

401C WATKINS

401C WATKINS

PLANNING ISSUE

Telephone + 613 9761 5544
33 Garden Street, Kilsyth Victoria 3137

4.8

NATIONWIDE
HOUSE

ENERGY RATING SCHEME

69.8 MJ/m²

www.nathers.gov.au


Certificate no.: 0003948643

Assessor Name: darren parker

Accreditation no.: VIC/BDV/15/1694

Certificate date: 20 Jun 2019

Dwelling Address: 79 Kumarna St
Duffys Forest, NSW
2084





DRAWING TRANSMITTAL - PLANNING

| Sheet No. | Rev. | Date. | Drawing Title. | Drawn By. | Issued By. |
|-----------|------|----------|--------------------------|-----------|------------|
| P00.0T | D | 26.08.19 | DRAWING TRANSMITTAL | EM | EM |
| P00.02 | D | 26.08.19 | BAL NOTES | EM | EM |
| P00.03 | D | 26.08.19 | GENERAL NOTES | EM | EM |
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| P00.05 | D | 26.08.19 | MATERIAL SCHEDULE | EM | EM |
| P00.06 | D | 26.08.19 | PRPS. SHADOW DIAGRAM | EM | EM |
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| P00.08 | D | 26.08.19 | PRPS. SHADOW DIAGRAM | EM | EM |
| P01.01 | D | 26.08.19 | SITE PLAN | EM | EM |
| P01.02 | D | 26.08.19 | CUT AND FILL PLAN | EM | EM |
| P01.03 | A | 26.08.19 | WASTE MANAGEMENT PLAN | EM | EM |
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| P03.00 | D | 26.08.19 | ROOF PLAN | EM | EM |
| P04.00 | D | 26.08.19 | ELEVATIONS | EM | EM |
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| P04.04 | D | 26.08.19 | ELEVATIONS | EM | EM |
| P05.00 | D | 26.08.19 | WINDOW & DOOR ELEVATIONS | EM | EM |
| P05.01 | D | 26.08.19 | WINDOW & DOOR ELEVATIONS | EM | EM |
| P05.02 | D | 26.08.19 | WINDOW & DOOR ELEVATIONS | EM | EM |
| P05.03 | D | 26.08.19 | WINDOW & DOOR ELEVATIONS | EM | EM |
| P05.04 | D | 26.08.19 | WINDOW & DOOR ELEVATIONS | EM | EM |
| P06.00 | D | 26.08.19 | SECTIONS | EM | EM |

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|---|-------------|------|----------|---|------|-------------|----|------|---|----------|----|----------|---|----------|----|----------|---|----------|----|----------|---|----------|----|----------|---|---|
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| D | DA REV 3 | EM | 26.08.19 | | | | | | | | | | | | | | | | | | | | | | | |
| Initials | Owner/s | Date | Builder | Date | | | | | | | | | | | | | | | | | | | | | | |
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B.A.L 29

- SUBFLOOR:

6mm CEMENT SHEET TO UNDERSIDE OF SUB FLOOR.
SUB FLOOR SUPPORTS TO BE MADE FROM A NON COMBUSTIBLE MATERIAL.
- EXTERNAL CLADDING:

EXTERNAL CLADDING FOR WALLS TO BE EITHER BUSHFIRE RESISTANT TIMBER, FIBRE-CEMENT TO A MINIMUM THICKNESS OF 6mm, A NON COMBUSTIBLE MATERIAL OR A COMBINATION OF ANY OF THESE.
- ROOFS:

ROOFS TO BE MADE FROM A NON COMBUSTIBLE MATERIAL.
- JOINTS:

ALL JOINTS IN THE EXTERNAL SURFACE MATERIAL OF WALLS AND ROOFS INCLUDING PENETRATIONS AND EAVES SHALL BE COVERED, SEALED, OVERLAPPED, BACKED OR BUTT JOINTED TO PREVENT GAPS GREATER THAN 3mm.
- WINDOWS:

WINDOWS SHALL BE MADE FROM A BUSHFIRE RESISTANT TIMBER OR METAL.
ALL GLAZING FOR WINDOWS WILL HAVE TOUGHENED GLASS WITH A MINIMUM THICKNESS OF 5mm.
- EXTERNAL DOORS:

DOORS SHALL BE MADE FROM A BUSHFIRE RESISTANT TIMBER OR METAL.
ALL GLAZING FOR DOORS WILL HAVE TOUGHENED GLASS WITH A MINIMUM THICKNESS OF 5mm.
GLAZING FOR SLIDING DOORS WILL HAVE TOUGHENED GLASS WITH A MINIMUM THICKNESS OF 6mm.
- FLYSCREENS:

STAINLESS STEEL FLYSCREEN MESH WITH A MAXIMUN APPERTURE OF 2mm.
- GUTTERS / DOWNPIPES:

GUTTERS SHALL BE METAL OR PVC-U.
- VERANDAH / DECKS ETC:

MATERIALS FOR VERANDAHS, DECKING, STEPS, RAMPS OR LANDINGS INCLUDING HANDRAILS & BALUSTRADES TO BE MADE FROM BUSHFIRE RESISTANT TIMBER, NON COMBUSTIBLE MATERIAL OR A COMBINATION OF BOTH.

GENERAL NOTES

1.

DO NOT SCALE DRAWINGS. USE WRITTEN DIMENSIONS ONLY.
ALL DIMENSIONS SHOWN ARE TO STRUCTURAL WALLS ONLY AND DO NOT INCLUDE INTERNAL OR EXTERNAL CLADDING. ALLOWANCE HAS BEEN MADE FOR A MAXIMUM ADDITIONAL 20mm CLADDING EXTERNALLY.
2.

THE OWNER/BUILDER, SUBCONTRACTOR SHALL VERIFY ALL DIMENSIONS, LEVELS, SETBACKS AND SPECIFICATIONS PRIOR TO COMMENCING ANY WORKS OR ORDERING ANY MATERIALS AND SHALL BE RESPONSIBLE FOR ENSURING THAT ALL BUILDING WORKS CONFORM TO THE BUILDING CODE OF AUSTRALIA, A.S. CODES, (CURRENT EDITIONS) BUILDING REGULATIONS, LOCAL COUNCIL BY-LAWS AND TOWN PLANNING REQUIREMENTS. REPORT ALL DISCREPENCIES TO THIS OFFICE FOR CLARIFICATION.
3.

ALL WORKS SHALL COMPLY WITH BUT NOT BE LIMITED TO THE FOLLOWING AUSTRALIAN STANDARDS:
A.S. 1288 - 2006 GLASS IN BUILDINGS - SELECTION AND INSTALLATION.
A.S. 1562 - 1992 DESIGN AND INSTALLATION OF SHEET ROOF & WALL CLADDING. PART 1 METAL.
A.S. 1684 - 2010 NATIONAL TIMBER FRAMING CODE.
A.S. 1860 - 2006 INSTALLATION OF PARTICLEBOARD FLOORING.
A.S. 2047 - 1999 WINDOWS IN BUILDINGS - SELECTION AND INSTALLATION.
A.S. 2049 - 2002 ROOF TILES.
A.S. 2050 - 2002 INSTALLATION OF ROOFING TILES
A.S. 2870 - 2011 RESIDENTIAL SLABS AND FOOTINGS - CONSTRUCTION.
A.S. 2904 - 1995 DAMP-PROOF COURSES AND FLASHINGS.
A.S. 3600 - 2009 CONCRETE STRUCTURES
A.S. 3660.1 - 2000 TERMITE MANAGEMENT - PART 1 NEW BUILDINGS.
A.S. 3700 - 2011 MASONRY STRUCTURES.
A.S. 3740 - 2010 WATERPROOFING OF WET AREAS IN RESIDENTIAL BUILDINGS.
A.S. 3786 - 1993 SMOKE ALARMS.
A.S. 4100 - 1998 STEEL STRUCTURES.
A.S. 4256 - 1994/96 PLASTIC ROOF & WALL CLADDING MATERIALS.
A.S. 4055 - 2006 WIND LOADS FOR HOUSING
4.

THESE PLANS SHALL BE READ IN CONJUNCTION WITH ANY STRUCTURAL OR CIVIL ENGINEERING COMPUTATIONS AND DRAWINGS.
5.

WALL BRACING AND TIE-DOWN TO COMPLY WITH A.S. 1684 - 2010.
6.

SOIL CLASSIFICTION: REFER TO (A00.02) HOUSE SPECIFICATION PAGE FOR DETAILS FOOTINGS TO BE FOUNDED AT THE MINIMUM DEPTHS INDICATED IN THE SOIL REPORT.
7.

WHERE THE BUILDING (OTHER THAN A CLASS 10a) IS LOCATED IN A DESIGNATED TERMITE INFESTATION AREA, THE BUILDING SHALL BE PROTECTED IN ACCORDANCE WITH THE RELEVANT AUSTRALIAN STANDARD.
8.

SAFETY GLAZING TO BE USED IN THE FOLLOWING CASES:
a) ALL ROOMS - WITHIN 500mm VERTICAL OF THE FLOOR.
b) BATHROOMS - WITHIN 2000mm VERTICAL FROM THE BATH BASE.
c) LAUNDRY - WITHIN 1200mm VERTICAL FROM FLOOR, AND/OR WITHIN 300mm HORIZONTAL FROM DOORS.
d) DOORWAY - WITHIN 300mm HORIZONTAL FROM ALL DOORS.

SHOWER SCREENS SHALL BE GRADE 'A' SAFETY GLASS.
9.

WINDOW SIZES ARE NOMINAL ONLY. ACTUAL SIZE WILL VARY ACCORDING TO MANUFACTURER. WINDOWS TO BE FLASHED ALL AROUND.
10.

STORMWATER (BY OWNER) SHALL BE TAKEN TO LEGAL POINT OF DISCHARGE TO THE SATISFACTION OF THE RELEVANT LOCAL AUTHORITY.
11.

SEWER OR SEPTIC SYSTEM SHALL BE IN ACCORDANCE WITH THE RELEVANT AUTHORITY'S REQUIREMENTS.
12.

FOOTINGS NOT TO ENCROACH TITLE BOUNDARIES AND EASEMENT LINES.
13.

FOR BUILDINGS IN CLOSE PROXIMITY TO THE SEA, ENSURE THAT ALL STEEL WORK, BRICK CAVITY TIES, AND STEEL LINTELS, ETC. THAT ARE EMBEDDED OR FIXED INTO MASONRY BE PROTECTED IN ACCORDANCE WITH A.S. 3700 - 2011 TABLE 2.2, HOT DIPPED GALV., STAILESS STEEL OR CADMIMUM COATED.

14.

ALL WET AREAS TO COMPLY WITH B.C.A. F1.7 OR A.S. 3740 - 2010. WALL FINISHES SHALL BE IMPERVIOUS TO A HEIGHT OF 1800mm MIN. ABOVE FLOOR LEVEL TO SHOWER ENCLOSURES AND 150mm ABOVE BATHS, BASINS, SINKS AND TROUGHS IF WITHIN 75mm OF THE WALL.
15.

PROVIDE MINIMUM CLEARANCE FROM UNDERSIDE OF BEARER TO FINISHED GROUND LEVEL OF 400mm FOR TERMITE AREAS.
16.

THERMAL INSULATION TO BE PROVIDED AS SPECIFIED ON (DOHS) HOUSE SPECIFICATION PAGE.
17.

STAIR REQUIREMENTS:- (OTHER THAN SPIRAL STAIR)
RISERS - 190mm MAXIMUM, 115mm MINIMUM;
GOING - 355mm MAXIMUM, 240mm MINIMUM; PRIVATE STAIRS (AND 250mm FOR PUBLIC STAIRS)
RISERS AND TREADS TO BE CONSTANT IN SIZE THROUGHOUT FLIGHT. PROVIDE NON-SLIP FINISH OR SUITABLE NON-SKID STRIP NEAR EDGE OF NOSINGS.
ENSURE MAXIMUM GAP BETWEEN RISERS NOT TO EXCEED 125mm OR USE CLOSED RISERS.
PROVIDE CONTINUOUS HANDRAIL 1000mm MINIMUM HEIGHT TO BALCONIES AND DECKS WHICH ARE 1000mm OR MORE ABOVE GROUND LEVEL.
865mm MINIMUM HEIGHT OF HANDRAIL ABOVE STAIR NOSINGS AND LANDINGS.
MAXIMUM OPENINGS BETWEEN BALUSTERS NOT TO EXCEED 125mm.
18.

STAIR LANDINGS
LANDINGS ARE REQUIRED TO ALL DOORWAYS WHERE THE LEVEL SURFACE OF THE DOORSILL EXCEEDS 190mm FROM THE GROUND OR ANY OTHER SURFACE. LANDING SIZE TO BE MINIMUM OF DOORWAY WIDTH.
19.

CONCRETE STUMPS:
- 100mm SQ. UP TO 1400mm LONG (1 No. H.D. WIRE);
- 100mm SQ. 1401mm TO 1800mm LONG (2 No. H.D. WIRES);
- 125mm SQ. 1801mm TO 3000mm LONG (2 No. H.D. WIRES).

NOTE: ALL STUMOS EXCEEDING 1200mm ABOVE GROUND TO BE BRACED.
20.

THE BUILDER SHALL TAKE ALL STEPS NECESSARY TO ENSURE THAT THE STABILITY OF NEW AND EXISTING STRUCTURES DURING ALL WORKS.
21.

THE BUILDER SHALL ENSURE FOR THE GENERAL WATER TIGHTNESS OF ALL NEW AND EXISTING WORKS.
22.

SD

DENOTES THE LOCATION OF SMOKE ALARMS TO BE PROVIDED AND INSTALLED IN ACCORDANCE WITH A.S. 3786 - 1993. AND UNLESS INSTALLED IN AN EXISTING PART OF A CLASS 1, 2 OR 3 BUILDING OR A CLASS 4 PART OF A BUILDING. THE SMOKE ALARM SHALL BE HARD WIRED WITH BATTERY BACKUP & INTERCONNECTED.
23.

DOORS TO WC'S WHERE THE SWING OF THE DOOR IS WITHIN 1200mm OF THE PAN, MUST EITHER SWING OUTWARDS OR BE REMOVABLE FROM THE OUTSIDE. (SPLIT HINGES WITH CUT DOWN DOOR)
24.

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| D | DA REV 3 | EM | 26.08.19 |

4.8

NATIONWIDE HOUSE

69.8 MJ/m²

www.nathurs.gov.au

Certificate no.: 0003948643

Assessor Name: darren parker

Accreditation no.: VIC/BDV/15/1694

Certificate date: 20 Jun 2019

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2084

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Project Name:
PROPOSED RESIDENCE AT
79 KUMARNA ST
DUFFYS FOREST, NSW

Client:
WATKINS

Project Number:
401C

Drawn by:
EM

Drawing Title:
GENERAL NOTES

Scale@A3:
1 : 1

Drawing Number:
P00.03

Drawing Issue:
PLANNING

Rev:

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D



3D VIEW 1



3D VIEW 3



3D VIEW 2



3D VIEW 4

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ENERGY RATING 4.8

69.8 MJ/m²

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DUFFYS FOREST, NSW

Client:
WATKINS

Project Number:
401C

Drawn by:
EM

Drawing Title:
3D PERSPECTIVES

Scale@A3:

Drawing Number:
P00.04

Drawing Issue:
PLANNING

Rev:

D

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- VERTICAL TIMBER CLADDING - STAINED DARK



- GLAZED POOL FENCE



- RAMMED EARTH WALLS



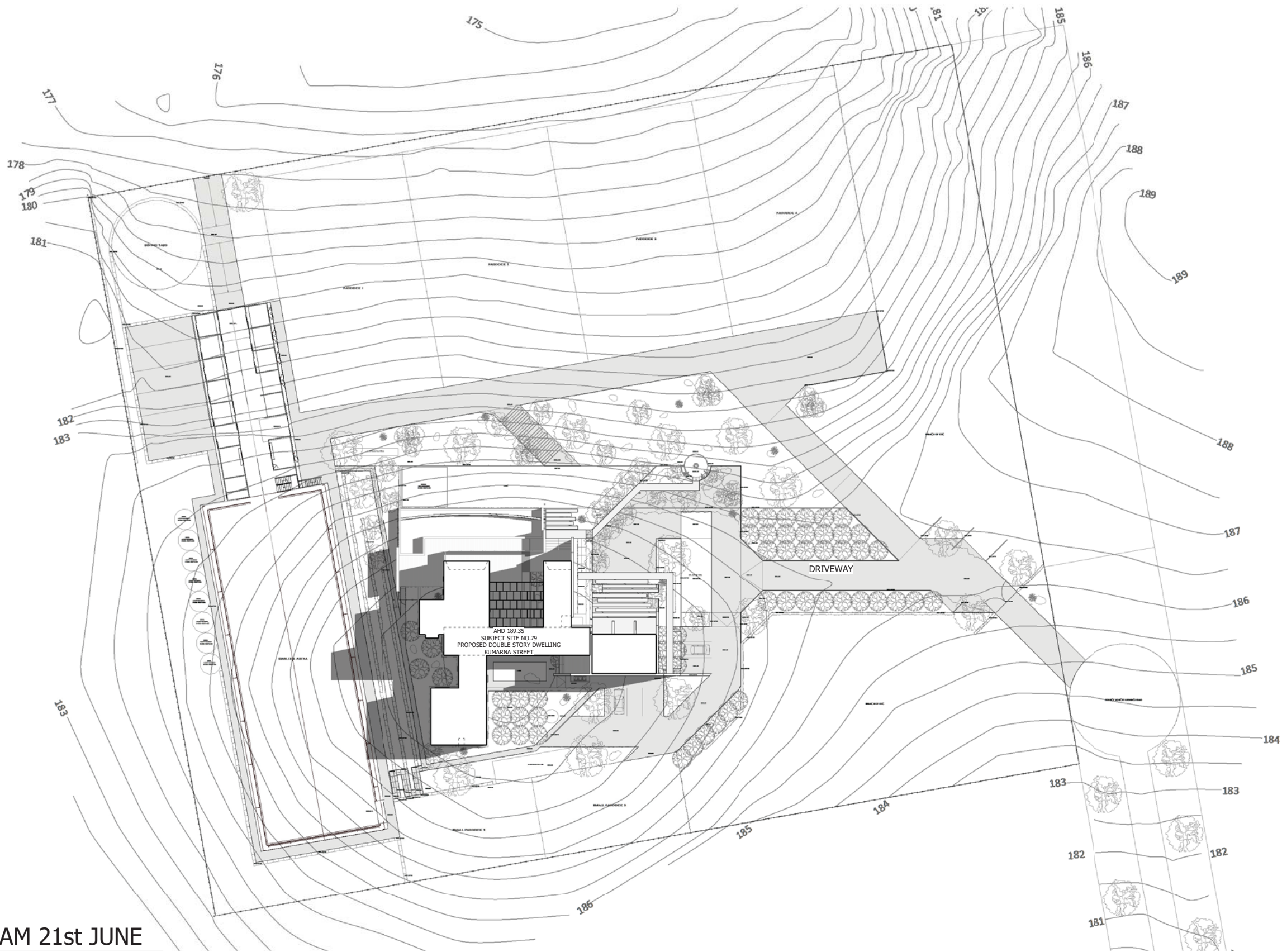
- COMMERCIAL BLACK FRAMED ALUMINIUM WINDOWS



- FIBRE CEMENT SHEET CLADDING
- PAINTED BLACK



- STEEL FRAMED PERGOLA



SHADOW DIAGRAM @ 9AM 21st JUNE

Scale - 1 : 750

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DUFFYS FOREST, NSW**

Client:
WATKINS

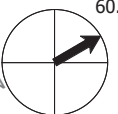
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401C

Drawn by:
EM
Drawing Title:
PRPS. SHADOW DIAGRAM

Scale@A3:
1 : 750

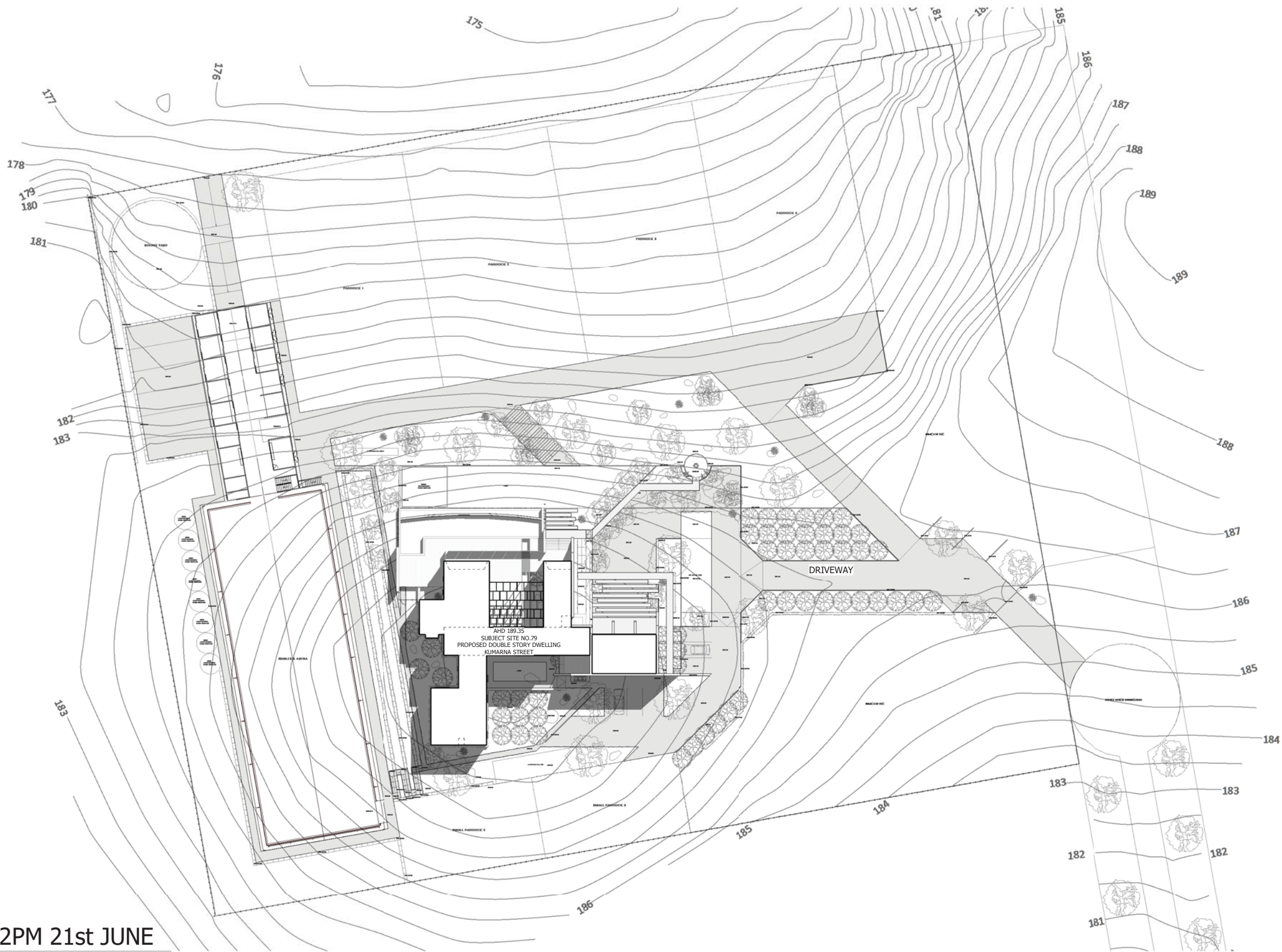
Drawing Number:
P00.06
Drawing Issue:
PLANNING

North: 60.00°



Rev:

D



SHADOW DIAGRAM @ 12PM 21st JUNE

Scale - 1 : 750

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Project Number:
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Drawn by:
EM
Drawing Title:
PRPS. SHADOW DIAGRAM

Scale@A3:
1 : 750

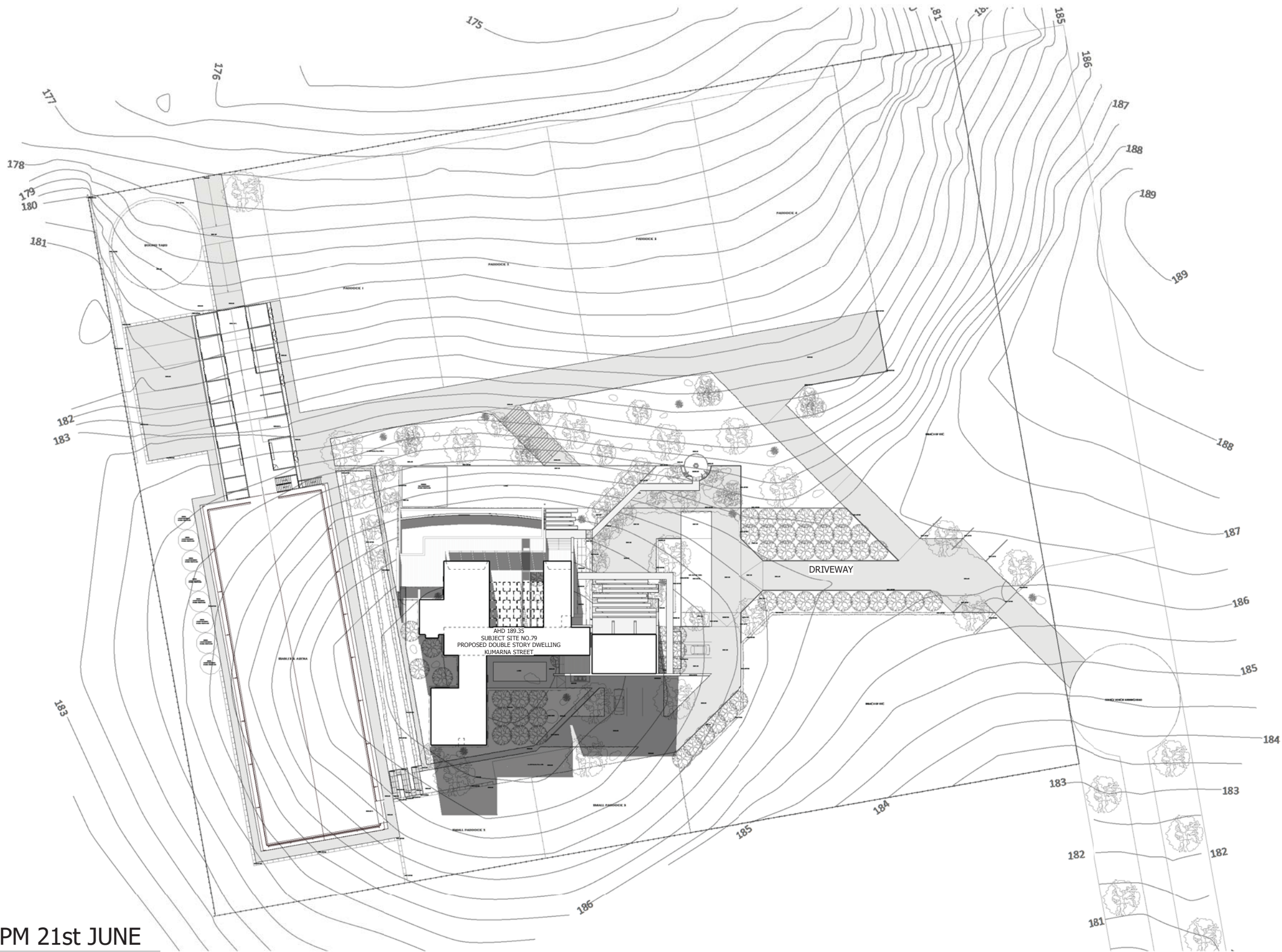
Drawing Number:
P00.07
Drawing Issue:
PLANNING

North: 60.00°



Rev:

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SHADOW DIAGRAM @ 3PM 21st JUNE

Scale - 1 : 750

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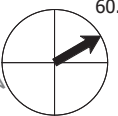
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Drawing Title:
PRPS. SHADOW DIAGRAM

Scale@A3:
1 : 750

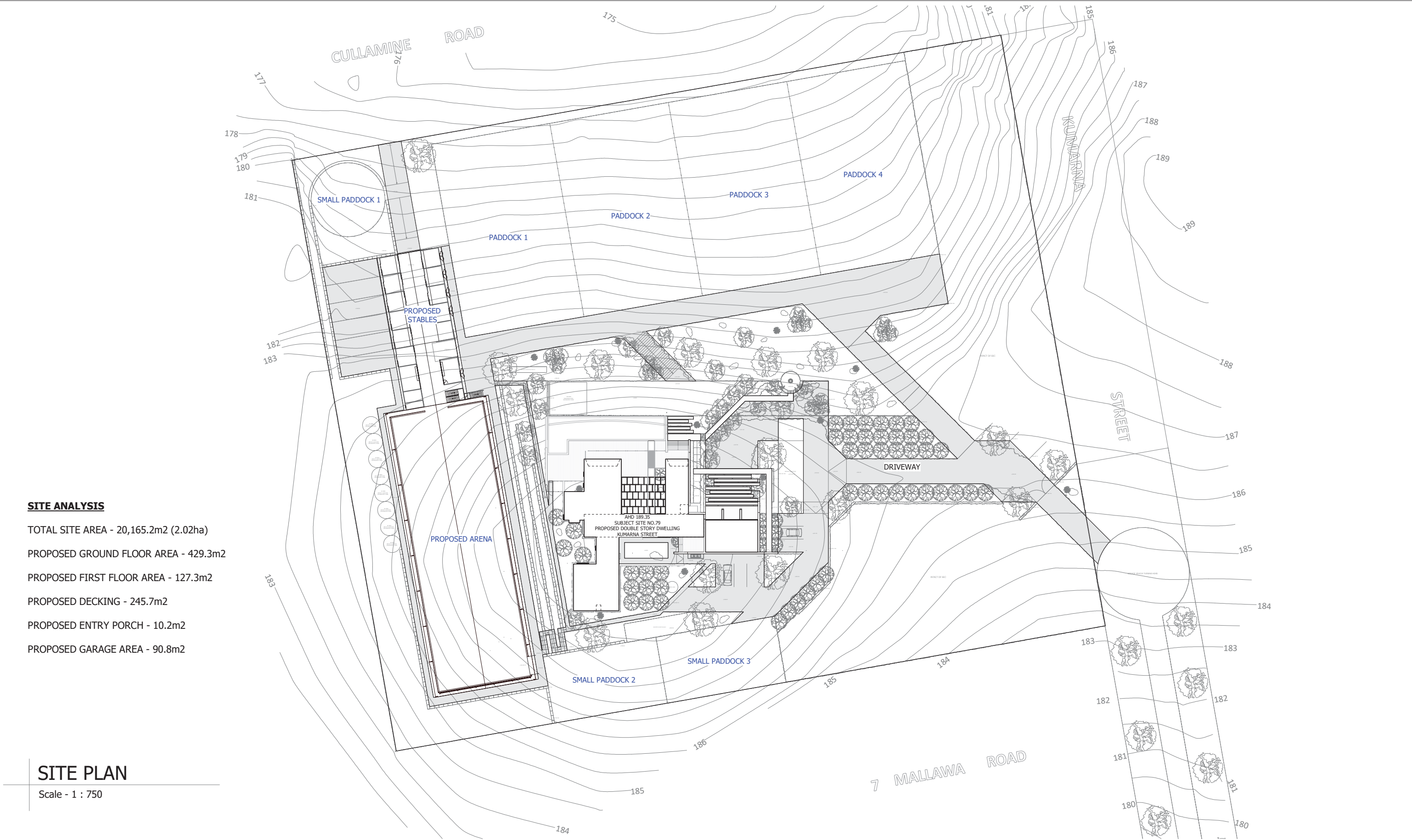
Drawing Number:
P00.08
Drawing Issue:
PLANNING

North: 60.00°



Rev:

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SITE ANALYSIS

- TOTAL SITE AREA - 20,165.2m2 (2.02ha)
- PROPOSED GROUND FLOOR AREA - 429.3m2
- PROPOSED FIRST FLOOR AREA - 127.3m2
- PROPOSED DECKING - 245.7m2
- PROPOSED ENTRY PORCH - 10.2m2
- PROPOSED GARAGE AREA - 90.8m2

SITE PLAN

Scale - 1 : 750

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Initials

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Description

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DA REV 1

EM

27.02.19

C

DA REV 2

EM

26.06.19

D

DA REV 3

EM

26.08.19

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Certificate no.: 0003948643

Assessor Name: darren parker

Accreditation no.: VIC/BDV/15/1694

Certificate date: 20 Jun 2019

Dwelling Address: 79 Kumarna St Duffys Forest, NSW 2084

www.nathers.gov.au

QR CODE

Project Name:
PROPOSED RESIDENCE AT
79 KUMARNA ST
DUFFYS FOREST, NSW

Client:
WATKINS

Project Number:
401C

Drawn by:
EM

Drawing Title:
SITE PLAN

Scale@A3:
As indicated

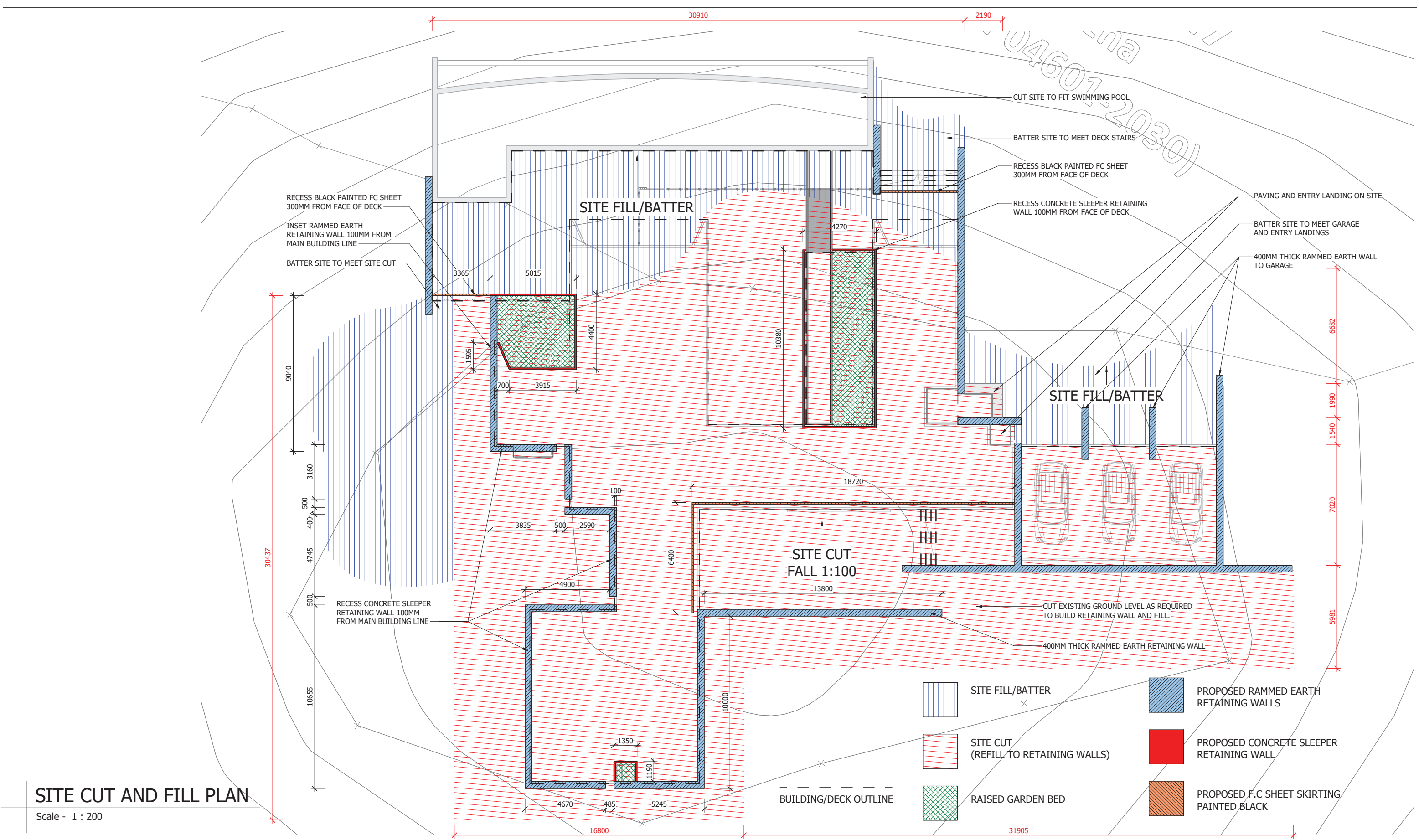
Drawing Number:
P01.01

Drawing Issue:
PLANNING

North:
35.00°

Rev:
D

PRELIMINARY
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SITE CUT AND FILL PLAN
Scale - 1 : 200

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|------|-------------|----|----------|
| A | DA ISSUE | EM | 06.12.18 |
| B | DA REV 1 | EM | 27.02.19 |
| C | DA REV 2 | EM | 26.06.19 |
| D | DA REV 3 | EM | 26.08.19 |

NATIONWIDE HOUSE
PUBLIC GIVING AWARD
69.8 MJ/m²

Certificate no.: 0003948643
Assessor Name: darren parker
Accreditation no.: VIC/BDAY/15/1694
Certificate date: 20 Jun 2019
Dwelling Address: 79 Kumarna St Duffys Forest, NSW 2084
www.nathurs.gov.au

Project Name:
PROPOSED RESIDENCE AT 79 KUMARNA ST DUFFYS FOREST, NSW

Client:
WATKINS

Project Number:
401C

Drawn by:
EM

Drawing Title:
CUT AND FILL PLAN

Scale@A3:
1 : 200

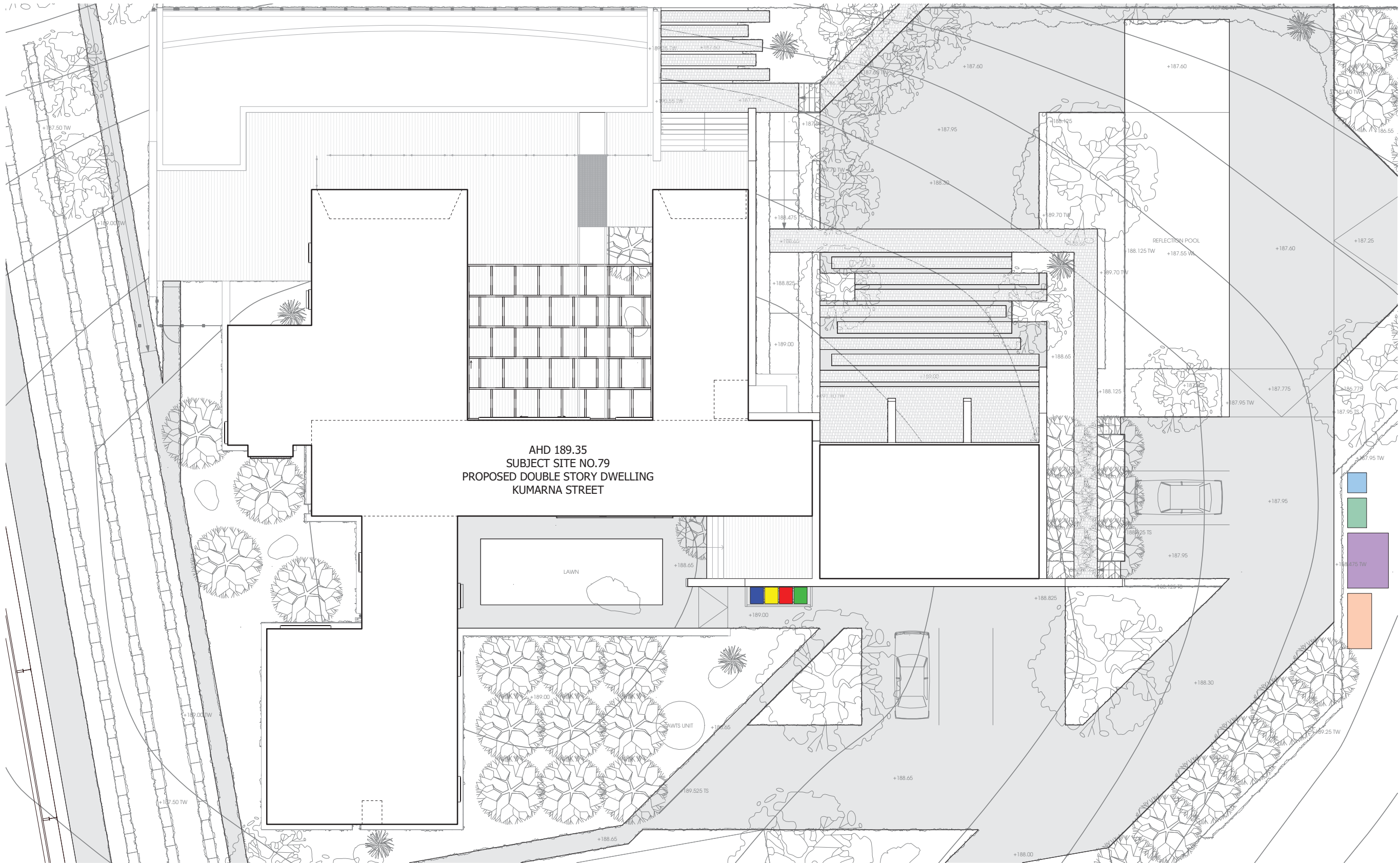
Drawing Number:
P01.02

Drawing Issue:
PLANNING

North: 35.00°

Rev: **D**

PRELIMINARY NOT FOR CONSTRUCTION



WASTE MANAGEMENT PLAN

Scale - 1 : 200

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| Initials | Owner/s | Date | Builder | Date |
| | | | | |

| | | | |
|------|-------------|----|----------|
| Rev. | Description | By | Date |
| A | DA REV 3 | EM | 26.08.19 |

4.8

NATIONWIDE HOUSE

69.8 MJ/m²

www.nathurs.gov.au

Certificate no.: 0003948643

Assessor Name: darren parker

Accreditation no.: VIC/BD/AV/15/1694

Certificate date: 20 Jun 2019

Dwelling Address: 79 Kumarna St
Duffys Forest, NSW
2084

www.nathurs.gov.au

Project Name:
**PROPOSED RESIDENCE AT
79 KUMARNA ST
DUFFYS FOREST, NSW**

Client:
WATKINS

Project Number:
401C

Drawn by:
EM

Drawing Title:
WASTE MANAGEMENT PLAN

Scale@A3:
As Indicated

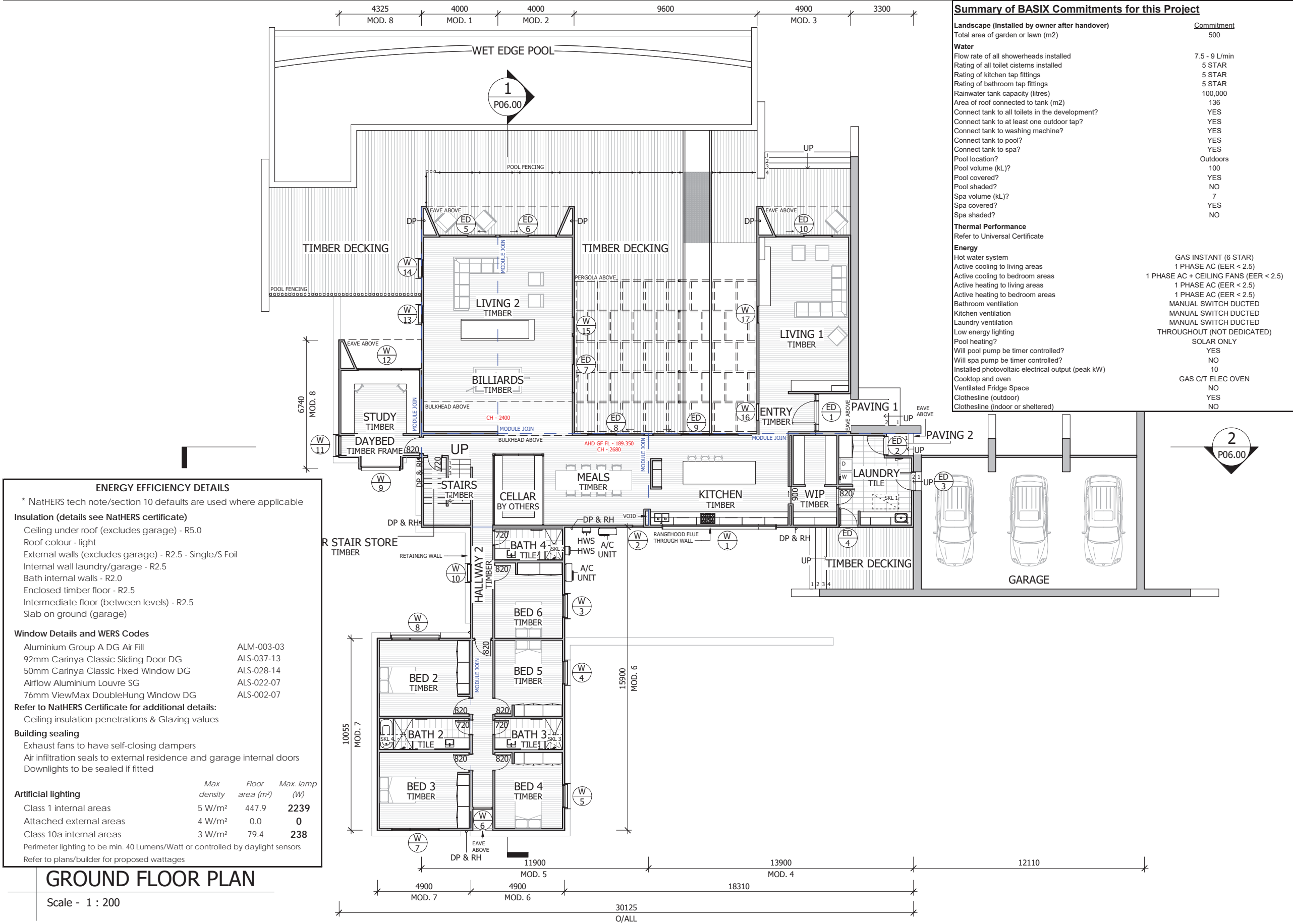
Drawing Number:
P01.03

Drawing Issue:
PLANNING

PRELIMINARY
NOT FOR CONSTRUCTION

Rev:

A



| ENERGY EFFICIENCY DETAILS | | | |
|--|-------------|-----------------|---------------|
| * NatHERS tech note/section 10 defaults are used where applicable | | | |
| Insulation (details see NatHERS certificate) | | | |
| Ceiling under roof (excludes garage) - R5.0 | | | |
| Roof colour - light | | | |
| External walls (excludes garage) - R2.5 - Single/S Foil | | | |
| Internal wall laundry/garage - R2.5 | | | |
| Bath internal walls - R2.0 | | | |
| Enclosed timber floor - R2.5 | | | |
| Intermediate floor (between levels) - R2.5 | | | |
| Slab on ground (garage) | | | |
| Window Details and WERS Codes | | | |
| Aluminium Group A DG Air Fill | ALM-003-03 | | |
| 92mm Carinya Classic Sliding Door DG | ALS-037-13 | | |
| 50mm Carinya Classic Fixed Window DG | ALS-028-14 | | |
| Airflow Aluminium Louvre SG | ALS-022-07 | | |
| 76mm ViewMax DoubleHung Window DG | ALS-002-07 | | |
| Refer to NatHERS Certificate for additional details: | | | |
| Ceiling insulation penetrations & Glazing values | | | |
| Building sealing | | | |
| Exhaust fans to have self-closing dampers | | | |
| Air infiltration seals to external residence and garage internal doors | | | |
| Downlights to be sealed if fitted | | | |
| Artificial lighting | | | |
| | Max density | Floor area (m²) | Max. lamp (W) |
| Class 1 internal areas | 5 W/m² | 447.9 | 2239 |
| Attached external areas | 4 W/m² | 0.0 | 0 |
| Class 10a internal areas | 3 W/m² | 79.4 | 238 |
| Perimeter lighting to be min. 40 Lumens/Watt or controlled by daylight sensors | | | |
| Refer to plans/builder for proposed wattages | | | |

GROUND FLOOR PLAN

Scale - 1 : 200

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| A | DA ISSUE | EM | 06.12.18 |
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| C | DA REV 2 | EM | 26.06.19 |
| D | DA REV 3 | EM | 26.08.19 |

4.8

NATIONWIDE HOUSE

69.8 MJ/m²

Certificate no.: 0003948643

Assessor Name: darren parker

Accreditation no.: VIC/BDV/15/1694

Certificate date: 20 Jun 2019

Dwelling Address: 79 Kumarna St Duffys Forest, NSW 2084

www.nathers.gov.au

Project Name:
**PROPOSED RESIDENCE AT
79 KUMARNA ST
DUFFYS FOREST, NSW**

Client:
WATKINS

Project Number:
401C

Drawn by:
EM

Drawing Title:
GROUND FLOOR PLAN

Scale@A3:
1 : 200

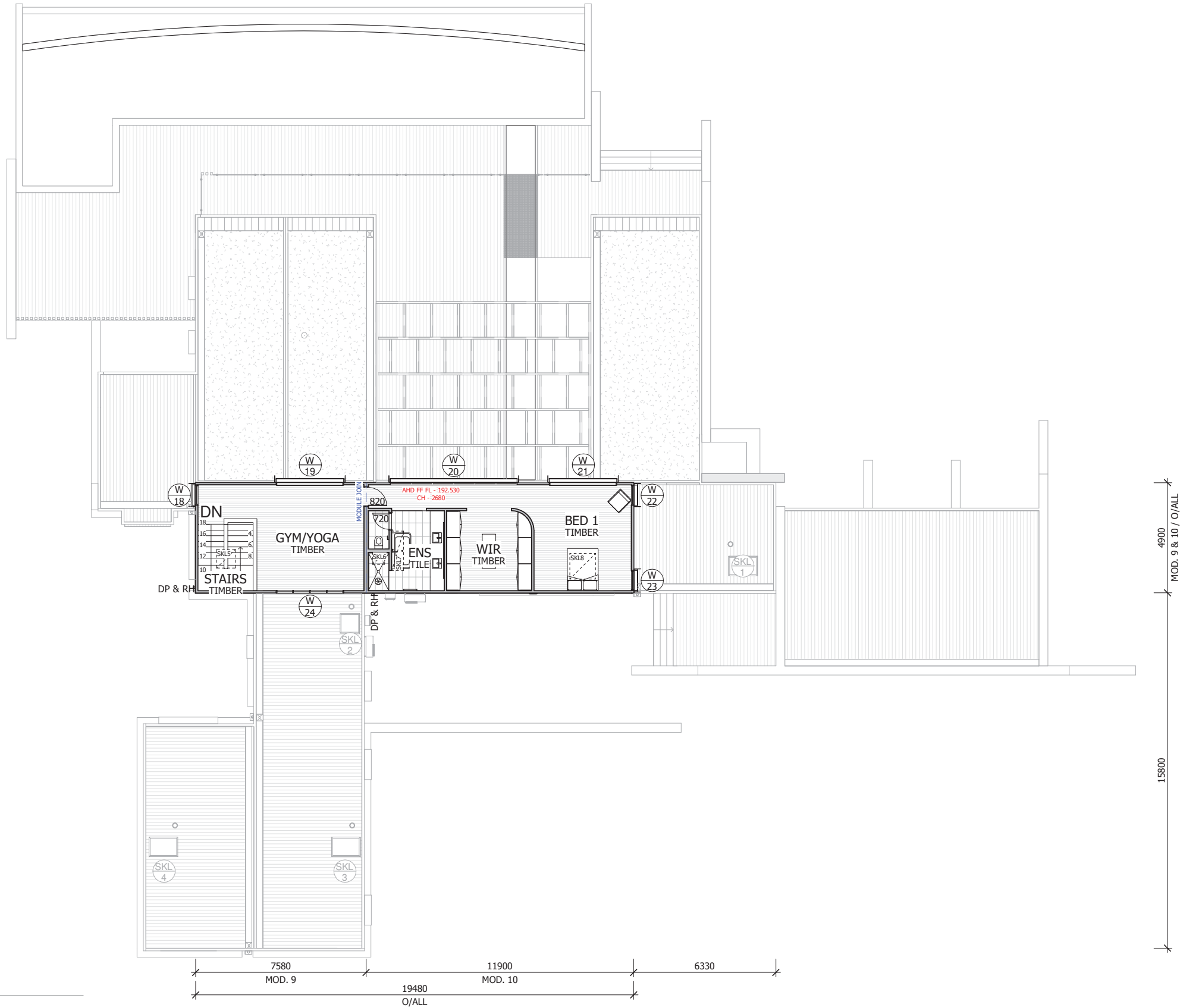
Drawing Number:
P02.00

Drawing Issue:
PLANNING

North: 35.00°

Rev: **D**

**PRELIMINARY
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FIRST FLOOR PLAN

Scale - 1 : 200

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|----------|---------|------|---------|------|
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| Rev. | Description | By | Date |
|------|-------------|----|----------|
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| B | DA REV 1 | EM | 27.02.19 |
| C | DA REV 2 | EM | 26.06.19 |
| D | DA REV 3 | EM | 26.08.19 |

4.8

NATIONWIDE HOUSE

69.8 MJ/m²

www.nathers.gov.au

Certificate no.: 0003948643

Assessor Name: darren parker

Accreditation no.: VIC/BDV/15/1694

Certificate date: 20 Jun 2019

Dwelling Address: 79 Kumarna St Duffys Forest, NSW 2084

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Project Name:
**PROPOSED RESIDENCE AT
79 KUMARNA ST
DUFFYS FOREST, NSW**

Client:
WATKINS

Project Number:
401C

Drawn by:
EM

Drawing Title:
FIRST FLOOR PLAN

Scale@A3:
1 : 200

Drawing Number:
P02.01

Drawing Issue:
PLANNING

North: 35.00°

Rev: **D**

**PRELIMINARY
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ROOF PLAN

Scale - 1 : 150

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| Rev. | Description |
|------|-------------|
| A | DA ISSUE |
| B | DA REV 1 |
| C | DA REV 2 |
| D | DA REV 3 |

Certificate no.: 0003948643
Assessor Name: darren parker
Accreditation no.: VIC/BDV/15/1694
Certificate date: 20 Jun 2019
Dwelling Address: 79 Kumarna St Duffys Forest, NSW 2084
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| By | Date |
|----|----------|
| EM | 06.12.18 |
| EM | 27.02.19 |
| EM | 26.06.19 |
| EM | 26.08.19 |

Project Name:
**PROPOSED RESIDENCE AT
79 KUMARNA ST
DUFFYS FOREST, NSW**

Client:
WATKINS

Project Number:
401C

Drawn by:
EM

Drawing Title:
ROOF PLAN

Scale@A3:
1 : 150

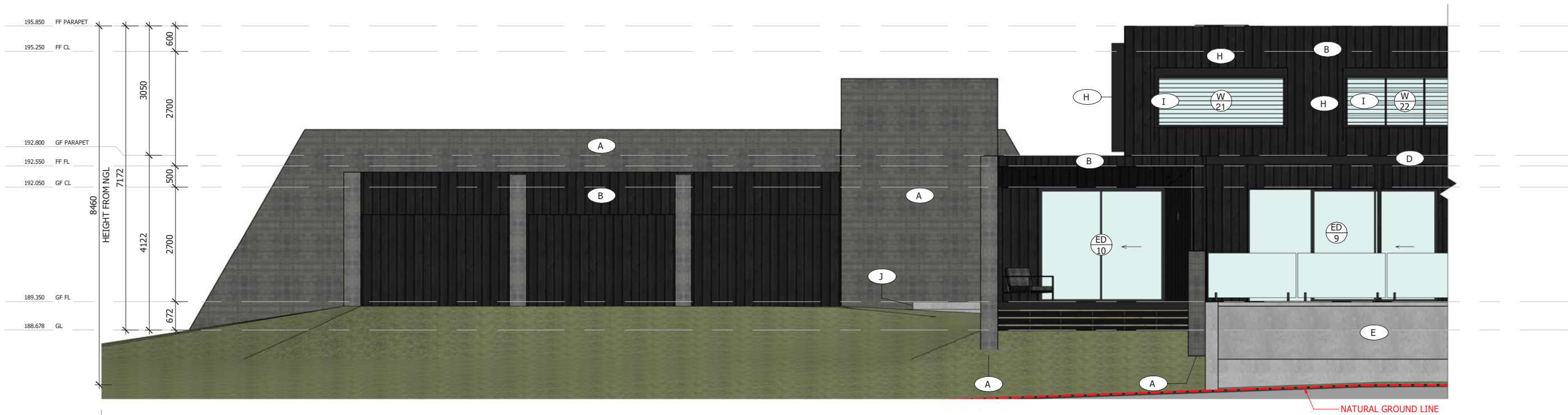
Drawing Number:
P03.00

Drawing Issue:
PLANNING

North: 35.00°

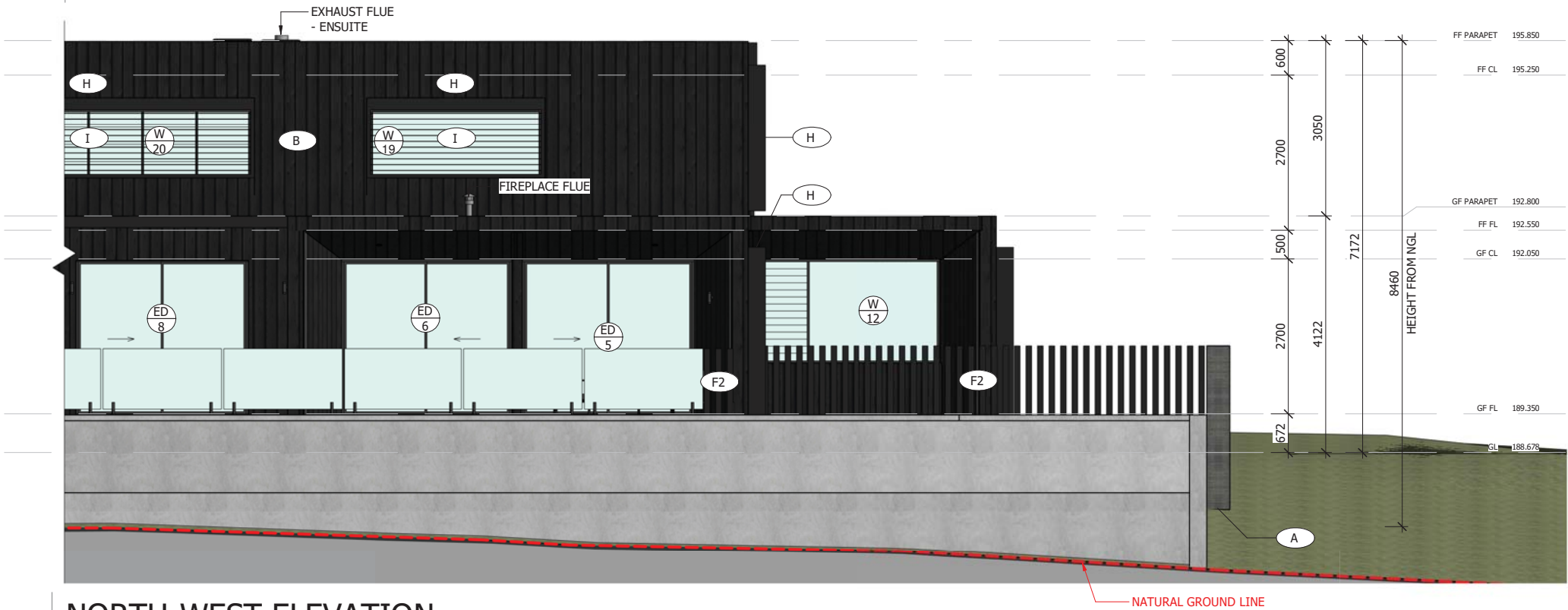
Rev: **D**

PRELIMINARY NOT FOR CONSTRUCTION



NORTH-WEST ELEVATION

Scale - 1 : 100



NORTH-WEST ELEVATION

Scale - 1 : 100

| EXTERNAL FINISHES LEGEND | |
|--------------------------|--|
| MARK | DESCRIPTION |
| A | RAMMED EARTH WALLS |
| B | TIMBER CLADDING STAINED DARK - VERTICAL ORIENTATION |
| C | HARDWOOD TIMBER DECKING AND STAIRS |
| D | STEEL FRAME PERGOLA |
| E | WET EDGE POOL |
| F1 | GLAZED POOL FENCE |
| F2 | 100x100mm PAINTED STEEL POOL FENCE WITH 100mm GAPS |
| G | FIBRE CEMENT SHEET CLADDING - PAINTED BLACK |
| H | 300mm ALUMINIUM SHROUD - POWDER COATED BLACK TO MATCH WINDOWS |
| I | ALUMINIUM EXTERNAL BLINDS - POWDER COATED BLACK TO MATCH WINDOWS |
| J | ENTRY PAVING |

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Owner/s

Date

Builder

Date

Rev.

Description

By

Date

A

DA ISSUE

EM

06.12.18

B

DA REV 1

EM

27.02.19

C

DA REV 2

EM

26.06.19

D

DA REV 3

EM

26.08.19

4.8

NATIONWIDE HOUSE

ENERGY RATING 4.8

69.8 MJ/m²

www.nathers.gov.au

Certificate no.: 0003948643

Assessor Name: darren parker

Accreditation no.: VIC/BDV/15/1694

Certificate date: 20 Jun 2019

Dwelling Address: 79 Kumarna St Duffys Forest, NSW 2084

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Project Name:

PROPOSED RESIDENCE AT 79 KUMARNA ST DUFFYS FOREST, NSW

Client:

WATKINS

Project Number:

401C

Drawn by:

EM

Drawing Title:

ELEVATIONS

Scale@A3:

1 : 100

Drawing Number:

P04.00

Drawing Issue:

PLANNING

Rev:

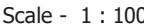
D

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Scale - 1 : 100



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| | | | | |


 Certificate no.: 0003948643
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 Accreditation no.: VIC/BD/AV/15/1694
 Certificate date: 20 Jun 2019
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Project Number:
401C

PLANNING

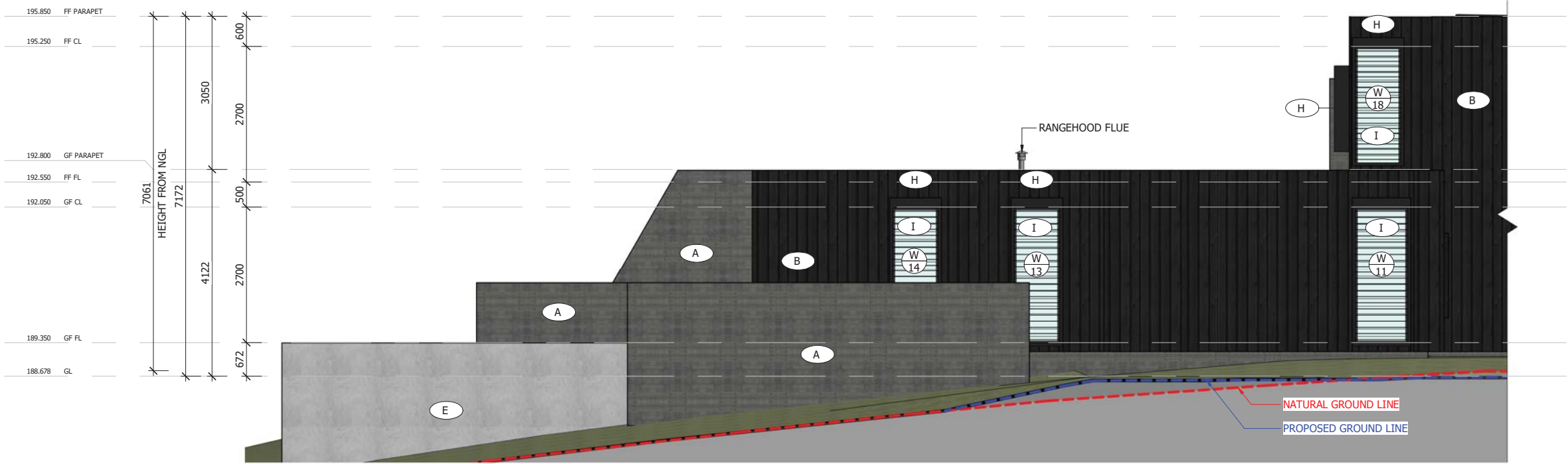
P04.01

Drawing Issue:

PLANNING

Rev:

D



| EXTERNAL FINISHES LEGEND | |
|--------------------------|--|
| MARK | DESCRIPTION |
| A | RAMMED EARTH WALLS |
| B | TIMBER CLADDING STAINED DARK - VERTICAL ORIENTATION |
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| H | 300mm ALUMINIUM SHROUD - POWDER COATED BLACK TO MATCH WINDOWS |
| I | ALUMINIUM EXTERNAL BLINDS - POWDER COATED BLACK TO MATCH WINDOWS |
| J | ENTRY PAVING |

SOUTH-WEST ELEVATION

Scale - 1 : 100



SOUTH-WEST ELEVATION2

Scale - 1 : 100

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Certificate no.: 0003948643
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Accreditation no.: VIC/BDVAV/15/1694
Certificate date: 20 Jun 2019
Dwelling Address: 79 Kumarna St Duffys Forest, NSW 2084
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4.8
NATIONWIDE HOUSE ENERGY RATING
69.8 MJ/m²

Project Name:
**PROPOSED RESIDENCE AT
79 KUMARNA ST
DUFFYS FOREST, NSW**

Client:
WATKINS

Project Number:
401C

Drawn by:
EM
Drawing Title:
ELEVATIONS

Scale@A3:
1 : 100

Drawing Number:
P04.02
Drawing Issue:

PLANNING

Rev:

D

Architectural elevation drawing of a building facade. The drawing includes a vertical dimension line on the left with the following labels and values:

- 195.850 FF PARAPET
- 195.250 FF CL
- 192.800 GF PARAPET
- 192.550 FF FL
- 192.050 GF CL
- 189.350 GF FL

The vertical dimension line is labeled "HEIGHT FROM NGL" with a total value of 6348. The drawing also includes a horizontal dimension line with a value of 7172. The facade features a large window labeled "W 24" and a door labeled "B 9". Other labels include "EXHAUST FLUE - BATH 2", "EXHAUST FLUE - BATH 3", "EXHAUST FLUE - ENSUITE", "DP & RH", "H", "B", "F2", and "HWS". The drawing is a black and white line drawing with a red dashed line at the bottom.

Scale - 1 : 100



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| Rev. | Description | By | Date |
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| C | DA REV 2 | EM | 26.06.19 |
| D | DA REV 3 | EM | 26.08.19 |

Project Name:
PROPOSED RESIDENCE AT
79 KUMARNA ST
DUFFYS FOREST, NSW

Client:
WATKINS

Project Number:
401C

Drawn by:
EM
Drawing Title:
ELEVATIONS

Scale@A3:
1 : 100

Drawing Number:
P04 03

Drawing Issue:

PLANNING

ELEVATIONS

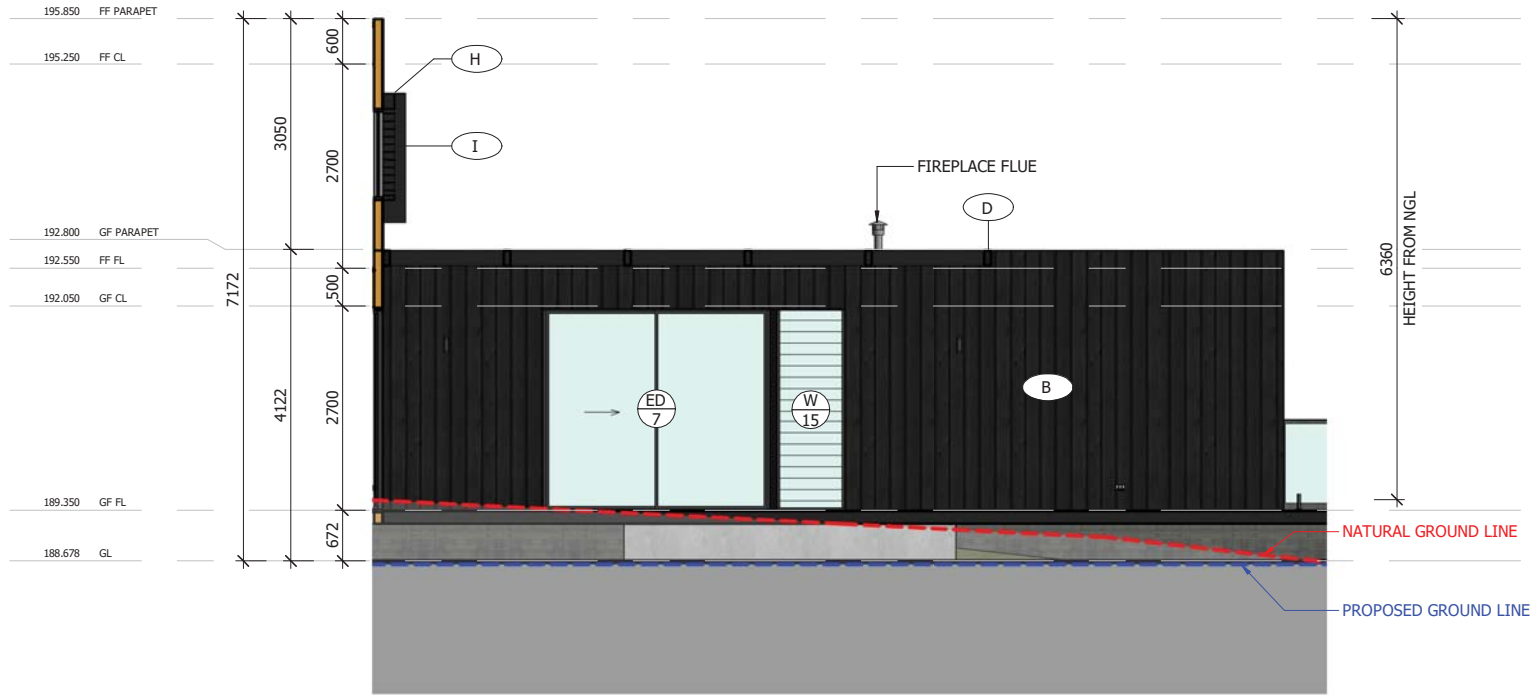
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1 : 100

Drawing Number: **P04.03**

Rev:

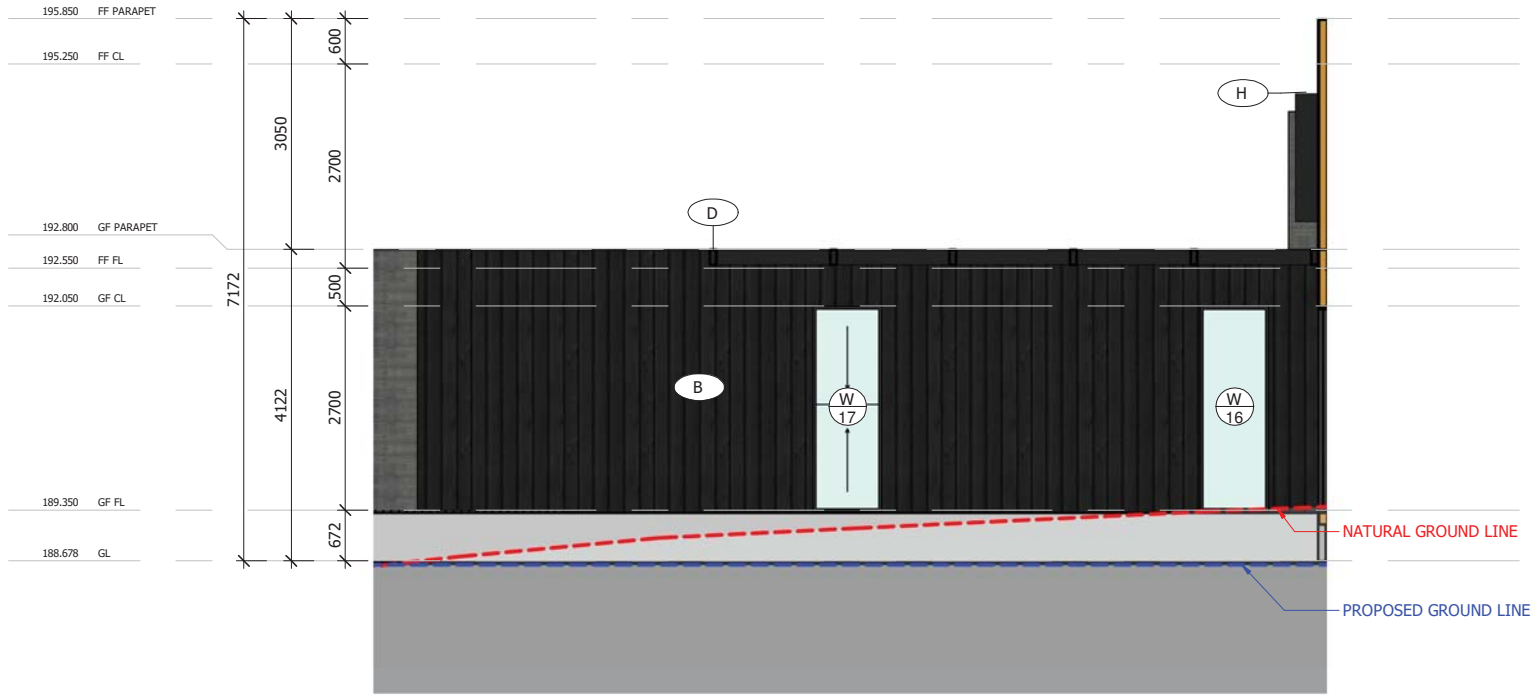
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NORTH-EAST 2 ELEVATION

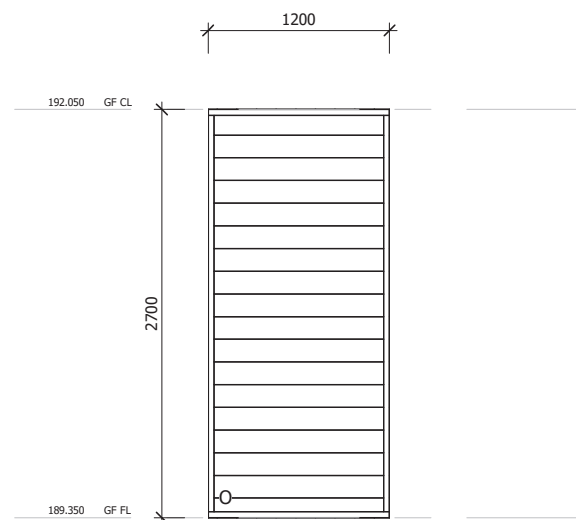
Scale - 1 : 100



SOUTH-WEST 2 ELEVATION

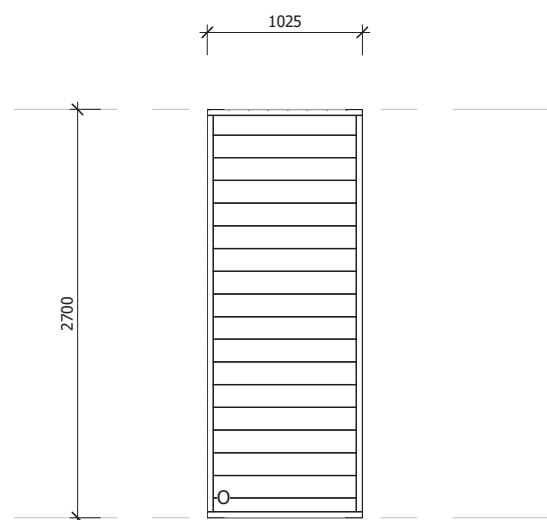
Scale - 1 : 100

| EXTERNAL FINISHES LEGEND | |
|--------------------------|--|
| MARK | DESCRIPTION |
| A | RAMMED EARTH WALLS |
| B | TIMBER CLADDING STAINED DARK - VERTICAL ORIENTATION |
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| I | ALUMINIUM EXTERNAL BLINDS - POWDER COATED BLACK TO MATCH WINDOWS |
| J | ENTRY PAVING |



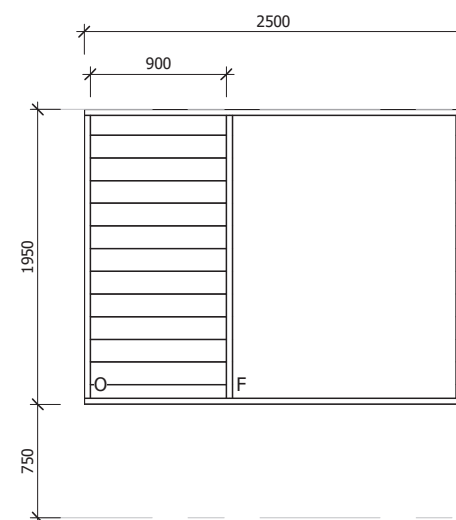
W5

| | |
|------------------|---|
| TYPE | LOUVRE WINDOW |
| FRAME | BLACK ALUMINIUM |
| GLAZING | SINGLE GLAZE LOW-E |
| NOTES | EXTERNAL OPERABLE LOUVRES. 300mm SHROUD TO SURROUND OF EXTERNAL LOUVRES POWDERCOATED BLACK. PLASTER |
| REVEAL | |
| FLYSCREEN | STAINLESS STEEL MESH |



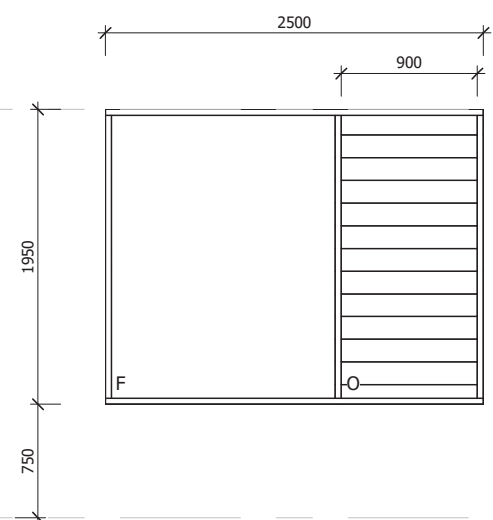
W6

| | |
|------------------|----------------------|
| TYPE | LOUVRE WINDOW |
| FRAME | BLACK ALUMINIUM |
| GLAZING | SINGLE GLAZE LOW-E |
| NOTES | N/A |
| REVEAL | PLASTER |
| FLYSCREEN | STAINLESS STEEL MESH |



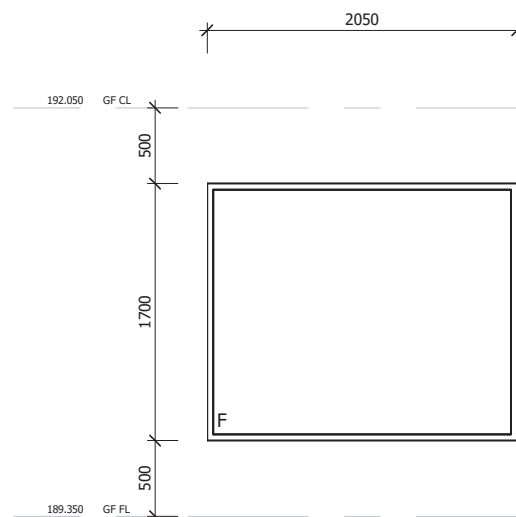
W7

| | |
|------------------|---|
| TYPE | FIXED PANEL + LOUVRE WINDOW |
| FRAME | BLACK ALUMINIUM |
| GLAZING | DOUBLE GLAZE LOW-E TO FIXED. SINGLE GLAZE LOW-E TO LOUVRES |
| NOTES | N/A |
| REVEAL | PLASTER |
| FLYSCREEN | STAINLESS STEEL MESH |



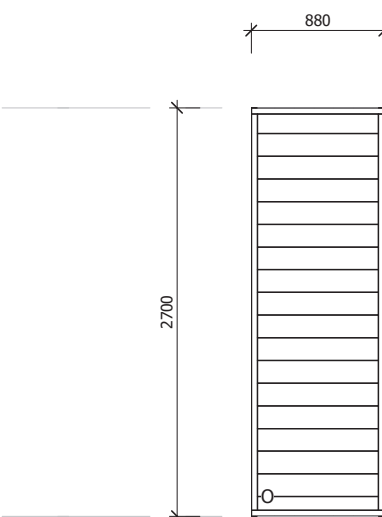
W8

| | |
|-----------------------------|--|
| TYPE | FIXED PANEL + LOUVRE WINDOW |
| FRAME | BLACK ALUMINIUM |
| GLAZING | DOUBLE GLAZE LOW-E TO FIXED, SINGLE GLAZE LOW-E TO LOUVRES |
| NOTES | EXTERNAL OPERABLE LOUVRES. 300mm SHROUD TO SURROUND OF EXTERNAL LOUVRES POWDERCOATED BLACK. PLASTER STAINLESS STEEL MESH |
| REVEAL FLYSCREEN | |



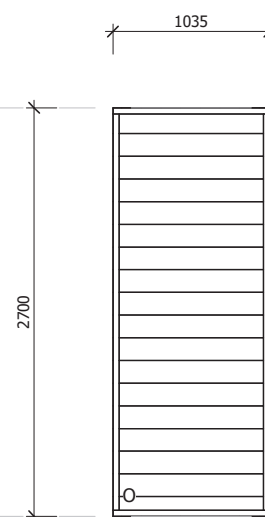
W9

| | |
|------------------|-----------------------|
| TYPE | FIXED WINDOW |
| FRAME | TIMBER HWD 240 x 42mm |
| GLAZING | MERBAU STAINED DARK. |
| NOTES | DOUBLE GLAZE LOW-E |
| REVEAL | N/A |
| FLYSCREEN | N/A |



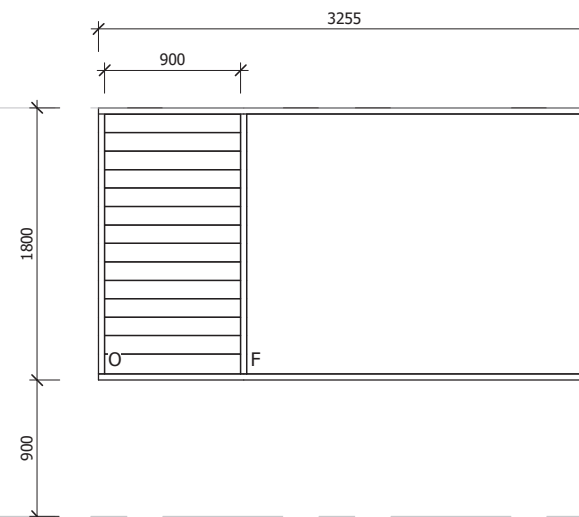
W10

| | |
|-----------|---|
| TYPE | LOUVRE WINDOW |
| FRAME | BLACK ALUMINIUM |
| GLAZING | SINGLE GLAZE LOW-E |
| NOTES | EXTERNAL OPERABLE LOUVRES, 300mm SHROUD TO SURROUND OF EXTERNAL LOUVRES POWDERCOATED BLACK. |
| REVEAL | PLASTER |
| FLYSCREEN | STAINLESS STEEL MESH |



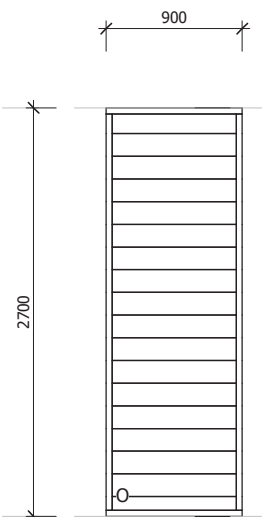
W11

| | |
|------------------|---|
| TYPE | LOUVRE WINDOW |
| FRAME | BLACK ALUMINIUM |
| GLAZING | SINGLE GLAZE LOW-E |
| NOTES | EXTERNAL OPERABLE LOUVRES, 300mm SHROUD TO SURROUND OF EXTERNAL LOUVRES POWDERCOATED BLACK. |
| REVEAL | PLASTER |
| FLYSCREEN | STAINLESS STEEL MESH |



W12

| | |
|------------------|---|
| TYPE | FIXED PANEL + LOUVRE WINDOW |
| FRAME | BLACK ALUMINIUM |
| GLAZING | DOUBLE GLAZE LOW-E TO FIXED PANEL. SINGLE GLAZE LOW-E TO LOUVRE WINDOW. |
| NOTES | 900mm WIDE LOUVRE ON L+RHS |
| REVEAL | PLASTER |
| FLYSCREEN | STAINLESS STEEL MESH |



W13

| | |
|------------------|---|
| TYPE | LOUVRE WINDOW |
| FRAME | BLACK ALUMINIUM |
| GLAZING | SINGLE GLAZE LOW-E |
| NOTES | EXTERNAL OPERABLE LOUVRES, 300mm SHROUD TO SURROUND OF EXTERNAL LOUVRES POWDERCOATED BLACK. |
| REVEAL | PLASTER |
| FLYSCREEN | STAINLESS STEEL MESH |

W14

TYPE LOUVRE WINDOW
FRAME BLACK ALUMINIUM
GLAZING SINGLE GLAZE LOW-E
NOTES EXTERNAL OPERABLE LOUVRES. 300mm SHROUD TO SURROUND OF EXTERNAL LOUVRES POWDERCOATED BLACK.
REVEAL PLASTER
FLYSCREEN STAINLESS STEEL MESH

ED5

EXTERNAL AND INTERNAL BLACK STRAPPING

TYPE SLIDING PANEL
FRAME BLACK ALUMINIUM
GLAZING DOUBLE GLAZE LOW-E
NOTES RECESSED SILL. EXTERNAL & INTERNAL BLACK STRAPPING TO LHS.
REVEAL PLASTER
FLYSCREEN STAINLES STEEL MESH

ED6

EXTERNAL AND INTERNAL BLACK STRAPPING

TYPE SLIDING PANEL
FRAME BLACK ALUMINIUM
GLAZING DOUBLE GLAZE LOW-E
NOTES RECESSED SILL. EXTERNAL AND INTERNAL BLACK STRAPPING TO RHS
REVEAL PLASTER
FLYSCREEN STAINLESS STEEL MESH

W15

EXTERNAL & INTERNAL BLACK STRAPPING

TYPE LOUVRE WINDOW
FRAME BLACK ALUMINIUM
GLAZING SINGLE GLAZE LOW-E
NOTES RECESSED SILL. EXTERNAL & INTERNAL BLACK STRAPPING TO LHS.
REVEAL PLASTER
FLYSCREEN STAINLESS STEEL MESH

ED7

EXTERNAL & INTERNAL BLACK STRAPPING

TYPE SLIDING PANEL
FRAME BLACK ALUMINIUM
GLAZING DOUBLE GLAZE LOW-E
NOTES RECESSED SILL. EXTERNAL & INTERNAL BLACK STRAPPING TO RHS.
REVEAL PLASTER
FLYSCREEN STAINLESS STEEL MESH

ED8

TYPE SLIDING PANEL
FRAME BLACK ALUMINIUM
GLAZING DOUBLE GLAZE LOW-E
NOTES RECESSED SILL.
REVEAL PLASTER
FLYSCREEN STAINLESS STEEL MESH

ED9

TYPE SLIDING PANEL + FIXED PANEL x2
FRAME BLACK ALUMINIUM
GLAZING DOUBLE GLAZE LOW-E
NOTES RECESSED SILL.
REVEAL PLASTER
FLYSCREEN STAINLESS STEEL MESH



Technical drawing of a door with dimensions and labels:

- Top dimension: 900
- Left side dimension: 195.250 FF CL
- Right side dimension: 2350
- Bottom dimension: 350
- Bottom left dimension: 192.550 FF FL
- Bottom right label: 0

W18

W17

Technical drawing showing a rectangular area with dimensions 3000, 584, 1200, and 916. A small rectangle labeled 'F' is shown within the main area.

W19

Technical drawing of a window frame. The overall width is 3000 and the overall height is 2722. The frame is divided into two equal parts, each labeled 'EQ'. The frame is labeled 'F' and 'O'. An arrow points to the right, indicating the opening direction.

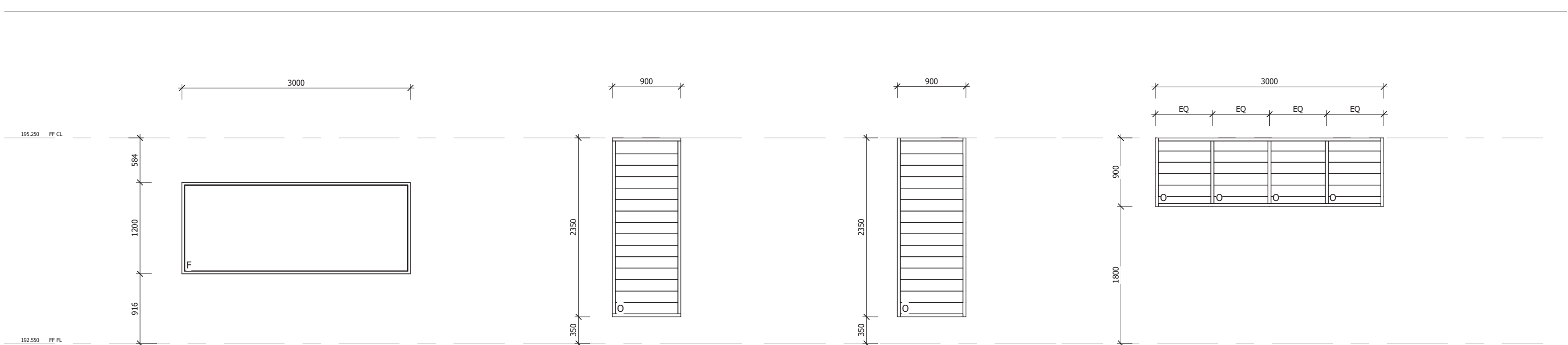
ED10

Technical drawing of a rectangular structure, likely a wall or partition, showing dimensions and labels.

The drawing includes the following dimensions and labels:

- Top Dimension:** A horizontal line with tick marks at each end, labeled **5640**.
- Left Vertical Dimensions:**
 - A dimension of **584** from the top edge to the start of the main structure.
 - A dimension of **1200** for the height of the main structure.
 - A dimension of **916** from the bottom of the main structure to the bottom edge.
- Labels:** The letters **EQ** are placed above the structure, aligned with vertical grid lines. There are six **EQ** labels in total.
- Structure Details:** The main structure is a rectangle divided into six vertical sections by five internal lines. Each section contains a horizontal line near the top and bottom, and a small circle near the bottom center. The bottom of the structure is a double line.

W20



W21

TYPE FIXED WINDOW
FRAME BLACK ALUMINIUM
GLAZING DOUBLE GLAZE LOW-E
NOTES EXTERNAL OPERABLE LOUVRES. 300mm SHROUD TO SURROUND OF EXTERNAL LOUVRES POWDERCOATED BLACK.
REVEAL PLASTER
FLYSCREEN N/A

W22

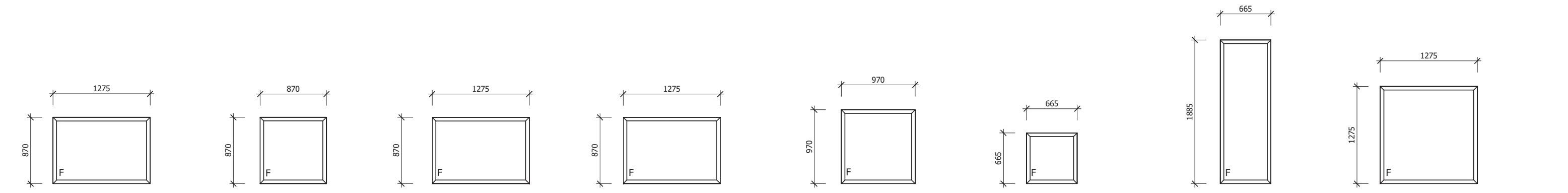
TYPE LOUVRE WINDOW
FRAME BLACK ALUMINIUM
GLAZING SINGLE GLAZE LOW-E
NOTES EXTERNAL OPERABLE LOUVRES. 300mm SHROUD TO SURROUND OF EXTERNAL LOUVRES POWDERCOATED BLACK.
REVEAL PLASTER
FLYSCREEN STAINLESS STEEL MESH

W23

TYPE LOUVRE WINDOW
FRAME BLACK ALUMINIUM
GLAZING SINGLE GLAZE LOW-E
NOTES EXTERNAL OPERABLE LOUVRES. 300mm SHROUD TO SURROUND OF EXTERNAL LOUVRES POWDERCOATED BLACK.
REVEAL PLASTER
FLYSCREEN STAINLESS STEEL MESH

W24

TYPE LOUVRE WINDOW x4
FRAME BLACK ALUMINIUM
GLAZING SINGLE GLAZE LOW-E
NOTES N/A
REVEAL PLASTER
FLYSCREEN STAINLESS STEEL MESH



SKL1

TYPE SKYLIGHT WINDOW
FRAME HIDDEN FRAME
GLAZING DOUBLE GLAZE LOW-E
NOTES OPTION TO BE OPERABLE
REVEAL N/A
FLYSCREEN N/A

SKL2

TYPE SKYLIGHT WINDOW
FRAME HIDDEN FRAME
GLAZING DOUBLE GLAZE LOW-E
NOTES OPTION TO BE OPERABLE
REVEAL N/A
FLYSCREEN N/A

SKL3

TYPE SKYLIGHT WINDOW
FRAME HIDDEN FRAME
GLAZING DOUBLE GLAZE LOW-E
NOTES OPTION TO BE OPERABLE
REVEAL N/A
FLYSCREEN N/A

SKL4

TYPE SKYLIGHT WINDOW
FRAME HIDDEN FRAME
GLAZING DOUBLE GLAZE LOW-E
NOTES OPTION TO BE OPERABLE
REVEAL N/A
FLYSCREEN N/A

SKL5

TYPE SKYLIGHT WINDOW
FRAME HIDDEN FRAME
GLAZING DOUBLE GLAZE LOW-E
NOTES OPTION TO BE OPERABLE
REVEAL N/A
FLYSCREEN N/A

SKL6

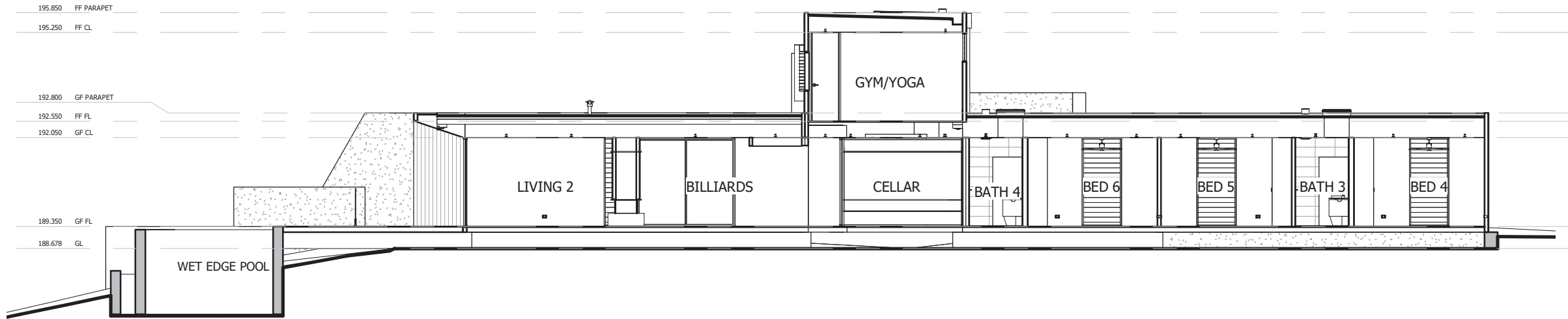
TYPE SKYLIGHT WINDOW
FRAME HIDDEN FRAME
GLAZING DOUBLE GLAZE LOW-E
NOTES OPTION TO BE OPERABLE
REVEAL N/A
FLYSCREEN N/A

SKL7

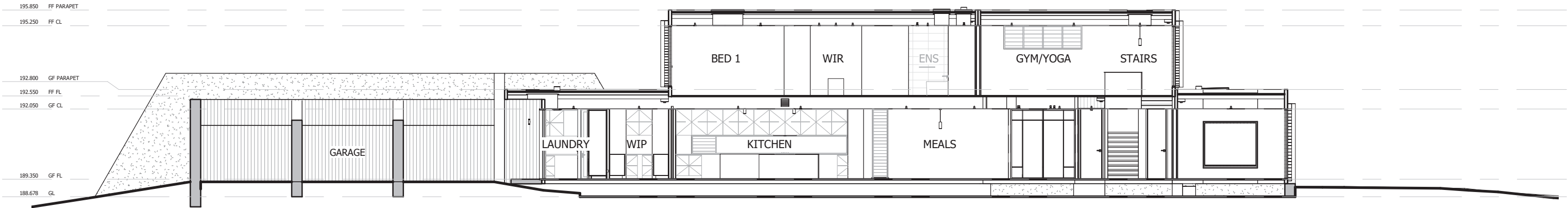
TYPE SKYLIGHT WINDOW
FRAME HIDDEN FRAME
GLAZING DOUBLE GLAZE LOW-E
NOTES OPTION TO BE OPERABLE
REVEAL N/A
FLYSCREEN N/A

SKL8

TYPE SKYLIGHT WINDOW
FRAME HIDDEN FRAME
GLAZING DOUBLE GLAZE LOW-E
NOTES OPTION TO BE OPERABLE. INTERNAL RETRACTABLE BLIND.
REVEAL N/A
FLYSCREEN N/A



Section 1
Scale - 1 : 150



Section 2
Scale - 1 : 150

PREBUILT.

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| | | | | |
|----------|---------|------|---------|------|
| Initials | Owner/s | Date | Builder | Date |
| | | | | |

| Rev. | Description | By | Date |
|------|-------------|----|----------|
| A | DA ISSUE | EM | 06.12.18 |
| B | DA REV 1 | EM | 27.02.19 |
| C | DA REV 2 | EM | 26.06.19 |
| D | DA REV 3 | EM | 26.08.19 |

4.8

NATIONWIDE HOUSE

69.8 MJ/m²

www.nathers.gov.au

Certificate no.: 0003948643

Assessor Name: darren parker

Accreditation no.: VIC/BDV/15/1694

Certificate date: 20 Jun 2019

Dwelling Address: 79 Kumarna St Duffys Forest, NSW 2084

www.nathers.gov.au

Project Name:
**PROPOSED RESIDENCE AT
79 KUMARNA ST
DUFFYS FOREST, NSW**

Client:
WATKINS

Project Number:
401C

Drawn by:
EM

Drawing Title:
SECTIONS

Scale@A3:
1 : 150

Drawing Number:
P06.00

Drawing Issue:
PLANNING

Rev:

PRELIMINARY
NOT FOR CONSTRUCTION

D