

# PerfectSquareDesign

PROJECT NO.

22056

PROJECT TITLE

FOUR STOREY DWELLING

5 GRAYLIND CLOSE, COLLAROY, NSW 2097

LOT 5 DP236524

# STANDARD SPECIFICATION

BE ADVISED : SOME CLAUSES IN THIS SPECIFICATION MAY NOT BE RELEVANT TO THIS PROJECT

## 1.0 GENERAL

- 1.1 - ALL MATERIALS SHALL COMPLY WITH RELEVANT CURRENT AUSTRALIAN STANDARDS AND UNLESS OTHERWISE STATED ON THE PLANS SHALL BE NEW AND THE BEST OF THE THEIR RESPECTIVE KIND AND SUITABLE FOR THEIR INTENDED PURPOSES.
- 1.2 - ALL WORKMANSHIP SHALL COMPLY WITH RELEVANT CURRENT AUSTRALIAN STANDARDS AND TO GOOD TRADE PRACTICES
- 1.3 - ALL WORK SHALL BE IN ACCORDANCE WITH REQUIREMENTS OF THE RESPECTIVE AUTHORITY HAVING JURISDICTION OVER THE WORKS.
- 1.4 - THE ARCHITECTURAL DRAWINGS SHOULD BE READ IN CONJUNCTION WITH THE SPECIFICATION, SCHEDULES AND CONSULTANTS DRAWINGS THAT FORM PART OF THE CONSTRUCTION DOCUMENTS REFERRED TO IN THE "BUILDING CONTRACT".
- 1.5 - DO NOT SCALE FROM DRAWINGS. NOTIFY OF ANY ERRORS OR OMISSIONS BEFORE PROCEEDING WITH ANY WORKS
- 1.6 - ENSURE THAT SUBSTRATES ARE SUITABLE FOR THE INTENDED SUBSEQUENT FINISHES. COMMENCEMENT OF WORK ON THE SUBSTRATES IMPLIES ACCEPTANCE BY THE SUBCONTRACTOR OF THE SUBSTRATES ON WHICH FINISHES ARE APPLIED.
- 1.7 - CONTRACTOR IS TO SUPPLY ALL EQUIPMENT NECESSARY FOR THE COMPLETION OF THE RESPECTIVE WORKS.
- 1.8 - CONTRACTOR IS RESPONSIBLE FOR THE PROGRESSIVE CLEAN UP DURING AND AFTER THE COMPLETION OF RESPECTIVE WORKS

## 2.0 EARTHWORKS

- 2.1 - UNLESS OTHERWISE STATED, REMOVE TOPSOIL TO A MINIMUM DEPTH OF 200mm INCLUDING ALL ROOTS, AND OTHER MATTER, AND REQUIRED BY THE SOIL CONDITION AND/OR BUILDER. PROVIDE SUITABLE CLEAN FILL AND COMPACT IN LAYERS NOT GREATER THAN 300mm TO REDUCE LEVELS AS SHOWN.
- 2.2 - DO NOT EXCAVATE SERVICES TRENCHES WITHIN AN ANGLE OF 45 DEGREES DOWN FROM THE BOTTOM EDGE OF THE FOOTING.
- 2.3 - ALL RETAINING WALLS TO BE TREATED WITH "BITKOTE" WATERPROOFING AGENT

## 3.0 CONCRETE

- 3.1 - ALL CONCRETE REINFORCEMENT AND FORMWORK SHALL BE TO STRUCTURAL ENGINEERS DETAILS, RELEVANT BUILDING CODES AND STANDARDS
- 3.2 - THE FOOTING AND SLAB CONSTRUCTION IS TO COMPLY WITH AS 2870
- 3.3 - PROVIDE A PROPRIETARY VAPOUR BARRIER WHICH CONSISTS OF HIGH IMPACT RESISTANT POLYTHENE FILM MIN 0.2mm THICK WHICH HAS BEEN PIGMENTED AND BRANDED BY THE MANUFACTURER.

## 4.0 TERMITE PROTECTION:

- 4.1 - PROVIDE ANTI-TERMITE TREATMENT UNDER THE BUILDING AREAS IN ACCORDANCE WITH AS 2057, AS 3660.1 AND APPENDIX D, FOR RETICULATED SYSTEMS.
- 4.2 - BUILDER SHALL PROVIDE "BIFLEX" OR SIMILAR APPROVED ANTI-TERMITE TREATMENT IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARD CODES

## 5.0 BRICKWORK

- 5.1 - BRICK WORK SHALL COMPLY WITH :  
AS 3700 MASONRY CODE  
AS A123 MASONRY CODE  
MORTAR FOR MASONRY CONSTRUCTION
- 5.2 - BRICK GAUGE 7 STANDARD COURSES = 600mm.
- 5.3 - TIES SHALL BE 3.5mm DIAMETER GALVANIZED WIRE KINKED FOR AND BUILT IN EVERY 5TH COURSE AT APPROXIMATELY 900mm CENTRES, WITH ADDITIONAL TIES AT THE RATE OF 1 TIE/300mm HEIGHT OF OPENINGS AND VERTICAL CONTROL JOINTS AND WITHIN 150mm OF OPENINGS. BUILD TIES INTO EACH LEAF AT LEAST 50mm.
- 5.4 - VERTICAL CONTROL JOINTS SHALL BE 12mm WIDE FILLED AT COMPLETION WITH A CONTINUOUS FILLER STRIP.
- 5.5 - CAVITIES TO BE KEPT CLEAR OF MORTAR. PROVIDE CAVITY BOARDS. TEMPORARILY OMIT BRICKS TO PERMIT RAKING OUT OF CAVITY BOTTOMS.
- 5.6 - FORM WEEP HOLES EVERY FOURTH PERPEND ABOVE FLASHING AND CAVITY FILL KEEP CLEAR OF MORTAR. DO NOT LOCATE WEEPHOLES CLOSER THAN 500mm TO JOINTS IN DAMP PROOF COURSES OR FLASHING.
- 5.7 - PROVIDE DAMP PROOF COURSES (DPC) IN THE BOTTOM 3 COURSES OF BRICK WORK AND SLAB AND/OR FOOTINGS. DPC ADDITIVE SHALL BE CLEAR IN ALL FACEWORK.
- 5.8 - SETOUT BRICKWORK ACCURATELY, PLUMP, LEVEL AND PROPERLY BONDED. RISING WORK TO BE RAKED BACK, JAMBS, REVEALS, CORNERS, PERPENDS, ETC TO BE TRUE, PLUMB AND IN LINE WITH PERPENDS TRUE LINE. SETOUT DOOR FRAMES NEAR PERPENDICULAR WALL WITH A MERGIN OF 12mm OR GREATER THAN 50mm
- 5.9 - PROVIDE 12mm PLASTERING MARGIN BETWEEN WINDOW FRAME AND INTERNAL BRICKWORK TO BE PLASTERED.
- 5.10 - WHERE NECESSARY REINFORCE BELOW AND OVER OPENINGS WITH GALVANISED WOVEN WIRE FABRIC 75mm WIDE IN CENTRE OF EACH LEAF OPENING EXTENDING ALUMINIUM OF 600mm BEYOND THE OPENING.

- 5.11 - BUILD IN ALCOR/PGI FLASHINGS AS FOLLOWS:  
- WHEREVER SHOWN ON DRAWINGS  
- CAVITY WALLS BUILT OF SLAB ON GROUND (WHERE NOT PARGED)  
- OVER LINTELS TO EXPOSED OPENINGS - EXTEND THE FULL WIDTH OF OUTER LEAF CONTINUOUS ACROSS CAVITY 50mm INTO INNER LEAF 2c ABOVE  
- OVER ROOF - EXTEND THE FULL WIDTH OF EXTERNAL LEAF, STEPPED TO ROOF SLOPE TURNED DOWN MIN. 50mm OVER BASE FLASHING. TURN UP IN CAVITY SLOPING INWARDS AND BUILT INTO INNER LEAF 1c ABOVE.  
- DOOR/WINDOW STILES - EXTEND THE FULL HEIGHT 150mm WIDE FIXED TO FRAMES INTERLEAVED WITH SILL AND HEAD FLASHING AT EACH END.  
- STRUCTURE OR SERVICES WITHIN 30mm OF OUTER BRICK LEAF IN CAVITY: VERTICAL FLASHING CONTINUOUS 1c BELOW FL TO ABOVE STRUCTURE OR FRAME. NOMINAL 300m WIDE.  
- FOR HORIZONTAL STRUCTURES/SERVICES: CONTINUOUS FLASHING BUILT IN AS FOR OVER LINTELS  
- AT CAVITY WALLS WITH GLASS BLOCK 300mm WIDE FIXED TO GLASS BLOCK FRAME AND TURNED AWAY IN CAVITY FROM INNER LEAF.
- 5.12 - WHERE NECESSARY REINFORCE BELOW AND OVER OPENINGS WITH GALVANISED WOVEN WIRE FABRIC 75mm WIDE IN CENTRE OF EACH LEAF OPENING EXTENDING ALUMINIUM OF 600mm BEYOND THE OPENING.
- 5.13 - UNLESS OTHERWISE SHOWN ON DRAWINGS  
EXTERNAL FACE WORK: 230x110x76mm  
WINDOW SILLS: 2c FACE BRICK SPLAYED SILLS  
WINDOW HEADS: SOLID FACEBRICK COURSE

## 6.0 LINTELS

MAX SPAN (mm)	LINTELS SIZE (VERT x HORIZ x THICK)	BEARING EACH END (mm)
900	75x10	150
1200	75x75x8	150
1500	90x90x8	150
1800	100x75x8	230
2100	125x75x8	230
2400	125x75x10	230
2500	100x100x8	230
3000	150x90x10	230

## 7.0 CARPENTRY WORK

- 7.1 - ROOF AND CEILING FRAMING SHOULD COMPLY WITH AS 1684 LIGHT TIMBER FRAMING CODE. DRAW STRAP FIRMLY OVER WALL PLATES AND SECURELY FIX TO TOP OF PLATE BY 2x30mm GALV. CLOUTS/STRAP.
- 7.2 - REFER TO AS 1684 FOR ROOF FRAMING SIZES UNLESS SPECIFIED ON DRAWINGS.
- 7.3 - SUPPLY AND FIX ALL BULKHEADS & FALSE CEILINGS AS SHOWN ON THE DRAWINGS.

## 8.0 ROOFING

- 8.1 - SELECTED ROOFING MATERIAL SHALL BE INSTALLED AND FIXED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATION AND RELEVANT BUILDING CODES
- 8.2 - GUTTER, FASCIA, DOWNPIPES, FLASHING SHALL BE IN LONGEST POSSIBLE LENGTHS
- 8.3 - ALLOW FOR ALL JOINTS AND JOINING MATERIALS, COLLARS, STRAPS & FASTENINGS NECESSARY TO COMPLETE WORK.
- 8.4 - ALLOW FOR ALL ROOF PENETRATIONS, ROOF COWLS, FLASHING, FLUMES THROUGH ROOF
- 8.5 - FIX GUTTERS & FLASHING TO PERMIT THERMAL MOVEMENT IN THEIR FULL LENGTH
- 8.6 - SEAL BETWEEN OVERLAPPING FLASHING; FLASHING TURNED DOWN OVER BASE OR APRON FLASHING; FLASHING OVER METAL ROOF; FLASHING OVER SECRET GUTTERS; AROUND ROOF PENETRATIONS ETC.

## 9.0 WINDOWS/GLAZING

- 9.1 - UNLESS OTHERWISE STATED ON THE DRAWINGS WINDOW FRAMES SHALL BE ALUMINIUM RESIDENTIAL OR COMMERCIAL IN SECTION WITH POWDERCOAT FINISH AS SELECTED BY OWNER.
- 9.2 - ALLOW FOR FLYSCREENS TO BE FITTED TO ALL WINDOWS.
- 9.3 - ANGLED WINDOW UNITS SHALL BE FACTORY MADE AND FIXED AND DELIVERED ON SITE AS A COMPLETE UNIT.
- 9.4 - WHERE RELEVANT WINDOWS ARE TO COMPLY WITH THE SPECIFICATIONS PROVIDED BY THE THERMAL PERFORMANCE ASSESSOR.
- 9.5 - CLEAR GLASS GENERALLY: OBSCURE GLASS TO BATHROOMS, REFER TO DRAWINGS.
- 9.6 - WHERE GLASS BLOCKS HAVE BEEN NOMINATED, THEY SHALL BE IN FRAMES AND INSTALLED TO MANUFACTURERS SPECIFICATIONS

## 10.0 JOINERY

- 10.1 - ALL JOINERY SHALL BE OF HIGHEST QUALITY MATERIALS TO BEST TRADE PRACTICES AND HIGH QUALITY FINISH.
- 10.2 - EXTERNAL DOOR FRAMES SHALL BE: 110x40 DOUBLE REBATED FRAME WITH 130x40 WEATHERED THRESHOLD U.N.O.
- 10.3 - SUPPLY AND BUILD IN TIMBER DOOR FRAMES TO EXTERNAL LOCATIONS AS SHOWN ON ARCHITECTURAL DRAWINGS.

## 11.0 CEILINGS

- 11.1 - CEILINGS SHALL BE RECESSED EDGE, MINIMUM 8.0mm PLASTERGLASS OR GYPROCK.

11.2 - FLUSH JOINTS, SCREW HEADS, AND OTHER BLEMISHES IN THE SHEETS USING APPROVED SYSTEMS TO PROVIDE FLUSH SMOOTH CONTINUOUS SURFACE

- 11.3 - PROVIDE AND FIX ALL FLUSH STOP BEADS & CASING BEADS TO ALL CORNERS & EDGES

- 11.4 - PROVIDE ALL SELECTED MOLDINGS AND CORNICES TO ALL CEILINGS AS SHOWN ON THE DRAWINGS.

## 12.0 PLASTERING

- 12.1 - INTERNAL WALL FINISHES INCLUDING CUPBOARD, BIN & FRIDGE RECESSES ETC SHALL BE (OTHER THAN FACE FINISHES OR WHERE COVERED BY FEATURE MATERIALS) FLOAT AND SET IN HARDWALL PLASTER U.N.O.
- 12.2 - PLASTERED WALLS SHALL BE NOMINAL 12mm THICK CONSISTING OF 1:1:9, CEMENT:LIME:SAND RENDER, AND FINISHED WITH NOMINALLY 3mm HARDWALL PLASTER

- 12.3 - SUPPLY AND FIX EXTERNAL CORNER BEADS TO ALL EXTERNAL CORNERS.

- 12.4 - PROVIDE STOP BEADS WHERE PLASTER WORK ABUTS TIMBER FRAMES, OR FACEWORK

- 12.5 - EXTERNAL RENDER WHEN APPLICABLE SHALL BE 2 COAT SAND FINISH. (FOR PAINTING).

- 12.6 - NIBS IN INTERNAL CORNERS ADJACENT TO DOOR FRAMES GREATER THAN 40mm SHALL NOT BE FLUSHED UP WITH FRAMES.

- 12.7 - PROVIDE V-JOINTS IN RENDER & FINISHING PLASTER WHERE BRICK WORK ABUTS OR JOINS ONTO CONCRETE WORK.

## 13.0 FLOORING FINISHES

- 13.1 - CARPET FLOOR COVERINGS TO NOMINATED AREAS COMPLETE WITH SELECTED UNDERLAY SMOOTH EDGE, DIMINISHING STRIPS ETC, TO COMPLETE THE WORKS: REFER TO DRAWINGS AND FINISHES SCHEDULE
- 13.2 - PROVIDE TILED FLOOR FINISHES TO NOMINATED AREAS COMPLETE WITH ALL MATERIALS, ANGLE TRIMS ETC. TO COMPLETE THE WORKS: REFER TO DRAWINGS AND FINISHES SCHEDULE
- 13.3 - PROVIDE TIMBER FLOOR FINISHES TO NOMINATED AREAS COMPLETE WITH ALL MATERIALS, DIMINISHING BOARDS ETC TO COMPLETE THE WORKS: FLOOR BOARDS TO BE SANDED AND POLISHED TO HIGH STANDARD WITH PREMIUM QUALITY SEALER (2 COATS). REFER TO DRAWINGS AND FINISHES SCHEDULE.

## 14.0 SIGNAGE

- 14.1 - WHERE NECESSARY SUPPLY & FIX SELECTED UNIT AND HOUSE NUMBERS TO EACH UNIT AND TO LETTERBOXES AS SCHEDULED.
- 14.2 - "SUPERDRAFT" RESERVES THE RIGHT TO ERECT A BUILDERS SIGN ON THE PROPERTY FACING THE STREET FRONTAGE IN COMPLIANCE WITH AUTHORITY REQUIREMENTS.

## 15.0 PAVING

- 15.1 - GENERALLY: WHEN PAVING IS INCLUDED IN THE BUILDING CONTRACT THE FOLLOWING SHALL APPLY AS A MINIMUM STANDARD
- SUPPLY AND LAY ALL PAVING TO EXTERNAL AREAS AS SHOWN ON WORKING DRAWINGS.
- CUT, FILL & COMPACT SAND TO REQUIRED LEVELS. SCREED TO UNIFORM THINNESS AND LEVELS
- PROVIDE BRICK EDGE RETAINING FOOTING EMBEDDED IN MORTAR BENEATH THE PAVING BRICK TO DRIVEWAY AREAS, PROVIDE NOMINAL 300x150mm CONCRETE FOOTING ALONG PERIMETER OF DRIVEWAY AND BED EDGE BRICK IN MORTAR.
- 15.2 - PROVIDE 100mm COMPACTED LIMESTONE BASE TO DRIVEWAY TOPPED WITH 50mm CLEAN SAND AND GRADE TO FALLS.

- 15.3 - UNLESS NOTED PAVING PATTERN IS TO CLIENTS DETAIL

- 15.4 - BRICK PAVERS SHALL BE:  
TRAFFICABLE AREAS: MIN. 65mm SOLID CLAY OR CONCRETE  
PEDESTRIAN AREAS: MIN. 43mm SOLID CLAY OR CONCRETE

## 16.0 ENERGY EFFICIENCY

- 16.1 - INSULATION MUST FORM A CONTINUOUS BARRIER WITH CEILINGS, WALLS AND FLOORS BY ABUTTING OR OVERLAPPING ADJOINING INSULATION
- 16.2 - INSULATION MUST NOT ADVERSELY AFFECT DOMESTIC SERVICES OR FITTINGS
- 16.3 - REFLECTIVE INSULATION IS TO BE PROVIDED WITH A MINIMUM 25mm AIRSPACE AND IS FITTED CLOSE TO OPENINGS SUCH AS WINDOWS/DOORS ETC. AND IS PROVIDED WITH ADEQUATE SUPPORT.
- 16.4 - BULK INSULATION MUST MAINTAIN ITS POSITION, THICKNESS. ENSURE THAT CEILING INSULATION OVERLAPS UN-INSULATED WALLS
- 16.5 - CONSTRUCTION JOINTS, SUCH AS BETWEEN WALL AND FLOOR, ARE TO BE TIGHT FITTING OR SEALED USING CAULKING OR JOINERY ITEMS SUCH AS SKIRTING OR CORNICES
- 16.6 - EXHAUST FANS ARE TO BE FITTED WITH A SELF CLOSING DAMPER
- 16.7 - ROOF LIGHTS MUST BE SEALED WITH WEATHERPROOF SEALS
- 16.8 - HEATED WATER PIPING MUST BE THERMALLY INSULATED AND PROTECTED AGAINST THE WEATHER AND SUN
- 16.9 - INTERNAL HEATED WATER PIPING TO HAVE AN R VALUE OF 0.2
- 16.10 - ENCLOSED SUB-FLOOR AND ROOF SPACE TO HAVE AN R VALUE OF 0.45



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NORTH POINT

## CLIENT DETAILS

MR. & MRS. PETERS

## PROJECT DETAILS

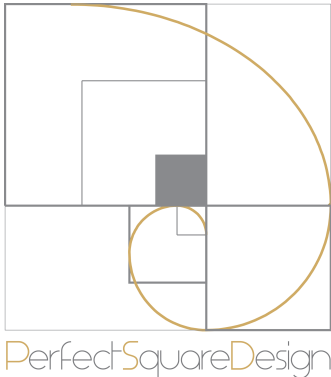
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FOUR STOREY DWELLING

## LIST OF CONSULTANTS

Survey: Intrax Land -  
Survey: C&A Surveyors -  
Navon Planning -  
ThermPerform -  
Greenland Design -  
Vanguard Consulting Engineers -  
BDSA Quantity Surveyors -  
Dickens Solutions PTY LTD -

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BASIX/NatHERS Project Commitments		
Proposed:	Proposed Four Level Dwelling with Outdoor Pool	
Address:	5 Graylind Close, Collaroy NSW	
Lot No. / DP:	5/DP236524	
Note: Refer to certifications for full details and confirmation of all items		
Water		
Fixtures	Specification	
Shower Head Rating	4 star (> 4.5 but <= 6 L/min)	
Toilet Rating	4 star	
Kitchen Taps Rating	4 star	
Bathroom Taps Rating	4 star	
Alternative Water Details		
Rainwater Tank	Minimum 2,000L to collect runoff of at least 100sqm of roof area	
Pool Details		
Outdoor Pool	Maximum 13.68kL volume	
Thermal Comfort		
External Walls	Requirements	
Cavity Brick, Plasterboard	20mm Foilboard with reflective air-gaps within 50mm cavity	
Internal Walls		
Cavity Stud Walls, Direct Fix Plasterboard	Glass fibre batt: R2.5 to Garage, Storage, Laundry and Powder internal walls	
Ceiling		
Suspended Concrete Slab	R2.1 rigid insulation board	
Plasterboard (First Floor)	Glass fibre batt: R5.0	
Roof		
Sheet Metal Roof	55mm foil backed blanket under sheet metal roof	
Floors		
Concrete Slab On Ground	NIL	
Suspended Concrete Slab (Ground Floor)	R1.10 rigid insulation board between Lower Ground and Ground Floor	
Suspended Concrete Slab	NIL	
Windows (Refer to NatHERS Certificate for locations, types and values required to be achieved)		
Downlights		
Sealed Downlight Covers	Sealed downlight covers to be used to all downlights where insulation is installed.	
Energy		
Hot Water	Specification	Rating
Individual System	Gas instantaneous	6 stars
Ventilation		
Bathroom Ventilation System	Individual fan, ducted to façade or roof (interlocked to light with timer off)	
Kitchen Ventilation System	Individual fan, ducted to façade or roof (manual switch on/off)	
Laundry Ventilation System	Natural ventilation only	
Cooling (Zoned)		
Individual Systems - Living Areas	3 phase airconditioning	EER 3.0 - 3.5
Individual Systems - Bedroom Areas	3 phase airconditioning	EER 3.0 - 3.5
Heating (Zoned)		
Individual Systems - Living Areas	3 phase airconditioning	EER 3.5 - 4.0
Individual Systems - Bedroom Areas	3 phase airconditioning	EER 3.5 - 4.0
Appliances		
Cooktop/Oven	Gas cooktop & electric oven	
Outdoor/Unsheltered Clothes Drying Line	Yes	
Indoor/Sheltered Clothes Drying Line	No	
Alternative Energy		
Photovoltaic System	Minimum capacity of producing 1.6kW's of electricity	
Pool Details		
Heating System	Electric heat pump	
Pump controlled by timer	Yes	

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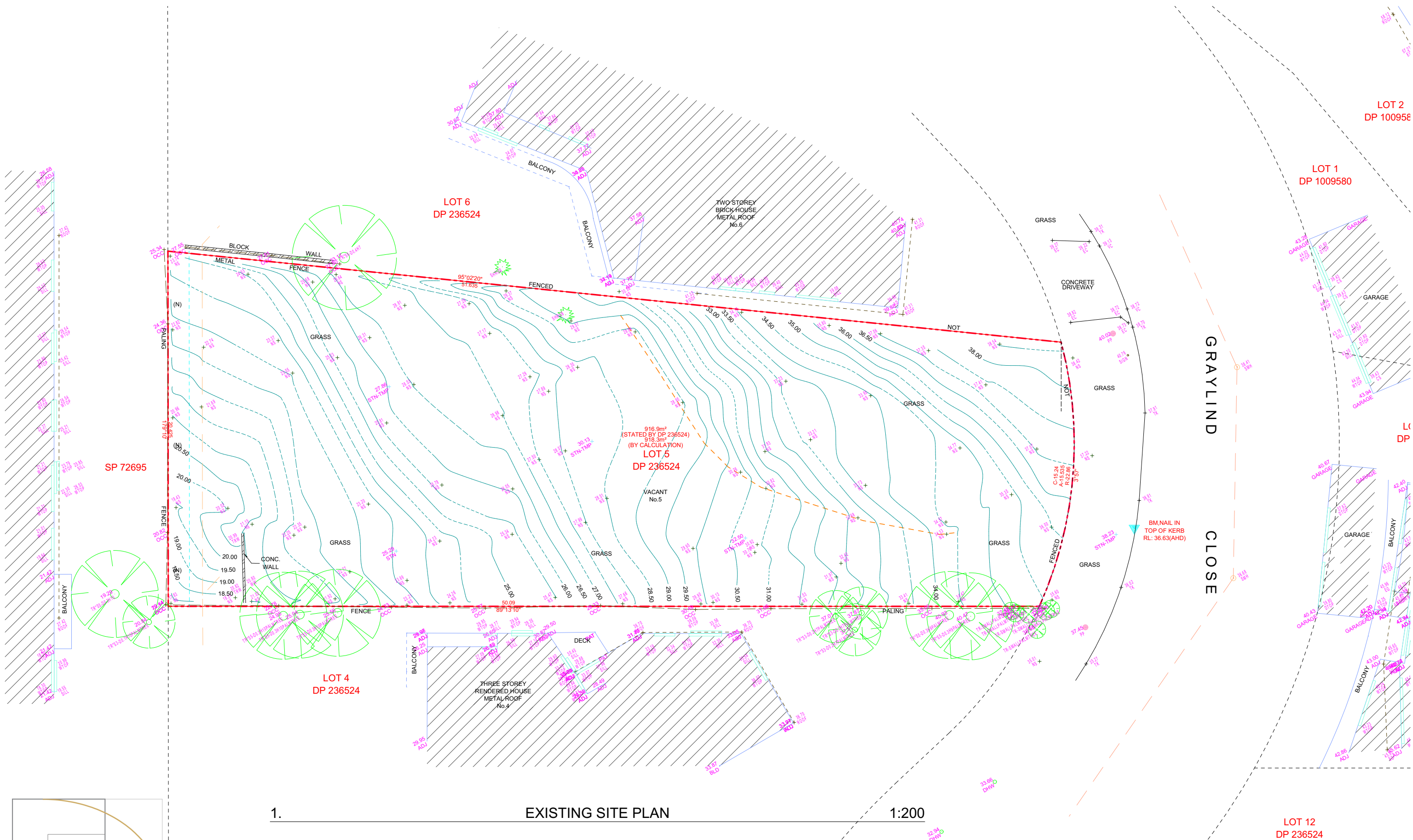
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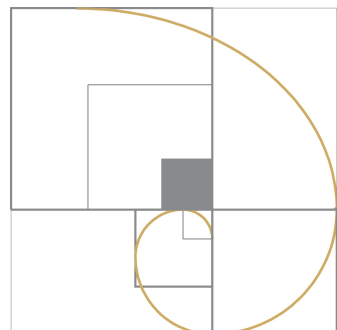




1.

EXISTING SITE PLAN

1:200



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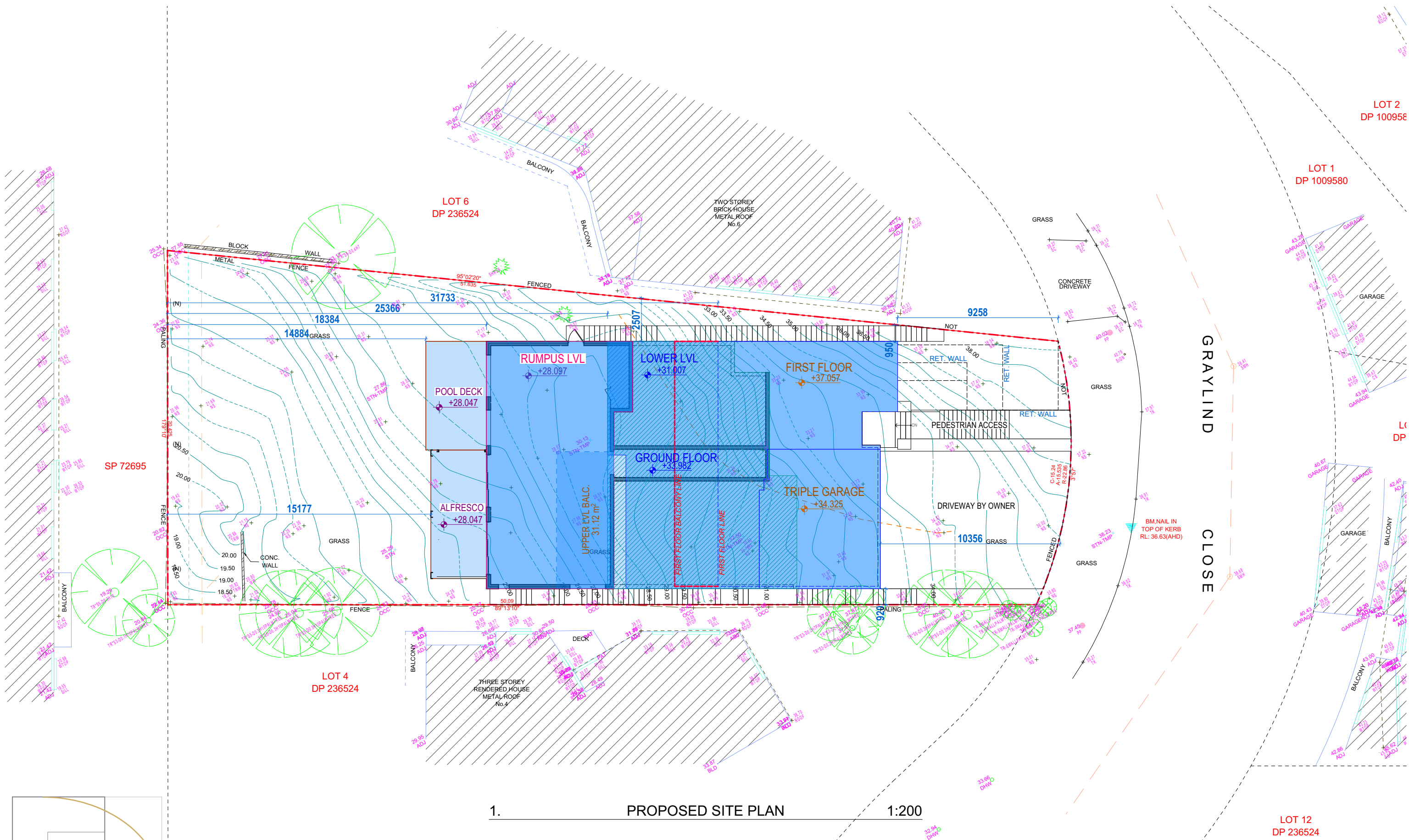
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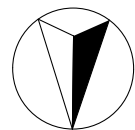
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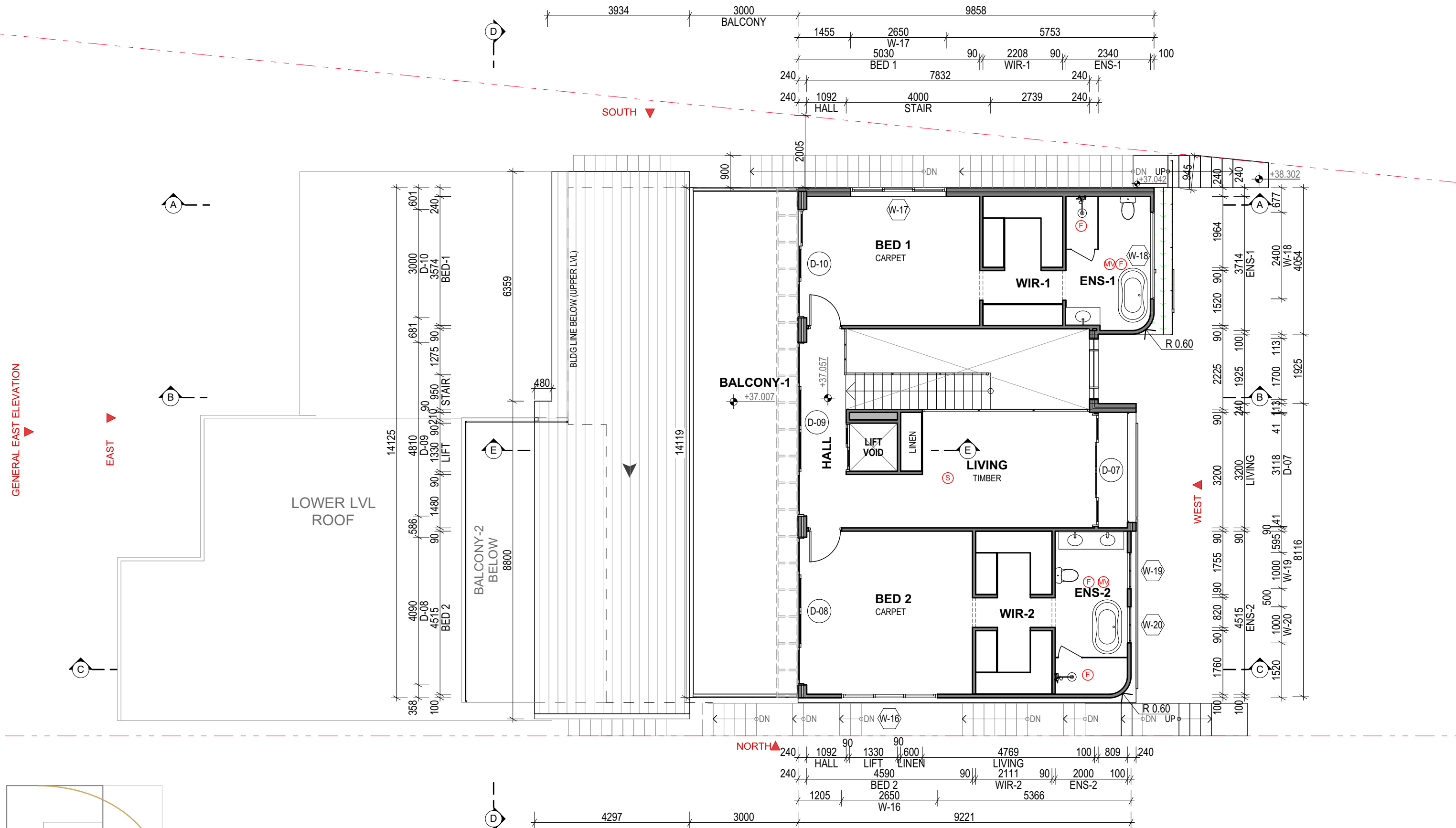
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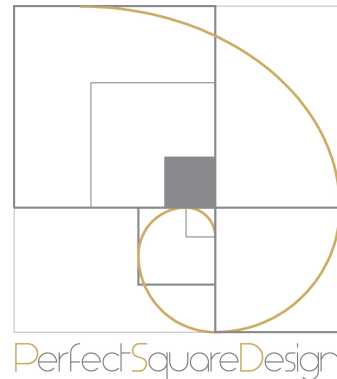
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Vanguard Consulting Engineers -  
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FIRST FLOOR PLAN

1:100



1.

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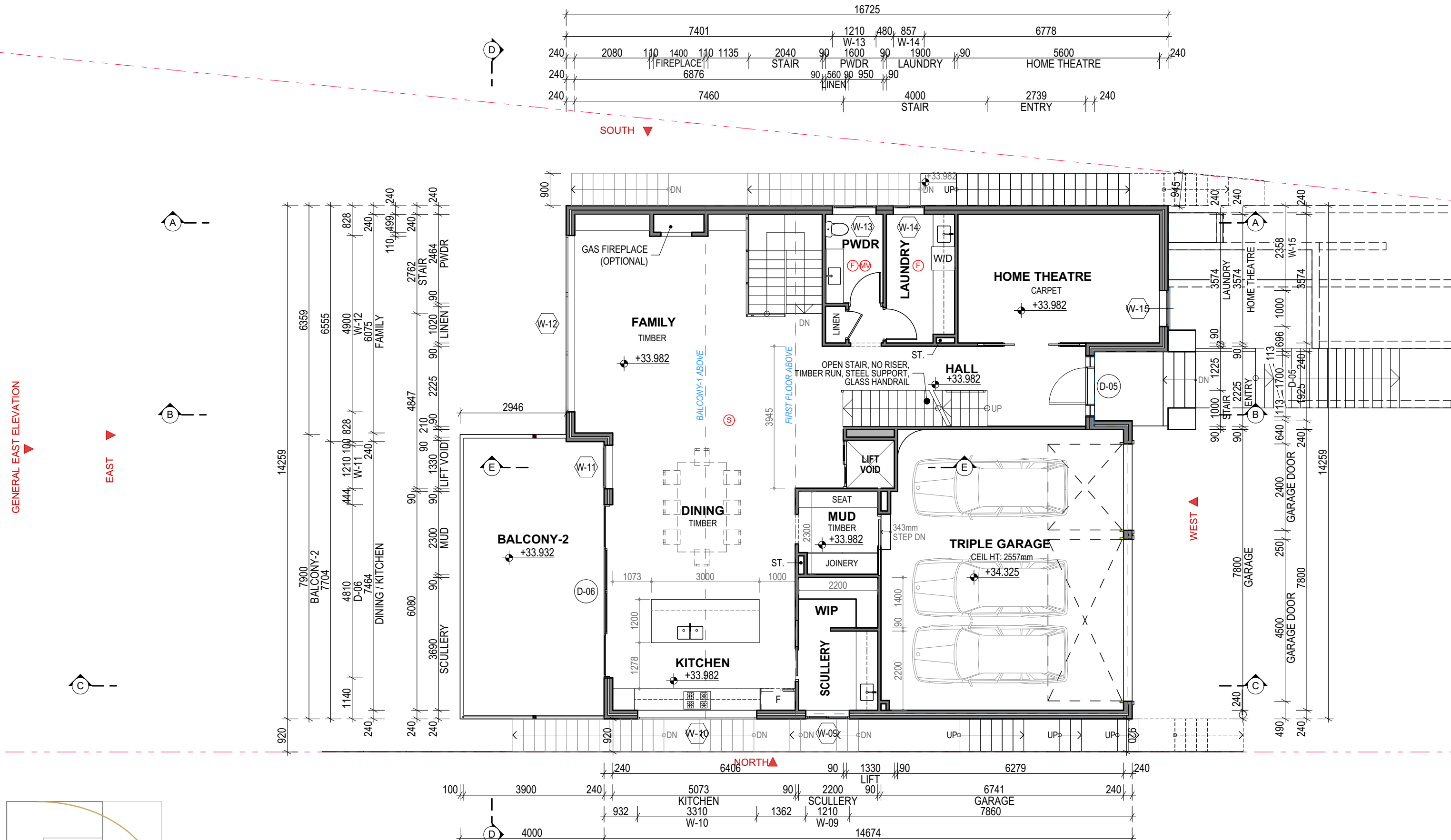
CLIENT DETAILS  
MR. & MRS. PETERS

PROJECT DETAILS  
5 GRAYLIND CLOSE,  
COLLARROY, NSW 2097 | LOT 5  
DP236524

FOUR STOREY DWELLING

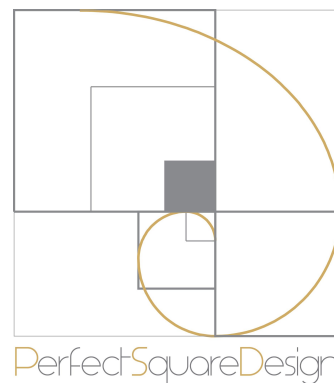
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GROUND FLOOR PLAN

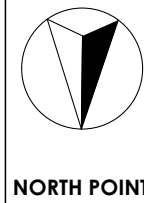
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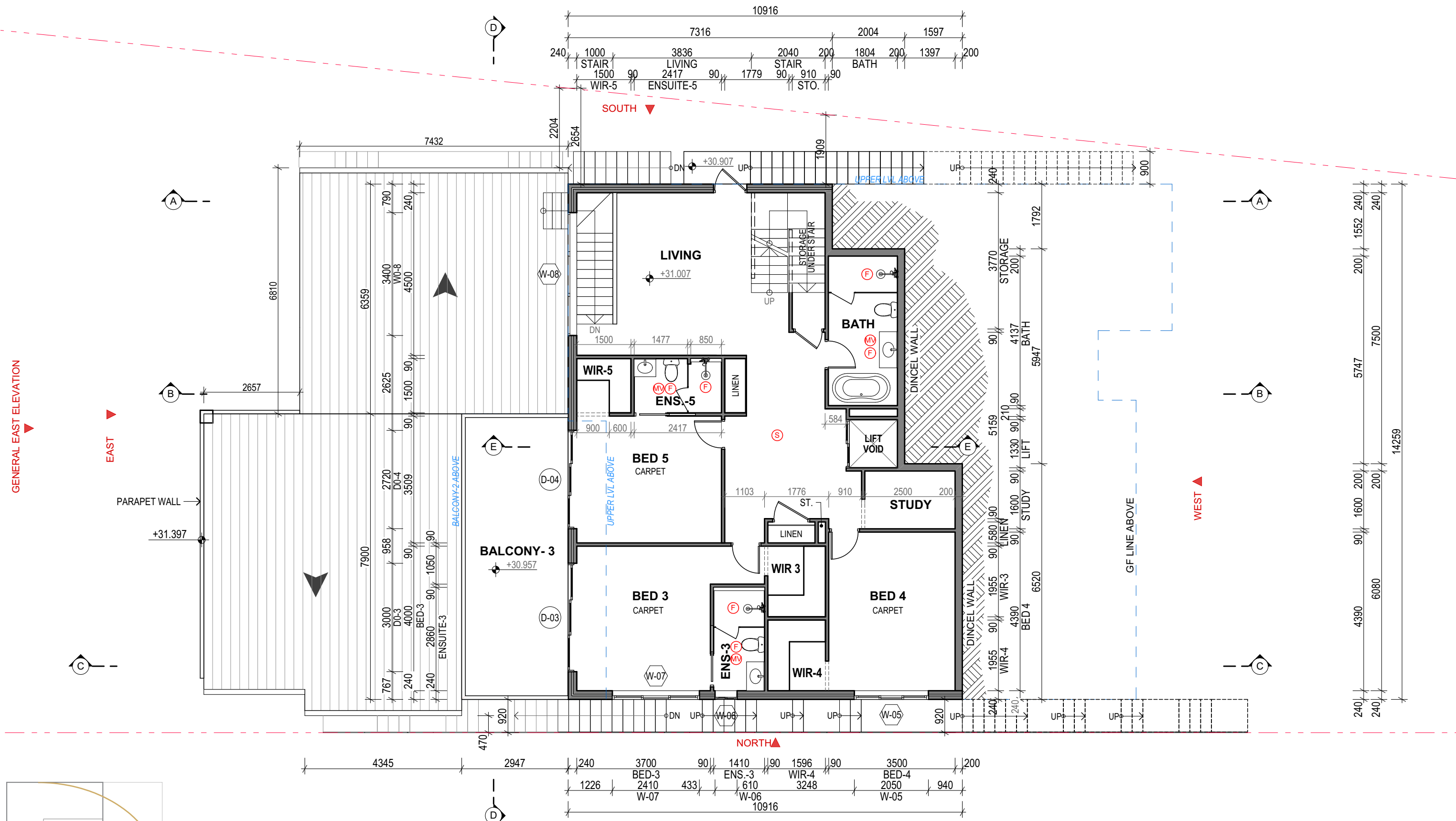


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1. LOWER LEVEL PLAN

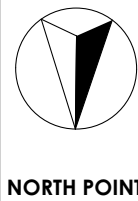
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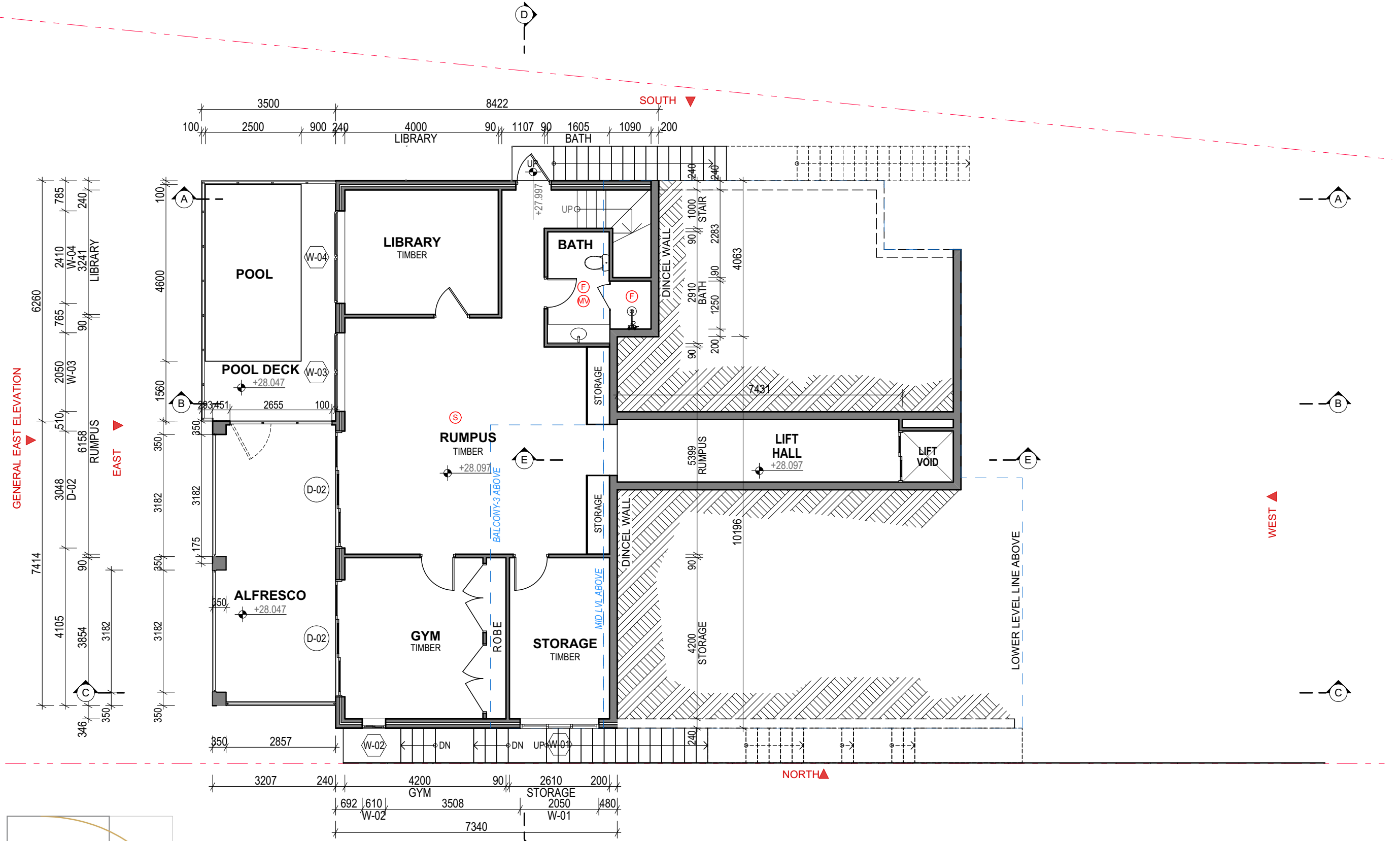
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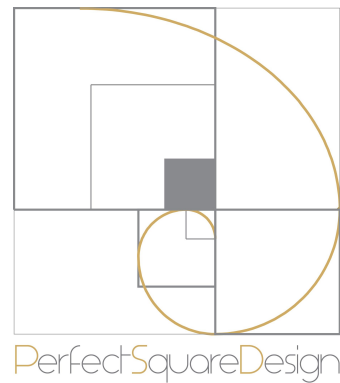
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1.

## RUMPUS LEVEL PLAN

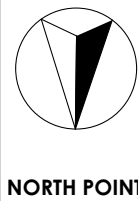
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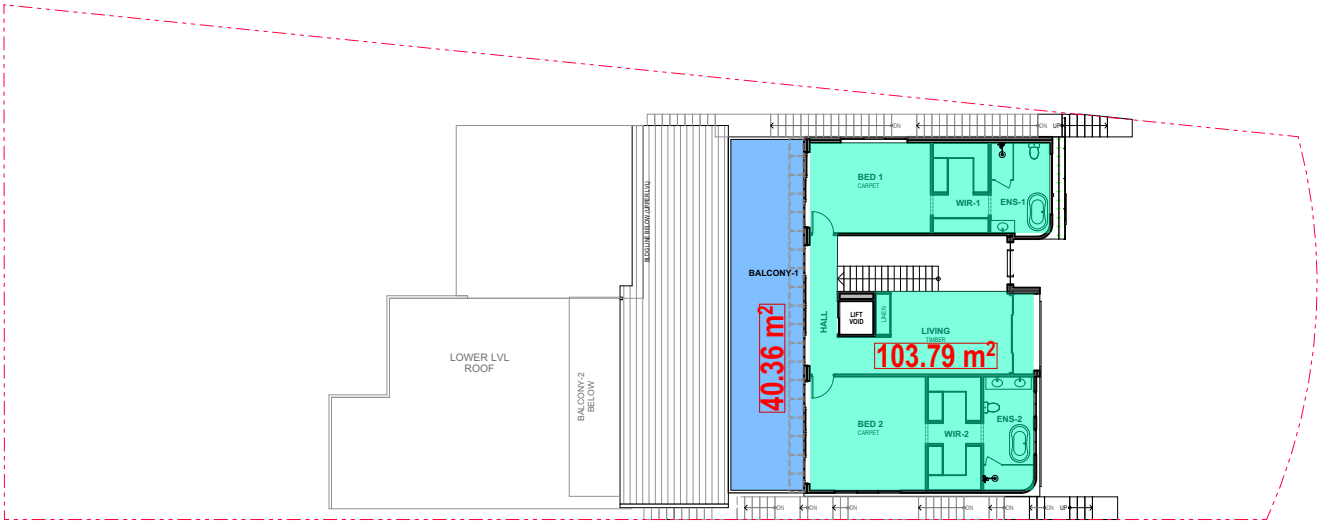
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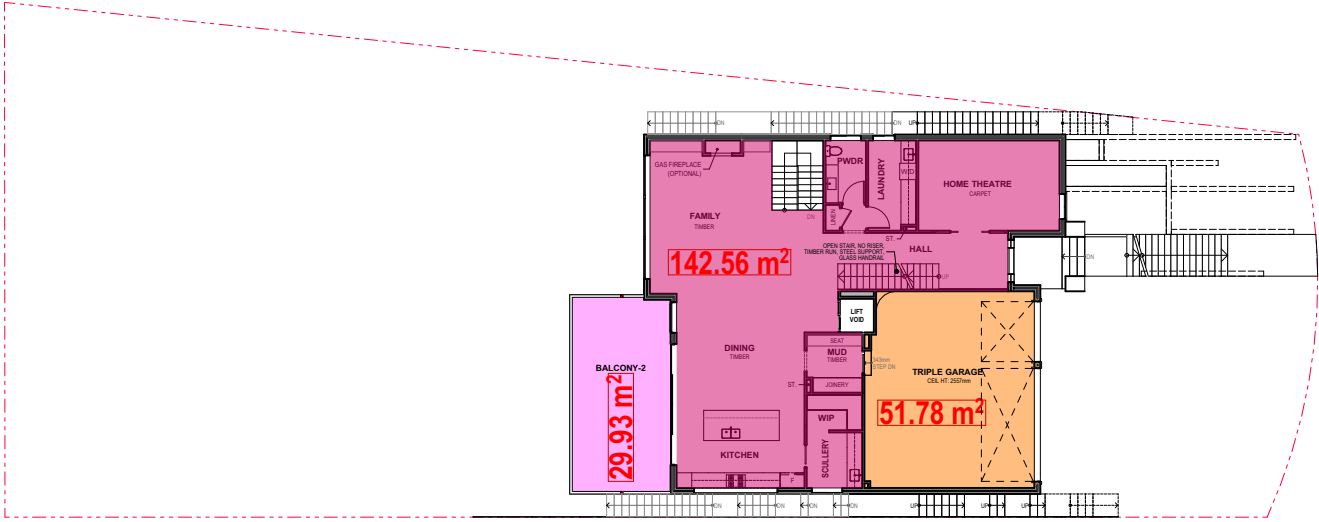
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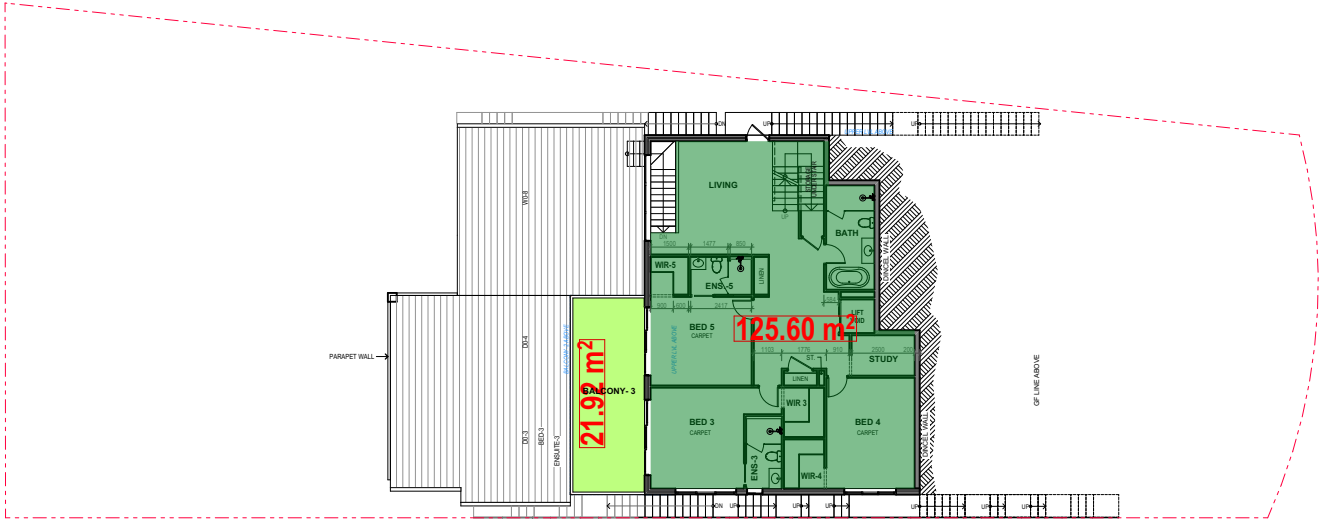
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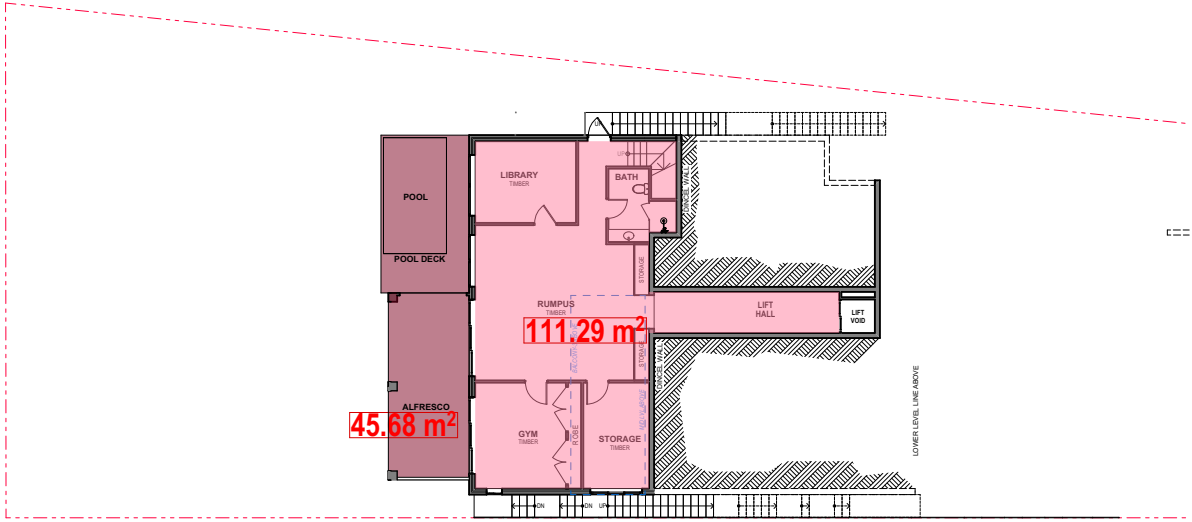
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2. GROUND LEVEL

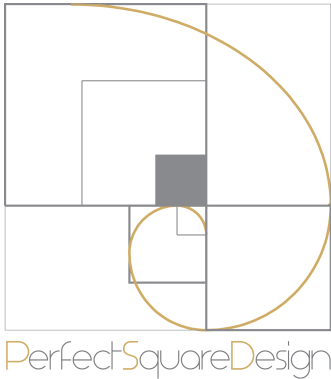


03 LOWER LEVEL



4 RUMPUS LEVEL

CALCULATIONS	AREA (INCLUDED)	AREA (EXCLUDED)
GROUND LEVEL	142.56	-
TRIPLE GARAGE	-	51.78
BALCONY-2	-	29.93
FIRST FLOOR	105.08	-
BALCONY-1	-	40.36
LOWER LEVEL	125.60	-
BALCONY-3	-	21.92
RUMPUS LEVEL	111.29	-
POOL DECK	-	45.68
TOTAL	484.53m <sup>2</sup>	189.67m <sup>2</sup>



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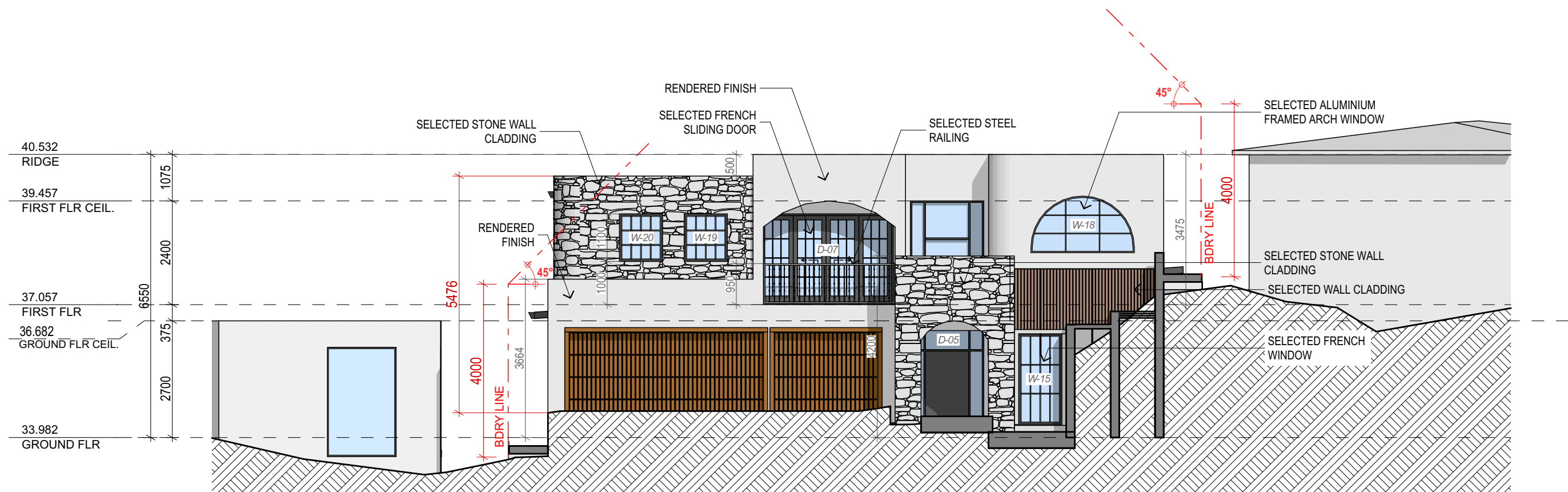
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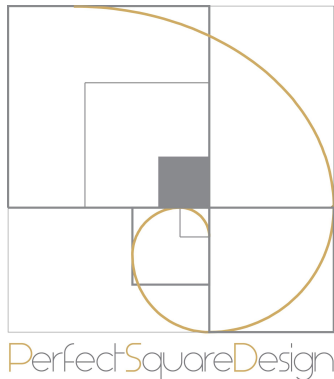
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GS  
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22056  
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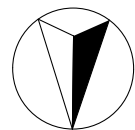
1. WEST ELEVATION 1:100



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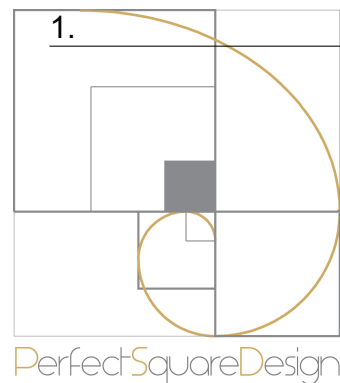
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EAST ELEVATION

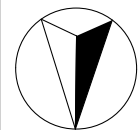
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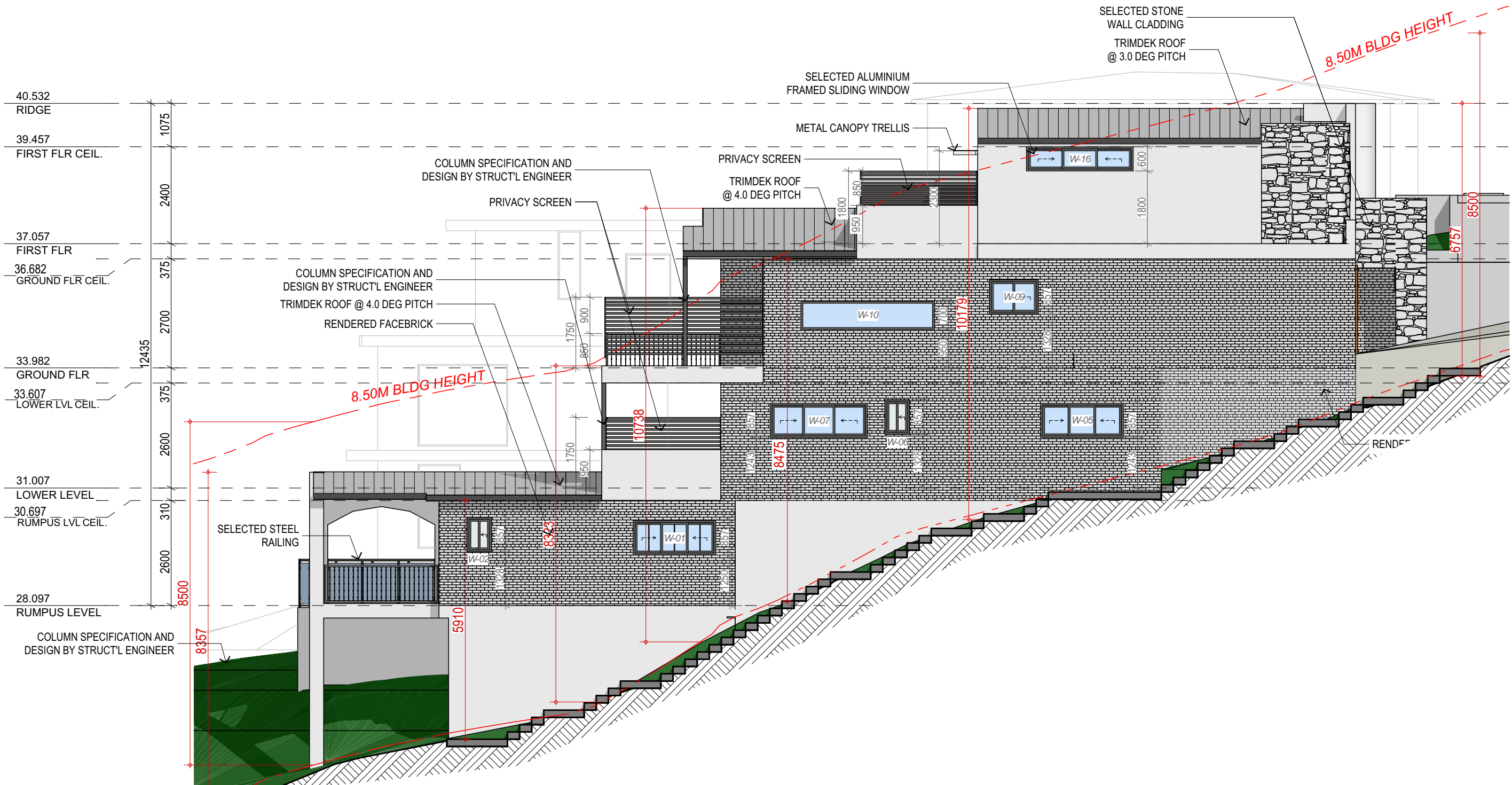
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1.

NORTH ELEVATION

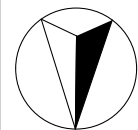
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1.

GENERAL EAST ELEVATION

1:200



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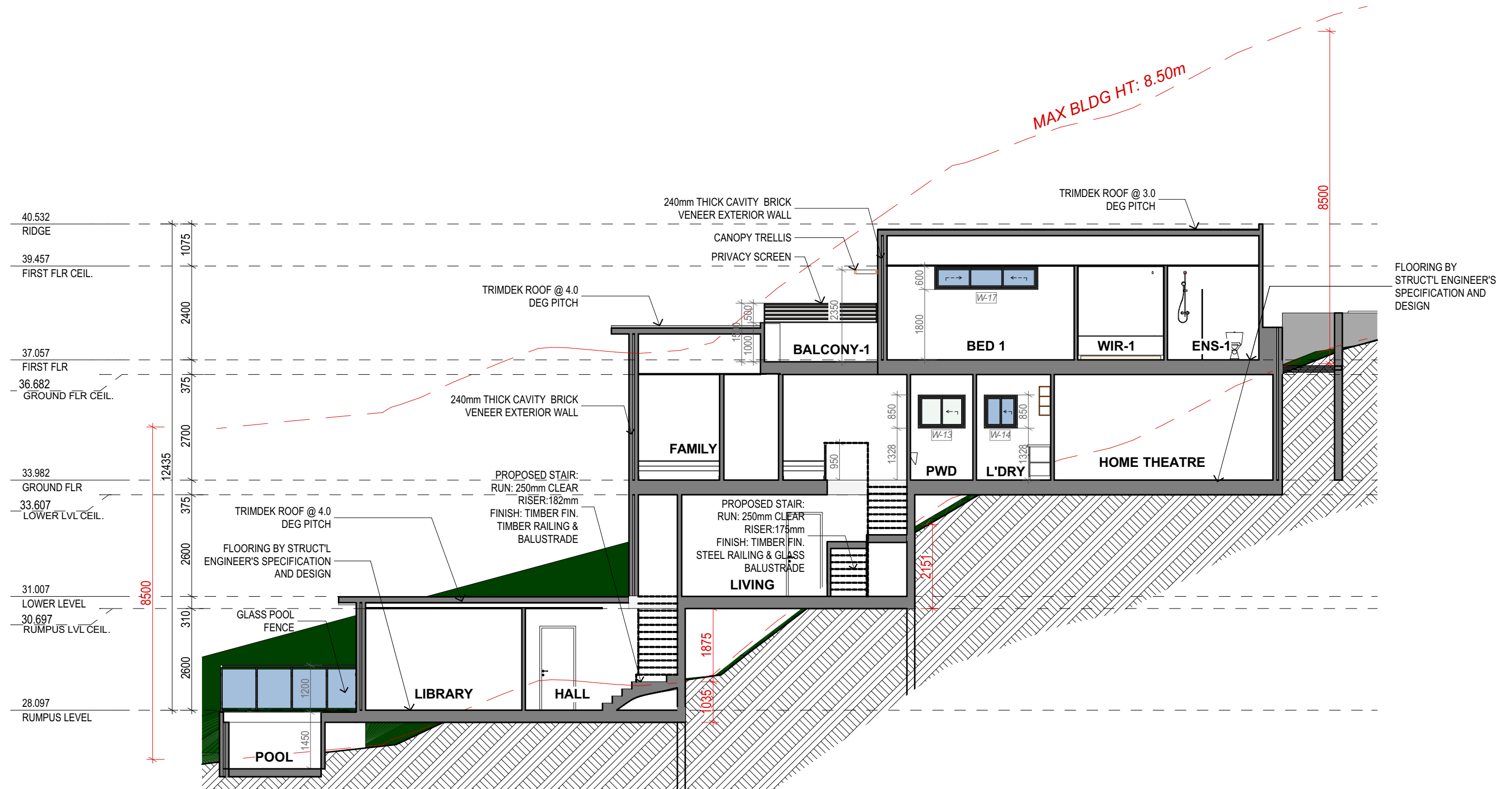
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SECTION - A

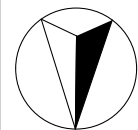
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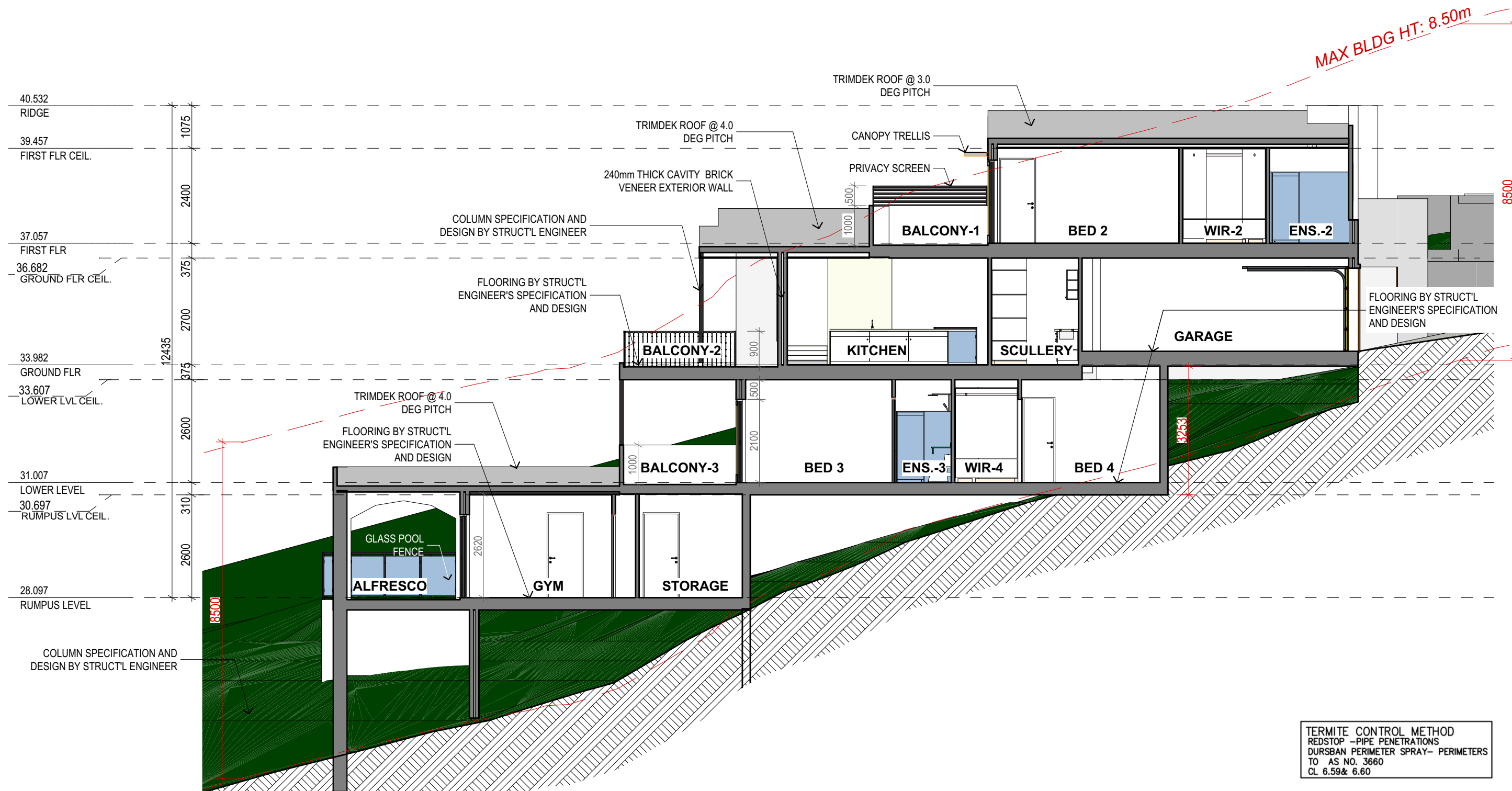
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TERMITE CONTROL METHOD  
REDSTOP -PIPE PENETRATIONS  
DURSBAN PERIMETER SPRAY- PERIMETERS  
TO AS NO. 3660  
CL 6.59& 6.60

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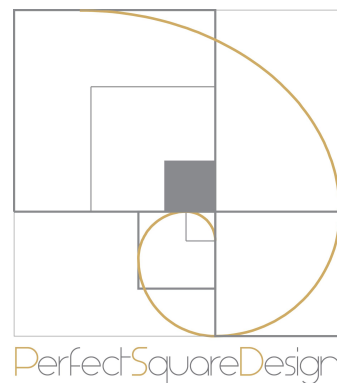


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DURSBAN PERIMETER SPRAY- PERIMETERS  
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1.

SECTION - C

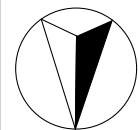
1:100



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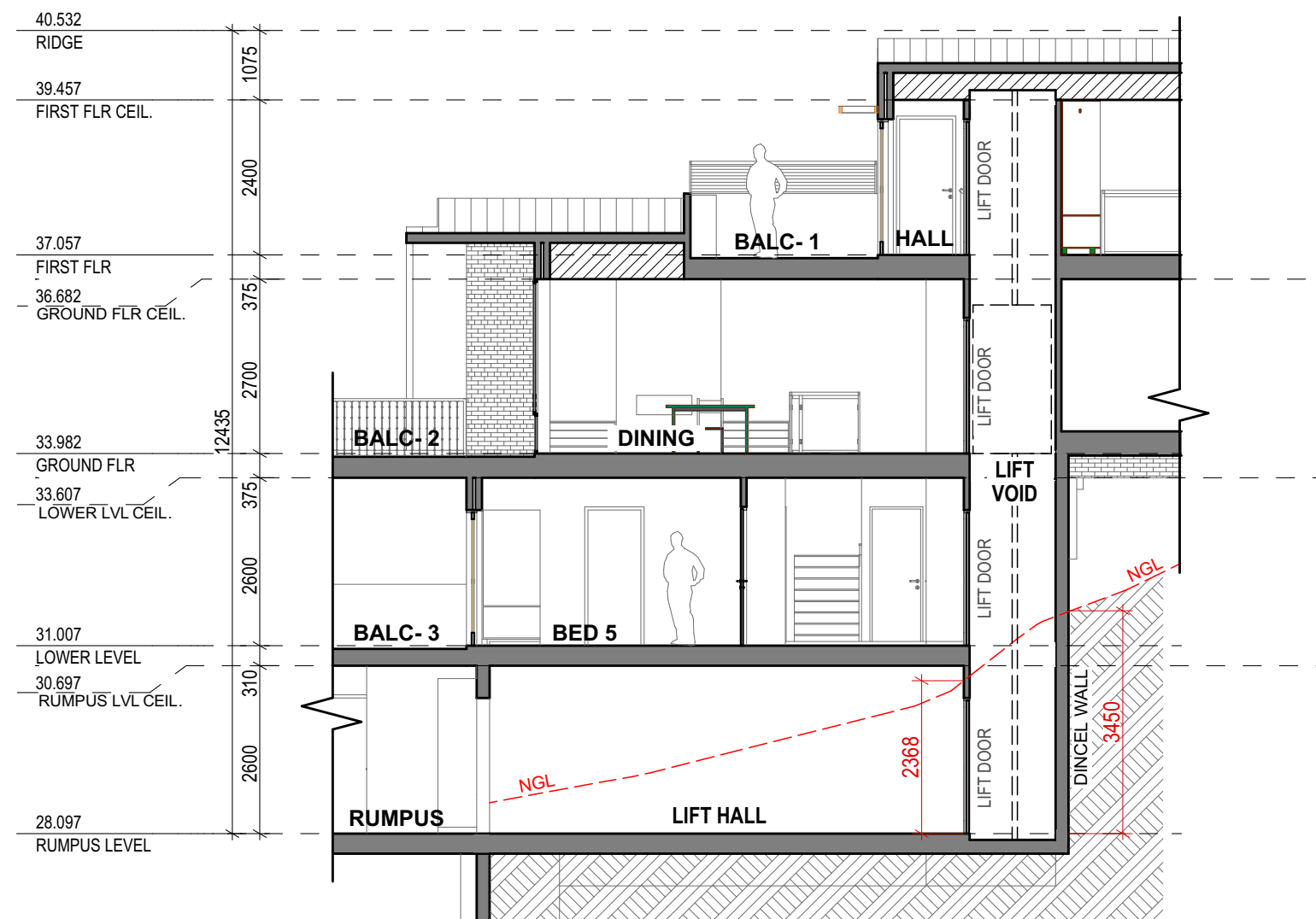
CLIENT DETAILS  
MR. & MRS. PETERS

PROJECT DETAILS  
5 GRAYLIND CLOSE,  
COLLARROY, NSW 2097 | LOT 5  
DP236524  
**FOUR STOREY DWELLING**

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Survey: C&A Surveyors -  
Navon Planning -  
ThermPerform -  
Greenland Design -  
Vanguard Consulting Engineers -  
BD&A Quantity Surveyors -  
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DRAWN BF	DESIGNED GS	PROJECT NO. 22056
DATE PUBLISHED 01/05/2025	PAGE NO. <b>18 OF 34</b>	SHEET SIZE A3



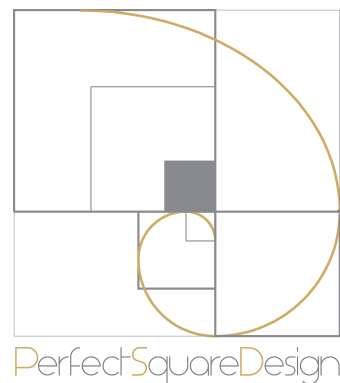


01

SECTION - E (LIFT VOID SECTION)

1:100

TERMITE CONTROL METHOD  
REDSTOP -PIPE PENETRATIONS  
DURBAN PERIMETER SPRAY- PERIMETERS  
TO AS NO. 3660  
CL. 6.59& 6.60

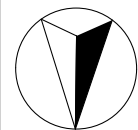


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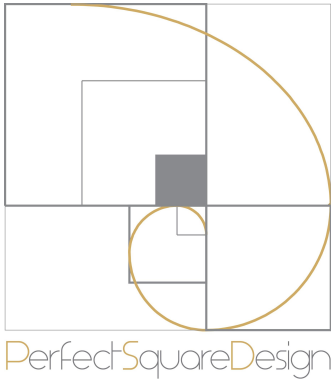
DRAWN BF	DESIGNED GS	PROJECT NO. 22056
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GLAZING SCHEDULE (WINDOW)						
Item#	W x H (mm)	AREA (m2)	Sill ht. (mm)	TYPE	LOCATION	ORIENTATION
W-01	2 050×857	1.756	1 250	SLIDING	STORAGE	NORTH
W-02	610×857	0.522	1 328	SLIDING	GYM	NORTH
W-03	2 050×1 800	3.690	300	AWNING	RUMPUS	EAST
W-04	2 410×1 800	4.338	300	AWNING	LIBRARY	EAST
W-05	2 050×857	1.756	1 243	SLIDING	BED-4	NORTH
W-06	610×857	0.522	1 328	SLIDING	ENSUITE-3	NORTH
W-07	2 410×857	2.065	1 243	SLIDING	BED-3	NORTH
W-08	3 400×1 150	3.910	950	FIXED	LIVING	EAST
W-09	1 210×857	1.036	1 328	SLIDING	SCULLERY	NORTH
W-10	3 310×700	2.317	950	FIXED	KITCHEN	NORTH
W-11	1 210×2 700	3.267	0	AWNING	DINING	EAST
W-12	4 900×2 700	13.230	0	FIXED	FAMILY	EAST
W-13	1 210×850	1.028	1 328	SLIDING	POWDER RM.	SOUTH
W-14	857×850	0.728	1 328	SLIDING	LAUNDRY	SOUTH
W-15	1 000×2 100	2.100	300	SLIDING	HOME THEATRE	WEST
W-16	2 650×600	1.590	1 800	SLIDING	BED-2	NORTH
W-17	2 650×600	1.590	1 800	SLIDING	BED-1	SOUTH
W-18	2 400×1 315	3.156	1 200	FIXED	ENSUITE-1	WEST
W-19	1 000×1 100	1.100	1 000	SLIDING	ENSUITE-2	WEST
W-20	1 000×1 100	1.100	1 000	SLIDING	ENSUITE-2	WEST

WINDOW RESTRICTORS AS PER BCA 3.9.2.6

GLAZING SCHEDULE (DOOR)					
ITEM #	W x H (mm)	AREA (m2)	TYPE	LOCATION	ORIENTATION
D-02	3 048×2 100	6.400	SLIDING	RUMPUS	EAST
D-03	3 000×2 100	6.300	SLIDING	BED-3	EAST
D-04	2 720×2 100	5.712	SLIDING	BED-5	EAST
D-05	1 700×5 475	9.307	HINGED	ENTRY	WEST
D-06	4 810×2 700	12.987	SLIDING	KITCHEN / DINING	EAST
D-07	3 118×2 100	6.547	SLIDING	LIVING	WEST
D-08	4 090×2 100	8.589	SLIDING	BED-2	EAST
D-09	4 810×2 100	10.101	SLIDING	1F HALL	EAST
D-10	3 000×2 100	6.300	SLIDING	BED-1	EAST



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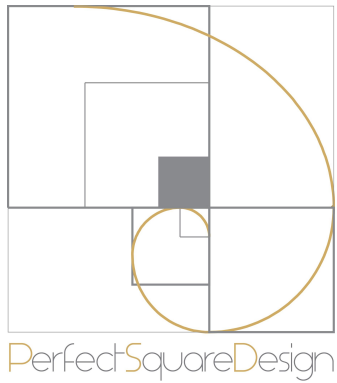
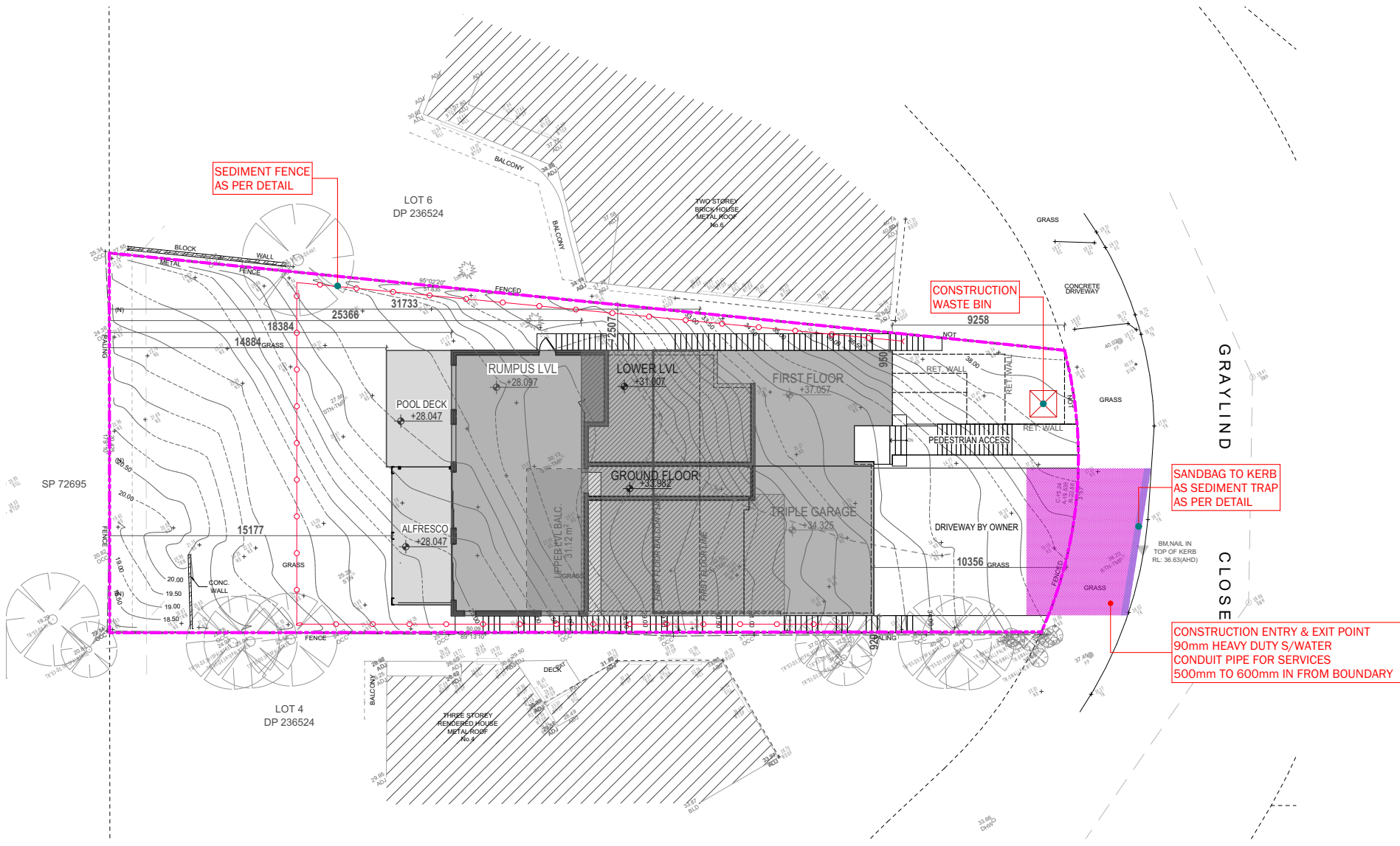
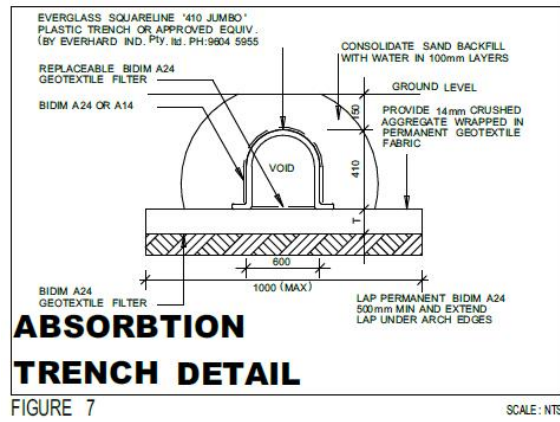
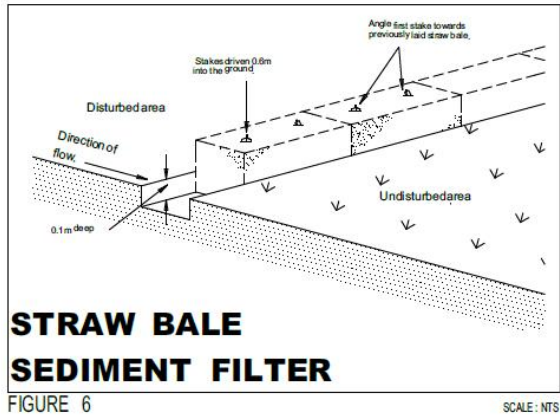
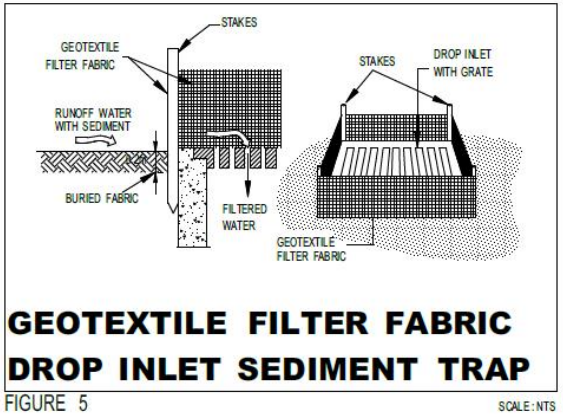
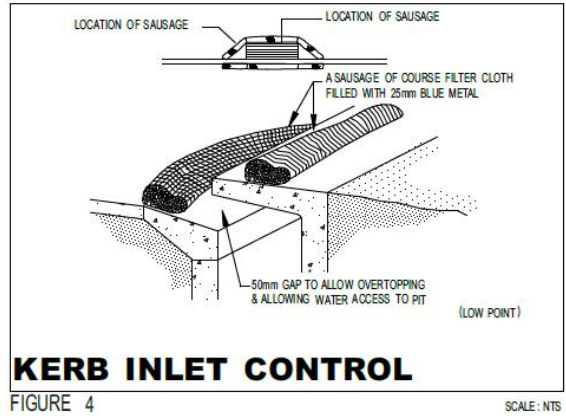
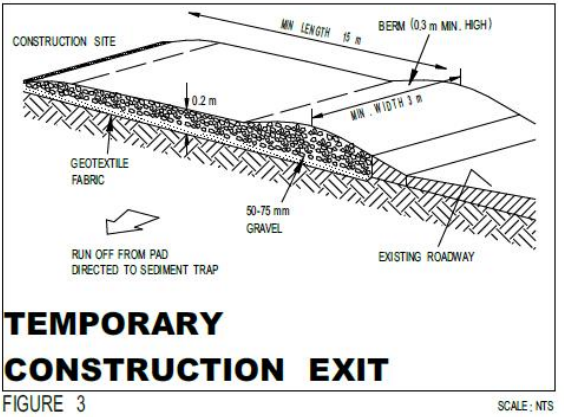
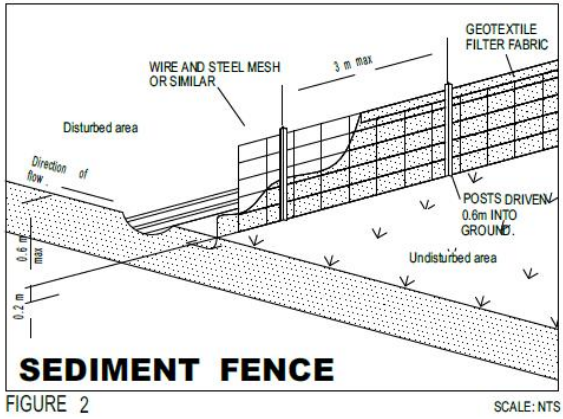
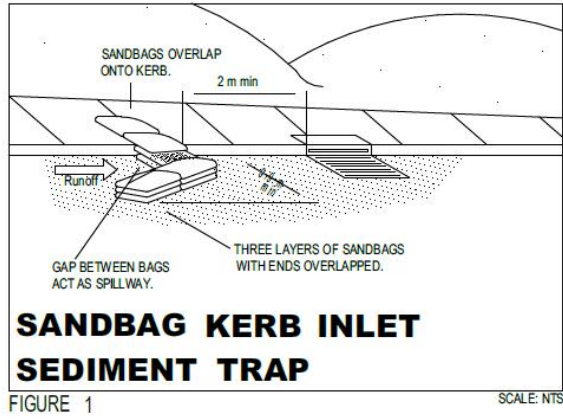


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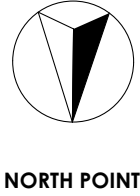
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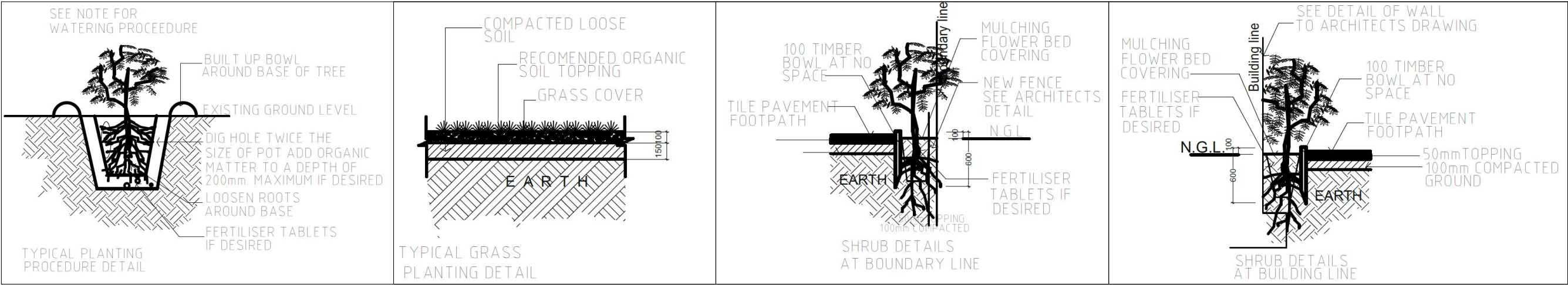
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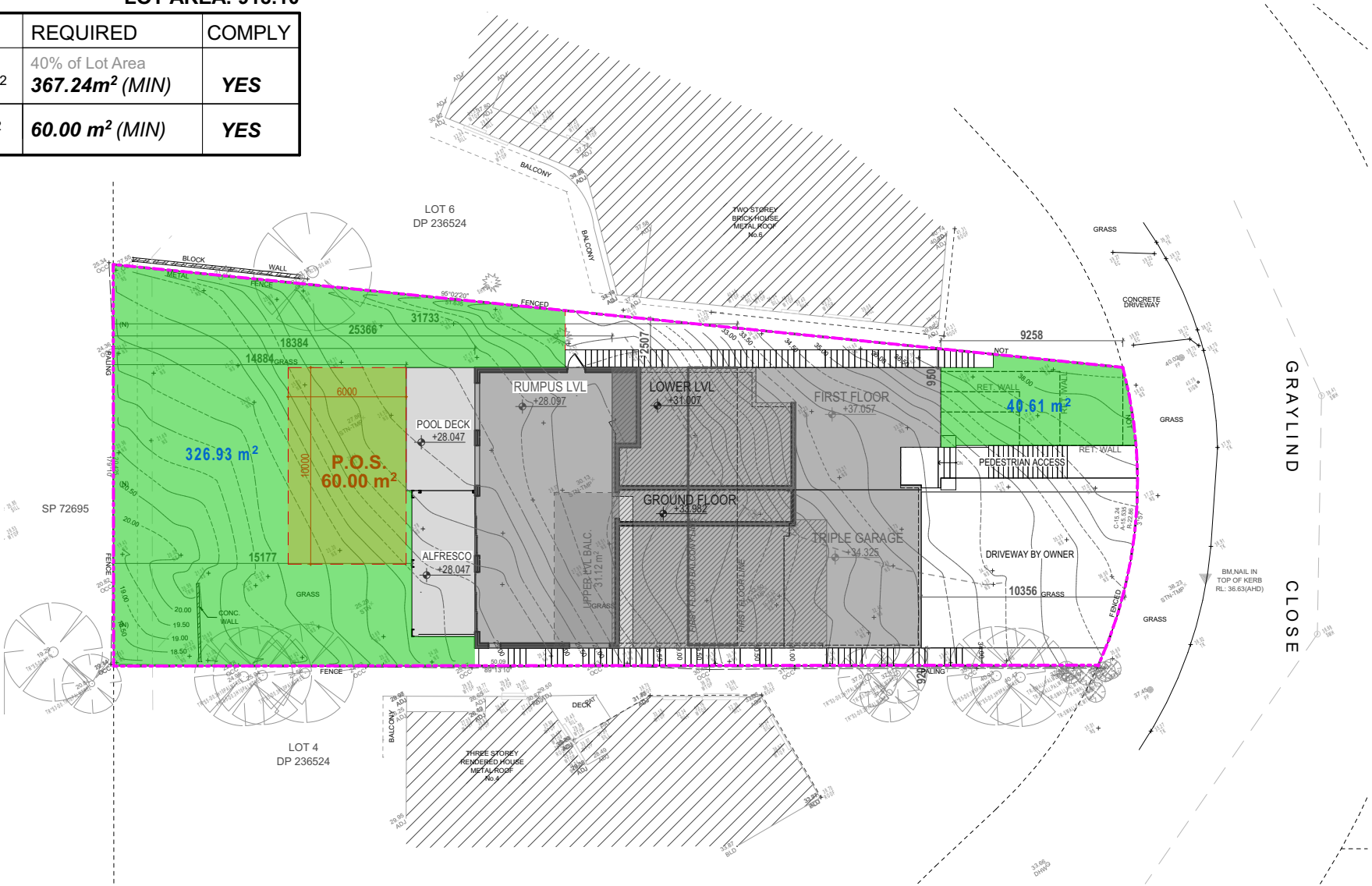
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LOT AREA: 918.10

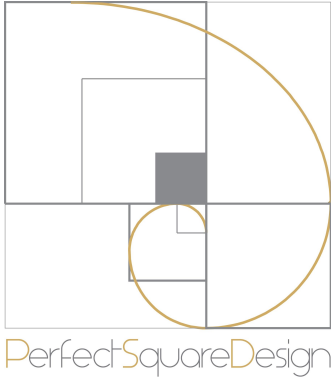
AREA		REQUIRED	COMPLY
TOTAL LANDSCAPE	367.54m <sup>2</sup>	40% of Lot Area <b>367.24m<sup>2</sup> (MIN)</b>	<b>YES</b>
PROPOSED PRIVATE OPEN SPACE	60.00 m <sup>2</sup>	<b>60.00 m<sup>2</sup> (MIN)</b>	<b>YES</b>



01

LANDSCAPE PLAN

1:300



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NOTES

- 1. THE NOISE LEVEL OF THE FILTRATION EQUIPMENT WILL BE MAINTAINED BELOW 5dBA ABOVE THE AMBIENT BACKGROUND NOISE LEVEL MEASURED AT ANY PROPERTY BOUNDRY, WHERE REQUIRED AND ACCOUSTIC ENCLOSURE WILL BE PROVIDED.
- 2. STORMWATER FROM PAVED AREAS WILL BE DRAINED AWAY FROM PROPERTY BOUNDARIES AND CONVEYED TO A LANDSCAPED AREA, ABSORBTION PIT, EXISTING STORMWATER DISPOSAL SYSTEM OR OTHERWISE DISPOSED OF TO AVOID NUISANCE.
- 3. PROVIDE A SEDMENT CONTROL FENCE AS REQUIRED.
- 4. ALL WASTE WILL BE REMOVED AT THE TIME OF EXCAVATION, ANY STOCKPILED MATERIAL WILL BE SUITABLY CONTAINED.

PROPERTY AND POOL POSITION DIMENSIONS SHOWN ARE AS PROVIED BY OWNER UNLESS OTHERWISE SPECIFIED POOL SET 100mm OUT OF GROUND

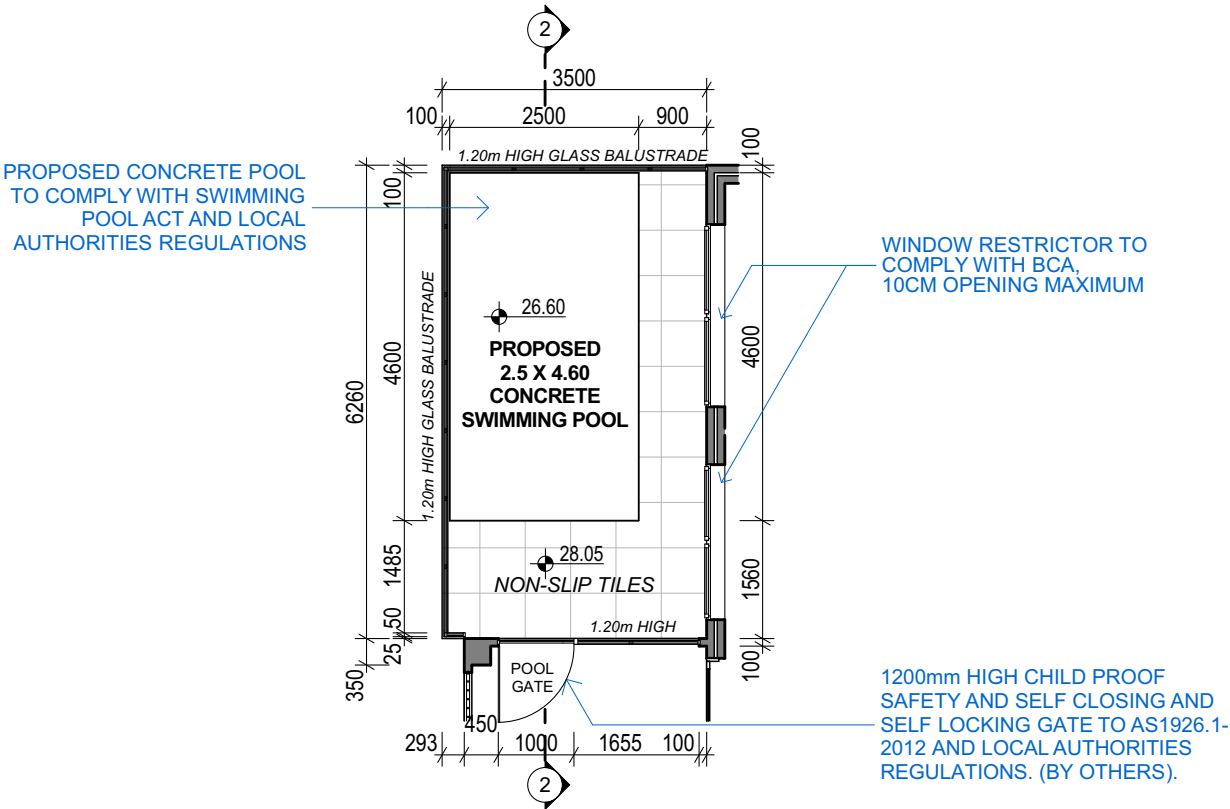
NOTE: DETAILED AND ACCURATE GROUND LEVELS MAY ONLY BE DETERMINED WITH AID OF FULL LEVEL AND DETAIL SURVEY BY REGISTERED AND QUALIFIED SURVEYOR. 100mm CONCRETE THINCKNESS IS BASED ON PRPOSED SITE BEING LEVEL AND GRANDED SUITABLE FOR INSTALATION OF APPROPRIATE FIBREGLASS POOL SHELL IN ACCORDANCE WITH ENGINEERS SPECIFICATIONS.

POOL WASTE MANAGEMENT PLAN

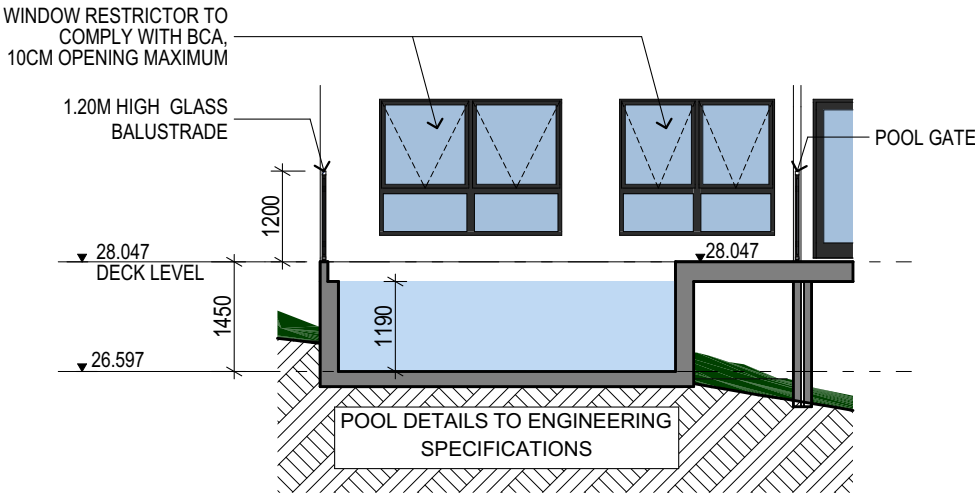
- 1. ALL EXCAVATED MATERIAL TO BE REMOVED FROM SITE;
- 2. ALL CONSTRUCTION MATERIAL TO BE REMOVED FROM SITE;
- 3. SEDIMENT BARRIER TO BE ERECTED TO PREVENT RUN-OFF;
- 4. SANDBAGS TO BE USED TO PREVENT ANY RUN-OFF INTO STORMWATER.

NOTE: POOL CAPACITY IS LESS THAN 40,000 LITERS  
-THUS POOL NOT REQUIRED FOR BASIX CERTIFICATION

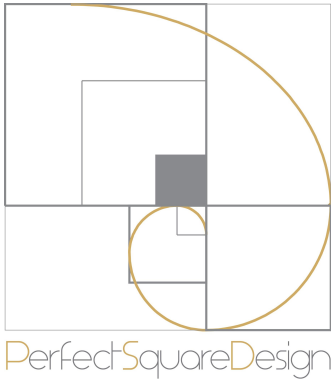
ALL PLUMBING AND DRAINAGE WORK TO BE IN A/C WITH  
AS3500.



1. POOL DETAILED PLAN 1:100



2. POOL SECTION DETAIL 1:100



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SELECTED ALUMINUM  
SLIDING DOOR OR SIMILAR

SELECTED ALUMINUM  
FRAMED FIXED WINDOW OR  
SIMILAR

SELECTED COLORBOND  
ROOFING

SELECTED METAL CANOPY  
TRELLIS

SELECTED STEEL RAILING

SELECTED GLASS POOL  
FENCE

SELECTED FRENCH DOOR

PRIVACY SCREEN

RENDERED FACEBRICK

SELECTED ALUMINUM  
SLIDING WINDOW OR SIMILAR

RENDERED FINISH

SELECTED ALUMINIUM  
FRAMED ARCH WINDOW

SELECTED ALUMINIUM  
FRAMED ARCH WINDOW

SELECTED STONE WALL  
CLADDING

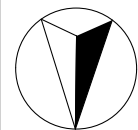
## EXTERNAL FINISHES & MATERIALS



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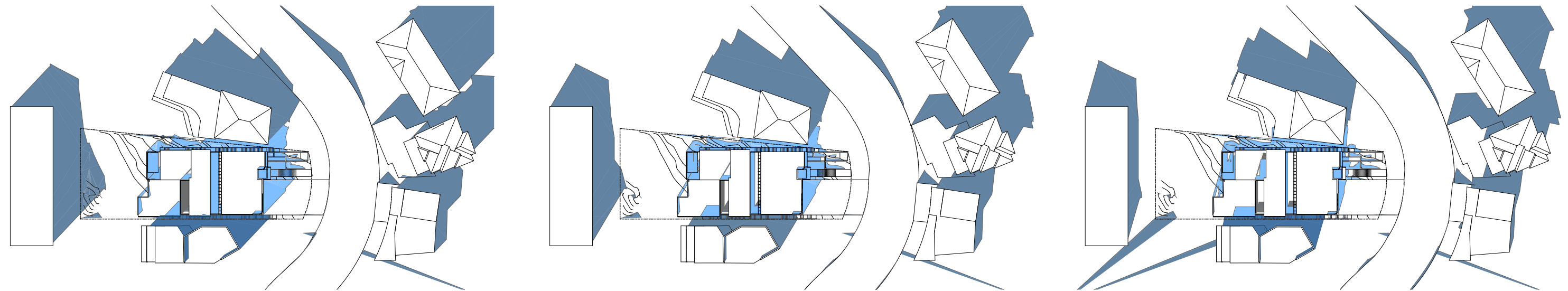
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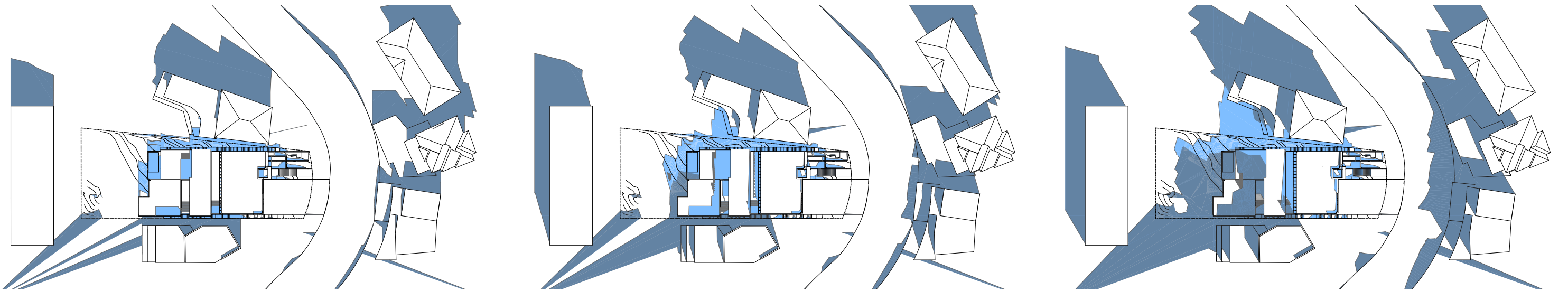
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02 10:00 AM

03 11:00 AM

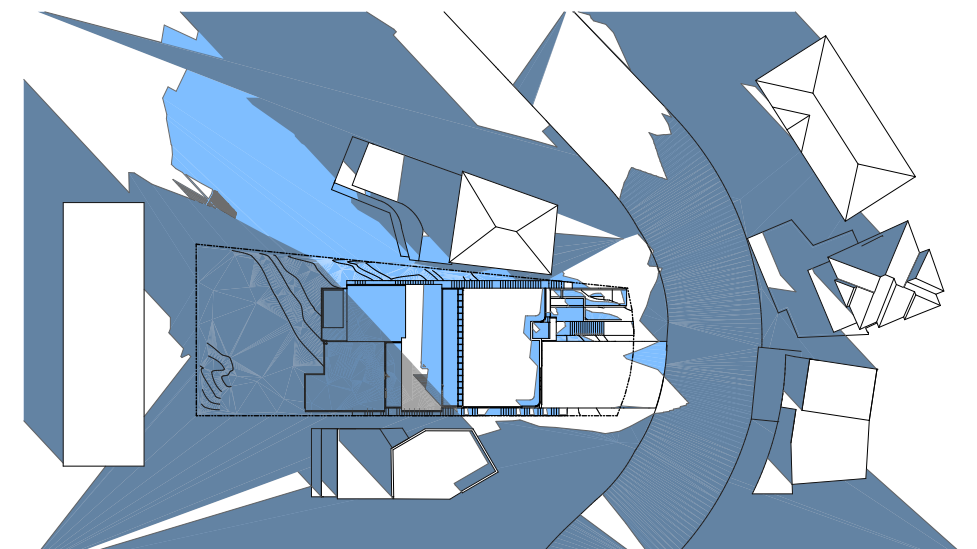


04 12:00 NOON

05 1:00 PM

06 2:00 PM

# SHADOW DIAGRAM 21<sup>ST</sup> JUNE



07 3:00 PM

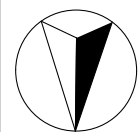


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MR. & MRS. PETERS

## PROJECT DETAILS

5 GRAYLIND CLOSE,  
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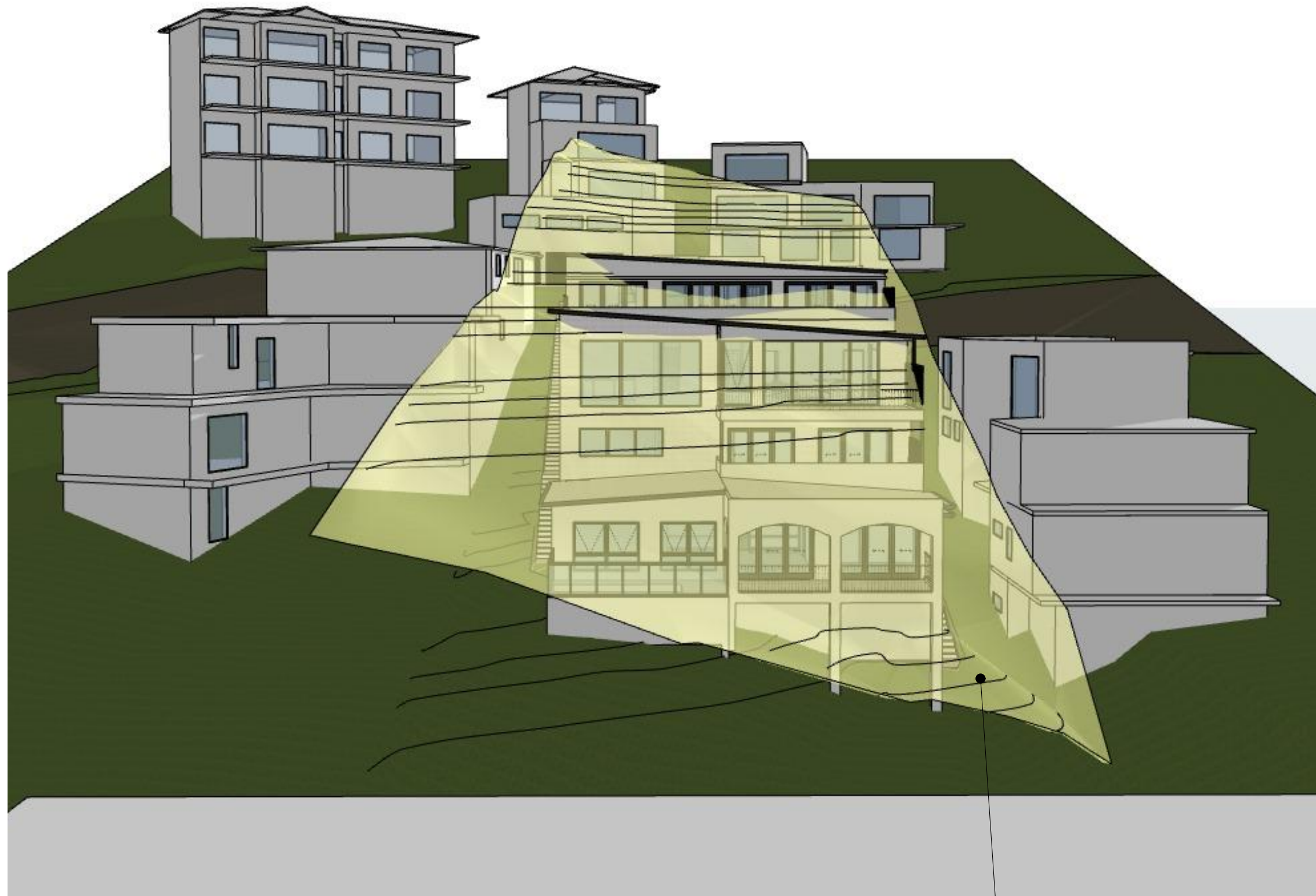
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Survey: C&A Surveyors -  
Navon Planning -  
ThermPerform -  
Greenland Design -  
Vanguard Consulting Engineers -  
BDSA Quantity Surveyors -  
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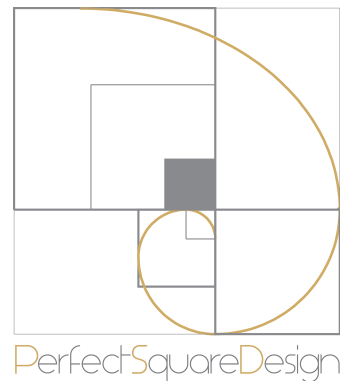
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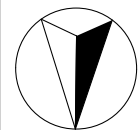
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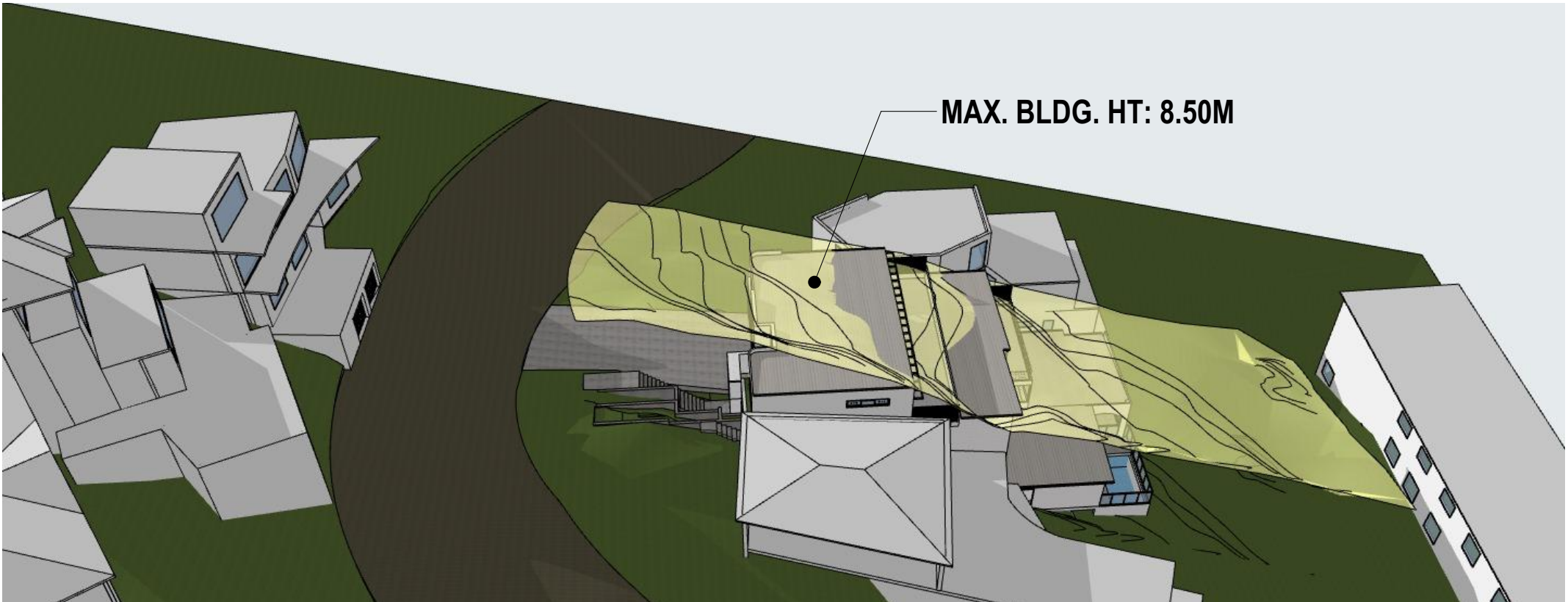
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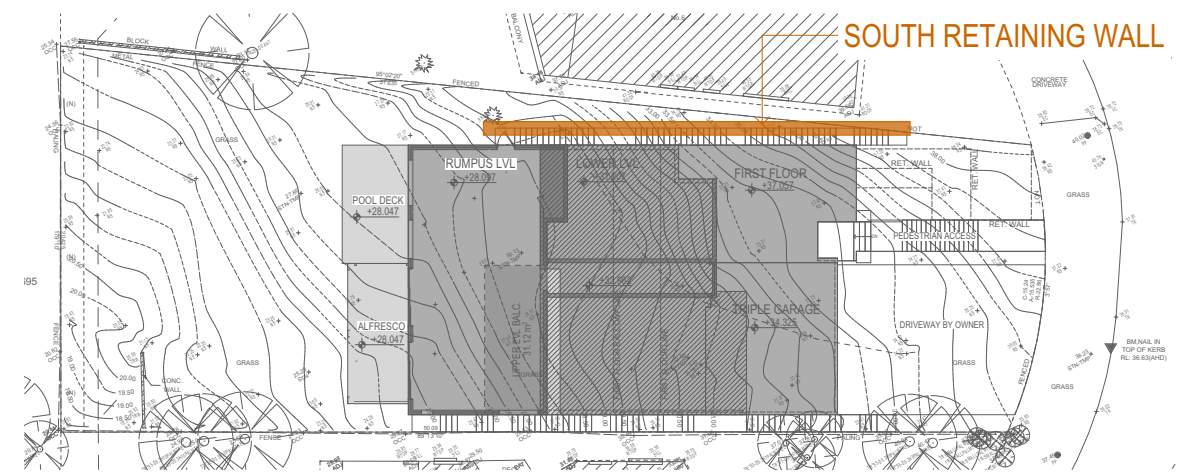
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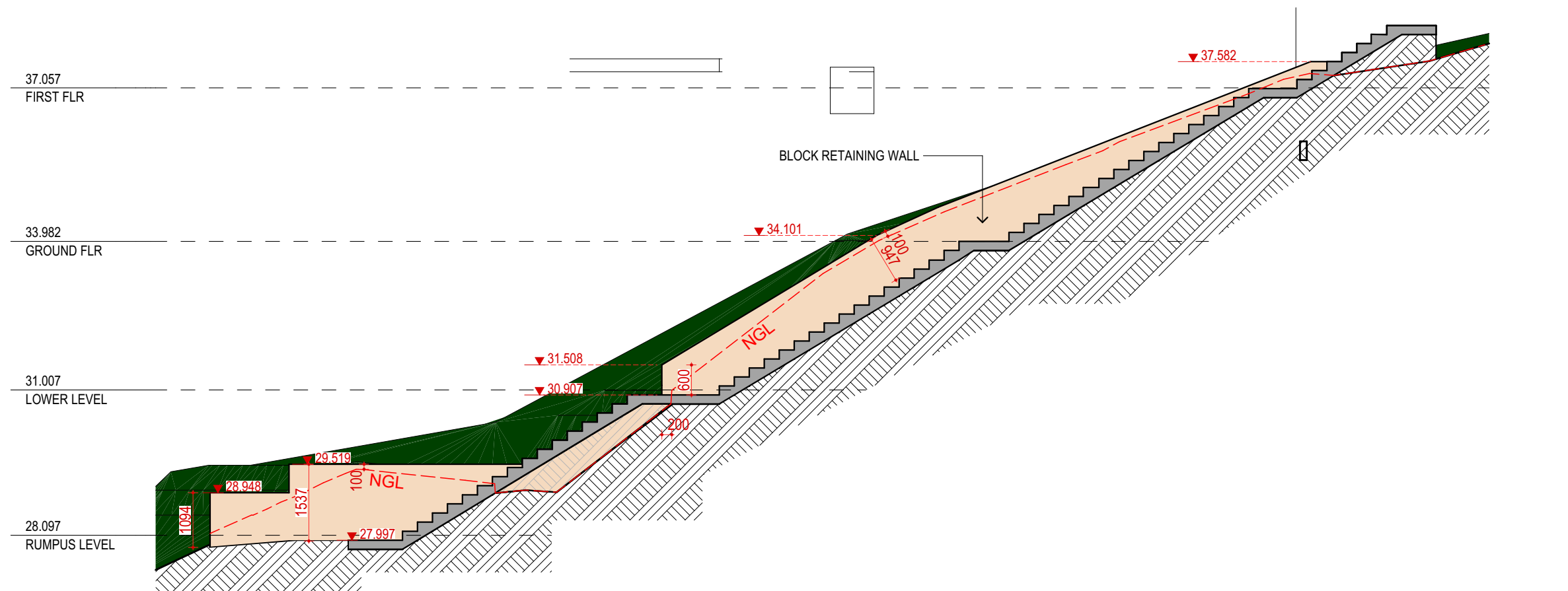
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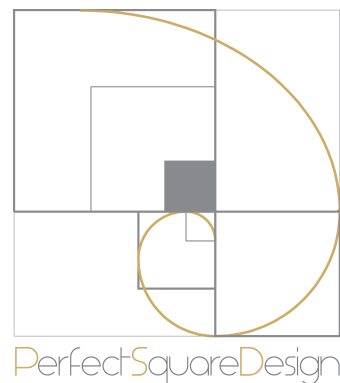
## KEYPLAN



## SOUTH RETAINING WALL

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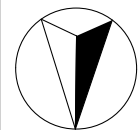
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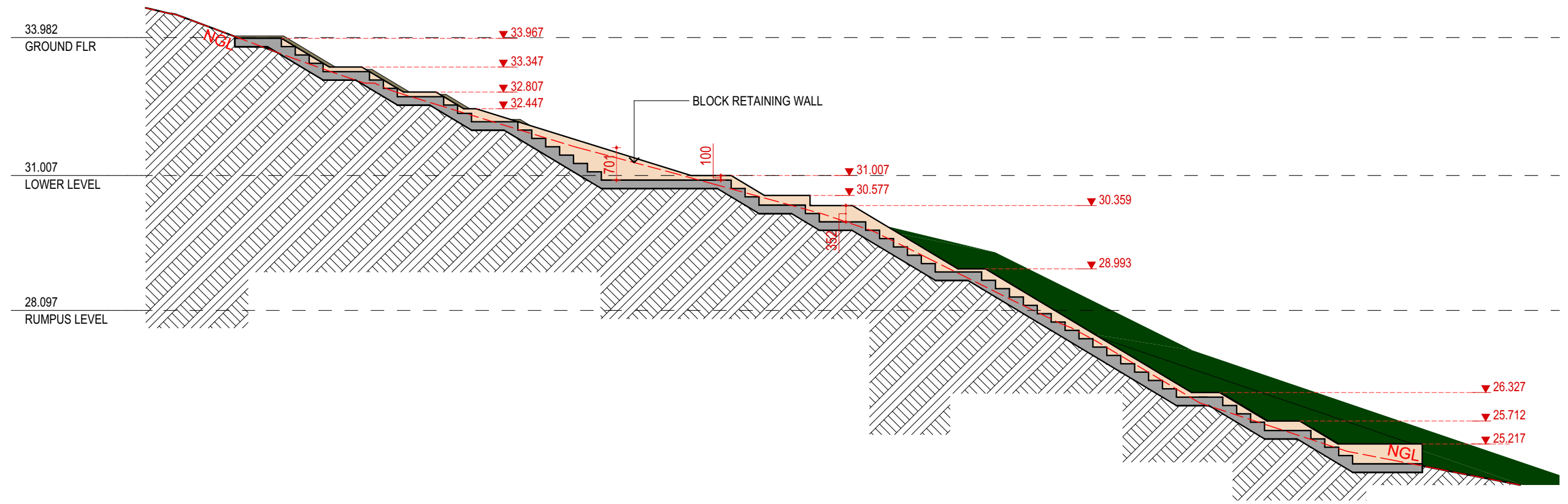
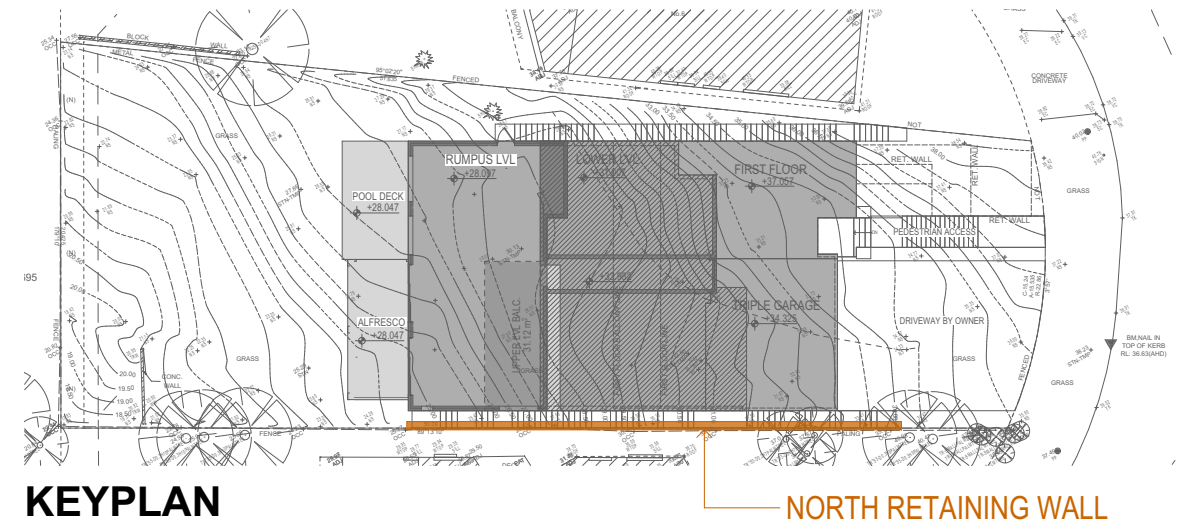
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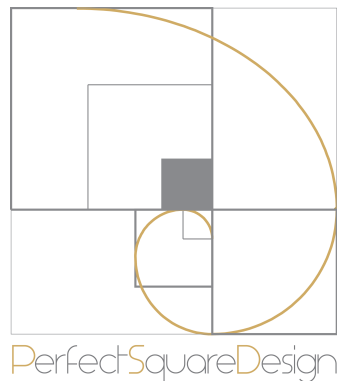


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### NORTH RETAINING WALL

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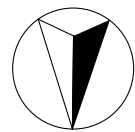
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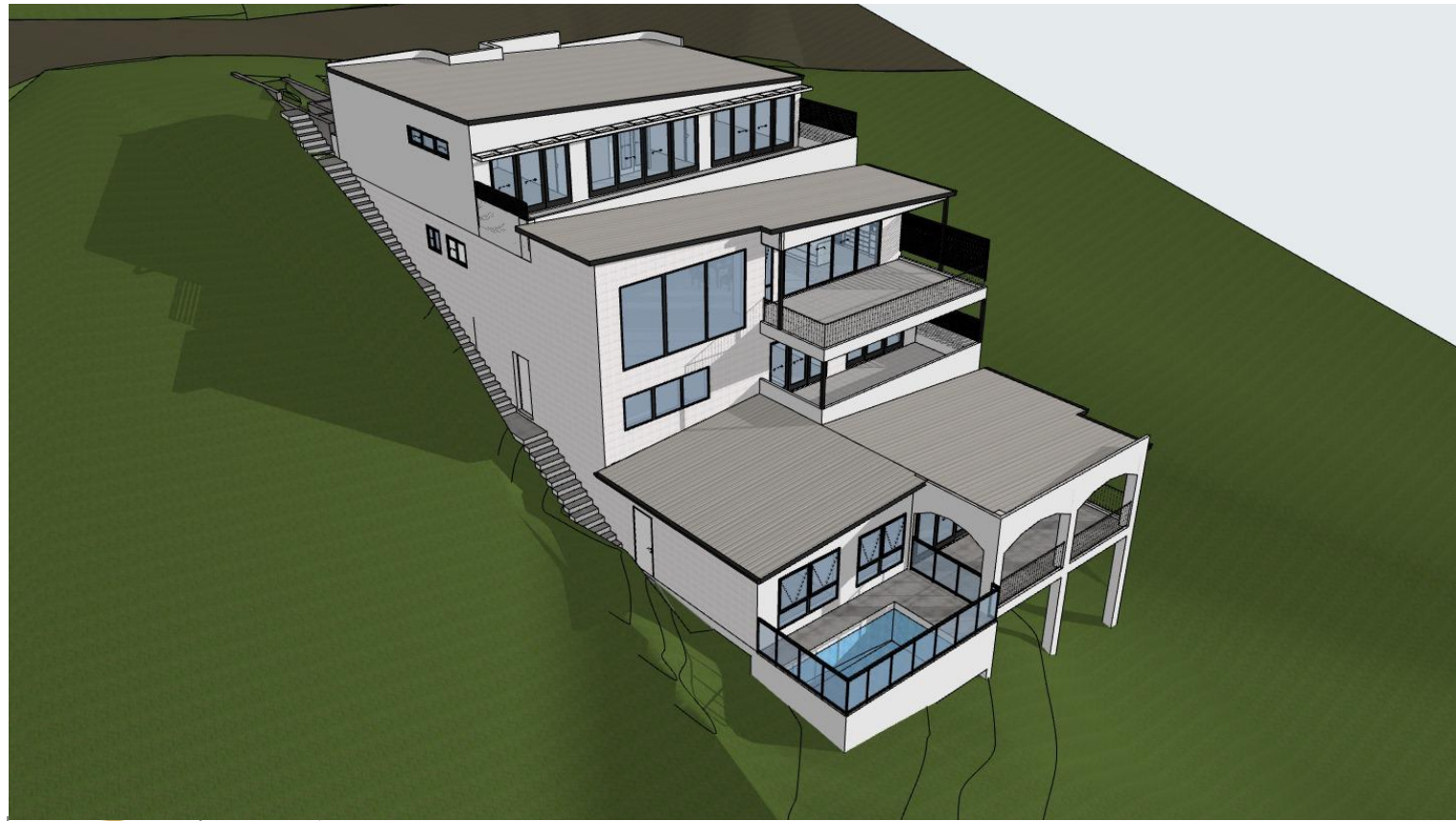
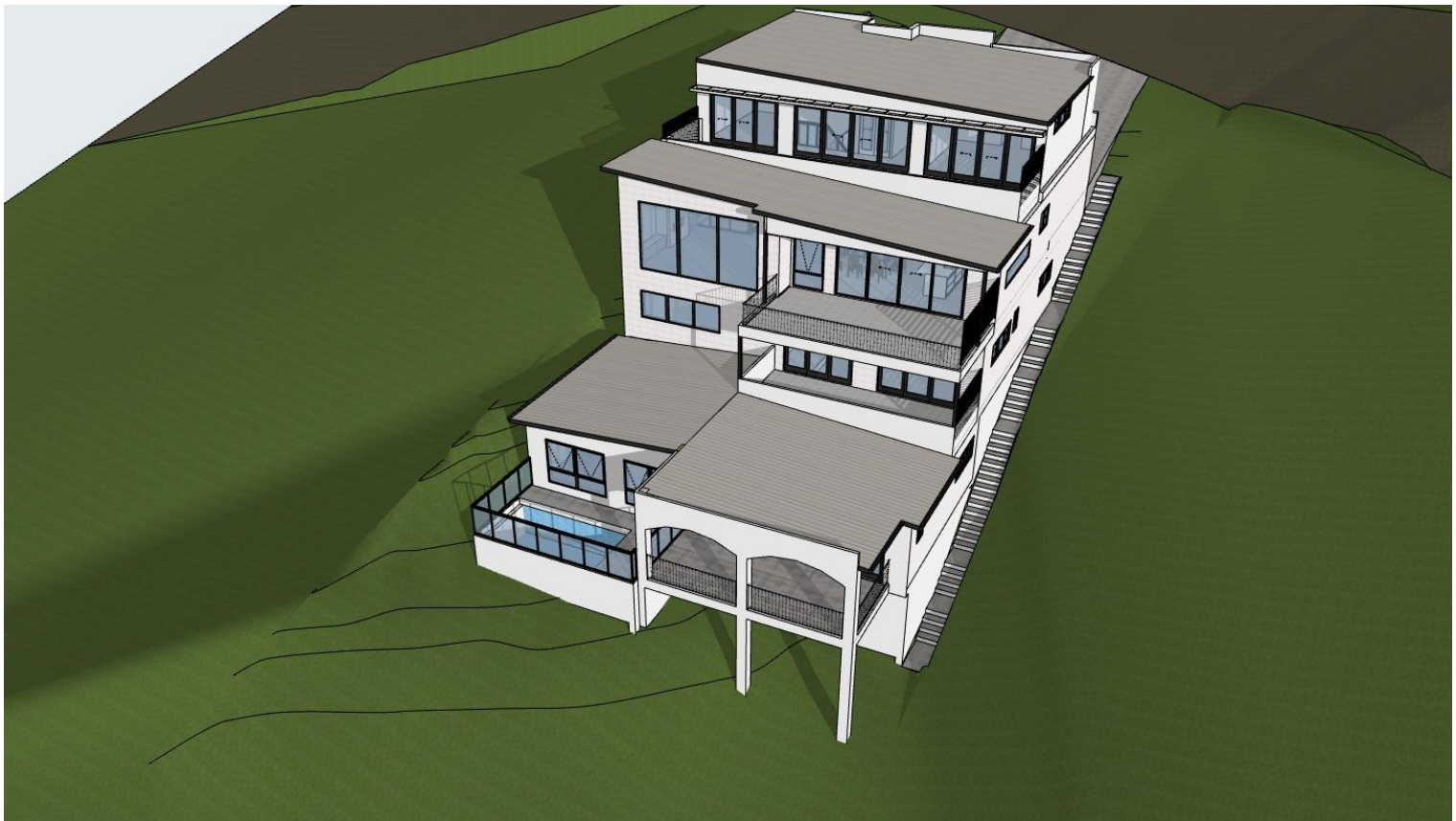
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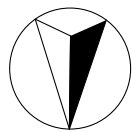
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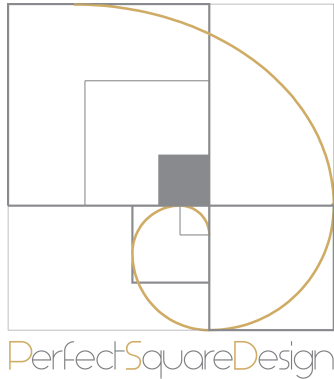
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