

# PROPOSED GROUP HOME WITH 8 DWELLINGS & COMMUNITY FACILITY

## LOT 64 CRAWFORD STREET, TAMWORTH

### PROPERTY DESCRIPTION

LOT 64 / DP205692  
7 CRAWFORD STREET  
TAMWORTH REGIONAL COUNCIL  
SITE AREA - 4330.m<sup>2</sup>  
SITE COVERAGE - 18.97%

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### ARTISTS IMPRESSION - EXTERNAL

#### SECTION J BCA REQUIREMENTS

(TO BE READ IN CONJUNCTION WITH SECTION J REPORT)

##### INSULATION

- ROOF (LIGHT COLOUR WITH SA=0.45): REFLECTIVE SARKING / ANTICON BLANKET
- CEILING: R3.5
- EXTERNAL WALLS: R2.5 BULK INSULATION AND VAPOUR PERMEABLE SARKING
- FLOOR SLAB: NIL
- THERMAL BREAKS REQUIRED FOR STEEL FRAMED CONSTRUCTION: R0.2 (CLAD FRAMED WALLS ONLY)

##### EXTERNAL WINDOWS & GLASS DOORS

- ALL FACADES: U=3.1 SHGC=0.30
- GLAZING TO COMPLY WITH AS2047

##### DRAUGHT SEALING

- EXTERNAL DOORS TO HAVE FOAM SEAL AROUND PERIMETER, DRAUGHT STOPPER ALONG BOTTOM EDGE AND SELF-CLOSER.
- BATHROOM EXHAUST FANS TO BE FITTED WITH A SELF-CLOSING DAMPER.

##### AIR CONDITIONING & MECHANICAL VENTILATION SYSTEMS

- PACKAGE AC UNITS TO COMPLY WITH MEPS
- DUCTWORK (IF INSTALLED) TO BE INSULATED TO R2.0 (R3.0 WHERE EXPOSED TO SUNLIGHT)
- SINGLE CONDITIONED ZONE OR WHEN SERVING MORE THAN 1 ZONE, THERMOSTATICALLY CONTROL THE TEMPERATURE OF EACH ZONE IN ACCORDANCE WITH J5.2(a)(ii).
- ALL AC UNITS WITH A HEATING OR COOLING CAPACITY OF MORE THAN 2KW TO HAVE A TIME SWITCH CONTROLLER (REFER TO SPEC J6 OF BCA FOR DETAILS).
- MECHANICAL FRESH AIR VENTILATION TO COMPLY WITH AS 1668.2 AND AS/NZS 3666.

##### INTERNAL LIGHTING & POWER CONTROL

- COMMUNAL / OFFICE AREAS - MAXIMUM ILLUMINATION POWER DENSITY OF 4.5 W/ M<sup>2</sup>.
- 95% OF LIGHTING TO BE CONTROLLED BY A TIME SWITCH OR OCCUPANT SENSING DEVICE.
- MAXIMUM OF 250 SQ.M OF LIGHTING CONTROLLED PER LIGHT SWITCH.

##### EXTERNAL LIGHTING

- ALL NEW EXTERNAL LIGHTING TO BE CONTROLLED BY EITHER A DAYLIGHT SENSOR OR TIME SWITCH AND WHERE TOTAL PERIMETER LIGHTING EXCEEDS 100W HAVE A MINIMUM OF 90% OF LIGHT FITTINGS TO BE LEDS OR BE CONTROLLED BY A MOTION SENSOR.
- FACADE LIGHTING OR ILLUMINATED SIGNS TO BE CONTROLLED BY A TIME SWITCH OR DAYLIGHT SENSOR.

##### HOT WATER SUPPLY

- HEATED SANITARY WATER SYSTEMS TO BE DESIGNED AND INSTALLED AS PER PART B2 NCC VOL. 3

##### BOILING / CHILLED WATER UNITS (IF ANY)

- TO BE CONTROLLED BY A TIME SWITCH.


##### METERING OF GAS / ELECTRICITY

- ELECTRICITY AND GAS METERS (AS REQUIRED) ARE TO BE INSTALLED.
- SUB METERING IS NOT REQUIRED.

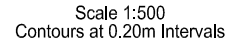
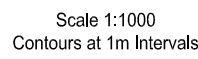


LOCATION PLAN



 <div><b>Housing Plus</b> <small>THE WAY TO A BETTER TOMORROW</small></div>	<div><b>CORPORATE OFFICE</b> 13 Byng Street, Orange NSW 2800 E: design@housingplus.com.au W: www.housingplus.com.au ABN: 63 147 459 441</div>	<div><div>• THIS DRAWING HAS BEEN PRODUCED BASED ON INFORMATION SUPPLIED BY OTHERS. HOUSING PLUS WILL NOT BE HELD RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED.</div><div>• THE MEMBERS DESCRIBED ON THIS DRAWING ARE COVERED BY COPYRIGHT. WORKS CANNOT BE COPIED OR REPRODUCED BY ANY MEANS WITHOUT WRITTEN PERMISSION OF HOUSING PLUS.</div><div>• ALL SPECIFIC WRITTEN SPECIFICATIONS TAKE PRECEDENCE OVER PLAN DETAILS, COLOURS, FITTINGS AND FINISHES.</div></div>	<div>PROJECT ADDRESS <b>LOT 64 CRAWFORD/DALY STREET EAST TAMWORTH, NSW, 2340 DP205692</b></div>	<div>CONSULTANT ARCHITECT <b>IAN BASSETT NSW REG NO. 4087</b></div>	<div>HYDRAULIC <b>TRICEND ENGINEERING PRL 13 227 474</b></div>	<div>PROJECT <b>PROPOSED TAMWORTH GROUP HOME WITH 8 DWELLINGS &amp; COMMUNITY FACILITY</b></div>	<div>DRAWING TITLE <b>COVER SHEET</b></div>	<table><tr><th>DATE</th><th>AMENDMENT</th><th>ISSUE</th><th>BY</th><th>FOR DATE</th><th>DA SET</th></tr><tr><td>15/04/2023</td><td>DA REV 0</td><td>DA 0</td><td>CC</td><td></td><td></td></tr><tr><td>16/07/2023</td><td>UPDATE NEW RIR SYSTEM IN WASTE AREA</td><td>DA 0</td><td>CC</td><td></td><td></td></tr><tr><td>16/07/2023</td><td>SITE NOTATION UPDATE AS PER COUNCIL REQUEST</td><td>DA 0</td><td>CC</td><td></td><td></td></tr><tr><td>28/07/2023</td><td>COLORS, BELT LINES AND DESIGN MATERIAL CHANGES CORRECTING AMENDMENTS</td><td>DA 0</td><td>CC</td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr></table>	DATE	AMENDMENT	ISSUE	BY	FOR DATE	DA SET	15/04/2023	DA REV 0	DA 0	CC			16/07/2023	UPDATE NEW RIR SYSTEM IN WASTE AREA	DA 0	CC			16/07/2023	SITE NOTATION UPDATE AS PER COUNCIL REQUEST	DA 0	CC			28/07/2023	COLORS, BELT LINES AND DESIGN MATERIAL CHANGES CORRECTING AMENDMENTS	DA 0	CC																											<div>CONSULTANT ARCHITECT <b>IAN BASSETT NSW REG NO. 4087</b></div>	<div>HYDRAULIC <b>TRICEND ENGINEERING PRL 13 227 474</b></div>	<div>PROJECT <b>PROPOSED TAMWORTH GROUP HOME WITH 8 DWELLINGS &amp; 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- (X) Easement for Drainage 4.57 Wide .... DP 1205692

 <p><b>HousingPlus</b>  <small>TRUSTEES OF THE CENTRAL MOUNTAIN HOUSING TRUST</small></p>	<p><b>CORPORATE OFFICE</b>          13 Byng Street, Orange NSW 2800          E: <a href="mailto:design@housingplus.com.au">design@housingplus.com.au</a>          W: <a href="http://www.housingplus.com.au">www.housingplus.com.au</a>          ABN: 83 147 459 461</p>	<ul style="list-style-type: none"> <li>THE DRAWING HAS BEEN PRODUCED SPECIALLY FOR INFORMATION SUPPLIED BY OTHERS. HOUSING PLUS WILL NOT BE HELD RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED.</li> <li>THE MEANS DESCRIBED IN THIS DRAWING ARE CONSIDERED PROPOSED. MEANS CANNOT BE CLIPPED OR REPRODUCED BY ANY MEANS WITHOUT THE WRITTEN PERMISSION OF HOUSING PLUS.</li> <li>COLLECTED WRITTEN SPECIFICATIONS TAKE PRECEDENCE OVER PLAN DETAILS, COLOURS, FINISHES AND FIXTURES.</li> </ul>	<p>PROJECT ADDRESS</p> <p><b>LOT 64 CRAWFORD/DAYAL STREET EAST TAMMORTH, NSW, 2340</b></p> <p><b>DP205692</b></p>	<p>CONSULTANT ARCHITECT</p> <p><b>IAN BASSETT</b>          NEW HES &amp; CO</p> <p>PROJECT MANAGER</p> <p><b>ANGUS DONNELLY</b>          PM AND MD 243</p> <p>STRUCTURAL ENGINEER</p> <p><b>TRICEND ENGINEERING</b>          PM: 13 227 676</p>	<p>LANDSCAPE</p> <p><b>TRICEND ENGINEERING</b>          PM: 13 227 676</p> <p>BASED CONSULTANT</p> <p><b>MICHAEL KIRHO</b>          PM: 14 400 875</p> <p>LANDSCAPE CONSULTANT</p> <p><b>DA LANDSCAPES</b>          PM: 06 648 400 148</p>	<p>PROJECT</p> <p><b>PROPOSED TAMMORTH GROUP HOME WITH 8 DWELLINGS &amp; COMMUNITY</b></p>
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DATE	AMENDMENT	ISSUE	BY	PLAN SHEET
2/20/2023	CLARIFY B	DALC		
2/20/2023	UPDATE NEW BIRN SYSTEM IN WASTE AREA	DALC	CEH	
10/10/2023	SITE MODIFICATION UPDATE FOR CITY COUNCIL REQUEST	DALC	CEH	
2/10/24	COLORADO SELECTS ADJUDICATORY PANEL CHANNELS (ORBIT) INC. AMENDMENTS	DALC	CEH	



JOB NUMBER <div style="font-size: 24pt; font-weight: bold;">001</div>	REVISION NO <div style="font-size: 24pt; font-weight: bold;">DA-REV E</div>	SCALE <div style="font-size: 24pt; font-weight: bold;">N.T.S.</div>
DESIGN <div style="font-size: 24pt; font-weight: bold;">C/C/CEH</div>	PRINT DATE <div style="font-size: 24pt; font-weight: bold;">28/10/2023</div>	DRAWING NO. <div style="font-size: 24pt; font-weight: bold;">3 of 13</div>





PROPERTY DESCRIPTION

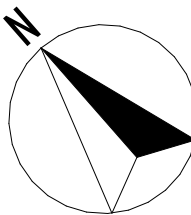
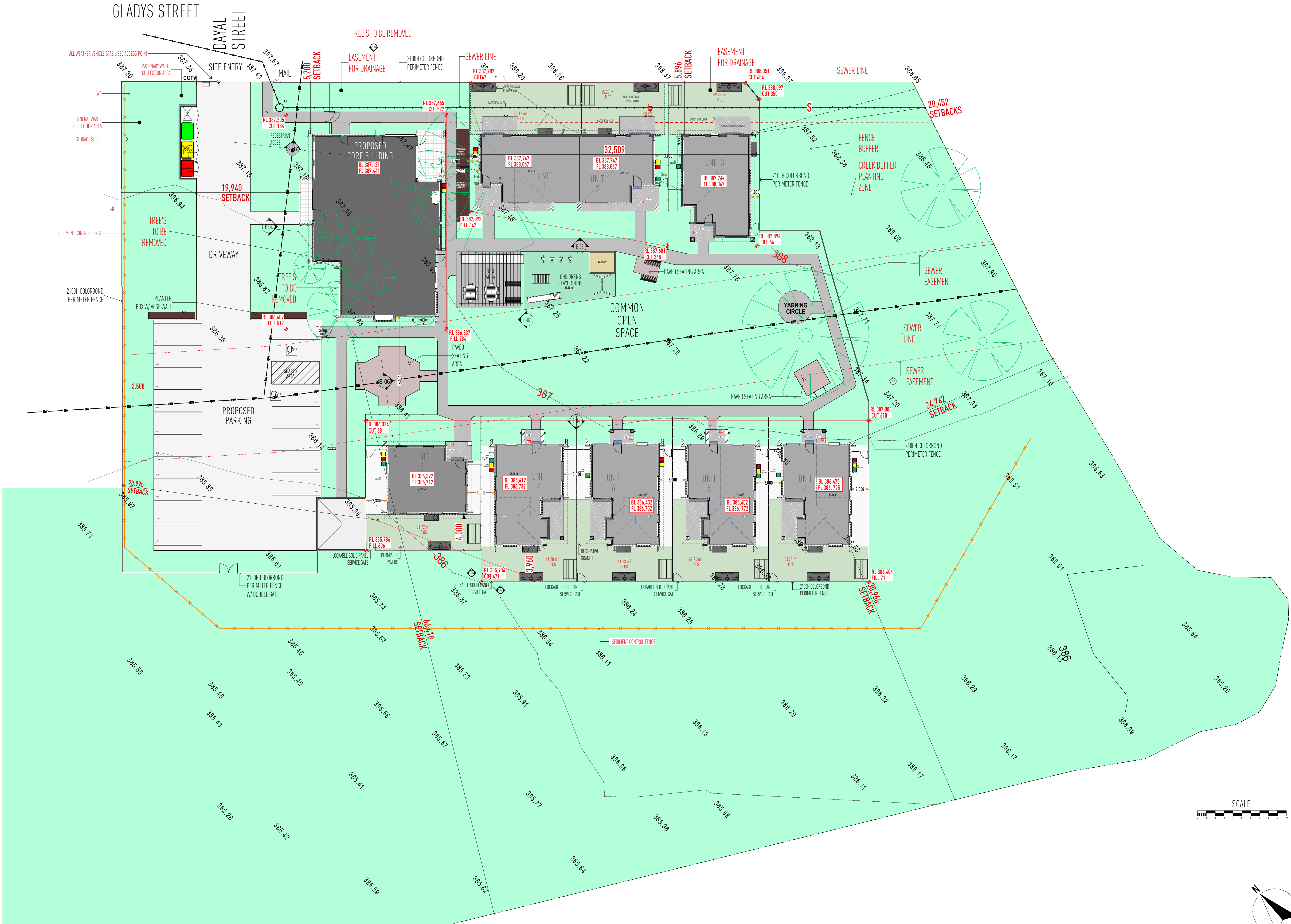
LOT 64 / DP205692  
7 CRAWFORD STREET, TAMMORTH  
REGIONAL COUNCIL  
SITE AREA - 4330.0m<sup>2</sup>  
SITE COVERAGE - 18.97%

SITE NOTE

- PAD LEVEL TO BE CONFIRMED ON SITE. SITE CUT/FILL BATTERS ARE APPROXIMATE ONLY AND MAY VARY TO SOILS AND SITE CONDITIONS. IT IS THE OWNER'S RESPONSIBILITY TO STABILISE THE SITE INCLUDING BATTERS AND PROVIDE SEDIMENTATION CONTROL AFTER HANDOVER IF REQUIRED.
- ALL STORMWATER AND DRAINAGE TO BE IN ACCORDANCE WITH CURRENT NCC PLUMBING CODE OF AUSTRALIA VOL. 3 (SECTION D) IN ADDITION TO AS/ NZS 3500.
- ENSURE 100mm DIAMETER AGRICULTURAL DRAINS ARE PROVIDED TO THE BASE OF ALL CUTS AND RETAINING WALLS AND ARE CONNECTED TO THE STORMWATER SYSTEM VIA SCREENED SILT PITS AS REQUIRED.
- EXTERNAL FINISHED SURFACES SURROUNDING THE BUILDING MUST BE DRAINED TO DISPERSE WATER AWAY FROM THE BUILDING GRADED TO A SLOPE NOT LESS THAN 50mm OVER THE FIRST 1000mm FROM THE BUILDING.
- SPOON DRAIN & EARTH BERM TO DIVERT OVERLAND SURFACE WATER AROUND BUILDING PAD.
- THE HEIGHT OF OVERFLOW RELIEF GULLIES (ORG) RELATIVE TO DRAINAGE FITTINGS AND GROUND LEVEL MUST BE A MINIMUM OF 150mm BELOW THE LOWEST SANITARY FIXTURE.
- CONNECT DOWNPIPES TO LEGAL POINT OF DISCHARGE VIA 100mm DIAMETER UPVC STORMWATER PIPE LAID WITH A MINIMUM FALL OF 1:100. DISCHARGE IN ACCORDANCE WITH LOCAL AUTHORITY REQUIREMENTS.
- DISCHARGE STORMWATER TO LOCAL AUTHORITY REQUIREMENTS.
- PROVIDE ABLEFLEX EXPANSION JOINT FILLER BETWEEN HOUSE AND DRIVEWAY/TERRACE/PORCH SLAB.
- FILL BATTER GRADIENT @ 1 : 2 WHERE ACHIEVABLE (MAX 1 : 1.5), CUT BATTER GRADIENT @ 1:1.5
- SEDIMENT CONTROL BARRIER AS REQUIRED FOR CONSTRUCTION PURPOSES ONLY.

BAL 12.5 NOTE

- TO COMPLY WITH BUSHFIRE ATTACK LEVEL 12.5 TO AS1959-2009
- SPARK ARRESTERS (SIS MESH) TO BRICKWORK VEEPOLES
- WATER &/OR GAS SUPPLY PIPES IF ABOVE GROUND SHALL BE METAL
- NON-CORROSIVE METAL FLYSCREENS TO THE OPENING SECTION OF ALL WINDOWS, SLIDING DOORS & HINGED EXTERNAL DOORS
- PROVIDE TOUGHENED GLASS TO THE LOWLITE ONLY OF ALL 2100Z/400 HIGH WINDOWS TO COMPLY WITH BAL 12.5
- HINGED ENTRY DOOR FRAME (STAINED) WITH BUILDERS SIDEGLIGHT TO COMPLY WITH BAL 12.5
- WEATHER SEAL AROUND GRABE PANEL/ET OR ROLLER DOOR. MAX. 2MM GAP
- VEHICLE ACCESS DOORS SHALL NOT HAVE VENTILATION SLOTS
- ROOFS SHALL BE FULLY SARKED WITH A FLAMMABILITY INDEX OF NOT MORE THAN 5. SARKING SHALL COVER THE ENTIRE ROOF, INCLUDING THE RIDGE & EXTEND INTO THE GUTTERS & VALLEYS
- GABLES SHALL BE SARKED. HAVE FIBRE CEMENT EXTERNAL CLADDING WITH A 6MM MIN. THICKNESS
- ROOF & GABLE PENETRATIONS SHALL BE SCREENED WITH NON-CORROSIVE STEEL MESH (NON-COMBUSTIBLE) SIS FOR FAKE SHEETS WITH MAX. 2MM APERTURE
- RAINWALL MOUNTED GAS UNIT SHALL HAVE A RECESS METAL BOX ASSEMBLY
- ANY MATERIALS USED TO STOP LEAVES COLLECTING IN THE ROOF GUTTER OR VALLEY SYSTEM SHALL HAVE A FLAMMABILITY INDEX OF NOT GREATER THAN 5 WHEN TESTED IN ACCORDANCE WITH AS 1530.2





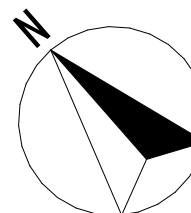
PROPERTY DESCRIPTION

LOT 64 / DP205692  
7 CRAWFORD STREET, TAMMORTH  
REGIONAL COUNCIL  
SITE AREA - 4330 m<sup>2</sup>  
SITE COVERAGE - 18.97%

BAL 12.5 NOTE

TO COMPLY WITH BUSHFIRE ATTACK LEVEL 12.5 TO AS3959-2009

- SPARK ARRESTERS (SIS MESH) TO BRICKWORK KNEEHOLES
- WATER &/OR GAS SUPPLY PIPES IF ABOVE GROUND SHALL BE METAL
- NON-CORROSIVE METAL FLYSCREENS TO THE OPENING SECTION OF ALL WINDOWS, SLIDING DOORS & HINGED EXTERNAL DOORS
- PROVIDE TOUGHENED GLASS TO THE LOW/LITE ONLY OF ALL 2100/2400 HIGH WINDOWS TO COMPLY WITH BAL 12.5
- HINGED ENTRY DOOR FRAME STANDED WITH BUILDERS SIDE LIGHT TO COMPLY WITH BAL 12.5
- WEATHER SEAL AROUND GARAGE PANEL/LIFT OR ROLLER DOOR, MAX. 3MM GAP
- VEHICLE ACCESS DOORS SHALL NOT HAVE VENTILATION SLOTS
- ROOFS SHALL BE FULLY SARKED WITH A FLAMMABILITY INDEX OF NOT MORE THAN 5. SARKING SHALL COVER THE ENTIRE ROOF, INCLUDING THE RIDGE & EXTEND INTO THE GUTTERS & VALLEYS
- GABLES SHALL BE SARKED, HAVE FIBRE CEMENT EXTERNAL CLADDING WITH A 6MM MIN. THICKNESS
- ROOF & GABLE PENETRATIONS SHALL BE SCREENED WITH NON-CORROSIVE STEEL MESH (NON-COMBUSTIBLE) (SIS FOR EAVE SHEETS) WITH MAX. 2MM APERTURE
- RAINWATER MOUNTED GAS UNIT SHALL HAVE A RECESS METAL BOX ASSEMBLY
- ANY MATERIALS USED TO STOP LEAVES COLLECTING IN THE ROOF GUTTER OR VALLEY SYSTEM SHALL HAVE A FLAMMABILITY INDEX OF NOT GREATER THAN 5 WHEN TESTED IN ACCORDANCE WITH AS 1530.2



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**PROJECT ADDRESS**  
LOT 64 CRAWFORD/DAYAL STREET EAST TAMMORTH,  
NSW, 2340  
DP205692

**CONSULTANT ARCHITECT**  
IAN BASSETT  
WORKING WITH  
PROJECT MANAGER  
ANGUS DONNELLY  
PH: 0454 547 343  
STRUCTURAL ENGINEER  
TRICEND ENGINEERING  
PH: 13 227 676

**PROPOSED TAMMORTH GROUP HOME  
WITH 8 DWELLINGS & COMMUNITY FACILITY**

**PROPOSED FLOOR PLAN**

DATE	AMENDMENT	ISSUE	BY	DATE
20/07/2023	01	DA SET	CC	28/07/2023
20/07/2023	01	DA SET	CC	28/07/2023
20/07/2023	01	DA SET	CC	28/07/2023
20/07/2023	01	DA SET	CC	28/07/2023
20/07/2023	01	DA SET	CC	28/07/2023
20/07/2023	01	DA SET	CC	28/07/2023
20/07/2023	01	DA SET	CC	28/07/2023
20/07/2023	01	DA SET	CC	28/07/2023
20/07/2023	01	DA SET	CC	28/07/2023
20/07/2023	01	DA SET	CC	28/07/2023

**DA SET**

DA SET

DA SET

DA SET

DA SET

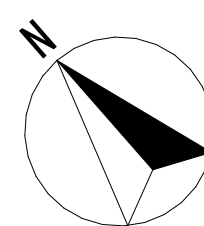
DA SET



LOT 64 / DP205692  
7 CRAWFORD STREET, TAMWORTH  
REGIONAL COUNCIL  
**SITE AREA** - 4330.m<sup>2</sup>  
**SITE COVERAGE** - 18.97%

- GUTTER, FASCIA AND DOWNPIPES TO BE INSTALLED TO MANUFACTURER'S DETAILS AND TO COMPLY WITH CURRENT NCC.
- ROOFING TO BE FIXED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS FOR ENGINEER'S WIND RATING CONDITIONS
- STEEL ROOFING TO COMPLY WITH AS1562.1
- PROVIDE ALCOR BARRIER BETWEEN LEAD FLASHING AND ZINCALUME VALLEY GUTTER AS REQUIRED

- TO COMPLY WITH BUREAU ATTACK LEVEL 125 TO 425PSY-2009
- SPARK RESISTANT GLASS MESH TO BE BROKEN DOWN WHOLESALE - WATER GASKET GAS SUPPLY PIPES TO AROUND GROUND SHALL BE 1/2" MIN.
- NON-CORROSIVE METAL FLYSCREENS TO THE OPENING SECTION OF ALL WINDOWS, SLIDING DOORS & HINGED EXTERNAL DOORS.
- PROMOTE TIGHTENED GLASS TO THE LOWEST ONLY OF ALL 210X200 HIGH WINDOWS TO COMPLY WITH BAL 125
- HINGED ENTRY DOOR FRAME (STANDARD) WITH DOORS SLIGHTLY TO COMPLY WITH BAL 125
- WEATHER SEAL AROUND GAWAGE PANELS OR ROLLER DOOR. MAX. 3MM GAP
- VEHICLE ACCESS DOORS SHALL NOT HAVE VENTILATION SLITS.
- ROOFS SHALL BE FULLY SARKED WITH A FLAMMABILITY INDEX OF NOT MORE THAN 5. SARKING SHALL COVER THE ENTIRE ROOF.
- INCLUDING THE ROOF & EXTEND TO THE GUTTERS & VALLES.
- GABLES SHALL BE SARKED: HAVE FIBRE CEMENT EXTERNAL CLADDING WITH A MIN. THICKNESS
- ROOF & GABLE PENETRATIONS SHALL BE SCREENED WITH NON-CORROSIVE STEEL MESH (NON-COMBUSTIBLE) 3MM FOR EAVE SHEETS WITH MAX. 2MM APERTURE.
- RAINWATER COLLECTED GUTS UNIT SHALL HAVE A ACCESS METAL BOX ASSEMBLY
- ANY MATERIAL USED TO STOP LEAKS COLLECTING IN THE ROOF GUTTER OR VALLEY SYSTEM SHALL HAVE A FLAMMABILITY INDEX OF NOT GREATER THAN 5 WHEN TESTED IN ACCORDANCE WITH AS 1502



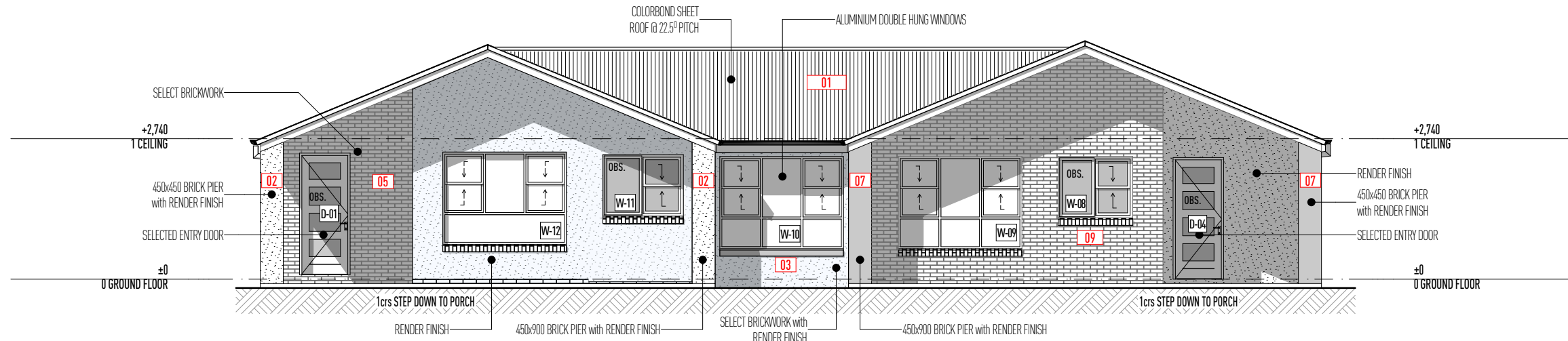








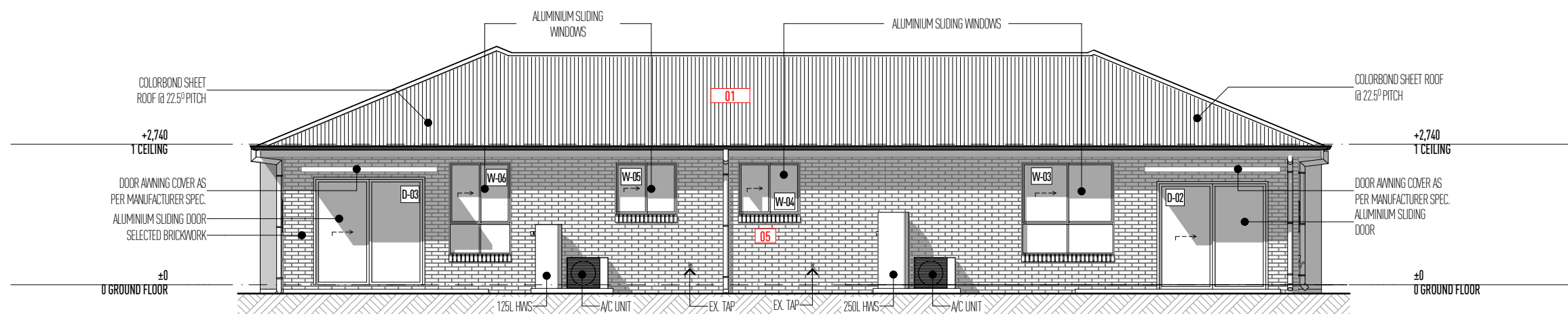
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Scale 1:100



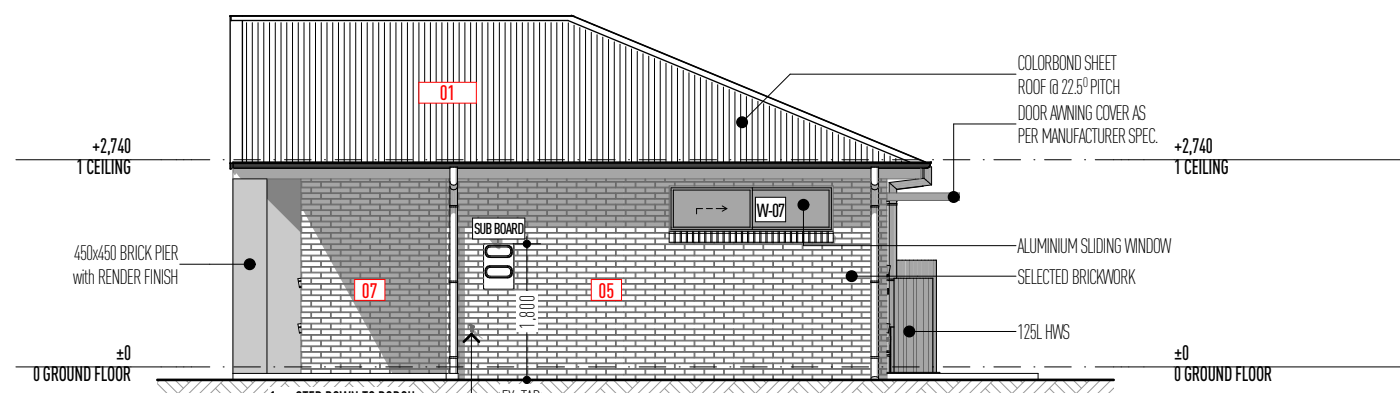
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Scale 1:100



E-02 NORTH WEST ELEVATION  
Scale 1:100



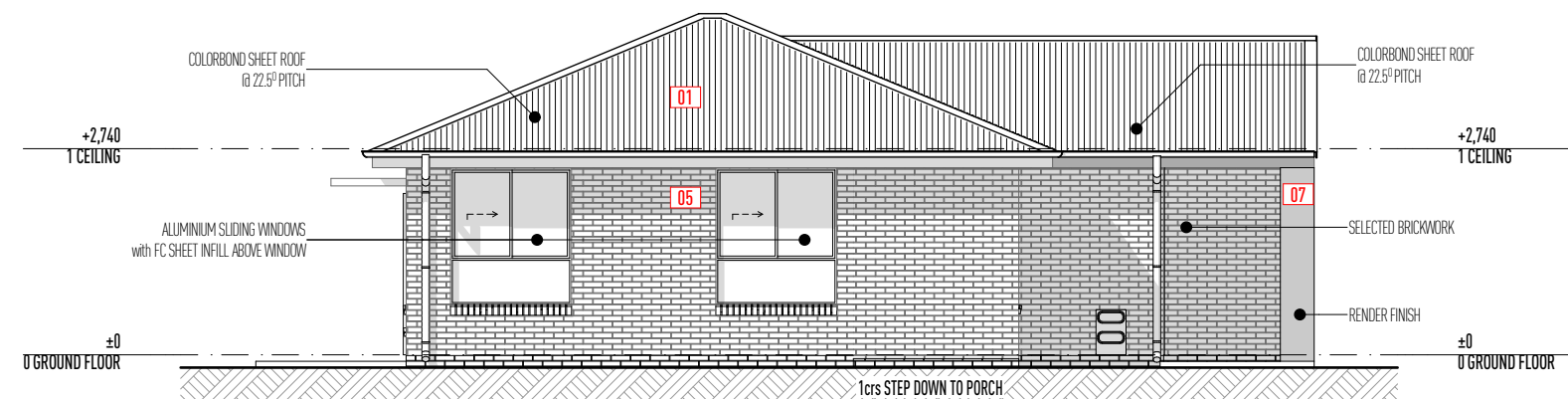
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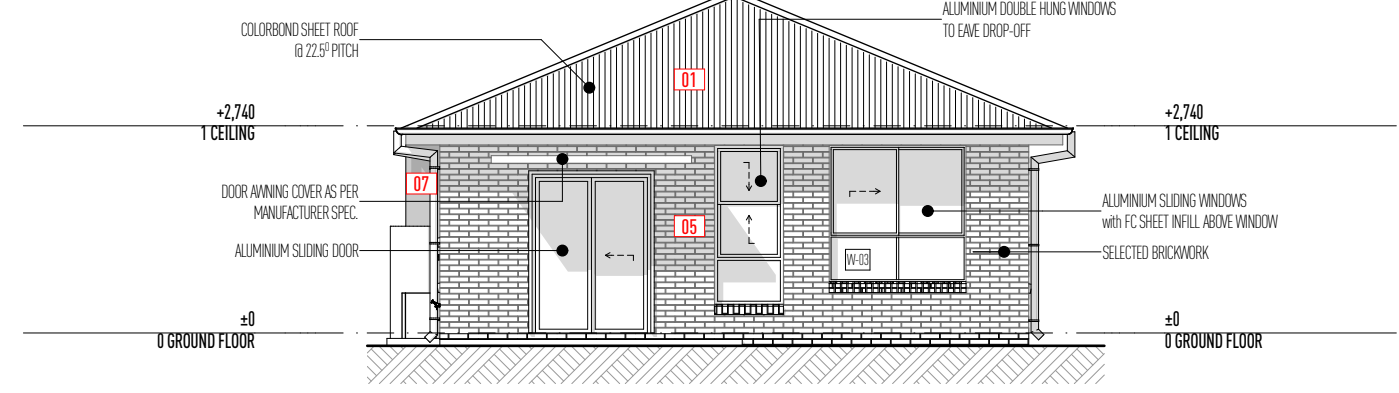
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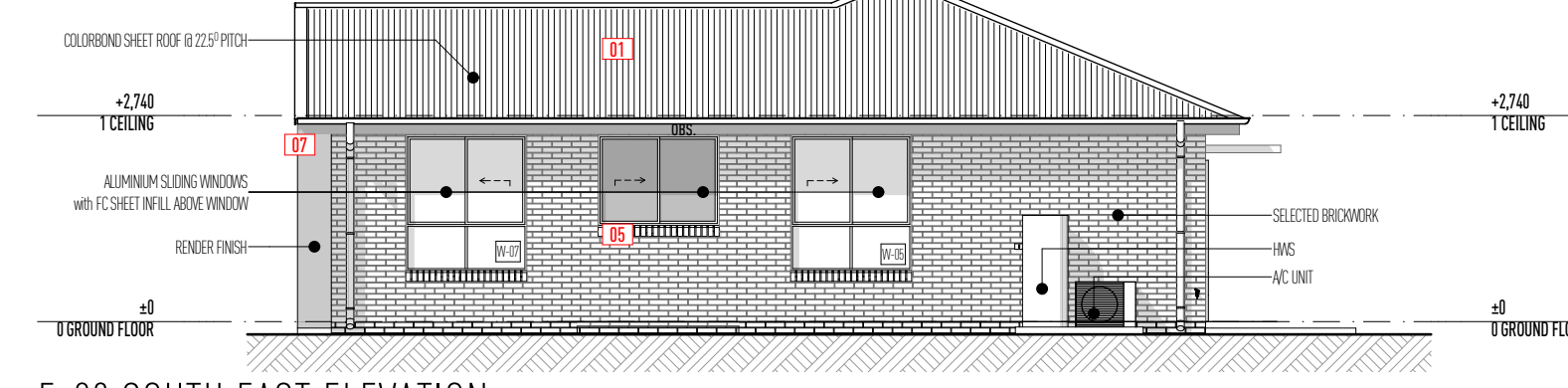
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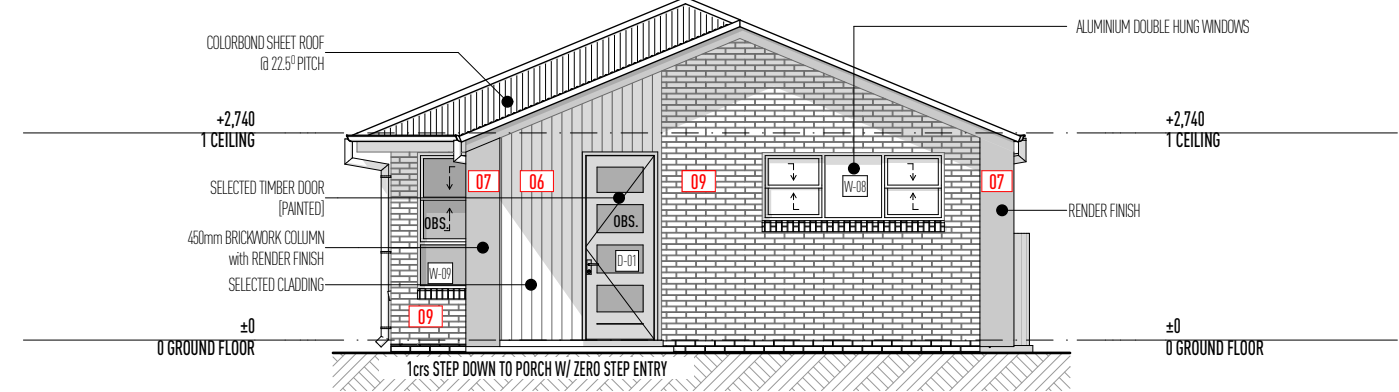
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Scale 1:100



E-02 NORTH EAST ELEVATION  
Scale 1:100



E-03 SOUTH EAST ELEVATION  
Scale 1:100



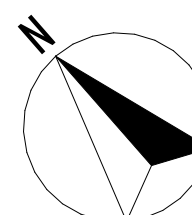
E-04 SOUTH WEST ELEVATION  
Scale 1:100

- 2740mm CEILING HEIGHT**  
UNLESS OTHERWISE NOTED
- SECURITY SCREENS TO ENTRY DOOR**
- NOTE**
- TIMBER CONSTRUCTION TO COMPLY WITH AS1684-2010
  - ENSURE FULL ARCHITRAVE OVER WINDOWS UNDER BULKHEAD
  - TERMITE TREATMENT IN ACCORDANCE WITH AS 3660.1 REVISED 2014
  - W.C. DOORS TO BE FITTED WITH LIFT-OFF HINGES OR TO SWING OUT IN ACCORDANCE WITH NCC F3.B.3.3
  - WET AREAS TO BE WATERPROOFED IN ACCORDANCE WITH NCC F3.B.1.2
  - SMOKE ALARMS TO BE INSTALLED IN ACCORDANCE WITH NCC F.3.7.2
  - ALL EXTERNAL WALLS WITHIN 900mm FROM AN ALLOTMENT BOUNDARY TO HAVE AN FRL OF NOT LESS THAN 60/60/60 WHEN TESTED FROM THE OUTSIDE (NO PROTECTION REQUIRED FOR THE WALL AT RIGHT ANGLES OR MORE TO THE BOUNDARY) AS PER NCC 3.7
  - REFER TO ENGINEER'S DRAWINGS FOR BRICKWORK EXPANSION JOINTS
  - RECESS ALL EXTERIOR DOOR TRACKS/SILLS
  - FINISHED R/L'S TO BE CONFIRMED ON SITE
  - TOP OF INTERIOR FLOOR FINISHES TO BE FLUSH UNLESS NOTED OTHERWISE
  - THRESHOLD DETAIL TO BE CO-ORDINATED WITH WINDOW & DOOR MANUFACTURERS DETAILS TO MAINTAIN WARRANTY
  - ALL STEP-DOWNS & REBATES TO BE CONFIRMED ON SITE
  - FLOOR FINISHES MUST BE AS/S09239
  - WALL AND CEILING FINISHES MUST MEET AS1530.4-2014
  - PROPOSED DUCTED AIR CONDITIONING SYSTEM TO MEET AS1534
- BAL 12.5 NOTE**
- TO COMPLY WITH BUSHFIRE ATTACK LEVEL 12.5 TO AS1959-2009
- SPARKARRESTERS (55 MESH) TO BRICKWORK WEEPHOLES
  - WATER & GAS SUPPLY PIPES IF ABOVE GROUND SHALL BE METAL
  - NON-CORROSIVE METAL FLYSCREENS TO THE OPENING SECTION OF ALL WINDOWS, SLIDING DOORS & HINGED EXTERNAL DOORS
  - PROVIDE TOUGHENED GLASS TO THE LOWEST ONLY OF ALL 2700/2400 HIGH WINDOWS TO COMPLY WITH BAL 12.5
  - HINGED ENTRY DOOR FRAME (STAINED) WITH BUILDERS SLOUGHT TO COMPLY WITH BAL 12.5
  - WEATHER SEAL AROUND GARAGE PANELIFT OR ROLLER DOOR, MAX. 3MM GAP
  - VEHICLE ACCESS DOORS SHALL NOT HAVE VENTILATION SLOTS
  - ROOFS SHALL BE FULLY SARKED WITH A FLAMMABILITY INDEX OF NOT MORE THAN 5. SARKING SHALL COVER THE ENTIRE ROOF, INCLUDING THE RIDGE & EXTEND INTO THE GUTTERS & VALLEYS
  - GABLES SHALL BE SARKED, HAVE FIBRE CEMENT EXTERNAL CLADDING WITH A 6MM MIN. THICKNESS
  - ROOF & EAVE PENETRATIONS SHALL BE SCREENED WITH NON-CORROSIVE STEEL MESH (NON-COMBUSTIBLE) (S FOR EAVE SHEETS WITH MAX. 2MM APERTURE
  - RAINWALL MOUNTED GAS UNIT SHALL HAVE A RECESS METAL BOX ASSEMBLY
  - ANY MATERIALS USED TO STOP LEAKS COLLECTING IN THE ROOF GUTTER OR VALLEY SYSTEM SHALL HAVE A FLAMMABILITY INDEX OF NOT GREATER THAN 5 WHEN TESTED IN ACCORDANCE WITH AS 1530.2

CLUSTER EXTERNAL FINISHES SCHEDULE

<b>DUNE</b> Colorbond	<b>CB DUNE</b> Dulux (Paint)	<b>CB BLUEGUM</b> Dulux (Paint)	<b>BLACK</b> (Windows)
<b>MINERAL SANDS</b> Austral (Bricks)	<b>OBLIQUE 200/300MM</b> Hardies (Cladding)	<b>NATURAL WHITE</b> Dulux (Paint)	<b>TERNSTONE</b> Austral (Bricks)

DATE	AMENDMENT	ISSUE	BY	FOR	DATE	REVISION	SCALE
2023/02/22	DA REV B	DA REV B	CC	CC	001	DA REV B	1:100
2023/02/22	UPGRADE NEW RAIN SYSTEM IN WASTE AREA	DA REV C	CC	CC	001	DA REV C	1:100
2023/02/22	SITE NOTATION UPDATE AS PER COUNCIL REQUEST	DA REV C	CC	CC	001	DA REV C	1:100
2023/02/22	COLOR SELECTORS AND DISPOSITION MATERIAL CHANGES CORRECTING APPOINTMENTS	DA REV C	CC	CC	001	DA REV C	1:100



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• ALL DIMENSIONS SHOWN SPECIFYING TWO PRECEDENCE OVER PLAN DETAILS, COLORS, FITTINGS AND FINISHES.

**PROJECT ADDRESS**  
**LOT 64 CRAWFORD/DAYAL STREET EAST TAMMORTH,**  
**NSW, 2340**  
**DP205692**

**CONSULTANT ARCHITECT**  
**IAN BASSETT**  
**WORKING PARTNERS**  
**PROJECT MANAGER**  
**ANGUS DONNELLY**  
**PH: 0404 547 343**  
**STRUCTURAL ENGINEER**  
**TRICEND ENGINEERING**  
**PH: 13 227 676**

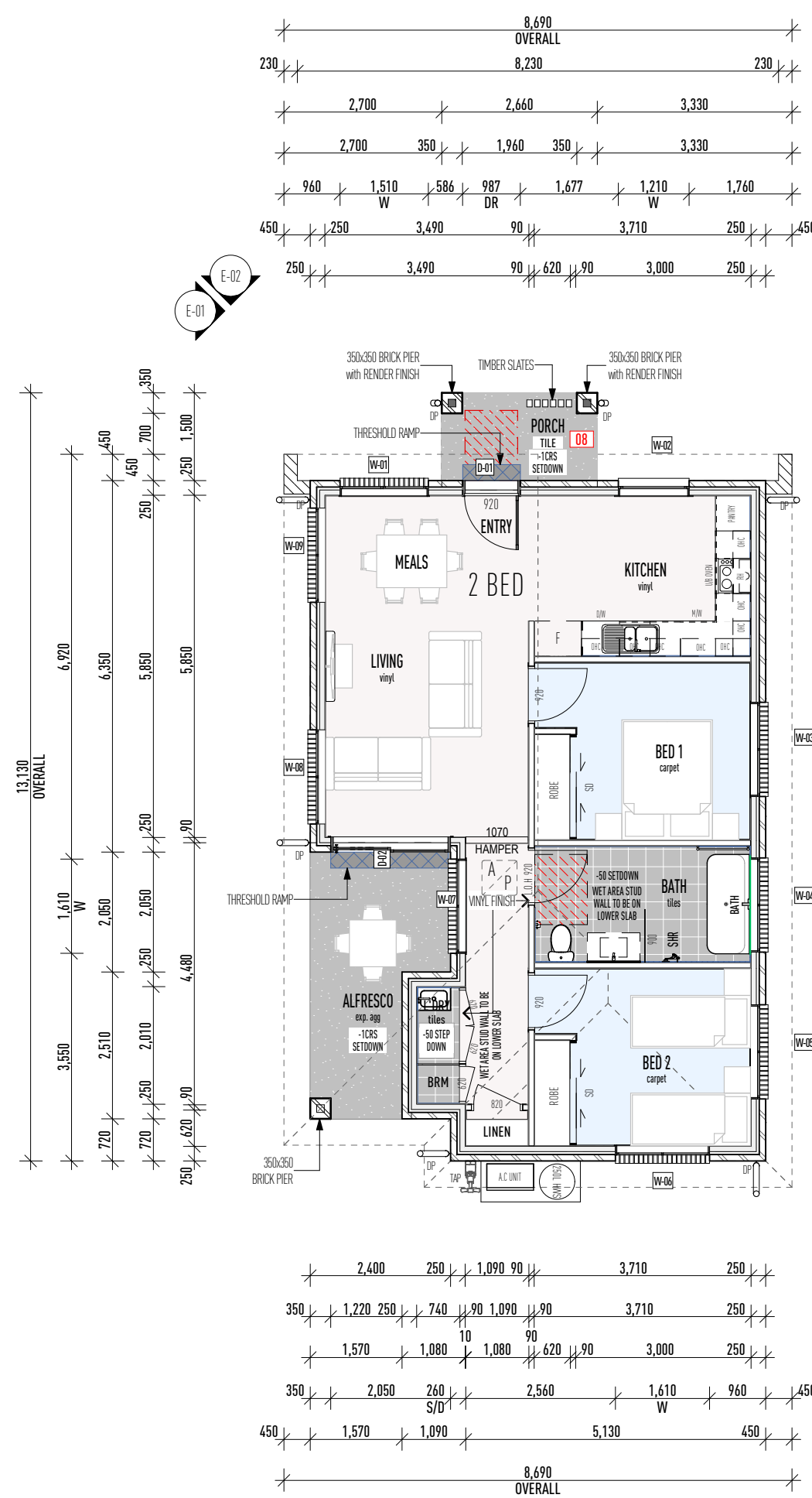
**PROVIDENCE**  
**TRICEND ENGINEERING**  
**PH: 13 227 676**  
**ARCHITECT CONSULTANT**  
**MICHAEL KIDD**  
**PH: 0404 547 343**  
**LANDSCAPE CONSULTANT**  
**DA LANDSCAPES**  
**PH: 0404 483 748**

**PROJECT**  
**PROPOSED TAMMORTH GROUP HOME**  
**WITH 8 DWELLINGS & COMMUNITY FACILITY**

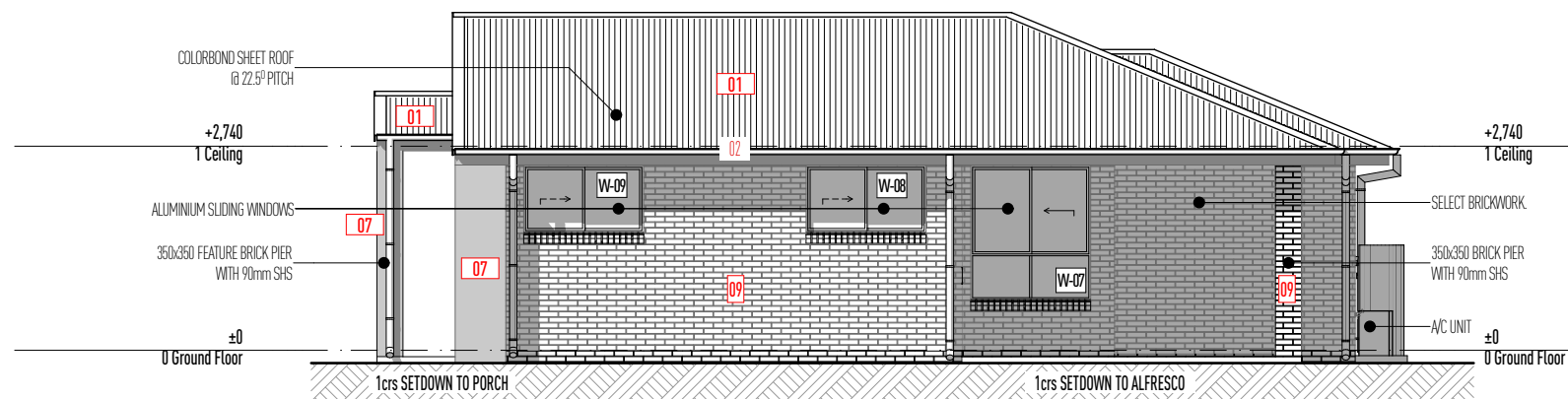
**DRAWING TITLE**  
**PROPOSED UNIT 1-3 BUILDING**

TAMMORTH - CLUSTER

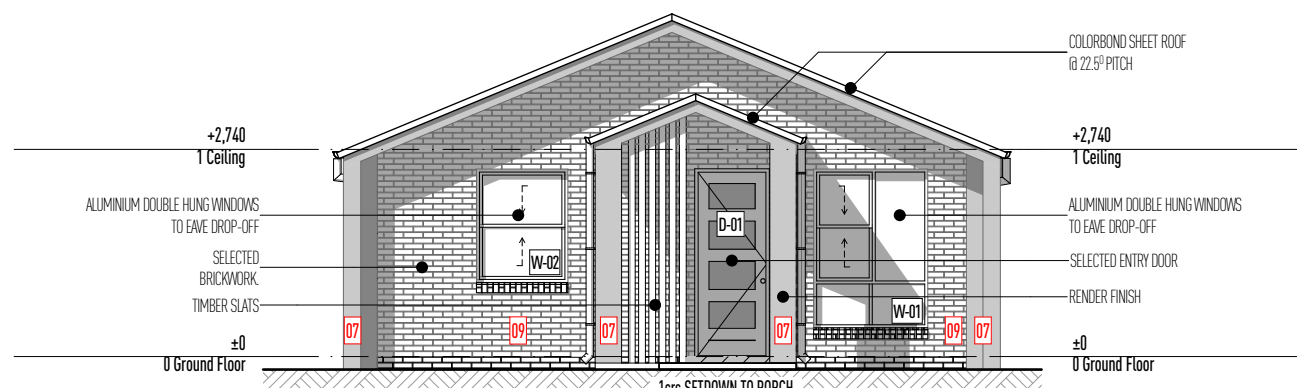




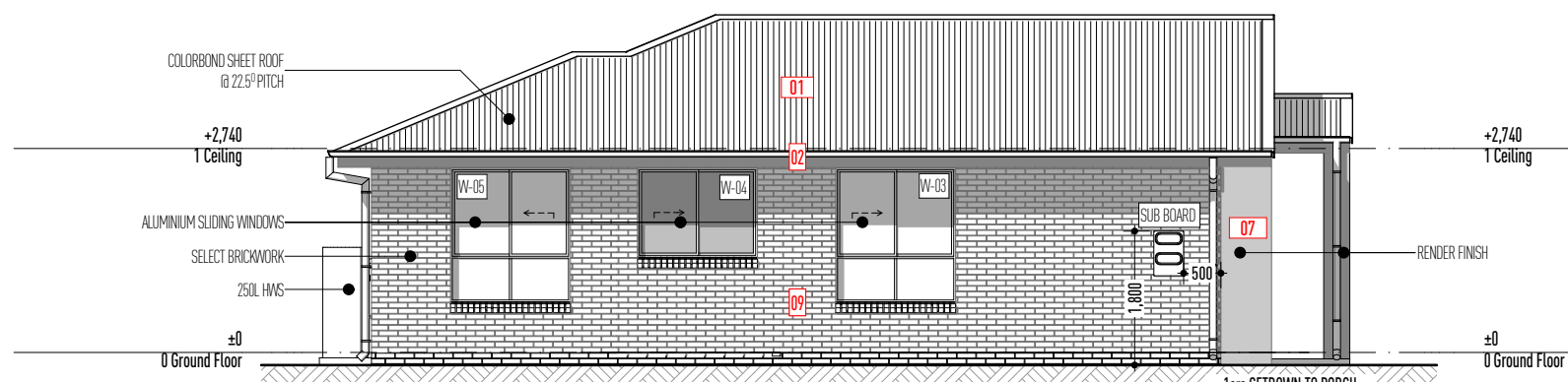
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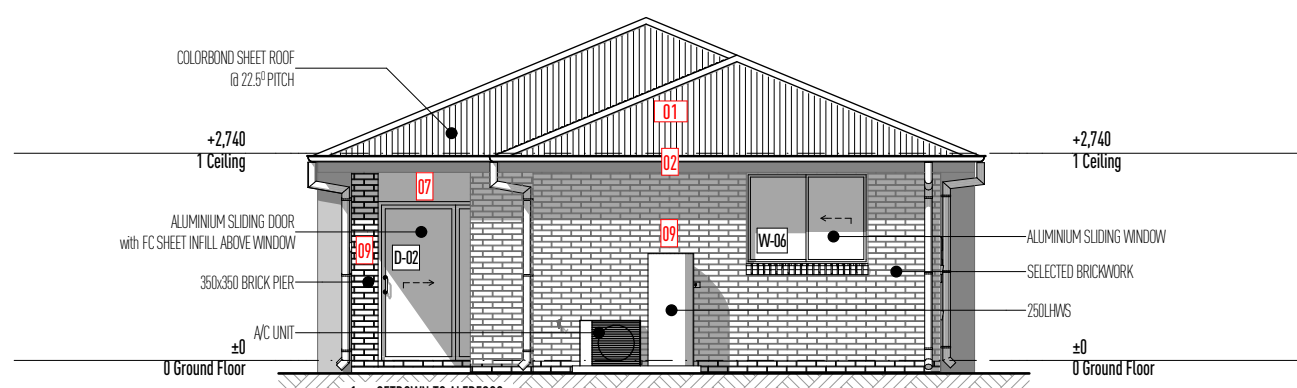
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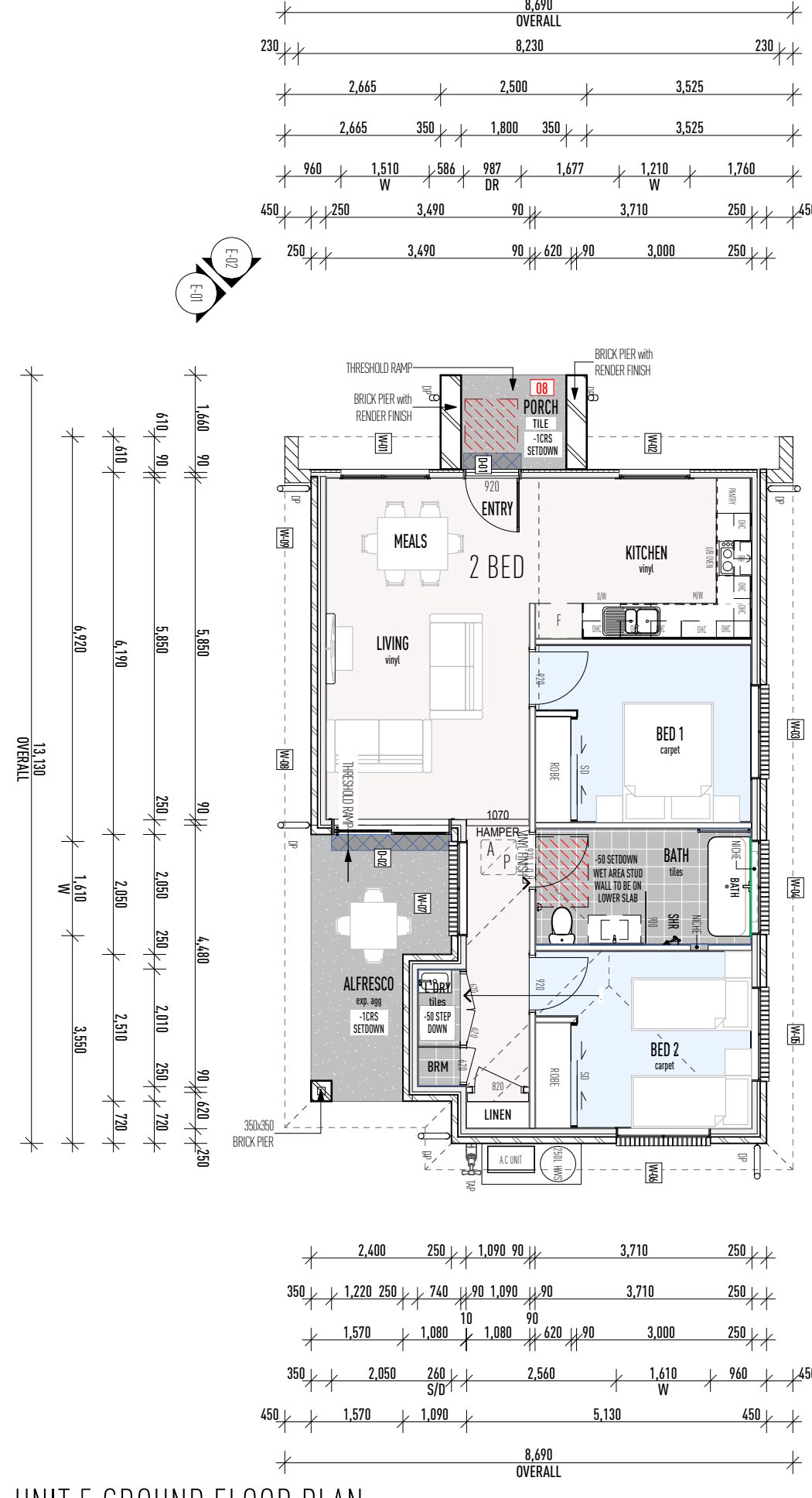
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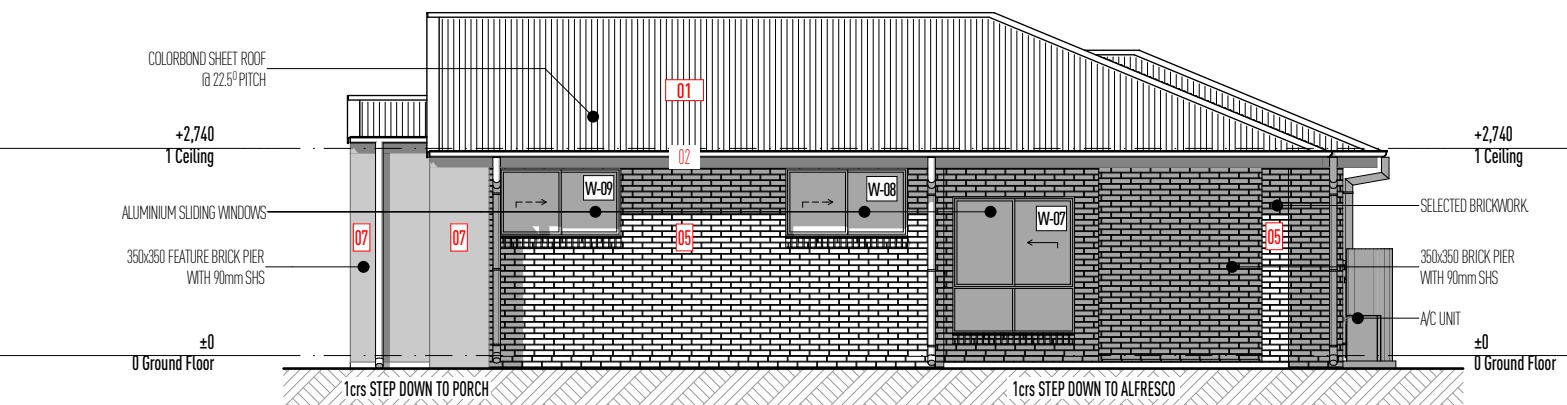
E-03 SOUTH EAST ELEVATION  
Scale 1:100



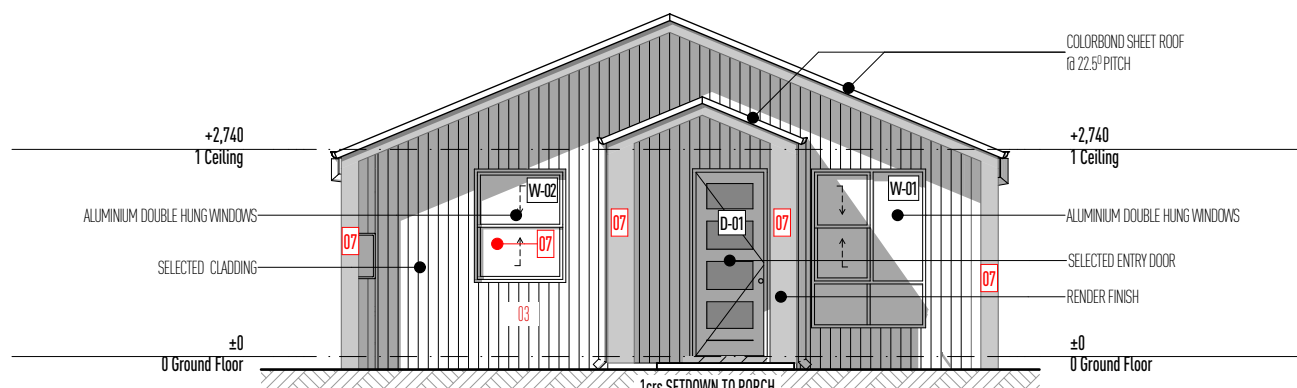
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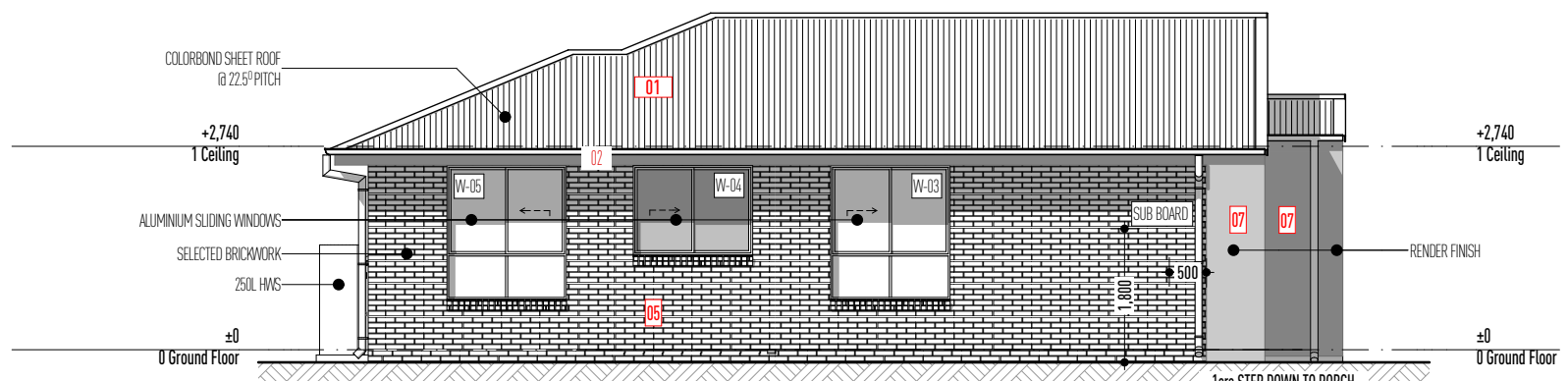
UNIT 5 GROUND FLOOR PLAN  
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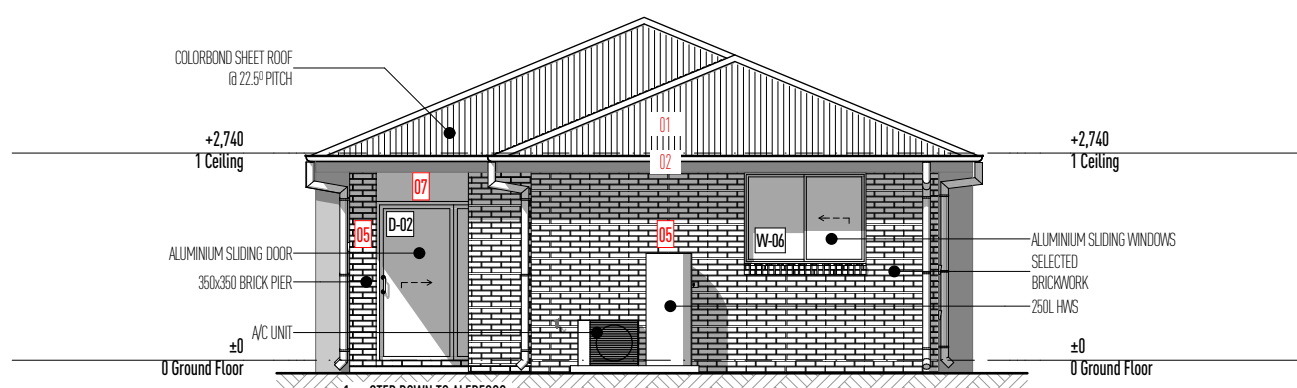
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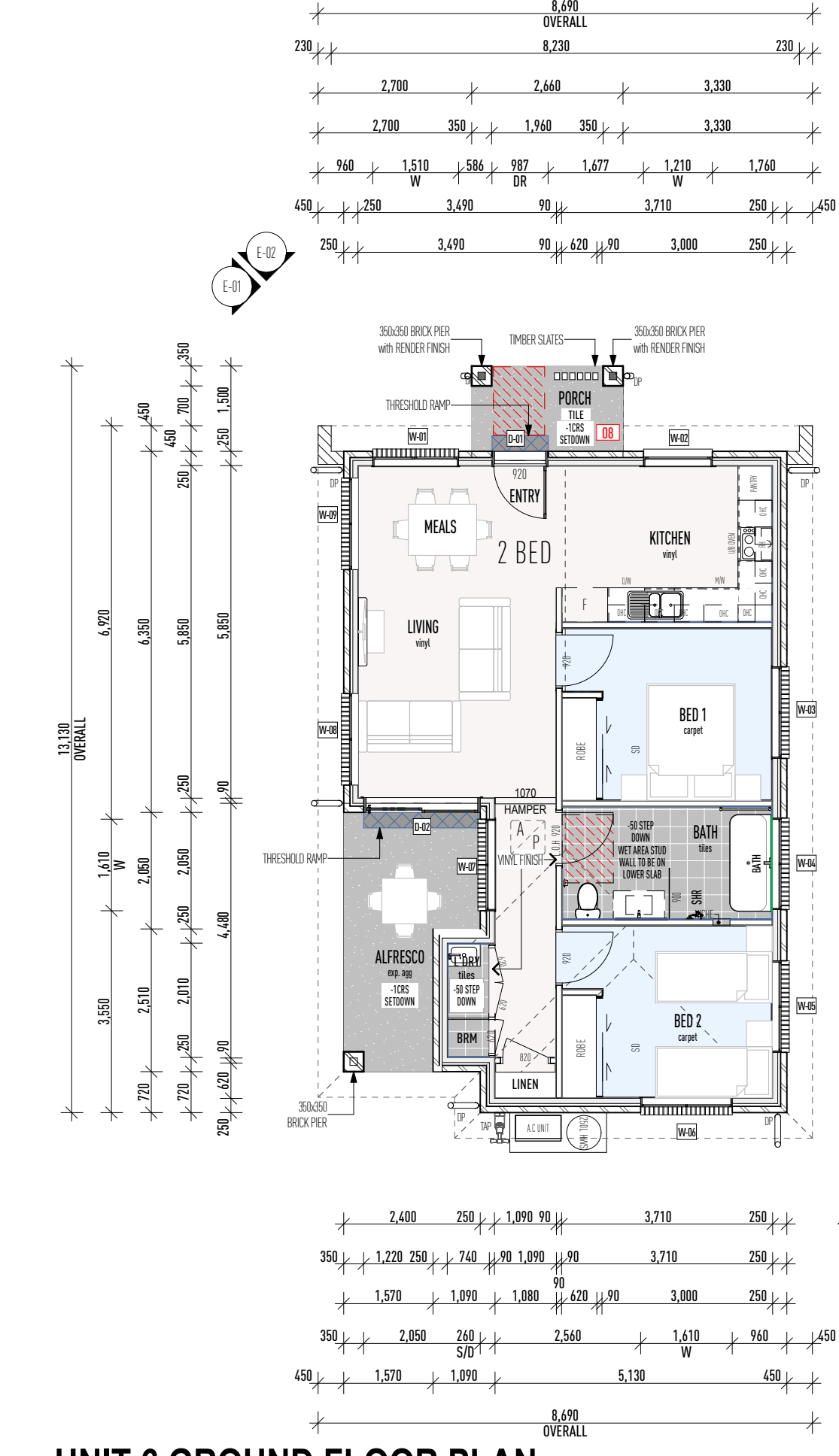
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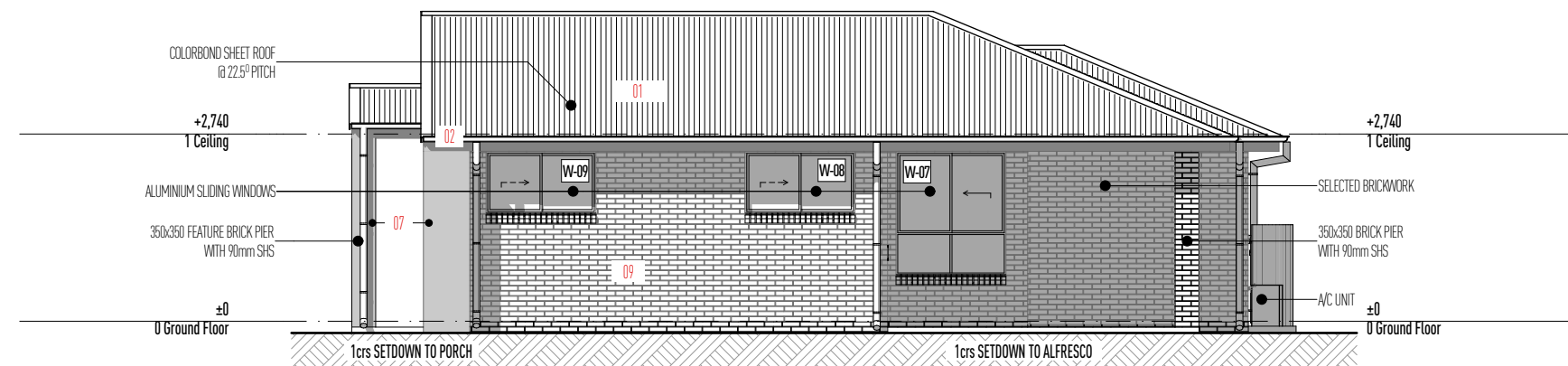
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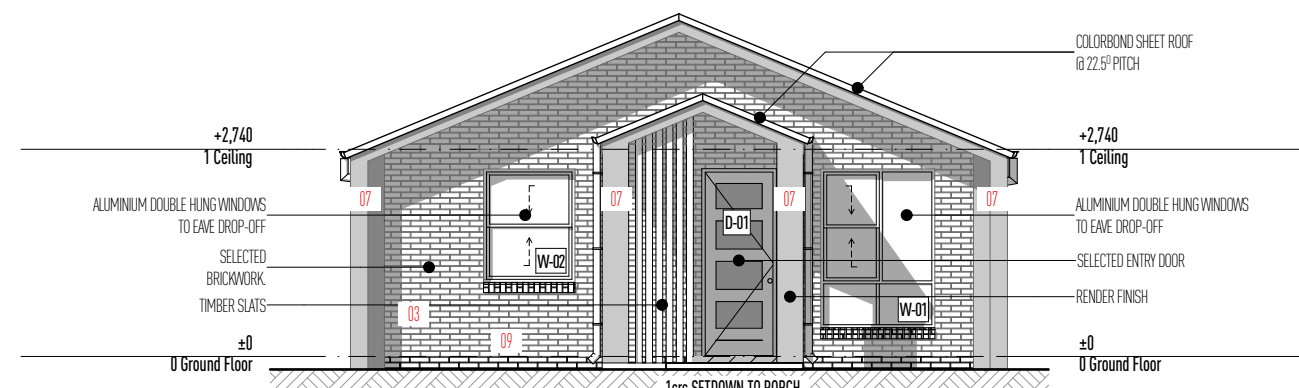
E-04 SOUTH WEST ELEVATION  
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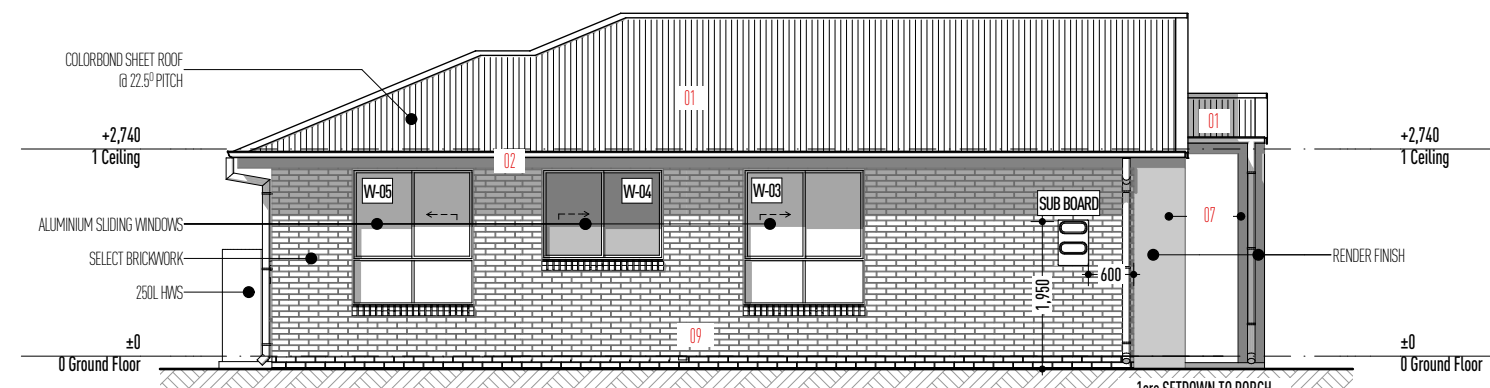
UNIT 6 GROUND FLOOR PLAN  
Scale 1:100



E-01 NORTH WEST ELEVATION  
Scale 1:100



E-02 NORTH EAST ELEVATION  
Scale 1:100



E-03 SOUTH EAST ELEVATION  
Scale 1:100



E-04 SOUTH WEST ELEVATION  
Scale 1:100

2740mm CEILING HEIGHT  
UNLESS OTHERWISE NOTED

SECURITY SCREENS TO  
ENTRY DOOR

NOTE

- TIMBER CONSTRUCTION TO COMPLY WITH AS1684-2010
- ENSURE FULL ARCHITRAVE OVER WINDOWS UNDER BULKHEAD
- TERMITE TREATMENT IN ACCORDANCE WITH AS 3660.1 REVISED 2014
- W.C. DOORS TO BE FITTED WITH LIFT-OFF HINGES OR TO SWING OUT IN ACCORDANCE WITH NCC F3.8.3.3
- WET AREAS TO BE WATERPROOFED IN ACCORDANCE WITH NCC F3.8.1.2
- SMOKE ALARMS TO BE INSTALLED IN ACCORDANCE WITH NCC F.3.7.2
- ALL EXTERNAL WALLS WITHIN 900mm FROM AN ALLOTMENT BOUNDARY TO HAVE AN FRL OF NOT LESS THAN 60/60/60 WHEN TESTED FROM THE OUTSIDE (NO PROTECTION REQUIRED FOR THE WALL AT RIGHT ANGLES OR MORE TO THE BOUNDARY) AS PER NCC 3.7
- REFER TO ENGINEER'S DRAWINGS FOR BRICKWORK EXPANSION JOINTS
- RECESS ALL EXTERIOR DOOR TRACKS/SILLS
- FINISHED RLS'S TO BE CONFIRMED ONSITE
- TOP OF INTERIOR FLOOR FINISHES TO BE FLUSH UNLESS NOTED OTHERWISE
- THRESHOLD DETAIL TO BE CO-ORDINATED WITH WINDOW & DOOR MANUFACTURERS DETAILS TO MAINTAIN WARRANTY
- STRUCTURAL RLS'S & STEP-DOWNS SHOWN UNLESS NOTED OTHERWISE
- ALL STEP-DOWNS & REBATES TO BE CONFIRMED ONSITE
- FLOOR FINISHES MUST BE AS/AS02939
- WALL AND CEILING FINISHES MUST MEET A21530.4-2014
- PROPOSED DUCTED AIR CONDITIONING SYSTEM TO MEET AS1564

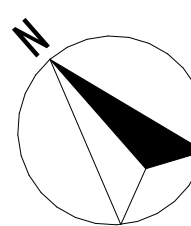
BAL 12.5 NOTE

- TO COMPLY WITH BUSHFIRE ATTACK LEVEL 12.5 TO AS1959-2009
- SPARKARRESTERS (SS MESH) TO BRICKWORK WEEPHOLES
- WATER & GAS SUPPLY PIPES IF ABOVE GROUND SHALL BE METAL
- NON-CORROSIVE METAL FLYSCREENS TO THE OPENING SECTION OF ALL WINDOWS, SLIDING DOORS & HINGED EXTERNAL DOORS
- PROVIDE TOUGHENED GLASS TO THE LOWLINE ONLY OF ALL 2100/2400 HIGH WINDOWS TO COMPLY WITH BAL 12.5
- HINGED ENTRY DOOR FRAME STAINED WITH BUILDERS' SLOUGHT TO COMPLY WITH BAL 12.5
- WEATHER SEAL AROUND GARAGE PANELIFT OR ROLLER DOOR, MAX. 3MM GAP
- VEHICLE ACCESS DOORS SHALL NOT HAVE VENTILATION SLOTS
- ROOFS SHALL BE FULLY SHAKED WITH A FLAMMABILITY INDEX OF NOT MORE THAN 5. SHAKING SHALL COVER THE ENTIRE ROOF, INCLUDING THE RIDGE & EXTEND INTO THE GUTTERS & VALLEYS
- GABLES SHALL BE SARKED, HAVE FIBRE CEMENT EXTERNAL CLADDING WITH A 6MM MIN. THICKNESS
- ROOF & EAVE PENETRATIONS SHALL BE SCREENED WITH NON-CORROSIVE STEEL MESH (NON-COMBUSTIBLE) (S FOR EAVE SHEETS WITH MAX. 2MM APERTURE
- RAINWALL MOUNTED GAS UNIT SHALL HAVE A RECESS METAL BOX ASSEMBLY
- ANY MATERIALS USED TO STOP LEAVES COLLECTING IN THE ROOF GUTTER OR VALLEY SYSTEM SHALL HAVE A FLAMMABILITY INDEX OF NOT GREATER THAN 5 WHEN TESTED IN ACCORDANCE WITH AS1502

#### CLUSTER EXTERNAL FINISHES SCHEDULE

01	02	03	04
DUNE Colourbond	CB DUNE Dulux (Paint)	CB BLUEGUM Dulux (Paint)	BLACK Weathered
05	06	07	08
MINERAL SANDS Austral (Bricks)	OBlique 200/300MM Hardies (Cladding)	NATURAL WHITE Dulux (Paint)	WHITEHAVEN Austral (Bricks)

TAMWORTH CLUSTER



**HousingPlus**  
We make it simple to build your dream home

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**PROJECT ADDRESS**  
LOT 64 CRAWFORD/DAYAL STREET EAST TAMWORTH,  
NSW, 2340  
DP205692

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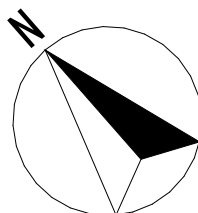
**PROPOSED TAMWORTH GROUP HOME  
WITH 8 DWELLINGS & COMMUNITY FACILITY**

**PROPOSED UNIT 4,5 & 6 BUILDING**

DATE	AMENDMENT	ISSUE	BY	DATE	REVISION	SCALE
04/04/2023	01A REV B	01A	CC			
04/04/2023	UPDATE NEW RAIL SYSTEM IN WASTE AREA	01A	CC			
16/07/2023	SITE NOTATION UPDATE AS PER COUNCIL REQUEST	01A	CC			
23/09/23	COLOR SELECTS AND DESIGN MATERIAL CHANGES AND FINISHES	01A	CC			

**DA SET**  
001  
28/10/2023  
9 of 13





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PROJECT ADDRESS

LOT 64 CRAWFORD/DAYAL STREET EAST TAMWORTH  
NSW, 2340  
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**IAN BASSETT**  
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BASIC CONSULTANT	<b>MICHAEL KIRO</b> PH: 0400 680 815
LANDSCAPE CONSULTANT	<b>DA LANDSCAPES</b>

PROJECT

**PROPOSED TAMWORTH GROUP HOME  
WITH 8 DWELLINGS & COMMUNITY FACILITY**

DRAWING TITLE

**PROPOSED UNITS 7 & 8 BUILDING**

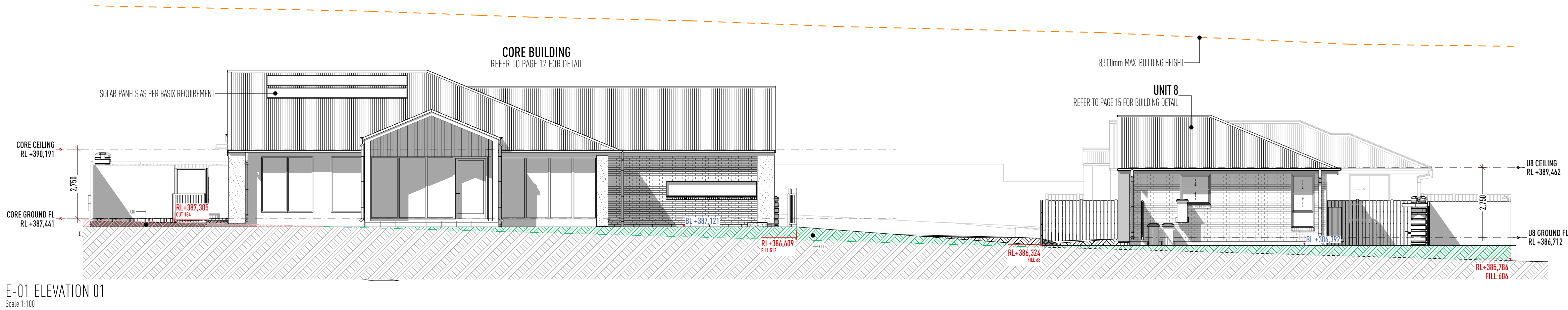


## BAL 12.5 NOTE

- SPARK ARRESTERS SHALL MESH TO BROOMWORK WHEELHOES
- WATER & GAS SUPPLY TYPES IF ABOVE GROUND SHALL BE METAL
- NON-CORROSIVE METAL FLUENTS TO THE OPENING SECTION OF ALL WINDOWS, SLIDING DOORS & HINGED EXTERNAL DOORS
- PROVIDE TOUGHENED GLASS TO THE LOWEST ONLY OF ALL 2100Z00D HIGH WINDOWS TO COMPLY WITH 12.5
- HINGED ENTRY DOOR FRAME (STAINED) WITH BUILDERS SILENTGLUE TO COMPLY WITH 12.5
- WEATHER SEAL AROUND GARAGE PANELS OR ROLLER DOOR, MAX. 3MM GAP
- VEHICLE ACCESS DOORS SHALL NOT HAVE VENTILATION SLOTS
- DOORS SHALL BE FULLY GASKED WITH A FLAMMABILITY INDEX OF NOT GREATER THAN 5. SARKING SHALL COVER THE ENTIRE ROOF
- INCLUDING THE RIDGE & EXTEND INTO THE GUTTERS & VALLEYS
- GABLES SHALL BE SARKED HAVE FIBRE CEMENT EXTERNAL CLADDING WITH A 6MM MIN. THICKNESS
- ROOF & GABLE PENETRATIONS SHALL BE SCREENED WITH NON-CORROSIVE STEEL MESH (NON-CONSTRUCTIBLE) (S FOR EACH SHEET) WITH MAX. 2MM APERTURE
- RINNIN WALL MOUNTED GAS UNIT SHALL HAVE A RECESS METAL BOX ASSEMBLY
- ANY MATERIALS USED TO STOP LEAKS COLLECTING IN THE ROOF GUTTERS OR VALLEY SYSTEM SHALL HAVE A FLAMMABILITY INDEX OF NOT GREATER THAN 5 WHEN TESTED IN ACCORDANCE WITH AS 1530.2

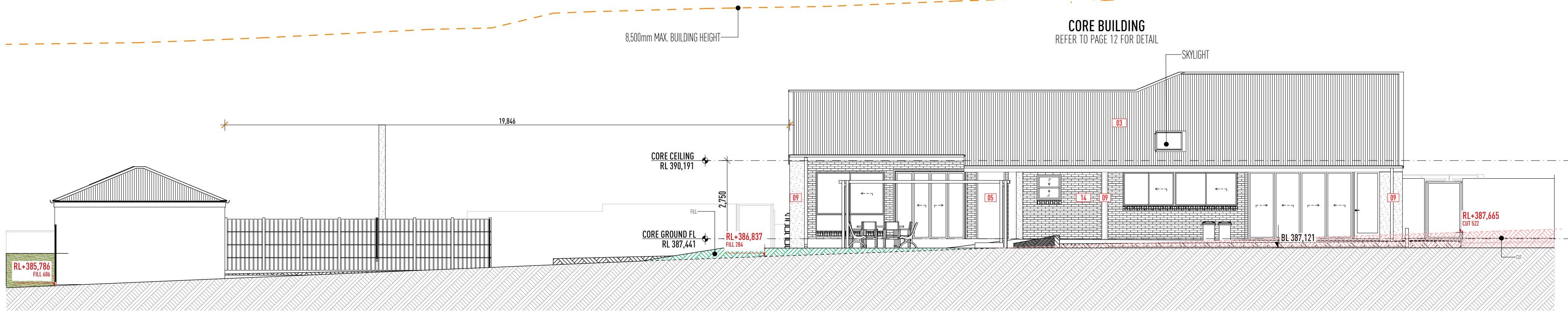
TAMWORTH-CLUSTER





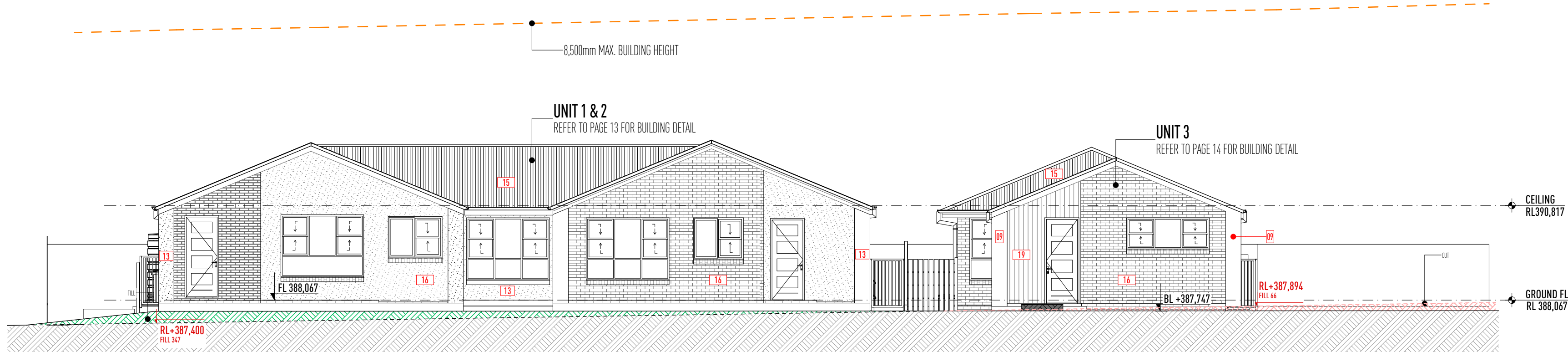
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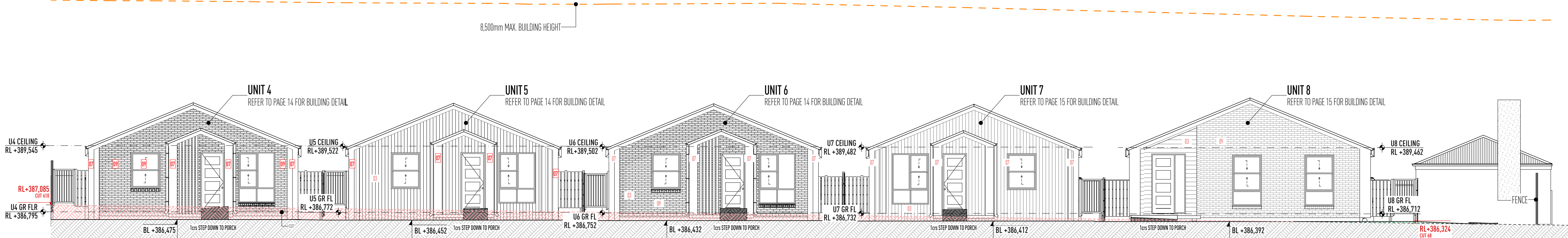
E-02 ELEVATION 02

Scale 1:100



E-03 ELEVATION 03

Scale 1:100



E-04 ELEVATION 04

Scale 1:100

2740mm CEILING HEIGHT  
UNLESS OTHERWISE NOTED

## SECURITY SCREENS TO ENTRY DOOR

### NOTE

- TIMBER CONSTRUCTION TO COMPLY WITH AS1684-2010
- ENSURE FULL ARCHITRAVE OVER WINDOWS UNDER BULKHEAD
- TERMITE TREATMENT IN ACCORDANCE WITH AS 3660.1 REVISED 2014
- W.C. DOORS TO BE FITTED WITH LIFT-OFF HINGES OR TO SWING OUT IN ACCORDANCE WITH NCC F3.8.3.3
- WET AREAS TO BE WATERPROOFED IN ACCORDANCE WITH NCC F3.8.1.2
- SMOKE ALARMS TO BE INSTALLED IN ACCORDANCE WITH NCC F 3.7.2
- ALL EXTERNAL WALLS WITHIN 900mm FROM AN ALLOTMENT BOUNDARY TO HAVE AN FRL OF NOT LESS THAN 60/60/60 WHEN TESTED FROM THE OUTSIDE (NO PROTECTION REQUIRED FOR THE WALL AT RIGHT ANGLES OR MORE TO THE BOUNDARY) AS PER NCC 3.7
- REFER TO ENGINEER'S DRAWINGS FOR BRICKWORK EXPANSION JOINTS
- RECESS ALL EXTERIOR DOOR TRACKS/SILLS
- FINISHED RLS TO BE CONFIRMED ONSITE
- TOP OF INTERIOR FLOOR FINISHES TO BE FLUSH UNLESS NOTED OTHERWISE
- THRESHOLD DETAIL TO BE CO-ORDINATED WITH WINDOW & DOOR MANUFACTURERS DETAILS TO MAINTAIN WARRANTY
- STRUCTURAL RLS'S & STEP-DOWNS SHOWN UNLESS NOTED OTHERWISE
- ALL STEP-DOWNS & REBATES TO BE CONFIRMED ONSITE
- FLOOR FINISHES MUST BE AS/SP9239
- WALL AND CEILING FINISHES MUST MEET A21530.4-2014
- PROPOSED DUCTED AIR CONDITIONING SYSTEM TO MEET AS1554

### BAL 12.5 NOTE

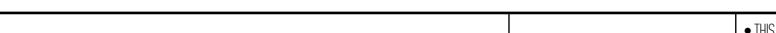
- TO COMPLY WITH BUSHFIRE ATTACK LEVEL 12.5 TO AS1959-2009
- SPARK ARRESTERS (55 MESH) TO BROOMWORK WEEDHOLES
- WATER & GAS SUPPLY PIPES IF ABOVE GROUND SHALL BE METAL
- NON-CORROSIVE METAL FLYSCREENS TO THE OPENING SECTION OF ALL WINDOWS, SLIDING DOORS & HINGED EXTERNAL DOORS
- PROVIDE TOUGHENED GLASS TO THE LOWLITE ONLY OF ALL 2700/2400 HIGH WINDOWS TO COMPLY WITH BAL 12.5
- HINGED ENTRY DOOR FRAME (STAINED) WITH BUILDERS SLOUGHT TO COMPLY WITH BAL 12.5
- WEATHER SEAL AROUND GARAGE PANELIFT OR ROLLER DOOR, MAX. 3MM GAP
- VEHICLE ACCESS DOORS SHALL NOT HAVE VENTILATION SLOTS
- ROOFS SHALL BE FULLY SHARDED WITH A FLAMMABILITY INDEX OF NOT MORE THAN 5. SHARINGS SHALL COVER THE ENTIRE ROOF, INCLUDING THE RIDGE & EXTEND INTO THE GUTTERS & VALLEYS
- GABLES SHALL BE SHARDED, HAVE FIBRE CEMENT EXTERNAL CLADDING WITH A 6MM MIN. THICKNESS
- ROOF & EAVE PENETRATIONS SHALL BE SCREENED WITH NON-CORROSIVE STEEL MESH (NON-COMBUSTIBLE) (55 FOR EAVE SHEETS) WITH MAX. 2MM APERTURE
- RAINWALL MOUNTED GAS UNIT SHALL HAVE A RECESS METAL BOX ASSEMBLY
- ANY MATERIALS USED TO STOP LEAVES COLLECTING IN THE ROOF GUTTER OR VALLEY SYSTEM SHALL HAVE A FLAMMABILITY INDEX OF NOT GREATER THAN 5 WHEN TESTED IN ACCORDANCE WITH AS 1530.2

### NOTE

- GUTTER, FASCIA AND DOWNPIPES TO BE INSTALLED TO MANUFACTURER'S DETAILS AND TO COMPLY WITH CURRENT NCC
- ROOFING TO BE FIXED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS FOR ENGINEER'S WIND RATING CONDITIONS
- STEEL ROOFING TO COMPLY WITH AS1562.1
- PROVIDE ALCOB BARRIER BETWEEN LEAD FLASHING AND ZINCALUME VALLEY GUTTER AS REQUIRED

## CLUSTER EXTERNAL FINISHES SCHEDULE

01	02	03	04
DUNE	CB DUNE	CB BLUEGUM	BLACK
Cedarboard	Dulux (Paint)	Dulux (Paint)	Windows
05	06	07	08
MINERAL SANDS	OBISQUE 200/300MM	NATURAL WHITE	TERAZO
Austral (Bricks)	Hardies (Cladding)	Dulux (Paint)	STONE - LATH
09	09	09	09
WHITENAVEN	WHITENAVEN	WHITENAVEN	WHITENAVEN
Austral (Bricks)	Austral (Bricks)	Austral (Bricks)	Austral (Bricks)

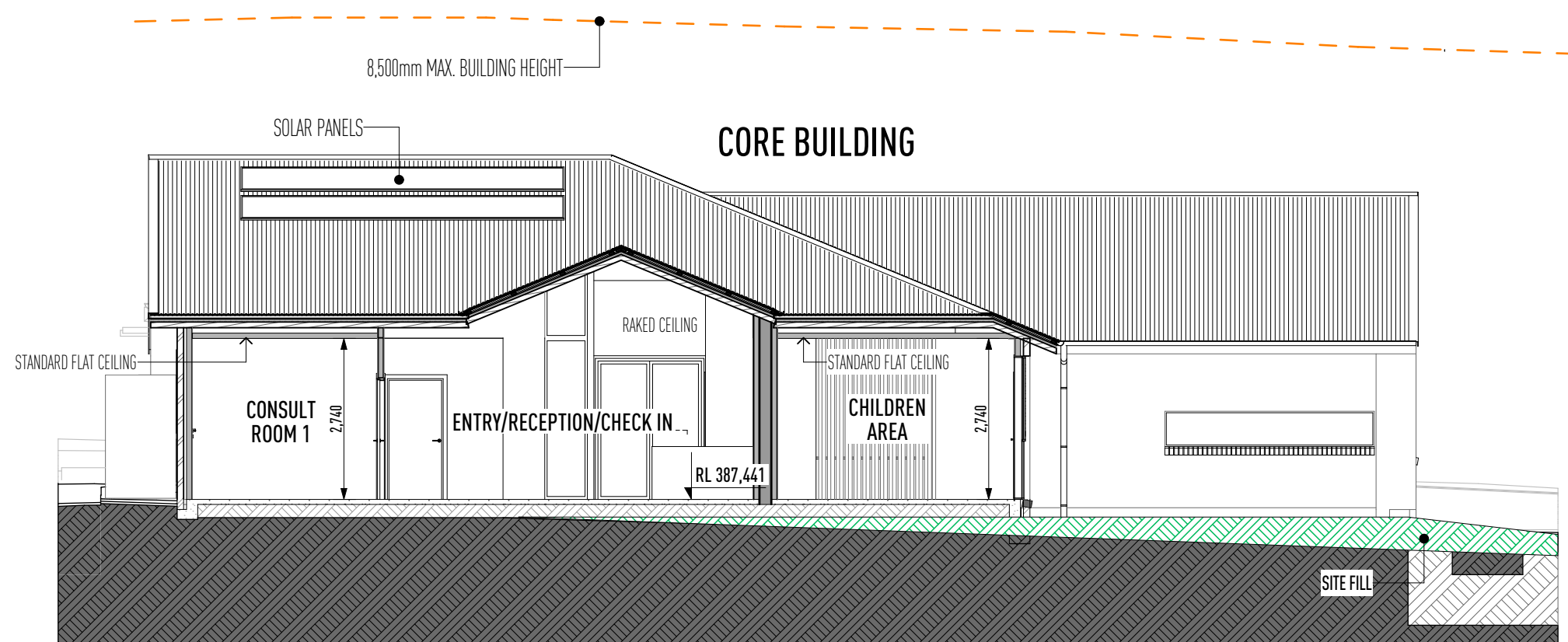
 <div><b>HousingPlus</b> 13 Byng Street, Orange NSW 2800 E: design@housingplus.com.au W: www.housingplus.com.au ABN: 63 147 459 461</div>	<div><b>CORPORATE OFFICE</b> 13 Byng Street, Orange NSW 2800 E: design@housingplus.com.au W: www.housingplus.com.au ABN: 63 147 459 461</div>	<div><div>• THE DRAWINGS HAVE BEEN PREPARED BASED ON INFORMATION SUPPLIED BY OTHERS. HOUSING PLUS WILL NOT BE HELD RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED.</div><div>• THE WORKS DESCRIBED IN THIS DRAWING ARE CHECKED BY COMPETENT WORKERS; CANNOT BE COPIED OR REPRODUCED OR ANY MANNER WITHOUT THE WRITTEN PERMISSION OF HOUSING PLUS.</div><div>• QUALITY CONTROL SPECIFICATIONS TAKE PRECEDENCE OVER DRAWING MATERIALS, COLOURS, FINISHES AND PHOTOGRAPHS.</div></div>	<div><div>PROJECT ADDRESS</div><div>LOT 64 CRAWFORD/DAYAL STREET EAST TAMMORTH, NSW, 2340 DP205692</div></div>	<div><div>CONSULTANT ARCHITECT</div><div>IAN BASSETT WORKING WITH ANGUS DONNELLY PH: 0404 507 543</div></div>	<div><div>PROVIDOR</div><div>TRICEND ENGINEERING PH: 13 227 676</div><div><div>DESK CONSULTANT</div><div>MICHAEL KIDD PH: 0404 486 415</div></div></div>	<div><div>PROJECT</div><div>PROPOSED TAMMORTH GROUP HOME WITH 8 DWELLINGS &amp; COMMUNITY FACILITY</div></div>	<div><div>DRAWING TITLE</div><div>PROPOSED SITE ELEVATIONS &amp; EXTERNAL COLOUR SCHEME</div></div>	<div><div>DATE</div><div>15/04/2023</div></div>	<div><div>AMENDMENT</div><div>01A REV B</div></div>	<div><div>ISSUE</div><div>01A</div></div>	<div><div>BY</div><div>CC</div></div>	<div><div>PLAN SCALE</div><div>1:100</div></div>
				<div><div>DATE</div><div>16/04/2023</div></div>	<div><div>AMENDMENT</div><div>UPGRADE NEW RWA SYSTEM IN WASTE AREA</div></div>			<div><div>ISSUE</div><div>01A</div></div>	<div><div>BY</div><div>CC</div></div>	<div><div>SCALE</div><div>1:100</div></div>		
				<div><div>DATE</div><div>16/04/2023</div></div>	<div><div>AMENDMENT</div><div>SITE NOTATION UPDATE AS PER COUNCIL REQUEST</div></div>			<div><div>ISSUE</div><div>01A</div></div>	<div><div>BY</div><div>CC</div></div>	<div><div>SCALE</div><div>1:100</div></div>		
				<div><div>DATE</div><div>22/04/2023</div></div>	<div><div>AMENDMENT</div><div>COLORS &amp; ELEVATIONS ADDED TO PRIMARY MATERIAL CHANGES CONSULTING ARTISTS PREPARED</div></div>			<div><div>ISSUE</div><div>01A</div></div>	<div><div>BY</div><div>CC</div></div>	<div><div>SCALE</div><div>1:100</div></div>		
				<div><div>DATE</div><div>28/10/2023</div></div>	<div><div>AMENDMENT</div><div></div></div>			<div><div>ISSUE</div><div></div></div>	<div><div>BY</div><div></div></div>	<div><div>SCALE</div><div></div></div>		

DA SET

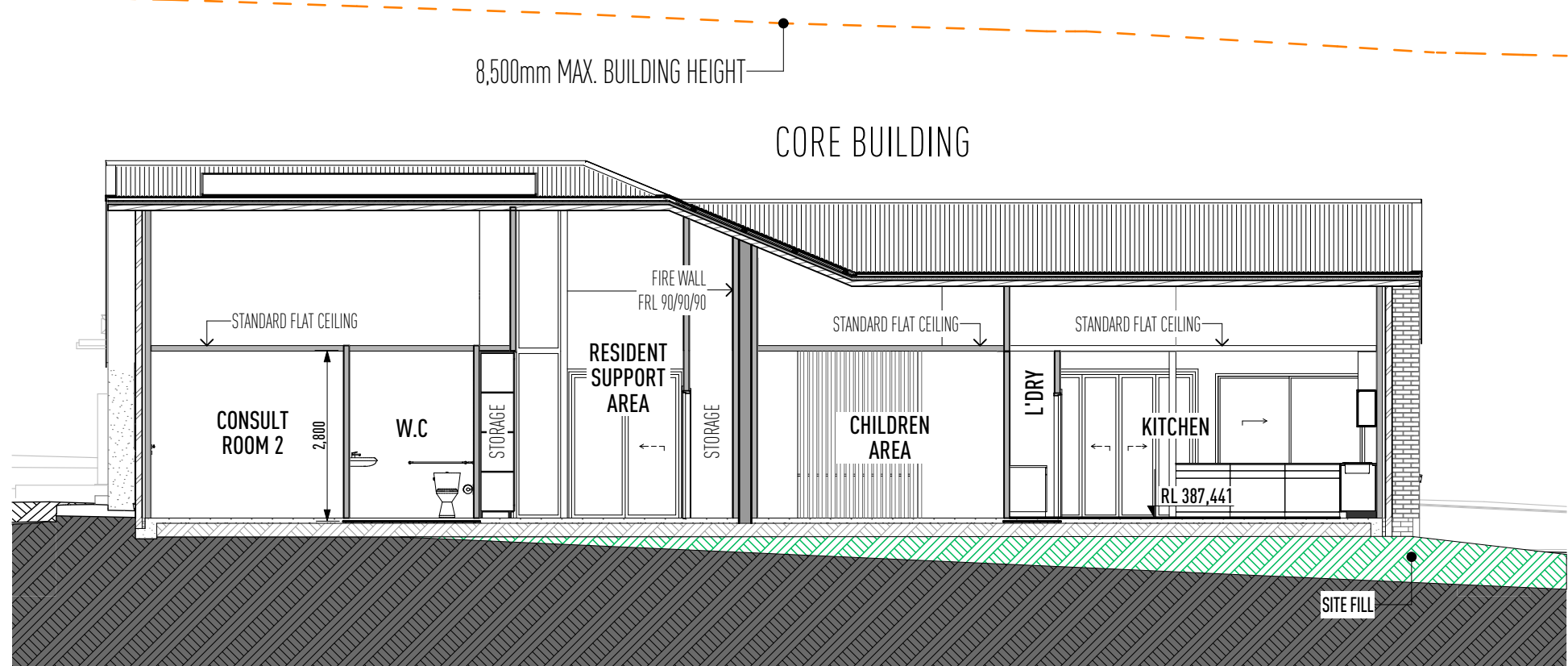
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11 of 1

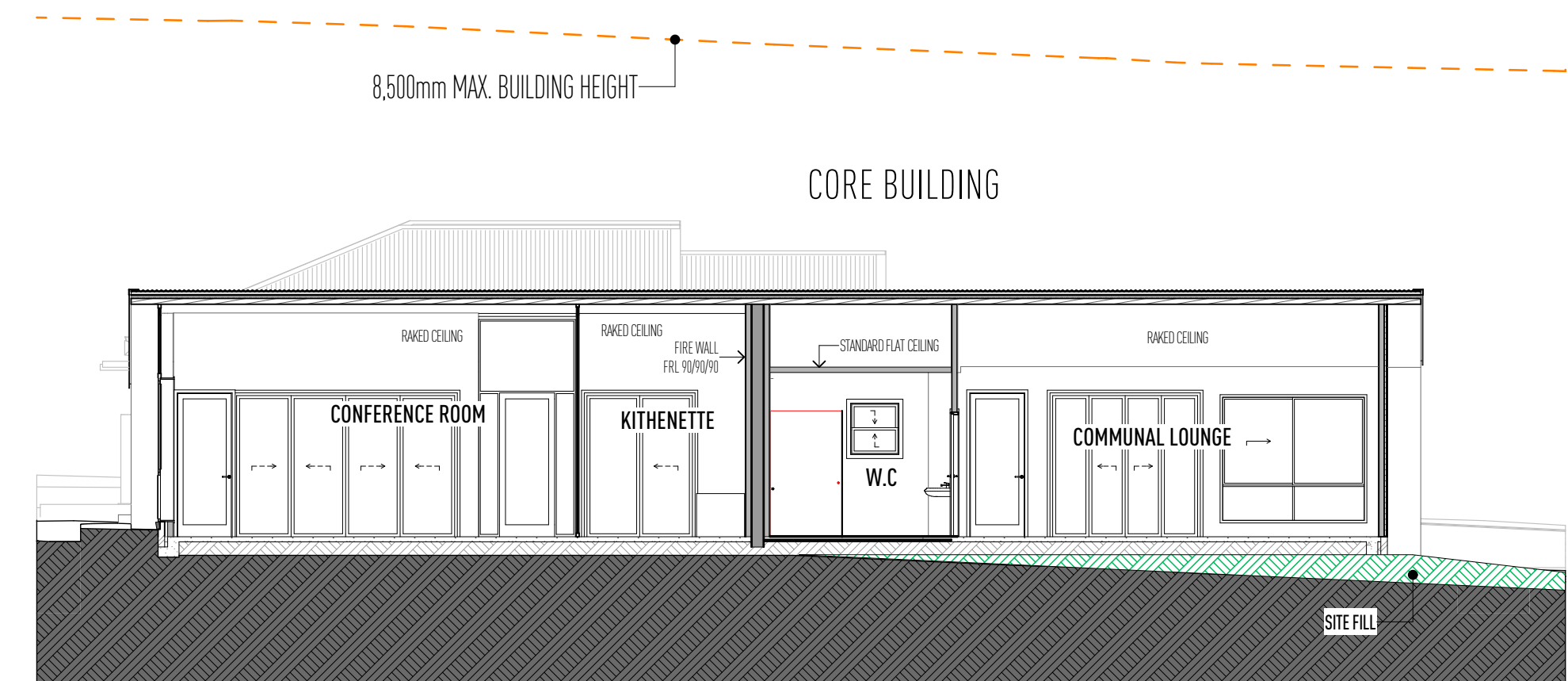




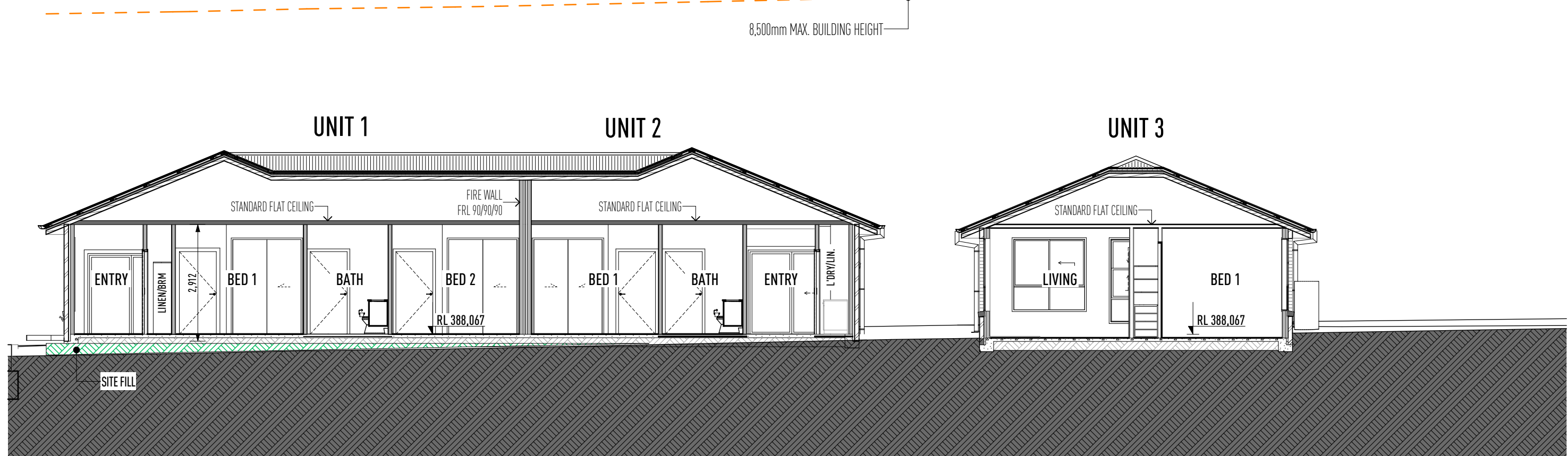
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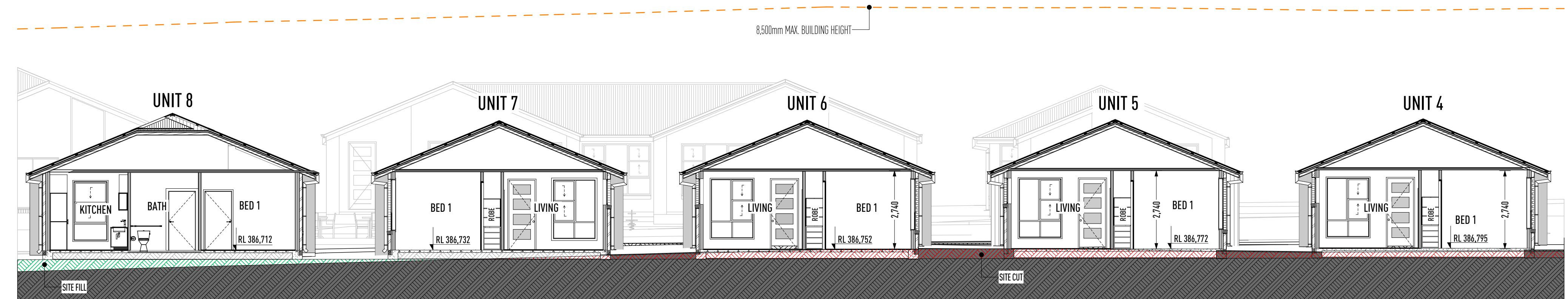
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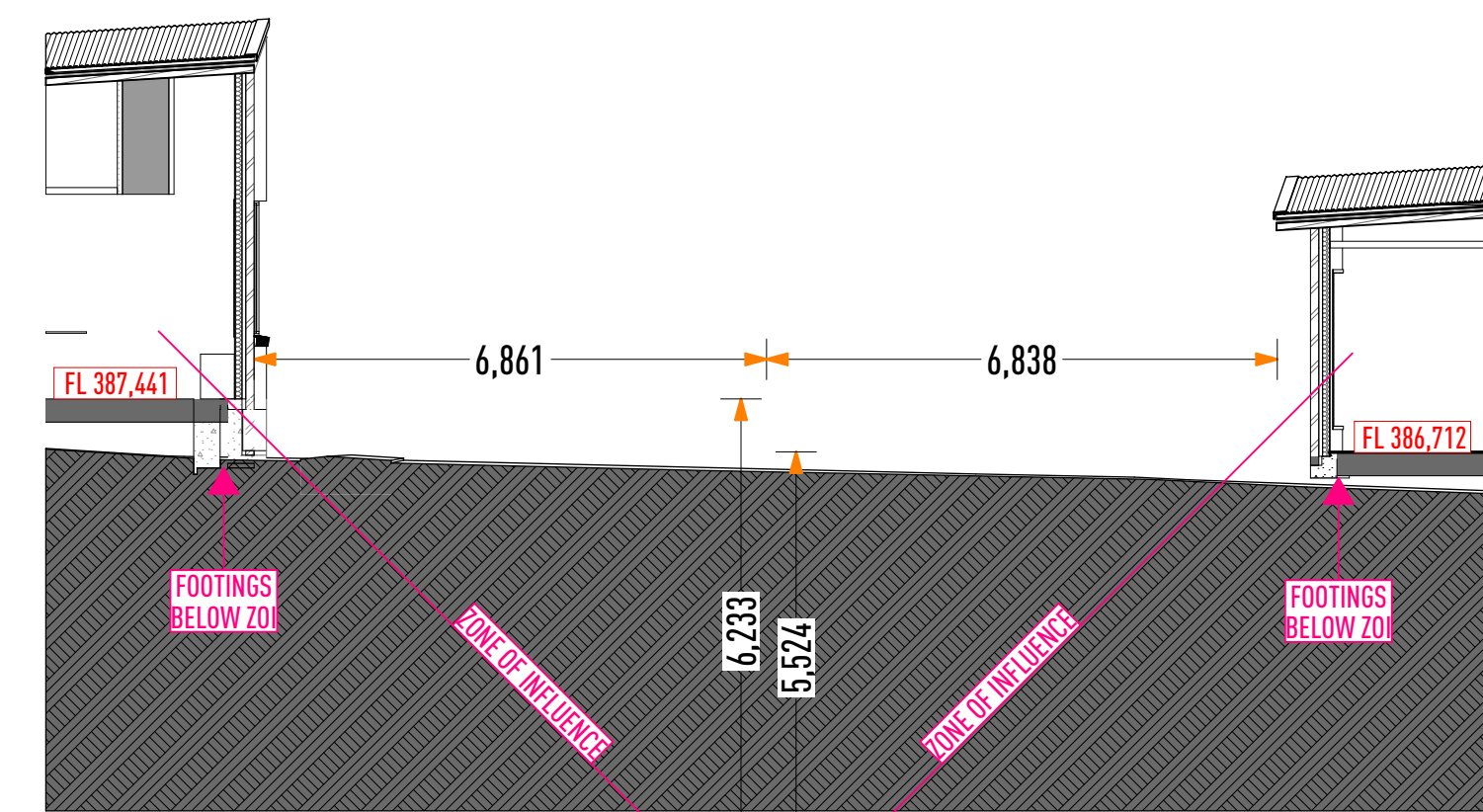
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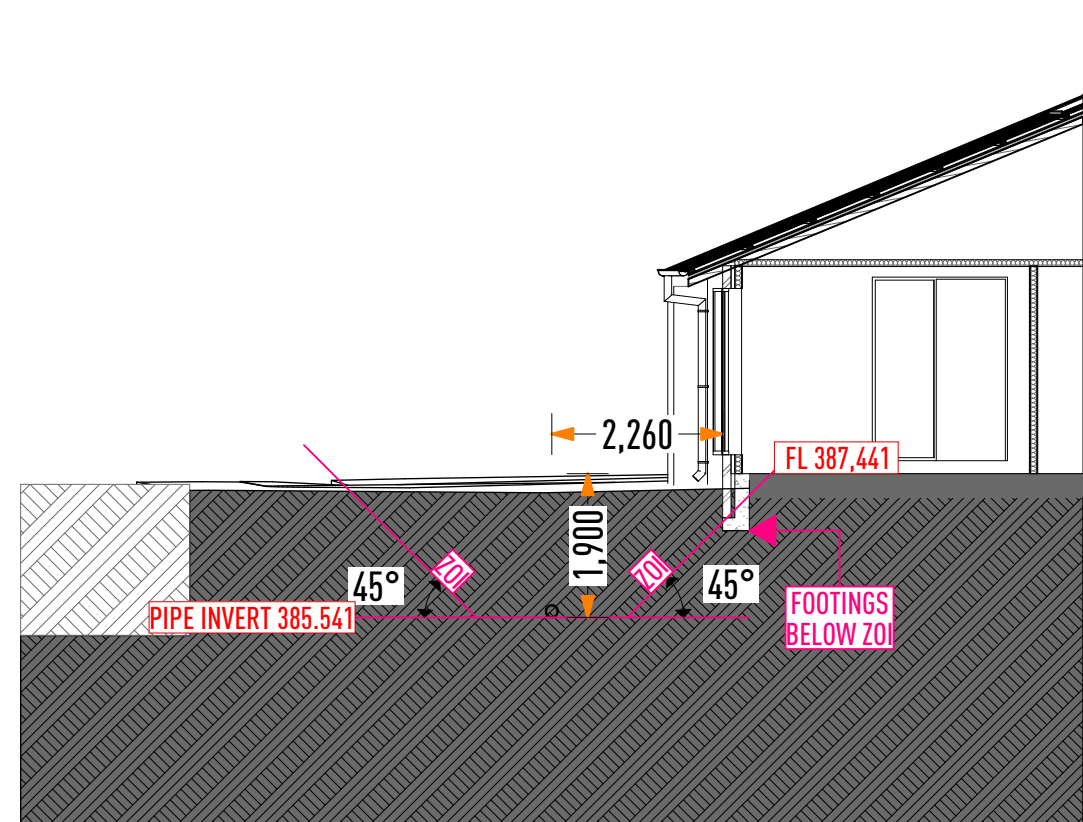
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S-05 SECTION 05  
Scale 1:100



S-06 SEWER ZONE OF INFLUENCE SECTION  
Scale 1:100



S-07 SEWER ZONE OF INFLUENCE SECTION  
Scale 1:100

**NOTE**

- GUTTER, FASCIA AND DOWNPIPES TO BE INSTALLED TO MANUFACTURER'S DETAILS AND TO COMPLY WITH CURRENT NCC.
- ROOFING TO BE FIXED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS FOR ENGINEER'S WIND RATING CONDITIONS.
- STEEL ROOFING TO COMPLY WITH AS1562.1
- PROVIDE ALCOB BARRIER BETWEEN LEAD FLASHING AND ZINCALUME VALLEY GUTTER AS REQUIRED

**NOTE**

- TIMBER CONSTRUCTION TO COMPLY WITH AS1684-2010
- ENSURE FULL ARCHITRAVE OVER WINDOWS UNDER BULKHEAD
- TERMITE TREATMENT IN ACCORDANCE WITH AS 3660.1 REVISED 2014
- W.C. DOORS TO BE FITTED WITH LIFT-OFF HINGES OR TO SWING OUT IN ACCORDANCE WITH NCC F3.8.3.3
- WET AREAS TO BE WATERPROOFED IN ACCORDANCE WITH NCC F3.8.1.2
- SMOKE ALARMS TO BE INSTALLED IN ACCORDANCE WITH NCC F3.7.2
- ALL EXTERNAL WALLS WITHIN 900mm FROM AN ALLOTMENT BOUNDARY TO HAVE AN FRL OF NOT LESS THAN 60/60/60 WHEN TESTED FROM THE OUTSIDE. (NO PROTECTION REQUIRED FOR THE WALL AT RIGHT ANGLES OR MORE TO THE BOUNDARY) AS PER NCC 3.7
- REFER TO ENGINEER'S DRAWINGS FOR BRICKWORK EXPANSION JOINTS
- RECESS ALL EXTERIOR DOOR TRACKS/SILLS
- FINISHED RL'S TO BE CONFIRMED ON SITE
- TOP OF INTERIOR FLOOR FINISHES TO BE FLUSH UNLESS NOTED OTHERWISE
- THRESHOLD DETAIL TO BE CO-ORDINATED WITH WINDOW & DOOR MANUFACTURER'S DETAILS TO MAINTAIN WARRANTY
- STRUCTURAL RL'S & STEP-DOWNS SHOWN UNLESS NOTED OTHERWISE
- ALL STEP-DOWNS & REBATES TO BE CONFIRMED ON SITE
- FLOOR FINISHES MUST BE AS/ISO9239
- WALL AND CEILING FINISHES MUST MEET A21530.4-2014
- PROPOSED DUCTED AIR CONDITIONING SYSTEM TO MEET AS4254

**BAL 12.5 NOTE**

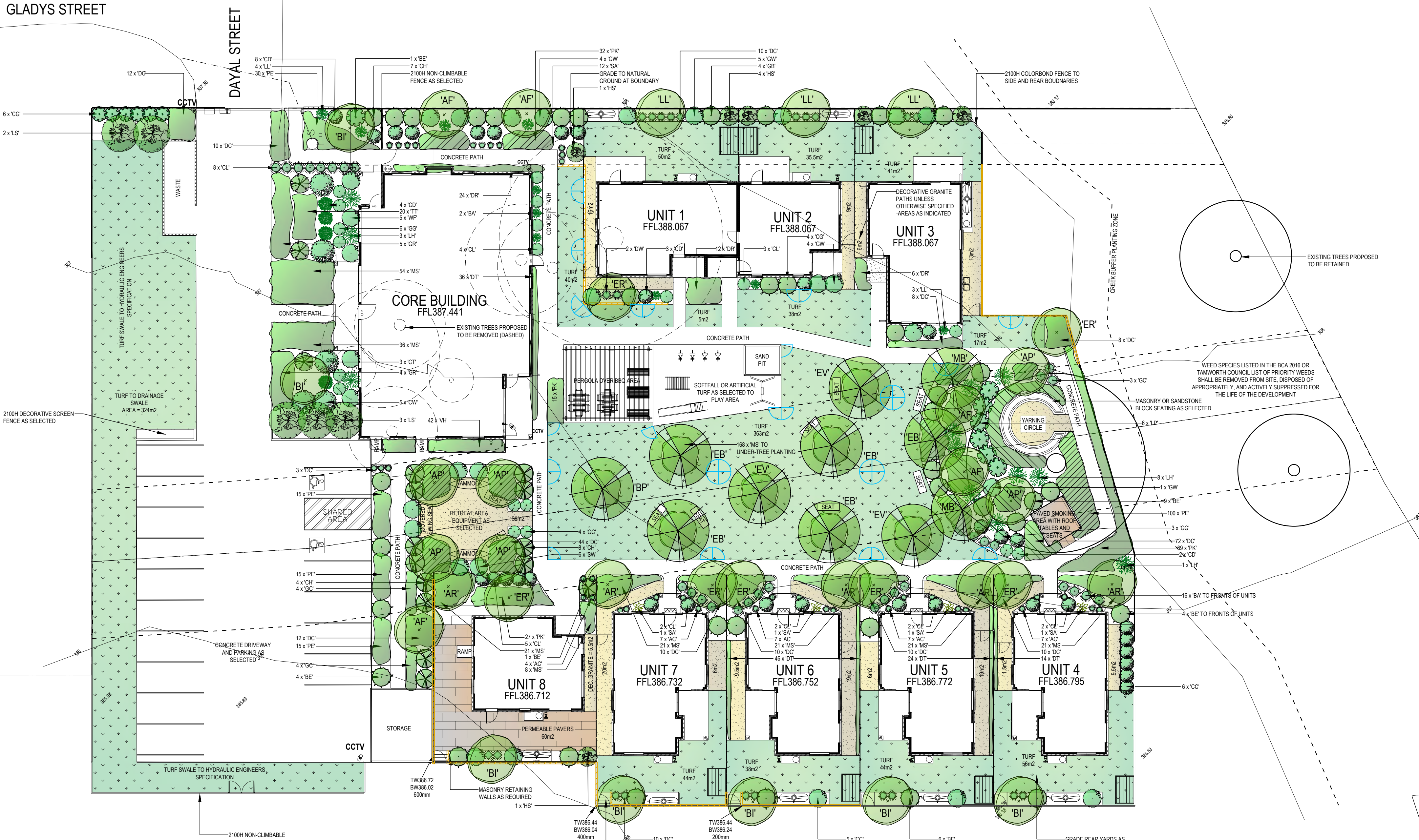
TO COMPLY WITH BUSHFIRE ATTACK LEVEL 12.5 TO AS1959-2009

- SPARK ARRESTERS (S/S) MESH TO BRICKWORK WEEP HOLES
- WATER & GAS SUPPLY PIPES IF ABOVE GROUND SHALL BE METAL
- NON-CORROSIVE METAL FLYSCREENS TO THE OPENING SECTION OF ALL WINDOWS, SLIDING DOORS & HINGED EXTERNAL DOORS
- PROVIDE TOUGHENED GLASS TO THE LOMUTE ONLY OF ALL 2100/400 HIGH WINDOWS TO COMPLY WITH BAL 12.5
- HINGED ENTRY DOOR FRAME (STAINED) WITH BUILDERS SIDE LIGHT TO COMPLY WITH BAL 12.5
- WEATHER SEAL AROUND GARAGE PANELSET OR ROLLER DOOR, MAX. 3MM GAP
- VEHICLE ACCESS DOORS SHALL NOT HAVE VENTILATION SLOTS
- ROOF SHALL BE FULLY SARKED WITH A FLAMMABILITY INDEX OF NOT MORE THAN 5. SARKING SHALL COVER THE ENTIRE ROOF, INCLUDING THE RIDGE & EXTEND INTO THE GUTTERS & VALLEYS
- GABLES SHALL BE SARKED, HAVE FIBRE CEMENT EXTERNAL CLADDING WITH A 10MM MIN THICKNESS
- ROOF & GABLE PENETRATIONS SHALL BE SCREENED WITH NON-CORROSIVE STEEL MESH (NON-COMBUSTIBLE) (S/S FOR EAVE SHEETS) WITH MAX. 2MM APERTURE
- RAINWALL MOUNTED GAS UNIT SHALL HAVE A RECESS METAL BOX ASSEMBLY
- ANY MATERIALS USED TO STOP LEAVES COLLECTING IN THE ROOF GUTTER OR VALLEY SYSTEM SHALL HAVE A FLAMMABILITY INDEX OF NOT GREATER THAN 5 WHEN TESTED IN ACCORDANCE WITH AS 1530.2



GLADYS STREET

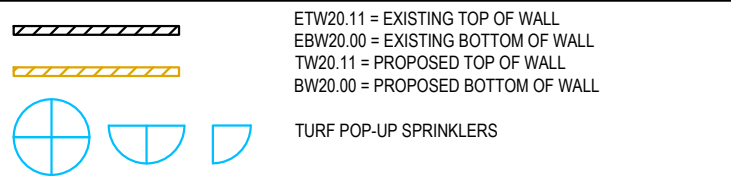
DAYAL STREET



PLANT SCHEDULE

TREES	SYMBOL	QUANTITY	POT SIZE	HEIGHT
ACACIA FIMBRATA (FRINGED WATTLE)*	AR	5	75L	4.6
ACACIA PARRAMATTENSIS (WATTLE)*	AP	6	75L	8-12
ANGOPHORA FLORIBUNDA (ROUGH-BARK APPLE)*	AF	5	75L	8-12
BANKSIA INTEGRIFOLIA (COAST BANKSIA)*	BI	7	75L	8-12
BRACHYCHITON PORULAEUS (KURRAJONG)*	BP	1	75L	12-15
ELAEAGARUS RETICULATUS (BLUEBERRY ASH)*	ER	7	75L	6-10
EUCALYPTUS BLAKELYI (BLAKELY'S RED GUM)*	EB	5	75L	15+
EUCALYPTUS VIMINALIS (REBON GUM)*	EV	3	75L	15+
LEPTOSPERMUM LAEVIGATUM (COAST TEA TREE)*	LL	3	75L	8-12
MELALEUCA BRACATEATA (BLACK TEA TREE)*	MB	2	75L	8-12
NAME				
AJUGA AUSTRALIS (AJUGA)*	AC	32	150MM	0.2
BANKSIA ERICIFOLIA (BANKSIA)*	BE	25	150MM	3
VIOLA HEDERACEA (NATIVE VIOLET)*	VH	42	150MM	0.3
BRACHYCOME ANGIUSTIFOLIA (ROCK DAISY)*	BA	18	150MM	0.3
CALLISTEMON CAPTAN COOK (BOTTLEBRUSH)*	CC	11	150MM	1
CALLISTEMON GREAT BALLS OF FIRE (BOTTLEBRUSH)*	CG	10	200MM	1.5
CALLISTEMON HANNAH RAY (BOTTLEBRUSH)*	CH	19	200MM	3
CALLISTEMON LITTLE JOHN (DWARF BOTTLEBRUSH)*	CL	28	150MM	0.5
CALYTRIX TETRAGONA (FRINGE MYRTLE)*	CT	3	150MM	1
CORREA DUSK BELLS (NATIVE FUCHSIA)*	CD	17	150MM	1
CORREA WINTER GLOW (NATIVE FUCHSIA)*	CW	5	150MM	1.5
DANIELLA CAERULEA (FLAX LILY)*	DC	219	TUBE	0.5
DANIELLA REVOLUTA (FLAX LILY)*	DR	42	TUBE	0.5
DANIELLA TASMANICA (TASMAN FLAX LILY)*	DT	120	TUBE	0.3
DANIELLA WYEMEA (VAREGATED FLAX LILY)*	DW	2	TUBE	0.5
GREVILLEA BARKLYANA (GREVILLEA)*	GB	4	150MM	3
GREVILLEA BRONZE RAMBLER (PROSTRATE GREVILLEA)*	GR	9	150MM	SPREAD
GREVILLEA CAMBERA GEM (GREVILLEA)*	GG	9	150MM	1
GREVILLEA CARPENT QUEEN (PROSTRATE GREVILLEA)*	GC	15	150MM	0.5
GREVILLEA LANGIERA (WOOLLY GREVILLEA)*	GL	1	150MM	1
GREVILLEA WIMPYANA GEM (GREVILLEA)*	GW	14	150MM	1.5
HAKEA SALICIFOLIA (SILKY LEAF HAKEA)*	HS	6	200MM	4
LEPTOSPERMUM PETERSONI (LEMON SCENTED TEA TREE)*	LS	5	200MM	4
LEPTOSPERMUM POLYPODIFOLIUM (TEA TREE)*	LP	6	150MM	2.5
LOMANDEA HYSTRIX (FLOWERING MAT RUSH)*	LH	10	150MM	1.5
LOMANDEA LONGIFOLIA (MAT RUSH)*	LL	7	150MM	1
MACRAENA STYPOIDES (WEEPING MEADOW GRASS)*	MS	371	TUBE	0.3
POA ESKDALE (TUSSOCK GRASS)*	PE	175	TUBE	0.5
POA KINGSDALE (TUSSOCK GRASS)*	PK	143	TUBE	0.5
SCHLOTTA KENILUA (FAN FLOWER)*	SA	16	150MM	0.3
SYZYGIUM WILSONI (POWDER PUFF LILLY)*	SW	6	150MM	1.5
THEMEDIA TRIANDRA (KANGAROO GRASS)*	TT	38	TUBE	1
WESTRINGIA FRUTICOSA (COAST ROSEMARY)*	WF	5	150MM	1

LEGEND



ALL PAYMENTS SHALL COMPLY WITH AS/NZS 4586:1999 STANDARDS CLASS W (LOW) FOR SLIP RESISTANCE ON PUBLIC AND PRIVATE PROPERTY

TREES AND SHRUBS TO NOT COMPROMISE ASPECTS SUCH AS SIGHT DISTANCES TO BOTH PEDESTRIANS AND OTHER VEHICLES. DURING THE LIFE OF THE PLANTINGS - AS 2850:1-2004

REFER TO HYDRAULICS ENGINEERS PLAN FOR OSD / DWARF WALL DETAILS - MULCH OSD WITH NON FLOATABLE DECORATIVE GRAVEL

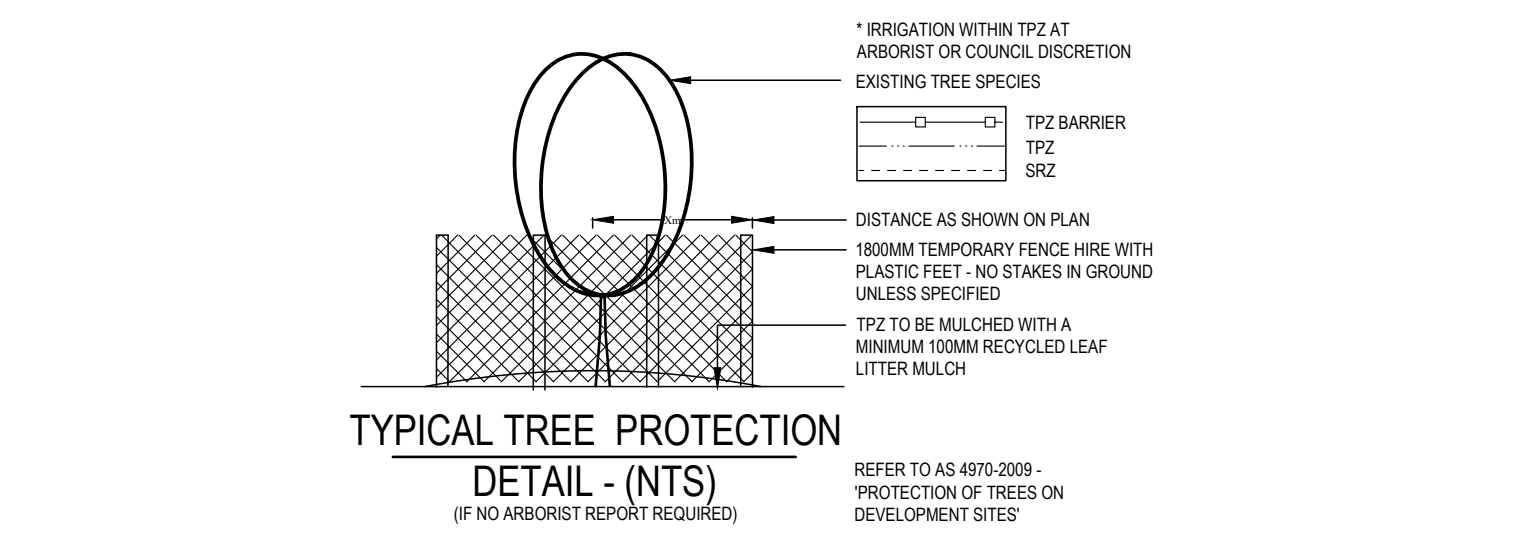
NOTE: D.A. LANDSCAPE PLANS RESERVES THE RIGHT NOT TO UNDERTAKE NOR SUPPLY CERTIFICATION FOR OCCUPATION CERTIFICATE.  
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NOTE: LOCATION OF SEWER MAINS / LINES, WATER PIPES, UNDERGROUND ELECTRICITY AND OTHER SERVICES MUST BE OBTAINED PRIOR TO COMMENCEMENT OF ANY WORK ON SITE. DIAL BEFORE YOU DIG 1100.

RETAINING WALL NOTES  
- RETAINING WALL SECTIONS LOCATIONS SHOWN ARE INDICATIVE ONLY.  
- RETAINING WALL MATERIAL, SELECTION AND CONSTRUCTION ARE THE OWNERS/CONTRACTORS RESPONSIBILITY.  
- ALL RETAINING WALLS SHALL BE CONSTRUCTED TO THE MANUFACTURERS/ENGINEERS SPECIFICATION.  
- ALL RETAINING WALLS SHALL BE PROVIDED WITH SUFFICIENT DRAINAGE TO MANUFACTURERS/ENGINEERS AND COUNCIL SPECIFICATION. DRAINAGE SHALL NOT CONNECT TO ANY PIPES LEADING TO A RAINWATER TANK.  
- ALL RETAINING WALL CONSTRUCTION SHALL TAKE INTO ACCOUNT SITE CONDITIONS AND ADAPT ACCORDINGLY.  
- ALL RETAINING WALLS AND ASSOCIATED WORKS SHALL BE CONSTRUCTED WHOLLY WITHIN THE BOUNDS OF THE SUBJECT PROPERTY, CONSISTENT WITH THE INDICATIVE SECTIONS PROVIDED.  
- ALL FILL PLACEMENT IS TO BE CARRIED OUT IN ACCORDANCE WITH AS3798:2007 'GUIDELINES ON EARTHWORKS FOR COMMERCIAL AND RESIDENTIAL DEVELOPMENT'.  
- HANDRAILS SHALL BE CONSTRUCTED TO ALL RETAINING WALLS AS REQUIRED BY MCC 3-9.2  
- RETAINING WALL DRAINAGE POINTS, AND ALL OTHER WORKS, SHALL BE INSPECTED AT REGULAR (ONCE YEARLY MINIMUM) INTERVALS AND ALL ISSUES AND BLOCKAGES RECTIFIED IMMEDIATELY, FOR THE LIFE OF THE WALL.

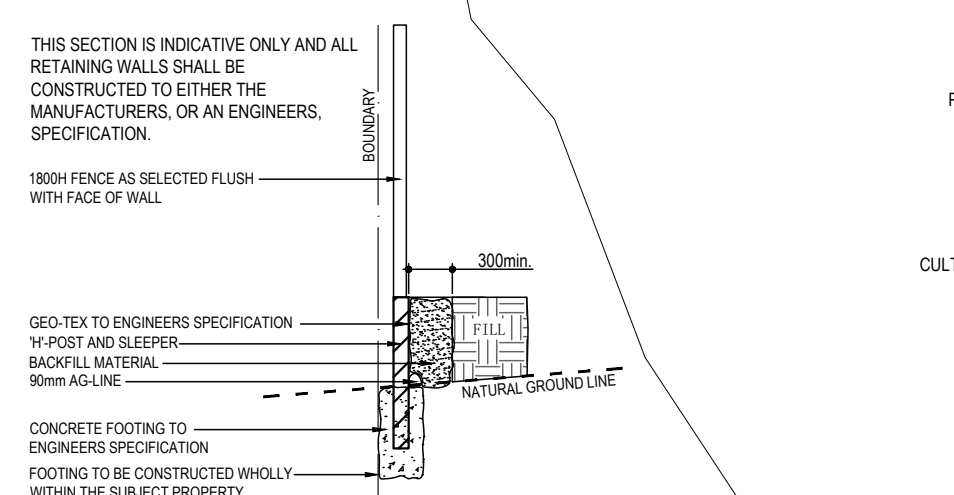
PLANTING/MAINTENANCE NOTES  
- GLAZED OR POLISHED PLANTING HOLES, PARTICULARLY IN CLAY SOILS SHOULD BE AVOIDED. PLANTS TO BE MOUNDING WITHIN THESE SOIL TYPES.  
- CONTRACTOR SHALL CHECK AND AMEND pH AS REQUIRED BY SITE CONDITIONS.  
- SOIL MIX SHALL MEET AS 4419:2015, AND SOIL CONDITIONS, MULCHES, AND COMPOSTS SHALL MEET AS 4454:2012.  
- TREE STOCK SHALL MEET AS 2303:2015.  
- PLANTS SHOULD BE PLANTED STRAIGHT, WITH THE TOP OF THE ROOT BALL LEVEL WITH THE SOIL SURFACE.  
- PLANTS SHOULD BE WATERED AS SOON AS POSSIBLE AFTER PLANTING, ONCE WEEKLY FOR A PERIOD OF NO LESS THAN 6 WEEKS AND A MINIMUM ONCE MONTHLY THEREAFTER. THE VOLUME OF WATER SHALL BE THE SAME AS THE POT SIZE AT PLANTING TIME.  
- PLANTINGS SHOULD BE AVOIDED AT THE HEIGHT OF SUMMER (DECEMBER - JANUARY).  
- WATER CRYSTALS MAY BE USED TO REDUCE THE AMOUNT OF WATER SUPPLIED BY THE PLANT.  
- IF A FERTILISER IS TO BE APPLIED, A SLOW RELEASE 6 - 9 MONTH PLANT FOOD PREFERRED. LOW PHOSPHORUS FERTILISER SHALL BE USED FOR ALL NATIVE SPECIES.  
- THE OWNER, OR THEIR REPRESENTATIVE, IS TO MAINTAIN THE HEALTH OF THE LANDSCAPED AREAS FOR THE LIFE OF THE DEVELOPMENT.  
- ONLY SPECIES WITHIN THE LANDSCAPE PLAN SHOULD BE PLANTED. PERMISSION SHOULD BE SOUGHT BEFORE ALTERING THE PLANT SPECIES LIST (ON MOST OCCASIONS NURSERIES CAN SUBSTITUTE).  
- STOCK SHOULD BE FREE OF PESTS, DISEASE AND WEEDS AND NOT POT BOUND.  
- REPLACEMENT PLANTS SHOULD BE MADE AVAILABLE FOR ANY LOSSES OF PLANT STOCK THAT MAY OCCUR FOR A MINIMUM 12 MONTH PERIOD.  
- WEEDS SHOULD BE TREATED/REMOVED ON A FORTHWITHING BASIS, IN ACCORDANCE WITH BIODIVERSITY CONSERVATION ACT 2016 AND ANY LOCAL COUNCIL POLICY.  
- PEST OR DISEASE SAMPLES SHOULD BE TAKEN TO THE LOCAL NURSERY FOR IDENTIFICATION AND APPROPRIATE REMEDY.

NOTES  
- PRIOR TO COMMENCEMENT OF WORKS CLIENT SHALL VERIFY THAT CONTRACTORS ARE LICENSED AND INSURED TO CARRY OUT ALL WORKS.  
- LANDSCAPE CONTRACTOR TO CHECK CERTIFICATION AND STAMPED LANDSCAPE PLAN PRIOR TO WORKS COMMENCING.  
- CONTRACTOR TO LOCATE AND PROTECT ALL SERVICES PRIOR TO COMMENCEMENT OF WORKS. ALL SERVICE LIDS, PITS, AND VENTS ARE TO BE LEFT EXPOSED AND UNCOVERED BY LANDSCAPE WORKS. ON-SITE ADJUSTMENT OF SERVICES TO ACCOMMODATE LANDSCAPE WORKS SHALL BE WITH THE APPROVAL AND AT THE DIRECTION OF THE RELEVANT REGULATORY BODY. ANY DAMAGE TO SERVICES CAUSED BY WORKS SHALL BE MADE GOOD BY CONTRACTOR, AT CONTRACTORS EXPENSE, AND TO PROJECT MANAGER, OR REGULATORY BODIES, SATISFACTION.  
- ALL LANDSCAPE WORKS SHALL COMPLY WITH ALL COUNCIL DA & CC SPECIFICATION, AND AUS-SPEC-1-NSW C273 'LANDSCAPING' SPECIFICATION.  
- ALL IRRIGATION SHALL COMPLY WITH ALL RELEVANT WATER AUTHORITY REGULATIONS, AS WELL AS AS 2858 SPECIFICATION.  
- ALL MATERIALS SHALL BE FIXED TO MANUFACTURERS SPECIFICATION.  
- ALL GARDEN BEDS NOT DIRECTLY IN CONTACT WITH THE SOIL SHALL BE PROVIDED WITH SUFFICIENT DRAINAGE.  
- EDGING TO BE PROVIDED TO ALL MEETINGS OF DIFFERENT MATERIALS UNLESS OTHERWISE STATED. TRIP HAZARDS ARE TO BE IDENTIFIED AND RECTIFIED AS PART OF THE CONSTRUCTION PROCESS.  
- WEEDMATS SUGGESTED UNDERNEATH GRAVEL PATHWAYS.  
- GARDEN BEDS IN OSD BASINS TO BE NON-FLOATABLE DECORATIVE GRAVEL.  
- BUFFALO OR KNOXLY TURF SUGGESTED.  
- CONTRACTOR TO MAKE GOOD NATURE STRIP TURF TO COUNCIL SPECIFICATION.  
- REFER TO HYDRAULICS PLAN FOR OSD BASIN, DRAINAGE DESIGN FIRM LEVELS. ALL SITE WORKS AND DRAINAGE ARE TO BE SUBJECT TO ENGINEERS DETAILS AND CERTIFICATION. IN THE ABSENCE OF ENGINEERS SPECIFICATION ALL SITE AREAS ARE TO BE PROVIDED WITH SUFFICIENT PITS AND DRAINAGE, AND ALL AREAS TO BE GRADED TOWARDS SUCH PITS.  
- DIMENSIONS SHOULD ALWAYS TAKE PRECEDENCE OVER SCALING.  
- ARCHITECTURAL SET OUT NOT TO BE TAKEN FROM LANDSCAPE PLANS.  
- ALL PLANS, DESIGNS, AND IDEAS REMAIN THE PROPERTY OF D.A. LANDSCAPE PLANS AND SHOULD NOT BE COPIED, REPRODUCED OR CONSTRUCTED WITHOUT THE WRITTEN PERMISSION FROM THE OWNER.

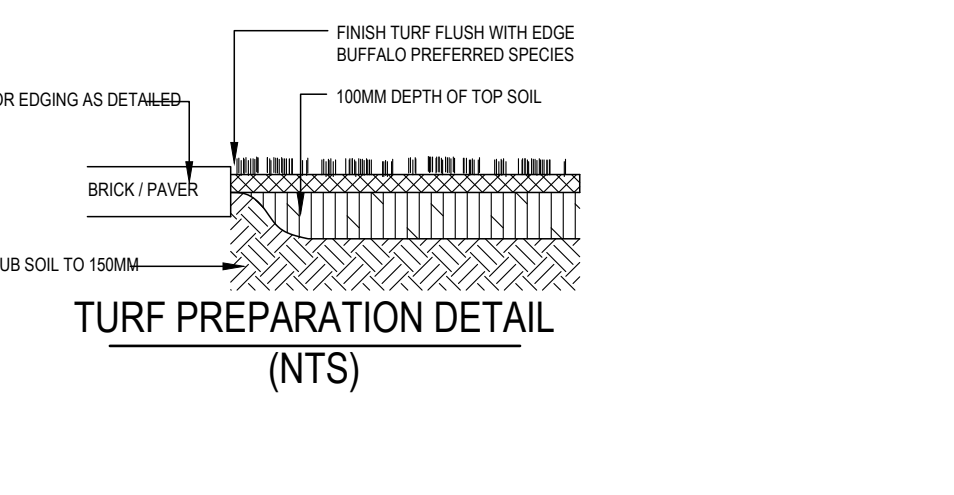
DISCLAIMERS  
- SITE SURVEY PROVIDED BY OTHERS. ALL DISCLAIMERS CARRIED BY PROVIDED SURVEY ARE CARRIED OVER TO THIS DOCUMENT.  
- ALL LEVELS AND LOCATIONS OF SERVICES MUST BE LOCATED AND PROTECTED ON SITE BY CONTRACTOR PRIOR TO COMMENCEMENT OF WORKS. DIAL BEFORE YOU DIG SHOULD BE CONTACTED FOR RELEVANT INFORMATION.  
- EXISTING TREE SPREAD APPROXIMATE ONLY.  
- CALCULATED AREAS ARE APPROXIMATE ONLY AND SHOULD BE VERIFIED PRIOR TO CONSTRUCTION OR TENDERING. STANDARD PERCENTAGES SHOULD BE ALLOWED FOR CUTTING AND WASTAGE.  
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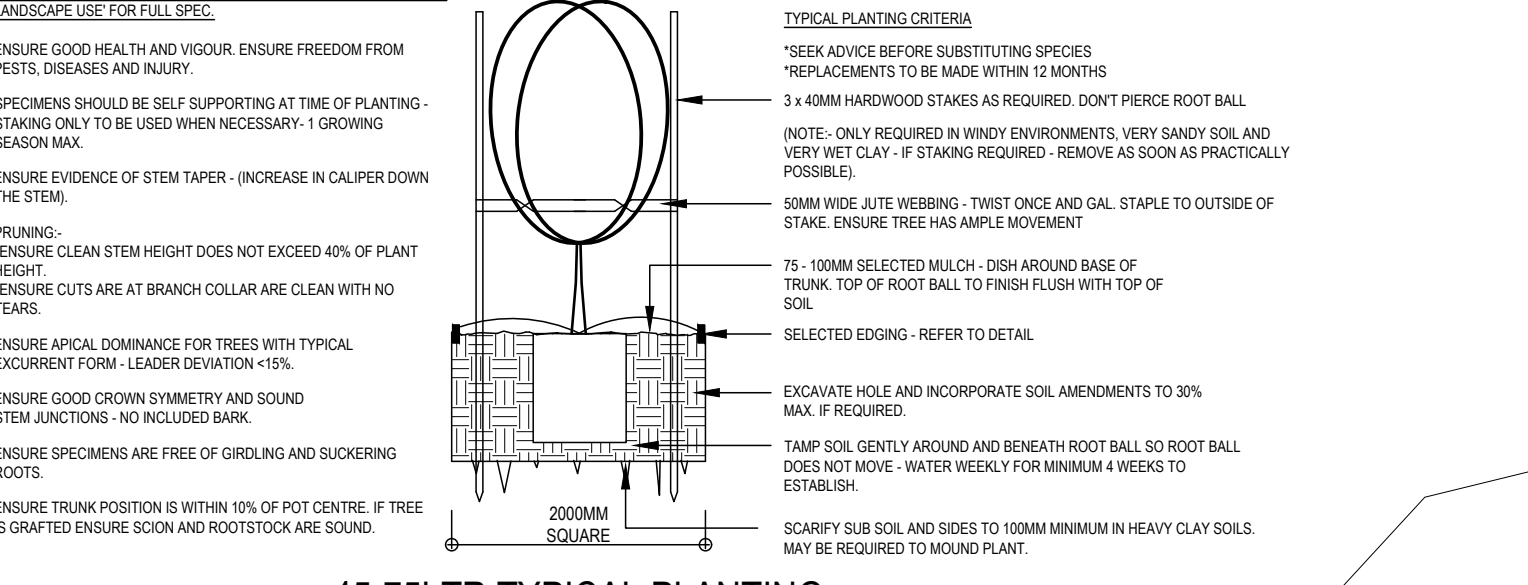
TYPICAL TREE PROTECTION DETAIL - (NTS) (IF NO ARBORIST REPORT REQUIRED)



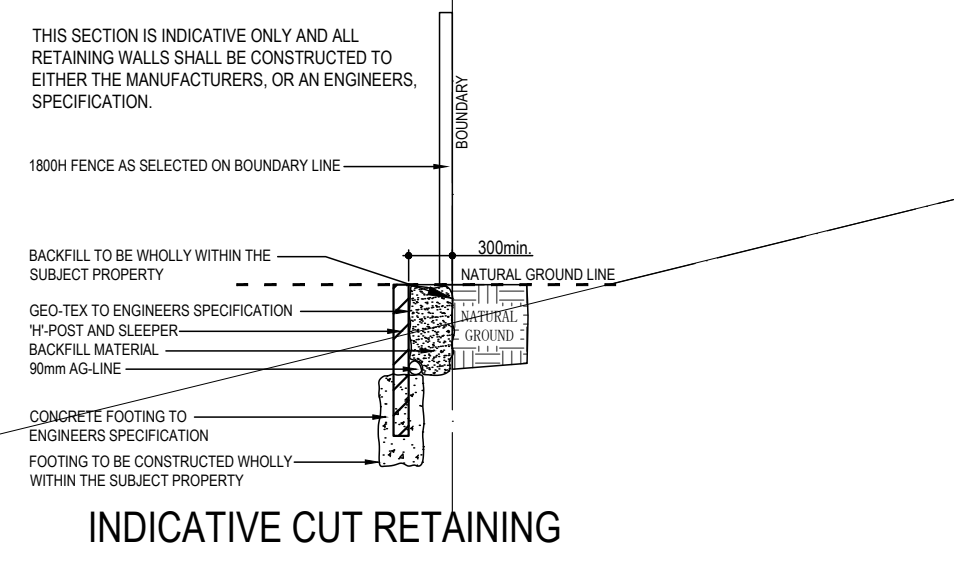
INDICATIVE FILL RETAINING WALL SECTION (NTS)



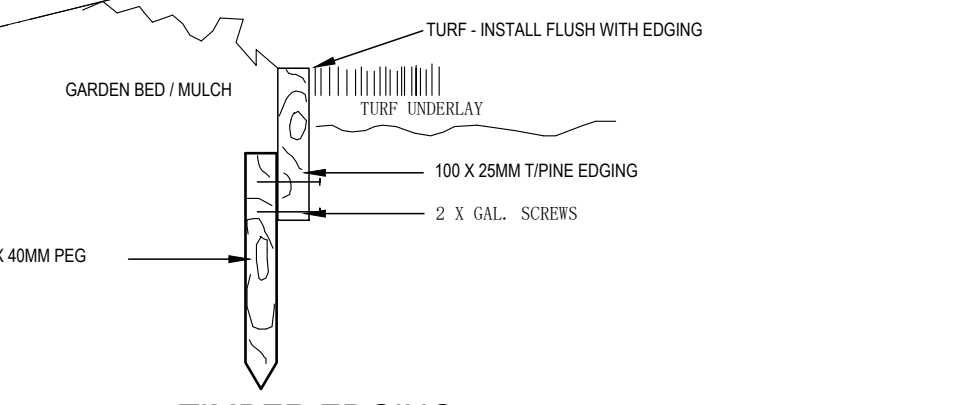
TURF PREPARATION DETAIL (NTS)



45-75LTR TYPICAL PLANTING (NTS)



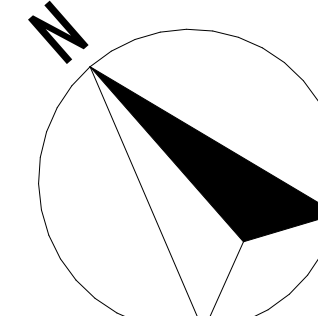
INDICATIVE CUT RETAINING WALL SECTION (NTS)



TIMBER EDGING (NTS)

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office@delandscapeplans.com.au

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AMENDMENTS:		
DATE:	AMENDMENT	DRAWN:
16 MAR 23	D-ADD DRAINAGE SWALE	CJ
PROJECT:		
PROPOSED DEVELOPMENT		
DATE:	REF #:	
16 FEB 23	D1362	
DRAWN:	SHEET #:	
CJ	1 of 1	
SCALE: 1:200 @ A1		

TITLE:	LANDSCAPE CONCEPT
ADDRESS:	7 CRAWFORD STREET TAMWORTH
CLIENT:	HOUSING PLUS