

CONSTRUCT RETAINING WALLS TO
BOUNDARY USING 0.5M HIGH X 1.0
- 1.2M LONG X 0.3M-0.4M WIDE
SANDSTONE BLOCKS PLACED TO
FOLLOW THE CONTOUR & SLOPE
OF THE SITE

PROPOSED CAR-PORT ON
REINFORCED CONCRETE SLAB
WITH GALVANISED METAL POSTS
& COLORBOND SHEET ROOF

DRIVEWAY TO CONTINUE DOWN
THROUGH THE SITE TO ALLOW
ACCESS TO VEHICLES FOR
MAINTENANCE PURPOSES

CONSTRUCT RETAINING WALLS TO DRIVEWAY USING 0.5M HIGH X 1.0 - 1.2M LONG X 0.3M-0.4M WIDE SANDSTONE BLOCKS PLACED TO FOLLOW THE CONTOUR & SLOPE OF THE SITE

PROPOSED REINFORCED CONCRETE
DRIVEWAY CROSSOVER TO BE
CONSTRUCTED TO COUNCIL'S
SPECIFICATIONS & REQUIREMENTS

PROPOSED REINFORCED
CONCRETE DRIVEWAY VERGE TO BE
CONSTRUCTED WITH A 5%
GRADIENT FOR THE FIRST 6M

PROPOSED DRIVEWAY TO BE
CONSTRUCTED WITH 'TURFGRID
PERMEABLE CONCRETE PAVING'.
INSTALLED TO MANUFACTURER'S
SPECIFICATIONS

PROPOSED 0.6M HIGH
ARMCO RAIL OR SIMILAR TO
EITHER SIDE OF THE
DRIVEWAY TO BE SELECTED

CONSTRUCT RETAINING WALLS TO
BOUNDARY USING 0.5M HIGH X 1.0
- 1.2M LONG X 0.3M-0.4M WIDE
SANDSTONE BLOCKS PLACED TO
FOLLOW THE CONTOUR & SLOPE
OF THE SITE

PROPOSED SEWER & WASTEWATER NOTE:

1. RISING MAIN AND CONNECTION TO SEWER TO HYDRAULIC ENGINEER'S DETAIL.
2. CONNECT WASTEWATER TO SEWER TO HYDRAULIC ENGINEER'S DETAIL.

REAR NOT SURVEYED

**PROPOSED BUSHLAND
RESTORATION AREA TO THE
E2 ZONED AREA OF THE SITE.
(TO BE RESTORED &
MANAGED AS RECOMMENDED
IN ACCORDANCE WITH
VEGETATION MANAGEMENT &
SITE RESTORATION PLAN**

FLOOD CONSTRUCTION NOTES:
(REFER TO FLOOD IMPACT ASSESSMENT,
NOVEMBER 2018, PREPARED BY HYDRO SPACIAL
PTY LTD).

- The 1% AEP flood level is **859.08 m AHD** for the upper ground floor level.
- The required FFL for the upper ground floor level is **859.35 m AHD**.
- There is no flood extent to the ground floor level or the lower ground floor level, therefore there are no requirements for finished floor levels to the lower levels of the house.
- It is recommended that the building is constructed using flood compatible materials below the level of the 1% AEP plus freeboard and constructed in such a manner that it can withstand the flood forces.
- It is recommended that the building is constructed as per BCANCC Construction of Buildings in Flood Hazard Areas.

AMENDMENTS:		
B	For Development Approval	21-09-22

PROJECT:

PROPOSED RESIDENCE
NO 40 WILSON STREET,
WENTWORTH FALLS, NSW 2782
(PART LOT 5 IN SEC B DP 3497)

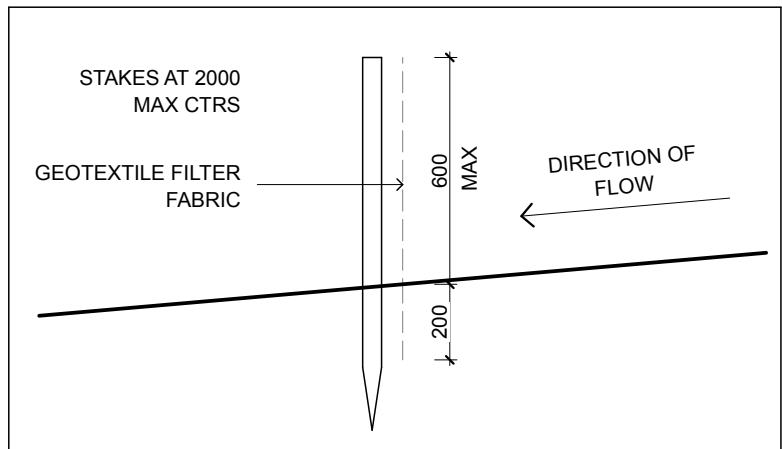
For
Mr Chang Kyun Son.

PROPOSED SITE PLAN,
DRIVEWAY GRADIENT SECTION
& SEDIMENT CONTROL FENCE
DETAIL

BIO-BUILDING DESIGN
PTY LIMITED ARCHITECTS

3 HOME STREET, FAULCONBRIDGE
NSW, 2776 Tel: (02) **4751 1846**
Fax: (02) 4751 7098 Email: biobuild@pnc.com.au
Registered Architect: John Van der Have ARB 3690

SCALE: 1:200, 1:20 @ A2	DRAWN: JVH/VK	DRAWING NO: 01
DATE: 21/09/2022	CHECKED: JVH	



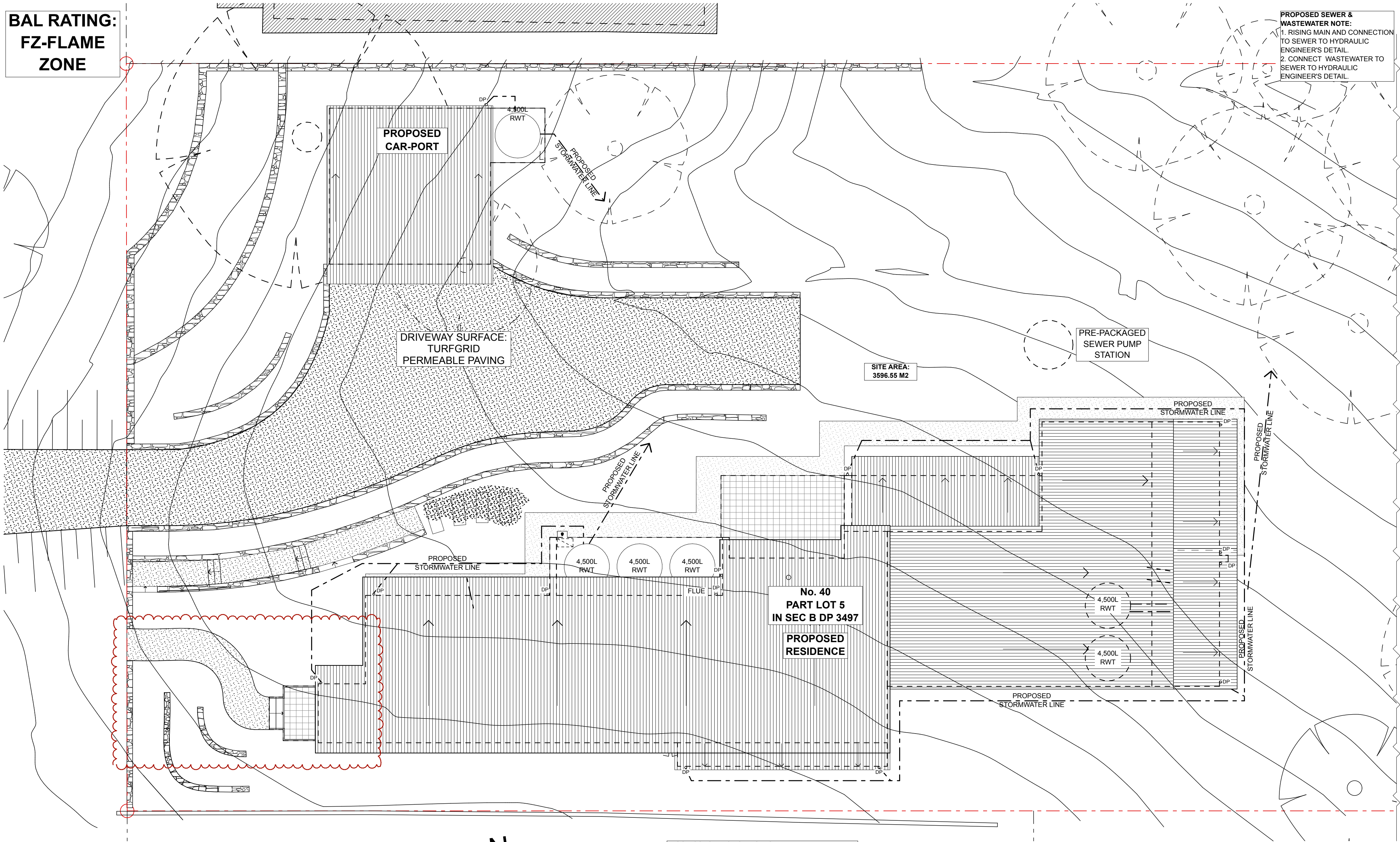
PROPOSED SEDIMENT
CONTROL FENCE DETAIL

1:20 @ A2



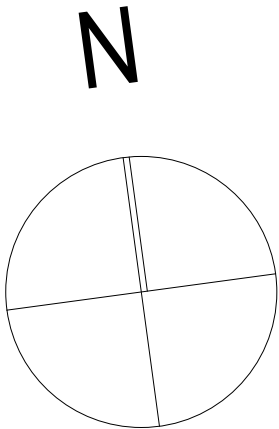
BAL RATING:
FZ-FLAME
ZONE

PROPOSED SEWER &
WASTEWATER NOTE:
1. RISING MAIN AND CONNECTION
TO SEWER TO HYDRAULIC
ENGINEER'S DETAIL.
2. CONNECT WASTEWATER TO
SEWER TO HYDRAULIC
ENGINEER'S DETAIL.



PROPOSED STORMWATER
CONCEPT PLAN
1:100 @ A2

DRAWING SCALE - 1:100
0m 1m 2m 3m 4m 5m 6m 7m 8m 9m 10m
A2 PAPER SCALE
0mm 10mm 20mm 30mm 40mm 50mm 60mm 70mm 80mm 90mm 100mm



FLOOD CONSTRUCTION NOTES:
(REFER TO FLOOD IMPACT ASSESSMENT, NOVEMBER 2018, PREPARED BY HYDRO SPACIAL PTY LTD).
- The 1% AEP flood level is 859.08 m AHD for the upper ground floor level.
- The required FFL for the upper ground floor level is 859.35 m AHD.
- There is no flood extent to the ground floor level or the lower ground floor level, therefore there are no requirements for finished floor levels to the lower levels of the house.
- It is recommended that the building is constructed using flood compatible materials below the level of the 1% AEP plus freeboard and constructed in such a manner that it can withstand the flood forces.
- It is recommended that the building is constructed as per BCANCC Construction of Buildings in Flood Hazard Areas.

AMENDMENTS:
B For Development Approval 21-09-22

PROJECT:

PROPOSED RESIDENCE

NO 40 WILSON STREET,
WENTWORTH FALLS, NSW 2782
(PART LOT 5 IN SEC B DP 3497)
For
Mr Chang Kyun Son.

PROPOSED STORMWATER
CONCEPT PLAN

BIO-BUILDING DESIGN
PTY LIMITED ARCHITECTS

3 HOME STREET, FAULCONBRIDGE
NSW, 2776 Tel: (02) 4751 1846
Fax: (02) 4751 7098 Email: biobuild@pnc.com.au
Registered Architect: John Van der Have ARB 3690

SCALE:
1:100 @ A2
DATE:
21/09/2022

DRAWN:
JVH/VK
CHECKED:
JVH

DRAWING NO:

02

BAL RATING:
FZ-FLAME
ZONE

INTERNAL WALL NOTES:
ALL INTERNAL WALLS TO BE 92MM
METAL STUD WALLS LINED WITH 10MM
GYPROCK PLASTERBOARD SHEETS
DIRECT FIXED TO EITHER SIDE UNLESS
NOTED OTHERWISE

NOTES:
1. ALL CONSTRUCTION DETAILING TO BE TO
BAL FZ-FLAME ZONE REQUIREMENTS.
2. ALL NEW WORK TO COMPLY WITH AS 3959
SECTIONS 3 & 9 CONSTRUCTION OF BUILDINGS
IN BUSHFIRE PRONE AREAS.
3. NEW EXTERNAL CLADDING TO BE CEMINTEL
BARESTONE 2400MM HIGH X 1200MM WIDE, 9MM
TK WALL SYSTEM, FIXED VERTICALLY TO
MANUFACTURER'S DOUBLE TOP HAT SYSTEM,
TO ACHIEVE A MIN FRL 60/60/60 IN ACCORDANCE
WITH AS 1530 (UNLESS NOTED OTHERWISE).
LINE 2 X 16MM FIRECHEK GYPROCK SHEETS TO
THE OUTSIDE OF THE WALL STUD. FIX SARKING
OVER OUTER FACE OF SHEETS PRIOR TO
FIXING EXTERNAL CLADDING.
4. ALL FLOOR FRAMING BEAMS, ROOF/CEILING
BEAMS, CONCRETE SLAB & FOOTINGS TO ENG.
DETAILS.
5. CONFIRM ALL EXCAVATION
REQUIREMENTS PRIOR TO CONSTRUCTION.
6. PROVIDE ALL FLASHING AS PER
BCA/NCC REQUIREMENTS.

FLOOD CONSTRUCTION NOTES:
(REFER TO FLOOD IMPACT ASSESSMENT, NOVEMBER
2018, PREPARED BY HYDRO SPACIAL PTY LTD).
- The 1% AEP flood level is 859.08 m AHD for the upper ground
floor level.
- The required FFL for the upper ground floor level is 859.35 m
AHD.
- There is no flood extent to the ground floor level or the lower
ground floor level, therefore there are no requirements for finished
floor levels to the lower levels of the house.
- It is recommended that the building is constructed using flood
compatible materials below the level of the 1% AEP plus
freeboard and constructed in such a manner that it can withstand
the flood forces.
- It is recommended that the building is constructed as per BCA/
NCC Construction of Buildings in Flood Hazard Areas.

PROPOSED LOWER
GROUND FLOOR PLAN

1:100 @ A2

DRAWING SCALE - 1:100
0m 1m 2m 3m 4m 5m 6m 7m 8m 9m 10m
A2 PAPER SCALE
0mm 10mm 20mm 30mm 40mm 50mm 60mm 70mm 80mm 90mm 100mm

EXTERIOR COLOURS & FINISHES:
1. PROPOSED ROOF: COLORBOND CUSTOM ORB
SHEET METAL ROOF IN COLORBOND PAPERBARK.
2. GUTTERS, DOWNPIPES & FLASHING TO BE
COLORBOND PAPERBARK.
3. EXTERNAL WALL CLADDING: CEMINTEL BARESTONE
EXTERNAL WALL CLADDING, FIX VERTICALLY.
4. NEW WINDOW & DOOR FRAMES TO BE POWDER
COATED TO MATCH COLORBOND PAPERBARK.
5. BUSHFIRE SHUTTERS TO BE POWDER COATED TO
MATCH COLORBOND PAPERBARK.
6. NEW FACE BRICKWORK TO BE AUSTRAL BRICK'S
EVERY DAY LIFE RANGE IN COLOUR 'ENGAGE', OR
SIMILAR.

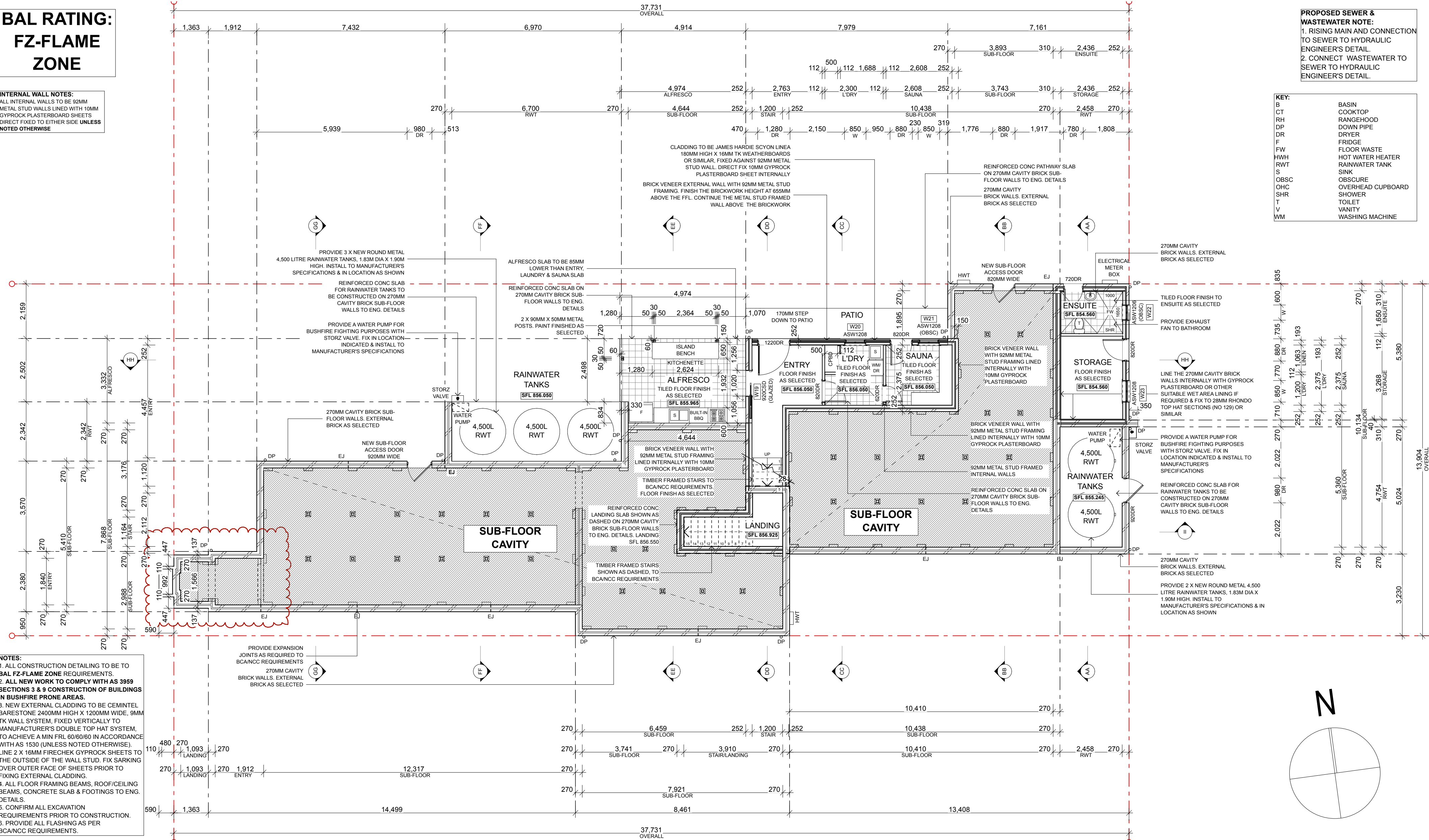
INSULATION NOTES:
1. PROVIDE 75MM FOIL BACKED BLANKET TO
UNDERSIDE OF ALL ROOF SHEETS
2. PROVIDE MIN R3.5 INSULATION BATTS TO FLAT
CEILINGS, & MIN R3.5 INSULATION BATTS TO RAKED
CEILINGS.
3. PROVIDE MIN R2.5 INSULATION
BATTS TO ALL FRAMED EXTERNAL WALLS.
4. PROVIDE MIN R2.5 INSULATION
BATTS TO ALL BRICK VENEER EXTERNAL WALLS.
5. PROVIDE MIN R1.0 INSULATION
TO ALL CAVITY BRICK EXTERNAL WALLS.
6. PROVIDE MIN R2.0 UNDER-FLOOR INSULATION
BATTS TO ALL SUSPENDED FLOORS ABOVE
ENCLOSED SUB-FLOORS.

AMENDMENTS: B	For Development Approval	21-09-22
------------------	--------------------------	----------

BIO-BUILDING DESIGN PTY LIMITED ARCHITECTS		
3 HOME STREET, FAULCONBRIDGE NSW, 2776 Tel: (02) 4751 1846 Fax: (02) 4751 7098 Email: biobuild@pnc.com.au Registered Architect: John Van der Have ARB 3690		
SCALE: 1:100 @ A2	DRAWN: JVH/VK	03
DATE: 21/09/2022	CHECKED: JVH	

PROPOSED SEWER &
WASTEWATER NOTE:
1. RISING MAIN AND CONNECTION
TO SEWER TO HYDRAULIC
ENGINEER'S DETAIL.
2. CONNECT WASTEWATER TO
SEWER TO HYDRAULIC
ENGINEER'S DETAIL.

KEY:	BASIN
CT	COOKTOP
RH	RANGEHOOD
DP	DOWN PIPE
DR	DRYER
F	FRIDGE
FW	FLOOR WASTE
HHW	HOT WATER HEATER
RWT	RAINWATER TANK
S	SINK
OBSC	OBSCURE
OHC	OVERHEAD CUPBOARD
SHR	SHOWER
T	TOILET
V	VANITY
WM	WASHING MACHINE

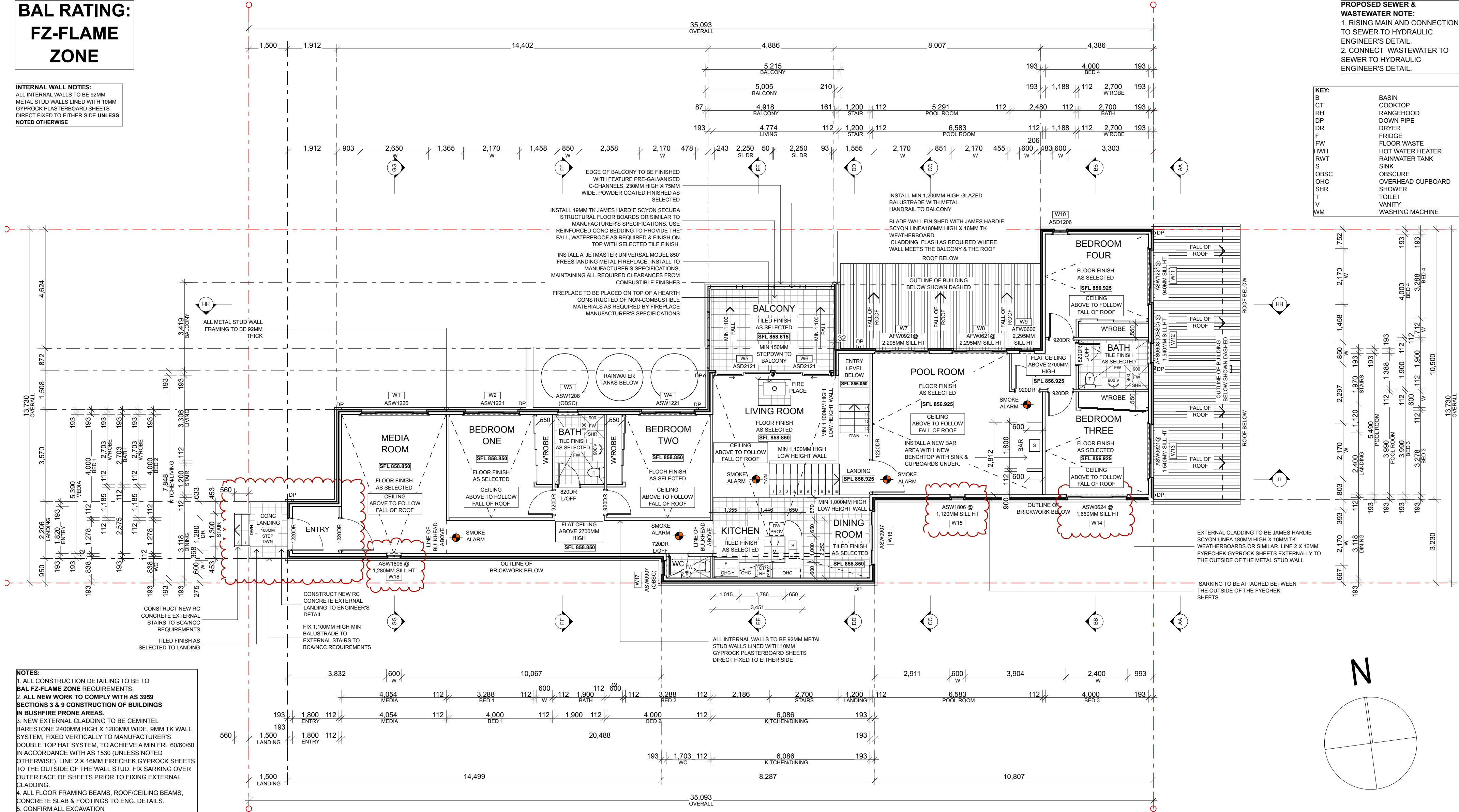


BAL RATING:
FZ-FLAME
ZONE

INTERNAL WALL NOTES:
ALL INTERNAL WALLS TO BE 92MM
METAL STUD WALLS LINED WITH 10MM
GYPROCK PLASTERBOARD SHEETS
DIRECT FIXED TO EITHER SIDE UNLESS
NOTED OTHERWISE

PROPOSED SEWER &
WASTEWATER NOTE:
1. RISING MAIN AND CONNECTION
TO SEWER TO HYDRAULIC
ENGINEER'S DETAIL.
2. CONNECT WASTEWATER TO
SEWER TO HYDRAULIC
ENGINEER'S DETAIL.

KEY:	
S	BASIN
CT	COOKTOP
RH	RANGEHOOD
DP	DOWN PIPE
DR	DRYER
F	FRIDGE
FW	FLOOR WASTE
HHW	HOT WATER HEATER
RWT	RAINWATER TANK
S	SINK
OBSC	OBSCURE
OHC	OVERHEAD CUPBOARD
SHR	SHOWER
T	TOILET
V	VANITY
WM	WASHING MACHINE



NOTES:
1. ALL CONSTRUCTION DETAILING TO BE TO
BAL FZ-FLAME ZONE REQUIREMENTS.
2. ALL NEW WORK TO COMPLY WITH AS 3959
SECTIONS 3 & 9 CONSTRUCTION OF BUILDINGS
IN BUSHFIRE PRONE AREAS.
3. NEW EXTERNAL CLADDING TO BE CEMINTEL
BARESTONE 2400MM HIGH X 1200MM WIDE, 9MM TK WALL
SYSTEM, FIXED VERTICALLY TO MANUFACTURER'S
DOUBLE TOP HAT SYSTEM, TO ACHIEVE A MIN FRL 60/60/60
IN ACCORDANCE WITH AS 1530 (UNLESS NOTED
OTHERWISE). LINE 2 X 16MM FIRECHECK GYPROCK SHEETS
TO THE OUTSIDE OF THE WALL STUD. FIX SARKING OVER
OUTER FACE OF SHEETS PRIOR TO FIXING EXTERNAL
CLADDING.
4. ALL FLOOR FRAMING BEAMS, ROOF/CEILING BEAMS,
CONCRETE SLAB & FOOTINGS TO ENG. DETAILS.
5. CONFIRM ALL EXCAVATION
REQUIREMENTS PRIOR TO CONSTRUCTION.
6. PROVIDE ALL FLASHING AS PER
BCA/NCC REQUIREMENTS.

FLOOD CONSTRUCTION NOTES:
(REFER TO FLOOD IMPACT ASSESSMENT, NOVEMBER
2018, PREPARED BY HYDRO SPACIAL PTY LTD).
- The 1% AEP flood level is 859.08 m AHD for the upper ground
floor level.
- The required FFL for the upper ground floor level is 859.35 m
AHD.
- There is no flood extent to the ground floor level or the lower
ground floor level, therefore there are no requirements for finished
floor levels to the lower levels of the house.
- It is recommended that the building is constructed using flood
compatible materials below the level of the 1% AEP plus
freeboard and constructed in such a manner that it can withstand
the flood forces.
- It is recommended that the building is constructed as per BCA/
NCC Construction of Buildings in Flood Hazard Areas.

PROPOSED
GROUND FLOOR PLAN
1:100 @ A2

EXTERIOR COLOURS & FINISHES:
1. PROPOSED ROOF: COLORBOND CUSTOM ORB
SHEET METAL ROOF IN COLORBOND PAPERBARK.
2. GUTTERS, DOWNPIPES & FLASHING TO BE
COLORBOND PAPERBARK.
3. EXTERNAL WALL CLADDING: CEMINTEL BARESTONE
EXTERNAL WALL CLADDING. FIX VERTICALLY.
4. NEW WINDOW & DOOR FRAMES TO BE POWDER
COATED TO MATCH COLORBOND PAPERBARK.
5. BUSHFIRE SHUTTERS TO BE POWDER COATED TO
MATCH COLORBOND PAPERBARK.
6. NEW FACE BRICKWORK TO BE AUSTRAL BRICK'S
EVERY DAY LIFE RANGE IN COLOUR 'ENGAGE', OR
SIMILAR.

INSULATION NOTES:
1. PROVIDE 75MM FOIL BACKED BLANKET TO
UNDERSIDE OF ALL ROOF SHEETS
2. PROVIDE MIN R3.5 INSULATION BATTS TO FLAT
CEILINGS, & MIN R3.5 INSULATION BATTS TO RAKED
CEILINGS.
3. PROVIDE MIN R2.5 INSULATION
BATTS TO ALL FRAMED EXTERNAL WALLS.
4. PROVIDE MIN R2.5 INSULATION
BATTS TO ALL BRICK VENEER EXTERNAL WALLS.
5. PROVIDE MIN R1.0 INSULATION
TO ALL CAVITY BRICK EXTERNAL WALLS.
6. PROVIDE MIN R2.0 UNDER-FLOOR INSULATION
BATTS TO ALL SUSPENDED FLOORS ABOVE
ENCLOSED SUB-FLOORS.

DRAWING SCALE - 1:100
0m 1m 2m 3m 4m 5m 6m 7m 8m 9m 10m
A2 PAPER SCALE
0mm 10mm 20mm 30mm 40mm 50mm 60mm 70mm 80mm 90mm 100mm

AMENDMENTS: B For Development Approval 21-09-22	PROJECT: PROPOSED RESIDENCE NO 40 WILSON STREET, WENTWORTH FALLS, NSW 2782 (PART LOT 5 IN SEC B DP 3497) For Mr Chang Kyun Son.	BIO-BUILDING DESIGN PTY LIMITED ARCHITECTS 3 HOME STREET, FAULCONBRIDGE NSW, 2776 Tel: (02) 4751 1846 Fax: (02) 4751 7098 Email: biobuild@pnc.com.au Registered Architect: John Van der Have ARB 3690	
DRAWING: PROPOSED GROUND FLOOR PLAN	SCALE: 1:100 @ A2 DATE: 21/09/2022	DRAWN: JVH/VK CHECKED: JVH	DRAWING NO: 04

BAL RATING:
FZ-FLAME
ZONE

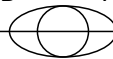
- INSULATION NOTES:**
1. PROVIDE 75MM FOIL BACKED BLANKET TO UNDERSIDE OF ALL ROOF SHEETS.
 2. PROVIDE MIN R3.5 INSULATION BATTS TO FLAT CEILINGS, & MIN R3.5 INSULATION BATTS TO RAKED CEILINGS.
 3. PROVIDE MIN R2.5 INSULATION BATTS TO ALL FRAMED EXTERNAL WALLS.
 4. PROVIDE MIN R2.5 INSULATION BATTS TO ALL BRICK VENEER EXTERNAL WALLS.
 5. PROVIDE MIN R1.0 INSULATION TO ALL CAVITY BRICK EXTERNAL WALLS.
 6. PROVIDE MIN R2.0 UNDER-FLOOR INSULATION BATTS TO ALL SUSPENDED FLOORS ABOVE ENCLOSED SUB-FLOORS.

- EXTERIOR COLOURS & FINISHES:**
1. PROPOSED ROOF: COLORBOND CUSTOM ORB SHEET METAL ROOF IN COLORBOND PAPERBARK.
 2. GUTTERS, DOWNPIPES & FLASHING TO BE COLORBOND PAPERBARK.
 3. EXTERNAL WALL CLADDING: JAMES HARDIE SCYON LINEA EXTERNAL WALL CLADDING, FIX VERTICALLY.
 4. NEW WINDOW & DOOR FRAMES TO BE POWDER COATED TO MATCH COLORBOND PAPERBARK.
 5. BUSHFIRE SHUTTERS TO BE POWDER COATED TO MATCH COLORBOND PAPERBARK.
 5. NEW FACE BRICKWORK TO BE AUSTRAL BRICK'S EVERY DAY LIFE RANGE IN COLOUR 'ENGAGE', OR SIMILAR.

- INTERNAL WALL NOTES:**
- ALL INTERNAL WALLS TO BE 92MM METAL STUD WALLS LINED WITH 10MM GYPROCK PLASTERBOARD SHEETS DIRECT FIXED TO EITHER SIDE **UNLESS NOTED OTHERWISE**

- FLOOD CONSTRUCTION NOTES:**
(REFER TO FLOOD IMPACT ASSESSMENT, NOVEMBER 2018, PREPARED BY HYDRO SPACIAL PTY LTD).
- The 1% AEP flood level is **859.08 m AHD** for the upper ground floor level.
 - The required FFL for the upper ground floor level is **859.35 m AHD**.
 - There is no flood extent to the ground floor level or the lower ground floor level, therefore there are no requirements for finished floor levels to the lower levels of the house.
 - It is recommended that the building is constructed using flood compatible materials below the level of the 1% AEP plus freeboard and constructed in such a manner that it can withstand the flood forces.
 - It is recommended that the building is constructed as per BCA/ NCC Construction of Buildings in Flood Hazard Areas.

- NOTES:**
1. ALL CONSTRUCTION DETAILING TO BE TO **BAL FZ-FLAME ZONE** REQUIREMENTS.
 2. **ALL NEW WORK TO COMPLY WITH AS 3959 SECTIONS 3 & 9 CONSTRUCTION OF BUILDINGS IN BUSHFIRE PRONE AREAS.**
 3. NEW EXTERNAL CLADDING TO BE JAMES HARDIE SCYON LINEA180MM HIGH X 16MM TK WEATHERBOARD WALL CLADDING, FIXED HORIZONTALLY TO MANUFACTURER'S SPECIFICATION, & TO ACHIEVE A MIN FRL 60/60/60 IN ACCORDANCE WITH AS 1530 (UNLESS NOTED OTHERWISE). LINE 2 X 16MM FIRECHEK GYPROCK SHEETS TO THE OUTSIDE OF THE WALL STUD. FIX SARKING OVER OUTER FACE OF SHEETS PRIOR TO FIXING EXTERNAL CLADDING.
 4. ALL FLOOR FRAMING BEAMS, ROOF/CEILING BEAMS, CONCRETE SLAB & FOOTINGS TO ENG. DETAILS.
 5. ALL FOOTINGS & PIERS TO BE TO ENG. DETAILS.
 6. CONFIRM ALL EXCAVATION REQUIREMENTS PRIOR TO CONSTRUCTION.
 6. PROVIDE ALL FLASHING AS PER BCA/NCC REQUIREMENTS.

AMENDMENTS: B	For Development Approval	21-09-22
PROJECT:		
PROPOSED RESIDENCE NO 40 WILSON STREET, WENTWORTH FALLS, NSW 2782 (PART LOT 5 IN SEC B DP 3497) For Mr Chang Kyun Son.		
DRAWING:		
PROPOSED SECTIONS AA & BB		
<div>BIO-BUILDING DESIGN PTY LIMITED ARCHITECTS</div> <div></div> <div>3 HOME STREET, FAULCONBRIDGE NSW, 2776 Tel: (02) 4751 1846 Fax: (02) 4751 7098 Email: biobuild@pnc.com.au Registered Architect: John Van der Have ARB 3690</div>		
SCALE: 1:100 @ A2	DRAWN: JVH/VK	DRAWING NO: 05
DATE: 21/09/2022	CHECKED: JVH	

INSTALL NEW 200MM X 50MM METAL ROOF RAFTERS AT MAX 450MM CENTRES, WITH 9MM THICK PROMATECT 40 BOARD OR SIMILAR INSTALLED AS ROOF SHEATHING ON TOP OF RAFTERS TO GAIN A BUSH-FIRE FZ RATING

NEW EXTERNAL CLADDING TO BE JAMES HARDIE SCYON LINEA 180MM HIGH X 16MM TK WEATHERBOARDS, OR SIMILAR, FIXED HORIZONTALLY TO MANUFACTURER'S SPECIFICATION. FIX SARKING OVER OUTER FACE OF FRAME PRIOR TO FIXING EXTERNAL CLADDING

ROOF RIDGE LEVEL RL 862.570

TOP OF ROOF RL 861.930

TOP OF ROOF RL 861.020

HIGHER CEILING LEVEL RL 860.740

FLASH AS REQUIRED WHERE THE UPPER WALL MEETS THE 270MM CAVITY BRICK WALL BELOW

LOWER CEILING LEVEL RL 859.425

TOP OF ROOF RL 858.225

PROVIDE VENTS & WEEPHOLES IN CAVITY BRICK WALLS TO BCA/NCC REQUIREMENTS. VENTS & WEEP HOLES TO BE SCREENED WITH A MESH WITH A MAX APERTURE OF 2MM. MESH TO BE CORROSION RESISTANT STEEL

RAINWATER TANK FLOOR LEVEL RL 855.245

INSTALL SUITABLE WET AREA CEILING LINING TO RAINWATER TANK ROOM. CEILING LINING TO FOLLOW THE FALL OF THE ROOF

EXPOSE THE BRICKWORK TO CAVITY WALL WHERE THE RAINWATER TANKS ARE LOCATED. LINE THE UPPER FRAMED WALL WITH WET AREA LINING

REINFORCED CONCRETE SLAB TO SIT ON TOP OF 270MM CAVITY BRICK SUB-FLOOR WALLS WITH RC CONCRETE FOOTING. ALL TO ENGINEER'S DETAILS

PROVIDE 2 X NEW ROUND METAL 4,500 LITRE RAINWATER TANKS, 1.83M DIA X 1.90M HIGH AS PER BASIX REQUIREMENTS. INSTALL TO MANUFACTURER'S SPECIFICATIONS & IN LOCATION AS SHOWN

PROPOSED SECTION AA

1:100 @ A2

NEW COLORBOND CUSTOM ORB SHEET METAL ROOF. COLOUR TO MATCH COLORBOND PAPERBARK. FIX AT 7 DEGREES MINIMUM ROOF PITCH

NEW EXTERNAL CLADDING TO BE JAMES HARDIE SCYON LINEA 180MM HIGH X 16MM TK WEATHERBOARDS, OR SIMILAR, FIXED HORIZONTALLY TO MANUFACTURER'S SPECIFICATION. FIX SARKING OVER OUTER FACE OF FRAME PRIOR TO FIXING EXTERNAL CLADDING

ROOF RIDGE LEVEL RL 862.570

TOP OF ROOF RL 861.930

TOP OF ROOF LEVEL RL 861.020

INSTALL NEW ALUMINIUM WINDOWS, ALL WITH AS3959-2009 COMPLIANT BUSHFIRE SHUTTERS TO MANUFACTURER'S SPECIFICATIONS

UPPER GROUND FLOOR LEVEL RL 858.850

FLASH AS REQUIRED WHERE THE UPPER WALL MEETS THE 270MM CAVITY BRICK WALL BELOW

CEILING LINING TO FOLLOW FALL OF ROOF IN BEDROOMS THREE & FOUR

GROUND FLOOR LEVEL RL 856.925

PROVIDE VENTS & WEEPHOLES IN CAVITY BRICK WALLS TO BCA/NCC REQUIREMENTS. VENTS & WEEP HOLES TO BE SCREENED WITH A MESH WITH A MAX APERTURE OF 2MM. MESH TO BE CORROSION RESISTANT STEEL

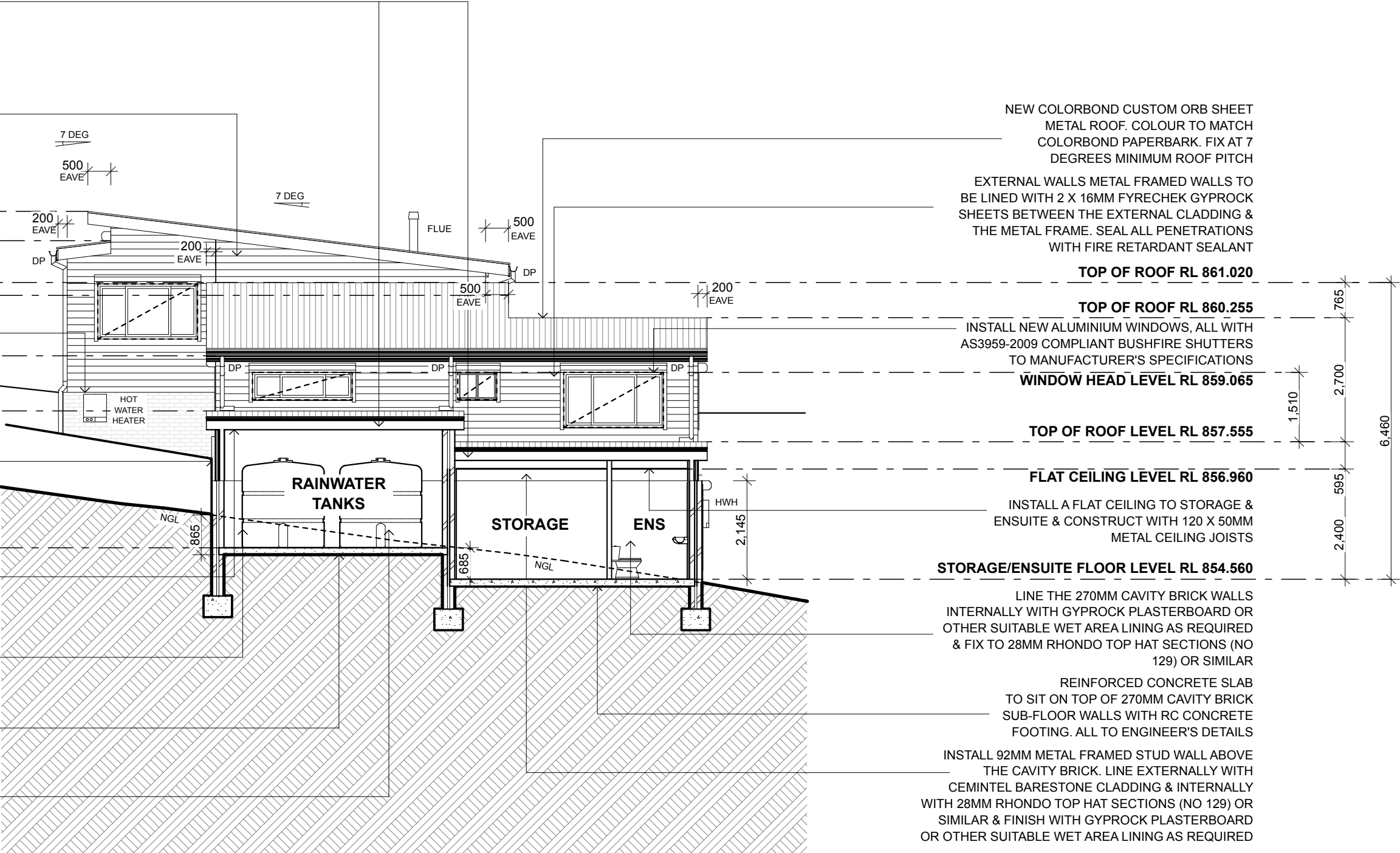
270MM CAVITY BRICK WALLS WITH 110 X 350MM ENGAGED PIERS ON TOP OF REINFORCED CONCRETE FOOTINGS TO ENGINEER'S DETAILS

PROPOSED SECTION BB

1:100 @ A2

DRAWING SCALE - 1:100
0m 1m 2m 3m 4m 5m 6m 7m 8m 9m 10m

A2 PAPER SCALE
0mm 10mm 20mm 30mm 40mm 50mm 60mm 70mm 80mm 90mm 100mm



NEW COLORBOND CUSTOM ORB SHEET METAL ROOF. COLOUR TO MATCH COLORBOND PAPERBARK. FIX AT 7 DEGREES MINIMUM ROOF PITCH

EXTERNAL WALLS METAL FRAMED WALLS TO BE LINED WITH 2 X 16MM FYRECHEK GYPROCK SHEETS BETWEEN THE EXTERNAL CLADDING & THE METAL FRAME. SEAL ALL PENETRATIONS WITH FIRE RETARDANT SEALANT

TOP OF ROOF RL 861.020

TOP OF ROOF RL 860.255

INSTALL NEW ALUMINIUM WINDOWS, ALL WITH AS3959-2009 COMPLIANT BUSHFIRE SHUTTERS TO MANUFACTURER'S SPECIFICATIONS

WINDOW HEAD LEVEL RL 859.065

TOP OF ROOF LEVEL RL 857.555

FLAT CEILING LEVEL RL 856.960

INSTALL A FLAT CEILING TO STORAGE & ENSUITE & CONSTRUCT WITH 120 X 50MM METAL CEILING JOISTS

STORAGE/ENSUITE FLOOR LEVEL RL 854.560

LINE THE 270MM CAVITY BRICK WALLS INTERNALLY WITH GYPROCK PLASTERBOARD OR OTHER SUITABLE WET AREA LINING AS REQUIRED & FIX TO 28MM RHONDO TOP HAT SECTIONS (NO 129) OR SIMILAR

REINFORCED CONCRETE SLAB TO SIT ON TOP OF 270MM CAVITY BRICK SUB-FLOOR WALLS WITH RC CONCRETE FOOTING. ALL TO ENGINEER'S DETAILS

INSTALL 92MM METAL FRAMED STUD WALL ABOVE THE CAVITY BRICK. LINE EXTERNALLY WITH CEMINTEL BARESTONE CLADDING & INTERNALLY WITH 28MM RHONDO TOP HAT SECTIONS (NO 129) OR SIMILAR & FINISH WITH GYPROCK PLASTERBOARD OR OTHER SUITABLE WET AREA LINING AS REQUIRED

INSTALL A FLAT CEILING TO BATHROOM & WARDROBES & CONSTRUCT WITH 120 X 50MM METAL CEILING JOISTS

INSTALL NEW 200MM X 50MM METAL ROOF RAFTERS AT MAX 450MM CENTRES, WITH 9MM THICK PROMATECT 40 BOARD OR SIMILAR INSTALLED AS ROOF SHEATHING ON TOP OF RAFTERS TO GAIN A BUSH-FIRE FZ RATING

TOP OF ROOF LEVEL RL 861.020

TOP OF ROOF LEVEL RL 860.255

FLAT CEILING LEVEL RL 859.425

EXTERNAL WALLS METAL FRAMED WALLS TO BE LINED WITH 2 X 16MM FYRECHEK GYPROCK SHEETS BETWEEN THE EXTERNAL CLADDING & THE METAL FRAME. SEAL ALL PENETRATIONS WITH FIRE RETARDANT SEALANT

GROUND FLOOR LEVEL RL 856.925

19MM THICK INEX FLOORBOARDS OR SIMILAR, INSTALLED TO MANUFACTURER'S SPECIFICATIONS

INSTALL NEW 200MM X 50MM METAL FLOOR JOISTS AT MAX 450MM CENTRES

EXCAVATE GROUND LEVEL & INSTALL A DISH DRAIN TO COLLECT WATER TO STORMWATER ENGINEER'S DETAILS

INSTALL 2 X 200MM X 50MM METAL BEARERS

NEW 90 X 90MM STEEL UNIPIERS WITH CONC FOOTINGS AT 1800 MAX CTRS TO ENG. DETAILS

- PROPOSED SEWER & WASTEWATER NOTE:**
1. RISING MAIN AND CONNECTION TO SEWER TO HYDRAULIC ENGINEER'S DETAIL.
 2. CONNECT WASTEWATER TO SEWER TO HYDRAULIC ENGINEER'S DETAIL.

INSULATION NOTES:

1. PROVIDE 75MM FOIL BACKED BLANKET TO UNDERSIDE OF ALL ROOF SHEETS.
2. PROVIDE MIN R3.5 INSULATION BATTS TO FLAT CEILINGS, & MIN R3.5 INSULATION BATTS TO RAKED CEILINGS.
3. PROVIDE MIN R2.5 INSULATION BATTS TO ALL FRAMED EXTERNAL WALLS.
4. PROVIDE MIN R2.5 INSULATION BATTS TO ALL BRICK VENEER EXTERNAL WALLS.
5. PROVIDE MIN R1.0 INSULATION BATTS TO ALL CAVITY BRICK EXTERNAL WALLS.
6. PROVIDE MIN R2.0 UNDER-FLOOR INSULATION BATTS TO ALL SUSPENDED FLOORS ABOVE ENCLOSED SUB-FLOORS.

EXTERIOR COLOURS & FINISHES:

- 1. PROPOSED ROOF: COLORBOND CUSTOM ORB SHEET METAL ROOF IN COLORBOND PAPERBARK.
- 2. GUTTERS, DOWNPIPES & FLASHING TO BE COLORBOND PAPERBARK.
- 3. EXTERNAL WALL CLADDING: JAMES HARDIE SCYON LINEA EXTERNAL WALL CLADDING, FIX VERTICALLY.
- 4. NEW WINDOW & DOOR FRAMES TO BE POWDER COATED TO MATCH COLORBOND PAPERBARK.
- 5. BUSHFIRE SHUTTERS TO BE POWDER COATED TO MATCH COLORBOND PAPERBARK.
- 5. NEW FACE BRICKWORK TO BE AUSTRAL BRICKS' EVERY DAY LIFE RANGE IN COLOUR 'ENGAGE', OR SIMILAR.


INTERNAL WALL NOTES:
ALL INTERNAL WALLS TO BE 92MM
METAL STUD WALLS LINED WITH 10MM
GYPROCK PLASTERBOARD SHEETS
DIRECT FIXED TO EITHER SIDE **UNLESS**
NOTED OTHERWISE

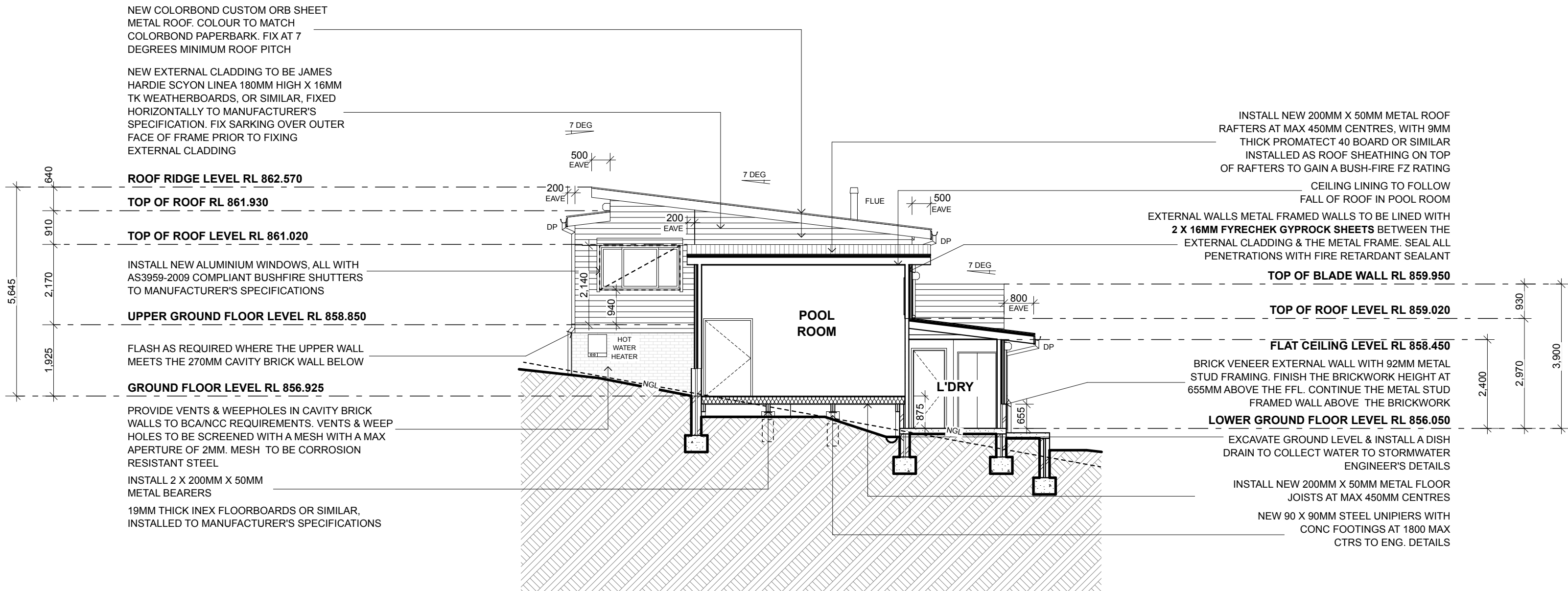
FLOOD CONSTRUCTION NOTES:
(REFER TO FLOOD IMPACT ASSESSMENT, NOVEMBER 2018, PREPARED BY HYDRO SPACIAL PTY LTD).

- The 1% AEP flood level is **859.08 m AHD** for the upper ground floor level.
- The required FFL for the upper ground floor level is **859.35 m AHD**.
- There is no flood extent to the ground floor level or the lower ground floor level, therefore there are no requirements for finished floor levels to the lower levels of the house.
- It is recommended that the building is constructed using flood compatible materials below the level of the 1% AEP plus freeboard and constructed in such a manner that it can withstand the flood forces.
- It is recommended that the building is constructed as per BCA/ NCC Construction of Buildings in Flood Hazard Areas.

NOTES:

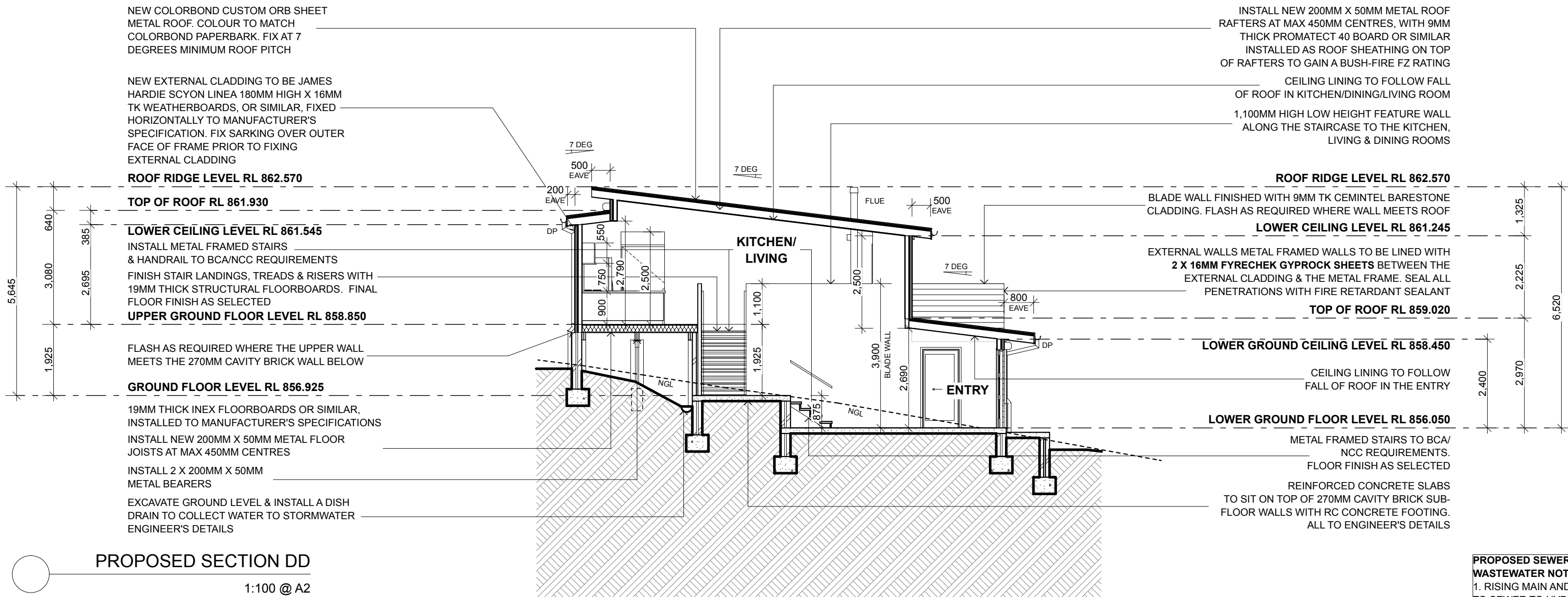
1. ALL CONSTRUCTION DETAILING TO BE TO **BAL FZ-FLAME ZONE** REQUIREMENTS.
2. ALL NEW WORK TO COMPLY WITH AS 3559 **SECTIONS 3 & 9 CONSTRUCTION OF BUILDINGS IN BUSHFIRE PRONE AREAS.**
3. NEW EXTERNAL CLADDING TO BE JAMES HARDIE SCYON LINEA180MM HIGH X 16MM TK WEATHERBOARD WALL CLADDING, FIXED HORIZONTALLY TO MANUFACTURER'S SPECIFICATION, AND TO ACHIEVE A MIN FRL 60/60/60 IN ACCORDANCE WITH THE STANDARD (UNLESS NOTED OTHERWISE).
4. LINE 2 16MM FIBRECEMENT GYPSUM SHEETS TO THE OUTSIDE OF THE WALL STUD. FIX SARKING OVER OUTER FACE OF SHEETS PRIOR TO FIXING EXTERNAL CLADDING.
5. ALL FLOOR FRAMING BEAMS, ROOF/CEILING BEAMS, CONCRETE SLAB & FOOTINGS TO ENG. DETAILS.
6. ALL FOOTINGS & PIERS TO BE TO ENG. DETAILS.
7. CONFIRM ALL EXCAVATION REQUIREMENTS PRIOR TO CONSTRUCTION.
8. PROVIDE ALL FLASHING AS PER BCA/NCC REQUIREMENTS.

AMENDMENTS: B		For Development Approval		21-09-22	
PROJECT: PROPOSED RESIDENCE NO 40 WILSON STREET, WENTWORTH FALLS, NSW 2782 (PART LOT 5 IN SEC B DP 3497) (For Mr Chang Kyun Son.					
DRAWING: PROPOSED SECTIONS CC & DD					
BIO-ARCHITECTURAL DESIGN PTY LIMITED ARCHITECTS  3 HOME STREET, FAULCONBRIDGE NSW, 2776 Tel: (02) 4751 1846 Fax: (02) 4751 7098 Email: biobuild@pnc.com.au Registered Architect: John Van der Have ARB 3690					
SCALE: 1:100 @ A2		DRAWN: JVH/VK		DRAWING NO: 06	
DATE: 21/09/2022		CHECKED: JVH			



PROPOSED SECTION CC

1:100 @ A2



PROPOSED SECTION DD

1:100 @ A2

PROPOSED SEWER & WASTEWATER NOTE:
1. RISING MAIN AND CONNECTION TO SEWER TO HYDRAULIC ENGINEER'S DETAIL.
2. CONNECT WASTEWATER TO SEWER TO HYDRAULIC ENGINEER'S DETAIL.



BAL RATING:
FZ-FLAME
ZONE


- INSULATION NOTES:**
1. PROVIDE 75MM FOIL BACKED BLANKET TO UNDERSIDE OF ALL ROOF SHEETS.
 2. PROVIDE MIN R3.5 INSULATION BATTS TO FLAT CEILINGS, & MIN R3.5 INSULATION BATTS TO RAKED CEILINGS.
 3. PROVIDE MIN R2.5 INSULATION BATTS TO ALL FRAMED EXTERNAL WALLS.
 4. PROVIDE MIN R2.5 INSULATION BATTS TO ALL BRICK VENEER EXTERNAL WALLS.
 5. PROVIDE MIN R1.0 INSULATION TO ALL CAVITY BRICK EXTERNAL WALLS.
 6. PROVIDE MIN R2.0 UNDER-FLOOR INSULATION BATTS TO ALL SUSPENDED FLOORS ABOVE ENCLOSED SUB-FLOORS.

- EXTERIOR COLOURS & FINISHES:**
1. PROPOSED ROOF: COLORBOND CUSTOM ORB SHEET METAL ROOF IN COLORBOND PAPERBARK.
 2. GUTTERS, DOWNPIPES & FLASHING TO BE COLORBOND PAPERBARK.
 3. EXTERNAL WALL CLADDING: JAMES HARDIE SCYON LINEA EXTERNAL WALL CLADDING, FIX VERTICALLY.
 4. NEW WINDOW & DOOR FRAMES TO BE POWDER COATED TO MATCH COLORBOND PAPERBARK.
 5. BUSHFIRE SHUTTERS TO BE POWDER COATED TO MATCH COLORBOND PAPERBARK.
 5. NEW FACE BRICKWORK TO BE AUSTRAL BRICK'S EVERY DAY LIFE RANGE IN COLOUR 'ENGAGE', OR SIMILAR.

- INTERNAL WALL NOTES:**
- ALL INTERNAL WALLS TO BE 92MM METAL STUD WALLS LINED WITH 10MM GYPROCK PLASTERBOARD SHEETS DIRECT FIXED TO EITHER SIDE **UNLESS NOTED OTHERWISE**

- FLOOD CONSTRUCTION NOTES:**
(REFER TO FLOOD IMPACT ASSESSMENT, NOVEMBER 2018, PREPARED BY HYDRO SPACIAL PTY LTD).
- The 1% AEP flood level is **859.08 m AHD** for the upper ground floor level.
 - The required FFL for the upper ground floor level is **859.35 m AHD**.
 - There is no flood extent to the ground floor level or the lower ground floor level, therefore there are no requirements for finished floor levels to the lower levels of the house.
 - It is recommended that the building is constructed using flood compatible materials below the level of the 1% AEP plus freeboard and constructed in such a manner that it can withstand the flood forces.
 - It is recommended that the building is constructed as per BCA/ NCC Construction of Buildings in Flood Hazard Areas.

- NOTES:**
1. ALL CONSTRUCTION DETAILING TO BE TO **BAL FZ-FLAME ZONE** REQUIREMENTS.
 2. **ALL NEW WORK TO COMPLY WITH AS 3959 SECTIONS 3 & 9 CONSTRUCTION OF BUILDINGS IN BUSHFIRE PRONE AREAS.**
 3. NEW EXTERNAL CLADDING TO BE JAMES HARDIE SCYON LINEA180MM HIGH X 16MM TK WEATHERBOARD WALL CLADDING, FIXED HORIZONTALLY TO MANUFACTURER'S SPECIFICATION, & TO ACHIEVE A MIN FRL 60/60/60 IN ACCORDANCE WITH AS 1530 (UNLESS NOTED OTHERWISE). LINE 2 X 16MM FIRECHEK GYPROCK SHEETS TO THE OUTSIDE OF THE WALL STUD. FIX SARKING OVER OUTER FACE OF SHEETS PRIOR TO FIXING EXTERNAL CLADDING.
 4. ALL FLOOR FRAMING BEAMS, ROOF/CEILING BEAMS, CONCRETE SLAB & FOOTINGS TO ENG. DETAILS.
 5. ALL FOOTINGS & PIERS TO BE TO ENG. DETAILS.
 6. CONFIRM ALL EXCAVATION REQUIREMENTS PRIOR TO CONSTRUCTION.
 6. PROVIDE ALL FLASHING AS PER BCA/NCC REQUIREMENTS.

AMENDMENTS: B For Development Approval 21-09-22		
PROJECT: PROPOSED RESIDENCE NO 40 WILSON STREET, WENTWORTH FALLS, NSW 2782 (PART LOT 5 IN SEC 8 DP 3497) For Mr Chang Kyun Son. DRAWING:		
PROPOSED SECTIONS EE & FF		
BIO-BUILDING DESIGN PTY LIMITED ARCHITECTS  3 HOME STREET, FAULCONBRIDGE NSW, 2776 Tel: (02) 4751 1846 Fax: (02) 4751 7098 Email: biobuild@pnc.com.au Registered Architect: John Van der Have ARB 3690		
SCALE: 1:100 @ A2	DRAWN: JVH/VK CHECKED: JVH	DRAWING NO: 07

- PROPOSED SEWER & WASTEWATER NOTE:**
1. RISING MAIN AND CONNECTION TO SEWER TO HYDRAULIC ENGINEER'S DETAIL.
 2. CONNECT WASTEWATER TO SEWER TO HYDRAULIC ENGINEER'S DETAIL.

NEW COLORBOND CUSTOM ORB SHEET METAL ROOF. COLOUR TO MATCH COLORBOND PAPERBARK. FIX AT 7 DEGREES MINIMUM ROOF PITCH

NEW EXTERNAL CLADDING TO BE JAMES HARDIE SCYON LINEA 180MM HIGH X 16MM TK WEATHERBOARDS, OR SIMILAR, FIXED HORIZONTALLY TO MANUFACTURER'S SPECIFICATION. FIX SARKING OVER OUTER FACE OF FRAME PRIOR TO FIXING EXTERNAL CLADDING

ROOF RIDGE LEVEL RL 862.570

TOP OF ROOF RL 861.930

LOWER CEILING LEVEL RL 861.545

EXTERNAL WALLS METAL FRAMED WALLS TO BE LINED WITH **2 X 16MM FYRECHEK GYPROCK SHEETS** BETWEEN THE EXTERNAL CLADDING & THE METAL FRAME. SEAL ALL PENETRATIONS WITH FIRE RETARDANT SEALANT

UPPER GROUND FLOOR LEVEL RL 858.850

19MM THICK INEX FLOORBOARDS OR SIMILAR, INSTALLED TO MANUFACTURER'S SPECIFICATIONS

INSTALL NEW 200MM X 50MM METAL FLOOR

JOISTS AT MAX 450MM CENTRES

INSTALL 2 X 200MM X 50MM METAL BEARERS

NEW 90 X 90MM STEEL UNIPERS WITH CONC FOOTINGS AT 1800 MAX CTRS TO ENG. DETAILS

INSTALL A 250MM HIGH X 90MM WIDE GALVANISED STEEL UNIVERSAL BEAM WITH 2 X 200MM X 50MM BEARERS TO FIX BALCONY FLOOR JOISTS TO. INSTALL TO ENGINEER'S DETAILS

EXCAVATE GROUND LEVEL & INSTALL A DISH DRAIN TO COLLECT WATER TO STORMWATER ENGINEER'S DETAILS

PROPOSED SECTION EE

1:100 @ A2

ALL PROPOSED GUTTERS, DOWNPIPES & FLASHING TO MATCH COLORBOND PAPERBARK

NEW EXTERNAL CLADDING TO BE JAMES HARDIE SCYON LINEA 180MM HIGH X 16MM TK WEATHERBOARDS, OR SIMILAR, FIXED HORIZONTALLY TO MANUFACTURER'S SPECIFICATION. FIX SARKING OVER OUTER FACE OF FRAME PRIOR TO FIXING EXTERNAL CLADDING

ROOF RIDGE LEVEL RL 862.570

FLAT CEILING LEVEL RL 861.350

INSTALL MIN 1,200MM HIGH GLAZED BALUSTRADE WITH METAL HANDRAIL TO BALCONY

EDGE OF BALCONY TO BE FINISHED WITH FEATURE PRE-GALVANISED C-CHANNELS, 230MM HIGH X 75MM WIDE. POWDER COATED FINISHED AS SELECTED

BALCONY FLOOR LEVEL RL 858.615

2 X 90MM X 50MM METAL POSTS. PAINT FINISHED AS SELECTED

EXTERNAL BRICK WALLS AS SELECTED

RAINWATER TANK FLOOR LEVEL RL 856.050

PROVIDE 3 X NEW ROUND METAL 4,500 LITRE RAINWATER TANKS, 1.83M DIA X 1.90M HIGH. INSTALL TO MANUFACTURER'S SPECIFICATIONS & IN LOCATION AS SHOWN

REINFORCED CONCRETE SLABS TO SIT ON TOP OF 270MM CAVITY BRICK SUB-FLOOR WALLS WITH RC CONCRETE FOOTING. ALL TO ENGINEER'S DETAILS

PROPOSED SECTION FF

1:100 @ A2

DRAWING SCALE - 1:100
0m 1m 2m 3m 4m 5m 6m 7m 8m 9m 10m
A2 PAPER SCALE
0mm 10mm 20mm 30mm 40mm 50mm 60mm 70mm 80mm 90mm 100mm

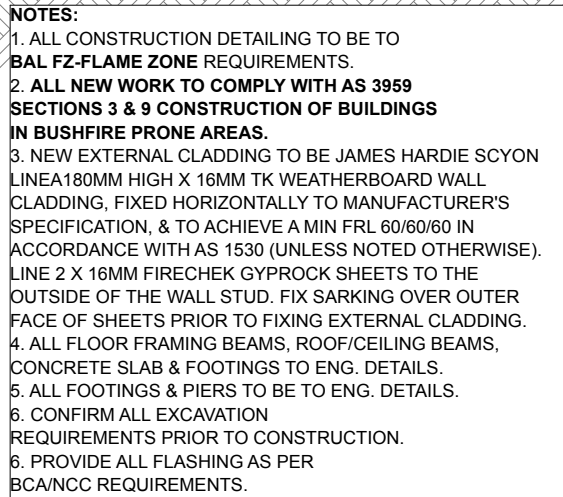
INSULATION NOTES:

1. PROVIDE 75MM FOIL BACKED BLANKET TO UNDERSIDE OF ALL ROOF SHEETS.
2. PROVIDE MIN R3.5 INSULATION BATTS TO FLAT CEILINGS, & MIN R3.5 INSULATION BATTS TO RAKED CEILINGS.
3. PROVIDE MIN R2.5 INSULATION BATTS TO ALL FRAMED EXTERNAL WALLS.
4. PROVIDE MIN R2.5 INSULATION BATTS TO ALL BRICK VENEER EXTERNAL WALLS.
5. PROVIDE MIN R1.0 INSULATION BATTS TO ALL CAVITY BRICK EXTERNAL WALLS.
6. PROVIDE MIN R2.0 UNDER-FLOOR INSULATION BATTS TO ALL SUSPENDED FLOORS ABOVE ENCLOSED SUB-FLOORS.

EXTERIOR COLOURS & FINISHES:

- 1. PROPOSED ROOF: COLORBOND CUSTOM ORB SHEET METAL ROOF IN COLORBOND PAPERBARK.
- 2. GUTTERS, DOWNPIPES & FLASHING TO BE COLORBOND PAPERBARK.
- 3. EXTERNAL WALL CLADDING: JAMES HARDIE SCYON LINEA EXTERNAL WALL CLADDING, FIX VERTICALLY.
- 4. NEW WINDOW & DOOR FRAMES TO BE POWDER COATED TO MATCH COLORBOND PAPERBARK.
- 5. BUSHFIRE SHUTTERS TO BE POWDER COATED TO MATCH COLORBOND PAPERBARK.
- 5. NEW FACE BRICKWORK TO BE AUSTRAL BRICK'S EVERY DAY LIFE RANGE IN COLOUR 'ENGAGE', OR SIMILAR.


INTERNAL WALL NOTES:
ALL INTERNAL WALLS TO BE 92MM
METAL STUD WALLS LINED WITH 10MM
GYPROCK PLASTERBOARD SHEETS
DIRECT FIXED TO EITHER SIDE **UNLESS**
NOTED OTHERWISE



FLOOD CONSTRUCTION NOTES:
(REFER TO FLOOD IMPACT ASSESSMENT, NOVEMBER 2018, PREPARED BY HYDRO SPACIAL PTY LTD).

- The 1% AEP flood level is **859.08 m AHD** for the upper ground floor level.
- The required FFL for the upper ground floor level is **859.35 m AHD**.
- There is no flood extent to the ground floor level or the lower ground floor level, therefore there are no requirements for finished floor levels to the lower levels of the house.
- It is recommended that the building is constructed using flood compatible materials below the level of the 1% AEP plus freeboard and constructed in such a manner that it can withstand the flood forces.
- It is recommended that the building is constructed as per BCA/ NCC Construction of Buildings in Flood Hazard Areas.

PROPOSED SEWER & WASTEWATER NOTE:
1. RISING MAIN AND CONNECTION TO SEWER TO HYDRAULIC ENGINEER'S DETAIL.
2. CONNECT WASTEWATER TO SEWER TO HYDRAULIC ENGINEER'S DETAIL.

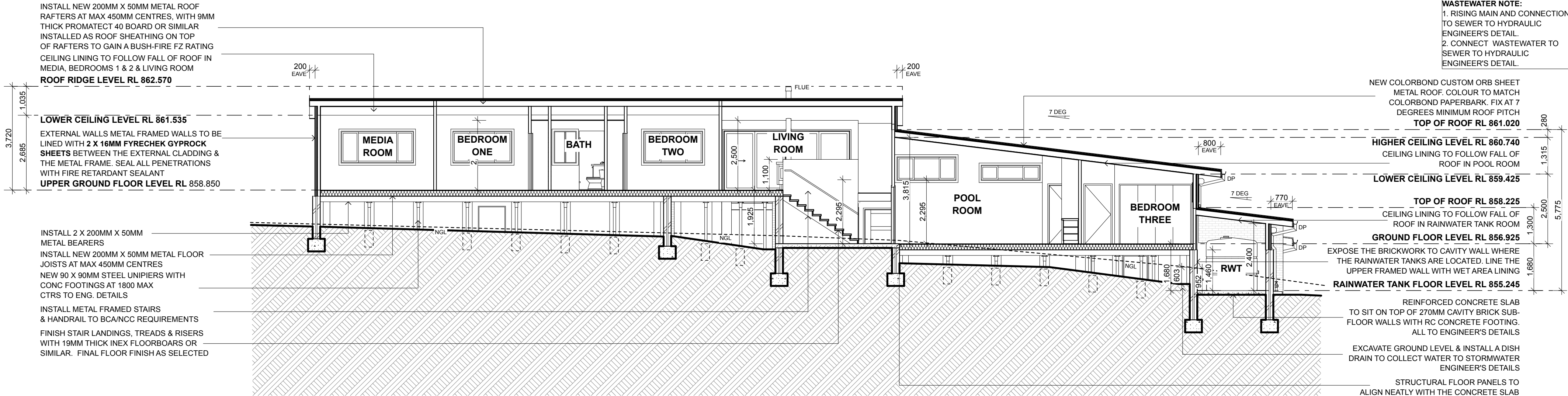
AMENDMENTS: B	For Development Approval	21-09-22	PROJECT: PROPOSED RESIDENCE NO 40 WILSON STREET, WENTWORTH FALLS, NSW 2782 (PART LOT 5 IN SEC B DP 3497) For Mr Chang Kyun Son.		BIO-BUILDING DESIGN PTY LIMITED ARCHITECTS  3 HOME STREET, FAULCONBRIDGE NSW, 2776 Tel: (02) 4751 1846 Fax: (02) 4751 7098 Email: biobuild@pnc.com.au Registered Architect: John Van der Have ARB 3690	
			DRAWING: PROPOSED SECTIONS GG & HH	SCALE: 1:100 @ A2 DATE: 21/09/2022	DRAWN: JVH/VK CHECKED: JVH	DRAWING NO: <div style="font-size: 2em; font-weight: bold;">08</div>

DRAWING SCALE - 1:100
0m 1m 2m 3m 4m 5m 6m 7m 8m 9m 10m

A2 PAPER SCALE
0mm 10mm 20mm 30mm 40mm 50mm 60mm 70mm 80mm 90mm 100mm

BAL RATING:
FZ-FLAME
ZONE

PROPOSED SEWER &
WASTEWATER NOTE:
1. RISING MAIN AND CONNECTION
TO SEWER TO HYDRAULIC
ENGINEER'S DETAIL.
2. CONNECT WASTEWATER TO
SEWER TO HYDRAULIC
ENGINEER'S DETAIL.



PROPOSED SECTION II

1:100 @ A2


DRAWING SCALE - 1:100
0m 1m 2m 3m 4m 5m 6m 7m 8m 9m 10m
A2 PAPER SCALE
0mm 10mm 20mm 30mm 40mm 50mm 60mm 70mm 80mm 90mm 100mm

INTERNAL WALL NOTES:
ALL INTERNAL WALLS TO BE 92MM
METAL STUD WALLS LINED WITH 10MM
GYPROCK PLASTERBOARD SHEETS
DIRECT FIXED TO EITHER SIDE UNLESS
NOTED OTHERWISE

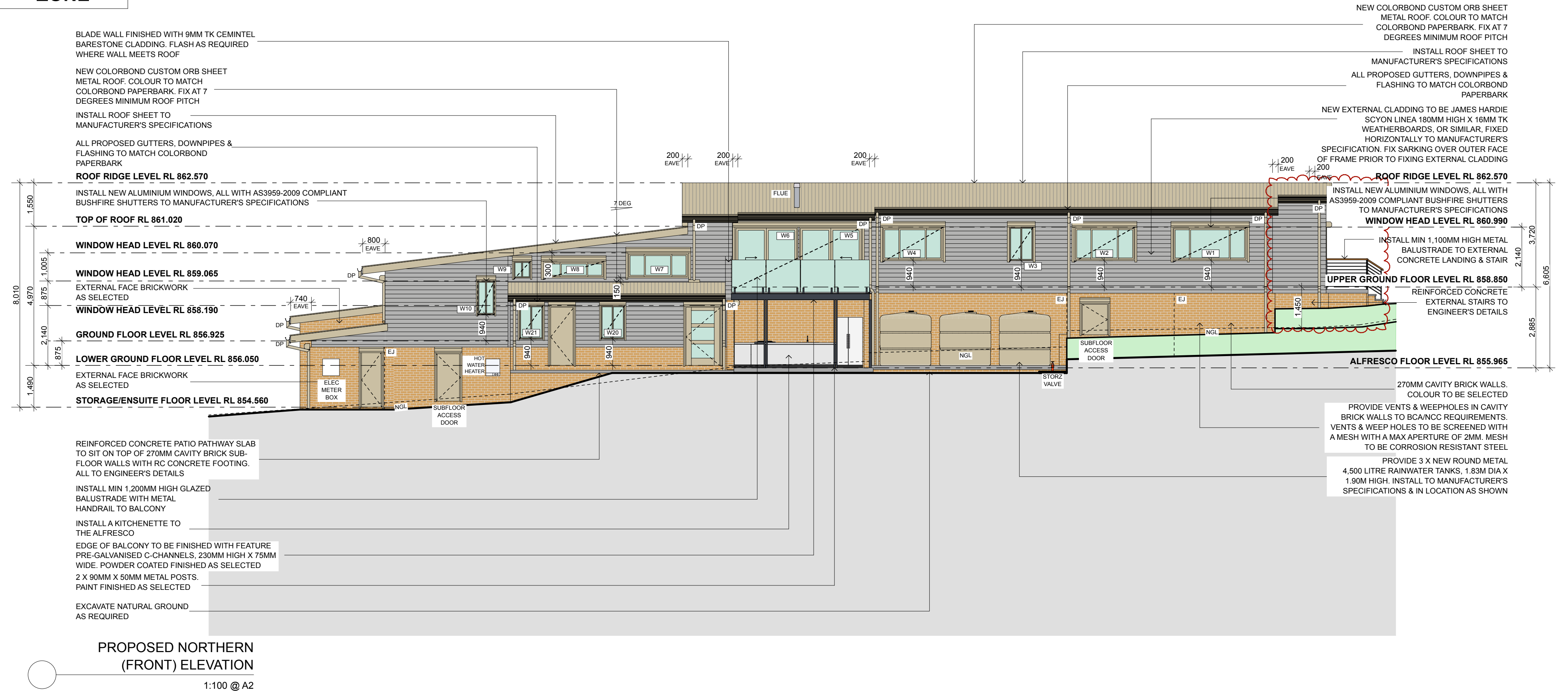
EXTERIOR COLOURS & FINISHES:
1. PROPOSED ROOF: COLORBOND CUSTOM ORB
SHEET METAL ROOF IN COLORBOND PAPERBARK.
2. GUTTERS, DOWNPIPES & FLASHING TO BE
COLORBOND PAPERBARK.
3. EXTERNAL WALL CLADDING: JAMES HARDIE SCYON
LINEA EXTERNAL WALL CLADDING, FIX VERTICALLY.
4. NEW WINDOW & DOOR FRAMES TO BE POWDER
COATED TO MATCH COLORBOND PAPERBARK.
5. BUSHFIRE SHUTTERS TO BE POWDER COATED TO
MATCH COLORBOND PAPERBARK.
5. NEW FACE BRICKWORK TO BE AUSTRAL BRICK'S
EVERY DAY LIFE RANGE IN COLOUR 'ENGAGE', OR
SIMILAR.

FLOOD CONSTRUCTION NOTES:
(REFER TO FLOOD IMPACT ASSESSMENT, NOVEMBER
2018, PREPARED BY HYDRO SPACIAL PTY LTD).
- The 1% AEP flood level is 859.08 m AHD for the upper ground
floor level.
- The required FFL for the upper ground floor level is 859.35 m
AHD.
- There is no flood extent to the ground floor level or the lower
ground floor level, therefore there are no requirements for finished
floor levels to the lower levels of the house.
- It is recommended that the building is constructed using flood
compatible materials below the level of the 1% AEP plus
freeboard and constructed in such a manner that it can withstand
the flood forces.
- It is recommended that the building is constructed as per BCA/
NCC Construction of Buildings in Flood Hazard Areas.

NOTES:
1. ALL CONSTRUCTION DETAILING TO BE TO
BAL FZ-FLAME ZONE REQUIREMENTS.
2. ALL NEW WORK TO COMPLY WITH AS 3959
SECTIONS 3 & 9 CONSTRUCTION OF BUILDINGS
IN BUSHFIRE PRONE AREAS.
3. NEW EXTERNAL CLADDING TO BE JAMES HARDIE SCYON
LINEA 180MM HIGH X 18MM TK WEATHERBOARD WALL
CLADDING, FIXED HORIZONTALLY TO MANUFACTURER'S
SPECIFICATION. & TO ACHIEVE A MIN FRL 60/60/60 IN
ACCORDANCE WITH AS 1530 (UNLESS NOTED OTHERWISE).
LINE 2 X 16MM FIRECHEK GYPROCK SHEETS TO THE
OUTSIDE OF THE WALL STUD. FIX SARKING OVER OUTER
FACE OF SHEETS PRIOR TO FIXING EXTERNAL CLADDING.
4. ALL FLOOR FRAMING BEAMS, ROOF/CEILING BEAMS,
CONCRETE SLAB & FOOTINGS TO ENG. DETAILS.
5. ALL FOOTINGS & PIERS TO BE TO ENG. DETAILS.
6. CONFIRM ALL EXCAVATION
REQUIREMENTS PRIOR TO CONSTRUCTION.
6. PROVIDE ALL FLASHING AS PER
BCA/NCC REQUIREMENTS.

AMENDMENTS: B	For Development Approval	21-09-22
PROJECT: PROPOSED RESIDENCE NO 40 WILSON STREET, WENTWORTH FALLS, NSW 2782 (PART LOT 5 IN SEC 8 DP 3497) For Mr Chang Kyun Son.		
DRAWING: PROPOSED SECTION II BIO-BUILDING DESIGN PTY LIMITED ARCHITECTS  3 HOME STREET, FAULCONBRIDGE NSW, 2776 Tel: (02) 4751 1846 Fax: (02) 4751 7098 Email: biobuild@pnc.com.au Registered Architect: John Van der Have ARB 3690		
SCALE: 1:100 @ A2	DRAWN: JVH/VK	DRAWING NO: 09
DATE: 21/09/2022	CHECKED: JVH	

BAL RATING:
FZ-FLAME
ZONE



INTERNAL WALL NOTES:
ALL INTERNAL WALLS TO BE 92MM METAL STUD WALLS LINED WITH 10MM GYPROCK PLASTERBOARD SHEETS DIRECT FIXED TO EITHER SIDE **UNLESS NOTED OTHERWISE**

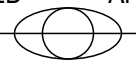
NOTES:
1. ALL CONSTRUCTION DETAILING TO BE TO BAL FZ-FLAME ZONE REQUIREMENTS.
2. ALL NEW WORK TO COMPLY WITH AS 3959 SECTIONS 3 & 9 CONSTRUCTION OF BUILDINGS IN BUSHFIRE PRONE AREAS.
3. NEW EXTERNAL CLADDING TO BE JAMES HARDIE SCYON LINEA180MM HIGH X 16MM TK WEATHERBOARD WALL CLADDING, FIXED HORIZONTALLY TO MANUFACTURER'S SPECIFICATION, & TO ACHIEVE A MIN FRL 60/60/60 IN ACCORDANCE WITH AS 1530 (UNLESS NOTED OTHERWISE). LINE 2 X 16MM FIRECHEK GYPROCK SHEETS TO THE OUTSIDE OF THE WALL STUD. FIX SARKING OVER OUTER FACE OF SHEETS PRIOR TO FIXING EXTERNAL CLADDING.
4. ALL FLOOR FRAMING BEAMS, ROOF/CEILING BEAMS, CONCRETE SLAB & FOOTINGS TO ENG. DETAILS.
5. ALL FOOTINGS & PIERS TO BE TO ENG. DETAILS.
6. CONFIRM ALL EXCAVATION REQUIREMENTS PRIOR TO CONSTRUCTION.
7. PROVIDE ALL FLASHING AS PER BCA/NCC REQUIREMENTS.

PROPOSED SEWER & WASTEWATER NOTE:
1. RISING MAIN AND CONNECTION TO SEWER TO HYDRAULIC ENGINEER'S DETAIL.
2. CONNECT WASTEWATER TO SEWER TO HYDRAULIC ENGINEER'S DETAIL.

EXTERIOR COLOURS & FINISHES:
1. PROPOSED ROOF: COLORBOND CUSTOM ORB SHEET METAL ROOF IN COLORBOND PAPERBARK.
2. GUTTERS, DOWNPIPES & FLASHING TO BE COLORBOND PAPERBARK.
3. EXTERNAL WALL CLADDING: JAMES HARDIE SCYON LINEA EXTERNAL WALL CLADDING, FIX VERTICALLY.
4. NEW WINDOW & DOOR FRAMES TO BE POWDER COATED TO MATCH COLORBOND PAPERBARK.
5. BUSHFIRE SHUTTERS TO BE POWDER COATED TO MATCH COLORBOND PAPERBARK.
6. NEW FACE BRICKWORK TO BE AUSTRAL BRICK'S EVERY DAY LIFE RANGE IN COLOUR 'ENGAGE', OR SIMILAR.

INSULATION NOTES:
1. PROVIDE 75MM FOIL BACKED BLANKET TO UNDERSIDE OF ALL ROOF SHEETS.
2. PROVIDE MIN R3.5 INSULATION BATTS TO FLAT CEILINGS, & MIN R3.5 INSULATION BATTS TO RAKED CEILINGS.
3. PROVIDE MIN R2.5 INSULATION BATTS TO ALL FRAMED EXTERNAL WALLS.
4. PROVIDE MIN R2.5 INSULATION BATTS TO ALL BRICK VENEER EXTERNAL WALLS.
5. PROVIDE MIN R1.0 INSULATION TO ALL CAVITY BRICK EXTERNAL WALLS.
6. PROVIDE MIN R2.0 UNDER-FLOOR INSULATION BATTS TO ALL SUSPENDED FLOORS ABOVE ENCLOSED SUB-FLOORS.

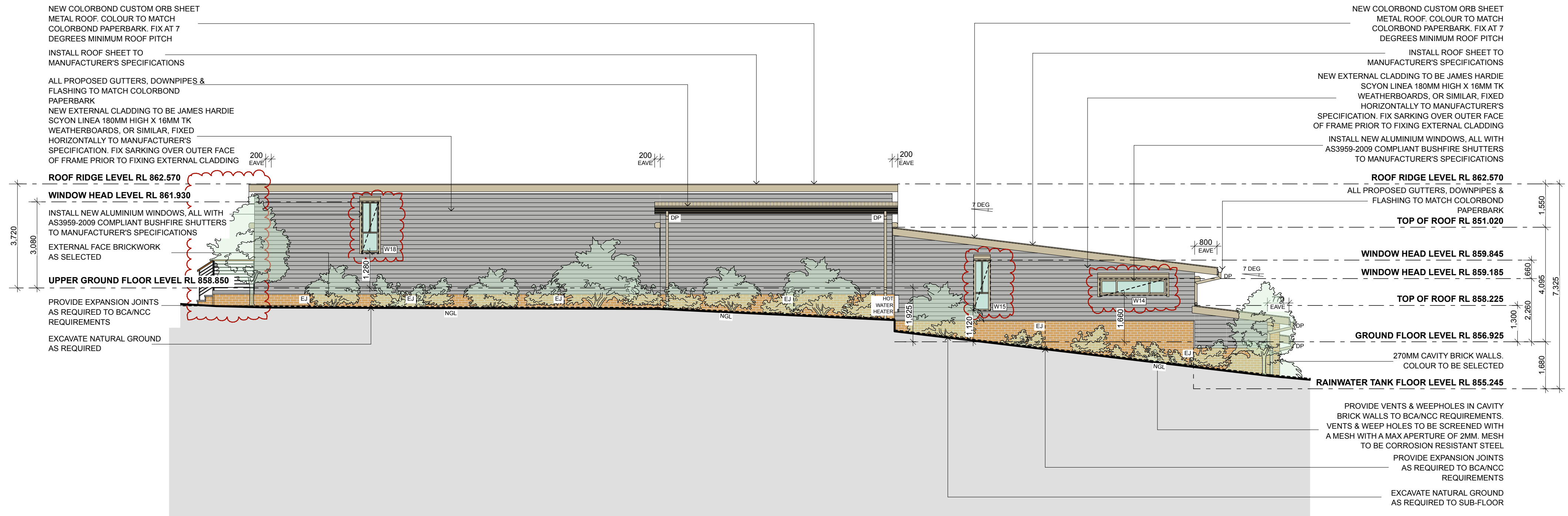
FLOOD CONSTRUCTION NOTES:
(REFER TO FLOOD IMPACT ASSESSMENT, NOVEMBER 2018, PREPARED BY HYDRO SPACIAL PTY LTD).
- The 1% AEP flood level is **859.08 m AHD** for the upper ground floor level.
- The required FFL for the upper ground floor level is **859.35 m AHD**.
- There is no flood extent to the ground floor level or the lower ground floor level, therefore there are no requirements for finished floor levels to the lower levels of the house.
- It is recommended that the building is constructed using flood compatible materials below the level of the 1% AEP plus freeboard and constructed in such a manner that it can withstand the flood forces.
- It is recommended that the building is constructed as per BCA/ NCC Construction of Buildings in Flood Hazard Areas.

AMENDMENTS: B	For Development Approval	21-09-22	PROJECT: PROPOSED RESIDENCE NO 40 WILSON STREET, WENTWORTH FALLS, NSW 2782 (PART LOT 5 IN SEC B DP 3497) For Mr Chang Kyun Son.	BIO-BUILDING DESIGN PTY LIMITED ARCHITECTS  3 HOME STREET, FAULCONBRIDGE NSW, 2776 Tel: (02) 4751 1846 Fax: (02) 4751 7098 Email: biobuild@pnc.com.au Registered Architect: John Van der Have ARB 3690
DRAWING:	1:100 @ A2		DATE: 21/09/2022	
PROPOSED NORTHERN (FRONT) ELEVATION		CHECKED: JVH	DRAWING NO: 10	

DRAWING SCALE - 1:100
0m 1m 2m 3m 4m 5m 6m 7m 8m 9m 10m
A2 PAPER SCALE
0mm 10mm 20mm 30mm 40mm 50mm 60mm 70mm 80mm 90mm 100mm

**BAL RATING:
FZ-FLAME
ZONE**

**PROPOSED SEWER &
WASTEWATER NOTE:**
1. RISING MAIN AND CONNECTION
TO SEWER TO HYDRAULIC
ENGINEER'S DETAIL.
2. CONNECT WASTEWATER TO
SEWER TO HYDRAULIC
ENGINEER'S DETAIL.



PROPOSED SOUTHERN
(REAR) ELEVATION

1:100 @ A2

INTERNAL WALL NOTES:
ALL INTERNAL WALLS TO BE 92MM
METAL STUD WALLS LINED WITH 10MM
GYPROCK PLASTERBOARD SHEETS
DIRECT FIXED TO EITHER SIDE **UNLESS**
NOTED OTHERWISE

NOTES:

1. ALL CONSTRUCTION DETAILING TO BE TO BAL. FZ-FLAME ZONE REQUIREMENTS.
2. ALL NEW WORK TO COMPLY WITH AS 3559 SECTIONS 3 & 9 CONSTRUCTION OF BUILDINGS IN BUSHFIRE PRONE AREAS.
3. NEW EXTERNAL CLADDING TO BE JAMES HARDIE SCYON LINEA180MM HIGH X 16MM TK WEATHERBOARD WALL CLADDING, FIXED HORIZONTALLY TO MANUFACTURER'S SPECIFICATION, & TO ACHIEVE A MIN FLR 60/60/60 IN ACCORDANCE WITH AS 1530 (UNLESS NOTED OTHERWISE).
4. LINE 2 X 16MM FIRECHECK GYROCK SHEETS TO THE OUTSIDE OF THE WALL STUD. FIX SARKING OVER OUTER FACE OF SHEETS PRIOR TO FIXING EXTERNAL CLADDING.
5. ALL FLOOR FRAMING BEAMS, ROOF/CEILING BEAMS, CONCRETE SLAB & FOOTINGS TO ENG. DETAILS.
6. ALL FOOTINGS & PIERS TO BE TO ENG. DETAILS.
7. CONFIRM ALL EXCAVATION REQUIREMENTS PRIOR TO CONSTRUCTION.
8. PROVIDE ALL FLASHING AS PER BCA/NCC REQUIREMENTS.

EXTERIOR COLOURS & FINISHES:


- 1. PROPOSED ROOF: COLORBOND CUSTOM ORB SHEET METAL ROOF IN COLORBOND PAPERBARK.
- 2. GUTTERS, DOWNPIPES & FLASHING TO BE COLORBOND PAPERBARK.
- 3. EXTERNAL WALL CLADDING: JAMES HARDIE SCYON LINEA EXTERNAL WALL CLADDING, FIX VERTICALLY.
- 4. NEW WINDOW & DOOR FRAMES TO BE POWDER COATED TO MATCH COLORBOND PAPERBARK.
- 5. BUSHFIRE SHUTTERS TO BE POWDER COATED TO MATCH COLORBOND PAPERBARK.
- 5. NEW FACE BRICKWORK TO BE AUSTRAL BRICK'S EVERY DAY LIFE RANGE IN COLOUR 'ENGAGE', OR SIMILAR.

INSULATION NOTES:

1. PROVIDE 75MM FOIL BACKED BLANKET TO UNDERSIDE OF ALL ROOF SHEETS.
2. PROVIDE MIN R3.5 INSULATION BATTS TO FLAT CEILINGS, & MIN R3.5 INSULATION BATTS TO RAKED CEILINGS.
3. PROVIDE MIN R2.5 INSULATION BATTS TO ALL FRAMED EXTERNAL WALLS.
4. PROVIDE MIN R2.5 INSULATION BATTS TO ALL BRICK VENEER EXTERNAL WALLS.
5. PROVIDE MIN R1.0 INSULATION TO ALL CAVITY BRICK EXTERNAL WALLS.
6. PROVIDE MIN R2.0 UNDER-FLOOR INSULATION BATTS TO ALL SUSPENDED FLOORS ABOVE ENCLOSED SUB-FLOORS.

FLOOD CONSTRUCTION NOTES:
(REFER TO FLOOD IMPACT ASSESSMENT, NOVEMBER 2018, PREPARED BY HYDRO SPACIAL PTY LTD).

- The 1% AEP flood level is **\$59.08 m AHD** for the upper ground floor level.
- The required FFL for the upper ground floor level is **\$59.35 m AHD**.
- There is no flood extent to the ground floor level or the lower ground floor level, therefore there are no requirements for finished floor levels to the lower levels of the house.
- It is recommended that the building is constructed using flood compatible materials below the level of the 1% AEP plus freeboard and constructed in such a manner that it can withstand the flood forces.
- It is recommended that the building is constructed as per BCA/ NCC Construction of Buildings in Flood Hazard Areas.

AMENDMENTS: B		For Development Approval	21-09-22	PROJECT: PROPOSED RESIDENCE NO 40 WILSON STREET, WENTWORTH FALLS, NSW 2782 (PART LOT 5 IN SEC B DP 3497) For Mr Chang Kyun Son.	<div>BIO-BUILDING DESIGN PTY LIMITEDARCHITECTS</div> <div></div> <div>3 HOME STREET, FAULCONBRIDGE NSW, 2776Tel: (02) 4751 1846</div> <div>Fax: (02) 4751 7098 Email: biobuild@pnc.com.au Registered Architect: John Van der Have ARB 3690</div>		
DRAWING: PROPOSED SOUTHERN (REAR) ELEVATION					SCALE: 1:100 @ A2 DATE: 21/09/2022	DRAWN: JVH/VK CHECKED: JVH	DRAWING NO: <div>11</div>



BAL RATING:
FZ-FLAME
ZONE

- INSULATION NOTES:**
1. PROVIDE 75MM FOIL BACKED BLANKET TO UNDERSIDE OF ALL ROOF SHEETS.
 2. PROVIDE MIN R3.5 INSULATION BATTS TO FLAT CEILINGS, & MIN R3.5 INSULATION BATTS TO RAKED CEILINGS.
 3. PROVIDE MIN R2.5 INSULATION BATTS TO ALL FRAMED EXTERNAL WALLS.
 4. PROVIDE MIN R2.5 INSULATION BATTS TO ALL BRICK VENEER EXTERNAL WALLS.
 5. PROVIDE MIN R1.0 INSULATION TO ALL CAVITY BRICK EXTERNAL WALLS.
 6. PROVIDE MIN R2.0 UNDER-FLOOR INSULATION BATTS TO ALL SUSPENDED FLOORS ABOVE ENCLOSED SUB-FLOORS.

- EXTERIOR COLOURS & FINISHES:**
1. PROPOSED ROOF: COLORBOND CUSTOM ORB SHEET METAL ROOF IN COLORBOND PAPERBARK.
 2. GUTTERS, DOWNPIPES & FLASHING TO BE COLORBOND PAPERBARK.
 3. EXTERNAL WALL CLADDING: JAMES HARDIE SCYON LINEA EXTERNAL WALL CLADDING, FIX VERTICALLY.
 4. NEW WINDOW & DOOR FRAMES TO BE POWDER COATED TO MATCH COLORBOND PAPERBARK.
 5. BUSHFIRE SHUTTERS TO BE POWDER COATED TO MATCH COLORBOND PAPERBARK.
 5. NEW FACE BRICKWORK TO BE AUSTRAL BRICK'S EVERY DAY LIFE RANGE IN COLOUR 'ENGAGE', OR SIMILAR.

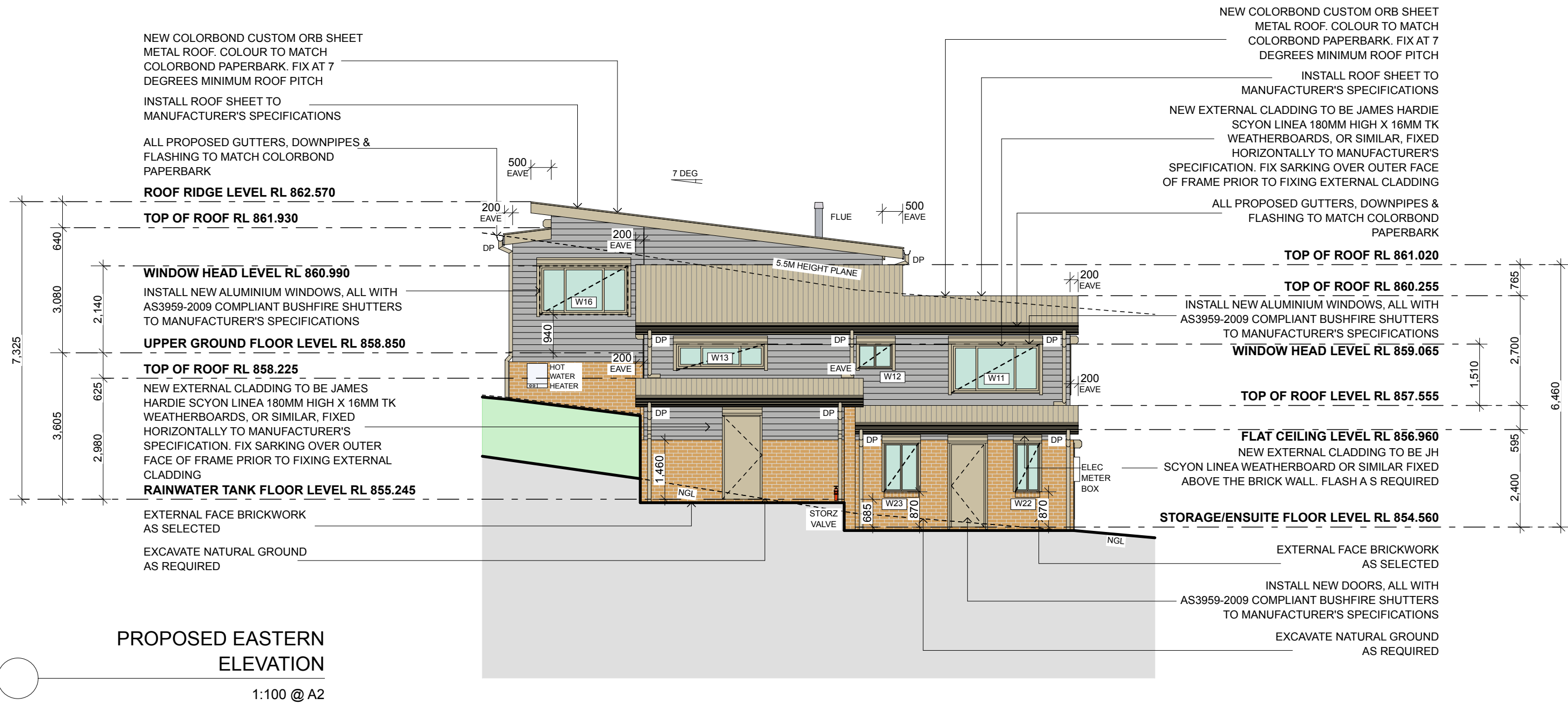
- INTERNAL WALL NOTES:**
- ALL INTERNAL WALLS TO BE 92MM METAL STUD WALLS LINED WITH 10MM GYPROCK PLASTERBOARD SHEETS DIRECT FIXED TO EITHER SIDE **UNLESS NOTED OTHERWISE**

- FLOOD CONSTRUCTION NOTES:**
(REFER TO FLOOD IMPACT ASSESSMENT, NOVEMBER 2018, PREPARED BY HYDRO SPACIAL PTY LTD).
- The 1% AEP flood level is **859.08 m AHD** for the upper ground floor level.
 - The required FFL for the upper ground floor level is **859.35 m AHD**.
 - There is no flood extent to the ground floor level or the lower ground floor level, therefore there are no requirements for finished floor levels to the lower levels of the house.
 - It is recommended that the building is constructed using flood compatible materials below the level of the 1% AEP plus freeboard and constructed in such a manner that it can withstand the flood forces.
 - It is recommended that the building is constructed as per BCA/ NCC Construction of Buildings in Flood Hazard Areas.

- NOTES:**
1. ALL CONSTRUCTION DETAILING TO BE TO **BAL FZ-FLAME ZONE** REQUIREMENTS.
 2. **ALL NEW WORK TO COMPLY WITH AS 3959 SECTIONS 3 & 9 CONSTRUCTION OF BUILDINGS IN BUSHFIRE PRONE AREAS.**
 3. NEW EXTERNAL CLADDING TO BE JAMES HARDIE SCYON LINEA180MM HIGH X 16MM TK WEATHERBOARD WALL CLADDING, FIXED HORIZONTALLY TO MANUFACTURER'S SPECIFICATION, & TO ACHIEVE A MIN FRL 60/60/60 IN ACCORDANCE WITH AS 1530 (UNLESS NOTED OTHERWISE). LINE 2 X 16MM FIRECHECK GYPROCK SHEETS TO THE OUTSIDE OF THE WALL STUD. FIX SARKING OVER OUTER FACE OF SHEETS PRIOR TO FIXING EXTERNAL CLADDING.
 4. ALL FLOOR FRAMING BEAMS, ROOF/CEILING BEAMS, CONCRETE SLAB & FOOTINGS TO ENG. DETAILS.
 5. ALL FOOTINGS & PIERS TO BE TO ENG. DETAILS.
 6. CONFIRM ALL EXCAVATION REQUIREMENTS PRIOR TO CONSTRUCTION.
 6. PROVIDE ALL FLASHING AS PER BCA/NCC REQUIREMENTS.

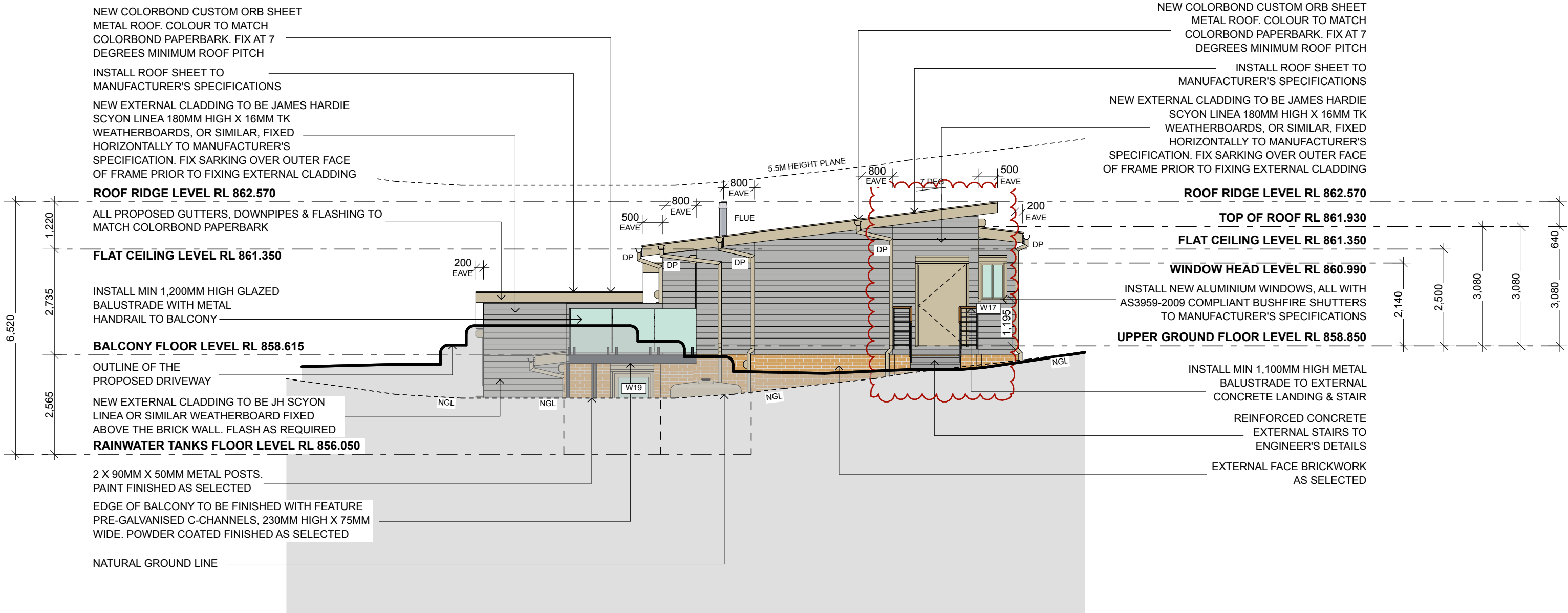
AMENDMENTS: B For Development Approval 21-09-22		
PROJECT: PROPOSED RESIDENCE NO 40 WILSON STREET, WENTWORTH FALLS, NSW 2782 (PART LOT 5 IN SEC 8 DP 3497) For Mr Chang Kyun Son. DRAWING:		
PROPOSED EASTERN & WESTERN ELEVATIONS		
BIO-BUILDING DESIGN PTY LIMITED ARCHITECTS  3 HOME STREET, FAULCONBRIDGE NSW, 2776 Tel: (02) 4751 1846 Fax: (02) 4751 7098 Email: biobuild@pnc.com.au Registered Architect: John Van der Have ARB 3690		
SCALE: 1:100 @ A2	DRAWN: JVH/VK	DRAWING NO: 12
DATE: 21/09/2022	CHECKED: JVH	

- PROPOSED SEWER & WASTEWATER NOTE:**
1. RISING MAIN AND CONNECTION TO SEWER TO HYDRAULIC ENGINEER'S DETAIL.
 2. CONNECT WASTEWATER TO SEWER TO HYDRAULIC ENGINEER'S DETAIL.



PROPOSED EASTERN
ELEVATION

1:100 @ A2

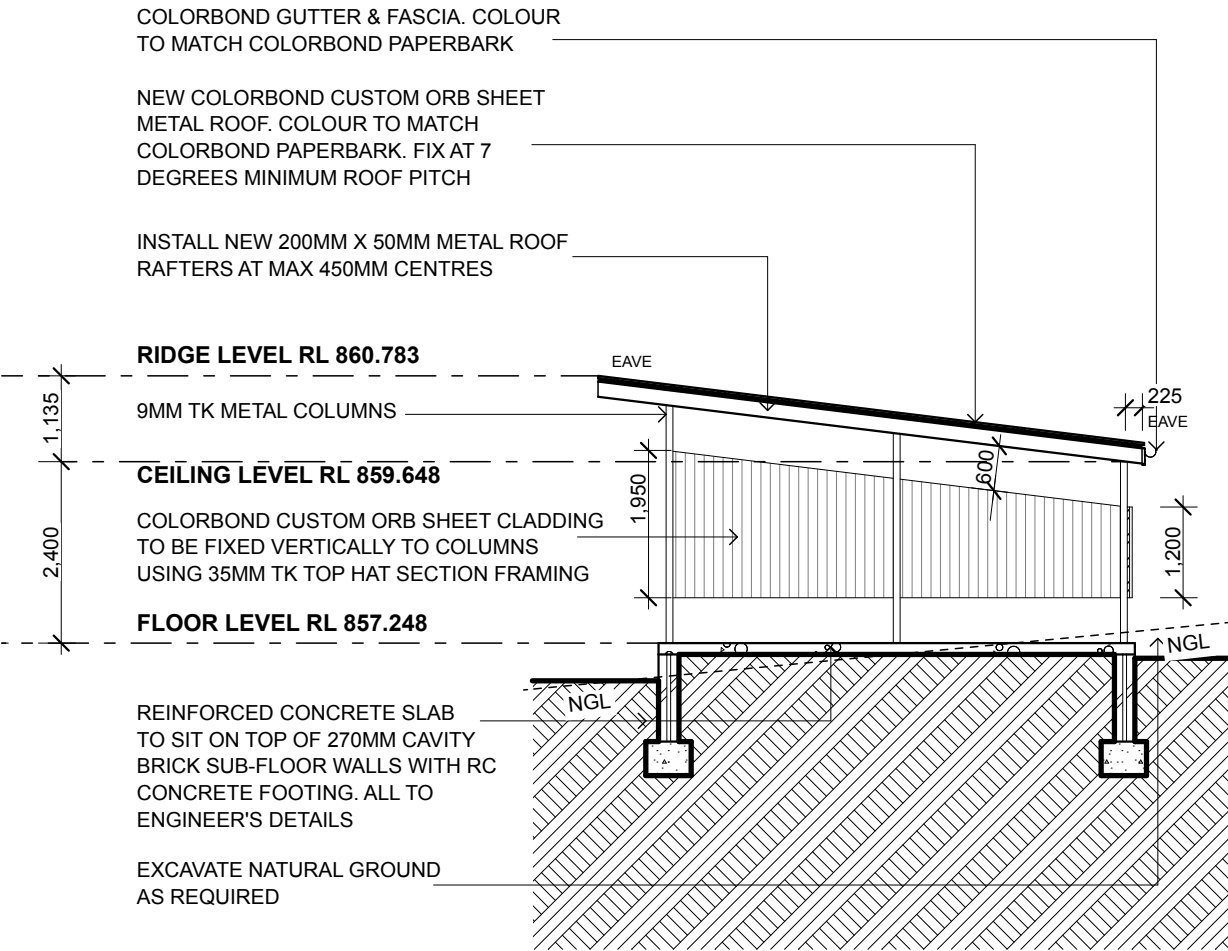


PROPOSED WESTERN
ELEVATION

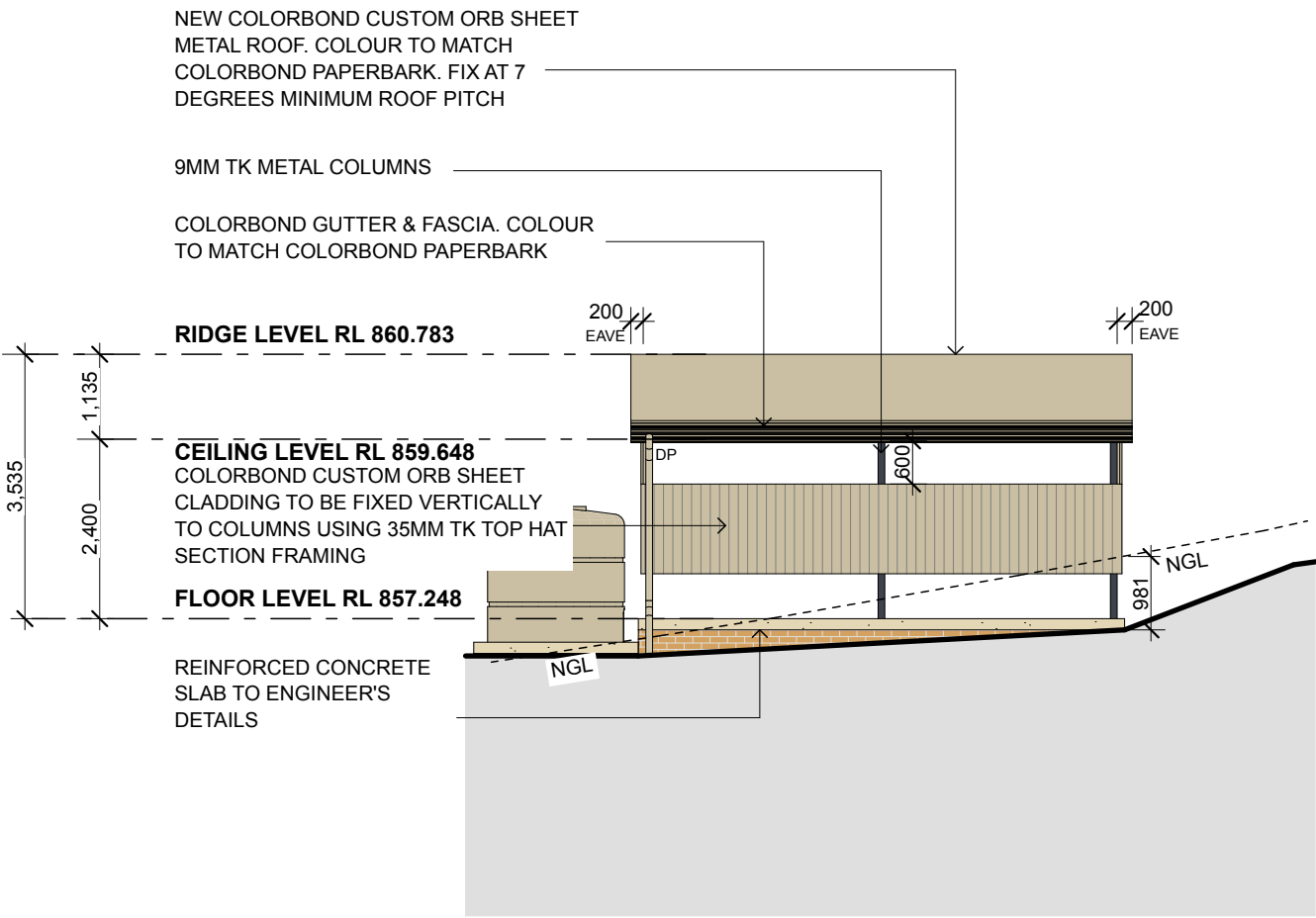
1:100 @ A2

DRAWING SCALE - 1:100
0m 1m 2m 3m 4m 5m 6m 7m 8m 9m 10m
A2 PAPER SCALE
0mm 10mm 20mm 30mm 40mm 50mm 60mm 70mm 80mm 90mm 100mm

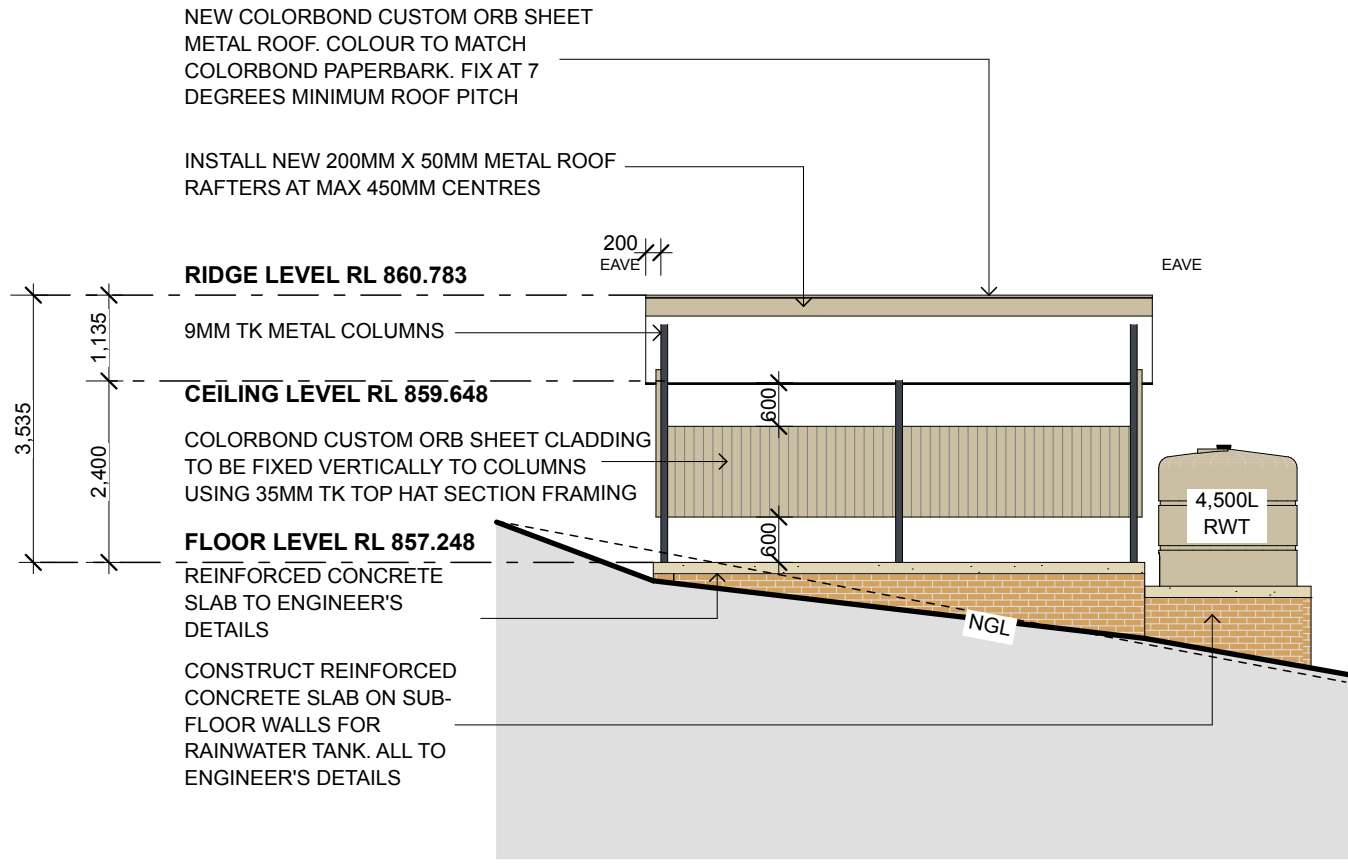
BAL RATING:
FZ-FLAME
ZONE



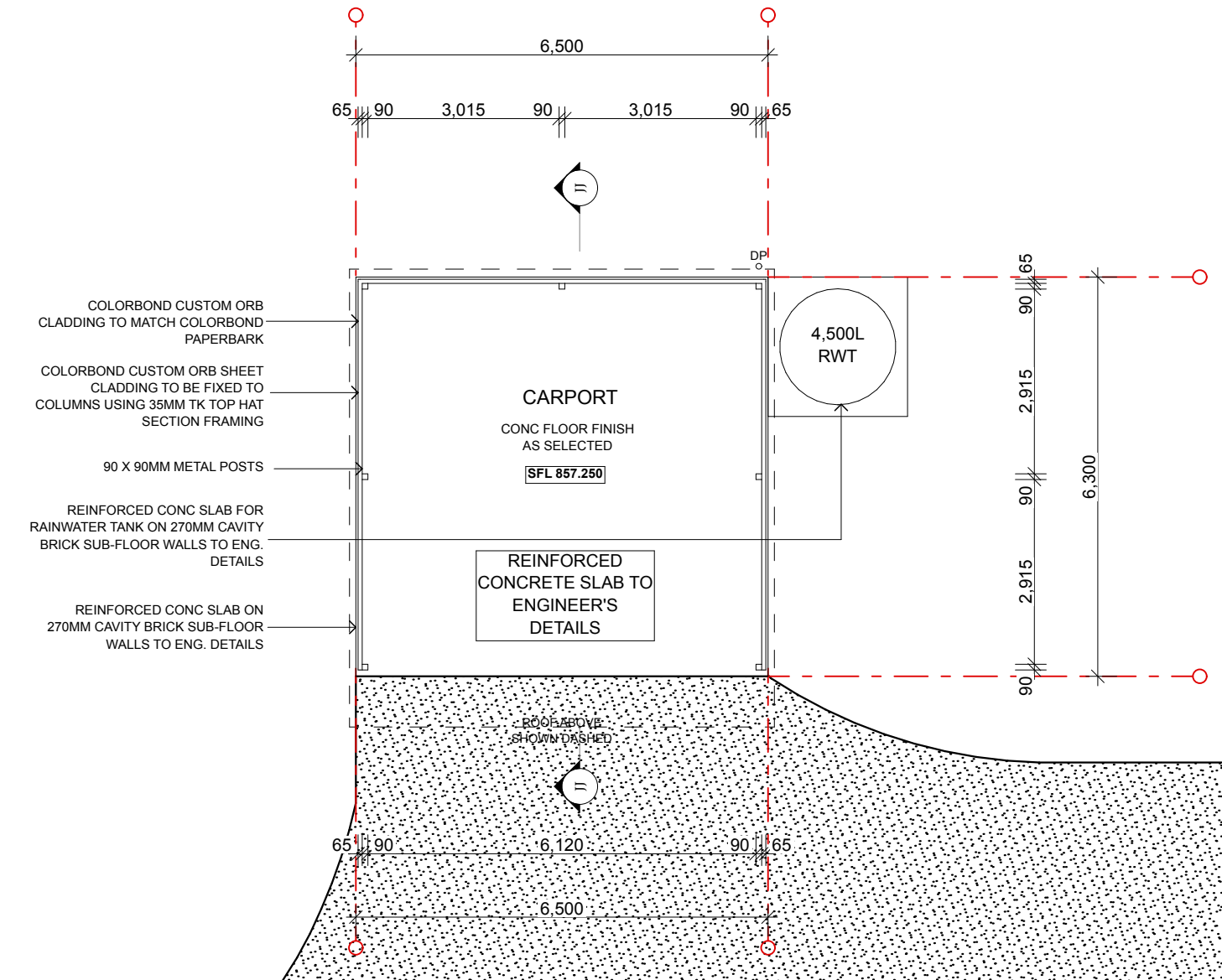
PROPOSED CARPORT SECTION JJ
1:100 @ A2



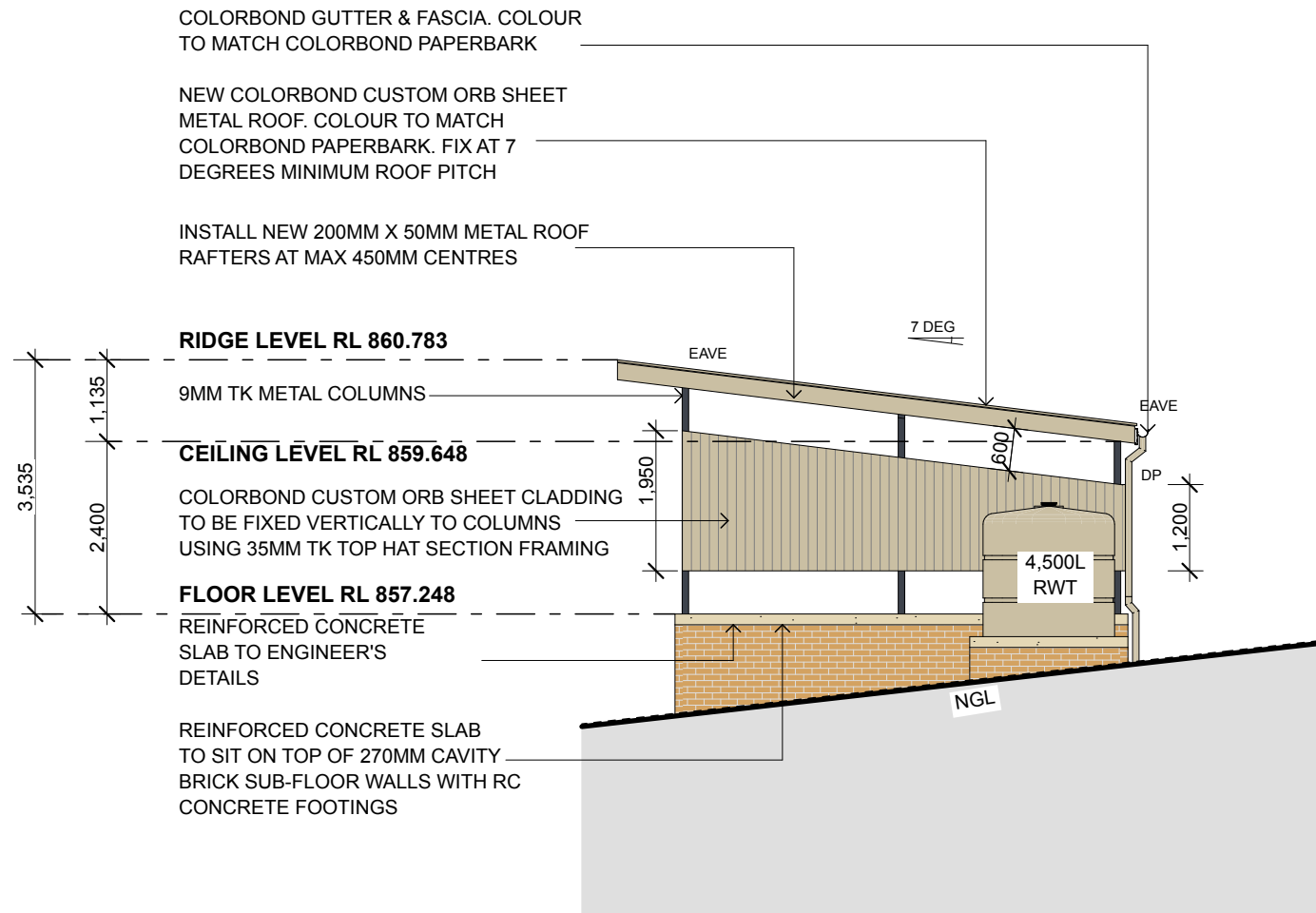
PROPOSED CARPORT
NORTHERN ELEVATION
1:100 @ A2



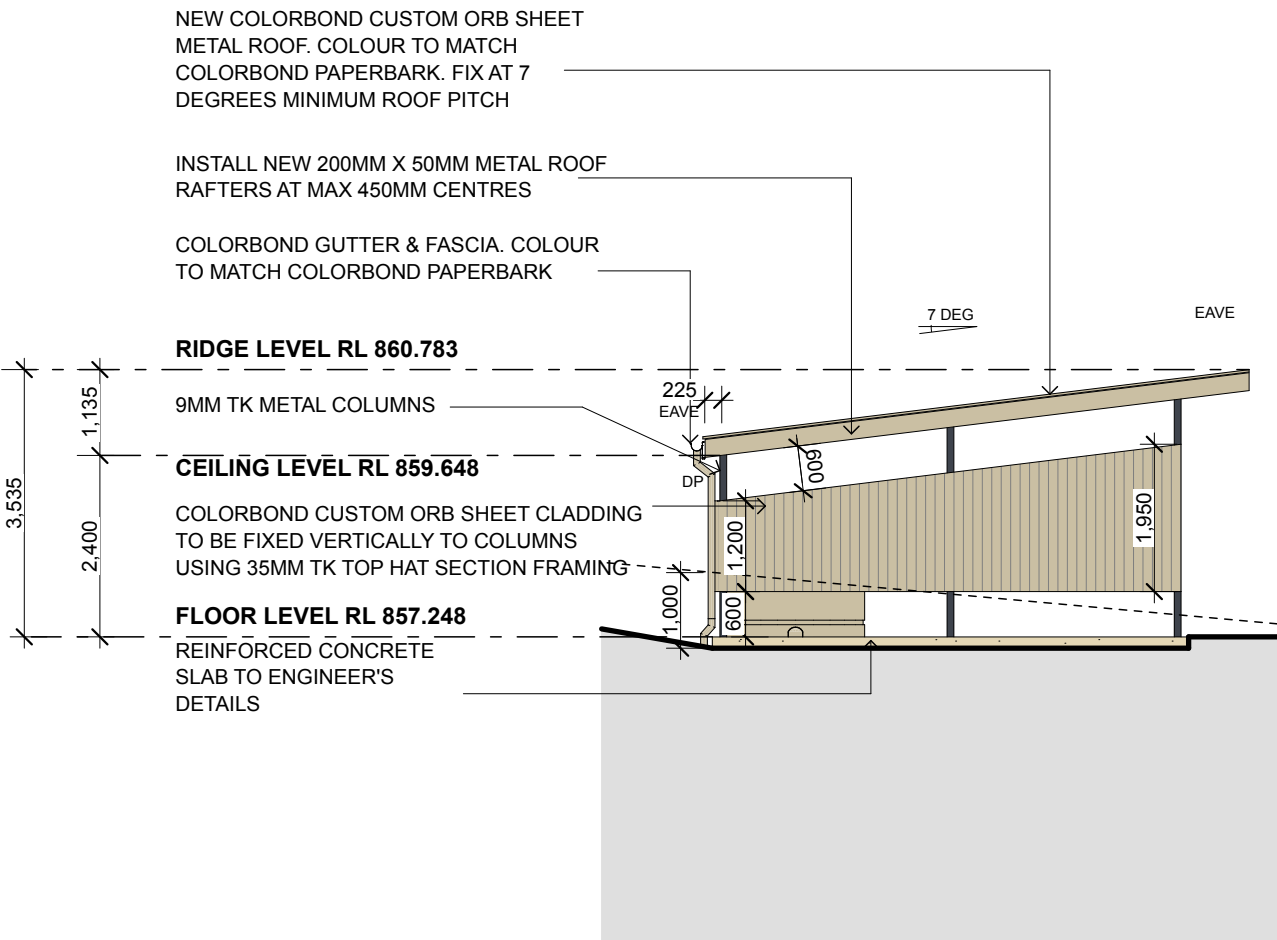
PROPOSED CARPORT
SOUTHERN ELEVATION
1:100 @ A2



PROPOSED CAR-PORT PLAN
1:100 @ A2



PROPOSED CARPORT
EASTERN ELEVATION
1:100 @ A2



PROPOSED CARPORT
WESTERN ELEVATION
1:100 @ A2

EXTERIOR COLOURS & FINISHES:

1. PROPOSED ROOF: COLORBOND CUSTOM ORB SHEET METAL ROOF IN COLORBOND PAPERBARK.

2. GUTTERS, DOWNPIPES & FLASHING TO BE COLORBOND PAPERBARK.

3. EXTERNAL WALL CLADDING: CEMINTEL BARESTONE EXTERNAL WALL CLADDING, FIX VERTICALLY.

4. NEW WINDOW & DOOR FRAMES TO BE POWDER COATED TO MATCH COLORBOND PAPERBARK.

5. BUSHFIRE SHUTTERS TO BE POWDER COATED TO MATCH COLORBOND PAPERBARK.

5. NEW FACE BRICKWORK TO BE AUSTRAL BRICK'S EVERY DAY LIFE RANGE IN COLOUR 'ENGAGE', OR SIMILAR.

PROPOSED SEWER & WASTEWATER NOTE:

1. RISING MAIN AND CONNECTION TO SEWER TO HYDRAULIC ENGINEER'S DETAIL.

2. CONNECT WASTEWATER TO SEWER TO HYDRAULIC ENGINEER'S DETAIL.

DRAWING SCALE - 1:100

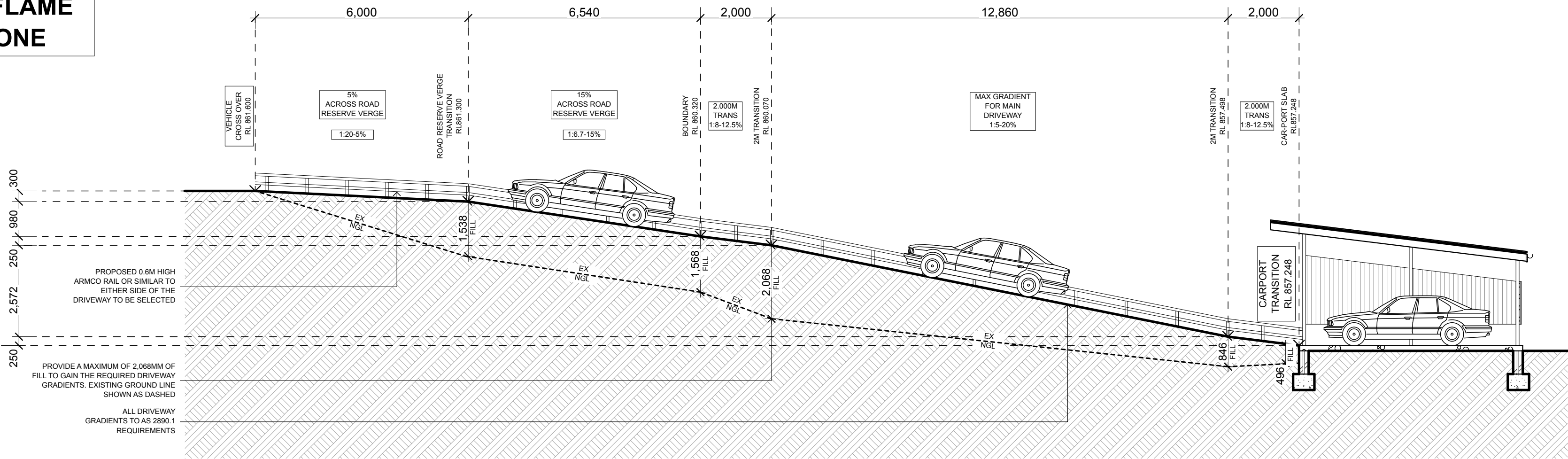
0m 1m 2m 3m 4m 5m 6m 7m 8m 9m 10m

A2 PAPER SCALE

0mm 10mm 20mm 30mm 40mm 50mm 60mm 70mm 80mm 90mm 100mm

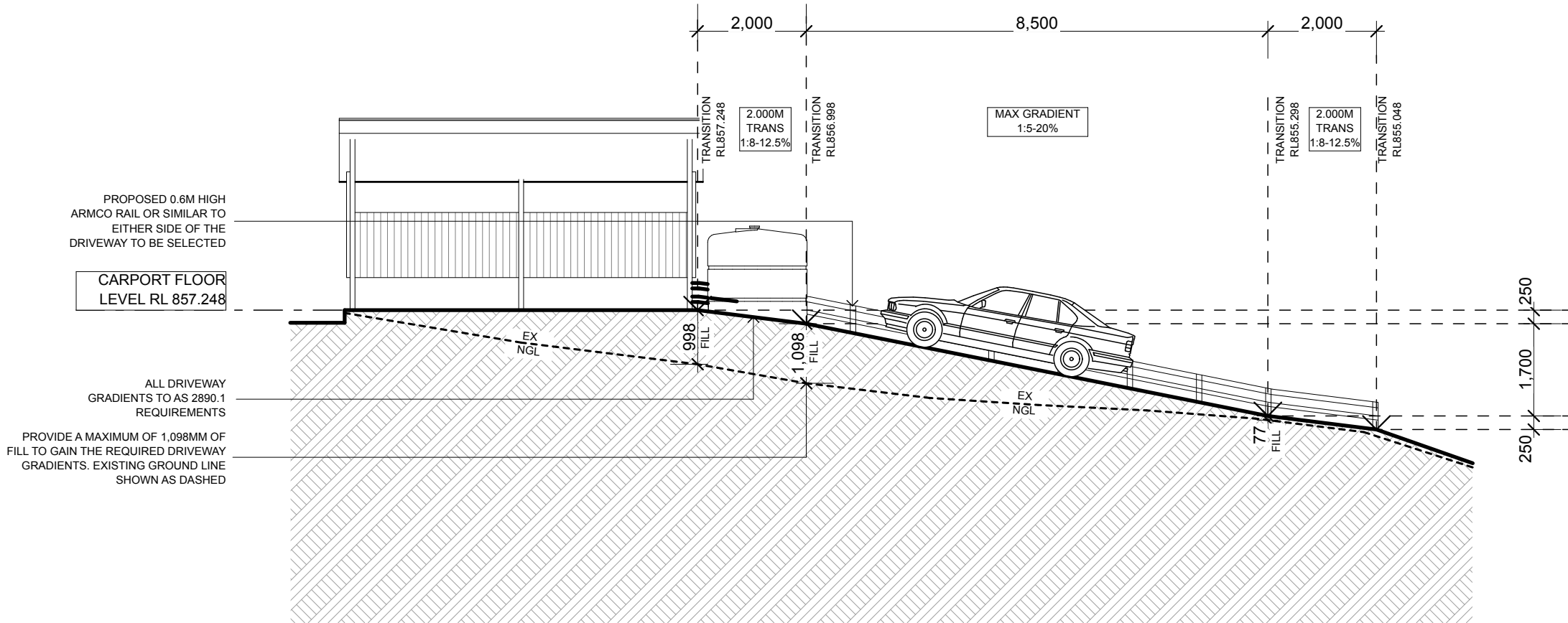
AMENDMENTS: A For Development Approval 01-11-21	PROJECT: PROPOSED RESIDENCE NO 40 WILSON STREET, WENTWORTH FALLS, NSW 2782 (PART LOT 5 IN SEC B DP 3497) For Mr Chang Kyun Son.	BIO-BUILDING DESIGN PTY LIMITED ARCHITECTS 3 HOME STREET, FAULCONBRIDGE NSW, 2776 Tel: (02) 4751 1846 Fax: (02) 4751 7098 Email: biobuild@pnc.com.au Registered Architect: John Van der Have ARB 3690		
DRAWING: PROPOSED CARPORT PLAN, SECTION & ELEVATIONS	SCALE: 1:100 @ A2 DATE: 01/11/2021	DRAWN: JVH/VK CHECKED: JVH	13	

BAL RATING:
FZ-FLAME
ZONE



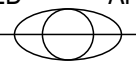
PROPOSED SEWER &
WASTEWATER NOTE:
1. RISING MAIN AND CONNECTION
TO SEWER TO HYDRAULIC
ENGINEER'S DETAIL.
2. CONNECT WASTEWATER TO
SEWER TO HYDRAULIC
ENGINEER'S DETAIL.

PROPOSED DRIVEWAY GRADIENT -
LONG SECTION
1:100 @ A2



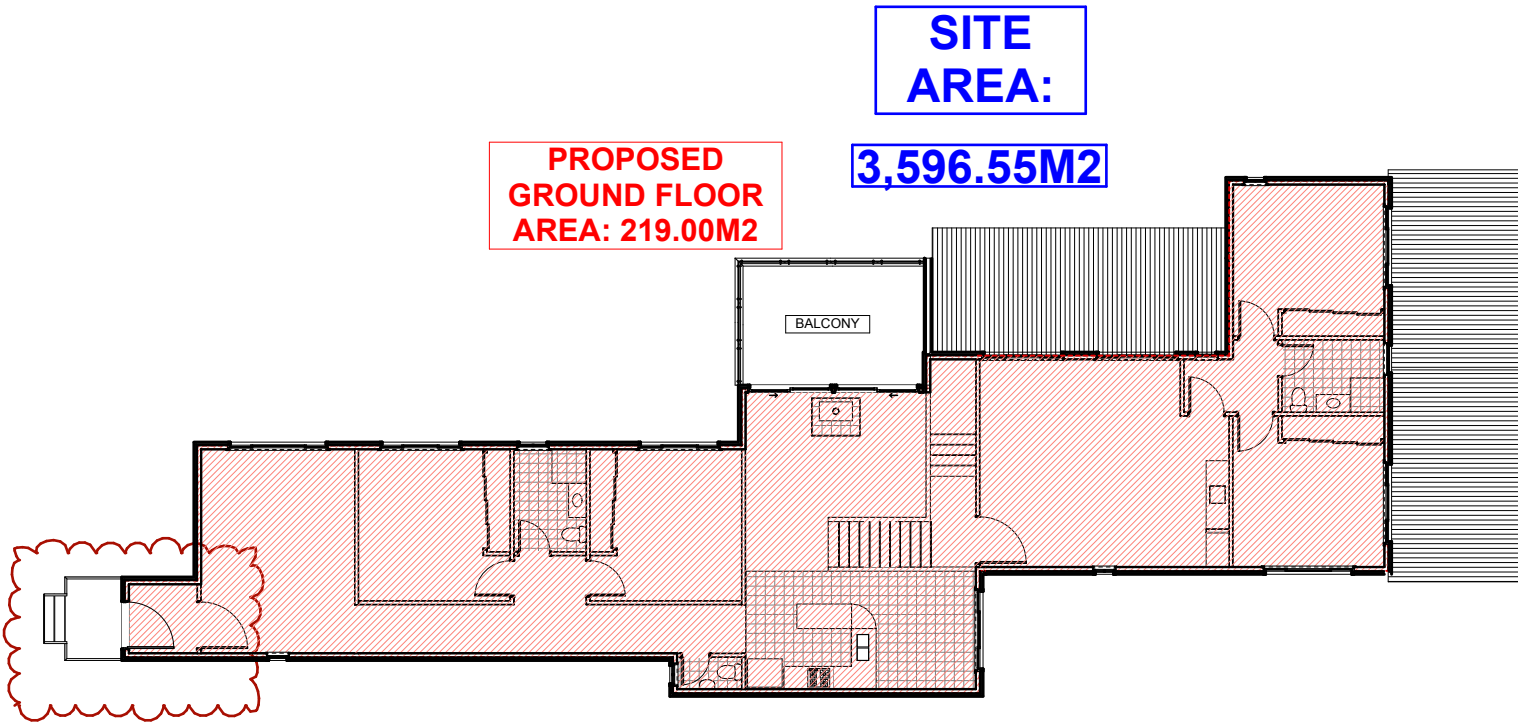
PROPOSED DRIVEWAY GRADIENT -
SHORT SECTION
1:100 @ A2

EXTERIOR COLOURS & FINISHES:
1. PROPOSED ROOF: COLORBOND CUSTOM ORB
SHEET METAL ROOF IN COLORBOND PAPERBARK.
2. GUTTERS, DOWNPIPES & FLASHING TO BE
COLORBOND PAPERBARK.
3. EXTERNAL WALL CLADDING: CEMINTEL BARESTONE
EXTERNAL WALL CLADDING, FIX VERTICALLY.
4. NEW WINDOW & DOOR FRAMES TO BE POWDER
COATED TO MATCH COLORBOND PAPERBARK.
5. BUSHFIRE SHUTTERS TO BE POWDER COATED TO
MATCH COLORBOND PAPERBARK.
5. NEW FACE BRICKWORK TO BE AUSTRAL BRICK'S
EVERY DAY LIFE RANGE IN COLOUR 'ENGAGE', OR
SIMILAR.

AMENDMENTS: A For Development Approval 01-11-21	PROJECT: PROPOSED RESIDENCE NO 40 WILSON STREET, WENTWORTH FALLS, NSW 2782 (PART LOT 5 IN SEC B DP 3497) For Mr Chang Kyun Son.	BIO-BUILDING DESIGN PTY LIMITED ARCHITECTS  3 HOME STREET, FAULCONBRIDGE NSW, 2776 Tel: (02) 4751 1846 Fax: (02) 4751 7098 Email: biobuild@pnc.com.au Registered Architect: John Van der Have ARB 3690		
DRAWING: PROPOSED DRIVEWAY SECTIONS		SCALE: 1:100 @ A2 DATE: 01/11/2021	DRAWN: JVH/VK CHECKED: JVH	DRAWING NO: 14

DRAWING SCALE - 1:100
0m 1m 2m 3m 4m 5m 6m 7m 8m 9m 10m
A2 PAPER SCALE
0mm 10mm 20mm 30mm 40mm 50mm 60mm 70mm 80mm 90mm 100mm

BAL RATING:
FZ-FLAME
ZONE



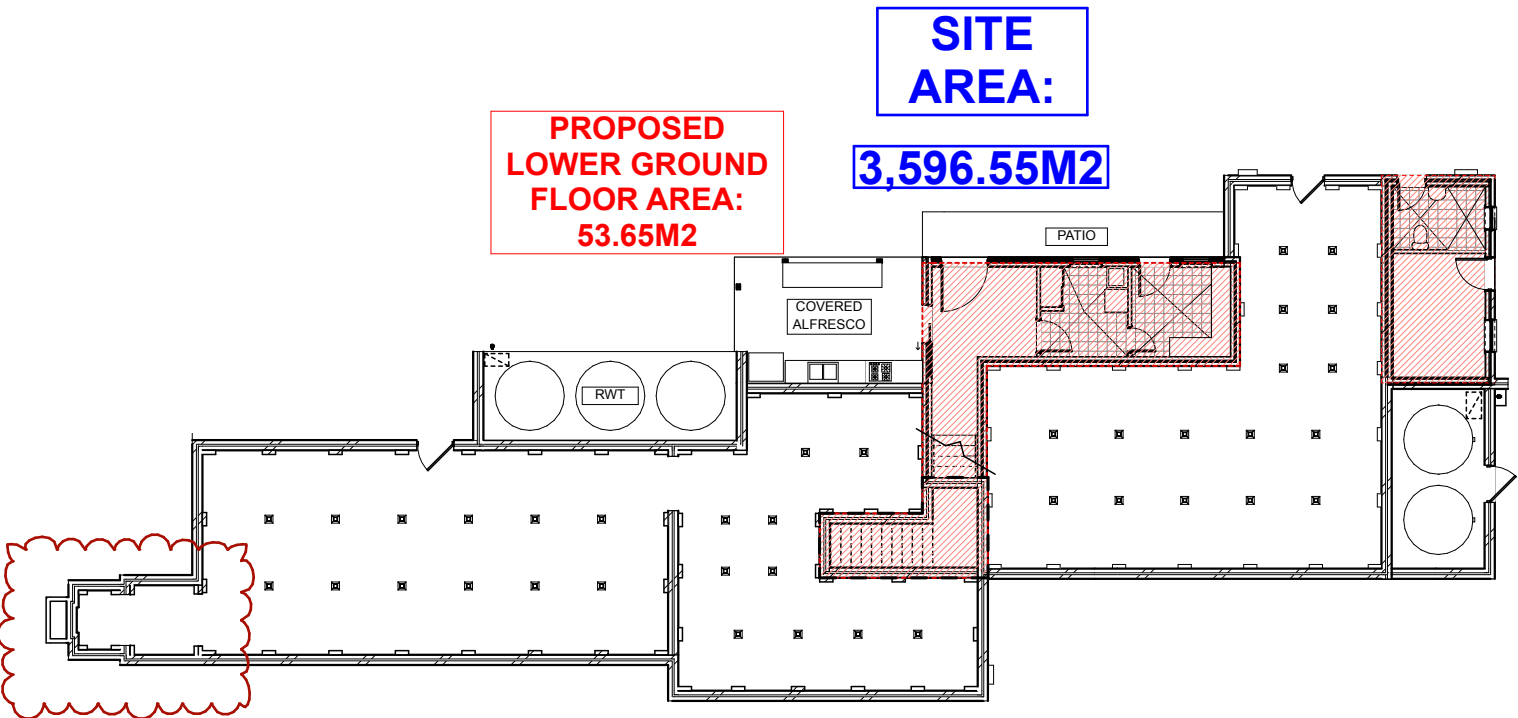
FLOOR SPACE RATIO CALCULATIONS:

LOWER GROUND FLOOR:	53.65 M2
GROUND FLOOR:	219.00 M2
TOTAL FLOOR AREA:	272.65 M2
SITE AREA:	3,596.55 M2
FSR:	0.08:1

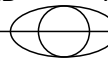
NOTES: Floor Space Ratio Calculation does not include the alfresco, balcony or private open space areas.
Floor area is measured from the external face of the external walls, and from the internal face of walls separating the building from any other building (measured at a height of 1.4 metres above the floor), and excludes:
- any area for common vertical circulation, such as lifts and stairs,
- storage,
- terraces and balconies with outer walls less than 1.4 metres high,
- voids above a floor at the level of a storey or storey above.

Floor area for calculation is measured from the external face of the external walls.

FSR CALCULATIONS - GROUND FLOOR PLAN
1:200 @ A2

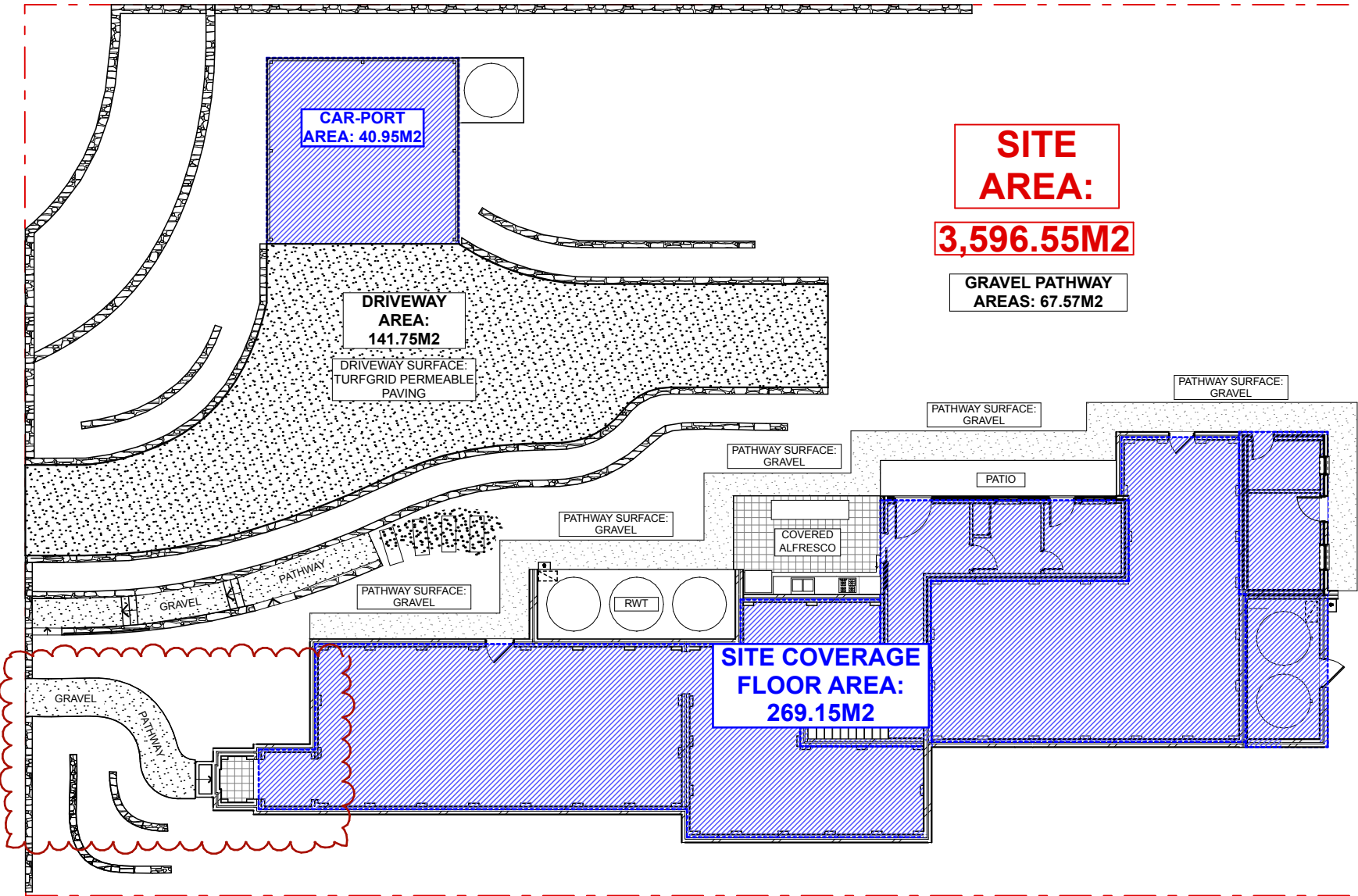


FSR CALCULATIONS -
LOWER GROUND FLOOR PLAN
1:200 @ A2

AMENDMENTS: B		For Development Approval	21-09-22
PROJECT: <div>PROPOSED RESIDENCE</div> <div>NO 40 WILSON STREET, WENTWORTH FALLS, NSW 2782 (PART LOT 5 IN SEC 8 DP 3497)</div> <div>For Mr Chang Kyun Son.</div>			
DRAWING: <div>PROPOSED FSR CALCULATIONS</div>			
<div><div>BIO-BUILDING DESIGN</div><div>PTY LIMITED ARCHITECTS</div><div></div></div> <div><div>3 HOME STREET, FAULCONBRIDGE</div><div>NSW, 2776 Tel: (02) 4751 1846</div><div>Fax: (02) 4751 7098 Email: biobuild@pnc.com.au</div><div>Registered Architect: John Van der Have ARB 3690</div></div>			
SCALE: 1:200 @ A2	DRAWN: JVH/VK	DRAWING NO: <div>15</div>	
DATE: 21/09/2022	CHECKED: JVH		

DRAWING SCALE - 1:200
0m 2m 4m 6m 8m 10m 12m 14m 16m 18m 20m
A2 PAPER SCALE
0mm 10mm 20mm 30mm 40mm 50mm 60mm 70mm 80mm 90mm 100mm

BAL RATING:
FZ-FLAME
ZONE



SITE COVERAGE CALCULATIONS
1:200 @ A2

SITE COVERAGE CALCULATIONS:

BUILDING COVERAGE AREA (NOT INCL DRIVEWAY OR PATHWAYS):

PROPOSED RESIDENCE:	269.15 M2
CAR-PORT:	40.95 M2
TOTAL BUILDING AREA:	310.10 M2
SITE AREA IN THE E4 ZONE:	1,840.00 M2

BUILDING AREA AS A PERCENTAGE OF SITE COVERAGE: 16.8%

AREA OF E4 PART IS: 30.175M X 61.0M: 1,840M2

SITE COVERAGE IS 310.10M2/1,840M2: 16.8%

ALLOWABLE SITE COVERAGE IS: 300M2 + (10% OF 840M2: 84M2): 384M2

THE PROPOSED HARD SURFACES ARE WELL WITHIN THIS ALLOWANCE.

1,840M2 - 310M2: 1,530M2,
OR 83% OF THE E4 LAND, WILL REMAIN PERVIOUS.

WE THEREFORE COMPLY WITH LEP 2015, CLAUSE 4.4A(7)(b).

BUILDING COVERAGE AREA (INCLUDING DRIVEWAY & PATHWAYS):

PROPOSED RESIDENCE:	269.15 M2
CAR-PORT:	40.95 M2
GRAVEL PATHWAYS:	67.57M2
TURFGRID DRIVEWAY:	141.75 M2

NOTES: BMCC'S LEP defines site coverage as the portion of a site's area which is covered by buildings. However, the following are not included for the purpose of calculating site coverage:

- any basement,
- any part of an awning that is outside the outer walls of a building and that adjoins the street frontage or other site boundary,
- any eaves,
- unenclosed balconies, decks, pergolas and the like.

Floor area for calculation is measured from the external face of the external walls.

PROPOSED PRIMARY RESIDENCE ~~BASIX COMMITMENTS:~~
WATER COMMITMENTS: Certificate No 1218331S_03
FIXTURES

- SHOWER HEAD TO BE MINIMUM 3 STAR RATED (> 7.5 but <= 9 L/min)
- TOILET SYSTEM TO BE MINIMUM 3 STAR RATED
- KITCHEN TAPS TO BE MINIMUM 3 STAR RATED
- BATHROOM TAPS TO BE MINIMUM 3 STAR RATED

ALTERNATIVE WATER

- INSTALL RAINWATER TANKS WITH A 27,000 LT RAINWATER CAPACITY WHERE INDICATED TO AUTHORITY REQUIREMENTS
- RUN-OFF FROM A MINIMUM OF 349 SQM OF ROOF AREA IS TO BE COLLECTED IN THE TANK.
- THE TANK IS TO BE CONNECTED TO ALL TOILETS IN THE DEVELOPMENT & AN EXTERNAL TAP.

THERMAL COMFORT COMMITMENTS:

FLOORS, WALLS, CEILINGS & ROOF

FLOOR, WALLS, CEILING & ROOF MUST BE CONSTRUCTED IN ACCORDANCE WITH THE FOLLOWING R-VALUES:

1. FLOOR: CONCRETE SLAB ON GROUND: NIL.
2. SUSPENDED FLOOR ABOVE ENCLOSED SUB-FLOOR: ADD R1.8 INSULATION.
3. EXTERNAL WALL: CAVITY BRICK: ADD R1.0 INSULATION.
4. EXTERNAL WALL: BRICK VENEER: ADD R2.26 INSULATION.
5. EXTERNAL WALLS: FRAMED (WEATHERBOARD, FIBRE CEMENT, METAL CLAD) ADD R2.4 INSULATION.
6. CEILING & ROOF: FLAT CEILING/PITCHED ROOF.
CEILING: ADD MIN R3.2 INSULATION TO FRAME. ROOF: ADD FOIL BACKED BLANKET (75MM).
Framed; Light (solar absorptance <0.475)
7. CEILING & ROOF: RAKED CEILING/PITCHED OR SKILLION ROOF.
CEILING: ADD MIN R3.5 INSULATION TO FRAME. ROOF: ADD FOIL BACKED BLANKET (75MM).
Framed; Light (solar absorptance <0.475)

ENERGY COMMITMENTS:

- HOTWATER SYSTEM: GAS INSTANTANEOUS, 6 STAR PERFORMANCE RATED.
 - COOLING SYSTEM: LIVING AREA: PHASE 3 AIR COND. 4 STAR RATED.
BEDROOM: PHASE 3 AIR COND. 4 STAR RATED.
 - HEATING SYSTEM: LIVING AREA: PHASE 3 AIR COND. 4 STAR RATED.
BEDROOM: PHASE 3 AIR COND. 4 STAR RATED.
AIR CON TO BE DAY/NIGHT ZONED BETWEEN LIVING AREAS & BEDROOMS AREAS.
 - VENTILATION: EXHAUST SYSTEM: BATHROOM: INDIVIDUAL FAN, NOT DUCTED, MANUAL ON/OFF SWITCH.
KITCHEN: INDIVIDUAL FAN, NOT DUCTED, MANUAL ON/OFF SWITCH.
LAUNDRY: NATURAL VENTILATION.
 - ARTIFICIAL LIGHTING: DEDICATED FLUORESCENT OR LED TO ALL ROOMS.
- OTHER:
- INSTALL A GAS COOKTOP & ELECTRIC OVEN.
 - THE REFRIGERATOR SPACE IS TO BE OPEN & WELL VENTILATED.
 - INSTALL A FIXED OUTDOOR CLOTHES DRYING LINE.

PROPOSED BASIX COMITTTMENTS
- @ A2

WINDOWS:

NO	ORIENT.	SIZE	TYPE	SHADING	OVERSHADOWING
W1	N	1200MM X 2600MM	ALUMINIUM, SINGLE, CLEAR	EAVE 900MM, 400MM ABOVE WINDOW/DOOR HEAD	NOT OVERSHADOWED
W2	N	1200MM X 2100MM	ALUMINIUM, SINGLE, CLEAR	EAVE 900MM, 400MM ABOVE WINDOW/DOOR HEAD	NOT OVERSHADOWED
W3	N	1200MM X 800MM	U-VALUE: 6.6, SHGC: 0.441-0.539 (ALUMINIUM: SINGLE, TINT)	EAVE 900MM, 400MM ABOVE WINDOW/DOOR HEAD	NOT OVERSHADOWED
W4	N	1200MM X 2100MM	ALUMINIUM, SINGLE, CLEAR	EAVE 900MM, 400MM ABOVE WINDOW/DOOR HEAD	NOT OVERSHADOWED
W5	N	2100MM X 2100MM	ALUMINIUM, SINGLE, CLEAR	EAVE 900MM, 200MM ABOVE WINDOW/DOOR HEAD	NOT OVERSHADOWED
W6	N	2100MM X 2100MM	ALUMINIUM, SINGLE, CLEAR	EAVE 900MM, 200MM ABOVE WINDOW/DOOR HEAD	NOT OVERSHADOWED
W7	N	900MM X 2100MM	ALUMINIUM, SINGLE, CLEAR	EAVE 200MM, 500MM ABOVE WINDOW/DOOR HEAD	NOT OVERSHADOWED
W8	N	900MM X 2100MM	ALUMINIUM, SINGLE, CLEAR	EAVE 200MM, 450MM ABOVE WINDOW/DOOR HEAD	NOT OVERSHADOWED
W9	N	600MM X 600MM	ALUMINIUM, SINGLE, CLEAR	EAVE 200MM, 240MM ABOVE WINDOW/DOOR HEAD	NOT OVERSHADOWED
W10	N	1200MM X 600MM	ALUMINIUM, SINGLE, CLEAR	EAVE 200MM, 790MM ABOVE WINDOW/DOOR HEAD	NOT OVERSHADOWED
W20	N	1200MM X 800MM	ALUMINIUM, SINGLE, CLEAR	EAVE 900MM, 150MM ABOVE WINDOW/DOOR HEAD	NOT OVERSHADOWED
W21	N	1200MM X 800MM	U-VALUE: 6.6, SHGC: 0.441-0.539 (ALUMINIUM: SINGLE, TINT)	EAVE 900MM, 150MM ABOVE WINDOW/DOOR HEAD	NOT OVERSHADOWED
W11	E	1200MM X 2100MM	ALUMINIUM, SINGLE, CLEAR	EAVE 900MM, 200MM ABOVE WINDOW/DOOR HEAD	NOT OVERSHADOWED
W12	E	600MM X 800MM	ALUMINIUM, SINGLE, CLEAR	EAVE 900MM, 200MM ABOVE WINDOW/DOOR HEAD	NOT OVERSHADOWED
W13	E	600MM X 2100MM	ALUMINIUM, SINGLE, CLEAR	EAVE 900MM, 200MM ABOVE WINDOW/DOOR HEAD	NOT OVERSHADOWED
W16	E	900MM X 700MM	ALUMINIUM, SINGLE, CLEAR	EAVE 200MM, 1090MM ABOVE WINDOW/DOOR HEAD	NOT OVERSHADOWED
W22	E	1200MM X 600MM	U-VALUE: 6.6, SHGC: 0.441-0.539 (ALUMINIUM: SINGLE, TINT)	EAVE 740MM, 220MM ABOVE WINDOW/DOOR HEAD	NOT OVERSHADOWED
W23	E	1200MM X 800MM	ALUMINIUM, SINGLE, CLEAR	EAVE 740MM, 220MM ABOVE WINDOW/DOOR HEAD	NOT OVERSHADOWED
W14	S	2400MM X 600MM	ALUMINIUM, SINGLE, CLEAR	EAVE 200MM, 500MM ABOVE WINDOW/DOOR HEAD	NOT OVERSHADOWED
W15	S	1800MM X 600MM	ALUMINIUM, SINGLE, CLEAR	EAVE 200MM, 500MM ABOVE WINDOW/DOOR HEAD	NOT OVERSHADOWED
W18	S	1800MM X 600MM	ALUMINIUM, SINGLE, CLEAR	EAVE 200MM, 300MM ABOVE WINDOW/DOOR HEAD	NOT OVERSHADOWED
W17	W	900MM X 700MM	U-VALUE: 6.6, SHGC: 0.441-0.539 (ALUMINIUM: SINGLE, TINT)	EAVE 200MM, 600MM ABOVE WINDOW/DOOR HEAD	NOT OVERSHADOWED
W19	W	2090MM X 900MM	ALUMINIUM, SINGLE, CLEAR	SOLID OVERHANG 3300MM, 200MM ABOVE WINDOW/DOOR HEAD	NOT OVERSHADOWED

BIO-BUILDING DESIGN
PTY LIMITED ARCHITECTS

PROJECT:
PROPOSED RESIDENCE
NO 40 WILSON STREET,
WENTWORTH FALLS NSW 2782
(PART LOT 5 IN SEC B DP 3497)
For Mr Chang Kyun Son.

DRAWING:
PROPOSED BASIX COMMITMENTS

AMENDMENTS:
B For Development Approval 21-09-22

DRAWING NO:
17

SCALE:
DATE: 21/09/2022

DRAWN:
JVH/VK

CHECKED:
JVH

BAL RATING:
FZ-FLAME
ZONE

PROPOSED NATIVE SCREEN
PLANTING TO THE SIDE
BOUNDARIES FOR NEIGHBOURING
PRIVACY & TO MINIMISE VISUAL
IMPACT FROM THE STREET

PROPOSED FRONT
TIMBER FENCE

APPROX 0.5M HIGH X 1.0 -
1.2M WIDE SANDSTONE
BLOCK RETAINING WALLS

PROPOSED TREES IN THE FRONT
SETTING IS TO CONTRIBUTE TO THE
NEIGHBOURHOOD CHARACTER OF
THE AREA

PROPOSED DRIVEWAY WITH TURNING BAY
TO 'AS 2890.1- 2004 PARKING FACILITIES
OFF STREET CAR PARKING' INCL
TRANSITIONS. PROVIDE CROSS-FALLS TO
ALLOW FOR ON-SITE FILTRATION OF
STORMWATER FLOWS.
NOMINAL GRADE 1:10

APPROX 0.5M HIGH X 1.0 -
1.2M WIDE SANDSTONE
BLOCK RETAINING WALLS

PROPOSED NATIVE SCREEN PLANTING TO
THE SIDE BOUNDARIES FOR
NEIGHBOURING PRIVACY & TO MINIMISE
VISUAL IMPACT FROM THE STREET

WILSON STREET

PROPOSED CONCEPT
LANDSCAPE PLAN

1:200 @ A2

PROPOSED
LANDSCAPING INSPIRATION.



PROPOSED SANDSTONE WALLS TO
FEATURE ALONG THE DRIVEWAY &
FRONT LANDSCAPING



PROPOSED STEPPING
STONE PAVERS &
GRAVEL PATHWAYS TO
FEATURE ALONG THE
HOUSE



STRAPPY LEAVED
GRASSES ARE TO
FEATURE ALONG THE
NORTH OF THE SITE

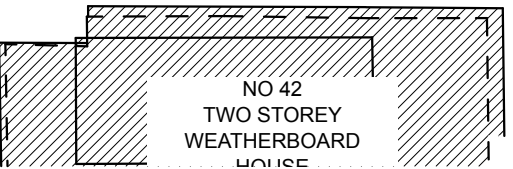


RHODODENDRON & ORNAMENTAL PEARS TO
FEATURE ALONG THE DRIVEWAY



NATIVE BANKSIAS & GREVILLEAS TO FEATURE
ALONG THE SIDE & TO THE REAR OF THE SITE

DRAWING SCALE - 1:200
0m 2m 4m 6m 8m 10m 12m 14m 16m 18m 20m
A2 PAPER SCALE
0mm 10mm 20mm 30mm 40mm 50mm 60mm 70mm 80mm 90mm 100mm



NO 42
TWO STOREY
WEATHERBOARD
HOUSE

NO 38
TWO STOREY
WEATHERBOARD
HOUSE
METAL ROOF

LOT 6
SECTION B
DP 3497

PROPOSED
CAR-PORT
CARPORT SLAB
SFL 857.248

DRIVEWAY SURFACE:
TURFGRID
PERMEABLE PAVING

STEPPING
STONE
PAVERS

UPPER GROUND
FLOOR
SFL 858.850

LOT 1
DP 943978

SITE AREA:
3596.55 M2

No. 40
PART LOT 5
IN SEC B DP 3497

PROPOSED
RESIDENCE

GROUND FLOOR
SFL 856.925

PATIO

GRAVEL PATHWAY

GRAVEL PATHWAY

GRAVEL PATHWAY

GRAVEL PATHWAY

GRAVEL PATHWAY

GRAVEL PATHWAY

GRAVEL PATHWAY

GRAVEL PATHWAY

GRAVEL PATHWAY

GRAVEL PATHWAY

GRAVEL PATHWAY

GRAVEL PATHWAY

GRAVEL PATHWAY

GRAVEL PATHWAY

GRAVEL PATHWAY

GRAVEL PATHWAY

GRAVEL PATHWAY

GRAVEL PATHWAY

GRAVEL PATHWAY

GRAVEL PATHWAY

GRAVEL PATHWAY

GRAVEL PATHWAY

GRAVEL PATHWAY

GRAVEL PATHWAY

GRAVEL PATHWAY

GRAVEL PATHWAY

GRAVEL PATHWAY

GRAVEL PATHWAY

GRAVEL PATHWAY

GRAVEL PATHWAY

GRAVEL PATHWAY

GRAVEL PATHWAY

GRAVEL PATHWAY

GRAVEL PATHWAY

GRAVEL PATHWAY

GRAVEL PATHWAY

GRAVEL PATHWAY

GRAVEL PATHWAY

GRAVEL PATHWAY

GRAVEL PATHWAY

GRAVEL PATHWAY

GRAVEL PATHWAY

GRAVEL PATHWAY

GRAVEL PATHWAY

GRAVEL PATHWAY

GRAVEL PATHWAY

GRAVEL PATHWAY

GRAVEL PATHWAY

GRAVEL PATHWAY

GRAVEL PATHWAY

GRAVEL PATHWAY

GRAVEL PATHWAY

GRAVEL PATHWAY

GRAVEL PATHWAY

GRAVEL PATHWAY

GRAVEL PATHWAY

GRAVEL PATHWAY

CONTINUATION OF DRIVEWAY FOR SITE
MAINTENANCE PURPOSES
PLANT NATIVE 'NARA' LOW-MAINTENANCE
LAWN TO THE EXISTING OPEN AREA OF
THE SITE

APPROX LINE OF
EXISTING WATER COURSE

REMOVE THE EXISTING RADIATA PINE
TREES AS RECOMMENDED IN THE
VEGETATION MANAGEMENT & SITE
RESTORATION REPORT.

TRANSITION THE TYPE OF PLANTING
TO THE AREA WHERE THE PINE
TREES HAVE BEEN REMOVE WITH A
SUBTLE MIX OF STRAPPY LEAFED
PLANTS & FERNS. PROPOSE NATIVE
PLANTS BEYOND

THE EXISTING RADIATA PINE
TREES ARE TO BE REMOVED.
THE EXISTING NATIVE
UNDERSTOREY IS TO BE
RETAINED, RESTORED &
MANAGED TO MINIMISE SOIL
DISTURBANCE & ERROSION.
PLANT SPECIES SUITABLE
FOR RESTORATION ARE
NOTED IN THE VEGETATION
MANAGEMENT & SITE
RESTORATION PLAN

No. 40
LOT 5
SEC B
DP 3497

REAR NOT SURVEYED

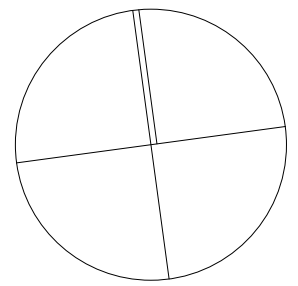
PROPOSED BUSHLAND
RESTORATION AREA TO THE
E2 ZONED AREA OF THE SITE.
(TO BE RESTORED &
MANAGED AS RECOMMENDED
IN ACCORDANCE WITH
VEGETATION MANAGEMENT &
SITE RESTORATION PLAN

E4 ZONE

E2 ZONE

E2/E4
ZONE BOUNDARY

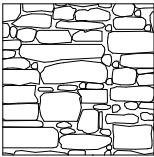
N



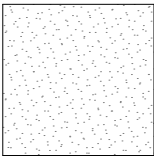
LANDSCAPE NOTES:
-AN AREA OF OPEN SPACE SHOULD BE RETAINED
BETWEEN THE DEVELOPMENT FOOTPRINT & THE
BUSHLAND RESTORATION AREA & MANAGED IN
ACCORDANCE WITH THE VEGETATION MANAGEMENT
& SITE RESTORATION PLAN.
-THE EASTERN PART OF THE SITE, BEYOND THE E2
ZONE, IS TO BE RESTORED & MANAGED AS
RECOMMENDED IN THE ATTACHED VEGETATION
MANAGEMENT & SITE RESTORATION PLAN

AMENDMENTS: B For Development Approval 21-09-22	PROJECT: PROPOSED RESIDENCE NO 40 WILSON STREET, WENTWORTH FALLS, NSW 2782 (PART LOT 5 IN SEC B DP 3497) For Mr Chang Kyun Son.	BIO-BUILDING DESIGN PTY LIMITED ARCHITECTS 3 HOME STREET, FAULCONBRIDGE NSW, 2776 Tel: (02) 4751 1846 Fax: (02) 4751 7098 Email: biobuild@pnc.com.au Registered Architect: John Van der Have ARB 3690
DRAWING: PROPOSED CONCEPT LANDSCAPE PLAN	SCALE: 1:200 @ A2 DATE: 21/09/2022	DRAWN: JVH/VK CHECKED: JVH
		18

SYMBOL	BOTANICAL NAME	COMMON NAME	MATURE HEIGHT & WIDTH	NUMBER OF PLANTS REQUIRED	PLANT IMAGE
	<i>Abelia x grandiflora</i> 'Nana'	Dwarf Abelia	Ht: 1.20m W: 1.20m	12	
	<i>Acer palmatum</i> 'Atropurpureum'	Purple Japanese Maple	Ht: 4.00m W: 3.00m	3	
	<i>Azalea purpurea</i> 'Shiraz'	Azalea 'Shiraz'	Ht: 1.00m W: 1.00m	8	
	<i>Blechnum cartilagineum</i>	Soft Water Fern	Ht: 1.50m W: 1.50m	3	
	<i>Blechnum nudum</i>	Fishbone Water Fern	Ht: 1.00m W: 1.00m	3	
	<i>Banksia marginata</i>	Silver Banksia	Ht: 4.00m W: 4.00m	7	
	<i>Grevillea</i> 'Robyn Gordon'	Grevillea	Ht: 1.50m W: 1.50m	28	
	<i>Lagerstroemia indica</i> 'Nachez'	White Flowering Crepe Myrtle	Ht: 8.00m W: 6.00m	1	
	<i>Liquidambar styraciflua</i> 'Jennifer Carrol'	Liquid Amber	Ht: 8.00m W: 4.00m	2	
	<i>Magnolia x 'Heaven Scent'</i>	Magnolia Heaven Scent	Ht: 2.00m W: 2.00m	3	
	<i>Prunus yedoensis x subhirtella</i> 'Snofozam'	Snow Mountains Weeping Cherry	Ht: 2.00m W: 2.00m	2	
	<i>Pyrus calleryana</i> 'Capital'	Ornamental Pear	Ht: 8.00m W: 3.00m	7	
	<i>Phormium tenax</i> 'Sweet Mist'	New Zealand Flax	Ht: 0.40m W: 0.40m	17	
	<i>Lomandra longifolia</i> 'Tanika'	Tanika Lomandra	Ht: 0.60m W: 0.60m	19	
	<i>Viola hederacea</i>	Native Violet	Ht: 0.60m W: 0.60m	50	
	<i>Rhododendron cvs</i>	Rhododendron 'Midnight' (Purple/pink flowering)	Ht: 1.5m W: 1.5m	22	
	<i>Nara zoysia</i>	Nara Native Turf	-	-	
	Existing trees to be retained				
	Existing trees to be removed				



0.5m high X 1.0 - 1.2M wide
sandstone block retaining
walls



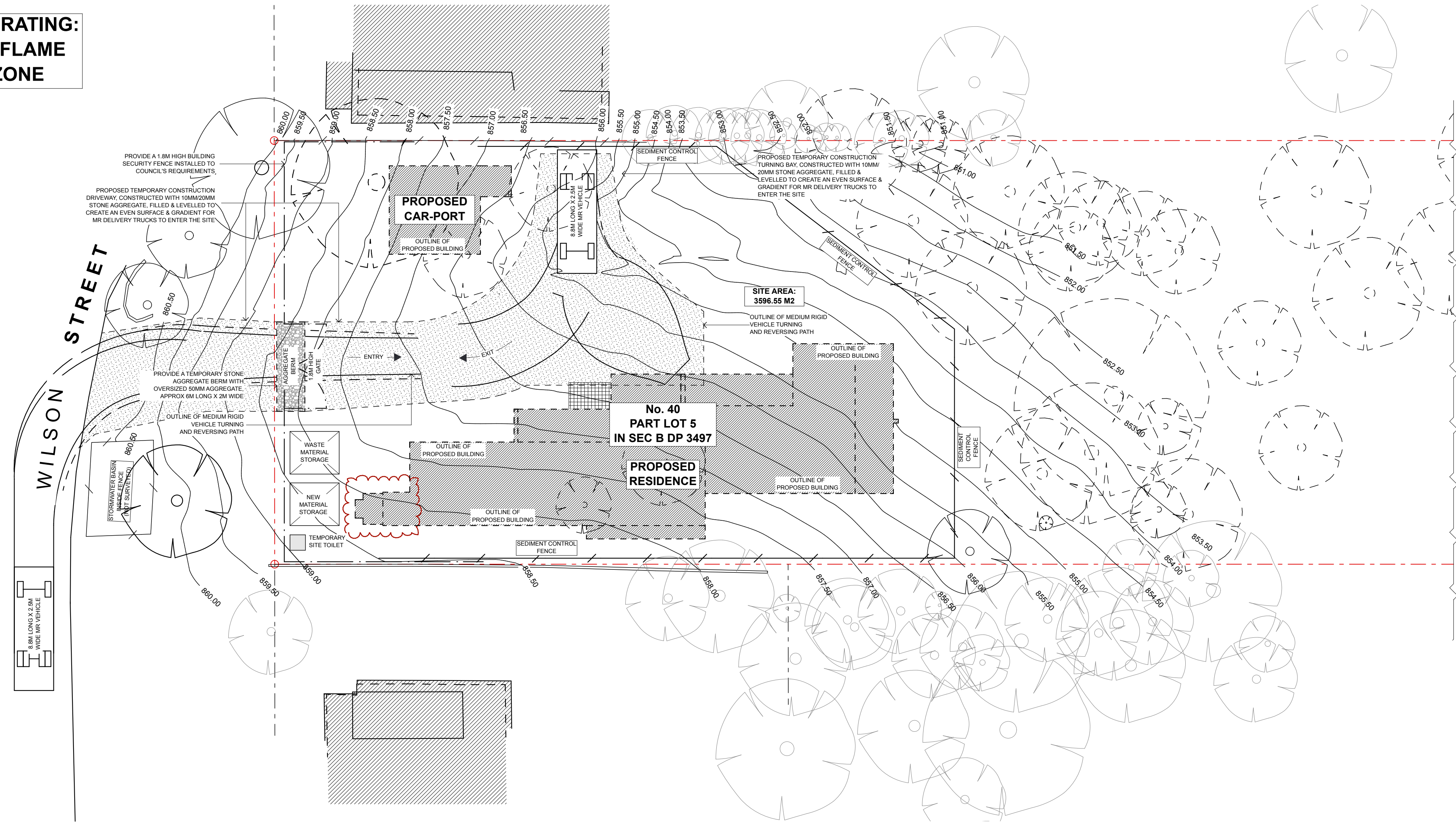
Gravel pathway

PROPOSED CONCEPT
LANDSCAPE PLANT LIST

- @ A2

AMENDMENTS: A	For Development Approval	01-11-21	PROJECT:		BIO-BUILDING DESIGN PTY LIMITED ARCHITECTS					
			PROPOSED RESIDENCE NO 40 WILSON STREET, WENTWORTH FALLS, NSW 2782 (PART LOT 5 IN SEC B DP 3497) For Mr Chang Kyun Son.		<div></div> 3 HOME STREET, FAULCONBRIDGE NSW, 2776 Tel: (02) 4751 1846 Fax: (02) 4751 7098 Email: biobuild@pnc.com.au Registered Architect: John Van der Have ARB 3690					
DRAWING:			PROPOSED CONCEPT LANDSCAPE PLANT LIST		SCALE:		DRAWN:		DRAWING NO:	
1:100 @ A2		JVH/VK			19					
DATE: 01/11/2021		CHECKED: JVH								

BAL RATING:
FZ-FLAME
ZONE



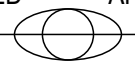
PROPOSED CONSTRUCTION &
WASTE MANAGEMENT PLAN

1:200 @ A2

N

DRAWING SCALE - 1:200
0m 2m 4m 6m 8m 10m 12m 14m 16m 18m 20m
A2 PAPER SCALE
0mm 10mm 20mm 30mm 40mm 50mm 60mm 70mm 80mm 90mm 100mm

CONSTRUCTION MANAGEMENT NOTES:
- THE MAXIMUM SIZE OF VEHICLES TO BE USED FOR ALL MATERIAL DELIVERIES TO THE SITE IS TO BE A MEDIUM RIGID TRUCK.
- TURNING AND REVERSING PATHS ARE FOR A MEDIUM RIGID VEHICLE

AMENDMENTS: B For Development Approval 21-09-22	PROJECT: PROPOSED RESIDENCE NO 40 WILSON STREET, WENTWORTH FALLS, NSW 2782 (PART LOT 5 IN SEC B DP 3497) For Mr Chang Kyun Son.	BIO-BUILDING DESIGN PTY LIMITED ARCHITECTS  3 HOME STREET, FAULCONBRIDGE NSW, 2776 Tel: (02) 4751 1846 Fax: (02) 4751 7098 Email: biobuild@pnc.com.au Registered Architect: John Van der Have ARB 3690		
DRAWING:	SCALE: 1:200 @ A2 DATE: 21/09/2022	DRAWN: JVH/VK CHECKED: JVH	DRAWING NO: 20	