DEVELOPMENT APPLICATION SUBMISSION

NEW SINGLE DWELLING 2 STOREY HOUSE

206 Hudson Parade CLAREVILLE NSW 2107 Australia

DRAWING LIST

DRAWING No	DRAWING TITLE	SCALE	SIZE
DA 00	COVED CHEET	NTS	A3
DA 00 DA 10	COVER SHEET SURVEY PLAN SITE ANALYSIS VIEW ANALYSIS 1 VIEW ANALYSIS 2 VIEW ANALYSIS 3 DEMOLITION AND SEDIMENT CONTROL PLAN	1:200	A3 A2
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DA 12 DA 13	VIEW ANALYSIS 1	NTS	A3
DA 13	VIEW ANALISIS 2	NTS	A3
DA 14 DA 15	DEMOLITION AND SEDIMENT CONTROL DLAN	1:200	A3
DA 16	SITE PLAN	1:200	A3
DA 10 DA 17	EXCAVATION AND FILL PLAN	1:200	A3
DA 17	ROOF	1:100	A3
DA 20 DA 21	FISRT FLOOR	1:100	A3
DA 22	GROUND FLOOR	1:100	A3
DA 23	BEDROOMS LEVEL	1:100	A3
DA 24	PRIVATE OPEN SPACE LEVEL	1:100	A3
DA 30	EAST AND WEST ELEVATION	1:100	A2
DA 31	NORTH ELEVATION	1:100	A2
DA 32	FENCE + STREETSCPAE ELEVATION + BB AND CC SECTIONS		A2
DA 33	SOUTH ELEVATION	1:100	A2
DA 34	SECTION AA	1:100	A2
DA 35	POOL PLAN AND SECTION	1:100	A3
DA 36	DD_RAMP SECTION	1:50	A2
DA 40	FINISHES SCHEDULE	NTS	Α3
DA 50	SHADOW DIAGRAMS WINTER 9AM	1:250	Α3
DA 51	SHADOW DIAGRAMS WINTER 12PM	1:250	A3
DA 52	SHADOW DIAGRAMS WINTER 3PM	1:250	Α3
DA 53	SHADOW DIAGRAMS - ELEVATION SHAODWS	1:200	A2
DA 60	SHADOW DIAGRAMS - ELEVATION SHAODWS WINDOWS AND DOORS SCHEDULE	NTS	A3
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APPENDIX

STORM WATER PLAN BASIX CERTIFICATE WASTE MANAGEMENT PLAN **GEOTECH REPORT** LANDSCAPE PLAN ARBORIST REPORT
STATEMENT OF ENVIRONMENTAL EFFECTS REPORT
COST ESTIMATE



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3. PLAN ZONE

4. NSW TREES

5. CONZEPT LANDSCAPE ARCHITECTS

6. ESWNMAN

NEW SINGLE DWELLING 2 STOREY HOUSE

PROJECT LOCATION
206 Hudson Parade
CLAREVILLE NSW 2107
Australia

PROJECT	NUMBER
22009	

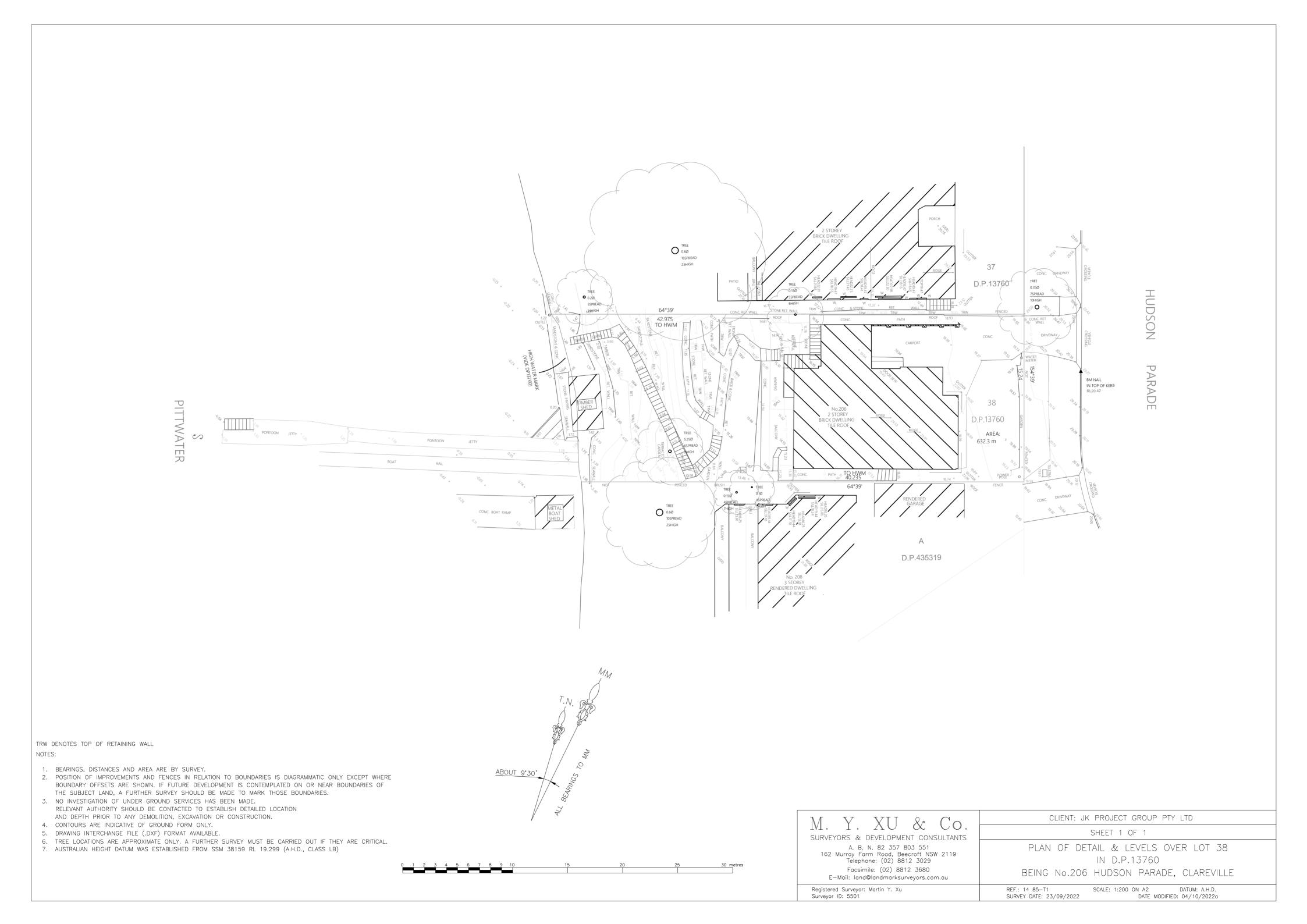
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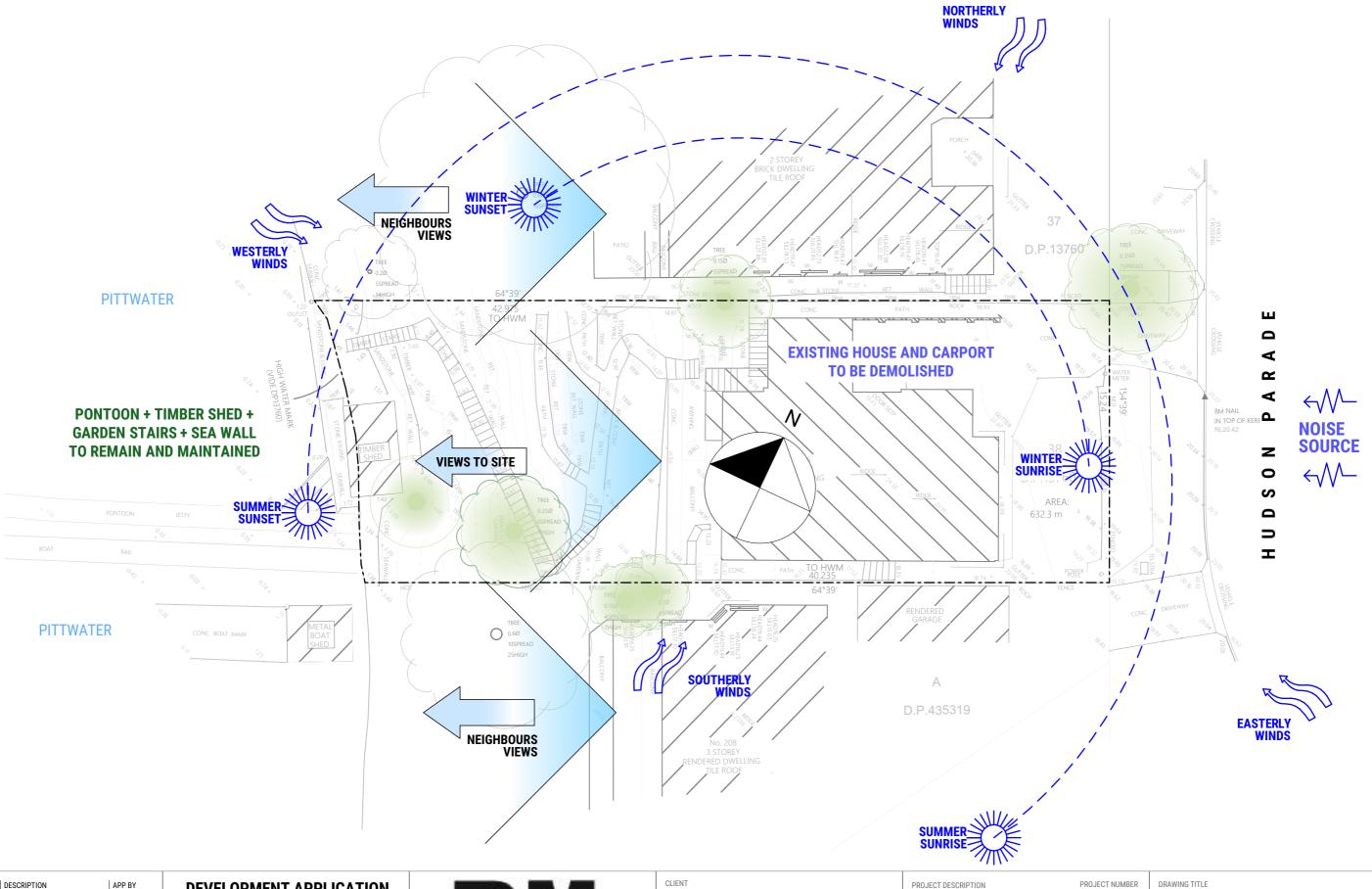
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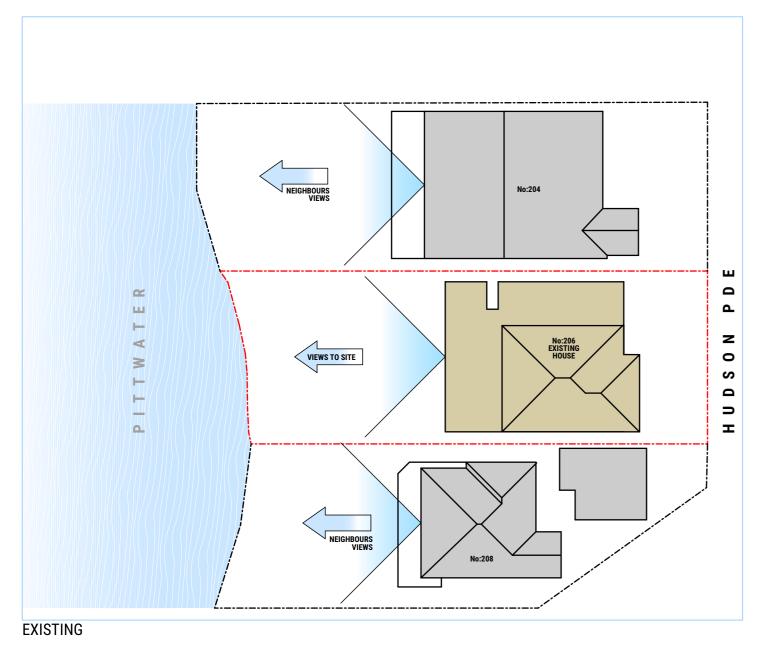
PROJECT DESCRIPTION NEW SINGLE DWELLING 2 STOREY HOUSE

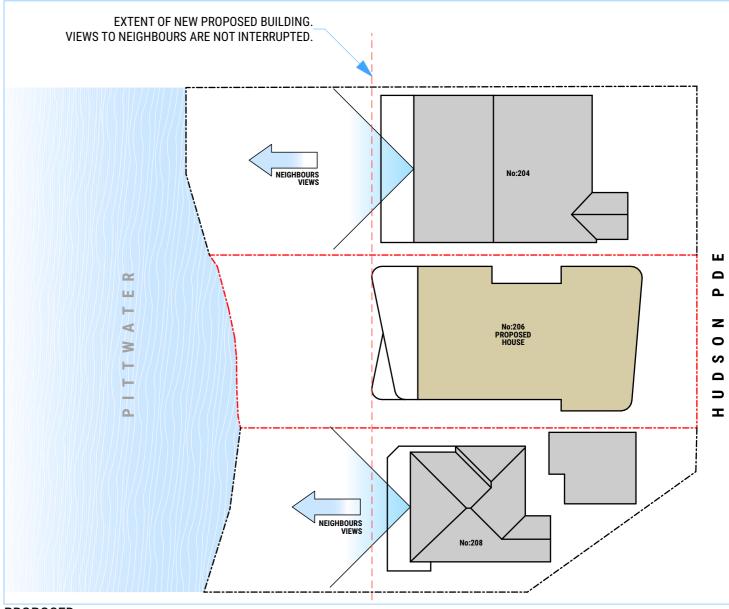
PROJECT LOCATION
206 Hudson Parade
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LOT 38
DP 13760

22009

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RAWING NUMBER	SCALE
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PROJECT LOCATION 206 Hudson Parade

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PROJECT NUMBER
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VIEW ANALYSIS 1

DRAWING NUMBER SCALE ISSUE

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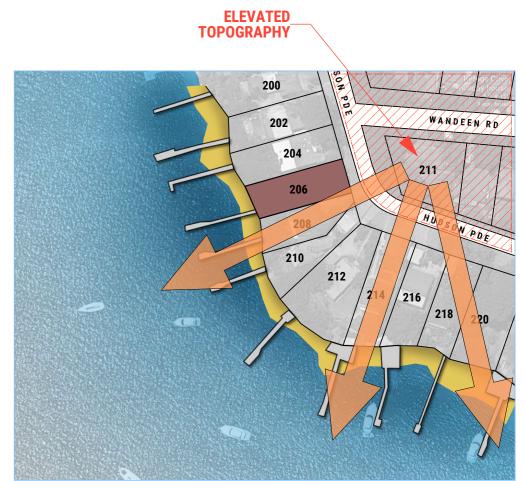












VIEWS TO 211 HUDSON PDE CLAREVILLE

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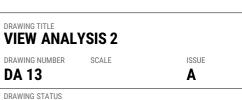
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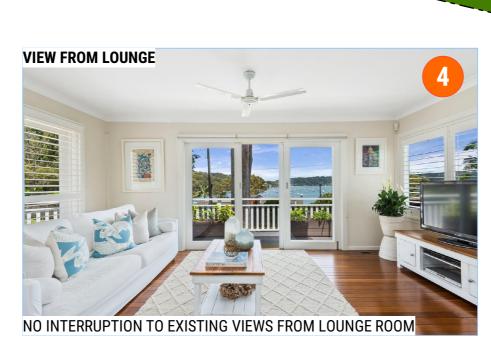


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TERRACE

LIVING

LOUNGE

BED 2

DECK

NEW SINGLE DWELLING 2 STOREY HOUSE

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BED 3

BED 1

KOBE

SUNROOM

22009

VIEW ANALYSIS 3 DRAWING NUMBER ISSUE Α DA 14 DRAWING STATUS

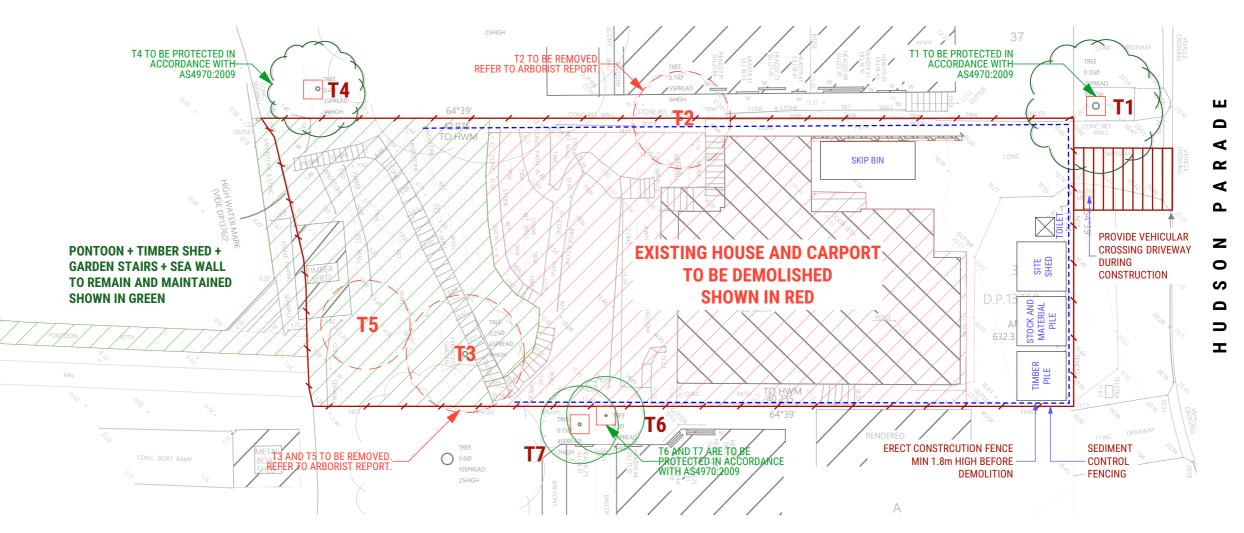
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Arborist Recommendations

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.

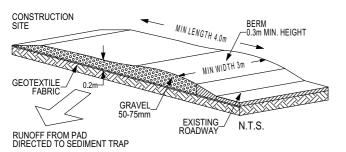


EROSION NOTES

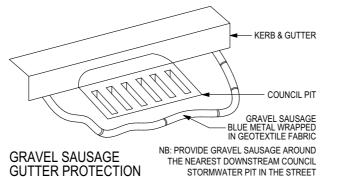
- 01. ALL EROSION AND SEDIMENT CONTROL MEASURES TO BE INSPECTED AND MAINTAINED DAILY BY SITE MANAGER.
- MINIMISE DISTURBED AREAS
- 03. ALL STOCKPILES TO BE CLEAR FROM DRAINS, GUTTERS AND FOOTPATHS.
- DRAINAGE TO BE CONNECTED TO STORMWATER SYSTEM AS SOON AS POSSIBLE. 04.
- ROADS AND FOOTPATH TO BE SWEPT DAILY.
- NO MATERIAL TO BE STORED ON FOOTPATH.
- SILTFENCE TO BE CONSTRUCTED AS PER DETAIL SHOWN OR BY USING AN APPROVED EQUIVALENT MEASURE. THE SILTFENCE 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

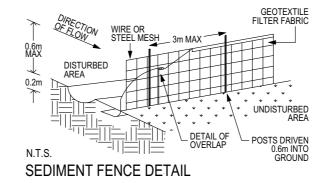
- DEMOLITION IS TO BE CARRIED OUT IN ACCORDANCE WITH AUSTRALIAN STANDARD 2601-1991 THE DEMOLITION IS TO BE CARRIED OUT IN ACCORDANCE WITH AUSTRALIAN STANDARD 2001-199
 DEMOLITION OF STRUCTURES.
 DEMOLITION IS TO BE CARRIED OUT BY A QUALIFIED AND LICENCED DEMOLITION COMPANY.
 AS3.1.1 AT ALL TIMES DEMOLITION 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 CONPETENT 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 ACCUMLATE ON
- 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



TEMPORARY CONSTRUCTION EXIT / ENTRANCE





WASTE MANAGEMENT PLAN				
Dest	ination of Ma	terials during (Construction S	tage
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 seperately	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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PROJECT DESCRIPTION NEW SINGLE DWELLING 2 STOREY HOUSE
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PROJECT LOCATION
206 Hudson Parade
CLAREVILLE NSW 2107 Australia LOT 38 DP 13760

PROJECT	NUMBER
22009	

DA 15

DEMOLITION AND SEDIMENT CONTROL PLAN ISSUE

1:200

DRAWING STATUS

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CALCULATIONS: SITE AREA = 632.3m²

GROUND FLOOR = 147.82m² FIRST FLOOR = 77.60m² BEDROOMS FLOOR = 108.32m² $VOID = 21.70m^2$ PRIVATE OPEN SPACE LEVEL= 87.92m² POOL AND DECK = 56.98m² MASTER BED FRONT BALCONY = 10.56m² BEDROOMS BALCONY = 19.13m² LIVING BALCONY = 28.26m²

TOTAL FLOOR AREA: $147.82m^2 + 77.60m^2 + 108.32m^2 =$ 333.74m²

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

LANDSCAPE AREAS BACKYARD = 194.34m² FRONTYARD = 62.11m² COURTYARD AND SIDEYARD = 71.35m² POS: POS LEVEL + POOL AND DECK + BACKYARD= 339.24m² OPEN SPACE AREA (HARD LANDSCAPING + SOFT LANDSCAPING)= 380.21 = 60.13% OVERALL LANDSCAPED AREA =327.80m² = 51.84%

BASIX NOTES

ALTERNATIVE WATER

RAINWATER TANK

The applicant must install a rainwater tank of at least 4000 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 51 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 88.0 square metres floor - suspended floor/open subfloor 11.0 square metres floor - suspended floor/enclosed subfloor 68.0 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

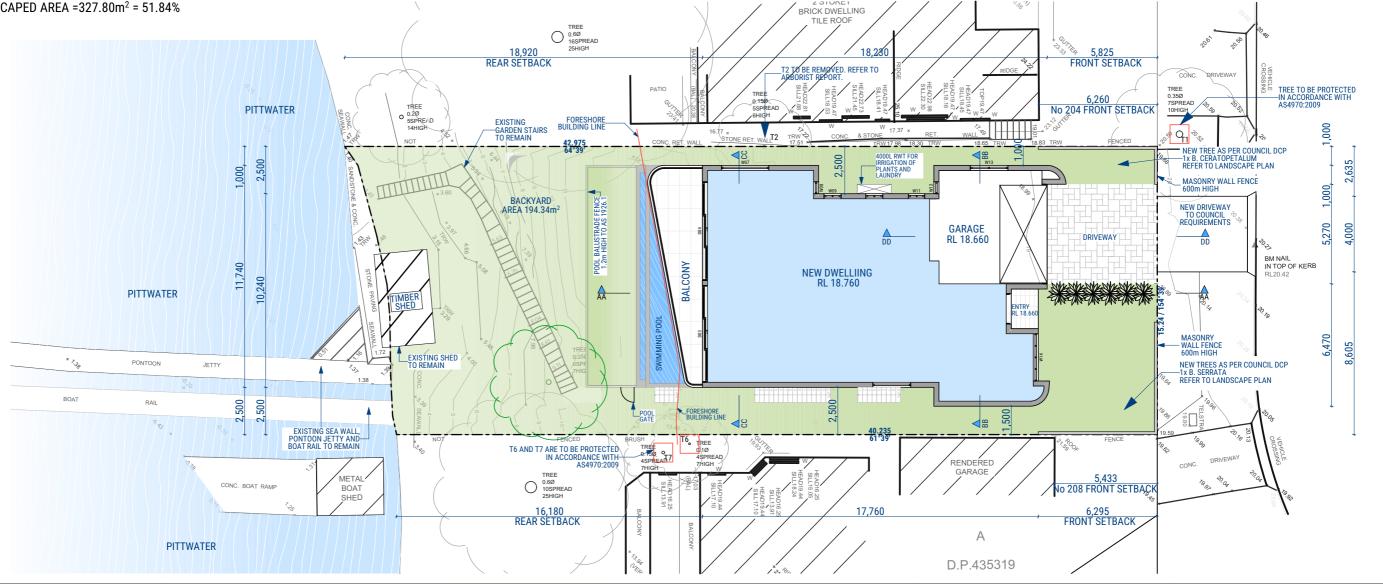
The applicant must install a window and/or skylight in the kitchen of the dwelling for natural lighting.

The applicant must install a window and/or skylight in 5 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 1.5 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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NEW SINGLE DWELLING 2 STOREY HOUSE DRU IECT I UCATION

206 Hudson Parade CLAREVILLE NSW 2107 Australia LOT 38 DP 13760

22009



SITE PLAN

SCALE

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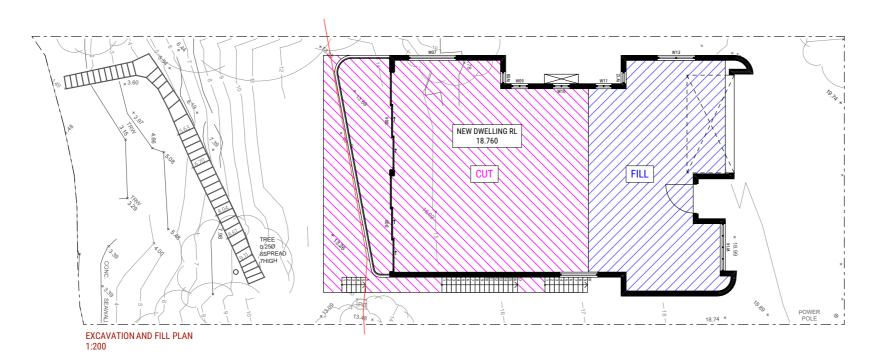
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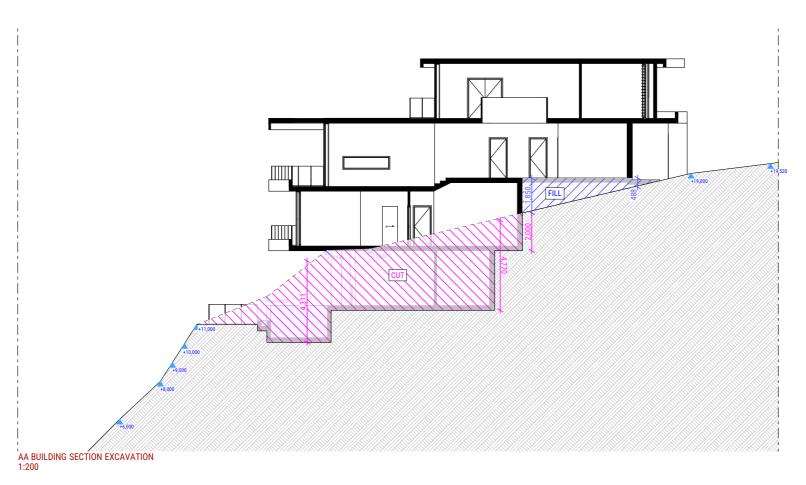
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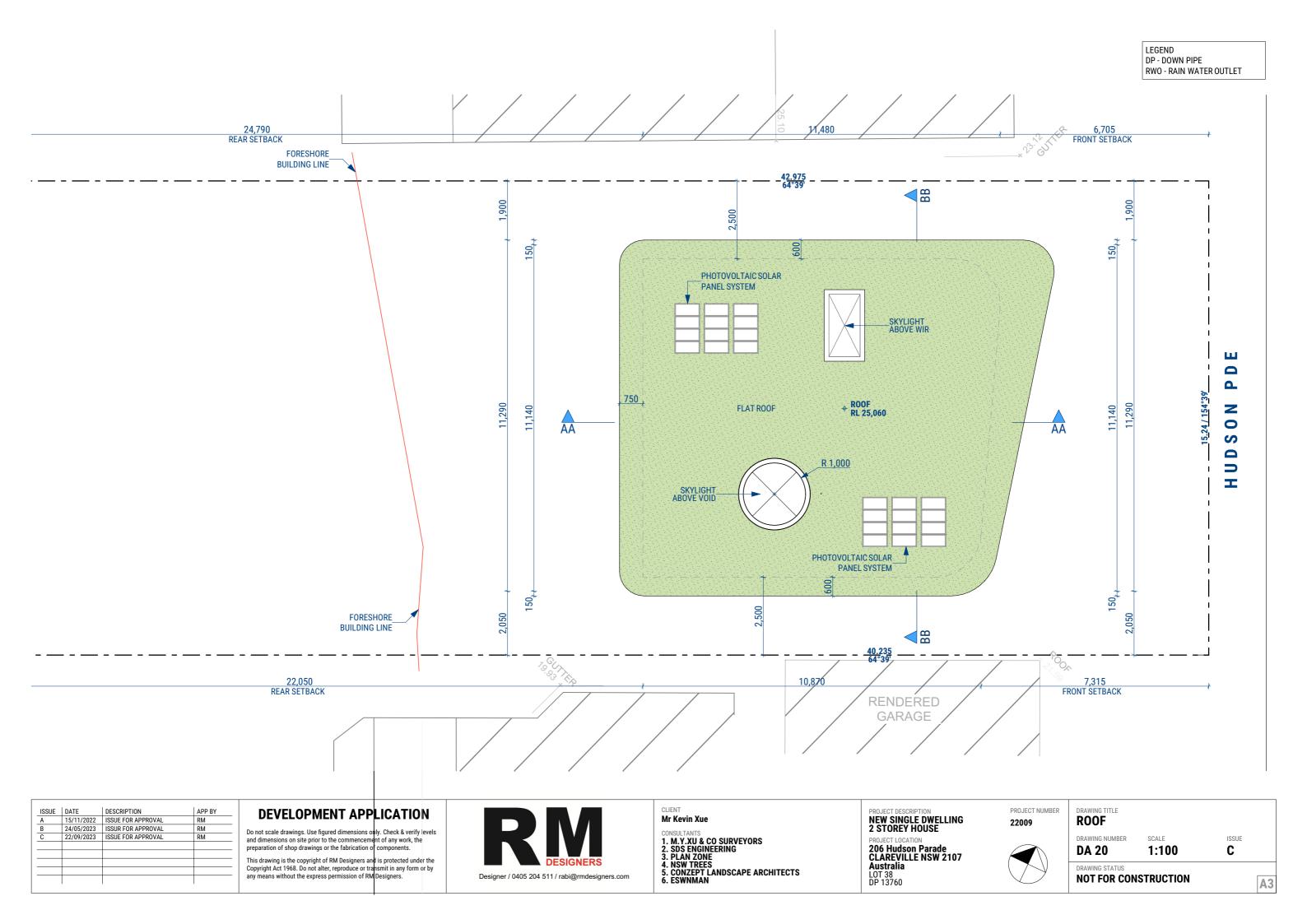
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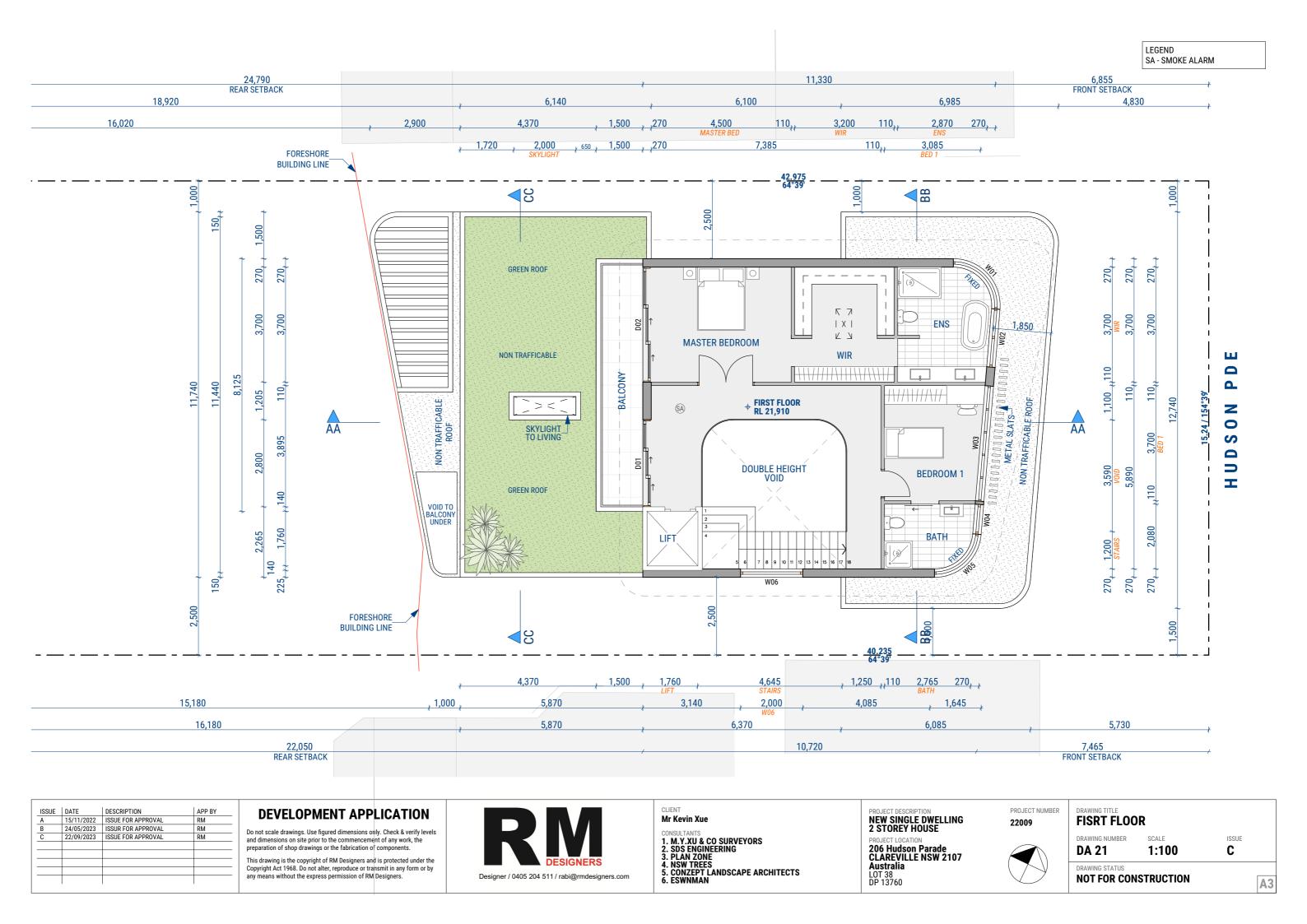
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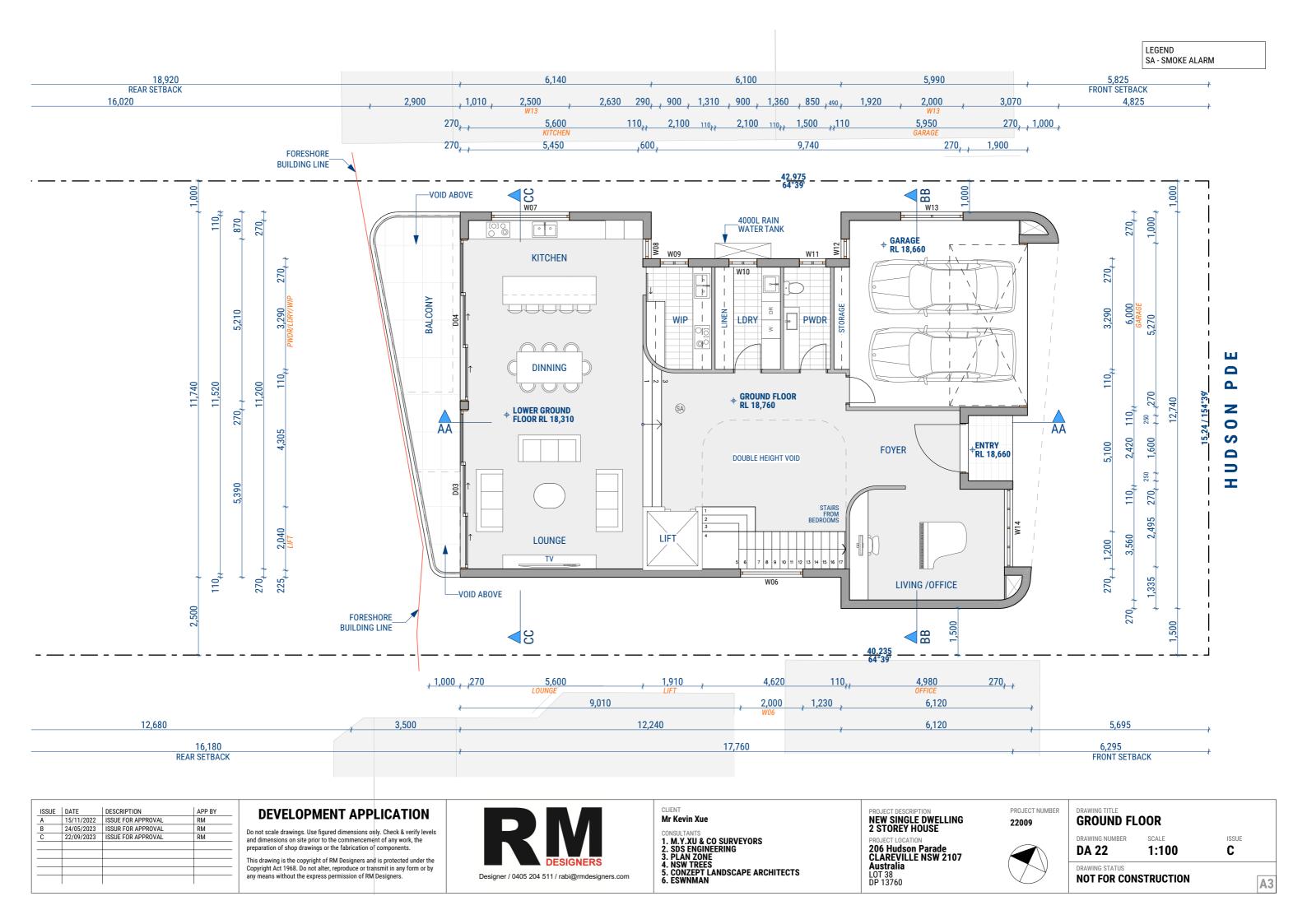
EXCAVATION AND FILL PLAN

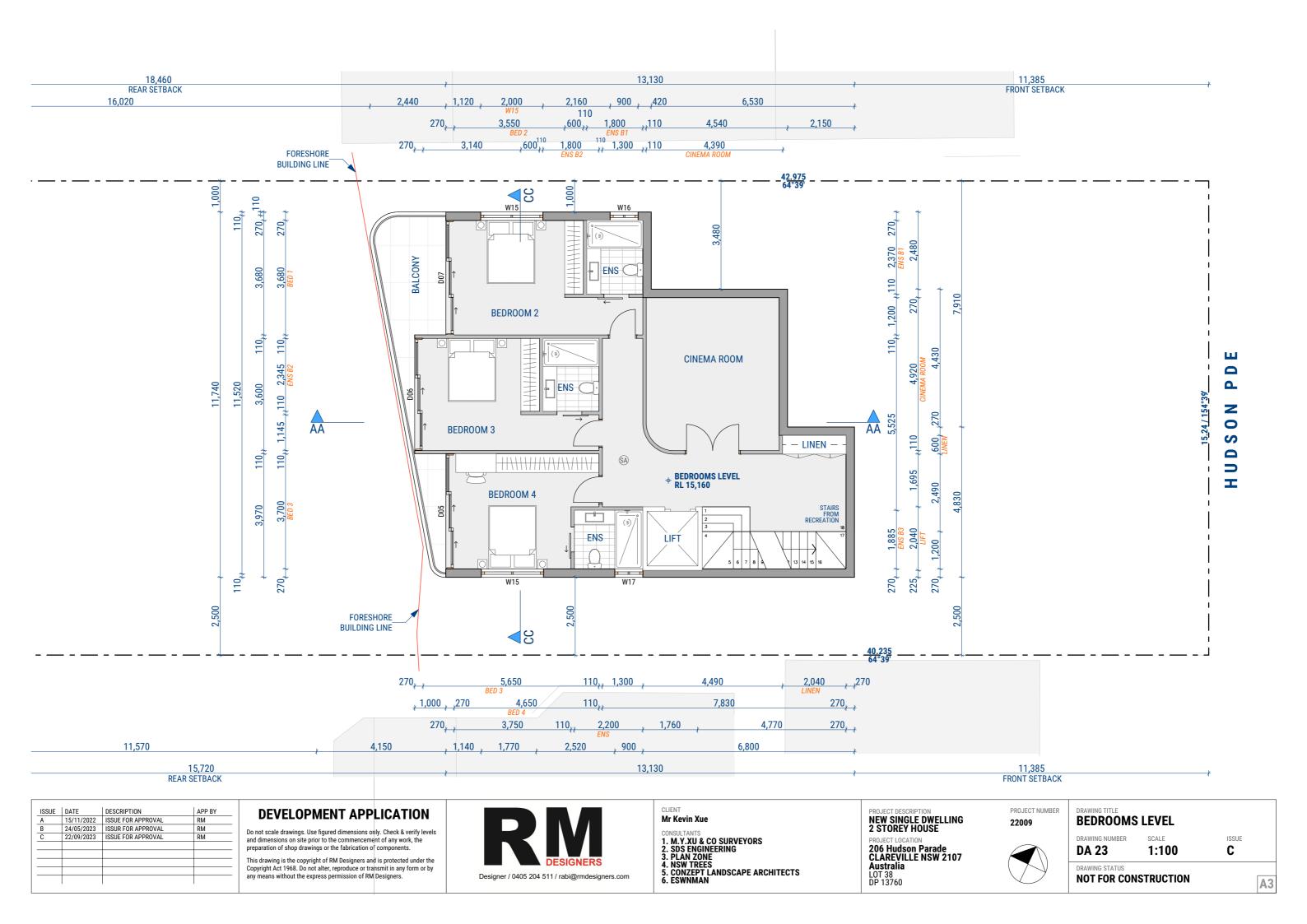
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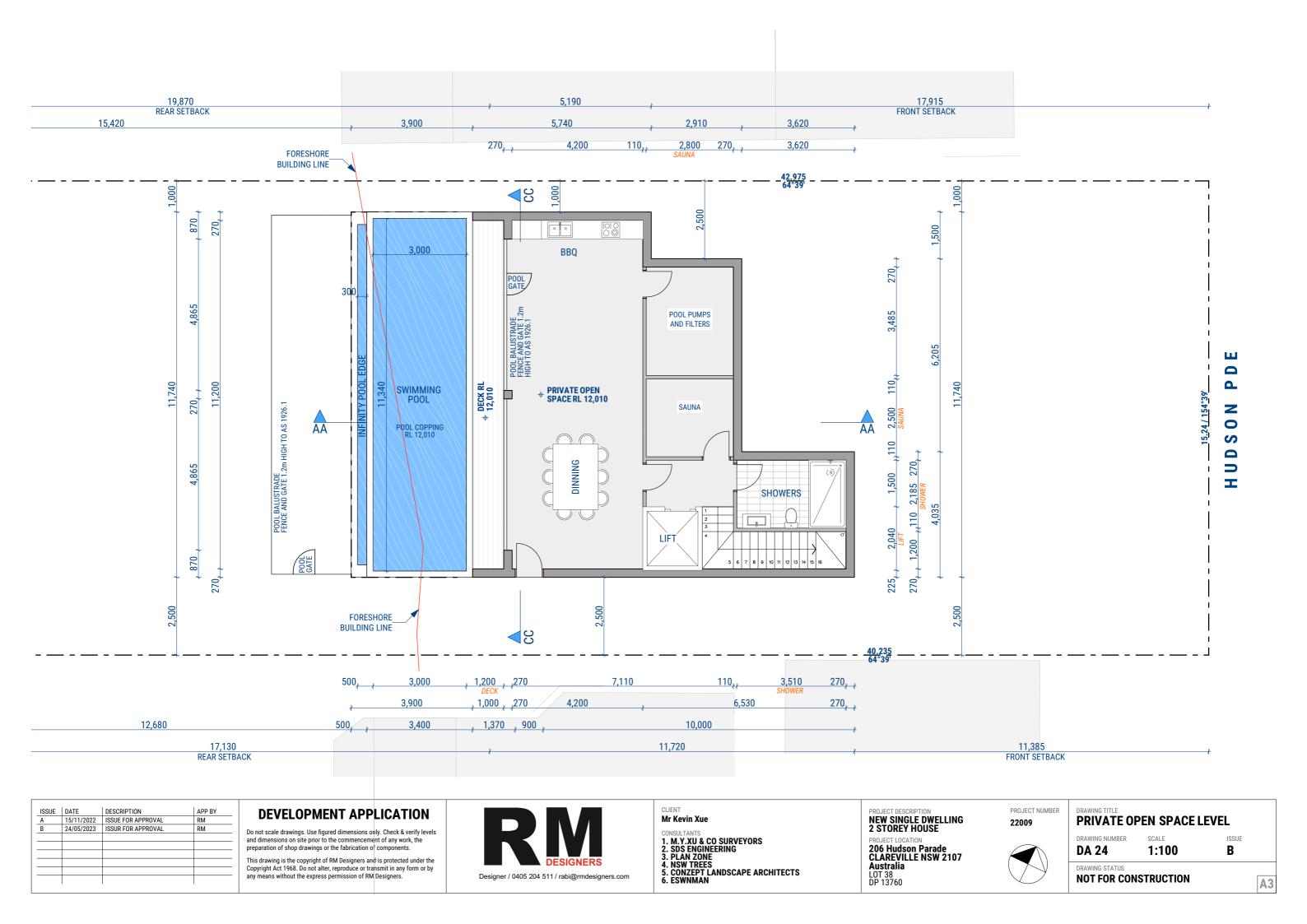
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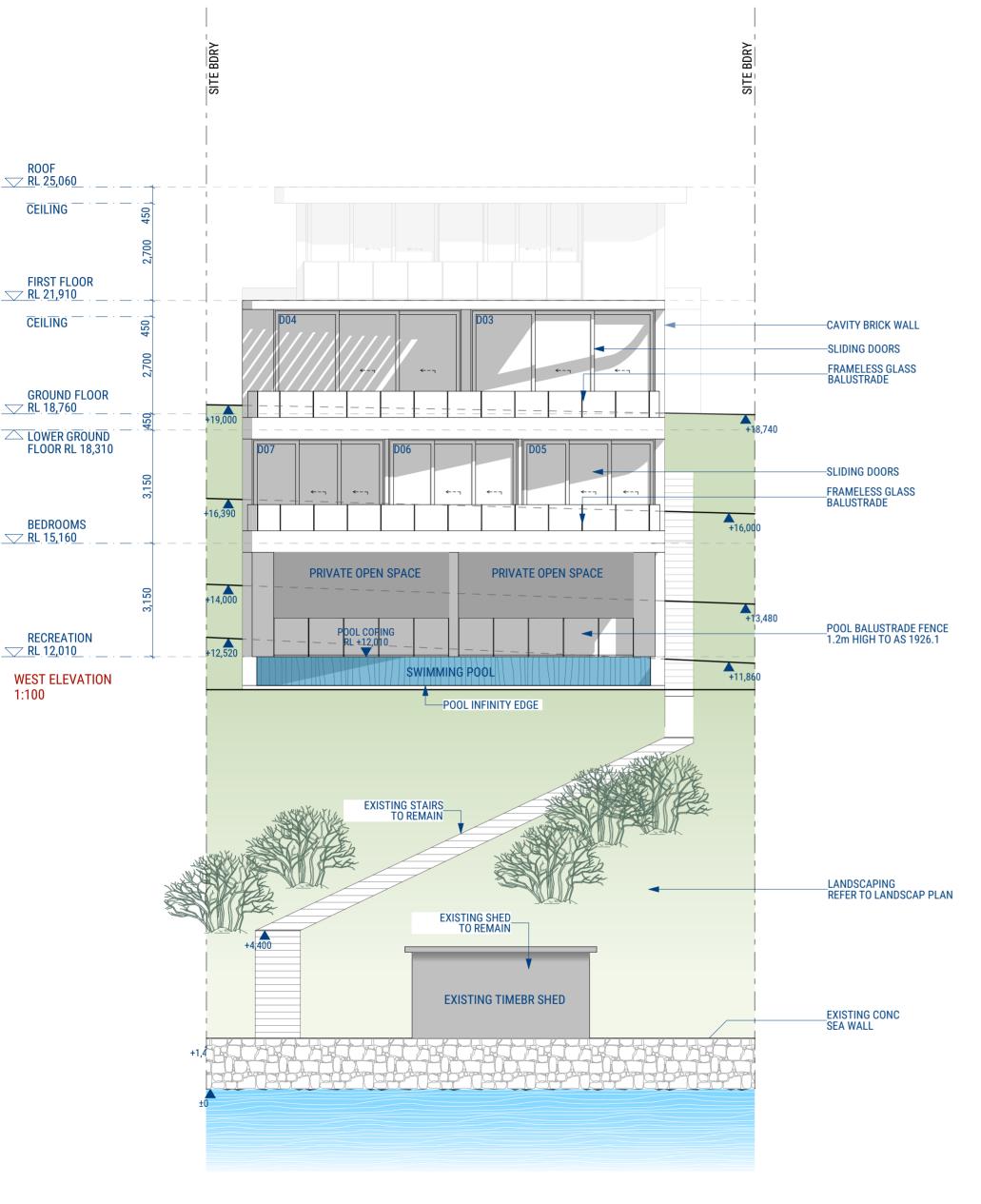


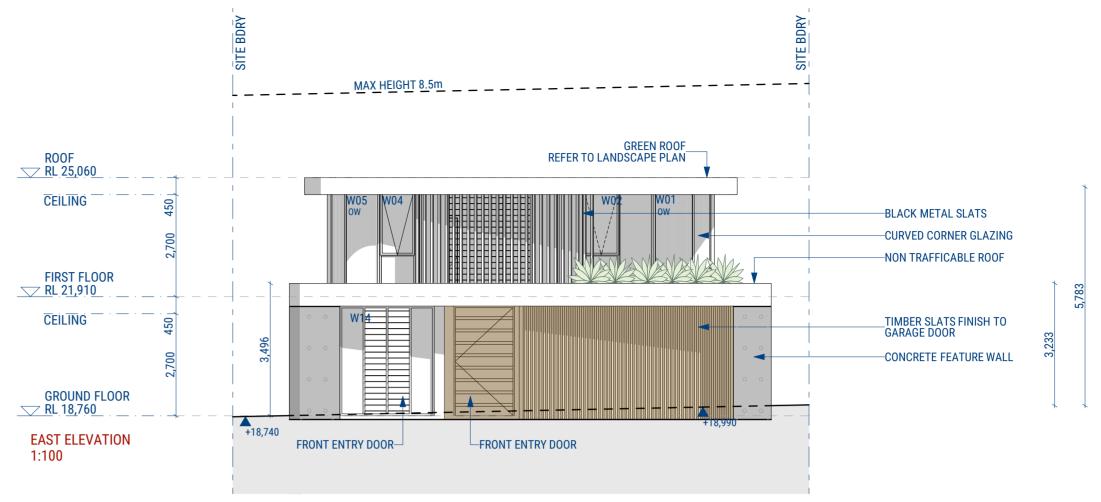












GENERAL REQUIREMENTS/SPECIFICATIONS

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 AUSTRALIAN STANDARD (AS) ACCORDANCE WITH THE REQUIREMENTS OF PART 3.1.1

STORM WATERPOWDER COATED ALUMINIUM GUTTERS & DOWNPIPES.

REFER TO STORMWATER PLAN FOR ALL SITE DRAINAGE

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)

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

AUSTRALIAN STANDARD (AS)

- BUILDINGS -AS 3740
- ELECTRICAL & LIGHTINGAS/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 AUSTRALIAN STANDARD (AS) DETAILS TO SUPERSEED-CONFIRM WITH DESIGNER) WINDOWS IN BUILDINGS -AS 2047

RESIDENTIAL SLABS & FOOTINGSAS 2870

CONCRETE STRUCTURESAS 3600

- 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
 - AUSTRALIAN STANDARD (AS)
 MASONRY CONSTRUCTION AS3700
 - RESIDENTIAL TIMBER FRAMED CONSTRUCTIONS 1684
 - TIMBER STRUCTURESAS 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

AUSTRALIAN STANDARD (AS)

- SAA LOADING CODE -AS 1170
- DAMP PROOF COURSES AND FLASHINGSAS/NZS 2904 STEEL STRUCTURESAS 410
- ALUMINIUM STRUCTURES AS 1664 SAA MASONRY CODE -AS 3700

FLOORING
PROPOSED FLOOR CONSTRUCTION TO THE SPECIFICATIONS OF A QUALIFIED PRACTISING ENGINEER.

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

IN EARLY CHILDHOOD CENTRES AND IN BEDROOMS OF

THE WINDOW IS TO BE FITTED WITH EITHER A DEVICE TO

THE DEVICE OR SCREEN TO BE REMOVED LINLOCKED OR

OVERRIDDEN. (SO FOR EXAMPLE, THE WINDOW CAN BE

SLIP RESISTANCE OF PEDESTRIAN SURFACESS/NZS 3661.2

· FIXED PLATFORMS, WALKWAYS, STAIRWAYS AND LADDERS -

A 125mm SPHERE CANNOT PASS THROUGH.

RESIDENTIAL BUILDINGS, WHERE THE FLOOR BELOW THE

TO MEET BCA 3.9.2.6

ABOVE THE FLOOR LEVEL

AUSTRALIAN STANDARD (AS)

BALUSTRADES -AS 1170.1

CLEANED)

AS 1657

NATIONAL CONSTRUCTION CODE (NCC)

• ALL GLAZING IS TO BE IN ACCORDANCE WITH PART 3.6

GLASS IN BUILDINGS AS 1288

AUSTRALIAN STANDARD (AS)

AUSTRALIAN STANDARD (AS)

• SMOKE ALARMS -AS 3786

AS 1562.1

NATIONAL CONSTRUCTION CODE (NCC)

INSTALLATION OF ROOF TILESAS 2050

NATIONAL CONSTRUCTION CODE (NCC)

• FIRE SAFETY IN ACCORDANCE WITH PART 3.7

INSTALLED IN ACCORDANCE WITH PART 3.7.5

ROOF CLADDING SHALL BE CARRIED OUT IN ACCORDANCE

DESIGN & INSTALLATION OF SHEET ROOF & WALL CLADDING -

• FIRE SEPARATION IS TO BE IN ACCORDANCE WITH PART 3.7.2

HARD WIRED PHOTO-ELECTRIC SMOKE ALARMS ARE TO BE

HEALTH & AMENITY

• ALL BATHROOM, ENSUITES AND LAUNDRIES TO HAVE FLOOR

WASTES AND BE SETDOWN AND WATERPROOFED.

 WINDOW BARRIERS ARE REQUIRED FOR OPENABLE WINDOWS
 EXTERNAL FINISHES FINISHES FOR MORE DETAILS.

NATIONAL CONSTRUCTION CODE (NCC)

WINDOW IS MORE THAN 2m ABOVE THE SURFACE BENEATH ROOF, WALL CLADDING, GUTTERS & DOWNPIPES ARE TO COMPLY WITH PART 3.5

RESTRICT THE WINDOW OPENING, OR A SUITABLE SCREEN, SO AUSTRALIAN STANDARD (AS) GUIDE TO THE PAINTING OF BUILDINGSAS 2311

RELEASE MECHANISM (E.G. A KEY LOCK) WHICH CAN ENABLE INTERNAL FINISHES

NATIONAL CONSTRUCTION CODE (NCC) HEATING APPLIANCES ARE TO BE INSTALLED IN ACCORDANCE

AUSTRALIAN STANDARD (AS) A BARRIER IS NOT REQUIRED FOR WINDOWS 1.7m OR MORE

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 MINOR CHANGES TO BUILDING FORM AND THAT THERE ARE INCONSISTENCIES. THE BUSHFIRE REPORT RECOMMENDATIONS ARE TO TAKE PRECEDENCE

NATIONAL CONSTRUCTION CODE (NCC)

ACCORDANCE WITH PART 3.8.1

WITH PART 3.8.5

AS1680.0-2009

PART 3.9.1

AUSTRALIAN STANDARD (AS)

BUILDINGS -AS 3740

SAFE MOVEMENT & ACCESS

COMPLY WITH PART 3.9.2

NATIONAL CONSTRUCTION CODE (NCC)

• WET AREAS ARE TO BE WATERPROOFED IN

 AREAS REQUIRING VENTILATION, WHICH ARE NOT NATURALLY VENTILATED, ARE TO BE PROVIDED

WITH MECHANICAL VENTILATION IN ACCORDANCE

WATERPROOFING OF WET AREAS WITHIN RESIDENTIAL

STAIRS SHALL BE CONSTRUCTED SO AS TO COMPLY WITH

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

• ELECTRICAL & LIGHTINGAS/NZS 3000-2007 AND

THE USE OF MECHANICAL VENTILATION AND AIR-CONDITIONING IN BUILDINGS AS 1668

NATIONAL CONSTRUCTION CODE (NCC)

REFER TO SCHEDULE OF EXTERNAL MATERIALS, COLOURS AND BUSHFIRE AREAS ARE TO BE IN ACCORDANCE WITH PART

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 SERVICESAS/NZS 3000

GAS INSTALLATIONS -AS 5601

OFF STREET CAR PARKINGAS 2890.1

PLIABLE BUILDING MEMBRANES & UNDERLAYSAS/NZS

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

CONFIGURATION MAY BE REQUIRED WHEN DRAWINGS ARE SUBSEQUENTLY PREPARED FOR CONSTRUCTION PURPOSES AFTER THE GRANT OF DEVELOPMENT CONSENT

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В	24/05/2023	ISSUR FOR APPROVAL	RM
С	22/09/2023	ISSUE FOR APPROVAL	RM

DEVELOPMENT APPLICATION

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Mr Kevin Xue

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2. SDS ENGINEERING
3. PLAN ZONE

206 Hudson Parade CLAREVILLE NSW 2107 4. NSW TREES
5. CONZEPT LANDSCAPE ARCHITECTS
6. ESWNMAN Australia LOT 38 DP 13760

NEW SINGLE DWELLING 2 STOREY HOUSE

22009

PROJECT NUMBER **EAST AND WEST ELEVATION**

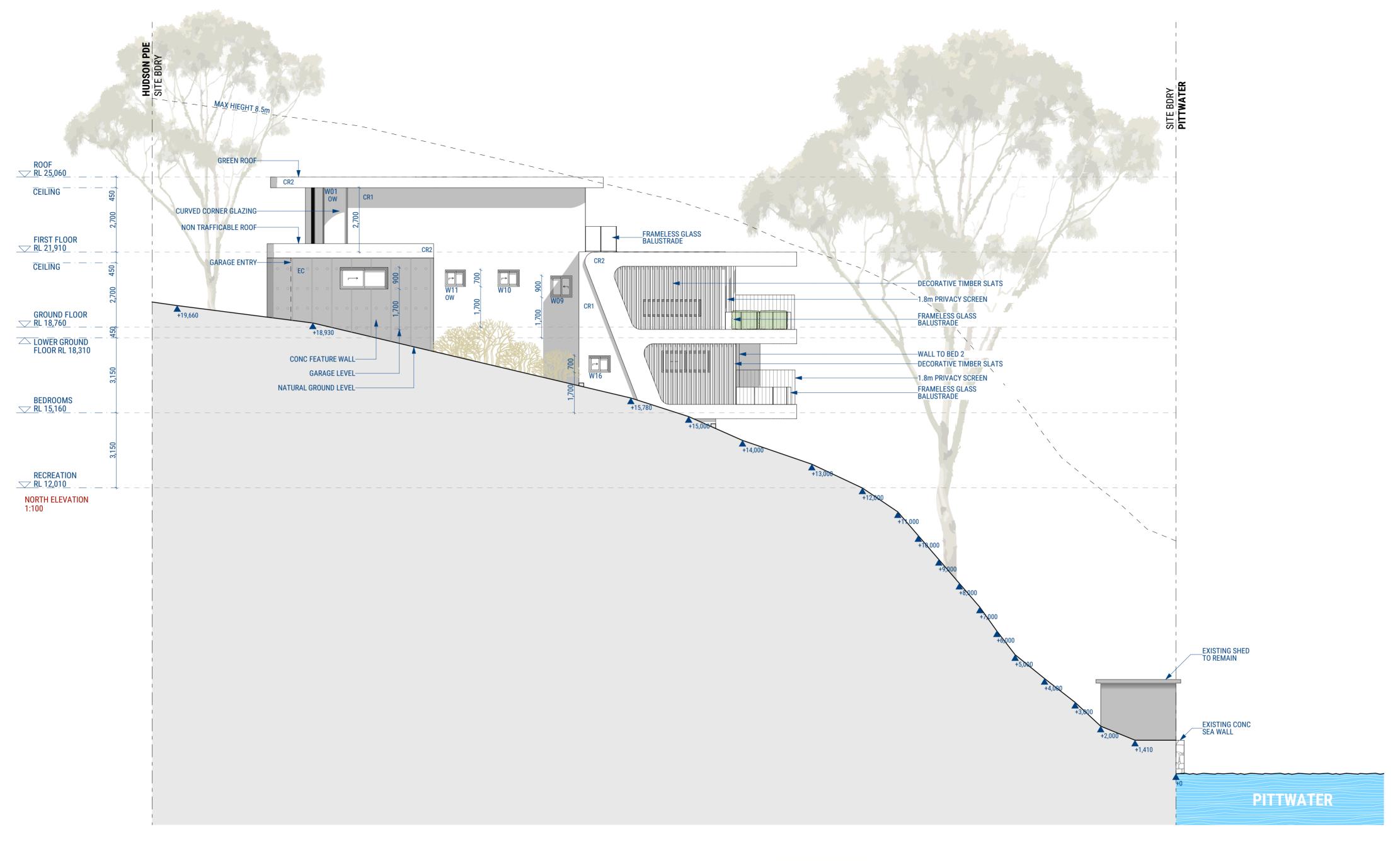
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DA 30

NOT FOR CONSTRUCTION

A2

С



ISSUE	DATE	DESCRIPTION	APP BY
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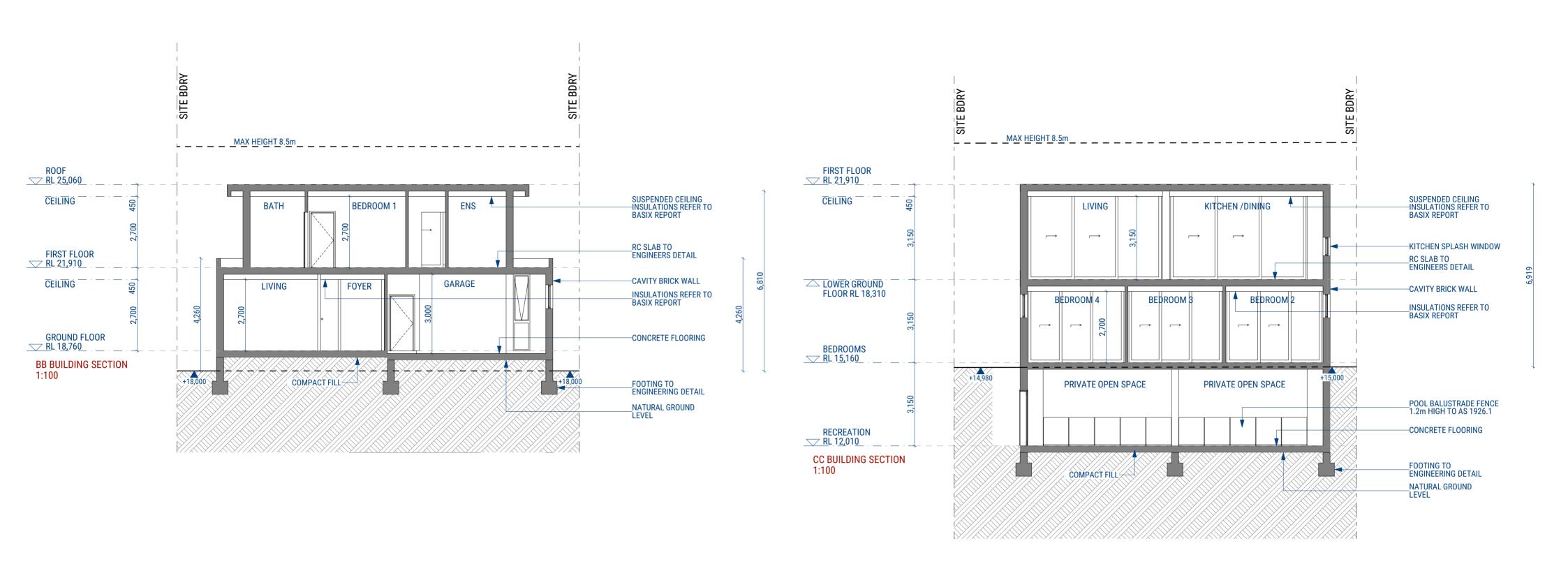
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R	DESIGNERS
Designer / 0405 204 51	1 / rabi@rmdesigners.com

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PROJECT DESCRIPTION NEW SINGLE DWELLIN 2 STOREY HOUSE	G
PROJECT LOCATION 206 Hudson Parade CLAREVILLE NSW 210 Australia LOT 38 DP 13760	7

PROJECT NUMBER	NORTH ELE	VATION	
	DA 31	scale 1:100	C
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ISSUE	DATE	DESCRIPTION	APP BY	DEVELOPMENT APPLICATION
Α	15/11/2022	ISSUE FOR APPROVAL	RM	DEVELOR MILITI AFFEIGATION
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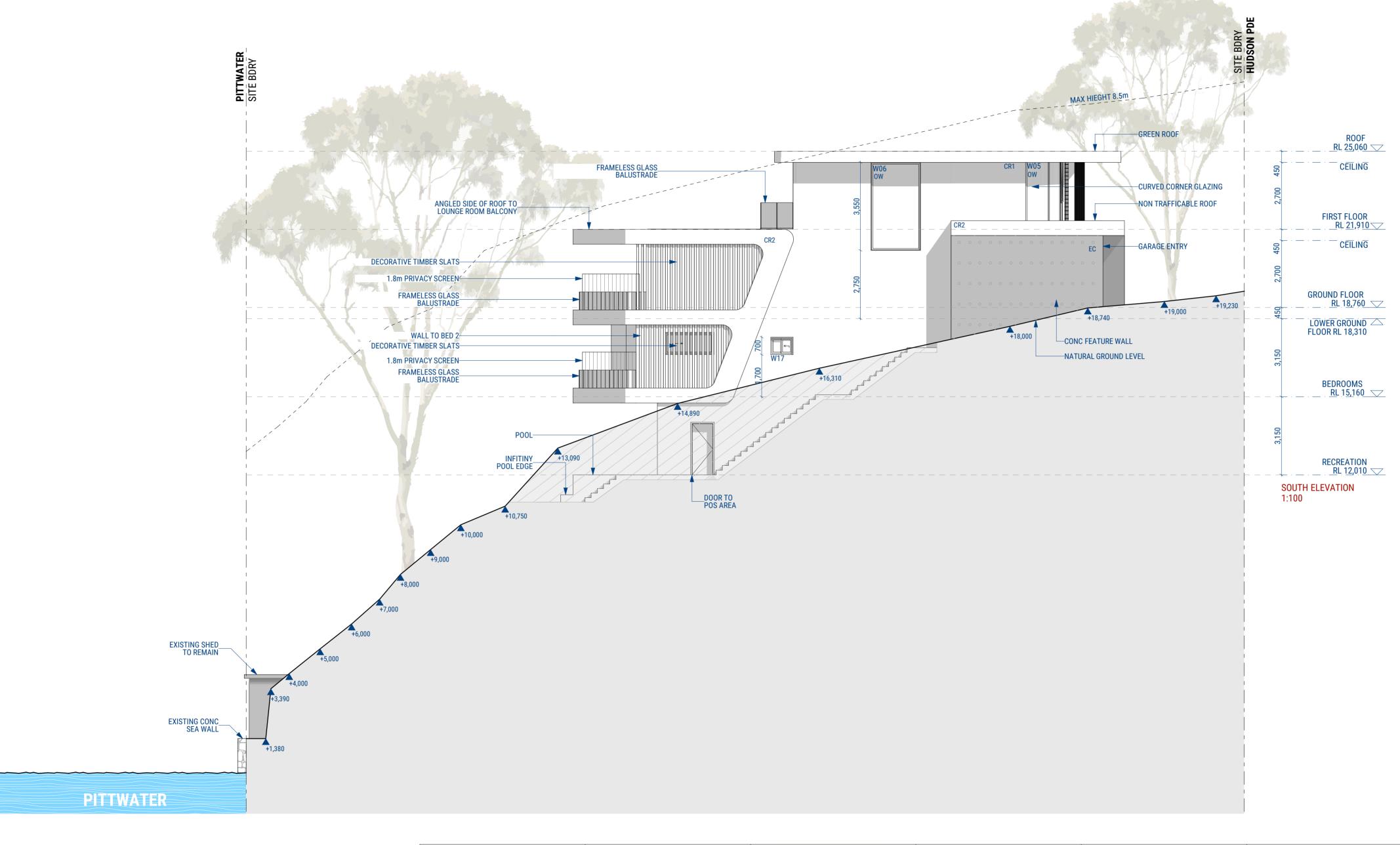


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1. NSW TREES 5. CONZEPT LANDSCAPE ARCHITECTS 5. FSWNMAN	

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

PROJECT NUMBER 22009	FENCE + ST BB AND CC		E ELEVATION
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	DRAWING STATUS		

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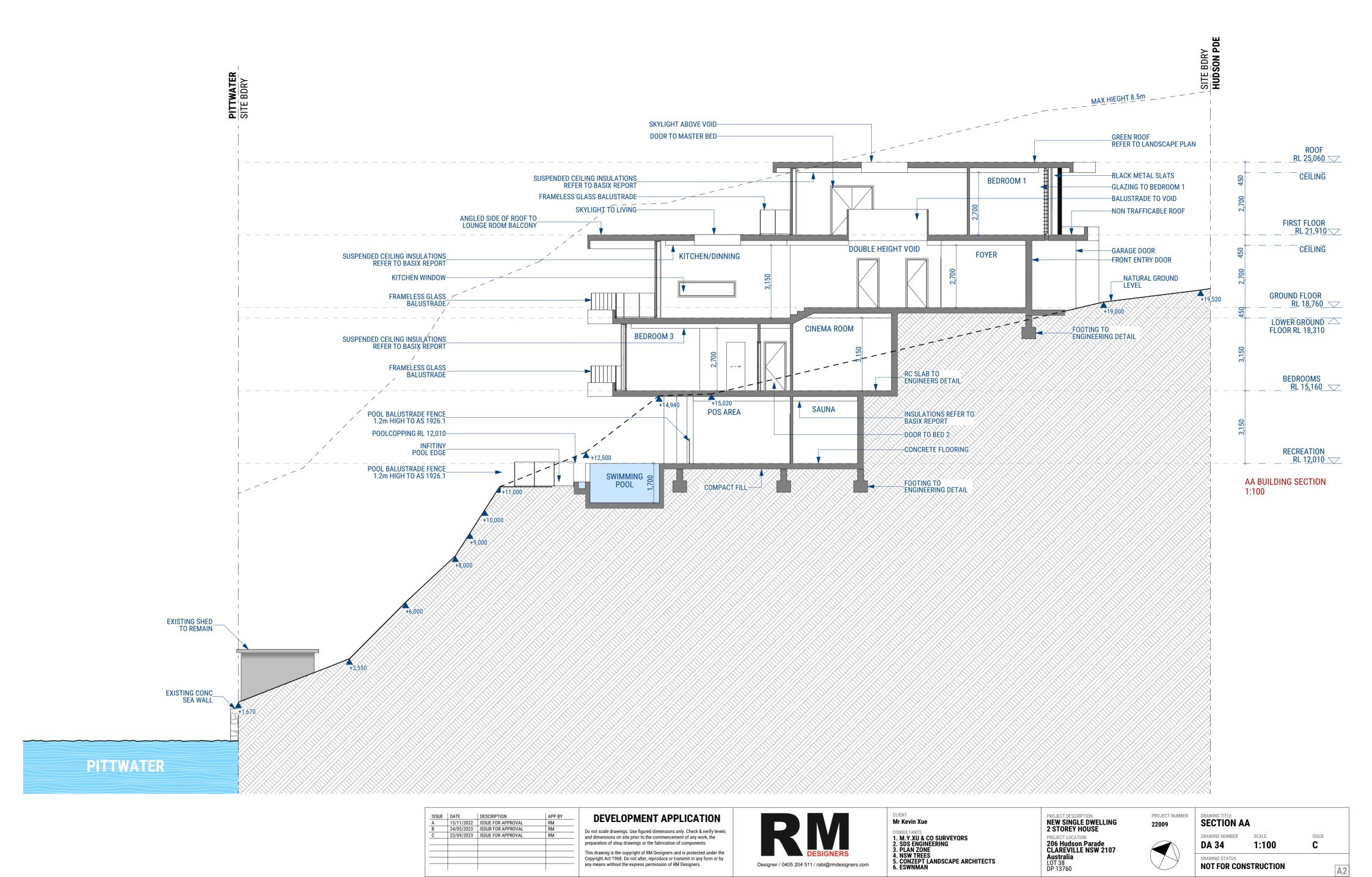
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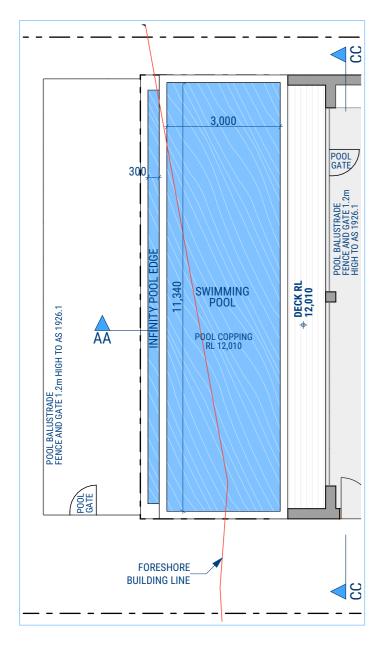
PROJECT DESCRIPTION NEW SINGLE DWELLING 2 STOREY HOUSE
PROJECT LOCATION 206 Hudson Parade CLAREVILLE NSW 2107 Australia LOT 38 DP 13760

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PROJECT NUMBER	DRAWING TITLE SOUTH ELE	VATION

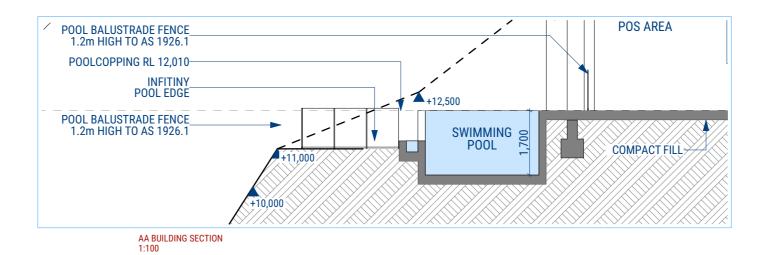
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ISSUE **C**





POOL PLAN 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
- 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 900 mm 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
- 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
- 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

COMPLETE LIST OF REQUIREMENTS

- 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

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NEW SINGLE DWELLING 2 STOREY HOUSE PPO IECT I OCATION

206 Hudson Parade CLAREVILLE NSW 2107 Australia LOT 38 DP 13760

DRAWING NUMBER DA 35

POOL PLAN AND SECTION

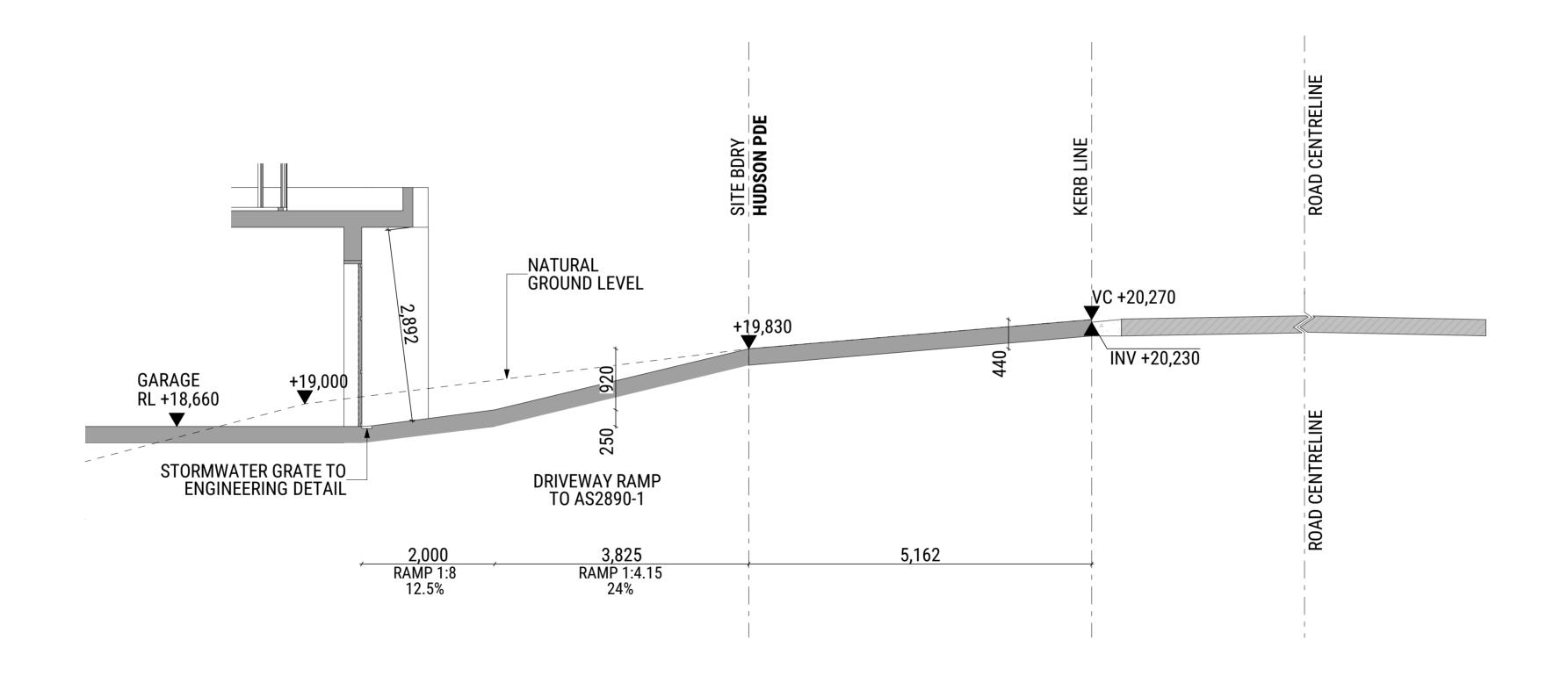
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В



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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

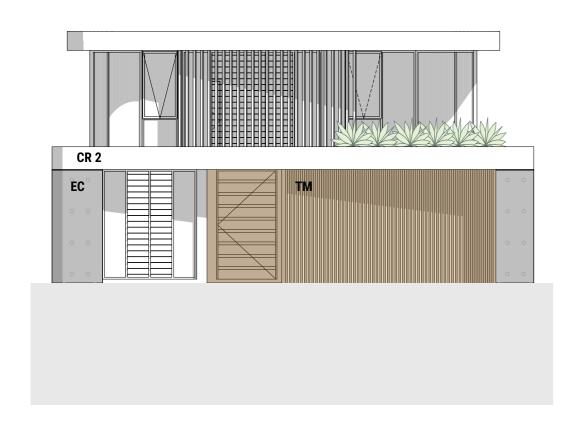
PROJECT NUMBER
22009

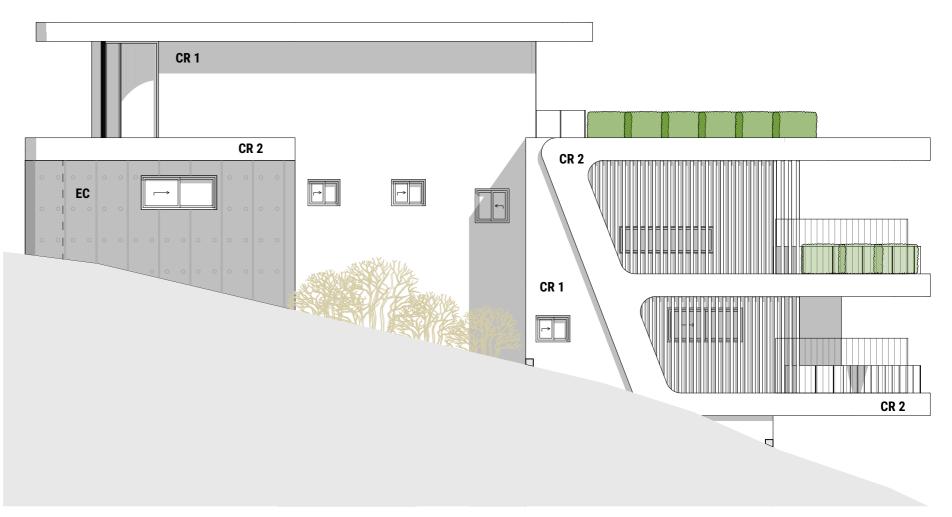
DRAWING TITLE
DD RAMP SECTION

DRAWING NUMBER SCALE
DA 36 1:50 A

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DULUX_POWDER COATING ZEUS BLACK TO WINDOW FRAMES AND METAL SLATS



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NEW SINGLE DWELLING 2 STOREY HOUSE

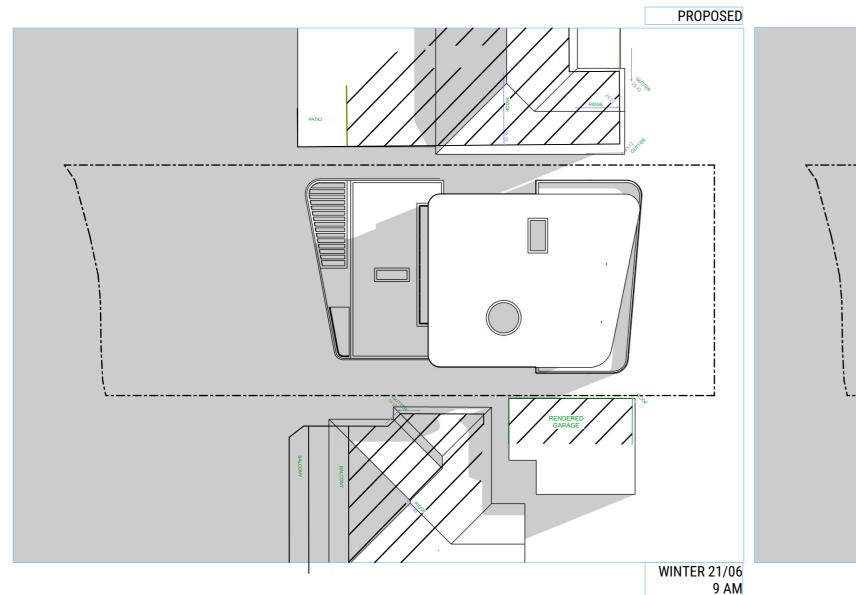
PROJECT LOCATION
206 Hudson Parade
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LOT 38
DP 13760

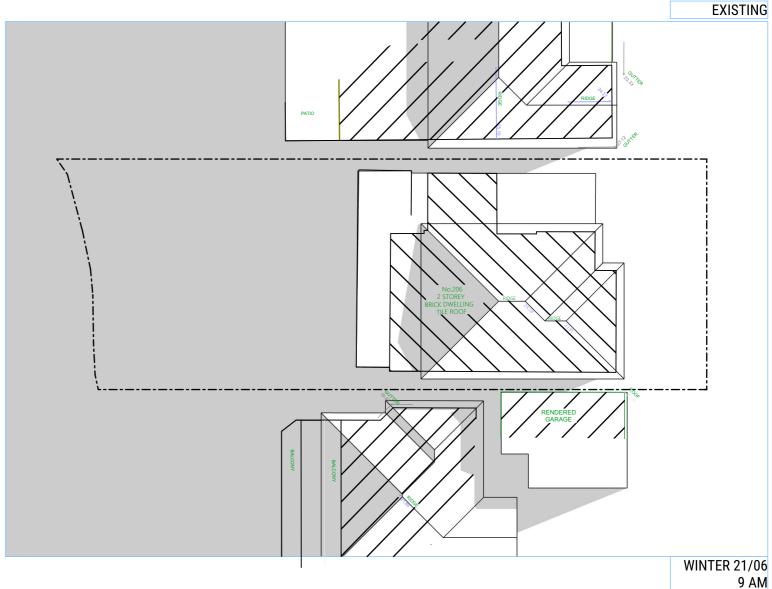
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FINISHES SCHEDULE



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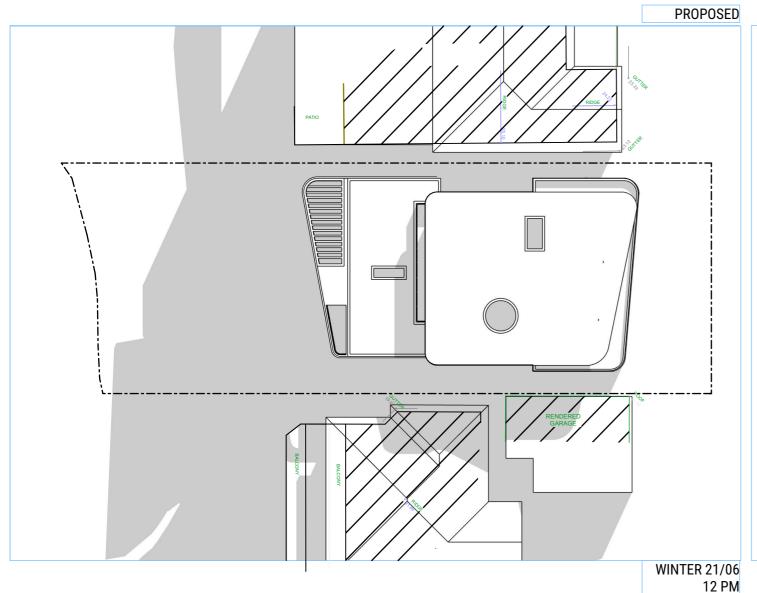
PROJECT DESCRIPTION
NEW SINGLE DWELLING
2 STOREY HOUSE

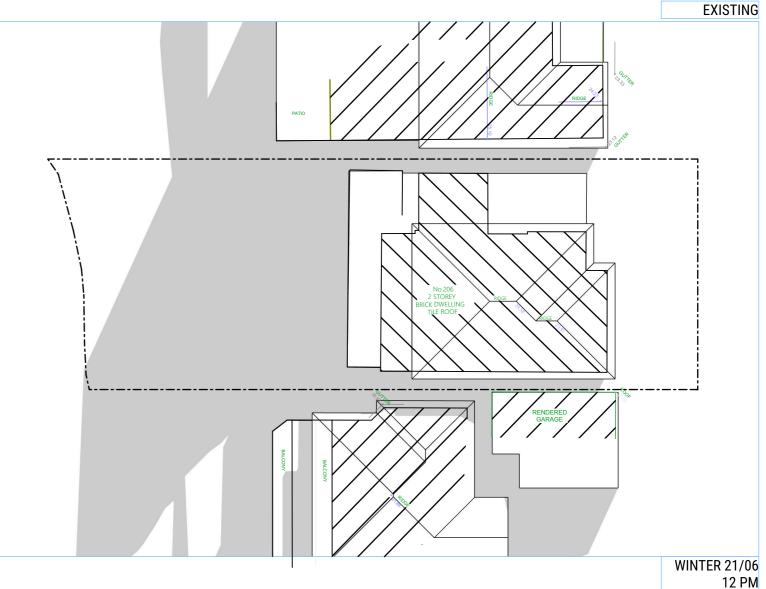
PROJECT LOCATION
206 Hudson Parade
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PROJECT NUMBER 22009

SHADOW DIAGRAMS WINTER 9AM DRAWING NUMBER ISSUE C DA 50 1:250 DRAWING STATUS

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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

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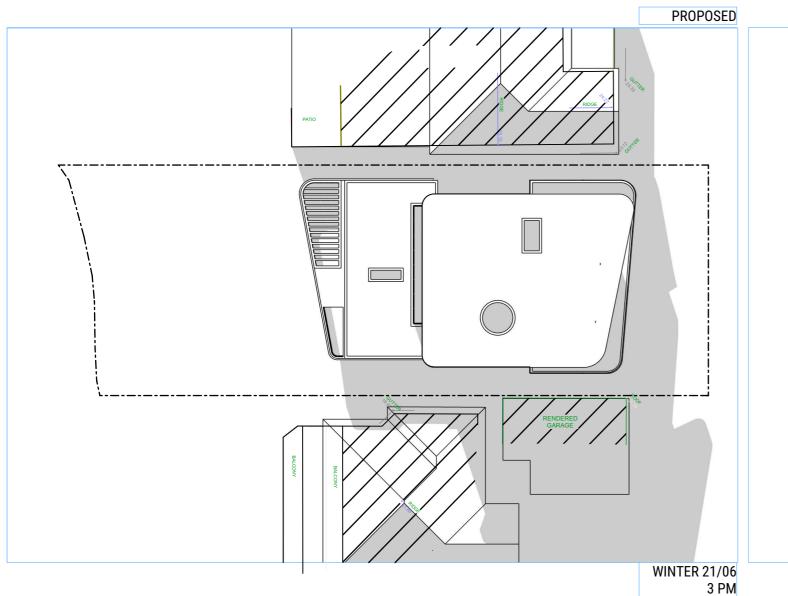
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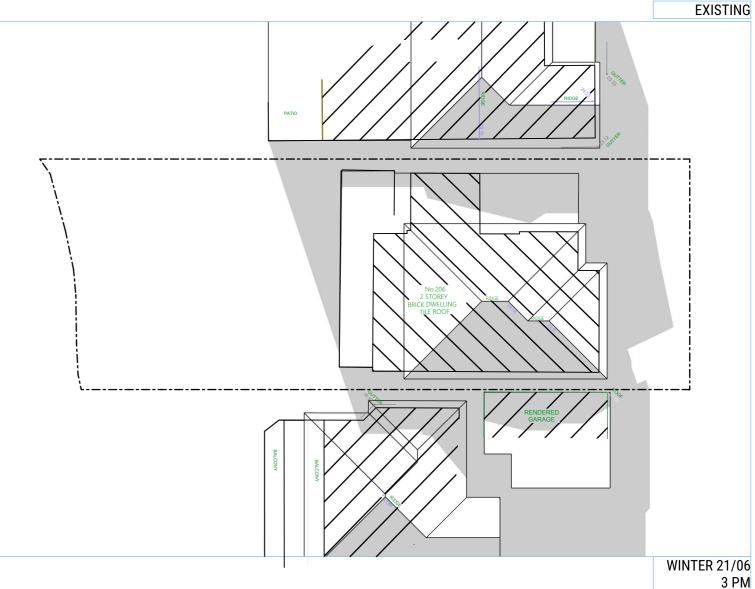
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DA 51 DRAWING STATUS

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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

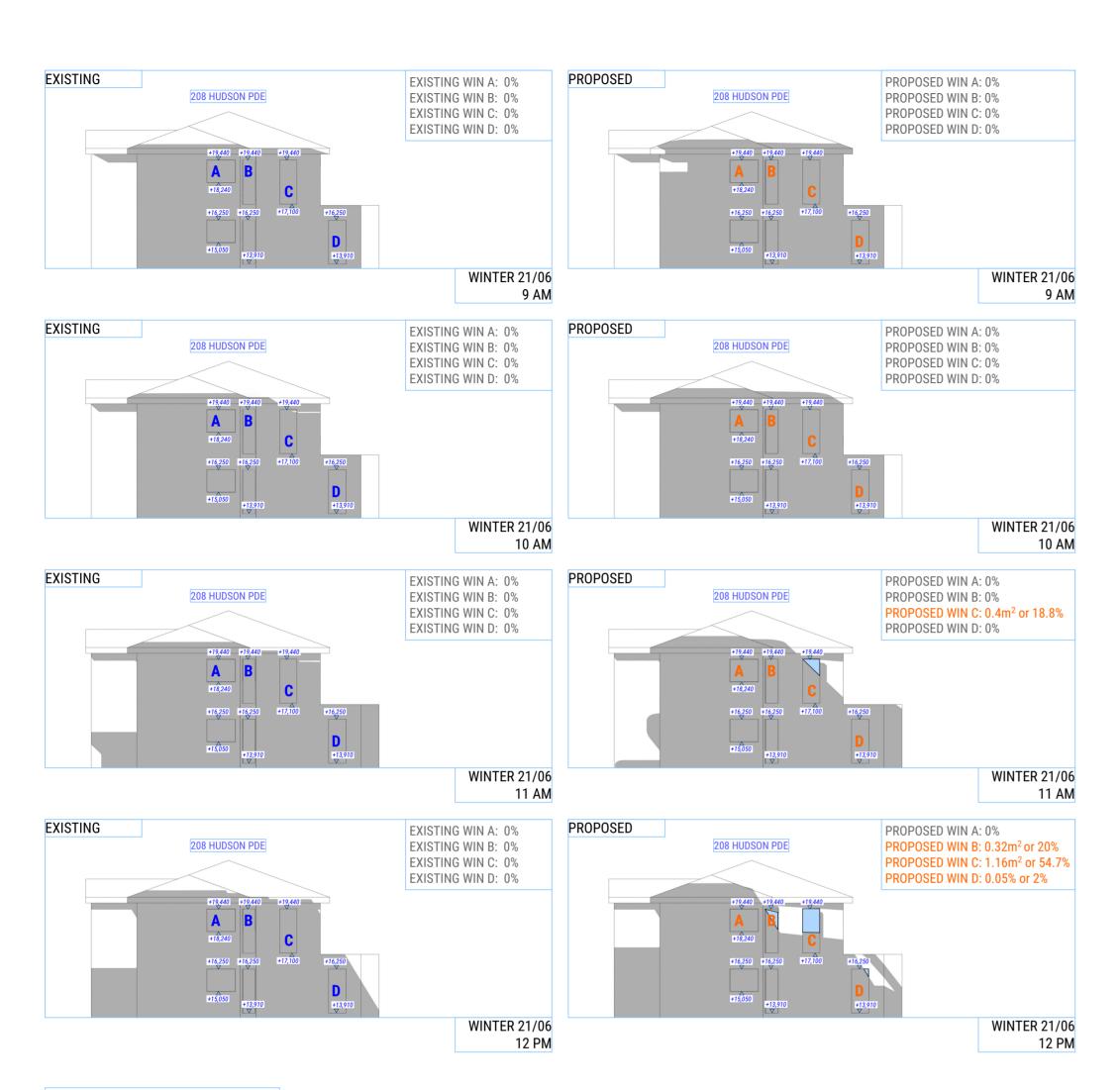
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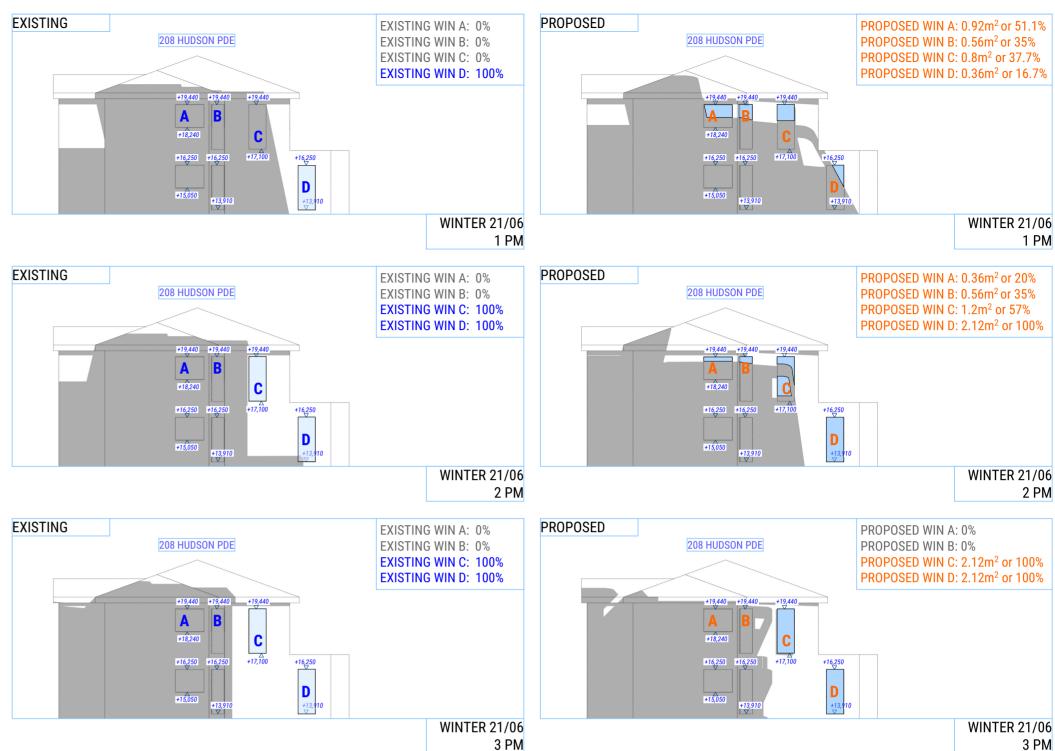
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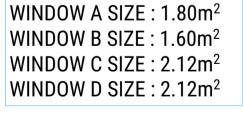
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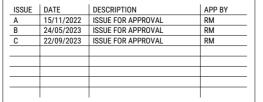
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SHADOW DIAGRAMS - ELEVATION SHAODWS
DRAWING NUMBER SCALE ISSUE
DA 53 1:200 C

DRAWING STATUS
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	Window Schedule											
Element ID	D01	D02	D03	D04	D05	D06	D07	W01	W02	W03	W04	WOS
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				
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		W12		W14	W15	-	
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		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
Head height	5,850	1,150	2,900	2,150	2,400	2,400	2,900	2,500	2,900	2,600	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												

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

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CLIENT
Mr Kevin Xue

CONSULTANTS

1. M.Y. XU & CO SURVEYORS

2. SDS ENGINEERING

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

22009

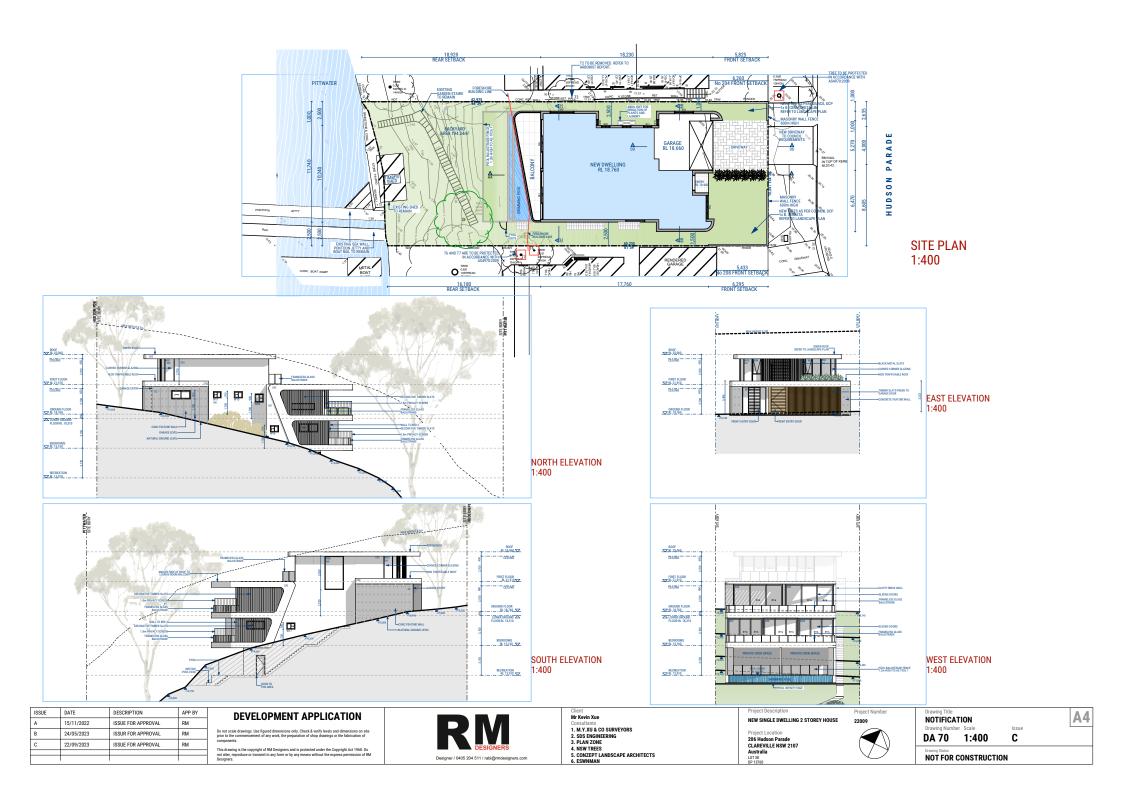
PROJECT NUMBER

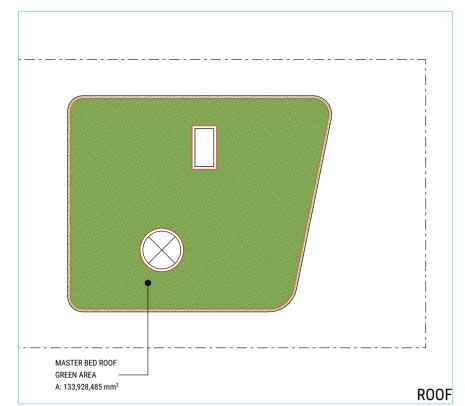
WINDOWS AND DOORS SCHEDULE

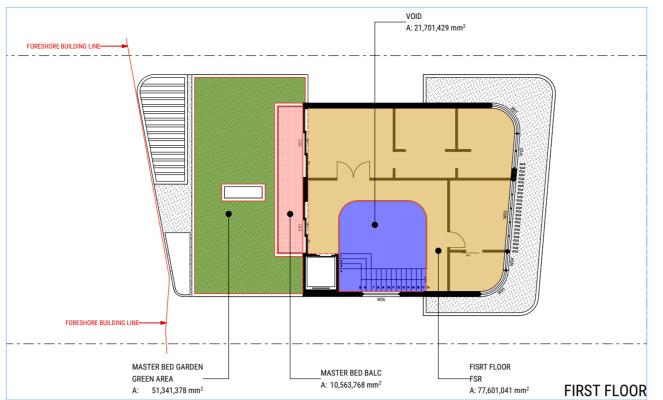
DRAWING NUMBER **DA 60**

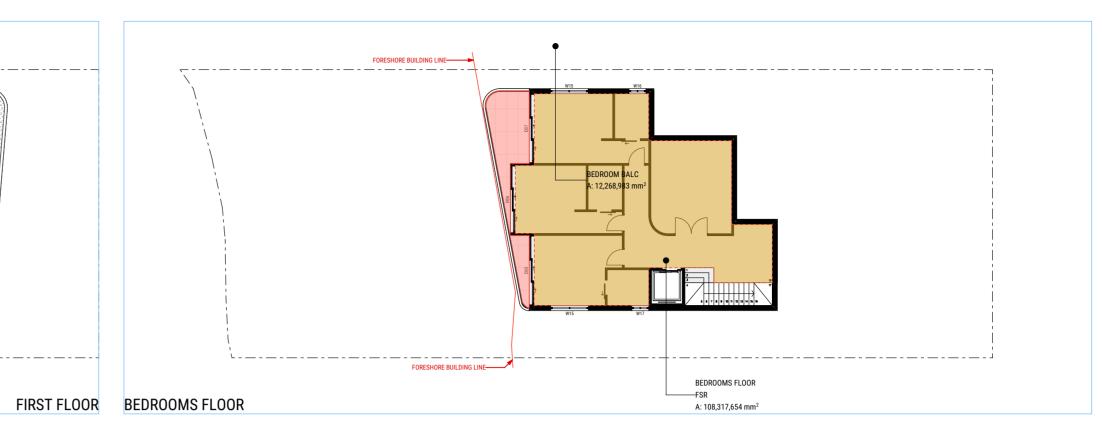
ISSUE A

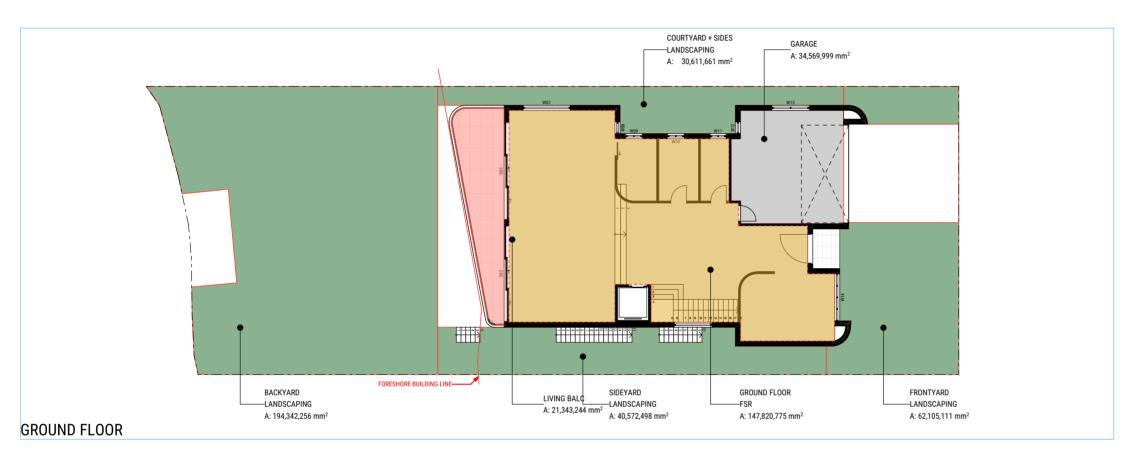
DRAWING STATUS **NOT FOR CONSTRUCTION**

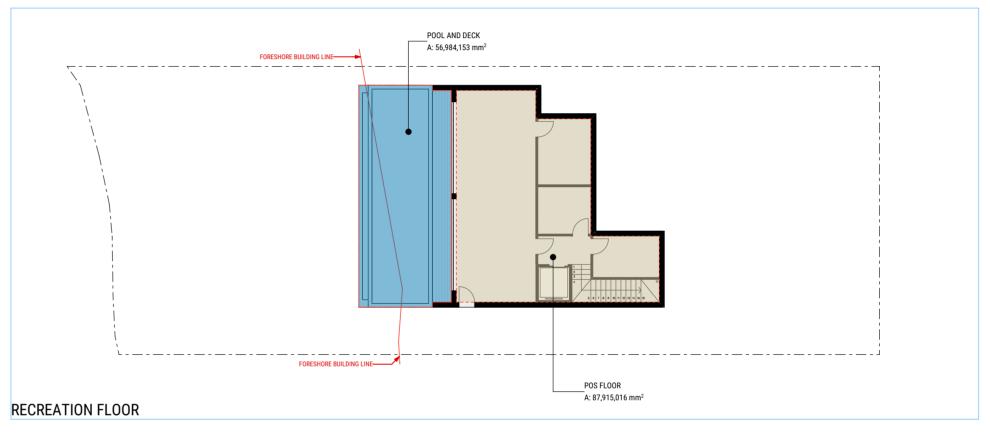


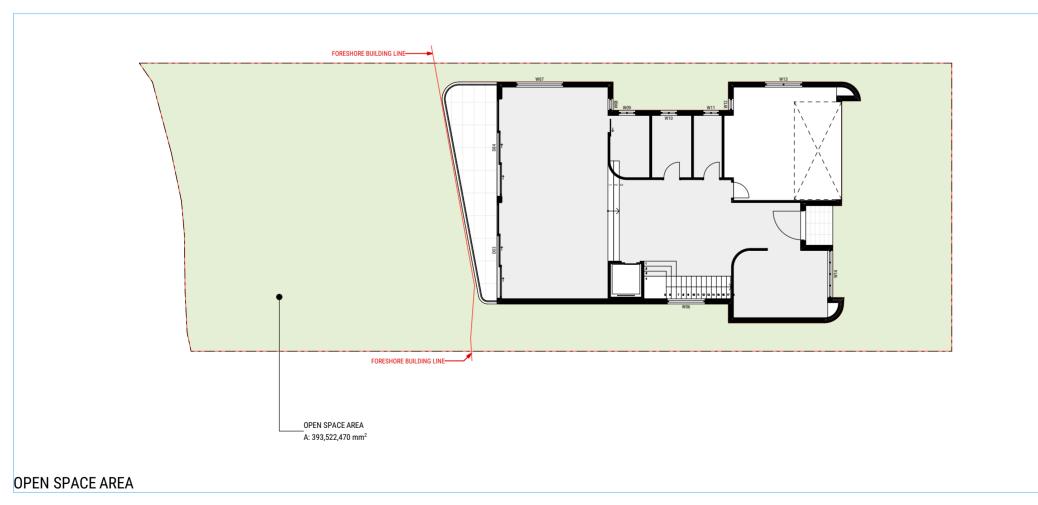












	Total Areas		
Zone Number	Zone Name	Measured Area	Percentage
	BEDROOM BALC	12.27	
	GARAGE	34.57	
	LIVING BALC	21.34	
	MASTER BED BALC	10.56	
	OPEN SPACE AREA	393.52	
	POOL AND DECK	56.98	
	POS FLOOR	87.92	
	VOID	21.70	
FSR	BEDROOMS FLOOR	108.32	
FSR	FISRT FLOOR	77.60	
FSR	GROUND FLOOR	147.82	
	FSR TOTAL	333.74 m ²	
GREEN AREA	MASTER BED GARDEN	51.34	
GREEN AREA	MASTER BED ROOF	133.93	
	GREEN AREA TOTAL	185.27 m ²	29.30%
LANDSCAPING	BACKYARD	194.34	
LANDSCAPING	COURTYARD + SIDES	30.61	
LANDSCAPING	FRONTYARD	62.11	
LANDSCAPING	SIDEYARD	40.57	
	LANDSCAPING TOTAL	327.63 m ²	51.84%
LANDS	CAPING + GREEN AREAS TOTAL	513.07 m ²	81.14%

CALCULATIONS: SITE AREA = 632.3m²

ISSUE	DATE	DESCRIPTION	APP BY
Α	15/11/2022	ISSUE FOR APPROVAL	RM
В	24/05/2023	ISSUR FOR APPROVAL	RM
С	22/09/2023	ISSUE FOR APPROVAL	RM

DEVELOPMENT APPLICATION

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1. M. 2. SD 3. PL 4. NS 5. CO	JLTANTS Y.XU & CO SURVEYORS S ENGINEERING AN ZONE W TREES DIVZEPT LANDSCAPE ARCHITECTS WNMAN

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

PROJECT NUMBER 22009	AREA CALC	CULATIONS		
	DRAWING NUMBER	SCALE 1:200	ISSUE C	
	NOT FOR CON	STRUCTION		A