

# LOT 327 DP.1187399 50 Country Club Drive CATALINA NSW 2536



ENVIRONMENTAL PLANNING AND  
ASSESSMENT ACT 1979  
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Sheet Number 1 of 10



1. TITLE PAGE
2. SITE PLAN, DRIVEWAY AND BUSHFIRE
3. LANDSCAPING, PRIVATE OPEN SPACE & STORMWATER
4. BASIX
5. FLOOR PLANS DWELLING 1 AND 2
6. FLOOR PLAN DWELLING 3
7. SECTIONS DWELLINGS 1, 2 AND 3
8. ELEVATIONS DWELLING 1
9. ELEVATIONS DWELLING 2
10. ELEVATIONS DWELLING 3

CLIENT: DUNN?>

TITLE: working drawing

PROJECT:  
PROPOSED INTEGRATED HOUSING  
3 UNIT DEVELOPMENT  
LOT 327 DP 1187399  
50 COUNTRY CLUB DRIVE, CATALINA

DWG No. 1/10

DATE: 27/12/18


SCALE: 1:100

ISSUE: A



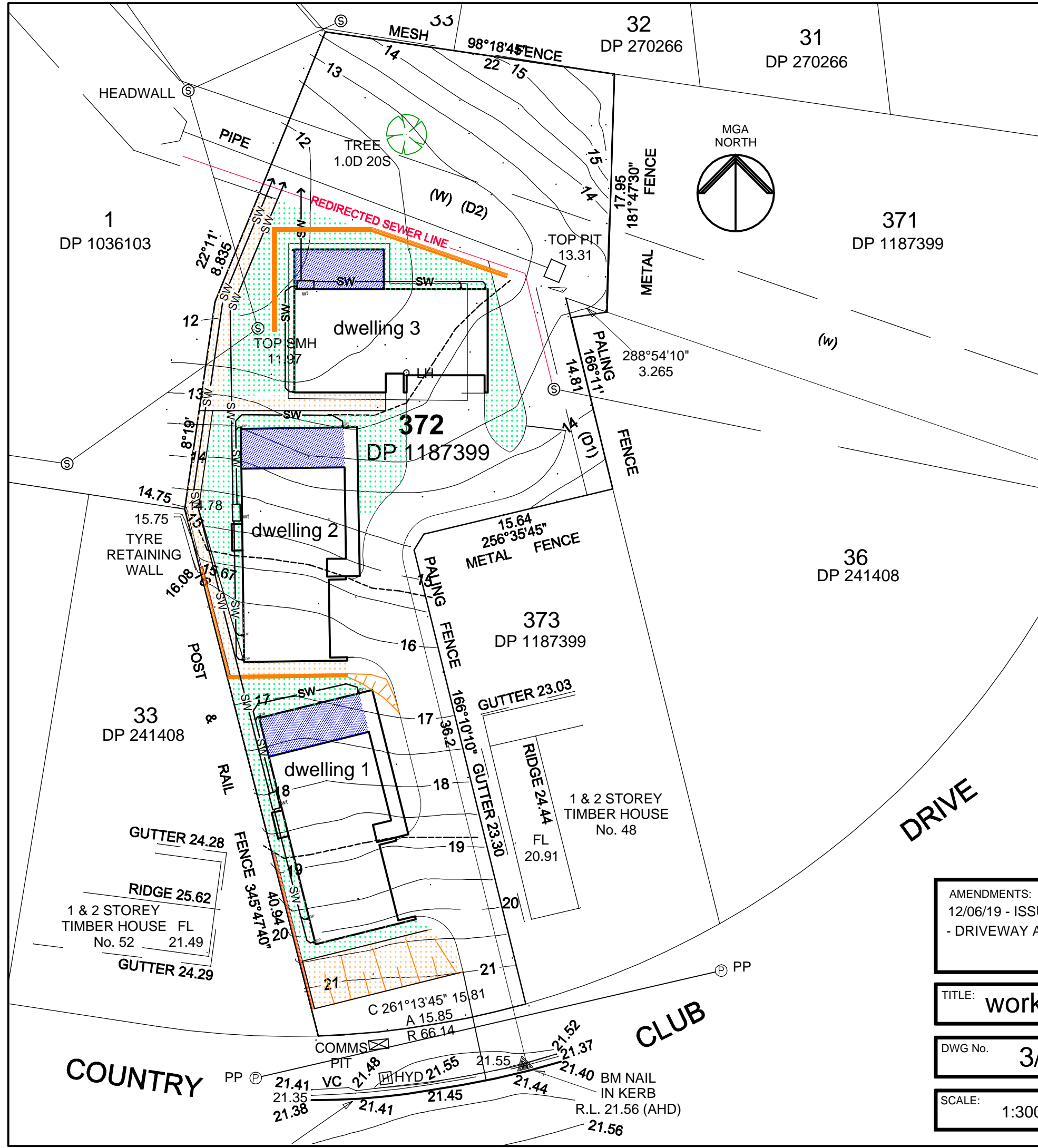
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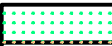

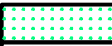

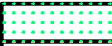

(D1) EASEMENT TO DRAIN WATER 2 WIDE (DP 1187399)  
 (D2) EASEMENT TO DRAIN WATER 6.095 WIDE (DP 1187399)  
 (W) EASEMENT TO DRAIN WATER 6.095 WIDE (DP 241408)



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landscaping, private open space & stormwater



landscaping	
DW No.1 56m <sup>2</sup>	 LAWN
DW No.1 40m <sup>2</sup>	 PLANTS
DW No.2 70m <sup>2</sup>	 LAWN
DW No.2 30m <sup>2</sup>	 PLANTS
DW No.3 100m <sup>2</sup>	 LAWN
DW No.3 50m <sup>2</sup>	 PLANTS

private open space	
Dwellings 1, 2 and 3	
23m <sup>2</sup> each to upper deck	

CLIENT:  
 AYMIME PTY LTD & FAROLO PTY LTD

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 LOT 327 DP 1187399  
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AMENDMENTS:  
 12/06/19 - ISSUE B - Pages 2/10 and 3/10 only  
 - DRIVEWAY AMENDED

TITLE: **working drawing**

DWG No. **3/10**

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# basix schedule

## SITE DETAILS:

- OVERALL SITE AREA 1591m<sup>2</sup>
- AREA OF GARDEN AND LAWN :
  - DW 1 - 56m<sup>2</sup> LAWN AND 40m<sup>2</sup> OF LOW WATER USE PLANTS
  - DW 2 - 70m<sup>2</sup> LAWN AND 30m<sup>2</sup> OF LOW WATER USE PLANTS
  - DW 3 - 100m<sup>2</sup> LAWN AND 50m<sup>2</sup> OF LOW WATER USE PLANTS
- AREA OF ROOF OVERALL
  - DW 1 - 154m<sup>2</sup>
  - DW 2 - 154m<sup>2</sup>
  - DW 3 - 152m<sup>2</sup>

## PROJECT DESCRIPTION:

- DWELLING 1 - 3
- 3 BEDROOMS
  - DW 1 - CON. 127m<sup>2</sup> UNCOND. 15m<sup>2</sup>
  - DW 2 - CON. 127m<sup>2</sup> UNCOND. 15m<sup>2</sup>
  - DW 3 - CON. 127m<sup>2</sup> UNCOND. 15m<sup>2</sup>

## WATER REQUIREMENTS:

- SHOWER HEADS AND TOILETS ARE TO HAVE A 3 STAR RATING, KITCHEN AND BATH TAPS ARE TO HAVE A 3 STAR RATING
- ALL DWELLINGS MUST HAVE A MINIMUM 1000 LITRE WATER TANK TO COLLECT AT LEAST ONE WC.

## THERMAL COMFORT COMMITMENTS


AS PER ENERGY ASSESSOR

## ENERGY COMMITMENTS

- ALL DWELLINGS WILL EACH HAVE THE FOLLOWING:
- GAS INSTANTANEOUS HWS SERVICE WITH A 6 STAR RATING
  - THERE WILL BE CEILING FANS FOR COOLING, AND NO HEATING
  - VENTILATION SYSTEMS TO THE KITCHEN AND BATHROOM WITH AN INDIVIDUAL FAN, NOT DUCTED AND WITH A MANUAL ON/OFF SWITCH.
  - A GAS COOKTOP AND ELECTRIC OVEN ARE TO BE INSTALLED IN THE KITCHEN.
  - A FIXED OUTDOOR CLOTHES LINE IS TO BE SUPPLIED.
  - PRIMARY LIGHTING TO ALL DWELLINGS
  - A PHOTOVOLTAIC SYSTEM WITH A RATED ELECTRICAL OUTPUT OF 1.0 PEAK KW

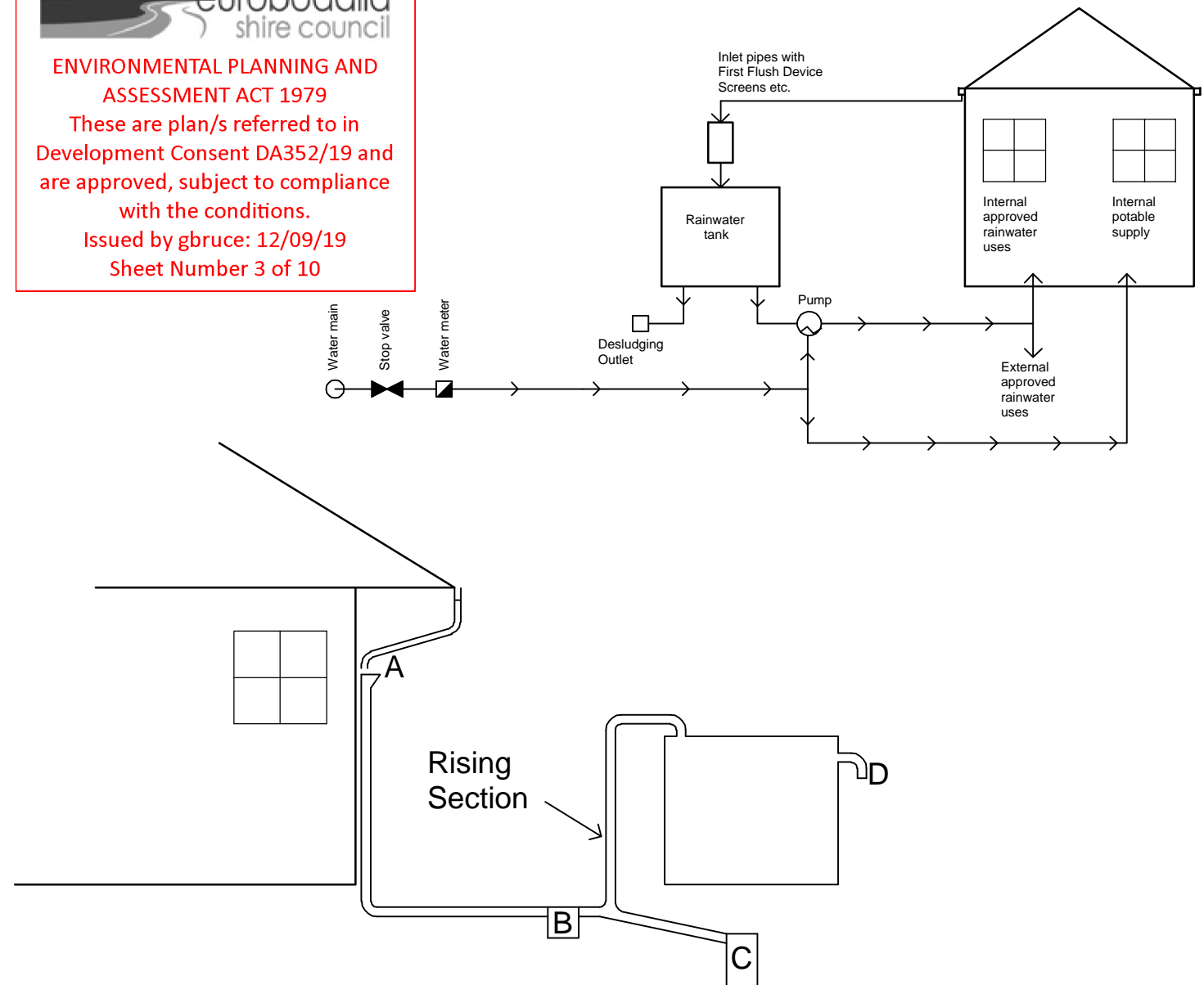
## general notation:

1. ALL LEVELS AND DIMENSIONS ARE TO BE CHECKED ONSITE PRIOR TO COMMENCEMENT OF ANY WORKS.
2. THE BUILDER IS TO ENSURE THE FOOTINGS BARE ON ADEQUATE FOUNDATION MATERIAL.
3. TERMITE PROTECTION IS TO BE AS PER BCA PART 3.1.3.
4. SMOKE DETECTORS ARE TO BE AS PER BCA PART 3.7 FIRE SAFETY, CLAUSE 3.7.2.
5. CONCRETE SLAB AND FOOTINGS AS PER ENGINEERS DETAILS.
6. CONSTRUCTION TO BE AS PER BCA AND RELEVANT STANDARDS.
7. FIRE SEPARATION WALL AS PER NCC PART 3.7.1.8



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## Plumbing configuration for rainwater tanks.



## ABOVE GROUND TANK TYPICAL ARRANGEMENT

- A - Leaf Eater Rainhead or Similar
- B - Pit with small dia. orifice and outlet pipe to drain rising section.
- C - First Flush Diversion Device
- D - Overflow pipe

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DWG No. 4/10

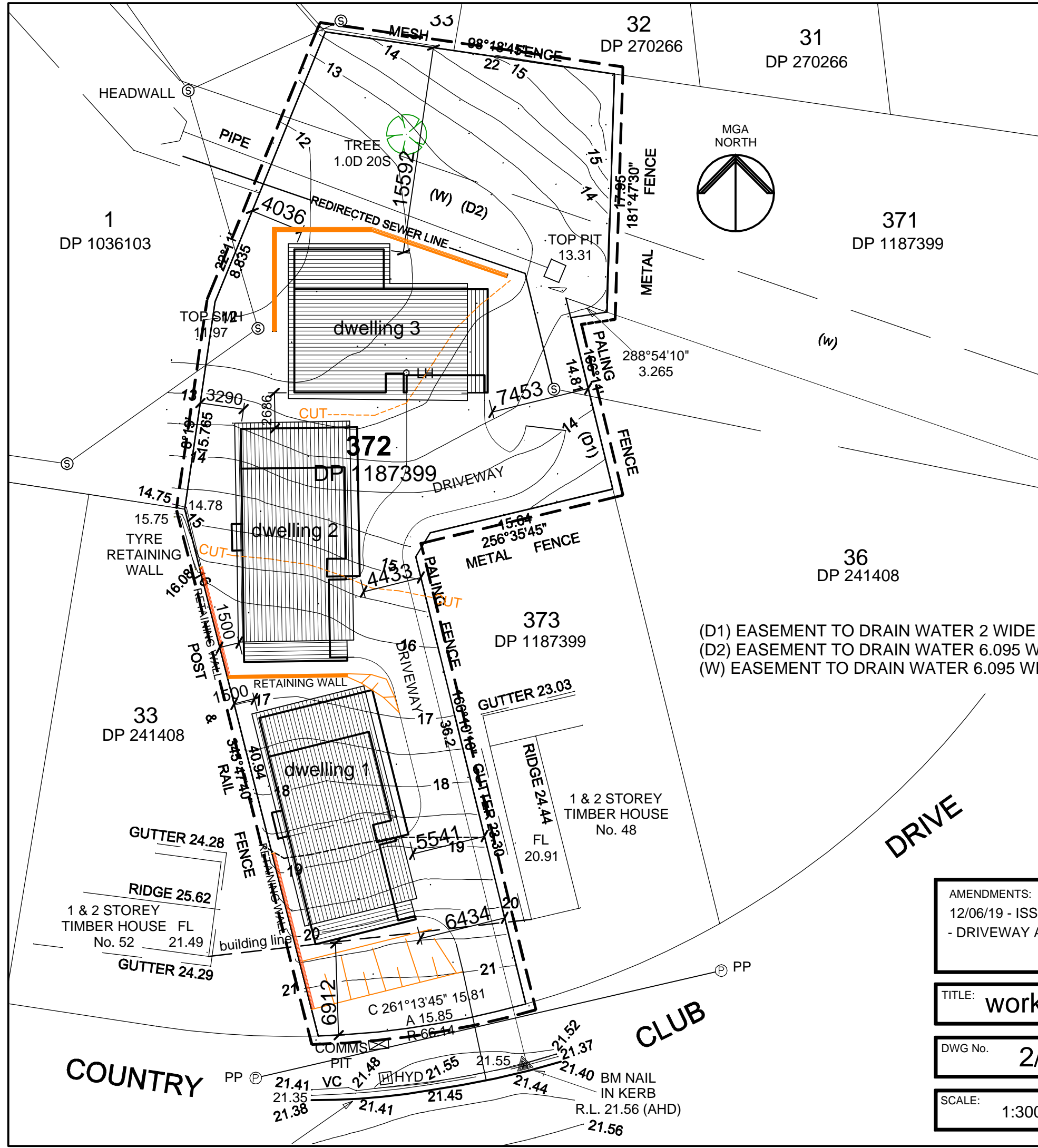
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**bushfire - BAL 12.5**  
 CONSTRUCTION TO BE AS PER BAL-12.5 AS.3959-2009,  
 CONSTRUCTION OF BUILDINGS IN BUSHFIRE PRONE AREAS,  
 AND A3.7 ADDITIONAL CONSTRUCTION REQUIREMENTS IN  
 BPB ADDENDUM: APPENDIX 3, 2010.  
**apz** - - - -  
 ENTIRE BLOCK IS CLEARED AND CONSIDERED THE APZ

**eurobodalla**  
 shire council  
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 (W) EASEMENT TO DRAIN WATER 6.095 WIDE (DP 241408)

site plan, driveway and  
 bushfire

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DWG No. **2/10**

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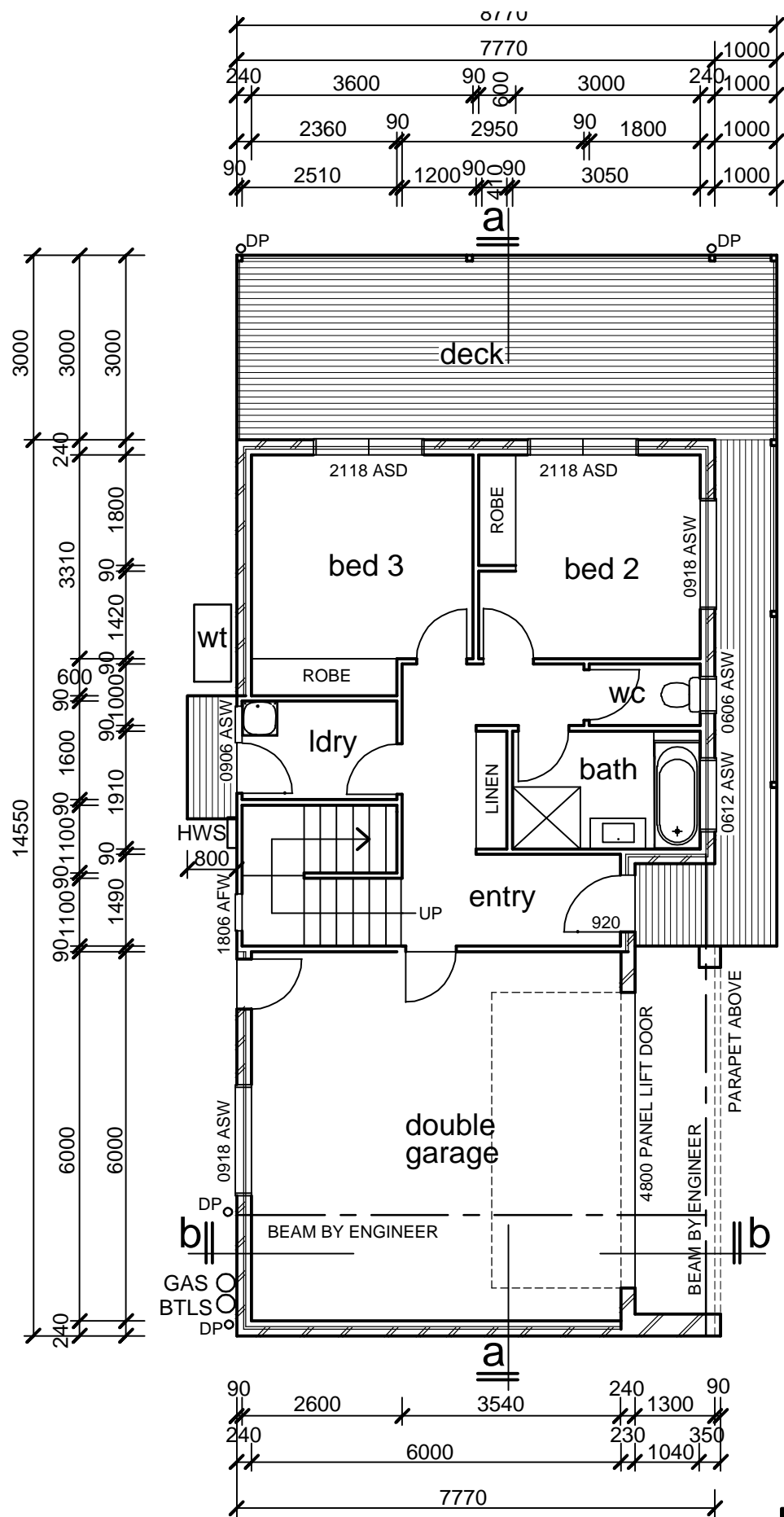


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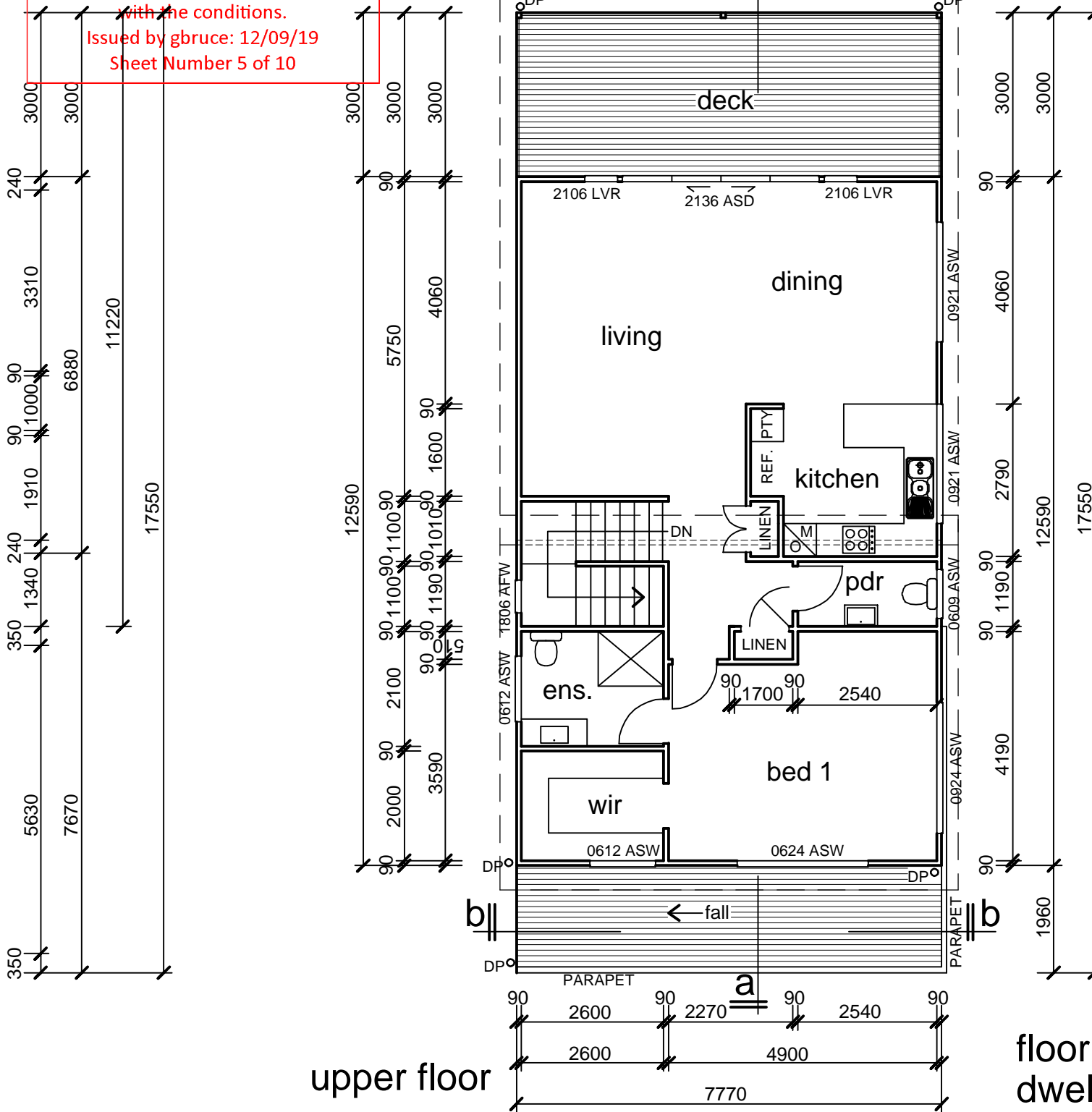
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lower floor



upper floor

floor plan dwelling 1 and 2

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PROJECT: PROPOSED INTEGRATED HOUSING 3 UNIT DEVELOPMENT LOT 327 DP 1187399 50 COUNTRY CLUB DRIVE, CATALINA

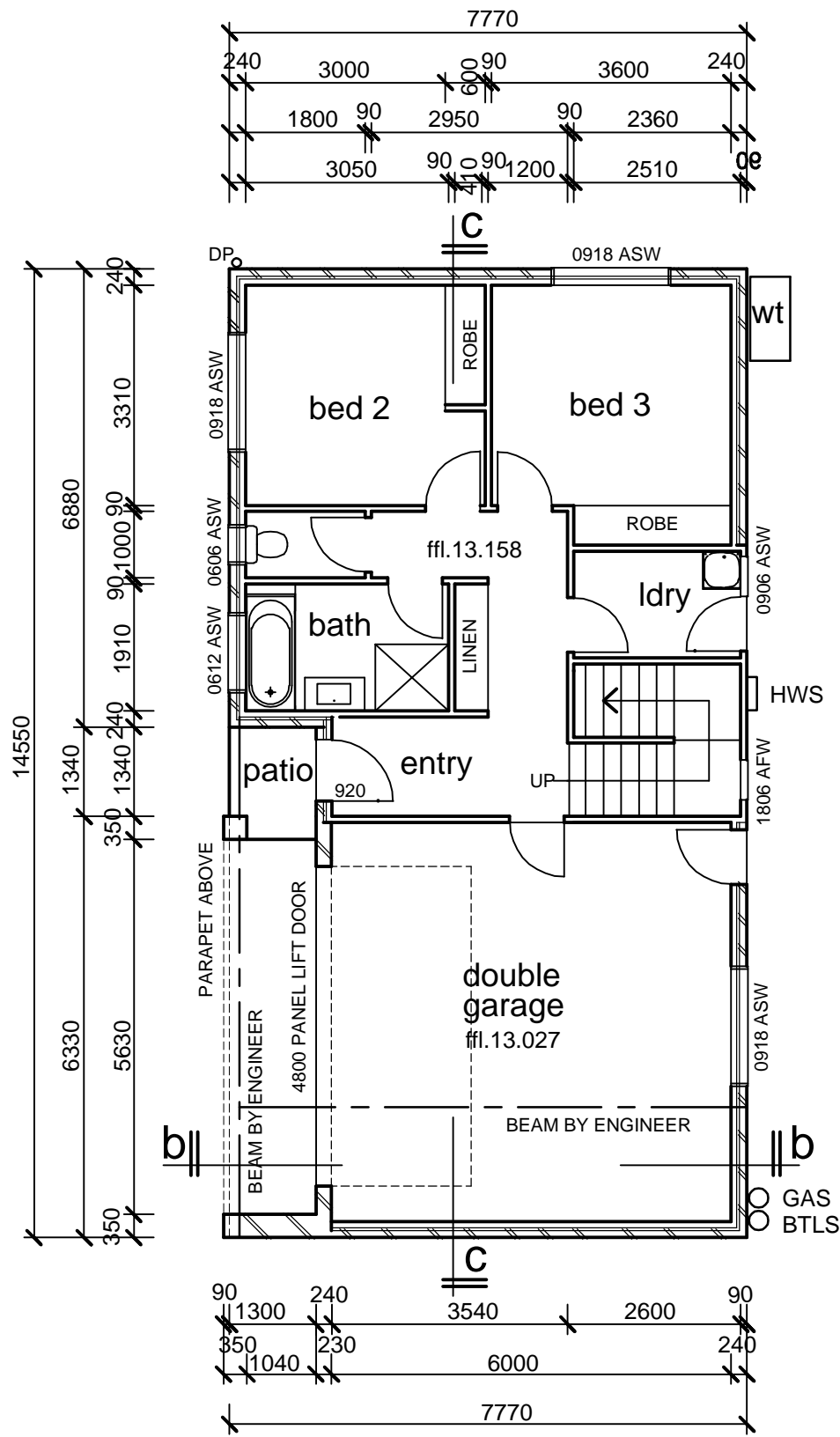
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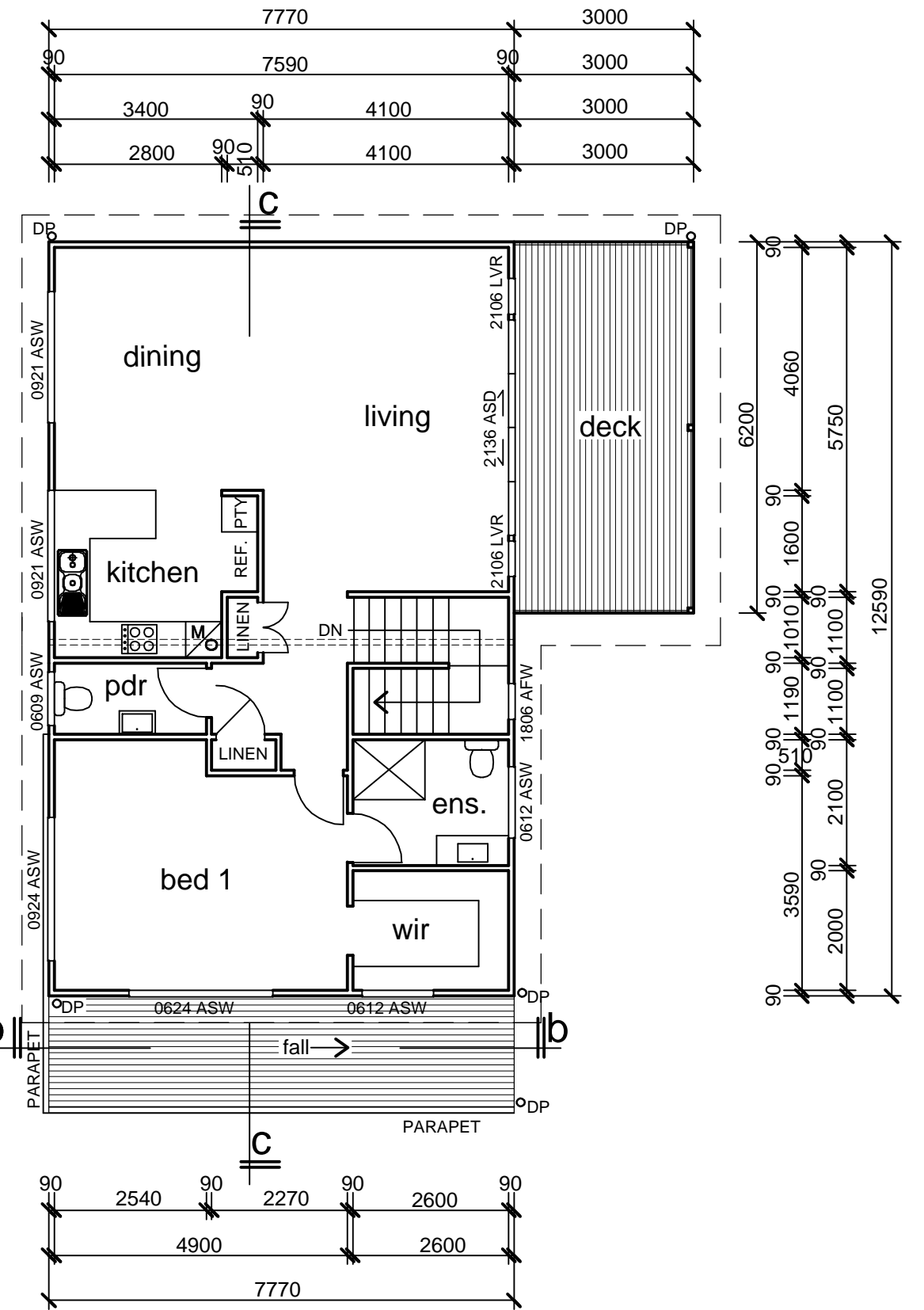
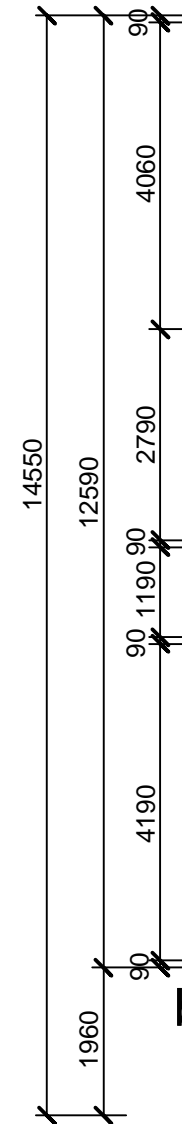
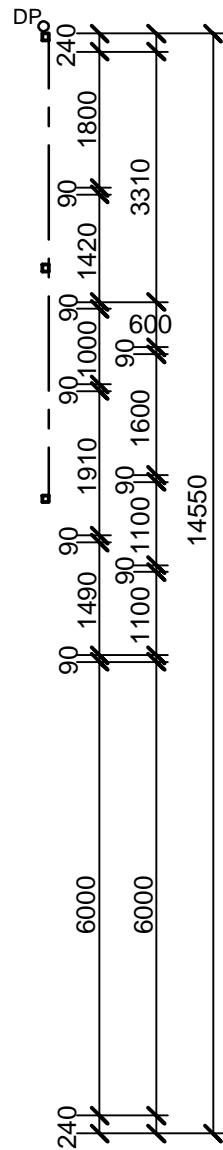
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lower floor



upper floor

floor plan dwelling 3

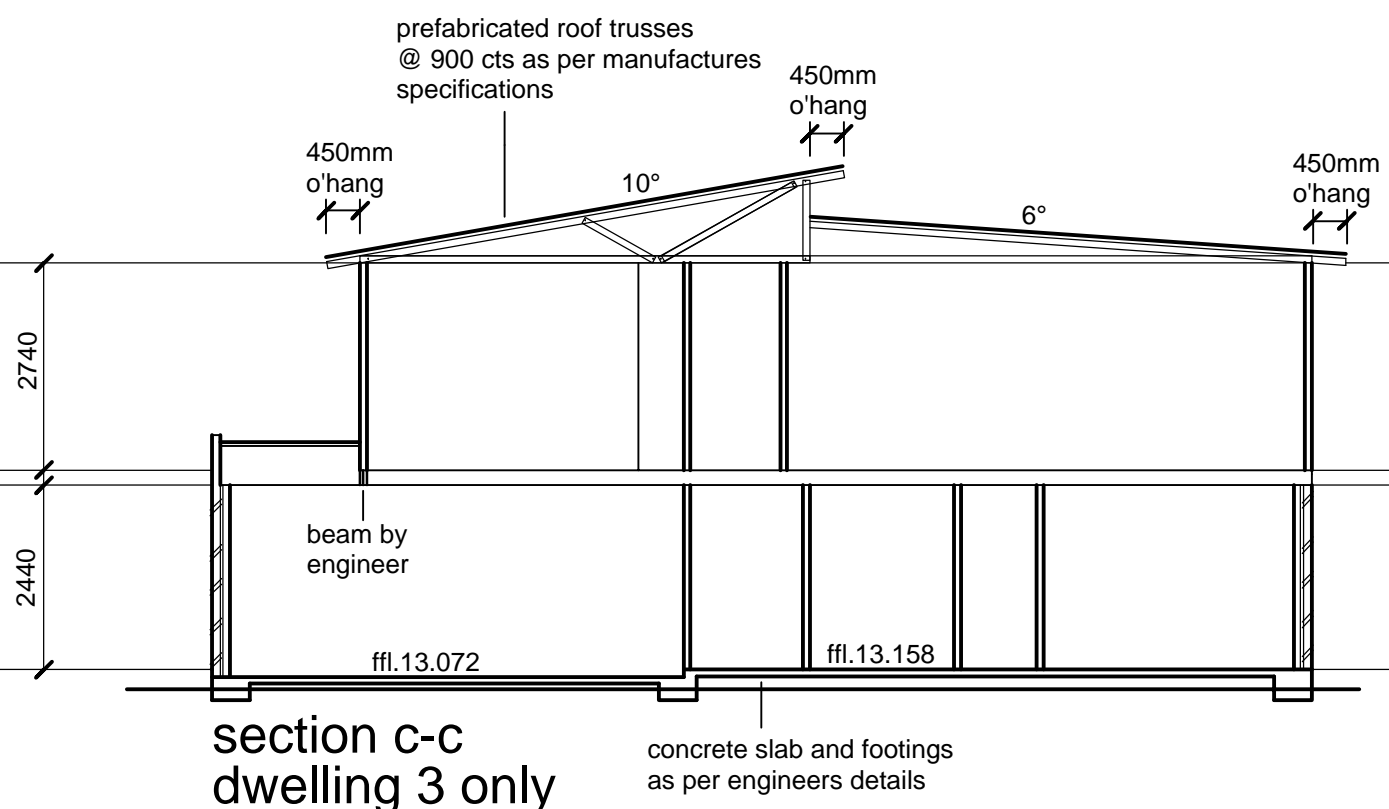
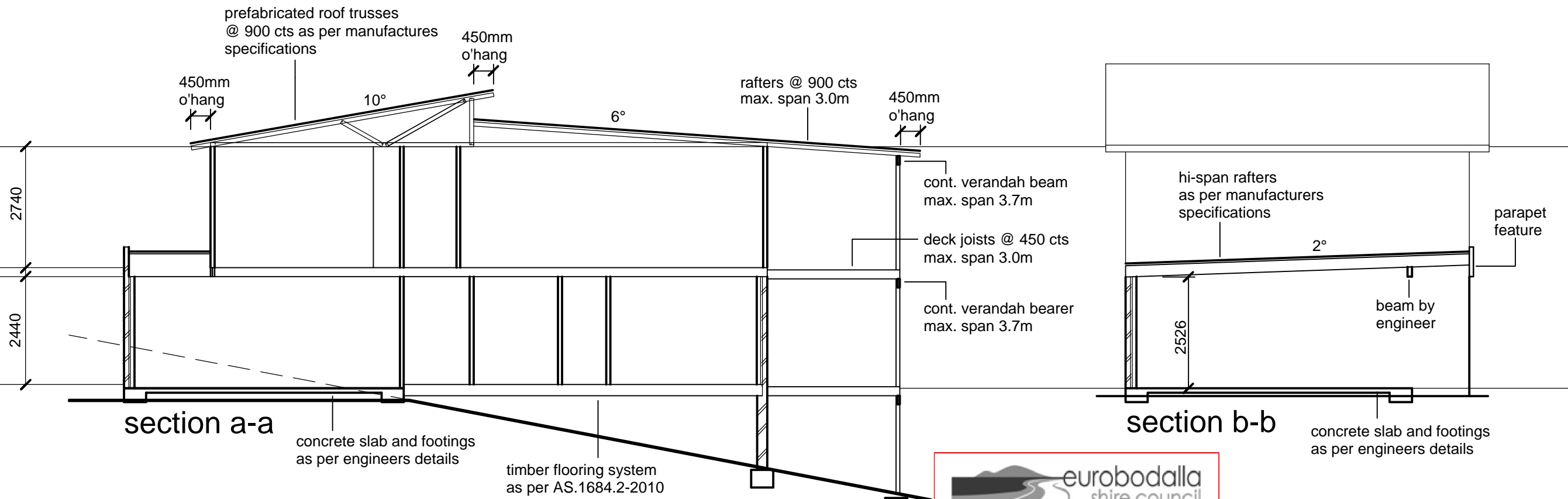
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DWG No.	6/10	DATE:	27/12/18
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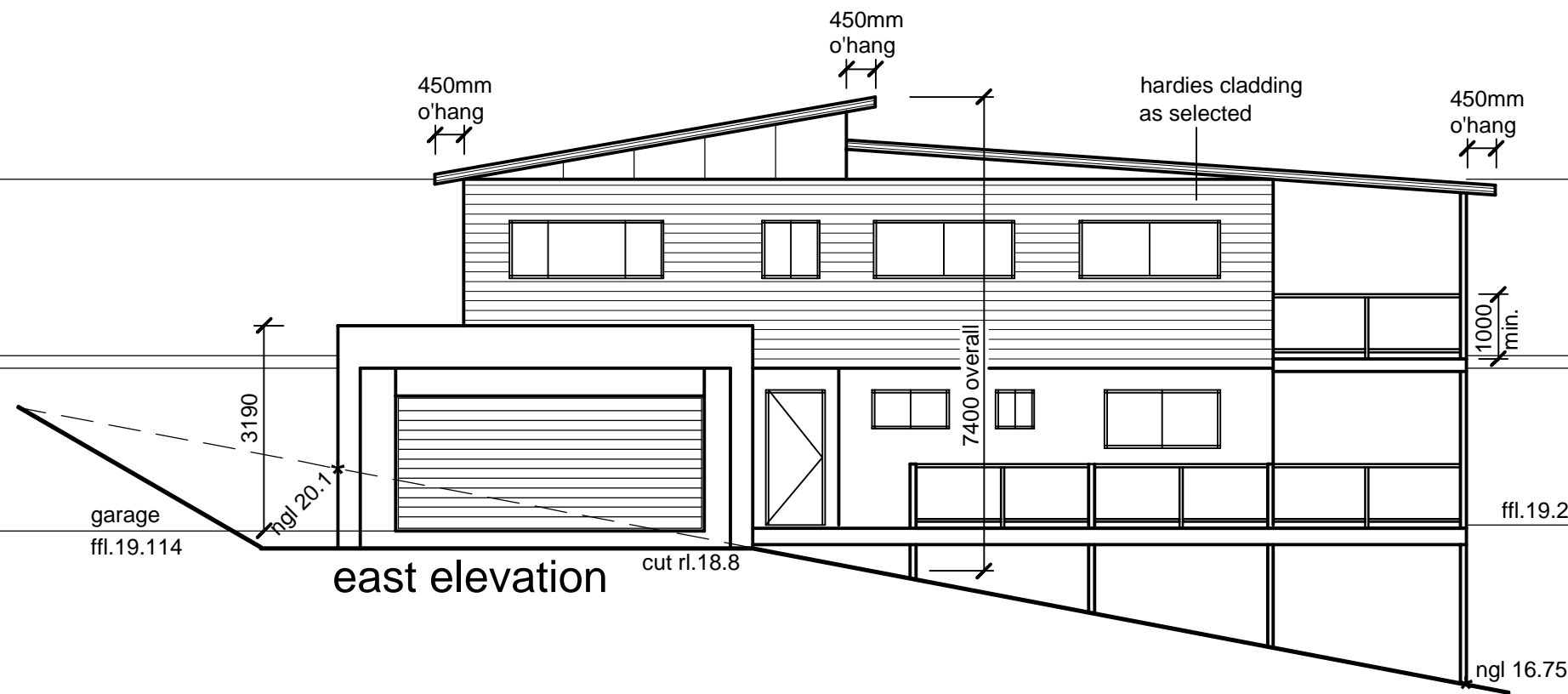

  
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sections

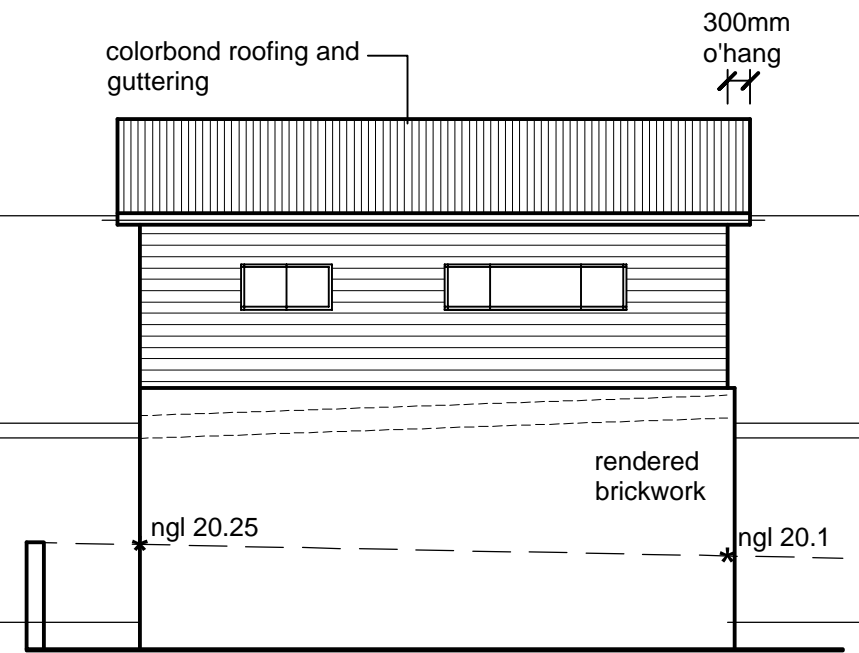
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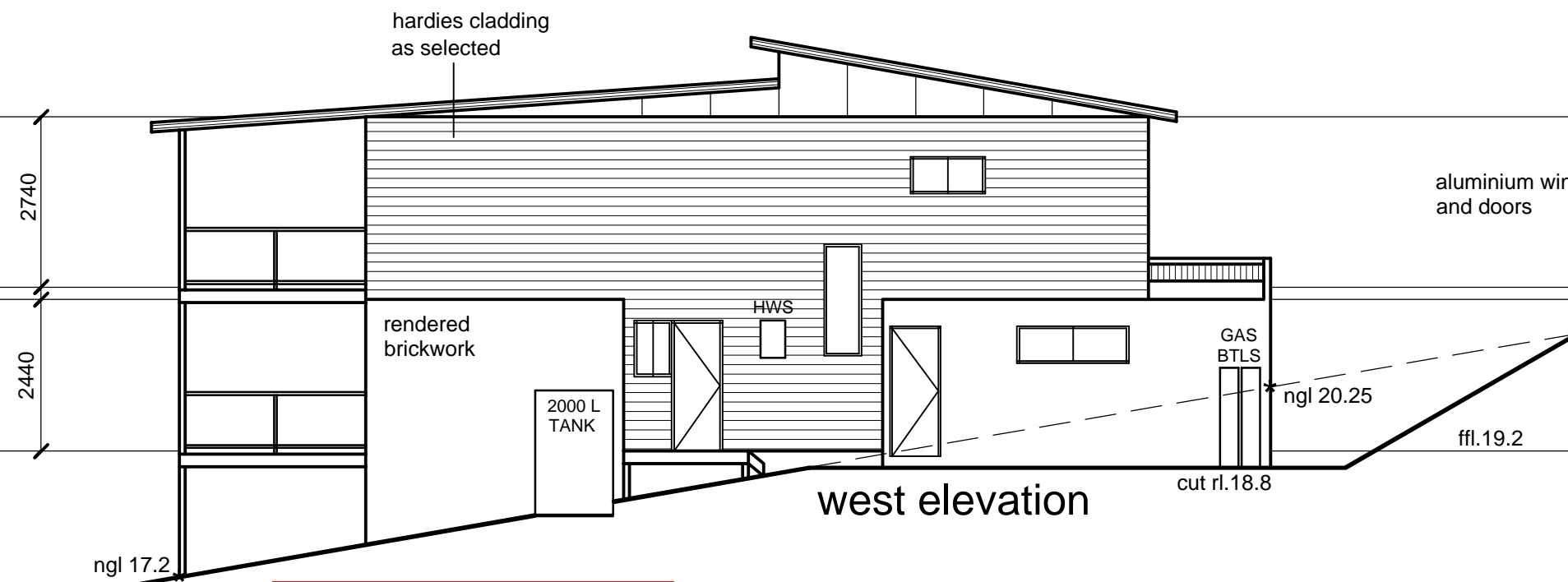

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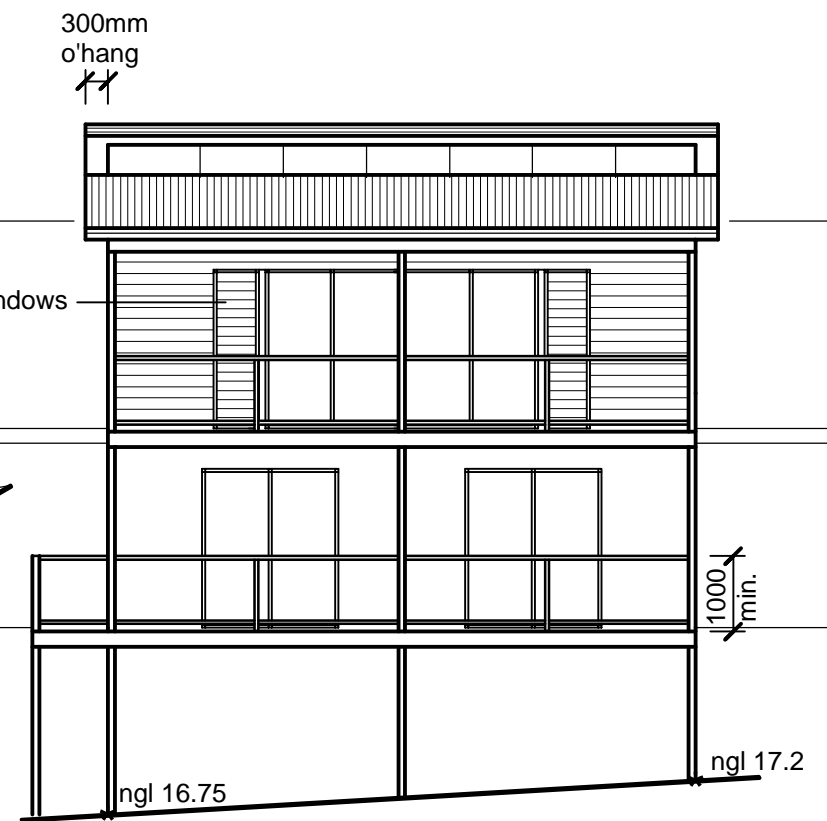
east elevation



south elevation



west elevation




north elevation

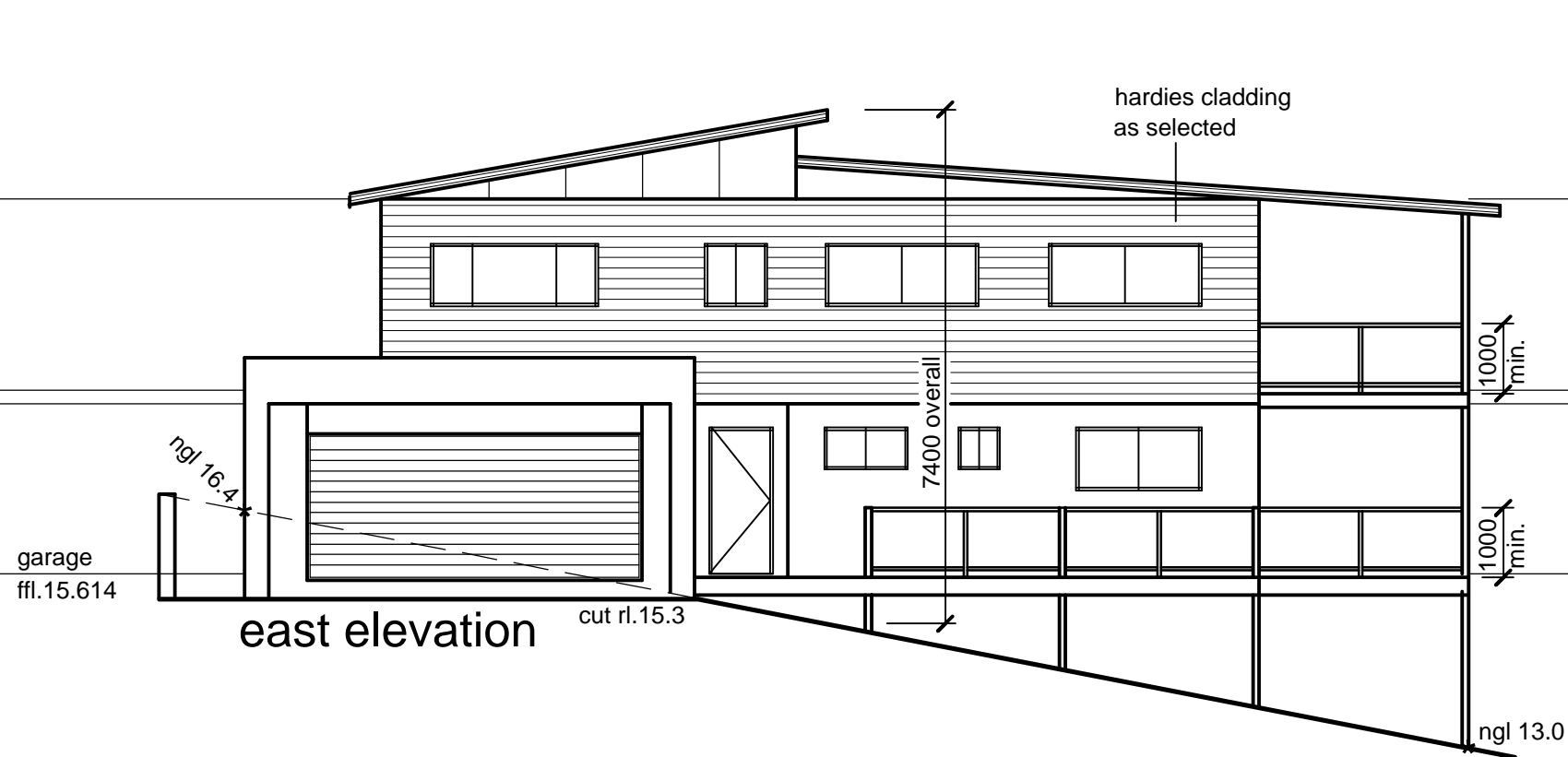
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 3 UNIT DEVELOPMENT  
 LOT 327 DP 1187399  
 50 COUNTRY CLUB DRIVE, CATALINA

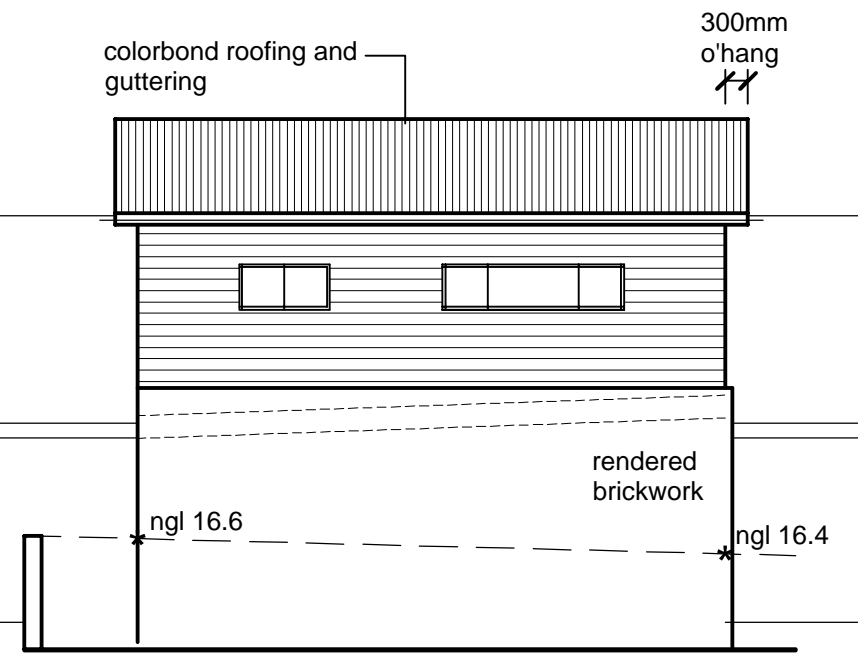
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dwelling 1 elevations  
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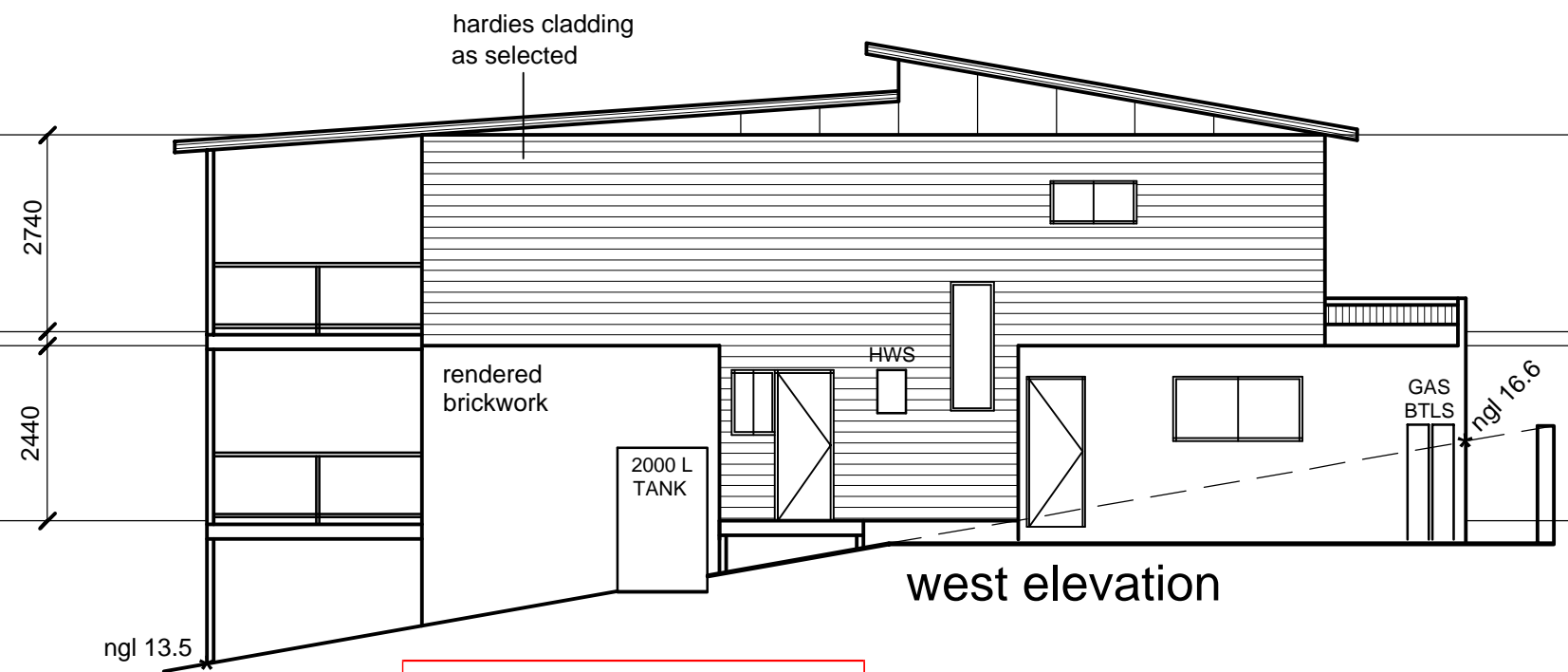




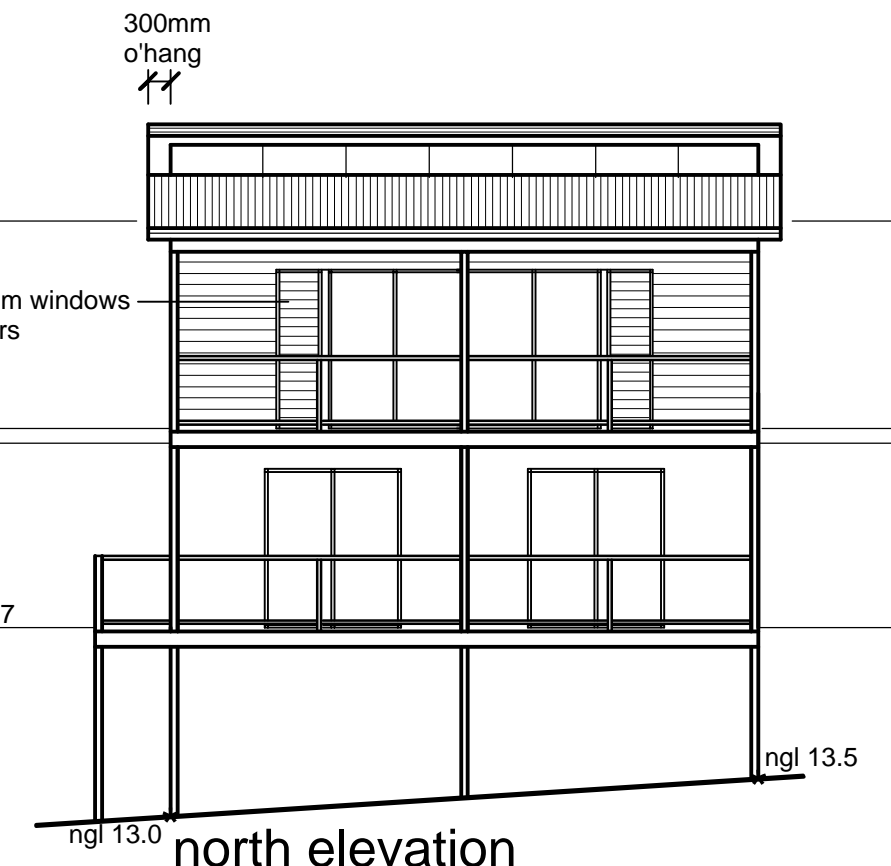
east elevation




south elevation



west elevation




north elevation

  
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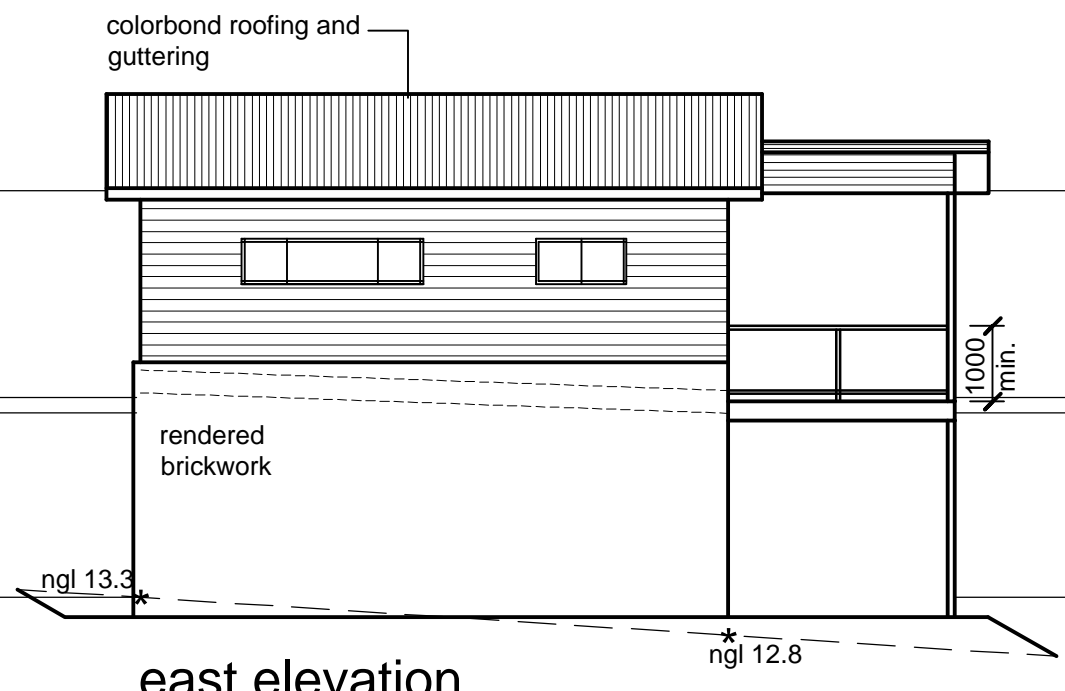
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DWG No.	9/10	DATE: 27/12/18
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dwelling 2 elevations

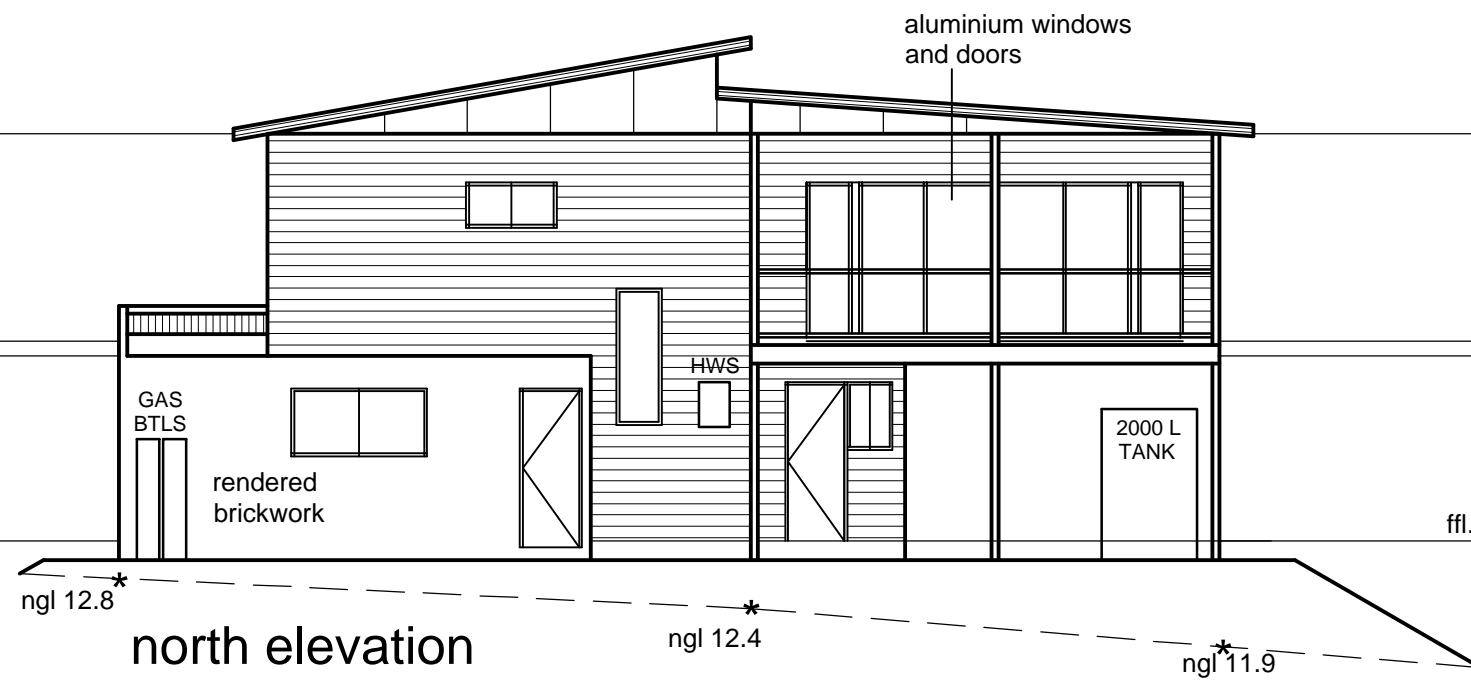
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south elevation




east elevation



north elevation



west elevation

  
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dwelling 3 elevations

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