



SHEET LIST

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13.09.22 B-1 THERGAM LODGEMENT PLANS

DATE	REV	DRAWN BY	DESCRIPTION
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DESIGN NAME:
BROOKLYN 37

PACKAGE:
ELEGANCE

FACADE NAME:
**SEABREEZE ULTRA
(CUSTOM)**
JOB NO:
21-1499

PROPOSED:
PROPOSED NEW TWO STOREY DWELLING

SIGNATURE: _____ DATE: _____
I ACCEPT AND APPROVE CURRENT PLANS AND ALL
DOCUMENTATION PROVIDED TO ME BY FOWLER HOMES.

CLIENT'S NAME:
**MR FRANCIS
MRS FRANCIS**

SITE ADDRESS:
**LOT 9 DP: 16434
(No. 7) DOUGLAS STREET
EARLWOOD, NSW, 2206**

NOTE: ARTISTIC IMPRESSION IS FOR ILLUSTRATION PURPOSES ONLY. COLOURS AND MATERIAL FINISHES WILL BE SUBJECT TO BUILDERS FINAL TENDER.

GENERAL NOTES:

COORDINATION:
REFER TO AND COORDINATE INFORMATION CONTAINED IN THE ARCHITECTURAL DRAWINGS, AND THE DOCUMENTATION OF OTHER CONSULTANTS. NOTIFY ANY DISCREPANCIES BETWEEN THE ARCHITECTURAL AND/OR OTHER CONSULTANTS DOCUMENTATION PRIOR TO PROCEEDING WITH THE WORKS.

SPECIFICATIONS AND SCHEDULES:
REFER TO AND COORDINATE WITH APPLICABLE SPECIFICATIONS AND SCHEDULES. NOTIFY ANY DISCREPANCIES BETWEEN DOCUMENTS PRIOR TO PROCEEDING WITH THE WORKS.

DETAIL DRAWINGS:
DRAWINGS AT LARGER SCALES TAKE PRECEDENCE OVER DRAWINGS AT SMALLER SCALES. NOTIFY ANY DISCREPANCIES PRIOR TO PROCEEDING WITH THE WORKS.

EXECUTION OF THE WORKS:
EXECUTE THE WORKS IN ACCORDANCE AND COMPLIANCE WITH:
-THE APPROVED DEVELOPMENT APPLICATION AND IN ACCORDANCE WITH THE RELEVANT CONDITIONS OF CONSENT AND OTHER RELEVANT LOCAL AUTHORITY REQUIREMENTS;
-THE REQUIREMENTS SCHEDULES BY A CURRENT BASIX CERTIFICATE CONSISTENT WITH THE WORKS.
-THE CURRENT EDITION OF THE BUILDING CODE OF AUSTRALIA (AS AMENDED); AND
-CURRENT EDITIONS OF THE RELEVANT AUSTRALIAN AND OTHER APPLICABLE PUBLISHED STANDARDS RELEVANT TO THE EXECUTION OF THE WORKS.
UNITS OF MEASUREMENT:
DIMENSIONS ARE SHOWN IN MILLIMETRES UNLESS NOTED OTHERWISE.

MATERIALS HANDLING AND STORAGE:
MATERIAL, FIXTURES AND FITTINGS ARE TO BE HANDLED, STORED AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S CURRENT WRITTEN INSTRUCTIONS.

STRUCTURE:
FOUNDATIONS, FOOTINGS, REINFORCED CONCRETE SLABS, RETAINING WALLS, FRAMING, BRACING, TIE-DOWN AND OTHER STRUCTURAL ELEMENTS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE STRUCTURAL ENGINEER'S DETAILS AND SPECIFICATIONS.

HYDRAULICS:
STORMWATER DRAINAGE, WASTE WATER DRAINAGE, FRESH WATER, GAS SUPPLY AND OTHER HYDRAULIC SERVICES ARE TO BE CONSTRUCTED IN ACCORDANCE WITH LOCAL AUTHORITY AND HYDRAULIC ENGINEER'S REQUIREMENTS.

SLAB REBATES:
ALL SLAB REBATES TO BE 160mm UNLESS OTHERWISE NOTED.
GARAGE REBATES ARE 280mm WIDE X 15mm RECESS. ALL DIMENSIONS ARE TAKEN FROM EXTERNAL EDGE OF BRICK WALL.

WET AREAS:
FIXTURES SHOWN ARE FOR ILLUSTRATION PURPOSES ONLY. ALL SIZES DEPICTED MAY VARY DEPENDING ON AVAILABILITY AND PRODUCT SELECTION. HEIGHT OF TILES MAY VARY ACCORDING TO SELECTION OF TILES. F.W. LOCATION IS DIAGRAMATIC ONLY AND POSITION MAY VARY. ALL FIXTURES SHOWN ARE BASED ON STANDARD INCLUSIONS. MEASUREMENTS MAY VARY AS PER THE AVAILABILITY AND PRODUCT SELECTION.

MEASUREMENTS:
ALL MEASUREMENTS ARE TAKEN FRAME TO FRAME AND TO FINISH FLOOR LEVEL. NO CONSIDERATION OF FLOOR FINISH HAVE BEEN TAKEN. WHERE NEEDED, MEASUREMENTS MAY NEED TO BE ACCOUNTED FOR FINISH ONTOP OF CURRENT DIMENSION.

CONSULTANTS:
ALL RELEVANT CONSULTANT DRAWINGS TO BE REFFERED BACK TO ORIGINAL DRAWINGS PROVIDED.

DOOR JAMBS:
MINIMUM 105mm BETWEEN DOOR JAMB AND WALL, WHERE MINIMUM DIMENSION CANNOT BE ACHIEVED, DOOR TO BE CENTERED BETWEEN WALLS.

STAIRS:
BALUSTRADES AND HANDRAILS, NEWEL POST, TREADS AND RISERS TO STAIR MANUFACTURER'S SPECIFICATIONS.

ROOF PLANS:
TRADESMAN TO ENSURE THE CORRECT INSTALLATION OF ROOF FLASHING TO JUNCTION OF BRICKWORK AND CLADDING

CUT/FILL PLAN:
REFER TO ENGINEER'S DETAILS FOR DROP EDGE BEAMS IF APPLICABLE.

BALUSTRADES
ALL BALUSTRADES TO BE 1.1m FROM THE FINISHED FLOOR LEVEL.

SITE PLAN:
BEARINGS AND DISTANCES ARE BY TITLE AND/OR DEED ONLY.

THIS DETAIL SURVEY IS NOT A "SURVEY" AS DEFINED BY THE SURVEYORS ACT 1929. IF ANY CONSTRUCTION IS PLANNED IT WOULD BE ADVISABLE TO CARRY OUT FURTHER SURVEY WORK TO DETERMINE THE BOUNDARY DIMENSIONS.

RELATIONSHIP OF IMPROVEMENTS TO BOUNDARIES IS DIAGRAMMATIC ONLY. WHERE OFFSETS ARE CRITICAL THEY SHOULD BE CONFIRMED BY FURTHER SURVEY.

CONTOURS SHOWN DEPICT THE TOPOGRAPHY, EXCEPT AT SPOT LEVELS SHOWN, THEY DO NOT REPRESENT THE EXCAT LEVEL AT ANY PARTICULAR POINT.

SERVICES SHOWN HEREON HAVE BEEN DETERMINED FROM VISUAL EVIDENCE ONLY. PRIOR TO ANY DEMOLITION, EXCAVATION, OR CONSTRUCTION ON THE SITE THE RELEVANT AUTHORITY SHOULD BE CONTACTED TO ESTABLISH DETAILED LOCATION AND DEPTH.

AUSTRALIAN HEIGHT DATUM WAS ESTABLISH FROM SSM 168755 RL 69.056.

TREE LOCATIONS ARE ACCURATE TO +/- 0.30m.

THE INFORMATION IS ONLY TO BE USED AT A SCALE ACCURACY OF 1:200M.

SITE SPECIFIC HAZARDS:
OVERHEAD POWERLINES
NO STREET PARKING
LIMITED SPACE FOR MATERIAL STOCK PILE
EXISTING POOL
CLOSE TO SCHOOL
FOOTPATH / PEDESTRIAN TRAFFIC
TRAFFIC CONTROL REQUIRED
EXISTING TREES / OVERHEAD CONSTRUCTION
DROP EDGE BEAM
ELECTRICAL TURRET / INSTALLATION
SITE INDUCTION:
BEFORE ENTERING SITE PLEASE REVIEW. AND MAKE YOURSELF FAMILIAR WITH EMERGENCY CONTACTS. SITE SPECIFIC HAZARDS AND THE SITE SPECIFIC INDUCTION INFORMATION THAT IS LOCATED ON THE SITE INDUCTION SIGN. IF YOU HAVE ANY TROUBLE UNDERSTANDING THIS INSTRUCTION, CONTACT THE SITE SUPERVISOR OR EMERGENCY CONTACT NUMBER LOCATED ON THE SIGN.

GENERAL SPECIFICATIONS:
EXECUTE THE WORKS IN COMPLIANCE WITH THE RELEVANT DEEMED-TO-SATISFY PROVISIONS OF THE BUILDING CODE OF AUSTRALIA (BCA) (VOLUME 2), CURRENT EDITIONS OF RELEVANT AUSTRALIAN AND OTHER APPLICABLE PUBLISHED STANDARDS AND THE RELEVANT REQUIREMENTS OF LOCAL AND/OR STATUTORY AUTHORITIES APPLICABLE TO THE EXECUTION OF THE WORKS. THIS SCHEDULE OF CODES AND STANDARDS OUTLINES THE MINIMUM ACCEPTABLE STANDARDS.
TERMITE PROTECTION:
PROVIDE TERMITE PROTECTION: IN ACCORDANCE WITH PART 3.1.3 - TERMITE RISK MANAGEMENT OF THE BCA (VOLUME 2) AND TO AS 3660.1-200 TERMITE MANAGEMENT - NEW BUILDING WORK)
PROVIDE PROFESSIONAL CERTIFICATION OF THE TERMITE PROTECTION MEASURES TO THE PRINCIPAL CERTIFYING AUTHORITY, CONFIRMING COMPLIANCE WITH THE PROVISIONS OF THE BCA AND AUSTRALIAN STANDARD.

FLASHING AND DAMP - PROOF COURSES:
FLASHING AND DAMP - PROOF COURSES: TO AS/NZS 2904-1995 (DAMP PROOF COURSES AND FLASHINGS).

FASTENERS:
STEEL NAILS: HOT-DIP GALVANISED TO AS/NZS 4680-1999 (HOT-DIP GALVANISED (ZINC) COATINGS ON FABRICATED FERROUS ARTICLES). SELF-DRILLING SCREWS: TO AS 3566.1-2002 (SELF-DRILLING SCREWS FOR THE BUILDING AND CONSTRUCTION INDUSTRIES)

METAL FINISHES:
CORROSION PROTECTION: TO BCA VOLUME 2 CLAUSE 3.4.2.2 (ACCEPTABLE CONSTRUCTION-FRAMING-STEEL FRAMING-GENERAL)

SITE PREPARATION:

DEMOLITION:
DEMOLISH EXISTING STRUCTURES AS SHOWN: TO AS2601-2001 (DEMOLITION OF STRUCTURES).

EARTHWORKS:
TO BE CARRIED OUT IN ACCORDANCE WITH: THE REQUIREMENTS OF THE ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979;
RELEVANT CONDITIONS OF THE DEVELOPMENT CONSENT; AND THE RELEVANT REQUIREMENTS OF PART 3.1.1 OF THE BCA (VOLUME 2).

STORMWATER DRAINAGE:
PART 3.1.2 OF THE BCA (VOLUME 2) AND AS/NZS 3500-2000 (PART 5-DOMESTIC INSTALLATIONS-SECTION 5-STORMWATER DRAINAGE).

STRUCTURAL DESIGN:
FOR DETAILS OF STRUCTURAL FOOTINGS, SLABS, FRAMING AND THE LIKE REFER TO STRUCTURAL ENGINEERING DETAILS, TO BE PREPARED BY A QUALIFIED STRUCTURAL ENGINEER. STRUCTURAL DESIGN IS TO BE IN ACCORDANCE WITH THE RELEVANT STRUCTURAL DESIGN MANUALS.

DRIVEWAY:
DRIVEWAY TO BE IN ACCORDANCE WITH AS 2890.1.2004

SITE CLASSIFICATION:
TO BE IN ACCORDANCE WITH PART 3.2.4 OF THE BCA (VOLUME 2)

STRUCTURAL DESIGN MANUALS:
AS 1170.1-2002 (DEAD AND LIVE LOADS AND LOAD COMBINATIONS)
AS 1170.2-2002 (AS 4055 (1992) - WIND LOADS)
AS 1170.4- 2007 (EARTHQUAKE LOADS)
AS 1720.1-2010 (TIMBER STRUCTURES CODE)
AS 2159-2009 (PILING-DESIGN AND INSTALLATION)
AS 2327.1-2017 (COMPOSITE STRUCTURES)
AS 3600-2009 (CONCRETE STRUCTURES)
AS 4100-1998 (STEEL STRUCTURES)
STRUCTURAL DESIGN CERTIFICATION:
SUBMIT STRUCTURAL ENGINEER'S DESIGN CERTIFICATION, IN ACCORDANCE WITH LOCAL AUTHORITY REQUIREMENTS, THE PRINCIPAL CERTIFYING AUTHORITY PRIOR TO THE COMMENCEMENT OF WORKS.
CONCRETE CONSTRUCTION:
CONCRETE STRUCTURES GENERALLY: TO AS 3600-2009 (CONCRETE STRUCTURES), GROUND SLABS AND FOOTINGS: TO AS 2870-2011 (RESIDENTIAL SLABS AND FOOTINGS-CONSTRUCTION).
READY MIXED SUPPLY: TO AS 1379-2007 (SPECIFICATION AND SUPPLY OF CRETE).

SPECIFICATION NOTES:

FOOTINGS AND SLABS:
DESIGN AND CONSTRUCT FOOTINGS AND SLABS: IN ACCORDANCE WITH PART 3.2 OF THE BCA (VOLUME 2) AND AS 2870-2011 (RESIDENTIAL SLABS AND FOOTINGS), AS 3600-2001 (CONCRETE STRUCTURES) AND AS 2159-2009 (PILING-DESIGN AND INSTALLATION).

BRICK & BLOCK CONSTRUCTION (MASONRY):
MASONRY CONSTRUCTION: TO BE IN ACCORDANCE WITH PART 3.3 OF THE BCA (VOLUME 2) AND TO AS 3700-2011 (MASONRY STRUCTURES).
MASONRY UNITS: TO AS/NZS 4455-1997 (MASONRY UNITS AND SEMENTAL PAVERS). CLAY BRICK DURABILITY BELOW DAMP-PROOF COURSE: USE EXPOSURE CATEGORY TO AS/NZS 4456.10-2003 (MASONRY UNITS AND SEGMENTAL PAVERS - METHODS OF TEST-DETERMINING RESISTANCE TO SALT ATTACK) APPENDIX A (SALT ATTACK RESISTANCE CATEGORIES).
GALVANISING:
GALVANISING MILD STEEL COMPONENTS (INCLUDING FASTENERS) TO AS 1214-1983 OR AS/NZS 4680-2006, AS APPROPRIATE, WHERE EXPOSED TO WEATHER, EMBEDDED IN MASONRY OR IN CONTACT WITH CHEMICALLY TREATED TIMBER.

WALL TIES:
WALL TIE TYPE: TO BCA VOLUME 2 CLAUSE 3.3.3.2 (ACCEPTABLE CONSTRUCTION-MASONRY-MASONRY ACCESSORIES-WALL TIES) AND AS/NZS 2699.1-2000 (BUILT-IN COMPONENTS FOR MASONRY CONSTRUCTION-WALL TIES);
NON-SEISMIC AREAS: TYPE A; SEISMIC AREAS:TYPE B.
WALL TIE SPACING: TO BCA VOLUME 2 FIGURE 3.3.3.1 (TYPICAL BRICK TIES SPACINGS IN CAVITY AND VENEER CONSTRUCTION).
WALL TIE CORROSION PROTECTION: TO BCA VOLUME 2 TABLE 3.3.3.1 (CORROSION PROTECTION TIES).
LINTELS GENERALL: IN ACCORDANCE WITH PART 3.3.3.4 OF THE BCA (VOLUME 2).

FIRE SAFETY:

FIRE SEPARATION:
TO BE IN ACCORDANCE WITH PART 3.7.1 OF THE BCA (VOLUME 2).
FIRE SEPARATION-SEPARATING WALL CONSTRUCTION: PART 3.7.1.8 OF THE BCA (VOLUME 2).
FIRE SEPARATION-ROOF LIGHTS: PART 3.7.1.10 OF THE BCA (VOLUME 2).
REFER TO ARCHITECTURAL DETAILS OF FIRE SEPARATION METHODS.

SMOKE ALARMS:
TO BE IN ACCORDANCE WITH PART 3.7.2 OF THE BCA (VOLME 2); AND AS 3786-2014 (SMOKE ALARMS).

LINING:
PLASTERBOARD: TO AS/NZS 2588-1998 (GYPSUM PLASTERBOARD).
PLASTERBOARD INSTALLATION: TO AS/NZS 2589.1-2017 (GYPSUM LININGS IN RESIDENTIAL AND LIGHT COMMERCIAL CONSTRUCTION-APPLICATION AND FINISHING-GYPSUM PLASTERBOARD) LEVEL 4 FINISH.
FIBRE CEMENT: TO AS/NZS 2908.2-2000 (CELLULOSE-CEMENT PRODUCTS-FLAT SHEETS), TYPE B, CATGEORY 2.
FIBROUS PLASTER PRODUCTS: TO AS 2185-1978 (FIBROUS PLASTER PRODUCTS).

TIMBER & STEEL FRAMED CONSTRUCTION:

SUB-FLOOR VENTILATION:
TO BE IN ACCORDANCE WITH PART 3.4.1 OF THE BCA (VOLUME 2).

TIMBER WALL, FLOOR AND ROOF FRAMING:
TIMBER FRAMING: TO BE IN ACCORDANCE WITH PART 3.4 OF THE BCA (VOLUME 2) AND AS 1684.4-2010 (RESIDENTIAL TIMBER-FRAMED CONSTRUCTION-SIMPLIFIED-NON-CYCLONIC) OR AS 1720.1-2010 (TIMBER STRUCTURES-DESIGN METHODS).

STEEL FRAMING AND STRUCTURAL STEEL MEMBERS:
STEEL FRAMING: TO BE IN ACCORDANCE WITH PART 3.4.2 OF THE BCA (VOLUME 2).
ACCEPTABLE CONSTRUCTION PRACTICE (PART 3.4.2.1 OF THE BCA) AND/OR AS 4100-1998 (STEEL STRUCTURES)
COLD-FORMED STEEL FRAMING: PROVIDE A PROPRIETRY SYSTEM DESIGNED TO AS 3623-1993 (DOMESTIC METAL FRAMING).

ROOF AND WALL CLADDING:

ROOF TILING:
TO BE IN ACCORDANCE WITH PARTS 3.5.1.1 & 3.5.1.2 OF THE BCA (VOLUME 2) AND AS 2049-2002 (ROOF TILES).
ROOF TILE INSTALLATION: TO AS 2050-2002 (INSTALLATION OF ROOFING TILES).
METAL ROOF SHEETING:
TO BE IN ACCORDANCE WITH PARTS 3.5.1.1 & 3.5.1.3 OF THE BCA (VOLUME 2).
METAL ROOFING DESIGN AND INSTALLATION: TO AS 1562.1-1992 (DESIGN AND INSTALLATION OF SHEET ROOF AND WALL CLADDING-METAL).

ROOF PLUMBING:
TO BE IN ACCORDANCE WITH PART 3.5.2 OF THE BCA (VOLUME 2) AND AS/NZS 3500-2003 (PART 3-STORMWATER DRAINAGE) AND AS/NZS 3500-2000 (PART 5-DOMESTIC INSTALLATION-SECTION 5-STORMWATER DRAINAGE).
WALL CLADDING:
TO BE IN ACCORDANCE WITH PART 3.5.3 OF THE BCA (VOLUME 2).

INSTALLATION AND SARKING:
BULK INSTALLATION: TO AS/NZS 4859.1-2002 (MATERIALS FOR THE THERMAL INSULATION OF BUILDINGS-GENERAL CRITERIA AND TECHNICAL PROVISIONS), SECTION 5.
REFLECTIVE INSULATION: TO AS/NZS 4859.1- 2002, SECTION 9
SARKING MATERIAL: TO AS/NZS 4200.1-1994 (PLIABLE BUILDING MATERIALS AND UNDERLAYS-MATERIAL[S]).

WINDOWS AND DOORS:
GLAZING TO BE IN ACCORDANCE WITH PART 3.6 OF THE BCA (VOLUME 2).
GLASS SELECTION AND INSTALLATIONS: TO AS 1288-2006 (GLASS IN BUILDINGS-SELECTION AND INSTALLATION).
TIMBER DOORSETS: TO AS 2688-1984 (TIMBER DOORS).
TIMBER FRAMES AND JAMB LININGS: TO AS 2689-1984 (TIMBER DOORSETS).
SECURITY SCREEN DOORS AND WINDOW GRILLES: TO AS 5039-2008 (SECURITY SCREEN DOORS AND SECURITY WINDOW GRILLES).
WINDOW SELECTION AND INSTALLATION: TO AS 2047-2014 (WINDOWS IN BUILDINGS-SELECTION AND INSTALLATION).
DOORSET INSTALLATION: TO AS 1909-1984 (INSTALLATION OF TIMBER DOORSETS).
GARAGE DOORS: TO AS/NZS 4505-2012 (DOMESTIC GARAGE DOORS).

HEALTH AND AMENITY:

WET AREAS:
REFER TO "WATERPROOFING".
ROOM HEIGHTS:
TO BE IN ACCORDANCE WITH PART 3.8.2 OF THE BCA (VOLUME 2).
KITCHEN, SANITARY AND WASHING FACILITIES:
TO BE IN ACCORDANCE WITH PART 3.8.3.2 AND 3.8.3.3 OF THE BCA (VOLUME 2).
NATURAL AND ARTIFICIAL LIGHT:
TO BE IN ACCORDANCE WITH PARTS 3.8.4.2 AND 3.8.4.3 OF THE BCA (VOLUME 2).

VENTILATION:
TO BE IN ACCORDANCE WITH PART 3.8.5 OF THE BCA (VOLUME 2).
NATURAL VENTILATION: PARTS 3.8.5.2 AND 3.8.5.3 OF THE BCA (VOLUME 2).
MECHANICAL VENTILATION: PARTS 3.8.5.0 AND 3.8.5.3 OF THE BCA (VOLUME 2).
SOUND INSULATION:
TO BE IN ACCORDANCE WITH PART 3.8.6.1 OF THE BCA (VOLUME 2).

SAFE MOVEMENT AND ACCESS:

STAIR CONSTRUCTION:
TO BE IN ACCORDANCE WITH PART 3.9.1.1 OF THE BCA (VOLUME 2) - ACCEPTABLE CONSTRUCTION PRACTICE.
BALUSTRADES:
TO BE IN ACCORDANCE WITH PART 3.9.2.1 OF THE BCA (VOLUME 2) - ACCEPTABLE CONSTRUCTION PRATICE.
BLOCK AND TILE FINISHES:
CERAMIC TILING: FOLLOW THE GUIDANCE PROVIDED BY AS 3958.1-2007 (CERAMIC TILES - GUIDE TO THE INSTALLATION OF CERAMIC TILES) AND AS 3958.2-1992 (CERAMIC TILES - GUIDE TO THE SELECTION OF A CERAMIC TILING SYSTEM).
ADHESIVES: TO AS 2358-1992 (ADHESIVES - FOR FIXING CERAMIC TILES).

WATERPROOFING:
TO BE IN ACCORDANCE WITH PART 3.8.1 OF THE BCA (VOLUME 2).
WATERPROOFING: TO AS 3740-2010 (WATERPROOFING OF WET AREAS IN RESIDENTIAL BUILDINGS).
REFER TO ARCHITECTURAL DETAILS OF WATERPROOFING.

FLOOR COATINGS AND COVERINGS:
CARPETING: TO AS/NZS 2455.1-2007 (TEXTILE FLOOR COVERINGS - INSTALLATION PRACTICE - GENERAL).
RESILIENT FINISHES: TO AS 1884-2012 (FLOOR COVERINGS - RESILIENT SHEET AND TILES - LAYING AND MAINTENANCE PRACTICES).

PAINTING:
PAINTING GENERALLY: FOLLOW THE GUIDANCE PROVIDED BY AS/NZS 2311-2017 (GUIDE TO THE PAINTING OF BUILDINGS) AND AS/NZS 2312-2002 (GUIDE TO THE PROTECTION OF THE STRUCTURAL STEEL AGAINST ATMOSPHERIC CORROSION BY THE USE OF PROTECTIVE COATINGS).
PLUMBING INSTALLATIONS:
WHERE A DISCREPANCY ARISES THE HYDRAULIC CONSULTANTS LOCA OR STATUTORY AUTHORITY'S REQUIREMENTS TAKE PRECEDENCE OVER THE FOLLOWING STANDARDS TO THE EXTENT OF THE DISCREPANCY.
PLUMBING AND DRAINING PRODUCTS: TO SAA MPS2-2001 (MANUAL OF AUTHORIZATION PROCEDURES FOR PLUMBING AND DRAINAGE PRODUCTS) AND AS/NZS 3718-2005 (WATER SUPPLY - TAP WARE).
STORMWATER: TO AS/NZS 3500.3-2003 (PLUMBING AND DRAINAGE - STORMWATER DRAINAGE) OR AS/NZS 3500.5-2012 (NATIONAL PLUMBING AND DRAINAGE - DOMESTIC INSTALLATIONS).
WASTEWATER: TO AS/NZS 3500.2-2015 (PLUMBING AND DRAINAGE - WASTE SERVICES) AND AS/NZS 3500.4-2015 (PLUMBING AND DRAINAGE - HEATED WATER SERVICES) OR AS/NZS 3500.5-2012
GAS: TO AS 5601-2013 (GAS INSTALLATION CODE).
ELECTRICAL INSTALLATIONS:
WHERE A DISCREPANCY ARRISES THE ELECTRICAL CONSULTANTS, LOCAL OR STATUTORY AUTHORITY'S REQUIREMENTS TAKE PRECEDENCE OVER THE FOLLOWING STANDARDS TO THE EXTEN OF THE DISCREPANCY
ELECTRICAL INSTALLATION: TO AS/NZS 3018-2001 (ELECTRICAL INSTALLATION - DOMESTIC INSTALLATIONS).
SMOKE DETECTORS: REFER TO "FIRE SAFETY, SMOKE ALARMS"
SMOKE DETECTION INSTALLATION AND TESTING: TO AS 1670.1-2004 (FIRE DETECTION, WARNING, CONTROL AND INTERCOM SYSTEMS - SYSTEM DESIGN, INSTALLATION, AND COMMISSIONING - FIRE) IN ACCORDANCE WITH THE REQUIREMENTS OF THE BUILDING CODE TO MAINS POWER. TEST ELECTRICAL INSTALLATIONS: TO AS/NZS 3017-2007 (ELECTRICAL INSTALLATIONS - TESTING GUIDELINES). CERTIFY COMPLIANCE WITH AS/NZS 3018-2007.

MECHANICAL INSTALLATIONS:
MECHANICAL VENTILATION: TO AS 1668.2-2012 (THE USE OF VENTILATION AND AIR CONDITIONING IN BUILDINGS - MECHANICAL VENTILATION FOR ACCEPTABLE INDOOR QUALITY) - GRADE 2 AMENITY.

SHEET NAME: NOTES		JOB NO: 21-1499		<div><div></div><div>FOWLER</div><div>YOUR HOME. OUR PASSION.</div></div>	CLIENT'S NAME: MR FRANCIS MRS FRANCIS	SITE ADDRESS: LOT 9 DP: 16434
PROPOSED NEW TWO STOREY DWELLING DESIGN NAME: BROOKLYN 37		REV: B-1	DATE: 13.09.22		SIGNATURE: _____ DATE: _____ I ACCEPT AND APPROVE CURRENT PLANS AND ALL DOCUMENTATION PROVIDED TO ME BY FOWLER HOMES.	(No. 7) DOUGLAS STREET
FACADE NAME: SEABREEZE ULTRA (CUSTOM)	PACKAGE: ELEGANCE	SCALE @ A3:	SHEET NO: 002			EARLWOOD,NSW, 2206

BASIX®Certificate

Building Sustainability Index www.basix.nsw.gov.au




Single Dwelling

Certificate number: 1298233S_02

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Definitions" dated 10/09/2020 published by the Department. This document is available at www.basix.nsw.gov.au

Secretary
Date of issue: Monday, 04 July 2022
To be valid, this certificate must be lodged within 3 months of the date of issue.



Project summary		
Project name	FRANCIS 21 1499_02	
Street address	7 Douglas Street Earlwood 2206	
Local Government Area	Canterbury-Bankstown Council	
Plan type and plan number	deposited 16434	
Lot no.	9	
Section no.	-	
Project type	separate dwelling house	
No. of bedrooms	4	
Project score		
Water	 43	Target 40
Thermal Comfort	 Pass	Target Pass
Energy	 66	Target 50

Certificate Prepared by
Name / Company Name: Frys Energywise
ABN (if applicable): 631418543

Description of project

Project address	
Project name	FRANCIS 21 1499_02
Street address	7 Douglas Street Earlwood 2206
Local Government Area	Canterbury-Bankstown Council
Plan type and plan number	Deposited Plan 16434
Lot no.	9
Section no.	-
Project type	
Project type	separate dwelling house
No. of bedrooms	4
Site details	
Site area (m²)	582
Roof area (m²)	218
Conditioned floor area (m2)	253.3
Unconditioned floor area (m2)	19.9
Total area of garden and lawn (m2)	277

Assessor details and thermal loads		
Assessor number	n/a	
Certificate number	n/a	
Climate zone	n/a	
Area adjusted cooling load (MJ/m ² .year)	n/a	
Area adjusted heating load (MJ/m ² .year)	n/a	
Ceiling fan in at least one bedroom	n/a	
Ceiling fan in at least one living room or other conditioned area	n/a	
Project score		
Water	✔ 43	Target 40
Thermal Comfort	✔ Pass	Target Pass
Energy	✔ 66	Target 50

Schedule of BASIX commitments

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	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Fixtures			
The applicant must install showerheads with a minimum rating of 3 star (> 7.5 but <= 9 L/min) in all showers in the development.		✔	✔
The applicant must install a toilet flushing system with a minimum rating of 4 star in each toilet in the development.		✔	✔
The applicant must install taps with a minimum rating of 4 star in the kitchen in the development.		✔	
The applicant must install basin taps with a minimum rating of 4 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. This 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 218.4 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: • all toilets in the development • the cold water tap that supplies each clothes washer in the development • at least one outdoor tap in the development (Note: NSW Health does not recommend that rainwater be used for human consumption in areas with potable water supply.)		✔	✔
		✔	✔
		✔	✔

SHEET NAME: BASIX		JOB NO: 21-1499		<div></div> <div>FOWLER YOUR HOME. OUR PASSION.</div>	CLIENT'S NAME: MR FRANCIS MRS FRANCIS SIGNATURE: _____ DATE: _____ I ACCEPT AND APPROVE CURRENT PLANS AND ALL DOCUMENTATION PROVIDED TO ME BY FOWLER HOMES.	SITE ADDRESS: LOT 9 DP: 16434 (No. 7) DOUGLAS STREET EARLWOOD,NSW, 2206
PROPOSED NEW TWO STOREY DWELLING DESIGN NAME: BROOKLYN 37		REV: B-1	DATE: 13.09.22			
FACADE NAME: SEABREEZE ULTRA (CUSTOM)	PACKAGE: ELEGANCE	SCALE @ A3:	SHEET NO: 003			

Thermal Comfort Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
General features			
The dwelling must not have more than 2 storeys.	✔	✔	✔
The conditioned floor area of the dwelling must not exceed 300 square metres.	✔	✔	✔
The dwelling must not contain open mezzanine area exceeding 25 square metres.	✔	✔	✔
The dwelling must not contain third level habitable attic room.	✔	✔	✔
Floor, walls and ceiling/roof			
The applicant must construct the floor(s), walls, and ceiling/roof of the dwelling in accordance with the specifications listed in the table below.	✔	✔	✔

Construction	Additional insulation required (R-Value)	Other specifications
floor - concrete slab on ground, 142.4 square metres	nil	
floor - suspended floor above enclosed subfloor, 1.8 square metres, framed	1.10 (or 1.8 including construction) (down)	
floor - above habitable rooms or mezzanine, 102.4 square metres, framed	nil	
floor - suspended floor above garage, framed	nil	
external wall - brick veneer	1.86 (or 2.40 including construction)	
external wall - framed (weatherboard, fibre cement, metal clad)	2.00 (or 2.40 including construction)	
internal wall shared with garage - plasterboard	nil	
ceiling and roof - flat ceiling / pitched roof	ceiling: 2.7 (up), roof: foil backed blanket (55 mm)	unventilated; light (solar absorptance < 0.475)
ceiling and roof - flat ceiling / flat roof, framed	ceiling: 2.9 (up), roof: foil backed blanket (55 mm)	framed; light (solar absorptance < 0.475)

Note	• Insulation specified in this Certificate must be installed in accordance with Part 3.12.1.1 of the Building Code of Australia.
Note	• In some climate zones, insulation should be installed with due consideration of condensation and associated interaction with adjoining building materials.

Thermal Comfort Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Windows, glazed doors and skylights			
The applicant must install the windows, glazed doors and shading devices described in the table below, in accordance with the specifications listed in the table. Relevant overshadowing specifications must be satisfied for each window and glazed door.	✔	✔	✔
The dwelling may have 1 skylight (<0.7 square metres) which is not listed in the table.	✔	✔	✔
The following requirements must also be satisfied in relation to each window and glazed door: • For the following glass and frame types, the certifier check can be performed by visual inspection. - Aluminium single clear - Aluminium double (air) clear - Timber/uPVC/fibreglass single clear - Timber/uPVC/fibreglass double (air) clear • For other glass or frame types, each window and glazed door must be accompanied with certification showing a U value no greater than that listed and a Solar Heat Gain Coefficient (SHGC) within the range of those listed. Total system U values and SHGC must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions. Frame and glass types shown in the table below are for reference only. • Overshadowing buildings/vegetation must be of the height and distance from the centre and the base of the window and glazed door, as specified in the 'overshadowing' column.	✔	✔	✔
The applicant must install the skylights described in the table below, in accordance with the specifications listed in the table. Total skylight area must not exceed 3 square metres (the 3 square metre limit does not include the optional additional skylight of less than 0.7 square metres that does not have to be listed in the table).	✔	✔	✔

Skylight no.	Maximum area (square metres)	Type	Shading device
S01	1.12	timber, low-E/double/argon fill	no shading
S02	0.82	timber, low-E/double/argon fill	no shading

Window/glazed door no.	Maximum height (mm)	Maximum width (mm)	Type	Shading Device (Dimension within 10%)	Overshadowing
North-East facing					

Window/glazed door no.	Maximum height (mm)	Maximum width (mm)	Type	Shading Device (Dimension within 10%)	Overshadowing
W18	1200	1600	U-value: 5.6, SHGC: 0.369 - 0.451 (aluminium, single, Lo-Tsol Low-e)	eave 600 mm, 360 mm above head of window or glazed door	not overshadowed
SD33	2400	1800	U-value: 5.6, SHGC: 0.369 - 0.451 (aluminium, single, Lo-Tsol Low-e)	solid overhang 5400 mm, 200 mm above head of window or glazed door	not overshadowed
W20	600	1600	U-value: 5.6, SHGC: 0.369 - 0.451 (aluminium, single, Lo-Tsol Low-e)	none	>4 m high, 2-5 m away
W09	600	2700	U-value: 5.6, SHGC: 0.369 - 0.451 (aluminium, single, Lo-Tsol Low-e)	none	>4 m high, 2-5 m away
W19	1200	1600	U-value: 5.6, SHGC: 0.369 - 0.451 (aluminium, single, Lo-Tsol Low-e)	eave 600 mm, 360 mm above head of window or glazed door	not overshadowed
W17	1200	1600	U-value: 5.6, SHGC: 0.369 - 0.451 (aluminium, single, Lo-Tsol Low-e)	eave 600 mm, 360 mm above head of window or glazed door	not overshadowed
ENT. WING HL	600	3100	U-value: 4.3, SHGC: 0.477 - 0.583 (aluminium, double (air), Hi-Tsol Low-e/clear)	none	not overshadowed
South-East facing					
CNR25	1800	1600	U-value: 5.6, SHGC: 0.369 - 0.451 (aluminium, single, Lo-Tsol Low-e)	solid overhang 450 mm, 80 mm above head of window or glazed door	not overshadowed
CNR24	1800	1600	U-value: 5.6, SHGC: 0.369 - 0.451 (aluminium, single, Lo-Tsol Low-e)	solid overhang 450 mm, 80 mm above head of window or glazed door	not overshadowed
W11	2000	800	U-value: 5.6, SHGC: 0.324 - 0.396 (aluminium, single, Lo-Tsol Low-e)	none	not overshadowed
SD27	2400	3100	U-value: 4.3, SHGC: 0.477 - 0.583 (aluminium, double (air), Hi-Tsol Low-e/clear)	solid overhang 2500 mm, 390 mm above head of window or glazed door	not overshadowed
South-West facing					
W04	1800	800	U-value: 5.6, SHGC: 0.369 - 0.451 (aluminium, single, Lo-Tsol Low-e)	none	1-2 m high, <1.5 m away
SD07	2400	3100	U-value: 4.3, SHGC: 0.477 - 0.583 (aluminium, double (air), Hi-Tsol Low-e/clear)	verandah 3240 mm, 3810 mm above base of window or glazed door	not overshadowed

Window/glazed door no.	Maximum height (mm)	Maximum width (mm)	Type	Shading Device (Dimension within 10%)	Overshadowing
W15	1200	1600	aluminium, single, clear	eave 600 mm, 360 mm above head of window or glazed door	not overshadowed
CNR25	1800	1000	U-value: 5.6, SHGC: 0.369 - 0.451 (aluminium, single, Lo-Tsol Low-e)	solid overhang 450 mm, 80 mm above head of window or glazed door	not overshadowed
W02	600	3000	U-value: 5.6, SHGC: 0.369 - 0.451 (aluminium, single, Lo-Tsol Low-e)	none	not overshadowed
CNR24	1800	1000	U-value: 5.6, SHGC: 0.369 - 0.451 (aluminium, single, Lo-Tsol Low-e)	solid overhang 450 mm, 80 mm above head of window or glazed door	1-2 m high, <1.5 m away
W05	1800	800	U-value: 5.6, SHGC: 0.369 - 0.451 (aluminium, single, Lo-Tsol Low-e)	none	1-2 m high, <1.5 m away
W23	1200	1600	aluminium, single, clear	eave 600 mm, 360 mm above head of window or glazed door	not overshadowed
ENT. WING HL	600	3100	U-value: 4.3, SHGC: 0.477 - 0.583 (aluminium, double (air), Hi-Tsol Low-e/clear)	verandah 3240 mm, 1140 mm above base of window or glazed door	not overshadowed
W03	800	600	aluminium, single, clear	none	not overshadowed
W16	1200	1600	U-value: 5.6, SHGC: 0.369 - 0.451 (aluminium, single, Lo-Tsol Low-e)	eave 600 mm, 360 mm above head of window or glazed door	not overshadowed
North-West facing					
SD22	2400	2700	U-value: 4.3, SHGC: 0.477 - 0.583 (aluminium, double (air), Hi-Tsol Low-e/clear)	verandah 4410 mm, 3350 mm above base of window or glazed door	not overshadowed
ENT. WING HL	600	5300	U-value: 4.3, SHGC: 0.477 - 0.583 (aluminium, double (air), Hi-Tsol Low-e/clear)	eave 600 mm, 100 mm above head of window or glazed door	not overshadowed
SD08	2400	5300	U-value: 4.9, SHGC: 0.297 - 0.363 (aluminium, double (air), Lo-Tsol Low-e/clear)	eave 600 mm, 950 mm above head of window or glazed door	not overshadowed

Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Hot water			
The applicant must install the following hot water system in the development, or a system with a higher energy rating: gas instantaneous with a performance of 5 stars.	✔	✔	✔
Cooling system			
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: 3-phase airconditioning; Energy rating: EER 3.0 - 3.5		✔	✔
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: 3-phase airconditioning; Energy rating: EER 3.0 - 3.5		✔	✔
The cooling system must provide for day/night zoning between living areas and bedrooms.		✔	✔
Heating system			
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 living area: 3-phase airconditioning; Energy rating: EER 3.0 - 3.5		✔	✔
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 bedroom: 3-phase airconditioning; Energy rating: EER 3.0 - 3.5		✔	✔
The heating system must provide for day/night zoning between living areas and bedrooms.		✔	✔
Ventilation			
The applicant must install the following exhaust systems in the development: At least 1 Bathroom: individual fan, not ducted; Operation control: manual switch on/off Kitchen: individual fan, ducted to façade or roof; Operation control: manual switch on/off Laundry: natural ventilation only, or no laundry; Operation control: n/a		✔ ✔ ✔	✔ ✔ ✔
Artificial lighting			
The applicant must ensure that the "primary type of artificial lighting" is fluorescent or light emitting diode (LED) lighting in each of the following rooms, and where the word "dedicated" appears, the fittings for those lights must only be capable of accepting fluorescent or light emitting diode (LED) lamps: <ul style="list-style-type: none">at least 4 of the bedrooms / study;		✔	✔

Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
<ul style="list-style-type: none">at least 5 of the living / dining rooms;the kitchen;all bathrooms/toilets;the laundry;all hallways;		✔ ✔ ✔ ✔ ✔	✔ ✔ ✔ ✔ ✔
Natural lighting			
The applicant must install a window and/or skylight in the kitchen of the dwelling for natural lighting.	✔	✔	✔
The applicant must install a window and/or skylight in 3 bathroom(s)/toilet(s) in the development for natural lighting.	✔	✔	✔
Alternative energy			
The applicant must install a photovoltaic system with the capacity to generate at least 1.5 peak kilowatts of electricity as part of the development. The applicant must connect this system to the development's electrical system.	✔	✔	✔
Other			
The applicant must install a gas cooktop & electric oven in the kitchen of the dwelling.		✔	
The applicant must install a fixed outdoor clothes drying line as part of the development.		✔	

SHEET NAME: BASIX		JOB NO: 21-1499		<div></div> <div>FOWLER</div> <div>YOUR HOME. OUR PASSION.</div>	CLIENT'S NAME: MR FRANCIS MRS FRANCIS		SITE ADDRESS: LOT 9 DP: 16434	
PROPOSED NEW TWO STOREY DWELLING DESIGN NAME: BROOKLYN 37		REV: B-1	DATE: 13.09.22		SIGNATURE: _____ DATE: _____ I ACCEPT AND APPROVE CURRENT PLANS AND ALL DOCUMENTATION PROVIDED TO ME BY FOWLER HOMES.		(No. 7) DOUGLAS STREET	
FACADE NAME: SEABREEZE ULTRA (CUSTOM)	PACKAGE: ELEGANCE	SCALE @ A3:	SHEET NO: 004		EARLWOOD,NSW, 2206			

COUNCIL:
CITY OF CANTERBURY
BANKSTOWN
DEVELOPER:
-
GROWTH CENTRE:
-

DA COUNCIL APPROVAL

COUNCIL APPROVAL
REFER TO COUNCIL REGULATIONS
FOR FURTHER DETAILS.

SITE AREA:	582.40 m²
FLOOR AREAS:	TOTAL: 409.13 m²
GROUND FLOOR:	154.36 m²
FIRST FLOOR:	140.53 m²
GARAGE:	32.06 m²
PATIO:	2.62 m²
OUTDOOR RETREAT:	67.56 m²
BALCONY:	12.00 m²
STAIR VOID:	6.44
FLOOR SPACE RATIO:	46.71%

* AREAS ARE MEASURED FROM INTERNAL
FACE OF EXTERNAL WALLS. EXCLUDING
FIRST FLOOR, VOIDS

SITE AREA:	582.40 m²
GROUND FLOOR FSR:	142.42 m²
FIRST FLOOR FSR:	129.59 m²
TOTAL GROSS FLOOR AREA:	272.01 m²*
ALLOWED FSR:	55%
SITE COVERAGE:	TOTAL GF: 32.01% TOTAL FF: 25.24%

EXCLUDES FIRST FLOOR, PATIO, OUTDOOR
RETREAT, BALCONY

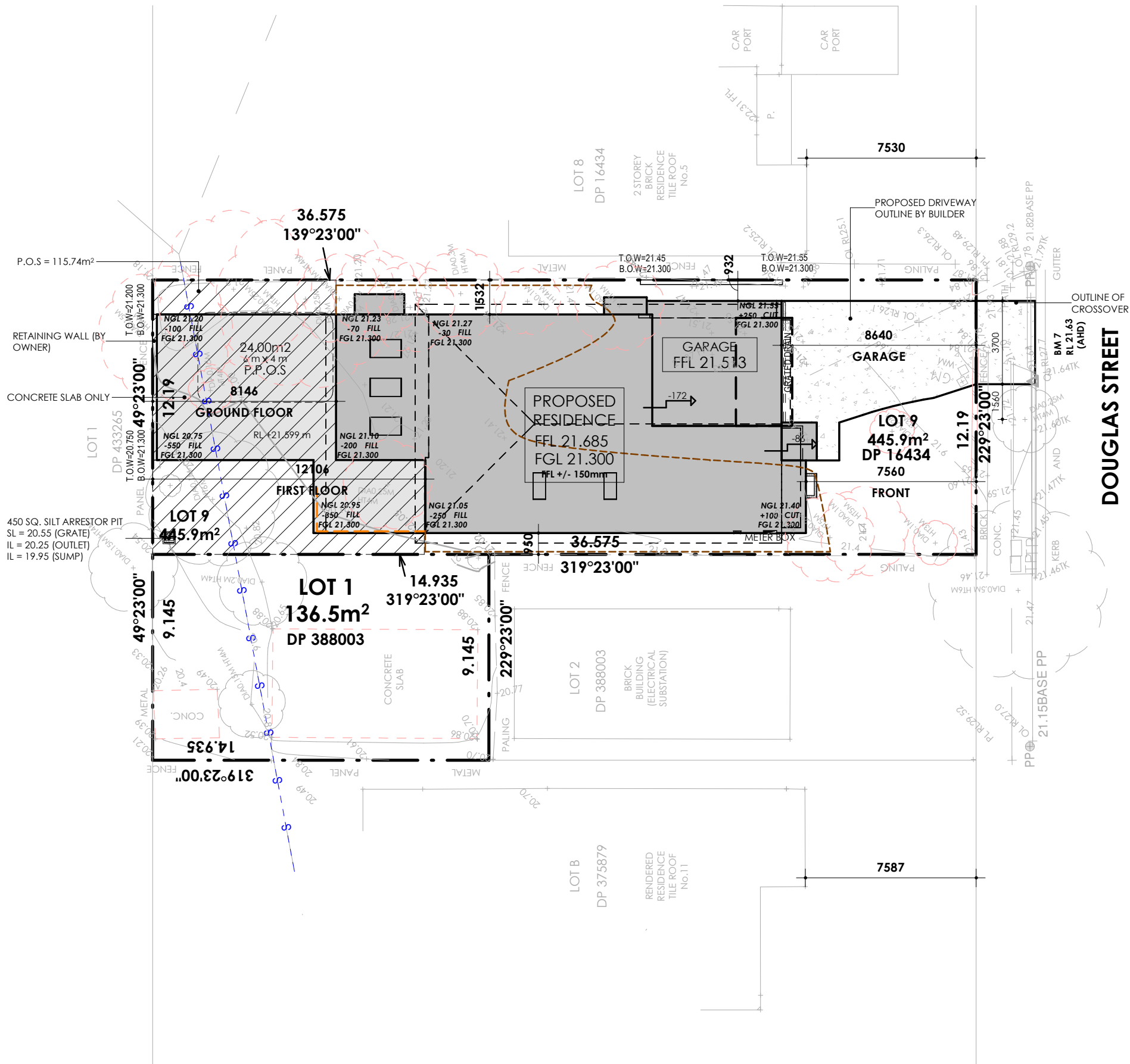
SITE AREA:	582.40 m²
GROUND FLOOR AREA:	154.36 m²
GARAGE AREA:	32.06 m²
MAX. SITE COVERAGE:	50% 0%

LANDSCAPE AREA:	43.06%
SITE AREA:	582.40 m²
TOTAL HARDSTAND AREA:	256.60 m²
APPROX DRIVEWAY AREA:	43.13 m²
LESS THAN 1m:	31.91 m²
EXISTING STRUCTURE:	0.00 m²
LANDSCAPED AREA:	250.76 m²
MINIMUM LANDSCAPE:	20%

PRIVATE OPEN SPACE	
PRINCIPAL PRIVATE OPEN SPACE:	0.00 m²
PRIVATE OPEN SPACE:	0.00 m²

LEGEND

CUT/FILL	---
DROP EDGE BEAM	---
NATURAL GROUND LEVEL	NGL
FINISH GROUND LEVEL	FGL
FINISH FLOOR LEVEL	FFL
PRIVATE OPEN SPACE	///

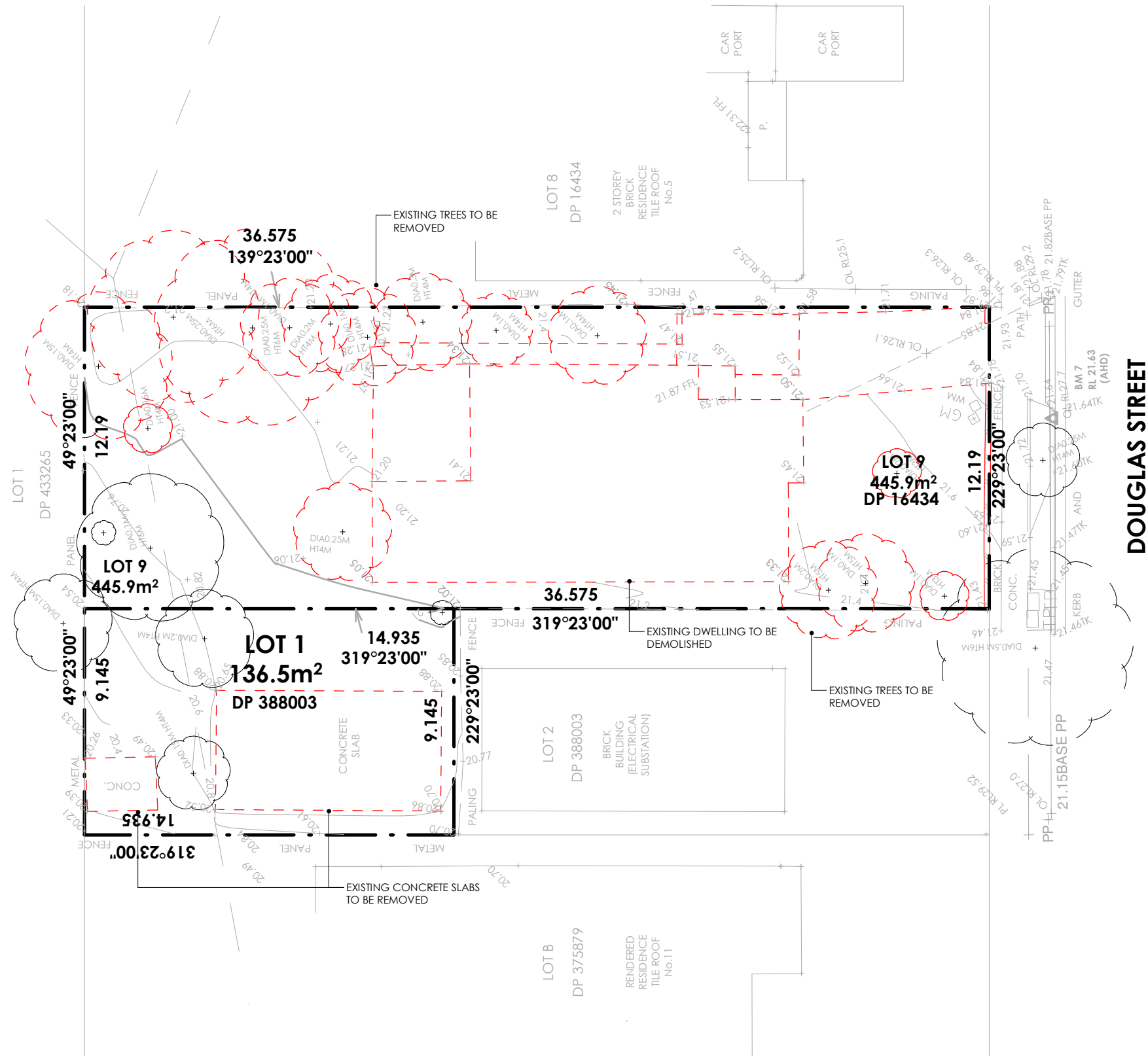
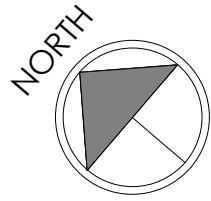


SHEET NAME: SITE PLAN		JOB NO: 21-1499	
PROPOSED NEW TWO STOREY DWELLING DESIGN NAME: BROOKLYN 37		REV: B-1	DATE: 13.09.22
FACADE NAME: SEABREEZE ULTRA (CUSTOM)	PACKAGE: ELEGANCE	SCALE @ A3: 1 : 200	SHEET NO: 005

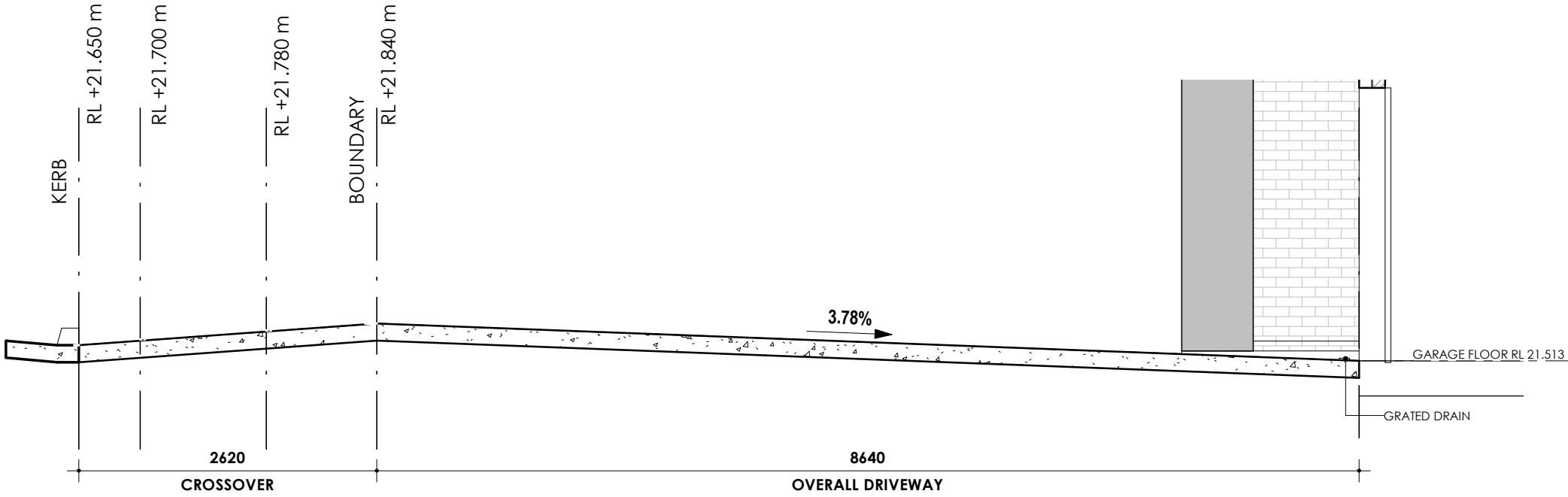


CLIENT'S NAME: MR FRANCIS MRS FRANCIS	
SIGNATURE: _____	DATE: _____
I ACCEPT AND APPROVE CURRENT PLANS AND ALL DOCUMENTATION PROVIDED TO ME BY FOWLER HOMES.	

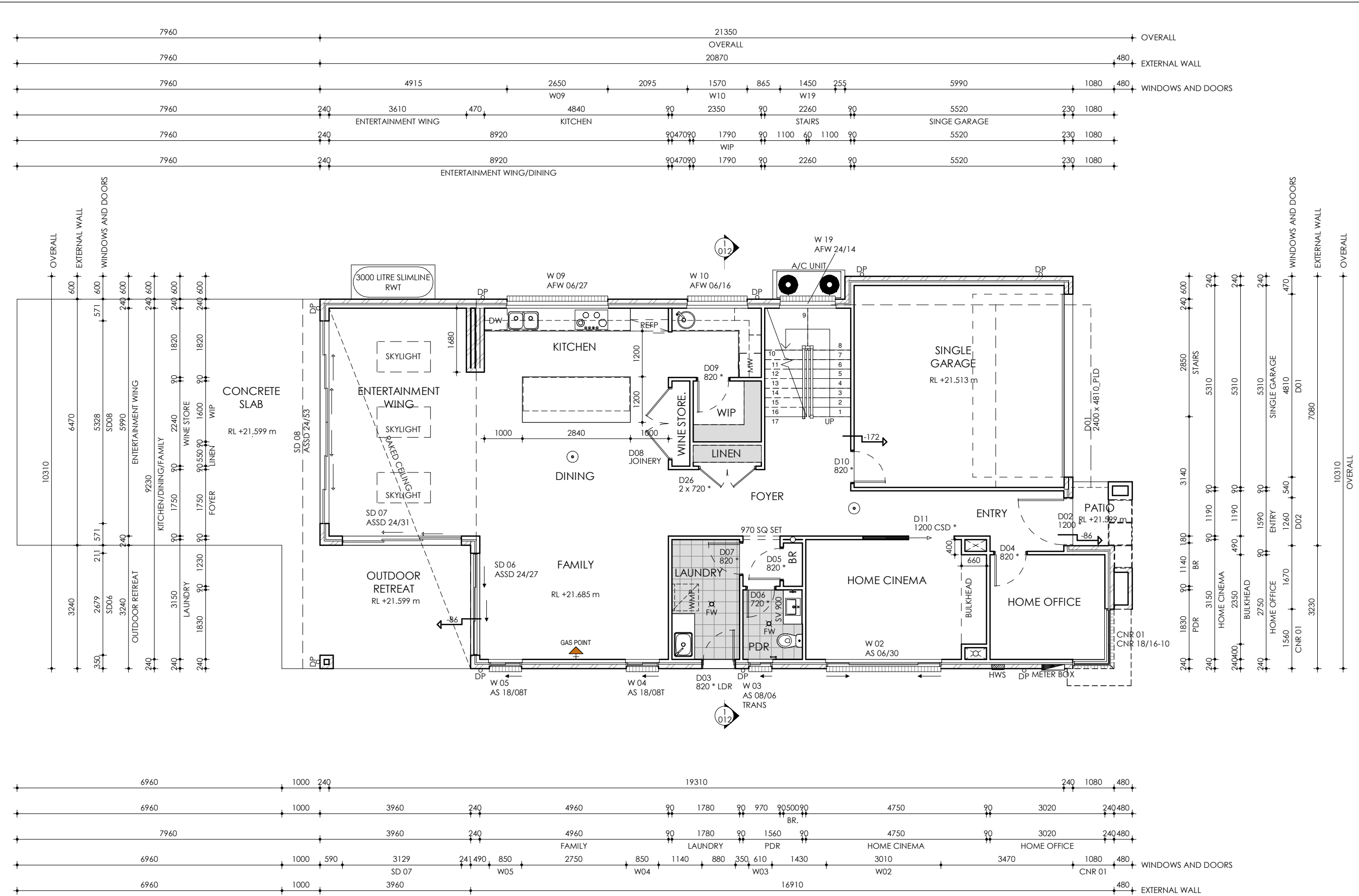
SITE ADDRESS: LOT 9 DP: 16434 (No. 7) DOUGLAS STREET EARLWOOD,NSW, 2206
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SHEET NAME: DEMOLITION PLAN		JOB NO: 21-1499		<div><div></div><div>FOWLER</div><div>YOUR HOME. OUR PASSION.</div></div>	CLIENT'S NAME: MR FRANCIS MRS FRANCIS		SITE ADDRESS: LOT 9 DP: 16434 (No. 7) DOUGLAS STREET EARLWOOD,NSW, 2206	
PROPOSED NEW TWO STOREY DWELLING DESIGN NAME: BROOKLYN 37		REV: B-1	DATE: 13.09.22		SIGNATURE: _____ DATE: _____ I ACCEPT AND APPROVE CURRENT PLANS AND ALL DOCUMENTATION PROVIDED TO ME BY FOWLER HOMES.			
FACADE NAME: SEABREEZE ULTRA (CUSTOM)	PACKAGE: ELEGANCE	SCALE @ A3: 1 : 200	SHEET NO: 006					



SHEET NAME: DRIVEWAY GRADIENT		JOB NO: 21-1499		<div> FOWLER YOUR HOME. OUR PASSION.</div>	CLIENT'S NAME: MR FRANCIS MRS FRANCIS		SITE ADDRESS: LOT 9 DP: 16434 (No. 7) DOUGLAS STREET EARLWOOD,NSW, 2206
PROPOSED NEW TWO STOREY DWELLING DESIGN NAME: BROOKLYN 37		REV: B-1	DATE: 13.09.22		SIGNATURE: _____ DATE: _____		
FACADE NAME: SEABREEZE ULTRA (CUSTOM)	PACKAGE: ELEGANCE	SCALE @ A3: 1 : 50	SHEET NO: 007		I ACCEPT AND APPROVE CURRENT PLANS AND ALL DOCUMENTATION PROVIDED TO ME BY FOWLER HOMES.		



NOTES:

- ALL SQUARE SET OPENINGS TO BE 2400mm HIGH TO GROUND FLOOR.
- ALL SQUARE SET OPENINGS TO BE 2100mm HIGH TO FIRST FLOOR.
- ALL GROUND FLOOR ENTRY, EXTERNAL, INTERNAL AND LAUNDRY DOORS TO BE 2340mm HIGH.
- WINDOWS TO HAVE PROTECTION OF OPENABLE WINDOWS TO COMPLY WITH THE BUILDING CODE OF AUSTRALIA VOLUME 2 2013, IN RELATION TO THE BEDROOM WINDOWS.

NOTES:

- PROVIDE R2.0 GOLD INSULATION BATTS TO CANTILEVERED FLOOR OF MASTER SUITE
- PROVIDE LOW E GLASS TO ALL WINDOWS THROUGHOUT DWELLING, EXCLUDING WET AREAS
- PROVIDE DOUBLE GLAZING TO:
 - * ENTERTAINMENT WING ASSD 2453
 - * ENTERTAINMENT WING HIGHLIGHT AFW 0553
 - * ENTERTAINMENT WING ASSD 2431
 - * 2 x ENTERTAINMENT WING HIGHLIGHT AFW 0531
 - * FAMILY ASSD 2427
 - * LEISURE ASSD 2431

LEGEND	
MW	MICROWAVE
DW	DISHWASHER
WM	WASHING MACHINE PROVISION
REFP	FRIDGE PROVISION
*	2340 HIGH DOORS
SA	SMOKE ALARM
	EXHAUST FAN
	FLOOR JOIST DIRECTION
TWT	TANK WATER TAP
FWT	FRESH WATER TAP
DP	DOWN PIPE LOCATION
FW	FLOOR WASTE
WS	WASTE STACK
EJ	EXPANSION JOINTS
	ROOF ACCESS
SB	STRUCTURAL BEAMS TO ENGINEER'S SPECIFICATIONS

FLOOR AREAS	
GROUND FLOOR	154.36 m²
FIRST FLOOR	140.53 m²
GARAGE	32.06 m²
PATIO	2.62 m²
OUTDOOR RETREAT	67.57 m²
BALCONY	12.00 m²
VOID	6.44 m²
TOTAL	415.58 m²
SQUARES	44.73

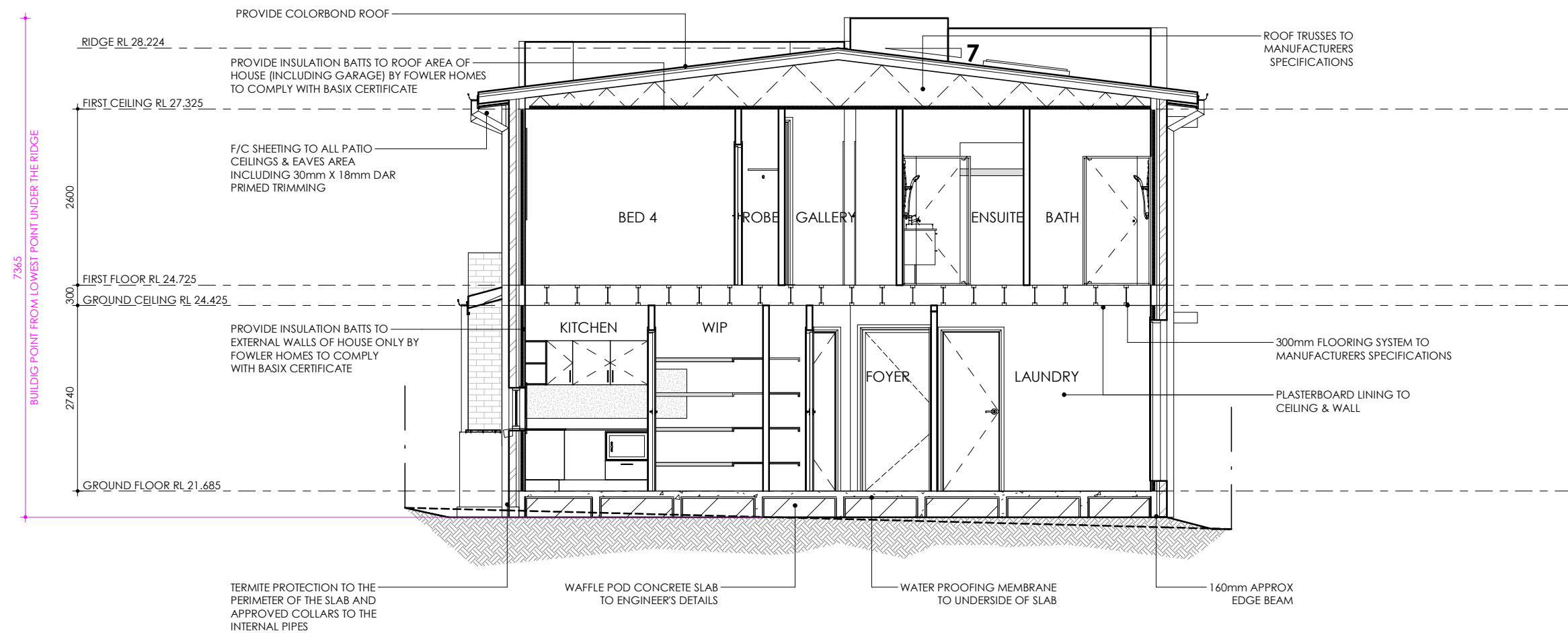
SHEET NAME: GROUND FLOOR PLAN		JOB NO: 21-1499		 FOWLER YOUR HOME. OUR PASSION.		CLIENT'S NAME: MR FRANCIS MRS FRANCIS		SITE ADDRESS: LOT 9 DP: 16434	
PROPOSED NEW TWO STOREY DWELLING DESIGN NAME: BROOKLYN 37		REV: B-1	DATE: 13.09.22			SIGNATURE: _____ DATE: _____ I ACCEPT AND APPROVE CURRENT PLANS AND ALL DOCUMENTATION PROVIDED TO ME BY FOWLER HOMES.		(No. 7) DOUGLAS STREET	
FACADE NAME: SEABREEZE ULTRA (CUSTOM)	PACKAGE: ELEGANCE	SCALE @ A3: 1 : 100	SHEET NO: 008					EARLWOOD, NSW, 2206	



SHEET NAME: ELEVATIONS		JOB NO: 21-1499			CLIENT'S NAME: MR FRANCIS MRS FRANCIS	SITE ADDRESS: LOT 9 DP: 16434
PROPOSED NEW TWO STOREY DWELLING DESIGN NAME: BROOKLYN 37		REV: B-1	DATE: 13.09.22		SIGNATURE: _____ DATE: _____ I ACCEPT AND APPROVE CURRENT PLANS AND ALL DOCUMENTATION PROVIDED TO ME BY FOWLER HOMES.	(No. 7) DOUGLAS STREET
FACADE NAME: SEABREEZE ULTRA (CUSTOM)	PACKAGE: ELEGANCE	SCALE @ A3: 1 : 100	SHEET NO: 010			EARLWOOD,NSW, 2206

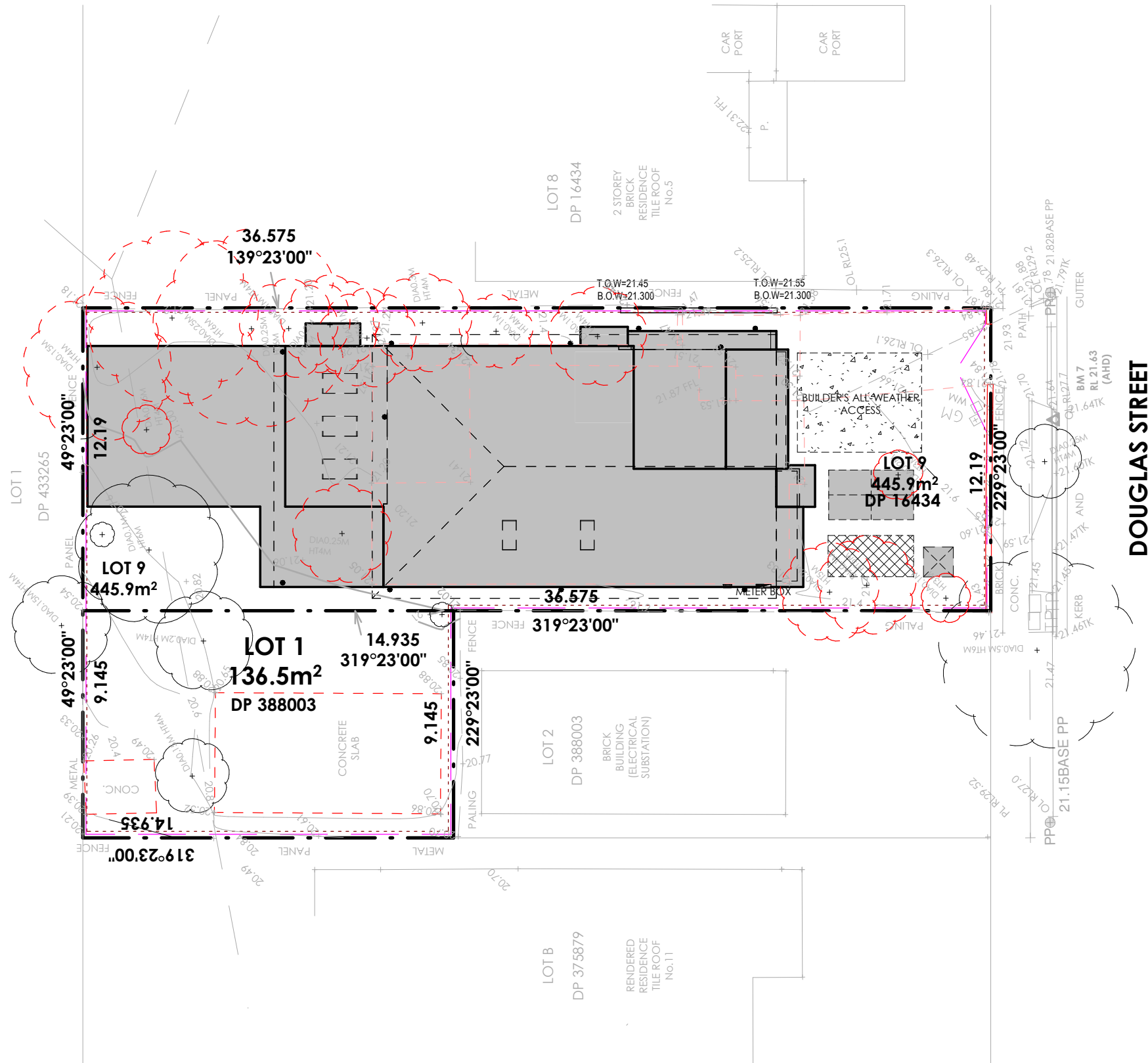
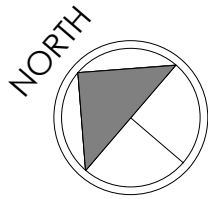


SHEET NAME: ELEVATIONS		JOB NO: 21-1499			CLIENT'S NAME: MR FRANCIS MRS FRANCIS	SITE ADDRESS: LOT 9 DP: 16434
PROPOSED NEW TWO STOREY DWELLING DESIGN NAME: BROOKLYN 37		REV: B-1	DATE: 13.09.22		SIGNATURE: _____ DATE: _____ I ACCEPT AND APPROVE CURRENT PLANS AND ALL DOCUMENTATION PROVIDED TO ME BY FOWLER HOMES.	(No. 7) DOUGLAS STREET
FAÇADE NAME: SEABREEZE ULTRA (CUSTOM)	PACKAGE: ELEGANCE	SCALE @ A3: 1 : 100	SHEET NO: 011			EARLWOOD,NSW, 2206



SECTION A-A
1 : 75

SHEET NAME: SECTION		JOB NO: 21-1499		 FOWLER YOUR HOME. OUR PASSION.	CLIENT'S NAME: MR FRANCIS MRS FRANCIS		SITE ADDRESS: LOT 9 DP: 16434 (No. 7) DOUGLAS STREET EARLWOOD,NSW, 2206
PROPOSED NEW TWO STOREY DWELLING DESIGN NAME: BROOKLYN 37		REV: B-1	DATE: 13.09.22		SIGNATURE: _____ DATE: _____		
FACADE NAME: SEABREEZE ULTRA (CUSTOM)	PACKAGE: ELEGANCE	SCALE @ A3: 1 : 75	SHEET NO: 012		I ACCEPT AND APPROVE CURRENT PLANS AND ALL DOCUMENTATION PROVIDED TO ME BY FOWLER HOMES.		



22.12LID
MH

DOUGLAS STREET

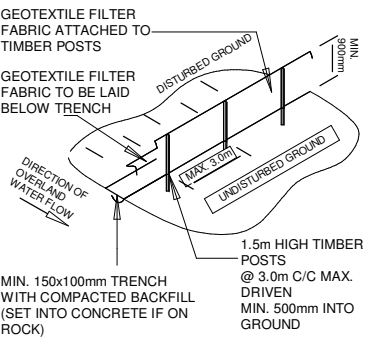
NOISE AND VIBRATION CONTROL:

- BOREHOLE REPORT SHOWS NO ROCK WITHIN SITE. MINIMAL VIBRATION AND NOISE DURING PIER HOLE DRILLING.
- SITE PLAN INDICATES MINIMAL CUT AND FILL. PLANT USE WILL BE LOW IMPACT AND FOR MINIMAL TIMBERFRAMES.

SEDIMENT CONTROL NOTES

1. ALL EROSION AND SEDIMENTATION CONTROL MEASURES, INCLUDING REVEGETATION AND STORAGE OF SOIL AND TOPSOIL, SHALL BE IMPLEMENTED TO THE STANDARDS OF THE SOIL CONSERVATION OF NSW AND INSPECTED DAILY BY THE SITE MANAGER.
2. ALL DRAINAGE WORKS SHALL BE CONSTRUCTED AND STABILIZED AS EARLY AS POSSIBLE DURING DEVELOPMENT.
3. SEDIMENT TRAPS SHALL BE CONSTRUCTED AROUND ALL INLET PITS, CONSISTING OF 300mm WIDE x 300mm DEEP TRENCH.
4. ALL SEDIMENT BASINS AND TRAPS SHALL BE CLEANED WHEN THE STRUCTURES ARE A MAXIMUM OF 60% FULL OF SOIL MATERIALS, INCLUDING THE MAINTENANCE PERIOD.
5. ALL DISTURBED AREAS SHALL BE REVEGETATED AS SOON AS THE RELEVANT WORKS ARE COMPLETED.
6. SOIL AND TOPSOIL STOCKPILES SHALL BE LOCATED AWAY FROM DRAINAGE LINES AND AREA WHERE WATER MAY CONCENTRATE. ALL ROADS AND FOOTPATHS TO BE SWEEP DAILY.
7. FILTER SHALL BE CONSTRUCTED BY STRETCHING A FILTER FABRIC (PROPEX OR APPROVED EQUIVALENT BETWEEN POST AT 3.0m CENTRES. FABRIC SHALL BE BURIED 150mm ALONG ITS LOWER EDGE.
8. DUST PREVENTION MEASURES TO BE MAINTAINED AT ALL TIMES.

SEDIMENT FENCE NOT TO SCALE



LEGEND

	CONSTRUCTION FENCE
	SEDIMENT CONTROL FENCE
	WASTE STOCKPILE
	BUILDERS WASTE
	ALL WEATHER ACCESS
	ONSITE PORTABLE TOILET

SHEET NAME: SITE MANAGEMENT PLAN		JOB NO: 21-1499	
PROPOSED NEW TWO STOREY DWELLING DESIGN NAME: BROOKLYN 37		REV: B-1	DATE: 13.09.22
FACADE NAME: SEABREEZE ULTRA (CUSTOM)	PACKAGE: ELEGANCE	SCALE @ A3: As indicated	SHEET NO: 013



CLIENT'S NAME: MR FRANCIS MRS FRANCIS	
SIGNATURE: I ACCEPT AND APPROVE CURRENT PLANS AND ALL DOCUMENTATION PROVIDED TO ME BY FOWLER HOMES.	DATE:

SITE ADDRESS: LOT 9 DP: 16434 (No. 7) DOUGLAS STREET EARLWOOD,NSW, 2206
--

WINDOW & SLIDING DOOR SCHEDULE							
TYPE	MARK	CODE	HEIGHT	WIDTH	STYLE	FRAME TYPE	OBSURED GLAZING
CNR	01	CNR 18/16-10	1800	1480 x990	CORNER WINDOW	STANDARD ALUMINIUM	No
W	02	AS 06/30	600	3010	SLIDING	STANDARD ALUMINIUM	No
W	03	AS 08/06	857	610	SLIDING	STANDARD ALUMINIUM	Yes
W	04	AS 18/08T	1800	850	SLIDING	STANDARD ALUMINIUM	No
W	05	AS 18/08T	1800	850	SLIDING	STANDARD ALUMINIUM	No
SD	06	ASSD 24/27	2400	2679	STACKING	STANDARD ALUMINIUM	No
SD	07	ASSD 24/31	2400	3129	STACKING	STANDARD ALUMINIUM	No
SD	08	ASSD 24/53	2400	5328	STACKING	STANDARD ALUMINIUM	No
W	09	AFW 06/27	600	2650	FIXED	STANDARD ALUMINIUM	No
W	10	AFW 06/16	600	1570	FIXED	STANDARD ALUMINIUM	No
W	12	AA 20/08-3T	2035	850	AWNING	STANDARD ALUMINIUM	No
CNR	13	CNR 18/16-10	1800	1480 x990	CORNER WINDOW	STANDARD ALUMINIUM	No
W	14	AS 12/16	1200	1570	SLIDING	STANDARD ALUMINIUM	Yes
W	15	AS 12/16	1200	1570	SLIDING	STANDARD ALUMINIUM	Yes
W	16	AS 12/16	1200	1570	SLIDING	STANDARD ALUMINIUM	No
W	17	AS 12/16	1200	1570	SLIDING	STANDARD ALUMINIUM	No
W	18	AS 12/16	1200	1570	SLIDING	STANDARD ALUMINIUM	No
W	19	AFW 24/14	2400	1450	FIXED	STANDARD ALUMINIUM	No
SD	20	ASSD 24/31	2400	3129	STACKING	STANDARD ALUMINIUM	No
W	21	FIX 05/31	600	3130	SLIDING	STANDARD ALUMINIUM	No
SD	21	ASD 24/18	2400	1810	SLIDING	STANDARD ALUMINIUM	No
W	26	FIX 05/31	600	3130	SLIDING	STANDARD ALUMINIUM	No
W	28	FIX 05/53	600	5328	SLIDING	STANDARD ALUMINIUM	No
SL	30	800 x 1400	1400	800	SKYLIGHT	STANDARD ALUMINIUM	
SL	31	800 x 1400	1400	800	SKYLIGHT	STANDARD ALUMINIUM	
SL	32	800 x 1400	1400	800	SKYLIGHT	STANDARD ALUMINIUM	
SL	34	550 x 1180	1180	550	SKYLIGHT	STANDARD ALUMINIUM	
SL	35	550 x 1180	1180	550	SKYLIGHT	STANDARD ALUMINIUM	

NOTES:

- PROVIDE LOW E GLASS TO ALL WINDOWS THROUGHOUT DWELLING, EXCLUDING WET AREAS

- PROVIDE DOUBLE GLAZING TO:

- * ENTERTAINMENT WING ASSD 2453
- * ENTERTAINMENT WING HIGHLIGHT AFW 0553
- * ENTERTAINMENT WING ASSD 2431
- * 2 x ENTERTAINMENT WING HIGHLIGHT AFW 0531
- * FAMILY ASSD 2427
- * LEISURE ASSD 2431

DOOR SCHEDULE				
MARK	TYPE	HEIGHT	WIDTH	TO ROOM
01	Garage_Door: 2400 x 4810_PLD	2400	4810	SINGLE GARAGE
02	Entry Door: 1200 *	2340	1200	ENTRY
03	Laundry_Door: 820 * LDR	2340	820	
04	Internal_Door: 820 *	2340	820	HOME OFFICE
05	Internal_Door: 820 *	2340	820	Room
06	Internal_Door: 720 *	2340	720	PDR
07	Internal_Door: 820 *	2340	820	LAUNDRY
08	Internal_Double_Door: JOINERY	2340	1840	DINING
09	Internal_Door: 820 *	2340	820	WIP
10	Internal_Door: 820 *	2340	820	SINGLE GARAGE
11	Cavity_Sliding_Door: 1200 CSD *	2340	1200	FOYER
12	Internal_Double_Door: 2 x 820	2040	1640	MASTER SUITE
13	Internal_Double_Door: 2 x 720	2040	1440	GALLERY
14	Internal_Door: 820	2040	820	BATH
15	Internal_Door: 820	2040	820	BED 2
16	Internal_Door: 820	2040	820	BED 3
17	Internal_Door: 820	2040	820	BED 4
18	Internal_Double_Door: 2 x 820	2040	1640	BED 4
26	Internal_Double_Door: 2 x 720 *	2340	1440	FOYER

SHEET NAME:
WINDOWS & DOORS SCHEDULES

PROPOSED NEW TWO STOREY DWELLING
DESIGN NAME:
BROOKLYN 37

FACADE NAME:
SEABREEZE ULTRA (CUSTOM)

JOB NO:
21-1499

REV:
B-1

SCALE @ A3:

DATE:
13.09.22

SHEET NO:
014



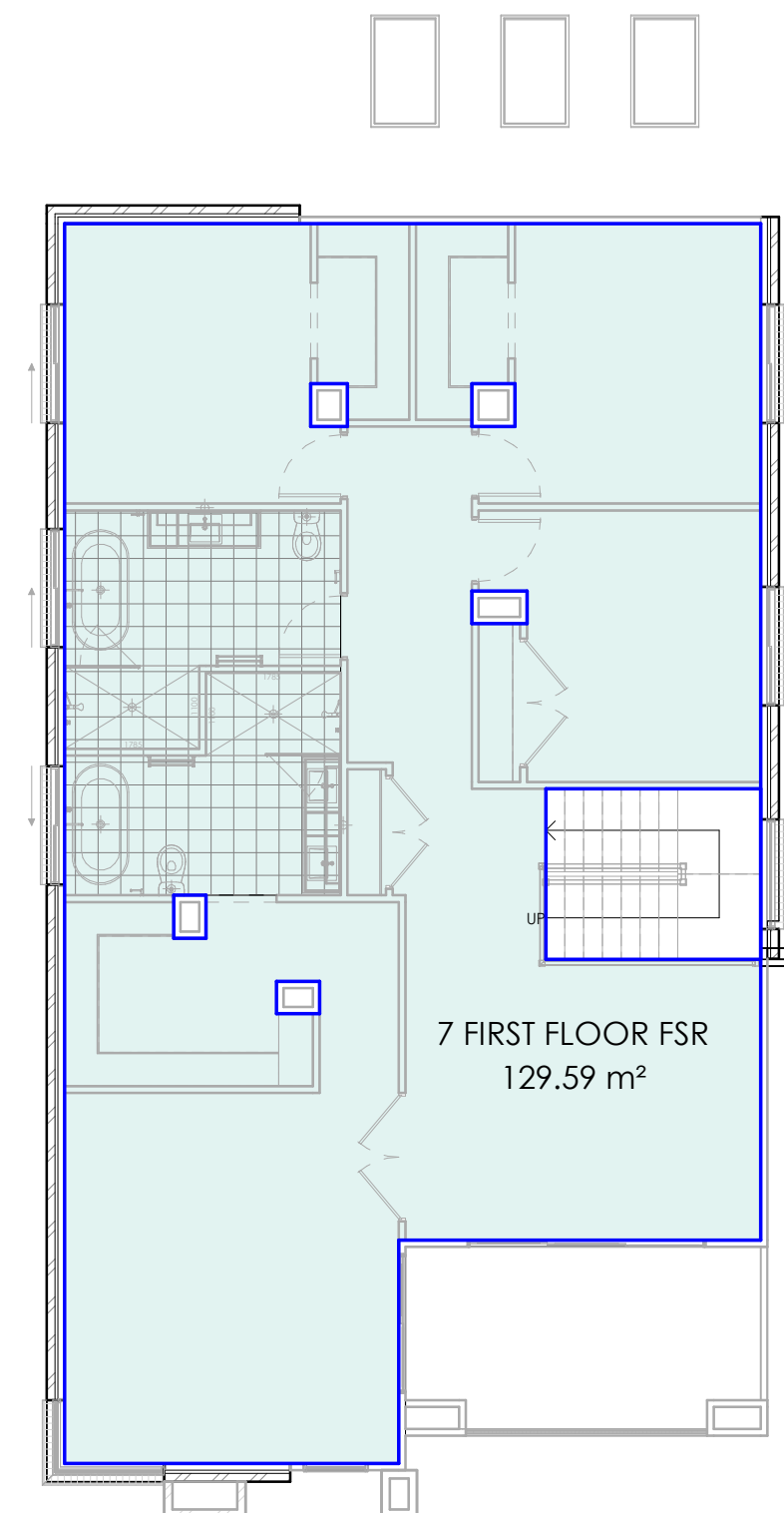
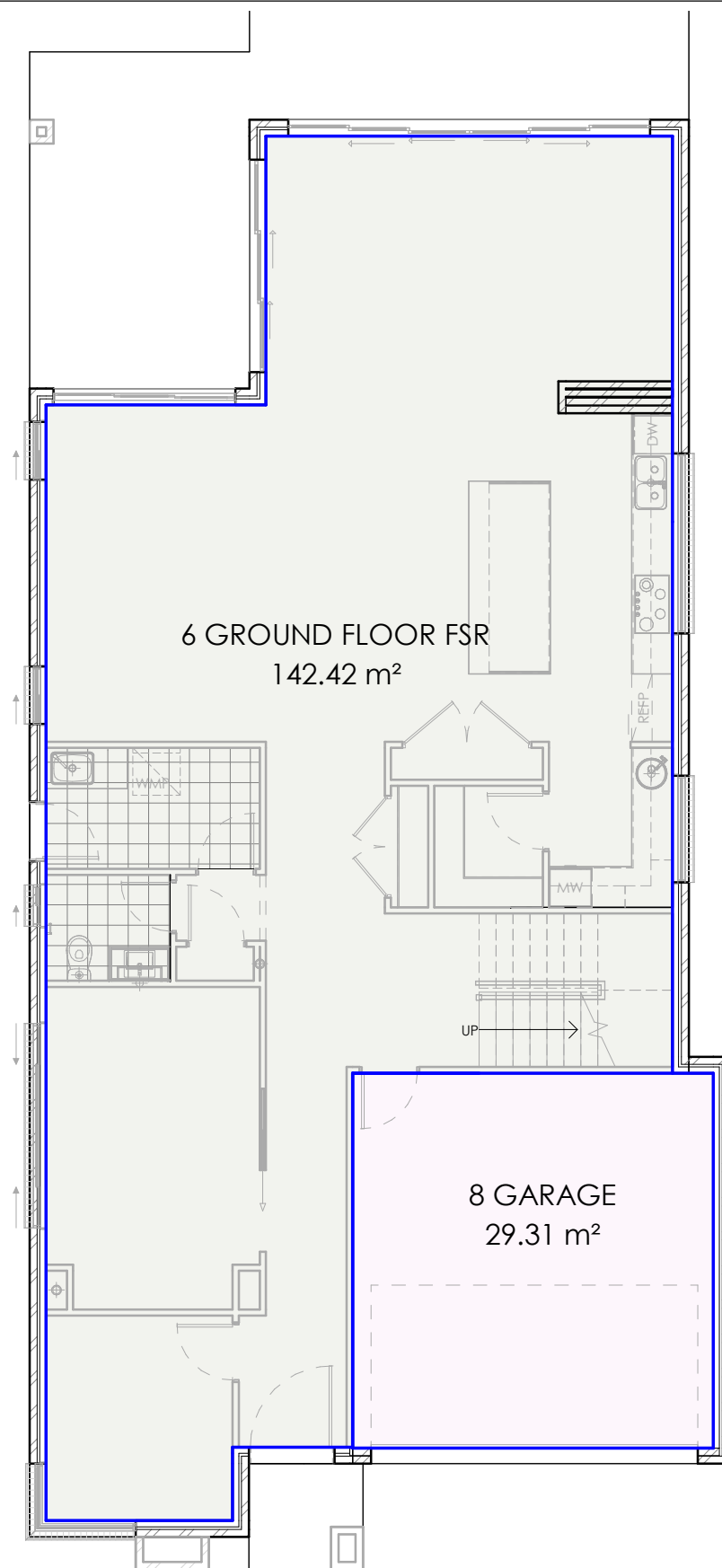
CLIENT'S NAME:
MR FRANCIS
MRS FRANCIS

SIGNATURE: _____
I ACCEPT AND APPROVE CURRENT PLANS AND ALL DOCUMENTATION PROVIDED TO ME BY FOWLER HOMES.




SITE ADDRESS:
LOT 9 DP: 16434

(No. 7) DOUGLAS STREET

EARLWOOD,NSW, 2206



COLOUR SCHEME

-  GROUND FLOOR FSR
-  GARAGE
-  FIRST FLOOR FSR

FLOOR SPACE AREA	
NAME	AREA
GROUND FLOOR FSR	142.42 m ²
GARAGE	29.31 m ²
FIRST FLOOR FSR	129.59 m ²
TOTAL	301.32 m ²

SHEET NAME: FLOOR SPACE RATIO PLAN		JOB NO: 21-1499	
PROPOSED NEW TWO STOREY DWELLING DESIGN NAME: BROOKLYN 37		REV: B-1	DATE: 13.09.22
FACADE NAME: SEABREEZE ULTRA (CUSTOM)	PACKAGE: ELEGANCE	SCALE @ A3: 1 : 100	SHEET NO: 015



FOWLER
YOUR HOME. OUR PASSION.

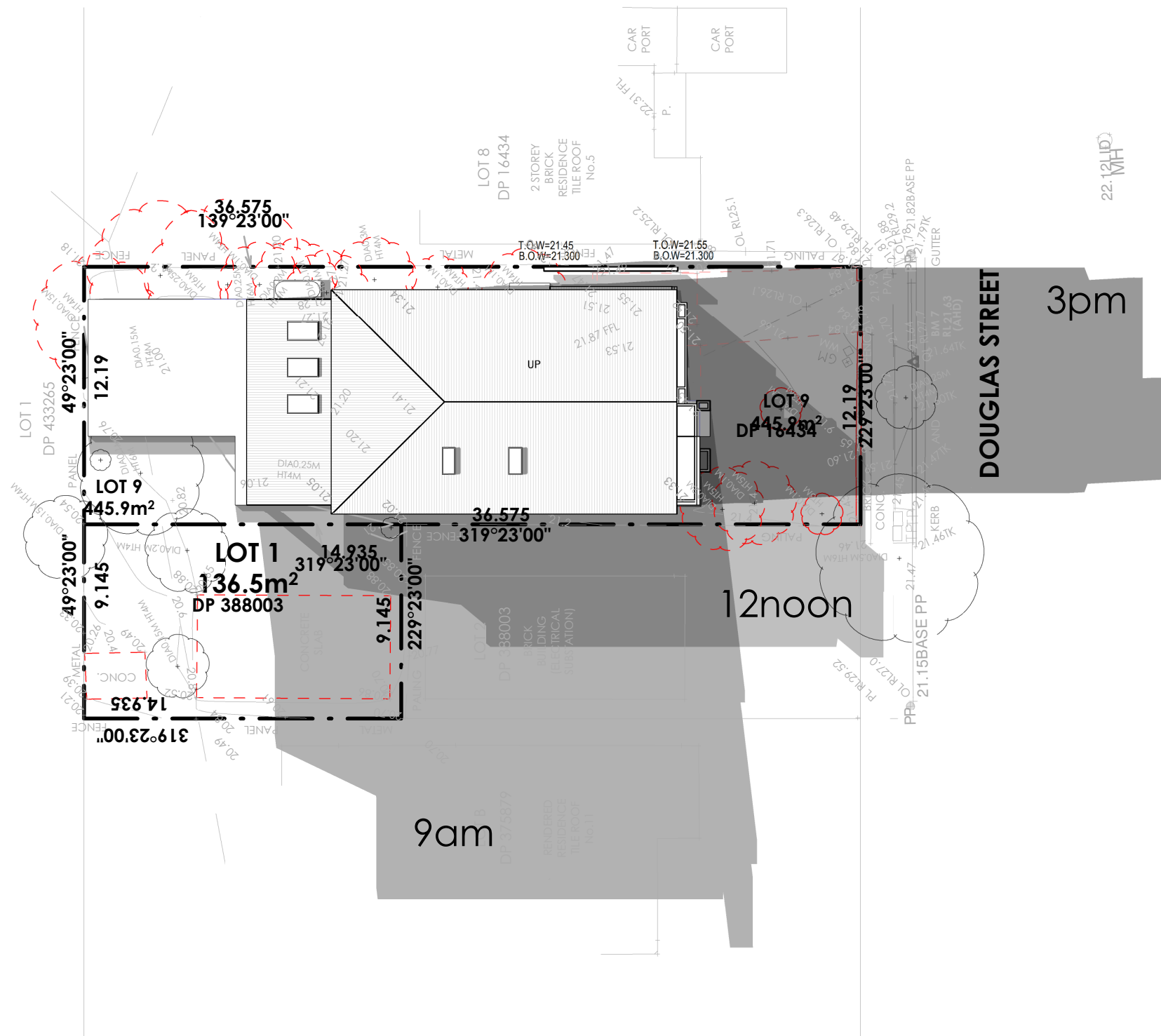
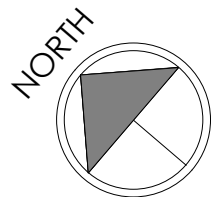
CLIENT'S NAME:
MR FRANCIS
MRS FRANCIS

SIGNATURE: _____ DATE _____

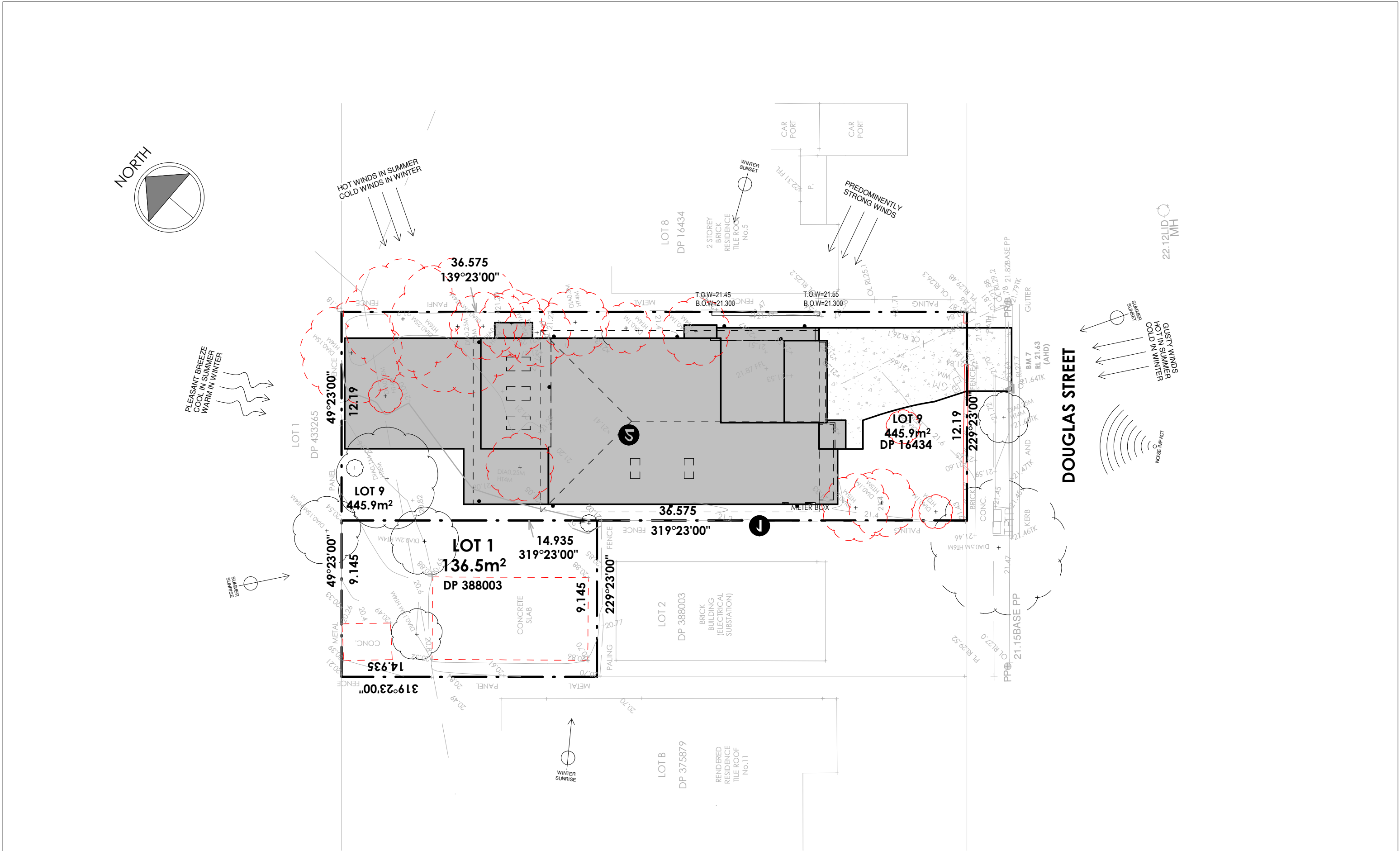
I ACCEPT AND APPROVE CURRENT PLANS AND ALL DOCUMENTATION PROVIDED TO ME BY FOWLER HOMES.

DATE: _____

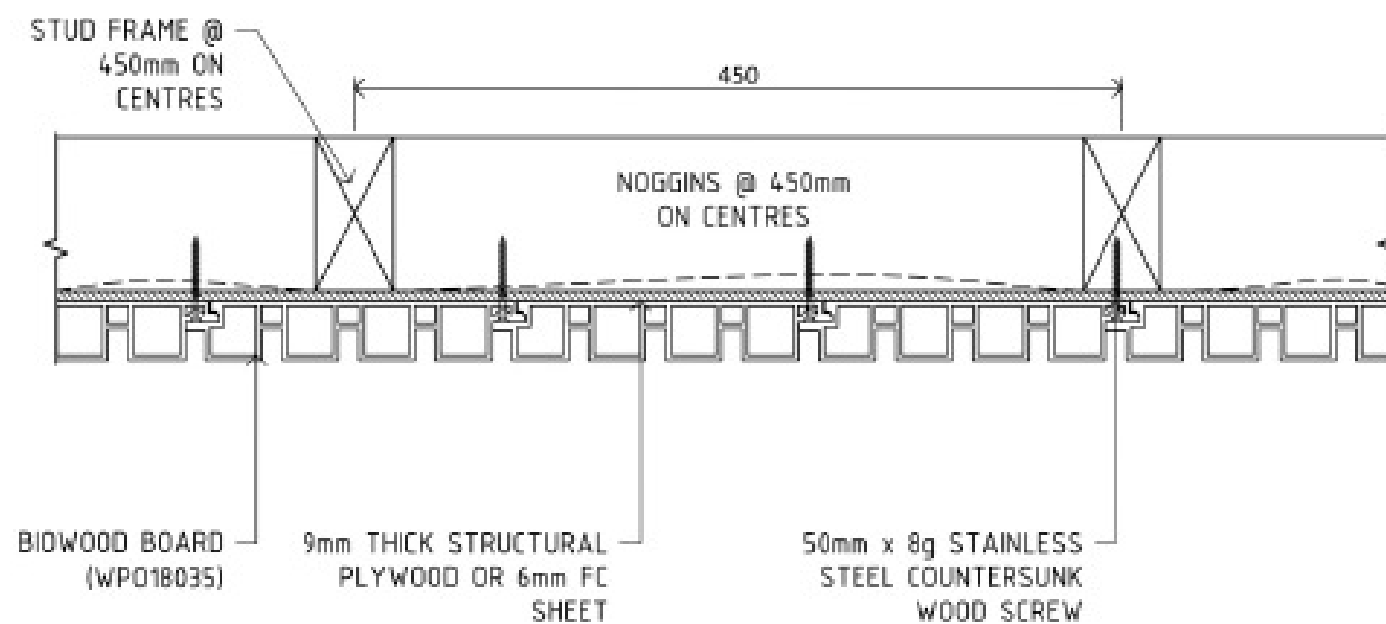
SITE ADDRESS:
LOT 9 DP: 16434
(No. 7) DOUGLAS STREET
EARLWOOD, NSW, 2206



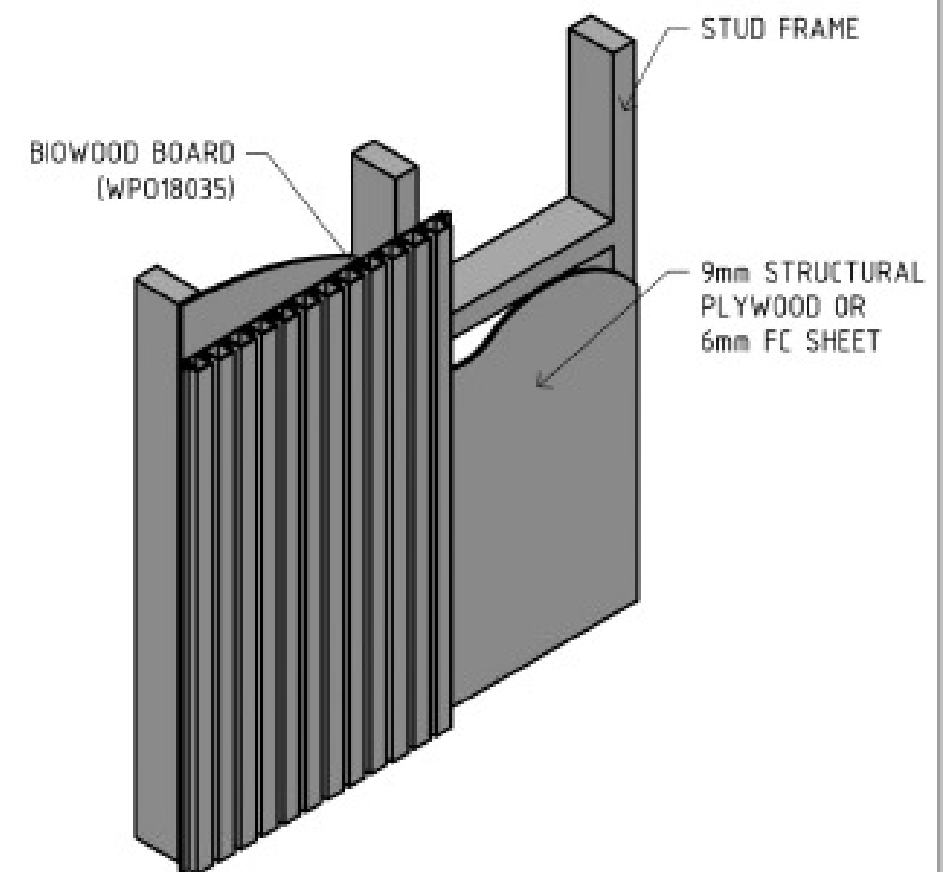
SHEET NAME: SHADOW DIAGRAMS, 21st JUNE		JOB NO: 21-1499		<div><div><div>FOWLER</div><div>YOUR HOME. OUR PASSION.</div></div></div>	CLIENT'S NAME: MR FRANCIS MRS FRANCIS		SITE ADDRESS: LOT 9 DP: 16434 (No. 7) DOUGLAS STREET EARLWOOD,NSW, 2206
PROPOSED NEW TWO STOREY DWELLING DESIGN NAME: BROOKLYN 37		REV: B-1	DATE: 13.09.22		SIGNATURE: _____ DATE: _____		
FACADE NAME: SEABREEZE ULTRA (CUSTOM)	PACKAGE: ELEGANCE	SCALE @ A3: 1 : 250	SHEET NO: 016		I ACCEPT AND APPROVE CURRENT PLANS AND ALL DOCUMENTATION PROVIDED TO ME BY FOWLER HOMES.		



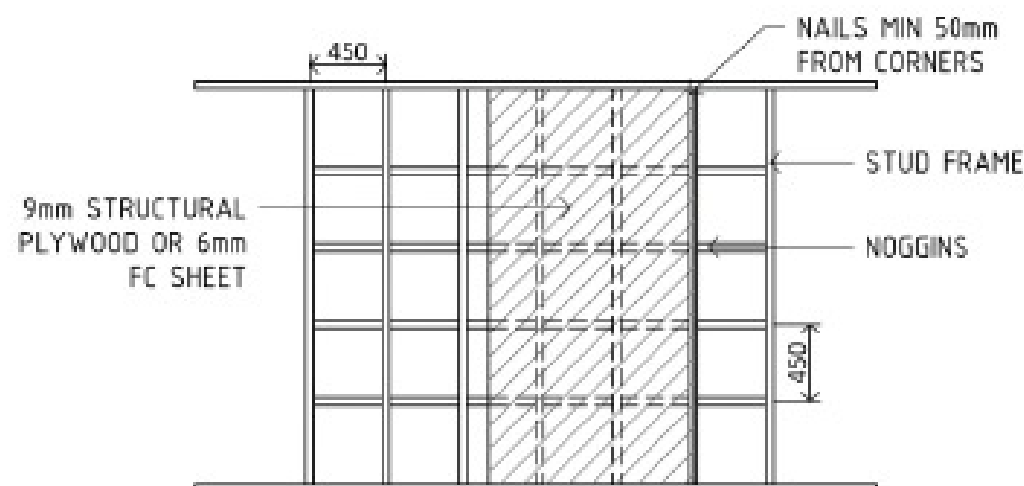
SHEET NAME: SITE ANALYSIS		JOB NO: 21-1499		<div><div></div><div>FOWLER</div><div>YOUR HOME. OUR PASSION.</div></div>	CLIENT'S NAME: MR FRANCIS MRS FRANCIS		SITE ADDRESS: LOT 9 DP: 16434 (No. 7) DOUGLAS STREET EARLWOOD,NSW, 2206	
PROPOSED NEW TWO STOREY DWELLING DESIGN NAME: BROOKLYN 37		REV: B-1	DATE: 13.09.22		SIGNATURE: _____ DATE: _____ I ACCEPT AND APPROVE CURRENT PLANS AND ALL DOCUMENTATION PROVIDED TO ME BY FOWLER HOMES.			
FACADE NAME: SEABREEZE ULTRA (CUSTOM)	PACKAGE: ELEGANCE	SCALE @ A3: 1 : 200	SHEET NO: 017					



FIXING DETAIL ON 9mm PLYWOOD OR 6mm FC SHEET
SCALE 1:4





ISOMETRIC VIEW
NOT TO SCALE



SHEET FIXING PLAN
SCALE 1:40

NOTE:

1. STUD FRAME @ 450mm MAX SPAN CENTRES FOR SPOTTED GUM, WESTERN RED CEDAR AND DRIFTWOOD.
2. WHEN USING DARKER COLOUR LIKE BLACK JAPAN, DEEP WALNUT, CHARRED WOOD, WEATHERWOOD AND AMERICAN WALNUT, MAXIMUM OF 300mm SPAN CENTRE STUD FRAME IS RECOMMENDED.
3. USE 9mm STRUCTURAL PLYWOOD (F8) OR 6mm FC SHEET.
4. NAIL THE PLYWOOD TO STUD FRAME @ 300mm SPACING.
5. APPLY 3 BEADS OF GLUE PER LENGTH OF BIOWOOD BOARD.
6. SCREW FIX BIOWOOD BOARD ON TOP OF PLYWOOD WITH 50mm x 8G STAINLESS STEEL COUNTERSUNK WOOD SCREW, 2 SCREWS PER BATTEN.
7. WHEN USING BLACK JAPAN, WEATHERWOOD, DEEP WALNUT OR ANY DARKER COLOUR, MAXIMUM OF 300mm SPAN CENTRE OF STUD FRAME IS RECOMMENDED.

 GREEN RESOURCE MATERIALS AUSTRALIA PTY .LTD.			
UNIT: MM	CLIENT: FOWLER	PROJECT: BIOWOOD PROPOSED FIXING	
DRAWN: JAG	NOOFCAVITY: -	TITLEPAGE: 9mm PLY/6mm FC SHEET DETAIL	
DATE: 27/01/22	EST.WT(KG): -	MAT'L:	PARTNO: 1 OF 1
CHECKED: -	TYPEOFMC: -	SHRINKAGE:	SCALE: -

SHEET NAME: BIOWOOD CLADDING DETAILS		JOB NO: 21-1499		 FOWLER YOUR HOME. OUR PASSION.		CLIENTS NAME: MR FRANCIS MRS FRANCIS		SITE ADDRESS: LOT 9 DP: 16434 (No. 7) DOUGLAS STREET EARLWOOD,NSW, 2206	
PROPOSED NEW TWO STOREY DWELLING DESIGN NAME: BROOKLYN 37		REV: B-1	DATE: 13.09.22			SIGNATURE: _____ DATE: _____			
FACADE NAME: SEABREEZE ULTRA (CUSTOM)	PACKAGE: ELEGANCE	SCALE @ A3:	SHEET NO: 018			I ACCEPT AND APPROVE CURRENT PLANS AND ALL DOCUMENTATION PROVIDED TO ME BY FOWLER HOMES.			