

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	MRL	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/W	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
HV	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		




DESIGN STUDIO



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71140 CAMPBELL PDE, BONDI BEACH, 2026, NSW, AUSTRALIA

PROJECT: <b>11 MACQUARIE RD</b>	PROJECT NO: <b>24 - 07</b>
PROJECT ADDRESS: <b>11 MACQUARIE RD EARLWOOD NSW 2206 AUSTRALIA</b>	DRAWN BY: <b>SAK</b>
DRAWING: <b>COVER PAGE</b>	DATE: <b>26/2/2025</b>
	DRAWING NO: <b>DA 2000</b>
	REV: <b>A</b>






Certificate No. 0011752821

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Assessor name James Cross

Accreditation No. 61671

Property Address 11 Macquarie Road,Earlwood NSW,2206



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RevID	Transmittal Set Name	Date	GENERAL NOTES:
01	FOR INFORMATION	1/10/2024	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 UNO. 6 NO NOTED CONNECTIONS TO BE VISIBLE ON EXPOSED STEEL MEMBERS TO BE VISIBLE ON 7 NO NOTED CONNECTIONS TO BE VISIBLE ON EXPOSED STEEL MEMBERS TO BE VISIBLE ON 8 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. 9 CONTRACTOR TO LIAISE WITH ELECTRICAL CONTRACTORS TO ENSURE ALL POWER/DATA/COMMUNICATION REQUIREMENTS ARE ACCESSIBLE.  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, BASIX CERTIFICATE REQUIREMENTS. 13 REFER TO SURVEY FOR INFORMATION RELATING TO EXISTING SITE DATA. 14 REFER TO DRAWINGS AND SPECIFICATIONS BY SPECIALIST CONSULTANTS FOR: a STRUCTURAL WORKS. b HYDRAULIC WORKS. 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 WHET THE EXPRESS AUTHORITY OF KA DESIGN STUDIO PTY LTD.
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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BASIX COMMITMENTS (ALL OTHER BASIX COMMITMENTS AS PER BASIX CERTIFICATE AND STAMPED PLANS)			
<b>WATER OPTIONS</b> SHOWERSHEADS: 4 STAR TOILETS: 4 STAR KITCHEN TAPS: 5 STAR BATHROOM TAPS: 5 STAR  <b>RAINWATER</b> RAINWATER TANK L: 10,000 LITRES  <b>EXTERNAL SWIMMING POOL</b> KL: 15,000 KL	<b>THERMAL COMFORT OPTIONS</b> concrete slab on ground suspended floor with open subfloor (R2.7) suspended floor above garage (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) U-value: 3.5 SHGC: 0.66 U-value: 3.5 SHGC: 0.47	<b>ENERGY OPTIONS</b> 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	






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**Assessor name** James Cross  
**Accreditation No.** 61671

**Property Address** 11 Macquarie Road, Earlowood NSW, 2206



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  - c. MECHANICAL WORKS.
  - d. CIVIL WORKS.
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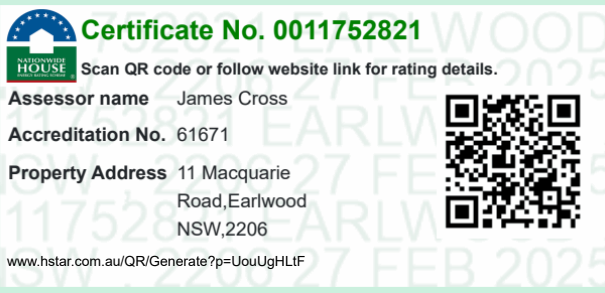
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PROJECT: 11 MACQUARIE RD	PROJECT NO: 24 - 07
PROJECT ADDRESS: 11 MACQUARIE RD EARLOWOOD NSW 2206 AUSTRALIA	DRAWN BY: SK
DRAWING: SITE ANALYSIS	SCALE: TO SCALE@A3
	DATE: 26/2/2025
	DRAWING NO: DA 2001
	REV: A



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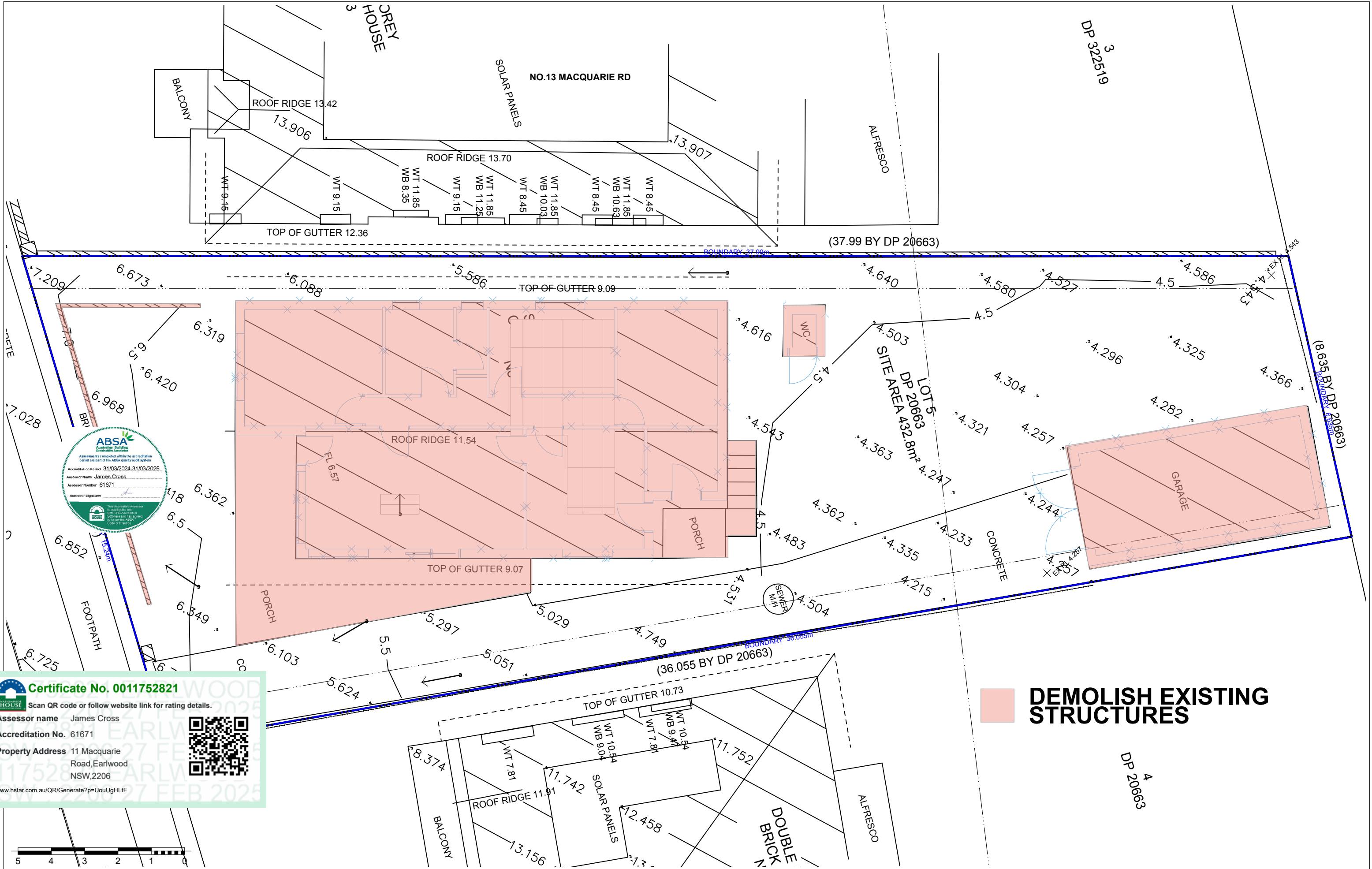
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7/140 CAMPBELL RD, BONDI BEACH, 2026, NSW, AUSTRALIA

PROJECT:  
**11 MACQUARIE RD**

PROJECT ADDRESS:  
**11 MACQUARIE RD EARLWOOD NSW  
2206 AUSTRALIA**

DRAWING:  
  
**SITE PLAN**

PROJECT NO:	24 - 07
DRAWN BY:	SK
SCALE:	TO SCALE@A3
DATE:	26/2/2025
DRAWING NO:	DA 2002
REV:	A



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A	DA SUBMISSION	20/11/2024

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(ALL OTHER BASIX COMMITMENTS AS PER BASIX CERTIFICATE AND STAMPED PLANS)

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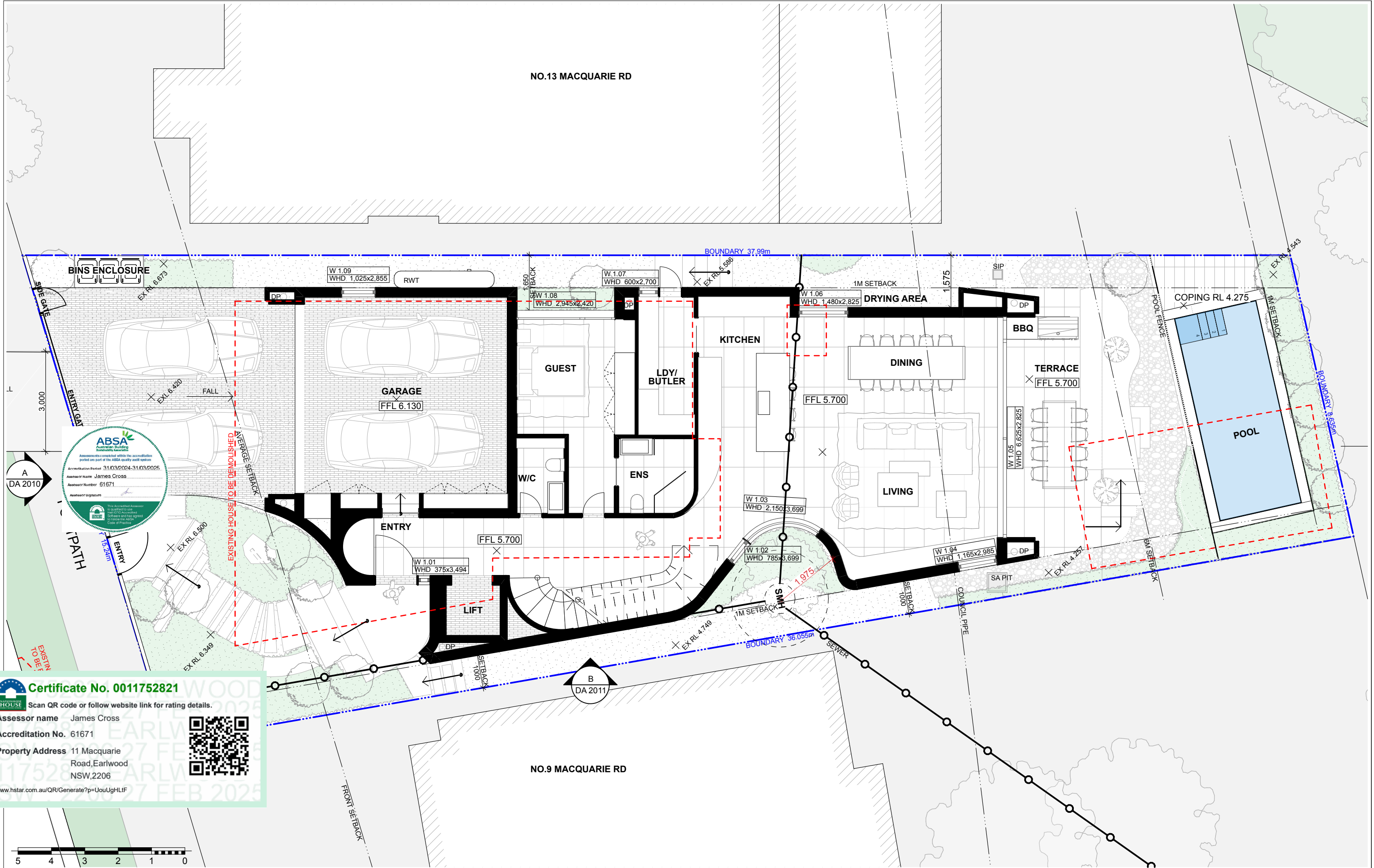
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7/140 CAMPBELL PDE, BONDI BEACH, 2026, NSW, AUSTRALIA

PROJECT: <b>11 MACQUARIE RD</b>	PROJECT NO: <b>24 - 07</b>
PROJECT ADDRESS: <b>11 MACQUARIE RD EARLWOOD NSW 2206 AUSTRALIA</b>	SCALE: <b>TO SCALE@A3</b>
DRAWING: <b>DEMOLITION PLAN</b>	DATE: <b>26/2/2025</b>
	DRAWING NO: <b>DA 2003</b>
	REV: <b>A</b>





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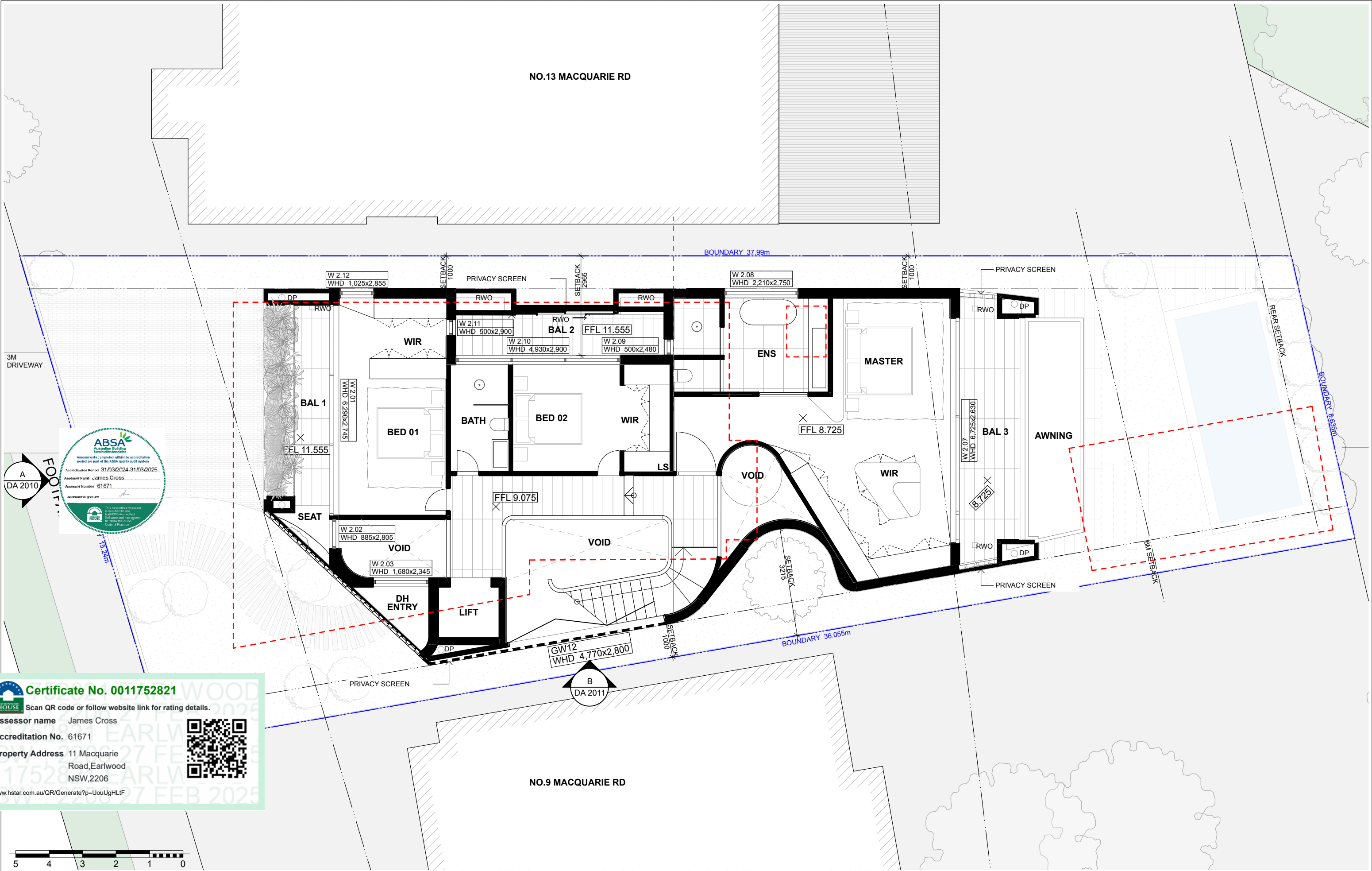
**Assessor name** James Cross  
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RevID	Transmittal Set Name	Date	GENERAL NOTES:				BASIX COMMITMENTS (ALL OTHER BASIX COMMITMENTS AS PER BASIX CERTIFICATE AND STAMPED PLANS)				PROJECT: 11 MACQUARIE RD			
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02	FOR INFORMATION	9/10/2024	2 ALL DRAWINGS TO BE READ IN CONJUNCTION WITH SPECIFICATIONS AND SCHEDULES PREPARED BY KA DESIGN STUDIO PTY LTD.				SHOWERHEADS:				11 MACQUARIE RD EARLWOOD NSW			
03	FOR INFORMATION	10/10/2024	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.				TOILETS:				2206 AUSTRALIA			
04	FOR INFORMATION	21/10/2024	4 DIMENSIONS TO STRUCTURAL ELEMENTS UNLESS OTHERWISE NOTED TO BE VISIBLE ON EXPOSED STEEL MEMBERS.				KITCHEN TAPS:				DRAWING:			
05	FOR INFORMATION	30/10/2024	5 PREFERENTIAL DIMENSIONS TO STRUCTURAL ELEMENTS UNLESS OTHERWISE NOTED TO BE VISIBLE ON EXPOSED STEEL MEMBERS.				RAINWATER:				NO:			
A	DA SUBMISSION	20/11/2024	6 DIMENSIONS TO STRUCTURAL ELEMENTS UNLESS OTHERWISE NOTED TO BE VISIBLE ON EXPOSED STEEL MEMBERS.				EXTERNAL SWIMMING POOL:				REV:			
			7 DIMENSIONS TO STRUCTURAL ELEMENTS UNLESS OTHERWISE NOTED TO BE VISIBLE ON EXPOSED STEEL MEMBERS.				KL:							
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			c. ELECTRICAL WORKS.											
			d. LANDSCAPING.											
			e. TRENCHING AND REMOVAL.											
			f. OTHER WORKS.											
			13 REFER TO DRAWINGS AND SPECIFICATIONS BY LANDSCAPE ARCHITECT FOR INFORMATION RELATING TO EXTERNAL WORKS. THIS DRAWING IS THE PROPERTY OF THE AUTHOR. IT MUST NOT BE RETAINED, COPIED OR USED WITHOUT THE EXPRESS AUTHORITY OF KA DESIGN STUDIO PTY LTD.											





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KA DESIGN STUDIO TO REVIEW ALL CONTRACTORS DETAILED DRAWINGS / SETTING OUT PRIOR TO CONSTRUCTION.		
1. CONTRACTOR TO ENSURE CONSISTENCY BETWEEN MATERIALS IS MAINTAINED.		
2. CONTRACTOR TO ENSURE ALL WORKS ARE CARRIED IN ACCORDANCE WITH THE NATIONAL CONSTRUCTION CODE (NCC) ENERGY EFFICIENCY REQUIREMENTS, BASIX CERTIFICATE REQUIREMENTS, ALL DIMENSIONS ARE TO BE CHECKED ON SITE BEFORE COMMENCEMENT OF WORK.		
3. LARGER SCALE DRAWINGS AND DIMENSIONS TAKE PRECEDENCE.		
4. LARGER SCALE DRAWINGS AND DIMENSIONS TAKE PRECEDENCE.		
5. DIMENSIONS TO STRUCTURAL ELEMENTS UNLESS OTHERWISE NOTED TO BE VISIBLE ON EXPOSED STEEL MEMBERS TO BE VISIBLE ON.		
6. NO FIELD CONNECTIONS TO BE VISIBLE ON EXPOSED STEEL MEMBERS TO BE VISIBLE ON.		
7. DISCREPANCIES, DIMENSIONAL INCONSISTENCIES OR THE NEED FOR CLARIFICATION PRIOR TO MANUFACTURING OR PROCEEDING WITH NEXT TRADE/STAGE OF CONSTRUCTION, CONTRACTOR TO LIAISE WITH ELECTRICAL CONTRACTORS TO ENSURE ALL POWER/DATA/COMMUNICATION REQUIREMENTS ARE ACCESSIBLE.		
8. REFER TO DRAWINGS AND SPECIFICATIONS BY SPECIALIST CONSULTANTS FOR: a. STRUCTURAL WORKS. b. HYDRAULIC WORKS. c. MECHANICAL WORKS. d. CIVIL WORKS.		
9. REFER TO DRAWINGS AND SPECIFICATIONS BY LANDSCAPE ARCHITECT FOR INFORMATION RELATING TO EXTERNAL WORKS, LANDSCAPING, TREES AND THEIR REMOVAL.		
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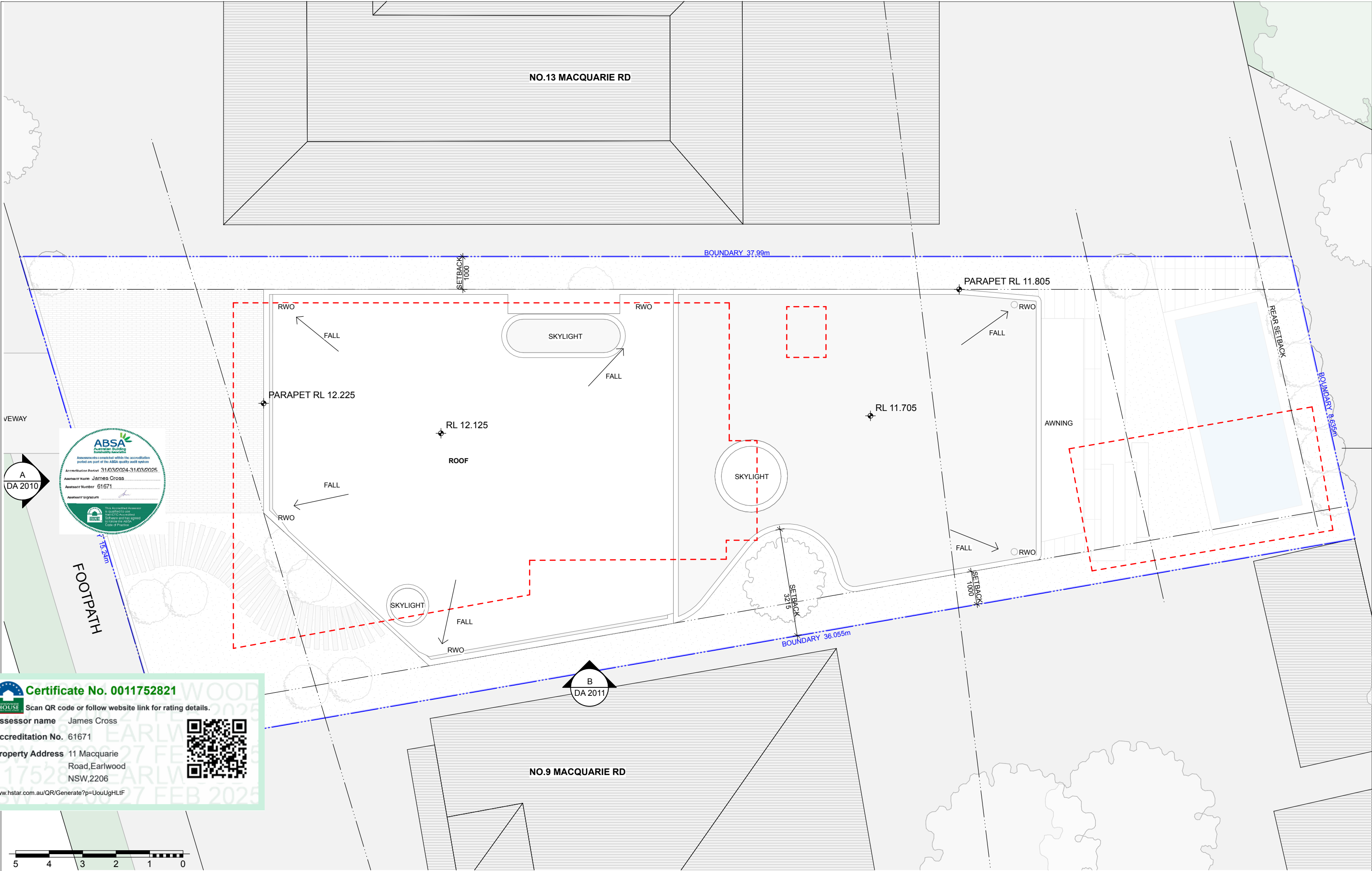
BASIX COMMITMENTS (ALL OTHER BASIX COMMITMENTS AS PER BASIX CERTIFICATE AND STAMPED PLANS)		
WATER OPTIONS		
SHOWERSHEADS: 4 STAR		
TOILETS: 4 STAR		
KITCHEN TAPS: 5 STAR		
BATHROOM TAPS: 5 STAR		
RAINWATER		
RAINWATER TANK L: 10,000 LITRES		
EXTERNAL SWIMMING POOL: 15,000 KL		
THERMAL COMFORT OPTIONS		
concrete slab on ground		
suspended floor with open joists		
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: 0.84		
U-value: 3.5 SHGC: 0.47		
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		

		PROJECT: 11 MACQUARIE RD		PROJECT NO: 24 - 07	
PROJECT ADDRESS: 11 MACQUARIE RD EARLWOOD NSW 2206 AUSTRALIA		DRAWN BY: SK		SCALE: TO SCALE@A3	
DRAWING NO: DA 2005		DATE: 26/2/2025			
REV: A					

PROJECT: 11 MACQUARIE RD		PROJECT NO: 24 - 07	
DRAWN BY: SK		SCALE: TO SCALE@A3	
DATE: 26/2/2025			
DRAWING NO: DA 2005			
REV: A			

PROJECT: 11 MACQUARIE RD		PROJECT NO: 24 - 07	
DRAWN BY: SK		SCALE: TO SCALE@A3	
DATE: 26/2/2025			
DRAWING NO: DA 2005			
REV: A			





RevID	Transmittal Set Name	Date
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03	FOR INFORMATION	10/10/2024
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A	DA SUBMISSION	20/11/2024

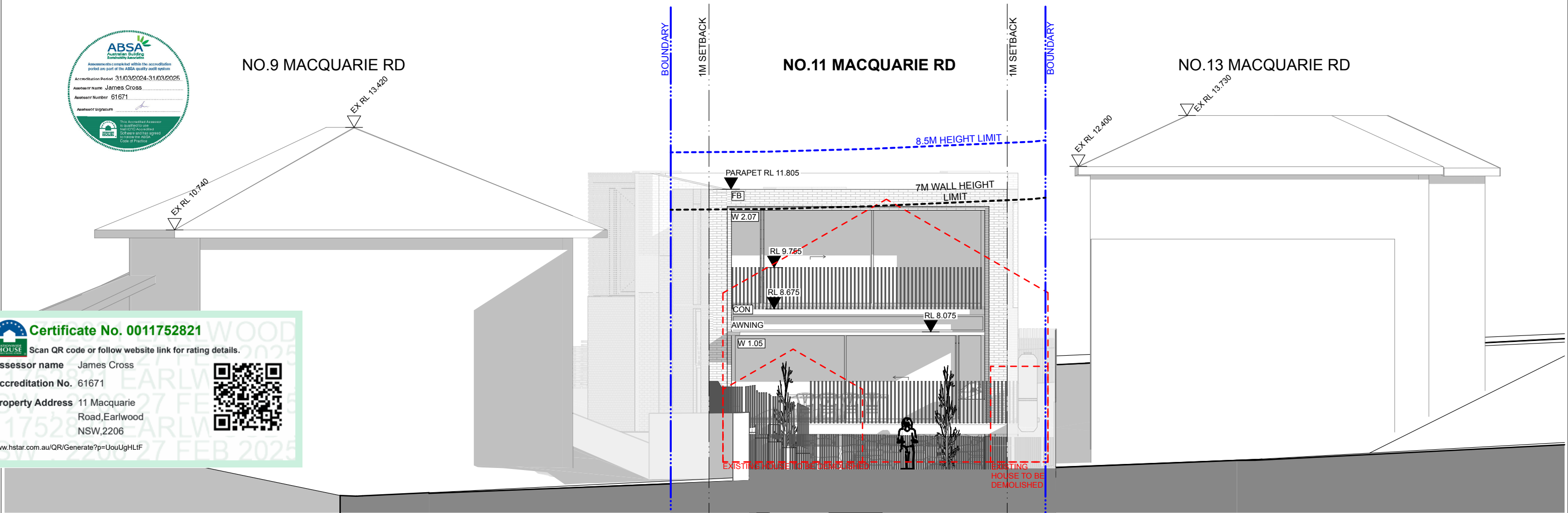
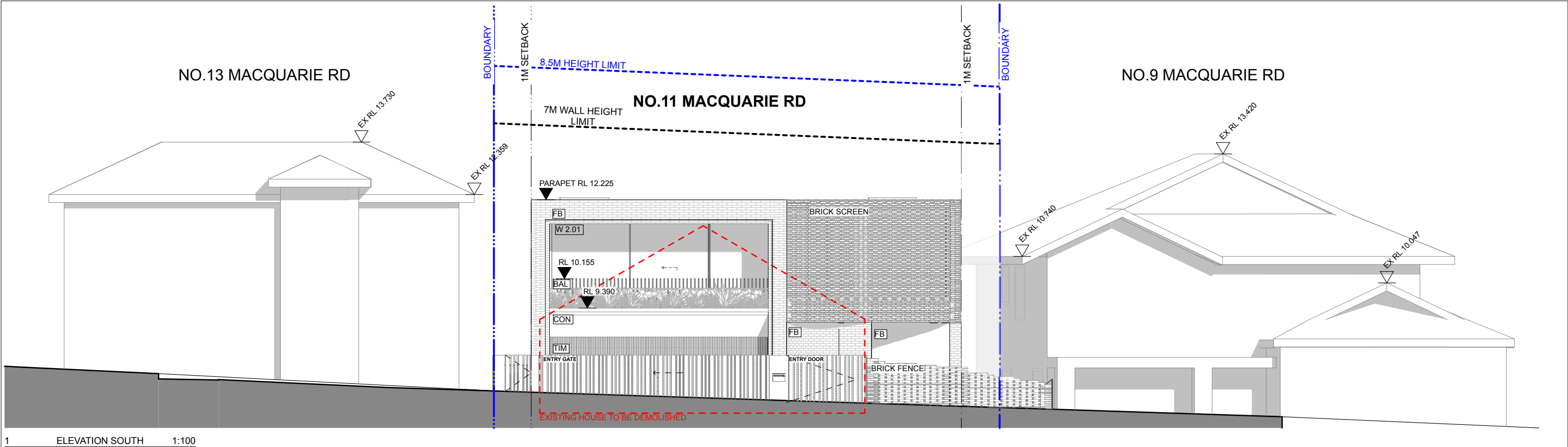
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- ALL DRAWINGS TO BE READ IN CONJUNCTION WITH THE NATIONAL CONSTRUCTION CODE (NCC) ENERGY EFFICIENCY REQUIREMENTS, BASIX CERTIFICATE REQUIREMENTS, ALL DIMENSIONS ARE TO BE CHECKED ON SITE BEFORE COMMENCEMENT OF WORK.
- LARGER SCALE DRAWINGS AND DIMENSIONS TAKE PRECEDENCE.
- DIMENSIONS TO STRUCTURAL ELEMENTS UNLESS OTHERWISE NOTED TO BE VISIBLE ON EXPOSED STEEL MEMBERS.
- NO FIELD CONNECTIONS TO BE VISIBLE ON EXPOSED STEEL MEMBERS.
- REFER TO DRAWINGS AND SPECIFICATIONS BY SPECIALIST CONSULTANTS FOR:
  - a. STRUCTURAL WORKS.
  - b. HYDRAULIC WORKS.
  - c. MECHANICAL WORKS.
  - d. CIVIL WORKS.
- REFER TO DRAWINGS AND SPECIFICATIONS BY LANDSCAPE ARCHITECT FOR INFORMATION RELATING TO EXTERNAL WORKS, LANDSCAPING, TREES AND THEIR REMOVAL.
- PROCEEDING WITH NEXT TRADE/STAGE OF CONSTRUCTION, CONTRACTOR TO LIAISE WITH ELECTRICAL CONTRACTORS TO ENSURE ALL POWER/DATA/COMMUNICATION REQUIREMENTS ARE ACCESSIBLE.
- KA DESIGN STUDIO TO REVIEW ALL CONTRACTORS DETAILED DRAWINGS SETTING OUT PRIOR TO CONSTRUCTION.
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- REFER TO SURVEY FOR INFORMATION RELATING TO EXISTING SITE DATA.
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BASIX COMMITMENTS (ALL OTHER BASIX COMMITMENTS AS PER BASIX CERTIFICATE AND STAMPED PLANS)	
<b>WATER OPTIONS</b> SHOWERSHEADS: 4 STAR TOILETS: 4 STAR KITCHEN TAPS: 5 STAR BATHROOM TAPS: 5 STAR	<b>THERMAL COMFORT OPTIONS</b> concrete slab on ground: nil suspended floor with open subfloor: framed (R2.7) suspended floor above garage: framed (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 absorbance <0.475) Li-value: 3.5; SHGC: 0.66 U-value: 3.5; SHGC: 0.47
<b>RAINWATER</b> RAINWATER TANK L: 10,000 LITRES <b>EXTERNAL SWIMMING POOL</b> KL: 15,000 KL	<b>ENERGY OPTIONS</b> 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

<b>KA DESIGN STUDIO</b> ACN: 166 181 244 M: 0423611059 KADESIGNSTUDIO.COM.AU 7/140 CAMPBELL PDE, BONDI BEACH, 2026, NSW, AUSTRALIA	<b>PROJECT:</b> <b>11 MACQUARIE RD</b> <b>PROJECT ADDRESS:</b> <b>11 MACQUARIE RD EARLOWOOD NSW</b> <b>2206 AUSTRALIA</b> <b>DRAWING:</b> <b>ROOF</b>	<b>PROJECT NO:</b> <b>24 - 07</b> <b>SK</b> <b>SCALE:</b> <b>TO SCALE@A3</b> <b>DATE:</b> <b>26/2/2025</b> <b>DRAWING NO:</b> <b>DA 2006</b> <b>REV:</b> <b>A</b>
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RevID	Transmittal Set Name	Date
01	FOR INFORMATION	1/10/2024
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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

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- DIMENSIONS TO STRUCTURAL ELEMENTS UNLESS OTHERWISE NOTED TO BE VISIBLE ON EXPOSED STEEL MEMBERS.
- NO JOINTED CONNECTIONS TO BE VISIBLE ON EXPOSED STEEL MEMBERS.
- CONTRACTOR TO CLARIFY ANY DISCREPANCIES, DIMENSIONAL INCONSISTENCIES OR THE NEED FOR CLARIFICATION PRIOR TO MANUFACTURING OR PROCEEDING WITH NEXT TRADE/STAGE OF CONSTRUCTION.
- CONTRACTOR TO LIAISE WITH ELECTRICAL CONTRACTORS TO ENSURE ALL POWER/DATA/COMMUNICATION REQUIREMENTS ARE ACCESSIBLE.
- KA DESIGN STUDIO TO REVIEW ALL CONTRACTORS DETAILED DRAWINGS SETTING OUT PRIOR TO CONSTRUCTION.
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- REFER TO DRAWINGS AND SPECIFICATIONS BY SPECIALIST CONSULTANTS FOR:
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BASIX COMMITMENTS (ALL OTHER BASIX COMMITMENTS AS PER BASIX CERTIFICATE AND STAMPED PLANS)	
<b>WATER OPTIONS</b> SHOWERSHEADS: 4 STAR TOILETS: 4 STAR KITCHEN TAPS: 5 STAR BATHROOM TAPS: 5 STAR	<b>THERMAL COMFORT OPTIONS</b> concrete slab on ground: nil suspended floor with open subfloor: framed (R1.7) or R1.50 including floor above existing building external wall: brick veneer external wall: double brick external wall: framed (fibro, metal clad) flat ceiling, pitched roof
<b>RAINWATER</b> RAINWATER TANK L: 10,000 LITRES EXTERNAL SWIMMING POOL: 15,000 KL	<b>ENERGY EFFICIENT LIGHTING:</b> 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

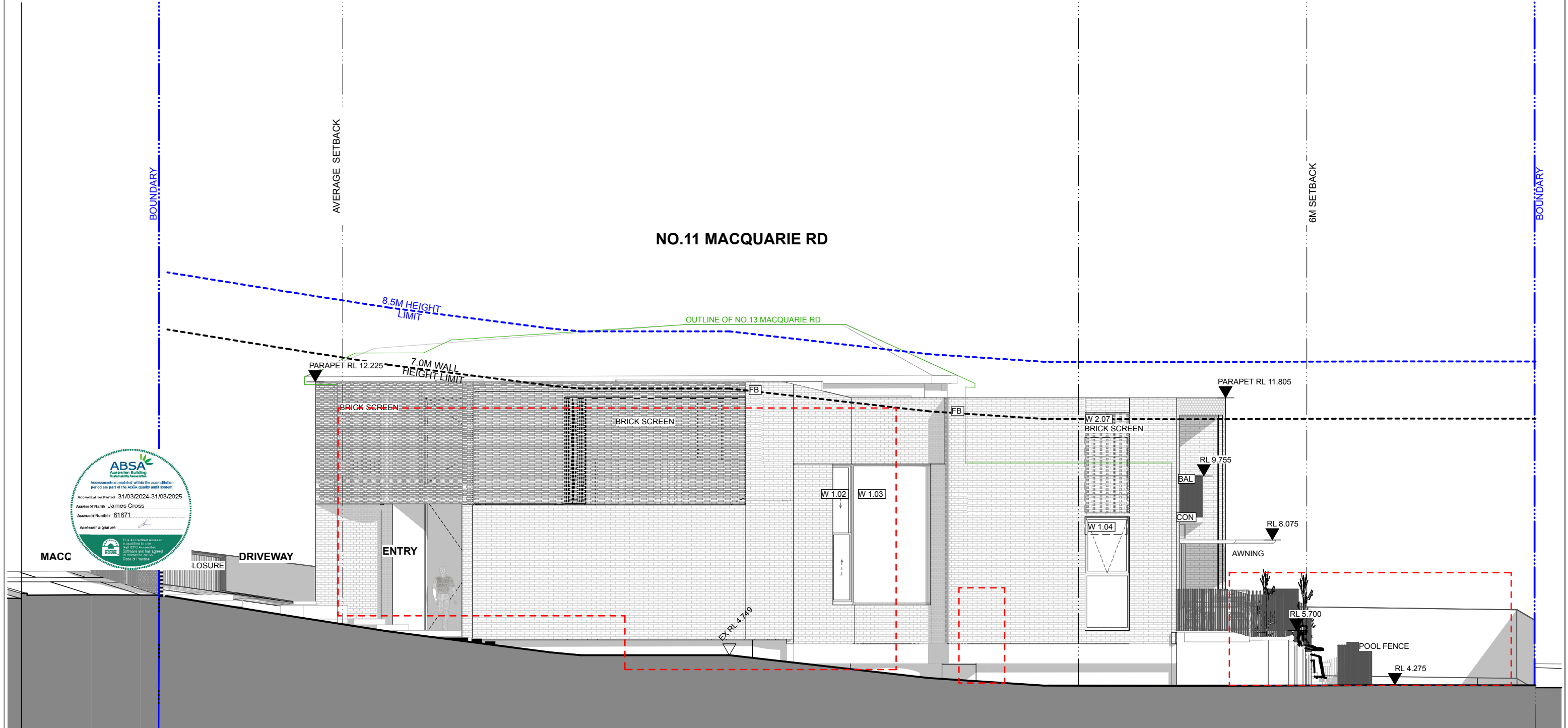
<b>WATER HEATING:</b> ENERGY EFFICIENT LIGHTING: COOL+ HEATING:	<b>ELEC HEAT PUMP:</b> 25 STC+ min 80% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or LED lamps. 1 PHASE - 7 STAR FOR BOTH
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**KA DESIGN STUDIO**

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ACN: 166 181 244 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: ELEVATION SOUTH / NORTH	SCALE: TO SCALE@A3
REV: A	DATE: 26/2/2025
	DRAWING NO: DA 2007





**Certificate No. 0011752821**

Scan QR code or follow website link for rating details.

Assessor name James Cross

Accreditation No. 61671

Property Address 11 Macquarie Road, Earlwood NSW, 2206

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A	DA SUBMISSION	20/11/2024

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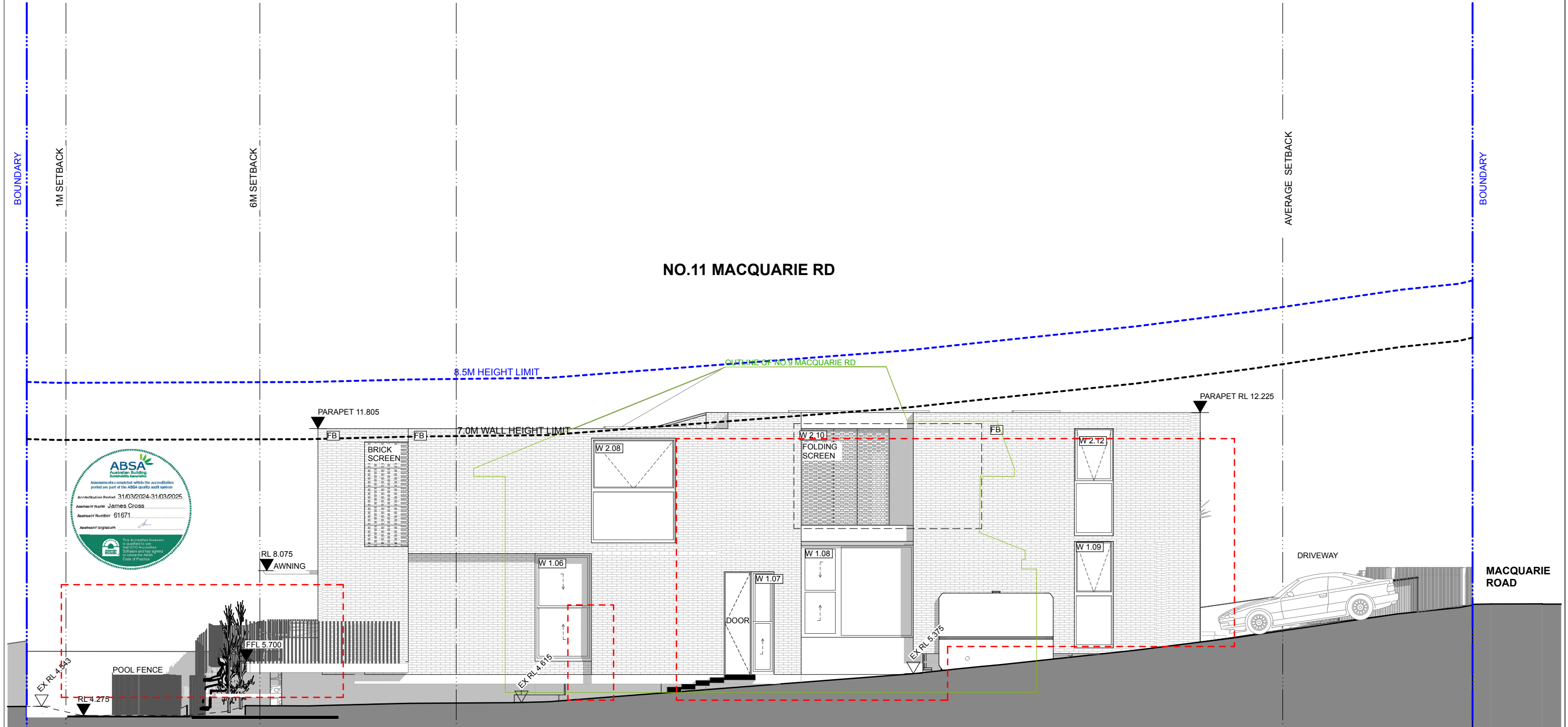
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- NO BOLTED CONNECTIONS TO BE VISIBLE ON EXPOSED STEEL MEMBERS.
- CONTRACTOR TO NOTIFY KA DESIGN STUDIO OF ANY DISCREPANCIES, DIMENSIONAL INCONSISTENCIES OR THE NEED FOR CLARIFICATION PRIOR TO MANUFACTURING OR PROCEEDING WITH NEXT TRADE/STAGE OF CONSTRUCTION.
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BASIX COMMITMENTS (ALL OTHER BASIX COMMITMENTS AS PER BASIX CERTIFICATE AND STAMPED PLANS)			
<b>WATER OPTIONS</b> SHOWERS/HEADS: TOILETS: KITCHEN TAPS: BATHROOM TAPS:  <b>RAINWATER</b> RAINWATER TANK L:  <b>EXTERNAL SWIMMING POOL</b> KL:	4 STAR 4 STAR 5 STAR 5 STAR  10,000 LITRES  15,000 KL	<b>THERMAL COMFORT OPTIONS</b> concrete slab on ground suspended floor with open subfloor (external R0.7) suspended floor above garage (external 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 (susp. 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	<b>ENERGY OPTIONS</b> 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

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



**Certificate No. 0011752821**

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Assessor name James Cross

Accreditation No. 61671

Property Address 11 Macquarie Road, Earlwood NSW, 2206

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RevID	Transmittal Set Name	Date	<div>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 HOLE CONNECTIONS TO BE VISIBLE ON EXPOSED STEEL MEMBERS. 7 REFER TO DRAWINGS AND SPECIFICATIONS BY SPECIALIST CONSULTANTS FOR: a STRUCTURAL WORKS. b HYDRAULIC WORKS. c MECHANICAL WORKS. d CIVIL WORKS. 8 REFER TO DRAWINGS AND SPECIFICATIONS BY LANDSCAPE ARCHITECT FOR INFORMATION RELATING TO EXTERNAL WORKS, LANDSCAPING, TREES AND THEIR REMOVAL. 9 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.</div>		<div>BASIX COMMITMENTS (ALL OTHER BASIX COMMITMENTS AS PER BASIX CERTIFICATE AND STAMPED PLANS) <div><div>WATER OPTIONS</div><div>SHOWERSHEADS: 4 STAR TOILETS: 4 STAR KITCHEN TAPS: 5 STAR BATHROOM TAPS: 5 STAR</div><div>RAINWATER</div><div>RAINWATER TANK L: 10,000 LITRES EXTERNAL SWIMMING POOL: 15,000 KL</div></div><div><div>THERMAL COMFORT OPTIONS</div><div>concrete slab on ground suspended floor with open subfloor (R0.7) suspended floor above garage (R0.7) floor above existing building external wall: brick veneer external wall: double brick external wall: framed (fibro, metal clad) flat ceiling, pitched roof</div><div>ceiling: R4.0 (sup), roof: foil backed blanket (55 mm) dark (solar absorptance &lt;0.475) U-value: 3.5 SHGC: 0.64 Li-value: 3.5 SHGC: 0.47</div></div><div><div>ENERGY OPTIONS</div><div>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</div></div></div>
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**Certificate No. 0011752821**

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Assessor name James Cross

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Property Address 11 Macquarie Road, Earlowood NSW, 2206



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A	DA SUBMISSION	20/11/2024

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

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- CONTRACTOR TO LINE UP WITH ELECTRICAL CONTRACTORS TO ENSURE ALL POWER/DATA/COMMUNICATION REQUIREMENTS ARE ACCESSIBLE.
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BASIX COMMITMENTS (ALL OTHER BASIX COMMITMENTS AS PER BASIX CERTIFICATE AND STAMPED PLANS)			
<b>WATER OPTIONS</b> SHOWERSHEADS: TOILETS: KITCHEN TAPS: BATHROOM TAPS:  <b>RAINWATER</b> RAINWATER TANK L:  <b>EXTERNAL SWIMMING POOL</b> KL:	4 STAR 4 STAR 5 STAR 5 STAR  10,000 LITRES  15,000 KL	<b>THERMAL COMFORT OPTIONS</b> concrete slab on ground suspended floor with open subfloor (R0.7) suspended floor above garage (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 (susp. 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	<b>ENERGY OPTIONS</b> 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

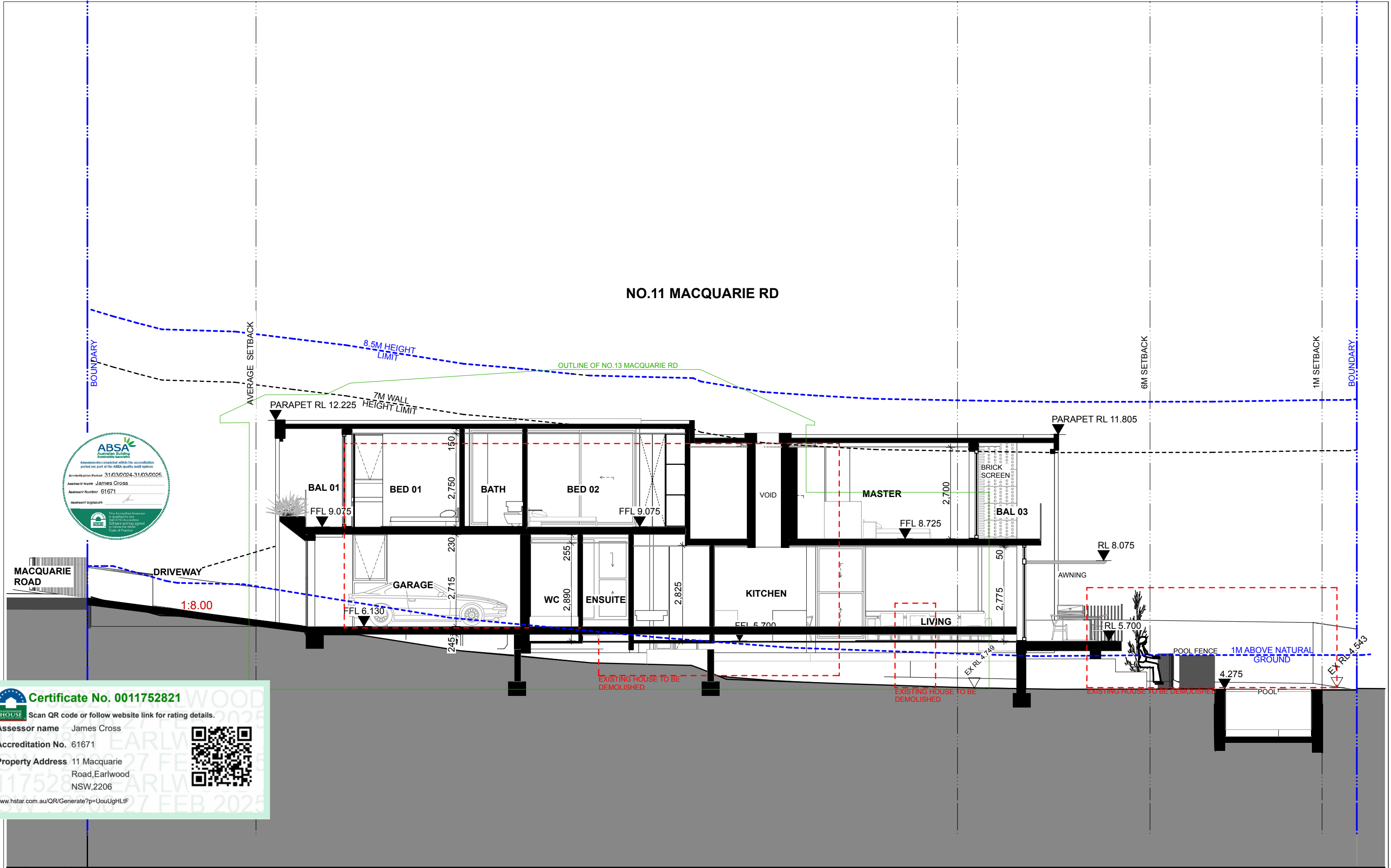


**KA DESIGN STUDIO**



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ACN: 166 181 244 M: 0423611059 KADESIGNSTUDIO.COM.AU  
7/140 CAMPBELL PDE, BONDI BEACH, 2026, NSW, AUSTRALIA

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



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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.

6. NO JOINTED CONNECTIONS TO BE VISIBLE ON EXPOSED STEEL MEMBERS.

7. REFER TO DRAWINGS AND SPECIFICATIONS BY SPECIALIST CONSULTANTS FOR:

a. STRUCTURAL WORKS.

b. HYDRAULIC WORKS.

c. MECHANICAL WORKS.

8. REFER TO DRAWINGS AND SPECIFICATIONS BY LANDSCAPE ARCHITECT FOR INFORMATION RELATING TO EXTERNAL WORKS, LANDSCAPING, TREES AND THEIR REMOVAL.

9. THIS DRAWING IS THE COPYRIGHT AND THE PROPERTY OF THE AUTHOR. IT MUST NOT BE REPRODUCED, COPIED OR USED WITHOUT THE EXPRESS AUTHORITY OF KA DESIGN STUDIO PTY LTD.

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, BASIX CERTIFICATE REQUIREMENTS.

13. REFER TO SURVEY FOR INFORMATION RELATING TO EXISTING SITE DATA.

14. REFER TO DRAWINGS AND SPECIFICATIONS BY SPECIALIST CONSULTANTS FOR:

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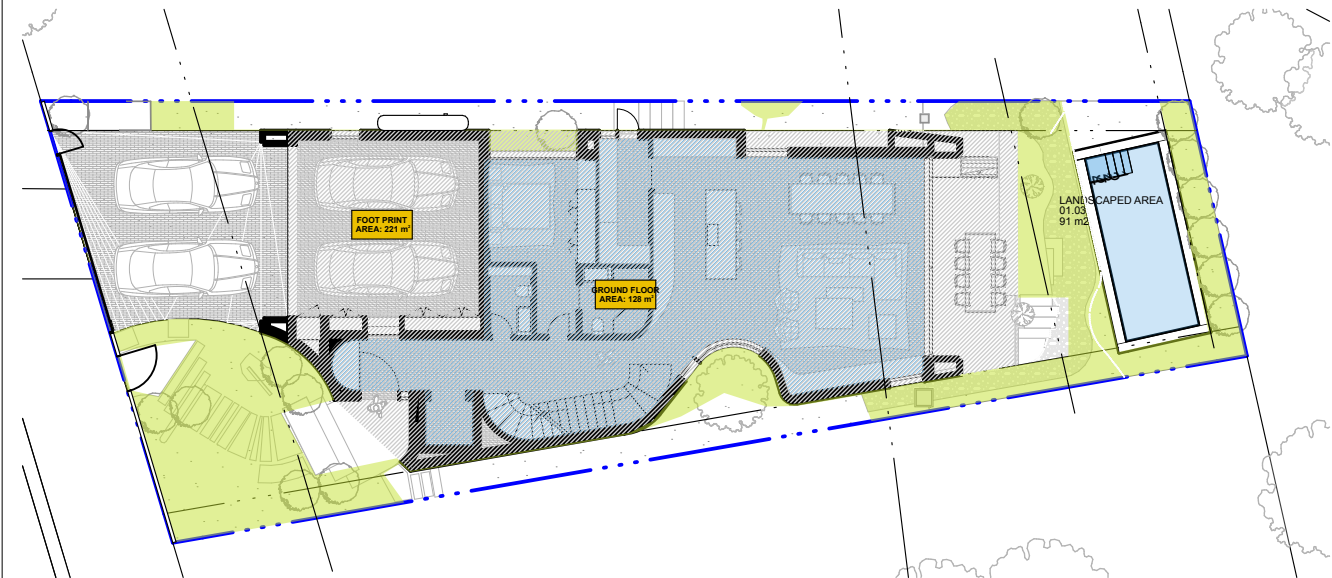
BASIX COMMITMENTS (ALL OTHER BASIX COMMITMENTS AS PER BASIX CERTIFICATE AND STAMPED PLANS)	
<b>WATER OPTIONS</b>	4 STAR
<b>TOILETS:</b>	4 STAR
<b>KITCHEN TAPS:</b>	5 STAR
<b>BATHROOM TAPS:</b>	5 STAR
<b>RAINWATER</b>	10,000 LITRES
<b>EXTERNAL SWIMMING POOL</b>	15,000 KL
<b>THERMAL COMFORT OPTIONS</b>	4 STAR
<b>SHOWERHEADS:</b>	4 STAR
<b>TOILETS:</b>	4 STAR
<b>KITCHEN TAPS:</b>	5 STAR
<b>BATHROOM TAPS:</b>	5 STAR
<b>RAINWATER</b>	10,000 LITRES
<b>EXTERNAL SWIMMING POOL</b>	15,000 KL

<b>ENERGY OPTIONS</b>	4 STAR
<b>WATER HEATING:</b>	4 STAR
<b>ENERGY EFFICIENT LIGHTING:</b>	5 STAR
<b>COOL+ HEATING:</b>	1 PHASE - 7 STAR FOR BOTH

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ACN: 166 181 244 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 NO:	DA 2011	SCALE:	TO SCALE@A3
REV:		DATE:	26/2/2025
SECTION B			A



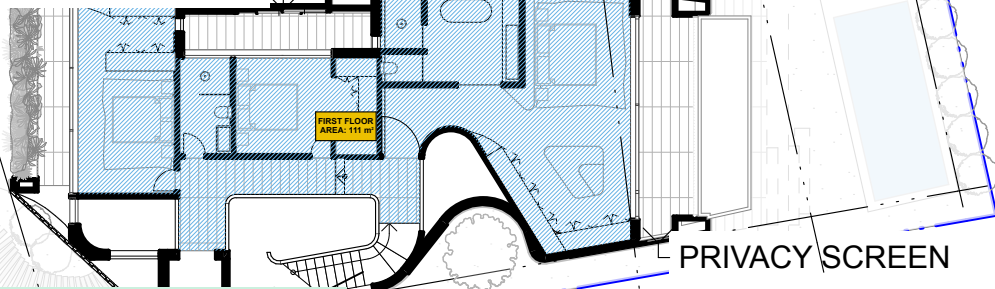


1 GROUND FLOOR 1:250



PRIVACY SCREEN

PRIVACY SCREEN



PRIVACY SCREEN

#### 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

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.

#### LANDSCAPED AREA - CALCULATION

SITE AREA: 432.8m2

Min 15% of site to be landscaped: 64.92m2

Total proposed landscaped area: 91.35m2 = 21.1%

**Certificate No. 0011752821**

Scan QR code or follow website link for rating details.

**Assessor name** James Cross

**Accreditation No.** 61671

**Property Address** 11 Macquarie Road, Earlowood NSW, 2206

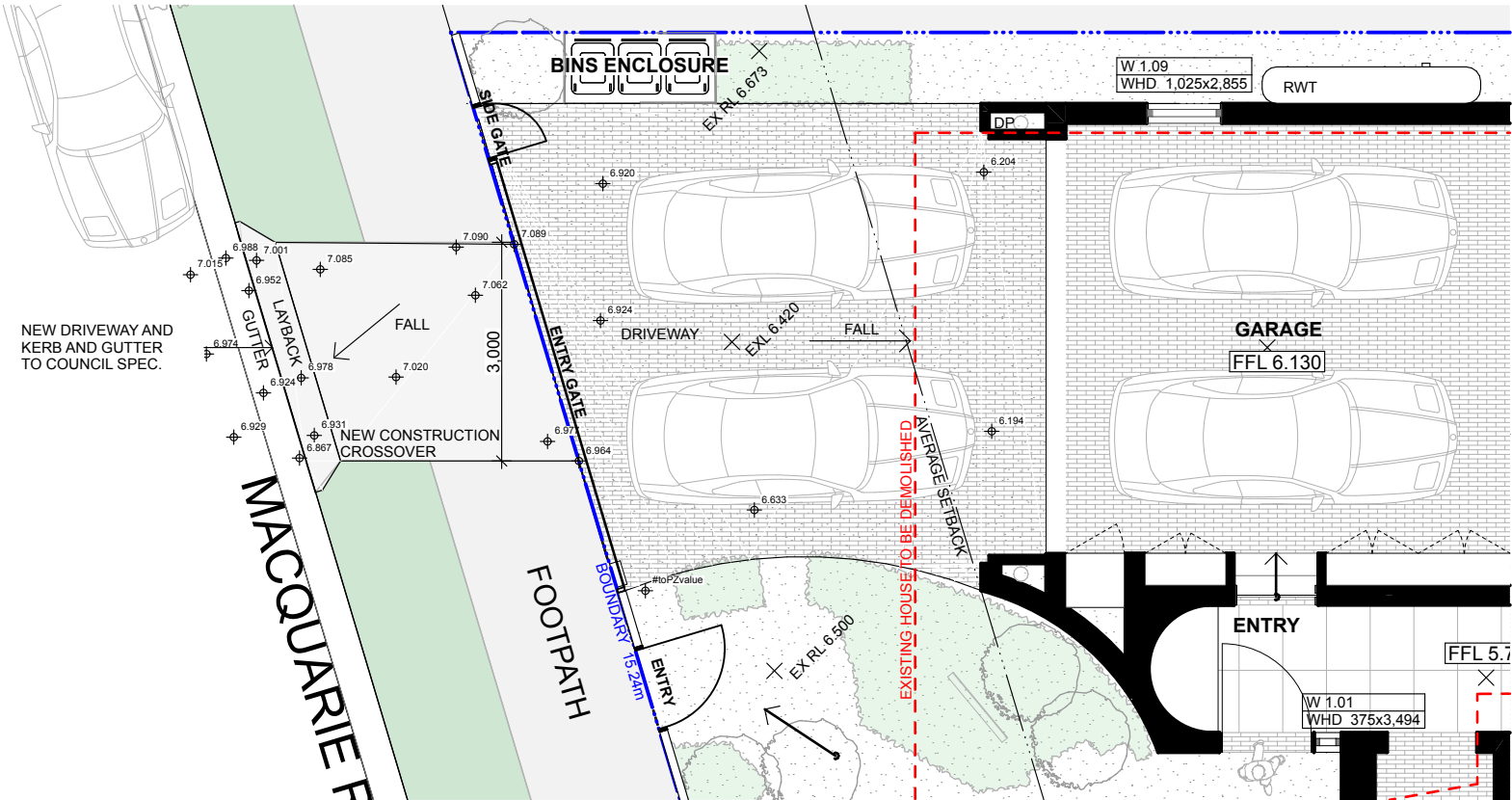


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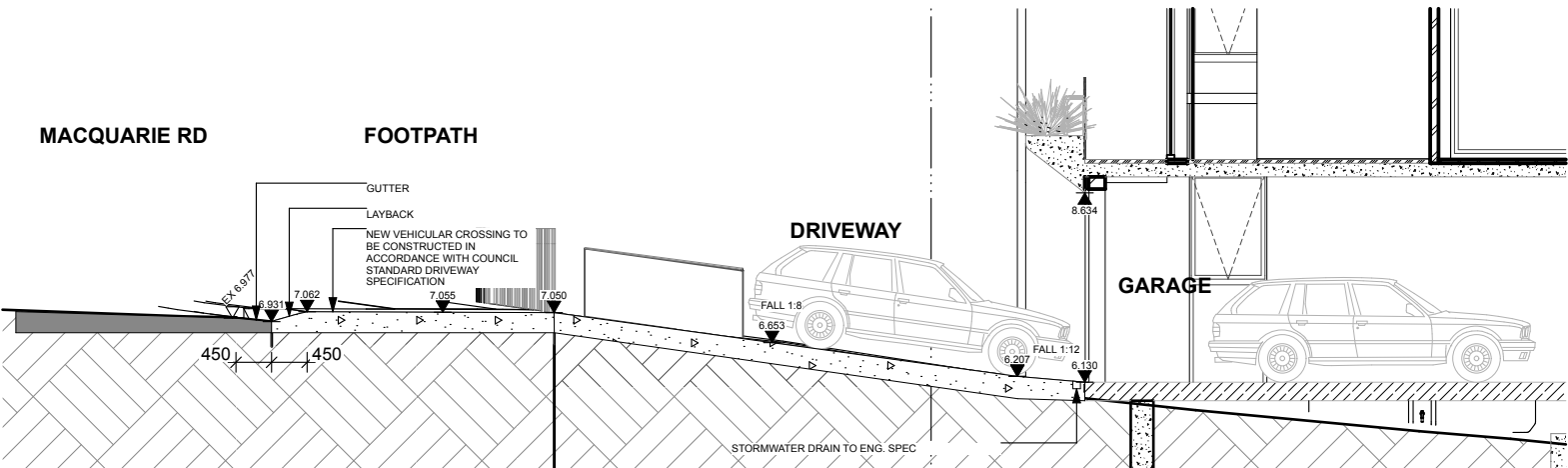
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IT MUST NOT BE RETAINED, COPIED OR USED WITHOUT THE EXPRESS AUTHORITY OF KA DESIGN STUDIO PTY LTD.										WATER OPTIONS SHOWERS/HEADS: 4 STAR TOILETS: 4 STAR KITCHEN TAPS: 5 STAR BATHROOM TAPS: 5 STAR RAINWATER RAINWATER TANK L: 10,000 LITRES EXTERNAL SWIMMING POOL 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) U-value: 3.5 SHGC: 0.48 U-value: 3.5 SHGC: 0.47 ENERGY EFFICIENT LIGHTING: 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										11 MACQUARIE RD PROJECT ADDRESS: 11 MACQUARIE RD EARLOWOOD NSW 2206 AUSTRALIA DRAWING: DA 2012 REV: A										SK TO SCALE@A3 26/2/2025 DA 2012 A																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																							
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1 DRIVEWAY PLAN 1:100



2 DRIVEWAY SECTION 1:100



Certificate No. 0011752821

Scan QR code or follow website link for rating details.

Assessor name


James Cross

Accreditation No.

61671

Property Address

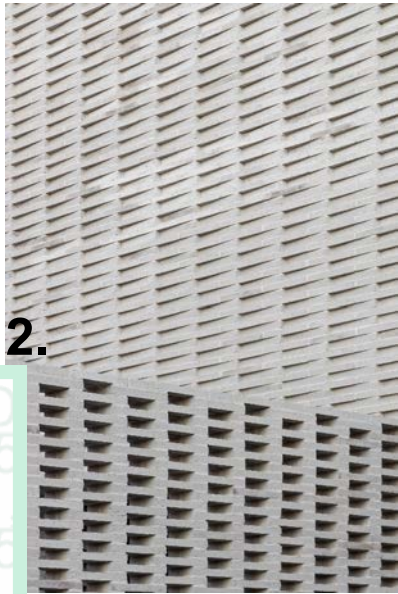
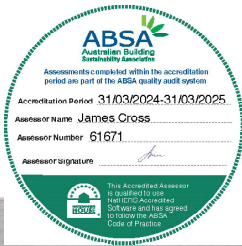
11 Macquarie Road, Earlowood NSW, 2206



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RevID	Transmittal Set Name	Date	GENERAL NOTES:										BASIS COMMITMENTS (ALL OTHER BASIS COMMITMENTS AS PER BASIS CERTIFICATE AND STAMPED PLANS)										KA DESIGN STUDIO										PROJECT:	PROJECT NO:																												
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02	FOR INFORMATION	9/10/2024	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.										THERMAL COMFORT OPTIONS										PROJECT ADDRESS:										DRAWN BY:																			
03	FOR INFORMATION	10/10/2024	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.										12. CONTRACTOR TO ENSURE ALL WORKS ARE CARRIED IN ACCORDANCE WITH THE NATIONAL CONSTRUCTION CODE (NCC) ENERGY EFFICIENCY REQUIREMENTS, BASIX CERTIFICATE REQUIREMENTS, REFER TO SURVEY FOR INFORMATION RELATING TO EXISTING SITE DATA.										ENERGY EFFICIENT LIGHTING:										11 MACQUARIE RD EARLWOOD NSW 2206 AUSTRALIA										SCALE: TO SCALE@A3																			
04	FOR INFORMATION	21/10/2024	4. LARGER SCALE DRAWINGS AND DIMENSIONS TAKE PREFERENCE.										13. REFER TO DRAWINGS AND SPECIFICATIONS BY SPECIALIST CONSULTANTS FOR:										KITCHEN PANS:										DATE:										26/2/2025																			
05	FOR INFORMATION	30/10/2024	5. NO ROUTED CONNECTIONS TO BE VISIBLE ON EXPOSED STEEL MEMBERS.										14. REFER TO DRAWINGS AND SPECIFICATIONS BY SPECIALIST CONSULTANTS FOR:										BATHROOM TAPS:										DRAWING:										DRAWING NO:																			
A	DA SUBMISSION	20/11/2024	6. DIMENSIONS TO STRUCTURAL ELEMENTS UNO.										15. REFER TO DRAWINGS AND SPECIFICATIONS BY LANDSCAPE ARCHITECT FOR INFORMATION RELATING TO EXTERNAL WORKS, LANDSCAPING, TREES AND THEIR REMOVAL.										RAINWATER										DA 2014										REV:																			
			7. REFER TO DRAWINGS AND SPECIFICATIONS BY SPECIALIST CONSULTANTS FOR:										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.										RAINWATER TANK L:										DRIVEWAY PLAN										A																			
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RICK SCREEN

LIGHT COLOURED RENDERED SLABS

TIMBER CLADDING TO CARPARK

BLACK STEEL WINDOW FRAMES THROUGHOUT

BLACK STEEL PORTAL FRAME

**Certificate No. 0011752821**

Scan QR code or follow website link for rating details.

Assessor name James Cross

Accreditation No. 61671

Property Address 11 Macquarie Road, Earlwood NSW, 2206

www.hstar.com.au/QR/Generate?p=UouUgHLIF

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, 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 HOLLOW CONNECTIONS TO BE VISIBLE ON EXPOSED STEEL MEMBERS.

7. REFER TO DRAWINGS AND SPECIFICATIONS BY SPECIALIST CONSULTANTS FOR:

8. STRUCTURAL WORKS.

9. HYDRAULIC WORKS.

10. MECHANICAL WORKS.

11. CIVIL WORKS.

12. REFER TO DRAWINGS AND SPECIFICATIONS BY LANDSCAPE ARCHITECT FOR INFORMATION RELATING TO EXTERNAL WORKS, LANDSCAPING, TREES AND THEIR REMOVAL.

13. 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.

14. CONTRACTOR TO LIAISE WITH ELECTRICAL CONTRACTORS TO ENSURE ALL POWER/DATA/COMMUNICATION REQUIREMENTS ARE ACCESSIBLE.

BASIX COMMITMENTS (ALL OTHER BASIX COMMITMENTS AS PER BASIX CERTIFICATE AND STAMPED PLANS)			
<b>WATER OPTIONS</b>	4 STAR	<b>THERMAL COMFORT OPTIONS</b>	all
SHOWERS/HEADS:	4 STAR	concrete slab on ground	RO.8 (down) (or R1.50 including
TOILETS:	4 STAR	suspended floor with open	floor above garage
KITCHEN TAPS:	5 STAR	external wall: double brick	external wall: framed (fibro, metal clad)
BATHROOM TAPS:	5 STAR	external wall: double brick	external wall: framed (fibro, metal clad)
<b>RAINWATER</b>		<b>EXTERNAL SWIMMING POOL</b>	
RAINWATER TANK L:	10,000 LITRES	KL:	15,000 KL
<b>EXTERNAL SWIMMING POOL</b>			
KL:	15,000 KL		

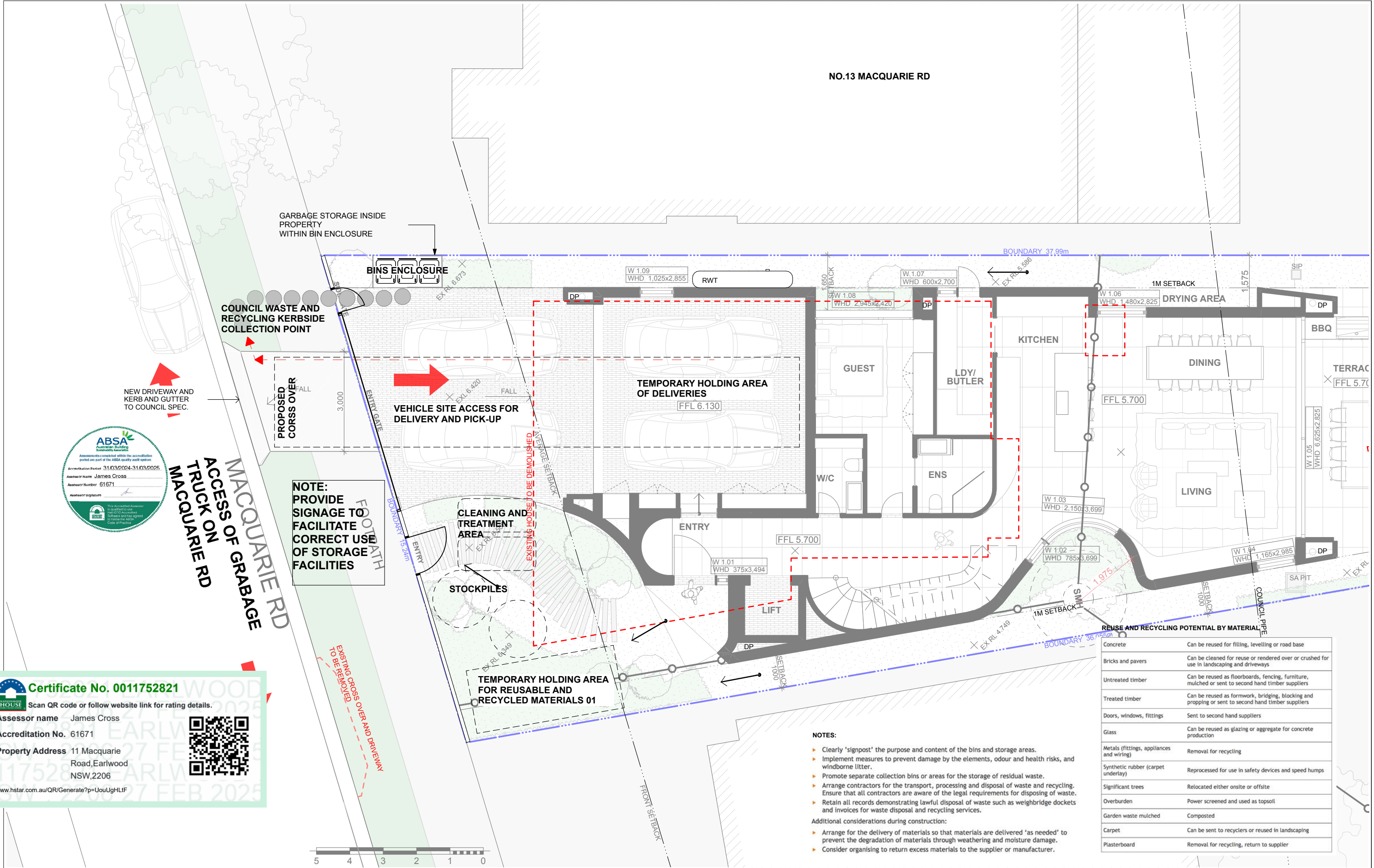
<b>ENERGY EFFICIENT LIGHTING:</b>	<b>COOL+ HEATING:</b>
ELEC HEAT PUMP: 25 STC+ min 80% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or LED lamps.	1 PHASE - 7 STAR FOR BOTH

**KA DESIGN STUDIO**

KA DESIGN STUDIO PTY LTD © 2024  
ACN: 166 161 244 M. 0423611059 KADESIGNSTUDIO.COM.AU  
7/140 CAMPBELL PDE, BONDI BEACH, 2026, NSW, AUSTRALIA

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





RevID			Transmittal Set Name			Date			GENERAL NOTES:										BASIC COMMITMENTS (ALL OTHER BASIC COMMITMENTS AS PER BASIX CERTIFICATE AND STAMPED PLANS)										PROJECT NO. 24 - 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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. 6 EXPOSED STEEL MEMBERS TO BE VISIBLE ON EXTERIOR. 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.										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 REFER TO DRAWINGS AND SPECIFICATIONS BY LANDSCAPE ARCHITECT FOR INFORMATION RELATING TO EXTERNAL WORKS. LANDSCAPING, TREES AND THEIR REMOVAL. 15 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.										WATER OPTIONS SHOWERHEADS: 4 STAR KITCHEN 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 subfloor (R0.7) suspended floor above garage (R0.7) floor above existing building (R0.7) external wall: brick veneer external wall: double brick external wall: framed (Elo, metal clad) flat ceiling, pitched roof ceiling: R4.0 (up), roof: foil backed CON: 150 151 244 18 04205 11059 dark (solar absorbance <0.475) U-value: 3.5 SHGC: 0.64 U-value: 3.5 SHGC: 0.64										ENERGY OPTIONS WATER HEATING: ENERGY EFFICIENT LIGHTING: ELEC HEAT PUMP: 25 STC + min 80% of rated light bulbs are fitted with fluorescent, or LED lamps. COOL + HEATING: 1 PHASE: 7 STAR FOR BOTH										PROJECT DRAWN BY: SK PROJECT ADDRESS: 11 MACQUARIE RD EARLOW NSW 2206 AUSTRALIA DATE: 26/2/2025 DRAWING NO: DA 2016 REV: 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