wt ~ DENOTES WINDOW TOP
ws ~ DENOTES WINDOW SILL

DENOTES SEWERMAIN (approx.position only)

NOTES:
- SPREAD OF TREES IS APPROXIMATE ONLY
- LOCATION OF FENCES ARE APPROXIMATE ONLY
- ONLY VISIBLE SERVICES HAVE BEEN LOCATED ACCURATELY
- NO UNDERGROUND SERVICES SEARCH HAS BEEN CARRIED OUT
- BOUNDARY DIMENSIONS AND AREA ARE BY TITLE ONLY
- t/k DENOTES TOP OF KERB
- t/w DENOTES TOP OF WALL

No.	AMENDMENT	DATE

vince morgan SURVEYORS

Vince Morgan (Surveyors) Pty Ltd
77 UNION ROAD PENRITH
PO BOX 4156 PENRITH PLAZA 2750
Ph 47215293
email mail@vmsurvey.com.au
www.vincemorgansurveyors.com.au
ABN 52 065 060 808

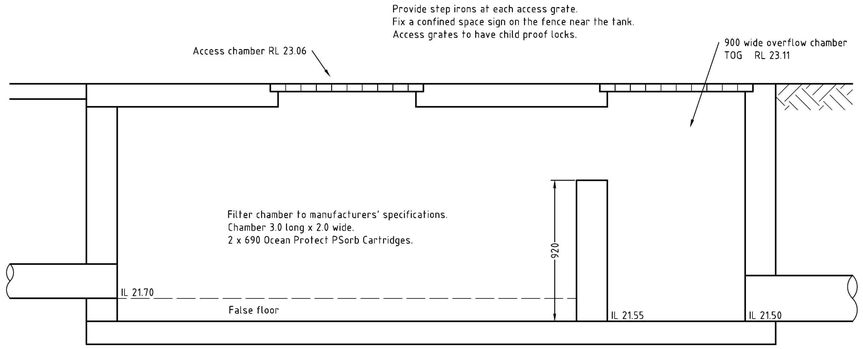
DATUM: A.H.D.	DATE: 12-11-18
ORIGIN: SSM 77292 RL 21.945	SCALE: 1:200@A2
SOURCE: SCIMS	CONTOUR INTERVAL: 0.25m
DRAWN: M.Perkins	CHECKED:

CLIENT: NEWTON DEVELOPMENTS PTY LTD

LOT(S): 68 & 69 / D.P.562334
STREET ADDRESS: 9-11 GIBSON AVENUE
LOCATION: WERRINGTON
LOCAL GOVT: PENRITH

DRAWING TITLE: DETAIL & CONTOUR SURVEY

PLAN No. 22102T
ISSUE:
SHEET: 1 OF: 1



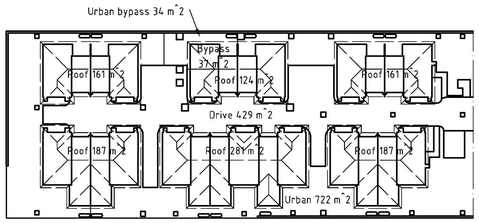
Filter Section

Scale 1:20

NOTES:

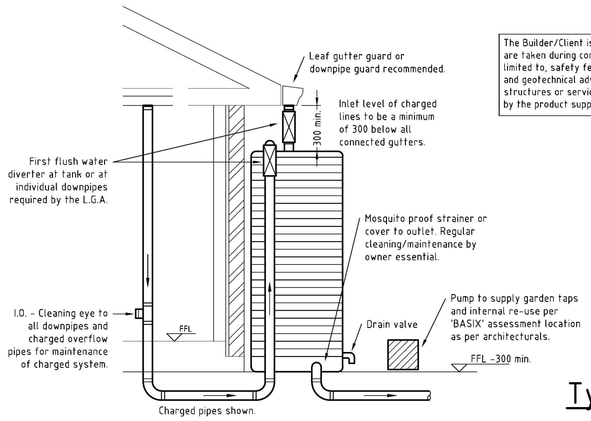
1. A CONFINED SPACE DANGER SIGN SHALL BE PLACED NEXT TO EACH AND EVERY ACCESS POINT SO THAT THEY ARE VISIBLE TO PERSON ENTERING ANY BELOW GROUND TANK OR PIT.
2. COLOURS:
   "DANGER" AND BACKGROUND - WHITE
   ELLIPTICAL AREA - RED
   RECTANGLE CONTAINING ELLIPSE - BLACK
   OTHER LETTERING AND BORDER - BLACK
3. MINIMUM DIMENSIONS OF THE SIGN:
   LARGE ENTRIES - 300 mm x 450 mm
   SMALL ENTRIES - 250 mm x 180 mm
4. SIGN TO BE MADE FROM COLOUR BONDED ALUMINIUM OR POLYPROPYLENE.
5. SIGN FIXED USING HILTI CHEMSETS OR EPOXY.

Confined Space Sign

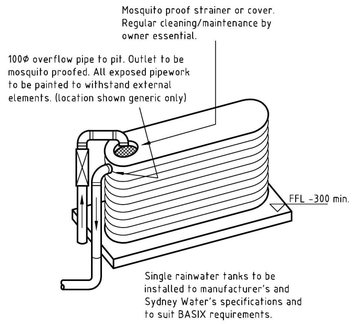


Catchment Plan

Scale 1:500



The Builder/Client is to ensure that all safety measures are taken during construction. This includes, but is not limited to, safety fencing, signage, obtaining structural and geotechnical advice, where excavations is near structures or services, safety measures recommended by the product suppliers, etc.



Typical Tank Arrangement

Do Not Scale

RAINWATER TANK NOTES

1. Tank details shown are a suggested configuration only.
2. Any modification to tank volume or inlet and outlet levels must be approved by the Engineer prior to commencement of construction.
3. Tank shape and devices shown are diagrammatic only.
4. Minimum of 450 clearance (unless LGA requires a larger setback) to side boundaries must be maintained.
5. The client is responsible to ensure compliance with this in the installed state.
6. Charged stormwater lines from roof areas ONLY to rainwater tank.
7. All joints are to be solvent welded.
8. All exposed pipework is to be painted to withstand external elements.
9. First flush water diverter at tank is to comply with Sydney Water requirements and Council DCP's.
10. An approved switch system similar to 'RAINBANK' to be used via mains.
11. Provide pump to manufacturer's specifications.
12. The rain tank is to be installed and maintained to the manufacturer's specifications and to comply with all Sydney Water guidelines.
13. The client is to be responsible for maintaining the system of charged pipelines.
14. Debris accumulation significantly affects the system's performance.
15. A maintenance program is essential.
16. Structural details for tank base by manufacturer or others.

GENERAL

1. All work and materials shall be in accordance with the drawings, the specification, and current relevant Australian Standards, The National Construction Code and other statutory requirements.
2. These drawings shall be read in conjunction with the architectural and other consultants' drawings, the specification and all other written instructions that are issued during the course of the works.
3. The builder shall confirm all relevant dimensions before commencing construction/fabrication.
4. All discrepancies shall be referred to the architect/engineer for clarification before proceeding. Notify the architect/engineer of all variations arising from the clarification of the discrepancy before proceeding with the works.
5. Refer to architectural drawings for dimensions not noted on the engineering drawings.
6. Do NOT scale drawings.
7. All dimensions are in millimetres or metres unless noted otherwise, UNO.
8. No substitutions shall be made without the written approval of the engineer.
9. The engineer accepts no responsibility for the works unless the works are inspected and approved by the engineer during construction.
10. A minimum of 48 hours notice is required for all engineering inspections, UNO.

STORMWATER LAYOUT NOTES.

1. Pits up to 600 deep to be 450x450 UNO. Pits up to 900 deep to be 600x600 UNO. Pits up to 1200 deep to be 900x600 UNO. Pits exceeding 1200 deep to be 900x900 UNO. Pits to be precast concrete or rendered brick or block with galvanized heavy duty grates UNO. Light duty pits may only be used in foot trafficable areas. UNO all pits to be benched to the outlet pipe. All pits greater than 1000 deep to be provided with galvanized step irons at 300 centres placed in a staggered pattern and shall be in accordance with AS4198.
2. Cover and sump grates shall be in accordance with AS 2733 and AS 4198.
3. Downpipes to be 90 diameter if charged and 100x50 box if gravity UNO. Downpipes shall be installed in accordance with AS 3500.3.2:4.11 and AS 4198. The maximum roof area to each downpipe is to be to the NCC.
4. Pipes to have a 1% minimum grade UNO by pit inverts. UNO Pipes to be uPVC stormwater pipe to AS/NZS 1254, AS/NZS 1260, AS 1273, AS/NZS 1477, AS/NZS 2179.1 and where exposed to direct sunlight to have adequate protection to UV radiation in accordance with AS/NZS 2032. Sewer grade or galvanized steel pipes to be used where council policy or consent requires.
5. Gutter outlets shall be fitted vertically to the sole of the eaves gutters. Rainheads to have an overflow duct or weir 50 below their crest.
6. Provide overflow spitters to all covered balconies / terraces.
7. Rising mains (pressure pipe) to be in accordance with AS/NZS 3500:1:2.
8. Subsoil drains to be in accordance with AS 2439.1. Class 100 to be used only in single dwellings.
9. All pipe joints are to be in accordance with AS/NZS 3500.3.2:2.7.
10. All valves are to be in accordance with AS/NZS 3500.3.2.
11. Expansion joints shall comply with AS/NZS 3500.3.2:Table 4.1. PVC joint and accessories shall comply with AS/NZS 2179.1 and AS 4198.
12. All trenches to be in accordance with AS/NZS 3500. Embedment material and trench fill to all pipes and subsoil drains to be in accordance with AS 3500.3.2:7. All works to be in accordance with AS/NZS 1254, AS 1741, AS/NZS 2032, AS 2865, AS 3996, AS/NZS 1260, AS/NZS 1477, AS/NZS 2179.1, AS/NZS 2566, Australian Rainfall and Runoff and The National Construction Code.
13. It is the builders responsibility to confirm that levels and surveys are in accordance with levels on site and are approved by council and architect before commencing work.
14. No sewer vents, gully pits or similar to be located below the maximum water surface level in detention basins. All basin walls to be watertight and structurally designed by a structural engineer.
15. All fences which may divert flow from proposed direction to be raised 100.
16. Builder to ensure all drainage areas including exposed balconies to have an overflow mechanism in place in the event of blockage with adequate overflow section through planters, parapets etc.
17. All exterior ground levels to be sloping away from perimeter walls in all cases. All stepdowns at floor slab edges to be to the NCC.
18. All headroom clearances to be coordinated between builder and architect. Notify engineer for approval if any changes occur.
19. All gully positions are diagrammatic only. Builder should consult architectural drawings for dimensions to locate stormwater elements UNO.
20. Fire rating to architect's specification.
21. All existing services which need to be relocated (if any) to facilitate the construction of OSD storage area, pits or drainage pipelines, shall be relocated at full cost to the developer.
22. All pits inlet & outlet pipes shall be cut flush with pit wall, and the pit floor is to be benched from invert of inlet pipe to invert of outlet pipe.
23. All pit grates to have the same clear opening as internal plan dimensions of pits (for pits up to 1200 square).
24. The maximum weight of each individual hinged grate shall be 20 kilograms.
25. All grates are to be hinged and provided with an approved childproof lock down system. Hinged grates are to be placed away from any wall or kerb, to ensure that the grates can be fully opened for safety reasons.
26. Where precast pits are proposed (except for H.E.D. pit), the pit shall be placed on a 75 thick concrete base and backfilled with concrete to halfway up the outside of the unit.
27. High Early Discharge (HED) pits are to be constructed as concrete cast "in-situ" pits. Precast or masonry brick pits are not permitted for HED pits.
28. The flap valve on the "return" from the storage area into the HED pit shall be a "Nicholas Flexi Flap" or approved equivalent. If an equivalent is proposed this must be approved by Council's Engineer prior to installation.
29. Fittings in the HED pit are to be secured with "Ramset Chemical anchors (type M10)" or approved equivalent. Any proposed equivalent must be approved by Council's Engineer prior to installation.
30. The invert of the HED pit if not benched shall be drained using an ag-line, 50 in diameter, with a minimum length of 1000. This ag-line shall be laid in a trench with a minimum gradient of 1%. The trench shall be backfilled with 5 mm single size stone. This system shall be drained to a downstream existing Council kerb, pipe or pit.
31. All work to be carried out in accordance with Council standard specifications and to the requirements of Council's engineer.
32. Council's tree preservation orders are to be strictly adhered to.
33. Work is to be carried out at Council approved times only.
34. All levels shall be taken from an established bench mark.
35. The contractors shall take all due care that only the absolute minimum of area for construction is used and that no undue damage is done to the existing vegetation. Trench excavation in lots shall be kept to a minimum and no tracked machinery shall be used for that purpose.
36. Suitable erosion and sedimentation controls are to be established to the requirements of Councils' engineer and maintained during and after works.
37. Suitable warning signs and barricades are to be provided to Australian Standards and as directed.
38. Provision is to be made for maintaining traffic flow at all times. Traffic control measures are to be in accordance with council's guidelines on urban traffic control.
39. Contractors are to ensure all structural works are inspected and certified by a qualified engineer.
40. Location of existing services on these plans is indicative only of conditions at time of design. It is the responsibility of the contractor to update the information and to adequately inform themselves of the location of all services whether shown on the contract documents of not. The contractor is to carry out a comprehensive services search prior to the construction, check levels and take all other necessary precautions. Any adjustment or relocation of services that may be required, shall be carried out be the contractor at no cost to council.
41. All existing services shall be adjusted as necessary to the requirements of the relevant authority at developer's expense.
42. Contractor shall take all reasonable care to protect existing services. Damaged services shall be repaired at contractors expense.
43. Prior to construction of work commencing, services search must be carried out to ensure stormwater drainage pipe connection to kerb and gutter can be constructed at the design levels.
44. Provide new driveway and layback crossing in accordance with Council standard footway crossing drawing.

FOR COUNCIL APPROVAL

RevNo	Revision note	Date	Signature	Checked
-	Issue	26 Apr 2019		

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A1

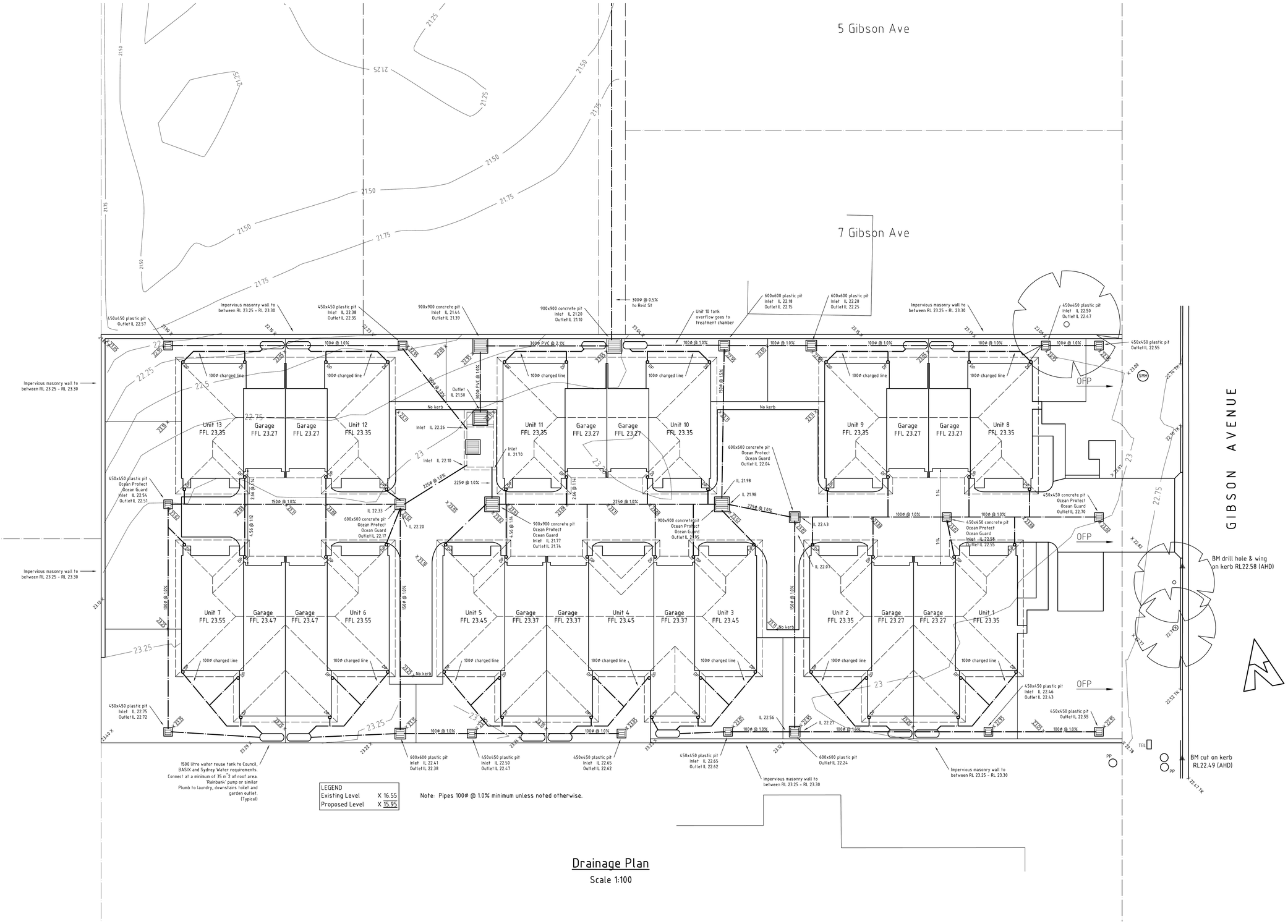
0 10 20

Designed by	Checked by	Approved by - date	Filename	Date	Scale
GPB	GPB		2018-031	26 Apr 2019	NTS

9-11 Gibson Ave
Werrington

DRAINAGE DETAIL AND NOTES

2018/031/1 | Edition - | Sheet 1/1



Drainage Plan

Scale 1:100

FOR COUNCIL APPROVAL

RevNo	Revision note	Date	Signature	Checked
-	Issue	26 Apr 2019		

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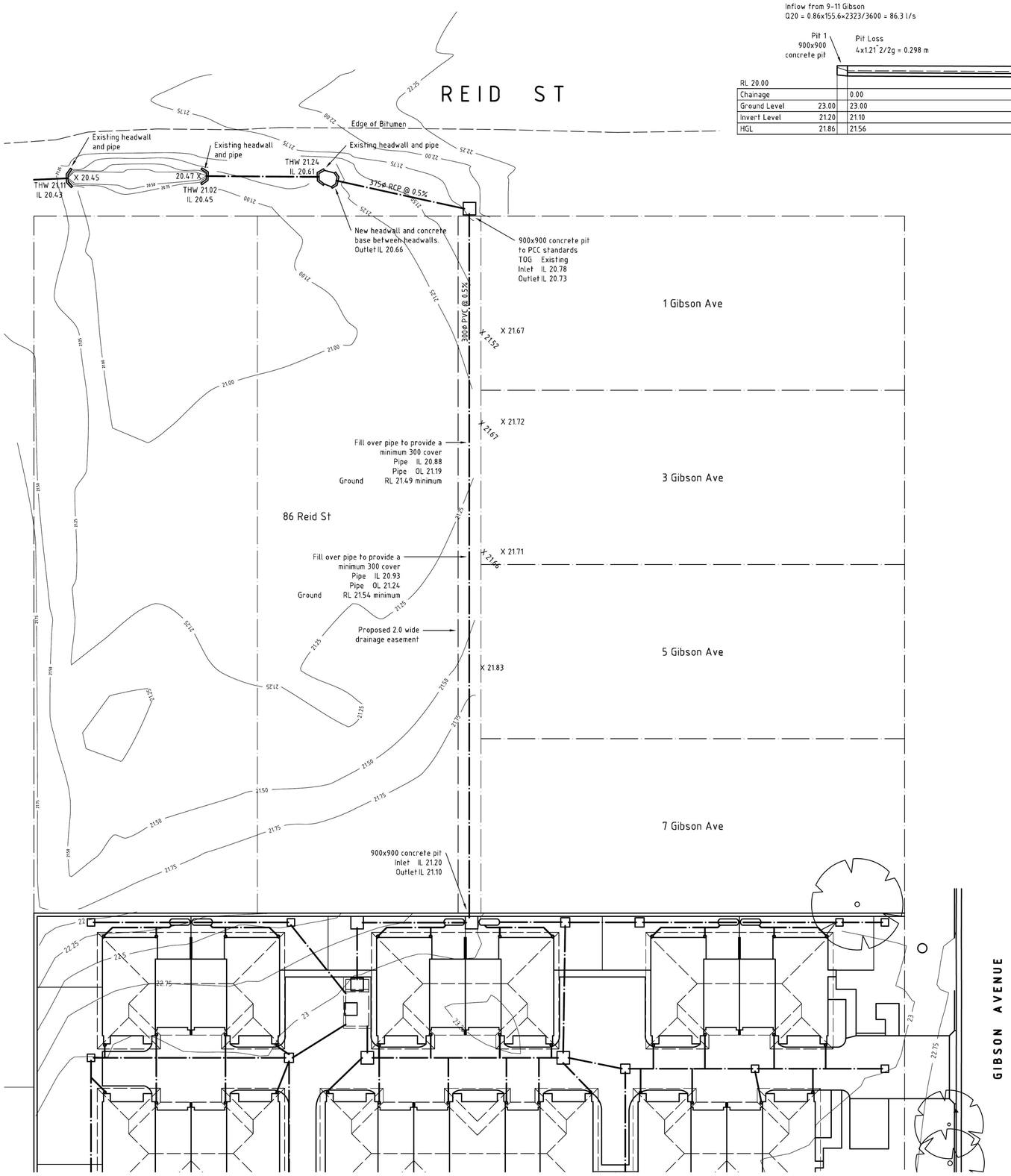
Designed by	Checked by	Approved by - date	Filename	Date	Scale
GPB	GPB		2018-031	26 Apr 2019	1:100

9-11 Gibson Ave
Werrington

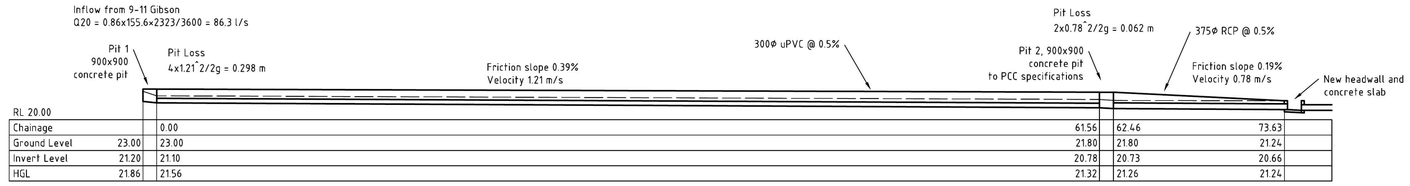
DRAINAGE PLAN

2018/031/2 | Edition - | Sheet 1/1



Easement Plan

Scale 1:200



Chainage		0.00	61.56	62.46	73.63	
Ground Level	23.00	23.00	21.80	21.80	21.24	
Invert Level	21.20	21.10	20.78	20.73	20.66	
HGL	21.86	21.56	21.32	21.26	21.24	

Pipe Longsection

Scale 1:200 Vert, 1:200 Horz

FOR COUNCIL APPROVAL

RevNo	Revision note	Date	Signature	Checked
-	Issue	26 Apr 2019		

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A1

Designed by	Checked by	Approved by - date	Filename	Date	Scale
GPB	GPB		2018-031	26 Apr 2019	1:200

9-11 Gibson Ave
Werrington

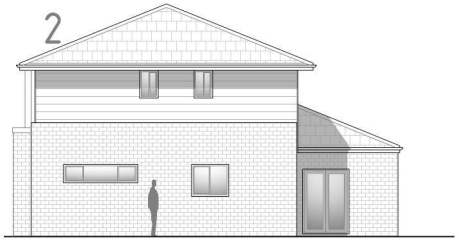
EASEMENT PLAN

2018/031/2	Edition -	Sheet 1/1

UNIT 1
STREET (EAST) ELEVATION

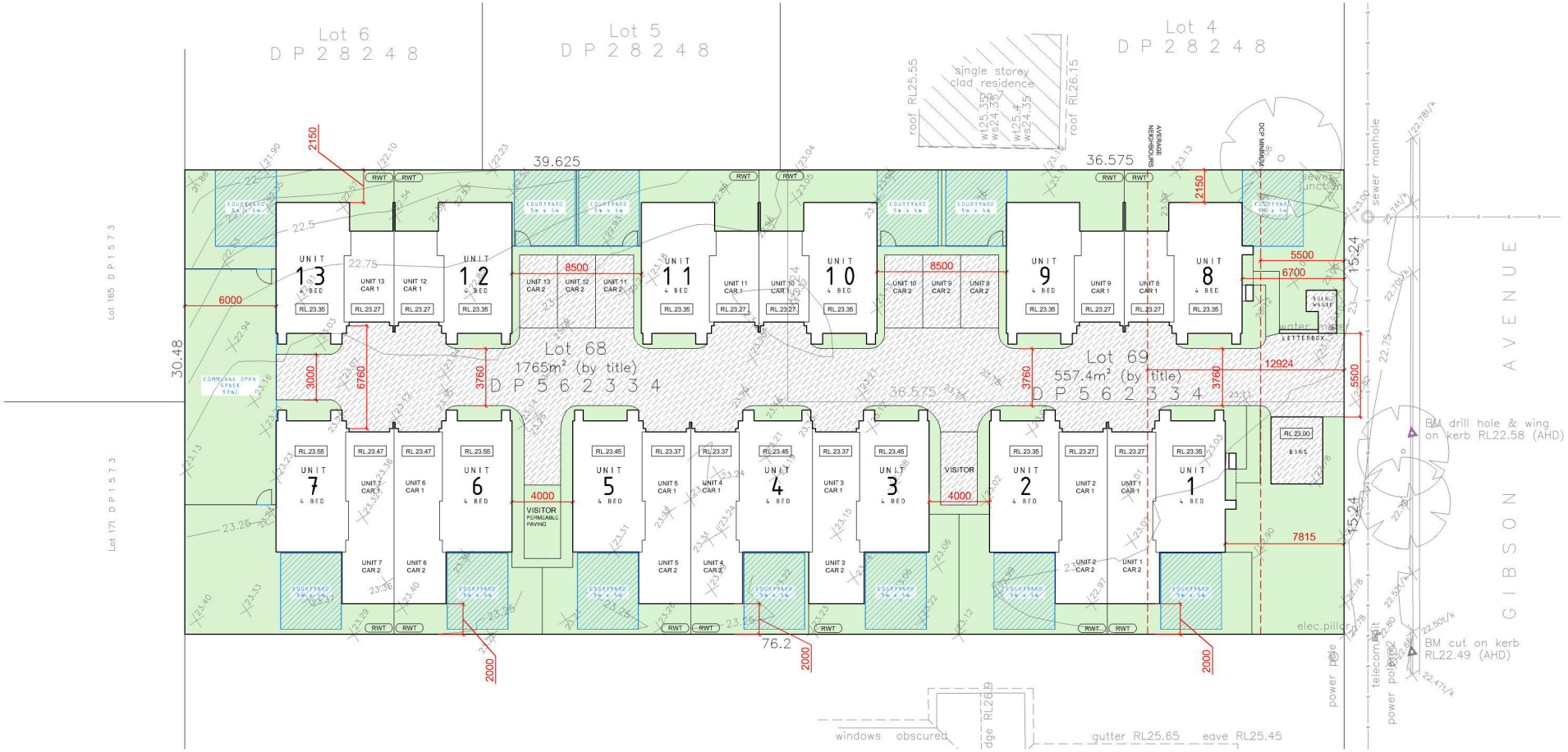
UNITS 1 & 2
SOUTH ELEVATION

UNITS 1 & 2
NORTH ELEVATION



UNIT 2
WEST ELEVATION

ELEVATIONS TYPICAL OF ALL BUILDINGS



obrien design+drafting
ABN 75949053186
T : 0413 604 092
https://obriendesigndrafting.com.au/
info@obriendesign.com.au

CLIENT	Newton Developments	Concept / Quote / Production	DATE 09.05.19
PROJECT	Proposed Multi-Dwelling Development at 9 - 11 Gibson Street Werrington NSW 2747 Lots 68 & 69 DP 562334	All dimensions in millimetres unless otherwise stated. Contractor to check all site dimensions prior to commencement of work. Written dimensions take precedence over scale. Do not scale from drawing	DRN BY AO'B SIZE A4
DRG TITLE	NOTIFICATION PLAN	© All content remains the property obrien design+drafting.	SCALE NTS

AMEND(DWG)	DESCRIPTION	DATE
A	DA ISSUE	09.05.19

DRG NO 911_GW_DA.34 ISSUE A

DRAWING SET

ALL DEMOLITION TO COMPLY WITH AS 2601-1991 "THE DEMOLITION OF STRUCTURES"

DIAL BEFORE YOU DIG www.1100.com.au

BASIX REQUIREMENTS - Refer to the BASIX Certificate for complete compliances

WATER
Showerhead rating to be 3 star (6.0 but <= 7.5L/min)
Internal toiletS to be S star.
All taps to be 3 star rating

THERMAL COMFORT
See Assessors Certificate
First Floor - none (R1.5 over open air)
External walls - R 1.5 - light colour
Garage brick walls - none - medium colour
Internal walls - none - stud plasterboard
Ceiling - R 3.5
Roof - Medium Colour + reflective sarking
Windows to be standard aluminium, single clear (U-value 6.70, SHGC 0.70)
Provide 450mm eave including gutter

ENERGY
Provide instantaneous gas hot water of 4 star rating

RAINWATER TANKS
1500 L Rainwater tank to each dwelling. To collect runoff from at least 41m2 of roof area. All toilets to be connected to rainwater tanks.

COOLING & HEATING
1 phase airconditioning - 3.5 star

VENTILATION
Individual fan (not ducted) to bathrooms, kitchen and laundry (ducted to facade or roof) provide manual on/off switch

ARTIFICIAL LIGHTING
Install flourecent or LED lighting to all Bedrooms, Living areas, Kitchen, Bathrooms and Laundry

NATURAL LIGHTING
Provide natural lighting (window) to Kitchen and Bathroom area.

OTHER
Provide well ventilated refrigerator space. Provide fixed outdoor clothes drying.
Install gas cooktop and electric oven.

COMPLIANCE SCHEDULE

(REFER TO SOEE FOR FULL COMPLIANCES)

LOT 68 & 69 DP 562334
Zone R3 Med. Density Residential
Max. Bldg Height - 8.5m
Heritage Listing - No
Flood Zone - No
Bushfire Zone - Part Vegetation Buffer
Scenic Value - No

TYPE	MANDATORY CONTROL	PROPOSED
LOT SIZE		2322.0m2
LOT WIDTH	15M MIN	30.48m
FRONT SETBACK	5.5m or average neighbours	unit 1 - 7.8m unit 8 - 6.7m
REAR SETBACK	6m - 2 storey 4m - 1 storey	6.0m - 2 storey 4.0m - 1 storey
DRIVEWAYS & PARKING	4 BEDS 2 SPACES 2 BEDS 1.5 SPACES DRIVE WIDTH 3.0m	4 BEDS 2 SPACES 4.0m MIN TOTAL SPACES 28, inclusive 2 Visitor spaces

TYPE	MANDATORY CONTROL	PROPOSED
BUILDING ENVELOPE SIDE SETBACKS	25deg MAX ROOF PITCH 2m MIN SIDE SETBACK	25deg 2m MIN
SOLAR PLANNING	DCP CLAUSE 2.4.9	REFER SHADOW STUDY
LANDSCAPED AREA	40% MIN (929m2) PRIVATE COURTYARDS 20m2 MIN	935m2 (40.26%) 20m2 MIN

eco certificates
T: 1300 16 24 36
F: (02) 8007 0455
PO Box 3248 North Parramatta NSW 1750
info@ecocertificates.com.au

Assessor: Manuel Basiri
ABSA Member
BDAV Accredited Assessor VIC/BDAV/12/1462
MIEAust

Date Issued: 8/05/2019

NatHERS Building Thermal Modelling Performance Specifications

Development: 9-11 Gibson Avenue, Werrington NSW 2747

These are the specifications upon which the certified assessment is based. If details included in these specifications vary from other drawings or written specifications, these specifications shall take precedence. If only one specification option is detailed for a building element, that specification must apply to all instances of that element for the project. If alternate specifications are detailed for a building element, the location and extent of alternate specifications must be detailed below and / or clearly indicated on referenced documents.

Thermal Modelling Software: BERS Pro v4.3.0.2b(3.13)

Windows and Skylights

Description	Type	U Value	SHGC
All windows	Aluminium frame single glazed clear	6.70	0.70

Window and skylight U and SHGC values, if specified, are according to NFRC. Alternate products or specifications may be used if their U value is lower, and the SHGC value is less than 5% higher or lower, than the U and SHGC values of the product specified above.

External and Internal Walls

Description	Type	Insulation	Colour - Solar Abs
All external walls	Brick Veneer, Metal Cladding	R 2.5	Medium SA 0.475 - 0.7
All internal walls	Plasterboard	N/A	
All party walls	Single Skin Brick	R 1.5	

Floors, Ceilings and Roofs

Description	Construction	Insulation	Covering-Solar Abs
All floors on top of unconditioned spaces	Framed	R 1.0	
All other floors	Wafflepod and Framed	N/A	
All ceilings under another floor	Framed	N/A	
All ceilings under open air	Plasterboard	R 3.5	
All roofs	Metal Cladding	N/A	Medium SA 0.475 - 0.7

Electrical services designer and installer must make sure that approved fireproof down-light covers, which can be fully covered by insulation, are specified and deployed during construction for all down-lights installed on the ceilings where insulation is specified and installed.

True North Orientation: 10
Terrain Category: Suburban
Seals on Windows and Doors: Yes
Lighting Design Plans Provided: No
Climate Zone: 28

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ABN 75949053186
PO BOX 7612 STH PENRITH NSW 2750
0413 604 092 obriendesigndrafting.com.au

CLIENT: Newton Developments

PROJECT: Proposed Multi-Dwelling Development at 9 - 11 Gibson Street Werrington NSW 2747 Lots 68 & 69 DP 562334

DRG TITLE: COVER SHEET

Concept | Quote | Approvals

All dimensions in millimetres unless otherwise stated. Contractor to check all site dimensions prior to commencment of work. Written dimensions take precedence over scale.
Do not scale from drawing

DATE: 09.05.19
DRN BY: AO'B
SIZE: A3
SCALE: NTS

AMENDMENT	DESCRIPTION	DATE
A	DA ISSUE	09.05.19

DRG NO: 09_GW_DA.01
ISSUE: A

COMPLIANCE SCHEDULE

(REFER TO SOEE FOR FULL COMPLIANCES)

LOT 68 & 69 DP 562334
Zone R3 Med. Density Residential
Max. Bldg Height - 8.5m
Heritage Listing - No
Flood Zone - No
Bushfire Zone - Part Vegetation Buffer
Scenic Value - No

TYPE	MANDATORY CONTROL	PROPOSED
LOT SIZE		2322.0m2
LOT WIDTH	15M MIN	30.48m
FRONT SETBACK	5.5m or average neighbours	unit 1 - 7.8m unit 8 - 6.7m
REAR SETBACK	6m - 2 storey 4m - 1 storey	6.0m - 2 storey 4.0m - 1 storey
DRIVEWAYS & PARKING	4 BEDS 2 SPACES 2 BEDS 1.5 SPACES DRIVE WIDTH 3.0m	4 BEDS 2 SPACES 4.0m MIN TOTAL SPACES 28, inclusive 2 Visitor spaces

TYPE	MANDATORY CONTROL	PROPOSED
BUILDING ENVELOPE SIDE SETBACKS	25deg MAX ROOF PITCH 2m MIN SIDE SETBACK	25deg 2m MIN
SOLAR PLANNING	DCP CLAUSE 2.4.9	REFER SHADOW STUDY
LANDSCAPED AREA	40% MIN (929m2) PRIVATE COURTYARDS 20m2 MIN	935m2 (40.26%) 20m2 MIN

SITEWORKS LEGEND

- SOFT SOIL AREA
- DRIVEWAY - IMPERVIOUS AREA
- COURTYARD AREAS - 4m min (20m2)
- CONCRETE RETAINING WALLS
- RWT — 1500L RAINWATER TANK TO BASIX REQUIREMENTS - CONNECTED TO 41m2 ROOF AREA.

ALL DEMOLITION TO COMPLY WITH AS 2601-1991 "THE DEMOLITION OF STRUCTURES"

NOTES

BUILDER MUST CHECK DIMENSIONS ON SITE IMPORTANT TO FIGURED DIMENSIONS. IF A MINIMUM TOL BOUNDARY IS CRITICAL AND THE BOUNDARY IS NOT CERTAIN A CHECK SURVEY IS DESIRABLE. LEVELS SHOWN ARE REASONABLY ACCURATE. THE BUILDER SHOULD VISIT THE SITE AND CHECK CONDITIONS.
WHERE STORM WATER TRENCHES ARE REQUIRED, SIZE TO BE 600mm X 600mm X 1000mm LONG FOR EACH 13 SQUARE METRES OF ROOF AREA, POSITION FOR MAXIMUM SCAVAGE WHERE POSSIBLE. ALL STORM WATER WORKS TO MEET THE REQUIREMENTS OF PT 3.1.2 OF THE BCA AND AS3500.3.2. INSTALL FOR FIRE DRAINS WHERE NECESSARY TO PREVENT SEEPAGE WATER INTRUSION.

EXCAVATIONS
EXCAVATIONS FOR ALL FOOTINGS SHALL BE IN ACCORDANCE WITH THE BCA 3.1.2
UNDER FLOOR FILL SHALL BE IN ACCORDANCE WITH THE BCA 3.2.2 OR PERFORMANCE REQUIREMENTS P2.1.P2.3 AND CLAUSE 1.0.10

CONCRETE
REINFORCEMENT SHALL CONFORM AND BE PLACED IN ACCORDANCE WITH THE BCA 3.2.3 OR "PERFOMANCE REQUIREMENTS" P2.1 AND CLAUSE 1.0.10. SUPPORT TO ALL REINFORCEMENT SHALL BE USED TO CORRECTLY POSITION AND AVOID ANY UNDUE DISPLACEMENT OF REINFORCEMENT DURING THE CONCRETE POUR.
PRE-MIXED CONCRETE SHALL BE MANUFACTURED IN ACCORDANCE WITH AS 1379. CONCRETE SHALL BE PLACED AND COMPACTED IN ACCORDANCE WITH GOOD BUILDING PRACTICE.
ALL CONCRETE SLABS SHALL BE CURED IN ACCORDANCE WITH AS3600

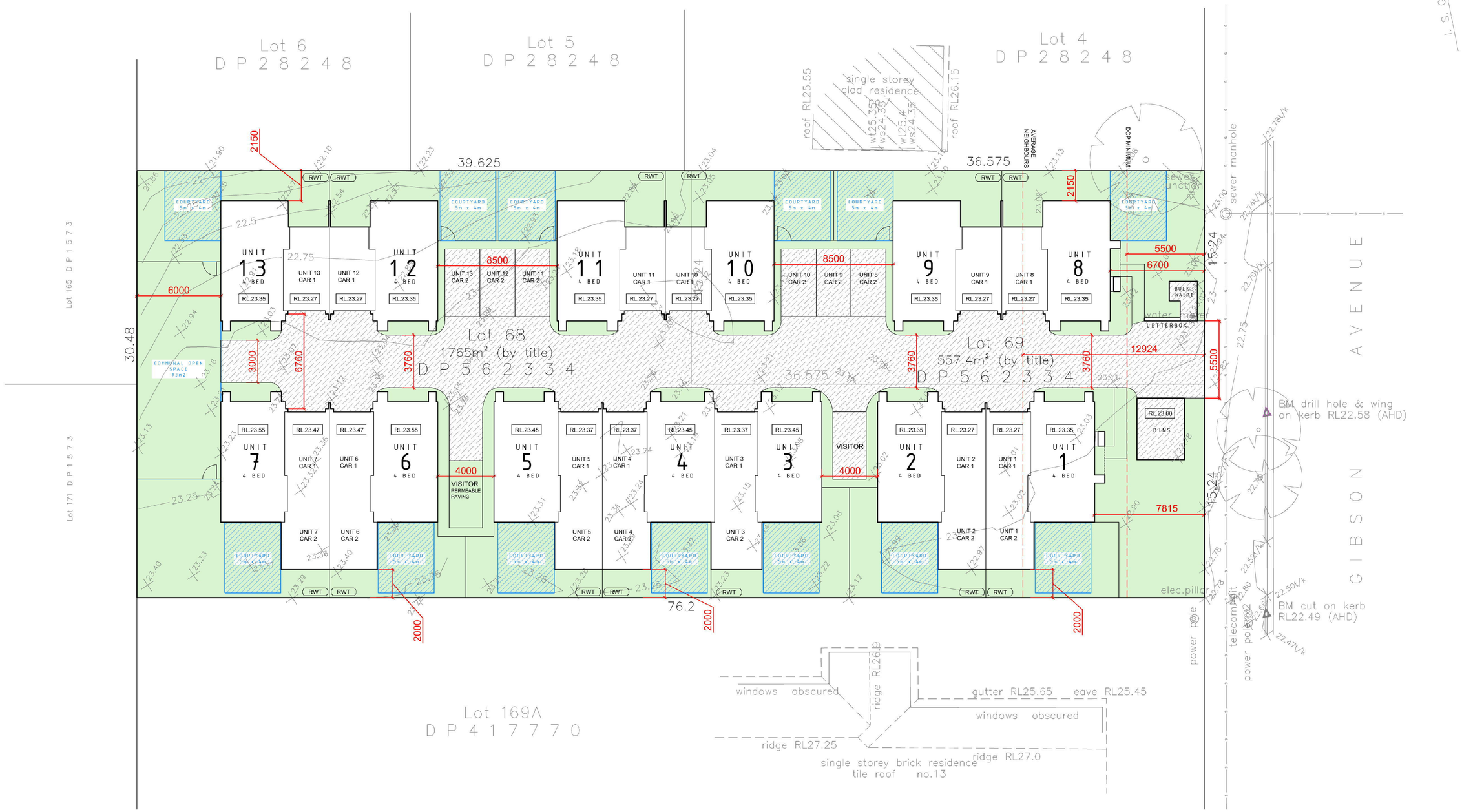
STORMWATER
STORMWATER DRAINAGE SHALL BE CARRIED OUT IN ACCORDANCE WITH THE BCA 3.1.2.

EXTERNAL CLADDING
SHALL BE MATERIALS OR COMPONENTS EXTERNAL CLADDING SHALL BE FIXED IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS AND ANY APPLICABLE SPECIAL DETAILS.

TIMBER FRAMING
ALL TIMBER FRAMEWORK SIZES, SPANS, SPACING, NOTCHING, CHECKING AND FIXING SHALL COMPLY WITH BCA 4.2.0 OR AS 1684. ALTERNATIVE TO THE BCA FRAMING SHALL BE STRUCTURAL ENGINEERS DETAILS AND CERTIFICATION THE WORK SHALL BE CARRIED OUT IN A PROPER TRADESPERSON LIKE MANNER AND SHALL BE IN ACCORDANCE WITH RECOGNISED AND ACCEPTED BUILDING PRACTICES.

MASONRY
ALL CLAY BRICKS AND BRICKWORK SHALL COMPLY WITH AS 3700 AND THE BCA 3.3. CLAY BRICKS ARE A NATURAL KILN FIRED PRODUCT AND AS SUCH THEIR INDIVIDUAL SIZE MAY VARY.
MORTAR SHALL COMPLY WITH BCA 3.3.1.(JN1 - LIME MORTARS SHALL BE IN ACCORDANCE WITH AS3700.
MASONRY ACCESSORIES SHALL COMPLY WITH THE BCA 3.3.3 AND ACCEPTED BUILDING PRACTICE. WALL TIES TO MEET COMMUNICATION REQUIREMENTS AND HAVING APPROPRIATE FOR THE EXPOSURE CONDITIONS OF THE SITE. PROVIDE APPROPRIATE TIES TO ARTICULATED JOINTS IN MASONRY.
MASONRY RETAINING WALLS TO COMPLY WITH AS 4678

BUILDER TO CONFIRM THE LOCATION OF ALL SERVICES PRIOR TO CONSTRUCTION
ALL TERMITE TREATMENT TO BE CARRIED OUT IN ACCORDANCE WITH AS 3660
SMOKE DETECTORS TO BE INSTALLED AND CONNECTED TO AS 3786



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CLIENT	Newton Developments	Concept / Quote / Production	DATE 09.05.19
PROJECT	Proposed Multi-Dwelling Development at 9 - 11 Gibson Street Werrington NSW 2747 Lots 68 & 69 DP 562334	All dimensions in millimetres unless otherwise stated. Contractor to check all site dimensions prior to commencement of work. Written dimensions take precedence over scale. Do not scale from drawing	DRN BY AO'B
DRG TITLE	SITE PLAN	© All copyright remains the property obrien design+drafting.	SIZE A2 / SCALE 1 : 200

AMENDMENT	DESCRIPTION	DATE
A	DA ISSUE	09.05.19

DRG NO 911_GW_DA.02 ISSUE A

COMPLIANCE SCHEDULE

(REFER TO SOEE FOR FULL COMPLIANCES)

LOT 68 & 69 DP 562334
Zone R3 Med. Density Residential
Max. Bldg Height - 8.5m
Heritage Listing - No
Flood Zone - No
Bushfire Zone - Part Vegetation Buffer
Scenic Value - No

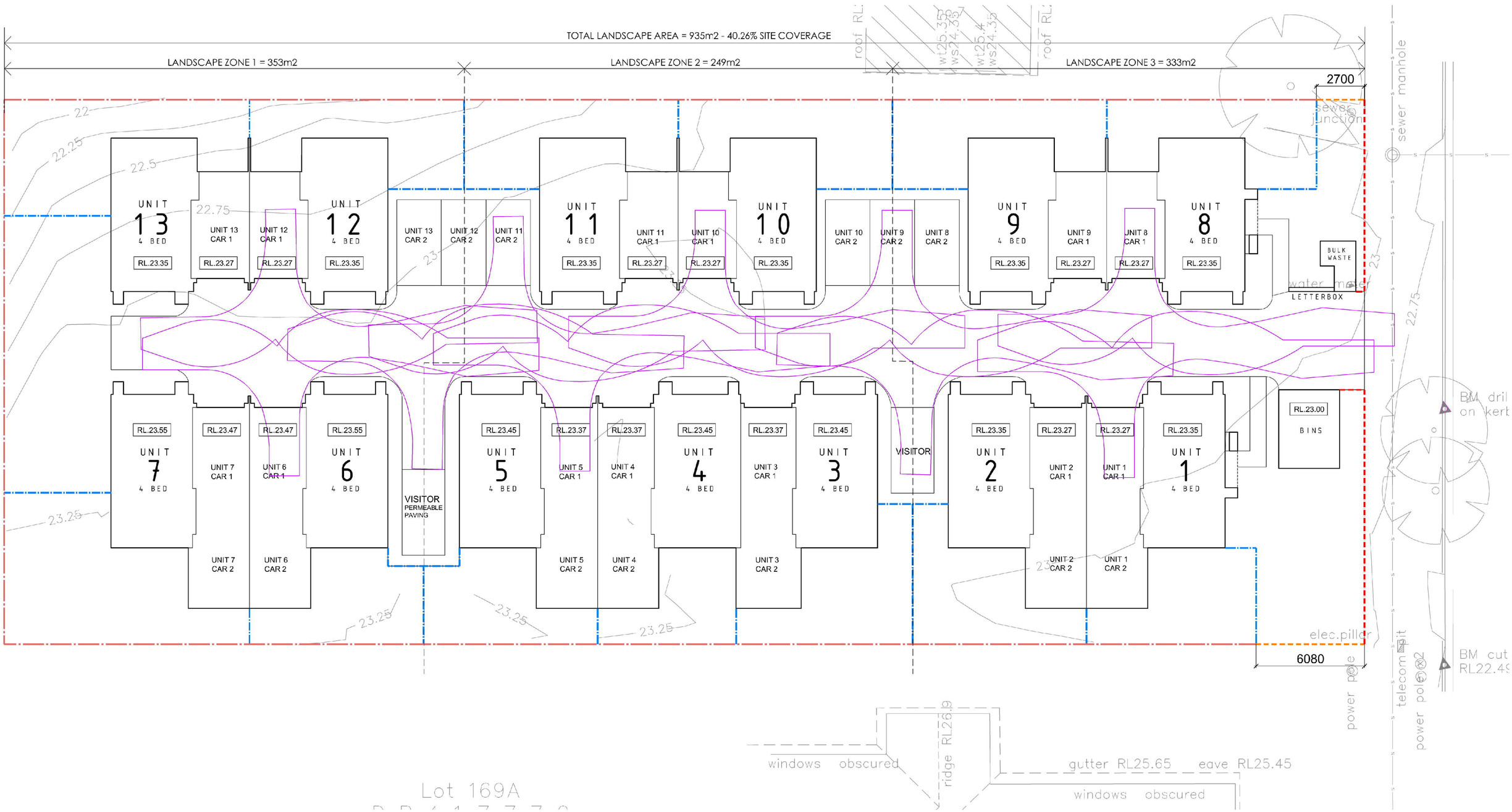
TYPE	MANDATORY CONTROL	PROPOSED
LOT SIZE		2322.0m2
LOT WIDTH	15M MIN	30.48m
FRONT SETBACK	5.5m or average neighbours	unit 1 - 7.8m unit 8 - 6.7m
REAR SETBACK	6m - 2 storey 4m - 1 storey	6.0m - 2 storey 4.0m - 1 storey
DRIVEWAYS & PARKING	4 BEDS 2 SPACES 2 BEDS 1.5 SPACES DRIVE WIDTH 3.0m	4 BEDS 2 SPACES 4.0m MIN TOTAL SPACES 28, inclusive 2 Visitor spaces

TYPE	MANDATORY CONTROL	PROPOSED
BUILDING ENVELOPE SIDE SETBACKS	25deg MAX ROOF PITCH 2m MIN SIDE SETBACK	25deg 2m MIN
SOLAR PLANNING	DCP CLAUSE 2.4.9	REFER SHADOW STUDY
LANDSCAPED AREA	40% MIN (929m2) PRIVATE COURTYARDS 20m2 MIN	935m2 (40.26%) 20m2 MIN

FENCING LEGEND

- COLORBOND STEEL - 1200mm HIGH
- COLORBOND STEEL - 2100mm HIGH
- COLORBOND STEEL - 1800mm HIGH
- BRICK FENCE - 1200mm HIGH

ALL DEMOLITION TO COMPLY WITH AS 2601-1991 "THE DEMOLITION OF STRUCTURES"



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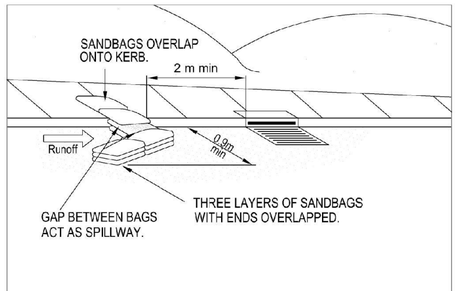
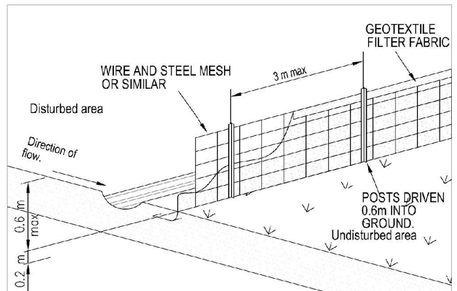
DRG TITLE	DEVELOPMENT / LANDSCAPE CALCULATIONS PLAN	© All copyright remains the property obrien design+drafting.	SCALE 1 : 150

AMENDMENT	DESCRIPTION	DATE
A	DA ISSUE	09.05.19

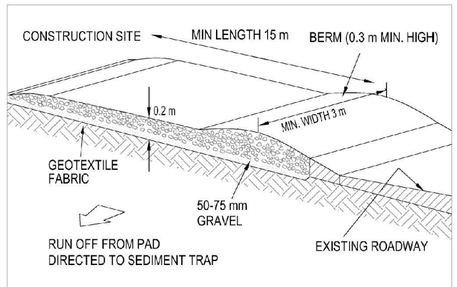
DRG NO 911_GW_DA.03 ISSUE A



SANDBAG KERB INLET SEDIMENT TRAP



SEDIMENT FENCE



TEMPORARY CONSTRUCTION EXIT

EROSION AND SEDIMENT CONTROL

1. BUILDER SHALL PROVIDE SEDIMENT FENCING MATERIAL DURING CONSTRUCTION TO THE LOW SIDE BOUNDARIES. THE SEDIMENT FENCING MATERIAL TO CYCLONE WIRE SECURITY FENCE. SEDIMENT CONTROL FABRIC SHALL BE AN APPROVED MATERIAL STANDING 300mm MIN. ABOVE GROUND AND EXTENDING 200mm BELOW GROUND.

2. EXISTING DRAINS LOCATED WITHIN THE SITE SHALL ALSO BE ISOLATED BY SEDIMENT FENCING MATERIAL.

BUILDERS ACCESS

3. NO PARKING OR STOCKPILING OF MATERIALS IS PERMITTED ON THE LOWER SIDE OF THE SEDIMENT FENCE.

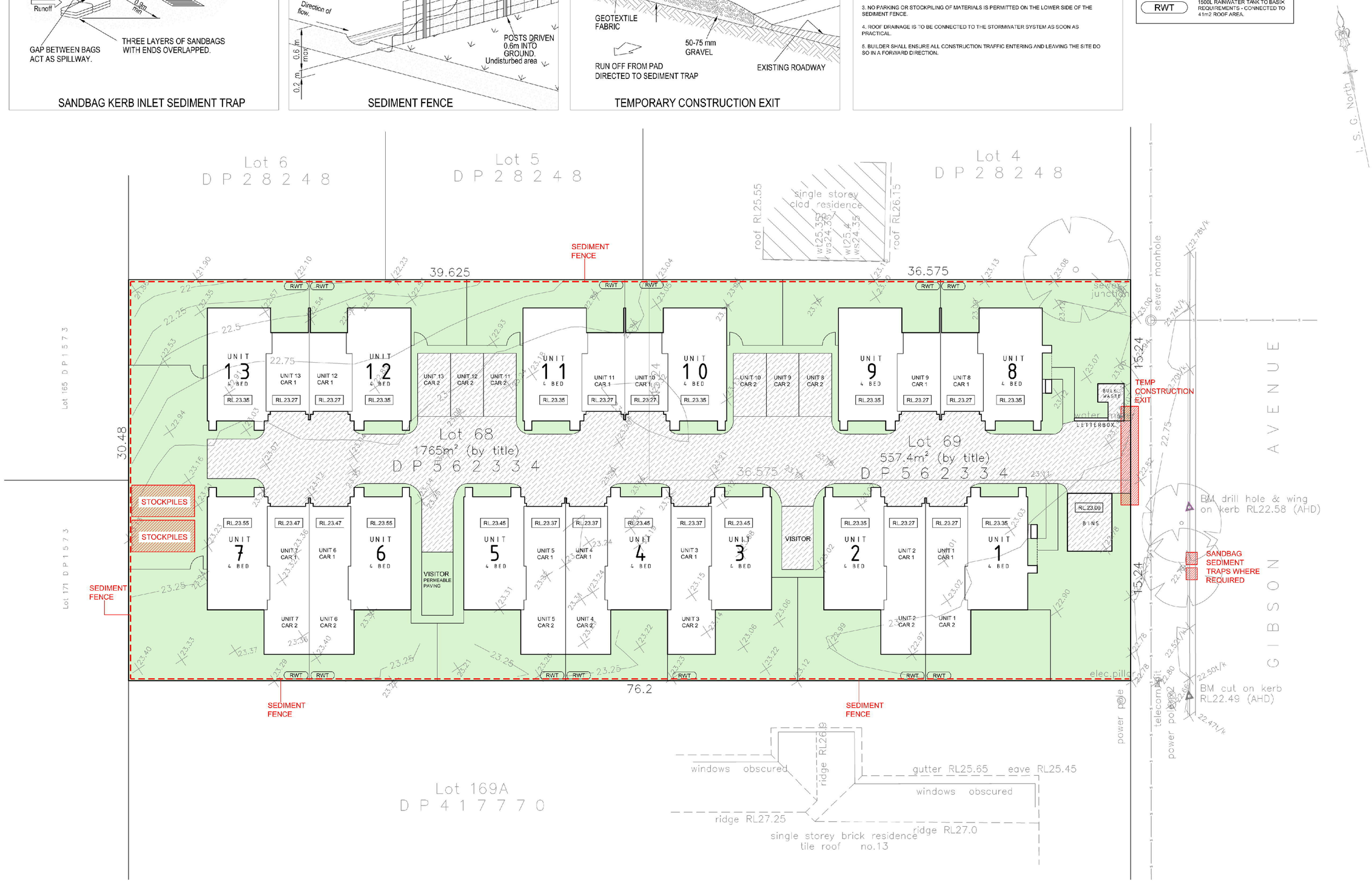
4. ROOF DRAINAGE IS TO BE CONNECTED TO THE STORMWATER SYSTEM AS SOON AS PRACTICAL.

5. BUILDER SHALL ENSURE ALL CONSTRUCTION TRAFFIC ENTERING AND LEAVING THE SITE DO SO IN A FORWARD DIRECTION.

SITEWORKS LEGEND

- SOFT SOIL AREA
- DRIVEWAY - IMPERVIOUS AREA
- COURTYARD AREAS - 4m min (20m2)
- CONCRETE RETAINING WALLS
- RWT — 1500L RAINWATER TANK TO BASIX REQUIREMENTS - CONNECTED TO 41m2 ROOF AREA.

ALL DEMOLITION TO COMPLY WITH AS 2601-1991 "THE DEMOLITION OF STRUCTURES"



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				SIZE A2	A — DA ISSUE — 09.05.19
DRG TITLE	SEDIMENT / EROSION CONTROL PLAN	© All copyright remains the property obrien design+drafting.		SCALE 1 : 200	AMENDMENT / DESCRIPTION / DATE
					DRG NO 911_GW_DA.04 — ISSUE A

0 1 2 5M
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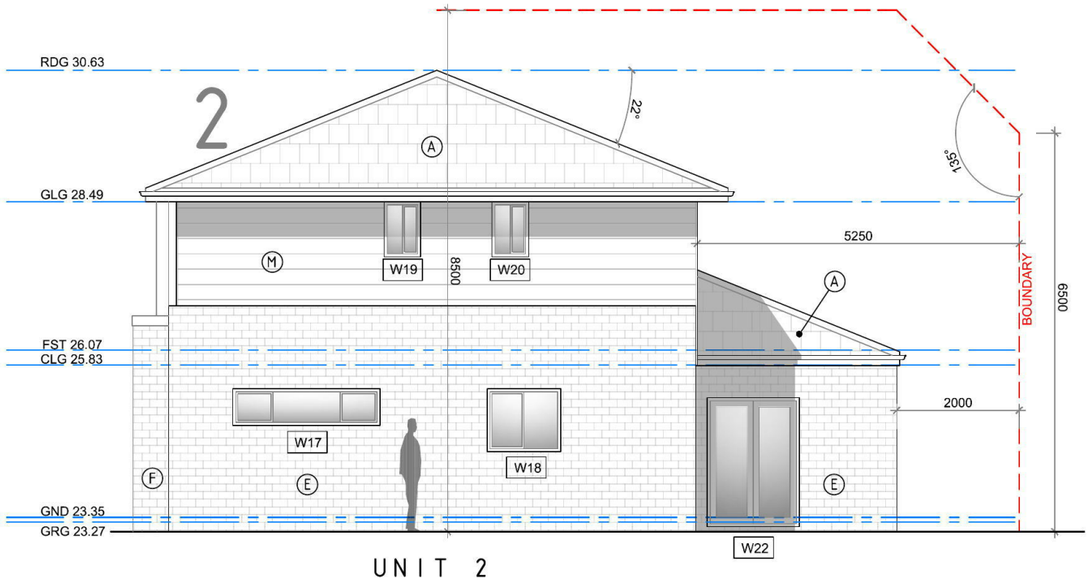
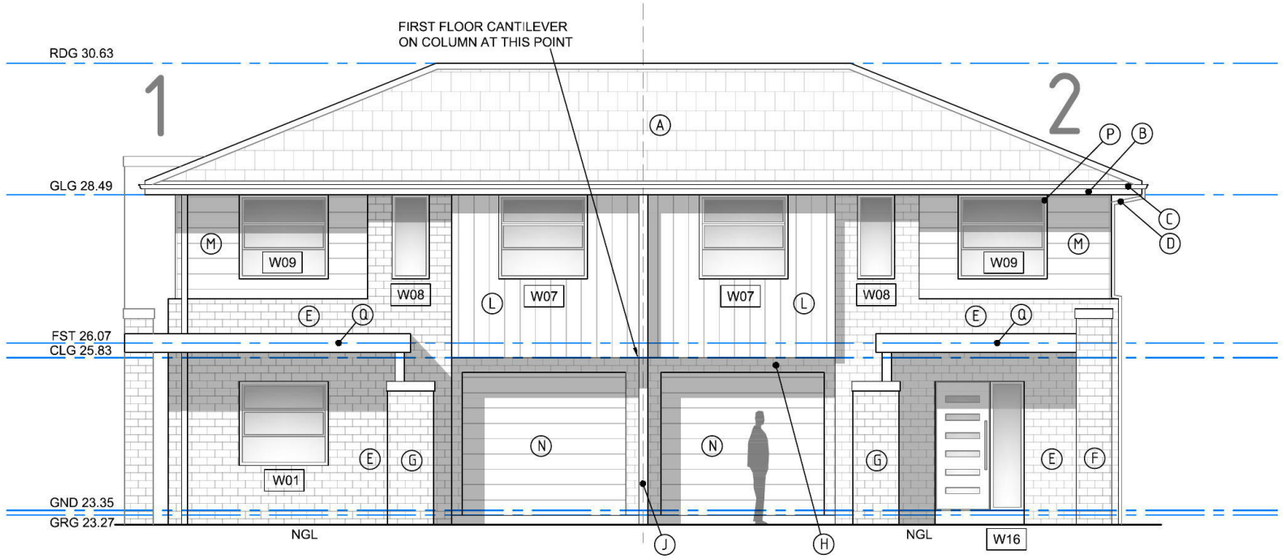


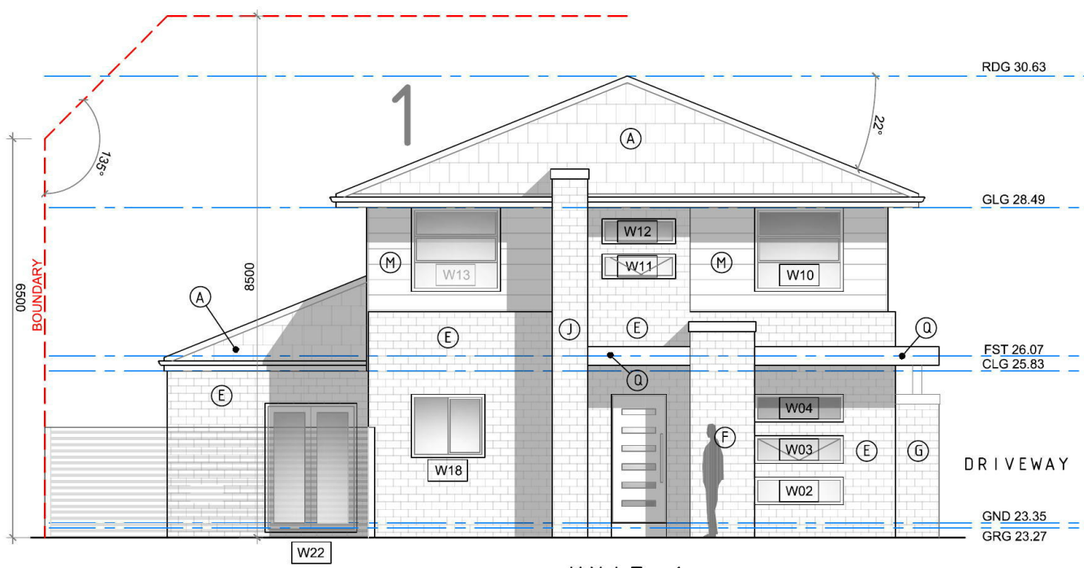
UNIT 2
WEST ELEVATION
SCALE 1:100



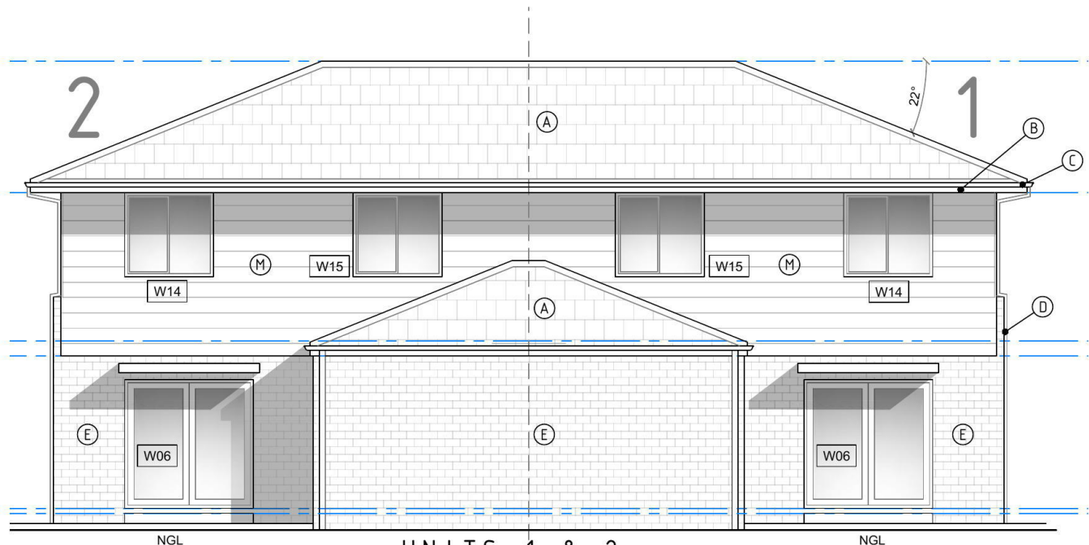
UNITS 1 & 2
NORTH ELEVATION
SCALE 1:100

FINISHES SCHEDULE

A	ROOF CLADDING TYPE - CONCRETE TILES COLOUR - IRONSTONE
B	FASCIA TYPE - COLORBOND STEEL COLOUR - SURFMIST
C	GUTTERS TYPE - COLORBOND STEEL COLOUR - IRONSTONE
D	DOWNPIPES TYPE - COLORBOND STEEL COLOUR - SURFMIST
E	PAINTED BRICK TYPE - COMMON COLOUR - DULUX "CARGO RIVER HALF"
F	PAINTED BRICK TYPE - COMMON COLOUR - DULUX "THURMAN"
G	PAINTED BRICK TYPE - COMMON COLOUR - "WOODLAND GREY"
H	PAINTED BRICK TYPE - COMMON COLOUR - "IRONSTONE"
J	PAINTED BRICK TYPE - COMMON COLOUR - "SURFMIST"
K	CLADDING VERTICAL TYPE - SCYON AXON COLOUR - DULUX "CARGO RIVER HALF"
L	CLADDING VERTICAL TYPE - SCYON AXON COLOUR - DULUX "THURMAN"
M	CLADDING HORIZONTAL TYPE - SCYON LINEA COLOUR - "SURFMIST"
N	GARAGE DOORS TYPE - STEEL PANEL LIFT COLOUR - "SURFMIST"
P	WINDOW FRAMES TYPE - ALUMINIUM AS PER BASIX COLOUR - "SURFMIST"
Q	AWNINGS TYPE - ALUMINIUM COLOUR - "IRONSTONE"



UNIT 1
STREET (EAST) ELEVATION
SCALE 1:100



UNITS 1 & 2
SOUTH ELEVATION
SCALE 1:100

UNITS 1 & 2

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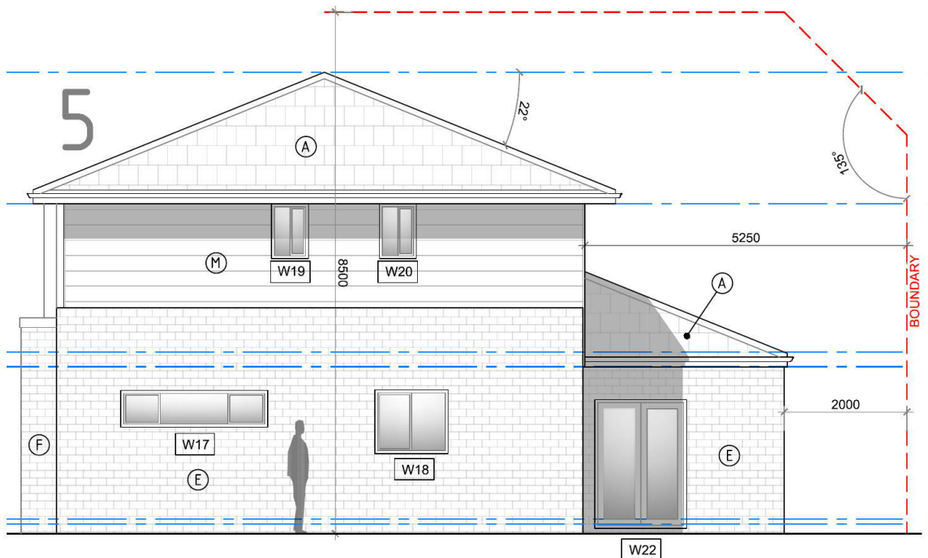
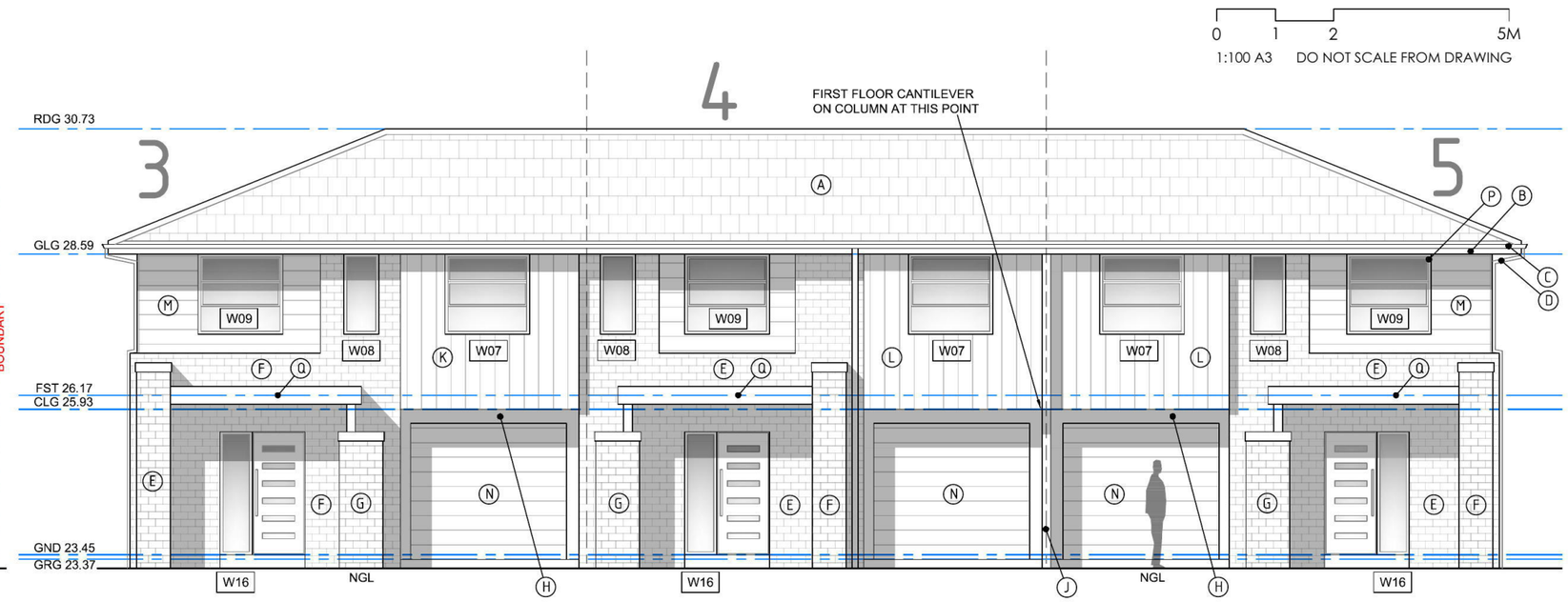
			SIZE	A3
DRG TITLE	ELEVATIONS UNITS 1 & 2	© All content remains the property obrien design+drafting.	SCALE	1 : 100

AMENDMENT	DESCRIPTION	DATE
A	DA ISSUE	09.05.19

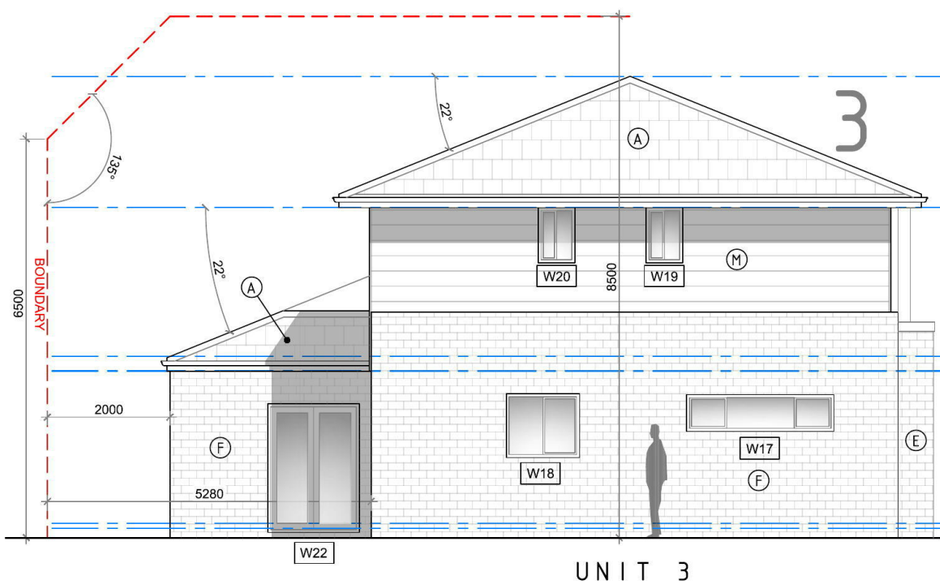
DRG NO 09_GW_DA.07 ISSUE A



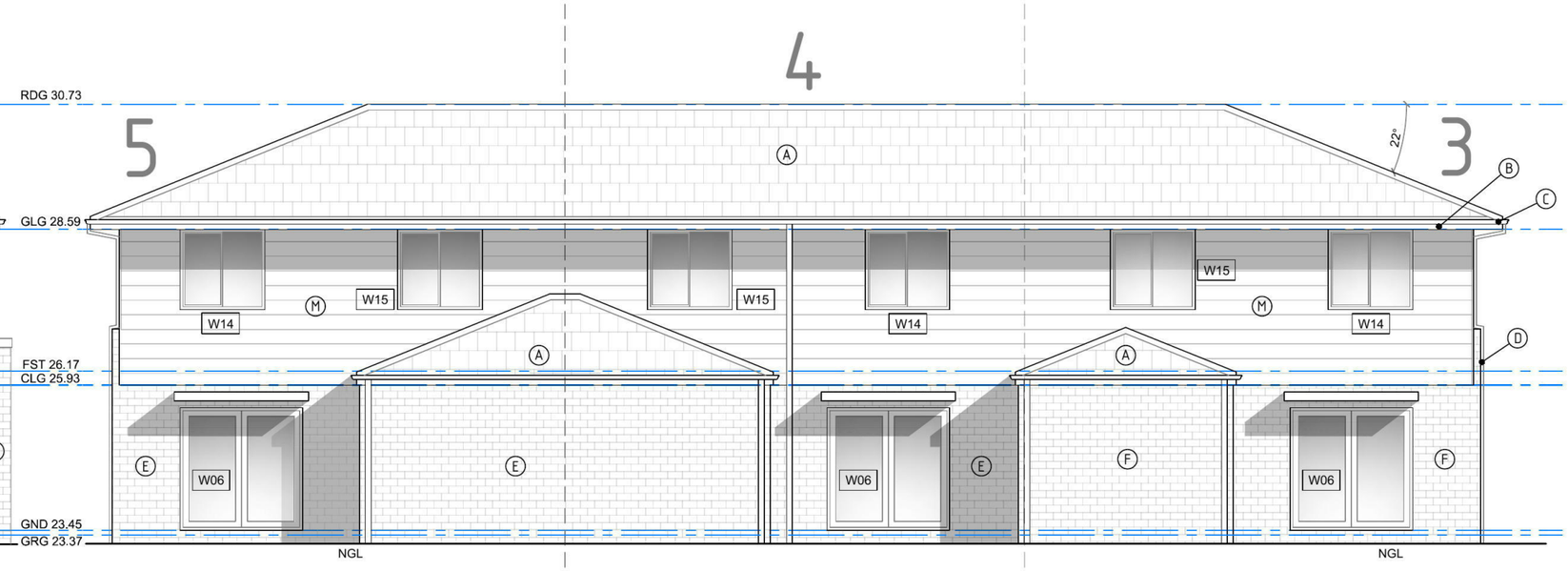
UNIT 5
WEST ELEVATION
SCALE 1:100



UNITS 3, 4 & 5
NORTH ELEVATION
SCALE 1:100



UNIT 3
EAST ELEVATION
SCALE 1:100



UNITS 3, 4 & 5
SOUTH ELEVATION
SCALE 1:100

UNITS 3, 4 & 5

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			SIZE: A3	A — DA ISSUE — 09.05.19 (AMENDMENT / DESCRIPTION / DATE)
DRG TITLE: ELEVATIONS UNITS 3, 4 & 5			SCALE: 1 : 100	DRG NO: 09_GW_DA.11 — ISSUE: A

0 1 2 5M
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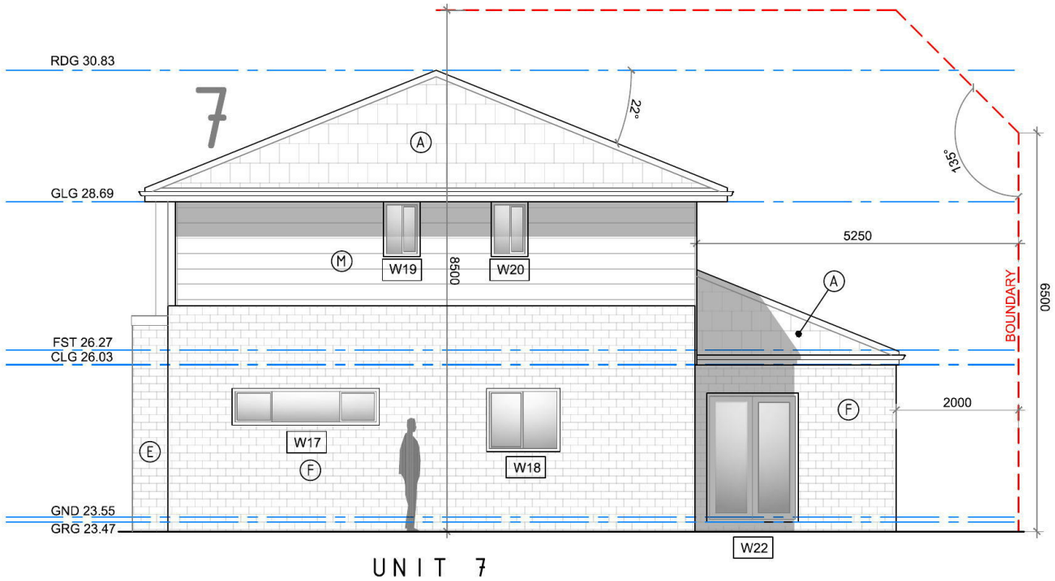
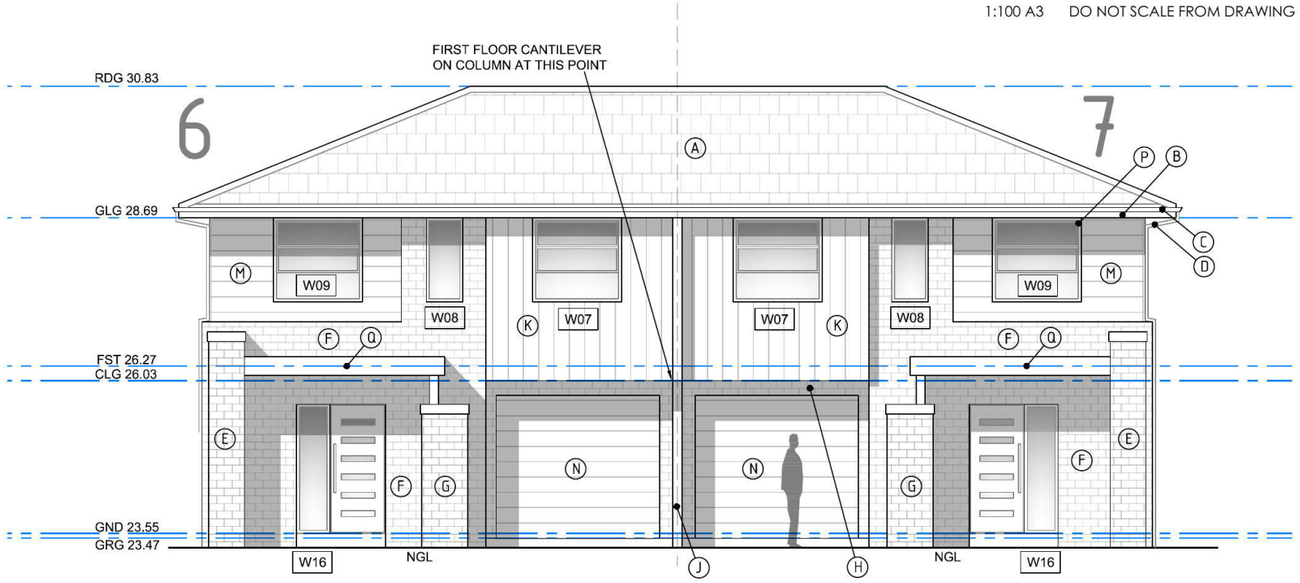


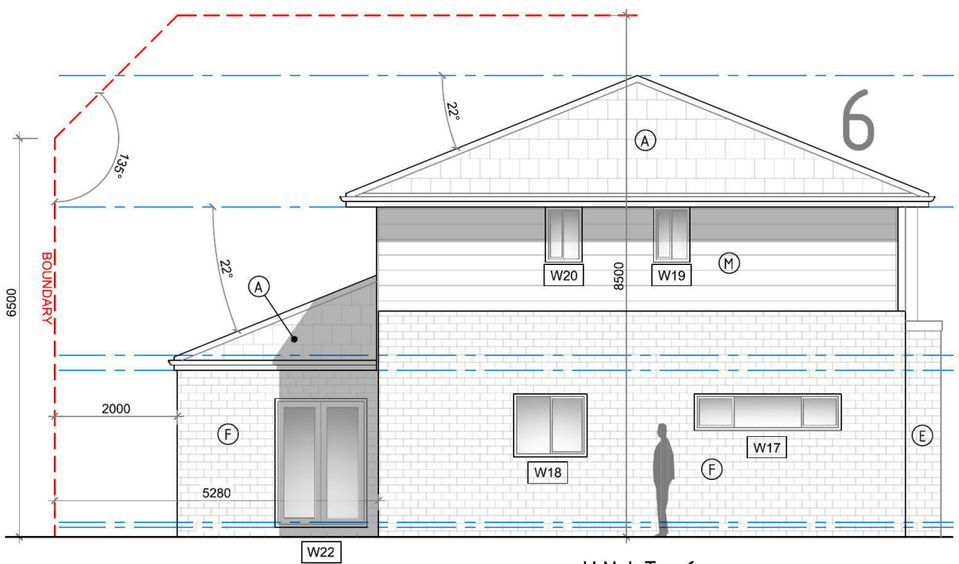
UNIT 7
WEST ELEVATION
SCALE 1:100



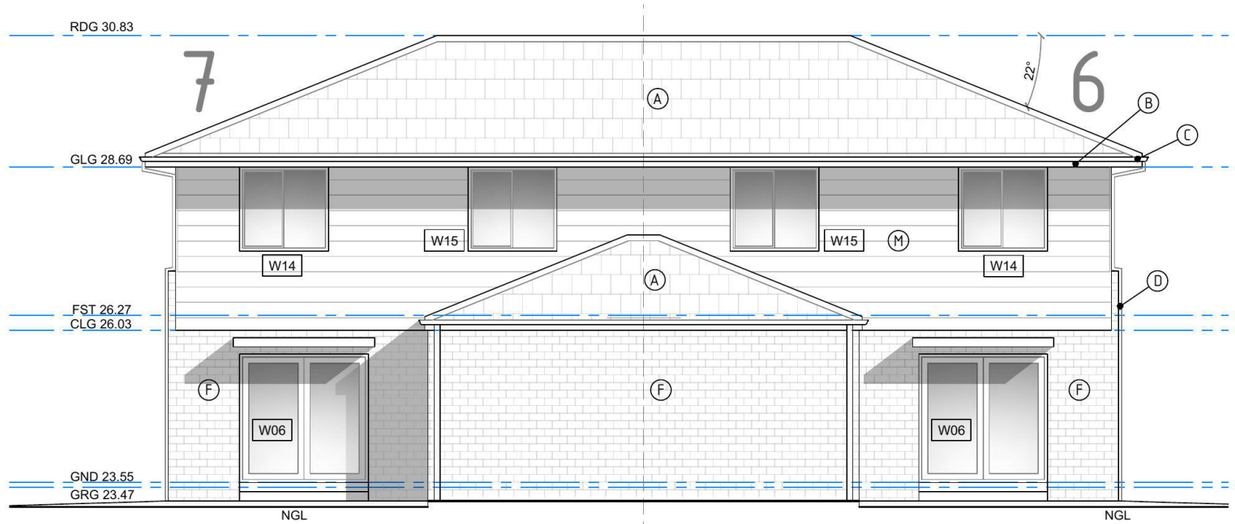
UNITS 6 & 7
NORTH ELEVATION
SCALE 1:100

FINISHES SCHEDULE

(A)	ROOF CLADDING TYPE - CONCRETE TILES COLOUR - IRONSTONE
(B)	FASCIA TYPE - COLORBOND STEEL COLOUR - SURFMIST
(C)	GUTTERS TYPE - COLORBOND STEEL COLOUR - IRONSTONE
(D)	DOWNPIPES TYPE - COLORBOND STEEL COLOUR - SURFMIST
(E)	PAINTED BRICK TYPE - COMMON COLOUR - DULUX "CARGO RIVER HALF"
(F)	PAINTED BRICK TYPE - COMMON COLOUR - DULUX "THURMAN"
(G)	PAINTED BRICK TYPE - COMMON COLOUR - "WOODLAND GREY"
(H)	PAINTED BRICK TYPE - COMMON COLOUR - "IRONSTONE"
(J)	PAINTED BRICK TYPE - COMMON COLOUR - "SURFMIST"
(K)	CLADDING VERTICAL TYPE - SCYON AXON COLOUR - DULUX "CARGO RIVER HALF"
(L)	CLADDING VERTICAL TYPE - SCYON AXON COLOUR - DULUX "THURMAN"
(M)	CLADDING HORIZONTAL TYPE - SCYON LINEA COLOUR - "SURFMIST"
(N)	GARAGE DOORS TYPE - STEEL PANEL LIFT COLOUR - "SURFMIST"
(P)	WINDOW FRAMES TYPE - ALUMINIUM AS PER BASIX COLOUR - "SURFMIST"
(Q)	AWNINGS TYPE - ALUMINIUM COLOUR - "IRONSTONE"



UNIT 6
EAST ELEVATION
SCALE 1:100



UNITS 6 & 7
SOUTH ELEVATION
SCALE 1:100

UNITS 6 & 7

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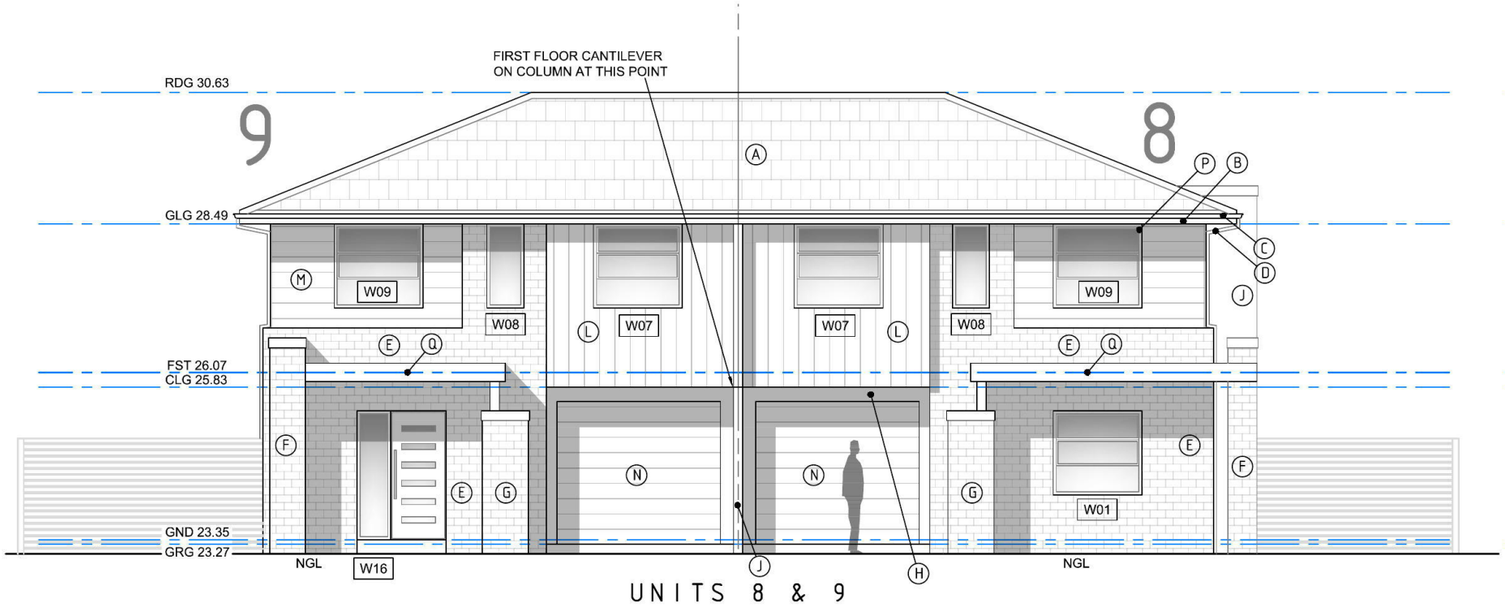
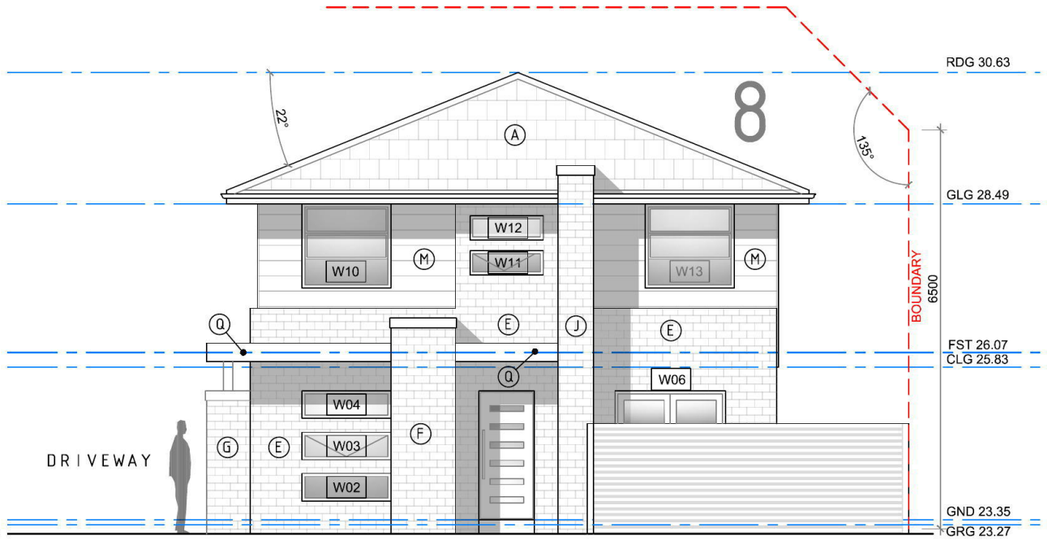
DRG TITLE	ELEVATIONS UNITS 6 & 7	© All content remains the property obrien design+drafting.		SCALE 1 : 100	

AMENDMENT	DESCRIPTION	DATE
A	DA ISSUE	09.05.19

DRG NO 09_GW_DA.15 ISSUE A



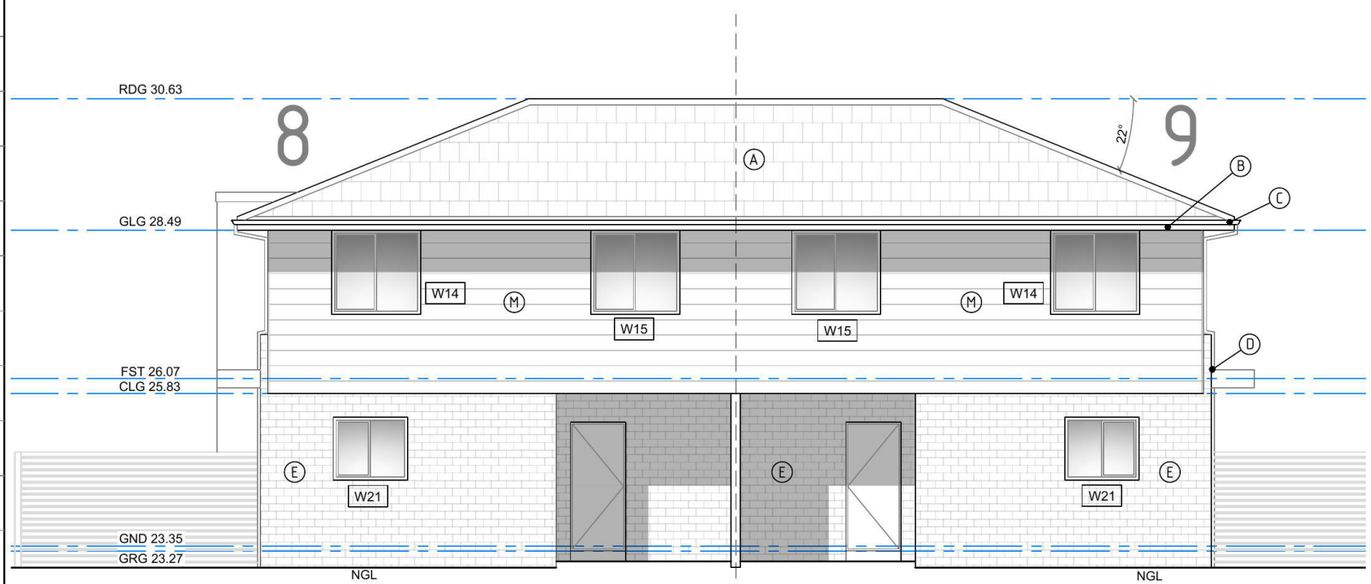
UNITS 8 & 9
SOUTH ELEVATION
SCALE 1:100



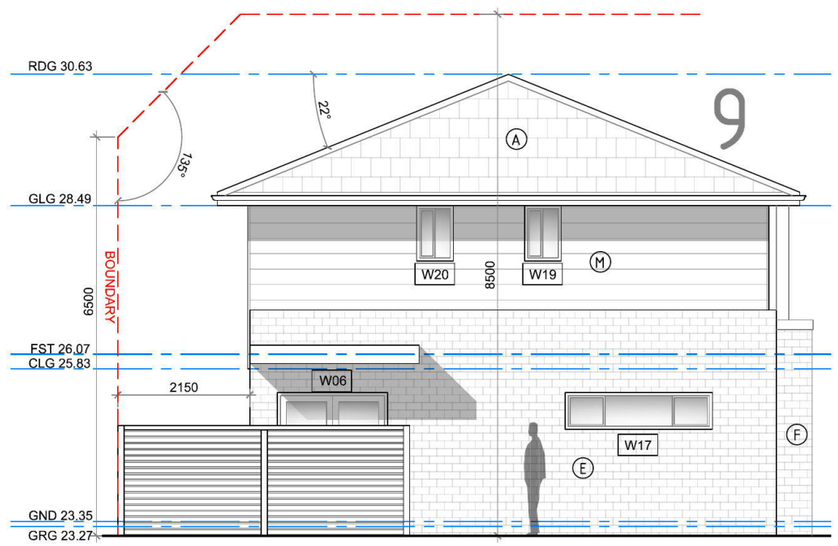
UNIT 8
STREET (EAST) ELEVATION
SCALE 1:100

FINISHES SCHEDULE

	A	ROOF CLADDING TYPE - CONCRETE TILES COLOUR - IRONSTONE
	B	FASCIA TYPE - COLORBOND STEEL COLOUR - SURFMIST
	C	GUTTERS TYPE - COLORBOND STEEL COLOUR - IRONSTONE
	D	DOWNPIPES TYPE - COLORBOND STEEL COLOUR - SURFMIST
	E	PAINTED BRICK TYPE - COMMON COLOUR - DULUX "CARGO RIVER HALF"
	F	PAINTED BRICK TYPE - COMMON COLOUR - DULUX "THURMAN"
	G	PAINTED BRICK TYPE - COMMON COLOUR - "WOODLAND GREY"
	H	PAINTED BRICK TYPE - COMMON COLOUR - "IRONSTONE"
	J	PAINTED BRICK TYPE - COMMON COLOUR - "SURFMIST"
	K	CLADDING VERTICAL TYPE - SCYON AXON COLOUR - DULUX "CARGO RIVER HALF"
	L	CLADDING VERTICAL TYPE - SCYON AXON COLOUR - DULUX "THURMAN"
	M	CLADDING HORIZONTAL TYPE - SCYON LINEA COLOUR - "SURFMIST"
	N	GARAGE DOORS TYPE - STEEL PANEL LIFT COLOUR - "SURFMIST"
	P	WINDOW FRAMES TYPE - ALUMINIUM AS PER BASIX COLOUR - "SURFMIST"
	Q	AWNINGS TYPE - ALUMINIUM COLOUR - "IRONSTONE"



UNITS 8 & 9
NORTH ELEVATION
SCALE 1:100



UNIT 9
WEST ELEVATION
SCALE 1:100

UNITS 8 & 9

0 1 2 5M
1:100 A3 DO NOT SCALE FROM DRAWING

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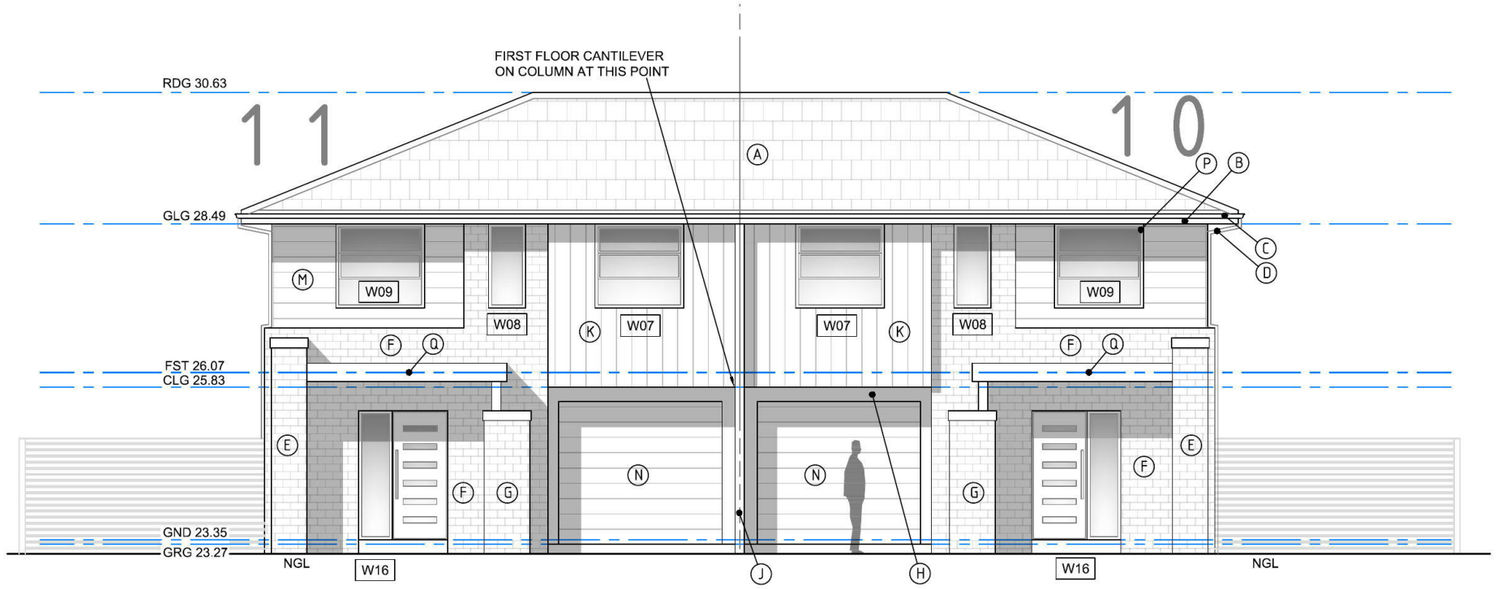
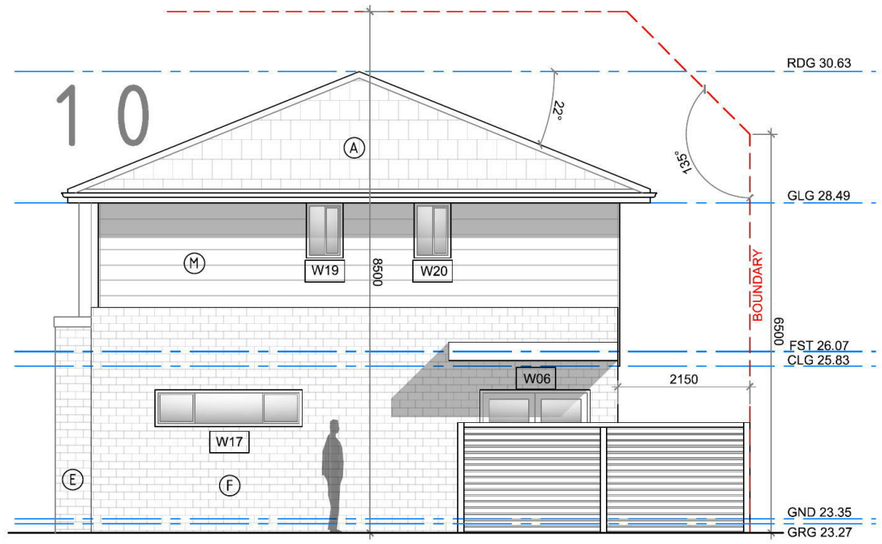
			SIZE: A3	A	DA ISSUE 09.05.19
DRG TITLE: ELEVATIONS UNIT 8 & 9	© All content remains the property obrien design+drafting.		SCALE: 1 : 100	DRG NO: 09_GW_DA.19	ISSUE: A



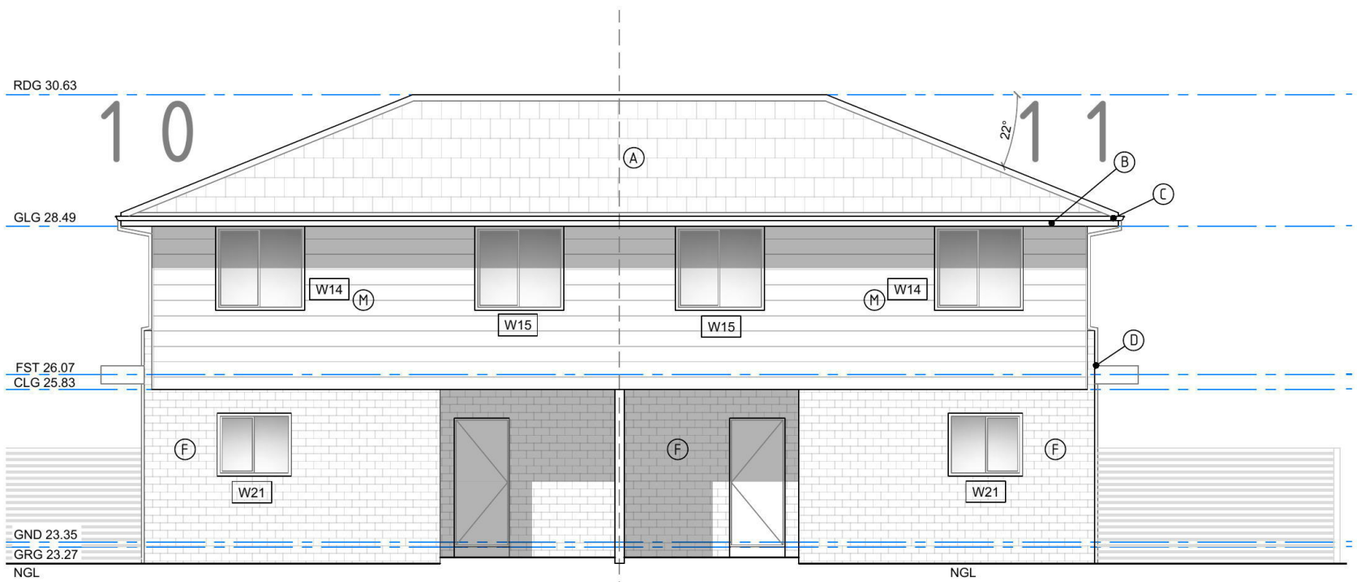
UNITS 10 & 11
SOUTH ELEVATION
SCALE 1:100



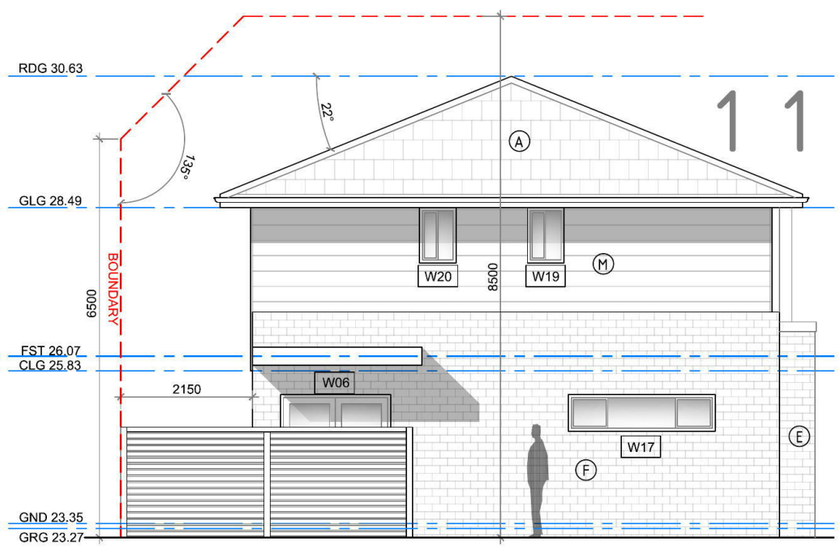
UNIT 10
EAST ELEVATION
SCALE 1:100

FINISHES SCHEDULE

A	ROOF CLADDING TYPE - CONCRETE TILES COLOUR - IRONSTONE
B	FASCIA TYPE - COLORBOND STEEL COLOUR - SURFMIST
C	GUTTERS TYPE - COLORBOND STEEL COLOUR - IRONSTONE
D	DOWNPIPES TYPE - COLORBOND STEEL COLOUR - SURFMIST
E	PAINTED BRICK TYPE - COMMON COLOUR - DULUX "CARGO RIVER HALF"
F	PAINTED BRICK TYPE - COMMON COLOUR - DULUX "THURMAN"
G	PAINTED BRICK TYPE - COMMON COLOUR - "WOODLAND GREY"
H	PAINTED BRICK TYPE - COMMON COLOUR - "IRONSTONE"
J	PAINTED BRICK TYPE - COMMON COLOUR - "SURFMIST"
K	CLADDING VERTICAL TYPE - SCYON AXON COLOUR - DULUX "CARGO RIVER HALF"
L	CLADDING VERTICAL TYPE - SCYON AXON COLOUR - DULUX "THURMAN"
M	CLADDING HORIZONTAL TYPE - SCYON LINEA COLOUR - "SURFMIST"
N	GARAGE DOORS TYPE - STEEL PANEL LIFT COLOUR - "SURFMIST"
P	WINDOW FRAMES TYPE - ALUMINIUM AS PER BASIX COLOUR - "SURFMIST"
Q	AWNINGS TYPE - ALUMINIUM COLOUR - "IRONSTONE"



UNITS 10 & 11
NORTH ELEVATION
SCALE 1:100



UNIT 11
WEST ELEVATION
SCALE 1:100

UNITS 10 & 11

0 1 2 5M
1:100 A3 DO NOT SCALE FROM DRAWING

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CLIENT	Newton Developments	Concept / Quote	Approvals	DATE 09.05.19	
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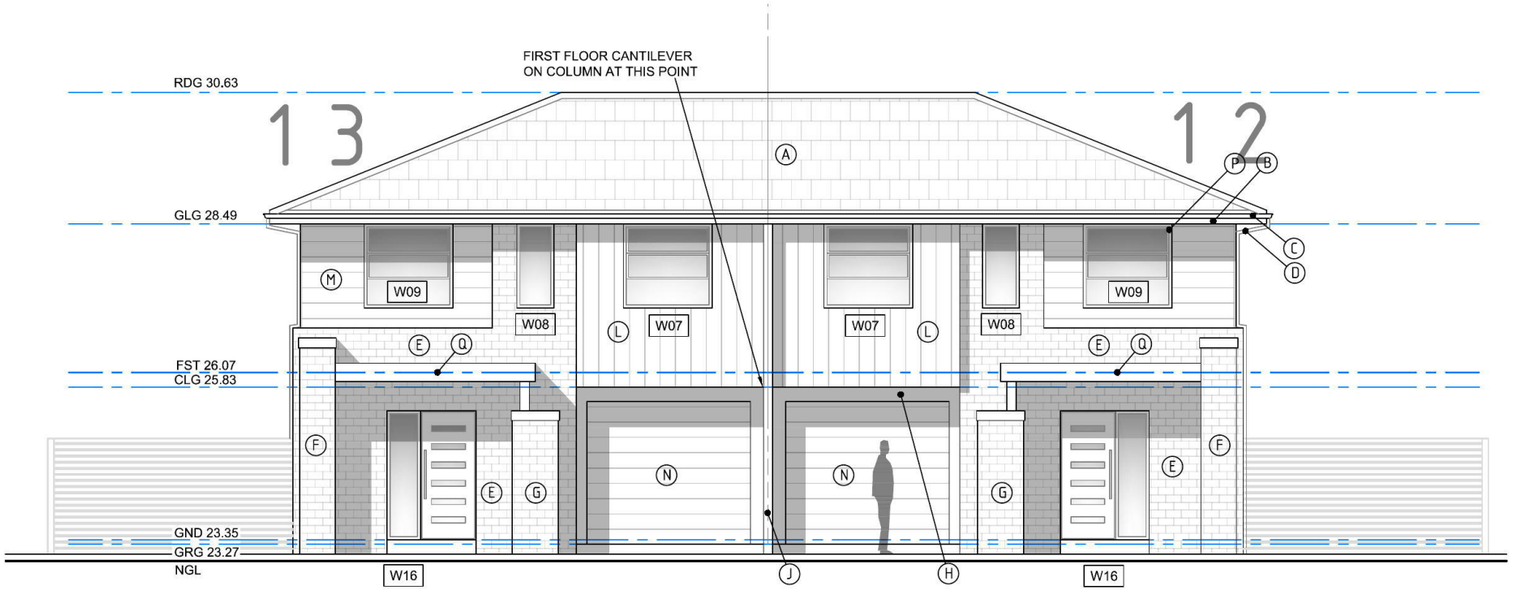
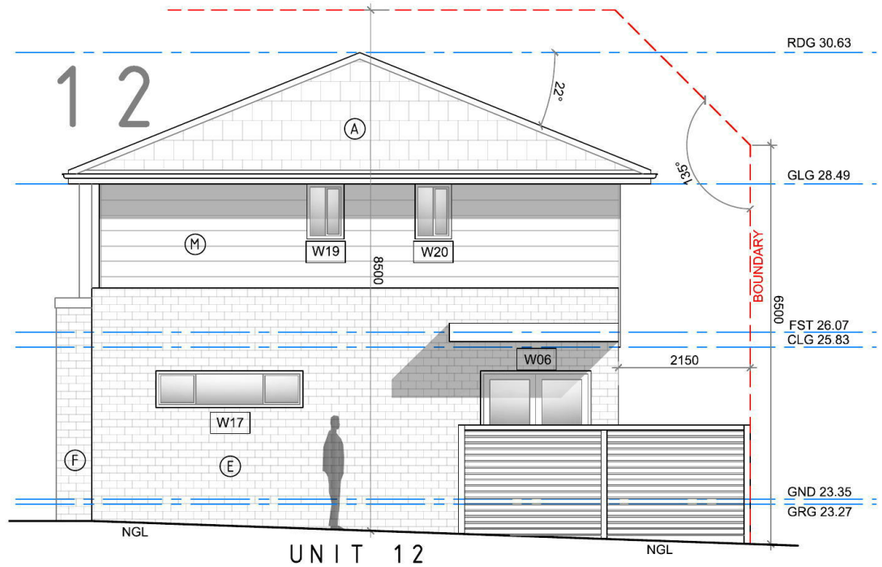
DRG TITLE	ELEVATIONS UNIT 10 & 11	© All content remains the property obrien design+drafting.		SCALE 1 : 100	DRG NO 09_GW_DA.23 / ISSUE A



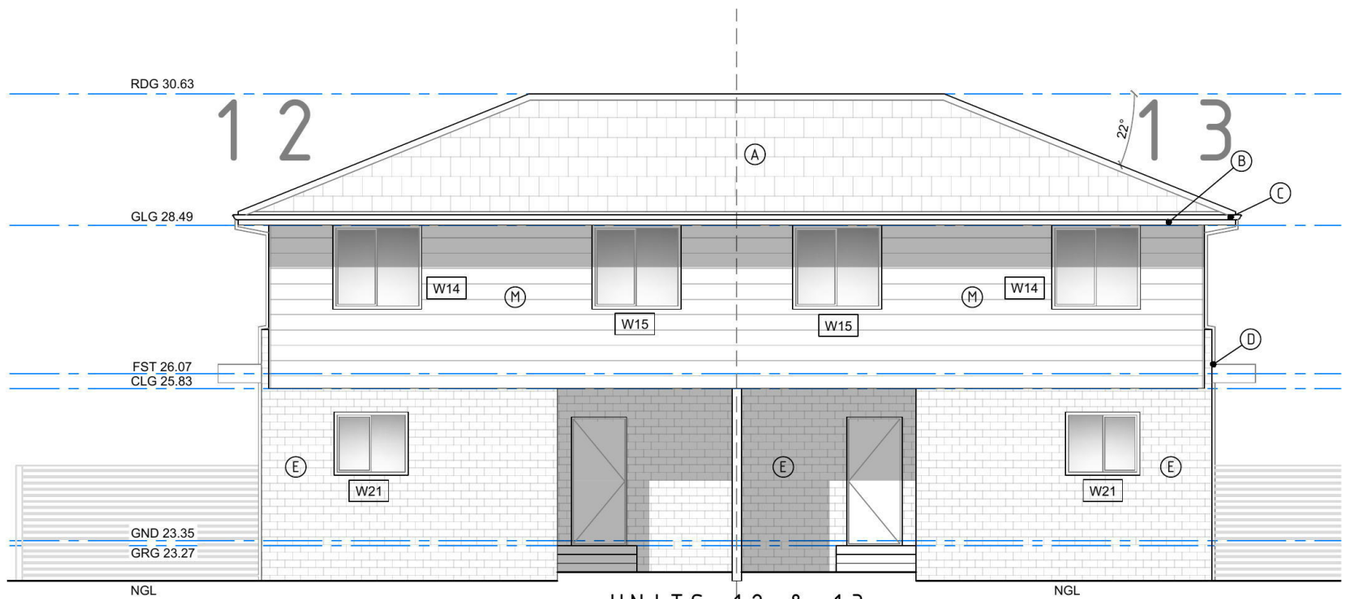
UNITS 12 & 13
SOUTH ELEVATION
SCALE 1:100



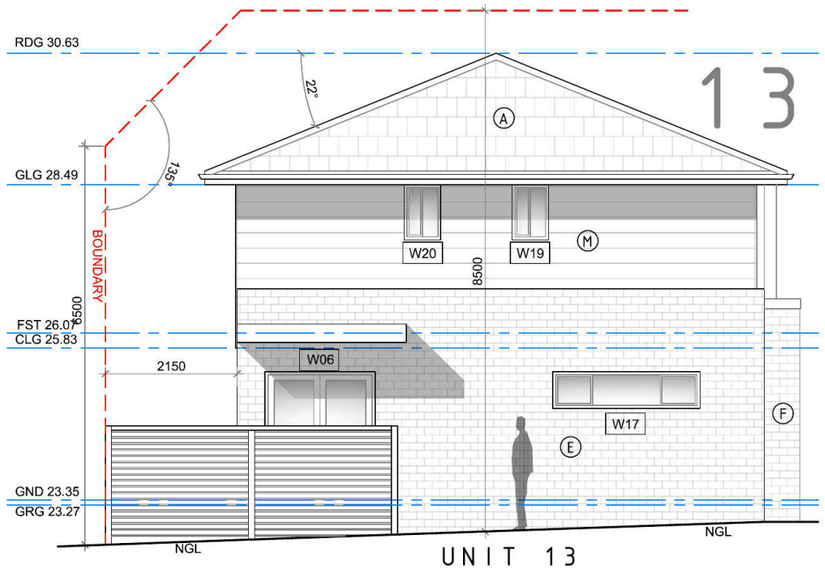
UNIT 12
EAST ELEVATION
SCALE 1:100

FINISHES SCHEDULE

A	ROOF CLADDING TYPE - CONCRETE TILES COLOUR - IRONSTONE
B	FASCIA TYPE - COLORBOND STEEL COLOUR - SURFMIST
C	GUTTERS TYPE - COLORBOND STEEL COLOUR - IRONSTONE
D	DOWNPIPES TYPE - COLORBOND STEEL COLOUR - SURFMIST
E	PAINTED BRICK TYPE - COMMON COLOUR - DULUX "CARGO RIVER HALF"
F	PAINTED BRICK TYPE - COMMON COLOUR - DULUX "THURMAN"
G	PAINTED BRICK TYPE - COMMON COLOUR - "WOODLAND GREY"
H	PAINTED BRICK TYPE - COMMON COLOUR - "IRONSTONE"
J	PAINTED BRICK TYPE - COMMON COLOUR - "SURFMIST"
K	CLADDING VERTICAL TYPE - SCYON AXON COLOUR - DULUX "CARGO RIVER HALF"
L	CLADDING VERTICAL TYPE - SCYON AXON COLOUR - DULUX "THURMAN"
M	CLADDING HORIZONTAL TYPE - SCYON LINEA COLOUR - "SURFMIST"
N	GARAGE DOORS TYPE - STEEL PANEL LIFT COLOUR - "SURFMIST"
P	WINDOW FRAMES TYPE - ALUMINIUM AS PER BASIX COLOUR - "SURFMIST"
Q	AWNINGS TYPE - ALUMINIUM COLOUR - "IRONSTONE"



UNITS 12 & 13
NORTH ELEVATION
SCALE 1:100



UNIT 13
WEST ELEVATION
SCALE 1:100

0 1 2 5M
1:100 A3 DO NOT SCALE FROM DRAWING

UNITS 12 & 13

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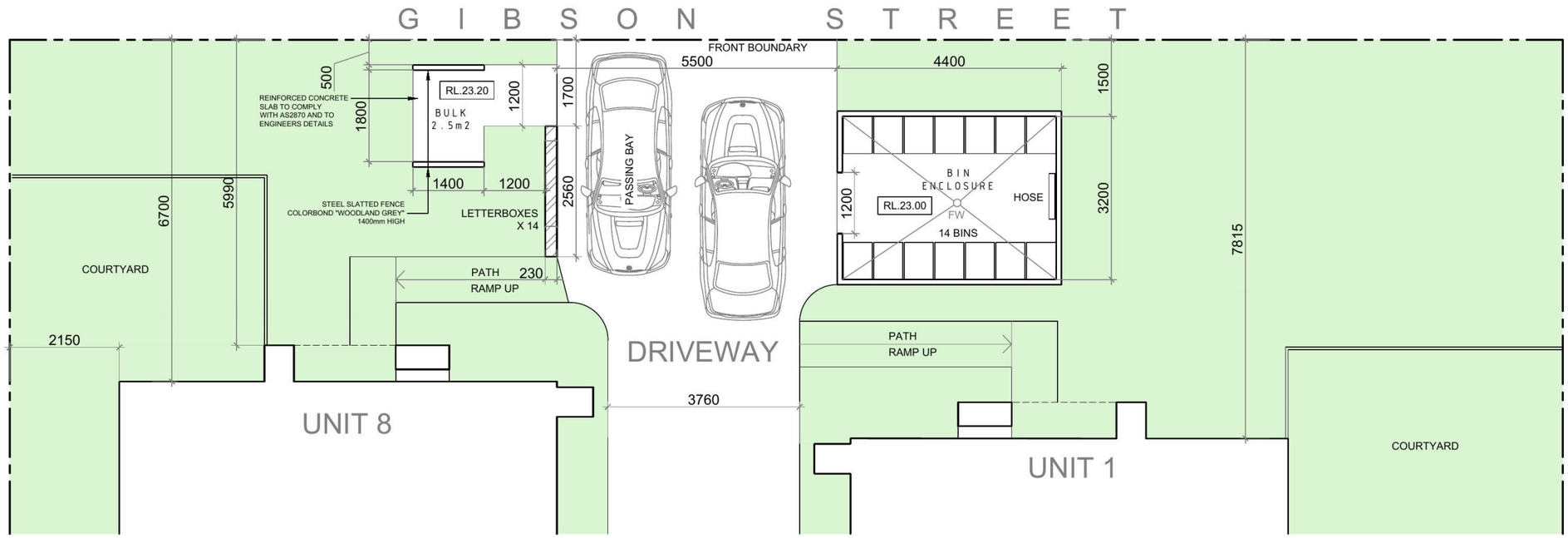
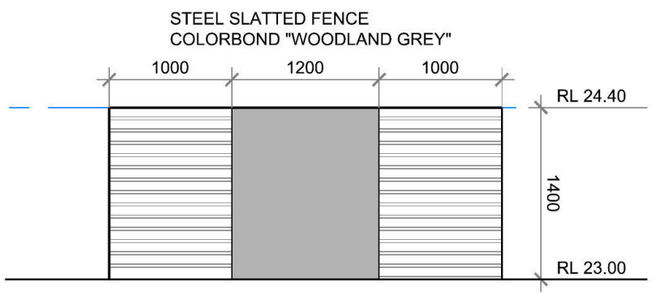
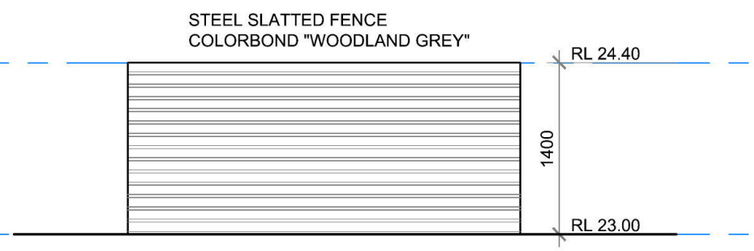
DRG TITLE	ELEVATIONS UNIT 12 & 13	© All content remains the property obrien design+drafting.		SCALE 1 : 100	DRG NO 09_GW_DA.27 ISSUE A



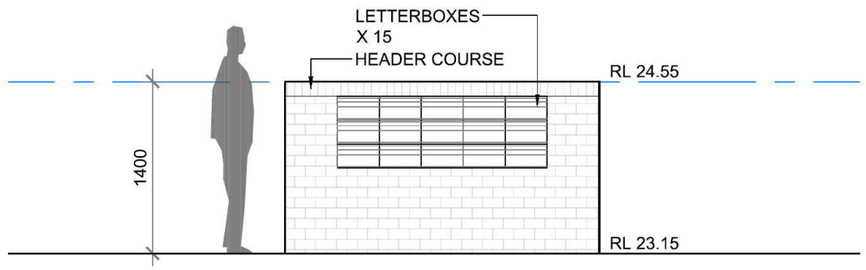
BIN ENCLOSURE
FLOOR PLAN
SCALE 1:100



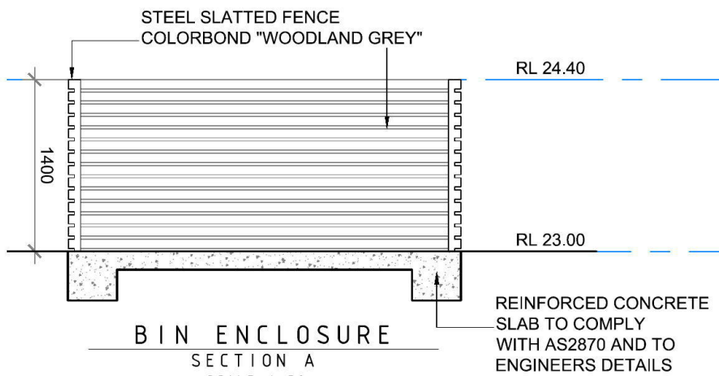
BIN ENCLOSURE
NORTH ELEVATION
SCALE 1:50



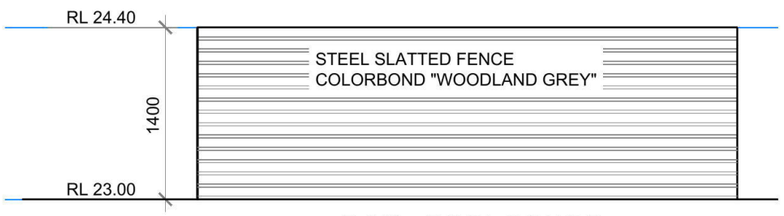
BIN ENCLOSURE
SOUTH ELEVATION
SCALE 1:50



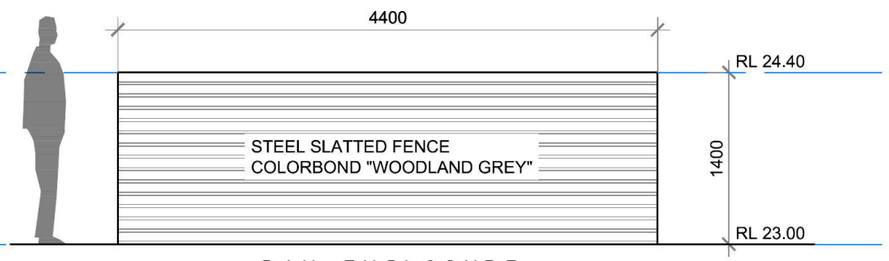
LETTER BOX WALL
SOUTH ELEVATION
SCALE 1:50



BIN ENCLOSURE
SECTION A
SCALE 1:50



BIN ENCLOSURE
WEST ELEVATION
SCALE 1:50



BIN ENCLOSURE
EAST ELEVATION
SCALE 1:50

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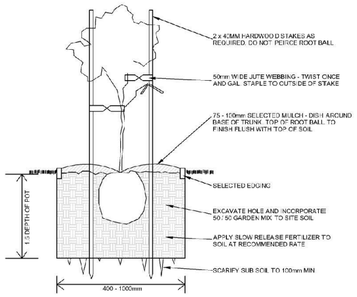
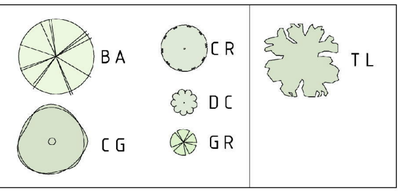
			SIZE: A3	A / AMENDMENT	DA ISSUE / DESCRIPTION — 09.05.19 / DATE
DRG TITLE: BIN ENCLOSURE	© All content remains the property obrien design+drafting.		SCALE: NTS	DRG NO: 09_GW_DA.29	ISSUE: A



25-75 LTR TYPICAL PLANTING
nts

PLANTING SCHEDULE

BOTANIC NAME	KEY	QTY	POT SIZE	HT
TREES				
CERATOPETALUM GUMMIFERUM (XMAS BUSH)	CG	10	300mm	5-10m
TRISTANIOPSIS LAURINA (WATER GUM)	TL	3	45L	5-10m
BRACHYCHITON ACERIFOLIUS (ILLAWARRA FLAME)	BA	2	45L	10m
SHRUBS				
GREVILLEA ROBYN GORDON	GR	58	200mm	1.5m
CORDYLINE RED SENSATION	CR	23	200mm	1.5m
ACMENA "HEDGEMASTER"	DC	21	150mm	0.6m



PLANTING AND MAINTENANCE NOTES

1. GLAZED OR POLISHED PLANTING HOLES SHOULD BE AVOIDED
2. PLANTS SHOULD BE PLANTED STRAIGHT, WITH THE TOP OF THE ROOT BALL LEVEL WITH OR SLIGHTLY LOWER THAN THE SOIL SURFACE
3. PLANTS SHOULD BE WATERED AS SOON AS POSSIBLE AFTER PLANTING
4. PLANTS SHOULD BE WATERED AT LEAST WEEKLY FOR 6 WEEKS TO AID ESTABLISHMENT.
5. ONLY SPECIES WITHIN THE LANDSCAPE PLAN SHOULD BE PLANTED
6. STOCK SHOULD BE FREE OF PESTS, DISEASE AND WEEDS
7. WEEDS SHOULD BE REMOVED ON A FORTNIGHT BASIS

COMPLIANCE SCHEDULE

(REFER TO SOEE FOR FULL COMPLIANCES)

LOT 68 & 69 DP 562334
Zone R3 Med. Density Residential
Max. Bldg Height - 8.5m
Heritage Listing - No
Flood Zone - No
Bushfire Zone - Part Vegetation Buffer
Scenic Value - No

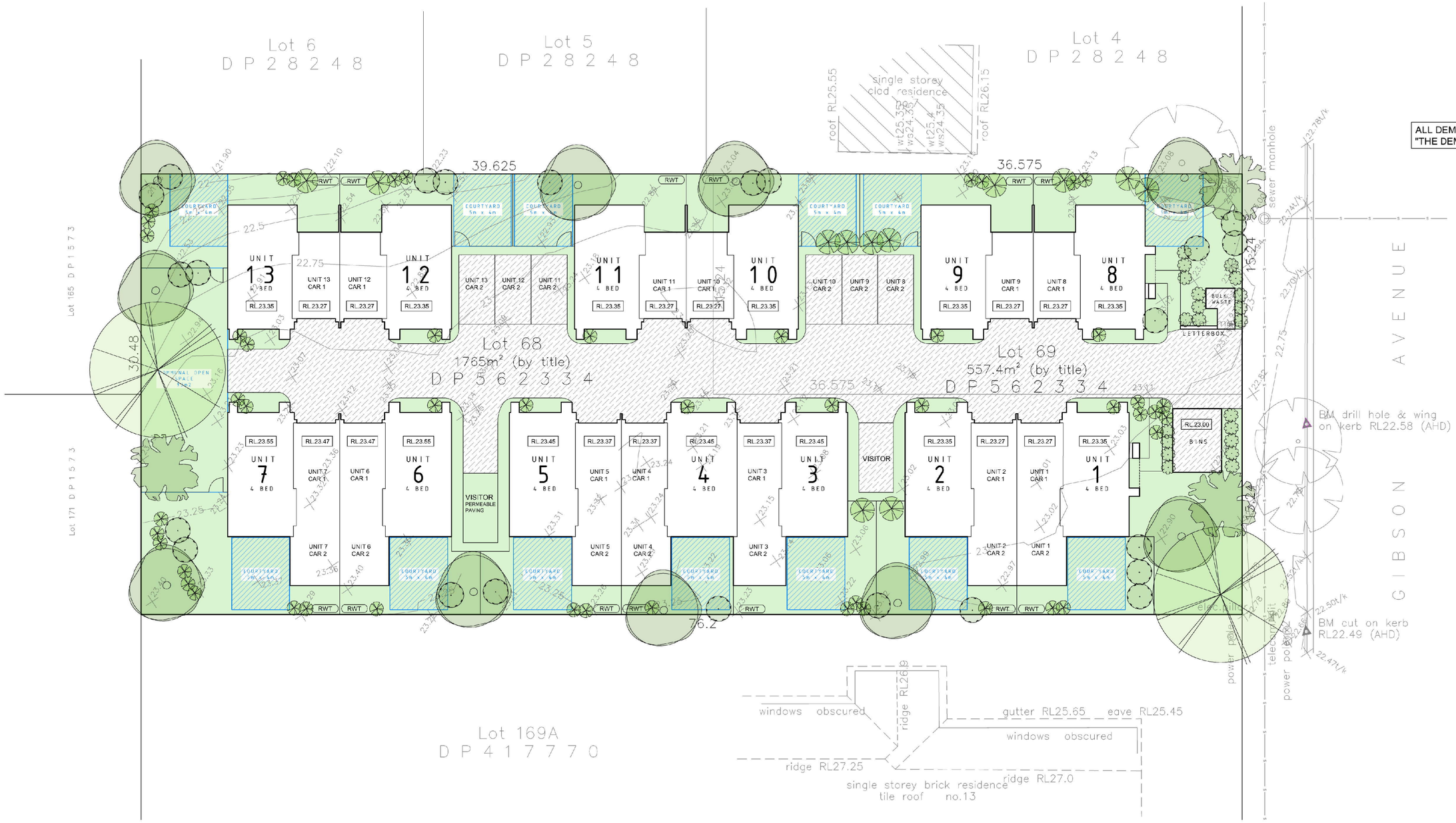
TYPE	MANDATORY CONTROL	PROPOSED
LOT SIZE		2322.0m2
LOT WIDTH	15M MIN	30.48m
FRONT SETBACK	5.5m or average neighbours	unit 1 - 7.8m unit 8 - 6.7m
REAR SETBACK	6m - 2 storey 4m - 1 storey	6.0m - 2 storey 4.0m - 1 storey
DRIVEWAYS & PARKING	4 BEDS 2 SPACES 2 BEDS 1.5 SPACES DRIVE WIDTH 3.0m	4 BEDS 2 SPACES 4.0m MIN TOTAL SPACES 28, inclusive 2 Visitor spaces

TYPE	MANDATORY CONTROL	PROPOSED
BUILDING ENVELOPE SIDE SETBACKS	25deg MAX ROOF PITCH 2m MIN SIDE SETBACK	25deg 2m MIN
SOLAR PLANNING	DCP CLAUSE 2.4.9	REFER SHADOW STUDY
LANDSCAPED AREA	40% MIN (929m2) PRIVATE COURTYARDS 20m2 MIN	935m2 (40.26%) 20m2 MIN

SITEWORKS LEGEND

- SOFT SOIL AREA
- DRIVEWAY - MPERVIOUS AREA
- COURTYARD AREAS - 4m min (20m2)
- CONCRETE RETAINING WALLS
- RWT — 1500L RAINWATER TANK TO BASIX REQUIREMENTS - CONNECTED TO 41m2 ROOF AREA.

ALL DEMOLITION TO COMPLY WITH AS 2601-1991 "THE DEMOLITION OF STRUCTURES"



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info@obriendesign.com.au

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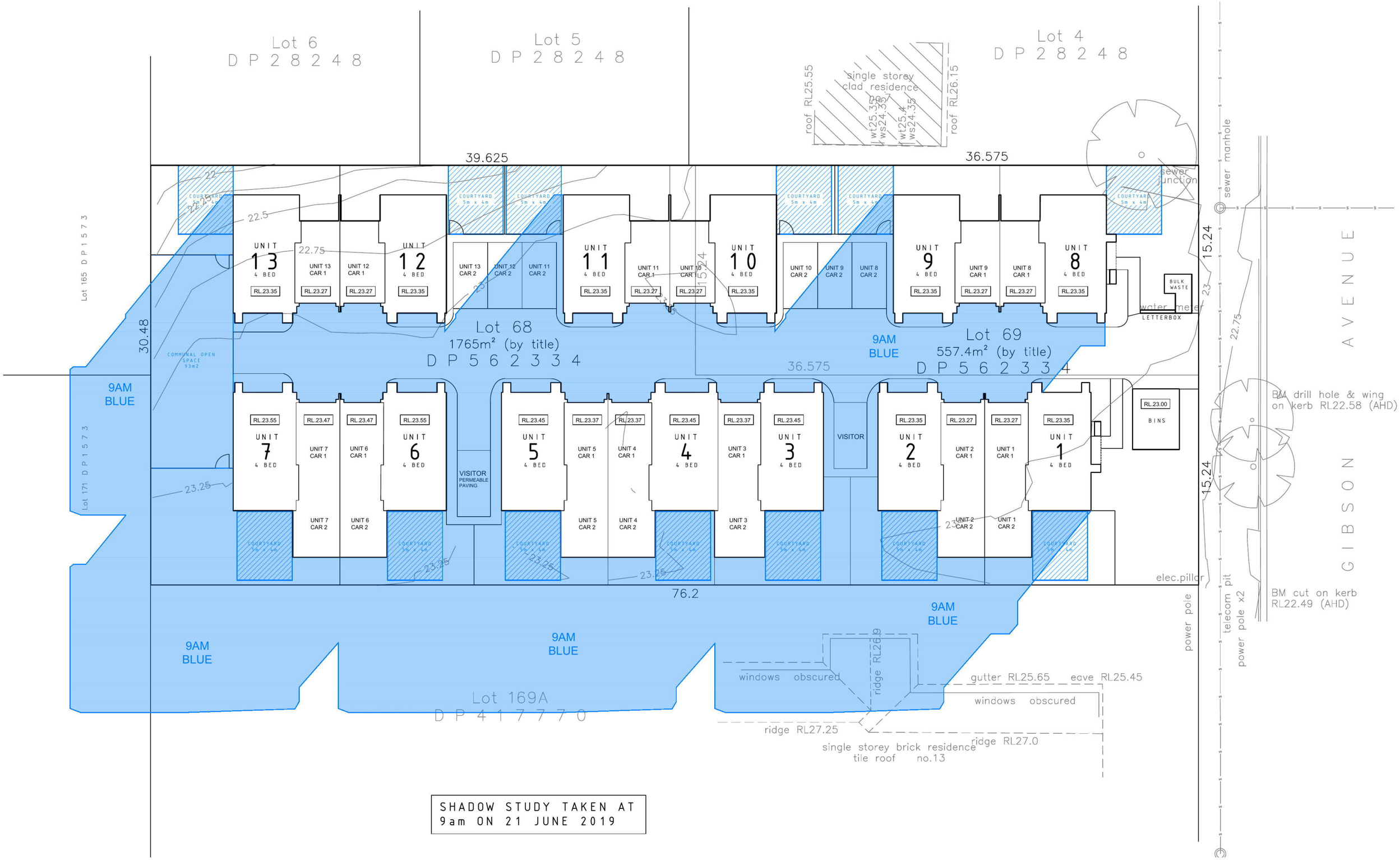
DRG TITLE	LANDSCAPE CONCEPT PLAN	© All copyright remains the property obrien design+drafting.	SIZE A2 / SCALE 1 : 200

AMENDMENT	DESCRIPTION	DATE
A	DA ISSUE	09.05.19

DRG NO 911_GW_DA.30 — ISSUE A



SHADOW STUDY TAKEN AT
9am ON 21 JUNE 2019

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DRG TITLE	SHADOW STUDY - 9AM	© All content remains the property obrien design+drafting.		SCALE 1:250

AMENDMENT	DESCRIPTION	DATE
A	DA ISSUE	09.05.19

DRG NO 09_GW_DA.31 ISSUE A

SHADOW STUDY TAKEN AT
12noon ON 21 JUNE 2019

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				SIZE A3	A / DA ISSUE / 09.05.19 (AMENDMENT / DESCRIPTION / DATE)
DRG TITLE	SHADOW STUDY - 12 noon	© All content remains the property obrien design+drafting.		SCALE 1:250	DRG NO 09_GW_DA.32 / ISSUE A

SHADOW STUDY TAKEN AT
3pm ON 21 JUNE 2019

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			SIZE A3
DRG TITLE	SHADOW STUDY - 3pm	© All content remains the property obrien design+drafting.	SCALE 1:250

AMENDMENT	DESCRIPTION	DATE
A	DA ISSUE	09.05.19

DRG NO 09_GW_DA.33 ISSUE A