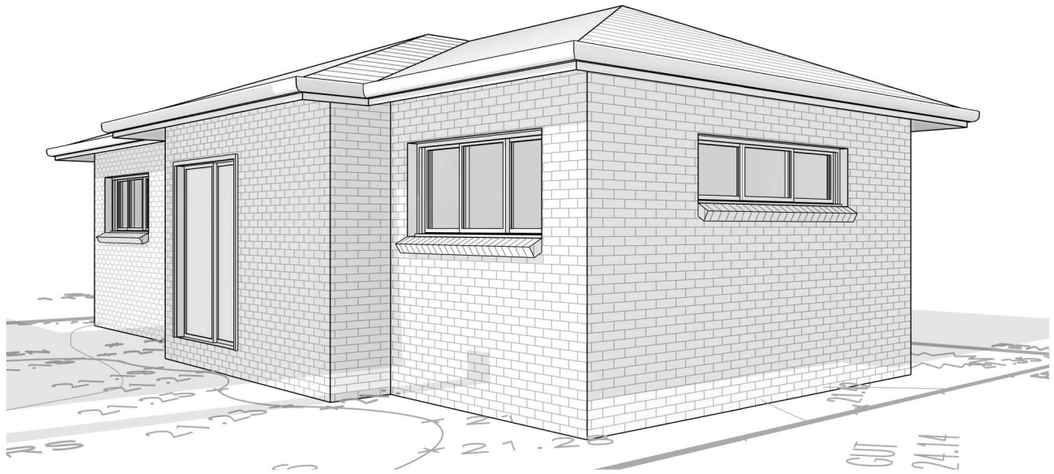
LOT 2 IN DP 15574
PROPOSED MODIFY DA-1528/2024
FOR DOUBLE STOREY DWELLING AND SECONDARY DWELLING
AT: NO.241 THE RIVER ROAD, REVESBY, NSW 2212



SHEET LIST	
SHEET NUMBER	SHEET NAME
CC-00	3D VIEWS
CC-01	PROPOSED SITE & ROOF PLAN
CC-02	DEMOLITION PLAN
CC-03	PROPOSED GROUND FLOOR PLAN
CC-04	PROPOSED FIRST FLOOR PLAN
CC-05	PROPOSED SECONDARY DWELLING
CC-06	EAST & WEST ELEVATIONS
CC-07	NORTH & SOUTH ELEVATIONS
CC-08	ELEVATIONS - 2ND DWELLING
CC-09	SECTIONS
CC-10	CONCEPTUAL LANDSCAPE PLAN
CC-11	LANDSCAPE SPECIFICATION
CC-12	BASIX CERTIFICATION
CC-13	EROSION AND SEDIMENT CONTROL PLAN

NOTES:
- DO NOT SCALE THE DRAWING, VERIFY ALL DIMENSIONS BEFORE COMMENCING ANY WORK. THIS DRAWING AND DESIGN SHOWN HEREIN SHALL REMAIN THE PROPERTY OF TRANSI DESIGN & IS NOT TO BE COPIED OR REPRODUCED WITHOUT WRITTEN PERMISSION

- ALL WORK TO COMPLY WITH THE LATEST BCA AND ITS AMENDEMENTS AND RELEVANT AUSTRALIAN STANDARDS REFERRED WITHIN.

No.	Description	Date

TRANSI DESIGN
STRUCTURAL AND CIVIL CONSULTING ENGINEERS DRAFTING DESIGN
Shop 5/80 THORNEY ROAD, FAIRFIELD WEST, 2165
Tel (02) 9604 1188 - 0411 442 632

DRAWING:
3D VIEWS

CLIENT & PROJECT: LOT 2 IN DP 15574
PROPOSED MODIFY DA-1528/2024 FOR DOUBLE STOREY DWELLING AND 2ND DWELLING
AT NO.241 THE RIVER ROAD, REVESBY, NSW 2212

DATE: 15/04/2026
DWG NO: CC-00
DRW BY: ST

CONSTRUCTION CERTIFICATE
SCALE: (A3)

LOT 2 IN DP 15574
PROPOSED MODIFY DA-1528/2024
FOR DOUBLE STOREY DWELLING AND SECONDARY DWELLING
AT: NO.241 THE RIVER ROAD, REVESBY, NSW 2212

NOTES:

1. CHECK DIMENSIONS ON SITE BEFORE PROCEEDING WITH THE WORK OF THE CONTRACT. NOTIFY BUILDING DESIGNER OF OMISSIONS OR CONFLICT IN DRAWINGS OR SPECIFICATIONS.

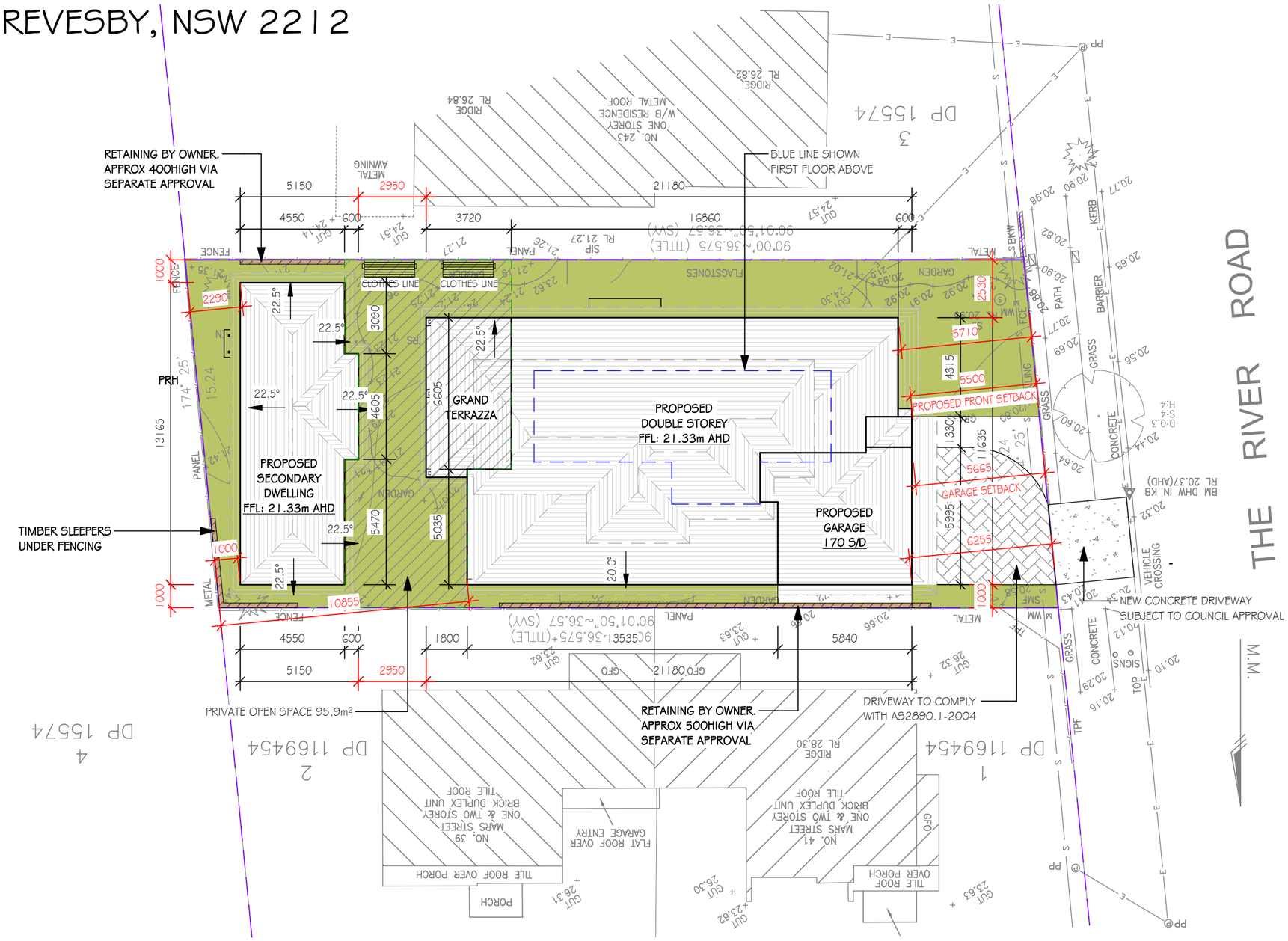
2. FIGURED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALE. DO NOT SCALE OFF DRAWINGS.

3. ALL CONSTRUCTION WORK IS TO COMPLY WITH RELEVANT AUSTRALIAN STANDARDS AND THE NCC.

4. REFER TO ACCOMPANYING BASIX CERTIFICATE REFERENCED FOR COMMITMENTS FOR THIS DEVELOPMENT.

5. **SA:** SMOKE ALARM
SMOKE ALARMS TO BE INSTALLED IN ACCORDANCE WITH AS 3786-2014 & CONNECTED TO MAINS POWER

SITE CALCULATIONS	
SITE AREA	550.1 sqm
PROPOSED GROUND FLOOR	159.7 sqm
PROPOSED GARAGE (Excluded from GFA)	32.6 sqm
PROPOSED FIRST FLOOR	61.25 sqm
PROPOSED SECONDARY DWELLING	54.1 sqm
TOTAL FLOOR AREA	275 sqm
MAXIMUM GROSS FLOOR AREA (0.5:1)	275.05 sqm
PRIVATE OPEN SPACE (80 sqm Min)	95.9 sqm
LANDSCAPE AREA	207.0 sqm
LANDSCAPE AREA FORWARD BUILDING LINE (45% Min)	45.9 sqm / 94.3 sqm (48.7%)
LANDSCAPE AREA BEHIND BUILDING LINE	161.1 sqm
NOTE: GFA MEASURED FROM INSIDE OF EXTERNAL WALLS, EXCLUDES 1 CAR-PARK SPACE & VOIDS. STAIRS ONLY EXCLUDED FROM FIRST FLOOR	



PROPOSED SITE & ROOF PLAN 1 : 200

NOTES:
- DO NOT SCALE THE DRAWING, VERIFY ALL DIMENSIONS BEFORE COMMENCING ANY WORK. THIS DRAWING AND DESIGN SHOWN HEREIN SHALL REMAIN THE PROPERTY OF TRANSI DESIGN & IS NOT TO BE COPIED OR REPRODUCED WITHOUT WRITTEN PERMISSION

- ALL WORK TO COMPLY WITH THE LATEST BCA AND ITS AMENDEMENTS AND RELEVANT AUSTRALIAN STANDARDS REFERRED WITHIN.

No.	Description	Date

TRANSI DESIGN
STRUCTURAL AND CIVIL CONSULTING ENGINEERS DRAFTING DESIGN
Shop 5/80 THORNEY ROAD, FAIRFIELD WEST, 2165
Tel (02) 9604 1188 - 0411 442 632

DRAWING:
PROPOSED SITE & ROOF PLAN

CLIENT & PROJECT: LOT 2 IN DP 15574
PROPOSED MODIFY DA-1528/2024 FOR DOUBLE STOREY DWELLING AND 2ND DWELLING
AT NO.241 THE RIVER ROAD, REVESBY, NSW 2212

DATE: 15/04/2026
DWG NO: CC-01
DRW BY: ST
SCALE: As indicated (A3)

CONSTRUCTION CERTIFICATE

SITE MANAGEMENT PLAN / DEMOLITION PLAN / GENERAL CONSTRUCTION NOTES

PROVIDE 1800mm HIGH SAFETY & SECURITY FENCE FOR THE DURATION OF THE DEMOLITION & CONSTRUCTION WORKS. SILT FENCE, GEOTEXTILE FABRIC OR THE EQUIVALENT TO ALL BOUNDARIES

ANY DAMAGE TO EXISTING &/OR ADJOINING PROPERTY &/OR SERVICES IS TO BE MADE GOOD WITH MINIMAL IF ANY INCONVENIENCE TO ALL PROPRIETORS. IF ANY DAMAGE IS DUE TO NEGLIGENCE, IT IS TO BE RECTIFIED AT THE COST OF THE NEGLIGENT PARTY WHICH CAUSED THAT DAMAGE.

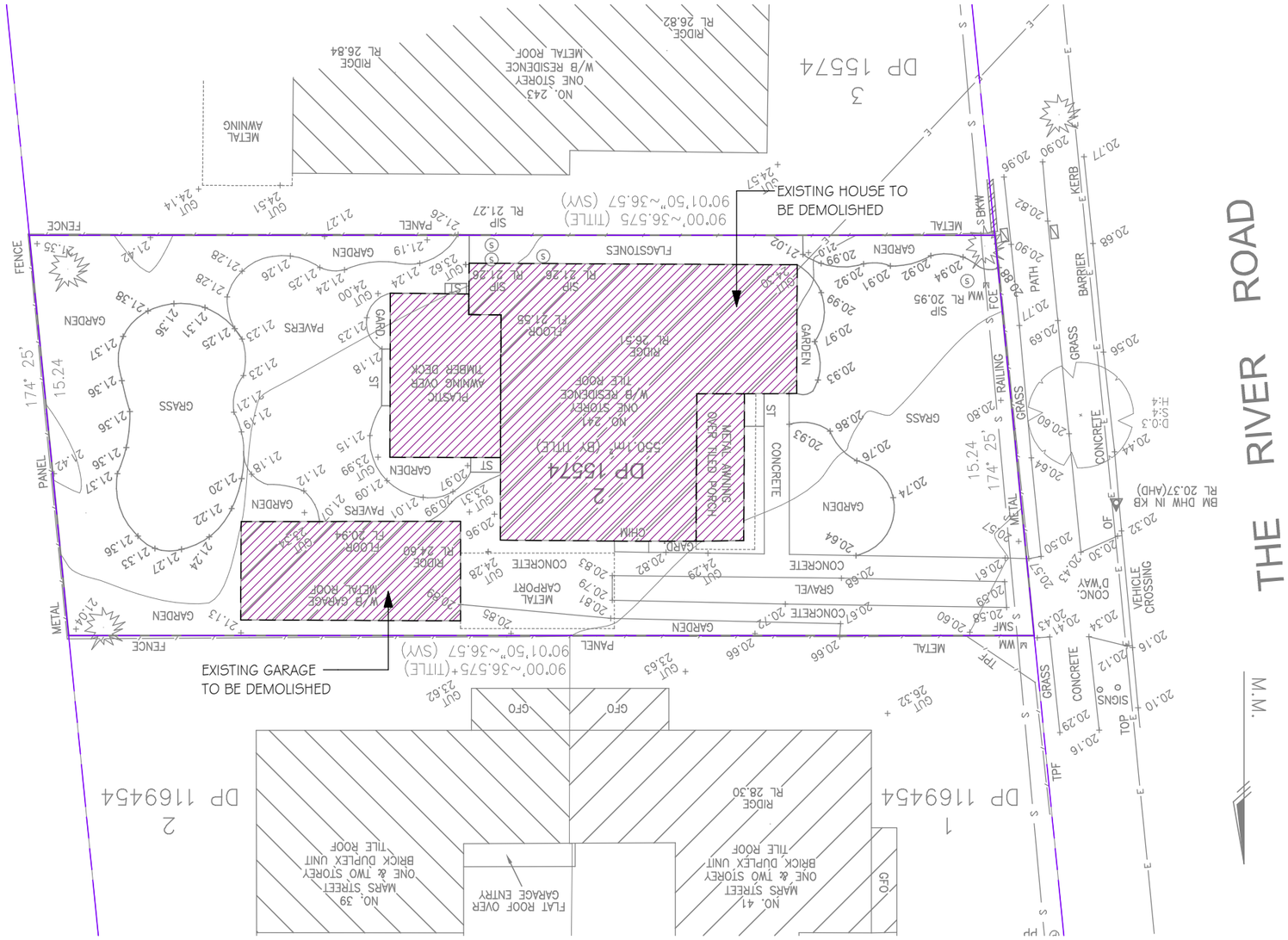
METHOD OF SUPPORT OF EXCAVATION ADJACENT TO ADJOINING PROPERTIES TO ENG'S DETAILS AND IT IS TO BE CERTIFIED BY A CERTIFIER ACCREDITED IN CIVIL ENGINEERING

VEHICLES CARRYING LOOSE BUILDING MATERIALS TO BE COVERED IN COMPLIANCE WITH ROAD TRAFFIC REGULATIONS. SAFE ACCESS FOR HEAVY EQUIPMENT PLANT AND MATERIALS DELIVERY.

DEMOLISH & REMOVE FROM THE SITE. AS PER THE SPECIFICATION, THE COUNCIL REQUIREMENTS & AS. 2601 ALL THE EXISTING BUILDINGS, CARPORT, FENCES, DRIVEWAY, PATHS AND THE LIKE, AS SHOWN HATCHED AND/OR AS REQUIRED TO ACHIEVE THE PROPOSED WORK. DISCONNECT, CAP OFF & SEAL ALL REDUNDANT SERVICES PRIOR TO THE COMMENCEMENT OF DEMOLITION

LEGEND

TO BE DEMOLISHED TO COMPLY WITH AS 2601-2001



DEMOLITION PLAN 1 : 200

NOTES:
- DO NOT SCALE THE DRAWING, VERIFY ALL DIMENSIONS BEFORE COMMENCING ANY WORK. THIS DRAWING AND DESIGN SHOWN HEREIN SHALL REMAIN THE PROPERTY OF TRANSI DESIGN & IS NOT TO BE COPIED OR REPRODUCED WITHOUT WRITTEN PERMISSION

- ALL WORK TO COMPLY WITH THE LATEST BCA AND ITS AMENDEMENTS AND RELEVANT AUSTRALIAN STANDARDS REFERRED WITHIN.

No.	Description	Date

TRANSI DESIGN
STRUCTURAL AND CIVIL CONSULTING ENGINEERS DRAFTING DESIGN
Shop 5/80 THORNEY ROAD, FAIRFIELD WEST, 2165
Tel (02) 9604 1188 - 0411 442 632

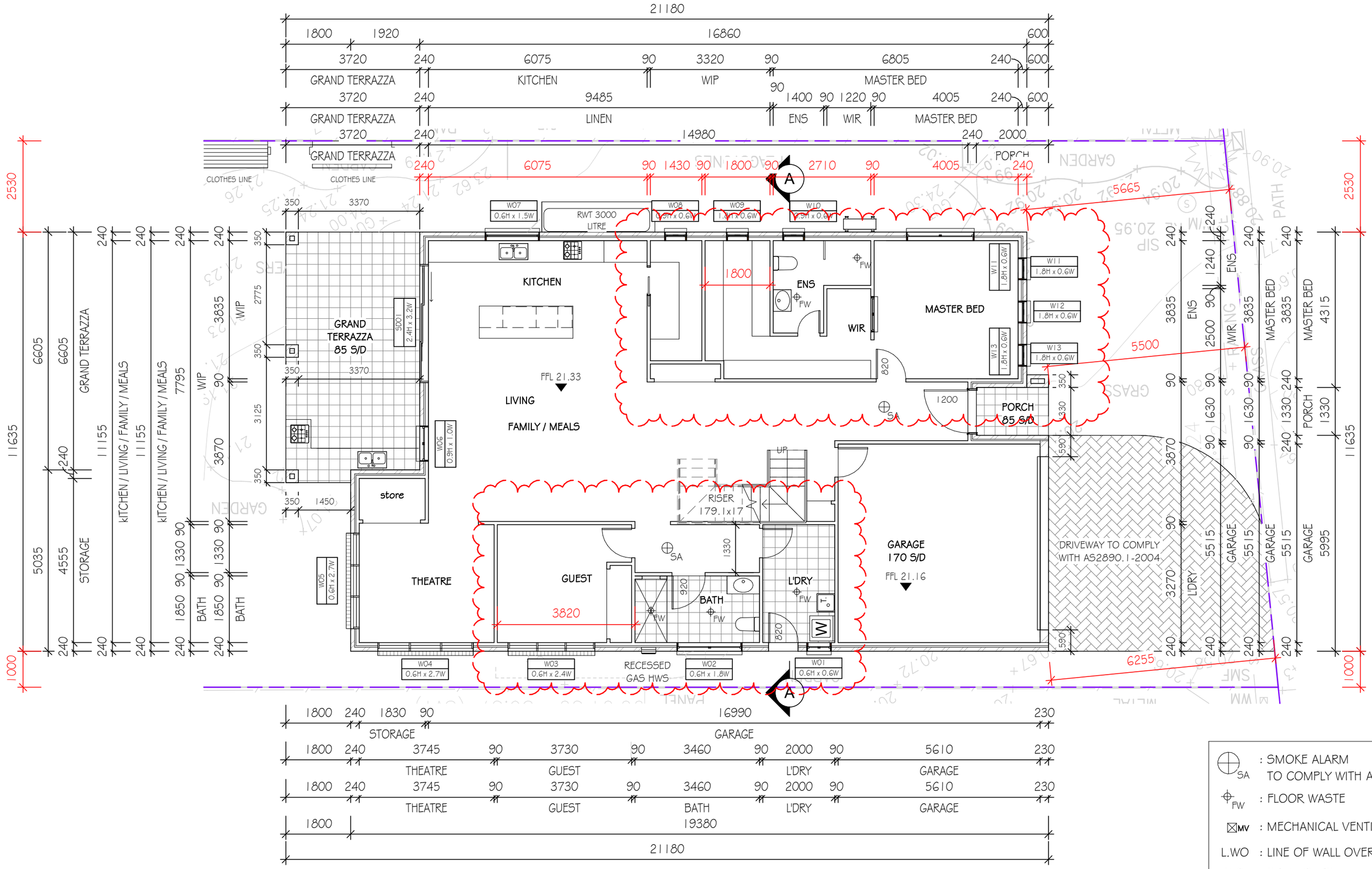
DRAWING: DEMOLITION PLAN

CLIENT & PROJECT: LOT 2 IN DP 15574
PROPOSED MODIFY DA-1528/2024 FOR DOUBLE STOREY DWELLING AND 2ND DWELLING
AT NO.241 THE RIVER ROAD, REVESBY, NSW 2212

DATE: 15/04/2026
DWG NO: CC-02
DRW BY: ST

CONSTRUCTION CERTIFICATE

SCALE: 1 : 200 (A3)



PROPOSED GROUND FLOOR PLAN 1 : 100

SA	: SMOKE ALARM TO COMPLY WITH AS.3786
FW	: FLOOR WASTE
MV	: MECHANICAL VENTILATION
L.WO	: LINE OF WALL OVER
B.O	: BEAM OVER

NOTES:

- DO NOT SCALE THE DRAWING, VERIFY ALL DIMENSIONS BEFORE COMMENCING ANY WORK. THIS DRAWING AND DESIGN SHOWN HEREIN SHALL REMAIN THE PROPERTY OF TRANSI DESIGN & IS NOT TO BE COPIED OR REPRODUCED WITHOUT WRITTEN PERMISSION

- ALL WORK TO COMPLY WITH THE LATEST BCA AND ITS AMENDEMENTS AND RELEVANT AUSTRALIAN STANDARDS REFERRED WITHIN.

No.	Description	Date
1	- ISSUE FOR DA/CC	30/08/2018

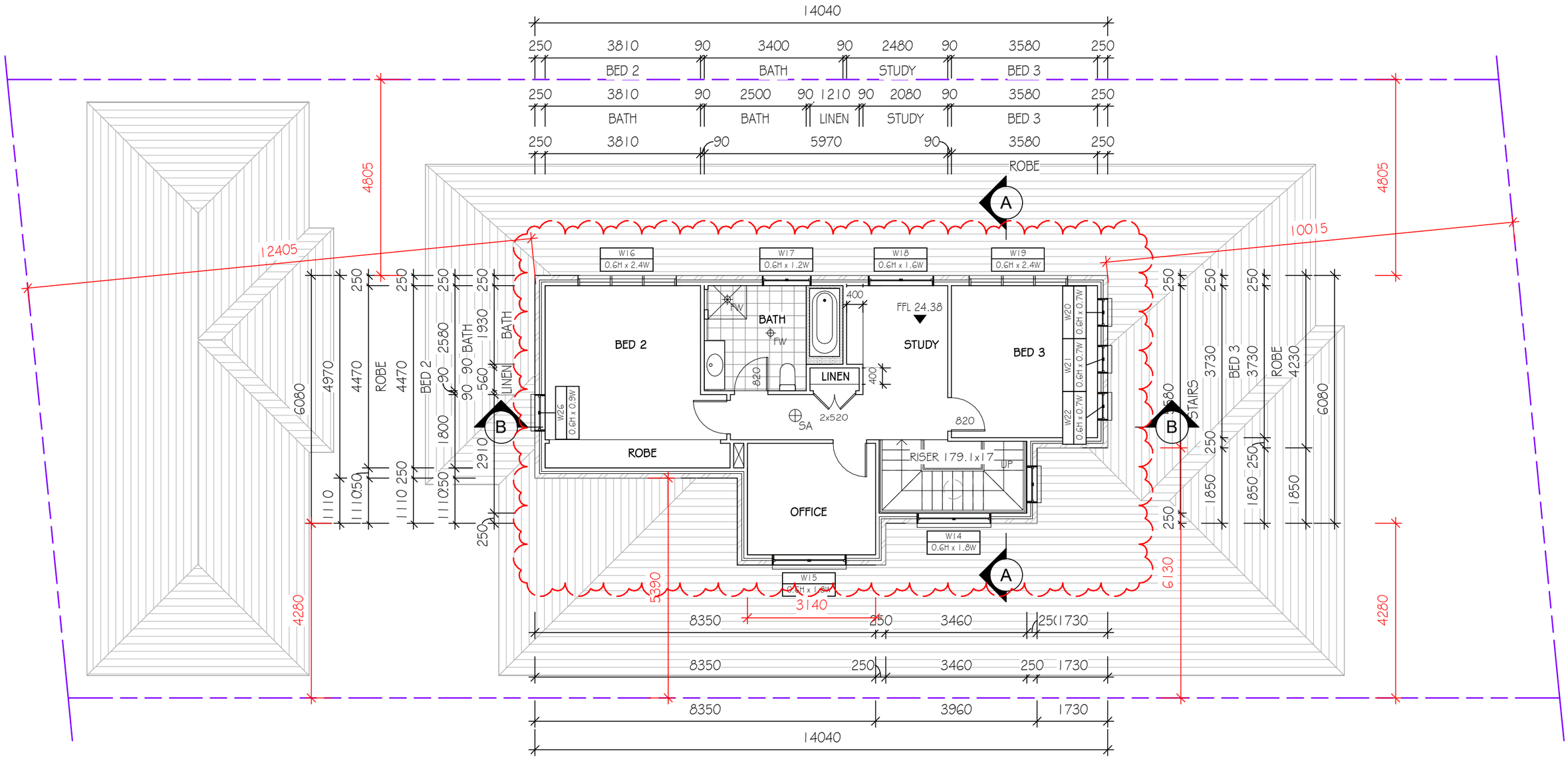
TRANSI DESIGN
STRUCTURAL AND CIVIL CONSULTING ENGINEERS DRAFTING DESIGN
Shop 5/80 THORNEY ROAD, FAIRFIELD WEST, 2165
Tel (02) 9604 1188 - 0411 442 632

DRAWING:
PROPOSED GROUND FLOOR PLAN

CLIENT & PROJECT: LOT 2 IN DP 15574
PROPOSED MODIFY DA-1528/2024 FOR DOUBLE STOREY DWELLING AND 2ND DWELLING
AT NO.241 THE RIVER ROAD, REVESBY, NSW 2212

DATE: 15/04/2026
DWG NO: CC-03
DRW BY: ST

CONSTRUCTION CERTIFICATE
SCALE: 1 : 100 (A3)



PROPOSED FIRST FLOOR PLAN 1 : 100

SA	: SMOKE ALARM TO COMPLY WITH AS.3786
FW	: FLOOR WASTE
MV	: MECHANICAL VENTILATION
L.WO	: LINE OF WALL OVER
B.O	: BEAM OVER

NOTES:

- DO NOT SCALE THE DRAWING, VERIFY ALL DIMENSIONS BEFORE COMMENCING ANY WORK. THIS DRAWING AND DESIGN SHOWN HEREIN SHALL REMAIN THE PROPERTY OF TRANSI DESIGN & IS NOT TO BE COPIED OR REPRODUCED WITHOUT WRITTEN PERMISSION

- ALL WORK TO COMPLY WITH THE LATEST BCA AND ITS AMENDEMENTS AND RELEVANT AUSTRALIAN STANDARDS REFERRED WITHIN.

No.	Description	Date
1	- ISSUE FOR DA/CC	30/08/2018

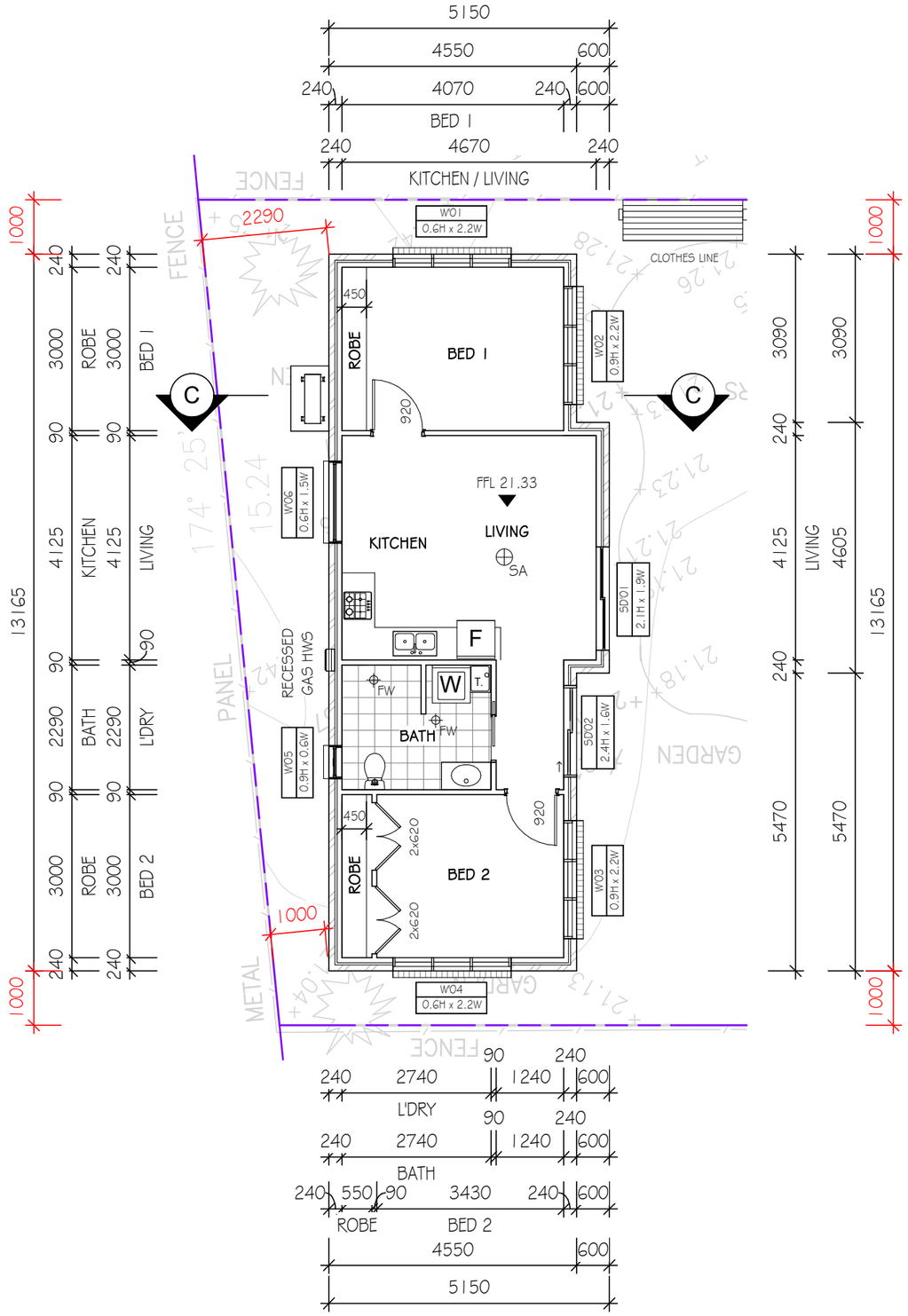
TRANSI DESIGN
STRUCTURAL AND CIVIL CONSULTING ENGINEERS DRAFTING DESIGN
Shop 5/80 THORNEY ROAD, FAIRFIELD WEST, 2165
Tel (02) 9604 1188 - 0411 442 632

DRAWING:
PROPOSED FIRST FLOOR PLAN

CLIENT & PROJECT: LOT 2 IN DP 15574
PROPOSED MODIFY DA-1528/2024 FOR DOUBLE STOREY DWELLING AND 2ND DWELLING
AT NO.241 THE RIVER ROAD, REVESBY, NSW 2212

DATE: 15/04/2026
DWG NO: CC-04
DRW BY: ST

CONSTRUCTION CERTIFICATE
SCALE: 1 : 100 (A3)



SECONDARY DWELLING FLOOR PLAN 1 : 100

SA : SMOKE ALARM TO COMPLY WITH AS.3786

FW : FLOOR WASTE

MV : MECHANICAL VENTILATION

L.WO : LINE OF WALL OVER

B.O : BEAM OVER

NOTES:

- DO NOT SCALE THE DRAWING, VERIFY ALL DIMENSIONS BEFORE COMMENCING ANY WORK. THIS DRAWING AND DESIGN SHOWN HEREIN SHALL REMAIN THE PROPERTY OF TRANSI DESIGN & IS NOT TO BE COPIED OR REPRODUCED WITHOUT WRITTEN PERMISSION

- ALL WORK TO COMPLY WITH THE LATEST BCA AND ITS AMENDEMENTS AND RELEVANT AUSTRALIAN STANDARDS REFERRED WITHIN.

No.	Description	Date

TRANSI DESIGN
STRUCTURAL AND CIVIL CONSULTING ENGINEERS DRAFTING DESIGN
Shop 5/80 THORNEY ROAD, FAIRFIELD WEST, 2165
Tel (02) 9604 1188 - 0411 442 632

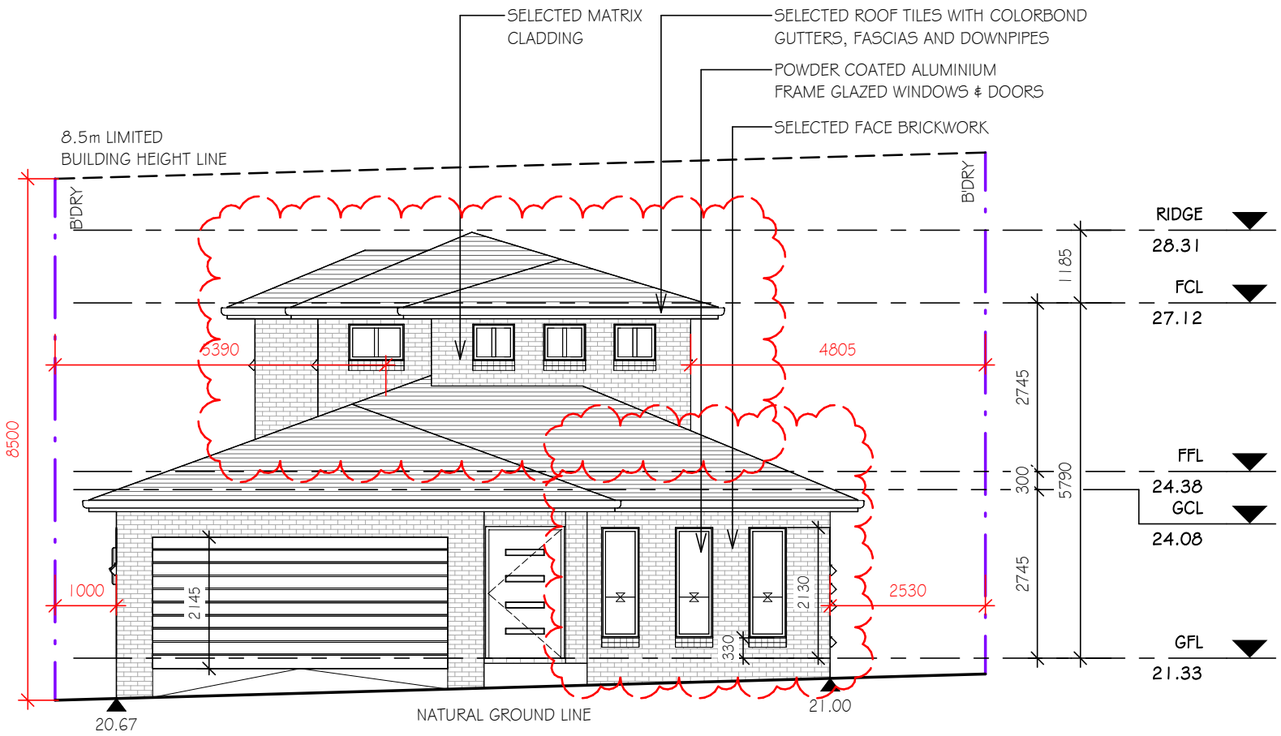
DRAWING:
PROPOSED SECONDARY DWELLING

CLIENT & PROJECT: LOT 2 IN DP 15574
PROPOSED MODIFY DA-1528/2024 FOR DOUBLE STOREY DWELLING AND 2ND DWELLING
AT NO.241 THE RIVER ROAD, REVESBY, NSW 2212

DATE: 15/04/2026
DWG NO: CC-05
DRW BY: ST

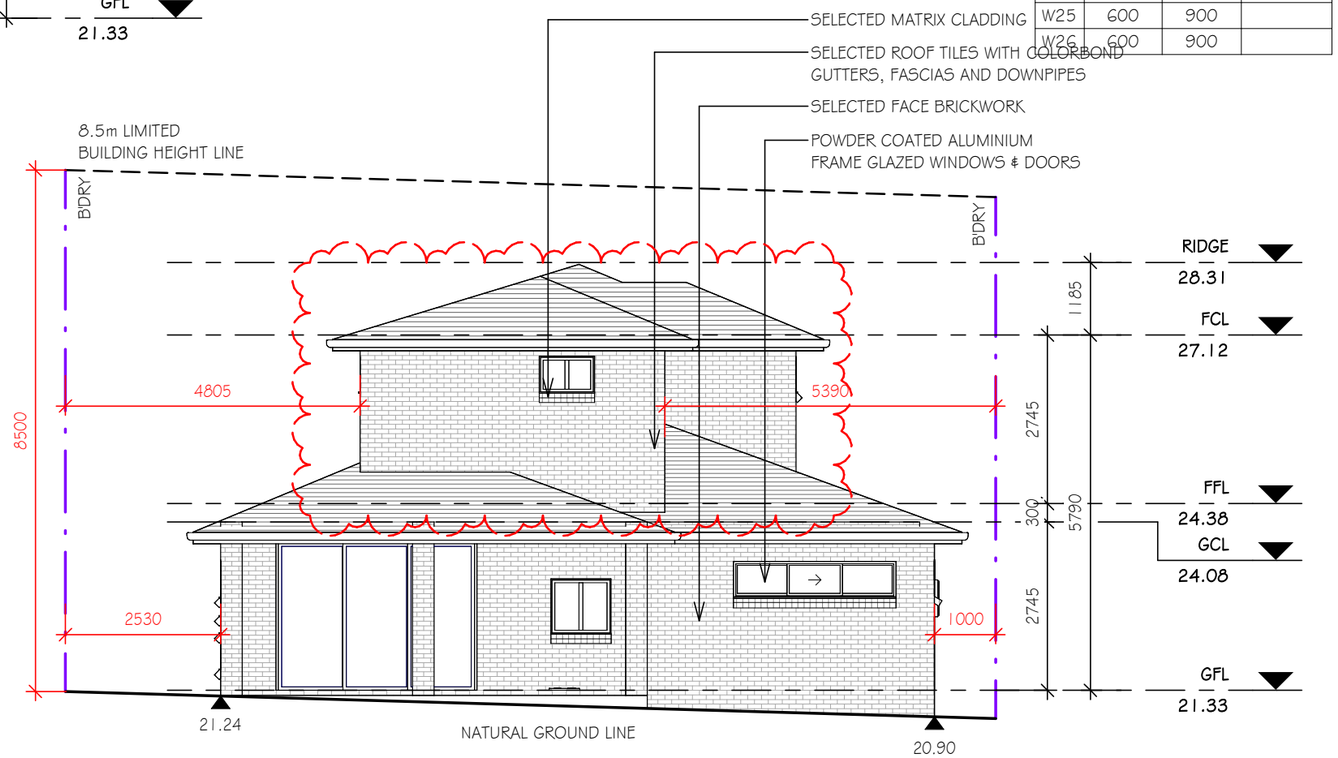
CONSTRUCTION CERTIFICATE

SCALE: 1 : 100 (A3)



WEST ELEVATION 1 : 100

HOUSE WINDOW SCHEDULE			
ITEM	HEIGHT	WIDTH	NOTE
W01	600	600	
W02	600	1810	
W03	600	2410	
W04	600	2650	
W05	600	2650	
W06	900	980	
W07	600	1510	
W08	900	610	
W09	1800	610	
W10	900	610	
W11	1800	610	
W12	1800	610	
W13	1800	610	
W14	600	1810	
W15	600	1810	
W16	600	2410	
W17	600	1200	
W18	600	1600	
W19	600	2410	
W20	600	680	
W21	600	680	
W22	600	680	
W25	600	900	
W26	600	900	



EAST ELEVATION 1 : 100

NOTE:
WEEPHOLDS TO COMPLY WITH AS 3700, AS 4773 AND OTHER RELEVANT STANDARD

NOTE:
EAVES ENCROACHING WITHIN 900mm OF AN ALLOTMENT BOUNDARY AND 1800mm FROM ANOTHER BUILDING TO BE NON-COMBUSTIBLE

NOTES:
- DO NOT SCALE THE DRAWING, VERIFY ALL DIMENSIONS BEFORE COMMENCING ANY WORK. THIS DRAWING AND DESIGN SHOWN HEREIN SHALL REMAIN THE PROPERTY OF TRANSI DESIGN & IS NOT TO BE COPIED OR REPRODUCED WITHOUT WRITTEN PERMISSION

- ALL WORK TO COMPLY WITH THE LATEST BCA AND ITS AMENDEMENTS AND RELEVANT AUSTRALIAN STANDARDS REFERRED WITHIN.

No.	Description	Date
1	- ISSUE FOR DA/CC	30/08/2018

TRANSI DESIGN
STRUCTURAL AND CIVIL CONSULTING ENGINEERS DRAFTING DESIGN
Shop 5/80 THORNEY ROAD, FAIRFIELD WEST, 2165
Tel (02) 9604 1188 - 0411 442 632

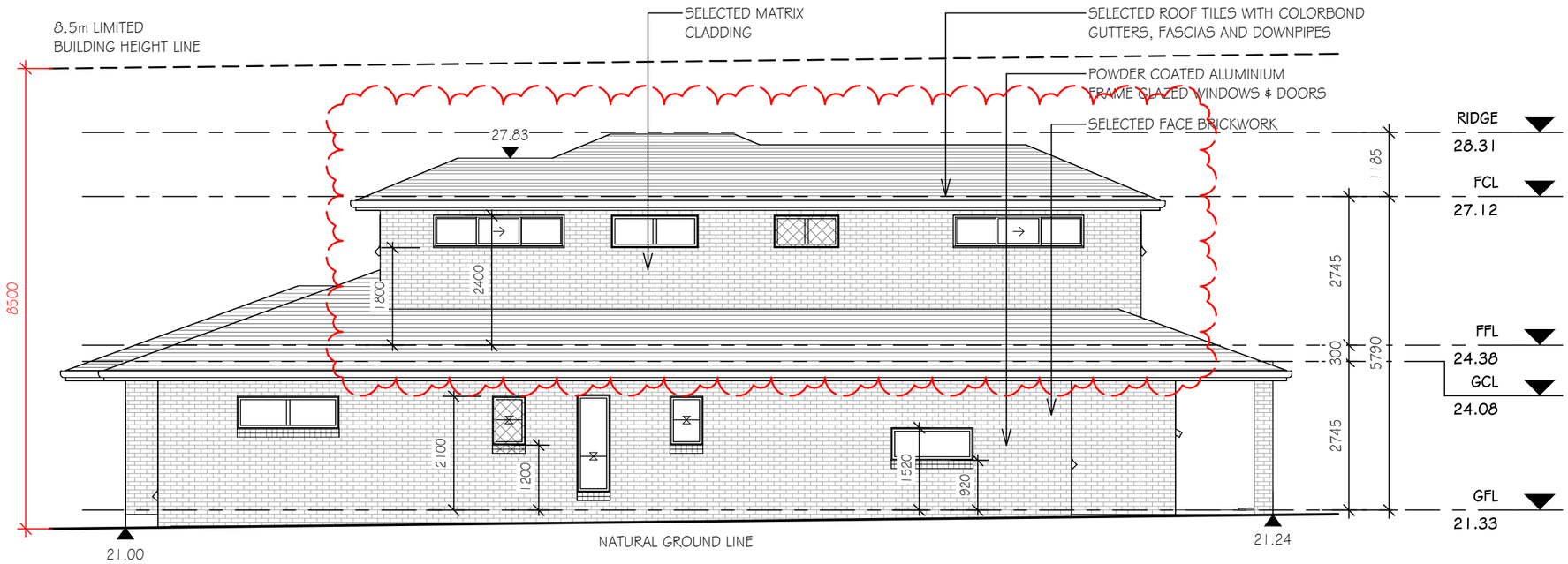
DRAWING:
EAST & WEST ELEVATIONS

CLIENT & PROJECT: LOT 2 IN DP 15574
PROPOSED MODIFY DA-1528/2024 FOR DOUBLE STOREY DWELLING AND 2ND DWELLING
AT NO.241 THE RIVER ROAD, REVESBY, NSW 2212

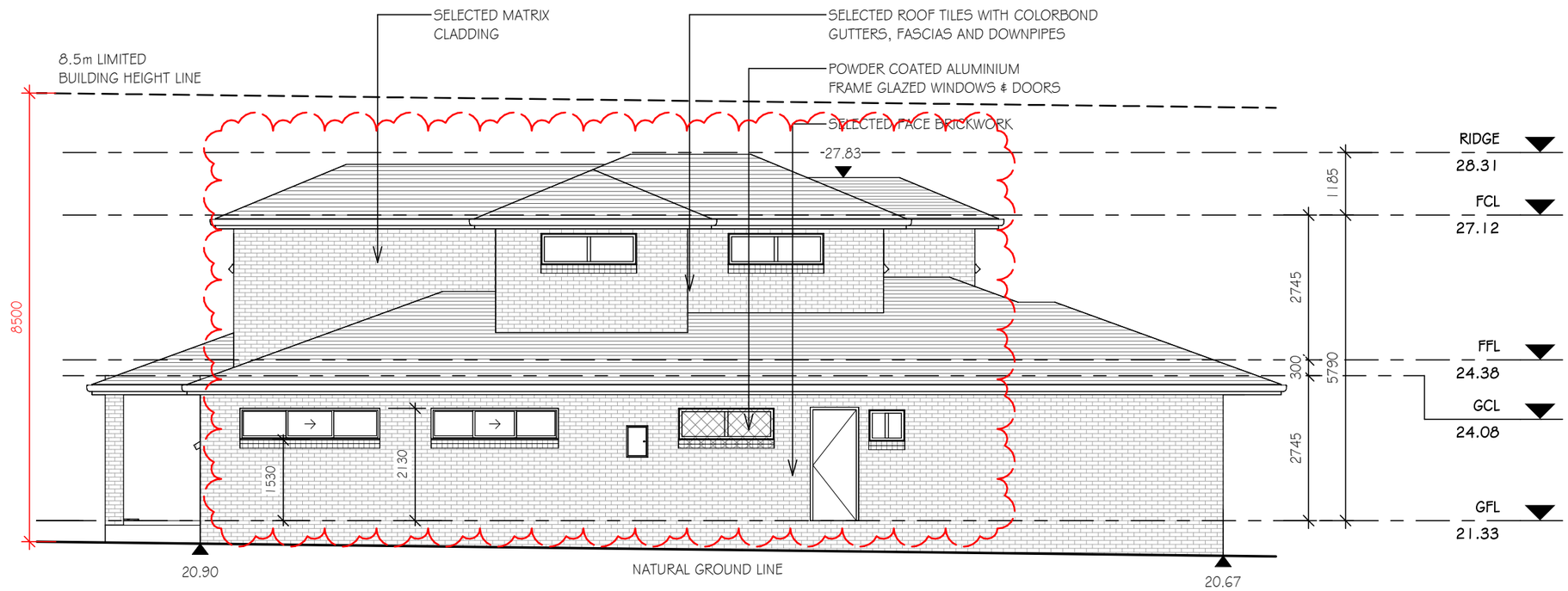
DATE: 15/04/2026
DWG NO: CC-06
DRW BY: ST

CONSTRUCTION CERTIFICATE

SCALE: 1 : 100 (A3)



SOUTH ELEVATION 1 : 100



NORTH ELEVATION 1 : 100

NOTE:
WEEPHOLDS TO COMPLY WITH AS 3700, AS 4773 AND OTHER RELEVANT STANDARD

NOTE:
EAVES ENCROACHING WITHIN 900mm OF AN ALLOTMENT BOUNDARY AND 1800mm FROM ANOTHER BUILDING TO BE NON-COMBUSTIBLE

NOTES:
- DO NOT SCALE THE DRAWING, VERIFY ALL DIMENSIONS BEFORE COMMENCING ANY WORK. THIS DRAWING AND DESIGN SHOWN HEREIN SHALL REMAIN THE PROPERTY OF TRANSI DESIGN & IS NOT TO BE COPIED OR REPRODUCED WITHOUT WRITTEN PERMISSION

- ALL WORK TO COMPLY WITH THE LATEST BCA AND ITS AMENDEMENTS AND RELEVANT AUSTRALIAN STANDARDS REFERRED WITHIN.

No.	Description	Date
1	- ISSUE FOR DA/CC	30/08/2018

TRANSI DESIGN
STRUCTURAL AND CIVIL CONSULTING ENGINEERS DRAFTING DESIGN
Shop 5/80 THORNEY ROAD, FAIRFIELD WEST, 2165
Tel (02) 9604 1188 - 0411 442 632

DRAWING:
NORTH & SOUTH ELEVATIONS

CLIENT & PROJECT: LOT 2 IN DP 15574
PROPOSED MODIFY DA-1528/2024 FOR DOUBLE STOREY DWELLING AND 2ND DWELLING
AT NO.241 THE RIVER ROAD, REVESBY, NSW 2212

DATE: 15/04/2026
DWG NO: CC-07
DRW BY: ST

CONSTRUCTION CERTIFICATE

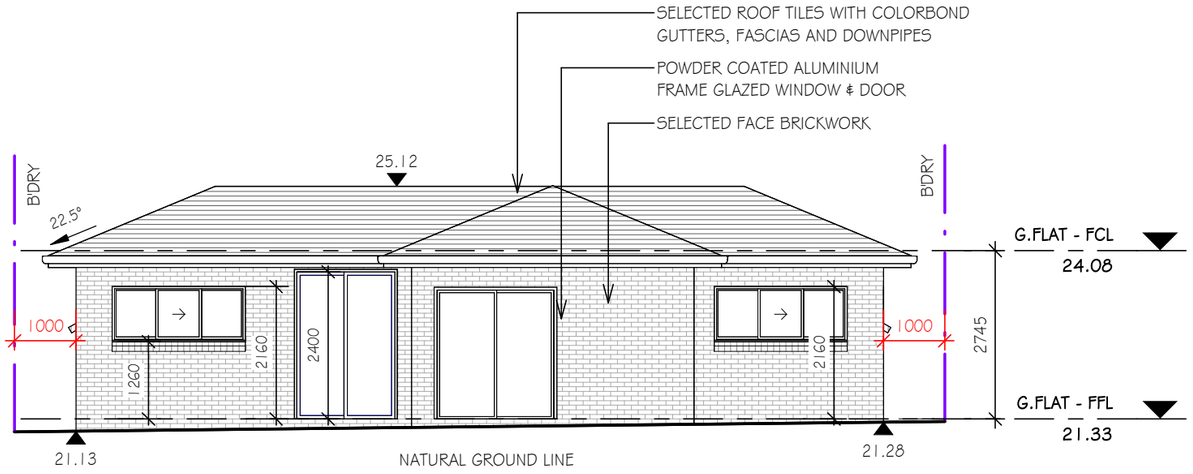
SCALE: 1 : 100 (A3)

NOTE:
EAVES ENCROACHING WITHIN 900mm OF AN ALLOTMENT BOUNDARY AND 1800mm FROM ANOTHER BUILDING TO BE NON-COMBUSTILE

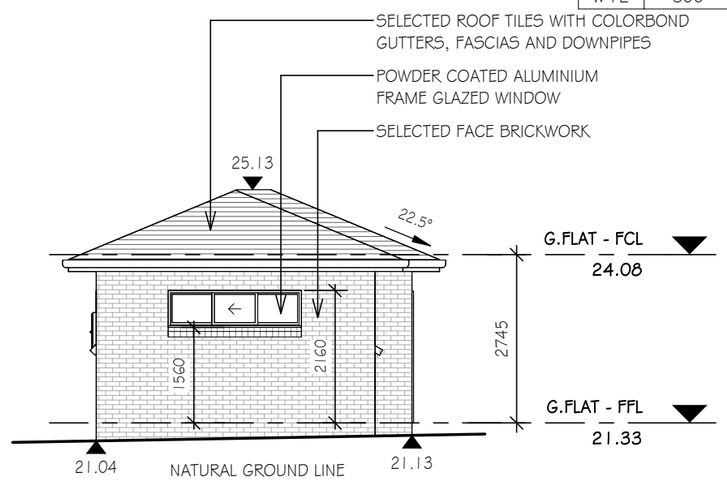
NOTE:
WEEPHOLDS TO COMPLY WITH AS 3700, AS 4773 AND OTHER RELEVANT STANDARD

2ND DWELLING WINDOW SCHEDULE

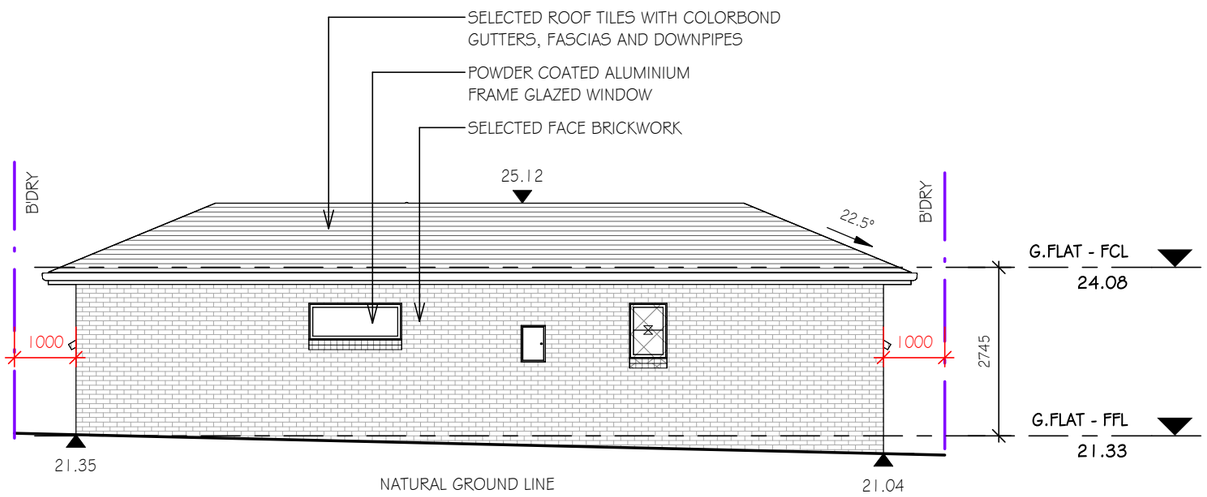
ITEM	HEIGHT	WIDTH	NOTE
W'01	600	2170	
W'02	900	2170	
W'03	900	2170	
W'04	600	2170	
W'05	900	610	
W'06	600	1510	
W'10	600	900	
W'12	600	1800	



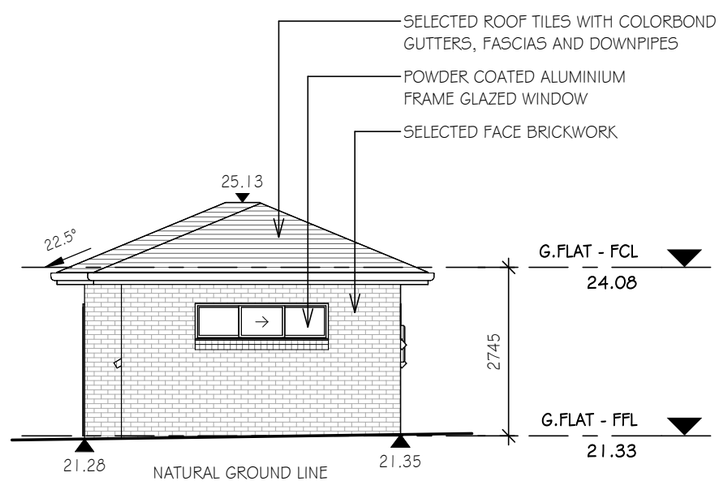
WEST ELEVATION - 2ND DWELLING 1 : 100



NORTH ELEVATION - 2ND DWELLING 1 : 100



EAST ELEVATION - 2ND DWELLING 1 : 100



SOUTH ELEVATION - 2ND DWELLING 1 : 100

NOTES:
- DO NOT SCALE THE DRAWING, VERIFY ALL DIMENSIONS BEFORE COMMENCING ANY WORK. THIS DRAWING AND DESIGN SHOWN HEREIN SHALL REMAIN THE PROPERTY OF TRANSI DESIGN & IS NOT TO BE COPIED OR REPRODUCED WITHOUT WRITTEN PERMISSION

- ALL WORK TO COMPLY WITH THE LATEST BCA AND ITS AMENDEMENTS AND RELEVANT AUSTRALIAN STANDARDS REFERRED WITHIN.

No.	Description	Date

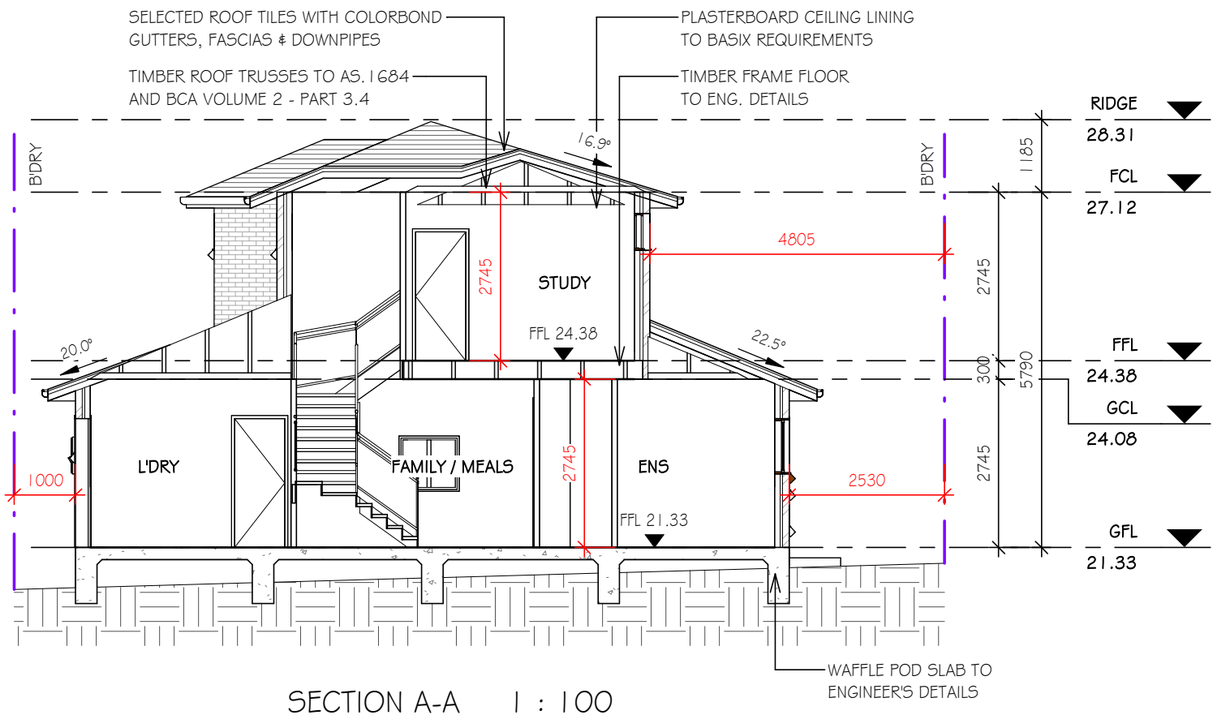
TRANSI DESIGN
STRUCTURAL AND CIVIL CONSULTING ENGINEERS DRAFTING DESIGN
Shop 5/80 THORNEY ROAD, FAIRFIELD WEST, 2165
Tel (02) 9604 1188 - 0411 442 632

DRAWING:
ELEVATIONS - 2ND DWELLING

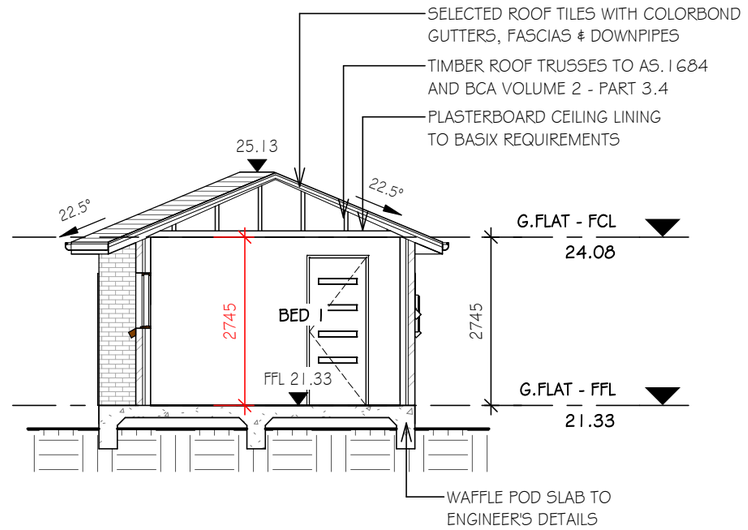
CLIENT & PROJECT: LOT 2 IN DP 15574
PROPOSED MODIFY DA-1528/2024 FOR DOUBLE STOREY DWELLING AND 2ND DWELLING
AT NO.241 THE RIVER ROAD, REVESBY, NSW 2212

DATE: 15/04/2026
DWG NO: CC-08
DRW BY: ST

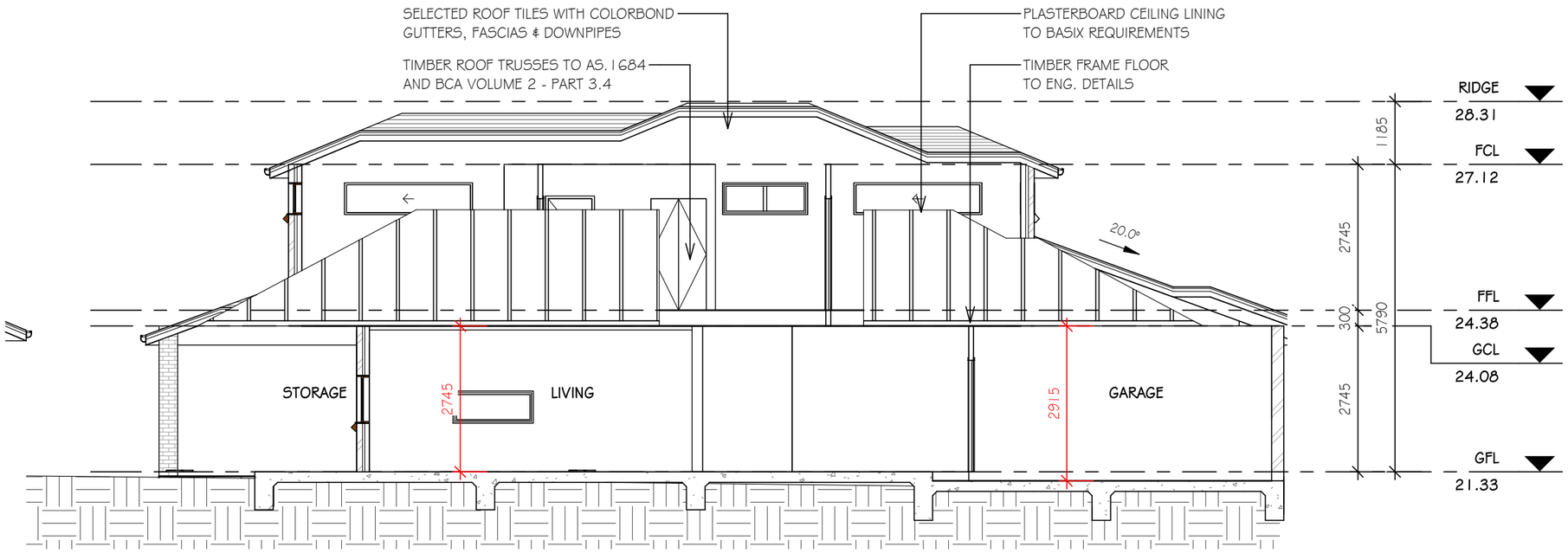
CONSTRUCTION CERTIFICATE
SCALE: 1 : 100 (A3)



SECTION A-A 1 : 100



SECTION C-C 1 : 100



SECTION B-B 1 : 100

NOTES:
- DO NOT SCALE THE DRAWING, VERIFY ALL DIMENSIONS BEFORE COMMENCING ANY WORK. THIS DRAWING AND DESIGN SHOWN HEREIN SHALL REMAIN THE PROPERTY OF TRANSI DESIGN & IS NOT TO BE COPIED OR REPRODUCED WITHOUT WRITTEN PERMISSION

- ALL WORK TO COMPLY WITH THE LATEST BCA AND ITS AMENDEMENTS AND RELEVANT AUSTRALIAN STANDARDS REFERRED WITHIN.

No.	Description	Date

TRANSI DESIGN
STRUCTURAL AND CIVIL CONSULTING ENGINEERS DRAFTING DESIGN
Shop 5/80 THORNEY ROAD, FAIRFIELD WEST, 2165
Tel (02) 9604 1188 - 0411 442 632

DRAWING:
SECTIONS

CLIENT & PROJECT: LOT 2 IN DP 15574
PROPOSED MODIFY DA-1528/2024 FOR DOUBLE STOREY DWELLING AND 2ND DWELLING
AT NO.241 THE RIVER ROAD, REVESBY, NSW 2212

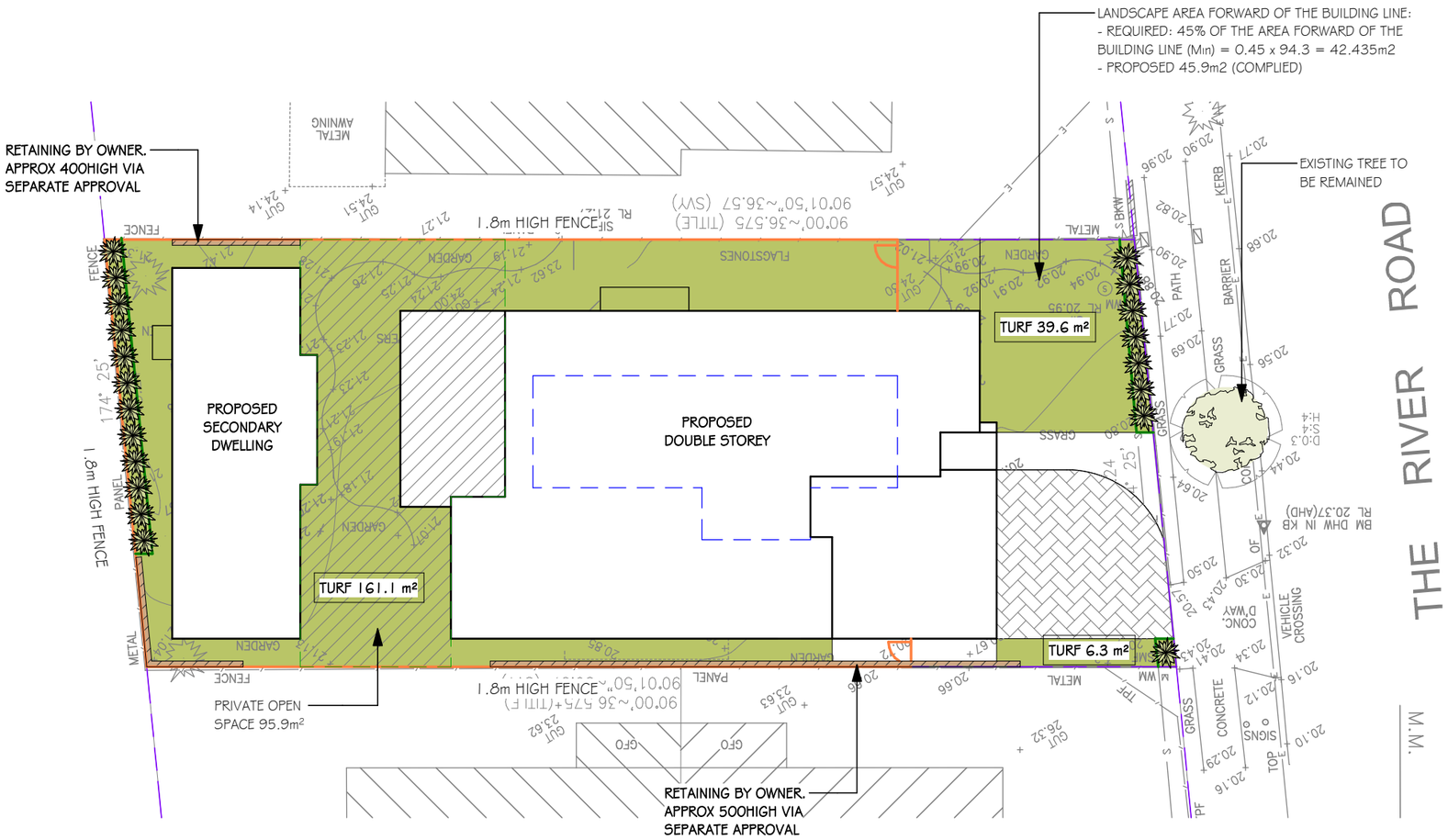
DATE: 15/04/2026
DWG NO: CC-09
DRW BY: ST

CONSTRUCTION CERTIFICATE

SCALE: 1 : 100 (A3)

SURFACE TREATMENT LEGEND

SYMBOL	NAME
STF	SYNTHETIC TURF
TF	TURF
GE	GARDEN EDGE (TO DETAIL)
CL	CLOTHES LINES (TO CLIENT REQUIREMENTS)
CB/TP	COLORBOND / TIMBER PAILING (1.8m HIGH)
T	TILE (TO CLIENT REQUIREMENTS)
RWT	RAINWATER TANK (TO BASIX REQUIREMENT)
PV	PAVERS
TPF	TEMPORARY PROTECTION FENCE (1.8m CHAINMESH)
GVL	GRAVEL SURFACE / PATH (NEPEAN RIVER PEBBLE)
GS	GARDEN SHED
TD	TIMBER DECK
CP	CONCRETE PATH
B	BENCH SEAT
BT	TABLE BENCH SEATING



CONCEPTUAL LANDSCAPE PLAN 1 : 200

LEGEND:

P — NEPEAN PEBBLES OR CRUSHED STONE PATH

T — TURF

1.8m HIGH COLORBOND FENCING TO SIDES AND REAR

TIMBER OR BRICK EDGING FOR GARDEN BED

20 x 25 litre PLANTS from following: {GARDENIA AUGUSTA FLORIDA; MURRAYA PANICULATA; MAGNOLIA-PORT WINE; PHORMIUM TENAX; DURANTA SHEENAS GOLD; LEIGHTON GREEN }

LB — LETTERBOX

NOTE:
* ORGANIC MULCH TO GARDEN BED

NOTE : ALL RETAINING BY OWNER
(EXCEPT WHERE NOTED)
REFER TO DESIGN GUIDELINES FOR RETAINING WALL DETAILS & MATERIAL

NOTES:
- DO NOT SCALE THE DRAWING, VERIFY ALL DIMENSIONS BEFORE COMMENCING ANY WORK. THIS DRAWING AND DESIGN SHOWN HEREIN SHALL REMAIN THE PROPERTY OF TRANSI DESIGN & IS NOT TO BE COPIED OR REPRODUCED WITHOUT WRITTEN PERMISSION

- ALL WORK TO COMPLY WITH THE LATEST BCA AND ITS AMENDEMENTS AND RELEVANT AUSTRALIAN STANDARDS REFERRED WITHIN.

No.	Description	Date

TRANSI DESIGN
STRUCTURAL AND CIVIL CONSULTING ENGINEERS DRAFTING DESIGN
Shop 5/80 THORNEY ROAD, FAIRFIELD WEST, 2165
Tel (02) 9604 1188 - 0411 442 632

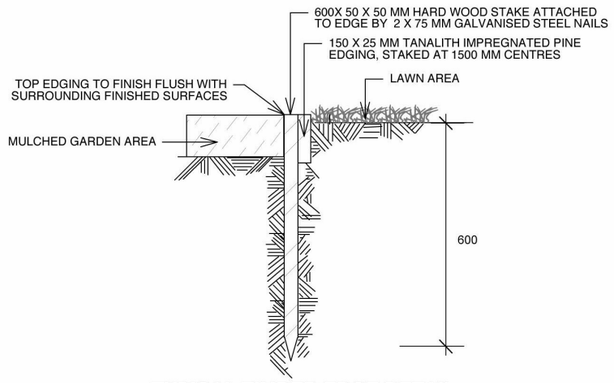
DRAWING: CONCEPTUAL LANDSCAPE PLAN

CLIENT & PROJECT: LOT 2 IN DP 15574
PROPOSED MODIFY DA-1528/2024 FOR DOUBLE STOREY DWELLING AND 2ND DWELLING
AT NO.241 THE RIVER ROAD, REVESBY, NSW 2212

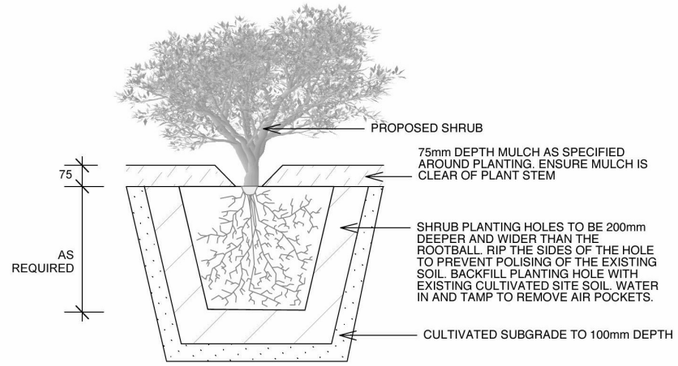
DATE: 15/04/2026
DWG NO: CC-10
DRW BY: ST

CONSTRUCTION CERTIFICATE

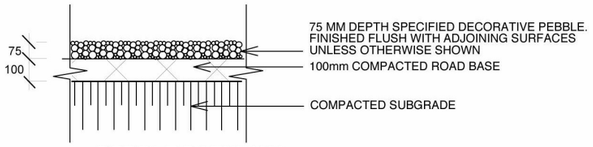
SCALE: As indicated (A3)



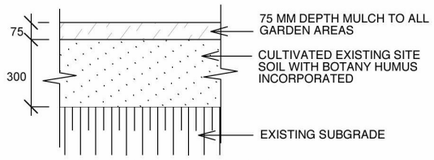
TYPICAL TIMBER EDGE DETAIL
SCALE 1:10
DO NOT SCALE



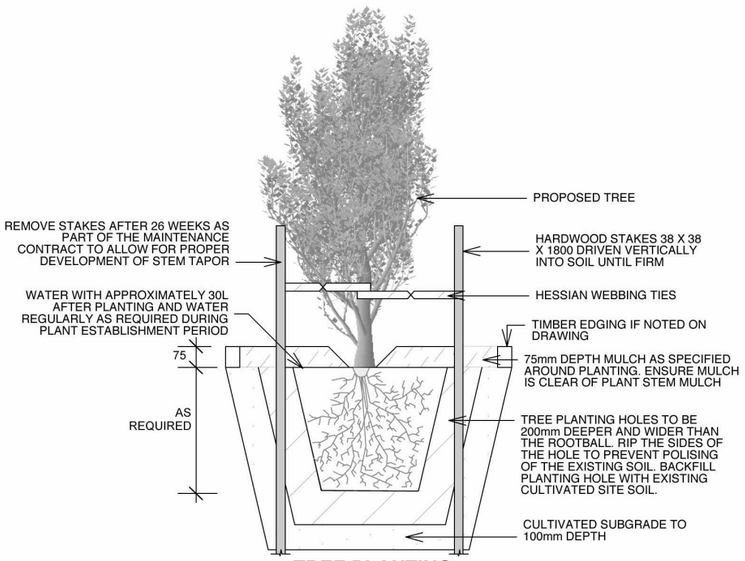
PLANTING DETAIL
SCALE 1:20



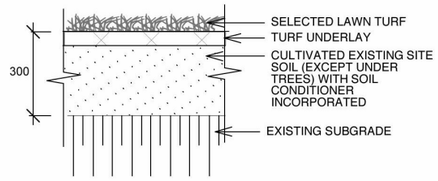
PEBBLE PATHWAY
SCALE 1:10



SOIL TO GARDEN AREAS
SCALE 1:20



TREE PLANTING
& STAKING DETAIL
SCALE 1:20



TYPICAL TURF DETAIL
SCALE 1:20

SOFTWORKS SPECIFICATION

MATERIALS
IMPORTED TOPSOIL TO AS2223 FROM AN APPROVED OFF-SITE SOURCE.
TO BE FREE FROM STONES, CLAY LUMPS, WEEDS AND TREE ROOTS MATERIAL TOXIC TO PLANTS.
COMPOST SPENT MUSHROOM COMPOST.
TOP SOIL MIXTURE TO BE 3 PARTS TOPSOIL, 1 PART COMPOST IN PLANTING AREAS.
SPREAD TO A DEPTH OF 100MM MINIMUM.
MULCH TO BE EUCALYPT LEAF CHIP.
SPREAD EVENLY TO A DEPTH, AFTER SETTLEMENT, OF 100MM.
FINISH FLUSH WITH SURROUNDING ADJACENT FINISHED SURFACES.
FERTILISER PLANTS: USE OSMOCOTE FOR NATIVES SLOW RELEASE FERTILISER
LAWNS: USE CONCENTRATED ORGANIC FERTILISERS SUCH AS 'DYNAMIC LIFTER FOR LAWNS'.
USE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
STAKES AND TIES
SIZE OF PLANT STAKE SIZE
5 LITRE TALL-GROWING SHRUBS 25 X 25 X 1500MM X 1 HW STAKES
25 - 35 LITRE TREES 38 X 38 X 1800MM X 2 HW STAKES
TIE MATERIAL 50MM WIDE JUTE WEBBING, GALV.STAPLED TO STAKE, TWISTED ONCE.

PREPARATION OF PLANTING AREAS
ELIMINATE WEEDS AND GRASS - USE 'ROUND-UP' MINIMUM 2 WEEKS PRIOR CLEARING OPERATIONS.
EXCAVATE TO 200MM BELOW FINISH LEVELS.
RIP OR CULTIVATE SUBGRADE TO A MINIMUM DEPTH OF 150MM.
BACKFILL WITH TOPSOIL MIXTURE, RAKE TO AN EVEN SURFACE FINISH.
SUPPLY AND SPREAD MULCH OVER THE SURFACE TO A DEPTH OF 100MM

TREE PLANTING
EXCAVATE HOLES APPROXIMATELY 800 X 800 X 800MM.
BREAK UP THE SUB BASE TO A MINIMUM DEPTH OF 100MM AND REMOVE ANY ROCKS AND DEBRIS.
SPRINKLE GYPSUM AT A RATE OF 0.3KG PER SQUARE METRE TO BASE OF
PLACE FERTILISER AROUND OF THE ROOTBALL DURING BACKFILLING WITH TOP SOIL MIXTURE.
DISH THE SOIL 75MM BELOW SURROUNDING GRASS AREA TO FACILITATE WATERING.
INSTALL MULCH TO 100MM DEPTH.
STAKE AND TIE TREES.

MAINTENANCE PERIOD
TO BE SIX MONTHS MINIMUM AS REQUIRED BY COUNCIL CONDITIONS.

WATERING
INSTALL A TEMPORARY DOMESTIC TYPE IRRIGATION SYSTEM TO ALL GARDEN BEDS.
USE LAWN-TYPE SPRINKLERS FOR TURFED AREAS.
DEEP SOAK GARDENS AND TURFED AREAS MAXIMUM TWICE WEEKLY DURING DRY PERIODS.
DO NOT ALLW WATER TO RUN OFF LANDSCAPED AREAS ONTO ROADWAYS AND INTO STORMWATER PITS. SHOULD THIS HAPPEN, STOP WATERING OPERATIONS AND ALLOW WATER ALREADY APPLIED TO SEEP IN FOR HALF AN HOUR. THEN RESUME WATERING.

LAWN MOWING
MOW AT 14 DAY INTERVALS, TRIMMING ALL EDGES. GRASS CATCHERS MUST BE USED ON LAWN MOWERS AT ALL TIMES AND CLIPPINGS REMOVED OFF SITE EACH TIME OR MULCHED ON SITE.
REMOVE ALL WEED GROWTH OR GRASS TO BASE OF TREES/SHRUBS BY HAND. DO NOT USE 'ROUND UP'.
DO NOT USE ANY WHIPPER-SNIPPER TYPE EDGE TRIMMERS AROUND THE BASE OF ANY TREES IN LAWN AREAS.
REPLACE ANY FAILED TURF AND REPAIR BARE PATCHES.

PLANTING MAITENANCE
DISEASE AND PEST CONTROL:
CONTROL PATHOLOGICAL DISEASES OR INSECT PESTS BY PHYSICAL REMOVAL. WHERE PHYSICAL REMOVAL IS NOT POSSIBLE.
USE REGISTERED NON-TOXIC SPRAYS APPLIED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
PRUNING AND TYING PLANTS:
PRUNE PLANTS TO REPAIR MECHANICAL DAMAGE, OR TO IMPROVE PLANT SHAPE OR TO CLEAR FOOTPATHS AND DRIVEWAYS.
ADJUST TIES TO GIVE ADEQUATE SUPPORT TO PLANTS AND REPLACE BROKEN OR DAMAGED TIES.
STRAIGHTEN STAKES.
PLANT REPLACEMENT:
REPLACE WITHOUT DELAY DAMAGED, DEAD OR STOLEN PLANTS. REPLACE WITH IDENTICAL SPECIES OF SIMILAR SIZE AND OF ORIGINAL SPECIFIED QUALITY.
MULCH:
TOP UP ALL MULCHED AREAS INCLUDING AROUND BASE OF TREES IN LAWN WITH MULCH AS SPECIFIED PRIOR END OF MAINTENANCE PERIOD TO A DEPTH OF 100MM

NOTES:
- DO NOT SCALE THE DRAWING, VERIFY ALL DIMENSIONS BEFORE COMMENCING ANY WORK. THIS DRAWING AND DESIGN SHOWN HEREIN SHALL REMAIN THE PROPERTY OF TRANSI DESIGN & IS NOT TO BE COPIED OR REPRODUCED WITHOUT WRITTEN PERMISSION

- ALL WORK TO COMPLY WITH THE LATEST BCA AND ITS AMENDEMENTS AND RELEVANT AUSTRALIAN STANDARDS REFERRED WITHIN.

No.	Description	Date

TRANSI DESIGN
STRUCTURAL AND CIVIL CONSULTING ENGINEERS DRAFTING DESIGN
Shop 5/80 THORNEY ROAD, FAIRFIELD WEST, 2165
Tel (02) 9604 1188 - 0411 442 632

DRAWING:
LANDSCAPE SPECIFICATION

CLIENT & PROJECT: LOT 2 IN DP 15574
PROPOSED MODIFY DA-1528/2024 FOR DOUBLE STOREY DWELLING AND 2ND DWELLING
AT NO.241 THE RIVER ROAD, REVESBY, NSW 2212

DATE: 15/04/2026
DWG NO: CC-11
DRW BY: ST

CONSTRUCTION CERTIFICATE
SCALE: (A3)

BASIX CERTIFICATE No. 1860236S

WATER COMMITMENTS

FIXTURES -
3 STAR SHOWER HEADS (>4.5 BUT <= 6L/MIN)
3 STAR TOILETS
3 STAR TAPS IN BATHROOMS & KITCHEN
RETICULATED WATER CONNECTED TO THE ORAN PARK/TURNER ROAD
RETICULATED ALTERNATIVE WATER SUPPLY - CONNECTED TO ALL THE TOILETS AND TO AT LEAST ONE OUTDOOR TAP

THERMAL COMFORT COMMITMENTS

DWELLING MUST NOT BE MORE THAN 2 STOREYS
CONDITIONED AREA NO MORE THAT 300sqm
MUST NOT CONTAIN OPEN MEZZANINE AREA EXCEEDING 25sqm
MUST NOT CONTAIN A THIRD LEVEL HABITABLE ATTIC ROOM

CONSTRUCTION & INSULATION

FLOOR - CONCRETE SLAB ON GROUND - NIL
EXTERNAL WALL - BRICK VENEER (2.06 OR 2.60 INC CONST.)
INTERNAL WALL - FRAMED (2.20 OR 2.60 INC CONST.)
CEILING & ROOF - FLAT CEILING/PITCH ROOF FRAMED
- CEILING 4.0 (UP) ROOF - FOIL/SARKING

WINDOWS, GLAZED DOORS & SKYLIGHTS

WINDOW TYPE AND SHADING DEVICE AS PER WINDOW SCHEDULE IN CERTIFICATE No.

ENERGY COMMITMENTS

HOT WATER - GAS INSTANTANEOUS HOT WATER 3 STAR
HEATING & COOLING SYSTEM - 3 PHASE AIR CONDITIONING ENERGY RATING EER 3.5 - 4.0 . DAY/NIGHT ZONED

VENTILATION - BATHROOM TO HAVE INDIVIDUAL FAN DUCTED TO FACADE OR ROOF WITH MANUAL SWITCH ON/OFF.
KITCHEN & LAUNDRY TO HAVE INDIVIDUAL FAN DUCTED TO FACADE OR ROOF WITH MANUAL SWITCH ON/OFF.

ARTIFICIAL LIGHTING - FLUORESCENT OR LED TO THE BEDROOMS, LIVING ROOM, KITCHEN, BATHROOM, LAUNDRY AND HALLWAYS.

THE APPLICANT MUST INSTALL A GAS COOKTOP & ELECTRIC OVEN.

THE APPLICANT MUST INSTALL A FIXED OUTDOOR CLOTHES LINE AS PART OF THE DEVELOPMENT.

NOTES:
- DO NOT SCALE THE DRAWING, VERIFY ALL DIMENSIONS BEFORE COMMENCING ANY WORK. THIS DRAWING AND DESIGN SHOWN HEREIN SHALL REMAIN THE PROPERTY OF TRANSI DESIGN & IS NOT TO BE COPIED OR REPRODUCED WITHOUT WRITTEN PERMISSION

- ALL WORK TO COMPLY WITH THE LATEST BCA AND ITS AMENDEMENTS AND RELEVANT AUSTRALIAN STANDARDS REFERRED WITHIN.

No.	Description	Date

TRANSI DESIGN
STRUCTURAL AND CIVIL CONSULTING ENGINEERS DRAFTING DESIGN
Shop 5/80 THORNEY ROAD, FAIRFIELD WEST, 2165
Tel (02) 9604 1188 - 0411 442 632

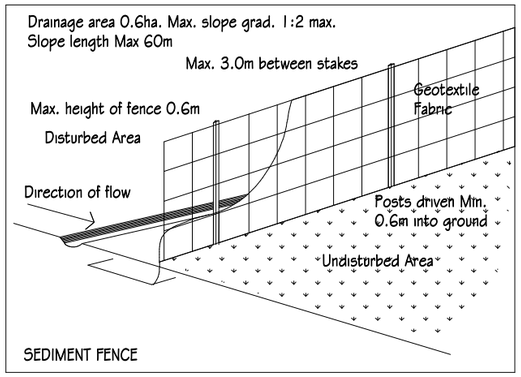
DRAWING:
BASIX CERTIFICATION

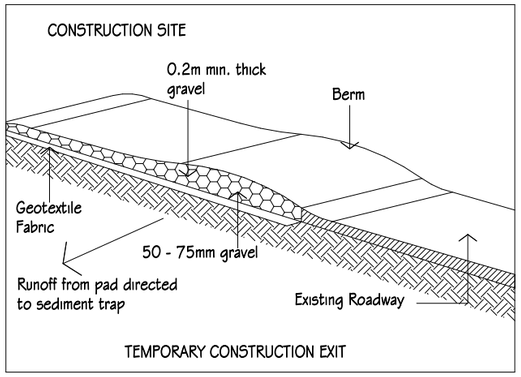
CLIENT & PROJECT: LOT 2 IN DP 15574
PROPOSED MODIFY DA-1528/2024 FOR DOUBLE STOREY DWELLING AND 2ND DWELLING
AT NO.241 THE RIVER ROAD, REVESBY, NSW 2212

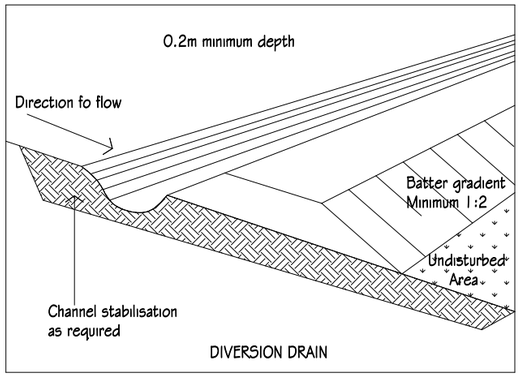
DATE: 15/04/2026
DWG NO: CC-12
DRW BY: ST

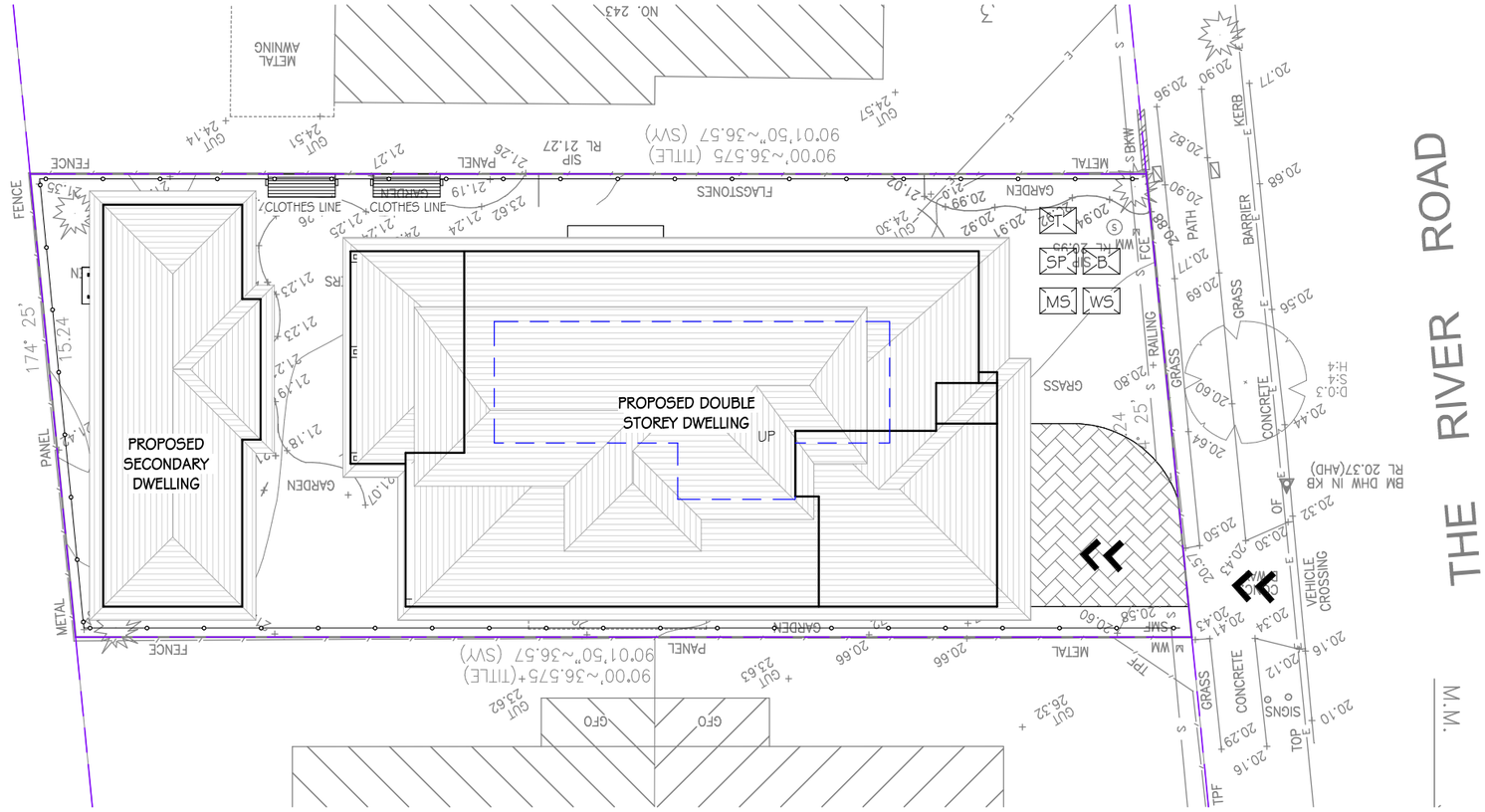
CONSTRUCTION CERTIFICATE

SCALE: 1 : 200 (A3)









EROSION AND SEDIMENT CONTROL PLAN 1 : 200

GENERAL LEGEND

SILT FENCE		GARBAGE BIN	B
STOCKPILE	SP	ONSITE TOILET	T
MATERIAL STORAGE	MS	ACCESS FOR VEHICLES	>>
WASTE STORAGE & RECYCLING AREA	WS		

NOTES

1. NO VEHICLE CROSSING OR STOCKPILING OF MATERIAL SHOULD OCCUR ON THE VEGETATED BUFFER.
2. ALL SEDIMENT CONTROL STRUCTURES SHOULD BE INSPECTED & MAINTAINED BY THE SITE MANAGE 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 CONNECT TO THE SITE DRAINAGE IMMEDIATELY AFTER ROOF CONSTRUCTION.
6. ALL DISTURBED AREA ARE TO BE RE-VEGETATED OR STABILISEED TO PREVENT EROSION. I.E. LANDSCAPING/ MULCHING/ TURFING.
7. MATERIALS AREA NOT TO BE STORED ON THE FOOTPATH.

NOTES:
- DO NOT SCALE THE DRAWING, VERIFY ALL DIMENSIONS BEFORE COMMENCING ANY WORK. THIS DRAWING AND DESIGN SHOWN HEREIN SHALL REMAIN THE PROPERTY OF TRANSI DESIGN & IS NOT TO BE COPIED OR REPRODUCED WITHOUT WRITTEN PERMISSION

- ALL WORK TO COMPLY WITH THE LATEST BCA AND ITS AMENDEMENTS AND RELEVANT AUSTRALIAN STANDARDS REFERRED WITHIN.

No.	Description	Date

TRANSI DESIGN
STRUCTURAL AND CIVIL CONSULTING ENGINEERS DRAFTING DESIGN
Shop 5/80 THORNEY ROAD, FAIRFIELD WEST, 2165
Tel (02) 9604 1188 - 0411 442 632

DRAWING:
EROSION AND SEDIMENT CONTROL PLAN

CLIENT & PROJECT: LOT 2 IN DP 15574
PROPOSED MODIFY DA-1528/2024 FOR DOUBLE STOREY DWELLING AND 2ND DWELLING
AT NO.241 THE RIVER ROAD, REVESBY, NSW 2212

DATE: 15/04/2026
DWG NO: CC-13
DRW BY: ST
SCALE: As indicated (A3)

CONSTRUCTION CERTIFICATE