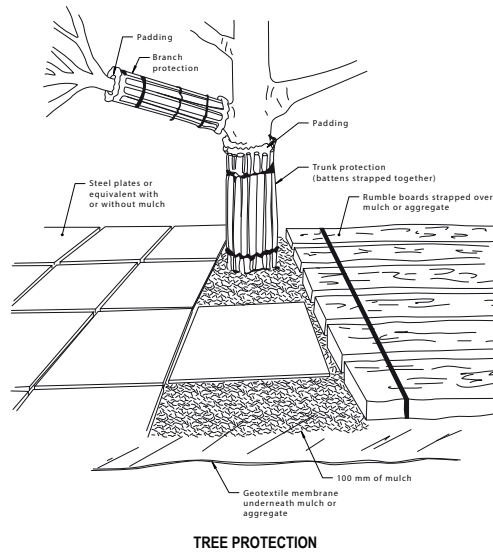
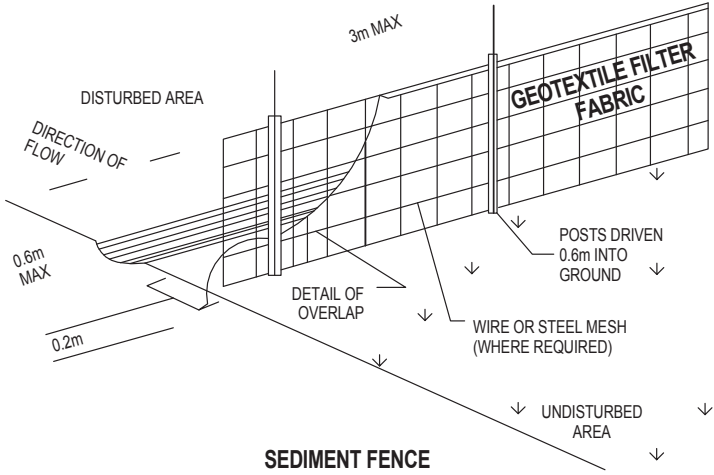
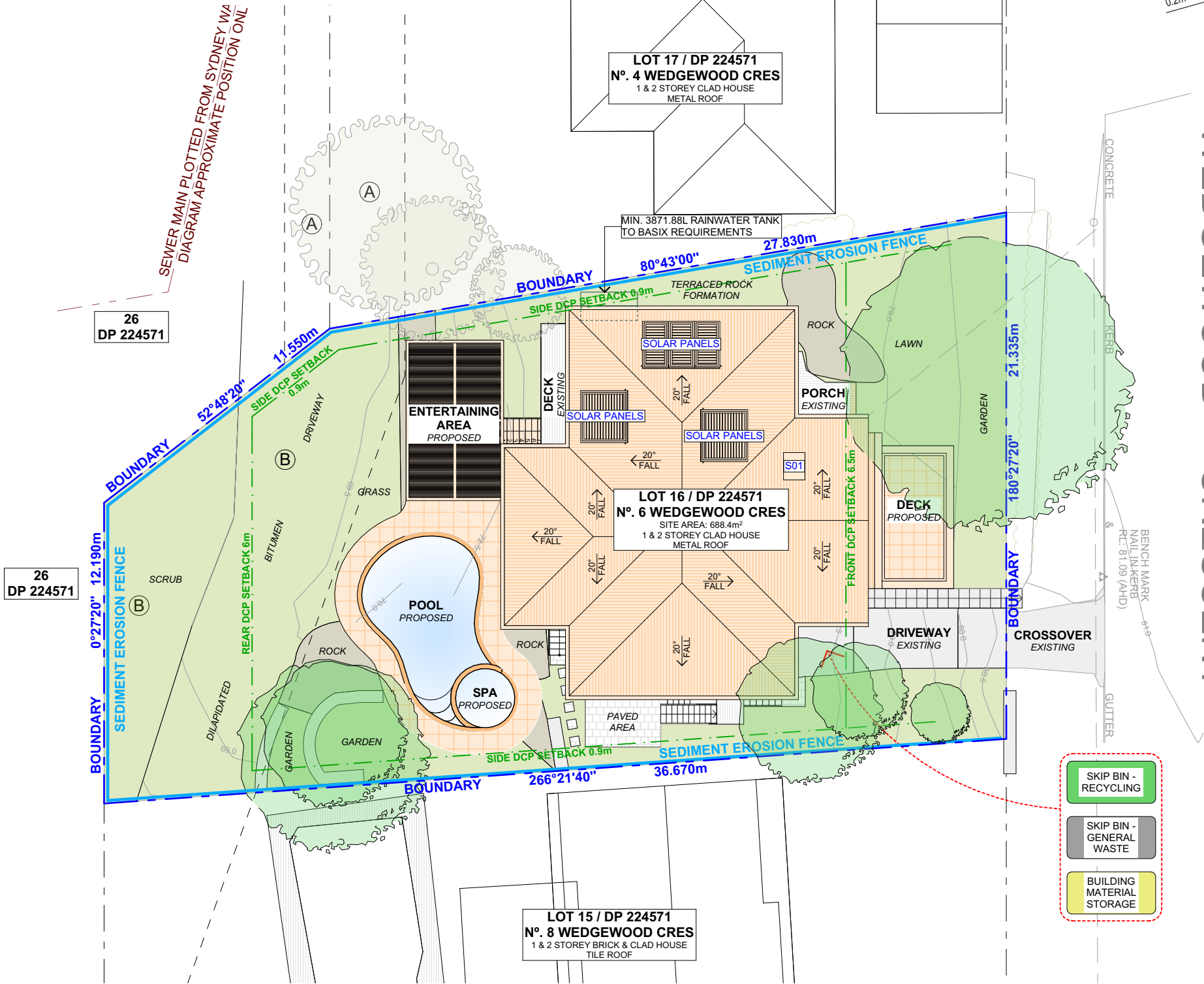


NOTE:
TITLE INDICATES THAT LOT 16 IN D.P. 224571 IS SUBJECT TO:
- RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S) IN D.P. 224571.
- A) RIGHTS OF WAY APPURTENANT TO THE LAND ABOVE DESCRIBED.
- B) RIGHT OF WAY AFFECTING THE PART OF THE LAND ABOVE DESCRIBED SHOWN AS RIGHT OF WAY VARIABLE WIDTH IN DP224571
- COVENANT (NOT INVESTIGATED)

NOTE:
PLANS TO BE READ IN CONJUNCTION WITH BUSHFIRE REPORT.

NOTE: SITE BOUNDARY IS TO BE IDENTIFIED BY A REGISTERED SURVEYOR AND CLEARLY MARKED ON SITE PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION WORKS.



NOTES REGARDING BOUNDARY
THE INFORMATION SHOWN ON THIS PLAN IS FOR DESIGN PURPOSES ONLY. THE POSITION OF BOUNDARY LINES HAVE BEEN ESTABLISHED BY A SURVEY TO MEET THE IDENTIFICATION REQUIREMENTS FOR COUNCIL AND NOT FOR REGISTRATION WITH THE LAND REGISTRATION SERVICES NSW NOR MAY THIS PLAN BE USED FOR ANY OTHER PURPOSE. SUBSEQUENT REGISTERED OR OTHER SURVEYS MAY AFFECT THE DEFINED BOUNDARY POSITIONS IN THIS AREA. ANY DIFFERENCES OF THIS NATURE ARE BEYOND THE PURPOSES OF THIS PLAN. THIS PLAN IS FOR THE ABOVE STATED PURPOSES ONLY. RESTRICTIONS ON THE TITLE HAVE NOT BEEN INVESTIGATED. IF FURTHER DEVELOPMENT IS CONTEMPLATED OR CONSTRUCTION INTENDED THEN IT IS IMPORTANT THAT A SURVEY SET OUT IS CARRIED OUT.

DUST CONTROL :
TO REDUCE DUST GENERATED BY WIND ACTION, THE REMOVAL OF THE TOP SOIL IS TO BE MINIMISED. TO PREVENT DUST GENERATION, WATERING DOWN OF THE SITE, ESPECIALLY DURING THE MOVEMENT OF MACHINERY IS REQUIRED. WHERE EXCAVATING INTO ROCK, KEEP THE SURFACE MOIST TO MINIMISE DUST. CONSTRUCT A GRAVEL ENTRY/EXIT POINT USING BLUE METAL AND RESTRICT ALL VEHICLE MOVEMENTS WITHIN THE SITE TO A MINIMUM. ENSURE WIND BREAKS, SUCH AS EXISTING FENCES ARE MAINTAINED DURING THE CONSTRUCTION PHASE UNTIL NEW LANDSCAPING IS PROVIDED OR REINSTATED. PREVENT DUST BY COVERING STOCKPILES

SEDIMENT NOTE :
1. ALL EROSION AND SEDIMENT CONTROL MEASURES TO BE INSPECTED AND MAINTAINED DAILY BY THE SITE MANAGER.
2. MINIMISE DISTURBED AREAS, REMOVE EXCESS SOIL FROM EXCAVATED AREA AS SOON AS POSSIBLE.
3. ALL MATERIAL STOCKPILE TO BE CLEAR FROM DRAINS, GUTTERS AND FOOTPATHS, OR WITHIN SEDIMENT FENCE AREA.
4. DRAINAGE TO BE CONNECTED TO STORMWATER AS SOON AS POSSIBLE. IF STORED ON SITE, IT MUST BE FILTERED BEFORE RELEASING INTO STORMWATER SYSTEM OR WATERWAYS.
5. ROADS AND FOOTPATHS TO BE SWEEPED DAILY.

STOCKPILES :
ALL STOCKPILES ARE TO BE KEPT ON-SITE WHERE POSSIBLE. ANY MATERIALS PLACED ON THE FOOTPATHS OR NATURE STRIPS REQUIRE COUNCIL'S PERMISSION. ALL STOCKPILES ARE TO BE PLACED AWAY FROM THE DRAINAGE LINES AND STREET GUTTERS. IT IS BEST TO LOCATE THESE ON THE HIGHEST PART OF THE SITE IF POSSIBLE. PLACE WATERPROOF COVERING OVER STOCKPILES. IF REQUIRED PROVIDE DIVERSION DRAIN & BANK AROUND STOCKPILES.

GUTTER PROTECTION :
PROVIDE PROTECTION TO DOWNHILL GRATE IN GUTTER BY MEANS OF SAND BAGS OR BLUE METAL WRAPPED IN GEOTEXTILE FABRIC. WHEN SOIL OR SAND BUILDS UP AROUND THIS SEDIMENT BARRIER, THE MATERIAL SHOULD BE RELOCATED BACK TO THE SITE FOR DISPOSAL.

NOTE: ALL PROPOSED STORMWATER TO CONNECT WITH EXISTING

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LEGEND
 EXISTING
 DEMOLISHED
 PROPOSED

 EXISTING RL
 PROPOSED RL

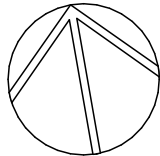
CLIENT
Faz & Angela Jalali

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DA04

DATE
Wednesday, 2 July
2025

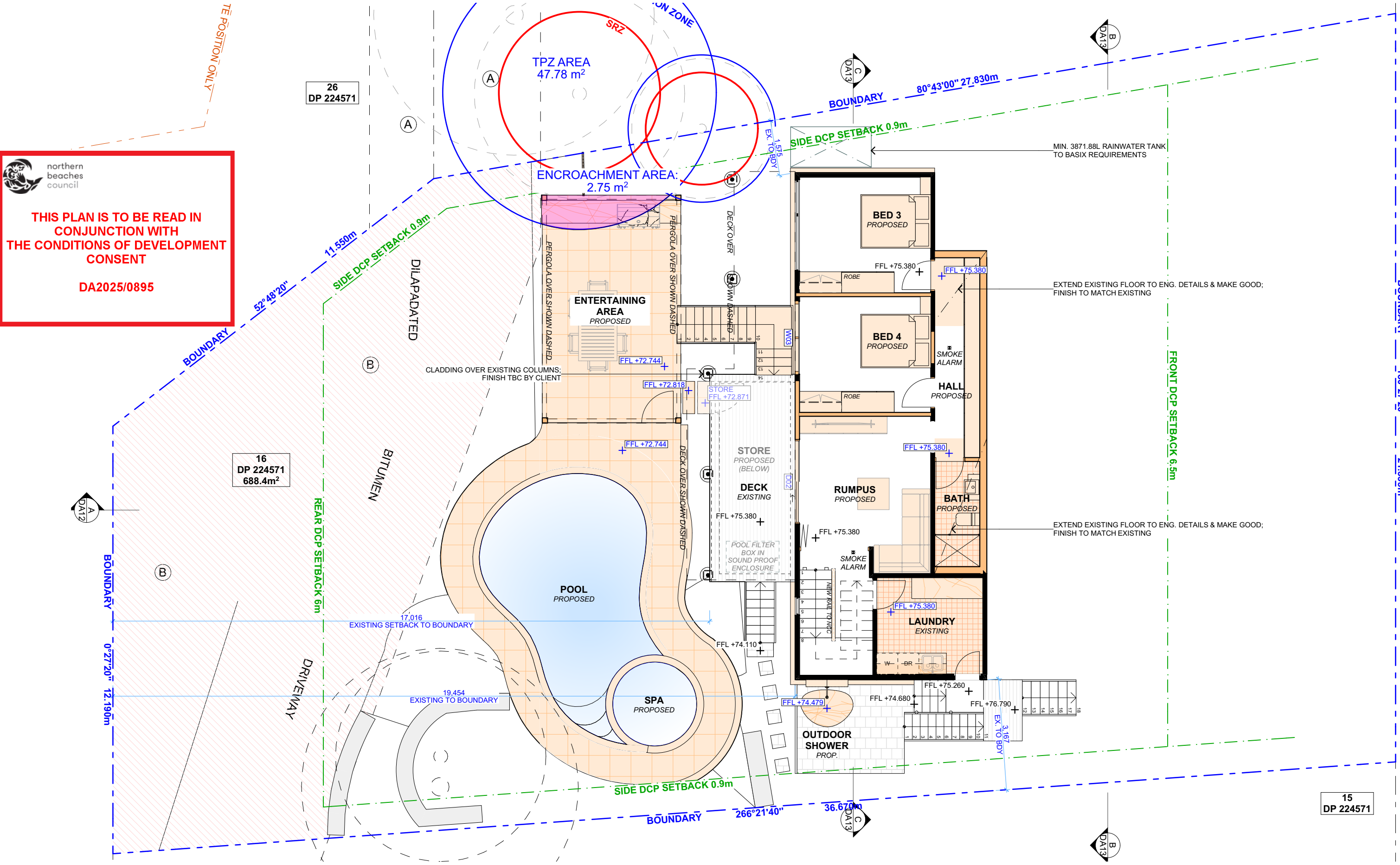
DRAWING NAME
SITE / ROOF / SEDIMENT
EROSION / WASTE
MANAGEMENT / STORMWATER
CONCEPT PLAN
SCALE
1:200 @A3



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1 PROPOSED LOWER GROUND FLOOR PLAN



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- LEGEND**
- EXISTING
 - DEMOLISHED
 - PROPOSED

EXISTING RL
PROPOSED RL

CLIENT
Faz & Angela Jalali

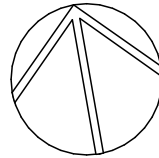
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DA07

DATE
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2025

DRAWING NAME
PROPOSED LOWER GROUND
FLOOR PLAN

SCALE
1:100 @A3



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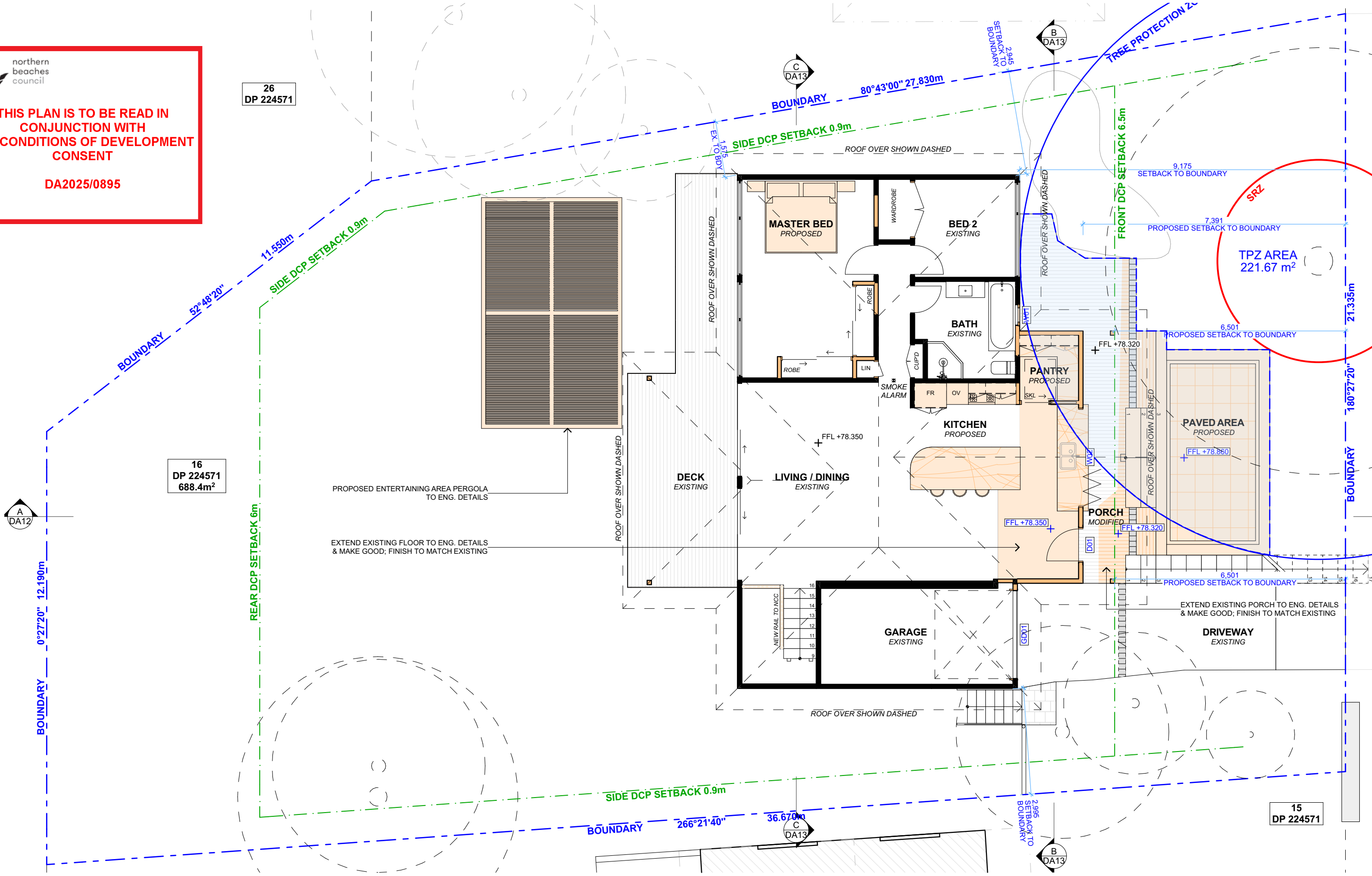
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26
DP 224571

16
DP 224571
688.4m²

15
DP 224571



PROPOSED GROUND FLOOR PLAN



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LEGEND

- EXISTING
- DEMOLISHED
- PROPOSED

EXISTING RL
PROPOSED RL

CLIENT
Faz & Angela Jalali

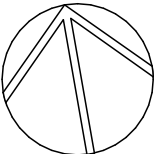
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DRAWING NO.
DA08

DATE
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2025

DRAWING NAME
PROPOSED FIRST FLOOR
PLAN

SCALE
1:100 @A3

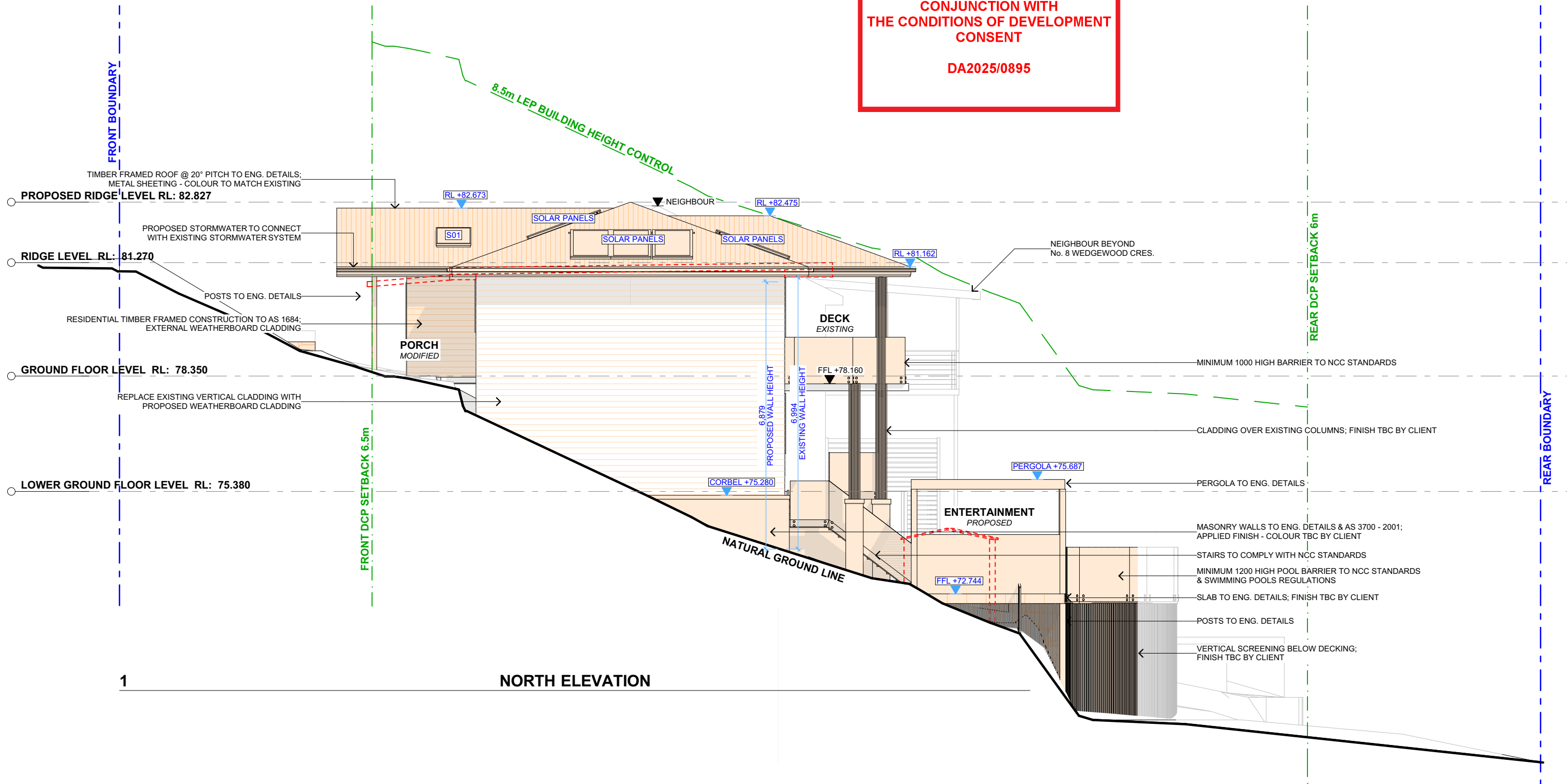




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LEGEND

- EXISTING
- PROPOSED
- DEMOLISHED

EXIST. RL
↓
PROP. RL

CLIENT

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DA09

DATE

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2025

DRAWING NAME

ELEVATIONS 01

SCALE

1:100 @A3



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LEGEND

- EXISTING
- PROPOSED
- DEMOLISHED

EXIST. RL
↓
PROP. RL

CLIENT
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DRAWING NO.
DA10

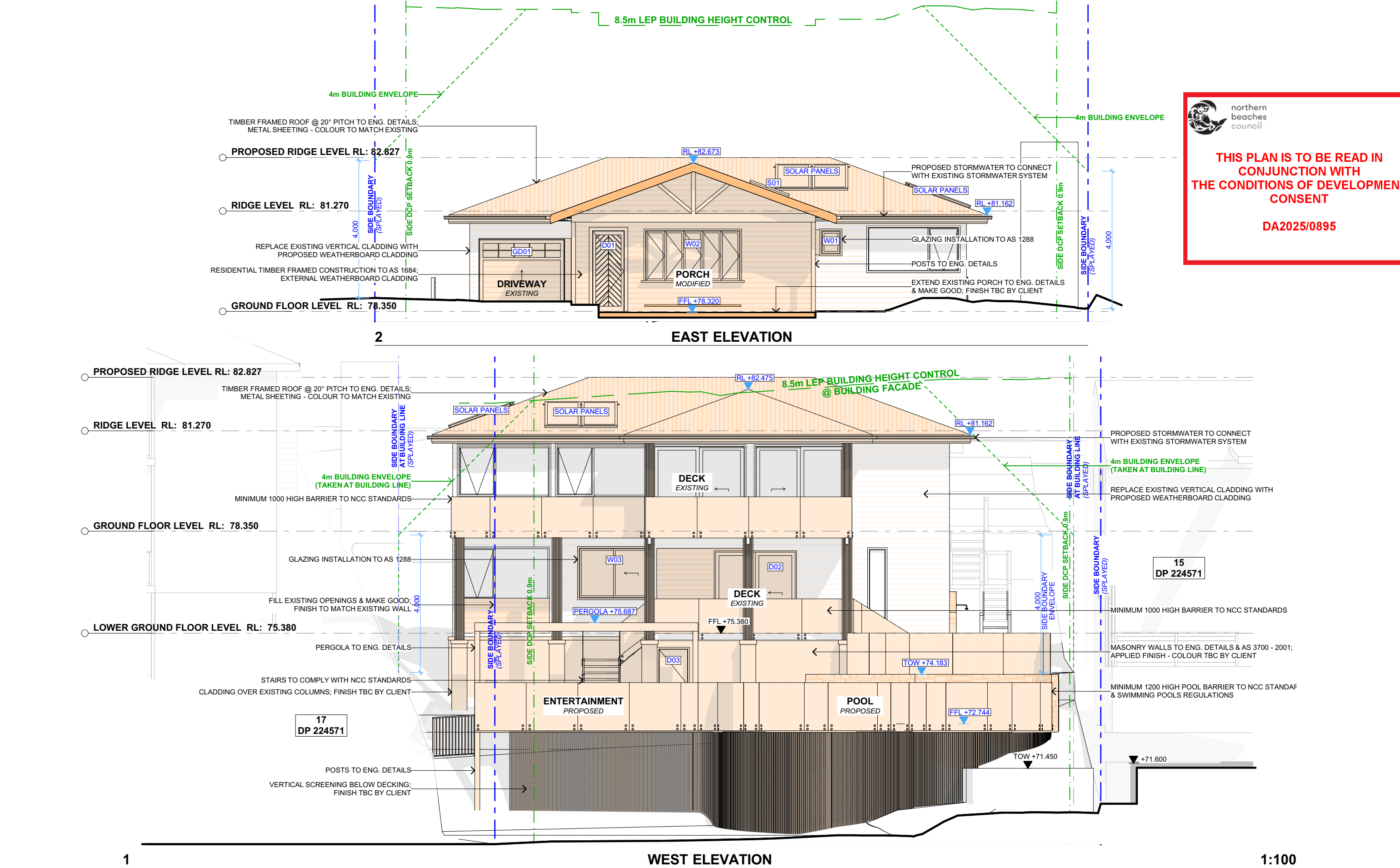
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DRAWING NAME
ELEVATIONS 02

SCALE
1:100 @A3

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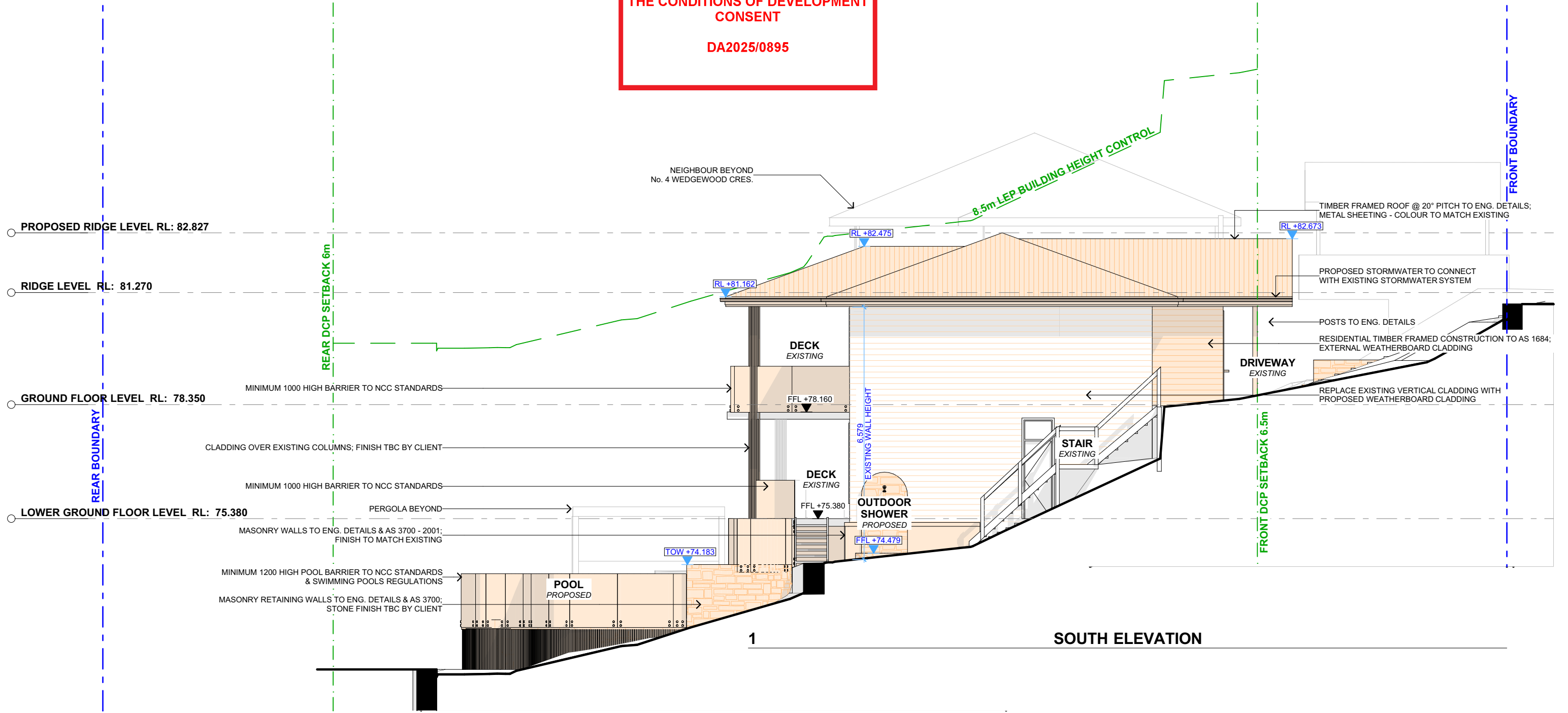




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PROPOSED RIDGE LEVEL RL: 82.827

RIDGE LEVEL RL: 81.270

GROUND FLOOR LEVEL RL: 78.350

LOWER GROUND FLOOR LEVEL RL: 75.380

REAR DCP SETBACK 6m

8.5m LEP BUILDING HEIGHT CONTROL

FRONT DCP SETBACK 6.5m

FRONT BOUNDARY

REAR BOUNDARY

TIMBER FRAMED ROOF @ 20° PITCH TO ENG. DETAILS;
METAL SHEETING - COLOUR TO MATCH EXISTING

TIMBER FRAMED CEILING TO AS 1684

MINIMUM 1000 HIGH BARRIER TO NCC STANDARDS

CLADDING OVER EXISTING COLUMNS; FINISH TBC BY CLIENT

CONCRETE SLAB ON GROUND TO ENG. DETAILS & AS 3600;
WET AREAS TO BE WATERPROOFED TO NCC & AUS STANDARDS

PERGOLA TO ENG. DETAILS

MASONRY WALLS TO ENG. DETAILS & AS 3700 - 2001;
APPLIED FINISH - COLOUR TBC BY CLIENT

MINIMUM 1200 HIGH POOL BARRIER TO NCC STANDARDS
& SWIMMING POOLS REGULATIONS

CONCRETE POOL OR SIMILAR TO ENG. DETAILS

DECK EXISTING

LIVING / DINING EXISTING

KITCHEN PROPOSED

PORCH MODIFIED

RUMPUS PROPOSED

BATH PROPOSED

STORE PROPOSED

POOL PROPOSED

POOL FILTER BOX-IN
SOUND PROOF ENCLOSURE

RESIDENTIAL TIMBER FRAMED CONSTRUCTION TO AS 1684;
EXTERNAL WEATHERBOARD CLADDING
PAVERS OVER EXISTING GROUND

EXTEND EXISTING PORCH TO ENG. DETAILS & MAKE GOOD;
FINISH TO MATCH EXISTING

EXTEND EXISTING FLOOR TO ENG. DETAILS & MAKE GOOD;
FINISH TO MATCH EXISTING

MASONRY RETAINING WALLS TO ENG. DETAILS & AS 4678

1

LONG SECTION / POOL CROSS SECTION A-A



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LEGEND

EXISTING

DEMOLISHED

METAL ROOFING

TILED ROOFING

TIMBER STUD

TILED FLOOR

TIMBER FLOOR

BRICKWORK

CLIENT

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DRAWING NO.

DA12

DATE

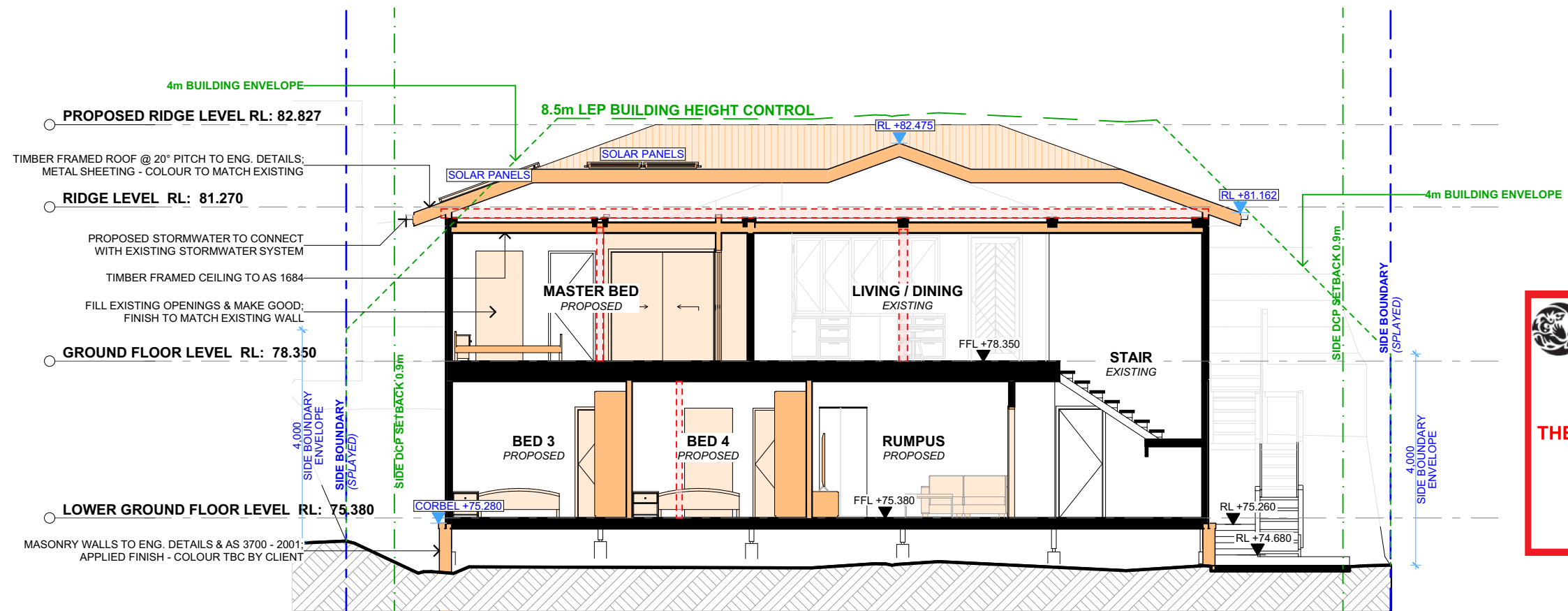
Wednesday, 2 July
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DRAWING NAME

SECTIONS 01

SCALE

1:100 @A3

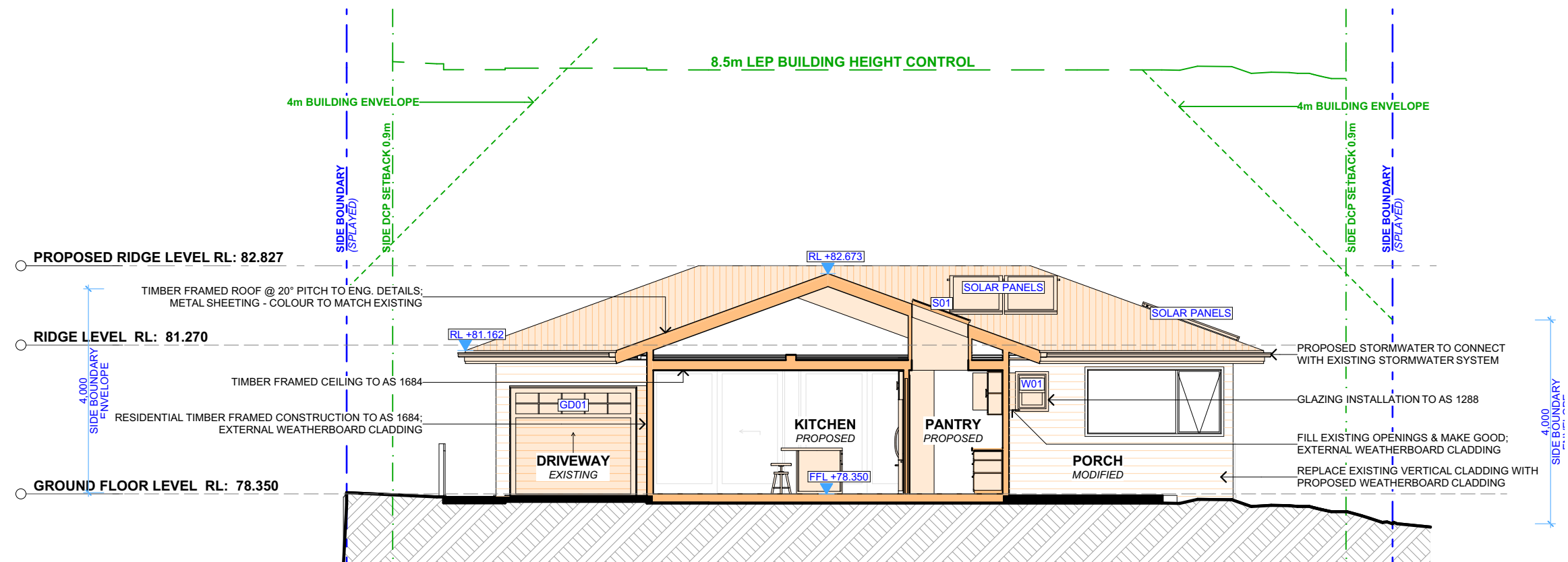


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2

CROSS SECTION C-C



1

CROSS SECTION B-B



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LEGEND

	EXISTING		TILED FLOOR
	DEMOLISHED		TIMBER FLOOR
	METAL ROOFING		BRICKWORK
	TILED ROOFING		
	TIMBER STUD		

CLIENT
Faz & Angela Jalali

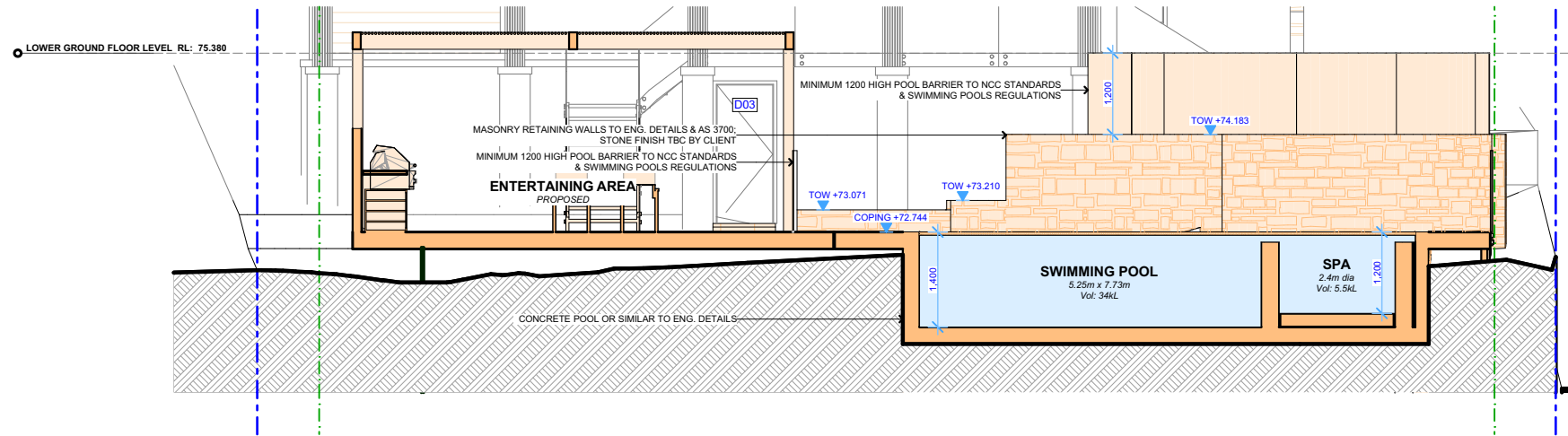
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DA13

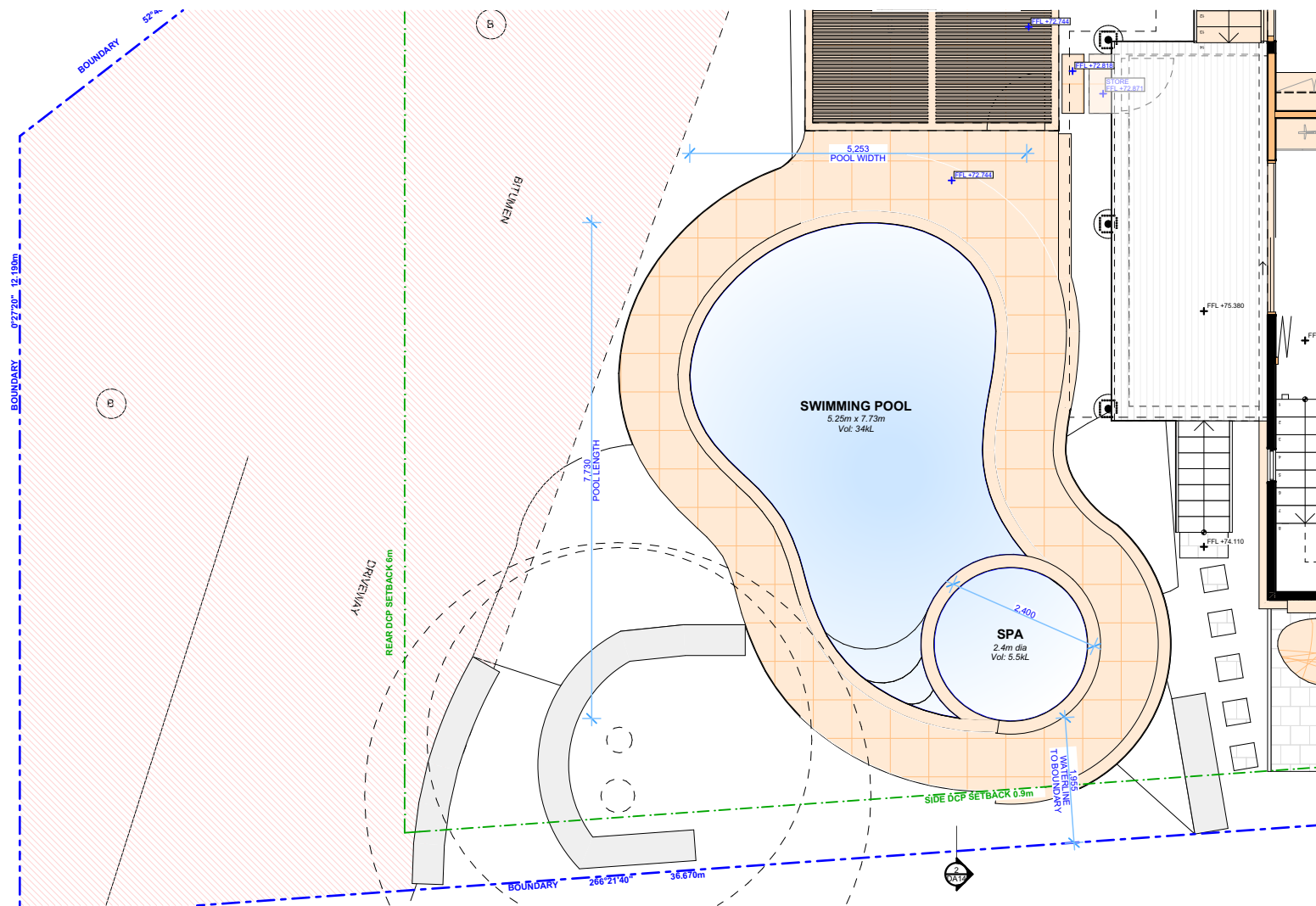
DATE
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2025

DRAWING NAME
SECTIONS 02

SCALE
1:100 @A3



2 POOL - LONG SECTION



1 POOL PLAN

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LEGEND

CLIENT
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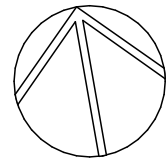
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DA14

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2025

DRAWING NAME
POOL PLAN

SCALE
1:100 @A3





1 - WEATHERBOARD CLADDING:
DULUX NATURAL WHITE OR SIMILAR



2 - SHEET METAL ROOF:
TO MATCH EXISTING



3 - FRAMED WINDOWS & DOORS:
TO MATCH EXISTING



4 - MASONRY CLADDING:
IRREGULAR STONE, FINISH TBC BY CLIENT



5 - FLUTED SCREENING/CLADDING:
COLOUR TBC BY CLIENT



6 - BALUSTRADES:
FRAMELESS GLAZING



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7 - PERGOLA:
FINISH TBC BY CLIENT



8 - SUB-FLOOR MASONRY WALLS:
APPLIED FINISH, COLOUR TO COMPLEMENT
WEATHERBOARD



9 - TIMBER PORCH:
TO MATCH EXISTING, FINISH TBC BY CLIENT



10 - POOL PAVING:
TRAVERTINE TILE OR SIMILAR,
COLOUR TBC BY CLIENT

