

Revision.	Date	Description
A	11.OCT.24	FILE SETUP
B	30.01.25	FOR CLIENT REVIEW
C	09.10.25	FOR REVIEW

GENERAL NOTES

- ALL NOTES, DRAWINGS, SCHEDULES AND SPECIFICATIONS APPLY TO THE CONTRACTOR AND ANY SUB-CONTRACTORS.
- ALL ARCHITECTURAL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH CONSULTANT DOCUMENTATION, SPECIFICATIONS AND SCHEDULES.
- ALL DRAWINGS, SCHEDULES AND SPECIFICATIONS ARE TO BE READ IN CONJUNCTION WITH SERVICES AND ENGINEERING DRAWINGS, SCHEDULES AND SPECIFICATIONS FOR THE INCLUSION OF ADDITIONAL MISCELLANEOUS ITEMS THAT MAY NOT BE SHOWN ON THE ARCHITECTURAL DRAWINGS BUT ARE NECESSARY FOR THE CONSTRUCTION TO COMPLETE WORKS. THE CONTRACTOR IS TO ALLOW FOR ANY ANCILLARY PRODUCTS THAT ARE NECESSARY TO COMPLETE THE WORKS AS DOCUMENTED BUT NOT NECESSARILY SHOWN ON THE DRAWINGS.
- FABRICATE ALL BUILDING ELEMENTS IN A SAFE MANNER, WITHOUT INTERFERENCE OR DAMAGE TO ADJACENT STRUCTURES, USING SAFE WORK METHODS COMPLYING WITH THE REQUIREMENT OF ALL RELEVANT AUSTRALIAN STANDARDS AND STATUTORY REQUIREMENTS FOR MATERIALS, CONSTRUCTION, FABRICATION AND ERECTION OF BUILDING ELEMENTS.
- ALL MATERIALS ARE TO BE SUPPLIED INCLUDING WASTAGE AND OVER-SUPPLY FOR CONSTRUCTION.
- SHOULD ANY AMBIGUITY, ERROR, OMISSIONS, DISCREPANCY OR OTHER FAULTS EXIST OR SEEM TO EXIST IN THE DOCUMENTS, IT IS THE CONTRACTOR'S DUTY TO PROMPTLY NOTIFY THE PROJECT MANAGER IN WRITING.
- CONTRACTOR TO INFORM ALL REQUIRED STAFF OF THE SITE CONDITIONS AND AGREED SCOPE OF WORK PRIOR TO COMMENCEMENT OF ANY ON OR OFF SITE WORK.
- ALL DIMENSIONS MUST BE VERIFIED ON SITE PRIOR TO ANY CONSTRUCTION, ANY DISCREPANCIES OR ERRORS SHOULD BE RAISED WITH THE PROJECT MANAGER FOR RESOLUTION.
- ALL CONTRACTORS SHOULD FAMILIARISE THEMSELVES WITH THE SCOPE OF WORKS PRIOR TO DEMOLITION AND CONSTRUCTION.
- CONTRACTOR TO ENSURE ENVIRONMENTAL CONDITIONS ARE SUITABLE (PARTICULARLY WEATHER-TIGHT), WHEN INTERNAL COMPONENTS, SERVICES AND FINISHES ARE INSTALLED.
- DO NOT SCALE OFF THE DRAWINGS, UNLESS PRINTED TO SCALE. WRITTEN OR ANNOTATED DIMENSIONS TAKE PRECEDENCE.
- ALL SHOP DRAWINGS TO BE PROVIDED BY THE CONTRACTOR TO PROJECT MANAGER FOR APPROVAL PRIOR TO COMMENCEMENT OF ANY ON-SITE OR OFF-SITE WORKS.
- IT IS THE CONTRACTORS RESPONSIBILITY TO ENSURE ALL CONSTRUCTION STAFF ARE WORKING OFF THE MOST CURRENT APPROVED DRAWINGS, SCHEDULES AND SPECIFICATIONS.
- ALL PROCEDURES IN THE ORDINARY COURSE OF WORK AND CONSTRUCTION INVOLVED WITH THE CONTRACT DOCUMENTS, INCLUDING INSTRUCTION NOT SPECIFICALLY NOTED, IS TO BE CARRIED OUT IN ACCORDANCE TO GOOD BUILDING PRACTICE AND, WHERE RELEVANT, MANUFACTURER'S WRITTEN SPECIFICATION. WHERE IRREGULAR, CONTRADICTIONARY OR PROBLEMATIC DESIGN IS PROPOSED WITHIN THE DOCUMENTS THE PROJECT MANAGER IS TO BE NOTIFIED IN WRITING IMMEDIATELY. ALTERNATE PRODUCTS TO ACHIEVE EQUAL OUTCOMES MAY BE INCORPORATED SUBJECT TO APPROVAL.
- ALL NEW WORKS ARE TO COMPLY WITH THE CURRENT NATIONAL CODE OF CONSTRUCTION (NCC) AND ALL APPLICABLE AUSTRALIAN STANDARDS (AS).
- ALLOW TO RELOCATE ALL CEILING SERVICES TO SUIT NEW LAYOUT. REFER SERVICES DOCUMENTATION.

SITE CONDITIONS

- CONTRACTOR TO NOTIFY THE APPROPRIATE AUTHORITIES & PROJECT MANAGER IMMEDIATELY IF ANY HAZARDOUS MATERIALS OR UNSAFE CONDITIONS ARE FOUND DURING INITIAL SITE INSPECTIONS OR DURING THE BUILD.
- CONTRACTOR TO ENGAGE A LICENSED ASBESTOS ASSESSOR IF BUILDINGS CONSTRUCTED PRIOR 1988 ARE SITUATED WITHIN THE WORKS AREA. THE ASSESSOR IS TO DETERMINE IF ASBESTOS IS ON THE PROPERTY AND IF SO MUST HAVE AN ASBESTOS REMOVAL CONTROL PLAN DEVELOPED IN ACCORDANCE WITH THE CODE OF PRACTICE FOR SAFE REMOVAL OF ASBESTOS NATIONAL OCCUPATIONAL HEALTH AND SAFETY COMMISSION (NOHSC: 2002 (2005)).

CARPENTRY

- CONTRACTOR TO ENSURE ALL CARPENTRY WORKS COMPLY WITH ALL RELEVANT CODES AND STANDARDS (PARTICULARLY AS1684).
- SINGLE LENGTHS OF TIMBER TO BE USED IN EVERY CASE POSSIBLE AND WHERE JOINS ARE REQUIRED THEY ARE TO BE POSITIONED OVER SUPPORTS.
- CONTRACTOR TO LEAVE COMPLETED WORK IN A CLEAN AND WELL OPERATING CONDITION.

CONCRETE

- CONTRACTOR TO ENSURE ALL CONCRETING WORKS (INCL. SUPPLY, POURING, CURING AND FINISHING) COMPLY WITH ALL RELEVANT CODES AND STANDARDS (PARTICULARLY AS1379).
- CONTRACTOR TO ENSURE ALL CONCRETE WORK COMPLIES WITH DETAILS AND SPECIFICATION.
- CONTRACTOR TO PROVIDE ALL REQUIRED REINFORCEMENTS. REINFORCEMENTS TO BE CLEAN AND IN GOOD CONDITION TO ENSURE THERE IS NO EFFECT TO CONCRETE.
- CLEAN OUT ALL WASTE (RESIDENTIAL AND COMMERCIAL) AND RUBBLE FROM THE TRENCH BEFORE CLOSING.

DEMOLITION

- CONTRACTOR TO ENSURE ALL DEMOLITION WORKS COMPLY WITH ALL RELEVANT CODES AND STANDARDS (PARTICULARLY AS 2601).
- PRIOR TO DEMOLITION, CONTRACTOR TO INSPECT & DETERMINE LOCATIONS OF ALL CONCEALED SERVICES AND MAKE SAFE AS REQUIRED. ALLOW FOR PERMANENT OR TEMPORARY RELOCATION OF SERVICES AS REQUIRED.
- PRIOR TO DEMOLITION, CONTRACTOR SHALL DETERMINE THE STRUCTURAL INTEGRITY OF ASSOCIATED WORKS FOR SUPPORT UPON THE ITEMS TO BE DEMOLISHED. WHEN DEMOLITION WILL AFFECT THE STRUCTURAL INTEGRITY OF ADJOINING ITEMS APPROPRIATE MEASURES, EITHER TEMPORARY OR PERMANENT SHALL BE UNDERTAKEN TO ENSURE ADEQUATE STRUCTURAL INTEGRITY. SUCH SUPPORTS ARE TO REMAIN UNTIL NEW WORKS CAN SUPPORT ALL EXISTING BUILDING ELEMENTS.
- CONTRACTOR TO ENSURE SUPPORT OF EXISTING BUILDING ELEMENTS WHILE DEMOLITION OF UNDERGROUND STRUCTURES AND EXCAVATION ARE BEING PERFORMED. PROVIDE DUST PROOF SCREENS, TEMPORARY BULKHEADS, HOARDING AND COVERS TO PROTECT ALL EXISTING SURFACES, FITTINGS, FIXTURES, JOINERY AND FURNITURE.
- CONTRACTOR TO ENSURE ALL ELEMENTS OF THE BUILDING THAT ARE TO REMAIN ARE PROTECTED FROM DEMOLITION WORK. DAMAGE IS TO BE AVOIDED AT ALL TIMES.
- CONTRACTOR TO ENSURE NEW DETAILING MEETS OLD DETAILING UNLESS OTHERWISE NOTED.
- CONTRACTOR TO ALLOW FOR ALL PREPARATION AS REQUIRED FOR INSTALLATION OF NEW FINISHES. CONTRACTOR TO COMPLETE ALL REQUIRED DEMOLITION WORK TO ALLOW FOR THE BEST COMPLETION OF ALL NEW WORKS. MAKE GOOD ALL SURFACES READY BEFORE NEW FINISH IS APPLIED.
- CONTRACTOR TO TYPICALLY MAKE GOOD ALL DAMAGED & MARKED SURFACES AND OBJECTS AS REQUIRED.
- CONTRACTOR TO ALLOW TO CAP OR REMOVE ALL REDUNDANT SERVICES AND MAKE GOOD TO FLOOR, WALL AND CEILING SURFACES AS REQUIRED.

INSULATION

- CONTRACTOR TO ENSURE ALL INSULATION WORKS COMPLY WITH ALL RELEVANT CODES AND STANDARDS (PARTICULARLY AS1276, AS2499, AS3999, AS4200, AS4426, AS4508 AND AS4859).
- CONTRACTOR TO ENSURE ALL INSULATION COMPLIES WITH RELEVANT AUTHORITY REQUIREMENTS, RELEVANT CODES, REGULATIONS AND AUSTRALIAN STANDARDS.
- CONTRACTOR TO ENSURE THAT INSULATION IS INSTALLED IN DRY WEATHER CONDITIONS, WITH THE APPROPRIATE SPECIFIED ENGINEERED MEMBRANES IN PLACE.
- CONTRACTOR TO ENSURE THAT SPECIFIED R-VALUE AS WELL AS ACOUSTIC RATINGS ARE ACHIEVED WHERE REQUIRED.

LINING

- CONTRACTOR TO ENSURE ALL LININGS COMPLY WITH ALL RELEVANT CODES AND STANDARDS (PARTICULARLY AS2588).
- CONTRACTOR TO ENSURE ALL WALL TYPES COMPLY WITH FIRE AND ACOUSTIC REQUIREMENTS.
- ALL WALL AND CEILING PLASTERBOARD TO BE 13MM THICK UNLESS OTHERWISE SPECIFIED.
- SUPPLY AND INSTALL ALL CEILING SYSTEMS AS SPECIFIED WITH THE REQUIRED SUSPENSION SYSTEM, FURRING CHANNELS, TRIMMINGS AND SPECIALIST FITTINGS AS REQUIRED FOR STRUCTURAL INTEGRITY AND OPERATIONS. CONTRACTOR TO COORDINATE ALL SERVICES TO BE LOCATED WITHIN WALLS AND CEILINGS.
- ALL LININGS TO BE PROTECTED FROM OTHER BUILDING WORKS DURING CONSTRUCTION TO AVOID DAMAGE. FINISHED SURFACE TO BE CLEAN AND FREE OF ANY MARKS OR DAMAGE.

HARDWARE

- CONTRACTOR TO ENSURE ALL HARDWARE HAS THE SUFFICIENT STRENGTH, WEIGHT LOAD CAPACITY, SIZE AND FUNCTION TO PERFORM AS INTENDED.
- HARDWARE TO BE SECURED TIGHTLY TO REQUIRED SUBSTRATES AND MATERIALS. ENSURE APPROPRIATE SUPPORT IS IN PLACE FOR HARDWARE FIXINGS.
- CONTRACTOR TO ENSURE HARDWARE IS OPERATING SMOOTHLY.

PAINTING

- CONTRACTOR TO ENSURE ALL PAINT WORKS COMPLY WITH ALL RELEVANT CODES AND STANDARDS (PARTICULARLY AS2311).
- CONTRACTOR TO ENSURE ALL SURFACES ARE IN SUITABLE CONDITION PRIOR TO PAINTING.
- CONTRACTOR TO ENSURE PAINT TYPE IS SUITABLE FOR SUBSTRATE TO WHICH IT IS TO BE APPLIED TO.
- ALL EXISTING FITTINGS AND FIXTURES INCLUDING SWITCHES, LIGHT FITTINGS, DOOR HARDWARE, SIGNAGE, KICKPLATES, TRIMS ETC. ARE REMOVED PRIOR TO PAINTING. CONTRACTOR TO ALLOW TO RE-INSTALL ALL REMOVED ITEMS INTO THE EXACT PREVIOUS LOCATION (TAKE PHOTOS AT COMMENCEMENT OF WORKS) ONCE PAINTING IS COMPLETE AND DRY.
- ENSURE FINISHED PAINTED SURFACE IS CONSISTENT IN COLOUR, THICKNESS, FINISH AND TEXTURE. FINISHED SURFACE SHOULD BE FREE OF ANY INCONSISTENCIES.
- SEALERS OR PRIMERS TO BE USED WHERE REQUIRED. MINIMUM COATS OF PAINT TO BE APPLIED TO ALL SUBSTRATES AS PER MANUFACTURE SPECIFICATION.

CEILINGS

- CLEAN WHITE GLOVES SHOULD BE USED WHILE HANDLING CEILING TILES. RECOMMENDED THAT LIGHT DIFFUSERS BE REMOVED DURING THE FITOUT WORKS, AND THE TROFFER SEALED WITH PLASTIC TO AVOID CLUSTER INGRESS.

TRIMS

- CONTRACTOR TO PROVIDE A SUITABLE ZERO-LIP TRIM OR TRANSITION STRIP WHERE REQUIRED TO ENSURE NEAT JUNCTIONS BETWEEN MATERIALS ARE ACHIEVED.
- TRIMS ALWAYS TO MATCH EXISTING OR SPECIFIED DETAIL OR MATERIAL UNLESS NOTED OTHERWISE.

WET AREAS

- ALL WET AREAS SHALL BE APPLIED WITH WATERPROOFING MEMBRANES IN ACCORDANCE WITH THE NCC AND RELEVANT CODES AND STANDARDS.
- ALL REQUIRED JOINERY SHALL BE CONSTRUCTED OUT OF HIGH MOISTURE RESISTANT SUBSTRATE BOARD.
- ALL JUNCTIONS ON BENCHTOPS, SPLASHBACKS, SHOWER SCREENS, MIRRORS AND THE LIKE TO BE SILICON SEALED.

TRADE WASTE REMOVAL

- THE DISPOSAL OF WASTE MATERIALS, PAINT, CHEMICALS, OR CLEANING OF TOOLS IN SINKS, TOILETS OR DRAINS IS STRICTLY PROHIBITED.
- ALL TRADE WASTE TO BE REMOVED OFF-SITE AND DISPOSED OF AS PER LOCAL AUTHORITY REQUIREMENTS.

STRUCTURAL

- CONTRACTOR TO ENSURE ALL STRUCTURAL WORK COMPLIES WITH STRUCTURAL ENGINEERS AND GEOTECHNICAL ENGINEERS DOCUMENTATION, INCLUDING DETAILS, SCHEDULES, SPECIFICATIONS AND PROPERTIES FOR BUILDING AND SOIL RETENTION.
- STRUCTURAL ELEMENTS MUST BE MADE SUITABLE FOR THE PURPOSE THEY ARE INTENDED FOR, AND HAVE THE REQUIRED STRUCTURAL INTEGRITY TO SUPPORT THE REQUIRED USAGE AND LOADS. ALL STRUCTURAL ELEMENTS SHALL BE DESIGNED AND CONSTRUCTED TO SUPPORT THEIR OWN WEIGHT AND THE LOADS IMPOSED. UPON COMPLETION THE CONTRACTOR SHALL PROVIDE A STRUCTURAL ENGINEERING CERTIFICATE FOR THESE ELEMENTS.

JOINERY

- CONTRACTOR TO ENSURE JOINERY IS TO THE SPECIFIED QUALITY AND FINISH.
- CONTRACTOR TO CHECK ALL DIMENSIONS ON SITE PRIOR TO FABRICATION.
- ALL FITTINGS, FIXTURES AND EQUIPMENT REQUIRED SHALL BE INSTALLED AS SPECIFIED ON DRAWINGS.
- ALL JOINERY CORNERS TO BE MITERED UNLESS NOTED OTHERWISE.
- CONTRACTOR TO ENSURE ADEQUATE STRUCTURAL IN WALL SUPPORT FOR WALL HUNG JOINERY UNITS WHERE REQUIRED. CONTRACTOR TO ENSURE STRUCTURAL INTEGRITY.
- HIGH QUALITY SOFT CLOSE MECHANISMS TO BE USED ON ALL CUPBOARD DOORS AND DRAWERS.
- ALL APPLIANCES TO BE INSTALLED AS PER MANUFACTURERS RECOMMENDATIONS, ALLOW FOR SERVICES TO SUIT.
- USE ONLY NEW AND FIRST GRADE MATERIALS AND FITTINGS SPECIFIED BY THIS DRAWINGS AND RELATED DOCUMENTS.
- ENSURE ALL CABINETRY AND DOORS WHERE SHOWN ARE ALIGNED AND TRUE PRIOR TO COMPLETION OF WORKS.
- FLOOR LEVELS TO BE CHECKED TO SEE IF SCRIBING IS REQUIRED.
- ALLOW FOR INSTALLATION OF WHITE GOODS. CONTRACTOR TO ENSURE EQUIPMENT FITS WITHIN JOINERY AND ALLOW TO CUT AND FIT ALL SINKS,GPO'S, PLUMBING, CONDUITS, SERVICES, H.W.S FITTINGS, ETC.
- ALL INTERNAL SHELVING SHALL BE MADE THE FULL DEPTH OF THE CUPBOARD AND ADJUSTABLE, UNLESS NOTED OTHERWISE.
- NO SCREW SHALL BE VISIBLE FROM OUTSIDE IN ANY CABINETS. CONCEAL ALL OTHER SCREW HEADS AND BOLTS WITH CAPS.
- PROVIDE CLEAR RUBBER BUMP STOPS TO ALL CUPBOARD DOORS AND DRAWERS.
- CONTRACTOR TO PROVIDE JOINERY SHOP DRAWINGS TO PROJECT MANAGER FOR APPROVAL, PRIOR TO MANUFACTURING.
- WHERE ALTERNATIVE FINISHES ARE PROPOSED, SAMPLES ARE TO BE PROVIDED TO PROJECT MANAGER FOR APPROVAL PRIOR.
- COLOUR,TEXTURE AND SIZE OF ALTERNATIVE FINISH IS TO MATCH THE SPECIFIED. PROVIDE FULL SPECIFICATION.

ELECTRICAL

- CONTRACTOR TO ENSURE ALL ELECTRICAL WORKS COMPLY WITH ALL RELEVANT CODES AND STANDARDS (PARTICULARLY AS 3000, AS3012, AS3017, AS3760 AND AS4836).
- CONTRACTOR TO ENSURE ALL ELECTRICAL WORK COMPLIES WITH ELECTRICAL ENGINEERS DOCUMENTATION.
- CONTRACTOR TO ENSURE ALL REQUIRED MATERIAL AND INSTALLATION ARE IN ACCORDANCE WITH ALL AUTHORITY REQUIREMENTS, RELEVANT CODES AND REGULATIONS AND AUSTRALIAN STANDARDS.
- NO PENETRATIONS TO BE MADE INTO EXISTING BUILDING ELEMENTS INCLUDING EXTERNAL WALLS, FIRE WALLS, SLABS, BEAMS OR MEMBRANE ELEMENTS. APPROVALS MUST BE OBTAINED IF PENETRATIONS ARE NECESSARY AND WORK MUST NOT COMMENCE UNTIL THESE APPROVALS ARE OBTAINED IN WRITING.
- WHERE APPROVAL IS GRANTED TO PENETRATE MEMBRANES A WATERPROOF SEAL MUST BE PROVIDED BETWEEN THE ELEMENT AND THE PENETRATING PIPE, CONDUIT OR CABLE. PENETRATIONS MUST ALSO BE SEALED TO MEET ALL AUTHORITY REQUIREMENTS, RELEVANT CODES AND REGULATIONS.

PLUMBING/HYDRAULIC

- CONTRACTOR TO ENSURE THAT ALL PLUMBING/ HYDRAULIC WORKS COMPLY WITH ALL RELEVANT CODES AND STANDARDS (PARTICULARLY AS1668, AS3500, AS4674 AND AS5601).
- CONTRACTOR TO ENSURE ALL PLUMBING WORKS ARE COMPLIANT WITH AUTHORITIES REQUIREMENTS, RELEVANT CODES, REGULATIONS AND HYDRAULIC ENGINEERS REQUIREMENTS.
- CONTRACTOR TO SUPPLY AND ENSURE ALL PLUMBING PARTS, MATERIALS AND INSTALLATION ALLOWS FOR WELL FUNCTIONING FIXTURES, FITTINGS, WATER SUPPLY ETC.
- CONTRACTOR TO ENSURE DRAINAGE IS ADEQUATE FOR REQUIRED LEVEL OF DISCHARGE AND ASSOCIATED CONNECTIONS TO SEWERAGE, STORM WATER AND ANY OTHER
- CONTRACTOR TO ENSURE PENETRATIONS ARE SET-OUT AND CONFIRMED ON SITE PRIOR TO DRILLING. IN CASE OF A PRE-TENSIONED SLAB, DO NOT DRILL ANY PENETRATIONS WITHOUT APPROPRIATE SCANS AND/ OR INPUT FROM ORIGINAL STRUCTURAL ENGINEER.
- ENSURE APPROPRIATE FALLS AT ALL TIMES.

COMPLIANCE NOTES:

- CONSTRUCTION OF ALL EXTERNAL WALLS TO ACHIEVE 90/90/90 FRL.
- CONSTRUCTION OF ALL FLOORS TO ACHIEVE 90/90/90 FRL.
- ALL LIFT SHAFT STRUCTURAL ELEMENTS TO ACHIEVE 90/90/90 FRL.
- ALL PLANT ROOMS FLOORS, WALLS AND CEILINGS TO ACHIEVE 120/120/120 FRL.
- NON COMBUSTIBLE ELEMENTS IN FLOORS AND WALLS TO COMPLY WITH NCC D2D10 VIA PERFORMANCE SOLUTION.
- ALL NEW LININGS AND MATERIALS TO ACHIEVE REQUIREMENTS OF NCC C2D11 AND SPECIFICATION 7.
- ALL INTERNAL AREAS OF PROPOSED BUILDING, BOTH EXISTING AND NEW, WILL BE FITTED WITH A FIRE SPRINKLER SYSTEM TO COMPLY WITH AS2118.4 AND AS2118.1 TO COMPLY WITH NCC E14 AND E1D6.
- PLANT ROOM DOORS TO ACHIEVE -/120/30 FRL.
- LIFT DOORS MINIMUM -/60/- FRL.
- ALL BEDROOM DOORS MINIMUM -/60/30 SELF CLOSING FIRE DOORS TO COMPLY WITH NCC C1C4D12.
- SLIDING DOORS TO COMPLY WITH NCC D3D23.
- EXTERNAL DOORS TO COMPLY WITH NCC G4D3.
- ALL SERVICES PASSING THROUGH FIRE RATED BUILDING ELEMENTS SHALL DO SO VIA RATED SHAFTS OF AN EQUIVALENT FRL TO THE PENETRATED ELEMENT.
- PARTS OF THE EXISTING BUILDING RETAINED WILL BE SUBJECT TO A PASSIVE FIRE AUDIT AND SERVICE PENETRATIONS WILL BE UPGRADED TO COMPLY WITH NCC C4D13.
- COMPLIANCE WITH EGRESS ROUTES SHALL BE ADDRESSED VIA A PERFORMANCE SOLUTION DUE TO COMPLEXITY OF PATHWAYS SHARED WITH ADJACENT PROPERTIES.
- EXIT DOORS AND DOORS IN PATHS OF TRAVEL TO EXITS ARE 870mm WIDE x 2040mm HIGH AS PER NCC D2D7 AND D2D9.
- ALL EXTERNAL STAIRS SHALL BE ADDRESSED VIA PERFORMANCE SOLUTIONS.
- EXTERNAL NEW STAIRS TO COMPLY WITH NCC D2D15.
- CENTRAL STAIRS SHALL BE ADDRESSED VIA PERFORMANCE SOLUTIONS.
- ALL STAIRS LANDINGS TO COMPLY WITH NCC D3D15.
- ALL ACCESSIBLE PATHS OF TRAVEL TO COMPLY WITH AS1428.1
- BALUSTRADES TO BALCONIES, DECKS, AND STAIRS TO BE UPGRADED TO MEET NCC D3D17 AND D3D18.
- HANDRAILS TO INTERNAL STAIRS TO BE UPGRADED TO COMPLY WITH NCC D3D22.
- DOOR HARDWARE IN REQUIRED EXITS SHALL COMPLY WITH NCC D3D26.
- WINDOW OPENINGS FOR INDICATED WINDOWS SHALL COMPLY WITH D3D29.
- PORTABLE FIRE EXTINGUISHERS TO BE INSTALLED TO MEET NCC E1D14.
- SMOKE DETECTION AND ALARM SYSTEM TO COMPLY WITH NCC E2D2, G4D7 AND S20C8.
- EMERGENCY EXIT LIGHTING TO BE INSTALLED THROUGHOUT NEW AND EXISTING PORTIONS OF THE DEVELOPMENT TO MEET NCC E4D2 AND E4D4.
- NEW EXTERNAL CLADDINGS TO COMPLY WITH WEATHERPROOFING REQUIREMENTS OF NCC PARTS F1 TO F3.
- FACILITIES PROVIDED FOR SOLE OCCUPANCY UNITS TO COMPLY WITH NCC F4D4.
- COMPLIANCE OF NCC F5D2 REGARDING CEILING HEIGHTS OF PORTIONS OF THE EXISTING AREAS SHALL BE ADDRESSED VIA A PERFORMANCE SOLUTION.
- NATURAL LIGHT AND VENTILATION TO ALL BEDROOMS TO COMPLY WITH NCC F6D3, F6D6 AND F6D7.
- SOUND SEPARATION FOR THE CLASS 3 PORTIONS OF THE DEVELOPMENT TO MEET NCC PART 7.
- COOL ROOM TO BE COMPLIANT WITH NCC G1D3.
- EMERGENCY LIGHTING TO BE INSTALLED TO MEET NCC G4D4 AND RELEVANT AUSTRALIAN STANDARDS.

DEVELOPMENT APPLICATION

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All dimensions in millimetres. Do not scale drawing. All dimensions and levels to be verified on site by contractor before commencing work or preparation of shop drawings, where provide, drawings must be read in conjunction with specification and schedules.

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Client.

RAN SKI CLUB

Project Title.

SKI LODGE ALTERATIONS

Lot:814 DP:1119757

32 BOBUCK LANE,THREDBO, NSW

Drawing Title:		
Design Project Manager.	Project Delivery leader.	Quality Manager.
DT	DT	DT
Scale	Sheet Size	Drawn.
1 : 100	A1	CK
Project.	Drawing.	Revision.
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