CURRENT REVISION + NOTES

| Date: | Description: | Issue: | Drawn: |
|---|---|---|---|
| 30.08.23 | DRAFT DA | D | AE |


# ALTERATIONS AND ADDITIONS

**CLIENT:** PETER ALLWOOD
**STATUS:** DA ISSUE
**LOT No:** PT.12 **DP No:** 104390
**STREET:** 363 DIAMOND BEACH RD, DIAMOND BEACH
**CWC JOB #:** A5225

## CONTENTS




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# GENERIC | TYPICAL KEY, LEGEND AND ABBREVIATIONS FOR COLLINS W COLLINS ARCHITECTURAL PLANS

THESE NOTES MUST BE READ AND UNDERSTOOD BY ALL INVOLVED IN THE PROJECT. THIS INCLUDES (but is not limited to): *OWNER, BUILDER, SUB-CONTRACTORS, CONSULTANTS, RENOVATORS, OPERATORS, MAINTENORS, DEMOLISHERS. PLEASE USE THIS IN CONJUNCTION WITH ALL DRAWING SHEETS AND VIEWS CONTAINED FORTHWITH IN THIS PLAN SET.*

*REVISED JANURARY 2021*

## SYMBOLS AND LINES

### SITE PLAN | S68 S138 PLAN

- LOT BOUNDARY
- SEWER LINE
- STORMWATER LINE
- WATER CONNECTION LINE
- DOWNPIPE TO WATER TANK
- DOWNPIPE FROM TANK TO APPLIANCE
- SILTATION CONTROL FENCING
- SITE HOARDING FENCING
- BATTER EXTREMITIES LINE
- EASEMENT BOUNDARY
- OVERHEAD POWER LINES
- FALL OF BATTER SLOPE
- DRIVEWAY SURFACE
- GARDEN TAP
- WATER METER / ALTERNATE WATER METER
- SANDBAG
- TEMPORARY HOARDING GATES
- STREET TREE / SITE TREE
- LIGHT POLE (LP)
- POWER POLE (PP)
- E.P — ELECTRICAL CUBICLE / PIT
- NBN — NBN PIT
- T.PIT — TELECOMMUNICATIONS PIT
- TO BE DEMOLISHED / REMOVED
- DEMOLITION LINE


### FLOOR PLANS / SECTIONS (INCL SETOUT, ROOF, DETAIL CALL OUTS)

- OVERHEAD ITEM
- DEMOLITION LINE
- UPPER FLOOR OUTLINE
- ROOF OUTLINE OVER
- RAKED CEILING LINE
- BEAM LINE
- SQUARE SET OPENING
- TERMITE PROTECTION: *TO A.S 3660.1*
- NATURAL GROUND LINE (EXCAVATED)
- COLUMN (MATERIAL AS PER SCHEDULE OR PLAN)
- MASONRY PIER (SIZE AS PER SCHEDULE OR PLAN)
- ENGAGED PIERS: *TO COMPLY WITH AS 4773.1-2010 & AS 4773 2-2010*
- INSULATION BATTING
- TO BE DEMOLISHED / REMOVED
- EARTH / SOIL
- FILL (TO ENGINEERS DETAIL)
- WET AREA TILED FLOOR SURFACE
- COMMON / OUTDOOR TILED FLOOR SURFACE
- BROOM FINISH CONCRETE FLOOR SURFACE
- MASONRY WALL
- CONCRETE
- TIMBER/METAL STUD FRAMED WALL
- CONCRETE BLOCK WALL
- MASONRY VENEER WALL
- METAL SHEET ROOFING
- KLIP LOK (OR SIMILAR) METAL SHEET ROOFING
- TILED ROOF
- WAFFLE POD (TO ENGINEERS DETAIL)
- TACTILE GROUND SURFACE INDICATORS: TO AS 1428.4.1:2009
- STAIRS INCLUDING DIRECTION OF TRAVEL (UP)
- RAMP INCLUDING DIRECTION OF TRAVEL (UP)
- GTAP — GARDEN TAP
- DP — RAINWATER DOWN PIPE: *TO AS 3500*
- SMOKE ALARMS: *TO AS3786 AND SECTION 3.7.5 OF THE NCC BCA VOL 2. ALL ALARMS/DETECTORS ARE TO BE INTERCONNECTED. LOCATIONS ON PLANS ARE INDICATIVE. INSTALLATION TO BE AS PER STANDARDS ABOVE, AND MANUFACTURERS SPECIFICATIONS*
- MECHANICAL VENTILATION: MECHANICAL VENTILATION EXTERNALLY DUCTED TO NCC 3.8.7.3 & 3.8.7.4
- SLIDING DOOR UNIT OPENING DIRECTION
- SLIDING WINDOW OPENING DIRECTION
- AWNING/CASEMENT WINDOW OPENING DIRECTION
- HINGED DOOR OPENING DIRECTION
- GAS BOTTLES
- ELECTRICAL METER BOX
- GAS INSTANTANEOUS HOT WATER SERVICE
- HOT WATER TANK
- SOLAR HOT WATER SERVICE
- COOKTOP
- SINK TYPICAL

### GENERAL SYMBOLS AND ARCHITECTURAL SYMBOLS

- NORTH
- W01 — WINDOW TAG (DA/CC)
- D01 — DOOR TAG (DA/CC)
- TYPICAL SECTION MARKER
- TYPICAL ELEVATION MARKER
- TYPICAL CALL OUT MARKER
- VIEW TAG AND SCALE

### RENOVATION / DEMOLITION SYMBOLS

- TO BE DEMOLISHED OR REMOVED
- EXISTING ITEM / ELEMENT (FLOOR/WALLS/WINDOWS ETC)
- PROPOSED NEW ITEM / ELEMENT
- TO BE DEMOLISHED OR REMOVED
- EXISTING AREA / FACADE / ROOM

### MULTI STOREY SITE PLAN SYMBOLS / LEGEND

- LOWEST FLOOR (GROUND TYPICAL)
- MIDDLE FLOOR
- UPPER FLOOR

### GENERAL ABBREVIATIONS

| | | | | | |
|---|---|---|---|---|---|
| **ARI** | AVERAGE RECURRANCE INDEX | **F** | FIXED GLASS / PANEL | **PB** | PLASTER BOARD |
| **AHD** | AUSTRALIAN HEIGHT DATUM | **FG** | FIXED GLASS WINDOW | **RET. WALL** | RETAINING WALL |
| **CLT** | CROSS LAMINATED TIMBER | **GLT** | GLUE LAMINATED TIMBER | **RC** | REINFORCED CONCRETE |
| **COL.** | COLUMN | **GTAP** | GARDEN TAP | **PV** | PHOTO VOLTAIC |
| **COW** | COST OF WORKS | **GPO** | GENERAL POWER OUTLET | **RL** | REDUCED LEVEL |
| **DCP** | DEVELOPMENT CONTROL PLAN | **GRG** | GARAGE | **SB** | SUB ELECTRICAL METER BOX |
| **DEG.** | DEGREES | **HWS** | HOT WATER SERVICE | **SL** | SURFACE LEVEL |
| **DGPO** | DOUBLE GENERAL POWER OUTLET | **LEP** | LOCAL ENVIRONMENT PLAN | **SW** | STORM WATER |
| **DH** | DOUBLE HUNG WINDOW | **LOH** | LIFT OFF HINGE | **TRH** | TOILET ROLL HOLDER |
| **DP** | RAINWATER DOWN PIPE | **LVL** | LAMINATED VENEER LUMBER | **T.O.K** | TOP OF KERB |
| **DTR** | DOUBLE TOWEL RAIL | **MECH.** | MECHANICAL | **T.O.W** | TOP OF WALL |
| **HWS** | HOT WATER SERVICE | **MB** | ELECTRICAL METER BOX | **WC** | WATER CLOSET |
| **FC** | FIBRE CEMENT | **MR** | MOISTURE RESISTANT | **1650B** | BATH SIZING |
| **F.S.L** | FINISHED SURFACE LEVEL | **MH** | MAN HOLE | **900V** | VANITY SIZING |
| | | **NGL** | NATURAL GROUND LINE | **820** | INTERIOR DOOR SIZING |

**DA ISSUE ONLY**

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| | | | |
|---|---|---|---|
| **PROJECT:** | ALTERATIONS AND ADDITIONS | LEGENDS | |
| **STATUS:** | DA ISSUE | **SHEET:** | 1 OF 20 |
| **LOT No:** | PT.12 **SP No:** 104390 | | |
| **STREET:** | 363 DIAMOND BEACH RD, DIAMOND BEACH | | |
| **CLIENT:** | PETER ALLWOOD | | |

| | |
|---|---|
| **SCALE:** | 1 : 100 |
| **SHEET SIZE:** | A3 |
| **START DATE:** | 12.05.22 |
| **DWG No:** | A5225 |

DRAWING REVISION + NOTES

| Date: | Revision: | Issue: | Drawn: |
|---|---|---|---|
| 16.05.22 | INITIAL ISSUE | A | AE |
| 21.02.23 | CONCEPT | C | AE |
| 30.08.23 | DRAFT DA | D | AE |
| 22.11.23 | DA ISSUE | E | AE |

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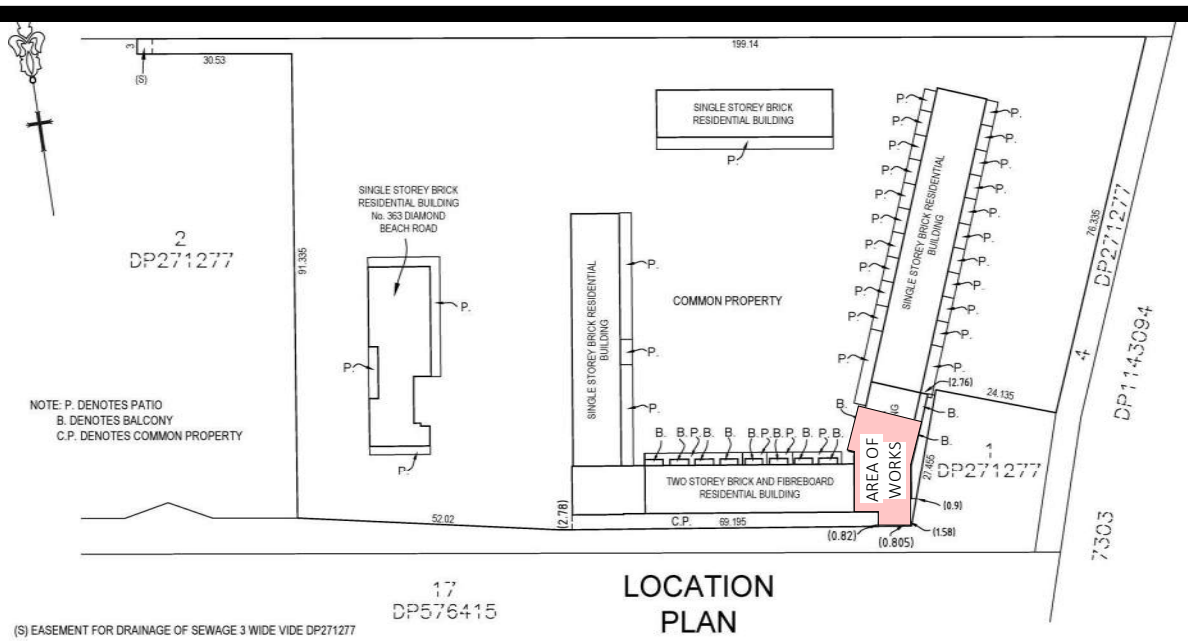
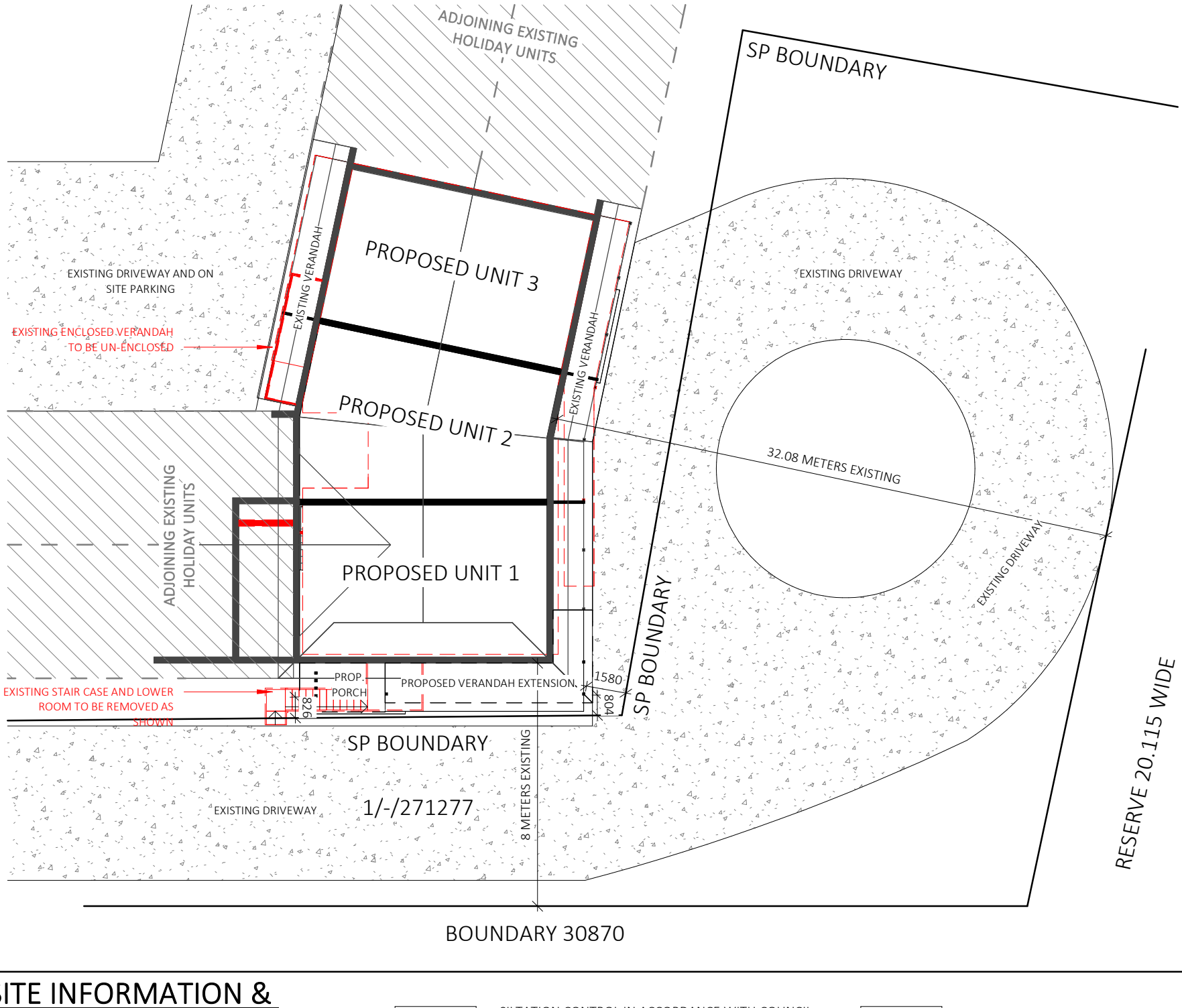
# SITE PLAN

*1 : 1500*




## LOCATION PLAN

| AREAS - GROSS FLOOR AREA (GFA) | |
|---|---|
| *MEASURED FROM INTERNAL FACE OF EXTERNAL WALL<br>*EXLUDES STAIRS/VOIDS FROM UPPER FLOORS<br>*EXCLUDES REQUIRED CAR PARKING SPACE (IE. 18m² FOR SINGLE CAR) | |
| NAME | AREA |
| U3 LF GFA AREA | 33.1 m² |
| U2 LF GFA AREA | 45.6 m² |
| U1 LF GFA AREA | 59.7 m² |
| UN-USED STORE GFA AREA | 13.1 m² |
| U3 UF GFA AREA | 54.5 m² |
| U2 UF GFA AREA | 55.5 m² |
| U1 UF GFA AREA | 54.9 m² |
| Total FSR | 316.4 m² |


ANY STOCKPILING OF SOILS ON SITE WILL NEED TO BE CONTROLLED FROM DUST BY WATERING OR COVERING AS REQUIRED TO PREVENT EROSION & DUST NUISANCE. HOSE TO BE AVAILABLE ON SITE.

BUILDER TO LOCATE THE ELECTRICAL AND TELSTRA SERVICES PRIOR TO THE START OF CONSTRUCTION

TEMPORARY BLUE METAL GRAVEL LAID AT ENTRANCE OF SITE TO REMOVE EXCESS SOILS FROM VEHICLES AT EXIT. AGGREGATE SIZE AS PER THE LANDCOM BLUE BOOK STANDARD DRAWING SD 6-14 IS TO BE 30mm DIAMETER

PROPOSED HOARDING AND SECURITY FENCE TO BE INSTALLED TO PREVENT UN-AUTHORISED ACCESS TO SITE. BUILDER TO DETERMINE BEST LOCATION AND INSTALL.

DRYING AREAS TO BE PROVIDED BY MEANS OF AN INTERNAL CLOTHES LINE

PRIVATE OPEN SPACE AREAS TO BE PROVIDED BY EXISTING COMMON AREAS ALONG EASTERN FRONTAGE OF EXISTING DEVELOPMENT. CONSISTING OF BBQ TABLES/GRASSED AREAS.
THERE IS ALSO COMMON FACILITIES WITHIN UNITS, POOL ETC.

# SITE PLAN

*1 : 200*

## SITE INFORMATION & LEGEND

| | |
|---|---|
| PT. 12 TOTAL SP AREA AREA: | = 358m² |
| OVERALL HABITABLE AREA (including garages/store) | =303.3m² |
| GROSS FLOOR AREA (as per LEP definition) | =303.3m² |
| FLOOR SPACE RATIO | = N/A |
| BUSHFIRE AFFECTED | YES |
| FLOOD AFFECTED | NO |
| APPROX HARDSTAND AREA | =N/A |
| APPROX LANDSCAPED AREA | =N/A |

- SILTATION CONTROL IN ACCORDANCE WITH COUNCIL POLICY E1 AND THE ADOPTED AUSPEC STANDARD
- SITE HOARDING AND SECURITY FENCE
- WATER MAINS (APPROX ONLY)
- STORMWATER LINES (APPROX ONLY)
- SEWER LINES (APPROX ONLY)
- LINE OF EASEMENTS
- GTAP — PROPOSED GARDEN TAP LOCATIONS (TO BE USED AS A GUIDE ONLY)
- LINE OF BATTER TO GROUND LEVELS (TO BE USED AS A GUIDE ONLY)
- ALL LEVELS ARE INDICATIVE ALL LEVELS AND CONTOURS ARE TO BE CONFIRMED BY BUILDER / SURVEYOR PRIOR TO START OF CONSTRUCTION.

**BAL-19**

***BUSHFIRE NOTES:***
PLEASE REFER TO BUSHFIRE REPORT BY DAVID PENSINI AND CONSTRUCTED IN ACCORDANCE WITH AS 3959-2018: CONSTRUCTION OF BUILDINGS IN BUSHFIRE PRONE AREAS

***NATHERS + BASIX NOTES:***
PLEASE REFER TO THE "SUMMARY OF natHERS + BASIX COMMITMENTS" ON PAGE 2 FOR FURTHER INFORMATION. PLEASE REFER TO THE BASIX CERTIFICATE FOR EXACT DETAILS

***GENERAL PLAN SET NOTES:***
CHECK ALL DIMENSIONS ON SITE. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATIONS, REPORTS, DRAWINGS, LEGENDS, NATIONAL CONSTRUCTION CODE, AUS & NZ STANDARDS, ENGINEERING & COUNCIL APPROVALS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| | | | |
|---|---|---|---|
| PROJECT: | ALTERATIONS AND ADDITIONS | SITE PLAN | |
| STATUS: | DA ISSUE | SHEET: | 2 OF 20 |
| LOT No: | PT.12 SP No: 104390 | SCALE: | As indicated |
| STREET: | 363 DIAMOND BEACH RD, DIAMOND BEACH | SHEET SIZE: | A3 |
| | | START DATE: | 12.05.22 |
| CLIENT: | PETER ALLWOOD | DWG No: | A5225 |

DRAWING REVISION + NOTES

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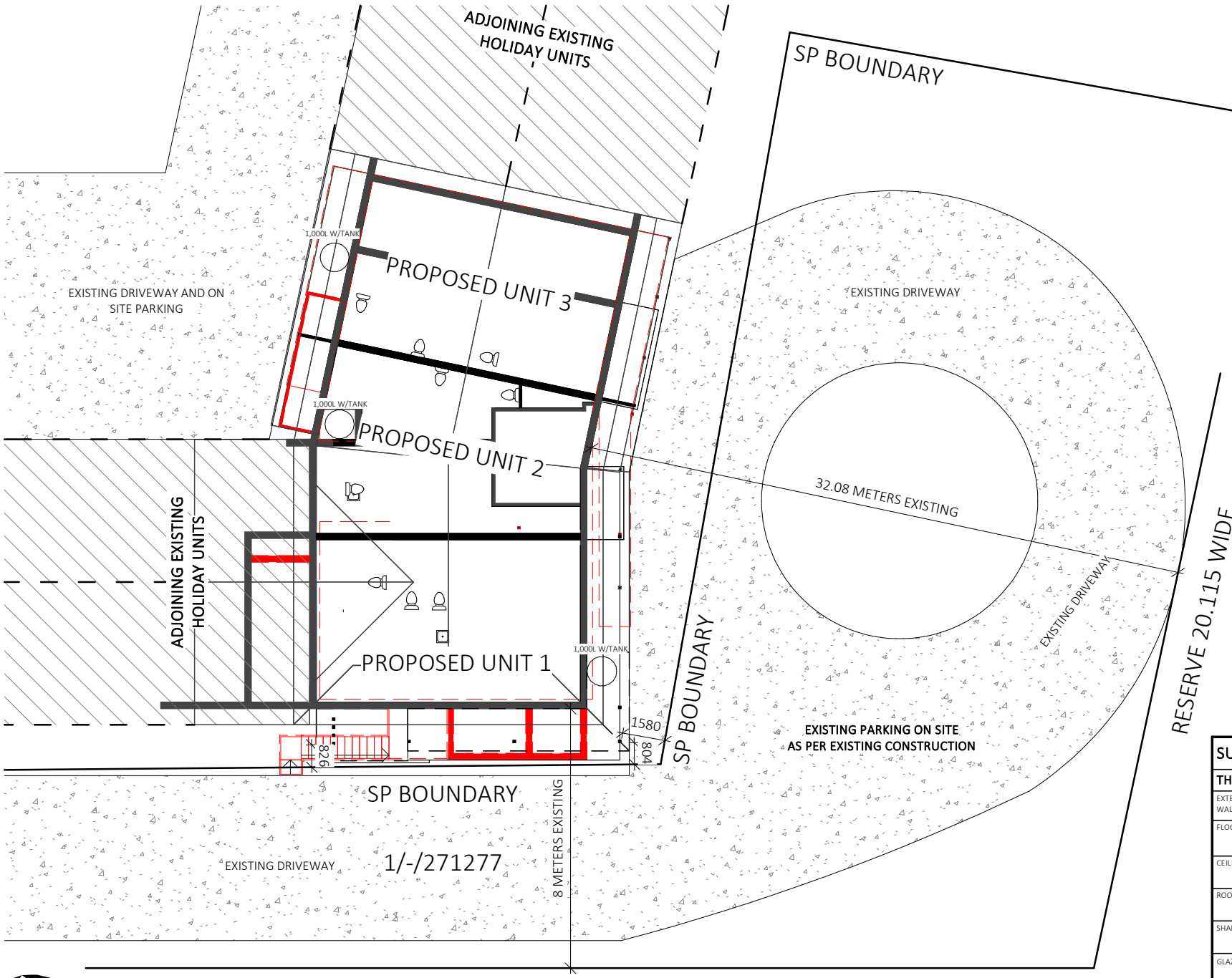
| AREAS - ROOF AREAS | |
|---|---|
| Name | Area |
| PROPOSED U1 ROOF AREA | 79.6 m² |
| PROPOSED U1 ROOF EXTENTSION AREA | 14.8 m² |
| PROPOSED U2 ROOF AREA | 77.2 m² |
| PROPOSED U3 ROOF AREA | 84.2 m² |
| TOTAL | 255.8 m² |




# SITE S68 S138 PLAN

*1 : 200*

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BUILDER TO LOCATE THE ELECTRICAL AND TELSTRA SERVICES PRIOR TO THE START OF CONSTRUCTION

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**HYDRAULIC DESIGN: REFER TO CONSULTANTS PLANS AND SPECIFICATIONS**

**10 STAR BUILDING ASSESSMENTS**
www.10sba.com admin@10sba.com M: 0481 010 999

**Certificate No. #HR-GI6XVY-01**
Scan QR code or follow website link for rating details.

| | |
|---|---|
| Assessor name | Adam Clarke |
| Accreditation No. | ABSA 101518 |
| Property Address | 363 DIAMOND BEACH RD, DIAMOND BEACH, NSW, 2430 |

http://www.hero-software.com.au/pdf/HR-GI6XVY-01

ABSA Australian Building Sustainability Association
Assessments completed within the accreditation period are part of the ABSA quality audit system
Accreditation Period 03/09/2023-03/09/2024
Assessor Name Adam Clarke
Assessor Number 101518
Assessor Signature
This Accredited Assessor is qualified to use NatHERS Accredited Software and has agreed to follow the ABSA Code of Practice

BASIX ASSESSOR, NATHERS CERTIFICATES, SECTION J REPORTS, JV3 ASSESSMENTS, DAYLIGHT ANALYSIS REPORTS

## SUMMARY OF BASIX COMMITMENTS

### THERMAL COMFORT REQUIREMENTS

| | |
|---|---|
| EXTERNAL WALLS | Brick Veneer, U1 R2.50 \| U2-3 R2.00 |
| FLOORS | Concrete, On Ground, No Insulation<br>Framed, Open Subfloor (Elevated) U2-3 R2.50<br>Framed, Open Subfloor (Elect) U2 R2.00 |
| CEILING | Flat Ceiling, R4.0 (up)<br>Flat Ceiling (Roof adjacent), R3.0 (up) |
| ROOF | Pitched roof, framed and unventilated, 55mm foil-backed blanket, Colour: Medium (SA 0.475 – 0.70) |
| SHADING | Varying Throughout |
| GLAZING | Refer to natHERS certification |

### WATER COMMITMENTS

| | |
|---|---|
| SHOWERHEADS: 4* (>6 but <=7.5L/min) | TOILETS: 4* STAR |
| BASIN TAPS: 4* STAR | KITCHEN TAPS: 4* STAR |
| INDIVIDUAL WATER TANK: 1,000 L | INDIVIDUAL ROOF COLLECTION : 100% of each roof |
| RAINWATER CONNECTION: ALL TOILETS IN THE DEVELOPMENT<br>COLD WATER TAP IN THE LAUNDRY | |

### ENERGY COMMITMENTS

| | |
|---|---|
| HWS: | Solar (electric boosted) STCs 31 – 35 |
| COOLING: | Ceiling Fans in at least 1 living room and 1 bedroom<br>1-phase air-conditioning in at least 1 living room and 1 bedroom (New Star Rating - 3.5) |
| HEATING: | 1-phase air-conditioning in at least 1 living room and 1 bedroom (New Star Rating - 3.5) |
| VENTILATION: | Bathroom, Kitchen, Laundry: ducted, manual control |
| APPLICANCES: | Electric Cooktop & Electric Oven to be installed |
| ARTIFICIAL LIGHTING: | The following rooms are to be primarily lit by fluorescent or LED dedicated fittings: All Bedrooms/Study \| All Living/Dining Rooms \| The Kitchen \| All Hallways \| The Laundry \| All Bathrooms/Toilets |
| CLOTHESLINE: | Fixed indoor/sheltered clothes drying line to be installed |

***REFER TO BASIX CERTIFICATE FOR EXACT DETAILS AND REQUIREMENTS**

## S68 & S138 INFO & LEGEND

STORMWATER/RAINWATER TO BE DIRECTED TO ON-SITE RAINWATER STORAGE TANKS WITH OVERFLOWS TO BE CONNECTED TO EXISTING ON SITE SYSTEM (REF TO ENG DETAILS)
*(SURFACE AND SUB-SURFACE STORMWATER TO BE DISPOSED OF VIA PIPEWORK IN ACCORDANCE WITH AS 3500)*

- CATCHMENT OF ROOF AREA TO ON-SITE RAINWATER TANKS: = APPROX. **1005 OF EACH ROOF AREA**
- PROPOSED RAINWATER TANKS **1000**L MIN. AS PER BASIX REQUIREMENTS
- SILTATION CONTROL IN ACCORDANCE WITH COUNCIL POLICY E1 AND THE ADOPTED AUSPEC STANDARD
- SEWER LINE (TO BE USED AS A GUIDE ONLY)
- WATER FLOW FROM RAINWATER STORAGE TANKS TO APPLIANCES AND FIXTURES (TO BE USED AS A GUIDE ONLY)
- WATER FLOW FROM DOWNPIPES TO RAINWATER TANKS (TO BE USED AS A GUIDE ONLY)
- STORMWATER FLOW (TO BE USED AS A GUIDE ONLY)
- GTAP — GARDEN TAP LOCATIONS (TO BE USED AS A GUIDE ONLY)
- DP — DOWNPIPE LOCATIONS (TO BE USED AS A GUIDE ONLY)
- ALL LEVELS ARE TO EXISTING LEVELS. ALL LEVELS AND CONTOURS ARE TO BE CONFIRMED BY BUILDER / SURVEYOR PRIOR TO START OF CONSTRUCTION.

**DA ISSUE ONLY**

**BAL-19**

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| | | | |
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| PROJECT: | ALTERATIONS AND ADDITIONS | S68 & S138 PLAN | |
| STATUS: DA ISSUE | SHEET: 3 OF 20 | SCALE: | As indicated |
| LOT No: PT.12 SP No: 104390 | | SHEET SIZE: | A3 |
| STREET: 363 DIAMOND BEACH RD, DIAMOND BEACH | | START DATE: | 12.05.22 |
| CLIENT: PETER ALLWOOD | | DWG No: | A5225 |

DRAWING REVISION + NOTES

| Date: | Revision: | Issue: | Drawn: |
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| 16.05.22 | INITIAL ISSUE | A | AE |
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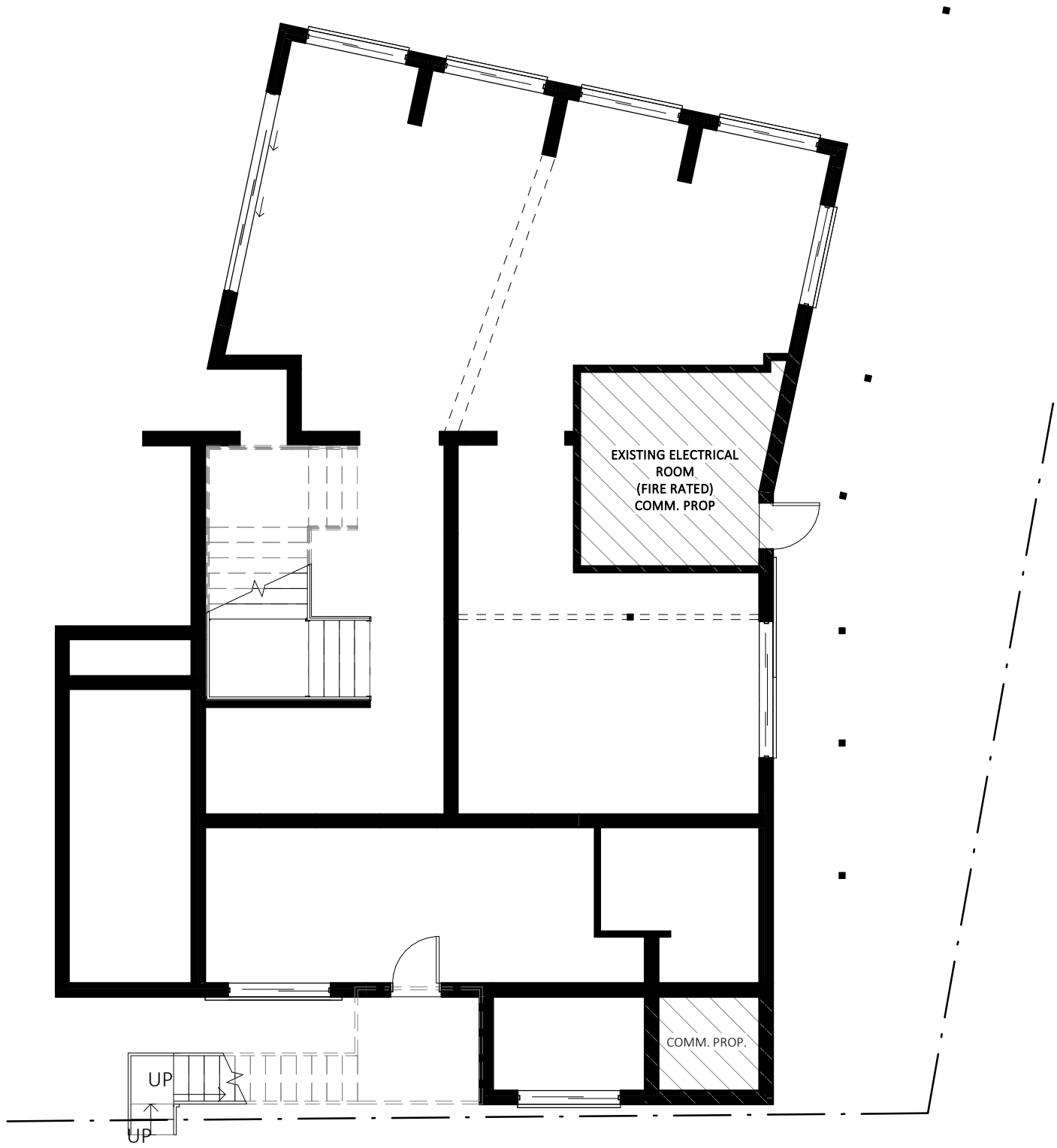


# 01 FL EXISTING

*1 : 100*




DA ISSUE ONLY

**BAL-19**

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| STATUS: | DA ISSUE | SHEET: | 4 OF 20 |
| LOT No: | PT.12 SP No: 104390 | | |
| STREET: | 363 DIAMOND BEACH RD, DIAMOND BEACH | | |
| CLIENT: | PETER ALLWOOD | | |

| | |
|---|---|
| FLOOR PLANS (EXISTING) - LOWER | |
| SCALE: | 1 : 100 |
| SHEET SIZE: | A3 |
| START DATE: | 12.05.22 |
| DWG No: | A5225 |

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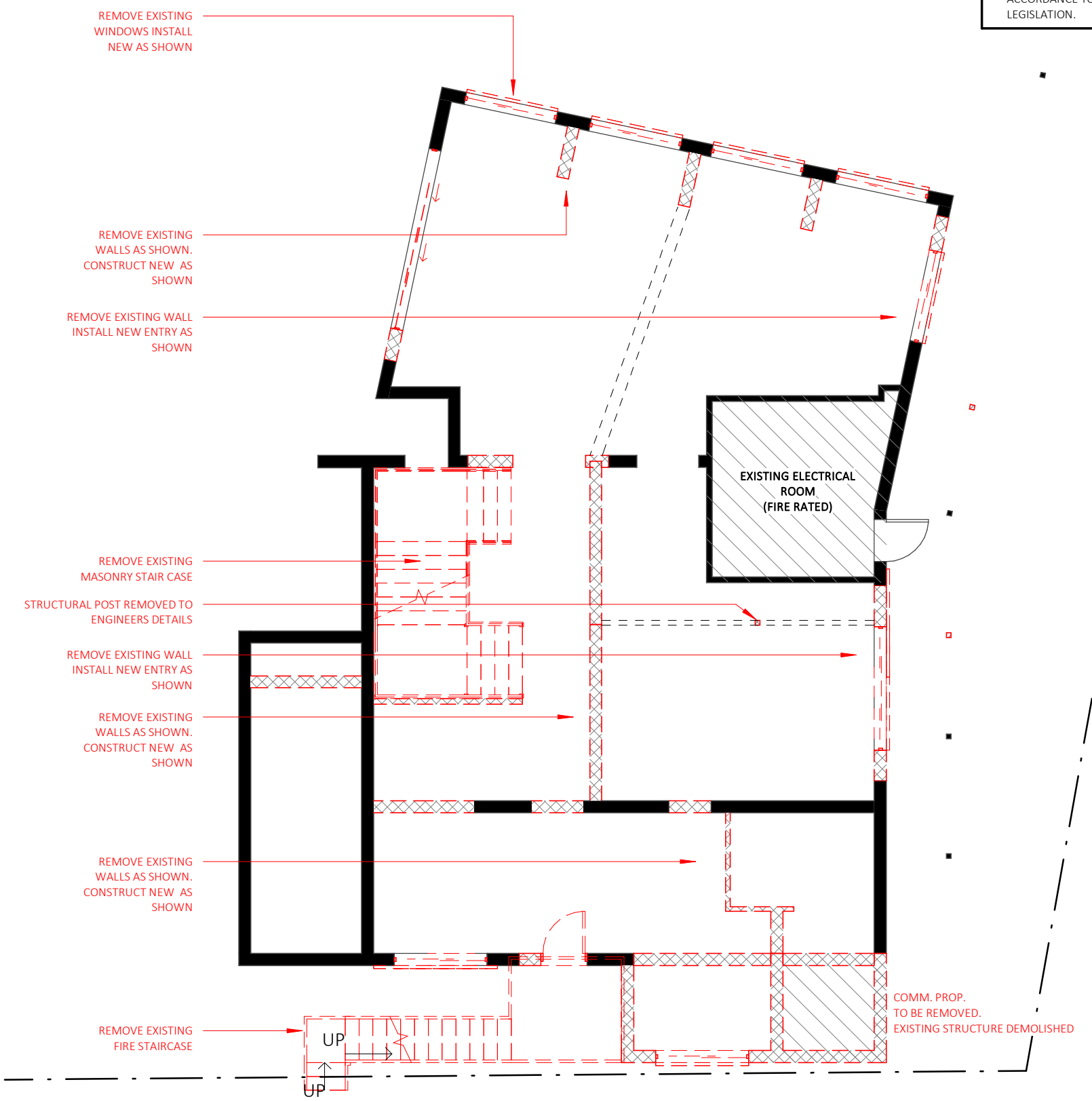
## GENERAL DEMOLITION NOTES:

- ALL DEMOLITIION WORKS TO BE ASSESS AND CONFIRMED BY ENGINEER PRIOR TO STARTING DEMOLITION AND CONSTRUCTION.
- TEMPORARY PROPPING TO BE INSTALLED AS NECESSARY TO SUPPORT FLOORS, ROOFS AND ANY OTHER ELEMENT. TO ENGINEERS DETAILS
- BUILDER TO COORDINATE WITH ENGINEER FOR ON-SITE INSPECTION OF EXISTING STRUCTURES ONCE LININGS ARE REMOVED AND STRUCTURE IS SUFFICIENTLY EXPOSED
- ALL SERVICES WHERE DEMOLITION IS TO OCCUR SHALL BE APPOROPRIATELY DISCONNECTED AND TERMINATED AS REQUIRED. / OR / TEMPORARILY CAPPED OFF FOR RECONNECTION AT LATER STAGES.
- WHERE DEMOLITION OCCURS WHICH WILL DISTURB ASBESTOS CONTAINING MATERIALS, DEMOLITION AND REMOCAL SHALL BE CARRIED OUT BY A LICENSED ASBESTOS CONTRACTOR AND DISPOSED OF IN ACCORDANCE TO RELATIVE GOVERNMENT AUTHORITY LEGISLATION.




# 01 FL DEMO

*1 : 100*


# DA ISSUE ONLY

**BAL-19**

***BUSHFIRE NOTES:***

PLEASE REFER TO BUSHFIRE REPORT BY DAVID PENSINI AND CONSTRUCTED IN ACCORDANCE WITH AS 3959-2018: CONSTRUCTION OF BUILDINGS IN BUSHFIRE PRONE AREAS

***NATHERS + BASIX NOTES:***

PLEASE REFER TO THE "SUMMARY OF natHERS + BASIX COMMITMENTS" ON PAGE 2 FOR FURTHER INFORMATION. PLEASE REFER TO THE BASIX CERTIFICATE FOR EXACT DETAILS

***GENERAL PLAN SET NOTES:***

CHECK ALL DIMENSIONS ON SITE. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATIONS, REPORTS, DRAWINGS, LEGENDS, NATIONAL CONSTRUCTION CODE, AUS & NZ STANDARDS, ENGINEERING & COUNCIL APPROVALS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| | | | |
|---|---|---|---|
| PROJECT: ALTERATIONS AND ADDITIONS | | FLOOR PLANS (DEMO) - LOWER | |
| STATUS: DA ISSUE | SHEET: 5 OF 20 | SCALE: | 1 : 100 |
| LOT No: PT.12 SP No: 104390 | | SHEET SIZE: | A3 |
| STREET: 363 DIAMOND BEACH RD, DIAMOND BEACH | | START DATE: | 12.05.22 |
| CLIENT: PETER ALLWOOD | | DWG No: | A5225 |

DRAWING REVISION + NOTES

| Date: | Revision: | Issue: | Drawn: |
|---|---|---|---|
| 16.05.22 | INITIAL ISSUE | A | AE |
| 21.02.23 | CONCEPT | C | AE |
| 30.08.23 | DRAFT DA | D | AE |
| 22.11.23 | DA ISSUE | E | AE |


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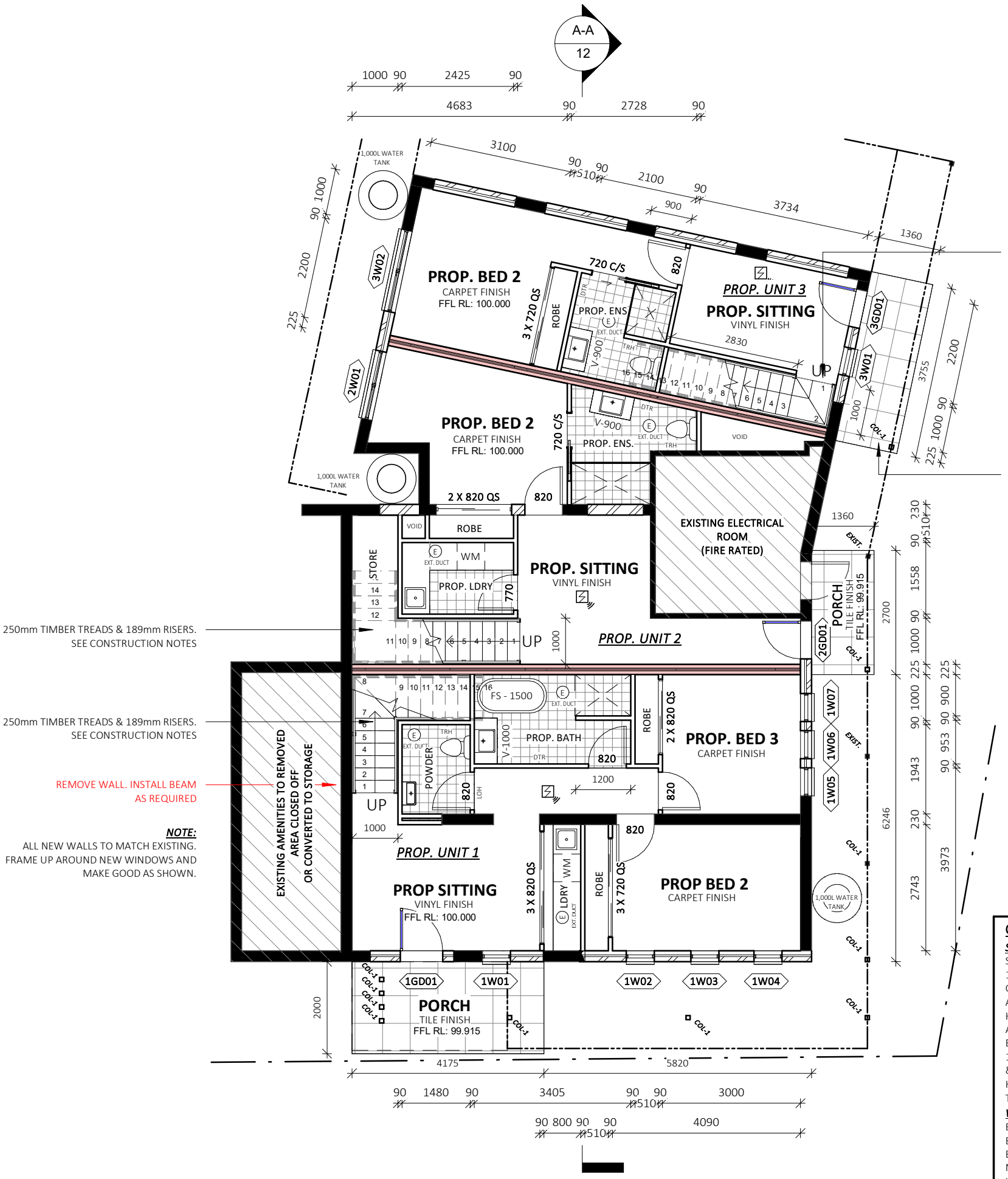
| AREAS - FLOOR PROP U1 | |
|---|---|
| *FLOOR AREA MEASURED FROM EXTERNAL FACE<br>*UPPER FLOOR AREAS EXCLUDE STAIRS & VOIDS | |
| NAME | AREA |
| PROP U1 LF AREA | 65.1 m² |
| PROP U1 UF AREA | 60.7 m² |
| PROP U1 BALCONY AREA | 17.3 m² |
| PROP U1 EXIST. BALCONY AREA | 5.2 m² |
| TOTAL | 148.4 m² |

| AREAS - FLOOR PROP U2 | |
|---|---|
| *FLOOR AREA MEASURED FROM EXTERNAL FACE<br>*UPPER FLOOR AREAS EXCLUDE STAIRS & VOIDS | |
| NAME | AREA |
| PROP U2 LF AREA | 48.6 m² |
| PROP U2 UF AREA | 58.8 m² |
| PROP U2 EXIST. BALCONY AREA | 6.0 m² |
| PROP U2 REAR BALCONY AREA | 4.5 m² |
| TOTAL | 118.0 m² |

| AREAS - FLOOR PROP U3 | |
|---|---|
| *FLOOR AREA MEASURED FROM EXTERNAL FACE<br>*UPPER FLOOR AREAS EXCLUDE STAIRS & VOIDS | |
| NAME | AREA |
| PROP U3 LF AREA | 37.1 m² |
| PROP U3 UF AREA | 60.3 m² |
| PROP U3 EXIST. BALCONY AREA | 7.5 m² |
| PROP U3 REAR BALCONY AREA | 8.3 m² |
| TOTAL | 113.1 m² |

***SMOKE ALARMS/DETECTORS:***
SMOKE ALARMS TO AS3786 AND NCC, VOL. 2, PART H3D6 AND PART 9.5 OF THE ABCB HOUSING PROVISIONS. ALL ALARMS AND DETECTORS ARE TO BE INTERCONNECTED. LOCATIONS ON PLANS ARE INDICATIVE. INSTALLATION TO BE AS PER THE STANDARDS NOTED ABOVE AND ANY MANUFACTURERS DETAILS AND SPECIFICATIONS.




BEDROOM WINDOWS - WHERE THE FLOOR LEVEL OF A BEDROOM IS 2m OR MORE ABOVE THE SURFACE BENEATH, WINDOWS ARE TO COMPLY WITH NCC, VOL. 2, BCA PART 11.3.7 OF THE ABCB HOUSING PROVISIONS. REFER TO CONSTRUCTION NOTES

WIND CATEGORY TO BE CONFIRMED PRIOR TO START OF CONSTRUCTION. IF N2 OR HIGHER, ENGAGED PIERS TO BRICKWORK AREA'S ARE TO COMPLY WITH AS 4773.1-2010 & AS 4773 2-2010

**NOTE:**
ALL NEW WALLS TO MATCH EXISTING. FRAME UP AROUND NEW WINDOWS AND MAKE GOOD AS SHOWN.

## CONSTRUCTION NOTES:

***STAIRS, RAMPS, HANDRAILS & BALUSTRADE NOTES:***
STAIRS TO COMPLY WITH NCC VOL. 2, H5D2 AND PART 11.2.2 OF THE ABCB HOUSING PROVISIONS. RAMPS TO COMPLY WITH PART 11.2.3. SLIP RESISTANCE TO STAIRS AND RAMPS AS PER PART 11.2.4 OF THE ABCB HOUSING PROVISIONS AND IN ACCORDANCE WITH AS4586.
BARRIERS AND HANDRAILS TO BE NO LESS THAN 1000mm FROM PROPOSED FINISHED FL. BALUSTRADE & HANDRAIL TO BE IN ACCORDANCE WITH NCC, VOL. 2, H5D3 AND PARTS 11.3.3, 11.3.4, 11.3.5 AND 11.3.6 OF THE ABCB HOUSING PROVISIONS.

***WINDOW NOTES:***
BEDROOM WINDOWS - WHERE THE FLOOR LEVEL OF A BEDROOM IS 2M OR MORE ABOVE THE SURFACE BENEATH, BEDROOM WINDOWS ARE TO COMPLY WITH NCC, VOL. 2, H5P2 AND PART 11.3.7 OF THE ABCB HOUSING PROVISIONS

WINDOWS - WHERE THE FLOOR LEVEL IS 4m OR MORE ABOVE THE SURFACE BENEATH, WINDOWS ARE TO COMPLY WITH NCC, VOL. 2, H5P2 AND PART 11.3.8 OF THE ABCB HOUSING PROVISIONS.
A BARRIER WITH A HEIGHT OF NOT LESS THAN 865mm ABOVE FLOOR IS REQUIRED TO AN OPENABLE WINDOW COVERED BY PART 11.3.8 (1) AND BARRIER MUST ALSO COMPLY WITH PART 11.3.8 (3)

***WIND CATEGORY TO BE CONFIRMED PRIOR TO START OF CONSTRUCTION. IF N2 OR HIGHER, ENGAGED PIERS TO BRICKWORK AREA'S ARE TO COMPLY WITH AS 4773.1-2010 & AS 4773 2-2010***

DA ISSUE ONLY

## 01 FL PROPOSED

*1 : 100*


## COMMON WALL DETAILS:

- COMMON SEPARATING WALL TO COMPLY WITH NCC, VOL.2, PART H3D2 AND PART 9.3 OF THE ABCB HOUSING PROVISIONS FOR FIRE SEPARATION REQUIREMENTS.
- SOUND INSULATION TO SEPARATING WALL TO COMPLY WITH NCC, VOL. 2, PART H4D8 AND PART 10.7 OF THE ABCB HOUSING PROVISIONS

**BAL-19**

***BUSHFIRE NOTES:***
PLEASE REFER TO BUSHFIRE REPORT BY DAVID PENSINI AND CONSTRUCTED IN ACCORDANCE WITH AS 3959-2018: CONSTRUCTION OF BUILDINGS IN BUSHFIRE PRONE AREAS

***NATHERS + BASIX NOTES:***
PLEASE REFER TO THE "SUMMARY OF natHERS + BASIX COMMITMENTS" ON PAGE 2 FOR FURTHER INFORMATION. PLEASE REFER TO THE BASIX CERTIFICATE FOR EXACT DETAILS

***GENERAL PLAN SET NOTES:***
CHECK ALL DIMENSIONS ON SITE. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATIONS, REPORTS, DRAWINGS, LEGENDS, NATIONAL CONSTRUCTION CODE, AUS & NZ STANDARDS, ENGINEERING & COUNCIL APPROVALS

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PROJECT: ALTERATIONS AND ADDITIONS
STATUS: DA ISSUE
LOT No: PT.12 SP No: 104390
SHEET: 6 OF 20
STREET: 363 DIAMOND BEACH RD, DIAMOND BEACH
CLIENT: PETER ALLWOOD

FLOOR PLANS (PROPOSED) - LOWER
SCALE: 1 : 100
SHEET SIZE: A3
START DATE: 12.05.22
DWG No: A5225

DRAWING REVISION + NOTES

| Date: | Revision: | Issue: | Drawn: |
|---|---|---|---|
| 16.05.22 | INITIAL ISSUE | A | AE |
| 21.02.23 | CONCEPT | C | AE |
| 30.08.23 | DRAFT DA | D | AE |
| 22.11.23 | DA ISSUE | E | AE |

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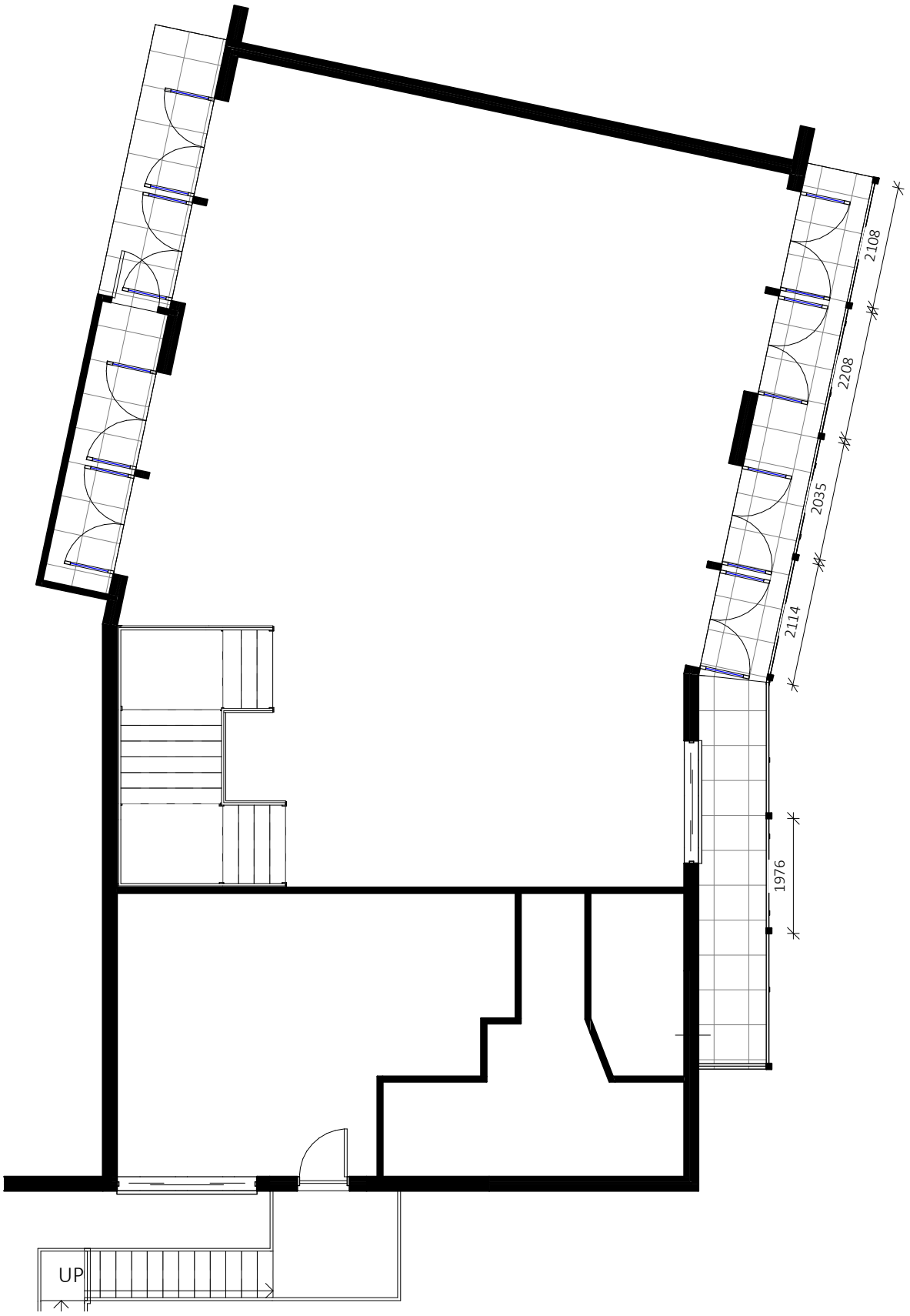


# 02 FL EXISTING

*1 : 100*


DA ISSUE ONLY

**BAL-19**

***BUSHFIRE NOTES:***

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***NATHERS + BASIX NOTES:***

PLEASE REFER TO THE "SUMMARY OF natHERS + BASIX COMMITMENTS" ON PAGE 2 FOR FURTHER INFORMATION. PLEASE REFER TO THE BASIX CERTIFICATE FOR EXACT DETAILS

***GENERAL PLAN SET NOTES:***

CHECK ALL DIMENSIONS ON SITE. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATIONS, REPORTS, DRAWINGS, LEGENDS, NATIONAL CONSTRUCTION CODE, AUS & NZ STANDARDS, ENGINEERING & COUNCIL APPROVALS

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| | | | |
|---|---|---|---|
| PROJECT: ALTERATIONS AND ADDITIONS | | FLOOR PLANS (EXISTING) - UPPER | |
| STATUS: DA ISSUE | SHEET: 7 OF 20 | SCALE: | 1 : 100 |
| LOT No: PT.12 SP No: 104390 | | SHEET SIZE: | A3 |
| STREET: 363 DIAMOND BEACH RD, DIAMOND BEACH | | START DATE: | 12.05.22 |
| CLIENT: PETER ALLWOOD | | DWG No: | A5225 |

DRAWING REVISION + NOTES

| Date: | Revision: | Issue: | Drawn: |
|---|---|---|---|
| 16.05.22 | INITIAL ISSUE | A | AE |
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| 30.08.23 | DRAFT DA | D | AE |
| 22.11.23 | DA ISSUE | E | AE |

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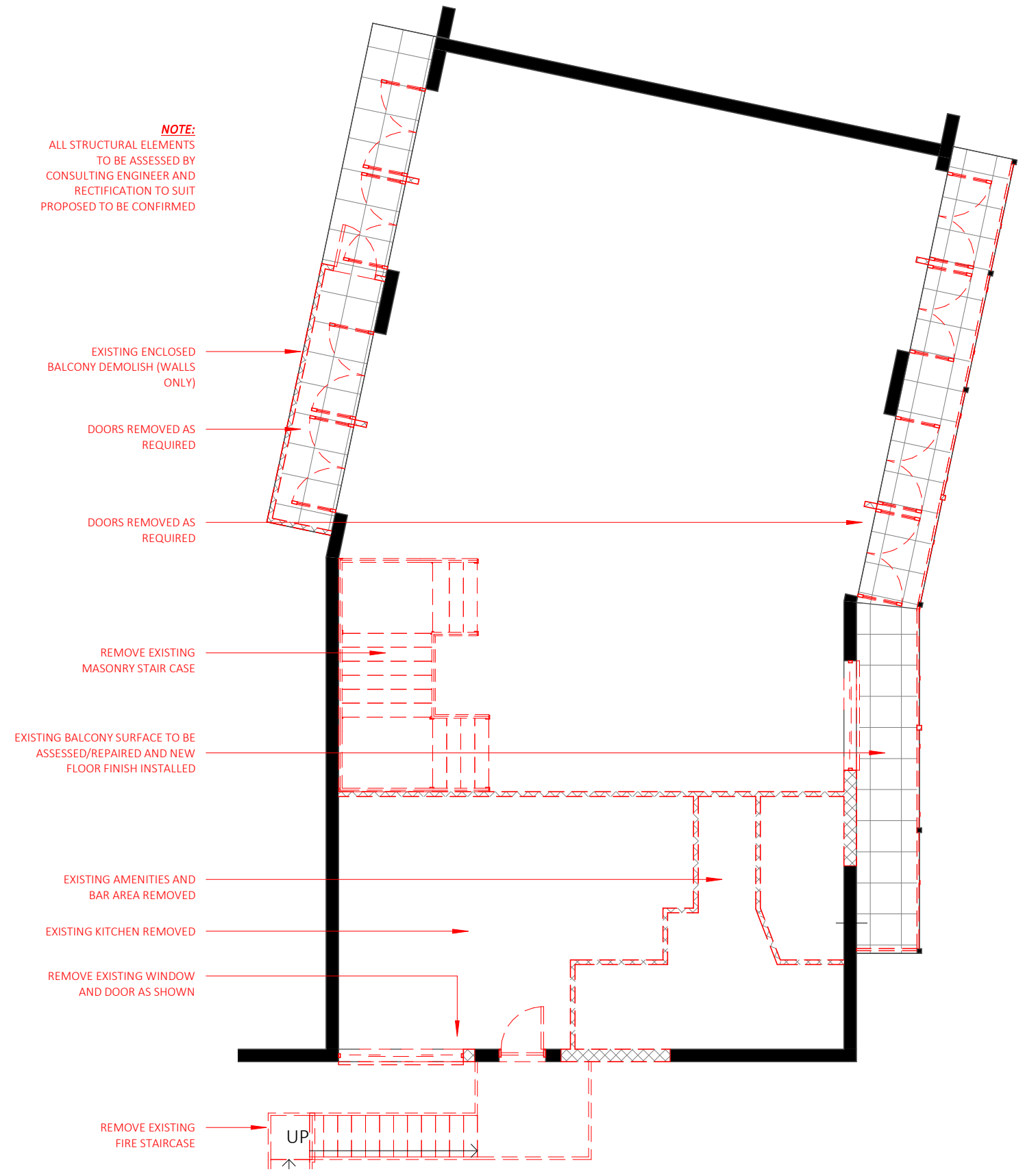
## GENERAL DEMOLITION NOTES:

- ALL DEMOLITIION WORKS TO BE ASSESS AND CONFIRMED BY ENGINEER PRIOR TO STARTING DEMOLITION AND CONSTRUCTION.
- TEMPORARY PROPPING TO BE INSTALLED AS NECESSARY TO SUPPORT FLOORS, ROOFS AND ANY OTHER ELEMENT. TO ENGINEERS DETAILS
- BUILDER TO COORDINATE WITH ENGINEER FOR ON-SITE INSPECTION OF EXISTING STRUCTURES ONCE LININGS ARE REMOVED AND STRUCTURE IS SUFFICIENTLY EXPOSED
- ALL SERVICES WHERE DEMOLITION IS TO OCCUR SHALL BE APPOROPRIATELY DISCONNECTED AND TERMINATED AS REQUIRED. / OR / TEMPORARILY CAPPED OFF FOR RECONNECTION AT LATER STAGES.
- WHERE DEMOLITION OCCURS WHICH WILL DISTURB ASBESTOS CONTAINING MATERIALS, DEMOLITION AND REMOCAL SHALL BE CARRIED OUT BY A LICENSED ASBESTOS CONTRACTOR AND DISPOSED OF IN ACCORDANCE TO RELATIVE GOVERNMENT AUTHORITY LEGISLATION.

***NOTE:***
ALL STRUCTURAL ELEMENTS TO BE ASSESSED BY CONSULTING ENGINEER AND RECTIFICATION TO SUIT PROPOSED TO BE CONFIRMED




# 02 FL DEMO

*1 : 100*


# DA ISSUE ONLY

**BAL-19**

***BUSHFIRE NOTES:***
PLEASE REFER TO BUSHFIRE REPORT BY DAVID PENSINI AND CONSTRUCTED IN ACCORDANCE WITH AS 3959-2018: CONSTRUCTION OF BUILDINGS IN BUSHFIRE PRONE AREAS

***NATHERS + BASIX NOTES:***
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| | | | |
|---|---|---|---|
| PROJECT: ALTERATIONS AND ADDITIONS | | FLOOR PLANS (DEMO) - UPPER | |
| STATUS: DA ISSUE | SHEET: 8 OF 20 | SCALE: | 1 : 100 |
| LOT No: PT.12 SP No: 104390 | | SHEET SIZE: | A3 |
| STREET: 363 DIAMOND BEACH RD, DIAMOND BEACH | | START DATE: | 12.05.22 |
| CLIENT: PETER ALLWOOD | | DWG No: | A5225 |

DRAWING REVISION + NOTES

| Date: | Revision: | Issue: | Drawn: |
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| 16.05.22 | INITIAL ISSUE | A | AE |
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| 30.08.23 | DRAFT DA | D | AE |
| 22.11.23 | DA ISSUE | E | AE |


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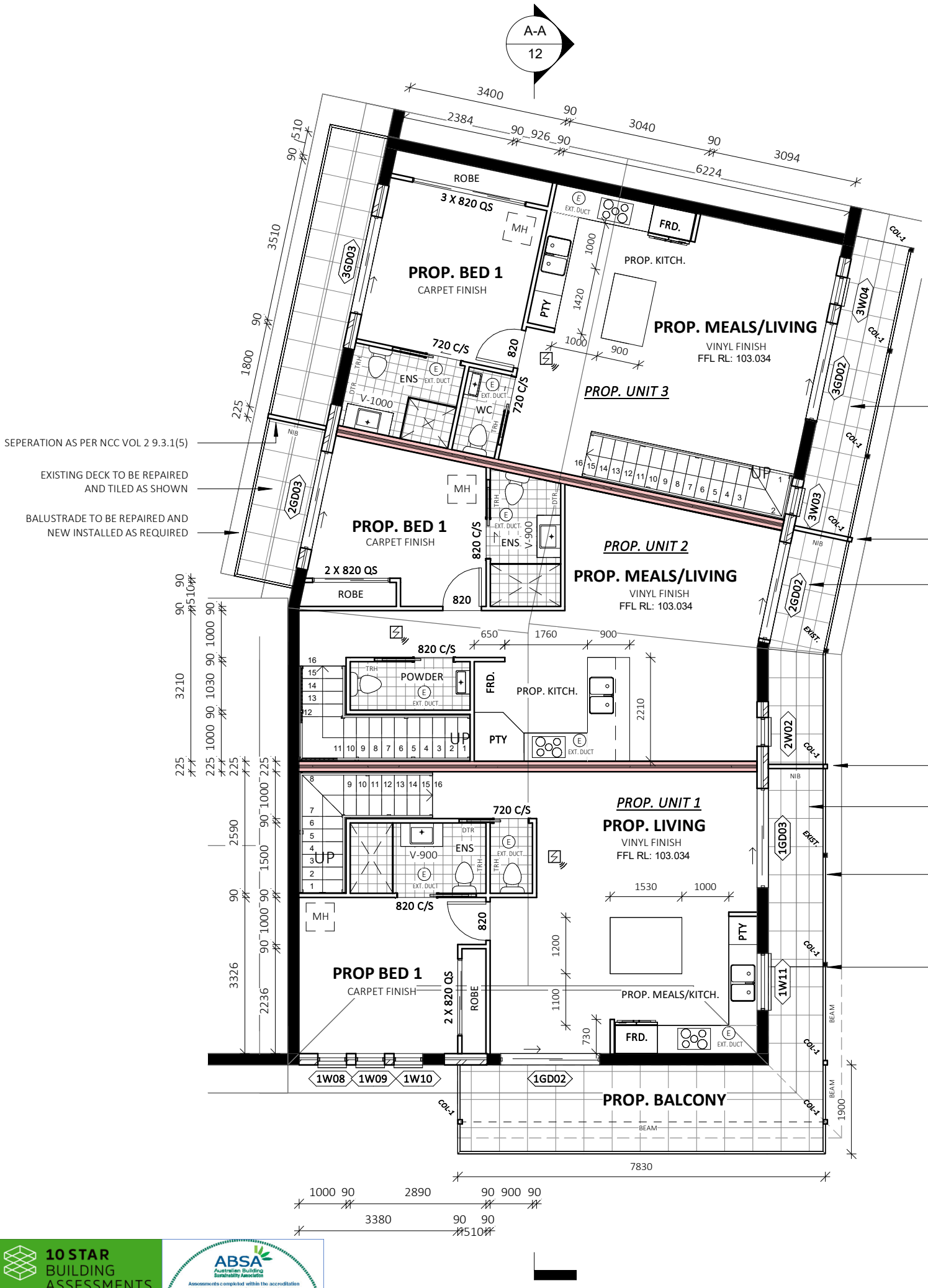
| AREAS - FLOOR PROP U1 | |
|---|---|
| *FLOOR AREA MEASURED FROM EXTERNAL FACE<br>*UPPER FLOOR AREAS EXCLUDE STAIRS & VOIDS | |
| NAME | AREA |
| PROP U1 LF AREA | 65.1 m² |
| PROP U1 UF AREA | 60.7 m² |
| PROP U1 BALCONY AREA | 17.3 m² |
| PROP U1 EXIST. BALCONY AREA | 5.2 m² |
| TOTAL | 148.4 m² |

| AREAS - FLOOR PROP U2 | |
|---|---|
| *FLOOR AREA MEASURED FROM EXTERNAL FACE<br>*UPPER FLOOR AREAS EXCLUDE STAIRS & VOIDS | |
| NAME | AREA |
| PROP U2 LF AREA | 48.6 m² |
| PROP U2 UF AREA | 58.8 m² |
| PROP U2 EXIST. BALCONY AREA | 6.0 m² |
| PROP U2 REAR BALCONY AREA | 4.5 m² |
| TOTAL | 118.0 m² |

| AREAS - FLOOR PROP U3 | |
|---|---|
| *FLOOR AREA MEASURED FROM EXTERNAL FACE<br>*UPPER FLOOR AREAS EXCLUDE STAIRS & VOIDS | |
| NAME | AREA |
| PROP U3 LF AREA | 37.1 m² |
| PROP U3 UF AREA | 60.3 m² |
| PROP U3 EXIST. BALCONY AREA | 7.5 m² |
| PROP U3 REAR BALCONY AREA | 8.3 m² |
| TOTAL | 113.1 m² |

***SMOKE ALARMS/DETECTORS:***
SMOKE ALARMS TO AS3786 AND NCC, VOL. 2, PART H3D6 AND PART 9.5 OF THE ABCB HOUSING PROVISIONS. ALL ALARMS AND DETECTORS ARE TO BE INTERCONNECTED. LOCATIONS ON PLANS ARE INDICATIVE. INSTALLATION TO BE AS PER THE STANDARDS NOTED ABOVE AND ANY MANUFACTURERS DETAILS AND SPECIFICATIONS.




SEPERATION AS PER NCC VOL 2 9.3.1(5)

EXISTING DECK TO BE REPAIRED AND TILED AS SHOWN

BALUSTRADE TO BE REPAIRED AND NEW INSTALLED AS REQUIRED

BEDROOM WINDOWS - WHERE THE FLOOR LEVEL OF A BEDROOM IS 2m OR MORE ABOVE THE SURFACE BENEATH, WINDOWS ARE TO COMPLY WITH NCC, VOL. 2, BCA PART 11.3.7 OF THE ABCB HOUSING PROVISIONS. REFER TO CONSTRUCTION NOTES

WIND CATEGORY TO BE CONFIRMED PRIOR TO START OF CONSTRUCTION. IF N2 OR HIGHER, ENGAGED PIERS TO BRICKWORK AREA'S ARE TO COMPLY WITH AS 4773.1-2010 & AS 4773 2-2010

SEE KITCHEN MANUFACTURERS PLANS FOR LAYOUT AND LOCATION OF FIXTURES AND FITTINGS

APPROX JOIST AND PIER LAYOUT.
PROPOSED FLOOR DESIGN TO ENGINEERS DETAILS

EXISTING DECK TO BE REPAIRED AND TILED AS SHOWN

SEPERATION AS PER NCC VOL 2 9.3.1(5)

EXISTING DECK TO BE REPAIRED AND TILED AS SHOWN

***NOTE:***
ALL NEW WALLS TO MATCH EXISTING. FRAME UP AROUND NEW WINDOWS AND MAKE GOOD AS SHOWN.

SEE KITCHEN MANUFACTURERS PLANS FOR LAYOUT AND LOCATION OF FIXTURES AND FITTINGS

SEPERATION AS PER NCC VOL 2 9.3.1(5)

EXISTING DECK TO BE REPAIRED AND TILED AS SHOWN

BALUSTRADE TO BE REPAIRED AND NEW INSTALLED AS REQUIRED

SEE KITCHEN MANUFACTURERS PLANS FOR LAYOUT AND LOCATION OF FIXTURES AND FITTINGS

JUNCTION OF EXISTING DECK TO NEW

## CONSTRUCTION NOTES:

***STAIRS, RAMPS, HANDRAILS & BALUSTRADE NOTES:***
STAIRS TO COMPLY WITH NCC VOL. 2, H5D2 AND PART 11.2.2 OF THE ABCB HOUSING PROVISIONS. RAMPS TO COMPLY WITH PART 11.2.3. SLIP RESISTANCE TO STAIRS AND RAMPS AS PER PART 11.2.4 OF THE ABCB HOUSING PROVISIONS AND IN ACCORDANCE WITH AS4586.
BARRIERS AND HANDRAILS TO BE NO LESS THAN 1000mm FROM PROPOSED FINISHED FL. BALUSTRADE & HANDRAIL TO BE IN ACCORDANCE WITH NCC, VOL. 2, H5D3 AND PARTS 11.3.3, 11.3.4, 11.3.5 AND 11.3.6 OF THE ABCB HOUSING PROVISIONS.

***WINDOW NOTES:***
BEDROOM WINDOWS - WHERE THE FLOOR LEVEL OF A BEDROOM IS 2M OR MORE ABOVE THE SURFACE BENEATH, BEDROOM WINDOWS ARE TO COMPLY WITH NCC, VOL. 2, H5P2 AND PART 11.3.7 OF THE ABCB HOUSING PROVISIONS

WINDOWS - WHERE THE FLOOR LEVEL IS 4m OR MORE ABOVE THE SURFACE BENEATH, WINDOWS ARE TO COMPLY WITH NCC, VOL. 2, H5P2 AND PART 11.3.8 OF THE ABCB HOUSING PROVISIONS.
A BARRIER WITH A HEIGHT OF NOT LESS THAN 865mm ABOVE FLOOR IS REQUIRED TO AN OPENABLE WINDOW COVERED BY PART 11.3.8 (1) AND BARRIER MUST ALSO COMPLY WITH PART 11.3.8 (3)

***WIND CATEGORY TO BE CONFIRMED PRIOR TO START OF CONSTRUCTION. IF N2 OR HIGHER, ENGAGED PIERS TO BRICKWORK AREA'S ARE TO COMPLY WITH AS 4773.1-2010 & AS 4773 2-2010***

DA ISSUE ONLY

## COMMON WALL DETAILS:

- COMMON SEPARATING WALL TO COMPLY WITH NCC, VOL.2, PART H3D2 AND PART 9.3 OF THE ABCB HOUSING PROVISIONS FOR FIRE SEPARATION REQUIREMENTS.
- SOUND INSULATION TO SEPARATING WALL TO COMPLY WITH NCC, VOL. 2, PART H4D8 AND PART 10.7 OF THE ABCB HOUSING PROVISIONS

10 STAR BUILDING ASSESSMENTS
www.10sba.com admin@10sba.com M: 0481 010 999
Certificate No. #HR-GI6XVY-01
Scan QR code or follow website link for rating details.
Assessor name Adam Clarke
Accreditation No. ABSA 101518
Property Address 363 DIAMOND BEACH RD, DIAMOND BEACH, NSW, 2430
http://www.hero-software.com.au/pdf/HR-GI6XVY-01
ABSA Australian Building Sustainability Association
Assessments completed within the accreditation period are part of the ABSA quality audit system
Accreditation Period 03/09/2023-03/09/2024
Assessor Name Adam Clarke
Assessor Number 101518
Assessor Signature
This Accredited Assessor is qualified to use NatHERS Accredited Software and has agreed to follow the ABSA Code of Practice
BASIX ASSESSOR, NATHERS CERTIFICATES, SECTION J REPORTS, JV3 ASSESSMENTS, DAYLIGHT ANALYSIS REPORTS

# UPPER FLOOR PLAN - PROPOSED

*1 : 100*

**BAL-19**

***BUSHFIRE NOTES:***
PLEASE REFER TO BUSHFIRE REPORT BY DAVID PENSINI AND CONSTRUCTED IN ACCORDANCE WITH AS 3959-2018: CONSTRUCTION OF BUILDINGS IN BUSHFIRE PRONE AREAS

***NATHERS + BASIX NOTES:***
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| | | | |
|---|---|---|---|
| PROJECT: | ALTERATIONS AND ADDITIONS | FLOOR PLAN (PROPOSED) - UPPER | |
| STATUS: DA ISSUE | SHEET: 9 OF 20 | SCALE: | 1 : 100 |
| LOT No: PT.12 SP No: 104390 | | SHEET SIZE: | A3 |
| STREET: 363 DIAMOND BEACH RD, DIAMOND BEACH | | START DATE: | 12.05.22 |
| CLIENT: PETER ALLWOOD | | DWG No: | A5225 |

DRAWING REVISION + NOTES

| Date: | Revision: | Issue: | Drawn: |
|---|---|---|---|
| 16.05.22 | INITIAL ISSUE | A | AE |
| 21.02.23 | CONCEPT | C | AE |
| 30.08.23 | DRAFT DA | D | AE |
| 22.11.23 | DA ISSUE | E | AE |

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EXISTING AWNING TO BE EXTENDED AT MATCHING PITCH AS SHOWN. WRAP AROUND OVER NEW UPPER FLOOR EXTENSION

HANDRAIL HEIGHT TO BE NO LESS THAN 1000mm FROM PROPOSED FINISHED FL. BALUSTRADE & HANDRAIL TO BE IN ACCORDANCE WITH NCC, VOL. 2, PART 11.3.3, 11.3.4 AND 11.3.5 OF THE ABCB HOUSING PROVISIONS

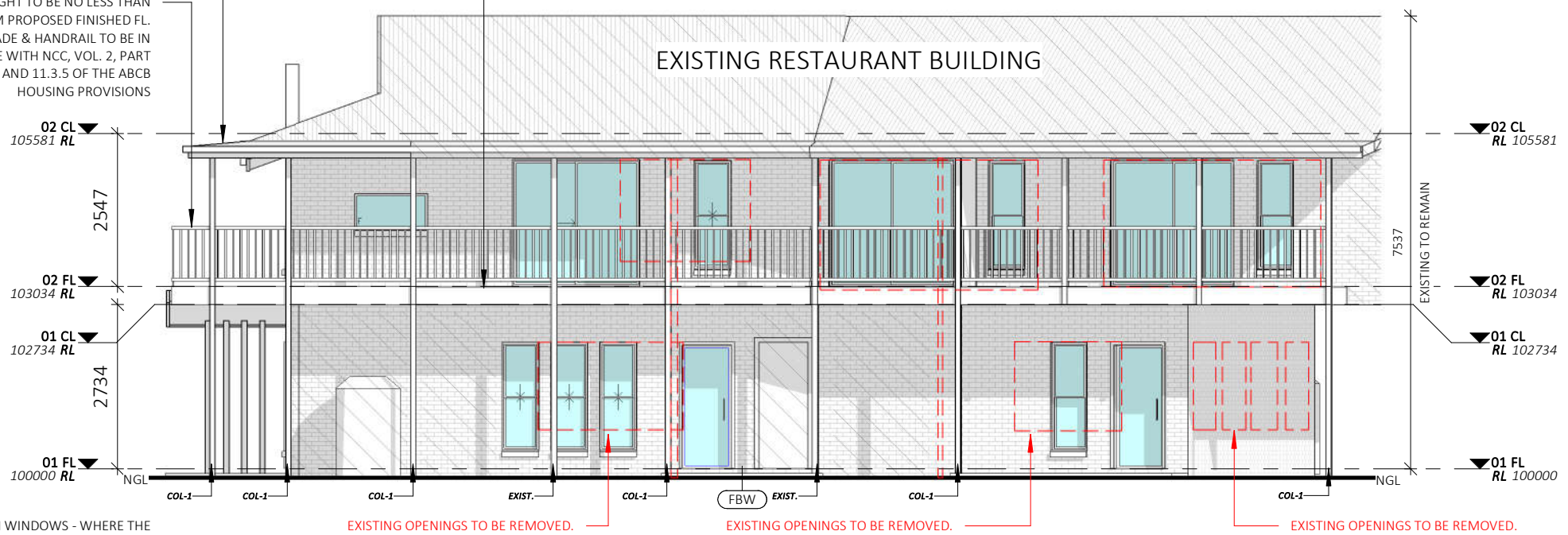
EXISTING DECK TO BE REPAIRED AND TILED AS SHOWN

EXISTING FASCIA AND GUTTERING TO BE REMEDIATED AS REQUIRED.

SEPERATION ON DECKS TO BE AS PER NCC VOL 2 9.3.1(5)

EXISTING ROOF TO REMAIN AS SHOWN
BUILDER TO CONFIRM PITCH ON SITE AND MATCH WHERE APPROPRIATE.
EXISTING TRUSSES TO BE ASSESSED AND REMEDIATED AS REQUIRED

ANY NEW: (CLIP SNAP) CONTINUOUS OVERFLOW GUTTER FIXING SYSTEM TO COMPLY WITH AS 3500.3




BEDROOM WINDOWS - WHERE THE FLOOR LEVEL OF A BEDROOM IS 2m OR MORE ABOVE THE SURFACE BENEATH, WINDOWS ARE TO COMPLY WITH NCC, VOL. 2, PART 11.3.7 OF THE ABCB HOUSING PROVISIONS. REFER TO CONSTRUCTION NOTES

EXISTING OPENINGS TO BE REMOVED. NEW INSTALLED AS SHOWN, FRAME UP, MAKE GOOD TO MATCH EXISTING

NOTE 15° FALL TO ALL WINDOW SILLS (BV ONLY)

EXISTING OPENINGS TO BE REMOVED. NEW INSTALLED AS SHOWN, FRAME UP, MAKE GOOD TO MATCH EXISTING

EXISTING OPENINGS TO BE REMOVED. NEW INSTALLED AS SHOWN, FRAME UP, MAKE GOOD TO MATCH EXISTING

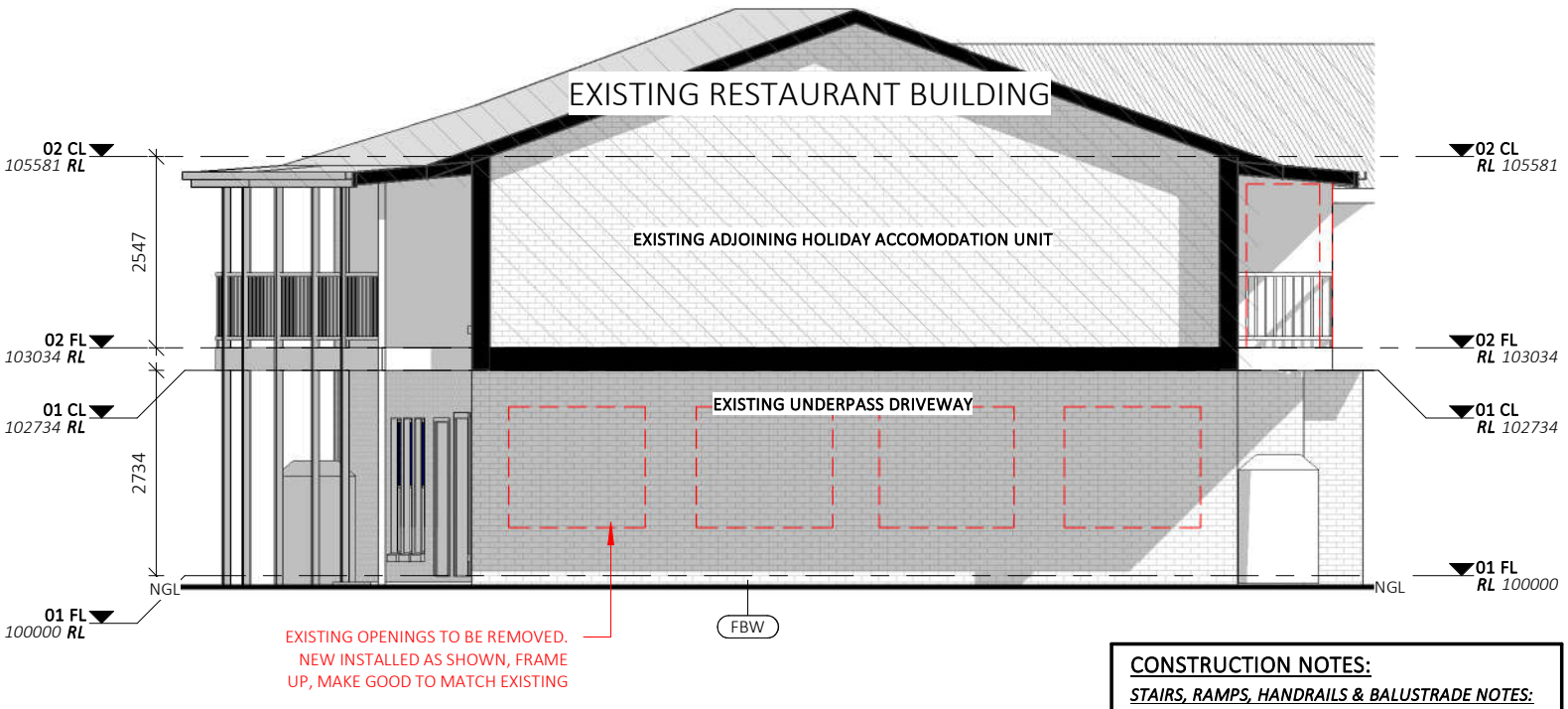
## EAST ELEVATION

1 : 100

EXISTING FASCIA AND GUTTERING TO BE REMEDIATED AS REQUIRED.

EXISTING ROOF TO REMAIN AS SHOWN
BUILDER TO CONFIRM PITCH ON SITE AND MATCH WHERE APPROPRIATE.
EXISTING TRUSSES TO BE ASSESSED AND REMEDIATED AS REQUIRED

ANY NEW: (CLIP SNAP) CONTINUOUS OVERFLOW GUTTER FIXING SYSTEM TO COMPLY WITH AS 3500.3




EXISTING OPENINGS TO BE REMOVED. NEW INSTALLED AS SHOWN, FRAME UP, MAKE GOOD TO MATCH EXISTING

## NORTH ELEVATION

1 : 100

| EXTERNAL FINISHES | |
|---|---|
| LABEL | MATERIAL DESCRIPTION |
| FBW | SELECTED FACE BRICK |


10 STAR BUILDING ASSESSMENTS
www.10sba.com admin@10sba.com M: 0481 010 999

Certificate No. #HR-GI6XVY-01
Scan QR code or follow website link for rating details.
Assessor name Adam Clarke
Accreditation No. ABSA 101518
Property Address 363 DIAMOND BEACH RD, DIAMOND BEACH, NSW, 2430
http://www.hero-software.com.au/pdf/HR-GI6XVY-01

ABSA Australian Building Sustainability Association
Assessments completed within the accreditation period are part of the ABSA quality audit system
Accreditation Period 03/09/2023-03/09/2024
Assessor Name Adam Clarke
Assessor Number 101518
Assessor Signature
This Accredited Assessor is qualified to use NatHERS Accredited Software and has agreed to follow the ABSA Code of Practice

BASIX ASSESSOR, NATHERS CERTIFICATES, SECTION J REPORTS, JV3 ASSESSMENTS, DAYLIGHT ANALYSIS REPORTS


### GENERAL DEMOLITION NOTES:

- ALL DEMOLITIION WORKS TO BE ASSESS AND CONFIRMED BY ENGINEER PRIOR TO STARTING DEMOLITION AND CONSTRUCTION.
- TEMPORARY PROPPING TO BE INSTALLED AS NECESSARY TO SUPPORT FLOORS, ROOFS AND ANY OTHER ELEMENT. TO ENGINEERS DETAILS
- BUILDER TO COORDINATE WITH ENGINEER FOR ON-SITE INSPECTION OF EXISTING STRUCTURES ONCE LININGS ARE REMOVED AND STRUCTURE IS SUFFICIENTLY EXPOSED
- ALL SERVICES WHERE DEMOLITION IS TO OCCUR SHALL BE APPOROPRIATELY DISCONNECTED AND TERMINATED AS REQUIRED. / OR / TEMPORARILY CAPPED OFF FOR RECONNECTION AT LATER STAGES.
- WHERE DEMOLITION OCCURS WHICH WILL DISTURB ASBESTOS CONTAINING MATERIALS, DEMOLITION AND REMOCAL SHALL BE CARRIED OUT BY A LICENSED ASBESTOS CONTRACTOR AND DISPOSED OF IN ACCORDANCE TO RELATIVE GOVERNMENT AUTHORITY LEGISLATION.

### CONSTRUCTION NOTES:

***STAIRS, RAMPS, HANDRAILS & BALUSTRADE NOTES:***
STAIRS TO COMPLY WITH NCC VOL. 2, H5D2 AND PART 11.2.2 OF THE ABCB HOUSING PROVISIONS. RAMPS TO COMPLY WITH PART 11.2.3. SLIP RESISTANCE TO STAIRS AND RAMPS AS PER PART 11.2.4 OF THE ABCB HOUSING PROVISIONS AND IN ACCORDANCE WITH AS4586.
BARRIERS AND HANDRAILS TO BE NO LESS THAN 1000mm FROM PROPOSED FINISHED FL. BALUSTRADE & HANDRAIL TO BE IN ACCORDANCE WITH NCC, VOL. 2, H5D3 AND PARTS 11.3.3, 11.3.4, 11.3.5 AND 11.3.6 OF THE ABCB HOUSING PROVISIONS.

***WINDOW NOTES:***
BEDROOM WINDOWS - WHERE THE FLOOR LEVEL OF A BEDROOM IS 2M OR MORE ABOVE THE SURFACE BENEATH, BEDROOM WINDOWS ARE TO COMPLY WITH NCC, VOL. 2, H5P2 AND PART 11.3.7 OF THE ABCB HOUSING PROVISIONS

WINDOWS - WHERE THE FLOOR LEVEL IS 4m OR MORE ABOVE THE SURFACE BENEATH, WINDOWS ARE TO COMPLY WITH NCC, VOL. 2, H5P2 AND PART 11.3.8 OF THE ABCB HOUSING PROVISIONS.
A BARRIER WITH A HEIGHT OF NOT LESS THAN 865mm ABOVE FLOOR IS REQUIRED TO AN OPENABLE WINDOW COVERED BY PART 11.3.8 (1) AND BARRIER MUST ALSO COMPLY WITH PART 11.3.8 (3)

***WIND CATEGORY TO BE CONFIRMED PRIOR TO START OF CONSTRUCTION. IF N2 OR HIGHER, ENGAGED PIERS TO BRICKWORK AREA'S ARE TO COMPLY WITH AS 4773.1-2010 & AS 4773 2-2010***

### GLAZING SPECIFICATIONS:

WINDOWS SPECIFIED USE NFRC UW & SHGCW VALUES. WINDOWS AS SPECIFIED OR EQUIVALENT MUST BE INSTALLED ON SITE

STANDARD GLAZING: SINGLE CLEAR GLAZING WITH STANDARD ALUMINIUM FRAMES THROUGHOUT

WEATHER STRIPPING TO BE INSTALLED THROUGHOUT.

PLEASE NOTE: ALL GLAZING IN BATHROOMS, ENSUITES, SPA ROOMS OR THE LIKE TO COMPLY WITH THE NCC, VOL. 2, H1D8 AND PART 8.4.6 OF ABCB HOUSING PROVISIONS

BEDROOM WINDOWS - WHERE THE FLOOR LEVEL OF A BEDROOM IS 2M OR MORE ABOVE THE SURFACE BENEATH, BEDROOM WINDOWS ARE TO COMPLY WITH NCC, VOL. 2, H5P2 AND PART 11.3.7 OF THE ABCB HOUSING PROVISIONS

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### WINDOWS AND GLAZING TO COMPLY WITH:

**AS 4055** : WIND LOADS FOR HOUSING
**AS 1288** : GLASS IN BUILDING - SELECTION & INSTALLATION
**AS 2047** : WINDOWS & EXTERNAL DOORS IN BUILDING
**AS 1170-Part 2**: WIND ACTIONS
**AS 3959 :** CONSTRUCTION OF BUILDINGS IN BUSHFIRE PRONE AREAS
***THE STANDARDS REFERRED ABOVE ARE THE VERSION ADOPTED BY THE NCC AT THE TIME THE RELEVANT CONSTRUCTION CERTIFICATE OR COMPLYING DEVELOPMENT CERTIFICATE APPLICATION IS MADE.**

DA ISSUE ONLY

**BAL-19**

***BUSHFIRE NOTES:***
PLEASE REFER TO BUSHFIRE REPORT BY DAVID PENSINI AND CONSTRUCTED IN ACCORDANCE WITH AS 3959-2018: CONSTRUCTION OF BUILDINGS IN BUSHFIRE PRONE AREAS

***NATHERS + BASIX NOTES:***
PLEASE REFER TO THE "SUMMARY OF natHERS + BASIX COMMITMENTS" ON PAGE 2 FOR FURTHER INFORMATION. PLEASE REFER TO THE BASIX CERTIFICATE FOR EXACT DETAILS

***GENERAL PLAN SET NOTES:***
CHECK ALL DIMENSIONS ON SITE. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATIONS, REPORTS, DRAWINGS, LEGENDS, NATIONAL CONSTRUCTION CODE, AUS & NZ STANDARDS, ENGINEERING & COUNCIL APPROVALS


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Building Designers



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*DO NOT SCALE* from this drawing. *CONTRACTOR* is to check all the dimensions on the job prior to commencement of shop drawings or fabrication. Discrepancies to be referred to the consultant Designer prior to commencement of work.


PROJECT: ALTERATIONS AND ADDITIONS
STATUS: DA ISSUE
LOT No: PT.12 SP No: 104390
STREET: 363 DIAMOND BEACH RD, DIAMOND BEACH
CLIENT: PETER ALLWOOD
SHEET: 10 OF 20

ELEVATIONS

| | |
|---|---|
| SCALE: | 1 : 100 |
| SHEET SIZE: | A3 |
| START DATE: | 12.05.22 |
| DWG No: | A5225 |

DRAWING REVISION + NOTES

| Date: | Revision: | Issue: | Drawn: |
|---|---|---|---|
| 16.05.22 | INITIAL ISSUE | A | AE |
| 21.02.23 | CONCEPT | C | AE |
| 30.08.23 | DRAFT DA | D | AE |
| 22.11.23 | DA ISSUE | E | AE |


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T: 02 6583 4411
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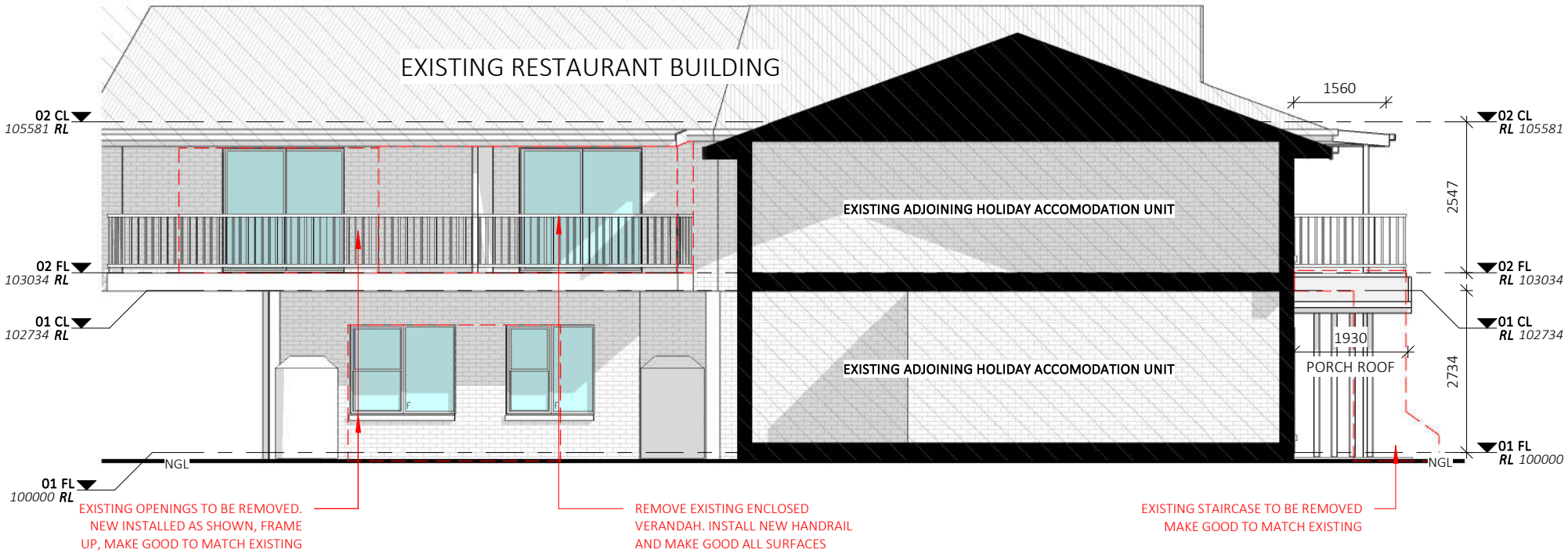
ANY NEW: (CLIP SNAP) CONTINUOUS OVERFLOW GUTTER FIXING SYSTEM TO COMPLY WITH AS 3500.3

EXISTING FASCIA AND GUTTERING TO BE REMEDIATED AS REQUIRED.

SEPERATION ON DECKS TO BE AS PER NCC VOL 2 9.3.1(5)

EXISTING ROOF TO REMAIN AS SHOWN
BUILDER TO CONFIRM PITCH ON SITE AND MATCH WHERE APPROPRIATE.
EXISTING TRUSSES TO BE ASSESSED AND REMEDIATED AS REQUIRED

BEDROOM WINDOWS - WHERE THE FLOOR LEVEL OF A BEDROOM IS 2m OR MORE ABOVE THE SURFACE BENEATH, WINDOWS ARE TO COMPLY WITH NCC, VOL. 2, PART 11.3.7 OF THE ABCB HOUSING PROVISIONS. REFER TO CONSTRUCTION NOTES




NOTE 15° FALL TO ALL WINDOW SILLS (BV ONLY)

# WEST ELEVATION

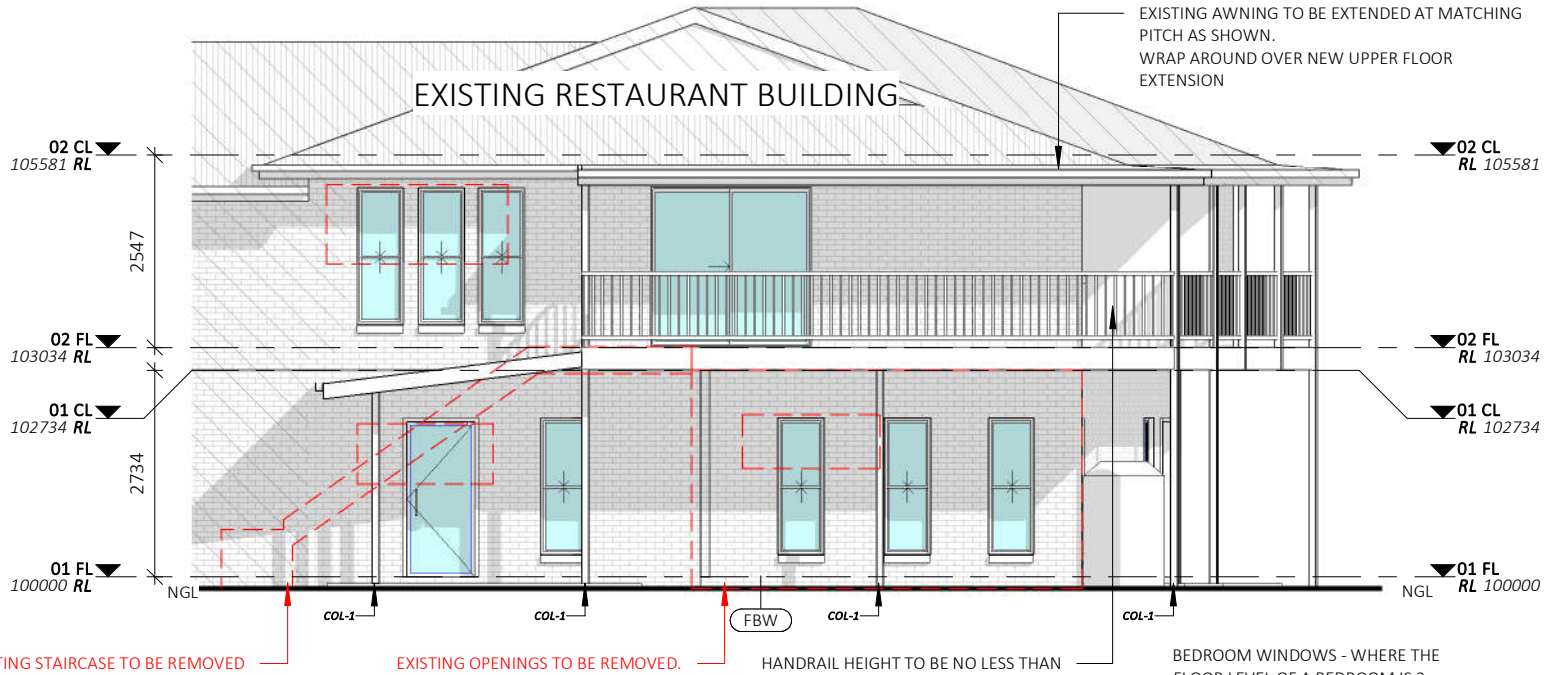
*1 : 100*

EXISTING FASCIA AND GUTTERING TO BE REMEDIATED AS REQUIRED.

EXISTING ROOF TO REMAIN AS SHOWN
BUILDER TO CONFIRM PITCH ON SITE AND MATCH WHERE APPROPRIATE.
EXISTING TRUSSES TO BE ASSESSED AND REMEDIATED AS REQUIRED

ANY NEW: (CLIP SNAP) CONTINUOUS OVERFLOW GUTTER FIXING SYSTEM TO COMPLY WITH AS 3500.3

EXISTING AWNING TO BE EXTENDED AT MATCHING PITCH AS SHOWN.
WRAP AROUND OVER NEW UPPER FLOOR EXTENSION




EXISTING STAIRCASE TO BE REMOVED MAKE GOOD TO MATCH EXISTING

EXISTING OPENINGS TO BE REMOVED. NEW INSTALLED AS SHOWN, FRAME UP, MAKE GOOD TO MATCH EXISTING

NOTE 15° FALL TO ALL WINDOW SILLS (BV ONLY)

HANDRAIL HEIGHT TO BE NO LESS THAN 1000mm FROM PROPOSED FINISHED FL. BALUSTRADE & HANDRAIL TO BE IN ACCORDANCE WITH NCC, VOL. 2, PART 11.3.3, 11.3.4 AND 11.3.5 OF THE ABCB HOUSING PROVISIONS

BEDROOM WINDOWS - WHERE THE FLOOR LEVEL OF A BEDROOM IS 2m OR MORE ABOVE THE SURFACE BENEATH, WINDOWS ARE TO COMPLY WITH NCC, VOL. 2, PART 11.3.7 OF THE ABCB HOUSING PROVISIONS. REFER TO CONSTRUCTION NOTES

# SOUTH ELEVATION

*1 : 100*

| EXTERNAL FINISHES | |
|---|---|
| LABEL | MATERIAL DESCRIPTION |
| FBW | SELECTED FACE BRICK |


10 STAR BUILDING ASSESSMENTS
www.10sba.com admin@10sba.com M: 0481 010 999
Certificate No. #HR-GI6XVY-01
Scan QR code or follow website link for rating details.
Assessor name Adam Clarke
Accreditation No. ABSA 101518
Property Address 363 DIAMOND BEACH RD, DIAMOND BEACH, NSW, 2430
http://www.hero-software.com.au/pdf/HR-GI6XVY-01
ABSA Australian Building Sustainability Association
Assessments completed within the accreditation period are part of the ABSA quality audit system
Accreditation Period 03/09/2023-03/09/2024
Assessor Name Adam Clarke
Assessor Number 101518
Assessor Signature
This Accredited Assessor is qualified to use NatHERS Accredited Software and has agreed to follow the ABSA Code of Practice
BASIX ASSESSOR, NATHERS CERTIFICATES, SECTION J REPORTS, JV3 ASSESSMENTS, DAYLIGHT ANALYSIS REPORTS


## *GENERAL DEMOLITION NOTES:*

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## CONSTRUCTION NOTES:

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***WINDOW NOTES:***

BEDROOM WINDOWS - WHERE THE FLOOR LEVEL OF A BEDROOM IS 2M OR MORE ABOVE THE SURFACE BENEATH, BEDROOM WINDOWS ARE TO COMPLY WITH NCC, VOL. 2, H5P2 AND PART 11.3.7 OF THE ABCB HOUSING PROVISIONS

WINDOWS - WHERE THE FLOOR LEVEL IS 4m OR MORE ABOVE THE SURFACE BENEATH, WINDOWS ARE TO COMPLY WITH NCC, VOL. 2, H5P2 AND PART 11.3.8 OF THE ABCB HOUSING PROVISIONS.
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***WIND CATEGORY TO BE CONFIRMED PRIOR TO START OF CONSTRUCTION. IF N2 OR HIGHER, ENGAGED PIERS TO BRICKWORK AREA'S ARE TO COMPLY WITH AS 4773.1-2010 & AS 4773 2-2010***

## GLAZING SPECIFICATIONS:

WINDOWS SPECIFIED USE NFRC UW & SHGCW VALUES. WINDOWS AS SPECIFIED OR EQUIVALENT MUST BE INSTALLED ON SITE

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WEATHER STRIPPING TO BE INSTALLED THROUGHOUT.

PLEASE NOTE: ALL GLAZING IN BATHROOMS, ENSUITES, SPA ROOMS OR THE LIKE TO COMPLY WITH THE NCC, VOL. 2, H1D8 AND PART 8.4.6 OF ABCB HOUSING PROVISIONS

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## WINDOWS AND GLAZING TO COMPLY WITH:

**AS 4055** : WIND LOADS FOR HOUSING
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**AS 2047** : WINDOWS & EXTERNAL DOORS IN BUILDING
**AS 1170-Part 2**: WIND ACTIONS
**AS 3959 :** CONSTRUCTION OF BUILDINGS IN BUSHFIRE PRONE AREAS
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DA ISSUE ONLY

**BAL-19**

***BUSHFIRE NOTES:***

PLEASE REFER TO BUSHFIRE REPORT BY DAVID PENSINI AND CONSTRUCTED IN ACCORDANCE WITH AS 3959-2018: CONSTRUCTION OF BUILDINGS IN BUSHFIRE PRONE AREAS

***NATHERS + BASIX NOTES:***

PLEASE REFER TO THE "SUMMARY OF natHERS + BASIX COMMITMENTS" ON PAGE 2 FOR FURTHER INFORMATION. PLEASE REFER TO THE BASIX CERTIFICATE FOR EXACT DETAILS

***GENERAL PLAN SET NOTES:***

CHECK ALL DIMENSIONS ON SITE. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATIONS, REPORTS, DRAWINGS, LEGENDS, NATIONAL CONSTRUCTION CODE, AUS & NZ STANDARDS, ENGINEERING & COUNCIL APPROVALS


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PROJECT: ALTERATIONS AND ADDITIONS

STATUS: DA ISSUE
LOT No: PT.12 SP No: 104390
SHEET: 11 OF 20
STREET: 363 DIAMOND BEACH RD, DIAMOND BEACH
CLIENT: PETER ALLWOOD

ELEVATIONS

| | |
|---|---|
| SCALE: | 1 : 100 |
| SHEET SIZE: | A3 |
| START DATE: | 12.05.22 |
| DWG No: | A5225 |

DRAWING REVISION + NOTES

| Date: | Revision: | Issue: | Drawn: |
|---|---|---|---|
| 16.05.22 | INITIAL ISSUE | A | AE |
| 21.02.23 | CONCEPT | C | AE |
| 30.08.23 | DRAFT DA | D | AE |
| 22.11.23 | DA ISSUE | E | AE |


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T: 02 6583 4411
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## *GENERAL DEMOLITION NOTES:*

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## *SMOKE ALARMS/DETECTORS:*

SMOKE ALARMS TO AS3786 AND NCC, VOL. 2, PART H3D6 AND PART 9.5 OF THE ABCB HOUSING PROVISIONS. ALL ALARMS AND DETECTORS ARE TO BE INTERCONNECTED. LOCATIONS ON PLANS ARE INDICATIVE. INSTALLATION TO BE AS PER THE STANDARDS NOTED ABOVE AND ANY MANUFACTURERS DETAILS AND SPECIFICATIONS.

EXISTING ROOF TO REMAIN AS SHOWN
BUILDER TO CONFIRM PITCH ON SITE AND MATCH WHERE APPROPRIATE.
EXISTING TRUSSES TO BE ASSESSED AND REMEDIATED AS REQUIRED

ALL NEW AND REMEDIATED 10mm INTERNAL PLASTERBOARD LINING TO CEILINGS & WALLS

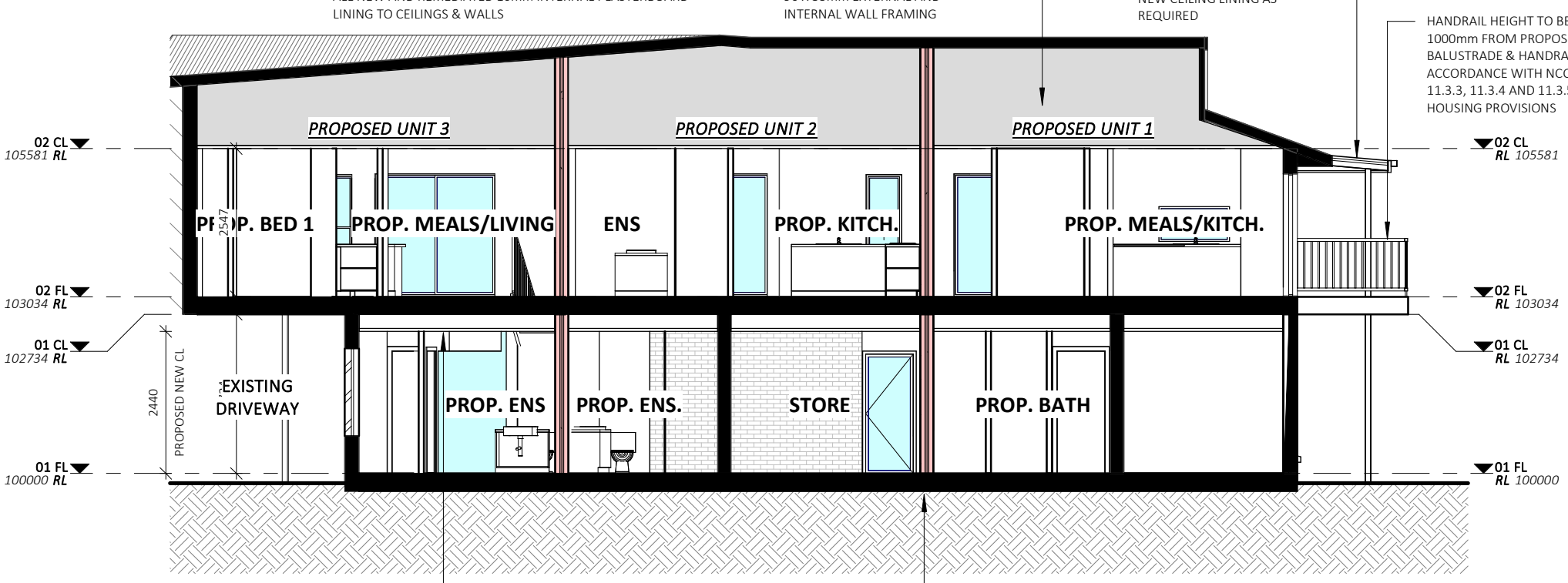
EXISTING FASCIA AND GUTTERING TO BE REMEDIATED AS REQUIRED.

90 X 35mm EXTERNAL AND INTERNAL WALL FRAMING

EXISTING ROOF TRUSSES TO BE ASSESSED AND REMEDIATED AS REQUIRED. TO ENGINEERS DETAILS AND SPECIFICATIONS
NEW CEILING LINING AS REQUIRED

EXISTING AWNING TO BE EXTENDED AT MATCHING PITCH AS SHOWN.
WRAP AROUND OVER NEW UPPER FLOOR EXTENSION

HANDRAIL HEIGHT TO BE NO LESS THAN 1000mm FROM PROPOSED FINISHED FL. BALUSTRADE & HANDRAIL TO BE IN ACCORDANCE WITH NCC, VOL. 2, PART 11.3.3, 11.3.4 AND 11.3.5 OF THE ABCB HOUSING PROVISIONS




ANY NEW OR REMEDIATED CONCRETE FOOTINGS & SLAB TO ENGINEERS DETAILS AND SPECIFICATIONS

PROPOSED NEW SUSPENDED CEILING TO CONCEAL SERVICES FROM ABOVE

COMMON SEPARATING WALL TO COMPLY WITH NCC, VOL.2, PART H3D2 AND PART 9.3 OF THE ABCB HOUSING PROVISIONS FOR FIRE SEPARATION REQUIREMENTS.
SOUND INSULATION TO SEPARATING WALL TO COMPLY WITH NCC, VOL. 2, PART H4D8 AND PART 10.7 OF THE ABCB HOUSING PROVISIONS

TERMITE TREATMENT AS PER NCC, VOL. 2, PART 3.4 OF THE ABCB HOUSING PROVISIONS AND AS 3660.1

COMMON WALLS TO SUPPLIERS DETAILS AND SPECIFICATIONS

DAMP-PROOFING MEMBRANE AS PER NCC, VOL. 2, PART 4.2.8 OF THE ABCB HOUSING PROVISIONS AND AS2870

ANY NEW TIMBER FRAMED FLOOR SYSTEM TO ENGINEERS DETAILS AND SPECIFICATIONS

# SECTION A-A

*1 : 100*

## CONSTRUCTION NOTES:

***STAIRS, RAMPS, HANDRAILS & BALUSTRADE NOTES:***

STAIRS TO COMPLY WITH NCC VOL. 2, H5D2 AND PART 11.2.2 OF THE ABCB HOUSING PROVISIONS. RAMPS TO COMPLY WITH PART 11.2.3. SLIP RESISTANCE TO STAIRS AND RAMPS AS PER PART 11.2.4 OF THE ABCB HOUSING PROVISIONS AND IN ACCORDANCE WITH AS4586.
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WINDOWS - WHERE THE FLOOR LEVEL IS 4m OR MORE ABOVE THE SURFACE BENEATH, WINDOWS ARE TO COMPLY WITH NCC, VOL. 2, H5P2 AND PART 11.3.8 OF THE ABCB HOUSING PROVISIONS.
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***WIND CATEGORY TO BE CONFIRMED PRIOR TO START OF CONSTRUCTION. IF N2 OR HIGHER, ENGAGED PIERS TO BRICKWORK AREA'S ARE TO COMPLY WITH AS 4773.1-2010 & AS 4773.2-2010.***

DA ISSUE ONLY

10 STAR BUILDING ASSESSMENTS
www.10sba.com admin@10sba.com M: 0481 010 999
Certificate No. #HR-GI6XVY-01
Scan QR code or follow website link for rating details.
Assessor name Adam Clarke
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Property Address 363 DIAMOND BEACH RD, DIAMOND BEACH, NSW, 2430
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Accreditation Period 03/09/2023-03/09/2024
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Assessor Number 101518
Assessor Signature
This Accredited Assessor is qualified to use NatHERS Accredited Software and has agreed to follow the ABSA Code of Practice
BASIX ASSESSOR, NATHERS CERTIFICATES, SECTION J REPORTS, JV3 ASSESSMENTS, DAYLIGHT ANALYSIS REPORTS

## COMMON WALL DETAILS:

- COMMON SEPARATING WALL TO COMPLY WITH NCC, VOL.2, PART H3D2 AND PART 9.3 OF THE ABCB HOUSING PROVISIONS FOR FIRE SEPARATION REQUIREMENTS.
- SOUND INSULATION TO SEPARATING WALL TO COMPLY WITH NCC, VOL. 2, PART H4D8 AND PART 10.7 OF THE ABCB HOUSING PROVISIONS

**BAL-19**

***BUSHFIRE NOTES:***

PLEASE REFER TO BUSHFIRE REPORT BY DAVID PENSINI AND CONSTRUCTED IN ACCORDANCE WITH AS 3959-2018: CONSTRUCTION OF BUILDINGS IN BUSHFIRE PRONE AREAS

***NATHERS + BASIX NOTES:***

PLEASE REFER TO THE "SUMMARY OF natHERS + BASIX COMMITMENTS" ON PAGE 2 FOR FURTHER INFORMATION. PLEASE REFER TO THE BASIX CERTIFICATE FOR EXACT DETAILS

***GENERAL PLAN SET NOTES:***

CHECK ALL DIMENSIONS ON SITE. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATIONS, REPORTS, DRAWINGS, LEGENDS, NATIONAL CONSTRUCTION CODE, AUS & NZ STANDARDS, ENGINEERING & COUNCIL APPROVALS

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PROJECT: ALTERATIONS AND ADDITIONS
STATUS: DA ISSUE
SHEET: 12 OF 20
LOT No: PT.12 SP No: 104390
STREET: 363 DIAMOND BEACH RD, DIAMOND BEACH
CLIENT: PETER ALLWOOD

SECTION
SCALE: 1 : 100
SHEET SIZE: A3
START DATE: 12.05.22
DWG No: A5225

DRAWING REVISION + NOTES

| Date: | Revision: | Issue: | Drawn: |
|---|---|---|---|
| 16.05.22 | INITIAL ISSUE | A | AE |
| 21.02.23 | CONCEPT | C | AE |
| 30.08.23 | DRAFT DA | D | AE |
| 22.11.23 | DA ISSUE | E | AE |

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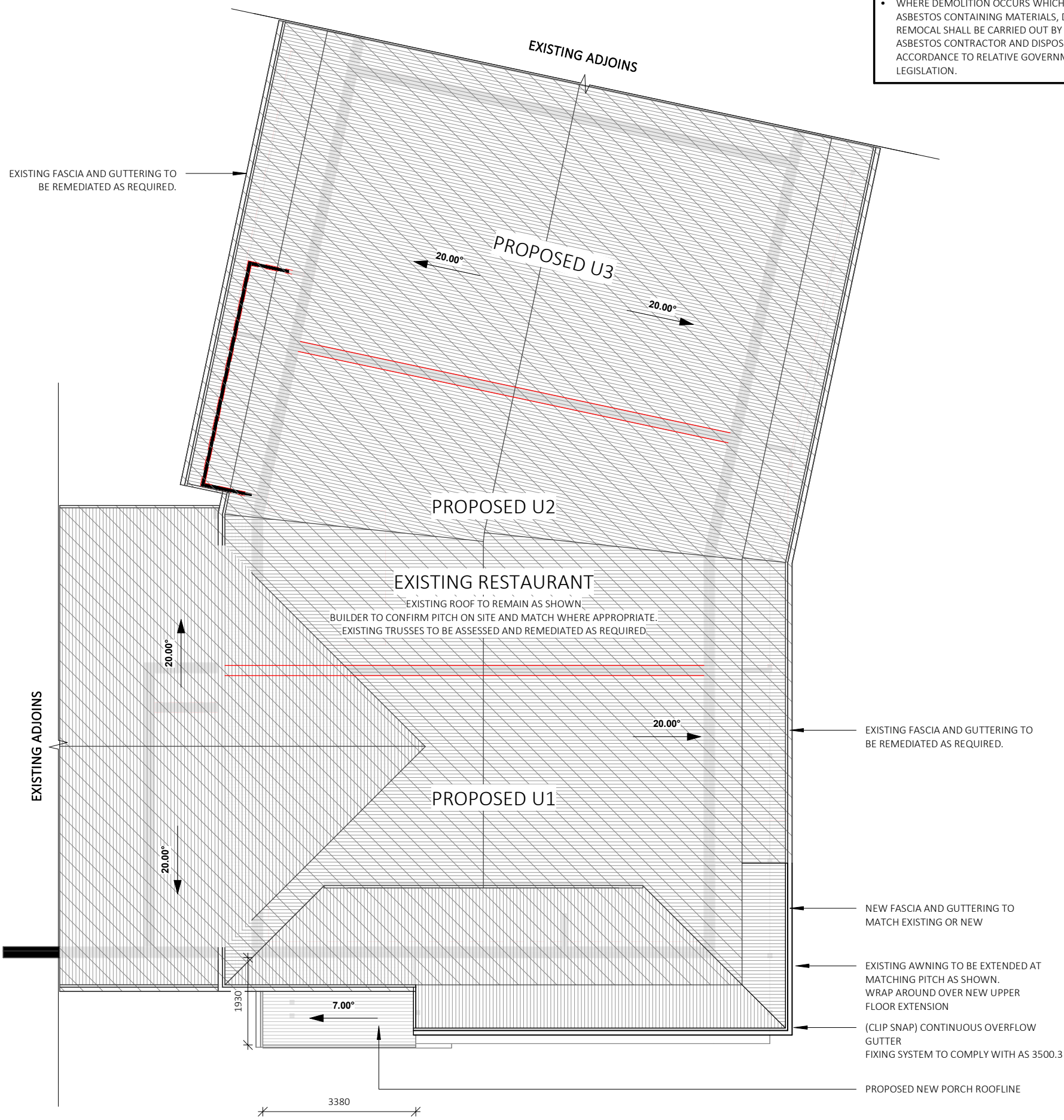
| AREAS - ROOF AREAS | |
|---|---|
| Name | Area |
| PROPOSED U1 ROOF AREA | 79.6 m² |
| PROPOSED U1 ROOF EXTENTSION AREA | 14.8 m² |
| PROPOSED U2 ROOF AREA | 77.2 m² |
| PROPOSED U3 ROOF AREA | 84.2 m² |
| TOTAL | 255.8 m² |

| AREAS - ROOF AREAS EXISTING | |
|---|---|
| Name | Area |
| EXISTING TOTAL ROOF AREA | 241.0 m² |
| TOTAL | 241.0 m² |

***GENERAL DEMOLITION NOTES:***

- ALL DEMOLITIION WORKS TO BE ASSESS AND CONFIRMED BY ENGINEER PRIOR TO STARTING DEMOLITION AND CONSTRUCTION.
- TEMPORARY PROPPING TO BE INSTALLED AS NECESSARY TO SUPPORT FLOORS, ROOFS AND ANY OTHER ELEMENT. TO ENGINEERS DETAILS
- BUILDER TO COORDINATE WITH ENGINEER FOR ON-SITE INSPECTION OF EXISTING STRUCTURES ONCE LININGS ARE REMOVED AND STRUCTURE IS SUFFICIENTLY EXPOSED
- ALL SERVICES WHERE DEMOLITION IS TO OCCUR SHALL BE APPOROPRIATELY DISCONNECTED AND TERMINATED AS REQUIRED. / OR / TEMPORARILY CAPPED OFF FOR RECONNECTION AT LATER STAGES.
- WHERE DEMOLITION OCCURS WHICH WILL DISTURB ASBESTOS CONTAINING MATERIALS, DEMOLITION AND REMOCAL SHALL BE CARRIED OUT BY A LICENSED ASBESTOS CONTRACTOR AND DISPOSED OF IN ACCORDANCE TO RELATIVE GOVERNMENT AUTHORITY LEGISLATION.




# ROOF PLAN

*1 : 100*

10 STAR BUILDING ASSESSMENTS
www.10sba.com admin@10sba.com M: 0481 010 999
Certificate No. #HR-GI6XVY-01
Scan QR code or follow website link for rating details.
Assessor name Adam Clarke
Accreditation No. ABSA 101518
Property Address 363 DIAMOND BEACH RD, DIAMOND BEACH, NSW, 2430
http://www.hero-software.com.au/pdf/HR-GI6XVY-01

ABSA Australian Building Sustainability Association
Assessments completed within the accreditation period are part of the ABSA quality audit system
Accreditation Period 03/09/2023-03/09/2024
Assessor Name Adam Clarke
Assessor Number 101518
Assessor Signature
This Accredited Assessor is qualified to use NatHERS Accredited Software and has agreed to follow the ABSA Code of Practice

BASIX ASSESSOR, NATHERS CERTIFICATES, SECTION J REPORTS, JV3 ASSESSMENTS, DAYLIGHT ANALYSIS REPORTS

DA ISSUE ONLY

***BUSHFIRE NOTES:***

**BAL-19**

PLEASE REFER TO BUSHFIRE REPORT BY DAVID PENSINI AND CONSTRUCTED IN ACCORDANCE WITH AS 3959-2018: CONSTRUCTION OF BUILDINGS IN BUSHFIRE PRONE AREAS

***NATHERS + BASIX NOTES:***

PLEASE REFER TO THE "SUMMARY OF natHERS + BASIX COMMITMENTS" ON PAGE 2 FOR FURTHER INFORMATION. PLEASE REFER TO THE BASIX CERTIFICATE FOR EXACT DETAILS

***GENERAL PLAN SET NOTES:***

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| | | | |
|---|---|---|---|
| PROJECT: | ALTERATIONS AND ADDITIONS | ROOF PLAN | |
| STATUS: | DA ISSUE | SHEET: | 13 OF 20 |
| LOT No: | PT.12 SP No: 104390 | SCALE: | 1 : 100 |
| STREET: | 363 DIAMOND BEACH RD, DIAMOND BEACH | SHEET SIZE: | A3 |
| | | START DATE: | 12.05.22 |
| CLIENT: | PETER ALLWOOD | DWG No: | A5225 |

DRAWING REVISION + NOTES

| Date: | Revision: | Issue: | Drawn: |
|---|---|---|---|
| 16.05.22 | INITIAL ISSUE | A | AE |
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| 22.11.23 | DA ISSUE | E | AE |

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10 STAR BUILDING ASSESSMENTS

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Certificate No. #HR-GI6XVY-01

Scan QR code or follow website link for rating details.

Assessor name Adam Clarke

Accreditation No. ABSA 101518

Property Address 363 DIAMOND BEACH RD, DIAMOND BEACH, NSW, 2430

http://www.hero-software.com.au/pdf/HR-GI6XVY-01

ABSA Australian Building Sustainability Association

Assessments completed within the accreditation period are part of the ABSA quality audit system

Accreditation Period 03/09/2023-03/09/2024

Assessor Name Adam Clarke

Assessor Number 101518

Assessor Signature

This Accredited Assessor is qualified to use NatHERS Accredited Software and has agreed to follow the ABSA Code of Practice

BASIX ASSESSOR, NATHERS CERTIFICATES, SECTION J REPORTS, JV3 ASSESSMENTS, DAYLIGHT ANALYSIS REPORTS

# WINDOW GLAZING SCHEDULE

WINDOWS SPECIFIED USE NFRC UW & SHGCW VALUES.
WINDOWS AS SPECIFIED OR EQUIVALENT MUST BE INSTALLED ON SITE (REFER TO natHERS CERTIFICATE FOR DETAILS).
STANDARD GLAZING: SINGLE CLEAR GLAZING WITH
STANDARD ALUMINIUM FRAMES THROUGHOUT
WEATHER STRIPPING TO BE INSTALLED THROUGHOUT.
PLEASE NOTE: ALL GLAZING IN BATHROOMS, ENSUITES, SPA ROOMS OR THE LIKE TO COMPLY WITH PART 3.6.4.5 OF THE BCA
BEDROOM WINDOWS - WHERE THE FLOOR LEVEL OF A BEDROOM IS MORE THAN 2m ABOVE THE SURFACE BENEATH, BEDROOM WINDOWS ARE TO COMPLY WITH BCA VOL 2 PART 3.9.2.5 OF THE BCA

AS 4055 : WIND LOADS FOR HOUSING
AS 1288 : GLASS IN BUILDING - SELECTION & INSTALLATION
AS 2047 : WINDOWS & EXTERNAL DOORS IN BUILDING
AS 1170-Part 2: WIND ACTIONS
AS 3959 : CONSTRUCTION OF BUILDINGS IN BUSHFIRE PRONE AREAS
THE STANDARDS REFERRED ABOVE ARE THE VERSION ADOPTED BY BCA AT THE TIME THE RELEVANT CONSTRUCTION CERTIFICATE OR COMPLYING DEVELOPMENT CERTIFICATE APPLICATION IS MADE.

| NUMBER | LEVEL | ROOM | HEIGHT | WIDTH | TYPE | CONSTRUCTION | GLAZING |
|---|---|---|---|---|---|---|---|
| 1W01 | 01 FL | PROP SITTING | 1800 | 610 | DOUBLE HUNG | ALUMINIUM | REF. natHERS |
| 1W02 | 01 FL | PROP BED 2 | 1800 | 610 | DOUBLE HUNG | ALUMINIUM | REF. natHERS |
| 1W03 | 01 FL | PROP BED 2 | 1800 | 610 | DOUBLE HUNG | ALUMINIUM | REF. natHERS |
| 1W04 | 01 FL | PROP BED 2 | 1800 | 610 | DOUBLE HUNG | ALUMINIUM | REF. natHERS |
| 1W05 | 01 FL | PROP. BED 3 | 1800 | 610 | DOUBLE HUNG | ALUMINIUM | REF. natHERS |
| 1W06 | 01 FL | PROP. BED 3 | 1800 | 610 | DOUBLE HUNG | ALUMINIUM | REF. natHERS |
| 1W07 | 01 FL | PROP. BED 3 | 1800 | 610 | DOUBLE HUNG | ALUMINIUM | REF. natHERS |
| 1W08 | 02 FL | PROP BED 1 | 1800 | 610 | DOUBLE HUNG | ALUMINIUM | REF. natHERS |
| 1W09 | 02 FL | PROP BED 1 | 1800 | 610 | DOUBLE HUNG | ALUMINIUM | REF. natHERS |
| 1W10 | 02 FL | PROP BED 1 | 1800 | 610 | DOUBLE HUNG | ALUMINIUM | REF. natHERS |
| 1W11 | 02 FL | PROP. MEALS/KITCH. | 600 | 1210 | FIXED GLASS | ALUMINIUM | REF. natHERS |
| 2W01 | 01 FL | PROP. BED 2 | 1500 | 1510 | DOUBLE HUNG/FIXED GLASS | ALUMINIUM | REF. natHERS |
| 2W02 | 02 FL | PROP. MEALS/LIVING | 1800 | 610 | DOUBLE HUNG | ALUMINIUM | REF. natHERS |
| 3W01 | 01 FL | PROP. SITTING | 1800 | 610 | DOUBLE HUNG | ALUMINIUM | REF. natHERS |
| 3W02 | 01 FL | PROP. BED 2 | 1500 | 1810 | DOUBLE HUNG/ FIXED GLASS | ALUMINIUM | REF. natHERS |
| 3W03 | 02 FL | PROP. MEALS/LIVING | 1800 | 610 | DOUBLE HUNG | ALUMINIUM | REF. natHERS |
| 3W04 | 02 FL | PROP. MEALS/LIVING | 1800 | 610 | DOUBLE HUNG | ALUMINIUM | REF. natHERS |

# DOOR GLAZING SCHEDULE

DOORS SPECIFIED USE NFRC UW & SHGCW VALUES.
DOORS AS SPECIFIED OR EQUIVALENT MUST BE INSTALLED ON SITE (REFER TO natHERS CERTIFICATE FOR DETAILS).
STANDARD GLAZING: SINGLE CLEAR GLAZING WITH
STANDARD ALUMINIUM FRAMES THROUGHOUT
WEATHER STRIPPING TO BE INSTALLED THROUGHOUT.
PLEASE NOTE: ALL GLAZING IN BATHROOMS, ENSUITES, SPA ROOMS OR THE LIKE TO COMPLY WITH PART 3.6.4.5 OF THE BCA

AS 4055 : WIND LOADS FOR HOUSING
AS 1288 : GLASS IN BUILDING - SELECTION & INSTALLATION
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BY BCA AT THE TIME THE RELEVANT CONSTRUCTION CERTIFICATE OR COMPLYING
DEVELOPMENT CERTIFICATE APPLICATION IS MADE.

| NUMBER | LEVEL | ROOM | HEIGHT | WIDTH | TYPE | CONSTRUCTION | GLAZING |
|---|---|---|---|---|---|---|---|
| 1GD01 | 01 FL | PROP SITTING | 2050 | 920 | HINGED | ALUMINIUM | REF. natHER |
| 1GD02 | 02 FL | PROP. MEALS/KITCH. | 2100 | 2110 | SLIDING DOOR | ALUMINIUM | REF. natHER |
| 1GD03 | 02 FL | PROP. LIVING | 2100 | 2110 | SLIDING DOOR | ALUMINIUM | REF. natHER |
| 2GD01 | 01 FL | STORE | 2050 | 820 | HINGED | ALUMINIUM | REF. natHER |
| 2GD02 | 02 FL | PROP. MEALS/LIVING | 2100 | 2110 | SLIDING DOOR | ALUMINIUM | REF. natHER |
| 2GD03 | 02 FL | PROP. BED 1 | 2100 | 2110 | SLIDING DOOR | ALUMINIUM | REF. natHER |
| 3GD01 | 01 FL | PROP. SITTING | 2050 | 820 | HINGED | ALUMINIUM | REF. natHER |
| 3GD02 | 02 FL | PROP. MEALS/LIVING | 2100 | 2110 | SLIDING DOOR | ALUMINIUM | REF. natHER |
| 3GD03 | 02 FL | PROP. BED 1 | 2100 | 2110 | SLIDING DOOR | ALUMINIUM | REF. natHER |

DA ISSUE ONLY

**BAL-19**

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PROJECT: ALTERATIONS AND ADDITIONS

STATUS: DA ISSUE

SHEET: 14 OF 20

LOT No: PT.12 SP No: 104390

STREET: 363 DIAMOND BEACH RD, DIAMOND BEACH

CLIENT: PETER ALLWOOD

GLAZING

SCALE:

SHEET SIZE: A3

START DATE: 12.05.22

DWG No: A5225

DRAWING REVISION + NOTES

| Date: | Revision: | Issue: | Drawn: |
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# AS3959-2018 – SECTION 3 - GENERAL CONSTRUCTION REQUIREMENTS

## THESE NOTES MUST BE READ AND UNDERSTOOD BY ALL INVOLVED IN THE PROJECT. THIS INCLUDES (but is not limited to):

*OWNER, BUILDER, SUB-CONTRACTORS, CONSULTANTS, RENOVATORS, OPERATORS, MAINTENORS, DEMOLISHERS.*

### 3.1 GENERAL

This Section specifies general requirements for the construction of buildings for all Bushfire Attack Levels (BALs).
The BALs and the corresponding Sections for specific construction requirements are listed in Table 3.1.

TABLE 3.1

BUSHFIRE ATTACK LEVELS AND CORRESPONDING SECTIONS FOR SPECIFIC CONSTRUCTION REQUIREMENTS

| Bushfire Attack Level (BAL) | Classified vegetation within 100 m of the site and heat flux exposure thresholds | Description of predicted bushfire attack and levels of exposure | Construction Section |
|---|---|---|---|
| BAL—LOW | See Clause 2.2.3.2 | There is insufficient risk to warrant specific construction requirements | 4 |
| BAL—12.5 | ≤12.5 kW/m² | Ember attack | 3 and 5 |
| BAL—19 | >12.5 kW/m² ≤19 kW/m² | Increasing levels of ember attack and burning debris ignited by windborne embers together with increasing heat flux | 3 and 6 |
| BAL—29 | >19 kW/m² ≤29 kW/m² | Increasing levels of ember attack and burning debris ignited by windborne embers together with increasing heat flux | 3 and 7 |
| BAL—40 | >29 kW/m² ≤40 kW/m² | Increasing levels of ember attack and burning debris ignited by windborne embers together with increasing heat flux with the increased likelihood of direct contact with flames | 3 and 8 |
| BAL—FZ | >40 kW/m² | Direct exposure to flames from fire front in addition to heat flux and ember attack | 3 and 9 |

### 3.2 CONSTRUCTION REQUIREMENTS FOR SPECIFIC STRUCTURES

#### 3.2.1 Attached structures and structures sharing a common roof space

Where any part of a garage, carport, veranda, cabana, studio, storage area or similar roofed structure is attached to, or shares a common roof space with, a building required to conform with this Standard, the entire garage, carport, veranda or similar roofed structure shall conform with the construction requirements of this Standard, as applicable to the subject building.
Alternatively, the structure shall be separated from the subject building by a wall that extends to the underside of a non-combustible roof covering, and that conforms with one of the following:
(a) The wall shall have an FRL of not less than 60/60/60 for loadbearing walls and –/60/60 for non-loadbearing walls when tested from the attached structure side and shall have openings protected as follows:
(i) *Doorways*—by self-closing fire doors with an FRL of –/60/30, conforming with AS 1905.1 and tested in accordance with AS 1530.4.
(ii) *Windows*—by fire windows with an FRL of –/60/– when tested in accordance with AS 1530.4 and permanently fixed in the closed position.
(iii) *Other openings*—by construction with an FRL of not less than –/60/– when tested in accordance with AS 1530.4.
NOTE: Control and construction joints, subfloor vents, weepholes and penetrations for pipes and conduits need not conform with Item (iii).
*or*
(b) The wall shall be of masonry, earth or masonry-veneer construction with the masonry leaf of not less than 90 mm in thickness and shall have openings protected as follows:
(i) *Doorways*—by self-closing fire doors with an FRL of –/60/30, conforming with AS 1905.1 and tested in accordance with AS 1530.4.
(ii) *Windows*—by fire windows with an FRL of –/60/– when tested in accordance with AS 1530.4 and permanently fixed in the closed position.
(iii) *Other openings*—by construction with an FRL of not less than –/60/– when tested in accordance with AS 1530.4.
NOTE: Control and construction joints, subfloor vents, weepholes and penetrations for pipes and conduits need not conform with Item (iii).

#### 3.2.2 Garages and carports beneath the subject building

Where a garage or carport is beneath a building required to comply with this Standard, it shall conform with the construction requirements of this Standard, as applicable to the subject building.
Alternatively, any construction separating the garage or carport (including walls and flooring systems) from the remainder of the building shall conform with one of the following:
(a) The separating construction shall have an FRL of not less than 60/60/60 for loadbearing construction and –/60/60 for non-loadbearing construction when tested from the garage or carport side and shall have openings protected in accordance with the following:
(i) *Doorways*—by self-closing fire doors with an FRL of –/60/30, conforming with AS 1905.1 and tested in accordance with AS 1530.4.
(ii) *Windows*—by fire windows with an FRL of –/60/– when tested in accordance with AS 1530.4 and permanently fixed in the closed position.
(iii) *Other openings*—by construction with an FRL of not less than –/60/– when tested in accordance with AS 1530.4.
NOTE: Control and construction joints, subfloor vents, weepholes and penetrations for pipes and conduits need not conform with Item (iii).
*or*
(b) Where part or all of the separating construction is a wall, the wall need not conform with Item (a) above, provided the wall is of masonry, earth or masonry-veneer construction with the masonry leaf of not less than 90 mm in thickness and the wall has openings protected in accordance with the following:
(i) *Doorways*—by self-closing fire doors with an FRL of –/60/30 conforming with AS 1905.1 and tested in accordance with AS 1530.4.
(ii) *Windows*—by fire windows with an FRL of –/60/– when tested in accordance with AS 1530.4 and permanently fixed in the closed position.
(iii) *Other openings*—by construction with an FRL not less than –/60/– when tested in accordance with AS 1530.4.
NOTE: Control and construction joints, subfloor vents, weepholes and penetrations for pipes and conduits need not conform with Item (iii)

#### 3.2.3 Adjacent structures on the subject allotment

Where any garage, carport, or similar roofed structure on the subject allotment is not attached to a building required to conform with this Standard, that structure shall conform with the construction requirements of this Standard.
Alternatively, the adjacent structure shall be separated from the subject building by one of the following:
(a) A distance of not less than 6 m from the building required to conform with this Standard. This distance is measured as any of the horizontal straight lines from the adjacent structure to the subject building.
*or*
(b) A wall of the building required to conform that extends to the underside of a non-combustible roof covering and has an FRL of not less than 60/60/60 for loadbearing walls and –/60/60 for non-loadbearing walls when tested from the outside. Any openings in the wall shall be protected in accordance with the following:
(i) *Doorways*—by self-closing fire doors with an FRL of –/60/30, conforming with AS 1905.1 and tested in accordance with AS 1530.4.
(ii) *Windows*—by fire windows with an FRL of –/60/– when tested in accordance with AS 1530.4 and permanently fixed in the closed position.
(iii) *Other openings*—by construction with an FRL of not less than –/60/– when tested in accordance with AS 1530.4.
NOTE: Control and construction joints, subfloor vents, weepholes and penetrations for pipes and conduits need not conform with Item (iii).
*or*
(c) A wall of the building required to conform that extends to the underside of a non-combustible roof covering and is of masonry, earth or masonry-veneer construction with the masonry leaf of not less than 90 mm in thickness. Any openings in the wall shall be protected in accordance with the following:
(i) *Doorways*—by self-closing fire doors with an FRL of –/60/30, conforming with AS 1905.1 and tested in accordance with AS 1530.4.
(ii) *Windows*—by fire windows with an FRL of –/60/– when tested in accordance with AS 1530.4 and permanently fixed in the closed position.
(iii) *Other openings*—by construction with an FRL of not less than –/60/– when tested in accordance with AS 1530.4.
NOTE: Control and construction joints, subfloor vents, weepholes and penetrations for pipes and conduits need not conform with Item (iii).

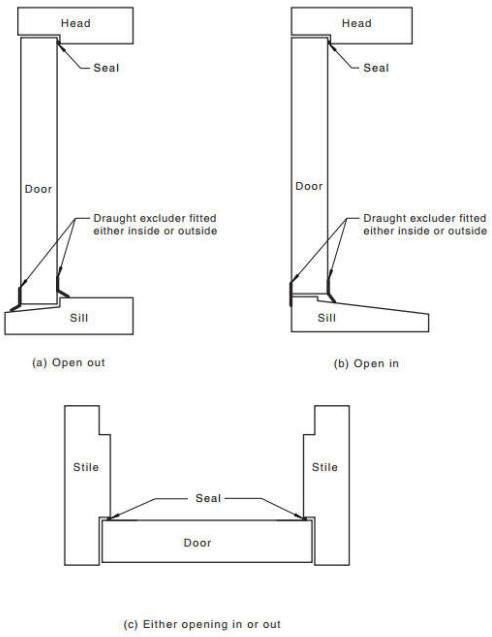


FIGURE 3.2 GAPS BETWEEN DOORS AND THE DOOR JAMBS, HEADS OR SILLS (THRESHOLDS)

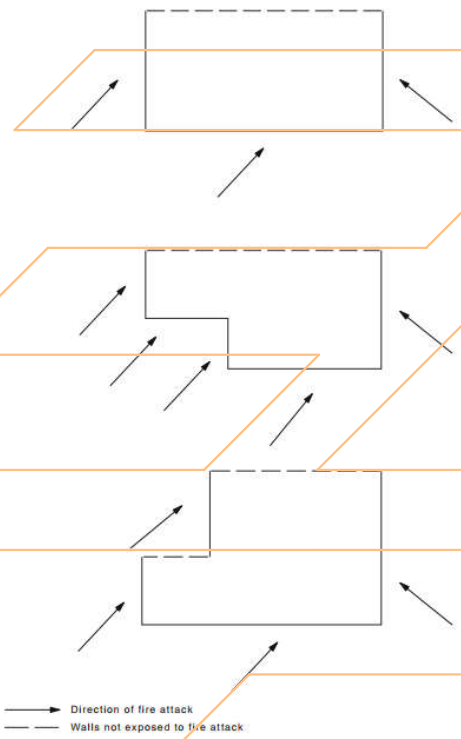


FIGURE 3.1 EXAMPLES OF WALLS SUBJECT TO SHIELDING

(iii) *Other openings*—by construction with an FRL of not less than –/60/– when tested in accordance with AS 1530.4.
NOTE: Control and construction joints, subfloor vents, weepholes and penetrations for pipes and conduits need not conform with Item (iii).

### 3.3 EXTERNAL MOULDINGS

Unless otherwise required in Clause 3.6.1 and Sections 5 to 9, combustible external mouldings, jointing strips, trims and sealants may be used for decorative purposes or to cover joints between sheeting material.

### 3.4 HIGHER LEVELS OF CONSTRUCTION

The construction requirements specified for a particular BAL shall be acceptable for a lower level.
NOTE: For example, if the site has been assessed at BAL—12.5, BAL—12.5 construction is required; however, any element or combination of elements contained in BAL—19, BAL—29, BAL—40 and BAL—FZ levels of construction may be used to satisfy this Standard.

### 3.5 REDUCTION IN CONSTRUCTION REQUIREMENTS DUE TO SHIELDING

Where an elevation is not exposed to the source of bushfire attack, then the construction
requirements for that elevation can reduce to the next lower BAL. However, it shall not
reduce to below BAL—12.5.
An elevation is deemed to be not exposed to the source of bushfire attack if all the
straight lines between that elevation and the source of bushfire attack are obstructed by
another part of the same building (see Figure 3.1). However, it shall not reduce to below
BAL 12.5.
The shielding of an elevation shall apply to all the elements of the wall, including openings,
but shall not apply to subfloors or roofs.

### 3.6 VENTS, WEEPHOLES, GAPS AND SCREENING MATERIALS

#### 3.6.1 Vents, weepholes, joints and the like

All gaps including vents, weepholes and the like shall be screened, except for weepholes to
the sills of windows and doors.
All joints shall be suitably backed with a breathable sarking or mesh, except as permitted by
Clause 3.3.
The maximum allowable aperture size of any mesh or perforated material used as a screen
shall be 2 mm.
***C3.6.1*** *Weepholes in sills of windows and doors and those gaps between doors and door jambs, heads or sills (thresholds) are exempt from screening because they do not provide a direct passage for embers to the interior of the building or building cavity.*

#### 3.6.2 Gaps to door and window openings

Where screens are fitted to door openings for ember protection, they shall have a maximum
aperture of 2.0 mm and be tight fitting to the frame in the closed position.
Gaps between doors including jambs, heads or sills (thresholds) shall be protected using
draught seals and excluders or the like (see Figure 3.2).
Windows conformant with AS 2047 will satisfy the requirements for gap protection.
Screens fitted to window openings shall have a maximum aperture of 2.0 mm and these
shall be tight fitting to the frames.
***C3.6.2*** *There are no requirements to screen the openable parts of doors for ember
protection at the lower BALs, however in many circumstances it may be desirable to screen the opening for insect protection. In such circumstances, where the insect screen is fitted internally, such screens may be considered as a door furnishing and the use of non-metallic mesh permissible, provided the screening system is fitted internally and wholly protected by the closed door.*

### 3.7 BUSHFIRE SHUTTERS

Bushfire shutters shall—
(a) protect the entire window assembly including framing, glazing, sash, and sill;
(b) protect the entire door assembly including framing, glazing, sill and hardware;
(c) consist of materials specified in Clauses 5.5.1, 6.5.1, 7.5.1, 8.5.1 and 9.5.1 for the
relevant BAL;
(d) be fixed to the building and be non-removable.
(e) be capable of being closed manually from either inside or outside or motorised shutter
systems, where they are not reliant on mains power to close;
NOTE: If power assisted shutter systems are used then that system is powered with
continuous back-up energy such as a battery system.
(f) when in the closed position, have no gap greater than 2 mm between the shutter and
the wall, frame or sill; and
(g) where perforated, have uniformly distributed perforations with a maximum aperture
of 2 mm and a perforated area no greater than 20% of the shutter.
If bushfire shutters are fitted to all external doors then at least one of those shutters shall be
operable from the inside to facilitate safe egress from the building.

### 3.8 TESTING OF MATERIALS, ELEMENTS OF CONSTRUCTION AND SYSTEMS TO THE AS 1530.8 SERIES

Unless otherwise specified, elements of construction and systems satisfy this Standard when
tested in accordance with the AS 1530.8 series for the relevant BAL level and Crib Class in
Table 3.2.
Elements of construction or systems tested in accordance with AS 1530.8.1—2007 with
Crib Class A prior to the issue of this Standard are acceptable.

TABLE 3.2

TESTING OF MATERIALS, ELEMENTS OF CONSTRUCTION AND SYSTEMS

| Acceptable test criteria | Relevant allowable BAL level | Crib class |
|---|---|---|
| AS 1530.8.1 | BAL—12.5 to BAL—40 | AA |
| AS 1530.8.2 | BAL—FZ | Not applicable |

Where any element of construction or system satisfies the test criteria in the AS 1530.8
series without screening for ember protection, the requirements of this Standard for
screening of openable parts of windows shall still apply.
Where a window protected with a shutter satisfies the test criteria of the AS 1530.8 series,
the additional requirements of this Standard for screening of openable parts of windows do
not apply.
NOTE: The ember protection function of tested shutter has been verified by the testing.

### 3.9 GLAZING

Glazing requirements shall be in accordance with Sections 5 to 9 of this Standard.
NOTES:
1 Where double-glazed assemblies are used, the glazing requirements provided in this Standard
apply to the external face of the glazed assembly only.
2 Refer to AS 1288 for an explanation of the terminologies used to describe various types of
glass in this Standard.

### 3.10 SARKING

Where sarking is required in Sections 5 to 9, the flammability index shall not exceed five
when tested to AS 1530.2.
***C3.10*** *Sarking material is a principal component used to control condensation and is used for energy efficiency purposes under the NCC. It may be vapour permeable or impermeable dependant on its location within the structure. Seek independent advice regarding selection of sarking prior to installation.*

### 3.11 TIMBER LOG WALLS

Where the thickness of a timber log wall is specified in Sections 5, 6 and 7, two criteria are
nominated, as follows:
(a) The nominal overall thickness is the overall thickness of the wall.
(b) The minimum thickness is the thickness of the wall at the interface of two logs in the
wall.
For most log profiles, the thickness of the log at the interface with an adjacent log is less
than the overall thickness of the wall.

10 STAR BUILDING ASSESSMENTS
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|---|---|---|---|
| PROJECT: | ALTERATIONS AND ADDITIONS | GENERAL BAL NOTES | |
| STATUS: | DA ISSUE | SCALE: | 1 : 100 |
| LOT No: | PT.12 SP No: 104390 | SHEET SIZE: | A3 |
| SHEET: | 15 OF 20 | START DATE: | 12.05.22 |
| STREET: | 363 DIAMOND BEACH RD, DIAMOND BEACH | DWG No: | A5225 |
| CLIENT: | PETER ALLWOOD | | |

DRAWING REVISION + NOTES

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|---|---|---|---|
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| 21.02.23 | CONCEPT | C | AE |
| 30.08.23 | DRAFT DA | D | AE |
| 22.11.23 | DA ISSUE | E | AE |

# PLANNING FOR BUSHFIRE PROTECTION 2019

## THESE NOTES MUST BE READ AND UNDERSTOOD BY ALL INVOLVED IN THE PROJECT. THIS INCLUDES (but is not limited to):

*OWNER, BUILDER, SUB-CONTRACTORS, CONSULTANTS, RENOVATORS, OPERATORS, MAINTENORS, DEMOLISHERS.*

## SECTION 7.5 (ADDITIONAL CONST. REQUIREMENTS)


**7.5 Additional Construction Requirements**

To ensure the performance criteria for construction standards given in section 7.4 can be met, PBP adopts additional measures over and above AS 3959 and NASH Standard as follows:

- construction measures for ember protection at BAL-12.5 and BAL-19 provided by AS 3959.
- construction measures for development in BAL-FZ; and
- requirements over and above the performance criteria contained within AS 1530.8.1 and AS 1530.8.2 apply regarding flaming.

**7.5.1 Ember Protection**

Based on the findings from the 2009 Victorian Bush Fires Royal Commission, PBP aims to maintain the safety levels previously provided by AS 3959:1999 in relation to ember protection at lower Bush Fire Attack Levels.
In particular, the areas addressed are in relation to:

- sarking.
- subfloor screening.
- floors.
- verandas, decks, steps, ramps, and landings.
- timber support posts and beams; and
- fascia's and bargeboards.

**7.5.2 NSW State Variations under G5.2(a)(i) and 3.10.5.0(c)(i) of the NCC**

Certain provisions of AS 3959 are varied in NSW based on the findings of the Victorian Bush Fires Royal Commission and bush fire industry research.
The following variations to AS 3959 apply in NSW for the purposes of NSW G5.2(a)(i) of Volume One and NSW 3.10.5.0(c)(i) of Volume Two of the NCC.

- clause 3.10 of AS 3959 is deleted and any sarking used for BAL-12.5, BAL-19, BAL-29 or BAL-40 shall:
- be non-combustible; or
- comply with AS/NZS 4200.1, be installed on the outside of the frame, and have a flammability index of not more than 5 as determined by AS 1530.2; and
- clause 5.2 and 6.2 of AS 3959 is replaced by clause 7.2 of AS 3959, except that any wall enclosing the subfloor space need only comply with the wall requirements for the respective BAL and
- clause 5.7 and 6.7 of AS 3959 is replaced by clause 7.7 of AS 3959, except that any wall enclosing the subfloor space need only comply with the wall requirements for the respective BAL and
- fascia's and bargeboards, in BAL-40, shall comply with:
- clause 8.4.1(b) of AS 3959; or
- clause 8.6.6 of AS 3959.

**7.5.3 Construction in the Flame Zone**

The flame zone is the area that has significant potential for sustained flame contact during a bush fire. The flame zone is determined by the calculated distance at which the radiant heat of the design fire exceeds 40kW/m².
The NCC references AS 3959 and the NASH Standard. The NSW variation to the NCC excludes
both AS 3959 and the NASH Standard as a Deemed to Satisfy solution for buildings that are required to be constructed to BAL-FZ as defined in AS 3959.
Although Chapter 9 of AS 3959 and the NASH Standard has not been adopted, they should still be used as a basis for a performance-based solution demonstrating compliance with the performance requirements of the NCC and PBP for construction in the flame zone.
All flame zone developments should be sited and designed to minimise the risk of bush fire attack. Buildings should be designed and sited in accordance with appropriate siting and design principles to ensure the safest protection from bush fire impacts.

**7.5.4 Flaming**

Materials that allow flaming can be problematic and are not supported by the NSW RFS for the following reasons:

- flaming materials increase the exposure of other elements of construction and the adjoining structure to flame contact after a bush fire front has passed; and
- flaming materials will potentially increase the exposure of occupants of the building to radiant heat, direct flame contact, smoke after a bush fire front has passed.

This increase in exposure can contribute to the risk of loss of life and compromise the ability of residents to defend their property and egress from the building once the bush fire front has passed.
In addition, it can reduce the ability of occupants to make safe and effective decisions about their safety.
Where there is potential for materials of construction to ignite because of bush fire attack, the proposed building solution generally fails the construction performance criteria for residential infill development.
For development which may be subject to flame contact (BAL-40 and BAL-FZ), systems tested
in accordance with AS 1530.8.1 and AS 1530.8.2 respectively will be considered, except that there is to be no flaming of the specimen except for:

- window frames that have passed the criteria of AS 1530.8.1 and AS 1530.8.2, may be approved provided their flaming is not considered to compromise the safety of other elements of the building; and
- use of other minor elements which allow flaming may be considered provided they do not compromise the integrity of the fire safety of the building (examples include address numbers, house names, decorative artwork, etc).

Flaming of other more significant elements of the building (such as aesthetic wall cladding) is considered to pose an unacceptable risk and will not be supported. permanently fixed in the closed position.

## SECTION 7.6 (FENCES & GATES)

**7.6 Fences and gates**

Fences and gates in bush fire prone areas may play a significant role in the vulnerability of structures during bush fires. In this regard, all fences in bush fire prone areas should be made of either hardwood or non-combustible material. However, in circumstances where the fence is within 6m of a building or in areas of BAL-29 or greater, they should be made of non-combustible material only

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# AS3959-2018 – CONSTRUCTION FOR BUILDINGS IN BUSHFIRE PRONE AREAS – SECTION 6 (BAL 19)

## THESE NOTES MUST BE READ AND UNDERSTOOD BY ALL INVOLVED IN THE PROJECT. THIS INCLUDES (but is not limited to):

*OWNER, BUILDER, SUB-CONTRACTORS, CONSULTANTS, RENOVATORS, OPERATORS, MAINTENORS, DEMOLISHERS.*

**6.1 GENERAL**
A building assessed in Section 2 as being BAL—19 shall conform with Section 3 and Clauses 6.2 to 6.8. Any element of construction or system that satisfies the test criteria of AS 1530.8.1 may be used in lieu of the applicable requirements contained in Clauses 6.2 to 6.8 (see Clause 3.8).
NOTE: BAL—19 is primarily concerned with protection from ember attack and radiant heat
greater than 12.5 kW/m2 up to and including 19 kW/m2.

**6.2 SUB-FLOOR SUPPORTS**
This Standard does not provide construction requirements for subfloor supports where the
subfloor space is enclosed with—
(a) a wall that conforms with Clause 6.4; or
(b) mesh or perforated sheet with a maximum aperture of 2 mm, made of corrosion resistant steel, bronze or aluminium; or
(c) a combination of Items (a) and (b).
NOTE: This requirement applies to the subject building only and not to verandas, decks, steps,
ramps and landings (see Clause 6.7).

**C6.2** Combustible materials stored in the subfloor space may be ignited by embers and
impact the building.

**6.3 FLOORS**

**6.3.1 General**
This Standard does not provide construction requirements for concrete slabs on the ground.

**6.3.2 Elevated floors**

**6.3.2.1** Enclosed subfloor space
This Standard does not provide construction requirements for elevated floors, including
bearers, joists and flooring, where the subfloor space is enclosed with—
(a) a wall that conforms with Clause 6.4; or
(b) a mesh or perforated sheet with a maximum aperture of 2 mm, made of corrosion resistant steel, bronze or aluminium; or
(c) a combination of Items (a) and (b).

**6.3.2.2** Unenclosed subfloor space
Where the subfloor space is unenclosed, the bearers, joists and flooring, less than 400 mm
above finished ground level, shall be one of the following:
(a) Materials that conform with the following:
(i) Bearers and joists shall be—
(A) non-combustible; or
(B) bushfire-resisting timber (see Appendix F); or
(C) a combination of Items (A) and (B).
(ii) Flooring shall be—
(A) non-combustible; or
(B) bushfire-resisting timber (see Appendix F); or
(C) timber (other than bushfire-resisting timber), particleboard or plywood
flooring where the underside is lined with sarking-type material or mineral wool insulation; or
(D) a combination of any of Items (A), (B) or (C).
or
(b) A system conforming with AS 1530.8.1.
This Standard does not provide construction requirements for elements of elevated floors,
including bearers, joists and flooring, if the underside of the element is 400 mm or more
above finished ground level.

**6.4 WALLS**

**6.4.1 General**
The exposed components of an external wall that are less than 400 mm from the ground or
less than 400 mm above decks, carport roofs, awnings and similar elements or fittings
having an angle less than 18 degrees to the horizontal and extending more than 110 mm in
width from the wall (see Figure D3, Appendix D) shall be as follows:
(a) Non-combustible material including the following provided the minimum thickness is
90 mm:
(i) Full masonry or masonry veneer walls with an outer leaf of clay, concrete, calcium silicate or natural stone.
(ii) Precast or in situ walls of concrete or aerated concrete.
(iii) Earth wall including mud brick.
or
(b) Timber logs of a species with a density of 680 kg/m3 or greater at a 12% moisture content; of a minimum nominal overall thickness of 90 mm and a minimum thickness of 70 mm (see Clause 3.11); and gauge planed.
or
(c) Cladding that is fixed externally to a timber-framed or a steel-framed wall and is—
(i) non-combustible material; or
(ii) fibre-cement a minimum of 6 mm in thickness; or
(iii) bushfire-resisting timber (see Appendix F); or
(iv) a timber species as specified in Paragraph E1, Appendix E; or
(v) a combination of any of Items (i), (ii), (iii) or (iv).
or
(d) A combination of any of Items (a), (b) or (c) above.
This Standard does not provide construction requirements for the exposed
components of an external wall that are 400 mm or more from the ground or 400 mm
or more above decks, carport roofs, awnings and similar elements or fittings having
an angle less than 18 degrees to the horizontal and extending more than 110 mm in
width from the wall (see Figure D3, Appendix D).

**6.4.2 Joints**
All joints in the external surface material of walls shall be covered, sealed, overlapped,
backed or butt-jointed

**6.4.3 Vents and weepholes**
Except for exclusions provided in Clause 3.6, vents and weepholes in external walls shall
be screened with a mesh made of corrosion-resistant steel, bronze or aluminium.

**6.5 EXTERNAL GLAZED ELEMENTS, ASSEMBLIES AND DOORS**

**6.5.1 Bushfire shutters**
Where fitted, bushfire shutters shall conform with Clause 3.7 and be made from—
(a) non-combustible material; or
(b) a timber species as specified in Paragraph E1, Appendix E; or
(c) bushfire-resisting timber (see Appendix F); or
(d) a combination of any of Items (a), (b), or (c).

**6.5.2 Screens for windows and doors**
Where fitted, screens for windows and doors shall have a mesh or perforated sheet made of
corrosion-resistant steel, bronze, or aluminium.
The frame supporting the mesh or perforated sheet shall be made from—
(a) metal; or
(b) bushfire-resisting timber (see Appendix F); or
(c) a timber species as specified in Paragraph E2, Appendix E.

**6.5.3 Windows and sidelights**
Window assemblies shall—
(a) be completely protected by a bushfire shutter conforming with Clause 3.7 and
Clause 6.5.1; or
(b) be completely protected externally by screens conforming with Clause 3.6 and
Clause 6.5.2; or

**C6.5.3(b)** For Item (b), the screening needs to be applied to cover the entire assembly,
that is including framing, glazing, sash, sill, and hardware.
(c) conform with the following:
(i) Frame material For window assemblies less than 400 mm from the ground or
less than 400 mm above decks, carport roofs, awnings and similar elements or
fittings having an angle less than 18 degrees to the horizontal and extending
more than 110 mm in width from the window frame (see Figure D3, Appendix D), window frames and window joinery, shall be made from one of
the following:
(A) Bushfire-resisting timber (see Appendix F).
or
(B) A timber species as specified in Paragraph E2, Appendix E.
or
(C) Metal.
or
(D) Metal-reinforced uPVC. The reinforcing members shall be made from aluminium, stainless steel, or corrosion-resistant steel.
There are no restrictions on frame material for all other windows.
(ii) Hardware There are no specific restrictions on hardware for windows.
(iii) Glazing Where glazing is less than 400 mm from the ground or less than
400 mm above decks, carport roofs, awnings and similar elements or fittings,
having an angle less than 18 degrees to the horizontal and extending more than
110 mm in width from the window frame (see Figure D3, Appendix D), this
glazing shall be toughened glass a minimum of 5 mm in thickness, or glass
blocks with no restriction on glazing methods.
NOTE: Where double-glazed assemblies are used above, the requirements apply to the
external pane of the glazed assembly only.
For all other glazing, annealed glass may be used in accordance with AS 1288.
(iv) Seals and weather strips There are no specific requirements for seals and weather strips at this BAL level.
(v) Screens The openable portions of windows shall be screened internally or externally with screens that conform with Clause 3.6 and Clause 6.5.2.
Where annealed glass is used, both the fixed and openable portions of the window shall be screened externally with screens that conform with Clause 6.5.2.

**C6.5.3(c)** For Item (c), screening to openable portions of all windows is required in all BALs to prevent the entry of embers to the building when the window is open.
For Item (c)(v), screening of the openable and fixed portions of some windows is
required to reduce the effects of radiant heat on annealed glass and has to be externally fixed.
For Item (c)(v), if the screening is required only to prevent the entry of embers, the
screening may be fitted externally or internally.

**6.5.4 Doors—Side-hung external doors (including French doors, panel fold and bifold doors)**
Side-hung external doors, including French doors, panel fold and bi-fold doors, shall—
(a) be completely protected by bushfire shutters that conform with Clause 3.7 and Clause 6.5.1.
or
(b) be completely protected externally by screens that conform with Clause 3.6 and Clause 6.5.2.
or
(c) conform with the following:
(i) Door panel material Materials shall be—
(A) non-combustible; or
(B) solid timber, laminated timber or reconstituted timber, having a minimum thickness of 35 mm for the first 400 mm above the threshold;
or
(C) hollow core, solid timber, laminated timber or reconstituted timber with a non-combustible kickplate on the outside for the first 400 mm above the
threshold; or
(D) for fully framed glazed door panels, the framing shall be made from metal or bushfire resisting timber (see Appendix F) or a timber species as specified in Paragraph E2, Appendix E or uPVC.
(ii) Door frame material Door frame material shall be—
(A) bushfire resisting timber (See Appendix F); or
(B) a timber species as specified in Paragraph E2, Appendix E; or
(C) metal; or
(D) metal reinforced uPVC.
The reinforcing members shall be made from aluminium, stainless steel, or corrosion-resistant steel.
(iii) Hardware There are no specific requirements for hardware at this BAL level.
(iv) Glazing Where doors incorporate glazing, the glazing shall be toughened glass a minimum of 5 mm in thickness.
(v) Seals and weather strips Weather strips, draught excluders, or draught seals shall be installed.
(vi) Screens There are no requirements to screen the openable part of the door at this BAL level.
(vii) Doors shall be tight-fitting to the door frame and to an abutting door, if applicable.

**6.5.5 Doors—Sliding doors**
Sliding doors shall—
(a) completely protected by a bushfire shutter that conforms with Clause 3.7 and Clause 6.5.1.
or
(b) be completely protected externally by screens that conform with Clause 3.6 and Clause 6.5.2.
or
(c) conform with the following:
(i) Frame material the material for door frames, including fully framed glazed doors, shall be—
(A) bushfire-resisting timber (see Appendix F); or
(B) a timber species as specified in Paragraph E2, Appendix E; or
(C) metal; or
(D) metal-reinforced uPVC and the reinforcing members shall be made from aluminium, stainless steel, or corrosion-resistant steel.
(ii) Hardware There are no specific requirements for hardware at this BAL level.
(iii) Glazing Where doors incorporate glazing, the glazing shall be toughened glass a minimum of 5 mm in thickness.
(iv) Seals and weather strips There are no specific requirements for seals and weather strips at this BAL level.
(v) Screens There is no requirement to screen the openable part of the sliding door at this BAL level.
(vi) Sliding panels Sliding panels shall be tight-fitting in the frames.

**6.5.6 Doors—Vehicle access doors (garage doors)**
The following applies to vehicle access doors:
(a) The lower portion of a vehicle access door that is within 400 mm of the ground when the door is closed (see Figure D4, Appendix D) shall be made from—
(i) non-combustible material; or
(ii) bushfire-resisting timber (see Appendix F); or
(iii) fibre-cement sheet a minimum of 6 mm in thickness; or
(iv) a timber species as specified in Paragraph E1, Appendix E; or
(v) a combination of any of Items (i), (ii), (iii) or (iv).
(b) All vehicle access doors shall be protected with suitable weather strips, draught excluders, draught seals, or brushes. Door assemblies fitted with guide tracks do not need edge gap protection.
NOTES:
1 Refer to AS/NZS 4505 for door types.
2 Gaps of door edges or building elements should be protected as per Section 3.

**C6.5.6(b)** These guide tracks do not provide a direct passage for embers into the
building.
(c) Weather strips, draught excluders, draught seals or brushes to protect edge gaps or thresholds shall be manufactured from materials having a flammability index not exceeding five.
(d) Vehicle access doors with ventilation slots shall be protected in accordance with Clause 3.6.

**6.6 ROOFS (INCLUDING PENETRATIONS, EAVES, FASCIAS AND GABLES,**
**AND GUTTERS AND DOWNPIPES)**

**6.6.1 General**
The following applies to all types of roofs and roofing systems:
(a) Roof tiles, roof sheets and roof-covering accessories shall be non-combustible.
(b) The roof/wall and roof/roof junction shall be sealed or otherwise protected in accordance with Clause 3.6.
(c) Roof ventilation openings, such as gable and roof vents, shall be fitted with ember guards made of non-combustible material or a mesh or perforated sheet conforming with Clause 3.6 and made of corrosion-resistant steel, bronze or aluminium.
(d) Only evaporative coolers manufactured in accordance with AS/NZS 60335.2.98 shall be used. Evaporative coolers with an internal damper to prevent the entry of embers into the roof space need not be screened externally.

**6.6.2 Tiled roofs**
Tiled roofs shall be fully sarked. The sarking shall—
(a) be located on top of the roof framing, except that the roof battens may be fixed above
the sarking;
(b) cover the entire roof area including ridges and hips; and
(c) extend into gutters and valleys.

**6.6.3 Sheet roofs**
Sheet roofs shall—
(a) be fully sarked in accordance with Clause 6.6.2 , except that foil-backed insulation blankets may be installed over the battens; or
(b) have any gaps sealed at the fascia or wall line, hips, and ridges by—
(i) a mesh or perforated sheet that conforms with Clause 3.6 and that is made of corrosion-resistant steel, bronze, or aluminium; or
(ii) mineral wool; or
(iii) other non-combustible material; or
(iv) a combination of any of Items (i), (ii), or (iii).

**C6.6.3** Sarking is used as a secondary form of ember protection for the roof space to account for minor gaps that may develop in sheet roofing.

**6.6.4 Veranda, carport and awning roof**
The following applies to veranda, carport, and awning roofs:
(a) A veranda, carport or awning roof forming part of the main roof space [see
Figure D1(a), Appendix D] shall meet all the requirements for the main roof, as
specified in Clauses 6.6.1 to 6.6.6.
(b) A veranda, carport or awning roof separated from the main roof space by an external
wall [see Figures D1(b) and D1(c), Appendix D] conforming with Clause 6.4 shall have a non-combustible roof covering, except where the roof covering is a translucent or transparent material.
NOTE: There is no requirement to line the underside of a veranda, carport or awning roof that is separated from the main roof space.

**6.6.5 Roof penetrations**
The following applies to roof penetrations:
(a) Roof penetrations, including roof lights, roof ventilators, roof-mounted evaporative
cooling units, aerials, vent pipes and supports for solar collectors or the like, shall be sealed. The material used to seal the penetration shall be non-combustible.
(b) Openings in vented roof lights, roof ventilators or vent pipes shall conform with Clause 3.6 and be made of corrosion-resistant steel, bronze or aluminium.
This requirement does not apply to a room sealed gas appliance.
NOTE: A gas appliance designed such that air for combustion does not enter from, or
combustion products enter into, the room in which the appliance is located.
In the case of gas appliance flues, ember guards shall not be fitted.
NOTE: AS/NZS 5601 contains requirements for gas appliance flue systems and cowls.
Advice can be obtained from manufacturers and State and Territory gas technical regulators.
(c) All overhead glazing shall be Grade A safety glass conforming with AS 1288.
(d) Glazed elements in roof lights and skylights may be of polymer, provided a Grade A
safety glass diffuser, conforming with AS 1288, is installed under the glazing. Where glazing is an insulating glazing unit (IGU), Grade A toughened safety glass of minimum 4 mm thickness shall be used in the outer pane of the IGU.
(e) Flashing elements of tubular skylights may be of a fire-retardant material, provided the roof integrity is maintained by under-flashing of a material having a flammability index not exceeding five.
(f) Evaporative cooling units shall be fitted with non-combustible butterfly closers as close as practicable to the roof level, or the unit shall be fitted with non-combustible covers with a mesh or perforated sheet with a maximum aperture of 2 mm, made of corrosion-resistant steel, bronze, or aluminium.
(g) Eave's lighting shall be adequately sealed and not compromise the performance of the
element.

**6.6.6 Eaves linings, fascia's and gables**
The following applies to eaves linings, fascia's, and gables:
(a) Gables shall conform with Clause 6.4.
(b) Eave's penetrations shall be protected the same as for roof penetrations, as specified in Clause 6.6.5.
(c) Eave's ventilation openings shall be fitted with ember guards in accordance with Clause 3.6 and made of corrosion-resistant steel, bronze, or aluminium.
Joints in eaves linings, fascia's and gables may be sealed with plastic joining strips or timber
storm moulds.
This Standard does not provide construction requirements for fascia's, bargeboards and eaves linings.

**6.6.7 Gutters and downpipes**
This Standard does not provide material requirements for—
(a) gutters, with the exception of box gutters; and
(b) downpipes.
If installed, gutter and valley leaf guards shall be non-combustible.
Box gutters shall be non-combustible and flashed at the junction with the roof with non-combustible material.

**6.7 VERANDAS, DECKS, STEPS AND LANDINGS**

**6.7.1 General**
Decking may be spaced.
There is no requirement to enclose the subfloor spaces of verandas, decks, steps, ramps or
landings.

**C6.7.1** Spaced decking is nominally spaced at 3 mm (in accordance with standard industry practice); however, due to the nature of timber decking with seasonal changes in moisture content, that spacing may range from 0 mm–5 mm during service. It should be noted that recent research studies have shown that gaps at 5 mm spacing afford opportunity for embers to become lodged in between timbers, which may contribute to a fire. Larger gap spacing of 10mm may preclude this from happening but such a spacing regime may not be practical for a timber deck.

**6.7.2 Enclosed subfloor spaces of verandas, decks, steps, ramps and landings**

**6.7.2.1** Materials to enclose a subfloor space
This Standard does not provide construction requirements for the materials used to enclose a subfloor space except where those materials are less than 400 mm from the ground.
Where the materials used to enclose a subfloor space are less than 400 mm from the ground,
they shall conform with Clause 6.4.

**6.7.2.2** Supports
This Standard does not provide construction requirements for support posts, columns, stumps, stringers, piers and poles.

**6.7.2.3** Framing
This Standard does not provide construction requirements for the framing of verandas, pergolas, decks, ramps or landings (i.e. bearers and joists).

**6.7.2.4** Decking, stair treads and the trafficable surfaces of ramps and landings
This Standard does not provide construction requirements for decking, stair treads and the
trafficable surfaces of ramps and landings that are more than 300 mm from a glazed
element.
Decking, stair treads and the trafficable surfaces of ramps and landings less than 300 mm
(measured horizontally at deck level) from glazed elements that are less than 400 mm
(measured vertically) from the surface of the deck (see Figure D2, Appendix D) shall be
made from—
(a) non-combustible material; or
(b) bushfire-resisting timber (see Appendix F); or
(c) a timber species as specified in Paragraph E1, Appendix E; or
(d) a combination of any of Items (a), (b), or (c).

**6.7.3 Unenclosed subfloor spaces of verandas, decks, steps, ramps and landings**

**6.7.3.1** *Supports*
This Standard does not provide construction requirements for support posts, columns, stumps, stringers, piers and poles.

**6.7.3.2** *Framing*
This Standard does not provide construction requirements for the framing of verandas, decks, ramps or landings (i.e. bearers and joists).

**6.7.3.3** *Decking, stair treads and the trafficable surfaces of ramps and landings*
This Standard does not provide construction requirements for decking, stair treads and the
trafficable surfaces of ramps and landings that are more than 300 mm from a glazed element.
Decking, stair treads and the trafficable surfaces of ramps and landings less than 300 mm
(measured horizontally at deck level) from glazed elements that are less than 400 mm
(measured vertically) from the surface of the deck (see Figure D2, Appendix D) shall be
made from—
(a) non-combustible material; or
(b) bushfire-resisting timber (see Appendix F); or
(c) a timber species as specified in Paragraph E1, Appendix E; or
(d) a combination of any of Items (a), (b), or (c).

**6.7.4 Balustrades, handrails, or other barriers**
This Standard does not provide construction requirements for balustrades, handrails and
other barriers.

**6.7.5 Veranda posts**
Veranda posts—
(a) shall be timber mounted on galvanized mounted shoes or stirrups with a clearance of
not less than 75 mm above the adjacent finished ground level; or
(b) if less than 400 mm (measured vertically) from the surface of the deck or ground (see Figure D2, Appendix D) shall be made from—
(i) non-combustible material; or
(ii) bushfire-resisting timber (see Appendix F); or
(iii) a timber species as specified in Paragraph E1, Appendix E; or
(iv) a combination of any of Items (a) or (b)

**6.8 WATER AND GAS SUPPLY PIPES**
Above-ground, exposed water supply pipes shall be metal.
External gas pipes and fittings above ground shall be of steel or copper construction having
a minimum wall thickness in accordance with gas regulations or 0.9 mm whichever is the
greater. The metal pipe shall extend a minimum of 400 mm within the building and 100 mm below ground.
NOTE: Refer to State and Territory gas regulations, AS/NZS 5601.1 and AS/NZS 4645.1.

**C6.8** Concern is raised for the protection of bottled gas installations. Location, shielding and venting of the gas bottles needs to be considered.

**DA ISSUE ONLY**


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Building Designers

| | | | |
|---|---|---|---|
| PROJECT: ALTERATIONS AND ADDITIONS | | BAL 19 NOTES | |
| STATUS: DA ISSUE | SHEET: 17 OF 20 | SCALE: | 1 : 100 |
| LOT No: PT.12 SP No: 104390 | | SHEET SIZE: | A3 |
| STREET: 363 DIAMOND BEACH RD, DIAMOND BEACH | | START DATE: | 12.05.22 |
| CLIENT: PETER ALLWOOD | | DWG No: | A5225 |

DRAWING REVISION + NOTES

| Date: | Revision: | Issue: | Drawn: |
|---|---|---|---|
| 16.05.22 | INITIAL ISSUE | A | AE |
| 21.02.23 | CONCEPT | C | AE |
| 30.08.23 | DRAFT DA | D | AE |
| 22.11.23 | DA ISSUE | E | AE |

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# GENERAL AND PROJECT SPECIFIC CONSTRUCTION NOTES FOR COLLINS W COLLINS ARCHITECTURAL PLANS

THESE NOTES MUST BE READ AND UNDERSTOOD BY ALL INVOLVED IN THE PROJECT. THIS INCLUDES (but is not limited to): *OWNER, BUILDER, SUB-CONTRACTORS, CONSULTANTS, RENOVATORS, OPERATORS, MAINTENORS, DEMOLISHERS. PLEASE USE THIS IN CONJUNCTION WITH ALL DRAWING SHEETS AND VIEWS CONTAINED FORTHWITH IN THIS PLAN SET.*

*REVISED JANURARY 2021*

## *GENERAL DEMOLITION NOTES:*

- ALL DEMOLITIION WORKS TO BE ASSESS AND CONFIRMED BY ENGINEER PRIOR TO STARTING DEMOLITION AND CONSTRUCTION.
- TEMPORARY PROPPING TO BE INSTALLED AS NECESSARY TO SUPPORT FLOORS, ROOFS AND ANY OTHER ELEMENT. TO ENGINEERS DETAILS
- BUILDER TO COORDINATE WITH ENGINEER FOR ON-SITE INSPECTION OF EXISTING STRUCTURES ONCE LININGS ARE REMOVED AND STRUCTURE IS SUFFICIENTLY EXPOSED
- ALL SERVICES WHERE DEMOLITION IS TO OCCUR SHALL BE APPOROPRIATELY DISCONNECTED AND TERMINATED AS REQUIRED. / OR / TEMPORARILY CAPPED OFF FOR RECONNECTION AT LATER STAGES.
- WHERE DEMOLITION OCCURS WHICH WILL DISTURB ASBESTOS CONTAINING MATERIALS, DEMOLITION AND REMOCAL SHALL BE CARRIED OUT BY A LICENSED ASBESTOS CONTRACTOR AND DISPOSED OF IN ACCORDANCE TO RELATIVE GOVERNMENT AUTHORITY LEGISLATION.

## CONSTRUCTION NOTES:

***STAIRS, RAMPS, HANDRAILS & BALUSTRADE NOTES:***

STAIRS TO COMPLY WITH NCC VOL. 2, H5D2 AND PART 11.2.2 OF THE ABCB HOUSING PROVISIONS. RAMPS TO COMPLY WITH PART 11.2.3. SLIP RESISTANCE TO STAIRS AND RAMPS AS PER PART 11.2.4 OF THE ABCB HOUSING PROVISIONS AND IN ACCORDANCE WITH AS4586.

BARRIERS AND HANDRAILS TO BE NO LESS THAN 1000mm FROM PROPOSED FINISHED FL. BALUSTRADE & HANDRAIL TO BE IN ACCORDANCE WITH NCC, VOL. 2, H5D3 AND PARTS 11.3.3, 11.3.4, 11.3.5 AND 11.3.6 OF THE ABCB HOUSING PROVISIONS.

***WINDOW NOTES:***

BEDROOM WINDOWS - WHERE THE FLOOR LEVEL OF A BEDROOM IS 2M OR MORE ABOVE THE SURFACE BENEATH, BEDROOM WINDOWS ARE TO COMPLY WITH NCC, VOL. 2, H5P2 AND PART 11.3.7 OF THE ABCB HOUSING PROVISIONS

WINDOWS - WHERE THE FLOOR LEVEL IS 4m OR MORE ABOVE THE SURFACE BENEATH, WINDOWS ARE TO COMPLY WITH NCC, VOL. 2, H5P2 AND PART 11.3.8 OF THE ABCB HOUSING PROVISIONS.

A BARRIER WITH A HEIGHT OF NOT LESS THAN 865mm ABOVE FLOOR IS REQUIRED TO AN OPENABLE WINDOW COVERED BY PART 11.3.8 (1) AND BARRIER MUST ALSO COMPLY WITH PART 11.3.8 (3)

***WIND CATEGORY TO BE CONFIRMED PRIOR TO START OF CONSTRUCTION. IF N2 OR HIGHER, ENGAGED PIERS TO BRICKWORK AREA'S ARE TO COMPLY WITH AS 4773.1-2010 & AS 4773 2-2010***

## GLAZING SPECIFICATIONS:

WINDOWS SPECIFIED USE NFRC UW & SHGCW VALUES. WINDOWS AS SPECIFIED OR EQUIVALENT MUST BE INSTALLED ON SITE

STANDARD GLAZING: SINGLE CLEAR GLAZING WITH STANDARD ALUMINIUM FRAMES THROUGHOUT

WEATHER STRIPPING TO BE INSTALLED THROUGHOUT.

PLEASE NOTE: ALL GLAZING IN BATHROOMS, ENSUITES, SPA ROOMS OR THE LIKE TO COMPLY WITH THE NCC, VOL. 2, H1D8 AND PART 8.4.6 OF ABCB HOUSING PROVISIONS

BEDROOM WINDOWS - WHERE THE FLOOR LEVEL OF A BEDROOM IS 2M OR MORE ABOVE THE SURFACE BENEATH, BEDROOM WINDOWS ARE TO COMPLY WITH NCC, VOL. 2, H5P2 AND PART 11.3.7 OF THE ABCB HOUSING PROVISIONS

WINDOWS - WHERE THE FLOOR LEVEL IS 4m OR MORE ABOVE THE SURFACE BENEATH, WINDOWS ARE TO COMPLY WITH NCC, VOL. 2, H5P2 AND PART 11.3.8 OF THE ABCB HOUSING PROVISIONS.

A BARRIER WITH A HEIGHT OF NOT LESS THAN 865mm ABOVE FLOOR IS REQUIRED TO AN OPENABLE WINDOW COVERED BY PART 11.3.8 (1) AND BARRIER MUST ALSO COMPLY WITH PART 11.3.8 (3)

## WINDOWS AND GLAZING TO COMPLY WITH:

**AS 4055** : WIND LOADS FOR HOUSING
**AS 1288** : GLASS IN BUILDING - SELECTION & INSTALLATION
**AS 2047** : WINDOWS & EXTERNAL DOORS IN BUILDING
**AS 1170-Part 2**: WIND ACTIONS
**AS 3959 :** CONSTRUCTION OF BUILDINGS IN BUSHFIRE PRONE AREAS
****THE STANDARDS REFERRED ABOVE ARE THE VERSION ADOPTED BY THE NCC AT THE TIME THE RELEVANT CONSTRUCTION CERTIFICATE OR COMPLYING DEVELOPMENT CERTIFICATE APPLICATION IS MADE.***

## SUMMARY OF BASIX COMMITMENTS

### THERMAL COMFORT REQUIREMENTS

| | |
|---|---|
| EXTERNAL WALLS | Brick Veneer, U1 R2.50 \| U2-3 R2.00 |
| FLOORS | Concrete, On Ground, No Insulation<br>Framed, Open Subfloor (Elevated) U2-3 R2.50<br>Framed, Open Subfloor (Elect) U2 R2.00 |
| CEILING | Flat Ceiling, R4.0 (up)<br>Flat Ceiling (Roof adjacent), R3.0 (up) |
| ROOF | Pitched roof, framed and unventilated, 55mm foil-backed blanket, Colour: Medium (SA 0.475 – 0.70) |
| SHADING | Varying Throughout |
| GLAZING | Refer to natHERS certification |

### WATER COMMITMENTS

| | |
|---|---|
| SHOWERHEADS: 4* (>6 but <=7.5L/min) | TOILETS: 4* STAR |
| BASIN TAPS: 4* STAR | KITCHEN TAPS: 4* STAR |
| INDIVIDUAL WATER TANK: 1,000 L | INDIVIDUAL ROOF COLLECTION : 100% of each roof |
| RAINWATER CONNECTION: ALL TOILETS IN THE DEVELOPMENT<br>COLD WATER TAP IN THE LAUNDRY | |

### ENERGY COMMITMENTS

| | |
|---|---|
| HWS: | Solar (electric boosted) STCs 31 – 35 |
| COOLING: | Ceiling Fans in at least 1 living room and 1 bedroom<br>1-phase air-conditioning in at least 1 living room and 1 bedroom (New Star Rating - 3.5) |
| HEATING: | 1-phase air-conditioning in at least 1 living room and 1 bedroom (New Star Rating - 3.5) |
| VENTILATION: | Bathroom, Kitchen, Laundry: ducted, manual control |
| APPLICANCES: | Electric Cooktop & Electric Oven to be installed |
| ARTIFICIAL LIGHTING: | The following rooms are to be primarily lit by fluorescent or LED dedicated fittings: All Bedrooms/Study \| All Living/Dining Rooms \| The Kitchen \| All Hallways \| The Laundry \| All Bathrooms/Toilets |
| CLOTHESLINE: | Fixed indoor/sheltered clothes drying line to be installed |

****REFER TO BASIX CERTIFICATE FOR EXACT DETAILS AND REQUIREMENTS***

## COMMON WALL DETAILS:

- COMMON SEPARATING WALL TO COMPLY WITH NCC, VOL.2, PART H3D2 AND PART 9.3 OF THE ABCB HOUSING PROVISIONS FOR FIRE SEPARATION REQUIREMENTS.
- SOUND INSULATION TO SEPARATING WALL TO COMPLY WITH NCC, VOL. 2, PART H4D8 AND PART 10.7 OF THE ABCB HOUSING PROVISIONS

## *SMOKE ALARMS/DETECTORS:*

SMOKE ALARMS TO AS3786 AND NCC, VOL. 2, PART H3D6 AND PART 9.5 OF THE ABCB HOUSING PROVISIONS. ALL ALARMS AND DETECTORS ARE TO BE INTERCONNECTED. LOCATIONS ON PLANS ARE INDICATIVE. INSTALLATION TO BE AS PER THE STANDARDS NOTED ABOVE AND ANY MANUFACTURERS DETAILS AND SPECIFICATIONS.

10 STAR BUILDING ASSESSMENTS

10 Star Building Assessments
Forster, NSW 2428 / Sydney, East Gardens NSW 2036, NSW
admin@10sba.com
www.10sba.com
048 1010 999

**NaTHERS REQUIREMENTS PLAN STAMP - 393.0 ESD-NAT-021123-A5225** 18 Nov 2023

NaTHERS requirements set out below are part of the requirements to achieve final occupation certification.

Any items that are changed or altered require a new NatHERS certificate to be issue.

Compliance with this is required to be demonstrated upon completion to the certifying authority. The Certifier must confirm that these commitments have been installed and not altered.

### PROJECT DETAILS

| ADDRESS | SUBURB / TOWN / POST CODE | LOT # DP# |
|---|---|---|
| 363 DIAMOND BEACH RD | DIAMOND BEACH, 2430, NSW | LOT PT12 - DP 104390 |

**ENERGY RATING**

| STAR RATING | DWELLING # | HEATING LOAD | COOLING LOADS |
|---|---|---|---|
| 7.1 | UNIT 1 | 36.3 | 13.9 |
| 7.1 | UNIT 2 | 35.1 | 14.4 |
| 7 | UNIT 3 | 31.2 | 19.3 |

### FLOORS

| FLOOR TYPE | ADDITIONAL INSULATION | OTHER INFORMATION |
|---|---|---|
| CONCRETE SLAB ON GROUND 100MM | NIL | |
| SUSPENDED TIMBER FLOOR LINED UNDER | NIL | FLOOR BETWEEN LEVELS INTERNAL |
| SUSPENDED TIMBER FLOOR LINED UNDER | R2.5 | UNIT 2 - 3 - LEVEL 1 EXTERNAL ELEVATED FLOOR |
| SUSPENDED TIMBER FLOOR LINED UNDER | R2.0 | UNIT 2 - LEVEL 1 ABOVE EXISTING ELECTRICAL ROOM |

**FLOOR COVERINGS**

| AREA | COVERING | OTHER INFORMATION |
|---|---|---|
| LIVING, STAIRS, SITTING | TIMBER | |
| BEDROOMS | CARPET | |
| WET AREAS | TILE | |

### WALL INSULATION

| INTERNAL / EXTERNAL | WALL TYPE | ADDITIONAL INSULATION | OTHER INFORMATION |
|---|---|---|---|
| EXTERNAL | BRICK VENEER - REFLECTIVE CAVITY | R2.5 | UNIT 1 |
| EXTERNAL | BRICK VENEER - REFLECTIVE CAVITY | R2.0 | UNIT 2-3 |
| INTERNAL | PARTI WALL - CSR 2405 | R2.0 + R2.0 | |
| INTERNAL | CAVITY BRICK | NIL | |
| INTERNAL | SINGLE BRICK | NIL | |

SOLAR ABSORPTANCE MEDIUM (0.475-0.70)



### ROOF AND CEILINGS

| ROOF CONSTRUCTION TYPE | INSULATION | OTHER INFORMATION |
|---|---|---|
| METAL | R1.3 ANITCON BLANKET | |

SOLAR ABSORPTANCE MEDIUM (0.475-0.70)

| CEILING TYPE | INSULATION | OTHER INFORMATION |
|---|---|---|
| CEILINGS ADJACENT EXTERNAL AREAS | R3.0 | |
| CEILINGS ADJACENT EXTERNAL AREAS | R4.0 | UNIT 1 & 3 |

### WINDOWS AND GLAZING

| WINDOW DESCRIPTION | FRAME TYPE | U VALUE | SHGC |
|---|---|---|---|
| DOUBLE HUNG (UNIT 1, 3W03) | ALM - DG - LOWE - CLEAR | 3.85 | 0.49 |
| DOUBLE HUNG | ALM - SG - LOWE CLEAR | 4.75 | 0.52 |
| SLIDING DOOR (UNIT 1 & 3GD02) | ALM - DG - LOWE - CLEAR | 3.20 | 0.57 |
| SLIDING DOOR | ALM - SG - LOWE CLEAR | 4.79 | 0.52 |
| FIXED (1W11) | ALM - DG - LOWE - CLEAR | 2.55 | 0.61 |

SOLAR ABSORPTANCE MEDIUM (0.475-0.70)

**CEILING FANS - EXHAUST FANS**

| AREA | TYPE | SIZE |
|---|---|---|
| KIT / LIVING UNIT 1 | CEILING FAN | 1500 DIA |
| KIT / LIVING UNIT 2 & 3 | CEILING FAN | 1200 DIA |
| BEDROOMS | CEILING FAN | 1200 DIA |
| LDRY, WC, PDWR ROOM | EXHAUST FAN | SEALED (MAX 150X150 PENITRATION) |
| KITCHENS, BATHROOMS, ENSUTIES | EXHAUST FAN | SEALED (MAX 250X250 PENITRATION) |

### LIGHTING

| DESCRIPTION | OTHER INFORMATION |
|---|---|
| RECESSED DOWNLIGHTS (SEALED) | NATHERS DEFAULT 5 WATTS P/SQM |




# DA ISSUE ONLY

**BAL-19**

***BUSHFIRE NOTES:***

PLEASE REFER TO BUSHFIRE REPORT BY DAVID PENSINI AND CONSTRUCTED IN ACCORDANCE WITH AS 3959-2018: CONSTRUCTION OF BUILDINGS IN BUSHFIRE PRONE AREAS

***NATHERS + BASIX NOTES:***

PLEASE REFER TO THE "SUMMARY OF natHERS + BASIX COMMITMENTS" ON PAGE 2 FOR FURTHER INFORMATION. PLEASE REFER TO THE BASIX CERTIFICATE FOR EXACT DETAILS

***GENERAL PLAN SET NOTES:***

CHECK ALL DIMENSIONS ON SITE. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATIONS, REPORTS, DRAWINGS, LEGENDS, NATIONAL CONSTRUCTION CODE, AUS & NZ STANDARDS, ENGINEERING & COUNCIL APPROVALS

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PROJECT: ALTERATIONS AND ADDITIONS
STATUS: DA ISSUE
LOT No: PT.12 SP No: 104390
SHEET: 18 OF 20
STREET: 363 DIAMOND BEACH RD, DIAMOND BEACH
CLIENT: PETER ALLWOOD

CONSTRUCTION NOTES

| | |
|---|---|
| SCALE: | 1 : 100 |
| SHEET SIZE: | A3 |
| START DATE: | 12.05.22 |
| DWG No: | A5225 |

DRAWING REVISION + NOTES

| Date: | Revision: | Issue: | Drawn: |
|---|---|---|---|
| 16.05.22 | INITIAL ISSUE | A | AE |
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# THESE NOTES MUST BE READ AND UNDERSTOOD BY ALL INVOLVED IN THE PROJECT. THIS INCLUDES (but is not limited to): *OWNER, BUILDER, SUB-CONTRACTORS, CONSULTANTS, RENOVATORS, OPERATORS, MAINTAINERS, DEMOLISHERS.*

*REVISED JANUARY 2023*

**BUILDING SPECIFICATIONS FOR CLASS 1 AND 10 BUILDINGS**

All works to be completed in accordance with the current version of the National Construction Code Series, including National Construction Code (NCC), Volume 2 and the Plumbing Code of Australia (PCA), Volume 3 as applicable.

All Australian Standards listed are the versions that have been adopted by the relevant version of the National Construction Code Series at the time of Construction Certificate or Complying Development Certificate Application.

**STRUCTURAL PROVISIONS**

Structural Design Manuals – is satisfied by complying with:

a) NCC, Vol. 2, Part H1D1 and Part 2.2 Structural Provisions of the ABCB Housing Provisions;

Structural Software – Must comply with the Australian Building Codes Board (ABCB) Protocol for Structural Software as per the NCC, Vol 2, Part H1D6 (7) and Part 2.2.5 of the ABCB Housing Provisions.

**SITE PREPARATION**

Earthworks - Earthworks are to be undertaken in accordance with the NCC, Vol. 2, Part H1D3 and Part 3.2 of the ABCB Housing Provisions

Earth Retaining structures (ie. retaining walls & batter) to be in accordance with AS4678.

Drainage – Stormwater drainage is to be undertaken in accordance with AS/NZS 3500.3, or, the Acceptable Construction Practice as detailed in the NCC, Vol. 2, Part H2D2 and Part 3.3 of the ABCB Housing Provisions

Termite Risk Management – Where a primary building element is considered susceptible to termite attack the building shall be protected in accordance with the following:

a) AS 3600.1, and

b) The Acceptable Construction Practice as detailed in accordance with the NCC, Vol. 2, Part H1P1 and Part 3.4 of the ABCB Housing Provisions

c) A durable notice is permanently fixed to the building in a prominent location, such as in a meter box or the like, including the details listed in the NCC, Vol. 2, Part 3.4.3 of the ABCB Housing Provisions

**FOOTINGS AND SLABS**

The footing or slab is to be constructed in accordance with AS 2870, except that for the purposes of Clause 5.3.3.1 of AS 2870, a damp-proofing membrane is required to be provided, or, the Acceptable Construction Practice detailed in the NCC, Vol. 2, Part H1D4 and Part 4.2 of the ABCB Housing Provisions

Piled footings are to be designed in accordance with AS 2159

**MASONRY**

Unreinforced Masonry – to be designed and constructed in accordance with;

a) AS 3700; or

b) AS 4773 Parts 1 and 2; or

c) NCC, Vol. 2, Part H1D5 and Part 5.4 of the ABCB Housing Provisions

Reinforced Masonry – to be designed and constructed in accordance with;

a) AS 3700; or

b) AS 4773 parts 1 and 2; or

c) NCC, Vol. 2, Part H1D5 and Part 5.2 and 5.3 of the ABCB Housing Provisions

Masonry Components and Accessories – to be constructed and installed in accordance with;

a) AS 3700; or

b) AS 4773 Parts 1 and 2;

c) NCC, Vol. 2, Part H1D5 and Part 5.6 of the ABCB Housing Provisions

Weatherproofing of Masonry

This Part applies to an external wall (including the junction between the wall and any window or door) of a Class 1 Building.

This Part does not apply to any Class 10 building except where its construction contributes to the weatherproofing of the Class 1 building.

The weatherproofing of masonry is to be carried out in accordance with;

a) AS 3700; except as provided for by NCC, Vol. 2, Part H1D5 (4); or

b) AS 4773 Parts 1 and 2

c) NCC, Vol. 2, Part H1D5 and Part 5.7 of the ABCB Housing Provisions

**FRAMING**

Sub-Floor Ventilation – Is to comply with the Acceptable Construction Practice of the NCC, Vol. 2, Part H2D5 and part 6.2 of the ABCB Housing Provisions

Steel Framing – is to be designed and constructed in accordance with the Acceptable Construction Practice of the NCC Vol.2, Part H1D6 and Part 6.3 of the ABCB Housing Provisions; or, one of the following manuals:

a) Steel structures: AS 4100.

b) Cold-formed steel structures: AS/NZS4600.

c) Residential and low-rise steel framing: NASH Standard.

Timber Framing – is to be designed and constructed in accordance with the following, as appropriate:

a) AS 1684.2.

b) AS 1684.4.

Structural Steel Members – is to be designed and constructed in accordance with the Acceptable Construction Practice of the NCC Vol.2, Part H1D6 and Part 6.3 of the ABCB Housing Provisions or, one of the following manuals:

a) Steel Structures: AS 4100.

b) Cold-formed steel structures: AS/NZS 4600.

**ROOF AND WALL CLADDING**

Roof Cladding – is to comply with the Acceptable Construction Practice of the NCC, Vol. 2, Part H1D7 and Part 7.2 and 7.3 of the ABCB Housing Provisions; or, one of the following:

a) Roofing tiles: NCC, Vol. 2, Part 7.3 of the ABCB Housing Provisions - AS4597, AS2050, AS2049 and AS 4200.1

b) Metal Roof Cladding: NCC, Vol. 2, Part 7.3 of the ABCB Housing Provisions - AS1562.1

c) Plastic sheet roofing: AS/NZS 4256 Parts 1, 2, 3 and 5; and AS/NZS 1562.3

Gutters and Downpipes – are to be designed and constructed in accordance with the Acceptable Construction Practice of of the NCC, Vol. 2, Part H2D2, H2D6 and Part 7.4 of the ABCB Housing Provisions, or, AS/NZS 3500.3 – Stormwater drainage.

Timber & Composite Wall Cladding – to be designed and constructed in accordance with Acceptable Construction Practice of the NCC, Vol. 2, Part 7.5 of the ABCB Housing Provisions - AS4200.1, AS2908.2 or ISO 8336, AS1859.4, AS2269.0 and AS2904

Autoclaved Aerated Concrete to AS5146.1

Metal wall cladding to be designed and constructed in accordance with AS 1562.1.

**GLAZING**

Glazing – to be designed and constructed in accordance with the Acceptable Construction Practice of the NCC, Vol. 2, Part H1D8 and Part 8.3 of the ABCB Housing Provisions, or, one of the following manuals as applicable under the NCC:

a) AS 2047.

b) AS 1288.

**FIRE SAFETY**

Fire Hazard properties of materials to comply with the NCC, Vol. 2, Part H3D2

Fire Separation of external walls to comply with the NCC, Vol. 2, Part H3D3 and Part 9.2 of the ABCB Housing Provisions

Fire Separation of separating walls & floors to comply with the NCC, Vol. 2, Part H3D4 and Part 9.3 of the ABCB Housing Provisions

Fire Separation of garage-top-dwellings to comply with the NCC, Vol. 2, Part H3D4 and Part 9.4 of the ABCB Housing Provisions

Smoke Alarms & Evacuation lighting to comply with the NCC, Vol. 2, Part H3D5 and Part 9.5 of the ABCB Housing Provisions

**BUSHFIRE AREAS**

Bushfire Areas – This section relates to:

a) A Class 1 building; or

b) A Class 10a building or deck associated with a Class 1 building,

If it is constructed in accordance with the following:

c) AS 3959, except as amended by planning for bushfire protection and, except for Section 9 Construction for Bushfire Attack Level FZ (BAL-FZ). Buildings subject to BAL-FZ must comply with specific conditions of development consent for construction at this level; or

d) The requirements of (c) above as modified by the development consent following consultation with the NSW Rural Fire Service undersection 79BA of the Environmental Planning and Assessment Act 1979; or

e) The requirements of (c) above as modified by the development consent with a bushfire safety authority issued under section 100B of the Rural Fire Act for the purposes of integrated development.

Alpine Areas – to be constructed in accordance with the Acceptable Construction Practice of the NCC, Vol. 2, Part H7D3 and Part 12.2 of the ABCB Housing Provisions if located in an alpine area.

**HEALTH AND AMENITY**

Wet Areas and External Waterproofing – building elements in wet areas within a building must:

a) Be waterproof or water resistant in accordance with the NCC, Vol. 2, Part H4D2, H4D3 and Part 10.2 of the ABCB Housing Provisions; and

b) Comply with AS 3740.

c) External areas to comply with AS4654.1 & AS4654.2

Room Heights – are to be constructed in accordance with the Acceptable Construction Practice of the NCC, Vol. 2, Part H4D4 and Part 10.3 and Figure 10.3.1 of the ABCB Housing Provisions

Facilities – are to be constructed in accordance with Acceptable Practice of the NCC, Vol. 2, Part H4D5 and Part 10.4 of the ABCB Housing Provisions

Light – is to be provided in accordance with the Acceptable Construction Practice of the NCC, Vol. 2, Part H4D6 and Part 10.5 of the ABCB Housing Provisions

Ventilation – is to be provided in accordance with the Acceptable Construction Practice of the NCC, Vol. 2, Part H4D7 and Part 10.6 of the ABCB Housing Provisions and installed in accordance with AS1668.2

Sound Insulation – (only applies to a separating wall between two or more class 1 buildings) is to be provided in accordance with the Acceptable Construction Practice of the NCC, Vol. 2, Part H4D8 and Part 10.7 of the ABCB Housing Provisions

Condensation Management to be provided in accordance with Acceptable Construction Practice of the NCC, Vol. 2, Part H4D9 and Part 10.8 of the ABCB Housing Provisions

**SAFE MOVEMENT AND ACCESS**

Stairway and Ramp Construction – to be constructed and installed in accordance with the Acceptable Construction Practice of the NCC, Vol. 2, Part H5D2 and Part 11.2 of the ABCB Housing Provisions

Barriers and Handrails – to be constructed and installed in accordance with the Acceptable Construction Practice of to be constructed and installed in accordance with the Acceptable Construction Practice of the NCC, Vol. 2, Part H5D3 and Part 11.3 of the ABCB Housing Provisions

**ANCILLARY PROVISIONS & ADDITIONAL CONSTRUCTION REQUIREMENTS**

H7D2 - Swimming Pools

H7P1 - Swimming Pool Access – to be designed and installed in accordance with the Swimming Pools Act 1992, Swimming Pool Regulation 2018 and AS 1926 Parts 1 and 2.

H7P2 - Swimming Pool Water recirculation Systems – is to be designed and constructed in accordance with AS1926.3.

High Wind Areas – Applies to a region that is subject to design wind speeds more than N3 or C1 (see Table 4 of the NCC). To be constructed in accordance with one or more of the relevant structural design manuals referenced in the NCC, Vol. 2, Part 2.2 of the ABCB Housing Provisions

H1D9 - Earthquake Areas subject to "seismic activity" to be constructed in accordance the NCC, Vol. 2, Part 2.2 of the ABCB Housing Provisions

H1D10 - Flood Hazard Areas – applies to areas on a site (weather or not mapped) encompassing the land lower than the flood hazard level (as defined by the NCC) which has been determined by the appropriate authority (statutory authority), are to be constructed in accordance with the ABCB Standard for Construction of Buildings in Flood Hazard Areas.

H7D3 - Construction "Alpine Areas" in accordance with NCC, Vol. 2, Part 12.2 of the ABCB Housing Provisions

H7D4 - Construction in Bushfire Prone Areas; dwellings are to be construced in accordance with AS3959-2018: Construction of buildings in bushfire-prone areas

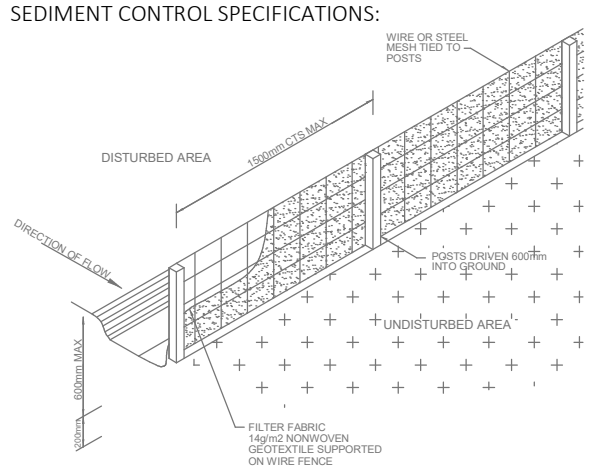
H1D11 - Attachment of Decks & Balconies to external walls of buildings to be in accordance with the NCC, Vol. 2, Part 12.3 of the ABCB Housing Provisions or alternatively must be designed by a professional engineer or other appropriately qualified person in accordance with the relevant structural design manuals referenced in the NCC, Vol. 2, Part 2.2 of the ABCB Housing Provisions

H7D5 - Heating Applicances, Fireplaces, Chimneys & Flues to be installed in accordance with the NCC, Vol.2, Part 12.4 of the ABCB Housing Provisions; or a) for a domestic solild fuel burning applicance, AS/NZS 2918

**ENERGY EFFICIENCY**

Energy Efficiency – to comply with the measures contained in the relevant BASIX certificate and the requirements of the NCC, Vol. 2, NSW Part H6 Energy Efficiency and the NSW Parts of Part 13.2 of the ABCB Housing Provisions


SEDIMENT CONTROL SPECIFICATIONS:




SILTATION CONTROL IN ACCORDANCE WITH COUNCIL POLICY E1 AND THE ADOPTED AUSPEC STANDARD

collinswcollins PTY LTD
Building Designers

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**PROJECT:** ALTERATIONS AND ADDITIONS

**STATUS:** DA ISSUE

**SHEET:** 19 OF 20

**LOT No:** PT.12 **DP No:** 104390

**STREET:** 363 DIAMOND BEACH RD, DIAMOND BEACH

**CLIENT:** PETER ALLWOOD

BUILDING SPECIFICATIONS

| | |
|---|---|
| SCALE: | As indicated |
| SHEET SIZE: | A3 |
| START DATE: | 12.05.22 |
| DWG No: | A5225 |

DRAWING REVISION + NOTES

| Date: | Revision: | Issue: | Drawn: |
|---|---|---|---|
| 16.05.22 | INITIAL ISSUE | A | AE |
| 21.02.23 | CONCEPT | C | AE |
| 30.08.23 | DRAFT DA | D | AE |
| 22.11.23 | DA ISSUE | E | AE |

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# THESE NOTES MUST BE READ AND UNDERSTOOD BY ALL INVOLVED IN THE PROJECT. THIS INCLUDES (but is not limited to): *OWNER, BUILDER, SUB-CONTRACTORS, CONSULTANTS, RENOVATORS, OPERATORS, MAINTENORS, DEMOLISHERS.*

**1. FALLS, SLIPS, TRIPS**
**A) WORKING AT HEIGHTS**
**DURING CONSTRUCTION**
Wherever possible, components for this building should be prefabricated off-site or at ground level to minimise the risk of workers falling more than two metres. However, construction of this building will require workers to be working at heights where a fall in excess of two metres is possible and injury is likely to result from such a fall. The builder should provide a suitable barrier wherever a person is required to work in a situation where falling more than two metres is a possibility.
**DURING OPERATION OR MAINTENANCE**
For houses or other low-rise buildings where scaffolding is appropriate: Cleaning and maintenance of windows, walls, roof or other components of this building will require persons to be situated where a fall from a height in excess of two metres is possible. Where this type of activity is required, scaffolding, ladders or trestles should be used in accordance with relevant codes of practice, regulations or legislation. For buildings where scaffold, ladders, trestles are not appropriate: Cleaning and maintenance of windows, walls, roof or other components of this building will require persons to be situated where a fall from a height in excess of two metres is possible. Where this type of activity is required, scaffolding, fall barriers or Personal Protective Equipment (PPE) should be used in accordance with relevant codes of practice, regulations or legislation.
**B) SLIPPERY OR UNEVEN SURFACES**
**FLOOR FINISHES Specified**
If finishes have been specified by designer, these have been selected to minimise the risk of floors and paved areas becoming slippery when wet or when walked on with wet shoes/feet. Any changes to the specified finish should be made in consultation with the designer or, if this is not practical, surfaces with an equivalent or better slip resistance should be chosen.
**FLOOR FINISHES By Owner**
If designer has not been involved in the selection of surface finishes, the owner is responsible for the selection of surface finishes in the pedestrian trafficable areas of this building. Surfaces should be selected in accordance with AS HB 197:1999 and AS/NZ 4586:2004.
**STEPS, LOOSE OBJECTS AND UNEVEN SURFACES**
Due to design restrictions for this building, steps and/or ramps are included in the building which may be a hazard to workers carrying objects or otherwise occupied. Steps should be clearly marked with both visual and tactile warning during construction, maintenance, demolition and at all times when the building operates as a workplace. Building owners and occupiers should monitor the pedestrian access ways and in particular access to areas where maintenance is routinely carried out to ensure that surfaces have not moved or cracked so that they become uneven and present a trip hazard. Spills, loose material, stray objects or any other matter that may cause a slip or trip hazard should be cleaned or removed from access ways. Contractors should be required to maintain a tidy work site during construction, maintenance or demolition to reduce the risk of trips and falls in the workplace. Materials for construction or maintenance should be stored in designated areas away from access ways and work areas.
**2. FALLING OBJECTS**
**LOOSE MATERIALS OR SMALL OBJECTS**
Construction, maintenance or demolition work on or around this building is likely to involve persons working above ground level or above floor levels. Where this occurs one or more of the following measures should be taken to avoid objects falling from the area where the work is being carried out onto persons below.

1. **Prevent or restrict access to areas below where the work is being carried out.**
2. **Provide toeboards to scaffolding or work platforms.**
3. **Provide protective structure below the work area.**
4. **Ensure that all persons below the work area have Personal Protective Equipment (PPE).**

**BUILDING COMPONENTS**
During construction, renovation or demolition of this building, parts of the structure including fabricated steelwork, heavy panels and many other components will remain standing prior to or after supporting parts are in place. Contractors should ensure that temporary bracing or other required support is in place at all times when collapse which may injure persons in the area is a possibility.
Mechanical lifting of materials and components during construction, maintenance or demolition presents a risk of falling objects. Contractors should ensure that appropriate lifting devices are used, that loads are properly secured and that access to areas below the load is prevented or restricted.
**3. TRAFFIC MANAGEMENT**
For building on a major road, narrow road or steeply sloping road: Parking of vehicles or loading/unloading of vehicles on this roadway may cause a traffic hazard. During construction, maintenance or demolition of this building designated parking for workers and loading areas should be provided. Trained traffic management personnel should be responsible for the supervision of these areas. For building where on-site loading/unloading is restricted: Construction of this building will require loading and unloading of materials on the roadway. Deliveries should be well planned to avoid congestion of loading areas and trained traffic management personnel should be used to supervise loading/unloading areas. For all buildings: Busy construction and demolition sites present a risk of collision where deliveries and other traffic are moving within the site. A traffic management plan supervised by trained traffic management personnel should be adopted for the work site.
**4. SERVICES**
**GENERAL**
Rupture of services during excavation or other activity creates a variety of risks including release of hazardous material. Existing services are located on or around this site. Where known, these are identified on the plans but the exact location and extent of services may vary from that indicated. Services should be located using an appropriate service (such as Dial Before You Dig), appropriate excavation practice should be used and, where necessary, specialist contractors should be used. Locations with underground power: Underground power lines MAY be located in or around this site. All underground power lines must be disconnected or carefully located and adequate warning signs used prior to any construction, maintenance or demolition commencing. Locations with overhead power lines: Overhead power lines MAY be near or on this site. These pose a risk of electrocution if struck or approached by lifting devices or other plant and persons working above ground level. Where there is a danger of this occurring, power lines should be, where practical, disconnected or relocated. Where this is not practical adequate warning in the form of bright coloured tape or signage should be used or a protective barrier provided.
**5. MANUAL TASKS**
Components within this design with a mass in excess of 25kg should be lifted by two or more workers or by mechanical lifting device. Where this is not practical, suppliers or fabricators should be required to limit the component mass
All material packaging, building and maintenance components should clearly show the total mass of packages and where practical all items should be stored on site in a way which minimises bending before lifting. Advice should be provided on safe lifting methods in all areas where lifting may occur. Construction, maintenance and demolition of this building will require the use of portable tools and equipment. These should be fully maintained in accordance with manufacturer's specifications and not used where faulty or (in the case of electrical equipment) not carrying a current electrical safety tag. All safety guards or devices should be regularly checked and Personal Protective Equipment should be used in accordance with manufacturer's specification.
**6. HAZARDOUS SUBSTANCES**
**ASBESTOS**
For alterations to a building constructed prior to 1990: If this existing building was constructed prior to: asbestos 1990 - it therefore may contain asbestos 1986 - it therefore is likely to contain either in cladding material or in fire retardant insulation material. In either case, the builder should check and, if necessary, take appropriate action before demolishing, cutting, sanding, drilling or otherwise disturbing the existing structure.
**POWDERED MATERIALS**
Many materials used in the construction of this building can cause harm if inhaled in powdered form. Persons working on or in the building during construction, operational maintenance or demolition should ensure good ventilation and wear Personal Protective Equipment including protection against inhalation while using powdered material or when sanding, drilling, cutting or otherwise disturbing or creating powdered material.
**TREATED TIMBER**
The design of this building may include provision for the inclusion of treated timber within the structure. Dust or fumes from this material can be harmful. Persons working on or in the building during construction, operational maintenance or demolition should ensure good ventilation and wear Personal Protective Equipment including protection against inhalation of harmful material when sanding, drilling, cutting or using treated timber in any way that may cause harmful material to be released. Do not burn treated timber.
**VOLATILE ORGANIC COMPOUNDS**
Many types of glue, solvents, spray packs, paints, varnishes and some cleaning materials and disinfectants have dangerous emissions. Areas where these are used should be kept well ventilated while the material is being used and for a period after installation. Personal Protective Equipment may also be required. The manufacturer's recommendations for use must be carefully considered at all times.
**SYNTHETIC MINERAL FIBRE**
Fibreglass, rockwool, ceramic and other material used for thermal or sound insulation may contain synthetic mineral fibre which may be harmful if inhaled or if it comes in contact with the skin, eyes or other sensitive parts or the body. Personal Protective Equipment including protection against inhalation of harmful material should be used when installing, removing or working near bulk insulation material.
**TIMBER FLOORS**
This building may contain timber floors which have an applied finish. Areas where finishes are applied should be kept well ventilated during sanding and application and for a period after installation. Personal Protective Equipment may also be required. The manufacturer's recommendations for use must be carefully considered at all times.
**7. CONFINED SPACES**
**EXCAVATION**
Construction of this building and some maintenance on the building will require excavation and installation of items within excavations. Where practical, installation should be carried out using methods which do not require workers to enter the excavation. Where this is not practical, adequate support for the excavated area should be provided to prevent collapse. Warning signs and barriers to prevent accidental or unauthorised access to all excavations should be provided.
**ENCLOSED SPACES**
For buildings with enclosed spaces where maintenance or other access may be required: Enclosed spaces within this building may present a risk to persons entering for construction, maintenance or any other purpose. The design documentation calls for warning signs and barriers to unauthorised access. These should be maintained throughout the life of the building. Where workers are required to enter enclosed spaces, air testing equipment and Personal Protective Equipment should be provided.
**SMALL SPACES**
For buildings with small spaces where maintenance or other access may be required:
Some small spaces within this building will require access by construction or maintenance workers. The design documentation calls for warning signs and barriers to unauthorised access. These should be maintained throughout the life of the building. Where workers are required to enter small spaces they should be scheduled so that access is for short periods. Manual lifting and other manual activity should be restricted in small spaces.
**8. PUBLIC ACCESS**
Public access to construction and demolition sites and to areas under maintenance causes risk to workers and public. Warning signs and secure barriers to unauthorised access should be provided. Where electrical installations, excavations, plant or loose materials are present they should be secured when not fully supervised.
**9. OPERATIONAL USE OF BUILDING**
**RESIDENTIAL BUILDINGS**
This building has been designed as a residential building. If it, at a later date, it is used or intended to be used as a workplace, the provisions of the Work Health and Safety Act 2011 or subsequent replacement Act should be applied to the new use.
**10.OTHER HIGH RISK ACTIVITY**
Code All electrical work should be carried out in accordance with of Practice:
Managing Electrical Risks at the Workplace, AS/NZ and all licensing requirements. 3012 All work using Plant should be carried out in accordance with Code of Practice:
Managing Risks of Plant at the Workplace. Code of All work should be carried out in accordance with Practice:
Managing Noise and Preventing Hearing Loss at Work. Due to the history of serious incidents it is recommended that particular care be exercised when undertaking work involving steel construction and concrete placement. All the above applies.
**EXCAVATIONS**
**1.Excavations**
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 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 Recommendations or the BCA requirements.
**FOUNDATIONS AND FOOTINGS**
**1. Underfloor Fill**
Underfloor fill shall be in accordance with the BCA.
**2. Termite Risk Management**
Termite treatment shall be carried out in accordance with the BCA.
**3. Vapour Barrier**
The vapour barrier installed under slab-on-ground construction shall be 0.2mm nominal thickness, high impact resistance polyethylene film installed in accordance with the BCA.
**4. Reinforcement**
Reinforcement shall conform and be placed in accordance with the Engineer's Recommendation and the BCA.
Support to all reinforcement shall be used to correctly position and avoid any undue displacement of reinforcement during the concrete pour.
**5. Concrete**
Structural shall not be less than Grade N20 except otherwise approved by the engineer and in accordance with the BCA.
**6. Curing**
All concrete slabs shall be cured in accordance with AS 3600.
**7. Footings and Slabs on Ground**
Concrete slabs and footings shall not be poured until approval to pour concrete is given by the engineer or the *Local Authority*.
**8. Sub-Floor Ventilation**
Where required, adequate cross ventilation will be provided to the space under suspended ground floor. Construction is to meet the requirements of the BCA. No section of the under floor area wall to be constructed in such manner that will hold pockets of still air.
**9. Sub-Floor Access**
If required, access will be provided under suspended floors in position where indicated on plan.
**EFFLUENT DISPOSAL/DRAINAGE**
**1. Storm Water Drainage**
Stormwater drainage shall be carried out in accordance with the BCA. The Builder will allow for the supplying and laying of stormwater drains where shown on the site plan.
**TIMBER FRAMING**
**1. Generally**
All timber framework sizes, spans, spacing, notching, checking and fixing to all floor, wall and roof structure shall comply with the BCA or AS 1684. Alternative structural framing shall be to structural engineer's details and certification.
The work shall be carried out in a proper and trades personal like manner and shall be in accordance with recognised and accepted building practices.
**2. Roof Trusses**
Where roof truss construction is used, trusses shall be designed in accordance with AS 1720 and fabricated in a properly equipped factory and erected, fixed and braced in accordance with the fabricator's written instructions.
**3. Bracing**
Bracing units shall be determined and installed in accordance with AS 1684 as appropriate for the design wind velocity for the site. Bracing shall be evenly distributed throughout the building.
**4. Flooring**
Floor joists will be covered with strip or sheet flooring as shown on plan with particular regard to ground clearance and installation in wet areas as required by the BCA. Thickness of the flooring is to be appropriate for the floor joist spacing.
Strip and sheet flooring shall be installed in accordance with AS 1684.
When listed in Schedule of Works, floors shall be sanded to provide an even surface and shall be left clean throughout.
**5. Timber Posts**
Posts supporting the carports, verandas and porches shall be timber suitable for external use, or as otherwise specified, supported on glavanised or treated metal post shoes, unless otherwise specified. Posts shall be bolted to all adjoining beams as required by AS 1684 for the wind speed classification assessed for the site.
**6. Corrosion Protection**
All metal brackets, facing plates and other associated fixings used in structural timber joints and bracing must have appropriate corrosion protection.
**STEEL FRAMING**
**1. Generally**
Steel floor, wall or roof framing shall be installed in accordance with the manufacturer's recommendations and the BCA.
**ROOFING**
All roof cladding is to comply with the relevant structural performance and weathering requirements of the BCA and be installed as per the manufacturer's recommendations.
**1.Tiled Roofing**
The Builder will cover the roof of the dwelling with approved tiles as selected. The tiles are to be fixed (as required for appropriate design and wind speed) to battens of sixes appropriate to the spacing of rafters/trusses in accordance with the manufacturer's recommendations. The Builder will cover hips and ridges with capping and all necessary accessories including starters and apex caps. Capping and verge tiles are to be well bedded and neatly pointed. Roofing adjacent to valleys should be fixed so as to minimise water penetration as far as practicable. As roof tiles are made of natural products slight variation in colour is acceptable.
**2. Metal Roofing**
The *Builder* will provide and install a metal roof together with accessories all in accordance with the manufacturer's recommendations.
Except where design prohibits, sheets shall be in single lengths from fascia to ridge. Fixing sheets shall be strictly in accordance with the manufacturer's recommendation as required for the appropriate design and wind speed. Incompatible materials shall not be used for flashings, fasteners or downpipes.
**3. Gutters and Downpipes**
Gutters and downpipes shall be manufactured and installed in accordance with the BCA. Gutters and downpipes are to be compatible with other materials used.
**4. Sarking**
Sarking under roof coverings must comply with and be fixed in accordance with manufacturer's recommendations.
**5. Sealants**
Appropriate sealants shall be used where necessary and in accordance with manufacturer's recommendations.
**6. Flashing**
Flashings shall comply with, and be installed in accordance with the BCA.
**MASONRY**
**1. Damp Proof Courses**
All damp proof courses shall comply with the BCA and Clause 1.0.10. The damp proof membrane shall be visible in the external face of the masonry member in which it is placed and shall not be bridged by any applied coatings, render or the like.
**2. Cavity Ventilation**
Open vertical joints (weepholes) must be created in the course immediately above any DPC or flashing at centres not exceeding 1.2m and must be in accordance with the BCA.
**3. Mortar and Joining**
Mortar shall comply with the BCA. Joint tolerances shall be in accordance with AS 3700.
**4. Lintels**
Lintels used to support brickwork opening in walls must be suitable for the purpose as required by the BCA. The *Builder* will provide one lintel to each wall leaf. The *Builder* will provide corrosion protection in accordance with the BCA Part 3.4.4 as appropriate for the site environment and location of the lintels in the structure.
**5. Cleaning**
The *Builder* will clean all exposed brickwork with an approved cleaning system. Care should be taken not to damage brickwork or joints and other fittings.
**CLADDING AND LININGS**
**1. External Cladding**
Sheet materials or other external cladding shall be fixed in accordance with the manufacturer's recommendations and any applicable special details.
Where required in open verandas, porches and eave soffits, materials indicated on the plans shall be installed.
**2.Internal Wall and Ceilings Linings**
The *Builder* will provide gypsum plasterboards or other selected materials to walls and ceilings. Plasterboard sheets are to have recessed edges and will be a minimum of 10mm thick. Internal angles in walls from floor to ceiling are to be set. Suitable cornice moulds shall be fixed at the junction of all walls and ceilings or the joint set as required. The lining of wet area and walls shall be constructed in accordance with the BCA. Wet area lining is to be fixed in accordance with the manufacturer's recommendations. The ceiling access hole shall be of similar material to the adjacent ceiling.
**3.Waterproofing**
All internal wet area and balconies over internal habitable rooms are to be waterproof in accordance with the BCA.
**JOINERY**
**1. General**
All joinery work (metal and timber) shall be manufactured and installed according to accepted building practices.
**2. Door Frames**
External door frames shall be a minimum of 32mm thick solid rebated 12mm deep to receive doors. Internal jamb linings shall be a minimum of 18mm thick fit with 12mm thick door stops. Metal doorframes shall be installed where indicated on drawings in accordance with the manufacturer's recommendations.
**3. Doors and Doorsets**
All internal and external timber door and door sets shall be installed in accordance with accepted building practices. Unless listed otherwise in the Schedule of Works, doors and door sets shall be manufactured in accordance with AS 2688 and AS 2689.
**4. Window and Sliding Doors**
Sliding and other timber windows and doors shall be manufactured and installed in accordance with AS 2047.
Sliding and other aluminium windows and the doors shall be installed in accordance with manufacturer's recommendations and AS 2047.
All glazing shall comply with the BCA and any commitments outlined in the relevant BASIX Certificate.
**5. Stairs, Balustrades and other Barriers**
The *Builder* will provide stairs or ramps to any change in levels, and balustrades or barriers to at least one side of ramps, landings and balconies as per the BCA.
**SERVICES**
**1.Plumbing**
All plumbing shall comply with the requirements of the relevant supply authority and AS 3500. The work is to be carried out by a licensed plumber.
Fittings, as listed in the Schedule of Works, shall be supplied and installed to manufacturer's recommendations. Fittings, hot water system and any rainwater harvesting facilities shall be appropriate to satisfy any commitment outlined in the relevant BASIX Certificate.
**2.Electrical**
The *Builder* will provide all labour and materials necessary for the proper installation of the electricity service by a licensed electrician in accordance with AS/NZS 3000 and the requirements of the relevant supply authority. Unless otherwise specified, the electrical service shall be 240 volt, single phase supply.
**3.Gas**
All installation (including LPG) shall be carried out in accordance with the rules and requirements of the relevant supply authority.
**4.Smoke Detectors**
The *Builder* will provide and install smoke alarms manufactured in accordance with AS 3786 AS specified or as indicated on the plans and in accordance with the BCA.
**5.Thermal Insulation**
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 BCA or as outlined in the relevant BASIX Certificate.
**TILING**
**1.Materials**
Cement mortar and other adhesives shall comply with AS 3958.1 or tile manufacturer's recommendation.
**2.Installation**
Installation of tiles shall be in accordance with AS 3958.1, manufacturer's recommendations or accepted building practices. Where practicable, spacing between tiles should be even and regular. The *Builder* will provide expansion joints where necessary. All vertical and horizontal joints between walls and fixtures e.g. bench top, bath, etc. and wall/floor junctions to be filled with flexible mould resistant sealant. All joints in the body of tiled surfaces shall be neatly filled with appropriate grout material as specified by the tile manufacturer or accepted building practice. As tiles are made of natural products a slight variation in colour is acceptable.

BASIX ASSESSOR, NATHERS CERTIFICATES, SECTION J REPORTS, JV3 ASSESSMENTS, DAYLIGHT ANALYSIS REPORTS

collinswcollins PTY LTD
Building Designers

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*DO NOT SCALE* from this drawing. *CONTRACTOR* is to check all the dimensions on the job prior to commencement of shop drawings or fabrication. Discrepancies to be referred to the consultant Designer prior to commencement of work.

PROJECT: ALTERATIONS AND ADDITIONS
STATUS: DA ISSUE
LOT No: PT.12 DP No: 104390
SHEET: 20 OF 20
STREET: 363 DIAMOND BEACH RD, DIAMOND BEACH
CLIENT: PETER ALLWOOD

WORK SAFETY NOTES

| | |
|---|---|
| SCALE: | 1 : 100 |
| SHEET SIZE: | A3 |
| START DATE: | 12.05.22 |
| DWG No: | A5225 |

DRAWING REVISION + NOTES

| Date: | Revision: | Issue: | Drawn: |
|---|---|---|---|
| 16.05.22 | INITIAL ISSUE | A | AE |
| 21.02.23 | CONCEPT | C | AE |
| 30.08.23 | DRAFT DA | D | AE |
| 22.11.23 | DA ISSUE | E | AE |

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