



ATTACHMENTS DISTRIBUTED UNDER SEPARATE COVER

**PV 01/12/2020 – DA2015/0878.03 – 20A HILLVIEW CRESCENT,
THE HILL – MODIFICATION TO DA2015/0878 – INCLUDING
CHANGES TO FLOOR HEIGHTS AND PITCHING OF ROOFS**

PAGE 3 ITEM-1 Attachment A: Submitted Plans

PAGE 19 ITEM-1 Attachment B: Processing Chronology

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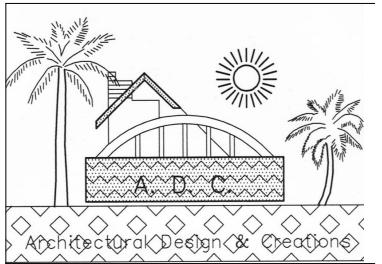
ITEM-1 **Attachment A:** Submitted Plans

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- NOTES**
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8 FRONTIER ST
CAMERON PARK NSW 2285
PHONE: MOB 0402 135 375

General Notes
The builder shall check all dimensions and levels on site prior to construction. Notify any errors, discrepancies or omissions to the architect. Drawings shall not be used for construction purposes until issued for construction. Do not scale drawings. All boundaries and contours subject to survey. Clients:

Mr Nativalko & Mrs kchevesjaja & Mr Korlevic

Project Name:

NEW DEVELOPMENT- 2 UNITS
LOT 202 DP 1116291
20A HILLVIEW CRES THE HILL NSW 2300

Drawing Title:
**SECTION 4.55
DRAWING INDEX**

Scale: as noted

Date: Drawn By: MATT HOLT

Job No: Drawing No.:
0

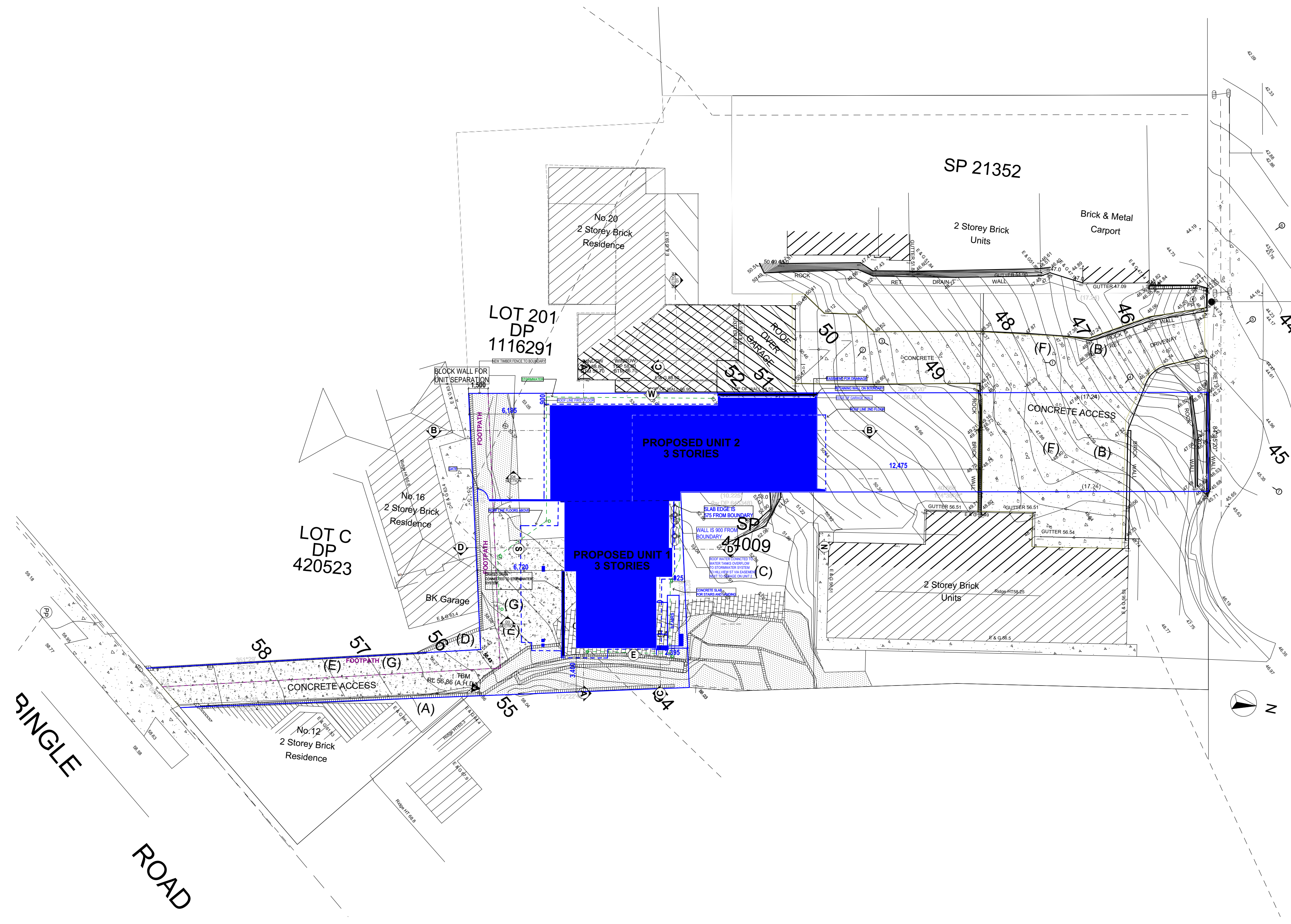
Plot Date: 25/08/2020

AMENDMENTS	ISSUE	AMENDMENT	DATE
B	SHADOW DIAGRAMS		13/08/2020
C	REDUCE CEILING HEIGHTS		25/08/2020

DRAWING INDEX

1A	SITE PLAN	1:200
1B	SITE SURVEY	
1C	SITE AREAS	1:200
2A	GARAGE LEVEL UNIT 2	1:200
2B	GROUND FLOOR LEVEL	1:200
2C	FIRST FLOOR PLANS	1:200
2D	2ND FLOOR PLANS	1:200
3A	ELEVATIONS	1:200
3B	ELEVATIONS	1:200
4A	SECTIONS	1:200
4B	SECTIONS	1:200
5	NOTIFICATION PLAN	1:200/500
6	BASIX / WIN/DOOR SCHEDULE	

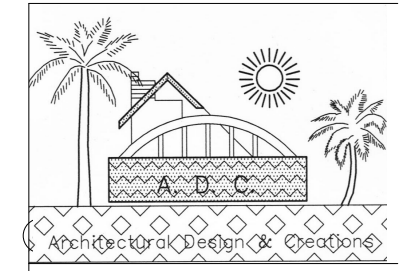




HILLVIEW
CRESCENT

RINGLE ROAD

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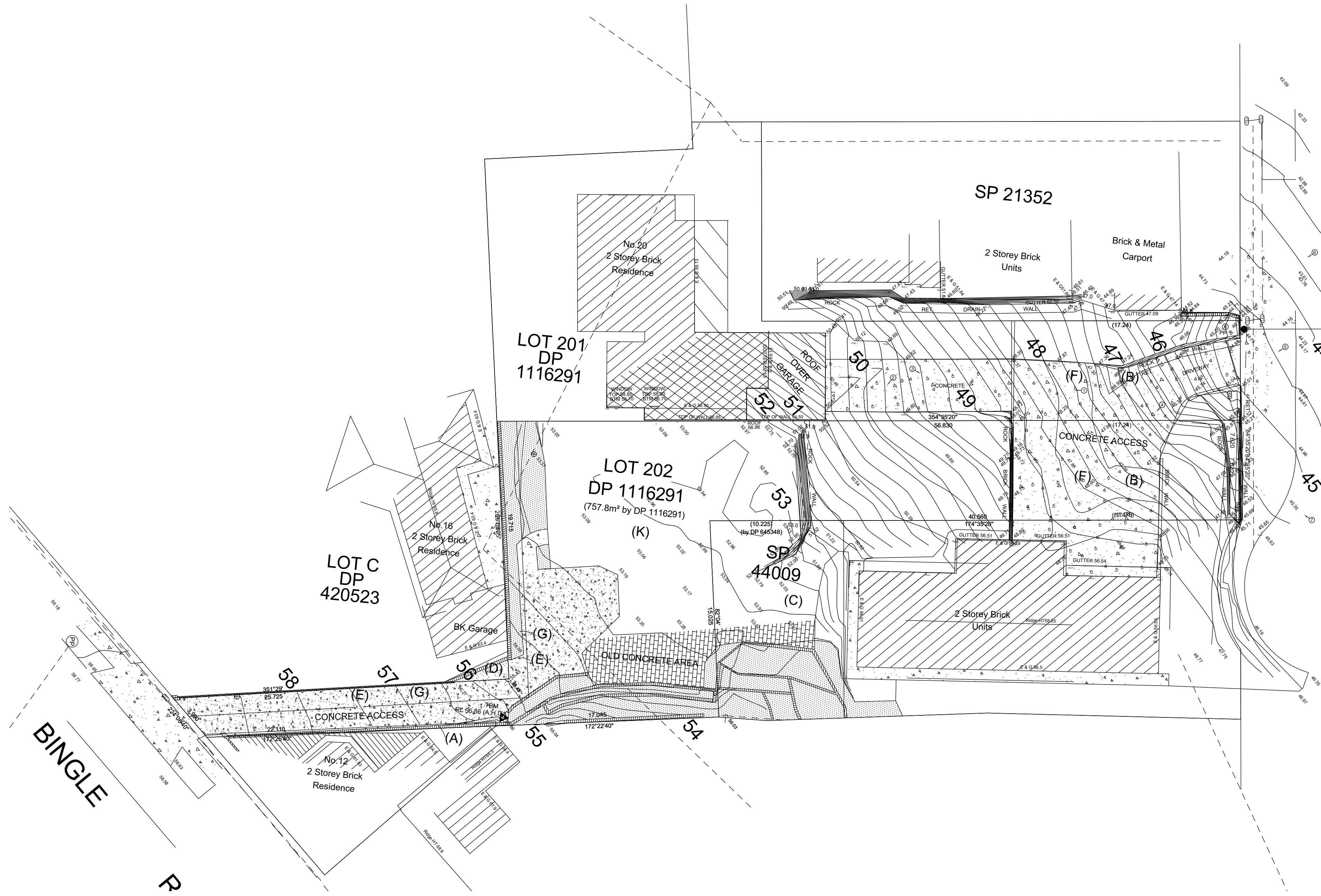
Project Name:
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LOT 202 DP 1116291
20A HILLVIEW CRES THE HILL NSW 2300

Drawing Title:
**SECTION 4.55
SITE PLAN**

Scale: as noted
Date: Drawn By: MATT HOLT
Job No.: Drawing No.:
1A
Plot Date: 25/08/2020

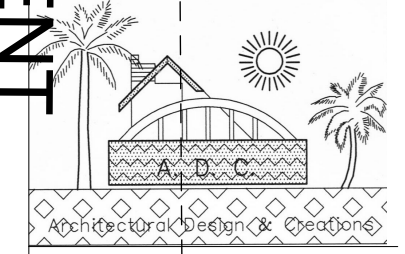
AMENDMENTS	ISSUE	AMENDMENT	DATE
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1 SITE PLAN
1:200



HILLVIEW CRES THE HILL NSW 2300

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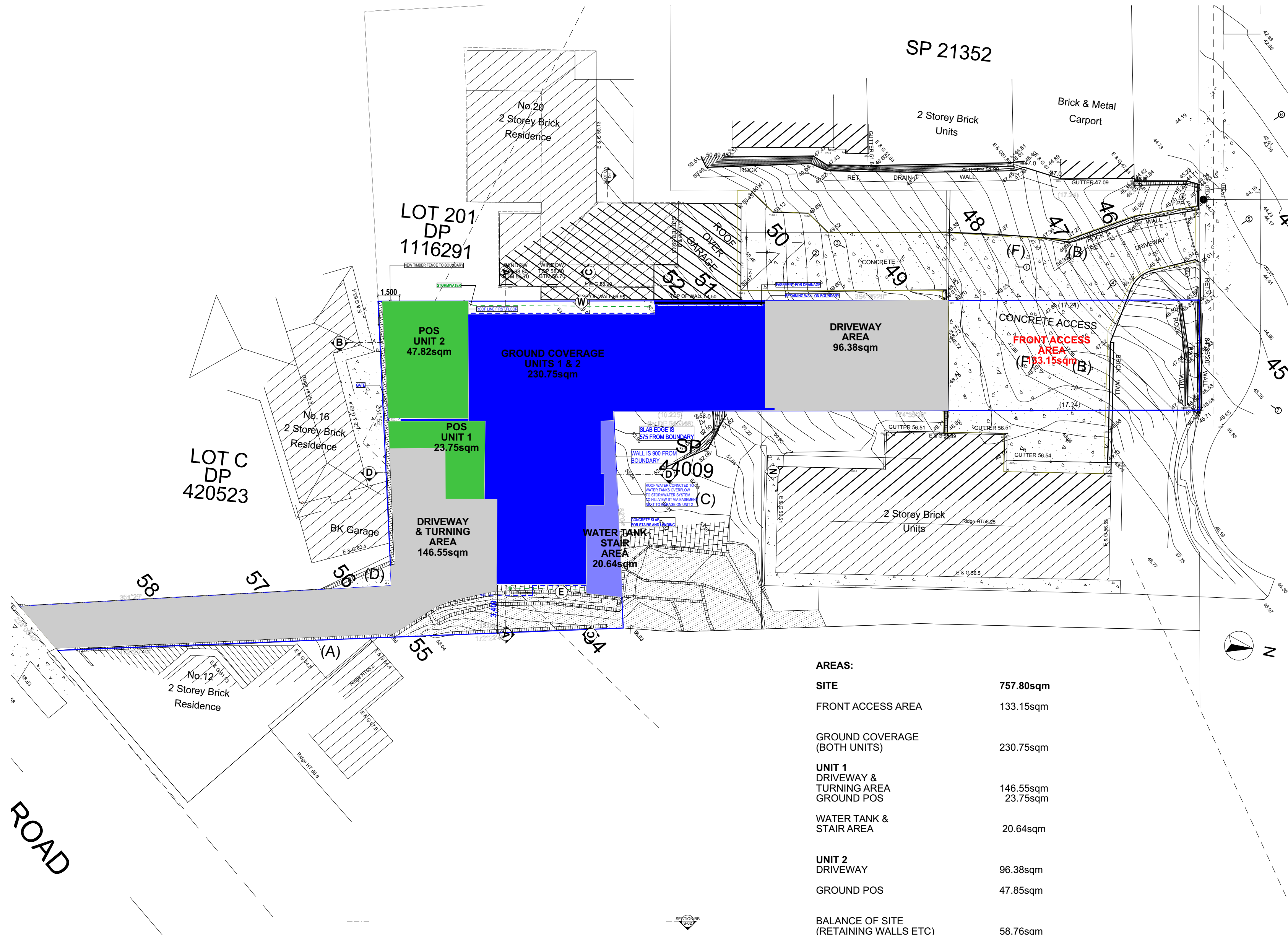
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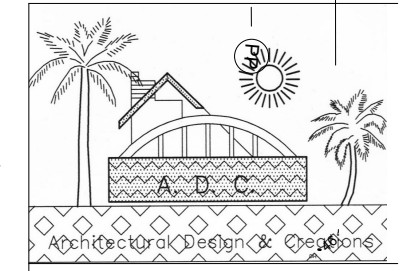
Drawing Title:
**SECTION 4.55
SITE SURVEY**
Scale: as noted
Date: Drawn By: MATT HOLT
Job No: Drawing No.:
1B
Plot Date: 25/08/2020

AMENDMENTS	ISSUE	AMENDMENT	DATE
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0. SITE SURVEY
1:200



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AREAS:

SITE	757.80sqm
FRONT ACCESS AREA	133.15sqm
GROUND COVERAGE (BOTH UNITS)	230.75sqm
UNIT 1	
DRIVEWAY & TURNING AREA	146.55sqm
GROUND POS	23.75sqm
WATER TANK & STAIR AREA	20.64sqm
UNIT 2	
DRIVEWAY	96.38sqm
GROUND POS	47.85sqm
BALANCE OF SITE (RETAINING WALLS ETC)	58.76sqm
	757.80sqm

0. | SITE AREAS
1:200

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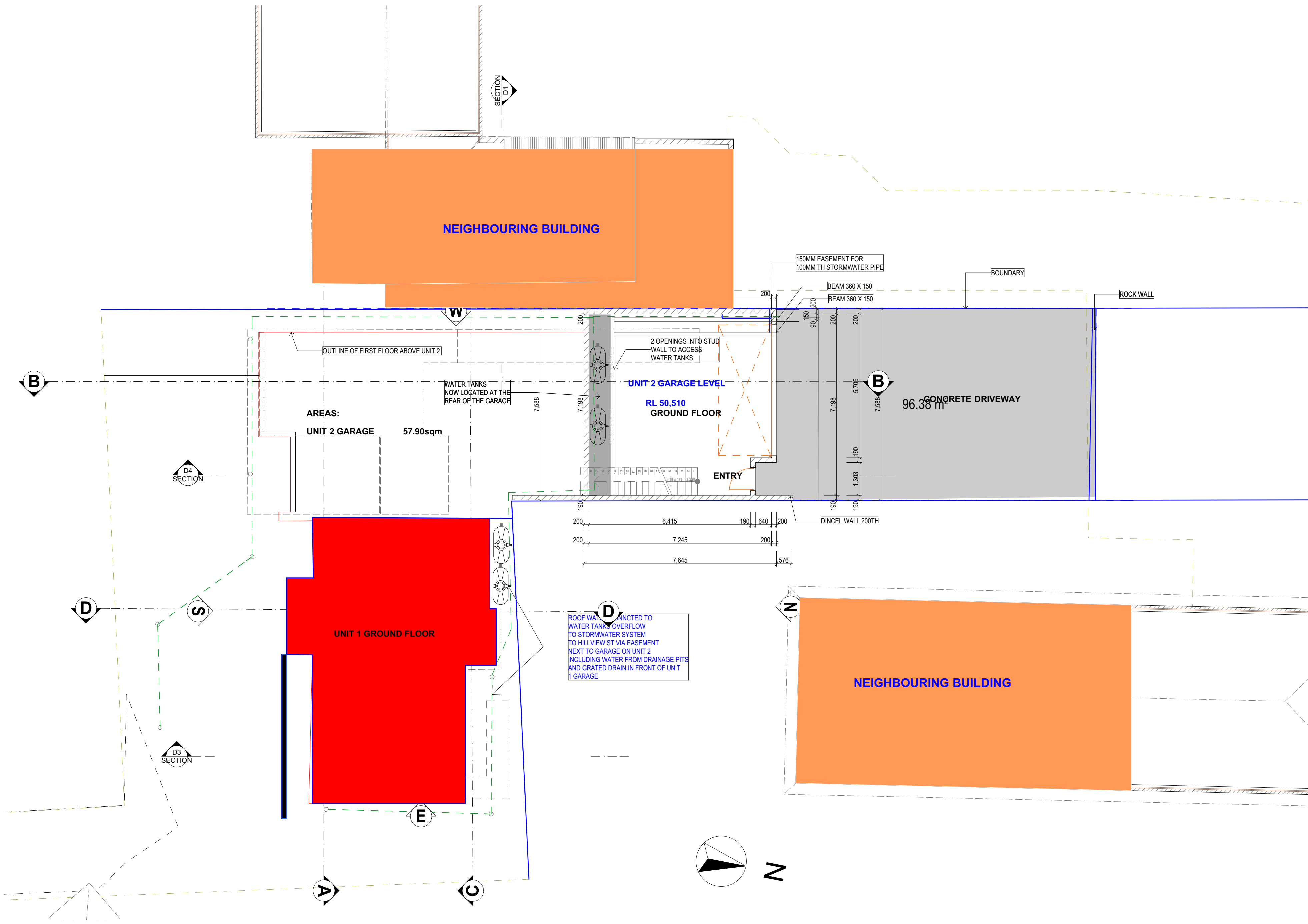
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Drawing Title:
**SECTION 4.55
SITE AREAS**

Scale: as noted
Date: | Drawn By: MATT HOLT
Job No: | Drawing No.:
1C
Plot Date: 25/08/2020

AMENDMENTS	ISSUE	AMENDMENT	DATE
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Project Name:
NEW DEVELOPMENT- 2 UNITS

LOT 202 DP 1116291
20A HILLVIEW CRES THE HILL NSW 2300

Drawing Title: **SECTION 4.55 GARAGE LEVEL FLOOR**

Scale: as noted

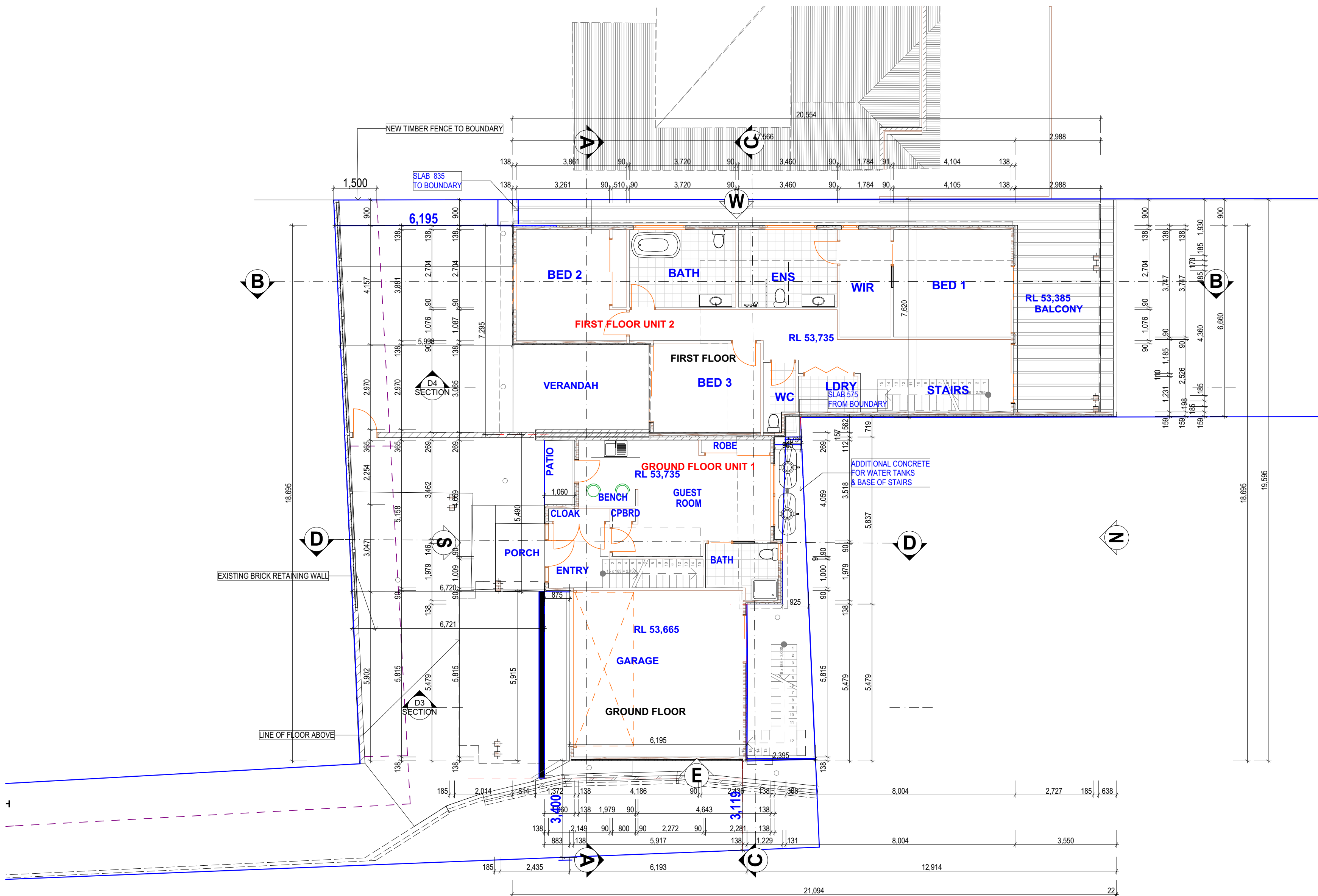
Date: Drawn By: MATT HOLT

Job No: Drawing No.: **2A**

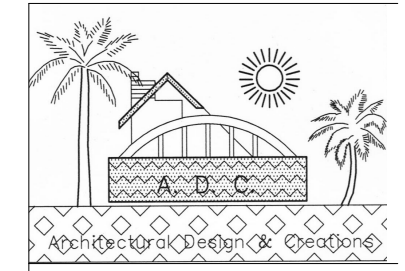
Plot Date: 25/08/2020

AMENDMENTS	ISSUE	AMENDMENT	DATE
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1. GARAGE FLOOR UNIT 2
1:100



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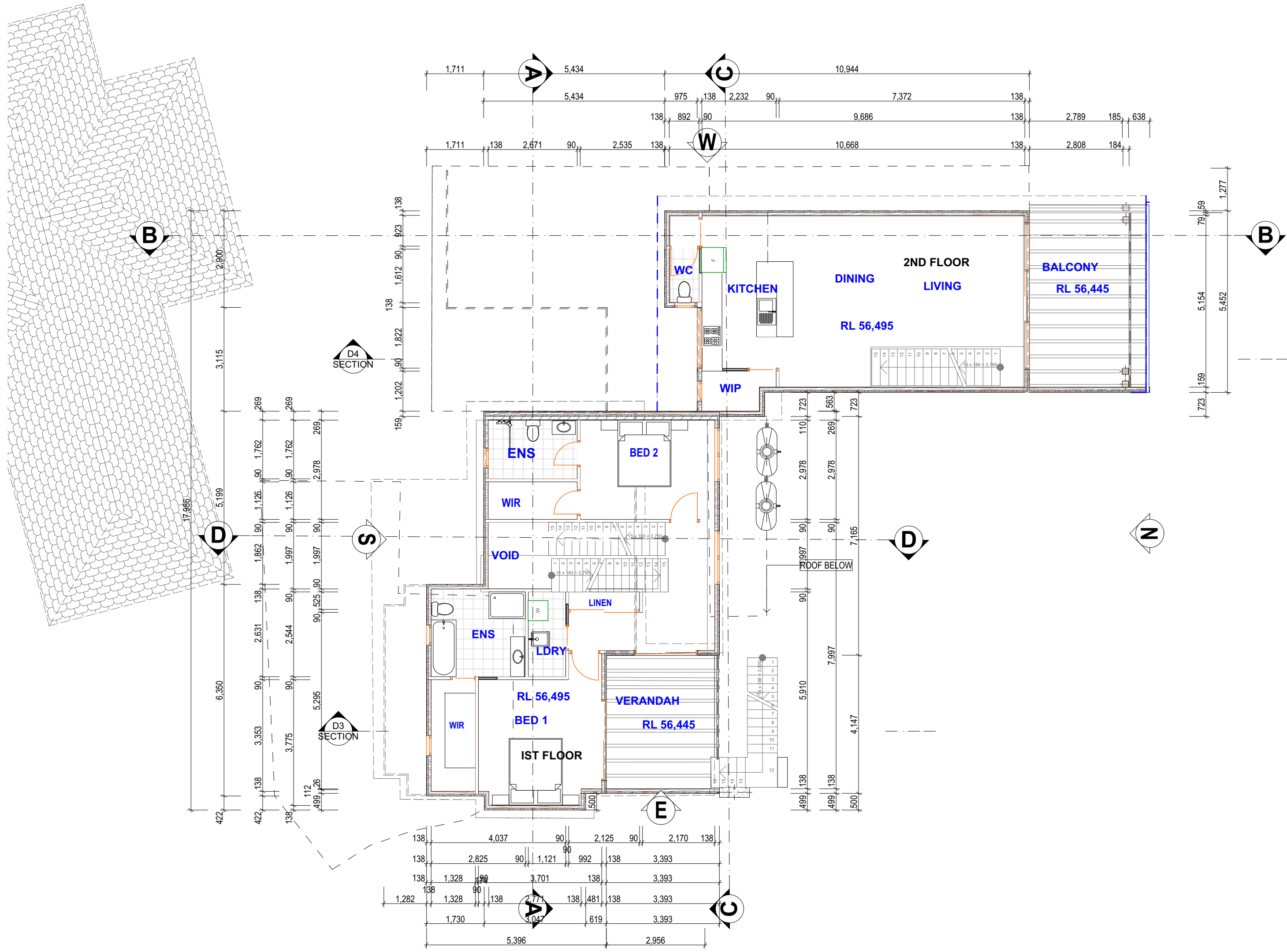
Project Name:
NEW DEVELOPMENT- 2 UNITS
LOT 202 DP 1116291
20A HILLVIEW CRES THE HILL NSW 2300

Drawing Title: SECTION 4.55
GROUND FLOOR UNIT 1 FF UNIT 2

Scale: as noted
Date: Drawn By: MATT HOLT
Job No: Drawing No.: **2B**
Plot Date: 25/08/2020

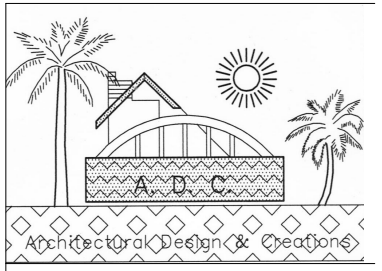
AMENDMENTS	ISSUE	AMENDMENT	DATE
B	SHADOW DIAGRAMS		13/08/2020
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2. GR FL U1 FF U2 (1)
1:100



3. FIRTS FLOOR UNIT 1 2ND FLOOR UNIT 2
1:100

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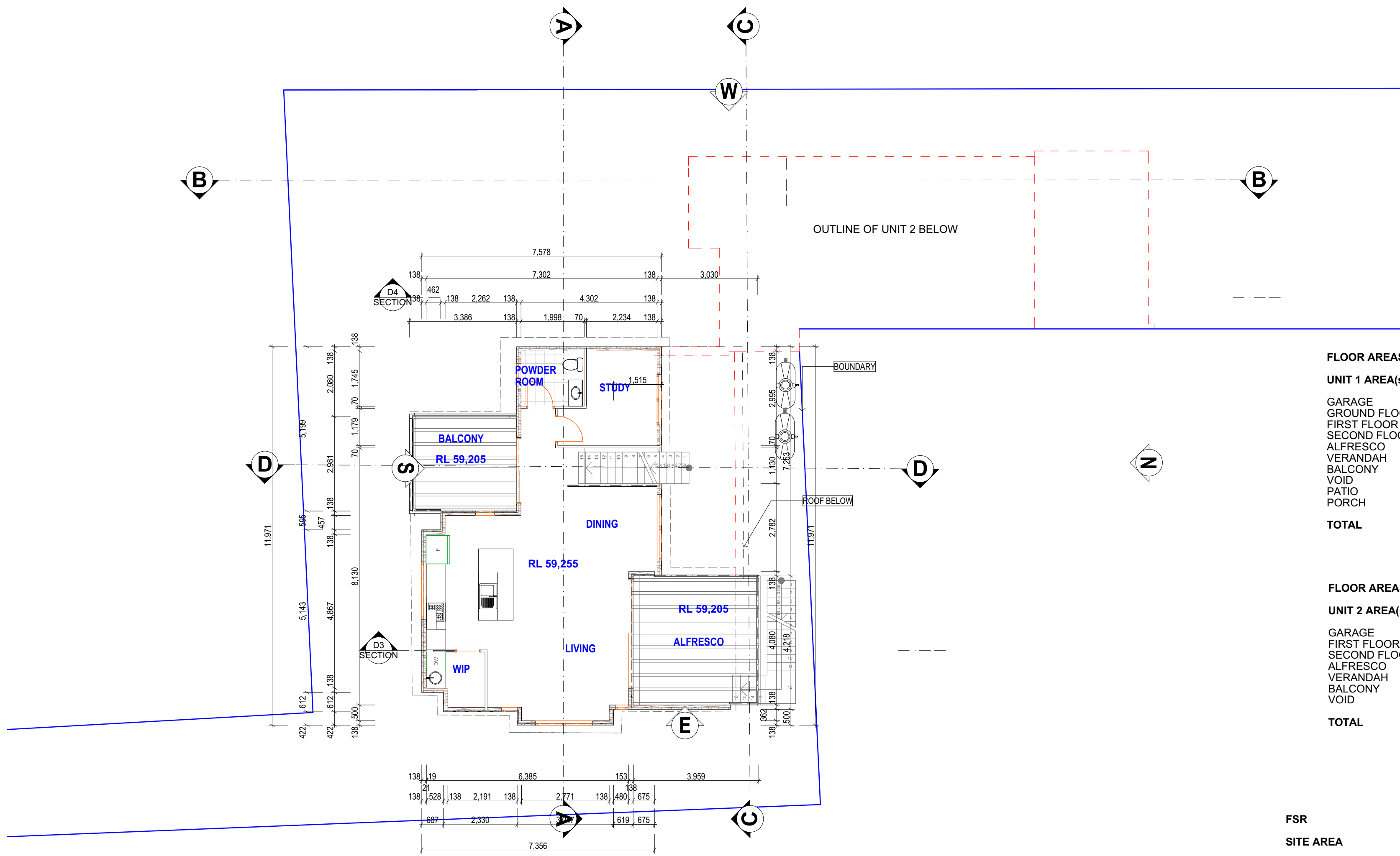
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Drawing Title:
**SECTION 4.55
2ND & 1ST FLOORS**
Scale: as noted
Date: Drawn By: MATT HOLT
Job No: Drawing No.:
2C
Plot Date: 25/08/2020

AMENDMENTS	ISSUE	AMENDMENT	DATE
B	SHADOW DIAGRAMS		13/08/2020
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FLOOR AREAS:

UNIT 1 AREA(sqsm)

GARAGE	38.32
GROUND FLOOR	41.45
FIRST FLOOR	63.72
SECOND FLOOR	67.44
ALFRESCO	13.90
VERANDAH	13.70
BALCONY	9.29
VOID	3.42
PATIO	2.61
PORCH	4.00
TOTAL	257.85

FLOOR AREAS:

UNIT 2 AREA(sqsm)

GARAGE	56.55
FIRST FLOOR	101.06
SECOND FLOOR	58.47
ALFRESCO	21.90
VERANDAH	2.74
BALCONY	21.37
VOID	6.42
TOTAL	268.51

FSR	
SITE AREA	757.80sqm
FLOOR SPACE RATIO	297.87
SITE AREA	542.78
<small>(MINUS CONCRETE ACCESS HANDLES FRONT & REAR= 215.02sqm)</small>	
FSR	=0.548:1

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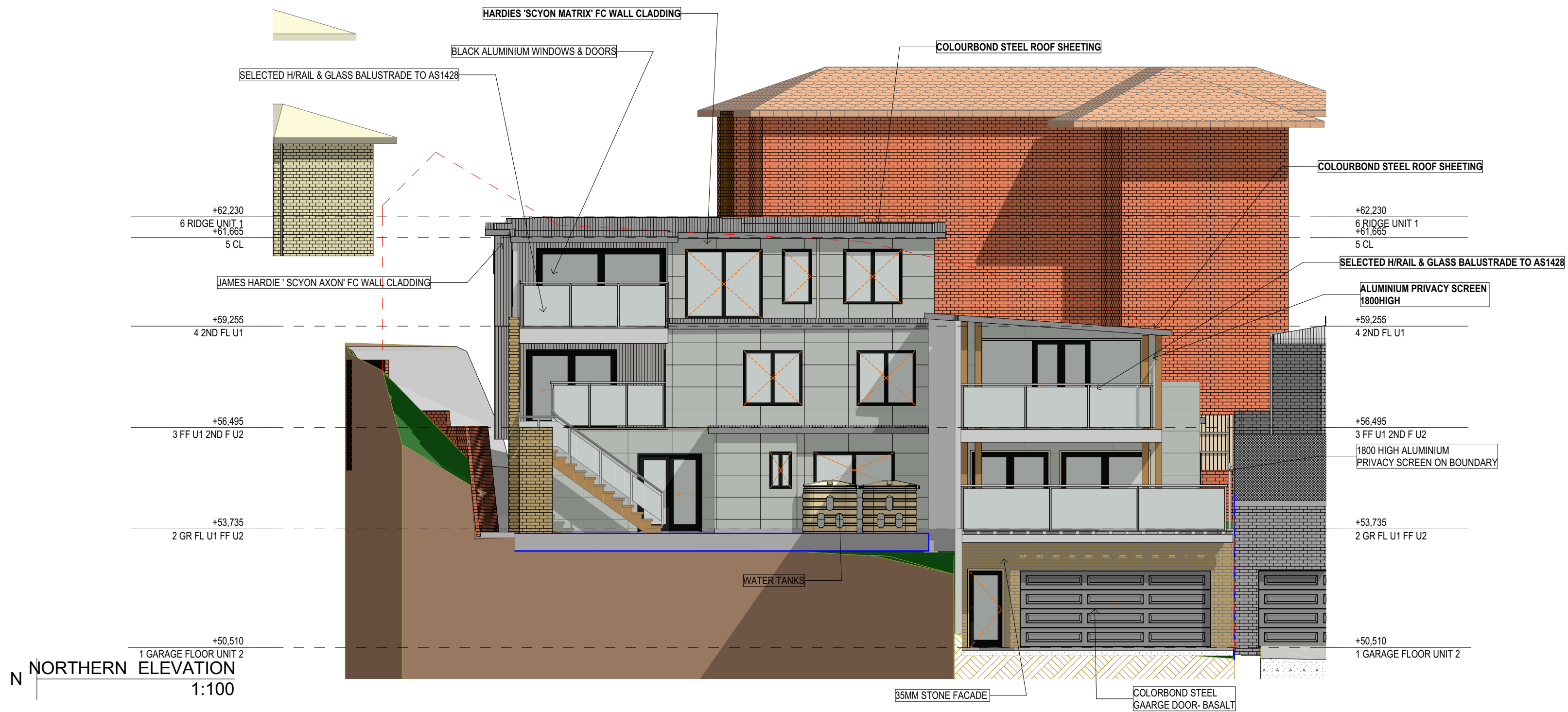
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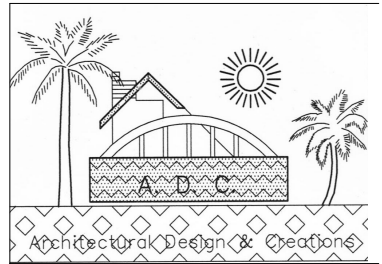
Drawing Title:
SECTION 4.55
2ND FLOOR UNIT 1
 Scale: as noted
 Date: Drawn By: MATT HOLT
 Job No: Drawing No.:
2D
 Plot Date: 25/08/2020

AMENDMENTS	ISSUE	AMENDMENT	DATE
B	SHADOW DIAGRAMS		13082020
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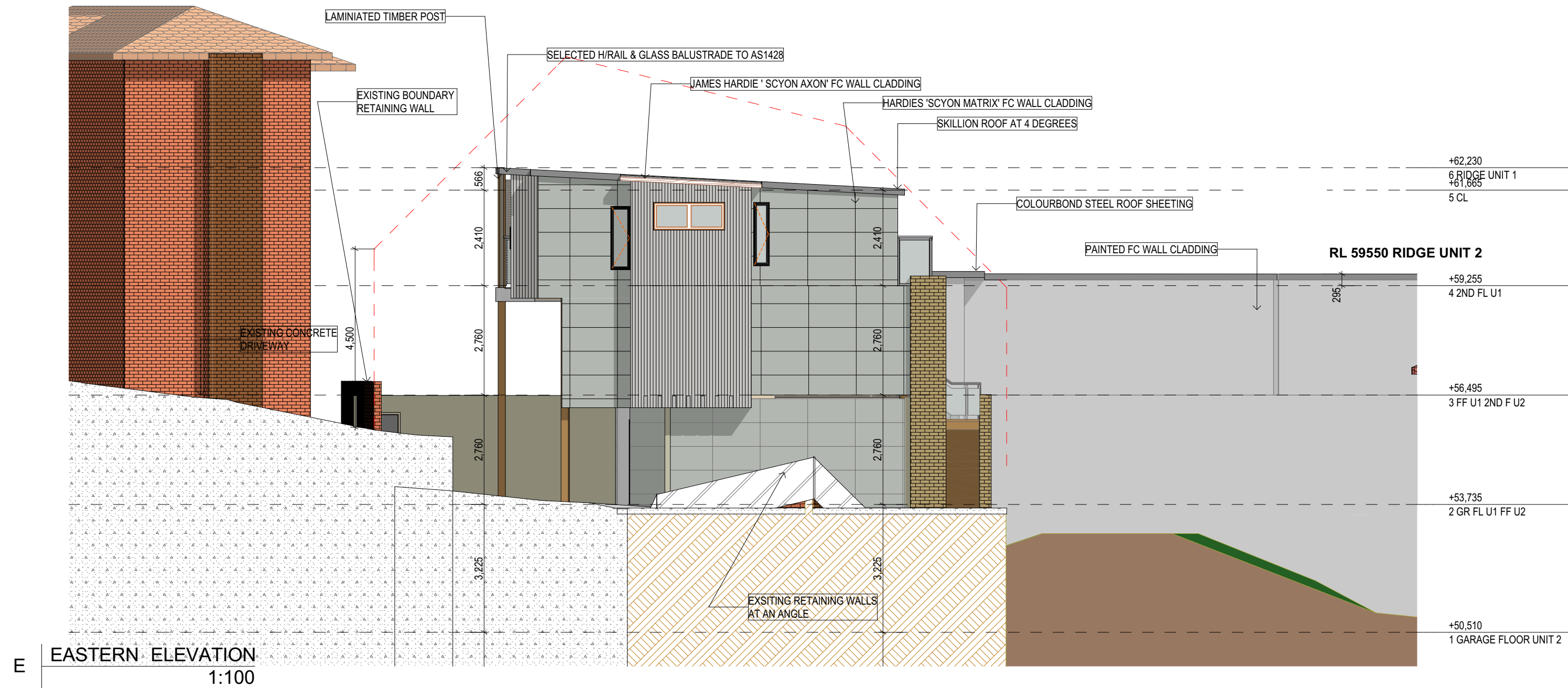
4. **2ND FLOOR UNIT 1**
 1:100



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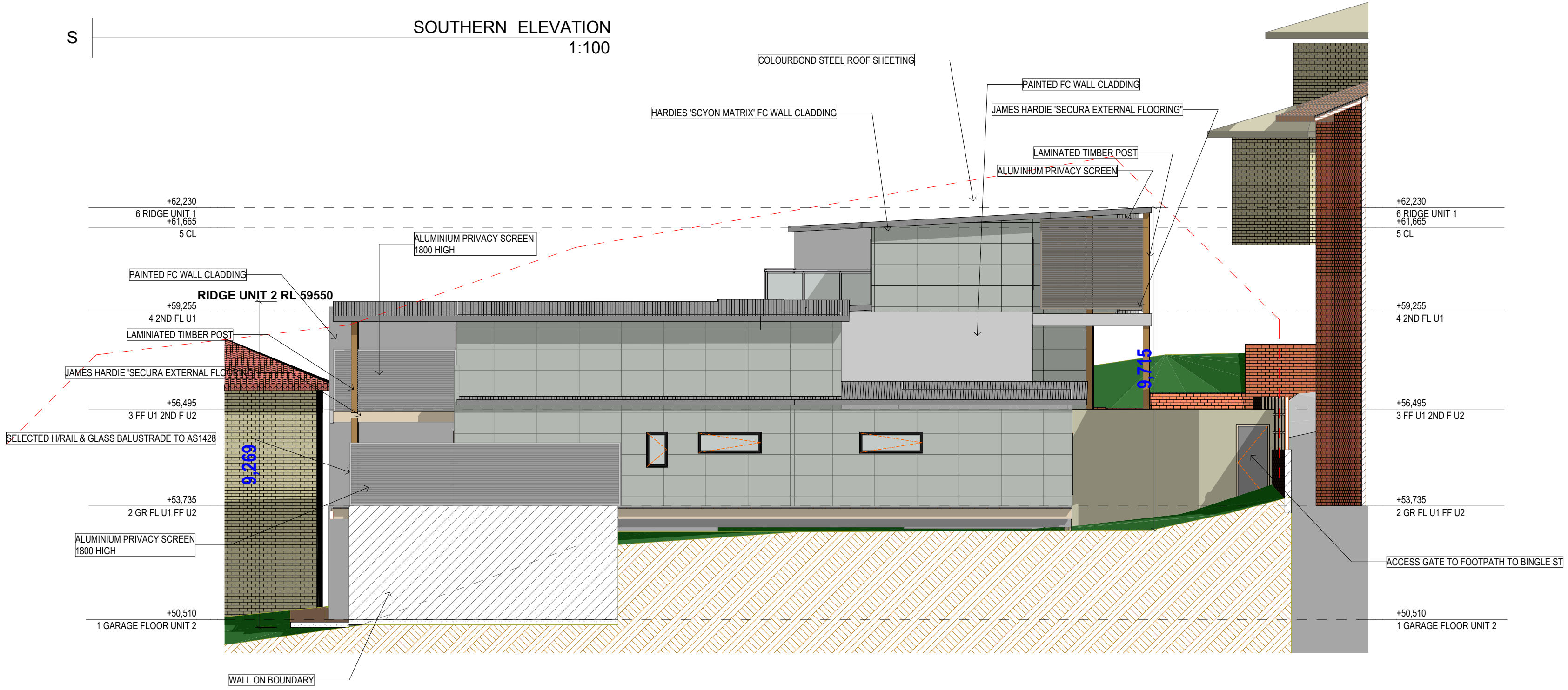
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Drawing Title:
SECTION 4.55 ELEVATIONS
Scale: as noted
Date: Drawn By: MATT HOLT
Job No: Drawing No.:
3A
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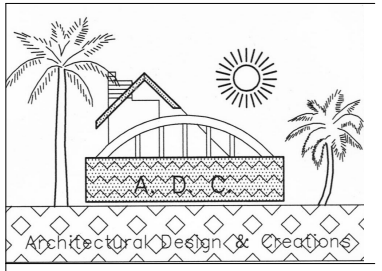


S | SOUTHERN ELEVATION
1:100



W | WEST ELEVATION
1:100

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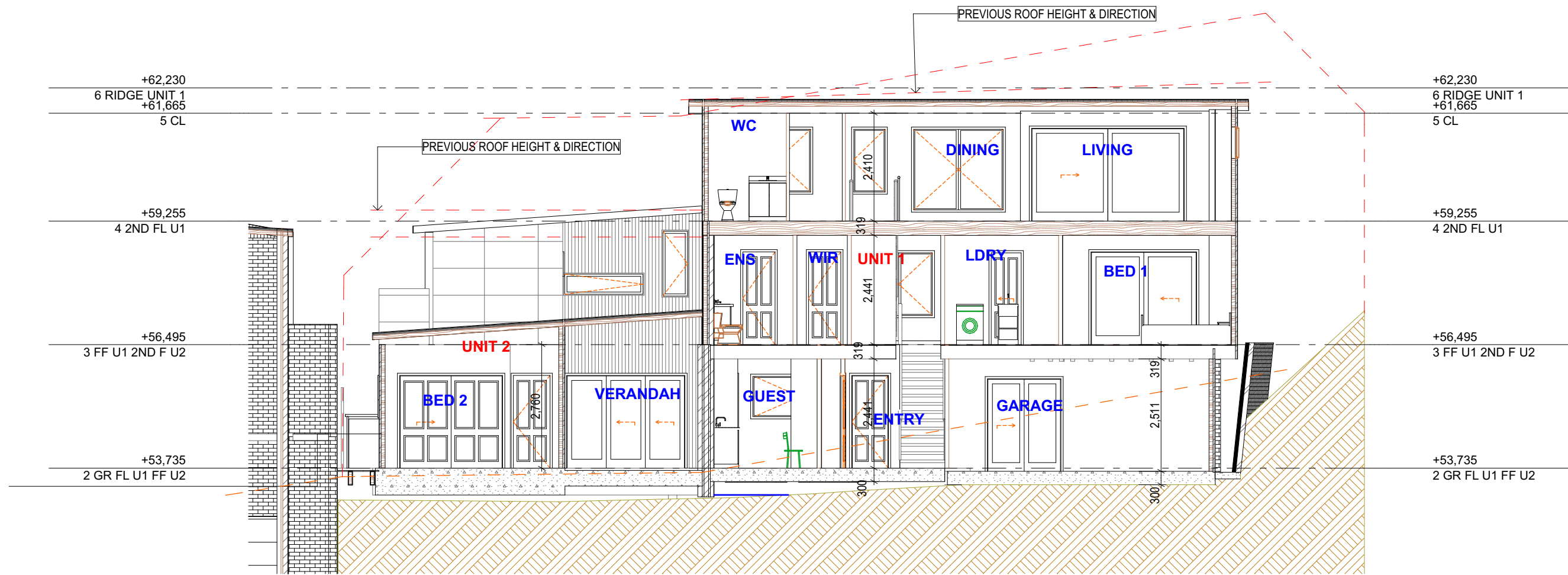
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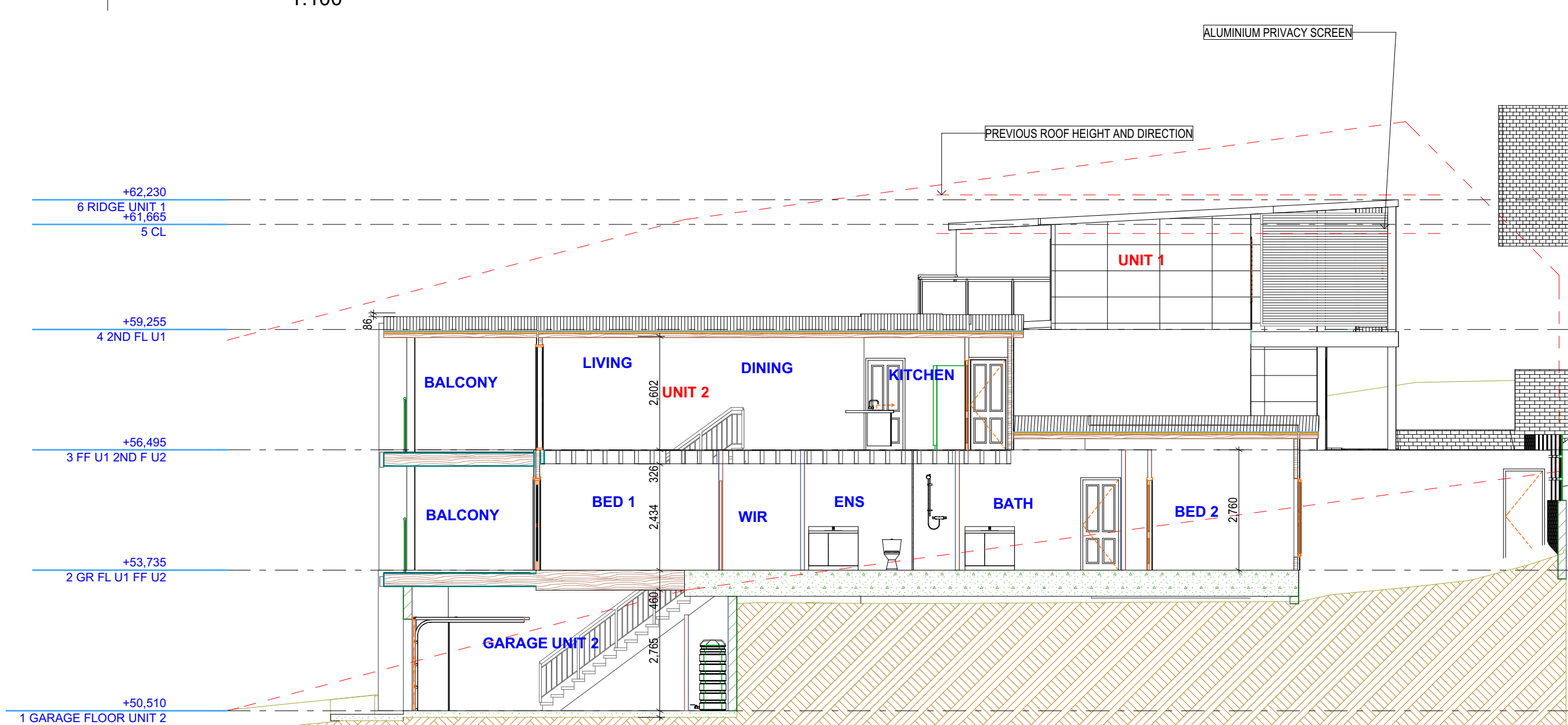
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Drawing Title:
**SECTION 4.55
ELEVATION**
Scale: as noted
Date: Drawn By: MATT HOLT
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3B
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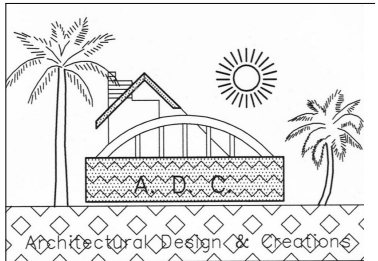
A SECTION on A-A
1:100



B SECTION on B-B
1:100

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Drawing Title:		SECTION 4.55 SECTIONS
Scale:		as noted
Date:	Drawn By:	MATT HOLT
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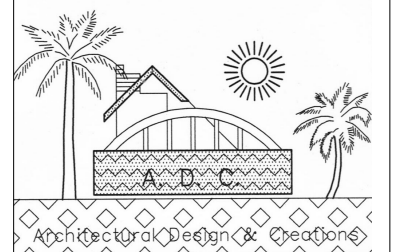
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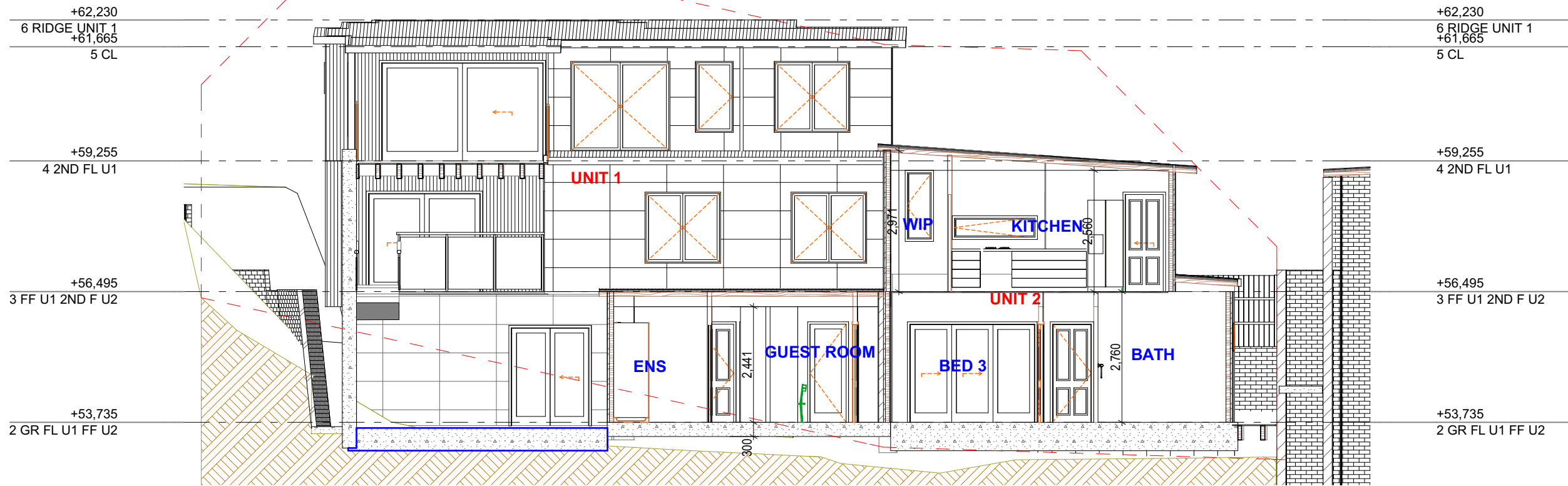
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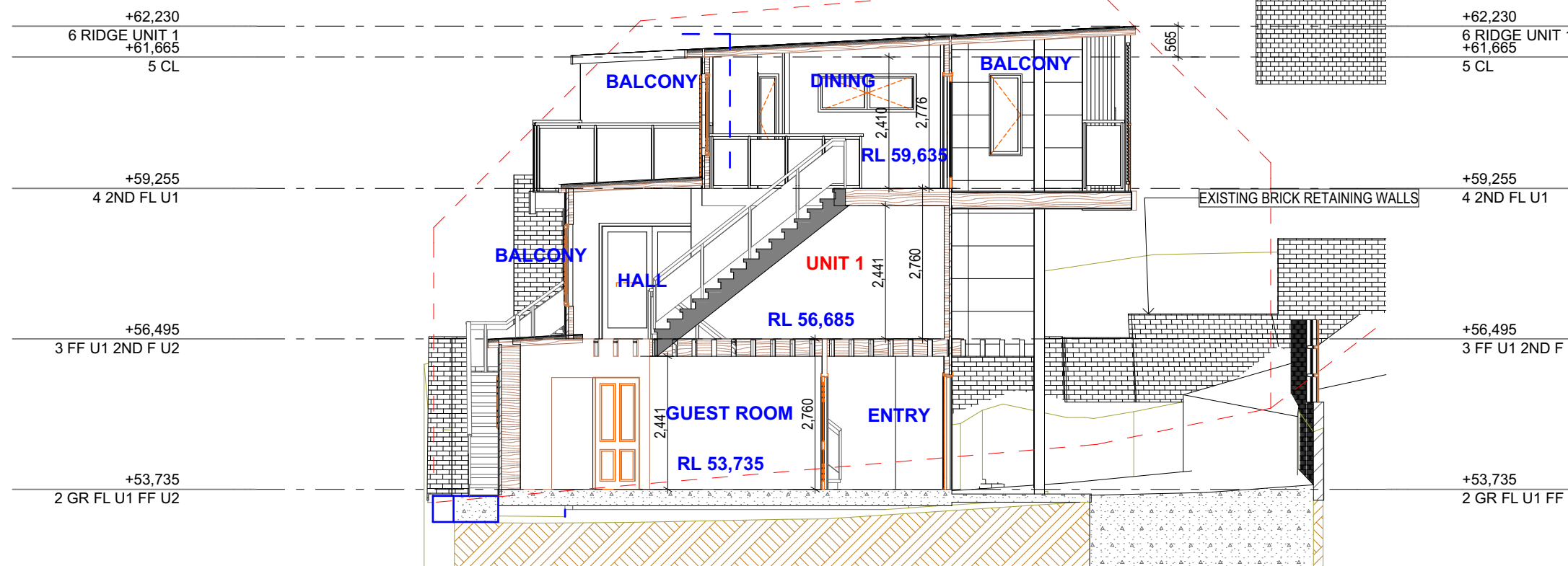
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C SECTION on C-C
1:100



D SECTION on D-D
1:100

General Notes
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Mr Nalivaiko & Mrs kchevsjaja
& Mr Korlevic

Project Name
NEW DEVELOPMENT- 2 UNITS
LOT 202 DP 1116291
20A HILLVIEW CRES THE HILL NSW 2300

Drawing Title:
SECTION 4.55 SECTIONS

Scale: as noted

Date: Drawn By: MATT HOLT

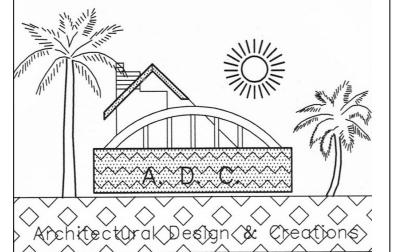
Job No.: Drawing No.:
4B

Plot Date: 25/08/2020

AMENDMENTS		DATE
ISSUE	AMENDMENT	

NOTES

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2. ALL RELEVANT DIMENSIONS TO BE CHECKED ON SITE PRIOR TO COMMENCING WORK. NO ALLOWANCES WILL BE MADE FOR FAILURE TO DO THIS.
3. ENSURE EXISTING RESIDENCE IS ADEQUATELY PROTECTED & WATERPROOFED DURING CONSTRUCTION. EXISTING STRUCTURE TO BE CAREFULLY SUPPORTED PRIOR TO COMMENCING ANY WORK.
4. THESE DRAWINGS TO BE READ IN CONJUNCTION WITH CONSULTANTS DRAWINGS.



8 FRONTIER ST
CAMERON PARK NSW 2285
PHONE: MOB 0402 135 375

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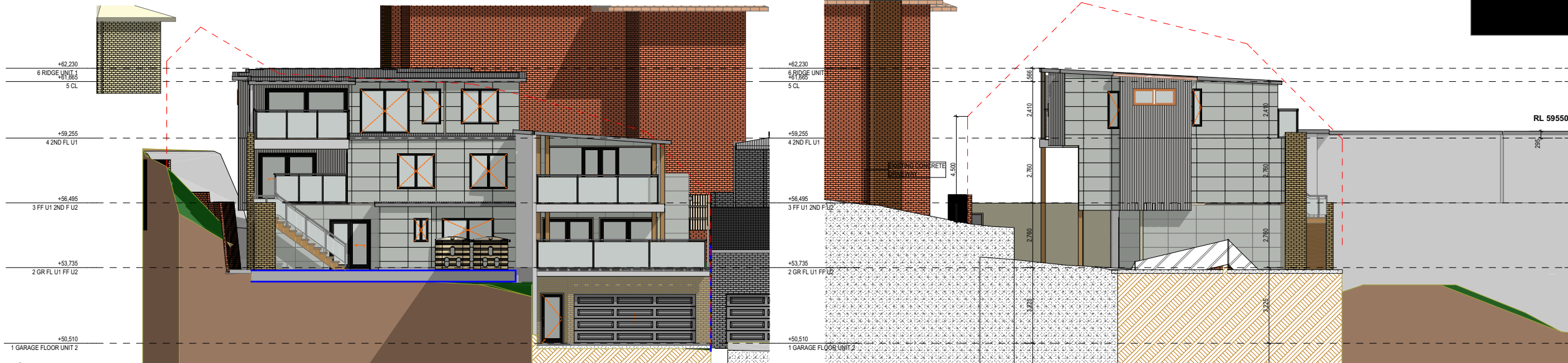
Project Name
NEW DEVELOPMENT- 2 UNITS

LOT 202 DP 1116291
20A HILLVIEW CRES THE HILL NSW 2300

Drawing Title:
**SECTION 4.55
NOTIFICATION PLAN**

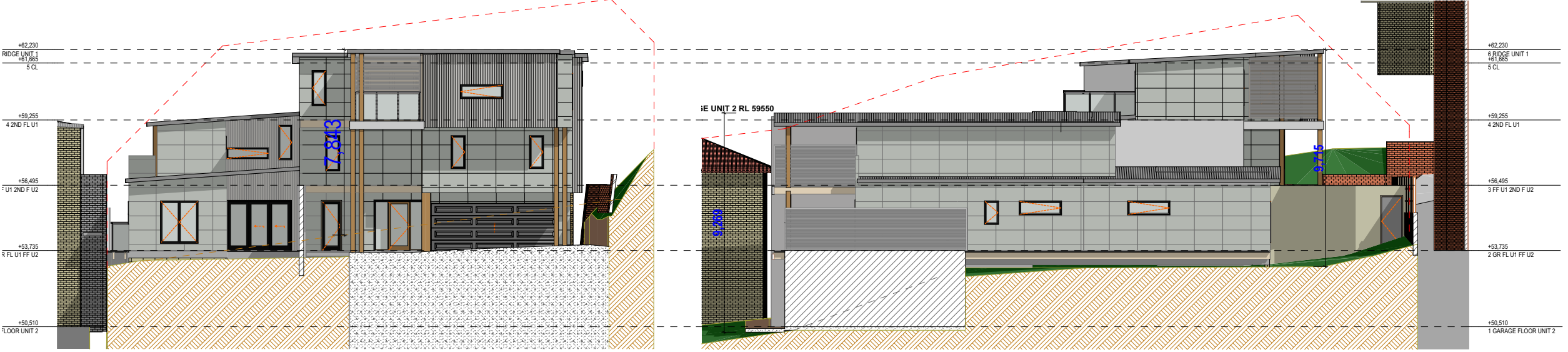
Scale: as noted
Date: _____ Drawn By: MATT HOLT
Job No: _____ Drawing No.: **5**
Plot Date: 25/08/2020

AMENDMENTS	
ISSUE / AMENDMENT	DATE



N NORTHERN ELEVATION
1:200

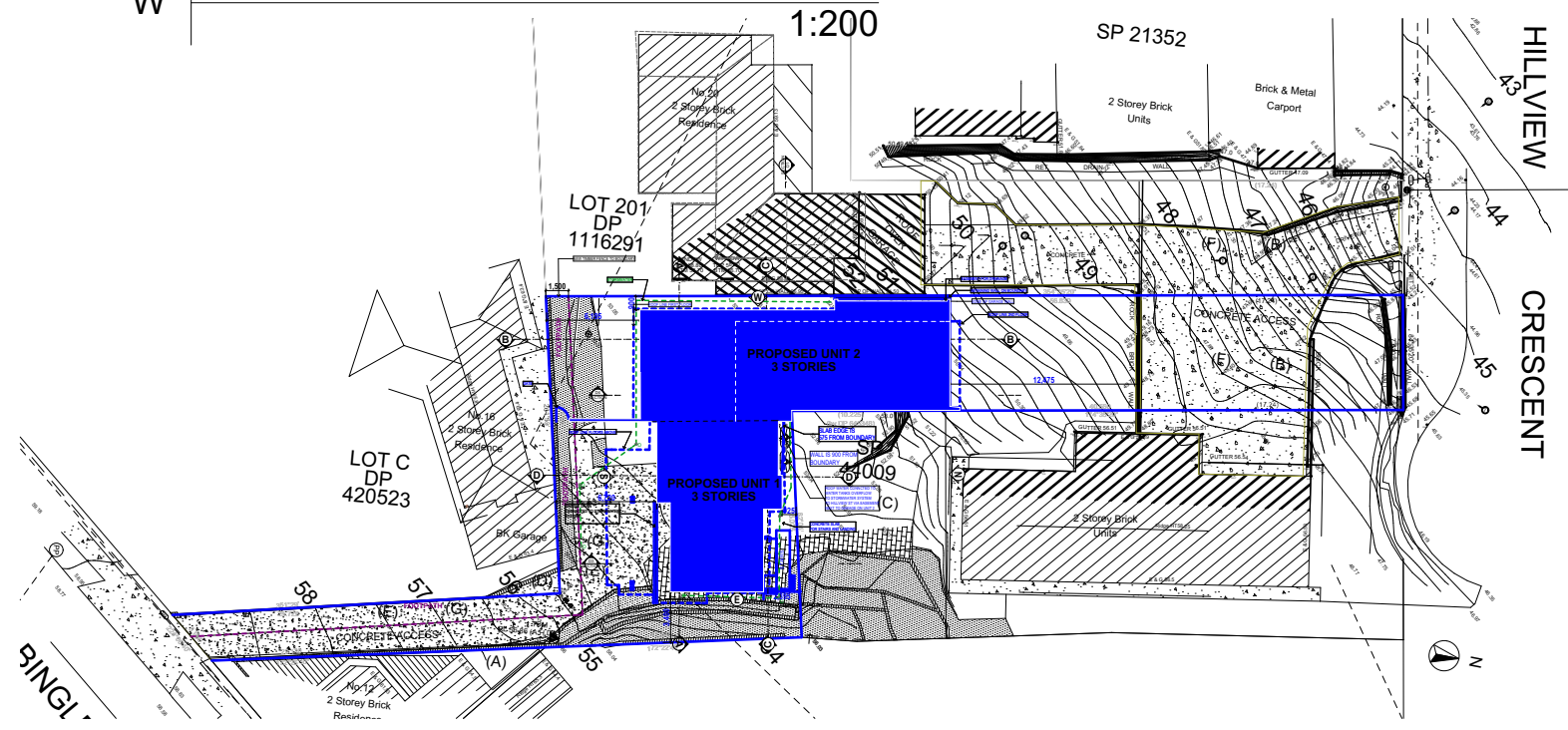
E EASTERN ELEVATION
1:200



S SOUTHERN ELEVATION
1:200

W WEST ELEVATION
1:200

1 SITE PLAN
1:500



BASIX Commitments Summary Certificate No. 650849M

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.

Water Commitments

FIXTURES must be installed to a minimum rating of:

Showershead	3 STARS	Toilet flushing system	3 STARS
Kitchen taps	3 STARS	Basin taps	3 STARS

Rainwater tank

UNIT 1
Rainwater tank storage of: 2000 litres
Rain collection off at least roof area of: 12 m²
Rainwater tank connected to:
Toilet
Cold water for clothes washing
At least one out door tap

UNIT 2
Rainwater tank storage of: 2000 litres
Rain collection off at least roof area of: 11 m²
Rainwater tank connected to:
Toilet
Cold water for clothes washing
At least one out door tap

Thermal Comfort Commitments

Floor, walls and ceiling/roof must be installed in accordance with the specifications listed below:

	Construction	Insulation
Floor	concrete slab on ground suspended floor	nil nil
Adjoining wall	cavity brick	R1.0 insulation
External walls	brick veneer	R1.5 walls plus full ablation
Internal walls shared with garage	plasterboard	R1.5 wall batts
Ceiling	plasterboard	R4.0 ceiling batts
Roof	unventilated dark	55mm anticon blanket to underside of roof sheathing

Windows, glazed doors and skylights must be installed in accordance with the specifications in BASIX certificate.

Energy Commitments

UNIT 1

Hot Water	Gas instantaneous 5 stars		
Cooling System	LMING 1 phase A/C 2.5 stars	BED ROOM	1 phase A/C 2.5 stars
Heating System	LMING 1 phase A/C 2.5 stars	BED ROOM	1 phase A/C 2.5 stars
Ventilation	BATHROOM	individual fan not ducted	manual on/off
	KITCHEN	individual fan ducted to facade	manual on/off
	LAUNDRY	individual fan	not ducted

Artificial Lighting must be light by fluorescent or light emitting diode (LED) and where marked "dedicated" only fluorescent or light emitting diode (LED) lamps will be accepted.

Bedroom / study	-	Living / dining	-
Kitchen	-	Laundry	floor or led
Hallways	floor or led		

UNIT 2

Hot Water	Gas instantaneous 5 stars		
Cooling System	LMING 1 phase A/C 2.5 stars	BED ROOM	1 phase A/C 2.5 stars
Heating System	LMING 1 phase A/C 2.5 stars	BED ROOM	1 phase A/C 2.5 stars
Ventilation	BATHROOM	individual fan not ducted	manual on/off
	KITCHEN	individual fan ducted to facade	manual on/off
	LAUNDRY	individual fan	not ducted

Artificial Lighting must be light by fluorescent or light emitting diode (LED) and where marked "dedicated" only fluorescent or light emitting diode (LED) lamps will be accepted.

Bedroom / study	-	Living / dining	-
Kitchen	-	Laundry	floor or led
Hallways + laundry	floor or led		

BOTH UNITS

Natural lighting
Kitchen must have natural lighting via a window and / or skylight
Bathroom / toilet must have natural lighting via a window and / or skylight
Other must install a feed outdoor clothes drying line
gas rackup & electric oven

HOUSE 1 WINDOW SCHEDULE

ID	QTY	Height	Width	Glazing	Type	Area
W01	1	1,020	2,153	Glass, Clear	AS	2.20
W02	1	1,020	600	Glass, Clear	AS	0.61
W02	1	1,362	1,550	Glass, Clear	AS	2.11
W02	1	1,534	1,550	Glass, Clear	AS	2.38
W03	1	1,362	800	Glass, Clear	FG	1.09
W03	1	750	2,100	Glass, Obsure	FG	1.58
W03	1	1,534	1,500	Glass, Clear	FG	2.30
W05	3	1,485	450	Glass, opaque	QCC	0.67
W06	1	1,765	2,100	Glass, Clear	FG	3.71
W09	1	600	2,100	Glass, opaque	FG	1.26
W14	2	1,350	610	Glass, Obsure	QCC	0.82
W15	1	1,362	610	Glass, opaque	QCC	0.83
W17	1	1,362	600	Glass, opaque	AA	0.82
W18	1	1,485	525	Glass, opaque	AA	0.78
WD03	1	2,065	1,600	Glass, Clear	TSD	3.30
WD03	1	2,100	1,900	Glass, Clear	TSD	3.99
WD03	1	2,100	2,400	Glass, Low E	TSD	5.04
WD03	1	2,065	3,552	---	TSD	7.33
21				Glass, Clear	Uval 5.91 SHGC 0.73	
				Glass, opaque	Uval 5.91 SHGC 0.73	
				Glass, Low E	Uval 4.04 SHGC 0.62	

HOUSE 1 DOOR SCHEDULE

ID	QTY	Height	Width	Glazing	Style	Area
D01 GAR	1	2,150	5,410	---	---	11.63
D02	1	2,150	820	Glass, opaque	---	1.76
D02	1	2,340	920	Glass, opaque	---	2.15
3						

HOUSE 2 WINDOW SCHEDULE

ID	QTY	Height	Width	Glazing	Type	Area
W01	1	1,800	1,550	Glass, Clear	AS	2.79
W04	2	590	1,791	Glass, Clear	AA	1.06
W05	1	1,020	600	Glass, Clear	AA	0.61
W06	1	500	1,800	Glass, opaque	AA	0.90
W08	1	1,500	610	Glass, opaque	QCC	0.92
WD02	1	2,065	1,791	Glass, Clear	TXD	3.70
WD03	1	2,400	4,398	Glass, Clear	TXD	10.56
8				Glass, Clear	Uval 5.91 SHGC 0.73	
				Glass, opaque	Uval 5.91 SHGC 0.73	

HOUSE 2 DOOR SCHEDULE

ID	QTY	Height	Width	Glazing
D01	1	2,040	920	Glass, opaque
D02 GAR	1	2,400	4,950	---
2				



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Project Name:
NEW DEVELOPMENT- 2 UNITS
LOT 202 DP 1116291
20A HILLVIEW CRES THE HILL NSW 2300

Drawing Title: **SECTION 4.55 BASIX & WIN/DOOR SCHEDULE**

Scale: as noted
Date: Drawn By: MATT HOLT
Job No: Drawing No.: **6**
Plot Date: 25/08/2020

AMENDMENTS	ISSUE	AMENDMENT	DATE



ATTACHMENTS DISTRIBUTED UNDER SEPARATE COVER

**PV 01/12/2020 – DA2015/0878.03 – 20A HILLVIEW CRESCENT,
THE HILL – MODIFICATION TO DA2015/0878 – INCLUDING
CHANGES TO FLOOR HEIGHTS AND PITCHING OF ROOFS**

ITEM-1 **Attachment B:** Processing Chronology

DISTRIBUTED UNDER SEPARATE COVER



PROCESSING CHRONOLOGY

DA2015/0878.03 – 20A Hillview Crescent, The Hill

- | | |
|-----------------------------|--|
| 24 June 2020 | - Lodgement of Development Application |
| 30 June 2020 - 14 July 2020 | - Notification of Development Application |
| 28 July 2020 | - Request for additional information |
| 30 July 2020 | - Development Application called in for determination by Councillors |
| 22 September 2020 | - Receipt of additional information from Applicant |