

STANDARD SPECIFICATION

BE ADVISED : SOME CLAUSES IN THIS SPECIFICATION MAY NOT BE RELEVANT TO THIS PROJECT

1.0 GENERAL

- 1.1 ALL DIMENSIONS SHALL BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF ANY WORK
- 1.2 ALL MATERIALS SHALL COMPLY WITH RELEVANT CURRENT AUSTRALIAN STANDARDS AND UNLESS OTHERWISE STATED ON THE PLANS SHALL BE NEW AND THE BEST OF THE THEIR RESPECTIVE KIND AND SUITABLE FOR THEIR INTENDED PURPOSES.
- 1.3 ALL WORKMANSHIP SHALL COMPLY WITH RELEVANT CURRENT AUSTRALIAN STANDARDS AND TO GOOD TRADE PRACTICES
- 1.4 ALL WORK SHALL BE IN ACCORDANCE WITH REQUIREMENTS OF THE RESPECTIVE AUTHORITY HAVING JURISDICTION OVER THE WORKS.
- 1.5 THE ARCHITECTURAL DRAWINGS SHOULD BE READ IN CONJUNCTION WITH THE SPECIFICATION, SCHEDULES AND CONSULTANTS DRAWINGS THAT FORM PART OF THE CONSTRUCTION DOCUMENTS REFERRED TO IN THE "BUILDING CONTRACT".
- 1.6 DO NOT SCALE FROM DRAWINGS. NOTIFY OF ANY ERRORS OR OMISSIONS BEFORE PROCEEDING WITH ANY WORKS
- 1.7 ENSURE THAT SUBSTRATES ARE SUITABLE FOR THE INTENDED SUBSEQUENT FINISHES. COMMENCEMENT OF WORK ON THE SUBSTRATES IMPLIES ACCEPTANCE BY THE SUBCONTRACTOR OF THE SUBSTRATES ON WHICH FINISHES ARE APPLIED.
- 1.8 CONTRACTOR IS TO SUPPLY ALL EQUIPMENT NECESSARY FOR THE COMPLETION OF THE RESPECTIVE WORKS.
- 1.9 CONTRACTOR IS RESPONSIBLE FOR THE PROGRESSIVE CLEAN UP DURING AND AFTER THE COMPLETION OF RESPECTIVE WORKS

2.0 EARTHWORKS

- 2.1 UNLESS OTHERWISE STATED, REMOVE TOPSOIL TO A MINIMUM DEPTH OF 200mm INCLUDING ALL ROOTS, AND OTHER MATTER, AND REQUIRED BY THE SOIL CONDITION AND/OR BUILDER. PROVIDE SUITABLE CLEAN FILL AND COMPACT IN LAYERS NOT GREATER THAN 300mm TO REDUCE LEVELS AS SHOWN.
- 2.2 DO NOT EXCAVATE SERVICES TRENCHES WITHIN AN ANGLE OF 45 DEGREES DOWN FROM THE BOTTOM EDGE OF THE FOOTING.
- 2.3 ALL RETAINING WALLS TO BE TREATED WITH "BITKOTE" WATERPROOFING AGENT

3.0 CONCRETE

- 3.1 ALL CONCRETE REINFORCEMENT AND FORMWORK SHALL BE TO STRUCTURAL ENGINEERS DETAILS, RELEVANT BUILDING CODES AND STANDARDS
- 3.2 THE FOOTING AND SLAB CONSTRUCTION IS TO COMPLY WITH AS 2870
- 3.3 PROVIDE A PROPRIETARY VAPOUR BARRIER WHICH CONSISTS OF HIGH IMPACT RESISTANT POLYTHENE FILM MIN 0.2mm THICK WHICH HAS BEEN PIGMENTED AND BRANDED BY THE MANUFACTURER.

4.0 TERMITE PROTECTION:

- 4.1 PROVIDE ANTI-TERMITE TREATMENT UNDER THE BUILDING AREAS IN ACCORDANCE WITH AS 2057, AS 3660.1 AND APPENDIX D, FOR RETICULATED SYSTEMS.
- 4.2 BUILDER SHALL PROVIDE "BIFLEX" OR SIMILAR APPROVED ANTI-TERMITE TREATMENT IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARD CODES

5.0 BRICKWORK

- 5.1 BRICK WORK SHALL COMPLY WITH :
 - AS 3700 MASONRY CODE
 - AS A123 MASONRY CODE
 - MORTAR FOR MASONRY CONSTRUCTION
- 5.2 BRICK GAUGE 7 STANDARD COURSES = 600mm.
- 5.3 TIES SHALL BE 3.5mm DIAMETER GALVANIZED WIRE KINKED FOR AND BUILT IN EVERY 5TH COURSE AT APPROXIMATELY 900mm CENTRES, WITH ADDITIONAL TIES AT THE RATE OF 1 TIE/300mm HEIGHT OF OPENINGS AND VERTICAL CONTROL JOINTS AND WITHIN 150mm OF OPENINGS. BUILD TIES INTO EACH LEAF AT LEAST 50mm.
- 5.4 VERTICAL CONTROL JOINTS SHALL BE 12mm WIDE FILLED AT COMPLETION WITH A CONTINUOUS FILLER STRIP.
- 5.5 CAVITIES TO BE KEPT CLEAR OF MORTAR. PROVIDE CAVITY BOARDS. TEMPORARILY OMIT BRICKS TO PERMIT RAKING OUT OF CAVITY BOTTOMS.
- 5.6 FORM WEEP HOLES EVERY FOURTH PERPEND ABOVE FLASHING AND CAVITY FILL KEEP CLEAR OF MORTAR. DO NOT LOCATE WEEPHOLES CLOSER THAN 500mm TO JOINTS IN DAMP PROOF COURSES OR FLASHING.
- 5.7 PROVIDE DAMP PROOF COURSES (DPC) IN THE BOTTOM 3 COURSES OF BRICK WORK AND SLAB AND/OR FOOTINGS. DPC ADDITIVE SHALL BE CLEAR IN ALL FACEWORK.
- 5.8 SETOUT BRICKWORK ACCURATELY, PLUMP, LEVEL AND PROPERLY BONDED. RISING WORK TO BE RAKED BACK, JAMBS, REVEALS, CORNERS, PERPENDS, ETC TO BE TRUE, PLUMB AND IN LINE WITH PERPENDS TRUE LINE. SETOUT DOOR FRAMES NEAR PERPENDICULAR WALL WITH A MERGIN OF 12mm OR GREATER THAN 50mm
- 5.9 PROVIDE 12mm PLASTERING MARGIN BETWEEN WINDOW FRAME AND INTERNAL BRICKWORK TO BE PLASTERED.
- 5.10 WHERE NECESSARY REINFORCE BELOW AND OVER OPENINGS WITH GALVANISED WOVEN WIRE FABRIC 75mm WIDE IN CENTRE OF EACH LEAF OPENING EXTENDING ALUMINIUM OF 600mm BEYOND THE OPENING.

- 5.11 BUILD IN ALCOR/PGI FLASHINGS AS FOLLOWS:
 - WHEREVER SHOWN ON DRAWINGS
 - CAVITY WALLS BUILT OF SLAB ON GROUND (WHERE NOT PARGED)
 - OVER LINTELS TO EXPOSED OPENINGS - EXTEND THE FULL WIDTH OF OUTER LEAF CONTINUOUS ACROSS CAVITY 50mm INTO INNER LEAF 2c ABOVE
 - OVER ROOF - EXTEND THE FULL WIDTH OF EXTERNAL LEAF, STEPPED TO ROOF SLOPE TURNED DOWN MIN. 50mm OVER BASE FLASHING. TURN UP IN CAVITY SLOPING INWARDS AND BUILT INTO INNER LEAF 1c ABOVE.
 - DOOR/WINDOW STILES - EXTEND THE FULL HEIGHT 150mm WIDE FIXED TO FRAMES INTERLEAVED WITH SILL AND HEAD FLASHING AT EACH END.
 - STRUCTURE OR SERVICES WITHIN 30mm OF OUTER BRICK LEAF IN CAVITY: VERTICAL FLASHING CONTINUOUS 1c BELOW FL TO ABOVE STRUCTURE OR FRAME. NOMINAL 300m WIDE.
 - FOR HORIZONTAL STRUCTURES/SERVICES: CONTINUOUS FLASHING BUILT IN AS FOR OVER LINTELS
 - AT CAVITY WALLS WITH GLASS BLOCK 300mm WIDE FIXED TO GLASS BLOCK FRAME AND TURNED AWAY IN CAVITY FROM INNER LEAF.
- 5.12 WHERE NECESSARY REINFORCE BELOW AND OVER OPENINGS WITH GALVANISED WOVEN WIRE FABRIC 75mm WIDE IN CENTRE OF EACH LEAF OPENING EXTENDING ALUMINIUM OF 600mm BEYOND THE OPENING.
- 5.13 UNLESS OTHERWISE SHOWN ON DRAWINGS
EXTERNAL FACE WORK: 230x110x76mm
WINDOW SILLS: 2c FACE BRICK SPLAYED SILLS
WINDOW HEADS: SOLID FACEBRICK COURSE

6.0 LINTELS

MAX SPAN (mm)	LINTELS SIZE (VERT x HORIZ x THICK)	BEARING EACH END (mm)
900	75x10	150
1200	75x75x8	150
1500	90x90x8	150
1800	100x75x8	230
2100	125x75x8	230
2400	125x75x10	230
2500	100x100x8	230
3000	150x90x10	230

7.0 CARPENTRY WORK

- 7.1 ROOF AND CEILING FRAMING SHOULD COMPLY WITH AS 1684 LIGHT TIMBER FRAMING CODE. DRAW STRAP FIRMLY OVER WALL PLATES AND SECURELY FIX TO TOP OF PLATE BY 2x30mm GALV. CLOUDS/STRAP.
- 7.2 REFER TO AS 1684 FOR ROOF FRAMING SIZES UNLESS SPECIFIED ON DRAWINGS.
- 7.3 SUPPLY AND FIX ALL BULKHEADS & FALSE CEILINGS AS SHOWN ON THE DRAWINGS.

8.0 ROOFING

- 8.1 SELECTED ROOFING MATERIAL SHALL BE INSTALLED AND FIXED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATION AND RELEVANT BUILDING CODES
- 8.2 GUTTER, FASCIA, DOWNPIPES, FLASHING SHALL BE IN LONGEST POSSIBLE LENGTHS
- 8.3 ALLOW FOR ALL JOINTS AND JOINING MATERIALS, COLLARS, STRAPS & FASTENINGS NECESSARY TO COMPLETE WORK.
- 8.4 ALLOW FOR ALL ROOF PENETRATIONS, ROOF COWLS, FLASHING, FLUMES THROUGH ROOF
- 8.5 FIX GUTTERS & FLASHING TO PERMIT THERMAL MOVEMENT IN THEIR FULL LENGTH
- 8.6 SEAL BETWEEN OVERLAPPING FLASHING; FLASHING TURNED DOWN OVER BASE OR APRON FLASHING; FLASHING OVER METAL ROOF; FLASHING OVER SECRET GUTTERS; AROUND ROOF PENETRATIONS ETC.

9.0 WINDOWS/GLAZING

- 9.1 UNLESS OTHERWISE STATED ON THE DRAWINGS WINDOW FRAMES SHALL BE ALUMINIUM RESIDENTIAL OR COMMERCIAL IN SECTION WITH POWDERCOAT FINISH AS SELECTED BY OWNER.
- 9.2 ALLOW FOR FLYSCREENS TO BE FITTED TO ALL WINDOWS.
- 9.3 ANGLED WINDOW UNITS SHALL BE FACTORY MADE AND FIXED AND DELIVERED ON SITE AS A COMPLETE UNIT.
- 9.4 WHERE RELEVANT WINDOWS ARE TO COMPLY WITH THE SPECIFICATIONS PROVIDED BY THE THERMAL PERFORMANCE ASSESSOR.
- 9.5 CLEAR GLASS GENERALLY: OBSCURE GLASS TO BATHROOMS, REFER TO DRAWINGS.
- 9.6 WHERE GLASS BLOCKS HAVE BEEN NOMINATED, THEY SHALL BE IN FRAMES AND INSTALLED TO MANUFACTURERS SPECIFICATIONS

10.0 JOINERY

- 10.1 ALL JOINERY SHALL BE OF HIGHEST QUALITY MATERIALS TO BEST TRADE PRACTICES AND HIGH QUALITY FINISH.
- 10.2 EXTERNAL DOOR FRAMES SHALL BE: 110x40 DOUBLE REBATED FRAME WITH 130x40 WEATHERED THRESHOLD U.N.O.
- 10.3 SUPPLY AND BUILD IN TIMBER DOOR FRAMES TO EXTERNAL LOCATIONS AS SHOWN ON ARCHITECTURAL DRAWINGS.

11.0 CEILINGS

- 11.1 CEILINGS SHALL BE RECESSED EDGE, MINIMUM 8.0mm PLASTERGLASS OR GYPROCK.
- 11.2 FLUSH JOINTS, SCREW HEADS, AND OTHER BLEMISHES IN THE SHEETS USING APPROVED SYSTEMS TO PROVIDE FLUSH SMOOTH CONTINUOUS SURFACE
- 11.3 PROVIDE AND FIX ALL FLUSH STOP BEADS & CASING BEADS TO ALL CORNERS & EDGES
- 11.4 PROVIDE ALL SELECTED MOLDINGS AND CORNICES TO ALL CEILINGS AS SHOWN ON THE DRAWINGS.

12.0 PLASTERING

- 12.1 INTERNAL WALL FINISHES INCLUDING CUPBOARD, BIN & FRIDGE RECESSES ETC SHALL BE (OTHER THAN FACE FINISHES OR WHERE COVERED BY FEATURE MATERIALS) FLOAT AND SET IN HARDWALL PLASTER U.N.O.
- 12.2 PLASTERED WALLS SHALL BE NOMINAL 12mm THICK CONSISTING OF 1:1:9, CEMENT:LIME:SAND RENDER, AND FINISHED WITH NOMINALLY 3mm
- 12.3 HARDWALL PLASTER
- 12.4 SUPPLY AND FIX EXTERNAL CORNER BEADS TO ALL EXTERNAL CORNERS. PROVIDE STOP BEADS WHERE PLASTER WORK ABUTS TIMBER FRAMES, OR FACEWORK
- 12.5 EXTERNAL RENDER WHEN APPLICABLE SHALL BE 2 COAT SAND FINISH. (FOR PAINTING).
- 12.6 NIBS IN INTERNAL CORNERS ADJACENT TO DOOR FRAMES GREATER THAN 40mm SHALL NOT BE FLUSHED UP WITH FRAMES.
- 12.7 PROVIDE V-JOINTS IN RENDER & FINISHING PLASTER WHERE BRICK WORK ABUTS OR JOINS ONTO CONCRETE WORK.

13.0 FLOORING FINISHES

- 13.1 CARPET FLOOR COVERINGS TO NOMINATED AREAS COMPLETE WITH SELECTED UNDERLAY SMOOTH EDGE, DIMINISHING STRIPS ETC, TO COMPLETE THE WORKS: REFER TO DRAWINGS AND FINISHES SCHEDULE
- 13.2 PROVIDE TILED FLOOR FINISHES TO NOMINATED AREAS COMPLETE WITH ALL MATERIALS, ANGLE TRIMS ETC. TO COMPLETE THE WORKS: REFER TO DRAWINGS AND FINISHES SCHEDULE
- 13.3 PROVIDE TIMBER FLOOR FINISHES TO NOMINATED AREAS COMPLETE WITH ALL MATERIALS, DIMINISHING BOARDS ETC TO COMPLETE THE WORKS: FLOOR BOARDS TO BE SANDED AND POLISHED TO HIGH STANDARD WITH PREMIUM QUALITY SEALER (2 COATS). REFER TO DRAWINGS AND FINISHES SCHEDULE.

14.0 SIGNAGE

- 14.1 WHERE NECESSARY SUPPLY & FIX SELECTED UNIT AND HOUSE NUMBERS TO EACH UNIT AND TO LETTERBOXES AS SCHEDULED.
- 14.2 "SUPERDRAFT" RESERVES THE RIGHT TO ERECT A BUILDERS SIGN ON THE PROPERTY FACING THE STREET FRONTAGE IN COMPLIANCE WITH AUTHORITY REQUIREMENTS.

15.0 PAVING

- 15.1 GENERALLY: WHEN PAVING IS INCLUDED IN THE BUILDING CONTRACT THE FOLLOWING SHALL APPLY AS A MINIMUM STANDARD
 - SUPPLY AND LAY ALL PAVING TO EXTERNAL AREAS AS SHOWN ON WORKING DRAWINGS.
 - CUT, FILL & COMPACT SAND TO REQUIRED LEVELS. SCREED TO UNIFORM THINNESS AND LEVELS
 - PROVIDE BRICK EDGE RETAINING FOOTING EMBEDDED IN MORTAR BENEATH THE PAVING BRICK
 - TO DRIVEWAY AREAS, PROVIDE NOMINAL 300x150mm CONCRETE FOOTING ALONG PERIMETER OF DRIVEWAY AND BED EDGE BRICK IN MORTAR.
- 15.2 PROVIDE 100mm COMPACTED LIMESTONE BASE TO DRIVEWAY TOPPED WITH 50mm CLEAN SAND AND GRADE TO FALLS.
- 15.3 UNLESS NOTED PAVING PATTERN IS TO CLIENTS DETAIL
- 15.4 BRICK PAVERS SHALL BE:
 - TRAFFICABLE AREAS: MIN. 65mm SOLID CLAY OR CONCRETE
 - PEDESTRIAN AREAS: MIN. 43mm SOLID CLAY OR CONCRETE

16.0 ENERGY EFFICIENCY

- 16.1 INSULATION MUST FORM A CONTINUOUS BARRIER WITH CEILINGS, WALLS AND FLOORS BY ABUTTING OR OVERLAPPING ADJOINING INSULATION
- 16.2 INSULATION MUST NOT ADVERSELY AFFECT DOMESTIC SERVICES OR FITTINGS
- 16.3 REFLECTIVE INSULATION IS TO BE PROVIDED WITH A MINIMUM 25mm AIRSPACE AND IS FITTED CLOSE TO OPENINGS SUCH AS WINDOWS/DOORS ETC. AND IS PROVIDED WITH ADEQUATE SUPPORT.
- 16.4 BULK INSULATION MUST MAINTAIN ITS POSITION, THICKNESS. ENSURE THAT CEILING INSULATION OVERLAPS UN-INSULATED WALLS
- 16.5 CONSTRUCTION JOINTS, SUCH AS BETWEEN WALL AND FLOOR, ARE TO BE TIGHT FITTING OR SEALED USING CAULKING OR JOINERY ITEMS SUCH AS SKIRTING OR CORNICES
- 16.6 EXHAUST FANS ARE TO BE FITTED WITH A SELF CLOSING DAMPER
- 16.7 ROOF LIGHTS MUST BE SEALED WITH WEATHERPROOF SEALS
- 16.8 HEATED WATER PIPING MUST BE THERMALLY INSULATED AND PROTECTED AGAINST THE WEATHER AND SUN
- 16.9 INTERNAL HEATED WATER PIPING TO HAVE AN R VALUE OF 0.2
- 16.10 ENCLOSED SUB-FLOOR AND ROOF SPACE TO HAVE AN R VALUE OF 0.45

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DRAWING SCHEDULE

A.00	ARCHITECTURAL SPECIFICATION
A.01.0	PROPOSED DEMOLITION PLAN
A.01.1	PROPOSED SITE PLAN
A.01.2	PROPOSED SITE ANALYSIS PLAN
A.01.3	PROPOSED EROSION SEDIMENT CONTROL PLAN
A.01.4	PROPOSED LANDSCAPE PLAN
A.01.5	PROPOSED CONCEPT STORMWATER PLAN
A.01.6	PROPOSED SUBDIVISION PLAN
A.02.0	PROPOSED BASEMENT PLAN
A.02.1	PROPOSED GROUND FLOOR PLAN
A.02.2	PROPOSED FIRST FLOOR PLAN
A.02.3	PROPOSED ROOF PLAN
A.03.1	PROPOSED ELEVATIONS
A.03.2	PROPOSED ELEVATIONS
A.04.1	PROPOSED SECTION & DETAILS
A.04.2	PROPOSED DRIVEWAY SECTION & DETAILS
A.04.3	PROPOSED DRIVEWAY SECTION & DETAILS
A.06.1	PROPOSED SHADOW DIAGRAMS

01	DEVELOPMENT APPLICATION	SK	17.09.2022
REV	AMENDMENT DETAILS	BY	DATE

PROJECT STAGE

DEVELOPMENT APP.

PROJECT DETAILS

DUAL-OCCUPANCY

11 BROWNING STREET, EAST HILLS

CLIENT DETAILS

MR TOBBAGI

DRAWING TITLE

ARCHITECTURAL SPECIFICATION

DRAWN

SK

DESIGNED

FB

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DATE DRAWN
SEPT 2022

DRAWING SCALE
1 : 000

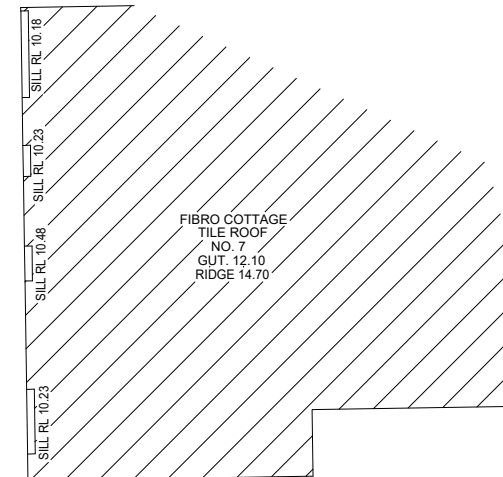
SHEET SIZE
A3



ACCREDITED
BUILDING DESIGNER

ACCREDITATION NUMBER: 6613 - MEMBER NUMBER 6763-21

PROJECT NUMBER FB0004	DRAWING NUMBER A.00	REVISION 01
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PROJECT NUMBER	DRAWING NUMBER	REVISION
FB0004	A.01.0	01

SCALE - 1 : 200

SITE INFORMATION

SITE AREA	594.40m²
UNIT 1	
PROPOSED RESIDENCE G. FLOOR	67.67m²
BASEMENT	38.44m²
ALFRESCO	24.93m²
PROPOSED RESIDENCE F.FLOOR	56.58m²
TOTAL FLOOR AREA	124.25m²
UNIT 2	
PROPOSED RESIDENCE G. FLOOR	47.61m²
BASEMENT	30.84m²
ALFRESCO	31m²
PROPOSED RESIDENCE F.FLOOR	59.81m²
TOTAL FLOOR AREA	107.42m²
FLOOR SPACE RATIO	50%
PERMEABILITY	45%
PRIVATE OPEN SPACE (POS)	80m²(MIN)
MAX BUILDING HEIGHT	7.110m

SITE NOTES

- CONFIRM ALL DIMENSIONS ON SITE TO EXISTING RESIDENCE PRIOR TO COMMENCEMENT OF ANY WORK.
- EXISTING PLUMBING AND ELECTRICAL WORKS TO BE REMOVED AND MADE GOOD AS NECESSARY.
- THIS PLAN DOES NOT PROVIDE SPECIFIC LANDSCAPE PLANTING LOCATIONS.
- THE EXACT LOCATION OF UNDERGROUND AND ABOVEGROUND SERVICES SHALL BE PROVEN ON SITE. NO GUARANTEE IS GIVEN THAT ALL EXISTING SERVICES ARE SHOWN.
- THIS DRAWING SET TO BE READ IN CONJUNCTION WITH THE SPECIFICATION PROVIDED.
- BEWARE OF EXISTING SERVICES. CONFIRM LOCATIONS PRIOR TO EXCAVATION. TAKE EXTREME CARE.
- REFER ALL MAJOR WORKS TO RAMPS, WALKWAYS, DRIVEWAYS ETC (INCLUDING CARPARK WORKS, LEVELS & DATUMS) REFER TO CIVIL ENGINEERS DOCUMENTATION.

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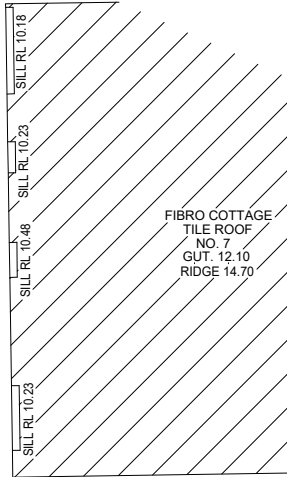
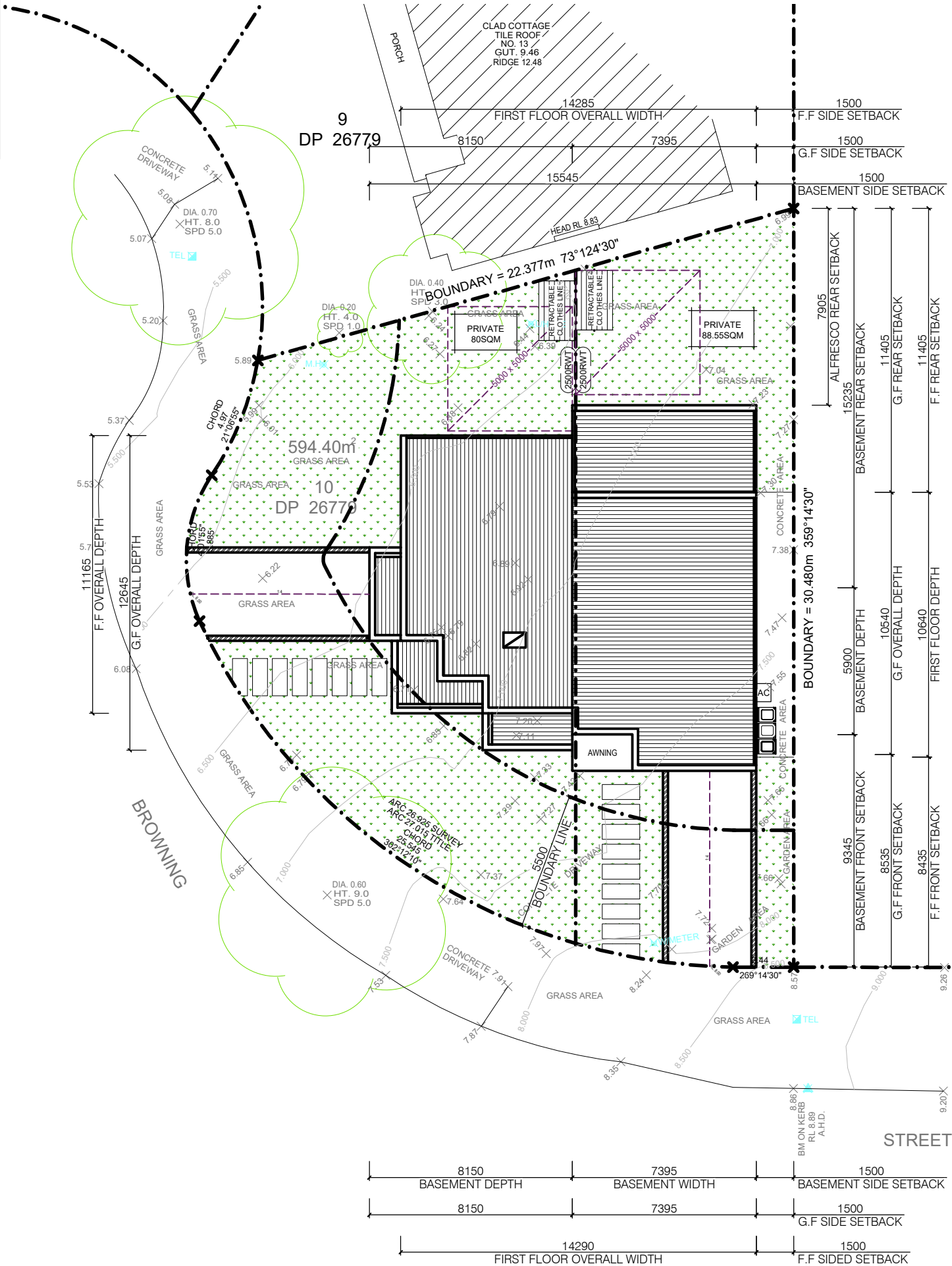
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PROPOSED SITE PLAN

SCALE - 1 : 200



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PROJECT STAGE
DEVELOPMENT APP.

PROJECT DETAILS
DUAL-OCCUPANCY
**11 BROWNING STREET,
EAST HILLS**

CLIENT DETAILS
MR TOBBAGI

DRAWING TITLE
**PROPOSED
SITE PLAN**

DRAWN
SK

DESIGNED
FB

CHECK
FB

DATE DRAWN
SEPT 2022

DRAWING SCALE
1 : 200

SHEET SIZE
A3

0 0.5m 1m 2m 3m 4m 5m
1:50 @ A1 1:100 @ A3 1:141 @ A4



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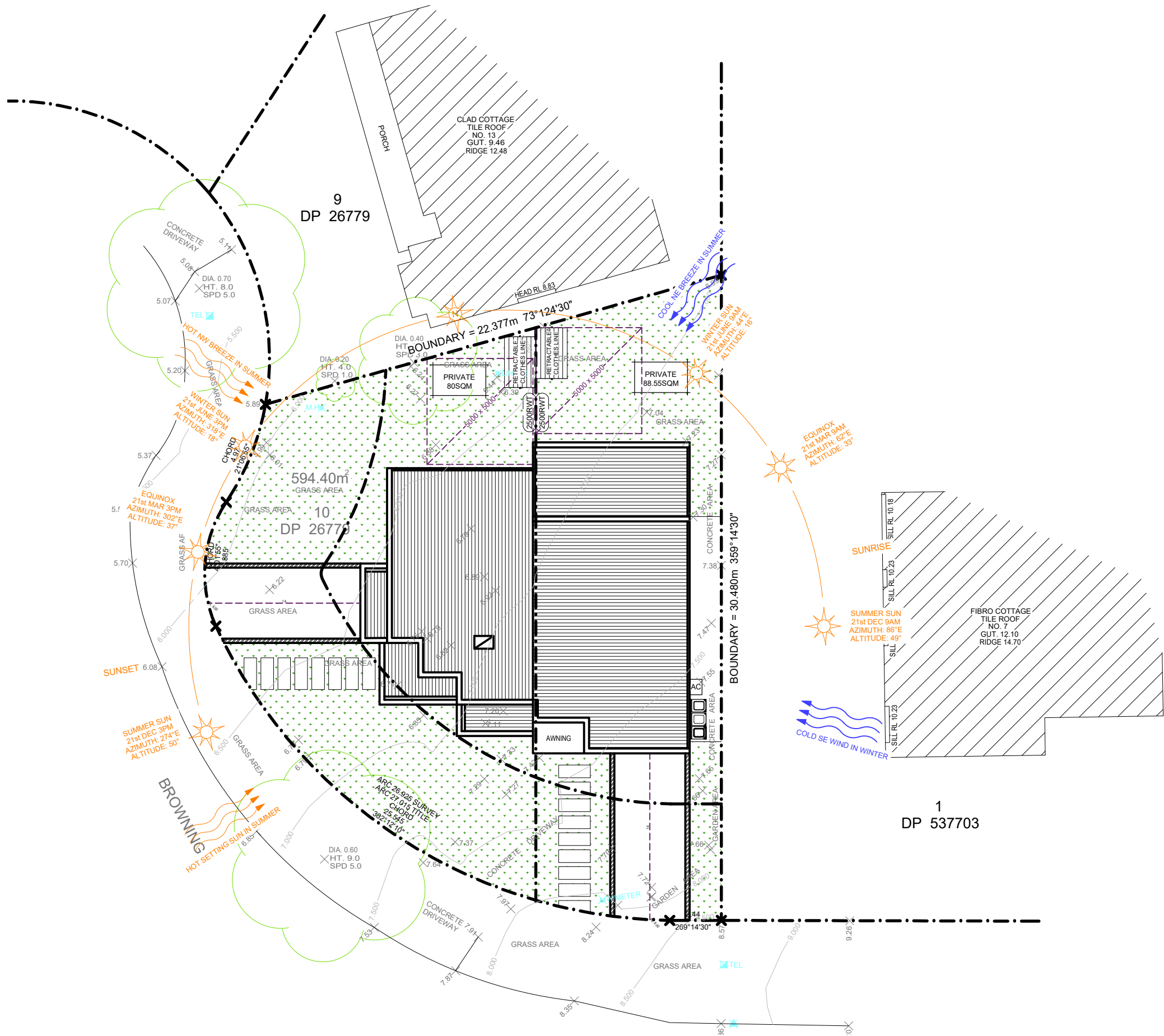
PROJECT NUMBER
FB0004

DRAWING NUMBER
A.01.1

REVISION
01

CONSTRUCTION NOTES

- CONFIRM ALL DIMENSIONS ON SITE TO EXISTING RESIDENCE PRIOR TO COMMENCEMENT OF ANY WORK.
- SUPPLY AND INSTALL 'BIFLEX' CHEMICAL TERMITE TREATMENT (UNLESS OTHERWISE APPROVED) TO COMPLY WITH AS3660.1 AND MANUFACTURER'S SPECIFICATIONS
- ALL BRICKWORK (INCLUDING BRICK VENEER) SHALL BE IN ACCORDANCE WITH AS3700- MASONRY CODE
- ALL TIMBER FRAMING SHALL BE IN ACCORDANCE WITH AS1684. - UNLESS OTHERWISE APPROVED ROOF FRAMING SHALL BE OF TRADITIONAL TIMBER FRAMED CONSTRUCTION
- FOR ALL STRUCTURAL MEMBERS, FOOTINGS, & LOAD BEARING WALLS REFER TO STRUCTURAL DOCUMENTATION PREPARED BY ENGINEERS.



PROPOSED SITE ANALYSIS PLAN

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DUAL-OCCUPANCY

11 BROWNING STREET,
EAST HILLS

MR TOBBAGI

PROPOSED SITE ANALYSIS
PLAN

DRAWN
SK

DESIGNED
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DATE DRAWN
SEPT 2022

DRAWING SCALE
1 : 200

SHEET SIZE
A3

0 0.5m 1m 2m 3m 4m 5m
1:50 @ A1 1:100 @ A3 1:141 @ A4

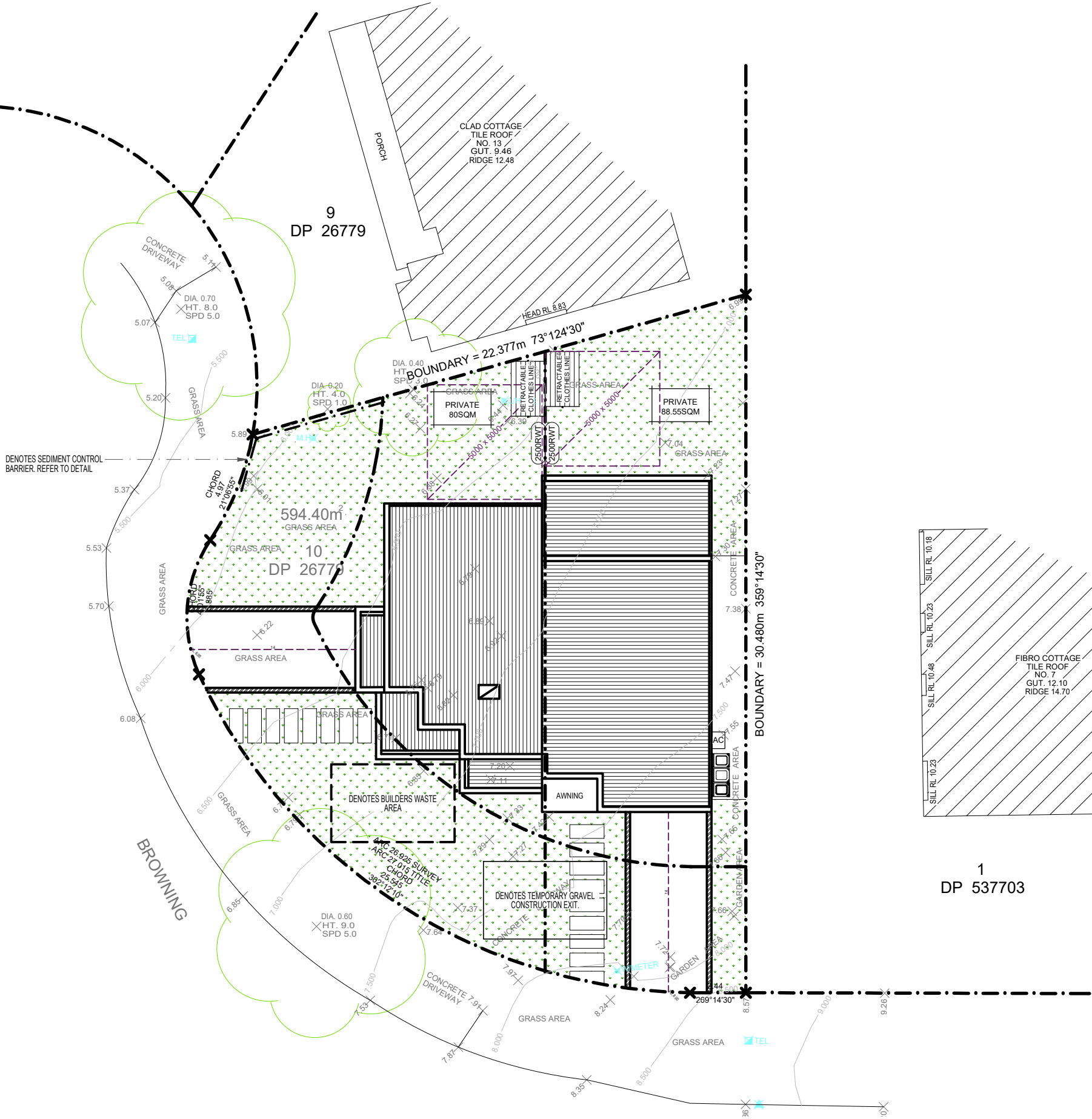
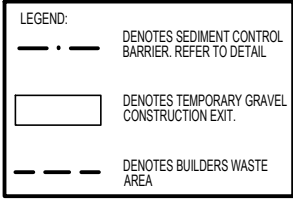
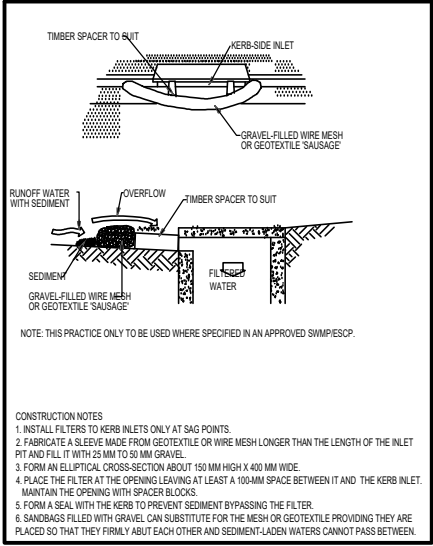
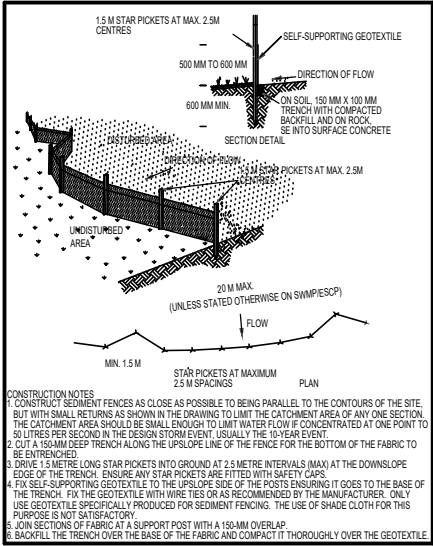


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PROJECT NUMBER FB0004	DRAWING NUMBER A.01.2	REVISION 01
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SEDIMENT CONTROL



PROPOSED EROSION SEDIMENT CONTROL PLAN

SCALE - 1 : 200

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01	DEVELOPMENT APPLICATION	SK	17.09.2022
REV	AMENDMENT DETAILS	BY	DATE

DEVELOPMENT APP.

DUAL-OCCUPANCY

11 BROWNING STREET,
EAST HILLS

MR TOBBAGI

PROPOSED EROSION
SEDIMENT CONTROL PLAN

DRAWN
SK

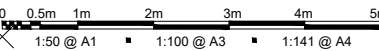
DESIGNED
FB

CHECK
FB

DATE DRAWN
SEPT 2022

DRAWING SCALE
1 : 200

SHEET SIZE
A3



ACCREDITED
BUILDING DESIGNER

ACCREDITATION NUMBER: 6613 - MEMBER NUMBER 6763-21

PROJECT NUMBER FB0004	DRAWING NUMBER A.01.3	REVISION 01
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SPECIFICATIONS

1. EARTHWORKS:
REMOVE ALL BUILDERS MATERIAL. CULTIVATE GARDENS TO A DEPTH OF 200mm. COVER WITH SOIL SUITABLE FOR GENERAL LANDSCAPING RECYCLED PRODUCTS SUCH AS ANL's NITRO GARDEN MIX, GREEN LIFE MIX etc.

2. GARDEN EDGE:
USE SELECTED PAVES LAID ON CONCRETE FOOTING. PAVES TO BE LAID EVENLY IN STRUCTURE BOND, 10mm JOINTS.

3. PLANTS:
TO BE TRUE TO FORM, FREE FROM DISEASE AND WELL DEVELOPED.

4. MULCH:
USE MULCH THAT MEETS AS4454, 75mm THICH (FOREST BLEND-coarse)

5. DRAINAGE:
REFER TO HYDRAULIC ENGINEERS REPORT.

6. FENCING:
BOUNDARY AND COURTYARD, 1800mm HIGH FENCE.

7. PAVING:
SELECTED HARD PAVING.

8. SUPPORT:
TRELLIS, LATTICE OR WIRE TO BE PUT ON THE FENCE.

LANDSCAPE MAINTENANCE

1. MAINTAIN THE ORIGINAL CHARACTER OF PLANTINGS:
REPLACEMENT OR ADDITIONAL PLANTINGS SHOULD BE CHOSEN FROM THE RANGE OF SPECIES ORIGINALLY PLANTED OR FROM PLANTS SIMILAR IN FORM AND CHARACTER.

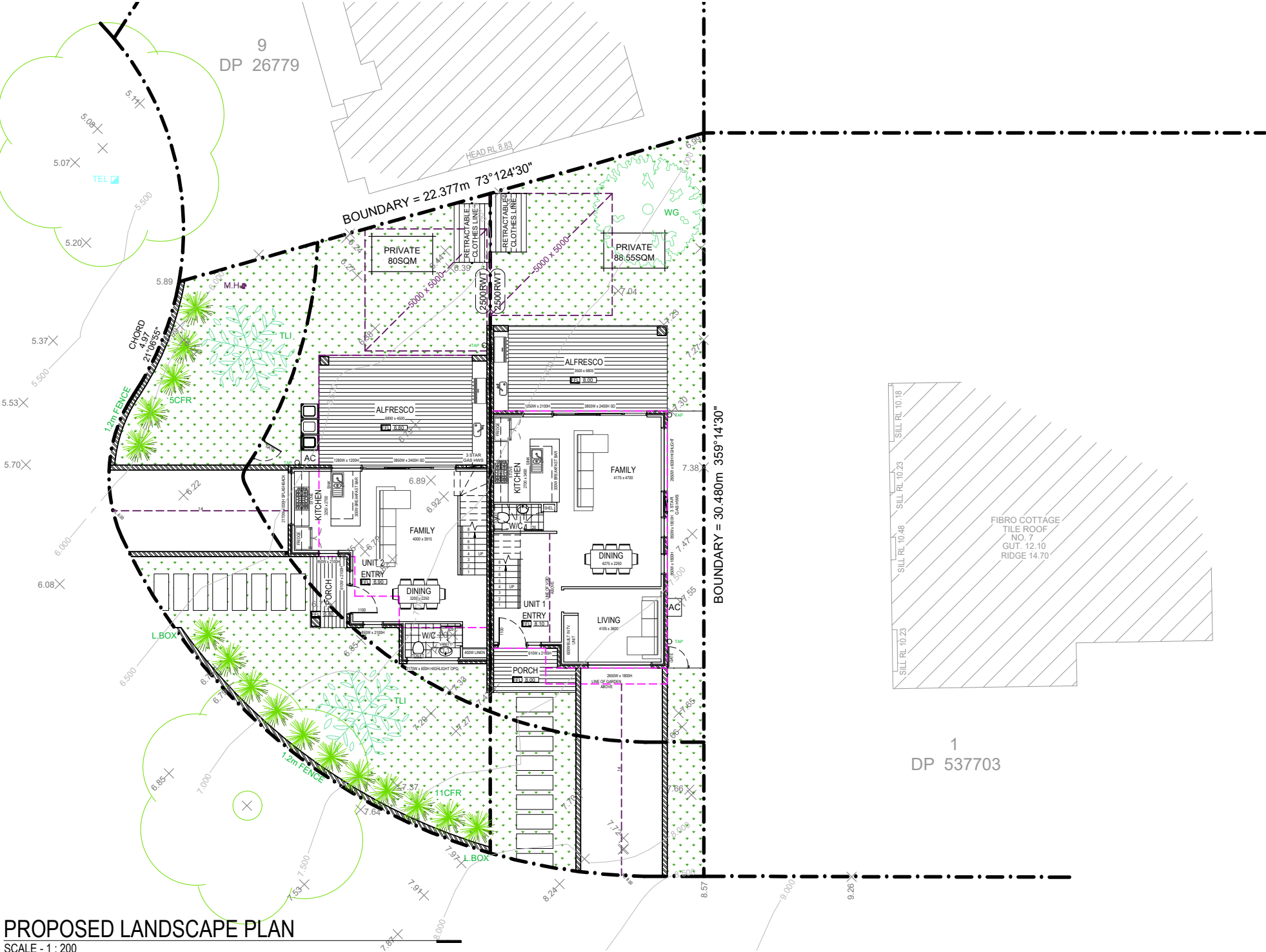
2. STRUCTURES:
ORIGINAL GARDEN STRUCTURES, WALLS AND EDGES, SHOULD BE CONSERVED IN THEIR ORIGINAL LOCATIONS AND SHOULD BE REGULARLY CLEANED AND MAINTAINED.

3. VIEWS AND VISTAS:
TO MAINTAIN SIGNIFICANT VIEWS, PRUNE PLANTING AS NECESSARY, BUT NOT BEYOND 20% OF THE CROWN PRUNING OF LARGE TREES SHOULD ONLY BE UNDERTAKEN BY QUALIFIED TREE SURGEON OR ARBORIST.

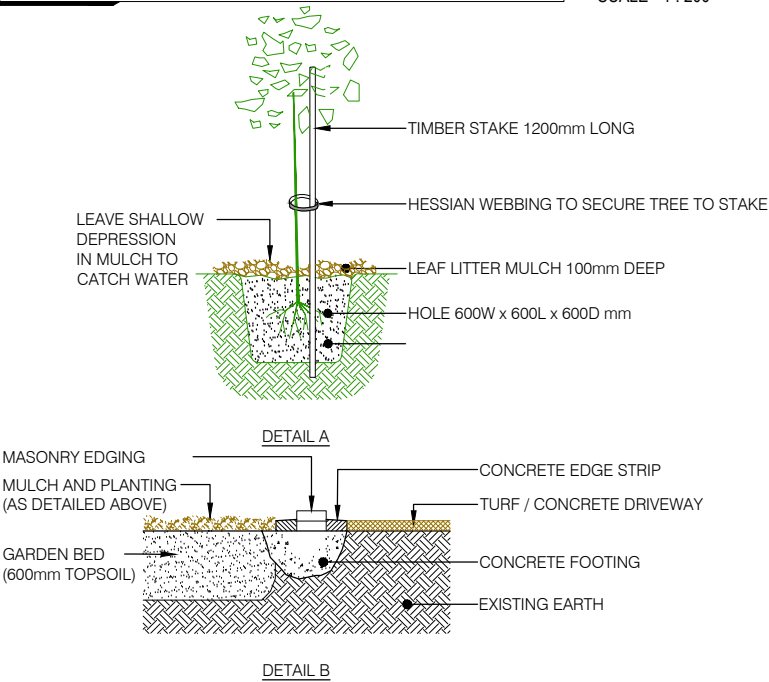
4. CARE OF LAWNS:
A HEALTH VIGOROUS SWARD OF GRASS IS THE BEST DEFENSE AGAINST PESTS, DISEASE AND WEEDS. GRASS REQUIRES INTENSIVE AND CONTINUAL MAINTENANCE THROUGHOUT THE YEAR INCLUDING MOWING, WATERING, AERATING, FERTILIZING, WEEDING AND CONTROL OF PESTS AND DISEASES.

5. CARE OF TREES AND SHRUBS:

- CONTROL SIZE
- IMPROVE SHAPE, FLOWERING AND FRUITING
- REMOVE DISEASED, DEAD AND DANGEROUS MATERIALS.



PROPOSED LANDSCAPE PLAN
SCALE - 1 : 200



SITE INFORMATION		PLANT SCHEDULE				
	GRAVEL / PAVERS IN GRAVEL	SYMBOL	BOTANICAL NAME	MATURE HEIGHT	PURCHASE SIZE	QUANTITY
	LAWN AREA		TLI - LAGERSTROEMIA INDICA 'CREPEMYRTLE'	4m - 6m	75Ltr	2
	PAVED		CORDYLINE FRUTICOSA RUBRA	1.5m	0.3mm	16
	SCREEN PLANTING		ALPINIA ZERUMBET VARIEGATA	1.5m	0.2mm	/
	DEEP SOIL ZONE		WG - WATER GUM LUSCIOUS TRISTANIOPSIS LAURINA	8m	75Ltr	1
	INTEGRATED INDOOR / OUTDOOR LIVING					
	SHADE TREE					

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DEVELOPMENT APP.

PROJECT DETAILS
DUAL-OCCUPANCY

**11 BROWNING STREET,
EAST HILLS**

CLIENT DETAILS
MR TOBBAGI

DRAWING TITLE
**PROPOSED LANDSCAPE
PLAN**

DRAWN
SK

DESIGNED
FB

CHECK
FB

DATE DRAWN
SEPT 2022

DRAWING SCALE
1 : 200

SHEET SIZE
A3

0 0.5m 1m 2m 3m 4m 5m

1:50 @ A1 1:100 @ A3 1:141 @ A4



1.5 M STAR PICKETS AT MAX. 2.0M CENTRES

500 MM TO 600 MM

600 MM MIN.

SELF-SUPPORTING GEOTEXTILE

DIRECTION OF FLOW

ON SOIL, 150 MM X 100 MM TRENCH WITH COMPACTED BACKFILL AND ON ROCK, SEE INTO SURFACE CONCRETE

SECTION DETAIL

PICKETS AT MAX. 2.5M

UNDISTURBED AREA

20 M MAX. (UNLESS STATED OTHERWISE ON SWMP/ESP)

FLOW

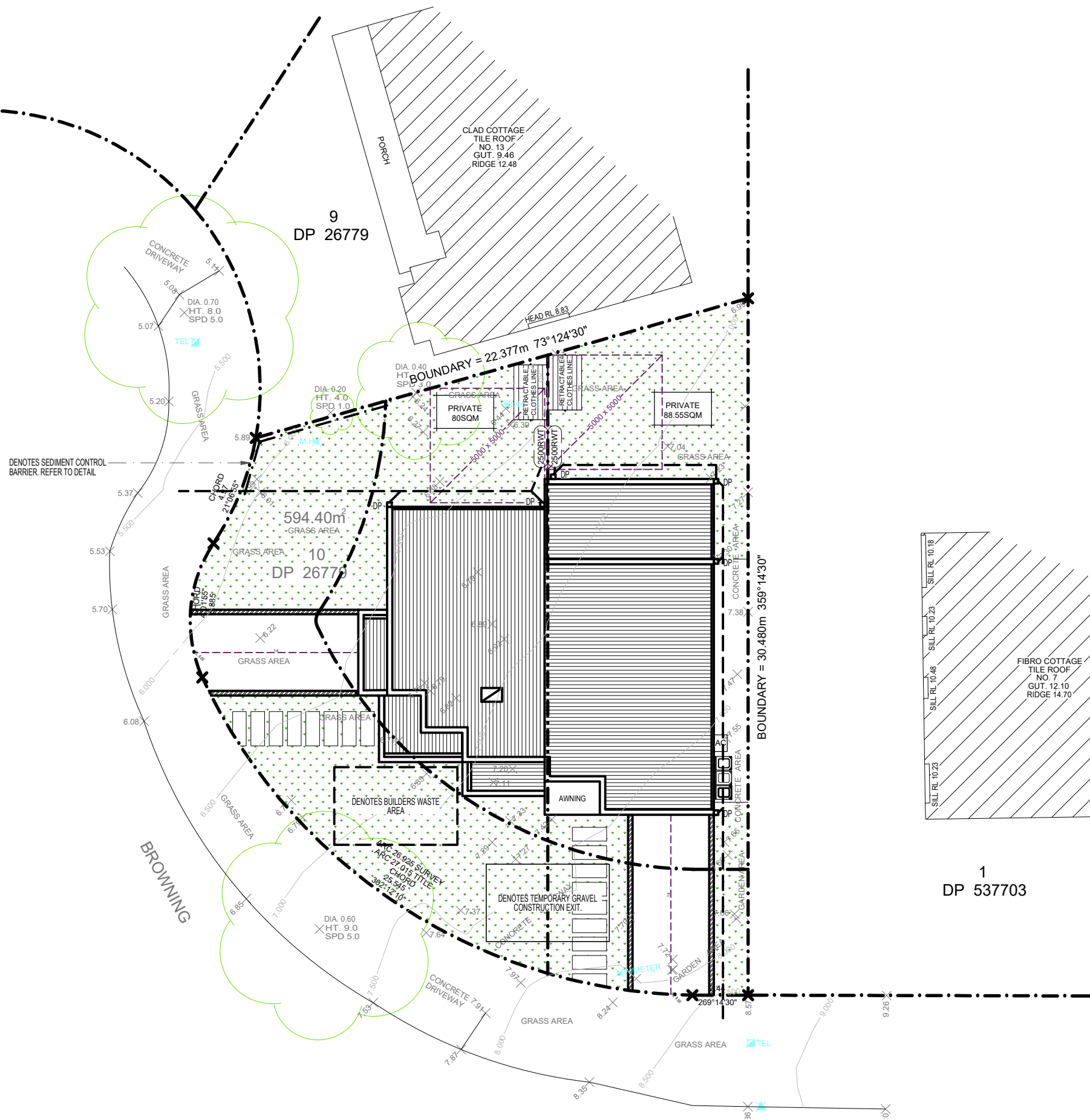
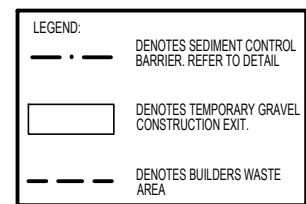
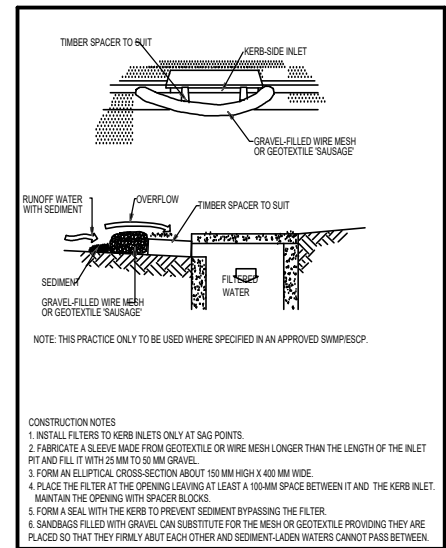
MIN. 1.5M

STAR PICKETS AT MAXIMUM 2.5 M SPACINGS

PLAN

CONSTRUCTION NOTES

1. CONSTRUCT SEDIMENT FENCES AS CLOSE AS POSSIBLE TO BEING PARALLEL TO THE CONTOURS OF THE SITE, BUT WITH SMALL RETURNS AS SHOWN IN THE DRAWING TO LIMIT THE CATCHMENT AREA OF ANY ONE SECTION. THE CATCHMENT AREA SHOULD BE SMALL ENOUGH TO LIMIT WATER FLOW IF CONCENTRATED AT ONE POINT TO 60 LITRES PER SECOND IN THE DESIGN STORM EVENT. USUALLY THE 10-YEAR EVENT.
2. CUT A 50MM DEEP TRENCH ALONG THE UPSLOPE LINE OF THE FENCE FOR THE BOTTOM OF THE FABRIC TO BE EXPOSED.
3. DRIVE 1.5 METRE LONG STAR PICKETS INTO GROUND AT 2.5 METRE INTERVALS (MAX) AT THE DOWNSLOPE EDGE OF THE TRENCH. ENSURE ANY STAR PICKETS ARE FITTED WITH SAFETY CAPS.
4. FIT SELF-SUPPORTING GEOTEXTILE TO THE UPSLOPE SIDE OF THE POSTS ENSURING IT GOES TO THE BASE OF THE TRENCH. FIX THE GEOTEXTILE WITH WIRE TIES OR AS RECOMMENDED BY THE MANUFACTURER. ONLY USE GEOTEXTILE SPECIFICALLY PRODUCED FOR SEDIMENT FENCING. THE USE OF SHADE CLOTH FOR THIS PURPOSE IS NOT SATISFACTORY.
5. ON SECTIONS OF FABRIC AT A SUPPORT POST WITH A 150MM OVERLAP.
6. BACKFILL THE TRENCH OVER THE BASE OF THE FABRIC AND COMPACT IT THOROUGHLY OVER THE GEOTEXTILE.



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DEVELOPMENT APP.

PROJECT DETAILS

DUAL-OCCUPANCY

11 BROWNING STREET,
EAST HILLS

CLIENT DETAILS

MR TOBBAGI

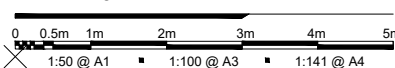
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PROPOSED CONCEPT
STORMWATER PLAN

DATE DRAWN
SEPT 2022

DRAWING SCALE
1 : 200

SHEET SIZE
A3



ACCREDITATION NUMBER: 6613 - MEMBER NUMBER 6763-21

PROJECT NUMBER	DRAWING NUMBER	REVISION
FB0004	A.01.5	01

CONSTRUCTION NOTES

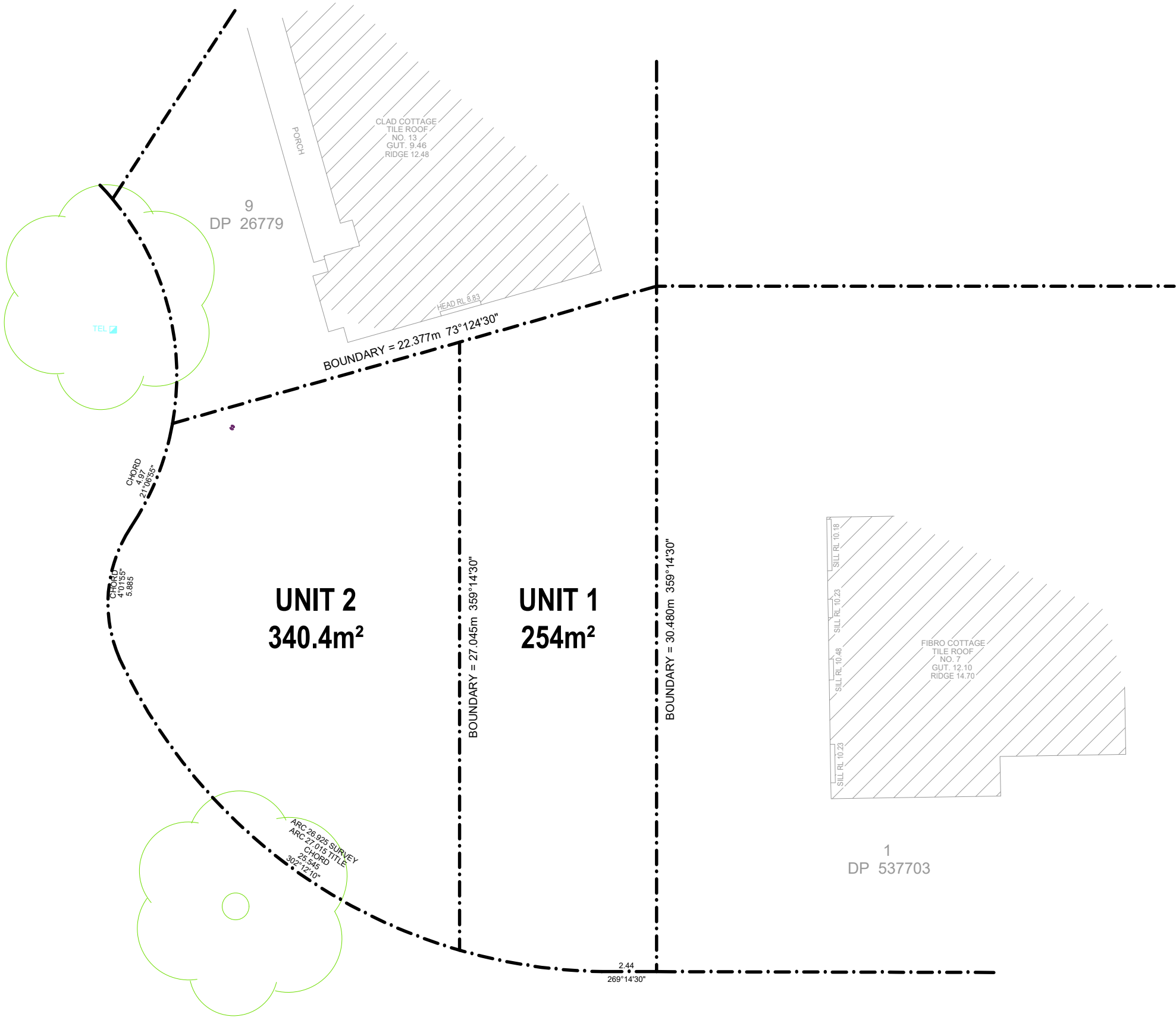
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REMODELS
ADDITIONS
RENOVATIONS

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PROJECT STAGE
DEVELOPMENT APP.

PROJECT DETAILS
DUAL-OCCUPANCY

**11 BROWNING STREET,
EAST HILLS**

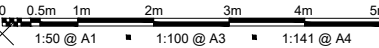
CLIENT DETAILS
MR TOBBAGI

DRAWING TITLE
**PROPOSED SUBDIVISION
PLAN**

DRAWN
SK
DESIGNED
FB
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FB



DATE DRAWN
SEPT 2022
DRAWING SCALE
1 : 200
SHEET SIZE
A3



**ACCREDITED
BUILDING DESIGNER**

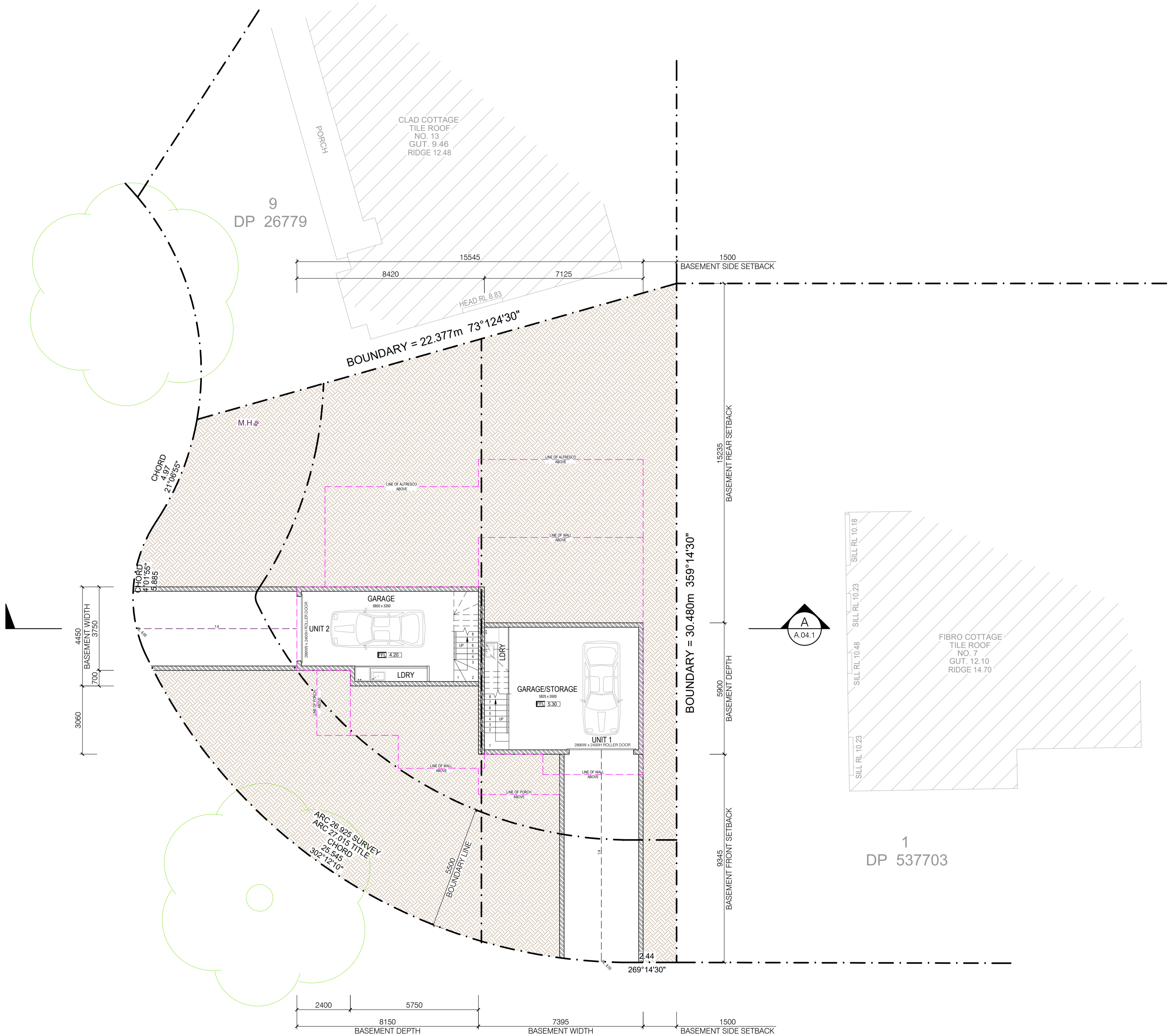
ACCREDITATION NUMBER: 6613 - MEMBER NUMBER 6763-21

PROJECT NUMBER FB0004	DRAWING NUMBER A.01.6	REVISION 01
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PROPOSED SUBDIVISION PLAN
SCALE - 1 : 100

CONSTRUCTION NOTES

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PROPOSED BASEMENT PLAN
SCALE - 1 : 100

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WALL SCHEDULE

WALL SARKING & BULK INSULATION AS
REQUIRED BY ENERGY ASSESSMENT

- CAVITY BRICK WALL.**
SELECTED. EXPOSED FACE BRICK
(RE-USE RECYCLED BRICK FROM DEMOLITION).
- BRICK VENEER WALL.**
SELECTED. EXPOSED FACE BRICK
(RE-USE RECYCLED BRICK FROM DEMOLITION).
INTERIOR FINISH OTHER - PROVIDE
FLUSH PLASTER FINISH.

01	DEVELOPMENT APPLICATION	SK	17.09.2022
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PROJECT STAGE
DEVELOPMENT APP.

PROJECT DETAILS
DUAL-OCCUPANCY

**11 BROWNING STREET,
EAST HILLS**

CLIENT DETAILS
MR TOBBAGI

DRAWING TITLE
**PROPOSED
BASEMENT FLOOR PLAN**

DRAWN

SK

DESIGNED

FB

CHECK

FB

DATE DRAWN
SEPT 2022

DRAWING SCALE
1 : 100

SHEET SIZE
A1

0 1m 2m 3m 4m 5m 6m 7m 8m 9m 10m
1:100 @ A1 1:200 @ A3 1:267 @ A4



**ACCREDITED
BUILDING DESIGNER**

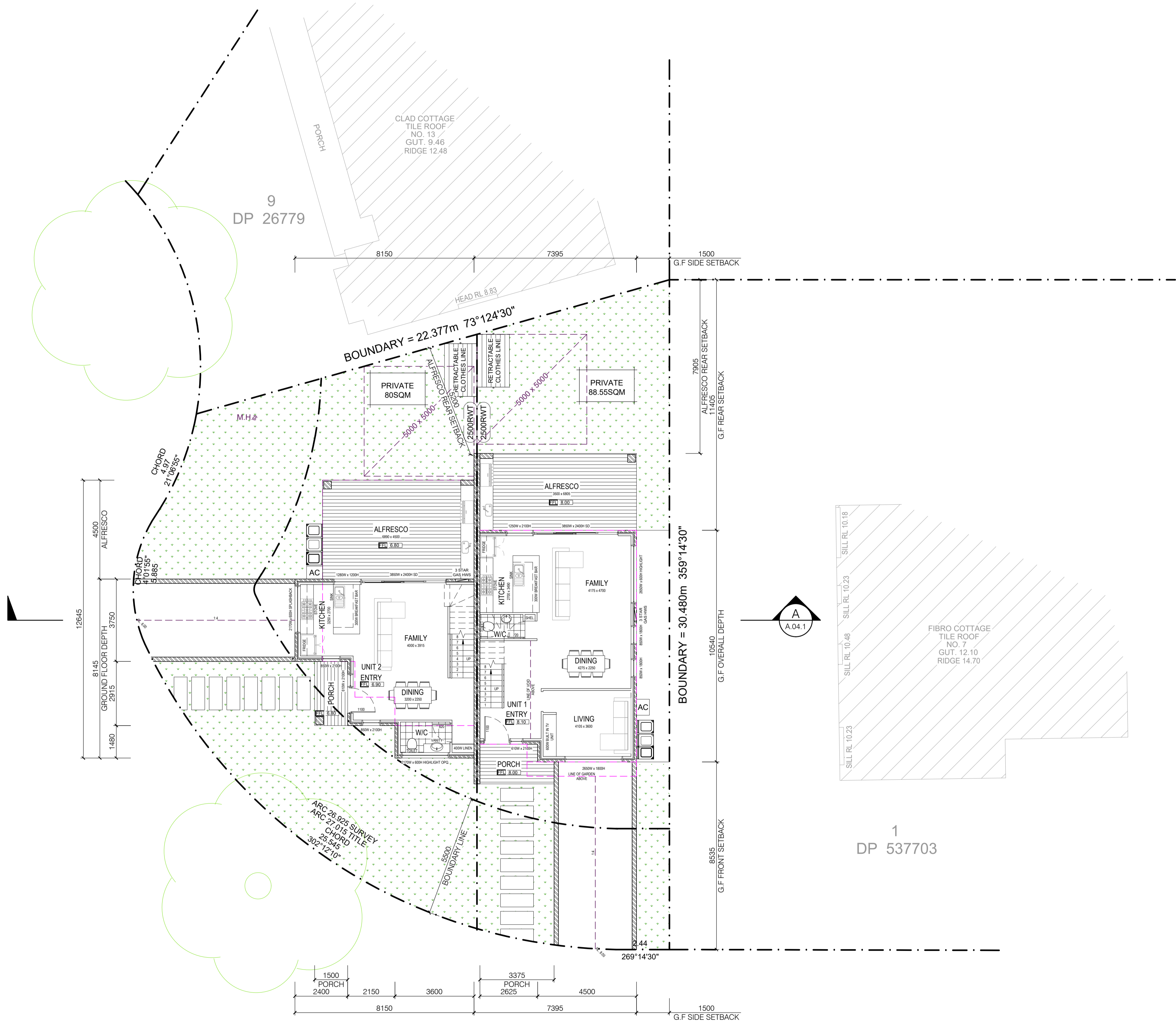
ACCREDITATION NUMBER: 6613 - MEMBER NUMBER 6763-21

PROJECT NUMBER FB0004	DRAWING NUMBER A.02.0	REVISION 01
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ELEVATION DIRECTION

CONSTRUCTION NOTES

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PROPOSED GROUND FLOOR PLAN

SCALE - 1 : 100

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PROJECT STAGE
DEVELOPMENT APP.

PROJECT DETAILS
DUAL-OCCUPANCY

**11 BROWNING STREET,
EAST HILLS**

CLIENT DETAILS
MR TOBBAGI

DRAWING TITLE
**PROPOSED
GROUND FLOOR PLAN**

DRAWN

SK

DESIGNED

FB

CHECK

FB

DATE DRAWN
SEPT 2022

DRAWING SCALE
1 : 100

SHEET SIZE
A1

0 1m 2m 3m 4m 5m 6m 7m 8m 9m 10m
1:100 @ A1 1:200 @ A3 1:267 @ A4



**ACCREDITED
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ACCREDITATION NUMBER: 6613 - MEMBER NUMBER 6763-21

PROJECT NUMBER
FB0004

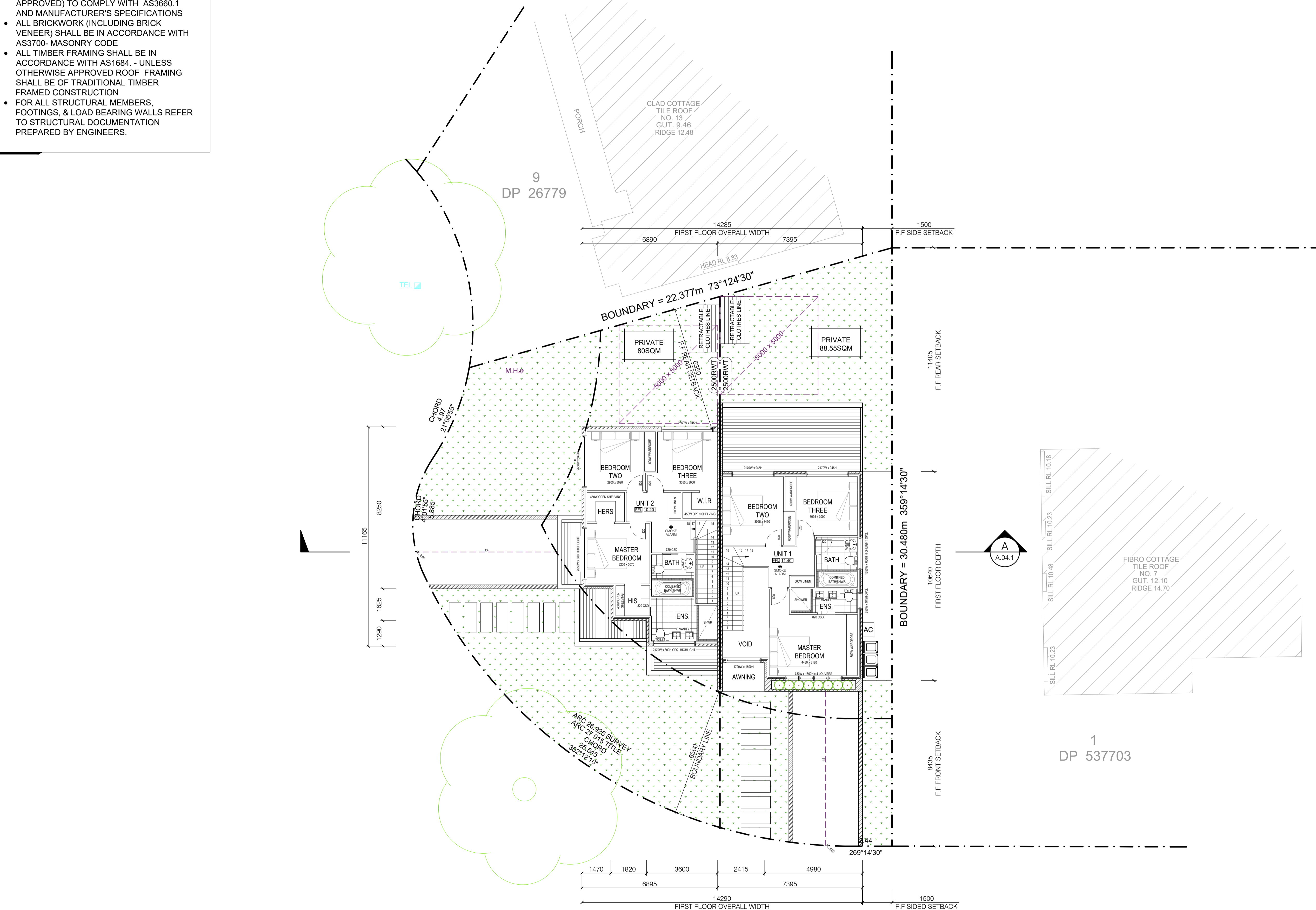
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A.02.1

REVISION
01

ELEVATION DIRECTION

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PROPOSED FIRST FLOOR PLAN

SCALE - 1 : 100

FEMME BUILD

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REMODELS
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PROJECT STAGE
DEVELOPMENT APP.

PROJECT DETAILS
DUAL-OCCUPANCY

**11 BROWNING STREET,
EAST HILLS**

CLIENT DETAILS
MR TOBBAGI

DRAWING TITLE
**PROPOSED
FIRST FLOOR PLAN**

DRAWN
SK

DESIGNED

FB

CHECK

FB

DATE DRAWN
SEPT 2022

DRAWING SCALE
1 : 100

SHEET SIZE
A1

0 1m 2m 3m 4m 5m 6m 7m 8m 9m 10m
1:100 @ A1 1:200 @ A3 1:267 @ A4



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ACCREDITATION NUMBER: 6613 - MEMBER NUMBER 6763-21

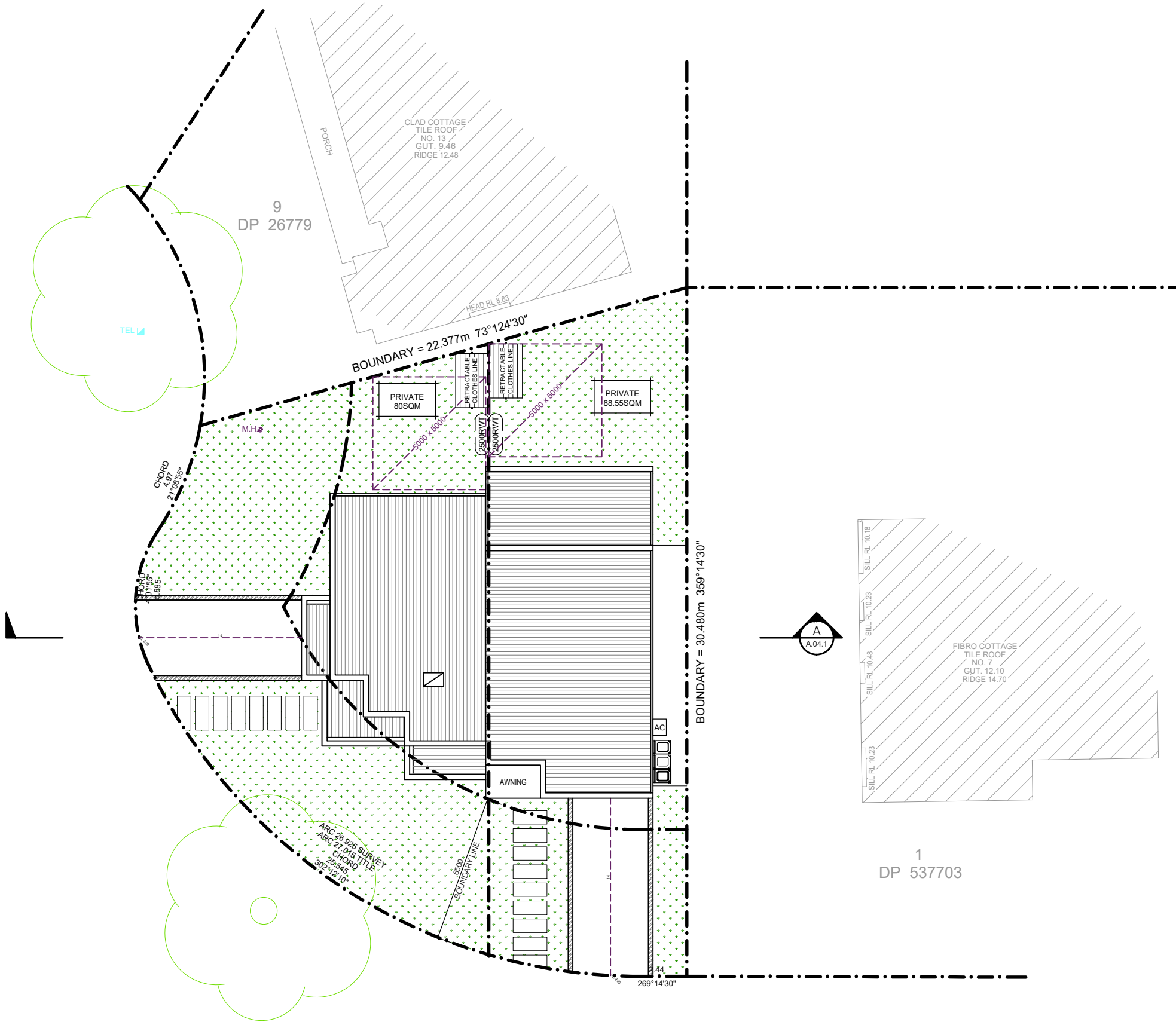
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CLIENT DETAILS
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DRAWING TITLE
**PROPOSED
ROOF PLAN**

DRAWN
SK
DESIGNED
FB
CHECK
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DATE DRAWN
SEPT 2022

DRAWING SCALE
1 : 200

SHEET SIZE
A3

0 1m 2m 3m 4m 5m 6m 7m 8m 9m 10m
1:100 @ A1 1:200 @ A3 1:267 @ A4



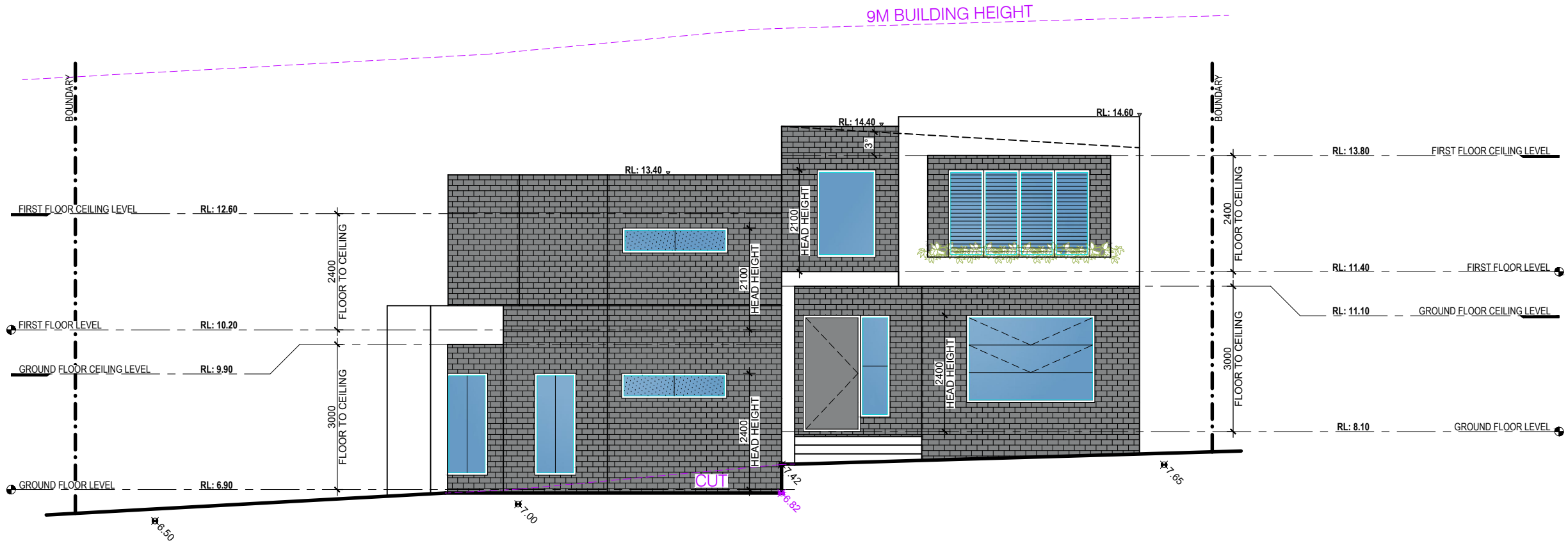
**ACCREDITED
BUILDING DESIGNER**

ACCREDITATION NUMBER: 6613 - MEMBER NUMBER 6763-21

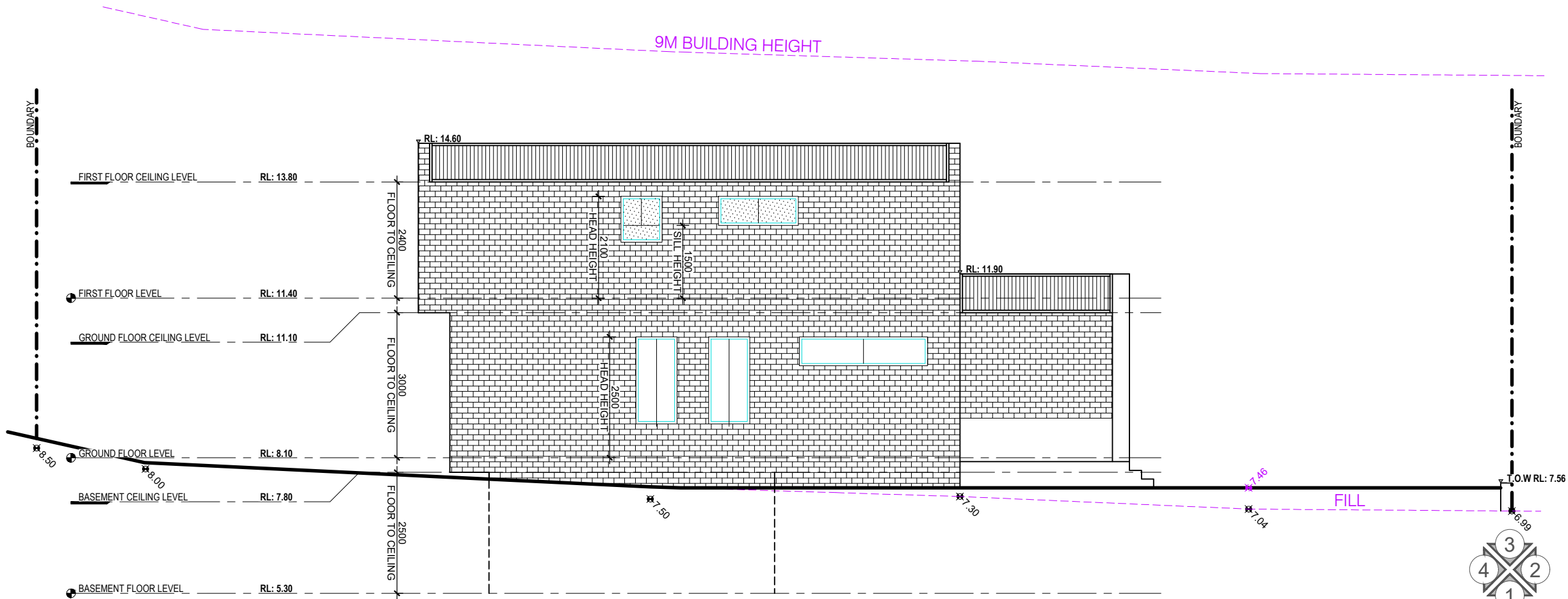
PROJECT NUMBER
FB0004

DRAWING NUMBER
A.02.3

REVISION
01



1. PROPOSED SOUTHERN ELEVATION
SCALE - 1 : 100



2. PROPOSED EASTERN ELEVATION
SCALE - 1 : 100

ELEVATION DIRECTION

01	DEVELOPMENT APPLICATION	SK	17.09.2022
REV	AMENDMENT DETAILS	BY	DATE

PROJECT STAGE
DEVELOPMENT APP.

PROJECT DETAILS
DUAL-OCCUPANCY

**11 BROWNING STREET,
EAST HILLS**

CLIENT DETAILS
MR TOBBAGI

DRAWING TITLE
**PROPOSED
ELEVATIONS 1 & 2**

DRAWN
SK

DESIGNED
FB

CHECK
FB

DATE DRAWN
SEPT 2022

DRAWING SCALE
1 : 100

SHEET SIZE
A3

0 0.5m 1m 2m 3m 4m 5m
1:50 @ A1 1:100 @ A3 1:141 @ A4



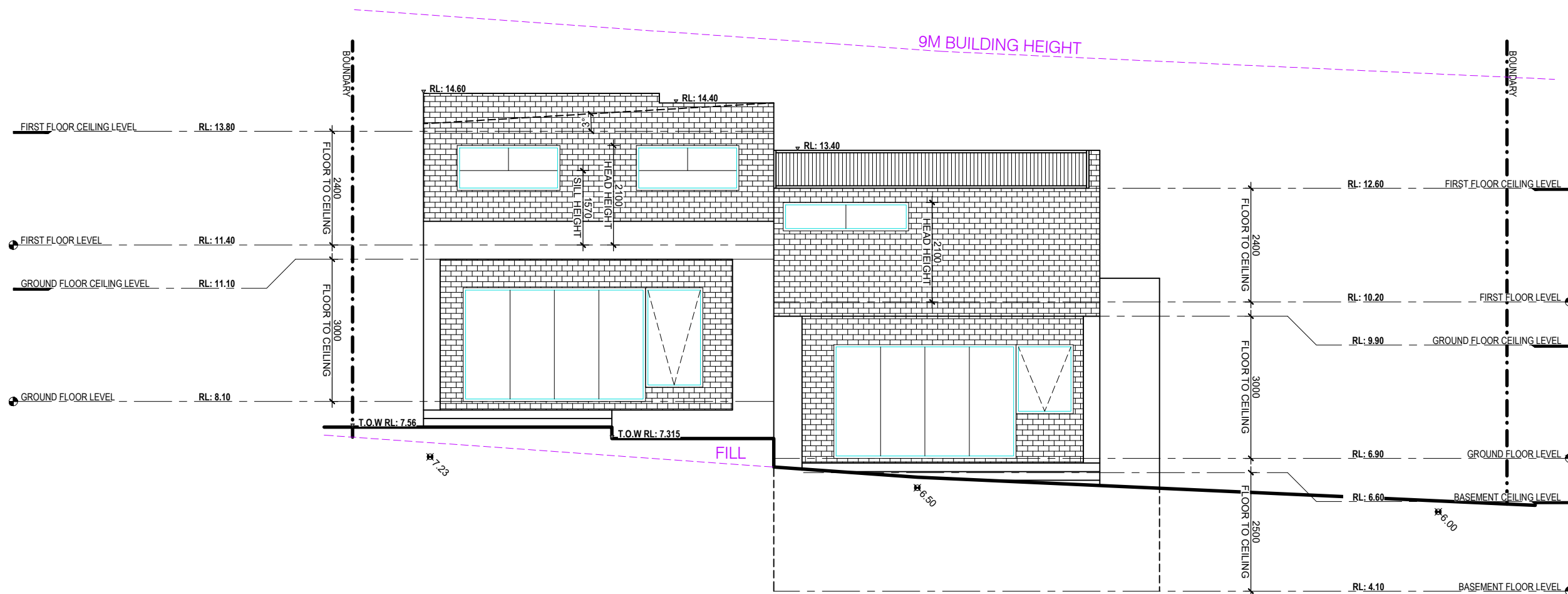
**ACCREDITED
BUILDING DESIGNER**

ACCREDITATION NUMBER: 6613 - MEMBER NUMBER 6763-21

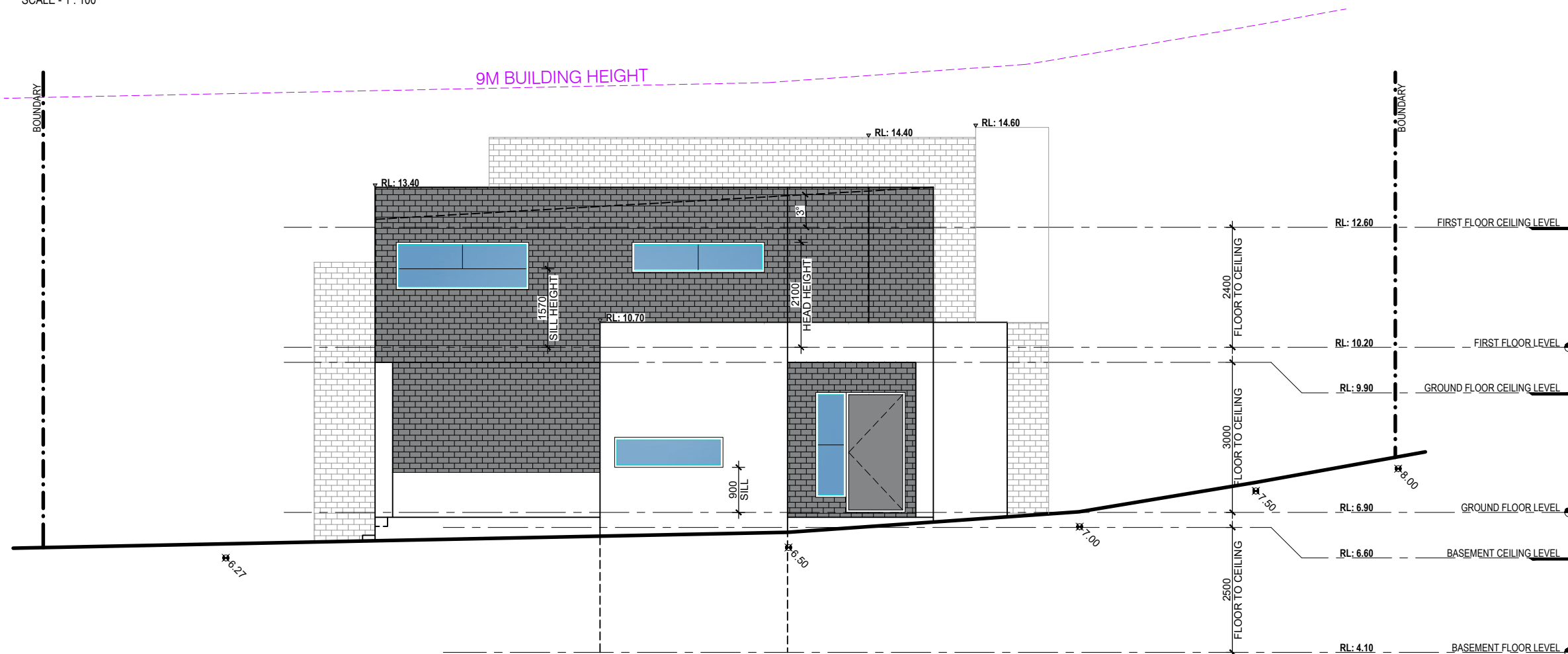
PROJECT NUMBER
FB0004

DRAWING NUMBER
A.03.1

REVISION
01



3. PROPOSED NORTHERN ELEVATION
SCALE - 1 : 100



4. PROPOSED WESTERN ELEVATION
SCALE - 1 : 100

01	DEVELOPMENT APPLICATION	SK	17.09.2022
REV	AMENDMENT DETAILS	BY	DATE

PROJECT STAGE
DEVELOPMENT APP.

PROJECT DETAILS
DUAL-OCCUPANCY

**11 BROWNING STREET,
EAST HILLS**

CLIENT DETAILS
MR TOBBAGI

DRAWING TITLE
**PROPOSED
ELEVATIONS 3 & 4**

DRAWN
SK

DESIGNED
FB

CHECK
FB

DATE DRAWN
SEPT 2022

DRAWING SCALE
1 : 100

SHEET SIZE
A3

0 0.5m 1m 2m 3m 4m 5m
1:50 @ A1 1:100 @ A3 1:141 @ A4



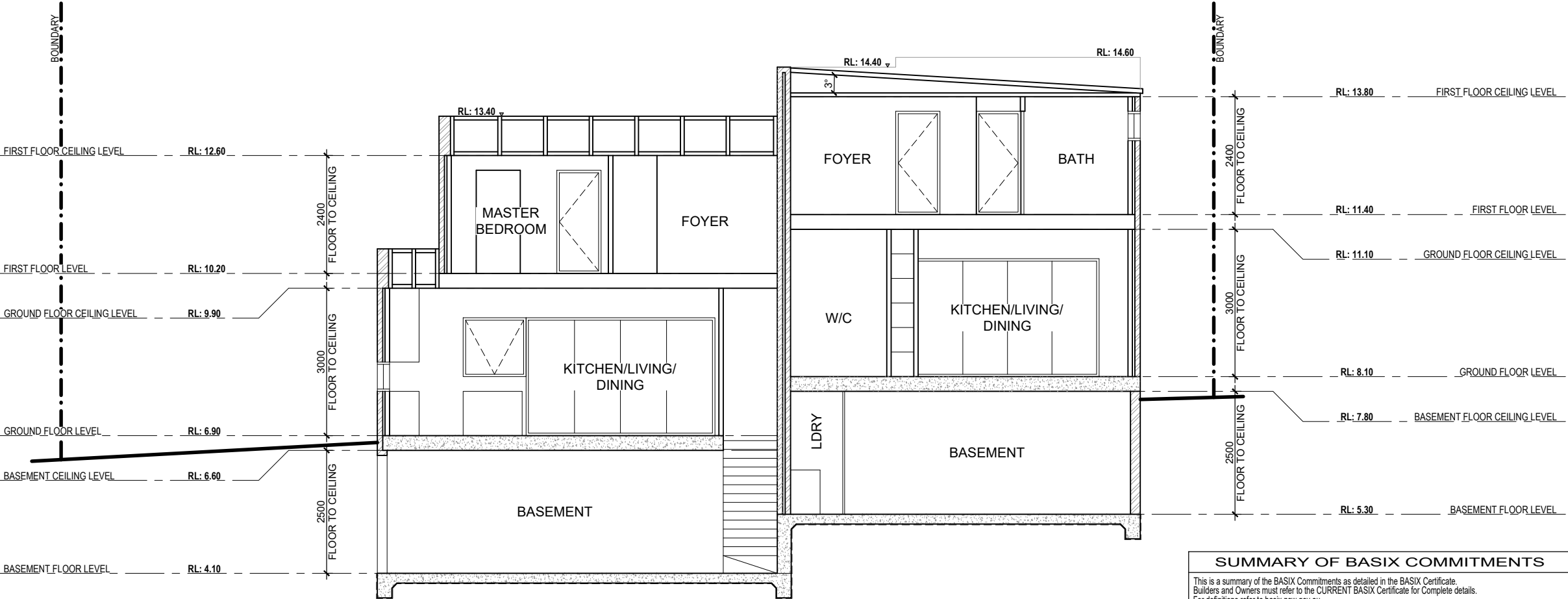
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BUILDING DESIGNER**

ACCREDITATION NUMBER: 6613 - MEMBER NUMBER 6763-21

PROJECT NUMBER
FB0004

DRAWING NUMBER
A.03.2

REVISION
01



PROPOSED SECTION A
SCALE - 1 : 100

SUMMARY OF BASIX COMMITMENTS								
This is a summary of the BASIX Commitments as detailed in the BASIX Certificate. Builders and Owners must refer to the CURRENT BASIX Certificate for Complete details. For definitions refer to basix.nsw.gov.au								
WATER COMMITMENTS								
FIXTURES								
ALL SHOWER HEADS	ALL TOILETS	ALL KITCHEN TAPS	ALL BATHROOM TAPS					
3STAR(≥7.5 but <9L/min)	3 STAR	3 STAR	3 STAR					
ALTERNATIVE WATER SOURCE								
DWELLING No.	RAINWATER TANK SIZE	CONFIGURATION						
1	2500 LITRES Min.	ROOF AREA - 100m²		-				
2	3000 LITRES Min.	ROOF AREA - 88m²		-				
DWELLING No.	L/SCAPE CONNECTION	TOILET CONNECTION	L/DRY CONNECTION					
1	YES	YES	/					
2	YES	YES	YES					
THERMAL COMMITMENTS								
FLOOR, WALLS & CEILING/ROOF								
CONSTRUCTION	ADDITIONAL INSULATION (R-VALUE)		OTHER					
FLOOR-CONCRETE SLAB ON GROUND	NIL							
EXTERNAL WALL - CAVITY BRICK	0.50 (OR 1.17 INCLUDING CONSTRUCTION)							
EXTERNAL WALL - BRICK VENEER	1.86 (OR 2.46 INCLUDING CONSTRUCTION)							
CEILING AND ROOF - FLAT CEILING /FLAT ROOF, FRAMED	CEILING 3.5 (UP), ROOF FOLDSARKING		FRAMED MEDIUM (SOLAR ABSORPTANCE 0.475 - 0.75)					
ENERGY COMMITMENTS								
HOT WATER		BATH/KITCH/L'DRY VENTILATION SYSTEM						
DWELLING No.	HOT WATER SYSTEM	EACH ROOM	OPERATION CONTROL					
1	GAS INSTANTANEOUS 3 STARS	INDIVIDUAL FAN, DUCTED TO ROOF.	MANUAL SWITCH ON/OFF					
2	GAS INSTANTANEOUS 3 STARS	INDIVIDUAL FAN, DUCTED TO ROOF.	MANUAL SWITCH ON/OFF					
COOLING		HEATING						
DWELLING No.	LIVING AREAS	BEDROOM AREAS	LIVING AREAS	BEDROOM AREAS				
1	1 PHASE AIRCONDITIONING EER<2.5	1 PHASE AIRCONDITIONING EER<2.5	1 PHASE AIRCONDITIONING EER<2.5	1 PHASE AIRCONDITIONING EER<3.0 - 3.5				
2	1 PHASE AIRCONDITIONING EER<2.5	1 PHASE AIRCONDITIONING EER<2.5	1 PHASE AIRCONDITIONING EER<2.5	1 PHASE AIRCONDITIONING EER<3.0 - 3.5				
ARTIFICIAL LIGHTING								
DWELLING No.	BEDROOMS	LIVING/DIN.	KITCHENS	BATH/WC	LAUNDRY	HALLWAYS		
1	4	1	YES	YES	YES	YES		
2	3	2	YES	YES	YES	YES		
NATURAL LIGHTING								
DWELLING No.	BATH/WC	KITCHENS	BEDROOMS					
1	2	1	4	-	-	-		
2	2	1	3	-	-	-		
ALTERNATIVE ENERGY								
DWELLING No.	TYPE							
1								
2								
APPLIANCES & OTHER EFFICIENCY MEASURES								
DWELLING No.	COOKTOP/OVEN	WELL VENT. FRIDGE SPACE	DRYING LINE					
1	GAS COOKTOP ELECTRIC OVEN	YES	YES - FIXED OUTDOOR					
2	GAS COOKTOP ELECTRIC OVEN	YES	YES - FIXED OUTDOOR					

01	DEVELOPMENT APPLICATION	SK	17.09.2022
REV	AMENDMENT DETAILS	BY	DATE

PROJECT STAGE
DEVELOPMENT APP.

PROJECT DETAILS
DUAL-OCCUPANCY

**11 BROWNING STREET,
EAST HILLS**

CLIENT DETAILS
MR TOBBAGI

DRAWING TITLE
**PROPOSED
SECTION & DETAILS**

DRAWN
SK

DESIGNED

FB

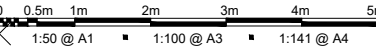
CHECK

FB

DATE DRAWN
SEPT 2022

DRAWING SCALE
AS SHOWN

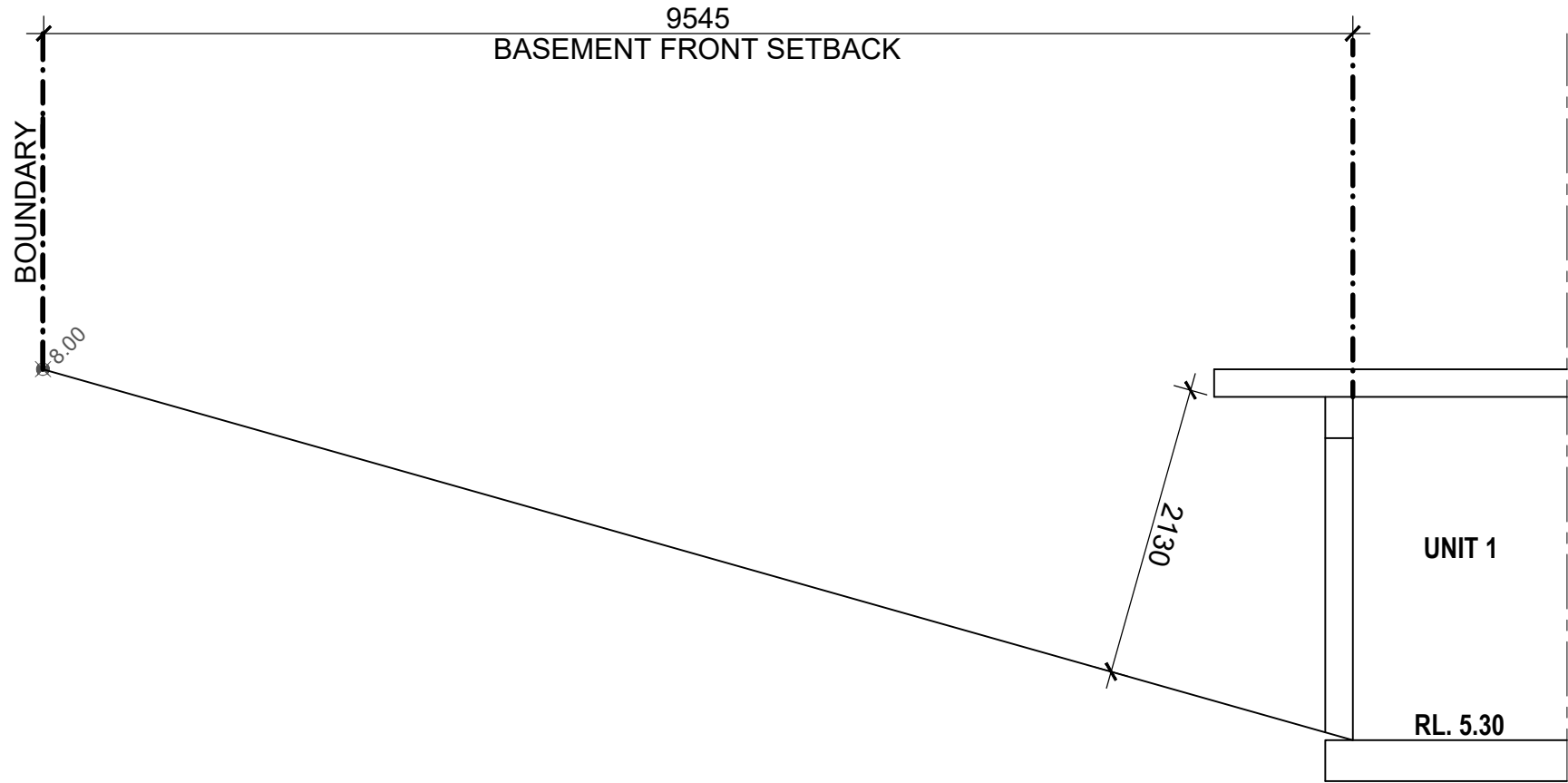
SHEET SIZE
A3



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BUILDING DESIGNER**

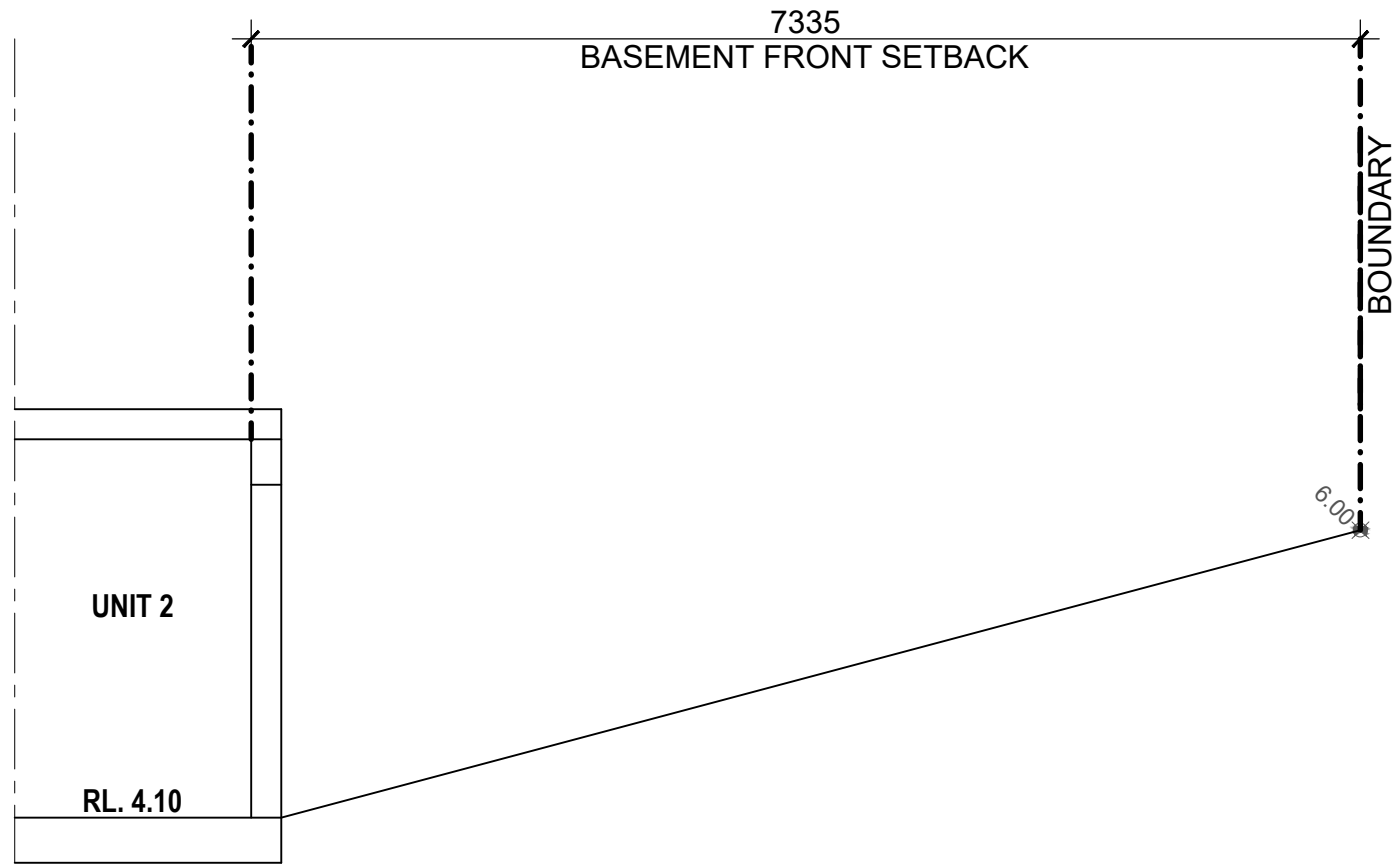
ACCREDITATION NUMBER: 6613 - MEMBER NUMBER 6763-21

PROJECT NUMBER FB0004	DRAWING NUMBER A.04.1	REVISION 01
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PROPOSED SECTION B

SCALE - 1 : 50



PROPOSED SECTION C

SCALE - 1 : 50

01	DEVELOPMENT APPLICATION	SK	17.09.2022
REV	AMENDMENT DETAILS	BY	DATE

PROJECT STAGE
DEVELOPMENT APP.

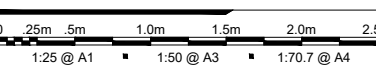
PROJECT DETAILS
DUAL-OCCUPANCY
11 BROWNING STREET,
EAST HILLS

CLIENT DETAILS
MR TOBBAGI

DRAWING TITLE
PROPOSED DRIVEWAY
SECTION & DETAILS

DRAWN
SK
DESIGNED
FB
CHECK
FB

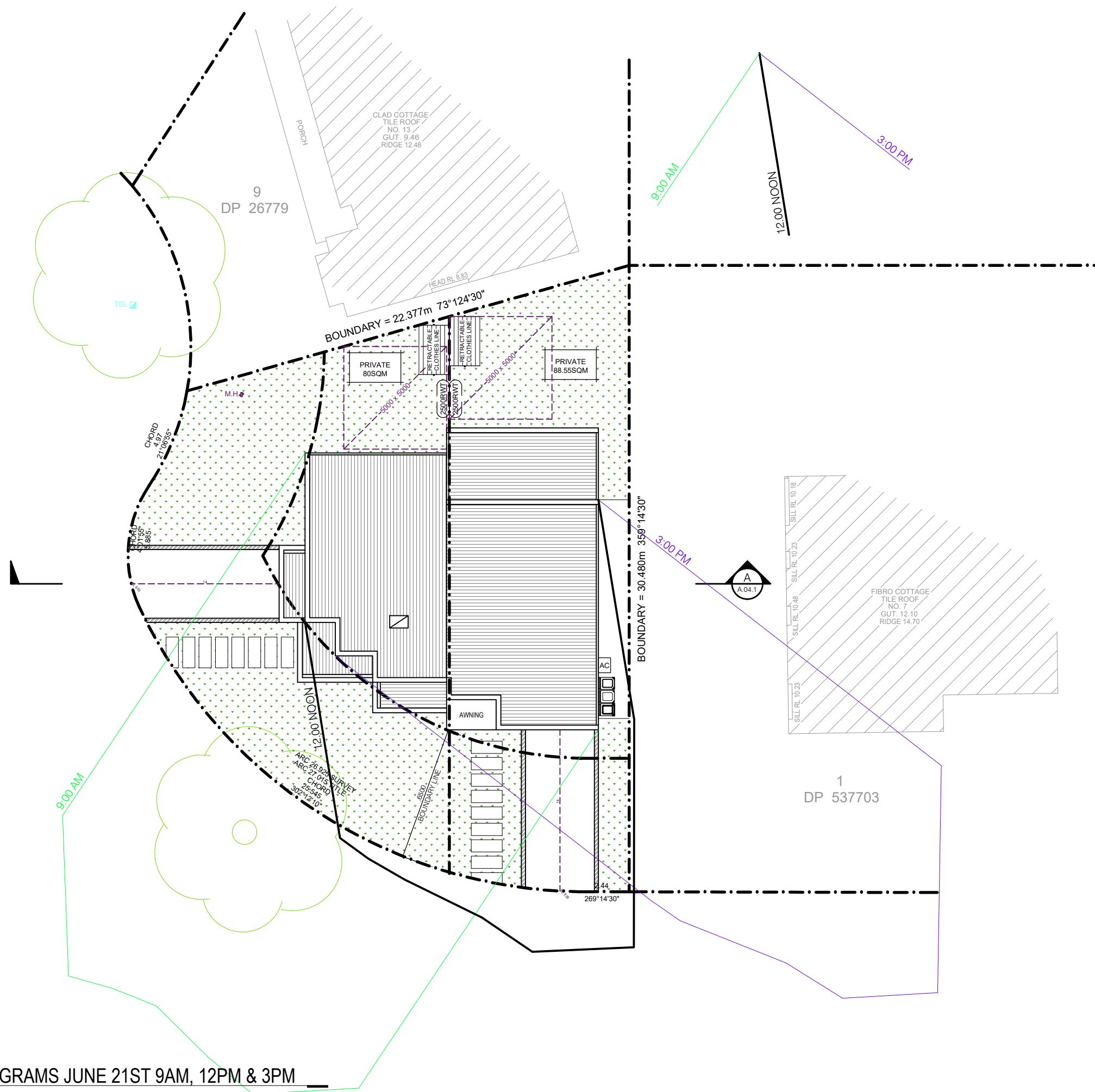
DATE DRAWN
SEPT 2022
DRAWING SCALE
AS SHOWN
SHEET SIZE
A3



bd&a
ACCREDITED
BUILDING DESIGNER

ACCREDITATION NUMBER: 6613 - MEMBER NUMBER 6763-21

PROJECT NUMBER FB0004	DRAWING NUMBER A.04.2	REVISION 01
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PROPOSED SHADOW DIAGRAMS JUNE 21ST 9AM, 12PM & 3PM
SCALE - 1 : 200

01	DEVELOPMENT APPLICATION	SK	17.09.2022
REV	AMENDMENT DETAILS	BY	DATE

PROJECT STAGE
DEVELOPMENT APP.

PROJECT DETAILS

DUAL-OCCUPANCY


11 BROWNING STREET,
EAST HILLS

CLIENT DETAILS

DRAWING TITLE

PROPOSED SHADOW
DIAGRAMS - JUNE 21

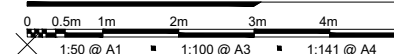
DRAWN
SK
DESIGNED
FB
CHECK
FB

A circular north arrow symbol with a stylized 'N' and the word 'NORTH' written below it.

DATE DRAWN
SEPT 2022

DRAWING SCALE
1 : 250

SHEET S
A3



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ACCREDITATION NUMBER: 6613 - MEMBER NUMBER 6763-2

PROJECT NUMBER	DRAWING NUMBER	REVISION
FB0004	A.06.1	01