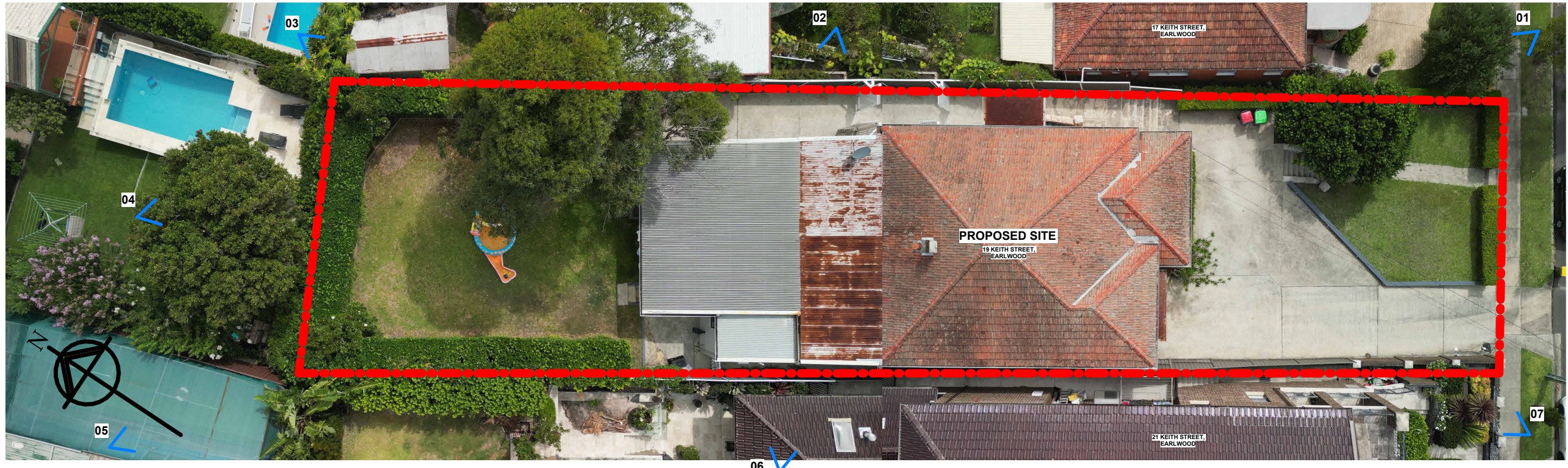


SITE ANALYSIS



LEP PLANNING MAPS



MICRO LOCATION/ SITE PHOTOGRAPHY



BROAD LOCATION

DA DRAWINGS ONLY - NOT FOR CONSTRUCTION

Project	Drawn Name	Date	Scale	Sheet Size	Job No.	Drawing No.	North Point	DO NOT SCALE FROM THESE DRAWINGS use given dimensions. Contractor/ Builder is to check all dimensions on site prior to commencement of shop drawings or fabrication. Any discrepancies are to be referred to the architect/ designer prior to commencement of work. This drawing is to be used in accordance with its "purpose of issue" only. No responsibility will be accepted for the improper use of this drawing. Architectural drawings indicate design intent only. Builder is to ensure that all construction is in accordance with all relevant Australian Standards, legislation, policies, Building Code of Australia, Development Consent and any other council or certifier's requirements. This set of drawings does not include all possible construction details and the builder is required to complete the design where the information is not available. Please contact the architect in case of doubt.
NGUYEN RESIDENCE	Site Analysis	23/09/2024	As indicated @ A1	Chk. RPCM	2401	A01		868 ARCHITECTS PTY LTD Nom. Arc. Robert Chapman-Malec Reg. No: 9315 38A President Ave, Carlingbah, NSW, 2228 M: 0401 601 106 E: robert@868architects.com
19 KEITH STREET, EARLWOOD		Drawn SS				Revision / DA-1		868 ARCHITECTS



## WORK IN PROGRESS

DA DRAWINGS ONLY - NOT FOR CONSTRUCTION									
Project	Drawing Name	Date	Scale	Sheet Size	Job No.	Drawing No.	North Point	DO NOT SCALE FROM THESE DRAWINGS use given dimensions. Contractor/ Builder is to check all dimensions on site prior to commencement of shop drawings or fabrication. Any discrepancies are to be referred to the architect/ designer prior to commencement of work. This drawing is to be used in accordance with its "purpose of issue" only. No responsibility will be accepted for the improper use of this drawing. Architectural drawings indicate design intent only. Builder is to ensure that all construction is in accordance with all relevant Australian Standards, legislation, policies, Building Code of Australia, Development Consent and any other council or certifier's requirements. This set of drawings does not include all possible construction details and the builder is required to complete the design where the information is not available. Please contact the architect in case of doubt.	
NGUYEN RESIDENCE	19 KEITH STREET, EARLWOOD	BASIX Requirements	23/09/2024	NTS	@ A1	2401	A03	Revision / DA-1	<p><b>868 ARCHITECTS PTY LTD</b>  Nom. Arc. Robert Chapman-Malec  Reg. No: 9315  38A President Ave, Carlingbah, NSW, 2228  M: 0401 601 106 E: robert@868architects.com</p> <div> <div>868</div> <div>ARCHITECTS</div> </div>
			Drawn SS	Chk. RPCM					







DWELLING FACADE - FRONT

ARTIST IMPRESSION

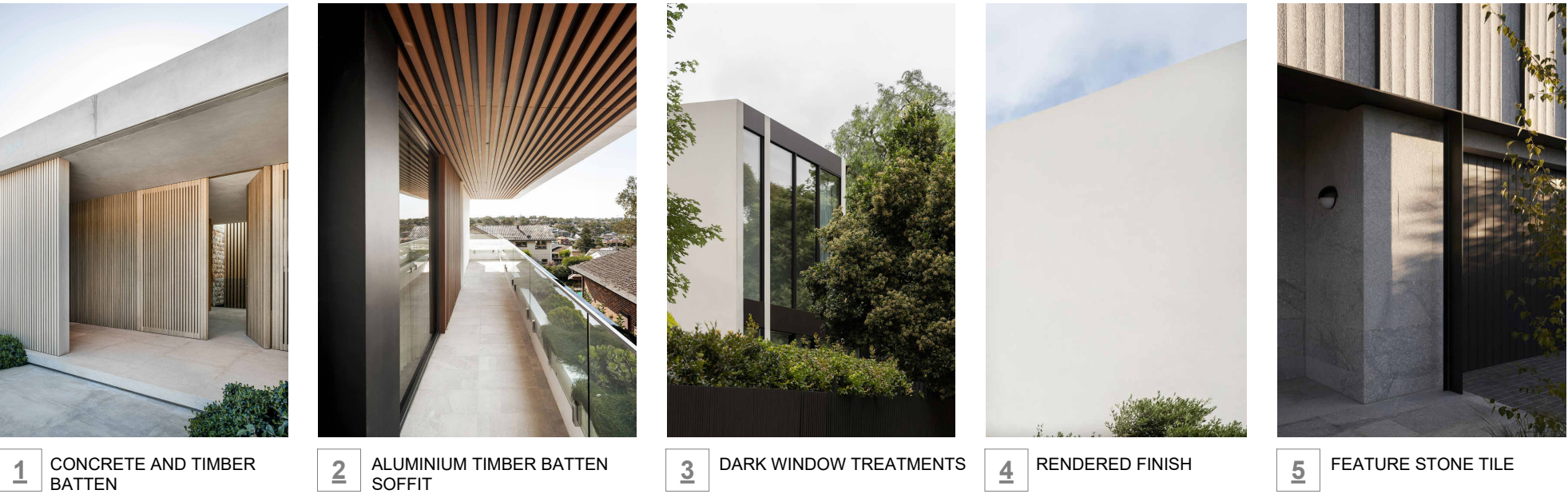


DWELLING FACADE - REAR

ARTIST IMPRESSION



EXTERNAL FINISHES REFERENCES



1 CONCRETE AND TIMBER BATTEN

2 ALUMINIUM TIMBER BATTEN SOFFIT

3 DARK WINDOW TREATMENTS

4 RENDERED FINISH

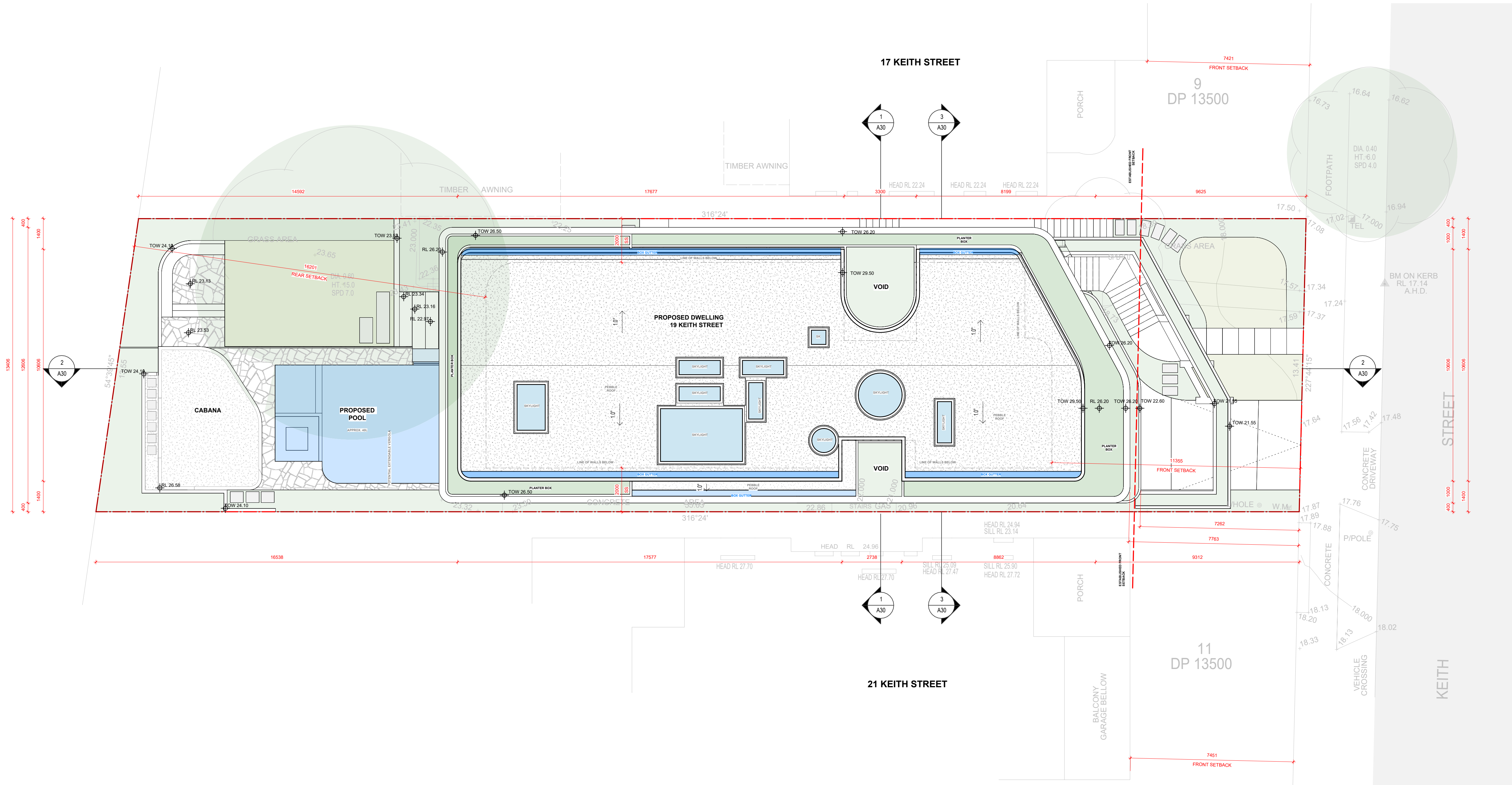
5 FEATURE STONE TILE

DA DRAWINGS ONLY - NOT FOR CONSTRUCTION

Project	Drawing Name	Date	Scale	Sheet Size	Job No.	Drawing No.	North Point	DO NOT SCALE FROM THESE DRAWINGS use given dimensions. Contractor/ Builder is to check all dimensions on site prior to commencement of shop drawings or fabrication. Any discrepancies are to be referred to the architect/ designer prior to commencement of work. This drawing is to be used in accordance with its "purpose of issue" only. No responsibility will be accepted for the improper use of this drawing. Architectural drawings indicate design intent only. Builder is to ensure that all construction is in accordance with all relevant Australian Standards, legislation, policies, Building Code of Australia, Development Consent and any other council or certifier's requirements. This set of drawings does not include all possible construction details and the builder is required to complete the design where the information is not available. Please contact the architect in case of doubt.	868 ARCHITECTS PTY LTD Nom. Arc. Robert Chapman-Malec Reg. No: 9315 38A President Ave, Caringbah, NSW, 2228 M: 0401 601 106 E: robert@868architects.com	868 ARCHITECTS
NGUYEN RESIDENCE	External Finishes Schedule	23/09/2024	NTS	@ A1	2401	A05				
		Drawn SS	Chk. RPCM			Revision / DA-1				








**Certificate No. #HR-HZ4LUN-01**  
Scan QR code or follow website link for rating details.

Assessor name	Paul Gradwell
Accreditation No.	DMN18/1851
Property Address	19 Keith Street, Earlowood, NSW, 2209

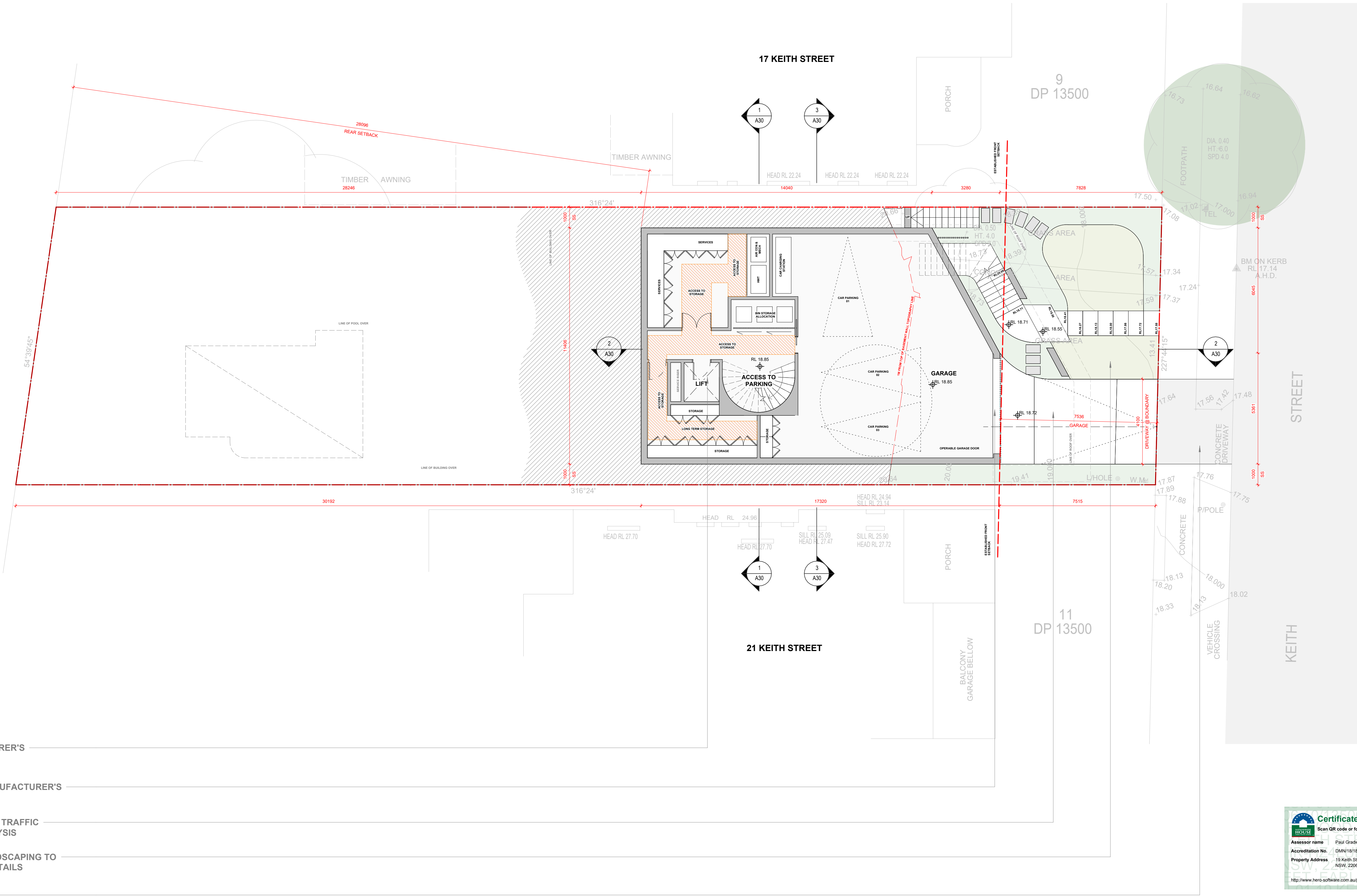


<http://www.hero-software.com.au/pdf/HR-HZ4LUN-01>

DA DRAWINGS ONLY - NOT FOR CONSTRUCTION

Project	Drawing Name	Date	Scale	Sheet Size	Job No.	Drawing No.	North Point	DO NOT SCALE FROM THESE DRAWINGS use given dimensions. Contractor/ Builder is to check all dimensions on site prior to commencement of shop drawings or fabrication. Any discrepancies are to be referred to the architect/ designer prior to commencement of work. This drawing is to be used in accordance with its "purpose of issue" only. No responsibility will be accepted for the improper use of this drawing. Architectural drawings indicate design intent only. Builder is to ensure that all construction is in accordance with all relevant Australian Standards, legislation, policies, Building Code of Australia, Development Consent and any other council or certifier's requirements. This set of drawings does not include all possible construction details and the builder is required to complete the design where the information is not available. Please contact the architect in case of doubt.	868 ARCHITECTS PTY LTD Nom. Arc. Robert Chapman-Malec Reg. No: 9315 38A President Ave, Caringbah, NSW, 2228 M: 0401 601 106 E: robert@868architects.com	868 ARCHITECTS
NGUYEN RESIDENCE	19 KEITH STREET, EARLOWOOD	23/09/2024	1 : 100	@ A1	2401	A10				
	Site & Roof Plan	Drawn SS	Chk. RPCM			Revision / DA-1				





SELECTED COMMERCIAL LIFT TO MANUFACTURER'S SPECIFICATIONS

SELECTED OPERABLE GARAGE DOOR TO MANUFACTURER'S SPECIFICATIONS

DRIVEWAY AND BASEMENT ACCESSIBILITY TO TRAFFIC ENGINEERS' DETAILS AND SWEEP PATH ANALYSIS

FRONT STEPPERS, PLANTER BOXES AND LANDSCAPING TO LANDSCAPE ARCHITECTS' DRAWINGS AND DETAILS


PROPOSED DRIVEWAY CROSSOVER

**Certificate No. #HR-HZ4LUN-01**  
Scan QR code or follow website link for rating details.

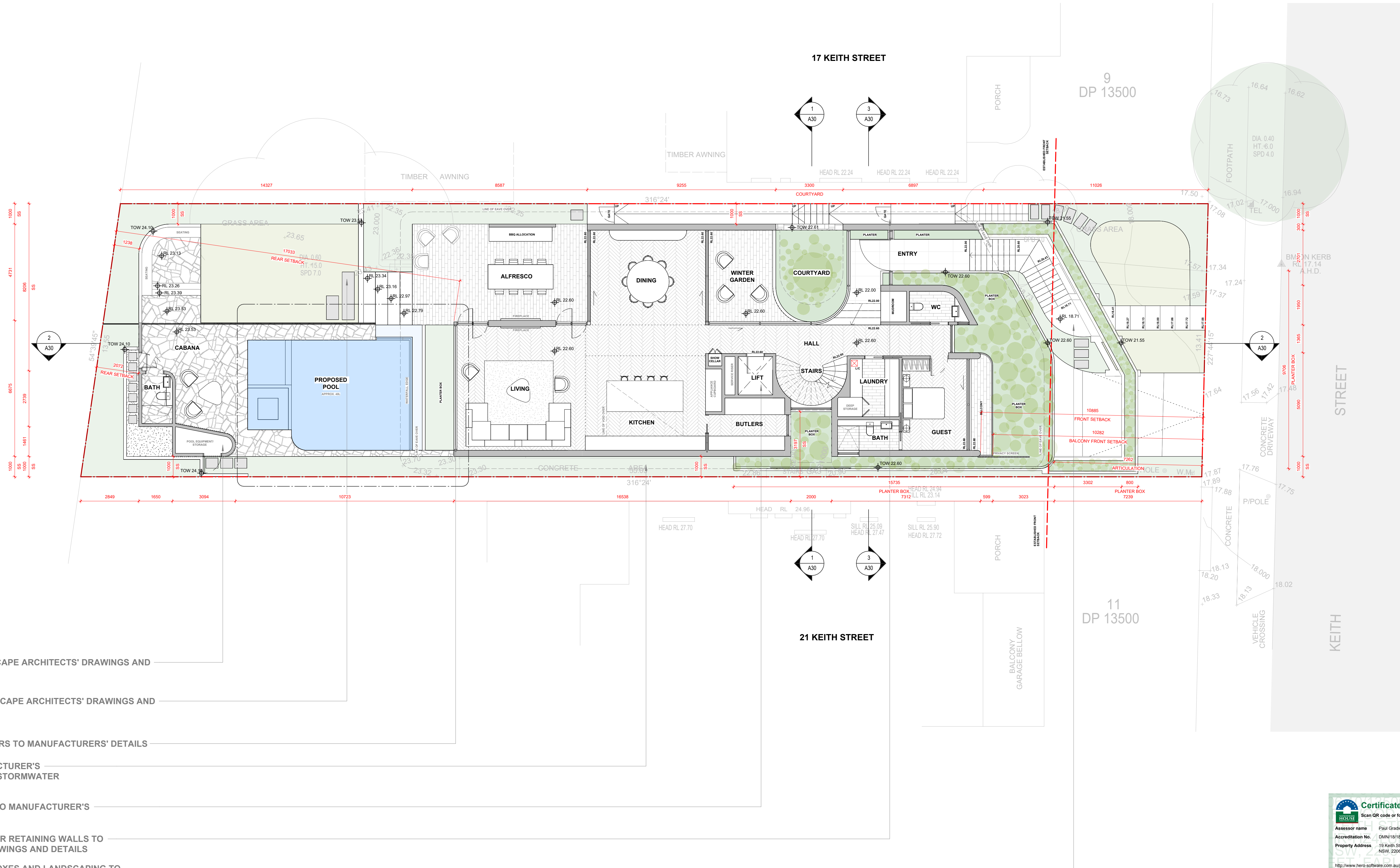
Assessor name	Paul Gradwell
Accreditation No.	DMN18/1851
Property Address	19 Keith Street, Earlowood, NSW 2209

  
<http://www.hero-software.com.au/pdf/HR-HZ4LUN-01>

DA DRAWINGS ONLY - NOT FOR CONSTRUCTION

Project		Drawing Name	Date	Scale	Sheet Size	Job No.	Drawing No.	North Point	DO NOT SCALE FROM THESE DRAWINGS use given dimensions. Contractor/ Builder is to check all dimensions on site prior to commencement of shop drawings or fabrication. Any discrepancies are to be referred to the architect/ designer prior to commencement of work. This drawing is to be used in accordance with its "purpose of issue" only. No responsibility will be accepted for the improper use of this drawing. Architectural drawings indicate design intent only. Builder is to ensure that all construction is in accordance with all relevant Australian Standards, legislation, policies, Building Code of Australia, Development Consent and any other council or certifier's requirements. This set of drawings does not include all possible construction details and the builder is required to complete the design where the information is not available. Please contact the architect in case of doubt.	868 ARCHITECTS PTY LTD Nom. Arc. Robert Chapman-Malec Reg. No. 9315 38A President Ave, Caringbah, NSW, 2228 M: 0401 601 106 E: robert@868architects.com	<div>868</div> <div>ARCHITECTS</div>
NGUYEN RESIDENCE		Basement Floor Plan	23/09/2024	1 : 100	@ A1	2401	A11				
19 KEITH STREET, EARLWOOD			Drawn SS	Chk. RPCM			Revision / DA-1				





- CABANA AND POOL TO LANDSCAPE ARCHITECTS' DRAWINGS AND DETAILS
- REAR LANDSCAPING TO LANDSCAPE ARCHITECTS' DRAWINGS AND DETAILS
- SELECTED WINDOWS AND DOORS TO MANUFACTURERS' DETAILS
- RAINWATER TANK TO MANUFACTURER'S SPECIFICATIONS. SIZE AS PER STORMWATER ENGINEERS' DETAILS
- SELECTED COMMERCIAL LIFT TO MANUFACTURER'S SPECIFICATIONS
- SIDE ACCESSWAY AND PLANTER RETAINING WALLS TO LANDSCAPE ARCHITECTS' DRAWINGS AND DETAILS
- FRONT STEPPERS, PLANTER BOXES AND LANDSCAPING TO LANDSCAPE ARCHITECTS' DRAWINGS AND DETAILS

DA DRAWINGS ONLY - NOT FOR CONSTRUCTION

Project	Drawing Name	Date	Scale	Sheet Size	Job No.	Drawing No.	North Point	DO NOT SCALE FROM THESE DRAWINGS use given dimensions. Contractor/ Builder is to check all dimensions on site prior to commencement of shop drawings or fabrication. Any discrepancies are to be referred to the architect/ designer prior to commencement of work. This drawing is to be used in accordance with its "purpose of issue" only. No responsibility will be accepted for the improper use of this drawing. Architectural drawings indicate design intent only. Builder is to ensure that all construction is in accordance with all relevant Australian Standards, legislation, policies, Building Code of Australia, Development Consent and any other council or certifier's requirements. This set of drawings does not include all possible construction details and the builder is required to complete the design where the information is not available. Please contact the architect in case of doubt.	868 ARCHITECTS PTY LTD Nom. Arc. Robert Chapman-Malec Reg. No. 9315 38A President Ave, Caringbah, NSW, 2228 M: 0401 601 106 E: robert@868architects.com	868 ARCHITECTS
NGUYEN RESIDENCE	Ground Floor Plan	23/09/2024	1 : 100	@ A1	2401	A12				
19 KEITH STREET, EARLOWOOD		Drawn SS	Chk. RPCM			Revision / DA-1				

**Certificate No. #HR-HZ4LUN-01**  
Scan QR code or follow website link for rating details.

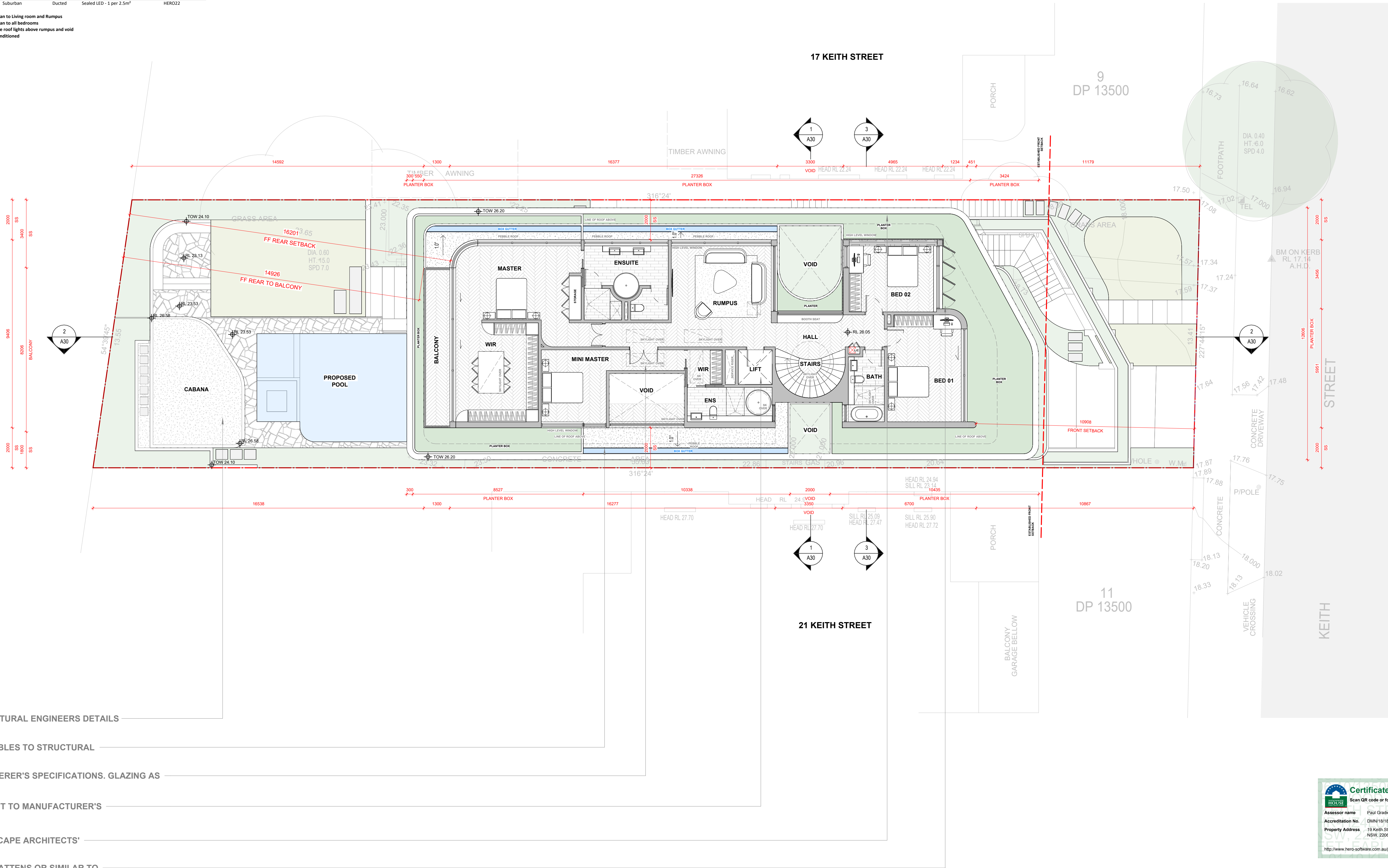
Assessor name	Paul Gradwell
Accreditation No.	DMN18/1851
Property Address	19 Keith Street, Earlowood, NSW, 2209



<http://www.hero-software.com.au/pdf/HR-HZ4LUN-01>



Project:	Address:	19 Keith Street Earwood NSW 2206			File Ref:	HEC3010	
Applicant:	Name:	868 Architects			Designer:	868 Architects	
Assessor:	Name:	Paul Gradwell			Company:	House Energy Certified	
	Address:	903/50 Clarence St, Sydney NSW 2000			Number:	DMN/18/1851	
	Contact:	02 9130 2068			Email:	paul@houseenergycertified.com	
Ext. Walls:	Construction	Insulation	Colour	Details			
	Cavity Brick	25mm Kooltherm K8 or equiv (R1.1)	Light	As per plans			
Int. Walls:	Construction	Insulation	Details				
	Plasterboard on Stud	R2.5 added	To garage				
	Concrete with Plasterboard	None	To stairs/lift				
Floors:	Construction	Insulation	Details				
	Concrete	R2.3 added	To slab on ground				
	Concrete	R0.75 added	To slab edge				
	Concrete	R2.5 added	Above garage				
	Concrete	R1.1 added	Where open below				
Ceilings:	Construction	Insulation	Details				
	Plasterboard	None	As per plans				
Roof:	Construction	Insulation	Colour	Details			
	Concrete	90mm PIR or equiv (R4.1)	Aluminium	Medium As per plans			
Windows:	Product ID	Glass	Frame	Uw/SHGCw	Details		
	Group B	REY-030-02 B	Double Clear	Aluminium	2.0/0.42 Fixed, Sliding, Double Hung		
Skylights:	Product ID	Glass	Type	Uw/SHGCw	Details		
	VEL-011-01 W	Double Fixed	Roof Light	2.6/0.24	As per plans		
Other:	Orientation	Terrain	Rangehood	Recessed Downlights		Software Version	
	305	Suburban	Ducted	Sealed LED - 1 per 2.5m²		HERO22	
Notes:	Add 1 x 1400 mm ceiling fan to Living room and Rumpus						
	Add 1 x 1200 mm ceiling fan to all bedrooms						
	Add shading devices to the roof lights above rumpus and void						
	Basement storage is unconditioned						



CONCRETE ROOF TO STRUCTURAL ENGINEERS DETAILS

CONCRETE ROOF WITH PEBBLES TO STRUCTURAL ENGINEERS DETAILS

SKYLIGHTS TO MANUFACTURER'S SPECIFICATIONS. GLAZING AS PER BASIX COMMITMENTS

SELECTED COMMERCIAL LIFT TO MANUFACTURER'S SPECIFICATIONS

PLANTER BOXES TO LANDSCAPE ARCHITECTS' DRAWINGS AND DETAILS

ALUMINIUM TIMBER LOOK BATTENS OR SIMILAR TO MANUFACTURER'S SPECIFICATIONS

DA DRAWINGS ONLY - NOT FOR CONSTRUCTION

Project	Drawing Name	Date	Scale	Sheet Size	Job No.	Drawing No.	North Point	DO NOT SCALE FROM THESE DRAWINGS use given dimensions. Contractor/ Builder is to check all dimensions on site prior to commencement of shop drawings or fabrication. Any discrepancies are to be referred to the architect/ designer prior to commencement of work. This drawing is to be used in accordance with its "purpose of issue" only. No responsibility will be accepted for the improper use of this drawing. Architectural drawings indicate design intent only. Builder is to ensure that all construction is in accordance with all relevant Australian Standards, legislation, policies, Building Code of Australia, Development Consent and any other council or certifier's requirements. This set of drawings does not include all possible construction details and the builder is required to complete the design where the information is not available. Please contact the architect in case of doubt.	868 ARCHITECTS PTY LTD Nom. Arc. Robert Chapman-Malec Reg. No. 9315 38A President Ave, Caringbah, NSW, 2228 M: 0401 601 106 E: robert@868architects.com	868 ARCHITECTS
NGUYEN RESIDENCE	First Floor Plan	23/09/2024	1 : 100	@ A1	2401	A13				
		Drawn SS	Chk. RPCM			Revision / DA-1				

Certificate No. #HR-HZ4LUN-01

Scan QR code or follow website link for rating details.

Assessor name Paul Gradwell

Accreditation No. DMN/18/1851

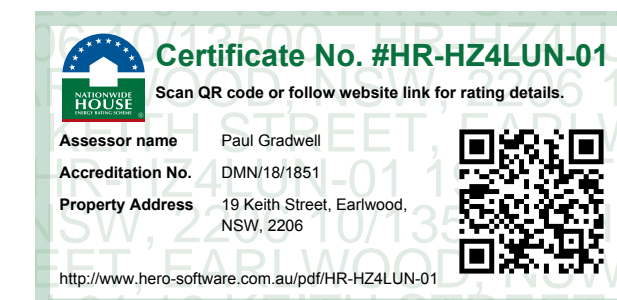
Property Address 19 Keith Street, Earwood, NSW, 2206

http://www.here-software.com.au/pdf/HR-HZ4LUN-01



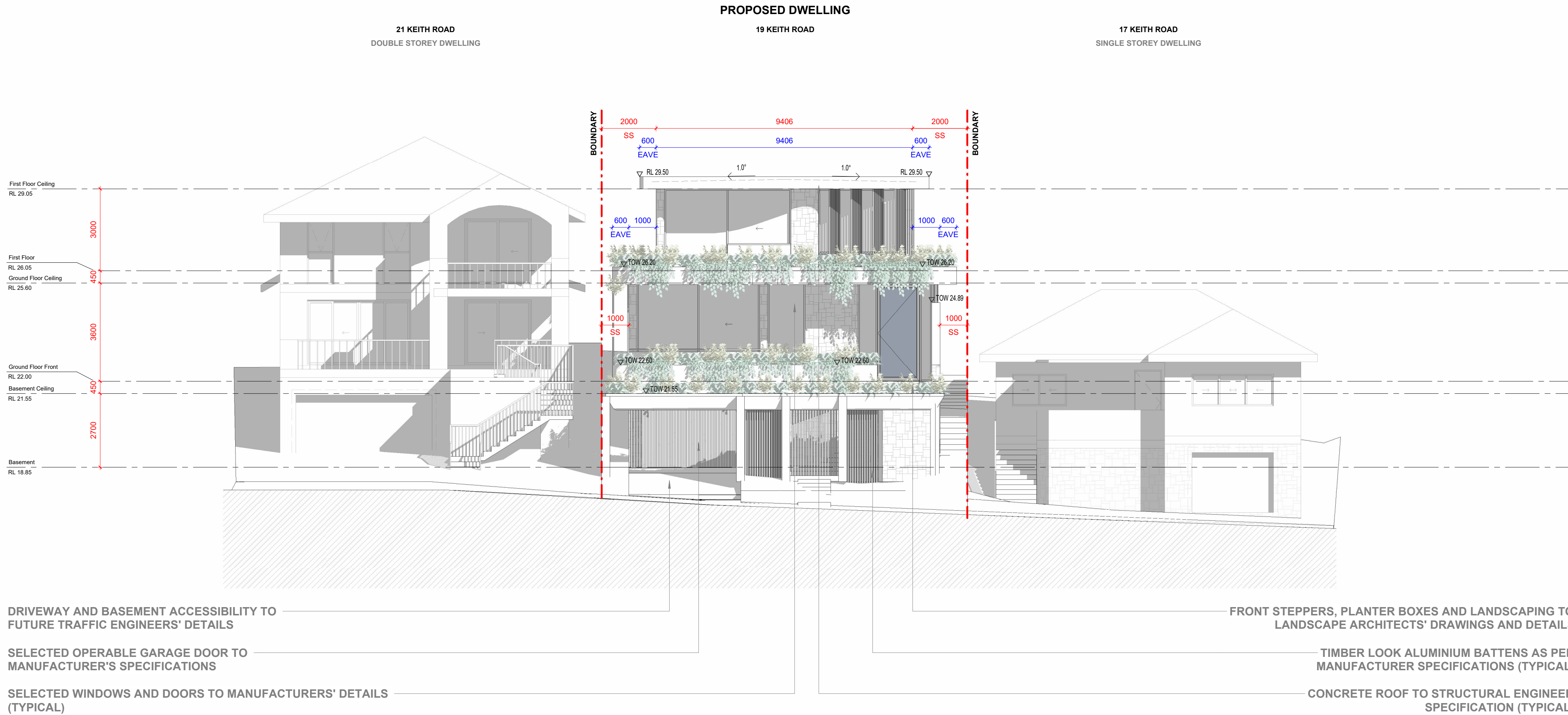


**ENSURE MAXIMUM 100MM GAP IN BARRIER COMPONENTS (ALLOWING FOR ANY FLEX IN THE COMPONENTS)**

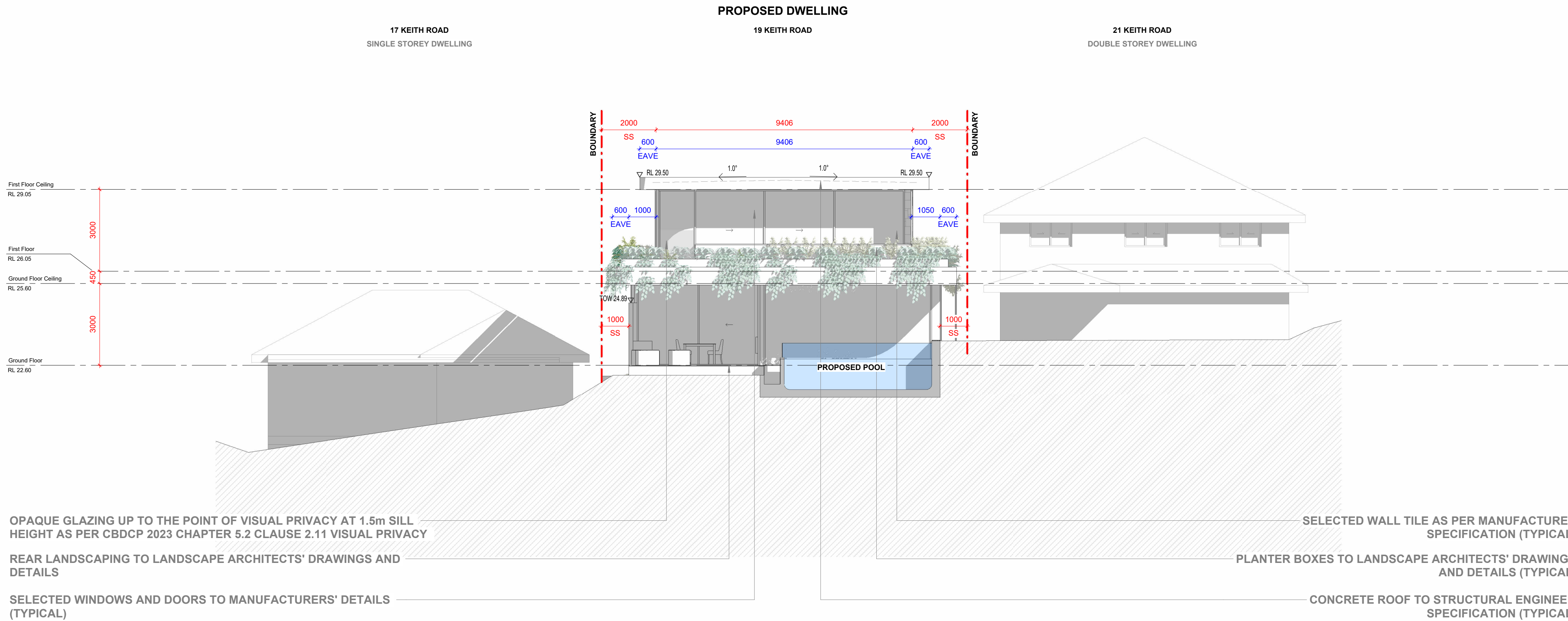


Project	Drawing Name	Date	Scale	Sheet Size	Job No.	Drawing No.	North Point	DO NOT SCALE FROM THESE DRAWINGS use given dimensions. Contractor/ Builder is to check all dimensions on site prior to commencement of shop drawings or fabrication. Any discrepancies are to be referred to the architect/ designer prior to commencement of work. This drawing is to be used in accordance with its 'purpose of issue' only. No responsibility will be accepted for the improper use of this drawing. Architectural drawings indicate design intent only. Builder is to ensure that all construction is in accordance with all relevant Australian Standards, legislation, policies, Building Code of Australia, Development Consent and any other council or certifier's requirements. This set of drawings does not include all possible construction details and the builder is required to complete the design where the information is not available. Please contact the architect in case of doubt.	868 ARCHITECTS PTY LTD Nom. Arc. Robert Chapman-Malec Reg. No: 9315 38A President Ave, Carlingbah, NSW, 2228 M: 0401 601 106 E: robert@868architects.com	868 ARCHITECTS
NGUYEN RESIDENCE	19 KEITH STREET, EARLWOOD	Proposed Pool Plan	23/09/2024	1 : 50 @ A1	2401	A14 Revision / DA-1				
		Drawn SS		Chk. RPCM						





South-East Elevation  
1 : 100



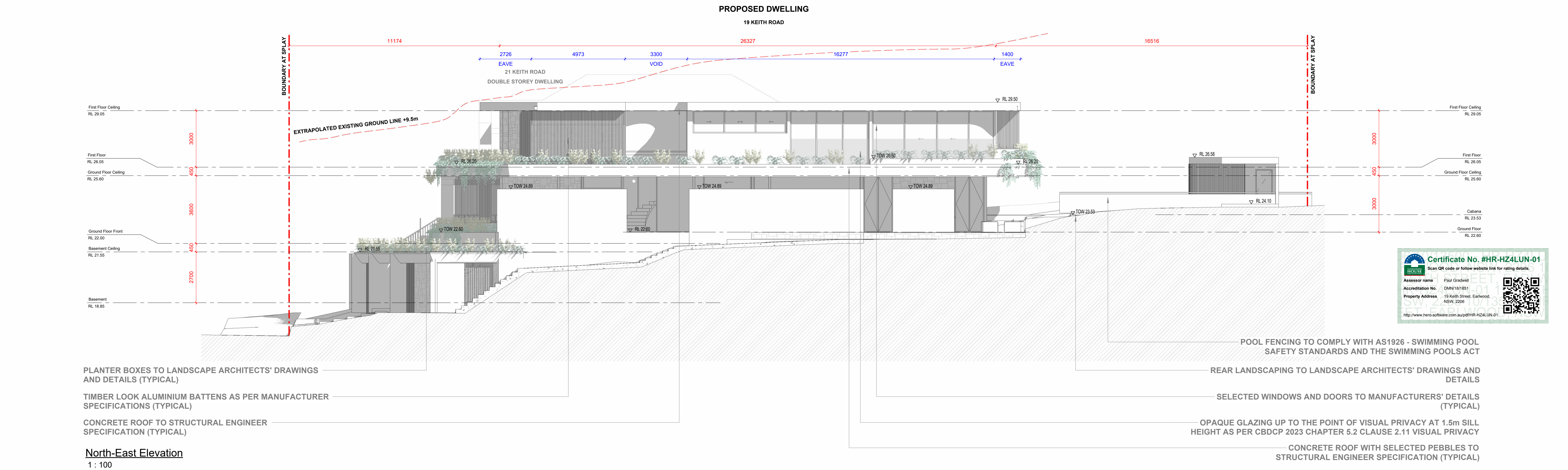
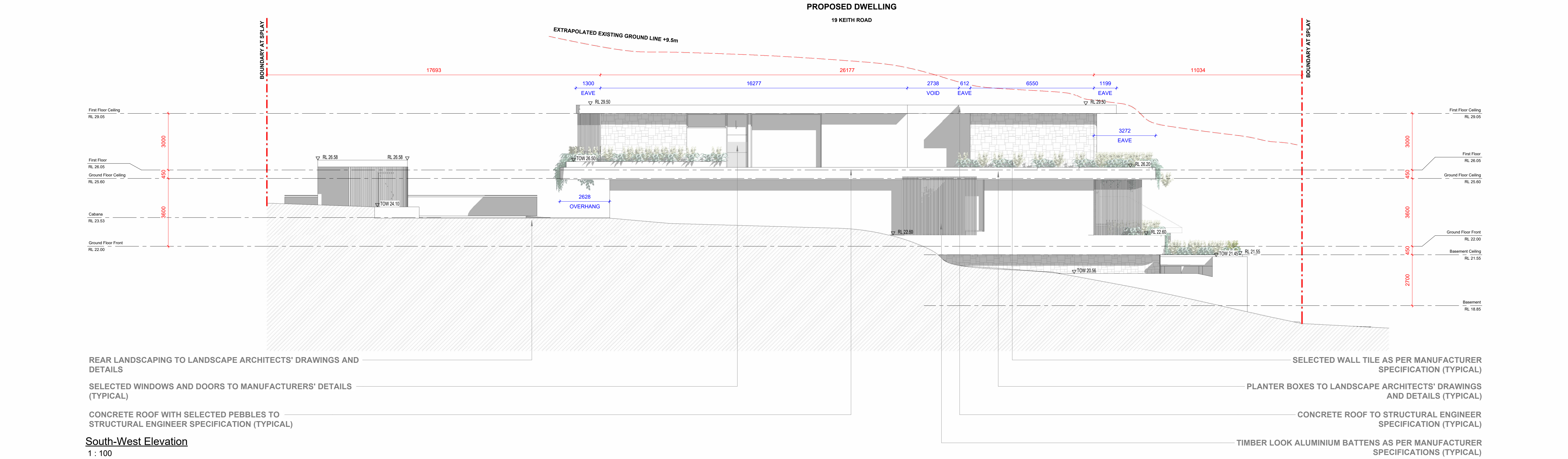
North-West Elevation  
1 : 100



DA DRAWINGS ONLY - NOT FOR CONSTRUCTION

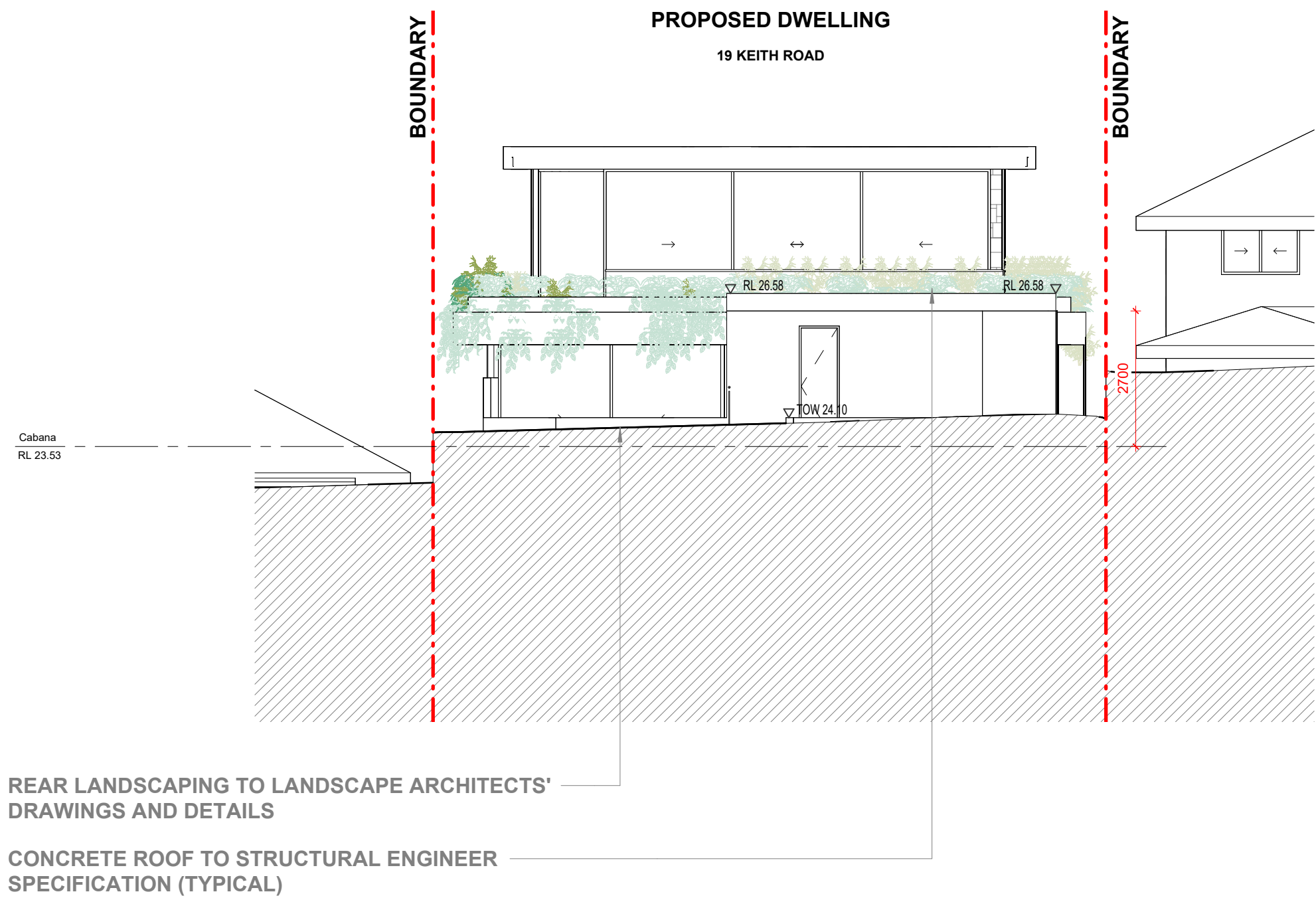
Project	Drawing Name	Date	Scale	Sheet Size	Job No.	Drawing No.	North Point	DO NOT SCALE FROM THESE DRAWINGS use given dimensions. Contractor/ Builder is to check all dimensions on site prior to commencement of shop drawings or fabrication. Any discrepancies are to be referred to the architect/ designer prior to commencement of work. This drawing is to be used in accordance with its "purpose of issue" only. No responsibility will be accepted for the improper use of this drawing. Architectural drawings indicate design intent only. Builder is to ensure that all construction is in accordance with all relevant Australian Standards, legislation, policies, Building Code of Australia, Development Consent and any other council or certifier's requirements. This set of drawings does not include all possible construction details and the builder is required to complete the design where the information is not available. Please contact the architect in case of doubt.	868 ARCHITECTS PTY LTD Nom. Arc. Robert Chapman-Malec Reg. No: 9315 38A President Ave, Caringbah, NSW, 2228 M: 0401 601 106 E: robert@868architects.com	868 ARCHITECTS
NGUYEN RESIDENCE	Elevations (South-East & North-West)	23/09/2024	1 : 100	@ A1	2401	A20				
		Drawn SS	Chk. RPCM			Revision / DA-1				



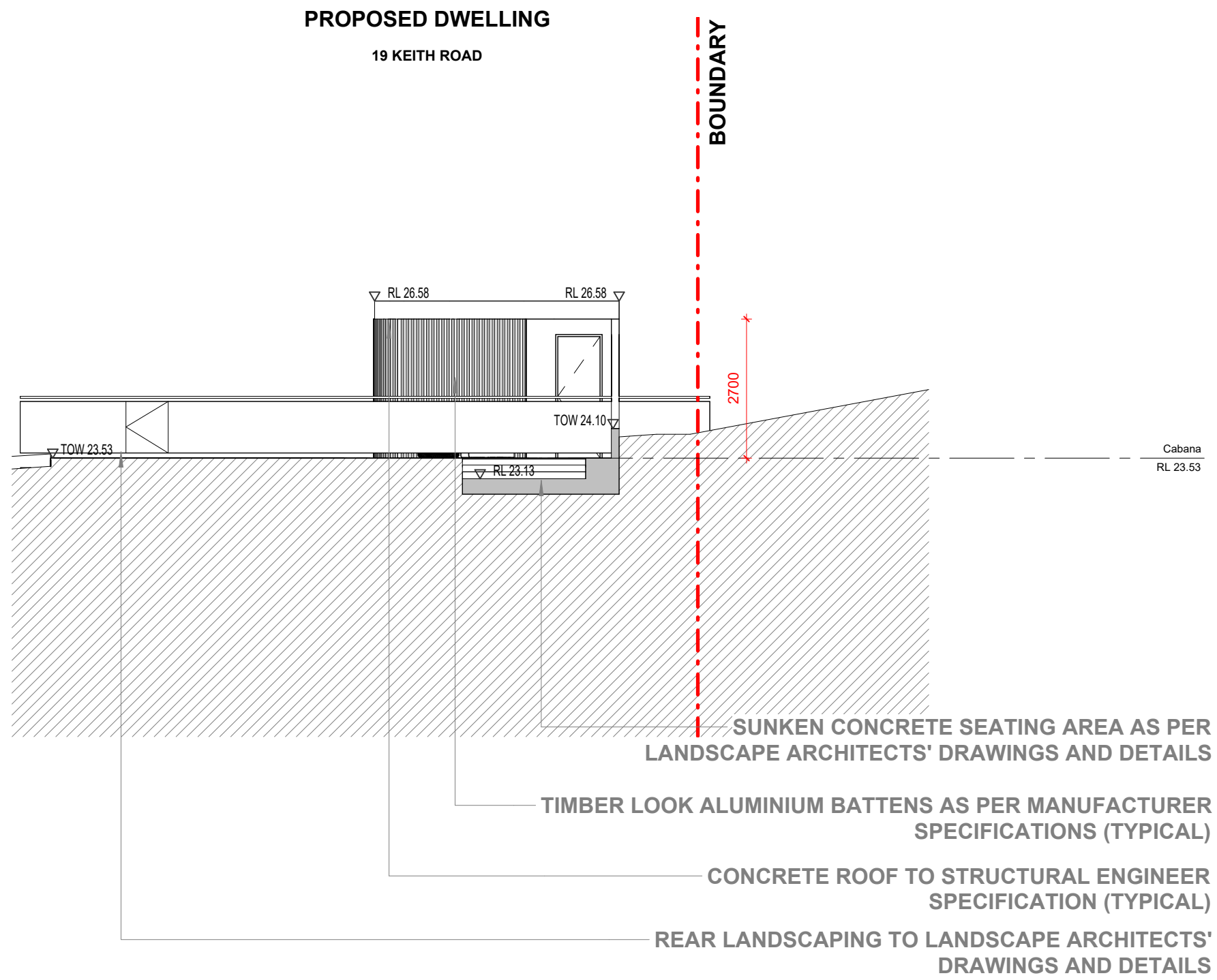


Project			Drawing Name	Date	Scale	Sheet Size	Job No.	Drawing No.	North Point	DO NOT SCALE FROM THESE DRAWINGS use given dimensions. Contractor/ Builder is to check all dimensions on site prior to commencement of shop drawings or fabrication. Any discrepancies are to be referred to the architect/ designer prior to commencement of work. This drawing is to be used in accordance with its "purpose of issue" only. No responsibility will be accepted for the improper use of this drawing. Architectural drawings indicate design intent only. Builder is to ensure that all construction is in accordance with all relevant Australian Standards, legislation, policies, Building Code of Australia, Development Consent and any other council or certifier's requirements. This set of drawings does not include all possible construction details and the builder is required to complete the design where the information is not available. Please contact the architect in case of doubt.	868 ARCHITECTS PTY LTD Nom. Arc. Robert Chapman-Malec Reg. No: 9315 38A President Ave, Caringbah, NSW, 2228 M: 0401 601 106 E: robert@868architects.com		868 ARCHITECTS
NGUYEN RESIDENCE			19 KEITH STREET, EARLWOOD	Elevations (South-West & North-East)	23/09/2024	1 : 100	@ A1	2401	A21				
									Revision		/ DA-1		
			Drawn SS		Chk. RPCM								

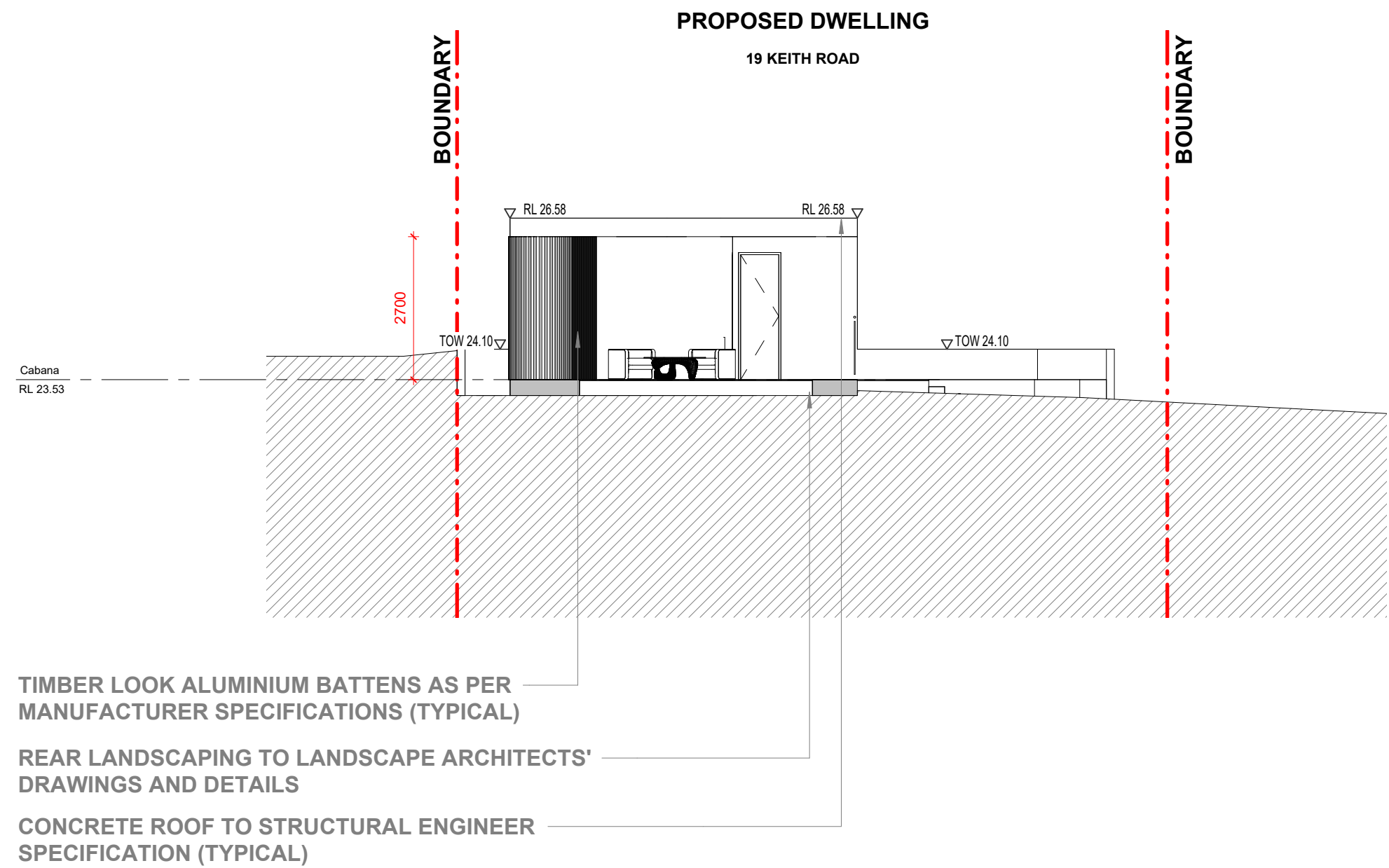




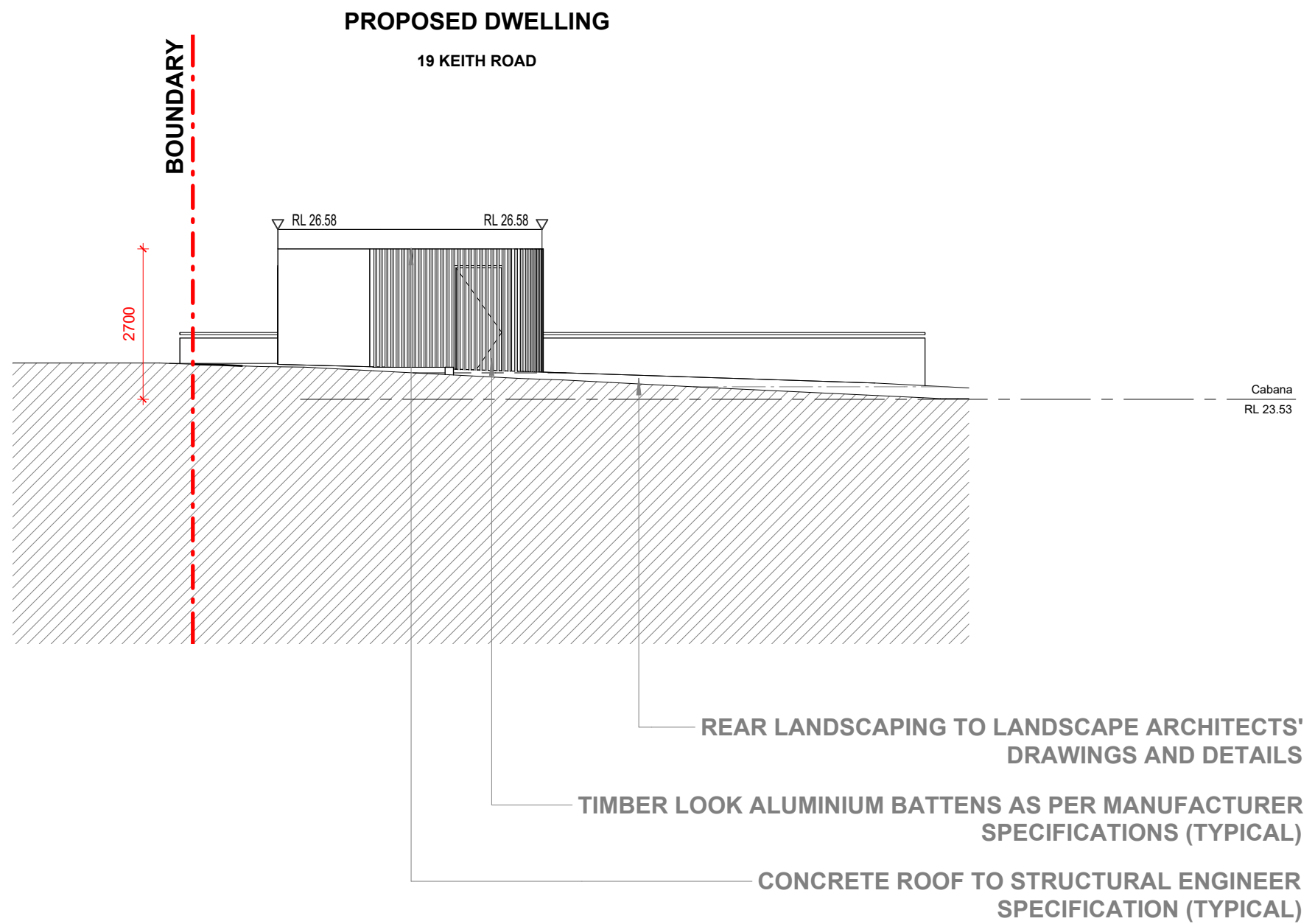
Elevation - Cabana - North-West  
1 : 100



Elevation - Cabana - North-East  
1 : 100



Elevation - Cabana - South-East  
1 : 100

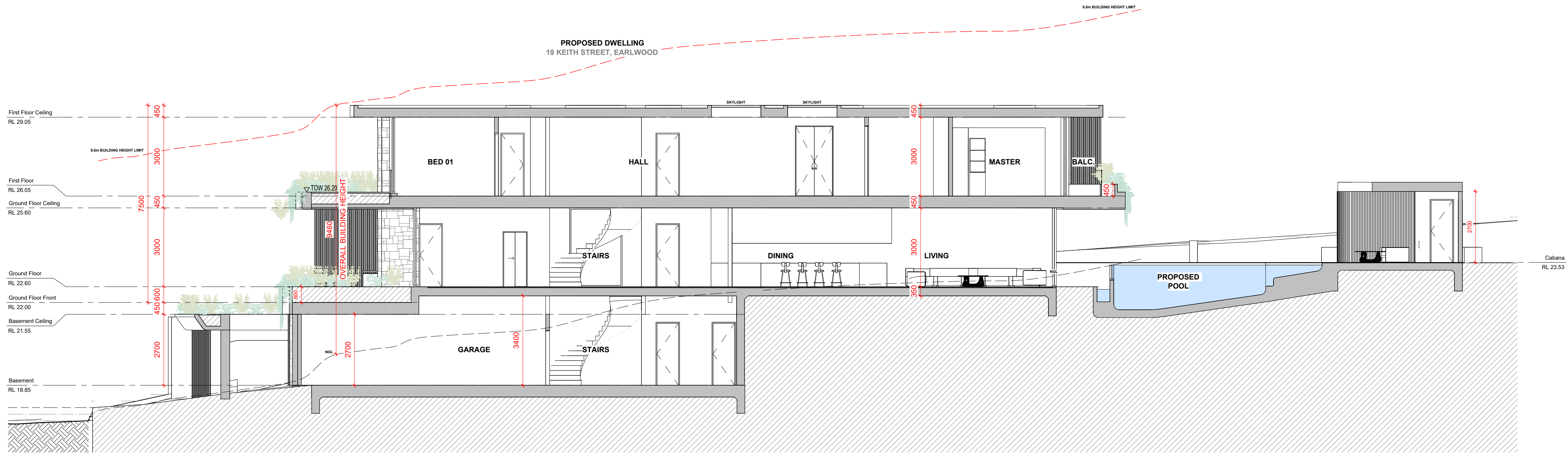


Elevation - Cabana - South-West  
1 : 100

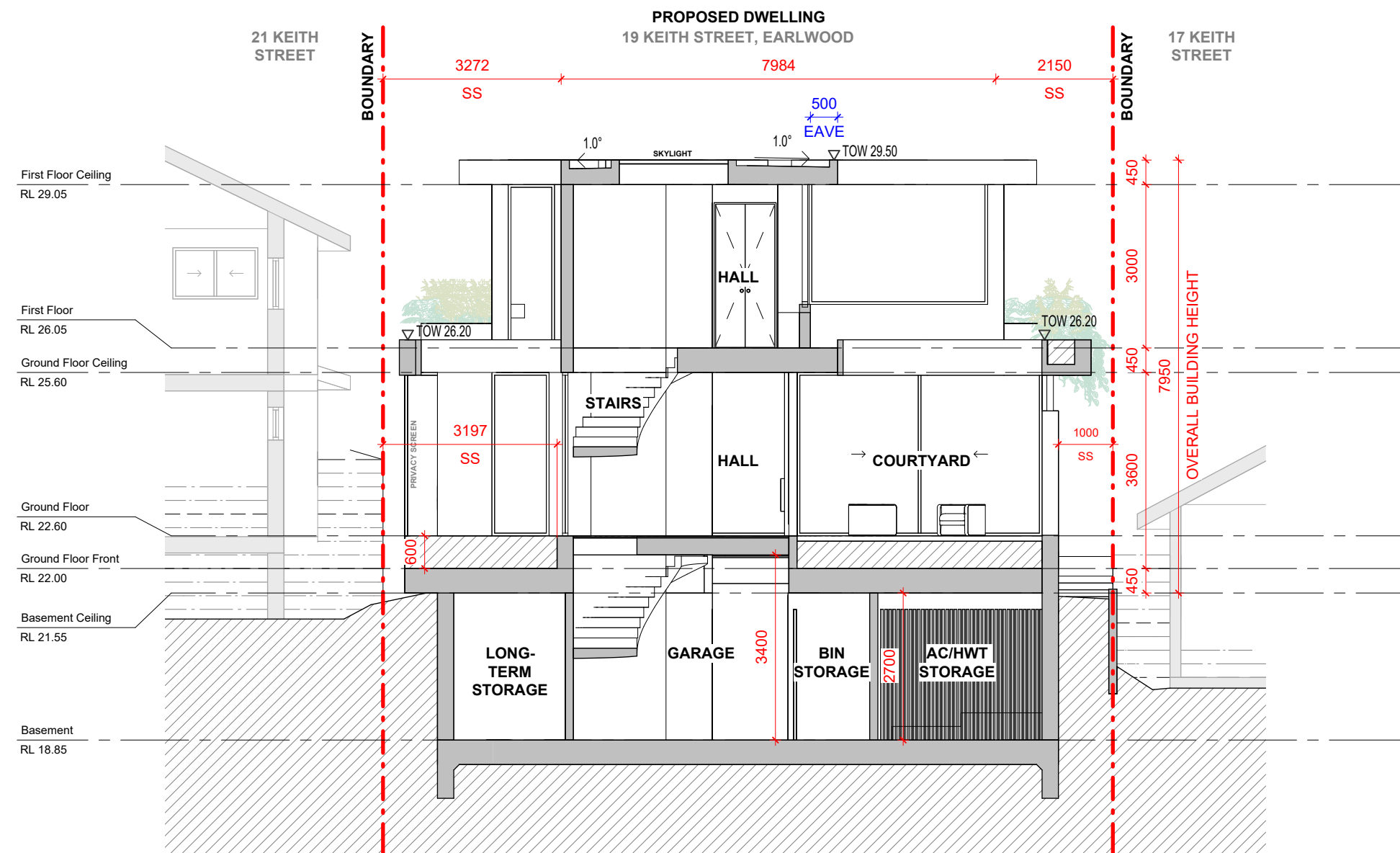
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Project	Drawing Name	Date	Scale	Sheet Size	Job No.	Drawing No.	North Point	DO NOT SCALE FROM THESE DRAWINGS use given dimensions. Contractor/ Builder is to check all dimensions on site prior to commencement of shop drawings or fabrication. Any discrepancies are to be referred to the architect/ designer prior to commencement of work. This drawing is to be used in accordance with its "purpose of issue" only. No responsibility will be accepted for the improper use of this drawing. Architectural drawings indicate design intent only. Builder is to ensure that all construction is in accordance with all relevant Australian Standards, legislation, policies, Building Code of Australia, Development Consent and any other council or certifier's requirements. This set of drawings does not include all possible construction details and the builder is required to complete the design where the information is not available. Please contact the architect in case of doubt.	868 ARCHITECTS PTY LTD Nom. Arc. Robert Chapman-Malec Reg. No: 9315 38A President Ave, Caringbah, NSW, 2228 M: 0401 601 106 E: robert@868architects.com	868 ARCHITECTS
NGUYEN RESIDENCE	Elevations - Cabana	23/09/2024	1 : 100	@ A1	2401	A22				
19 KEITH STREET, EARLWOOD		Drawn SS	Chk. RPCM			Revision / DA-1				

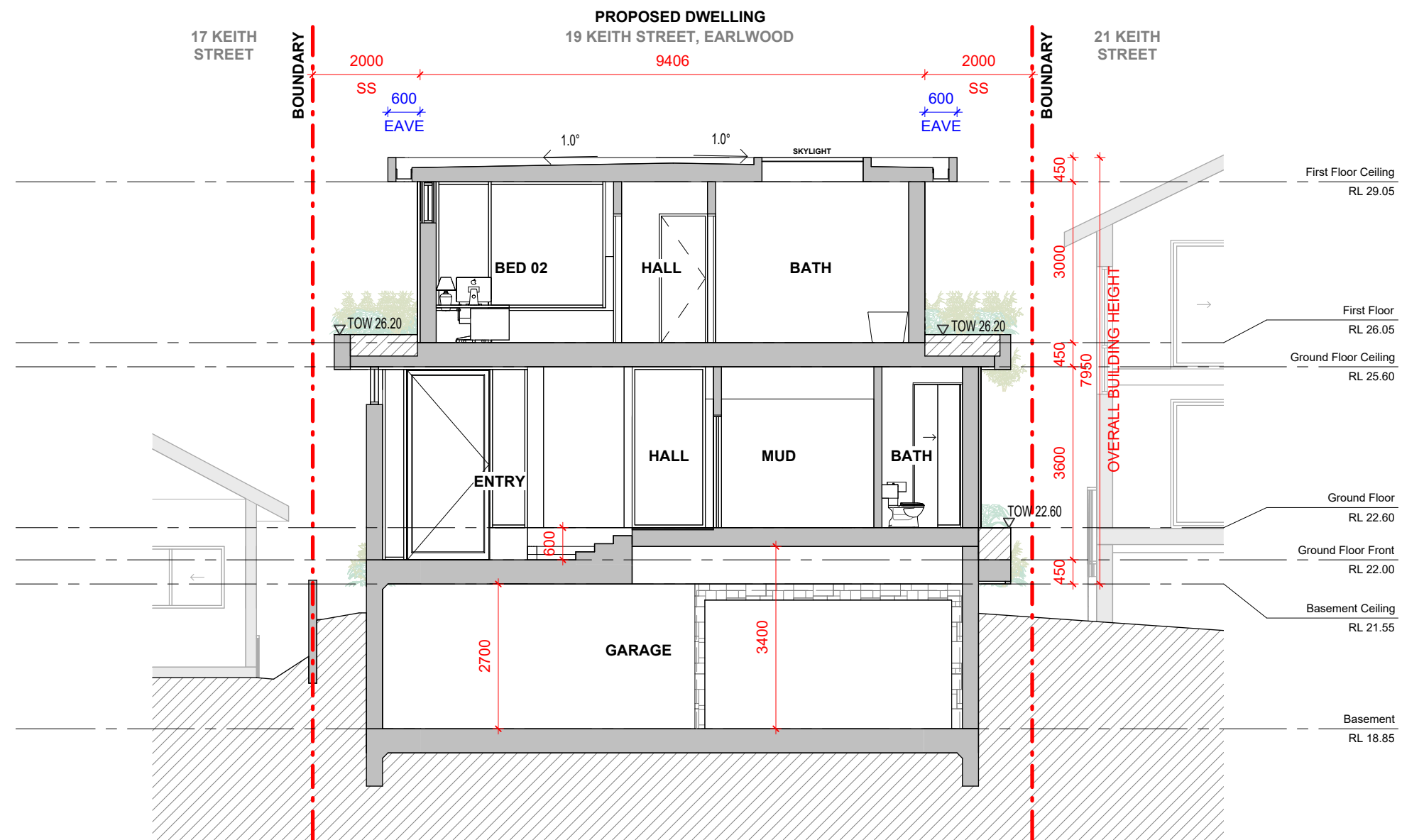




Long Section  
1 : 100



Short Section - Courtyard  
1 : 100



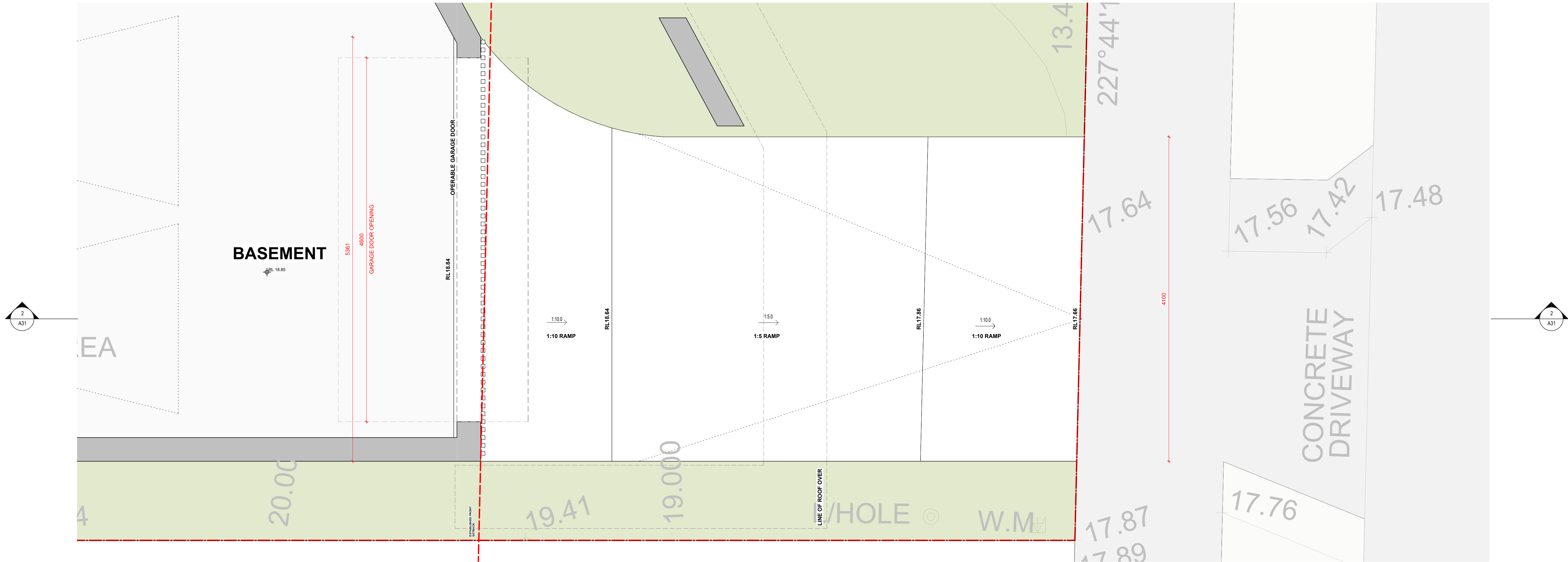
Short Section - Entryway  
1 : 100



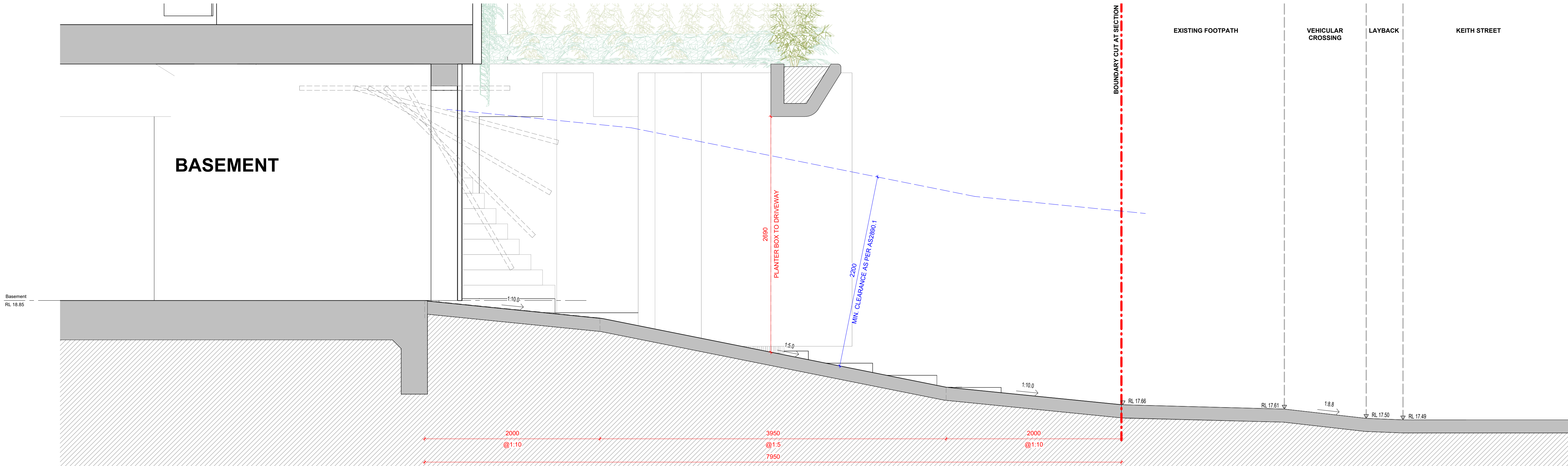
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NGUYEN RESIDENCE	Sections	23/09/2024	1 : 100	@ A1	2401	A30				
19 KEITH STREET, EARLOWOOD		Drawn SS	Chk. RPCM			Revision / DA-1				





Driveway Profile - Plan  
1 : 25

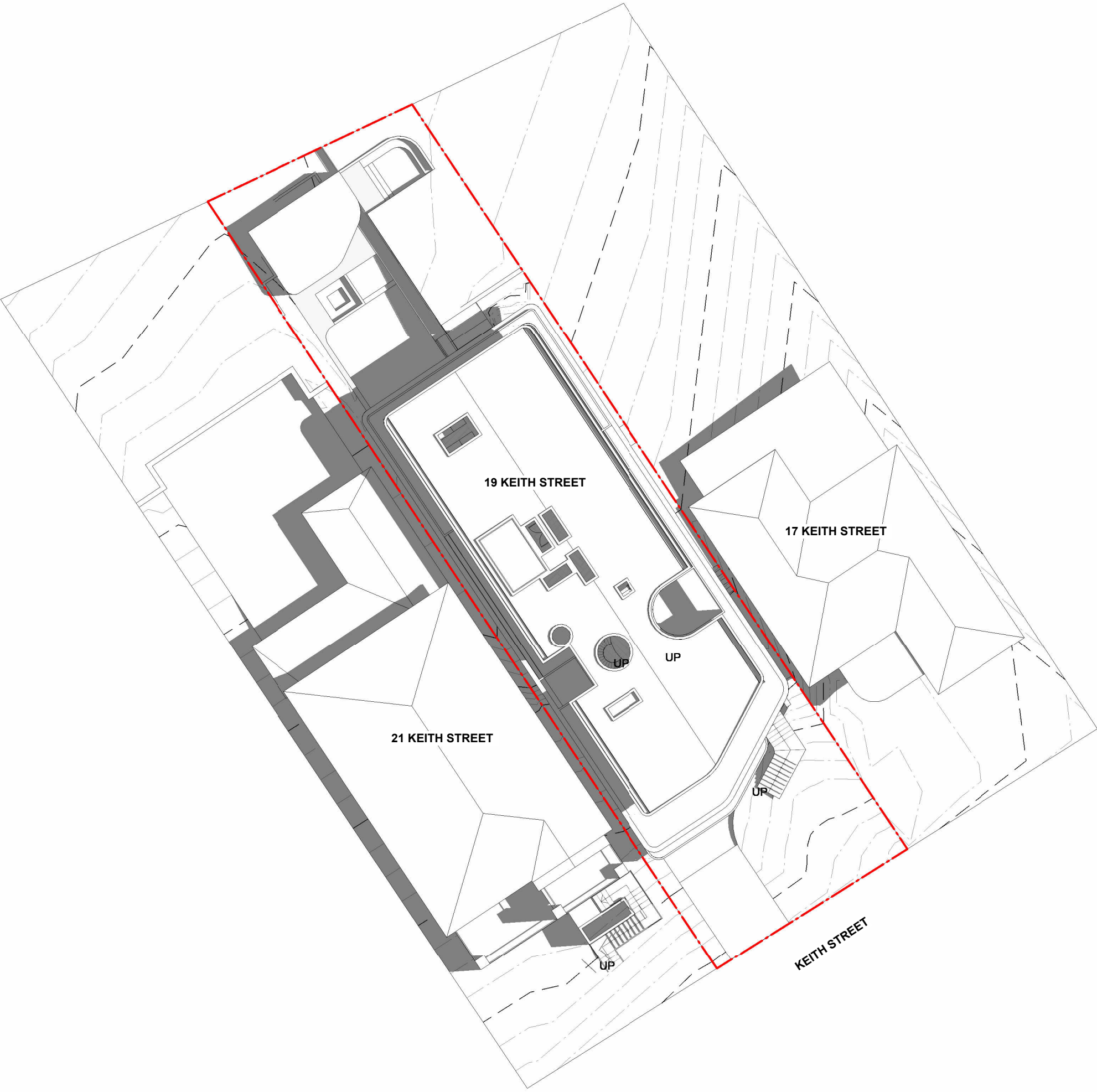


Driveway Profile - Section  
1 : 25

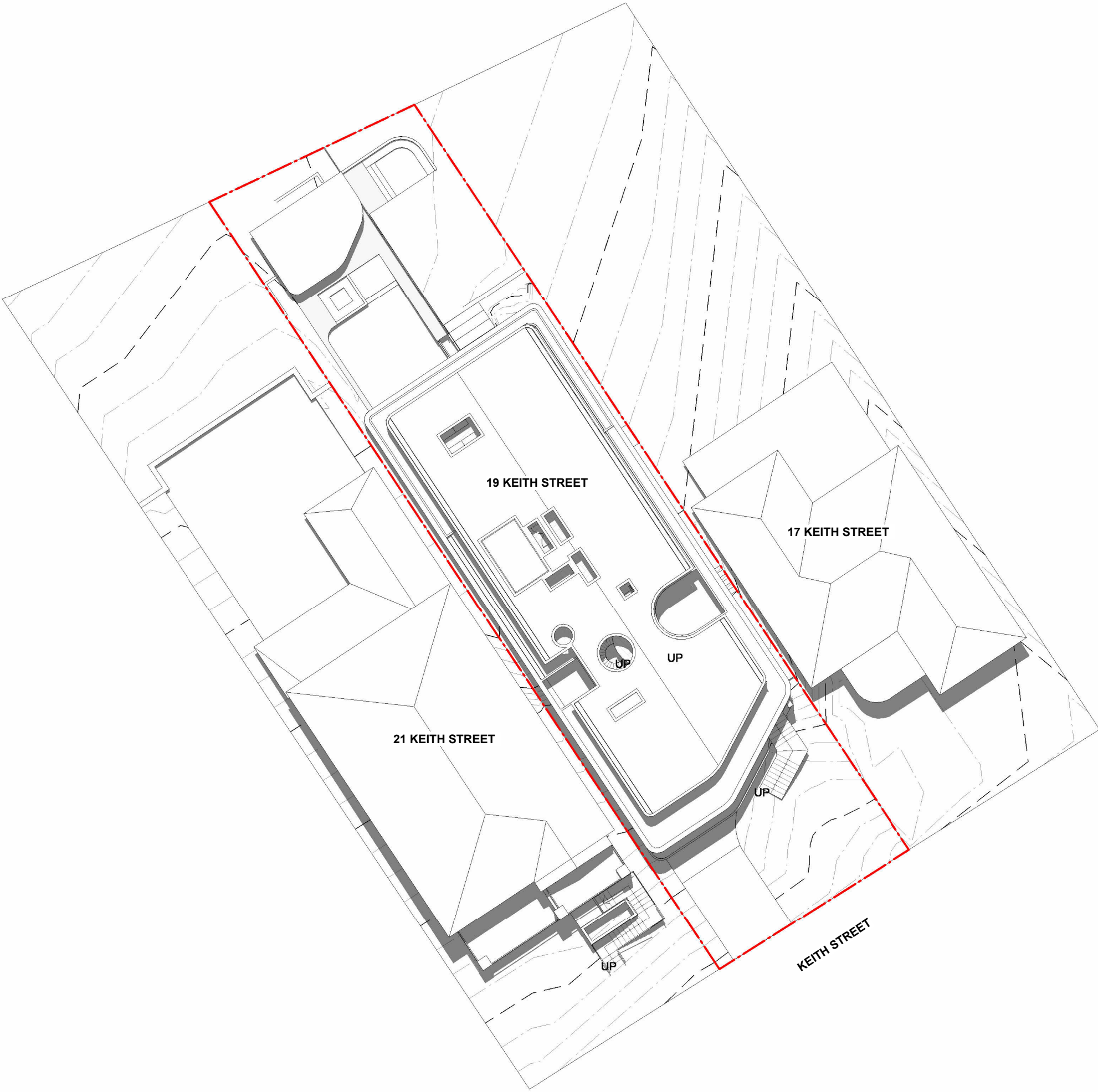
DA DRAWINGS ONLY - NOT FOR CONSTRUCTION

Project	Drawing Name	Date	Scale	Sheet Size	Job No.	Drawing No.	North Point	DO NOT SCALE FROM THESE DRAWINGS use given dimensions. Contractor/ Builder is to check all dimensions on site prior to commencement of shop drawings or fabrication. Any discrepancies are to be referred to the architect/ designer prior to commencement of work. This drawing is to be used in accordance with its "purpose of issue" only. No responsibility will be accepted for the improper use of this drawing. Architectural drawings indicate design intent only. Builder is to ensure that all construction is in accordance with all relevant Australian Standards, legislation, policies, Building Code of Australia, Development Consent and any other council or certifier's requirements. This set of drawings does not include all possible construction details and the builder is required to complete the design where the information is not available. Please contact the architect in case of doubt.	868 ARCHITECTS PTY LTD Nom. Arc. Robert Chapman-Malec Reg. No: 9315 38A President Ave, Caringbah, NSW, 2228 M: 0401 601 106 E: robert@868architects.com	868 ARCHITECTS
NGUYEN RESIDENCE	Sections - Driveway	23/09/2024	1 : 25	@ A1	2401	A31 Revision / DA-1				
19 KEITH STREET, EARLWOOD		Drawn SS	Chk. RPCM							





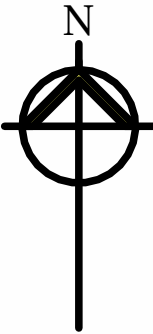
Summer - 21 Dec - 0900  
1 : 250



Summer - 21 Dec- 1200  
1 : 250



Summer - 21 Dec - 1500  
1 : 250



NOTE: TOPOGRAPHY & CONTEXT FOR NEIGHBOURING  
SITES (17 + 21 KEITH STREET) EXTRAPOLATED FROM  
LIMITED SURVEY POINTS AVAILABLE

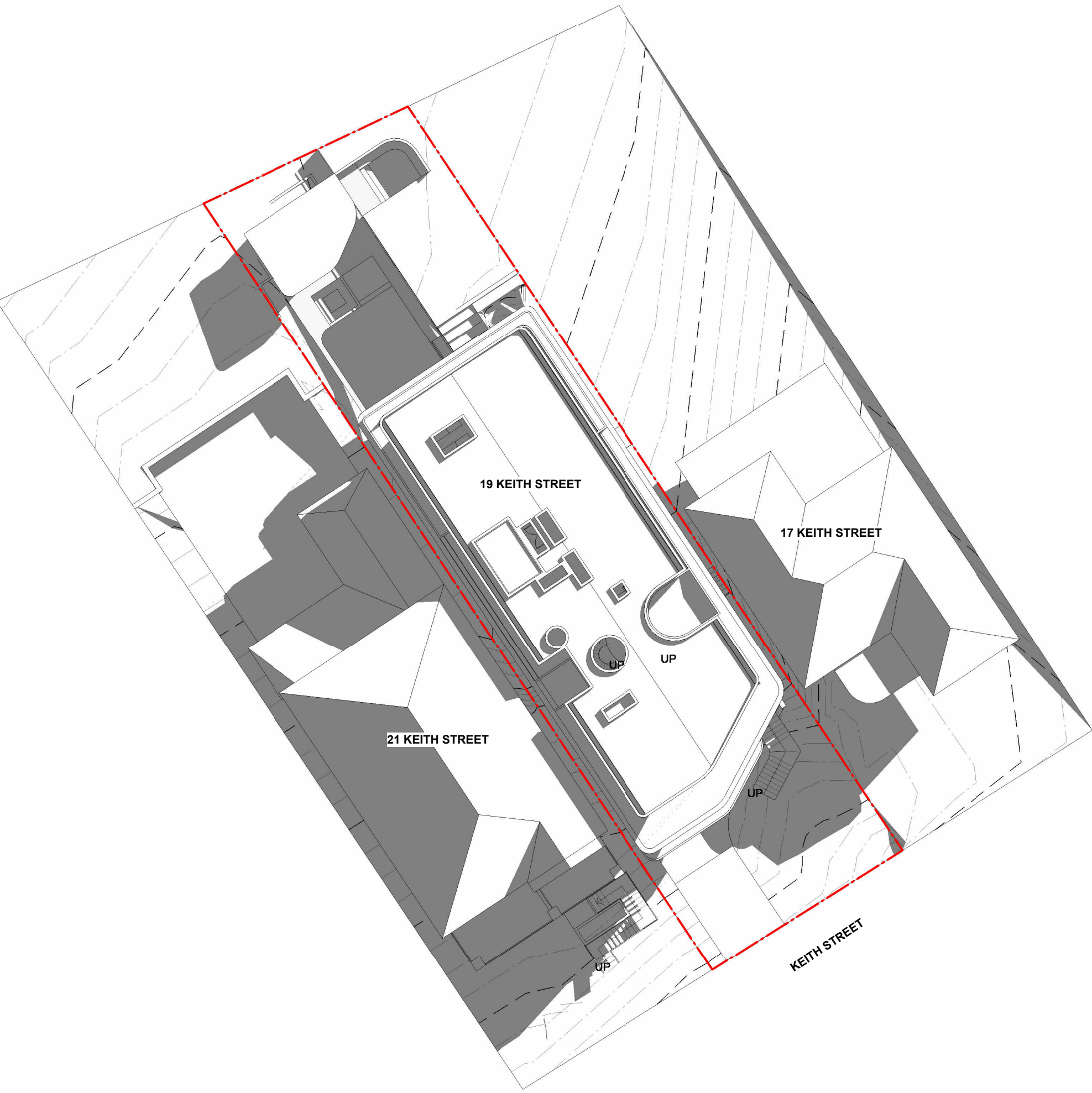
DA DRAWINGS ONLY - NOT FOR CONSTRUCTION

Project	Drawing Name	Date	Scale	Sheet Size	Job No.	Drawing No.	North Point	DO NOT SCALE FROM THESE DRAWINGS use given dimensions. Contractor/ Builder is to check all dimensions on site prior to commencement of shop drawings or fabrication. Any discrepancies are to be referred to the architect/ designer prior to commencement of work. This drawing is to be used in accordance with its "purpose of issue" only. No responsibility will be accepted for the improper use of this drawing. Architectural drawings indicate design intent only. Builder is to ensure that all construction is in accordance with all relevant Australian Standards, legislation, policies, Building Code of Australia, Development Consent and any other council or certifier's requirements. This set of drawings does not include all possible construction details and the builder is required to complete the design where the information is not available. Please contact the architect in case of doubt.
NGUYEN RESIDENCE	Shadow Diagrams - Summer - 0900-1500	23/09/2024	1 : 250	@ A1	2401	A40		
		Drawn SS	Chk. RPCM			Revision / DA-1		

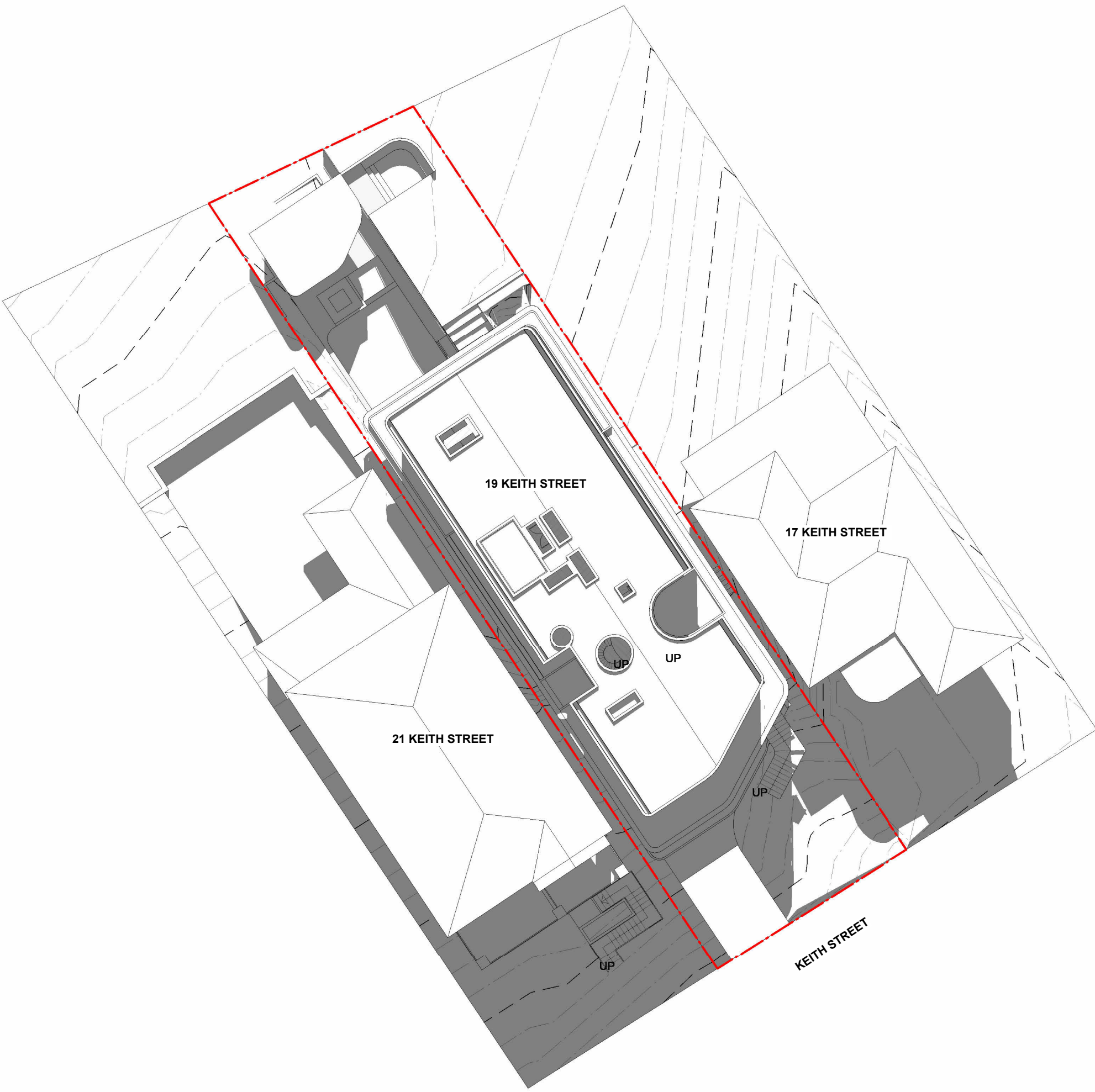
868 ARCHITECTS PTY LTD  
Nom. Arc. Robert Chapman-Malec  
Reg. No: 9315  
38A President Ave, Caringbah, NSW, 2228  
M: 0401 601 106 E: robert@868architects.com

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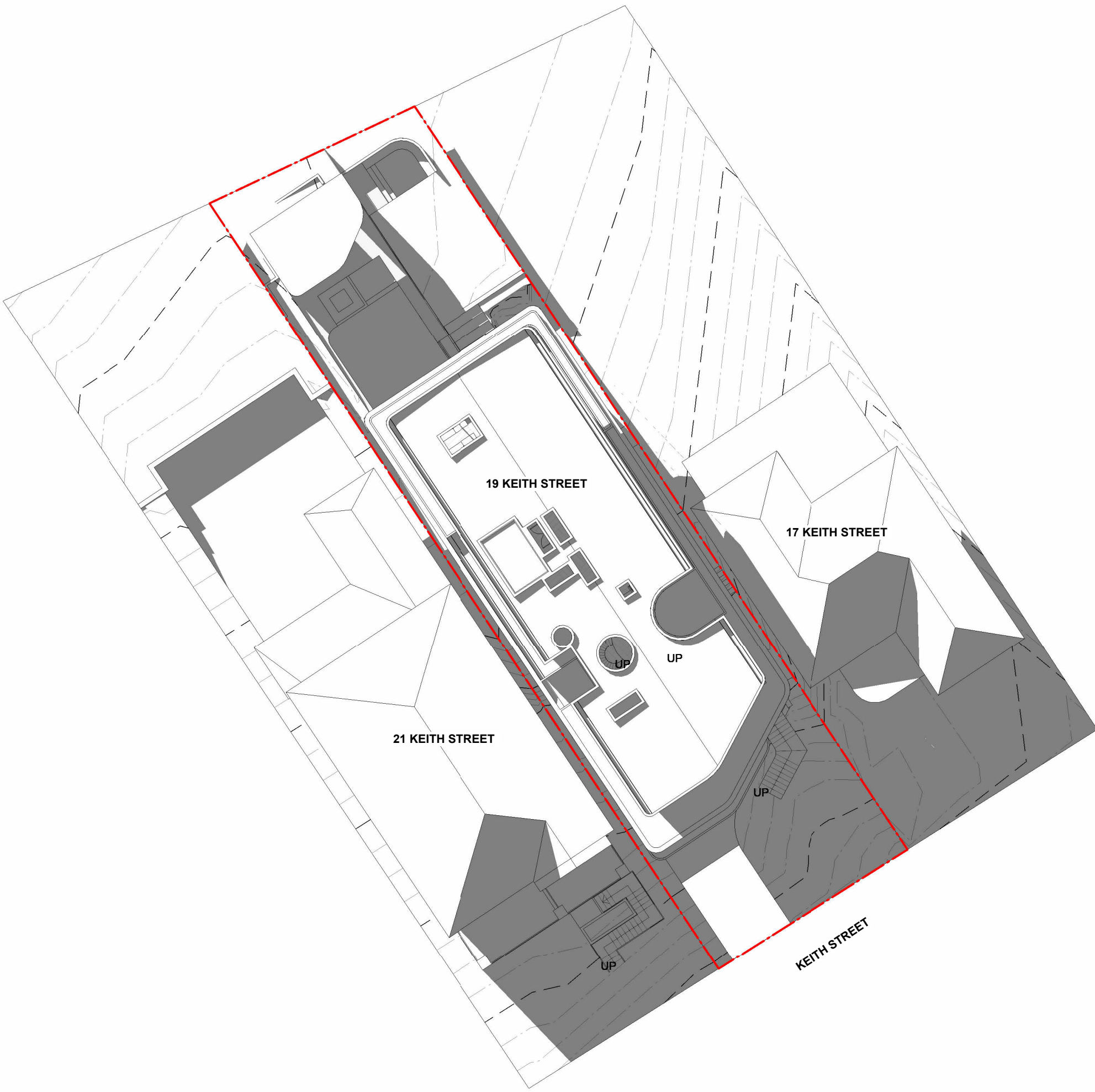




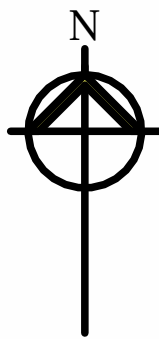
Winter - 21 June - 0900  
1 : 250



Winter - 21 June - 1200  
1 : 250



Winter - 21 June - 1500  
1 : 250



NOTE: TOPOGRAPHY & CONTEXT FOR NEIGHBOURING  
SITES (17 + 21 KEITH STREET) EXTRAPOLATED FROM  
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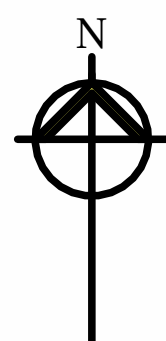
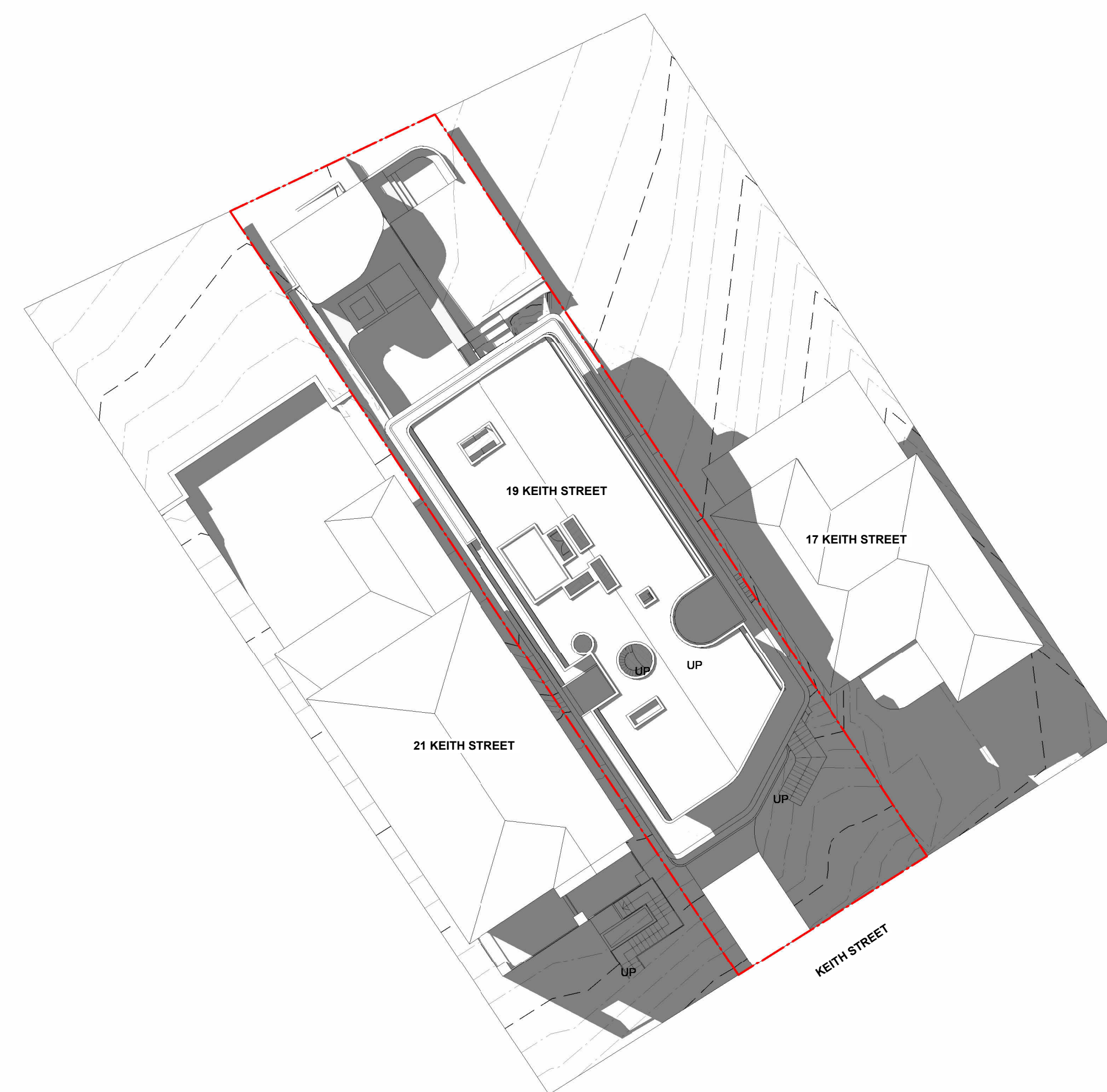
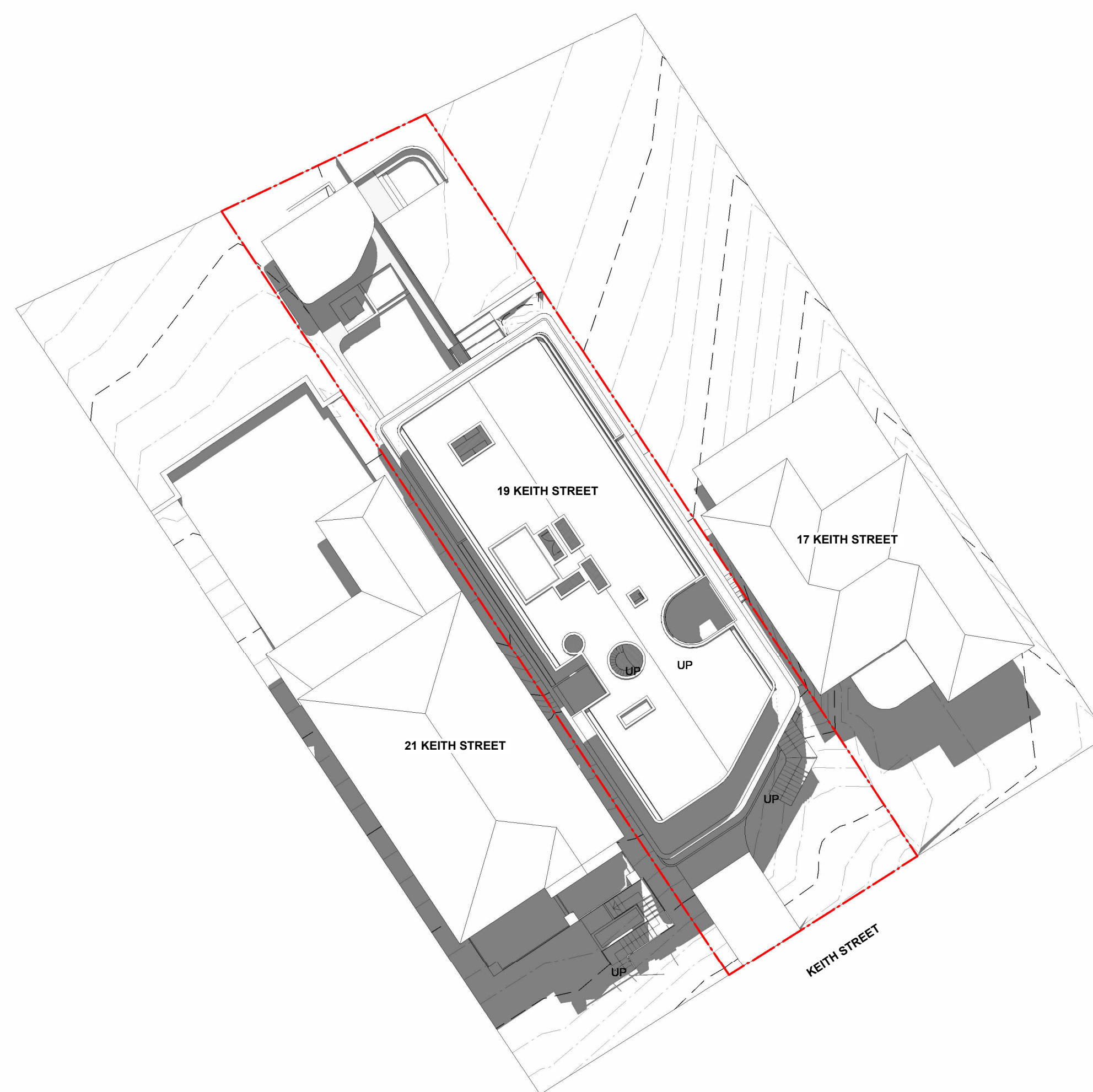
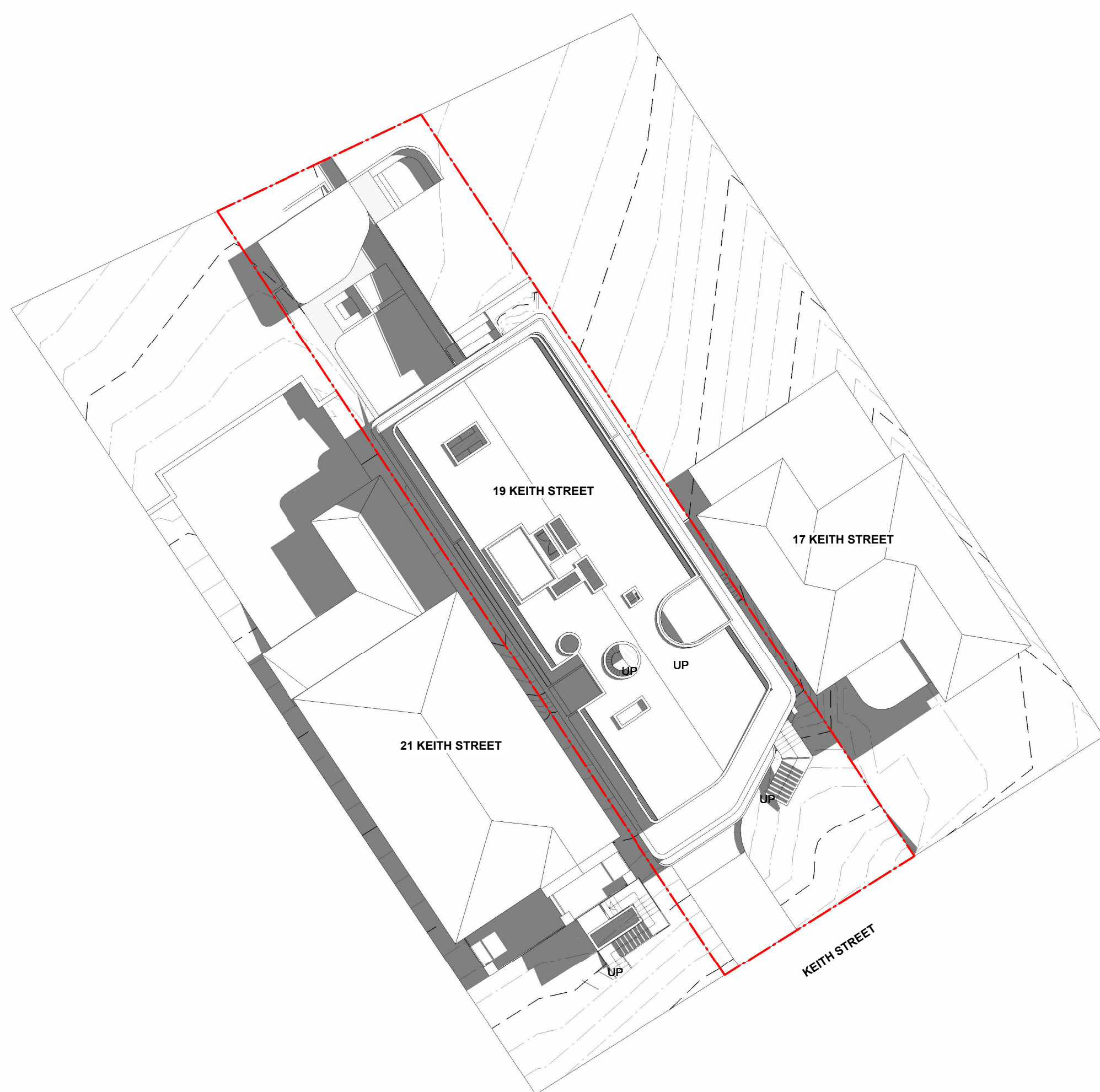
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NGUYEN RESIDENCE	Shadow Diagrams - Winter - 0900-1500	23/09/2024	1 : 250	@ A1	2401	A41		
		Drawn SS	Chk. RPCM			Revision / DA-1		

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M: 0401 601 106 E: robert@868architects.com

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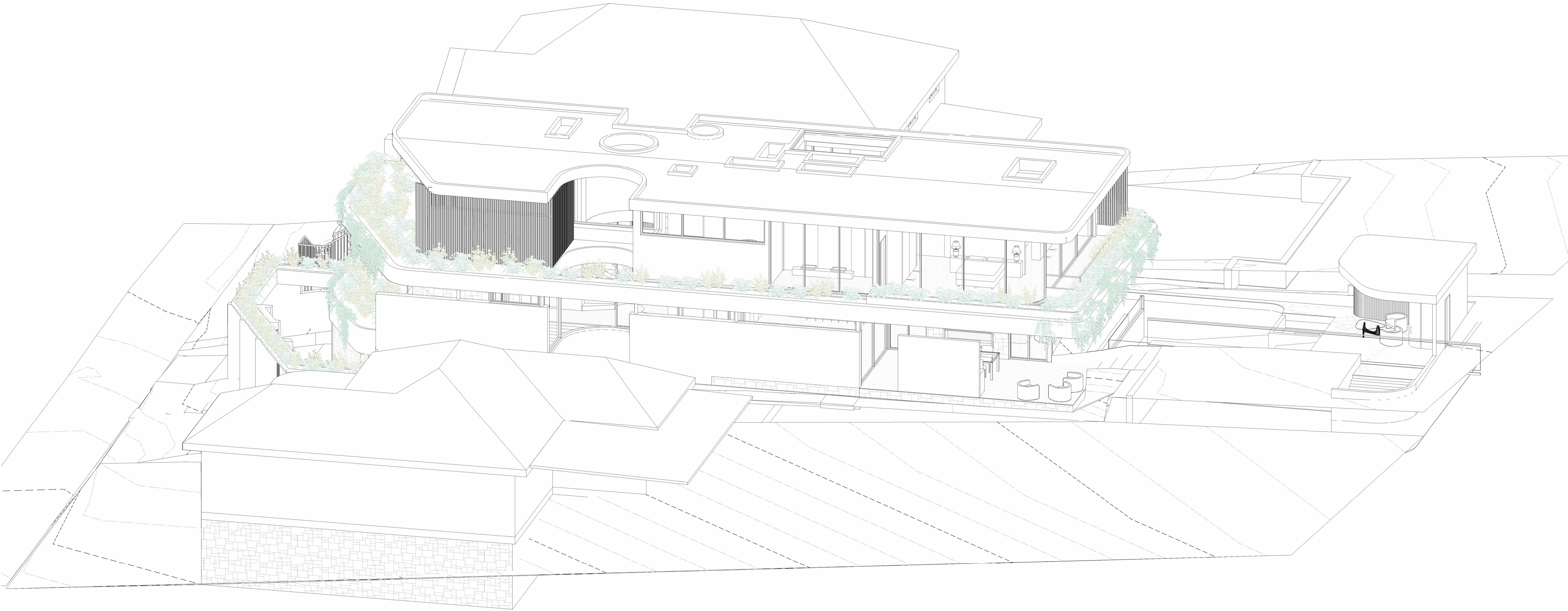




**NOTE: TOPOGRAPHY & CONTEXT FOR NEIGHBOURING SITES (17 + 21 KEITH STREET) EXTRAPOLATED FROM LIMITED SURVEY POINTS AVAILABLE**

<b>Project</b>	Drawing Name	Date	Scale	Sheet Size	Job No.	Drawing No.	North Point	DO NOT SCALE FROM THESE DRAWINGS use given dimensions. Contractor/ Builder is to check all dimensions on site prior to commencement of shop drawings or fabrication. Any discrepancies are to be referred to the architect designer prior to completion of work. This drawing is to be used in accordance with its "purpose of issue" only. No responsibility will be accepted for the improper use of this drawing. Architectural drawings do not indicate design intent only. Builder is to ensure that all construction is in accordance with all relevant Australian Standards, legislation, policies, Building Code of Australia, Development Consent and any other council or certifier's requirements. This set of drawings does not include all possible construction details and the builder is required to complete the design where the information is not available. Please contact the architect in case of doubt.
<b>NGUYEN RESIDENCE</b>	<b>Shadow Diagrams - Equinox - 0900-1500</b>	<b>23/09/2024</b>	<b>1 : 250</b>	<b>@ A1</b>	<b>2401</b>	<b>A42</b>		<b>868 ARCHITECTS PTY LTD</b> <b>Nom. Arc. Robert Chapman-Malec</b> <b>Reg. No: 9315</b> <b>M: 0401 601 106 E: robert@868architects.com</b>
<b>19 KEITH STREET, EARLWOOD</b>		<b>Drawn SS</b>	<b>Chk. RPCM</b>			<b>Revision / DA-1</b>		<b>868 ARCHITECTS</b>





Sun Eye Diagram - 0900

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NGUYEN RESIDENCE	Sun Eye Diagrams - Winter - 0900	23/09/2024	NTS	@ A1	2401	A43.1		
19 KEITH STREET, EARLWOOD		Drawn SS	Chk. RPCM			Revision / DA-1		

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Nom. Arc. Robert Chapman-Malec

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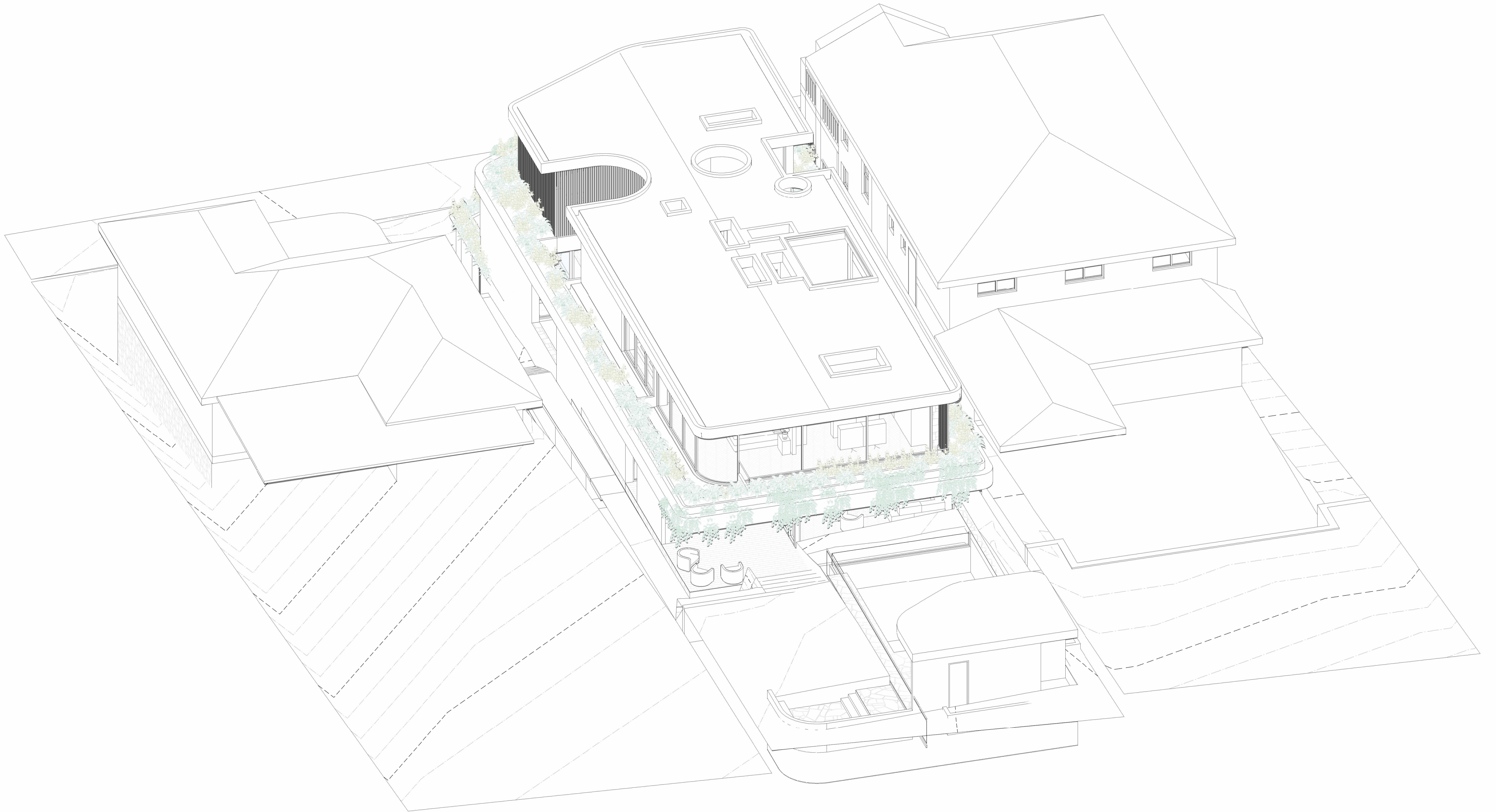












Sun Eye Diagram - 1300

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SITES (17 + 21 KEITH STREET) EXTRAPOLATED FROM  
LIMITED SURVEY POINTS AVAILABLE

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NGUYEN RESIDENCE	Sun Eye Diagrams - Winter - 1300	23/09/2024	NTS	@ A1	2401	A43.5		
19 KEITH STREET, EARLWOOD		Drawn SS	Chk. RPCM			Revision / DA-1		

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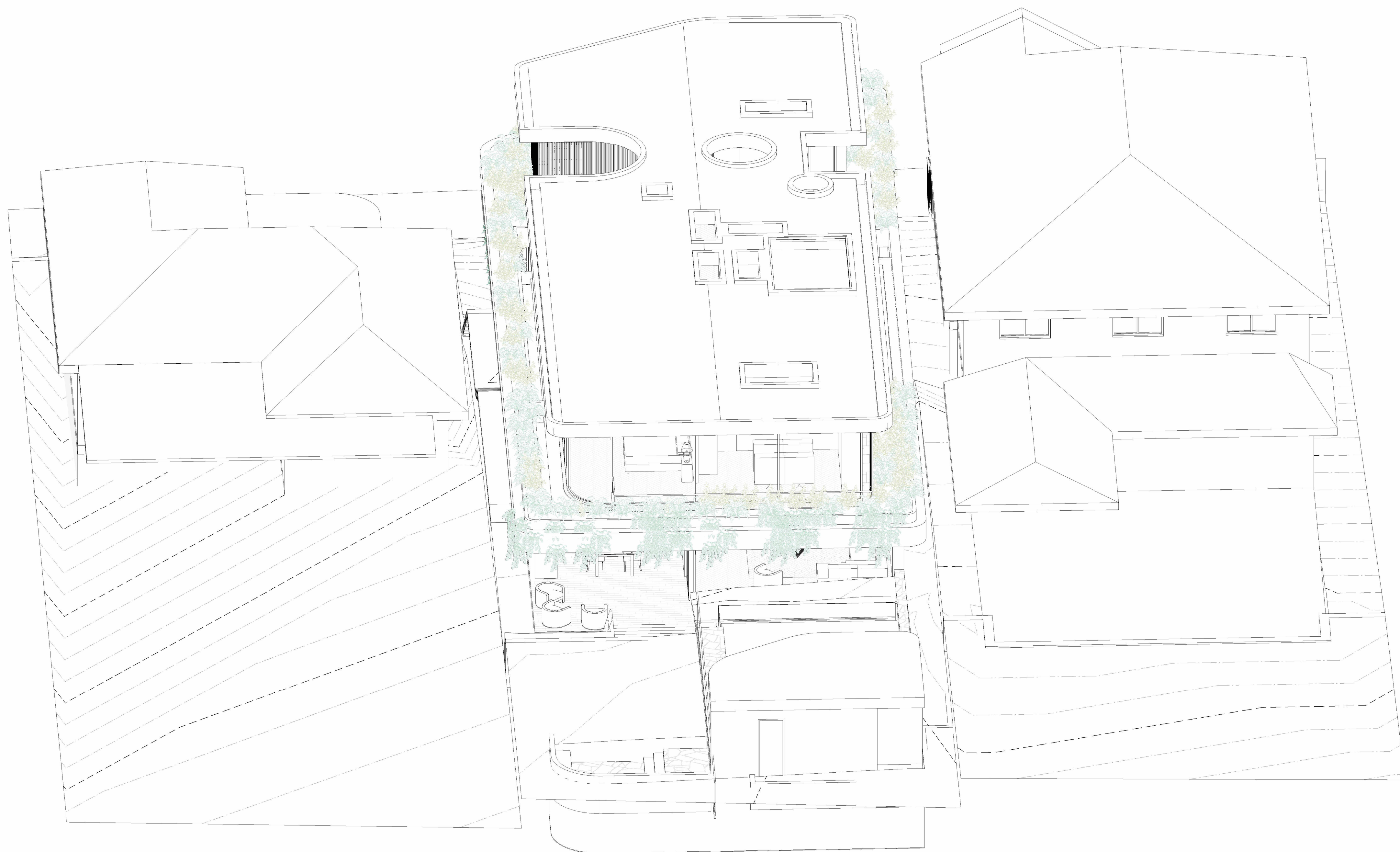
38A President Ave, Caringbah, NSW, 2228

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### Sun Eye Diagram - 1400

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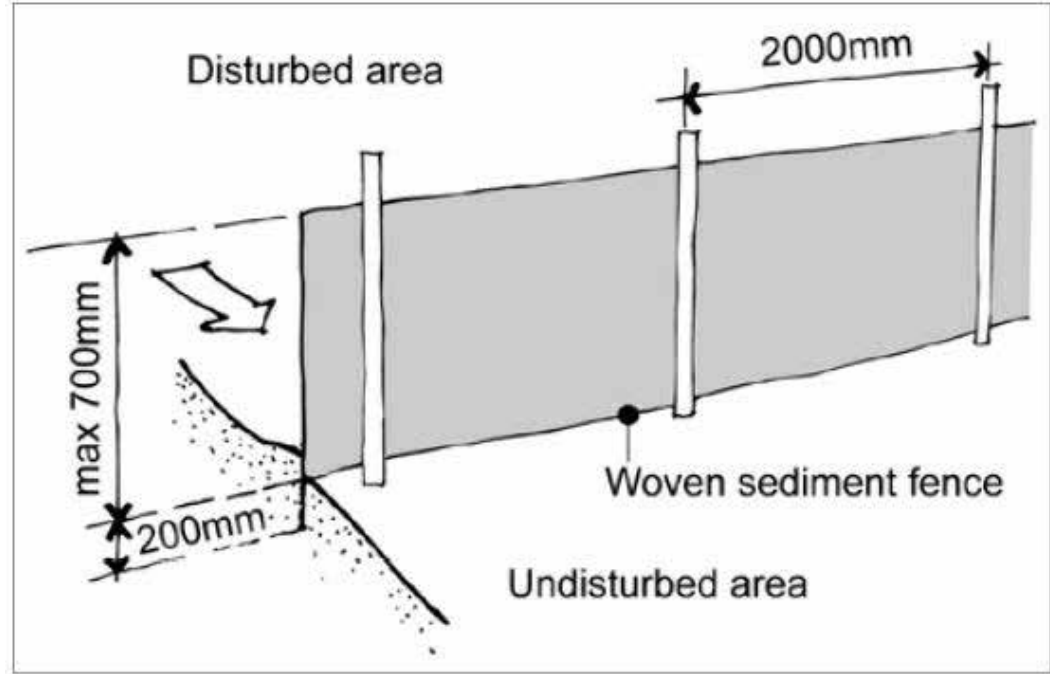
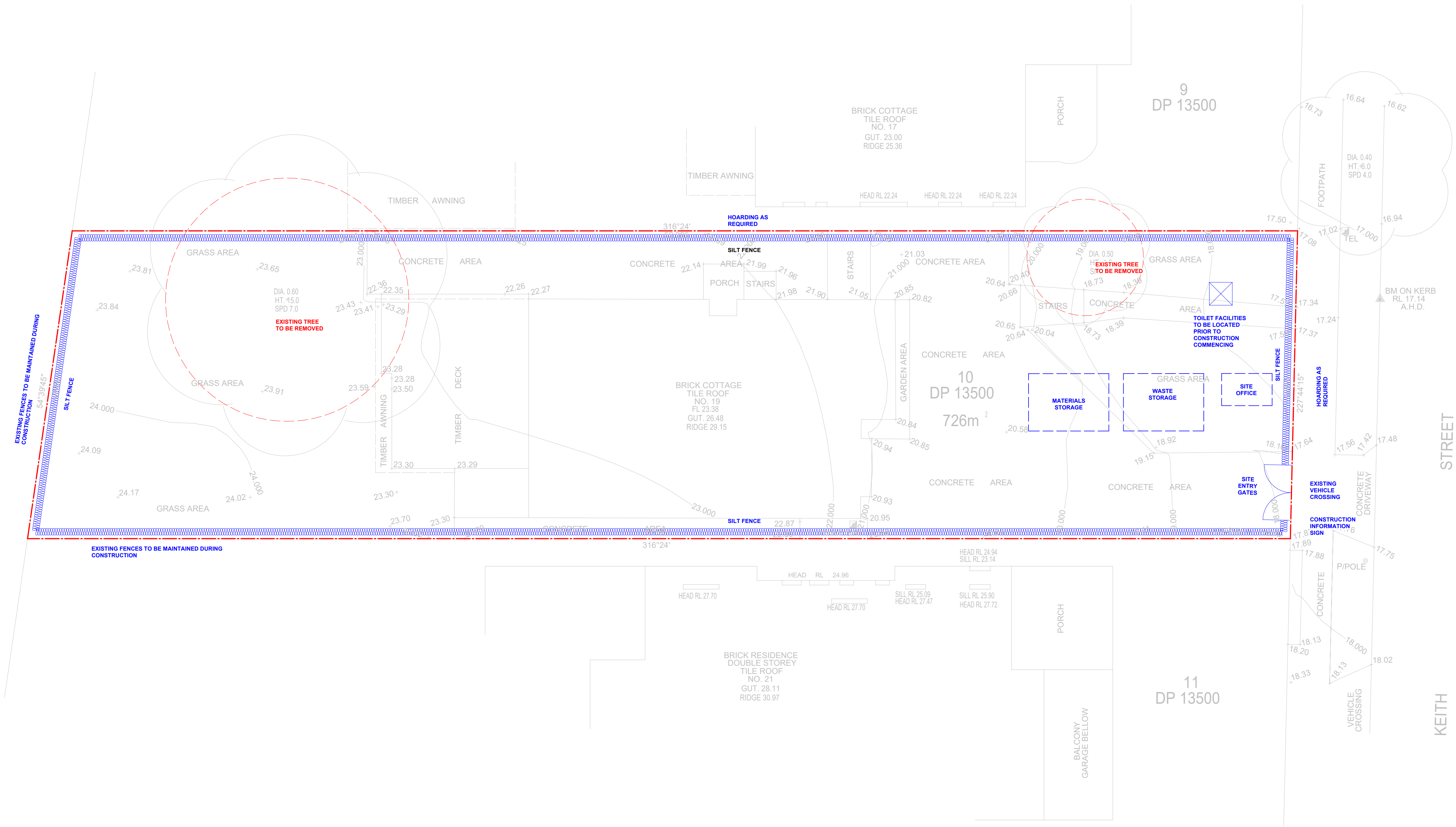
**DA DRAWINGS ONLY - NOT FOR CONSTRUCTION**

Project		Drawing Name		Date	Scale	Sheet Size	Job No.	Drawing No.	North Point	DO NOT SCALE FROM THESE DRAWINGS use given dimensions. Contractor/ Builder is to check all dimensions on site prior to commencement of shop drawings or fabrication. Any discrepancies are to be referred to the architect/ designer prior to commencement of work. This drawing is to be used in accordance with its "purpose of issue" only. No responsibility will be accepted for the improper use of these drawings. Architectural drawings indicate design intent only. Builder is to ensure that all construction is in accordance with all relevant Australian standards, legislation, policies, Building Code of Australia, Development Consent and any other council or certifier's requirements. This set of drawings does not include all possible construction details and the builder is required to complete the design where the information is not available. Please contact the architect in case of doubt.	868 ARCHITECTS PTY LTD Norm. Arc. Robert Chapman-Malec Reg. No: 9315 38A President Ave, Caringbah, NSW, 2228 M: 0401 601 106 E: robert@868architects.com	<div>868</div> <div>ARCHITECTS</div>
GUYEN RESIDENCE		19 KEITH STREET, EARLWOOD		Sun Eye Diagrams - Winter - 1400		23/09/2024	NTS	@ A1	2401			
				Drawn SS	R/C RPCM							

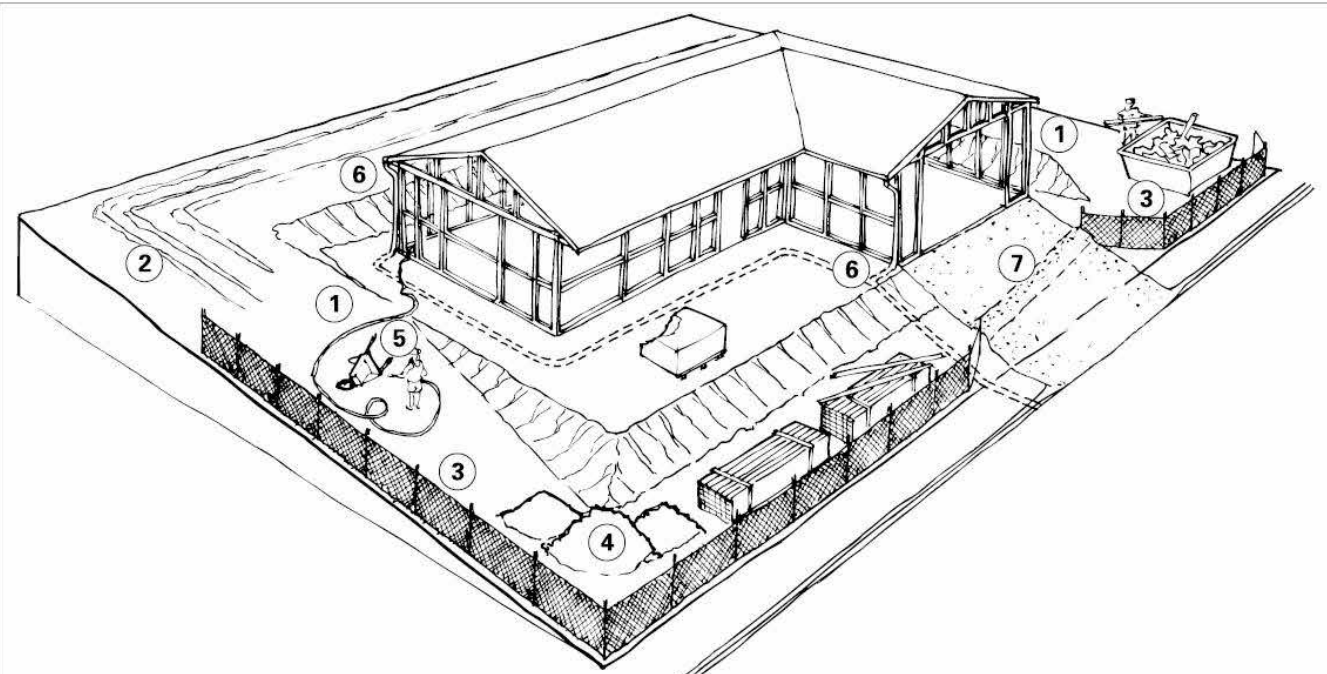








Woven sediment fences trap sediment but allow water through.



Erosion and sediment control measures: 1 minimise disturbance, 2 diversion devices, 3 sediment barriers, 4 secure stockpiles, 5 other containments, 6 early stormwater connection, 7 controlled access point.

**TREE PROTECTION GUIDELINES**

**1. WORK NEAR TREES**  
All trees, including trees which are to remain undisturbed are indicated on the drawings and shall be adequately protected for the duration of the construction period. The owner, or a suitable person, shall be responsible for ensuring the protection of the trees to be retained. The protection of trees shall be the responsibility of the contractor. The protection of trees shall be the responsibility of the contractor. The protection of trees shall be the responsibility of the contractor.

**2. PROTECTION**  
Trees to be retained shall be protected by a silt fence or other suitable method. The protection shall be installed prior to the commencement of construction. The protection shall be maintained throughout the construction period. The protection shall be removed upon completion of construction. The protection shall be replaced if it is damaged or removed. The protection shall be replaced if it is damaged or removed. The protection shall be replaced if it is damaged or removed.

**Soil and Water Management:**

1. Install a silt fence as shown on plan prior to any on site earthworks commencing.

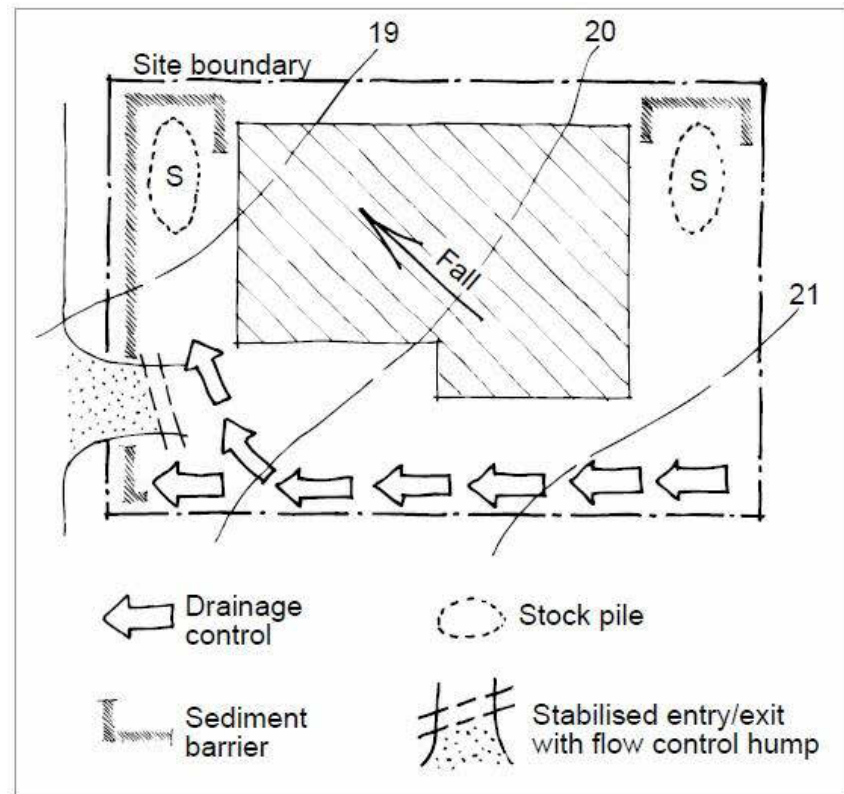
2. Install temporary sediment barriers to all inlet pits likely to collect silt-laden water until regressed.

3. All silt fences and barriers are to be maintained in good construction and desilted during construction.

**Construction Management:**

1. Waste Materials are to be stockpiled or loaded into bins.

All protection works to be carried out in accordance with Sutherland Shire Council Environmental Site Management DCP.



**Soil and Water Management:**

1. Install a silt fence as shown on plan prior to any on site earthworks commencing.
2. Install temporary sediment barriers to all inlet pits likely to collect silt-laden water until regressed.
3. All silt fences and barriers are to be maintained in good construction and desilted during construction.

**Construction Management:**

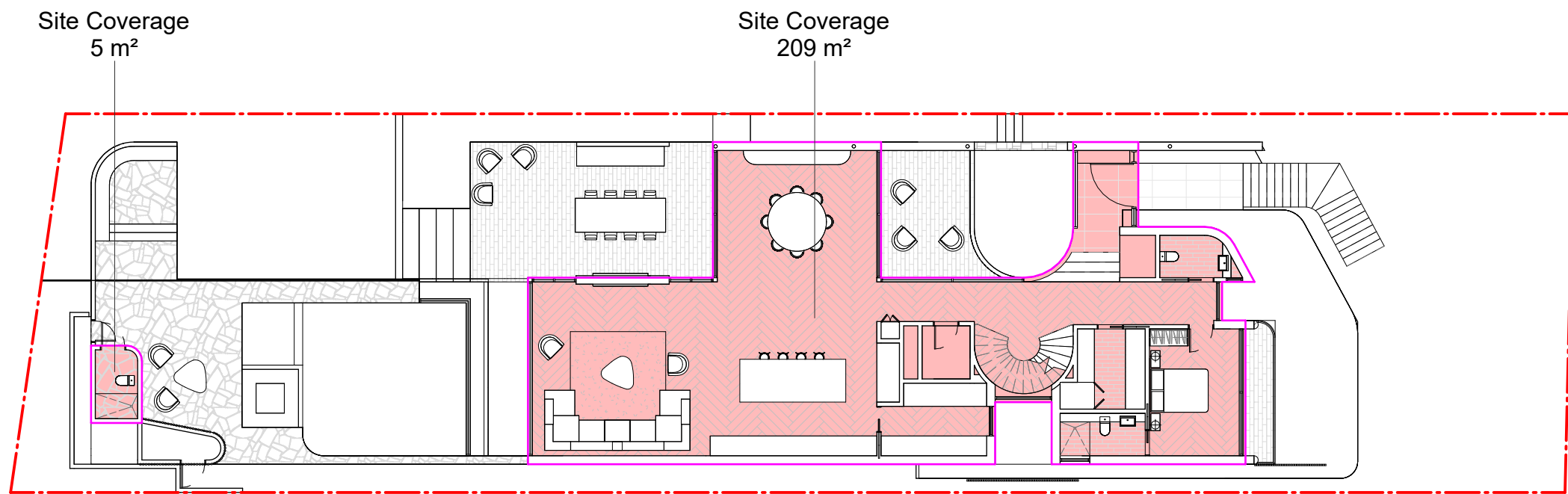
1. Waste Materials are to be stockpiled or loaded into bins.

All protection works to be carried out in accordance with Canterbury-Bankstown Environmental Site Management DCP

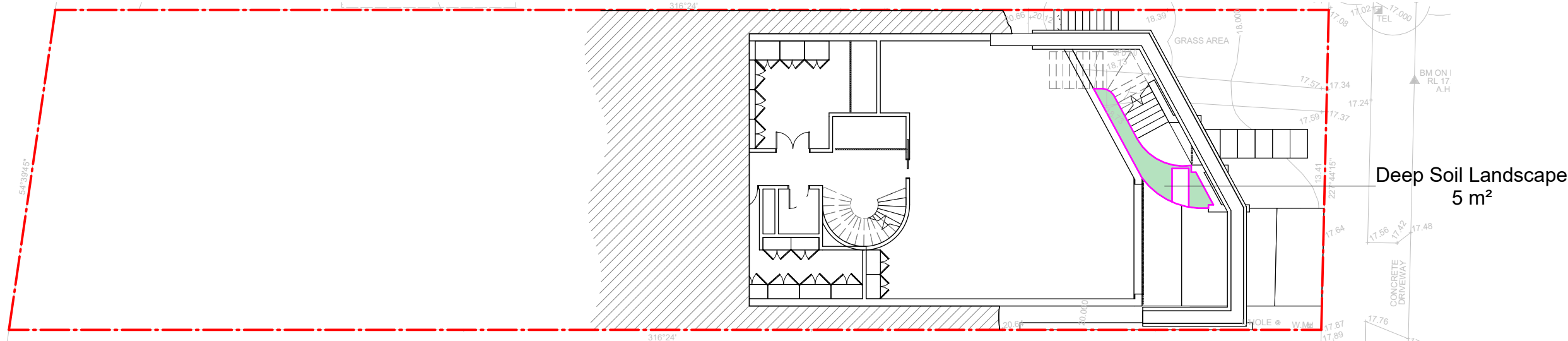
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NGUYEN RESIDENCE	19 KEITH STREET, EARLWOOD	23/09/2024	1 : 100	@ A1	2401	A50 Revision / DA-1				
	Construction & Waste Management	Drawn SS	Chk. RPCM							

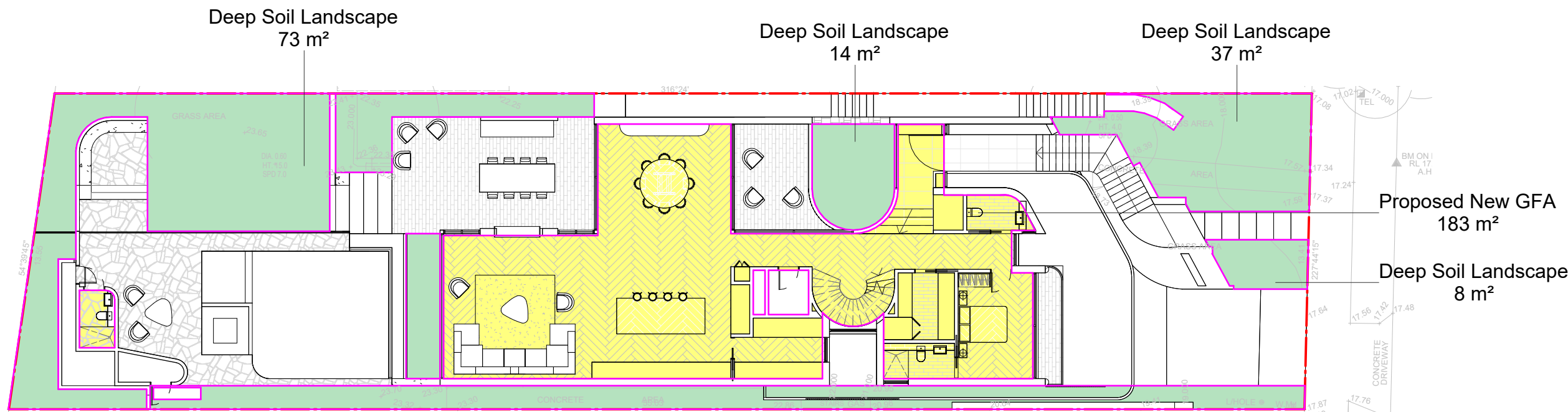




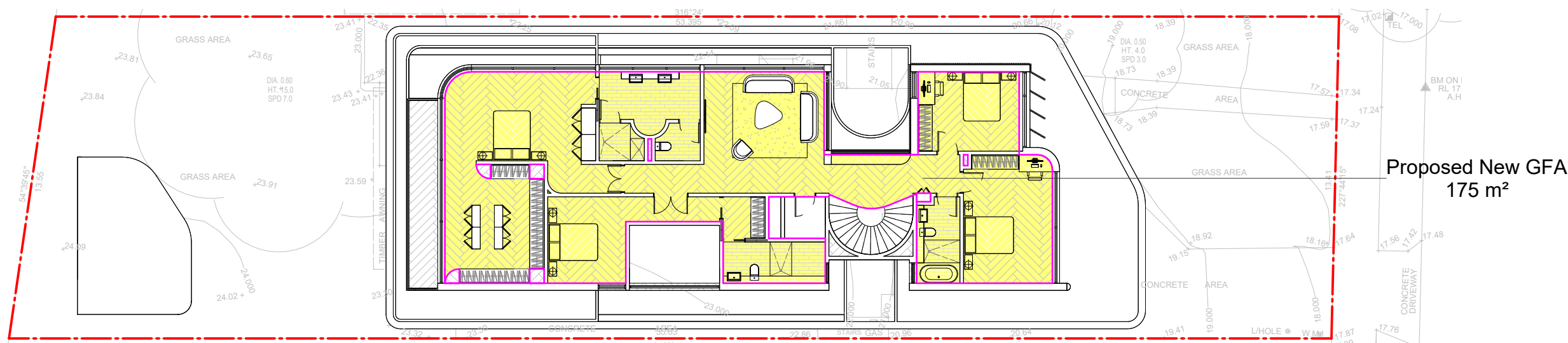
Site Coverage Plan  
1 : 200



Basement  
1 : 200



Ground Floor Front  
1 : 200



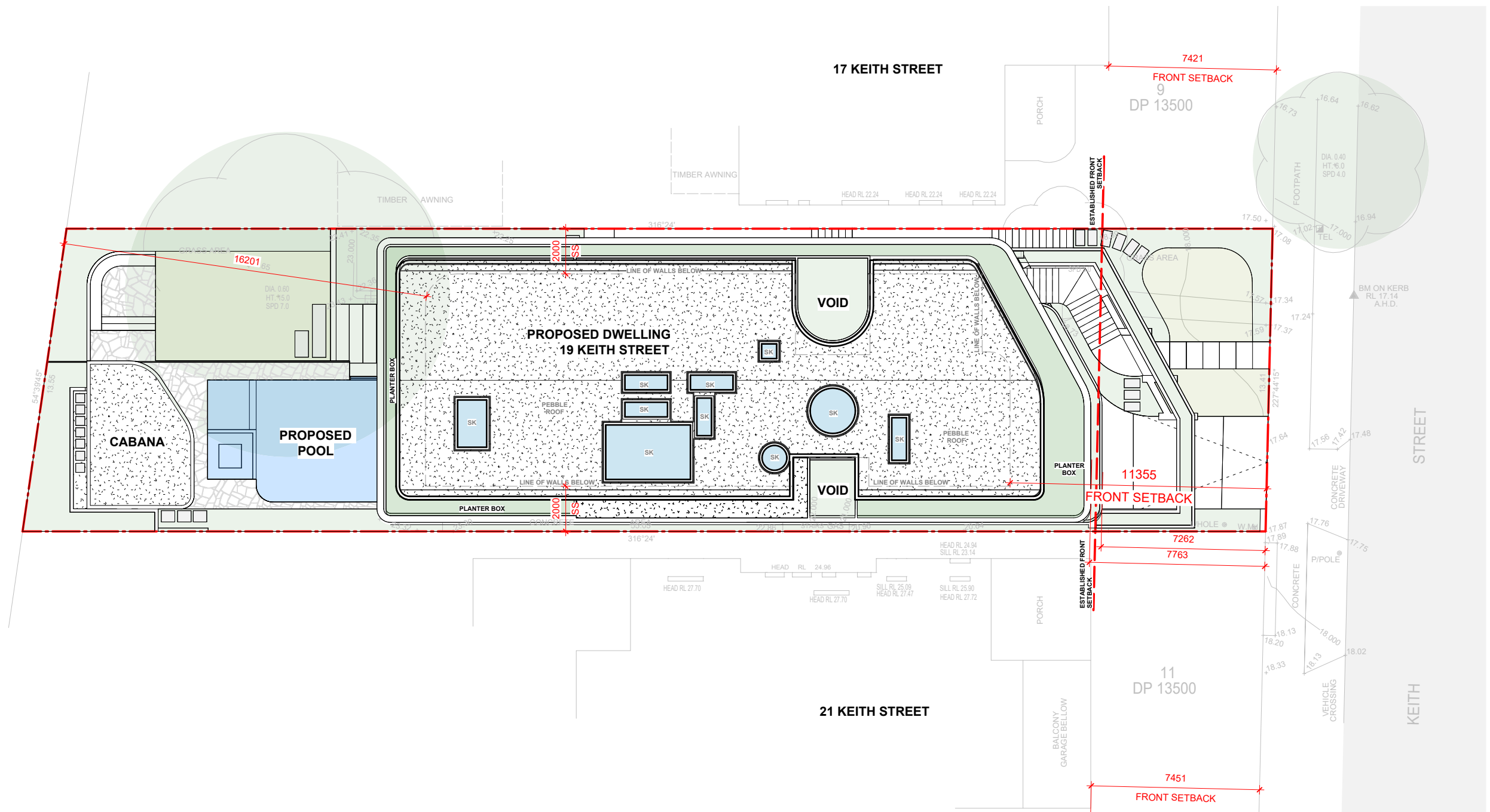
First Floor  
1 : 200

- Deep Soil Landscape
- Existing Gross Floor Area
- Proposed New GFA
- Site Coverage

Area Schedule (GFA)			
Area	Name	Area Type	Level
209 m²	Site Coverage	Building Common Area	Ground Floor
5 m²	Site Coverage	Building Common Area	Ground Floor
214 m²			
5 m²	Deep Soil Landscape	Exterior Area	Basement
73 m²	Deep Soil Landscape	Exterior Area	Ground Floor Front
37 m²	Deep Soil Landscape	Exterior Area	Ground Floor Front
14 m²	Deep Soil Landscape	Exterior Area	Ground Floor Front
17 m²	Deep Soil Landscape	Exterior Area	Ground Floor Front
48 m²	Deep Soil Landscape	Exterior Area	Ground Floor Front
9 m²	Deep Soil Landscape	Exterior Area	Ground Floor Front
8 m²	Deep Soil Landscape	Exterior Area	Ground Floor Front
211 m²			
183 m²	Proposed New GFA	Floor Area	Ground Floor Front
4 m²	Proposed New GFA	Floor Area	Ground Floor Front
175 m²	Proposed New GFA	Floor Area	First Floor
362 m²			

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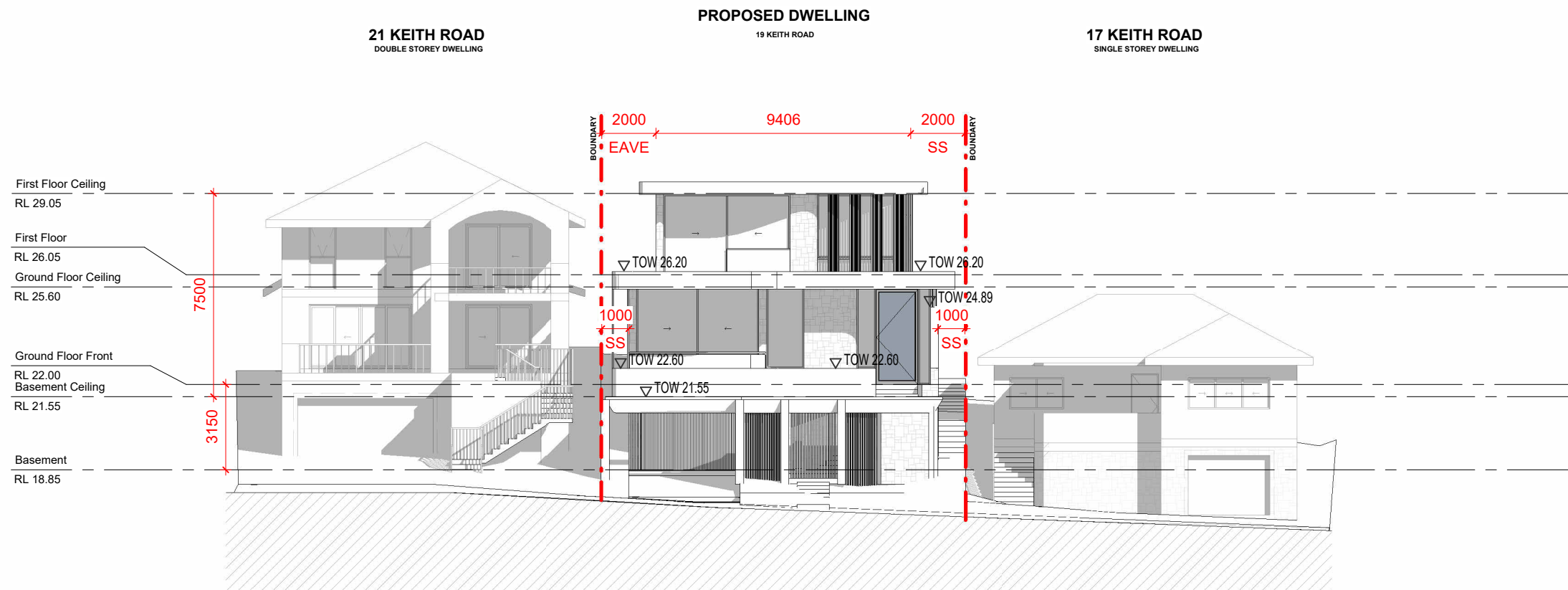


Site Plan - Notification  
1 : 200

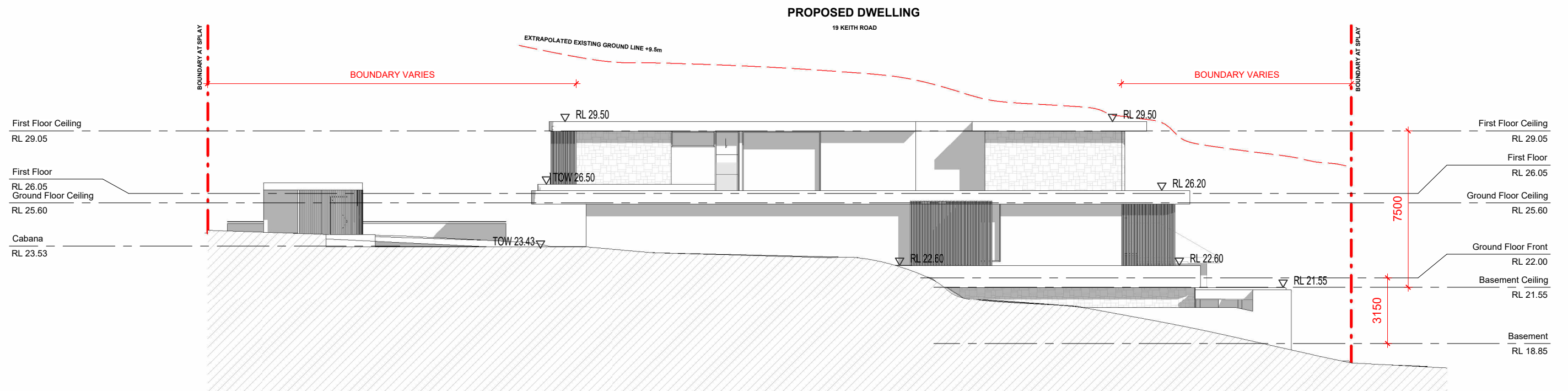
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NGUYEN RESIDENCE	19 KEITH STREET, EARLWOOD	Neighbour Notification - Site Plan	23/09/2024	1 : 200	@ A3	2401	A70							
			Drawn SS	Chk. RPCM	Revision / DA-1									





**South-East Elevation Notification**  
1 : 200

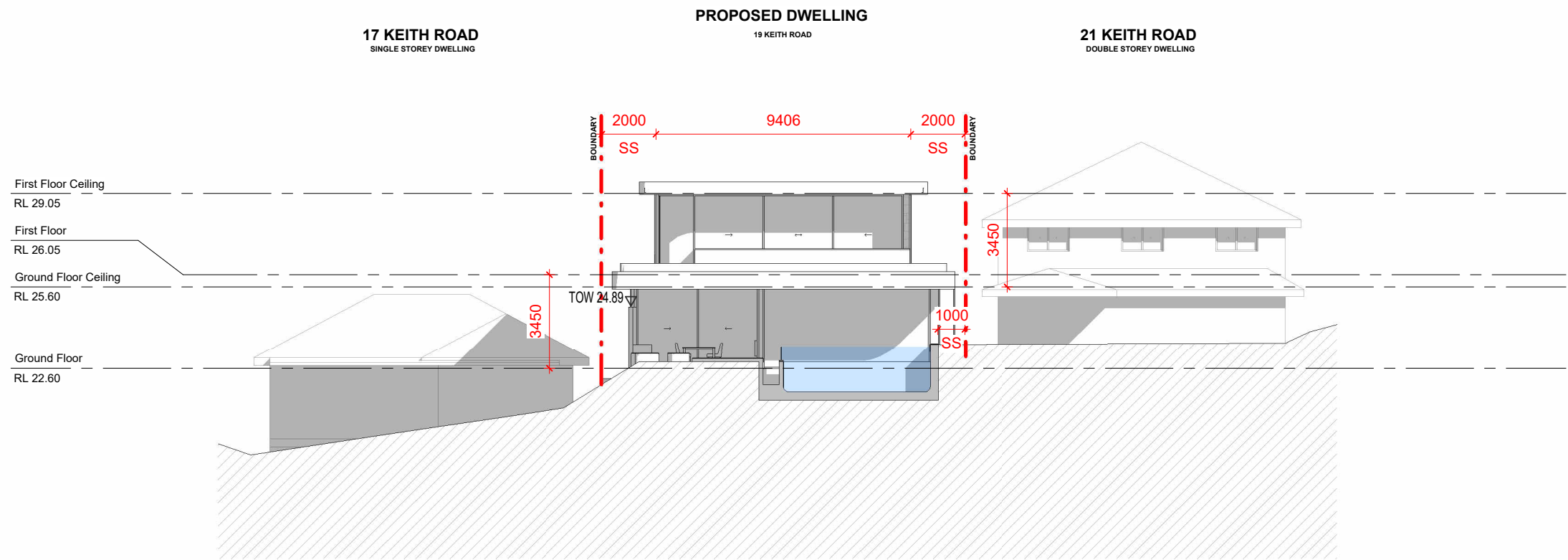


**South-West Elevation Notification**  
1 : 200

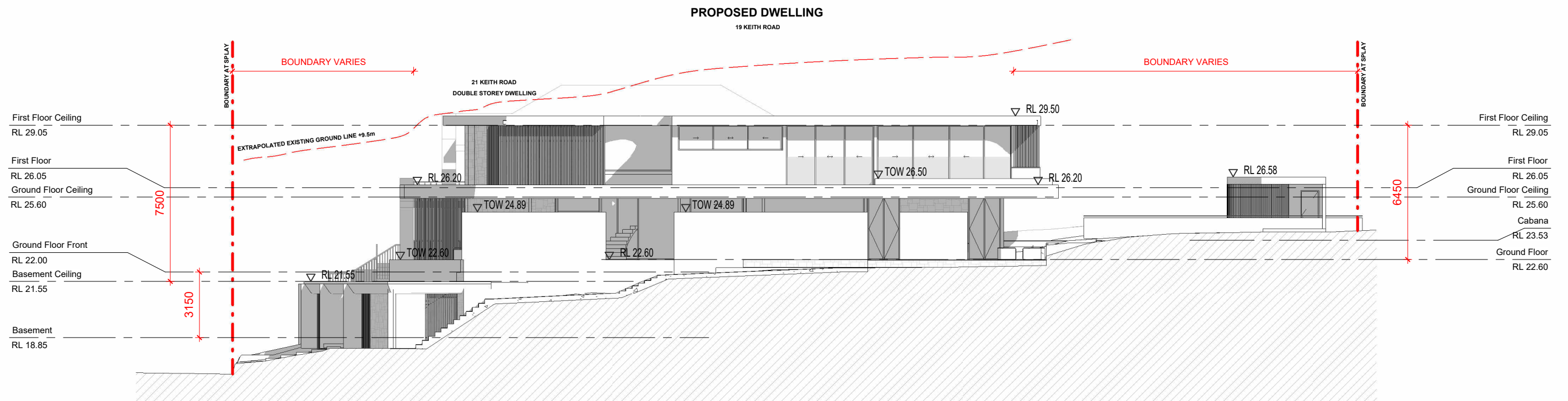
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NGUYEN RESIDENCE	19 KEITH STREET, EARLWOOD	Neighbour Notification - Elevations	23/09/2024	1 : 200	@ A3	2401	A71												
			Drawn SS	Chk. RPCM			Revision / DA-1												





North-West Elevation Notification  
1 : 200



North-East Elevation Notification  
1 : 200

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NGUYEN RESIDENCE	19 KEITH STREET, EARLWOOD	Neighbour Notification - Elevations	23/09/2024	1 : 200	@ A3	2401	A73							
			Drawn SS	Chk. RPCM	Revision / DA-1									



GENERAL NOTES AND SPECIFICATION

To be read in conjunction with the NCC and relevant Australian Standards, and all consultant and engineering drawings and specifications, and Council development consent conditions.

PRELIMINARY NOTES & SPECIFICATION

CAVITY WALLS: Walls indicated as cavity walls to be constructed with two leaves 110mm thick POOLed nominally at 50mm apart. Where thermal insulation is required to comply with Energy Efficiency requirements clear cavity POOLs must be maintained. Connect the two leaves with wall ties as per AS2699 set nominally 600mm apart in every fifth course. Keep ties clean of mortar droppings and cavity clear as work proceeds.

STRAPS: To full brick cavity walls, secure door and window frames with 1.6mm galvanised iron straps set in brickwork. Straps to be 25mm wide and at least 300mm long, where practicable and POOLed at a maximum of five courses apart. Set 25mm x 1.6mm galvanised iron straps 1800 apart and 1200mm down cavity with ends turned 75mm into brickwork to secure wall top plates.

COMPLETION: Clean all cavities. Wait upon and make good after other trades. Replace all damaged and defective bricks. Clean all exposed brickwork with diluted spirits of salts, or as otherwise recommended by brick manufacturers, wash down with clean water and leave free from cement and mortar stains. BUSHFIRE PRONE AREAS NCC Vol. 1 parts G 5.0, 5.1, 5. or NCC Vol. 2 part 3.7.4. Site assessment and preparation, construction of and maintenance of Class 1 buildings and decks and Class 10a buildings in a Bushfire Prone Area are required to comply with the provisions of AS3559 as applicable and BCA 3.7.4.

CARPENTRY:

All timber shall comply with the appropriate standard as listed below. Timber sizes shall be selected so that the building as constructed complies with AS1170.2 or AS4055 for serviceability and Design Wind Gust Velocities (permissible stress) of 33 M/s minimum. Substitution of some members may be required for higher Gust Wind Velocities and advice of local authorities Building Department or Structural Engineer should be sought as whether design to N3 or higher is required.

FRAMING: NCC Vol. 2 part 3.4.3 applies to all framing. Timber sizes in this specification are based on AS1684.4 Simplified Non-cyclic loads with restrictions as follows: Maximum wind classification N2 (33m/s) - maximum roof pitch 30° - maximum building width 12.0m - maximum rafter overhang 500mm - maximum wall height at ext. walls, floor to ceiling 2400mm. The sizes are for information only and should not be used for construction. All design for a structure within these limits should be carried out to AS1684.4

ROOFING - NCC Vol. 2 part 3.5.1, or Vol. 1 part F1.5  
TILE ROOFING: Provide all roofs with first quality roofing tiles. Where the pitch of rafters is less than 20°, the roof shall be sarked with either 2 ply bituminous felt or double faced aluminium foil covered reinforced fabric as per AS/NZS 4200. Between 12 and 15 degrees slope, perimeter of roof shall be provided with an anti ponding board or device to ensure that all water will be discharged into eaves gutters, a clear POOLs must be provided between edge of the device and the lowest side of the first battens so as to allow a free flow of water into the gutter. Where one section of the roof discharges into a lower section, the discharge is to be widely distributed, and the roof is to be fully sarked. Elsewhere, where a spreader is used the roof shall be sarked from the point of discharge to Eaves with a minimum width of 1800mm approved sarking. Cover all ridges and hips with capping, starters and apex caps necessary and bed all capping and verge tiles on lime mortar and joint with coloured cement mortar.

CORRUGATED FIBRE CEMENT ROOFING: To conform to and fixed in accordance with AS1562 Pt.2. Minimum pitch of roof is to be 1:8 for large corrugations and 1:11 where the rafter length can be covered with a single sheet. Where pitch of roof is less than 1:6 in the case of large corrugations and 1:4.5 in the case of small corrugation and laps shall be at least 225mm and sealed. Sheets to be fixed with galvanised round head screws and felt washers set in mastic to each run of battens with side and end laps or other approved method in accordance with manufacturers instructions. All necessary accessories are to be provided and the roof is to be adequately birdproofed.

PROFILED STEEL ROOF: NCC Vol. 2 part 3.5.1 All metal sheet to be material as nominated on drawings. All necessary accessories to be provided and fixed according to manufacturers recommendations. Roof is to be bird proofed. Sheet fixings and POOLs are to be strictly as per manufacturers recommendations for the design wind speed for the area. Design and installation shall be in accordance with AS/NZS 1562. Cover roof of building in full length sheets complete with all necessary flashings and cappings etc. Secure as recommended by manufacturer and provide panels of selected translucent sheeting as indicated or directed.

SARKING: Where sarking is specified or required by any authority the selection of and fixing shall be in accordance with the code of practice as specified in AS/NZS 4200 for pliable roof sarking or reflective foil laminates. All installations must comply with the requirements of NCC Vol. 2 part 3.7.4. and AS3559 in Bushfire prone areas.

ELECTRICAL INSTALLATIONS: Provide all labour and materials necessary for the proper installation of electrical services in accordance with the appropriate AS Rules and requirements of the Local Supply Authority. Arrange with the supply Authority for connection from supply main to meter board. Provide for the proper installation and connect electricity stoves and hot water units. Provide light and power points as indicated on drawings or as directed and in accordance with AS/NZS1680. Provide box to enclose meters in accordance with the requirements of the Authority concerned. AS/NZS 3000 specifies the minimum requirements including safety provisions.

LIGHTING: NCC Vol. 2 part 3.8.4. Natural lighting must be provided to all habitable rooms of buildings by windows or roof lights or a proportional combination of both, or by light 'borrowed' from an adjoining room. Windows must have a clear aggregate light transmitting area of not less than 10% of the room floor area, and face a court or open verandah/porch. Roof lights must have a clear aggregate area of not less than 3% of the floor area of the room and face the sky. 'Borrowed' light can be supplied by a clear glazed panel or opening that is not less than 10% of the floor area of a room supplying the light if that room complies with the natural light requirements. Artificial lighting of one light fitting per 16 sq. metres of floor area must be provided to sanitary compartments, bathrooms, airlocks, showers etc. in accordance with AS/NZS 1680.0 if natural lighting cannot be supplied.

FOR BUILDINGS CLASS 2 to 9 natural and artificial lighting must comply with NCC Vol. 1 part F1.4 or Deemed to Satisfy provisions as per part F4.0. Emergency lighting is to be installed as per provisions of C1, E4.2 of the BCA Vol. 1 and AS 2293.1. Exit and exit directional signs are to be installed as per E4.5, E4.6, E4.8 of BCA Vol. 1 and AS 2293.1  
SMOKE ALARMS: NCC Vol. 2 part 3.7.2 Fire/smoke alarms complying with the requirements of the Local Government Act and/or state or territory regulations must be fitted in the locations required and approved by the regulatory authority and shall be installed in accordance with AS3786. Installations in buildings other than Class 1 and 10 must be installed and maintained to comply with NCC Spec. E2.2a. Multiple alarms within houses and sole occupancy units must be hard wired and interconnected. AS1603 references 'Automatic Fire Detection and Alarm Systems' - Heat Alarms.

WINDOWS: All framed windows shall be installed in accordance with AS2047-48 for Aluminium windows and AS2047 for timber windows.  
PROTECTION OF OPEN-ABLE WINDOWS: (Against Falling From) NCC Vol. 2 part 3.9.2.5, or NCC Vol.1 part 2.2c: If a floor or exterior surface is 2m or more below a window in a bedroom, the window must comply with the following:- 'the open-able portion of the window must have a device to restrict the opening, or a screen with secure attachment fittings'. The window and or screen is to comply with the requirements of NCC Vol. 2 part 3.9.2.5 (a) and (b). If the lowest level of any window opening is greater than 1.7m above the room floor, no protection is required. Open-able windows in a bedroom with a floor level greater than 2m above an exterior surface level below must have a barrier or wall with a height not less than 865mm above the room floor with no horizontal climbing elements. In a room where the room floor under an open able window is 4m or more above an exterior floor or surface beneath, special conditions apply NCC Vol. 2 part 3.9.2.5 (c) and (d).  
Open-able restrictions to windows in BUILDINGS CLASSES 2, 3, 4, and 9b are to comply with D2.24 of the BCA vol.1.

STAIRS, HANDRAILS AND BALUSTRADES: NCC Vol. 2 parts 3.9.1 and 3.9.2 Stairways shall be constructed to the layout as shown on plans with treads of equal dimensions except where shown or where winders are required. All risers in any flight shall be of equal height. All flights shall have a minimum of 2 and not more than 18 risers. Relationship of riser to going shall be between 1:2 and 1:1.35 unless otherwise directed or as permitted in AS1687. Balustrades shall be provided to all landings, ramps, decks, roofs and other elevated platforms where the vertical distance from that level is more than 1 metre above the adjoining floor or finished ground level. Height of the balustrade must be a minimum of 1 metre above landings etc. and not less than 865mm above the nosings of any stair treads or floor of a ramp. Openings in balustrades (decorative of otherwise) and POOLs between treads, e.g. riser opening must not allow a 125 mm dia. sphere to pass through. Resistance to loading forces of a balustrade must be in accordance with AS 1170. Where balustrades are constructed of tensioned wires provision shall be made to maintain the wire tensions.

EAVES GUTTERS VALLEY GUTTERS AND DOWNPIPES: Eaves gutters and downpipes of material and finish as nominated on drawings shall be installed as per manufacturers specification to all eaves as required with falls to downpipes in positions shown. All items shall be of material compatible with roof covering and to comply with AS/NZS 2179 for metal and AS1273 for UPVC components.  
FLASHINGS: Flash around chimney stacks, exhaust flues and wherever else required with approved flashings. Eaves gutters, valleys and roof flashings shall be selected from materials compatible with each other and the roof covering to prevent bi-metallic corrosion. (See BHP publications TB8, TB15). Use of lead for flashings, gutters, downpipes and roofing is prohibited if the roof will collect potable water. NOTE: Where ridge and hip tiles are fixed with proprietary mechanical clips NCC Vol.2 fig 3.5.1.1 and fig 3.5.1.2 shows details for mechanical fastening ridge and valley clips

WATER SERVICES: Where a reticulated water supply is available all work shall be carried out by a licensed water plumber. All water supply installations shall be carried out in accordance with National Construction Code Vol. 3 (APC).  
WELS: Taps, shower heads, sanitary fittings should be selected according to the requirements of Water Efficiency Labelling Standards Act 2005. Plumbing fittings, pipes, cisterns etc. should comply with the Watermark Technical Specifications.  
RETICULATED RECYCLED WATER: Where a utility supplied reticulated recycled water supply is connected as a dual reticulation it is important that no cross connection between the potable and recycled water can occur. There must be at least one external tap for each system and the recycled water system must have lilac coloured components. Identification markings and signage shall be installed as per AS1319 and AS1345.  
WET AREAS: NCC Vol.1 Part F1 and Vol. 2 part 3.8.1. Building elements in wet areas must be water resistant and/or waterproof as listed in table 3.8.1.1 of the NCC Vol. 2 and constructed in accordance with AS3740. Water resistance or Waterproofing varies in respect of different building elements such as:- floors and horizontal surfaces, walls, wall junctions and joints, wall and floor junctions and penetrations. See - NCC: South Australia appendix additions 3.1 and 3.2. Wet area floors as listed on page 13 of this specification.

VISIT THE SITE: Builders tendering are to visit the site and satisfy themselves as to the nature and extent of the work, the facilities available and any difficulties entailed in the execution of the said works. No amount above the accepted price will be allowed because of work arising due to neglect of this precaution, or assumptions made.

FLOOD HAZARD AREAS: NCC Vol. 1 part B 1.4 and Vol. 2 part 3.10.3: Where a building is to be erected in a Flood Hazard Area defined by an Appropriate Authority, the floor level of a non-habitable room shall not be greater than 1m below the height of the Flood Hazard Level for that area. Freeboard height of the Flood Hazard Level must be established and the Habitable Floor level of the building must be constructed above the Flood Hazard Level. See fig. 1.1.5 of NCC Vol. 2, 2013. An acceptable construction manual for buildings in a Flood Hazard Area is the 'ACBS Standard for Construction of Buildings in Flood Hazard Areas'.

LABOUR AND MATERIALS: The Builder is to provide all materials, labour, fittings and plant required to construct and complete the work. Materials shall be of the standard specified and workmanship in each trade shall be performed by tradesmen of that particular trade and in conformity with current good building practice. Material used in the construction must comply with AS3700 if Masonry, AS3600 for concrete construction and glazing to AS1288-1006 and AS2047-2001 for external glazing and AS3660.1 for termite resistant construction

SET OUT: The Builder shall be responsible for the accuracy and clear delineation of the site boundaries and location of the buildings there on. The Builder is to set out and maintain the works in accordance with the drawings. Figured dimensions are to be taken in preference to scale.

PLANS AND SPECIFICATIONS: Any work indicated on the plans and not in the specification or vice versa, and any item not shown on either plans or specifications but which is obviously necessary as part of proper construction and/or finish, is to be considered as so shown or specified and is to be duly done as part of the contract. Any variations to plans or specifications are to be agreed and recorded by the proprietor and the builder/contractor.

ADDITIONAL BUILDING REQUIREMENTS: All instructions for extra work or additional requirements must be in writing. Dated and signed copies of instructions shall be retained by both the owner and the builder.  
PLANS ON JOB: The builder must at all times maintain on the job a legible copy of the plans and specifications, bearing the approval of the Municipal Authority concerned, Building Surveyor or Principal Certifying Authority.

NATIONAL CONSTRUCTION CODE: Where NCC is referenced in this specification then that nomination refers to the National Construction Code of Australia BCA Vol.1 and Vol.2 or Vol.3 (PCA)  
STANDARDS: Where an Australian Standard (AS) or Australian New Zealand Standard (AS/NZS) is nominated in this specification then that nomination refers to the latest revision of that Standard unless the National construction Code references a different revision.

EARTHWORKS AND EXCAVATIONS: All earthworks shall be designed and constructed in accordance with the drawings and guidelines of AS3798. Stormwater and other surface water drainage by underground piping or surface diversions shall be in accordance with AS/NZS3500. All siteworks shall be in accordance with the Environmental Planning and Assessment Act and Regulations for siteworks for the erection of a building, safeguarding excavations, backfilling, preventing soil movement and supporting neighbouring buildings. Drainage requirements must be determined according to the soil classifications of NCC Vol. 2 part 3.1.1 and part 3.1.2.

FOOTINGS AND PIERS: Excavate for all footings, piers, etc. to dimensions shown on plans or otherwise specified, to depths necessary to secure solid bottoms and even bearing. Bottoms of excavations to be stepped where necessary to follow ground slopes and achieve solid bottoms on foundation acceptable. Grade, fill and ram where necessary to receive concrete floors where shown on ground level. At completion all excavations to be filled to ground level. All seepage and seepage water to be effectively dealt with by the builder. Excavate for and lay agricultural drains to back of walls retaining earth and to any other sections of foundations as may be necessary and/or directed

INSPECTION NOTICE:

This is to apply only if inspections are required by the Lending Authority. The building is to be inspected by the Society or Bank Representative at the following stages of construction and the Builder is to give the Lending Authority and Owner at least (2) clear working days notice that inspections are required.

- When trenches for footings have been prepared or roof surfaces scabbled and in the case of reinforced concrete footings, when reinforcement and depth pegs have been placed in position just prior to placing of concrete. Footings must not be commenced until the trenches have been inspected and approved by the Society Representative.
- On completion of floor, wall and roof framing with noggins in position and veneer walling, but before flooring is cut down, roof covering is laid or wall linings and sheetings are installed.
- When the internal wall coverings have been secured and fixing out commenced, apron mouldings must not be fixed until flashings have been inspected and approved. ON COMPLETION OF BUILDING. The owner is cautioned that if works have advanced beyond these stages without the requisite notices being given, inspections made and unsatisfactory conditions are discovered later, the offer of a loan or the terms and conditions of a loan may be varied by the lending authority.

REGULATIONS AND NOTICES: The builder is to comply with the National Construction Code as amended and as applicable to the particular State or Territory in which the building is being constructed and the requirements of legally constituted Authorities for local Government and/or Services. The Builder is to give all notices, obtain all permits and pay all fees required by such Authorities. Where materials, components, design factors and construction methods comply with the Performance Requirements of the National Construction Code these may be accepted by approval authorities as an alternative as per the Deemed to Satisfy Provisions.  
INSURANCE: Insurance of the works against fire will be effected as nominated in the Building Contract. The Builder shall at his own expense adequately insure against Public Risk and arrange indemnification in respect of his liability under the Workers' Compensation Act, Work Cover and other regulations as applicable.

WORK, HEALTH & SAFETY: Workplaces: Regulations of the Work Health & Safety Act as applicable in the State in which the building work is to proceed are to be complied with. Under the Act if a structure is to be used as, or at a workplace it must be designed to be without risk to health and safety by including testing and analysis, addressing the suitability of the design for the ultimate use of the structure as well as materials, method of construction, maintenance and future demolition. The builder is to comply with the regulations of the Work Health and Safety Act 2011 for all construction on site. If the structure will be used as or at a workplace, a Safety Report is to accompany plans and specifications and be distributed to the Builder, Certifier or Council and the Client.

ROCK EXCAVATIONS: Should rock of any type be encountered in excavation of the works, unless its existence is known and allowed for, the cost of its removal is to be considered as an extra to the contract and charged for at a rate per cubic metre as indicated in the schedule of rates. The Proprietor is to be notified when any rock is encountered in excavations.

CONCRETE: NCC Vol. 1 part B1.4 or Vol. 2 part 3.2.3 All structural concrete shall be mixed and in compliance with AS3600, and unless otherwise specified on Engineers drawings, shall be of A20 grade. Concrete shall be supplied by an approved firm and delivery dockets shall be kept on the job for inspection by the proprietor if he so desires. The concrete for minor works, where strength of concrete is not critical, such as paving on solid ground, may have a minimum compressive strength of 15MPa if unreinforced and 20 MPA if reinforced. Alternatively, such concrete may be mixed on site where the aggregate proportions and water/cement ratio can be controlled so that the required compressive strengths can be obtained. All concrete work shall comply with the AS3600. Maximum slump shall be 80mm unless otherwise specified by Engineer.

Concrete shall be handled and placed to avoid segregation and shall be adequately compacted. Reinforcing mesh fabric to AS/NZS4647 and all reinforcing bars mild steel grade unless otherwise specified.

FOOTINGS: NCC Vol. 2 parts 3.2.3, 3.2.4 and 3.2.5 Where sites have soils or foundations of reactive nature or problem sites footings shall be approved by a practising structural engineer and in the case of known highly swelling soils or other unstable soils special precautions may have to be taken in the design and construction of concrete footings. In the case of concrete suspended floors to first floor it will be necessary for size of footings to be specified by a practising structural engineer. Footing sizes to be as per AS2870 or designed by an engineer.

TERMITE MANAGEMENT SYSTEM: NCC Vol. 2 part 3.1.3 or Vol. 1 part B 1.4 (i) Where the building is being erected in a prescribed termite area and protection is required by regulation of local government or state authority then protection against subterranean termites shall be installed in accordance with AS 3660. Details of method of protection to be used shall be submitted where required, prior to commencement of building works. Written certification, signed by the installer, that the method used and the manufacturers specification complies with the Australian Standard shall be provided to the relevant authority and owner where required. A durable notice must be permanently fixed in a prominent location in the building prior to its occupation indicating: 1. The method and date of installation of the system and the need to inspect and maintain the system on a regular basis. 2. Where a chemical barrier is used, the life expectancy as listed on the National Registration Authority label and recommended date of renewal. Note that AS3660 and NCC lists the minimum acceptable level of protection only. Owners and builders may specify and install additional protection if desired.

INTELS: Galvanised Intels ( of steel not less than grade 300MPa as per AS/NZS 4100) to comply with POOLs as required are to have : (i) long legs vertical (ii) each angle or flat to carry a maximum 110mm wall thickness (iii) minimum bearing lengths shall be - (a) clear POOLs up to 1 metre - 100mm min. (b) clear POOLs over 1 metre - 150mm min. (iv) there must be not less than 3 courses of brickwork over openings and (v) all loads must be uniformly distributed. Corrosion protection for intels and built in structural members must comply with requirements of AS3700 or AS4773.

FOR BUILDINGS CLASS 2 to 9 Intels for buildings requiring a Fire Resistance Level shall comply with Specification C1.1 & C2.3 of the BCA Vol. 1

FIRE CONTROL REQUIREMENTS: FOR BUILDINGS CLASS 2 to 9

Fire rated construction to be built to either Table 3 or 4 or 5 of the BCA Vol. 1 (whichever is applicable) Openings in an external wall requiring a Fire Resistance Level (FRL (within the relevant distances) to be protected as per provisions of C3.2 & C3.4 Fire Hydrants are to be provided as per E1.3 of the BCA for buildings greater than 500 m<sup>2</sup> in area Fire Hose Reels to be provided within 4m of an exit door for buildings greater than 800 m<sup>2</sup> in area and installed as per E1.4 of the BCA and AS 2441 Portable Fire Extinguishers to be installed as per E1.6 of the BCA and AS 2444 Smoke Control Provisions (if applicable) to be installed as per requirements of Tables 2.2a and 2.2b of the BCA Vol. 1

VERMIN PROOFING: 13mm mesh galvanised bird wire to be built into brickwork and taken across cavity and secured to cavity face of inner wall at bottom plate level. FLASHING: L.C. approved dampcourse material to be built in under all window sills 25mm at back of wood sill and 50mm at each end of same. Flashing to be bent down across cavity and built 25mm to veneer wall. L.C. approved dampcourse material to be built in over all exposed window and external door openings.

WEEP HOLES: Perpend joints are to be left open in exterior brick walls POOLed approx. 600mm in course immediately over flashings of all exposed openings and to brick retaining walls, fender walls etc. as required. See requirements of AS3595-2009 for protection of weep holes in bush fire areas.

RETAINING WALLS: Retaining walls not specifically detailed, and foundation walling required to retain earth, are to be a minimum of 230mm thick, up to a height of 750mm of retained earth. Cavity walls required to retain earth are to have the leaf adjacent to the retained earth a minimum of 230mm thick, to a maximum of 900mm of retained earth height. All to be properly bonded (see 'Bonded Walls') and provide with a properly constructed agricultural drain to the earth side of retaining wall. For walls in excess of the above heights of retained earth, an Engineers detail will be required.

BONDED WALLS: Solid brick walls more than one brick width, which are used to retain earth or are otherwise noted as 'Bonded Walls', shall be bonded throughout the thickness of the wall by either header bricks or equivalent tying. Where header bricks are used, every sixth course shall be a header course or there shall be at least one header or equivalent tie to every 0.13sq metres (every third course at 480mm centres). Walls 350mm or more in thickness shall have overlapping headers or ties to provide a continuous tie through the wall.

HOT WATER SERVICE: All installations must comply with AS3500.4 Provide from H/water unit with selected tubing to points necessary. Terminate with taps selected. Provide inlet stopcock to hot water unit. Storage water heater selection and installation is to be as per AS1056.

GAS SERVICE: The whole of the work is to be carried out as per requirements of the Local Supply Authority. The plumber is to be responsible for the gas service from boundary alignment, including fixing of the meter and cover for same. Installations for bottled gas supply shall comply with the relevant standard. Gas installations shall comply with 'Gas Safety Regulations and Act' and AS5601.

HEATING APPLIANCES NCC Vol 2 part 3.7.3: Domestic Solid Fuel appliances shall comply with AS/NZS 4013 and installed in accordance with AS/NZS2918: Installation of gas fired appliances shall be carried out by a licensed gas plumber.

SEWERED AREAS: Provide a drainage system from pedestal pan and from wastes of all fittings unless a grey water system is to be installed and connect to the sewer main, where shown on site plan all to be in accordance with the rules and requirements of the Authority for Water Supply and Sewerage. Provide at least one gully outside the building. The Authority Certificate to be produced at Completion of the Work.

UNSEWERED AREAS: Provide a drainage system from all fittings and from grease trap in accordance with the requirements of the Local Authority concerned. Excavate for drains to provide even falls throughout and a minimum cover of 300mm. Lay 100mm socketed vitrified clay, P V C or HDPE pipes to take discharge from wastes of washbasins, bath, shower, washbasin and grease trap. All pipes to be completely jointed with rubber rings or solvent ement as approved. All drain lines to be laid so that water is discharged into an absorption trench provided in position shown on plan. Provide an approved grease trap with lid in position shown to take the water from kitchen sink. Top of trap to be 75mm above finished ground or nearby concrete paving level. All drainage work from fittings to the drainage line outside the building is to be in accordance with the rules and requirements of the Water Supply and Sewerage Authority for sewer areas. The Authority 'Special Inspector' Certificate of the work is to be produced by the builder. All plumbing and drainage shall be in accordance with the Code of Practice for state or territory and regulating local government area.

GREYWATER REUSE SYSTEMS:

Where a greywater reuse system is proposed the installation shall comply with the following Australian Standards and Codes: AS1546 parts 1 and 3; AS1547; NSW Health 1998 AWTIS guideline; NSW Health 2000 Domestic greywater treatment guidelines and sewerage single domestic premises. An on site greywater reuse system is not permitted in Reticulated Recycled water areas. Domestic Greywater Treatment Systems (DGT S) and Aerated Wastewater Treatment Systems (AWTIS) require a certificate of accreditation from NSW Health. SEPTIC SYSTEM: Provide and install septic system in position nominated by the proprietor together with a holding tank and length of absorption trench installed in accordance with the manufacturers instructions and the requirements of the Local Authority to comply with AS1546 part 1.

STORM WATER TREATMENT METHODS: Provide roof water drains from downpipes and from gutters in paving where shown on site plan. Drains to be 100mm socketed vitrified clay pipes or PVC laid to an even and regular fall so as to have a minimum cover of 150mm. Drains to discharge into street gutter where possible. Where outlets are shown within the site they are to discharge at least 300mm clear of the building into rubble packing 600mm diameter and 600mm deep. Acceptable solutions for stormwater drainage to be as per AS/NZS3500 part 3. Stormwater treatment systems should satisfy the following performance requirements:1. Conserve Water 2. Prevent Increases in Flooding/Erosion 3. Maintain water balance 4. Control Stormwater Pollution. Systems suitable for detached dwellings are: Roof/rainwater tanks; Detention devices; Infiltration devices and Filter strips. These are also suitable for multi-dwelling developments in addition to Stormwater tanks and Bio retention devices.

RAIN WATER TANKS: Install rainwater tanks of selected material on slab or support as nominated by tank manufacturer. A dual supply system should have no direct or indirect connection between the mains potable supply and the rainwater tank supply. In ground concrete tanks may be installed as an option with a suitable pressure pump and a testable backflow prevention device as per AS/NZS2845.1 Where an above ground tank is connected to internal reticulation, a meter with a dual check valve is to be installed and a visible air gap between the mains supply and the rainwater tank as per AS3500 and AS2845.2.1. (See NSW Health circular: Use of rainwater tanks where a reticulated mains water supply is available). FOR BUILDINGS CLASS 2 to 9- stairs are to comply with D2.13, and D2.14 and have slip resistance as required by AS 4586.

ACCESS AND MOBILITY: Where access and mobility requirements are to be addressed in the construction of a new building, AS/NZS1428 General Requirements for Access -New Building Work contains the minimum design requirements to enable access for people with disabilities. The design must comply with 'Access to Premises Standards 2010' as referenced in the NCC. A link for advice on the 'Disability (Access to Premises)- Building Standards 2010' can be found at www.wst.tas.gov.au/industries/publications See NCC Vol. 2 : South Australian appendix additions 5.1 and 5.2: Access for Disabled People as listed on page 13 of this specification.

FOR BUILDINGS CLASS 2 to 9 Access for the Disabled is to be provided to the building, car parking POOLs and the front boundary as per Part D3.

DISABLED SANITARY PROVISIONS are to be installed as per F2.4 and constructed according to F2.5 of BCA Vol.1 and comply with AS/NZS1428.

SLIP RESISTANCE: Materials to be used for surfaces of floors, stair landings, steps and nosings shall be in accordance with the classifications for Slip Resistance as apply in AS4586 and HB198.

STRUCTURE: All structural elements in the building must be designed by the Structural Engineer to meet the requirements of AS1170.1 & 2.

WATERPROOFING: All waterproofing of wet areas must comply with AS3740-2010.

DA DRAWINGS ONLY - NOT FOR CONSTRUCTION

Project	Drawing Name	Date	Scale	Sheet Size	Job No.	Drawing No.	North Point	DO NOT SCALE FROM THESE DRAWINGS use given dimensions. Contractor/ Builder is to check all dimensions on site prior to commencement of shop drawings or fabrication. Any discrepancies are to be referred to the architect/ designer prior to commencement of work. This drawing is to be used in accordance with its "purpose of issue" only. No responsibility will be accepted for the improper use of this drawing. Architectural drawings indicate design intent only. Builder is to ensure that all construction is in accordance with all relevant Australian Standards, legislation, policies, Building Code of Australia, Development Consent and any other council or certifier's requirements. This set of drawings does not include all possible construction details and the builder is required to complete the design where the information is not available. Please contact the architect in case of doubt.
NGUYEN RESIDENCE	General Notes & Specifications	23/09/2024		@ A1	2401	A02		868 ARCHITECTS PTY LTD Nom. Arc. Robert Chapman-Malec Reg. No: 9315 38A President Ave, Caringbah, NSW, 2228 M: 0401 601 106 E: robert@868architects.com
		Drawn SS	Chk. RPCM			Revision / DA-1		868 ARCHITECTS