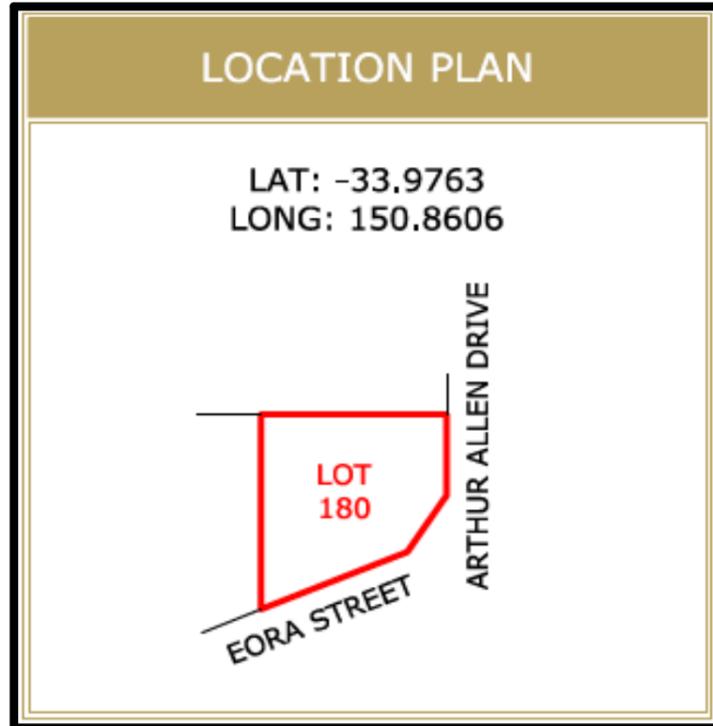
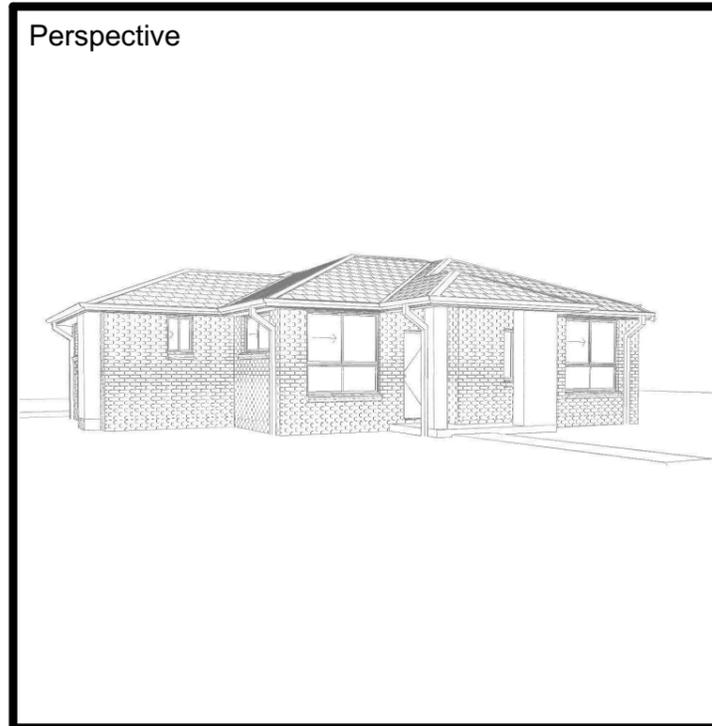


Proposed New Single Storey Dwelling

Located At:

Lot 180 in DP 1240733 No. 136

Arthur Allen Drive, Bardia. NSW



Basix Commitments

NatHERS - THERMAL COMFORT SUMMARY

Address: Lot 180 Proposed Road, Bardia NSW 2565

Building Elements	Material	Detail
External walls	Brick Veneer	R2.0 bulk insulation (excluding garage)
Internal walls	Plasterboard on studs	R2.0 bulk insulation to walls adjacent to garage
Ceiling	Plasterboard	R3.5 bulk insulation to ceilings with roof above (excluding garage)
Floors	Concrete	Waffle Pod
Roof	Tile roof – Dark Solar Absorptance > 0.70	Foil (sisalation) to underside of roof
Doors/Windows	<u>Sliding windows/doors:</u> Aluminium frame, single glazed clear	U value 6.70 or less and SHGC 0.70 +/- 10%

Lighting: This dwelling has been rated with non-ventilated LED downlights as per NatHERS Certificate.

Note: Insulation specified must be installed in accordance with Part 3.12.1.1 of the BCA.

Note: In some climate zones, insulation should be installed with due consideration of condensation and associated interaction with adjoining building materials.

Note: Self-closing damper to all exhaust fans.

Basix Commitments

BASIX COMMITMENTS NOTES

WATER				
Fixtures	All Shower Heads	All toilet flushing systems	All kitchen taps	All bathroom taps
	3 star (> 6 but <= 7.5 L/min)	4 star	4 star	4 star
Alternative water source	The applicant must make provision to connect the development to the Hoxton Park (proposed) reticulated alternative water supply system.			
	The applicant must connect water to:			
	Landscape connection	Toilet connection	Laundry connection	Pool top up
	Yes	Yes	N/A	N/A
ENERGY	Hot water system: Gas Instantaneous with a performance of 5 stars			
	Bathroom ventilation system: Individual fan, ducted to façade or roof; manual switch on/off			
	Kitchen ventilation system: Individual fan, ducted to façade or roof; manual switch on/off			
	Laundry ventilation system: Individual fan, ducted to façade or roof; manual switch on/off			
	Cooling system: 1 Phase air-conditioning EER 3.0 - 3.5 in at least 1 living/bed area (zoned)			
	Heating system: 1 Phase air-conditioning EER 3.0 - 3.5 in at least 1 living/bed area (zoned)			
	Natural lighting: As per BASIX Artificial lighting: As per BASIX			
Must install a gas cooktop and electric oven. Must install a fixed outdoor clothes drying line as part of the development.				

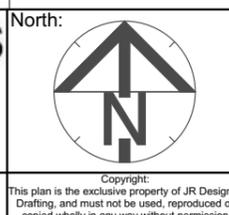
			13	Colour Schedules
			12	Electrical Layouts
			11	Concept Cut / Fill Plan
			10	Landscape Plan
			9	Sedimentaion & Waste Plan
			8	Site Analysis Plan
			7	Elevations
			6	Elevations
			5	Roof Plan & Section A-A
			4	Slab Plan
			3	Ground Floor Plan
			2	Site Plan
1	24.07.19	Council Submission	1	Cover Sheet
Rev	Date	Amendments	Sheet	Description



Issue	Amendment	Date:
1	Council Submission	24.07.19



Note:
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Proposed:	New Single Storey Residence	Drawing Title:	Cover Page / Basix Requirements	Revision:	1
Location:	Lot 180 in DP 1240733 No. 136 Arthur Allen Drive, Bardia. NSW	L.G.A	Campbelltown Council	Design:	Custom
Client:	Meridian Homes	Drawn	JR	Date	24.07.19
		Scale		Sheet	1 of 13
				Job No:	MH1917

D.A LODGEMENT

DEVELOPMENT APPLICATION LODGEMENT
REFER TO EDMONDSONS PARK SOUTH DCP FOR
GUIDELINES

LANDSCAPE AREA

SITE AREA	263.70m ²
MIN. REQUIRED AS PER DCP	10% - 26.37m ²
PROPOSED LANDSCAPE AREA	62.59m ²

MAXIMUM SITE COVERAGE

SITE AREA	263.70m ²
ALLOWED BY DCP	158.22m ²
PROPOSED AREA	115.51m ²

MAXIMUM FLOOR AREA

SITE AREA	263.70m ²
ALLOWED BY DCP	224.14m ²
PROPOSED FLOOR AREA	85.04m ²

PRIVATE OPEN SPACE

REQUIRED BY DCP	16.00m ²
PROPOSED AREA	23.00m ²
MINIMUM 3.0M X 3.0M	Yes

TENDER NOTES

DRIVEWAY / PATHWAY AREAS

DRIVEWAY & CROSSOVER AREA:	34.50m ²
PATHWAY AREA:	3.50m ²

BY BUILDER / OWNER

DRIVEWAY:	BY BUILDER
LANDSCAPING:	BY OWNER
CLOTHES DRYING LINE:	BY OWNER
SIDE & REAR FENCING:	BY OWNER
LETTERBOX:	BY OWNER
SIDE GATE/S:	BY OWNER

CONSTRUCTION NOTES:

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(B): EASEMENT FOR ACCESS & MAINTENANCE 0.9 WIDE

SITE BENCHING NOTE:

FINISHED GROUND LEVELS ARE TO BE +/- 100MM FROM NOMINATED LEVEL, SUBJECT TO MAXIMUM DRIVEWAY GRADIENTS & FLOOD RELATED DEVELOPMENTS

BEFORE ENTERING SITE

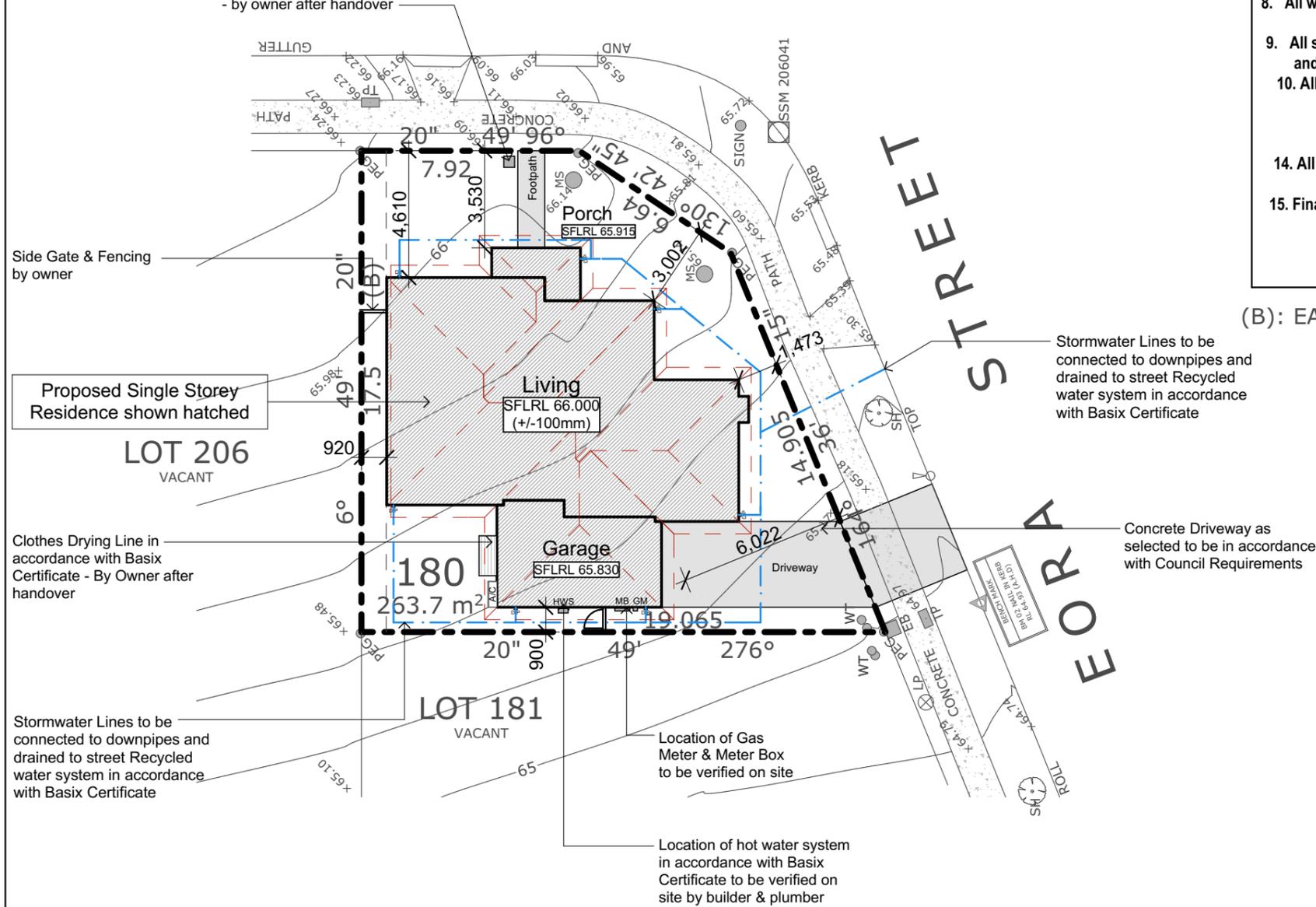
Before entering site please review and make yourself familiar with Emergency Contacts. Site Specific Hazards and the Site Specific Induction information that is located on the Site Induction Sign. If you have any trouble understanding this instruction, contact the Site Supervisor or Emergency Contact Number located on the sign.

www.dialbeforeyoudig.com.au



ARTHUR ALLEN DRIVE

Letterbox in accordance with Australia Post Requirements - by owner after handover



Site Plan / Concept Drainage Plan

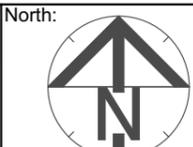
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Issue	Amendment	Date:
1	Council Submission	24.07.19



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Proposed: New Single Storey Residence

Location: Lot 180 in DP 1240733 No. 136 Arthur Allen Drive, Bardia. NSW

Client: Meridian Homes

Drawing Title: Proposed Site Plan / Concept Drainage Plan

L.G.A: Campbelltown Council

Drawn: JR Date: 24.07.19

Scale: 1:200 Sheet: 2 of 13

Revision: 1

Design: Custom

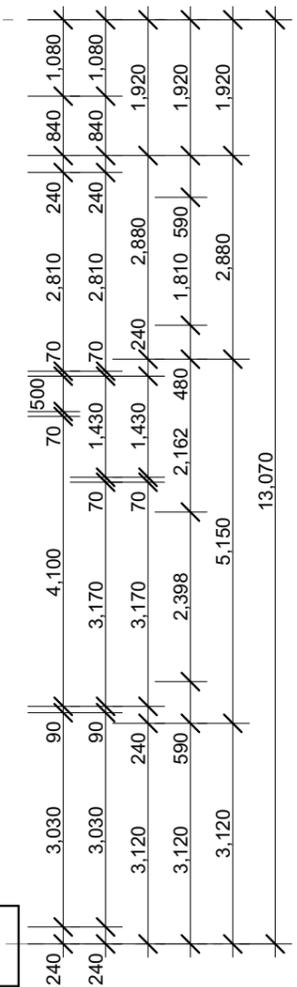
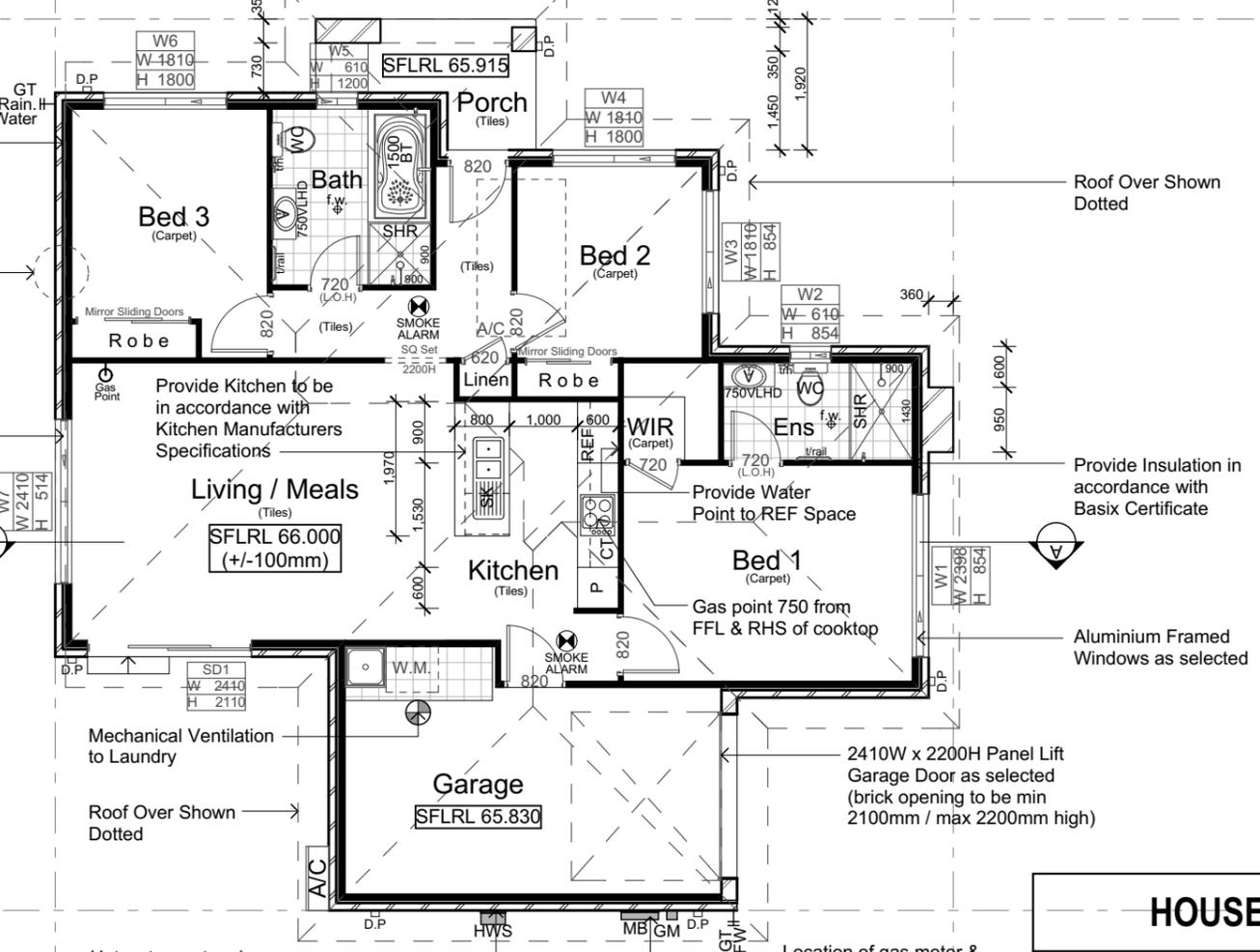
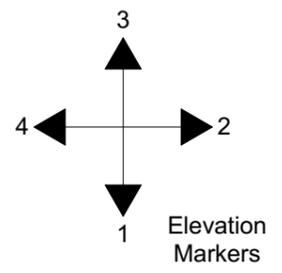
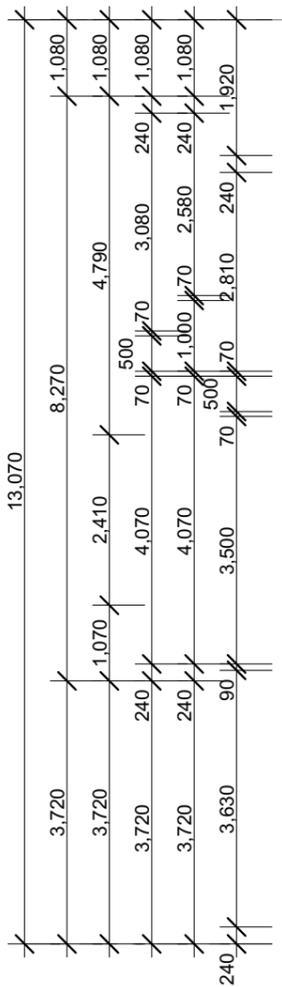
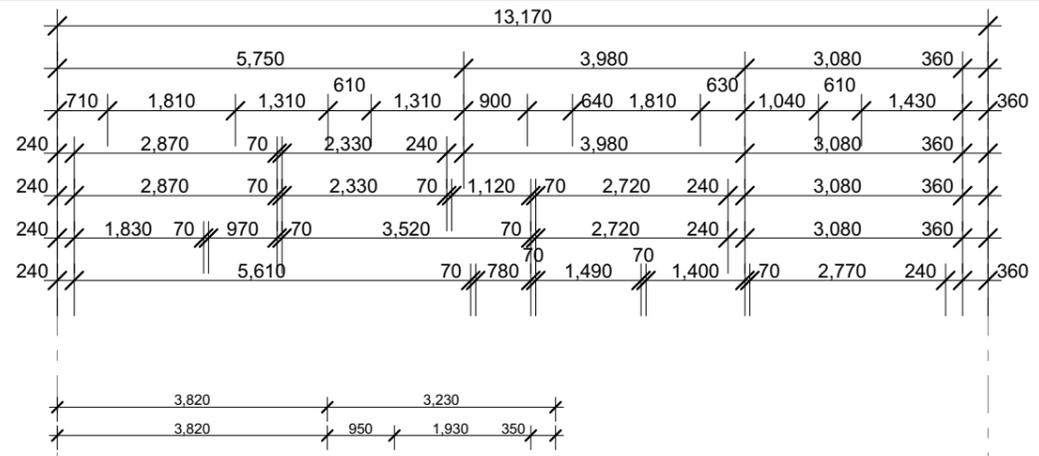
Meridian Ref #: MC###

Job No: MH1917

CONSTRUCTION NOTES:

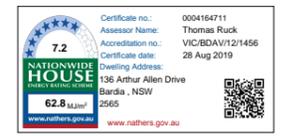
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- Legend:
- NGL = Natural Ground Line
 - SM = Smoke Detectors
 - dp = Downpipe, unless noted otherwise
 - rd = Roller Door
 - pld = Panel Lift Door
 - sink = 1200mm Kitchen Sink
 - hp = Hot Plate
 - st = Hot Plate with Under Bench Oven
 - wo = Wall Oven
 - rh = Range Hood
 - ref = Refrigerator Space
 - oh = Overhead Cupboard
 - p = Pantry
 - tub = Laundry Tub (single 45 litre bowl)
 - wm = Washing machine space
 - wc = Toilet Suite
 - shr = Shower Recess
 - BIR = Built in Wardrobes
 - Lin = Linen Cupboard
 - WIR = Walk in Robe
 - CJ = Control Joints
 - SCLRL = Structural Ceiling Level RL
 - SFLRL = Structural Floor Level RL
 - W4 = Window Numbers
 - HWS = Hot Water System
 - MB = Meter Box
 - GM = Gas Meter
 - A/C = Air conditioning Unit
 - Mechanical Ventilation
 - v = Vanity



HOUSE AREAS

Living Area:	94.28m ²
Garage:	21.07m ²
Porch:	4.58m ²
Total Area:	119.93m² 12.89Sq



Proposed Floor Plan

scale 1:100

Issue	Amendment	Date:
1	Council Submission	24.07.19

MERIDIAN HOMES

Note:
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North:

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Proposed: **New Single Storey Residence**

Location: **Lot 180 in DP 1240733 No. 136 Arthur Allen Drive, Bardia. NSW**

Client: **Meridian Homes**

Drawing Title: **Proposed Floor Plan**

L.G.A: **Campbelltown Council**

Drawn: **JR** Date: **24.07.19**

Scale: **1:100** Sheet: **3 of 13**

Revision: **1**

Design: **Custom**

Meridian Ref #: **MC###**

Job No: **MH1917**

CONSTRUCTION NOTES:

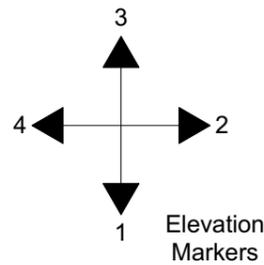
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Waste Locations to be in accordance with Ground Floor Plan

Provide Drop Edge Beam to natural ground level, Refer to elevations

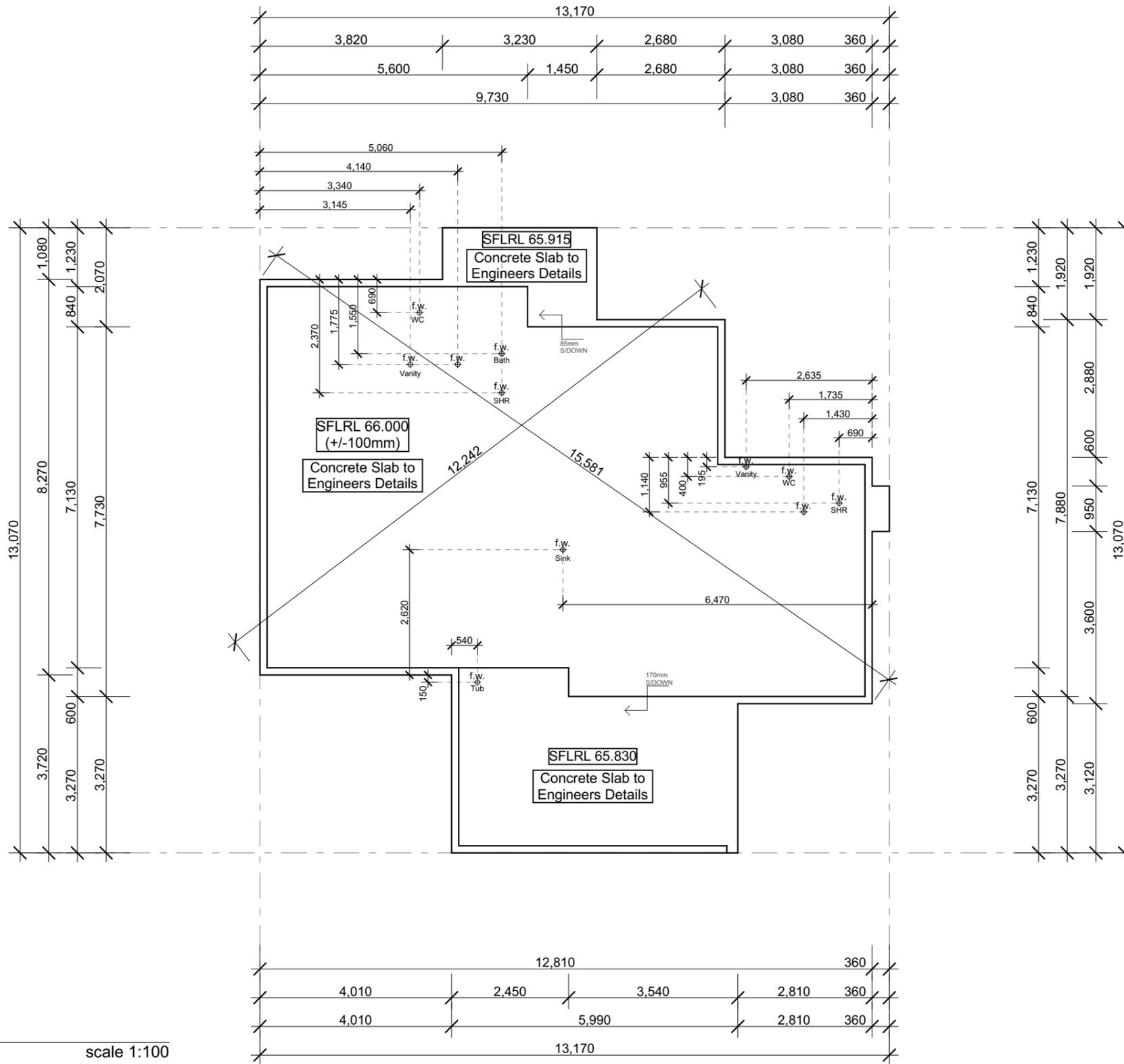
All Dimension to be checked with ground floor plan before the commencement of work

Concrete Slab to be Constructed in accordance with Engineer Plans



Proposed Slab Plan

scale 1:100



Legend:

● NGL = Natural Ground Line	● shr = Shower Recess
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● dp = Downpipe, unless noted otherwise	● Lin = Linen Cupboard
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● tub = Laundry Tub (single 45 litre bowl)	● v = Vanity
● wm = Washing machine space	
● wc = Toilet Suite	

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Garage:	21.07m ²
Porch:	4.58m ²
Total Area:	119.93m² 12.89Sq

Issue	Amendment	Date:
1	Council Submission	24.07.19

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Proposed:
New Single Storey Residence

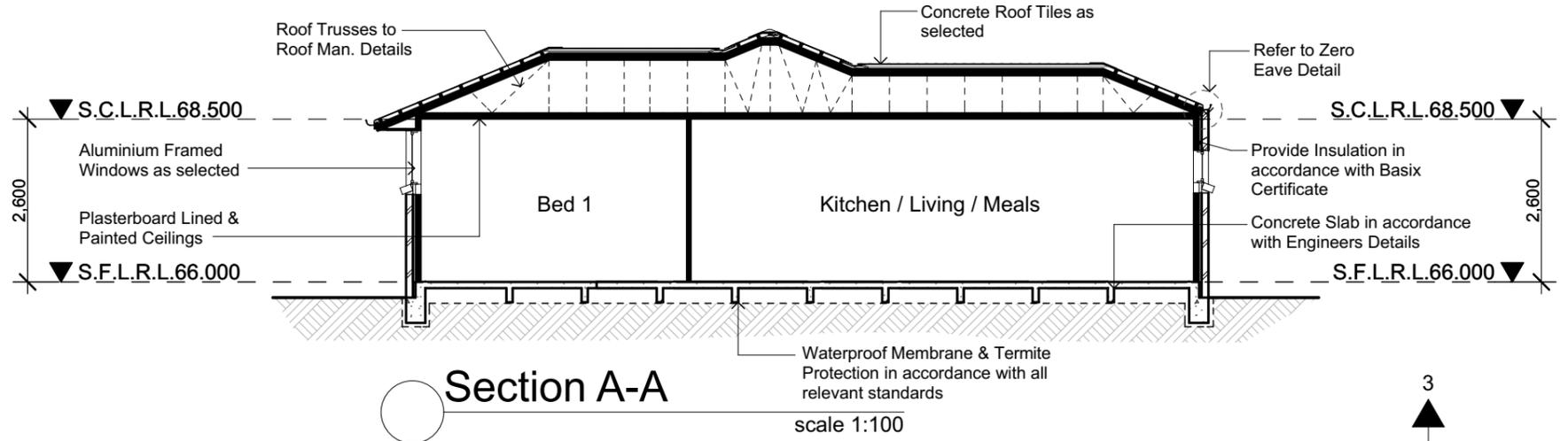
Location:
Lot 180 in DP 1240733 No. 136 Arthur Allen Drive, Bardia. NSW

Client:
Meridian Homes

Drawing Title: Slab Plan	Revision: 1
L.G.A Campbelltown Council	Design: Custom
Drawn JR	Date 24.07.19
Scale 1:100	Sheet 4 of 13
Job No: MH1917	

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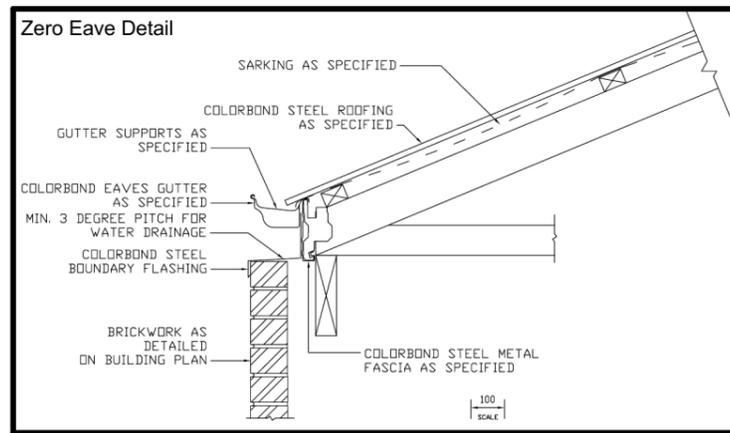
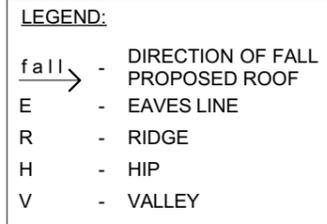


Window Schedule

WINDOW NUMBER	HEIGHT (mm)	WIDTH (mm)	COMMENT
W1	854	2398	Aluminium Sliding
W2	854	610	Aluminium Sliding Obscure
W3	854	1810	Aluminium Sliding
W4	1800	1810	Aluminium Sliding
W5	1200	610	Aluminium Sliding Obscure
W6	1800	1810	Aluminium Sliding
W7	514	2410	Aluminium Sliding
SD1	2110	2410	Aluminium Sliding Door

Note: * ALL WINDOWS ARE TO A&L SPEC.
*ALL WINDOWS TO BE COUNTED & CHECKED PRIOR TO ORDERING

Note:
* All Bedroom Windows with a floor level more than 2 meters from natural ground level must be fitted with a device to restrict the window opening, or a suitable screen, so a 125mm diameter sphere cannot pass through. The device of screen must also be able to withstand an outward horizontal force of 250 N. ALL FIRST FLOOR WINDOWS TO BE FITTED WITH RESTRICTORS



Proposed Roof Plan



Issue	Amendment	Date:
1	Council Submission	24.07.19



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Proposed:
New Single Storey Residence

Location:
Lot 180 in DP 1240733 No. 136 Arthur Allen Drive, Bardia. NSW

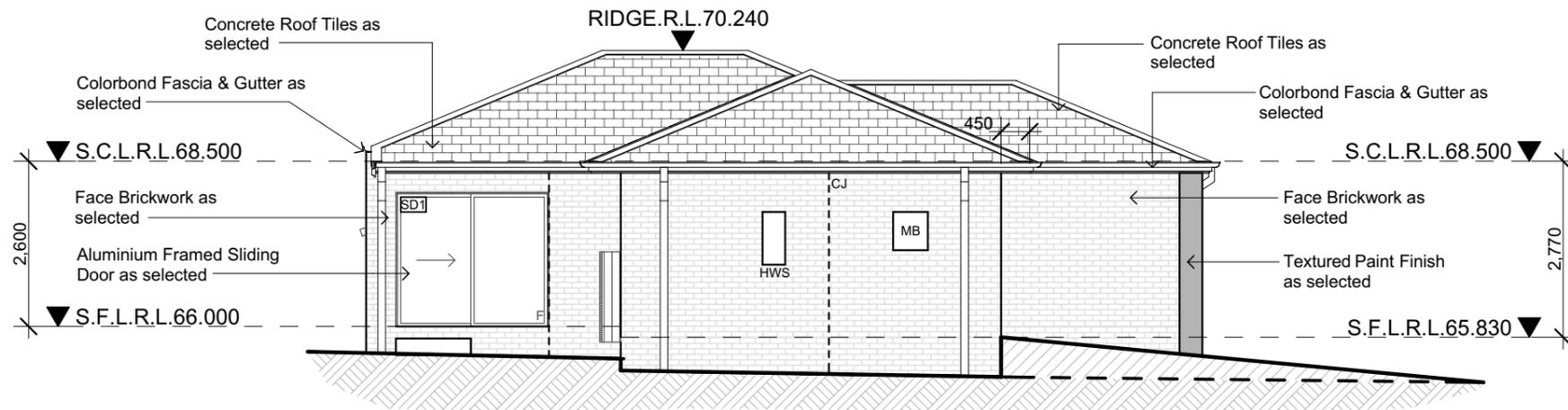
Client:
Meridian Homes

Drawing Title:
Roof Plan, Section A-A & Window Schedule

Location:
L.G.A
Campbelltown Council

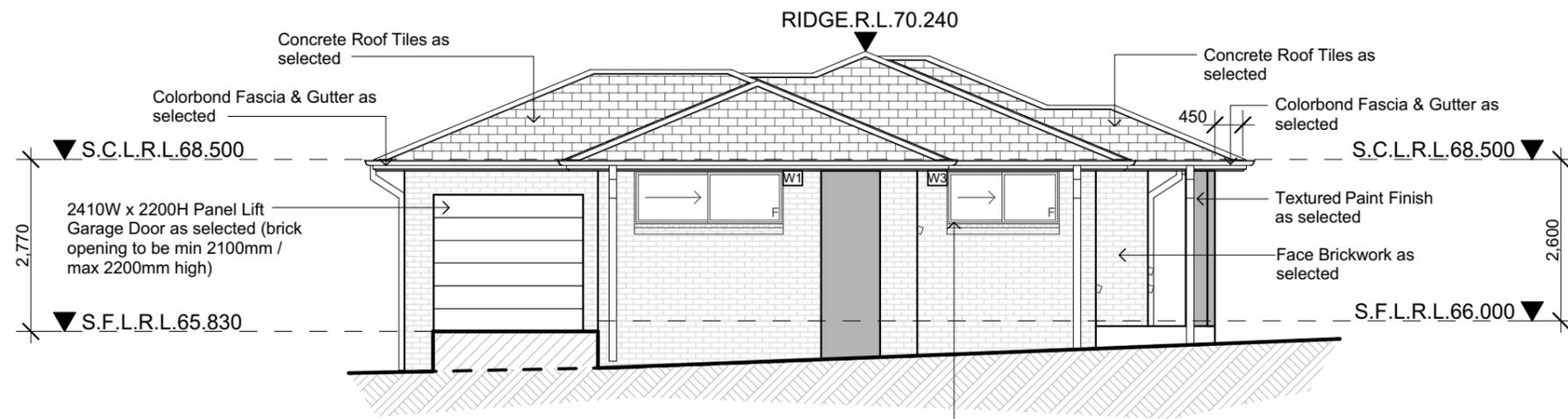
Drawn: JR
Date: 24.07.19
Scale: 1:100
Sheet: 5 of 13

Revision:
1
Design: Custom
Meridian Ref # MC###
Job No: MH1917

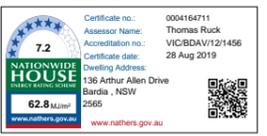


Elevation 1
Southern Elevation scale 1:100

- CONSTRUCTION NOTES:**
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Elevation 2
Eastern Elevation scale 1:100



Issue	Amendment	Date:
1	Council Submission	24.07.19



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Proposed:
New Single Storey Residence

Location:
Lot 180 in DP 1240733 No. 136 Arthur Allen Drive, Bardia. NSW

Client:
Meridian Homes

Drawing Title:
Elevations

L.G.A.
Campbelltown Council

Revision:
1

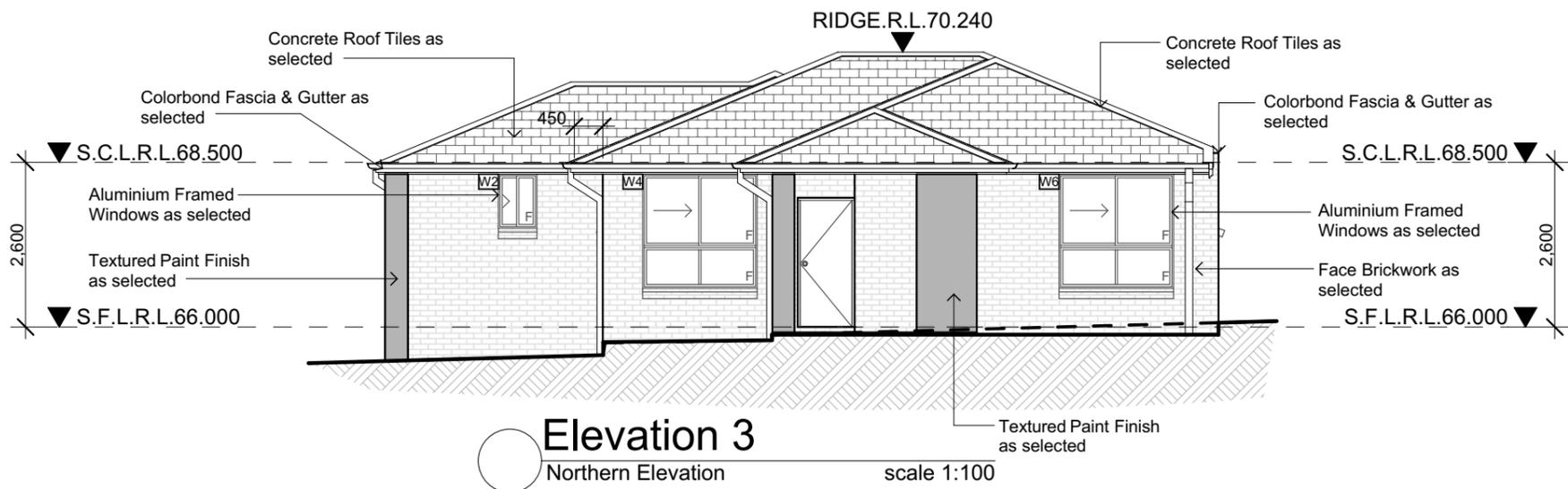
Design:
Custom

Meridian Ref #
MC###

Job No:
MH1917

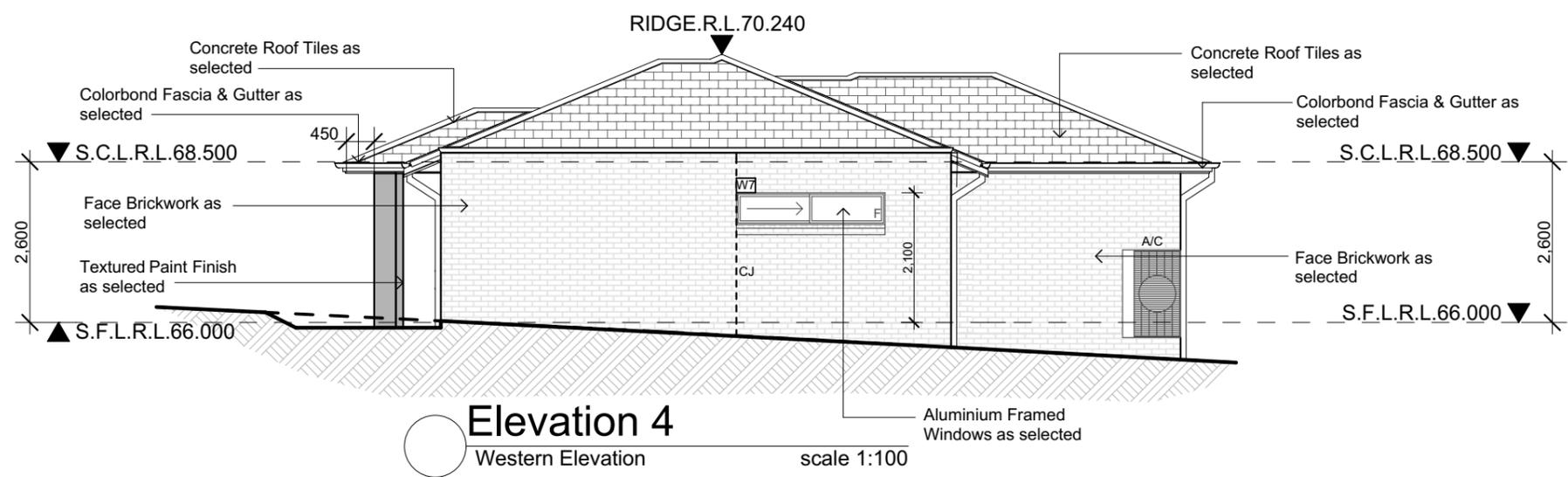
Drawn: JR Date: 24.07.19

Scale: 1:100 Sheet: 6 of 13

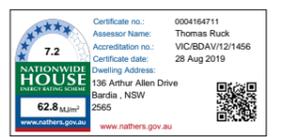


Elevation 3
Northern Elevation
scale 1:100

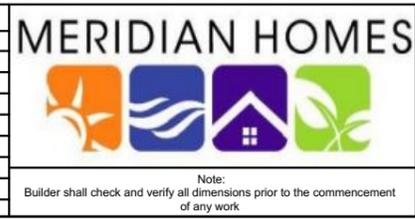
- CONSTRUCTION NOTES:**
1. Figured dimensions are to be taken in preference to scaling
 2. No allowance has been made for shrinkage or milling
 3. All Levels shown are approximate and should be verified on site during construction
 4. Doorway openings with inward opening doors to room containing toilets which are closer than 1200mm to the toilet are to be fitted with hinges to allow the door to be removed from the outside when the door is closed.
 5. Dimensions are to be verified on site by builder before the commencement of work
 6. All timber framing to be carried out to the requirements of Australian Standards (as 1684) as a minimum.
 7. Refer to the builders scope of works for inclusions & exclusions
 8. All work to be carried out in accordance with the requirements of the Building Code of Australia and the relevant local authority.
 9. All service positions, air conditioning droppers, outlets, return air grills, manholes and bulkheads to be determined on site at supervisor / contractors discretion
 10. All reinforced concrete, steel beams including supports, and nominated beams including supports to Engineer's details.
 11. Termite protection in accordance with Australian Standards
 12. Refer to Basix Certificate for energy, water & thermal requirements
 14. All 1st floor windows with a sill height less than 1700mm to have a max opening width of 125mm
 15. Final Construction Joints, steel posts & Beams, Floor Joist to structural engineer plans
 16. Meter Box, Gas Meter to be confirmed with Builder on site.
 17. Downpipes to be confirmed with plumber on site.



Elevation 4
Western Elevation
scale 1:100



Issue	Amendment	Date:
1	Council Submission	24.07.19



North:

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General Notes

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Where Engineering Detail Plans are required, such must take preference to this drawing. Levels shown are approximate unless accompanied by reduced levels or Australian Height Datum Levels. Figured dimensions to be taken in preference to scaling. All Boundary clearances must be verified by Survey. Stormwater to be discharged to Councils requirements before any work commences. All services to be located & verified by the Builder with relevant Authorities before any work commences.

Proposed:
New Single Storey Residence

Location:
Lot 180 in DP 1240733 No. 136 Arthur Allen Drive, Bardia. NSW

Client:
Meridian Homes

Drawing Title:
Elevations

L.G.A:
Campbelltown Council

Revision:
1

Design:
Custom

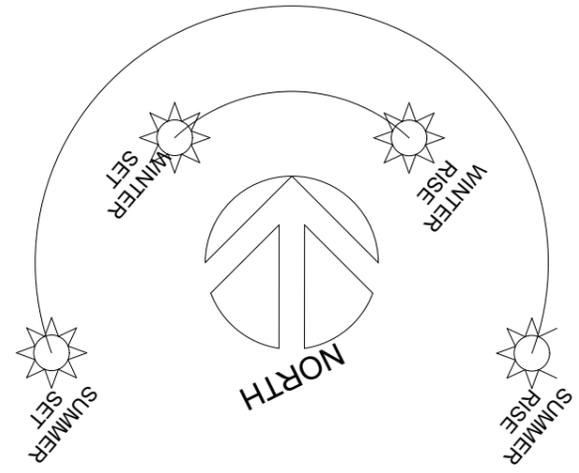
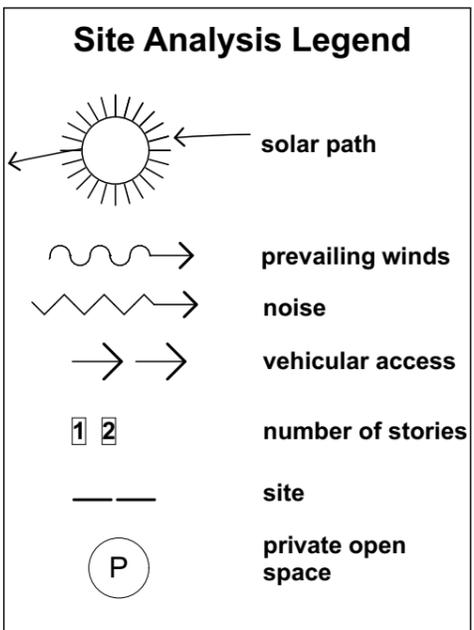
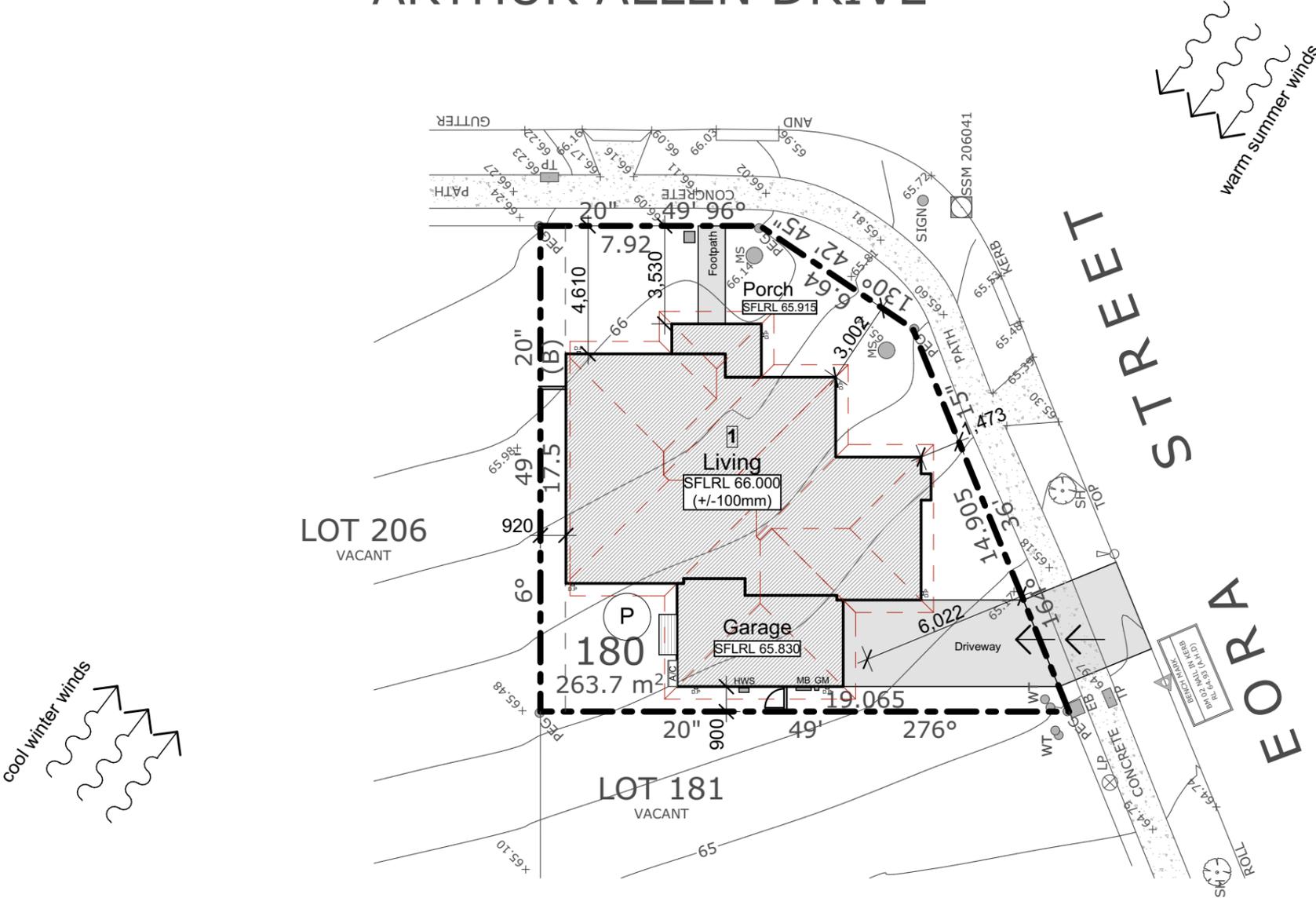
Meridian Ref #
MC###

Job No:
MH1917

Drawn: JR
Date: 24.07.19

Scale: 1:100
Sheet: 7 of 13

ARTHUR ALLEN DRIVE



Site Analysis Plan
scale 1:200

Issue	Amendment	Date:
1	Council Submission	24.07.19

MERIDIAN HOMES

Note:
Builder shall check and verify all dimensions prior to the commencement of any work.

North:

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Proposed:
New Single Storey Residence

Location:
Lot 180 in DP 1240733 No. 136
Arthur Allen Drive, Bardia. NSW

Client:
Meridian Homes

Drawing Title:
Site Analysis Plan

L.G.A.
Campbelltown Council

Drawn: JR Date: 24.07.19
Scale: 1:200 Sheet: 8 of 13

Revision: **1**

Design: **Custom**

Meridian Ref # **MC###**

Job No: **MH1917**

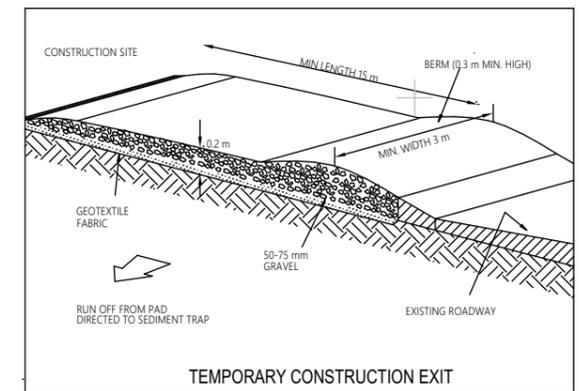
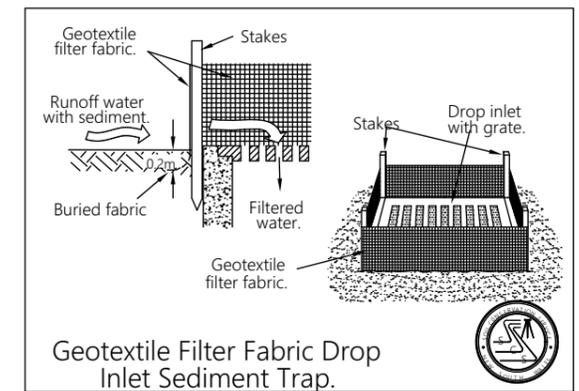
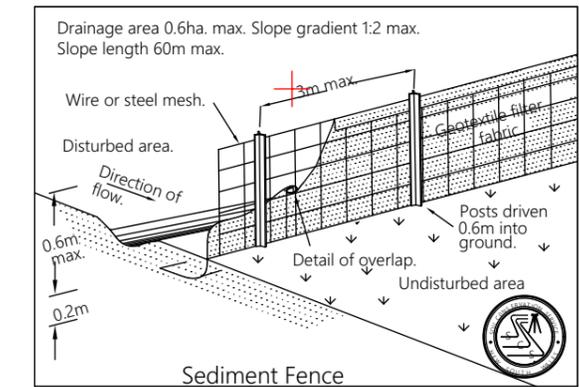
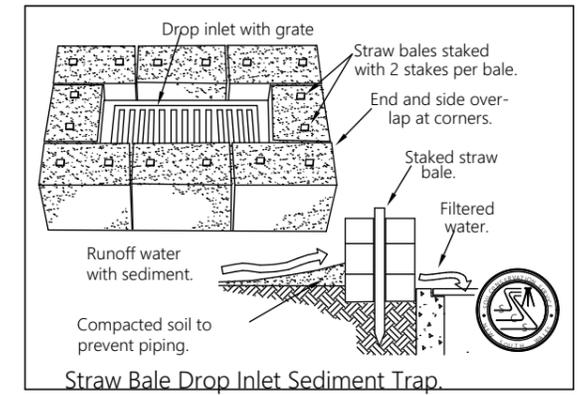
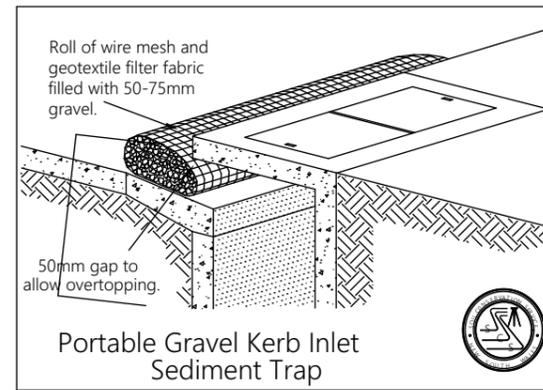
Erosion Control

Temporary sediment and erosion control and measures are to be installed prior to commencement of any works on the site. These measures must be maintained in working order during construction works up to completion. All sediment traps must be cleared on a regular basis and after major storm and/or as directed by the Principal Certifying Authority and Council officers.



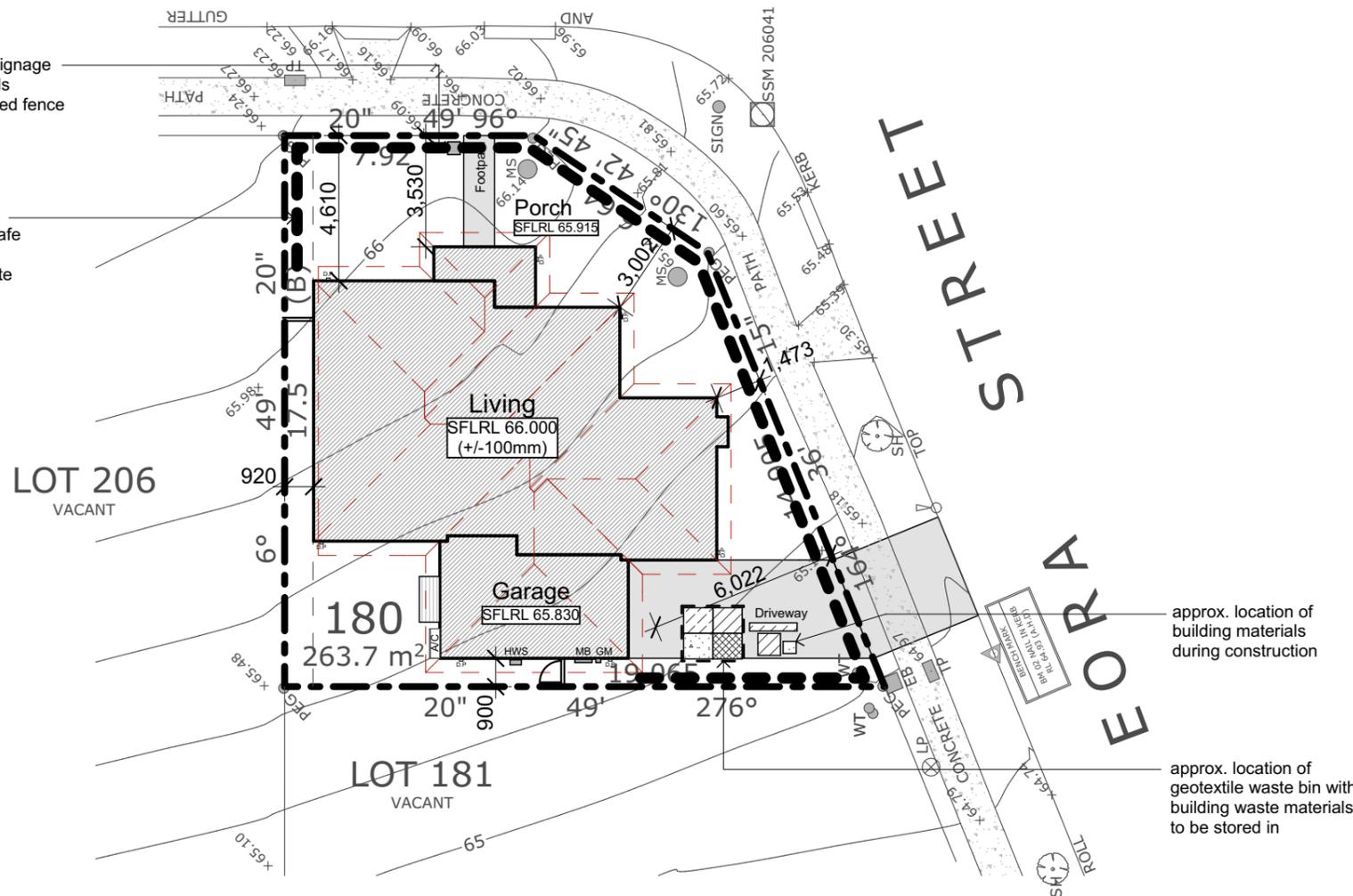
PROOF OF EXISTENCE OF ALL SERVICES IS THE CONTRACTOR'S RESPONSIBILITY. CURRENT "DIAL BEFORE YOU DIG" SERVICES PLANS MUST BE OBTAINED PRIOR TO COMMENCING ANY EXCAVATION.

ARTHUR ALLEN DRIVE



provide builders signage with contact details on the the proposed fence

provide 1800 wire fence to ensure safe access to and from the site



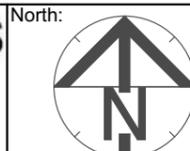
Sedimentation & Waste Management Plan

scale 1:200

Issue	Amendment	Date:
1	Council Submission	24.07.19



Note:
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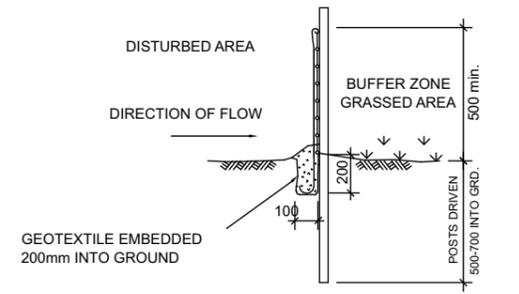
General Notes

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Proposed:	New Single Storey Residence		Drawing Title:	Soil Sedimentation & Waste Management		Revision:	1
Location:	Lot 180 in DP 1240733 No. 136 Arthur Allen Drive, Bardia. NSW		L.G.A	Campbelltown Council		Design:	Custom
Client:	Meridian Homes		Drawn	JR	Date	24.07.19	Meridian Ref #
	Scale	1:200	Sheet	9 of 13		Job No:	MC###
							MH1917

ARTHUR ALLEN DRIVE



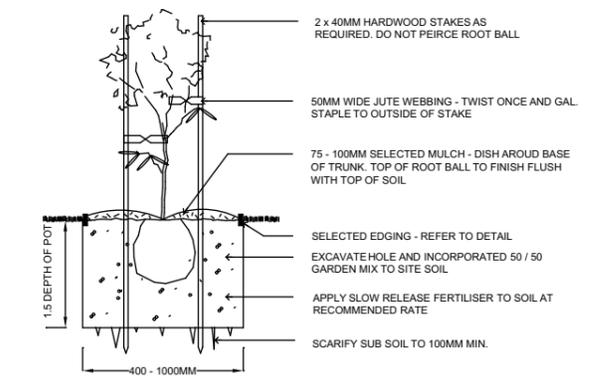
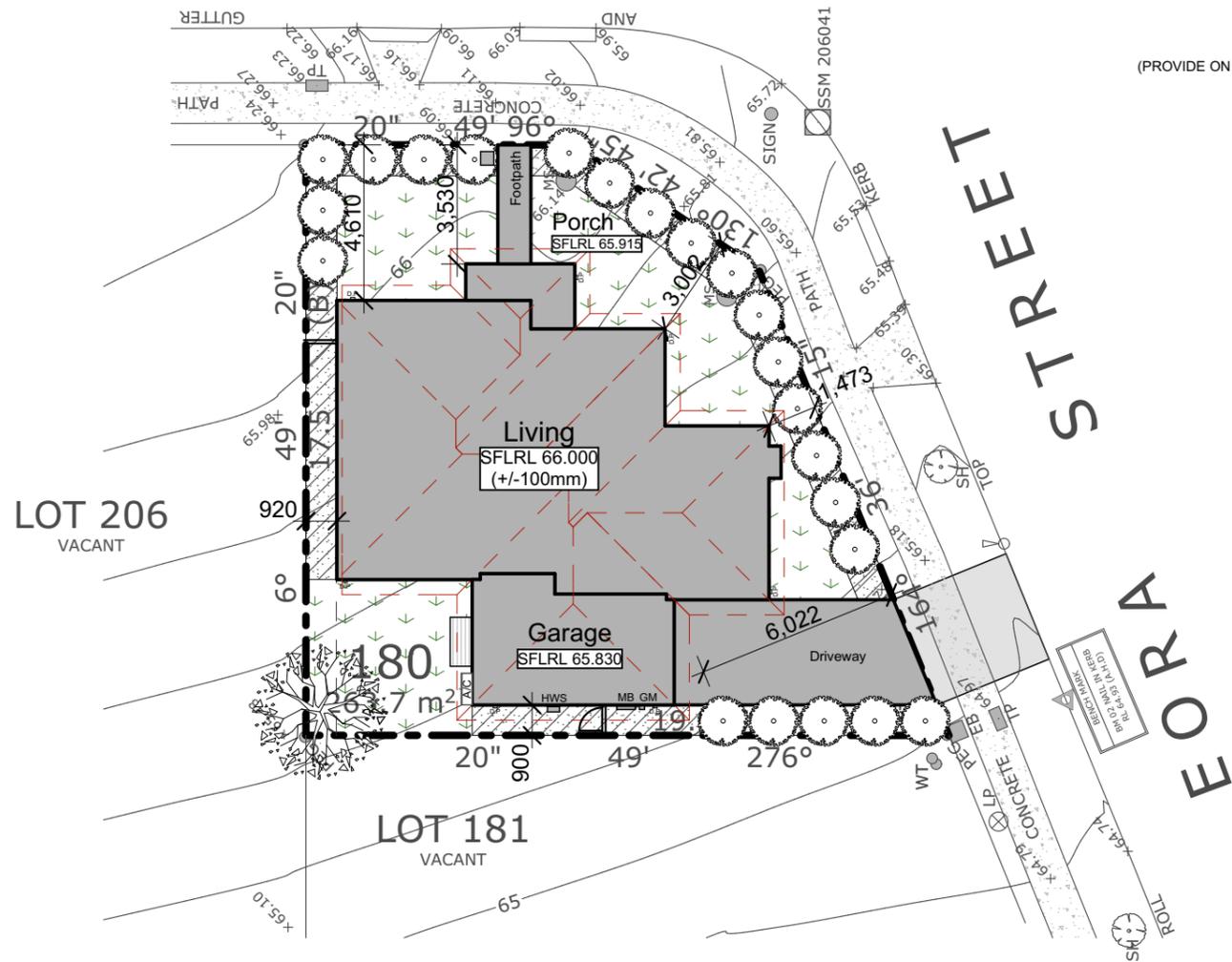
SEDIMENT BARRIER (NTS)

(PROVIDE ON ALL DOWN HILL SLOPES - UNLESS STATED OTHERWISE)

PLANT REGISTER symbol	description	container size	quantity	height	width
	*Grevillea Robusta 'Silky Oak'	75Litre	1	15-25m	3-5m
	Liriope Spicata 'Turf Lilly'	200mm	22	1m	1.5-2m

*Denotes Australian Native Plant Species

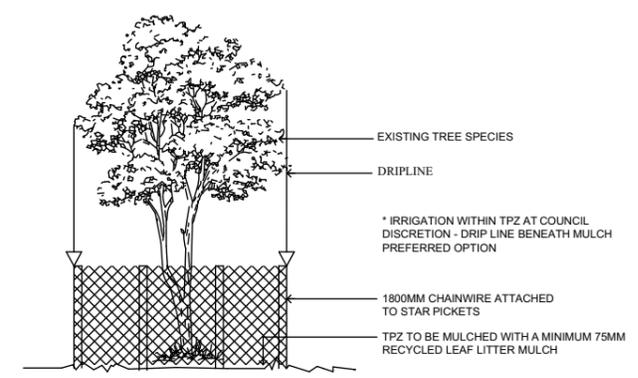
NOTE:
EXISTING LAYBACKS & SURVEY DETAILS TO BE PROVIDED WITH TOPOGRAPHICAL SURVEY



25 - 75LTR TYPICAL PLANTING (NTS)

Legend:

	- Decorative Mulch
	- Hardstand Surface
	- Grass Area



TREE PROTECTION DETAIL (NTS)

Concept Landscaping Plan / Site Coverage Plan

scale 1:200



Issue	Amendment	Date:			<p>General Notes</p> <p>All work shall be carried out strictly in accordance with The Building Code Of Australia, relevant S.A.A. codes & to the satisfaction of the regulatory authority. All levels, dimensions & areas are to be verified by the Builder, prior to the preparation of contracts & the commencement of any building works. Any discrepancies are to be brought to the attention of JR Design & Drafting, prior to the commencement of any building works.</p>	<p>Where Engineering Detail Plans are required, such must take preference to this drawing. Levels shown are approximate unless accompanied by reduced levels or Australian Height Datum Levels. Figured dimensions to be taken in preference to scaling. All Boundary clearances must be verified by Survey. Stormwater to be discharged to Councils requirements before any work commences. All services to be located & verified by the Builder with relevant Authorities before any work commences.</p>	<p>Proposed:</p> <p>New Single Storey Residence</p>	<p>Drawing Title:</p> <p>Concept Landscape / Site Coverage Plan</p>	<p>Revision:</p> <p>1</p>
1	Council Submission	24.07.19							
			<p>Note:</p> <p>Builder shall check and verify all dimensions prior to the commencement of any work.</p>	<p>Copyright:</p> <p>This plan is the exclusive property of JR Design & Drafting, and must not be used, reproduced or copied wholly in any way without permission.</p>			<p>Drawn</p> <p>JR</p>	<p>Date</p> <p>24.07.19</p>	<p>Meridian Ref #</p> <p>MC###</p>
							<p>Scale</p> <p>1:200</p>	<p>Sheet</p> <p>10 of 13</p>	<p>Job No:</p> <p>MH1917</p>

NOTES: USE FIGURED DIMENSIONS ONLY, DO NOT SCALE.
 * CHECK ALL DIMENSIONS PRIOR STARTING ANY WORK REPORT ANY DISCREPANCIES
 * FINISHED GROUND LEVELS SHOWN ON PLAN ARE SUBJECT TO SITE CONDITIONS
 * ALL CALCULATED DIMENSIONS ARE SUBJECT TO SITE MEASURE DURING CONSTRUCTION
 * NO ALLOWANCE HAS BEN MADE FOR SHRINKAGE OR MILLING
 * POSITION OF ELECTRICAL METER TO BE DETERMINED ON SITE

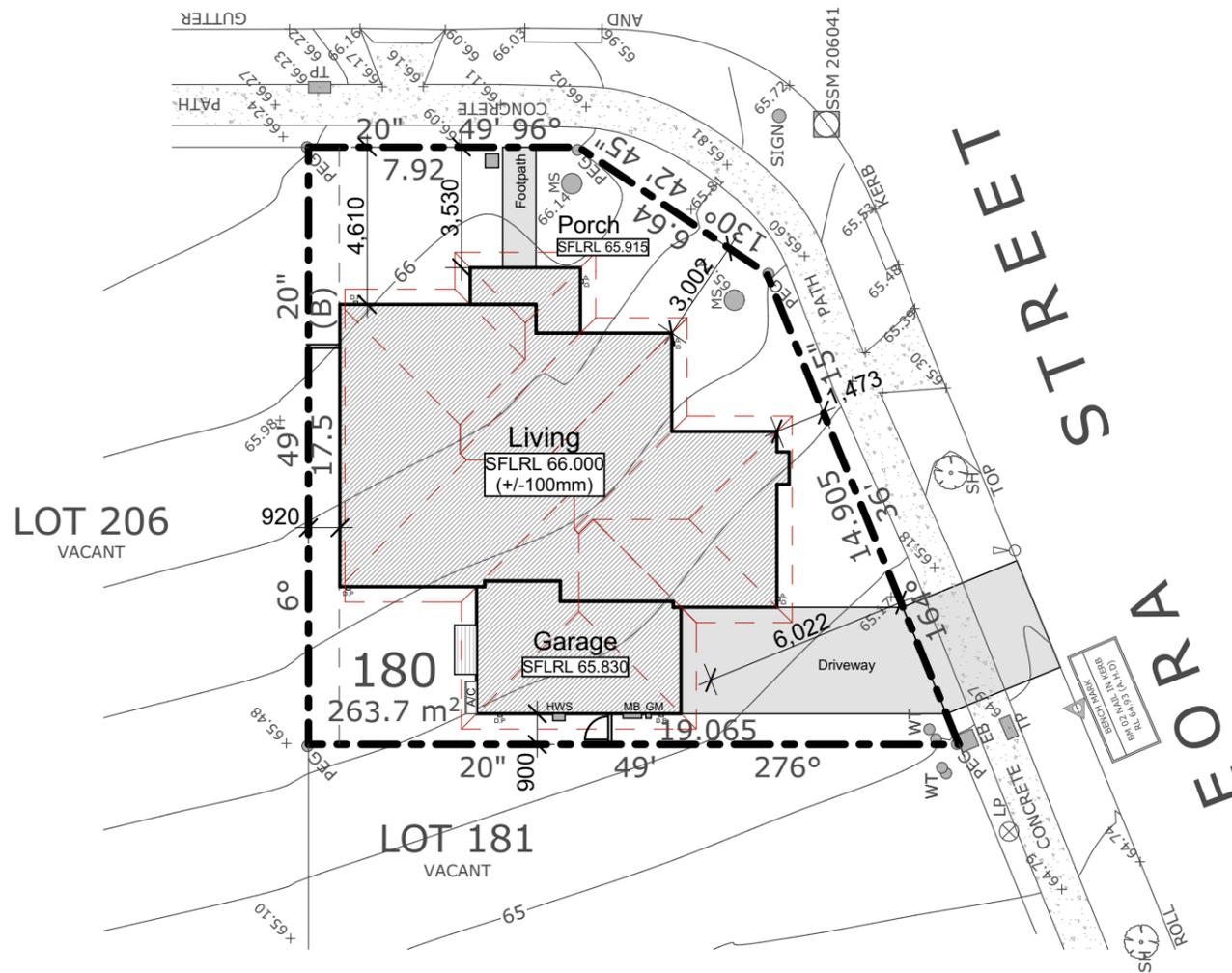
PROOF OF EXISTENCE OF ALL SERVICES IS THE CONTRACTOR'S RESPONSIBILITY. CURRENT "DIAL BEFORE YOU DIG" SERIVCES PLANS MUST BE OBTAINED PRIOR TO COMMENCING ANY EXCAVATION.

ARTHUR ALLEN DRIVE



Legend:

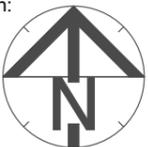
	- Cut
	- Fill
	- Batter
	- D.E.B



Concept Cut / Fill Plan

scale 1:200

Issue	Amendment	Date:			General Notes All work shall be carried out strictly in accordance with The Building Code Of Australia, relevant S.A.A. codes & to the satisfaction of the regulatory authority. All levels, dimensions & areas are to be verified by the Builder, prior to the preparation of contracts & the commencement of any building works. Any discrepancies are to be brought to the attention of JR Design & Drafting, prior to the commencement of any building works.	Where Engineering Detail Plans are required, such must take preference to this drawing. Levels shown are approximate unless accompanied by reduced levels or Australian Height Datum Levels. Figured dimensions to be taken in preference to scaling. All Boundary clearances must be verified by Survey. Stormwater to be discharged to Councils requirements before any work commences. All services to be located & verified by the Builder with relevant Authorities before any work commences.	Proposed:	Drawing Title:	Revision:
1	Council Submission	24.07.19					New Single Storey Residence Lot 180 in DP 1240733 No. 136 Arthur Allen Drive, Bardia. NSW Meridian Homes	Cut / Fill Plan L.G.A Campbelltown Council	1 Custom MC### Job No: MH1917

Issue	Amendment	Date:		North: 	General Notes All work shall be carried out strictly in accordance with The Building Code Of Australia, relevant S.A.A. codes & to the satisfaction of the regulatory authority. All levels, dimensions & areas are to be verified by the Builder, prior to the preparation of contracts & the commencement of any building works. Any discrepancies are to be brought to the attention of JR Design & Drafting, prior to the commencement of any building works.	Proposed: New Single Storey Residence	Drawing Title: Colour Selections	Revision: 1
1	Council Submission	24.07.19						
			Note: Builder shall check and verify all dimensions prior to the commencement of any work.	Copyright: This plan is the exclusive property of JR Design & Drafting, and must not be used, reproduced or copied wholly in any way without permission.	Drawn JR Date 24.07.19 Scale Sheet 13 of 13	Meridian Ref # MC### Job No: MH1917		