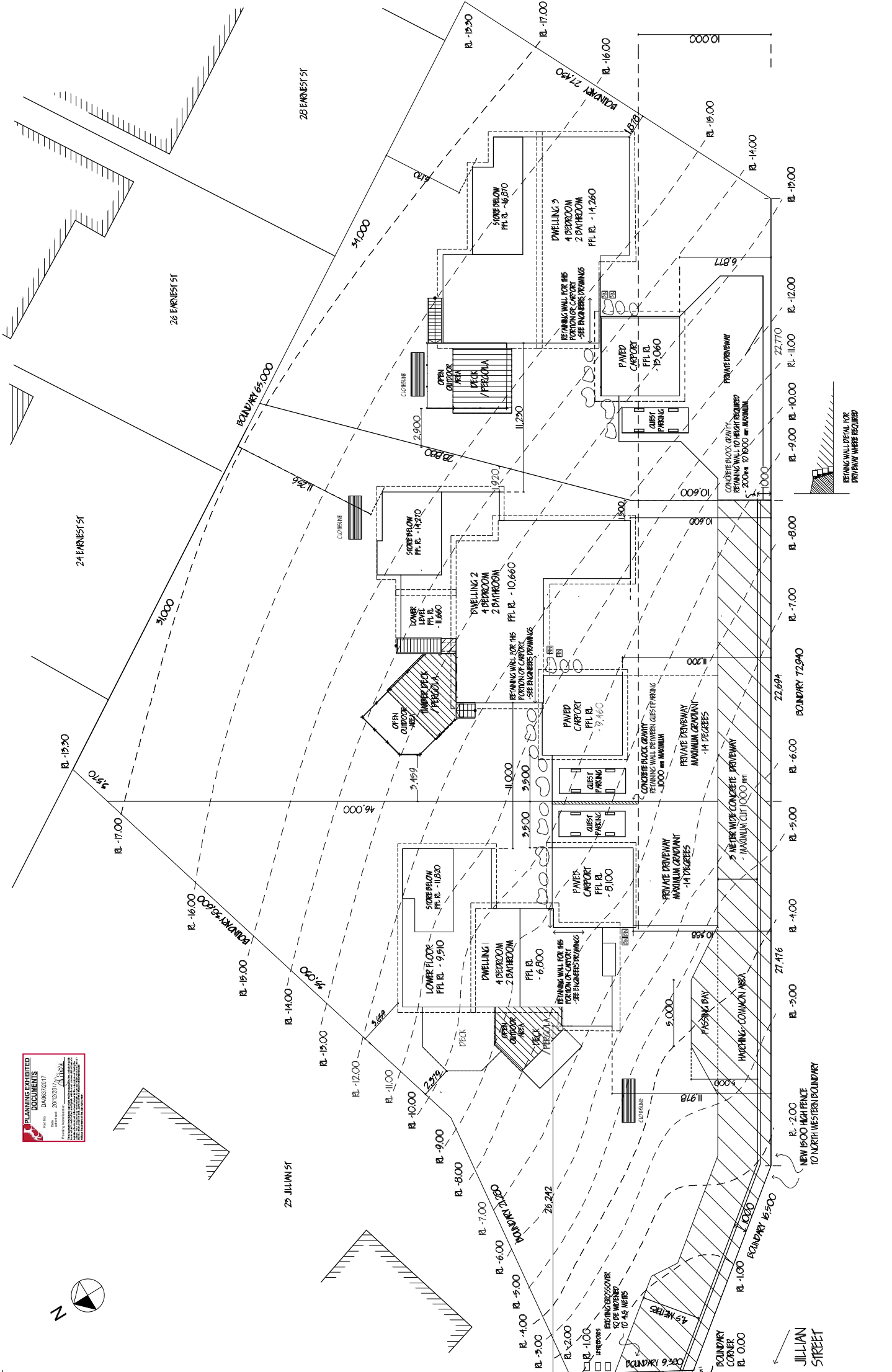
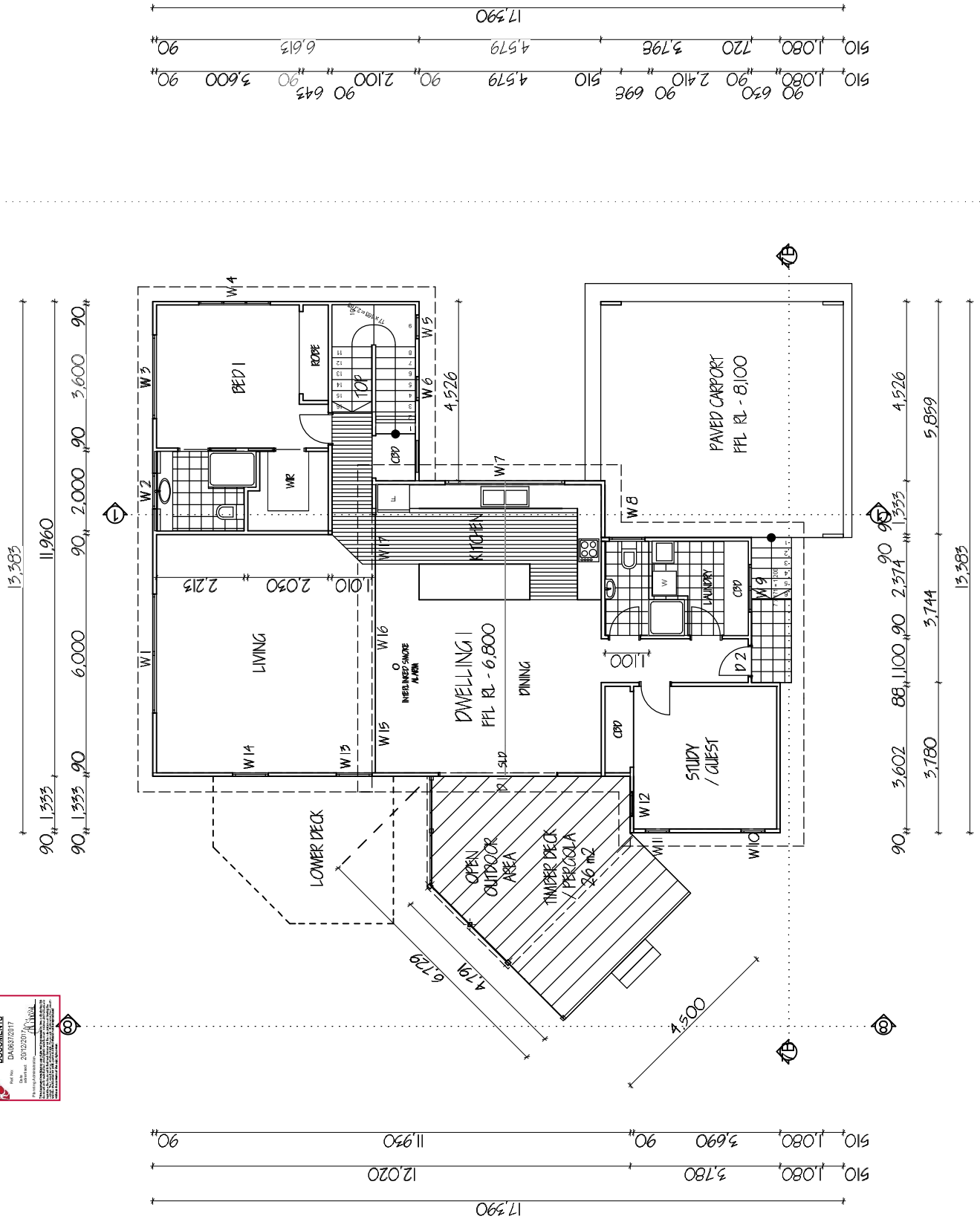


Council Item 8.4 - Attachment 2 - Advertised Plans - 25 Jillian Street, Kings Meadows

Surfmist	Evening Haze	Stellar Grey	Classic Cream	Dune
Windspray	Pale Eucalypt	Sandbank	Paperbark	Bushland
Ironstone	Wilderness	Jasper	Headland	Woodland Grey
Deep Ocean	Cottage Green	Loft	Minor Red	Monument



PLANNING REGISTERED DOCUMENTS	DATE	SCALE	DWG. NO.	SHEET	OF
DA68920417	2012/2017	1:250	426	2	OF 19
ALL DIMENSIONS TO BE CHECKED AND VERIFIED BY BUILDERS BEFORE THE COMMENCEMENT OF WORK. ALL WORK AND MATERIALS TO BE IN COMPLIANCE WITH THE BUILDING CODE OF AUSTRALIA AND LOCAL COUNCIL REQUIREMENTS. ALL TIMBER FRAMING TO BE IN COMPLIANCE WITH AUSTRALIAN STANDARDS 1684.4 PLANS TO BE USED IN CONJUNCTION WITH STRUCTURAL ENGINEER'S DRAWINGS.	PROPOSED DWELLINGS	STEPHEN JAMES	CC 46611	25 JILLIAN ST, KINGS MEADOWS FOR STEPHEN JAMES (SOUTHERN TRUST)	
ADDCON DRAWING	NO. 0419 255 160	COURTESY OF	19/11/2017	P. No. 19/11/2017	
	E-MAIL: stephen.james@stephenjames.com.au				
	REMAINING WALL DETAIL FOR DRIVEWAY WHERE REQUIRED				



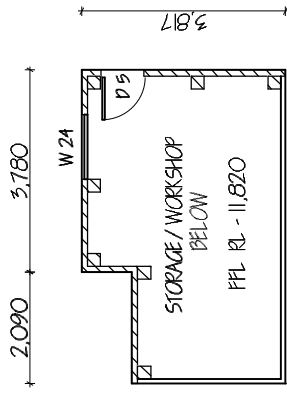
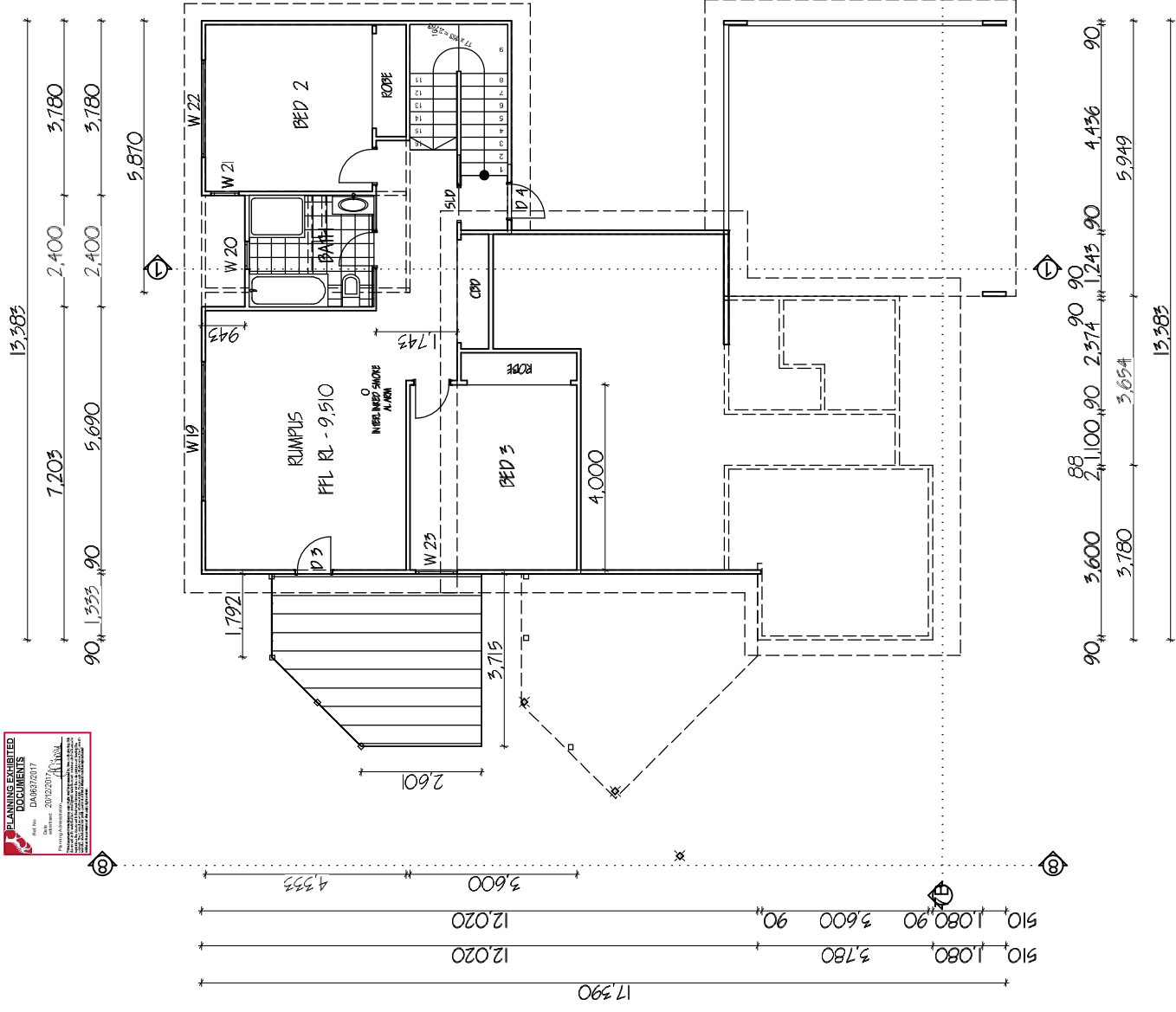
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DATE	17/11/2017
SCALE	1:100
DWG	426
SHEET 3 OF 19	

PROPOSED DWELLINGS  
 25 JILLIAN ST, KINGS MEADOWS  
 FOR STEPHEN JAMES (SOUTHERN TRUST)

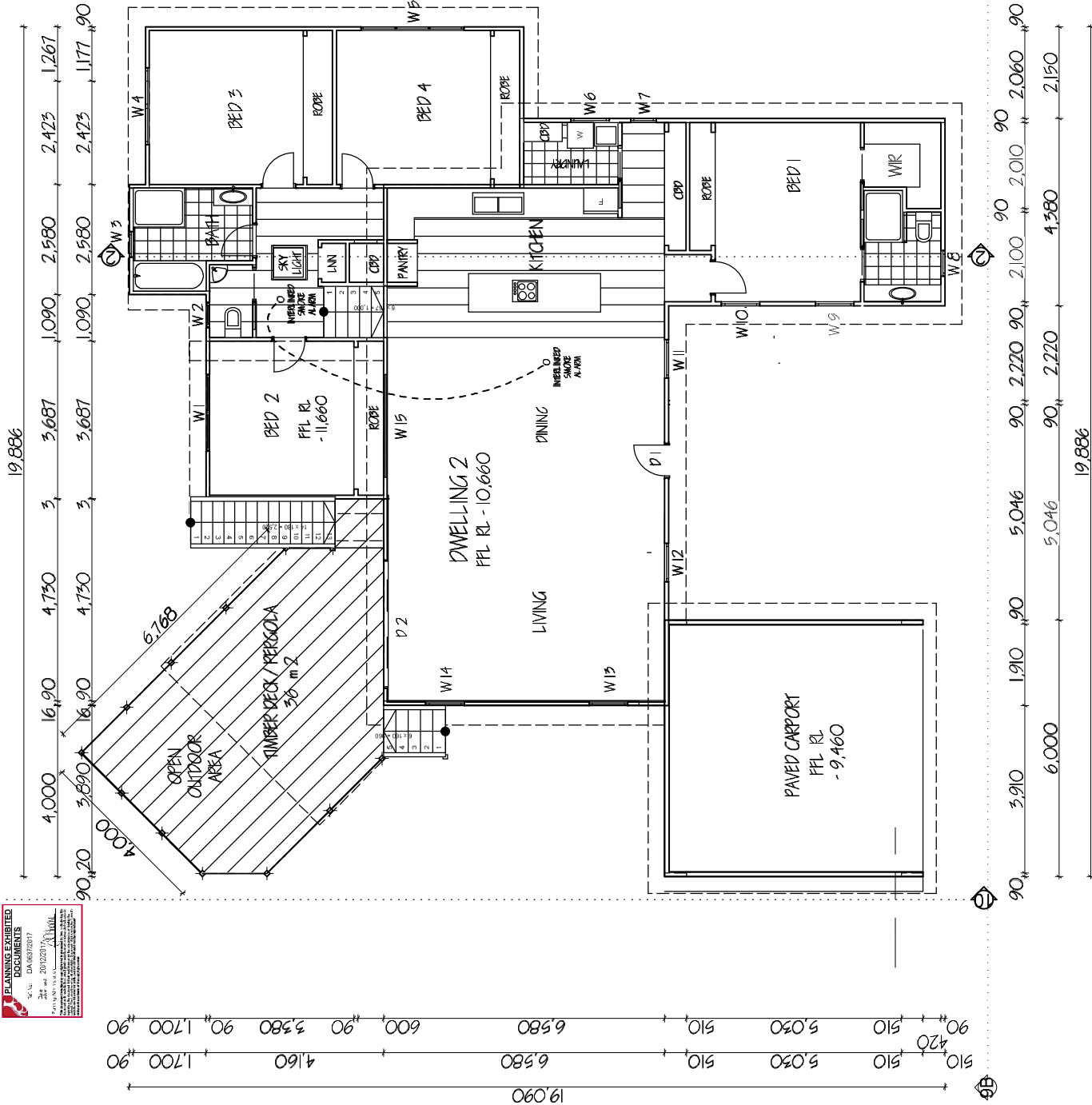
STEPHEN JAMES  
 CC 4667 J  
 CATEGORY A/P1  
 187 ALAN RIBE  
 RIVERSIDE, TAS

ADORN DRAFTING  
 MFL 045 295 160  
 E-MAIL: steph@adorn.com.au

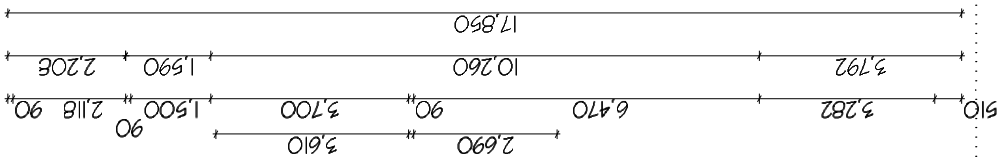
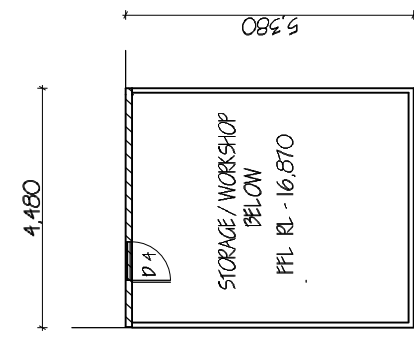
ALL DIMENSIONS TO BE CHECKED AND VERIFIED BY BUILDER BEFORE THE COMMENCEMENT OF WORK  
 ALL WORK AND MATERIALS TO BE IN COMPLIANCE WITH THE BUILDING CODE OF AUSTRALIA AND LOCAL COUNCIL REQUIREMENTS  
 ALL TIMBER FRAMING TO BE IN COMPLIANCE WITH AUSTRALIAN STANDARDS 1684.4  
 PLANS TO BE USED IN CONJUNCTION WITH STRUCTURAL ENGINEER'S DRAWINGS



ALL DIMENSIONS TO BE CHECKED AND VERIFIED BY BUILDER BEFORE THE COMMENCEMENT OF WORK ALL WORK AND MATERIALS TO BE IN COMPLIANCE WITH THE BUILDING CODE OF AUSTRALIA AND LOCAL COUNCIL REQUIREMENTS ALL TIMBER FRAMING TO BE IN COMPLIANCE WITH AUSTRALIAN STANDARDS 1684.4 PLANS TO BE USED IN CONJUNCTION WITH STRUCTURAL ENGINEER'S DRAWINGS	STEPHEN LAWES CC 4667 J CATEGORY 001 18/11/2017 REF: 255 160 E-MAIL: stephenlawes@optusnet.au	ADORN DRAFTING	PROPOSED DWELLINGS 25 JULLIAN ST, KINGS MEADOWS FOR STEPHEN LAWES (SOUTHERN TRUST)	DRAWING: LOWER FLOOR - DWELLING I DATE: 17/11/2017 SCALE: 1:100 DWG: 426 SHEET 4 OF 19
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ALL DIMENSIONS TO BE CHECKED AND VERIFIED BY BUILDER BEFORE THE COMMENCEMENT OF WORK ALL WORK AND MATERIALS TO BE IN COMPLIANCE WITH THE BUILDING CODE OF AUSTRALIA AND LOCAL COUNCIL REQUIREMENTS ALL TIMBER FRAMING TO BE IN COMPLIANCE WITH AUSTRALIAN STANDARDS 1684.4 PLANS TO BE USED IN CONJUNCTION WITH STRUCTURAL ENGINEER'S DRAWINGS	STEPHEN LAWES CC 4667 J CATEGORY APT 1 18/1 TAMWARESE RIVERBIDE, TAS	PROPOSED DWELLINGS 25 JILLIAN ST, KINGS MEADOWS FOR STEPHEN LAWES (SOUTHERN TRUST)	DRAWING: FLOOR PLAN - DWELLING 2 DATE: 17/11/2017 SCALE: 1:100 DWG: 426 SHEET 5 OF 19
	ADORN DRAFTING MBL 0415 255 160 E-MAIL: stephenlawes@adorn.net.au		
	DIMENSIONS TO BE CHECKED AND VERIFIED BY BUILDER BEFORE THE COMMENCEMENT OF WORK ALL WORK AND MATERIALS TO BE IN COMPLIANCE WITH THE BUILDING CODE OF AUSTRALIA AND LOCAL COUNCIL REQUIREMENTS ALL TIMBER FRAMING TO BE IN COMPLIANCE WITH AUSTRALIAN STANDARDS 1684.4 PLANS TO BE USED IN CONJUNCTION WITH STRUCTURAL ENGINEER'S DRAWINGS		



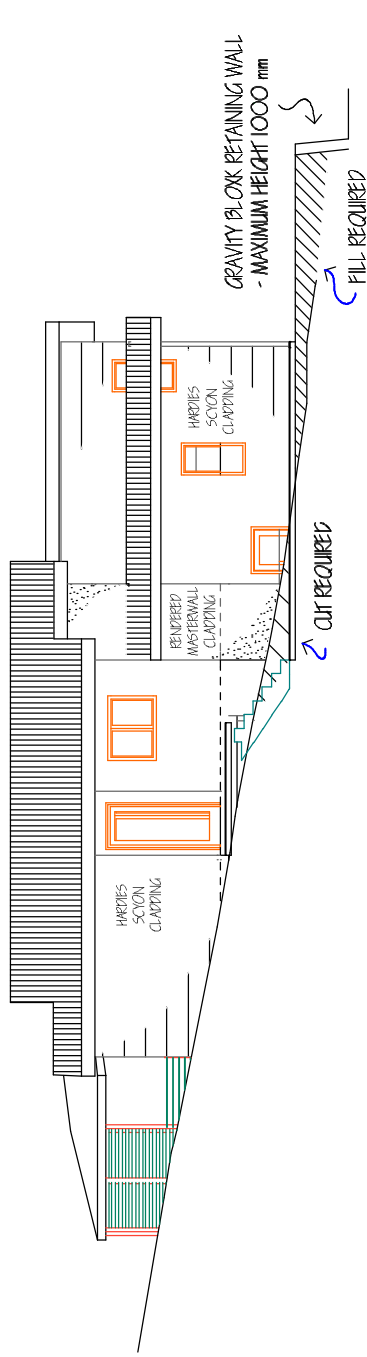
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DATE	17/11/2017
SCALE	1:100
DWG 426	SHEET 6 OF 19

PROPOSED DWELLINGS  
 25 JULIAN ST, KINGS MEADOWS  
 FOR STEPHEN LAWES (SOUTHERN TRUST)

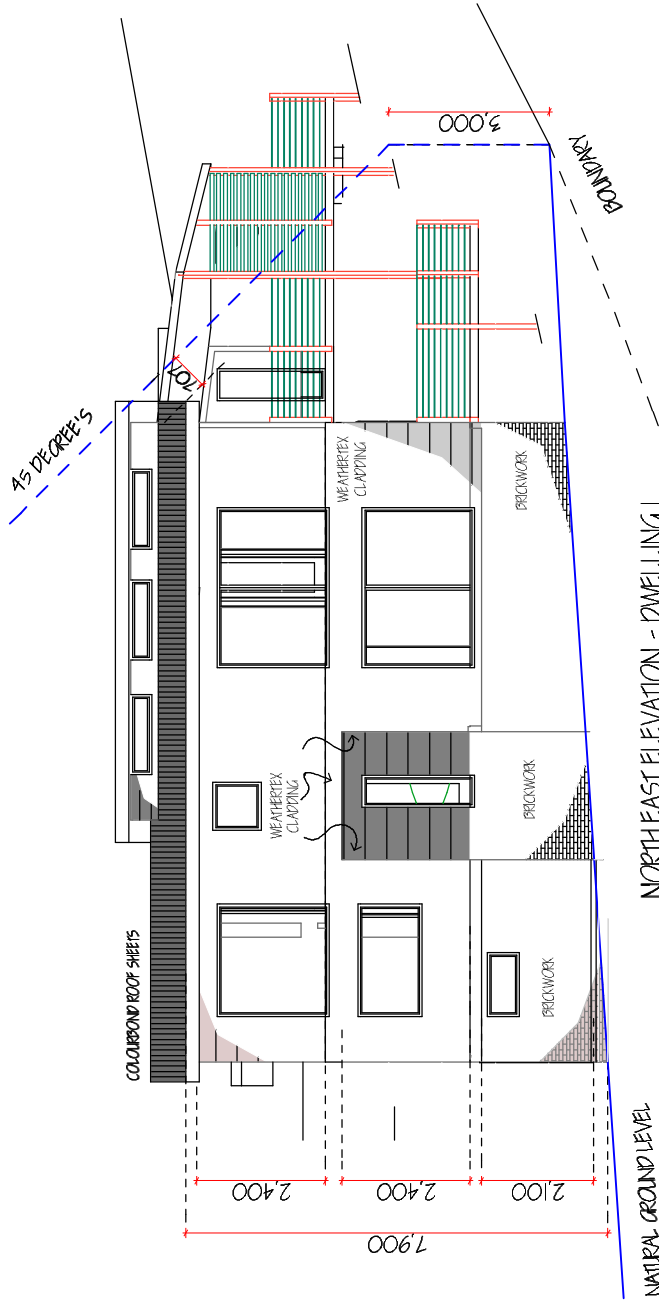
STEPHEN LAWES  
 CC 4667 J  
 CATEGORY 10/1  
 10/1 TAMMERSIDE  
 RIVERSIDE, TAS

ADORN DRAFTING  
 MBL 0415 255 160  
 E-MAIL: stephenlawes@adorn.net.au

ALL DIMENSIONS TO BE CHECKED AND VERIFIED BY BUILDER BEFORE THE COMMENCEMENT OF WORK  
 ALL WORK AND MATERIALS TO BE IN COMPLIANCE WITH THE BUILDING CODE OF AUSTRALIA AND LOCAL COUNCIL REQUIREMENTS  
 ALL TIMBER FRAMING TO BE IN COMPLIANCE WITH AUSTRALIAN STANDARDS 1684.4  
 PLANS TO BE USED IN CONJUNCTION WITH STRUCTURAL ENGINEER'S DRAWINGS



SOUTH WEST ELEVATION - DWELLING 1



WINDOW AND DOOR SCHEDULE					
HEIGHT	WIDTH	TYPE	GLASS	AREA m <sup>2</sup>	ORIENTATION
W1	2100X3000	FYD	OP5	6.3	
W2	900X900	AWN	OP5	0.81	
W3	2100X2100	FYD	OP5	4.41	
W4	600X1800	AWN	OP5	1.08	
W5	1200X1600	FYD	OP5	0.72	
W6	1200X1600	FYD	OP5	0.72	
W7	800X9000	FYD	OP5	2.88	
W8	600X900	FYD	OP5	0.54	
W9	900X1200	AWN	OP5	1.08	
W10	1800X1600	AWN	OP5	1.08	
W11	1800X1600	FYD	OP5	1.08	
W12	1800X1600	AWN	OP5	1.08	
W13	2100X900	AWN	OP5	3.78	
W14	2100X900	AWN	OP5	3.78	
W15	400X1500	FYD	OP5	0.6	
W16	400X1500	FYD	OP5	0.6	
W17	400X1500	FYD	OP5	0.6	
W18	1800X1600	AWN	OP5	1.08	
W19	1200X2100	FYD	OP5	2.52	
W20	2100X900	AWN	OP5	3.78	
W21	600X1200	AWN	OP5	0.72	SINGLE GLAZED
W22					
W23					

DOORS		
D1	2100X900	SLIP
D2	2040X820	FULL GLASS
D3	2040X820	FULL GLASS
D4	2040X820	FULL GLASS
D5	2040X820	FULL GLASS
D5	2040X820	FULL GLASS

INTERNAL DOORS	
2040X820 UNLESS SHOWN OTHERWISE ON FLOOR PLAN	
TIMBER LINTELS	MGP 10
O-1000	1/190X45
1000-1500	1/140X45
1500-2000	1/190X45
2000-2500	1/240X45
2500-3000	2/240X45

ROOF LINTELS OVER 3000 mm	
SEE ENGINEER'S DRAWINGS	

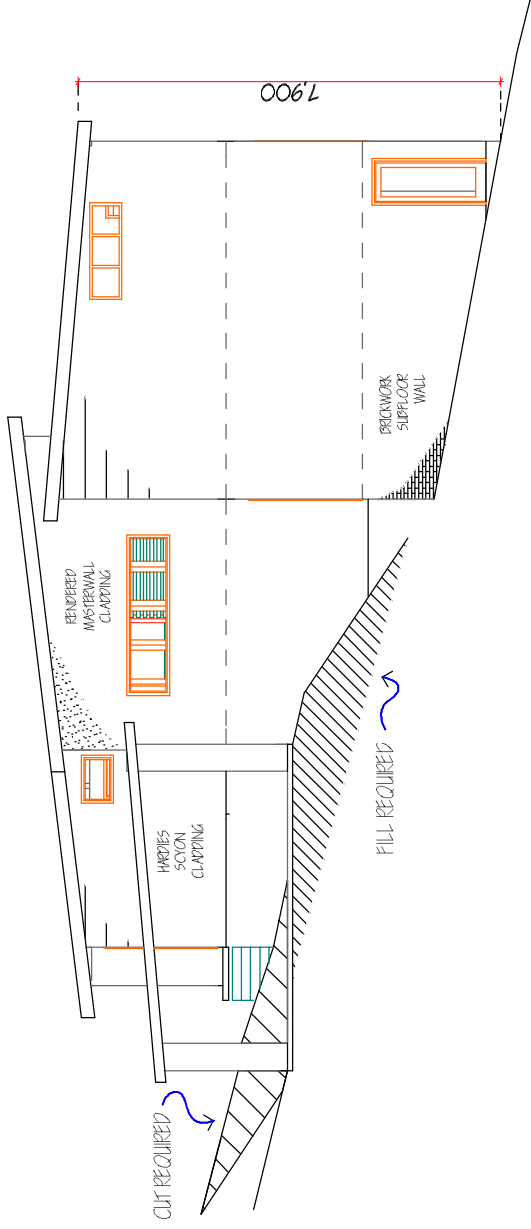
ALL DIMENSIONS TO BE CHECKED AND VERIFIED BY BUILDER BEFORE THE COMMENCEMENT OF WORK  
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 ALL TIMBER FRAMING TO BE IN COMPLIANCE WITH AUSTRALIAN STANDARDS 1684.4  
 PLANS TO BE USED IN CONJUNCTION WITH STRUCTURAL ENGINEER'S DRAWINGS

ADORN DRAFTING  
 MBL 0415 225 160  
 E-MAIL: stephenlames@adp.net.au

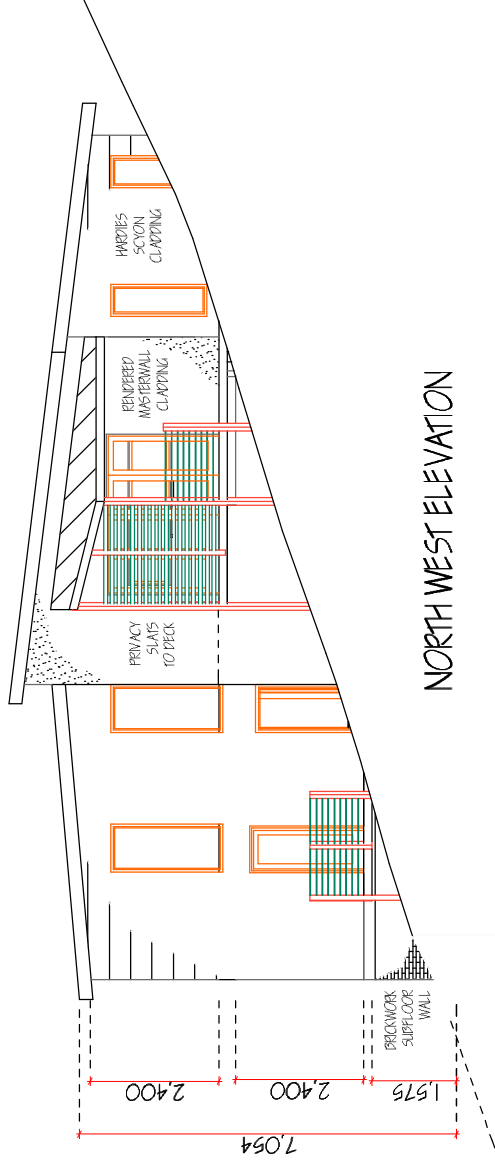
STEPHEN LAMES  
 CC 4667 J  
 CATEGORY APT 1  
 187 A FARMERSE  
 RIVERSIDE, TAS

PROPOSED DWELLINGS  
 25 JILLIAN ST, KINGS MEADOWS  
 FOR STEPHEN LAMES (SOUTHERN TRUST)

DRAWING ELEVATION - DWELLING 1  
 DATE 17/11/2017  
 SCALE 1:100  
 DWG. 426 SHEET 7 OF 19



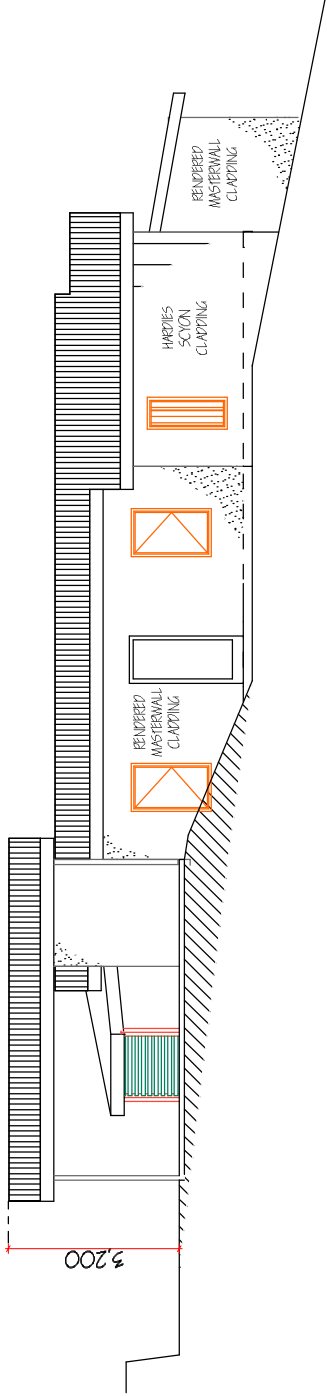
SOUTH EAST ELEVATION



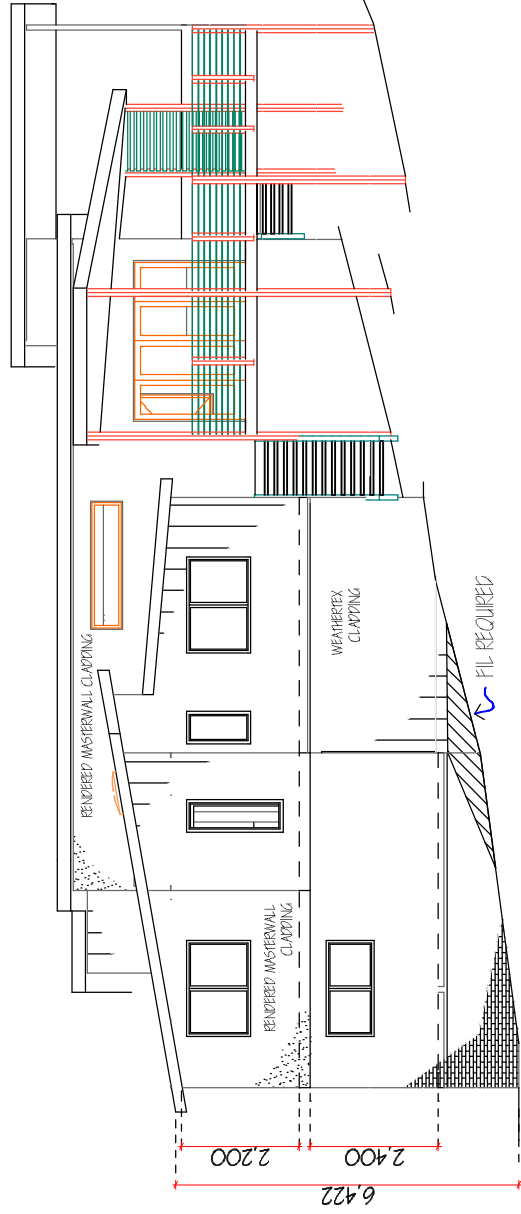
NORTH WEST ELEVATION

ALL DIMENSIONS TO BE CHECKED AND VERIFIED BY BUILDER BEFORE THE COMMENCEMENT OF WORK ALL WORK AND MATERIALS TO BE IN COMPLIANCE WITH THE BUILDING CODE OF AUSTRALIA AND LOCAL COUNCIL REQUIREMENTS ALL TIMBER FRAMING TO BE IN COMPLIANCE WITH AUSTRALIAN STANDARDS 1634.4 PLANS TO BE USED IN CONJUNCTION WITH STRUCTURAL ENGINEER'S DRAWINGS	ADORN DRAFTING ABL 0415 225 160 E-MAIL: <a href="mailto:stephenlames@adp.net.au">stephenlames@adp.net.au</a>	STEPHEN LAMES CC 4667 J CATEGORY (RPI) B7/A (AMR) REE RIVERSIDE, NSW	PROPOSED DWELLINGS 25 JILLIAN ST KINGS MEADOWS FOR STEPHEN LAMES (SOUTHERN TRUST)	DRAWING ELEVATION - DWELLING 1
				DATE 17/11/2017
				SCALE 1:100
				DWG 426 SHEET 8 OF 19





DWELLING 2- SOUTH WEST ELEVATION



DWELLING 2- NORTH EAST ELEVATION

WINDOW AND DOOR SCHEDULE

WINDOW MANUFACTURER - SEE ENERGY EFFICIENCY CERTIFICATE  
 - WHERE ALTERNATIVE WINDOW AND DOORS ARE USED THEY  
 MUST HAVE EQUAL OR BETTER ENERGY EFFICIENCY RATING.

	HEIGHT	WIDTH	TYPE	GLASS	AREA m <sup>2</sup>	ORIENTATION
W1	1200X1800	AMN			2.16	
W2	600X1200	AMN	OB5		0.72	
W3	1800X600	AMN	OB5		1.08	
W4	1200X1800	AMN			2.16	
W5	600X2400	AMN			1.44	
W6	600X900	AMN			0.54	
W7	1800X600	FXP			1.08	
W8	1800X600	AMN			1.08	
W9	1800X900	AMN			1.62	
W10	1800X900	AMN			1.62	
W11	1500X900	AMN			1.35	
W12	1500X900	AMN			1.35	
W13	1800X900	FXP			1.62	
W14	1800X900	FXP			1.62	
W15	600X2400	FXP			1.44	
W16	900X1800	AMN			1.62	SINGLE GLAZED

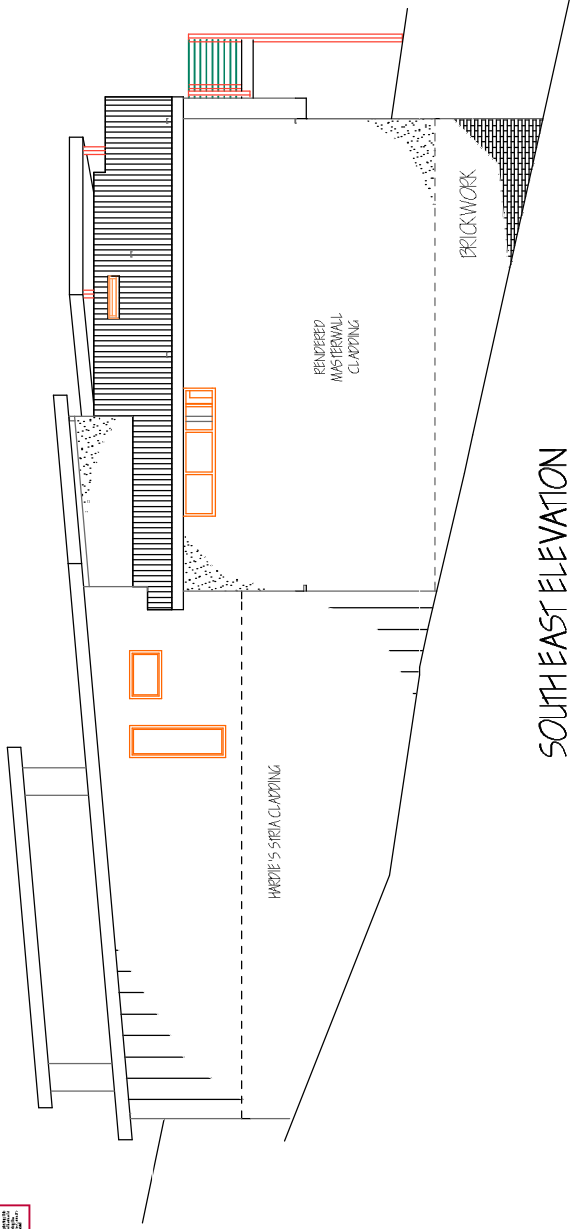
  

DOORS			
D1	2040X820	FILL GLASS	1.6
D2	2100X3000	SLD	6.3
D3	2040X820	FILL GLASS	1.6

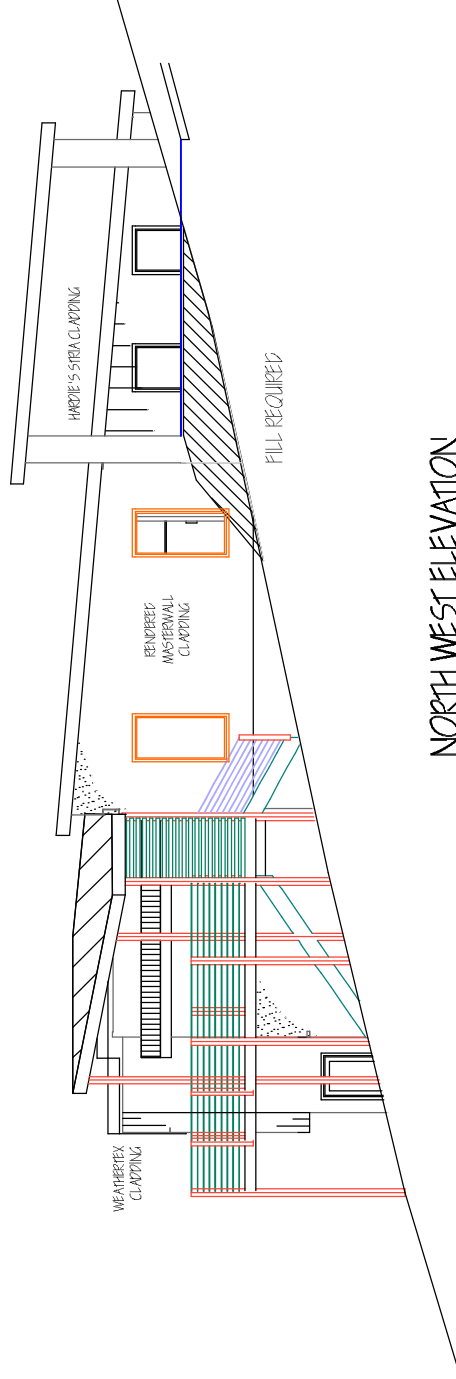
  

INTERNAL DOORS		
2040X820 UNLESS SHOWN OTHERWISE ON FLOOR PLAN		
TIMBER LINTELS	MCP ID	METAL LINTELS
O-1000	1/ 90X45	O-1200
1000-1500	1/ 140X45	75X10 BAR
1500-2000	1/ 190X45	1200-1500
2000-2500	1/ 240X45	1500-2400
2500-3000	2/ 240X45	2400-3000
FOR LINTELS OVER 3000 mm SEE ENGINEER'S DRAWINGS		
ROOF LOW W/PTH UP TO 4900 mm		

ALL DIMENSIONS TO BE CHECKED AND VERIFIED BY BUILDER BEFORE THE COMMENCEMENT OF WORK ALL WORK AND MATERIALS TO BE IN COMPLIANCE WITH THE BUILDING CODE OF AUSTRALIA AND LOCAL COUNCIL REQUIREMENTS ALL TIMBER FRAMING TO BE IN COMPLIANCE WITH AUSTRALIAN STANDARDS 1684.4 PLANS TO BE USED IN CONJUNCTION WITH STRUCTURAL ENGINEER'S DRAWINGS	ADORN DRAFTING MR. OAD 295 160 E-MAIL: stephen@adorn-drafting.com.au	STEPHEN LAMES CC 4667 J CATEGORY APT 1 18/ A TAMBORSE RIVERSIDE, 1A5	PROPOSED DWELLINGS 25 JULIAN ST, KINGS MEADOWS FOR STEPHEN LAMES (SOUTHERN TRUST)	DRAWING ELEVATION - DWELLING 2
			DATE 17/11/2017	SCALE 1:100
			DWG 426 SHEET 9 OF 19	



SOUTH EAST ELEVATION



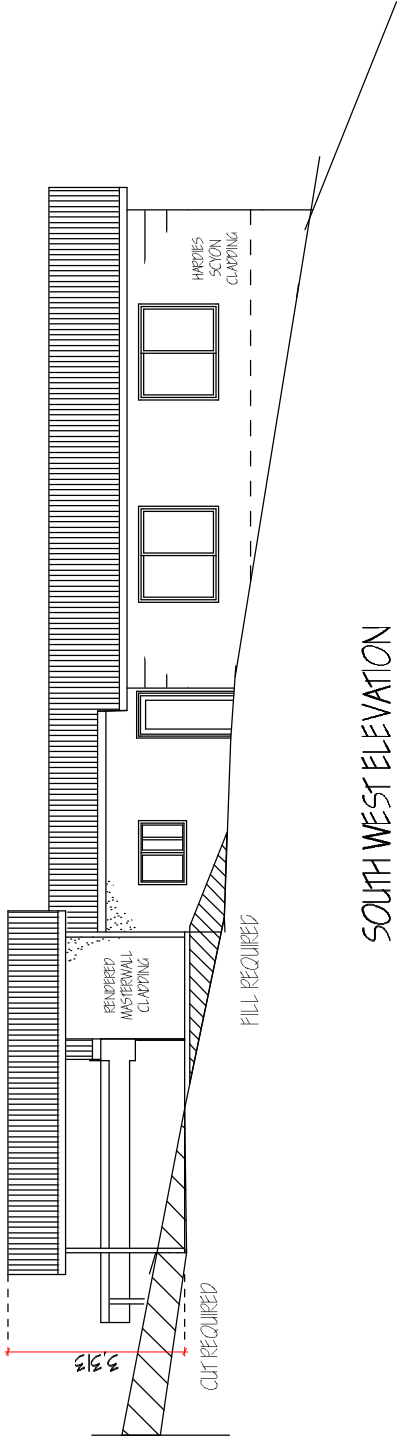
NORTH WEST ELEVATION

ALL DIMENSIONS TO BE CHECKED AND VERIFIED BY BUILDER BEFORE THE COMMENCEMENT OF WORK  
 ALL WORK AND MATERIALS TO BE IN COMPLIANCE WITH THE BUILDING CODE OF AUSTRALIA AND LOCAL COUNCIL REQUIREMENTS  
 ALL TIMBER FRAMING TO BE IN COMPLIANCE WITH AUSTRALIAN STANDARDS 1684.4  
 PLANS TO BE USED IN CONJUNCTION WITH STRUCTURAL ENGINEER'S DRAWINGS

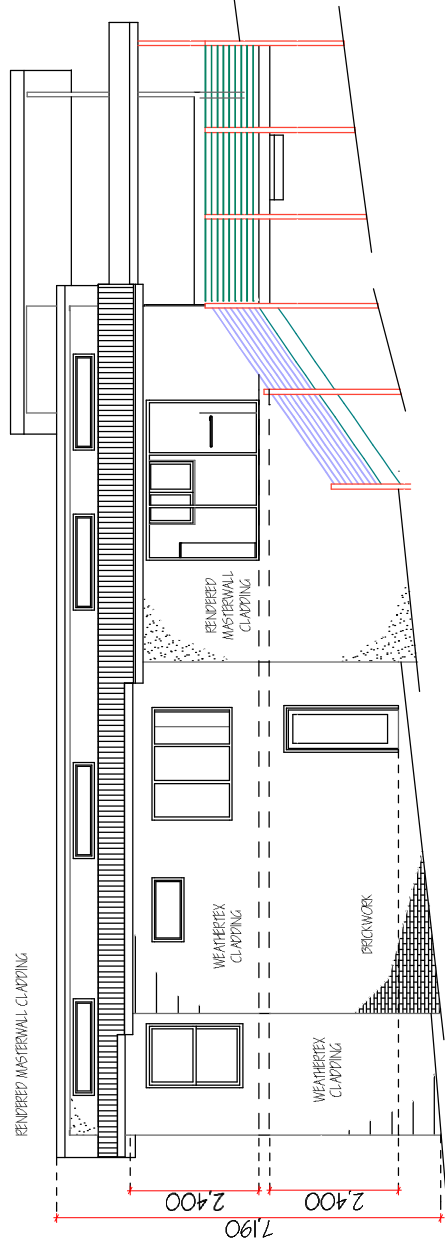
PROPOSED DWELLINGS  
 25 JILLIAN ST, KINGS MEADOWS  
 FOR STEPHEN LAWES (SOUTHERN TRUST)

STEPHEN LAWES  
 CC 4667.1  
 CATEGORY A/P1  
 187 ATAMWESSE  
 RIVERSIDE TAS

DRAWING	ELEVATION - DWELLING 2
DATE	17/11/2017
SCALE	1:100
DWG	426 SHEET 10 OF 19



SOUTH WEST ELEVATION



NORTH EAST ELEVATION

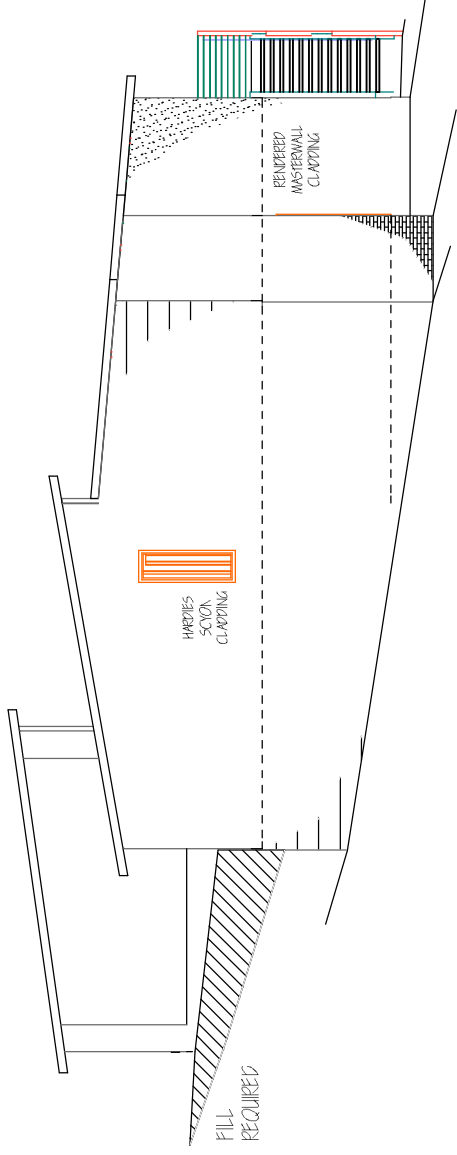
WINDOW AND DOOR SCHEDULE					
WINDOW MANUFACTURER - SEE ENERGY EFFICIENCY CERTIFICATE - WHERE ALTERNATE WINDOW AND DOORS ARE USED THEY MUST HAVE EQUAL OR BETTER ENERGY EFFICIENCY RATING.					
HEIGHT	WIDTH	TYPE	GLASS CLASS	AREA m <sup>2</sup>	ORIENTATION
W 1	2100X900	FXD		6.3	
W 2	1500X2100	AWN		3.15	
W 3	600X1200	AWN		0.72	
W 4	1800X1200	AWN		2.16	
W 5	1800X1600	AWN	OP5	1.08	
W 6	1500X1800	AWN		2.7	
W 7	1500X1800	AWN		2.7	
W 8	900X1200	AWN		1.08	
W 9	900X1200	AWN		1.08	
W 10	400X1800	FXD		0.72	
W 11	400X1800	FXD		0.72	
W 12	400X1800	FXD		0.72	
W 13	400X1800	FXD		0.72	
DOORS					
D 1	2100X900		SLD	6.4	
D 2	2040X820				
D 3	2040X820	FULL GLAZED		1.6	
D 4	2040X820	FULL GLAZED		1.6	
INTERNAL ROOFS					
2040X820 UNLESS SHOWN OTHERWISE ON FLOOR PLAN					
TIMBER LINTELS	SIZE		METAL LINTELS		
0-1000	1/90X45		0-1200	75X10 BAR	
1000-1500	1/140X45		1200-1500	75X75 10 ANGLE	
1500-2000	1/190X45		1500-2400	125X75X10 ANGLE	
2000-2500	1/240X45		2400-3000	150X90X10 ANGLE	
2500-3000	2/240X45				
FOR LINTELS OVER 3000 mm					
ROOF LOAD WIDTH UP TO 4500 mm					
SEE ENGINEER'S DRAWINGS					

ALL DIMENSIONS TO BE CHECKED AND VERIFIED BY BUILDER BEFORE THE COMMENCEMENT OF WORK  
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 ALL TIMBER FRAMING TO BE IN COMPLIANCE WITH AUSTRALIAN STANDARDS 1684.4  
 PLANS TO BE USED IN CONJUNCTION WITH STRUCTURAL ENGINEER'S DRAWINGS

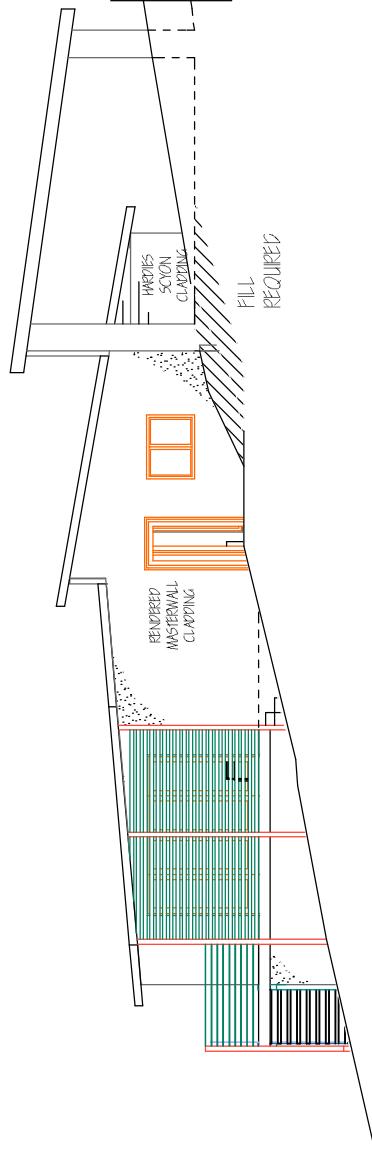
STEPHEN LAWES  
 CC 4667 J  
 CATEGORY RP1  
 187 A TANKERSHIRE  
 RIVERBIDE, TAS

PROPOSED DWELLINGS  
 25 JILLIAN ST, KINGS MEADOWS  
 FOR STEPHEN LAWES (SOUTHERN TRUST)

DRAWING: ELEVATION - DWELLING 3  
 DATE: 17/11/2017  
 SCALE: 1:100  
 DWG: 426 SHEET 11 OF 19



SOUTH EAST ELEVATION



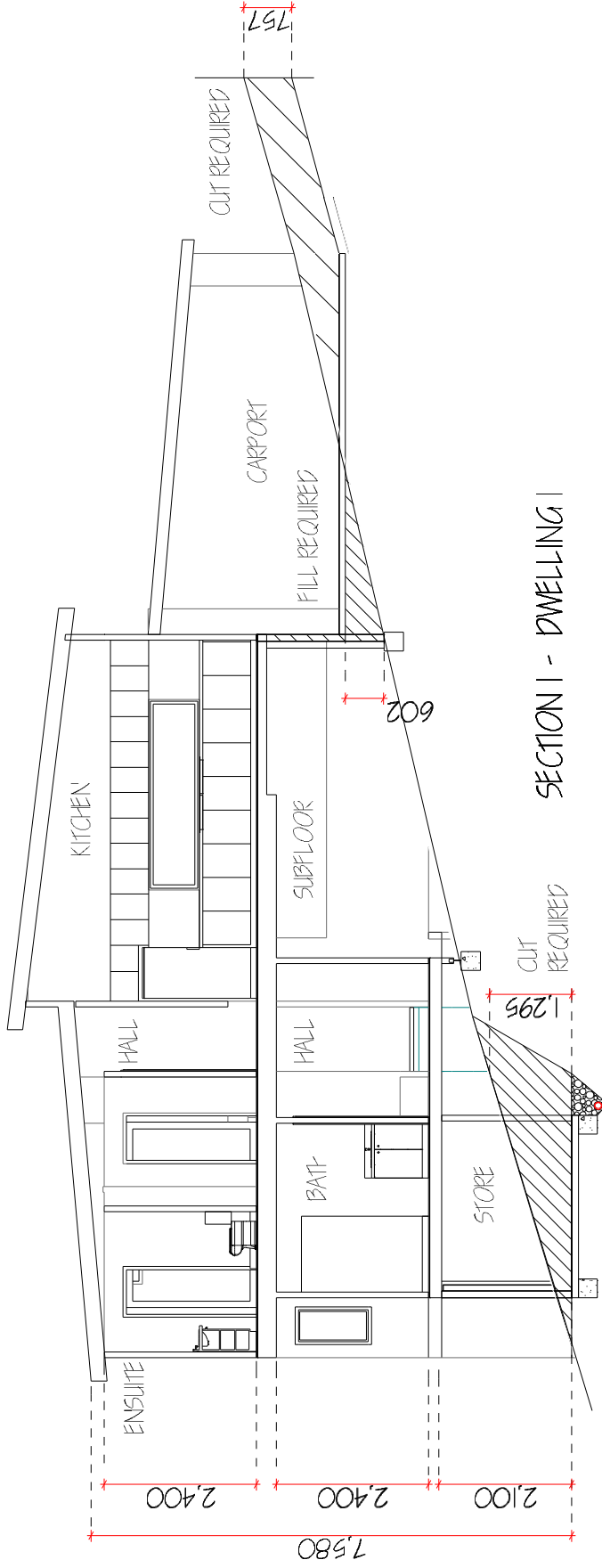
NORTH WEST ELEVATION

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 ALL TIMBER FRAMING TO BE IN COMPLIANCE WITH AUSTRALIAN STANDARDS 1684-1  
 PLANS TO BE USED IN CONJUNCTION WITH STRUCTURAL ENGINEER'S DRAWINGS

STEPHEN LAWES  
 CC 4667 J  
 CATEGORY RP1  
 18/ A TANKER ROSE  
 RIVERSIDE, TAS

PROPOSED DWELLINGS  
 25 JILLIAN ST, KINGS MEADOWS  
 FOR STEPHEN LAWES (SOUTHERN TRUST)

DRAWING: ELEVATION - DWELLING\_3  
 DATE: 17/11/2017  
 SCALE: 1:100  
 DWG. 426 SHEET 12 OF 19



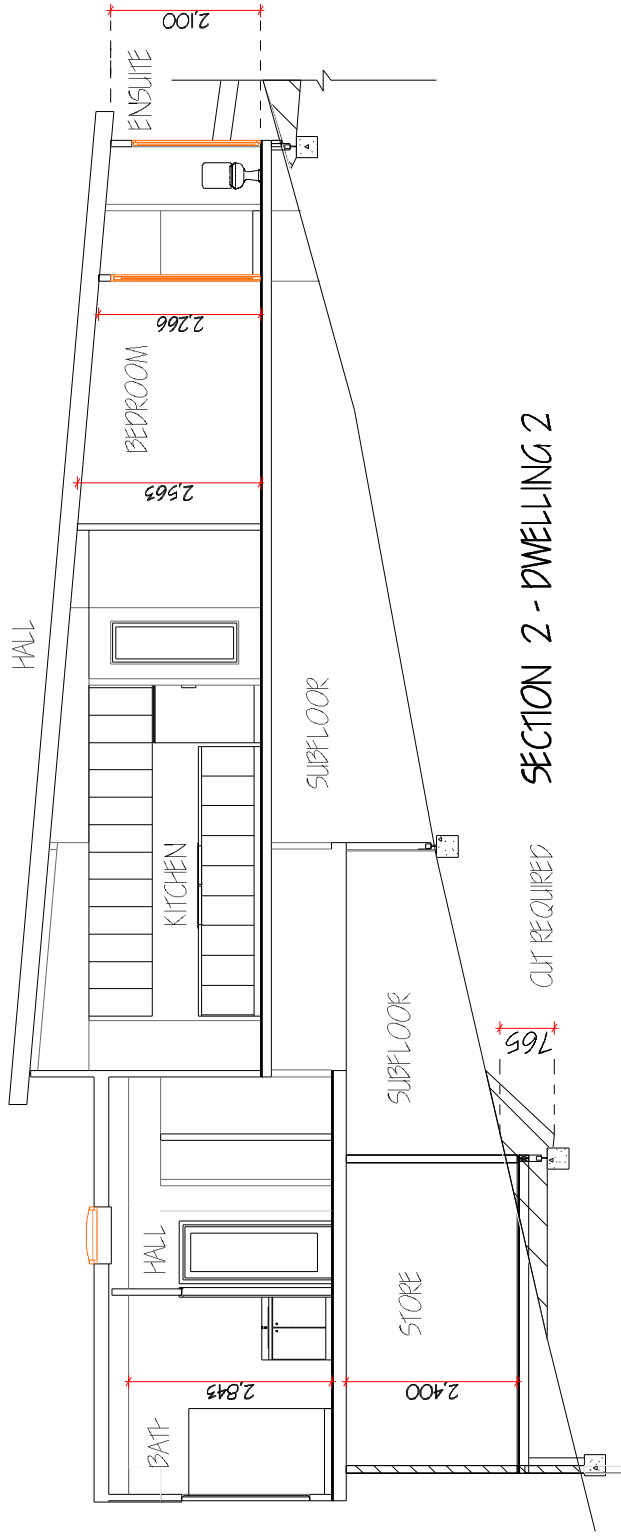
SECTION I - DWELLING I

ALL DIMENSIONS TO BE CHECKED AND VERIFIED BY BUILDER BEFORE THE COMMENCEMENT OF WORK  
 ALL WORK AND MATERIALS TO BE IN COMPLIANCE WITH THE BUILDING CODE OF AUSTRALIA AND LOCAL COUNCIL REQUIREMENTS  
 ALL TIMBER FRAMING TO BE IN COMPLIANCE WITH AUSTRALIAN STANDARDS 1684.4  
 PLANS TO BE USED IN CONJUNCTION WITH STRUCTURAL ENGINEER'S DRAWINGS

ADORN DRAFTING  
 NO. 0419 295 160  
 TEL / FAX 65 27 9562  
 E-MAIL : stephenlawes@adorn.net.au

STEPHEN LAWES  
 CC 4687 J  
 CATEGORY APPL  
 18 / A / T / M / P / R / E  
 R / V / R / S / P / R / 1 / 6

DRAWING	SECTION - DWELLING I
DATE	17/11/2017
SCALE	1:15
DWG. NO.	426
SHEET	13 OF 19



SECTION 2 - DWELLING 2

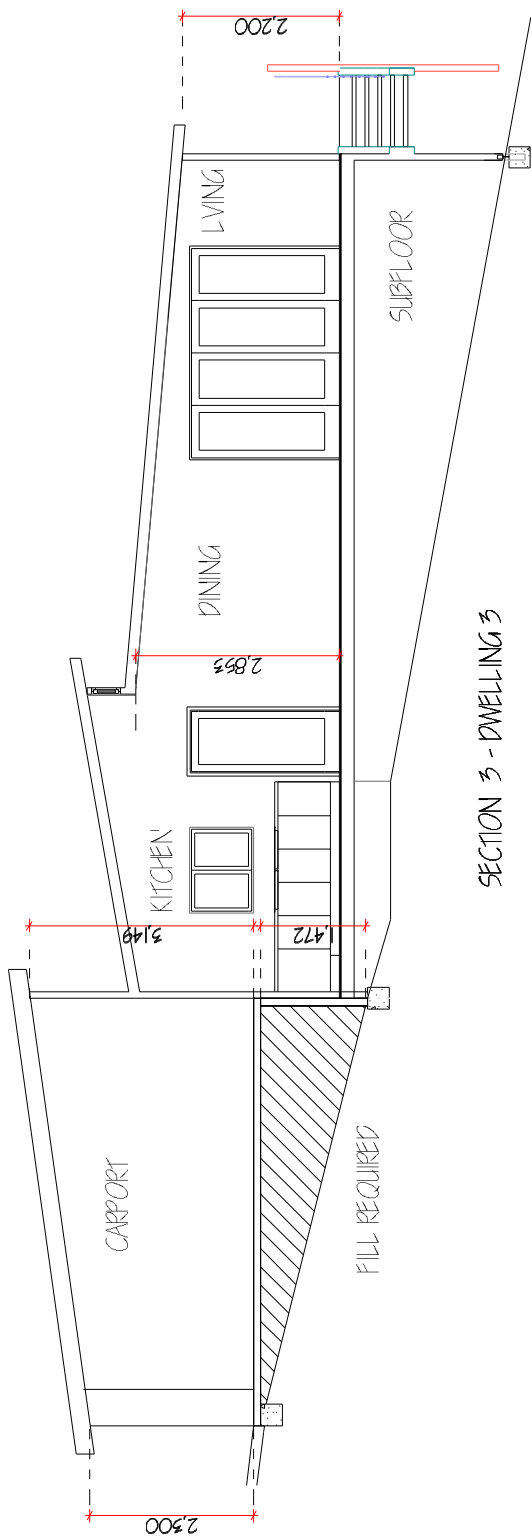
ALL DIMENSIONS TO BE CHECKED AND VERIFIED BY BUILDER BEFORE THE COMMENCEMENT OF WORK  
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 ALL TIMBER FRAMING TO BE IN COMPLIANCE WITH AUSTRALIAN STANDARDS 1684.4  
 PLANS TO BE USED IN CONJUNCTION WITH STRUCTURAL ENGINEER'S DRAWINGS

ADORN DRAFTING  
 18/1 OHB 295 160  
 TEL / FAX 65 27 2562  
 E-MAIL : [steph@adorn.com.au](mailto:steph@adorn.com.au)

STEPHEN LAWES  
 CC #667 J  
 CATEGORY APT 1  
 18 / A LAWES REF  
 RIVERSCOPE TIG

PROPOSED DWELLINGS  
 25 JILLIAN ST, KINGS MEADOWS  
 FOR STEPHEN LAWES (SOUTHERN TRUST)

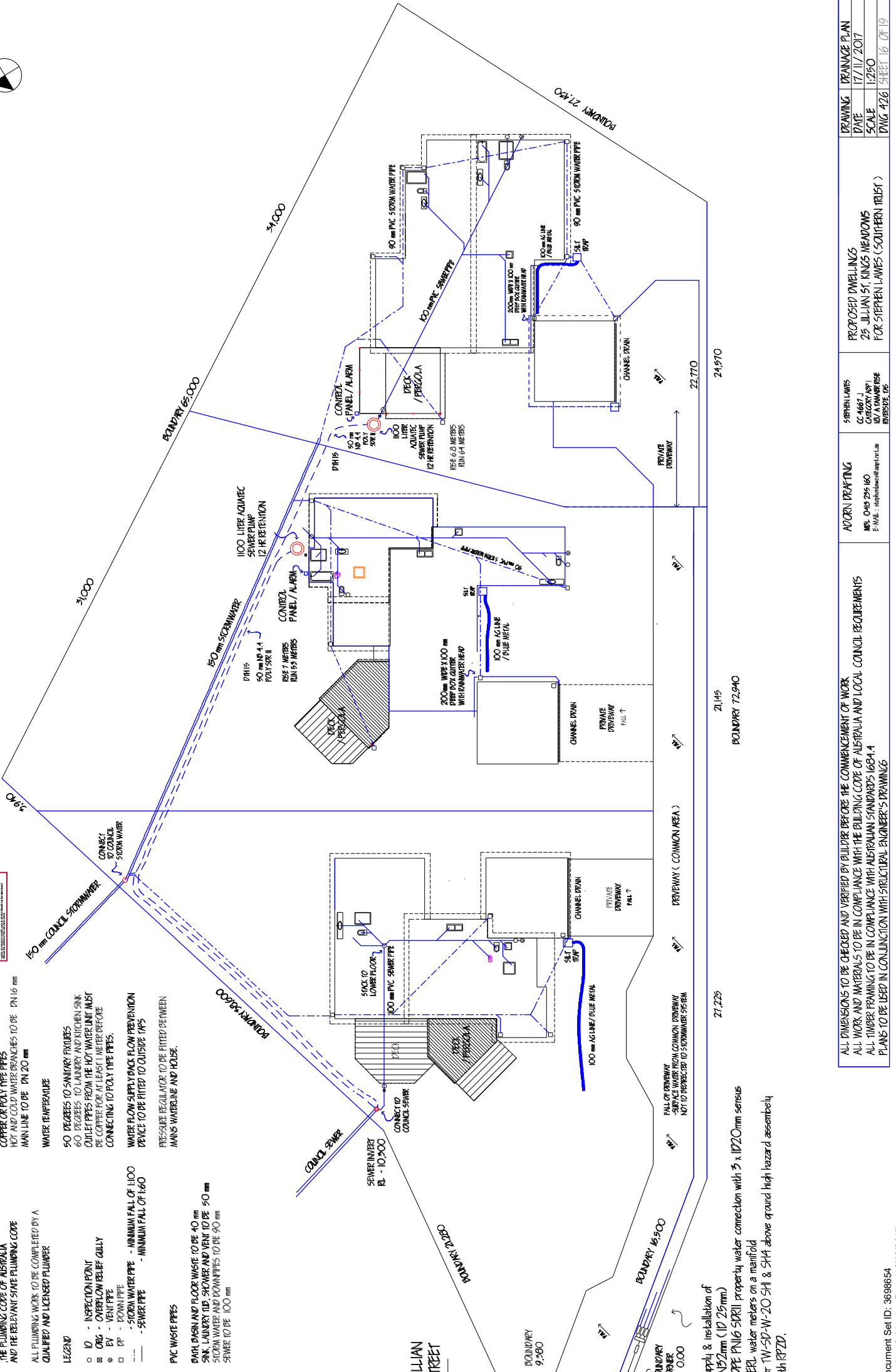
DRAWING	SECTION - DWELLING 2
DATE	17 / 11 / 2017
SCALE	1:75
DWG	426 SHEET 14 OF 19



<p>ALL DIMENSIONS TO BE CHECKED AND VERIFIED BY BUILDER BEFORE THE COMMENCEMENT OF WORK          ALL WORK AND MATERIALS TO BE IN COMPLIANCE WITH THE BUILDING CODE OF AUSTRALIA AND LOCAL COUNCIL REQUIREMENTS          ALL TIMBER FRAMING TO BE IN COMPLIANCE WITH AUSTRALIAN STANDARDS 1684.4          PLANS TO BE USED IN CONJUNCTION WITH STRUCTURAL ENGINEER'S DRAWINGS</p>	<p>ADORN DRAFTING          MR. OUIS ZOU ADO          PH / FAX 08 93 27 95 62          E-MAIL : adorn@adorn-drafting.com.au</p>	<p>STEPHEN LAWES          CC 14627 APT          15/1A LAWES BL          RIVERSIDE, VIC</p>	<p>PROPOSED DWELLINGS          25 JILLIAN ST KINGS MEADOWS          FOR STEPHEN LAWES (SOUTHERN TRUST)</p>	<p>DRAWING: SECTION - DWELLING 3          DATE: 17/11/2017          SCALE: 1:75          DWG: 426 SHEET 15 OF 19</p>
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- PLUMBING**
- GENERALLY TO COMPLY WITH AND BE INSTALLED IN ACCORDANCE WITH AS 3500 AND AS/NZS 3500.5 AND THE RELEVANT STATE PLUMBING CODE
- ALL PLUMBING WORK TO BE COMPLETED BY A QUALIFIED AND LICENSED PLUMBER
- LEGEND**
- IO - INSPECTION POINT
  - ⊗ OB - OVERFLOW RELIEF GULLY
  - ⊘ EV - VENT PIPE
  - DP - DOWN PIPE
  - STORM WATER PIPE - MINIMUM FALL OF 1:60
  - SEWER PIPE - MINIMUM FALL OF 1:60
- PVC WASTE PIPES**
- BATH BASKIN AND FLOOR WASTE TO BE 40 mm
  - SINK, LAUNDRY TUB, SHOWER AND VENT TO BE 50 mm
  - STORM WATER AND DOWNPIPES TO BE 90 mm
  - SEWER TO BE 100 mm
- MATERIALS**
- WATER PIPES TO COMPLY WITH AS/NZS 3500 AND AS/NZS 3500.5
  - COPPER OR POLY TYPE PIPES
  - HOT AND COLD WATER BRANCHES TO BE PN16 mm
  - MAIN LINE TO BE PN 20 mm
  - WATER TEMPERATURE
  - 50 DEGREES TO SANITARY FIXTURES
  - 60 DEGREES TO LAUNDRY AND KITCHEN SINK
  - OUTLET PIPES FROM THE HOT WATER UNIT MUST BE COPPER FOR AT LEAST 1 METER BEFORE CONNECTING TO POLY TYPE PIPES.
  - WATER FLOW SUPPLY BACK FLOW PREVENTION DEVICE TO BE FITTED TO OUTSIDE TAPS
  - PRESSURE REGULATOR TO BE FITTED BETWEEN MAINS WATERLINE AND HOUSE.



Supply & installation of  
 DN150mm (ID 25mm)  
 HDPE PN16 SDR11 property water connection with 5 x 1020mm sensus  
 PEEL water meters on a manifold  
 per TW-50-W-20 5H1 & 5H4 above ground high hazard assembly  
 with RPTD.

ALL DIMENSIONS TO BE CHECKED AND VERIFIED BY BUILDER BEFORE THE COMMENCEMENT OF WORK. ALL WORK AND MATERIALS TO BE IN COMPLIANCE WITH THE BUILDING CODE OF AUSTRALIA AND LOCAL COUNCIL REQUIREMENTS ALL THIRDPARTY WORK TO BE IN COMPLIANCE WITH AUSTRALIAN STANDARDS 1684-1 PLANS TO BE USED IN CONJUNCTION WITH STRUCTURAL ENGINEER'S DRAWINGS	ARCHITECT MBL 0415 215 160 E-MAIL: stephenlawes@supl.net.au	STEPHEN LAWES CC-4867 J CATEGORY: ART IS / A / NUMBER USE REPRESENTS	PROPOSED DWELLINGS 25 JILLIAN ST, KINGS MEADOWS FOR STEPHEN LAWES (SOUTHERN TRUST)	DRAWING Dwg 426	DRAINAGE PLAN DATE 17/11/2017	SCALE 1:250	SHEET 16 OF 19
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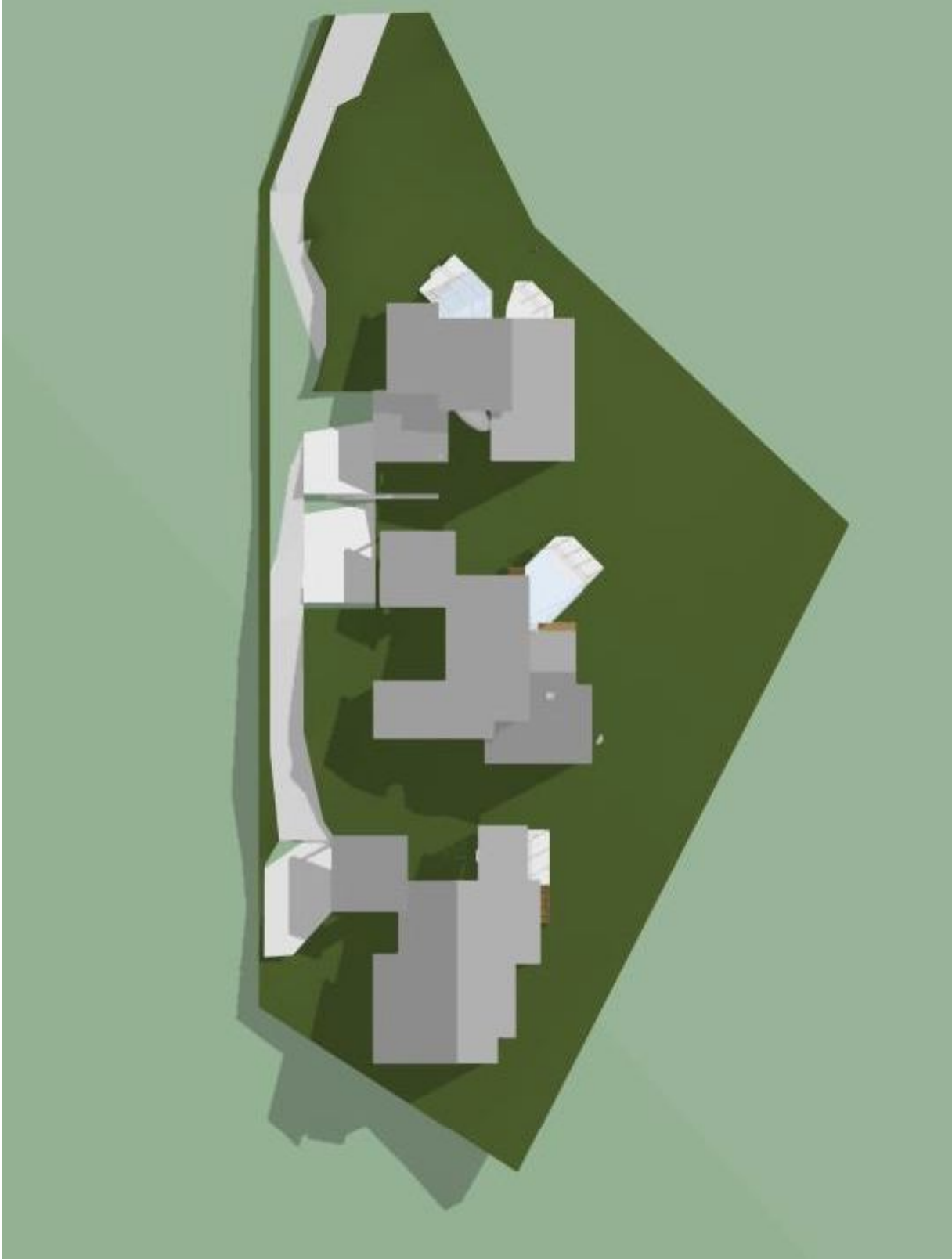
# SHADOW DIAGRAMS

**PLANNING EXHIBITED DOCUMENTS**  
Ref. No: DA-06372017  
Date Submitted: 20/12/2017  
Planning Administrator: AMM

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25 JILLIANS ST, KINGSMEADOWS  
9.00 AM 22 nd JUNE

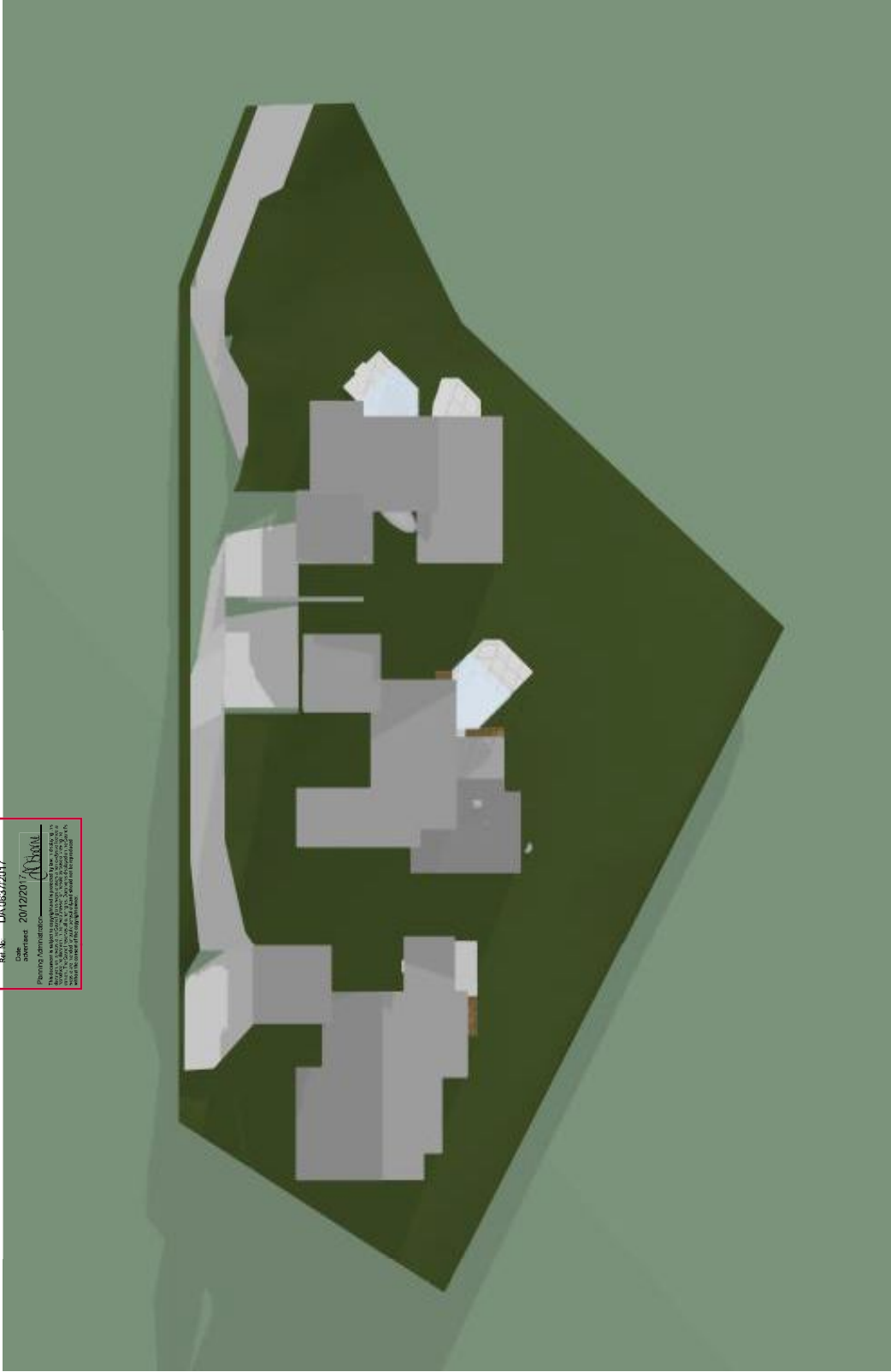


25 JILLIANS ST, KINGSMEADOWS  
12.00 22 nd JUNE

**PLANNING EXHIBITED DOCUMENTS**

Case: 20172201 / **ABRAM**  
Ref. No.: DA-053722417

Project: Kingsmeadows  
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25 JILLIANS ST, KINGSMEADOWS  
3.00 PM 22 nd JUNE

## FURTHER INFORMATION AS REQUESTED



- 1 Latest title has been provided in person - 12/12/2017
- 1 Crossover to be widened as indicated on the site plan. Pg 2
- 2 Open outdoor areas are now shown on site plan and the square meterage is indicated on each floor plan. The are all directly off the living areas and are on the North West to take advantage of sunlight.
- 3 All the open outdoor areas have been positioned to be separated by the actual dwellings meaning there is no view into neighbouring proposed dwellings.  
Windows are minimal on the South West of each dwelling and are at the minimum required distance of 6 meters or the minimum height of 1700 mm See elevations. There are also rows of Potassium's on the boundaries between the proposed dwellings to increase privacy for occupants.
- 4 The storage of each dwelling is below each dwelling with the smallest having approximately 50 m<sup>3</sup>. See floor plan of each dwelling.
- 5 Excavation for each dwelling is shown on each section with only dwelling 1 storage being over 1 meter, this will be a battered bank as shown and will not require a retaining wall. There will be some excavation for some portions of the common driveway with a gravity block retaining wall, this will be less than a meter and 1 meter from the Western boundary as shown on the site plan.  
Retaining walls and rocks to retain fill for the carports and parking areas have now been added to site plan.
- 6 Parking as shown on site plan.

In reference to the scenic managed area the image above demonstrates it is well below the skyline and ridge line and have no impact on it.

In fact, the top of the dwellings barely obstructs the view of the council reserved bush between Nichol St and Earnest St.

The building line is a continuing flow of the existing houses to the right, 23 and 21 Jillian St and are in keeping with the existing character also.

The colours selected are natural and will blend into the surrounding bush.

With the landscape proposal less of the dwellings will actually be visible once plants are established

Where possible existing trees, plants and shrubs will be retained as shown and stated on the landscape plan.



# SCENIC MANAGEMENT

## 25 JILLIAN ST, KINGSMEADOWS

**PLANNING EXHIBITED DOCUMENTS**  
Ref No: DA 08372017  
Date Issued: 20/12/2017  
Planning Department  
Council of the City of Sydney  
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