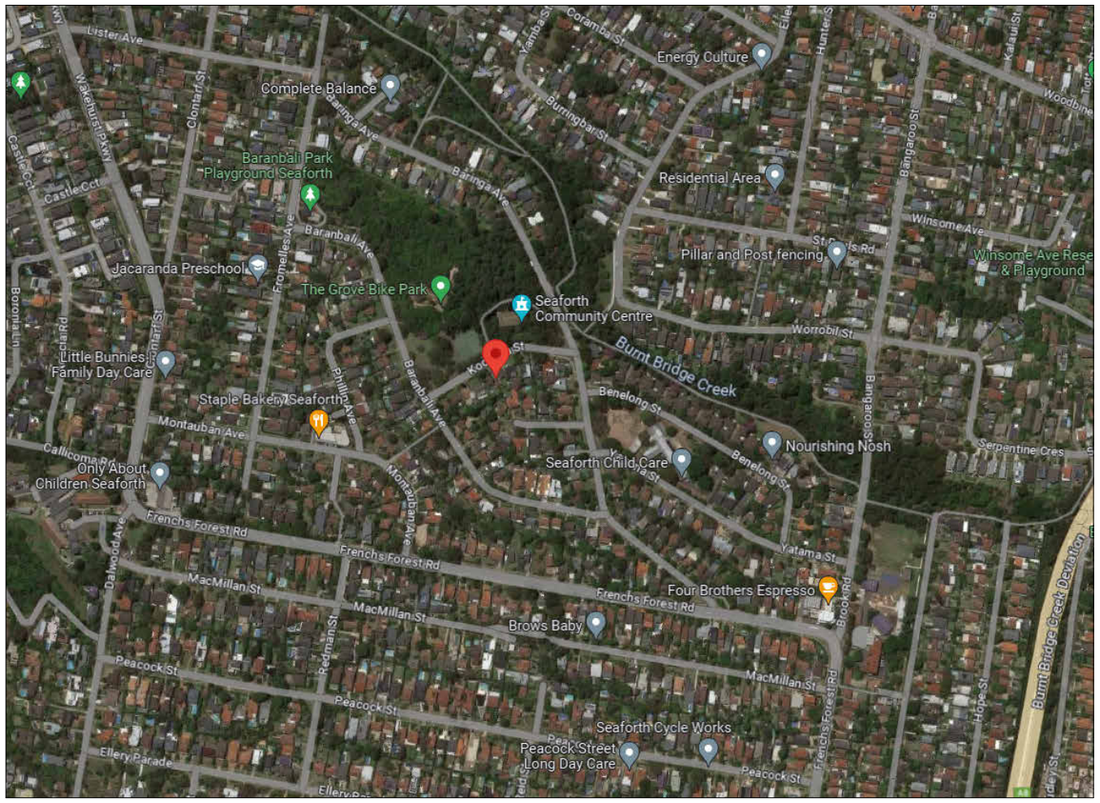
DRAWING REVISION SCHEDULE			
No.	AMENDMENTS	DATE	BY
A	FIRST ISSUE	16/08/2023	DJH
B	DA SET - FIRST ISSUE	25/09/2023	DJH
C	CHANGE LOUNGE FRONT WINDOW	03/10/2023	DJH

G.J. Gardner. HOMES

PROJECT: NEW DOUBLE STOREY DWELLING
ADDRESS: 12 KOOBILYA STREET SEAFORTH NSW 2092

LOT #: 137
DP #: 35319



DRAWING REGISTER

SHEET	SHEET NAME	REVISION	DATE
A01	COVER SHEET	C	03/10/2023
A02	EXISTING SURVEY PLAN	C	03/10/2023
A03	SITE PLAN	C	03/10/2023
A04	LANDSCAPE AREA PLAN	C	03/10/2023
A05	GROUND FLOOR PLAN	C	03/10/2023
A06	FIRST FLOOR PLAN	C	03/10/2023
A07	ELEVATIONS	C	03/10/2023
A08	ELEVATIONS	C	03/10/2023
A09	SECTIONS	C	03/10/2023
A10	DEMOLITION PLAN	C	03/10/2023
A11	EROSION, SEDIMENT & WASTE MANAGEMENT PLAN	C	03/10/2023
A12	3D VIEWS	C	03/10/2023
A13	BASIX COMMITMENT	C	03/10/2023
A14	DRIVEWAY DETAILS	C	03/10/2023
A15	CONCRETE SLAB PLAN	C	03/10/2023
A16	SHADOW DIAGRAM	C	03/10/2023
A17	WASTE MANAGEMENT	C	03/10/2023
A18	SITE ANALYSIS	C	03/10/2023

Total Sheets: 18

DA APPLICATION - NOT FOR CONSTRUCTION

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G.J. Gardner. HOMES
Builders Details

CUSTOM DESIGN
HAMPTONS FACADE

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DRAFTERS:
KJR DRAFTING
PO BOX 6840
NORWEST NSW 2153
ABN 15 078 937 238
(02) 8883 4344
kjrdrafting@kjr.net.au

CLIENT: DOUBLE STOREY DWELLING
RYAN & KAREN COUSINS

DRAWING TITLE:
COVER SHEET

PROJECT:
12 KOOBILYA STREET
SEAFORTH NSW 2092

NOT TO SCALE

SHEET SIZE:	SHEET No:	REVISION:
A3	A01	C

DATE: 03/10/2023

JOB NO: 230398 | APPLICATION: DA

DRAWN: DJH | GJGN226

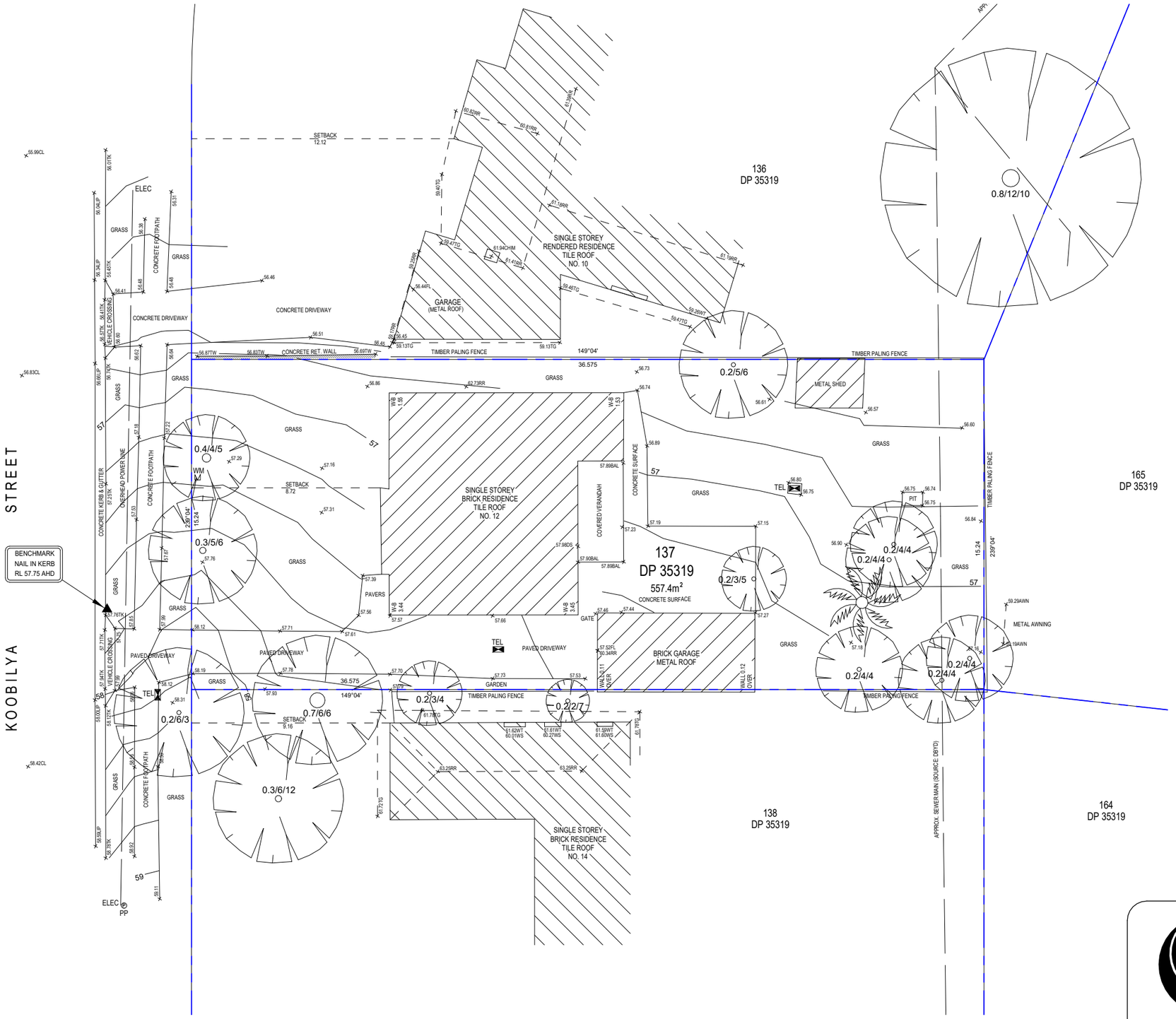
I/WE HAVE CHECKED THE PLANS AND AGREE THEY ACCURATELY DEPICT THE HOUSE FOR CONSTRUCTION. ANY VARIATIONS REQUESTED AFTER SIGNING WILL INCUR A PROCESSING FEE IN ADDITION TO THE COST OF THE VARIATION ITEM/S AND ANY FURTHER PLANS TO BE PREPARED.

OWNER SIGNED: ..... DATE: .....

OWNER SIGNED: ..... DATE: .....

BUILDER SIGNED: ..... DATE: .....

DRAWING REVISION SCHEDULE			
No.	AMENDMENTS	DATE	BY
A	FIRST ISSUE	16/08/2023	DJH
B	DA SET - FIRST ISSUE	25/09/2023	DJH
C	CHANGE LOUNGE FRONT WINDOW	03/10/2023	DJH



1 EXISTING SURVEY PLAN
1 : 200

DA APPLICATION - NOT FOR CONSTRUCTION

0m 1m 2m 3m 4m 5m 10m
SCALE BAR 1:200

TSS TOTAL SURVEYING SOLUTIONS
LANE COVE | CAMDEN | MANLY VALE

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kjrdrafting@kjr.net.au

CLIENT: DOUBLE STOREY DWELLING
RYAN & KAREN COUSINS

DRAWING TITLE:
EXISTING SURVEY PLAN

PROJECT:
12 KOOBILYA STREET
SEAFORTH NSW 2092

SCALE: 1 : 200

SHEET SIZE:	SHEET No:	REVISION:
A3	A02	C
DATE: 03/10/2023		
JOB NO: 230398		APPLICATION: DA
DRAWN: DJH		GJGN226

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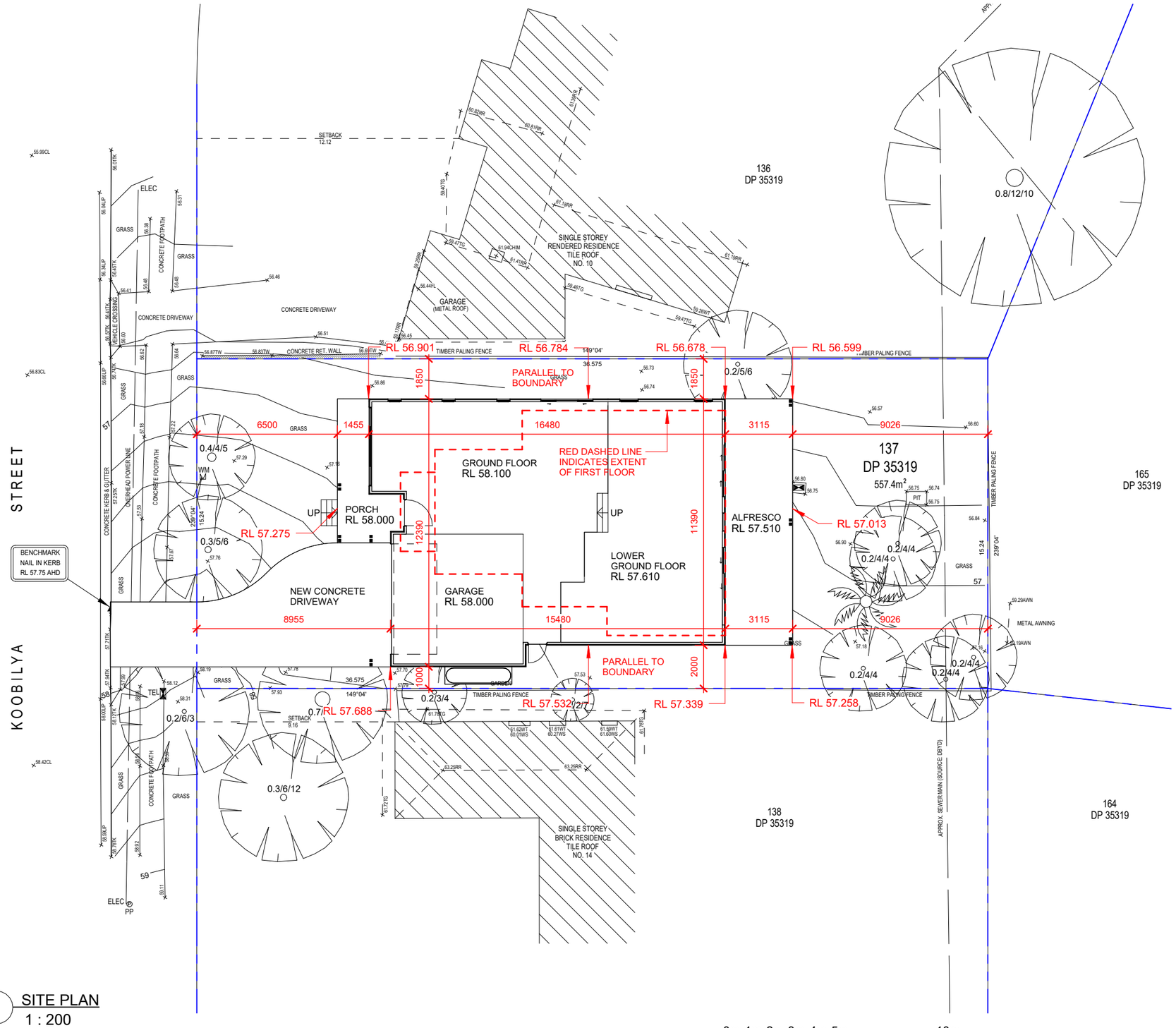
OWNER SIGNED: ..... DATE: .....
OWNER SIGNED: ..... DATE: .....
BUILDER SIGNED: ..... DATE: .....

DIMENSIONS INCLUDE CLADDING THICKNESS

DRAWING REVISION SCHEDULE			
No.	AMENDMENTS	DATE	BY
A	FIRST ISSUE	16/08/2023	DJH
B	DA SET - FIRST ISSUE	25/09/2023	DJH
C	CHANGE LOUNGE FRONT WINDOW	03/10/2023	DJH



1 SITE PLAN
1 : 200

SETBACK NOTES:

- **FRONT SETBACK IS TO BE AT LEAST: 6.0m**
- **SIDE SETBACK IS TO BE AT LEAST: 1/3m WALL HEIGHT**
- **REAR SETBACK IS TO BE AT LEAST: 8.0m**

0m 1m 2m 3m 4m 5m 10m
SCALE BAR 1:200

DA APPLICATION - NOT FOR CONSTRUCTION

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kjrdrafting@kjr.net.au

CLIENT: DOUBLE STOREY DWELLING
RYAN & KAREN COUSINS

DRAWING TITLE:
SITE PLAN

PROJECT:
12 KOOBILYA STREET
SEAFORTH NSW 2092

SCALE: 1 : 200

SHEET SIZE:	SHEET No:	REVISION:
A3	A03	C
DATE: 03/10/2023		
JOB NO: 230398		APPLICATION: DA
DRAWN: DJH		GJGN226

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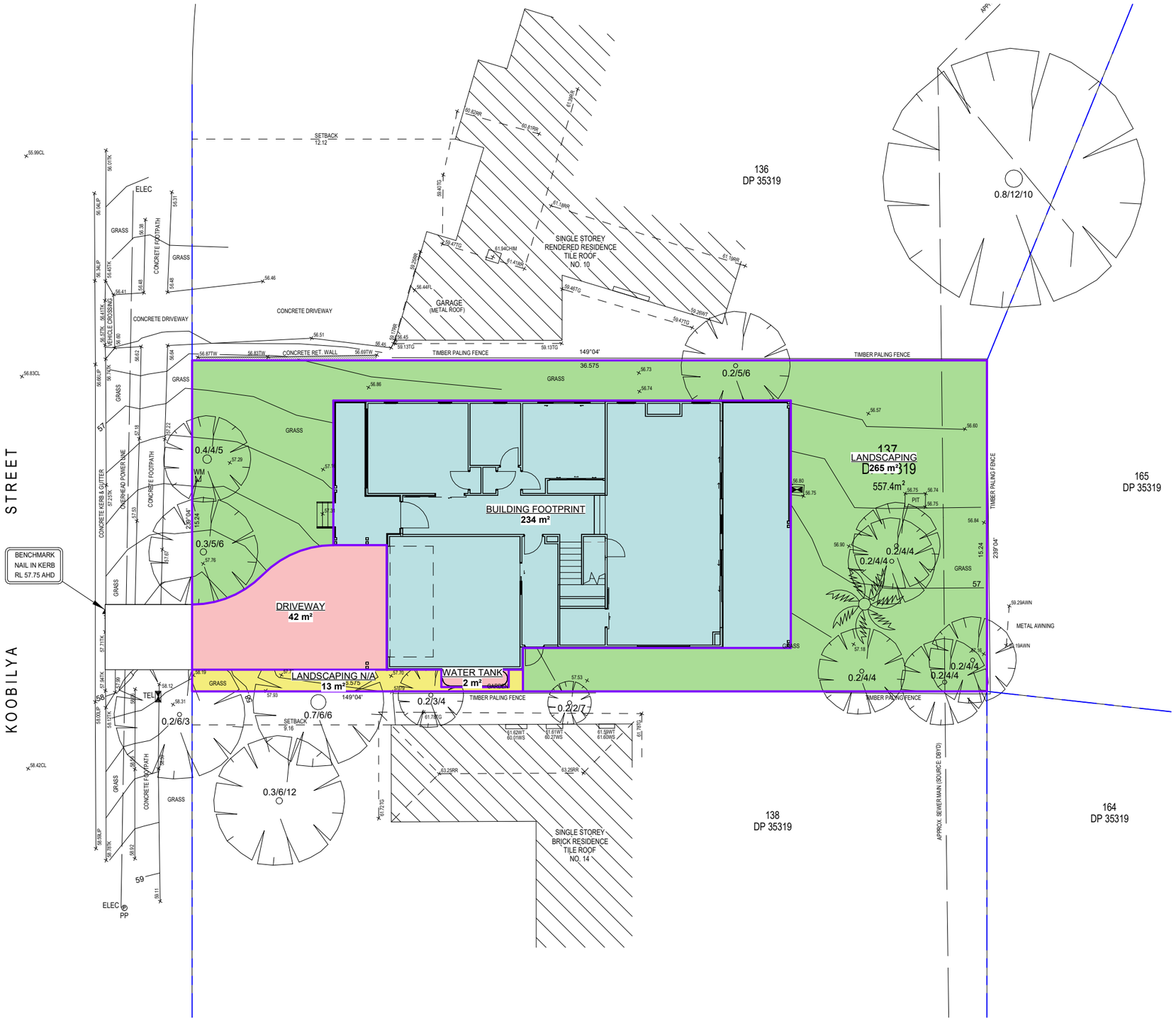
OWNER SIGNED: ..... DATE: .....
BUILDER SIGNED: ..... DATE: .....



PROPOSED LANDSCAPE AREAS

AREA NAME	AREA	%
BUILDING FOOTPRINT	234 m²	42%
HARD SURFACES	45 m²	8%
LANDSCAPING N/A	13 m²	2%
OPEN LANDSCAPE	265 m²	48%
TOTAL:	557 m²	100%

DRAWING REVISION SCHEDULE

No.	AMENDMENTS	DATE	BY
A	FIRST ISSUE	16/08/2023	DJH
B	DA SET - FIRST ISSUE	25/09/2023	DJH
C	CHANGE LOUNGE FRONT WINDOW	03/10/2023	DJH

SITE COVERAGE COLOURS

- BUILDING FOOTPRINT
- HARD SURFACES
- LANDSCAPING - FRONT
- LANDSCAPING - REAR
- LANDSCAPING N/A
- OPEN LANDSCAPE

GROSS FLOOR AREAS (GFA)

GROSS FLOOR AREA	239 m²
GARAGE	21 m²
TOTAL GFA:	260 m²

SITE AREA	FSR
557.4 m²	0.47

PROPOSED FLOOR SPACES

AREA NAME	AREA	%
GROUND FLOOR		
ALFRESCO	35 m²	10%
EXCLUDED PARKING	15 m²	4%
EXTERNAL WALLS	8 m²	2%
GARAGE	21 m²	6%
GROSS FLOOR AREA	136 m²	38%
PORCH	13 m²	4%
STAIRS	6 m²	2%
FIRST FLOOR		
BALCONY	6 m²	2%
EXTERNAL WALLS	6 m²	2%
GROSS FLOOR AREA	103 m²	29%
VOID	6 m²	2%
TOTAL AREAS	356 m²	100%

1 PROPOSED LANDSCAPE PLAN
1 : 200

DA APPLICATION - NOT FOR CONSTRUCTION

0m 1m 2m 3m 4m 5m 10m
SCALE BAR 1:200

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CLIENT: DOUBLE STOREY DWELLING
RYAN & KAREN COUSINS

DRAWING TITLE:
LANDSCAPE AREA PLAN

PROJECT:
12 KOOBILYA STREET
SEAFORTH NSW 2092

SCALE: 1 : 200

SHEET SIZE:	SHEET No:	REVISION:
A3	A04	C
DATE: 03/10/2023		
JOB NO: 230398		APPLICATION: DA
DRAWN: DJH		GJGN226

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OWNER SIGNED: ..... DATE: .....
OWNER SIGNED: ..... DATE: .....
BUILDER SIGNED: ..... DATE: .....

REFER TO SPECIFICATION FOR COLOUR SELECTION, FINAL LAYOUT & FINISHES OF BATHROOM AND LAUNDRY

DIMENSIONS ARE TO FRAME SIZE ONLY UNLESS NOTED OTHERWISE

INSULATION NOTES:
R2.5 FOR WALLS
R6.0 FOR CEILINGS
12KW SOLAR PANEL SYSTEM

STAIRS

PROVIDE A HANDRAIL ALONG THE FULL LENGTH OF THE FLIGHT AND A SLIP RESISTANT FINISH TO THE EDGE OF THE NOSINGS TO COMPLY WITH NCC VOLUME 2 - H5P1

BALUSTRADES - NCC VOLUME 1 - D3D20

NO HORIZONTAL ELEMENTS TO FACILITATE CLIMBING BETWEEN 150mm TO 760mm WHERE FLOOR TO FLOOR LEVEL BELOW IS MORE THAN 4 METRES.

SMOKE ALARMS

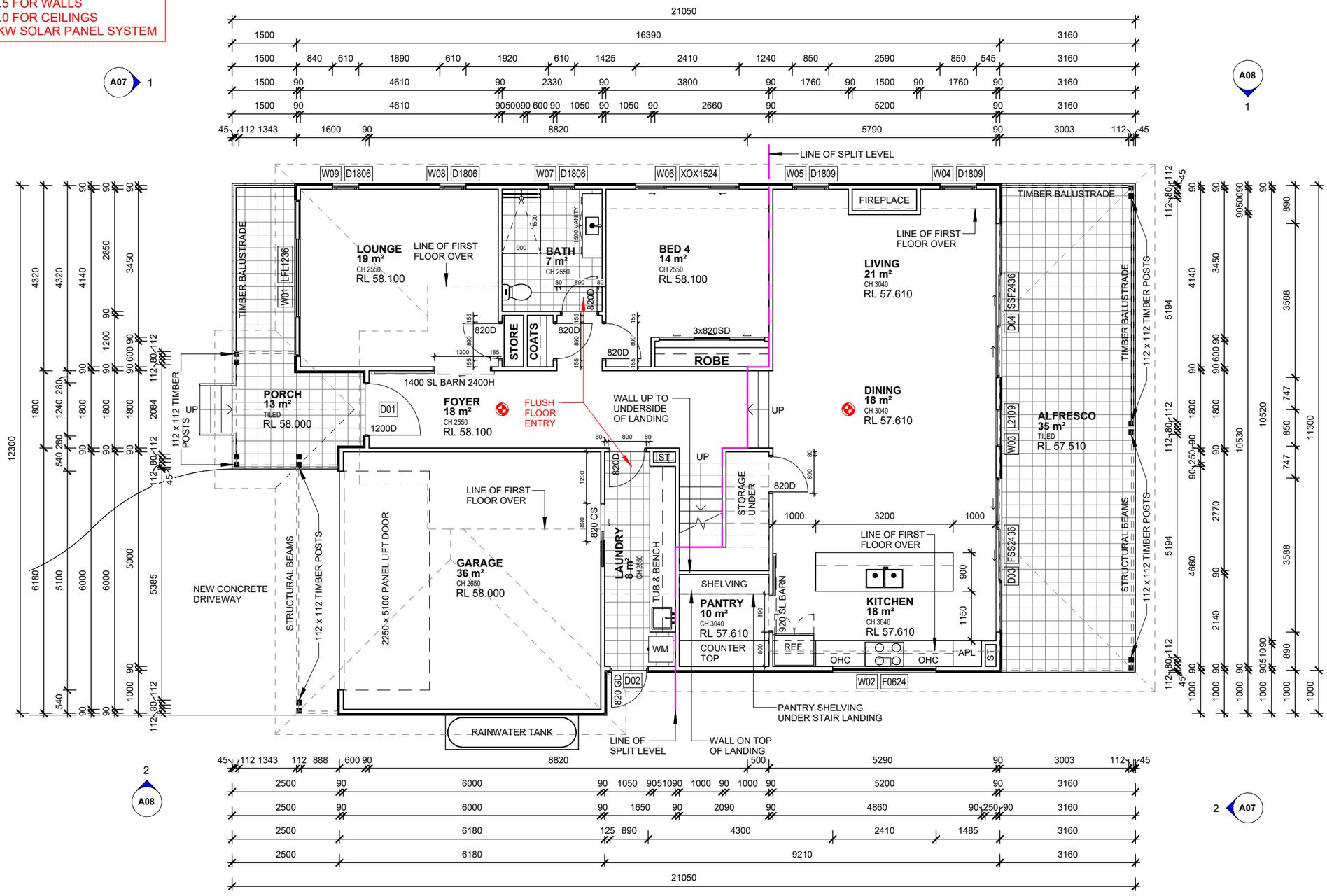
INSTALL AN INTERCONNECTED / HARDWIRED SMOKE ALARM IN ACCORDANCE WITH AS3786 AND NCC VOLUME 2 - H3D6

STAIRS - LGF TO GF
FLOOR TO FLOOR = 490 mm
No. OF RISERS = 3
RISER HEIGHT = 163.3 mm
TREAD DEPTH = 250 mm

STAIRS - GF TO FF
FLOOR TO FLOOR = 2850 mm
No. OF RISERS = 16
RISER HEIGHT = 178.1 mm
TREAD DEPTH = 280 mm

DRAWING REVISION SCHEDULE

No.	AMENDMENTS	DATE	BY
A	FIRST ISSUE	16/08/2023	DJH
B	DA SET - FIRST ISSUE	25/09/2023	DJH
C	CHANGE LOUNGE FRONT WINDOW	03/10/2023	DJH



DOOR SCHEDULE

MARK	WIDTH	HEAD
D01	1200	2100
D02	820	2100
D03	3588	2400
D04	3588	2400
D05	2688	2100

Grand Total: 5

WINDOW SCHEDULE

MARK	WIDTH	HEIGHT	SILL	HEAD
W01	3650	1200	900	2100
W02	2410	600	950	1550
W03	850	2060	340	2400
W04	850	1800	300	2100
W05	850	1800	300	2100
W06	2410	1460	640	2100
W07	610	1800	300	2100
W08	610	1800	300	2100
W09	610	1800	300	2100
W10	610	1030	1070	2100
W11	610	1030	1070	2100
W12	610	1030	1070	2100
W13	610	1030	1070	2100
W14	610	1030	1070	2100
W15	1210	1460	640	2100
W16	610	1030	1070	2100
W17	2410	860	1240	2100
W18	850	860	1240	2100
W19	850	860	1240	2100
W20	2410	860	1240	2100
W21	2170	600	1500	2100
W22	2170	600	1500	2100
W23	1810	600	1500	2100
W24	610	1030	1070	2100
W25	2410	1200	900	2100

Grand Total: 25

GROSS FLOOR AREAS (GFA)

GROSS FLOOR AREA	239 m²
GARAGE	21 m²
TOTAL GFA:	260 m²

SITE AREA	FSR
557.4 m²	0.47

PROPOSED FLOOR SPACES

AREA NAME	AREA	%
GROUND FLOOR		
ALFRESCO	35 m²	10%
EXCLUDED PARKING	15 m²	4%
EXTERNAL WALLS	8 m²	2%
GARAGE	21 m²	6%
GROSS FLOOR AREA	136 m²	38%
PORCH	13 m²	4%
STAIRS	6 m²	2%
FIRST FLOOR		
BALCONY	6 m²	2%
EXTERNAL WALLS	6 m²	2%
GROSS FLOOR AREA	103 m²	29%
VOID	6 m²	2%
TOTAL AREAS	356 m²	100%

1 GROUND FLOOR
1 : 100

DA APPLICATION - NOT FOR CONSTRUCTION

0m 1m 2m 3m 4m 5m 10m
SCALE BAR 1:100

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ABN 15 078 937 238
(02) 8883 4344
kjrdrafting@kjr.net.au

CLIENT: DOUBLE STOREY DWELLING
RYAN & KAREN COUSINS

DRAWING TITLE:
GROUND FLOOR PLAN

PROJECT:
12 KOOBILYA STREET
SEAFORTH NSW 2092

SCALE: 1 : 100

SHEET SIZE:	SHEET No:	REVISION:
A3	A05	C

DATE: 03/10/2023
JOB NO: 230398
APPLICATION: DA
DRAWN: DJH
GJGN226

I/WE HAVE CHECKED THE PLANS AND AGREE THEY ACCURATELY DEPICT THE HOUSE FOR CONSTRUCTION. ANY VARIATIONS REQUESTED AFTER SIGNING WILL INCUR A PROCESSING FEE IN ADDITION TO THE COST OF THE VARIATION ITEM/S AND ANY FURTHER PLANS TO BE PREPARED.

OWNER SIGNED: ..... DATE: .....
OWNER SIGNED: ..... DATE: .....
BUILDER SIGNED: ..... DATE: .....

REFER TO SPECIFICATION FOR COLOUR SELECTION, FINAL LAYOUT & FINISHES OF BATHROOM AND LAUNDRY

DIMENSIONS ARE TO FRAME SIZE ONLY UNLESS NOTED OTHERWISE

INSULATION NOTES:
R2.5 FOR WALLS
R6.0 FOR CEILINGS
12KW SOLAR PANEL SYSTEM

STAIRS

PROVIDE A HANDRAIL ALONG THE FULL LENGTH OF THE FLIGHT AND A SLIP RESISTANT FINISH TO THE EDGE OF THE NOSINGS TO COMPLY WITH NCC VOLUME 2 - H5P1

BALUSTRADES - NCC VOLUME 1 - D3D20

NO HORIZONTAL ELEMENTS TO FACILITATE CLIMBING BETWEEN 150mm TO 760mm WHERE FLOOR TO FLOOR LEVEL BELOW IS MORE THAN 4 METRES.

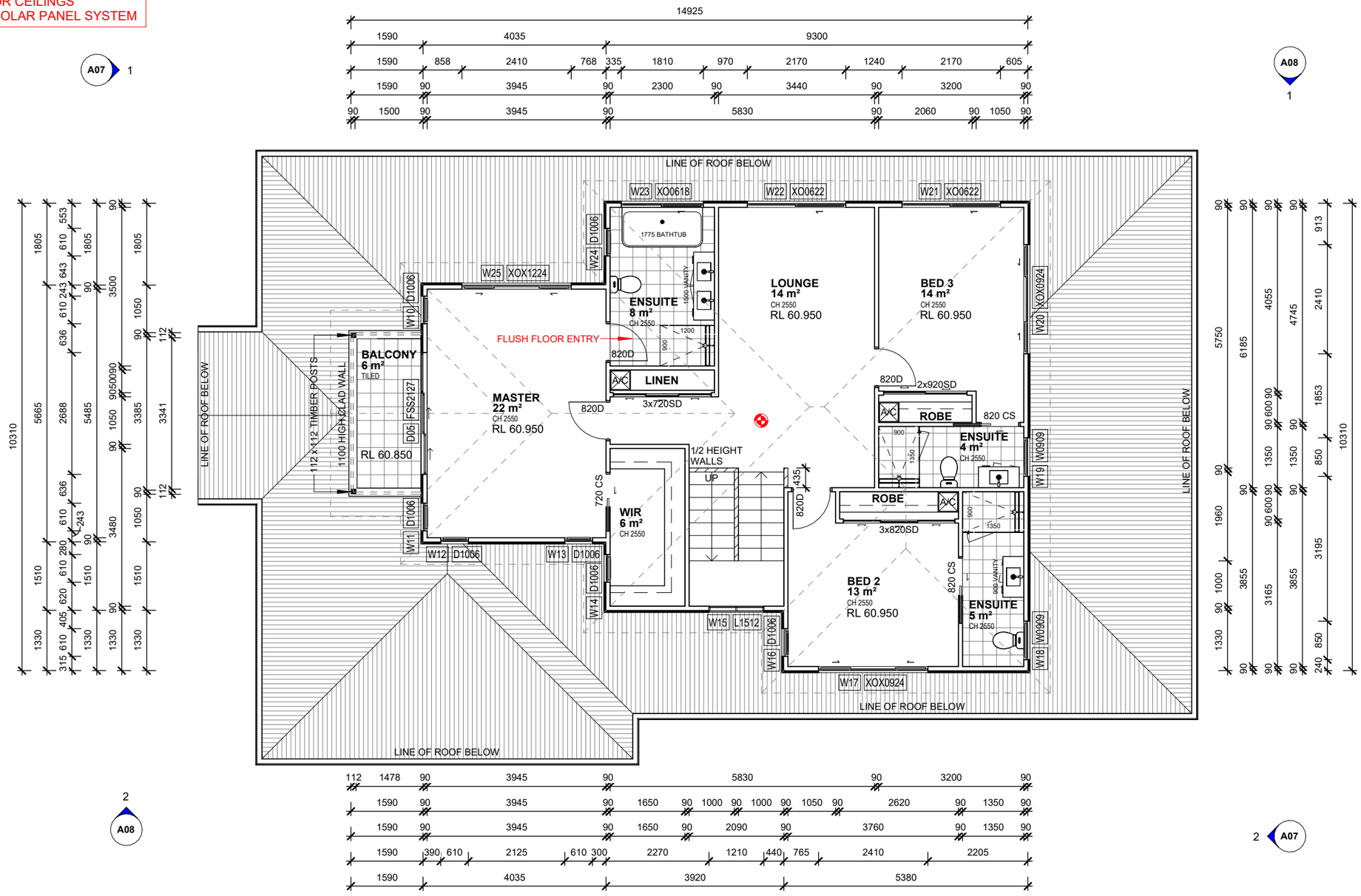
SMOKE ALARMS

INSTALL AN INTERCONNECTED / HARDWIRED SMOKE ALARM IN ACCORDANCE WITH AS3786 AND NCC VOLUME 2 - H3D6

STAIRS - GF TO FF
FLOOR TO FLOOR = 2850 mm
No. OF RISERS = 16
RISER HEIGHT = 178.1 mm
TREAD DEPTH = 280 mm

DRAWING REVISION SCHEDULE

No.	AMENDMENTS	DATE	BY
A	FIRST ISSUE	16/08/2023	DJH
B	DA SET - FIRST ISSUE	25/09/2023	DJH
C	CHANGE LOUNGE FRONT WINDOW	03/10/2023	DJH



1 FIRST FLOOR
1 : 100

DOOR SCHEDULE

MARK	WIDTH	HEAD
D01	1200	2100
D02	820	2100
D03	3588	2400
D04	3588	2400
D05	2688	2100

Grand Total: 5

WINDOW SCHEDULE

MARK	WIDTH	HEIGHT	SILL	HEAD
W01	3650	1200	900	2100
W02	2410	600	950	1550
W03	850	2060	340	2400
W04	850	1800	300	2100
W05	850	1800	300	2100
W06	2410	1460	640	2100
W07	610	1800	300	2100
W08	610	1800	300	2100
W09	610	1800	300	2100
W10	610	1030	1070	2100
W11	610	1030	1070	2100
W12	610	1030	1070	2100
W13	610	1030	1070	2100
W14	610	1030	1070	2100
W15	1210	1460	640	2100
W16	610	1030	1070	2100
W17	2410	860	1240	2100
W18	850	860	1240	2100
W19	850	860	1240	2100
W20	2410	860	1240	2100
W21	2170	600	1500	2100
W22	2170	600	1500	2100
W23	1810	600	1500	2100
W24	610	1030	1070	2100
W25	2410	1200	900	2100

Grand Total: 25

GROSS FLOOR AREAS (GFA)

GROSS FLOOR AREA	239 m²
GARAGE	21 m²
TOTAL GFA:	260 m²

SITE AREA	FSR
557.4 m²	0.47

PROPOSED FLOOR SPACES

AREA NAME	AREA	%
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EXCLUDED PARKING	15 m²	4%
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STAIRS	6 m²	2%
FIRST FLOOR		
BALCONY	6 m²	2%
EXTERNAL WALLS	6 m²	2%
GROSS FLOOR AREA	103 m²	29%
VOID	6 m²	2%
TOTAL AREAS	356 m²	100%

DA APPLICATION - NOT FOR CONSTRUCTION

0m 1m 2m 3m 4m 5m 10m
SCALE BAR 1:100

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kjrdrafting@kjr.net.au

CLIENT: DOUBLE STOREY DWELLING
RYAN & KAREN COUSINS

DRAWING TITLE:
FIRST FLOOR PLAN

PROJECT:
12 KOOBILYA STREET
SEAFORTH NSW 2092

SCALE: 1 : 100

SHEET SIZE:	SHEET No:	REVISION:
A3	A06	C

DATE: 03/10/2023
JOB NO: 230398
APPLICATION: DA
DRAWN: DJH
GJGN226

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OWNER SIGNED: ..... DATE: .....
BUILDER SIGNED: ..... DATE: .....

REFER TO SPECIFICATION FOR COLOUR SELECTION, FINAL LAYOUT & FINISHES OF BATHROOM AND LAUNDRY

DRAWING REVISION SCHEDULE			
No.	AMENDMENTS	DATE	BY
A	FIRST ISSUE	16/08/2023	DJH
B	DA SET - FIRST ISSUE	25/09/2023	DJH
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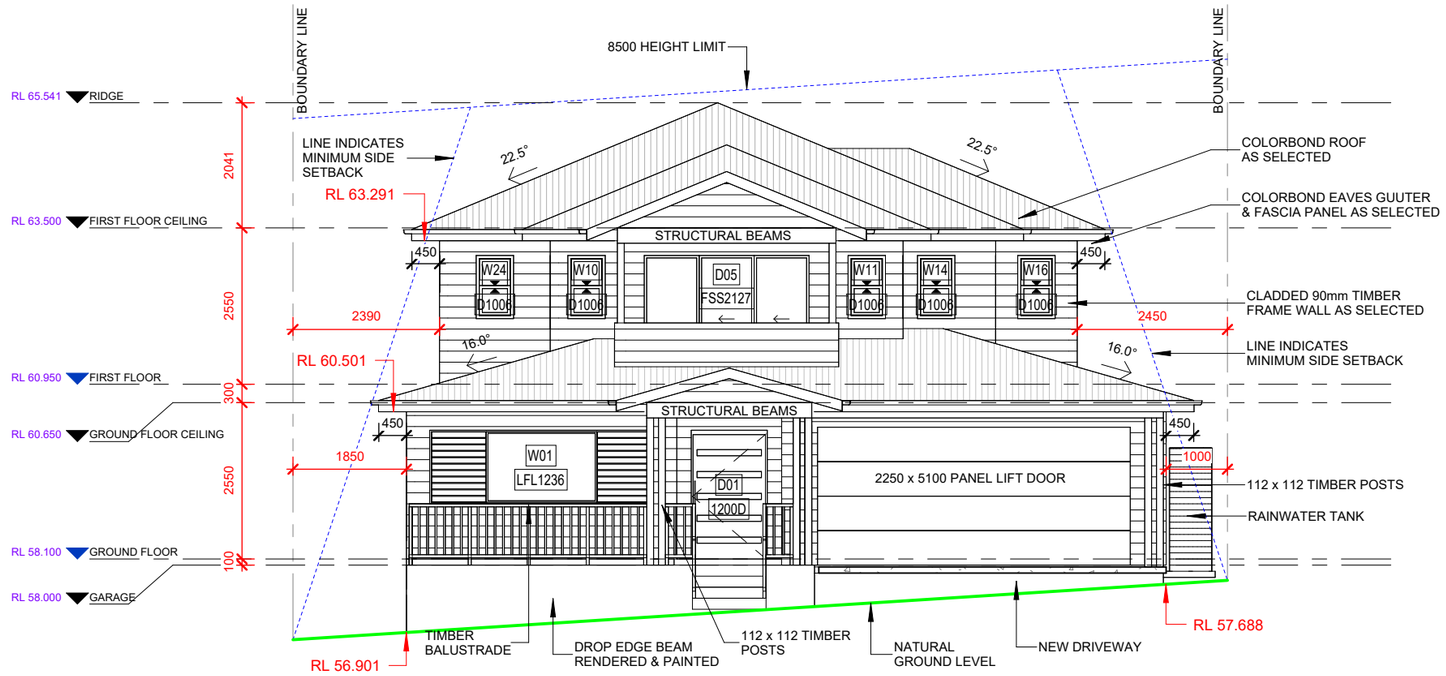
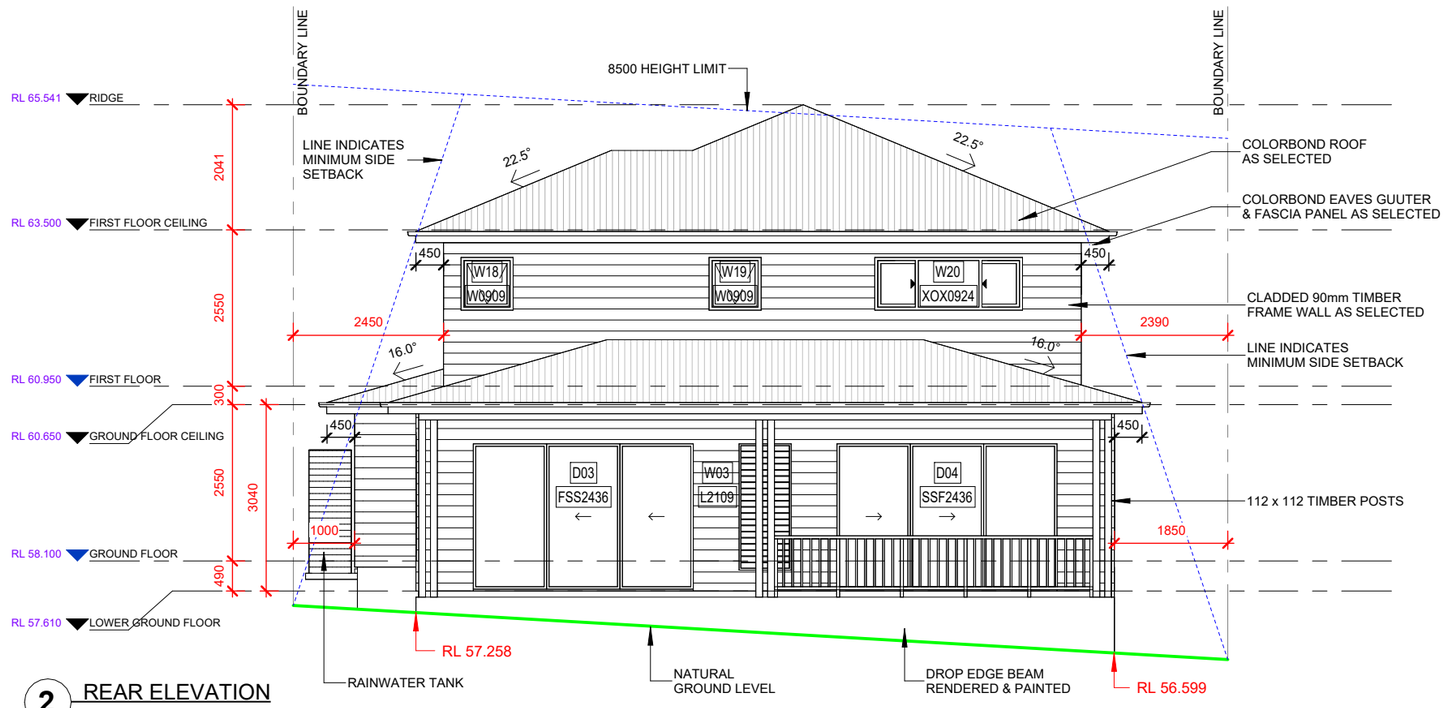


1 FRONT ELEVATION
1 : 100



2 REAR ELEVATION
1 : 100

DOOR SCHEDULE		
MARK	WIDTH	HEAD
D01	1200	2100
D02	820	2100
D03	3588	2400
D04	3588	2400
D05	2688	2100

Grand Total: 5

WINDOW SCHEDULE				
MARK	WIDTH	HEIGHT	SILL	HEAD
W01	3650	1200	900	2100
W02	2410	600	950	1550
W03	850	2060	340	2400
W04	850	1800	300	2100
W05	850	1800	300	2100
W06	2410	1460	640	2100
W07	610	1800	300	2100
W08	610	1800	300	2100
W09	610	1800	300	2100
W10	610	1030	1070	2100
W11	610	1030	1070	2100
W12	610	1030	1070	2100
W13	610	1030	1070	2100
W14	610	1030	1070	2100
W15	1210	1460	640	2100
W16	610	1030	1070	2100
W17	2410	860	1240	2100
W18	850	860	1240	2100
W19	850	860	1240	2100
W20	2410	860	1240	2100
W21	2170	600	1500	2100
W22	2170	600	1500	2100
W23	1810	600	1500	2100
W24	610	1030	1070	2100
W25	2410	1200	900	2100

Grand Total: 25

WALL & ROOF CLADDING.

WALL AND ROOF CLADDING TO BE COMPLIANT WITH THE REQUIREMENTS OF NCC VOLUME 2 - H1D7 PARTICULARLY WITH RESPECT TO THE REFERENCING ACCEPTABLE CONSTRUCTION PRACTICE AS DETAILED IN THE NCC FOR PRODUCT MATERIALS AND INSTALLATION.
IMPORTANT NOTE:
ANY PROPOSED PRODUCT CHANGES AFTER APPROVAL OF THE CC OR CDC IS TO BE IMMEDIATELY NOTIFIED TO THE PCA FOR CONCURRENCE.

BALUSTRADES - NCC VOLUME 1 - D3D20

NO HORIZONTAL ELEMENTS TO FACILITATE CLIMBING BETWEEN 150mm TO 760mm WHERE FLOOR TO FLOOR LEVEL BELOW IS MORE THAN 4 METRES.

WINDOWS
PROVIDE 1.7m SILL HEIGHT OR CHILD SAFE LOCKS / SCREENS TO COMPLY WITH NCC VOLUME 1 - D3D29

0m 1m 2m 3m 4m 5m 10m
SCALE BAR 1:100

DA APPLICATION - NOT FOR CONSTRUCTION

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G.J. Gardner. HOMES
Builders Details

CUSTOM DESIGN
HAMPTONS FACADE

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DRAFTERS:
KJR DRAFTING
PO BOX 6840
NORWEST NSW 2153
ABN 15 078 937 238
(02) 8883 4344
kjrdrafting@kjr.net.au

CLIENT: DOUBLE STOREY DWELLING
RYAN & KAREN COUSINS

DRAWING TITLE:
ELEVATIONS

PROJECT:
12 KOOBILYA STREET
SEAFORTH NSW 2092

SCALE: 1 : 100

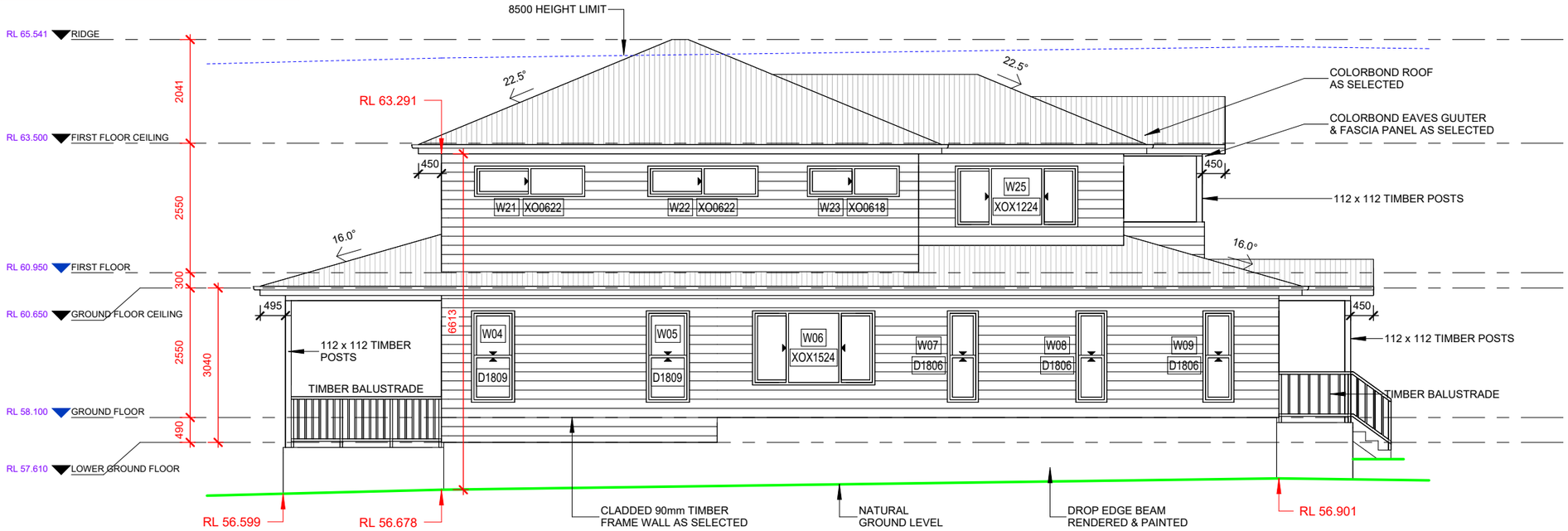
SHEET SIZE:	SHEET No:	REVISION:
A3	A07	C
DATE: 03/10/2023		
JOB NO: 230398		APPLICATION: DA
DRAWN: DJH		GJGN226

I/WE HAVE CHECKED THE PLANS AND AGREE THEY ACCURATELY DEPICT THE HOUSE FOR CONSTRUCTION. ANY VARIATIONS REQUESTED AFTER SIGNING WILL INCUR A PROCESSING FEE IN ADDITION TO THE COST OF THE VARIATION ITEMS AND ANY FURTHER PLANS TO BE PREPARED.

OWNER SIGNED: ..... DATE: .....
OWNER SIGNED: ..... DATE: .....
BUILDER SIGNED: ..... DATE: .....

REFER TO SPECIFICATION FOR COLOUR SELECTION, FINAL LAYOUT & FINISHES OF BATHROOM AND LAUNDRY

DRAWING REVISION SCHEDULE			
No.	AMENDMENTS	DATE	BY
A	FIRST ISSUE	16/08/2023	DJH
B	DA SET - FIRST ISSUE	25/09/2023	DJH
C	CHANGE LOUNGE FRONT WINDOW	03/10/2023	DJH



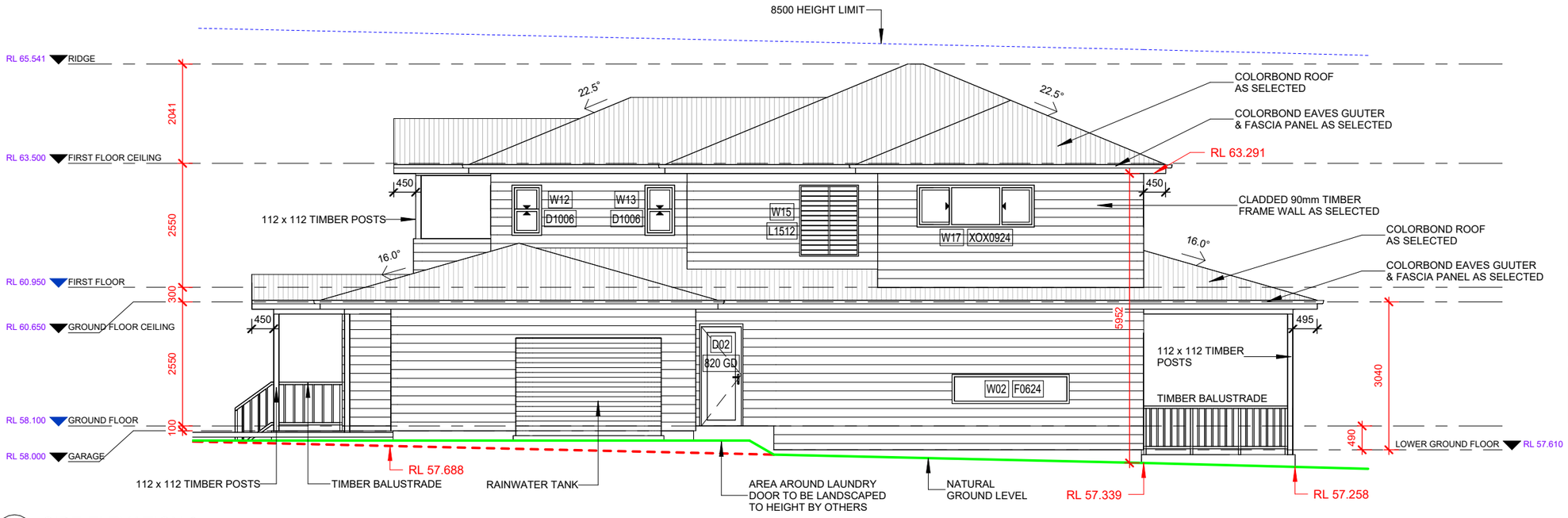
1 SIDE ELEVATION 1
1 : 100

DOOR SCHEDULE		
MARK	WIDTH	HEAD
D01	1200	2100
D02	820	2100
D03	3588	2400
D04	3588	2400
D05	2688	2100

Grand Total: 5

WINDOW SCHEDULE				
MARK	WIDTH	HEIGHT	SILL	HEAD
W01	3650	1200	900	2100
W02	2410	600	950	1550
W03	850	2060	340	2400
W04	850	1800	300	2100
W05	850	1800	300	2100
W06	2410	1460	640	2100
W07	610	1800	300	2100
W08	610	1800	300	2100
W09	610	1800	300	2100
W10	610	1030	1070	2100
W11	610	1030	1070	2100
W12	610	1030	1070	2100
W13	610	1030	1070	2100
W14	610	1030	1070	2100
W15	1210	1460	640	2100
W16	610	1030	1070	2100
W17	2410	860	1240	2100
W18	850	860	1240	2100
W19	850	860	1240	2100
W20	2410	860	1240	2100
W21	2170	600	1500	2100
W22	2170	600	1500	2100
W23	1810	600	1500	2100
W24	610	1030	1070	2100
W25	2410	1200	900	2100

Grand Total: 25



2 SIDE ELEVATION 2
1 : 100

WALL & ROOF CLADDING.

WALL AND ROOF CLADDING TO BE COMPLIANT WITH THE REQUIREMENTS OF NCC VOLUME 2 - H1D7 PARTICULARLY WITH RESPECT TO THE REFERENCING ACCEPTABLE CONSTRUCTION PRACTICE AS DETAILED IN THE NCC FOR PRODUCT MATERIALS AND INSTALLATION.
IMPORTANT NOTE:
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BALUSTRADES - NCC VOLUME 1 - D3D20

NO HORIZONTAL ELEMENTS TO FACILITATE CLIMBING BETWEEN 150mm TO 760mm WHERE FLOOR TO FLOOR LEVEL BELOW IS MORE THAN 4 METRES.

WINDOWS
PROVIDE 1.7m SILL HEIGHT OR CHILD SAFE LOCKS / SCREENS TO COMPLY WITH NCC VOLUME 1 - D3D29

DA APPLICATION - NOT FOR CONSTRUCTION

0m 1m 2m 3m 4m 5m 10m
SCALE BAR 1:100

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DRAFTERS:
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ABN 15 078 937 238
(02) 8883 4344
kjrdrafting@kjr.net.au

CLIENT: DOUBLE STOREY DWELLING
RYAN & KAREN COUSINS

DRAWING TITLE:
ELEVATIONS

PROJECT:
12 KOOBILYA STREET
SEAFORTH NSW 2092

SCALE: 1 : 100

SHEET SIZE:	SHEET No:	REVISION:
A3	A08	C
DATE: 03/10/2023		
JOB NO: 230398		APPLICATION: DA
DRAWN: DJH		GJGN226

I/WE HAVE CHECKED THE PLANS AND AGREE THEY ACCURATELY DEPICT THE HOUSE FOR CONSTRUCTION. ANY VARIATIONS REQUESTED AFTER SIGNING WILL INCUR A PROCESSING FEE IN ADDITION TO THE COST OF THE VARIATION ITEM/S AND ANY FURTHER PLANS TO BE PREPARED.

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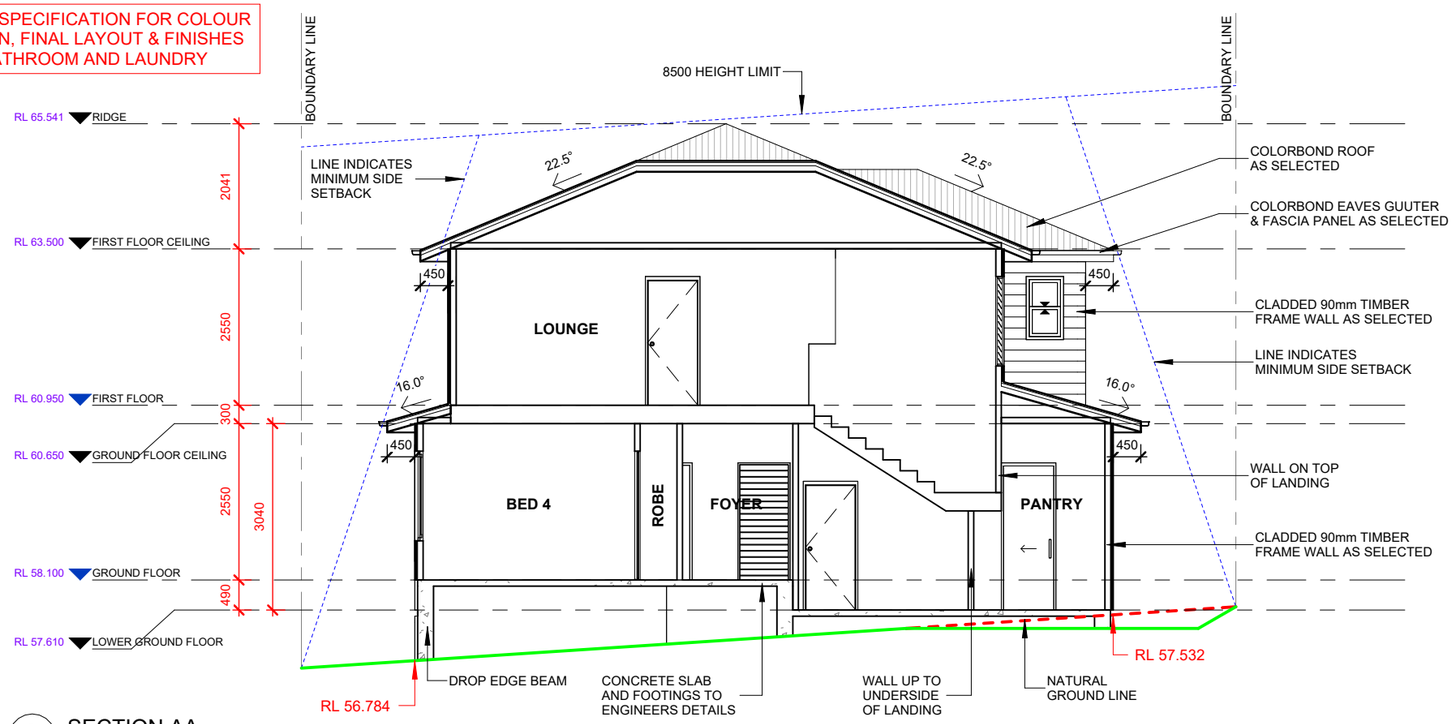
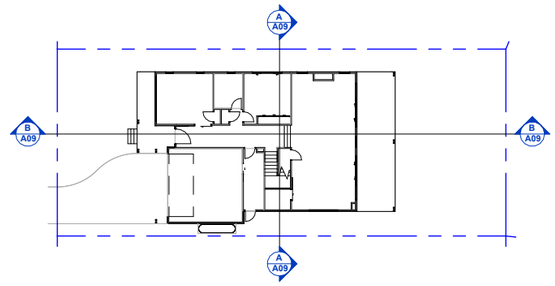
BUILDER SIGNED: ..... DATE: .....

REFER TO SPECIFICATION FOR COLOUR SELECTION, FINAL LAYOUT & FINISHES OF BATHROOM AND LAUNDRY

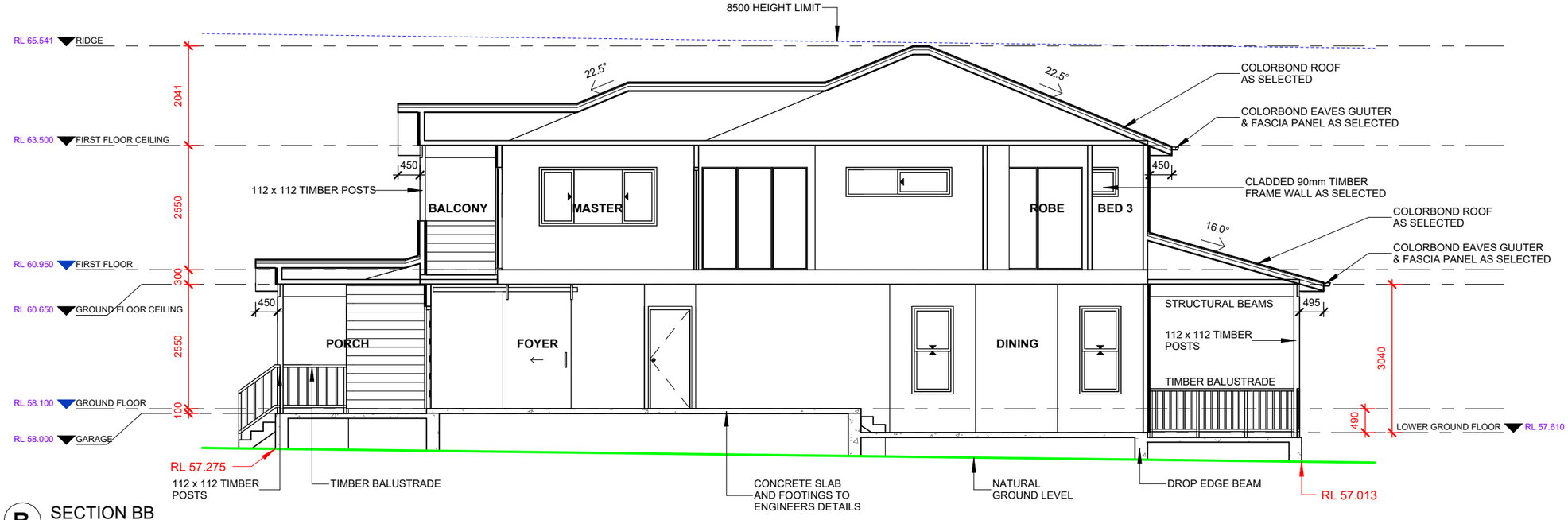
DRAWING REVISION SCHEDULE			
No.	AMENDMENTS	DATE	BY
A	FIRST ISSUE	16/08/2023	DJH
B	DA SET - FIRST ISSUE	25/09/2023	DJH
C	CHANGE LOUNGE FRONT WINDOW	03/10/2023	DJH



A SECTION AA
1 : 100



1 KEY PLAN
1 : 500



B SECTION BB
1 : 100

0m 1m 2m 3m 4m 5m 10m
SCALE BAR 1:100

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kjrdrafting@kjr.net.au

CLIENT: DOUBLE STOREY DWELLING
RYAN & KAREN COUSINS

DRAWING TITLE:
SECTIONS

PROJECT:
12 KOOBILYA STREET
SEAFORTH NSW 2092

SCALE: As indicated

SHEET SIZE:	SHEET No:	REVISION:
A3	A09	C
DATE: 03/10/2023		
JOB NO: 230398		APPLICATION: DA
DRAWN: DJH		GJGN226

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DRAWING REVISION SCHEDULE			
No.	AMENDMENTS	DATE	BY
A	FIRST ISSUE	16/08/2023	DJH
B	DA SET - FIRST ISSUE	25/09/2023	DJH
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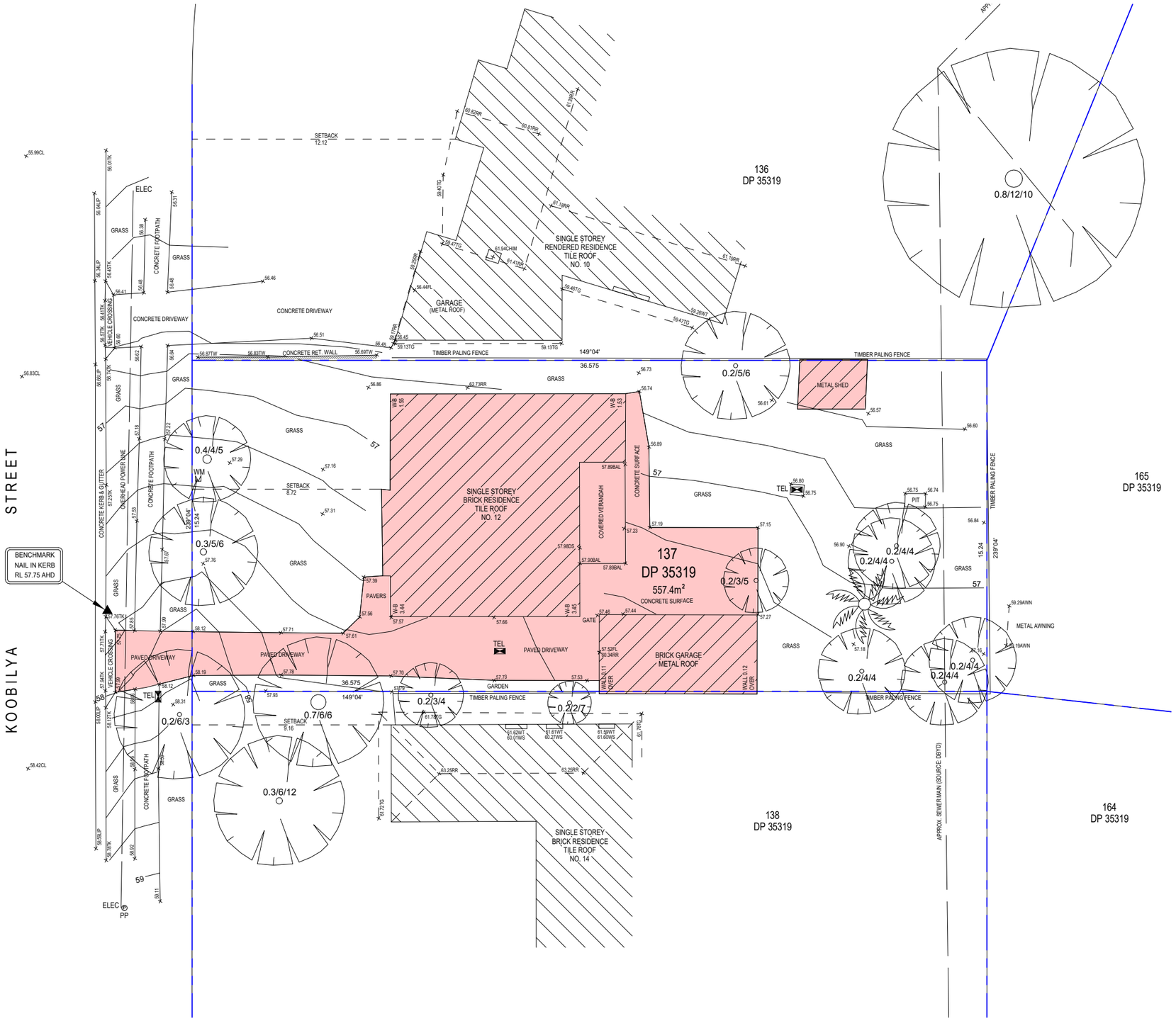

1 DEMOLITION PLAN
1 : 200

DA APPLICATION - NOT FOR CONSTRUCTION

0m 1m 2m 3m 4m 5m 10m
SCALE BAR 1:200

NOTE: ALL DEMOLITION WORKS ARE SHOWN IN RED

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ABN 15 078 937 238
(02) 8883 4344
kjrdrafting@kjr.net.au

CLIENT: DOUBLE STOREY DWELLING
RYAN & KAREN COUSINS

DRAWING TITLE:
DEMOLITION PLAN

PROJECT:
12 KOOBILYA STREET
SEAFORTH NSW 2092

SCALE: 1 : 200

SHEET SIZE:	SHEET No:	REVISION:
A3	A10	C
DATE: 03/10/2023		
JOB NO: 230398		APPLICATION: DA
DRAWN: DJH		GJGN226

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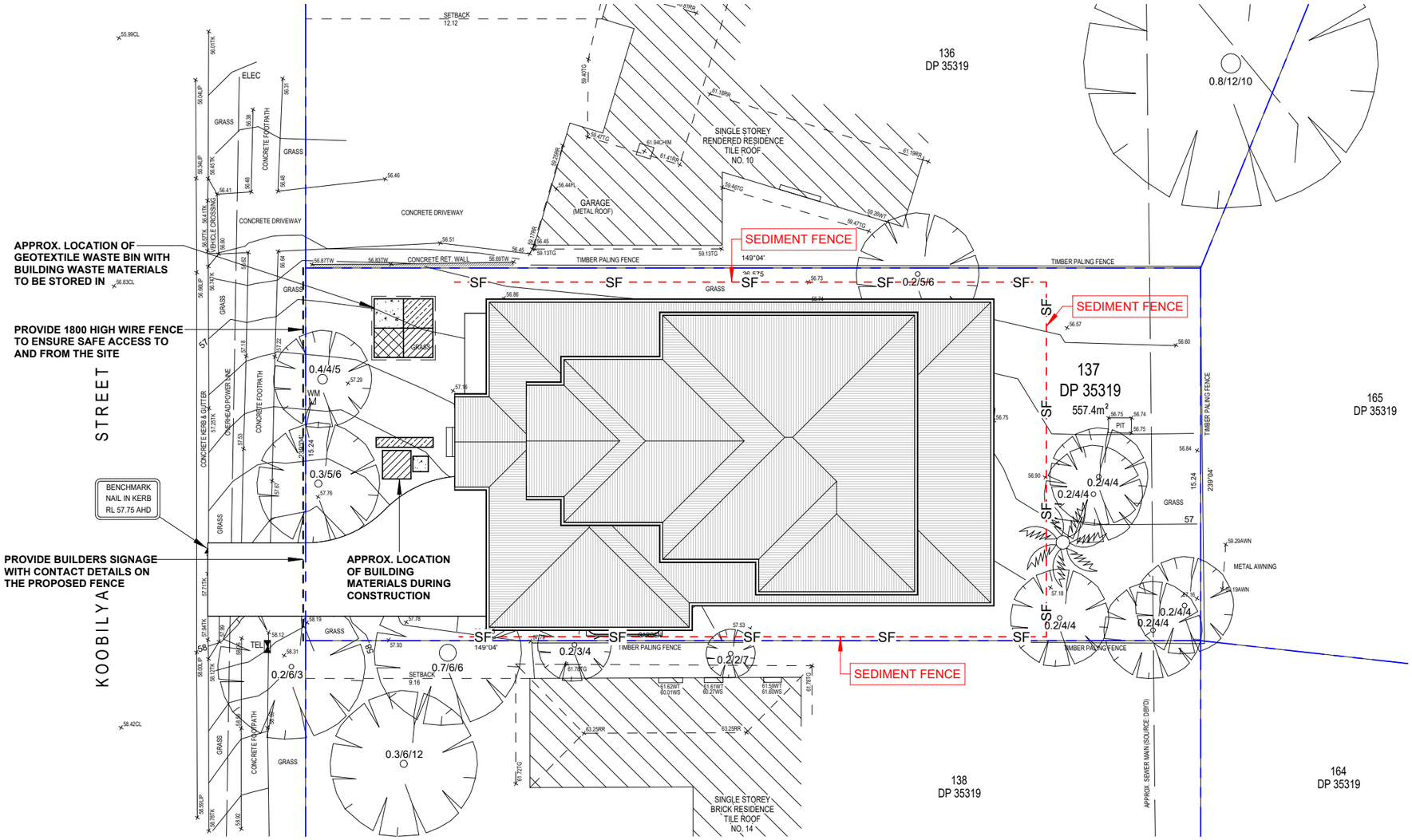
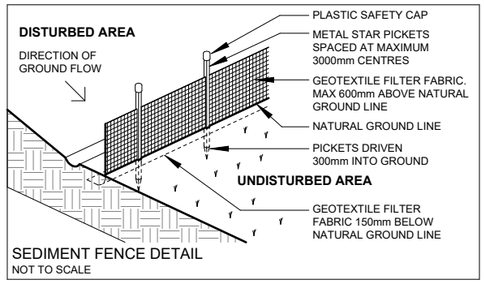
OWNER SIGNED: ..... DATE: .....
OWNER SIGNED: ..... DATE: .....
BUILDER SIGNED: ..... DATE: .....

DRAWING REVISION SCHEDULE			
No.	AMENDMENTS	DATE	BY
A	FIRST ISSUE	16/08/2023	DJH
B	DA SET - FIRST ISSUE	25/09/2023	DJH
C	CHANGE LOUNGE FRONT WINDOW	03/10/2023	DJH



1 EROSION & SEDIMENT PLAN
1 : 200



SEDIMENT FENCE DETAIL
NOT TO SCALE

SEDIMENT CONTROL NOTES:

- ALL EROSION AND SEDIMENTATION CONTROL MEASURES, INCLUDING REVEGETATION AND STORAGE OF SOIL & TOP SOIL SHALL BE IMPLEMENTED TO THE STANDARDS OF THE SOIL CONSERVATION OF NSW.
- ALL THE DRAINAGE WORKS SHALL BE CONSTRUCTED AND STABILISED AS EARLY AS POSSIBLE DURING DEVELOPMENT.
- SEDIMENT TRAPS SHALL BE CONSTRUCTED AROUND ALL INLET PITS, CONSISTING OF 300mm WIDE x 300mm DEEP TRENCH.
- ALL SEDIMENT BASINS AND TRAPS SHALL BE CLEANED WHEN THE STRUCTURES ARE A 60% FULL OF SOIL MATERIALS, INCLUDING THE MAINTENANCE PERIOD.
- TOPSOIL FROM ALL AREAS THAT WILL BE DISTURBED TO STRIPPED AND STOCKPILED.
- SOIL AND TOPSOIL STOCKPILES SHALL BE LOCATED AWAY FROM DRAINAGE LINES AREA AREAS WHERE WATER MAY CONCENTRATE.
- STOCKPILE TOPSOIL SEPARATELY FROM SUBSOIL.
- STRIPPING OF GRASS AND VEGETATION ETC. FROM SITE SHALL BE KEPT TO A MINIMUM.
- FILTER SHALL BE CONSTRUCTED BY STRETCHING A FILTER FABRIC (PROPEX OR APPROVED EQUIVALENT BETWEEN POST AT 3m CENTRES. FABRIC SHALL BE BURIED 150mm ALONG ITS LOWER EDGE.
- ALL DISTURBED AREAS SHALL BE REVEGETATED AS SOON AS THE RELEVANT WORKS ARE COMPLETED.

ALL SEDIMENT CONTROL STRUCTURES TO BE INSPECTED AFTER EACH RAINFALL EVENT FOR STRUCTURAL DAMAGE AND ALL TRAPPED SEDIMENT TO BE REMOVED TO A NOMINATED SOIL STOCKPILE SITE.

BOUNDARY NOTES:

- BOUNDARY INFORMATION SUPPLIED BY OWNER
- CONFIRM ALL BOUNDARY INFORMATION PRIOR TO COMMENCEMENT OF WORKS

SETOUT NOTES:

- BOUNDARY DIMENSIONS AND LOCATION OF DWELLING TO BE CONFIRMED AND SETOUT BY SURVEYOR PRIOR TO COMMENCEMENT OF WORKS
- BUILDER TO BE PRESENT TO CONFIRM PREFERENCE TO LOCATION.

DA APPLICATION - NOT FOR CONSTRUCTION

0m 1m 2m 3m 4m 5m 10m
SCALE BAR 1:200

DIAL BEFORE YOU DIG www.1100.com.au

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Builders Details

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HAMPTONS FACADE
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DRAFTERS: KJR DRAFTING
PO BOX 6840
NORWEST NSW 2153
ABN 15 078 937 238
(02) 8883 4344
kjrdrafting@kjr.net.au

CLIENT: DOUBLE STOREY DWELLING
RYAN & KAREN COUSINS

DRAWING TITLE:
EROSION, SEDIMENT & WASTE MANAGEMENT PLAN

PROJECT:
12 KOOBILYA STREET
SEAFORTH NSW 2092

SCALE: 1 : 200

SHEET SIZE:	SHEET No:	REVISION:
A3	A11	C
DATE: 03/10/2023		
JOB NO: 230398	APPLICATION: DA	
DRAWN: DJH	GJGN226	

N

I/WE HAVE CHECKED THE PLANS AND AGREE THEY ACCURATELY DEPICT THE HOUSE FOR CONSTRUCTION. ANY VARIATIONS REQUESTED AFTER SIGNING WILL INCUR A PROCESSING FEE IN ADDITION TO THE COST OF THE VARIATION ITEM/S AND ANY FURTHER PLANS TO BE PREPARED.

OWNER SIGNED: ..... DATE: .....
OWNER SIGNED: ..... DATE: .....
BUILDER SIGNED: ..... DATE: .....

DRAWING REVISION SCHEDULE			
No.	AMENDMENTS	DATE	BY
A	FIRST ISSUE	16/08/2023	DJH
B	DA SET - FIRST ISSUE	25/09/2023	DJH
C	CHANGE LOUNGE FRONT WINDOW	03/10/2023	DJH

DA APPLICATION - NOT FOR CONSTRUCTION

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kjrdrafting@kjr.net.au

CLIENT: DOUBLE STOREY DWELLING
RYAN & KAREN COUSINS

DRAWING TITLE:
3D VIEWS

PROJECT:
12 KOOBILYA STREET
SEAFORTH NSW 2092

SCALE:

SHEET SIZE:	SHEET No:	REVISION:
A3	A12	C

DATE: 03/10/2023

JOB NO: 230398 | APPLICATION: DA

DRAWN: DJH | GJGN226

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OWNER SIGNED: ..... DATE: .....

OWNER SIGNED: ..... DATE: .....

BUILDER SIGNED: ..... DATE: .....

BASIX® Certificate

Building Sustainability Index www.basix.nsw.gov.au

Single Dwelling

Certificate number: 1425539S_02

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

Secretary
Date of issue: Monday, 25 September 2023
To be valid, this certificate must be lodged within 3 months of the date of issue.

NSW | Planning, Industry & Environment

Project summary	
Project name	Ryan & Karen Cousins_02
Street address	12 Koobilya Street SEAFORTH 2092
Local Government Area	Northern Beaches Council
Plan type and plan number	deposited 35319
Lot no.	137
Section no.	n/a
Project type	separate dwelling house
No. of bedrooms	4

Project score		
Water	✔ 40	Target 40
Thermal Comfort	✔ Pass	Target Pass
Energy	✔ 91	Target 50

Certificate Prepared by
Name / Company Name: CHAPMAN ENVIRONMENTAL SERVICES PTY LTD
ABN (if applicable): 58601921108

Description of project

Project address	
Project name	Ryan & Karen Cousins_02
Street address	12 Koobilya Street SEAFORTH 2092
Local Government Area	Northern Beaches Council
Plan type and plan number	Deposited Plan 35319
Lot no.	137
Section no.	n/a
Project type	
Project type	separate dwelling house
No. of bedrooms	4
Site details	
Site area (m²)	557
Roof area (m²)	272
Conditioned floor area (m2)	231.3
Unconditioned floor area (m2)	15.7
Total area of garden and lawn (m2)	278

Assessor details and thermal loads	
Assessor number	20920
Certificate number	0008940199-01
Climate zone	56
Area adjusted cooling load (MJ/m².year)	21
Area adjusted heating load (MJ/m².year)	30
Ceiling fan in at least one bedroom	No
Ceiling fan in at least one living room or other conditioned area	No

Project score		
Water	✔ 40	Target 40
Thermal Comfort	✔ Pass	Target Pass
Energy	✔ 91	Target 50

Schedule of BASIX commitments

The commitments set out below regulate how the proposed development is to be carried out. It is a condition of any development consent granted, or complying development certificate issued, for the proposed development, that BASIX commitments be complied with.

Water Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Fixtures			
The applicant must install showerheads with a minimum rating of 4 star (> 6 but <= 7.5 L/min plus spray force and/or coverage tests) in all showers in the development.		✔	✔
The applicant must install a toilet flushing system with a minimum rating of 4 star in each toilet in the development.		✔	✔
The applicant must install taps with a minimum rating of 4 star in the kitchen in the development.		✔	
The applicant must install basin taps with a minimum rating of 4 star in each bathroom in the development.		✔	
Alternative water			
Rainwater tank			
The applicant must install a rainwater tank of at least 3000 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.	✔	✔	✔
The applicant must configure the rainwater tank to collect rain runoff from at least 60 square metres of the roof area of the development (excluding the area of the roof which drains to any stormwater tank or private dam).		✔	✔
The applicant must connect the rainwater tank to:			
• all toilets in the development		✔	✔
• the cold water tap that supplies each clothes washer in the development		✔	✔
• at least one outdoor tap in the development (Note: NSW Health does not recommend that rainwater be used for human consumption in areas with potable water supply.)		✔	✔

Thermal Comfort Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Simulation Method			
The applicant must attach the certificate referred to under "Assessor Details" on the front page of this BASIX certificate (the "Assessor Certificate") to the development application and construction certificate application for the proposed development (or, if the applicant is applying for a complying development certificate for the proposed development, to that application). The applicant must also attach the Assessor Certificate to the application for an occupation certificate for the proposed development.			
The Assessor Certificate must have been issued by an Accredited Assessor in accordance with the Thermal Comfort Protocol.			
The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX certificate, including the Cooling and Heating loads shown on the front page of this certificate.			
The applicant must show on the plans accompanying the development application for the proposed development, all matters which the Assessor Certificate requires to be shown on those plans. Those plans must bear a stamp of endorsement from the Accredited Assessor to certify that this is the case. The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), all thermal performance specifications set out in the Assessor Certificate, and all aspects of the proposed development which were used to calculate those specifications.	✔	✔	✔
The applicant must construct the development in accordance with all thermal performance specifications set out in the Assessor Certificate, and in accordance with those aspects of the development application or application for a complying development certificate which were used to calculate those specifications.		✔	✔
The applicant must construct the floors and walls of the dwelling in accordance with the specifications listed in the table below.	✔	✔	✔

Floor and wall construction	Area
floor - concrete slab on ground	All or part of floor area square metres

Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Hot water			
The applicant must install the following hot water system in the development, or a system with a higher energy rating: gas instantaneous with a performance of 5 stars.	✔	✔	✔
Cooling system			
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: 1-phase airconditioning; Energy rating: EER 3.0 - 3.5		✔	✔
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase airconditioning; Energy rating: EER 3.0 - 3.5		✔	✔
The cooling system must provide for day/night zoning between living areas and bedrooms.		✔	✔
Heating system			
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 living area: 1-phase airconditioning; Energy rating: EER 3.0 - 3.5		✔	✔
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase airconditioning; Energy rating: EER 3.0 - 3.5		✔	✔
The heating system must provide for day/night zoning between living areas and bedrooms.		✔	✔
Ventilation			
The applicant must install the following exhaust systems in the development:			
At least 1 Bathroom: individual fan, ducted to façade or roof; Operation control: manual switch on/off		✔	✔
Kitchen: individual fan, ducted to façade or roof; Operation control: manual switch on/off		✔	✔
Laundry: natural ventilation only, or no laundry; Operation control: n/a		✔	✔
Artificial lighting			
The applicant must ensure that the "primary type of artificial lighting" is fluorescent or light emitting diode (LED) lighting in each of the following rooms, and where the word "dedicated" appears, the fittings for those lights must only be capable of accepting fluorescent or light emitting diode (LED) lamps:			
• at least 4 of the bedrooms / study; dedicated		✔	✔

Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
• at least 3 of the living / dining rooms; dedicated		✔	✔
• the kitchen; dedicated		✔	✔
• all bathrooms/toilets; dedicated		✔	✔
• the laundry; dedicated		✔	✔
• all hallways; dedicated		✔	✔
Natural lighting			
The applicant must install a window and/or skylight in the kitchen of the dwelling for natural lighting.	✔	✔	✔
The applicant must install a window and/or skylight in 4 bathroom(s)/toilet(s) in the development for natural lighting.	✔	✔	✔
Alternative energy			
The applicant must install a photovoltaic system with the capacity to generate at least 12 peak kilowatts of electricity as part of the development. The applicant must connect this system to the development's electrical system.	✔	✔	✔
Other			
The applicant must install a gas cooktop & electric oven in the kitchen of the dwelling.		✔	
The applicant must install a fixed outdoor clothes drying line as part of the development.		✔	

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

DRAWING REVISION SCHEDULE

No.	AMENDMENTS	DATE	BY
A	FIRST ISSUE	16/08/2023	DJH
B	DA SET - FIRST ISSUE	25/09/2023	DJH
C	CHANGE LOUNGE FRONT WINDOW	03/10/2023	DJH

DA APPLICATION - NOT FOR CONSTRUCTION

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G.J. Gardner. HOMES
Builders Details

CUSTOM DESIGN
HAMPTONS FACADE

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CLIENT: DOUBLE STOREY DWELLING
RYAN & KAREN COUSINS

DRAWING TITLE:
BASIX COMMITMENT

PROJECT:
12 KOOBILYA STREET
SEAFORTH NSW 2092

SCALE:

SHEET SIZE:	SHEET No:	REVISION:
A3	A13	C
DATE: 03/10/2023		
JOB NO: 230398		APPLICATION: DA
DRAWN: DJH		GJGN226

I/WE HAVE CHECKED THE PLANS AND AGREE THEY ACCURATELY DEPICT THE HOUSE FOR CONSTRUCTION. ANY VARIATIONS REQUESTED AFTER SIGNING WILL INCUR A PROCESSING FEE IN ADDITION TO THE COST OF THE VARIATION ITEM/S AND ANY FURTHER PLANS TO BE PREPARED.

OWNER SIGNED: ..... DATE: .....
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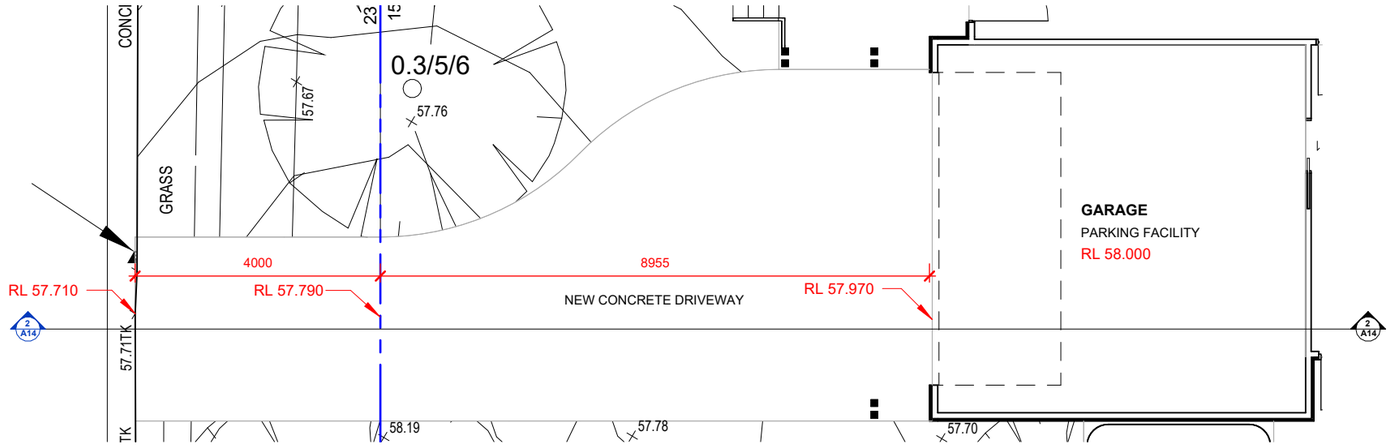
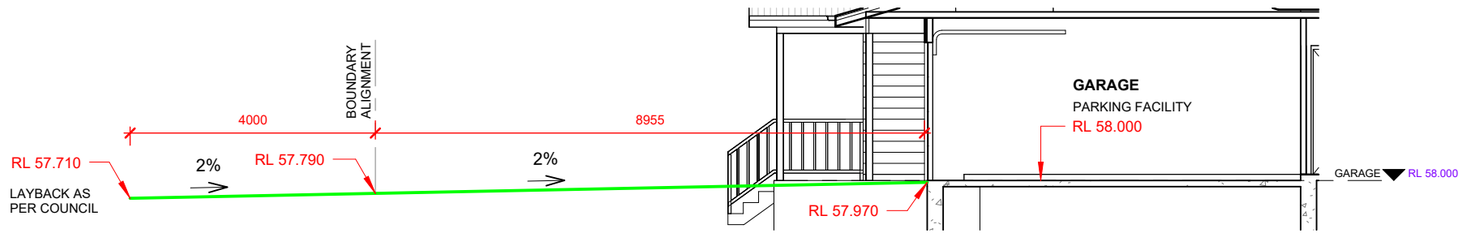
BUILDER SIGNED: ..... DATE: .....

DRAWING REVISION SCHEDULE			
No.	AMENDMENTS	DATE	BY
A	FIRST ISSUE	16/08/2023	DJH
B	DA SET - FIRST ISSUE	25/09/2023	DJH
C	CHANGE LOUNGE FRONT WINDOW	03/10/2023	DJH



1 DRIVEWAY PLAN
1 : 100



2 DRIVEWAY SECTION
1 : 100

DA APPLICATION - NOT FOR CONSTRUCTION

0m 1m 2m 3m 4m 5m 10m
SCALE BAR 1:100

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CLIENT: DOUBLE STOREY DWELLING
RYAN & KAREN COUSINS

DRAWING TITLE:
DRIVEWAY DETAILS

PROJECT:
12 KOOBILYA STREET
SEAFORTH NSW 2092

SCALE: 1 : 100

SHEET SIZE:	SHEET No:	REVISION:
A3	A14	C
DATE: 03/10/2023		
JOB NO: 230398		APPLICATION: DA
DRAWN: DJH		GJGN226

N

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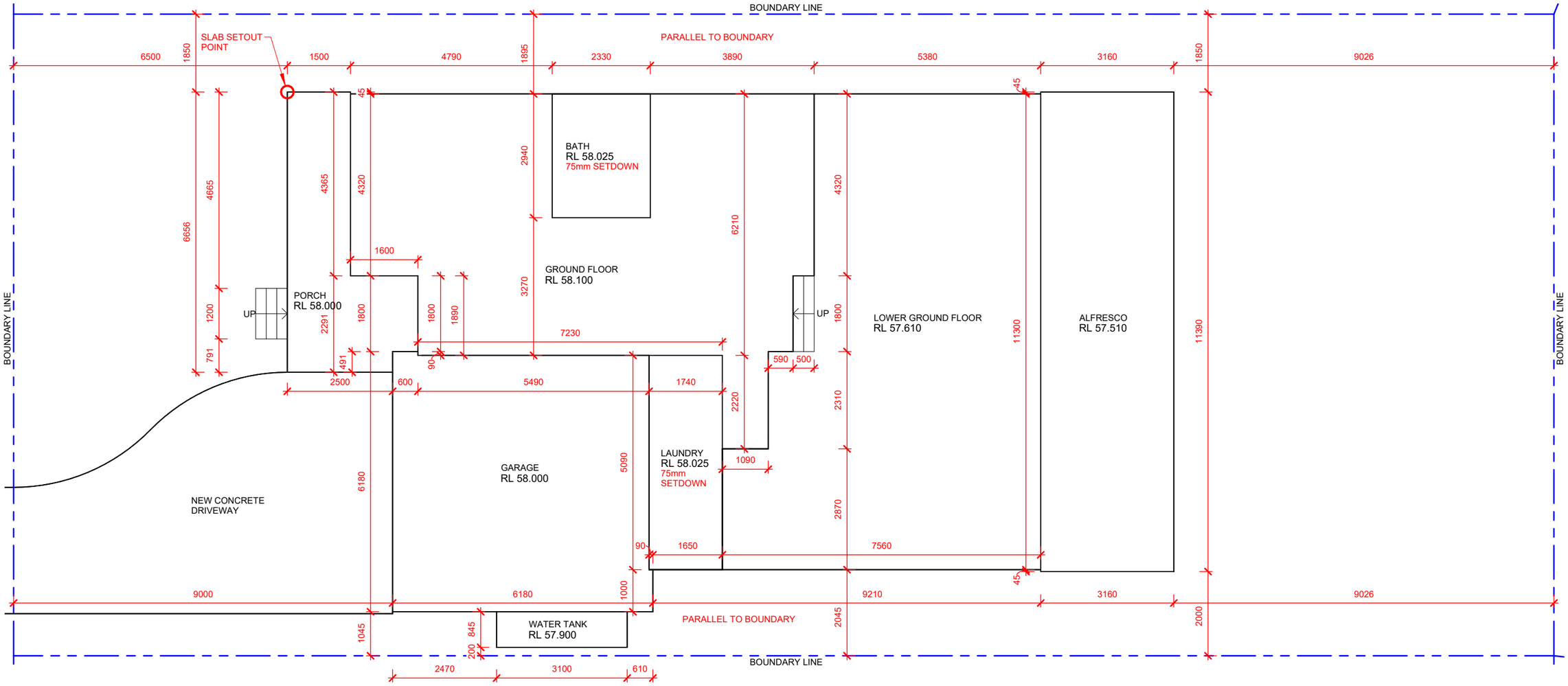
BUILDER SIGNED: ..... DATE: .....

DRAWING REVISION SCHEDULE			
No.	AMENDMENTS	DATE	BY
A	FIRST ISSUE	16/08/2023	DJH
B	DA SET - FIRST ISSUE	25/09/2023	DJH
C	CHANGE LOUNGE FRONT WINDOW	03/10/2023	DJH



1 CONCRETE SLAB PLAN
1 : 100

DA APPLICATION - NOT FOR CONSTRUCTION

0m 1m 2m 3m 4m 5m 10m
SCALE BAR 1:100

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CLIENT: DOUBLE STOREY DWELLING
RYAN & KAREN COUSINS

DRAWING TITLE:
CONCRETE SLAB PLAN

PROJECT:
12 KOOBILYA STREET
SEAFORTH NSW 2092

SCALE: 1 : 100

SHEET SIZE:	SHEET No:	REVISION:
A3	A15	C
DATE: 03/10/2023		
JOB NO: 230398		APPLICATION: DA
DRAWN: DJH		GJGN226

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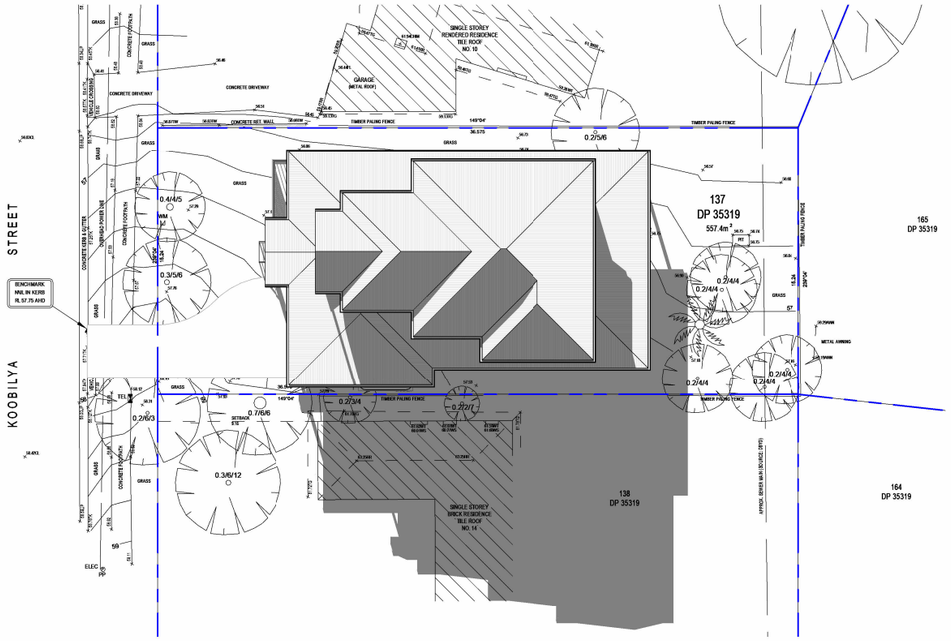
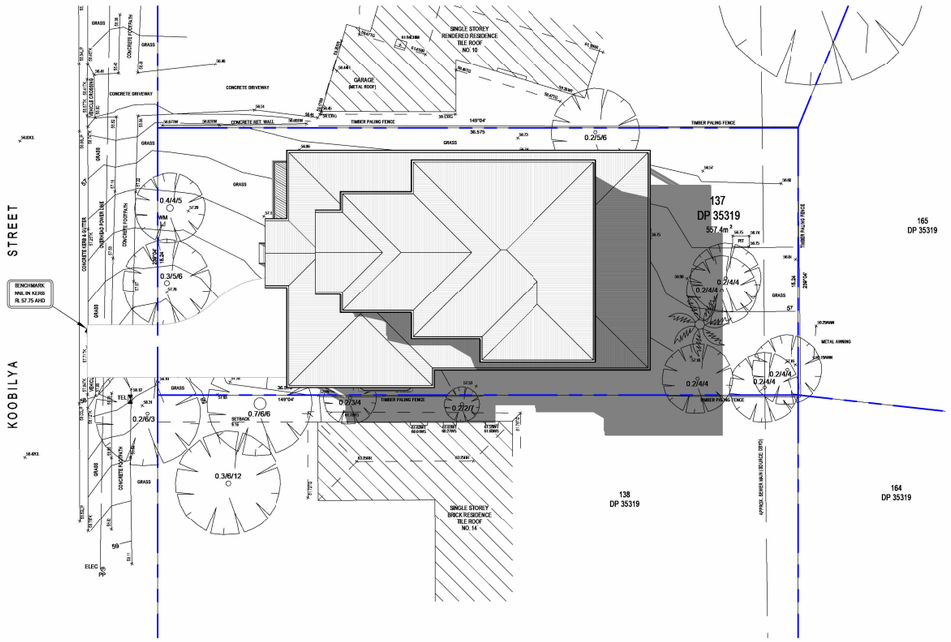
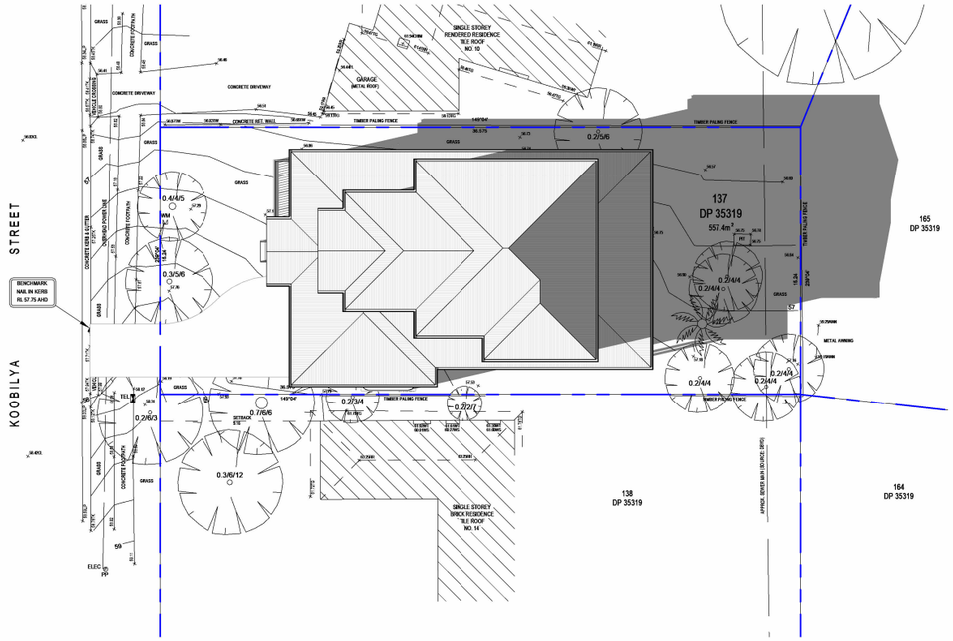
DRAWING REVISION SCHEDULE			
No.	AMENDMENTS	DATE	BY
A	FIRST ISSUE	16/08/2023	DJH
B	DA SET - FIRST ISSUE	25/09/2023	DJH
C	CHANGE LOUNGE FRONT WINDOW	03/10/2023	DJH



1 SHADOW DIAGRAM 9am
1 : 350



2 SHADOW DIAGRAM 12pm
1 : 350



3 SHADOW DIAGRAM 3pm
1 : 350

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0m 2m 4m 6m 8m 10m 20m
SCALE BAR 1:350

SHADOW DIAGRAMS FOR 21ST JUNE

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RYAN & KAREN COUSINS

DRAWING TITLE:
SHADOW DIAGRAM

PROJECT:
12 KOOBILYA STREET
SEAFORTH NSW 2092

SCALE: 1 : 350

SHEET SIZE:	SHEET No:	REVISION:
A3	A16	C
DATE: 03/10/2023		
JOB NO: 230398	APPLICATION: DA	
DRAWN: DJH	GJGN226	

N

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DRAWING REVISION SCHEDULE			
No.	AMENDMENTS	DATE	BY
A	FIRST ISSUE	16/08/2023	DJH
B	DA SET - FIRST ISSUE	25/09/2023	DJH
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WASTE MANAGEMENT PLAN FOR PROPOSED 2 STOREY DWELLING AT: 12 KOOBILYA STREET, SEAFORTH NSW 2092

DEMOLITION PHASE

MATERIALS ON-SITE		DESTINATION		
		Reuse & Recycling		Disposal
Type of materials	**Estimated volume (m3)**	**On-Site Specify proposed reuse or on-site recycling method**	**Offsite Specify contractor and recycling outlet**	**Specify contractor or landfill site**
Green waste	2	Chip and compost for landscaping and new gardens	-	Nil to landfill
Bricks	15			Nil to landfill
Concrete	20		Waste Management centre for recycling	Nil to landfill
Timber	10	Used for formwork and studwork, site shed or temporary fence	Long lengths of good quality timber to Timber Recycling Company. Lengths less than 1 meter to Waste Management centre for recycling	Nil to landfill
Plasterboard	10		Waste Management centre	Taken to landfill
Roof tiles	8		Good tiles to Waste Management centre for recycling; sell to second hand building supplies	Nil to landfill
Metals	2		Waste Management centre for recycling	Nil to landfill
Asbestos	5		Cart to licensed asbestos tip	Taken to landfill

CONSTRUCTION PHASE

MATERIALS ON-SITE		DESTINATION		
		Reuse & Recycling		Disposal
Type of materials	**Estimated volume (m3)**	**On-Site Specify proposed reuse or on-site recycling method**	**Offsite Specify contractor and recycling outlet**	**Specify contractor or landfill site**
Excavation Material	5	Re-use for backfill under slab. Remove top soil and stockpile for use in landscaping	-	
Green waste	Nil			
Bricks	Nil			
Concrete	2		Excess concrete returned to supplier	Nil to landfill
Timber	2		Excess timber returned to supplier	Nil to landfill
Plasterboard	0.5		Excess plasterboard returned to supplier	Nil to landfill
Roof colorbond	0.5		Excess colorbond roof returned to supplier	Nil to landfill
Metals	0.1		Waste Management centre for recycling	Nil to landfill

USE OF PREMISES

Type of Waste to be Generated	Expected volume per week (m3)	On-Site Specify proposed reuse or on-site recycling method	Destination
Food, general domestic waste	0.4	Bins located on site	Disposal via council rubbish removal
Paper, Cardboard	0.1	Bins located on site	Disposal via council recycling collection
Glass, Bottles	0.1	Bins located on site	Disposal via council recycling collection

DA APPLICATION - NOT FOR CONSTRUCTION

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CLIENT: DOUBLE STOREY DWELLING
RYAN & KAREN COUSINS

DRAWING TITLE:
WASTE MANAGEMENT

PROJECT:
12 KOOBILYA STREET
SEAFORTH NSW 2092

NOT TO SCALE

SHEET SIZE:	SHEET No:	REVISION:
A3	A17	C

DATE: 03/10/2023
JOB NO: 230398
APPLICATION: DA
DRAWN: DJH
GJGN226

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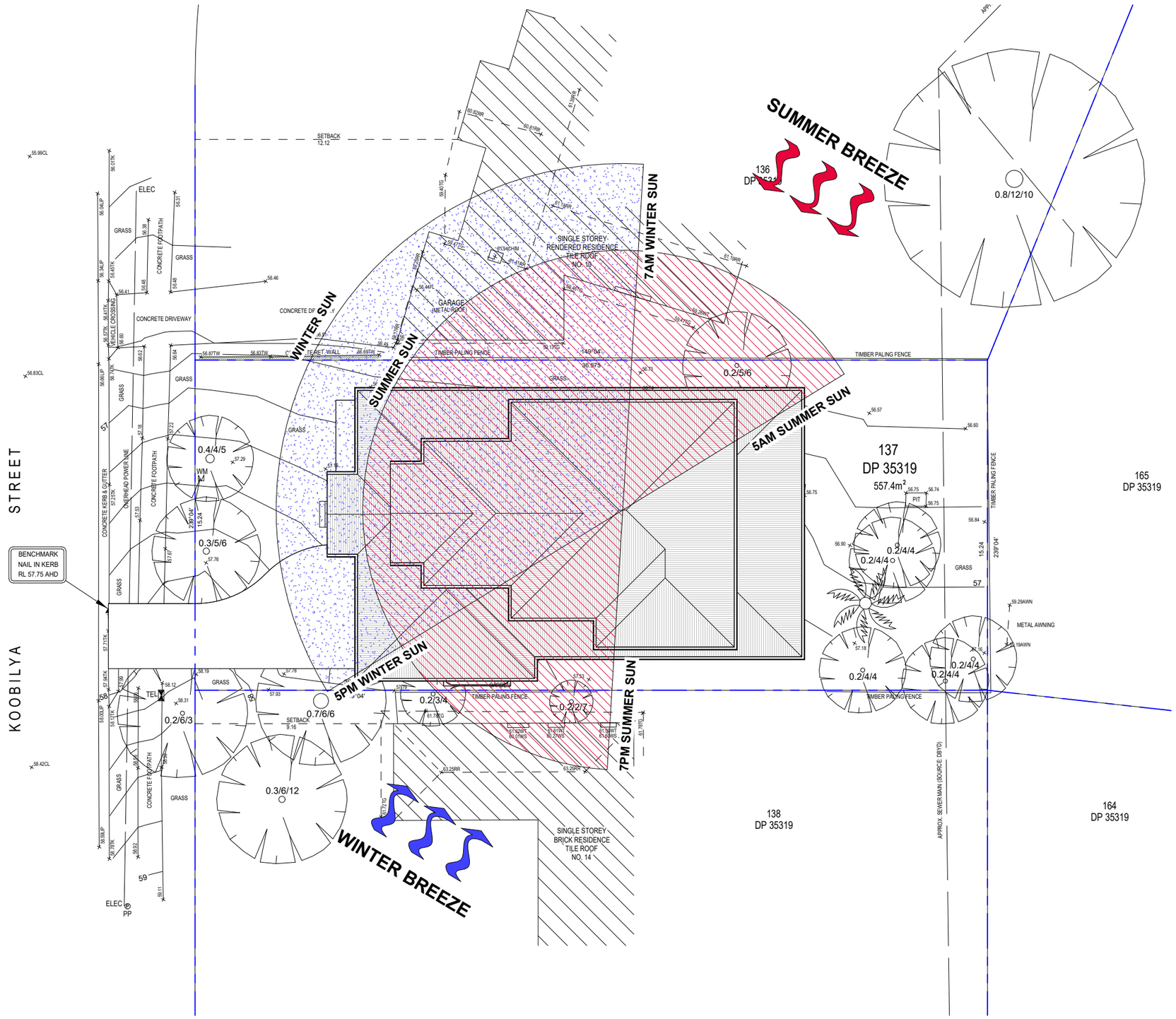

1 SITE ANALYSIS PLAN
1 : 200

DA APPLICATION - NOT FOR CONSTRUCTION

0m 1m 2m 3m 4m 5m 10m
SCALE BAR 1:200

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CLIENT: DOUBLE STOREY DWELLING
RYAN & KAREN COUSINS

DRAWING TITLE:
SITE ANALYSIS

PROJECT:
12 KOOBILYA STREET
SEAFORTH NSW 2092

SCALE: 1 : 200

SHEET SIZE:	SHEET No:	REVISION:
A3	A18	C
DATE: 03/10/2023		
JOB NO: 230398		APPLICATION: DA
DRAWN: DJH		GJGN226

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