

11 MACQUARIE RD

NEW 2 STOREYS MIXED-USE DWELLING
11 MACQUARIE RD EARLWOOD NSW 2206 AUSTRALIA

DEVELOPMENT APPLICATION

| Layout No. | Layout Name |
|------------|-------------------------------|
| DA 2001 | SITE ANALYSIS |
| DA 2002 | SITE PLAN |
| DA 2003 | DEMOLITION PLAN |
| DA 2004 | GROUND FLOOR |
| DA 2005 | FIRST FLOOR |
| DA 2006 | ROOF |
| DA 2007 | ELEVATION SOUTH / NORTH |
| DA 2008 | ELEVATION EAST |
| DA 2009 | ELEVATION WEST |
| DA 2010 | SECTION A |
| DA 2011 | SECTION B |
| DA 2012 | AREA CALCULATIONS |
| DA 2013 | NOTIFICATION PLAN |
| DA 2014 | DRIVEWAY PLAN |
| DA 2015 | SCHEDULE OF EXTERNAL FINISHES |
| DA 2016 | SITE WASTE MANAGEMENT PLAN |
| DA 2017 | STREETSCAPE VIEWS |
| DA 2018 | HEIGHT BLANKET |

ABBREVIATIONS:

| | | | |
|-------|---------------------------------|-------|------------------------------|
| A/C | AIR CONDITIONER | MDF | MEDIUM DENSITY FIBREBOARD |
| ACT | ACOUSTIC CEILING TILE | MEL | MELAMINE |
| AG | AGRICULTURAL DRAIN PIPE | MPBD | MOISTURE RESIS. PLASTERBOARD |
| AL | ALUMINIUM | MR | METAL ROOF SHEETING |
| A-LV | ALUMINIUM LOUVRE | MS | MILD STEEL |
| ASPH | ASPHALT | MSB | MAIN SWITCH BOARD |
| AP | ACCESS PANEL | MT | METAL |
| B | BASIN | MW | MICROWAVE |
| Bi | BUILT-IN | MX | MIXER TAP |
| BAL | BALUSTRADE | N | NORTH |
| BD | BIDET | NLA | NET LETTABLE AREA |
| BDY | BOUNDARY | NP | NICKEL PLATED |
| BH | BULKHEAD | O/A | OUTSIDE AIR |
| BLKT | BLANKET | O/F | OVERFLOW OUTLET |
| BP | BRICK PAVING | OG | OPAQUE GLAZING |
| BR | BLIND RECESS | P/C | POWDERCOATED |
| BWK | BRICKWORK | P | PANTRY |
| BV | BRICK VENEER | PB | PEBBLES |
| CA | CARPET | PBD | FLUSH-SET PLASTERBOARD |
| CB | CONCRETE BLOCK | PC | PRECAST CONCRETE |
| CBD | CUPBOARD | PDH | PULL-DOWN HANGING RAIL |
| CBG | COLOURBACK GLASS | PEL | PELMET |
| COA | COAT CUPBOARD | PFC | PFC STEEL SECTION |
| CF | CUSTOM FINISH | PT | PAINT |
| CFC | COMPRESSED FIBRE CEMENT | POL | POLYURETHANE |
| CH | COAT HOOK | PW | PLYWOOD |
| CHS | CHS STEEL SECTION | R | RISER |
| CJ | CONSTRUCTION JOINT | RP | RENDER & PAINT FINISH |
| CKT | COOKTOP | RS | ROLLER SHUTTER |
| CL | CENTRE LINE | RV | ROOF VENTILATOR |
| CM | COFFEE MACHINE | RWH | RAINWATER HEAD |
| CO | CUSTOMORB | RWO | RAINWATER OUTLET |
| COMMS | COMMUNICATIONS DISTRIBUTION | S | STACK PIPE |
| CONC | CONCRETE | S/D | SLIDING DOOR |
| CORR | CORRUGATED | S/V | SLIDING WINDOW |
| COS | CHECK ON SITE | SD | SAND |
| CP | CHROME PLATED | SFL | STRUCTURAL FLOOR LEVEL |
| CR | CEMENT RENDER | SH | SHOWER |
| CRN | CORAN | SHS | SHS STEEL SECTION |
| CS | CLEANER'S SINK | SJ | SILICON JOINT |
| CT | CERAMIC TILE | SK | SKIRTING |
| D | CLOTHES DRYER | SKT | SKIRTING TILE |
| DB | ELEC. DISTRIBUTION BOARD | SKY | SKYLIGHT |
| DG | DOUBLE GLAZING | SMBS | SECURITY MESH SCREEN |
| DH | DOUBLE HUNG | SP | SPRINKLER |
| DP | DOWNPIPE | SPD | SOAP DISPENSOR |
| DPC | DAMP PROOF COURSE | SPT | SPOUT |
| DPM | DAMP PROOF MEMBRANE | SPU | SATIN POLYURETHANE |
| DR | DRAWER | SS | STAINLESS STEEL |
| DS | DUCTED SKIRTING | SSS | SATIN STAINLESS STEEL |
| DW | DISHWASHER | ST | STONE |
| EGL | EXISTING GROUND LEVEL | ST/SL | STONE SLAB |
| EJ | EXPANSION JOINT | SW | STORMWATER |
| ESSL | EXISTING STRUCT. SLAB LEVEL | SWP | STORMWATER PIT |
| EW | EARTHENWARE | T | TUB |
| EX | EXISTING | TC | TERRACOTTA |
| EXH | TOILET EXHAUST | TD | TIMBER DECKING |
| F | FIXED | TEL | TELEPHONE |
| FB | FABRIC | TG | TRANSLUCENT GLASS |
| FBK | FACE BRICK | TI | TIMBER |
| FC | FIBRE CEMENT SHEET | TL | TILE |
| FCFL | FINISHED CEILING LEVEL | TPH | TOILET PAPER HOLDER |
| FFL | FINISHED FLOOR LEVEL | TR | TOWEL RAIL |
| FG | FIXED GLAZING | TRZO | TERRAZZO |
| FGL | FINISHED GROUND LEVEL | T-LV | TIMBER LOUVRE |
| FH | FIRE HYDRANT | TVN | TIMBER VENEER |
| FHR | FIRE HOSE REEL | TV | TELEVISION |
| FIP | FIRE INDICATOR PANEL | U/G | UNDERGROUND |
| FRS | FIRE RADIATION SCREEN | U/S | UNDERSIDE |
| FS | FIRE SHUTTER | UB | UB STEEL SECTION |
| FX | FIXTURE | UC | UC STEEL SECTION |
| GL | GLASS | UB/O | UNDER BENCH OVEN |
| HS | HAND SHOWER | UFH | UNDER FLOOR HEATING |
| HTR | HEATED TOWEL RAIL | UR | URINAL |
| HW | HARDWOOD | V | VANITY |
| HWU | HOT WATER UNIT | VCP | VITRIFIED CLAY PIPE |
| I/C | INTERCOM | VE | VENEER |
| IDB | INTERMEDIATE DISTRIBUTION BOARD | VIP | VIDEO INTERCOM POINT |
| IL | INVERT LEVEL | VP | VENTPIPE |
| INS | INSINKERATOR | VT | VINYL TILE |
| IWC | IN-WALL CISTERN | W | WINDOW |
| J | JOINT | WB | WEATHERBOARD |
| KS | KITCHEN SINK | WC | WATER CLOSET |
| L | LIGHT FITTING | WG | WHITE GLASS |
| LAM | LAMINATE | WI | WROUGHT IRON |
| LB | LETTERBOX | WF | WATER FEATURE |
| LINO | LINOLEUM | WM | WASHING MACHINE |
| LMR | LIFT MOTOR ROOM | WO | WALL OVEN |
| LS | LIGHT SWITCH PLATE | WR | WARDROBE |
| LV | LOUVRE | WRC | WESTERN RED CEDAR |
| M | MIRROR | YG | YARD GULLY |
| MB | MARBLE | ZC | ZINC CLADDING |
| MC | METAL SHEET CLADDING | | |

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| A | DA SUBMISSION | 20/11/2024 |

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| GENERAL NOTES: | |
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| 1 DO NOT SCALE FROM DRAWINGS. | 10 KA DESIGN STUDIO TO REVIEW ALL CONTRACTORS DETAILED DRAWINGS SETTING OUT PRIOR TO CONSTRUCTION. |
| 2 ALL DRAWINGS TO BE READ IN CONJUNCTION WITH SPECIFICATIONS AND SCHEDULES PREPARED BY KA DESIGN STUDIO PTY LTD. | 11 CONTRACTOR TO ENSURE CONSISTENCY BETWEEN MATERIALS IS MAINTAINED. |
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| 6 NO BOLTED CONNECTIONS TO BE VISIBLE ON EXPOSED STEEL MEMBERS. | a STRUCTURAL WORKS. |
| 7 CONTRACTOR TO NOTIFY KA DESIGN STUDIO OF ANY DISCREPANCIES, DIMENSIONAL INCONSISTENCIES OR THE NEED FOR CLARIFICATION PRIOR TO MANUFACTURING OR PROCEEDING WITH NEXT TRADE/STAGE OF CONSTRUCTION. | b HYDRAULIC WORKS. |
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| BASIX COMMITMENTS (ALL OTHER BASIX COMMITMENTS AS PER BASIX CERTIFICATE AND STAMPED PLANS) | | | |
|---|--|---|--|
| WATER OPTIONS SHOWERS/HEADS: 4 STAR TOILETS: 4 STAR KITCHEN TAPS: 5 STAR BATHROOM TAPS: 5 STAR | | THERMAL COMFORT OPTIONS concrete slab on ground: nil suspended floor with open subfloor: formal (R2.7) suspended floor above garage: formal (R2.7) floor above existing building: external wall: brick veneer external wall: double brick external wall: framed (fibro, metal clad) flat ceiling, pitched roof ceiling: R4.0 (sup), roof: foil backed blanket (55 mm) dark (solar absorptance <0.475) U-value: 3.5 SHGC: 0.66 U-value: 3.5 SHGC: 0.47 | |
| RAINWATER RAINWATER TANK L: 10,000 LITRES | | ENERGY OPTIONS WATER HEATING: ENERGY EFFICIENT LIGHTING: ELEC HEAT PUMP: 25 STC + min 80% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or LED lamps. | |
| EXTERNAL SWIMMING POOL KL: 15,000 KL | | COOL+ HEATING: 1 PHASE -7 STAR FOR BOTH | |



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| PROJECT: 11 MACQUARIE RD | PROJECT NO: 24 - 07 |
| PROJECT ADDRESS: 11 MACQUARIE RD EARLWOOD NSW 2206 AUSTRALIA | DRAWN BY: SK |
| DRAWING: COVER PAGE | SCALE: TO SCALE@A3 |
| | DATE: 26/2/2025 |
| | DRAWING NO: DA 2000 |
| | REV: A |



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| 6 | DIMENSIONS TO STRUCTURAL ELEMENTS UNLESS OTHERWISE NOTED TO BE VISIBLE ON EXPOSED STEEL MEMBERS. | a | STRUCTURAL WORKS. |
| 7 | NO FIELD CONNECTIONS TO BE VISIBLE ON EXPOSED STEEL MEMBERS. | b | HYDRAULIC WORKS. |
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|---|---------------|---|--|--|--|--|--|--|
| WATER OPTIONS | | THERMAL COMFORT OPTIONS | | ENERGY OPTIONS | | ELEC HEC PUMP: 25 STC * min 80% of new or altered installations are fitted with fluorescent, compact lamps | | |
| SHOWERHEADS: | 4 STAR | concrete, tiled or suspended floor with open suspended floor above garage frame (R5.7) | | WATER HEATING R0.8 (down) (or R1.50 including water heating) | | | ENERGY EFFICIENT LIGHTING: all installations are fitted with fluorescent, compact lamps | |
| TOILETS: | 4 STAR | suspended floor above garage frame (R5.7) | | | | | | |
| KITCHEN TAPS: | 5 STAR | | | | | | | |
| BATHROOM TAPS: | 5 STAR | | | | | | | |
| RAINWATER | | | | | | | | |
| RAINWATER TANK L: | 10,000 LITRES | external wall: brick veneer external wall: double brick external wall: framed (Rfor, metal clad) | | Aerol or similar | | COOL+ HEATING: | 1 PHASE - 7 STAR FOR BOTH | |
| EXTERNAL SWIMMING POOL | | | | | | | | |
| KL: | 15,000 KL | flat ceiling, pitched roof | | ceiling: R4.0 (up), roof: foil backed blanket (55) | | | | |
| Fin, Skirting, Staircase, Hand (grip) using: Aerol and Tapsel | | | | | | | dark (color absorbance <0.475) U-value: 3.5 SHGC: 0.46 U-value: 3.5 SHGC: 0.47 | |

| | | | |
|-------------------------------|--|----------------------|--|
| RAINWATER TANK L: | | 10,000 LITRES | |
| EXTERNAL SWIMMING POOL | | 15,000 KL | |
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| PROJECT: | 11 MACQUARIE RD |
| PROJECT ADDRESS: | 11 MACQUARIE RD EARLWOOD NSW 2206 AUSTRALIA |
| DRAWING: | |

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| PROJECT NO: | 24 - 07 |
| DRAWN BY: | SK |
| SCALE: | TO SCALE@A3 |
| DATE: | 26/2/2025 |
| DRAWING NO: | DA 2001 |
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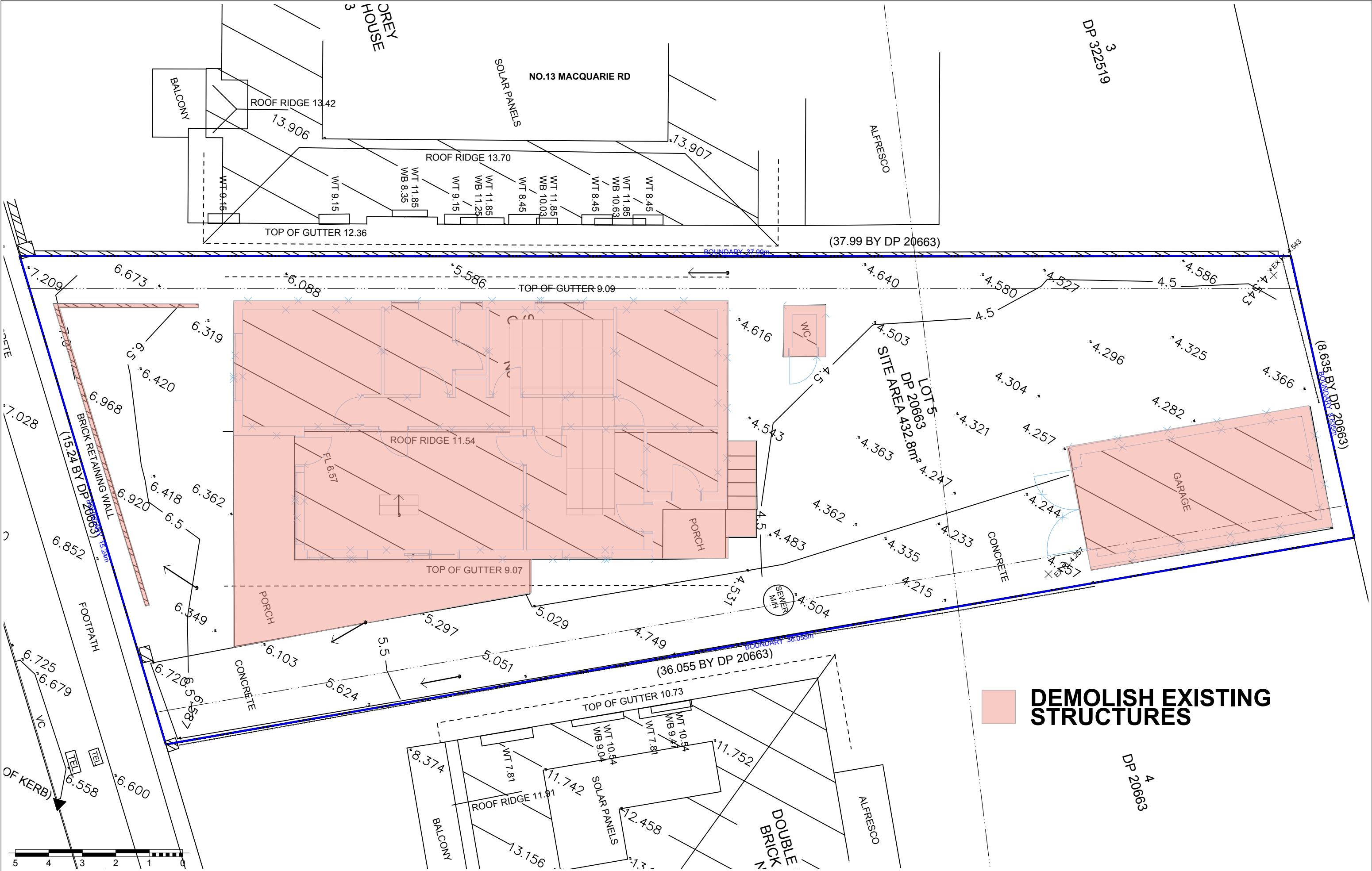
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| WATER OPTIONS SHOWERSHEADS: TOILETS: KITCHEN TAPS: BATHROOM TAPS: RAINWATER RAINWATER TANK L: EXTERNAL SWIMMING POOL KL: | 4 STAR 4 STAR 5 STAR 5 STAR 10,000 LITRES 15,000 KL |
| THERMAL COMFORT OPTIONS concrete slab on ground suspended floor with open subfloor (R1.7) suspended floor above garage (R1.7) floor above existing building external wall: brick veneer external wall: double brick external wall: framed (fibro, metal clad) flat ceiling, pitched roof | nil R0.8 (down) (or R1.50 including ceiling) Alucel or similar ceiling: R4.0 (sup), roof: foil backed blanket (55 mm) dark (solar absorptance <0.475) U-value: 3.5 - SHGC: 0.64 U-value: 3.5 - SHGC: 0.47 |
| ENERGY OPTIONS WATER HEATING: ENERGY EFFICIENT LIGHTING: COOL+ HEATING: | 1 PHASE - 7 STAR FOR BOTH |
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| DRAWING: SITE PLAN | SCALE: TO SCALE@A3 |
| | DATE: 26/2/2025 |
| | DRAWING NO: DA 2002 |
| | REV: A |



DEMOLISH EXISTING STRUCTURES

| RevID | Transmittal Set Name | Date |
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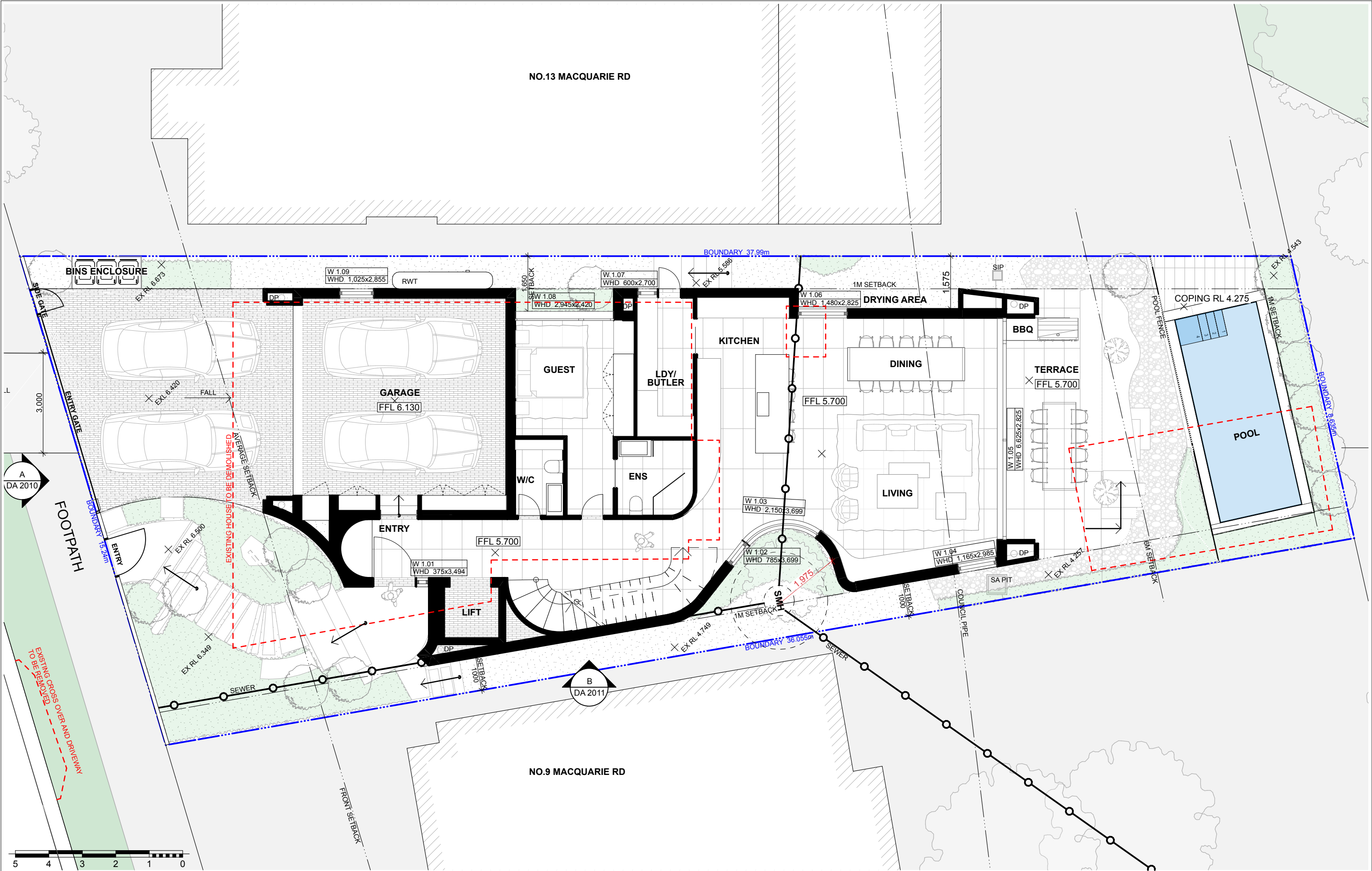
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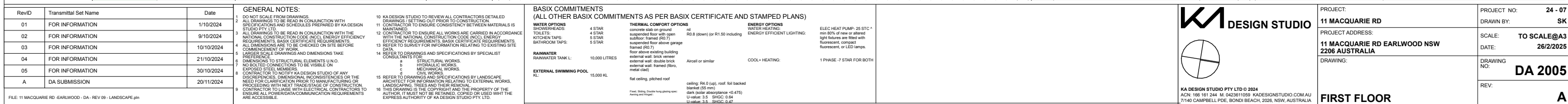
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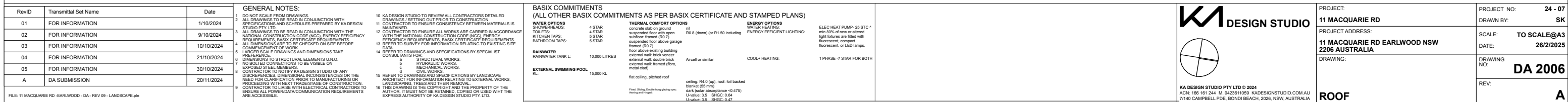
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| | REV: A |



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|--|--|--|----------------------|--|--|------------|--|--|---|--|--|--|--|--|--|--|--|--|---|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|---------|--|--|--|--|--|--|--|--|--|---|--|--|--|--|--|--|--|--|--|---|--|--|--|--|--|--|---------|--|--|---|--|--|
| RevID | | | Transmittal Set Name | | | Date | | | GENERAL NOTES: | | | | | | | | | | BASIC COMMITMENTS (ALL OTHER BASIC COMMITMENTS AS PER BASIC CERTIFICATE AND STAMPED PLANS) | | | | | | | | | | PROJECT: | | | | | | | | | | PROJECT NO: | | | 24 - 07 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 01 | | | FOR INFORMATION | | | 1/10/2024 | | | 1 DO NOT SCALE FROM DRAWINGS. ALL DRAWINGS TO BE READ IN CONJUNCTION WITH SPECIFICATIONS AND SCHEDULES PREPARED BY KA DESIGN STUDIO PTY LTD. 2 ALL DRAWINGS TO BE READ IN CONJUNCTION WITH THE NATIONAL CONSTRUCTION CODE (NCC) ENERGY EFFICIENCY REQUIREMENTS. BASIC CERTIFICATE REQUIREMENTS. ALL DIMENSIONS ARE TO BE CHECKED ON SITE BEFORE COMMENCEMENT OF WORK. | | | | | | | | | | 10 KA DESIGN STUDIO TO REVIEW ALL CONTRACTORS DETAILED DRAWINGS / SETTING OUT PRIOR TO CONSTRUCTION. 11 CONTRACTOR TO ENSURE CONSISTENCY BETWEEN MATERIALS IS MAINTAINED. 12 CONTRACTOR TO ENSURE ALL WORKS ARE CARRIED IN ACCORDANCE WITH THE NATIONAL CONSTRUCTION CODE (NCC) ENERGY EFFICIENCY REQUIREMENTS. BASIC CERTIFICATE REQUIREMENTS. ALL DIMENSIONS ARE TO BE CHECKED ON SITE BEFORE COMMENCEMENT OF WORK. 13 LARGER SCALE DRAWINGS AND DIMENSIONS TAKE PREFERENCE. 14 NO ROUTED CONNECTIONS TO BE VISIBLE ON EXPOSED STEEL MEMBERS. | | | | | | | | | | 15 REFER TO DRAWINGS AND SPECIFICATIONS BY SPECIALIST CONSULTANTS FOR: a STRUCTURAL WORKS. b HYDRAULIC WORKS. c MECHANICAL WORKS. d CIVIL WORKS. | | | | | | | | | | THERMAL COMFORT OPTIONS concrete slab on ground min 80% of new or altered suspended floor with open subfloor (room 7) bathroom (room 10) floor above existing building external wall: brick veneer external wall: double brick external wall: flamed (fibro, metal clad) ceiling: R4.0 (u) - roof: foil backed ceiling: R5.0 (u) - roof: foil backed (solar absorbance >0.475) U-value: 3.5 U-value: 3.5 SHGC: 0.46 SHGC: 0.46 | | | | | | | | | | ENERGY EFFICIENT LIGHTING: ELEC HEAT PUMP: 25 STC+ min 80% of new or altered light bulbs are fitted with suspended (fluorescent, fluorescent, or LED lamps. COOL - HEATING: 1 PHASE 7 STAR FOR BOTH | | | | | | | | | | 11 MACQUARIE RD PROJECT ADDRESS: 11 MACQUARIE RD EARLWOOD NSW 2206 AUSTRALIA DRAWING: DRAWING NO: REV: | | | | | | | | | | DA 2004 | | | A | | |
| 02 | | | FOR INFORMATION | | | 9/10/2024 | | | 3 ALL DRAWINGS TO BE READ IN CONJUNCTION WITH THE NATIONAL CONSTRUCTION CODE (NCC) ENERGY EFFICIENCY REQUIREMENTS. BASIC CERTIFICATE REQUIREMENTS. ALL DIMENSIONS ARE TO BE CHECKED ON SITE BEFORE COMMENCEMENT OF WORK. | | | | | | | | | | 16 THIS DRAWING IS THE COPYRIGHT AND THE PROPERTY OF THE AUTHOR. IT MUST NOT BE REPRODUCED, COPIED OR IN ANY MANNER THE EXPRESS AUTHORITY OF KA DESIGN STUDIO PTY LTD. | | | | | | | | | | WATER OPTIONS SHOWERS/HEADS: 4 STAR TOILETS: 5 STAR KITCHEN TAPS: 5 STAR BATHROOM TAPS: 5 STAR | | | | | | | | | | RAINFATHER RAINFATHER TANK L: 10,000 LITRES EXTERNAL SWIMMING POOL: 15,000 KL RAI ceiling, pitched roof | | | | | | | | | | KA DESIGN STUDIO KA DESIGN STUDIO PTY LTD 6/2024 NOT BE REPRODUCED OR COPIED OR IN ANY MANNER THE EXPRESS AUTHORITY OF KA DESIGN STUDIO PTY LTD. 71140 CAMPBELL POLE, BONDI BEACH, 2026, NSW, AUSTRALIA | | | | | | | | | | DA 2004 | | | A | | | | | | | | | | | | |
| 03 | | | FOR INFORMATION | | | 10/10/2024 | | | 4 LARGER SCALE DRAWINGS AND DIMENSIONS TAKE PREFERENCE. | | | | | | | | | | 17 THIS DRAWING IS THE COPYRIGHT AND THE PROPERTY OF THE AUTHOR. IT MUST NOT BE REPRODUCED, COPIED OR IN ANY MANNER THE EXPRESS AUTHORITY OF KA DESIGN STUDIO PTY LTD. | | | | | | | | | | RAINFATHER RAINFATHER TANK L: 10,000 LITRES EXTERNAL SWIMMING POOL: 15,000 KL RAI ceiling, pitched roof | | | | | | | | | | KA DESIGN STUDIO KA DESIGN STUDIO PTY LTD 6/2024 NOT BE REPRODUCED OR COPIED OR IN ANY MANNER THE EXPRESS AUTHORITY OF KA DESIGN STUDIO PTY LTD. 71140 CAMPBELL POLE, BONDI BEACH, 2026, NSW, AUSTRALIA | | | | | | | | | | DA 2004 | | | A | | | | | | | | | | | | | | | | | | | | | | |
| 04 | | | FOR INFORMATION | | | 21/10/2024 | | | 5 NO ROUTED CONNECTIONS TO BE VISIBLE ON EXPOSED STEEL MEMBERS. | | | | | | | | | | 18 THIS DRAWING IS THE COPYRIGHT AND THE PROPERTY OF THE AUTHOR. IT MUST NOT BE REPRODUCED, COPIED OR IN ANY MANNER THE EXPRESS AUTHORITY OF KA DESIGN STUDIO PTY LTD. | | | | | | | | | | RAINFATHER RAINFATHER TANK L: 10,000 LITRES EXTERNAL SWIMMING POOL: 15,000 KL RAI ceiling, pitched roof | | | | | | | | | | KA DESIGN STUDIO KA DESIGN STUDIO PTY LTD 6/2024 NOT BE REPRODUCED OR COPIED OR IN ANY MANNER THE EXPRESS AUTHORITY OF KA DESIGN STUDIO PTY LTD. 71140 CAMPBELL POLE, BONDI BEACH, 2026, NSW, AUSTRALIA | | | | | | | | | | DA 2004 | | | A | | | | | | | | | | | | | | | | | | | | | | |
| 05 | | | FOR INFORMATION | | | 30/10/2024 | | | 6 NO ROUTED CONNECTIONS TO BE VISIBLE ON EXPOSED STEEL MEMBERS. | | | | | | | | | | 19 THIS DRAWING IS THE COPYRIGHT AND THE PROPERTY OF THE AUTHOR. IT MUST NOT BE REPRODUCED, COPIED OR IN ANY MANNER THE EXPRESS AUTHORITY OF KA DESIGN STUDIO PTY LTD. | | | | | | | | | | RAINFATHER RAINFATHER TANK L: 10,000 LITRES EXTERNAL SWIMMING POOL: 15,000 KL RAI ceiling, pitched roof | | | | | | | | | | KA DESIGN STUDIO KA DESIGN STUDIO PTY LTD 6/2024 NOT BE REPRODUCED OR COPIED OR IN ANY MANNER THE EXPRESS AUTHORITY OF KA DESIGN STUDIO PTY LTD. 71140 CAMPBELL POLE, BONDI BEACH, 2026, NSW, AUSTRALIA | | | | | | | | | | DA 2004 | | | A | | | | | | | | | | | | | | | | | | | | | | |
| A | | | DA SUBMISSION | | | 20/11/2024 | | | 7 CONTRACTOR TO NOTIFY KA DESIGN STUDIO OF ANY DISCREPANCIES, DIMENSIONAL INCONSISTENCIES OR THE NEED FOR CLARIFICATION PRIOR TO MANUFACTURING OR PROCEEDING WITH NEXT TRADE/STAGE OF CONSTRUCTION. 8 CONTRACTOR TO LIAISE WITH ELECTRICAL CONTRACTORS TO ENSURE ALL POWER/DATA/COMMUNICATION REQUIREMENTS ARE ACCESSIBLE. | | | | | | | | | | 20 THIS DRAWING IS THE COPYRIGHT AND THE PROPERTY OF THE AUTHOR. IT MUST NOT BE REPRODUCED, COPIED OR IN ANY MANNER THE EXPRESS AUTHORITY OF KA DESIGN STUDIO PTY LTD. | | | | | | | | | | RAINFATHER RAINFATHER TANK L: 10,000 LITRES EXTERNAL SWIMMING POOL: 15,000 KL RAI ceiling, pitched roof | | | | | | | | | | KA DESIGN STUDIO KA DESIGN STUDIO PTY LTD 6/2024 NOT BE REPRODUCED OR COPIED OR IN ANY MANNER THE EXPRESS AUTHORITY OF KA DESIGN STUDIO PTY LTD. 71140 CAMPBELL POLE, BONDI BEACH, 2026, NSW, AUSTRALIA | | | | | | | | | | DA 2004 | | | A | | | | | | | | | | | | | | | | | | | | | | |
| FILE: 11 MACQUARIE RD - EARLWOOD - DA - REV 09 - LANDSCAPE.dwg | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | GROUND FLOOR | | | A | | | | | | | | | | | | | | | | | | | | | | |







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|-----------------------|---|
| GENERAL NOTES: | |
| 1 | DO NOT SCALE FROM DRAWINGS. |
| 2 | ALL DRAWINGS TO BE READ IN CONJUNCTION WITH THE INSTRUMENTS AND SPECIFICATIONS PREPARED BY KA DESIGN STUDIO P.TY LTD. |
| 3 | ALL DRAWINGS TO BE READ IN CONJUNCTION WITH THE NATIONAL CONSTRUCTION CODE (NCC), ENERGY EFFICIENCY (EE) RATING CLASS, AND ALL OTHER RELEVANT REQUIREMENTS. |
| 4 | ALL DIMENSIONS ARE TO BE CHECKED ON SITE BEFORE COMMENCEMENT OF WORK. |
| 5 | LARGER SCALE DRAWINGS AND DIMENSIONS TAKE PRECEDENCE OVER SMALLER SCALE ELEMENTS UNLESS NOTED OTHERWISE. |
| 6 | DO NOTED CONNECTIONS TO THE DIMENSIONS ON DRAWINGS. |
| 7 | CONTRACTOR TO NOTIFY KA DESIGN STUDIO OF ANY DISCREPANCIES, OMISSIONS, OR CONFLICTS BEFORE OR FOR THE NEED FOR CLARIFICATION PRIOR TO MANUFACTURING OR CONSTRUCTION. |
| 8 | CONTRACTOR TO Liaise WITH ELECTRICAL CONTRACTORS TO ENSURE ALL ELECTRICAL CONNECTIONS AND REQUIREMENTS ARE ACCESSIBLE. |
| 9 | CONTRACTOR TO REVIEW ALL INSTRUMENTS DETAILED DRAWINGS / SETTING OUT PRIOR TO CONSTRUCTION. |
| 10 | CONTRACTOR TO ENSURE ALL INSTRUMENTS, MATERIALS, MAINTAINED. |
| 11 | CONTRACTOR TO ENSURE ALL WORKS ARE CARRIED IN ACCORDANCE WITH THE NATIONAL CONSTRUCTION CODE (NCC), ENERGY EFFICIENCY (EE) RATING CLASS, AND ALL OTHER RELEVANT REQUIREMENTS. |
| 12 | REFER TO SURVEY FOR INFORMATION RELATING TO EXISTING SITE CONDITIONS. |
| 13 | REFER TO DRAWINGS AND SPECIFICATIONS BY SPECIALIST CONSULTANTS FOR: |
| 14 | MECHANICAL WORKS. |
| 15 | HYDRAULIC WORKS. |
| 16 | CONCRETE WORKS. |
| 17 | MECHANICAL WORKS. |
| 18 | CONCRETE WORKS. |
| 19 | REFER TO DRAWINGS AND SPECIFICATIONS BY LANDSCAPE ARCHITECT FOR INFORMATION RELATING TO EXTERNAL WORKS. |
| 20 | THIS DRAWING IS THE COPYRIGHT AND THE PROPERTY OF THE KA DESIGN STUDIO P.TY LTD. IT IS TO BE USED ONLY FOR THE PROJECT AND NOT TO BE REPRODUCED OR COPIED WITHOUT THE EXPRESS AUTHORITY OF KA DESIGN STUDIO P.TY LTD. |

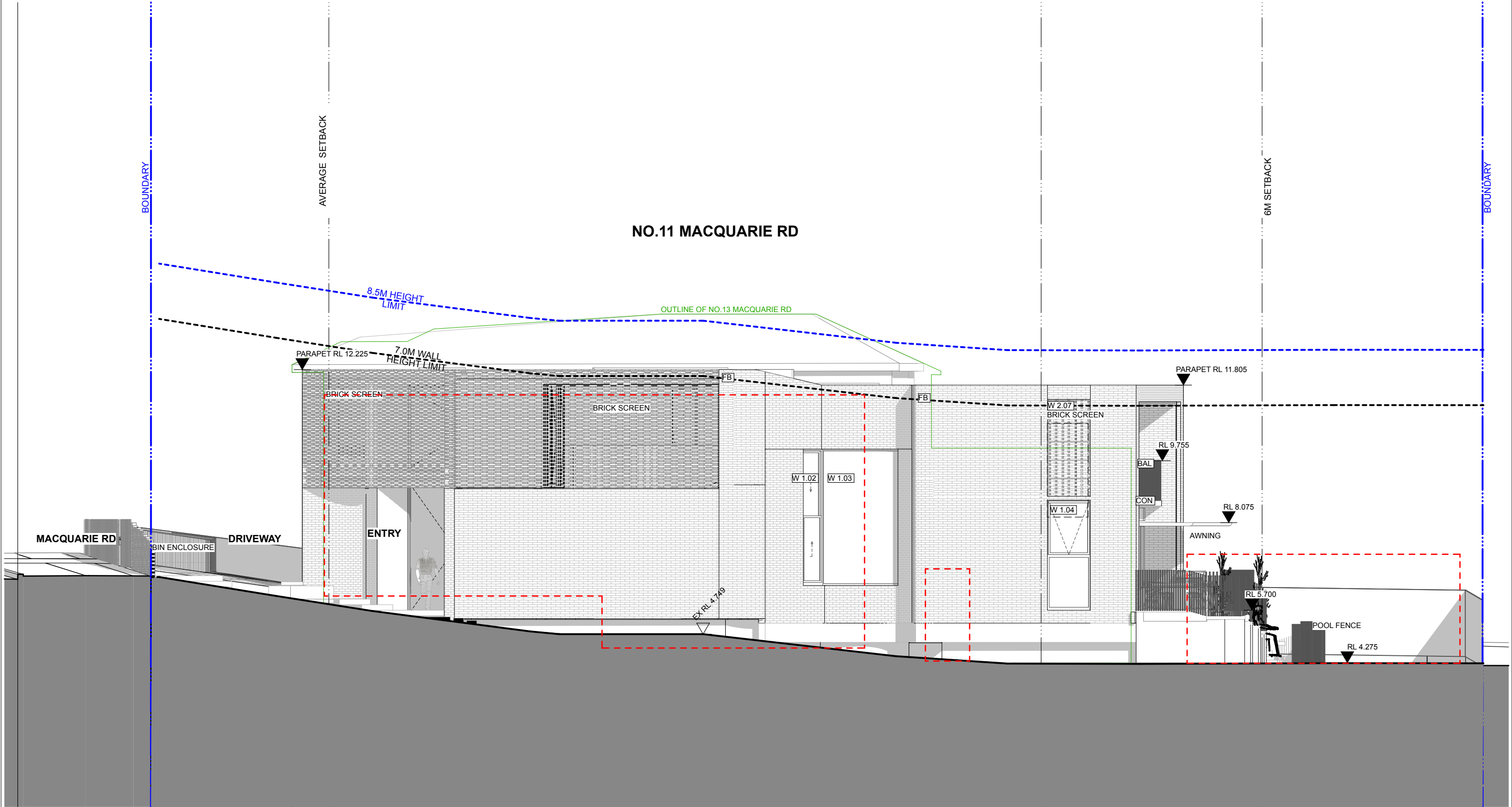
| BASIS COMMITMENTS (ALL OTHER BASIS COMMITMENTS AS PER BASIS CERTIFICATE AND STAMPED PLANS) | | | | | |
|---|---------------|---|---|-----------------------|---|
| WATER OPTIONS | | THERMAL COMFORT OPTIONS | | ENERGY OPTIONS | |
| SHOWERHEADS: | 4 STAR | concrete slab on ground | nil | WATER HEATING: | ELEC HEAT PUMP- 25 ST C + m (80% of new or altered light fixtures are fitted with fluorescent, compact fluorescing, or LED lamps. |
| TOILETS: | 4 STAR | suspended floor with open subfloor: framed (R=0.7) | R=0.8 (down) OR R1.50 including framing | ELECTRIC LIGHTING: | |
| KITCHEN TAPS: | 5 STAR | suspension floor above garage framed (R=0.7) | | | |
| BATHROOM TAPS: | 5 STAR | floor above existing building external wall: brick veneer external wall: double brick external wall: framed (iron, metal clad) | Aircoil or similar | COOL+ HEATING: | 1 PHASE / 7 STAR FOR BOTH |
| RAINWATER | | | | | |
| RAINWATER TANK L: | 10,000 LITRES | | | | |
| EXTERNAL SWIMMING POOL | | | | | |
| KL: | 15,000 KL | flat ceiling, pitched roof | ceiling: R4.0 (upi), roof: foil backed blanket (50 mm) dark colour absorbance <0.475 U-value: 3.5 SHASC: 0.66 SHASC: 0.65, SHYPCO: 0.41 | | |

Floor Slabbing Should have hanging wire
Airing and lighting

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| PROJECT: 11 MACQUARIE RD | PROJECT NO: 24 - 07 DRAWN BY: SK |
| PROJECT ADDRESS: 11 MACQUARIE RD EARLWOOD NSW 2206 AUSTRALIA | SCALE: TO SCALE@A3 DATE: 26/2/2025 |
| DRAWING: ELEVENTH SOUTH / NORTH | DRAWING NO: DA 2007 REV: A |



| RevID | Transmittal Set Name | Date |
|-------|----------------------|------------|
| 01 | FOR INFORMATION | 1/10/2024 |
| 02 | FOR INFORMATION | 9/10/2024 |
| 03 | FOR INFORMATION | 10/10/2024 |
| 04 | FOR INFORMATION | 21/10/2024 |
| 05 | FOR INFORMATION | 30/10/2024 |
| A | DA SUBMISSION | 20/11/2024 |

| GENERAL NOTES: | | |
|----------------|--|--|
| 1 | DO NOT SCALE FROM DRAWINGS. | |
| 2 | ALL DRAWINGS TO BE READ IN CONJUNCTION WITH SPECIFICATIONS AND SCHEDULES PREPARED BY KA DESIGN STUDIO PTY LTD. | |
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| 4 | LARGER SCALE DRAWINGS AND DIMENSIONS TAKE PRECEDENCE. | |
| 5 | DIMENSIONS TO STRUCTURAL ELEMENTS UNLESS OTHERWISE NOTED. | |
| 6 | NO BOLTED CONNECTIONS TO BE VISIBLE ON EXPOSED STEEL MEMBERS. | |
| 7 | CONTRACTOR TO NOTIFY KA DESIGN STUDIO OF ANY DISCREPANCIES, DIMENSIONAL INCONSISTENCIES OR THE NEED FOR CLARIFICATION PRIOR TO MANUFACTURING OR PROCEEDING WITH NEXT TRADE/STAGE OF CONSTRUCTION. | |
| 8 | CONTRACTOR TO LIAISE WITH ELECTRICAL CONTRACTORS TO ENSURE ALL POWER/DATA/COMMUNICATION REQUIREMENTS ARE ACCESSIBLE. | |
| 9 | KA DESIGN STUDIO TO REVIEW ALL CONTRACTORS DETAILED DRAWINGS SETTING OUT PRIOR TO CONSTRUCTION. | |
| 10 | CONTRACTOR TO ENSURE CONSISTENCY BETWEEN MATERIALS IS MAINTAINED. | |
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| 12 | REFER TO DRAWINGS AND SPECIFICATIONS BY SPECIALIST CONSULTANTS FOR: | |
| 13 | a. STRUCTURAL WORKS. | |
| 14 | b. HYDRAULIC WORKS. | |
| 15 | c. MECHANICAL WORKS. | |
| 16 | d. CIVIL WORKS. | |
| 17 | REFER TO DRAWINGS AND SPECIFICATIONS BY LANDSCAPE ARCHITECT FOR INFORMATION RELATING TO EXTERNAL WORKS, LANDSCAPING, TREES AND THEIR REMOVAL. | |
| 18 | THIS DRAWING IS THE COPYRIGHT AND THE PROPERTY OF THE AUTHOR. IT MUST NOT BE RETAINED, COPIED OR USED WITHOUT THE EXPRESS AUTHORITY OF KA DESIGN STUDIO PTY LTD. | |

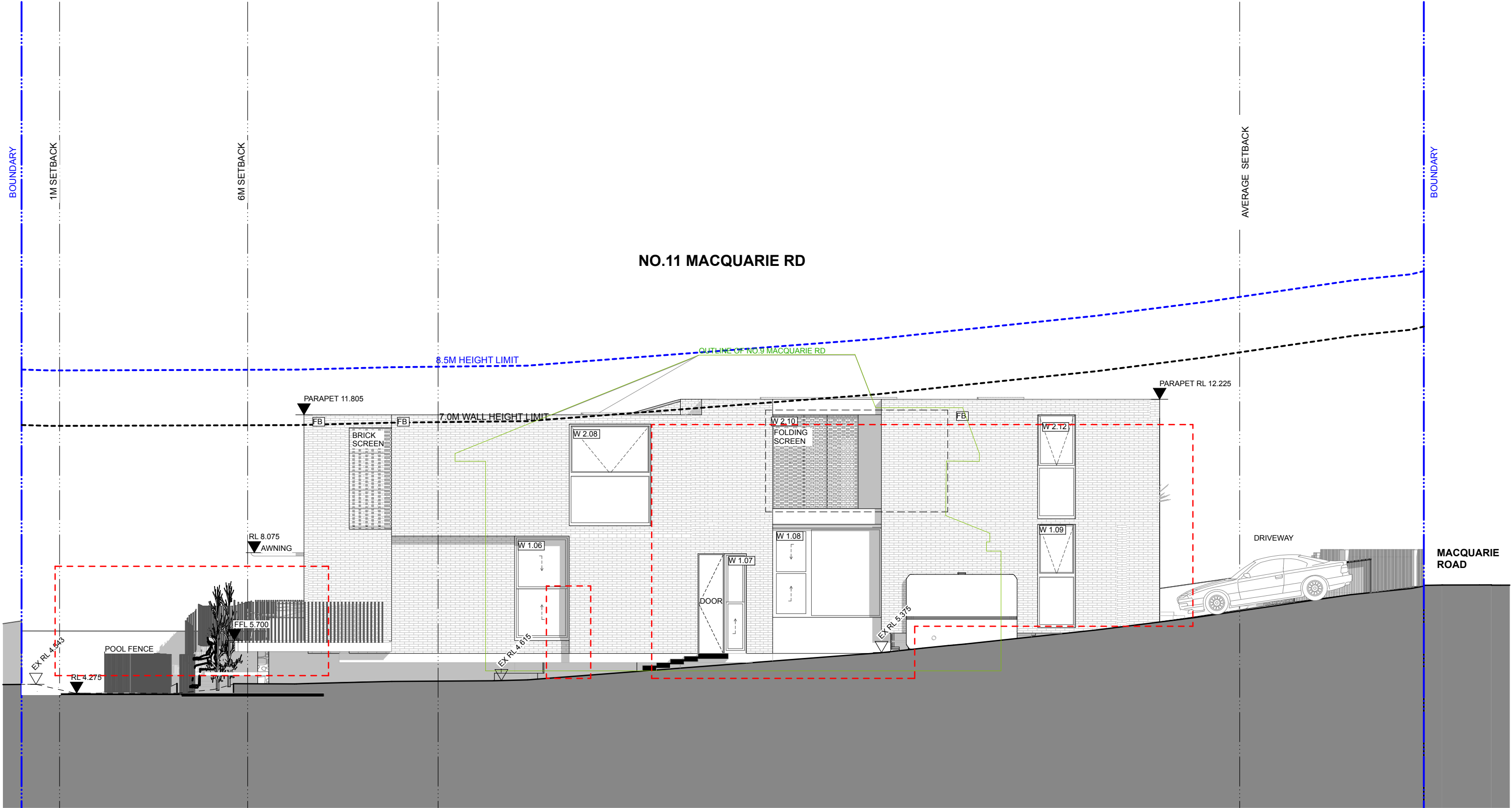
| BASIX COMMITMENTS (ALL OTHER BASIX COMMITMENTS AS PER BASIX CERTIFICATE AND STAMPED PLANS) | | | |
|---|---------------|---|---|
| WATER OPTIONS | | | |
| SHOWERS/HEADS: | 4 STAR | concrete slab on ground | nil |
| TOILETS: | 4 STAR | suspended floor with open subfloor (R0.7) | R0.8 (down) (or R1.50 including suspended floor above garage framed (R0.7)) |
| KITCHEN TAPS: | 5 STAR | floor above existing building | floor above existing building |
| BATHROOM TAPS: | 5 STAR | external wall: brick veneer | external wall: double brick |
| RAINWATER | | | |
| RAINWATER TANK L: | 10,000 LITRES | external wall: framed (fibro, metal clad) | flat ceiling, pitched roof |
| EXTERNAL SWIMMING POOL | | | |
| KL: | 15,000 KL | | |

| | | | |
|--------------------------------|--|----------------------------|--|
| THERMAL COMFORT OPTIONS | | ENERGY OPTIONS | |
| WATER HEATING: | | WATER HEATING: | |
| ENERGY EFFICIENT LIGHTING: | | ENERGY EFFICIENT LIGHTING: | |
| COOL+ HEATING: | | COOL+ HEATING: | |
| 1 PHASE - 7 STAR FOR BOTH | | 1 PHASE - 7 STAR FOR BOTH | |



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ACN: 166 161 244 M: 0423611059 KADESIGNSTUDIO.COM.AU
7/140 CAMPBELL PDE, BONDI BEACH, 2026, NSW, AUSTRALIA

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|------------------|---|-------------|-------------|
| PROJECT: | 11 MACQUARIE RD | PROJECT NO: | 24 - 07 |
| PROJECT ADDRESS: | 11 MACQUARIE RD EARLWOOD NSW 2206 AUSTRALIA | DRAWN BY: | SK |
| DRAWING: | ELEVATION EAST | SCALE: | TO SCALE@A3 |
| DATE: | 26/2/2025 | DRAWING NO: | DA 2008 |
| REV: | | | A |



| RevID | Transmittal Set Name | Date |
|-------|----------------------|------------|
| 01 | FOR INFORMATION | 1/10/2024 |
| 02 | FOR INFORMATION | 9/10/2024 |
| 03 | FOR INFORMATION | 10/10/2024 |
| 04 | FOR INFORMATION | 21/10/2024 |
| 05 | FOR INFORMATION | 30/10/2024 |
| A | DA SUBMISSION | 20/11/2024 |

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|----------------|--|----|--|
| GENERAL NOTES: | | | |
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| 5 | DIMENSIONS TO STRUCTURAL ELEMENTS UNLESS OTHERWISE NOTED. | 14 | STRUCTURAL WORKS. |
| 6 | NO ROUTED CONNECTIONS TO BE VISIBLE ON EXPOSED STEEL MEMBERS. | 15 | HYDRAULIC WORKS. |
| 7 | CONTRACTOR TO NOTIFY KA DESIGN STUDIO OF ANY DISCREPANCIES, DIMENSIONAL INCONSISTENCIES OR THE NEED FOR CLARIFICATION PRIOR TO MANUFACTURING OR PROCEEDING WITH NEXT TRADE/STAGE OF CONSTRUCTION. | 16 | MECHANICAL WORKS. |
| 8 | CONTRACTOR TO LIAISE WITH ELECTRICAL CONTRACTORS TO ENSURE ALL POWER/DATA/COMMUNICATION REQUIREMENTS ARE ACCESSIBLE. | 17 | CIVIL WORKS. |
| 9 | | 18 | REFER TO DRAWINGS AND SPECIFICATIONS BY LANDSCAPE ARCHITECT FOR INFORMATION RELATING TO EXTERNAL WORKS, LANDSCAPING, TREES AND THEIR REMOVAL. |
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| BASIX COMMITMENTS (ALL OTHER BASIX COMMITMENTS AS PER BASIX CERTIFICATE AND STAMPED PLANS) | | | |
|--|---------------|---|--|
| WATER OPTIONS | | | |
| SHOWERS/HEADS: | 4 STAR | THERMAL COMFORT OPTIONS | |
| TOILETS: | 4 STAR | concrete slab on ground | |
| KITCHEN TAPS: | 5 STAR | suspended floor with open | |
| BATHROOM TAPS: | 5 STAR | subfloor thermal (R0.7) | |
| RAINWATER | | suspended floor above garage | |
| RAINWATER TANK L: | 10,000 LITRES | thermal (R0.7) | |
| EXTERNAL SWIMMING POOL | 15,000 KL | floor above existing building | |
| | | external wall: brick veneer | |
| | | external wall: double brick | |
| | | external wall: framed (fibro, metal clad) | |
| | | flat ceiling, pitched roof | |
| | | ceiling: R4.0 (susp. roof: foil backed blanket (55 mm)) | |
| | | dark (solar absorptance <0.475) | |
| | | Li-value: 3.5 SHGC: 0.64 | |
| | | Li-value: 3.5 SHGC: 0.47 | |

| | | | |
|-----------------------|--|---|--|
| ENERGY OPTIONS | | ENERGY EFFICIENT LIGHTING: | |
| WATER HEATING: | | ELEC HEAT PUMP: 25 STC + min 80% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or LED lamps. | |
| COOL+ HEATING: | | 1 PHASE - 7 STAR FOR BOTH | |



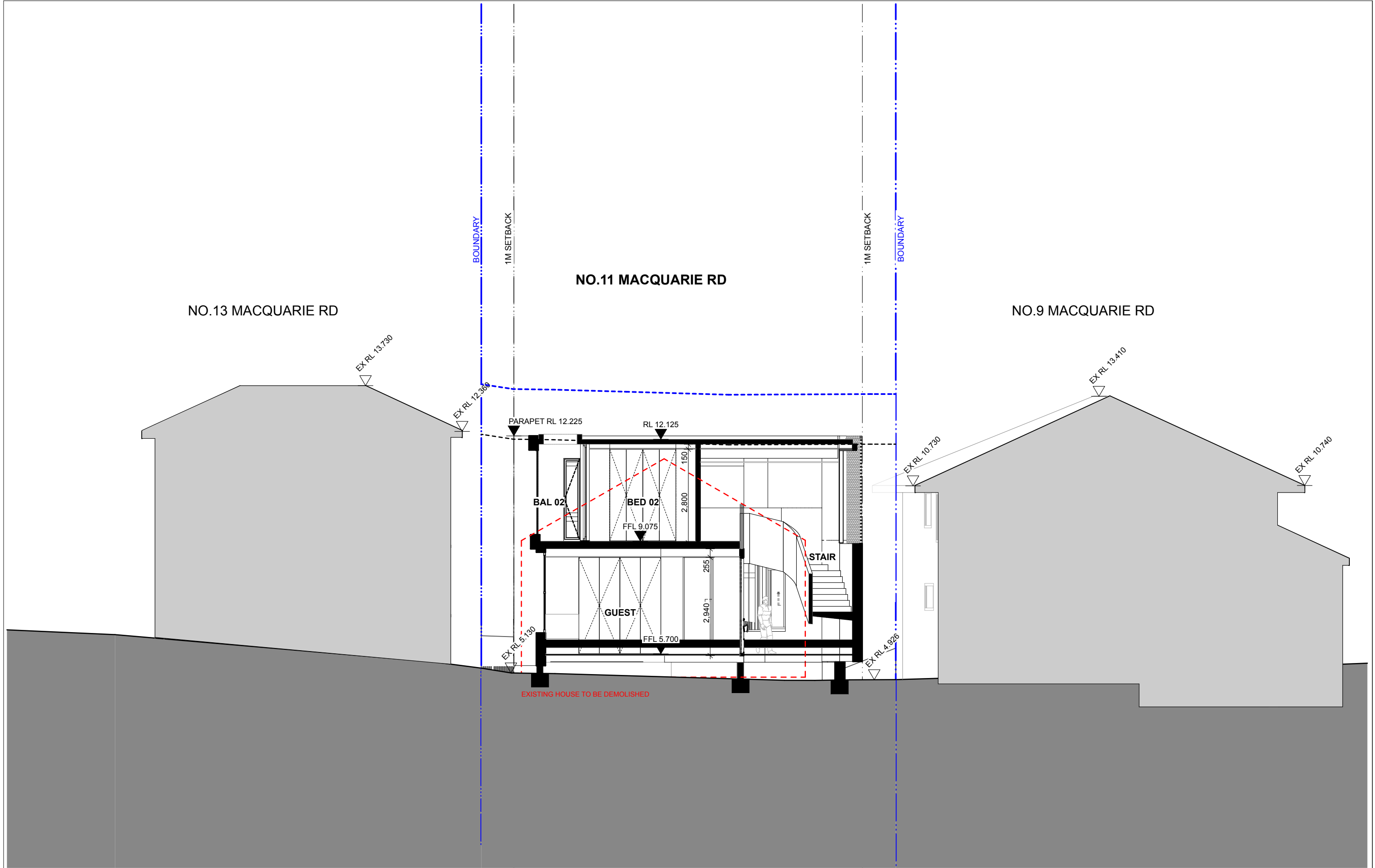
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7/140 CAMPBELL PDE, BONDI BEACH, 2026, NSW, AUSTRALIA

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|------------------|---|-------------|-------------|
| PROJECT: | 11 MACQUARIE RD | PROJECT NO: | 24 - 07 |
| PROJECT ADDRESS: | 11 MACQUARIE RD EARLWOOD NSW 2206 AUSTRALIA | DRAWN BY: | SK |
| DRAWING: | ELEVATION WEST | SCALE: | TO SCALE@A3 |
| DRAWING NO: | DA 2009 | DATE: | 26/2/2025 |
| REV: | | | A |

NO.13 MACQUARIE RD

NO.11 MACQUARIE RD

NO.9 MACQUARIE RD



| RevID | Transmittal Set Name | Date |
|-------|----------------------|------------|
| 01 | FOR INFORMATION | 1/10/2024 |
| 02 | FOR INFORMATION | 9/10/2024 |
| 03 | FOR INFORMATION | 10/10/2024 |
| 04 | FOR INFORMATION | 21/10/2024 |
| 05 | FOR INFORMATION | 30/10/2024 |
| A | DA SUBMISSION | 20/11/2024 |

FILE: 11 MACQUARIE RD -EARLWOOD - DA - REV 05 - LANDSCAPE.pdf

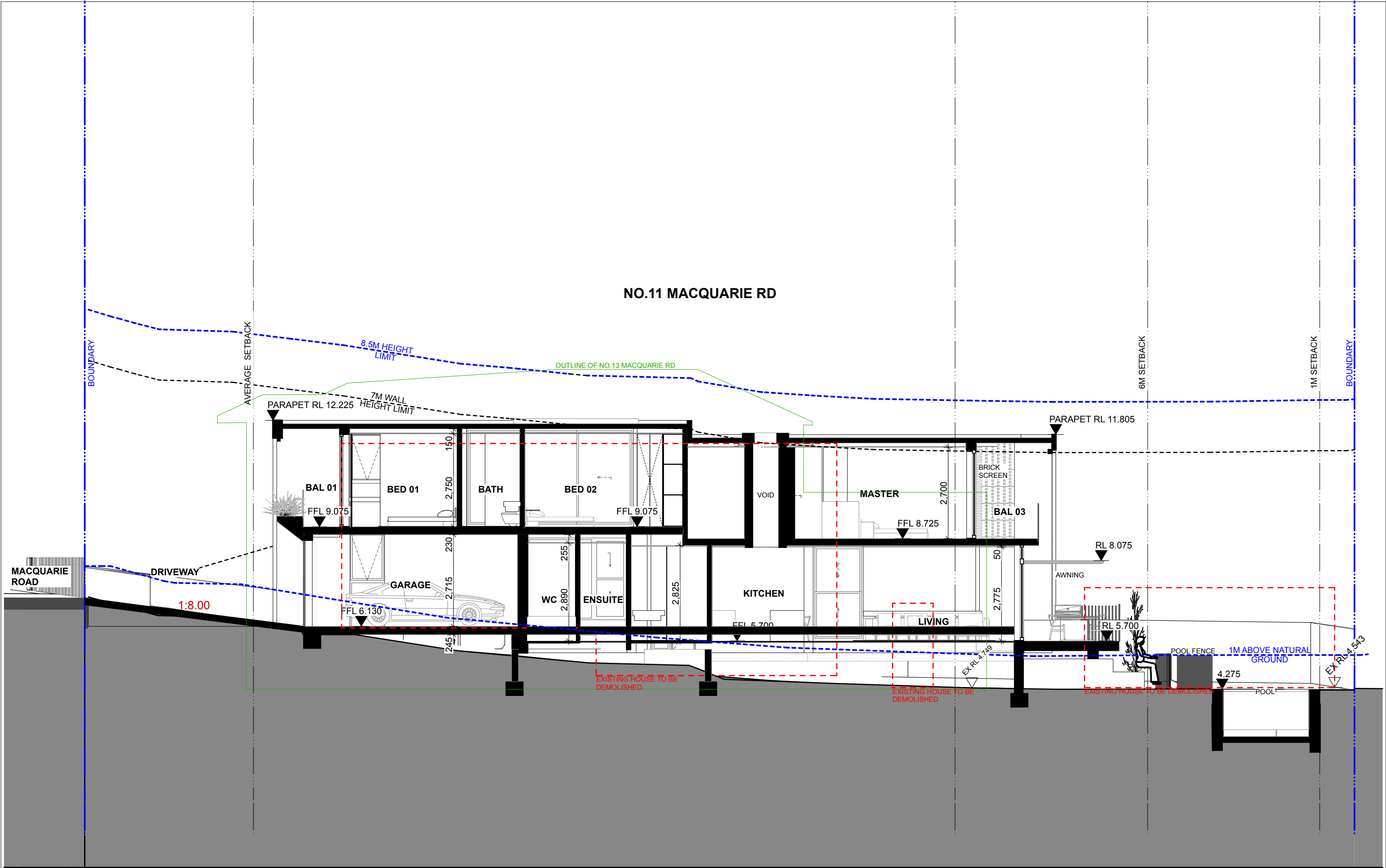
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| 6 | NO JOINTED CONNECTIONS TO BE VISIBLE ON EXPOSED STEEL MEMBERS. |
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| BASIX COMMITMENTS | |
|--|----------------------------|
| (ALL OTHER BASIX COMMITMENTS AS PER BASIX CERTIFICATE AND STAMPED PLANS) | |
| WATER OPTIONS | 4 STAR |
| SHOWERSHEADS: | 4 STAR |
| TOILETS: | 4 STAR |
| KITCHEN TAPS: | 5 STAR |
| BATHROOM TAPS: | 5 STAR |
| RAINWATER | 10,000 LITRES |
| EXTERNAL SWIMMING POOL | 15,000 KL |
| THERMAL COMFORT OPTIONS | concrete slab on ground |
| WATER HEATING | hot water tank |
| ENERGY EFFICIENT LIGHTING: | ENERGY EFFICIENT LIGHTING: |
| COOL+ HEATING: | 1 PHASE - 7 STAR FOR BOTH |

| | |
|-----------------------------------|---|
| ENERGY EFFICIENT LIGHTING: | ELEC HEAT PUMP: 25 STC + min 80% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or LED lamps. |
| COOL+ HEATING: | 1 PHASE - 7 STAR FOR BOTH |

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7/140 CAMPBELL PDE, BONDI BEACH, 2026, NSW, AUSTRALIA

| | | | |
|------------------|---|-------------|-------------|
| PROJECT: | 11 MACQUARIE RD | PROJECT NO: | 24 - 07 |
| DRAWN BY: | SK | | |
| PROJECT ADDRESS: | 11 MACQUARIE RD EARLWOOD NSW 2206 AUSTRALIA | SCALE: | TO SCALE@A3 |
| DATE: | 26/2/2025 | | |
| DRAWING: | | DRAWING NO: | DA 2010 |
| REV: | | | A |
| SECTION A | | | |



| RevID | Transmittal Set Name | Date |
|-------|----------------------|------------|
| 01 | FOR INFORMATION | 1/10/2024 |
| 02 | FOR INFORMATION | 9/10/2024 |
| 03 | FOR INFORMATION | 10/10/2024 |
| 04 | FOR INFORMATION | 21/10/2024 |
| 05 | FOR INFORMATION | 30/10/2024 |
| A | DA SUBMISSION | 20/11/2024 |

FILE: 11 MACQUARIE RD -EARLWOOD - DA - REV 05 - LANDSCAPE.dgn

| GENERAL NOTES: | | |
|----------------|--|--|
| 1 | DO NOT SCALE FROM DRAWINGS. | |
| 2 | ALL DRAWINGS TO BE READ IN CONJUNCTION WITH SPECIFICATIONS AND SCHEDULES PREPARED BY KA DESIGN STUDIO PTY LTD. | |
| 3 | ALL DRAWINGS TO BE READ IN CONJUNCTION WITH THE NATIONAL CONSTRUCTION CODE (NCC) ENERGY EFFICIENCY REQUIREMENTS, BASIX CERTIFICATE REQUIREMENTS. ALL DIMENSIONS ARE TO BE CHECKED ON SITE BEFORE COMMENCEMENT OF WORK. | |
| 4 | LARGER SCALE DRAWINGS AND DIMENSIONS TAKE PRECEDENCE. | |
| 5 | DIMENSIONS TO STRUCTURAL ELEMENTS UNLESS OTHERWISE NOTED TO BE VISIBLE ON EXPOSED STEEL MEMBERS. | |
| 6 | NO ROUTED CONNECTIONS TO BE VISIBLE ON EXPOSED STEEL MEMBERS. | |
| 7 | CONTRACTOR TO NOTIFY KA DESIGN STUDIO OF ANY DISCREPANCIES, DIMENSIONAL INCONSISTENCIES OR THE NEED FOR CLARIFICATION PRIOR TO MANUFACTURING OR PROCEEDING WITH NEXT TRADE/STAGE OF CONSTRUCTION. | |
| 8 | CONTRACTOR TO LIAISE WITH ELECTRICAL CONTRACTORS TO ENSURE ALL POWER/DATA/COMMUNICATION REQUIREMENTS ARE ACCESSIBLE. | |
| 9 | KA DESIGN STUDIO TO REVIEW ALL CONTRACTORS DETAILED DRAWINGS SETTING OUT PRIOR TO CONSTRUCTION. | |
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| 11 | REFER TO DRAWINGS AND SPECIFICATIONS BY SPECIALIST CONSULTANTS FOR: | |
| 12 | STRUCTURAL WORKS. | |
| 13 | HYDRAULIC WORKS. | |
| 14 | MECHANICAL WORKS. | |
| 15 | CIVIL WORKS. | |
| 16 | REFER TO DRAWINGS AND SPECIFICATIONS BY LANDSCAPE ARCHITECT FOR INFORMATION RELATING TO EXTERNAL WORKS, LANDSCAPING, TREES AND THEIR REMOVAL. | |
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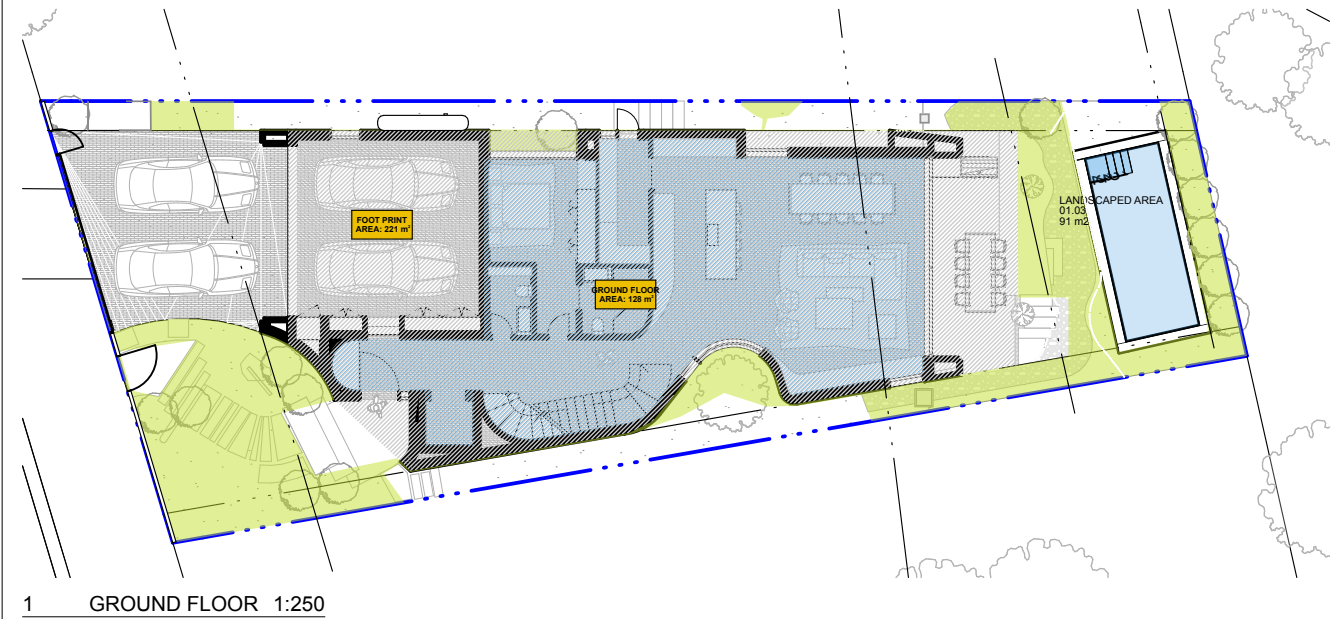
| BASIX COMMITMENTS (ALL OTHER BASIX COMMITMENTS AS PER BASIX CERTIFICATE AND STAMPED PLANS) | | |
|---|---|--|
| WATER OPTIONS | | |
| SHOWERS/HEADS: | 4 STAR | |
| TOILETS: | 4 STAR | |
| KITCHEN TAPS: | 5 STAR | |
| BATHROOM TAPS: | 5 STAR | |
| RAINWATER | | |
| RAINWATER TANK L: | 10,000 LITRES | |
| EXTERNAL SWIMMING POOL: | 15,000 KL | |
| THERMAL COMFORT OPTIONS | | |
| concrete slab on ground | nil | |
| suspended floor with open subfloor (R0.7) | R0.8 (down) (or R1.50 including suspended floor above garage formal (R0.7)) | |
| floor above existing building | external wall: brick veneer external wall: double brick external wall: framed (fibro, metal clad) | |
| flat ceiling, pitched roof | Alucel or similar | |
| ceiling: R4.0 (sup), roof: foil backed blanket (55 mm) | | |
| dark (solar absorptance <0.475) | | |
| U-value: 3.5 SHGC: 0.47 | | |
| ENERGY OPTIONS | | |
| WATER HEATING | | |
| ELEC HEAT PUMP: 25 STC + min 80% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or LED lamps. | | |
| COOL+ HEATING: | | |
| 1 PHASE - 7 STAR FOR BOTH | | |

**KA DESIGN STUDIO**

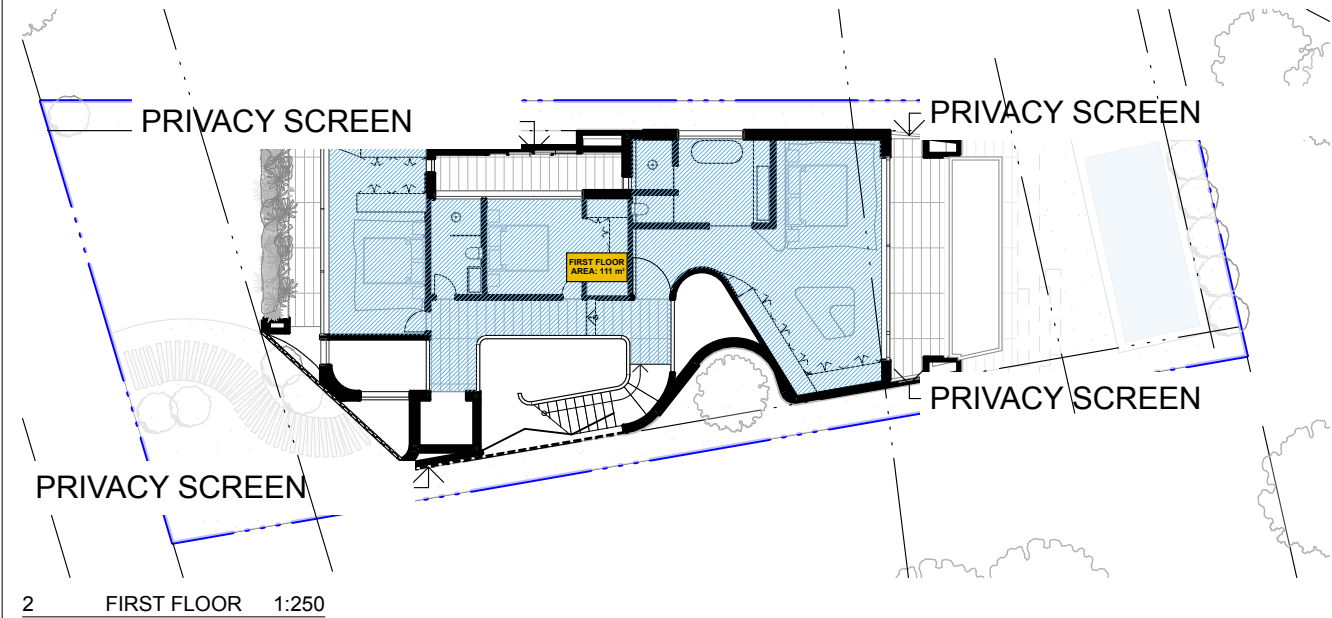


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7/140 CAMPBELL PDE, BONDI BEACH, 2026, NSW, AUSTRALIA

| | | | |
|------------------|---|-------------|-------------|
| PROJECT: | 11 MACQUARIE RD | PROJECT NO: | 24 - 07 |
| PROJECT ADDRESS: | 11 MACQUARIE RD EARLWOOD NSW 2206 AUSTRALIA | DRAWN BY: | SK |
| DRAWING: | | SCALE: | TO SCALE@A3 |
| | | DATE: | 26/2/2025 |
| | | DRAWING NO: | DA 2011 |
| | | REV: | A |
| SECTION B | | | |



1 GROUND FLOOR 1:250



2 FIRST FLOOR 1:250

MAX FOOT PRINT:

up to 449m2 Site = 300m2 for Building foot print

Max Floor area for out buildings = 30m2

PROPOSED 221 m2

FSR - CALCULATION

0.55/1 CURRENT DCP/LEP

SITE AREA: 432.8 m2

ALLOWABLE FLOOR TOTALS: 238.04 m2

| | | |
|---------------------|-------------|--------|
| LOWER GROUND FLOOR: | FIRST FLOOR | 110 |
| GROUND FLOOR: | GF | 128 |
| | | 238 m² |

PROPOSED FLOOR TOTALS: 238 m2 = 0.55

LANDSCAPED AREA - CALCULATION

SITE AREA: 432.8m2

Min 15% of site to be landscaped: 64.92m2

Total proposed landscaped area: 91.35m2 = 21.1%

gross floor area means the sum of the floor area of each floor of a building measured from the internal face of external walls, or from the internal face of walls separating the building from any other building, measured at a height of 1.4 metres above the floor, and includes:

(a) the area of a mezzanine, and

(b) habitable rooms in a basement or an attic, and (c) any shop, auditorium, cinema, and the like, in a basement or attic, but excludes:

(d) any area for common vertical circulation, such as lifts and stairs, and

(e) any basement:

(i) storage, and

(ii) vehicular access, loading areas, garbage and services, and

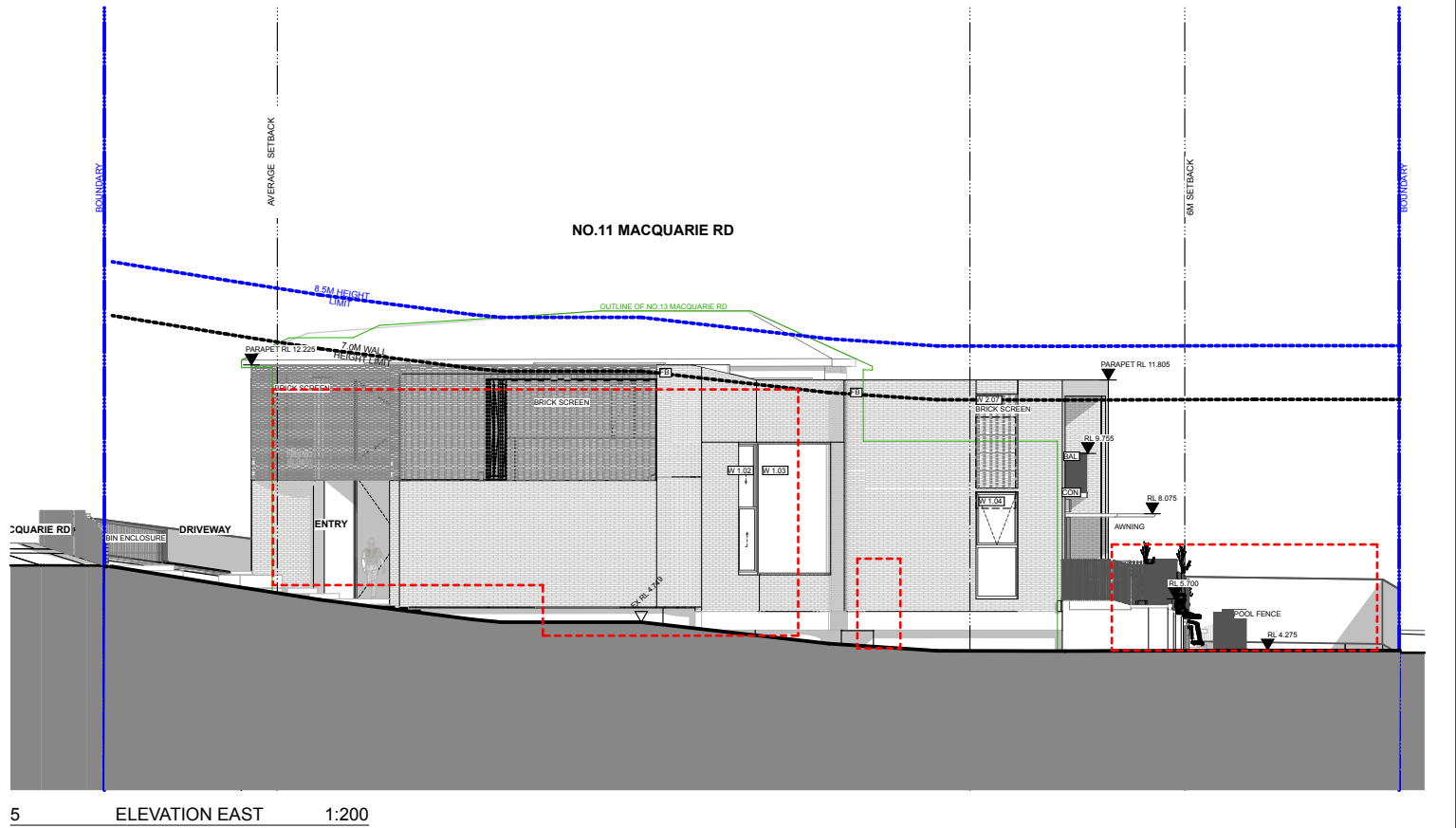
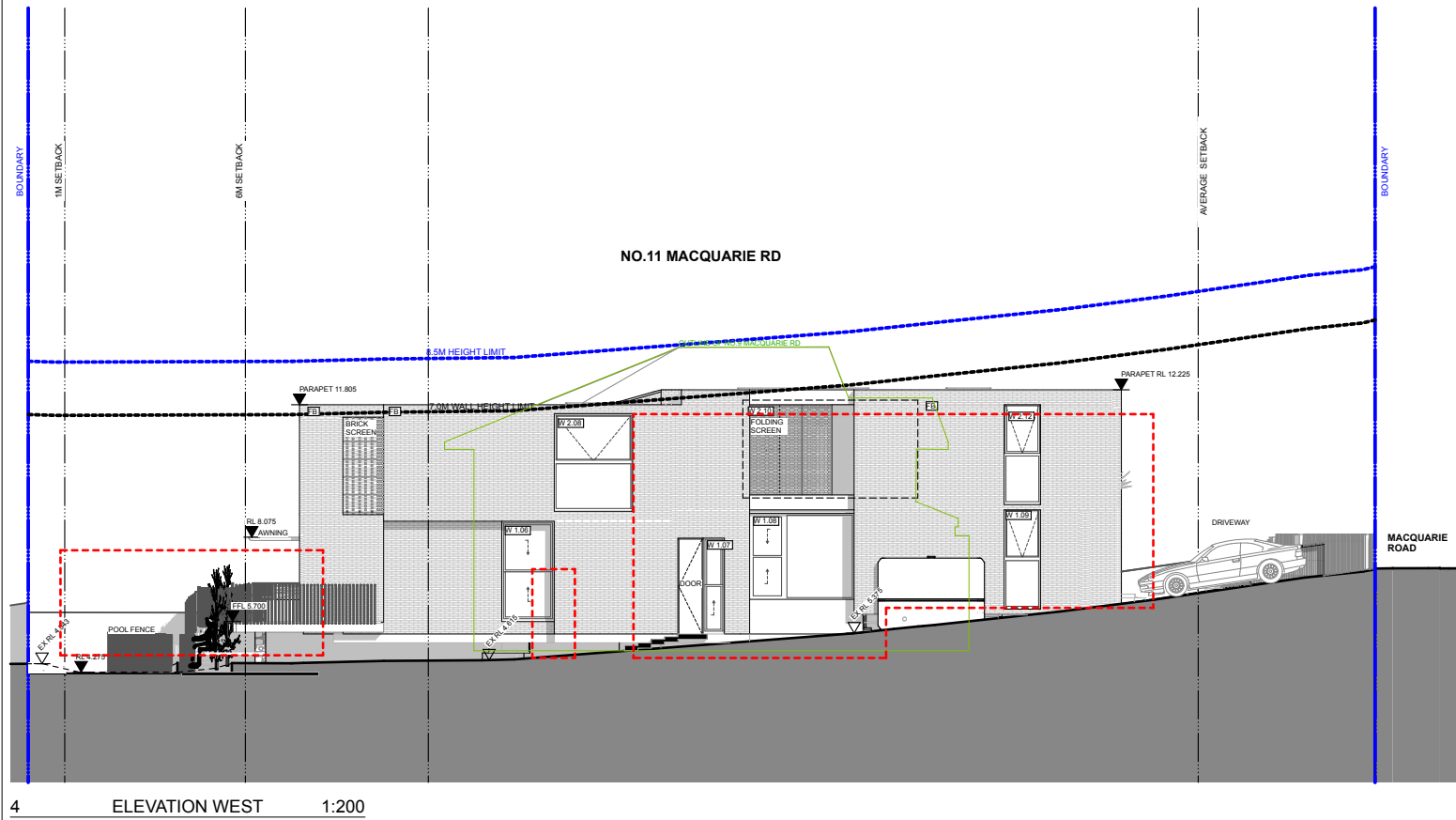
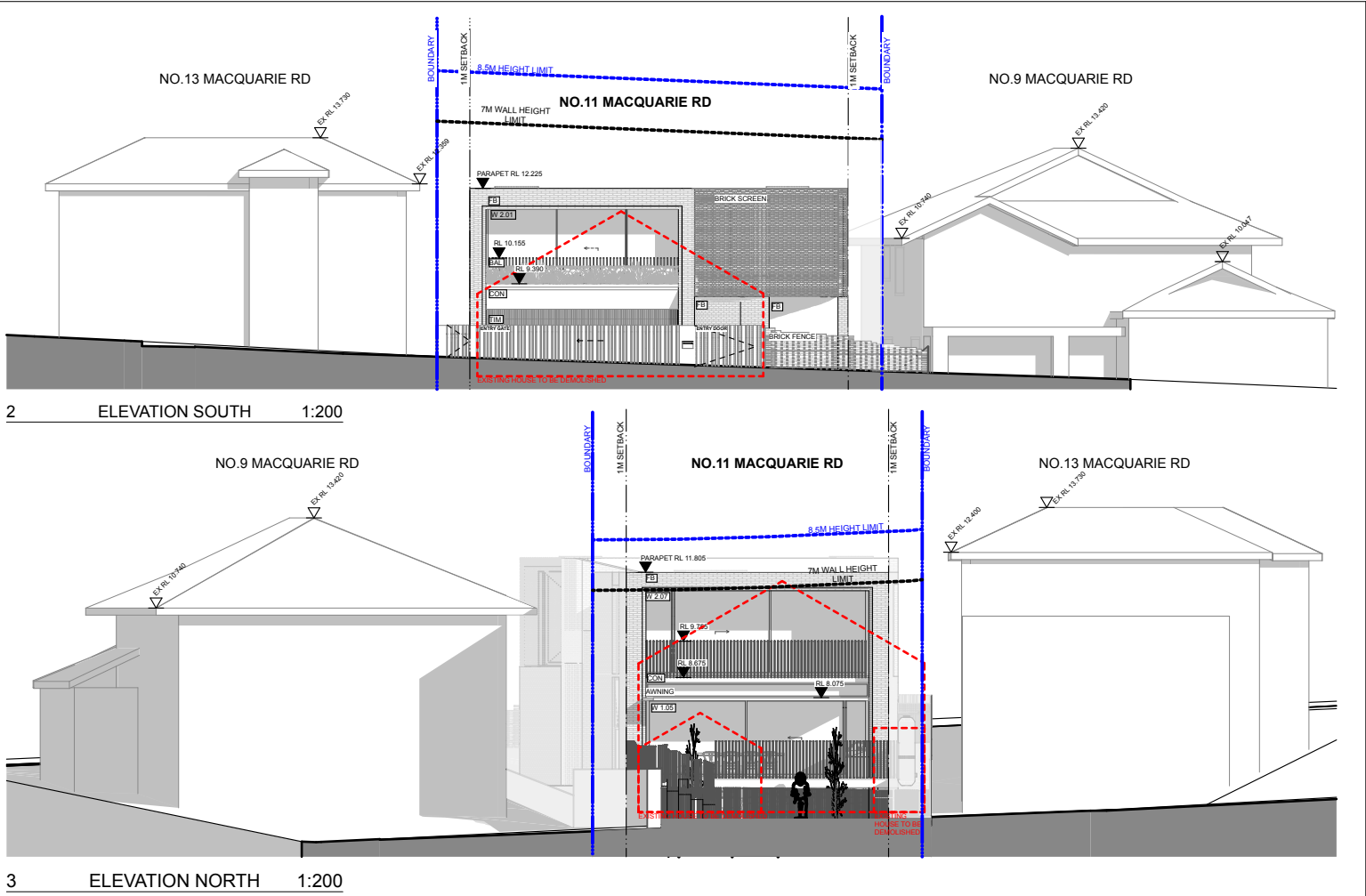
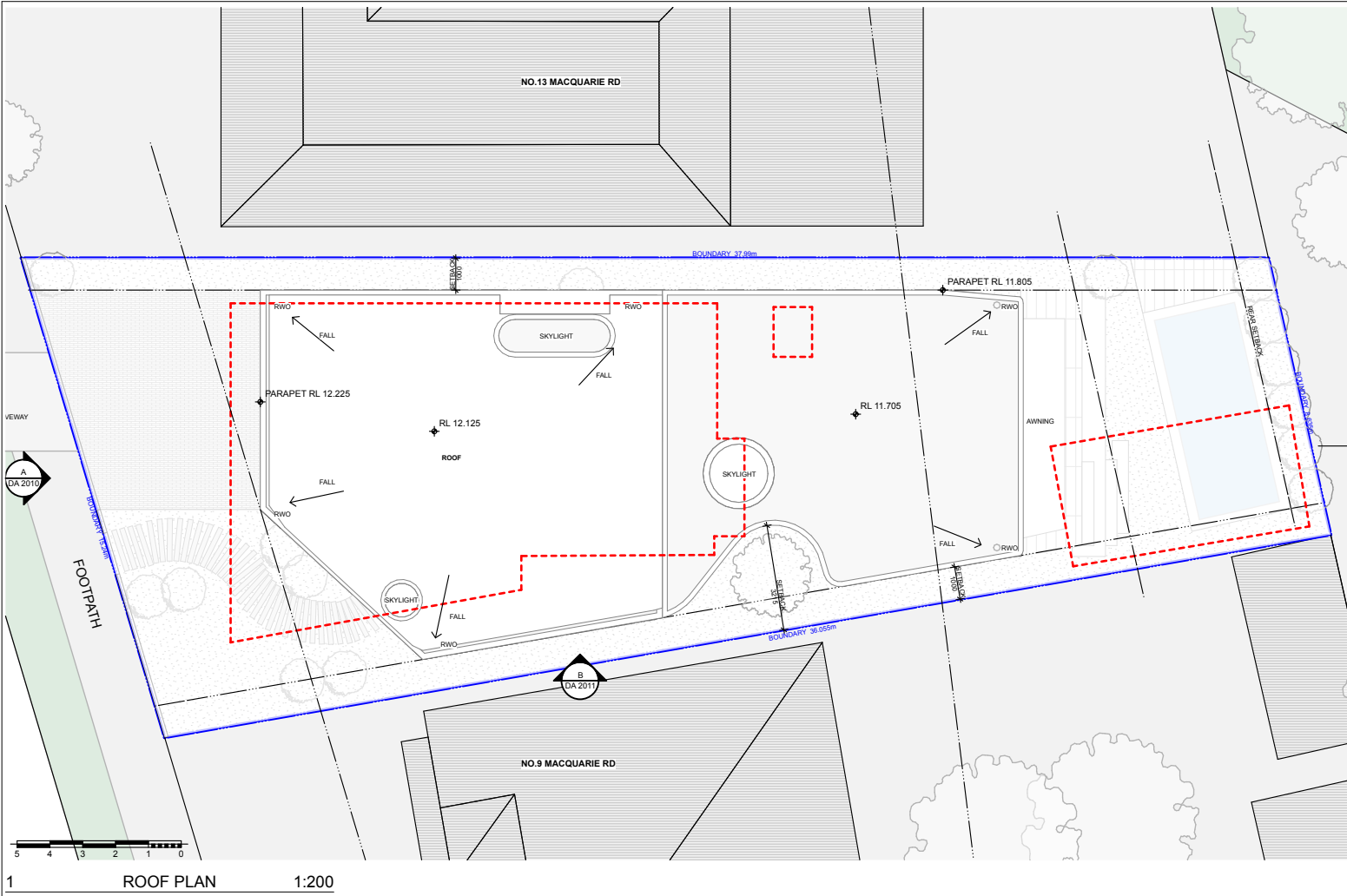
(f) plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and (g) car parking to meet any requirements of the consent authority (including access to that car parking), and

(h) any space used for the loading or unloading of goods (including access to it), and

(i) terraces and balconies with outer walls less than 1.4 metres high, and

(j) voids above a floor at the level of a storey or storey above.

| | | | | | | | | |
|-------|----------------------|------|---|--|---|---|--|---|
| RevID | Transmittal Set Name | Date | GENERAL NOTES: 1 DO NOT SCALE FROM DRAWINGS. 2 ALL DRAWINGS TO BE READ IN CONJUNCTION WITH SPECIFICATIONS AND SCHEDULES PREPARED BY KA DESIGN STUDIO PTY LTD. 3 ALL DRAWINGS TO BE READ IN CONJUNCTION WITH THE NATIONAL CONSTRUCTION CODE (NCC) ENERGY EFFICIENCY REQUIREMENTS, BASIC CERTIFICATE REQUIREMENTS. ALL DIMENSIONS ARE TO BE CHECKED ON SITE BEFORE COMMENCEMENT OF WORK. 4 LARGER SCALE DRAWINGS AND DIMENSIONS TAKE PRECEDENCE. 5 DIMENSIONS TO STRUCTURAL ELEMENTS UNLESS OTHERWISE NOTED TO BE VISIBLE ON EXPOSED STEEL MEMBERS. 6 CONTRACTOR TO NOTIFY KA DESIGN STUDIO OF ANY DISCREPANCIES, DIMENSIONAL INCONSISTENCIES OR THE NEED FOR CLARIFICATION PRIOR TO MANUFACTURING OR PROCEEDING WITH NEXT TRADE/STAGE OF CONSTRUCTION. 7 CONTRACTOR TO LIAISE WITH ELECTRICAL CONTRACTORS TO ENSURE ALL POWER/DATA/COMMUNICATION REQUIREMENTS ARE ACCESSIBLE. 8 9 | 10 KA DESIGN STUDIO TO REVIEW ALL CONTRACTORS DETAILED DRAWINGS SETTING OUT PRIOR TO CONSTRUCTION. 11 CONTRACTOR TO ENSURE CONSISTENCY BETWEEN MATERIALS IS MAINTAINED. 12 CONTRACTOR TO ENSURE ALL WORKS ARE CARRIED IN ACCORDANCE WITH THE NATIONAL CONSTRUCTION CODE (NCC) ENERGY EFFICIENCY REQUIREMENTS, BASIC CERTIFICATE REQUIREMENTS. REFER TO SURVEY FOR INFORMATION RELATING TO EXISTING SITE DATA. 13 REFER TO DRAWINGS AND SPECIFICATIONS BY SPECIALIST CONSULTANTS FOR: a STRUCTURAL WORKS. b HYDRAULIC WORKS. c MECHANICAL WORKS. d CIVIL WORKS. 14 15 REFER TO DRAWINGS AND SPECIFICATIONS BY LANDSCAPE ARCHITECT FOR INFORMATION RELATING TO EXTERNAL WORKS, LANDSCAPING, TREES AND THEIR REMOVAL. 16 THIS DRAWING IS THE COPYRIGHT AND THE PROPERTY OF THE AUTHOR. IT MUST NOT BE RETAINED, COPIED OR USED WITHOUT THE EXPRESS AUTHORITY OF KA DESIGN STUDIO PTY LTD. | BASIX COMMITMENTS (ALL OTHER BASIX COMMITMENTS AS PER BASIX CERTIFICATE AND STAMPED PLANS) WATER OPTIONS SHOWERS/HEADS: 4 STAR TOILETS: 4 STAR KITCHEN TAPS: 4 STAR BATHROOM TAPS: 5 STAR RAINWATER RAINWATER TANK L: 10,000 LITRES EXTERNAL SWIMMING POOL KL: 15,000 KL THERMAL COMFORT OPTIONS concrete slab on ground suspended floor with open outdoor thermal (R2.7) suspended floor above garage thermal (R0.7) floor above existing building external wall: brick veneer external wall: double brick external wall: framed (fibro, metal clad) flat ceiling, pitched roof ceiling: R4.0 (sup. roof: foil backed blanket (55 mm) dark (solar absorptance <0.475) Li-value: 3.5 SHGC: 0.64 U-value: 3.5 SHGC: 0.47 ELECTRICITY ENERGY EFFICIENT LIGHTING: ELEC HEAT PUMP: 25 STC+ min 80% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or LED lamps. COOL+ HEATING: 1 PHASE - 7 STAR FOR BOTH | KA DESIGN STUDIO ACN: 166 181 244 M: 0423611059 KADESIGNSTUDIO.COM.AU 7/140 CAMPBELL PDE, BONDI BEACH, 2026, NSW, AUSTRALIA | PROJECT: 11 MACQUARIE RD PROJECT ADDRESS: 11 MACQUARIE RD EARLWOOD NSW 2206 AUSTRALIA DRAWING: AREA CALCULATIONS | PROJECT NO: 24 - 07 DRAWN BY: SK SCALE: TO SCALE@A3 DATE: 26/2/2025 DRAWING NO: DA 2012 REV: A |
|-------|----------------------|------|---|--|---|---|--|---|



| RevID | Transmittal Set Name | Date |
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| 04 | FOR INFORMATION | 21/10/2024 |
| 05 | FOR INFORMATION | 30/10/2024 |
| A | DA SUBMISSION | 20/11/2024 |

FILE: 11 MACQUARIE RD -EARLEWOOD - DA - REV 05 - LANDSCAPE.pdf

GENERAL NOTES:

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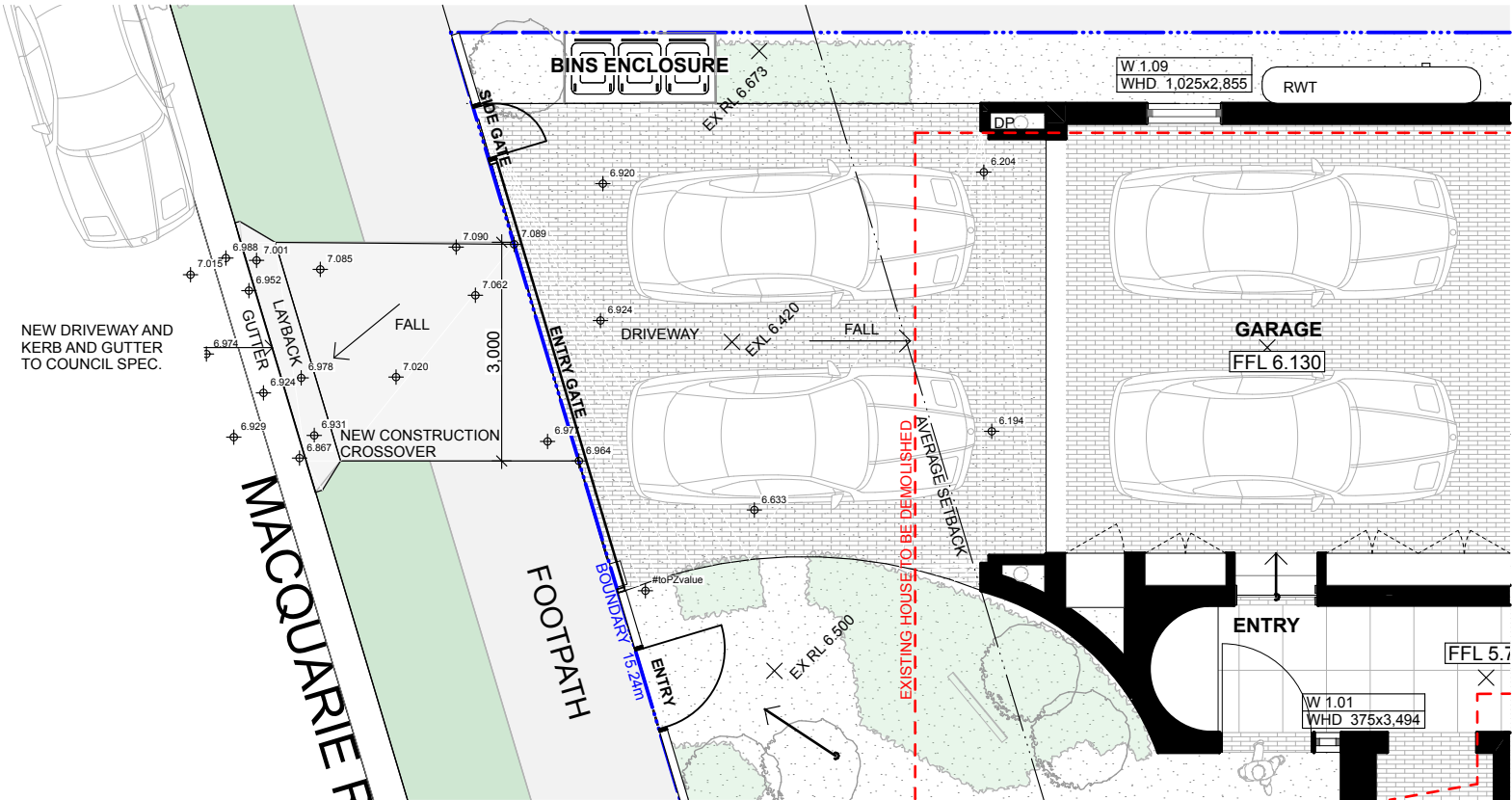
| BASIX COMMITMENTS (ALL OTHER BASIX COMMITMENTS AS PER BASIX CERTIFICATE AND STAMPED PLANS) | |
|--|--|
| WATER OPTIONS SHOWERS/HEADS: TOILETS: KITCHEN TAPS: BATHROOM TAPS: RAINWATER RAINWATER TANK L: EXTERNAL SWIMMING POOL KL: | THERMAL COMFORT OPTIONS concrete slab on ground suspended floor with open subfloor thermal (R2.7) suspended floor above garage thermal (R0.7) floor above existing building external wall: brick veneer external wall: double brick external wall: framed (fibro, metal clad) flat ceiling, pitched roof ceiling: R4.0 (sup. roof: foil backed blanket (55 mm) R0.8 (down) (or R1.50 including foil) Alucel or similar dark (solar absorptance <0.475) Li-value: 3.5 SHGC: 0.66 U-value: 3.5 SHGC: 0.47 |

| | |
|---|---|
| ENERGY OPTIONS WATER HEATING: ENERGY EFFICIENT LIGHTING: COOL+ HEATING: 1 PHASE - 7 STAR FOR BOTH | ELEC HEAT PUMP: 25 STC+ min 80% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or LED lamps. |
|---|---|

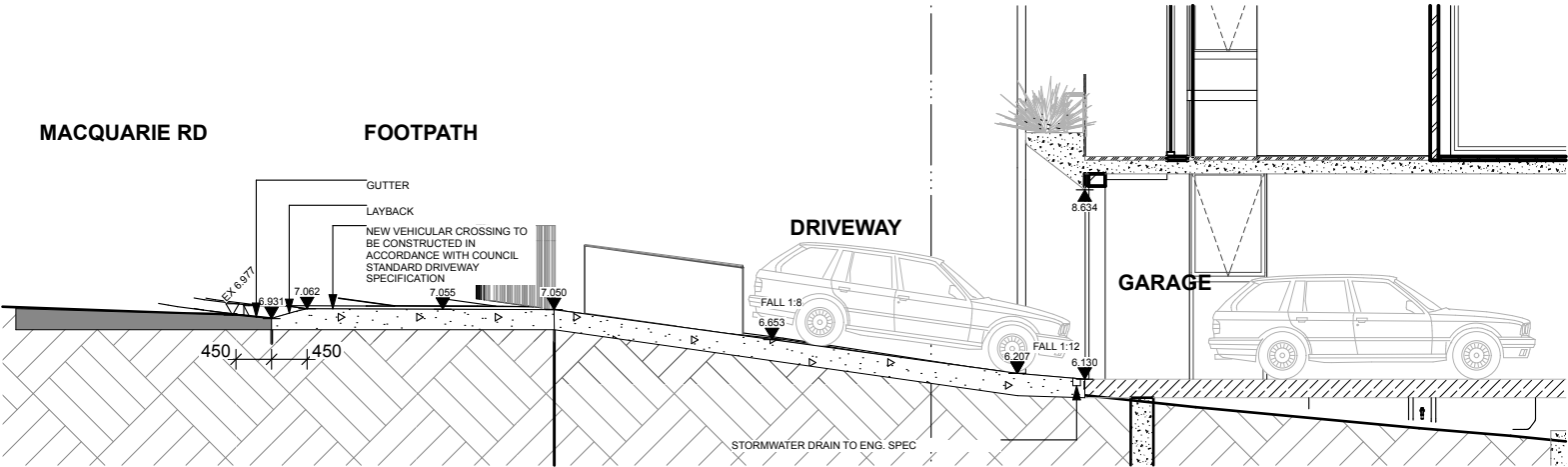
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| | |
|---|---|
| PROJECT: 11 MACQUARIE RD PROJECT ADDRESS: 11 MACQUARIE RD EARLEWOOD NSW 2206 AUSTRALIA DRAWING: NOTIFICATION PLAN | PROJECT NO: 24 - 07 DRAWN BY: SK SCALE: TO SCALE@A3 DATE: 26/2/2025 DRAWING NO: DA 2013 REV: A |
|---|---|



1 DRIVEWAY PLAN 1:100



2 DRIVEWAY SECTION 1:100

| RevID | Transmittal Set Name | Date |
|-------|----------------------|------------|
| 01 | FOR INFORMATION | 1/10/2024 |
| 02 | FOR INFORMATION | 9/10/2024 |
| 03 | FOR INFORMATION | 10/10/2024 |
| 04 | FOR INFORMATION | 21/10/2024 |
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| BASIX COMMITMENTS (ALL OTHER BASIX COMMITMENTS AS PER BASIX CERTIFICATE AND STAMPED PLANS) | | | |
|--|--------|--------------------------------|--|
| WATER OPTIONS | | THERMAL COMFORT OPTIONS | |
| SHOWERS/HEADS: | 4 STAR | concrete slab on ground | nil |
| TOILETS: | 4 STAR | suspended floor with open | nil |
| KITCHEN TAPS: | 5 STAR | subfloor (R0.7) | R0.8 (down) (or R1.50 including |
| BATHROOM TAPS: | 5 STAR | floor above existing building | external wall: double brick |
| | | external wall: double brick | external wall: framed (fibro, |
| | | external wall: framed (fibro, | metal clad) |
| | | flat ceiling, pitched roof | |
| | | | ceiling: R4.0 (sup), roof: foil backed |
| | | | blanket (55 mm) |
| | | | dark (solar absorptance <0.475) |
| | | | U-value: 3.5 SHGC: 0.64 |
| | | | U-value: 3.5 SHGC: 0.47 |

| | | | |
|--|--|-----------------------------------|--|
| ENERGY OPTIONS | | ENERGY EFFICIENT LIGHTING: | |
| WATER HEATING: | | ENERGY EFFICIENT LIGHTING: | |
| ELEC HEAT PUMP: 25 STC+ min 80% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or LED lamps. | | 1 PHASE - 7 STAR FOR BOTH | |



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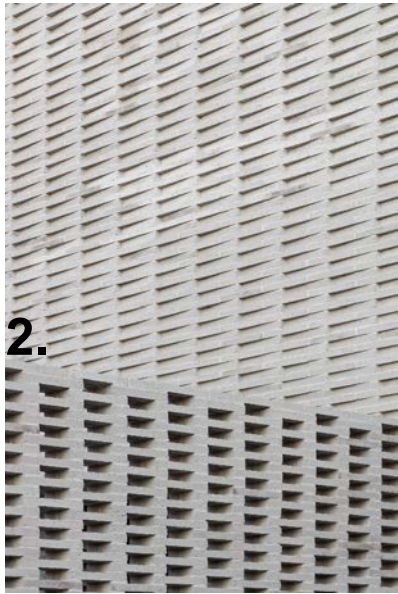


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| PROJECT: | 11 MACQUARIE RD | PROJECT NO: | 24 - 07 |
| DRAWN BY: | SK | | |
| PROJECT ADDRESS: | 11 MACQUARIE RD EARLWOOD NSW 2206 AUSTRALIA | SCALE: | TO SCALE@A3 |
| DRAWING: | | DATE: | 26/2/2025 |
| DRAWING NO: | DA 2014 | DRAWING NO: | DA 2014 |
| REV: | | REV: | A |



FACE BRICK FACADE WITH MIXED DETAILING



BRICK SCREEN



LIGHT COLOURED RENDERED SLABS



TIMBER CLADDING TO CARPARK



BLACK STEEL WINDOW FRAMES THROUGHOUT



BLACK STEEL PORTAL FRAME

| RevID | Transmittal Set Name | Date |
|-------|----------------------|------------|
| 01 | FOR INFORMATION | 1/10/2024 |
| 02 | FOR INFORMATION | 9/10/2024 |
| 03 | FOR INFORMATION | 10/10/2024 |
| 04 | FOR INFORMATION | 21/10/2024 |
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| A | DA SUBMISSION | 20/11/2024 |

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| BASIX COMMITMENTS (ALL OTHER BASIX COMMITMENTS AS PER BASIX CERTIFICATE AND STAMPED PLANS) | | | |
|--|---------------|---|---------------------------------|
| WATER OPTIONS | | | |
| SHOWERS/HEADS: | 4 STAR | concrete slab on ground | nil |
| TOILETS: | 4 STAR | suspended floor with open | R0.8 (down) (or R1.50 including |
| KITCHEN TAPS: | 5 STAR | subfloor framed (R0.7) | |
| BATHROOM TAPS: | 5 STAR | suspended floor above garage | |
| RAINWATER | | | |
| RAINWATER TANK L: | 10,000 LITRES | floor above existing building | |
| EXTERNAL SWIMMING POOL KL: | 15,000 KL | external wall: double brick | Alcetail or similar |
| | | external wall: framed (fibro, metal clad) | |
| | | flat ceiling, pitched roof | |
| | | ceiling: R4.0 (up), roof: foil backed | |
| | | blanketed (55 mm) | |
| | | dark (solar absorptance <0.475) | |
| | | U-value: 3.5 SHGC: 0.44 | |
| | | U-value: 3.5 SHGC: 0.47 | |

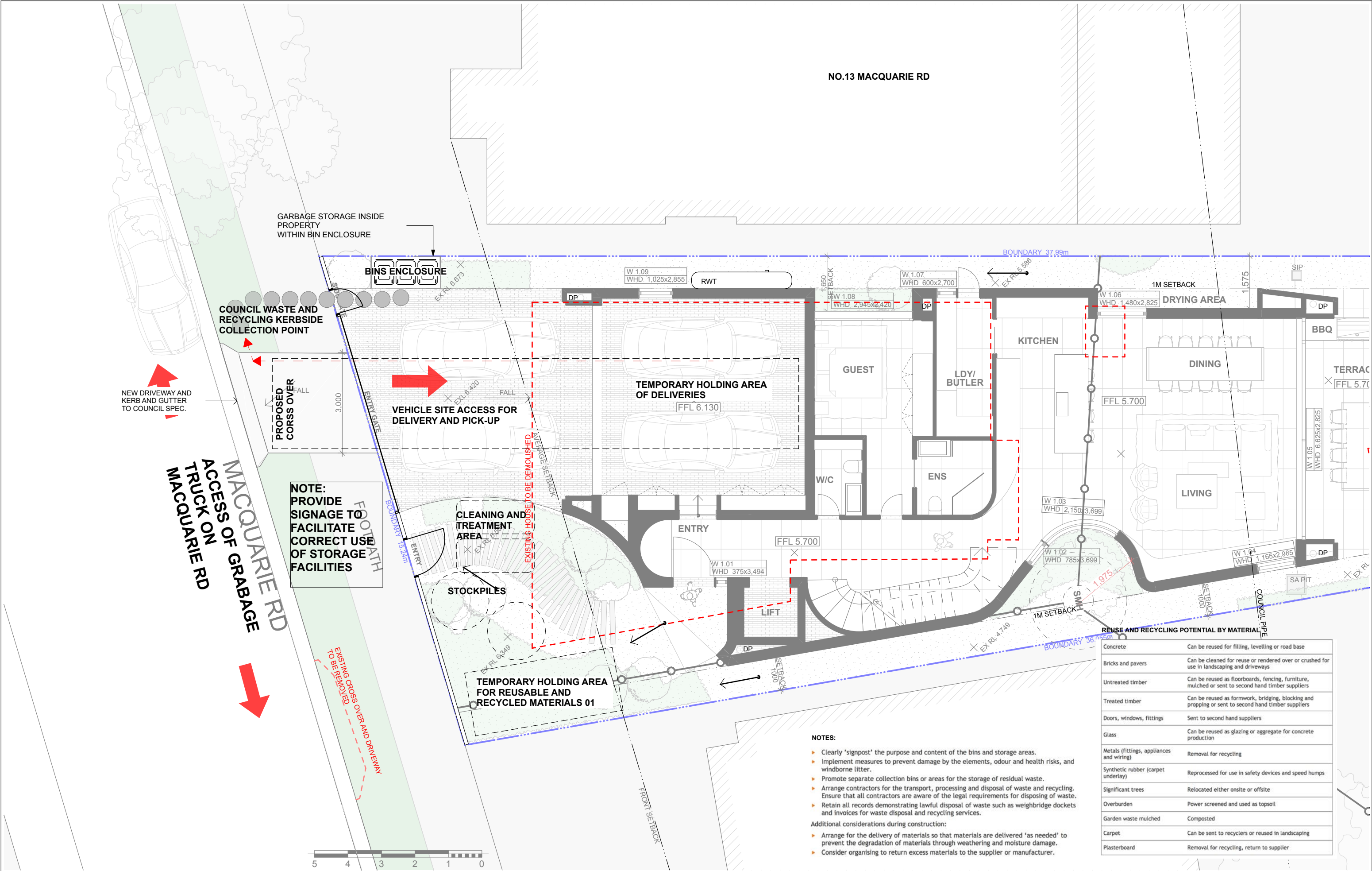


KA DESIGN STUDIO



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ACN: 166 161 244 M: 0423611059 KADESIGNSTUDIO.COM.AU
7/140 CAMPBELL PDE, BONDI BEACH, 2026, NSW, AUSTRALIA

| | | | |
|-------------------------------|---|-------------|-------------|
| PROJECT: | 11 MACQUARIE RD | PROJECT NO: | 24 - 07 |
| PROJECT ADDRESS: | 11 MACQUARIE RD EARLWOOD NSW 2206 AUSTRALIA | DRAWN BY: | SK |
| DRAWING: | | SCALE: | TO SCALE@A3 |
| | | DATE: | 26/2/2025 |
| | | DRAWING NO: | DA 2015 |
| | | REV: | A |
| SCHEDULE OF EXTERNAL FINISHES | | | |




| RevID | Transmittal Set Name | Date |
|-------|----------------------|------------|
| 01 | FOR INFORMATION | 1/10/2024 |
| 02 | FOR INFORMATION | 9/10/2024 |
| 03 | FOR INFORMATION | 10/10/2024 |
| 04 | FOR INFORMATION | 21/10/2024 |
| 05 | FOR INFORMATION | 30/10/2024 |
| A | DA SUBMISSION | 20/11/2024 |


| GENERAL NOTES: | | |
|----------------|--|--|
| 1 | DO NOT SCALE FROM DRAWINGS. | |
| 2 | ALL DRAWINGS TO BE READ IN CONJUNCTION WITH SPECIFICATIONS AND SCHEDULES PREPARED BY KA DESIGN STUDIO PTY LTD. | |
| 3 | ALL DRAWINGS TO BE READ IN CONJUNCTION WITH THE NATIONAL CONSTRUCTION CODE (NCC) ENERGY EFFICIENCY REQUIREMENTS, BASIC CERTIFICATE REQUIREMENTS. ALL DIMENSIONS ARE TO BE CHECKED ON SITE BEFORE COMMENCEMENT OF WORK. | |
| 4 | LARGER SCALE DRAWINGS AND DIMENSIONS TAKE PRECEDENCE. | |
| 5 | DIMENSIONS TO STRUCTURAL ELEMENTS UNLESS OTHERWISE NOTED TO BE VISIBLE ON EXPOSED STEEL MEMBERS. | |
| 6 | NO UNLIT CONNECTIONS TO BE MADE TO ANY DISCREPANCIES, DIMENSIONAL INCONSISTENCIES OR THE NEED FOR CLARIFICATION PRIOR TO MANUFACTURING OR PROCEEDING WITH NEXT TRADE/STAGE OF CONSTRUCTION. | |
| 7 | CONTRACTOR TO LIAISE WITH ELECTRICAL CONTRACTORS TO ENSURE ALL POWER/DATA/COMMUNICATION REQUIREMENTS ARE ACCESSIBLE. | |
| 8 | KA DESIGN STUDIO TO REVIEW ALL CONTRACTORS DETAILED DRAWINGS SETTING OUT PRIOR TO CONSTRUCTION. | |
| 9 | CONTRACTOR TO ENSURE CONSISTENCY BETWEEN MATERIALS IS MAINTAINED. | |
| 10 | CONTRACTOR TO ENSURE ALL WORKS ARE CARRIED IN ACCORDANCE WITH THE NATIONAL CONSTRUCTION CODE (NCC) ENERGY EFFICIENCY REQUIREMENTS, BASIC CERTIFICATE REQUIREMENTS. REFER TO SURVEY FOR INFORMATION RELATING TO EXISTING SITE DATA. | |
| 11 | REFER TO DRAWINGS AND SPECIFICATIONS BY SPECIALIST CONSULTANTS FOR: | |
| 12 | a. STRUCTURAL WORKS. | |
| 13 | b. HYDRAULIC WORKS. | |
| 14 | c. MECHANICAL WORKS. | |
| 15 | REFER TO DRAWINGS AND SPECIFICATIONS BY LANDSCAPE ARCHITECT FOR INFORMATION RELATING TO EXTERNAL WORKS, LANDSCAPING, TREES AND THEIR REMOVAL. | |
| 16 | THIS DRAWING IS THE COPYRIGHT AND THE PROPERTY OF THE AUTHOR. IT MUST NOT BE RETAINED, COPIED OR USED WITHOUT THE EXPRESS AUTHORITY OF KA DESIGN STUDIO PTY LTD. | |

| BASIX COMMITMENTS (ALL OTHER BASIX COMMITMENTS AS PER BASIX CERTIFICATE AND STAMPED PLANS) | | | |
|---|--|--|--|
| WATER OPTIONS SHOWERHEADS: 4 STAR TOILETS: 4 STAR KITCHEN TAPS: 5 STAR BATHROOM TAPS: 5 STAR | THERMAL COMFORT OPTIONS concrete slab on ground suspended floor with open outdoor thermal (R1.7) suspended floor above garage thermal (R0.7) floor above existing building external wall: brick veneer external wall: double brick external wall: framed (fibro, metal clad) flat ceiling, pitched roof ceiling: R4.0 (sup. roof: foil backed blanket (55 mm) dark (solar absorbance <0.475) U-value: 3.5 SHGC: 0.46 U-value: 3.5 SHGC: 0.47 | ENERGY OPTIONS WATER HEATING: ENERGY EFFICIENT LIGHTING: ELEC HEAT PUMP: 25 STC+ min 80% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or LED lamps. | COOL+ HEATING: 1 PHASE - 7 STAR FOR BOTH |
| RAINWATER RAINWATER TANK L: 10,000 LITRES EXTERNAL SWIMMING POOL KL: 15,000 KL | | | |

| NOTES: | |
|--|--|
| ▶ | Clearly 'signpost' the purpose and content of the bins and storage areas. |
| ▶ | Implement measures to prevent damage by the elements, odour and health risks, and windborne litter. |
| ▶ | Promote separate collection bins or areas for the storage of residual waste. |
| ▶ | Arrange contractors for the transport, processing and disposal of waste and recycling. Ensure that all contractors are aware of the legal requirements for disposing of waste. |
| ▶ | Retain all records demonstrating lawful disposal of waste such as weighbridge dockets and invoices for waste disposal and recycling services. |
| Additional considerations during construction: | |
| ▶ | Arrange for the delivery of materials so that materials are delivered 'as needed' to prevent the degradation of materials through weathering and moisture damage. |
| ▶ | Consider organising to return excess materials to the supplier or manufacturer. |



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| DRAWING: | | SCALE: | TO SCALE@A3 |
| | | DATE: | 26/2/2025 |
| | | DRAWING NO: | DA 2016 |
| | | REV: | A |
| SITE WASTE MANAGEMENT PLAN | | | |