

ISSUE	DESCRIPTION	DATE	CHECKED
A	Concept	18/11/2023	BT
B	Development Application	17/09/2024	BT
	Driveway gradients revised	9/11/2024	BT



DEVELOPMENT APPLICATION

CHECK ALL DIMENSIONS ON SITE. REFER ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.

CLIENT

RSMB Holdings Pty Ltd

DRAWING TITLE

ELEVATIONS SHEET 1

ARCHITECT

PO Box 32 Kurrajong NSW 2758  
p 02 4572 2105  
e barbara@btarchitects.com.au



PROJECT

28 Kurrajong Road  
Kurrajong

PROJECT No

221122

DRAWING No

DA04

ISSUE

B

SCALE

As Shown

SHEET SIZE

A3

DRAWN

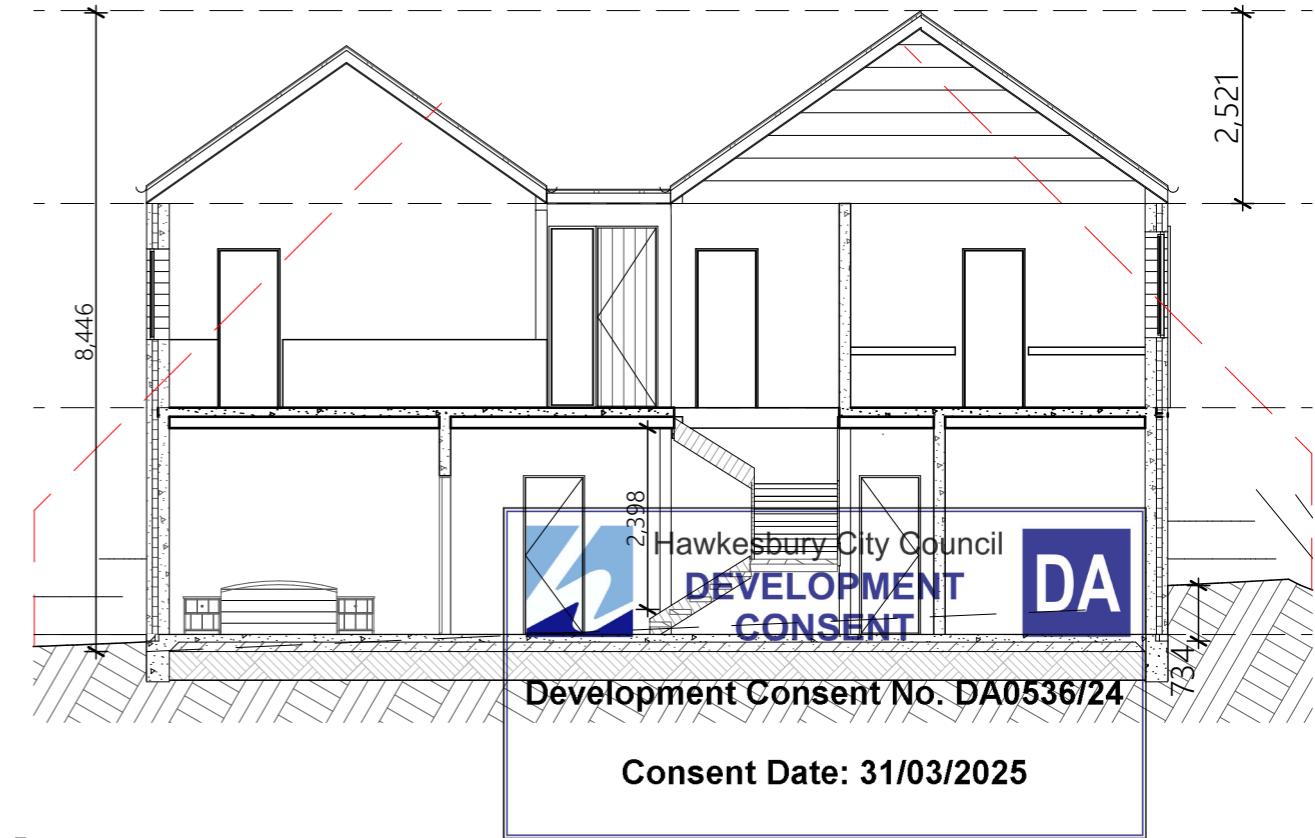
BT

CHECKED

BT

DATE

16/11/2023



ISSUE	DESCRIPTION	DATE	CHECKED
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B	Development Application	17/09/2024	BT
	Driveway gradients revised	9/11/2024	BT



DEVELOPMENT APPLICATION

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CLIENT

RSMB Holdings Pty Ltd

DRAWING TITLE

ELEVATIONS SHEET 2

ARCHITECT

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e barbara@btarchitects.com.au



PROJECT No

221122

DRAWING No

DA05

ISSUE

B

SCALE

As Shown

SHEET SIZE

A3

DRAWN

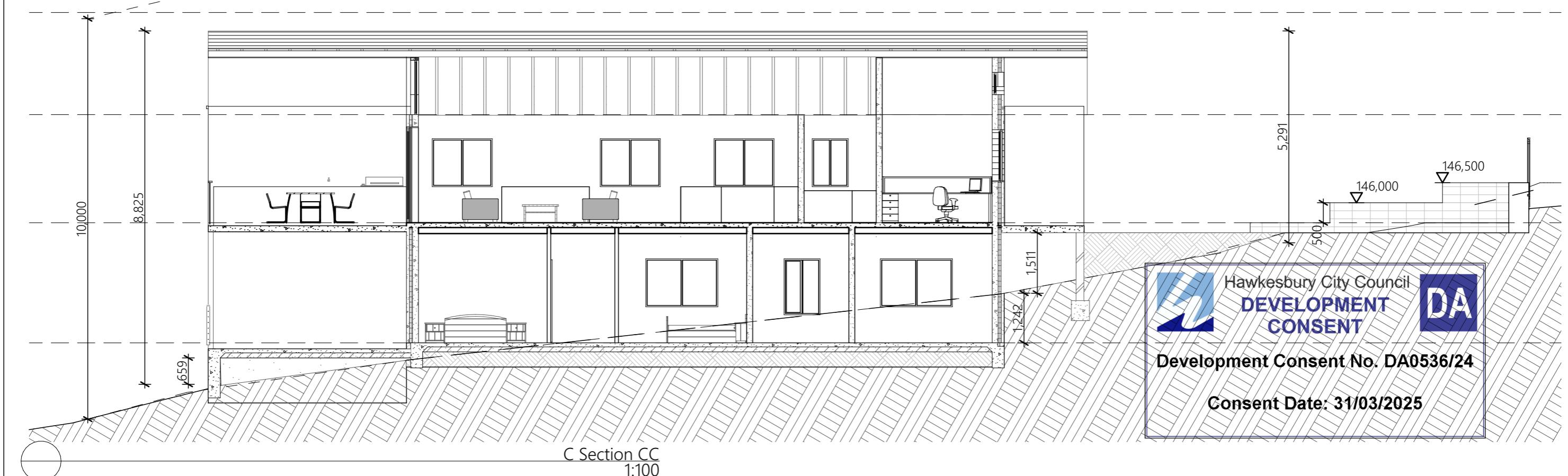
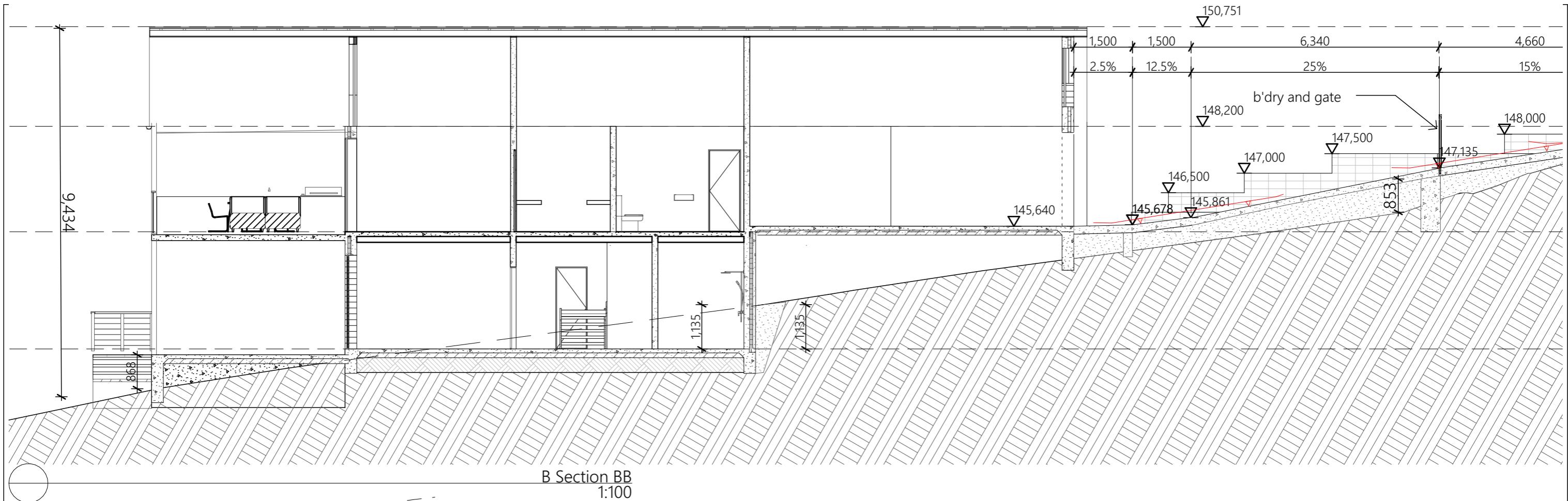
BT

CHECKED

BT

DATE

16/11/2023



ISSUE	DESCRIPTION	DATE	CHECKED
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DEVELOPMENT APPLICATION

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TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.

CLIENT  
RSMB Holdings Pty Ltd

DRAWING TITLE  
SECTIONS

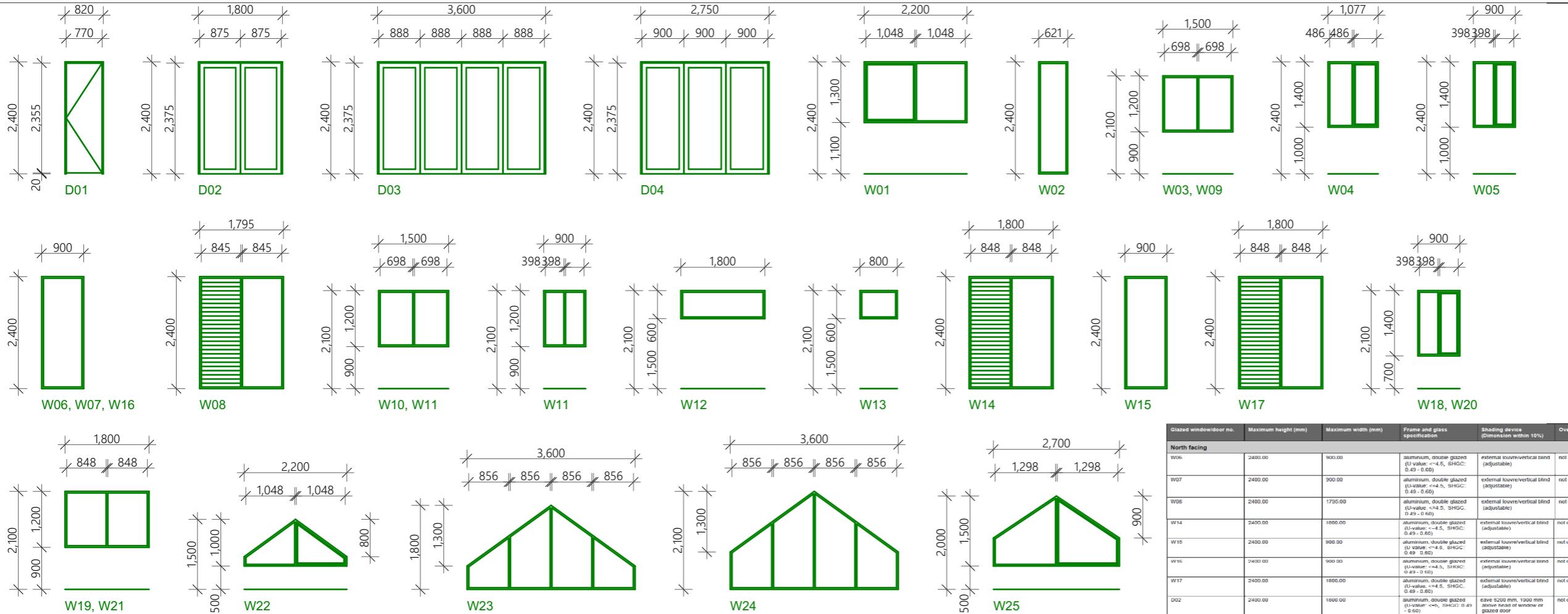
ARCHITECT

PO Box 32 Kurrajong NSW 2758  
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e barbara@btarchitects.com.au



PROJECT  
28 Kurrajong Road  
Kurrajong

PROJECT No  
221122  
DRAWING No  
DA06  
SCALE  
As Shown  
SHEET SIZE  
A3  
DRAWN  
BT  
CHECKED  
BT  
DATE  
16/11/2023



Certificate number: 1750058S 03

#### Project summary

Project name 28 Kurrajong Road Kurrajong  
Street address 28 KURRAJONG ROAD KURRAJONG 2758  
Local Government Area Hawkesbury City Council  
Plan type and plan number Deposited Plan 14736

Lot no. 79

Section no. -

Project type dwelling house (detached)

No. of bedrooms 4

#### Project score

Water 40 Target 40

Thermal Performance Pass Target Pass

Energy 75 Target 70

#### Water Commitments

The applicant must plant indigenous or low water use species of vegetation throughout 200 square metres of the site.

#### Fixtures

The applicant must install showerheads with a minimum rating of 4 star (> 4.5 but <= 6 L/min plus spray force and/or coverage tests) in all showers in the development.

The applicant must install a toilet flushing system with a minimum rating of 5 star in each toilet in the development. The applicant must install taps with a minimum rating of 5 star in the kitchen in the development. The applicant must install taps with a minimum rating of 5 star in each bathroom in the development.

#### Alternative water

Rainwater tank

The applicant must install a rainwater tank of at least 3000 litres on the site. The rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.

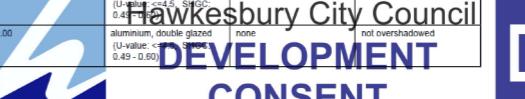
The applicant must configure the rainwater tank to collect rain runoff from at least 308 square metres of the roof area of the development (excluding the area of the roof which drains to any stormwater tank or private dam). The applicant must connect the rainwater tank to at least one outdoor tap in the development (Note: rainwater does not require a permit).

Driveway gradients revised 9/11/2024 BT

WINDOW LIST		
ID	W x H	Area
W01	2,200x1,300	6.85
W02	621x2,400	3.55
W03	1,500x1,200	4.21
W04	1,077x1,400	3.90
W05	900x1,400	3.36
W06	900x2,400	4.94
W07	900x2,400	4.94
W08	1,795x2,400	10.32
W09	1,500x1,200	4.21
W10	1,500x1,200	4.21
W11	1,500x1,200	4.21
W12	900x1,200	2.66
W13	800x600	1.21
W14	1,800x2,400	10.35
W15	900x2,400	4.94
W16	900x2,400	4.94
W17	1,800x2,400	10.35
W18	900x1,400	3.36
W19	1,800x1,200	4.99
W20	900x1,400	3.36
W21	1,800x1,200	4.99
W22	2,200x1,000	3.45
W23	3,600x1,800	9.52
W24	3,600x2,100	11.82
W25	2,700x1,500	6.81

Door List		
	W x H	Area
D01	820x2,400	7.48
D02	1,800x2,400	13.62
D03	3,600x2,400	24.39
D04	2,750x2,400	19.29

Glazed window/door no.	Maximum height (mm)	Maximum width (mm)	Frame and glass specification	Shading device (Dimension within 10%)	Overshadowing
<b>North facing</b>					
W06	2480.00	900.00	aluminium, opaque glazed (U-value: <4.5, SHGC: 0.49 - 0.60)	exterior louvre/vertical blind (adjustable)	not overshadowed
W07	2480.00	900.00	aluminium, double glazed (U-value: <4.5, SHGC: 0.49 - 0.60)	exterior louvre/vertical blind (adjustable)	not overshadowed
W08	2480.00	1735.00	aluminium, double glazed (U-value: <4.5, SHGC: 0.49 - 0.60)	exterior louvre/vertical blind (adjustable)	not overshadowed
W14	2400.00	1600.00	aluminium, double glazed (U-value: <4.5, SHGC: 0.49 - 0.60)	exterior louvre/vertical blind (adjustable)	not overshadowed
W15	2400.00	900.00	aluminium, double glazed (U-value: <4.5, SHGC: 0.49 - 0.60)	exterior louvre/vertical blind (adjustable)	not overshadowed
W16	2400.00	900.00	aluminium, double glazed (U-value: <4.5, SHGC: 0.49 - 0.60)	exterior louvre/vertical blind (adjustable)	not overshadowed
W17	2400.00	1600.00	aluminium, double glazed (U-value: <4.5, SHGC: 0.49 - 0.60)	exterior louvre/vertical blind (adjustable)	not overshadowed
D02	2400.00	1600.00	aluminium, opaque glazed (U-value: <4.5, SHGC: 0.49 - 0.60)	exterior 5200 mm, 1900 mm above head of window or glazed door	not overshadowed
D03	2400.00	3600.00	aluminium, double glazed (U-value: <4.5, SHGC: 0.49 - 0.60)	exterior 5200 mm, 2500 mm above head of window or glazed door	not overshadowed
D04	2400.00	2750.00	aluminium, opaque glazed (U-value: <4.5, SHGC: 0.49 - 0.60)	soffit overhang 2200 mm, 630 mm above head of window or glazed door	not overshadowed
W23	1800.00	3600.00	aluminium, double glazed (U-value: <3.5, SHGC: 0.60 - 0.74)	exterior 5200 mm, 350 mm above head of window or glazed door	not overshadowed
W24	2100.00	3600.00	aluminium, double glazed (U-value: <3.5, SHGC: 0.60 - 0.74)	exterior 5200 mm, 300 mm above head of window or glazed door	not overshadowed
<b>East facing</b>					
W02	1200.00	1600.00	aluminium, double glazed (U-value: <4.5, SHGC: 0.49 - 0.60)	none	not overshadowed
W10	1200.00	1500.00	aluminium, double glazed (U-value: <4.5, SHGC: 0.49 - 0.60)	none	not overshadowed
W11	1200.00	1500.00	aluminium, double glazed (U-value: <4.5, SHGC: 0.49 - 0.60)	none	not overshadowed
W11	1200.00	1800.00	aluminium, double glazed (U-value: <4.5, SHGC: 0.49 - 0.60)	none	not overshadowed
W16	1400.00	900.00	aluminium, double glazed (U-value: <4.5, SHGC: 0.49 - 0.60)	none	not overshadowed
W19	1200.00	1800.00	aluminium, double glazed (U-value: <4.5, SHGC: 0.49 - 0.60)	none	not overshadowed
W20	1400.00	900.00	aluminium, double glazed (U-value: <4.5, SHGC: 0.49 - 0.60)	none	not overshadowed
W21	1200.00	1800.00	aluminium, double glazed (U-value: <4.5, SHGC: 0.49 - 0.60)	none	not overshadowed
<b>South facing</b>					
W01	1400.00	2200.00	aluminium, double glazed (U-value: <4.5, SHGC: 0.49 - 0.60)	exterior 1200 mm, 1640 mm above head of window or glazed door	not overshadowed
W02	2400.00	601.00	aluminium, double glazed (U-value: <4.5, SHGC: 0.49 - 0.60)	exterior 1200 mm, 3000 mm above head of window or glazed door	not overshadowed
W22	1000.00	2200.00	aluminium, double glazed (U-value: <3.5, SHGC: 0.60 - 0.74)	exterior 1200 mm, 4000 mm above head of window or glazed door	not overshadowed
<b>West facing</b>					
W04	1400.00	1077.00	aluminium, double glazed (U-value: <4.5, SHGC: 0.49 - 0.60)	none	not overshadowed
W05	1400.00	900.00	aluminium, double glazed (U-value: <4.5, SHGC: 0.49 - 0.60)	none	not overshadowed
W12	600.00	1800.00	aluminium, double glazed (U-value: <4.5, SHGC: 0.49 - 0.60)	none	not overshadowed
W13	600.00	800.00	aluminium, double glazed (U-value: <4.5, SHGC: 0.49 - 0.60)	none	not overshadowed



DA

Development Consent No. DA0536/24

Consent Date: 31/03/2025

**DEVELOPMENT APPLICATION**  
DRAWING TITLE: WINDOWS, DOOR & BASIX  
PROJECT: 28 Kurrajong Road Kurrajong  
DRAWING No: DA08  
ISSUE: B  
PROJECT No: 221122  
DRAWN BY: KSMB Holdings Pty Ltd  
SHEET SIZE: A3  
DRAWN BT  
CHECKED BT  
DATE: 16/11/2023  
Scales:  
As Shown  
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Black powdercoated fence and sliding front gate 1.2 m high



### Sandstone walls and paving



Lavandula stoechas  
400 spacing



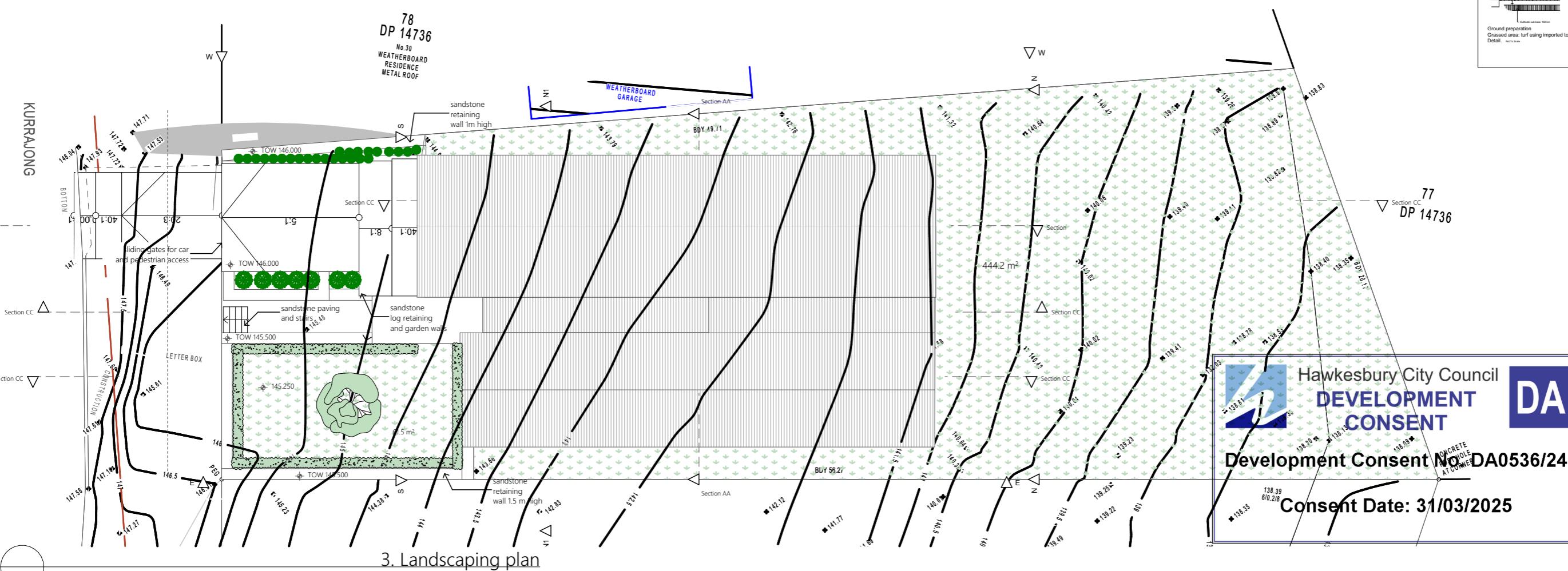
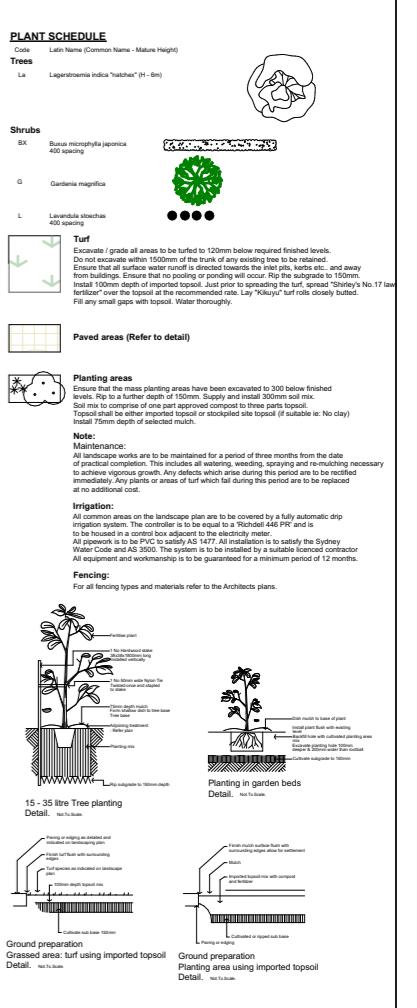
Buxus microphylla japonica  
400 spacing



Lagerstroemia indica  
"natchex" (H - 6m)



## Gardenia magnifica



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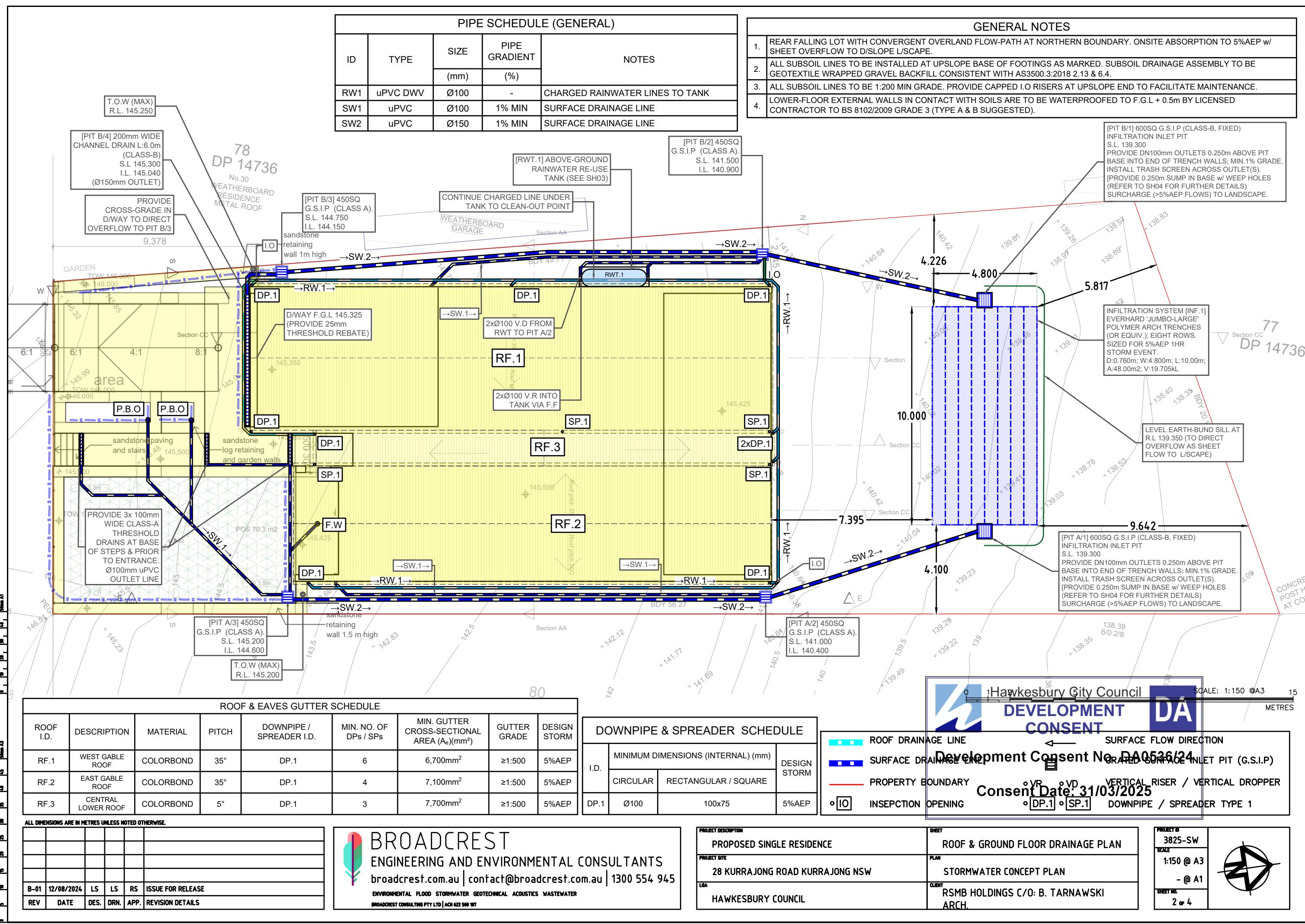
CLIENT  
**RSMB Holdings Pty Ltd**

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PROJECT  
**28 Kurraeng Road**

	DRAWING TITLE <b>LANDSCAPING</b>
PROJECT No 221122	DRAWING No DA09

ARCHITECT  
PO Box 32 Kurrajong NSW 2758  
p 02 4572 2105  
e barbara@barchitects.com.au  
**Barbara Tarnawski Architects**  
nominated architect Barbara Tarnawski



ALL DIMENSIONS ARE IN MILLIMETERS UNLESS NOTED OTHERWISE.					
B-01	12/08/2024	LS	LS	RS	ISSUE FOR RELEASE
REV	DATE	DES.	DRN.	APP.	REVISION DETAILS

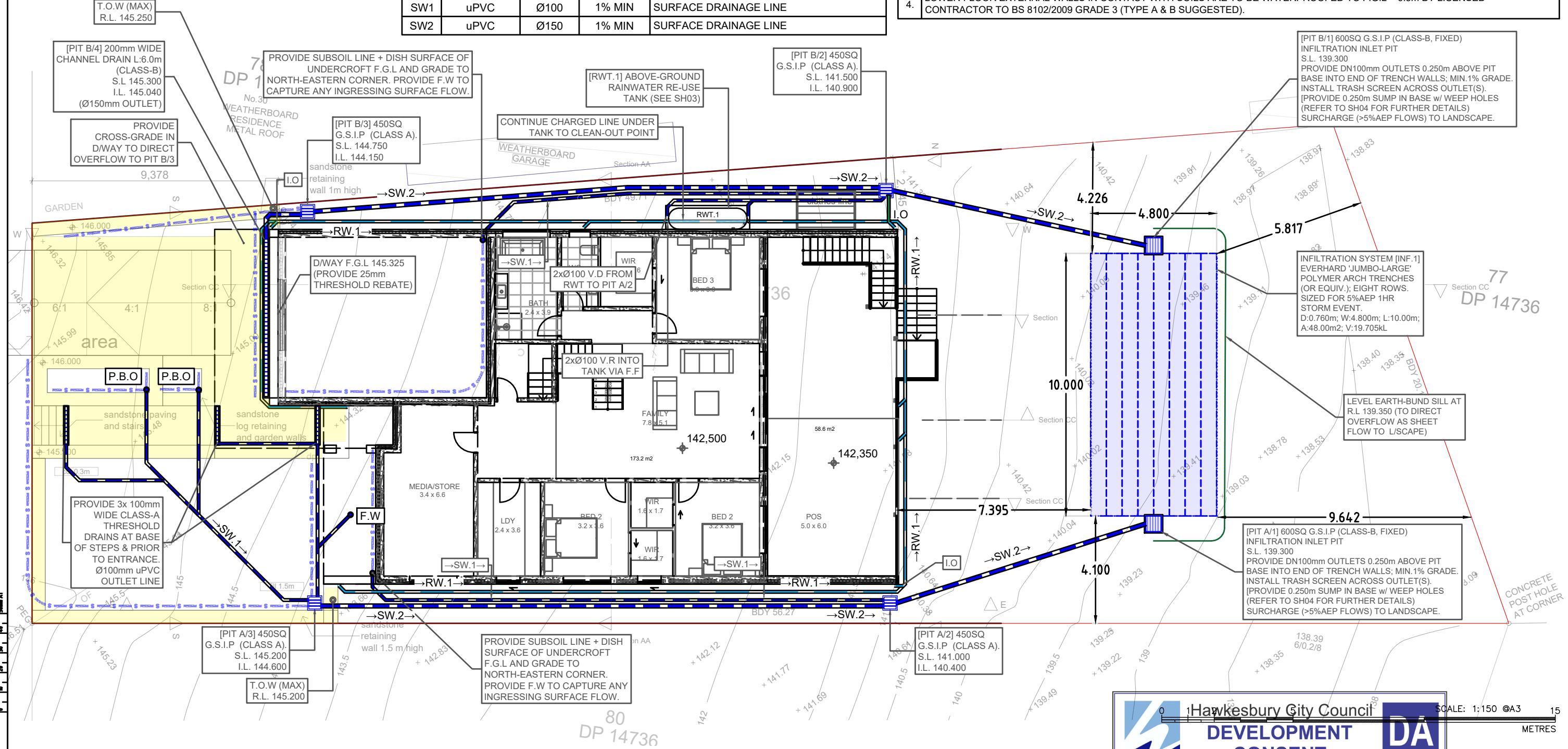


## PIPE SCHEDULE (GENERAL)

ID	TYPE	SIZE	PIPE GRADIENT	NOTES
		(mm)	(%)	
RW1	uPVC DWV	Ø100	-	CHARGED RAINWATER LINES TO TANK
SW1	uPVC	Ø100	1% MIN	SURFACE DRAINAGE LINE
SW2	uPVC	Ø150	1% MIN	SURFACE DRAINAGE LINE

## GENERAL NOTES

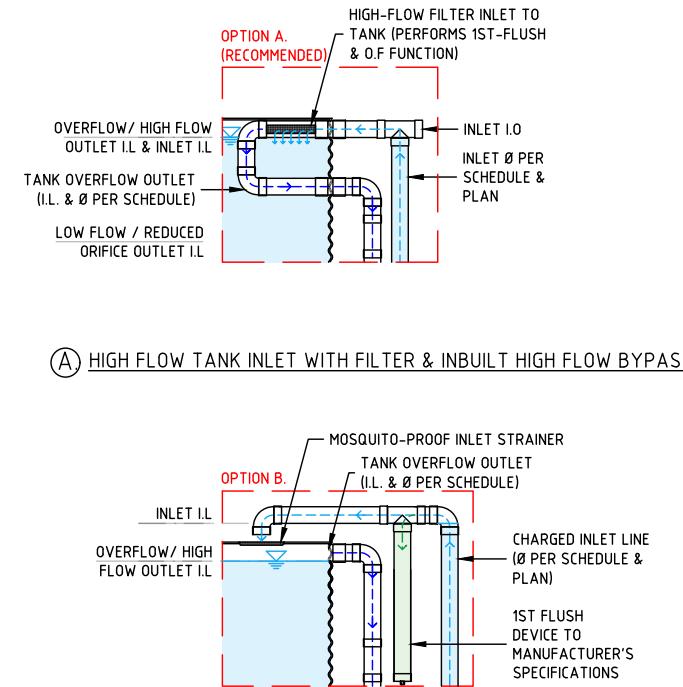
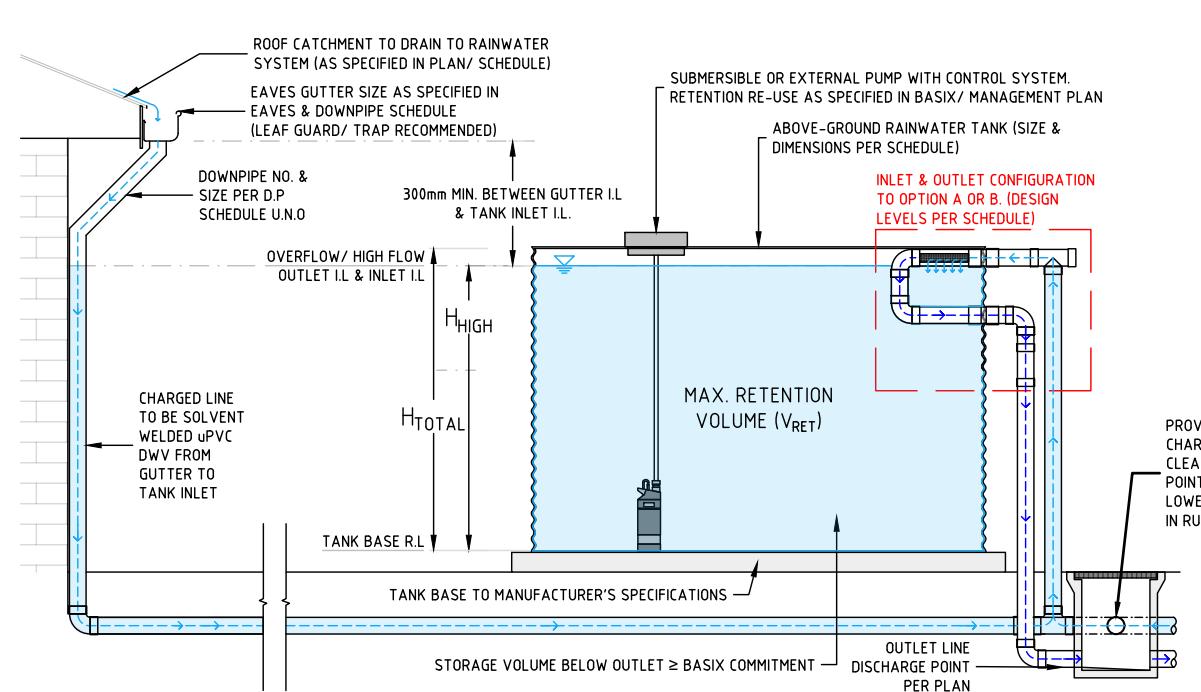
1.	REAR FALLING LOT WITH CONVERGENT OVERLAND FLOW-PATH AT NORTHERN BOUNDARY. ONSITE ABSORPTION TO 5%AEP w/ SHEET OVERFLOW TO D/SLOPE L/SCAPE.
2.	ALL SUBSOIL LINES TO BE INSTALLED AT UPSLOPE BASE OF FOOTINGS AS MARKED. SUBSOIL DRAINAGE ASSEMBLY TO BE GEOTEXTILE WRAPPED GRAVEL BACKFILL CONSISTENT WITH AS3500.3:2018 2.13 & 6.4.
3.	ALL SUBSOIL LINES TO BE 1:200 MIN GRADE. PROVIDE CAPPED I.O RISERS AT UPSLOPE END TO FACILITATE MAINTENANCE.
4.	LOWER-FLOOR EXTERNAL WALLS IN CONTACT WITH SOILS ARE TO BE WATERPROOFED TO F.G.L + 0.5m BY LICENSED CONTRACTOR TO BS 8102/2009 GRADE 3 (TYPE A & B SUGGESTED).



<b>KEY</b>	ROOF DRAINAGE LINE	←	SURFACE FLOW DIRECTION	
	SURFACE DRAINAGE LINE	█	GRATED SURFACE INLET PIT (G.S.I.P)	
	PROPERTY BOUNDARY	° VR	° VD	VERTICAL RISER / VERTICAL DROPPER
	• [IO] INSEPTION OPENING	• DP.1	• SP.1	DNPIPE / SPREADER TYPE 1

PROJECT DESCRIPTION <b>PROPOSED SINGLE RESIDENCE</b>	SHEET <b>LOWER-GROUND DRAINAGE PLAN</b>
PROJECT SITE <b>28 KURRAJONG ROAD KURRAJONG NSW</b>	PLAN <b>STORMWATER CONCEPT PLAN</b>
LGA <b>HAWKESBURY COUNCIL</b>	CLIENT <b>RSMB HOLDINGS C/O: B. TARNAWSKI ARCH.</b>

OBJECT ID	3825-SW
SCALE	1:150 @ A3
-	- @ A1
HEET NO.	3 of 4

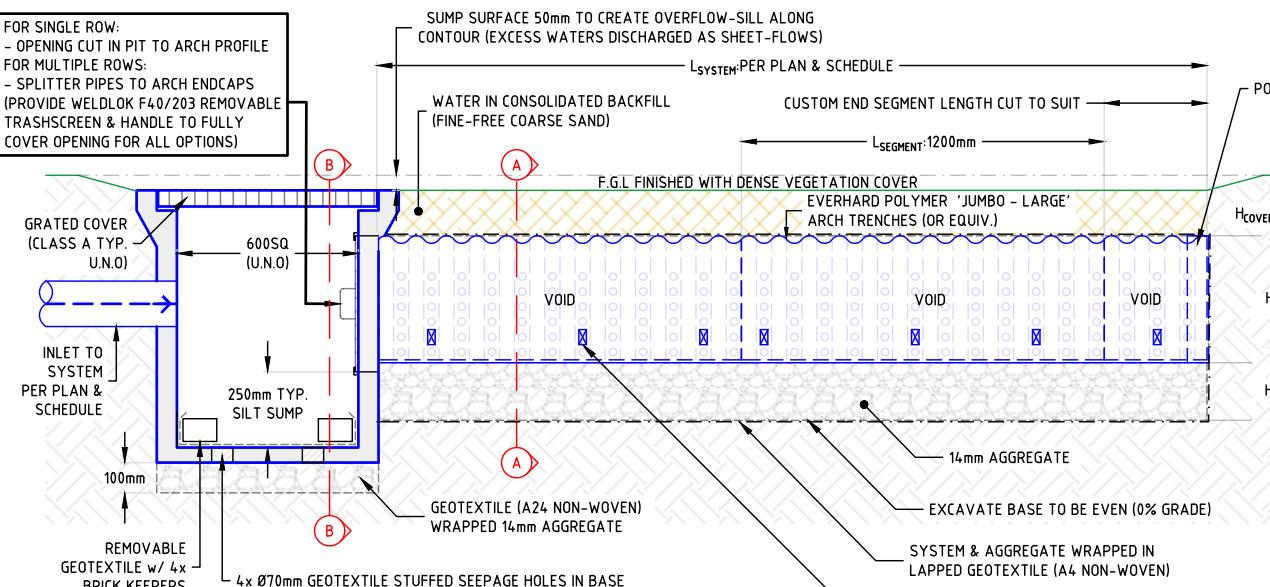


### TYPICAL DETAIL - CHARGED LINE TO ABOVE GROUND RAINWATER TANK (RWT)

SCALE: N.T.S.

#### NOTES FOR CHARGED SYSTEM:

1. PLAN, DETAILS, & DIAGRAM ARE TO BE READ IN CONJUNCTION WITH MANUFACTURER SPECIFICATIONS FOR ALL PRODUCTS.
2. INLET/OUTLET CONFIGURATION CAN BE PROVIDED AT EITHER OR BOTH SIDES OF THE TANK(S).
3. AN OUTLET MUST BE PROVIDED WITH EACH INLET PIPE U.N.O.



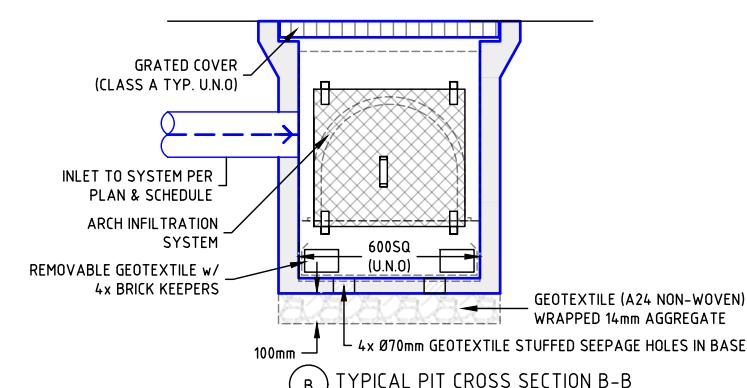
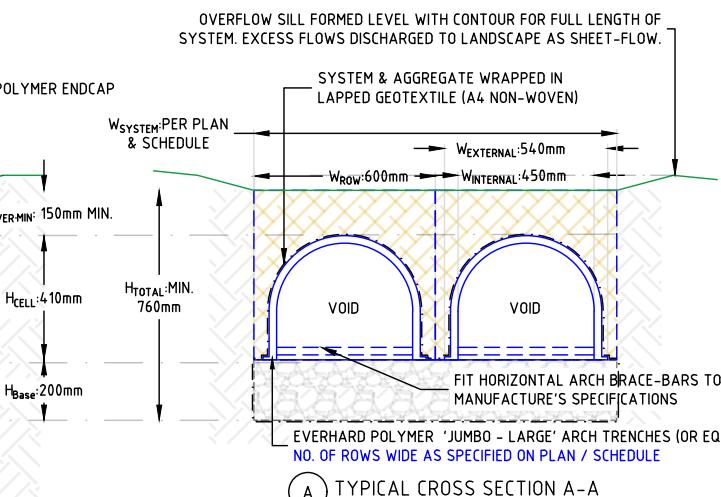
### POLYMER-ARCH TRENCH ABSORPTION SYSTEM - TYPICAL LONGITUDINAL SECTION

SCALE: 1:25 @ A3

#### NOTES FOR ABSORPTION SYSTEM:

1. SYSTEM DETAILED IN STANDARD DRAWING IS FOR REPRESENTATIONAL PURPOSES. REFER TO SCHEDULE AND PLAN FOR SITE SPECIFIC SYSTEM DIMENSIONS.
2. SYSTEM TO BE ORIENTATED LEVEL WITH CONTOUR, PERPENDICULAR TO LAND FALL.
3. DETAIL AND SCHEDULE TO BE READ IN CONJUNCTION WITH PRODUCT MANUFACTURE'S SPECIFICATIONS FOR ALL PRODUCTS.

### (B) CONVENTIONAL TANK INLET & OUTLET WITH EXTERNAL 1ST-FLOW



ALL DIMENSIONS ARE IN METRES UNLESS NOTED OTHERWISE.

B-01	12/08/2024	LS	LS	RS	ISSUE FOR RELEASE
REV	DATE	DES.	DRN.	APP.	REVISION DETAILS

**BROADCREST**  
ENGINEERING AND ENVIRONMENTAL CONSULTANTS  
broadcrest.com.au | contact@broadcrest.com.au | 1300 554 945  
ENVIRONMENTAL FLOOD STORMWATER GEOTECHNICAL ACOUSTICS WASTEWATER  
BROADCREST CONSULTING PTY LTD | ACN 622 500 997

### DESIGN STORM INFILTRATION SYSTEM SIZING TO 5% AEP 1HR CATCHMENT CONTAINMENT

#### Absorption Trench Sizing [Design Storm Method]

Design AEP/YE	1:10yr API, hr [mm]	Runoff Coefficient [C_r]	Area to Trench [A] [m^2]	Percentage Impervious [%IMP]	Soil Type	Desktop Variables		Soil Moderation Factor [U]	Measured Infiltration Values
						Assumed Saturated Hydraulic Conductivity [Lm^2/s]	Field Hydraulic [k_L] [Lm^2/s]		
5% AEP	42.8	0.945	406.5	100	Light Clay	0.03	108	1	3.41E-03

JUMBO 410 Trench		Gravel Bedding			
Arch Dimensions	Trench Height	Storage Void	Base Bed Thickness [D_g]	Top Cover Thickness [D_t]	Bed Void Ratio [e_g]
Width [W] [m]	Height [H] [m]	Width [W] [m]	Void [V_g] [Lm]	Thickness [D_g] [m]	Thickness [D_t] [m]
0.54	0.41	0.6	171.053	0.2	0.15

No. of Systems [#]	System Dimensions:				Absorption Area [A_g] [m^2]	Effective Perimeter [P] [m]	Effective Volume [V] [L]	System Void Ratio [e_g]	Emptying time of system [T] [days]	Required emptying time [days]	Empty time Check
	No. Tunnels	Length [L] [m]	Width [W] [m]	Height [H] [m]							
1	8	10	4.8	0.76	48	29.6	19,705	0.540	0.26	2.5	OK

Arch Trench - System performance under Design Storm events										
Storm Duration [D] [min]	Rainfall Intensity [mm/hr]	Inflow [Q_i] [L/s]	Inflow Volume [V_i] [L]	Outflow [Q_o] [L/s]	Outflow Volume [V_o] [L]	Infiltration [Q_g] [L/s]	Infiltration Volume [V_g] [L]	Available Storage [V_s] [L]	Volume Detained [V_d] [L]	Overflow Rate [L/s]
5 min	5	178	18.39	5,638	81	0.269	5,618	19,705	5,618	-
10 min	10	147	11.20	245	3,776	0.204	3,755	19,705	3,276	-
20 min	20	105	13.445	245	13,200	13,200	13,200	13,200	15,239	-
30 min	30	81.5	8.1	684	15,755	15,755	15,755	15,755	18,485	-
1 hour	60	49.5	15.15	684	19,705	19,705	19,705	19,705	21,337	2,232
2 hours	120	30	3.23	3,022	0.186	24,505	19,705	19,705	4,800	2.27
3 hours	180	23	2.45	2,654	0.185	25,324	19,705	19,705	11,353	1.44
6 hours	360	15.2	1.62	35,034	0.184	31,058	19,705	19,705	41,399	0.36
12 hours	720	10.7	1.14	49,324	0.183	47,422	19,705	19,705	36,013	0.64
24 hours	1440	5.4	0.58	99,570	0.183	67,359	19,705	19,705	48,241	0.39
48 hours	2880	4.15	0.44	114,782	0.183	67,359	19,705	19,705	47,654	0.26
72 hours	4320	4.15	0.44	114,782	0.183	47,422	19,705	19,705	47,654	-

**Hawkesbury City Council**  
**Development Consent No. DA0363/24**  
**Consent Date: 31/03/2025**

PROJECT DESCRIPTION		SHEET	
PROPOSED SINGLE RESIDENCE		RAINFALL TANK & INFILTRATION DETAIL	
PROJECT SITE		PLAN	
28 KURRAJONG ROAD KURRAJONG NSW		STORMWATER CONCEPT PLAN	
LEA		CLIENT	
HAWKESBURY COUNCIL		RSMB HOLDINGS C/O: B. TARNAWSKI ARCH.	

PROJECT ID	3825-SW
SCALE	NTS @ A3
NTS @ A3	N/A @ A1
SHEET NO.	4 of 4