

○ SITE LOCATION MAP
N.T.S

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REVISION				
ISSUE	DATE	REVISION	BY	CHECKED
A	25/01/25	DRAFT DEVELOPMENT APPLICATION	FH	FH
B	13/05/25	DEVELOPMENT APPLICATION	FH	FH

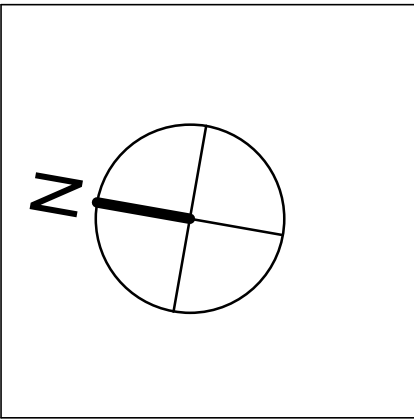
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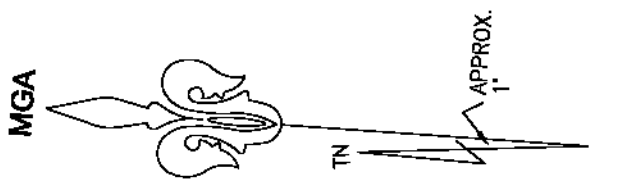
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COVER PAGE

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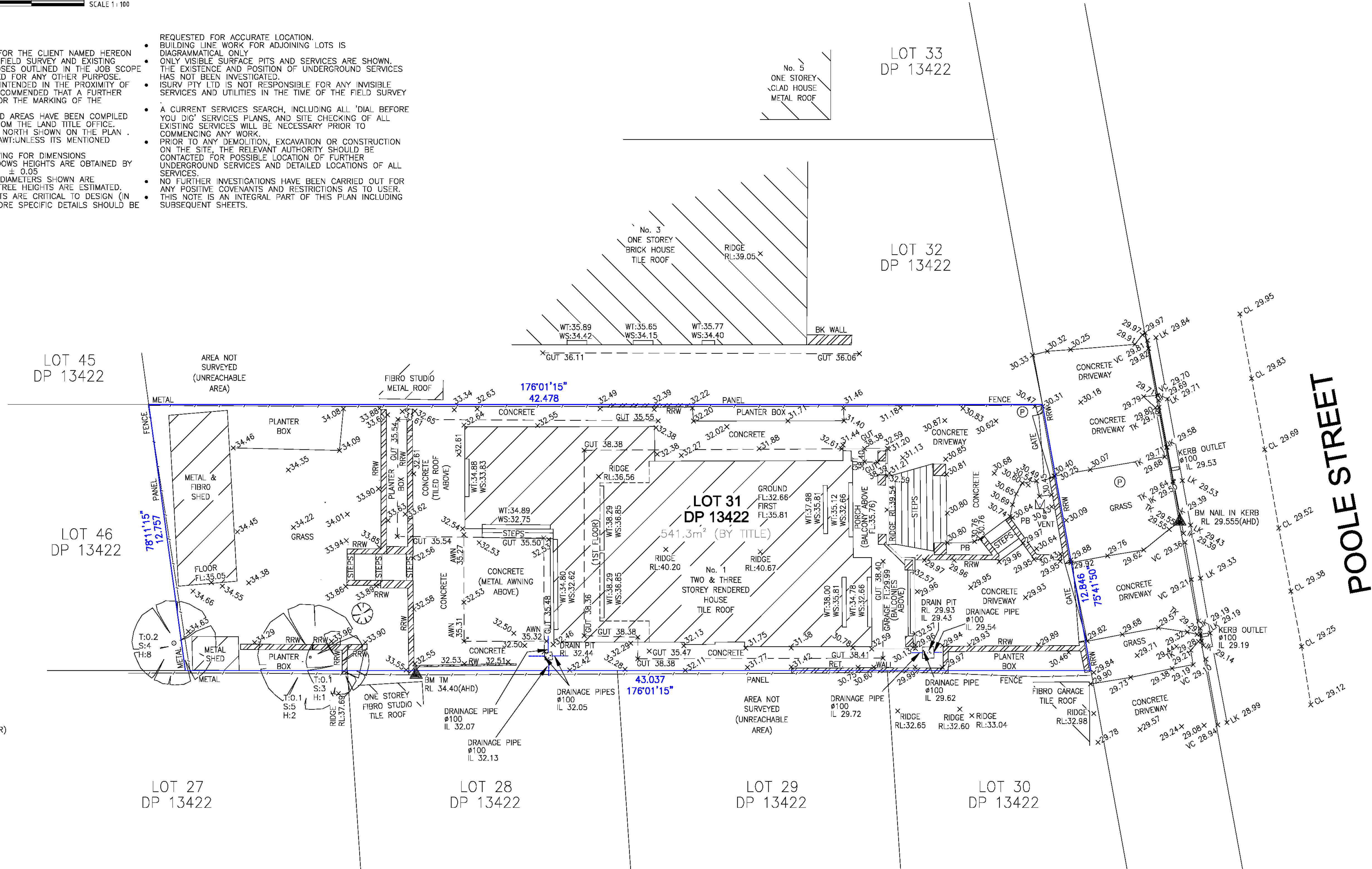


DEVELOPMENT APPLICATION			
ALTERATIONS & ADDITIONS TO EXISTING DWELLING			
CLIENT:		SCALE @ A1:	
MR P. KAZZI		SCALE @ A3:	DATE:
ADDRESS:		DRAWN BY:	13/05/25
1 POOLE ST, KINGSGROVE		CHECKED BY:	SHEET NUMBER:
		F.H	
		PROJECT NUMBER:	A101
		24030	



IMPORTANT NOTES:

- THIS PLAN IS PREPARED FOR THE CLIENT NAMED HEREON FROM A COMBINATION OF FIELD SURVEY AND EXISTING RECORDS FOR THE PURPOSES OUTLINED IN THE JOB SCOPE AND SHOULD NOT BE USED FOR ANY OTHER PURPOSE.
- IF ANY CONSTRUCTION IS INTENDED IN THE PROXIMITY OF THE BOUNDARIES IT IS RECOMMENDED THAT A FURTHER SURVEY BE REQUESTED FOR THE MARKING OF THE RELEVANT BOUNDARIES.
- DIMENSIONS, BEARINGS AND AREAS HAVE BEEN COMPILED FROM PLANS OBTAINED FROM THE LAND TITLE OFFICE.
- BEARINGS RELATE TO THE NORTH SHOWN ON THE PLAN.
- LEVELS ARE RELATED TO AWT:UNLESS ITS MENTIONED OTHERWISE.
- DO NOT SCALE THIS DRAWING FOR DIMENSIONS.
- RIDGE, GUTTERS AND WINDOWS HEIGHTS ARE OBTAINED BY INDIRECT METHODS WITHIN ± 0.05 .
- TREE SPREADS & TRUNK DIAMETERS SHOWN ARE DIAGRAMMATIC ONLY AND TREE HEIGHTS ARE ESTIMATED. IF ANY OF THESE ELEMENTS ARE CRITICAL TO DESIGN (IN PARTICULAR DRIPLINES) MORE SPECIFIC DETAILS SHOULD BE REQUESTED FOR ACCURATE LOCATION.
- BUILDING LINE WORK FOR ADJOINING LOTS IS DIAGRAMMATIC ONLY.
- ONLY VISIBLE SURFACE PITS AND SERVICES ARE SHOWN. THE EXISTING SERVICES AND POSITION OF UNDERGROUND SERVICES HAS NOT BEEN INVESTIGATED.
- ISURV PTY LTD IS NOT RESPONSIBLE FOR ANY INVISIBLE SERVICES AND UTILITIES IN THE TIME OF THE FIELD SURVEY.
- A CURRENT SERVICES SEARCH, INCLUDING ALL 'DIAL BEFORE YOU DIG' SERVICES PLANS, AND SITE CHECKING OF ALL EXISTING SERVICES WILL BE NECESSARY PRIOR TO COMMENCING ANY WORK.
- PRIOR TO ANY DEMOLITION, EXCAVATION OR CONSTRUCTION ON THE SITE, THE RELEVANT AUTHORITY SHOULD BE CONTACTED FOR POSSIBLE LOCATION OF FURTHER UNDERGROUND SERVICES AND DETAILED LOCATIONS OF ALL SERVICES.
- NO FURTHER INVESTIGATIONS HAVE BEEN CARRIED OUT FOR ANY POSITIVE COVENANTS AND RESTRICTIONS AS TO USER.
- THIS NOTE IS AN INTEGRAL PART OF THIS PLAN INCLUDING SUBSEQUENT SHEETS.

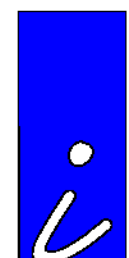


LEGEND

- T:0.3 (TRUNK DIAMETER)
- S:3 (CANOPY SPREAD)
- H:10 (HEIGHT)
- BENCH MARK
- COMMUNICATION PIT
- WATER METER
- POWER POLE
- GUT : TOP OF GUTTER
- WS : WINDOW SILL
- WT : WINDOW TOP
- VC : VEHICLE CROSSING
- TK : TOP OF CONCRETE KERB
- IK : INVERT OF KERB
- LK : LIP OF KERB
- RRW : RENDERED RETAINING WALL
- CL : ROAD CENTRELINE
- PB : PLANTER BOX
- RW : RETAINING WALL

D214917 COVENANT

REVISION	DATE	AMENDMENTS
A	09/02/25	INITIAL USE



ISURV PTY LTD
Land & Engineering Surveyors


0490 050 923
info@isurv.com.au

DRAWING TITLE
LEVELS & DETAIL OVER LOT 31 IN DP 13422
PROJECT ADDRESS
1 POOLE STREET, KINGSGROVE

CLIENT
XXX
SCALE
1 : 100 @ A1
LOCAL GOVERNMENT AREA
CANTERBURY-BANKSTOWN

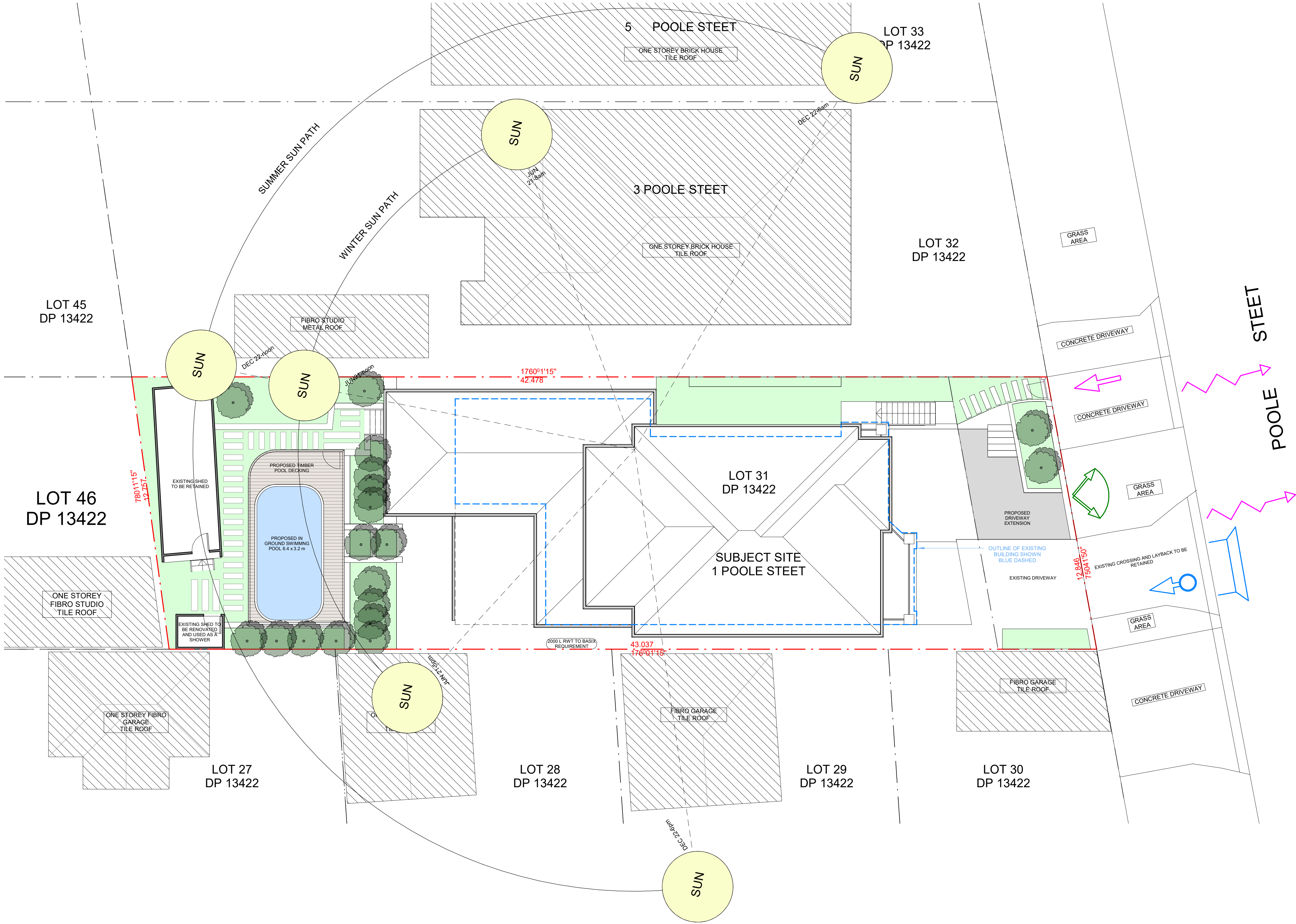
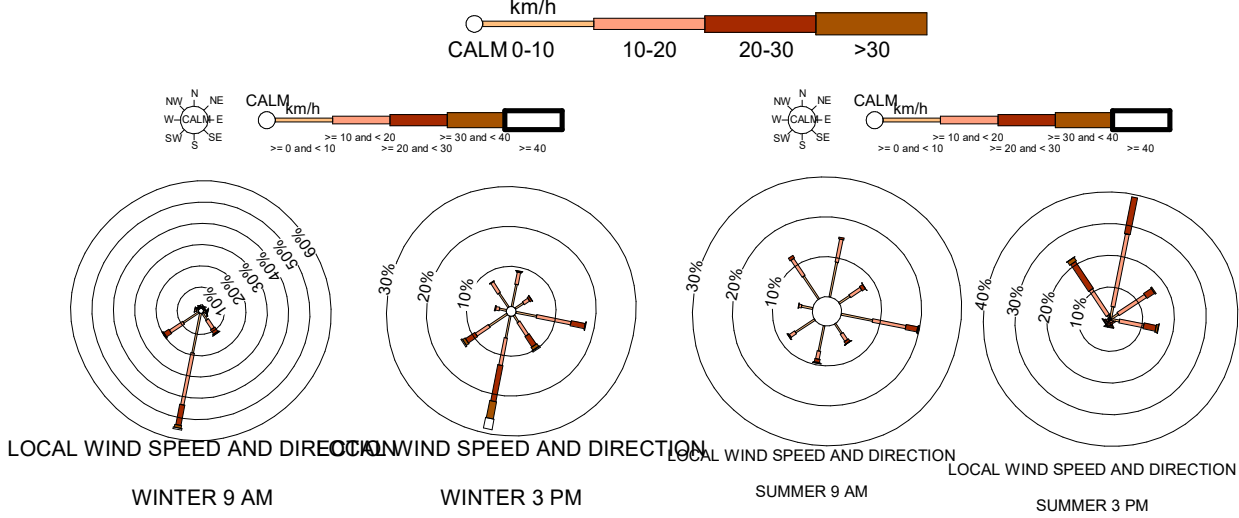
JOB NUMBER
337-DET-01
DWG NUMBER
337-DET.dwg
DATE
05/02/25

SURVEYED BY
N.L.
DRAFTED BY
L.M.
SHEET
1 OF 1
LEVELS
SSM 112901 (AHD)

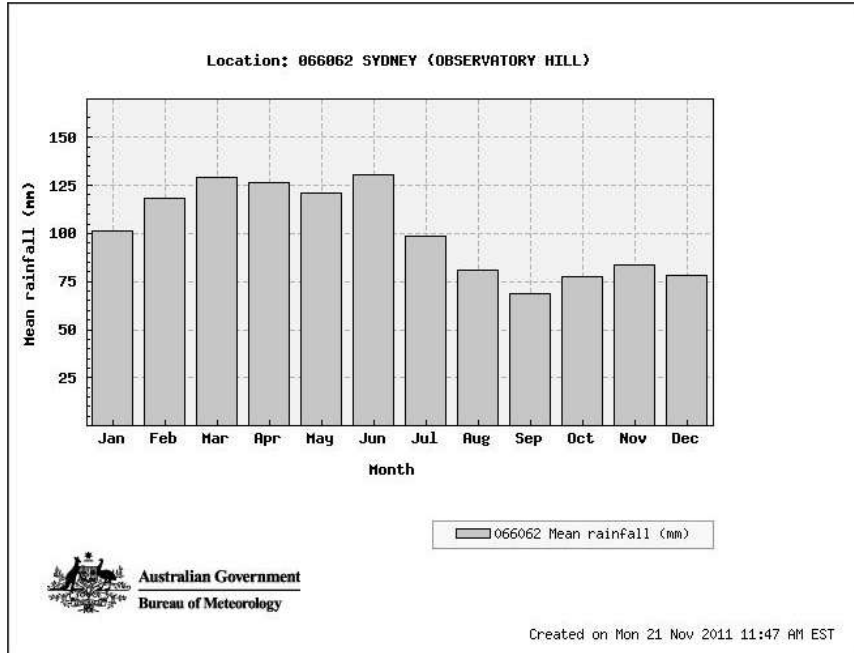
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ISMAT HABBOUCHI REGISTERED SURVEYOR SU008927



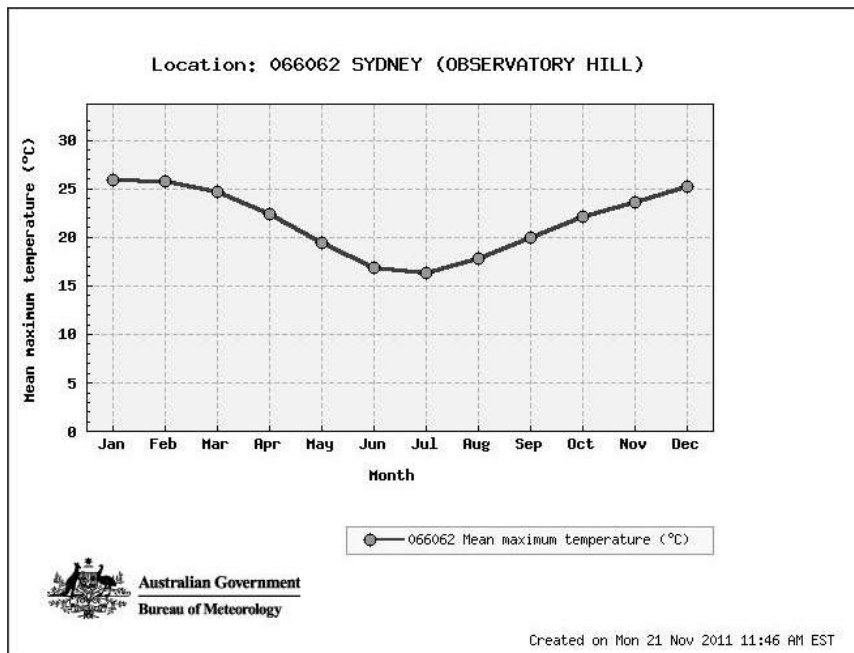
ANNUAL WIND SPEED AND DIRECTION ROSES
(for sydney 9am and 3pm)



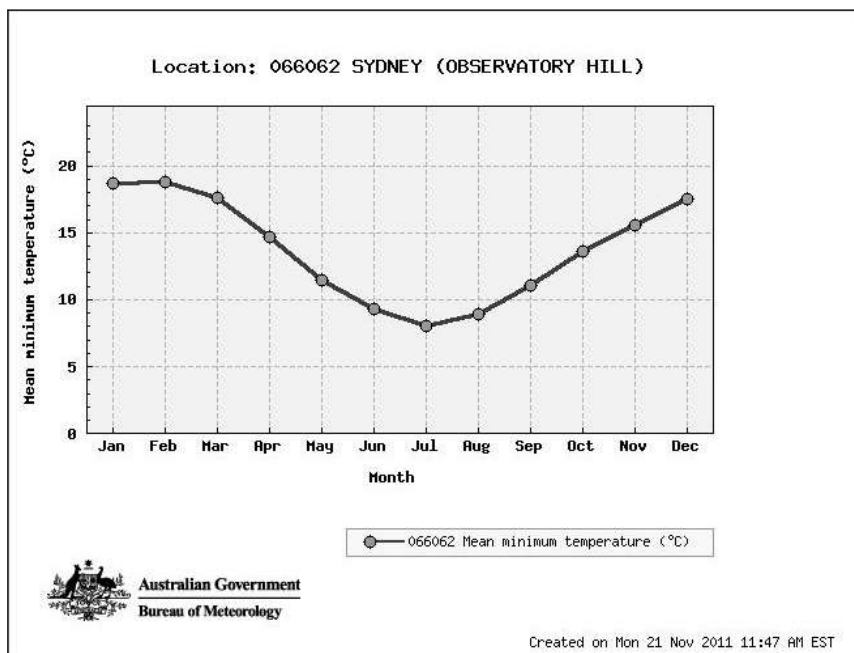
LEGEND	
TYPE	TYPE
	EXISTING BUILDINGS TO BE DEMOLISHED
	PROPOSED BUILDING FOOTPRINT
	EXISTING BUILDING FOOTPRINT ON SITE
	NEIGHBOURING BUILDINGS
	EXISTING TREES TO BE RETAINED
	EXISTING TREES TO BE REMOVED
	SITE BOUNDARIES
	NEIGHBOURING WINDOW
	KEY VIEWS
	NOISE SOURCE FEATURE
	PROPOSED PRIVATE OPEN SPACE
	PROPOSED VEHICULAR ACCESS POINT DRIVEWAY ENTRY / EXIT
	PROPOSED PEDESTRIAN ACCESS POINT
	PROPOSED DRIVEWAY CROSSING



AVERAGE RAINFALL
LOCATION: SYDNEY, NSW



AVERAGE MAX TEMPERATURE
LOCATION: SYDNEY, NSW



AVERAGE MIN TEMPERATURE
LOCATION: SYDNEY, NSW



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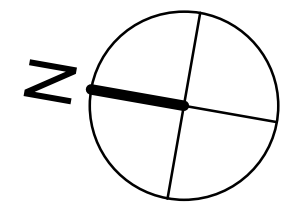
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SITE ANALYSIS

PRELIMINERAY NOT FOR CONSTRUCTION



DEVELOPMENT APPLICATION

ALTERATIONS & ADDITIONS TO EXISTING DWELLING

CLIENT:
MR P. KAZZI

ADDRESS:
1 POOLE ST, KINGSGROVE

SCALE @ A1: As indicated

SCALE @ A3:

DRAWN BY: **F.H** DATE: **13/05/25**

CHECKED BY: **F.H** SHEET NUMBER:

PROJECT NUMBER: **24030** **A103**

Alterations and Additions

Certificate number: A1788518

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Definitions" dated 10/09/2020 published by the Department. This document is available at www.basix.nsw.gov.au

Secretary
Date of issue: Monday, 24 March 2025
To be valid, this certificate must be lodged within 3 months of the date of issue.



Project address	
Project name	1 Poole St, Kingsgrove
Street address	1 POOLE Street KINGSGROVE 2208
Local Government Area	Canterbury-Bankstown Council
Plan type and number	Deposited Plan DP13422
Lot number	31
Section number	-
Project type	
Dwelling type	Dwelling house (detached)
Type of alteration and addition	The estimated development cost for my renovation work is \$50,000 or more, and includes a pool (and/or spa).
N/A	N/A
Certificate Prepared by (please complete before submitting to Council or PCA)	
Name / Company Name: CK DESIGN PTY. LTD.	
ABN (if applicable): 60604801989	

Pool and Spa	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Rainwater tank			
The applicant must install a rainwater tank of at least 1815.63 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.	✓	✓	✓
The applicant must configure the rainwater tank to collect rainwater runoff from at least 205 square metres of roof area.		✓	✓
The applicant must connect the rainwater tank to a tap located within 10 metres of the edge of the pool.		✓	✓
Outdoor swimming pool			
The swimming pool must be outdoors.	✓	✓	✓
The swimming pool must not have a capacity greater than 39.9 kilolitres.	✓	✓	✓
The applicant must install a pool pump timer for the swimming pool.		✓	✓
The applicant must not incorporate any heating system for the swimming pool that is part of this development.		✓	✓

Fixtures and systems	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Lighting			
The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.		✓	✓

Construction	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
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	
suspended floor above garage: concrete (R0.6).	nil	N/A	
external wall: cavity brick	nil		
flat ceiling, pitched roof	ceiling: R2.50 (up), roof: foil/sarking	dark (solar absorptance > 0.70)	

Glazing requirements							Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Windows and glazed doors									
The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. Relevant overshadowing specifications must be satisfied for each window and glazed door.							✓	✓	✓
The following requirements must also be satisfied in relation to each window and glazed door:								✓	✓
Each window or glazed door with standard aluminium or timber frames and single clear or toned glass may either match the description, or, have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions.								✓	✓
For projections described in millimetres, the leading edge of each eave, pergola, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill.							✓	✓	✓
Pergolas with polycarbonate roof or similar translucent material must have a shading coefficient of less than 0.35.								✓	✓
Pergolas with fixed battens must have battens parallel to the window or glazed door above which they are situated, unless the pergola also shades a perpendicular window. The spacing between battens must not be more than 50 mm.								✓	✓
Windows and glazed doors glazing requirements									
Window/door number	Orientation	Area of glass including frame (m2)	Overshadowing height (m)	Overshadowing distance (m)	Shading device	Frame and glass type			
W1	S	2.85	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W2	S	2.8	0	0	eave/ verandah/ pergola/balcony >=450 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			

Legend
In these commitments, "applicant" means the person carrying out the development.
Commitments identified with a ✓ in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development).
Commitments identified with a ✓ in the "Show on CC/CDC plans & specs" column must be shown in the plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development.
Commitments identified with a ✓ in the "Certifier check" column must be certified by a certifying authority as having been fulfilled, before a final occupation certificate for the development may be issued.



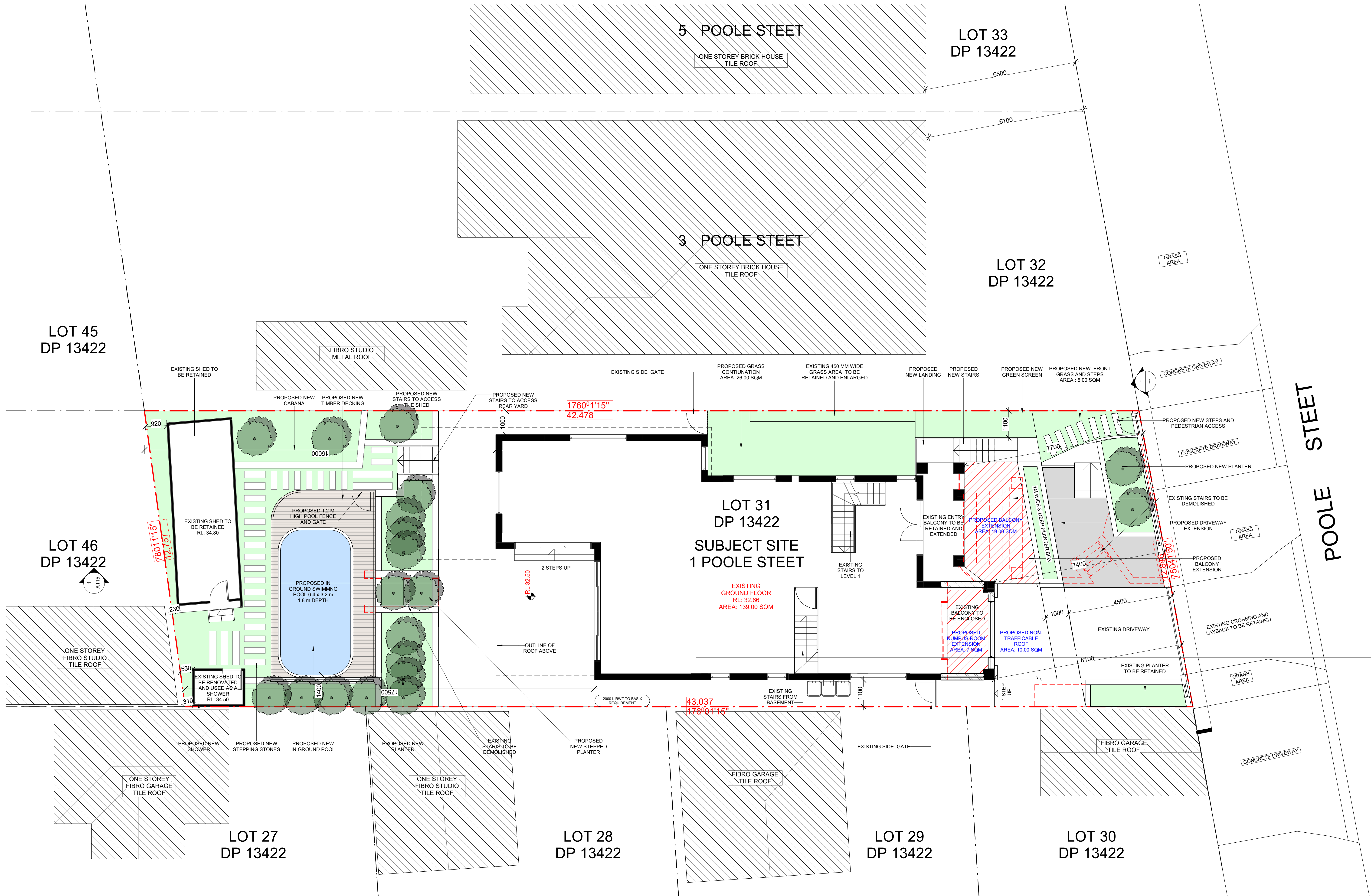
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B	13/05/25	DEVELOPMENT APPLICATION	FH	FH

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BASIX

PRELIMINERAY NOT FOR CONSTRUCTION

DEVELOPMENT APPLICATION			
ALTERATIONS & ADDITIONS TO EXISTING DWELLING			
CLIENT:	MR P. KAZZI		SCALE @ A1: SCALE @ A3: DRAWN BY: F.H DATE: 13/05/25
ADDRESS:	1 POOLE ST, KINGSGROVE		CHECKED BY: F.H SHEET NUMBER:
		PROJECT NUMBER: 24030	A104



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B	13/05/25	DEVELOPMENT APPLICATION	FH	FH

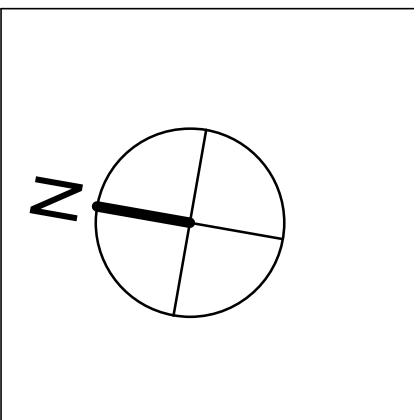
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SITE PLAN

PRELIMINERAY NOT FOR CONSTRUCTION

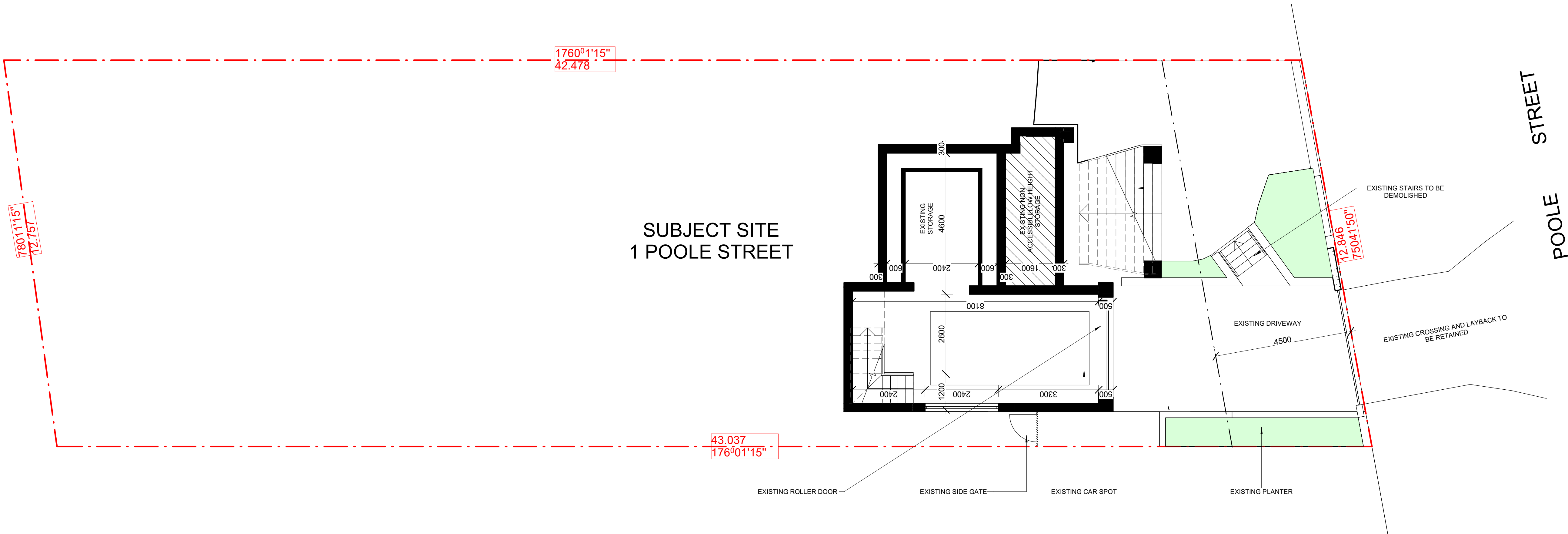


DEVELOPMENT APPLICATION	
ALTERATIONS & ADDITIONS TO EXISTING DWELLING	
CLIENT:	MR P. KAZZI
ADDRESS:	1 POOLE ST, KINGSGROVE

SCALE @ A1:	1 : 75
SCALE @ A3:	
DRAWN BY:	F.H
CHECKED BY:	F.H
PROJECT NUMBER:	24030
DATE:	13/05/25
SHEET NUMBER:	A105

LEGEND

EXISTING WALL

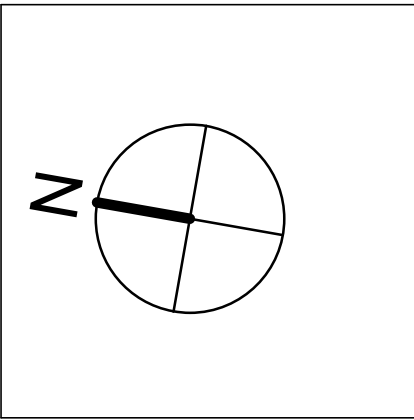


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EXISTING BASEMENT
FLOOR PLAN

PRELIMINERAY NOT
FOR CONSTRUCTION

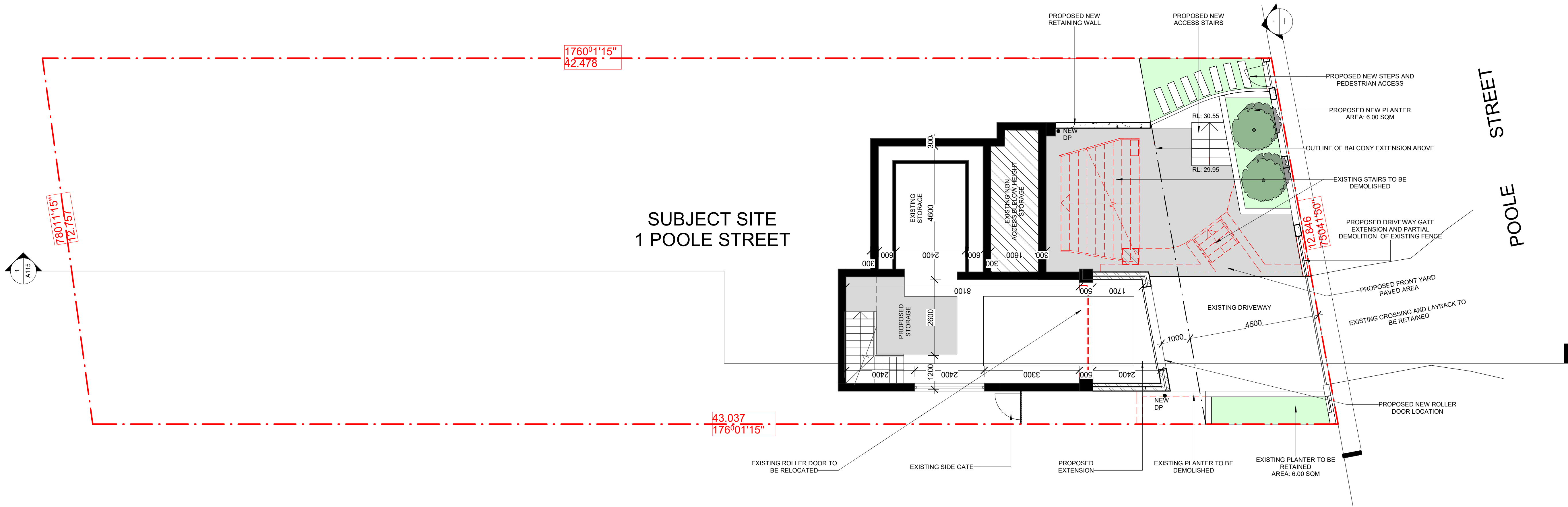


DEVELOPMENT APPLICATION	
ALTERATIONS & ADDITIONS TO EXISTING DWELLING	
CLIENT:	MR P. KAZZI
ADDRESS:	1 POOLE ST, KINGSGROVE

SCALE @ A1:	As indicated	
SCALE @ A3:	1 : 100	
DRAWN BY:	F.H	DATE: 13/05/25
CHECKED BY:	F.H	SHEET NUMBER:
PROJECT NUMBER:	24030	A106

LEGEND

- EXISTING WALL
- PROPOSED WALL
- DEMOLISHED WALL
- PROPOSED SLAB ADDITION



REVISION				
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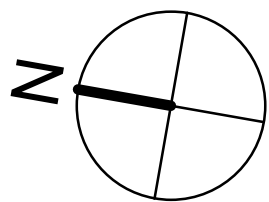
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PROPOSED BASEMENT
FLOOR PLAN

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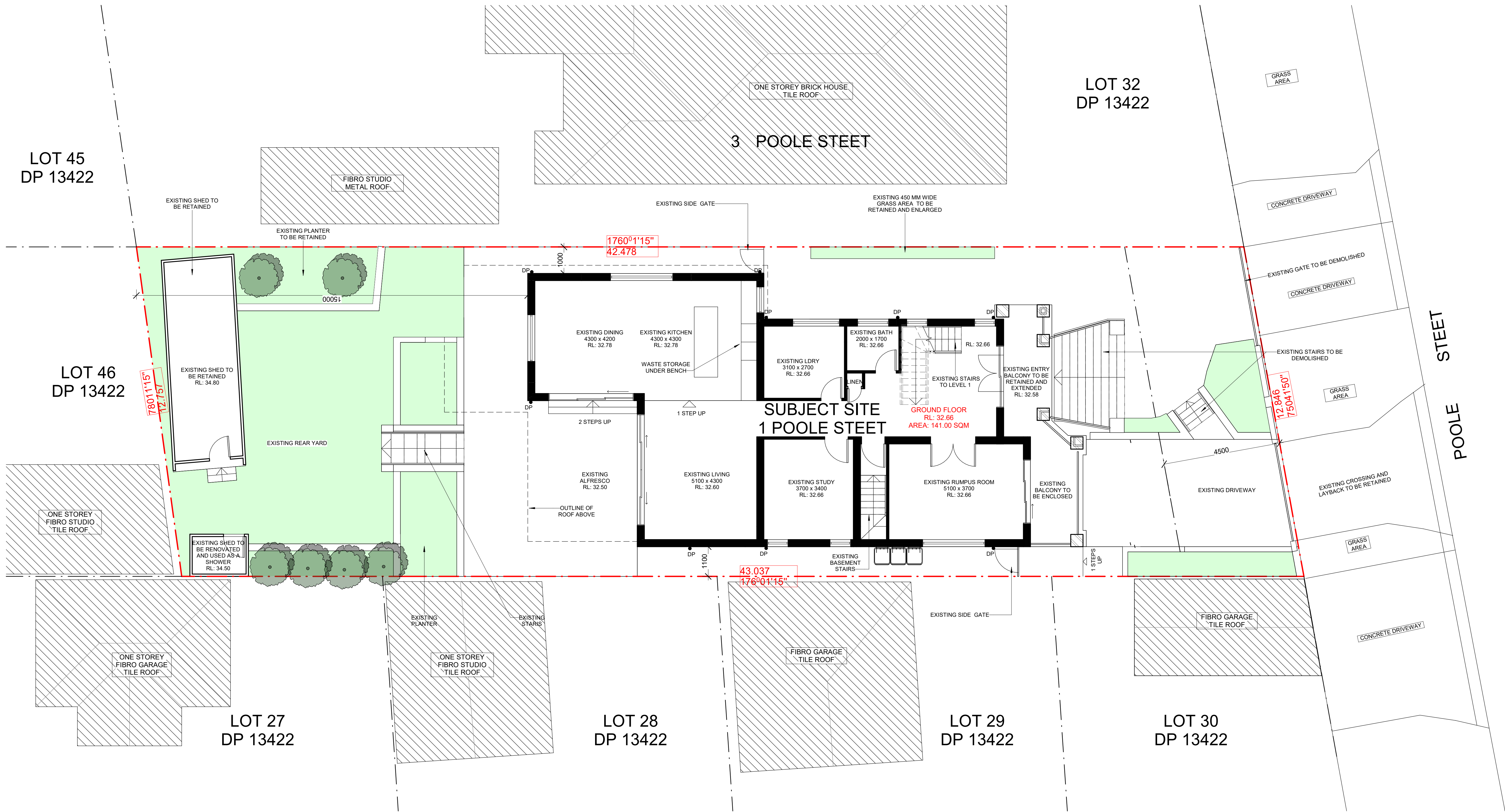


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PROJECT NUMBER:	24030	A107

LEGEND

EXISTING WALL



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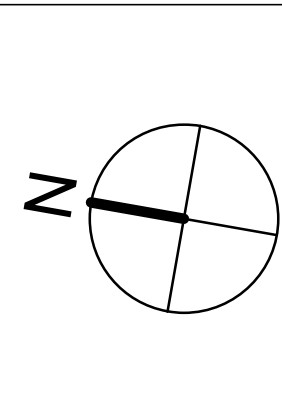
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EXISTING GROUND
FLOOR PLAN

PRELIMINERAY NOT
FOR CONSTRUCTION



DEVELOPMENT APPLICATION

ALTERATIONS & ADDITIONS TO EXISTING DWELLING

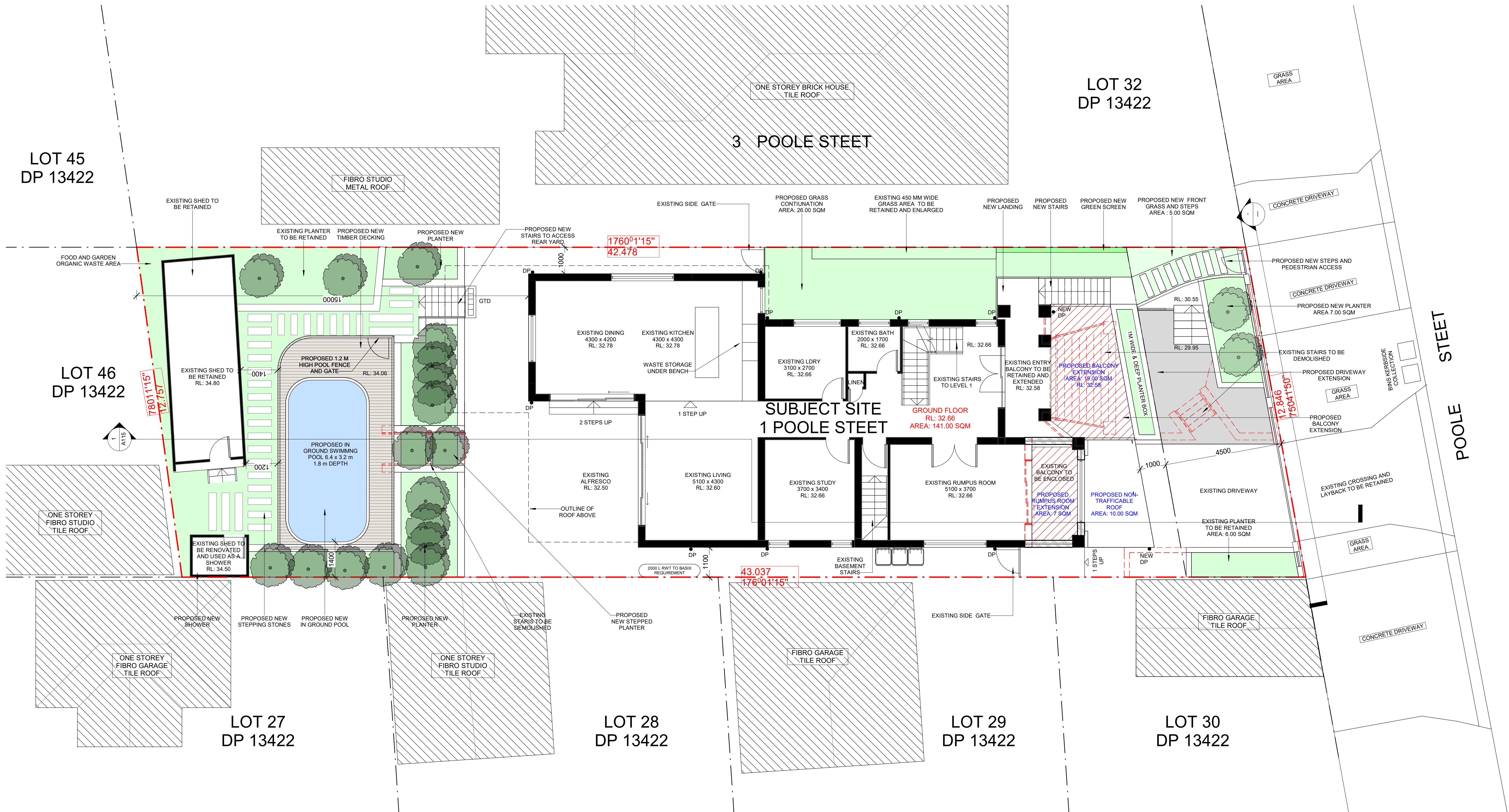
CLIENT:
MR P. KAZZI

ADDRESS:
1 POOLE ST, KINGSGROVE

SCALE @ A1:		As indicated	
SCALE @ A3:		1 : 100	
DRAWN BY:	F.H	DATE:	13/05/25
CHECKED BY:	F.H	SHEET NUMBER:	
PROJECT NUMBER:	24030		A108

LEGEND

- EXISTING WALL
- PROPOSED WALL
- DEMOLISHED WALL
- PROPOSED SLAB ADDITION



REVISION				
ISSUE	DATE	REVISION	BY	CHECKED
A	25/01/25	DRAFT DEVELOPMENT APPLICATION	FH	FH
B	13/05/25	DEVELOPMENT APPLICATION	FH	FH

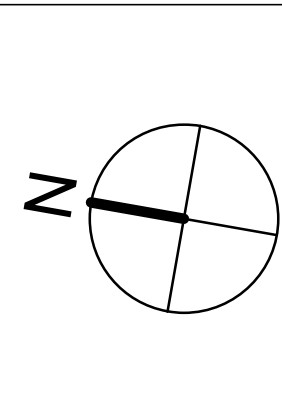
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PROPOSED GROUND FLOOR PLAN

PRELIMINERAY NOT FOR CONSTRUCTION



DEVELOPMENT APPLICATION

ALTERATIONS & ADDITIONS TO EXISTING DWELLING

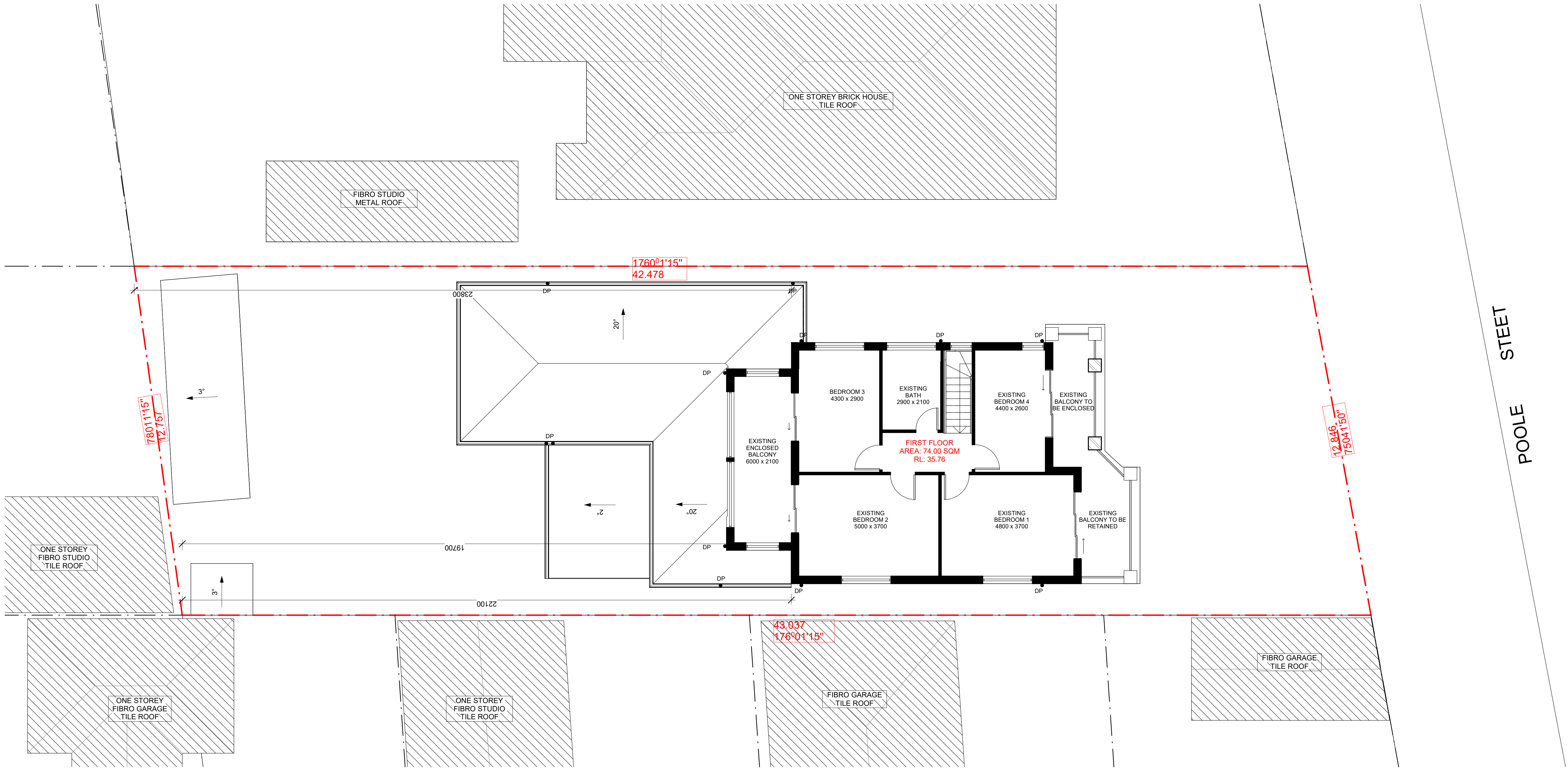
CLIENT: MR P. KAZZI

ADDRESS: 1 POOLE ST, KINGSGROVE

SCALE @ A1:	As indicated
SCALE @ A3:	1 : 100
DRAWN BY: F.H	DATE: 13/05/25
CHECKED BY: F.H	SHEET NUMBER:
PROJECT NUMBER: 24030	A109

LEGEND

EXISTING WALL

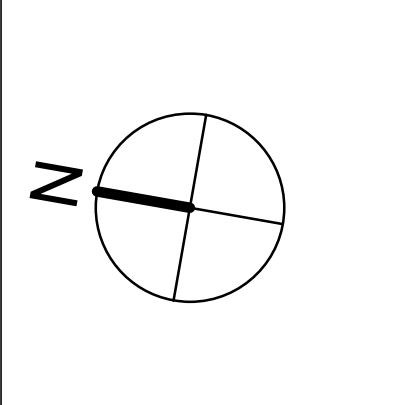


REVISION				
ISSUE	DATE	REVISION	BY	CHECKED
A	25/01/25	DRAFT DEVELOPMENT APPLICATION	FH	FH
B	13/05/25	DEVELOPMENT APPLICATION	FH	FH

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EXISTING FIRST FLOOR PLAN

PRELIMINERAY NOT FOR CONSTRUCTION



DEVELOPMENT APPLICATION

ALTERATIONS & ADDITIONS TO EXISTING DWELLING

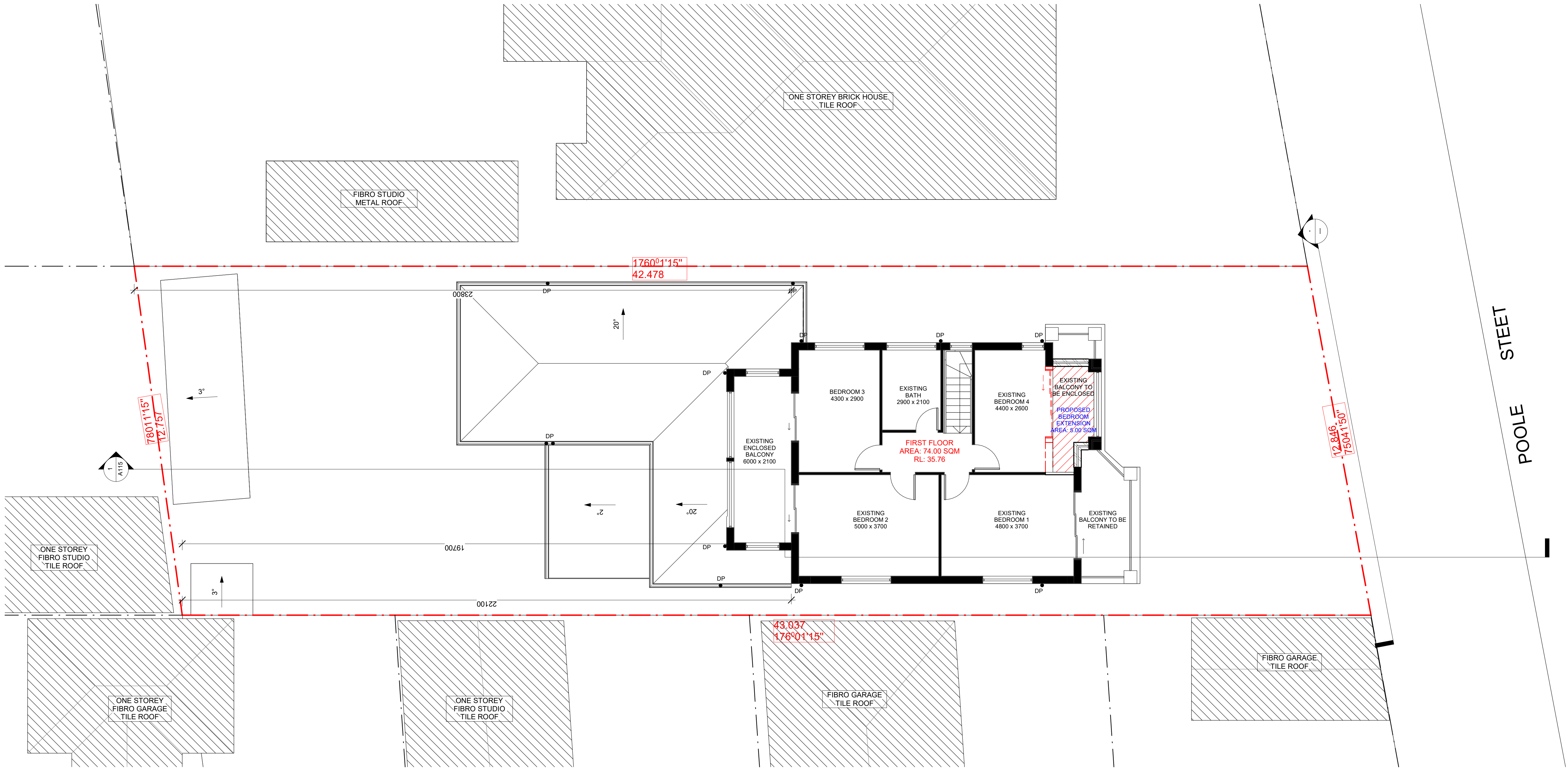
CLIENT: MR P. KAZZI

ADDRESS: 1 POOLE ST, KINGSGROVE

SCALE @ A1:	As indicated	
SCALE @ A3:	1 : 150	
DRAWN BY:	F.H	DATE: 13/05/25
CHECKED BY:	F.H	SHEET NUMBER:
PROJECT NUMBER:	24030	A110

LEGEND

- EXISTING WALL
- PROPOSED WALL
- DEMOLISHED WALL
- PROPOSED SLAB ADDITION



REVISION				
ISSUE	DATE	REVISION	BY	CHECKED
A	25/01/25	DRAFT DEVELOPMENT APPLICATION	FH	FH
B	13/05/25	DEVELOPMENT APPLICATION	FH	FH

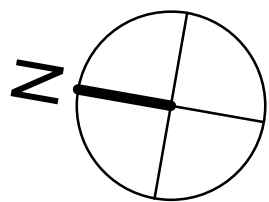
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PROPOSED FIRST
FLOOR PLAN

PRELIMINERAY NOT
FOR CONSTRUCTION



DEVELOPMENT APPLICATION	
ALTERATIONS & ADDITIONS TO EXISTING DWELLING	
CLIENT:	MR P. KAZZI
ADDRESS:	1 POOLE ST, KINGSGROVE

SCALE @ A1:	As indicated
SCALE @ A3:	1 : 150
DRAWN BY:	F.H
CHECKED BY:	F.H
PROJECT NUMBER:	24030
DATE:	13/05/25
SHEET NUMBER:	A111

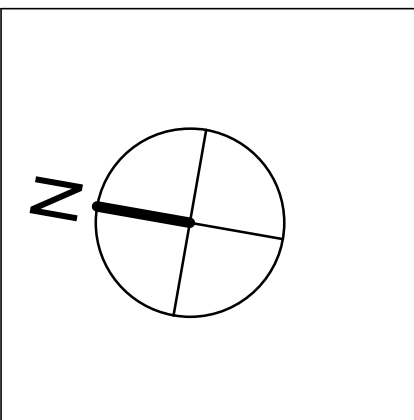


REVISION				
ISSUE	DATE	REVISION	BY	CHECKED
A	25/01/25	DRAFT DEVELOPMENT APPLICATION	FH	FH
B	13/05/25	DEVELOPMENT APPLICATION	FH	FH

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ROOF PLAN

PRELIMINERAY NOT FOR CONSTRUCTION



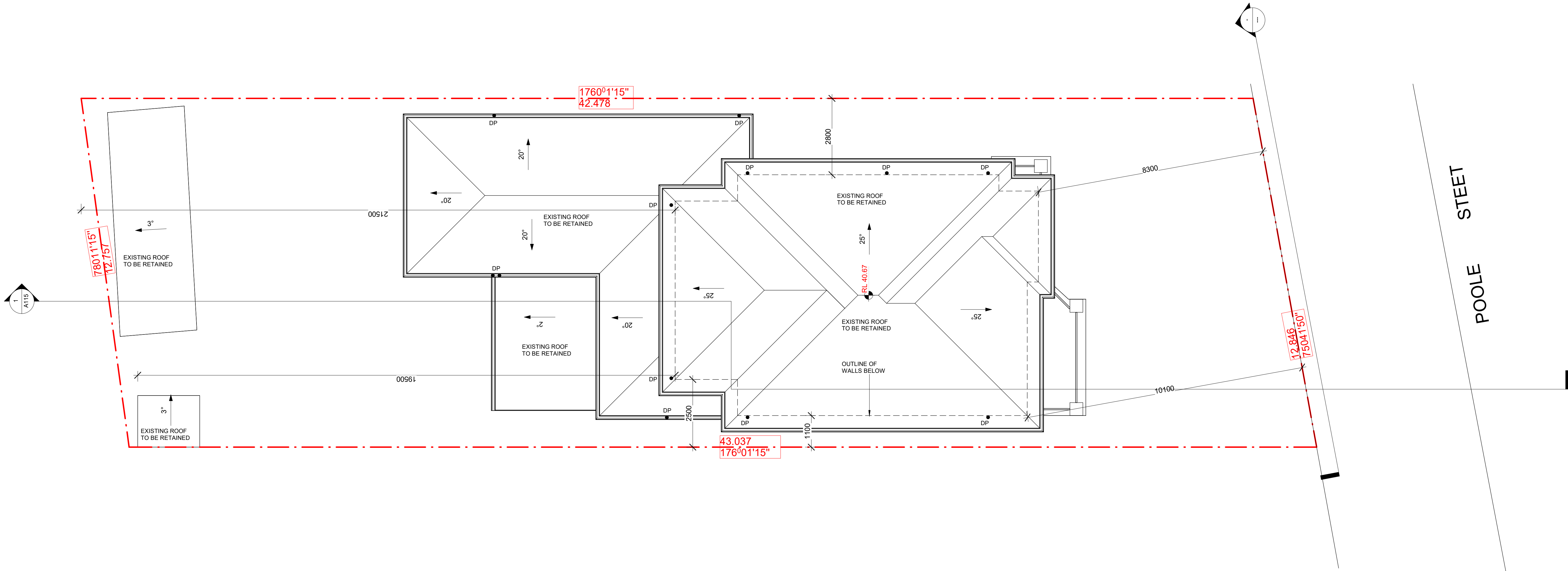
DEVELOPMENT APPLICATION

ALTERATIONS & ADDITIONS TO EXISTING DWELLING

CLIENT:
MR P. KAZZI

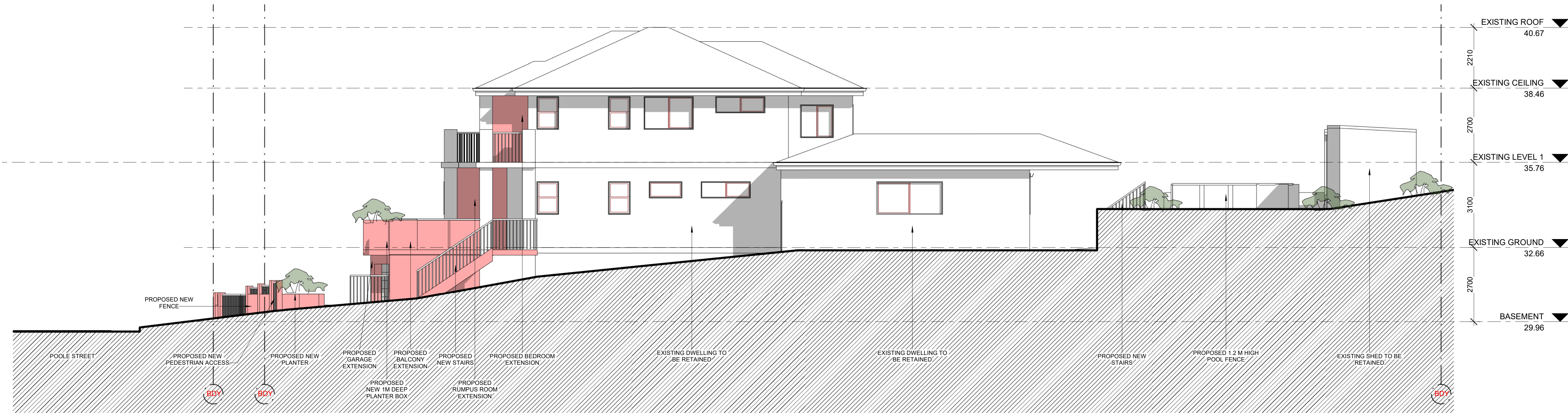
ADDRESS:
1 POOLE ST, KINGSGROVE

SCALE @ A1: 1 : 75	
SCALE @ A3: 1 : 150	
DRAWN BY: F.H	DATE: 13/05/25
CHECKED BY: F.H	SHEET NUMBER:
PROJECT NUMBER: 24030	A112

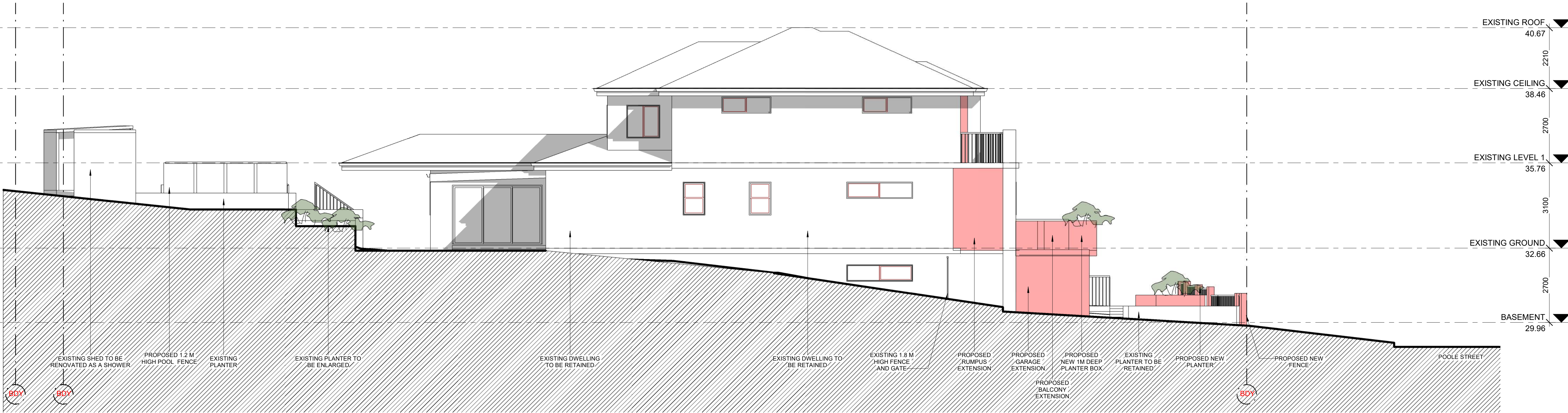


LEGEND:

- EXISTING BUILDING
- PROPOSED PLANTER ADDITION
- PROPOSED ADDITION



1 EAST ELEVATION
1 : 75



2 WEST ELEVATION
1 : 75



REVISION				
ISSUE	DATE	REVISION	BY	CHECKED
A	25/01/25	DRAFT DEVELOPMENT APPLICATION	FH	FH
B	13/05/25	DEVELOPMENT APPLICATION	FH	FH

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ELEVATIONS

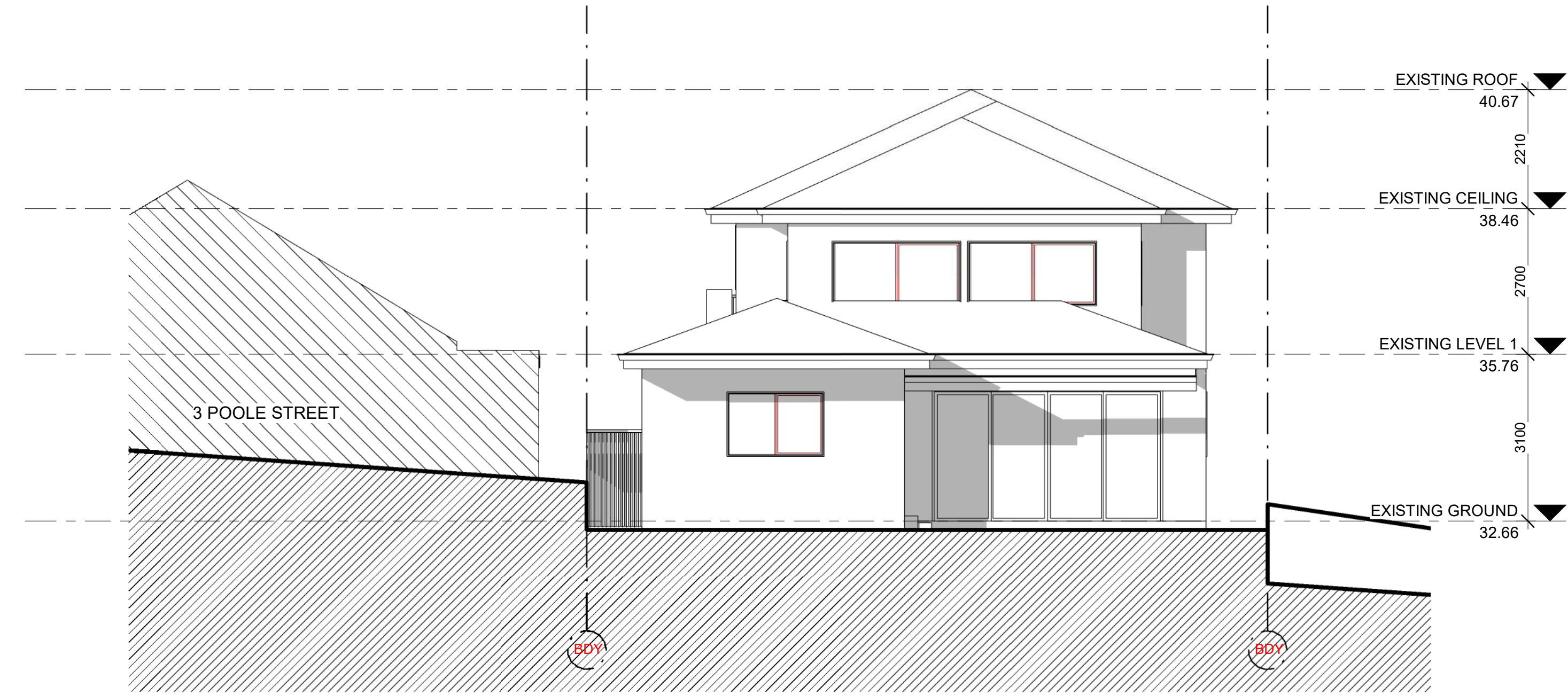
PRELIMINERAY NOT FOR CONSTRUCTION

DEVELOPMENT APPLICATION	
ALTERATIONS & ADDITIONS TO EXISTING DWELLING	
CLIENT:	MR P. KAZZI
ADDRESS:	1 POOLE ST, KINGSGROVE

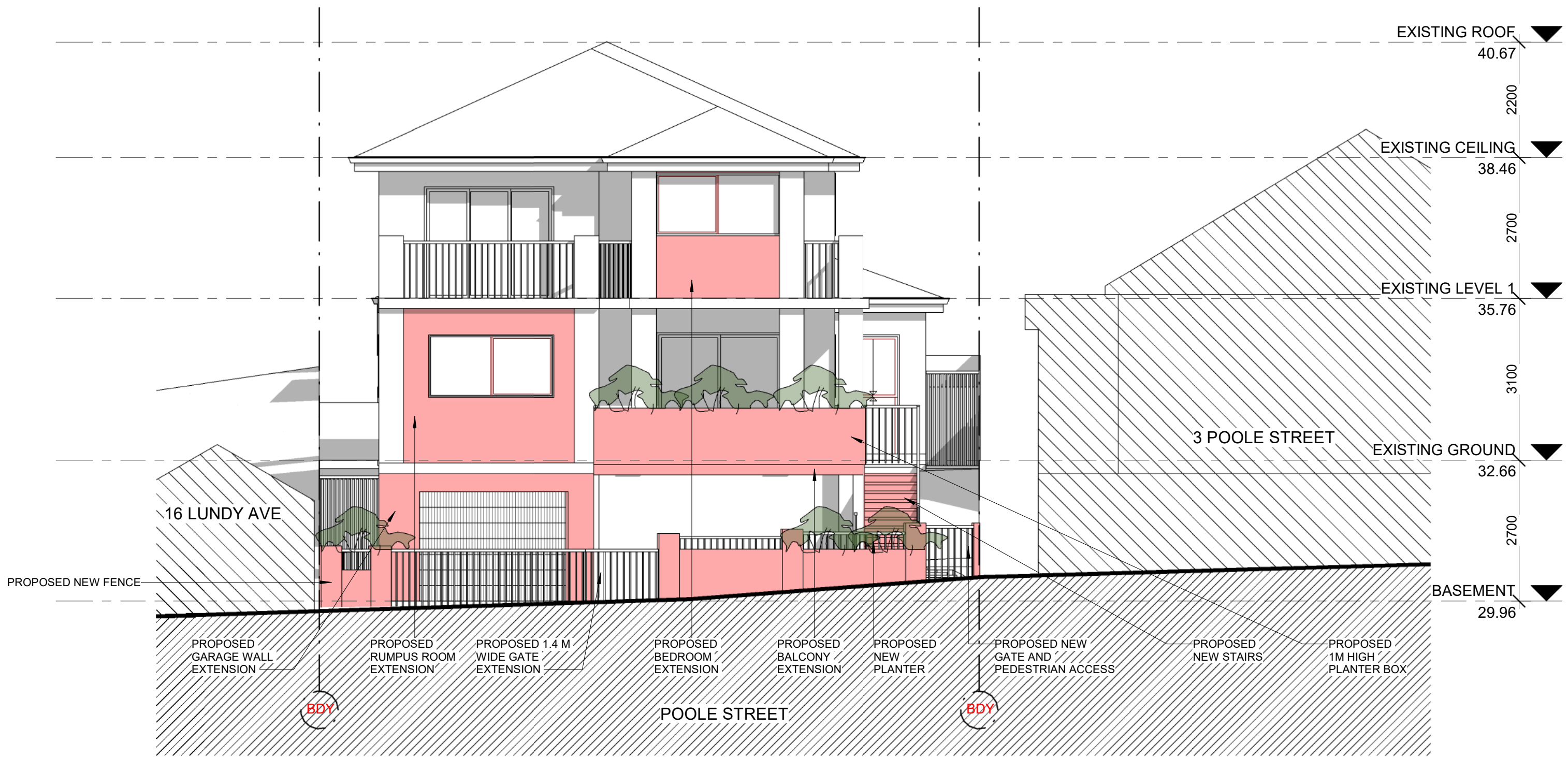
SCALE @ A1:	As indicated
SCALE @ A3:	1 : 150
DRAWN BY:	F.H
CHECKED BY:	F.H
PROJECT NUMBER:	24030
DATE:	13/05/25
SHEET NUMBER:	A113

LEGEND:

- EXISTING BUILDING
- PROPOSED PLANTER ADDITION
- PROPOSED ADDITION



1 NORTH ELEVATION
1 : 75



2 SOUTH ELEVATION
1 : 75



REVISION				
ISSUE	DATE	REVISION	BY	CHECKED
A	25/01/25	DRAFT DEVELOPMENT APPLICATION	FH	FH
B	13/05/25	DEVELOPMENT APPLICATION	FH	FH

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ELEVATIONS

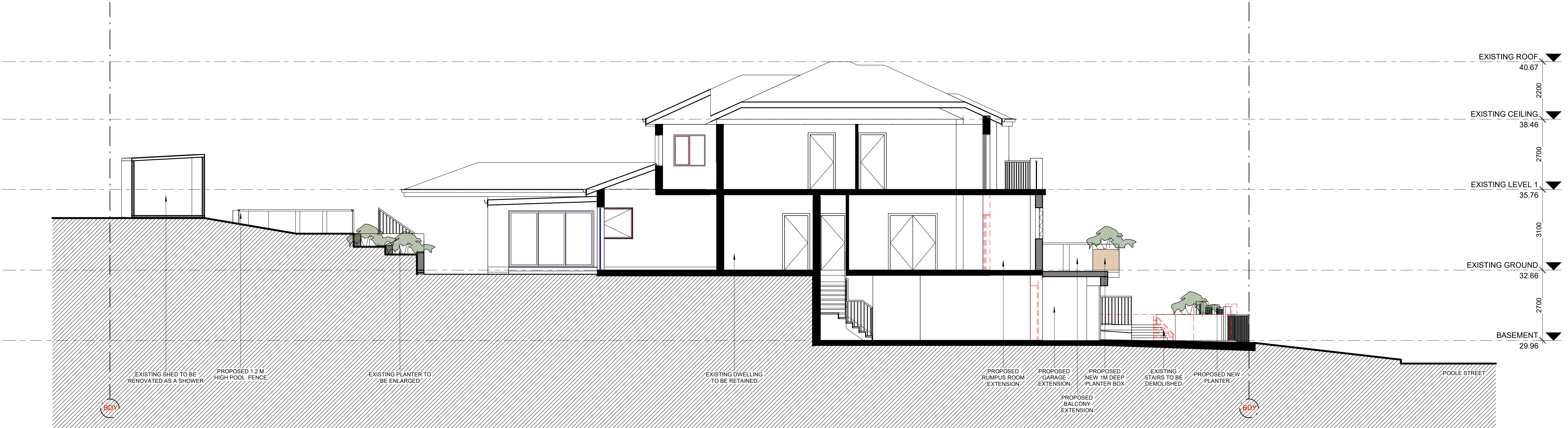
PRELIMINERAY NOT
FOR CONSTRUCTION

DEVELOPMENT APPLICATION	
ALTERATIONS & ADDITIONS TO EXISTING DWELLING	
CLIENT:	MR P. KAZZI
ADDRESS:	1 POOLE ST, KINGSGROVE

SCALE @ A1:	As indicated
SCALE @ A3:	1 : 150
DRAWN BY:	F.H
CHECKED BY:	F.H
PROJECT NUMBER:	24030
DATE:	13/05/25
SHEET NUMBER:	A114

LEGEND

- EXISTING WALL
- PROPOSED WALL
- DEMOLISHED WALL



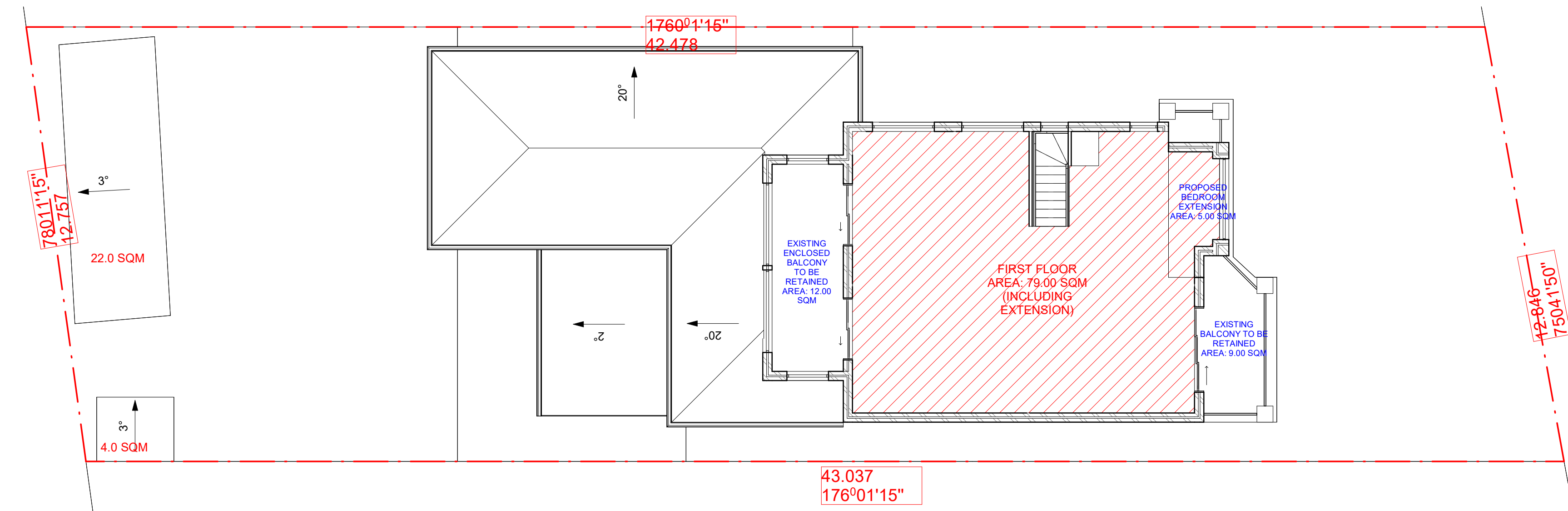
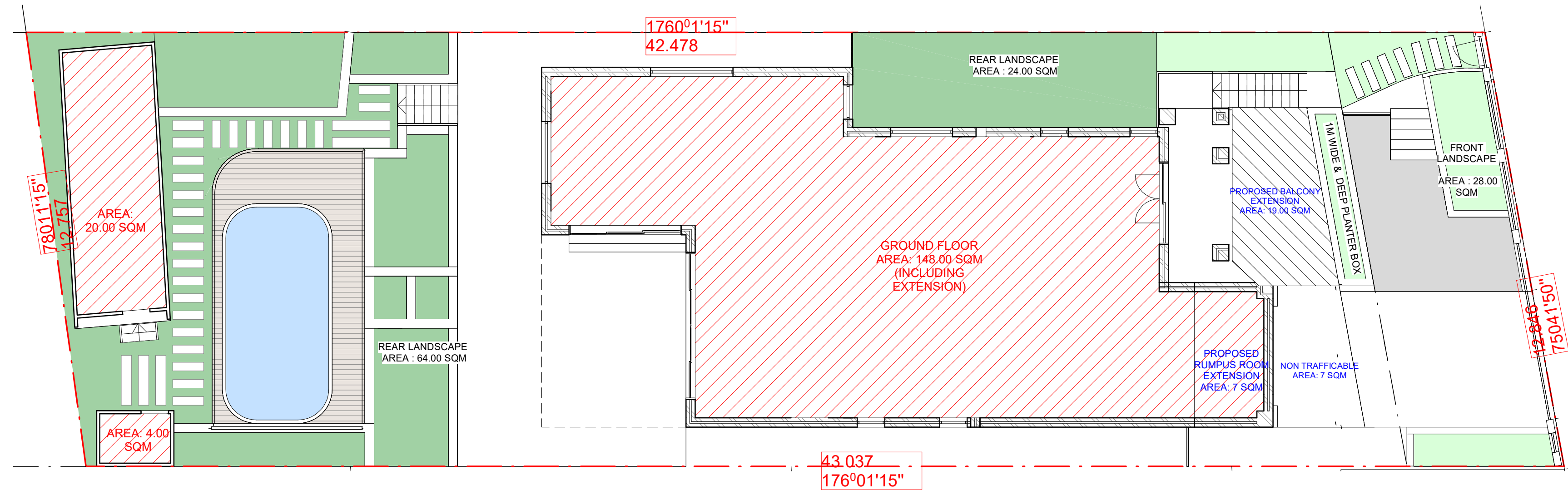
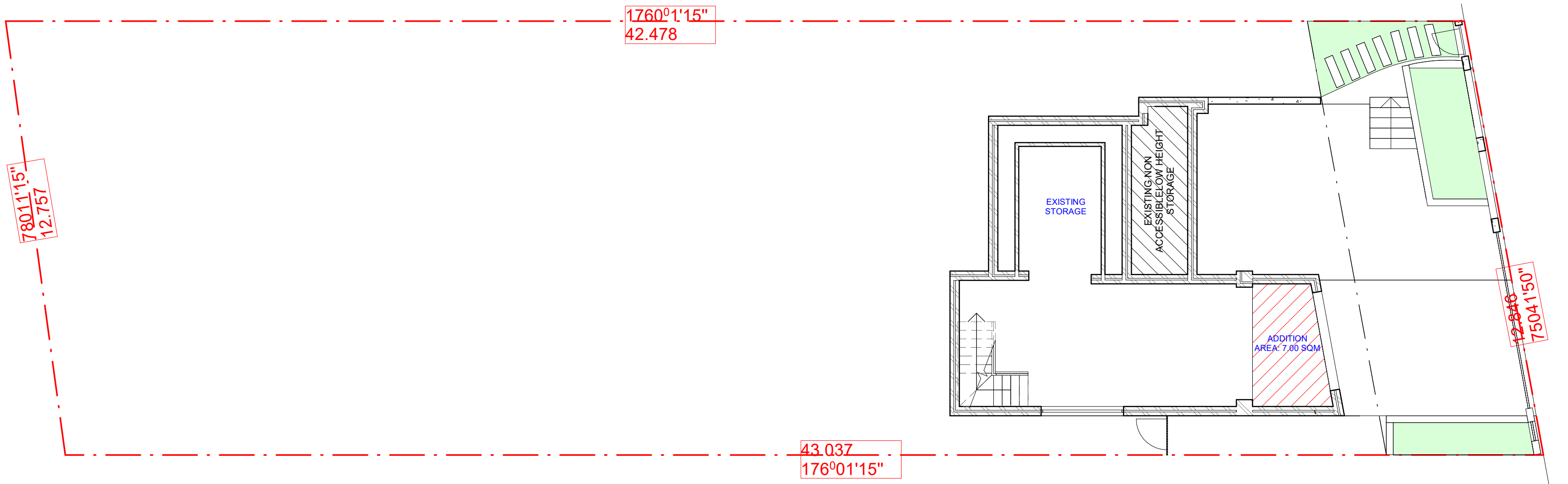
REVISION				
ISSUE	DATE	REVISION	BY	CHECKED
A	25/01/25	DRAFT DEVELOPMENT APPLICATION	FH	FH
B	13/05/25	DEVELOPMENT APPLICATION	FH	FH

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SECTION

PRELIMINERAY NOT
FOR CONSTRUCTION

DEVELOPMENT APPLICATION				SCALE @ A1:	As indicated
ALTERATIONS & ADDITIONS TO EXISTING DWELLING				SCALE @ A3:	1 : 150
CLIENT:		DRAWN BY:		F.H	DATE:
MR P. KAZZI		CHECKED BY:		F.H	13/05/25
ADDRESS:		PROJECT NUMBER:		24030	SHEET NUMBER:
1 POOLE ST, KINGSGROVE					A115



- LEGEND:
- REAR LANDSCAPE
 - FRONT LANDSCAPE
 - GFA AREA
 - BUILDING AREA
 - FRONT BUILDING LINE

CANTERBURY BANKSTOWN COUNCILCOMPLIANCE TABLE			
CONTROL	LEP/DCP REQUIREMENTS	DEVELOPMENT PROPOSAL	COMPLIES
SITE AREA	541.30 m ²	541.30 m ²	N/A
FRONTAGE	N/A (EXISTING LOT)	5.5 m	N/A
FSR	0.55 : 1	0.48 : 1	YES
SITE COVERAGE (450m2 to 599m2)	270.70 m2 (50%)	267.6 m2 (49%)	YES
LANDSCAPING (DEEP SOIL AREA)	20% (min) 450-599 m ² = 108.30 m ²	FRONT: 28.0 m2 (26%)	YES
	25% FRONT (27.1 m2) 50% REAR (54.2 m2)	REAR: 88.0 m2 (81%)	YES
BUILDING HEIGHT	8.5 m (RIDGE)	8.5 m (EXISTING)	YES
	7 m (EXTERNALL WALL)	< 7 m	YES
SETBACK - FRONT	generally 5.5 m	5.5 m	YES
SETBACK - SIDE	900 mm	1100 mm (EXISTING)	YES
SETBACK - SIDE	900 mm	1000 mm (EXISTING)	YES
SETBACK - REAR	6 m (MIN)	15.0 m (EXISTING)	YES
ROOM DIMENSIONS	LIVING & MAIN BED- 3.5 m (MIN)	> 3.5 m	YES
	OTHER BEDROOMS - 3 m (MIN)	3 m	YES
PRIVATE OPEN SPACE	50 m2 (ASSUMED)	181 m2	YES
OUTBUILDINGS	45 m2 (ASSUMED)	28 m2	YES
PARKING	2 SPACES	2 SPACES	YES
STORAGE	3 BED + = 10 m ³ (MIN)	PROVIDED	YES



REVISION				
ISSUE	DATE	REVISION	BY	CHECKED
A	25/01/25	DRAFT DEVELOPMENT APPLICATION	FH	FH
B	13/05/25	DEVELOPMENT APPLICATION	FH	FH

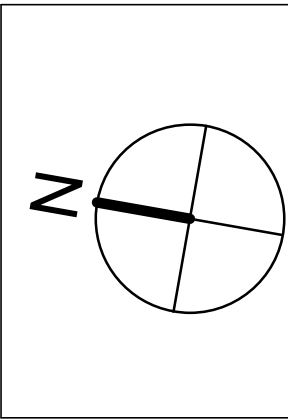
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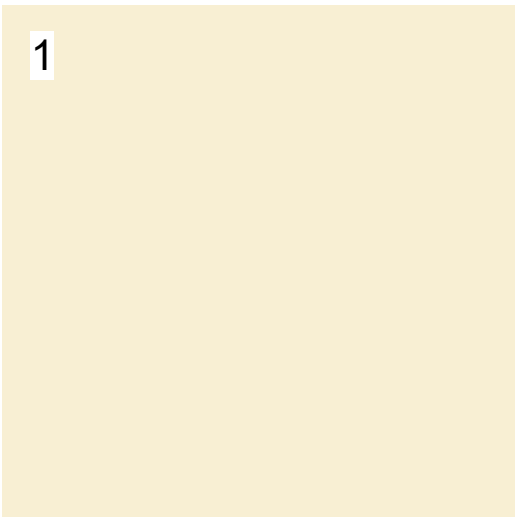
CALCULATION

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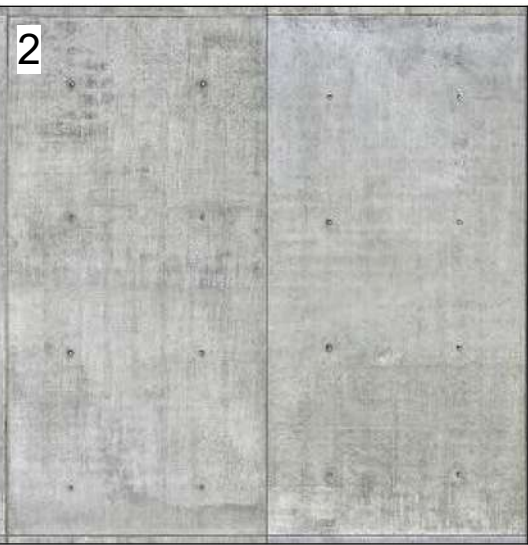


DEVELOPMENT APPLICATION		SCALE @ A1: As indicated	
ALTERATIONS & ADDITIONS TO EXISTING DWELLING		SCALE @ A3:	DATE: 13/05/25
CLIENT:	MR P. KAZZI	DRAWN BY: F.H	CHECKED BY: F.H
ADDRESS:	1 POOLE ST, KINGSGROVE	PROJECT NUMBER: 24030	SHEET NUMBER: A116

16 LUNDY AVE



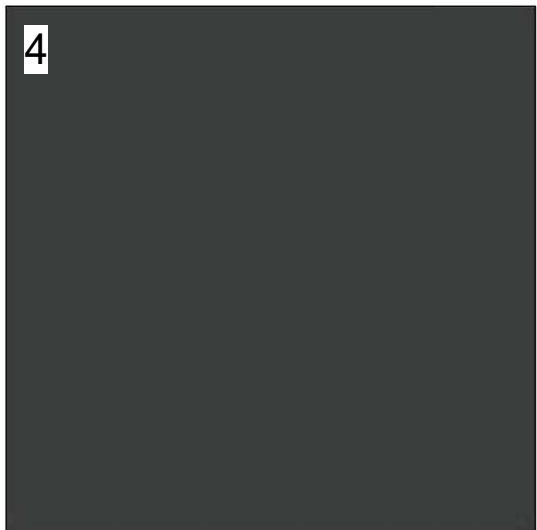
AREA: FRONT FENCE/PLANTER BOX
FINISH: BLOCK WALL TO BE RENDERED AND PAINTED
DETAIL: DULUX JASMINE WHITE OR SIMILAR



AREA: FEATURE WALLS AND EXPOSED SLABS
FINISH: MICRO CEMENT
DETAIL: CFC SHEET TO BE RENDERED



AREA: EXTERNAL WALLS
FINISH: CFC SHEETS TO BE RENDERED AND PAINTED
DETAIL: DULUX "LEXICON" OR SIMILAR



AREA: BLADE WALLS / FASCIAS / GUTTERS / DOORS + WINDOWS FRAMES / FENCE
FINISH: POWDERCOATED ALUMINUM
DETAIL: DULUX BLACK "DOMINO" OR SIMILAR



AREA: EXISTING ROOFS
FINISH: TILED ROOF



REVISION				
ISSUE	DATE	REVISION	BY	CHECKED
A	25/01/25	DRAFT DEVELOPMENT APPLICATION	FH	FH
B	13/05/25	DEVELOPMENT APPLICATION	FH	FH

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MATERIALS + FINISHES
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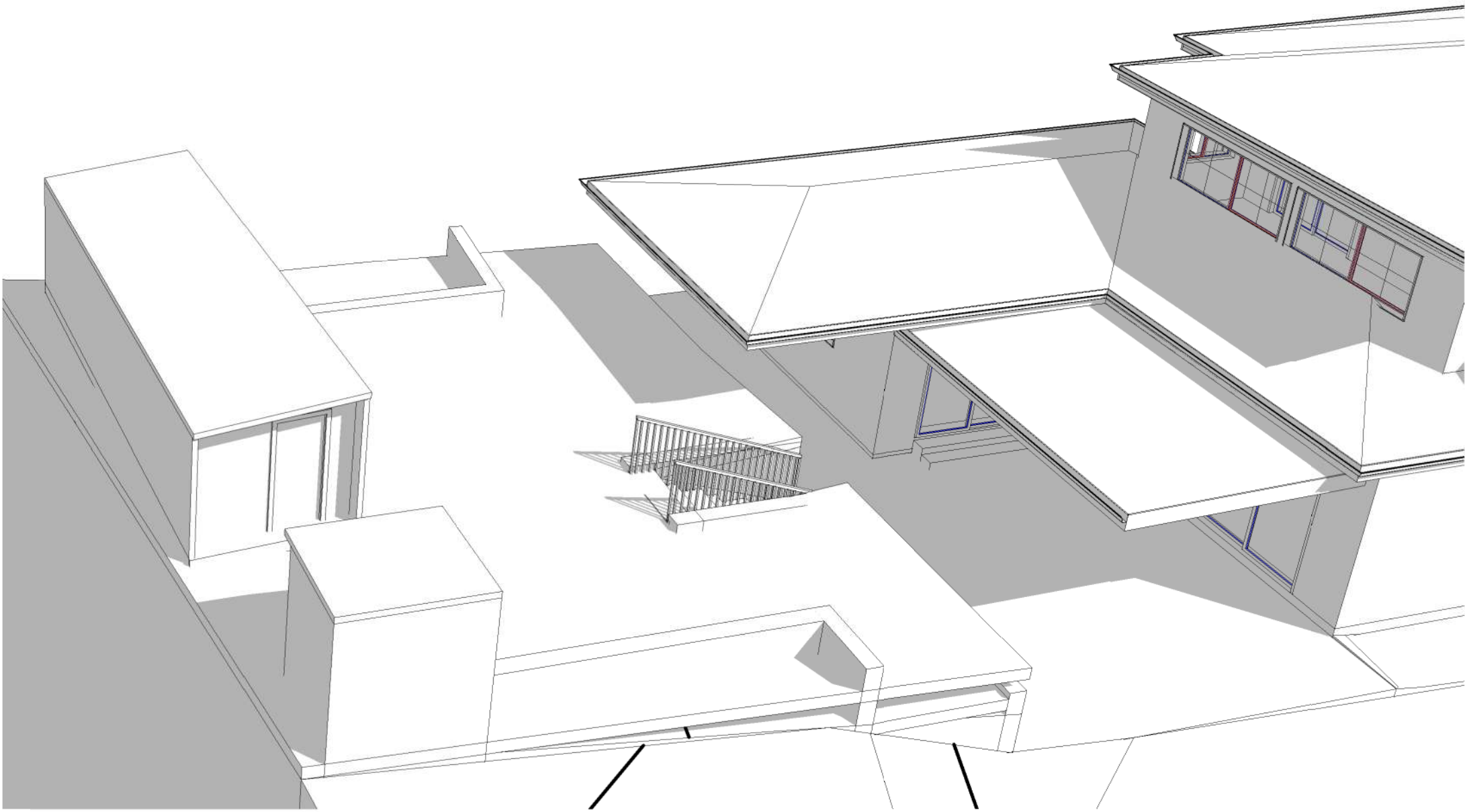
	DEVELOPMENT APPLICATION	
	ALTERATIONS & ADDITIONS TO EXISTING DWELLING	
	CLIENT:	MR P. KAZZI
	ADDRESS:	1 POOLE ST, KINGSGROVE

SCALE @ A1:	As indicated	
SCALE @ A3:	1 : 200	
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PROJECT NUMBER:	24030	A117

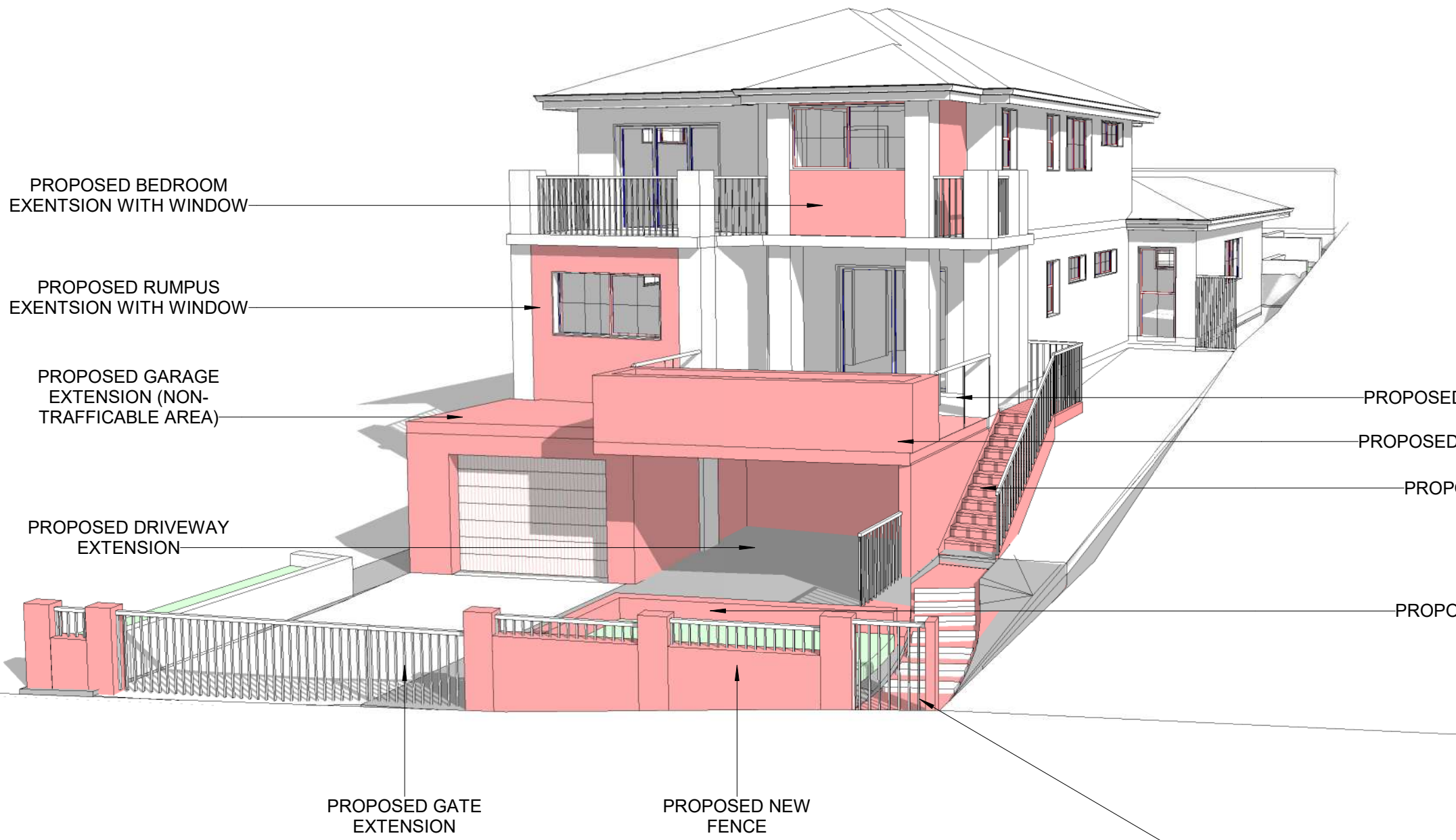


POOLE STREET

1 EXISTING FRONT YARD

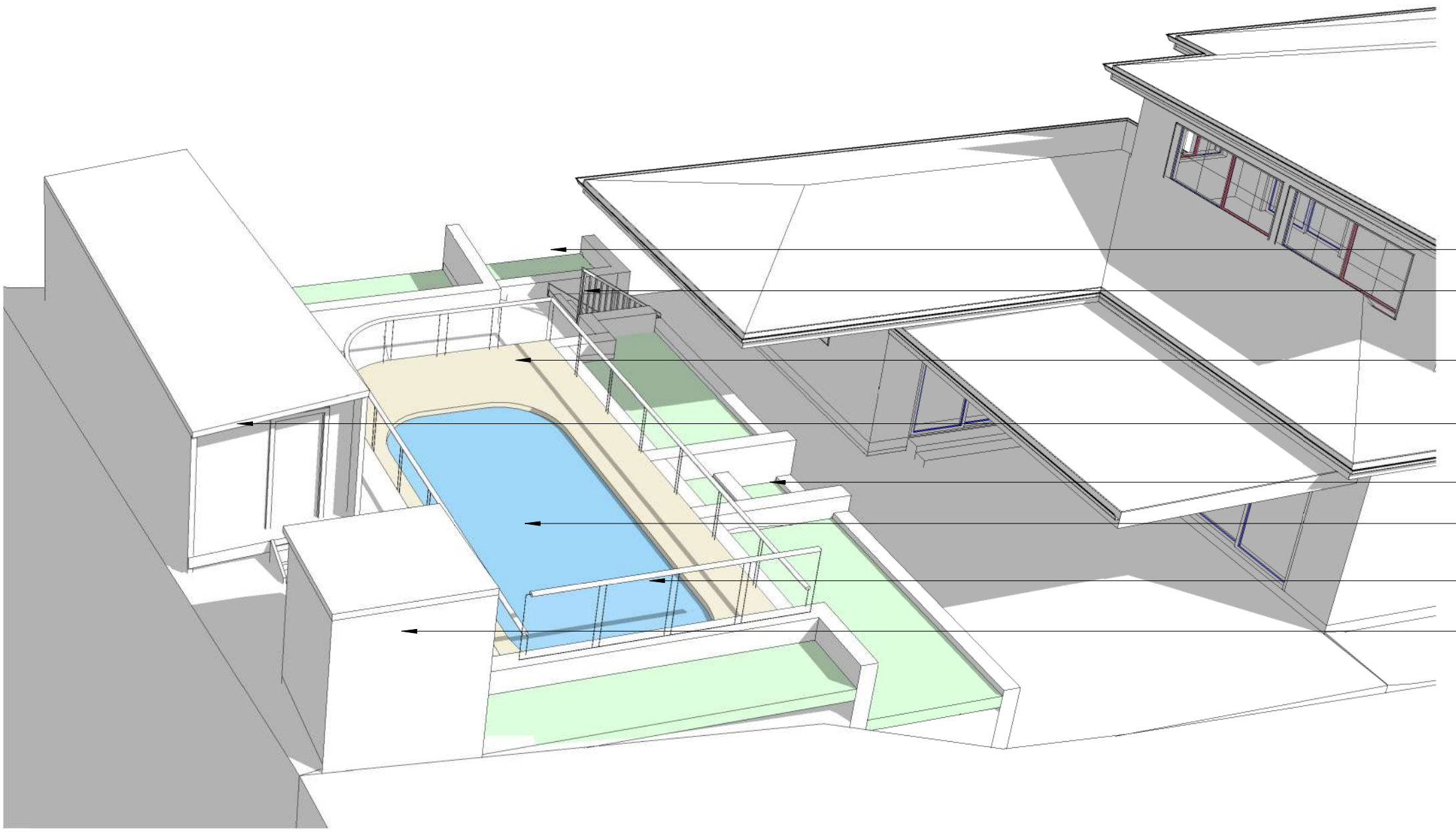


3 EXISTING REAR YARD



POOLE STREET

2 PROPOSED FRONT YARD ADDITION



4 PROPOSD REAR YARD POOL ADDITION

LEGEND:

- EXISTING BUILDING
- PROPOSED ADDITION
- PROPOSED PLANTER ADDITION
- PROPOSED DRIVEWAY ADDITION
- PROPOSED DECKING ADDITION



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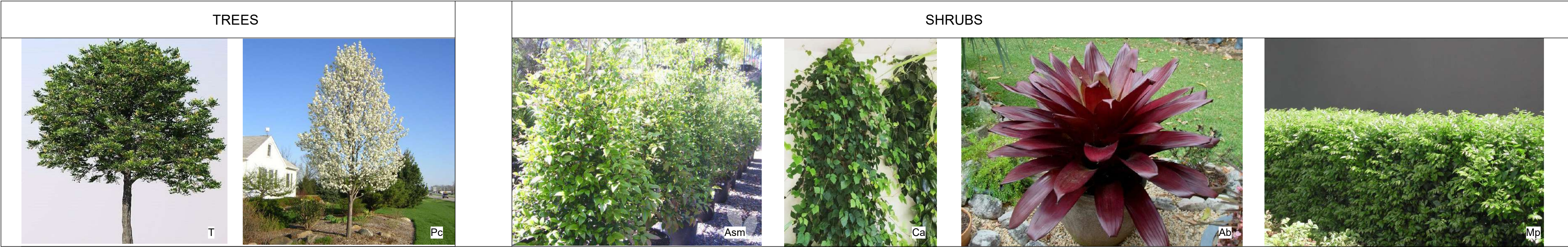
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3D PERSPECTIVE

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DEVELOPMENT APPLICATION	
ALTERATIONS & ADDITIONS TO EXISTING DWELLING	
CLIENT:	MR P. KAZZI
ADDRESS:	1 POOLE ST, KINGSGROVE

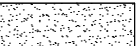


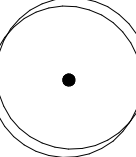
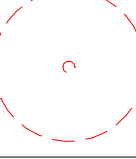

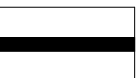
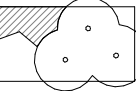
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DATE:	13/05/25
SHEET NUMBER:	A118

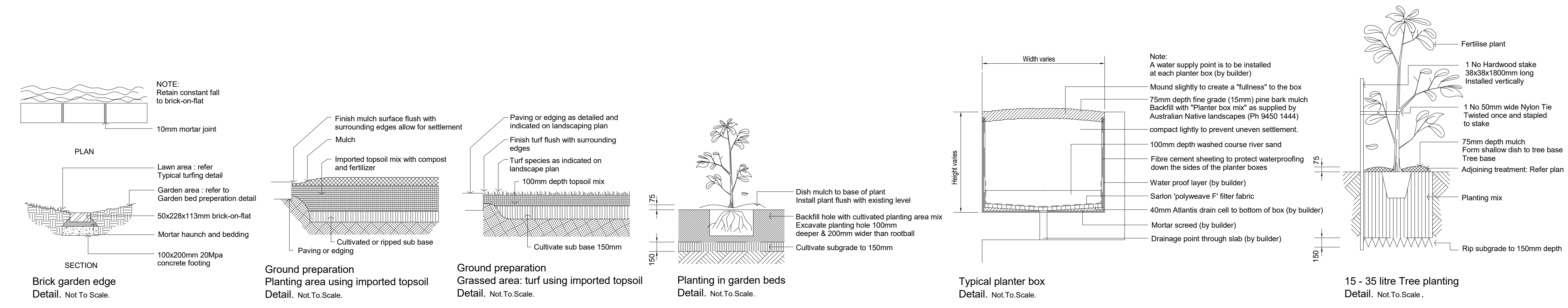
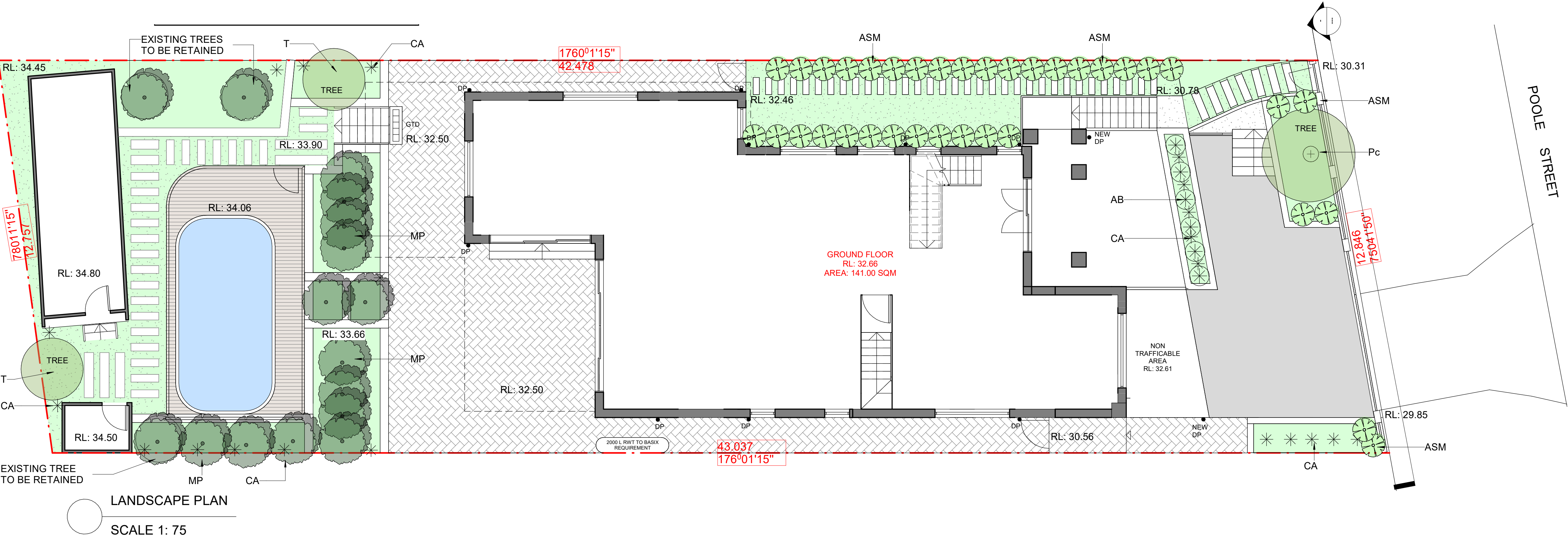


PLANT SCHEDULE

Code	Latin Name (Common Name - Mature Height)	Qty	Size	Stake
Trees				
Pc	Pyrus Calleryana (Ornamental Pear - 8m)	1	100 litre	yes
T	Cupaniopsis anacardioides (Tuckeroo - 5m)	2	75 litre	yes
Shrubs				
Asm	Acmena smithii 'minor' (Lilly pilly - 2m)	36	5 litre	yes
Ca	Cissus antarctica (kangaroo vine - 3m)	20	5 litre	yes
Mp	Murraya paniculata (Cosmetic bark tree - 2m)	15	5 litre	yes
Ab	Alcantarea Bromeliad (Divine Plum - 1m)	5	5 litre	yes

LEGEND

	Turf Excavate / grade all areas to be turfed to 120mm below required finished levels. Do not excavate within 1500mm of the trunk of any existing tree to be retained. Ensure that all surface water runoff is directed towards the inlet pits, kerbs etc., and away from buildings. Ensure that no pooling or ponding will occur. Rip the subgrade to 150mm. Install 100mm depth of imported topsoil. Just prior to spreading the turf, spread "Shirley's No.17 lawn fertilizer" over the topsoil at the recommended rate. Lay "Kikuyu" turf rolls closely butted. Fill any small gaps with topsoil. Water thoroughly.
	Integrated wall / Individual bollard lighting All external lighting around the premises is to be directed and shaded such that direct night light does not affect the amenity of adjoining and nearby residences. Any ancillary light fittings to the exterior of the building are to be properly installed and weatherproof to Australian standards. Use only low voltage energy efficient bulbs/transformers
	Brick garden edging Lay a single course of paving bricks in a mortar haunch (200mm wide and 100mm deep). The edges are to be laid in even curves and straight line as shown on the plan. Where tight curves are shown use half bricks to show a more even curve. The top of the edge is to finish flush with the adjacent turf and mulch levels.
	Existing trees to be retained
	Existing trees to be removed
	Precast concrete stepping stones in decorative gravel mulch
	Planter box on top of concrete slab (Refer to detail)
	<p>Planting areas</p> <p>Ensure that the mass planting areas have been excavated to 300 below finished levels. Rip to a further depth of 150mm. Supply and install 300mm soil mix. Soil mix to comprise of one part approved compost to three parts topsoil. Topsoil shall be either imported topsoil or stockpiled site topsoil (if suitable ie: No clay) Install 75mm depth of selected mulch.</p> <p>Note: Maintenance: All landscape works are to be maintained for a period of three months from the date of practical completion. This includes all watering, weeding, spraying and re-mulching necessary to achieve vigorous growth. Any defects which arise during this period are to be rectified immediately. Any plants or areas of turf which fail during this period are to be replaced at no additional cost.</p> <p>Irrigation: All areas on the landscape plan are to use and utilise the water tank system provided. All pipework is to be PVC to satisfy AS 1477. All installation is to satisfy the Sydney Water Code and AS 3500. The tank system is to be installed by a suitable licenced contractor. All equipment and workmanship is to be guaranteed for a minimum period of 12 months.</p> <p>Fencing: For all fencing types and materials refer to the Architects plans.</p>



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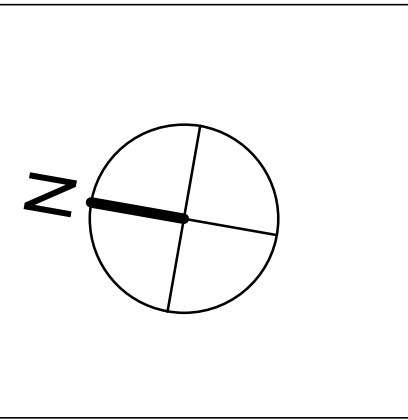
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LANDSCAPE

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DEVELOPMENT APPLICATION	
ALTERATIONS & ADDITIONS TO EXISTING DWELLING	
CLIENT:	MR P. KAZZI
ADDRESS:	1 POOLE ST, KINGSGROVE

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PROJECT NUMBER:	24030
DATE:	13/05/25
SHEET NUMBER:	A119

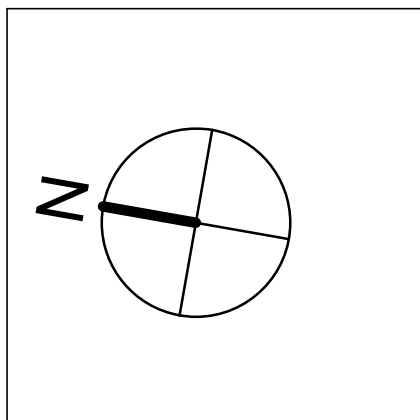


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FRONT FENCE DETAIL

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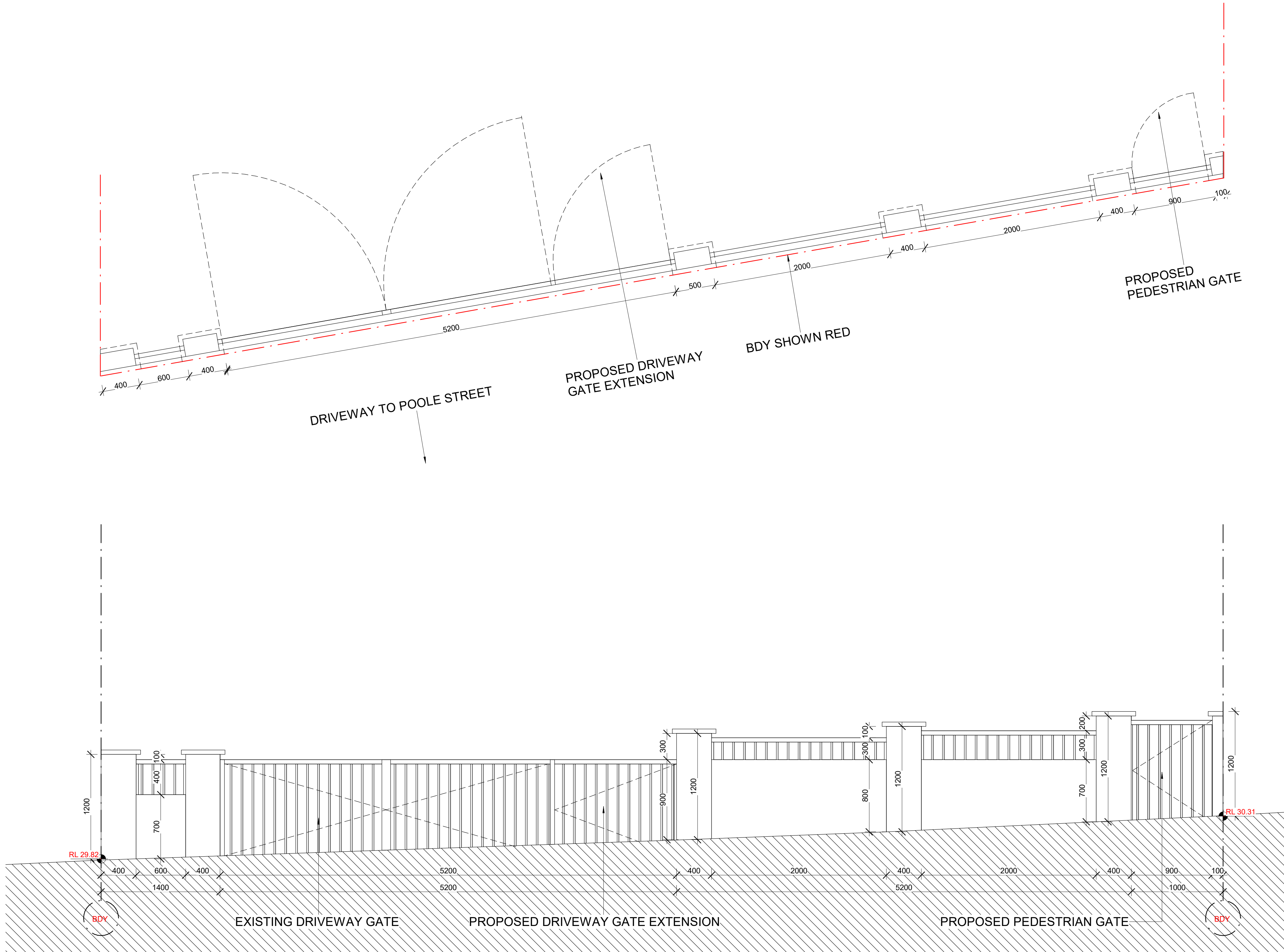
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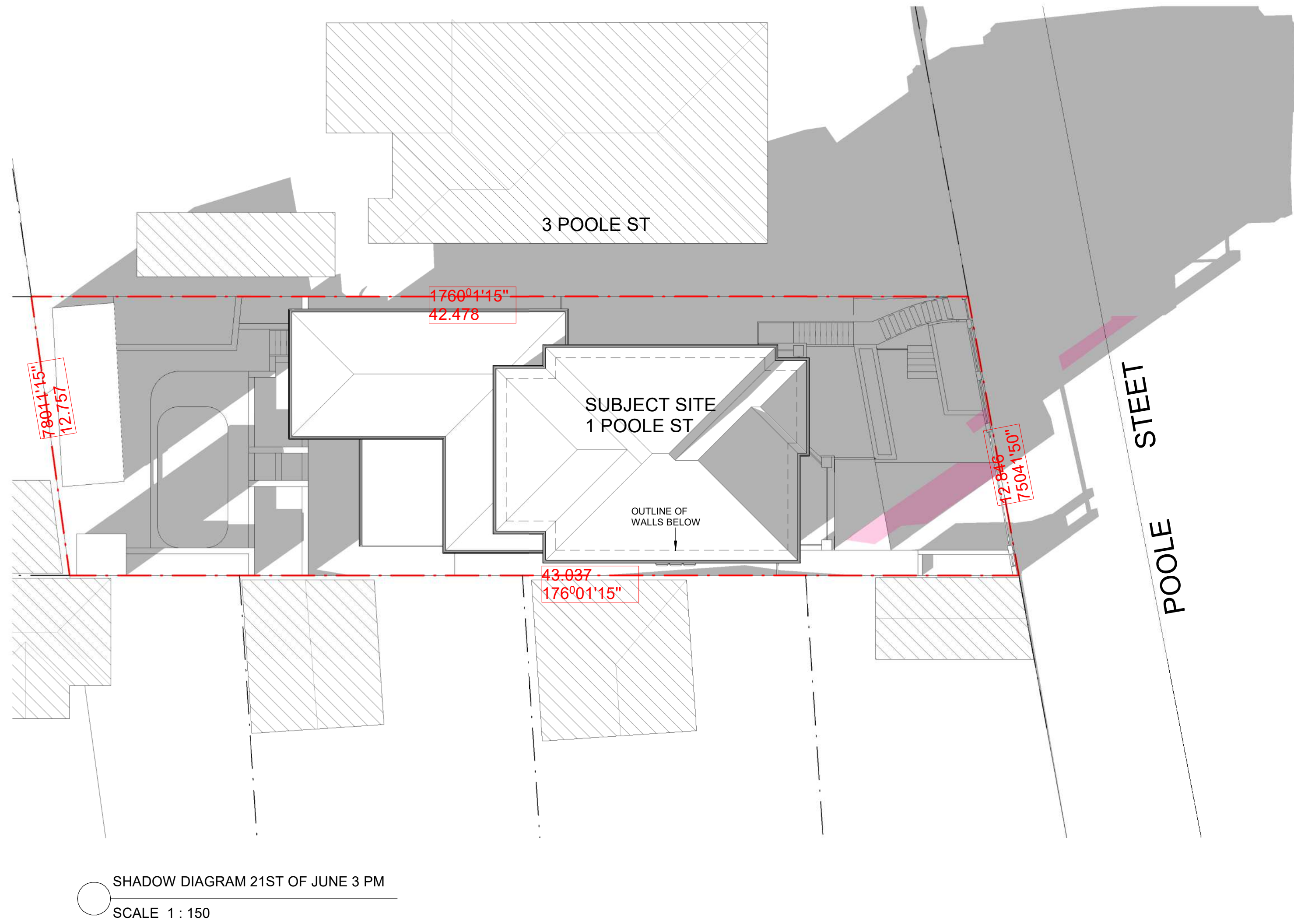
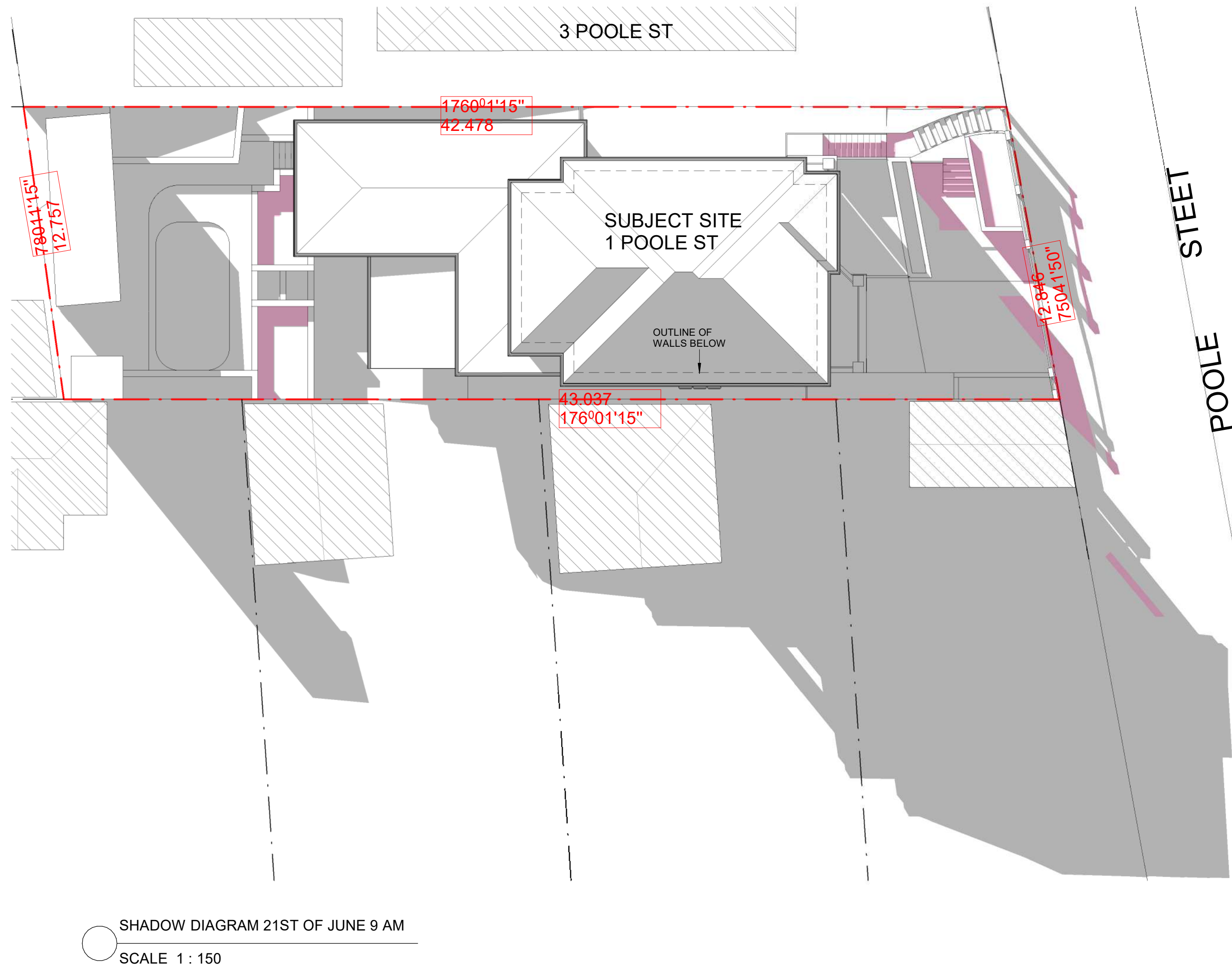
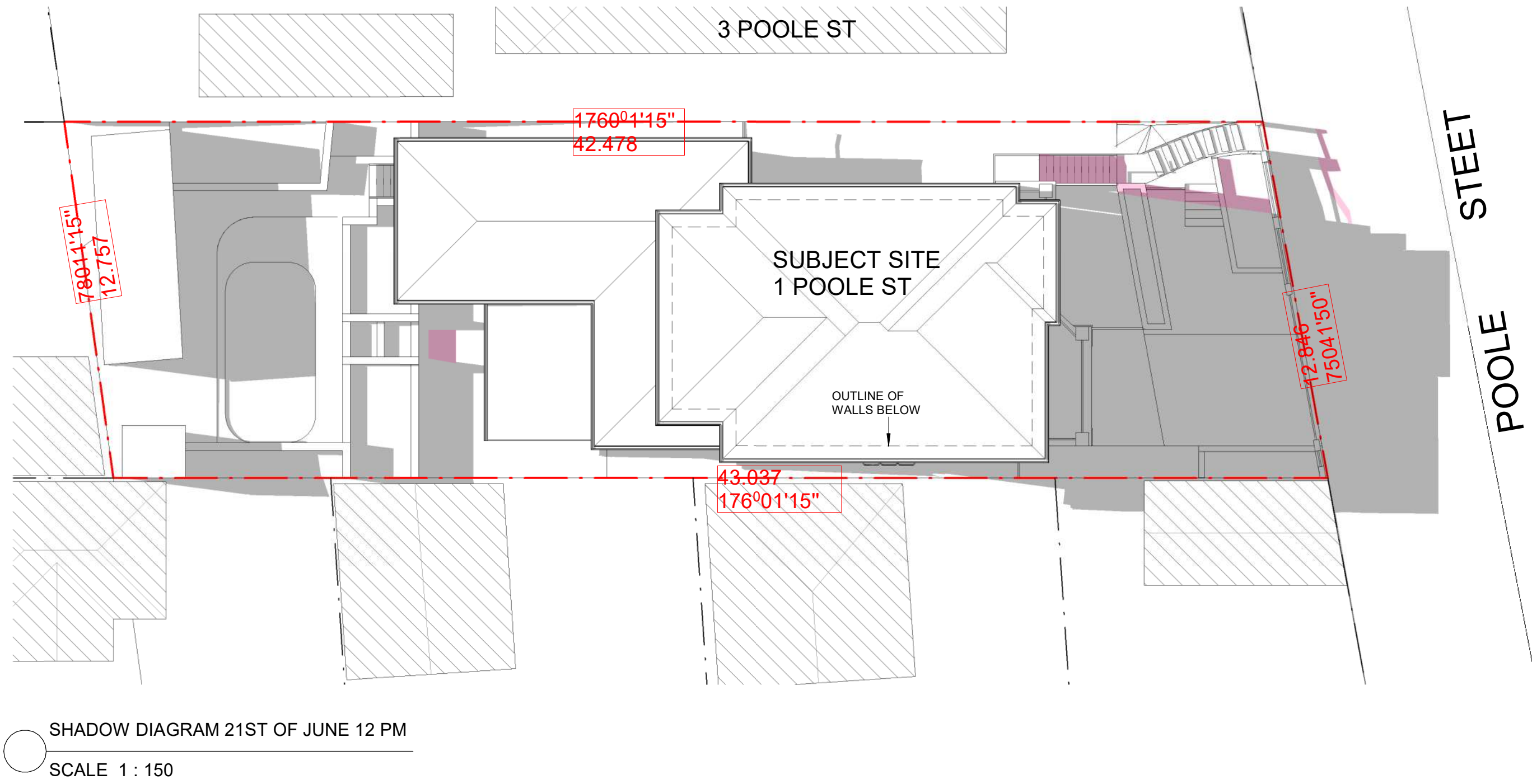
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ADDRESS:
1 POOLE ST, KINGSGROVE

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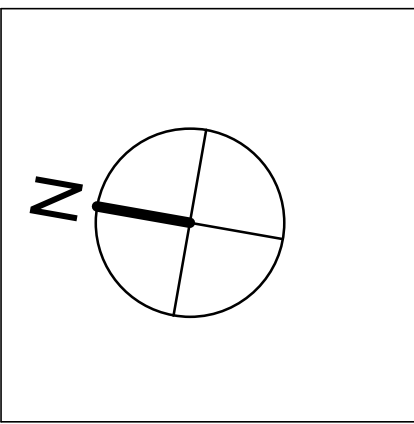
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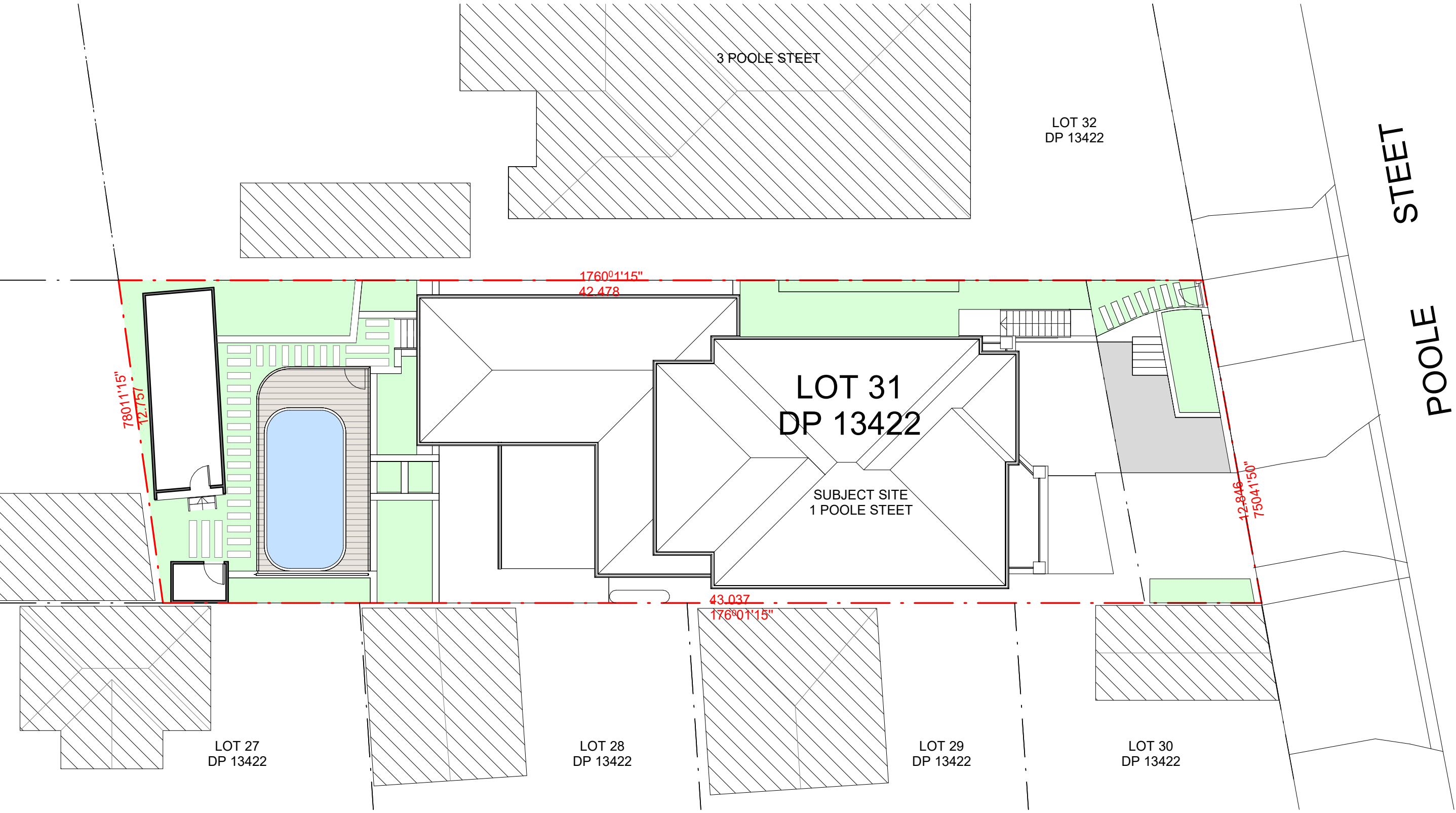
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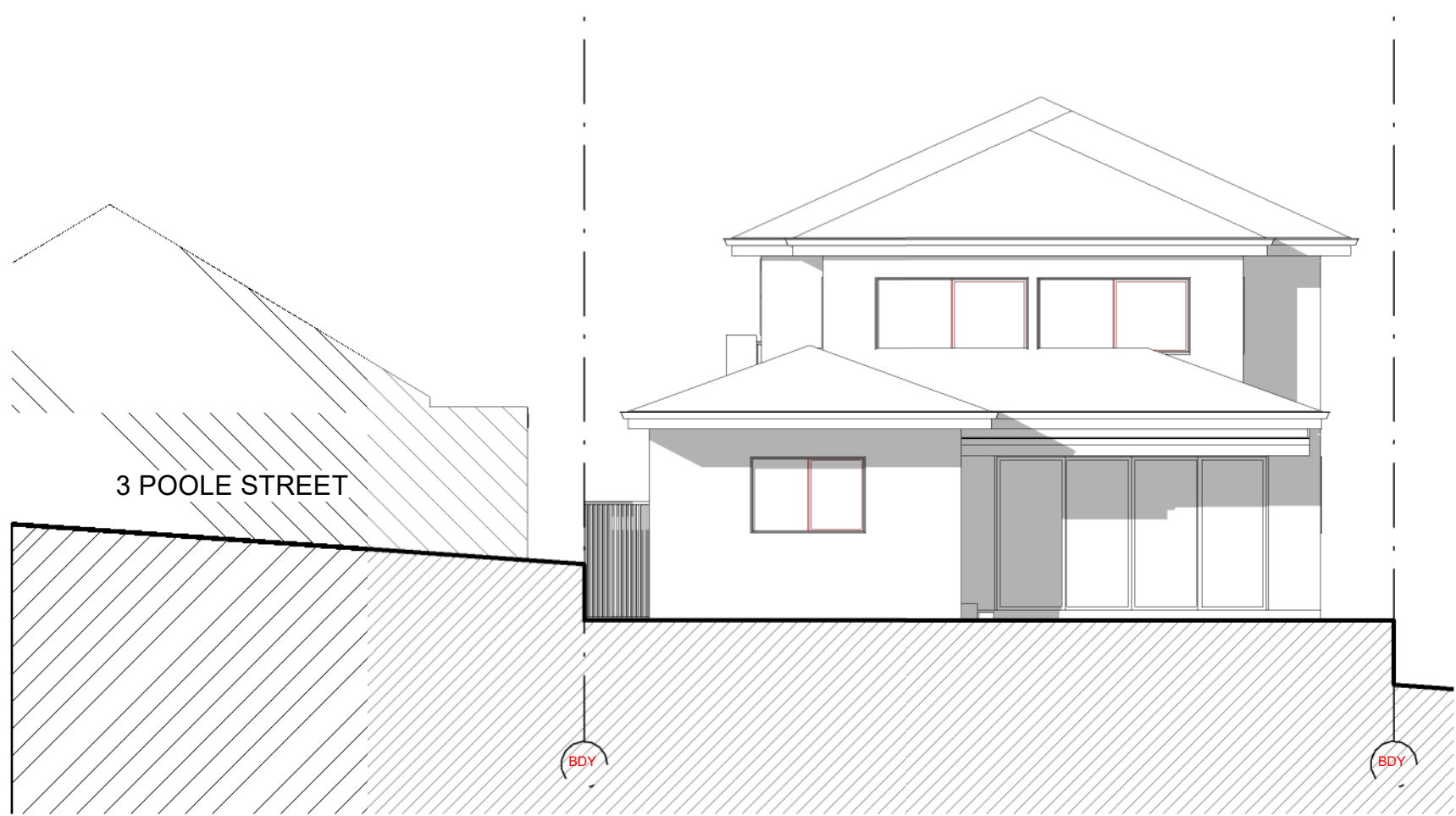


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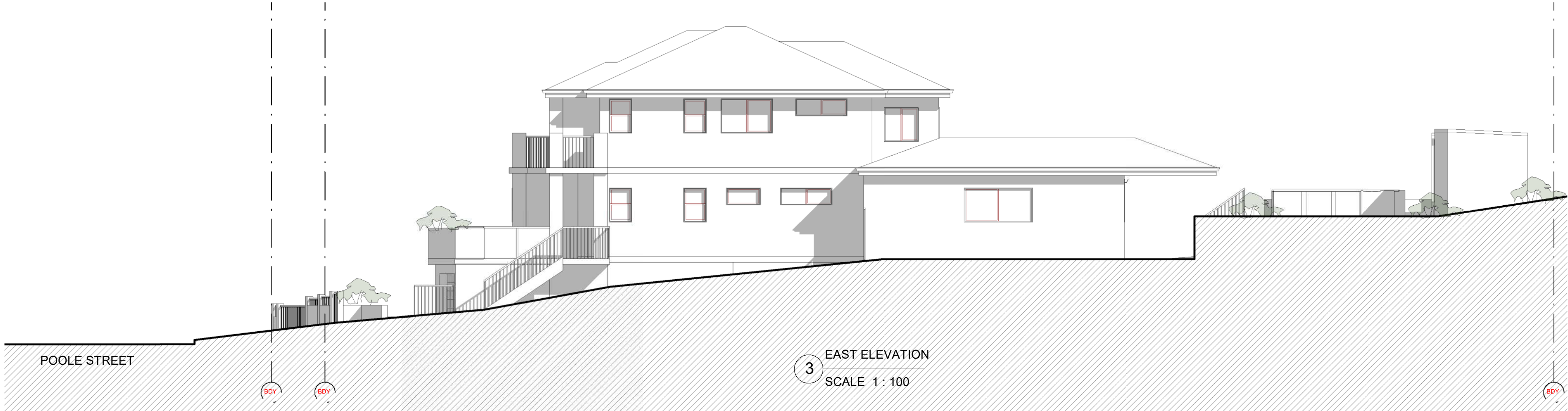
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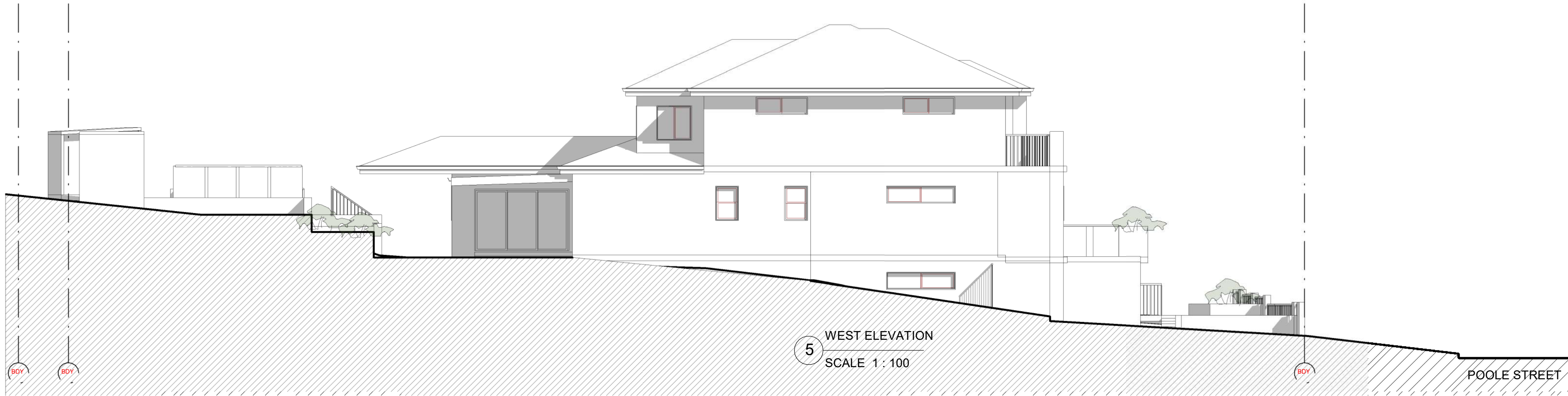
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SCALE 1 : 100



2 SOUTH ELEVATION
SCALE 1 : 100



3 EAST ELEVATION
SCALE 1 : 100



5 WEST ELEVATION
SCALE 1 : 100



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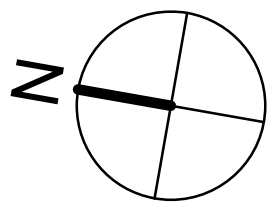
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DEVELOPMENT APPLICATION

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