



SHEET LIST

| | |
|-----|----------------------------|
| 001 | COVER SHEET |
| 002 | NOTES |
| 003 | BASIX |
| 004 | BASIX |
| 005 | SITE PLAN |
| 006 | DRIVEWAY GRADIENT |
| 007 | DEMOLITION PLAN |
| 008 | SITE MANAGEMENT PLAN |
| 009 | GROUND FLOOR PLAN |
| 010 | FIRST FLOOR PLAN |
| 011 | ELEVATIONS |
| 012 | ELEVATIONS |
| 013 | SECTION |
| 014 | WINDOWS & DOORS SCHEDULES |
| 015 | FLOOR SPACE RATIO PLAN |
| 016 | SHADOW DIAGRAMS, 21st JUNE |
| 017 | SITE ANALYSIS |
| 018 | NOTIFICATION PLAN |



21.09.22 B-1 THERGAM LODGEMENT PLANS

| DATE | REV | DRAWN BY | DESCRIPTION |
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DESIGN NAME:
CUSTOM HAVANA 42

PACKAGE:
ELEGANCE

FACADE NAME:
SEABREEZE

JOB NO:
22-1079

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:
MRS JENNIE C CAI
MR CHONG BENG E HO

SITE ADDRESS:
LOT 130 DP: 13717
(No. 31) EARLS AVENUE
RIVERWOOD ,NSW, 2210

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-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: 22-1079 | | <div><div></div><div>FOWLER</div><div>YOUR HOME. OUR PASSION.</div></div> | CLIENT'S NAME: MRS JENNIE C CAI MR CHONG BENG E HO | | SITE ADDRESS: LOT 130 DP: 13717 | |
| NEW TWO STOREY DWELLING DESIGN NAME: CUSTOM HAVANA 42 | | REV: B-1 | DATE: 21.09.22 | | SIGNATURE: _____ DATE: _____ I ACCEPT AND APPROVE CURRENT PLANS AND ALL DOCUMENTATION PROVIDED TO ME BY FOWLER HOMES. | | (No. 31) EARLS AVENUE | |
| FACADE NAME: SEABREEZE | PACKAGE: ELEGANCE | SCALE @ A3: | SHEET NO: 002 | | | | RIVERWOOD ,NSW, 2210 | |
| | | | | | | | | |




Single Dwelling

Certificate number: 1316321S

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: Tuesday, 21 June 2022
To be valid, this certificate must be lodged within 3 months of the date of issue.



| Project summary | |
|---------------------------|--|
| Project name | Cai 22 1079 |
| Street address | 31 Earls Avenue Riverwood 2210 |
| Local Government Area | Canterbury-Bankstown Council |
| Plan type and plan number | deposited 13717 |
| Lot no. | 130 |
| Section no. | - |
| Project type | separate dwelling house |
| No. of bedrooms | 4 |
| Project score | |
| Water |  45 Target 40 |
| Thermal Comfort |  Pass Target Pass |
| Energy |  67 Target 50 |

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

Description of project

| Project address | |
|------------------------------------|--------------------------------|
| Project name | Cai 22 1079 |
| Street address | 31 Earls Avenue Riverwood 2210 |
| Local Government Area | Canterbury-Bankstown Council |
| Plan type and plan number | Deposited Plan 13717 |
| Lot no. | 130 |
| Section no. | - |
| Project type | |
| Project type | separate dwelling house |
| No. of bedrooms | 4 |
| Site details | |
| Site area (m²) | 491 |
| Roof area (m²) | 228 |
| Conditioned floor area (m2) | 252.6 |
| Unconditioned floor area (m2) | 17.4 |
| Total area of garden and lawn (m2) | 173 |

| Assessor details and thermal loads | | | |
|---|--------|-------------|--|
| Assessor number | n/a | | |
| Certificate number | n/a | | |
| Climate zone | n/a | | |
| Area adjusted cooling load (MJ/m².year) | n/a | | |
| Area adjusted heating load (MJ/m².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 | ✔ 45 | Target 40 | |
| Thermal Comfort | ✔ Pass | Target Pass | |
| Energy | ✔ 67 | 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 227.7 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: <ul style="list-style-type: none">all toilets in the development | | ✔ | ✔ |
| <ul style="list-style-type: none">the cold water tap that supplies each clothes washer in the development | | ✔ | ✔ |
| <ul style="list-style-type: none">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: 22-1079 | |
| NEW TWO STOREY DWELLING DESIGN NAME: CUSTOM HAVANA 42 | | REV: B-1 | DATE: 21.09.22 |
| FACADE NAME: SEABREEZE | PACKAGE: ELEGANCE | SCALE @ A3: | SHEET NO: 003 |



FOWLER
YOUR HOME. OUR PASSION.

CLIENT'S NAME:
MRS JENNIE C CAI
MR CHONG BENG E HO

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

SITE ADDRESS:
LOT 130 DP: 13717

(No. 31) EARLS AVENUE

RIVERWOOD ,NSW, 2210

| 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, 133.9 square metres | nil | |
| floor - suspended floor above open subfloor, 2.4 square metres, framed | 0.8 (or 1.5 including construction) (down) | |
| floor - above habitable rooms or mezzanine, 94.9 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 / flat roof, framed | ceiling: 3.5 (up), roof: foil backed blanket (55 mm) | framed; medium (solar absorptance 0.475-0.70) |

| | |
|------|--|
| 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: <ul style="list-style-type: none">For the following glass and frame types, the certifier check can be performed by visual inspection.<ul style="list-style-type: none">Aluminium single clearAluminium double (air) clearTimber/uPVC/fibreglass single clearTimber/uPVC/fibreglass double (air) clearFor 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. | ✔ | ✔ | ✔ |

| Window/glazed door no. | Maximum height (mm) | Maximum width (mm) | Type | Shading Device (Dimension within 10%) | Overshadowing |
|------------------------|---------------------|--------------------|--------------------------|---|------------------|
| North facing | | | | | |
| W42 | 2000 | 270 | aluminium, single, clear | eave 3720 mm, 280 mm above head of window or glazed door | not overshadowed |
| SD41 | 2400 | 3600 | aluminium, single, clear | eave 3720 mm, 280 mm above head of window or glazed door | not overshadowed |
| W48 | 1500 | 2700 | aluminium, single, clear | solid overhang 450 mm, 520 mm above head of window or glazed door | not overshadowed |

| Window/glazed door no. | Maximum height (mm) | Maximum width (mm) | Type | Shading Device (Dimension within 10%) | Overshadowing |
|------------------------|---------------------|--------------------|--------------------------|---|-------------------------|
| W47 | 600 | 2700 | aluminium, single, clear | solid overhang 450 mm, 620 mm above head of window or glazed door | not overshadowed |
| East facing | | | | | |
| W40 | 400 | 3600 | aluminium, single, clear | none | not overshadowed |
| W39 | 600 | 1200 | aluminium, single, clear | none | not overshadowed |
| W38 | 800 | 2400 | aluminium, single, clear | eave 600 mm, 280 mm above head of window or glazed door | not overshadowed |
| W57 | 600 | 2400 | aluminium, single, clear | eave 600 mm, 210 mm above head of window or glazed door | not overshadowed |
| W46 | 1000 | 800 | aluminium, single, clear | eave 600 mm, 210 mm above head of window or glazed door | not overshadowed |
| W45 | 600 | 2400 | aluminium, single, clear | eave 600 mm, 210 mm above head of window or glazed door | not overshadowed |
| W56 | 600 | 2400 | aluminium, single, clear | solid overhang 450 mm, 40 mm above head of window or glazed door | not overshadowed |
| South facing | | | | | |
| W53 | 1800 | 1200 | aluminium, single, clear | solid overhang 450 mm, 0 mm above head of window or glazed door | not overshadowed |
| W55 | 600 | 2400 | aluminium, single, clear | solid overhang 450 mm, 40 mm above head of window or glazed door | not overshadowed |
| W54 | 1800 | 1200 | aluminium, single, clear | solid overhang 450 mm, 40 mm above head of window or glazed door | not overshadowed |
| West facing | | | | | |
| W44 | 1000 | 800 | aluminium, single, clear | none | not overshadowed |
| W43 | 1400 | 2700 | aluminium, single, clear | none | 1-2 m high, <1.5 m away |
| W52 | 1000 | 1000 | aluminium, single, clear | eave 600 mm, 210 mm above head of window or glazed door | not overshadowed |

| Window/glazed door no. | Maximum height (mm) | Maximum width (mm) | Type | Shading Device (Dimension within 10%) | Overshadowing |
|------------------------|---------------------|--------------------|--|---|------------------|
| W51 | 2000 | 3500 | U-value: 5.6, SHGC: 0.369 - 0.451 (aluminium, single, Lo-Tsol Low-e) | eave 600 mm, 400 mm above head of window or glazed door | not overshadowed |
| W50 | 600 | 2400 | aluminium, single, clear | eave 600 mm, 210 mm above head of window or glazed door | not overshadowed |
| W49 | 1500 | 3500 | aluminium, single, clear | eave 600 mm, 210 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, ducted to façade or roof; 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: • at least 4 of the bedrooms / study; | | ✔ | ✔ |

| Energy Commitments | Show on DA plans | Show on CC/CDC plans & specs | Certifier check |
|--|------------------|------------------------------|-----------------|
| • at least 4 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: 22-1079 | | <div> FOWLER YOUR HOME. OUR PASSION.</div> | CLIENT'S NAME: MRS JENNIE C CAI MR CHONG BENG E HO | | SITE ADDRESS: LOT 130 DP: 13717 (No. 31) EARLS AVENUE | |
| NEW TWO STOREY DWELLING DESIGN NAME: CUSTOM HAVANA 42 | | REV: B-1 | DATE: 21.09.22 | | SIGNATURE: _____ DATE: _____ I ACCEPT AND APPROVE CURRENT PLANS AND ALL DOCUMENTATION PROVIDED TO ME BY FOWLER HOMES. | | RIVERWOOD ,NSW, 2210 | |
| FACADE NAME: SEABREEZE | PACKAGE: ELEGANCE | SCALE @ A3: | SHEET NO: 004 | | | | | |

COUNCIL:
CANTERBURY
BANKSTOWN

DEVELOPER:

-

DA APPROVAL

DA APPROVAL REFER TO COUNCIL
REGULATIONS FOR FURTHER
DETAILS

SITE DETAILS

SITE AREA: 491.1 m²

DWELLING AREAS:

GROUND FLOOR: 145.95m²
FIRST FLOOR: 145.96m²
GARAGE: 34.28m²
PATIO: 3.99m²
OUTDOOR RETREAT: 29.92m²

VOID: 25.00m²

TOTAL FLOOR AREA: 360.1m²

SITE COVERAGE:

(including driveway)
REQUIRED (max.): 50% / 245.55m²
PROPOSED: 36.7% / 180.23m²

FLOOR SPACE AREA:

REQUIRED (max.): 55% / 270.11m²
PROPOSED: 54.95% / 269.87m²

LANDSCAPE RATIO:

REQUIRED (min.): 20% / 98.22m²
PROPOSED: 35.3% /173.31m²

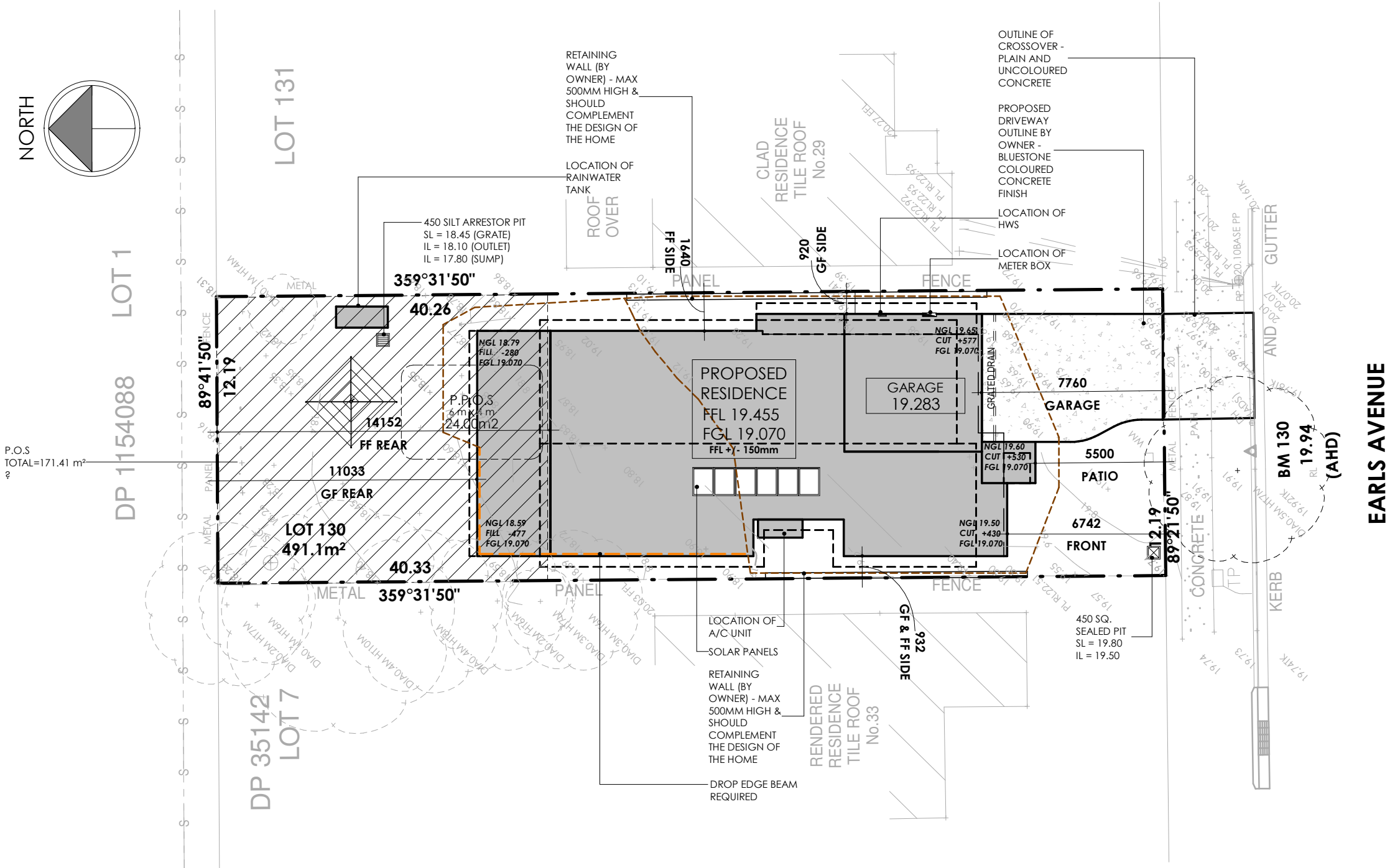
FRONT YARD LANDSCAPE: 38.56m²

PRIVATE OPEN SPACE:

(min. 2.5m dim.)
PROPOSED: 171.41m²
PRINCIPAL POS AREA: 6m x 4m = 24m²

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:

22-1079

NEW TWO STOREY DWELLING
DESIGN NAME:
CUSTOM HAVANA 42

REV:

B-1

DATE:

21.09.22

FACADE NAME:

SEABREEZE

PACKAGE:

ELEGANCE

SCALE @ A3:

1 : 200

SHEET NO:

005



FOWLER
YOUR HOME. OUR PASSION.

CLIENT'S NAME:

MRS JENNIE C CAI
MR CHONG BENG E HO

SIGNATURE:

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

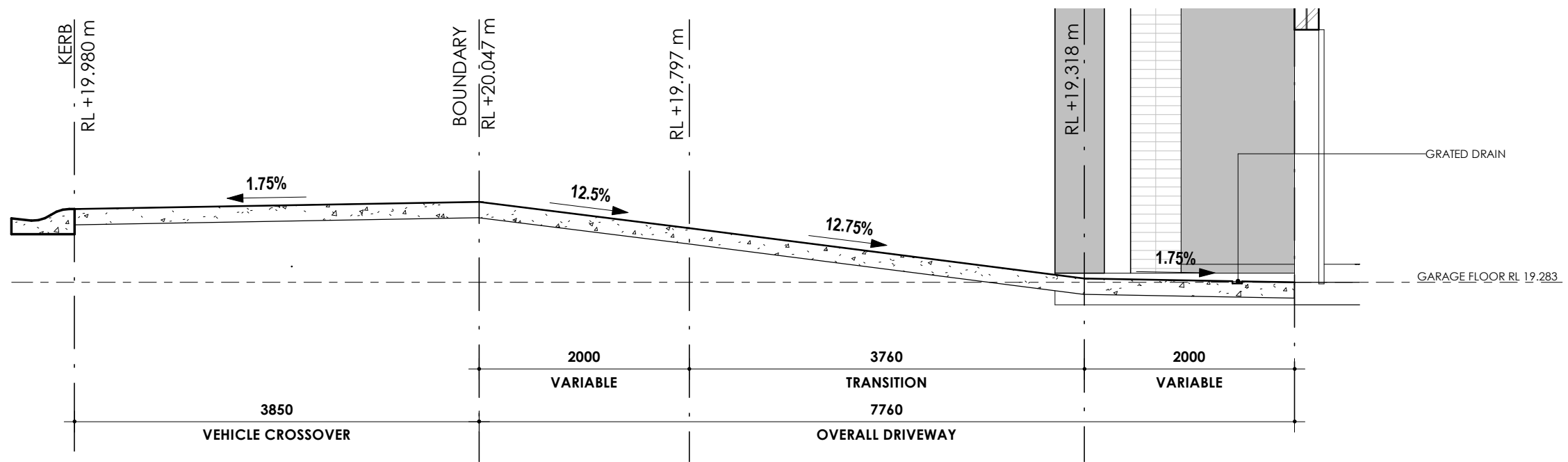
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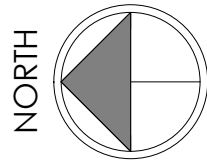
LOT 130 DP: 13717

(No. 31) EARLS AVENUE

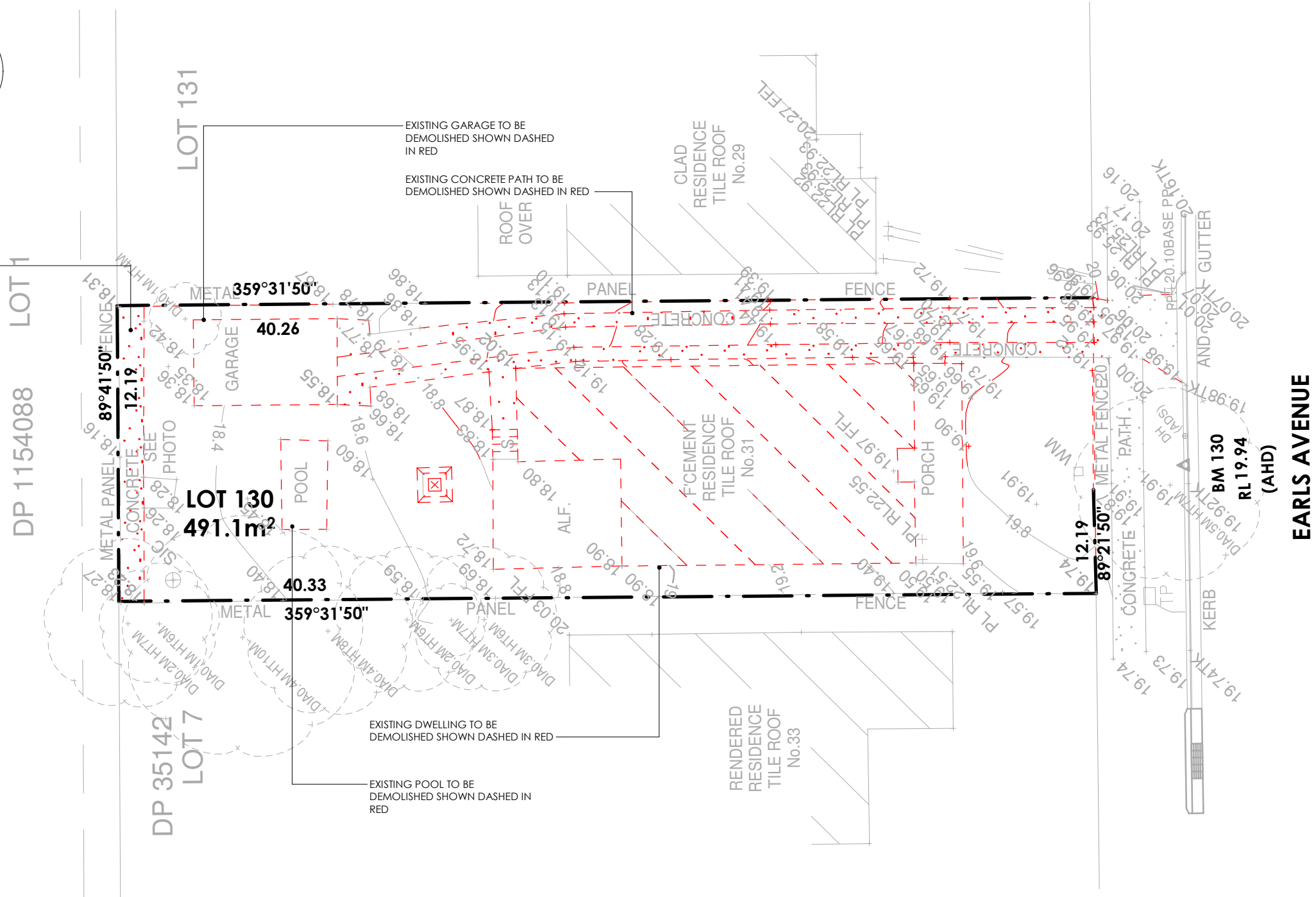
RIVERWOOD ,NSW, 2210



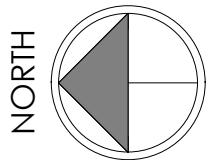
| | | | | | | | | |
|---|----------------------|-----------------------|-------------------|--|--|--|---|--|
| SHEET NAME: DRIVEWAY GRADIENT | | JOB NO: 22-1079 | | <div> FOWLER YOUR HOME. OUR PASSION.</div> | CLIENT'S NAME: MRS JENNIE C CAI MR CHONG BENG E HO | | SITE ADDRESS: LOT 130 DP: 13717 (No. 31) EARLS AVENUE RIVERWOOD ,NSW, 2210 | |
| NEW TWO STOREY DWELLING DESIGN NAME: CUSTOM HAVANA 42 | | REV: B-1 | DATE: 21.09.22 | | SIGNATURE: _____ DATE: _____ I ACCEPT AND APPROVE CURRENT PLANS AND ALL DOCUMENTATION PROVIDED TO ME BY FOWLER HOMES. | | | |
| FACADE NAME: SEABREEZE | PACKAGE: ELEGANCE | SCALE @ A3: 1 : 50 | SHEET NO: 006 | | | | | |



EXISTING CONCRETE PATH TO BE
DEMOLISHED SHOWN DASHED IN
RED



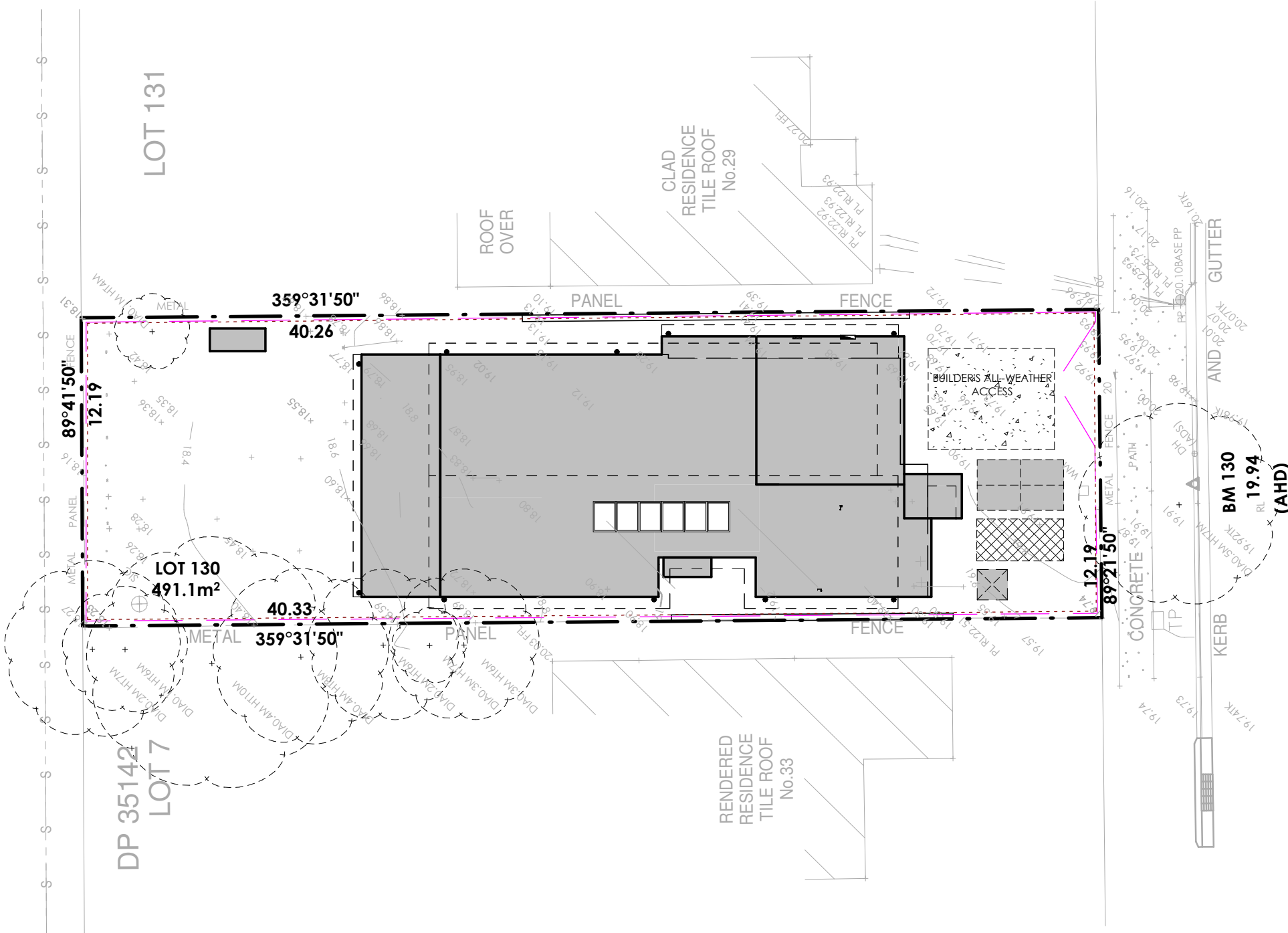
| | | | | | | | |
|---|----------------------|------------------------|-------------------|---|--|--|---|
| SHEET NAME: DEMOLITION PLAN | | JOB NO: 22-1079 | | <div><div></div><div>FOWLER</div><div>YOUR HOME. OUR PASSION.</div></div> | CLIENT'S NAME: MRS JENNIE C CAI MR CHONG BENG E HO | | SITE ADDRESS: LOT 130 DP: 13717 (No. 31) EARLS AVENUE RIVERWOOD ,NSW, 2210 |
| NEW TWO STOREY DWELLING DESIGN NAME: CUSTOM HAVANA 42 | | REV: B-1 | DATE: 21.09.22 | | SIGNATURE: _____ DATE: _____ | | |
| FACADE NAME: SEABREEZE | PACKAGE: ELEGANCE | SCALE @ A3: 1 : 200 | SHEET NO: 007 | | I ACCEPT AND APPROVE CURRENT PLANS AND ALL DOCUMENTATION PROVIDED TO ME BY FOWLER HOMES. | | |



DP 1154088 LOT 1

LOT 131

DP 35142 LOT 7



EARLS AVENUE

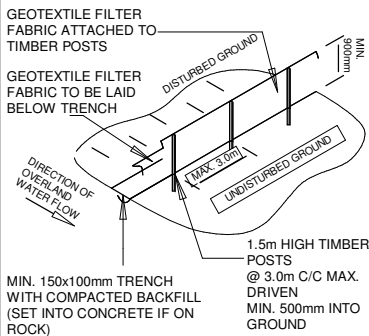
NOISE AND VIBRATION CONTROL:

- 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: 22-1079 | |
| NEW TWO STOREY DWELLING DESIGN NAME: CUSTOM HAVANA 42 | | REV: B-1 | DATE: 21.09.22 |
| FACADE NAME: SEABREEZE | PACKAGE: ELEGANCE | SCALE @ A3: As indicated | SHEET NO: 008 |

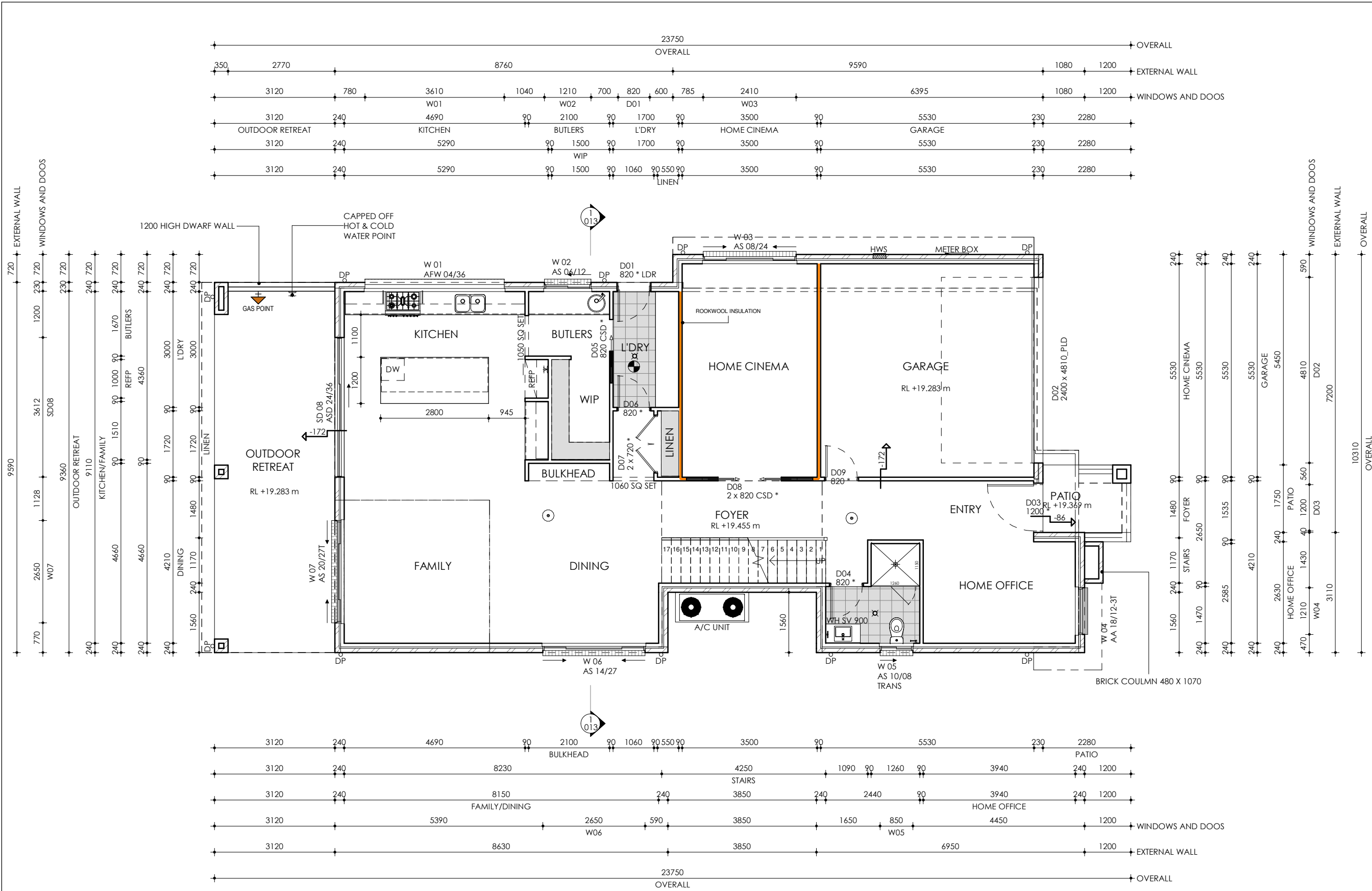


FOWLER
YOUR HOME. OUR PASSION.

CLIENT'S NAME:
MRS JENNIE C CAI
MR CHONG BENG E HO

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

SITE ADDRESS:
LOT 130 DP: 13717
(No. 31) EARLS AVENUE
RIVERWOOD ,NSW, 2210



- 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 88mm (R2.5) ROCKWOOL INSULATION BETWEEN GROUND FLOOR AND FIRST FLOOR OF DWELLING
 - PROVIDE R2.5 INCULATION BATTS TO CANTILEVERED FLOOR OF BED 4
 - PROVIDE LOW E GLASS TO STAIRCASE AFW2035

| 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 | 145.95 m² |
| FIRST FLOOR | 145.96 m² |
| GARAGE | 34.28 m² |
| PATIO | 3.99 m² |
| OUTDOOR RETREAT | 29.92 m² |
| VOID | 25.00 m² |
| TOTAL | 385.11 m² |
| SQUARES | 41.45 |

| | | | |
|---|----------------------|------------------------|-------------------|
| SHEET NAME: GROUND FLOOR PLAN | | JOB NO: 22-1079 | |
| NEW TWO STOREY DWELLING DESIGN NAME: CUSTOM HAVANA 42 | | REV: B-1 | DATE: 21.09.22 |
| FACADE NAME: SEABREEZE | PACKAGE: ELEGANCE | SCALE @ A3: 1 : 100 | SHEET NO: 009 |

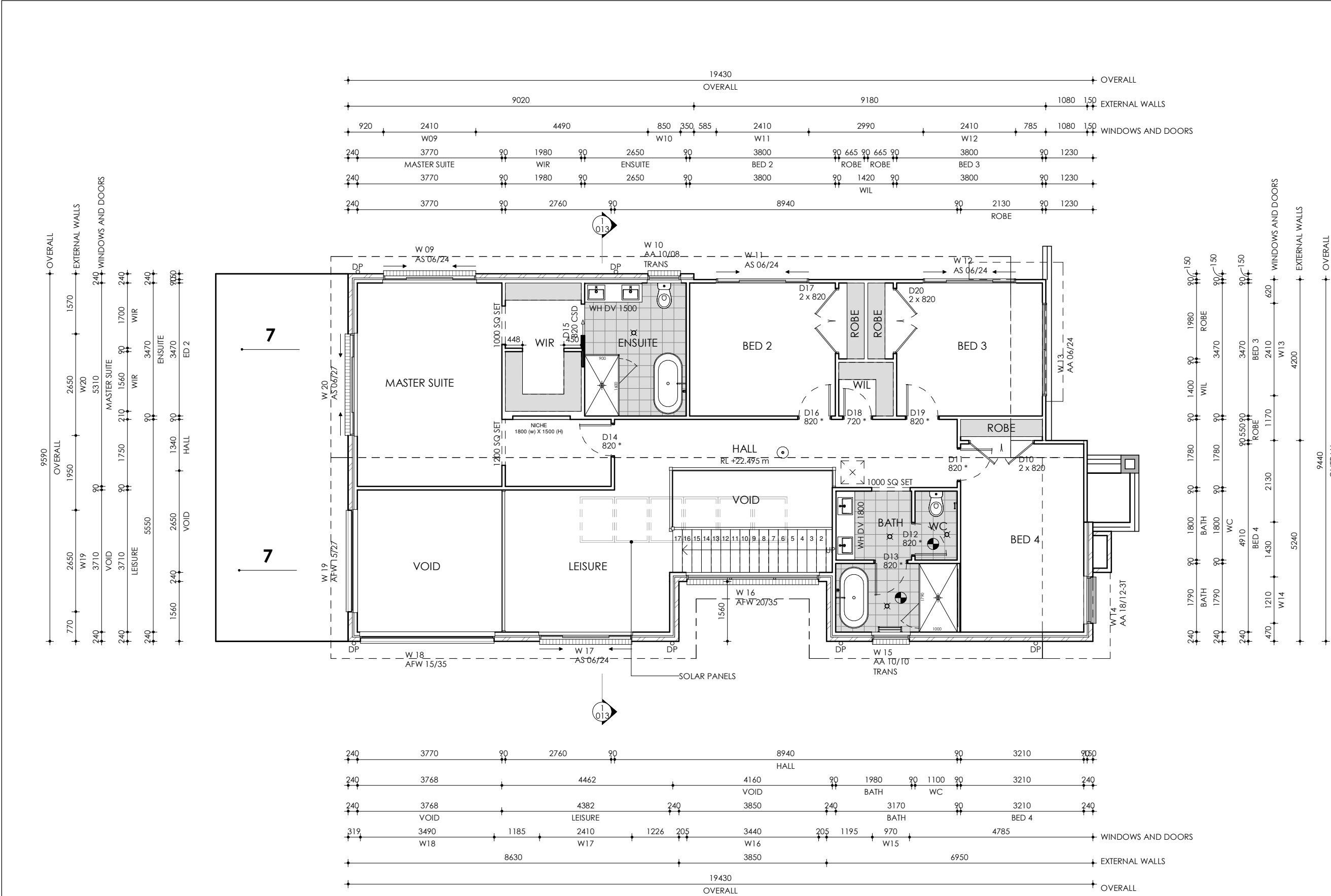


FOWLER

YOUR HOME. OUR PASSION.

| | |
|--|-------|
| CLIENT'S NAME: MRS JENNIE C CAI MR CHONG BENG E HO | |
| SIGNATURE: I ACCEPT AND APPROVE CURRENT PLANS AND ALL DOCUMENTATION PROVIDED TO ME BY FOWLER HOMES. | DATE: |

| |
|---|
| SITE ADDRESS: LOT 130 DP: 13717 (No. 31) EARLS AVENUE RIVERWOOD ,NSW, 2210 |
|---|



- 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 88mm (R2.5) ROCKWOOL INSULATION BETWEEN GROUND FLOOR AND FIRST FLOOR OF DWELLING
 - PROVIDE R2.5 INCULCATION BATTS TO CANTILEVERED FLOOR OF BED 4
 - PROVIDE LOW E GLASS TO STAIRCASE AFW2035

| ROOF SCHEDULE | |
|-----------------------|----------------|
| AREA | TYPE |
| 234.97 m ² | COLORBOND ROOF |

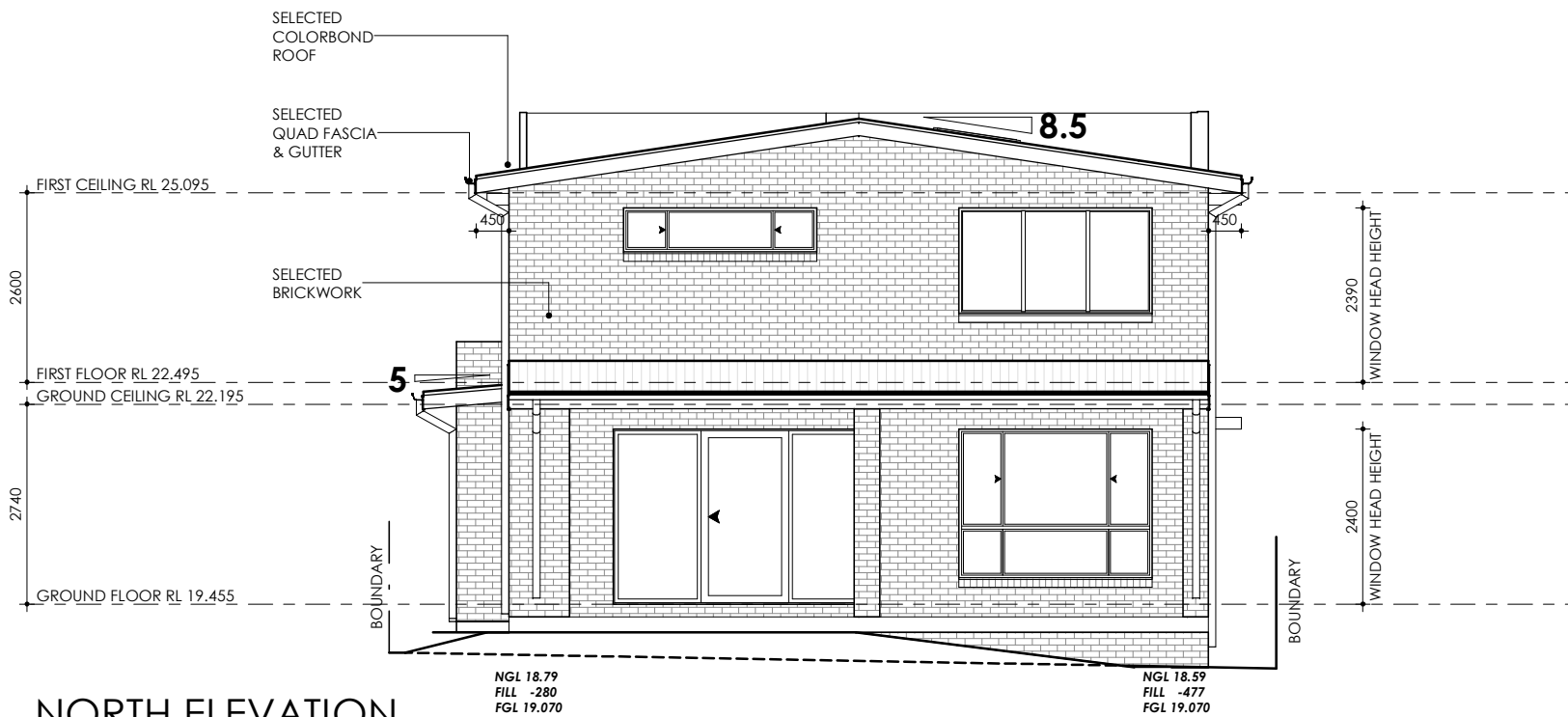
| LEGEND | |
|--------|---|
| MW | MICROWAVE |
| DW | DISHWASHER |
| WM | WASHING MACHINE PROVISION |
| REFP | FRIDGE PROVISION |
| * | 2340 HIGH DOORS |
| SA | SMOKE ALARM |
| ⊗ | EXHAUST FAN |
| ↗ | FLOOR JOIST DIRECTION |
| TWT | TANK WATER TAP |
| FWT | FRESH WATER TAP |
| DP | DOWN PIPE LOCATION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

| FLOOR AREAS | |
|-----------------|-----------------------|
| GROUND FLOOR | 145.95 m ² |
| FIRST FLOOR | 145.96 m ² |
| GARAGE | 34.28 m ² |
| PATIO | 3.99 m ² |
| OUTDOOR RETREAT | 29.92 m ² |
| VOID | 25.00 m ² |
| TOTAL | 385.11 m ² |
| SQUARES | 41.45 |

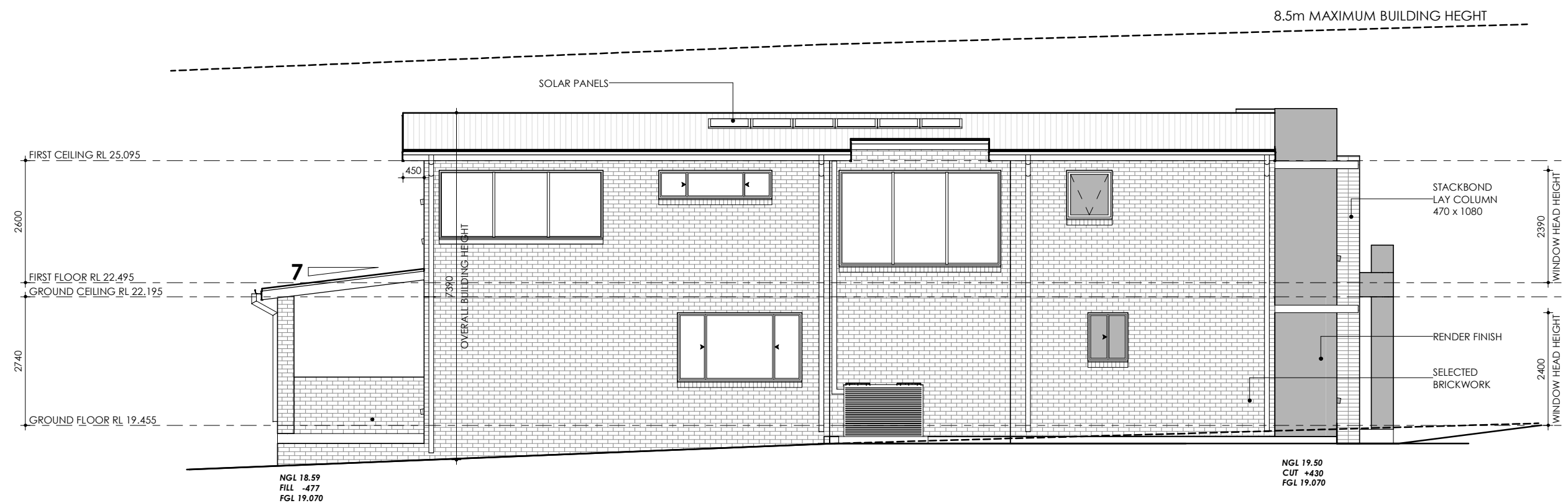
| | | | | | | | | |
|--|-----------------------------|-------------------------------|--------------------------|--|--|--|--|--|
| SHEET NAME: FIRST FLOOR PLAN | | JOB NO: 22-1079 | |  FOWLER YOUR HOME. OUR PASSION. | CLIENT'S NAME: MRS JENNIE C CAI MR CHONG BENG E HO | | SITE ADDRESS: LOT 130 DP: 13717 (No. 31) EARLS AVENUE RIVERWOOD ,NSW, 2210 | |
| NEW TWO STOREY DWELLING DESIGN NAME: CUSTOM HAVANA 42 | | REV: B-1 | DATE: 21.09.22 | | SIGNATURE: I ACCEPT AND APPROVE CURRENT PLANS AND ALL DOCUMENTATION PROVIDED TO ME BY FOWLER HOMES. | | DATE: | |
| FACADE NAME: SEABREEZE | PACKAGE: ELEGANCE | SCALE @ A3: 1 : 100 | SHEET NO: 010 | | | | | |



| | | | | | | |
|---|----------------------|------------------------|-------------------|---|---|---|
| SHEET NAME: ELEVATIONS | | JOB NO: 22-1079 | |  | CLIENT'S NAME: MRS JENNIE C CAI MR CHONG BENG E HO | SITE ADDRESS: LOT 130 DP: 13717 (No. 31) EARLS AVENUE |
| NEW TWO STOREY DWELLING DESIGN NAME: CUSTOM HAVANA 42 | | REV: B-1 | DATE: 21.09.22 | | SIGNATURE: _____ DATE: _____ I ACCEPT AND APPROVE CURRENT PLANS AND ALL DOCUMENTATION PROVIDED TO ME BY FOWLER HOMES. | RIVERWOOD ,NSW, 2210 |
| FACADE NAME: SEABREEZE | PACKAGE: ELEGANCE | SCALE @ A3: 1 : 100 | SHEET NO: 011 | | | |

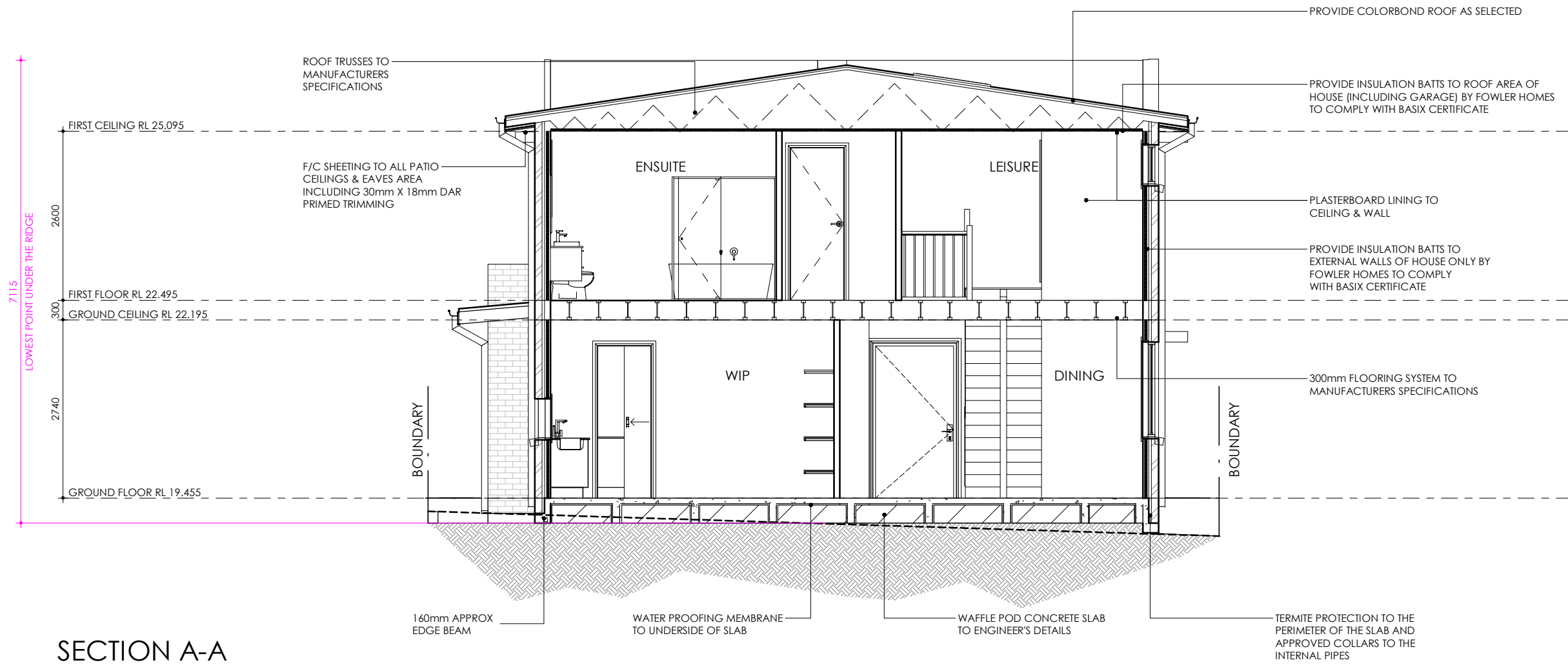


NORTH ELEVATION
1 : 100



WEST ELEVATION
1 : 100

| | | | | | | | |
|---|----------------------|------------------------|-------------------|--|--|--|---|
| SHEET NAME: ELEVATIONS | | JOB NO: 22-1079 | |  FOWLER YOUR HOME. OUR PASSION. | CLIENT'S NAME: MRS JENNIE C CAI MR CHONG BENG E HO | | SITE ADDRESS: LOT 130 DP: 13717 (No. 31) EARLS AVENUE RIVERWOOD ,NSW, 2210 |
| NEW TWO STOREY DWELLING DESIGN NAME: CUSTOM HAVANA 42 | | REV: B-1 | DATE: 21.09.22 | | SIGNATURE: _____ DATE: _____ | | |
| FACADE NAME: SEABREEZE | PACKAGE: ELEGANCE | SCALE @ A3: 1 : 100 | SHEET NO: 012 | | I ACCEPT AND APPROVE CURRENT PLANS AND ALL DOCUMENTATION PROVIDED TO ME BY FOWLER HOMES. | | |



SECTION A-A
1 : 75

| | | | | | | | | |
|---|----------------------|-----------------------|-------------------|--|--|--|---|--|
| SHEET NAME: SECTION | | JOB NO: 22-1079 | | <div> FOWLER YOUR HOME. OUR PASSION.</div> | CLIENT'S NAME: MRS JENNIE C CAI MR CHONG BENG E HO | | SITE ADDRESS: LOT 130 DP: 13717 (No. 31) EARLS AVENUE RIVERWOOD ,NSW, 2210 | |
| NEW TWO STOREY DWELLING DESIGN NAME: CUSTOM HAVANA 42 | | REV: B-1 | DATE: 21.09.22 | | SIGNATURE: _____ DATE: _____ I ACCEPT AND APPROVE CURRENT PLANS AND ALL DOCUMENTATION PROVIDED TO ME BY FOWLER HOMES. | | | |
| FACADE NAME: SEABREEZE | PACKAGE: ELEGANCE | SCALE @ A3: 1 : 75 | SHEET NO: 013 | | | | | |

To comply with Basix requirements, provide Low E glass to Staircase AFW 2035 in lieu of Elegance Inclusions

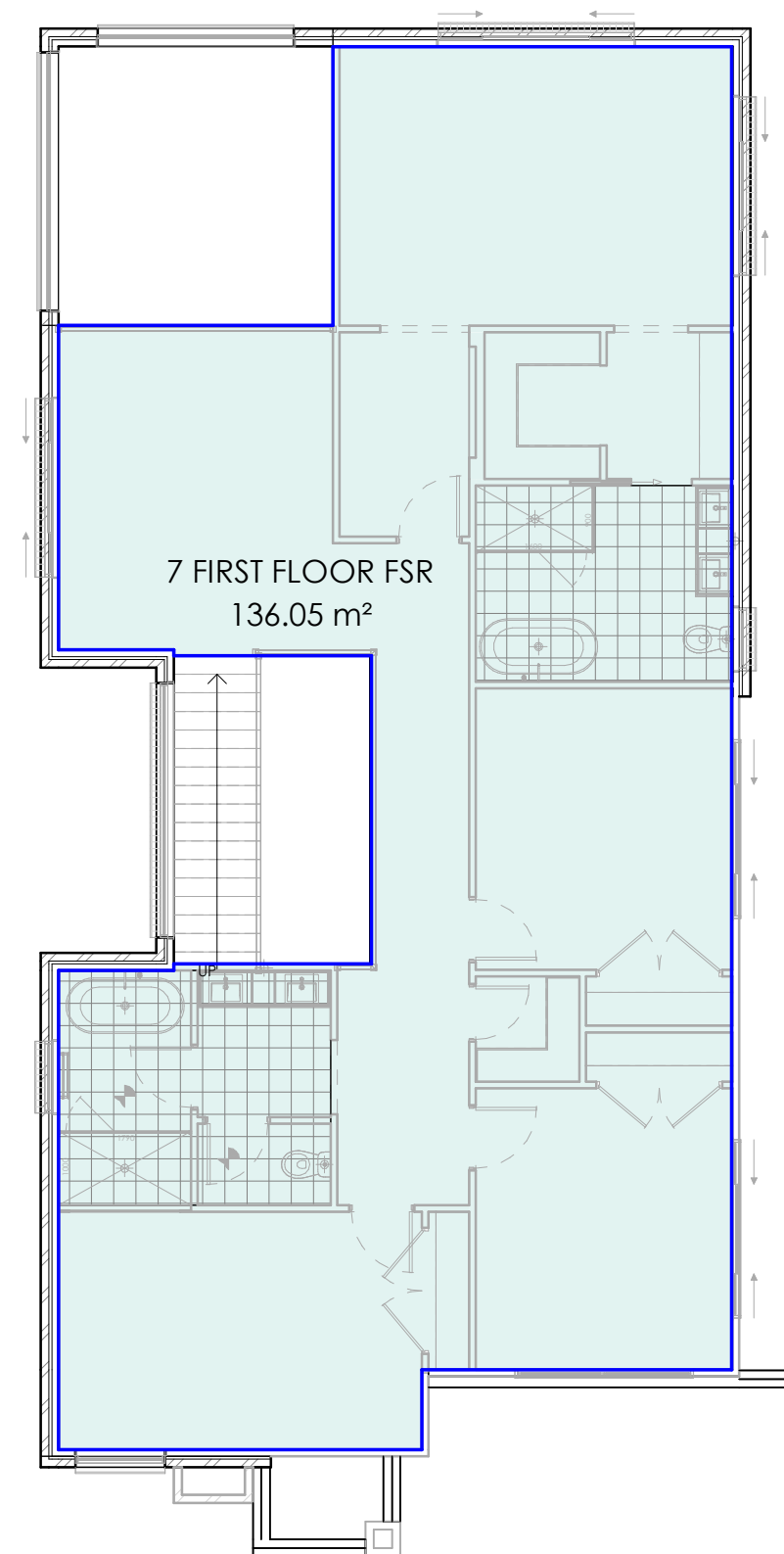
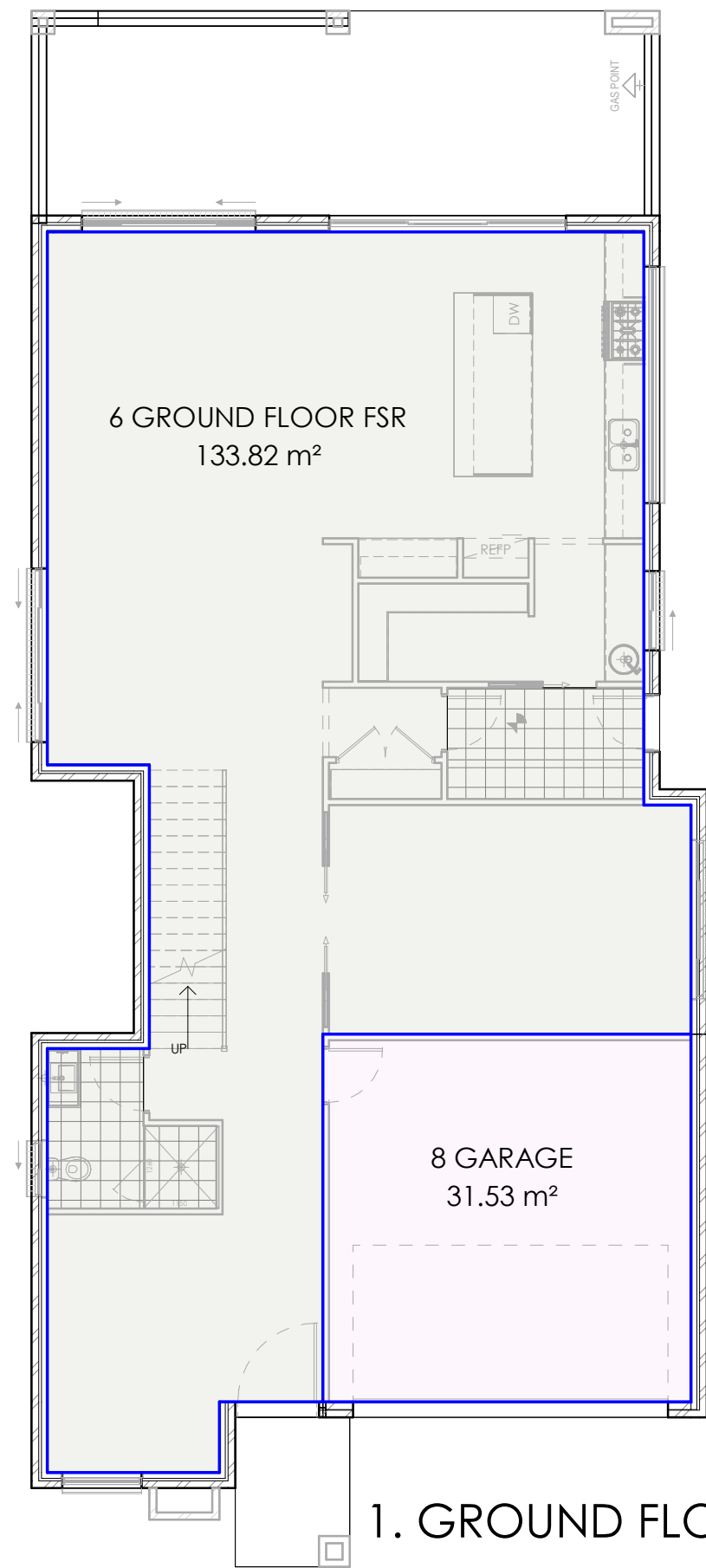
Provide the following upgrades to the following areas as per acoustic report No. nss23691

- 6.38mm laminated awning window with acoustic seals to Bed 3 AAW 0624
- 6.38mm laminated sliding window with acoustic seals to Bed 3 ASW 0624
- 6.38mm laminated awning window with acoustic seals to Bed 4 AAW 1812
- 6.38mm laminated sliding window with acoustic seals to Master Suite ASW 0624
- 6.38mm laminated sliding window with acoustic seals to Master Suite ASW 0627
- Kilargo Face Fixed/Fully Mortised Automatic Door Bottom Seal - (IS8020SI-1220CA) to Front Entry door
- Kilargo Face Fixed/Fully Mortised Automatic Door Bottom Seal - (IS8020SI-920CA) to Garage Internal door
- 2340mm x 820mm Corinthian flush panel primed solid core door to Garage Internal door

| WINDOW & SLIDING DOOR SCHEDULE | | | | | | | |
|--------------------------------|------|-------------|--------|-------|---------|--------------------|------------------|
| TYPE | MARK | CODE | HEIGHT | WIDTH | STYLE | FRAME TYPE | OBSCURED GLAZING |
| W | 01 | AFW 04/36 | 430 | 3610 | FIXED | STANDARD ALUMINIUM | No |
| W | 02 | AS 06/12 | 600 | 1210 | SLIDING | STANDARD ALUMINIUM | No |
| W | 03 | AS 08/24 | 857 | 2410 | SLIDING | STANDARD ALUMINIUM | No |
| W | 04 | AA 18/12-3T | 1800 | 1210 | AWNING | STANDARD ALUMINIUM | No |
| W | 05 | AS 10/08 | 1030 | 850 | SLIDING | STANDARD ALUMINIUM | Yes |
| W | 06 | AS 14/27 | 1457 | 2650 | SLIDING | STANDARD ALUMINIUM | No |
| W | 07 | AS 20/27T | 2035 | 2650 | SLIDING | STANDARD ALUMINIUM | No |
| SD | 08 | ASD 24/36 | 2400 | 3612 | SLIDING | STANDARD ALUMINIUM | No |
| W | 09 | AS 06/24 | 600 | 2410 | SLIDING | STANDARD ALUMINIUM | No |
| W | 10 | AA 10/08 | 1030 | 850 | AWNING | STANDARD ALUMINIUM | Yes |
| W | 11 | AS 06/24 | 600 | 2410 | SLIDING | STANDARD ALUMINIUM | No |
| W | 12 | AS 06/24 | 600 | 2410 | SLIDING | STANDARD ALUMINIUM | No |
| W | 13 | AA 06/24 | 600 | 2410 | AWNING | STANDARD ALUMINIUM | No |
| W | 14 | AA 18/12-3T | 1800 | 1210 | AWNING | STANDARD ALUMINIUM | No |
| W | 15 | AA 10/10 | 1030 | 970 | AWNING | STANDARD ALUMINIUM | Yes |
| W | 16 | AFW 20/35 | 2035 | 3440 | FIXED | STANDARD ALUMINIUM | No |
| W | 17 | AS 06/24 | 600 | 2410 | SLIDING | STANDARD ALUMINIUM | No |
| W | 18 | AFW 15/35 | 1457 | 3490 | FIXED | STANDARD ALUMINIUM | No |
| W | 19 | AFW 15/27 | 1457 | 2650 | FIXED | STANDARD ALUMINIUM | No |
| W | 20 | AS 06/27 | 600 | 2650 | SLIDING | STANDARD ALUMINIUM | No |

| DOOR SCHEDULE | | | | |
|---------------|---|--------|-------|-------------|
| MARK | TYPE | HEIGHT | WIDTH | TO ROOM |
| 01 | Laundry_Door: 820 * LDR | 2340 | 820 | |
| 02 | Garage_Door: 2400 x 4810_PLD | 2400 | 4810 | GARAGE |
| 03 | Entry Door: 1200 * | 2340 | 1200 | ENTRY |
| 04 | Internal_Door: 820 * | 2340 | 820 | |
| 05 | Cavity_Sliding_Door: 820 CSD * | 2340 | 820 | L'DRY |
| 06 | Internal_Door: 820 * | 2340 | 820 | L'DRY |
| 07 | Internal_Double_Door: 2 x 720 * | 2340 | 1440 | |
| 08 | Cavity_Sliding_Double_Door: 2 x 820 CSD * | 2340 | 1640 | HOME CINEMA |
| 09 | Internal_Door: 820 * | 2340 | 820 | GARAGE |
| 10 | Internal_Double_Door: 2 x 820 | 2040 | 1640 | BED 4 |
| 11 | Internal_Door: 820 * | 2340 | 820 | BED 4 |
| 12 | Internal_Door: 820 * | 2340 | 820 | WC |
| 13 | Internal_Door: 820 * | 2340 | 820 | |
| 14 | Internal_Door: 820 * | 2340 | 820 | |
| 15 | Cavity_Sliding_Door: 820 CSD | 2040 | 820 | WIR |
| 16 | Internal_Door: 820 * | 2340 | 820 | BED 2 |
| 17 | Internal_Double_Door: 2 x 820 | 2040 | 1640 | BED 2 |
| 18 | Internal_Door: 720 * | 2340 | 720 | WIL |
| 19 | Internal_Door: 820 * | 2340 | 820 | BED 3 |
| 20 | Internal_Double_Door: 2 x 820 | 2040 | 1640 | BED 3 |

| | | | | | | |
|---|----------------------|--------------------|-------------------|--|--|---|
| SHEET NAME: WINDOWS & DOORS SCHEDULES | | JOB NO: 22-1079 | | <div> FOWLER YOUR HOME. OUR PASSION.</div> | CLIENT'S NAME: MRS JENNIE C CAI MR CHONG BENG E HO SIGNATURE: _____ DATE: _____ I ACCEPT AND APPROVE CURRENT PLANS AND ALL DOCUMENTATION PROVIDED TO ME BY FOWLER HOMES. | SITE ADDRESS: LOT 130 DP: 13717 (No. 31) EARLS AVENUE RIVERWOOD ,NSW, 2210 |
| NEW TWO STOREY DWELLING DESIGN NAME: CUSTOM HAVANA 42 | | REV: B-1 | DATE: 21.09.22 | | | |
| FACADE NAME: SEABREEZE | PACKAGE: ELEGANCE | SCALE @ A3: | SHEET NO: 014 | | | |



COLOUR SCHEME

| | |
|------------------|--|
| GROUND FLOOR FSR | |
| GARAGE | |
| FIRST FLOOR FSR | |

| FLOOR SPACE AREA | |
|------------------|-----------------------|
| NAME | AREA |
| GROUND FLOOR FSR | 133.82 m ² |
| GARAGE | 31.53 m ² |
| FIRST FLOOR FSR | 136.05 m ² |
| TOTAL | 301.40 m ² |

| | | | |
|---|----------------------|------------------------|-------------------|
| SHEET NAME: FLOOR SPACE RATIO PLAN | | JOB NO: 22-1079 | |
| NEW TWO STOREY DWELLING DESIGN NAME: CUSTOM HAVANA 42 | | REV: B-1 | DATE: 21.09.22 |
| FACADE NAME: SEABREEZE | PACKAGE: ELEGANCE | SCALE @ A3: 1 : 100 | SHEET NO: 015 |

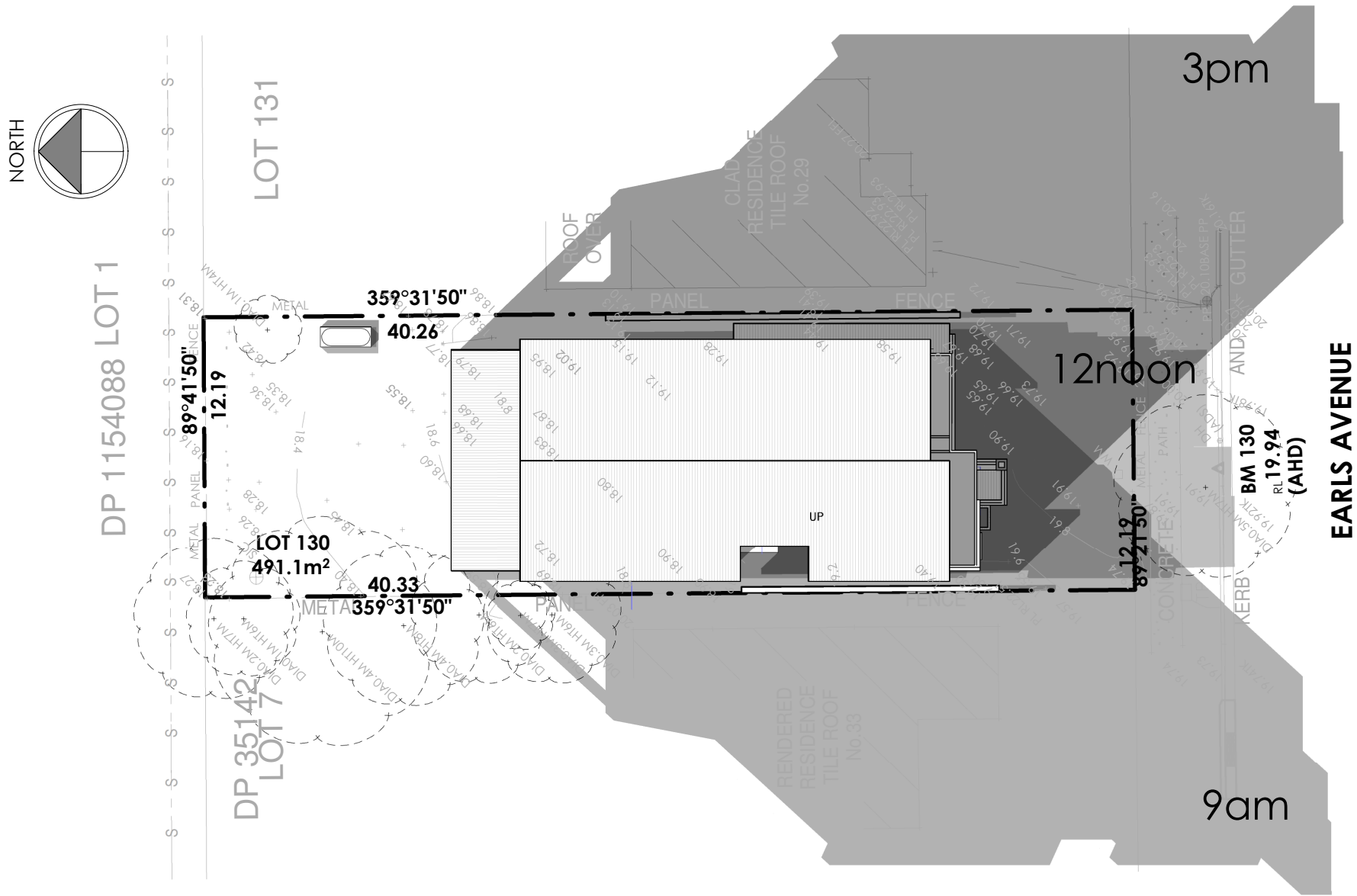


FOWLER
YOUR HOME. OUR PASSION.

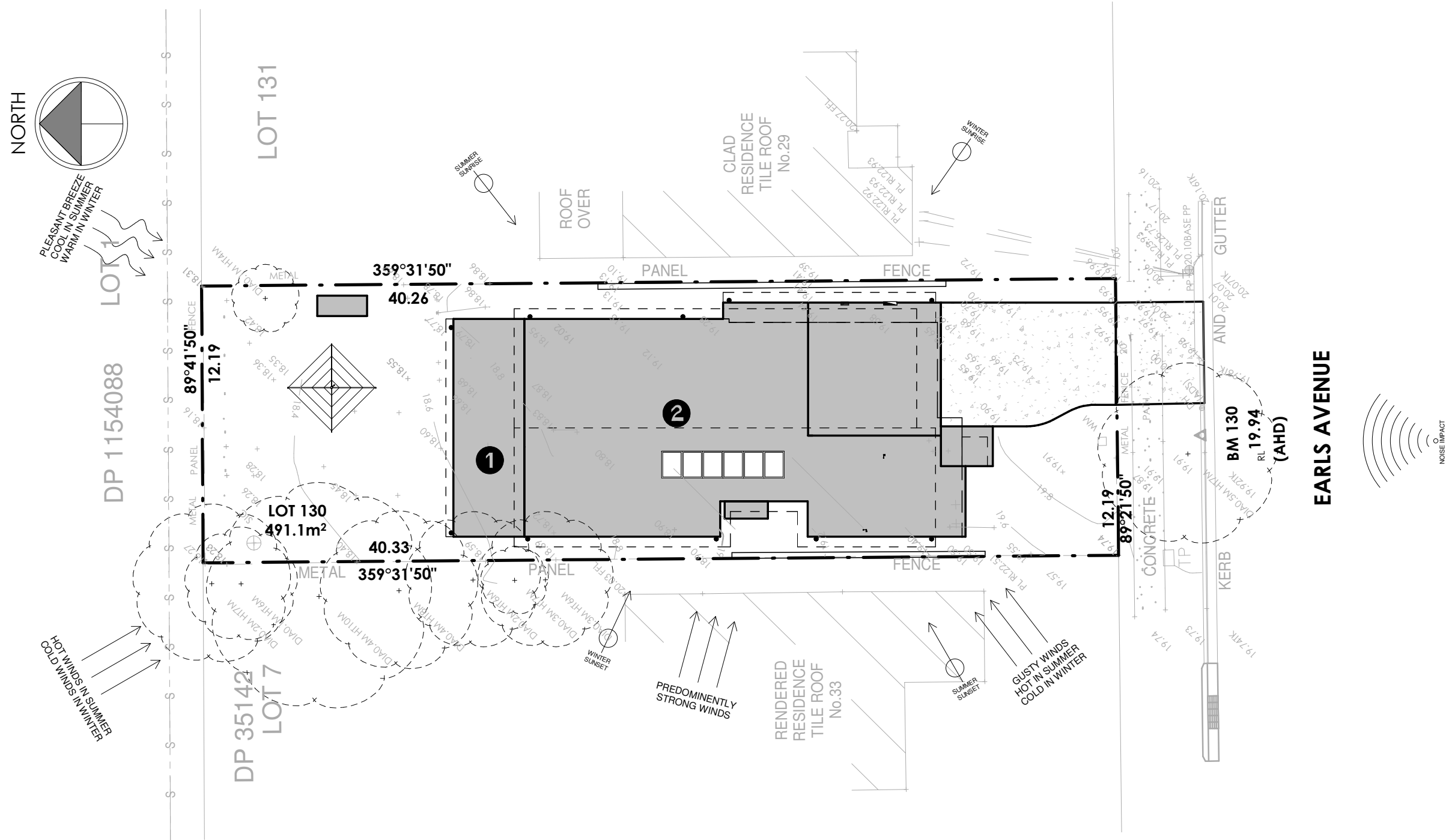
CLIENT'S NAME:
MRS JENNIE C CAI
MR CHONG BENG E HO

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

SITE ADDRESS:
LOT 130 DP: 13717
(No. 31) EARLS AVENUE
RIVERWOOD ,NSW, 2210



| | | | | | | | |
|---|----------------------|------------------------|-------------------|---|--|--|---|
| SHEET NAME: SHADOW DIAGRAMS, 21st JUNE | | JOB NO: 22-1079 | | <div><div></div><div>FOWLER</div><div>YOUR HOME. OUR PASSION.</div></div> | CLIENT'S NAME: MRS JENNIE C CAI MR CHONG BENG E HO | | SITE ADDRESS: LOT 130 DP: 13717 (No. 31) EARLS AVENUE RIVERWOOD ,NSW, 2210 |
| NEW TWO STOREY DWELLING DESIGN NAME: CUSTOM HAVANA 42 | | REV: B-1 | DATE: 21.09.22 | | SIGNATURE: _____ DATE: _____ | | |
| FACADE NAME: SEABREEZE | 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: 22-1079 | | <div><div></div><div>FOWLER</div><div>YOUR HOME. OUR PASSION.</div></div> | CLIENT'S NAME: MRS JENNIE C CAI MR CHONG BENG E HO | | SITE ADDRESS: LOT 130 DP: 13717 (No. 31) EARLS AVENUE RIVERWOOD ,NSW, 2210 | |
| NEW TWO STOREY DWELLING DESIGN NAME: CUSTOM HAVANA 42 | | REV: B-1 | DATE: 21.09.22 | | SIGNATURE: _____ DATE: _____ | | | |
| FACADE NAME: SEABREEZE | PACKAGE: ELEGANCE | SCALE @ A3: 1 : 200 | SHEET NO: 017 | | I ACCEPT AND APPROVE CURRENT PLANS AND ALL DOCUMENTATION PROVIDED TO ME BY FOWLER HOMES. | | | |