

PROPOSED DUAL OCCUPANCY

FACADE PERSPECTIVE IS DEPICTIVE ONLY AND MAY VARY ONCE APPLIED TO ACTUAL CUSTOM DESIGN.

ARTIST'S IMPRESSION ONLY NOT TO BE REFERRED TO FOR CONSTRUCTION PURPOSES.

MATERIALS SHOWN ARE DEPICTIVE ONLY AND MAY NOT REFLECT THE SELECTED FINISHES.

**BUSHFIRE ZONE
BAL-29
FOR DECKS & STAIRS**

**BUSHFIRE ZONE
BAL-19**

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ABN 32 603 439 827

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Phone (02) 4774 8388

Email: sales@hitechhomes.com.au

www.hitechhomes.com.au

**SINGLE STOREY
DWELLING
CLIENT PLAN APPROVAL**

Signed _____

Date _____

LEGEND	
WC - WATER CLOSET	F - FRIDGE
HWS - HOT WATER SYSTEM	TUB - LAUNDRY TUB
MB - METER BOX	WM - WASHING MACHINE
DP - DOWNPIPE	CB - COLORBOND
SHR - SHOWER	LGA - LOCAL GOVERNMENT PLAN
VTY - VANITY	WT - WINDOW TOP
PTY - PANTRY	WB - WINDOW BOTTOM
MW - MICROWAVE	RL - RIDGE LINE
SD - SMOKE DETECTOR	AHD - AUSTRALIAN HEIGHT DATUM
LDRY - LAUNDRY	PP - POWER POLE
BED - BEDROOM	VEG - VEGETATION
PDR - POWDER ROOM	EB - EDGE OF BITUMEN
O/H - OVERHEAD CUPBOARDS	BM - BENCH MARK
BAL - BUSHFIRE ATTACK LEVEL	GUT - GUTTER
GSD - GLASS SLIDING DOOR	EXT - EXIT
RD - ROBE DOOR	BC - BROOM CLOSET
CSD - CAVITY SLIDING DOOR	OBS - OBSCURE WINDOW

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Title Page

CLIENT: KELLY JOB NUMBER: 202707

LOCATION: 66A KALUDABAH ROAD, PIAMBONG

LGA: MID-WESTERN REGIONAL COUNCIL

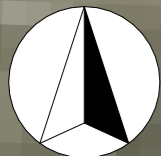
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DRAWN: AF ISSUE: DA SHEET NO: DA.1

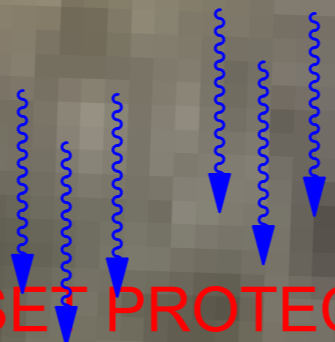
REF NUMBER: 13320621 DESIGN: COBBITY

DATE: Thursday, 7 December 2023

N



Northern Moderate Breeze



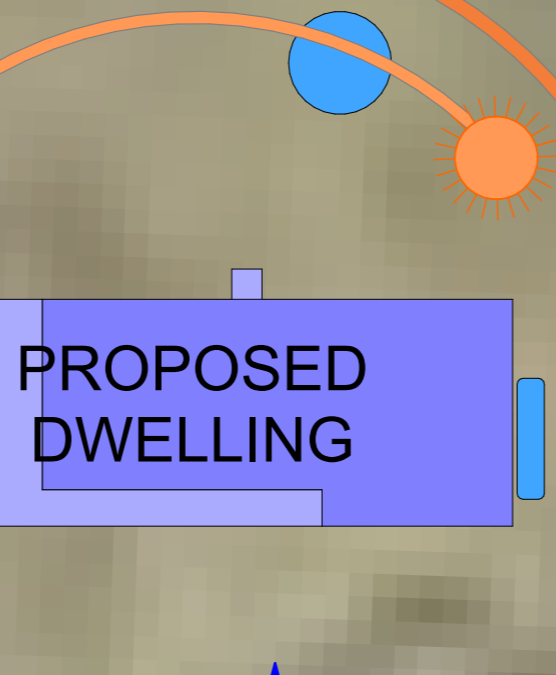
20m ASSET PROTECTION ZONE

Northern Midday Sun

SUMMER SOLSTICE

EQUINOXES

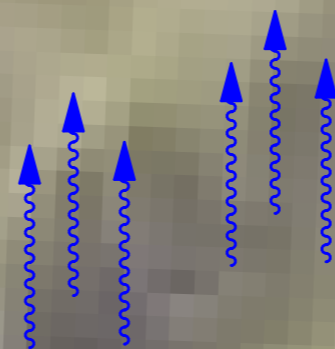
WINTER SOLSTICE



PROPOSED DWELLING

Western Afternoon Sun

Eastern Morning Sun



Southerly Winds

DRIVEWAY



BUSHFIRE ZONE
BAL-29
FOR DECKS & STAIRS

BUSHFIRE ZONE
BAL-19

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Site Analysis Plan

CLIENT: KELLY JOB NUMBER: 202707

LOCATION: 66A KALUDABAH ROAD, PIAMBONG

LGA: MID-WESTERN REGIONAL COUNCIL

























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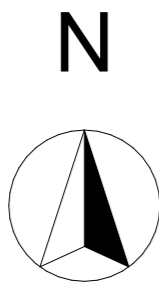
DRAWN: AF ISSUE: DA SHEET NO: DA.2

REF NUMBER: 13320621 DESIGN: COBBITY

DATE: Thursday, 7 December 2023

SURVEY LEGEND

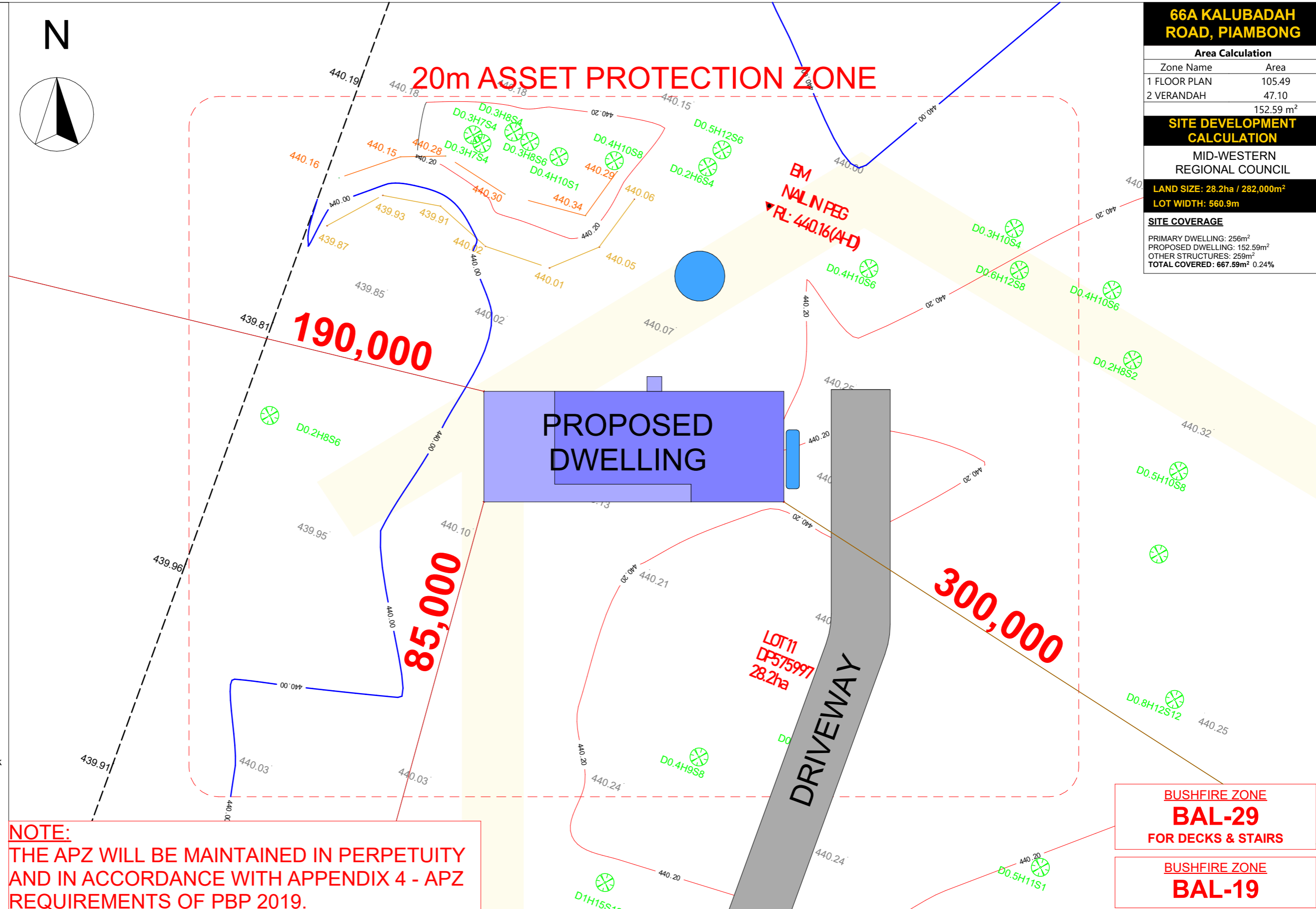
-  Power Pole
-  Light Pole
-  Gutter
-  Water Meter
-  Sluice Valve
-  Water Valve
-  Fire Hydrant
-  Concrete
-  Building
-  Stone Paving
-  Storm Drain Inlet
-  Timber deck
-  Retaining Wall
-  Fence
-  Back of kerb
-  Building Line
-  Telstra Pit
-  Clothes Line
-  Tree
-  Bottom of the Bank
-  Top of the Bank
-  Invert of kerb
-  Lip of kerb
-  Sewer Manhole



66A KALUBADAH ROAD, PIAMBONG

Area Calculation	
Zone Name	Area
1 FLOOR PLAN	105.49
2 VERANDA	47.10
152.59 m ²	
SITE DEVELOPMENT CALCULATION	
MID-WESTERN REGIONAL COUNCIL	
LAND SIZE: 28.2ha / 282,000m ²	
LOT WIDTH: 560.9m	
SITE COVERAGE	
PRIMARY DWELLING: 256m ²	
PROPOSED DWELLING: 152.59m ²	
OTHER STRUCTURES: 259m ²	
TOTAL COVERED: 667.59m ² 0.24%	

20m ASSET PROTECTION ZONE



NOTE:
THE APZ WILL BE MAINTAINED IN PERPETUITY AND IN ACCORDANCE WITH APPENDIX 4 - APZ REQUIREMENTS OF PBP 2019.

BUSHFIRE ZONE BAL-29 FOR DECKS & STAIRS

BUSHFIRE ZONE BAL-19



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Date _____

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Site Plan

CLIENT: KELLY JOB NUMBER: 202707

LOCATION: 66A KALUDABAH ROAD, PIAMBONG

LGA: MID-WESTERN REGIONAL COUNCIL



LOT/DP: 11/DP575997 SCALE: 1:1.30, 1:250 @ A3

DRAWN: AF ISSUE: DA SHEET NO: DA.4

REF NUMBER: 13320621 DESIGN: COBBITY

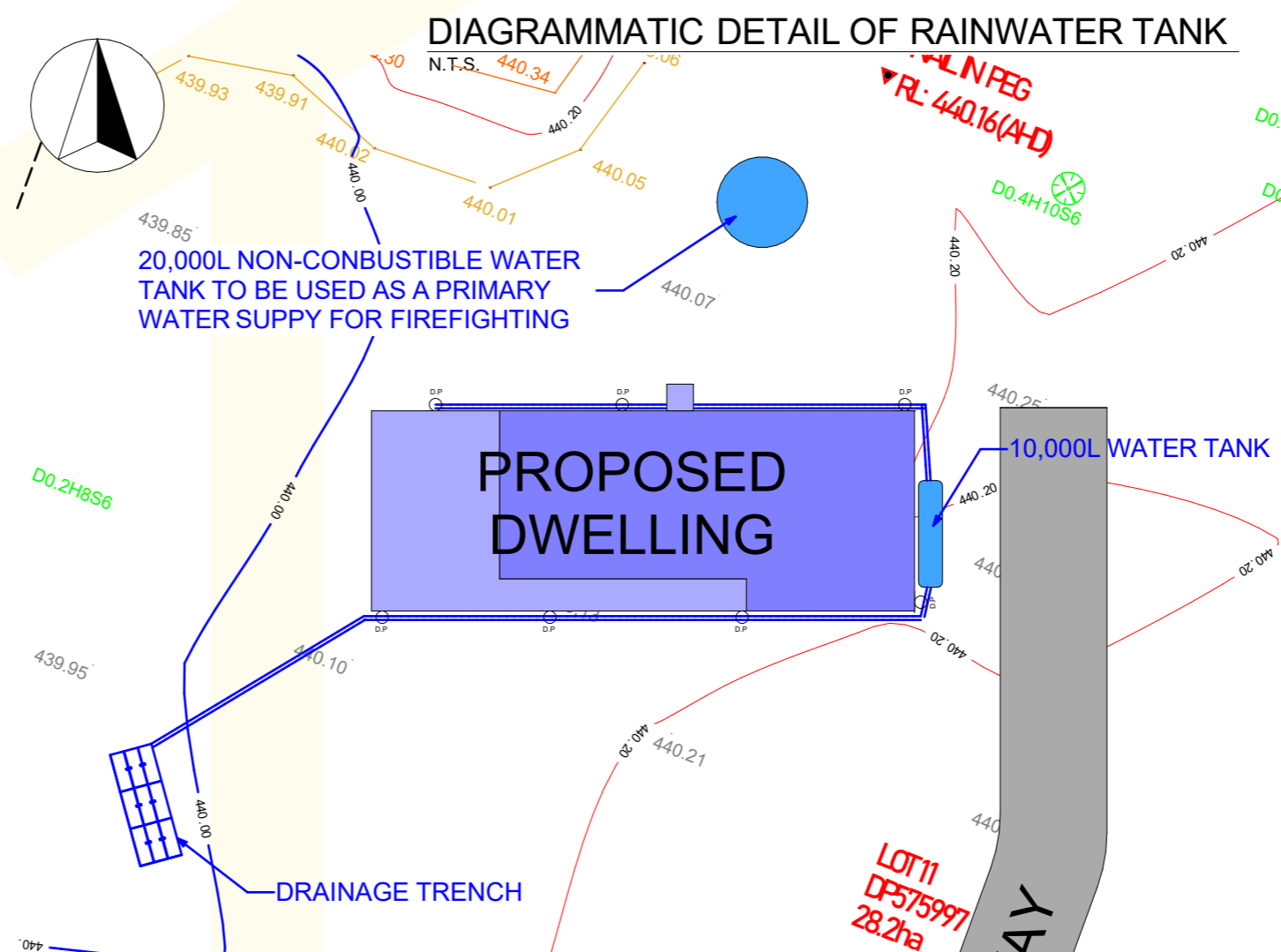
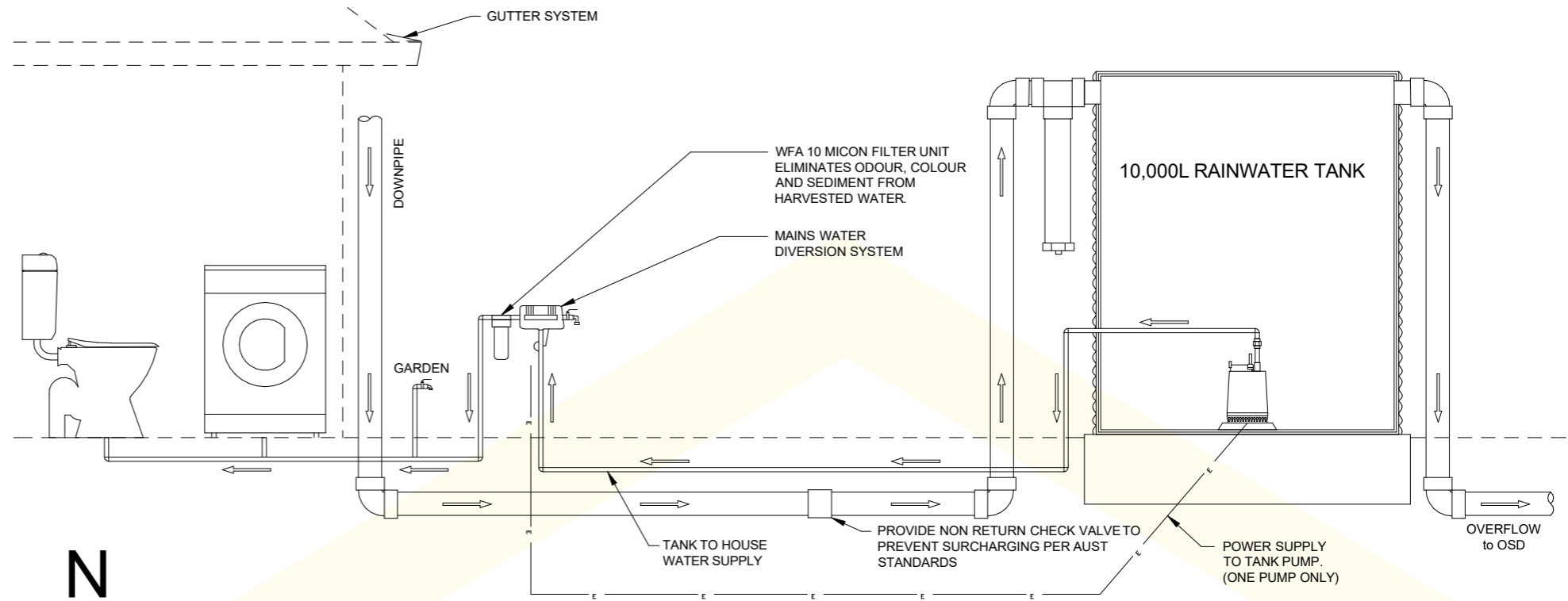
DATE: Thursday, 7 December 2023

LEGENDS

DESCRIPTION
 PROPOSED PIPES TO OUTLET
 PROPOSED NEW DOWNPIPE (Ø90 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.



RAINWATER SUPPLY SIGN



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Stormwater Plan

 CLIENT: KELLY JOB NUMBER: 202707

 LOCATION: 66A KALUDABAH ROAD, PIAMBONG

 LGA: MID-WESTERN REGIONAL COUNCIL

 LOT/DP: 11/DP575997 SCALE: 1:250 @ A3

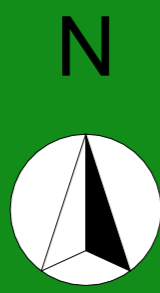
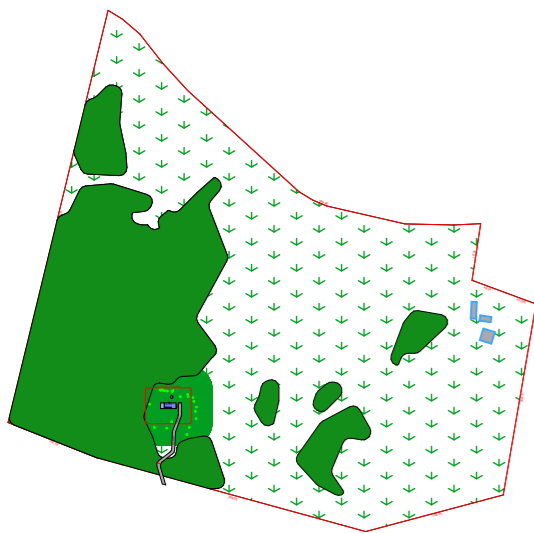
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 REF NUMBER: 13320621 DESIGN: COBBITY

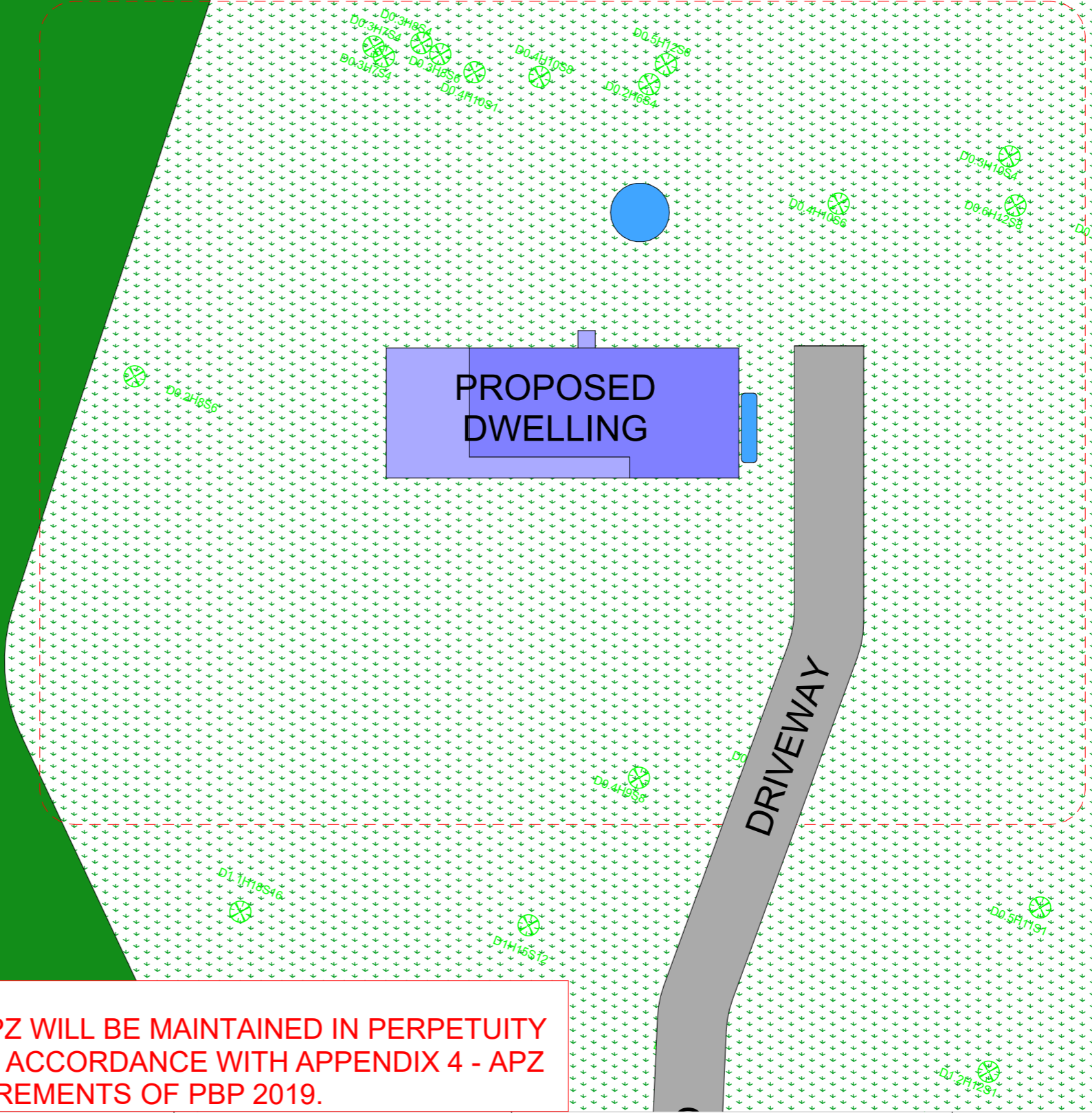
 DATE: Thursday, 7 December 2023

66A KALUBADAH ROAD, PIAMBONG

Area Calculation	
Zone Name	Area
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2 VERANDAH	47.10
152.59 m ²	
SITE DEVELOPMENT CALCULATION	
MID-WESTERN REGIONAL COUNCIL	
LAND SIZE: 28.2ha / 282,000m ²	
LOT WIDTH: 560.9m	
LANDSCAPED AREA	
STRUCTURES: 667.59m ²	
LANDSCAPE AREA: 281,332.41 99.76%	



20m ASSET PROTECTION ZONE



- NOTE:**
- | | |
|--|---|
| 1 Contractors must verify all dimensions at the site before commencing any work or making any shop drawings which must be approved before manufacturing. | 11 All storm water outlets & surface run off shall be to Hydraulic Engineers detail. |
| 2 Do not scale drawing, if in doubt - ASK | 12 Provide sub-soil drainage to garden beds & lawn areas where required - To be confirmed on site. |
| 3 This drawing is to be read in conjunction with Architectural, Hydraulic and survey plans | 13 Refer to survey plan for position of all existing services. |
| 4 All Existing trees to remain shall be protected as per arborist report & council requirements | 14 Refer to Architectural elevations & Sections for existing and proposed ground lines. |
| 5 All pruning shall be in accordance with the AS 4373 | 15 All landscape works shall comply with all councils DA & CC conditions and all relevant "AUSTRALIAN STANDARDS" and AUS_SPEC NO.1 Specification C273-Landscaping. |
| 6 Thoroughly eradicate weeds from all garden areas. | 16 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. |
| 7 No variation to the works to be carried out without prior approval from owner. | 17 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. |
| 8 All materials to be the best of their respective kinds and shall comply with approved sample type submitted or specified. | |
| 9 Substitution of plant species or varieties will not be permitted. | |
| 10 Unless otherwise specified or directed, all instructions are to be issued by the consulting landscape designer. | |

Landscape Legend

- TURF AREA
- EXISTING DRIVEWAY
- PROPOSED STRUCTURES
- DENSE TREE AREA
- EXISTING TREES

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Landscape Plan

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LOCATION: 66A KALUDABAH ROAD, PIAMBONG

LGA: MID-WESTERN REGIONAL COUNCIL

LOT/DP: 11/DP575997 SCALE: 1:10000, 1:1.30, 1:3

DRAWN: AF ISSUE: DA SHEET NO: DA.7

REF NUMBER: 13320621 DESIGN: COBBITY

DATE: Thursday, 7 December 2023

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.

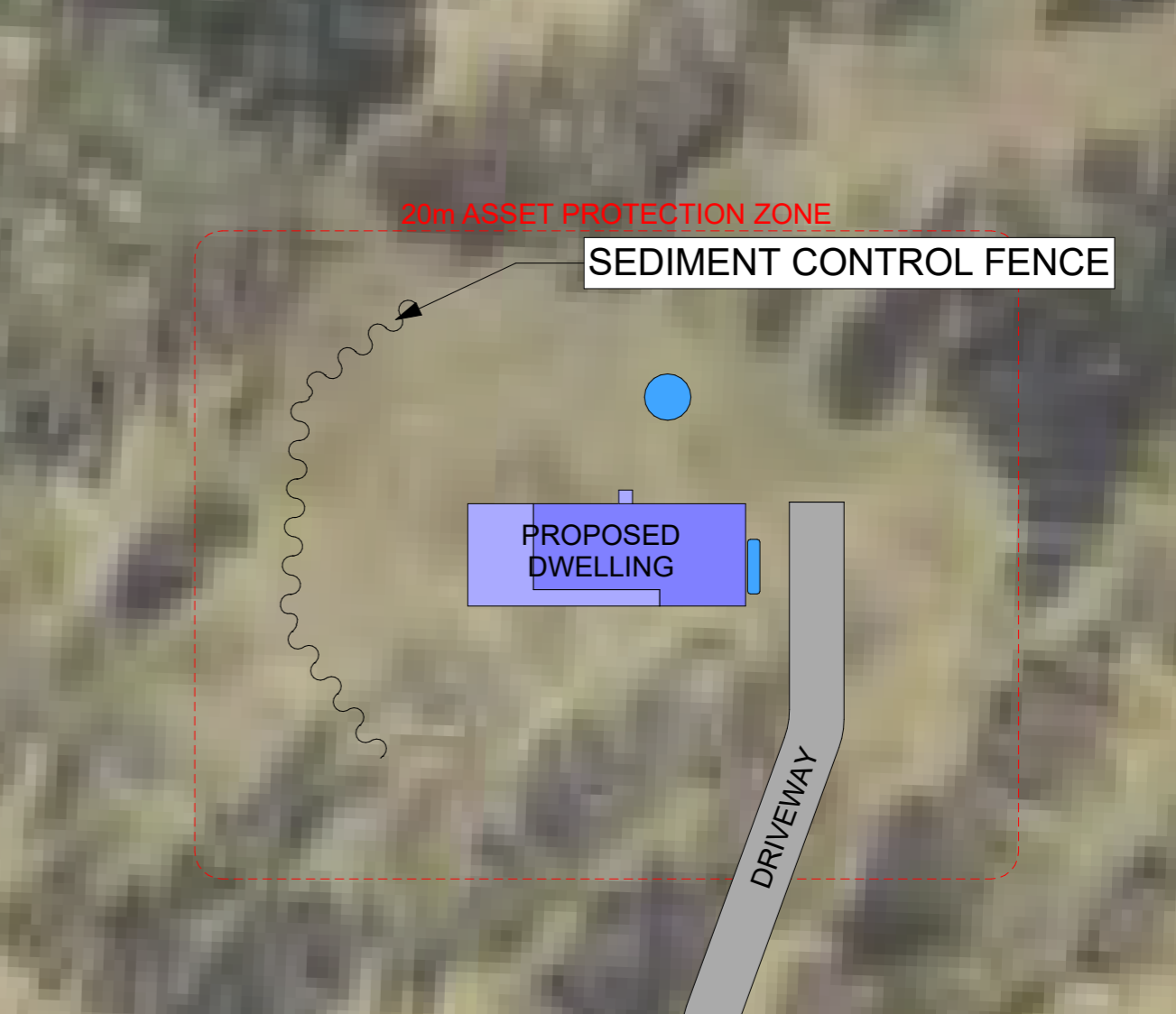
Stockpiles must not be located within 2m of hazard areas, including likely areas of concentrated or high velocity flows such as waterways, paved areas and driveways. Where they are between 2m and 5m metres from such areas, special sediment control measures should be taken to minimise possible pollution 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.

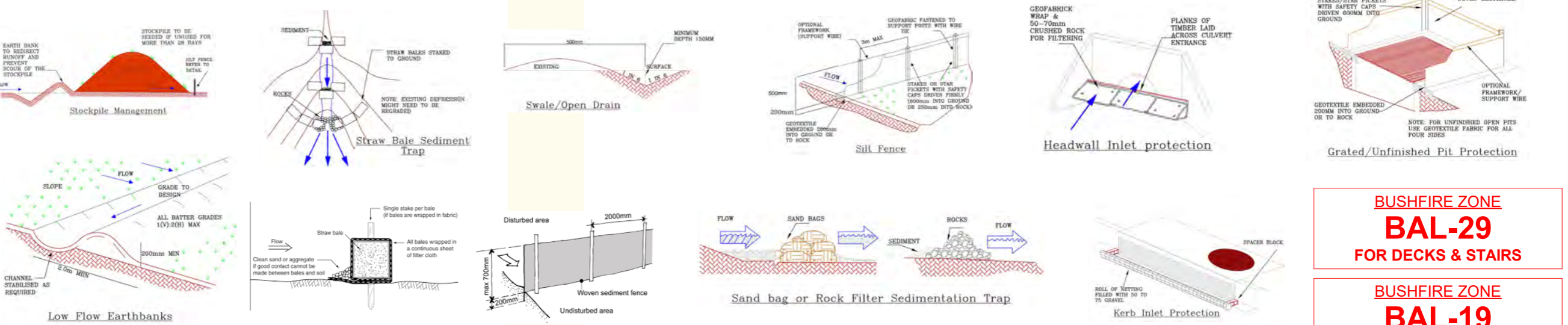
FULL SITE PLAN



SEDIEMT CONTROL FENCE LAYOUT



TECHNIQUES



**BUSHFIRE ZONE
BAL-29
FOR DECKS & STAIRS**

**BUSHFIRE ZONE
BAL-19**

ABN 32 603 439 827

Hi-TECH HOMES

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

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SINGLE STOREY DWELLING CLIENT PLAN APPROVAL

Signed _____

Date _____

LEGEND

WC - WATER CLOSET	F - FRIDGE
HWS - HOT WATER SYSTEM	TUB - LAUNDRY TUB
MB - METER BOX	WM - WASHING MACHINE
DP - DOWNPIPE	CB - COLORBOND
SHR - SHOWER	LGA - LOCAL GOVERNMENT PLAN
PTY - VANITY	WT - WINDOW TOP
PTV - PANTRY	WB - WINDOW BOTTOM
MW - MICROWAVE	RL - RIDGE LINE
SD - SMOKE DETECTOR	AHD - AUSTRALIAN HEIGHT DATUM
LDRY - LAUNDRY	PP - POWER POLE
BED - BEDROOM	VEG - VEGETATION
PDR - POWDER ROOM	EB - EDGE OF BITUMEN
O/H - OVERHEAD CUPBOARDS	BM - BENCH MARK
BAL - BUSHFIRE ATTACK LEVEL	GUT - GUTTER
GSD - GLASS SLIDING DOOR	EXT - EXIT
RD - ROBE DOOR	BC - BROOM CLOSET
CSD - CAVITY SLIDING DOOR	OBS - OBSCURE WINDOW

- GENERAL BUILDING NOTES**
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 - FIGURED DIMENSIONS MUST TAKE PREFERENCE TO SCALING.
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Sediment Control Plan

CLIENT: KELLY JOB NUMBER: 202707

LOCATION: 66A KALUDABAH ROAD, PIAMBONG

LGA: MID-WESTERN REGIONAL COUNCIL

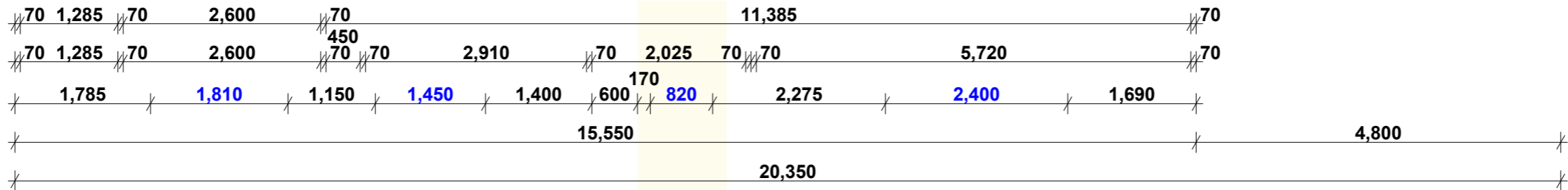
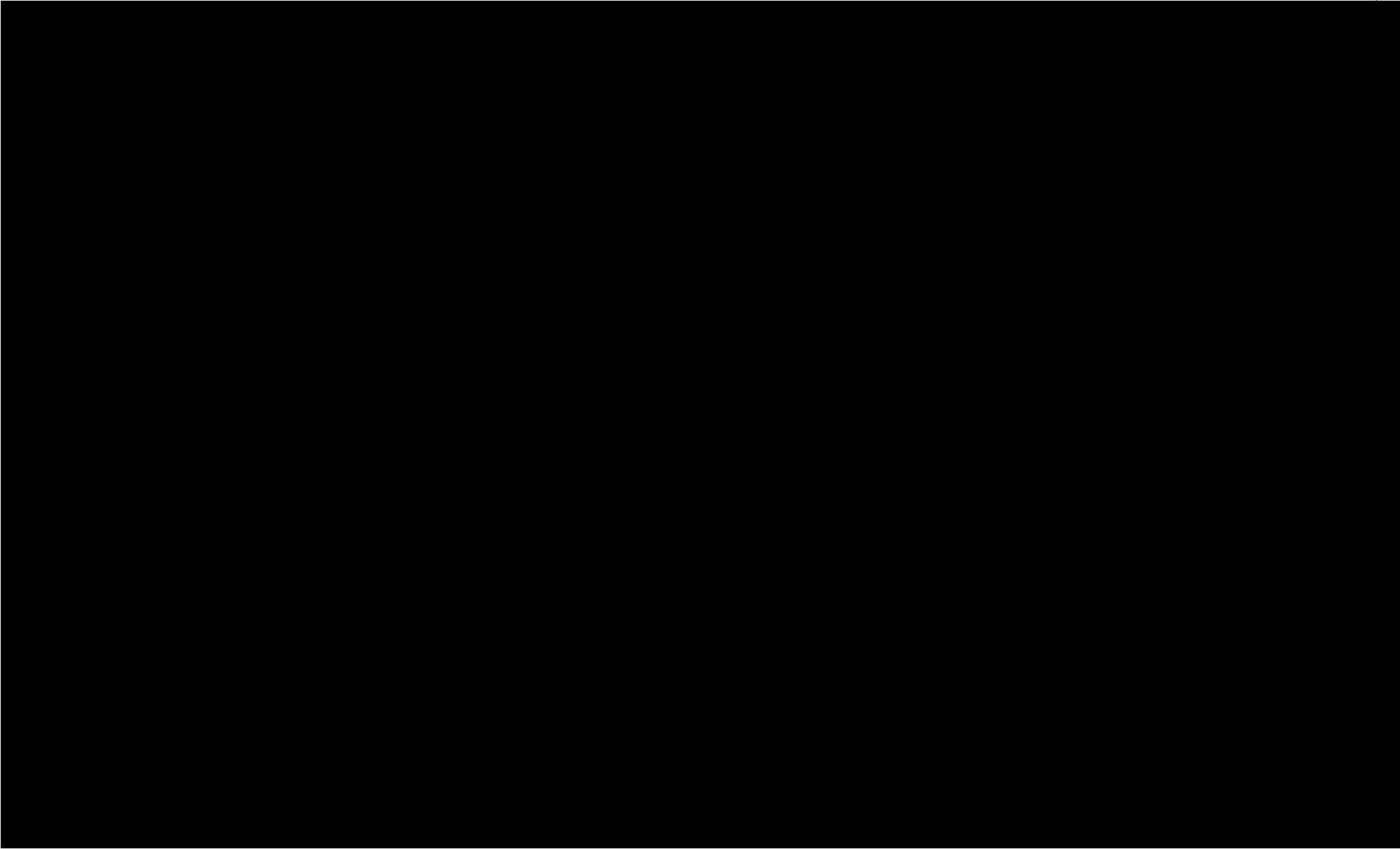
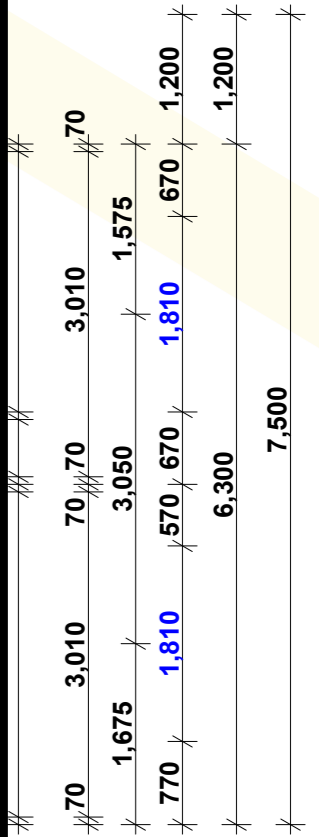
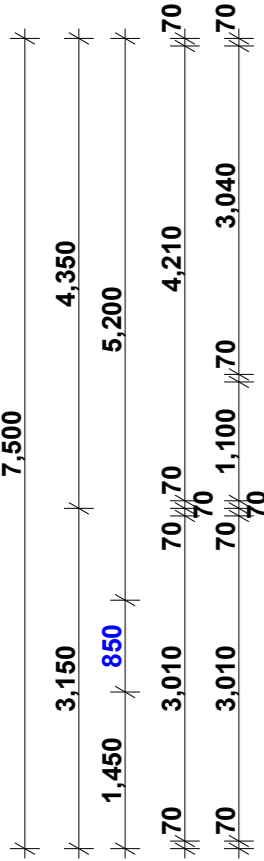
LOT/DP: 11/DP575997 SCALE: 1:500, 1:5000 @ A3

DRAWN: AF ISSUE: DA SHEET NO: DA.8

REF NUMBER: 13320621 DESIGN: COBBITY

DATE: Thursday, 7 December 2023

Area Calculation	
Zone Name	Area
1 FLOOR PLAN	105.49
ERANDAH	47.10
	152.59 m ²



**BUSHFIRE ZONE
BAL-29
FOR DECKS & STAIRS**

**BUSHFIRE ZONE
BAL-19**



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**SINGLE STOREY
DWELLING
CLIENT PLAN APPROVAL**

Signed _____

Date _____

LEGEND

WC - WATER CLOSET	F - FRIDGE
HWS - HOT WATER SYSTEM	TUB - LAUNDRY TUB
MB - METER BOX	WM - WASHING MACHINE
DP - DOWNPIPE	CB - COLORBOND
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PTY - VANITY	WT - WINDOW TOP
MW - MICROWAVE	WB - WINDOW BOTTOM
SD - SMOKE DETECTOR	AHD - AUSTRALIAN HEIGHT DATUM
LDRY - LAUNDRY	PP - POWER POLE
BED - BEDROOM	VEG - VEGETATION
PDR - POWDER ROOM	EB - EDGE OF BITUMEN
O/H - OVERHEAD CUPBOARDS	BM - BENCH MARK
GSD - GLASS SLIDING DOOR	GUT - GUTTER
RD - ROBE DOOR	EXT - EXIT
CSD - CAVITY SLIDING DOOR	BC - BROOM CLOSET
	OBS - OBSCURE WINDOW

GENERAL BUILDING NOTES

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Floor Plan

CLIENT: KELLY JOB NUMBER: 202707

LOCATION: 66A KALUDABAH ROAD, PIAMBONG

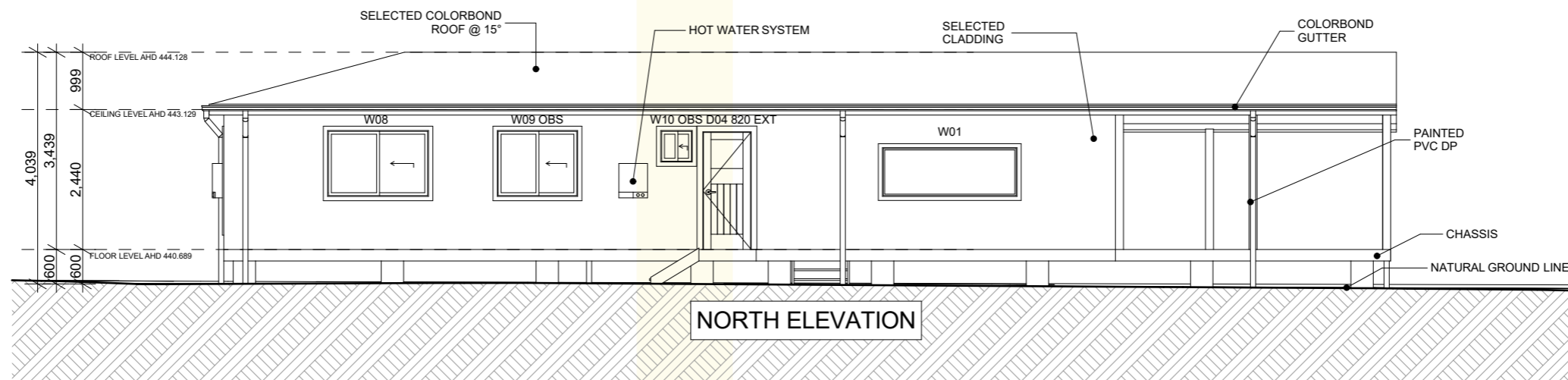
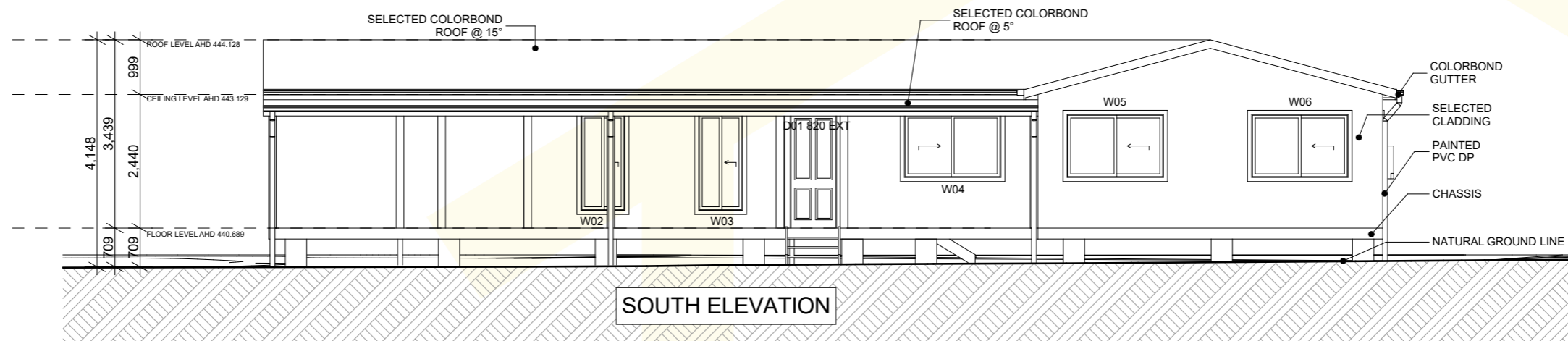
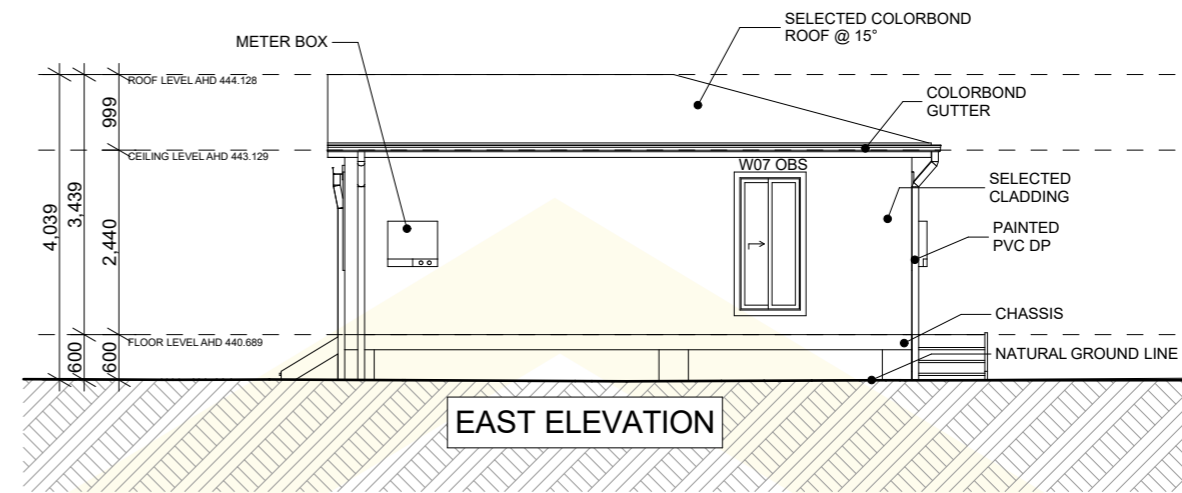
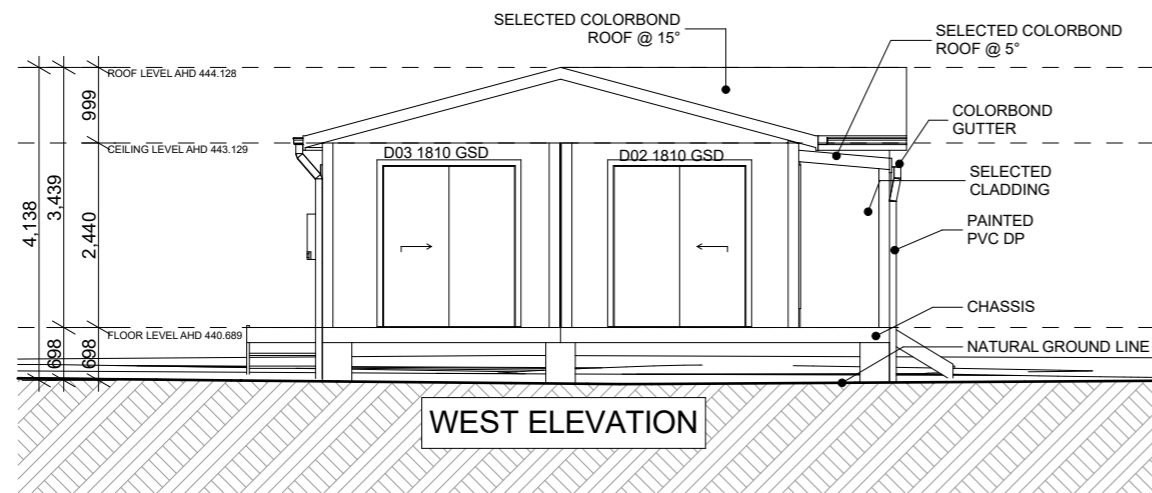
LGA: MID-WESTERN REGIONAL COUNCIL

LOT/DP: 11/DP575997 SCALE: 1:1, 1:70 @ A3

DRAWN: AF ISSUE: DA SHEET NO: DA.9

REF NUMBER: 13320621 DESIGN: COBBITY

DATE: Thursday, 7 December 2023



**BUSHFIRE ZONE
BAL-29
FOR DECKS & STAIRS**

**BUSHFIRE ZONE
BAL-19**

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Phone (02) 4774 8388
Email: sales@hitechhomes.com.au
www.hitechhomes.com.au

SINGLE STOREY DWELLING CLIENT PLAN APPROVAL

Signed _____
Date _____

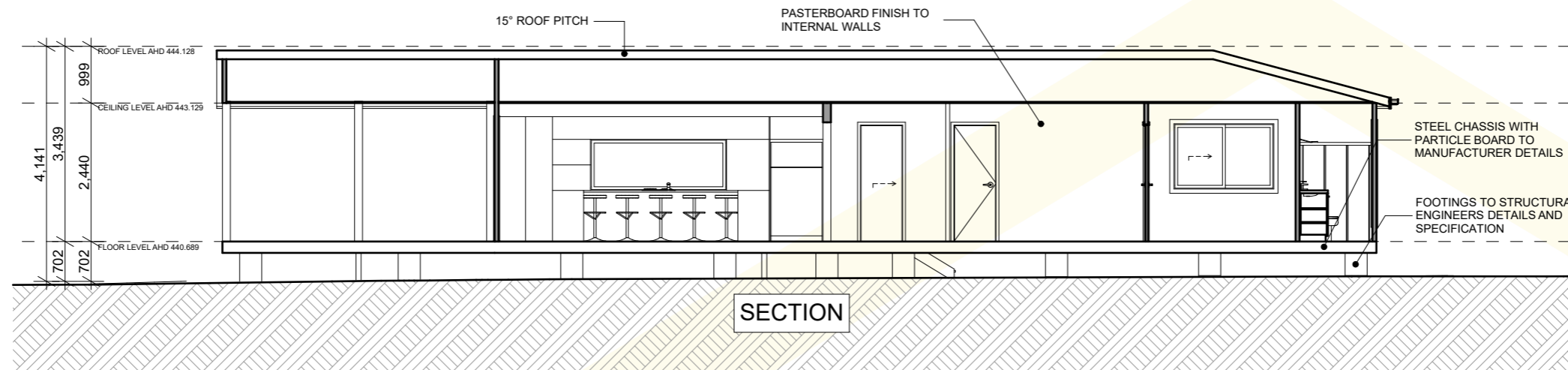
LEGEND

WC - WATER CLOSET	F - FRIDGE
HWS - HOT WATER SYSTEM	TUB - LAUNDRY TUB
MB - METER BOX	WM - WASHING MACHINE
DP - DOWNPIPE	CB - COLORBOND
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LDRY - LAUNDRY	PP - POWER POLE
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O/H - OVERHEAD CUPBOARDS	AHD - AUSTRALIAN HEIGHT DATUM
BAL - BUSHFIRE ATTACK LEVEL	GUT - GUTTER
GSD - GLASS SLIDING DOOR	EXT - EXIT
RD - ROBE DOOR	BC - BROOM CLOSET
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Elevations

CLIENT: KELLY JOB NUMBER: 202707
LOCATION: 66A KALUDABAH ROAD, PIAMBONG
LGA: MID-WESTERN REGIONAL COUNCIL
LOT/DP: 11/DP575997 SCALE: 1:100 @ A3
DRAWN: AF ISSUE: DA SHEET NO: DA.10
REF NUMBER: 13320621 DESIGN: COBBITY
DATE: Thursday, 7 December 2023



Door List			
Door ID	Width	Height	Quantity
D01 820 EXT	820	2,100	1
D02 1810 GSD	1,810	2,170	1
D03 1810 GSD	1,810	2,170	1
D04 820 EXT	820	2,040	1
D05 820	820	2,040	1
D06 720	720	2,040	1
D07 720 CSD	720	2,040	1
D08 2220 RD	2,220	2,100	1
D09 720	720	2,040	1
D10 720	720	2,040	1
D11 720	720	2,040	1
D12 720 CSD	720	2,040	1
D13 1630 RD	1,630	2,100	1
D14 1930 RD	1,930	2,100	1
			14

Window List				
Window ID	Width	Height	Head Height	Quantity
W01	2,400	900	1,800	1
W02	850	1,800	2,100	1
W03	850	1,800	2,100	1
W04	1,810	1,200	2,100	1
W05	1,810	1,200	2,100	1
W06	1,810	1,200	2,100	1
W07 OBS	850	1,800	2,100	1
W08	1,810	1,200	2,100	1
W09 OBS	1,450	1,200	2,100	1
W10 OBS	600	600	2,100	1
				10

BUSHFIRE ZONE
BAL-29
FOR DECKS & STAIRS

BUSHFIRE ZONE
BAL-19

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SINGLE STOREY DWELLING CLIENT PLAN APPROVAL

Signed _____
Date _____

LEGEND
WC - WATER CLOSET
HWS - HOT WATER SYSTEM
MB - METER BOX
DP - DOWNPIPE
SHR - SHOWER
VTY - VANITY
PTY - PANTRY
MW - MICROWAVE
SD - SMOKE DETECTOR
LDRY - LAUNDRY
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BAL - BUSHFIRE ATTACK LEVEL
GSD - GLASS SLIDING DOOR
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CSD - CAVITY SLIDING DOOR

F - FRIDGE
TUB - LAUNDRY TUB
WM - WASHING MACHINE
CB - COLORBOND
LGA - LOCAL GOVERNMENT PLAN
WT - WINDOW TOP
WB - WINDOW BOTTOM
RL - RIDGE LINE
AHD - AUSTRALIAN HEIGHT DATUM
PP - POWER POLE
VEG - VEGETATION
EB - EDGE OF BITUMEN
BM - BENCH MARK
GUT - GUTTER
EXT - EXIT
BC - BROOM CLOSET
OBS - OBSCURE WINDOW

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Sections

CLIENT: KELLY JOB NUMBER: 202707
LOCATION: 66A KALUDABAH ROAD, PIAMBONG
LGA: MID-WESTERN REGIONAL COUNCIL
LOT/DP: 11/DP575997 SCALE: 1:1, 1:100 @ A3
DRAWN: AF ISSUE: DA SHEET NO: DA.11
REF NUMBER: 13320621 DESIGN: COBBITY
DATE: Thursday, 7 December 2023

EXTERNAL COLOUR PLAN



LEGEND

- 1) ROOF: STEELINE CORRUGATED 762 - CB MONUMENT
- 2) GUTTER: CB SURFMIST
- 3) FASCIA: CB SURFMIST
- 4) DOWNPIPES: CB SURFMIST
- 5) CLADDING: WEATHERTEX PRIMELOK SHADOWOOD SMOOTH - TB TRANQUIL RETREAT
- 6) WINDOWS & FLYSCREENS: CB SURFMIST
- 7) ENTRY DOOR: HUME VAUCLUSE XV14 - CB SURFMIST
- 8) DECKING: MERBAU

JOB NO: 202707

SITE ADDRESS: 66A KALUDABAH ROAD, PIAMBONG

CLIENT: KELLY

**BUSHFIRE ZONE
BAL-29
FOR DECKS & STAIRS**

The colours shown represent actual product colours as accurately as possible. However, we recommend checking your chosen colours against an actual sample of the products before purchasing, as varying screens and devices may affect colour tones and finishes.

**BUSHFIRE ZONE
BAL-19**

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GENERAL BUILDING NOTES

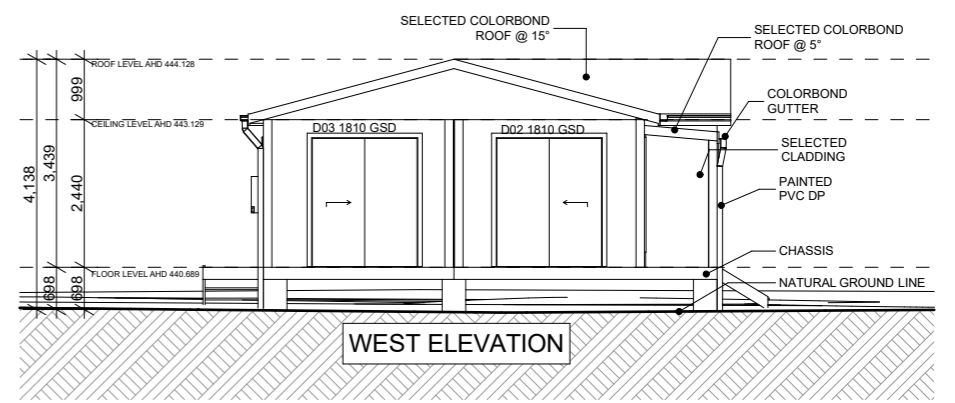
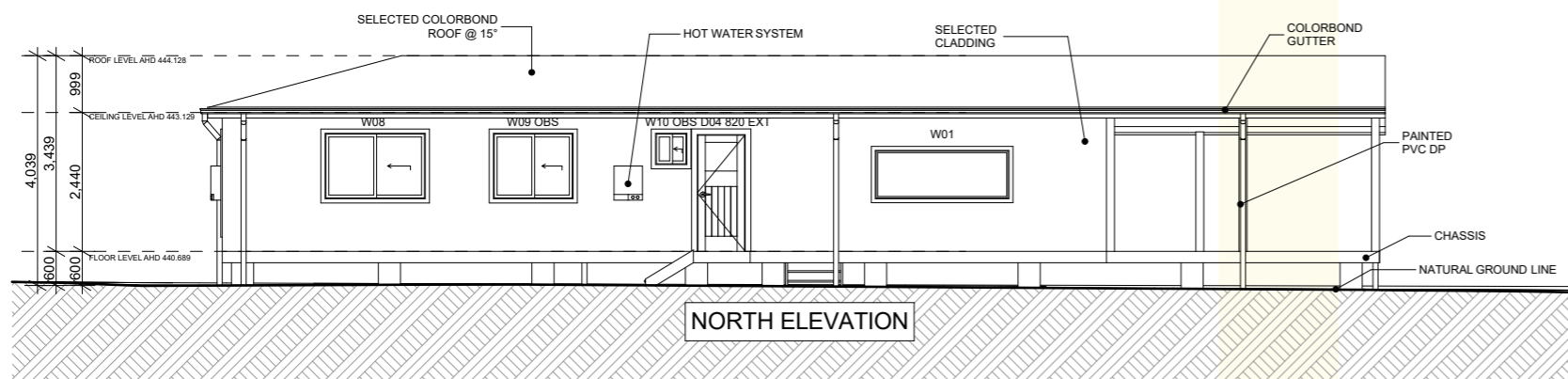
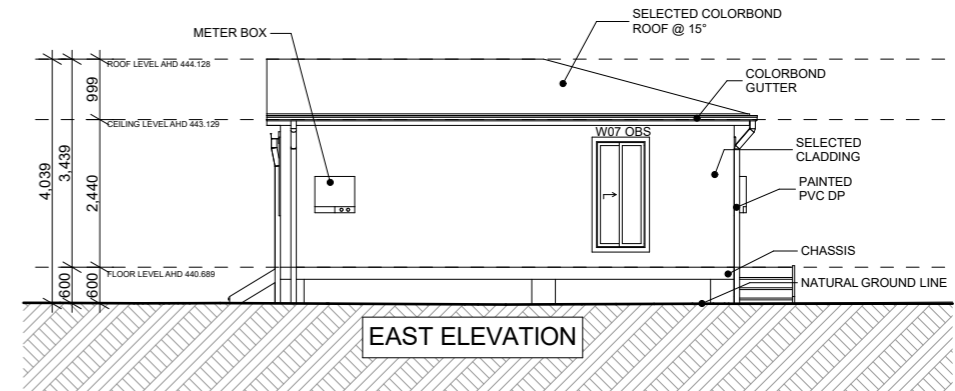
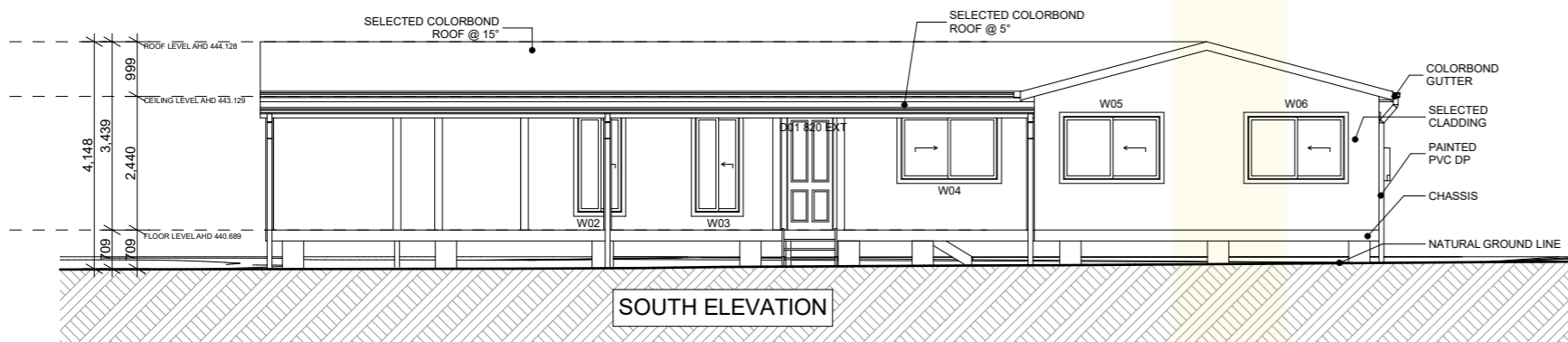
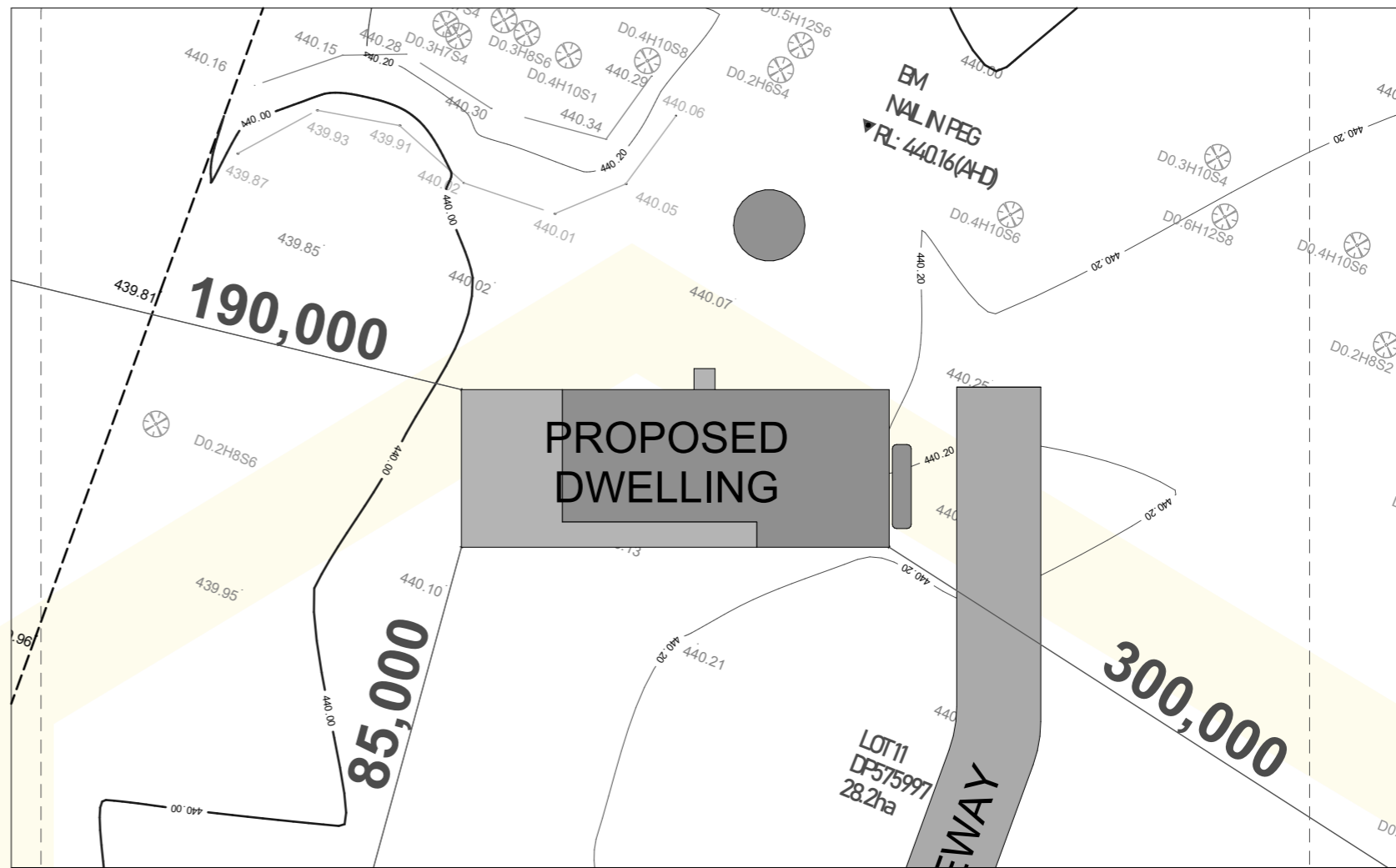
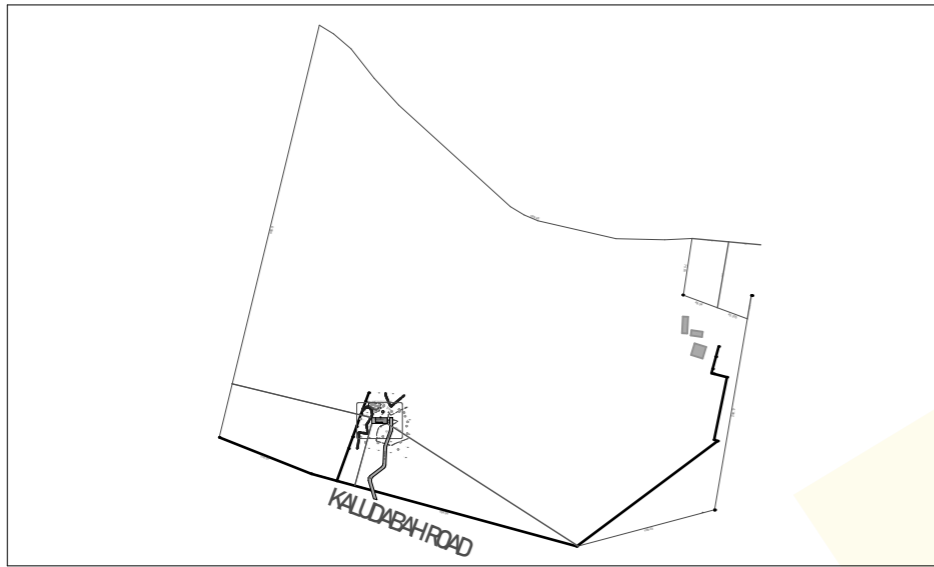
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External Colours

CLIENT: KELLY JOB NUMBER: 202707
LOCATION: 66A KALUDABAH ROAD, PIAMBONG
LGA: MID-WESTERN REGIONAL COUNCIL
LOT/DP: 11/DP575997 SCALE: 1:231.25 @ A3
DRAWN: AF ISSUE: DA SHEET NO: DA.12
REF NUMBER: 13320621 DESIGN: COBBITY
DATE: Thursday, 7 December 2023

NOTIFICATION PLAN

66A KALLUDABAH ROAD, PIAMBONG



ABN : 32 603 439 827

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Notification Plan

CLIENT: KELLY JOB NUMBER: 202707

LOCATION: 66A KALUDABAH ROAD, PIAMBONG

LGA: MID-WESTERN REGIONAL COUNCIL

LOT/DP: 11/DP575997 SCALE: 1:125, 1:300, 1:10000 @ A3

DESIGN: COBBITY