

DEVELOPMENT APPLICATION SUBMISSION

NEW SINGLE DWELLING 2 STOREY HOUSE

206 Hudson Parade CLAREVILLE NSW 2107 Australia

DRAWING LIST

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COST ESTIMATE



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2. SDS ENGINEERING
3. PLAN ZONE
4. NSW TREES
5. CONCEPT LANDSCAPE ARCHITECTS
6. ESWNMAN



PROJECT DESCRIPTION
NEW SINGLE DWELLING
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PROJECT LOCATION
206 Hudson Parade
CLAREVILLE NSW 2107
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LOT 38
DP 13760

PROJECT NUMBER
22009



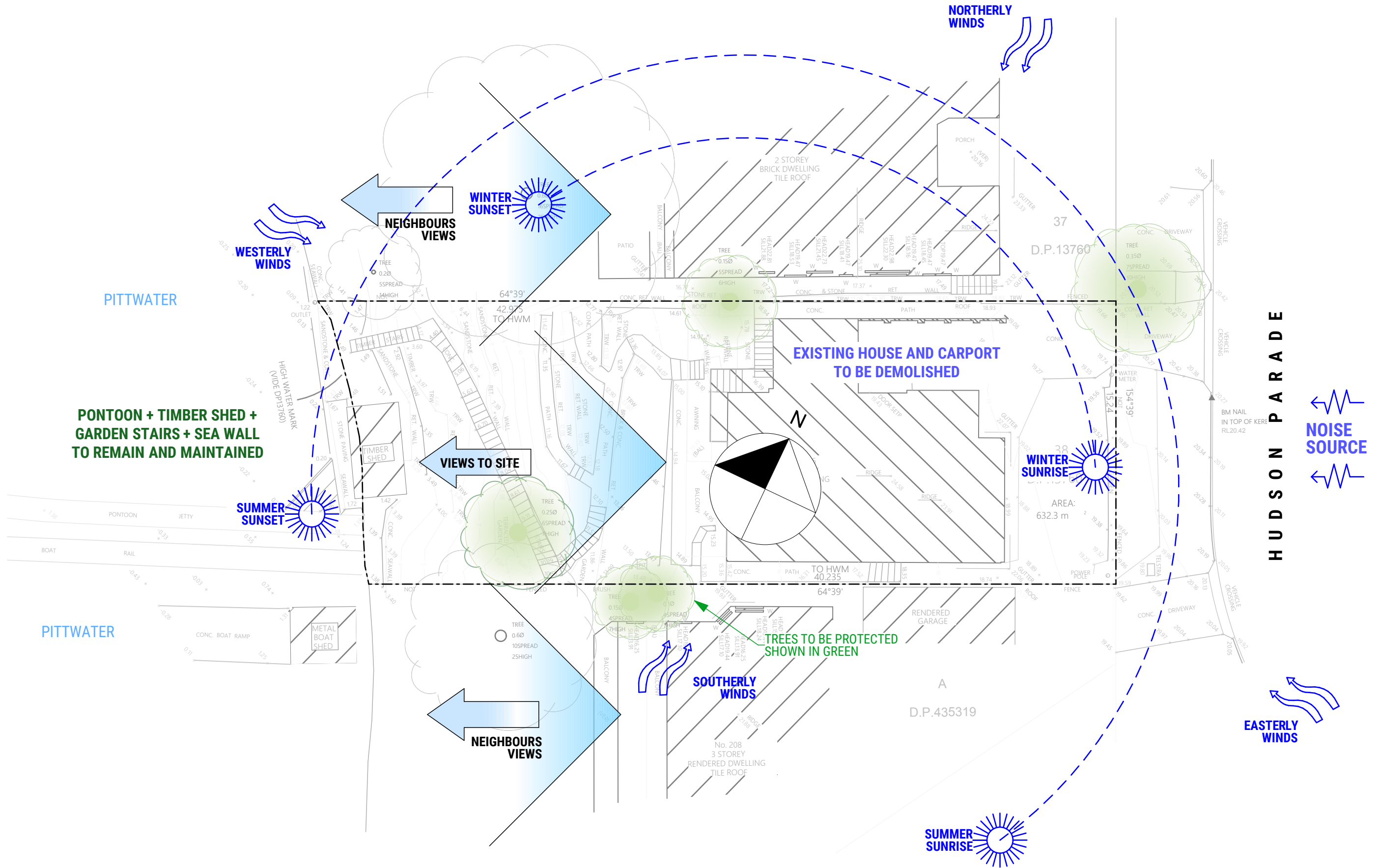
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SITE ANALYSIS

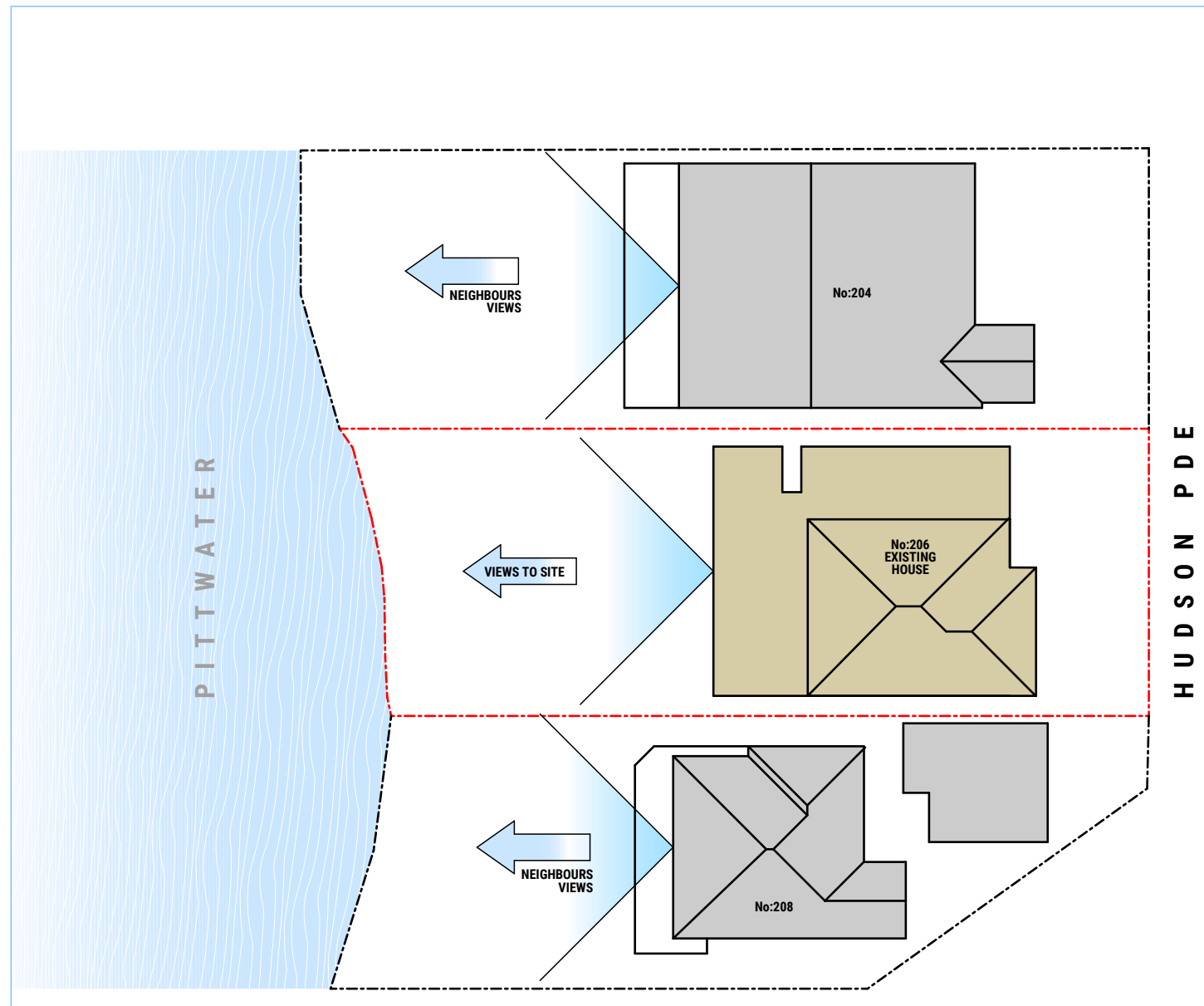
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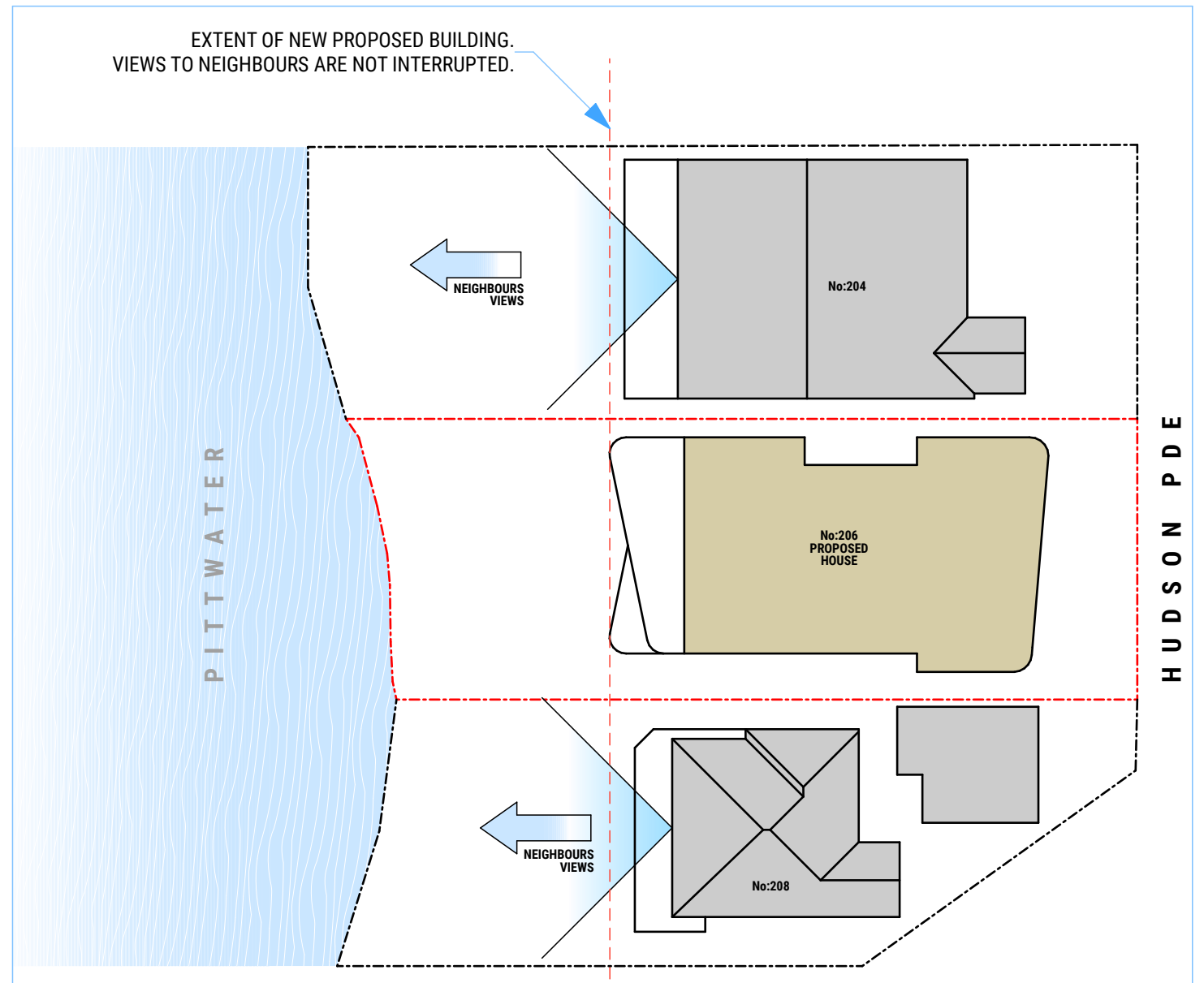
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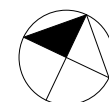
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DRAWING TITLE
VIEW ANALYSIS 1

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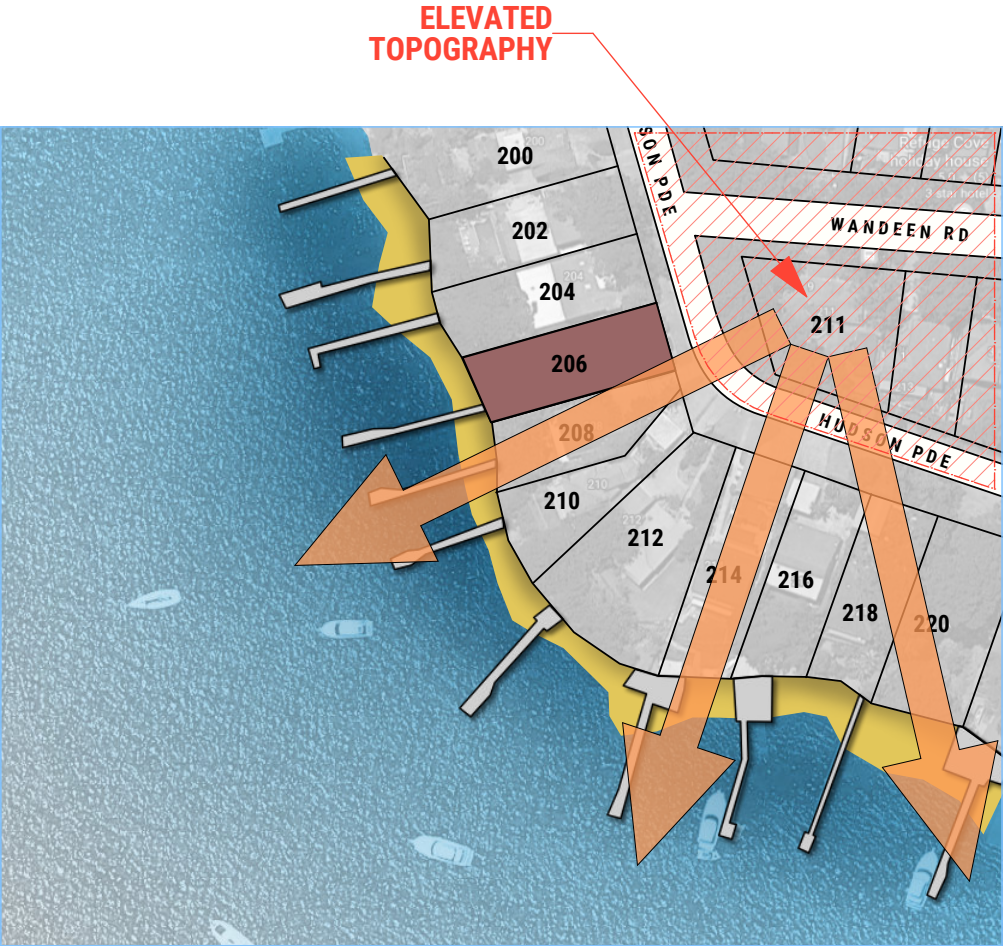
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VIEWS TO 211 HUDSON PDE CLAREVILLE

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DRAWING TITLE
VIEW ANALYSIS 2

DRAWING NUMBER
DA 13

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VIEW FROM TERRACE



NO INTERRUPTION TO EXISTING VIEWS FROM TERRACE

VIEW FROM BEDROOM 1



NO INTERRUPTION TO EXISTING VIEWS FROM BEDROOM

VIEW FROM BEDROOM 2



NO INTERRUPTION TO EXISTING VIEWS FROM BEDROOM

VIEW FROM LOUNGE



NO INTERRUPTION TO EXISTING VIEWS FROM LOUNGE ROOM



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DRAWING TITLE
VIEW ANALYSIS 3

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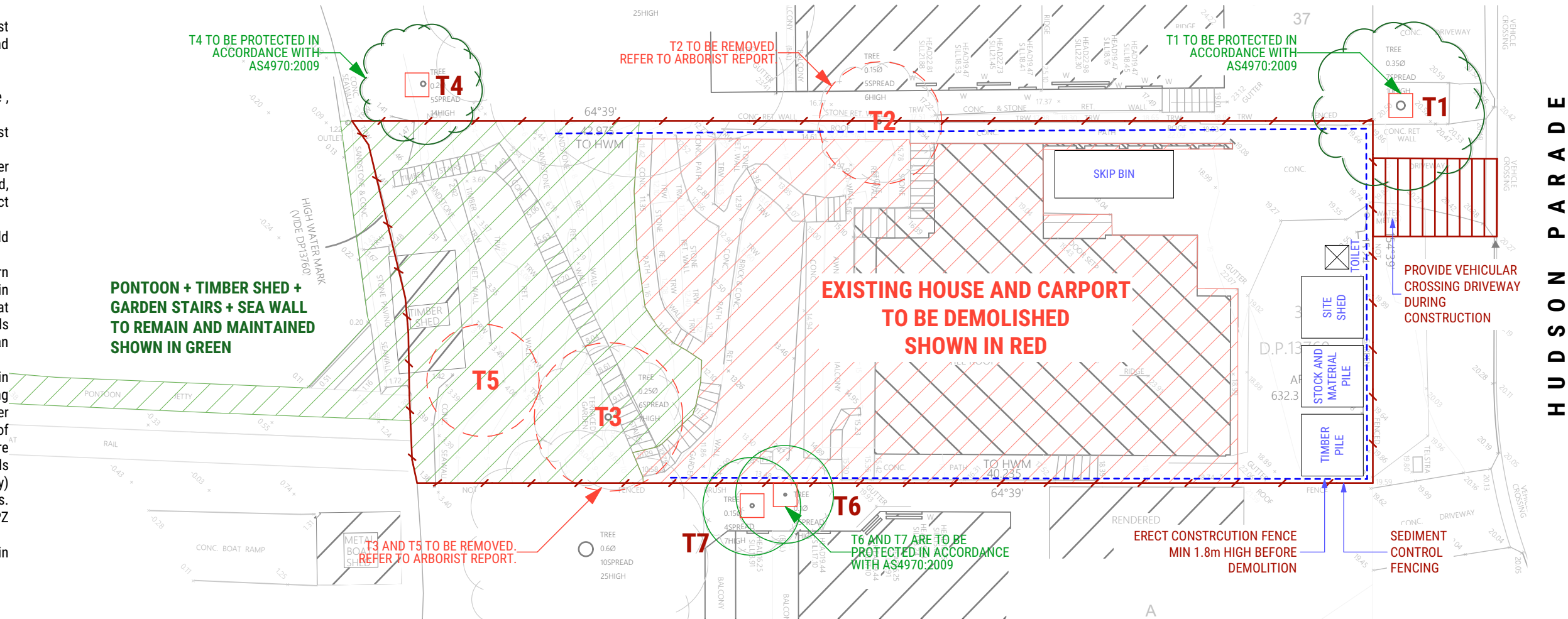
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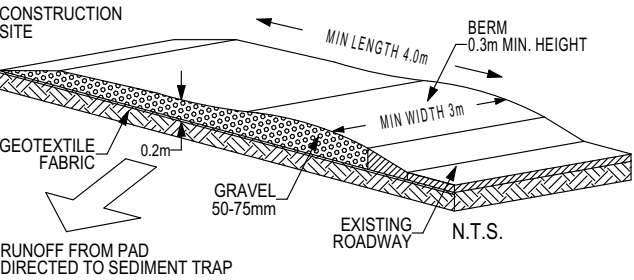
Arborist Recommendations

- I. Following assessment , the Arborist recommends the removal of T2, and T3 and T5 if landscape renewal is proposed.
- II. For Trees 1, 4, 6 and 7 to remain viable , the following must be implemented;
- a. The concrete retainer holding T1 must remain in situ.
- b. The demolition of the existing crossover and driveway must be done so, by hand, and under the supervision of the Project Arborist
- c. The new driveway and crossover should be at existing ground levels.
- d. The bulk soil cut along the southern boundary must not occur, at minimum in the SRZ's of both T6 and T7 , meaning that there will be a differentiation in soil levels at this point. Refer to Tree Protection Plan on Page 14.
- e. Where the soil cuts are approved within the TPZ of trees it is anticipated underlying tree roots will be cut. Such roots, greater than 25mm, must be blocked, by use of clean cut, sterilised tools , that will ensure rapid compartmentalisation (forming walls that protect the wound area from decay) denying the entry of fungal pathogens. Ground soil/root treatment within the TPZ is crucial in this vicinity.
- f. All trees are to be protected in accordance with AS4970:2009.

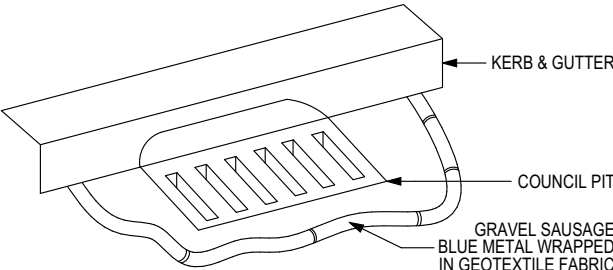


EROSION NOTES

01. ALL EROSION AND SEDIMENT CONTROL MEASURES TO BE INSPECTED AND MAINTAINED DAILY BY SITE MANAGER.
02. MINIMISE DISTURBED AREAS
03. ALL STOCKPILES TO BE CLEAR FROM DRAINS, GUTTERS AND FOOTPATHS.
04. DRAINAGE TO BE CONNECTED TO STORMWATER SYSTEM AS SOON AS POSSIBLE.
05. ROADS AND FOOTPATH TO BE SWEEPED DAILY.
06. NO MATERIAL TO BE STORED ON FOOTPATH.
07. SILT FENCE TO BE CONSTRUCTED AS PER DETAIL SHOWN OR BY USING AN APPROVED EQUIVALENT MEASURE. THE SILT FENCE IS TO BE CONSTRUCTED PRIOR TO ANY OTHER CONSTRUCTION ACTIVITIES. IT IS TO BE KEPT IN GOOD WORKING ORDER AT ALL TIMES. WHEN APPROXIMATELY 30% FULL OR AS DIRECTED BY COUNCIL'S REPRESENTATIVE



TEMPORARY CONSTRUCTION EXIT / ENTRANCE

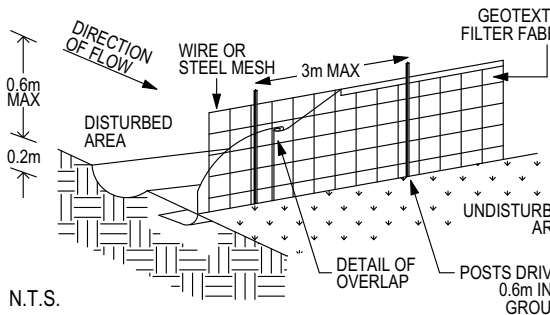


GRAVEL SAUSAGE GUTTER PROTECTION

NB: PROVIDE GRAVEL SAUSAGE AROUND THE NEAREST DOWNSTREAM COUNCIL STORMWATER PIT IN THE STREET

NOTES:

- DEMOLITION IS TO BE CARRIED OUT IN ACCORDANCE WITH AUSTRALIAN STANDARD 2601-1991 THE DEMOLITION OF STRUCTURES.
- DEMOLITION IS TO BE CARRIED OUT BY A QUALIFIED AND LICENCED DEMOLITION COMPANY.
- AS3.1.1 AT ALL TIMES DEMOLITION WORK SHALL BE SUPERVISED BY A COMPETENT PERSON.
- DEMOLISHED HOUSE TO BE RECYCLED AS PER WASTE MANAGEMENT PLAN.
- OBTAIN ALL NECESSARY PERMITS AND APPROVALS.
- ALL EXISTING SERVICES TO BE DISCONNECTED AND SEALED BEFORE DEMOLITION.
- REMOVAL OF HAZARDOUS SUBSTANCES SHALL BE CARRIED OUT BY A COMPETENT AND QUALIFIED PERSON.
- REMOVAL OF ASBESTOS SHALL BE IN ACCORDANCE WITH THE NOHSC (WORK SAFE AUSTRALIA).
- STRUCTURES SHALL BE DEMOLISHED PROGRESSIVELY, STOREY BY STOREY (SEQUENTIAL METHOD).
- DEMOLISHED MATERIALS SHALL BE REMOVED PROGRESSIVELY AND NOT BE ALLOWED TO ACCUMULATE ON SITE.
- DEMOLISHED MATERIALS SHALL NOT BE ALLOWED TO FALL FREELY.
- AS3.1.8 THE SITE SHALL BE SECURED AT ALL TIMES AGAINST THE UNAUTHORIZED ENTRY OF PERSONS OR VEHICLES.



SEDIMENT FENCE DETAIL

WASTE MANAGEMENT PLAN				
Destination of Materials during Construction Stage				
On - Site Materials		Re - Use & Recycling	Disposal	
Material	Estimated volume	Re-use & Recycling On-Site	Recycling Off-Site	Disposal Off-Site
Excavation	540 m³	N / A	N / A	N / A
Green Waste	NIL	N / A	N / A	N / A
Bricks	16 m³	separate adjacent to geotextile waste bin	'Brandown' - Kemps Creek 'Eco Cycle Materials' - Wetherill Park 'Benedicts' - Chipping Norton	
Concrete	12 m³	on - site as all weather access	N / A	N / A
Timber	10 m³	stored separately in geotextile waste bin	'Brandown' - Kemps Creek 'Eco Cycle Materials' - Wetherill Park 'Benedicts' - Chipping Norton	
Plaster board and fibro	15 m³	stored separately	recycled by 'CSR'	'CSR'
Metals	2 m³	stored separately in geotextile waste bin	'Smorgon Steel'	'Smorgon Steel'
Other(eg. Tiles paints, plastics, PVC tubing, cardboard)	1.0 m³	stored separately in geotextile waste bin	'Brandown' - Kemps Creek 'Eco Cycle Materials' - Wetherill Park 'Benedicts' - Chipping Norton	

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DRAWING TITLE
**DEMOLITION AND SEDIMENT
CONTROL PLAN**

DRAWING NUMBER
DA 15

SCALE
1:200

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DRAWING STATUS
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CALCULATIONS:
SITE AREA = 632.3m²

GROUND FLOOR = 153.21m²
FIRST FLOOR = 77.48m²
BEDROOMS FLOOR = 128.84m²
VOID = 21.82m²
PRIVATE OPEN SPACE LEVEL= 91.28m²
POOL AND DECK = 62.58m²
MASTER BED FRONT BALCONY = 10.56m²
BEDROOMS BALCONY = 24.36m²
LIVING BALCONY = 33.67m²
TOTAL FLOOR AREA: 153.21m² + 77.48m² + 128.84m² = 359.53m²

NOTES
GROSS FLOOR AREA EXCLUDES BALCONIES, ALFRESCO, STAIRWELL (FIRST FLOOR) AND VOIDS, AREA MEASURED FROM INSIDE SKIN OF EXTERNAL WALLS.

LANDSCAPE AREAS
BACKYARD = 175.04m²
FRONTYARD = 62.07m²
COURTYARD AND SIDEYARD = 57.39m²
POS: POS LEVEL + POOL AND DECK+ BACKYARD= 328.9m²
OPEN SPACE AREA (HARD LANDSCAPING + SOFT LANDSCAPING)= 367.52 = 58.12%
OVERALL LANDSCAPED AREA =295.16m² = 46.7%

BASIX NOTES

ALTERNATIVE WATER
RAINWATER TANK

The applicant must install a rainwater tank of at least 2500 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.

SWIMMING POOL

The swimming pool must not have a volume greater than 32 kilolitres.
The swimming pool must be outdoors.

THERMAL COMFORT COMMITMENTS
SIMULATION METHOD

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 floors and walls of the dwelling in accordance with the specifications listed in the table below.

floor - concrete slab on ground	175.0 square metres
floor - suspended floor/open subfloor	16.0 square metres
floor - suspended floor above garage	All or part of floor area

ENERGY COMMITMENTS

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 4 stars.

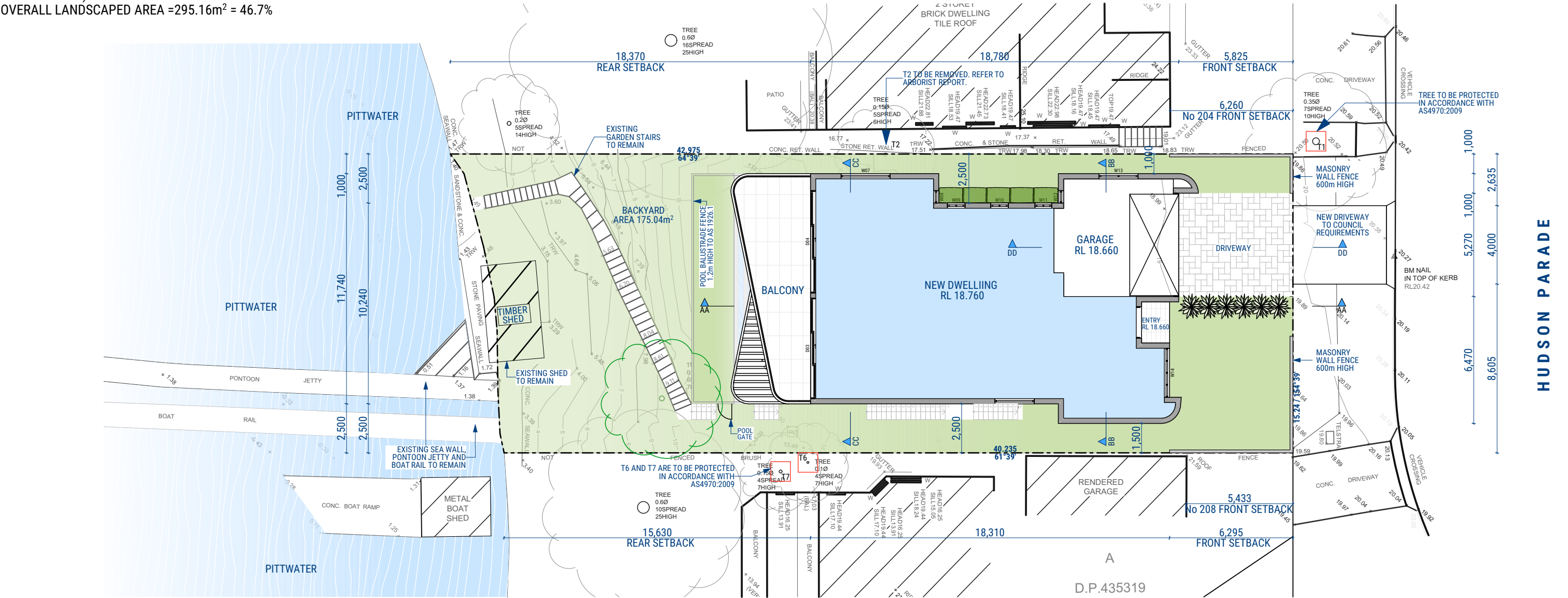
NATURAL LIGHTIING

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 3 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 2 peak kilowatts of electricity as part of the development. The applicant must connect this system to the development's electrical system.



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DRAWING TITLE
SITE PLAN

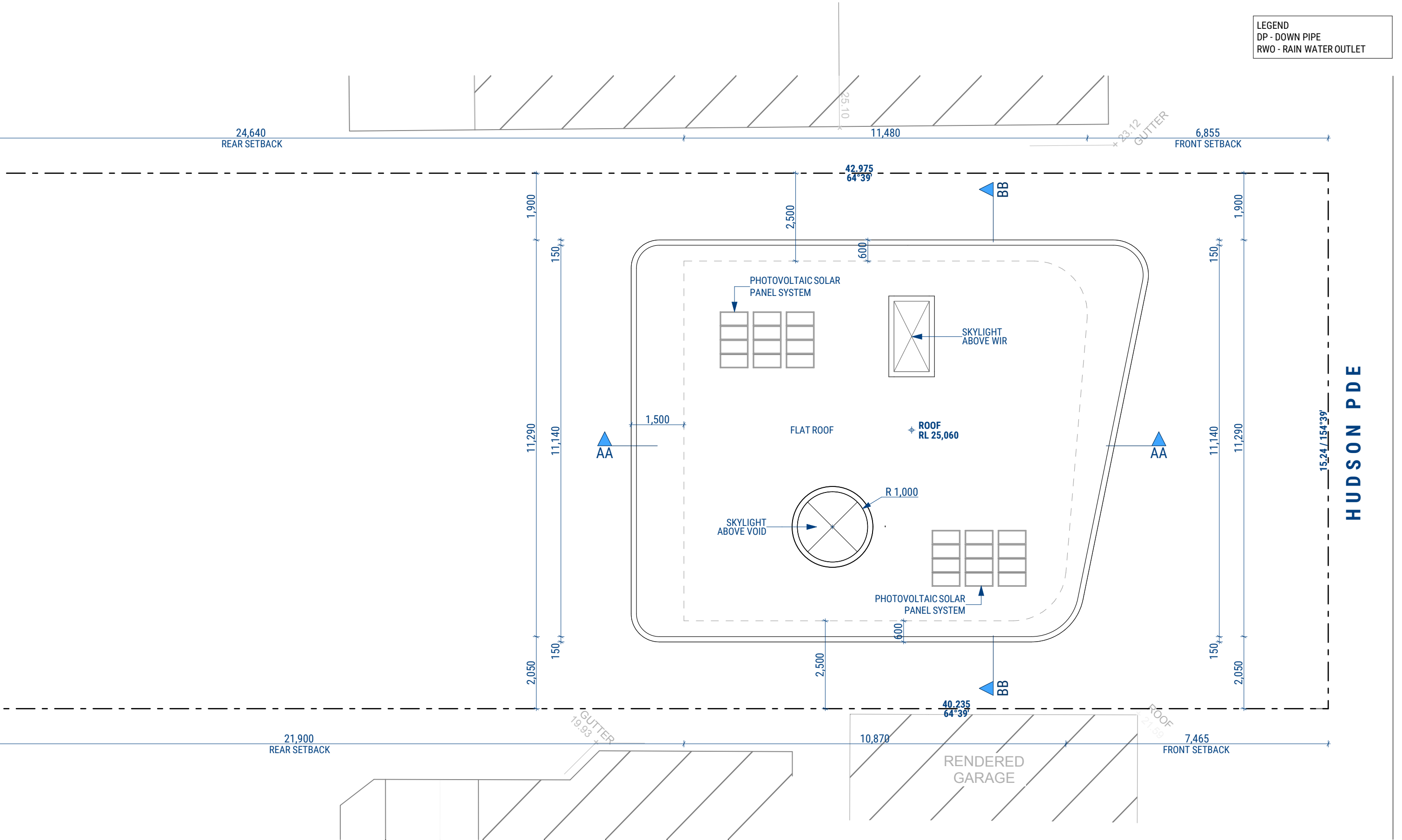
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DRAWING TITLE
ROOF

DRAWING NUMBER
DA 20

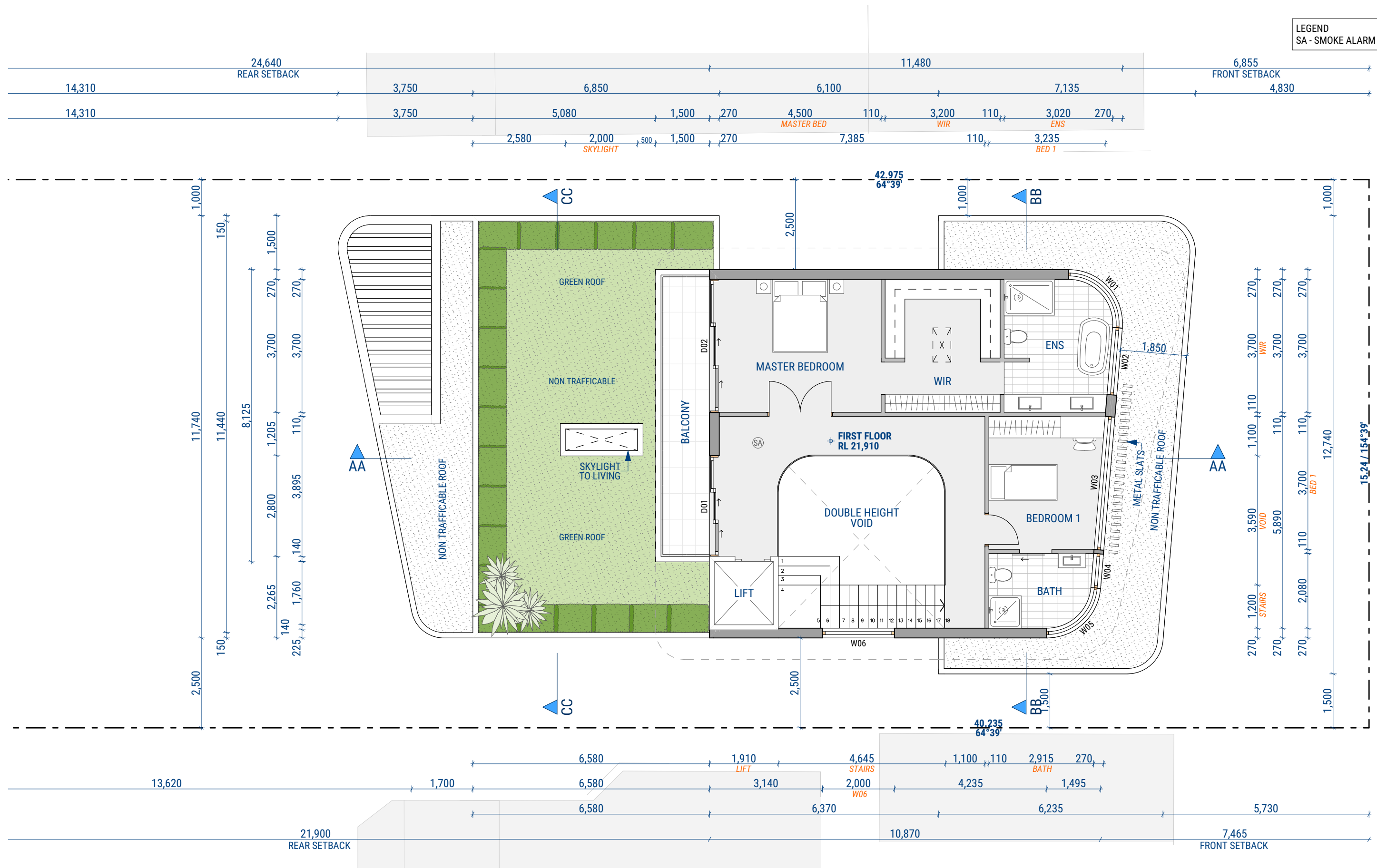
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LEGEND
SA - SMOKE ALARM

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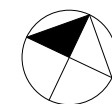
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DRAWING TITLE
FISRT FLOOR

DRAWING NUMBER
DA 21

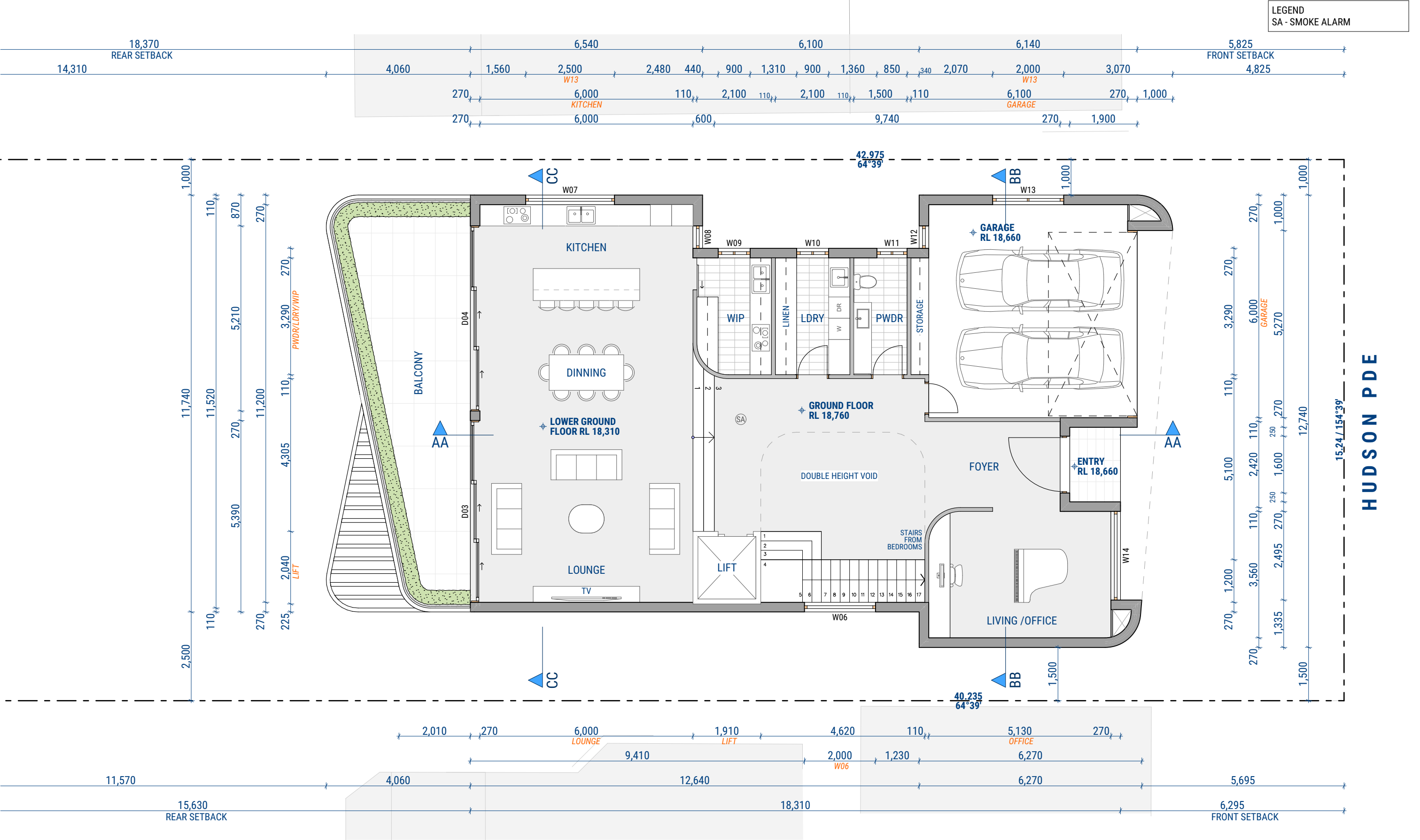
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5.8 HOUSE 54.3

0006340278-02 29 Nov 2022
Assessor: Abbas Chahine
Accreditation No. 101512
Address: 206 Hudson Parade
Clareville NSW 2107
Project: 22009

NSW

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GROUND FLOOR

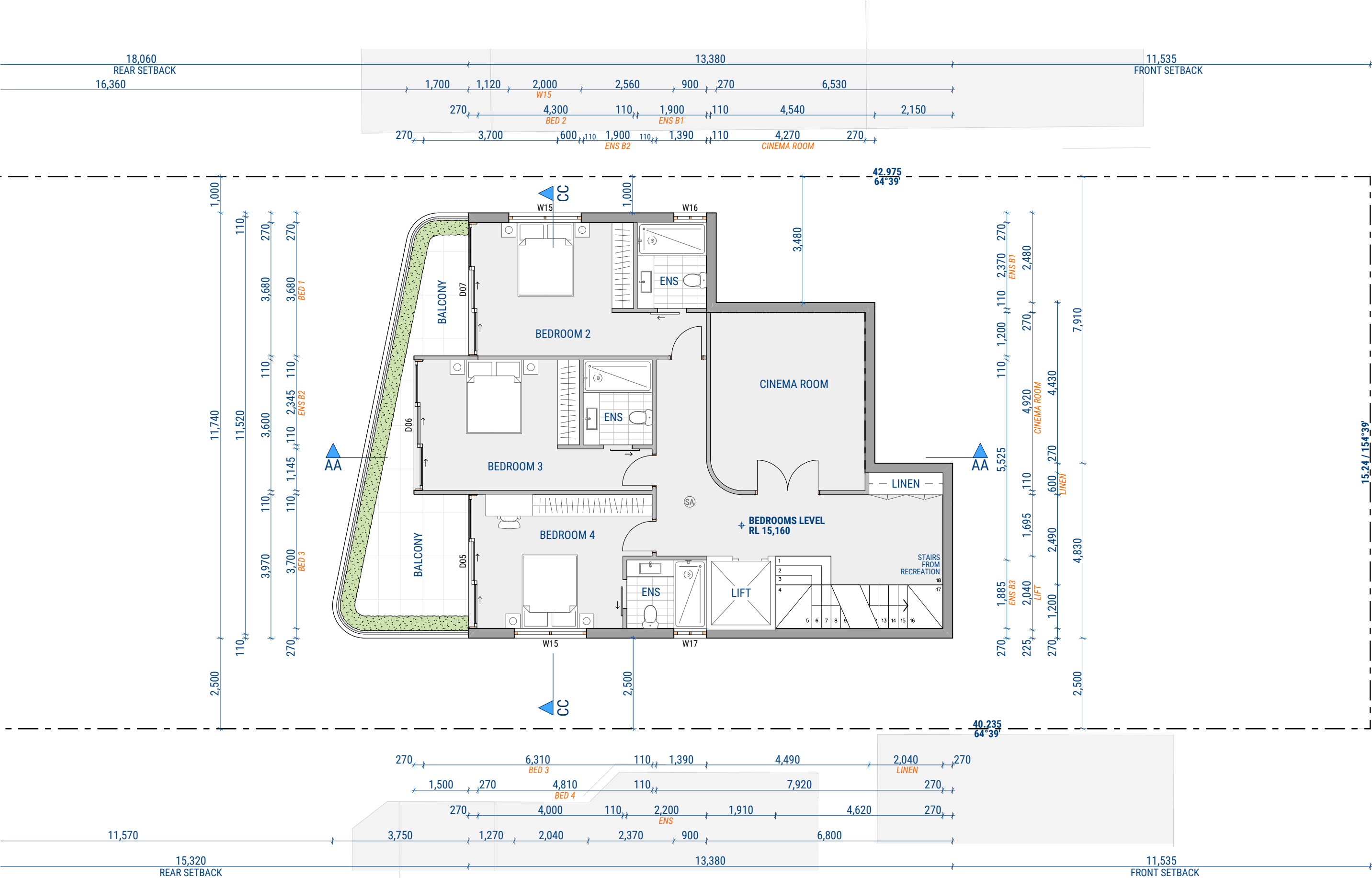
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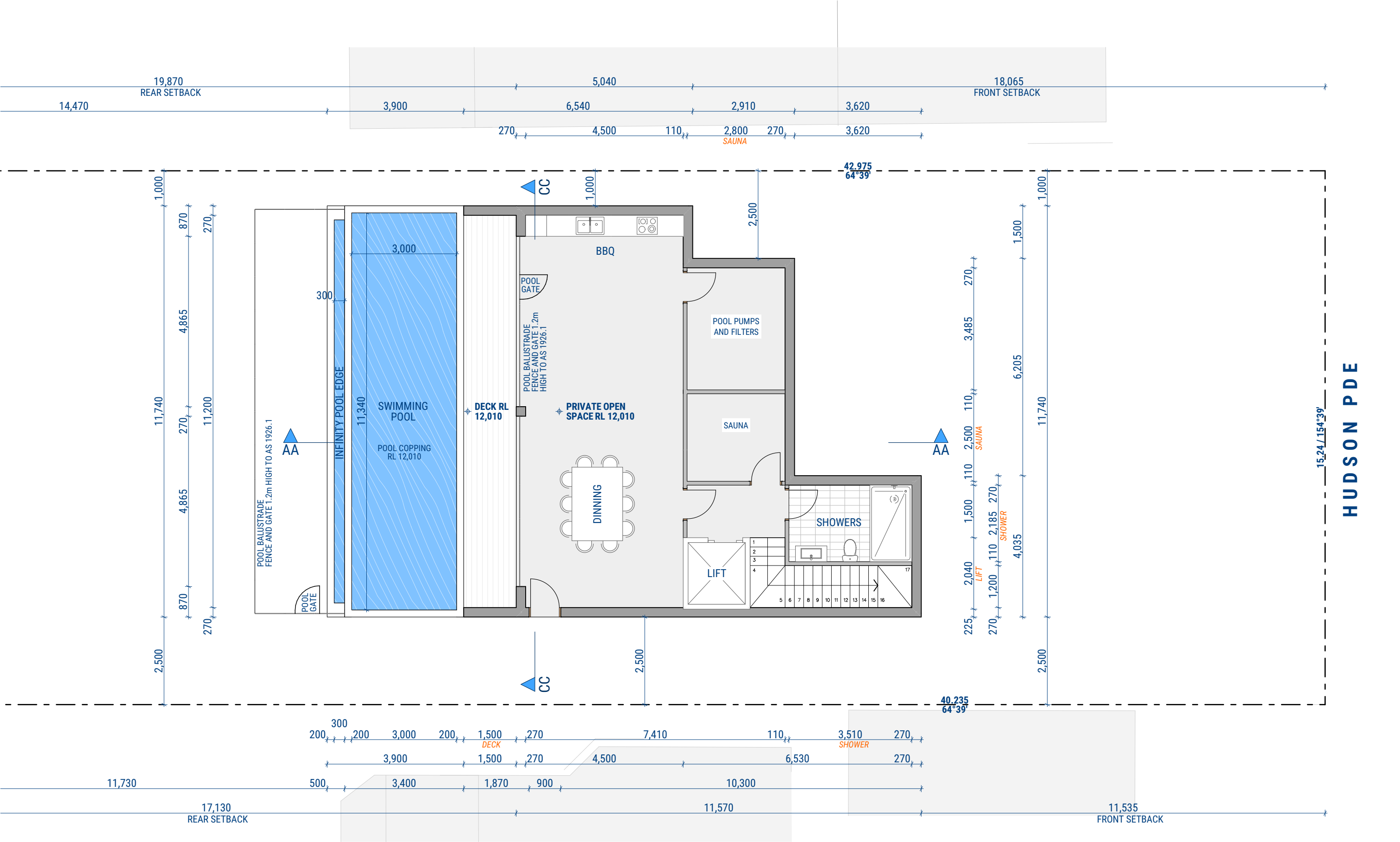
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BEDROOMS LEVEL

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A	15/11/2022	ISSUE FOR APPROVAL	RM

DEVELOPMENT APPLICATION

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5. CONCEPT LANDSCAPE ARCHITECTS
6. ESWNMAN

PROJECT DESCRIPTION
NEW SINGLE DWELLING
2 STOREY HOUSE

PROJECT LOCATION
206 Hudson Parade
CLAREVILLE NSW 2107
Australia
LOT 38
DP 13760

PROJECT NUMBER
22009

DRAWING TITLE
PRIVATE OPEN SPACE LEVEL

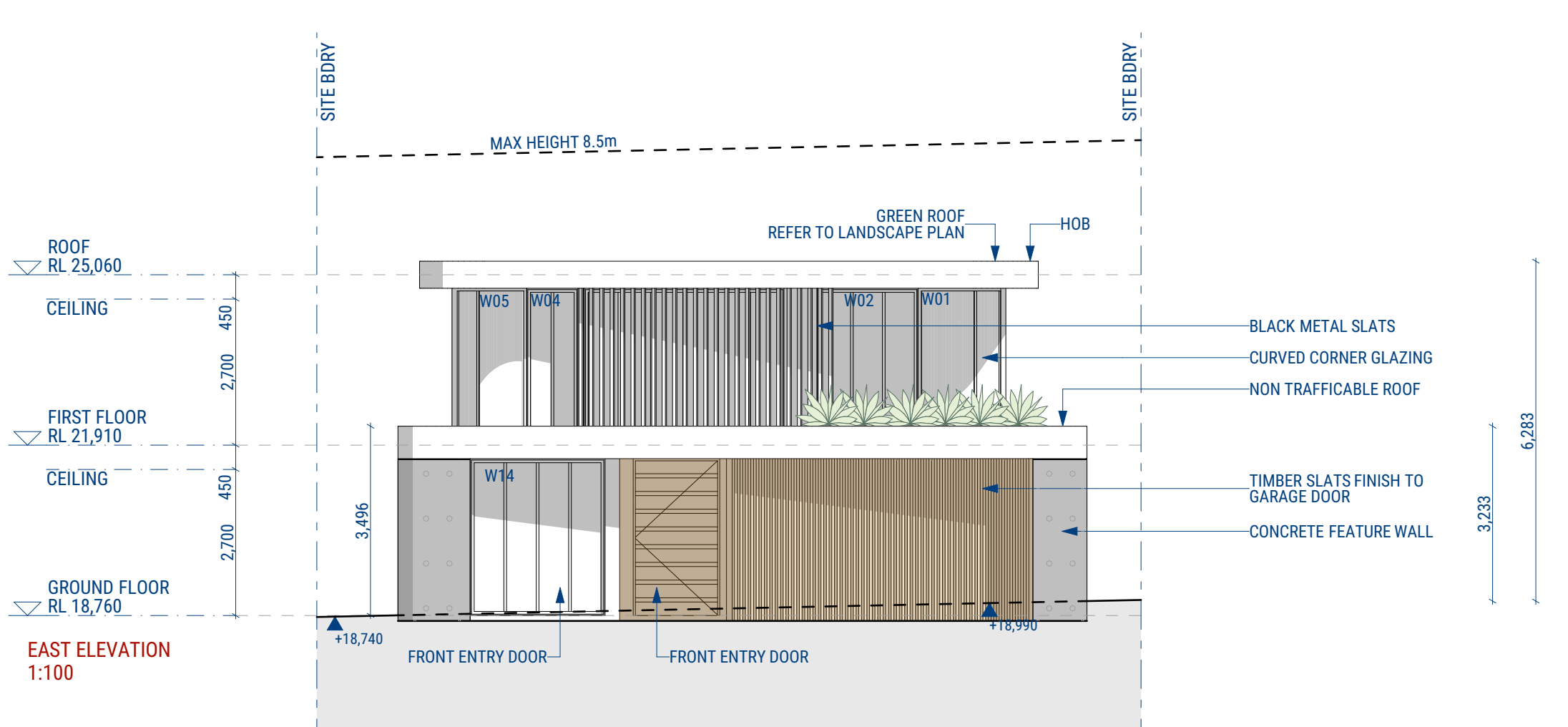
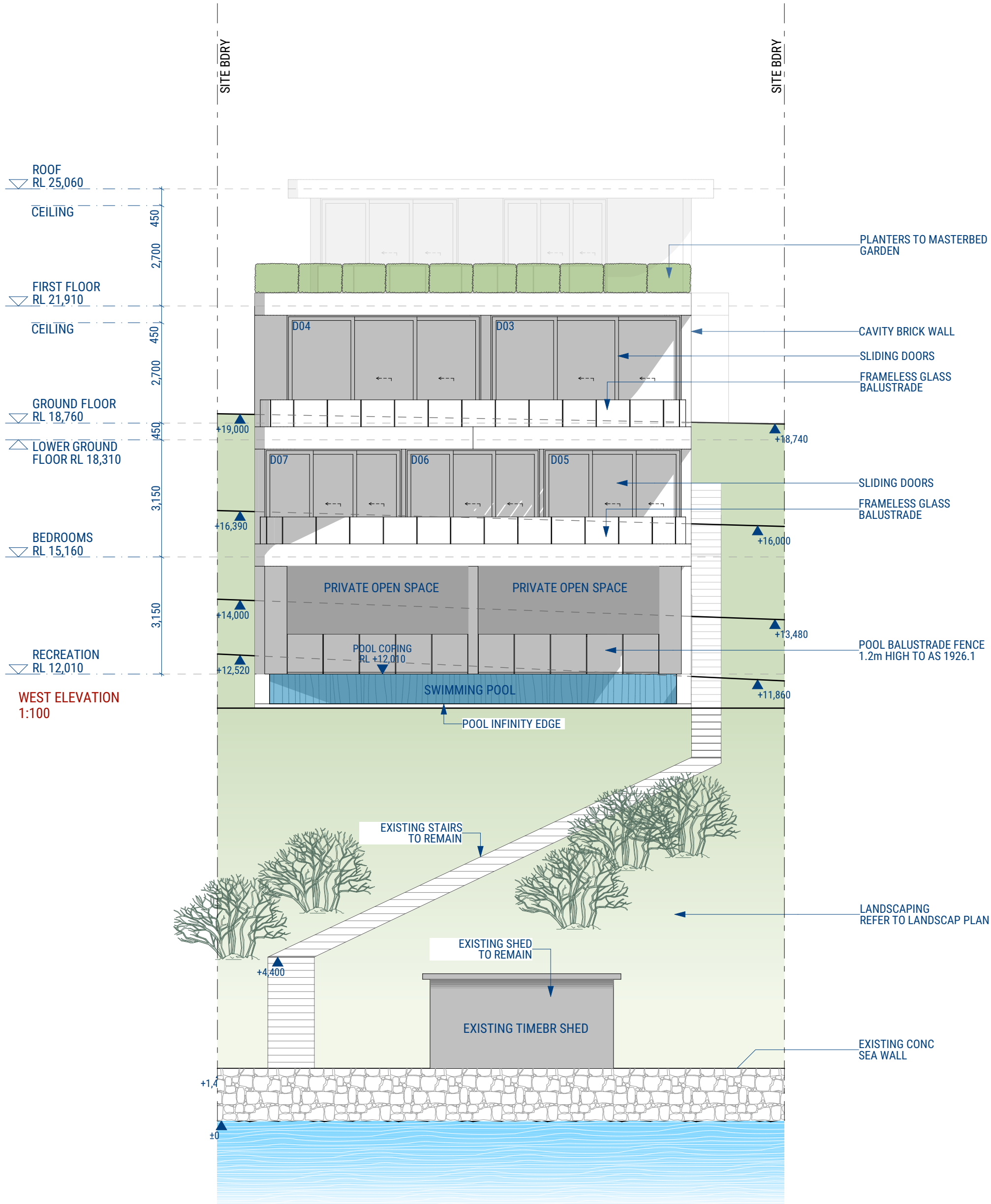
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DA 24

DRAWING STATUS
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SCALE
1:100

ISSUE
A

A3



GENERAL REQUIREMENTS/SPECIFICATIONS

BUILDING TO BE CONSTRUCTED IN ACCORDANCE WITH THE FOLLOWING/WHERE RELEVANT

EARTHWORKS

NATIONAL CONSTRUCTION CODE (NCC)

- EARTHWORKS AND EXCAVATIONS ARE TO BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF PART 3.1.1

STORM WATER

- POWDER COATED ALUMINIUM GUTTERS & DOWNPIPES.
- REFER TO STORMWATER PLAN FOR ALL SITE DRAINAGE DETAILS AND CALCULATIONS.

NATIONAL CONSTRUCTION CODE (NCC)

- DRAINAGE IS TO BE IN ACCORDANCE WITH PART 3.1.3
- ROOF, WALL CLADDING, GUTTERS & DOWNPIPES ARE TO COMPLY WITH PART 3.5

AUSTRALIAN STANDARD (AS)

- PLUMBING & DRAINAGE - AS 3500

TERMITE PROTECTION

NATIONAL CONSTRUCTION CODE (NCC)

- PROTECTION MUST BE IN ACCORDANCE WITH PART 3.1.4

AUSTRALIAN STANDARD (AS)

- TERMITE PROTECTION AS 3660.1

FOOTINGS

- PROPOSED FOOTINGS TO THE SPECIFICATIONS OF A QUALIFIED PRACTISING ENGINEER

NATIONAL CONSTRUCTION CODE (NCC)

- FOOTINGS AND SLABS ARE TO BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH PART 3.2

AUSTRALIAN STANDARD (AS)

- RESIDENTIAL SLABS & FOOTINGS AS 2870

FLOORING

- PROPOSED FLOOR CONSTRUCTION TO THE SPECIFICATIONS OF A QUALIFIED PRACTISING ENGINEER.
- ALL PORCHES, VERANDAHS & THE LIKE TO HAVE A 85mm STEPDOWN FROM INTERNAL AREAS UNLESS NOTED OTHERWISE.

NATIONAL CONSTRUCTION CODE (NCC)

- WET AREAS ARE TO BE WATERPROOFED IN ACCORDANCE WITH PART 3.8.1
- AREAS REQUIRING VENTILATION, WHICH ARE NOT NATURALLY VENTILATED, ARE TO BE PROVIDED WITH MECHANICAL VENTILATION IN ACCORDANCE WITH PART 3.8.5

AUSTRALIAN STANDARD (AS)

- WATERPROOFING OF WET AREAS WITHIN RESIDENTIAL BUILDINGS - AS 3740
- ELECTRICAL & LIGHTINGS/NZS 3000:2007 AND AS1680.0:2009
- THE USE OF MECHANICAL VENTILATION AND AIR-CONDITIONING IN BUILDINGS AS 1668

SAFE MOVEMENT & ACCESS

NATIONAL CONSTRUCTION CODE (NCC)

- STAIRS SHALL BE CONSTRUCTED SO AS TO COMPLY WITH PART 3.9.1
- ALL BALUSTRADES TO BE A MINIMUM 1000mm ABOVE FINISHED FLOOR LEVEL AND RAILS TO BE SPACED SO AS TO PREVENT A 125mm SPHERE PENETRATING THROUGH AND TO COMPLY WITH PART 3.9.2

- FOR ALL REDUCED LEVELS REFER TO FLOOR PLANS (ENGINEERS DETAILS TO SUPERSEED-CONFIRM WITH DESIGNER)

AUSTRALIAN STANDARD (AS)

- RESIDENTIAL SLABS & FOOTINGS AS 2870
- CONCRETE STRUCTURES AS 3600

WALLS

NATIONAL CONSTRUCTION CODE (NCC)

- ALL FRAMING IS TO BE IN ACCORDANCE WITH PART 3.4
- ALL MASONRY IS TO COMPLY WITH PART 3.3
- SOUND INSULATION IS TO BE IN ACCORDANCE WITH PART 3.8.6

AUSTRALIAN STANDARD (AS)

- MASONRY CONSTRUCTION AS 3700
- RESIDENTIAL TIMBER FRAMED CONSTRUCTIONS 1684
- TIMBER STRUCTURES AS 1720
- DOMESTIC METAL FRAMING AS 3623

STRUCTURE

NATIONAL CONSTRUCTION CODE (NCC)

- STAIR CONSTRUCTION IS TO COMPLY WITH PART 3.9.1
- STRUCTURAL DESIGN TO BE IN ACCORDANCE WITH ACCEPTABLE CONSTRUCTION MANUALS AS LISTED IN PART 3.11

AUSTRALIAN STANDARD (AS)

- SAA LOADING CODE - AS 1170
- DAMP PROOF COURSES AND FLASHINGS AS 2904
- STEEL STRUCTURES AS 410
- ALUMINIUM STRUCTURES AS 1664
- SAA MASONRY CODE - AS 3700

GLAZING

- POWDER COATED ALUMINIUM FRAMED GLASS WINDOWS & DOORS UNLESS NOTED OTHERWISE.

NATIONAL CONSTRUCTION CODE (NCC)

- ALL GLAZING IS TO BE IN ACCORDANCE WITH PART 3.6

- WINDOW BARRIERS ARE REQUIRED FOR OPENABLE WINDOWS IN EARLY CHILDHOOD CENTRES AND IN BEDROOMS OF RESIDENTIAL BUILDINGS, WHERE THE FLOOR BELOW THE WINDOW IS MORE THAN 2m ABOVE THE SURFACE BENEATH TO MEET BCA 3.9.2.6.

- THE WINDOW IS TO BE FITTED WITH EITHER A DEVICE TO RESTRICT THE WINDOW OPENING, OR A SUITABLE SCREEN, SO A 125mm SPHERE CANNOT PASS THROUGH.

- THE DEVICE OR SCREEN CAN HAVE A CHILD RESISTANT RELEASE MECHANISM (E.G. A KEY LOCK) WHICH CAN ENABLE THE DEVICE OR SCREEN TO BE REMOVED, UNLOCKED OR OVERRIDDEN. (SO FOR EXAMPLE, THE WINDOW CAN BE CLEARED)

- A BARRIER IS NOT REQUIRED FOR WINDOWS 1.7m OR MORE ABOVE THE FLOOR LEVEL.

AUSTRALIAN STANDARD (AS)

- BALUSTRADES AS 1170.1
- SLIP RESISTANCE OF PEDESTRIAN SURFACES/NZS 3661.2
- FIXED PLATFORMS, WALKWAYS, STAIRWAYS AND LADDERS - AS 1657

AUSTRALIAN STANDARD (AS)

- WINDOWS IN BUILDINGS - AS 2047
- GLASS IN BUILDINGS AS 1288

ROOFING

NATIONAL CONSTRUCTION CODE (NCC)

- ROOF CLADDING SHALL BE CARRIED OUT IN ACCORDANCE WITH PART 3.5.1

AUSTRALIAN STANDARD (AS)

- INSTALLATION OF ROOF TILES AS 2050
- DESIGN & INSTALLATION OF SHEET ROOF & WALL CLADDING - AS 1562.1

FIRE

NATIONAL CONSTRUCTION CODE (NCC)

- FIRE SAFETY IN ACCORDANCE WITH PART 3.7
- FIRE SEPARATION IS TO BE IN ACCORDANCE WITH PART 3.7.2
- HARD WIRED PHOTO-ELECTRIC SMOKE ALARMS ARE TO BE INSTALLED IN ACCORDANCE WITH PART 3.7.5

AUSTRALIAN STANDARD (AS)

- SMOKE ALARMS - AS 3786

HEALTH & AMENITY

- ALL BATHROOM, ENSUITES AND LAUNDRIES TO HAVE FLOOR WASTES AND BE SET DOWN AND WATERPROOFED.

NATIONAL CONSTRUCTION CODE (NCC)

- WET AREAS ARE TO BE WATERPROOFED IN ACCORDANCE WITH PART 3.8.1
- AREAS REQUIRING VENTILATION, WHICH ARE NOT NATURALLY VENTILATED, ARE TO BE PROVIDED WITH MECHANICAL VENTILATION IN ACCORDANCE WITH PART 3.8.5

AUSTRALIAN STANDARD (AS)

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- ELECTRICAL & LIGHTINGS/NZS 3000:2007 AND AS1680.0:2009
- THE USE OF MECHANICAL VENTILATION AND AIR-CONDITIONING IN BUILDINGS AS 1668

SAFE MOVEMENT & ACCESS

NATIONAL CONSTRUCTION CODE (NCC)

- STAIRS SHALL BE CONSTRUCTED SO AS TO COMPLY WITH PART 3.9.1
- ALL BALUSTRADES TO BE A MINIMUM 1000mm ABOVE FINISHED FLOOR LEVEL AND RAILS TO BE SPACED SO AS TO PREVENT A 125mm SPHERE PENETRATING THROUGH AND TO COMPLY WITH PART 3.9.2

EXTERNAL FINISHES

- REFER TO SCHEDULE OF EXTERNAL MATERIALS, COLOURS AND FINISHES FOR MORE DETAILS.

NATIONAL CONSTRUCTION CODE (NCC)

- ROOF, WALL CLADDING, GUTTERS & DOWNPIPES ARE TO COMPLY WITH PART 3.5

AUSTRALIAN STANDARD (AS)

- GUIDE TO THE PAINTING OF BUILDINGS AS 2311

INTERNAL FINISHES

NATIONAL CONSTRUCTION CODE (NCC)

- HEATING APPLIANCES ARE TO BE INSTALLED IN ACCORDANCE WITH PART 3.10.7

AUSTRALIAN STANDARD (AS)

- CERAMIC TILES AS 3958
- INTERIOR LIGHTING AS 1680

LANDSCAPE

- REFER TO LANDSCAPE PLAN FOR ALL PLANTING AND OUTDOOR SURFACE TREATMENTS

BUSHFIRE

- THE RECOMMENDATIONS PROVIDED WITHIN THE BUSHFIRE ASSESSMENT REPORT ARE TO BE ADHERED TO. IN THE EVENT THAT THERE ARE INCONSISTENCIES, THE BUSHFIRE REPORT RECOMMENDATIONS ARE TO TAKE PRECEDENCE

NATIONAL CONSTRUCTION CODE (NCC)

- BUSHFIRE AREAS ARE TO BE IN ACCORDANCE WITH PART 3.10.5

AUSTRALIAN STANDARD (AS)

- CONSTRUCTION OF BUILDINGS IN BUSH-FIRE PRONE AREAS - AS 3959

GENERAL

TERMITE PROTECTION IS TO BE IN ACCORDANCE WITH PART 3.1.4

AUSTRALIAN STANDARD (AS)

- ELECTRICAL SERVICES/NZS 3000
- GAS INSTALLATIONS AS 5601
- OFF STREET CAR PARKINGS 2890.1
- PLIABLE BUILDING MEMBRANES & UNDERLAYS/NZS 4200.1

THE DEVELOPMENT HAS BEEN DESIGNED TO BEST MEET THE GUIDELINES OF COUNCIL & THE NATIONAL CONSTRUCTION CODE

(ALL WORK ON SITE SHALL BE CARRIED OUT IN A SIMILAR MANNER TO ADHERE TO THE REQUIREMENTS OF COUNCIL AND THE NCC)

MINOR CHANGES TO BUILDING FORM AND CONFIGURATION MAY BE REQUIRED WHEN DRAWINGS ARE SUBSEQUENTLY PREPARED FOR CONSTRUCTION PURPOSES AFTER THE GRANT OF DEVELOPMENT CONSENT



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- CONCEPT LANDSCAPE ARCHITECTS
- ESWNMAN

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LOT 38
DP 13760

PROJECT NUMBER
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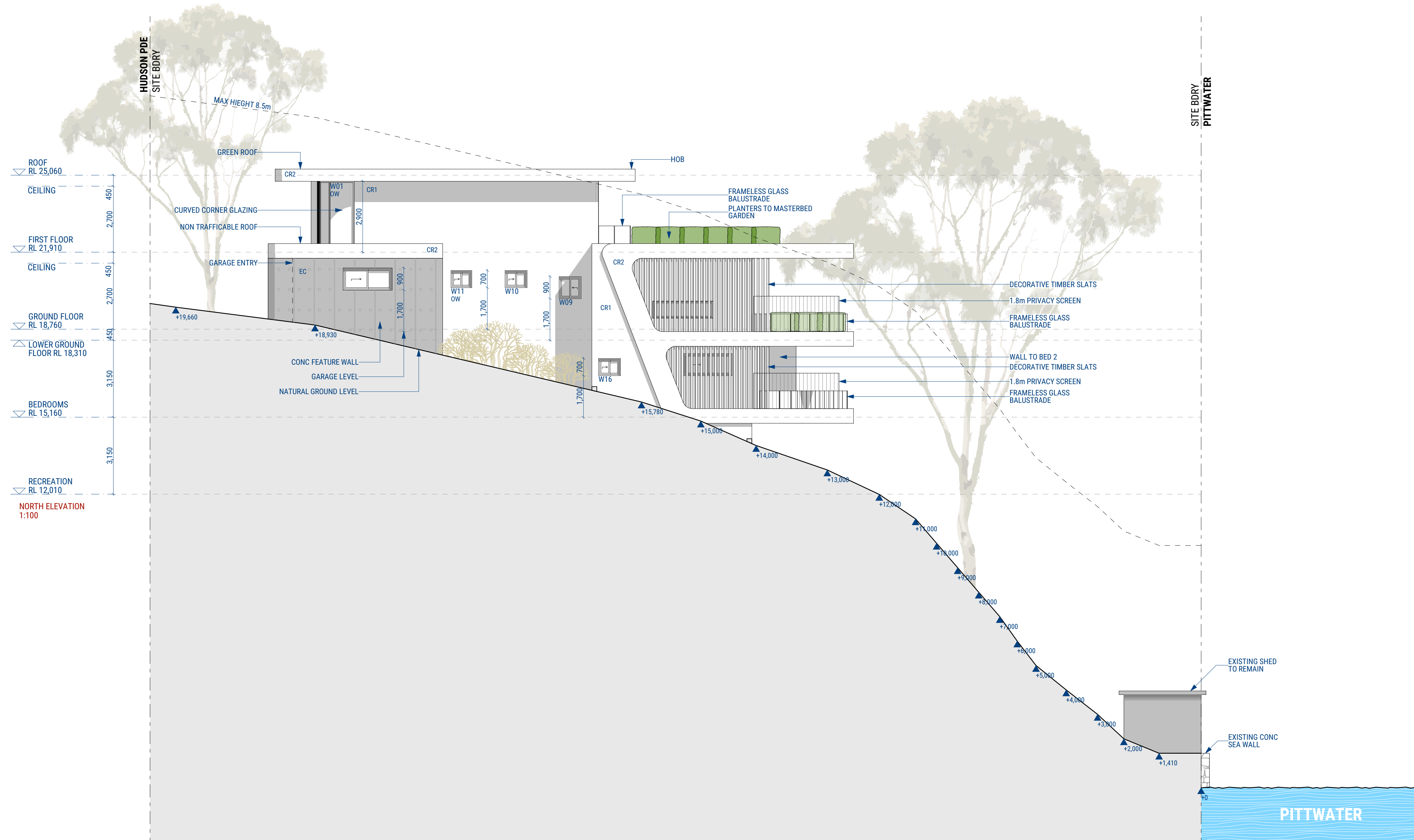


DRAWING TITLE
EAST AND WEST ELEVATION

DRAWING NUMBER SCALE ISSUE
DA 30 1:100 A

DRAWING STATUS
NOT FOR CONSTRUCTION

A2



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A	15/11/2022	ISSUE FOR APPROVAL	RM

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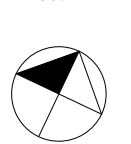
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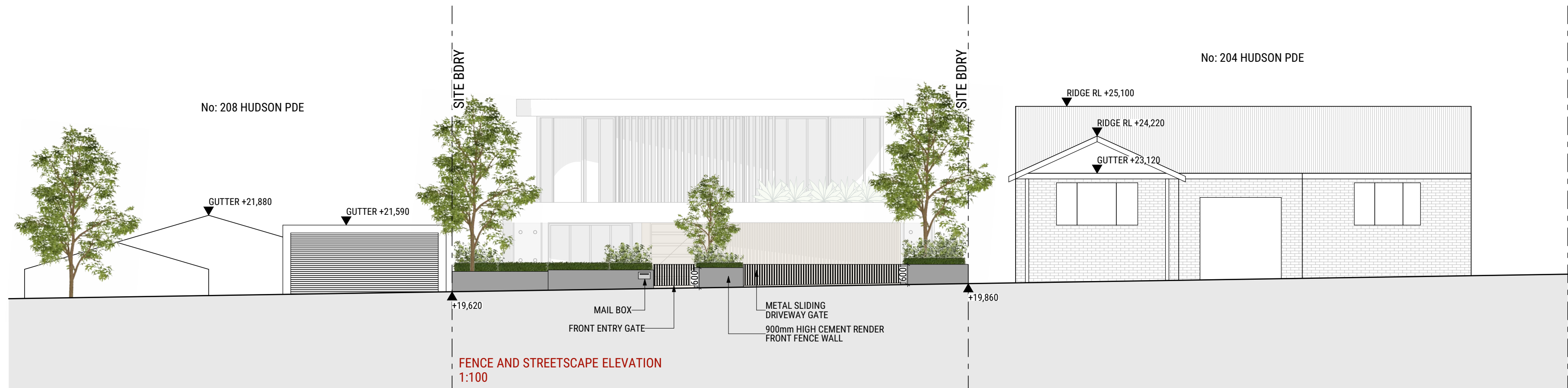
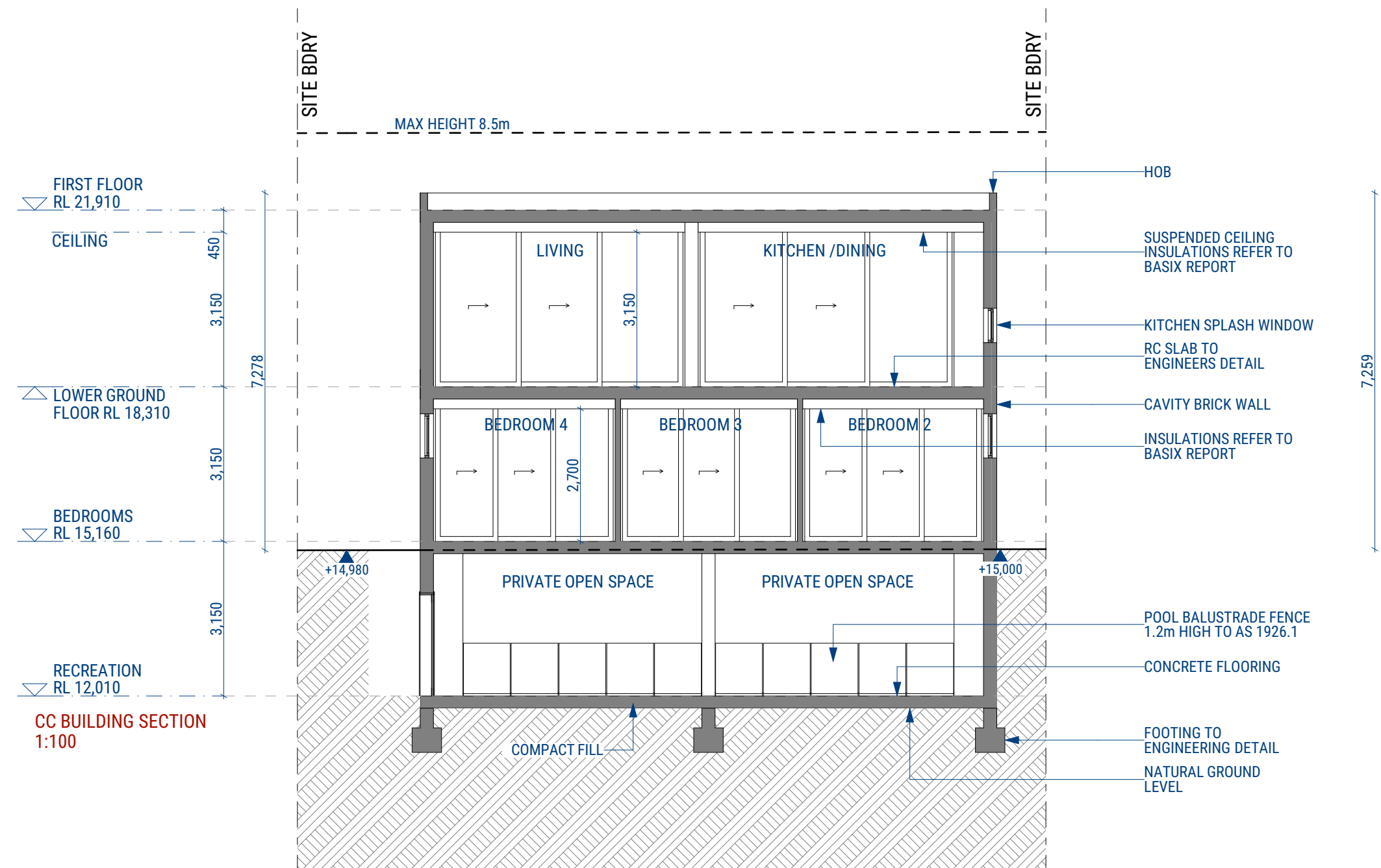
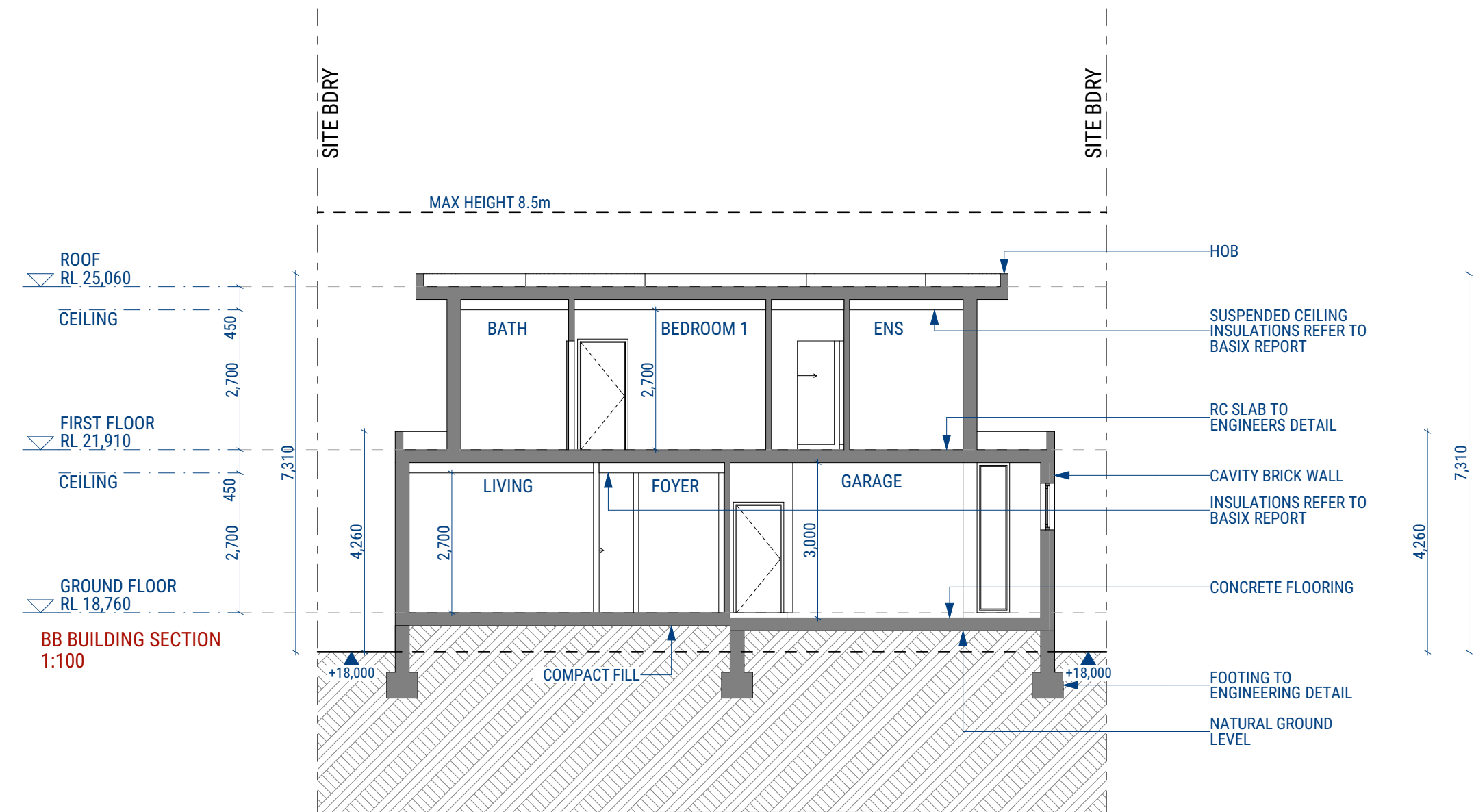


DRAWING TITLE
NORTH ELEVATION

DRAWING NUMBER SCALE ISSUE
DA 31 1:100 A

DRAWING STATUS
NOT FOR CONSTRUCTION

A2



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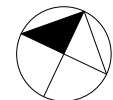
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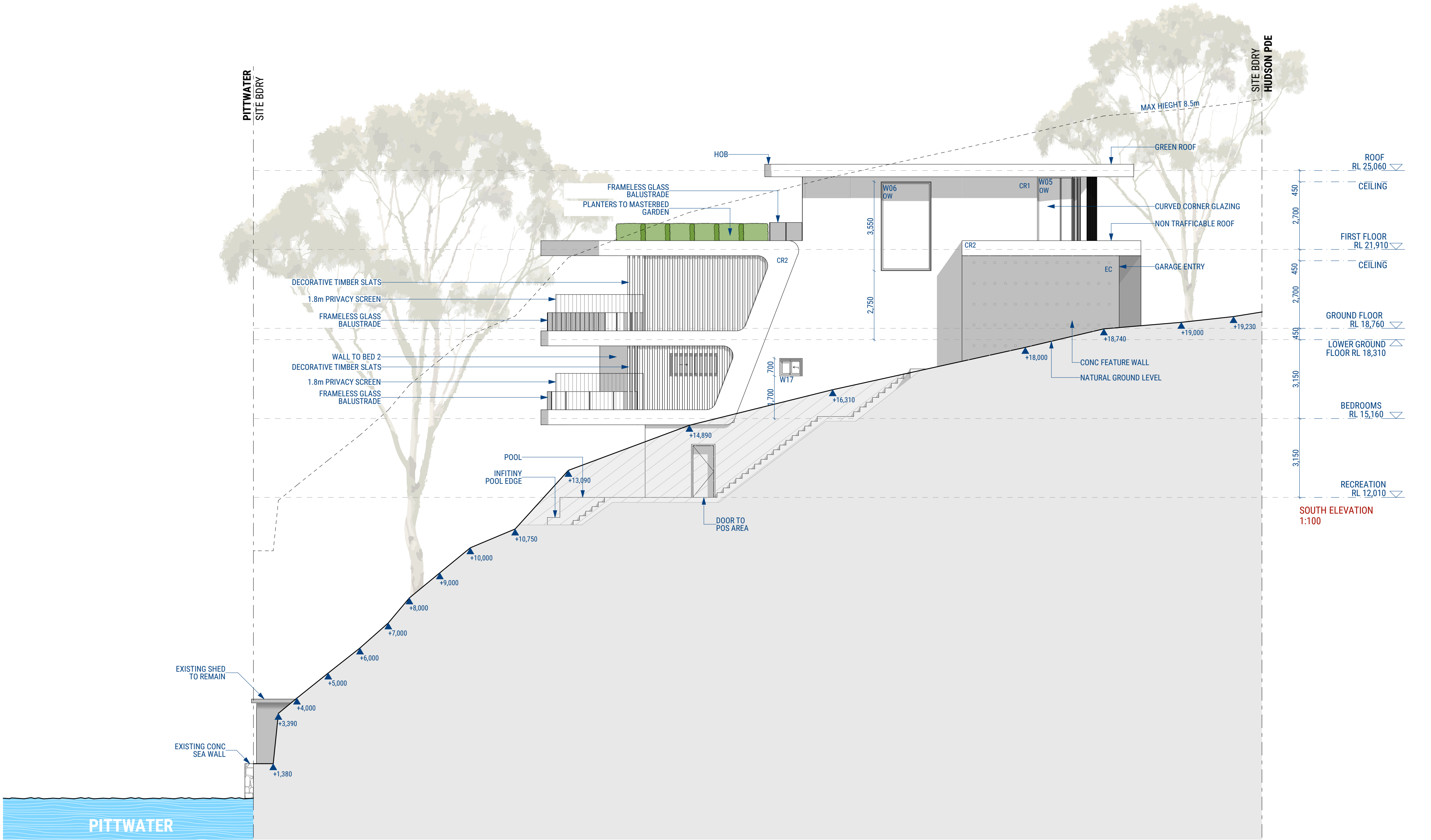
PROJECT DESCRIPTION
NEW SINGLE DWELLING
2 STOREY HOUSE
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206 Hudson Parade
CLAREVILLE NSW 2107
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LOT 38
DP 13760

PROJECT NUMBER
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DRAWING TITLE
FENCE + STREETSCAPE ELEVATION + BB AND CC SECTIONS
DRAWING NUMBER
DA 32
SCALE
A
ISSUE
A
DRAWING STATUS
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5. **CONCEPT LANDSCAPE ARCHITECTS**
6. **ESWNMAN**

PROJECT DESCRIPTION
**NEW SINGLE DWELLING
2 STOREY HOUSE**

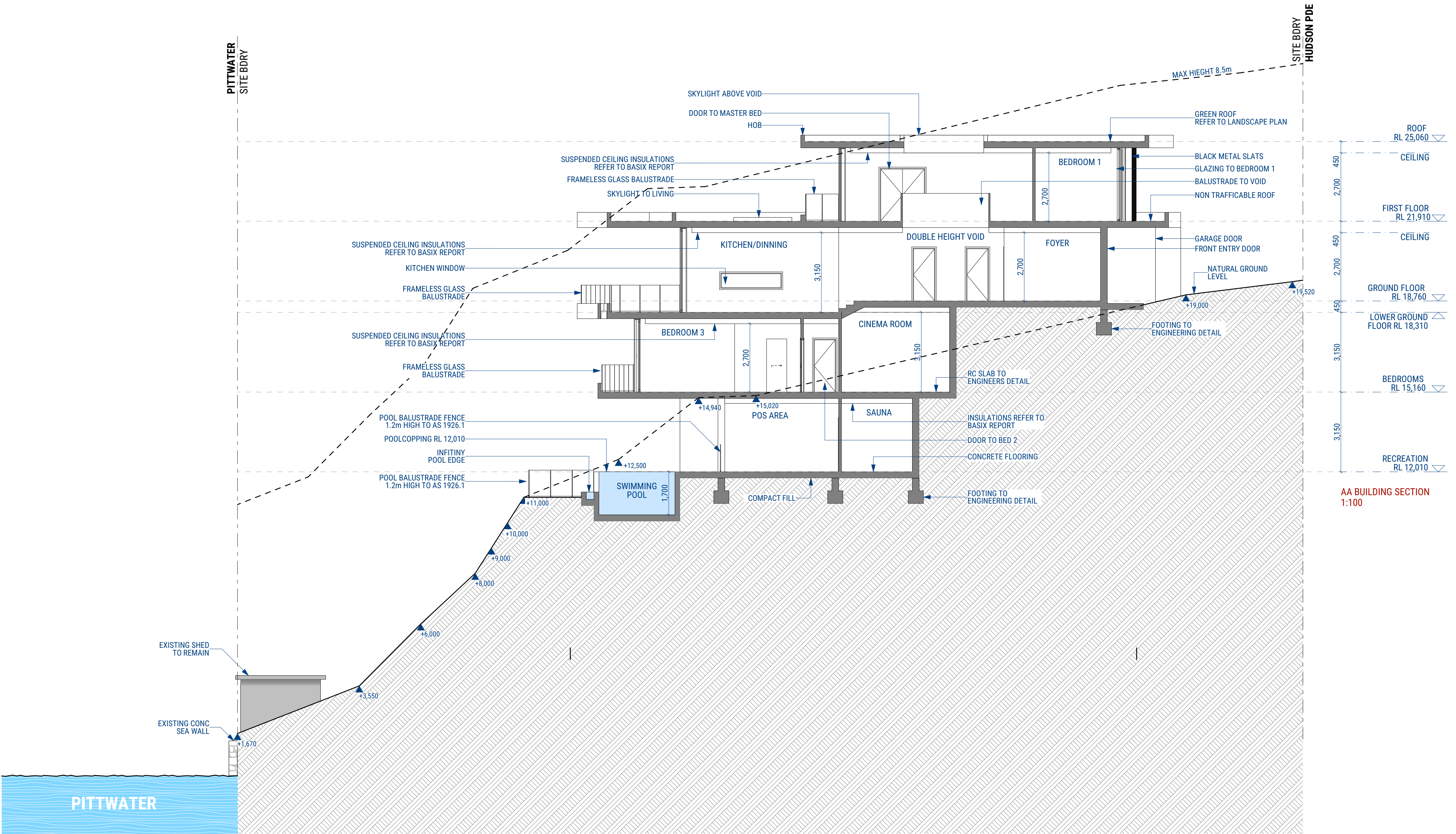
PROJECT LOCATION
**206 Hudson Parade
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22009

DRAWING TITLE
SOUTH ELEVATION

DRAWING NUMBER SCALE ISSUE
DA 33 1:100 A

DRAWING STATUS
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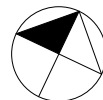
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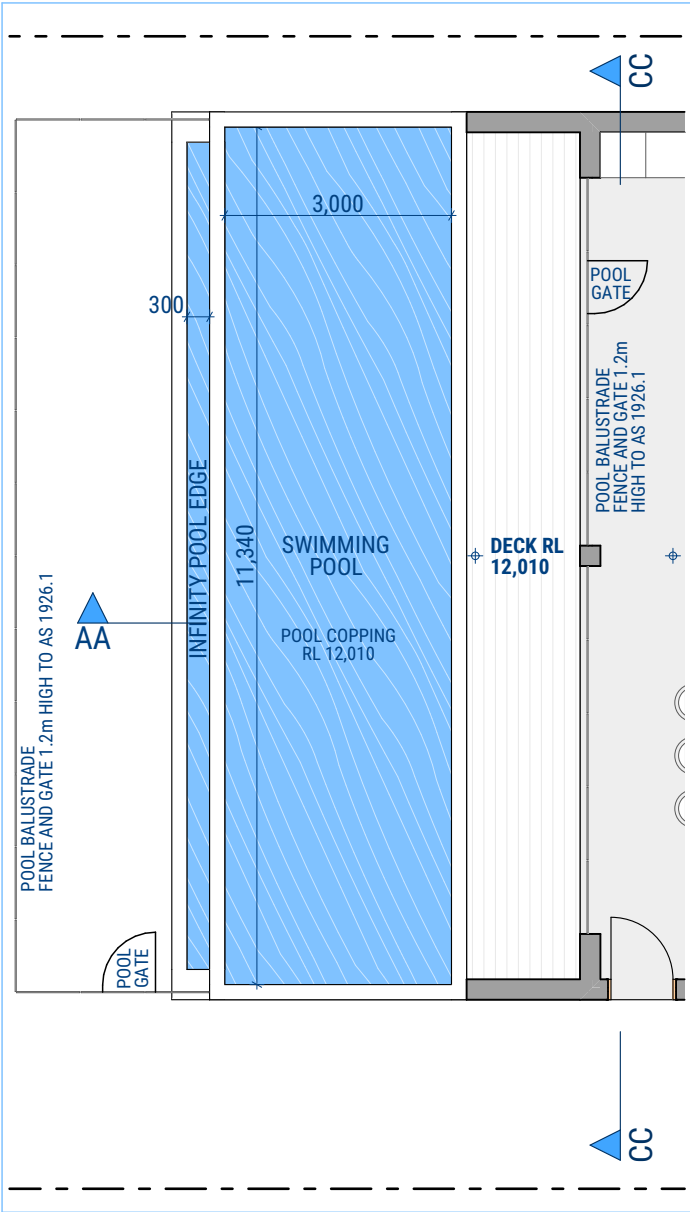


DRAWING TITLE
SECTION AA

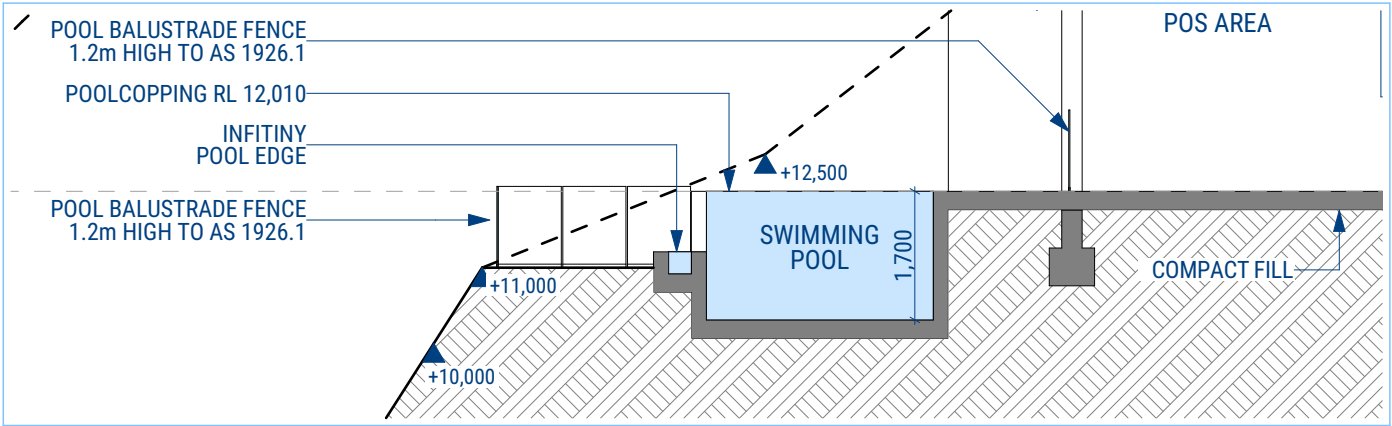
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DRAWING STATUS
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A2



POOL PLAN
1:100



AA BUILDING SECTION
1:100

SWIMMING POOL REQUIREMENTS

GENERAL REQUIREMENTS

- ALL POOLS MUST BE SEPARATED FROM RESIDENTIAL BUILDINGS AND ADJOINING PUBLIC OR PRIVATE PROPERTIES BY A COMPLYING CHILD -RESISTANT BARRIER (MUST BE IN ACCORDANCE WITH THE REGULATIONS AND AS 1926.1-2012 SWIMMING POOL SAFETY).
- NO DOOR ACCESS FROM A RESIDENTIAL BUILDING INTO AN OUTDOOR POOL IS PERMITTED
- ONLY STRUCTURES ASSOCIATED WITH THE POOL (FILTER HOUSING , ETC.) ARE PERMITTED WITHIN THE ENCLOSED POOL AREA
- STRUCTURES SUCH AS CLOTHES LINES , BARBEQUE , SHEDS , ENTERTAINMENT STRUCTURE , OUTSIDE TOILETS , ETC., MUST ALL BE LOCATED OUTSIDE THE CHILD RESISTANT BARRIER .
- POOL FENCING
- SWIMMING POOL FENCING AND OTHER BARRIERS TO BE PROVIDED TO THE POOL AREA IN ACCORDANCE WITH THE SWIMMING POOLS ACT 1992.
- BOUNDARY FENCE TO BE 1.8m IN HEIGHT , MEASURED FROM INSIDE OF THE FENCING
- SWIMMING POOL FENCING TO BE AT LEAST 1.2m HIGH , MEASURED ON THE OUTSIDE OF THE FENCING .
- MINIMUM 900mm SEPARATION BETWEEN THE UPPER AND LOWER HORIZONTAL MEMBERS TO MAINTAIN NON -CLIMBABLE ZONE
- HORIZONTAL MEMBERS OF THE FENCE SHOULD BE PLACED ON THE INSIDE OF THE FENCE AND BE AT LEAST 900mm APART .

- THE LATCHING DEVICE TO THE POOL GATE IS TO BE LOCATED A MINIMUM 1.5m ABOVE GROUND LEVEL AND 1.4m FROM THE HIGHEST LOWER HORIZONTAL BARRIER MEMBER OR , ALTERNATIVELY , THE DEVICE IS TO BE LOCATED INSIDE THE GATE AND THE LATCHING DEVICE IS TO BE APPROPRIATELY SHIELDED FROM THE OUTSIDE IN ACCORDANCE WITH AS 1926.1-2012 (EXCLUDING CLAUSE 2.8 OF THE STANDARD) TO ENSURE THE LATCHING DEVICE IS ONLY ACCESSIBLE BY REACHING OVER THE GATE .
- GATE WIDTH IS TO BE KEPT TO A MINIMUM (NO MORE THAN 1 METRE) TO MINIMISE THE POSSIBILITY OF THE WEIGHT OF THE GATE CAUSING THE GATE TO DROP WITH THE SELF -LATCHING MECHANISM FAILING .
- SPA POOLS
- SPA POOLS ARE ALSO COVERED BY THE LEGISLATION AND SHOULD BE SEPARATED BY A CHILD -RESISTANT POOL SAFETY BARRIER IN ACCORDANCE WITH AUSTRALIAN STANDARD AS 1926.1-2012 .
- ALTERNATIVELY , THE SPA POOL MUST BE COVERED AND SECURED BY A LOCKABLE CHILD -SAFE STRUCTURE (SUCH AS A DOOR , LID, GRILLE OR MESH). SUCH LOCKABLE STRUCTURE MUST BE ABLE TO BE REMOVED /INSTALLED AND LOCKED BY A SINGLE PERSON .
- RESUSCITATION WARNING SIGN
- AN APPROPRIATE RESUSCITATION WARNING SIGN (AVAILABLE FROM COUNCIL OR THE ROYAL LIFE SAVING SOCIETY) IS DISPLAYED IN A PROMINANT POSITION IN THE IMMEDIATE VICINITY OF THE POOL AREA .
- THE SPACING OF VERTICAL MEMBERS OF THE FENCE SHALL NOT EXCEED 100mm .
- THE HEIGHT OF ANY OPENING BETWEEN THE BOTTOM OF THE FENCE AND FINISHED GROUND LEVEL SHALL NOT EXCEED 100mm .
- ALL SWIMMING POOL FENCING TO BE MAINTAINED IN A GOOD CONDITION (ie. WITH NO HOLES , BROKEN OR LOOSE PALINGS).
- NON-CLIMBABLE ZONE EXTENDS FROM THE POOL FENCE 300mm INTO THE POOL AREA AND 900mm OUTSIDE THE POOL AREA . TO PREVENT A CHILD TO CLIMB OVER THE FENCE , CLIMBABLE OBJECTS SUCH AS BARBEQUES , FURNITURE , PLANTER BOXES , TREES OR SHRUB ARE NOT PERMITTED WITHIN THIS NON -CLIMBABLE ZONE
- IF THE WALL OF THE HOUSE FORMS PART OF THE APPROVED CHILD -RESISTANT BARRIER TO THE POOL AREA (ie. IN RELATION TO POOLS INSTALLED BEFORE 1 AUGUST 1990), ALL DOOR AND WINDOW OPENINGS IN THE WALL /S MUST BE CHILD -RESISTANT IN ACCORDANCE WITH THE REGULATIONS TO PREVENT CHILDREN ACCESSING THE POOL AREA .
- POOL GATES
- GATES TO THE SWIMMING POOL AREA ARE TO OPEN OUTWARDS AND ARE TO BE FULLY SELF -CLOSING AND SELF -LATCHING FROM ANY OPEN POSITION .
- NO DOUBLE GATES ARE PERMITTED
- GATES ARE NOT TO BE PROPPED OPEN AT ANY TIME .

- THE FOLLOWING WARNING STATEMENTS MUST BE CONTAINED WITHIN THE RESUSCITATION SIGN :
 - YOUNG CHILDREN SHOULD BE SUPERVISED WHEN USING THIS SWIMMING POOL
 - POOL GATES MUST BE KEPT CLOSED AT ALL TIMES
 - KEEP ARTICLES , OBJECTS AND STRUCTURES AT LEAST 900 MM CLEAR OF THE POOL FENCE AT ALL TIMES
 - THE RESUSCITATION SIGN MUST BE :
 - LEGIBLE FROM A DISTANCE OF AT LEAST THREE METRES
 - MAINTAINED IN A CLEARLY LEGIBLE CONDITION
- REFER TO THE SWIMMING POOLS ACT 1992 , THE SWIMMING POOLS REGULATION 2018 AND AUSTRALIAN STANDARD AS 1926.1-2012 (EXCLUDING CLAUSE 2.8 OF THE STANDARD) FOR A COMPLETE LIST OF REQUIREMENTS .

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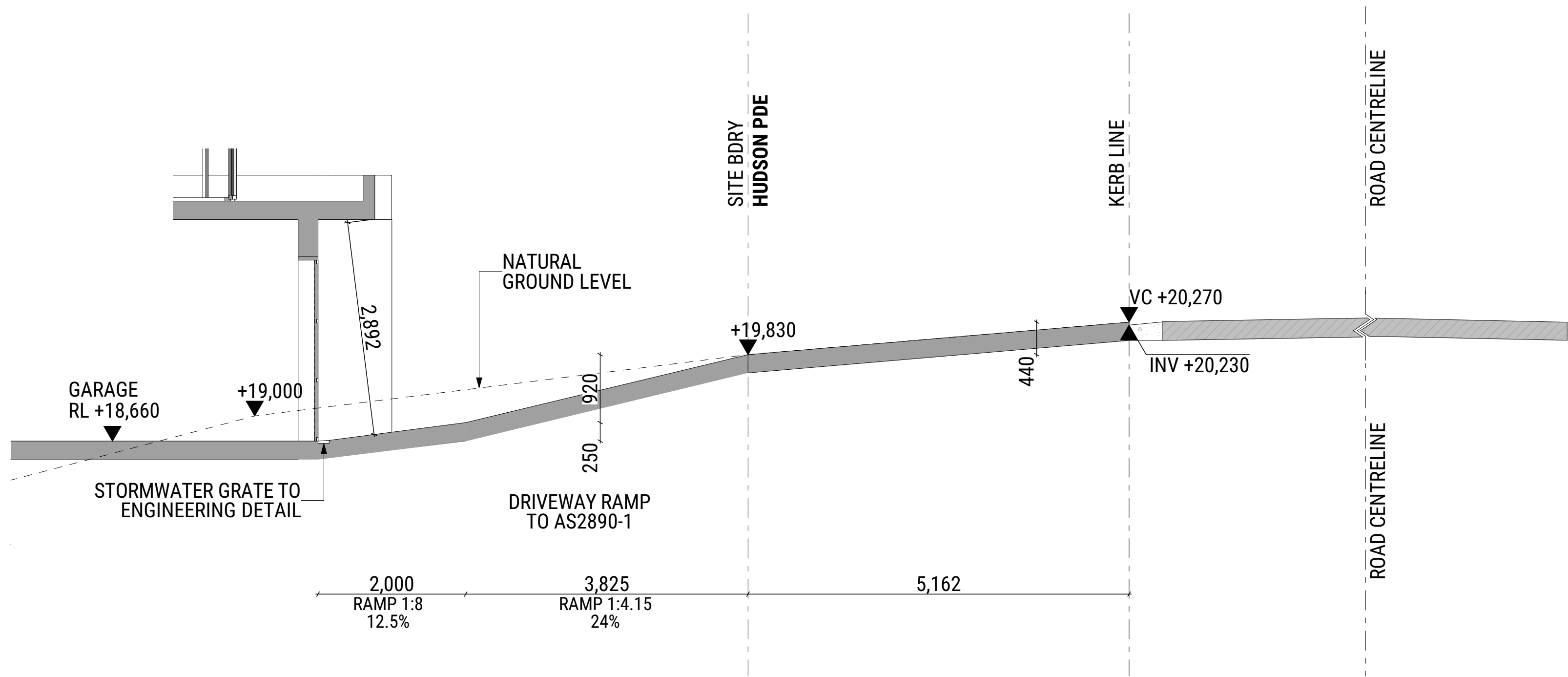
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DRAWING TITLE
POOL PLAN AND SECTION

DRAWING NUMBER SCALE ISSUE
DA 35 1:100 A

DRAWING STATUS
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DRAWING TITLE
DD RAMP SECTION

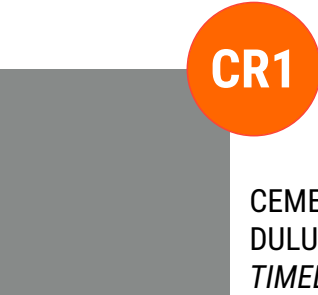
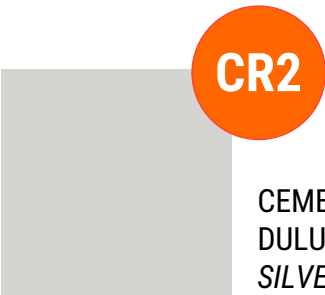
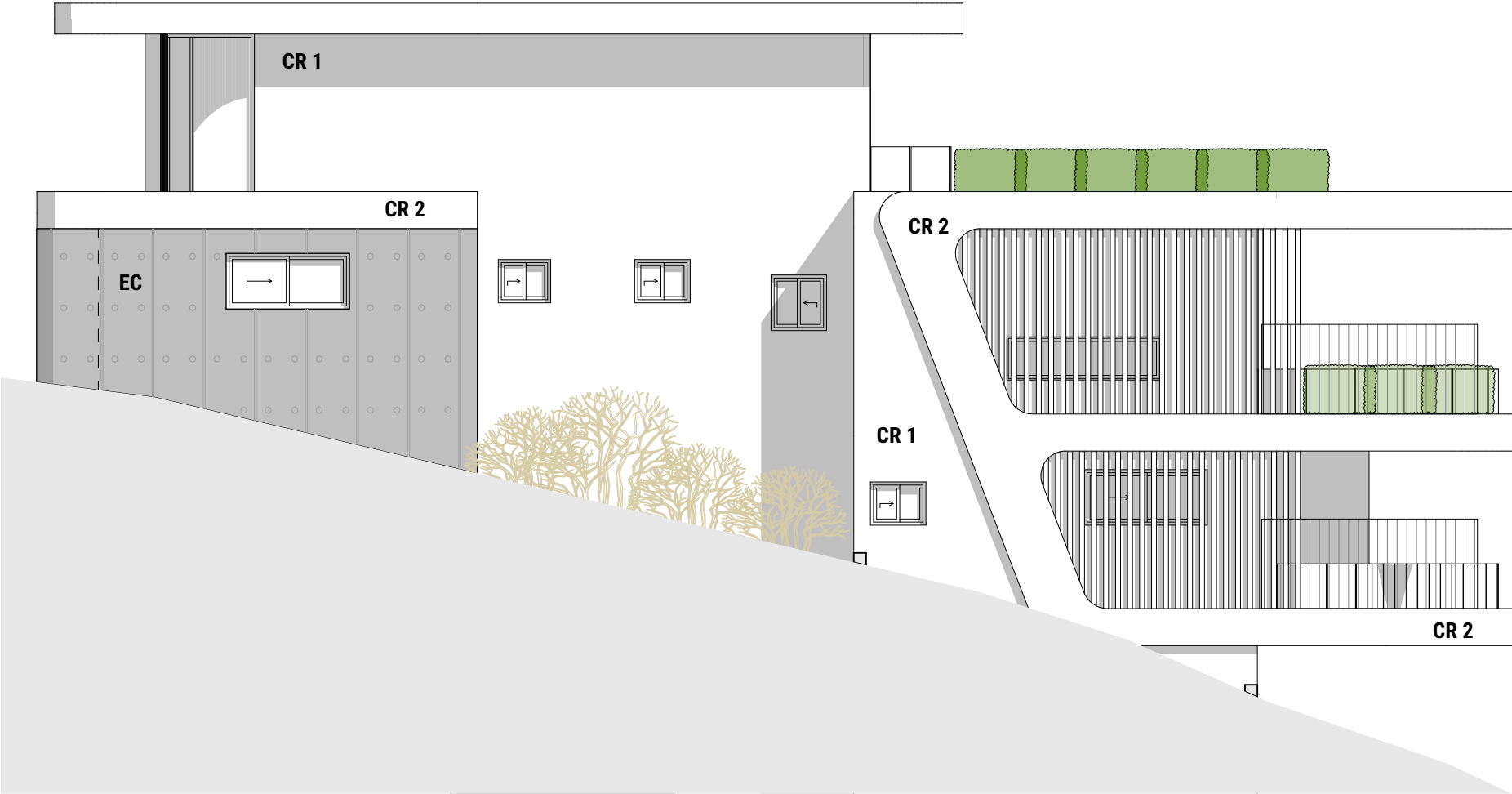
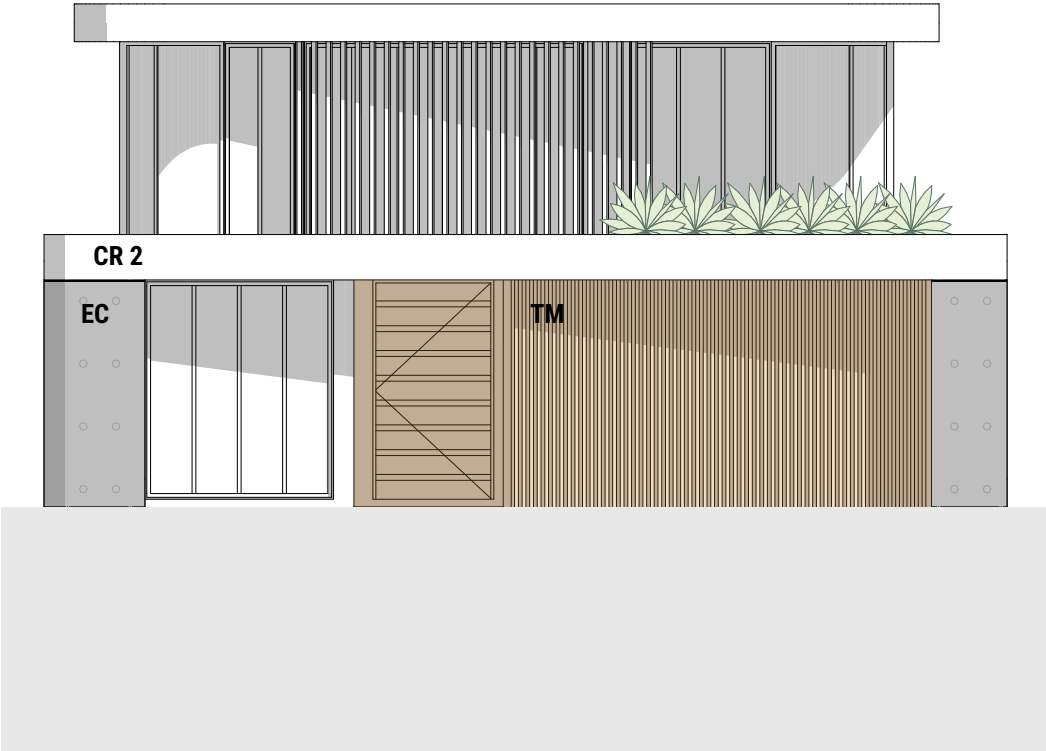
DRAWING NUMBER
DA 36

SCALE
1:50

ISSUE
A

DRAWING STATUS
NOT FOR CONSTRUCTION

A2



ISSUE	DATE	DESCRIPTION	APP BY
A	15/11/2022	ISSUE FOR APPROVAL	RM

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3. PLAN ZONE
4. NSW TREES
5. CONCEPT LANDSCAPE ARCHITECTS
6. ESWNMAN



PROJECT DESCRIPTION
NEW SINGLE DWELLING
2 STOREY HOUSE

PROJECT LOCATION
206 Hudson Parade
CLAREVILLE NSW 2107
Australia
LOT 38
DP 13760

PROJECT NUMBER
22009



DRAWING TITLE
FINISHES SCHEDULE

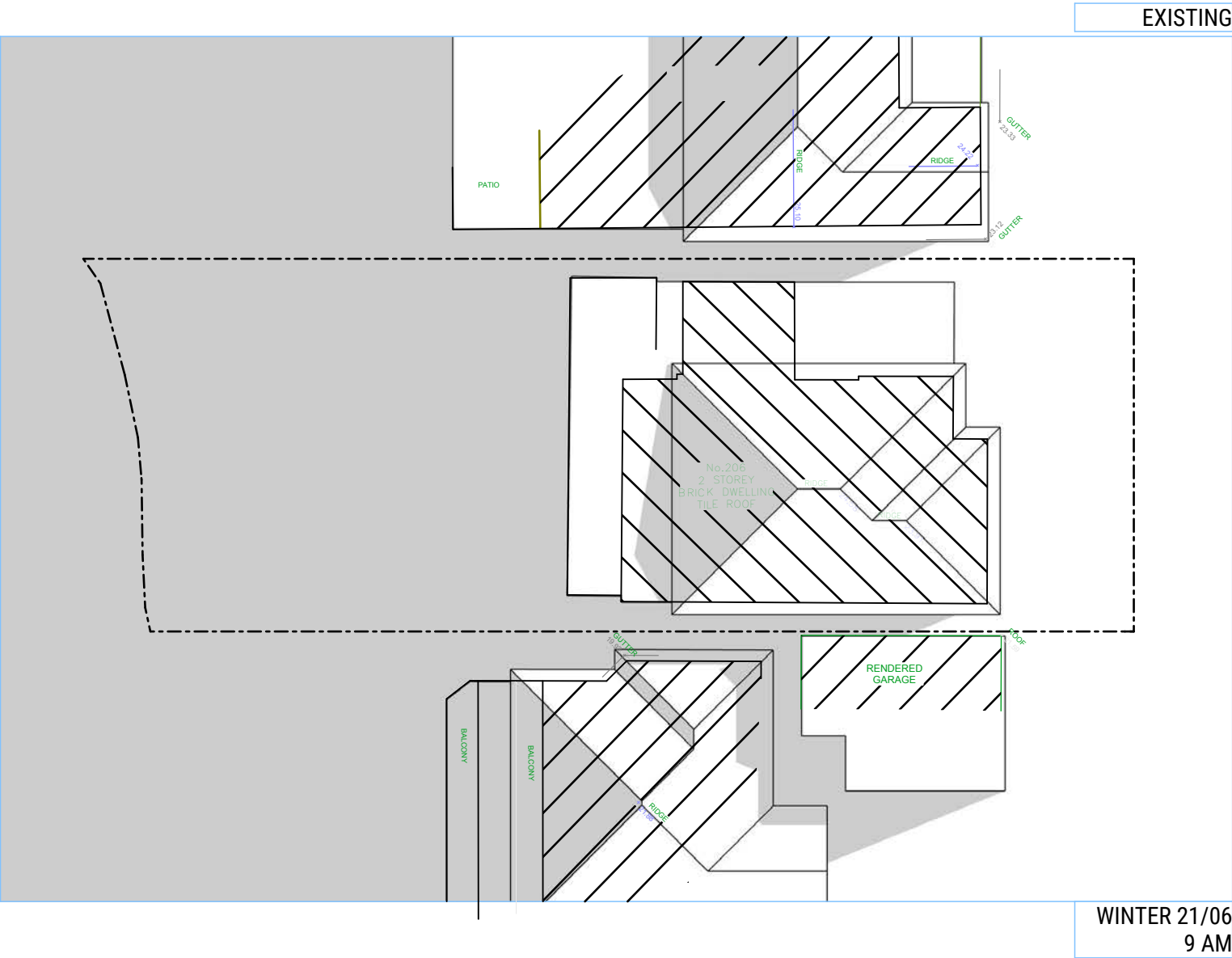
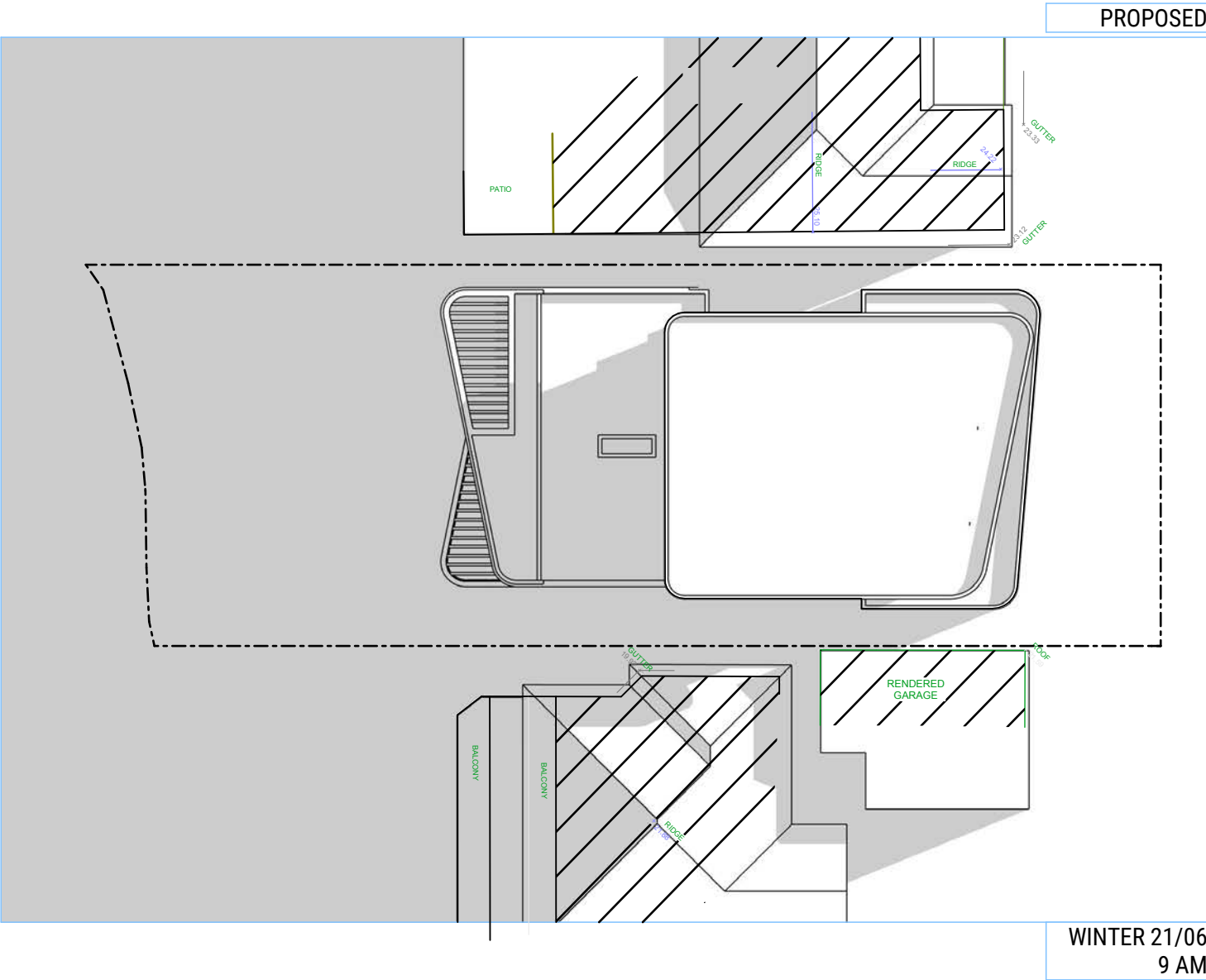
DRAWING NUMBER
DA 40

SCALE

ISSUE
A

DRAWING STATUS
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A3



ISSUE	DATE	DESCRIPTION	APP BY
A	15/11/2022	ISSUE FOR APPROVAL	RM

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PROJECT DESCRIPTION
NEW SINGLE DWELLING
2 STOREY HOUSE

PROJECT LOCATION
206 Hudson Parade
CLAREVILLE NSW 2107
Australia
LOT 38
DP 13760

PROJECT NUMBER
22009



DRAWING TITLE
SHADOW DIAGRAMS WINTER 9AM

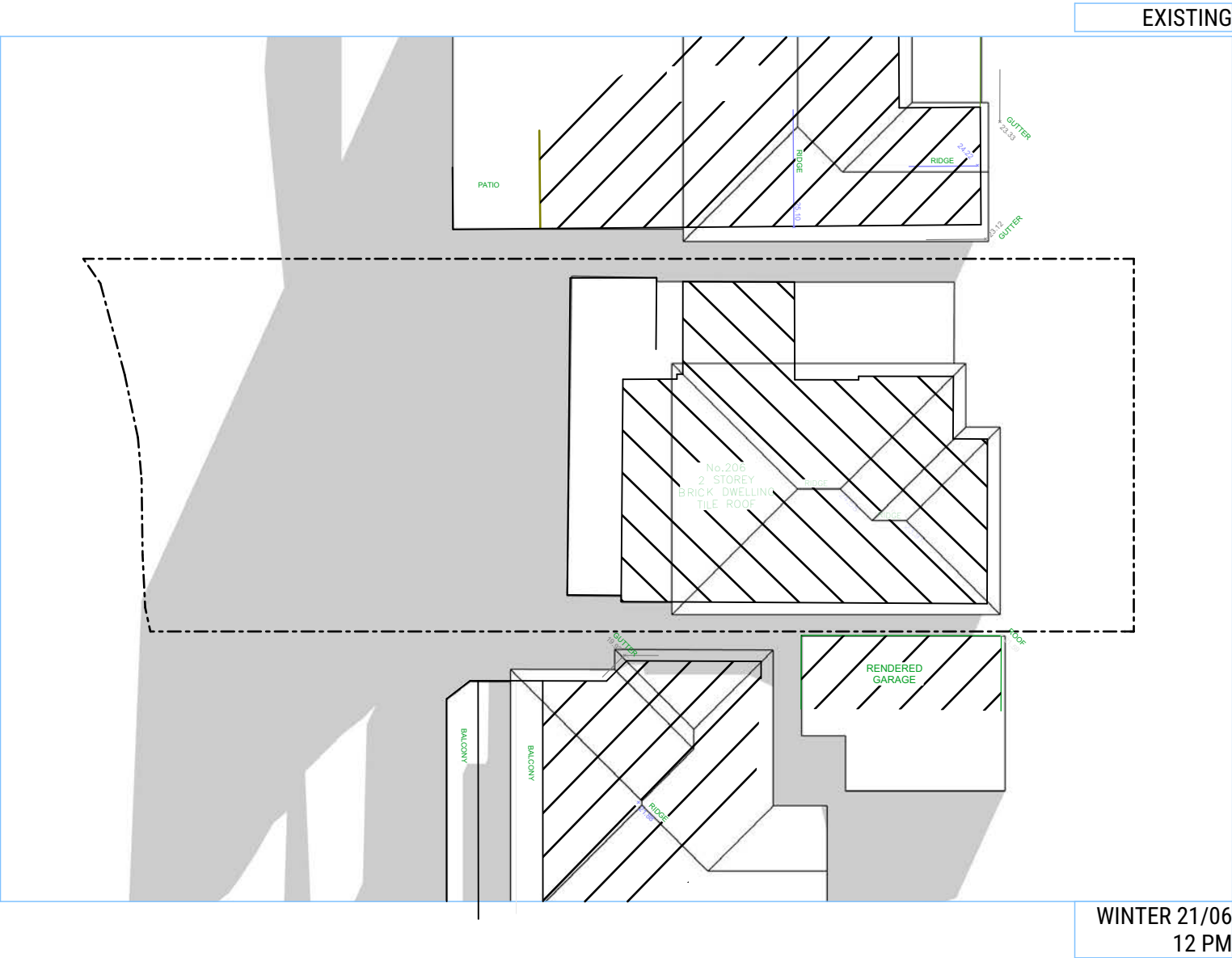
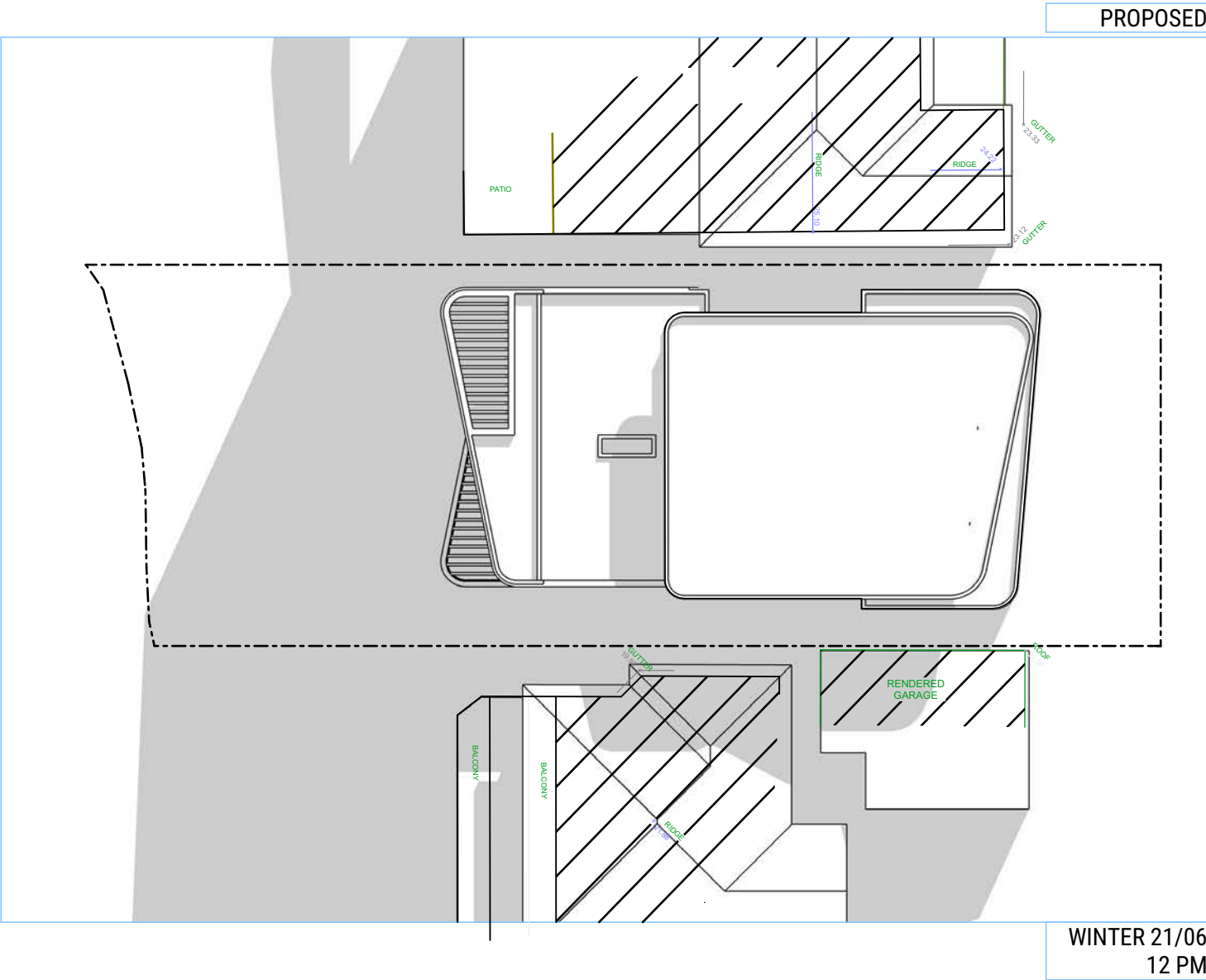
DRAWING NUMBER
DA 50

SCALE
1:250

ISSUE
A

DRAWING STATUS
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A3



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A	15/11/2022	ISSUE FOR APPROVAL	RM

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PROJECT DESCRIPTION
NEW SINGLE DWELLING
2 STOREY HOUSE

PROJECT LOCATION
206 Hudson Parade
CLAREVILLE NSW 2107
Australia
LOT 38
DP 13760

PROJECT NUMBER
22009



DRAWING TITLE
SHADOW DIAGRAMS WINTER 12PM

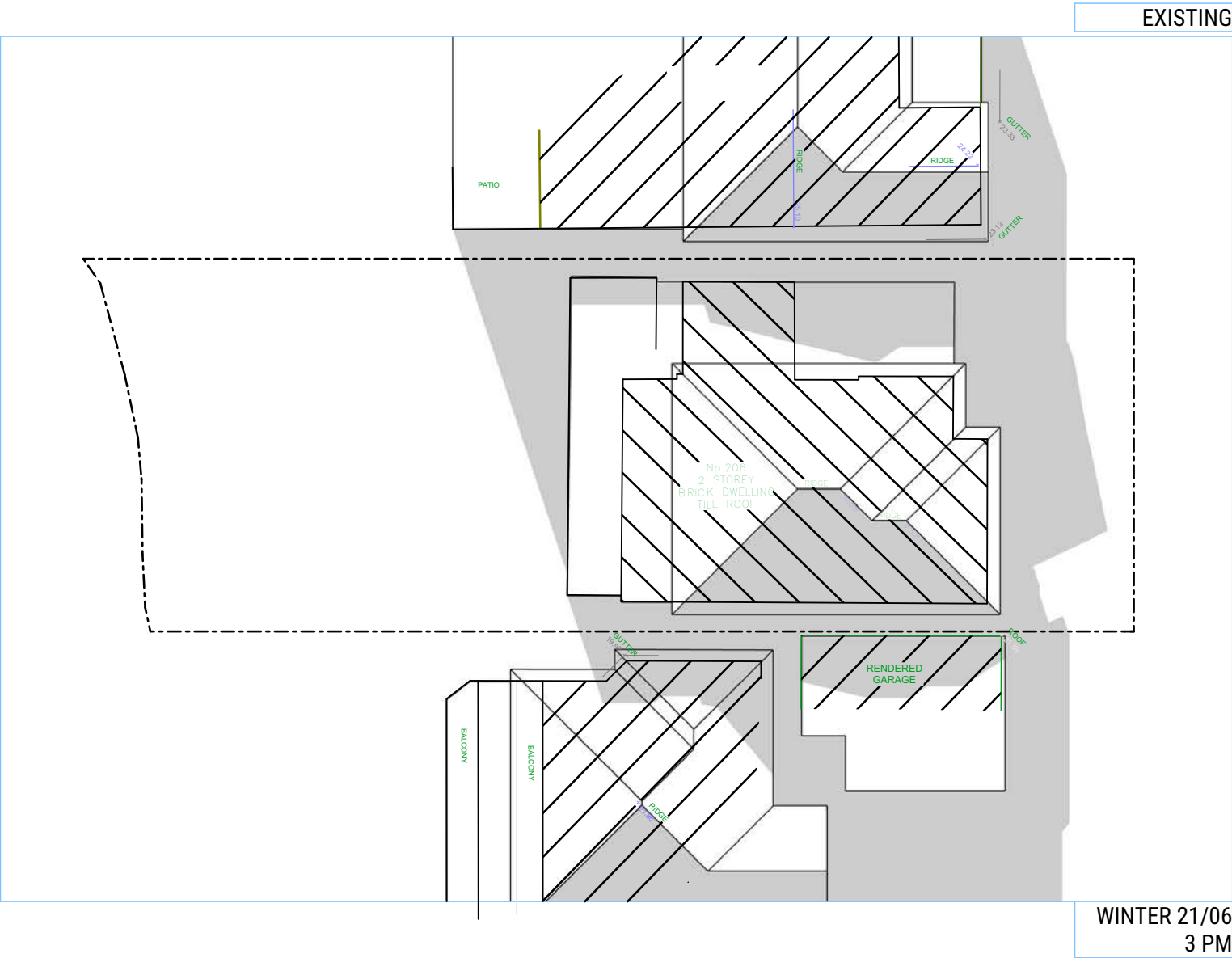
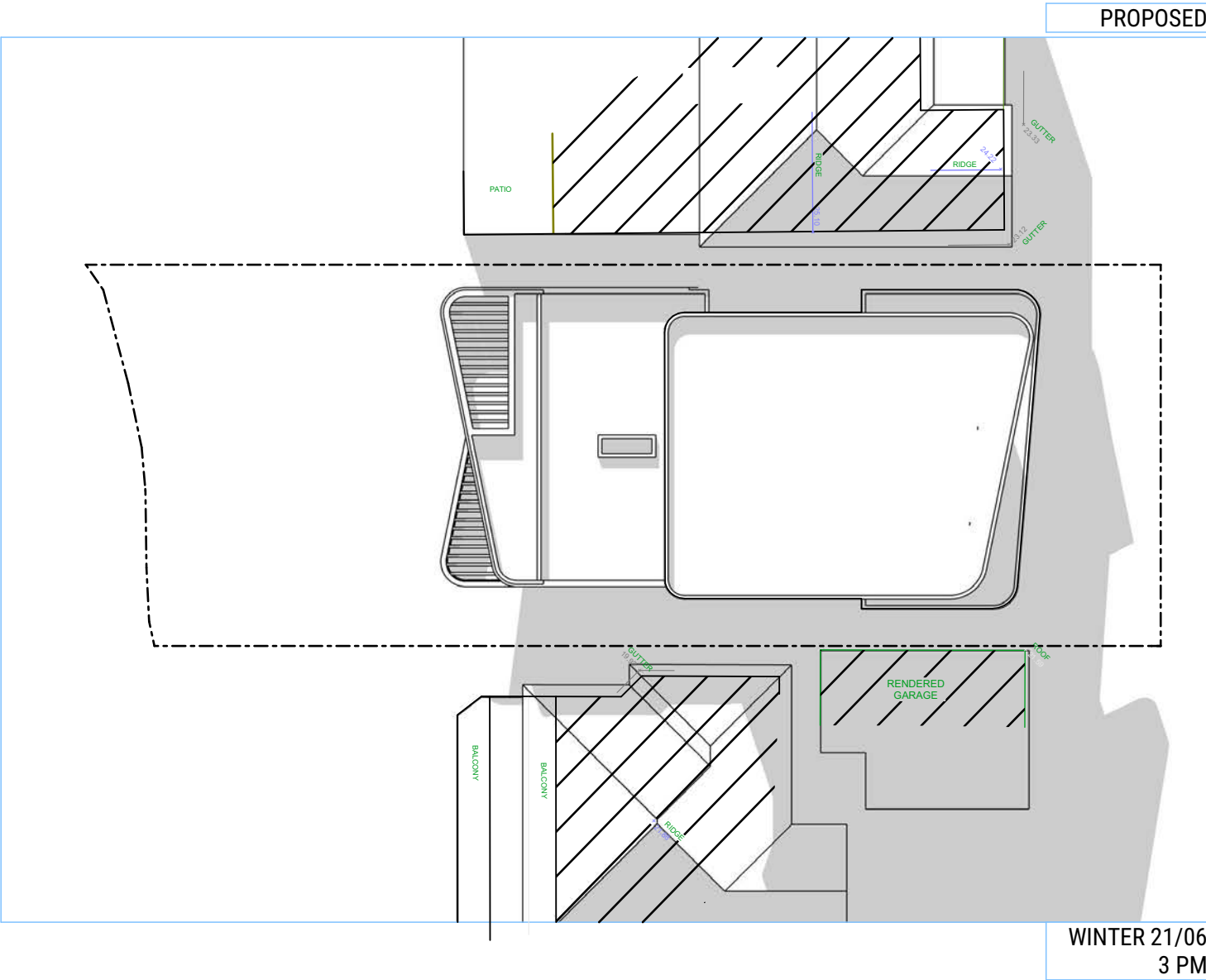
DRAWING NUMBER
DA 51

SCALE
1:250

ISSUE
A

DRAWING STATUS
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A3



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A	15/11/2022	ISSUE FOR APPROVAL	RM

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PROJECT DESCRIPTION
NEW SINGLE DWELLING
2 STOREY HOUSE

PROJECT LOCATION
206 Hudson Parade
CLAREVILLE NSW 2107
Australia
LOT 38
DP 13760

PROJECT NUMBER
22009



DRAWING TITLE
SHADOW DIAGRAMS WINTER 3PM

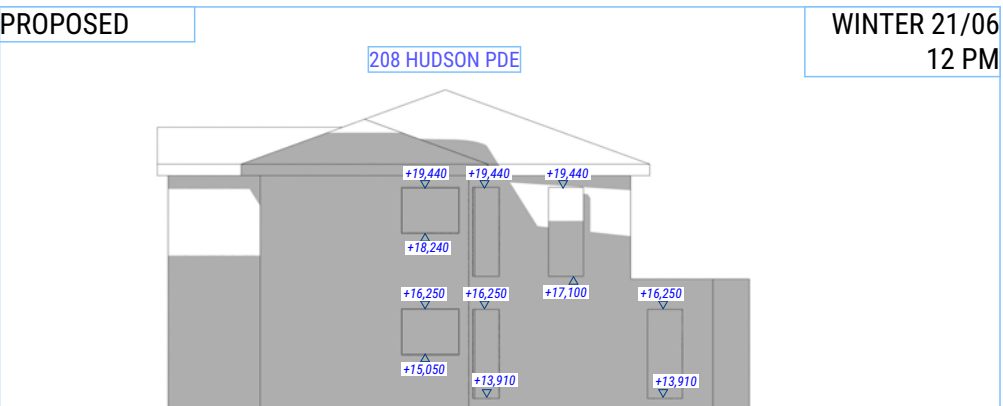
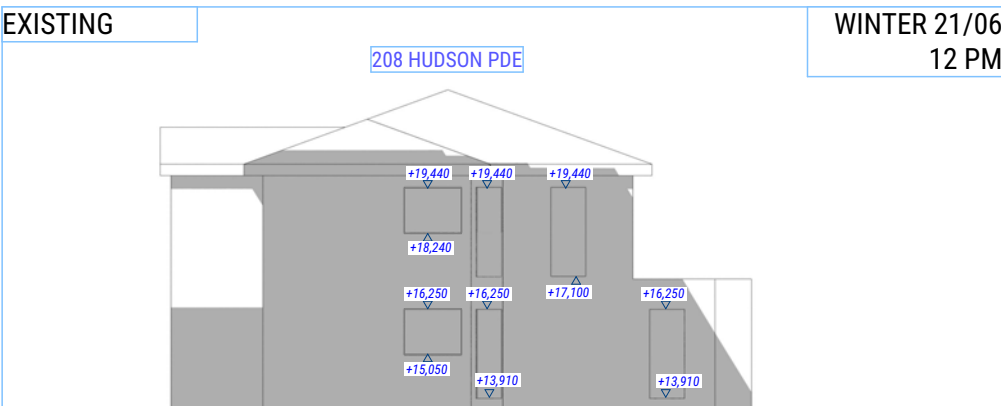
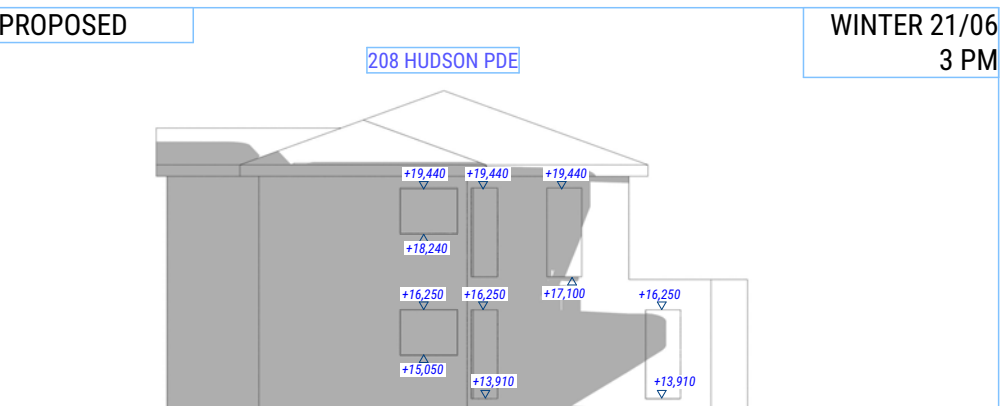
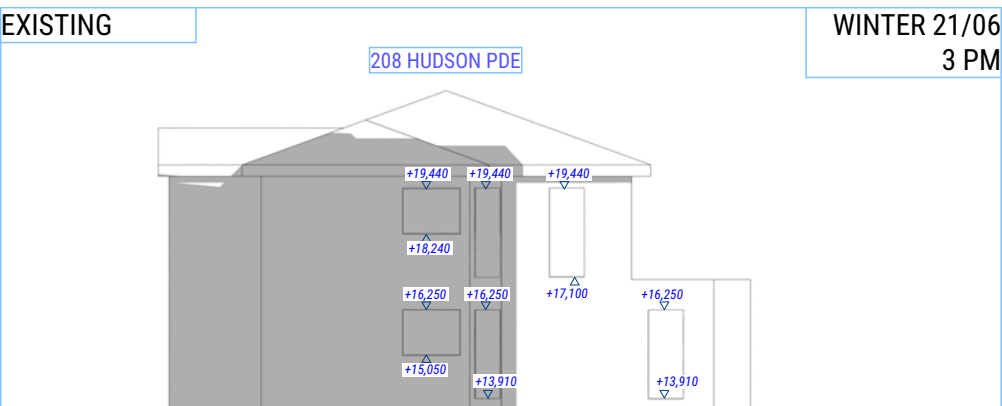
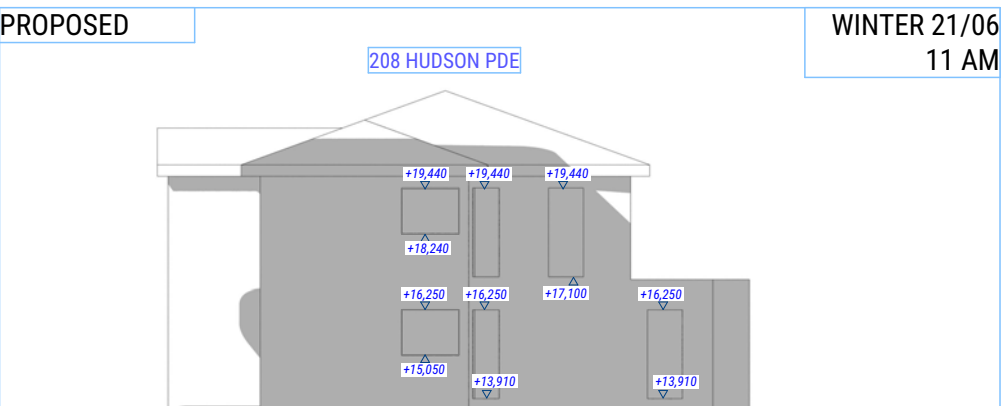
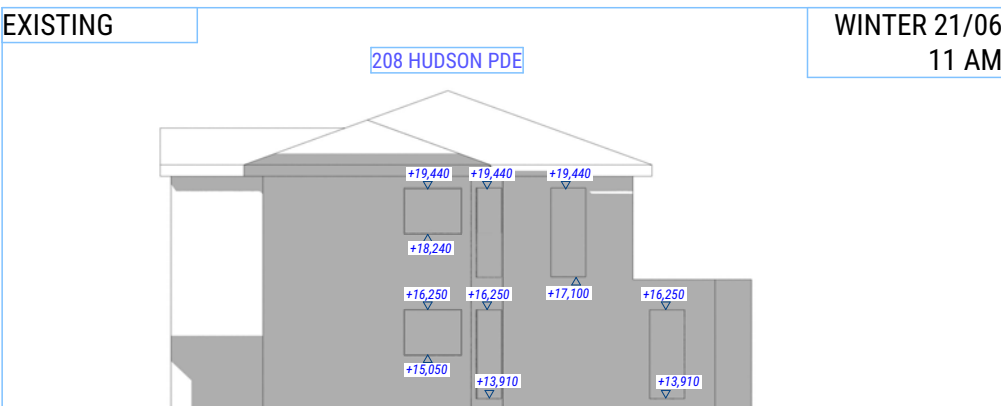
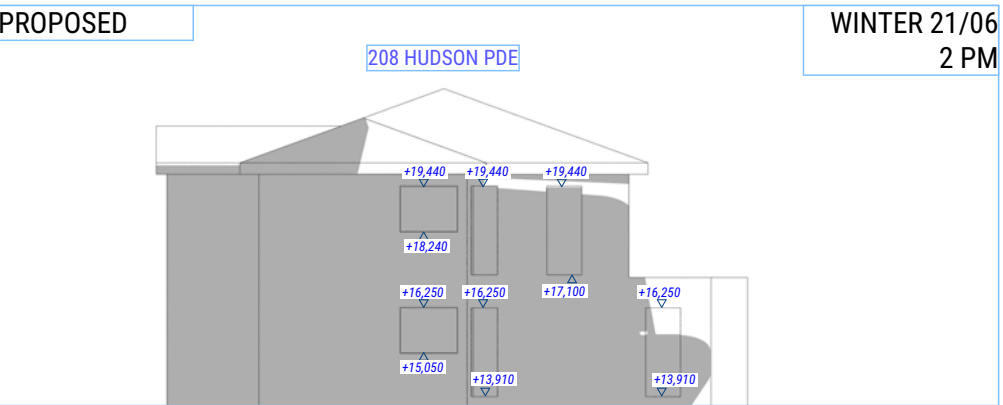
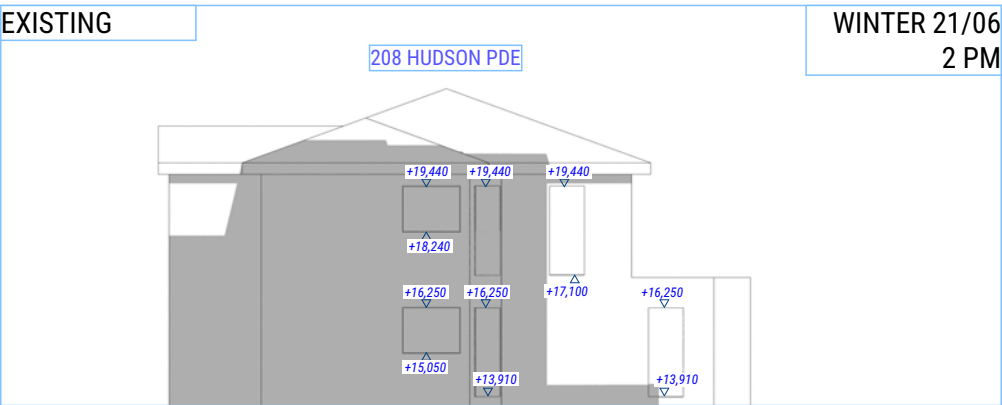
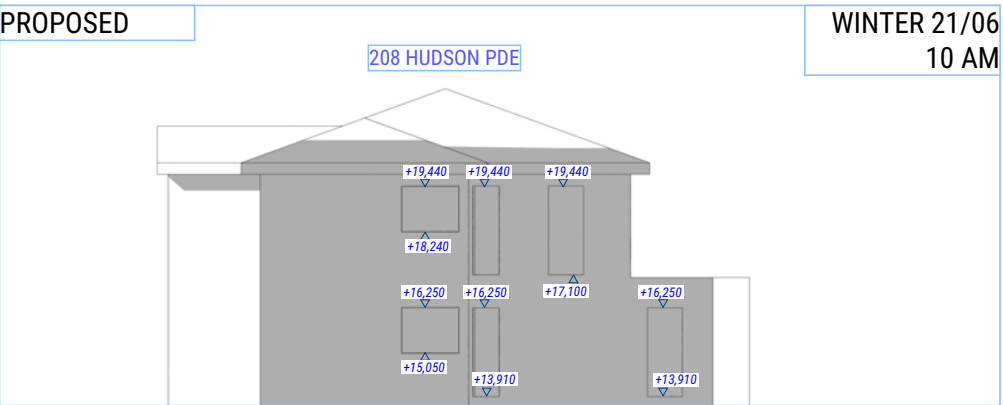
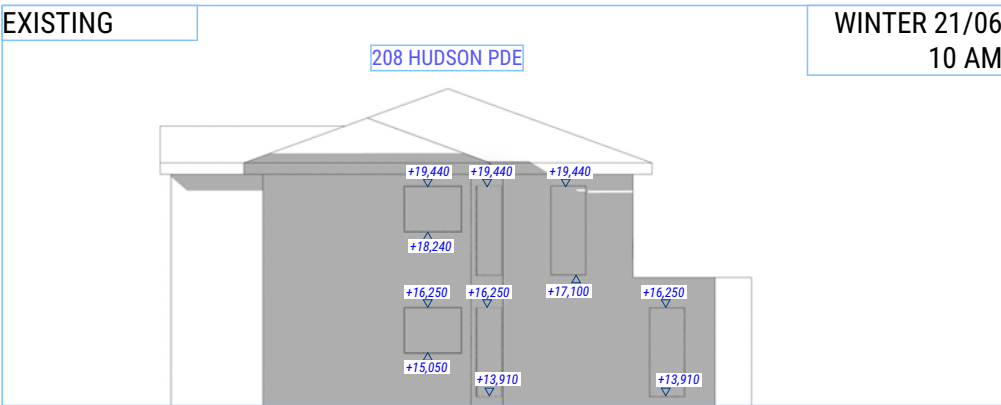
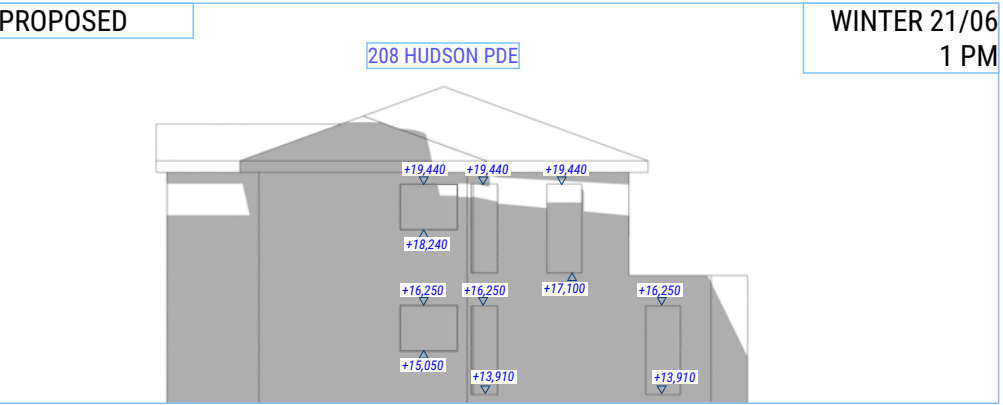
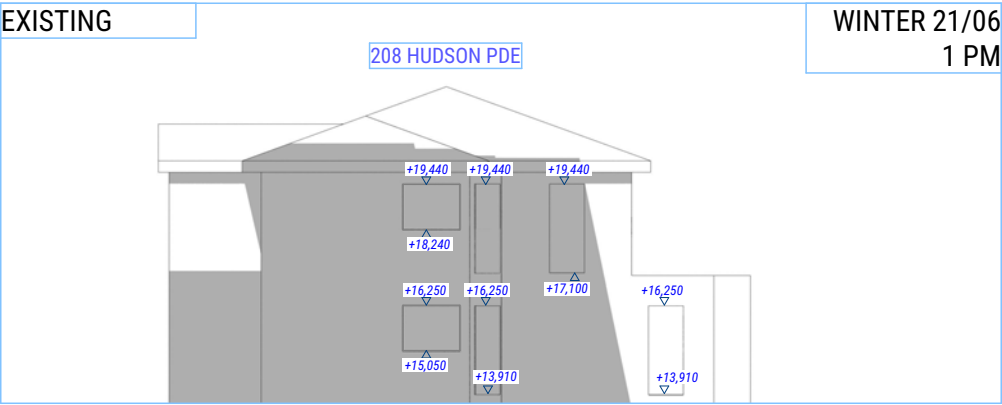
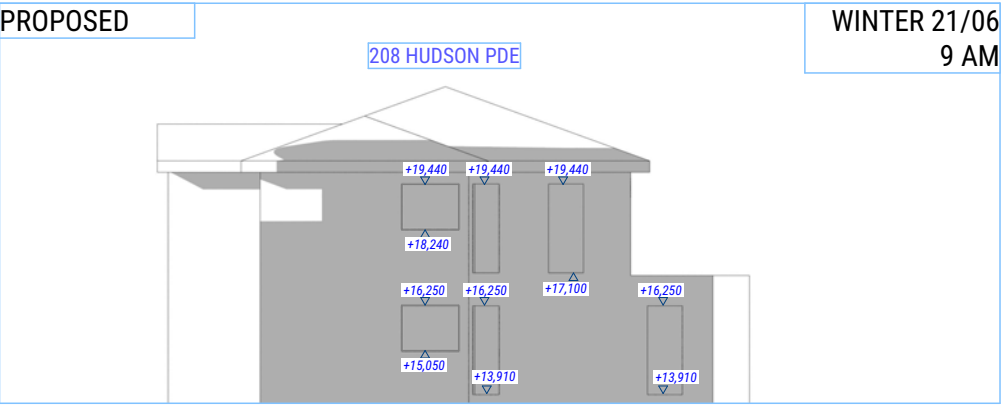
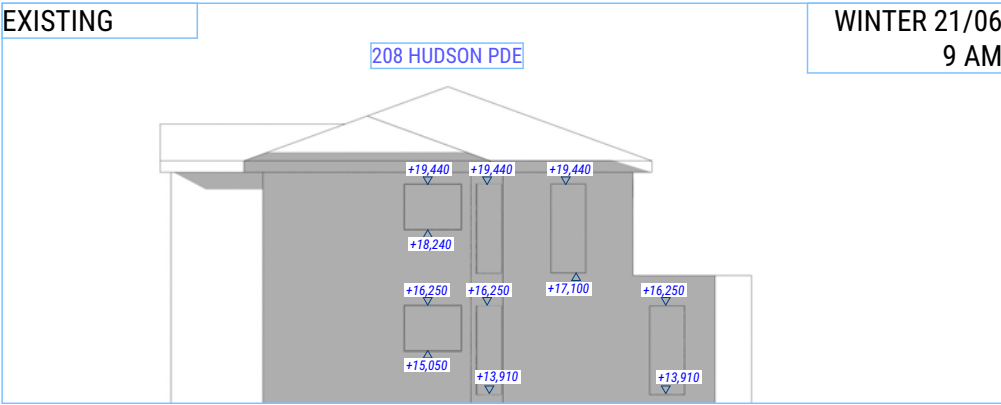
DRAWING NUMBER
DA 52

SCALE
1:250

ISSUE
A

DRAWING STATUS
NOT FOR CONSTRUCTION

A3



ISSUE	DATE	DESCRIPTION	APP BY
A	15/11/2022	ISSUE FOR APPROVAL	RM

DEVELOPMENT APPLICATION

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 3. PLAN ZONE
 4. NSW TREES
 5. CONZEPT LANDSCAPE ARCHITECTS
 6. ESWNMAN

PROJECT DESCRIPTION
NEW SINGLE DWELLING
2 STOREY HOUSE
PROJECT LOCATION
206 Hudson Parade
CLAREVILLE NSW 2107
Australia
LOT 38
DP 13760

PROJECT NUMBER
22009



DRAWING TITLE
SHADOW DIAGRAMS - ELEVATION
SHAODWS

DRAWING NUMBER
DA 53

SCALE
1:200

ISSUE
A

DRAWING STATUS
NOT FOR CONSTRUCTION

Window Schedule												
Element ID	D01	D02	D03	D04	D05	D06	D07	W01	W02	W03	W04	W05
Home Story Name	First Floor - Master Bed	First Floor - Master Bed	Ground Floor - Living	Ground Floor - Living	Lower Level 1 - Bedro...	Lower Level 1 - Bedro...	Lower Level 1 - Bedro...	First Floor - Master Bed	First Floor - Master Bed	First Floor - Master Bed	First Floor - Master Bed	First Floor - Master Bed
W x H Size	2,800×2,900	3,700×2,900	5,120×3,350	5,210×3,350	3,700×2,900	3,600×2,900	3,680×2,900	1,991×2,900	1,875×2,900	3,713×2,900	960×2,900	1,823×2,900
Sill height	0	0	-450	-450	0	0	0	0	0	0	0	0
Head height	2,900	2,900	2,900	2,900	2,900	2,900	2,900	2,900	2,900	2,900	2,900	2,900
GlassType	Glass - Clear Fast	Glass - Clear Fast	Glass - Clear Fast	Glass - Clear Fast	Glass - Clear Fast	Glass - Clear Fast	Glass - Clear Fast	Glass - Opaque	Glass - Clear	Glass - Clear	Glass - Clear	Glass - Opaque
Frame								FIXED	Operable	Operable	Operable	FIXED
View from Reveal Side												

Window Schedule												
Element ID	W06	W07	W08	W09	W10	W11	W12	W13	W14	W15	W16	W17
Home Story Name	First Floor - Master Bed	Ground Floor - Living	Ground Floor - Living	Ground Floor - Living	Ground Floor - Living	Ground Floor - Living	Ground Floor - Living	Ground Floor - Living	Ground Floor - Living	Lower Level 1 - Bedro...	Lower Level 1 - Bedro...	Lower Level 1 - Bedro...
W x H Size	2,000×3,550	2,500×700	630×3,350	900×900	900×700	850×700	630×2,900	2,000×900	2,495×2,900	2,000×900	900×700	900×700
Sill height	2,300	450	-450	1,250	1,700	1,700	0	1,600	0	1,700	1,700	1,700
Head height	5,850	1,150	2,900	2,150	2,400	2,400	2,900	2,500	2,900	2,600	2,400	2,400
GlassType	Glass - Opaque	Glass - Clear	Glass - Clear	Glass - Clear	Glass - Opaque	Glass - Opaque	Glass - Clear	Glass - Clear	Glass - Clear	Glass - Clear	Glass - Opaque	Glass - Opaque
Frame	Fixed	kitchen splashback	Operable				Operable		Operable			
View from Reveal Side												

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6. ESWNMAN



PROJECT DESCRIPTION
NEW SINGLE DWELLING
2 STOREY HOUSE

PROJECT LOCATION
206 Hudson Parade
CLAREVILLE NSW 2107
Australia
LOT 38
DP 13760

PROJECT NUMBER
22009



DRAWING TITLE
WINDOWS AND DOORS SCHEDULE

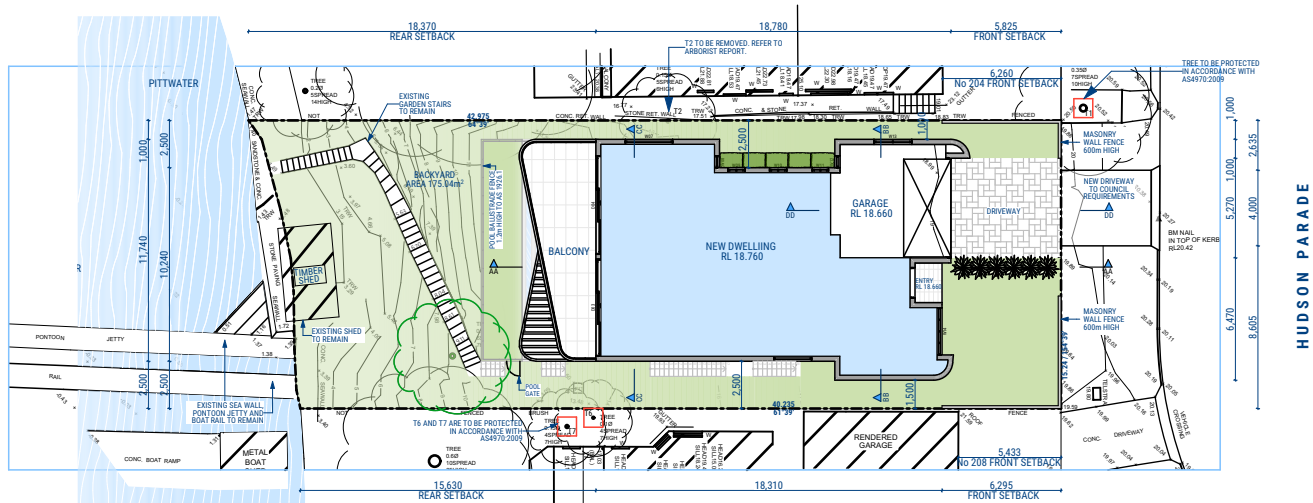
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DA 60

DRAWING STATUS
NOT FOR CONSTRUCTION

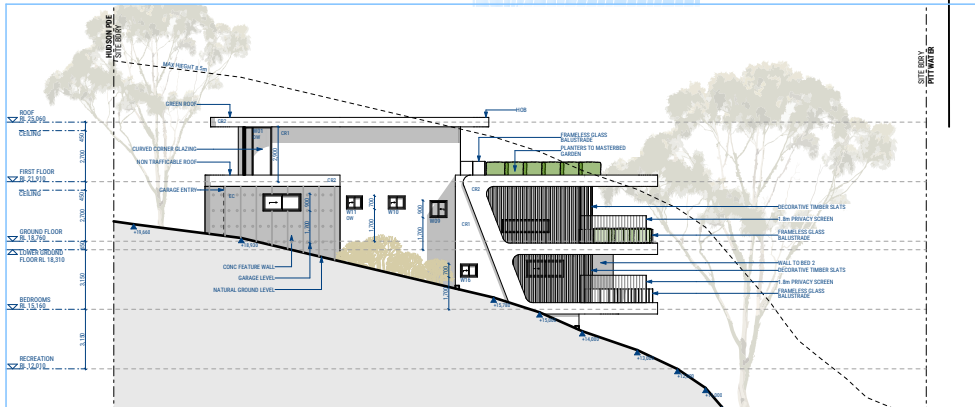
ISSUE
A

SCALE

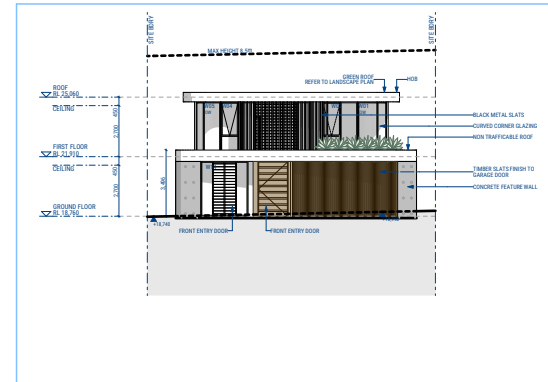
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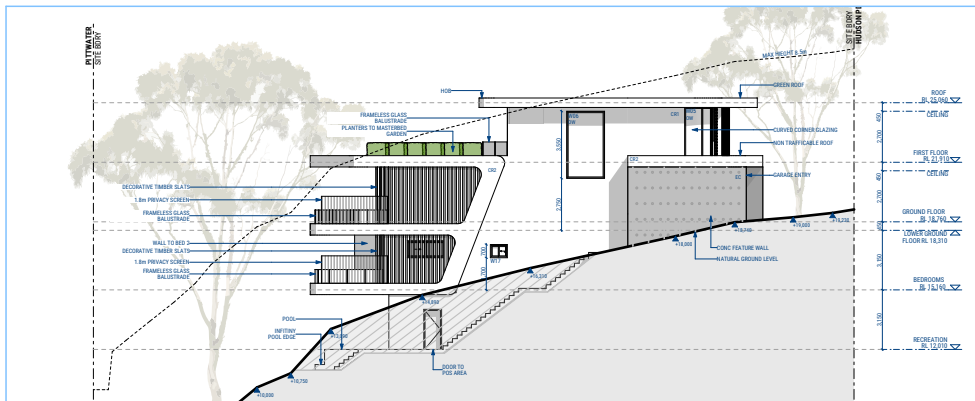
SITE PLAN
1:400



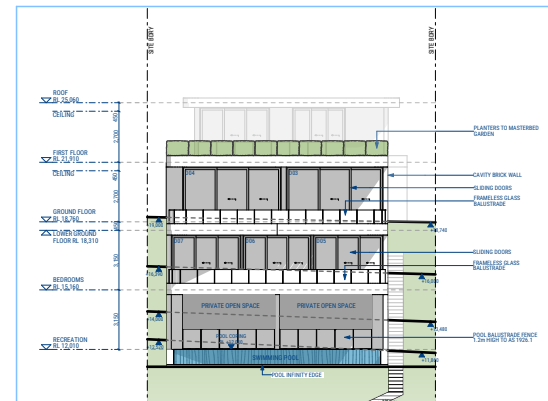
NORTH ELEVATION
1:400



EAST ELEVATION
1:400



SOUTH ELEVATION
1:400



WEST ELEVATION
1:400

ISSUE	DATE	DESCRIPTION	APP BY
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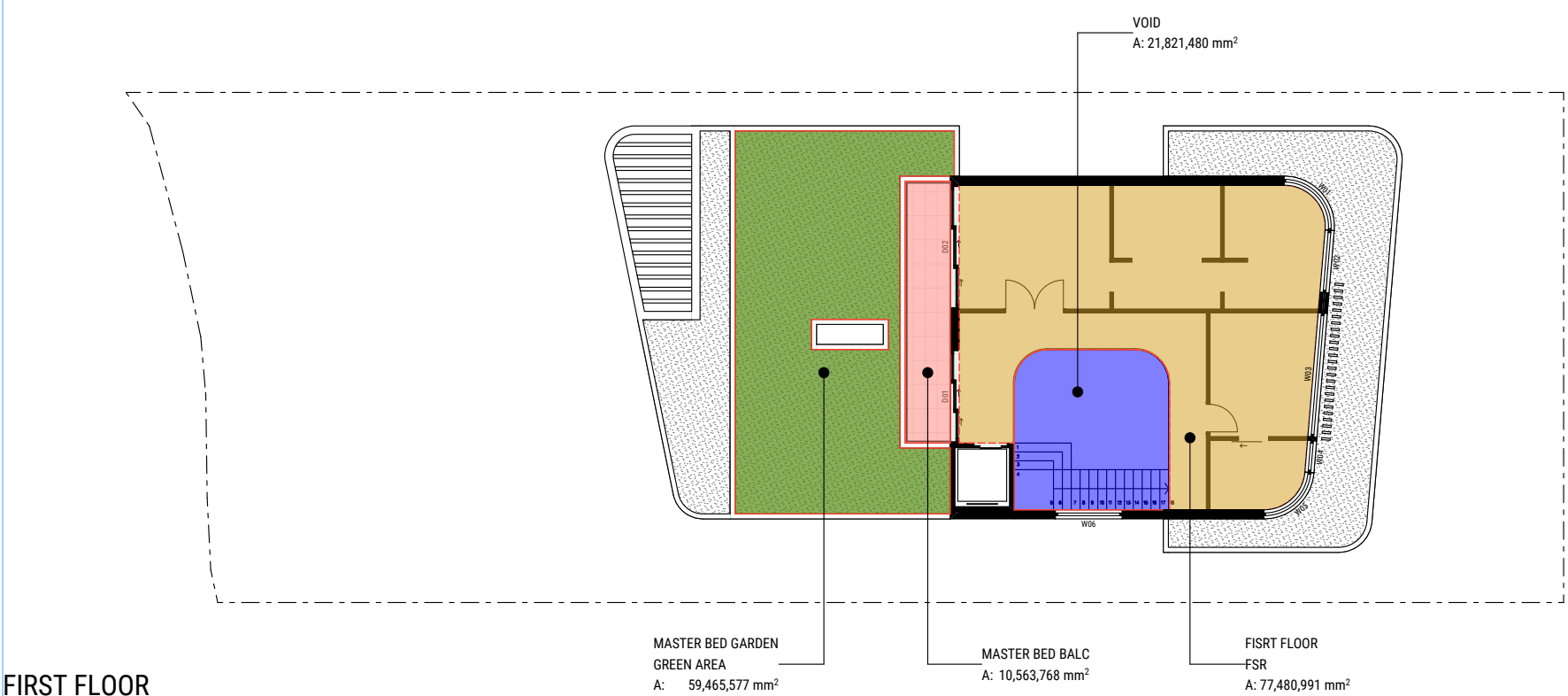


Project Description
NEW SINGLE DWELLING 2 STOREY HOUSE
Project Location
206 Hudson Parade
CLAREVILLE NSW 2107
Australia
LOT 28
DP 13760

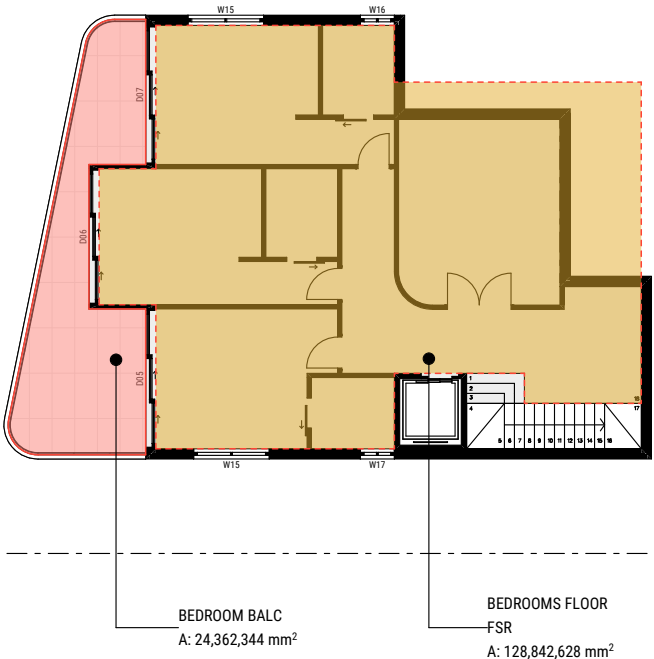


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NOTIFICATION
Drawing Number Scale
DA 70 1:400
Issue
A
Drawing Status
NOT FOR CONSTRUCTION

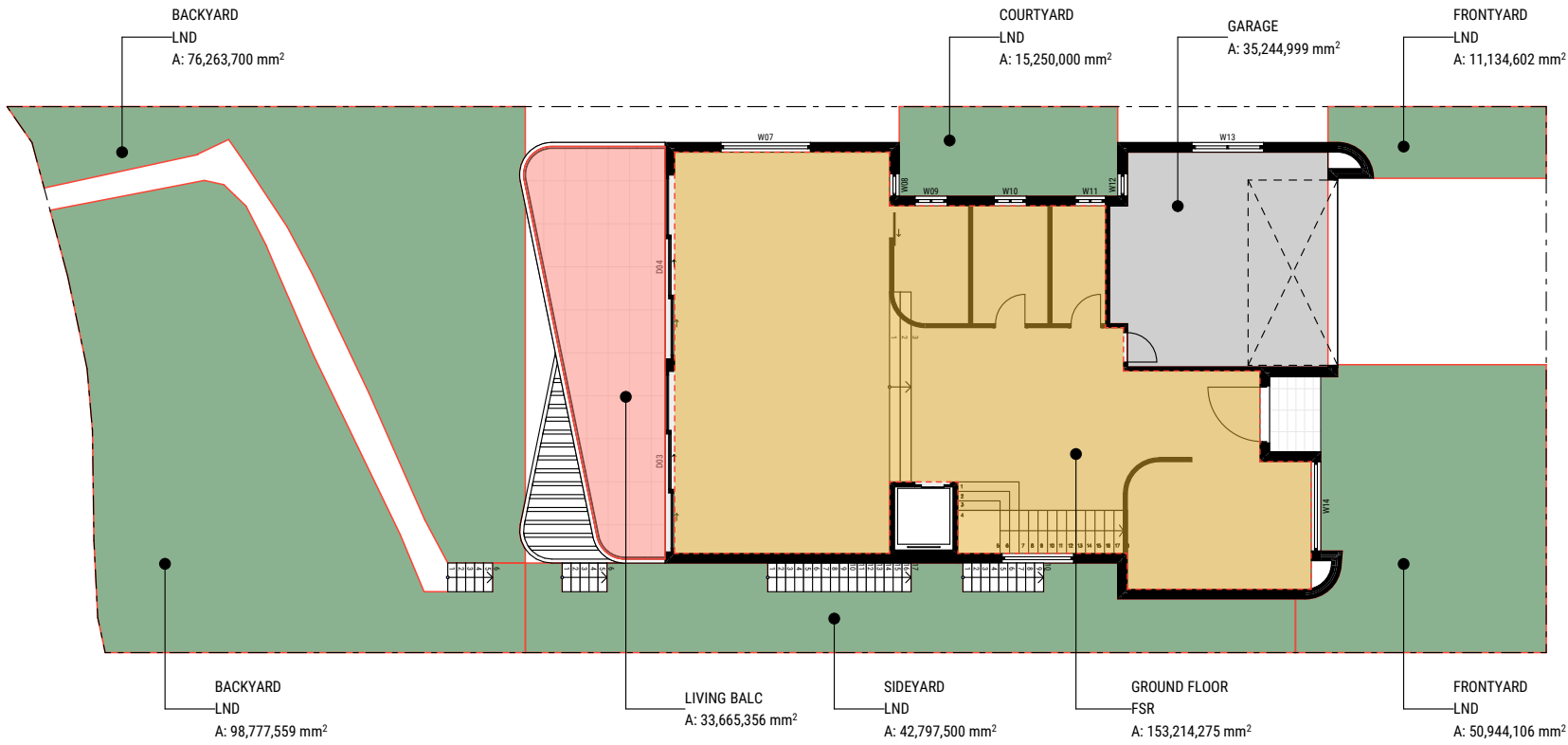
A4



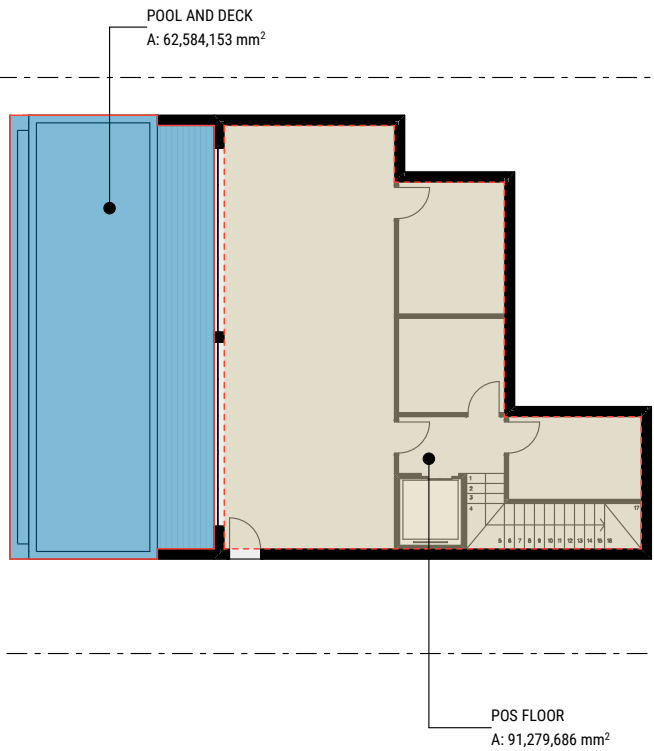
FIRST FLOOR



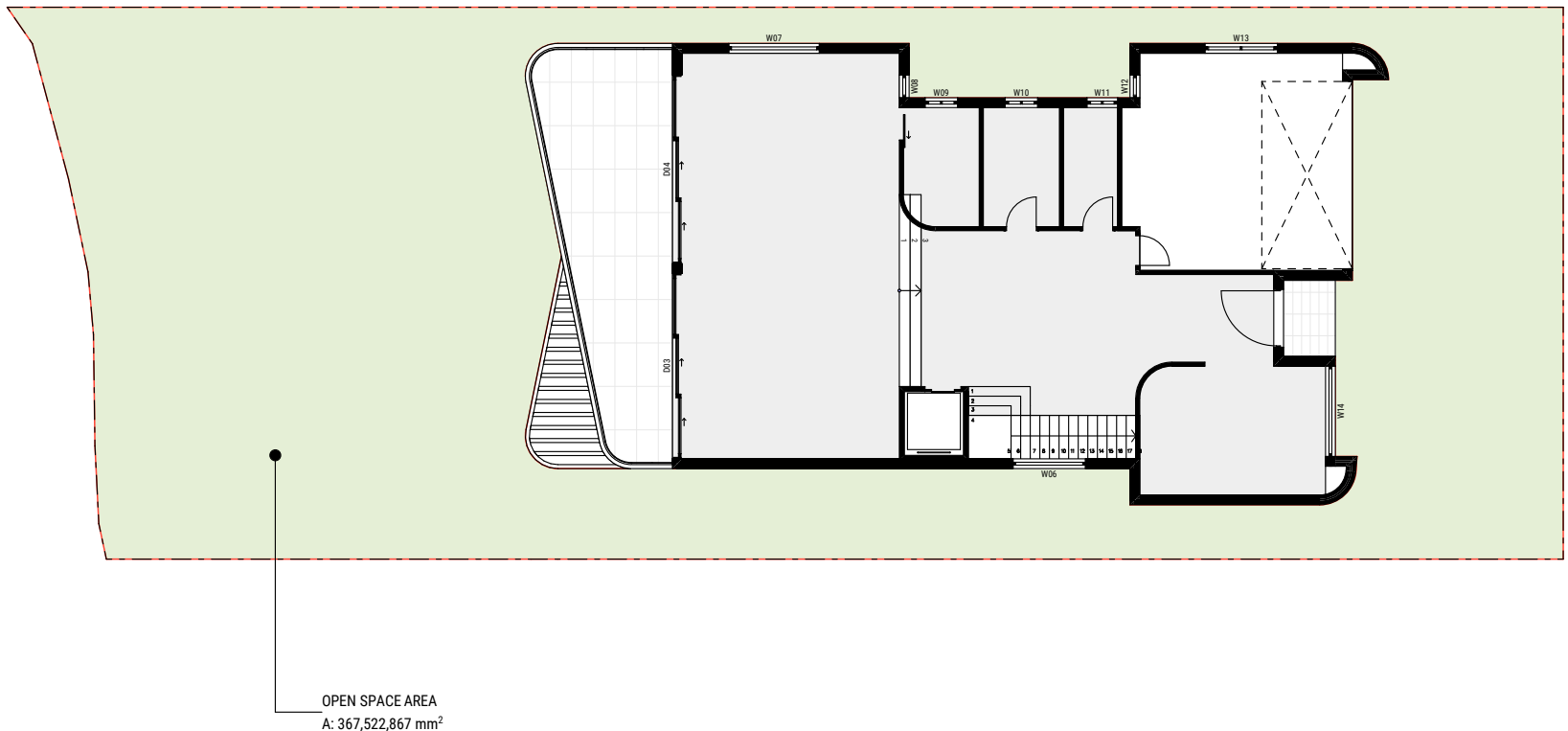
BEDROOMS FLOOR



GROUND FLOOR



RECREATION FLOOR



OPEN SPACE AREA

Total Areas		
Zone Number	Zone Name	Measured Area
	BEDROOM BALC	24.36
	GARAGE	35.24
	LIVING BALC	33.67
	MASTER BED BALC	10.56
	OPEN SPACE AREA	367.52
	POOL AND DECK	62.58
	POS FLOOR	91.28
	VOID	21.82
		647.03 m²
FSR	BEDROOMS FLOOR	128.84
FSR	FISRT FLOOR	77.48
FSR	GROUND FLOOR	153.21
		359.53 m²
GREEN AREA	MASTER BED GARDEN	59.47
		59.47 m²
LND	BACKYARD	76.26
LND	BACKYARD	98.78
LND	COURTYARD	15.25
LND	FRONTYARD	11.13
LND	FRONTYARD	50.94
LND	SIDEYARD	42.80
		295.16 m²



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PROJECT DESCRIPTION
NEW SINGLE DWELLING
2 STOREY HOUSE
PROJECT LOCATION
206 Hudson Parade
CLAREVILLE NSW 2107
Australia
LOT 38
DP 13760

PROJECT NUMBER
22009



DRAWING TITLE
AREA CALCULATIONS

DRAWING NUMBER SCALE ISSUE

1:200

DRAWING STATUS
NOT FOR CONSTRUCTION

A2