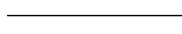
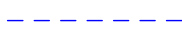


DRAWING SCHEDULE

00	DRAWING SCHEDULE
01	SITE PLAN
02	EXISTING GROUND FLOOR PLAN
03	PROPOSED GROUND FLOOR PLAN
04	PROPOSED UPPER FLOOR PLAN
05	PROPOSED ROOF PLAN
06	NORTH & SOUTH ELEVATIONS
07	EAST & WEST ELEVATIONS
08	SECTIONS
09	LANDSCAPE AREAS PLAN

LEGEND

	EXISTING WALLS ETC. RETAINED
	EXISTING WALLS ETC. REMOVED
	NEW TIMBER STUD WALLS
FL 113.60	FLOOR LEVEL (AHD)
	EXISTING REDUCED LEVEL (AHD)
	PROPOSED REDUCED LEVEL (AHD)
	BASIX WINDOW NUMBER

EXTERNAL FINISHES

EXTERNAL WALLS OF DWELLING

- FIBRE CEMENT SHEET & WEATHERBOARD CLADDING TO STUD FRAMED WALLS.

ROOF CLADDING

- COLORBOND CORRUGATED METAL SHEET ROOFING

GUTTERS & DOWNPIPES

- COLORBOND METAL GUTTERS AND DOWNPIPES TO MATCH ROOF COLOUR.

AREA CALCULATIONS

EXISTING SITE AREA	904.2 m ²
EXISTING GROSS FLOOR AREA	200.0 m ²
PROPOSED GROSS FLOOR AREA	UPPER FLOOR 62.0 GROUND FLOOR 200.0262.0 m ²
REQUIRED LANDSCAPED OPEN SPACE AREA	361.6 m ²
EXISTING LANDSCAPED OPEN SPACE AREA (2 METRE MIN DIMENSION)	316.0 m ²
PROPOSED LANDSCAPED OPEN SPACE AREA (2 METRE MIN DIMENSION)	279.0 m ²
EXISTING IMPERVIOUS SITE AREA	569.0 m ²
PROPOSED IMPERVIOUS SITE AREA	594.0 m ²
PRIVATE OPEN SPACE AREA	300.0 m ²

BASIX COMMITMENTS

WATER

- FIXTURES
- ALL SHOWER HEADS SHALL HAVE A MINIMUM RATING OF 3 STARS.
 - TOILET FLUSHING SYSTEMS SHALL HAVE A MINIMUM RATING OF 3 STARS.
 - TAPS SHALL HAVE A MINIMUM RATING OF 3 STARS IN THE KITCHEN & BATHROOM BASINS.

THERMAL COMFORT

- FLOOR, WALLS & CEILING/ROOF
- EXTERNAL FRAMED WALLS REQUIRE ADDITIONAL INSULATION (R-VALUE) OF R1.30 OR R1.70 INCLUDING CONSTRUCTION.
 - PROVIDE FOIL BACKED BLANKET (55min) UNDER ROOF CLADDING & CEILING INSULATION MINIMUM R 1.45 RATED.

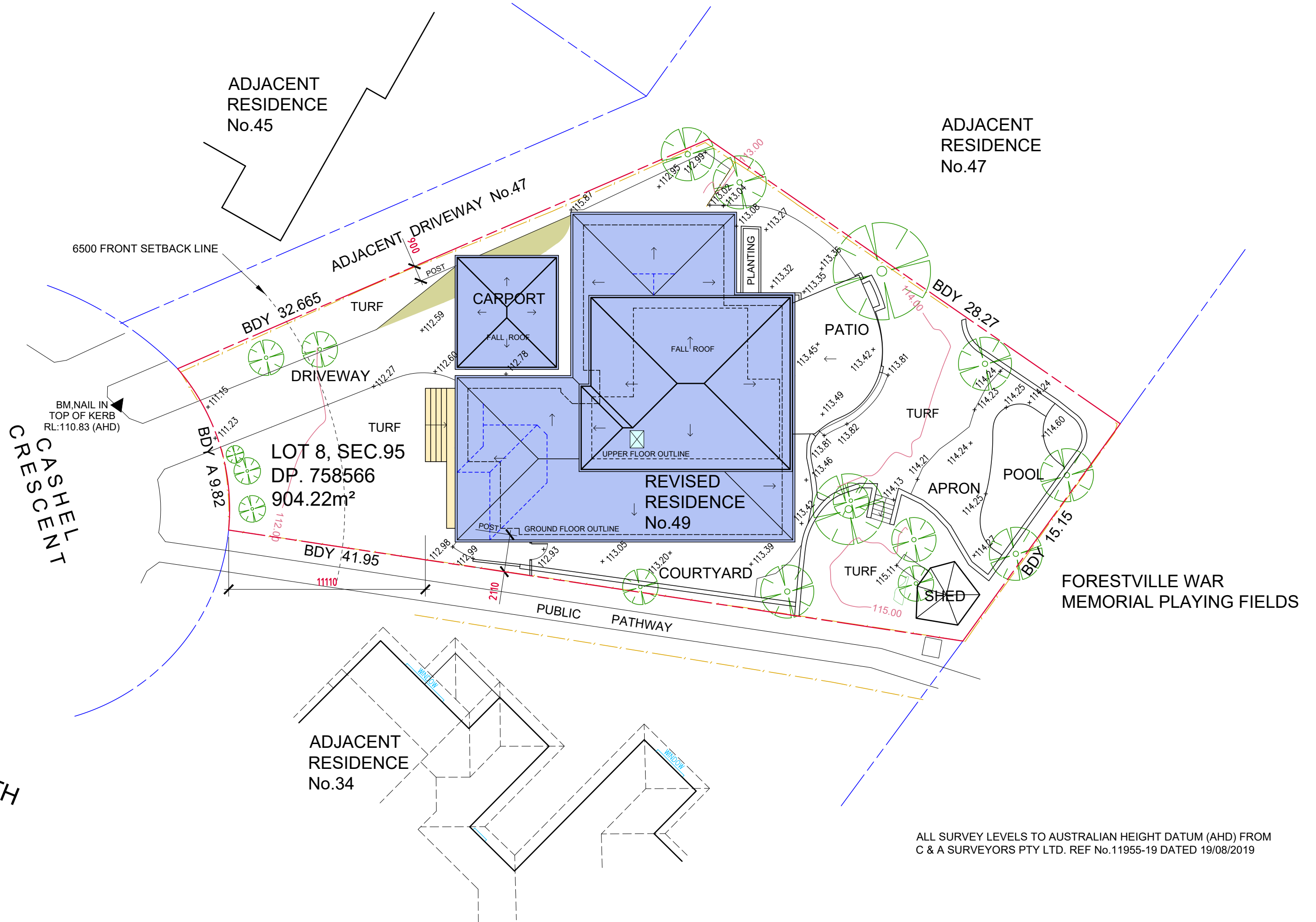
- WINDOWS, GLAZED DOORS & SKYLIGHTS
- GLAZED OPENINGS W1 TO W11 SHALL HAVE A U-VALUE NO GREATER THAN 6.44 & A SOLAR HEAT GAIN COEFFICIENT (SHGC) 0.75 ±10%

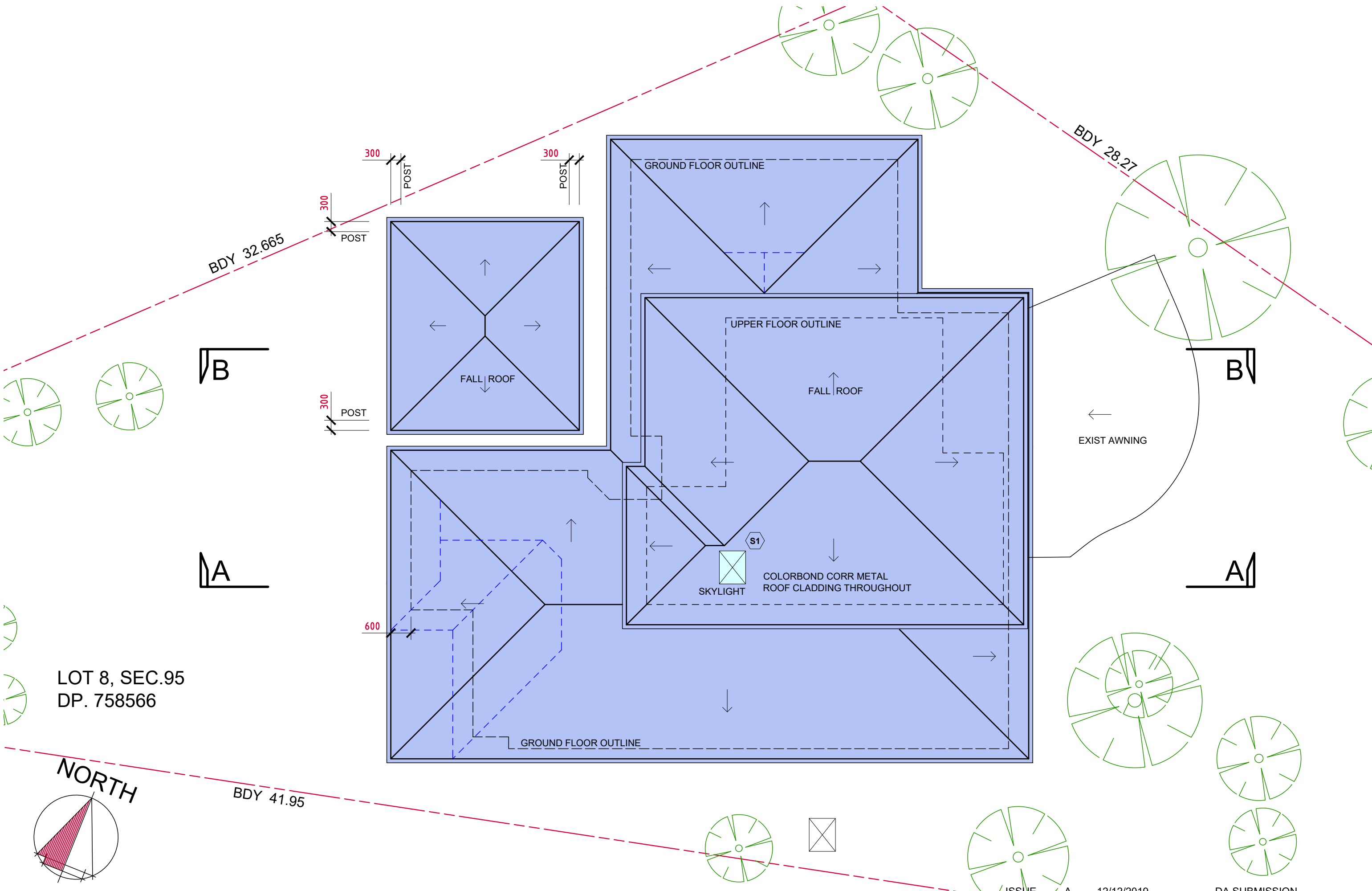
ENERGY

- ARTIFICIAL LIGHTING
- 40% OF NEW OR ALTERED LIGHT FITTINGS SHALL BE FLUORESCENT, COMPACT FLUORESCENT OR LED TYPE.

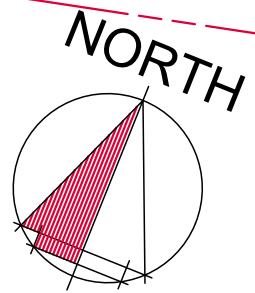
GENERAL SPECIFICATION

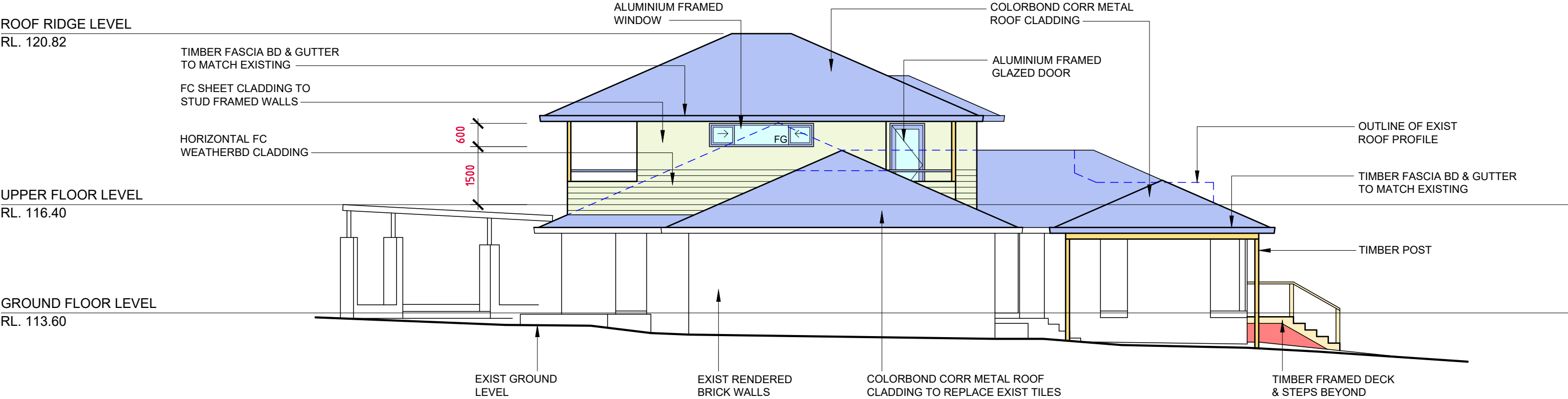
- ALL STRUCTURAL SUPPORT DETAILS TO BE PROVIDED BY A STRUCTURAL ENGINEER.
- ALL DEMOLITION TO BE CARRIED OUT IN ACCORDANCE WITH AS2601-2001 - DEMOLITION OF STRUCTURES.
- ALL CONSTRUCTION MATERIALS SHALL BE NEW UNLESS NOTED OTHERWISE.
- ALL MASONRY WORK IN ACCORDANCE WITH AS 3700.
- REINFORCED CONCRETE SLAB ON GROUND, MEMBRANE, SAND & COMPACTED SUBGRADE TO COMPLY WITH AS2870.
- TERMITE PROTECTION TO BE INSTALLED IN ACCORDANCE WITH AS3660.1 AND THE CURRENT NCC.
- PLUMBING SERVICES TO BE CARRIED OUT ONLY BY LICENSED TRADESPERSONS AND IN ACCORDANCE WITH AS3500.1.2, AS3500.2.2, AS3500.3.2, AG 601 AND OTHER ASSOCIATED STANDARDS AND CODES.
- ALL ELECTRICAL SERVICES TO BE INSTALLED BY LICENSED ELECTRICIANS AND IN ACCORDANCE WITH AS 3000. TELECOMMUNICATIONS CABLING TO BE INSTALLED IN ACCORDANCE WITH AS/ACIF S009:2000 AND ASSOCIATED STANDARDS AND GUIDELINES. UPGRADE SAFETY SWITCHES AND SMOKE ALARMS AS REQUIRED TO MEET RELEVANT STANDARDS.
- ALL SEWER WASTE TO BE CONNECTED TO THE EXISTING MAINS SERVICE IN ACCORDANCE WITH AS3500.
- ALL WALL & ROOF FRAMING TO BE F7 STRUCTURAL GRADE MINIMUM AND FRAMED IN ACCORDANCE WITH THE TIMBER FRAMING CODE AS1684.
- ALL INSULATION TO BE PROVIDED AND INSTALLED IN ACCORDANCE WITH AS4859.1, AS3999 (BULK INSULATION), AS 1904 (FOIL INSULATION) AND ASSOCIATED STANDARDS AND CODES.
- ALL ROOF WATER & STORMWATER RUNOFF TO BE CONNECTED TO A COUNCIL APPROVED SYSTEM OF COLLECTION AND/OR DISPOSAL.
- ALL INTERNAL WALLS TO BE TIMBER STUD FRAME LINED WITH PLASTERBOARD WITH NEW SKIRTING, ARCHITRAVES AND CEILING CORNICES
- NEW EXTERNAL WINDOWS AND DOORS TO BE ALUMINIUM FRAMED.
- ALL WORKMANSHIP AND MATERIALS TO COMPLY WITH THE NATIONAL CONSTRUCTION CODE AND RELEVANT AUSTRALIAN STANDARDS AND COUNCIL REQUIREMENTS.
- BUILDER TO CHECK AND VERIFY ALL DIMENSIONS ON SITE PRIOR TO CONSTRUCTION.



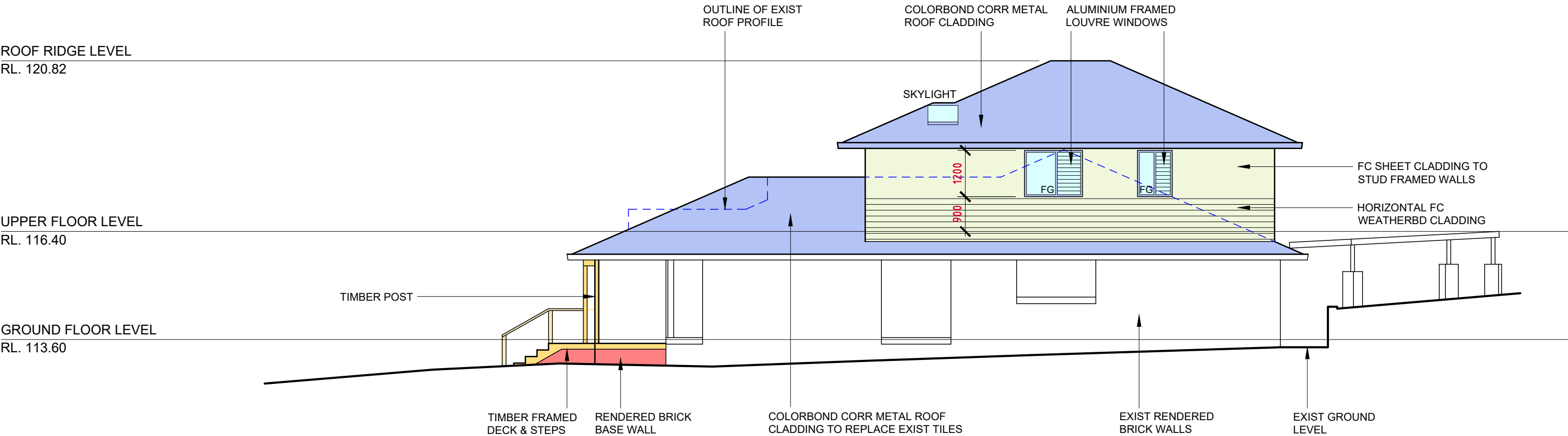


LOT 8, SEC.95
DP. 758566

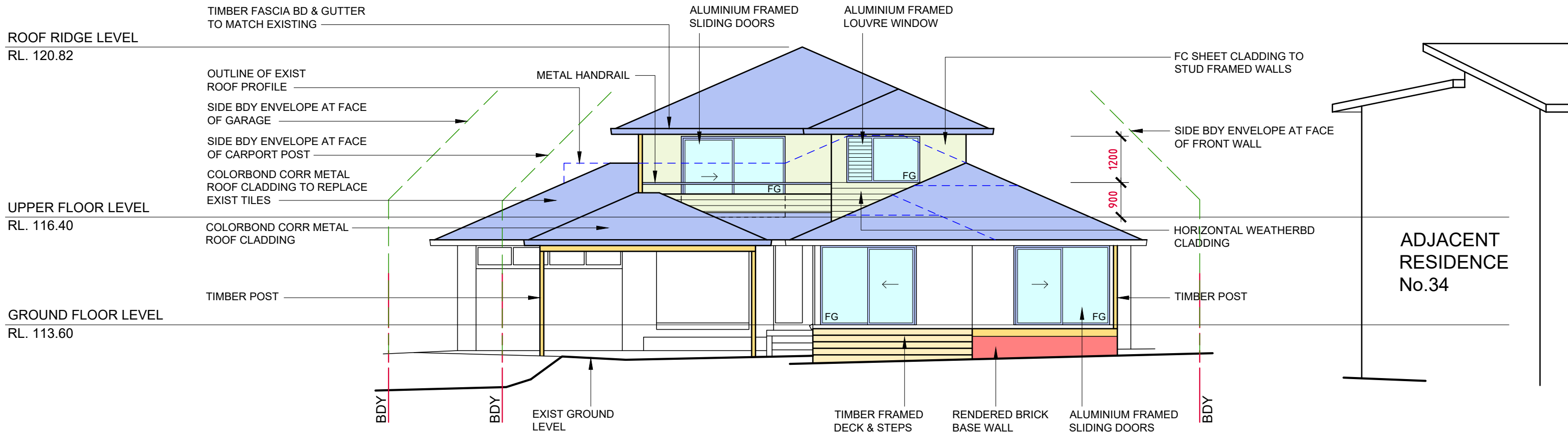




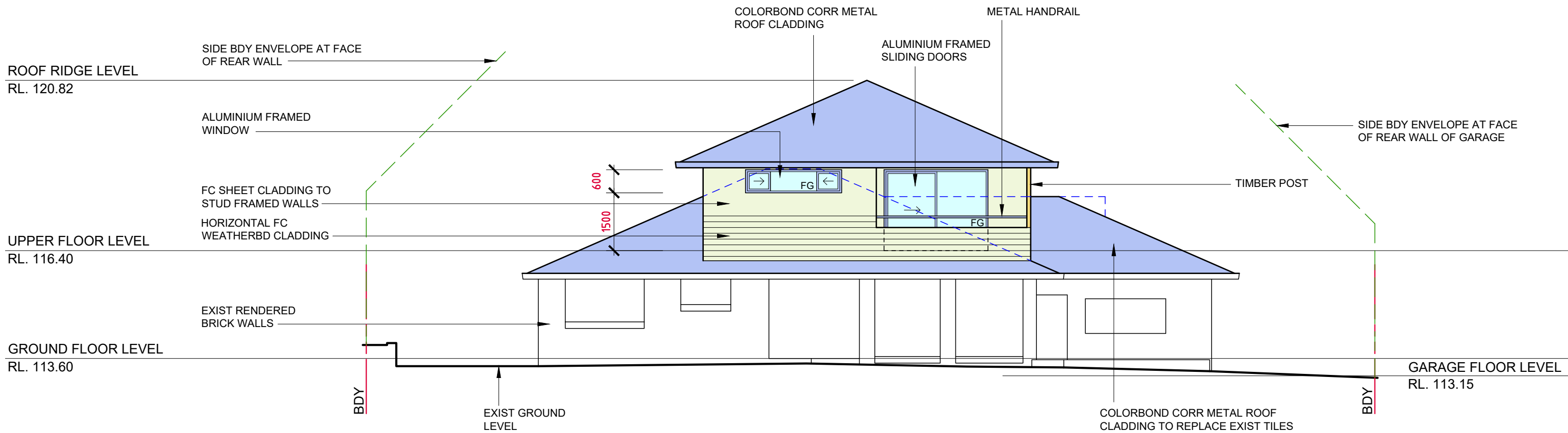
NORTH ELEVATION



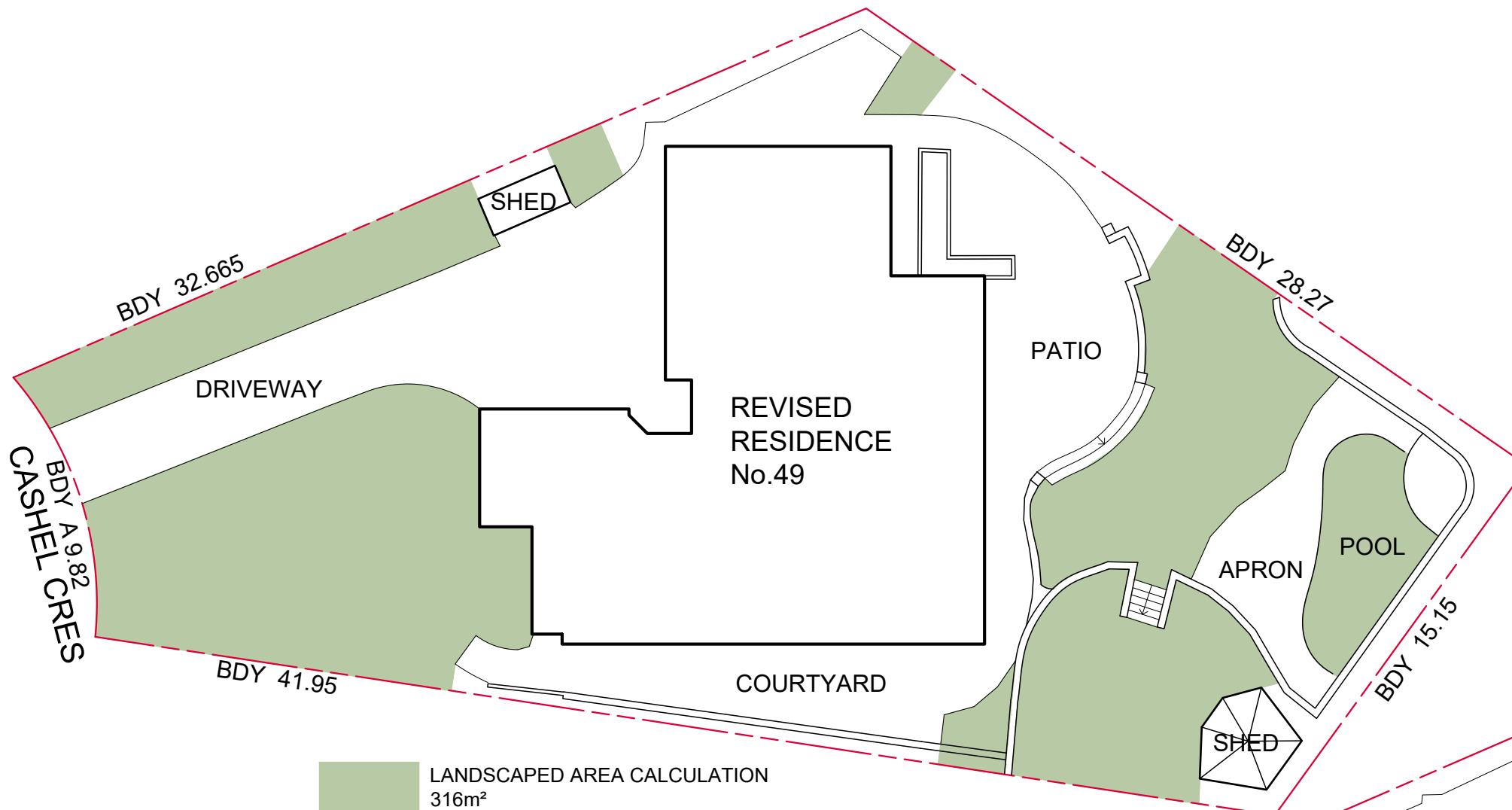
SOUTH ELEVATION



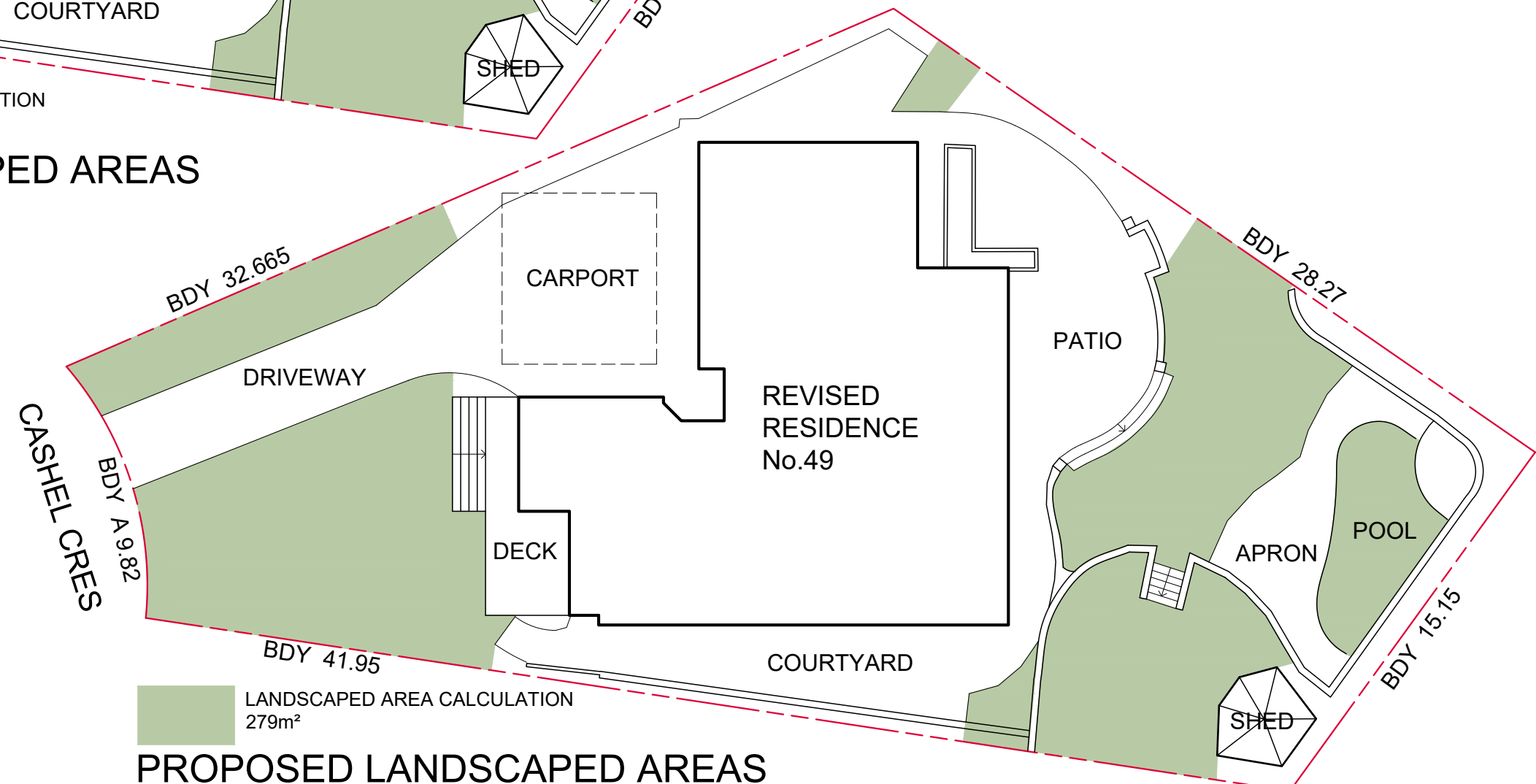
WEST ELEVATION



EAST ELEVATION

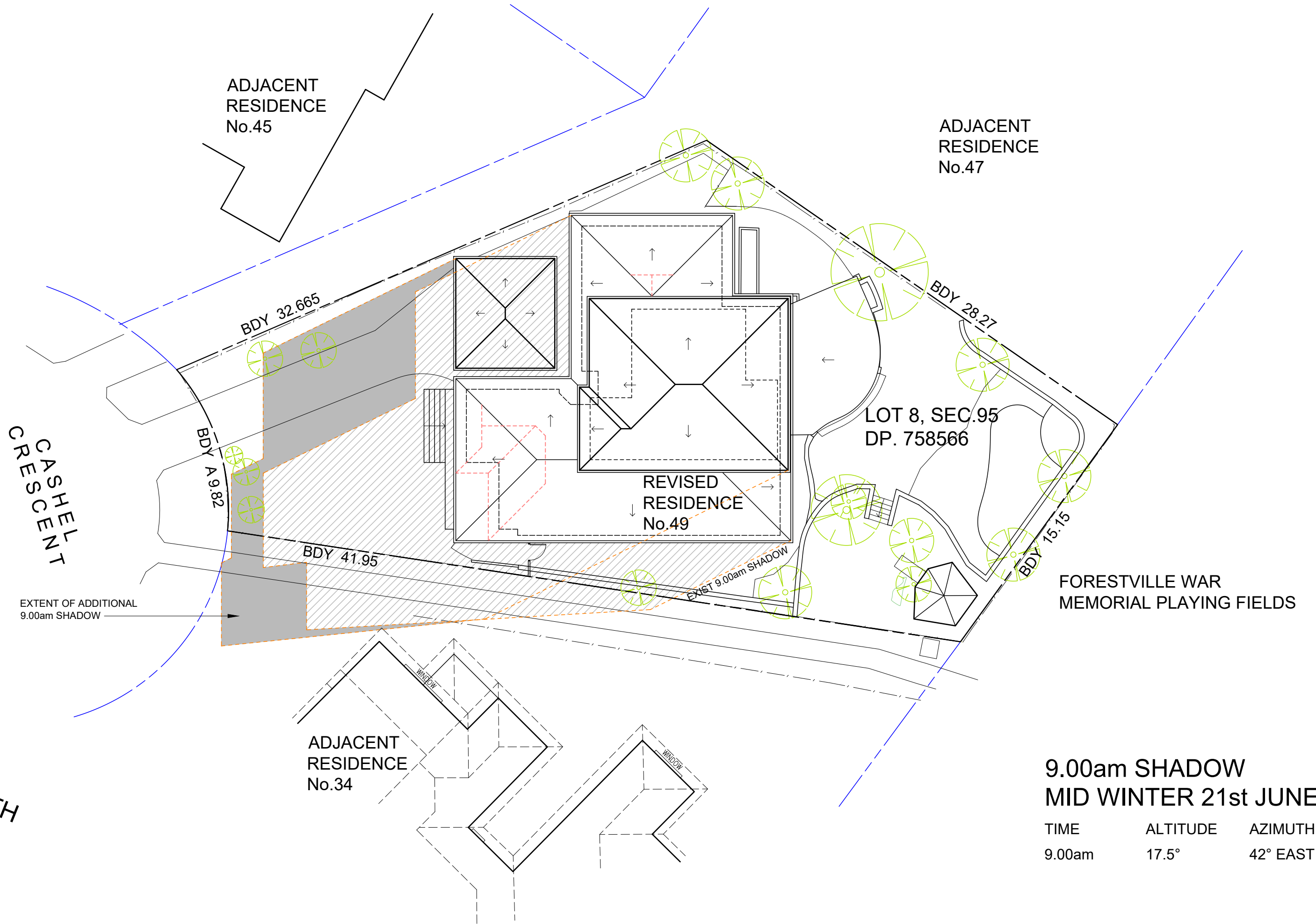


EXISTING LANDSCAPED AREAS



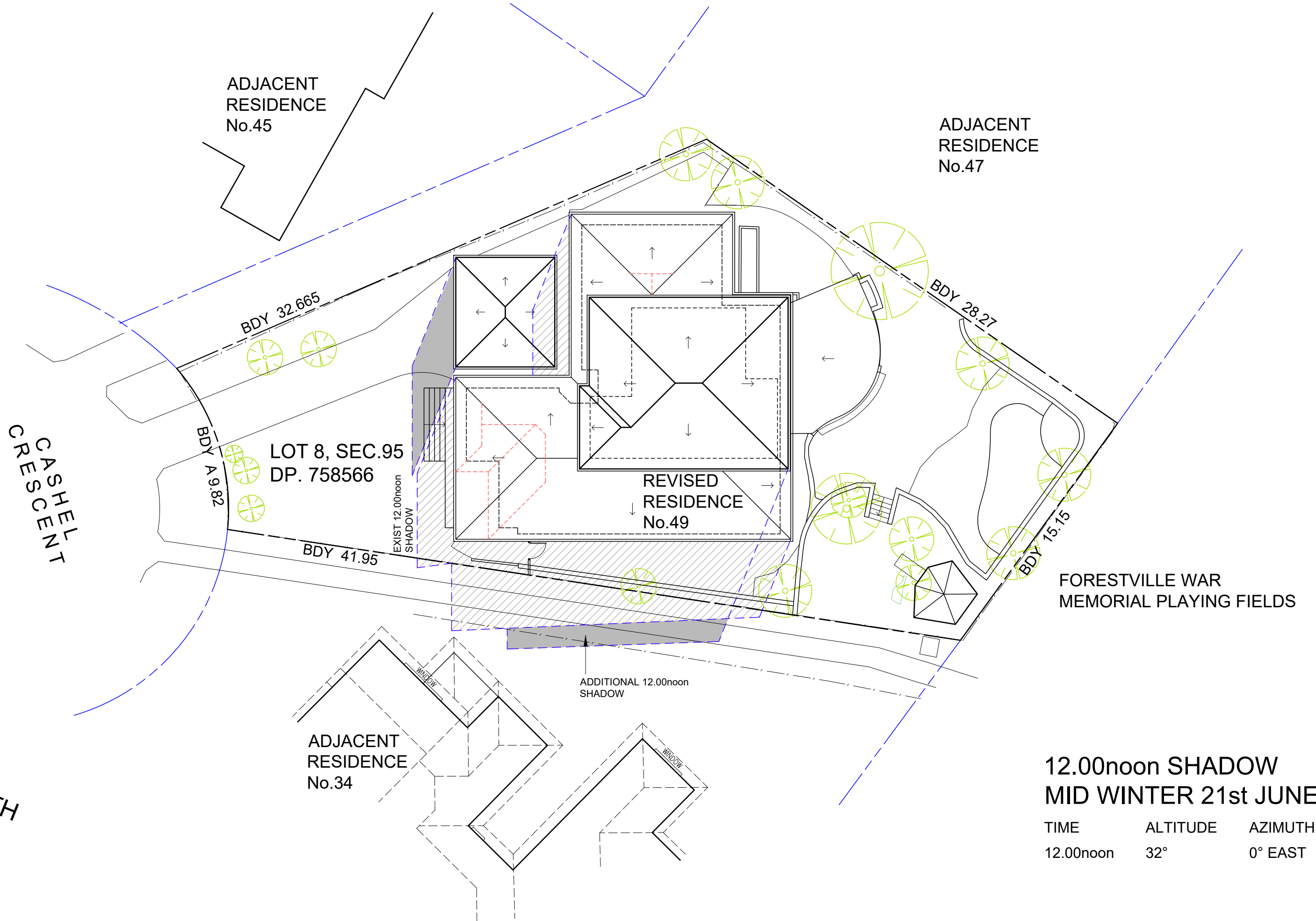
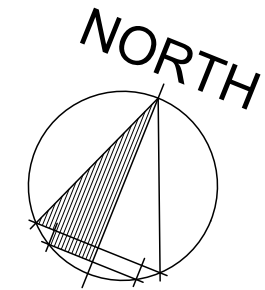
PROPOSED LANDSCAPED AREAS

ISSUE A 12/12/2019 DA SUBMISSION



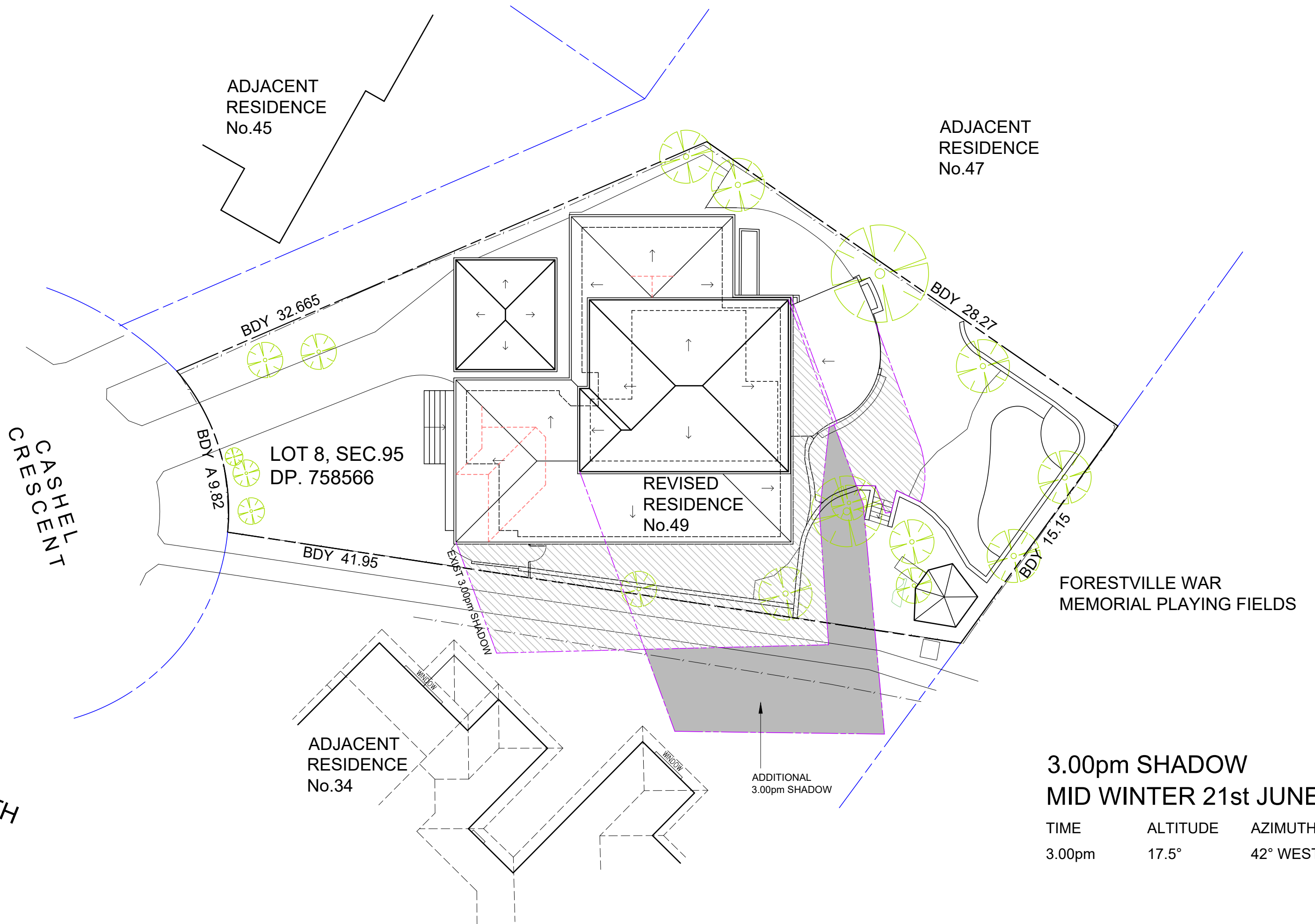
9.00am SHADOW MID WINTER 21st JUNE

TIME	ALTITUDE	AZIMUTH
9.00am	17.5°	42° EAST



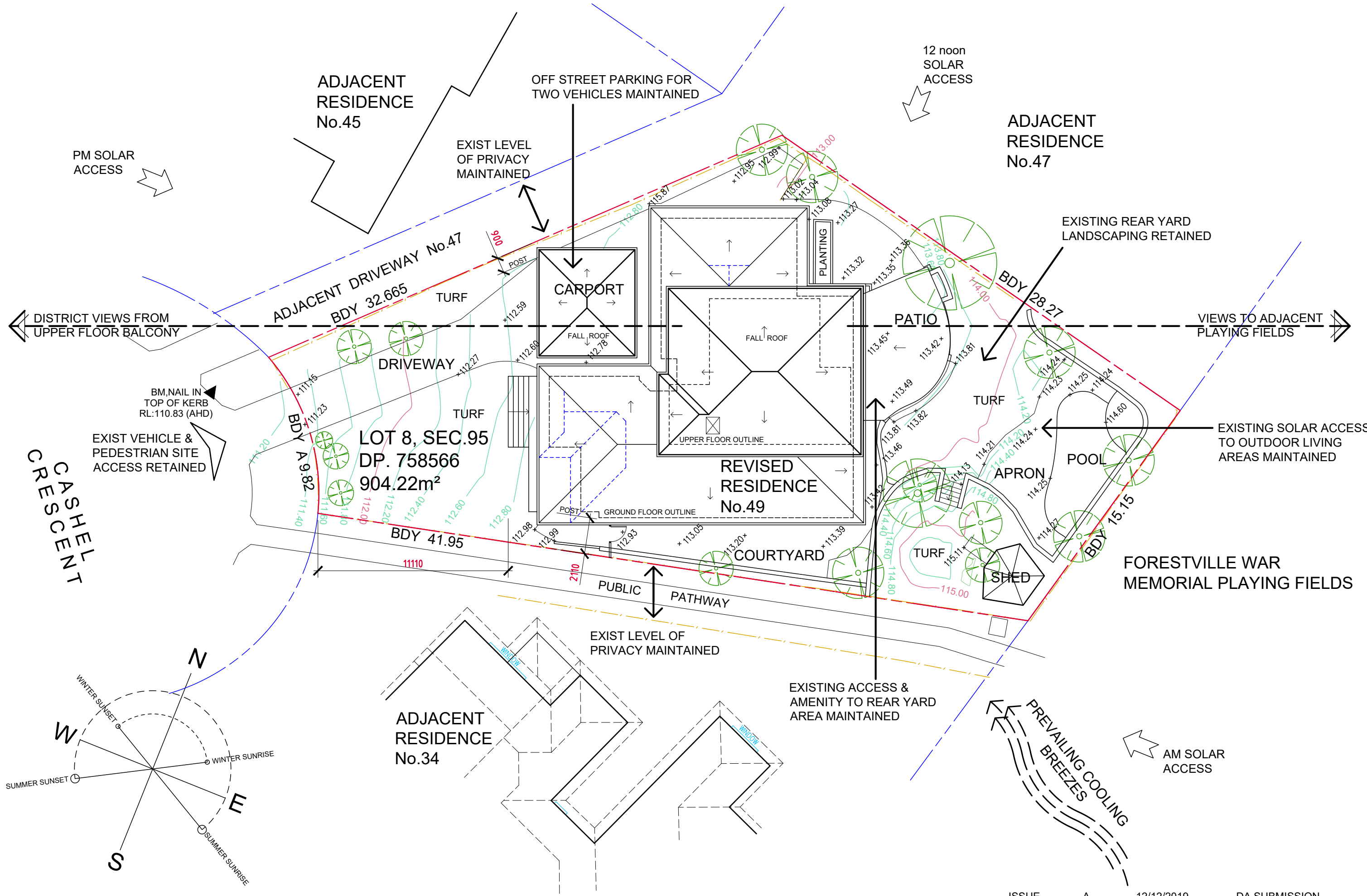
12.00noon SHADOW
MID WINTER 21st JUNE

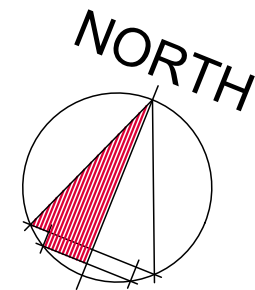
TIME	ALTITUDE	AZIMUTH
12.00noon	32°	0° EAST



3.00pm SHADOW MID WINTER 21st JUNE

TIME	ALTITUDE	AZIMUTH
3.00pm	17.5°	42° WEST





CASHELL
CRESCENT

CONTINUOUS 500 MIN HIGH
GEOTEXTILE FABRIC TO
BASE OF EXIST BDY FENCE
SEDIMENTATION CONTROL
BARRIER

SANDBAG BERM
IN GUTTER

CONTINUOUS
SANDBAG BERM
ACROSS DRIVEWAY

ADJACENT
RESIDENCE
No.45

ADJACENT DRIVEWAY No.47

ADJACENT
RESIDENCE
No.47

LOT 8, SEC.95
DP. 758566

CARPORT
FALL ROOF

FALL ROOF

PATIO

REVISED
RESIDENCE
No.49

PUBLIC
PATHWAY

COURTYARD

TURF

POOL

APRON

SHED

FORESTVILLE WAR
MEMORIAL PLAYING FIELDS

ADJACENT
RESIDENCE
No.34

