

Solar Access & Cross Ventilation Calculations																	
Dwelling	9AM	10AM	11AM	12NOON	1PM	2PM	Total	Total 2hrs	Count	Count Calc	Count Calc Percent	Solar 2hrs Percent	Solar Access 2hrs	Cross Vent	Cross Vent Calc	Cross Vent Percent	Cross Ventilation
UNIT 01	Yes	Yes	Yes	Yes	Yes	Yes	6	1	1	1	3%	3%	Yes	Yes	1	3%	Yes
UNIT 02	Yes	Yes	Yes	Yes	Yes	No	5	1	1	1	3%	3%	Yes	No	0	0%	No
UNIT 03	Yes	Yes	Yes	Yes	Yes	No	5	1	1	1	3%	3%	Yes	No	0	0%	No
UNIT 04	No	No	No	No	Yes	Yes	2	1	1	1	3%	3%	Yes	Yes	1	3%	Yes
UNIT 05	No	No	No	No	Yes	Yes	2	1	1	1	3%	3%	Yes	Yes	1	3%	Yes
UNIT 06	Yes	Yes	Yes	Yes	Yes	Yes	6	1	1	1	3%	3%	Yes	Yes	1	3%	Yes
UNIT 07	Yes	Yes	Yes	Yes	Yes	No	5	1	1	1	3%	3%	Yes	Yes	1	3%	Yes
UNIT 08	Yes	Yes	Yes	Yes	Yes	No	5	1	1	1	3%	3%	Yes	Yes	1	3%	Yes
UNIT 09	Yes	Yes	Yes	Yes	Yes	No	5	1	1	1	3%	3%	Yes	Yes	1	3%	Yes
UNIT 10	Yes	Yes	Yes	Yes	Yes	Yes	6	1	1	1	3%	3%	Yes	Yes	1	3%	Yes
UNIT 11	No	No	No	No	No	No	0	0	1	1	3%	0%	No	Yes	1	3%	Yes
UNIT 12	Yes	No	No	No	No	No	1	0	1	1	3%	0%	No	Yes	1	3%	Yes
UNIT 13	No	No	No	No	Yes	Yes	2	1	1	1	3%	3%	Yes	Yes	1	3%	Yes
UNIT 14	No	No	No	No	Yes	Yes	2	1	1	1	3%	3%	Yes	Yes	1	3%	Yes
UNIT 15	Yes	Yes	Yes	Yes	Yes	Yes	6	1	1	1	3%	3%	Yes	Yes	1	3%	Yes
UNIT 16	Yes	Yes	Yes	Yes	Yes	No	5	1	1	1	3%	3%	Yes	Yes	1	3%	Yes
UNIT 17	Yes	Yes	Yes	Yes	Yes	No	5	1	1	1	3%	3%	Yes	Yes	1	3%	Yes
UNIT 18	Yes	Yes	Yes	Yes	Yes	No	5	1	1	1	3%	3%	Yes	Yes	1	3%	Yes
UNIT 19	Yes	Yes	Yes	Yes	Yes	Yes	6	1	1	1	3%	3%	Yes	Yes	1	3%	Yes
UNIT 20	No	No	No	No	No	No	0	0	1	1	3%	0%	No	Yes	1	3%	Yes
UNIT 21	Yes	No	No	No	No	No	1	0	1	1	3%	0%	No	Yes	1	3%	Yes
UNIT 22	No	No	No	No	Yes	Yes	2	1	1	1	3%	3%	Yes	Yes	1	3%	Yes
UNIT 23	Yes	Yes	Yes	Yes	Yes	Yes	6	1	1	1	3%	3%	Yes	Yes	1	3%	Yes
UNIT 24	Yes	Yes	Yes	Yes	Yes	No	5	1	1	1	3%	3%	Yes	Yes	1	3%	Yes
UNIT 25	Yes	Yes	Yes	Yes	Yes	No	5	1	1	1	3%	3%	Yes	Yes	1	3%	Yes
UNIT 26	Yes	Yes	Yes	Yes	Yes	No	5	1	1	1	3%	3%	Yes	Yes	1	3%	Yes
UNIT 27	Yes	Yes	Yes	Yes	Yes	Yes	6	1	1	1	3%	3%	Yes	Yes	1	3%	Yes
UNIT 28	No	No	No	No	No	No	0	0	1	1	3%	0%	No	Yes	1	3%	Yes
UNIT 29	No	No	No	No	No	No	0	0	1	1	3%	0%	No	Yes	1	3%	Yes
UNIT 30	No	No	No	No	Yes	Yes	2	1	1	1	3%	3%	Yes	Yes	1	3%	Yes
UNIT 31	Yes	Yes	Yes	Yes	Yes	Yes	6	1	1	1	3%	3%	Yes	Yes	1	3%	Yes
UNIT 32	Yes	Yes	Yes	Yes	Yes	No	5	1	1	1	3%	3%	Yes	Yes	1	3%	Yes
UNIT 33	Yes	Yes	Yes	Yes	Yes	No	5	1	1	1	3%	3%	Yes	Yes	1	3%	Yes
UNIT 34	Yes	Yes	Yes	Yes	Yes	No	5	1	1	1	3%	3%	Yes	Yes	1	3%	Yes
UNIT 35	Yes	Yes	Yes	Yes	Yes	Yes	6	1	1	1	3%	3%	Yes	Yes	1	3%	Yes
UNIT 36	Yes	Yes	Yes	Yes	Yes	Yes	6	1	1	1	3%	3%	Yes	Yes	1	3%	Yes
UNIT 37	No	No	Yes	Yes	Yes	Yes	4	1	1	1	3%	3%	Yes	Yes	1	3%	Yes
UNIT 38	Yes	No	No	No	No	No	1	0	1	1	3%	0%	No	Yes	1	3%	Yes
Grand total: 38								31	38	38	100%	82%				95%	

SITE PLAN	1396.0 sqm
CALCULATIONS	
GROUND FLOOR	RESIDENTIAL 255.0 sqm COMMERCIAL 325.0 sqm TOTAL 580.0 sqm
LEVEL 1-2	(745 x 2) = 1490.0 sqm
LEVEL 3	692.5 sqm
LEVEL 4	560.0 sqm
LEVEL 5	266.5 sqm
TOTAL FLOOR AREA	3589.0 sqm
UNIT MIX	
1 BED	6 UNITS
2 BED	15 UNITS
3 BED	17 UNITS
TOTAL UNITS	38 UNITS
3 ADAPTABLE UNITS AND 1 ACCESSIBLE UNIT	

A1-Sheet List	
Sheet Number	Sheet Name
A1-01	COVER PAGE
A1-02	SURVEY PLAN
A1-03	BASIX COMMITMENTS
A1-04	SITE ANALYSIS
A1-05	SEDIMENT CONTROL & DEMOLITION PLAN
A1-06	SITE PLAN
A1-07	BASEMENT PLAN
A1-08	GROUND FLOOR PLAN
A1-09	LEVEL 1 FLOOR PLAN
A1-10	LEVEL 2 FLOOR PLAN
A1-11	LEVEL 3 FLOOR PLAN
A1-12	LEVEL 4 FLOOR PLAN
A1-13	LEVEL 5 FLOOR PLAN
A1-14	ROOF PLAN
A1-15	ELEVATIONS
A1-16	ELEVATIONS
A1-17	SECTION
A1-18	SECTION
A1-19	SHADOW DIAGRAMS
A1-20	SHADOW DIAGRAMS
A1-21	3D PERSPECTIVE
A1-22	3D PERSPECTIVE
A1-23	ADAPTABLE UNIT LAYOUT
A1-24	ADAPTABLE UNIT LAYOUT
A1-25	SOLAR AND CROSS VENTILATION
A1-26	SCHEDULE OF FINISHES
A1-27	LANDSCAPE PLAN
A1-28	LANDSCAPE PLAN
A1-29	LANDSCAPE PLAN
A1-30	CUT & FILL PLAN
A1-31	SUN EYE VIEWS
A1-32	SUN EYE VIEWS



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design + interiors

PRELIMINARY NOT FOR CONSTRUCTION

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WITH THE RELEVANT AUSTRALIAN
STANDARDS AND FOLLOW THE GUIDELINES
OF THE BUILDING CODE OF AUSTRALIA.

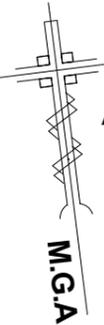
No.	Description	Date
A	ISSUED FOR DEVELOPMENT APPLICATION	22-06-2020
B	AS PER COUNCIL'S EMAIL DATED 30-07-20	14-08-2020

DEVELOPMENT APPLICATION

PROPOSED MIXED USE DEVELOPMENT

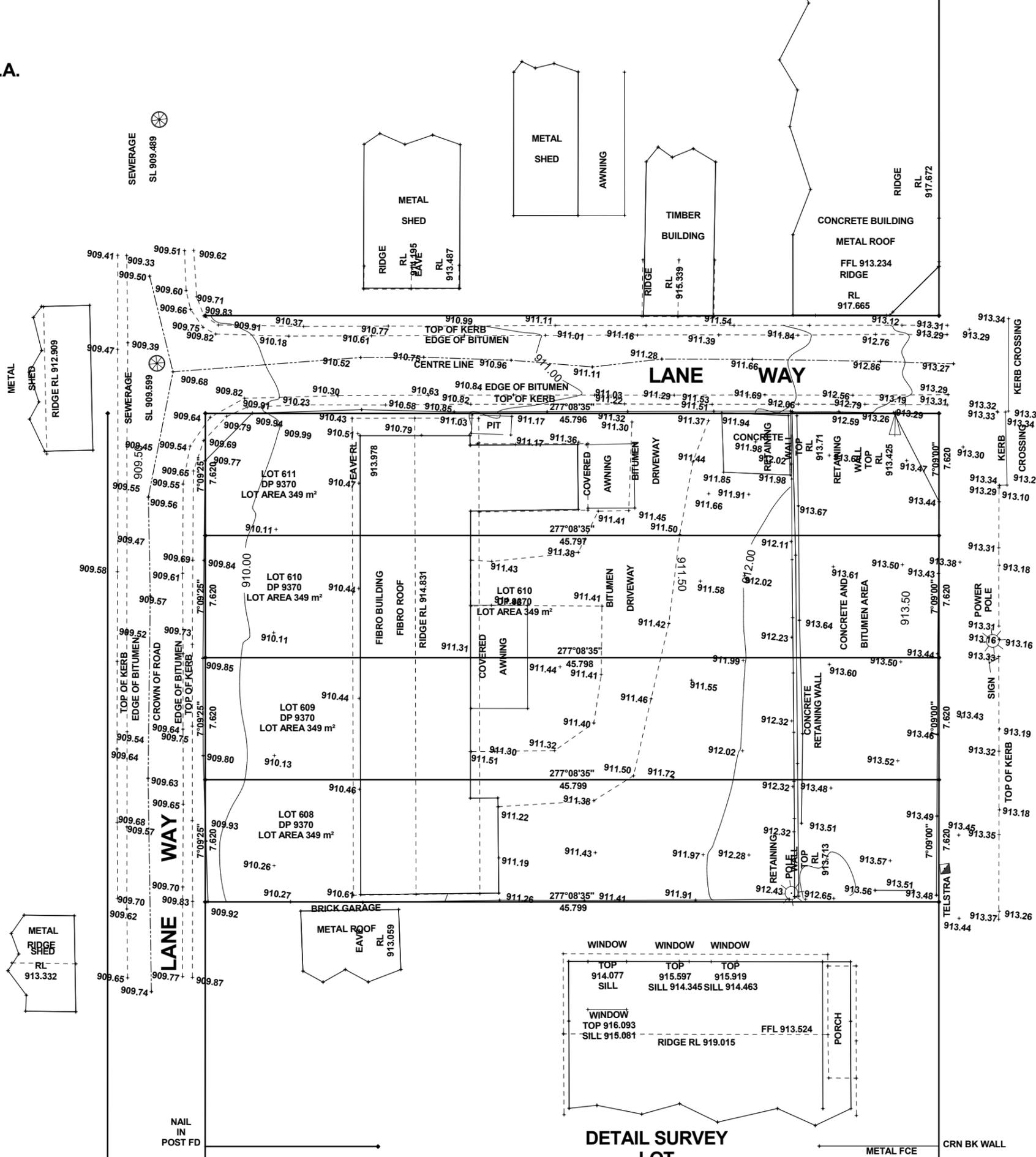
ADDRESS:
115 MARTINI PDE - LITHGOW

CLIENT:
CK DESIGN PTY LTD

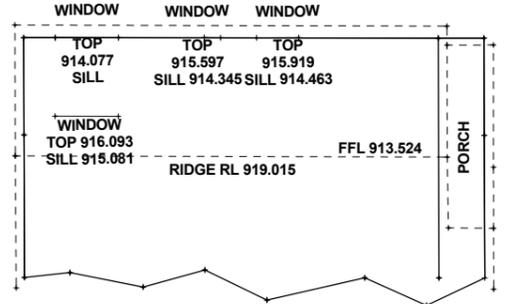


ALL BEARINGS ARE TO M.G.A.
AS PER DP 1123439

A22

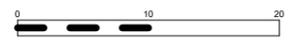


MARTINI PARADE



DETAIL SURVEY
LOT
608, 609, 610 & 611
IN
DP 9370

NOTE:
THE NORTHWEST CORNER
OF
LOT 611 SITS ON THE EXISTING
ROAD
AND COUNCIL WILL MOST
LIKELY
REQUIRE A SPLAY CORNER
TO BE
CREATED BEFORE A CC IS ISSUED



NOTE - DO NOT SCALE OFF THIS PLAN
ALL LEVELS SHOULD BE TAKEN FROM
NO ATTEMPT HAS BEEN MADE TO
LOCATE UNDERGROUND SERVICES
DIAL BEFORE YOU DIG 1100

JOB No : 95287	DATE OF SURVEY: 7/10/2016
CLIENT : GPM INVESTMENTS	PLOT DATE : 13/10/2016
LOCATION : LITHGOW	DATUM : AHD SSM 39815
SCALE : 1:200	DRAWN BY : RHYSE SMITH

608, 609, 610 & 611
IN
DP 9370

JOHN LOWE/CANDICE
LOWE
SURVEYOR REGISTERED
UNDER
THE SURVEYING ACT 2002

JOHN LOWE AND ASSOCIATES PTY LTD
CONSULTING LAND AND ENGINEERING SURVEYORS
81 ELIZABETH STREET, LIVERPOOL NSW 2170
PHONE: 9602-4582, 9602-8324
FAX: 9602-8328
PO BOX 42 TAHMOOR NSW 2573
john@jlsurveys.com.au
A.B.N. 76 071 037 959

Multi Dwelling

Certificate number: 1112951M

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Definitions" dated 06/10/2017 published by the Department. This document is available at www.basix.nsw.gov.au

Secretary
Date of issue: Thursday, 25 June 2020
To be valid, this certificate must be lodged within 3 months of the date of issue.



Project summary		
Project name	Development @ 115 MARTINI PDE - LITHGOW	
Street address	115 MARTINI Parade LITHGOW 2790	
Local Government Area	Lithgow City Council	
Plan type and plan number	deposited 9370	
Lot no.	610	
Section no.	-	
No. of residential flat buildings	1	
No. of units in residential flat buildings	39	
No. of multi-dwelling houses	0	
No. of single dwelling houses	0	
Project score		
Water	41	Target 40
Thermal Comfort	Pass	Target Pass
Energy	16	Target 15

Certificate Prepared by	
Name / Company Name:	Outsource Ideas Ptl
ABN (if applicable):	12 130 092 661

Schedule of BASIX commitments

The commitments set out below regulate how the proposed development is to be carried out. It is a condition of any development consent granted, or complying development certificate issued, for the proposed development, that BASIX commitments be complied with.

1. Commitments for Residential flat buildings - Building1

(a) Dwellings

(i) Water	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.			
(b) The applicant must plant indigenous or low water use species of vegetation throughout the area of land specified for the dwelling in the "Indigenous species" column of the table below, as private landscaping for that dwelling. (This area of indigenous vegetation is to be contained within the "Area of garden and lawn" for the dwelling specified in the "Description of Project" table).	✓	✓	✓
(c) If a rating is specified in the table below for a fixture or appliance to be installed in the dwelling, the applicant must ensure that each such fixture and appliance meets the rating specified for it.		✓	✓
(d) The applicant must install an on demand hot water recirculation system which regulates all hot water use throughout the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below.		✓	✓
(e) The applicant must install: (aa) a hot water diversion system to all showers, kitchen sinks and all basins in the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below; and (bb) a separate diversion tank (or tanks) connected to the hot water diversion systems of at least 100 litres. The applicant must connect the hot water diversion tank to all toilets in the dwelling.		✓	✓
(f) The applicant must not install a private swimming pool or spa for the dwelling, with a volume exceeding that specified for it in the table below.	✓	✓	✓
(g) If specified in the table, that pool or spa (or both) must have a pool cover or shading (or both).	✓	✓	✓
(h) The applicant must install, for the dwelling, each alternative water supply system, with the specified size, listed for that dwelling in the table below. Each system must be configured to collect run-off from the areas specified (excluding any area which supplies any other alternative water supply system), and to divert overflow as specified. Each system must be connected as specified.	✓	✓	✓

Dwelling no.	Fixtures				Appliances			Individual pool			Individual spa			
	All shower-heads	All toilet flushing systems	All kitchen taps	All bathroom taps	HW recirculation or diversion	All clothes washers	All dish-washers	Volume (max volume)	Pool cover	Pool location	Pool shaded	Volume (max volume)	Spa cover	Spa shaded
All dwellings	4 star (> 4.5 but <= 5 L/min)	4 star	4 star	4 star	-	-	4 star	-	-	-	-	-	-	-

Alternative water source										
Dwelling no.	Alternative water supply systems	Size	Configuration	Landscape connection	Toilet connection (s)	Laundry connection	Pool top-up	Spa top-up		
None	-	-	-	-	-	-	-	-	-	-

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.			
(b) The applicant must install each hot water system specified for the dwelling in the table below, so that the dwelling's hot water is supplied by that system. If the table specifies a central hot water system for the dwelling, then the applicant must connect that central system to the dwelling, so that the dwelling's hot water is supplied by that central system.	✓	✓	✓
(c) The applicant must install, in each bathroom, kitchen and laundry of the dwelling, the ventilation system specified for that room in the table below. Each such ventilation system must have the operation control specified for it in the table.		✓	✓
(d) The applicant must install the cooling and heating systems specified for the dwelling under the "Living areas" and "Bedroom areas" headings of the "Cooling" and "Heating" columns in the table below, in for at least 1 living/bedroom area of the dwelling. If no cooling or heating system is specified in the table for "Living areas" or "Bedroom areas", then no systems may be installed in any such areas. If the term "zoned" is specified beside an air conditioning system, then the system must provide for day/night zoning between living areas and bedrooms.		✓	✓
(e) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Artificial lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that the "primary type of artificial lighting" for each such room in the dwelling is fluorescent lighting or light emitting diode (LED) lighting. If the term "dedicated" is specified for a particular room or area, then the light fittings in that room or area must only be capable of being used for fluorescent lighting or light emitting diode (LED) lighting.		✓	✓

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(f) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Natural lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that each such room or area is fitted with a window and/or skylight.	✓	✓	✓
(g) This commitment applies if the applicant installs a water heating system for the dwelling's pool or spa. The applicant must: (aa) install the system specified for the pool in the "Individual Pool" column of the table below (or alternatively must not install any system for the pool). If specified, the applicant must install a timer, to control the pool's pump; and (bb) install the system specified for the spa in the "Individual Spa" column of the table below (or alternatively must not install any system for the spa). If specified, the applicant must install a timer to control the spa's pump.		✓	✓
(h) The applicant must install in the dwelling: (aa) the kitchen cook-top and oven specified for that dwelling in the "Appliances & other efficiency measures" column of the table below; (bb) each appliance for which a rating is specified for that dwelling in the "Appliances & other efficiency measures" column of the table, and ensure that the appliance has that minimum rating; and (cc) any clothes drying line specified for the dwelling in the "Appliances & other efficiency measures" column of the table.		✓	✓
(i) If specified in the table, the applicant must carry out the development so that each refrigerator space in the dwelling is "well ventilated".		✓	✓

Dwelling no.	Hot water		Bathroom ventilation system		Kitchen ventilation system		Laundry ventilation system	
	Hot water system	Each bathroom	Operation control	Each kitchen	Operation control	Each laundry	Operation control	
All dwellings	gas instantaneous 6 star	individual fan, ducted to façade or roof	manual switch on/off	individual fan, ducted to façade or roof	manual switch on/off	individual fan, ducted to façade or roof	interlocked to light	

Dwelling no.	Cooling		Heating		Artificial lighting						Natural lighting	
	living areas	bedroom areas	living areas	bedroom areas	No. of bedrooms &/or study	No. of living &/or dining rooms	Each kitchen	All bathrooms/toilets	Each laundry	All hallways	No. of bathrooms &/or toilets	Main kitchen
All dwellings	1-phase airconditioning EER 3.0 - 3.5 (zoned)	1-phase airconditioning EER 3.0 - 3.5 (zoned)	1-phase airconditioning EER 3.5 - 4.0 (zoned)	1-phase airconditioning EER 3.5 - 4.0 (zoned)	2 (dedicated)	2 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	0	no

Dwelling no.	Individual pool		Individual spa		Appliances & other efficiency measures							
	Pool heating system	Timer	Spa heating system	Timer	Kitchen cooktop/oven	Refrigerator	Well ventilated fridge space	Dishwasher	Clothes washer	Clothes dryer	Indoor or sheltered clothes drying line	Private outdoor or unsheltered clothes drying line
All dwellings	-	-	-	-	gas cooktop & electric oven	-	yes	4 star	-	2 star	no	no

(iii) Thermal Comfort	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must attach the certificate referred to under "Assessor details" on the front page of this BASIX certificate (the "Assessor Certificate") to the development application and construction certificate application for the proposed development (or, if the applicant is applying for a complying development certificate for the proposed development, to that application). The applicant must also attach the Assessor Certificate to the application for a final occupation certificate for the proposed development.			
(b) The Assessor Certificate must have been issued by an Accredited Assessor in accordance with the Thermal Comfort Protocol.			
(c) The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX Certificate, including the details shown in the "Thermal Loads" table below.			
(d) The applicant must show on the plans accompanying the development application for the proposed development, all matters which the Thermal Comfort Protocol requires to be shown on those plans. Those plans must bear a stamp of endorsement from the Accredited Assessor, to certify that this is the case.	✓		
(e) The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), all thermal performance specifications set out in the Assessor Certificate, and all aspects of the proposed development which were used to calculate those specifications.		✓	

(iii) Thermal Comfort	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(f) The applicant must construct the development in accordance with all thermal performance specifications set out in the Assessor Certificate, and in accordance with those aspects of the development application or application for a complying development certificate which were used to calculate those specifications.		✓	✓
(g) Where there is an in-slab heating or cooling system, the applicant must: (aa) Install insulation with an R-value of not less than 1.0 around the vertical edges of the perimeter of the slab; or (bb) On a suspended floor, install insulation with an R-value of not less than 1.0 underneath the slab and around the vertical edges of the perimeter of the slab.	✓		✓
(h) The applicant must construct the floors and walls of the development in accordance with the specifications listed in the table below.	✓	✓	✓

Dwelling no.	Thermal loads	
	Area adjusted heating load (in MJ/m ² /yr)	Area adjusted cooling load (in MJ/m ² /yr)
1	220.0	15.0
2	203.0	16.0
3	210.0	17.0
5	185.0	18.0
7	193.0	8.0
11	193.0	16.0
12	210.0	25.0
14	185.0	20.0
22	220.0	21.0
23	198.0	21.0
26	197.0	19.0
29	194.0	17.0
30	218.0	23.0
31	186.0	21.0
37	236.0	25.0

(b) Common areas and central systems/facilities

(i) Water	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) If, in carrying out the development, the applicant installs a showerhead, toilet, tap or clothes washer into a common area, then that item must meet the specifications listed for it in the table.		✓	✓
(b) The applicant must install (or ensure that the development is serviced by) the alternative water supply system(s) specified in the "Central systems" column of the table below. In each case, the system must be sized, be configured, and be connected, as specified in the table.	✓	✓	✓
(c) A swimming pool or spa listed in the table must not have a volume (in kLs) greater than that specified for the pool or spa in the table.	✓	✓	✓
(d) A pool or spa listed in the table must have a cover or shading if specified for the pool or spa in the table.		✓	✓
(e) The applicant must install each fire sprinkler system listed in the table so that the system is configured as specified in the table.		✓	✓
(f) The applicant must ensure that the central cooling system for a cooling tower is configured as specified in the table.		✓	✓

Common area	Showerheads rating	Toilets rating	Taps rating	Clothes washers rating
All common areas	no common facility	no common facility	no common facility	no common laundry facility

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) If, in carrying out the development, the applicant installs a ventilation system to service a common area specified in the table below, then that ventilation system must be of the type specified for that common area, and must meet the efficiency measure specified.		✓	✓
(b) In carrying out the development, the applicant must install, as the "primary type of artificial lighting" for each common area specified in the table below, the lighting specified for that common area. This lighting must meet the efficiency measure specified. The applicant must also install a centralised lighting control system or Building Management System (BMS) for the common area, where specified.		✓	✓
(c) The applicant must install the systems and fixtures specified in the "Central energy systems" column of the table below. In each case, the system or fixture must be of the type, and meet the specifications, listed for it in the table.	✓	✓	✓

4. Commitments for common areas and central systems/facilities for the development (non-building specific)

(b) Common areas and central systems/facilities

(i) Water	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) If, in carrying out the development, the applicant installs a showerhead, toilet, tap or clothes washer into a common area, then that item must meet the specifications listed for it in the table.		✓	✓
(b) The applicant must install (or ensure that the development is serviced by) the alternative water supply system(s) specified in the "Central systems" column of the table below. In each case, the system must be sized, be configured, and be connected, as specified in the table.	✓	✓	✓
(c) A swimming pool or spa listed in the table must not have a volume (in kLs) greater than that specified for the pool or spa in the table.	✓	✓	✓
(d) A pool or spa listed in the table must have a cover or shading if specified for the pool or spa in the table.		✓	✓
(e) The applicant must install each fire sprinkler system listed in the table so that the system is configured as specified in the table.		✓	✓
(f) The applicant must ensure that the central cooling system for a cooling tower is configured as specified in the table.		✓	✓

Common area	Showerheads rating	Toilets rating	Taps rating	Clothes washers rating
All common areas	no common facility	no common facility	no common facility	no common laundry facility

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) If, in carrying out the development, the applicant installs a ventilation system to service a common area specified in the table below, then that ventilation system must be of the type specified for that common area, and must meet the efficiency measure specified.		✓	✓
(b) In carrying out the development, the applicant must install, as the "primary type of artificial lighting" for each common area specified in the table below, the lighting specified for that common area. This lighting must meet the efficiency measure specified. The applicant must also install a centralised lighting control system or Building Management System (BMS) for the common area, where specified.		✓	✓
(c) The applicant must install the systems and fixtures specified in the "Central energy systems" column of the table below. In each case, the system or fixture must be of the type, and meet the specifications, listed for it in the table.	✓	✓	✓

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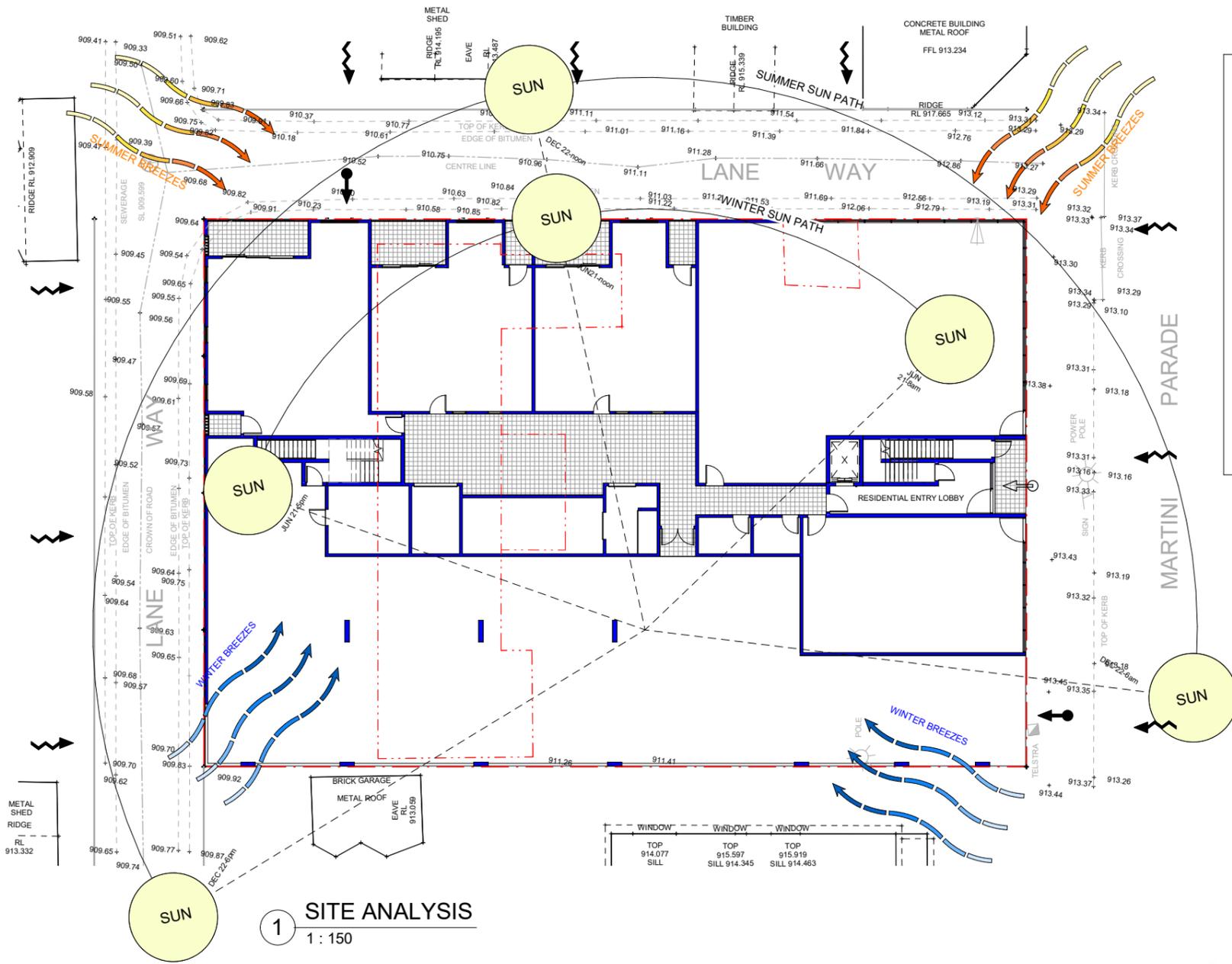
No.	Description	Date
A	ISSUED FOR DEVELOPMENT APPLICATION	22-06-2020

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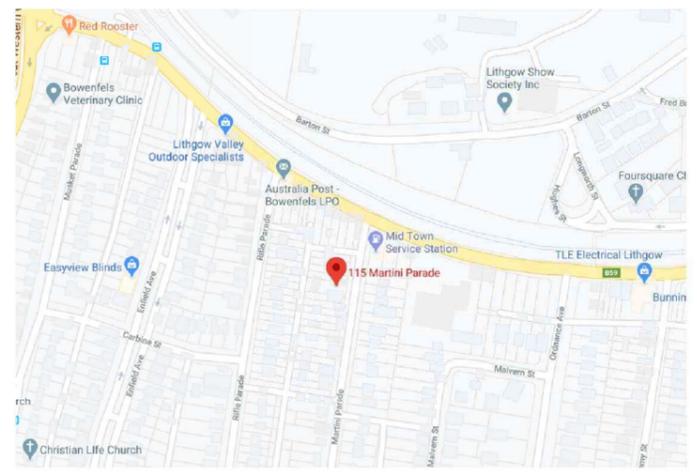
BASIX COMMITMENTS

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DEVELOPMENT APPLICATION		Scale	
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		Project number	
		20003-04	A1-03



- PROPOSED BUILDING FOOTPRINT
- EXISTING BUILDINGS TO BE DEMOLISHED
- NOISE SOURCE
- PROPOSED PEDESTRIAN ACCESS POINT
- PROPOSED VEHICULAR ACCESS POINT
- NEIGHBOURING BUILDINGS
- EXISTING TREES TO BE RETAINED
- EXISTING TREES TO BE REMOVED



LOCATION MAP



AERIAL IMAGE

1 SITE ANALYSIS
1 : 150



EXISTING STREETScape



PROPOSED STREETScape

CK design
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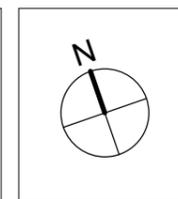
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SITE ANALYSIS

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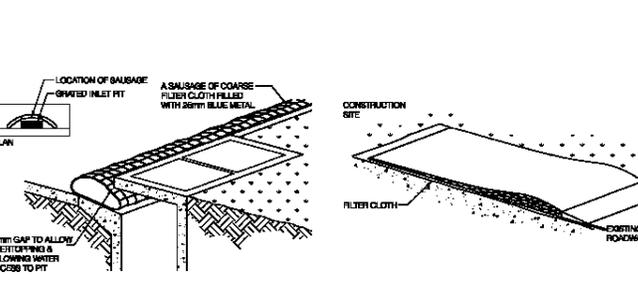
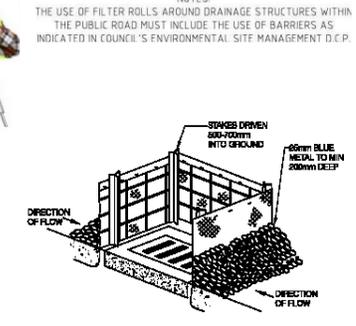
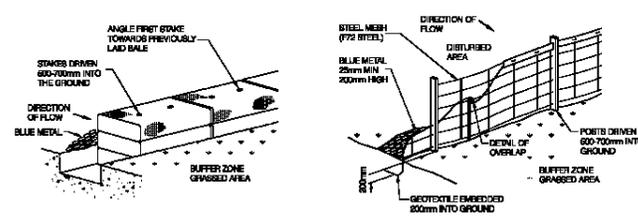
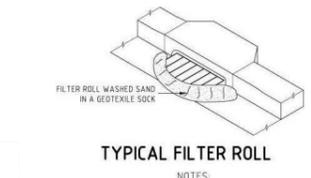
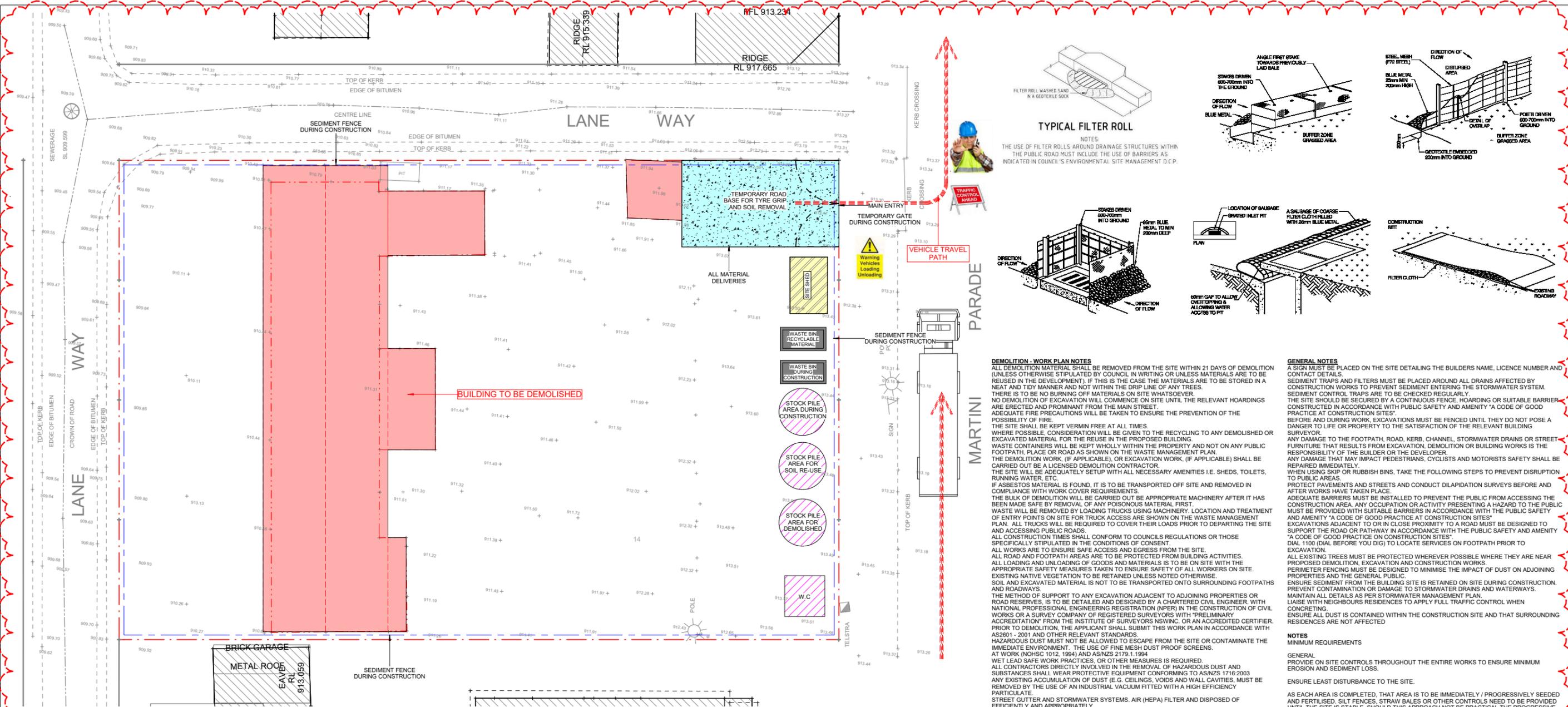
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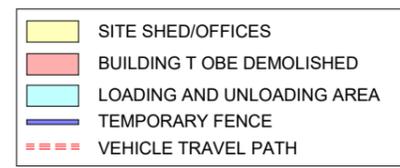
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DEMOLITION - WORK PLAN NOTES
 ALL DEMOLITION MATERIAL SHALL BE REMOVED FROM THE SITE WITHIN 21 DAYS OF DEMOLITION (UNLESS OTHERWISE STIPULATED BY COUNCIL IN WRITING OR UNLESS MATERIALS ARE TO BE REUSED IN THE DEVELOPMENT). IF THIS IS THE CASE THE MATERIALS ARE TO BE STORED IN A NEAT AND TIDY MANNER AND NOT WITHIN THE Drip LINE OF ANY TREES.
 THERE IS TO BE NO BURNING OF MATERIALS ON SITE WHATSOEVER.
 NO DEMOLITION OF EXCAVATION WILL COMMENCE ON SITE UNTIL THE RELEVANT HOARDINGS ARE ERECTED AND PROMINANT FROM THE MAIN STREET.
 ADEQUATE FIRE PRECAUTIONS WILL BE TAKEN TO ENSURE THE PREVENTION OF THE POSSIBILITY OF FIRE.
 THE SITE SHALL BE KEPT VERMIN FREE AT ALL TIMES.
 WHERE POSSIBLE, CONSIDERATION WILL BE GIVEN TO THE RECYCLING OF ANY DEMOLISHED OR EXCAVATED MATERIAL FOR THE REUSE IN THE PROPOSED BUILDING.
 WASTE WILL BE REMOVED BY LOADING TRUCKS USING MACHINERY. LOCATION AND TREATMENT OF ENTRY POINTS ON SITE FOR TRUCK ACCESS ARE SHOWN ON THE WASTE MANAGEMENT PLAN.
 ALL TRUCKS WILL BE REQUIRED TO COVER THEIR LOADS PRIOR TO DEPARTING THE SITE AND ACCESSING PUBLIC ROADS.
 ALL CONSTRUCTION TIMES SHALL CONFORM TO COUNCILS REGULATIONS OR THOSE SPECIFICALLY STIPULATED IN THE CONDITIONS OF CONSENT.
 ALL WORKS ARE TO ENSURE SAFE ACCESS AND EGRESS FROM THE SITE.
 ALL ROAD AND FOOTPATH AREAS ARE TO BE PROTECTED FROM BUILDING ACTIVITIES.
 ALL LOADING AND UNLOADING OF GOODS AND MATERIALS IS TO BE ON SITE WITH THE APPROPRIATE SAFETY MEASURES TAKEN TO ENSURE SAFETY OF ALL WORKERS ON SITE.
 EXISTING NATIVE VEGETATION IS TO BE RETAINED UNLESS NOTED OTHERWISE.
 SOIL AND EXCAVATED MATERIAL IS NOT TO BE TRANSPORTED ONTO SURROUNDING FOOTPATHS AND ROADWAYS.
 THE METHOD OF SUPPORT TO ANY EXCAVATION ADJACENT TO ADJOINING PROPERTIES OR ROAD RESERVES, IS TO BE DETAILED AND DESIGNED BY A CHARTERED CIVIL ENGINEER WITH NATIONAL PROFESSIONAL ENGINEERING REGISTRATION (NPER) IN THE CONSTRUCTION OF CIVIL WORKS OR A SURVEY COMPANY OF REGISTERED SURVEYORS WITH 'PRELIMINARY ACCREDITATION' FROM THE INSTITUTE OF SURVEYORS NSW INC. OR AN ACCREDITED CERTIFIER PRIOR TO DEMOLITION. THE APPLICANT SHALL SUBMIT THIS WORK PLAN IN ACCORDANCE WITH AS2601 - 2001 AND OTHER RELEVANT STANDARDS.
 HAZARDOUS DUST MUST NOT BE ALLOWED TO ESCAPE FROM THE SITE OR CONTAMINATE THE IMMEDIATE ENVIRONMENT. THE USE OF FINE MESH DUST PROOF SCREENS, EFFICIENTLY AND APPROPRIATELY.
 WET LEAD SAFE WORK PRACTICES, OR OTHER MEASURES IS REQUIRED.
 ALL CONTRACTORS DIRECTLY INVOLVED IN THE REMOVAL OF HAZARDOUS DUST AND SUBSTANCES SHALL WEAR PROTECTIVE EQUIPMENT CONFORMING TO AS/NZS 1716:2003
 ANY EXISTING ACCUMULATION OF DUST (E.G. CEILING, VOIDS AND WALL CAVITIES, MUST BE REMOVED BY THE USE OF AN INDUSTRIAL VACUUM FITTED WITH A HIGH EFFICIENCY PARTICULATE.
 STREET GUTTER AND STORMWATER SYSTEMS, AIR (HEPA) FILTER AND DISPOSED OF EFFICIENTLY AND APPROPRIATELY.
 WATER USED AS A SUPPRESSANT SPRAY IS NOT TO BE ALLOWED TO ENTER THE EXISTING STORMWATER SYSTEM.
 DEMOLITION IS NOT TO BE PERFORMED DURING HIGH WINDS THAT WAY CAUSE DUST TO SPREAD BEYOND THE SITE BOUNDARIES WITHOUT ADEQUATE CONFINEMENT.
 ALL LEAD CONTAMINATED MATERIAL IS TO BE DISPOSED OF IN ACCORDANCE WITH THE NSW ENVIRONMENTAL PROTECTION AUTHORITIES REQUIREMENTS.

GENERAL NOTES
 A SIGN MUST BE PLACED ON THE SITE DETAILING THE BUILDERS NAME, LICENCE NUMBER AND CONTACT DETAILS.
 SEDIMENT TRAPS AND FILTERS MUST BE PLACED AROUND ALL DRAINS AFFECTED BY CONSTRUCTION WORKS TO PREVENT SEDIMENT ENTERING THE STORMWATER SYSTEM.
 SEDIMENT CONTROL TRAPS ARE TO BE CHECKED REGULARLY.
 THE SITE SHOULD BE SECURED BY A CONTINUOUS FENCE, HOARDING OR SUITABLE BARRIER CONSTRUCTED IN ACCORDANCE WITH PUBLIC SAFETY AND AMENITY "A CODE OF GOOD PRACTICE AT CONSTRUCTION SITES".
 BEFORE AND DURING WORK, EXCAVATIONS MUST BE FENCED UNTIL THEY DO NOT POSE A DANGER TO LIFE OR PROPERTY TO THE SATISFACTION OF THE RELEVANT BUILDING SURVEYOR.
 ANY DAMAGE TO THE FOOTPATH, ROAD, KERB, CHANNEL, STORMWATER DRAINS OR STREET FURNITURE THAT RESULTS FROM EXCAVATION, DEMOLITION OR BUILDING WORKS IS THE RESPONSIBILITY OF THE BUILDER OR THE DEVELOPER.
 ANY DAMAGE THAT MAY IMPACT PEDESTRIANS, CYCLISTS AND MOTORISTS SAFETY SHALL BE REPAIRED IMMEDIATELY.
 WHEN USING SKIP OR RUBBISH BINS, TAKE THE FOLLOWING STEPS TO PREVENT DISRUPTION TO PUBLIC AREAS.
 PROTECT PAVEMENTS AND STREETS AND CONDUCT DILAPIDATION SURVEYS BEFORE AND AFTER WORKS HAVE TAKEN PLACE.
 ADEQUATE BARRIERS MUST BE INSTALLED TO PREVENT THE PUBLIC FROM ACCESSING THE CONSTRUCTION AREA. ANY OCCUPATION OR ACTIVITY PRESENTING A HAZARD TO THE PUBLIC MUST BE PROVIDED WITH SUITABLE BARRIERS IN ACCORDANCE WITH THE PUBLIC SAFETY AND AMENITY "A CODE OF GOOD PRACTICE AT CONSTRUCTION SITES".
 EXCAVATIONS ADJACENT TO OR IN CLOSE PROXIMITY TO A ROAD MUST BE DESIGNED TO SUPPORT THE ROAD OR PATHWAY IN ACCORDANCE WITH THE PUBLIC SAFETY AND AMENITY "A CODE OF GOOD PRACTICE AT CONSTRUCTION SITES".
 ALL EXISTING TREES MUST BE PROTECTED WHEREVER POSSIBLE WHERE THEY ARE NEAR PROPOSED DEMOLITION, EXCAVATION AND CONSTRUCTION WORKS.
 PERIMETER FENCING MUST BE DESIGNED TO MINIMISE THE IMPACT OF DUST ON ADJOINING PROPERTIES AND THE GENERAL PUBLIC.
 ENSURE SEDIMENT FROM THE BUILDING SITE IS RETAINED ON SITE DURING CONSTRUCTION. PREVENT CONTAMINATION OR DAMAGE TO STORMWATER DRAINS AND WATERWAYS.
 MAINTAIN ALL DETAILS AS PER STORMWATER MANAGEMENT PLAN.
 LIAISE WITH NEIGHBOURS RESIDENCES TO APPLY FULL TRAFFIC CONTROL WHEN CONCRETING.
 ENSURE ALL DUST IS CONTAINED WITHIN THE CONSTRUCTION SITE AND THAT SURROUNDING RESIDENCES ARE NOT AFFECTED.

NOTES
MINIMUM REQUIREMENTS
 GENERAL
 PROVIDE ON SITE CONTROLS THROUGHOUT THE ENTIRE WORKS TO ENSURE MINIMUM EROSION AND SEDIMENT LOSS.
 ENSURE LEAST DISTURBANCE TO THE SITE.
 AS EACH AREA IS COMPLETED, THAT AREA IS TO BE IMMEDIATELY / PROGRESSIVELY SEEDED AND FERTILISED. SILT FENCES, STRAW BALES OR OTHER CONTROLS NEED TO BE PROVIDED UNTIL THE SITE IS STABLE. SHOULD THIS APPROACH NOT BE PRACTICAL THE PROGRESSIVE REVEGETATION OF INDIVIDUAL AREAS WILL BE REQUIRED.
 WHERE THERE IS GRADE ON OTHER AREAS OF THE SITE THAT MAY LEAD TO EROSION, FURTHER APPROPRIATE TREATMENT IS TO BE LOCATED TO CONTROL EROSION. I.E. STRAW BALES. THE PROVISION AND MAINTENANCE OF (SEDIMENT) SILT FENCES WILL BE NECESSARY DURING THE CONSTRUCTION PHASE. WHEN INSTRUCTED BY THE COUNCIL PROGRESSIVELY REMOVE INDIVIDUAL SECTIONS OF SILT FENCES FOR CLEANING. CLEANING OF FENCES TO BE CARRIED OUT DURING PERIODS OF DRY WEATHER.
 FILL AREAS
 RUN-OFF AND SEDIMENT LOSS FROM THE AREAS OF FILL MUST BE CONTROLLED DURING AND AFTER CONSTRUCTION. BEFORE REVEGETATION TAKES PLACE USING SILT FENCES AND/OR STRAW BALES AS INSTRUCTED BY THE PROJECT MANAGER / COUNCIL TO DIRECT WATER FROM THE DISTURBED AREA. OTHER MEASURES SHALL BE CARRIED OUT AS DIRECTED BY THE COUNCIL AND / OR AS SHOWN ON THE PLANS.
 STOCK PILES
 THE STOCK PILE LOCATION SHOWN ON THE PLAN IS PRELIMINARY. SHOULD THE BUILDER WISH TO RELOCATE THE STOCK PILE, HE SHALL OBTAIN APPROVAL FROM COUNCIL PRIOR TO COMMENCEMENT OF WORKS. THE BUILDER SHALL PRODUCE DRAWINGS INDICATING THE LOCATION OF STOCK PILES. STOCK PILE SITES SHALL BE LOCATED AWAY FROM EXISTING OR PROPOSED DRAINAGE LINES OR AREAS LIKELY TO BE DISTURBED DURING CONSTRUCTION. STOCK PILE SITES SHALL NOT BE LOCATED WITHIN THE DRIP ZONE OF TREES.
 STOCK PILE SITES MUST BE PROTECTED FROM EROSION AND SEDIMENT LOSS BY THE INSTALLATION OF SILT FENCES / STRAW BALES OR OTHER APPROVED BY COUNCIL.
 WIND EROSION
 TO MINIMISE WIND EROSION DURING CONSTRUCTION, THE GROUND SURFACE SHOULD BE KEPT DAMP (NOT WET). THE SURFACE SHOULD BE LEFT IN A ROUGH CLODDY CONDITION TO INCREASE ROUGHNESS AND SLOW SURFACE WIND SPEED.
 LOCATION
 LOCATION OF SEDIMENT CONTROL METHODS I.E. SILT FENCES ARE SHOWN DIAGRAMMATICALLY ONLY ON DRAWING FINAL LOCATION, EXTENT AND TYPE OF SEDIMENT CONTROL METHODS SHALL BE TO THE SATISFACTION OF COUNCIL.
 THE CONTRACTOR, UNDER SECTION 16 OF THE CLEAN WATERS ACT, IS LIABLE FOR THE EXTENSION OF ANY CONTAMINANTS DEPOSITED ON ROADWAYS AFTER LEAVING THE CONSTRUCTION SITE.



1 SEDIMENT CONTROL PLAN
 N.T.S

SHAKE DOWN AREAS / ACCESS STABILISATION
 DESCRIPTION
 STABILISED ACCESS SHALL BE A BED OF AGGREGATE ON FILTER CLOTH. GRADE THE ENTRANCE SO THAT IT IS AT LEAST 15 METRES LONG WITH A MINIMUM WIDTH OF 3 METRES FOR A ONE WAY ENTRANCE AND 6 METRES FOR A TWO WAY ENTRANCE. PLACE FILTER CLOTH OVER THE ENTIRE AREA AND COVER IT WITH 150mm MINIMUM THICKNESS OF 50mm AGGREGATE RIVER GRAVEL OR A RECYCLED OR RECLAIMED CONCRETE EQUIVALENT.
 USAGE
 SUCH STRUCTURES SHALL BE USED AT ALL POINTS WHERE CONSTRUCTION VEHICLES ENTER OR LEAVE THE SITE AND EXISTING ROADWAYS.
 TREATMENT / MAINTENANCE
 SURFACE WATER FLOWING TO THE ENTRANCE MUST BE PIPED UNDER THE ENTRANCE, OR A BERM CONSTRUCTED TO DIRECT SURFACE FLOW AWAY FROM THE ROAD. ALL DEPOSITS ARE TO BE REGULARLY CLEARED FORM SITE ACCESS. THE DRAWBAR, TAILGATE ETC OF ANY VEHICLE INVOLVED IN THE TRANSPORT OF GRAVEL ETC TO A CONSTRUCTION SITE MUST BE MANUALLY CLEANED OF MATERIAL BEFORE THE VEHICLE LEAVES THE SITE. SHOULD THE MATERIAL BE DEPOSITED ON THE ROADWAY ETC. SUCH MATERIAL SHALL BE SWEEPED AND REMOVED FROM THE ROADWAY.

STRAW BALE BARRIERS
 DESCRIPTION
 A TEMPORARY BARRIER OF STRAW BALES PLACED AROUND THE PERIMETER OF A DISTURBED AREA.
 USAGE
 STRAW BALE BARRIERS ARE USED TO DESILT CONTAMINATED WATER.
 INSTALLATION
 STRAW BALES ARE ONLY EFFECTIVE ON SITES OF LESS THAN HALF A HECTARE. THE BALES SHOULD BE PLACED LENGTHWISE IN 100mm DEEP TRENCHES WITH THEIR BINDING ROPE HORIZONTAL TO THE GROUND. THE BALES SHOULD BE CONNECTED AND ANCHORED TO THE GROUND BY DRIVING TWO STAR PICKETS OR POSTS THROUGH EACH BALE. THE FIRST STAKE MUST BE DRIVEN TOWARDS THE ADJOINING BALE AT A 45° ANGLE TO FORCE THE BALES TOGETHER.
 MAINTENANCE
 AFTER RAINFALL STRAW BALE BARRIERS SHOULD BE INSPECTED AND SEDIMENT REMOVED. DAMAGED BALES SHOULD BE REPAIRED OR REPLACED BALES HAVE A LIFE EXPECTANCY OF THREE TO SIX MONTHS.
 NOTE
 THE LOCATION OF STRAW BALES ON THE ABOVE SITE PLAN IS DIAGRAMMATIC ONLY. THE REQUIREMENT FOR THE USAGE OF STRAW BALES IS TO BE AS A SUPPLEMENTARY MEASURE TO ASSIST THE SILT FENCES. FINAL LOCATIONS AND EXTENT OF STRAW BALES TO BE DETERMINED BY THE COUNCIL.

SILT FENCES
 DESCRIPTION
 SILT FENCES ARE TEMPORARY BARRIERS MADE FROM A COMBINATION OF FILTER CLOTH AND BLUE METAL.
 USAGE
 SILT FENCES FILTER RUN-OFF LEAVING THE SITE TRAPPING THE SEDIMENT AND ALLOWING CLEAN FILTERED WATER TO PASS. SILT FENCES ARE TO BE PLACED ON THE CONTOUR OR SLIGHTLY CONVEX TO THE CONTOUR. IF ON THE CONTOUR, EACH END OF THE FENCE SHOULD BE TURNED UP TO CREATE A 'STILLING POND' UP SLOPE OF THE FENCE. WHERE POSSIBLE, A SILT FENCE SYSTEM SHOULD BE NO LONGER THAN ABOUT 20 METERS. THEY SHOULD NOT INTERCEPT LARGE CONCENTRATED OR CHANNELISED FLOWS.
 INSTALLATION
 THE AREA BELOW A SILT FENCE MUST BE UNDISTURBED OR STABILISED.
 MAINTENANCE
 SILT FENCES REQUIRE REGULAR MAINTENANCE. TRAPPED SEDIMENTS SHOULD BE REMOVED, PICKETS STRAIGHTENED, FILTER CLOTH RESEALED AND TIGHTENED AND BLUE METAL REPLACED WHEN HEAVILY CONTAMINATED WITH SILT.
 NOTE
 FILTER FABRIC SHALL BE EQUIVALENT TO 'GEOLAB' AND BE CAPABLE OF INTERCEPTING SILT PARTICLES DOWN TO 2 MICRON IN SIZE.

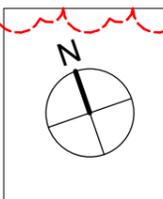
BLUE METAL GROUPE (SAUSAGE)
 DESCRIPTION
 THE GROUPE COMPRISES A SAUSAGE OF SHADE CLOTH OR OTHER PREVIOUS FABRIC, SOME 200mm DIAMETER, FILLED WITH 25mm BLUE METAL AND CLOSED BOTH ENDS.
 INSTALLATION
 THE SAUSAGE IS LAID ON THE GROUND ON THE CONTOUR SIMILAR TO A SILT FENCE. GENERALLY THE SAUSAGE SHOULD BE LAID TWO HIGH TO OBTAIN ENOUGH FILTER AREA.
 LOCATION
 THE GROUPE SHOULD BE LOCATED ACROSS THE ENTRY DRIVEWAY TO THE SITE AND AROUND THE NEAREST DOWNSTREAM KERB ENTRY PITS.
STORM INLET SEDIMENT TRAP (N.T.S.)
 DESCRIPTION
 THESE ARE TEMPORARY DE-SILTING STRUCTURES.
 USAGE
 SUCH SEDIMENT TRAPS ARE USED AT STORMWATER INLETS AND OUTLETS. CULTURED ENTRIES AND POINTS WHERE RUN-OFF FROM DISTURBED CATCHMENTS SUCH AS CONSTRUCTION SITES IS DISCHARGED.
 GENERAL REQUIREMENTS
 SEDIMENT TRAPS ARE BUILT FROM STRAW BALES, WASHED GRAVEL, GABIONS OR SANDBAGS (OR SARLON TYPE MATERIALS) FILLED WITH BLUE METAL. THE CHOICE OF MATERIAL OR TYPE OF STRUCTURE SURROUNDING THE SEDIMENT TRAP. CONSTRUCTION MATERIALS TO BE CONFIRMED BY COUNCIL.

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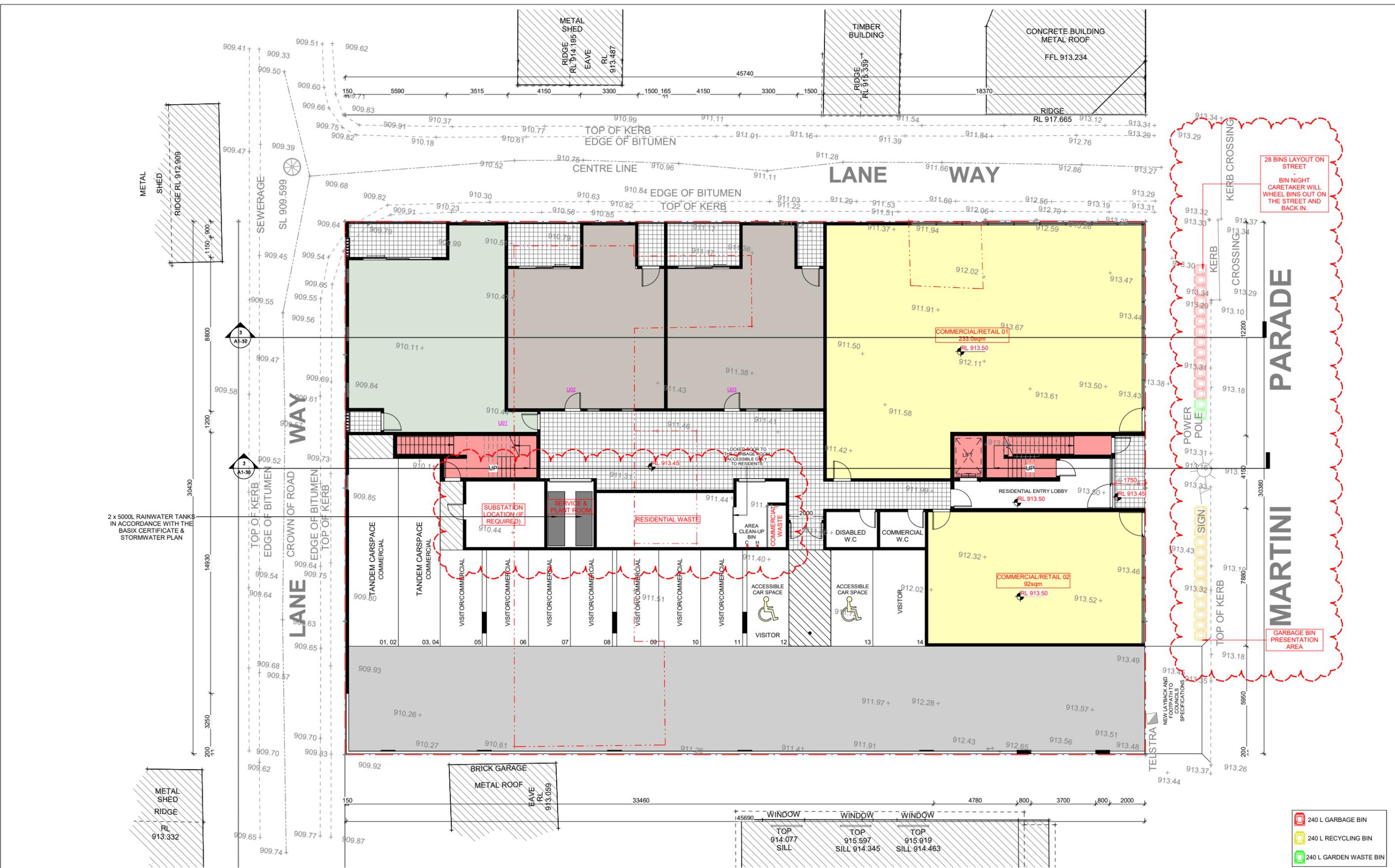
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SEDIMENT CONTROL & DEMOLITION PLAN
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DEVELOPMENT APPLICATION
 PROPOSED MIXED USE DEVELOPMENT
 CLIENT:
CK DESIGN PTY LTD
 ADDRESS:
115 MARTINI PDE - LITHGOW

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Project number	20003-04
	A1-05



2 x 5000L RAINWATER TANKS
IN ACCORDANCE WITH THE
BASIX CERTIFICATE &
STORMWATER PLAN

28 BINS LAYOUT ON STREET
BIN NIGHT
CARETAKER WILL
WHEEL BINS OUT ON
THE STREET AND
BACK IN.

GARBAGE BIN
PRESENTATION
AREA

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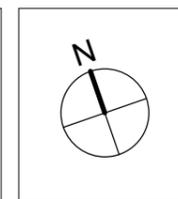
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SITE PLAN

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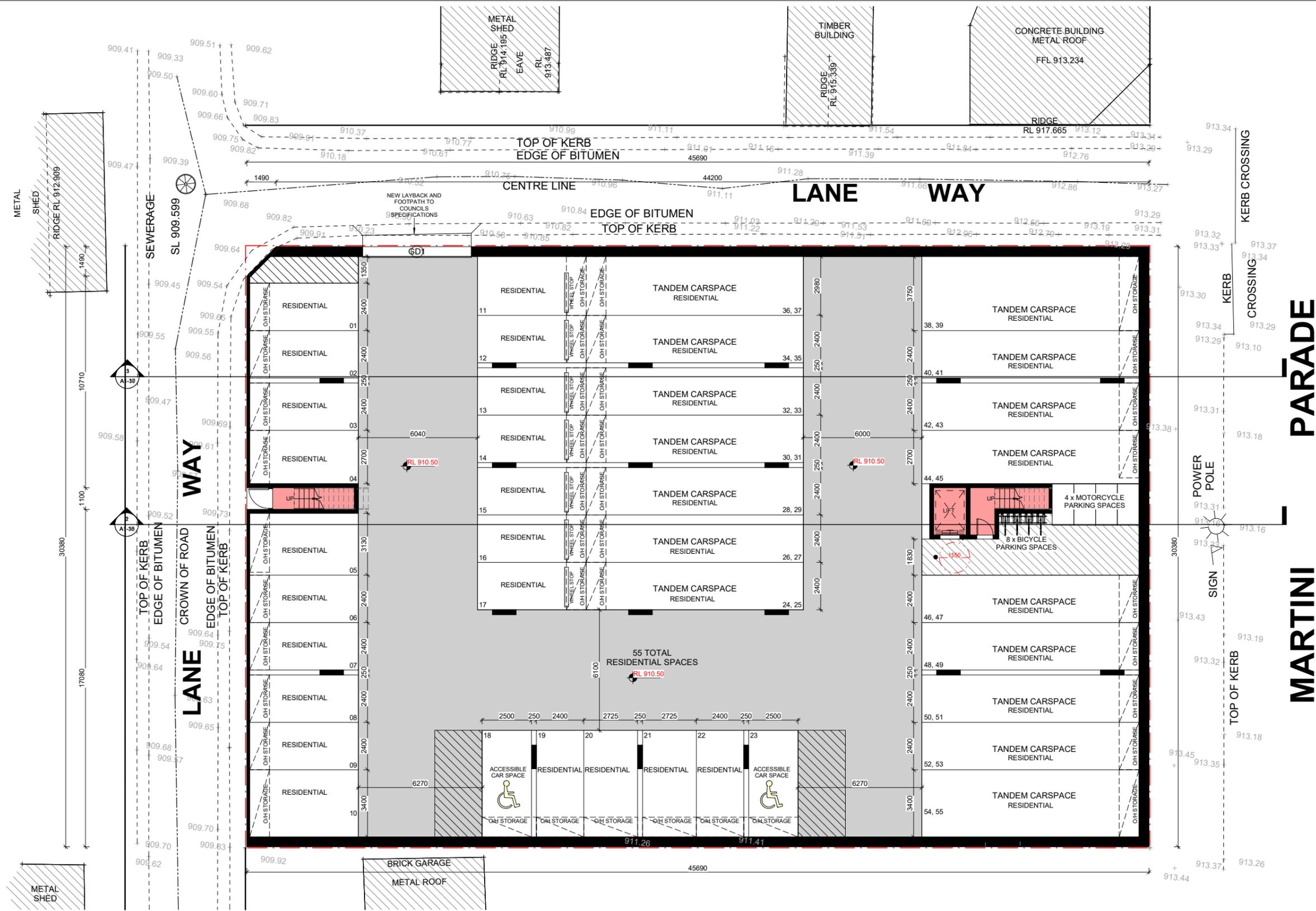
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Scale	1 : 100	
Drawn by	JB	Date MAR 20
Checked by	CK	Sheet number
Project number	20003-04	A1-06

- 240 L GARBAGE BIN
- 240 L RECYCLING BIN
- 240 L GARDEN WASTE BIN



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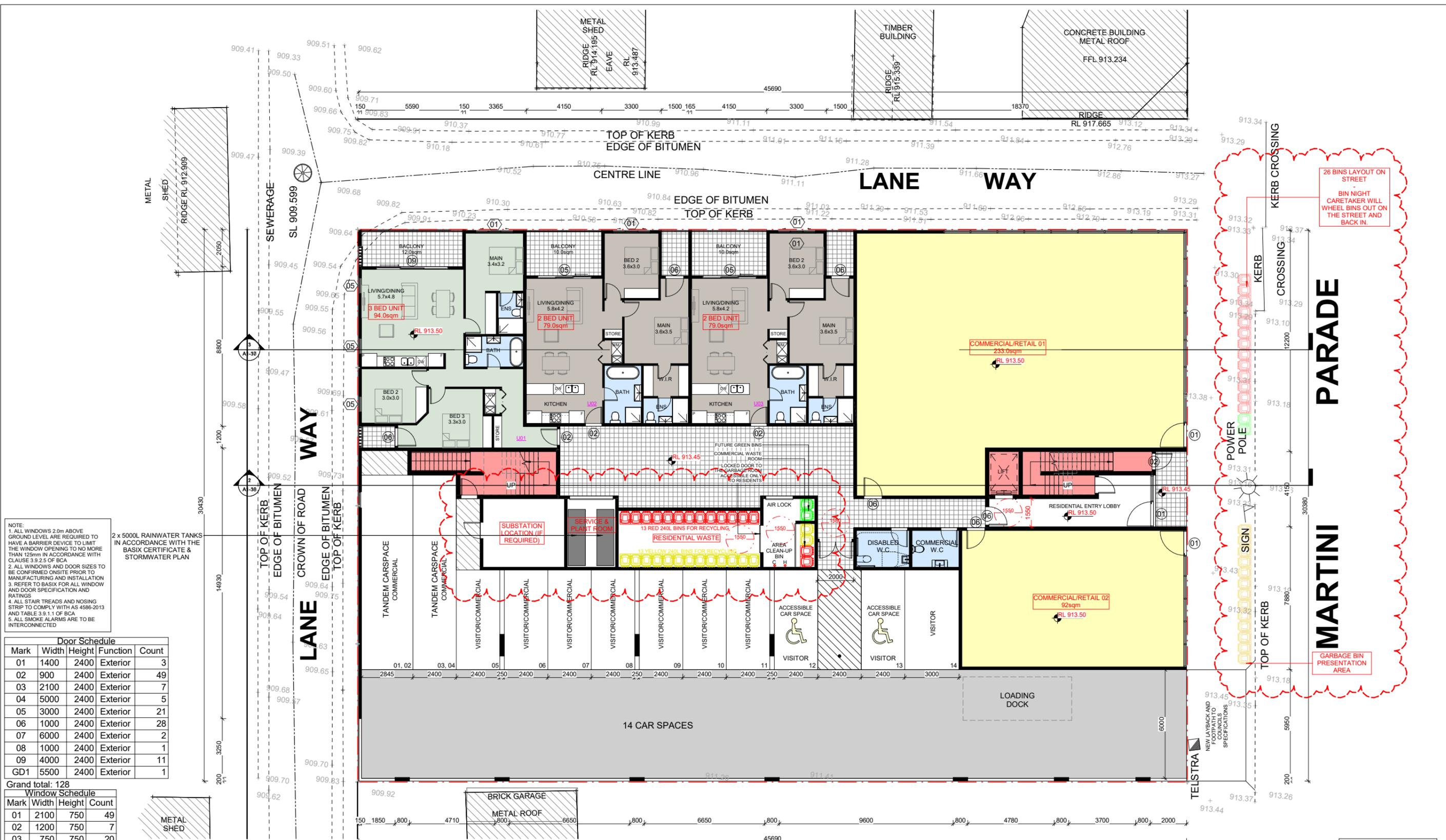
BASEMENT PLAN

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NOTE:
 1. ALL WINDOWS 2.0m ABOVE GROUND LEVEL ARE REQUIRED TO HAVE A BARRIER DEVICE TO LIMIT THE WINDOW OPENING TO NO MORE THAN 125mm IN ACCORDANCE WITH CLAUSE 3.9.2.5 OF BCA
 2. ALL WINDOWS AND DOOR SIZES TO BE CONFIRMED ON SITE PRIOR TO MANUFACTURING AND INSTALLATION
 3. REFER TO BASIX FOR ALL WINDOW AND DOOR SPECIFICATION AND RATINGS
 4. ALL STAIR TREADS AND NOSING STRIP TO COMPLY WITH AS 4586-2013 AND TABLE 3.9.1.1 OF BCA
 5. ALL SMOKE ALARMS ARE TO BE INTERCONNECTED

2 x 5000L RAINWATER TANKS IN ACCORDANCE WITH THE BASIX CERTIFICATE & STORMWATER PLAN

Door Schedule				
Mark	Width	Height	Function	Count
01	1400	2400	Exterior	3
02	900	2400	Exterior	49
03	2100	2400	Exterior	7
04	5000	2400	Exterior	5
05	3000	2400	Exterior	21
06	1000	2400	Exterior	28
07	6000	2400	Exterior	2
08	1000	2400	Exterior	1
09	4000	2400	Exterior	11
GD1	5500	2400	Exterior	1

Grand total: 128

Window Schedule			
Mark	Width	Height	Count
01	2100	750	49
02	1200	750	7
03	750	750	20
04	600	750	14
05	900	2800	32
06	600	1500	5
08	1800	1000	4

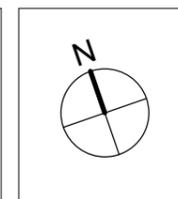
Grand total: 131

LEVEL 2, 240 CHURCH ST.
 PARRAMATTA NSW 2150
 P: +61 2 7804 0888 - M: 0411 222 888
 E: chris@ckdesign.net.au
 W: www.ckdesign.net.au

No.	Description	Date
A	ISSUED FOR DEVELOPMENT APPLICATION	22-06-2020
B	AS PER COUNCIL'S EMAIL DATED 30-07-20	14-08-2020

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GROUND FLOOR PLAN
 PRELIMINARY NOT FOR CONSTRUCTION



DEVELOPMENT APPLICATION
 PROPOSED MIXED USE DEVELOPMENT
 CLIENT:
CK DESIGN PTY LTD
 ADDRESS:
115 MARTINI PDE - LITHGOW

Scale	1 : 100	
Drawn by	NH	Date MAR 20
Checked by	CK	Sheet number
Project number	20003-04	A1-08

- 240 L GARBAGE BIN
- 240 L RECYCLING BIN
- 240 L GARDEN WASTE BIN

NOTE:
 1. ALL WINDOWS 2.0m ABOVE GROUND LEVEL ARE REQUIRED TO HAVE A BARRIER DEVICE TO LIMIT THE WINDOW OPENING TO NO MORE THAN 125mm IN ACCORDANCE WITH CLAUSE 3.9.2.5 OF BCA
 2. ALL WINDOWS AND DOOR SIZES TO BE CONFIRMED ONSITE PRIOR TO MANUFACTURING AND INSTALLATION
 3. REFER TO BASIX FOR ALL WINDOW AND DOOR SPECIFICATION AND RATINGS
 4. ALL STAIR TREADS AND NOSING STRIP TO COMPLY WITH AS 4586-2013 AND TABLE 3.9.1.1 OF BCA
 5. ALL SMOKE ALARMS ARE TO BE INTERCONNECTED

Door Schedule				
Mark	Width	Height	Function	Count
01	1400	2400	Exterior	3
02	900	2400	Exterior	49
03	2100	2400	Exterior	7
04	5000	2400	Exterior	5
05	3000	2400	Exterior	21
06	1000	2400	Exterior	28
07	6000	2400	Exterior	2
08	1000	2400	Exterior	1
09	4000	2400	Exterior	11
GD1	5500	2400	Exterior	1

Grand total: 128

Window Schedule			
Mark	Width	Height	Count
01	2100	750	49
02	1200	750	7
03	750	750	20
04	600	750	14
05	900	2800	32
06	600	1500	5
08	1800	1000	4

Grand total: 131



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No.	Description	Date
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LEVEL 1 FLOOR PLAN
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DEVELOPMENT APPLICATION
PROPOSED MIXED USE DEVELOPMENT
 CLIENT:
CK DESIGN PTY LTD
 ADDRESS:
115 MARTINI PDE - LITHGOW

Scale	1 : 100	
Drawn by	NH	Date MAR 20
Checked by	CK	Sheet number
Project number	20003-04	A1-09



NOTE:
 1. ALL WINDOWS 2.0m ABOVE GROUND LEVEL ARE REQUIRED TO HAVE A BARRIER DEVICE TO LIMIT THE WINDOW OPENING TO NO MORE THAN 125mm IN ACCORDANCE WITH CLAUSE 3.9.2.5 OF BCA
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Door Schedule				
Mark	Width	Height	Function	Count
01	1400	2400	Exterior	3
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05	3000	2400	Exterior	21
06	1000	2400	Exterior	28
07	6000	2400	Exterior	2
08	1000	2400	Exterior	1
09	4000	2400	Exterior	11
GD1	5500	2400	Exterior	1

Grand total: 128

Window Schedule			
Mark	Width	Height	Count
01	2100	750	49
02	1200	750	7
03	750	750	20
04	600	750	14
05	900	2800	32
06	600	1500	5
08	1800	1000	4

Grand total: 131

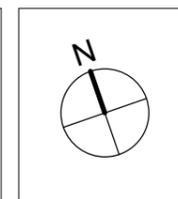


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LEVEL 2 FLOOR PLAN
PRELIMINARY NOT FOR CONSTRUCTION



DEVELOPMENT APPLICATION
PROPOSED MIXED USE DEVELOPMENT
 CLIENT:
CK DESIGN PTY LTD
 ADDRESS:
115 MARTINI PDE - LITHGOW

Scale	1 : 100	
Drawn by	NH	Date MAR 20
Checked by	CK	Sheet number
Project number	20003-04	A1-10





NOTE:
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Door Schedule				
Mark	Width	Height	Function	Count
01	1400	2400	Exterior	3
02	900	2400	Exterior	49
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06	1000	2400	Exterior	28
07	6000	2400	Exterior	2
08	1000	2400	Exterior	1
09	4000	2400	Exterior	11
GD1	5500	2400	Exterior	1

Grand total: 128

Window Schedule			
Mark	Width	Height	Count
01	2100	750	49
02	1200	750	7
03	750	750	20
04	600	750	14
05	900	2800	32
06	600	1500	5
08	1800	1000	4

Grand total: 131

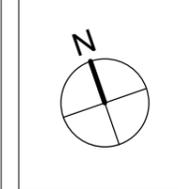
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LEVEL 3 FLOOR PLAN
 PRELIMINARY NOT FOR CONSTRUCTION



DEVELOPMENT APPLICATION
 PROPOSED MIXED USE DEVELOPMENT

CLIENT:
CK DESIGN PTY LTD

ADDRESS:
115 MARTINI PDE - LITHGOW

Scale	1 : 100	
Drawn by	NH	Date MAR 20
Checked by	CK	Sheet number
Project number	20003-04	A1-11



NOTE:
 1. ALL WINDOWS 2.0m ABOVE GROUND LEVEL ARE REQUIRED TO HAVE A BARRIER DEVICE TO LIMIT THE WINDOW OPENING TO NO MORE THAN 125mm IN ACCORDANCE WITH CLAUSE 3.9.2.5 OF BCA
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Door Schedule				
Mark	Width	Height	Function	Count
01	1400	2400	Exterior	3
02	900	2400	Exterior	49
03	2100	2400	Exterior	7
04	5000	2400	Exterior	5
05	3000	2400	Exterior	21
06	1000	2400	Exterior	28
07	6000	2400	Exterior	2
08	1000	2400	Exterior	1
09	4000	2400	Exterior	11
GD1	5500	2400	Exterior	1

Grand total: 128

Window Schedule			
Mark	Width	Height	Count
01	2100	750	49
02	1200	750	7
03	750	750	20
04	600	750	14
05	900	2800	32
06	600	1500	5
08	1800	1000	4

Grand total: 131

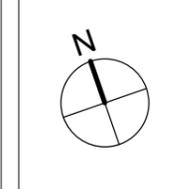
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No.	Description	Date
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B	AS PER COUNCIL'S EMAIL DATED 30-07-20	14-08-2020

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LEVEL 4 FLOOR PLAN
 PRELIMINARY NOT FOR CONSTRUCTION

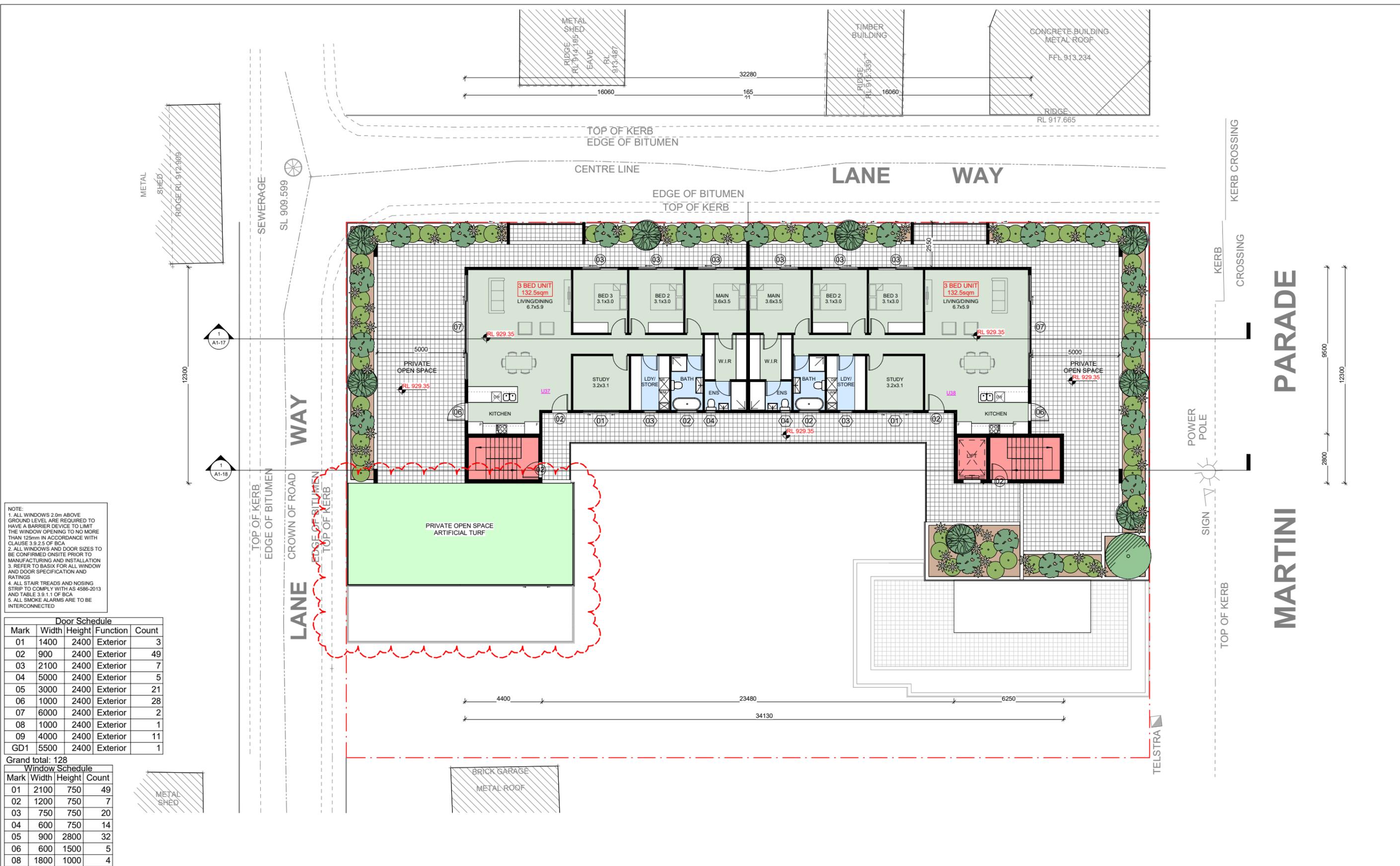


DEVELOPMENT APPLICATION
 PROPOSED MIXED USE DEVELOPMENT

CLIENT:
CK DESIGN PTY LTD

ADDRESS:
115 MARTINI PDE - LITHGOW

Scale	1 : 100	
Drawn by	NH	Date MAR 20
Checked by	CK	Sheet number
Project number	20003-04	A1-12



NOTE:
 1. ALL WINDOWS 2.0m ABOVE GROUND LEVEL ARE REQUIRED TO HAVE A BARRIER DEVICE TO LIMIT THE WINDOW OPENING TO NO MORE THAN 125mm IN ACCORDANCE WITH CLAUSE 3.9.2.5 OF BCA
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Door Schedule				
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03	2100	2400	Exterior	7
04	5000	2400	Exterior	5
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06	1000	2400	Exterior	28
07	6000	2400	Exterior	2
08	1000	2400	Exterior	1
09	4000	2400	Exterior	11
GD1	5500	2400	Exterior	1

Grand total: 128

Window Schedule			
Mark	Width	Height	Count
01	2100	750	49
02	1200	750	7
03	750	750	20
04	600	750	14
05	900	2800	32
06	600	1500	5
08	1800	1000	4

Grand total: 131

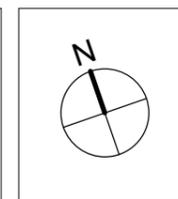
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No.	Description	Date
A	ISSUED FOR DEVELOPMENT APPLICATION	22-06-2020
B	AS PER COUNCIL'S EMAIL DATED 30-07-20	14-08-2020

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LEVEL 5 FLOOR PLAN
 PRELIMINARY NOT FOR CONSTRUCTION

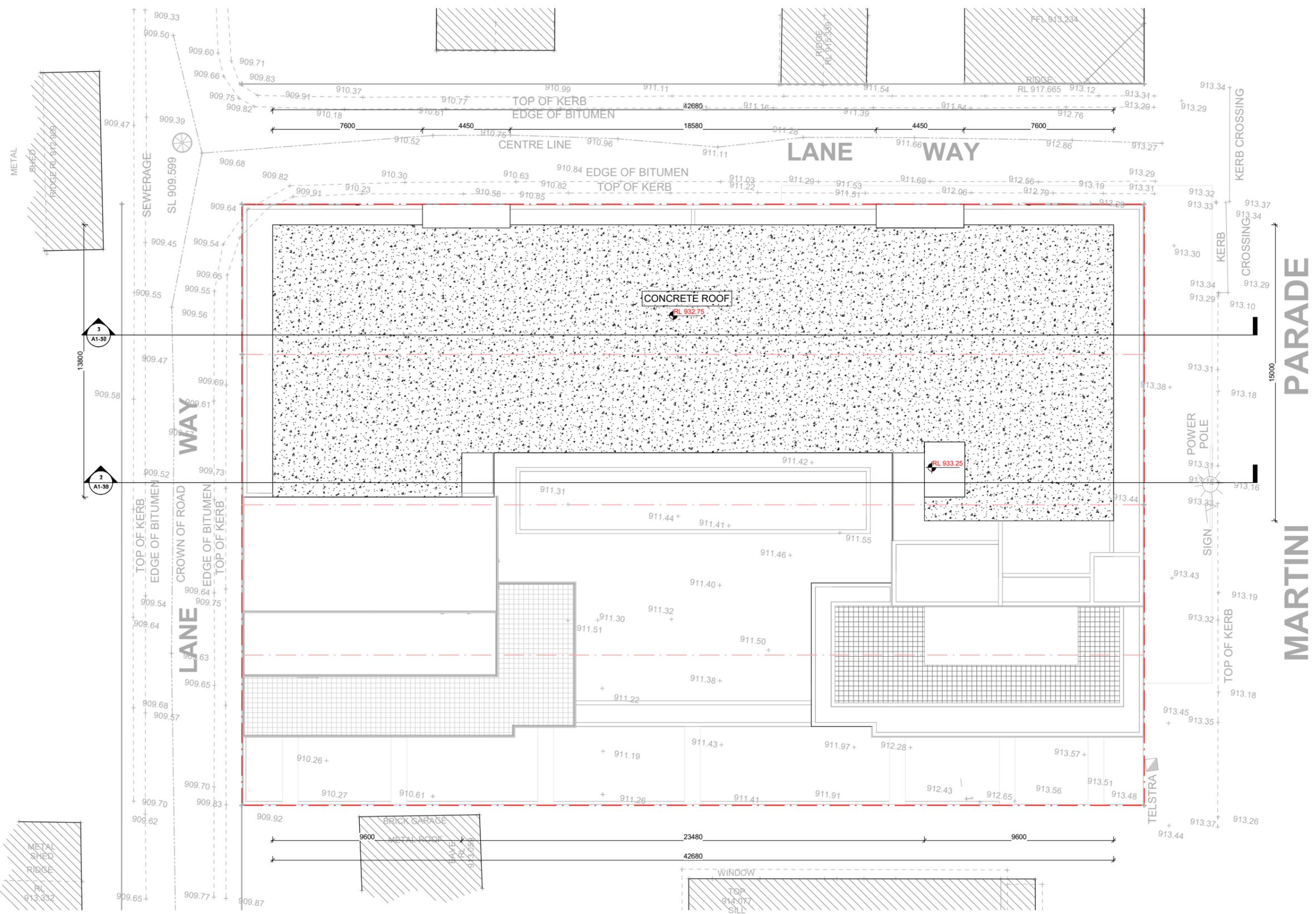


DEVELOPMENT APPLICATION
 PROPOSED MIXED USE DEVELOPMENT

CLIENT:
CK DESIGN PTY LTD

ADDRESS:
115 MARTINI PDE - LITHGOW

Scale	1 : 100	
Drawn by	NH	Date MAR 20
Checked by	CK	Sheet number
Project number	20003-04	A1-13



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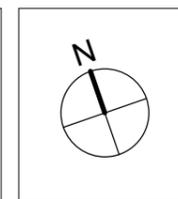
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No.	Description	Date
A	ISSUED FOR DEVELOPMENT APPLICATION	22-06-2020

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ROOF PLAN

PRELIMINARY NOT FOR CONSTRUCTION

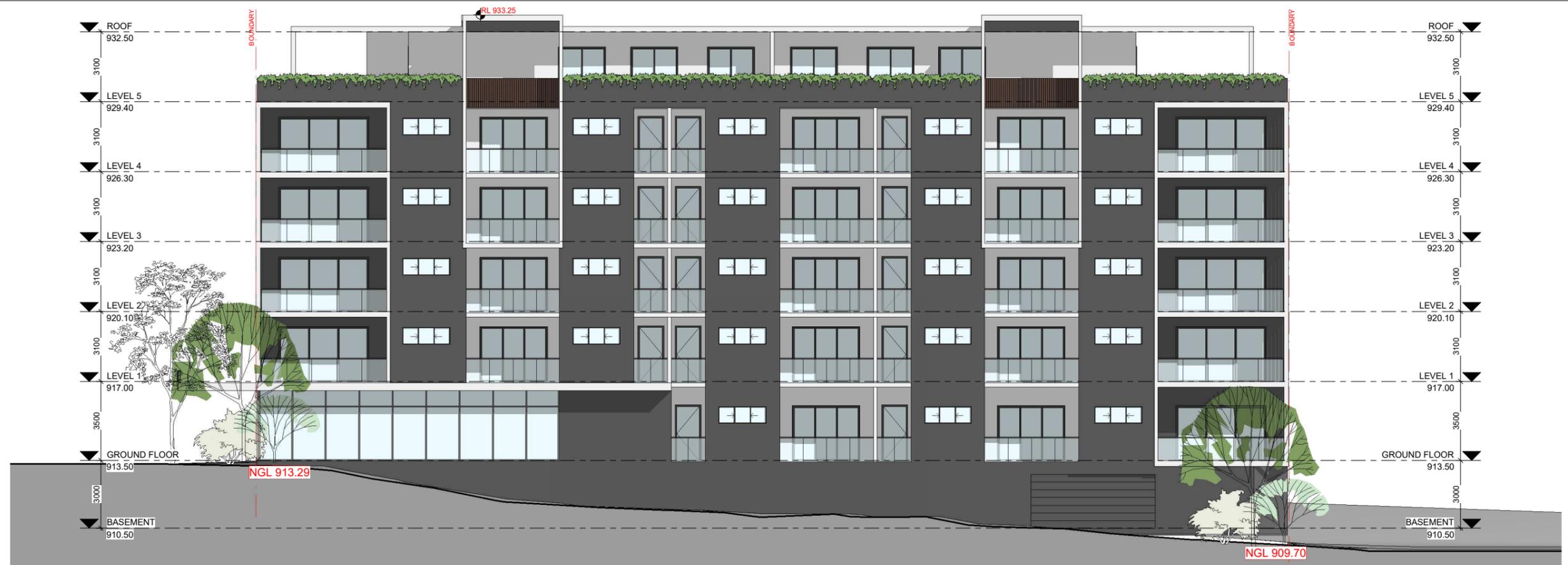


DEVELOPMENT APPLICATION
PROPOSED MIXED USE DEVELOPMENT

CLIENT:
CK DESIGN PTY LTD

ADDRESS:
115 MARTINI PDE - LITHGOW

Scale	1 : 100	
Drawn by	NH	Date MAR 20
Checked by	CK	Sheet number
Project number	20003-04	A1-14



1 NORTH ELEVATION
1:100



2 EAST ELEVATION
1:100

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No.	Description	Date
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ELEVATIONS

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DEVELOPMENT APPLICATION
PROPOSED MIXED USE DEVELOPMENT

CLIENT:
CK DESIGN PTY LTD

ADDRESS:
115 MARTINI PDE - LITHGOW

Scale	1:100	
Drawn by	NH	Date MAR 20
Checked by	CK	Sheet number
Project number	20003-04	A1-15



1 SECTION A
1 : 100

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No.	Description	Date
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SECTION

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DEVELOPMENT APPLICATION
PROPOSED MIXED USE DEVELOPMENT

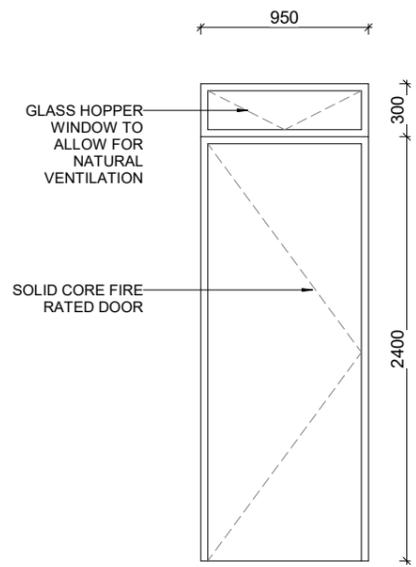
CLIENT:
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ADDRESS:
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Scale	1 : 100	
Drawn by	JB	Date MAR 20
Checked by	CK	Sheet number
Project number	20003-04	A1-17



1 SECTION B
1 : 100



TYPICAL ENTRY DOOR DETAIL
1 : 20

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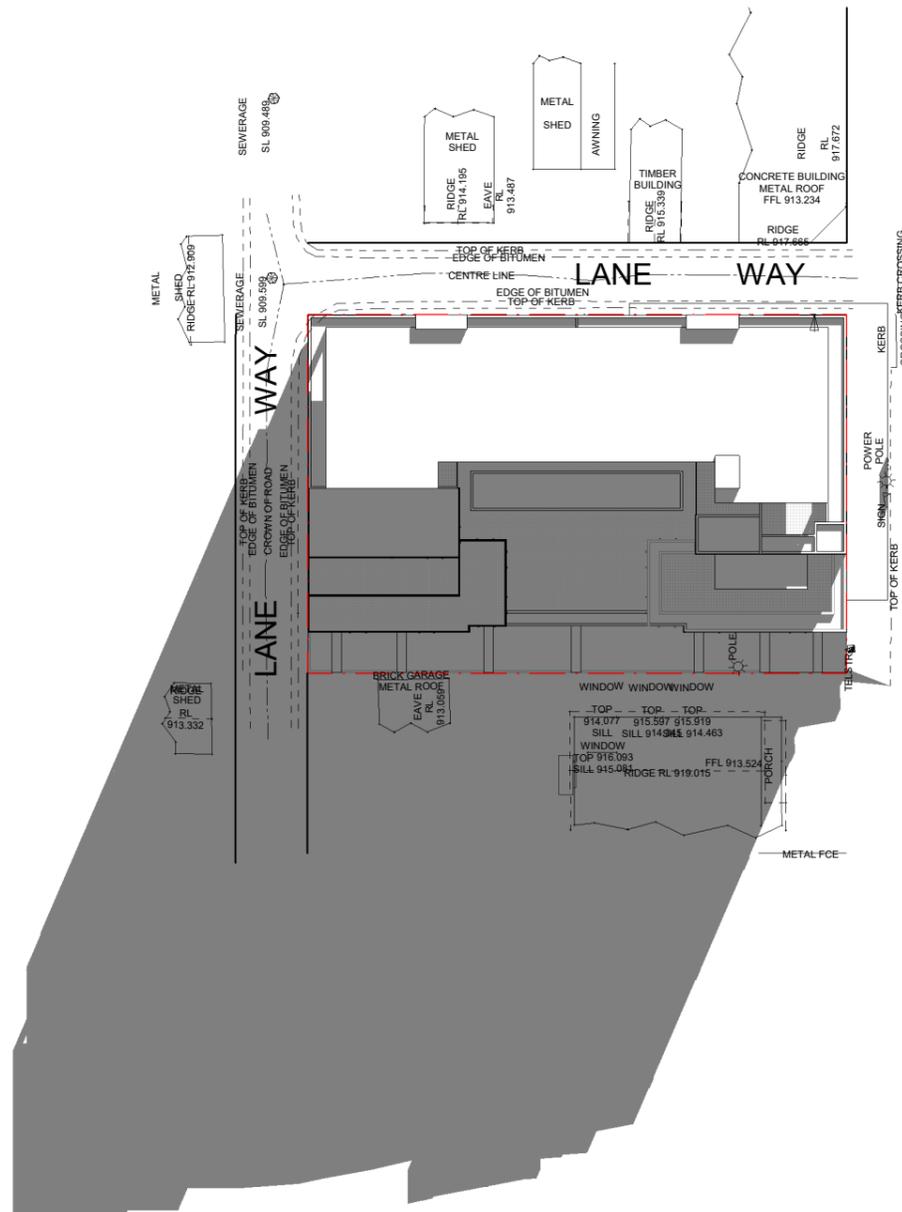
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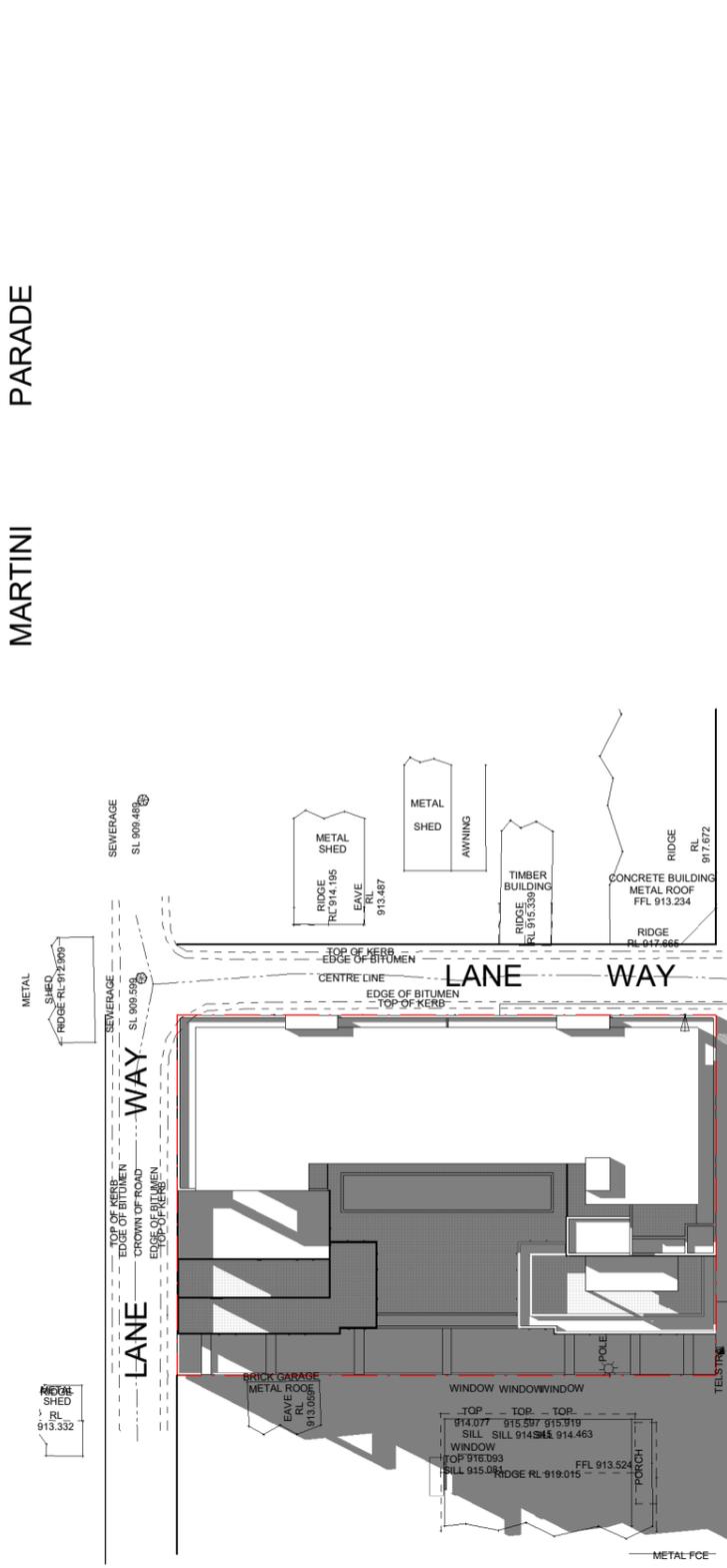
SECTION

PRELIMINARY NOT FOR CONSTRUCTION

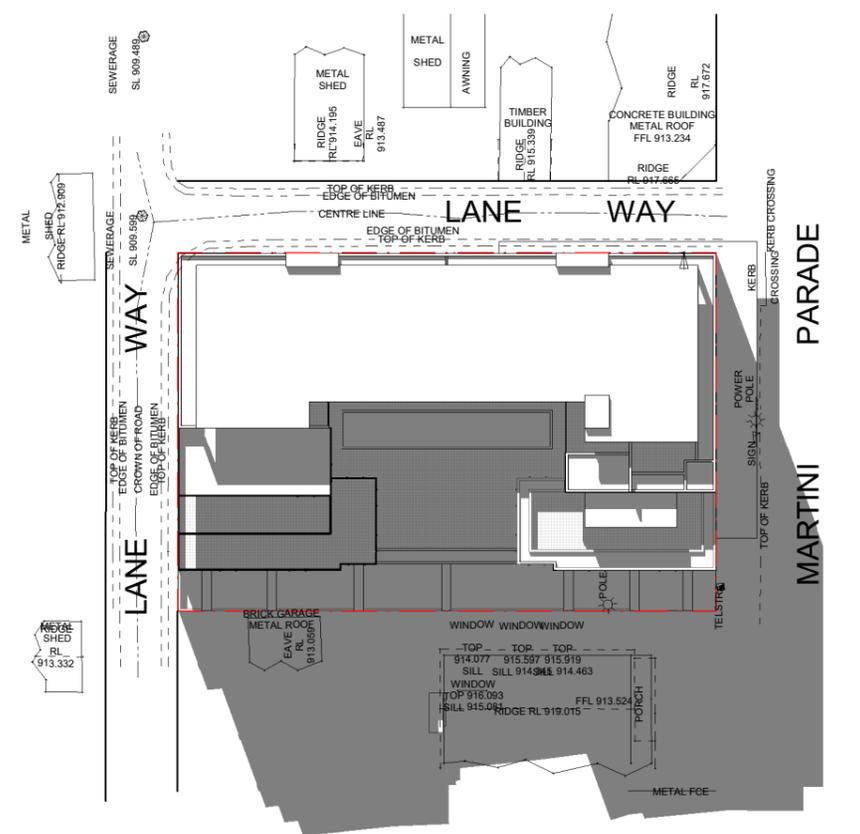
DEVELOPMENT APPLICATION PROPOSED MIXED USE DEVELOPMENT		Scale
CLIENT: CK DESIGN PTY LTD	Drawn by JB	As indicated Date MAR 20
ADDRESS: 115 MARTINI PDE - LITHGOW	Checked by CK	Sheet number A1-18
	Project number 20003-04	



1 SHADOW DIAGRAM - JUN 21 - 9.00 AM
1 : 300



2 SHADOW DIAGRAM - JUN 21 - 12.00 PM
1 : 300



3 SHADOW DIAGRAM - JUN 21 - 3.00 PM
1 : 300

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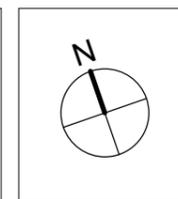
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SHADOW DIAGRAMS

PRELIMINARY NOT FOR CONSTRUCTION

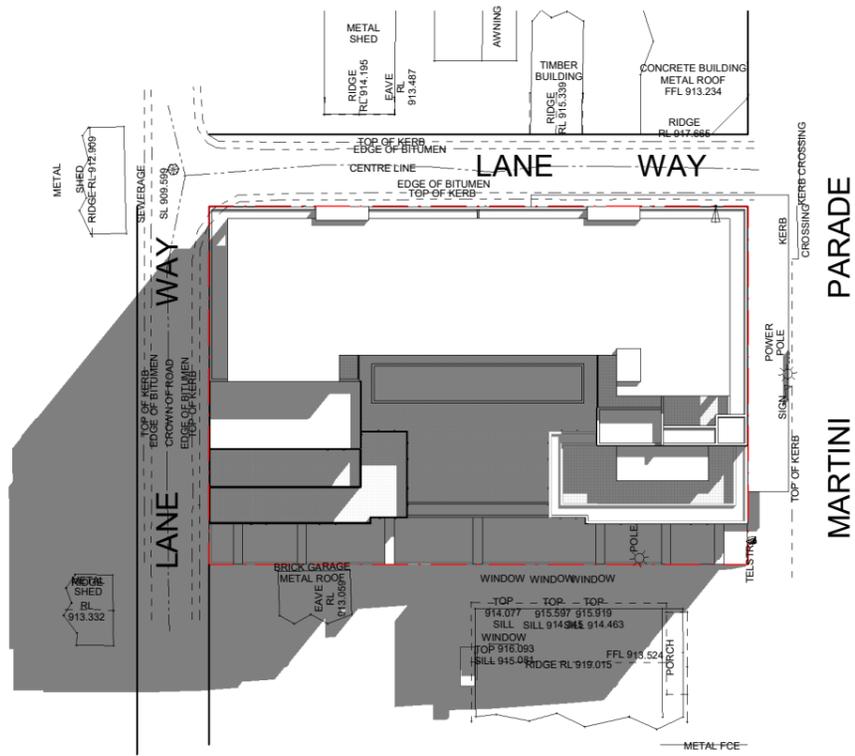


DEVELOPMENT APPLICATION
PROPOSED MIXED USE DEVELOPMENT

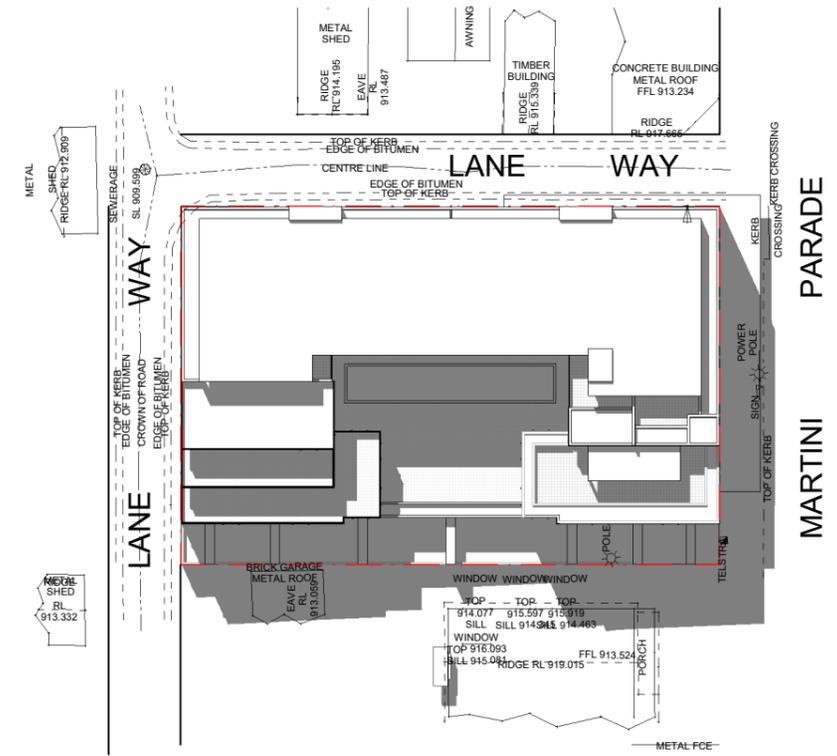
CLIENT:
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ADDRESS:
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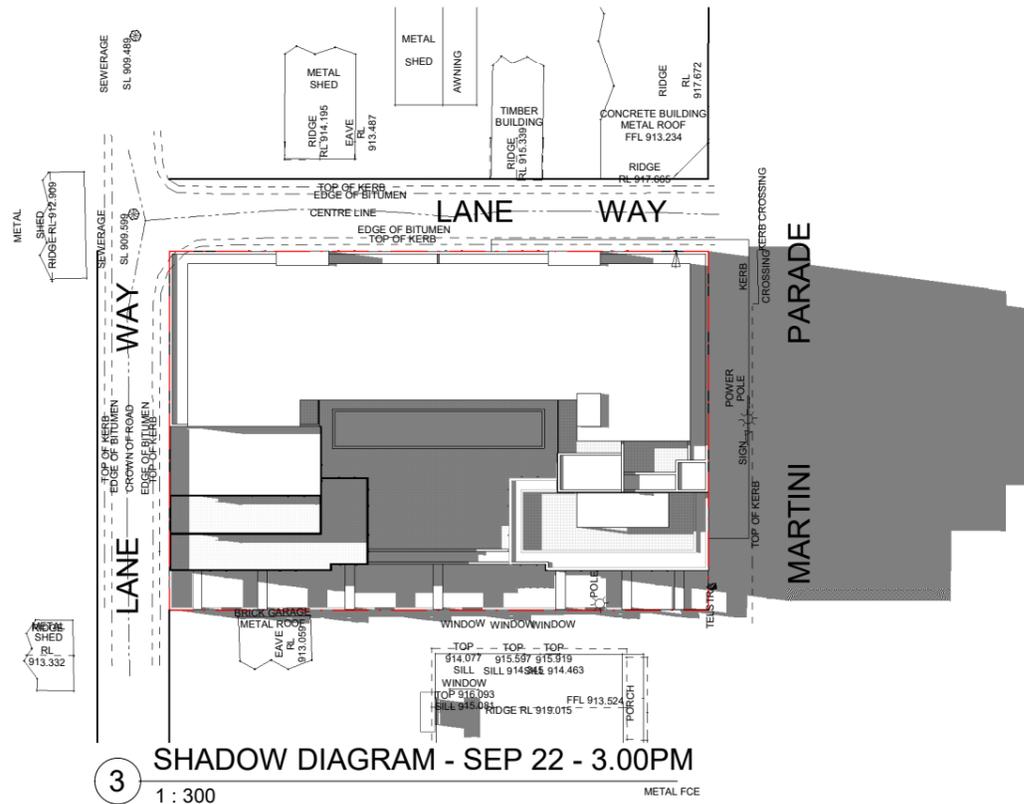
Scale	1 : 300	
Drawn by	JB	Date MAR 20
Checked by	CK	Sheet number
Project number	20003-04	A1-19



1 SHADOW DIAGRAM - SEP 22 - 9.00 AM
1 : 300



2 SHADOW DIAGRAM - SEP 22 - 12PM
1 : 300



3 SHADOW DIAGRAM - SEP 22 - 3.00PM
1 : 300



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A	ISSUED FOR DEVELOPMENT APPLICATION	22-06-2020

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SHADOW
DIAGRAMS

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CONSTRUCTION



DEVELOPMENT APPLICATION	
PROPOSED MIXED USE DEVELOPMENT	
CLIENT:	CK DESIGN PTY LTD
ADDRESS:	115 MARTINI PDE - LITHGOW

Scale	1 : 300	
Drawn by	JB	Date MAR 20
Checked by	CK	Sheet number
Project number	20003-04	A1-20



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3D PERSPECTIVE

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DEVELOPMENT APPLICATION
PROPOSED MIXED USE DEVELOPMENT

CLIENT:
CK DESIGN PTY LTD

ADDRESS:
115 MARTINI PDE - LITHGOW

Scale		
Drawn by	NH	Date MAR 20
Checked by	CK	Sheet number
Project number	20003-04	A1-21



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3D PERSPECTIVE

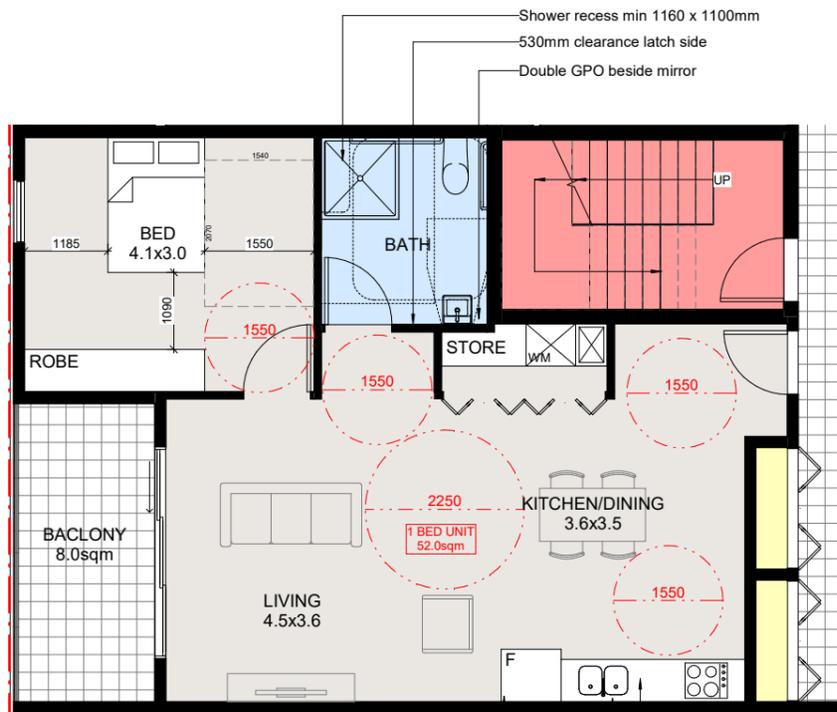
PRELIMINARY NOT FOR CONSTRUCTION

DEVELOPMENT APPLICATION		Scale
PROPOSED MIXED USE DEVELOPMENT		
CLIENT:	CK DESIGN PTY LTD	Drawn by NH Date MAR 20
ADDRESS:	115 MARTINI PDE - LITHGOW	Checked by CK Sheet number
		Project number 20003-04 A1-22



- CLASS C ADAPTABLE HOUSING**
 To satisfy Class C requirements of AS 4299-1995 the adaptable units shall provide the following in accordance with the AS 4299 checklist
- Continuous accessible path of travel from the site frontage to the adaptable units
 - Common use facilities will be accessible
 - Pathways are separate from the basement driveway
 - Letterboxes are accessible
 - External pathway lighting
 - Entry porch is covered
 - Roofed parking with 2500mm height clearance
 - Provision for a microwave oven 750mm - 1200mm AFFL
 - Light over kitchen sink
 - Potential illumination to 300 lux in the entry, bedroom, bathroom and living
 - Four double GPO's in living / dining area
 - Three double GPO's TV and phone outlets in bedroom
 - Sliding door with mirror in bedroom
 - Linen cupboard
 - Shelf in laundry 1200mm AFFL
 - Accessible garbage bin enclosure
 - Electrical distribution sub-board within the unit in an accessible location
 - Provision for external wheelchair storage
 - Slip resistant flooring in bathroom, laundry and external private deck terrace
- POST-ADAPTION PLAN NOTES:**
- kitchen**
- Kitchen sink bowl max. 150mm deep
 - GPOs to comply with AS1248.1-2009. Atleast one GPO within 300mm of front of workspace
 - GPO for refrigerator to be easily reachable when the refrigerator is in it's operation position
- Bathroom**
- Shower taps to be positioned for easy reach to access side of shower sliding track
 - Double GPO beside mirror
 - Grabrails for shower and toilet to comply with AS1428.1-2009

1 ADAPTABLE UNIT PRE ADAPTION (U05, U14)
 1 : 50



2 ADAPTABLE UNIT POST ADAPTION (U05, U14)
 1 : 50

- Shower recess min 1160 x 1100mm
- 530mm clearance latch side
- Double GPO beside mirror
- Cooktop to include front or side controls with raised crossbars & isolation switchn
- 800mm adjustable height work surface adjacent to fridge, upright oven & cooktop
- Tap set within 300mm of sink
- Double GPO within 300mm of front bench
- Fridge GPO located on wall in easily reachable position while in operation

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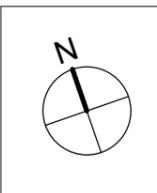
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ADAPTABLE UNIT LAYOUT

PRELIMINARY NOT FOR CONSTRUCTION



DEVELOPMENT APPLICATION
PROPOSED MIXED USE DEVELOPMENT

CLIENT:
CK DESIGN PTY LTD

ADDRESS:
115 MARTINI PDE - LITHGOW

Scale	1 : 50	
Drawn by	NH	Date MAR 20
Checked by	CK	Sheet number
Project number	20003-04	A1-23



1 ADAPTABLE UNIT PRE ADAPTION (U22)
1 : 50



2 ADAPTABLE UNIT POST ADAPTION (U22)
1 : 50

Double GPO beside mirror
530mm clearance latch side
Shower recess min 1160 x 1100mm

CLASS C ADAPTABLE HOUSING

To satisfy Class C requirements of AS 4299-1995 the adaptable units shall provide the following in accordance with the AS 4299 checklist

- Continuous accessible path of travel from the site frontage to the adaptable units
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- Accessible garbage bin enclosure
- Electrical distribution sub-board within the unit in an accessible location
- Provision for external wheelchair storage
- Slip resistant flooring in bathroom, laundry and external private deck terrace

POST-ADAPTION PLAN NOTES:

kitchen

- Kitchen sink bowl max. 150mm deep
- GPOs to comply with AS1248.1-2009. At least one GPO within 300mm of front of workspace
- GPO for refrigerator to be easily reachable when the refrigerator is in its operation position

Bathroom

- Shower taps to be positioned for easy reach to access side of shower sliding track
- Double GPO beside mirror
- Grabrails for shower and toilet to comply with AS1428.1-2009

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No.	Description	Date
B	AS PER COUNCIL'S EMAIL DATED 30-07-20	14-08-2020

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ADAPTABLE UNIT LAYOUT

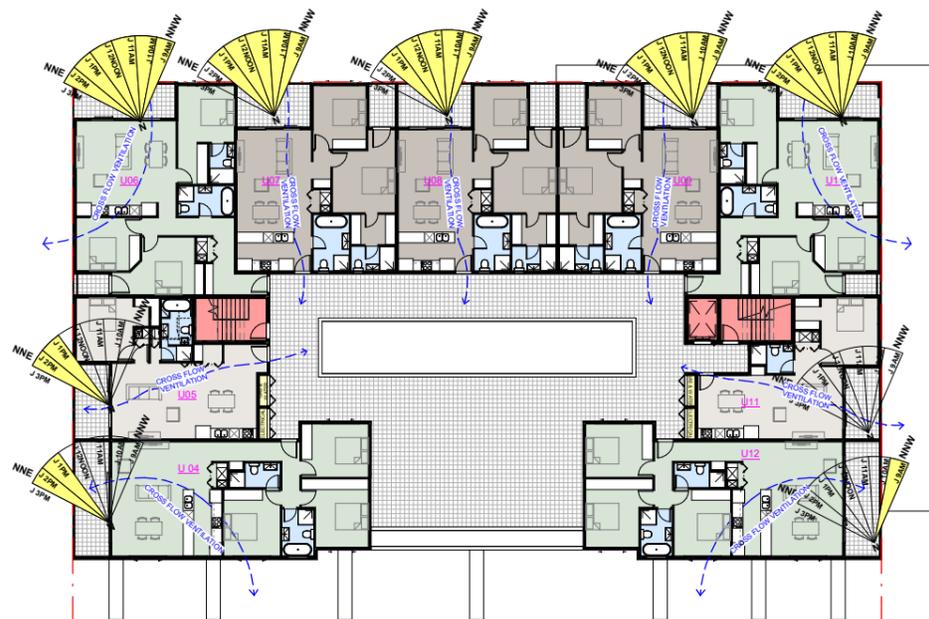
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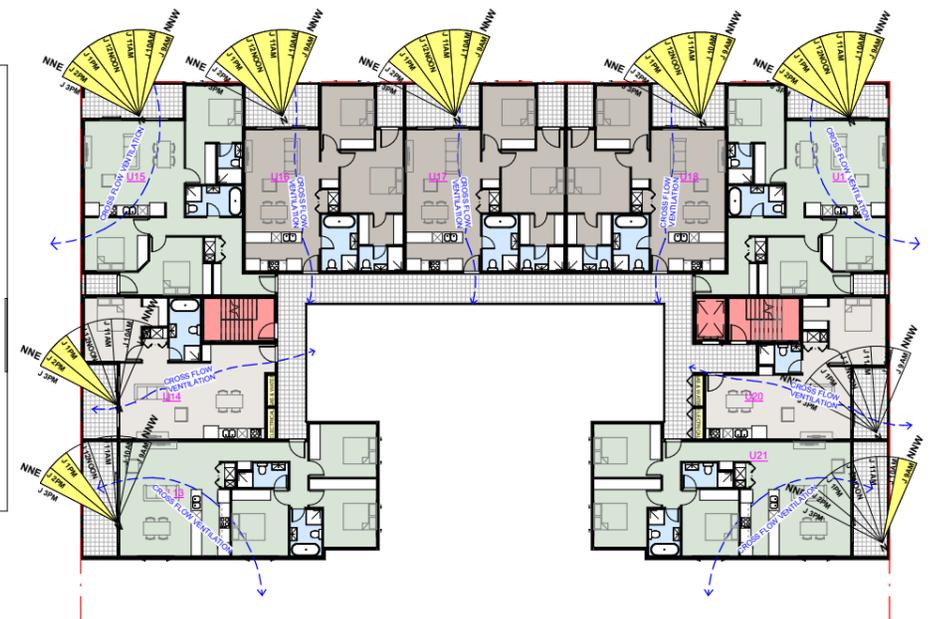
DEVELOPMENT APPLICATION		Scale
PROPOSED MIXED USE DEVELOPMENT		1 : 50
CLIENT:	CK DESIGN PTY LTD	Drawn by: JB
ADDRESS:	115 MARTINI PDE - LITHGOW	Date: MAR 20
		Checked by: CK
		Sheet number: A1-24
		Project number: 20003-04



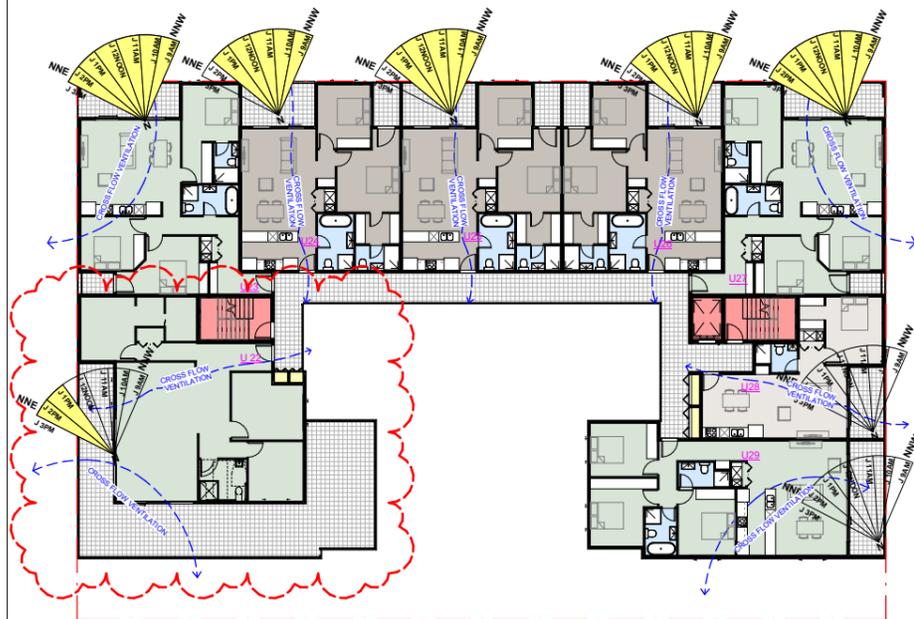
1 SOLAR AND CROSS VENTILATION GROUND FLOOR
1 : 200



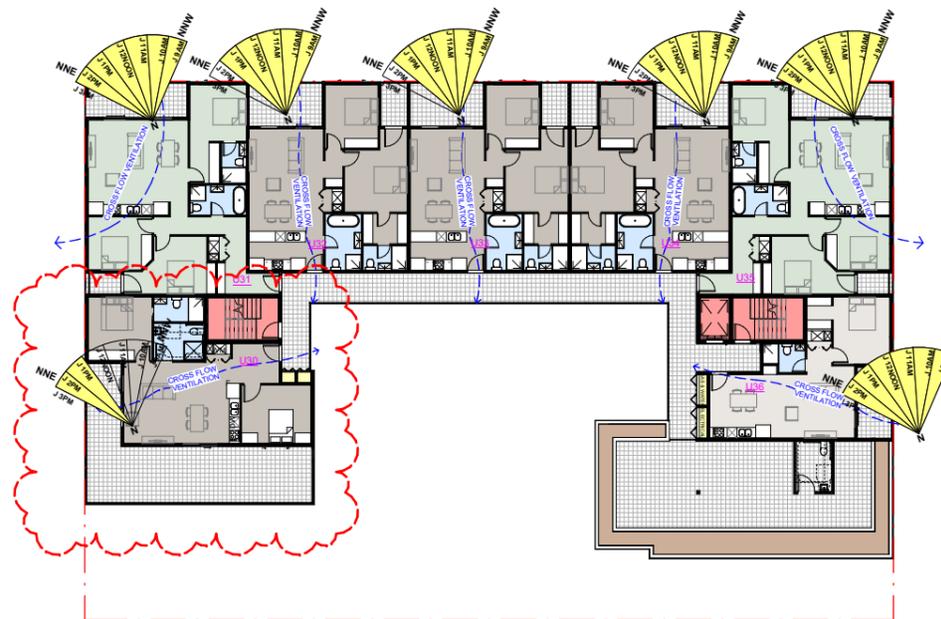
2 SOLAR AND CROSS VENTILATION - LEVEL 1
1 : 200



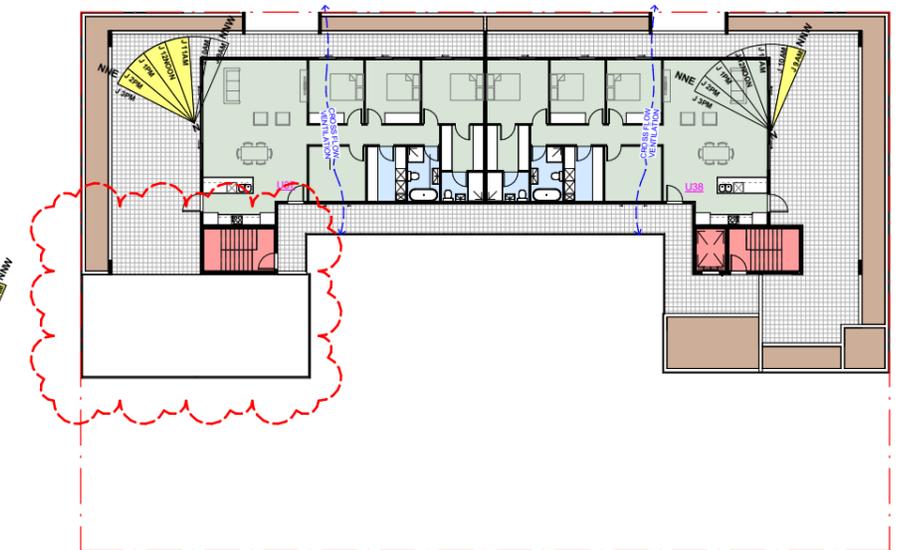
3 SOLAR AND CROSS VENTILATION - LEVEL 2
1 : 200



4 SOLAR AND CROSS VENTILATION - LEVEL 3
1 : 200



5 SOLAR AND CROSS VENTILATION - LEVEL 4
1 : 200



6 SOLAR AND CROSS VENTILATION - LEVEL 5
1 : 200

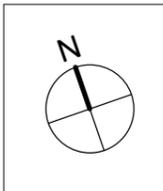
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SOLAR AND CROSS VENTILATION
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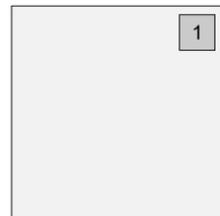


DEVELOPMENT APPLICATION
PROPOSED MIXED USE DEVELOPMENT

CLIENT:
CK DESIGN PTY LTD

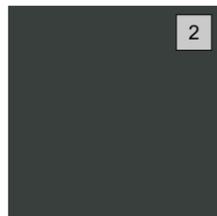
ADDRESS:
115 MARTINI PDE - LITHGOW

Scale	1 : 200	
Drawn by	NH	Date MAR 20
Checked by	CK	Sheet number
Project number	20003-04	A1-25



PAINTED RENDER DULUX - LEXICON

(NON-COMBUSTIBLE TO AS 1530.1)



PAINTED RENDER DULUX - DOMINO

(NON-COMBUSTIBLE TO AS 1530.1)



WINDOW & DOOR FRAMES -
NIGHT SKY MATT - DULUX
COLORBOND DURALLOY

(NON-COMBUSTIBLE TO AS 1530.1)



INNOWOOD FIRE RATED TIMBER
LOOK SCREENING - CONCEALED FIXING
SYSTEM - WESTERN RED CEDAR

(NON-COMBUSTIBLE TO AS 1530.1)



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**SCHEDULE OF
FINISHES**

**PRELIMINARY NOT FOR
CONSTRUCTION**

DEVELOPMENT APPLICATION	
PROPOSED MIXED USE DEVELOPMENT	
CLIENT:	CK DESIGN PTY LTD
ADDRESS:	115 MARTINI PDE - LITHGOW

Scale		N.T.S
Drawn by	TA	Date MAR 20
Checked by	CK	Sheet number
Project number	20003-04	A1-26

PLANT SCHEDULE

Code	Latin Name (Common Name - Mature Height)	Qty	Size	Stake
Trees				
C	Corymbia ficifolia cv (Dwarf Flowering Eucalypt - 3m)	5	75 litre	yes
L	Lagerstroemia Indica (Crepe Myrtle - 5m)	20	75 litre	yes
Mg	Magnolia	19	75 litre	yes
E	Elaeocarpus reticulatus (Blue berry ash - 8m)	2	75 litre	yes
Shrubs				
Bx	Buxus microphylla 'Japonica' (Box B 1m)	76	5 litre	-
Wz	Westringia 'Zena' (Westringia - 1m)	23	5 litre	-
Sf	Dichondra Argentea (Silver Fall 0.1m)	61	5 litre	-
Groundcovers				
Dss	Dianella 'Silver Streak' (Variegated Dianella - 0.6m)	122	150 mm	-
Lrg	Liriope 'Evergreen Giant' (Giant Liriope - 0.5m)	36	150 mm	-

LEGEND

Turf
Excavate / grade all areas to be turfed to 120mm below required finished levels. Do not excavate within 1500mm of the trunk of any existing tree to be retained. Ensure that all surface water runoff is directed towards the inlet pits, kerbs etc. and away from buildings. Ensure that no pooling or ponding will occur. Rip the subgrade to 150mm. small gaps with topsoil. Water thoroughly.

Integrated wall / Individual bollard lighting
All external lighting around the premises is to be directed and shaded such that direct night light does not affect the amenity of adjoining and nearby residences. Any ancillary light fittings to the exterior of the building are to be properly installed.

Brick garden edging
Lay a single course of paving bricks in a mortar haunch (200mm wide and 100mm deep). The edges are to be laid in even curves and straight line as shown on the plan. Where light curves are shown use half bricks to show a more even curve. The top of the edge is to finish flush with the adjacent turf and mulch levels.

Existing trees to be retained

Existing trees to be removed

Precast concrete stepping stones in decorative gravel mulch

Planter box on top of concrete slab (Refer to detail)

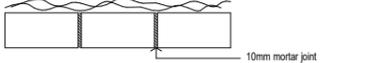
Planting areas
Ensure that the mass planting areas have been excavated to 300 below finished levels. Rip to a further depth of 150mm. Supply and install 300mm soil mix. Soil mix to comprise of one part approved compost to three parts topsoil. Topsoil shall be either imported topsoil or stockpiled site topsoil (if suitable ie: No clay) Install 75mm depth of selected mulch.

Note:
Maintenance: All landscape works are to be maintained for a period of three months from the date to achieve vigorous growth. Any defects which arise during this period are to be rectified immediately. Any plants or areas of turf which fail during this period are to be replaced at no additional cost.
Irrigation: All areas on the landscape plan are to use and utilise the water tank system provided. All pipework is to be PVC to satisfy AS 1477. All installation is to satisfy the Sydney Water Code and AS 3500. The tank system is to be installed by a suitable licenced contractor. All equipment and workmanship is to be guaranteed for a minimum period of 12 months.
Fencing: For all fencing types and materials refer to the Architects plans.

GENERAL NOTES
REFER TO HYDRAULIC / STRUCTURAL DESIGN DRAWINGS FOR ALL HYDRAULIC / STRUCTURAL DESIGN ELEMENTS
ALL BUILDING WORK MUST BE CARRIED OUT IN ACCORDANCE WITH THE PROVISIONS OF THE BUILDING CODE OF AUSTRALIA
ALL APPROVED CONSTRUCTION INCLUDING BUT NOT LIMITED TO FOOTINGS, WALLS, ROOF BARGES AND GUTTERINGS ARE TO BE CONSTRUCTED WHOLLY WITHIN THE BOUNDARIES OF THE PREMISES

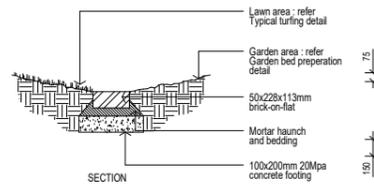
DIAL 1100 BEFORE YOU DIG
NO SUBSURFACE INVESTIGATION HAS BEEN MADE
IT IS YOUR RESPONSIBILITY TO OBTAIN SERVICE DIAGRAMS FROM RELEVANT AUTHORITIES

NOTE:
Retain constant fall to brick-on-flat

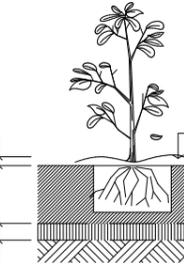


10mm mortar joint

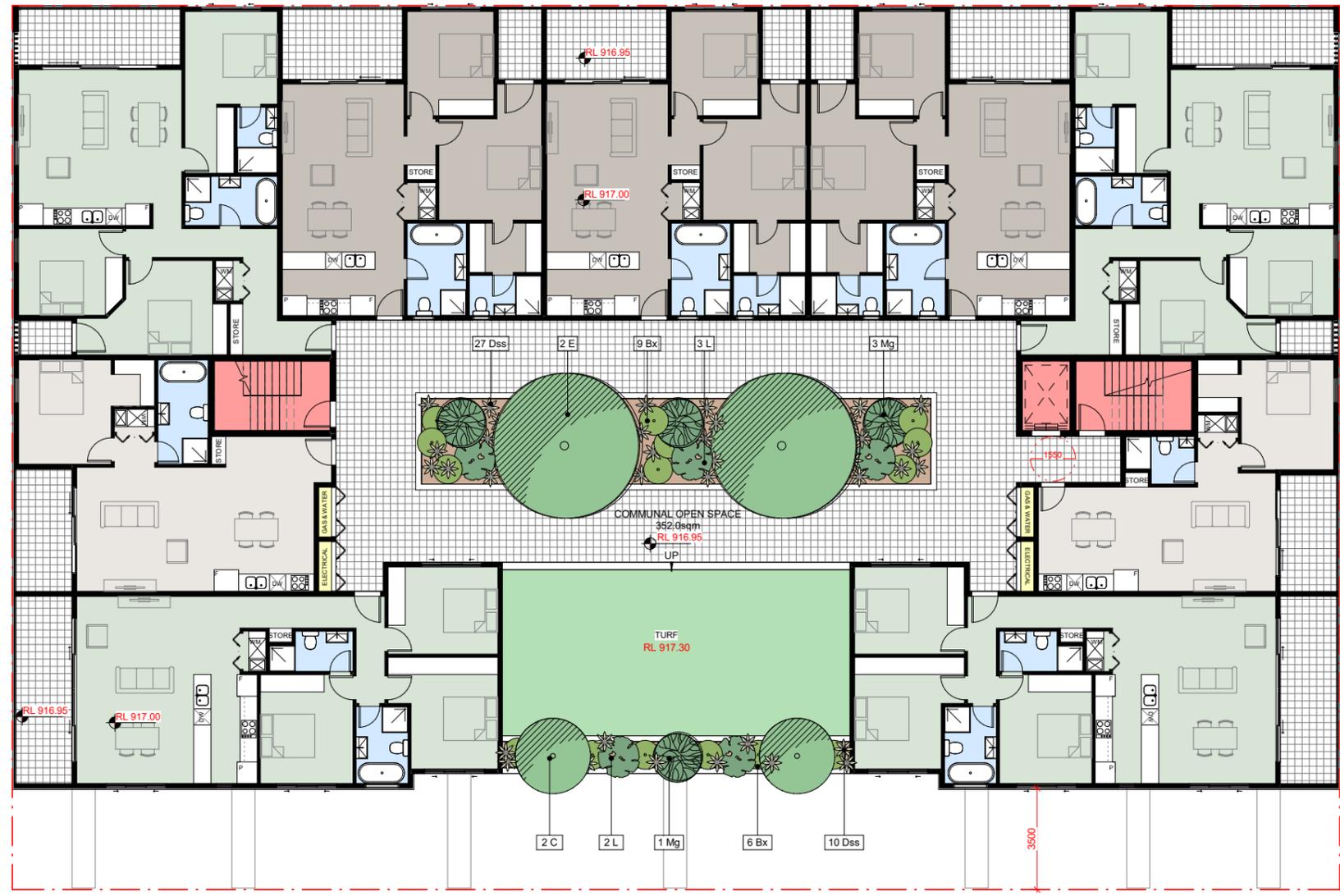
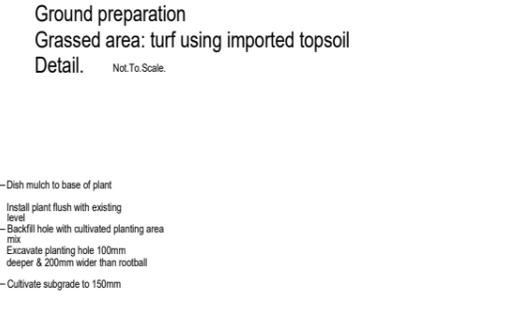
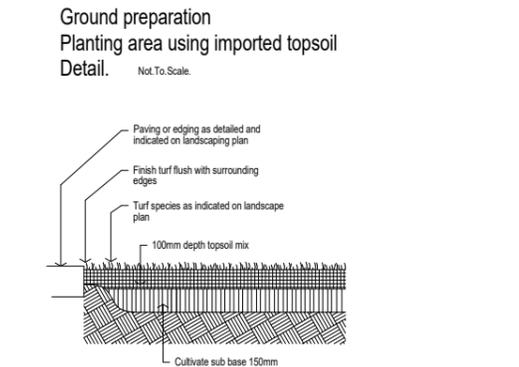
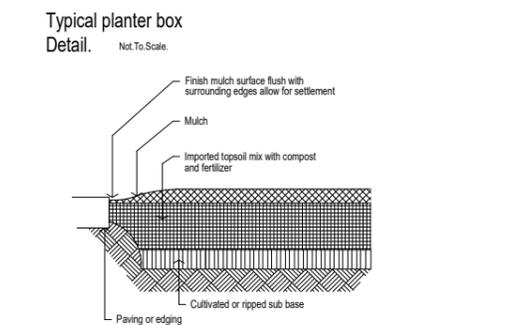
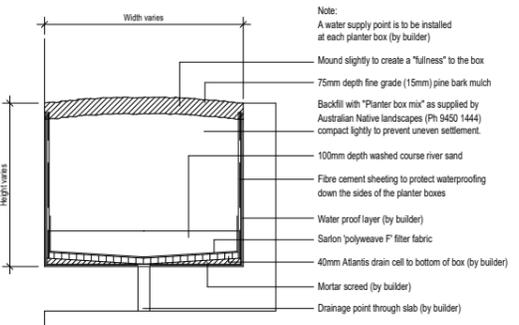
PLAN



Brick garden edge Detail.



Planting in garden beds Detail.



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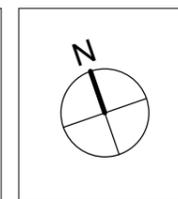
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LANDSCAPE PLAN

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DEVELOPMENT APPLICATION
PROPOSED MIXED USE DEVELOPMENT

CLIENT:
CK DESIGN PTY LTD

ADDRESS:
115 MARTINI PDE - LITHGOW

Scale	As indicated	
Drawn by	JB	Date MAR 20
Checked by	CK	Sheet number
Project number	20003-04	A1-27

PLANT SCHEDULE

Code	Latin Name (Common Name - Mature Height)	Qty	Size	Stake
Trees				
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Wz	Westringia 'Zena' (Westringia - 1m)	23	5 litre	-
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Groundcovers				
Dss	Dianella 'Silver Streak' (Variegated Dianella - 0.6m)	122	150 mm	-
Lrg	Liriope 'Evergreen Giant' (Giant liriope - 0.5m)	36	150 mm	-

LEGEND

Turf
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Existing trees to be removed

Precast concrete stepping stones in decorative gravel mulch

Planter box on top of concrete slab (Refer to detail)

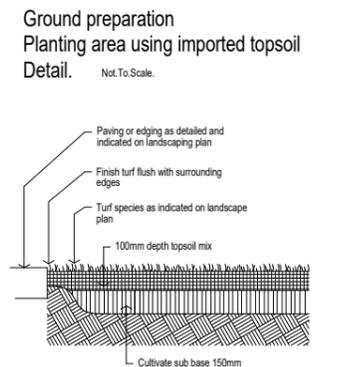
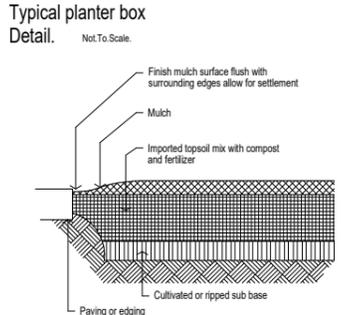
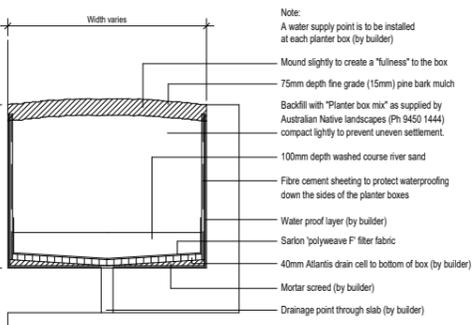
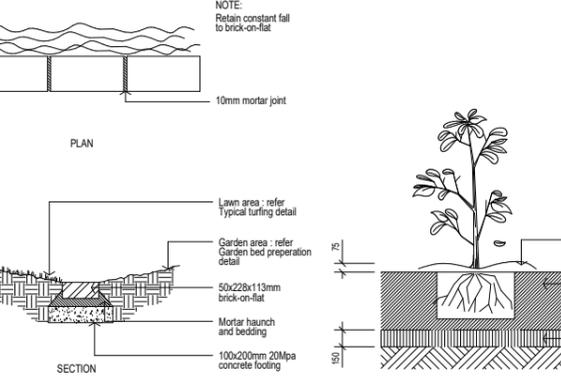
Planting areas
Ensure that the mass planting areas have been excavated to 300 below finished levels. Rip to a further depth of 150mm. Supply and install 300mm soil mix. Soil mix to comprise of one part approved compost to three parts topsoil. Topsoil shall be either imported topsoil or stockpiled site topsoil (if suitable i.e. No clay) Install 75mm depth of selected mulch.

Note:
Maintenance: All landscape works are to be maintained for a period of three months from the date to achieve vigorous growth. Any defects which arise during this period are to be rectified immediately. Any plants or areas of turf which fail during this period are to be replaced at no additional cost.
Irrigation: All areas on the landscape plan are to use and utilise the water tank system provided. All pipework is to be PVC to satisfy AS 1477. All installation is to satisfy the Sydney Water Code and AS 3500. The tank system is to be installed by a suitable licenced contractor. All equipment and workmanship is to be guaranteed for a minimum period of 12 months.
Fencing: For all fencing types and materials refer to the Architects plans.

GENERAL NOTES

REFER TO HYDRAULIC / STRUCTURAL DESIGN DRAWINGS FOR ALL HYDRAULIC / STRUCTURAL DESIGN ELEMENTS
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ALL APPROVED CONSTRUCTION INCLUDING BUT NOT LIMITED TO FOOTINGS, WALLS, ROOF BARGES AND GUTTERINGS ARE TO BE CONSTRUCTED WHOLLY WITHIN THE BOUNDARIES OF THE PREMISES

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NO SUBSURFACE INVESTIGATION HAS BEEN MADE
IT IS YOUR RESPONSIBILITY TO OBTAIN SERVICE DIAGRAMS FROM RELEVANT AUTHORITIES

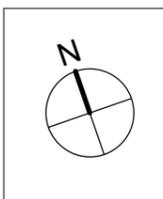


1 LEVEL 4 - LANDSCAPE PLAN
1 : 100

No.	Description	Date
A	ISSUED FOR DEVELOPMENT APPLICATION	22-06-2020
B	AS PER COUNCIL'S EMAIL DATED 30-07-20	14-08-2020

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LANDSCAPE PLAN
PRELIMINARY NOT FOR CONSTRUCTION



DEVELOPMENT APPLICATION
PROPOSED MIXED USE DEVELOPMENT
CLIENT:
CK DESIGN PTY LTD
ADDRESS:
115 MARTINI PDE - LITHGOW

Scale	As indicated
Drawn by	JB
Date	MAR 20
Checked by	CK
Sheet number	
Project number	20003-04
	A1-28

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E: chris@ckdesign.net.au
W: www.ckdesign.net.au

PLANT SCHEDULE

Code	Latin Name (Common Name - Mature Height)	Qty	Size	Stake
Trees				
C	Corymbia ficifolia cv (Dwarf Flowering Eucalypt - 3m)	5	75 litre	yes
L	Lagerstroemia Indica (Crepe Myrtle - 5m)	20	75 litre	yes
Mg	Magnolia	19	75 litre	yes
E	Elaeocarpus reticulatus (Blue berry ash - 8m)	2	75 litre	yes
Shrubs				
Bx	Buxus microphylla 'Japonica' (Box 8 1m)	76	5 litre	-
Wz	Westringia 'Zena' (Westringia - 1m)	23	5 litre	-
Sf	Dichondra Argentea (Silver Fall 0.1m)	61	5 litre	-
Groundcovers				
Dss	Dianella 'Silver Streak' (Variegated Dianella - 0.6m)	122	150 mm	-
Lrg	Liriope 'Evergreen Giant' (Giant Liriope - 0.5m)	36	150 mm	-

LEGEND

Turf
Excavate / grade all areas to be turfed to 120mm below required finished levels. Do not excavate within 1500mm of the trunk of any existing tree to be retained. Ensure that all surface water runoff is directed towards the inlet pits, kerbs etc... and away from buildings. Ensure that no pooling or ponding will occur. Rip the subgrade to 150mm. small gaps with topsoil. Water thoroughly.

Integrated wall / Individual bollard lighting
All external lighting around the premises is to be directed and shaded such that direct light does not affect the amenity of adjoining and nearby residences. Any ancillary light fittings to the exterior of the building are to be properly installed.

Brick garden edging
Lay a single course of paving bricks in a mortar haunch (200mm wide and 100mm deep). The edges are to be laid in even curves and straight line as shown on the plan. Where light curves are shown use half bricks to show a more even curve. The top of the edge is to finish flush with the adjacent turf and mulch levels.

Existing trees to be retained

Existing trees to be removed

Precast concrete stepping stones in decorative gravel mulch

Planter box on top of concrete slab (Refer to detail)

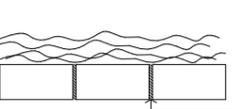
Planting areas
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Fencing: For all fencing types and materials refer to the Architects plans.

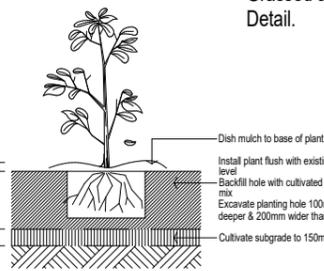
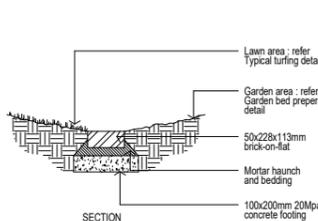
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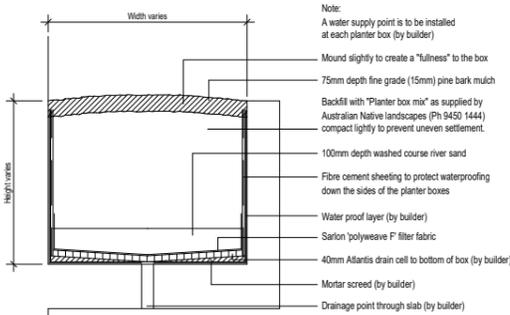
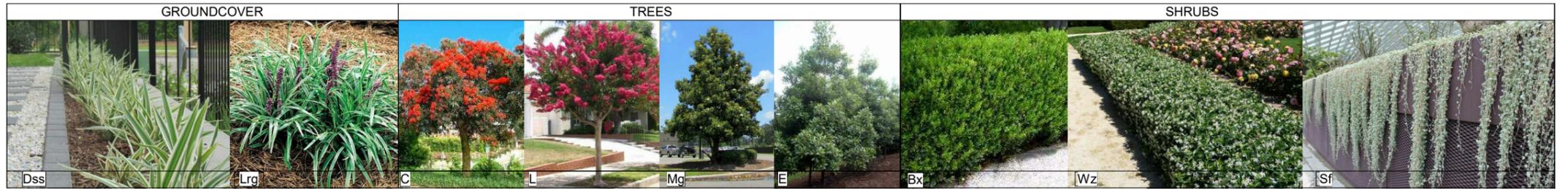
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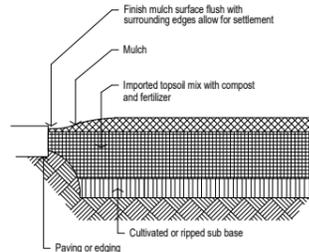
Brick garden edge Detail. Not To Scale.



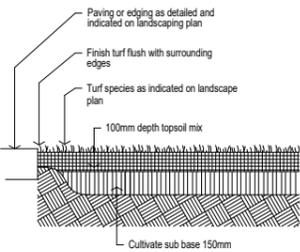
Planting in garden beds Detail. Not To Scale.



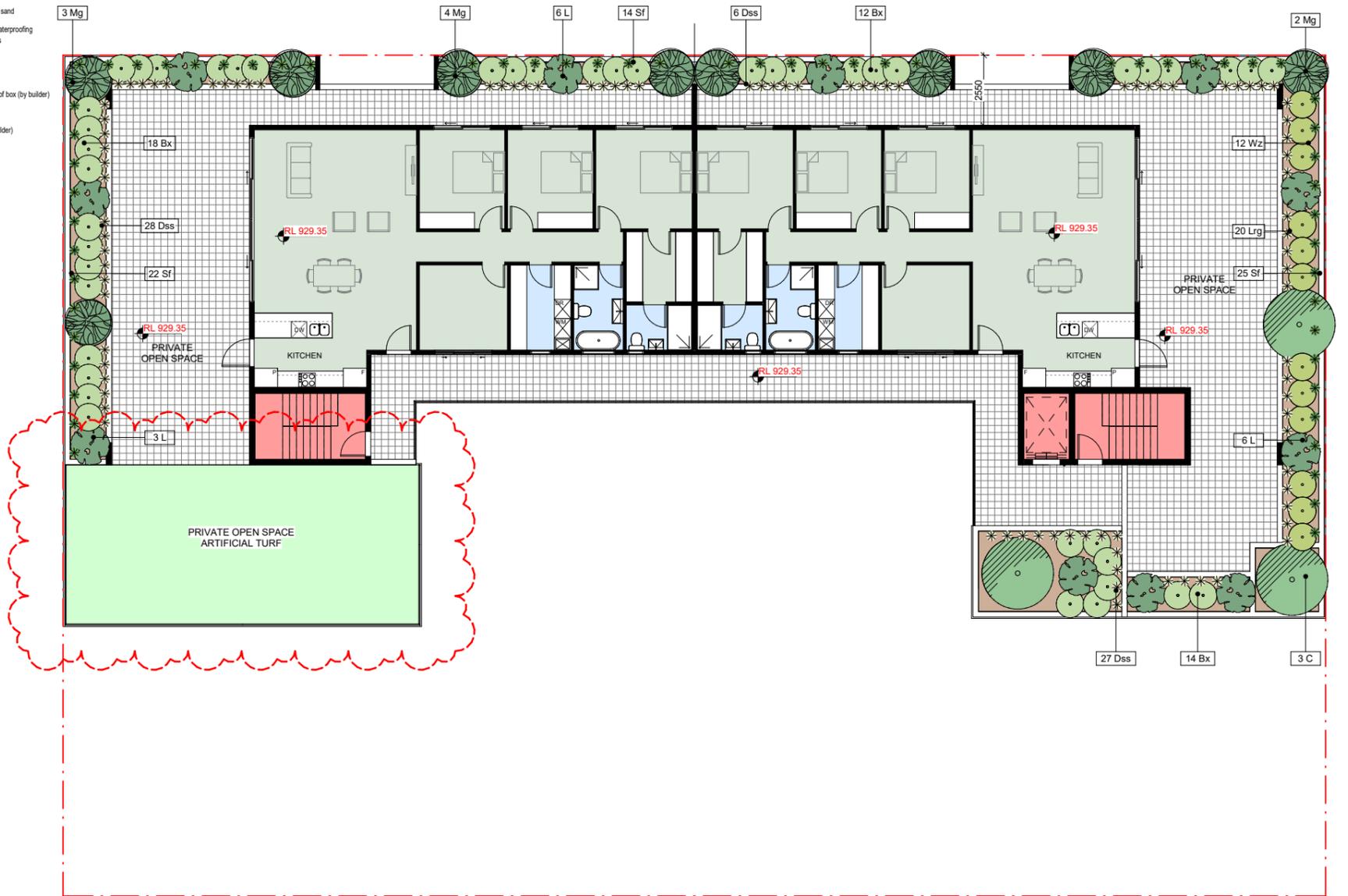
Typical planter box Detail. Not To Scale.



Ground preparation Planting area using imported topsoil Detail. Not To Scale.



Ground preparation Grassed area: turf using imported topsoil Detail. Not To Scale.



1 LEVEL 5 - LANDSCAPE PLAN
1 : 100

Brick garden edge Detail.

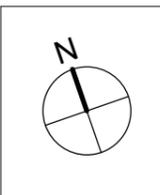
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No.	Description	Date
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B	AS PER COUNCIL'S EMAIL DATED 30-07-20	14-08-2020

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LANDSCAPE PLAN

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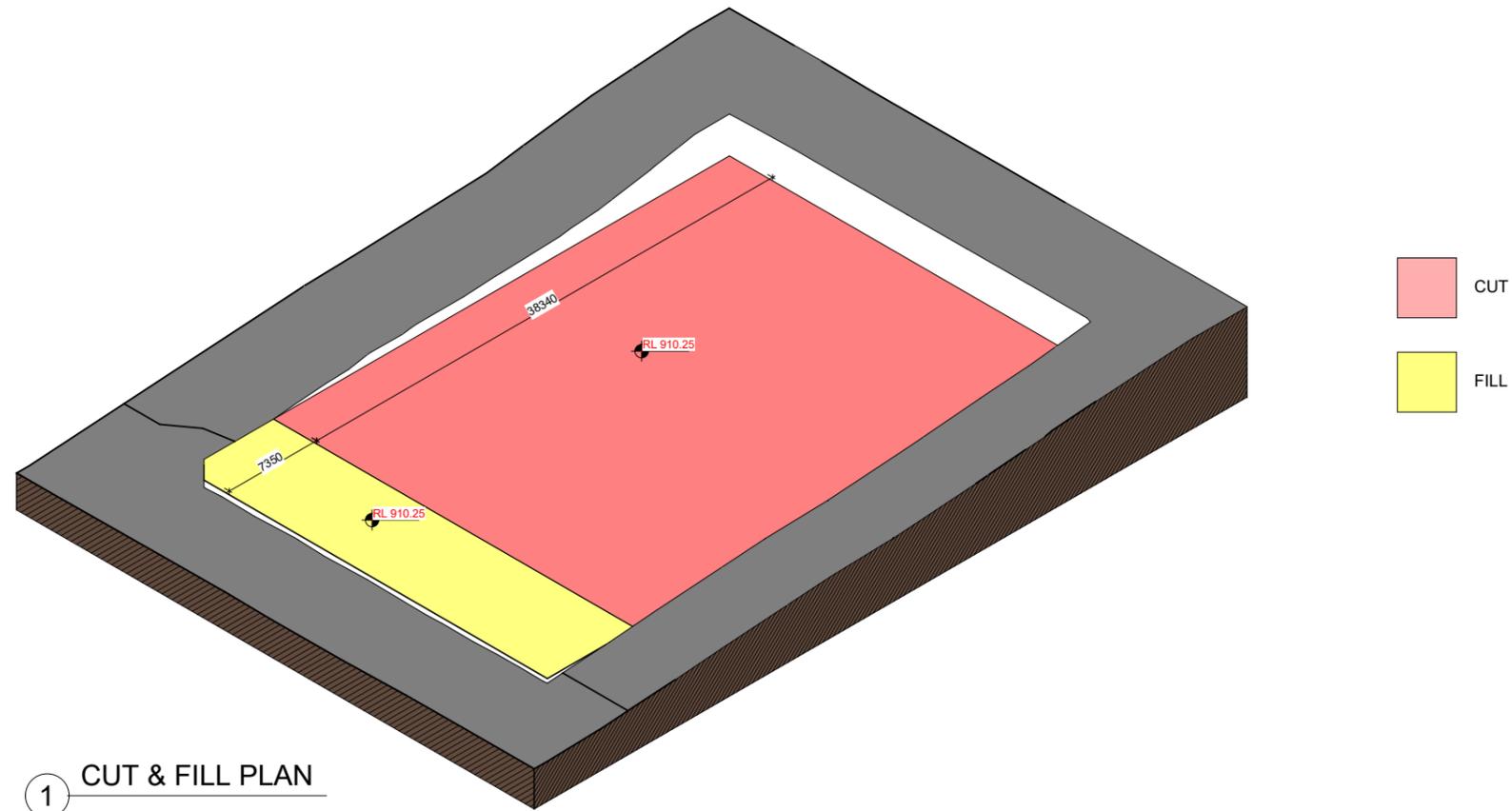


DEVELOPMENT APPLICATION
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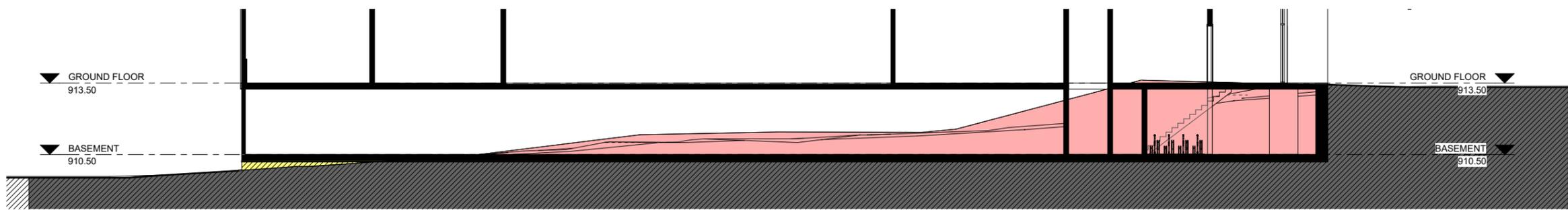
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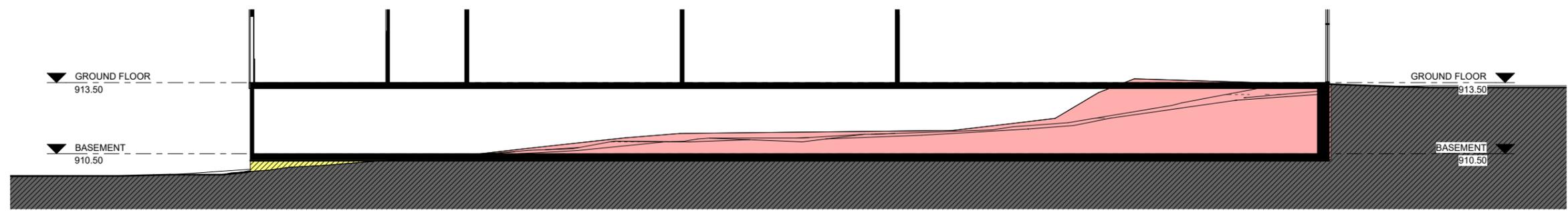
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Drawn by	JB	Date MAR 20
Checked by	CK	Sheet number
Project number	20003-04	A1-29



1 CUT & FILL PLAN



2 SECTION B - CUT AND FILL
1 : 100



3 SECTION A - CUT AND FILL
1 : 100

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CUT & FILL PLAN

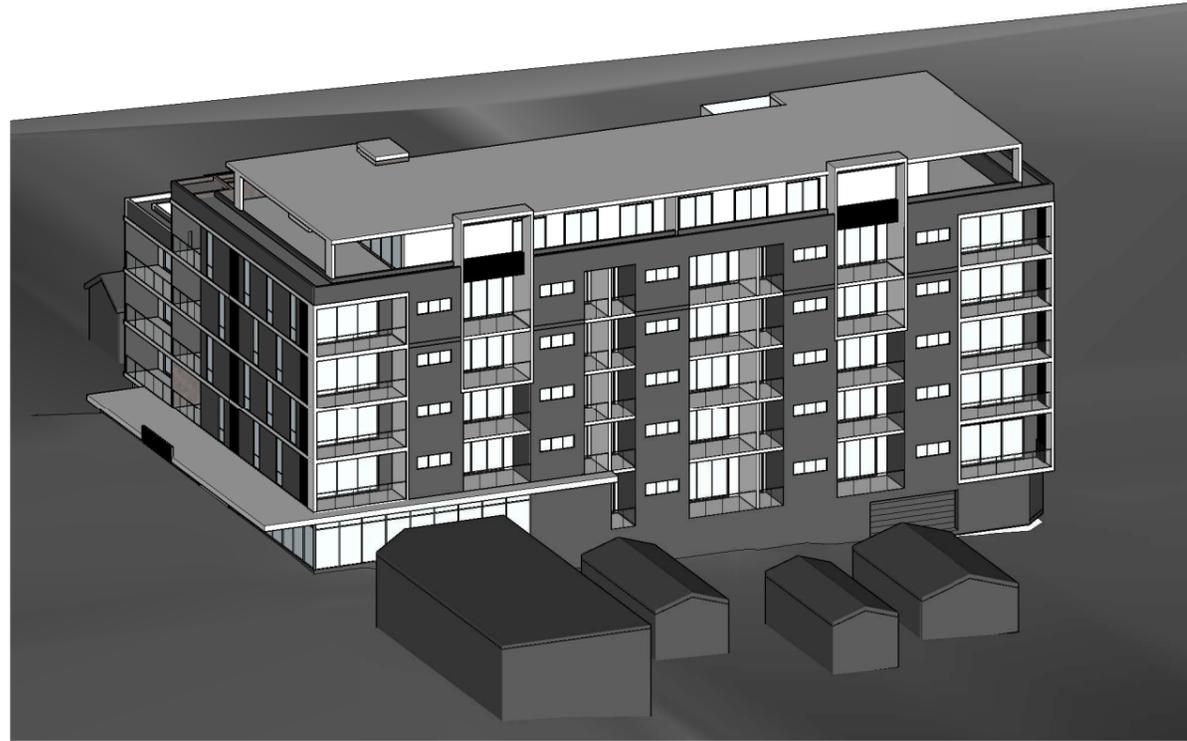
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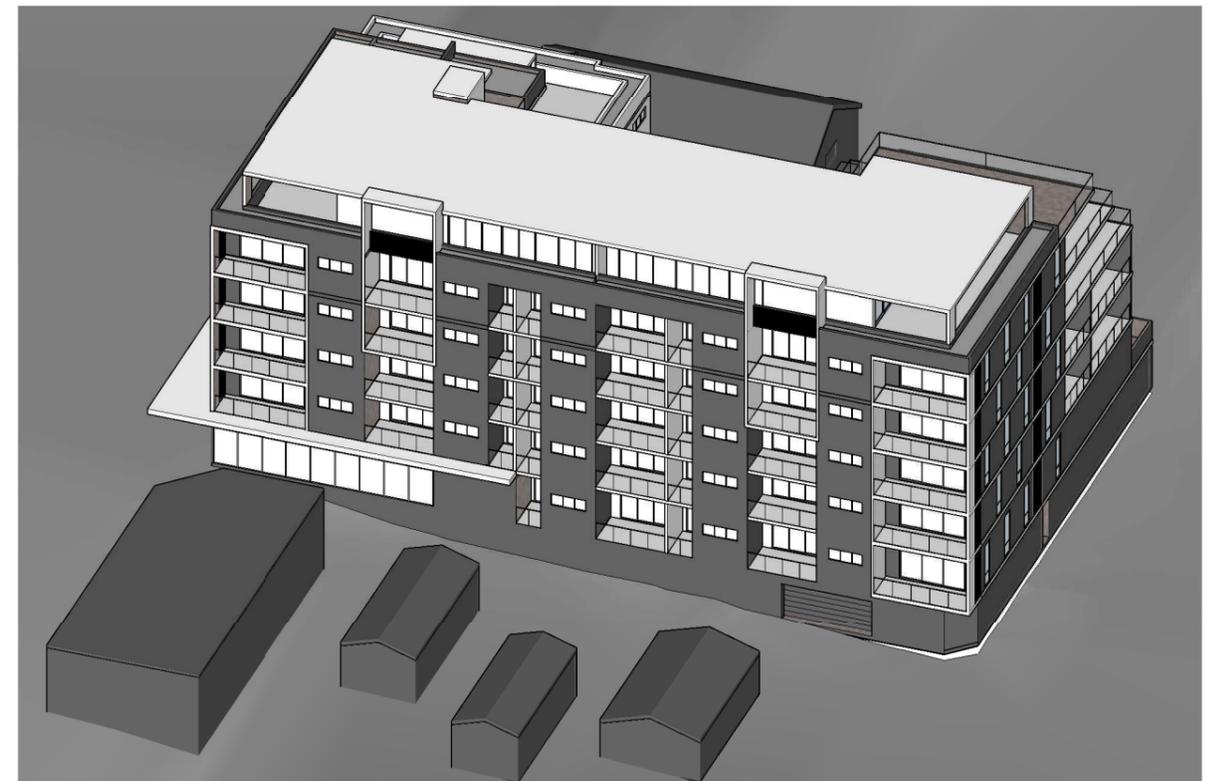
1 21 Jun 9AM



2 21 Jun 10AM



3 21 Jun 11AM



4 21 Jun 12PM



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SUN EYE VIEWS

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		Project number 20003-04 A1-31



① 21 Jun 1PM



② 21 Jun 2PM



③ 21 Jun 3PM



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SUN EYE VIEWS

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MAR 20

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