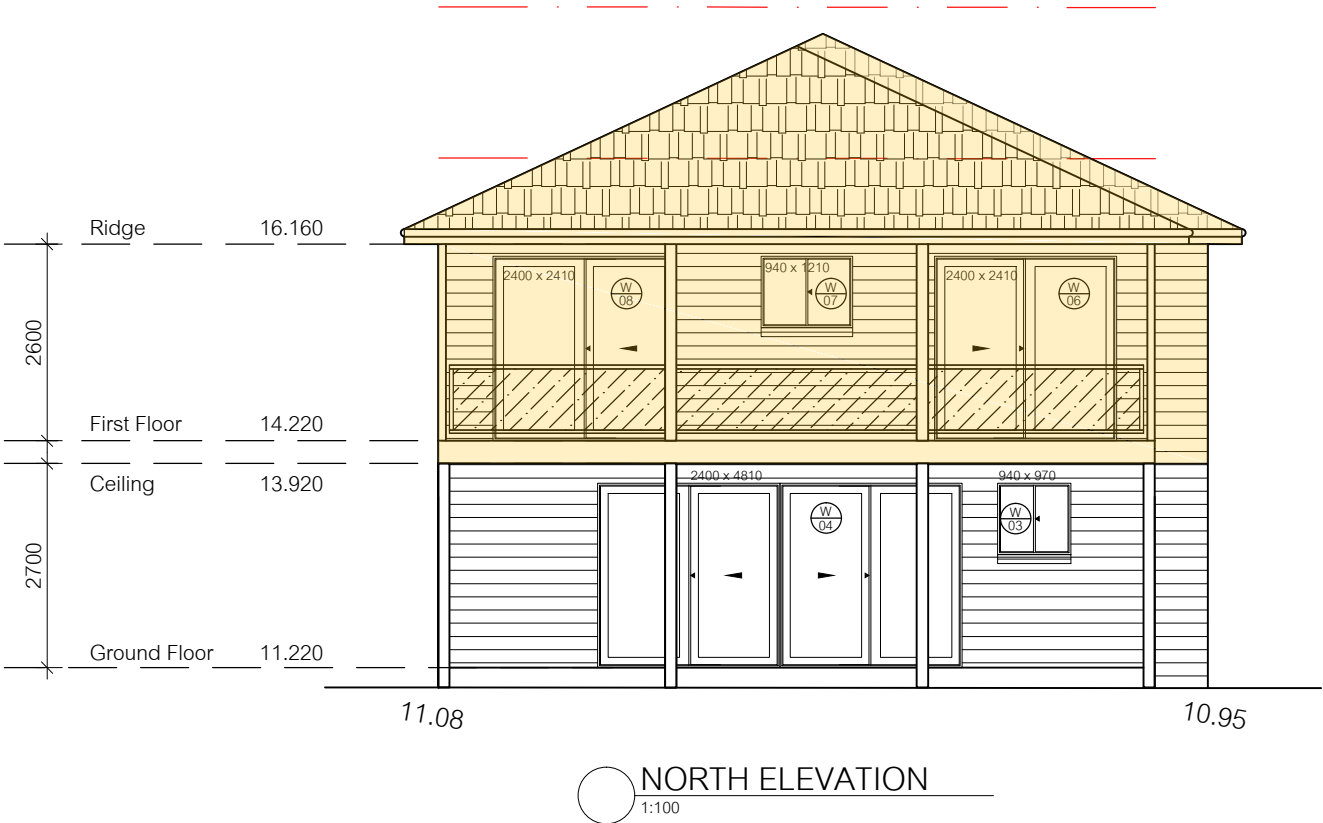
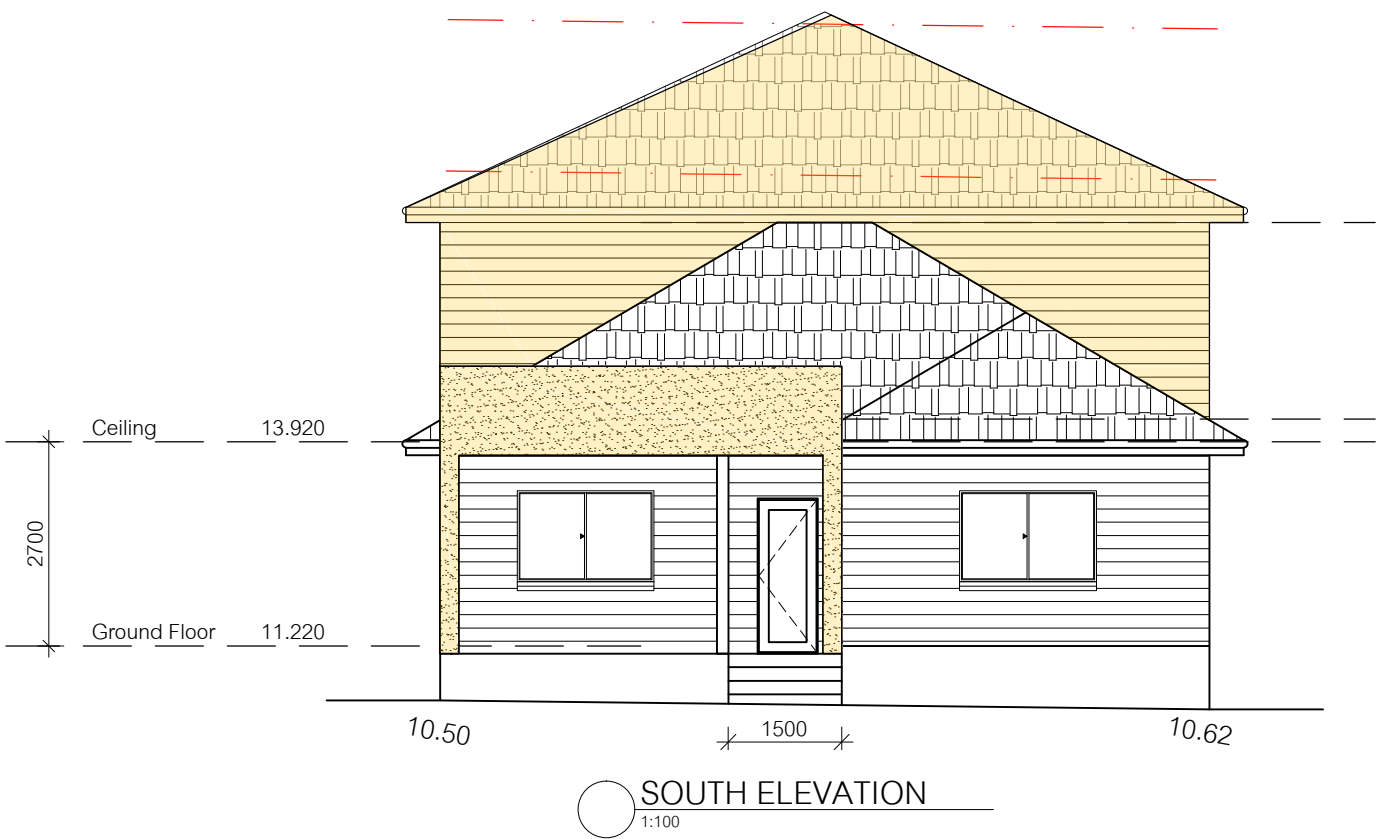


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LEGEND	
HWU	Hot Water Unit
C/T	Cook Top
UMO	Under Mount Oven
WMO	Wall Mount Oven
F/S	Fridge Space (ventilated)
MW	Microwave Oven
W/M	Washing Machine Space
DW	Dishwasher Space
W	Window Code



**Concetto Design** + Associates  
building designer : jonathan zymaras  
email: info@concettdesign.com.au  
p: 1300 18 32 62 m: 0410 625 937

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**a&k**  
engineering group  
engineer : akram masri | 0415 199 317

date:	issue:	comments:	drawn:	checked:
04.07.23	A	Issued to LGA for development application assessment	JZ	
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project details

**DEVELOPMENT APPLICATION**

ALTERATIONS & ADDITIONS  
FIRST FLOOR ADDITION

project address		drawing			
12 ENDEAVOUR ROAD GEORGES HALL		FRONT & REAR ELEVATIONS			
client	project no.	scale	A3	drawing no.	issue
AK GROUP	24824	1:100		007	A

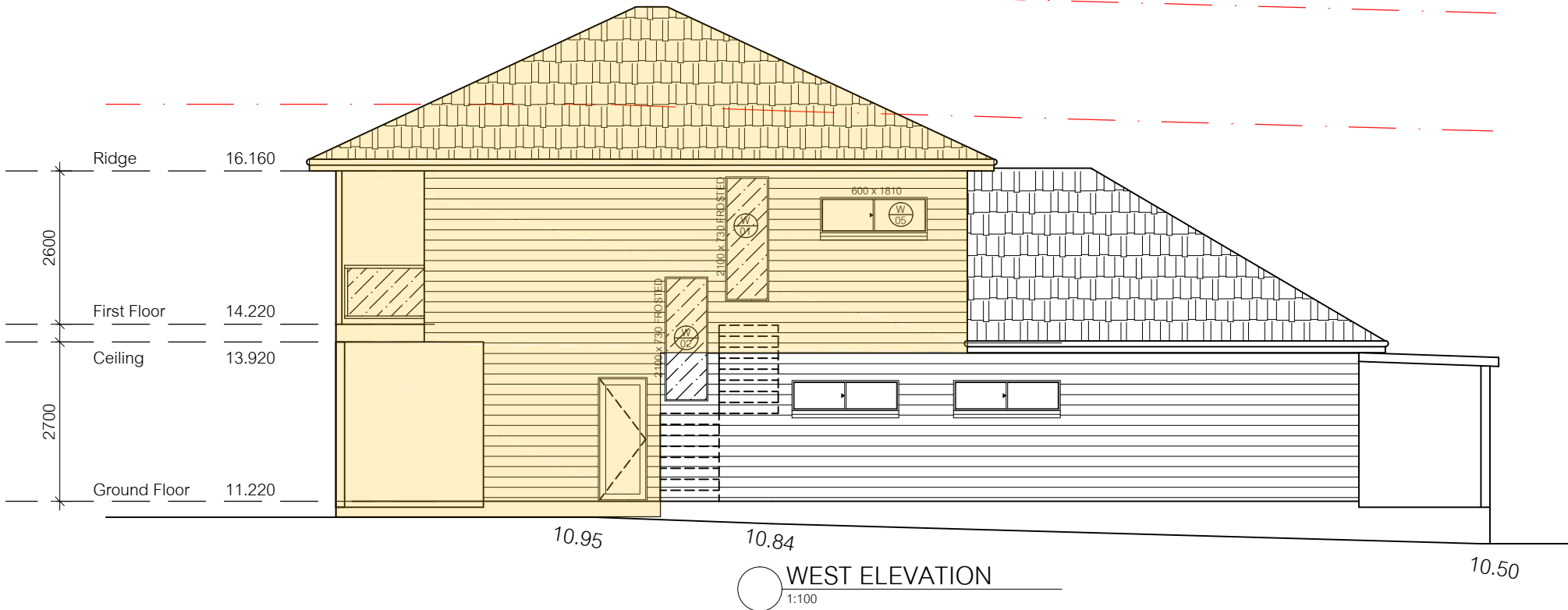
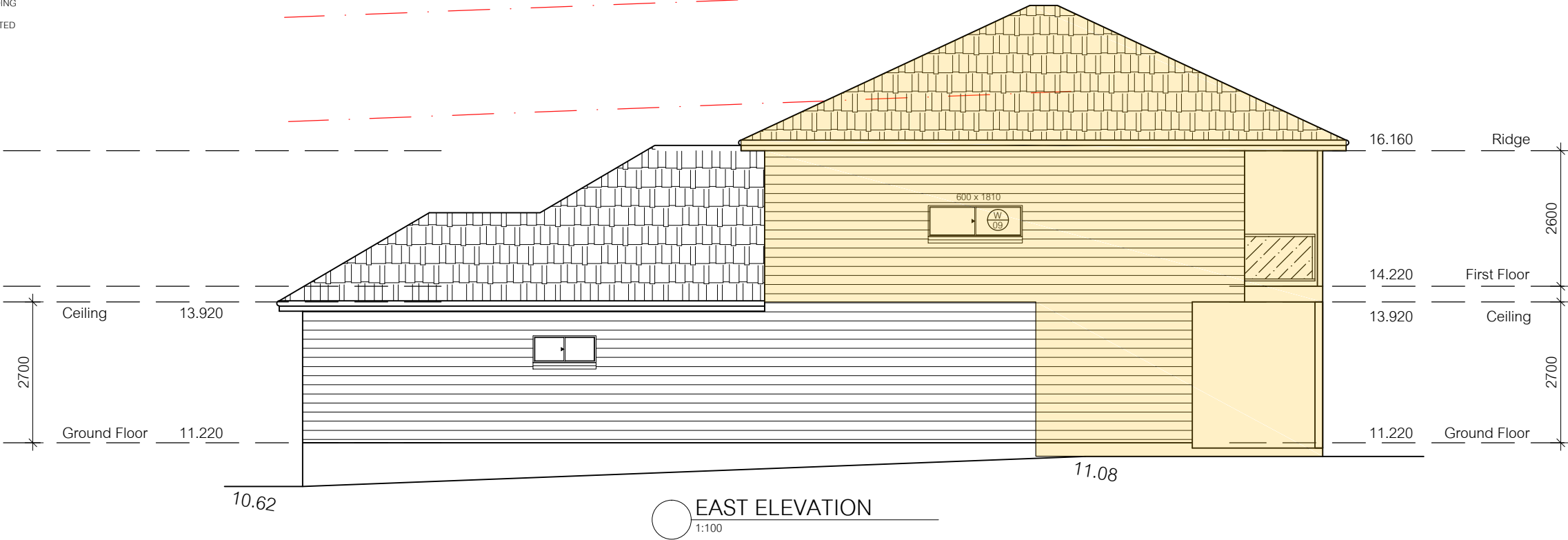
ALL DESIGN, CONSTRUCTION & MATERIALS TO BE IN ACCORDANCE WITH:  
THE NATIONAL CONSTRUCTION CODE (NCC); THE BUILDING CODE OF AUSTRALIA (BCA)  
BUILDING REGULATIONS & LOCAL GOVERNMENT PLANS & POLICIES  
CURRENT ISSUES OF AUSTRALIAN STANDARDS  
CURRENT MANUFACTURER'S SPECIFICATIONS & INSTALLATION DETAILS FOR MATERIALS  
USED

BE AWARE: SUBSTITUTION OF ANY STRUCTURAL MEMBERS & OR VARIATIONS TO ANY PART  
OF THE DESIGN WILL VOID ANY RESPONSIBILITIES OF THE BUILDING DESIGNER FOR THE  
STRUCTURAL INTEGRITY & DESIGN PERFORMANCE OF THE BUILDING

NOTE: ALL DIMENSIONS IN MILLIMETRES UNLESS OTHERWISE NOTED

LEGEND

HWU Hot Water Unit  
CTI Cook Top  
UMO Under Mount Oven  
WMO Wall Mount Oven  
F/S Fridge Space (ventilated)  
MW Microwave Oven  
W/M Washing Machine Space  
DW Dishwasher Space  
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project details

DEVELOPMENT APPLICATION

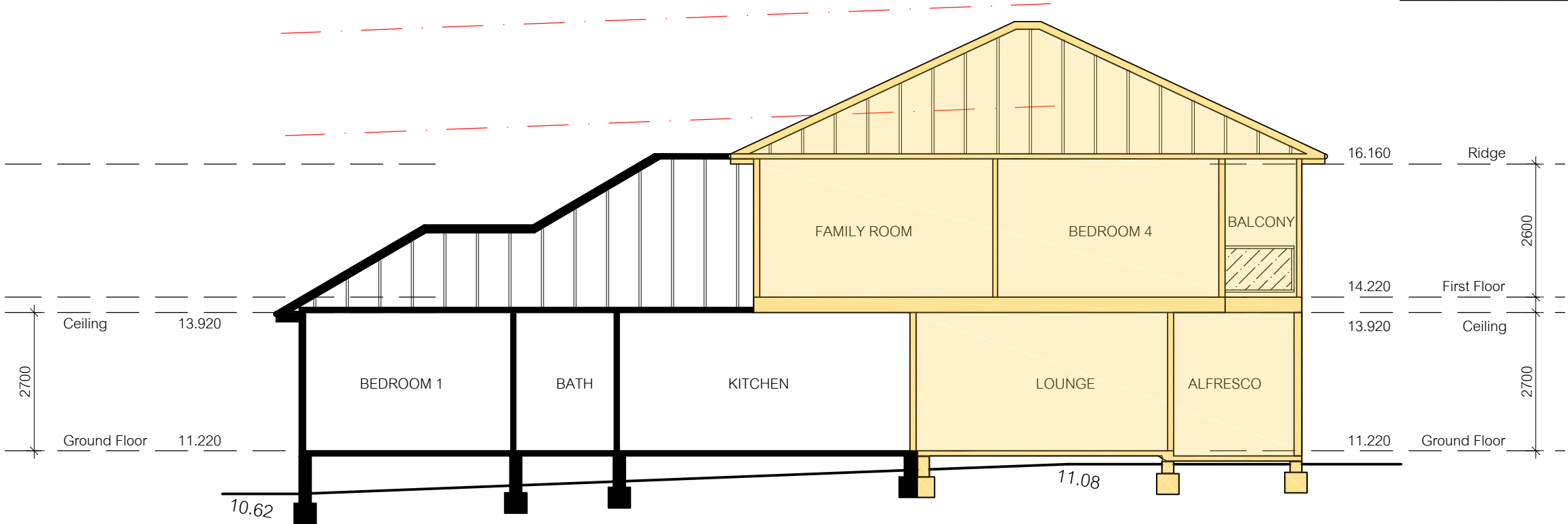
ALTERATIONS & ADDITIONS  
FIRST FLOOR ADDITION

project address  
12 ENDEAVOUR ROAD  
GEORGES HALL  
client

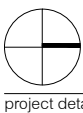
drawing  
SIDE ELEVATIONS  
project no. scale A3 drawing no. issue  
AK GROUP 24824 1:100 008 A

Construction (alterations & additions)		
Insulation requirements		
The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m2, b) insulation specified is not required for parts of altered construction where insulation already exists.		
Construction	Additional insulation required (R-Value)	Other specifications
concrete slab on ground floor.	nil	
suspended floor above garage: framed (R0.7).	nil	
floor above existing dwelling or building.	nil	
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)	
flat ceiling, pitched roof	ceiling: R2.50 (up), roof: foil/sarking	medium (solar absorptance 0.475 - 0.70)

NOTES:						
WINDOW AND DOOR OPENINGS TO BE CHECKED ONSITE PRIOR TO ORDERING DUE TO STRUCTURAL AND BUILDING DEVIATIONS.						
WINDOW SIZES ARE NOMINAL AND FOR SOLE PURPOSE OF DEVELOPMENT ASSESSMENT. CONTRACTOR TO LIAISE WITH WINDOW MANUFACTURER FOR SPECIFIC SIZES TO SUIT OPENINGS.						
• ALL DIMENSIONS TO BE MEASURED ON SITE PRIOR TO MANUFACTURING. • ALL GLAZING & FRAME ARE TO BE IN ACCORDANCE WITH BASIX / NATHERS / ABSA CERTIFICATES. • ALL DOORS/ WINDOWS VIEWED FROM OUTSIDE UNLESS OTHERWISE STATED. • GROUND FLOOR INTERNAL DOORS ARE 2.1M (OR TO MATCH EXISTING) IN HEIGHT UNLESS SPECIFIED. • FIRST FLOOR INTERNAL DOORS ARE 2.1M IN HEIGHT UNLESS SPECIFIED. • PROVIDE SHOP-DRAWINGS FOR BUILDING DESIGNERS APPROVAL BEFORE COMMENCING ANY WORK.						
ADDITIONAL WINDOWS						
WINDOW SCHEDULE (BRICK OPENINGS)						
Window Code	Orientation	Height	Width	Area (m2)	Type	QTY
W01	W	2100	730	1.53	REFER TO BASIX	x1
W02	W	2100	730	1.53	REFER TO BASIX	x1
W03	N	940	970	0.91	REFER TO BASIX	x1
W04	N	2400	4810	11.54	REFER TO BASIX	x1
W05	W	600	1810	1.09	REFER TO BASIX	x1
W06	N	2400	2410	5.78	REFER TO BASIX	x1
W07	N	940	1210	1.14	REFER TO BASIX	x1
W08	N	2400	2410	5.78	REFER TO BASIX	x1
W09	E	600	1810	1.09	REFER TO BASIX	x1



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**DEVELOPMENT APPLICATION**

ALTERATIONS & ADDITIONS  
FIRST FLOOR ADDITION

project address		drawing	
12 ENDEAVOUR ROAD GEORGES HALL		SECTION A:A	
client	project no.	scale A3	issue
AK GROUP	24824	1:100	A