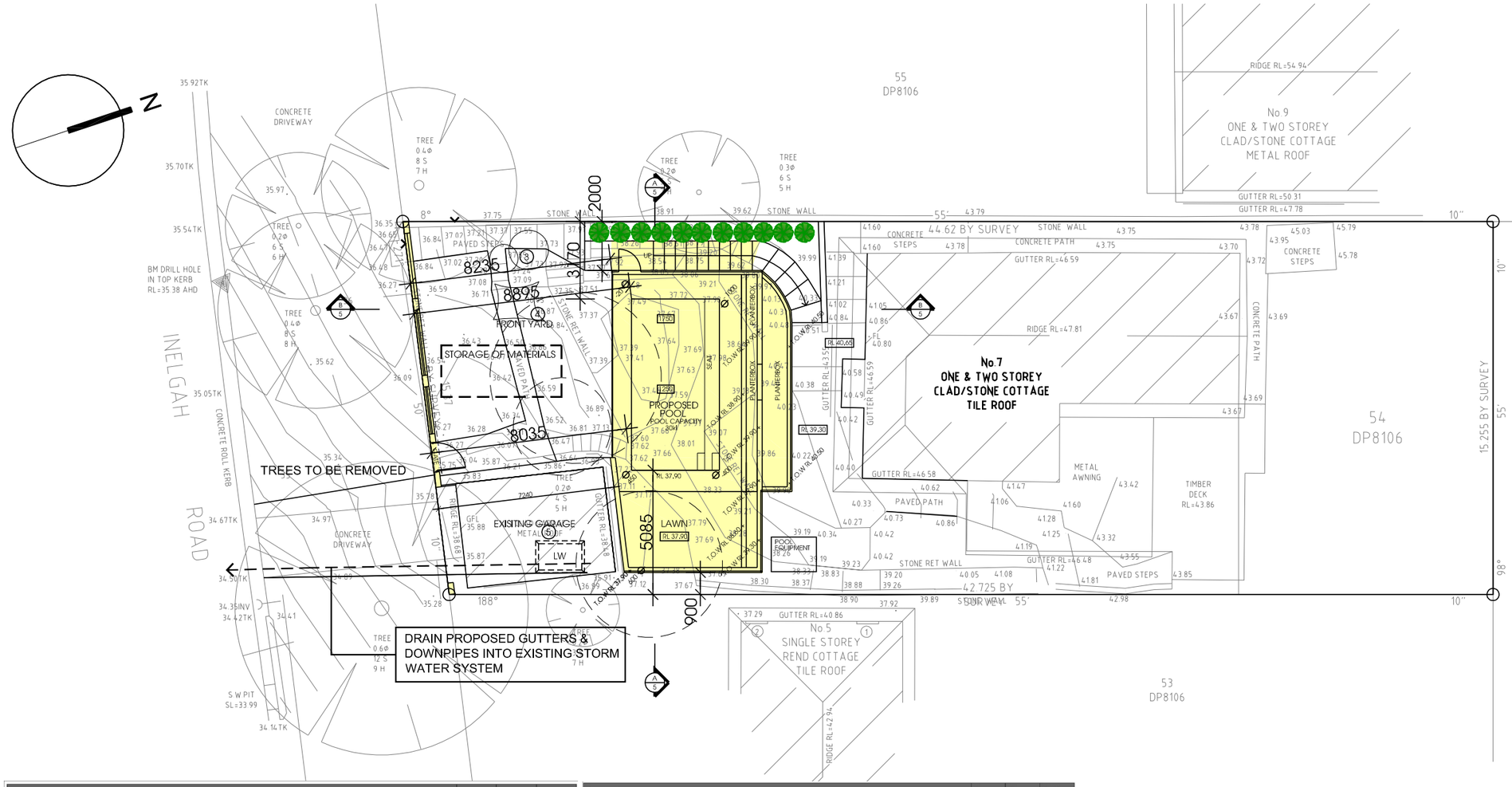


Pool and Spa	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Outdoor swimming pool			
The swimming pool must be outdoors.	✓	✓	✓
The swimming pool must not have a capacity greater than 30 kilolitres.	✓	✓	✓
The swimming pool must have a pool cover.		✓	✓
The applicant must install a pool pump timer for the swimming pool.		✓	✓
The applicant must install the following heating system for the swimming pool that is part of this development: solar only.		✓	✓

Fixtures and systems	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Lighting			
The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.		✓	✓

Construction	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Insulation requirements			
The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m2, b) insulation specified is not required for parts of altered construction where insulation already exists.	✓	✓	✓

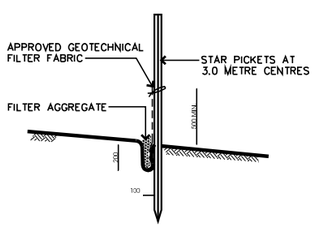
Construction	Additional insulation required (R-value)	Other specifications
external wall: single skin autoclaved aerated concrete (AAC) (AAC: 200 mm)	R0.21 (or R1.70 including construction)	
flat ceiling, flat roof: concrete/bare internal	ceiling: R2.50 (up), roof: none	light (solar absorptance < 0.475)

SITE CALCULATIONS

		LANDSCAPED AREA	
		PROPOSED AREA	= 250.0m
SITE AREA	= 666.2m ^{2}	OR	37.5%
		REQUIRED AREA	= 233.9m ^{2}
FSR		OR	35%
EXISTING FLOOR AREA	= 192.0m ^{2}		
PROPOSED DWELLING AREA	= 214.0m ^{2}	FRONTAGE AREA	= 115.0m
MINUS GARAGE ALLOWANCE	= 181.0m ^{2}	PROPOSED AREA	= 64.0m
FSR	0.272:1	OR	55.6%

SITE ROOF PLAN/ CONSTRUCTION MANAGEMENT PLAN/ SOIL & WATER MANAGEMENT/ SITE ANALYSIS

SCALE 1:200



SILT FENCE BARRIER DETAIL
NOT TO SCALE

SEDIMENT & EROSION CONTROL LEGEND

1. CATCH DRAINS AND PERIMETER BANKS
   Allow for diversion of up slope stormwater around the work site and other disturbed surfaces.
2. SEDIMENT BARRIER FENCE
   Refer to Detail
3. SAND AND SOIL STOCKPILES
   Place stockpiles wholly on the construction site and behind a sediment barrier, soil or cement should be covered at the end of each day if excessive wind or rain is likely
4. CONCRETE WASTE AND WASHING
   Place stockpiles wholly on the construction site and behind a sediment barrier, soil or cement should be covered at the end of each day if excessive wind or rain is likely
5. LITTER AND WASTE CONTROL
   All hard waste and litter must be stored on site to prevent any materials from entering the stormwater system and adjacent areas by wind or water action

LW

NOTES

All work to be carried out in accordance with the Building Code of Australia, all Local and State Government Ordinances, relevant Australian Standards, Local Electricity and Water Authorities Regulations and all other relevant Authorities concerned. All structural work and site drainage to be subject to Engineer's details or certification where required by Council.
This shall include r.c. slabs and footings, r.c. and steel beams and columns, wind bracing to AS 1170 and AS4055, anchor rods or bolts, tie downs, fixings etc., driveway slabs and drainage to Council's satisfaction.
All timbers to be in accordance with SAA Timber Structure Code AS1720 and SAA Timber Framing Code AS 1684.
All work to be carried out in a professional and workmanshiplike manner according to the plans and specification.
Do not scale off the drawings unless otherwise stated and use figured dimensions in preference.
All dimensions are to be checked and verified on site before the commencement of any work, all dimensions and levels are subject to final survey and set-out No responsibility will be accepted by Bowerman Design for any variations in design, builder's method of construction or materials used, deviation from specification without permission or accepted work practices resulting in inferior construction. Locate and protect all services prior to construction.

CONSTRUCTION MANAGEMENT NOTES

1. NO VEGETATION OR GRASS COVER IS TO BE REMOVED EXCEPT WITHIN AREAS OF NEW CONSTRUCTION. INSTALL HAY BALES OR SEDIMENT CONTROL FENCING AS NECESSARY TO
2. ENSURE THAT SILT FROM ANY DISTURBED AREAS IS TRAPPED ON-SITE. PROVIDE BARRIERS AROUND ALL CONSTRUCTION WORK ON THE FOOTPATH
3. AREA TO PROVIDE SAFE ALTERNATIVE ACCESS FOR PEDESTRIANS.
ALL WASTE MATERIALS ARE TO BE REMOVED FROM SITE OR STOCKPILED
4. WITHIN THE SITE PRIOR TO REMOVAL. ALL CONSTRUCTION MATERIALS & SITE SHEDS ARE TO BE KEPT WITHIN
5. THE SITE AT ALL TIMES.

SOIL & WATER MANAGEMENT NOTES

1. WHEREVER POSSIBLE, EXISTING VEGETATION & GRASS COVER IS TO BE LEFT UNDISTURBED.
2. REMOVAL OR DISTURBANCE OF VEGETATION & TOP SOIL SHALL BE CONFINED TO WITHIN 3m OF THE APPROVED BUILDING AREA.
3. TEMPORARY SILT FENCE (AS SHOWN) TO BE INSTALLED PRIOR TO THE COMMENCEMENT OF ANY EARTHWORKS.
4. AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD, AND PARTICULAR AFTER STORM EVENTS.

NOTE: SELECTED TERMITE PROTECTION TO BE USED ON SITE IN ACCORDANCE WITH LOCAL ACCORDANCE WITH LOCAL COUNCIL'S REQUIREMENTS, B.C.A. AND ALL RELEVANT AUSTRALIAN STANDARDS

NOTE: ALL EXISTING & OVERALL DIMENSIONS ARE NOMINAL & SUBJECT TO VERIFICATION ON SITE. WHERE ANY DISCREPANCY OCCURS BETWEEN NEW WORK & EXISTING BETWEEN NEW WORK & EXISTING DIMENSIONS - EXISTING DIMENSIONS/WORK SHOULD TAKE PREFERENCE WHERE NECESSARY - OTHERWISE NOTIFY BOWERMAN DESIGN

NOTE: INTERLINKED/ HARDWIRED SMOKE DETECTORS TO COMPLY WITH REQUIREMENTS OF SPECIFICATION E1.7 (NSW) FIRE AND SMOKE ALARMS SHALL COMPLY WITH AS 3786 AND BE CONNECTED TO THE MAIN POWER SUPPLY
TO BE INTERLINKED (S)

NOTE: ALL NEW FOOTINGS WILL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH AUSTRALIAN STANDARDS

NOTE: ALL LEVELS, HEIGHTS AND BOUNDARY LOCATION ARE APPROXIMATE AND TO BE DETERMINED ON SITE

NOTE: ALL SETBACK ARE TO BE VERIFIED AND/OR SETOUT BY A SURVEYOR PRIOR TO CONSTRUCTION

NOTE: ALL WORK TO BE IN ACCORDANCE WITH A.S.1684 (TIMBER FRAMING CODE) AUSTRALIAN STANDARDS & BUILDING CODE OF AUSTRALIA

CHILD-SAFE DEVICES OR SCREENS ARE REQUIRED TO BE NOTED ON THE PLANS FOR ALL BEDROOM WINDOWS WHERE THE SILL OF THE WINDOW IS LESS THAN 1.7M ABOVE THE FLOOR LEVEL AND THE LEVEL BENEATH THE FLOOR IS GREATER THAN 2 METRES.

NOTE:
ALL NEW WORKS TO BE CONNECTED INTO THE EXISTING STORM WATER SYSTEM CURRENTLY ON SITE

PROPOSED BALUSTRADES TO COMPLYING WITH THE BCA AND SECTION 7 AS1288-2006 (GLASS IN BUILDINGS).

NOTE
PROPOSED GUTTER & DOWNPIPE TO DRAIN INTO EXISTING STORMWATER SYSTEM - IN ACCORDANCE WITH AS3500.3.2003

CHILD-SAFE DEVICES OR SCREENS ARE REQUIRED TO BE NOTED ON THE PLANS FOR ALL BEDROOM WINDOWS WHERE THE SILL OF THE WINDOW IS LESS THAN 1.7M ABOVE THE FLOOR LEVEL AND THE LEVEL BENEATH THE FLOOR IS GREATER THAN 2 METRES.

ISSUE	DATE	DESCRIPTION
A	NOV 2021	DEVELOPMENT APPLICATION
B	NOV 2022	AMENDED DEVELOPMENT APPLICATION

PROJECT
PROPOSED NEW DETACHED GARAGE & IN GROUND SWIMMING POOL

CLIENT
MR & MRS CAWSTON

ADDRESS
7 INELGAH ROAD
COMO

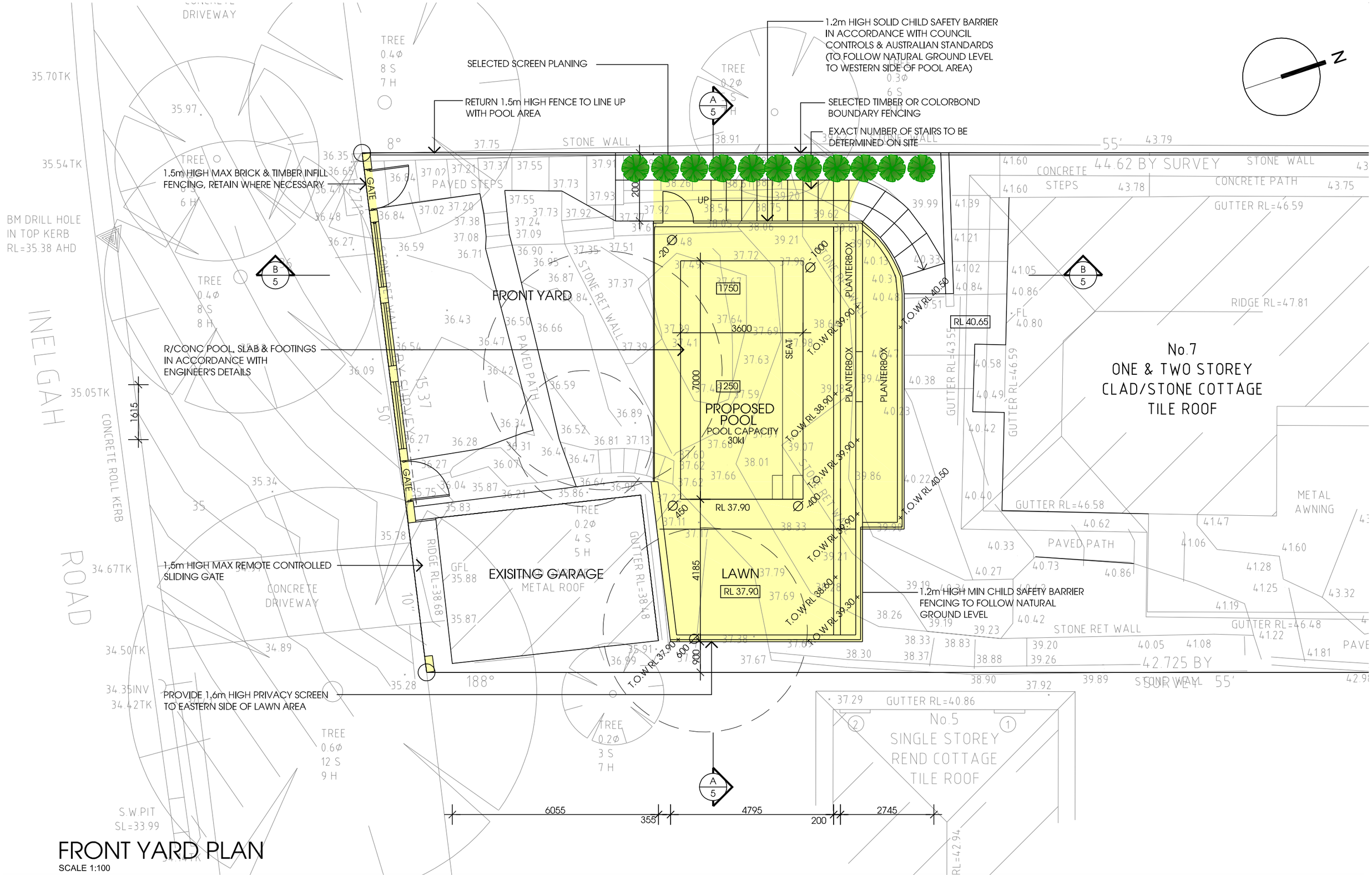
DESIGNED BY G.V.B | DRAWN BY G.V.B | CHECK BY G.V.B

DRAWING TITLE
SITE PLAN

SCALE
1:200 @ A3

DRAWING No.
01/B

glen@bowermandesign.com.au
0412 602 571
bowerman design



FRONT YARD PLAN

SCALE 1:100

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A	DEC 2021	DEVELOPMENT APPLICATION
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PROJECT
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CLIENT
MR & MRS CAWSTON

ADDRESS
7 INELGAH ROAD
COMO

DESIGNED BY G.V.B | DRAWN BY G.V.B | CHECK BY G.V.B

DRAWING TITLE
FLOOR PLANS

SCALE
1:100 @ A3

DRAWING No.
02/A

glen@bowermandesign.com.au
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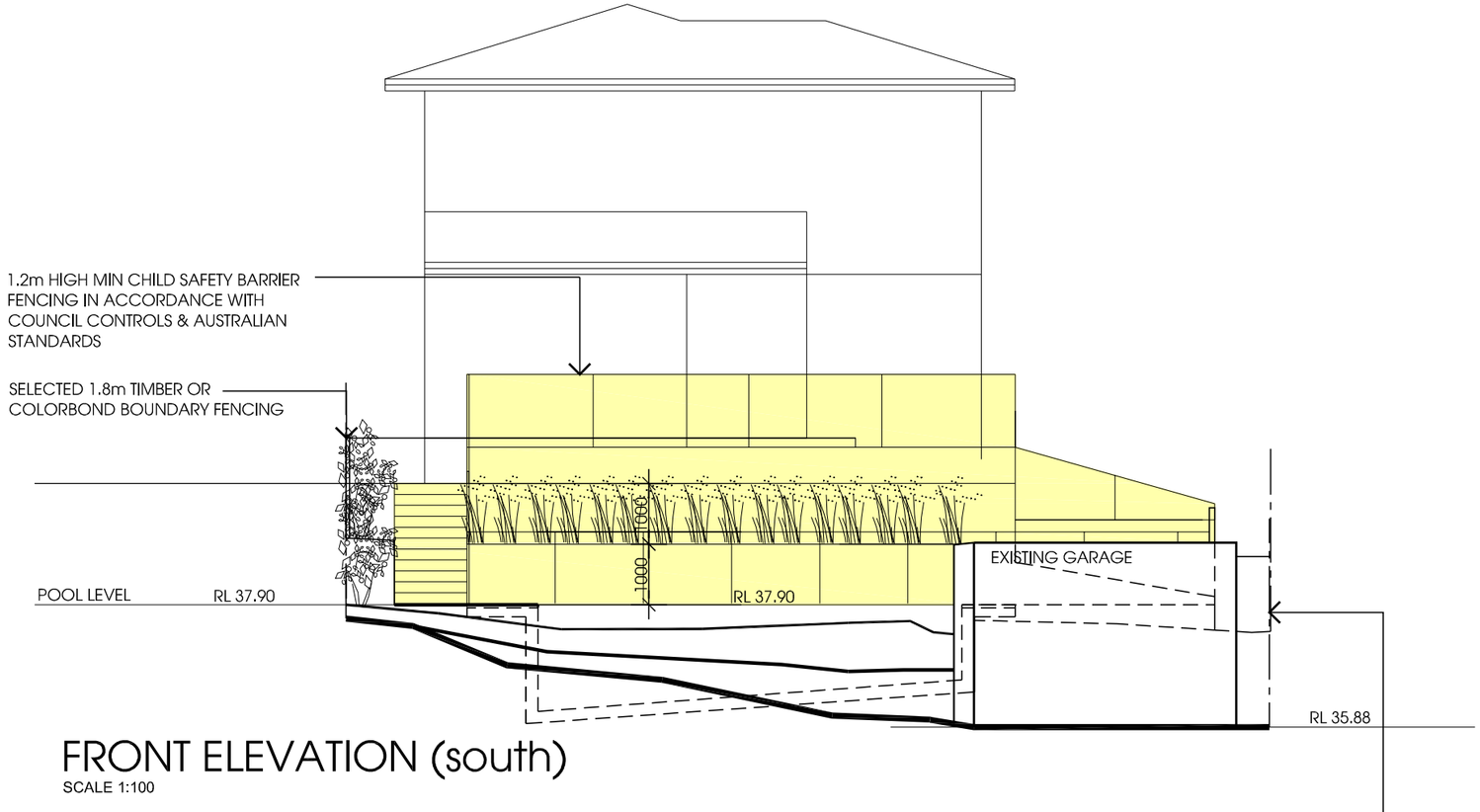
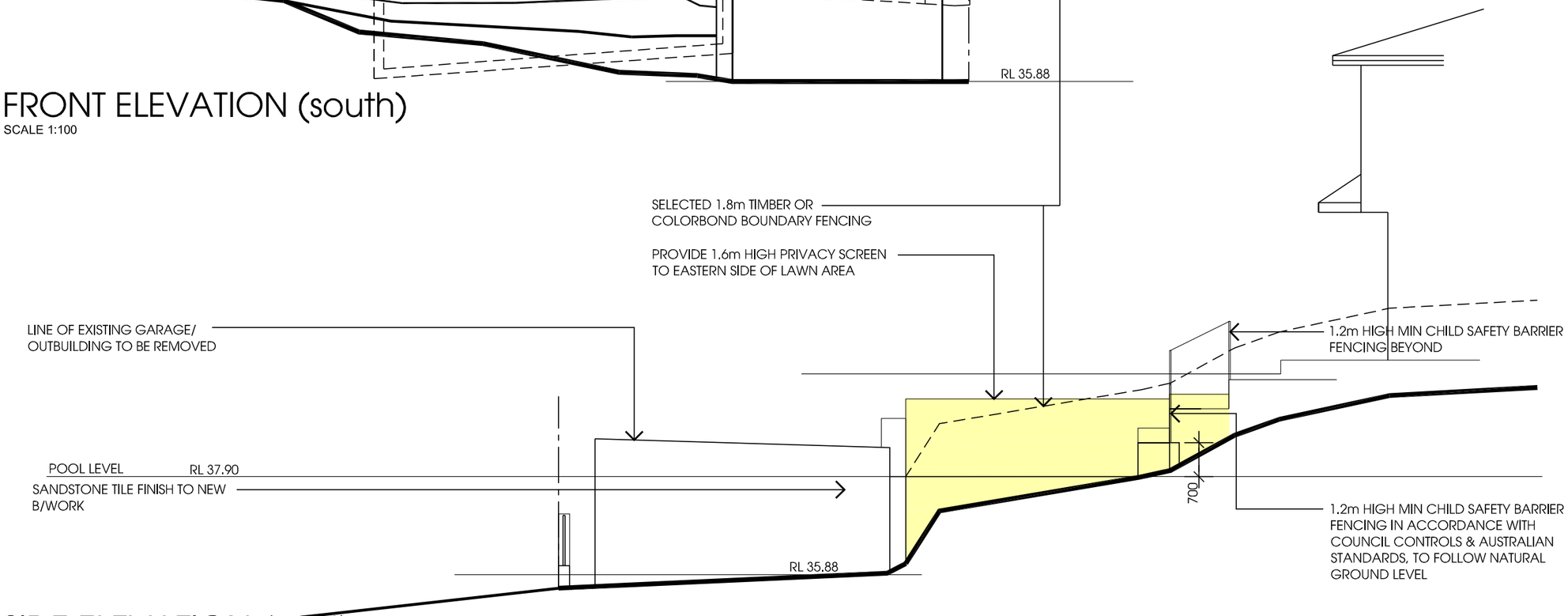
bowerman design



FRONT ELEVATION (south)

SCALE 1:100



SIDE ELEVATION (east)

SCALE 1:100

ISSUE	DATE	DESCRIPTION
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PROJECT
PROPOSED NEW DETACHED GARAGE & IN GROUND SWIMMING POOL

CLIENT
MR & MRS CAWSTON

ADDRESS
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COMO

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DRAWING TITLE
ELEVATIONS

SCALE
1:100 @ A3

DRAWING No.
03/B

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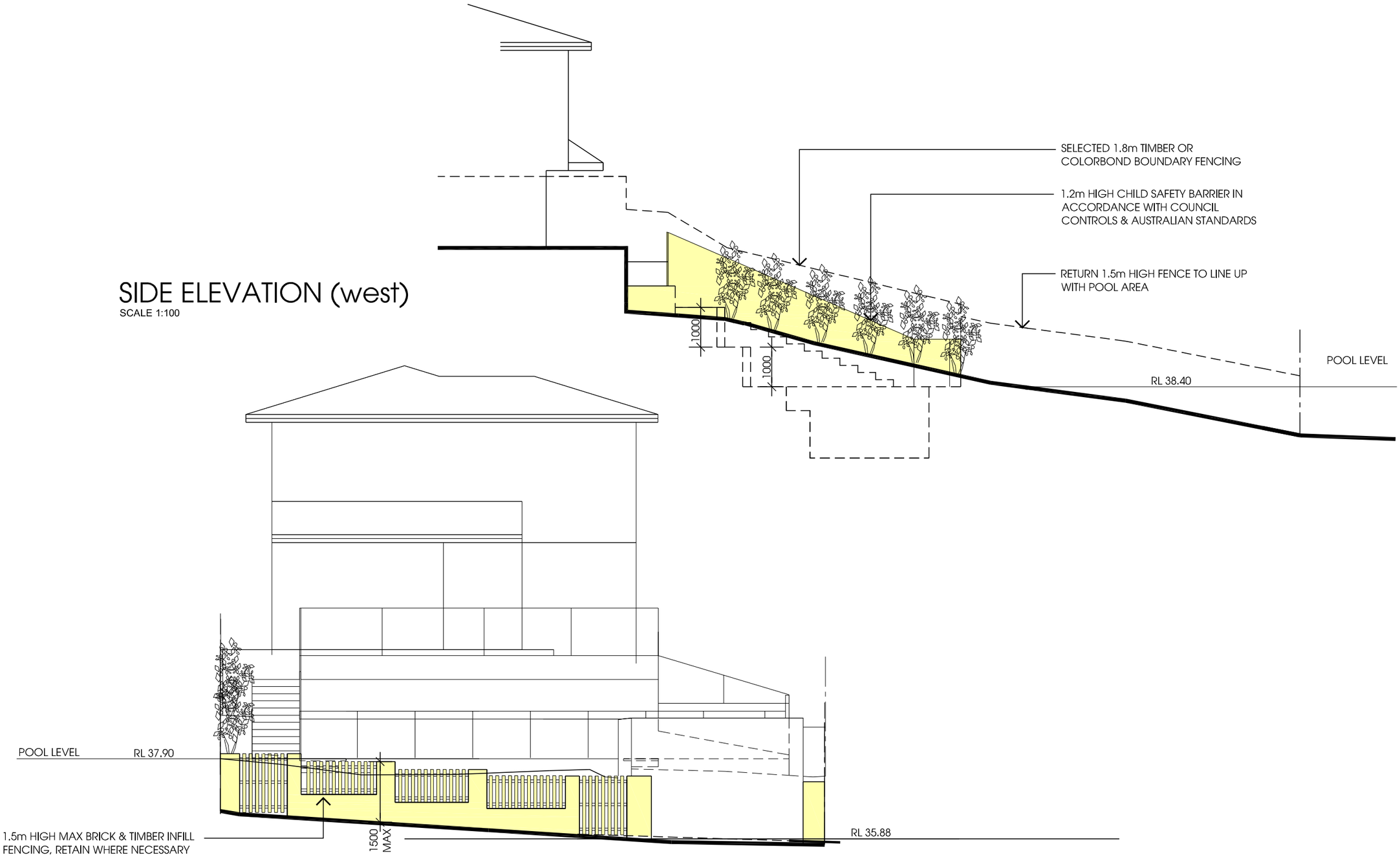

SIDE ELEVATION (west)

SCALE 1:100

FRONT ELEVATION - FENCE (south)

SCALE 1:100

ISSUE	DATE	DESCRIPTION
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DRAWING TITLE
ELEVATIONS

SCALE
1:100 @ A3

DRAWING No.
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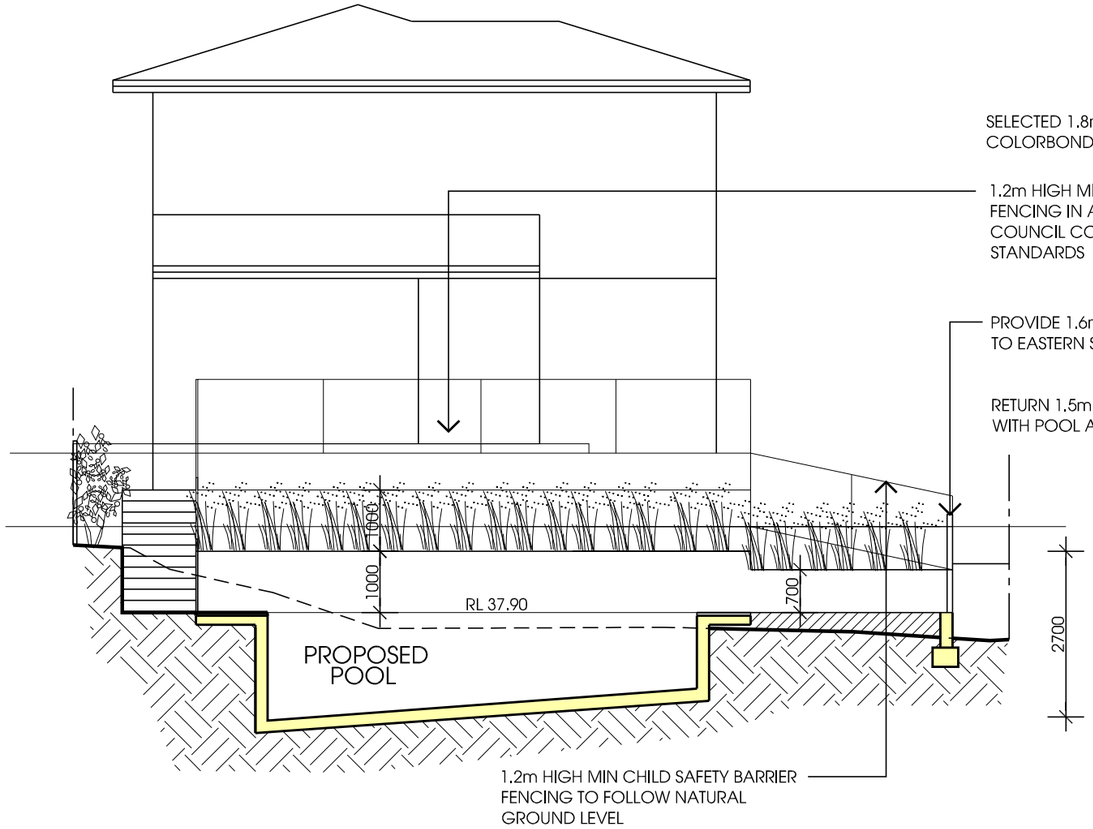
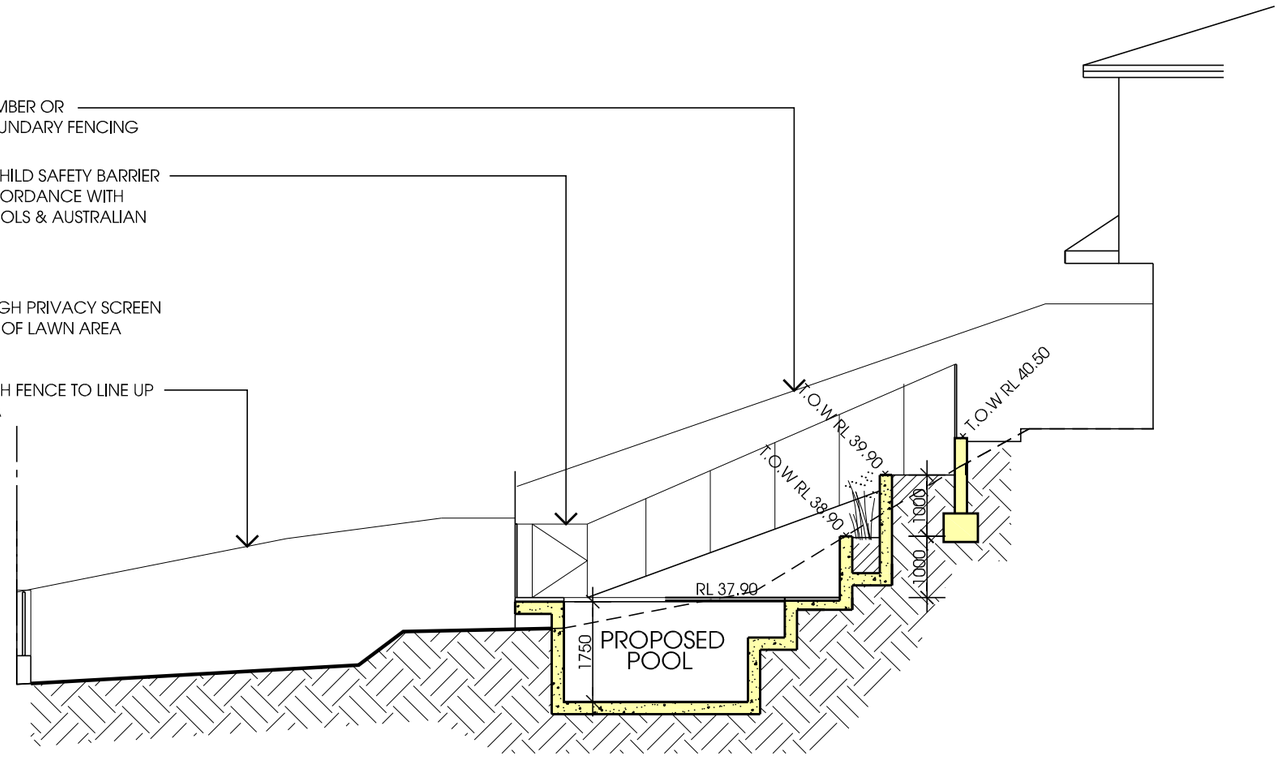


SECTION A-A

SCALE 1:100



SECTION B-B

SCALE 1:100

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IN GROUND SWIMMING POOL

CLIENT
MR & MRS CAWSTON

ADDRESS
7 INELGAH ROAD
COMO

DESIGNED BY G.V.B | DRAWN BY G.V.B | CHECK BY G.V.B

DRAWING TITLE
SECTIONS

SCALE
1:100 @ A3

DRAWING No.
05/B

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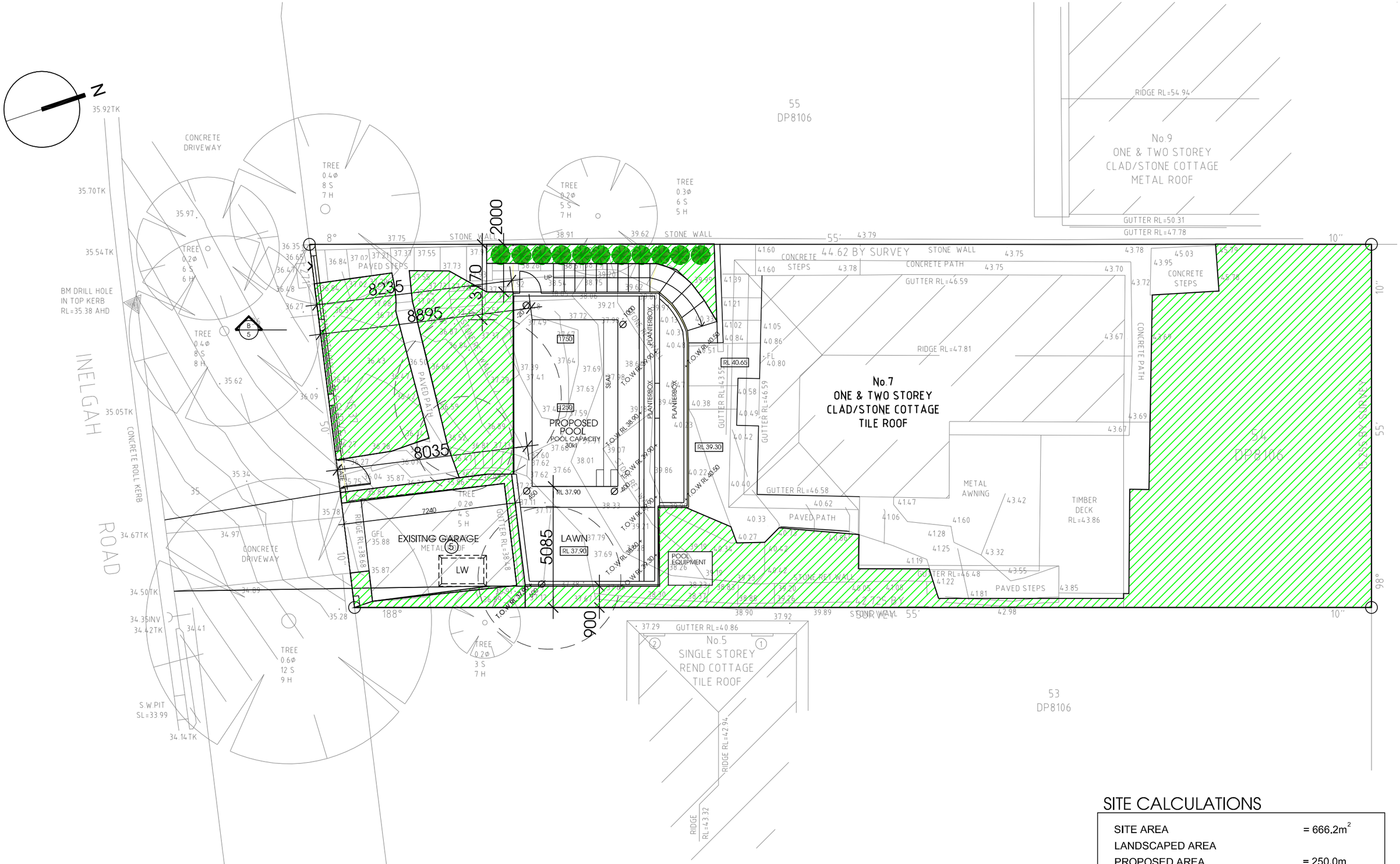
bowerman
design



LANDSCAPE CALCULATION PLAN

SCALE 1:150

SITE CALCULATIONS

SITE AREA	= 666.2m^2
LANDSCAPED AREA	
PROPOSED AREA	= 250.0m
OR	37.5%
REQUIRED AREA	= 233.9m^2
OR	35%

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DRAWING TITLE
LANDSCAPE CALCULATION PLAN

SCALE
1:150 @ A3

DRAWING No.
06/A

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bowerman design