



# SECONDARY DWELLING - 7 MCLACHLAN STREET, KANDOS

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**SINGLE STOREY DWELLING**  
**CLIENT CONCEPT PLAN APPROVAL**

Signed \_\_\_\_\_

Date \_\_\_\_\_

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LOCATION 7 MCLACHLAN STREET  
KANDOS, NSW 2848  
LOT/DP 6/9704  
CLIENT WEEKES  
JOB NUMBER 202487  
LGA MID-WESTERN REGIONAL COUNCIL

**3D Model**

SHEET NO: 02 | DRAWN: SM  
SCALE: 1:100 @ A3 | ISSUE: A  
DATE Thursday, 14 April 2022



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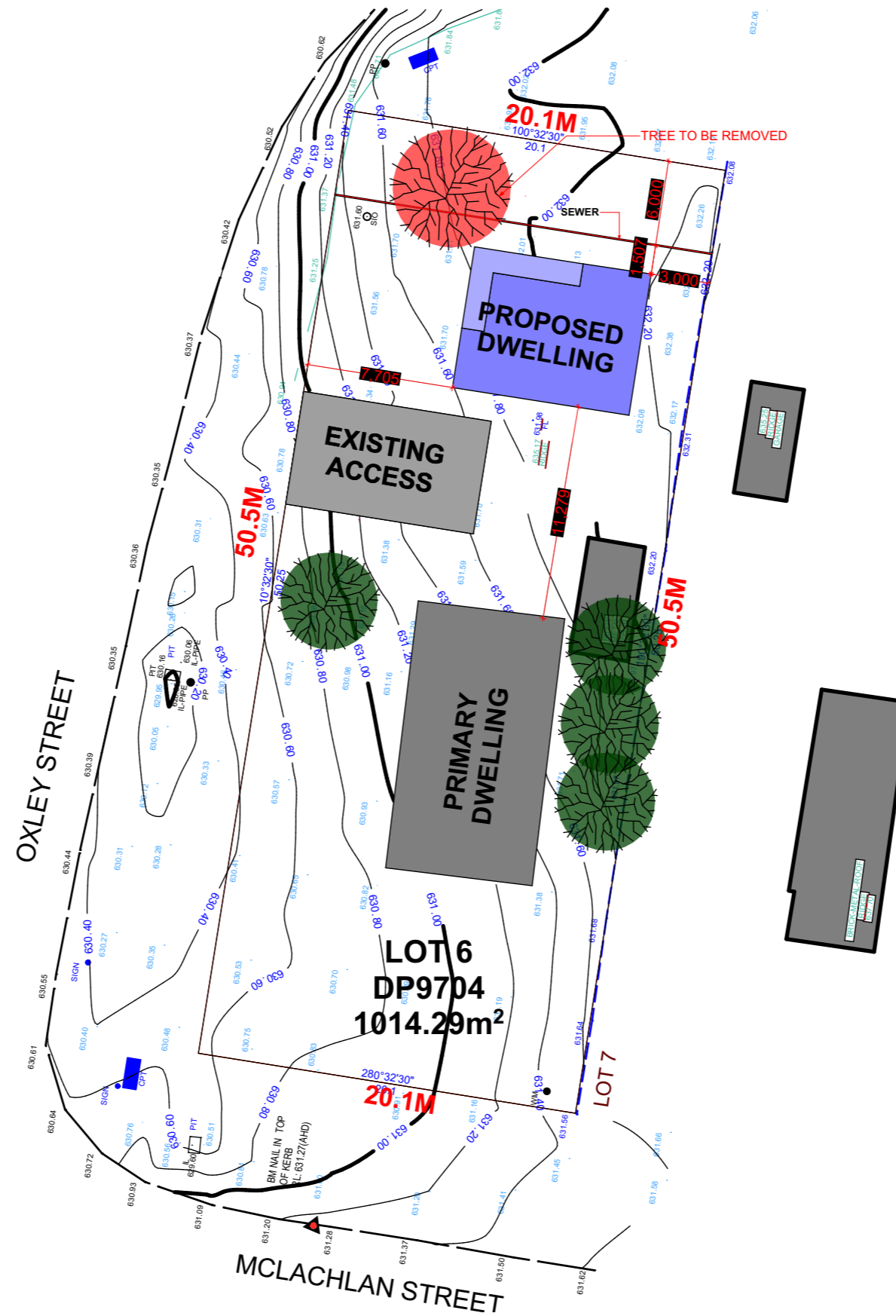
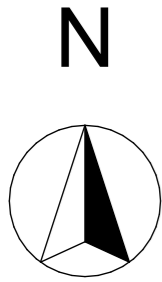
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**Site Analysis plan**

SHEET NO: 03 | DRAWN: SM  
 SCALE: 1:300 @ A3 | ISSUE: A  
 DATE Thursday, 14 April 2022



7 MCLACHLAN STREET KANDOS	
Area Calculations	
Room Name	Area
1 FLOOR PLAN	59.97
2 VERANDAH	10.75
<b>70.72m<sup>2</sup></b>	
SITE DEVELOPMENT CALCULATION	
MID-WESTERN REGIONAL COUNCIL	
LAND SIZE: 1014.29m <sup>2</sup>	
LOT WIDTH: 50.5m	
SITE COVERAGE	
PRIMARY DWELLING: 110m <sup>2</sup>	
GROUND FLOOR AREA: 70.72m <sup>2</sup>	
<b>TOTAL COVERED: 180.72m<sup>2</sup> 17.82%</b>	



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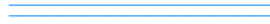



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**Site Plan**

SHEET NO: 04  
SCALE: 1:300 @ A3  
DATE Thursday, 14 April 2022

DRAWN: SM  
ISSUE: A

## LEGENDS

	DESCRIPTION
	PROPOSED PIPES TO OUTLET
	PROPOSED NEW DOWNPIPE (Ø90 UNO)
	SPS TRUFLOW FLOORWASTE (300 SQ. UNO)
	SURFACE INLET PIT (450 SQ. UNO)

## GENERAL NOTES

- ALL LINES ARE TO BE Ø100 uPVC @ MIN 1% GRADE UNLESS NOTED OTHERWISE. CHARGED LINES TO BE SEWER GRADE & SEALED.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE & LEVEL ALL EXISTING SERVICES PRIOR TO THE COMMENCEMENT OF ANY EARTHWORKS.
- ALL PIPES TO HAVE MINIMUM 150mm COVER IF LOCATED WITHIN PROPERTY.
- ALL PITS IN LANDSCAPE AREAS TO BE 450 x 450 PLASTIC UNO. AND ALL PITS IN DRIVEWAYS TO BE 450 x 450 CONCRETE UNO.
- PITS LESS THAN 600 DEEP MAY BE BRICK, PRECAST OR CONCRETE UNO.
- ALL BALCONIES AND ROOFS TO BE DRAINED AND TO HAVE SAFETY OVERFLOWS IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS.
- ALL EXTERNAL SLABS TO BE WATERPROOFED.
- ALL GRATES TO HAVE CHILD PROOF LOCKS.
- ALL DRAINAGE WORKS TO AVOID TREE ROOT ZONE.
- ALL DP'S TO HAVE LEAF GUARDS.
- ALL EXISTING LEVELS TO TO BE CONFIRMED BY BUILDER PRIOR TO CONSTRUCTION.
- ALL WORKS WITHIN COUNCIL RESERVE TO BE INSPECTED BY COUNCIL PRIOR TO CONSTRUCTION.
- COUNCIL'S ISSUED FOOTWAY DESIGN LEVELS TO BE INCORPORATED INTO THE FINISHED LEVELS ONCE ISSUED BY COUNCIL.
- ALL WORKS SHALL BE IN ACCORDANCE WITH BCA AND AS3500.3.
- EXISTING STORMWATER PIPE LOCATIONS HAVE BEEN ASSUMED. PLUMBER TO INSPECT PRIOR TO WORKS AND UPGRADE PIPES AS NECESSARY.

## GROUND FLOOR DRAINAGE PLAN

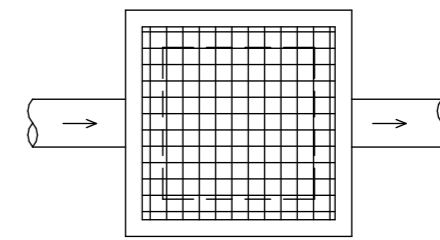
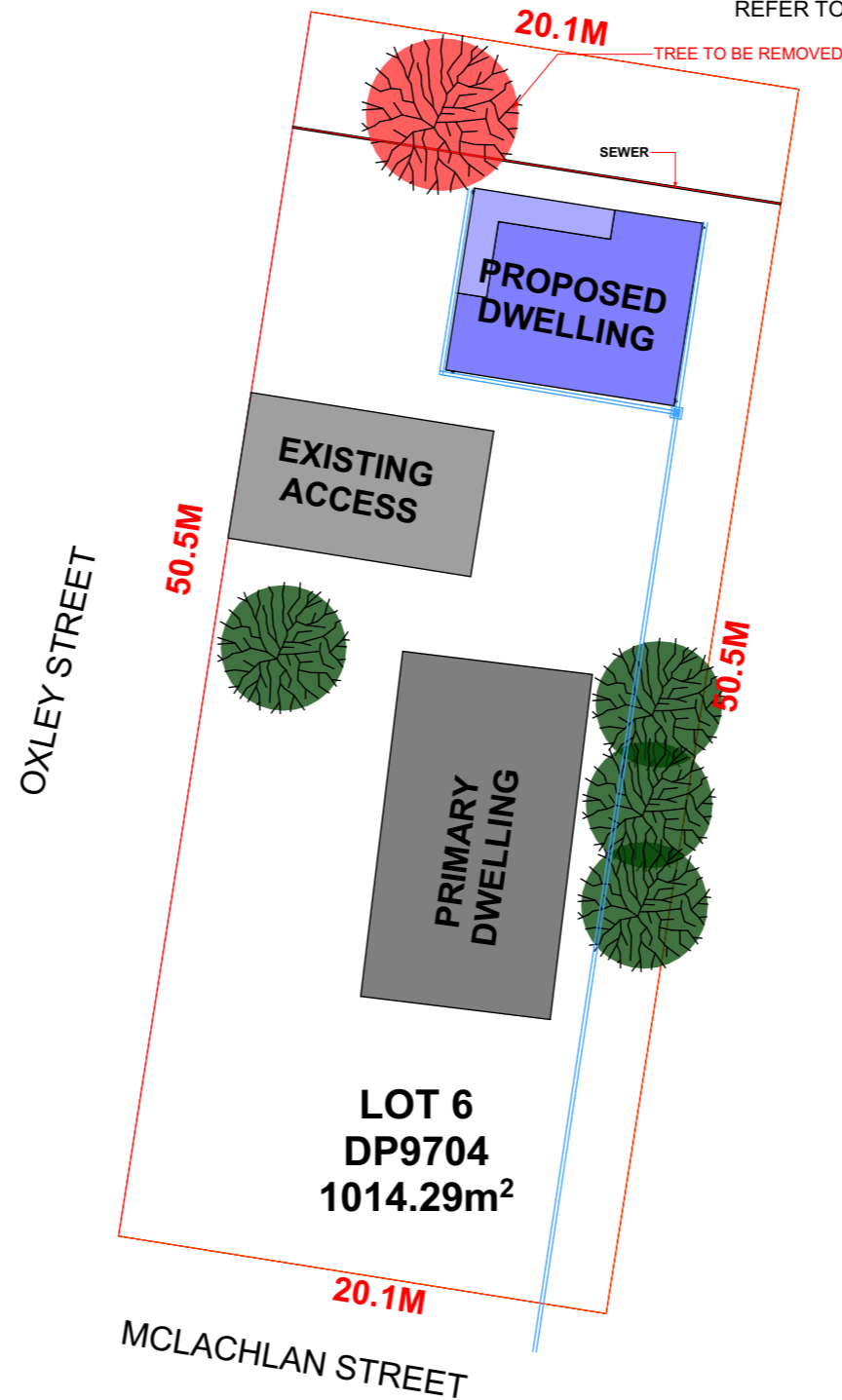
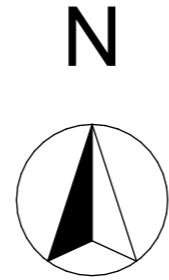
1:100 @ A1

### GENERAL NOTES

ALL DRAINAGE LINES SHALL BE UPVC (CLASS SH) LAID @ 1% FALL MIN. UNO.  
ALL STORMWATER DOWNPIPES Ø100 UNO.

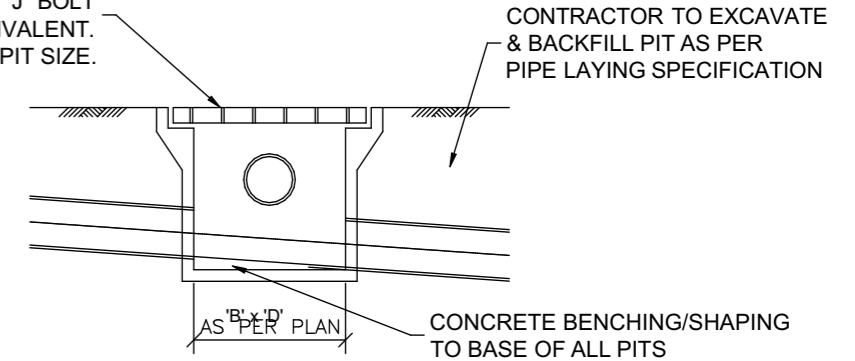
TYPICAL MINIMUM EFFECTIVE EAVES GUTTER SIZE = 6700 mm<sup>2</sup>  
MINIMUM EFFECTIVE EAVES GUTTER SLOPE = 1:500

(FOR SYMBOLS & ABBREVIATION - REFER TO COVER PAGE)



## PLAN

ACCESS GRATE CLASS B WITH CHILD PROOF "J" BOLT OR APPROVED EQUIVALENT. REFER TO PLAN FOR PIT SIZE.



## SECTION - TYPICAL SURFACE INLET PIT

1:5 @ A1

TYPICAL FOR ALL PITS IN NON-TRAFFIC AREAS



## RAINWATER SUPPLY SIGN



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LOT/DP 6/9704

CLIENT WEEKES

JOB NUMBER 202487

LGA MID-WESTERN REGIONAL COUNCIL

## Stormwater Plan

SHEET NO: 05

SCALE: 1:300 @ A3

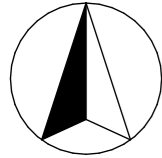
DATE Thursday, 14 April 2022

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ISSUE: A

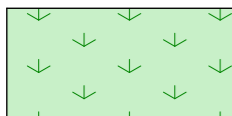
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Room Name	Area
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2 VERANDAH	10.75m <sup>2</sup>
<b>70.72 m<sup>2</sup></b>	
SITE DEVELOPMENT CALCULATION	
MID-WESTERN REGIONAL COUNCIL	
LAND SIZE: 1014.29m <sup>2</sup>	
LOT WIDTH: 50.5m	
LANDSCAPED AREA	
STRUCTURES: 126.65m <sup>2</sup> <b>12.49%</b>	
LANDSCAPE AREA: 887.35m <sup>2</sup> <b>87.48%</b>	

# Landscape Legend



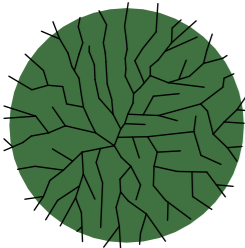
TURF AREA



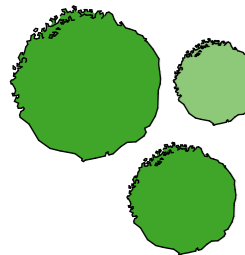
PAVED AREA



PROPOSED STRUCTURES

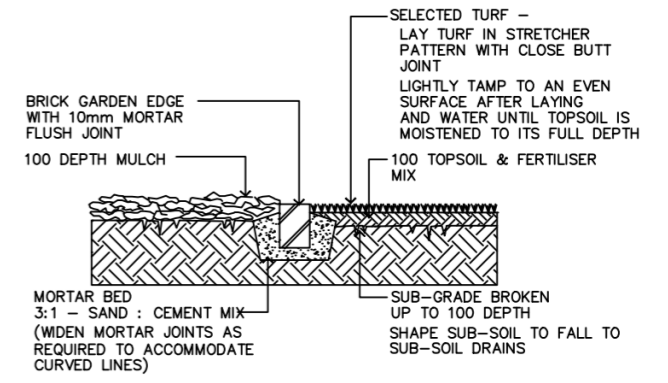
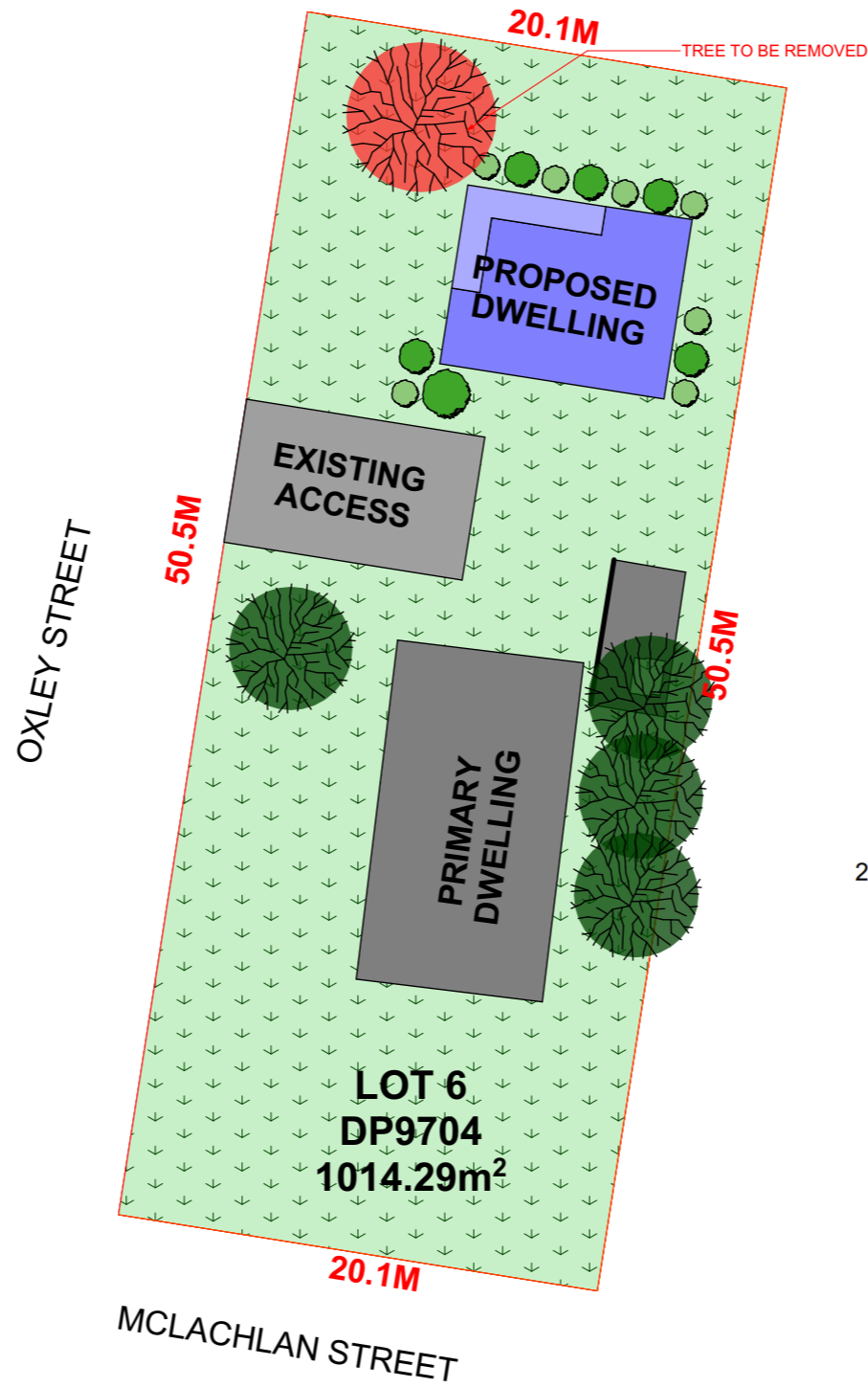


EXISTING TREES



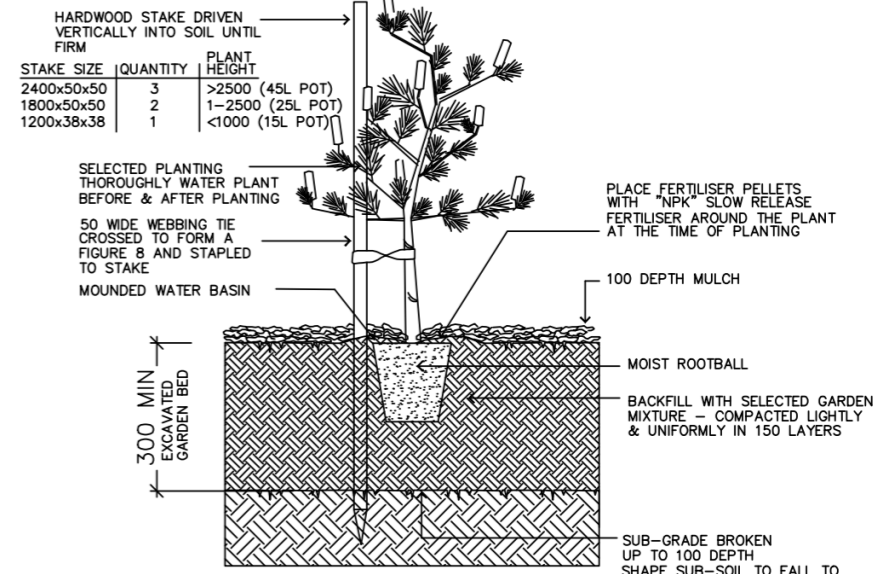
PROPOSED TREES, SHRUBS & PLANTING AREAS

All areas affected by construction and felling works to be planted out with native, endemic plant stock, (low growing/ below 500mm mature height). Generally sourced from "Wild Plant Rescue"



## 1. TURF & GARDEN EDGE DETAIL

NOTE: ALIGNMENT OF BRICK EDGE SHALL BE EVEN & FREE FROM DIPS AND HUMPS.



## 2. TREE & SHRUB PLANTING IN GARDEN BED

NOTE: DO NOT PLANT IN UNSUITABLE WEATHER CONDITIONS SUCH AS EXTREME HEAT, COLD, WIND OR RAIN. CLAY SOIL IS TO BE TREATED WITH CLAY BREAKER

- NOTE:**
- Contractors must verify all dimensions at the site before commencing any work or making any shop drawings which must be approved before manufacturing.
  - Do not scale drawing, if in doubt - ASK
  - This drawing is to be read in conjunction with Architectural, Hydraulic and survey plans
  - All Existing trees to remain shall be protected as per arborist report & council requirements
  - All pruning shall be in accordance with the AS 4373
  - Thoroughly eradicate weeds from all garden areas.
  - No variation to the works to be carried out without prior approval from owner.
  - All materials to be the best of their respective kinds and shall comply with approved sample type submitted or specified.
  - Substitution of plant species or varieties will not be permitted.
  - Unless otherwise specified or directed, all instructions are to be issued by the consulting landscape designer.
  - All storm water outlets & surface run off shall be to Hydraulic Engineers detail.
  - Provide sub-soil drainage to garden beds & lawn areas where required - To be confirmed on site.
  - Refer to survey plan for position of all existing services.
  - Refer to Architectural elevations & Sections for existing and proposed ground lines.
  - All landscape works shall comply with all councils DA & CC conditions and all relevant "AUSTRALIAN STANDARDS" and AUS\_SPEC NO.1 Specification C273-Landscaping.
  - Irrigation system - If required, shall be designed & installed to comply with AS 2698, AS 2698.1-1994, AS 2698.2-1985, AS 2698.3-1990, water board and other relevant authority regulations.
  - MAINTENANCE**- All landscape works are to be maintained for a period of 12 weeks after final completion. Replace all plants which have failed with the same species. Mulch is to be maintained at specified depth. All plants and turf shall be watered on a regular basis to maintain moisture levels required for optimum growth. All garden areas are to be maintained free from weeds.

**IMPORTANT NOTICE:**  
THE LANDSCAPING OF THE SITE SHALL BE MAINTAINED AT ALL TIMES IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN AND CONDITIONS OF CONSENT. IT MUST BE NOTED THAT ANY DEVIATION FROM THE APPROVED DESIGN IS NOT AUTHORISED UNDER THE DEVELOPMENT CONSENT. ANY ALTERATION TO DESIGN AND PLANT MATERIAL MUST BE APPROVED BY THE ACCREDITED CERTIFIER

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**Landscape plan**

SHEET NO: 06  
SCALE: 1:300 @ A3  
DATE Thursday, 14 April 2022

DRAWN: SM  
ISSUE: A

# SOIL AND WATER MANAGEMENT CONTROLS

This is a Soil and Water Management Plan, and shows an acceptable way of managing soil erosion and water quality on the site. The Site Manager shall be responsible for implementation and management of the Soil and Water Management on the site.

This plan is to be read in conjunction with the DA and Engineering Plans, and any other plans, written instructions, specification or documentation that may be issued relating to development of the site. Ensure that all soil and water management works are located as instructed by the Site Manager or as shown on the plans, specification or other relevant documentation.

All workers and sub-contractors shall be informed of their responsibilities in minimising the potential for soil erosion and pollution to downslope lands and waterways.

Water will be prevented from entering the permanent drainage system unless it is relatively sediment free, ie the catchment area has been permanently landscaped and/or any likely sediment has been filtered through or settled within an approved structure to meet environmental guidelines.

'Sediment' fencing and adjacent swales will be installed as indicated on the plans and at the direction of superintendent to ensure containment of sediment. The swales will outlet or overflow under stabilised conditions into the sediment basins, to safely convey water into a suitable filtering system should the pores in the fabric block.

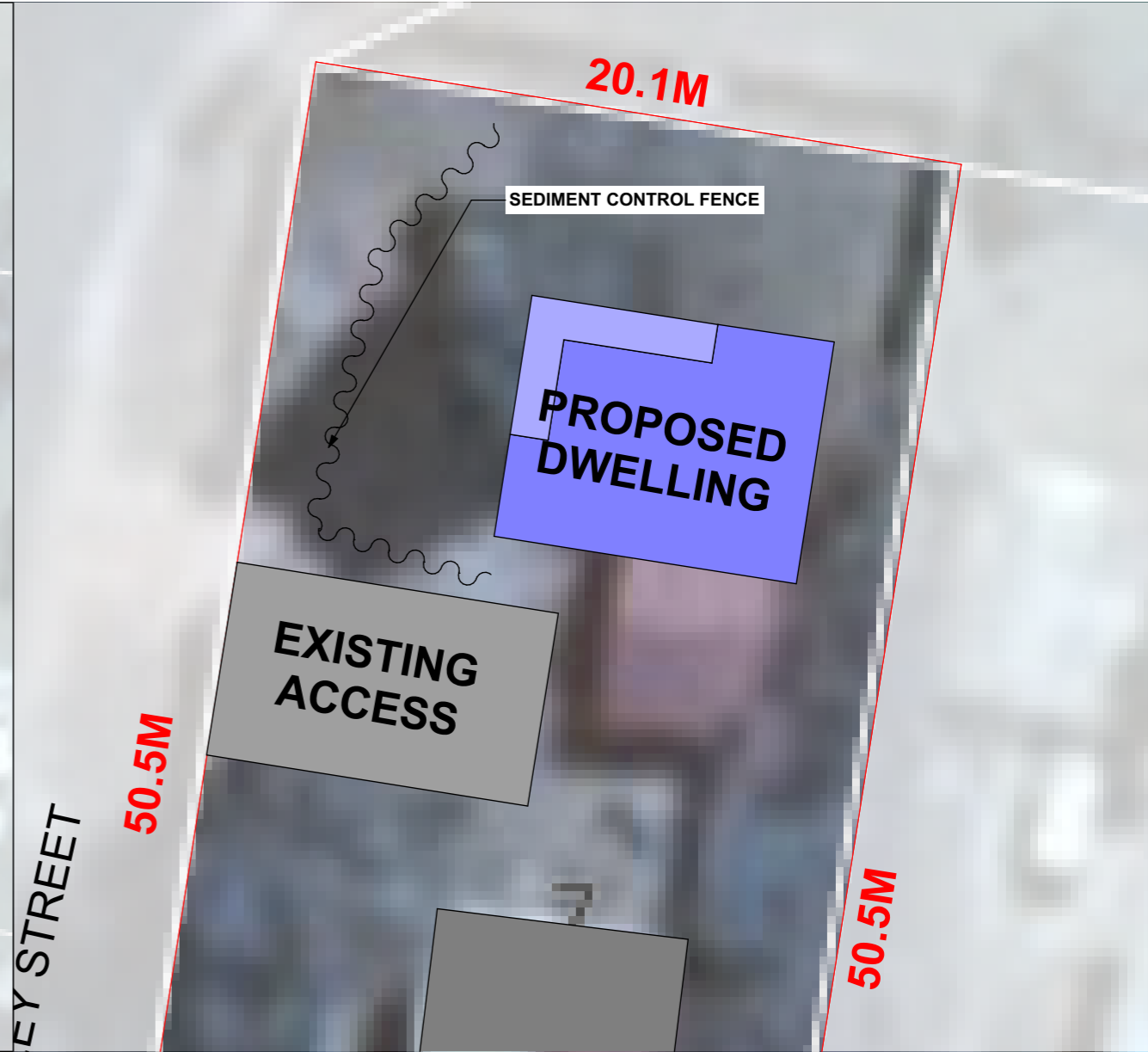
Construct a new sediment basin (if indicated on plans) at the location shown and clean out the existing dams to act as a sediment basin during the construction period and beyond.

Sediment basins shall have a minimum wet sediment capacity of 10 cubic metres and be designed with suitable overflow spillways to remain stable in at least the 1 in 10 year ARI (10% AEP), critical duration storm event.

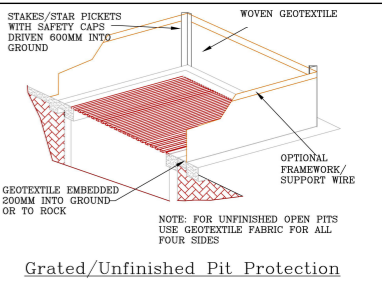
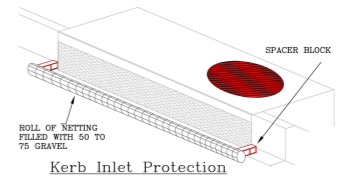
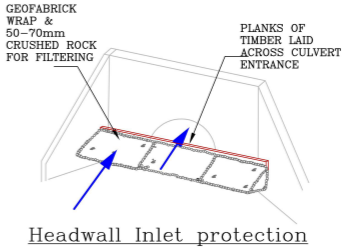
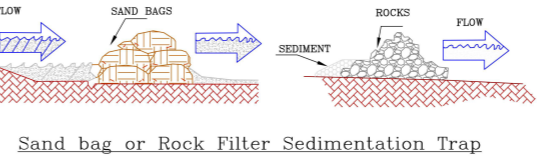
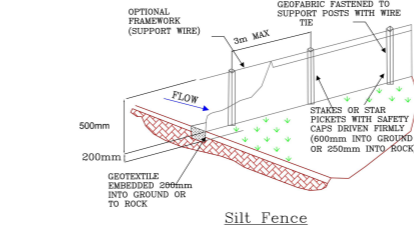
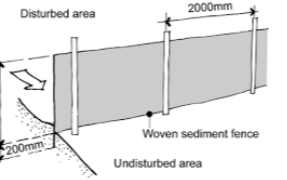
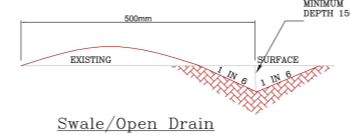
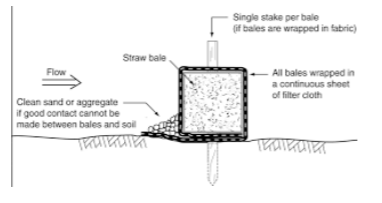
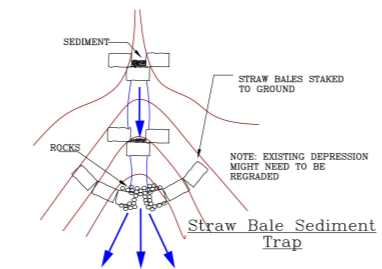
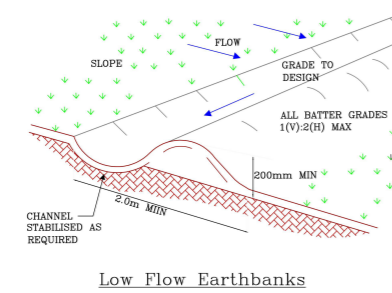
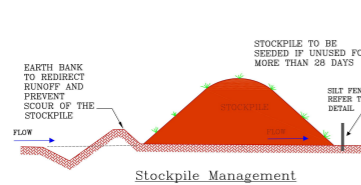
In general, water shall not be released or pumped from sediment basins unless water quality complies with the 'Australian and New Zealand Guidelines for Fresh and Marine Water Quality' and in particular 50mg/L maximum suspended solids. Artificial flocculation to settle finer particles may be necessary in this instance. The basins are to be emptied within 48 hours after a storm event, but only after water has reached acceptable quality levels.

Stockpiles must not be located within 2m of hazard areas, including likely areas of concentrated or high velocity flows such as waterways, paved areas and driveways. Where they are between 2m and 5m metres from such areas, special sediment control measures should be taken to minimise possible pollution to downslope waters, e.g. through installation of additional 'sediment' fencing and bunds around the stockpiles.

Regular checking and maintenance of the measures to ensure the integrity of the installed measures.



## Techniques



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Signed \_\_\_\_\_  
Date \_\_\_\_\_

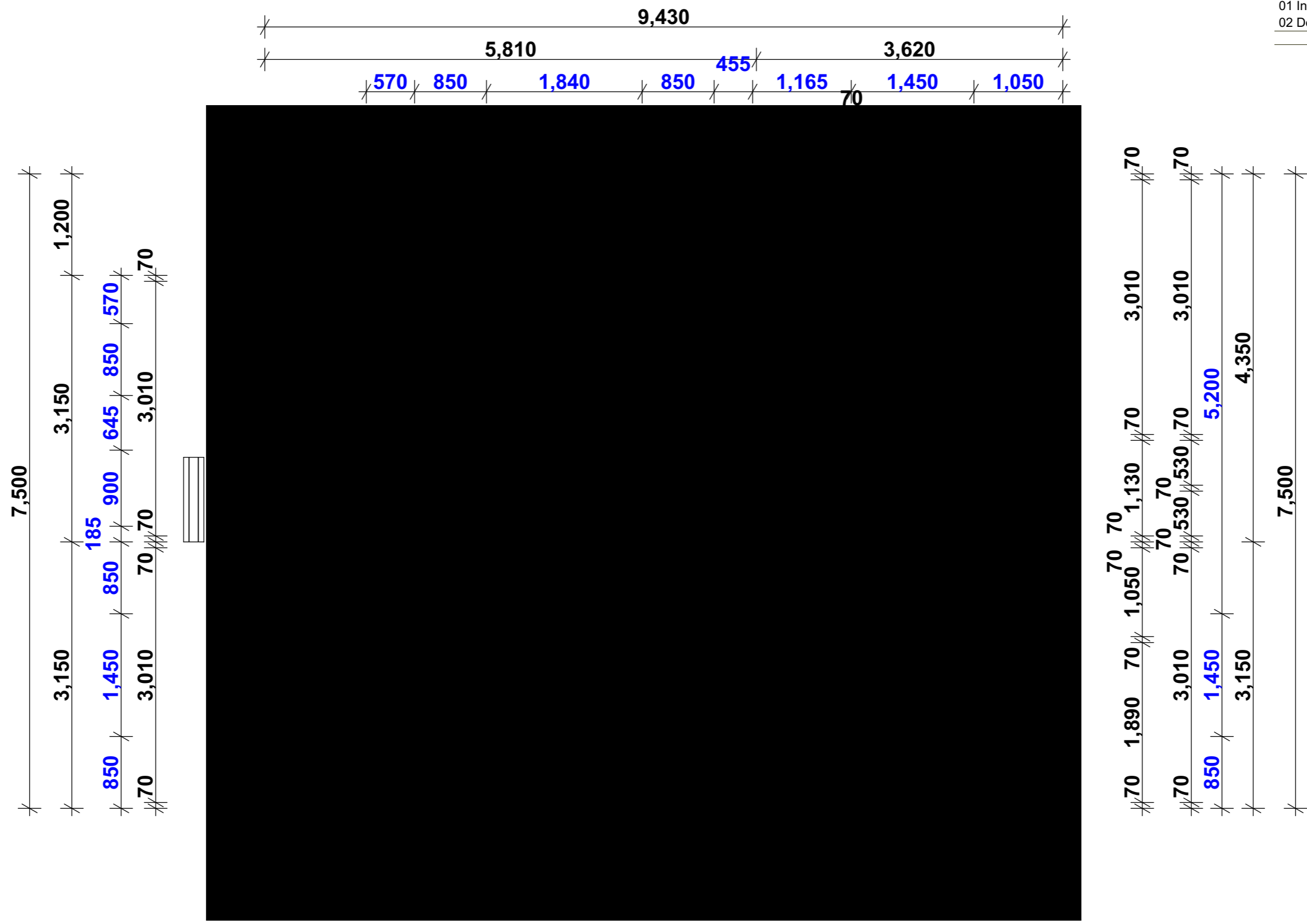
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LOCATION 7 MCLACHLAN STREET  
KANDOS, NSW 2848  
LOT/DP 6/9704  
CLIENT WEEKES  
JOB NUMBER 202487  
LGA MID-WESTERN REGIONAL COUNCIL

**Sediment Control Plan**

SHEET NO: 07  
SCALE: 1:500, 1:200 @ ISSUE: A  
DRAWN: SM  
DATE Thursday, 14 April 2022

Area Calculations	
Room Name	Area
01 Internal Area	59.97
02 Deck	12.32
	<b>72.29 m<sup>2</sup></b>



ABN 32 603 439 827  
 Sales Office and Display Centre  
 1355 The Northern Road, Bringelly NSW  
 Postal Address  
 PO Box 56, Bringelly NSW 2556  
**Phone (02) 4774 8388**  
 Email: sales@hitechhomes.com.au  
 www.hitechhomes.com.au

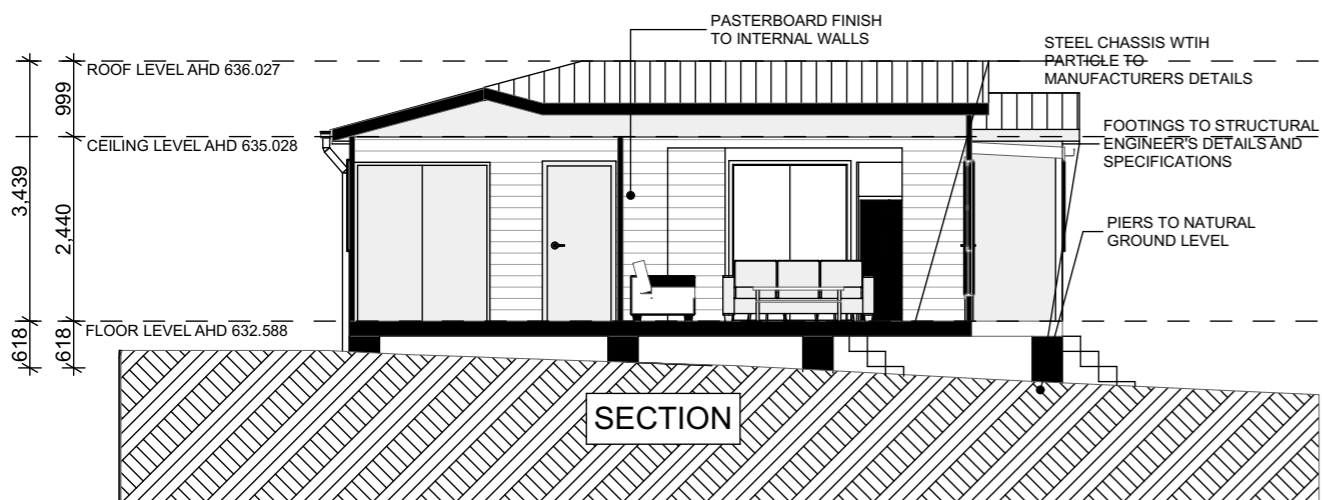
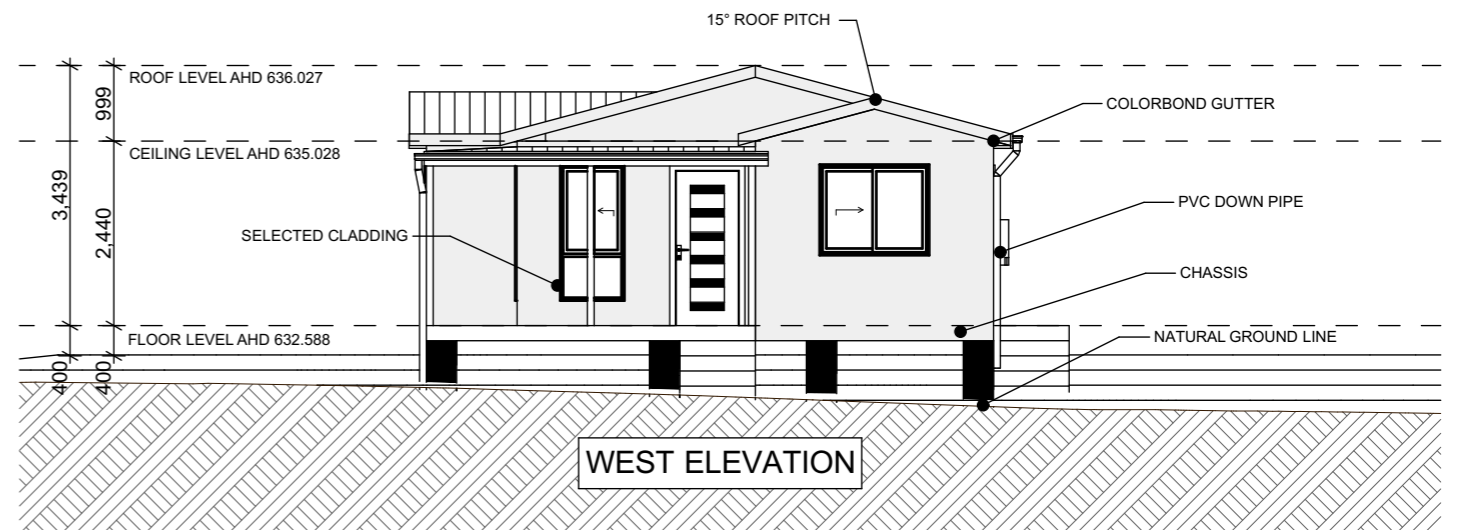
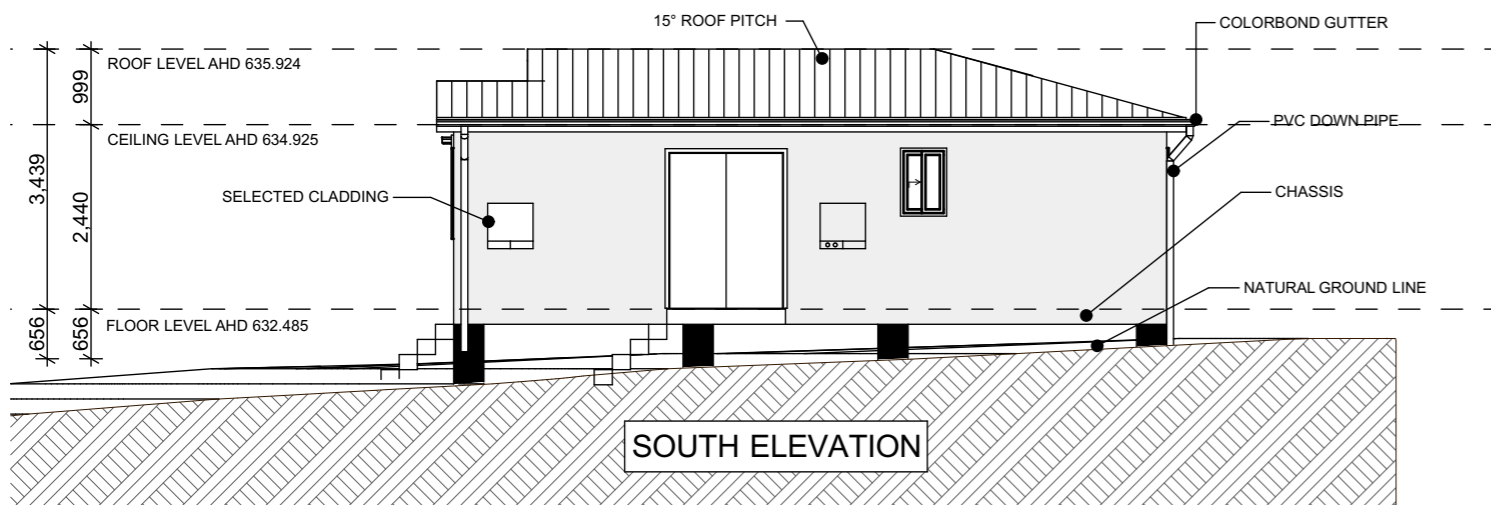
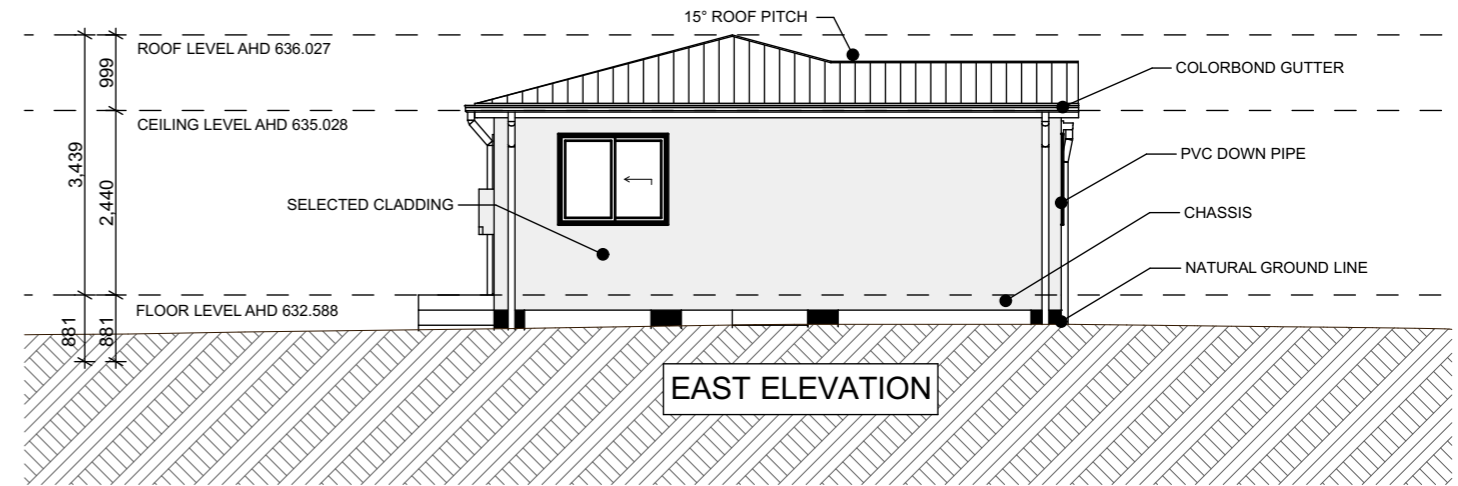
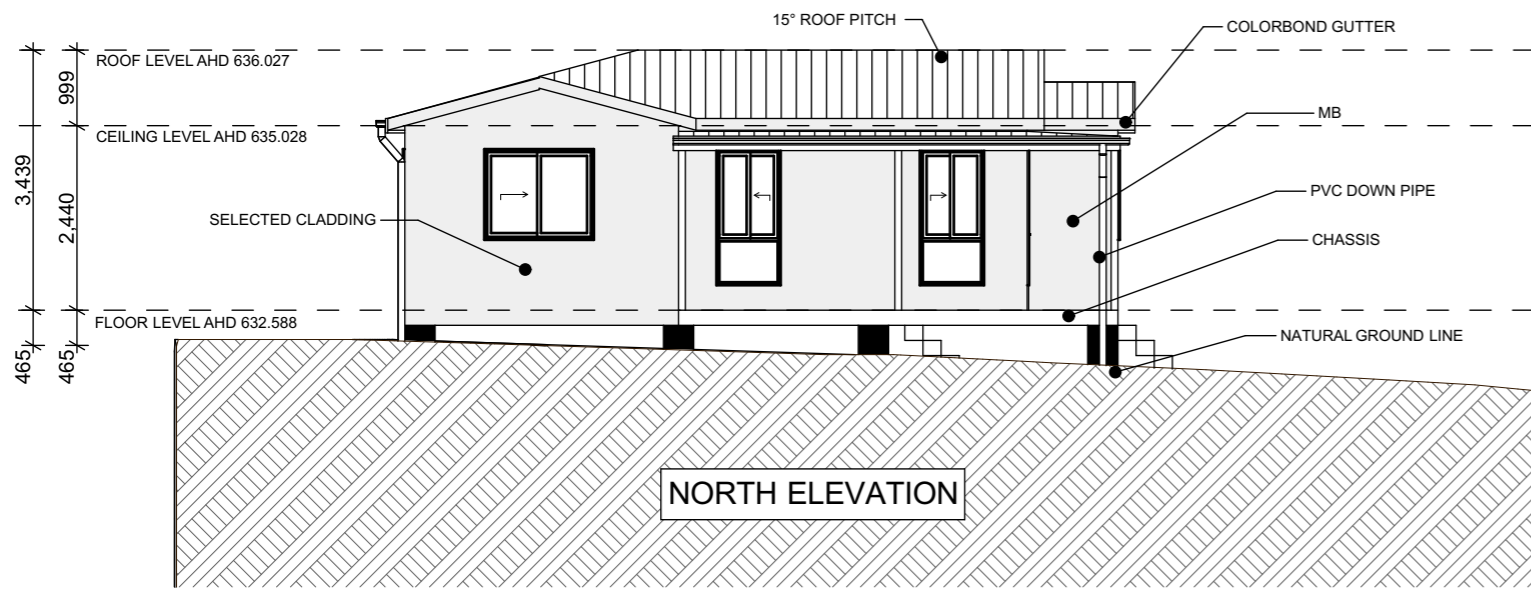
70 4,390 70 2,370 70 2,390 70  
 5,910 610 2,910  
**SINGLE STOREY DWELLING**  
**CLIENT CONCEPT PLAN APPROVAL**  
 Signed \_\_\_\_\_  
 Date \_\_\_\_\_

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**Ground Floor plan**

SHEET NO: 08  
 SCALE: 1:50 @ A3  
 DATE Thursday, 14 April 2022  
 DRAWN: SM  
 ISSUE: A



Door List		
Full Element ID	W x H Size	Quantity
D01 820	820x2,040	1
D02 820	820x2,040	1
D03 820	820x2,040	1
D05 820	820x2,040	1
D06 820	820x2,040	1
DS01 1570	1,570x2,100	1
		<b>6</b>

Robe Door List		
Full Element ID	W x H Size	Quantity
RD01	1,790x2,100	1
RD02	1,790x2,100	1
		<b>2</b>

Window List					
Window Code	Height	Width	Head height	Surface Area	Quantity
W01	1,800	850	2,130	1.53	1
W02	1,800	850	2,130	1.53	1
W03	1,800	850	2,130	1.53	1
W04	1,200	1,450	2,130	1.74	1
W05	1,200	1,450	2,130	1.74	1
W06 OBS	900	610	2,130	0.55	1
W07	1,200	1,450	2,130	1.74	1
				<b>10.36 m<sup>2</sup></b>	<b>7</b>



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**SINGLE STOREY DWELLING**  
**CLIENT CONCEPT PLAN APPROVAL**

Signed \_\_\_\_\_  
 Date \_\_\_\_\_

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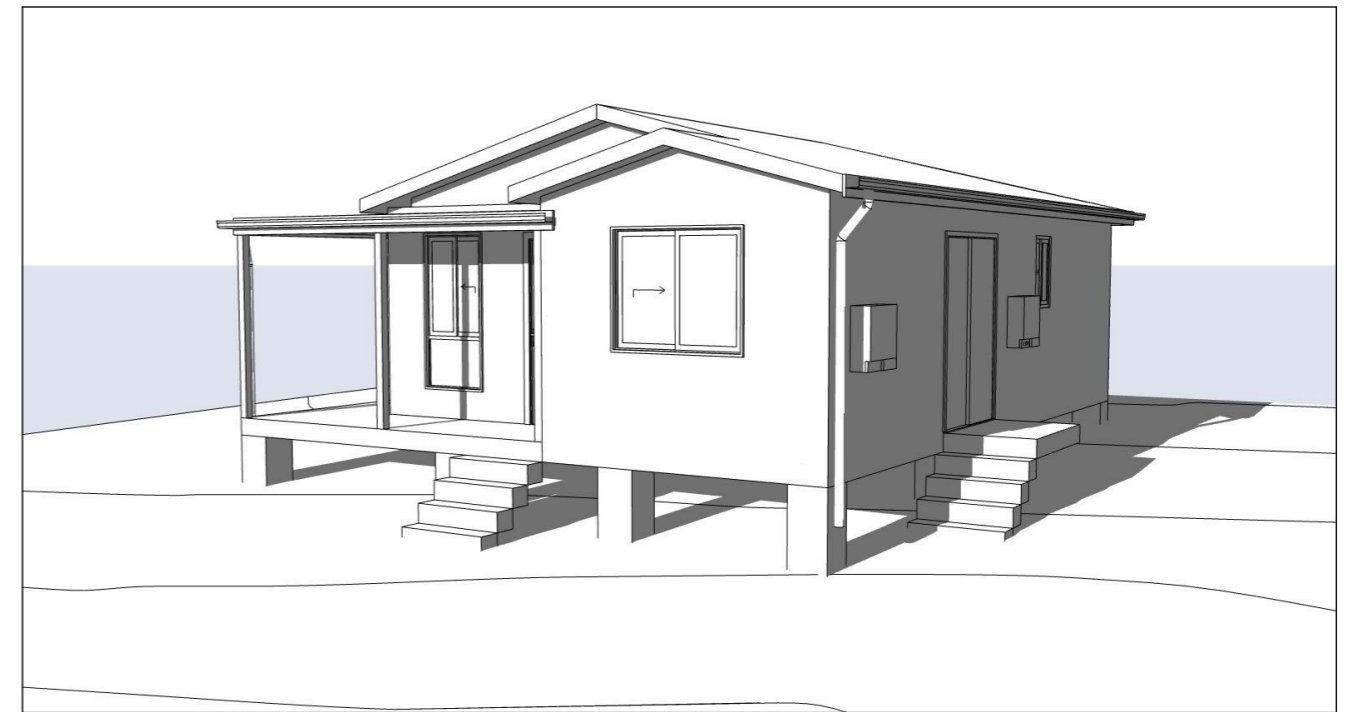
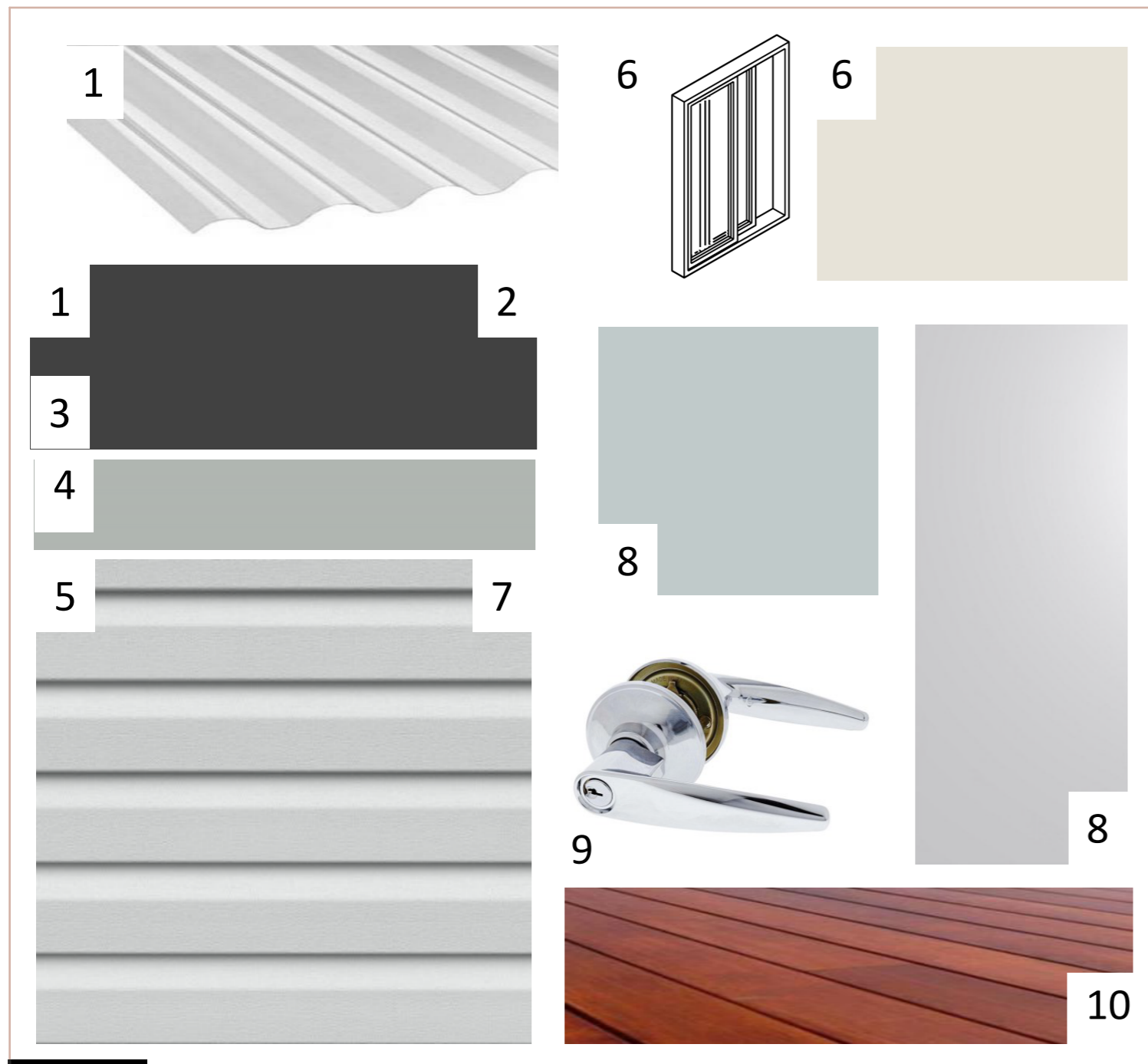
**Elevations and Section**

SHEET NO: 09  
 SCALE: 1:100 @ A3  
 DATE Thursday, 14 April 2022  
 DRAWN: SM  
 ISSUE: A

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# EXTERNAL COLOUR PLAN



## LEGEND - EXTERNAL COLOURS

- 1) ROOF: STEELINE CORRUGATED 762 - CB MONUMENT
- 2) GUTTER: CB MONUMENT
- 3) FASCIA: CB MONUMENT
- 4) DOWNPIPES: CB SHALE GREY
- 5) WALL CLADDING: DURATUFF VINYL - HORIZONTAL LAY- STERLING
- 6) WINDOWS & FLYSCREENS - ALUMINIUM SLIDING - PEARL WHITE
- 7) EXTERNAL WINDOW ARCHITRAVE: VINYL - STERLING
- 8) FRONT DOOR: HUMEDOORS FLUSH - TB SILVER ANNIVERSARY (T15 72.2)
- 9) ENTRY DOOR HANDLE: STANDARD ENTRANCE LEVER - STAINLESS STEEL
- 10) DECKING: HARDWOOD - MERBAU - CLEAR FINISH



JOB NO: 202487

SITE ADDRESS: 7 MCLACHLAN STREET, KANDOS

CLIENT - WEEKES



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Signed \_\_\_\_\_

Date \_\_\_\_\_

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### External colours

SHEET NO: 10 | DRAWN: SM  
 SCALE: 1:321.015 @ A3 | ISSUE: A  
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