

client:

Adam Mangleson

project:

Townhouse Development

8 Kumbellin Glen,
Ocean Shores, NSW

Page no Layout Name

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	SHADOW IMAGES
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Townhouse Development

8 Kumbellin Glen,
Ocean Shores, NSW

project number

19013

scale

issue

L

drawn

checked

SR

Sam Ray

drawing number

drawing print date

8/07/2022

drawing name

COVER SHEET



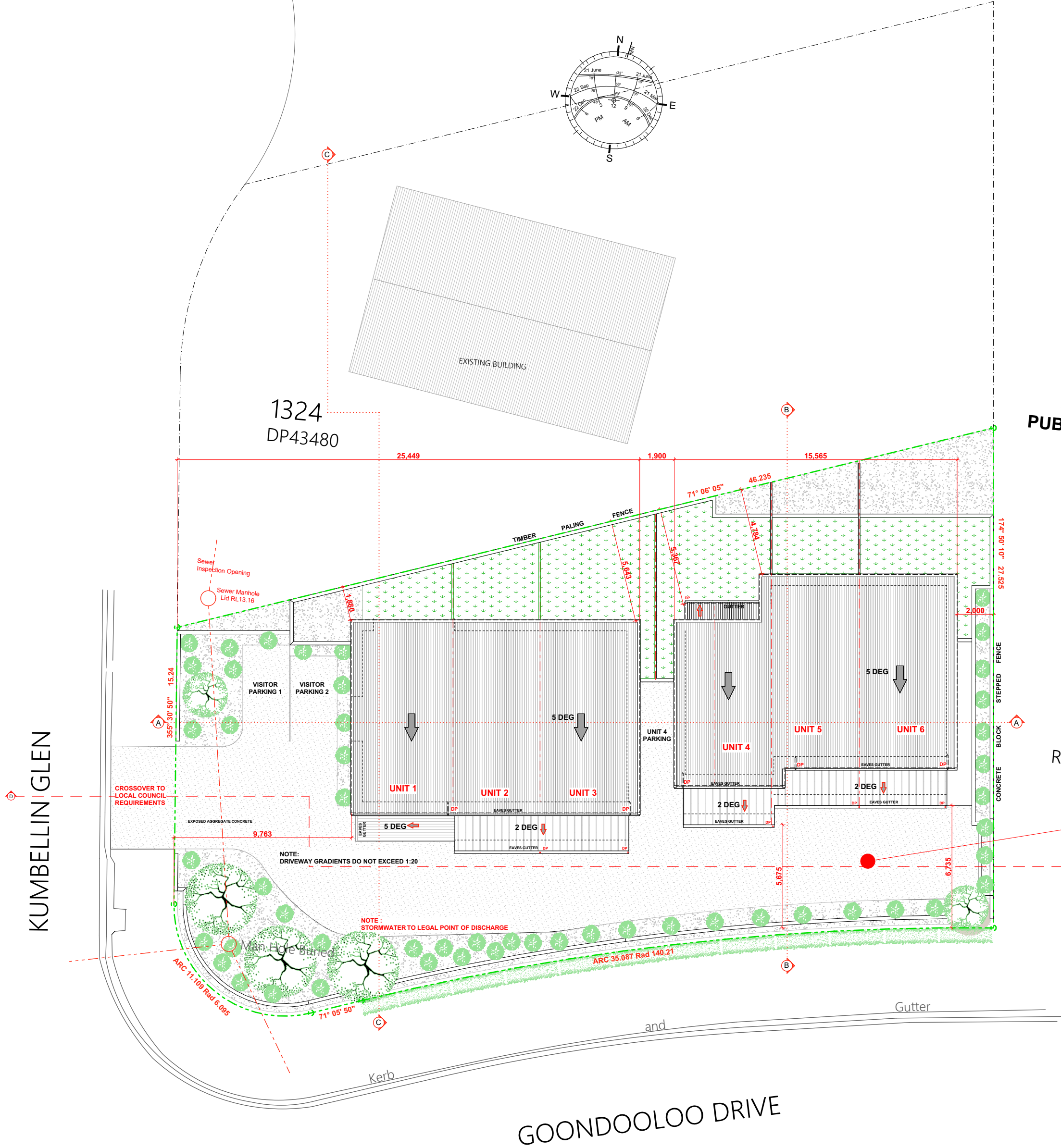
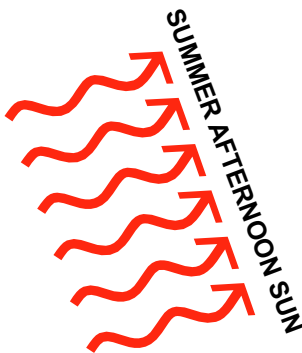
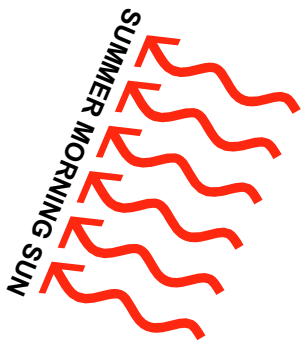
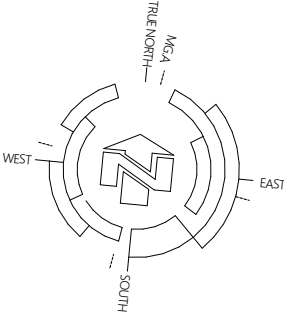
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Townhouse Development	1:100 on A2	L	PERSPECTIVES
8 Kumbellin Glen, Ocean Shores, NSW	drawn SR	checked Sam Ray	



PROPERTY DESCRIPTION
TOWNHOUSE DEVELOPMENT

LOT 1323 in DP243480
8 KUMBELLIN GLEN,
OCEAN SHORES, NSW ,

LAND SIZE - 1075.00 m²
SITE COVERAGE - approx 450.00 m²
Approx 42.0 %



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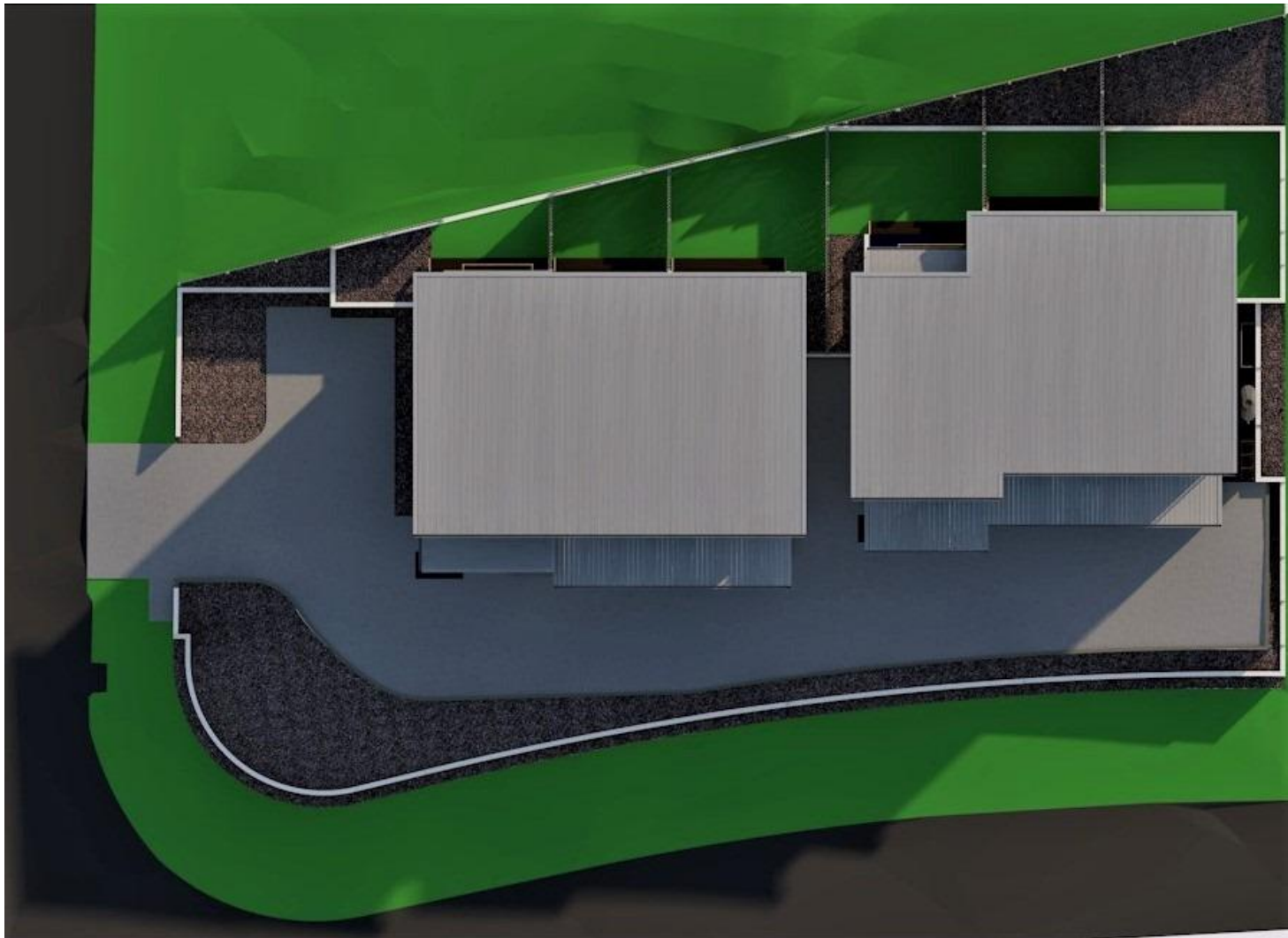
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8 Kumbellin Glen, Ocean Shores, NSW	drawn	checked	
	SR	Sam Ray	



JUNE 21st 9 am



JUNE 21st noon



JUNE 21st 3 pm



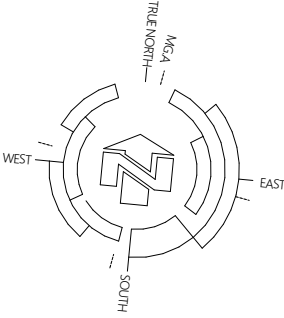
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UNIT 1 GFA AREAS:	
GROUND FLOOR (Concession) -	24.89 m ²
FIRST FLOOR LIVING -	36.31 m ²
SECOND FLOOR LIVING -	44.78 m ²
UNIT 2-6 GFA AREAS:	
GROUND FLOOR (Concession) -	25.87 m ²
FIRST FLOOR LIVING -	35.21 m ²
SECOND FLOOR LIVING -	39.25 m ²
TOTAL GFA = 453.39 m ²	
Floor Space Ratio -	0.43:1

SITE NOTES	
GROUND SURFACE WATER	
FALL GROUND 50mm MIN IN FIRST 1000mm FROM BUILDING	
THE HEIGHT OF SLAB ABOVE EXTERNAL FINISHED SURFACE TO BE NOT LESS THAN:	
(A) 150mm ABOVE FINISHED GROUND LEVEL	
(B) 100mm ABOVE SANDY WELL DRAINED AREAS	
(C) 50mm ABOVE PAVED OR CONCRETE AREAS WITH FALL AWAY FROM BUILDING	
ROOF DRAINAGE	
FACE GUTTERS TO HAVE A MIN. FALL OF 1:500	
BOX GUTTERS TOM HAVE A MIN. FALL OF 1:100	
CATCHMENT AREA	GUTTER
30m ²	115mm D GUTTER
40m ²	125mm D GUTTER
50m ²	150mm D GUTTER
60m ²	150mm D GUTTER

ALL DRAINAGE REQUIRMENTS - STORMWATER, WASTE WATER, SEWER ETC. - REFER TO HYDRAULIC ENGINEERS DETAILS & SPECIFICATIONS.	
DOWNPIPES	
MIN. SIZE 90mm DIAMETER	
MAX. SPACING OF DOWNPIPES IS 12m	
DOWNPIPES TO BE FIXED AS CLOSE AS POSSIBLE TO VALLEY GUTTERS & IF MORE THAN 1.2m FROM THE VALLEY PROVISION FOR AN OVERFLOW IS REQUIRED.	
STORMWATER	
STORMWATER LINES FOR 2 OR MORE DOWNPIPES TO BE 100mm DIA. WITH ALL BRANCHES TO BE 90mm DIA.	
STORMWATER LINES SHALL BE TO A MIN. FALL OF 1:60 & WHERE POSSIBLE PLACED AS SHOWN.	
100mm COVER TO STORMWATER DRAINAGE.	

KUMBELLIN GLEN



1147
D.P.243480
PUBLIC RESERVE

Public Reserve

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BASIX & CONSTRUCTION NOTES

CONCRETE SLAB ON GROUND
EXPOSED AGG CONCRETE DRIVEWAY

EXTERIOR WALLS
190mm CONCRETE BLOCK WALLS
& RETAINING WALLS
90mm TREATED PINE FRAMING
WEATHERBOARD CLADDING
FC SHEETING WITH COVER BATTENS
60mm RENDERED FOAM CLADDING

INTERNAL LINING
PLASTERBOARD WITH STANDARD CORNICE

ROOFING
COLORBOND CUSTOM ORB @ 5 DEGS
& KLIPLOK ROOF SHEETING @ 2 DEGS
COLORBOND GUTTERS & FASCIA
PAINTED PVC DOWNPIPES

POWDERCOATED ALUMINIUM WINDOWS & DOORS
HEKA WINDOW HOODS TO SELECTED WINDOWS

TIMBER FLOORING
CERAMIC TILES TO WET AREAS
HWD TIMBER STAIR TREADS
HWD TIMBER DECKING WITH TREATED TIMBER STEPS

TREATED TIMBER POSTS & FENCE PALINGS

REFER TO ENGINEERS DETAILS
REFER TO UNIT SPECIFICATIONS FOR ALL PRODUCT SELECTIONS
REFER TO UNIT INTERIOR DRAWINGS

WATER TANKS - 1500 LITRE POLY + PUMP
REVERSE CYCLE HEATING & COOLING
250 LITRE ELECTRIC HOT WATER SYSTEM
3kW SOLAR SYSTEM TO EACH UNIT

BASIX DETAILS

REFER TO BASIX REPORT
REFER TO natHERS REPORT

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.

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.

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.

The applicant must install the photovoltaic system specified for the dwelling under the "Photovoltaic system" heading of the "Alternative energy" column of the table below, and connect the system to that dwelling's electrical system.

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.

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.

NOTE : REFER TO PAGE 16
UNIT 1 HAS BEEN DESIGNED FOR ADAPTABLE HOUSING
AS PER AUSTRALIAN STANDARDS AS 4299 - 1995

UNIT 1 AREAS:

GROUND FLOOR - 47.00 m²
FIRST FLOOR LIVING - 44.28 m²
ALFRESCO - 16.42 m²
SECOND FLOOR LIVING - 51.30 m²

TOTAL = 159.00 m²

UNIT 2 AREAS:

GROUND FLOOR - 44.21 m²
FIRST FLOOR LIVING - 42.63 m²
ALFRESCO - 15.81 m²
SECOND FLOOR LIVING - 45.12 m²

TOTAL = 147.77 m²

UNIT 3 AREAS:

GROUND FLOOR - 44.21 m²
FIRST FLOOR LIVING - 42.63 m²
ALFRESCO - 15.81 m²
SECOND FLOOR LIVING - 45.12 m²

TOTAL = 147.77 m²

UNIT 4 AREAS:

GROUND FLOOR - 45.09 m²
FIRST FLOOR LIVING - 42.92 m²
ALFRESCO - 15.81 m²
SECOND FLOOR LIVING - 45.12 m²

TOTAL = 147.77 m²

UNIT 5 AREAS:

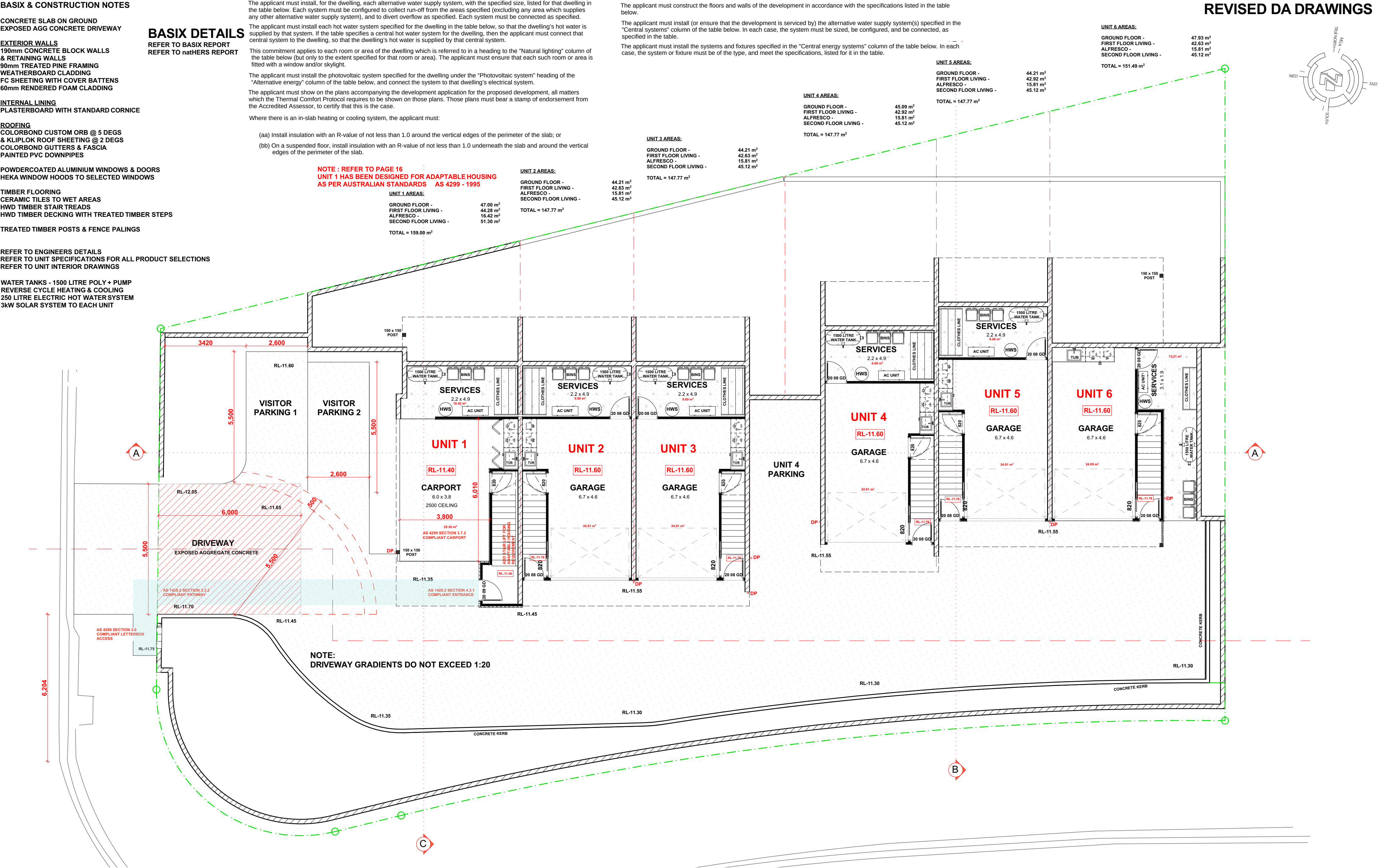
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UNIT 6 AREAS:

GROUND FLOOR - 47.93 m²
FIRST FLOOR LIVING - 42.63 m²
ALFRESCO - 15.81 m²
SECOND FLOOR LIVING - 45.12 m²

TOTAL = 151.49 m²



STORY

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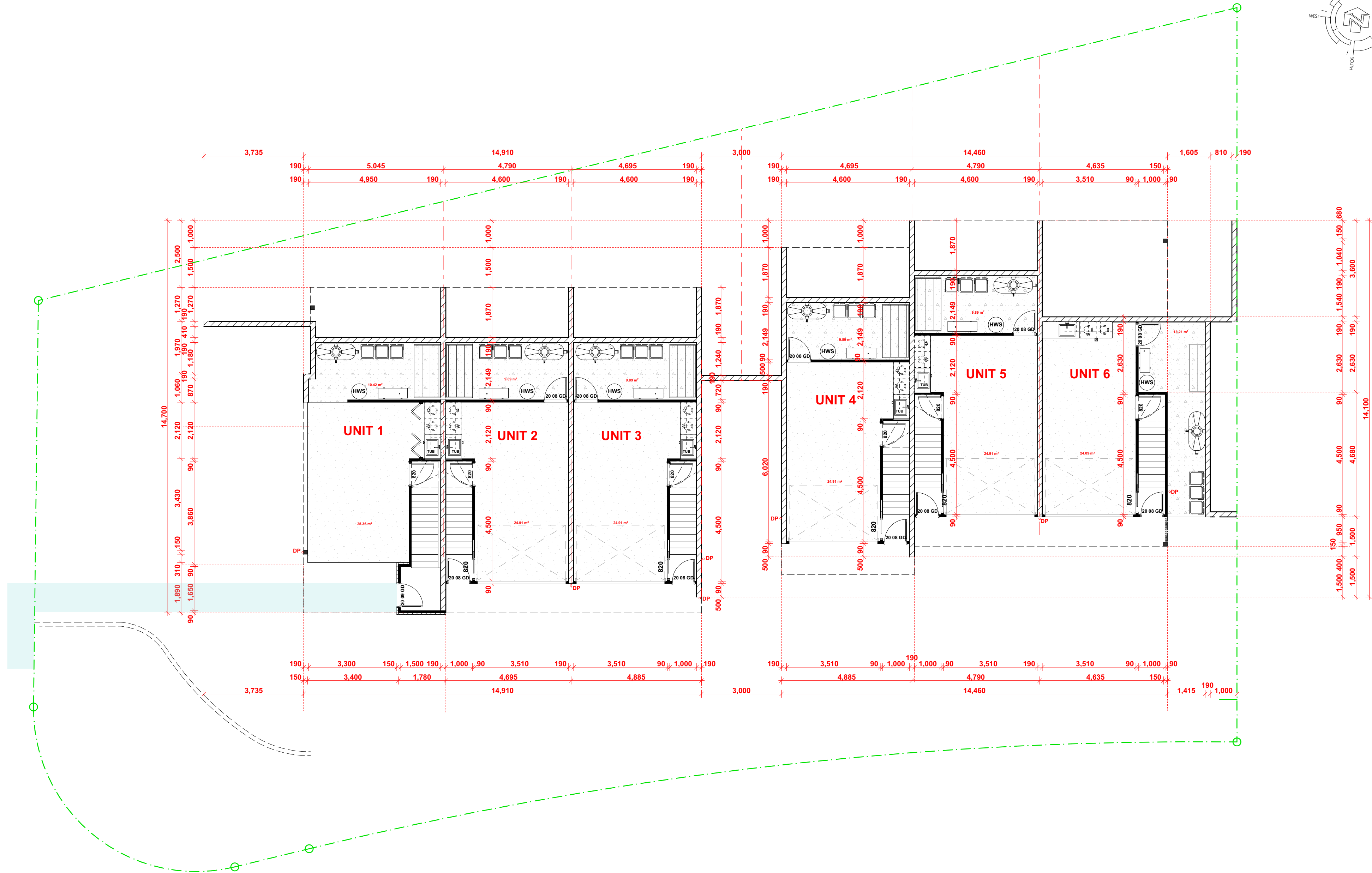
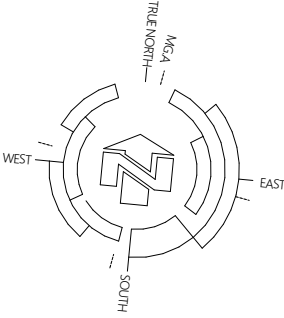
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GROUND FLOOR PLAN

drawing print date
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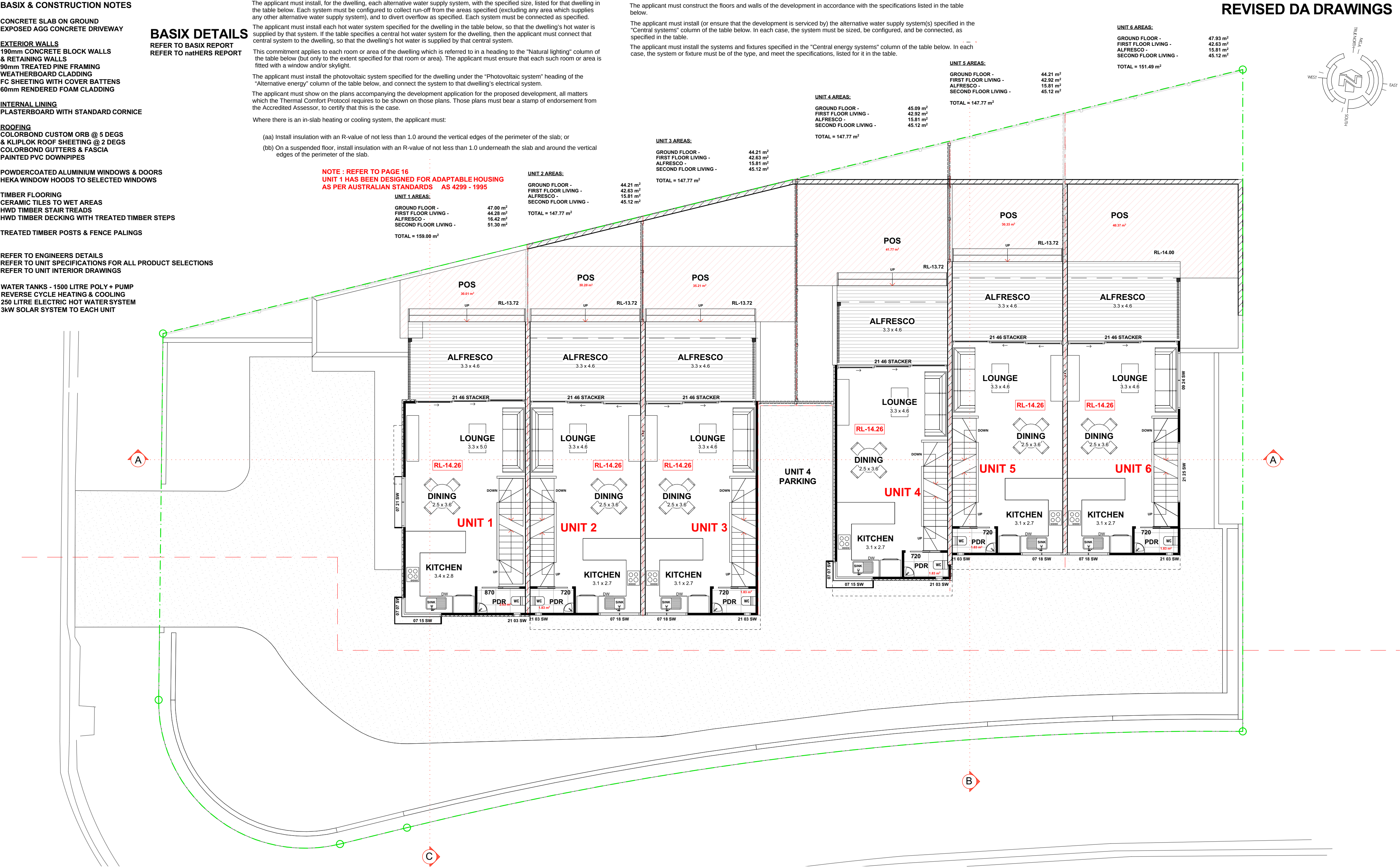
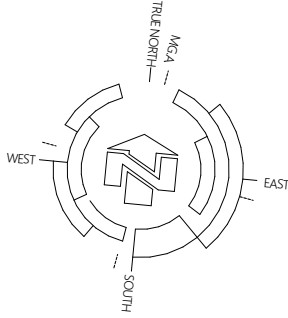
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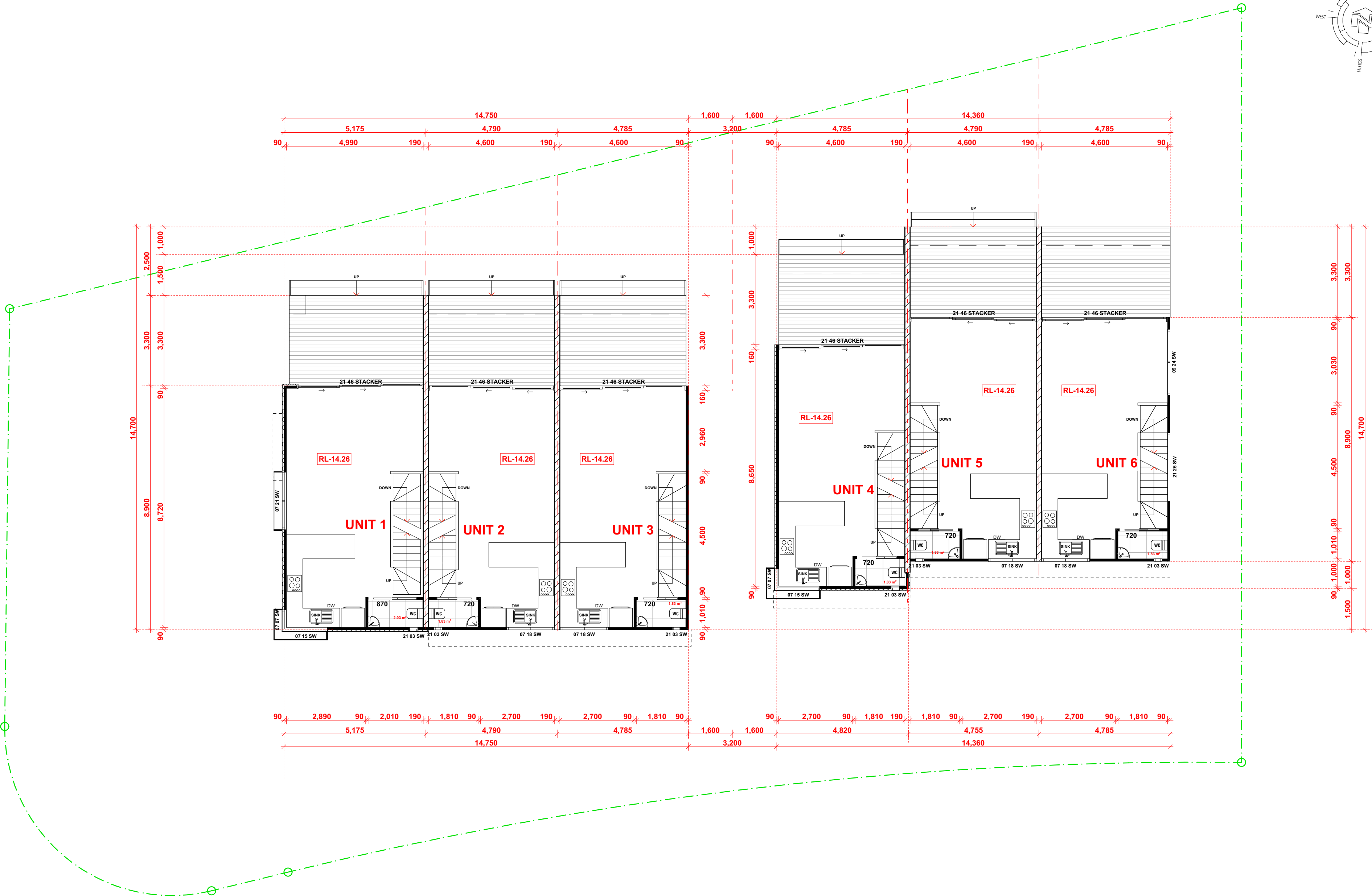
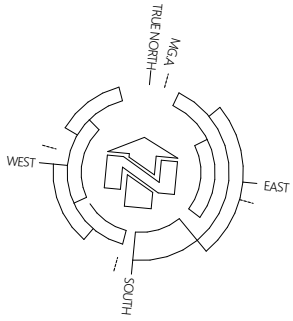
04

drawing print date

8/07/2022

drawing name

FIRST FLOOR PLAN



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F	17/10/19	Drawing Additions	AP

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J	20/10/20	MOVING UNITS + REVISIONS	AP
K	19/04/21	Redesign to 6 Units	SR AP
L	07/07/22	DA Drawing Revisions	SR AP

rev.	date	description	initi.

client	project number	drawing number	drawing print date
Adam Mangleson	19013	05	8/07/2022
project	scale	issue	drawing name
Townhouse Development	1:100 on A2	L	FIRST FLOOR DIMENSIONS
8 Kumbellin Glen, Ocean Shores, NSW	drawn	checked	
	SR	Sam Ray	

BASIX & CONSTRUCTION NOTES

CONCRETE SLAB ON GROUND
EXPOSED AGG CONCRETE DRIVEWAY

EXTERIOR WALLS
190mm CONCRETE BLOCK WALLS
& RETAINING WALLS
90mm TREATED PINE FRAMING
WEATHERBOARD CLADDING
FC SHEETING WITH COVER BATTENS
60mm RENDERED FOAM CLADDING

INTERNAL LINING
PLASTERBOARD WITH STANDARD CORNICE

ROOFING
COLORBOND CUSTOM ORB @ 5 DEGS
& KLIPLOK ROOF SHEETING @ 2 DEGS
COLORBOND GUTTERS & FASCIA
PAINTED PVC DOWNPIPES

POWDERCOATED ALUMINIUM WINDOWS & DOORS
HEKA WINDOW HOODS TO SELECTED WINDOWS

TIMBER FLOORING
CERAMIC TILES TO WET AREAS
HWD TIMBER STAIR TREADS
HWD TIMBER DECKING WITH TREATED TIMBER STEPS

TREATED TIMBER POSTS & FENCE PALINGS

REFER TO ENGINEERS DETAILS
REFER TO UNIT SPECIFICATIONS FOR ALL PRODUCT SELECTIONS
REFER TO UNIT INTERIOR DRAWINGS

WATER TANKS - 1500 LITRE POLY + PUMP
REVERSE CYCLE HEATING & COOLING
250 LITRE ELECTRIC HOT WATER SYSTEM
3kW SOLAR SYSTEM TO EACH UNIT

BASIX DETAILS

REFER TO BASIX REPORT
REFER TO natHERS REPORT

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.

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.

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.

The applicant must install the photovoltaic system specified for the dwelling under the "Photovoltaic system" heading of the "Alternative energy" column of the table below, and connect the system to that dwelling's electrical system.

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.

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.

NOTE : REFER TO PAGE 16
UNIT 1 HAS BEEN DESIGNED FOR ADAPTABLE HOUSING
AS PER AUSTRALIAN STANDARDS AS 4299 - 1995

UNIT 1 AREAS:	
GROUND FLOOR -	47.00 m ²
FIRST FLOOR LIVING -	44.28 m ²
ALFRESCO -	16.42 m ²
SECOND FLOOR LIVING -	51.30 m ²
TOTAL = 159.00 m ²	

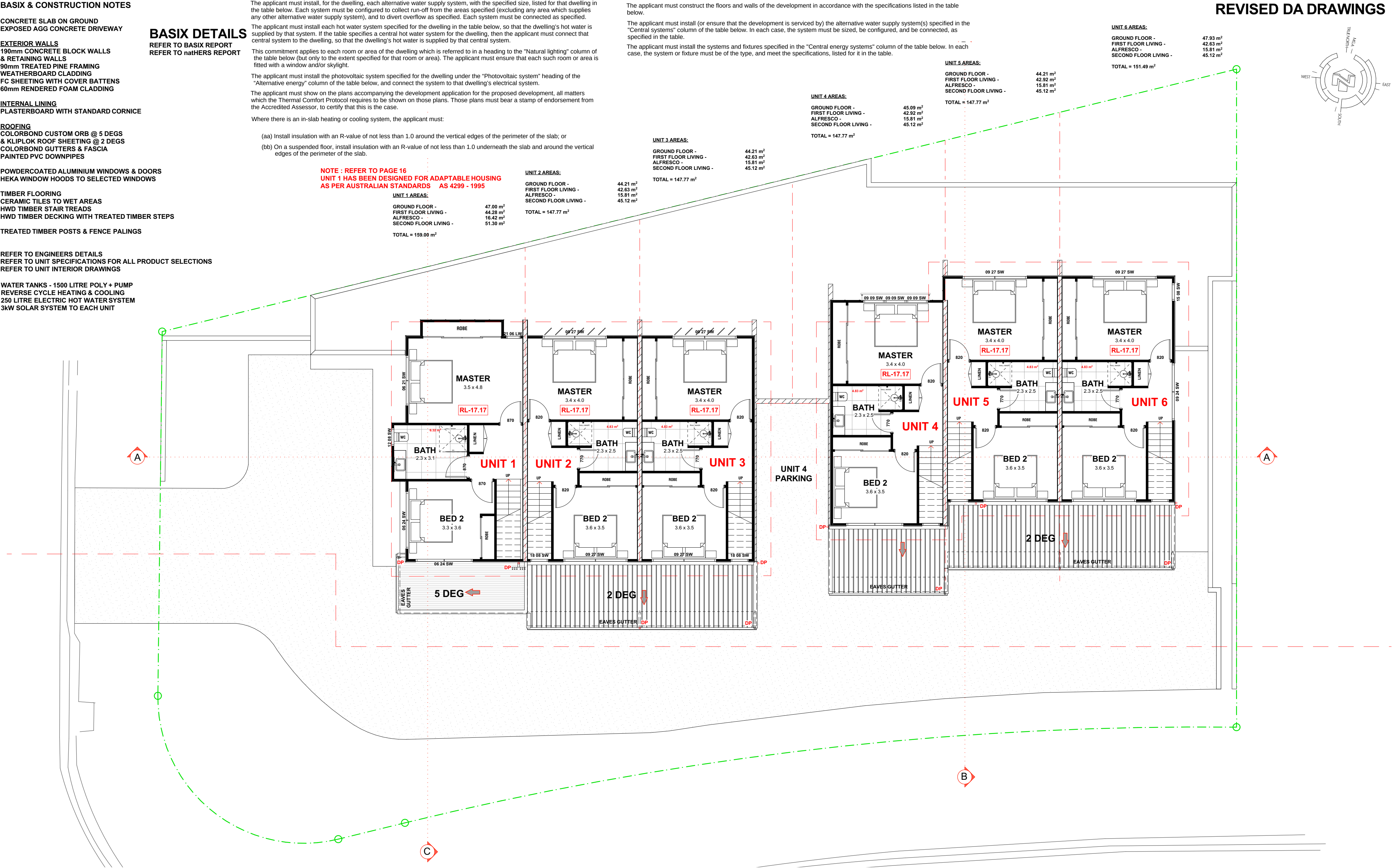
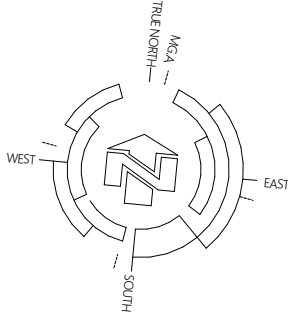
UNIT 2 AREAS:	
GROUND FLOOR -	44.21 m ²
FIRST FLOOR LIVING -	42.63 m ²
ALFRESCO -	15.81 m ²
SECOND FLOOR LIVING -	45.12 m ²
TOTAL = 147.77 m ²	

UNIT 3 AREAS:	
GROUND FLOOR -	44.21 m ²
FIRST FLOOR LIVING -	42.63 m ²
ALFRESCO -	15.81 m ²
SECOND FLOOR LIVING -	45.12 m ²
TOTAL = 147.77 m ²	

UNIT 4 AREAS:	
GROUND FLOOR -	45.09 m ²
FIRST FLOOR LIVING -	42.92 m ²
ALFRESCO -	15.81 m ²
SECOND FLOOR LIVING -	45.12 m ²
TOTAL = 147.77 m ²	

UNIT 5 AREAS:	
GROUND FLOOR -	44.21 m ²
FIRST FLOOR LIVING -	42.92 m ²
ALFRESCO -	15.81 m ²
SECOND FLOOR LIVING -	45.12 m ²
TOTAL = 147.77 m ²	

UNIT 6 AREAS:	
GROUND FLOOR -	47.93 m ²
FIRST FLOOR LIVING -	42.63 m ²
ALFRESCO -	15.81 m ²
SECOND FLOOR LIVING -	45.12 m ²
TOTAL = 151.49 m ²	



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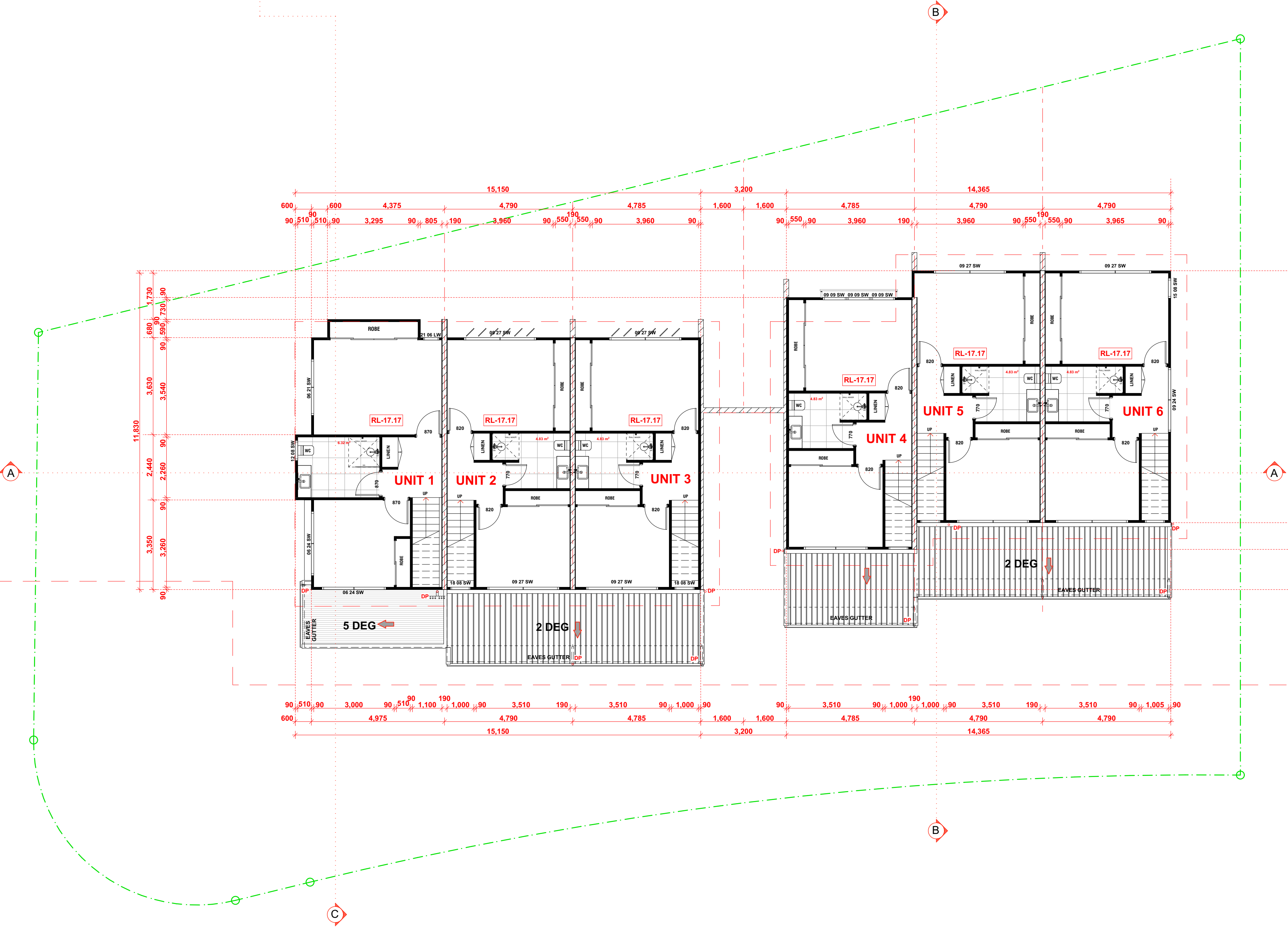
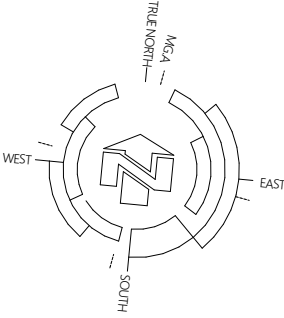
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F	17/10/19	Drawing Additions	AP

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K	19/04/21	Redesign to 6 Units	SR AP
L	07/07/22	DA Drawing Revisions	SR AP

rev.	date	description	initi.

client	project number	drawing number	drawing print date
Adam Mangleson	19013	06	8/07/2022
project	scale	issue	drawing name
Townhouse Development	1:100 on A2	L	SECOND FLOOR PLAN
8 Kumbellin Glen, Ocean Shores, NSW	drawn	checked	
	SR	Sam Ray	



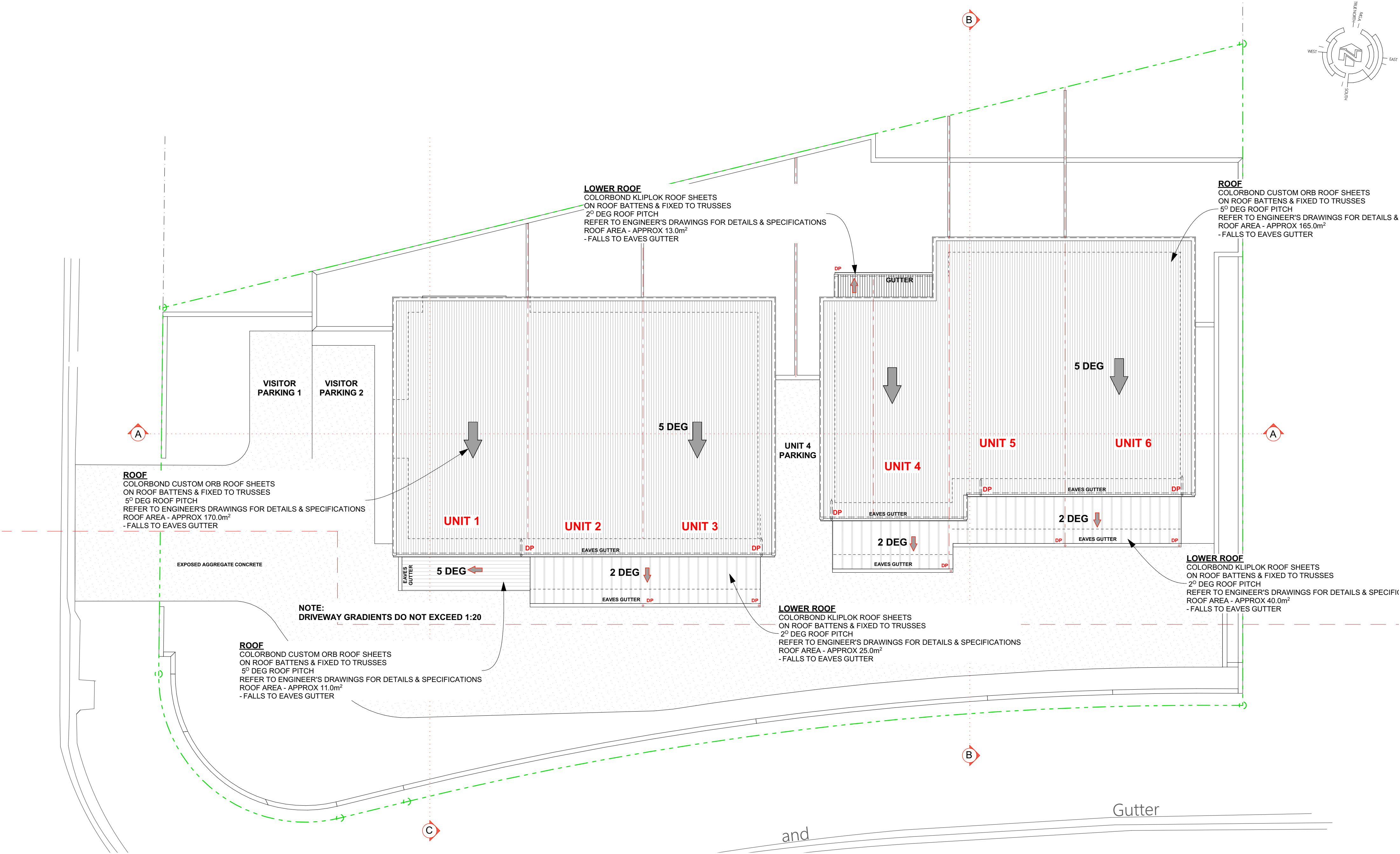
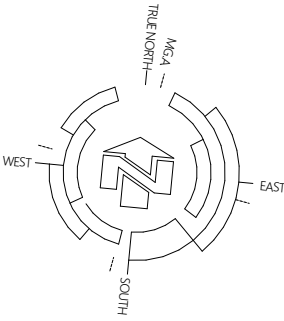
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K	19/04/21	Redesign to 6 Units	SR AP
L	07/07/22	DA Drawing Revisions	SR AP

rev.	date	description	initi.

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project	scale	issue	drawing name
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8 Kumbellin Glen, Ocean Shores, NSW	drawn	checked	
	SR	Sam Ray	



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L	07/07/22	DA Drawing Revisions	SR AP

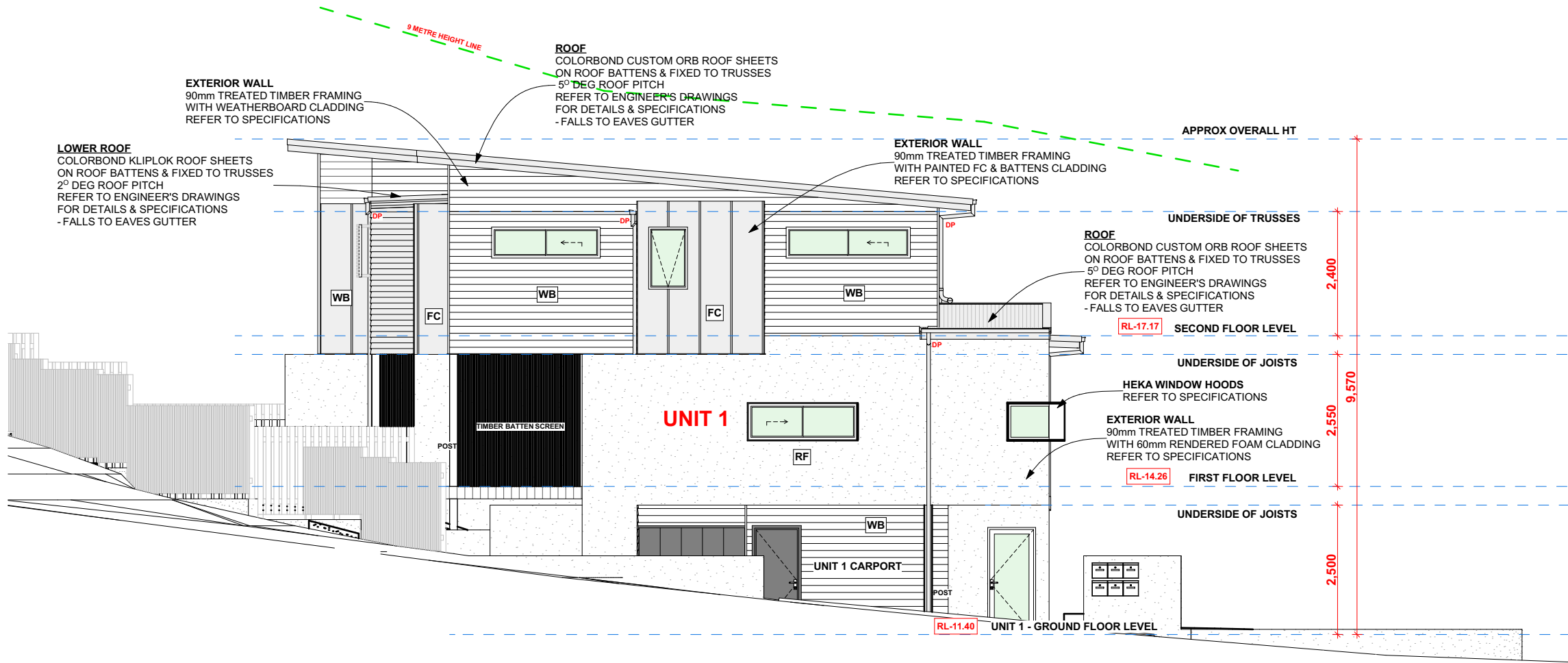
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client	project number	drawing number	drawing print date
Adam Mangleson	19013	08	8/07/2022
project	scale	issue	drawing name
Townhouse Development	1:100 on A2	L	ROOF PLAN
8 Kumbellin Glen, Ocean Shores, NSW	drawn	checked	
	SR	Sam Ray	

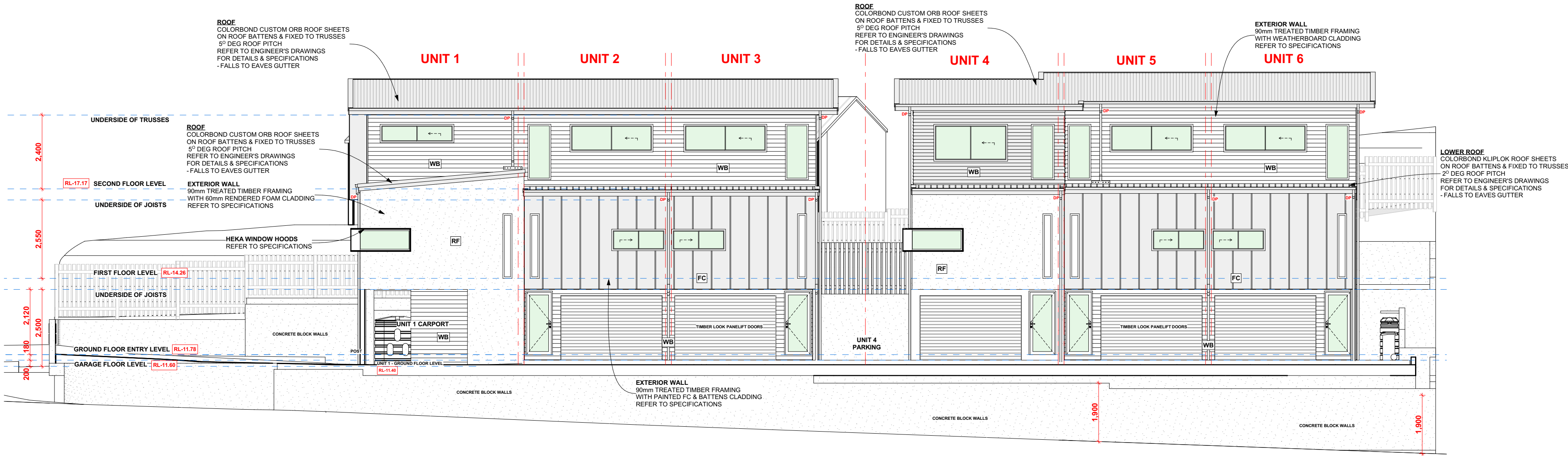
NOTE
FOR ALL STRUCTURAL SIZING,
FOUNDATIONS, SLABS,
FLOOR SYSTEMS, ROOF SYSTEMS,
TIEDOWN AND BRACING
REFER TO ENGINEERS DRAWINGS.

REVISED DA DRAWINGS

WEST - ELEVATION 1



SOUTH - ELEVATION 2



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K	19/04/21	Redesign to 6 Units	SR AP
L	07/07/22	DA Drawing Revisions	SR AP

rev.	date	description	init.

client

Adam Mangleson

project

Townhouse Development

8 Kumbellin Glen,

Ocean Shores, NSW

project number

19013

scale

1:100 on A2

drawn

SR

issue

L

checked

Sam Ray

drawing number

09

drawing name

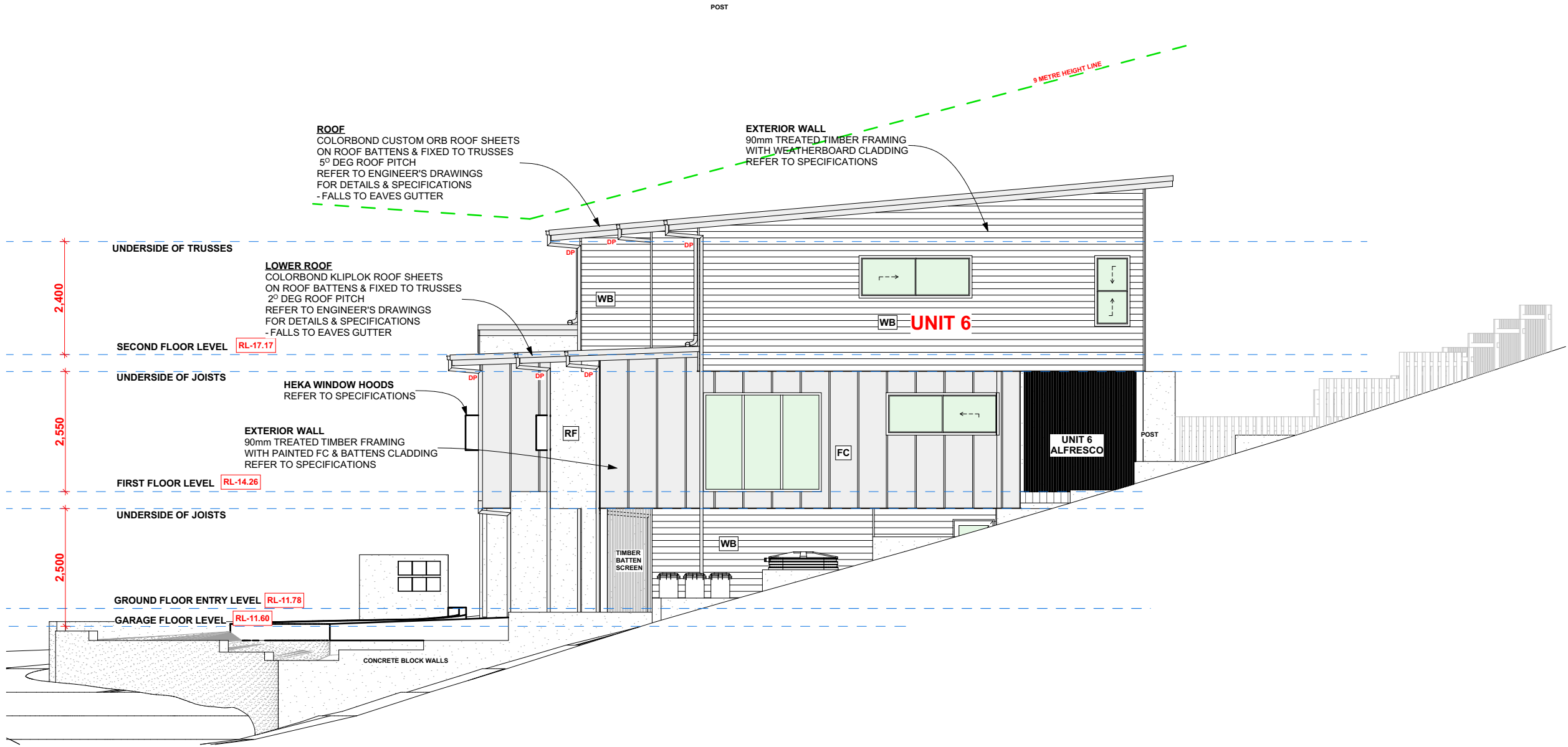
WEST & SOUTH ELEVATIONS

drawing print date

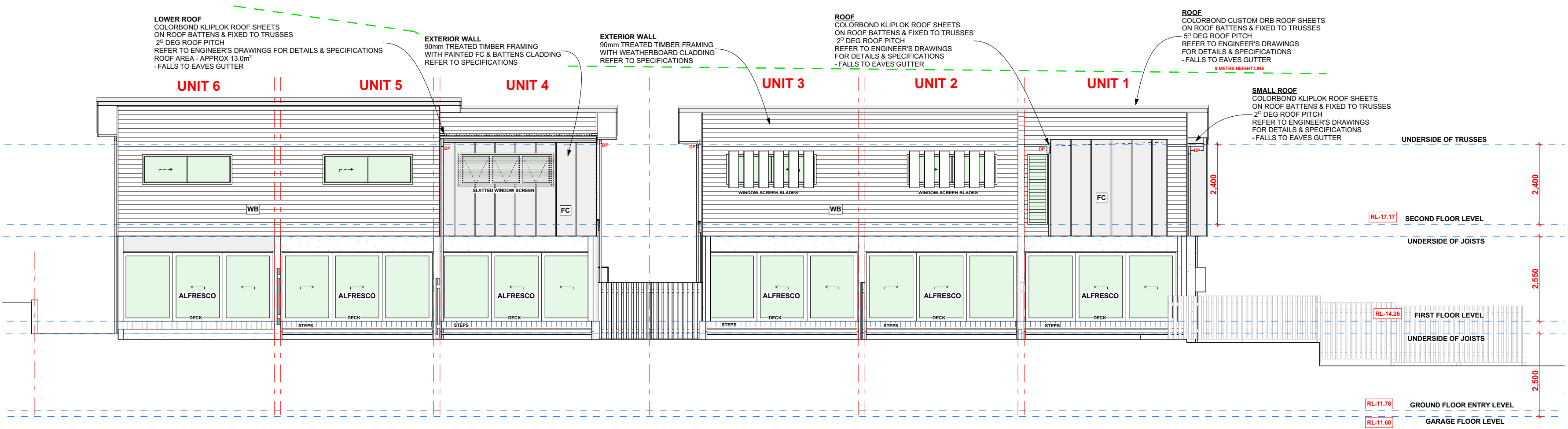
8/07/2022

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EAST - ELEVATION 3



NORTH - ELEVATION 4



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K	19/04/21	Redesign to 6 Units	SR AP
L	07/07/22	DA Drawing Revisions	SR AP

rev.	date	description	initi.

client

Adam Mangleson

project

Townhouse Development

8 Kumbellin Glen,
Ocean Shores, NSW

project number

19013

scale

1:100 on A2

drawn

SR

issue

L

checked

Sam Ray

drawing number

10

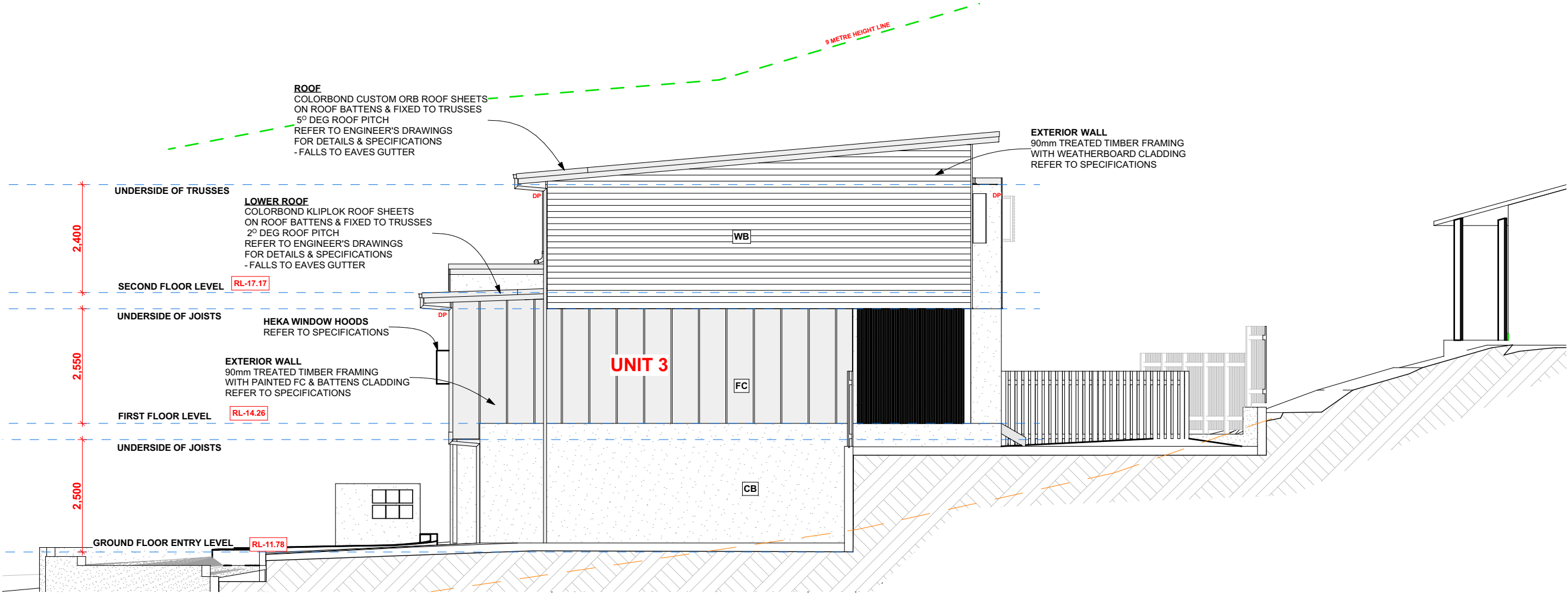
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EAST & NORTH ELEVATIONS

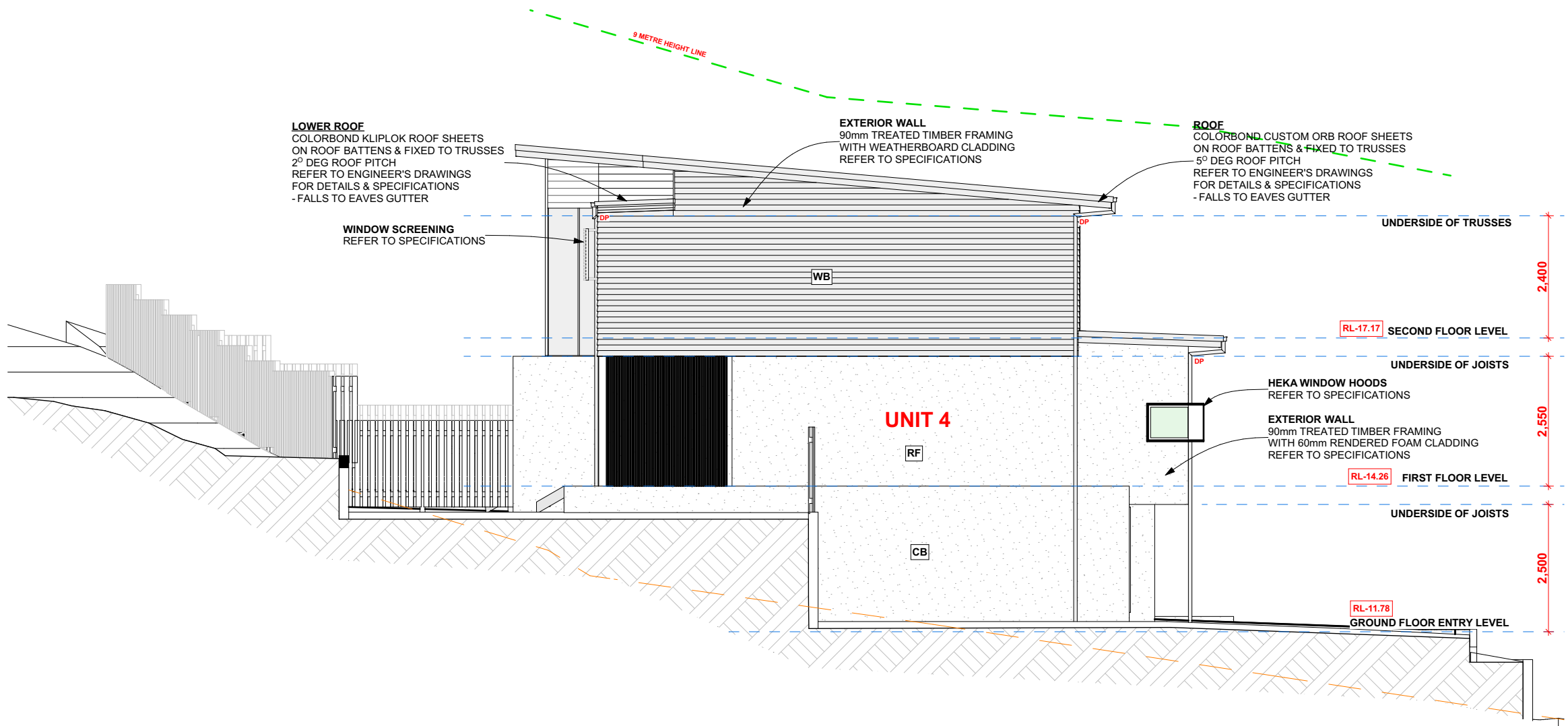
drawing print date

8/07/2022

ELEVATION 05



ELEVATION 06



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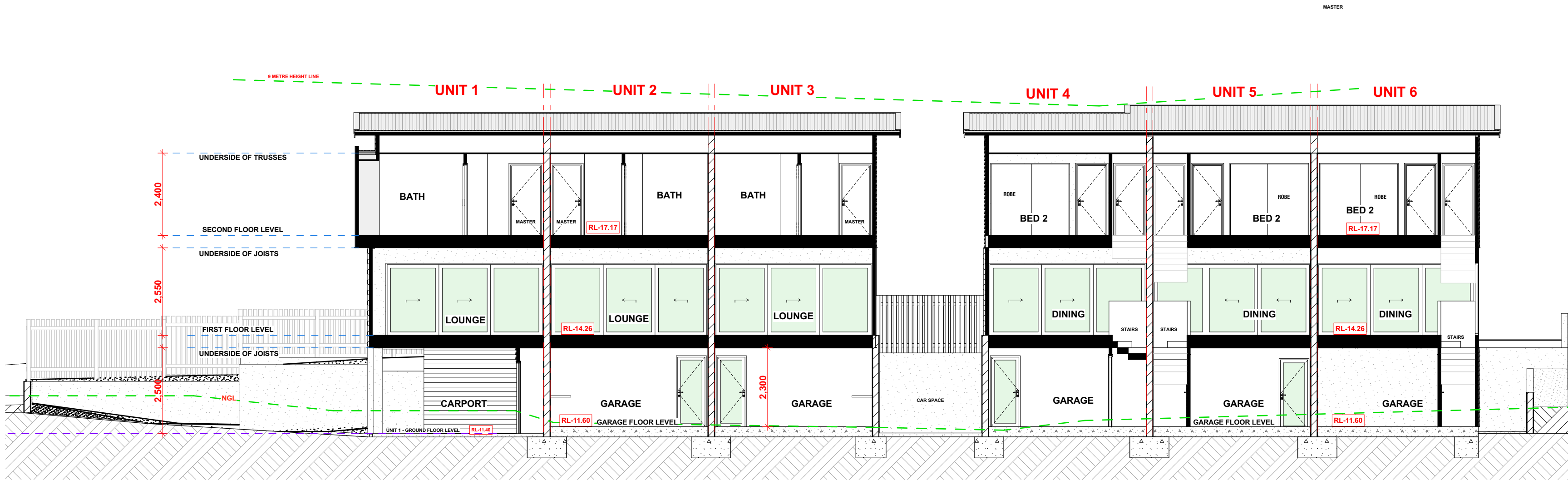
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L	07/07/22	DA Drawing Revisions	SR AP

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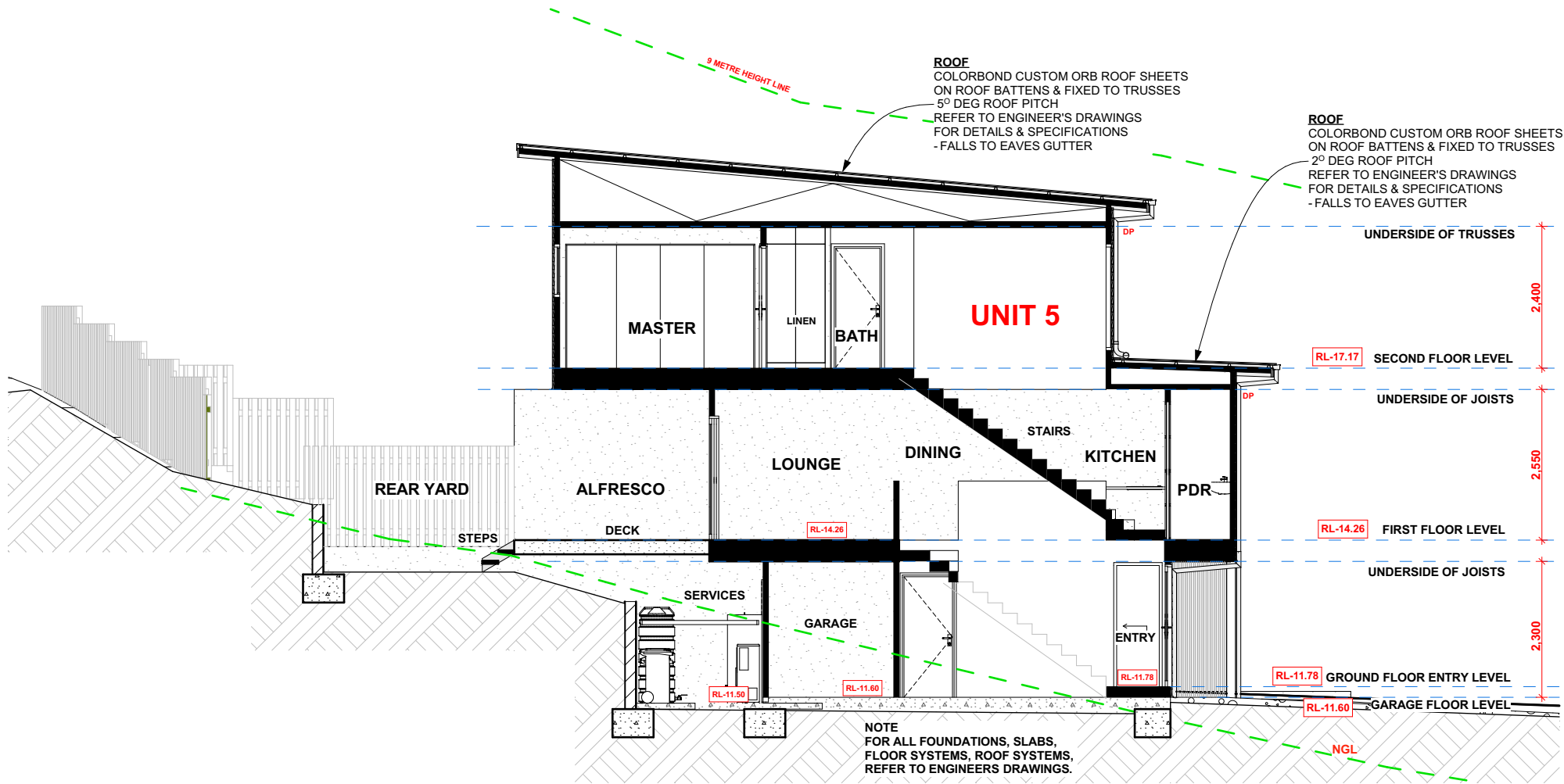
client	project number	drawing number	drawing print date
Adam Mangleson	19013	11	8/07/2022
project	scale	issue	drawing name
Townhouse Development	1:100 on A2	L	ELEVATIONS 5 & 6
8 Kumbellin Glen, Ocean Shores, NSW	drawn	checked	
	SR	Sam Ray	

NOTE
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SECTION A



SECTION B



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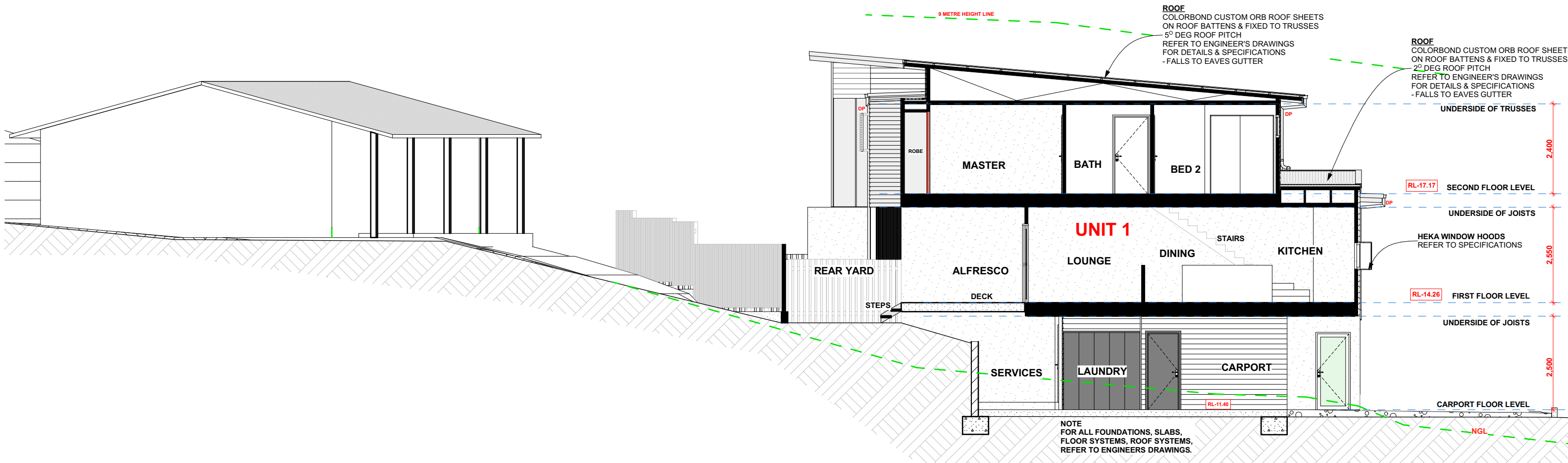
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client	project number	drawing number	drawing print date
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project	scale	issue	drawing name
Townhouse Development	1:100 on A2	L	SECTION A & B
8 Kumbellin Glen, Ocean Shores, NSW	drawn	checked	
	SR	Sam Ray	

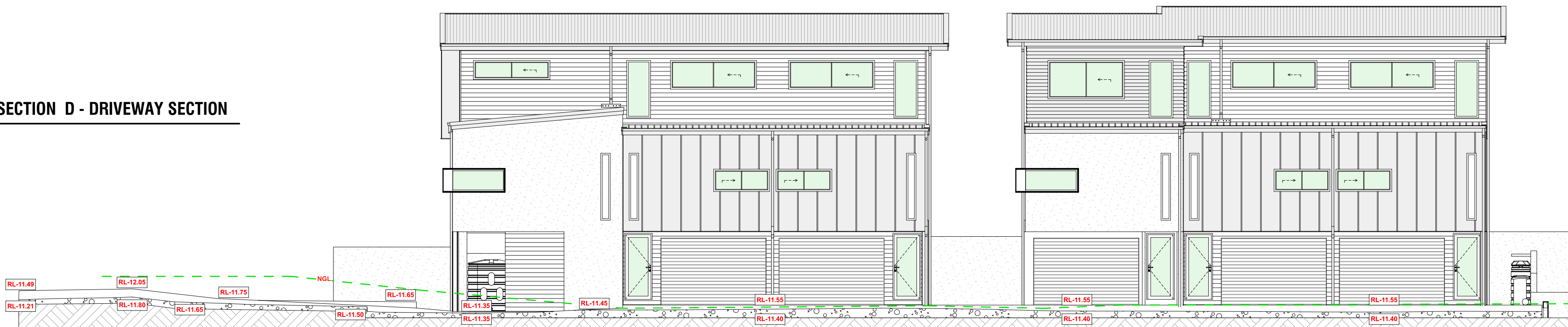
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SECTION C



SECTION D - DRIVEWAY SECTION



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[illegible]

client

Adam Mangleson

project

Townhouse Development

**8 Kumbellin Glen,
Ocean Shores, NSW**

project number

19013

scale

1:100 on A2

drawn
SD

L

checked

Sam Ray

drawing number

13

drawing name

SECTION C + DRIVEWAY SECTION

drawing print date

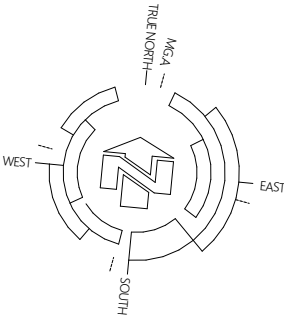
8/07/2022

SECTION C + DRIVEWAY SECTION

BASIX DETAILS
REFER TO BASIX REPORT

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).

REVISED DA DRAWINGS



Landscaping Legend	
Fill	Name
	Grass / Turf
	Mulch
	Deep Soil Zone

SITE AREA	= 1075.0 m ²
TOTAL LANDSCAPING AREA REQUIRED	= 490.00 m ²
PRIVATE OPEN SPACE AREAS	= 249.53 m ²
LANDSCAPE AREAS	= 243.83 m ²
TOTAL LANDSCAPING AREA ACHIEVED	= 493.36 m ²
TOTAL DEEP SOIL AREA REQUIRED	= 170.70 m ²
TOTAL DEEP SOIL AREA ACHIEVED	= 176.50 m ²

UNIT 1 AREAS:	
GROUND FLOOR -	47.00 m ²
FIRST FLOOR LIVING -	44.28 m ²
ALFRESCO -	16.42 m ²
SECOND FLOOR LIVING -	51.30 m ²
TOTAL =	159.00 m ²

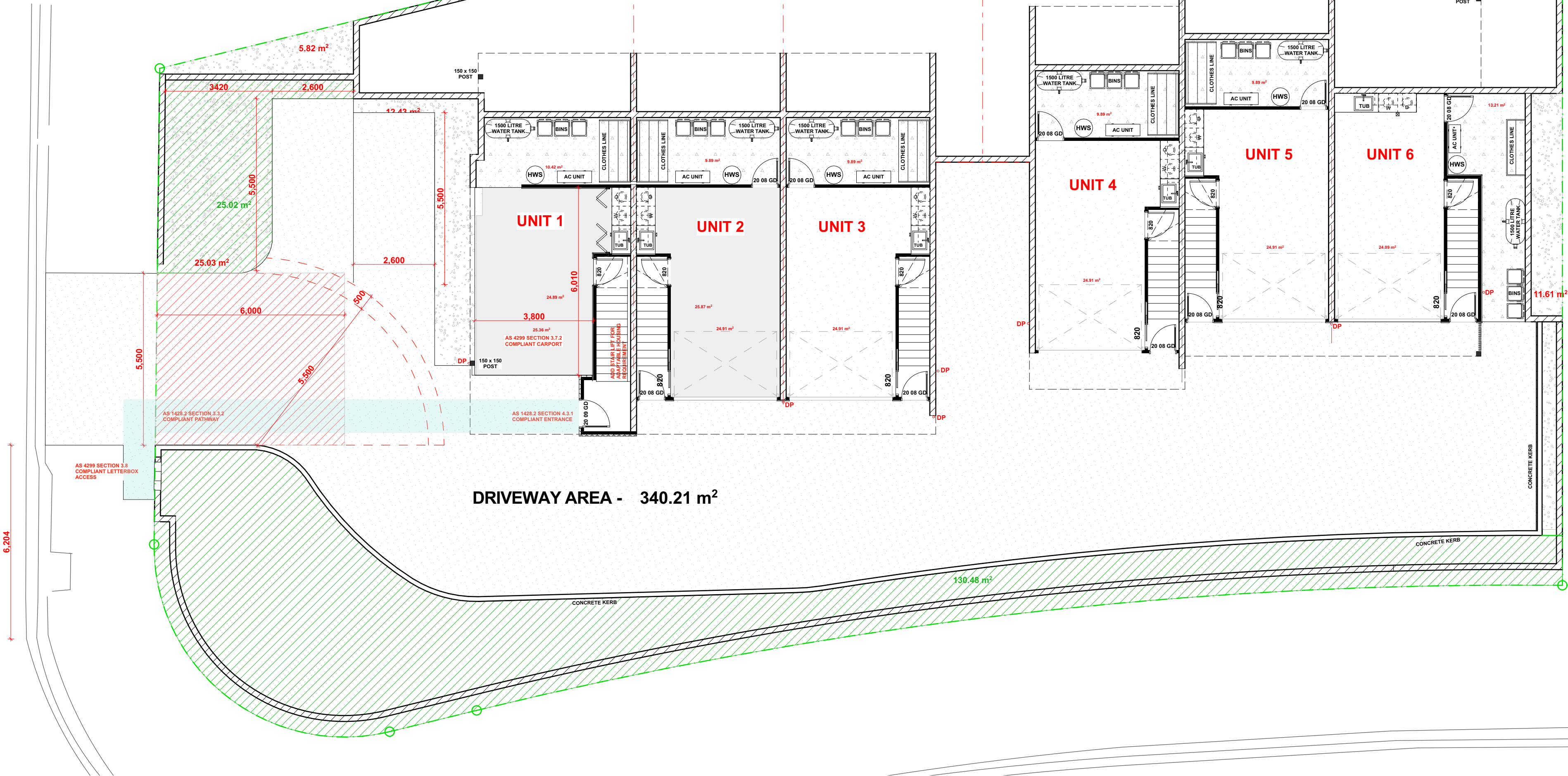
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ALFRESCO -	15.81 m ²
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TOTAL =	147.77 m ²

UNIT 3 AREAS:	
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TOTAL =	147.77 m ²

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GROUND FLOOR -	44.21 m ²
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GROUND FLOOR -	47.93 m ²
FIRST FLOOR LIVING -	42.63 m ²
ALFRESCO -	15.81 m ²
SECOND FLOOR LIVING -	45.12 m ²
TOTAL =	151.49 m ²



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F	17/10/19	Drawing Additions	AP

rev.	date	description	initi.
G	25/10/19	Basix notes added	AP
H	11/11/19	DA Drawing Revisions	SR
I	26/08/20	Adaptable Floorplans Added + Path	AP
J	20/10/20	MOVING UNITS + REVISIONS	AP
K	19/04/21	Redesign to 6 Units	SR AP
L	07/07/22	DA Drawing Revisions	SR AP

rev.	date	description	initi.

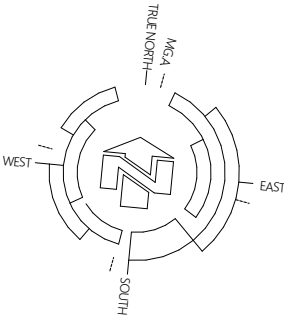
client	project number	drawing number	drawing print date
Adam Mangleson	19013	14	8/07/2022
project	scale	issue	drawing name
Townhouse Development	1:100 on A2	L	GROUND FLOOR LANDSCAPING
8 Kumbellin Glen, Ocean Shores, NSW	drawn	checked	
	SR	Sam Ray	

BASIX DETAILS

REFER TO BASIX REPORT

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).

REVISED DA DRAWINGS



Landscaping Legend	
Fill	Name
	Grass / Turf
	Mulch
	Deep Soil Zone

SITE AREA	= 1075.0 m ²
TOTAL LANDSCAPING AREA REQUIRED	= 490.00 m ²
PRIVATE OPEN SPACE AREAS	= 249.53 m ²
LANDSCAPE AREAS	= 243.83 m ²
TOTAL LANDSCAPING AREA ACHIEVED	= 493.36 m ²
TOTAL DEEP SOIL AREA REQUIRED	= 170.70 m ²
TOTAL DEEP SOIL AREA ACHIEVED	= 176.50 m ²

UNIT 1 AREAS:	
GROUND FLOOR -	47.00 m ²
FIRST FLOOR LIVING -	44.28 m ²
ALFRESCO -	16.42 m ²
SECOND FLOOR LIVING -	51.30 m ²
TOTAL =	159.00 m ²

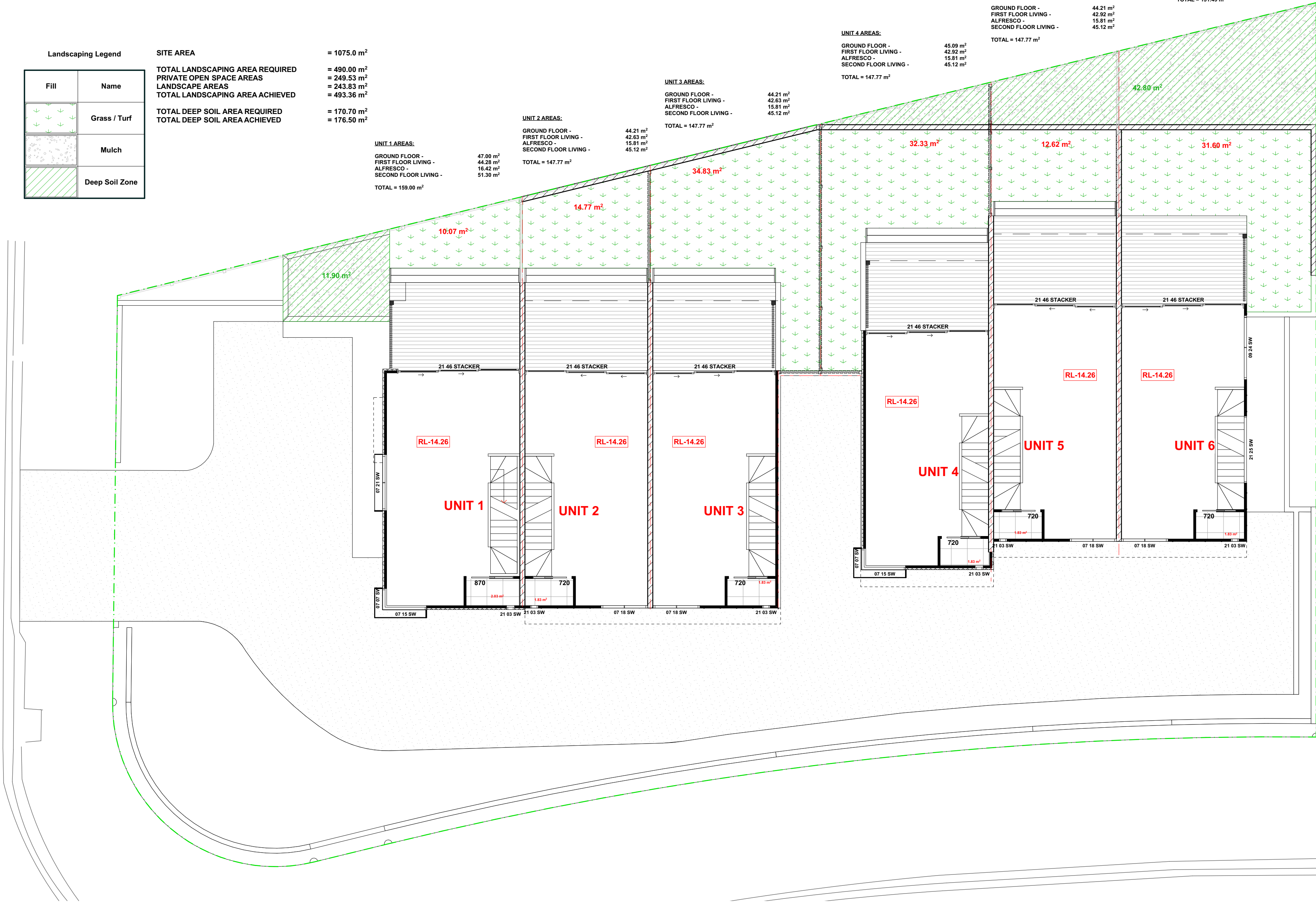
UNIT 2 AREAS:	
GROUND FLOOR -	44.21 m ²
FIRST FLOOR LIVING -	42.63 m ²
ALFRESCO -	15.81 m ²
SECOND FLOOR LIVING -	45.12 m ²
TOTAL =	147.77 m ²

UNIT 3 AREAS:	
GROUND FLOOR -	44.21 m ²
FIRST FLOOR LIVING -	42.63 m ²
ALFRESCO -	15.81 m ²
SECOND FLOOR LIVING -	45.12 m ²
TOTAL =	147.77 m ²

UNIT 4 AREAS:	
GROUND FLOOR -	45.09 m ²
FIRST FLOOR LIVING -	42.92 m ²
ALFRESCO -	15.81 m ²
SECOND FLOOR LIVING -	45.12 m ²
TOTAL =	147.77 m ²

UNIT 5 AREAS:	
GROUND FLOOR -	44.21 m ²
FIRST FLOOR LIVING -	42.92 m ²
ALFRESCO -	15.81 m ²
SECOND FLOOR LIVING -	45.12 m ²
TOTAL =	147.77 m ²

UNIT 6 AREAS:	
GROUND FLOOR -	47.93 m ²
FIRST FLOOR LIVING -	42.63 m ²
ALFRESCO -	15.81 m ²
SECOND FLOOR LIVING -	45.12 m ²
TOTAL =	151.49 m ²



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A	14/05/19	Preliminary Layout	SR
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project	scale	issue	drawing name
Townhouse Development	1:100 on A2	L	FIRST FLOOR LANDSCAPING
8 Kumbellin Glen, Ocean Shores, NSW	drawn	checked	
	SR	Sam Ray	



EXTERIOR WALL
WEATHERBOARD CLADDING
COLOUR - SLATE GREY

ROOFING, FASCIA, GUTTERING & DOWNPIPES
COLORBOND CUSTOM ORB & KLIPLOK SHEETING
COLOUR - SLATE GREY

EXTERIOR WALL
60mm RENDERED FOAM CLADDING
PAINT COLOUR - VIVID WHITE

HEKA WINDOW HOODS
POWDERCOATED BLACK

WINDOWS & DOORS
POWDERCOATED BLACK

EXTERIOR WALL
FC & BATTENS CLADDING
PAINT COLOUR - SHALE GREY

GARAGE DOORS
MONUMENT PANELIFT

EXPOSED AGG CONCRETE DRIVEWAY
SALT & PEPPER COLOUR



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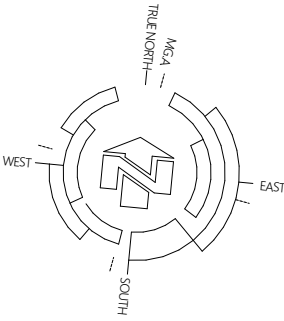
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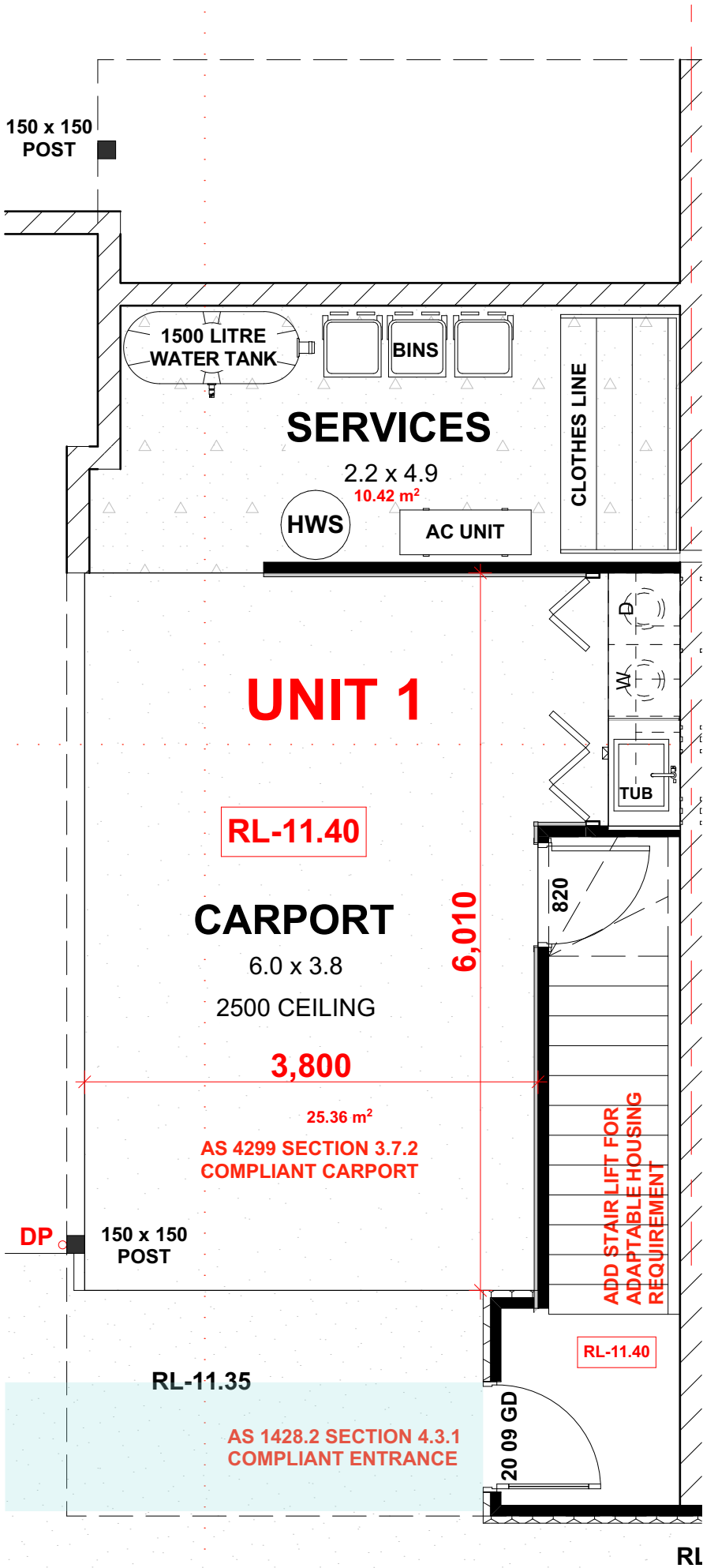
rev.	date	description	initi.

client	project number	drawing number	drawing print date
Adam Mangleson	19013	16	8/07/2022
project	scale	issue	drawing name
Townhouse Development	1:100 on A2	L	
8 Kumbellin Glen, Ocean Shores, NSW	drawn	checked	
	SR	Sam Ray	

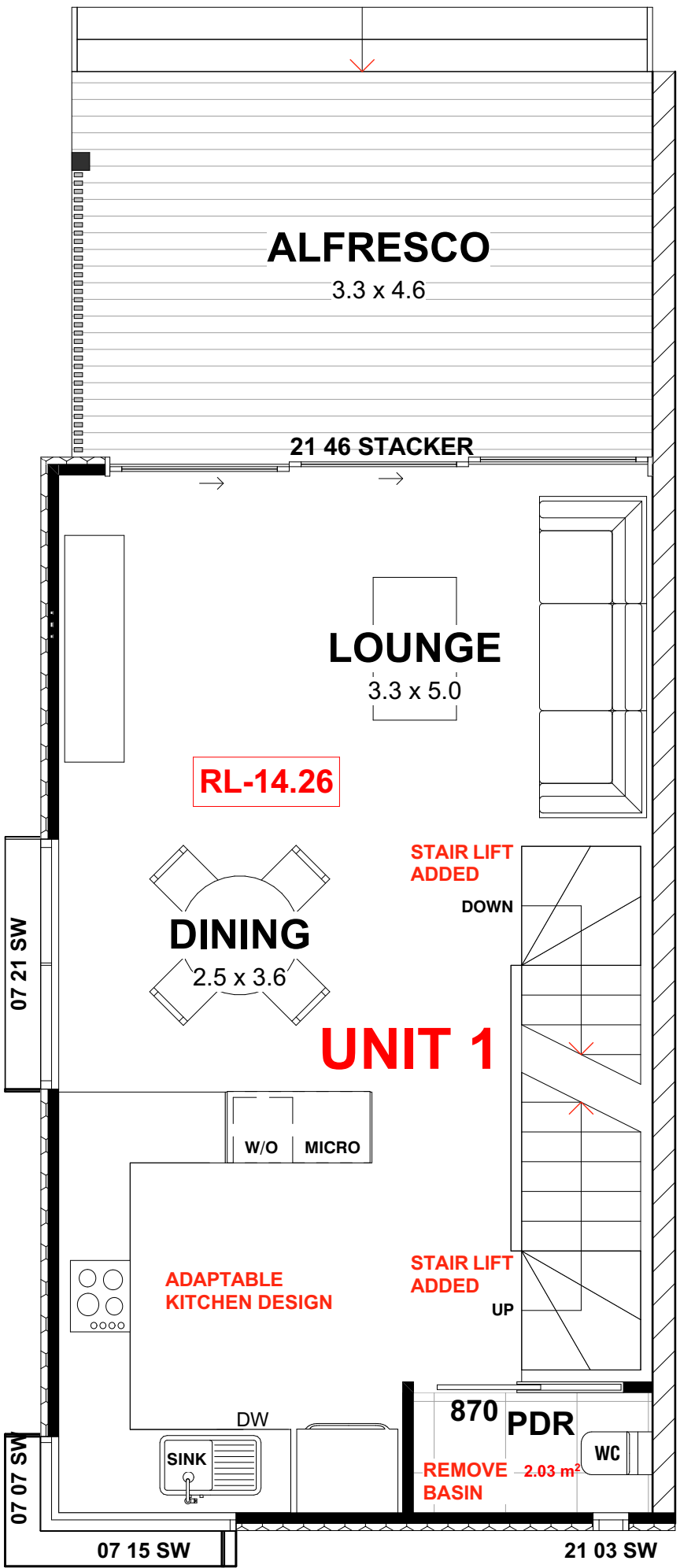
COLOURS & MATERIALS



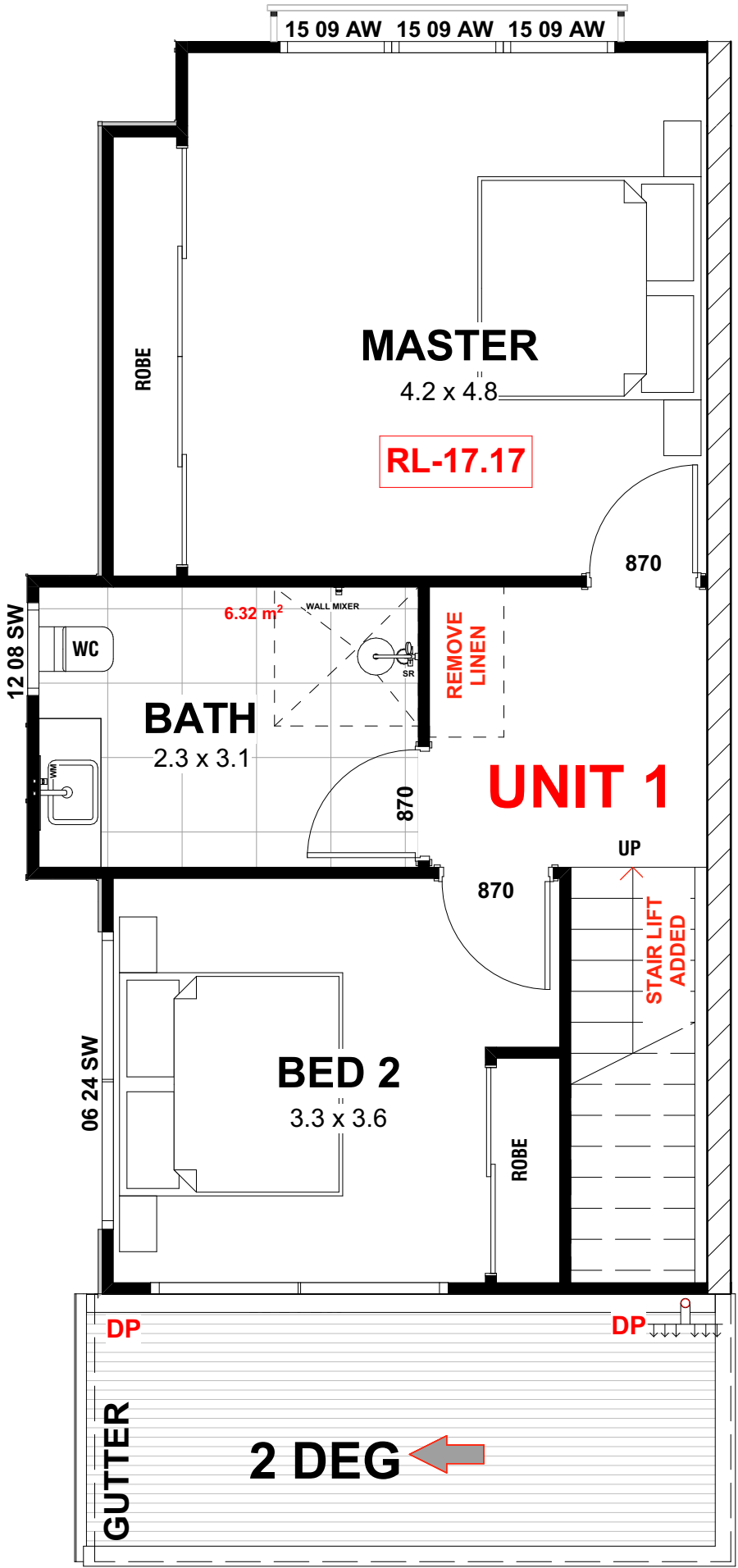
NOTE :
UNIT 1 HAS BEEN DESIGNED FOR ADAPTABLE HOUSING
AS PER AUSTRALIAN STANDARDS AS 4299 - 1995



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



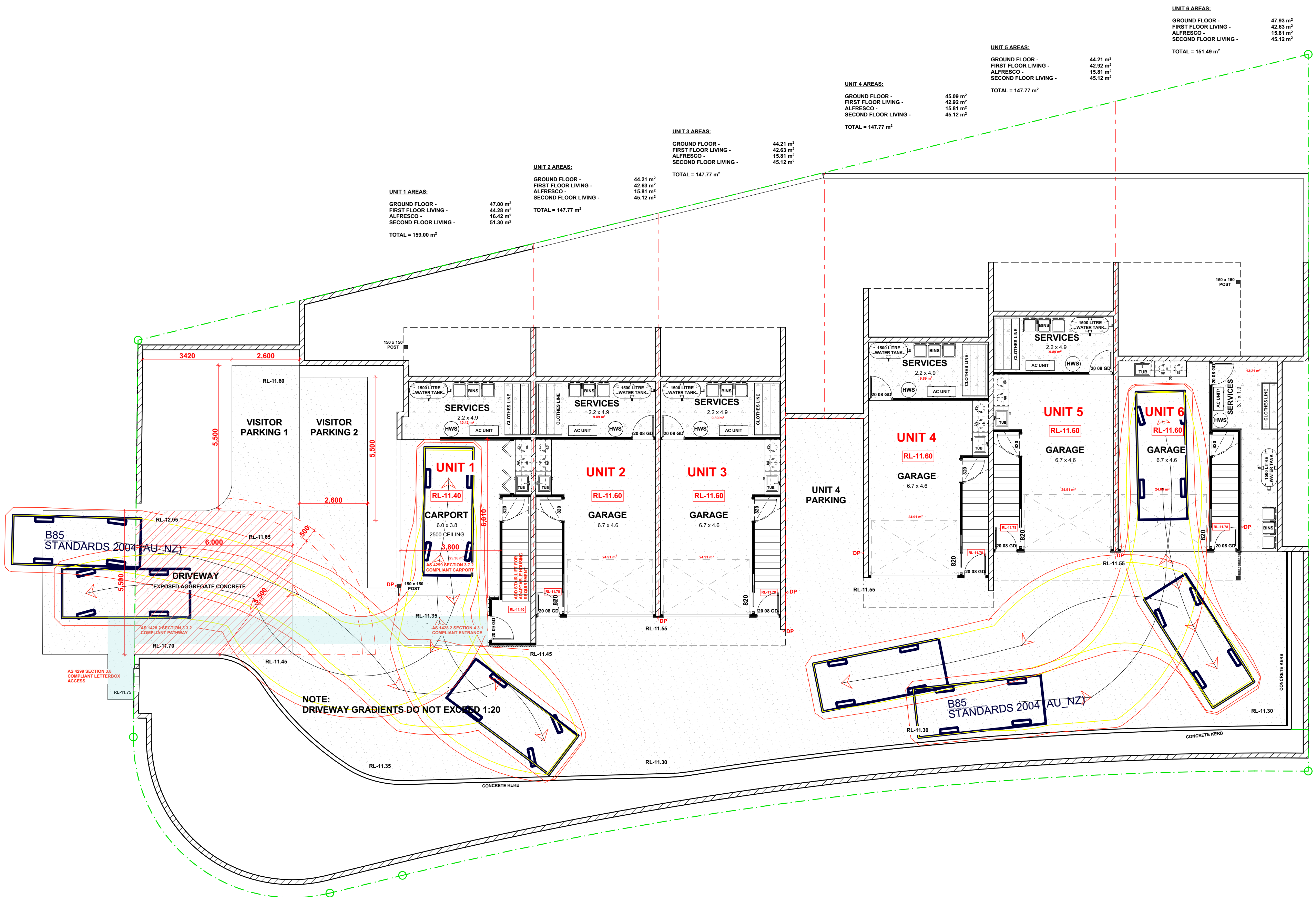
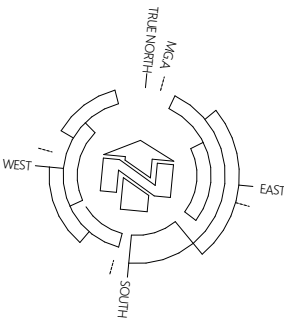
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L	07/07/22	DA Drawing Revisions	SR AP

rev.	date	description	initi.

client	project number	drawing number	drawing print date
Adam Mangleson	19013	17	8/07/2022
project	scale	issue	drawing name
Townhouse Development	1:50 on A2	L	ADAPTABLE FLOOR PLANS
8 Kumbellin Glen, Ocean Shores, NSW	drawn SR	checked Sam Ray	



UNIT 1 AREAS:
GROUND FLOOR - 47.00 m²
FIRST FLOOR LIVING - 44.28 m²
ALFRESCO - 16.42 m²
SECOND FLOOR LIVING - 51.30 m²
TOTAL = 159.00 m²

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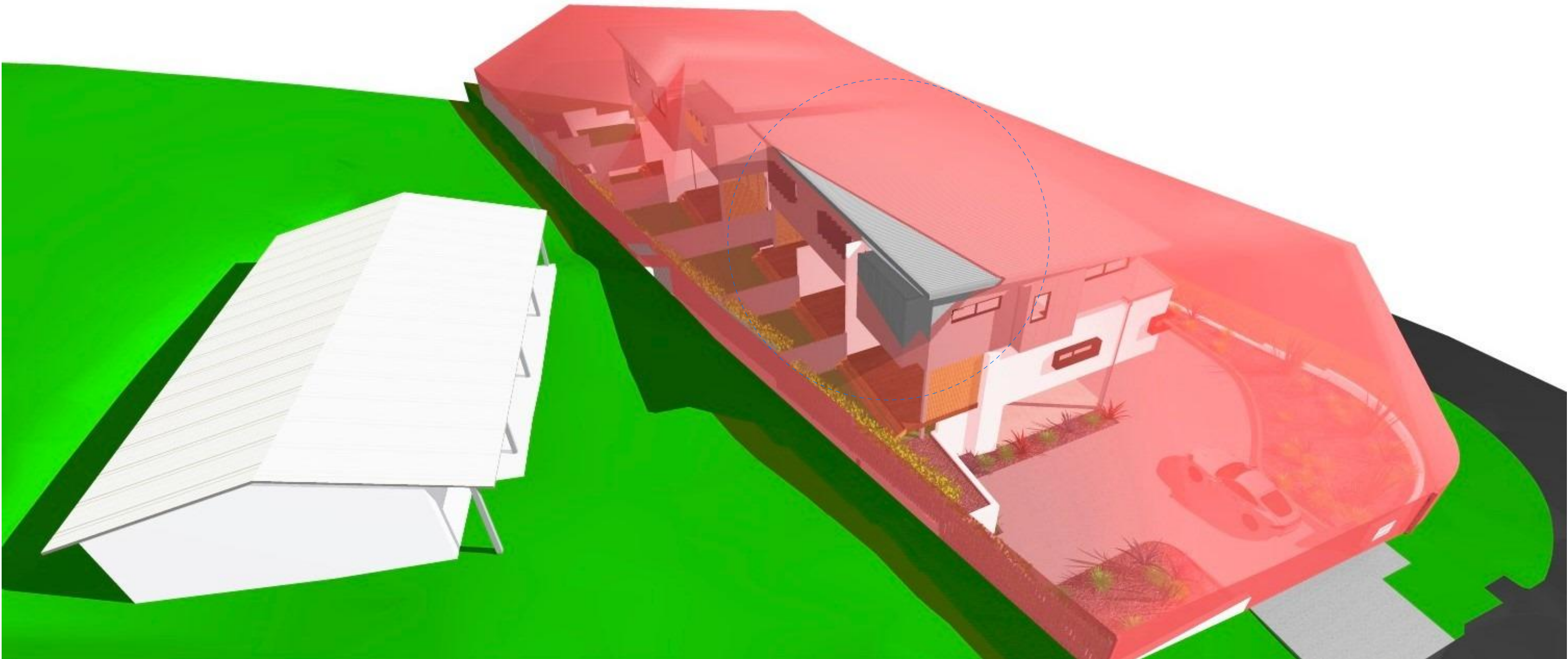
NOTE:
DRIVEWAY GRADIENTS DO NOT EXCEED 1:20



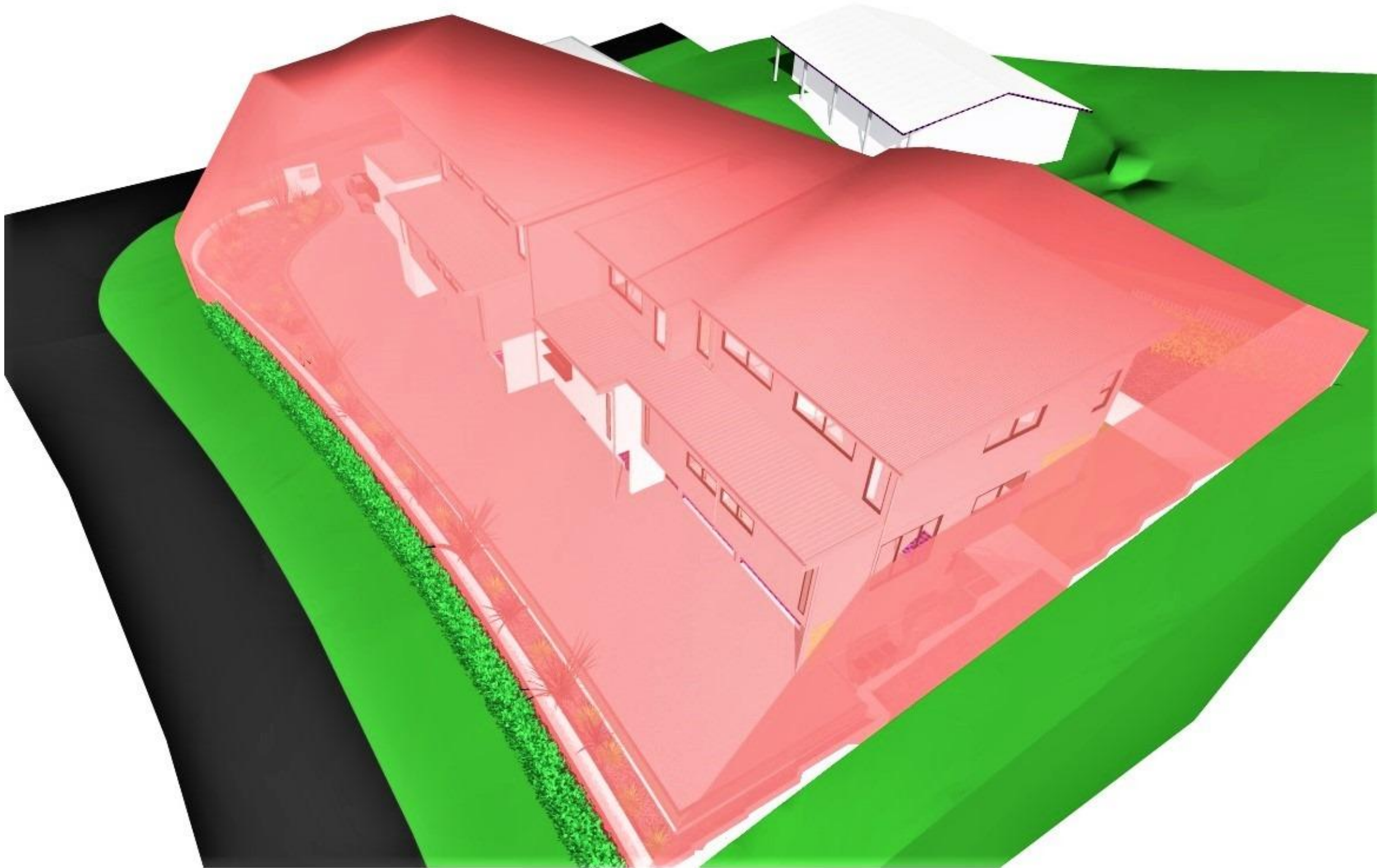
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F	17/10/19	Drawing Additions	AP	L	07/07/22	DA Drawing Revisions	SR AP				

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Adam Mangleson	19013	18	8/07/2022
project	scale	issue	drawing name
Townhouse Development	1:100 on A2	L	TURNING PATHS
8 Kumbellin Glen, Ocean Shores, NSW	drawn SR	checked Sam Ray	



IMAGES SHOWING PROPOSED BUILDING
CUTTING THROUGH THE BUILDING HEIGHT PLANE



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Adam Mangleson	19013	19	8/07/2022
project	scale	issue	drawing name
Townhouse Development	L		HEIGHT PLANE IMAGES
8 Kumbellin Glen, Ocean Shores, NSW	drawn checked		
	SR Sam Ray		