

# ALTERATIONS AND ADDITIONS TO EXISTING DWELLING WITH FIRST FLOOR ADDITION

104 HOMER STREET,  
EARLWOOD NSW 2206

APPLICANTS NAME:  
JOHN TOURNI

BCA COMPLIANCE AND SPECIFICATION NOTES		
NOTE. NO	NOTE	APPLICABLE.
1.	<b>GLAZING - PART 8 OF THE BCA (VOL 2)</b> Part 8.2 windows and external glazed doors, - Part 8.3 Glass, and Part 8.4 Glazing Human Impact and AS1288(2021) Glass in buildings, AS2047(2014) Windows in buildings, AS/NZS 5601(2013) General installations	YES
2.	<b>HEALTH AND AMENITY - PART 10 OF THE BCA (VOL 2)</b> Wet areas waterproofing - Part 10.2 and AS 3740 (2021) - Waterproofing of domestic wet areas. AS 4854 Part 1 &2 (2012) waterproofing membrane of external above-ground use, and AS/NZS4858(2004) wet area membranes Room heights - Part 10.3 Facilities - Part 10.4 Light - Part 10.5 Ventilation - Part 10.6 Sound insulation - Parts 10.7 Condensation management - Part 10.8	YES
3.	<b>FIRE SAFETY - PART 9 OF THE BCA (VOL 2)</b> Fire separation of external walls - Part 9.2 Fire protection of separating walls & floors - Part 9.3 Fire protection of garage top dwellings - Part 9.4 Smoke Alarms & evacuation lighting-Part 9.5 and AS 3786 (2014) Smoke Alarms/AS1670.1-2018 Fire detection system/AS1603(2018) Automatic fire detection and alarm systems - heat alarms NSW Part 9.5.1	YES
4.	<b>ALL RETAINING WALLS AND ASSOCIATED DRAINAGE;</b> To be constructed wholly within the subject property	YES
5.	<b>SWIMMING POOLS TO COMPLY WITH NSW H7P1 IN CONJUNCTION WITH THE SWIMMING POOL ACT 1992 AND SWIMMING POOL REGULATION 2018.</b> <b>SWIMMING POOL SAFETY</b> - Safety barriers for swimming pools BCA NSW H7D2 and AS1926.1-2012 - For swimming pool that is a spa pool is to comply with AS1926.1-2012 & AS1926.2-2007 or clause 9 of the swimming pool regulations 2018 - Swimming pool safety - Water Reticulation Systems (incorporating amendment 1) BCA NSW H7 D2 and AS1926.3-2010	YES
6.	<b>DAMP AND WEATHERPROOFING</b> NSW H2P3 - rising damp H2P2 - weatherproofing of external walls	YES
7.	<b>PART 5.2.4 - DAMP-PROOF COURSE AND FLASHING MATERIALS TO BE IN ACCORDANCE WITH 5.7.3 AND 5.7.4 (AS/NZS 2904-1995)</b>	YES
8.	<b>PART 5.75 - WEEPHOLES</b>	YES
9.	<b>PART 5.7.6 - WEATHERPROOFING FOR SINGLE LEAF MASONRY WALLS</b>	YES
10.	<b>PART 10.4.2- CONSTRUCTION OF SANITARY COMPARTMENTS</b> The door to a fully enclosed sanitary compartment must a- Open outwards; or b- Slide; or c- Be readily removable from the outside of the compartment <i>Unless there is a clear space of at least 1.2m measured between the closet pan within the sanitary compartment and the doorway</i>	YES
11.	<b>PART 10.5 AND 10.6 - LIGHT AND VENTILATION</b>	YES
12.	<b>PART 10.8.2 - EXHAUST SYSTEMS (AS1668.2 - 2012)</b> mechanical ventilation to comply with part 3.8.5 of the BCA 2019 and as 1668.2-2012	YES
13	<b>PART 11.2.4 - SLIP RESISTANCE (FOR STAIR TREADS, RAMPS AND LANDING) TO AS 4586-2013</b> Builder to ensure slip-resistant nosing strips added to landings and edge of stair nosings	YES
14	<b>PART 11.3.7 - PROTECTION OF OPENABLE - BEDROOMS</b>	YES
15	<b>PART 11.38 - PROTECTION OF OPENABLE – ROOMS OTHER THAN BEDROOMS</b>	YES

GENERAL NOTES		
NOTE. NO	NOTE	APPLICABLE.
1.	THIS DRAWING MUST BE READ IN CONJUNCTION WITH ALL OTHER ARCHITECTURAL DRAWINGS AND DOCUMENTS AS LISTED ON THE COVER SHEET.COVER SHEET	YES
2.	REFER TO LANDSCAPE PLAN FOR ALL ASSOCIATED LANDSCAPING DETAILS.	YES
3.	REFER TO HYDRAULIC ENGINEERS PLANS FOR ALL ASSOCIATED HYDRAULIC DETAILS.	YES
4.	REFER TO STRUCTURAL ENGINEERS PLANS FOR ALL ASSOCIATED STRUCTURAL DETAILS.	YES
5.	THE PROPOSED DEVELOPMENT MUST BE BUILT TO ENSURE THAT THE ASSOCIATED BASIX COMMITMENTS ARE MET	YES
6.	IT IS THE BUILDER'S RESPONSIBILITY TO ENSURE COMPLIANCE WITH THE CONDITIONS OF THE DEVELOPMENT APPLICATION CONSENT AND MEET ALL REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA AND RELEVANT AUSTRALIAN STANDARDS.	YES
7.	FLASHINGS AND WEEPHOLES ARE TO BE INSTALLED IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA AND RELEVANT AUSTRALIAN STANDARDS.	YES
8.	TERMITE PROTECTION AND BARRIERS ARE TO BE INSTALLED IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA AND RELEVANT AUSTRALIAN STANDARDS.	YES
9.	ROOF AND WALL FRAMING TO BE IN ACCORDANCE WITH THE TIMBER FRAMING CODE AS1684-2003.	YES
10.	SMOKE DETECTORS ARE TO BE INSTALLED IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA AND RELEVANT AUSTRALIAN STANDARDS.	YES
11.	ALL SERVICES ARE TO BE LOCATED AND VERIFIED BY THE BUILDER WITH THE RELEVANT AUTHORITIES PRIOR TO COMMENCEMENT OF ANY BUILDING WORKS.	YES
12.	THIS DRAWING REMAINS THE PROPERTY OF SYDESIGN. UNAUTHORISED USE OF THIS DRAWING IS PROHIBITED. IT MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS COMMISSIONED AND IN ACCORDANCE WITH THE TERMS OF ENGAGEMENT FOR THAT COMMISSION. SCALED DIMENSIONS ARE NOT TO TAKE PRECEDENCE OVER FIGURED DIMENSIONS. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS STATED OTHERWISE. ALL DISCREPANCIES ARE TO BE REPORTED TO SYDESIGN FOR A DECISION BEFORE PROCEEDING WITH SITE WORK.	YES
13.	<b>EXTERNAL COLOURS, MATERIALS AND FINISHES:</b> BUILDER TO ENSURE EXTERNAL MATERIALS AND COLOURS TO MATCH AS CLOSELY AS POSSIBLE TO THE EXISTING BUILDING	YES
14.	<b>STANDARD STREET TREE PROTECTION:</b> PRIOR TO THE COMMENCEMENT OF ANY WORK, THE CERTIFYING AUTHORITY MUST BE PROVIDED WITH DETAILS OF METHODS OF PROTECTION OF ALL STREET TREES ADJACENT TO THE SITE DURING DEMOLITION ND CONSTRUCTION	YES
15.	<b>BUILDING ENCROACHMENTS:</b> DURING CONSTRUCTION NO ENCROACHMENT OF ANY STRUCTURES OR BUILDING WORK ON COUNCILS ROAD, FOOTWAY, NATURE STRIP OR PUBLIC SPACE	YES
16.	<b>SWIMMING POOL SAFETY:</b> COMPLETION OF CONSTRUCTION, A 'WARNING NOTICE' MUST BE INSTALLED IN A PROMINENT POSITION WITHIN THE SWIMMING POOL. IN ACCORDANCE WITH THE SWIMMING POOL REGULATION 2018. AFTER	YES
17.	<b>EXTERNAL LIGHTING:</b> LOCATION OF EXTERNAL LIGHTING ON SITE MUST BE DESIGNED AND LOCATED WITHIN A PARTICULAR WAY TO MINIMISE LIGHT BEYOND THE PROPERTY BOUNDARY OR CAUSE ANY PUBLIC NUISANCE.	YES
18.	<b>PLANT AND EQUIPMENT:</b> NOISE FROM ALL PLANTS AND EQUIPMENT WITHIN THE PROPERTY SHOULD NOT ARISE AN 'OFFENSIVE NOISE' AS PER PROTECTION OF THE ENVIRONMENTAL OPERATIONS ACT 1997 AND REGULATIONS.	YES

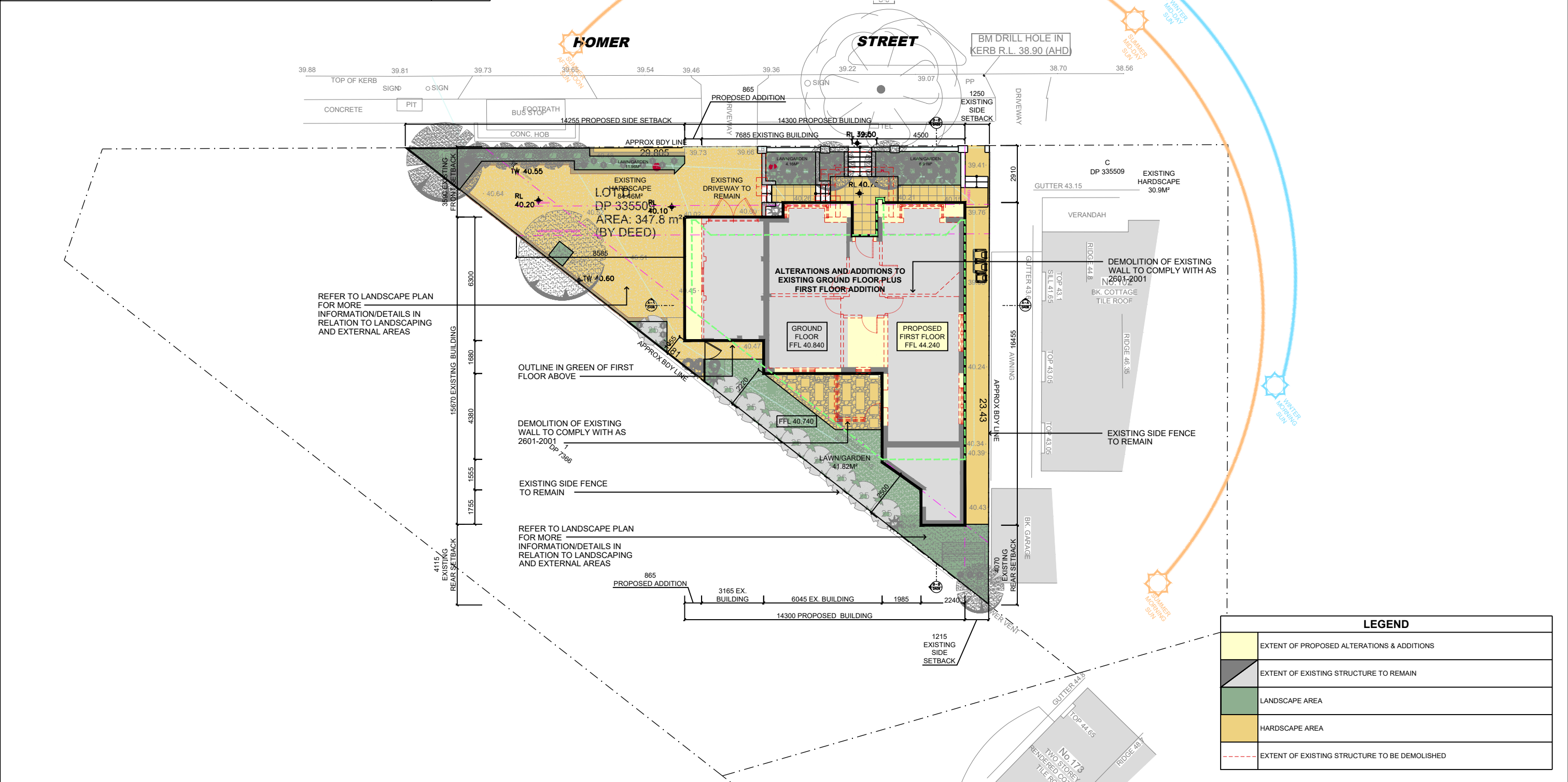
DRAWING LIST FOR DA		
DWG. NO	DRAWING TITLE	REV.
DA00	COVER SHEET	E
DA01	SITE PLAN AND LANDSCAPE PLAN	D
DA02	GROUND FLOOR DEMOLITION PLAN	D
DA03	PROPOSED GROUND FLOOR PLAN	E
DA04	PROPOSED FIRST FLOOR PLAN	E
DA05	PROPOSED ROOF PLAN	E
DA06	NORTH-EAST & NORTH-WEST ELEVATION	E
DA07	SOUTH-EAST & SOUTH-WEST ELEVATION	E
DA08	SECTION A-A	E
DA09	SECTION B-B	D
DA10	STREETSCAPE ELEVATION	D
DA11	MATERIAL AND FINISHES SCHEDULE	D
DA12	GROSS FLOOR AREA & SITE COVERAGE	D
DA13	SHADOW DIAGRAMS ON JUNE 21 08:00AM	B
DA14	SHADOW DIAGRAMS ON JUNE 21 12:00PM	B
DA15	SHADOW DIAGRAMS ON JUNE 21 04:00PM	B
DA16	SHADOW DIAGRAMS ON MARCH/SEPTEMBER 21 08:00AM	B
DA17	SHADOW DIAGRAMS ON MARCH/SEPTEMBER 21 12:00PM	B
DA18	SHADOW DIAGRAMS ON MARCH/SEPTEMBER 21 04:00PM	B
DA19	CONSTRUCTION SITE MANAGEMENT PLAN	B
DA20	BASIX CERTIFICATE COMMITMENTS	B
EX01	EXISTING GROUND FLOOR PLAN	A
EX02	EXISTING ROOF PLAN	A
EX03	EXISTING NORTH-EAST & NORTH-WEST ELEVATION	A
EX04	EXISTING SOUTH-EAST & SOUTH-WEST ELEVATION	A
EX05	EXISTING SECTION A-A	A

WINDOW & DOOR SCHEDULE FOR DA			
Window No.	Basix No.	Length x Height	Glass Type
W 01	W 01	1.80 x 1.40	Single Pyrolytic Low-e
W 02	W 02	2.50 x 0.70	Single Pyrolytic Low-e
W 03	W 03	3.25 x 2.70	Single LoTsol Low-e
W 04	W 04	3.20 x 2.70	Single LoTsol Low-e
W 05	W 05	1.00 x 2.70	Single LoTsol Low-e
W 06	W 06	1.00 x 2.70	Single LoTsol Low-e
W 07	W 07	0.80 x 1.80	White Translucent Glass
W 08	W 08	0.80 x 1.80	White Translucent Glass
W 09	W 09	1.60 x 1.80	Single Clear
W 10	W 10	3.20 x 1.85	Single Pyrolytic Low-e
W 11	W 11	3.20 x 1.85	Single Pyrolytic Low-e
W 12	W 12	0.55 x 1.85	Single Pyrolytic Low-e
W 13	W 13	0.50 x 1.85	Single Pyrolytic Low-e
D 01	D 01	2.70 x 2.90	Single Clear
D 02	D 02	3.35 x 2.90	Single Clear
D 03	D 03	3.75 x 2.70	Single LoTsol Low-e

THIS DRAWING MUST BE READ IN CONJUNCTION WITH ALL OTHER ARCHITECTURAL DRAWINGS. REFER TO COVER SHEET FOR MORE DETAILS AND LEGEND.										<div><div></div><div>sydesign</div></div> <div>p 02 9572 8000 f 02 9572 9000 e info@sydesign.com.au www.sydesign.com.au ABN 78 167 213 265</div> <div>This drawing remains the property of Sydesign Pty Ltd. Unauthorised use of this drawing is prohibited. It may only be used for the purpose for which it was commissioned and in accordance with the terms of engagement for that commission. Scaled dimensions are not to take precedence over figured dimensions. All dimensions are in millimetres unless stated otherwise. All discrepancies are to be reported to sydesign for a decision before proceeding with site work.</div>		Drawing Title COVER SHEET Project JOHN TOURNI - 104 HOMER STREET, EARLWOOD NSW 2206				
E	ISSUE FOR DA	10.03.25	NAC	SY								Bar Scale	Scales NTS	Job No. 18100	Drawing No. DA00	Revision E
D	ISSUE FOR DA	25.02.25	TV	SY												
C	ISSUE FOR DRAFT DA	22.03.24	TV	SY												
B	ISSUE FOR DRAFT DA	13.03.24	TV	SY												
A	ISSUE FOR CLIENT INFORMATION	16.01.19	SM	SY												
REVISION	AMENDMENT OR REASON FOR ISSUE	ISSUE DATE	DRAWN	CHECKED	REVISION	AMENDMENT OR REASON FOR ISSUE	ISSUE DATE	DRAWN	CHECKED	NORTH						

GENERAL NOTES		APPLICABLE
<u>GENERAL NOTES</u>		YES
REFER TO FLOOR PLANS FOR ADDITIONAL SETBACK DIMENSIONS		
<u>STORMWATER/DRAINAGE NOTES</u>		YES
CONNECT ALL DOWNPIPES FROM NEW ROOFS TO HYDRAULIC ENGINEERS DETAILS. REFER TO HYDRAULIC ENGINEERS DRAWINGS FOR DETAILS		
<u>SECURITY &amp; SITE SAFETY NOTES</u>		YES
BUILDER TO PROVIDE SECURITY FENCING, SAFETY SIGNAGE & SAFETY BARRIERS FOR THE DURATION OF CONSTRUCTION		
<u>EROSION &amp; SEDIMENT CONTROL NOTE</u>		YES
EROSION & SILTATION CONTROL SHOWN IN BOLD DASHED LINE, WHERE LINE IS SHOWN, INSTALL A MESH FENCE AT THE EDGE OF THE AREA TO BE DISTURBED. INSTALL PRIOR TO SITE DISTURBANCE. MESH TO BE SUPPORTED BY TIMBER POSTS AT A MAXIMUM OF 3000MM SPACING (DRIVEN 600MM IN TO THE GROUND). EXCAVATE A TRENCH ON THE DISTURBED SIDE OF THE FENCE TO RETAIN SILT. REFER TO COUNCIL'S EROSION SEDIMENTATION CONTROL POLICY FOR ADDITIONAL CONTROLS WHERE REQUIRED.		

GROSS FLOOR AREA CALCULATIONS		
	MAX PERMISSIBLE OR MIN REQUIRED	PROPOSED CALCULATIONS
SITE AREA		347.80M²
PROPOSED GROUND FLOOR AREA		88.20M²
PROPOSED FIRST FLOOR AREA		103.00M²
FLOOR SPACE RATIO	MAX 0.55:1 (191.29M²)	191.20M²
EXISTING SITE COVERAGE		137.65M²
PROPOSED SITE COVERAGE	MAX 60% (208.68M²)	137M²
EXISTING LANDSCAPE AREA		53.90M²
PROPOSED LANDSCAPE AREA	MIN 15% (52.17M²)	68.18M²



THIS DRAWING MUST BE READ IN CONJUNCTION WITH ALL OTHER ARCHITECTURAL DRAWINGS. REFER TO COVER SHEET FOR MORE DETAILS AND LEGEND.									
D	ISSUE FOR DA	10.03.25	NAC	SY					
C	ISSUE FOR DA	25.02.25	TV	SY					
B	ISSUE FOR DRAFT DA	22.03.24	TV	SY					
A	ISSUE FOR DRAFT DA	13.03.24	TV	SY					
REVISION	AMENDMENT OR REASON FOR ISSUE	ISSUE DATE	DRAWN	CHECKED	REVISION	AMENDMENT OR REASON FOR ISSUE	ISSUE DATE	DRAWN	CHECKED

NORTH

p 02 9572 8000 f 02 9572 9000 e info@sydesign.com.au www.sydesign.com.au ABN 78 167 213 265

This drawing remains the property of Sydesign Pty Ltd. Unauthorised use of this drawing is prohibited. It may only be used for the purpose for which it was commissioned and in accordance with the terms of engagement for that commission. Scaled dimensions are not to take precedence over figured dimensions. All dimensions are in millimetres, unless stated otherwise. All discrepancies are to be reported to sydesign for a decision before proceeding with site work.

Bar Scale

Scales  
**1:200 @A3**

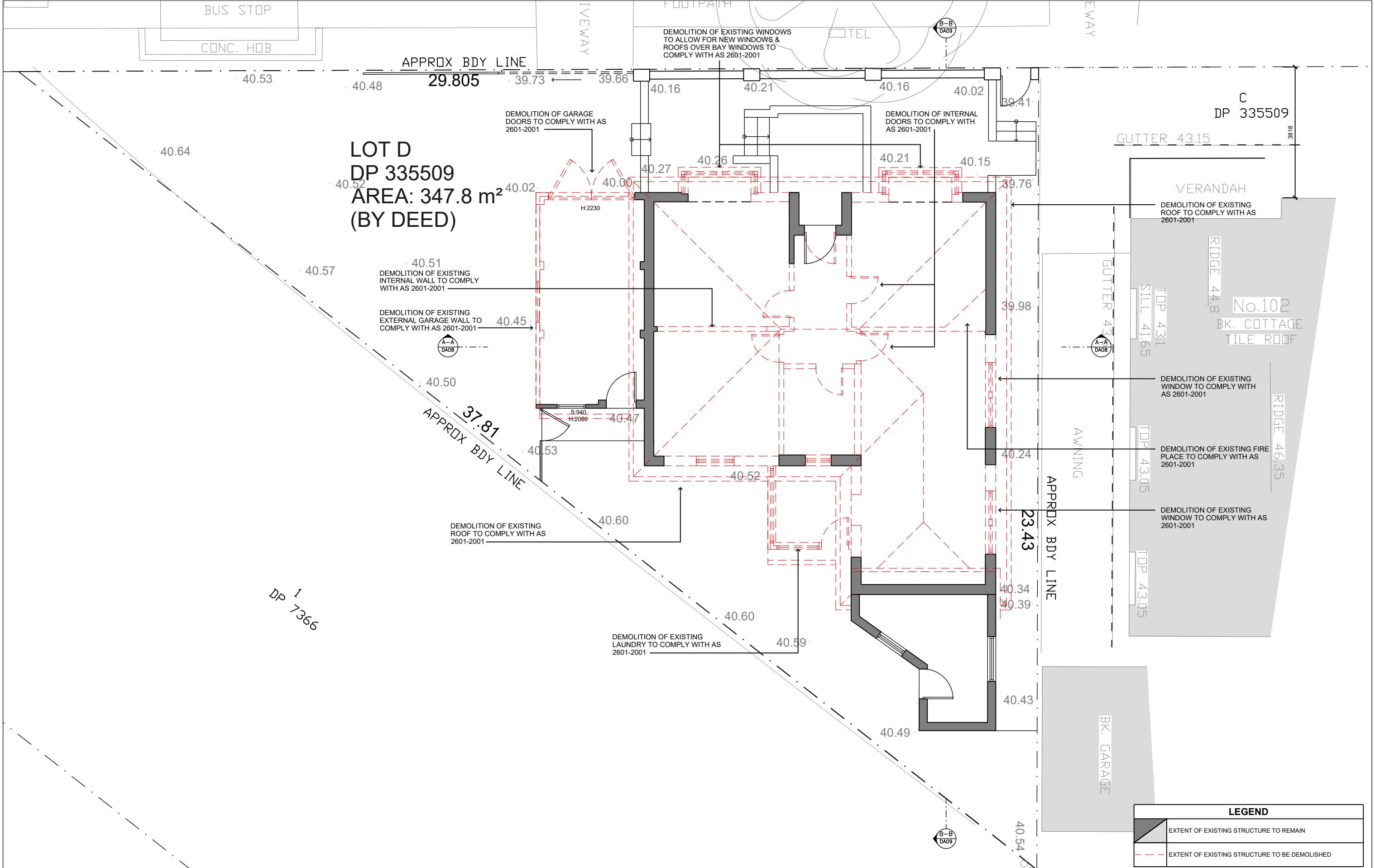
Job No.  
**18100**

Drawing No.  
**DA01**

Revision  
**D**

Drawing Title  
**SITE PLAN AND LANDSCAPE PLAN**

Project  
**JOHN TOURNI - 104 HOMER STREET, EARLWOOD NSW 2206**



THIS DRAWING MUST BE READ IN CONJUNCTION WITH ALL OTHER ARCHITECTURAL DRAWINGS. REFER TO COVER SHEET FOR MORE DETAILS AND LEGEND.									
D	ISSUE FOR DA	10.03.25	NAC	SY					
C	ISSUE FOR DA	25.02.25	TV	SY					
B	ISSUE FOR DRAFT DA	22.03.24	TV	SY					
A	ISSUE FOR DRAFT DA	13.03.24	TV	SY					
REVISION	AMENDMENT OR REASON FOR ISSUE	ISSUE DATE	DRAWN	CHECKED	REVISION	AMENDMENT OR REASON FOR ISSUE	ISSUE DATE	DRAWN	CHECKED

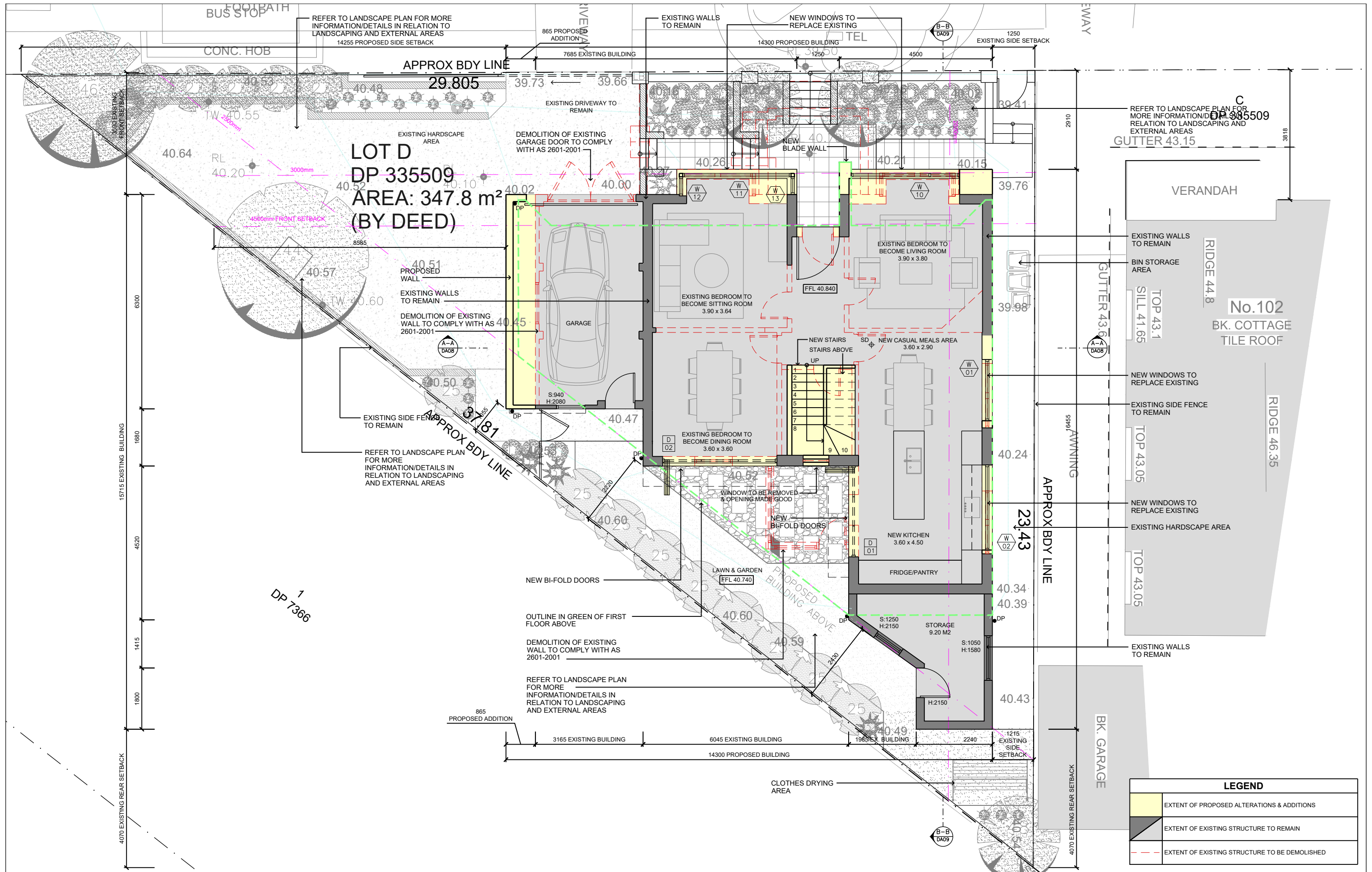
**sydesign**

p 02 9572 8000 f 02 9572 9000 e info@sydesign.com.au www.sydesign.com.au ABN 78 167 213 265

This drawing remains the property of Sydesign Pty Ltd. Unauthorised use of this drawing is prohibited. It may only be used for the purpose for which it was commissioned and in accordance with the terms of engagement for that commission. Scaled dimensions are not to take precedence over figured dimensions. All dimensions are in millimetres unless stated otherwise. All discrepancies are to be reported to sydesign for a decision before proceeding with site work.

Drawing Title <b>GROUND FLOOR DEMOLITION PLAN</b>			
Project <b>JOHN TOURNI - 104 HOMER STREET, EARLWOOD NSW 2206</b>			
Bar Scale	Scales <b>1:100@A3</b>	Job No. <b>18100</b>	Drawing No. <b>DA02</b>
		Revision <b>D</b>	





THIS DRAWING MUST BE READ IN CONJUNCTION WITH ALL OTHER ARCHITECTURAL DRAWINGS. REFER TO COVER SHEET FOR MORE DETAILS AND LEGEND.									
E	ISSUE FOR DA	10.03.25	NAC	SY					
D	ISSUE FOR DA	25.02.25	TV	SY					
C	ISSUE FOR DRAFT DA	22.03.24	TV	SY					
B	ISSUE FOR DRAFT DA	13.03.24	TV	SY					
A	ISSUE FOR CLIENT REVIEW	22.04.21	KN	SY					
REVISION	AMENDMENT OR REASON FOR ISSUE	ISSUE DATE	DRAWN	CHECKED	REVISION	AMENDMENT OR REASON FOR ISSUE	ISSUE DATE	DRAWN	CHECKED

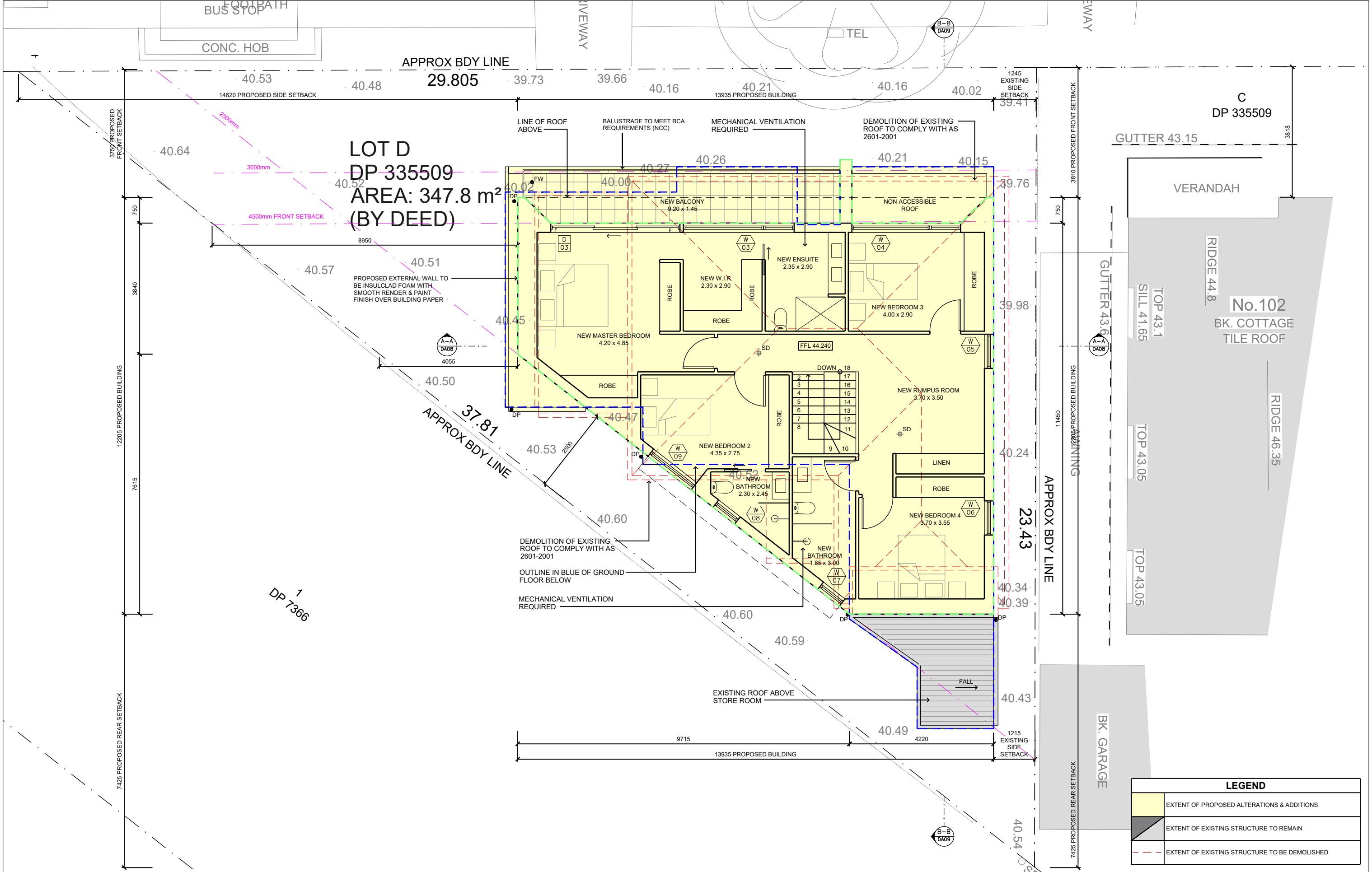
**sydesign**

p 02 9572 8000 f 02 9572 9000 e info@sydesign.com.au www.sydesign.com.au ABN 78 167 213 265

This drawing remains the property of Sydesign Pty Ltd. Unauthorised use of this drawing is prohibited. It may only be used for the purpose for which it was commissioned and in accordance with the terms of engagement for that commission. Scaled dimensions are not to take precedence over figured dimensions. All dimensions are in millimetres unless stated otherwise. All discrepancies are to be reported to sydesign for a decision before proceeding with site work.

Drawing Title		Project	
PROPOSED GROUND FLOOR PLAN		JOHN TOURNI - 104 HOMER STREET, EARLWOOD NSW 2206	
Bar Scale	Scales	Job No.	Drawing No.
	1:100@A3	18100	DA03
			Revision
			E





THIS DRAWING MUST BE READ IN CONJUNCTION WITH ALL OTHER ARCHITECTURAL DRAWINGS. REFER TO COVER SHEET FOR MORE DETAILS AND LEGEND.									
E	ISSUE FOR DA	10.03.25	NAC	SY					
D	ISSUE FOR DA	25.02.25	TV	SY					
C	ISSUE FOR DRAFT DA	22.03.24	TV	SY					
B	ISSUE FOR DRAFT DA	13.03.24	TV	SY					
A	ISSUE FOR CLIENT REVIEW	22.04.21	KN	SY					
REVISION	AMENDMENT OR REASON FOR ISSUE	ISSUE DATE	DRAWN	CHECKED	REVISION	AMENDMENT OR REASON FOR ISSUE	ISSUE DATE	DRAWN	CHECKED

**sydesign**

p 02 9572 8000 f 02 9572 9000 e info@sydesign.com.au www.sydesign.com.au ABN 78 167 213 265

This drawing remains the property of Sydesign Pty Ltd. Unauthorised use of this drawing is prohibited. It may only be used for the purpose for which it was commissioned and in accordance with the terms of engagement for that commission. Scaled dimensions are not to take precedence over figured dimensions. All dimensions are in millimetres unless stated otherwise. All discrepancies are to be reported to sydesign for a decision before proceeding with site work.

Drawing Title  
**PROPOSED FIRST FLOOR PLAN**

Project  
**JOHN TOURNI - 104 HOMER STREET, EARLWOOD NSW 2206**

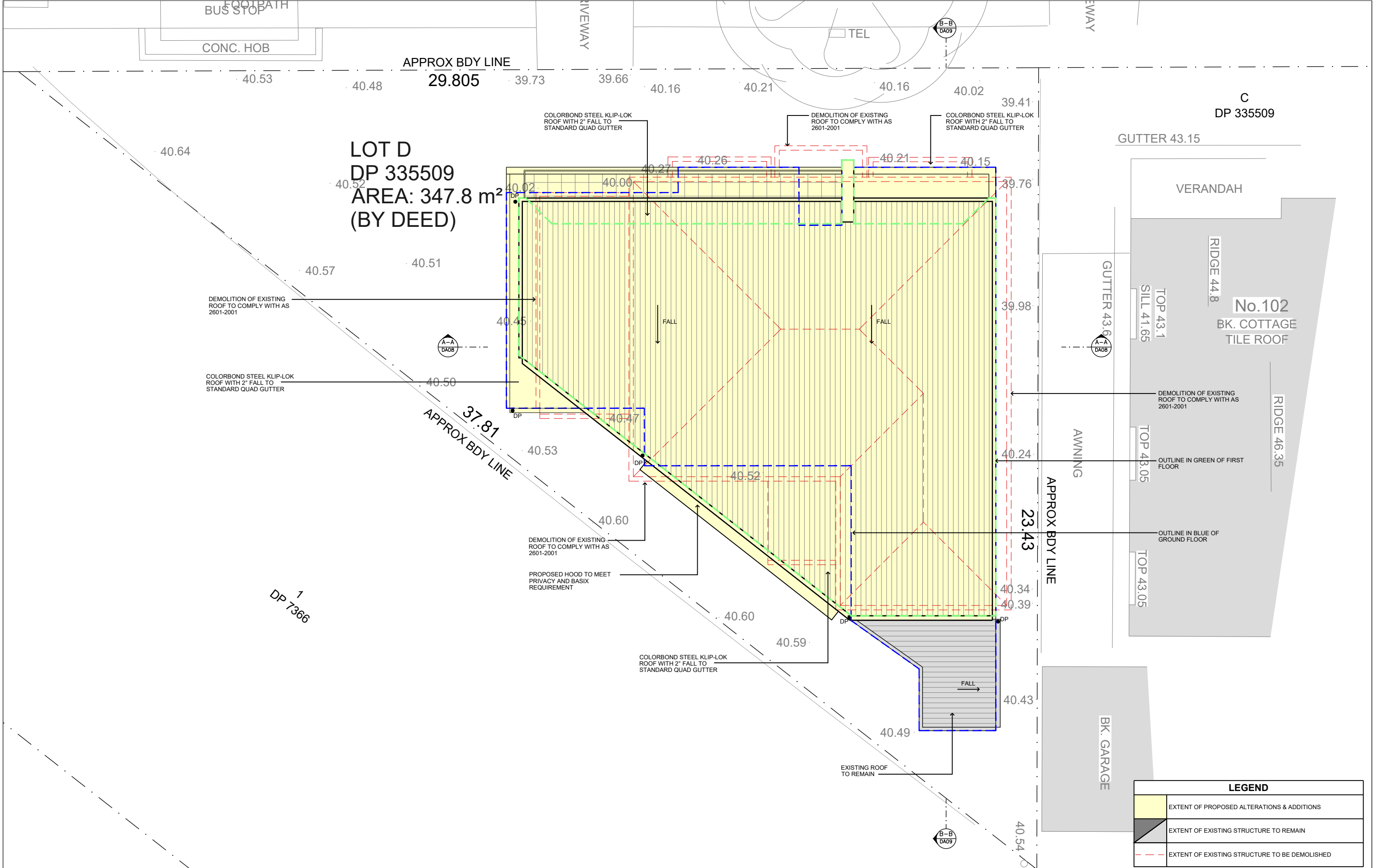
Bar Scale  
1:100@A3

Scales  
18100

Job No.  
DA04

Drawing No.  
E

Revision



THIS DRAWING MUST BE READ IN CONJUNCTION WITH ALL OTHER ARCHITECTURAL DRAWINGS. REFER TO COVER SHEET FOR MORE DETAILS AND LEGEND.

E	ISSUE FOR DA	10.03.25	NAC	SY					
D	ISSUE FOR DA	25.02.25	TV	SY					
C	ISSUE FOR DRAFT DA	22.03.24	TV	SY					
B	ISSUE FOR DRAFT DA	13.03.24	TV	SY					
A	ISSUE FOR CLIENT REVIEW	22.04.21	KN	SY					
REVISION	AMENDMENT OR REASON FOR ISSUE	ISSUE DATE	DRAWN	CHECKED	REVISION	AMENDMENT OR REASON FOR ISSUE	ISSUE DATE	DRAWN	CHECKED

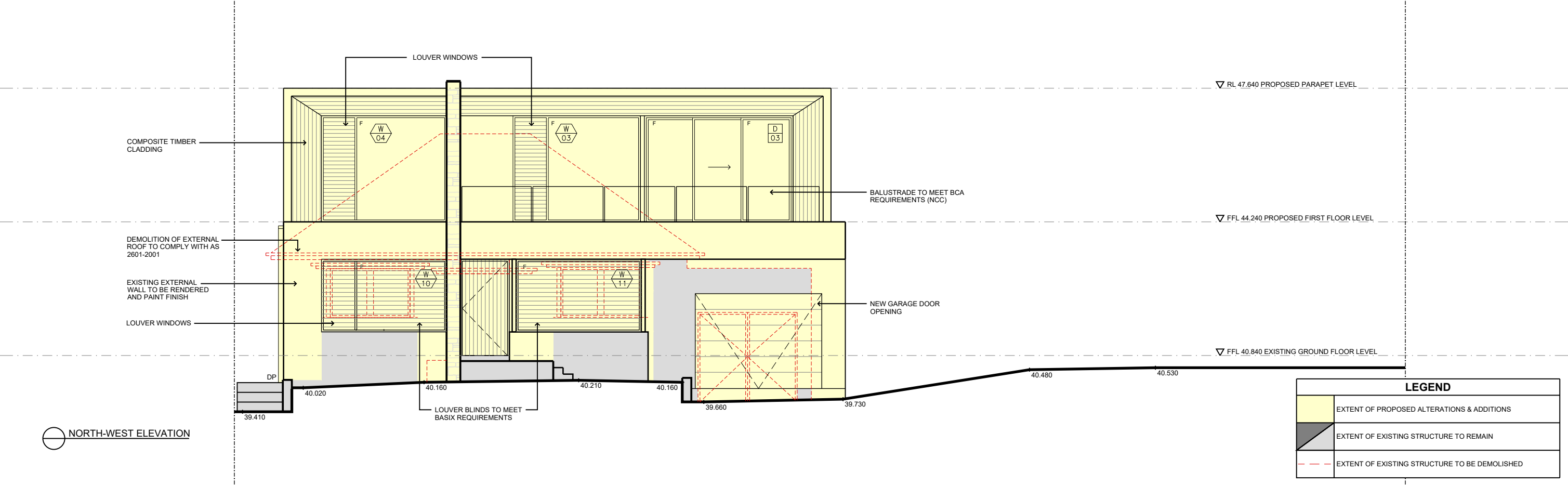
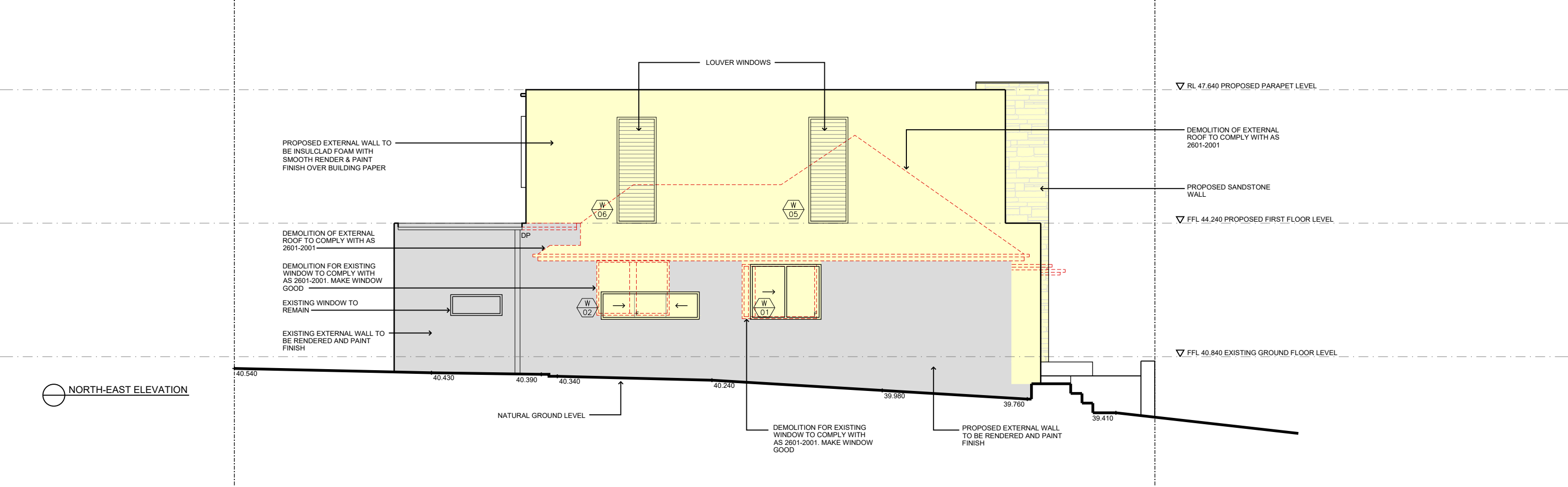


sydesign

p 02 9572 8000 f 02 9572 9000 e info@sydesign.com.au www.sydesign.com.au ABN 78 167 213 265

This drawing remains the property of Sydesign Pty Ltd. Unauthorised use of this drawing is prohibited. It may only be used for the purpose for which it was commissioned and in accordance with the terms of engagement for that commission. Scaled dimensions are not to take precedence over figured dimensions. All dimensions are in millimetres unless stated otherwise. All discrepancies are to be reported to sydesign for a decision before proceeding with site work.

Drawing Title	PROPOSED ROOF PLAN			
Project	JOHN TOURNI - 104 HOMER STREET, EARLWOOD NSW 2206			
Bar Scale	Scales	Job No.	Drawing No.	Revision
	1:100@A3	18100	DA05	E



LEGEND	
	EXTENT OF PROPOSED ALTERATIONS & ADDITIONS
	EXTENT OF EXISTING STRUCTURE TO REMAIN
	EXTENT OF EXISTING STRUCTURE TO BE DEMOLISHED

THIS DRAWING MUST BE READ IN CONJUNCTION WITH ALL OTHER ARCHITECTURAL DRAWINGS. REFER TO COVER SHEET FOR MORE DETAILS AND LEGEND.									
E	ISSUE FOR DA	10.03.25	NAC	SY					
D	ISSUE FOR DA	25.02.25	TV	SY					
C	ISSUE FOR DRAFT DA	22.03.24	TV	SY					
B	ISSUE FOR DRAFT DA	13.03.24	TV	SY					
A	ISSUE FOR CLIENT INFORMATION	16.01.19	SM	SY					
REVISION	AMENDMENT OR REASON FOR ISSUE	ISSUE DATE	DRAWN	CHECKED	REVISION	AMENDMENT OR REASON FOR ISSUE	ISSUE DATE	DRAWN	CHECKED

NORTH

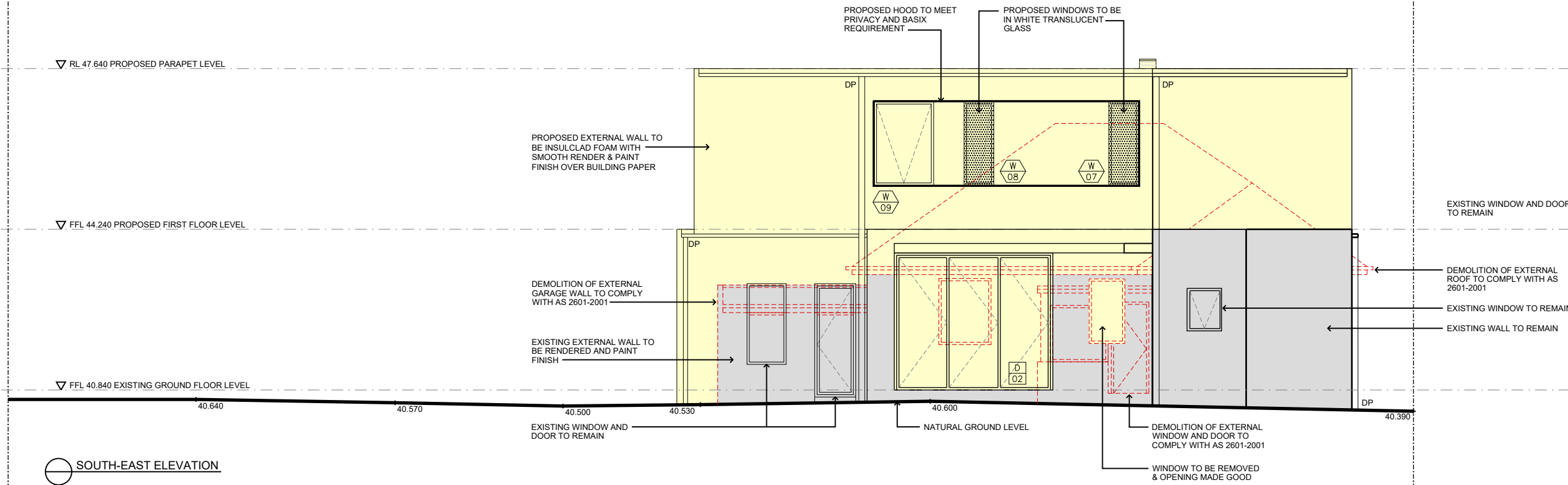


p 02 9572 8000 f 02 9572 9000 e info@sydesign.com.au www.sydesign.com.au ABN 78 167 213 265

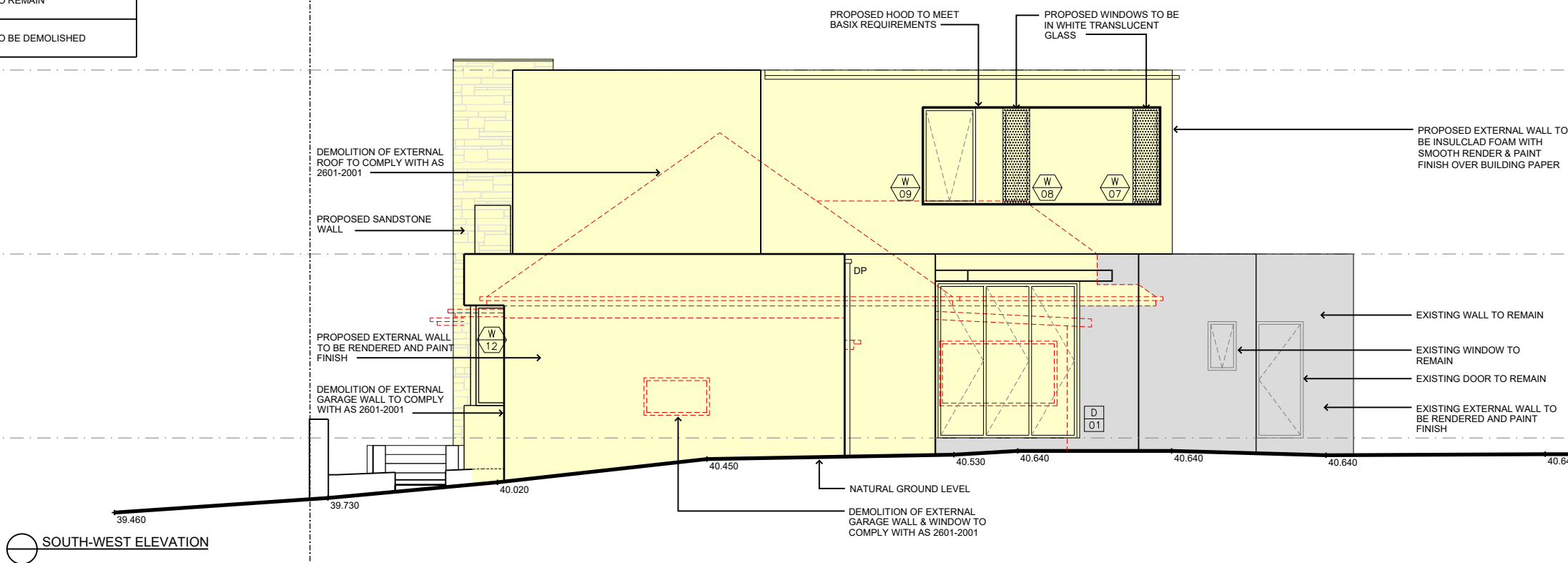
This drawing remains the property of Sydesign Pty Ltd. Unauthorised use of this drawing is prohibited. It may only be used for the purpose for which it was commissioned and in accordance with the terms of engagement for that commission. Scaled dimensions are not to take precedence over figured dimensions. All dimensions are in millimetres unless stated otherwise. All discrepancies are to be reported to sydesign for a decision before proceeding with site work.

Drawing Title <b>NORTH-EAST &amp; NORTH-WEST ELEVATIONS</b>				
Project <b>JOHN TOURNI - 104 HOMER STREET, EARLWOOD NSW 2206</b>				
Bar Scale	Scales <b>1:100@A3</b>	Job No. <b>18100</b>	Drawing No. <b>DA06</b>	Revision <b>E</b>





LEGEND	
	EXTENT OF PROPOSED ALTERATIONS & ADDITIONS
	EXTENT OF EXISTING STRUCTURE TO REMAIN
	EXTENT OF EXISTING STRUCTURE TO BE DEMOLISHED



THIS DRAWING MUST BE READ IN CONJUNCTION WITH ALL OTHER ARCHITECTURAL DRAWINGS. REFER TO COVER SHEET FOR MORE DETAILS AND LEGEND.

E	ISSUE FOR DA	10.03.25	NAC	SY					
D	ISSUE FOR DA	25.02.25	TV	SY					
C	ISSUE FOR DRAFT DA	22.03.24	TV	SY					
B	ISSUE FOR DRAFT DA	13.03.24	TV	SY					
A	ISSUE FOR CLIENT REVIEW	22.04.21	KN	SY					
REVISION	AMENDMENT OR REASON FOR ISSUE	ISSUE DATE	DRAWN	CHECKED	REVISION	AMENDMENT OR REASON FOR ISSUE	ISSUE DATE	DRAWN	CHECKED

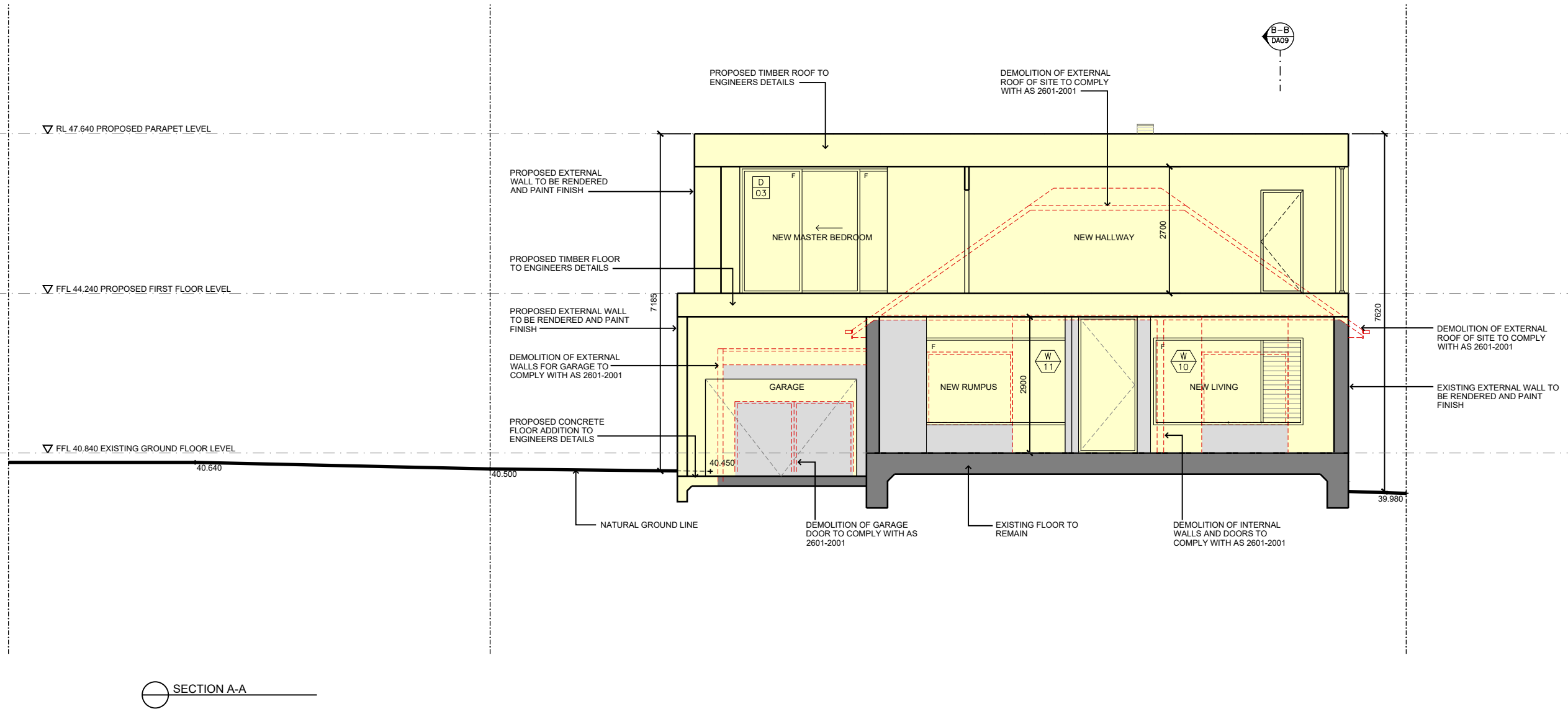
NORTH

**sydesign**

p 02 9572 8000 f 02 9572 9000 e info@sydesign.com.au www.sydesign.com.au ABN 78 167 213 265

This drawing remains the property of Sydesign Pty Ltd. Unauthorised use of this drawing is prohibited. It may only be used for the purpose for which it was commissioned and in accordance with the terms of engagement for that commission. Scaled dimensions are not to take precedence over figured dimensions. All dimensions are in millimetres unless stated otherwise. All discrepancies are to be reported to sydesign for a decision before proceeding with site work.

Drawing Title		SOUTH-EAST & SOUTH-WEST ELEVATIONS			
Project		JOHN TOURNI - 104 HOMER STREET, EARLWOOD NSW 2206			
Bar Scale	Scales	Job No.	Drawing No.	Revision	
	1:100@A3	18100	DA07	E	



LEGEND	
	EXTENT OF PROPOSED ALTERATIONS & ADDITIONS
	EXTENT OF EXISTING STRUCTURE TO REMAIN
	EXTENT OF EXISTING STRUCTURE TO BE DEMOLISHED

THIS DRAWING MUST BE READ IN CONJUNCTION WITH ALL OTHER ARCHITECTURAL DRAWINGS. REFER TO COVER SHEET FOR MORE DETAILS AND LEGEND.

E	ISSUE FOR DA	10.03.25	NAC	SY				
D	ISSUE FOR DA	25.02.25	TV	SY				
C	ISSUE FOR DRAFT DA	22.03.24	TV	SY				
B	ISSUE FOR DRAFT DA	13.03.24	TV	SY				
A	ISSUE FOR CLIENT INFORMATION	16.01.19	SM	SY				
REVISION	AMENDMENT OR REASON FOR ISSUE	ISSUE DATE	DRAWN	CHECKED	REVISION	AMENDMENT OR REASON FOR ISSUE	ISSUE DATE	DRAWN

NORTH

**sydesign**

p 02 9572 8000 f 02 9572 9000 e info@sydesign.com.au www.sydesign.com.au ABN 78 167 213 265

This drawing remains the property of Sydesign Pty Ltd. Unauthorised use of this drawing is prohibited. It may only be used for the purpose for which it was commissioned and in accordance with the terms of engagement for that commission. Scaled dimensions are not to take precedence over figured dimensions. All dimensions are in millimetres unless stated otherwise. All discrepancies are to be reported to sydesign for a decision before proceeding with site work.

Drawing Title

SECTION A-A

Project

JOHN TOURNI - 104 HOMER STREET, EARLWOOD NSW 2206

Bar Scale

Scales

1:100@A3

Job No.

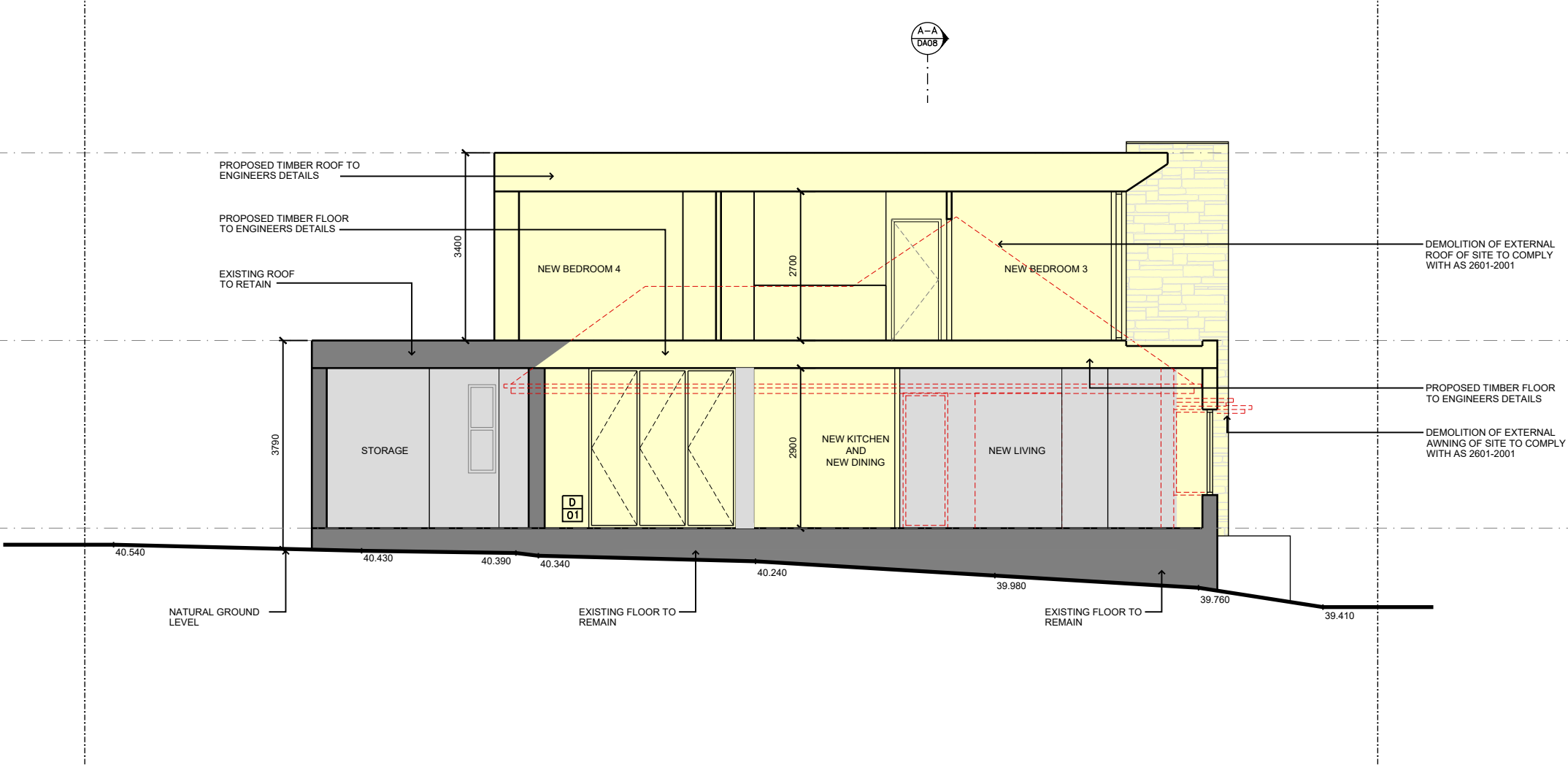
18100

Drawing No.

DA08

Revision

E



SECTION B-B

LEGEND	
	EXTENT OF PROPOSED ALTERATIONS & ADDITIONS
	EXTENT OF EXISTING STRUCTURE TO REMAIN
	EXTENT OF EXISTING STRUCTURE TO BE DEMOLISHED

THIS DRAWING MUST BE READ IN CONJUNCTION WITH ALL OTHER ARCHITECTURAL DRAWINGS. REFER TO COVER SHEET FOR MORE DETAILS AND LEGEND.

REVISION	AMENDMENT OR REASON FOR ISSUE	ISSUE DATE	DRAWN	CHECKED	REVISION	AMENDMENT OR REASON FOR ISSUE	ISSUE DATE	DRAWN	CHECKED
D	ISSUE FOR DA	10.03.25	NAC	SY					
C	ISSUE FOR DA	25.02.25	TV	SY					
B	ISSUE FOR DRAFT DA	22.03.24	TV	SY					
A	ISSUE FOR DRAFT DA	13.03.24	TV	SY					

NORTH



p 02 9572 8000 f 02 9572 9000 e info@sydesign.com.au www.sydesign.com.au ABN 78 167 213 265

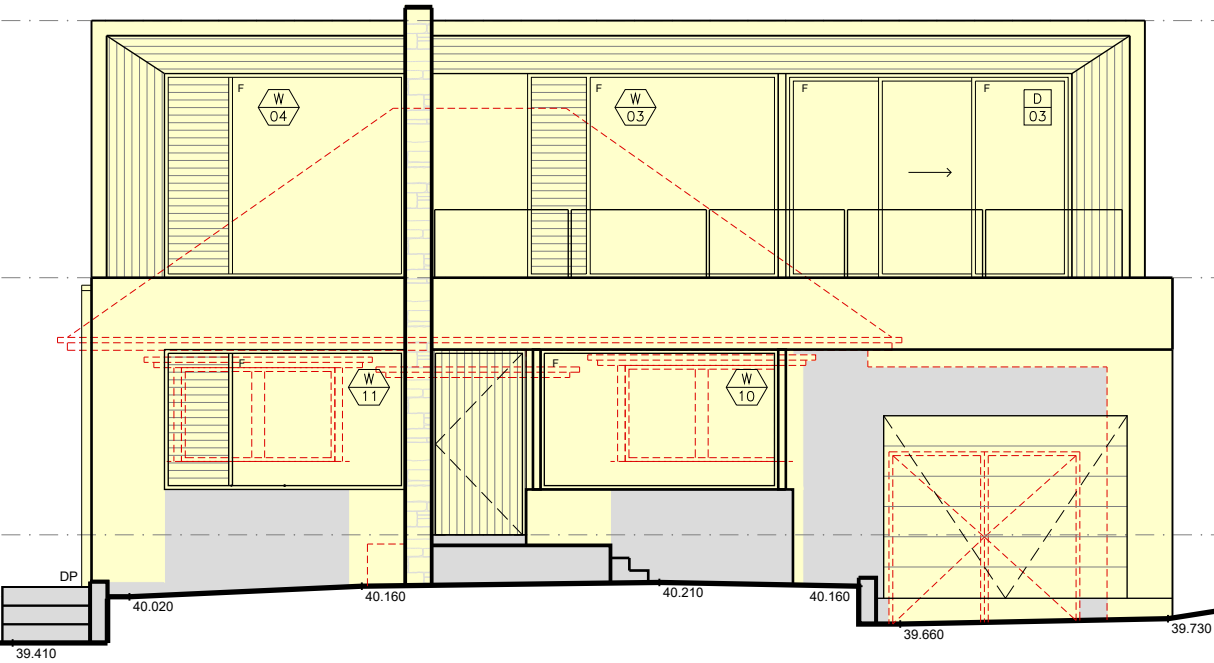
This drawing remains the property of Sydesign Pty Ltd. Unauthorised use of this drawing is prohibited. It may only be used for the purpose for which it was commissioned and in accordance with the terms of engagement for that commission. Scaled dimensions are not to take precedence over figured dimensions. All dimensions are in millimetres unless stated otherwise. All discrepancies are to be reported to sydesign for a decision before proceeding with site work.

Drawing Title SECTION B-B				
Project JOHN TOURNI - 104 HOMER STREET, EARLWOOD NSW 2206				
Bar Scale	Scales 1:100@A3	Job No. 18100	Drawing No. DA09	Revision D



NEIGHBOUR SITE  
NO. 102

SUBJECT SITE  
NO. 104



LEGEND	
	EXTENT OF PROPOSED ALTERATIONS & ADDITIONS
	EXTENT OF EXISTING STRUCTURE TO REMAIN
	EXTENT OF EXISTING STRUCTURE TO BE DEMOLISHED

THIS DRAWING MUST BE READ IN CONJUNCTION WITH ALL OTHER ARCHITECTURAL DRAWINGS. REFER TO COVER SHEET FOR MORE DETAILS AND LEGEND.

REVISION	AMENDMENT OR REASON FOR ISSUE	ISSUE DATE	DRAWN	CHECKED	REVISION	AMENDMENT OR REASON FOR ISSUE	ISSUE DATE	DRAWN	CHECKED
D	ISSUE FOR DA	10.03.25	NAC	SY					
C	ISSUE FOR DA	25.02.25	TV	SY					
B	ISSUE FOR DRAFT DA	22.03.24	TV	SY					
A	ISSUE FOR DRAFT DA	13.03.24	TV	SY					

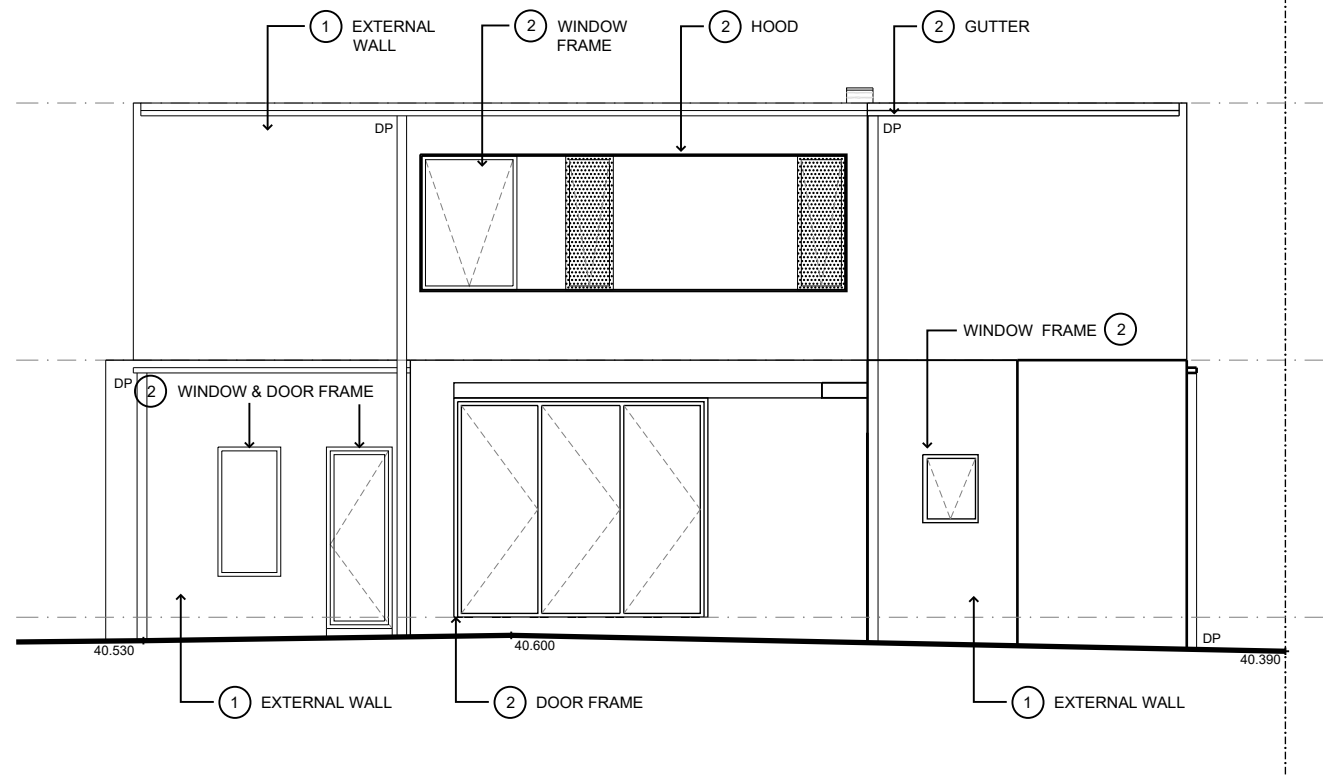
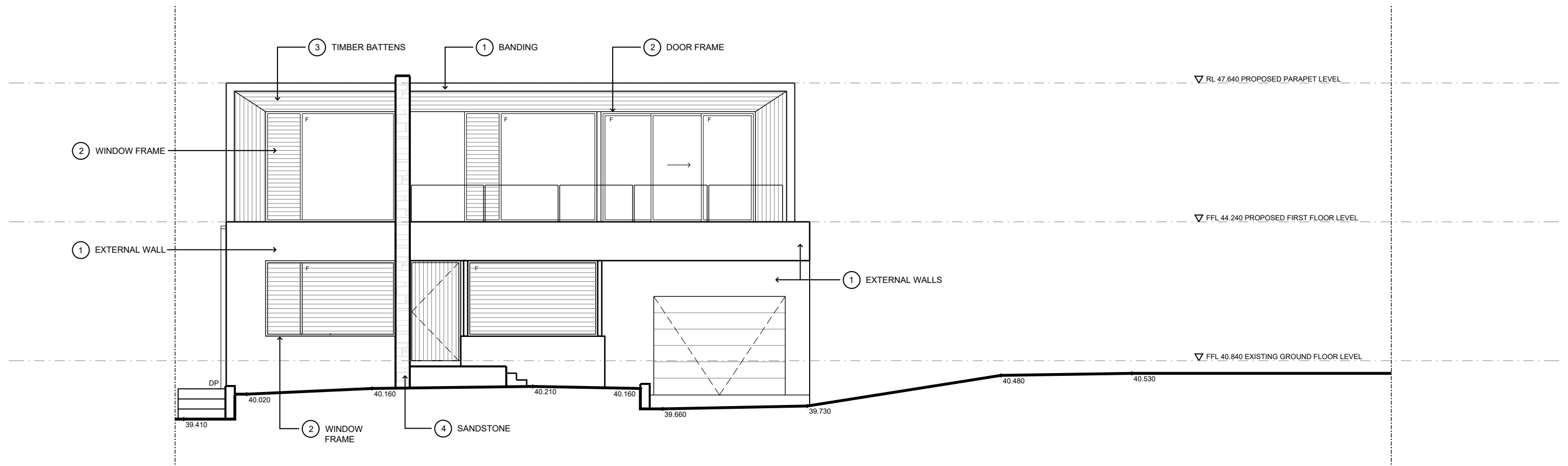
NORTH



p 02 9572 8000 f 02 9572 9000 e info@sydesign.com.au www.sydesign.com.au ABN 78 167 213 265

This drawing remains the property of Sydesign Pty Ltd. Unauthorised use of this drawing is prohibited. It may only be used for the purpose for which it was commissioned and in accordance with the terms of engagement for that commission. Scaled dimensions are not to take precedence over figured dimensions. All dimensions are in millimetres unless stated otherwise. All discrepancies are to be reported to sydesign for a decision before proceeding with site work.

Drawing Title STREETSCAPE ELEVATION				
Project JOHN TOURNI - 104 HOMER STREET, EARLWOOD NSW 2206				
Bar Scale	Scales 1:100@A3	Job No. 18100	Drawing No. DA10	Revision D



### SAMPLE COLOUR 1

- TO:
- EXTERNAL WALLS GROUND FLOOR
  - EXTERNAL WALLS FIRST FLOOR
  - BANDING

EXTERNAL WALLS RENDERED AND PAINTED IN NATURAL WHITE



### SAMPLE COLOUR 2

- TO:
- PROPOSED/EXISTING WINDOW FRAMES
  - PROPOSED/EXISTING DOOR FRAMES
  - PROPOSED/EXISTING GUTTERS
  - PROPOSED HOODS

EXISTING AND PROPOSED WORKS PAINTED IN NIGHT SKY



### SAMPLE COLOUR 3

- TO:
- TIMBER BATTENS FRONT FACADE
  - GARAGE DOOR

COMPOSITE TIMBER CLADDING



### SAMPLE COLOUR 4

- TO:
- SANDSTONE WALL FRONT FACADE

SANDSTONE TO BE NATURAL WALL STONE IN IRREGULAR TILPA CLADDING

THIS DRAWING MUST BE READ IN CONJUNCTION WITH ALL OTHER ARCHITECTURAL DRAWINGS. REFER TO COVER SHEET FOR MORE DETAILS AND LEGEND.

REVISION	AMENDMENT OR REASON FOR ISSUE	ISSUE DATE	DRAWN	CHECKED	REVISION	AMENDMENT OR REASON FOR ISSUE	ISSUE DATE	DRAWN	CHECKED
D	ISSUE FOR DA	10.03.25	NAC	SY					
C	ISSUE FOR DA	25.02.25	TV	SY					
B	ISSUE FOR DRAFT DA	22.03.24	TV	SY					
A	ISSUE FOR DRAFT DA	13.03.24	TV	SY					

NORTH

**sydesign**

p 02 9572 8000 f 02 9572 9000 e info@sydesign.com.au www.sydesign.com.au ABN 78 167 213 265

This drawing remains the property of Sydesign Pty Ltd. Unauthorised use of this drawing is prohibited. It may only be used for the purpose for which it was commissioned and in accordance with the terms of engagement for that commission. Scaled dimensions are not to take precedence over figured dimensions. All dimensions are in millimetres unless stated otherwise. All discrepancies are to be reported to sydesign for a decision before proceeding with site work.

Drawing Title

**MATERIAL AND FINISHES SCHEDULE**

Project

**JOHN TOURNI - 104 HOMER STREET, EARLWOOD NSW 2206**

Bar Scale

Scales

**1:100@A3**

Job No.

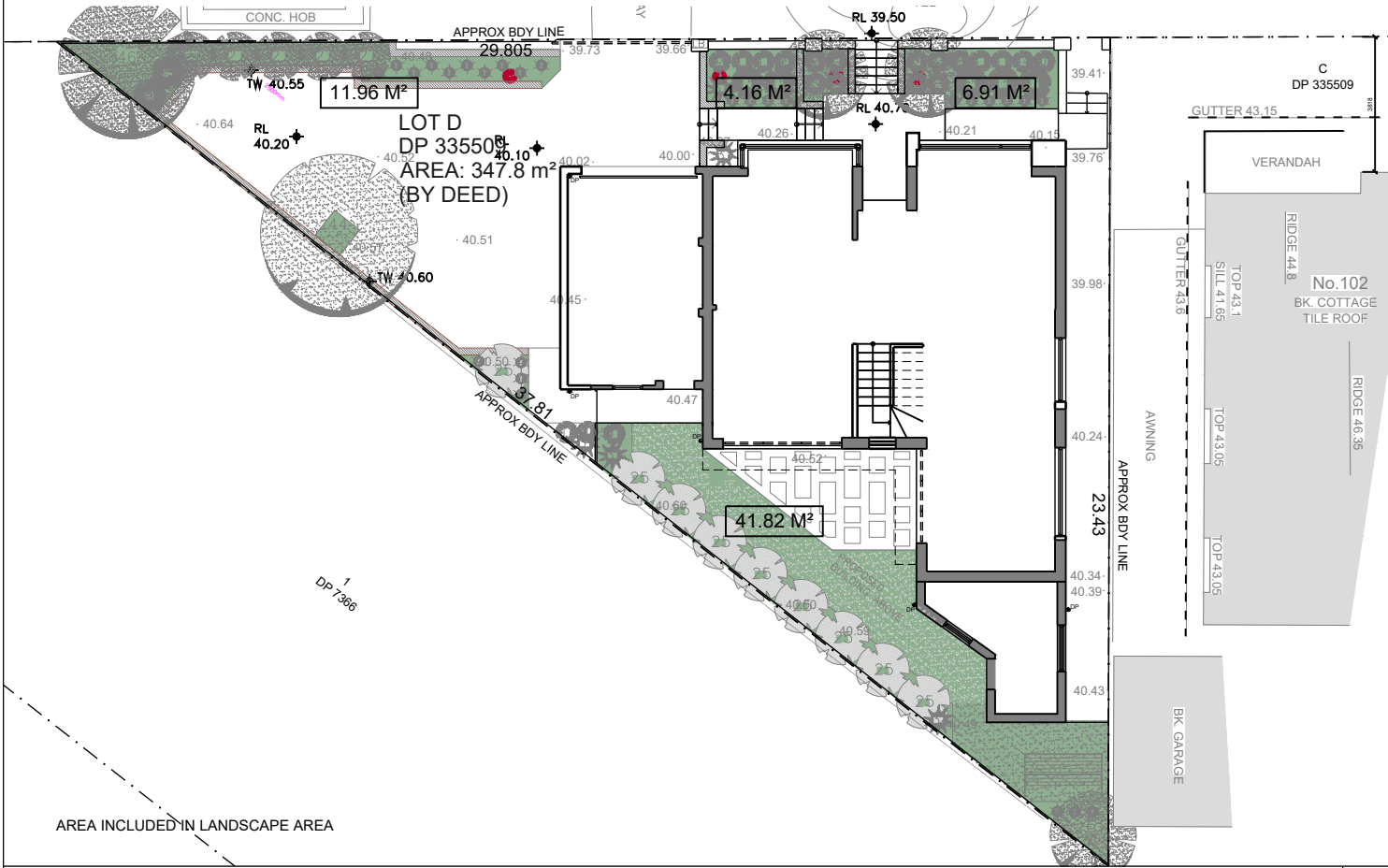
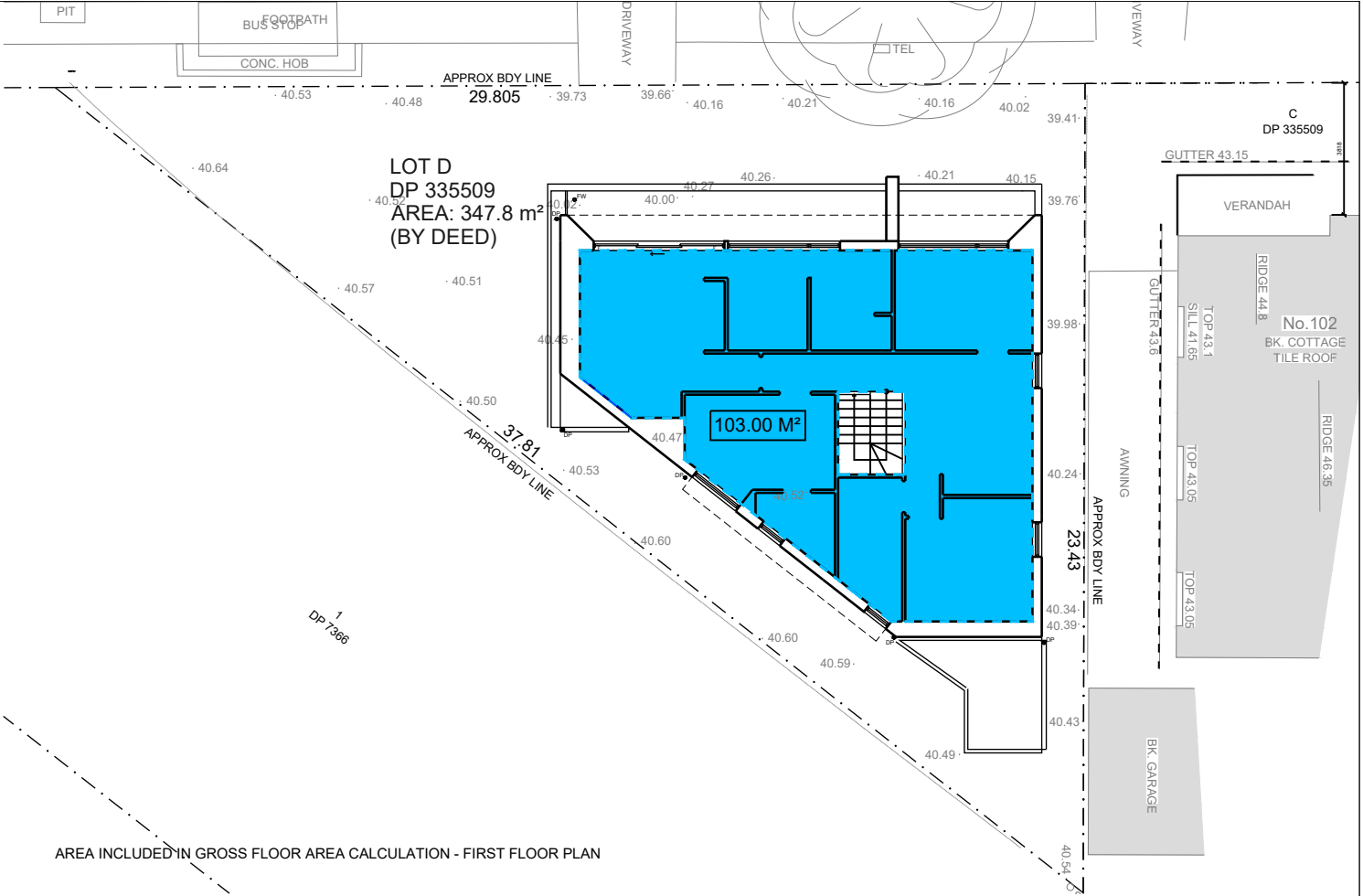
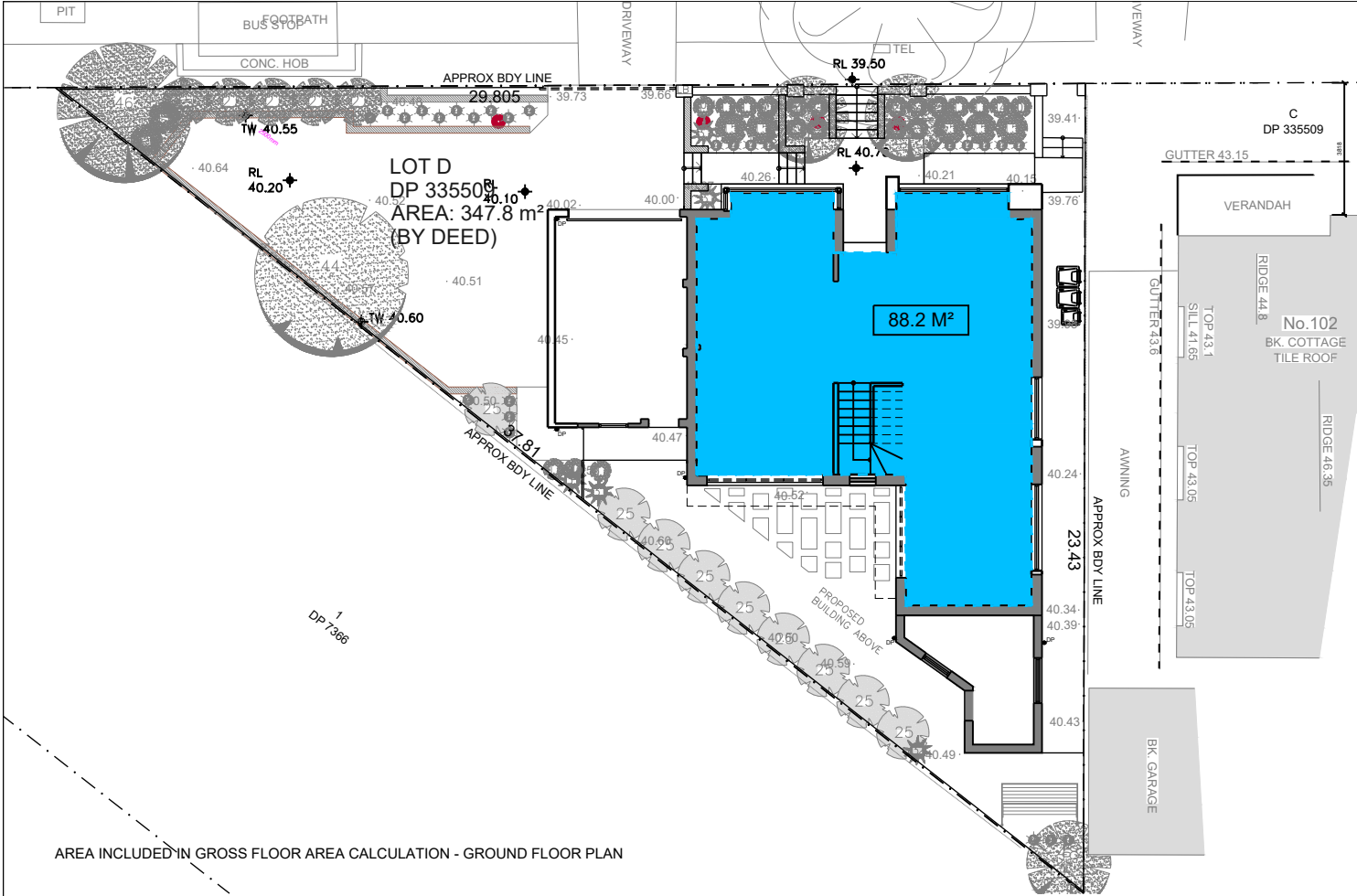
**18100**

Drawing No.

**DA11**

Revision

**D**



GROSS FLOOR AREA CALCULATIONS		
	MAX PERMISSIBLE OR MIN REQUIRED	PROPOSED CALCULATIONS
SITE AREA		347.80M²
PROPOSED GROUND FLOOR AREA		88.20M²
PROPOSED FIRST FLOOR AREA		103.00M²
FLOOR SPACE RATIO	MAX 0.55:1 (191.29M²)	191.20M²
EXISTING SITE COVERAGE		137.65M²
PROPOSED SITE COVERAGE	MAX 60% (208.68M²)	137M²
EXISTING LANSCAPE AREA		53.90M²
PROPOSED LANDSCAPE AREA	MIN 15% (52.17M²)	68.18M²

LEGEND	
	PROPOSED FLOOR AREA
	EXISTING FLOOR AREA
	LANDSCAPE AREA

THIS DRAWING MUST BE READ IN CONJUNCTION WITH ALL OTHER ARCHITECTURAL DRAWINGS. REFER TO COVER SHEET FOR MORE DETAILS AND LEGEND.									
D	ISSUE FOR DA	10.03.25	NAC	SY					
C	ISSUE FOR DA	04.04.24	TV	SY					
B	ISSUE FOR DRAFT DA	22.03.24	TV	SY					
A	ISSUE FOR DRAFT DA	13.03.24	TV	SY					
REVISION	AMENDMENT OR REASON FOR ISSUE	ISSUE DATE	DRAWN	CHECKED	REVISION	AMENDMENT OR REASON FOR ISSUE	ISSUE DATE	DRAWN	CHECKED

p 02 9572 8000 f 02 9572 9000 e info@sydesign.com.au www.sydesign.com.au ABN 78 167 213 265

This drawing remains the property of Sydesign Pty Ltd. Unauthorised use of this drawing is prohibited. It may only be used for the purpose for which it was commissioned and in accordance with the terms of engagement for that commission. Scaled dimensions are not to take precedence over figured dimensions. All dimensions are in millimetres unless stated otherwise. All discrepancies are to be reported to sydesign for a decision before proceeding with site work.

Drawing Title  
**GROSS FLOOR AREA & SITE COVERAGE**

Project  
**JOHN TOURNI - 104 HOMER STREET, EARLWOOD NSW 2206**

Bar Scale	Scales 1:200@A3	Job No. 18100	Drawing No. DA12	Revision D
-----------	--------------------	------------------	---------------------	---------------

















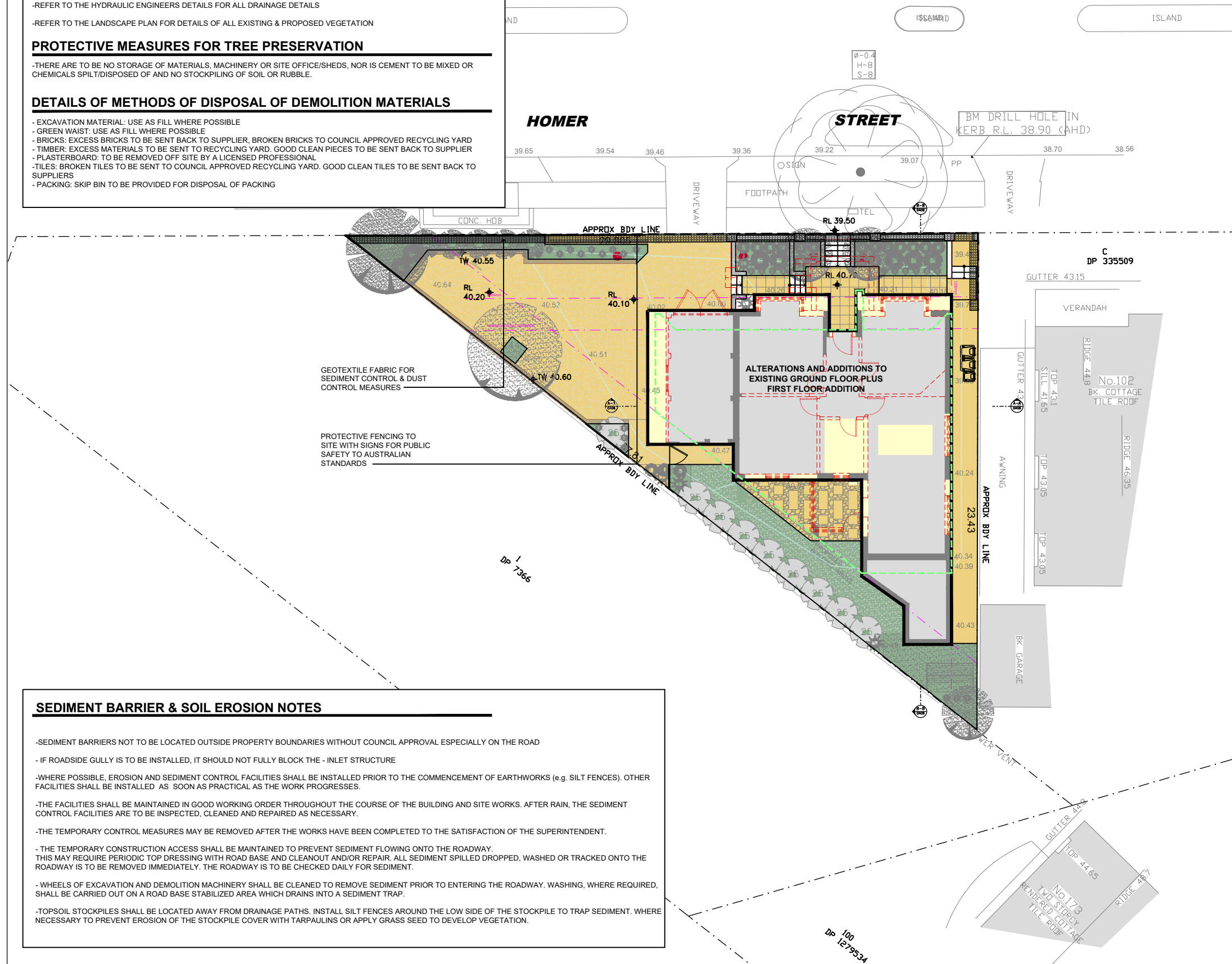
-THE BUILDER IS TO ENSURE THE NOISE & VIBRATION IS KEPT TO A MINIMUM DURING EARTHWORKS AND USE APPROPRIATE MACHINERY AND CONTROL MEASURES TO ENSURE NO DAMAGE IS DONE TO THE NEIGHBOURING BUILDINGS & INFRASTRUCTURE

-REFER TO THE HYDRAULIC ENGINEERS DETAILS FOR ALL DRAINAGE DETAILS

-REFER TO THE LANDSCAPE PLAN FOR DETAILS OF ALL EXISTING & PROPOSED VEGETATION

-THERE ARE TO BE NO STORAGE OF MATERIALS, MACHINERY OR SITE OFFICE/SHEDS, NOR IS CEMENT TO BE MIXED OR CHEMICALS SPILT/DISPOSED OF AND NO STOCKPILING OF SOIL OR RUBBLE.

- EXCAVATION MATERIAL: USE AS FILL WHERE POSSIBLE
- GREEN WAIST: USE AS FILL WHERE POSSIBLE
- BRICKS: EXCESS BRICKS TO BE SENT BACK TO SUPPLIER, BROKEN BRICKS TO COUNCIL APPROVED RECYCLING YARD
- TIMBER: EXCESS MATERIALS TO BE SENT TO RECYCLING YARD. GOOD CLEAN PIECES TO BE SENT BACK TO SUPPLIER
- PLASTERBOARD: TO BE REMOVED OFF SITE BY A LICENSED PROFESSIONAL
- TILES: BROKEN TILES TO BE SENT TO COUNCIL APPROVED RECYCLING YARD. GOOD CLEAN TILES TO BE SENT BACK TO SUPPLIERS
- PACKING: SKIP BIN TO BE PROVIDED FOR DISPOSAL OF PACKING



-SEDIMENT BARRIERS NOT TO BE LOCATED OUTSIDE PROPERTY BOUNDARIES WITHOUT COUNCIL APPROVAL ESPECIALLY ON THE ROAD

- IF ROADSIDE GULLY IS TO BE INSTALLED, IT SHOULD NOT FULLY BLOCK THE - INLET STRUCTURE

-WHERE POSSIBLE, EROSION AND SEDIMENT CONTROL FACILITIES SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF EARTHWORKS (e.g. SILT FENCES). OTHER FACILITIES SHALL BE INSTALLED AS SOON AS PRACTICAL AS THE WORK PROGRESSES.

-THE FACILITIES SHALL BE MAINTAINED IN GOOD WORKING ORDER THROUGHOUT THE COURSE OF THE BUILDING AND SITE WORKS. AFTER RAIN, THE SEDIMENT CONTROL FACILITIES ARE TO BE INSPECTED, CLEANED AND REPAIRED AS NECESSARY.

-THE TEMPORARY CONTROL MEASURES MAY BE REMOVED AFTER THE WORKS HAVE BEEN COMPLETED TO THE SATISFACTION OF THE SUPERINTENDENT.

- THE TEMPORARY CONSTRUCTION ACCESS SHALL BE MAINTAINED TO PREVENT SEDIMENT FLOWING ONTO THE ROADWAY.  
THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ROAD BASE AND CLEANOUT AND/OR REPAIR. ALL SEDIMENT SPILLED DROPPED, WASHED OR TRACKED ONTO THE ROADWAY IS TO BE REMOVED IMMEDIATELY. THE ROADWAY IS TO BE CHECKED DAILY FOR SEDIMENT.

- WHEELS OF EXCAVATION AND DEMOLITION MACHINERY SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTERING THE ROADWAY. WASHING, WHERE REQUIRED, SHALL BE CARRIED OUT ON A ROAD BASE STABILIZED AREA WHICH DRAINS INTO A SEDIMENT TRAP.

-TOPSOIL STOCKPILES SHALL BE LOCATED AWAY FROM DRAINAGE PATHS. INSTALL SILT FENCES AROUND THE LOW SIDE OF THE STOCKPILE TO TRAP SEDIMENT. WHERE NECESSARY TO PREVENT EROSION OF THE STOCKPILE COVER WITH TARPALINS OR APPLY GRASS SEED TO DEVELOP VEGETATION.

The diagram illustrates the construction of a runoff diversion bund. It shows a cross-section of the bund structure. Key components and labels include:

- Entry/exit pad extends from kerb to building slab where practical:** A label pointing to the top surface of the bund on the left side.
- Runoff diversion bund incorporated into the pad when the entry/exit pad is located down-slope of the soil disturbances:** A label pointing to the bund structure on the right side.
- Minimum length 10m (min):** A dimension line indicating the length of the bund.
- 200mm (min):** A dimension line indicating the thickness of the bund structure.
- 150-200mm (min):** A dimension line indicating the thickness of the top layer of the bund.
- Runoff from pad directed to sediment trap:** An arrow pointing from the top surface of the bund towards the left.
- Geotextile filter cloth (as directed or when working on clayey soils):** A label pointing to the bottom layer of the bund structure.
- 40-75mm crushed rock:** A label pointing to the top layer of the bund structure.
- Make safe for pedestrian traffic:** A label pointing to the top surface of the bund.
- Footpath:** A label pointing to the area to the right of the bund.
- Roadway:** A label pointing to the area to the left of the bund.
- Kerb:** A label pointing to the edge of the roadway.

Diagram illustrating the setup of a sediment fence in a flume. The flume is 700mm high and 200mm wide. The sediment fence is made of fabric, with a section of 2m (max) without wire mesh backing. The area upstream of the fence is labeled 'Disturbed area', and the area downstream is labeled 'Undisturbed area'. The 'Sediment fence return' is shown at the downstream end. Arrows indicate the 'Direction of flow' from left to right.

The diagram illustrates an 'On-Grade Gully Inlet' system. It shows a cross-section of a road surface with a gully inlet. Key components and labels include:

- Sandbags overlap onto kerb:** Indicated by an arrow pointing to the sandbags at the edge of the road.
- Sediment pond:** A large, dark, irregular shape representing the area where sediment collects.
- Run-off:** An arrow pointing towards the sediment pond from the left.
- Spillway:** An arrow pointing from the sediment pond towards the gully inlet.
- Bypass flow:** An arrow pointing from the gully inlet back towards the sediment pond.
- 4.0m (min):** A dimension line indicating the minimum length of the sediment pond.
- On-Grade Gully Inlet:** The title of the diagram, located at the top right.
- Gully inlet remains open to control local flooding and drainage:** A text box at the bottom right explaining the purpose of the system.

**Sag Gully Inlet**

The diagram illustrates the internal structure of a sag gully inlet. It shows a cross-section of the inlet with a curved bottom. A sandbag spacer is positioned at the top of the inlet. A geotextile filter sock is installed at the bottom of the inlet. The gully inlet remains open.

THIS DRAWING MUST BE READ IN CONJUNCTION WITH ALL OTHER ARCHITECTURAL DRAWINGS. REFER TO COVER SHEET FOR MORE DETAILS AND LEGEND

B	ISSUE FOR DA	10.03.25	NAC	SY					
A	ISSUE FOR DA	23.05.24	TV	SY					
REVISION	AMENDMENT OR REASON FOR ISSUE	ISSUE DATE	DRAWN	CHECKED	REVISION	AMENDMENT OR REASON FOR ISSUE	ISSUE DATE	DRAWN	CHECKED



NORTH

p 02 9572 8000 f 02 9572 9000 e [info@sydesign.com.au](mailto:info@sydesign.com.au) [www.sydesign.com.au](http://www.sydesign.com.au) ABN 78 167 213 265

This drawing remains the property of Sydesign Pty Ltd. Unauthorised use of this drawing is prohibited. It may only be used for the purpose for which it was commissioned and in accordance with the terms of engagement for that commission. Scaled dimensions are not to take precedence over figured dimensions. All dimensions are in millimetres unless stated otherwise. All discrepancies are to be reported to sydesign for a decision before proceeding with site work.

	Drawing Title
--	---------------

## CONSTRUCTION SITE MANAGEMENT PLAN

Project

JOHN TOURNI - 104 HOMER STREET, EARLWOOD NSW 2206

Bar Sc

SCALE METRES

	Scales
--	--------

1:100@A3

Job No.	
---------	--

18100

Drawing No.

DA-

Revision

B



Certificate number: A1786008 02

Date of issue: Sunday, 16 March 2025

To be valid, this certificate must be lodged within 3 months of the date of issue.



## Project Details

- **Certificate Number:** A1786008\_02
- **Project Address:** 104 Homer Street, Earlwood, NSW 2206
- **Local Government Area:** Canterbury-Bankstown Council
- **Dwelling Type:** Detached house (alterations and additions)

## Windows and Glazed Doors

The applicant must install windows, glazed doors, and shading devices according to the specifications listed below. Each window or glazed door must comply with the required U-value and Solar Heat Gain Coefficient (SHGC).

## Insulation Requirements

- The new or altered **floor(s), walls, ceilings, and roofs** must be constructed as per the insulation specifications.
- **Exceptions:**
  - Additional insulation is not required for new construction areas smaller than 2m<sup>2</sup>.
  - Insulation is not required for already insulated parts of altered construction.


## Water Commitments

- **Toilets:** Max flow rate of 4 liters per average flush (minimum 3-star water rating).
- **Taps:** Max flow rate of 9 liters per minute (minimum 3-star water rating).

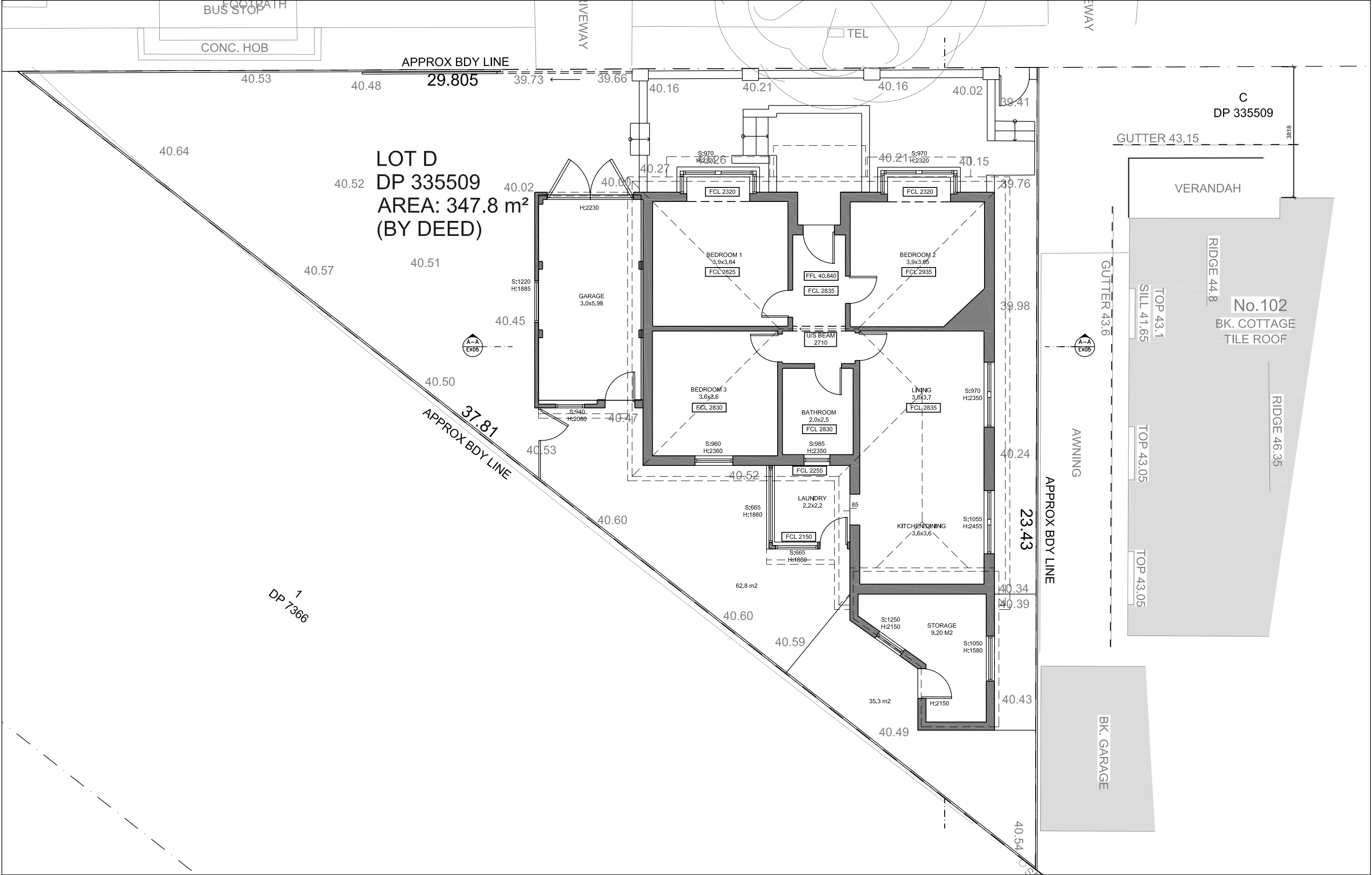
## Lighting Commitments

- At least **40%** of new or altered light fixtures must use **fluorescent, compact fluorescent, or LED lamps**.


Window/Glazed Door			Frame Type			Glass Type	U-Value	SHGC
Window/Door Number	Orientation	Area of Glass (m²)	Overshadowing Height (m)	Overshadowing Distance (m)	Shading Device	Frame and Glass Type	U-value	SHGC
W01	NE	2.52	1.8	3.45	Projection/height ratio >= 0.29	Standard aluminum, single pyrolytic low-e	5.7	0.47
W02	NE	1.75	1.8	3.45	Projection/height ratio >= 0.29	Standard aluminum, single pyrolytic low-e	5.7	0.47
W03	NW	8.78	0	0	Projection/height ratio >= 0.23	Aluminum, single LoTsol low-e	5.6	0.36
W04	NW	8.64	0	0	Projection/height ratio >= 0.23	Aluminum, single LoTsol low-e	5.6	0.36
W05	NE	2.7	0	0	Projection/height ratio >= 0.23	Aluminum, single LoTsol low-e	5.6	0.36
W06	NE	2.7	0	0	Projection/height ratio >= 0.23	Aluminum, single LoTsol low-e	5.6	0.36
W07	S	1.44	0	0	None	Standard aluminum, single clear (or U-value: 7.63, SHGC: 0.75)	7.63 (or as listed)	0.75 (or as listed)
W08	S	1.44	0	0	None	Standard aluminum, single clear (or U-value: 7.63, SHGC: 0.75)	7.63 (or as listed)	0.75 (or as listed)
W09	S	2.88	0	0	None	Standard aluminum, single clear (or U-value: 7.63, SHGC: 0.75)	7.63 (or as listed)	0.75 (or as listed)
W10	NW	5.92	4.2	5.5	Projection/height ratio >= 0.29	Standard aluminum, single pyrolytic low-e	5.7	0.47
W11	NW	5.92	0	0	Projection/height ratio >= 0.29	Standard aluminum, single pyrolytic low-e	5.7	0.47
W12	SW	1.02	0	0	Projection/height ratio >= 0.36	Standard aluminum, single pyrolytic low-e	5.7	0.47
W13	NE	0.93	0	0	Projection/height ratio >= 0.36	Standard aluminum, single pyrolytic low-e	5.7	0.47
D01	SW	7.83	0	0	None	Standard aluminum, single clear (or U-value: 7.63, SHGC: 0.75)	7.63 (or as listed)	0.75 (or as listed)
D02	SE	9.72	0	0	None	Standard aluminum, single clear (or U-value: 7.63, SHGC: 0.75)	7.63 (or as listed)	0.75 (or as listed)
D03	NW	10.13	0	0	Projection/height ratio >= 0.23	Aluminum, single LoTsol low-e	5.6	0.36

THIS DRAWING MUST BE READ IN CONJUNCTION WITH ALL OTHER ARCHITECTURAL DRAWINGS. REFER TO COVER SHEET FOR MORE DETAILS AND LEGEND.										NORTH	<div><div></div><div>Drawing Title <b>BASIX CERTIFICATE COMMITMENTS</b> Project <b>JOHN TOURNI - 104 HOMER STREET, EARLWOOD NSW 2206</b> p 02 9572 8000 f 02 9572 9000 e info@sydesign.com.au www.sydesign.com.au ABN 78 167 213 265 This drawing remains the property of Sydesign Pty Ltd. Unauthorised use of this drawing is prohibited. It may only be used for the purpose for which it was commissioned and in accordance with the terms of engagement for that commission. Scaled dimensions are not to take precedence over figured dimensions. All dimensions are in millimetres, unless stated otherwise. All discrepancies are to be resolved by evidence of the original drawings and will supersede any other drawings.</div></div>	Drawing Title <b>BASIX CERTIFICATE COMMITMENTS</b> Project <b>JOHN TOURNI - 104 HOMER STREET, EARLWOOD NSW 2206</b>				
												Bar Scale	Scales <b>NTS</b>	Job No. <b>18100</b>	Drawing No. <b>DA20</b>	Revision <b>B</b>
B	ISSUE FOR DA	10.03.25	NAC	SY												
A	ISSUE FOR DA	25.02.25	TV	SY												
REVISION	AMENDMENT OR REASON FOR ISSUE	ISSUE DATE	DRAWN	CHECKED	REVISION	AMENDMENT OR REASON FOR ISSUE	ISSUE DATE	DRAWN	CHECKED							






THIS DRAWING MUST BE READ IN CONJUNCTION WITH ALL OTHER ARCHITECTURAL DRAWINGS, REFER TO COVER SHEET FOR MORE DETAILS AND LEGEND.									
A	ISSUE FOR CLIENT INFORMATION	16.01.19	SM	SY					
REVISION	AMENDMENT OR REASON FOR ISSUE	ISSUE DATE	DRAWN	CHECKED	REVISION	AMENDMENT OR REASON FOR ISSUE	ISSUE DATE	DRAWN	CHECKED



NORTH



sydesign

p 02 9572 8000 f 02 9572 9000 e Info@sydesign.com.au www.sydesign.com.au ABN 78 167 213 265

This drawing remains the property of Sydesign Pty Ltd. Unauthorised use of this drawing is prohibited. It may only be used for the purpose for which it was commissioned and in accordance with the terms of engagement for that commission. Scaled dimensions are not to take precedence over figured dimensions. All dimensions are in millimetres unless stated otherwise. All discrepancies are to be reported to sydesign for a decision before proceeding with site work.

Drawing Title		EXISTING GROUND FLOOR PLAN	
Project		JOHN TOURNI - 104 HOMER STREET, EARLWOOD NSW 2206	
Bar Scale	Scales	Job No.	Drawing No.
	1:100@A3	18100	EX01
Revision		A	





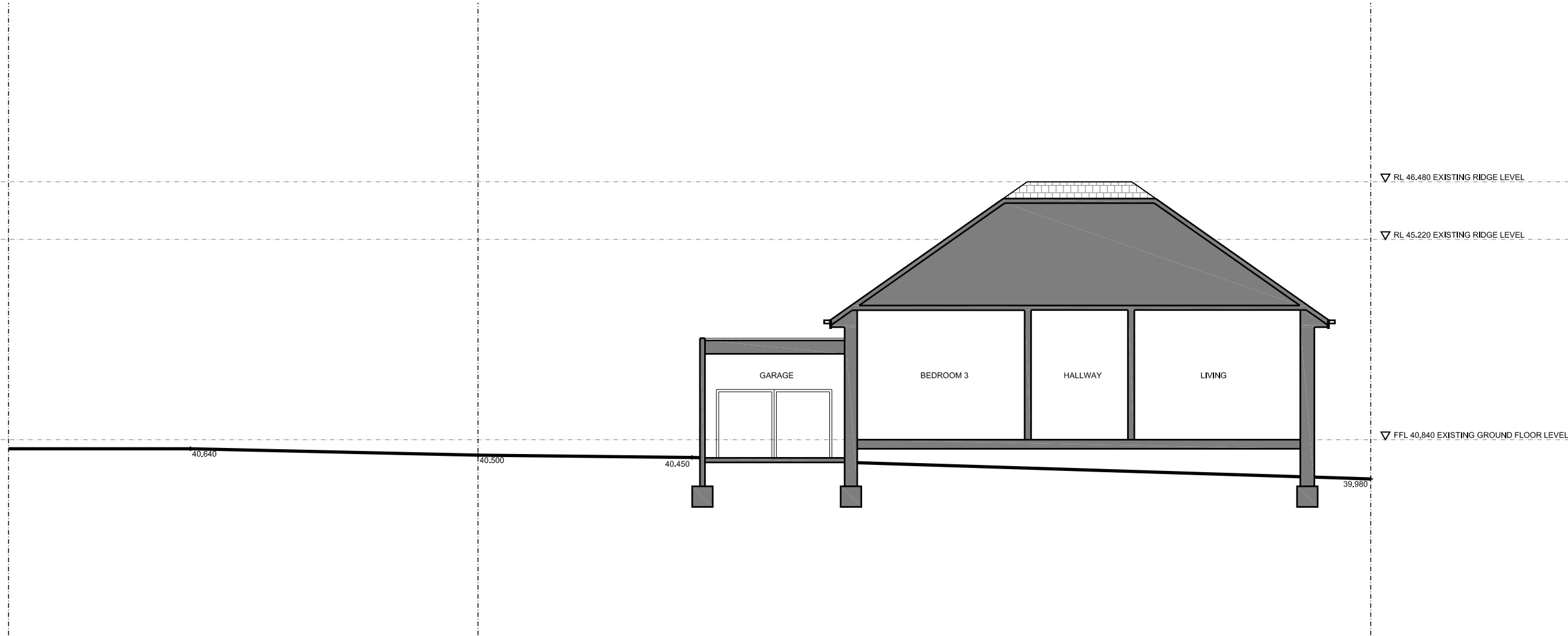


A	ISSUE FOR CLIENT INFORMTION	16,01,19	SM	SY					
REVISION	AMENDMENT OR REASON FOR ISSUE	ISSUE DATE	DRAWN	CHECKED	REVISION	AMENDMENT OR REASON FOR ISSUE	ISSUE DATE	DRAWN	CHECKED

This drawing remains the property of Sydesign Pty Ltd. Unauthorised use of this drawing is prohibited. It may only be used for the purpose for which it was commissioned and in accordance with the terms of engagement for that commission. Scaled dimensions are not to take precedence over figured dimensions. All dimensions are in millimetres unless stated otherwise. All discrepancies are to be reported to sydesign for a decision before proceeding with site work.

Bar Scale	Scales 1:100@A3	Job No. 18100	Drawing No. EX04	Revision A
-----------	--------------------	------------------	---------------------	---------------





SECTION A-A

THIS DRAWING MUST BE READ IN CONJUNCTION WITH ALL OTHER ARCHITECTURAL DRAWINGS, REFER TO COVER SHEET FOR MORE DETAILS AND LEGEND.									
A	ISSUE FOR CLIENT INFORMATION	16,01,19	SM	SY					
REVISION	AMENDMENT OR REASON FOR ISSUE	ISSUE DATE	DRAWN	CHECKED	REVISION	AMENDMENT OR REASON FOR ISSUE	ISSUE DATE	DRAWN	CHECKED
NORTH									
					<div><div>sydesign</div><div>p 02 9572 8000 f 02 9572 9000 e Info@sydesign.com.au www.sydesign.com.au ABN 78 167 213 265</div><div><div>This drawing remains the property of Sydesign Pty Ltd. Unauthorised use of this drawing is prohibited. It may only be used for the purpose for which it was commissioned and in accordance with the terms of engagement for that commission. Scaled dimensions are not to take precedence over figured dimensions. All dimensions are in millimetres unless stated otherwise. All discrepancies are to be reported to sydesign for a decision before proceeding with site work.</div></div></div>				
					<div><div>Drawing Title</div><div>EXISTING SECTION A-A</div><div>Project</div><div>JOHN TOURNI - 104 HOMER STREET, EARLWOOD NSW 2206</div></div> <div><div>Bar Scale</div><div>1:100@A3</div><div>Job No.</div><div>18100</div><div>Drawing No.</div><div>EX05</div><div>Revision</div><div>A</div></div>				