

GENERAL NOTES:

ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE PRINCIPAL CERTIFYING AUTHORITY AND BCA 2018.

ALL DEMOLITION WORK TO BE CARRIED OUT IN ACCORDANCE WITH AS 2601-1991

SILT SEDIMENT CONTROL MEASURES TO BE IN PLACE PRIOR EXCAVATION OR CONSTRUCTION WORK.

PEDESTRIAN ACCESS, INCLUDING DISABLED AND PRAM ACCESS DURING ROAD WORK TO BE MAINTAINED AS PER AS 17423. PART 3 - TRAFFIC CONTROL DEVICES FOR WORKS ON ROADS.

BUILDER SHALL MAKE GOOD ALL DISTURBED AREAS ADJACENT TO THE WORKS ON COUNCILS ROAD. FOOTPATH ARE TO BE RESTORED TO THE SATISFACTION OF THE PRINCIPAL CERTIFYING AUTHORITY.

ALL CONCRETE FOOTINGS, FLOOR SLABS AND TIMBER ROOF FRAMING TO STRUCTURAL ENGINEERS DETAILS.

THE REFLECTIVITY INDEX OF GLASS USED IN THE EXTERNAL FACADE OF THE BUILDING IS NOT TO EXCEED 20%.

ONGOING WASTE FROM THE PROPOSED DEVELOPMENT IS TO BE ADDED TO THE EXISTING WASTE COLLECTION SYSTEM CURRENTLY IN USE BY THE EXISTING DEVELOPMENT ON SITE

SAFETY GLASS SHALL BE USED IN EVERY GLASS DOOR OR PANEL ENCLOSING OR PARTLY ENCLOSING A SHOWER OR BATH.

ALL BATHROOM AND WC WINDOWS SHALL BE FITTED AND MAINTAINED WITH OBSCURE GLASS.

BCA COMPLIANCE:

SECTION A GENERAL PROVISIONS PART A3 CLASSIFICATION OF BUILDINGS AND STRUCTURES

-CLASS 1: ONE OR MORE BUILDINGS WHICH IN ASSOCIATION CONSTITUTE-

- (A) CLASS 1A - A SINGLE DWELLING BEING- (i) A DETACHED HOUSE; OR (ii) ONE OF A GROUP OF TWO OR MORE ATTACHED DWELLINGS, EACH BEING A BUILDING, SEPARATED BY A FIRE-RESISTING WALL, INCLUDING A ROW HOUSE, TERRACE HOUSE, TOWN HOUSE OR VILLA UNIT; OR

SECTION B STRUCTURE PART B1 STRUCTURAL PROVISIONS

- SEE ENGINEERS PLANS

SECTION C FIRE RESISTANCE PART C1 FIRE RESISTANCE AND STABILITY

- C1.1 TYPE C CONSTRUCTION REQUIRED TYPE C CONSTRUCTION FOR 1 STOREY CLASS 6 BUILDING -C1.12 NON-COMBUSTIBLE MATERIALS THE FOLLOWING MATERIALS, THOUGH COMBUSTIBLE OR CONTAINING COMBUSTIBLE FIBRES, MAY BE USED WHEREVER A NON-COMBUSTIBLE MATERIAL IS REQUIRED: (A) PLASTERBOARD. (B) PERFORATED GYPSUM LATH WITH A NORMAL PAPER FINISH. (C) FIBROUS-PLASTER SHEET. (D) FIBRE-REINFORCED CEMENT SHEETING. (E) PRE-FINISHED METAL SHEETING HAVING A COMBUSTIBLE SURFACE FINISH NOT EXCEEDING 1 MM THICKNESS AND WHERE THE SPREAD-OF-FLAME INDEX OF THE PRODUCT IS NOT GREATER THAN 0. (F) BONDED LAMINATED MATERIALS WHERE- (i) EACH LAMINATE IS NON-COMBUSTIBLE; AND (ii) EACH ADHESIVE LAYER DOES NOT EXCEED 1 MM IN THICKNESS; AND (iii) THE TOTAL THICKNESS OF THE ADHESIVE LAYERS DOES NOT EXCEED 2 MM; AND (v) THE SPREAD-OF-FLAME INDEX AND THE SMOKE-DEVELOPED INDEX OF THE LAMINATED MATERIAL AS A WHOLE DOES NOT EXCEED 0 AND 3 RESPECTIVELY. 3.7.1.3 EXTERNAL WALLS OF CLASS 1 BUILDINGS AN EXTERNAL WALL OF A CLASS 1 BUILDING, AND ANY OPENINGS IN THAT WALL, MUST COMPLY WITH 3.7.1.5 IF THE WALL IS LESS THAN-

- (A) 900MM FROM THE ALLOTMENT BOUNDARY OTHER THAN THE BOUNDARY ADJOINING A ROAD ALIGNMENT OR OTHER PUBLIC SPACE, OR

(B) 1.8M FROM ANOTHER BUILDING ON THE SAME ALLOTMENT OTHER THAN AN APPURTENANT CLASS 10 BUILDING OR A DETACHED PART OF THE SAME CLASS 1 BUILDING. 3.7.1.4 MEASUREMENT OF DISTANCES (A) THE DISTANCE FROM ANY POINT ON AN EXTERNAL WALL OF A BUILDING TO AN ALLOTMENT BOUNDARY OR ANOTHER BUILDING IS THE DISTANCE TO THAT POINT MEASURED ALONG A LINE AT RIGHT ANGLES FROM THE ALLOTMENT BOUNDARY OR EXTERNAL WALL OF THE OTHER BUILDING WHICH INTERSECTS THAT POINT WITHOUT OBSTRUCTED BY A WALL COMPLYING WITH 3.7.1.5. (B) WHERE A WALL WITHIN A SPECIFIED DISTANCE IS REQUIRED TO BE CONSTRUCTED

IN A CERTAIN MANNER, ONLY THAT PART OF THE WALL (INCLUDING ANY OPENINGS) WITHIN THE SPECIFIED DISTANCE NEED BE CONSTRUCTED IN THAT MANNER. 3.7.1.5 CONSTRUCTION OF EXTERNAL WALLS

(A) EXTERNAL WALLS (INCLUDING GABLES) REQUIRED TO BE FIRE RESISTING (REFERRED TO IN 3.7.1.3 OR 3.7.1.6) MUST EXTEND TO THE UNDERSIDE OF A NON COMBUSTIBLE ROOF COVERING OR NON COMBUSTIBLE EAVES LINING AND MUST: (1) HAVE AN FRL OF NOT LESS THAN 60/60/60 WHEN TESTED FROM THE OUTSIDE, OR (2) BE OF MASONRY VENEER CONSTRUCTION IN WHICH THE EXTERNAL MASONRY VENEER IS NOT LESS THAN 90MM THICK, OR (3) BE OF MASONRY CONSTRUCTION NOT LESS THAN 90MM THICK. (B) OPENINGS IN EXTERNAL WALLS REQUIRED TO BE FIRE RESISTING (REFERRED TO IN 3.7.1.3 OR 3.7.1.6) MUST BE PROTECTED BY- (1) NON-OPERABLE FIRE WINDOWS OR OTHER CONSTRUCTION WITH AN FRL OF NOT LESS THAN -/60/-, OR (2) SELF-CLOSING SOLID CORE DOORS NOT LESS THAN 35MM THICK. (C) SUB-FLOOR VENTS, ROOF VENTS, WEEPHOLES AND PENETRATIONS FOR PIPES, CONDUITS AND THE LIKE NEED NOT COMPLY WITH (B) (D) CONCESSIONS FOR NON-HABITABLE ROOM WINDOWS CONDUITS AND THE

DESPITE THE REQUIREMENTS IN (B), IN A NON HABITABLE ROOM, A WINDOW THAT FACES THE BOUNDARY OF AN ADJOINING ALLOTMENT MAY BE NOT LESS THAN 600MM FROM THAT BOUNDARY OR, WHERE THE WINDOW FACES ANOTHER BUILDING ON THE SAME ALLOTMENT, NOT LESS THAN 1200MM FROM THAT BUILDING PROVIDED THAT-

- (1) IN A BATHROOM, LAUNDRY OR TOILET, THE OPENING HAS AN AREA OF NOT MORE THAN 1.2SQM, OR (2) IN A ROOM OTHER THAN REFERRED TO IN (1), OPENING HAS AN AREA OF NOT MORE THAN 0.54SQM AND-

(A) THE WINDOW IS STEEL FRAMED, THERE ARE NO OPENING SASHES AND IT IS GLAZED IN WIRED GLASS, OR (B) THE OPENING IS ENCLOSED WITH TRANSLUCENT HALLOW GLASS BLOCKS.

3.7.1.8 SEPARATING WALLS (A) A WALL THAT SEPARATES CLASS 1 DWELLINGS, OR SEPARATES A CLASS 1 BUILDING FROM A CLASS 10A BUILDING WHICH IS NOT APPURTENANT TO THAT CLASS 1 BUILDING MUST HAVE AN FRL OF NOT LESS THAN 60/60/60 AND-

(1) COMMENCE AT THE FOOTINGS OR GROUND SLAB (2) EXTEND- (A) IF THE BUILDING HAS A NON COMBUSTIBLE ROOF COVERING, TO THE UNDERSIDE OF THE ROOF COVERING, OR (B) IF THE BUILDING HAS A COMBUSTIBLE ROOF COVERING, TO NOT LESS THAN 450MM ABOVE THE ROOF COVERING.

SECTION C1.10: FIRE HAZARD PROPERTIES MATERIALS USED IN THE BUILDING HAVING FLAMMABILITY, SMOKE DEVELOPED AND SPREAD OF FLAME INDICES AS SET OUT IN SPECIFICATION C1.10.

PART 3.7.2: SMOKE ALARMS (A) AUTOMATIC FIRE DETECTION AND ALARM SYSTEM TO BE PROVIDED IN ACCORDANCE WITH PART 3.7.2.2 REQUIREMENTS FOR SMOKE ALARMS (A) SMOKE ALARMS MUST BE INSTALLED IN-

- (1) ANY STOREY CONTAINING BEDROOMS- PART 3.8: HEALTH AND AMENITY (A) WET AREAS WITHIN THE PROPOSED BUILDING TO COMPLY WITH THE REQUIREMENTS OF PART 3.8.1 (Wet areas). PART 3.8.5: VENTILATION 3.8.5.0 PERFORMANCE REQUIREMENT P2.4.5 IS SATISFIED FOR A MECHANICAL VENTILATION SYSTEM IF IT IS INSTALLED IN ACCORDANCE WITH AS 1668.2 3.8.5.1 APPLICATION 3.8.5.2 VENTILATION REQUIREMENT PART 3.8.6 SOUND INSULATION 3.8.6.1 APPLICATION COMPLIANCE WITH THIS PART SATISFIES PERFORMANCE REQUIREMENT P2.4.6 FOR SOUND INSULATION 3.8.6.2 SOUND INSULATION REQUIREMENTS (A) TO PROVIDE INSULATION FROM AIRBORNE AND IMPACT SOUND, A SEPARATING WALL BETWEEN 2 OR MORE CLASS 1 BUILDING MUST- (1) ACHIEVE THE WEIGHTED SOUND REDUCTION INDEX WITH SPECTRUM ADAPTION TERM (RW+CTR) AND DISCONTINUOUS CONSTRUCTION REQUIREMENTS, AS REQUIRED BY TABLE 3.8.6.1, AND

(2) BE INSTALLED IN ACCORDANCE WITH THE APPROPRIATE REQUIREMENTS OF 3.8.6.3 AND 3.8.6.4. (B) FOR THE PURPOSE OF THIS PART, THE RW + CTR MUST BE DETERMINED IN ACCORDANCE WITH AS/NZS 1276.2 OR ISO717.1, USING RESULTS FROM LABORATORY MEASUREMENTS.

PART 3.9: SAFE MOVEMENT AND ACCESS

THE TREADS AND RISERS OF THE PROPOSED STAIRS ARE TO COMPLY WITH PART 3.9.1.2 (GENERAL REQUIREMENTS).

SECTION E (SERVICES AND EQUIPMENT) BUILDING TO COMPLY WITH THE CATEGORY 1 FIRE SAFETY PROVISIONS. THIS TO BE ACHIEVED BY MEETING THOSE PERFORMANCE REQUIREMENTS OF THE BCA APPLICABLE TO THE BUILDING CLASSIFICATION, FROM THE FOLLOWING LIST: EP1.3 (FIRE HYDRANTS), EP1.4 (SPRINKLER SYSTEMS), EP1.6(FIRE CONTROL CENTERS), EP2.1(AUTOMATIC SMOKE DETECTION AND WARNING), EP2.2 (EVACUATION ROUTES), EP3.2 (FIRE FIGHTING LIFT) P2.3.2(FIRE DETECTION IN SINGLE DWELLINGS) PART E1: FIRE FIGHTING EQUIPMENT-

- SEE FINAL ESSENTIAL SERVICES PLAN FOR FIRE FIGHTING EQUIPMENT WHICH IS TO COMPLY WITH E1.3 (FIRE HYDRANTS) , E1.4 (HOSE REELS), E1.6 (PORTABLE FIRE EXTINGUISHERS), E1.7 (FIRE AND SMOKE ALARMS), SPECIFICATION E1.7 (FIRE DETECTION AND ALARM SYSTEM) AND E1.9 (FIRE PRECAUTIONS DURING CONSTRUCTION).

SECTION F (HEALTH AND AMENITY)

PART F1 DAMP AND WEATHERPROOFING- (A) STORMWATER DRAINAGE MUST COMPLY WITH AS/NZS 3500.3.2 -ROOF COVERING TO COMPLY WITH F1.5. -SARKING MUST COMPLY WITH AS/NZS 4200 PARTS 1 AND 2 -WATER PROOFING OF WET AREAS IN BUILDINGS, TO COMPLY WITH F1.7. -DAMP PROOFING OF FLOORS ON GROUND, TO COMPLY WITH F1.10. -PROVISION OF FLOOR WASTES, TO COMPLY WITH F1.11. PART F4: LIGHT AND VENTILATION- -VENTILATION OF BASEMENT CARPARK TO COMPLY WITH F4.11 (PUBLIC CARPARKS). -OTHER PORTION OF BUILDING NOT RECEIVING NATURAL VENTILATION TO THE STANDARDS SET OUT IN PART F4, SHALL BE PROVIDED WITH A SYSTEM OF MECHANICAL VENTILATION COMPLYING WITH F4.5 (VENTILATION OF ROOMS).

STANDARDS AUSTRALIA COMPLIANCE

THE BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH BUT NOT LIMITED TO THE FOLLOWING AUSTRALIAN STANDARDS.

- AS2293 EMERGENCY EVACUATION LIGHTING IN BUILDINGS AS3700 MASONRY STRUCTURES AS1670 FIRE DETECTION, WARNING, CONTROL AND INTERCOM SYSTEMS-SYSTEM DESIGN, INSTALLATION AND COMMISSIONING AS1668 THE USE OF MECHANICAL VENTILATION AND AIR CONDITIONING IN BUILDINGS AS1428 GENERAL REQUIREMENTS FOR ACCESS - NEW BUILDING WORK AS2293 EMERGENCY ESCAPE LIGHTING AND EXIT SIGNS FOR BUILDINGS AS3500 PLUMBING AND DRAINAGE: PART 3 STORMWATER DRAINAGE ASNZS1664 ALUMINUM STRUCTURES ASNZS1905 COMPONENTS FOR THE PROTECTION OF OPENINGS IN FIRE RESISTANT WALLS AS2050 INSTALLATION OF ROOF TILES AS2047 WINDOWS IN BUILDINGS- SELECTION AND INSTALLATION AS2327 COMPOSITE STRUCTURES AS2870 RESIDENTIAL SLABS AND FOOTINGS CONSTRUCTION AS1684 RESIDENTIAL TIMBER-FRAMED CONSTRUCTION AS3700 MASONRY STRUCTURES AS3013 ELECTRICAL INSTALLATIONS AS1668 THE USE OF MECHANICAL VENTILATION AND AIR CONDITIONING IN BUILDINGS AS2444 PORTABLE FIRE EXTINGUISHERS AND FIRE BLANKETS-SELECTION AND LOCATION AS3786 SMOKE ALARMS ASNZS1905 COMPONENTS FOR THE PROTECTION OF OPENINGS IN FIRE-RESISTANT WALLS AS1288 GLASS IN BUILDINGS- SELECTION AND INSTALLATION AS2107 ACOUSTICS- RECOMMENDED DESIGN SOUND LEVELS AND REVERBERATION TIMES FOR BUILDING INTERIORS AS3660.1 TERMITE MANAGEMENT-NEW BUILDING WORK AS3740 WATERPROOFING OF WET AREAS IN RESIDENTIAL BUILDING. AS1926.1 SAFETY BARRIERS FOR SWIMMING POOLS AS1926.2 LOCATION OF SAFETY BARRIERS FOR SWIMMING POOLS ADDITIONAL NOTES -PROVIDE SIGNAL MASTER TV ANTENNA -PROVIDE FIXED OUTDOOR CLOTHES DRYER -ALL WALL FIXTURES TO BE INSTALLED ARE TO BE RATED AAA STANDARD -ANY NEW HOT WATER SYSTEM IS TO ACHIEVE A MINIMUM 4 STARS -ALL EXTERNAL TILES ARE TO BE SLIP RESISTANT

REV	DATE	DESCRIPTION	BY
A	05.03.24	DA ISSUE	AG

DESIGN FACTS

SITE AREA	613.4m ²
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DRAWING SCHEDULE

SHEET NO.	TITLE	SCALE	REV
000	COVER SHEET	NTS	A
103	SITE PLAN	1:200	A
202	GROUND FLOOR PLAN	1:100	A
203	FIRST FLOOR PLAN	1:100	A
401	ELEVATIONS	1:100	A
402	ELEVATIONS	1:100	A
901	NOTIFICATION PLAN	1:100	A

LEGEND

NOTES

ALTERATIONS AND ADDITIONS

58 OSROY AVENUE EARLWOOD NSW 2206 - LOT Y DP 414396



LOCATION MAP

CLIENT	Peter Karam	PROJECT ADDRESS	58 Osroy Avenue Earlwood
	58 Osroy Avenue Earlwood		

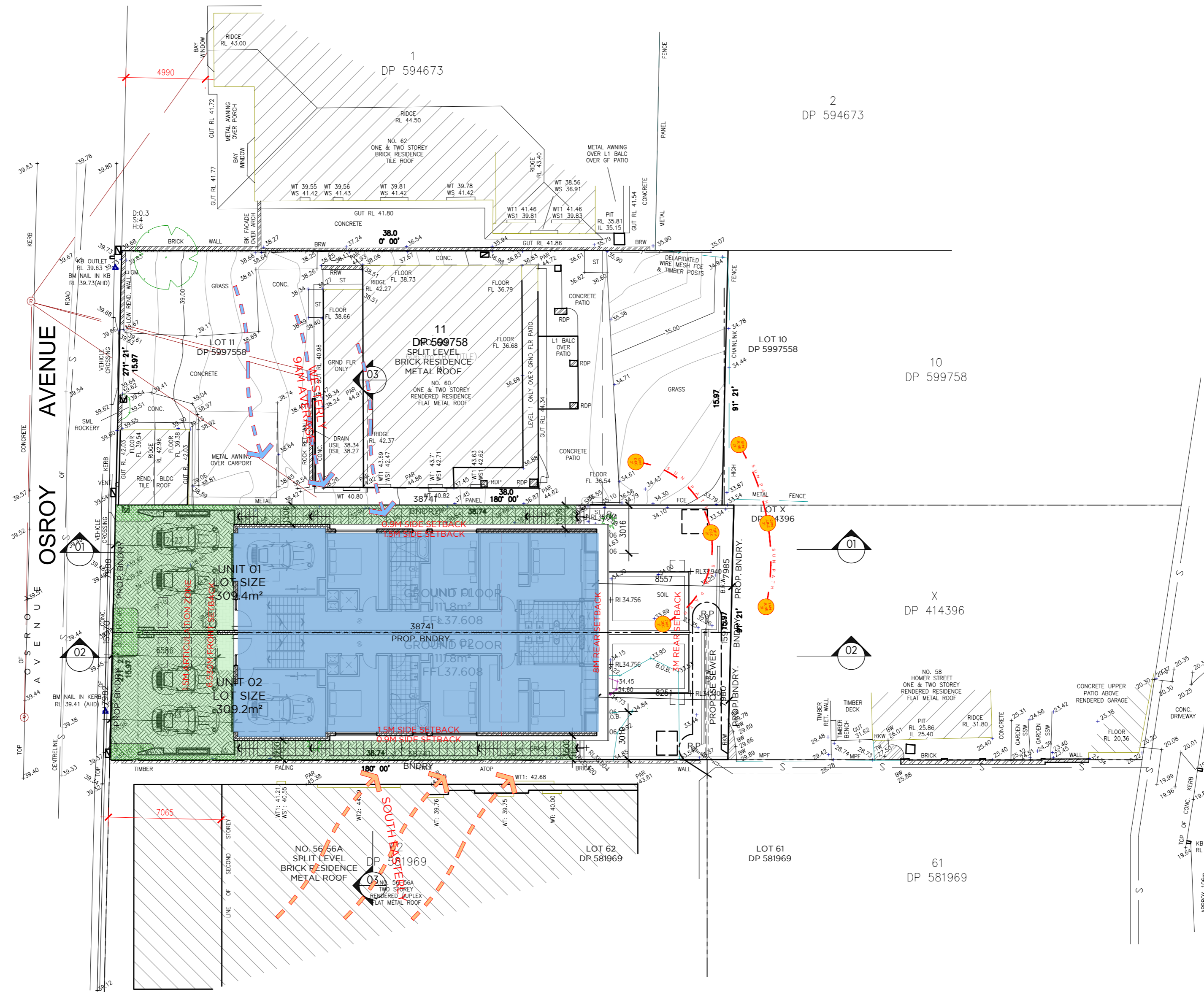
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M 0447 682 814
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E antonio@agprojects.com.au

PROJECT
Alterations and Additions EARLWOOD

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DA ISSUE

NORTH	DRAWN	DRAWING TITLE
	AG	COVER SHEET
CHECKED	SCALE @A2	JOB NUMBER
AG	NTS	0301
APPROVED	DRAWING NO.	REV
AG	000	A



LEGEND



NOTES

APPROX. 100mm PER CENTIMETER TO BANK OF PIT (SEE DIAGRAM)
KB OUTLET RL 19.49
KB OUTLET RL 19.70
KB OUTLET RL 19.85
KB OUTLET RL 19.99
KB OUTLET RL 20.01
KB OUTLET RL 20.08
KB OUTLET RL 20.25
KB OUTLET RL 20.33
KB OUTLET RL 20.35
KB OUTLET RL 20.37

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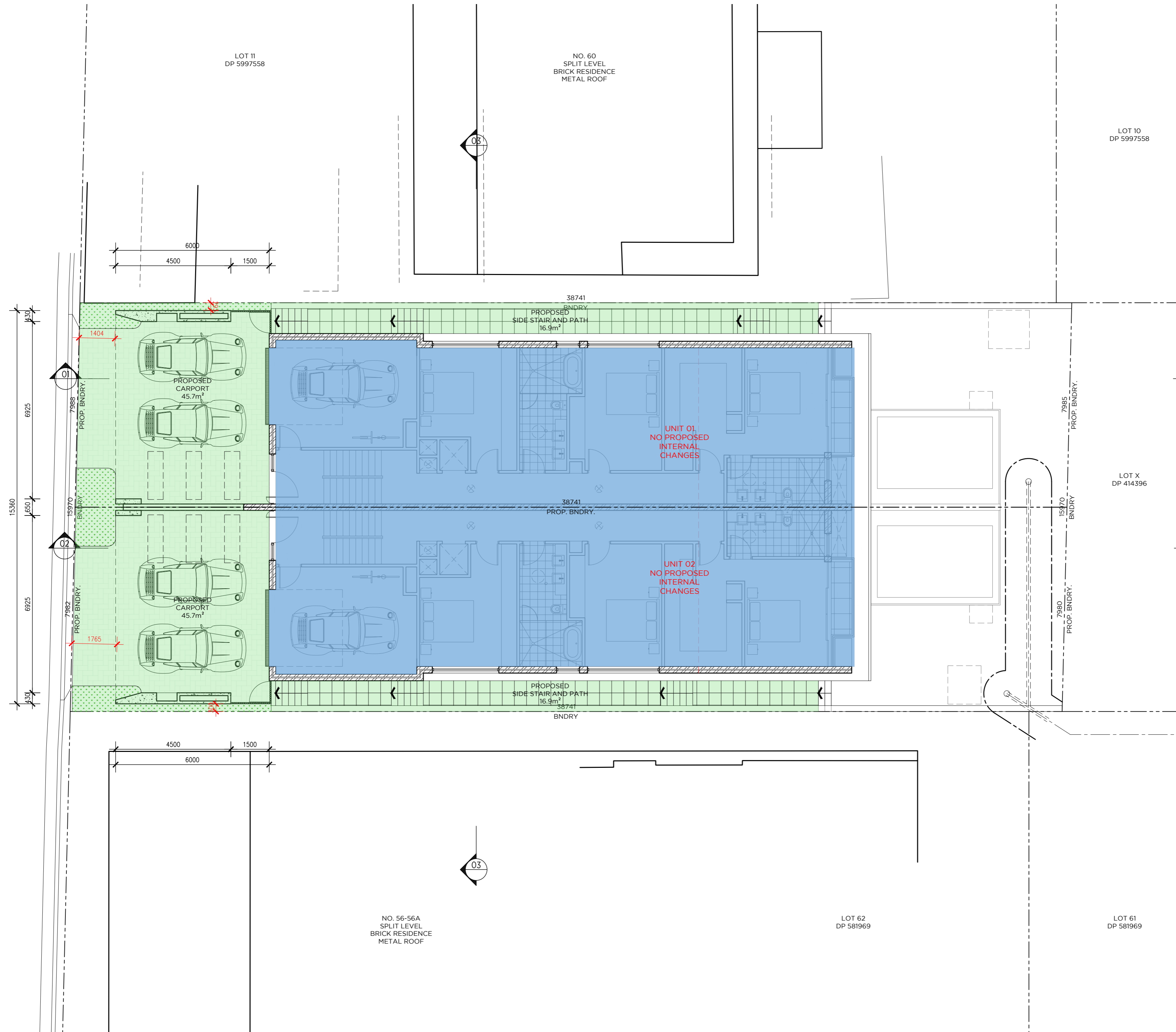
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	AG	PROPOSED SITE PLAN
CHECKED	SCALE @A2	JOB NUMBER
	AG	1:200
APPROVED	DRAWING NO.	REV
	AG	103

LOT 11
DP 5997558

NO. 60
SPLIT LEVEL
BRICK RESIDENCE
METAL ROOF

LOT 10
DP 5997558

OSROY AVENUE



LEGEND

NOTES

- PROPOSED ALTERATIONS AND ADDITIONS
- EXISTING INTERNAL AREAS UNCHANGE

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NORTH	DRAWN	DRAWING TITLE	
	AG	GROUND FLOOR PLAN	
	CHECKED	SCALE @A2	JOB NUMBER
	AG	1:100	0301
	APPROVED	DRAWING NO.	REV
	AG	202	A

LOT 11
DP 5997558

NO. 60
SPLIT LEVEL
BRICK RESIDENCE
METAL ROOF

LOT 10
DP 5997558

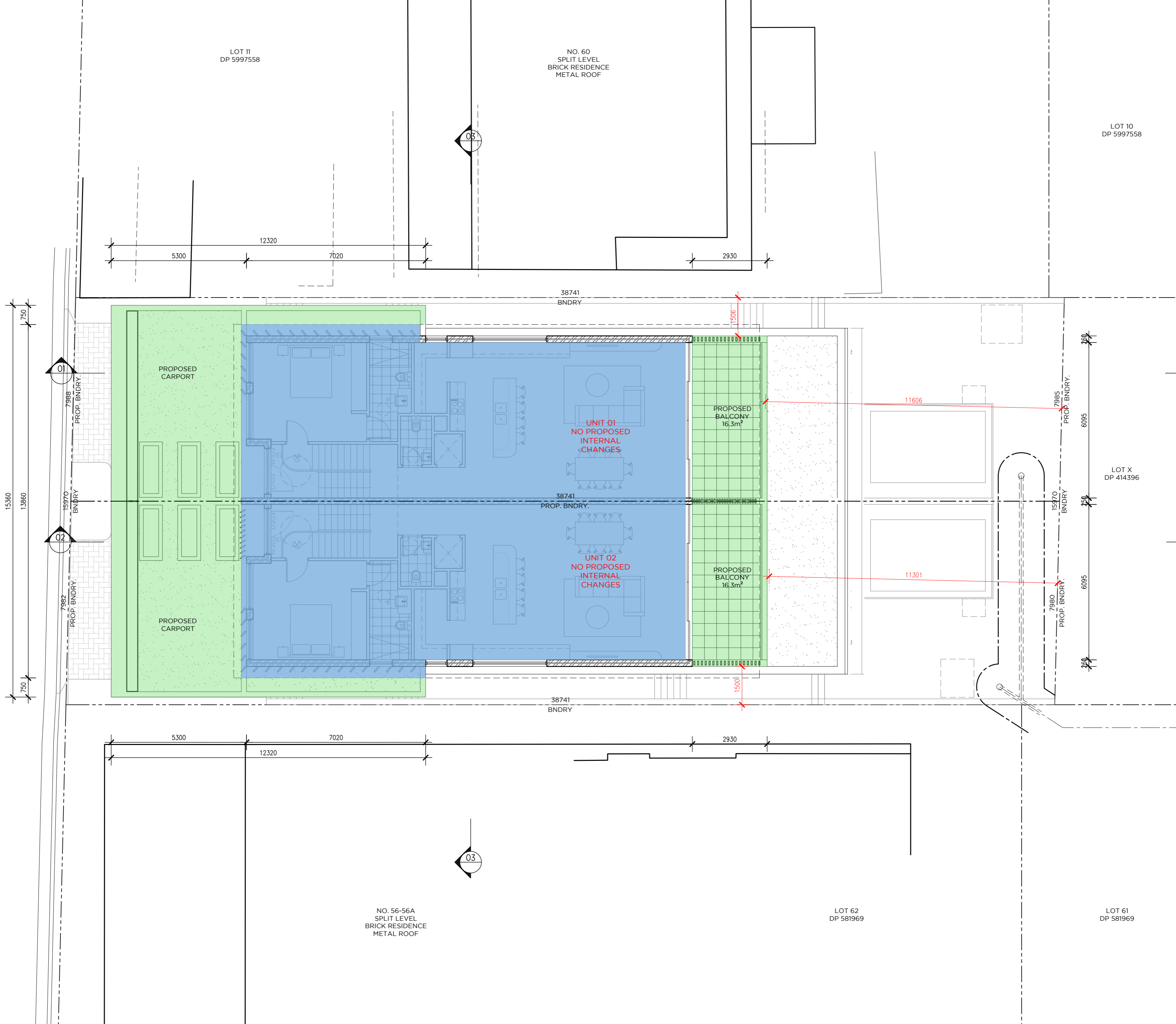
LOT X
DP 414396

LOT 61
DP 581969

LOT 62
DP 581969

NO. 56-56A
SPLIT LEVEL
BRICK RESIDENCE
METAL ROOF

OSROY AVENUE



LEGEND

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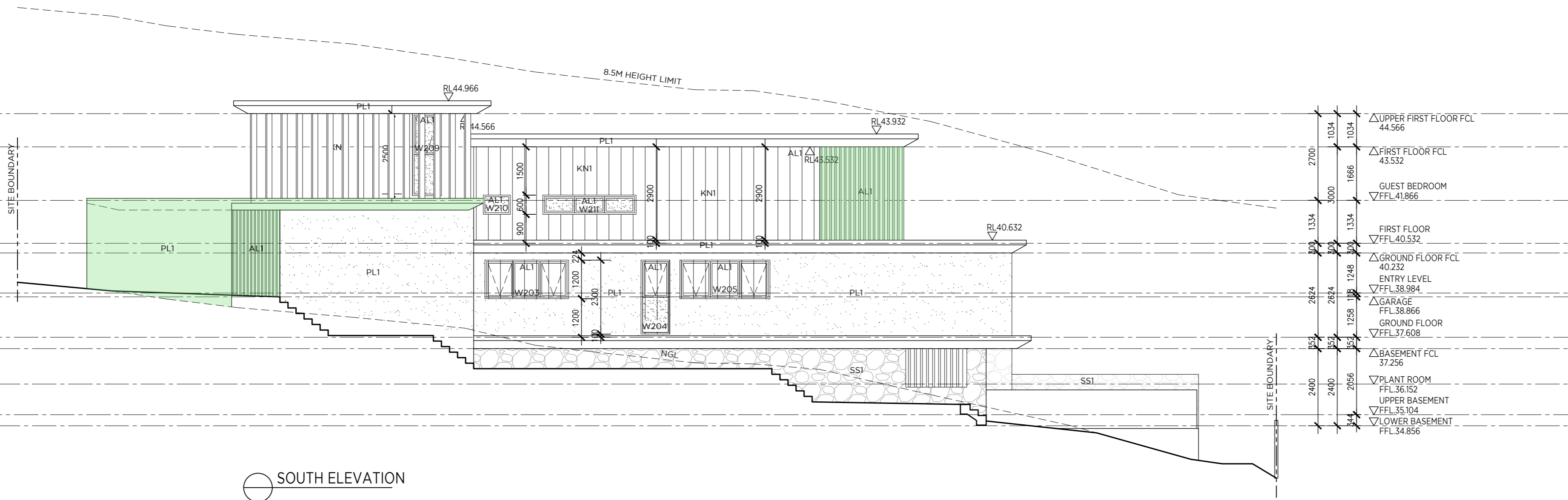


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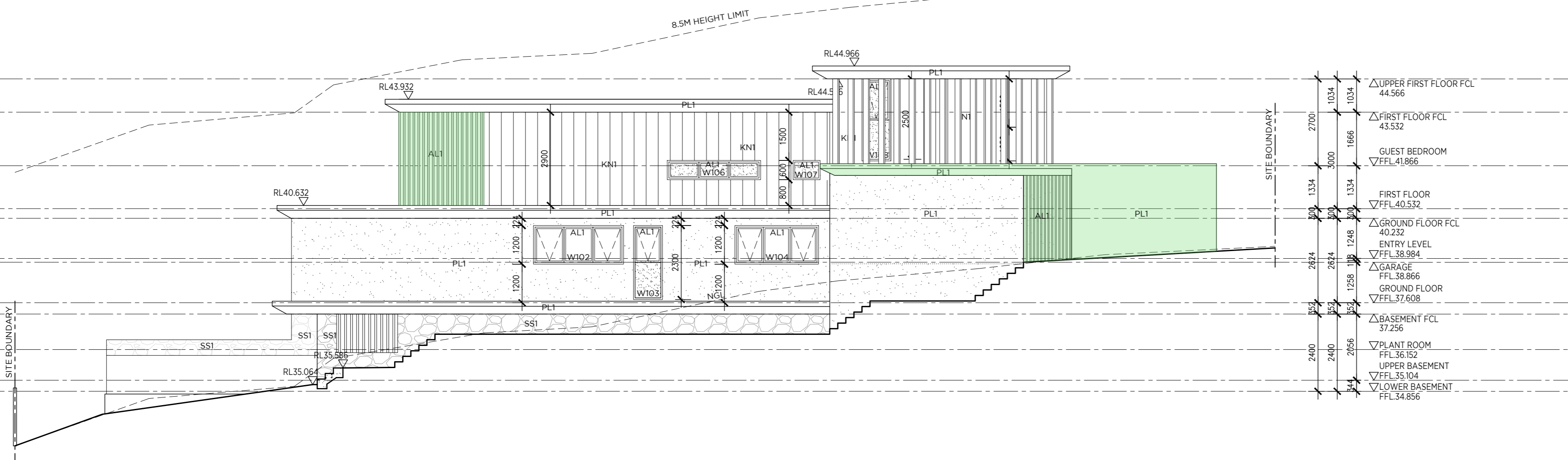
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NORTH	DRAWN	DRAWING TITLE	
	AG	FIRST FLOOR PLAN	
	CHECKED	SCALE @A2	JOB NUMBER
	AG	1:100	0301
	APPROVED	DRAWING NO.	REV
	AG	203	A



SOUTH ELEVATION



NORTH ELEVATION

LEGEND

CODE	DESCRIPTION	COLOUR/MATERIAL/REMARKS
AL1	ANODISED FINISH TO ALUMINIUM FRAMING	MONUMENT
FBI	BRICK FINISH TO EXTERNAL WALLS	PAINTED DULUX LEXICON QUARTER
KN1	ALUMINIUM BATTEN CLADDING	MONUMENT
PL1	PAINT AND RENDER FINISH	CONCRETE LOOK RENDER
SF1	PAINT FINISH TO FC SOFFIT LINING	DULUX NATURAL WHITE OR EQUIVILANT
SS1	STONE CLADDING	LIMESTONE
TL1	SELECTED NON-SLIP TILED FINISH TO EXTERNAL FLOORING	SELECTED GREY TILE

NOTES

- PROPOSED ALTERATIONS AND ADDITIONS
- EXISTING INTERNAL AREAS UNCHANGE

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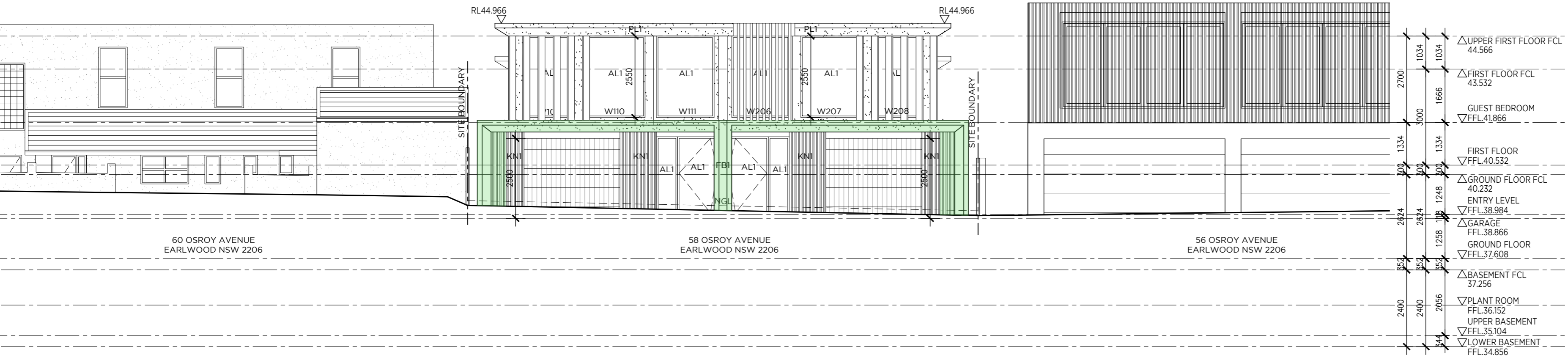
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AG	ELEVATIONS	1:100	0301
CHECKED	APPROVED	DRAWING NO.	REV
AG	AG	401	A

8.5M HEIGHT LIMIT





WEST ELEVATION

LEGEND

CODE	DESCRIPTION	COLOUR/MATERIAL/REMARKS
AL1	ANODISED FINISH TO ALUMINIUM FRAMING	MONUMENT
FBI	BRICK FINISH TO EXTERNAL WALLS	PAINTED DULUX LEXICON QUARTER
KN1	ALUMINIUM BATTEN CLADDING	MONUMENT
PL1	PAIN AND RENDER FINISH	CONCRETE LOOK RENDER
SF1	PAINT FINISH TO FC SOFFIT LINING	DULUX NATURAL WHITE OR EQUIVILANT
SS1	STONE CLADDING	LIMESTONE
TL1	SELECTED NON-SLIP TILED FINISH TO EXTERNAL FLOORING	SELECTED GREY TILE

NOTES

	PROPOSED ALTERATIONS AND ADDITIONS
	EXISTING INTERNAL AREAS UNCHANGE

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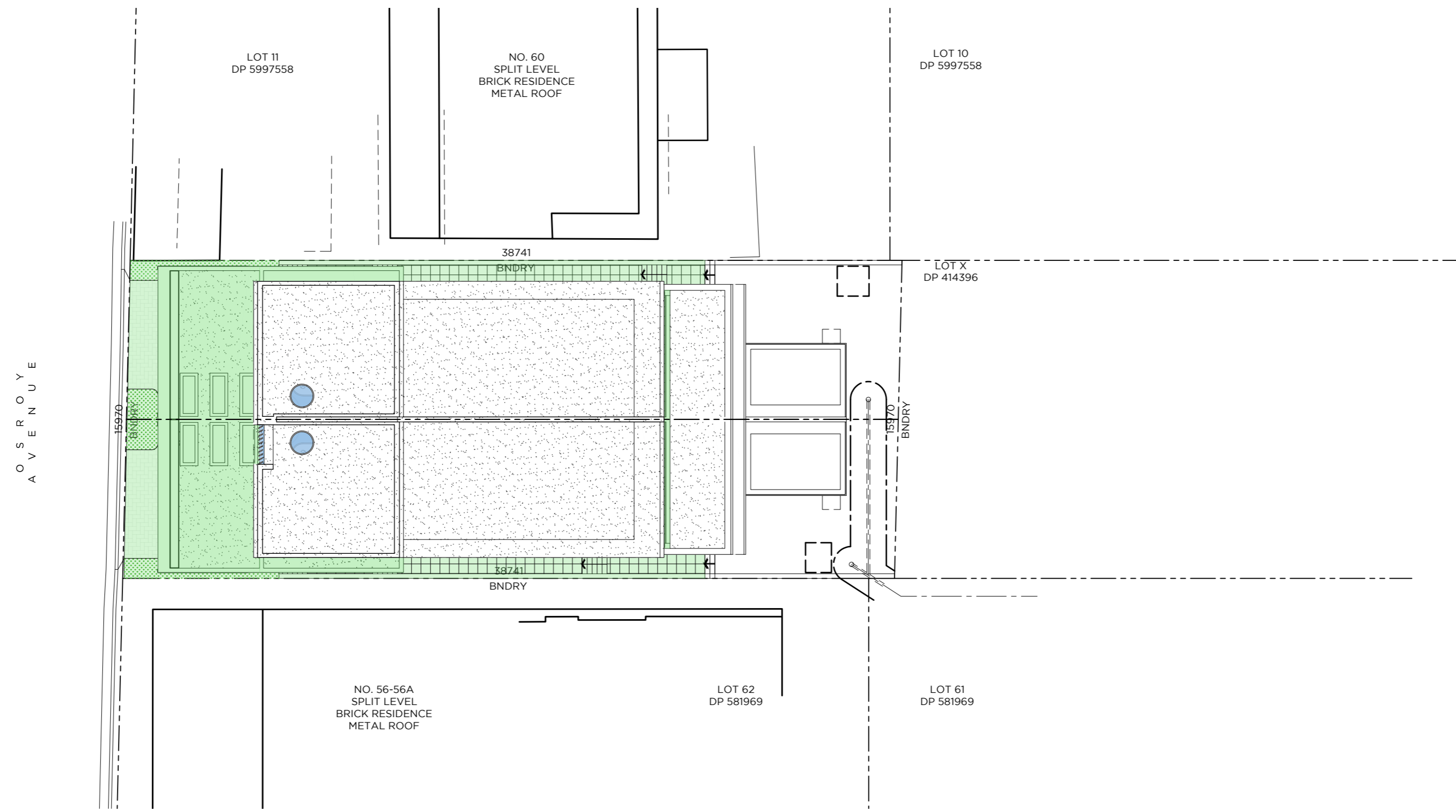


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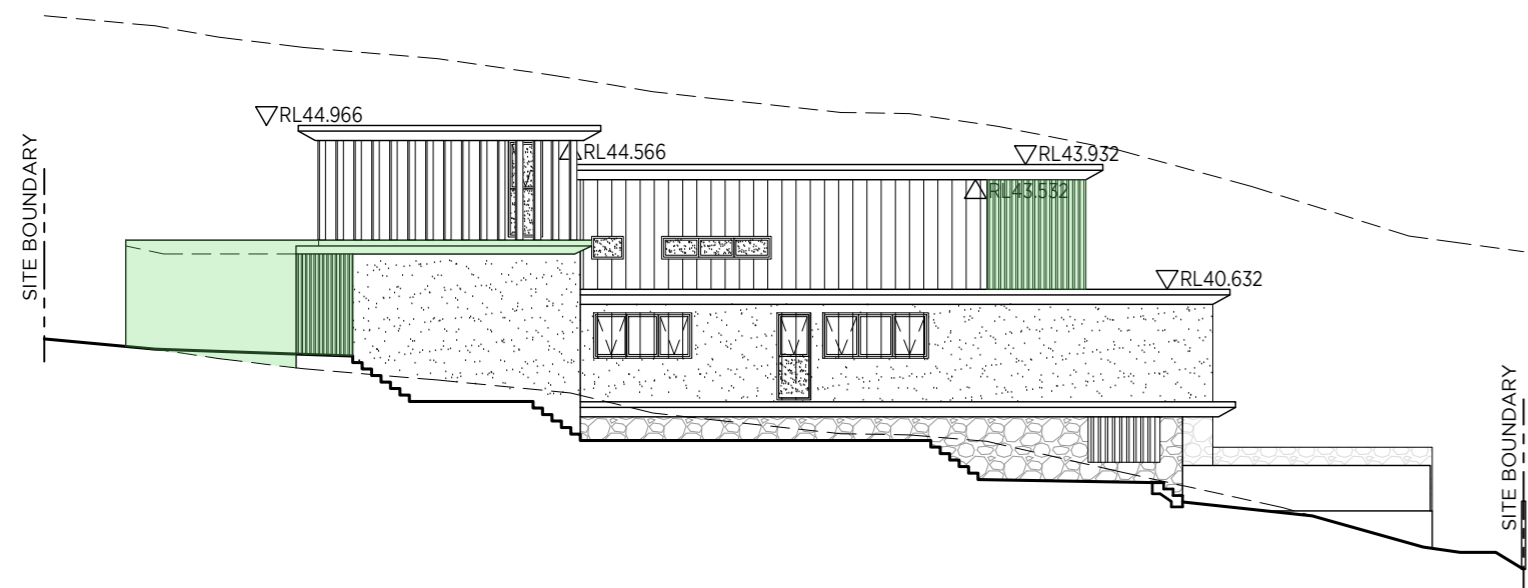
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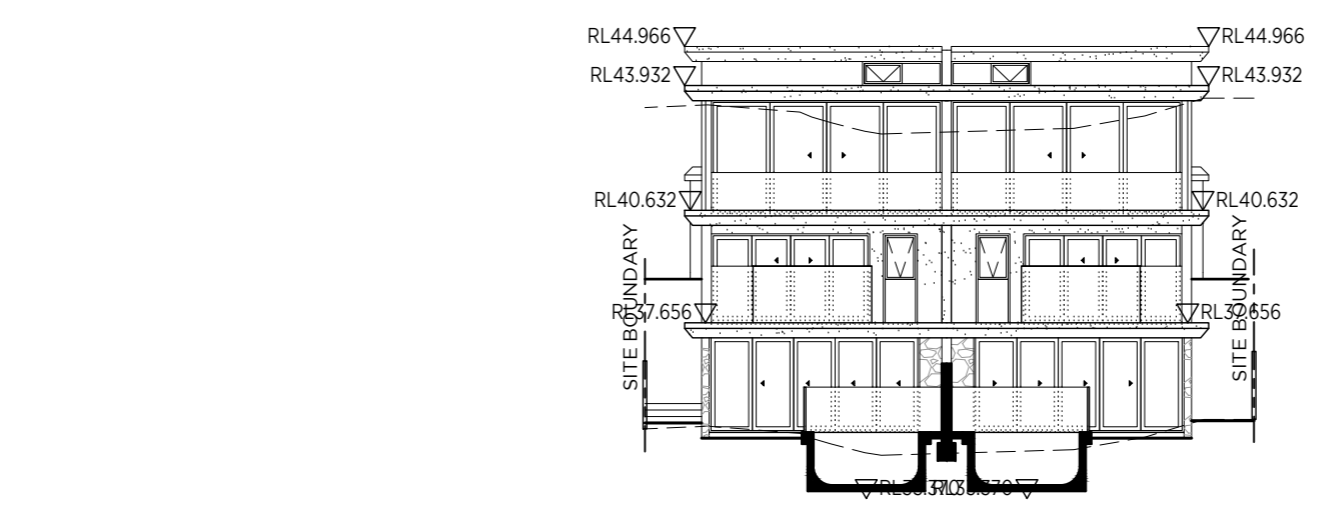
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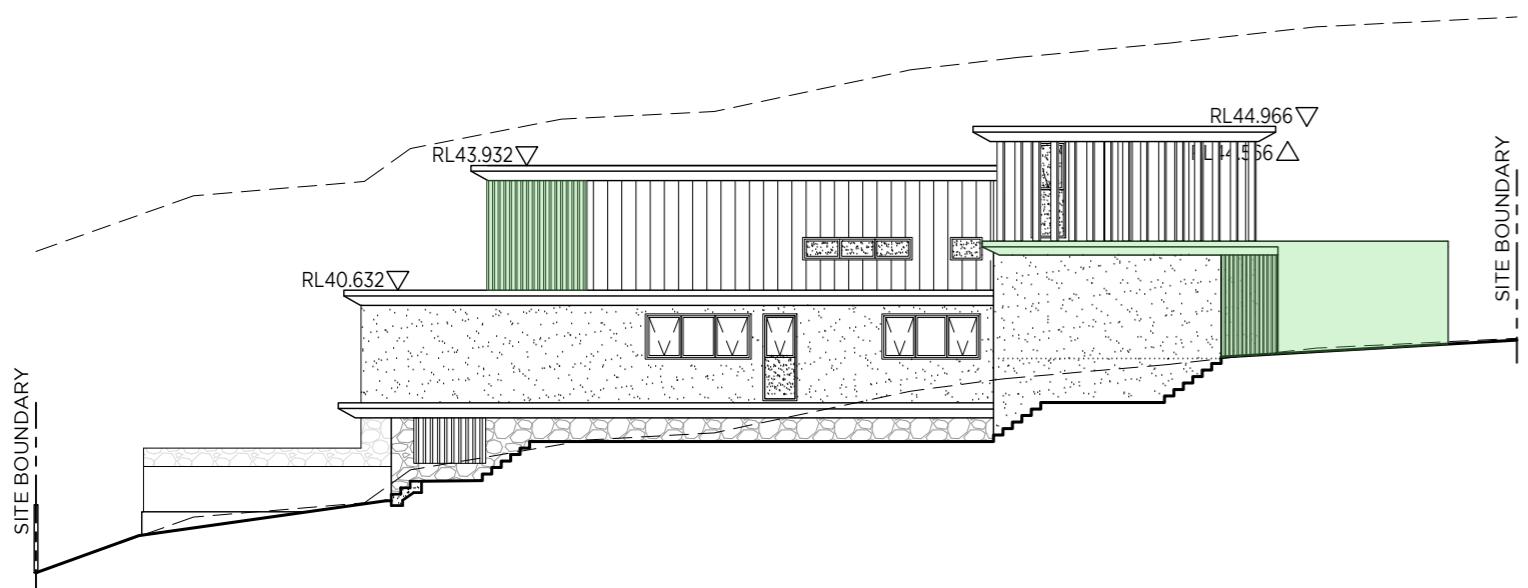
SITE PLAN



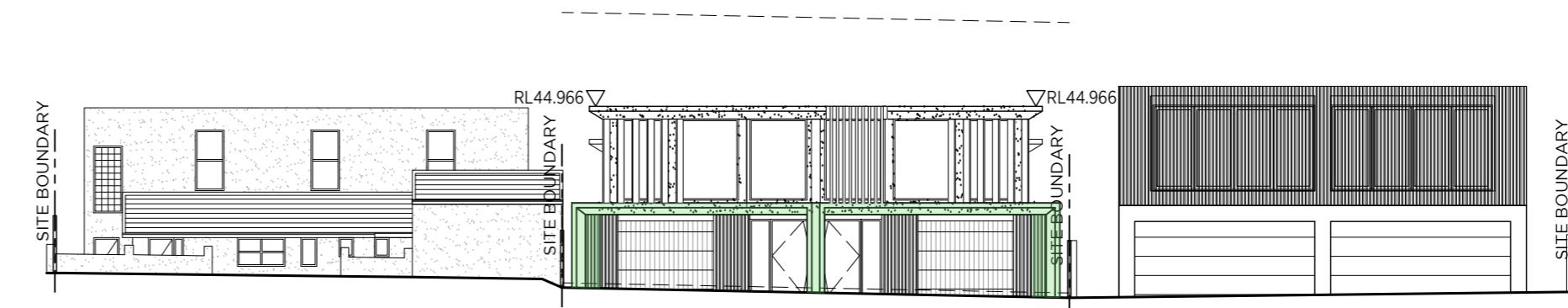
EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION

LEGEND

- NOTES
- PROPOSED ALTERATIONS AND ADDITIONS
 - EXISTING INTERNAL AREAS UNCHANGE

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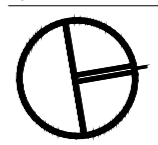
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	AG	1:200
	APPROVED	DRAWING NO.
	AG	901
		JOB NUMBER
		0301
		REV
		A