THE HILLS SHIRE COUNCIL

DEVELOPMENT CONSENT

Please refer to conditions of Development Consent for details of matters which must be complied with.

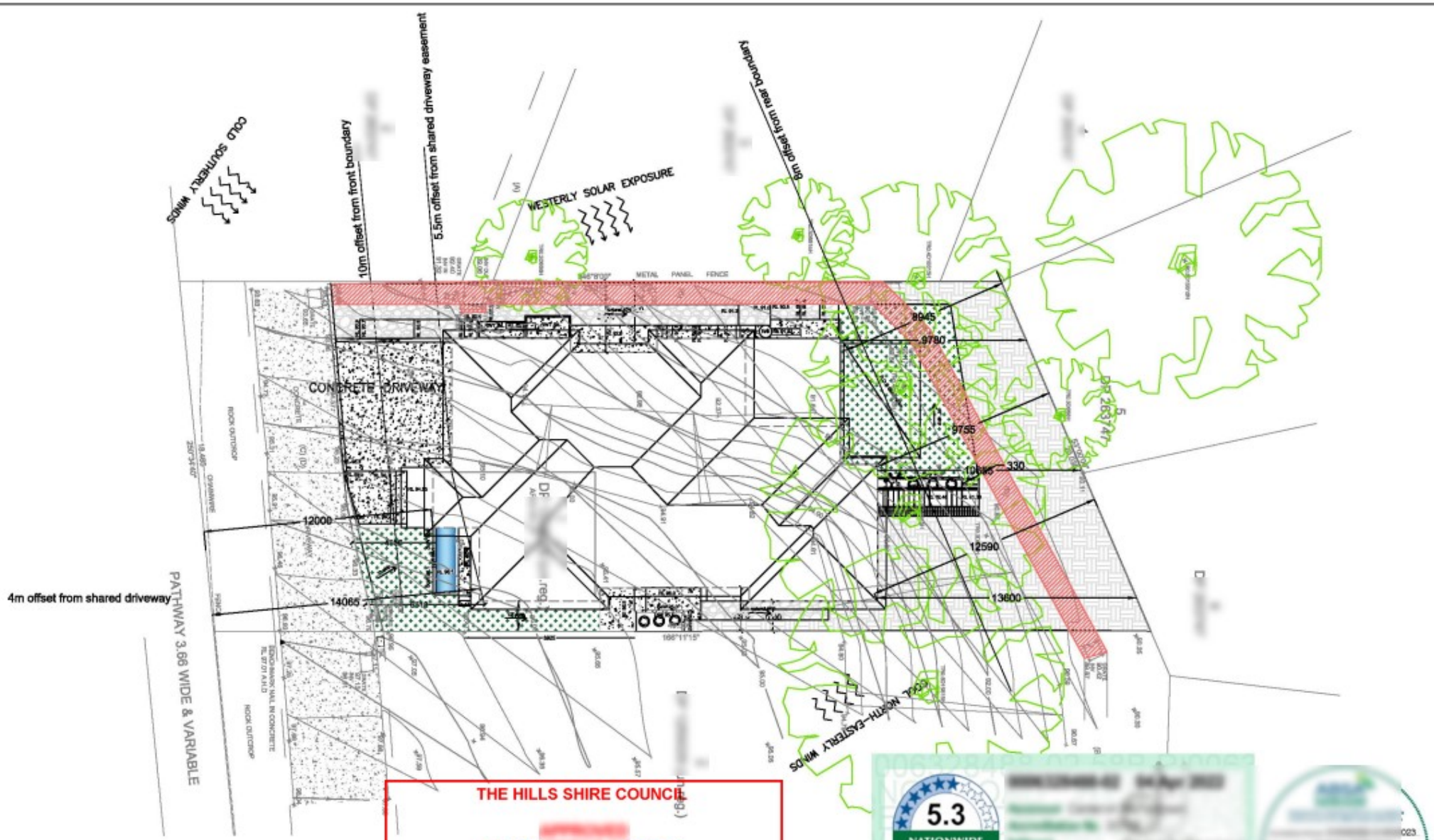
PROPOSED RESIDENTIAL DEVELOPMENT

AT

[redacted] Road, West Pennant Hills

[redacted]

July 2021



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DATE	ISSUE	BY
06/07/21	for DA approval	Ch.H

DRAWING TITLE
SITE PLAN & SITE ANALYSIS

DATE: 06/07/21
SCALE: 1:200@A1
JOB No 2101

DWG. No
A–1
ISSUE: 0C

CLIENT
Mrs

PROJECT
RESIDENCE
Road
Hill

THE HILLS SHIRE COUNCIL

DEVELOPMENT CONSENT

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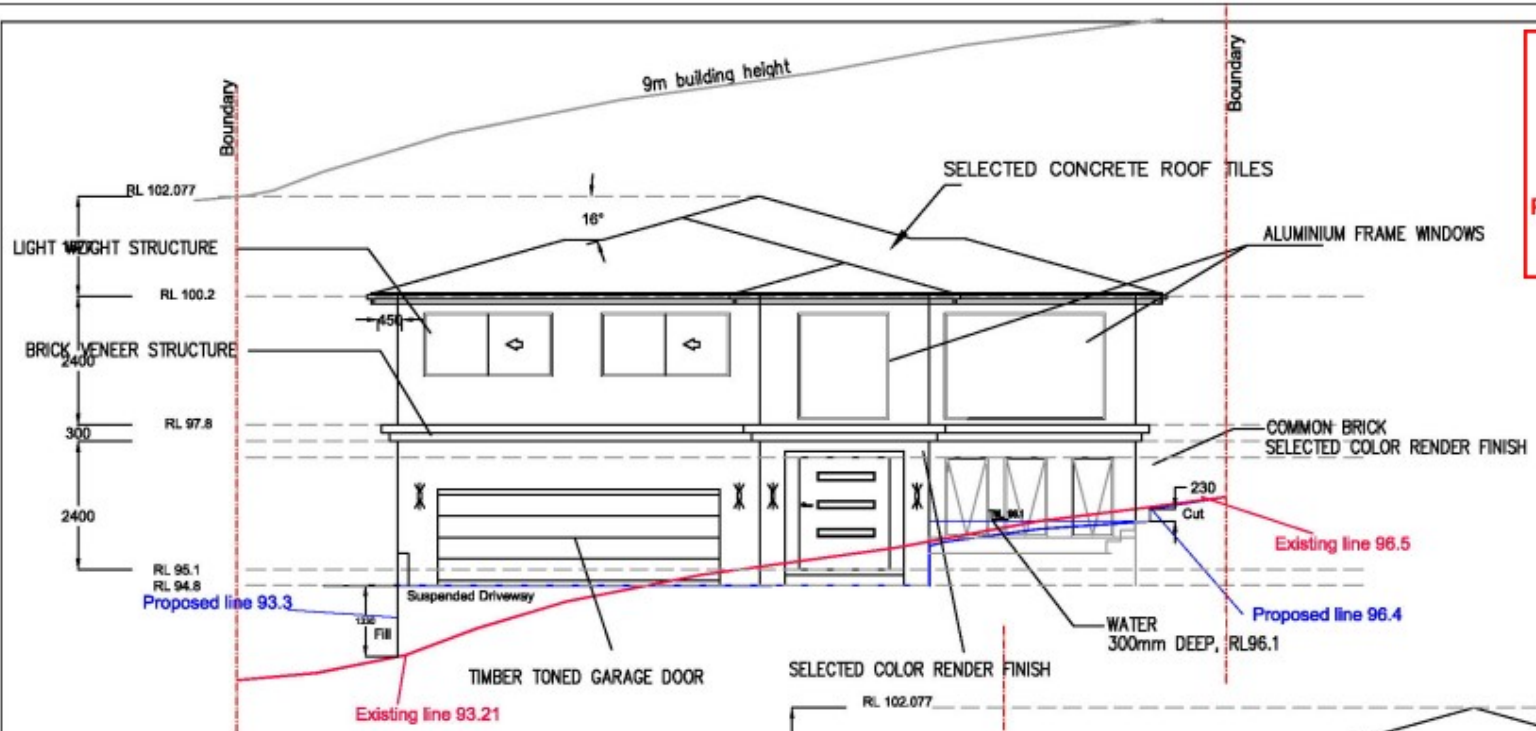

SOUTH ELEVATION

NORTH ELEVATION

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DATE	ISSUE	BY
06/07/21	for DA approval	CH.H

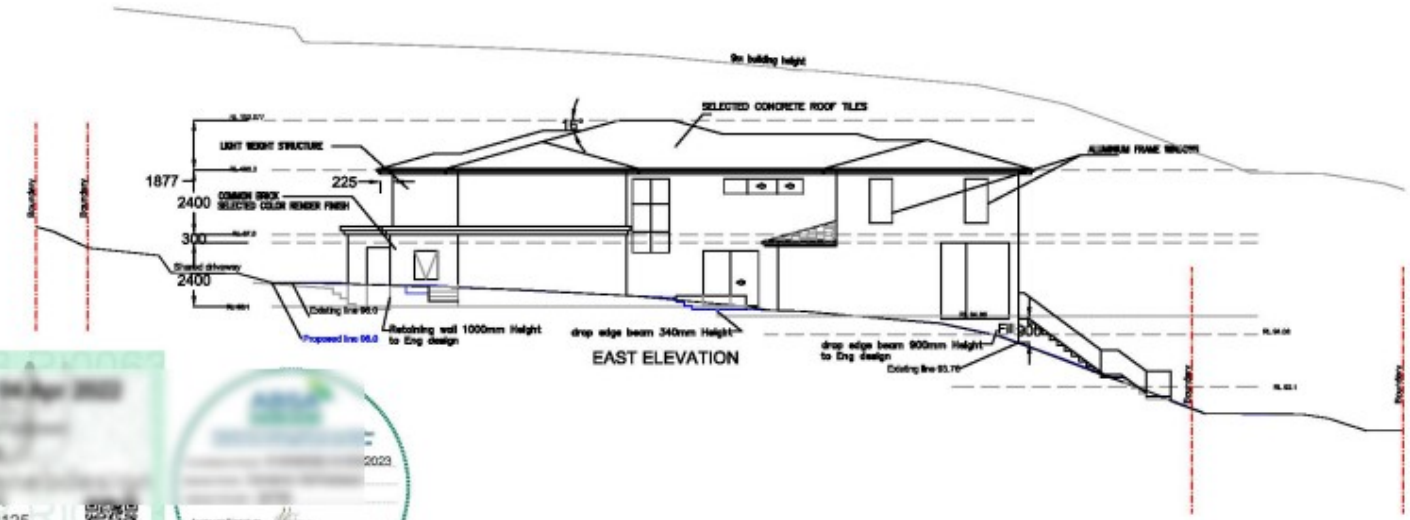
DRAWING TITLE
NORTH AND SOUTH ELEVATIONS

DATE: 06/07/21
SCALE: 1:100@A3
JOB No 2101

DWG. No
A–2
ISSUE 0C

CLIENT
Mr

PROJECT
RESIDENCE @
Road
Hill



EAST ELEVATION

WEST ELEVATION

THE HILLS SHIRE COUNCIL

APPROVED

DEVELOPMENT CONSENT

DA 2021/1

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REMARKS/SE OF ANY INFORMATION PROVIDED ON THIS DRAWING.

DATE	ISSUE	BY
06/07/21	for DA approval	Ch.H

DRAWING TITLE
SOUTH AND EAST ELEVATIONS

DATE: 06/07/21
SCALE: 1:200@A3
JOB No 2101

DWG. No
A-3
ISSUE: 06

CLIENT

PROJECT
West Pennant Hill

LEGEND

x102 Roof level

x102 Ground level

IMPORTANT DA NOTES

Bushfire requirements – BAL 19 – the requirements of the AS3959-2018 and "Planning for bushfire protection 2019' to be followed.

Retention of trees – all trees on site and those on adjoining properties are to be retained & protected.

NOTES:

Down pipes outlet distance c/c, No box gutter should runs exceeding 12 meters

BASIX SPECIFICATION NOTES

FIXTURES

Showerheads to have a min rating	4 stars
Toilet flushing system to have a min rating	5 stars
Kitchen taps to have a min rating	6 stars
Basin taps to have a min rating	6 stars

LANDSCAPE

Plant indigenous or low water use species of vegetation 30 sqm

ALTERNATIVE WATER

Rainwater tank min capacity

Area of roof to be drained into rainwater and stormwater tank 300 sqm

rainwater tank conected to outdoor tap

3000L rainwater tank with a water trickle top up with a back flow prevention device be plumbed specifically for washing machine use and one out door tap

ENERGY COMMITMENTS

Install photovoltaic system on roof to generate 3kW electricity

Hot water to be by instantaneous gas hot water system rated 5 stars

Cooling and heating system to at least one living area and one bedroom to be ducted air conditioning

Ventilation to at least one bathroom ducted to outside manual on/ timer off switch
Kitchen ducted to outside manual on/timer off switch. Laundry to have individual fan, manual on/ timer off.

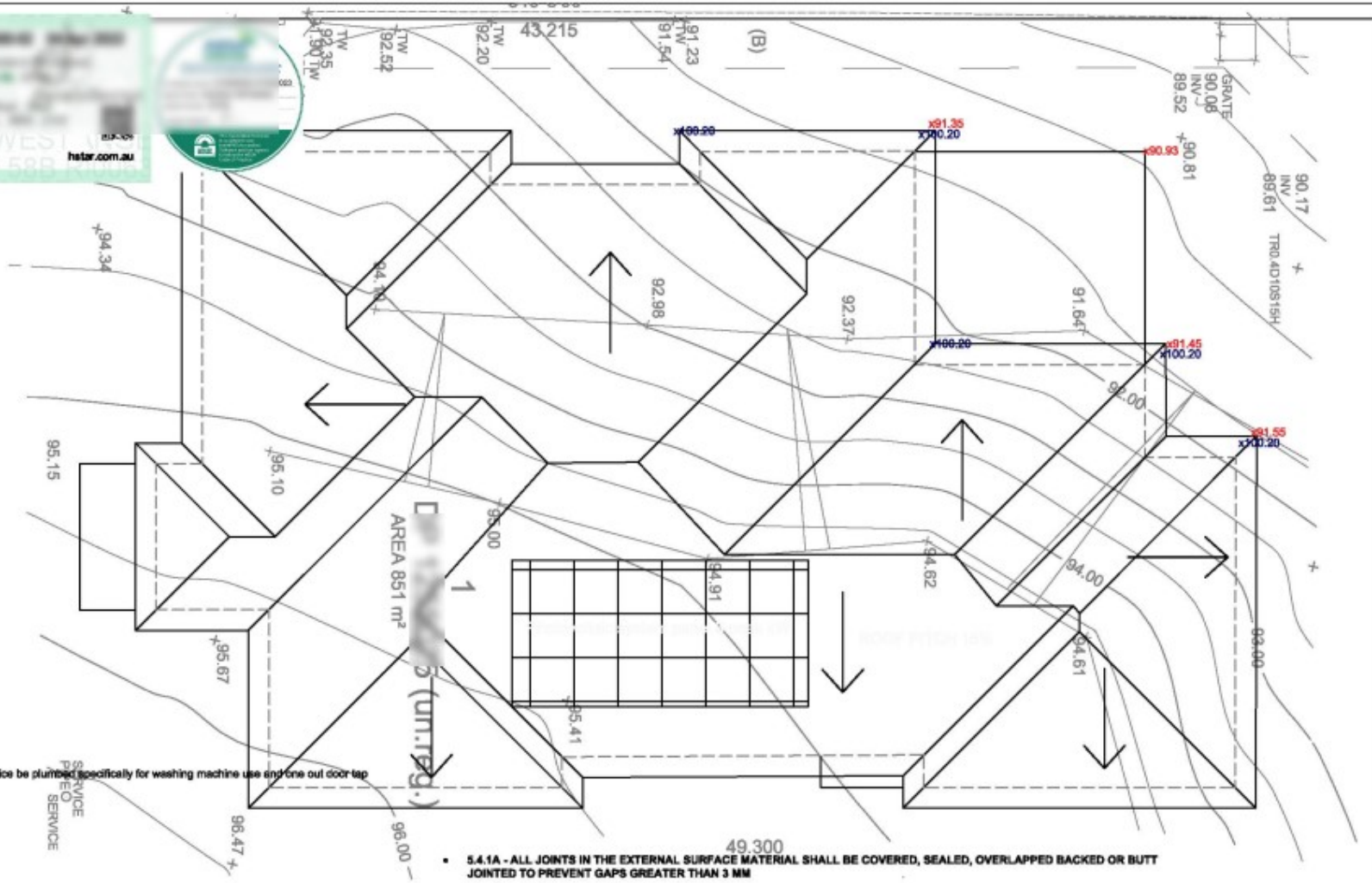
Flouresent or (LED) dedicated lighting to be fitted to at least 2 of the living/dining rooms and at least 5 bedrooms/study one skylight/window in Kitchen and at least one widow/skylight for 4 bathroom

Gas cooktop and electric oven to be installed

refrigerator space to be adequately ventilated

a fixed outdoor and a sheltered clothes drying

Install a Photovoltaic System to generate 3 peak kW.



THE HILLS SHIRE COUNCIL

DEVELOPMENT CONSENT

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- **5.4.1A - ALL JOINTS IN THE EXTERNAL SURFACE MATERIAL SHALL BE COVERED, SEALED, OVERLAPPED BACKED OR BUTT JOINTED TO PREVENT GAPS GREATER THAN 3 MM**
- **5.5.1A - WHERE FITTED SCREENS FOR WINDOWS AND DOOR SHALL HAVE A MESH WITH A MAX APERTURE OF 2 MM MADE OF CORROSION RESISTANCE STEEL BRONZE OR ALUMINIUM. GAPS BETWEEN THE PERIMETER OF SCREEN ASSEMBLY AND BUILDING ELEMENT SHALL NOT EXCEED 3 MM. FRAME SUPPORTING MESH SHALL BE FROM METAL**
- **5.5.2 C - WINDOWS ASSEMBLE SHALL COMPLY WITH THE FOLLOWING:**
- **(i) For window assemblies less than 400 from the ground window frame and joinery shall be made from c metal**
- **(ii) External fitted hardware shall be metal**
- **C5.5.3 (B) - SIDE HUNG EXTERNAL DOORS AND FRAMES SHALL BE PROTECTED EXTERNALLY BY SCREENS THAT COMPLY WITH CLAUSE 5.5.1 A**
- **5.5.5 - THE FOLLOWING APPLY TO VEHICLE ACCESS DOORS:**
- **a) the lower protection of vehicle access door that is within 400mm of the ground when the door is closed shall be made non-combustible material.**
- **vehicle access door shall not include ventilation slots.**
- **roller door shall have guide tracks with a max gap no greater than 3 mm and shall be fitted with a nylon brush that is in contact with the door.**
- **ROOF SHALL BE NON COMBUSTIBLE. NO GAP GREATER THAN 3 MM**
- **IF INSTALLED GUTTER AND VALLEY LEAF GUARDS SHALL BE NON COMBUSTIBLE . GUTTER SHALL BE META OR PVC-C**

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DATE	ISSUE	BY
06/07/21	for DA approval	Ch.H

DRAWING TITLE: ROOF PLAN

DATE: 06/07/21

SCALE: 1:200@A3

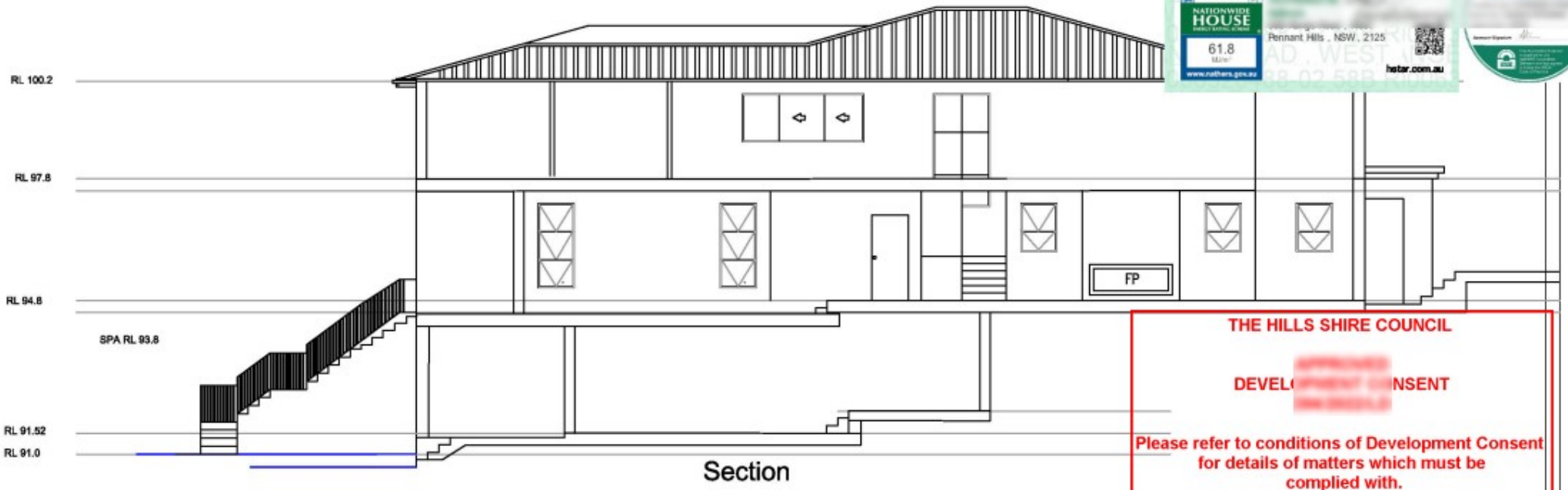
JOB No 2101

DWG. No: A–7

ISSUE: 3C

CLIENT:

PROJECT: West Pennant Hill



Section

THE HILLS SHIRE COUNCIL

DEVELOPMENT CONSENT

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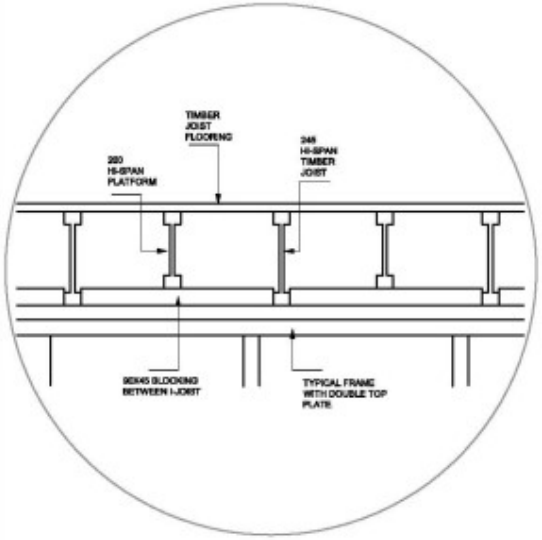
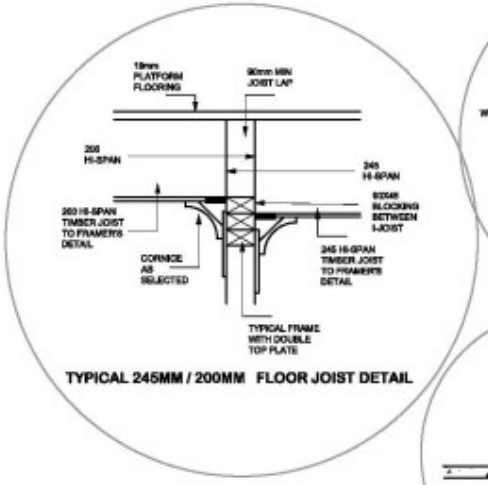
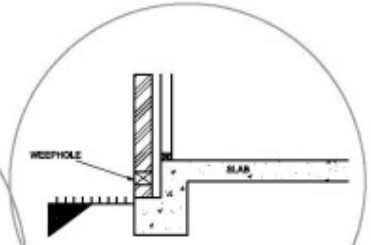
Structural details for any posts beams columns footing and slabs and other structural members for works will be provided by structural engineer

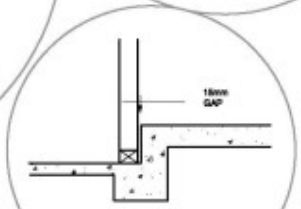




TYPICAL 245MM / 200MM FLOOR JOIST DETAIL



TYPICAL DETAIL OF TERM-GUARD TERMITE PROTECTION



TYPICAL SPLIT SLAB DETAIL

External Wall

Brick Veneer bulk insulation R1.0
Extruded Poly Cavity Panel Direct Fix Bull Insulation R1.0

Internal Wall

Cavity wall, direct fix plasterboard, single gap No Insulation

External Floor – GROUND LEVEL

Concrete Slab on Ground R 2.0 - GARAGE
Concrete Slab on Ground 100mm R 2.0 Insulation
Suspended timber floor R2.0

External Ceiling

Plasterboard Bulk Insulation R4.0 unventilated roofspace

Internal Floor/Ceiling

Timber Above Plasterboard Bulk Insulation R 2.0 CEILING ABOVE

Roof

ALL - Roof tiles bulk, reflective side down, no air gap above R0.7 Hip roof

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DATE	ISSUE	BY
06/07/21	for DA approval	Ch.H

DRAWING TITLE: SECTION A-A

DATE: 06/07/21

SCALE: 1:100@A3

JOB No 2101

DWG. No: A–8

ISSUE: 0C

CLIENT

PROJECT

West Pennant Hill

THE HILLS SHIRE COUNCIL

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DATE	ISSUE	BY
06/07/21	for DA approval	Ch.H

DRAWING TITLE

SHADOW DIAGRAM
23 MARCH / SEPTEMBER

DATE: 06/07/21

SCALE: 1:200@A3

JOB No 2101

DWG. No

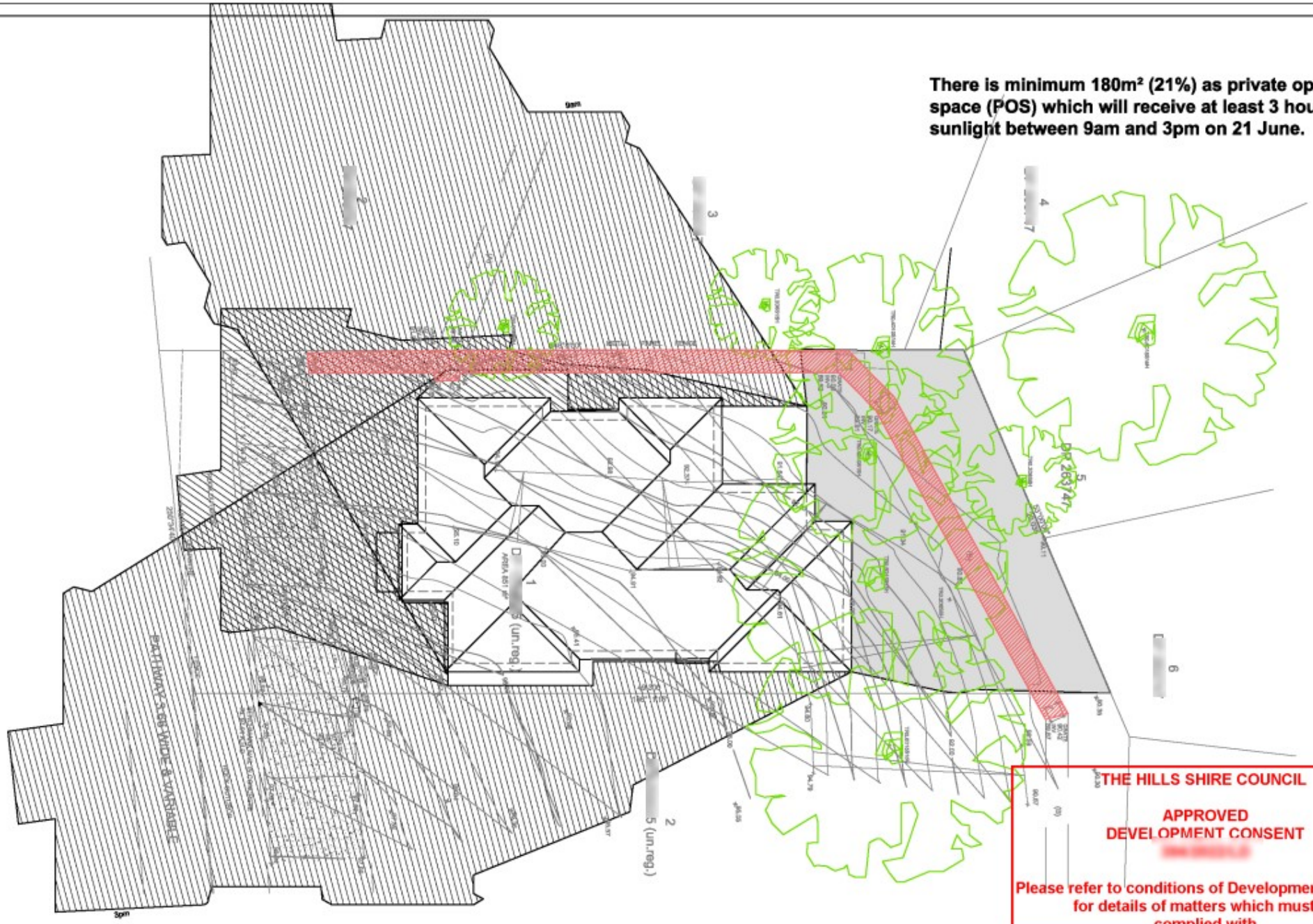
A–9

ISSUE 0C

CLIENT

PROJECT

West Pennant Hill



There is minimum 180m² (21%) as private open space (POS) which will receive at least 3 hours of sunlight between 9am and 3pm on 21 June.

THE HILLS SHIRE COUNCIL

APPROVED
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[redacted]

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DATE	ISSUE	BY
06/07/21	for DA approval	Ch.H

DRAWING TITLE: SHADOW DIAGRAMS 22 JUNE

DATE: 06/07/21

SCALE: 1:200@A3

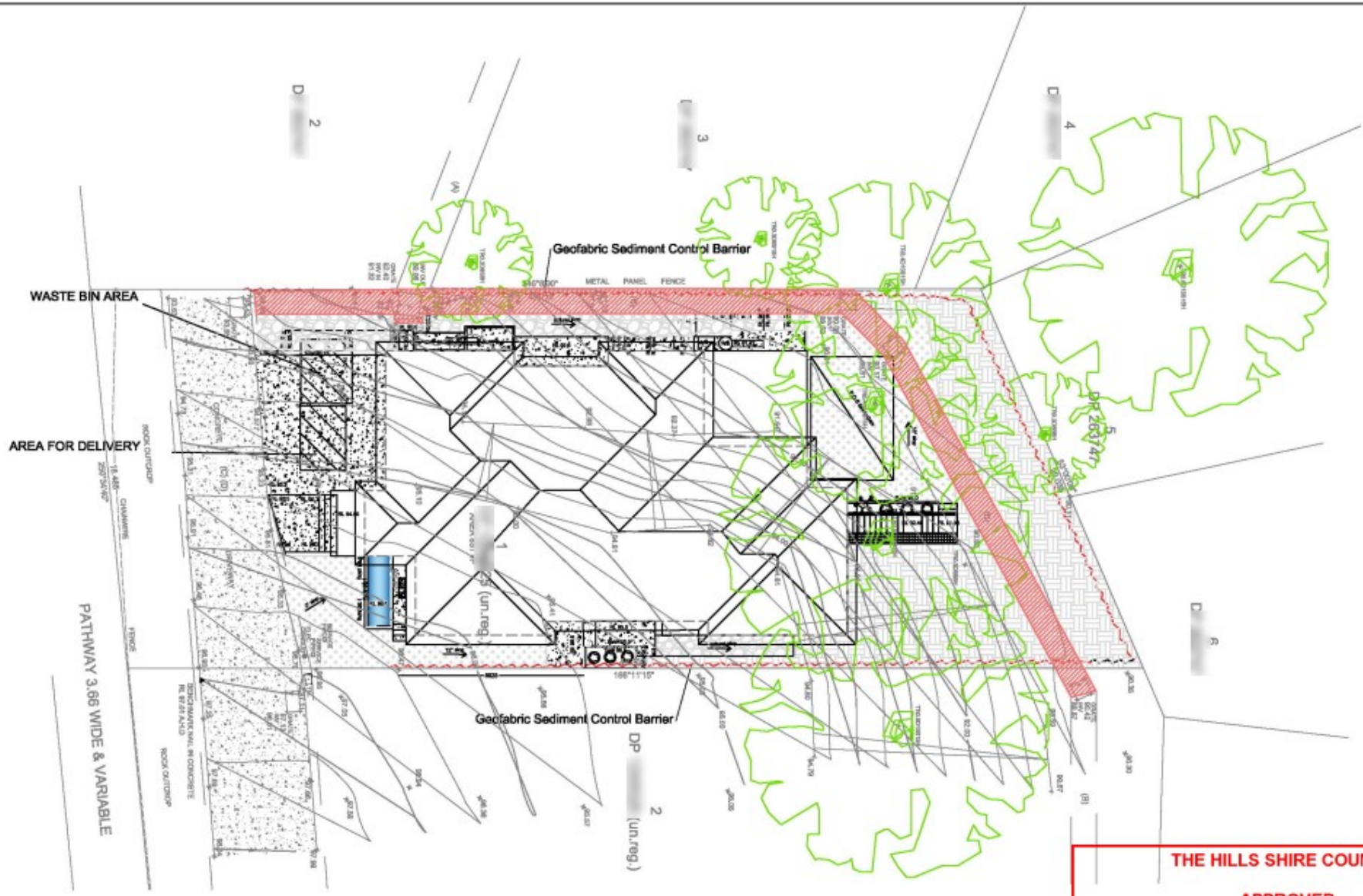
JOB No 2101

DWG. No: A–11

ISSUE: 0C

CLIENT: [redacted]

PROJECT: [redacted] West Pennant Hill



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DATE	ISSUE	BY
06/07/21	for DA approval	Ch.H

DRAWING TITLE
SITE MANAGEMENT & WASTE MANAGEMENT & EROSION PLAN

DATE: 06/07/21
SCALE: 1:200/500 @A3
JOB No 2101

DWG. No
A–12
ISSUE 8K

CLIENT

PROJECT
West Pennant Hill

DEVELOPMENT CALCULATIONS

SITE AREA	851	SQ M
PROPOSED FLOOR SPACE		
GROUND FLOOR (include garage and stair and porch and verandah)	292	SQ M
AREA OF GARAGE	38	SQ M
AREA OF PORCH	5.2	SQ M
LOWER GROUND FLOOR	85	SQ M
FIRST FLOOR	261	SQ M
TOTAL SITE COVERAGE	(490/851)=% 57.5	
PROPOSED LANDSCAPING		
LANDSCAPE AREA (excludes driveway)	361	SQ M
ROOF AREA	300	SQ M
DRIVEWAY AREA	40	SQ M

Stormwater easement
Concrete slab
Natural ground
Pebble stone
Grass area
RWT 1 — Rain water Tank 5kL
RWT 2 — Rain water Tank 2kL
A/C — Air-condition unit
H/S — Hot Water System Unit
RL xxx — Concrete Slab RL
ToW xxx — Top of retaining wall
BoW xxx — Bottom of retaining wall
G xxx — Ground level

retain tree, refer to arborist report
SOFT LANDSCAPING WITH PEBBLE STONE
FENCE 1800 mm HEIGHT
remove tree, refer to arborist report
CONCRETE DRIVEWAY
proposed building
DP 263147
retain tree, refer to arborist report
PATHWAY 3.66 WIDE & VARIABLE
Planter box
SOFT LANDSCAPING WITH PEBBLE STONE
FENCE 1800 mm HEIGHT
low use water grass area behind stairs minimum 30m2
Water future with 300mm depth max

THE HILLS SHIRE COUNCIL

APPROVED
DEVELOPMENT CONSENT
[redacted]

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FENCING:
PROPOSED FENCING TO BE ACCORDANCE WITH RELEVANT [redacted] INSTRUMENT.

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DATE	ISSUE	BY
06/07/21	for DA approval	CH.H

DRAWING TITLE: LANDSCAPE PLAN
DRAWING No: A-13
PROJECT

Legend

- PROPOSED 300x300 STORMWATER GRATED INLET PIT
- PROPOSED 600x600 STORMWATER GRATED INLET PIT
- DN Φ100 — MINIMUM STORMWATER PIPES FROM INLET PITS
- DN Φ150 — MINIMUM STORMWATER OUTLET PIPES FROM INLET PITS
- DP — PROPOSED MINIMUM Φ90 PIPE SIZE CONNECTING DOWNPIPES

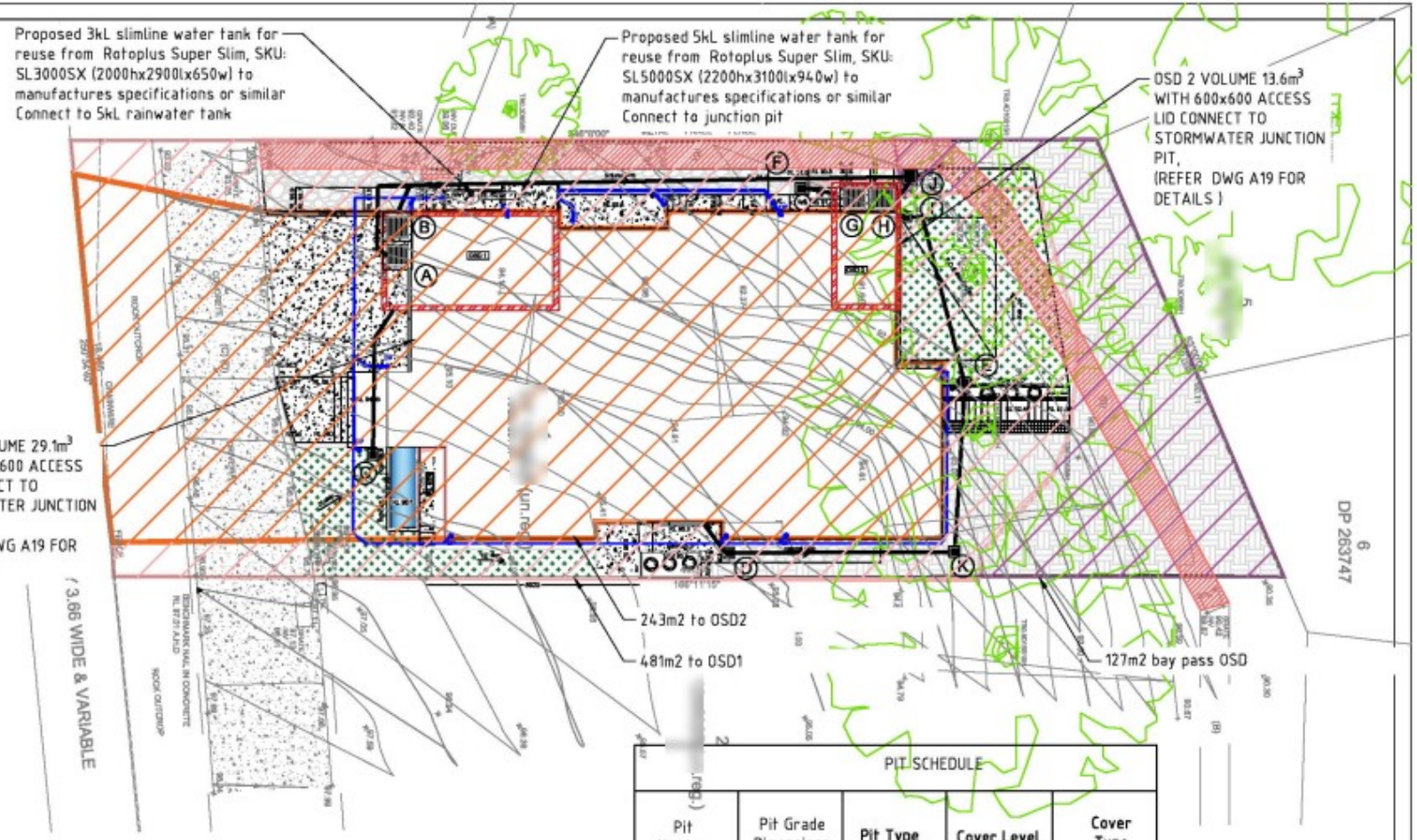
Notes:

- LOCATION OF THE DOWNPIPES ARE INDICATIVE AND REMAIN SUBJECT TO CHANGE;
- LOCATION OF EXISTING STORMWATER PIPES ARE INDICATIVE. PRIOR TO CONNECTING TO EXISTING DRAINAGE SYSTEM, BUILDER MUST VERIFY SYSTEM IS FUNCTIONING SATISFACTORILY. ADVISE CIVIL DESIGN ENGINEER IF NOT SATISFACTORY;
- THE FINISHED SURFACE LEVEL AROUND PROPOSED INLET PIT TO BE SLOPED TOWARDS THE PROPOSED INLET PIT;
- STORMWATER DRAINAGE PIPE WORKS SHALL COMPLY WITH AS3500.3;
- A MINIMUM SLOPE OF 1% TO BE PROVIDED FOR THE STORMWATER PIPES;

NOTE REGARDING OSD

LGA: THE HILLS COUNCIL
RELEVANT CODE: UPPER PARRAMATTA CATCHMENT TRUST
SITE DISCHARGE (PSD) REQUIREMENT ACCORDING TO UPRCT OSD HANDBOOK (3RD EDITION)
SITE AREA 851m2

AREA TO OSDs %85 OF TOTAL SITE AREA =725m²



PIT SCHEDULE

Pit Number	Pit Grade Dimensions	Pit Type	Cover Level	Cover Type
A	600 x 600	OSD1 LID	94.8	Class C grate
B	600 x 600	OSD1 LID	94.8	Class C grate
C	300 x 300	GP	95.9	Class A grate
D	300 x 300	GP	95.0	Class A grate
E	300 x 300	GP	91.0	Class A grate
F	300 x 300	GP	91.0	Class A grate
G	600 x 600	OSD2 LID	91.52	Class A grate
H	600 x 600	OSD2 LID	91.52	Class A grate
I	300 x 300	GP	90.3	Class A grate
J	300 x 300	GP	90.1	Class A grate
K	300 x 300	GP	93.65	Class A grate

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DATE	ISSUE	BY
18/05/22	for DA approval	ChazaHosseini

[redacted]

DRAWING TITLE: STORMWATER PLAN

DATE: [redacted]
SCALE: 1:200@A3
JOB No 2101

DWG No: A–18
ISSUE: 8K

CLIENT: [redacted]

PROJECT: [redacted] West Pennant Hill