

GEOTECHNICAL INVESTIGATION REPORT



ADDRESS: 3 GUNGAROO PLACE, BEVERLY HILLS, NSW

2209

PROJECT No: G25075

DATE: 03/06/2025

CLIENT: COMPLETE HOME PROJECTS

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1 – Introduction

A.E Geotechnical Pty Ltd (AE Geo) conducted a geotechnical site investigation on 16/05/2025 to evaluate the site located at 3 Gungaroo Place, Beverly Hills, NSW, 2209. Based on the information provided at the time of writing this report, the main objective of the site investigation consisted of the following:

- Investigation of the surface and subsurface conditions on the development site,
- Preliminary site classification in accordance with AS2870 2011,
- Provide a bearing capacity for foundation design,
- Provide foundation recommendations based on preliminary assessment,
- Drilling of two boreholes, BH1 BH2 inclusive, up to 0.8 metres below the existing ground level.
- 2x Dynamic Cone Penetrometer tests, DCP1 DCP2 inclusive carried out adjacent to the boreholes, to varying depths. The testing was completed in accordance with AS1289—1997 -Method 6.3.2,
- Provide retaining wall recommendations.

2 – Site Description

The site is located within undulating to rolling terrain with elevations ranging between 38.6 metres Australian Height Datum (mAHD) and 42.3 mAHD with a generally northeastern aspect. Based on the submitted survey plans which have been attached along with this report and data from "Mecone MOSAIC", the site is legally defined as Lot 981 on Deposited Plan (DP) 13705, covers an area of approximately 664 m². and falls under R3, i.e. Medium Density Residential within the Canterbury-Bankstown Council.

At the time of the fieldwork, previous site development had been demolished with the exception of a shed in the rear. Large mounds of construction debris were present.

The submitted survey and plans attached along with this report indicate site development will be limited to a two-storey residential dwelling and basement. The maximum excavation depth is approximately 4.5 metres for the basement.

2.1 Geology and Soil Landscape

The NSW seamless surface geological survey (2024) indicates the site is underlain by Middle Triassic Period Ashfield Shale. This formation typically comprises black to light grey shale and laminite.

The site is associated with the Blacktown residual soil landscape. This soil landscape typically comprises shallow to deep clay. Major hazards of this landscape comprise moderately reactive, highly plastic soil and poor soil drainage.

2.2 Fieldwork Details

Two boreholes were successfully drilled, and two Dynamic Cone Penetrometer (DCP) tests were conducted on May 16th, 2025, at the specified locations indicated on the attached borehole and dynamic cone penetrometer location plan shown in the Appendix below.

It is important to note the limitations associated with using a hand auger. There is a possibility of encountering premature refusal due to factors like tree roots, compact soils, gravels, cobbles, and boulders.

The subsurface conditions encountered during the drilling and testing activities are detailed in the attached borehole logs. Additionally, explanation sheets and relevant notes pertaining to the geotechnical reports are also provided for reference.

When evaluating the subsurface conditions of a site using a limited number of boreholes, it is important to acknowledge the possibility of variations occurring between test locations. The data obtained from the site investigation program is extrapolated to form a geological model, and an engineering opinion is provided regarding the overall subsurface conditions and their anticipated behaviour concerning the proposed development.

However, it should be noted that the actual conditions at the site may differ from those inferred. This is because no subsurface exploration program, regardless of its comprehensiveness, can uncover all subsurface details and anomalies.

2.3 Subsurface Conditions

The subsurface conditions have been summarised below:

- In BH1, the fill is present from the surface up to hand auger refusal depth of 0.4 metres.
- In BH2, the fill is present from the surface up to a depth of 0.2 metres. Residual silty clays are present up to hand auger refusal depth of 0.8 metres.
- DCP termination indicate the presence of shale bedrock at depths ranging from 0.9 to 1.6 metres below the surface.

2.4 Groundwater Conditions

Groundwater was not intercepted during borehole drilling, however, it is noted that there was moisture on the DCP rods following extraction. A search of the Water NSW real time groundwater database shows no groundwater bores with available data within 500m of the site.

Based on AE Geo previous experience in the locality, the permanent groundwater table depth likely lies within the fractured zone of the shale bedrock. However, it is noted that ephemeral perched groundwater may be encountered at the fill/residual or soil/rock interfaces, especially following prolonged or intense rainfall events.

3 - Geotechnical Assessment

3.1 - Site Classification

The classification has been prepared in accordance with the guidelines set out in the "Residential Slabs and Footings" Code, AS2870 - 2011.

Due to the depth of fill and abnormal moisture conditions prevailing due to the existing structures, the site is classified a *Problem Site* (*P*). Based on the observed borehole conditions and proposed excavation depth, footing design may be completed in accordance with the minimum requirements of the *Moderately Reactive* (*M*) classification.

3.2 - Bearing Capacity

AE Geo does not consider fill or firm to stiff material to be suitable for support of any structural loads. Therefore, all structural loads should be transferred to the underlying at least very low strength shale.

AE does not consider shallow footings alone to be suitable to support the proposed development. Structurally adequately designed piers may be proportioned using the parameters given in Table 1. The minimum depth of founding must comply with the requirements specified in AS2870. The growth of the trees within the property needs to be considered in the foundation design.

Table 1: Bearing Capacity Design Parameters

Material	Allowable Bearing Pressure (slab/footing) (kPa)	Allowable Bearing Pressure (pier/pile) (kPa)	Allowable Skin Friction (kPa)
Fill	NA	NA	NA
Firm to Stiff Residual Clays	NA	NA	NA
Very Low Strength Weathered Shale	700	800	70

To ensure that the specified bearing values can be achieved, it is crucial to ensure that the base of the excavations is completely free from loose materials and excess moisture prior to concreting. It is recommended that all excavations be promptly concreted, preferably immediately after the process of excavation, cleaning, inspection, and approval. Pier excavations should not be left open overnight. It is important to consider the possibility of groundwater inflow during the drilling of piers and concrete pouring. Should groundwater inflow be encountered, use of a tremmie pipe may be considered to prevent the separation of grout and aggregates during concrete pouring.

All footings and foundations should be founded in similar material to prevent the potential for differential settlement. All foundation excavations must be inspected onsite by an experienced geotechnical

engineer prior to the placement of foundations to confirm the cleanliness of the base and verify that the required bearing capacity has been achieved.

During the construction of foundations, if the actual subsurface conditions deviate from those inferred in this report, it is advisable to have a suitably experienced geotechnical engineer review the design and recommendations provided above to determine if any adjustments or modifications are necessary. Should higher bearing capacities be required, further investigation comprising cored boreholes is considered necessary.

3.3 - Excavation & Vibration Conditions

Based on the site observations and the subsurface materials encountered in the borehole, it is likely that the excavation will involve fill, residual clays and weathered shale bedrock. It is possible that medium or high strength shale is encountered at during excavation, therefore, it is likely that hydraulic hammers will be necessary for the basement excavation. If hydraulic hammers are required, it is crucial to exercise proper care and caution during their use to prevent any potential issues or damages. It is of the utmost importance to guarantee that the excavations through weathered rock at the site will not damage any of the existing structures on the properties that are adjacent. When excavating in high-quality bedrock with hydraulic rock breaker equipment, ground movements caused by vibrations are to be expected in the surrounding ground. As a result, efforts must be made to reduce ground vibrations caused by excavations at neighbouring properties.

To prevent structural damage to residential properties (such as plaster cracks), excavation techniques that limit anticipated ground vibrations to no more than 10 mm/sec (peak particle velocity), such as the use of a rock saw, should be considered. This figure is typically interpreted as a safe limit by reference literature. However, it is noted that residents of adjacent properties may experience ground vibrations exceeding 5 mm/sec (peak particle velocity).

To ensure that the operational works do not generate ground vibrations greater than 5 mm/sec (peak particle velocity), the contractor will need to permit a vibration monitoring program if rock excavations within 3 m of adjacent structures are required. After installing the vibration monitoring equipment, it is necessary to test the suitability of rock breaking equipment at various setback distances from the site boundaries.

Careful excavation across the entire site should be carried out. The findings of our field investigation and our previous experience with projects of a similar nature inform the recommendations. Should subsurface conditions vary from the conditions outlined in this report, an experienced geotechnical engineer must verify and provide further advice.

3.4 - Excavation Stability

Safe excavation stability of the site must be enforced during construction. Excavation is expected through the fill, residual clays and weathered shale. Thus, it is crucial for any unsupported excavation during construction to comply with temporary or permanent batters as per Table 2 below. The batter ratios shall be confirmed on site during construction by an experienced geotechnical engineer.

Table 2: Temporary and Permanent Batter Slopes

Material	Temporary Batter	Permanent Batter
Fill	2 (H): 1 (V)	2.5 (H): 1 (V)
Firm to Stiff Residual Clays	1.5 (H): 1 (V)	2 (H): 1 (V)
Very Low Strength Weathered Shale	0.25 (H): 1 (V)	0.5 (H): 1 (V)

3.5 - Retaining Wall Parameters

Where temporary or permanent batters aren't possible or impractical due to space constraints or the presence of existing buildings on neighbouring properties, retaining, or shoring walls may be designed in accordance with the retaining wall parameters identified in Table 3 below.

Table 3: Retaining Wall Parameters

Material	Friction Angle	Pre	Lateral Earth Pressure Co- efficient		Modulus of Elasticity	Poisson's Ratio	Bulk Unit Weight	Cohesion	
	Φ'	K ₀	Ka	K p	(MPa)	(v)	Ƴ kN/m³	c' (kPa)	
Fill	25	0.58	0.41	2.46	NA	NA	16	0	
Firm to Stiff Residual Clays	27	0.55	0.38	2.66	30	0.30	18	3	
Very Low Strength Weathered Shale	30	0.5	0.33	3.0	120	0.30	22	25	

4 - Further Recommendations and Additional Comments

4.1 -Further Recommendations

AE Geo recommends the following measures to be undertaken prior to construction and during construction:

- Dilapidation survey of neighbouring/adjoining infrastructure,
- Further geotechnical investigation comprising at least one cored borehole to determine depth to bedrock and bearing capacities,
- Inspection by an experienced geotechnical engineer prior to any excavation or any vertical cut/rock excavation for the confirmation of batter slopes and shoring requirements,
- Inspection by an experienced geotechnical engineer during excavation to confirm bearing capacity, prior to installation of any shoring piles or placement of footings/piers.

4.2 – Additional Comments

Please note that Appendix B of AS2870 - 2011 emphasizes the importance of proper foundation maintenance. It is recommended to provide surface drainage to prevent water ponding near the building, and the finished ground surface should slope at least 50 mm over one meter away from the building.

Furthermore, this report has been prepared based on the assumption that the site development will adhere to the information provided at the time of writing this report. If any changes occur in the design proposal, we are available to review the report and provide advice on the adequacy of the initial investigation.

5 - Limitations

The geotechnical report prepared by A.E Geotechnical Pty Ltd (AE Geo) was based on information gathered prior to and during the site inspection/investigation. The surface, subsurface, and geotechnical conditions, as well as the geotechnical assessment and recommendations in this report, are restricted to the inspection and test areas during the site inspection/investigation, and only to the depths investigated at the time of the work. If alternate site conditions are encountered during construction, AE Geo should be contacted immediately for additional testing and advice.

AE Geo acknowledges no responsibility for any shifting site conditions which have not been noticed, and were out of the review or test regions, or available during the hour of the examination. Any misinterpretations or reliance on this report and any associated information and documentation by third parties are entirely at their own risk because it was prepared solely for the client mentioned. Any lawful or different liabilities coming about because of the utilization of this report by different gatherings cannot be relegated to AE Geo.

It is recommended that this report be read in its entirety, including all suggestions and conclusions. If this report is misunderstood or misinterpreted, AE Geo should be consulted.

Yours faithfully,

Ben Cornish

Geotechnical Engineer

AE Geotechnical Pty Ltd

<u>APPENDIX – A</u>

GEOTECHNICAL NOTES & EXPLANATION SHEETS



Geotechnical Report-related Notes

Introduction

These notes serve to present the methodology and limitations that are inherent in geotechnical reporting. It is important to note that the issues discussed may not be applicable to all reports, and it is advisable to seek additional guidance if there are any uncertainties regarding the advice or report in question.

When copies of reports are made, they should be reproduced in full.

Geotechnical Reports

Qualified individuals prepare geotechnical reports based on the information provided or obtained, adhering to up-to-date engineering standards for interpretation and analysis.

Geotechnical reports draw upon information obtained from a combination of limited subsurface testing, surface observations, previous work, and an understanding of the local geology. This knowledge and experience encompass the diverse properties that the materials involved may exhibit. As a consequence, geotechnical reports should be perceived as interpretative rather than purely factual documents, as they are inevitably constrained by the extent of the available information.

If a geotechnical report has been specifically created for a particular purpose, such as the design of a three-storey building, the information and interpretation contained therein may not be applicable if there are modifications to the design, such as an increase to a twenty-storey building. In such situations, it is crucial for AE Geo to thoroughly review the report and assess the adequacy of the existing work in relation to the new proposal.

While utmost care is exercised in crafting the report content, it is important to acknowledge that there are certain conditions for which it is not always feasible to anticipate or assume responsibility for following conditions:

- > Unforeseen variations in ground conditions, which may be influenced by the extent of conducted investigations,
- > Alterations in policies or interpretations introduced by regulatory authorities, and
- > Contractor actions driven by commercial pressures.

In the event that any of these circumstances arise, AE Geo is ready to address the issue by conducting additional investigations, analysis, or providing further advice to seek a resolution.

Unforeseen Conditions

If the conditions found at the location significantly deviate from what was expected based on the information in the report, it is crucial to promptly inform AE Geo. Detecting site irregularities early on typically leads to easier resolution of any issues and enables a reassessment of their impact on future work.

Subsurface Information

The records of a borehole logs, core samples, test pit, excavated face, or cone penetration test serve as an interpretation by engineers and/or geologists regarding the subsurface conditions. The accuracy and dependability of the logged data rely on factors such as the drilling or testing technique, the spacing of sampling or observations, and the nature of the ground conditions. Obtaining continuous and top-quality data is not always feasible or cost-effective. Additionally, it is important to acknowledge that the observed or tested volume or material represents only a portion of the overall subsurface profile.

When interpreting subsurface information for design and construction purposes, it is essential to account for factors such as the spacing between test locations, the frequency of observations and testing, and the potential variability of geological boundaries between observation points.

Caution should be exercised when dealing with groundwater observations and measurements taken specifically outside designed and constructed piezometers due to the following reasons:

- Groundwater may fail to infiltrate an excavation or bore within a short period when dealing with low permeability soils.
- The presence of a localized perched water table might not accurately reflect the actual water table.
- Groundwater levels fluctuate based on precipitation patterns and seasonal changes.
- Certain drilling and testing methods can obscure or impede the influx of groundwater.

To accurately assess groundwater conditions, it may be necessary to install piezometers and conduct long-term monitoring of groundwater levels.

Geotechnical information for tendering purposes or supply of geotechnical information.

To ensure a comprehensive understanding of ground conditions, it is advisable to supply tenderers with the and geological geotechnical maximum available information. In cases where uncertainties exist regarding the recommended conditions, it is to provide prospective tenderers with explanatory comments discuss the potential range of conditions alongside the investigation data.

Explanation Sheets

CLASSIFICATION OF SOILS

1.1 Soil Classification and the United System

When assessing site conditions, it is customary to evaluate the available data by combining engineering property values acquired through site investigations with descriptions derived from visual observations of the materials present on site.

AE Geo employs the Unified Soil Classification system (USC) for soil identification. This system was originally developed by the US Army Corps of Engineers during World War II and has gained global recognition. The USC, in its metricated form, has been adopted by the Standards Association of Australia.

According to Appendix D of the Australian Site Investigation Code (AS1726-1981), it is recommended to include USC group symbols as an essential element in the description of soil.

The soil description should include the following information:

Soil composition -

- SOIL NAME and USC classification symbol (IN BLOCK LETTERS),
- Plasticity or particle characteristics,
- Colour, and
- Secondary and minor constituents (name estimated proportion, plasticity or particle characteristics, colour).

Soil Condition-

- · Moisture condition, and
- Consistency or density index

Soil Structure

Structure (zoning, defects, cementing)

Soil Origin

Interpretation based on observation eg FILL, TOPSOIL, RESIDUAL, ALLUVIUM.

1.2 Soil Composition

(a) Soil Name and Classification Symbol

The USC system is summarised in Table 1.2.1. The primary division separates soil types on the basis of particle size into:

- Coarse Grained Soils more than 50% of the material less than 60 mm is larger than 0.06 mm (60 μm).
- Fine Grained Soils more than 50% of the material less than 60 mm is smaller than 0.06 mm (60 μm).

Initial classification is by particle size as shown in Table 1.2.1. Further classification of fine grained soils is based on plasticity.

TABLE 1.2.1 - CLASSIFICATION BY PARTICLE SIZE

NAME	SUB-DIVISION	SIZE
Clay (1)		< 2 µm
Silt (2)		2 μm to 60 μm
Sand	Fine Medium Coarse	60 µm to 200 µm 200 µm to 600 µm 600 µm to 2 mm
Gravel (3)	Fine Medium Coarse	2 mm to 6 mm 6 mm to 20 mm 20 mm to 60 mm
Cobbles (3)		60 mm to 200 mm
Boulders (3)		> 200 mm

Where a soil contains an appropriate amount of secondary material, the name includes each of the secondary components (greater than 12%) in increasing order of significance, eg sandy silty clav.

Minor components of a soil are included in the description by means of the terms "some" and "trace", as defined in Table 1.2.2.

TABLE 1.2.2 - MINOR SOIL COMPONENTS

TERM	DESCRIPTION	APPROXIMATE PROPORTION (%)
Trace	presence just detectable, little or no influence on soil properties	0-5
Some	presence easily detectable, little influence on soil properties	5-12

The USC group symbols should be included with each soil description as shown in Table 1.2.3

TABLE 1.2.3 - SOIL GROUP SYMBOLS

SOIL TYPE	PREFIX
Gravel	G
Gravel Sand	S
Silt	M
Clay	С
Organic Peat	0
Peat	Pt

The group symbols are combined with qualifiers which indicate grading, plasticity or secondary components as shown on Table 1.2.4

TABLE 1.2.4 - SOIL GROUP QUALIFIERS

SUBGROUP	SUFFIX
Well graded	W
Poorly Graded	Р
Silty	M
Clayey	С
Liquid Limit <50% - low to medium plasticity	Ĺ
Liquid Limit >50% - medium to high plasticity	H

(b) Grading

"Well graded" Good representation of all particle sizes from the largest to the smallest.

"Poorly graded"

One or more intermediate sizes poorly

represented.

"Gap graded" One or more intermediate sizes absent.

"Uniformly graded" Essentially single size Material.

(c) Particle shape and texture

The shape and surface texture of the coarse grained particles should be described.

Angularity may be expressed as "rounded", "sub-rounded", "sub-angular" or "angular".

Particle **form** can be "equidimensional", "flat" or elongate".

Surface texture can be "glassy", "smooth", "rough", pitted" or striated".

(d)Colour

The colour of the soil should be described in the moist condition using simple terms such as:

Black White Grey
Brown Orange Yellow
Red Green Blue

These may be modified as necessary by "light" or "dark". Borderline colours may be described as a combination of two colours, eg red-brown.

For soils that contain more than one colour terms such as:

- Speckled Very small (<10 mm dia) patches
- Mottled Irregular
- Blotched Large irregular (>75 mm dia)
- Streaked Randomly oriented streaks

(e) Minor Components

Secondary and minor components should be individually described in a similar manner to the dominant component.

1.3 Soil Condition

(a) Moisture

Soil moisture condition is described as "dry", "moist" or "wet".

The moisture categories are defined as:

Dry (D) - Little or no moisture evident. Soils are running. Moist (M) - Darkened in colour with cool feel. Granular soil particles tend to adhere. No free water evident upon remoulding of cohesive soils.

In addition the moisture content of cohesive soils can be estimated in relation to their liquid or plastic limit.

(b) Consistency

Estimates of the consistency of a clay or silt soil may be made from manual examination, hand penetrometer test, SPT results or from laboratory tests to determine undrained shear or unconfined compressive strengths. The classification of

Soil's consistency is defined in Table 1.3.1.

TABLE 1.3.1 - CONSISTENCY OF FINE-GRAINED

TERM	UNCONFINED STRENGTH (kPa)	FIELD IDENTIFICATION
Very Soft	<25	Easily penetrated by fist. Sample exudes between fingers when squeezed in the fist.
Soft	25 - 50	Easily moulded in fingers. Easily penetrated 50 mm by thumb.
Firm	50 - 100	Can be moulded by strong pressure in the fingers. Penetrated only with great effort.
Stiff	100 - 200	Cannot be moulded in fingers. Indented by thumb but penetrated only with great effort.
Very Stiff	200 - 400	Very tough. Difficult to cut with knife. Readily indented with thumb nail.
Hard	>400	Brittle, can just be scratched with thumb nail. Tends to break into fragments.

Unconfined compressive strength as derived by a hand penetrometer can be taken as approximately double the undrained shear strength ($q_u = 2 c_u$).

(c) Density Index

The insitu density index of granular soils can be assessed from the results of SPT or cone penetrometer tests. Density index should not be estimated visually.

TABLE 1.3.2 - DENSITY OF GRANULAR SOILS

TERM	SPT N	STATIC	DENSITY
	VALUE	CONE	INDEX
		VALUE	(%)
		q₀(MPa)	
Very Loose	0 - 3	0 - 2	0 - 15
Loose	3 - 8	2 - 5	15 - 35
Medium Dense	8 - 25	5 - 15	35 - 65
Dense	25 - 42	15 - 20	65 - 85
Very Dense	>42	>20	>85

1.4 Soil Structure

(a) Zoning

A sample may consist of several zones differing in colour, grain size or other properties. Terms to classify these zones are:

Layer - continuous across exposure or sample

Lens - discontinuous with lenticular shape

Pocket - irregular inclusion

Each zone should be described, their distinguishing features, and the nature of the interzone boundaries.

(b) Defects

Defects which are present in the sample can include:

- Fissures
- Roots (containing organic matter)
- Tubes (hollow)
- Casts (infilled)

Defects should be described giving details of dimensions and frequency. Fissure orientation, planarity, surface condition and infilling should be noted. If there is a tendency to break into blocks, block dimensions should be recorded

1.5 Soil Origin

Information which may be interpretative but which may contribute to the usefulness of the material description should be included. The most common interpreted feature is the origin of the soil. The assessment of the probable origin is based on the soil material description, soil structure and its relationship to other soil and rock materials.

Common terms used are:

"Residual Soil" - Material which appears to have been derived by weathering from the underlying rock. There is no evidence of transport.

"Colluvium" - Material which appears to have been transported from its original location. The method of movement is usually the combination of gravity and erosion.

"Landslide Debris" - An extreme form of colluvium where the soil has been transported by mass movement. The material is obviously distributed and contains distinct defects related to the slope failure.

"Alluvium" - Material which has been transported essentially by water. usually associated with former stream activity.

"Fill" - Material which has been transported and placed by man. This can range from natural soils which have been placed in a controlled manner in engineering construction to dumped waste material. A description of the constituents should include an assessment of the method of placement.

1.6 Fine Grained Soils

The physical properties of fine grained soils are dominated by silts and clays.

The definition of clay and silt soils is governed by their Atterberg Limits. Clay soils are characterised by the properties of cohesion and plasticity with cohesion defines as the ability to deform without rupture. Silts exhibit cohesion but have low plasticity or are non-plastic.

The field characteristics of clay soils include:

- dry lumps have appreciable dry strength and cannot be powdered
- volume changes occur with moisture content variation
- feels smooth when moist with a greasy appearance when cut.

The field characteristics of silt soils include:

- dry lumps have negligible dry strength and can be powdered easily
- dilatancy an increase in volume due to shearing is indicted by the presence of a shiny film of water after a hand sample is shaken. The water disappears upon remoulding. Very fine grained sands may also exhibit dilatancy.
- low plasticity index
- · feels gritty to the teeth

1.7 Organic Soils

Organic soils are distinguished from other soils by their appreciable content of vegetable matter, usually derived from plant remains.

The soil usually has a distinctive smell and low bulk density.

The USC system uses the symbol Pt for partly decomposed organic material. The O symbol is combined with suffixes "O" or "H" depending on plasticity.

Where roots fibres are present or root their frequency and the depth which to they are encountered should be recorded. The presence of roots or root fibres not necessarily mean the material is "organic an material" by classification.

Coal and lignite should be described as such and not simply as organic matter.

APPENDIX – B

BOREHOLE & PENETROMETER LOCATION PLAN & BOREHOLE LOGS







P: 1800 436 835

F:

BH+DCP Plan new

Client No:

Job No: 25075

Client: Complete Home Project

Project: Site Class

Address: 3 Gungaroo Pl, Beverly Hills NSW 2209, Australia

Legend:

Borehole Locations

Image Source: Google Maps Viewed: 2025-05-23

Drawn By: Checked By: Date: Ben Cornish BC

2025-05-23 1

Figure:

23/05/2025, 17:25 Site Class - BH1

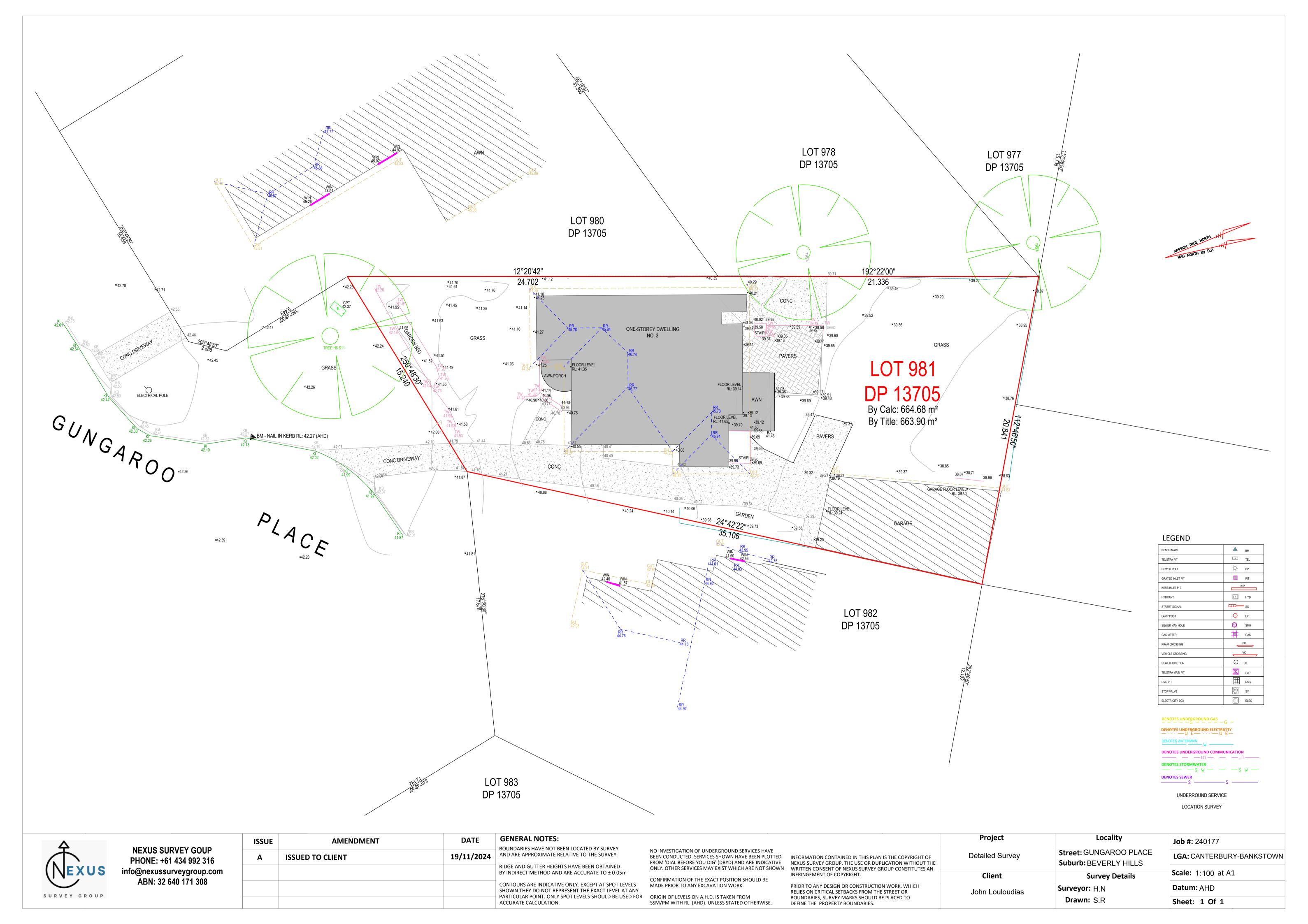
	į	7)		AE Geo)			Geotechn	ical Lo	g - Bo	rehole	
	GEOT	ECH	NICA ERS	L	Phone: 18	300 436 83	35		ВН1				
North Groun	ng (m) ing (m) nd Eleva Depth	: 6 ation : 4	6H 22609.3 242795. 2.39 (m) .4 m BG	81	Drill Rig Driller S Logged Reviewe Date	upplier By ed By	: AE Geotechnical Client : Ben Cornish Projec : BC Locati	ect :	: Complete Home P : Site Class : 3 Gungaroo PI, Be		SW 2209, Aus	stralia	
Depth (m)	Drilling Method	Drill Resistance	Water	Soil Origin	Graphic Log	Classification Code	Material Description			Moisture	Consistency	Weathering	Testing
-	Auger	high		Fill		CL	FILL: Silty Gravelly Clay (CL): Poorly compacted, low pl	olasticity, br	rown, w < pl.	w < PL	PC		6 4 5
		*					BH1 refusal at 0.4m						6
													6 6 8 9 7 8 5 10 5 10 HB @ 1.6m

		7)		AE Geo	D				Geotechn	ical Lo	g - Bo	rehole	
,		TECH	NICA ERS	L	Phone: 18	800 436 83	35			BH2				
orthi roun	ng (m) ing (m) nd Eleva Depth	: 6 ation : 4	6H 22616.3 242816. 3.01 (m) 8 m BG	15	Drill Rig Driller S Logged Reviewe Date	upplier By ed By	hand auger AE Geotechnical Ben Cornish BC Location Job Number : 25075 Client : Complete Home Project : Site Class BC Location : 3 Gungaroo PI, Beverly Hills NSW 2209, Australia 16/05/2025 Loc Comment:					stralia		
()	Drilling Method	Drill Resistance	Water	Soil Origin	Graphic Log	Classification Code		Material Description			Moisture	Consistency	Weathering	Testin d O Q
	1	1		Fill		CL-CI	FILL: Silty Gravelly Clay (CL-CI): F	Poorly compacted, low w < pl.	to medium pla	sticity, mottled brown,	w < PL	PC		1
0,2	Auger	medi um		Residual		CI-CH	RESIDUAL: Sity Clay (CI-CH):	firm, medium to high pl gravel, w = pl.	asticity, orange	e - brown, trace fine	w≈PL	F		2 2 3 2 3
		V					В	H2 refusal at 0.8m						10 HB
														0.9

APPENDIX – C

SUBMITTED PLANS





PROPOSED TWO STOREY DWELLING 3 GUNGAROO PLACE BEVERLY HILLS LOT 981 DP13705



	Sheet List	
Sheet Number	Sheet Name	Current Revision
A00-001	COVER	Α
A00-001	GENERAL INFORMATION	A
A01-001	EXISTING PLAN	A
A01-002	DEMOLITION PLAN	A
A01-004	GRID SETOUT	A
A02-001	SITE PLAN	Α
A03-002	PROPOSED GROUND FLOOR PLAN	Α
A03-003	PROPOSED FIRST FLOOR PLAN	Α
A01-003	SUBDIVISION PLAN	Α
A04-003	AREA CALCULATIONS	Α
A03-001	PROPOSED BASEMENT PLAN	Α
A05-001	ELEVATIONS	Α
A05-002	ELEVATIONS	A
A06-001	SECTIONS	A
A07-001	SCHEDULES	A
A07-002	SCHEDULE	A
A06-002	SECTIONS	A
A08-001	SHADOW DIAGRAM	A
A06-003	SECTIONS AND MATERIAL FINISHES	A
A06-004	NOTIFICATION PLAN	A



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PRELIMINARIES

This Specification forms part of the **Contract** and should be read in conjunction with the other contract documents.

Where there is a difference between the plans and this Specification, this Specification shall take precedence. The **Builder** must at all times maintain a legible copy of the plans and this Specification bearing the approval of the relevant **Local Authority**.

SIZE AND DIMENSIONS

Unless otherwise stated, all dimensions given in this specification are in millimetres and are nominal only.

TERMITE PROTECTION

Termite treatment shall be carried out in accordance with the ${f NCC}$

SITE PREPARATION

Groundworks for slabs and footings to AS2870. Demolition to AS2601.

Avoid erosion, contamination and sedimentation of the site, surrounding areas and drainage systems. Limit clearing of the Site to areas to be occupied by the Works, paving and landscaping. Grub out or grind stumps of all trees to be removed from the site.

EXCAVATION

The part of the site to be covered by the proposed building or buildings and an area at least 1000mm wide around that part of the site or to the boundaries of the site, whichever is the lesser, shall be cleared or graded as indicated on the site works plan. Top soil shall be cut to a depth sufficient to remove all vegetation.

Excavations for all footings shall be in accordance with the Engineer's Instructions or the NCC requirements.

VAPOUR BARRIERS

The vapour barrier installed under slab-on-ground construction shall be installed in accordance with the NCC

CONCRETE CONSTRUCTION

Except where otherwise approved by an engineer, structural concrete shall be in accordance with the NCC. Pre-mixed concrete shall be manufactured in accordance with the NCC with delivery dockets kept on site or available for inspection by the engineer, or the Local Authority. Concrete shall be placed and compacted in accordance with good building practice and the NCC.

TIMBER AND STEEL CONSTRUCTION

All timber framing and flooring to AS1684, AS1720.1 where relevant. Structural steelwork to AS4100. Preparation of metal surfaces to AS1627. Flashing and damo-proof courses to AS2904.

STEELWORK

Steel framing shall be installed in accordance with the manufacturer's recommendations and the **NCC**.

FLOORING AND DECKING

Floors shall be tiled to areas where indicated by the contract documents with selected tiles. Tiles shall be laid in a sand and cement mortar or using an adhesive, where required, edge strips or metal angle to exposed edges in doorways or hob-less showers in wet areas shall be provided in accordance with the NCC

DECKING

Allow to fix select grade hardwood decking as supplied by Proprietor. All handling, storage, installation and finishing as recommended by the manufacturer. Allow for sufficient acclimatization prior to installation.

WALL FRAMING

All framing to AS1684.
Provide additional noggings etc. where required to fix linings, cladding, hardware, fixtures, fittings and accessories. Provide

damp proof courses under bottom plate of external clad-frame walls on slabs or dwarf masonry walls. Provide flashings to all

external openings sufficient to prevent entry of moisture and wind-driven rain and other precipitation.

MASONRY CONSTRUCTION

Masonry generally to A\$3700 and masonry units to A\$4455. Provide ant-caps between any brick or stone piers sub walls and timber bearers.

WATERPROOFING AND WET AREAS

All internal wet areas are to be waterproofed in accordance with the **NCC**. External tiled decks and balconies where required are to be waterproofed in accordance with the **NCC** and relevant manufacturer's specifications.

TILING

All paint used shall be of a quality suitable for the purpose intended and the application shall be as per the manufacturer's specifications. The colours used shall be as listed in the Schedule of Works or other relevant contract document. All surfaces to be painted shall be properly prepared to manufacturer's instructions.

FLOOR COATINGS AND COVERINGS

Polished concrete slab to be helicoptered burnish finish to Proprietor's specification. Timber Floor coating to be 2 - 3 coats of Bona Mega (Silk Matt), applied using a Bona Roller or applicator. A coverage rate of 8 10m²/litre should be observed. Application to manufacturers specification.

PAINTING

All paint used shall be of a quality suitable for the purpose intended and the application shall be as per the manufacturer's specifications. The colours used shall be as listed in the Schedule of Works or other relevant contract document. All surfaces to be painted shall be properly prepared to manufacturer's instructions.

CABINETRY

Allow to build in and fit off all sinks and tubs, and other plumbing fixtures to be supplied by Proprietor. Allow to co-ordinate between electrical and plumbing trades during installation of all cabinetry.

ARCHITECTURAL METALWORK

All metalwork strictly to Structural Engineers specification where applicable and to Designer's details.

Confirm all measurements on site before fabrication.

Prefabricate components off-site where possible for onsite fixing. All work tobe set into position truly plumb, square and level and secured to suit loadings in vertical and horizontal alignment.

PLUMBING DRAINAGE AND GAS INSTALLATIONS

All plumbing and drainage work strictly in accordance with AS3500. All gas installations to AS5601. Install piping in straight lines and to minimum uniform grades where required. Ensure all piping is installed to prevent vibration and water-hammer whilst permitting thermal movement. Prevent direct contact with incompatible metals. Lines in sub-floor spaces to be min. 150mm clear of ground level. Ensure adequate access for inspection and maintenance where required.

STORMWATER AND WASTEWATER

Stormwater drainage shall be carried out in accordance with the NCC. The Builder will allow for the supplying and laying of stormwater drains as shown on the site plan.

WATER SUPPLY

Where there is no existing building on the site, the Owner, at their expense, shall supply adequate water to the site for construction purposes. The contract documents must include all details for management of water providing clarify for the Owner and Builder regarding items such as rainwater tanks, septic systems and the like.

GAS

All installation (including LPG) shall be carried out in accordance with the rules and requirements of the relevant supply authority.

ELECTRICAL INSTALLATIONS

All electrical work is to be carried out by a licensed electrical contractor to AS/NZS 3000 Electrical installations (known as the Australian/New Zealand Wring Rules) plus any other relevant regulations. The location of lights,

switches, power points and the like, is to be nominated in the contract documents. Unless otherwise specified, the electrical service shall be 240 volt, single phase

INSULATION AND SARKING

Where thermal insulation is used in the building fabric or services, such as air conditioning ducting or hot water systems, it shall be installed in accordance with manufacturer's recommendations to achieve the R-Values

required by the NCC or as outlined in the relevant

ROOFING

Tiled Roofing - The **Builder** shall cover the roof of the dwelling with approved tiles as selected. The roof shall be fixed and waterproofed in accordance with the **NCC**. Roofing adjacent to valleys should be fixed so as to eliminate water penetration. Where roof tiles are made of natural products slight variation in colour is acceptable.

Metal Roofing - The **Builder** shall provide and install a metal roof together with accessories as determined in the contract documents in accordance with the **NCC** and the manufacturer's recommendations. Except where design prohibits, sheets shall be in single lengths from fascia to ridge. Fixing of sheets shall be in accordance with the manufacturer's instructions as required for the appropriate design and wind speed.

ROOF PLUMBING

All roof plumbing to AS2179.1 and AS2180.

All fasteners and mechanically fastened joints to be sealed with silicone sealant. Flashing projections above and through roofing with 2-part apron flashing and over-flashing, min. 100mm overlap. Allow for independent movement between roofing and projection. All cover and under-flashing materials to be electrolytically compatible with roof sheeting and rainwater goods. Provide minimum 0.48 BMT sheet steel cappings and fascias pre-formed to profiles indicated on details prior to delivery. All cappings and flashings to

be in single, continuous lengths. All accessories and fixings as per sheet metal fabricator's recommendation. All guttering and roof sheeting to achieve minimum falls as per Aust. Stds and sheet metal manufacturer's recommendation.

DOORS AND WINDOWS

All joinery work (metal and timber) shall be manufactured and installed

according to accepted building practices.

Door Frames - External door frames shall be suitable for the exposed conditions and to receive doors. Internal jamb linings shall be suitable

to receive doors as specified in the contract documents. Manufactured

door frames shall be installed in accordance with the manufacturer's instructions.

Doors and Doorsets - All internal and external timber door and door sets shall be installed in accordance with accepted building practice and specific manufacturer's instructions

Windows and Sliding Doors - Sliding and other aluminium windows and doors shall be installed in accordance with manufacturer's recommendations and AS 2047.

All glazing shall comply with the **NCC** and any commitments outlined in the relevant BASIX Certificate.

Architraves and Skirting - Architraves and skirting as nominated on the plans or listed in the Schedule of Works shall be installed in accordance with accepted building practice.

Cupboards/ Kitchens/ Bathroom - Units shall be

Cupboards/Kitchens/Bathroom - Units shall be installed to manufacturer's recommendations. Bench tops

shall be of a water resistant material.

Stairs, Balustrades and other Barriers - Where required stairs or ramps to any change in levels shall be provided

and balustrades or barriers fitted in accordance with the **NCC**.

LININGS

Unless otherwise specified, internal linings to walls and ceilings in other

than wet areas shall be of gypsum plasterboards. Plasterboard sheets are to be of a minimum 10 mm thick with recessed edges to facilitate a smooth set finish. Internal angles to walls are to be set from floor to ceiling. Where specified, suitable comice moulds shall be fixed at the junction of all walls and ceilings. Alternatively the joint may be set as required for vertical internal angles.

Wet area linings are to be fixed in accordance with

the manufacturer's recommendations.



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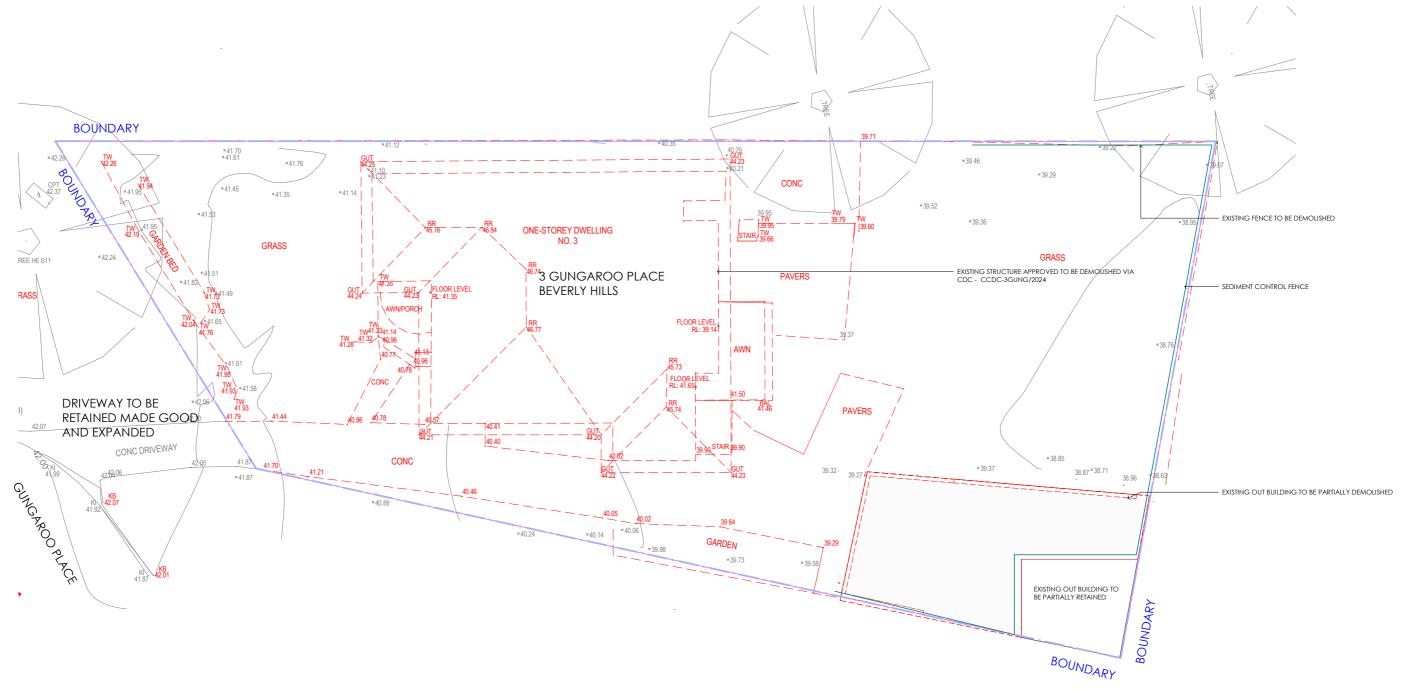
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Demolition Plan

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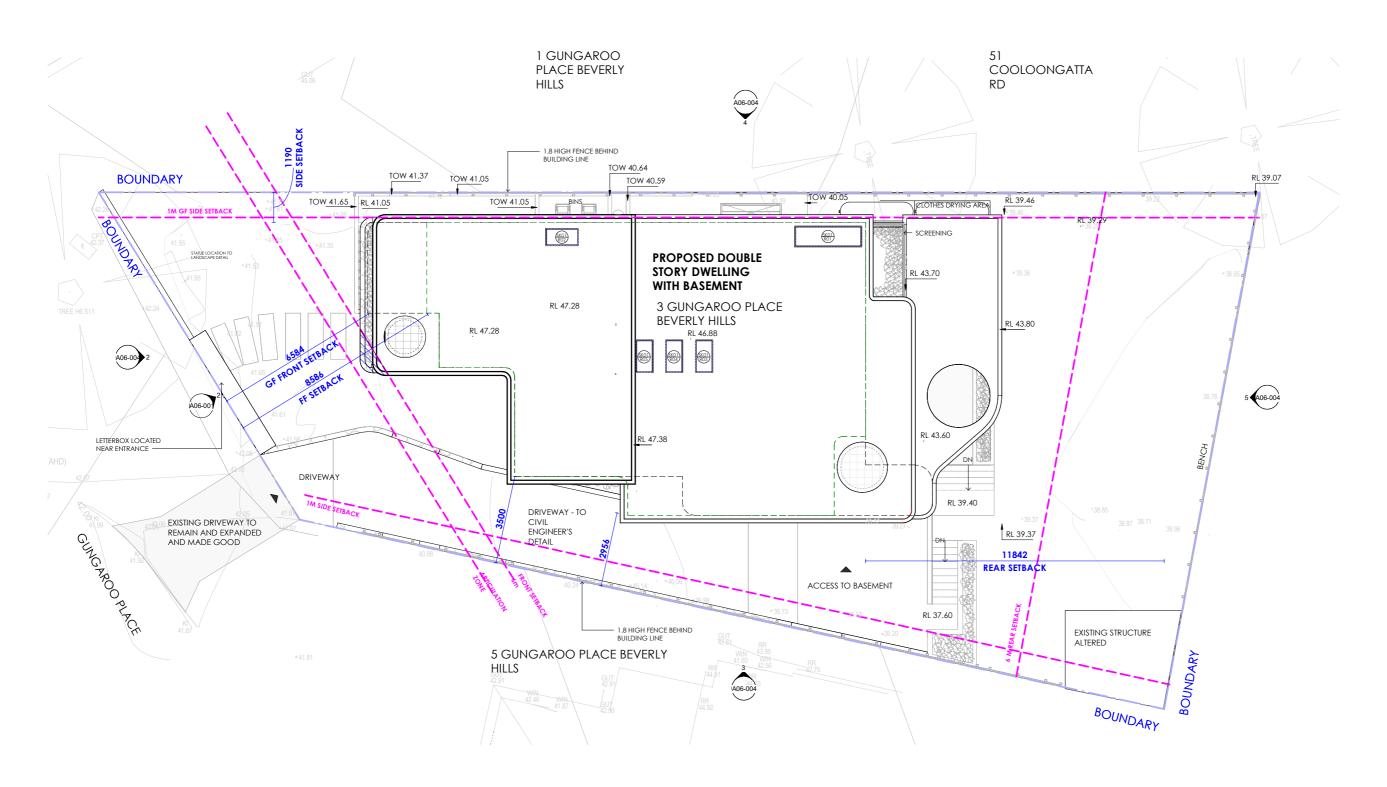
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— — FIRST FLOOR OUTLINE

CH - SITE LEGEND

____ SITE BOUNDARY

EXISTING STRUCTURE

---- GROUND FLOOR OUTLINE

SETBACK

① SITE PLAN
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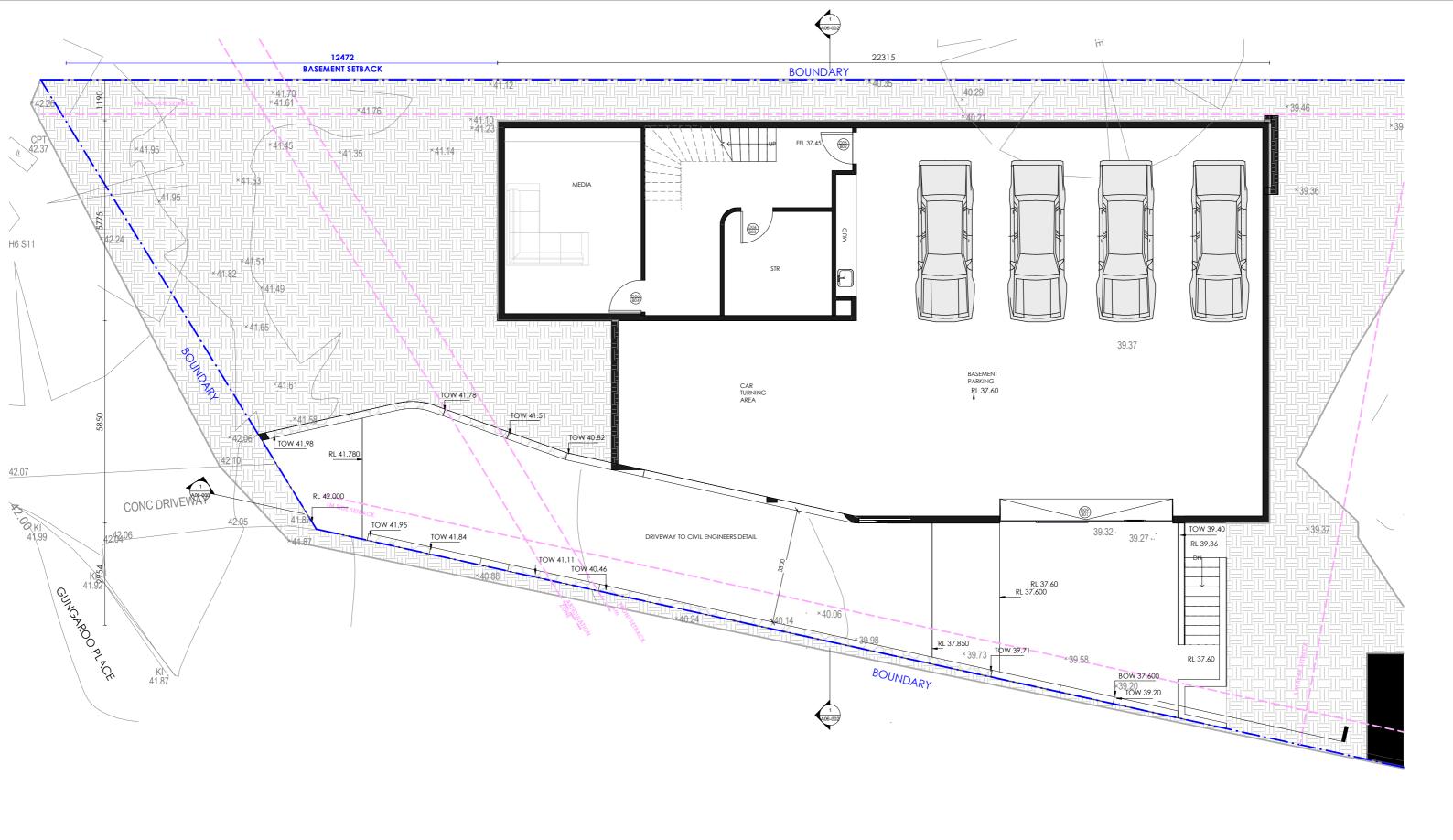
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1) Basement Plan

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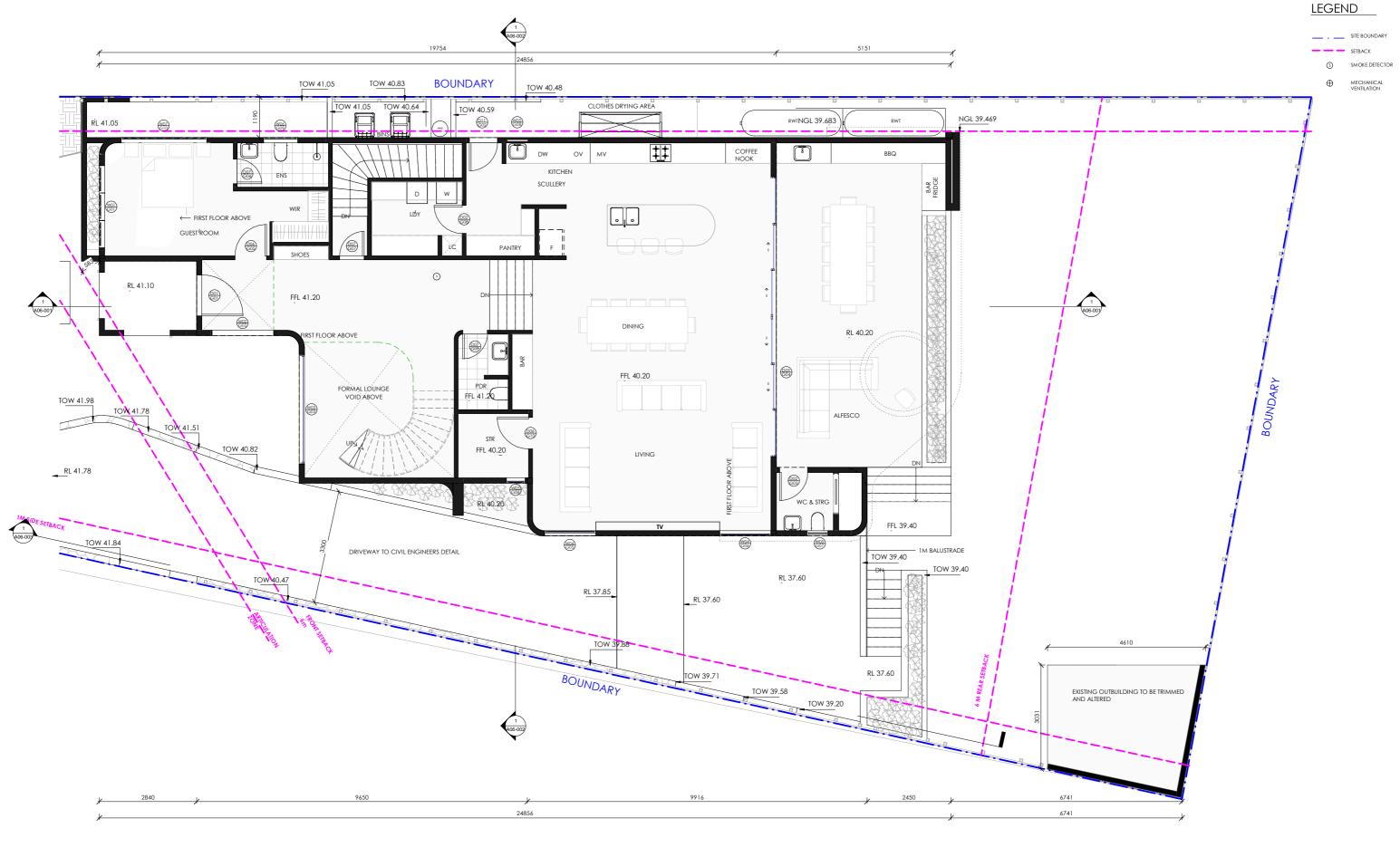
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Ground Floor Plan

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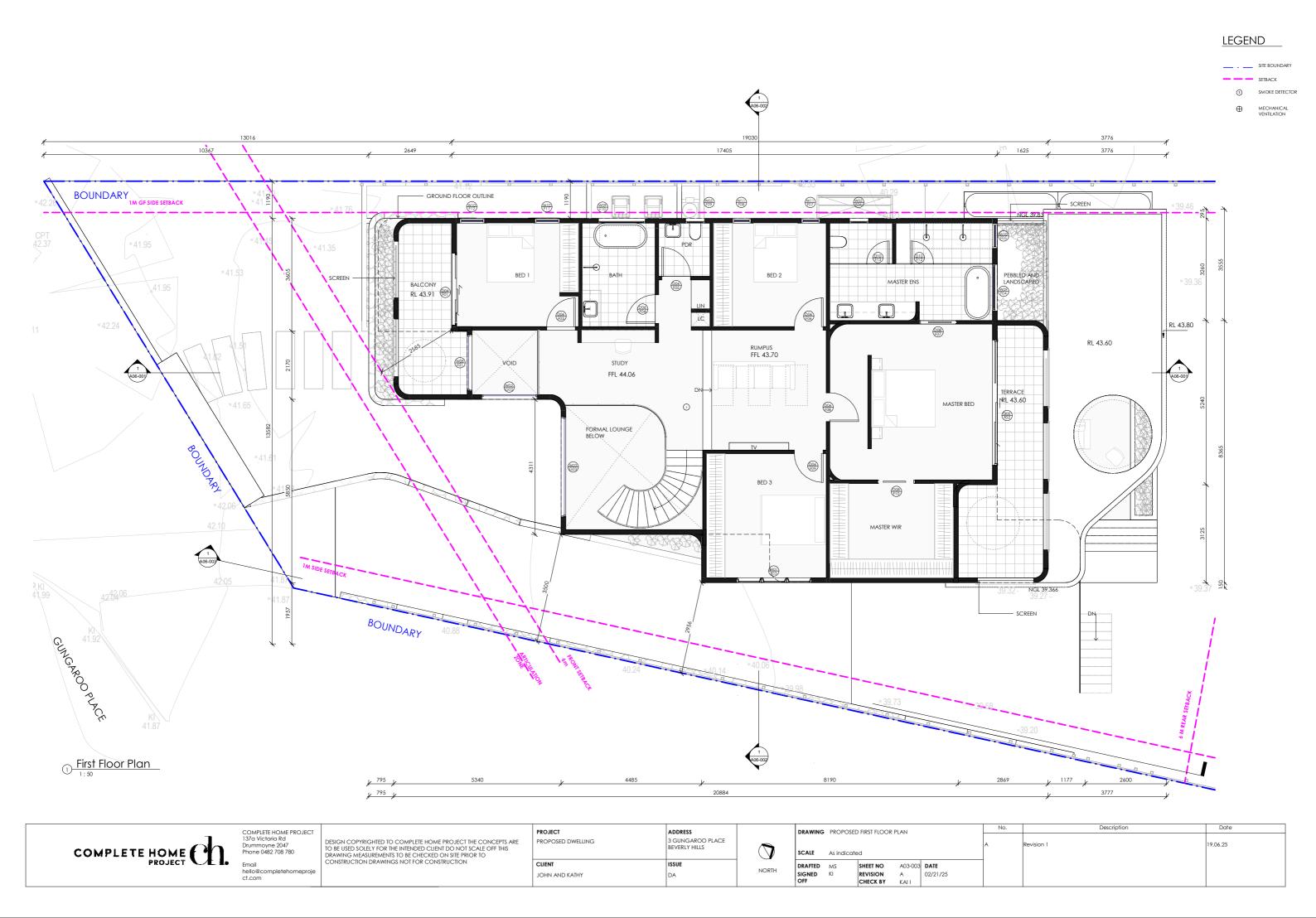
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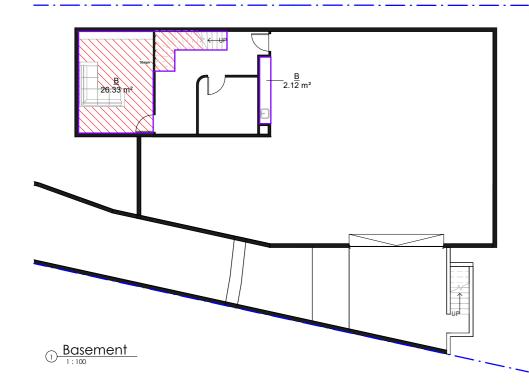
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FSR CALCULATION (663,90SQ.M)		
GFA Control Allowable FSR in sq.m		
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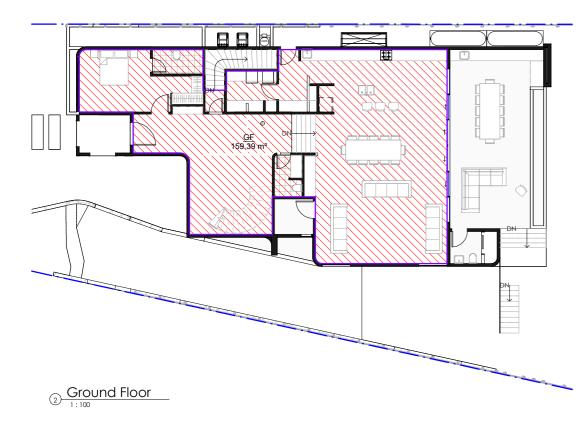
	FSR PROVIDED	
Name	Area	
В	26.33 m²	
В	2.12 m ²	
FF	140.77 m ²	
GF	159.39 m ²	
	328 60 m ²	

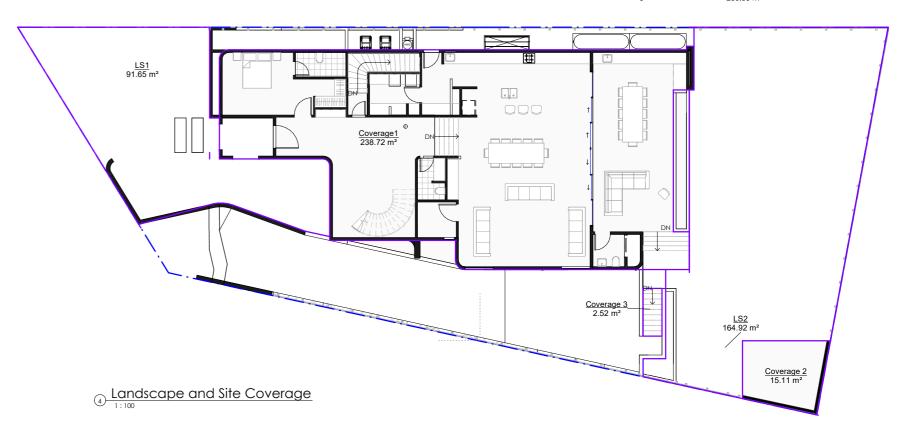
	LANDSCAPE CALCULATION		
Cor	ntrol	Min Requirement (sq.m)	
25% OF SITE A	AREA	165.975	

	LANDSCAPE PROVIDED
Name	Area
LS1	91.65 m²
LS2	164.92 m ²
2	256.57 m ²

SITE COVERAGE (663.90SQ.M)		
Site Coverage	Allowable (sq.m)	
40% of site area	265.56	

BUILDI	NG FOOTPRINT (MAX 380SQ.M)
Name	Area
Coverage1	238.72 m²
Coverage 2	15.11 m²
Coverage 3	2.52 m ²
3	256 35 m ²





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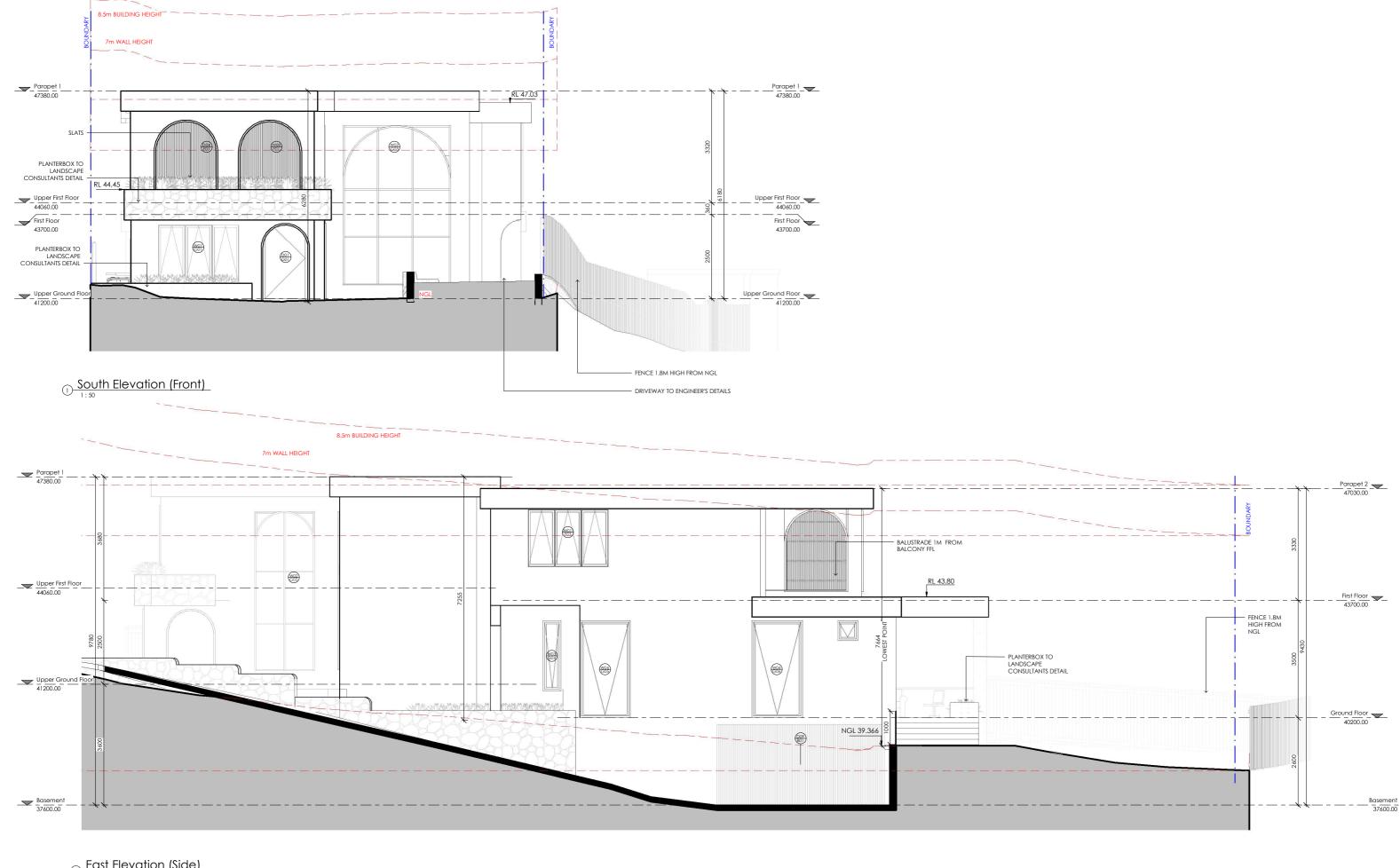
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② East Elevation (Side)



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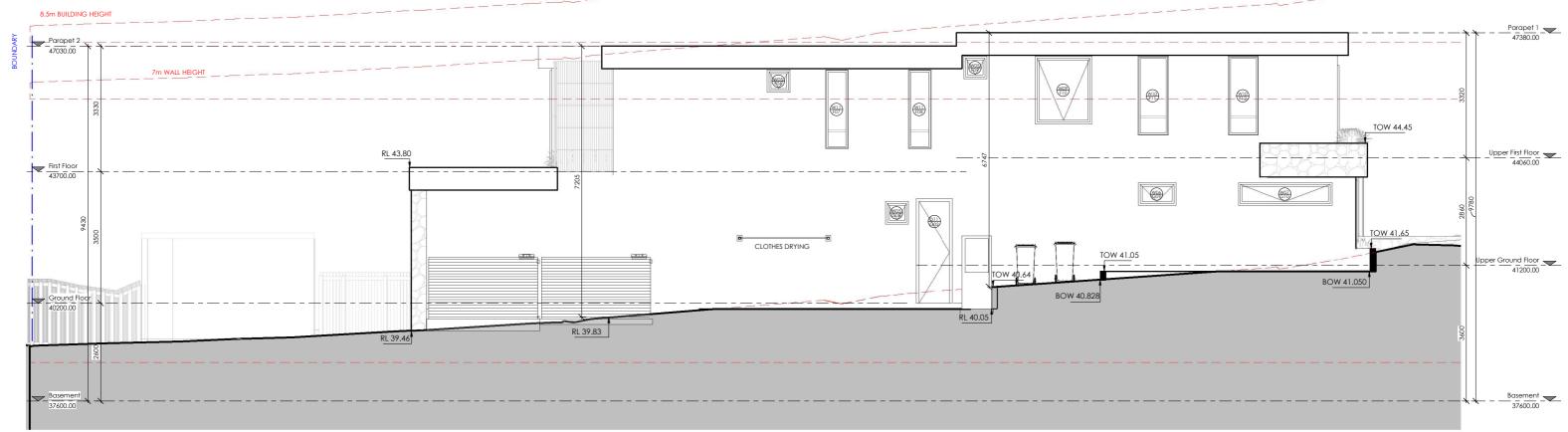
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① North Elevation (Rear)



② West Elevation (West)



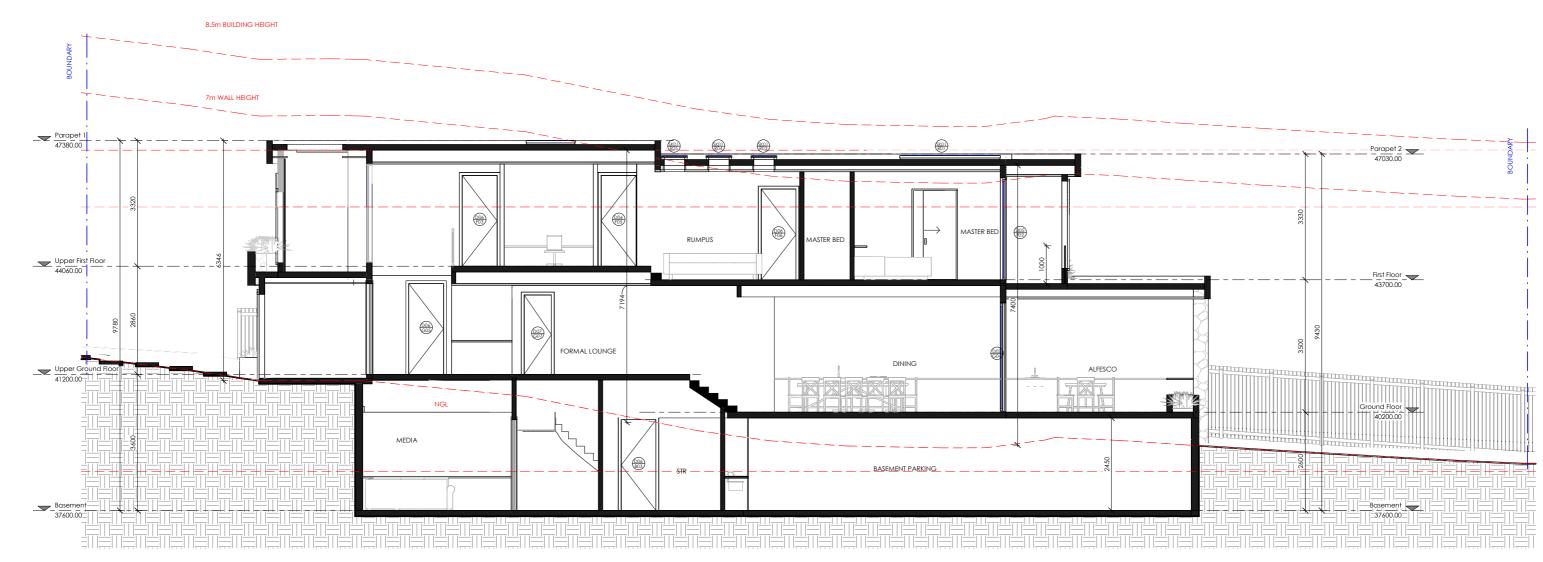
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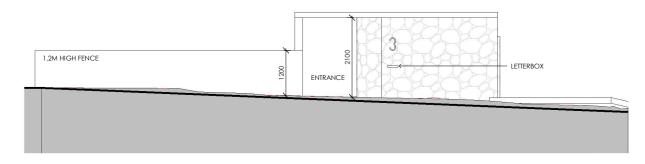
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① Section 1-1



② FENCE ELEVATION



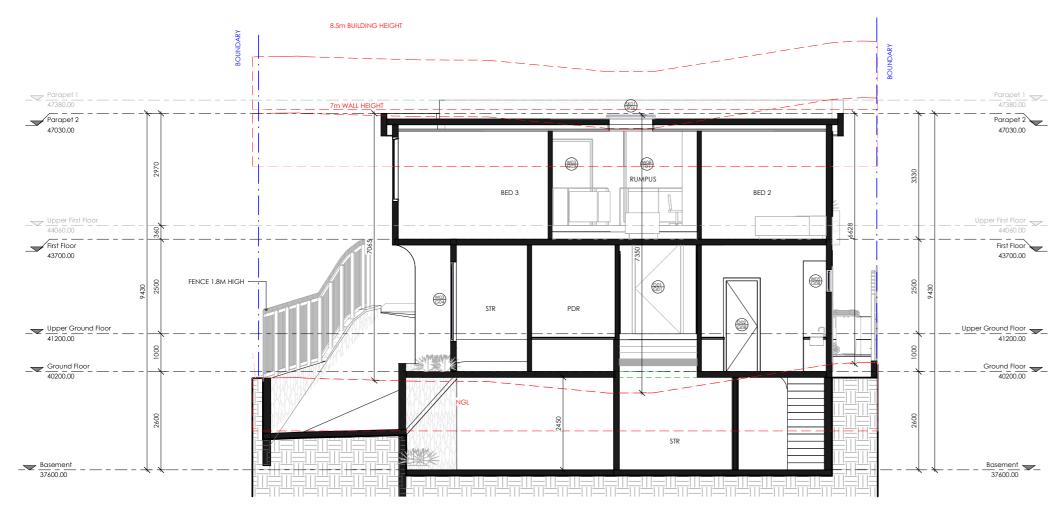
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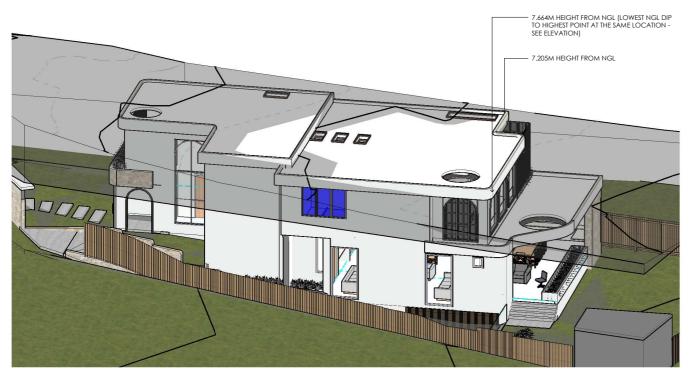
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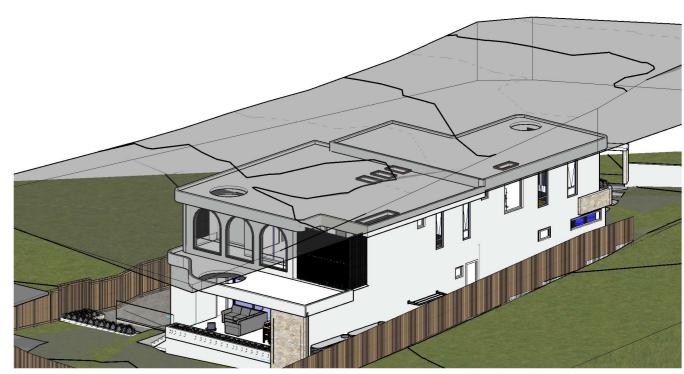
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① Section 2-2





② 7M WALL HEIGHT

3 8.5M BUILDING HEIGHT



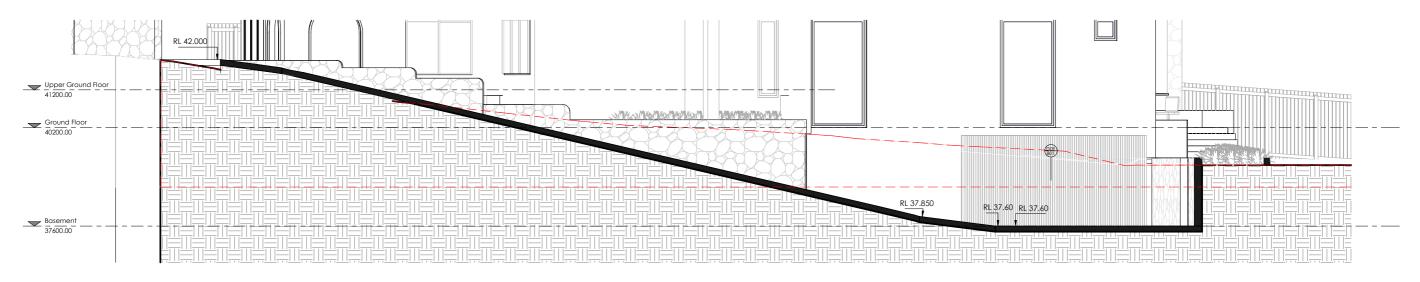
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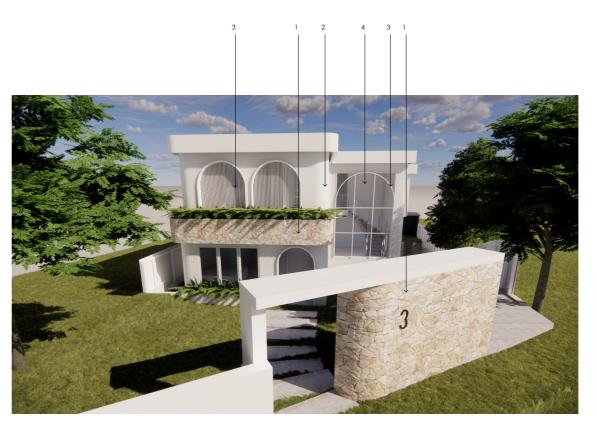
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 $\bigcirc \underline{\text{Driveway Section}}_{1:50}$





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FINISHES

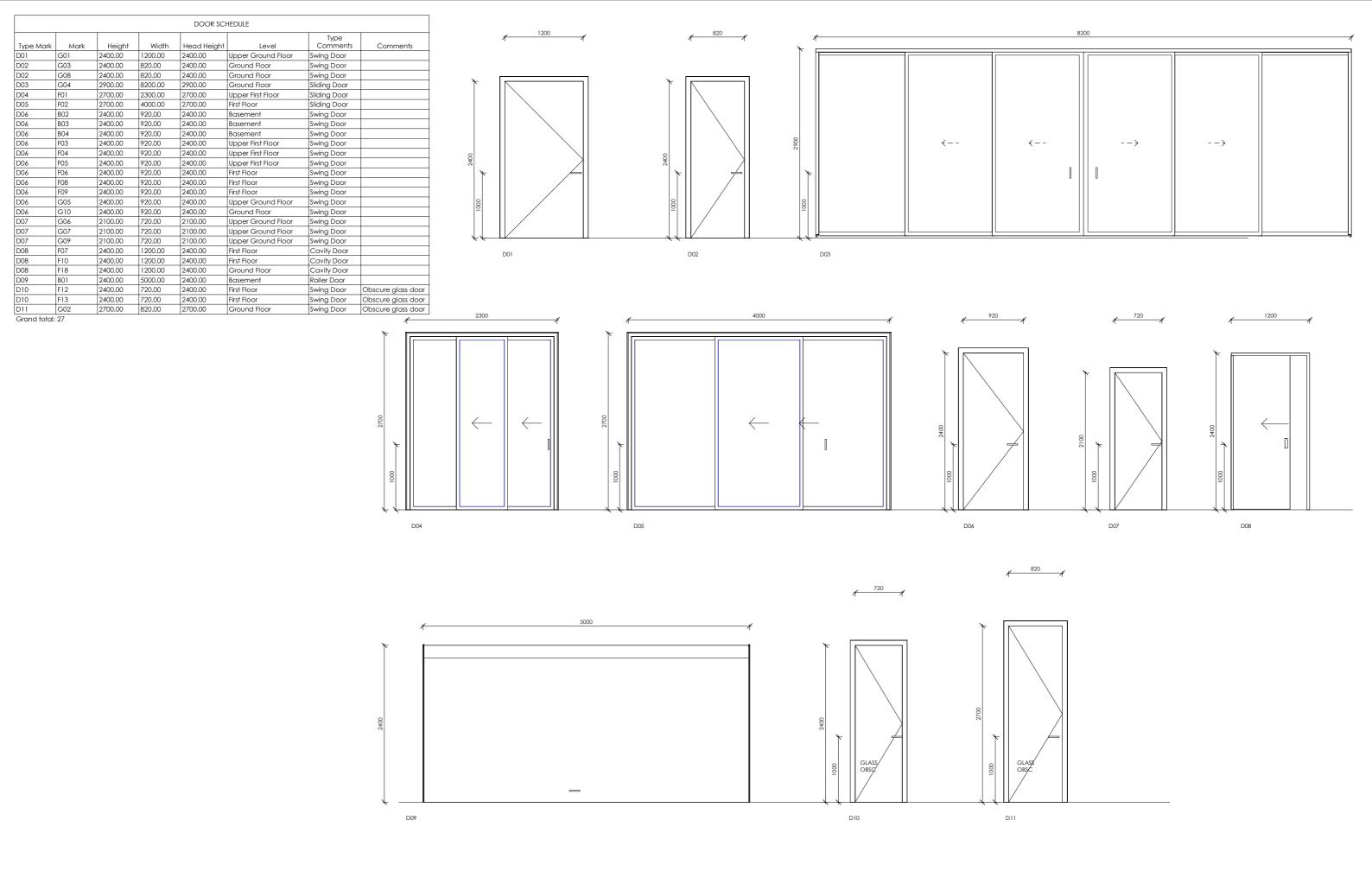
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05 - PAINTED DULUX WHITE LEXICON HALF OR SIMILAR

04 - CLEAR GLASS





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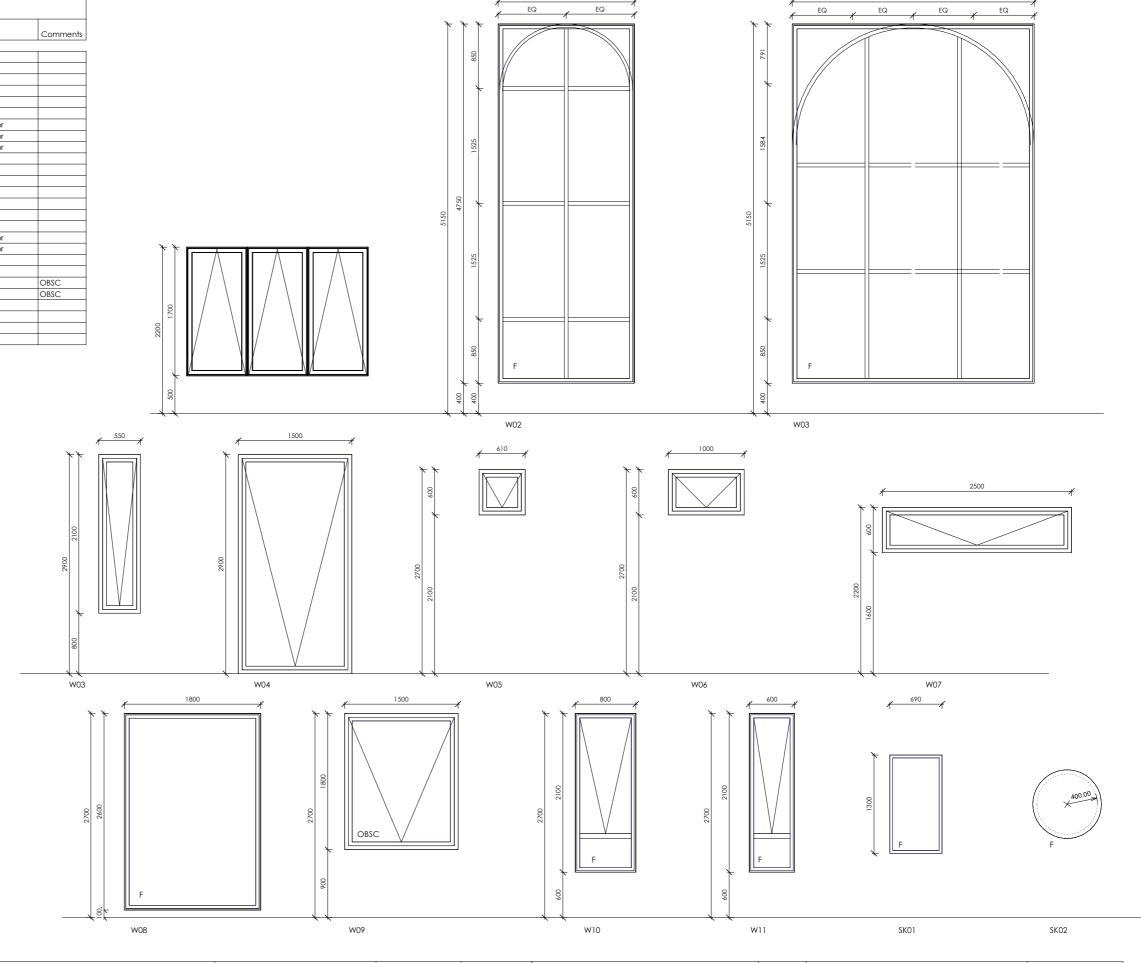
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					Head	Window		
Type Mark	Mark	Width	Height	Sill Height	Height	Style	Level	Commen
SK01	R01	2635.00	800.00				Parapet 2	
SK01	R02	665.00	1275.00			Fixed	Parapet 1	
SK01	R03	665.00	1275.00			Fixed	Parapet 2	
SK01	R04	665.00	1275.00			Fixed	Parapet 2	
SK01	R05	665.00	1275.00			Fixed	Parapet 2	
W01	F03	2400.00	1700.00	1000.00	2700.00	Awning	First Floor	
W01	G01	2400.00	1700.00	500.00	2200.00	Awning	Upper Ground Floor	
W02	G02	1800.00	4750.00	400.00	5150.00	Fixed	Upper Ground Floor	
W03	G03	3200.00	4750.00	400.00	5150.00	Fixed	Upper Ground Floor	
W03	G04	550.00	2100.00	800.00	2900.00	Awning	Ground Floor	
W04	G05	1500.00	2900.00	0.00	2900.00	Awning	Ground Floor	
W04	G06	1500.00	2900.00	0.00	2900.00	Awning	Ground Floor	
W05	F06	610.00	600.00	2100.00	2700.00	Awning	First Floor	
W05	F09	610.00	600.00	2100.00	2700.00	Awning	Upper First Floor	
W05	G07	610.00	600.00	2300.00	2900.00	Awning	Ground Floor	
W05	G08	610.00	600.00	2100.00	2700.00	Awning	Ground Floor	
W06	G09	1000.00	600.00	1600.00	2200.00	Awning	Upper Ground Floor	
W07	G10	2500.00	600.00	1600.00	2200.00	Awning	Upper Ground Floor	
W08	F01	1800.00	2600.00	100.00	2700.00	Fixed	Upper First Floor	
W09	F04	1500.00	1800.00	900.00	2700.00	Awning	First Floor	
W09	F10	1500.00	1800.00	900.00	2700.00	Awning	Upper First Floor	OBSC
W10	F05	800.00	2100.00	600.00	2700.00	Awning	First Floor	OBSC
W10	F11	800.00	2100.00	600.00	2700.00	Awning	Upper First Floor	
W10	F12	800.00	2100.00	600.00	2700.00	Awning	Upper First Floor	
W11	F07	600.00	2100.00	600.00	2700.00	Awning	First Floor	
W11	F08	600.00	2100.00	600.00	2700.00	Awning	First Floor	

Grand total





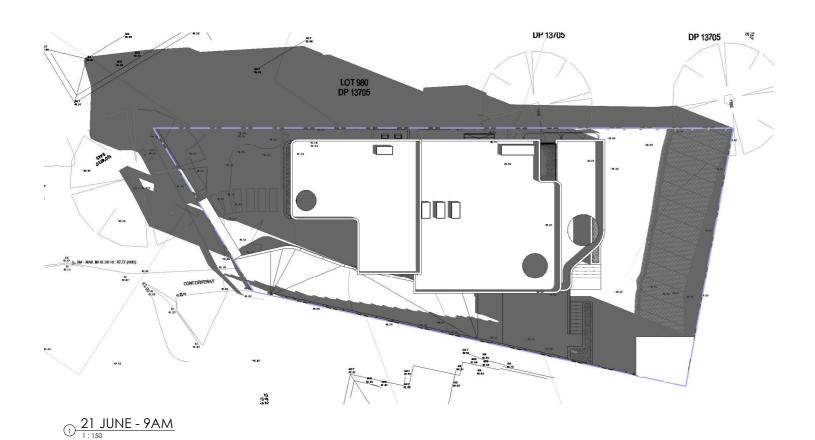
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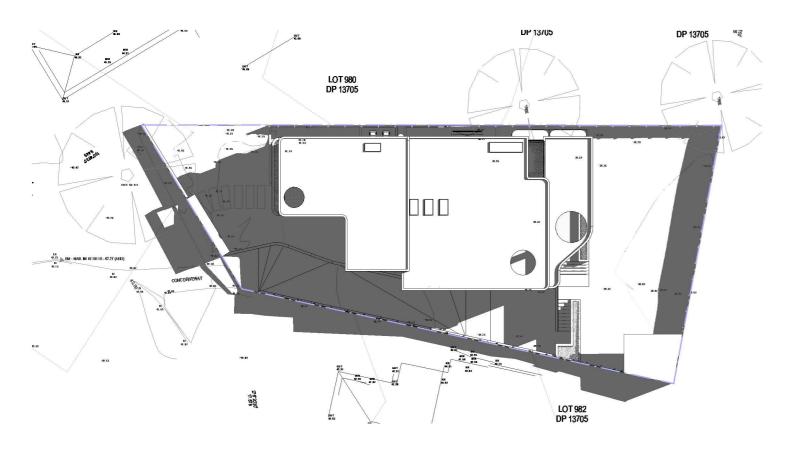
PROJECT	ADDRESS
PROPOSED DWELLING	3 GUNGAROO PLACE BEVERLY HILLS
CLIENT	ISSUE
JOHN AND KATHY	DA

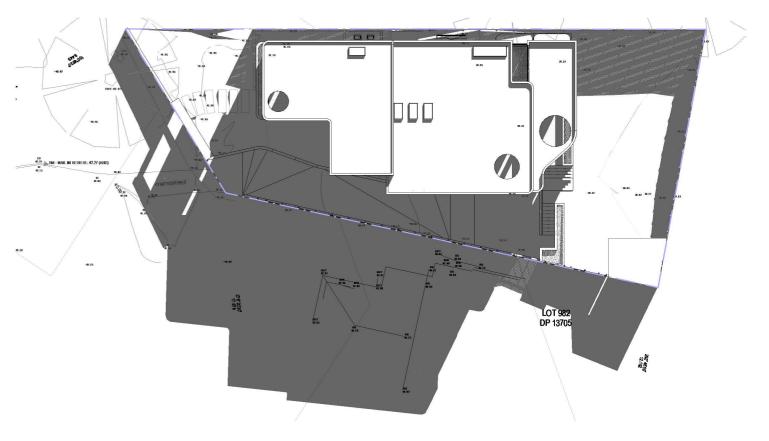
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DRAWING SCHEDULE						No.	Description	Date
	DANING SCHEOGE					A	Revision 1	19.06.25
5	CALE	1:25						
	RAFTED	MS	SHEET NO	A07-002	DATE			
			REVISION	Α	02/21/25			
16	OFF		CHECK BY	KAI I				









2 21 JUNE - 12PM

3 21 JUNE -4PM

COMPLETE HOME CO.

COMPLETE HOME PROJECT 137a Victoria Rd Drummoyne 2047 Phone 0482 708 780

Email hello@completehomeproje ct.com

PROJECT PROPOSED DWELLING	ADDRESS 3 GUNGAROO PLACE BEVERLY HILLS	
CLIENT	ISSUE	
JOHN AND KATHY	DA	

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NORT

DRAWING SHADOW DIAGRAM				No.	Description	Date	
				A	Revision 1	19.06.25	
SCALE	ALE As indicated						
DRAFTED	MS	SHEET NO	A08-001	DATE			
SIGNED	KI	REVISION	Α	04/17/25			
OFF		CHECK BY	KALI				