Waratah Certifiers

Building Approval and Consultancy Services

BUILDING CODE OF AUSTRALIA
DA - Development Application
2/22 Warwick Street, Punchbowl

16 March 2022 **BCA 2022/0075**

Waratah Certifiers

Building Approvals & Consultancy Services

ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

DIVISION 6.7

APPLICATION FOR
DA - DEVELOPMENT APPLICATION

BUILDING CODE OF AUSTRALIA VOLUME 2 REPORT

REPORT NO. 2022/0075
Date: 016/03/2022

PROPERTY DESCRIPTION: Additions to Dwelling

PROPERTY ADDRESS: Unit 2, 22 Warwick St Punchbowl

PORTION OF BUILDING AFFECTED: **Building Addition to the Western side of the Dwelling and Awning Addition to the Southern Side of the Dwelling.**

1. Introduction and Purpose of Report.

The purpose of this report is to assist the owners of the premises in their application for a Development Application (DA) from Council and hence legislative relief from any future actions by Council. The owners have been made clearly aware that the decision to issue a DA is solely Council's decision and they may refuse to issue such certificate should they so determine. Whilst the technical compliance aspects of this report are accurate, Councils final decision cannot be pre-empted.

2. Building Code of Australia

This report is based on the Deemed-to-Satisfy provisions of Volume 2 of the Building Code of Australia 2019, Amendment 1 (BCA) and incorporates the N.S.W. variations where applicable.

3. Site Locality and Building Description

The site is located at 22 Warwick St Punchbowl in the Canterbury Bankstown Council area.

Located on the site are four (4) existing two storey brick townhouses constructed on concrete slab floors. The subject of this report is townhouse No. 2

The works which are the focus of this report are:

a) A building addition on the western side comprising sanitary facilities consisting of WC, Basin and shower in one section and a separate WC.
b) An awning addition on the southern side.

4. Limitations of the Report

The report is based on: -

- This report is based solely on a limited visual inspection carried out on 3 Feb 2022 and the assessment of available documents/architectural plans.
- Notice dated 10 January 20222 issued by Canterbury Bankstown Council.
- Strata Plan No. 41754.
- The report is limited to above stated 'basis' and includes no other matters of considerations than a comprehensive BCA report.
- The architectural plans prepared by Waratah Group as follows:

Drawing No.	Drawing Title	Date	Revision	Drawn By
A	Specifications	15.03.2022	A	MA
B	Site Plan	15.03.2022	A	MA
C	Floor Plan	15.03.2022	A	MA

D	Elevations (Prior to Works)	15.03.2022	A	MA
E	Elevations (After Works)	15.03.2022	A	MA
F	Section (Before Works)	15.03.2022	A	MA
G	Section (As built)	15.03.2022	A	MA

5. BCA Assessment Data

Classification of the structure: - 1a and 10a.
Rise in storeys - 1
Stories contained -1

6. Construction and Legislative Provisions

- It is considered necessary to carry out a Sydney Water quick check and a Dial before you dig check to ensure no public assets have been impacted by the subject works.
- A final boundary survey is to be provided from a registered surveyor indicating setbacks of the relevant structures to boundaries.

7. BCA Required Works & Certification Items

1. Provide certification from a registered practising structural engineer stating that structural adequacy for all relevant structural components of the buildings, including reinforced concrete/vapour barrier, brickwork, roof construction and any steel beams/lintels. Certificates should reference the relevant Australian design codes and plans and specifications relevant to the work. Certification is to include the awning structure.

2. Provide a final identification survey prepared by a registered surveyor indicating the setbacks to boundaries. The survey report is to confirm a minimum set back of 900 mm from the external wall of the gym/storage room to the side bdy. If less than 900 mm from the boundary, an approved test report is to be provided certifying the that the masonry construction achieves an FRL of 60/60/60.

3. Provide an alternative solution report that that achieves a performance solution for performance requirement P2.2.1-Rainwater management. (Slab height above surface level).

4. Provide a statement or certificate from the electrical contractor (once work is completed) stating that the electrical installation is installed in accordance with: A. Hard wiring to AS 3000-2018. B. Artificial lighting to Part 3.12.5.5 of BCA 2019 Volume 2. C Fair Trading certificate is also required.

5. Provide a statement or certificate from the Civil Engineer confirming that the installation, operation and discharge of the storm water system for the addition/awning in accordance with AS/NZS 3500.3-2018.

6. It is unknown, and not evident, if a complying Damp Proof Course has been provided to the single skin of brickwork. Generally speaking, this is rarely provided to single skin brick walls. If so, then

provide certification of the installation of the system by an appropriately qualified building practitioner. Alternatively, it will be necessary to provide a certified system of retro installation of the damp-proof course/barrier. The compliance of any retro fitted system is to be verified by Council or an Accredited Certifier prior to ANY installation.

7. Provide a statement or certificate from the contractor (once work is completed) stating that the application of waterproofing to wet areas has been installed in accordance with AS3740-2010 including 7-year warranty. The certificate needs to state the product used, where the product was used, and number of coats used.

8. Provide a statement or certificate from the shower screen manufacturer (once work is completed) that the shower screens have been manufactured in accordance with AS 1288-2006.

9. Statement or certificate from the shower screen installer (once work is completed) that shower screens have been installed in accordance with AS1288-2006.

10. Provide a certificate of installation by the installer of the termite management system, used to protect against termites in accordance with Part 3.1.4 of the BCA 2019 Volume 2 and AS 3660.1-2014.

11. Provide a certificate of installation from the builder that the roof covering has been installed in accordance with Part 3.5.1 of the BCA 2019 Volume 2. (Sheet roofing, including flashings and cappings).

12. All plumbing and drainage work, including sanitary works, to be certified by a licenced plumber that the works have been carried out in accordance with the BCA 2019 Volume 2, Amendment 1, AS/NZS 3500.1-2018, AS/NZS 3500.2-2018 AS/NZS 3500.3-2018 and AS/NZS 3500.4-2018.A Fair Trading certificate is also required.

13. Provide a certificate from a suitably qualified building practitioner that the external weatherproofing of masonry has been carried out in accordance with AS3700 or AS 4773.

14. Provide mechanical ventilation to the WC/shower in accordance with Pt 3.8.3. Exhaust system to have a min. flow rate of 25L/s. Provide a design and installation system from a qualified installer once work is completed.

8. Building Assessment

Compliance Basis

Outlined below is a detailed assessment of the relevant Deemed-to-Satisfy provisions of BCA.

All Deemed-to-Satisfy clauses that are applicable to the subject building have been referred to below, including a comment adjacent to each clause of the proposal's ability to satisfy each respective clause.

Identification Method

The abbreviations outlined below have been used in the following tables:-

N/A	-	Not Applicable. The Deemed-to-Satisfy clause does not apply to the subject building.
Complies	-	The relevant provisions of the Deemed-to-Satisfy clause have been satisfied by the proposed design.
CRA	-	'COMPLIANCE READILY ACHIEVABLE'. It is considered that there was not enough information included in the architectural documentation to accurately determine strict compliance with the individual clause requirements. However, subject to noting the requirements of each clause, compliance can be readily achieved. This information may be included in other documentation, which was not forwarded to this office for assessment, such as door schedules, electrical, mechanical and hydraulic design documentation.
DNC	-	Does Not Comply
CR		Compliance Required
AA		As Above
TBCW		Status is critical "To Be Complied With"

Section 1 Governing Requirements of the BCA

BCA Clause	Description	Comments	**Status**
Part A1 – Interpreting the NCC			
A1.0	Interpretation	Information only	
Part A2 – Compliance with the NCC			
A2.0	Compliance	Information only	
A2.1	Compliance with the performance requirements	Information only	
A2.2	Performance solution	Information only	
A2.3	Deemed-to-Satisfy Solution	Information only	
A2.4	A combination of solutions	Information only	
Part A3 – Application of the NCC in States and Territories			

A3.0	State and Territory compliance	Information only	

Part A4 – NCC Referenced Documents			
A4.0	Referenced documents	Information only	
A4.1	Differences between referenced documents and the NCC	Information only	
A4.2	Adoption of referenced documents	Information only	

Part A5 – Documentation of Design and Construction			
A5.0	Suitability	Information only	
A5.1	Evidence of suitability – Volumes One, Two and Three	Information only	
A5.2	Evidence of suitability – Volumes One and Two	Information only	
A5.3	Evidence of suitability – Volume Three	Information only	
A5.4	Fire resistance of building elements	Information only	
A5.5	Fire hazard properties	Information only	
A5.6	Resistance to the incipient spread of fire	Information only	

Part A6 Building Classification			
A6.0	Determining building classification	Information only	
A6.1	Class 1 Buildings	The dwelling addition is classified as a Class 1a.	Note
A6.2	Class 2 buildings	N/A	
A6.3	Class 3 buildings	N/A	
A6.4	Class 4 buildings	N/A	
A6.5	Class 5 buildings	N/A	
A6.6	Class 6 buildings	N/A	
A6.7	Class 7 buildings	N/A	
A6.8	Class 8 buildings	N/A	
A6.9	Class 9 buildings	N/A	
A6.10	Class 10 buildings	N/A	
A6.11	Multiple classifications	N/A	

Section 2 Performance Provisions (Note: Deemed-to Satisfy to apply unless otherwise stated)

Part 2.0 – Application			
2.0.1	Application	Information only	

Part 2.1 – Structure			
P2.1.1	Structural stability and resistance to actions	N/A	
P2.1.2	Buildings in flood Areas	N/A	

Part 2.2 – Damp and Weatherproofing			
P2.2.1	Rainwater Management	Performance solution required for slab height level.	TBCW
P2.2.2	Weatherproofing	N/A	
P2.2.3	Rising damp	N/A	
P2.2.4	Drainage from swimming pools	N/A	

Part 2.3 – Fire Safety			
P2.3.1	Protection from the spread of fire	N/A	
P2.3.2	Automatic warning for occupants	N/A	

Part 2.4 – Health and Amenity			
P2.4.1	Wet areas	N/A	
P2.4.2	Room heights	N/A	
P2.4.3	Personal hygiene and other facilities	N/A	
P2.4.4	Lighting	N/A	
P2.4.5	Ventilation	N/A	
P2.4.6	Sound insulation	N/A	
P2.4.7	Condensation and water vapour management	N/A	

Part 2.5 – Safe Movement and Access			
P2.5.1	Movement to and within a building	N/A	

Part 2.6 – Energy Efficiency			
P2.6.1	Building	N/A	
P2.6.2	Services	N/A	

Part 2.7 – Ancillary Provisions and Additional Construction Requirements			
P2.7.1	Swimming pool access	N/A	
P2.7.2	Swimming pool recirculation systems	N/A	
P2.7.3	Heating appliances	N/A	
P2.7.4	Buildings in alpine areas	N/A	
P2.7.5	Buildings in bushfire prone areas	N/A	

Section 3 Acceptable Construction

Part 3.0 – Structural Provisions			
3.0.1	Application	Information only	
3.0.2	Resistance to actions	Structural Engineer to certify compliance with this Part.	TBCW
3.0.3	Determination of individual actions	Structural Engineer to certify compliance with this Part. S	TBCW
3.0.4	Determination of structural resistance of materials and forms of construction	Structural Engineer to certify compliance with this Part.	TBCW
3.0.5	Structural software	Structural Engineer to certify compliance with this Part. See item 1.	TBCW

PART 3.1 Site Preparation			
3.1.1	Earthworks	Applies	
3.1.1.0	Application	Structural engineer to certify where applicable. See item 1.	TBCW
3.1.1.1	Un-retained bulk earthworks – site cut	AA	
3.1.1.2	Un-retained bulk earthworks - fill	AA	
3.1.2	Drainage	Civil/Stormwater Engineer to certify.	TBCW
3.1.2.0	Acceptable construction manuals	Applies	
3.1.3.0	Application	Applies	
3.1.3.1	Application	Applies	

3.1.3.2	Drainage requirements	a) Surface water must be diverted away from Class 1 buildings as follows: 25 mm over first 1m from building b) Finished slab height must be not less than 50 mm above the external finished surface (concrete) that slopes away in accordance with (a). The stepdown as indicated by survey is only 30 mm.	DNC
3.1.3.3	Surface water drainage	AA	
3.1.3.4	Subsoil drainage	N/A	
3.1.3.5	Stormwater drainage	Civil/Stormwater Engineer to certify.	TBCW
3.1.4	Termite Risk Management	Required to comply. See certification requirements.	TBCW
3.1.4.1	Application	Information only	
3.1.4.2	Requirements for termite management systems	AA	
3.1.4.3	Termite management systems	AA	
3.1.3.4	Durable notice	Required to be provided to the meter box. See certification items.	TBCW

PART 3.2 Footings and Slabs			
3.2.0	Application	Informational only	
3.2.1	Application	Information only	
3.2.2.1	Excavation for footings	Required to comply structural engineer's certification required. See certification items.	TBCW
3.2.2.2	Filling under concrete slabs	AA	TBCW
3.2.2.3	Foundations for footings and slabs	AA	TBCW
3.2.2.4	Slab edge support on sloping sites	N/A	

3.2.2.5	Stepped footings	N/A	
3.2.2.6	Vapour barriers	See certification items.	TBCW
3.2.2.7	Edge rebates	Required to comply structural engineer's certification required. See certification items	TBCW
3.2.3	Concrete and reinforcing	AA	TBCW
3.2.3.1	Concrete	AA	TBCW
3.2.3.2	Steel reinforcement	AA	TBCW
3.2.4	Site Classification	AA	TBCW
3.2.4.1	Site classification	AA	TBCW
3.2.5	Footing and Slab Construction	AA	TBCW
3.2.5.1	Footing and slab construction	AA	TBCW
3.2.5.2	Footings and slabs to extensions to existing buildings	AA	TBCW
3.2.5.3	Shrinkage control	Required to comply structural engineer's certification required. See certification items.	TBCW
3.2.5.4	Minimum edge beam dimensions	AA	
3.2.5.5	Footings for fireplaces on Class A and S sites	N/A	N/A
3.2.5.6	Stump footing details	N/A	N/A

PART 3.3 Masonry			
3.3.1	Unreinforced Masonry	N/A	
3.3.1.0	Acceptable construction manuals	N/A	
3.3.2	Reinforced Masonry	N/A.	
3.3.2.0	Acceptable construction manuals	N/A	
3.3.3	Masonry Accessories	N/A	
3.3.3.0	Acceptable construction manuals	N/A	
3.3.4	Weatherproofing of Masonry	Required to comply. See certification requirements.	TBCW

3.3.4.0	Application of this Part	AA	
3.3.5	Masonry Veneer	N/A	
3.3.5.0	Acceptable Construction Manuals	N/A	
3.3.5.1	Application	Applies	
3.3.5.2	Height of wall limitation	N/A	N/A
3.3.5.3	Masonry units	Required to comply. See certification items.	TBCW
3.3.5.4	Mortar mixes	AA	
3.3.5.5	Mortar joints	AA	
3.3.5.6	Cavities	AA	
3.3.5.7	Damp-proof courses and flashings – material	AA	
3.3.5.8	Damp-proof courses and flashings – installation	AA	
3.3.5.9	Weepholes	N/A	
3.3.5.10	Wall ties	Required to comply. See certification items.	
3.3.5.11	Openings in masonry veneer	AA	
3.3.5.12	Lintels	AA	
3.3.5.13	Vertical articulation joints	AA	
3.3.5.14	Engaged piers	AA	
3.3.6	Isolated masonry piers	N/A	
3.3.6.0	Acceptable construction manuals	N/A	
3.3.6.1	Application	N/A	
3.3.6.2	Piers supporting carports, verandahs, porches and similar roof structures	N/A	
3.3.6.2	Piers supporting tiled roofs	N/A	
3.3.6.4	Piers supporting sheet roofs	N/A	
3.3.6.5	Piers for freestanding carports	N/A	
3.3.6.6	Subfloor piers	N/A	

PART **3.4 Framing**			
3.4.0.1	Explanation of terms	Information only	
3.4.0.2	Structural Software	Information only	
3.4.1	Subfloor Ventilation	Information only	
3.4.1.1	Application	Information only	
3.4.1.2	Subfloor ventilation	N/A	
3.4.2	Steel Framing	N/A	
3.4.2.0	Acceptable construction manuals	N/A	
3.4.3	Timber Framing	Information only	
3.4.3.0	Acceptable construction manuals	Required to comply. See certification items	TBCW
3.4.4	Structural Steel Members	N/A	
3.4.4	Explanation of Terms	Information only	
3.4.4.0	Acceptable construction manuals	Information only	
3.4.4.1	Application	N/A	
3.4.4.2	Structural steel members	N/A	
3.4.4.3	Columns	N/A	
3.4.4.4	Corrosion protection	N/A	

PART **3.5 Roof and Wall Cladding**			
3.5.1	Explanation of terms	Information only	
3.5.1	Sheet roofing	Applies	
3.5.1.0	Acceptable construction manuals		
3.5.1.1	Application	Applies. See certification requirements.	TBCW
3.5.1.2	Corrosion protection and compatibility requirements for roofing	AA	
3.5.1.3	Minimum pitches for metal sheet roofing profiles	AA	
3.5.1.4	Maximum spans	AA	
3.5.1.5	Fixing of metal sheet roofing	AA	

3.5.1.6	Installation of roofing sheets	AA	
3.5.1.7	Flashings and cappings	AA	
3.5.1.8	Water discharge	AA	
3.5.2	Roof tiles and shingles	N/A	
3.5.2.0	Application	N/A	
3.5.2.1	Application	N/A	
3.5.2.2	Fixing of roof tiles and ancillaries	N/A	
3.5.2.3	Flashing	N/A	
3.5.2.4	Sarking	N/A	
3.5.2.5	Anti-ponding device/board	N/A	
3.5.2.6	Water discharge	N/A	
3.5.3	Gutters and downpipes	Required to comply. See certification items.	TBCW
3.5.3.0	Application	AA	
3.5.3.1	Application	AA	
3.5.3.2	Materials	AA	
3.5.3.3	Selection of guttering	AA	
3.5.3.4	Installation of gutters	AA	
3.5.3.5	Downpipes – size and installation	AA	
3.5.4	Timber and composite wall cladding	N/A	
3.5.4.0	Application	N/A	
3.5.4.1	Application	N/A	
3.5.4.2	Timber wall cladding	N/A	
3.5.4.3	Wall cladding boards	N/A	
3.5.4.4	Sheet wall cladding	N/A	
3.5.4.5	Eaves and soffit linings	N/A	
3.5.4.6	Flashings to wall openings	N/A	
3.5.4.7	Clearance between cladding and ground	N/A	
3.5.4.8	Parapet cappings	N/A	
3.5.3	Metal wall cladding	N/A	
3.5.5.0	Application	N/A	

PART 3.6 Glazing

3.6.0	Application	Applicable	
3.6.1	Application	N/A	
3.6.2	Glazing sizes and installation	N/A	
3.6.3	Fully framed glazing installed in perimeter of buildings	N/A	
3.6.4	Human impact safety requirements	N/A	
3.6.4.1	Doors	N/A	
3.6.4.2	Door side panels	N/A	
3.6.4.3	Full height framed glazed panels	N/A	
3.6.4.4	Glazed panels, other than doors or side panels, on the perimeter of rooms	N/A	
3.6.4.5	Bathroom glazing	Manufacturing and installation certificates are to be submitted to certify compliance with AS 1288-2006 – See Certification items.	TBCW
3.6.4.6	Visibility of glazing	N/A	N/A

PART 3.7 Fire Safety			
3.7.1	Fire properties for materials and construction	N/A	
3.7.1.1	General concession — non-combustible materials	N/A	
3.7.1.2	Fire hazard properties	N/A	
3.7.2	Fire separation of external walls	Final survey report to confirm minimum setback of 900 mm from the side boundary to the external wall of the building addition. If less than 900 mm from the boundary, an approved test report is to be provided certifying the that the masonry construction achieves an FRL of 60/60/60.	TBCW
3.7.2.1	Application	AA	

3.7.2.2	External walls of Class 1 buildings	AA	
3.7.2.3	Measurement of distances	AA	
3.7.2.4	Construction of external walls	AA	
3.7.2.5	Class 10a buildings	The awning is constructed to the strata boundary. However, this is not a Torrens title boundary and accordingly the setback of the awning complies.	Complies.
3.7.2.6	Open carports	N/A	
3.7.2.7	Allowable encroachments	N/A	
3.7.2.8	Roof lights	N/A	
3.7.3	Fire protection of separating walls and floors	N/A	
3.7.3.1	Application	N/A	
3.7.3.2	Separating walls	N/A	
3.7.3.3	Services in separating walls	N/A	
3.7.3.4	Roof lights	N/A	
3.7.3.5	Horizontal projections	N/A	
3.7.4	Fire separation of garage top dwellings	N/A	
3.7.4.1	Application	Not applicable	
3.7.4.2	Walls requiring protection	N/A	
3.7.4.3	Separating floors	N/A	
3.7.5	Smoke alarms and evacuation lighting	N/A	
3.7.5.1	Application	N/A	
3.7.5.2	Smoke alarm requirements	N/A	
3.7.5.3	Location – Class 1a buildings	N/A	
3.7.5.4	Location – Class 1b buildings	N/A	
3.7.5.5	Installation of smoke alarms	N/A	
3.7.5.6	Lighting to assist evacuation –	N/A	

	Class 1b buildings		

PART 3.8 Health and Amenity			
3.8.1	Wet areas and external waterproofing	-	
3.8.1.1	Application	Applicable	
3.8.1.2	Wet areas	Required to comply. See certification items.	TBCW
3.8.1.3	External above ground membranes	N/A	
3.8.2	Room heights		Complies
3.8.2.1	Application		
3.8.2.2	Heights of rooms and other spaces		Complies
3.8.3	Facilities	-	
3.8.3.1	Application	-	
3.8.2.2	Required facilities		Complies
3.8.3.3	Construction of sanitary compartments		Complies
3.8.4	Light	Applies	
3.8.4.1	Application	Applies	
3.8.4.2	Natural light	N/A	.
3.8.4.3	Artificial lighting	Applies. See certification items.	TBCW
3.8.5	Ventilation	Applies. The WC is to be mechanically ventilated. See certification requirements.	TBCW
3.8.5.0	Acceptable construction manual	AA	
3.8.5.1	Application	AA	
3.8.5.2	Ventilation requirements	AA	Complies.
3.8.5.3	Location of sanitary compartments		Complies
3.8.6	Sound insulation	N/A	
3.8.6.1	Application	N/A	
3.8.6.2	Sound insulation requirements	N/A	
3.8.6.3	Determination of airborne sound insulation ratings	N/A	

3.8.6.4	Construction of sound insulated walls	N/A	
3.8.6.5	Services	N/A	
3.8.7	Condensation management	Exhaust system to have a min. flow rate of 25L/s. See certification requirements	TBCW
3.8.7.1	Application	N/A	
3.8.7.2	Pliable building membrane	N/A	
3.8.7.3	Flow rate and discharge of exhaust systems	N/A	
3.8.7.4	Ventilation of roof spaces	N/A	

PART 3.9 Safe Movement and Access			
3.9.1	Stairway and ramp construction	N/A	
3.9.1.0	Explanation of Terms	Noted	
3.9.1.1	Application	N/A	
3.9.1.2	Stairway construction	N/A	
3.9.1.3	Ramps	N/A	
3.9.1.4	Slip-resistance	N/A	
3.9.1.5	Landings	N/A	
3.9.1.6	Thresholds	N/A	
3.9.2	Barriers and handrails	N/A	
3.9.2.1	Application	N/A	
3.9.2.2	Barriers to prevent falls	N/A	
3.9.2.3	Construction of barriers to prevent falls	N/A	
3.9.2.4	Handrails	N/A	
3.9.2.5	Construction of wire barriers	N/A	
3.9.2.6	Protection of openable windows - bedrooms	N/A	

3.9.2.7	Protection of openable windows – rooms other than bedrooms	N/A	
3.9.3	*****		

PART 3.10 Ancillary Provisions and Additional Construction Requirements			
3.10.1	Swimming Pools	N/A	
3.10.1.0	Acceptable construction manuals	N/A	
3.10.2	Earthquake Areas	N/A	
3.10.2.0	Acceptable construction manuals	N/A	
3.10.3	Flood Hazard Areas	N/A	
3.10.3.0	Application	N/A	
3.10.4	Construction in alpine areas	N/A	
3.10.4.1	Application	N/A	
3.10.4.2	External doors	N/A	
3.10.4.3	External trafficable structures	N/A	
3.10.4.4	Clear spaces around buildings	N/A	
3.10.5	Construction in bushfire prone areas	N/A	
3.10.5.0	Application	N/A	
3.10.6	Attachment of decks and balconies to external walls of buildings	N/A	
3.10.6.1	Application	N/A	
3.10.6.2	Fixing decks and balconies to external walls	N/A	
3.10.6.3	Flashings to the junction of the waling plate and the external walls	N/A	
3.10.6.4	Bracing	N/A	

3.10.7	Boilers, pressure vessels, heating appliances, fireplaces, chimneys and flues	N/A	
3.10.7.0	Application	N/A	
3.10.7.1	Application	N/A	
3.10.7.2	Open fireplace construction	N/A	
3.10.7.3	Chimney construction	N/A	
3.10.7.4	Installation of insert fireplaces and flues	N/A	
3.10.7.5	Installation of free-standing heating appliances	N/A	
3.10.7.6	Installation of boilers and pressure vessels	N/A	

PART 3.11 Structural Design Manuals			
3.11	*****		

PART 3.12 Energy Efficiency			
3.12	Energy efficiency	N/A	
3.12.0	Application of Part 3.12	N/A	
3.12.0.1	Heating and cooling loads	N/A	
3.12.1	Building fabric	N/A	
3.12.1	Application	N/A	
3.12.1.1	Building fabric thermal insulation	N/A	
3.12.1.2	Roofs	N/A	
3.12.1.3	Roof lights	N/A	
3.12.1.4	External walls	N/A	
3.12.1.5	Floors	N/A	
3.12.1.6	Attached Class 10a buildings	N/A	
3.12.2	External Glazing	N/A	
3.12.2	Application	N/A	

3.12.2.1	External glazing	N/A	
3.12.2.2	Shading	N/A	
3.12.3	Building Sealing	N/A	
3.12.3	Application	N/A	
3.12.3.1	Chimneys and flues	N/A	
3.12.3.2	Roof lights	N/A	
3.12.3.3	External windows and doors	N/A	
3.12.3.4	Exhaust fans	N/A	
3.12.3.5	Construction of ceilings, walls and floors	N/A	
3.12.3.6	Evaporative coolers	N/A	
3.12.4	Air Movement	N/A	
3.12.4	Application	N/A	
3.12.4.1	Air movement	N/A	
3.12.4.2	Ventilation openings	N/A	
3.12.4.3	Ceiling fans and evaporative coolers	N/A	
3.12.5	Services	N/A	
3.12.5	Application	N/A	
3.12.5.0	Acceptable construction manual	N/A	
3.12.5.1	Insulation of services	N/A	
3.12.5.2	Central heating water piping	N/A	
3.12.5.3	Heating and cooling ductwork	N/A	
3.12.5.4	Electric resistance space heating	N/A	
3.12.5.5	Artificial lighting	N/A	
3.12.5.6	Water heater in a heated water system	N/A	
3.12.5.7	Swimming pool heating and pumping	N/A	
3.12.5.8	Spa pool heating and pumping	N/A	

Yours sincerely,

Waratah Certifiers

Brian Kyle

Building Surveyor-Unrestricted.
Registration No. BDC0218

STANDARD SPECIFICATION

1. ELECTRICAL INSTALLATIONS

Provide all labour and materials necessary for the proper installation of electrical services in accordance with the appropriate AS Rules and requirements of the Local Supply Authority. Arrange with the supply Authority for connection from supply main to meter board. Provide for the proper installation and connect electricity stove/s and hot water unit/s. Provide light and power points as indicated on drawings or as directed and in accordance with AS/NZS1680. Provide box to enclose meters in accordance with the requirements of the Authority concerned. Arrange for inbuilt wiring for telephone, television, computer and security installation as required. AS/NZS 3000 specifies the minimum requirements including safety provisions.

1.1 LIGHTING - BCA 3.8.4

Natural lighting must be provided to all habitable rooms of a class 1 building by windows or roof lights or a proportional combination of both, or by light "borrowed' from an adjoining room. Windows must have a clear aggregate light transmitting area of not less than 10% of the room floor area, and face a court or open veranda carport. If facing the boundary of an adjoining allotment, must be 900mm min. from that boundary. Roof lights must have a clear aggregate area of not less than 3% of the floor area of the room and face the sky. "Borrowed" light can be supplied by a clear glazed panel or opening that is not less than 1 0% of the floor area of a room supplying the light if that room complies with the natural light requirements. Artificial lighting of one light fitting per 16 sq. metres of floor area must be provided to sanitary compartments, bathrooms, airlocks, showers etc. if natural lighting cannot be supplied

1.2 SMOKE DETECTORS / ALARMS - BCA 3.7.2

Fire/smoke detectors selected by the owner and complying with the requirements of the Local Government Act and/or state or territory regulations must be fitted in the locations required and approved by the regulatory authority and shall be installed in accordance with AS3786.

1.3 LIGHTNING PROTECTION

Where lightning protection is specified by the proprietor or required under regulatory provisions it shall be installed in accordance with AS1768.

2. WALL CLADDING - BCA 3.5.3

2.1 WEATHERBOARDS OR PROFILE SHEETING

Weatherboard or profile sheeting as approved by the leading authority shall be fixed and flashed in accordance with manufacturer's instructions and to the satisfaction of the lending authority. Weatherboards with laps as specified by the relevant AS shall be hardwood; pressure treated radiated pine or slash pine, cypress pine, Baltic pine or western red cedar. The boards shall have a maximum moisture content of 15% be in long lengths with staggered end joints, securely nailed and fitted with angle stops. Western red cedar used externally shall be fixed with galvanised or cadmium plated fasteners. Boards exceeding 100mm in width shall be double fastened at all bearings. All boards shall be primed or sealed all around including rebates and ends before fixing. Where vertical boarding is used it shall be fixed to battens at not more than 600mm centres and sarking acceptable to the lending authority placed behind the battens to provide air space and fixed to the frame work with adequate provision for discharge of moisture. External boarding shall be in one length or have joints specially designed for external use.

2.2 FIBRE CEMENT

a) Flat Sheeting: Fibre cement sheeting shall be not less than 4.5mm thick and close jointed to full height of walling or above sill level where weatherboard dadoes are specified. Horizontal joints shall be flashed with 0.42mm galvanised steel turned up 13mm against stud faces and down 12mm over sheet faces, lapped 25mm at joints. Internal angles of walls shall be flashed with 38mm x 38mm x 0.42mm minimum base thickness galvanised steel angles or bitumen coated metal flashing to full height of studs and lapped 50mm at joints. All vertical and horizontal joints and angles shall be covered with timber, fibre cement mouldings as approved by the lending authority. Trimmers of not less than 75mm x 38mm timber shall be provided between ends of floor bearers to support lower edge of sheeting.

b) Profiled sheeting and Weatherboard: As approved by the lending authority shall be fixed and flashed in accordance with the manufacturer 's instructions and to the satisfaction of the lending authority.

2.3 INTERNAL LININGS

Line all internal walls not specified as otherwise with Gypsum plaster board fixed horizontally in full length sheets, or with staggered end joints to ceiling height. Sheets to have recessed edges and of thickness as recommended by the manufacturer for the stud, batten or support spacing. Fixing is to be with galvanised clouts, manufacturer approved screws and/or approved adhesive and be strictly in accordance with manufacturers I instructions. Set all internal angles. Note: Where below 1200mm in laundry, bathroom and W.C. and at back of kitchen sink unit and below 1800mm in shower recess, only approved water repellent sheet shall be used. Note: Adhesives must not be used to fix sheets in tiled areas.

2.4 FIBREBOARD

Sheets shall not be less than 4.5mm thick except where tiled. Sheets to be tiled shall not be less than 6mm thick. Where flush jointing is required fibreboard sheets shall be used, fixed and jointed in accordance with manufacturer's instructions.

3. CEILING LININGS

Provide Gypsum plaster board to all internal ceilings unless otherwise specified. Sheets to have recessed edges and to be 10mm thick when fixed to ceiling battens/joists spaced at not more than 450mm and 13mm thick for 600mm spacing. Fixing is to be with galvanised clouts and/or approved adhesive and 1s to be in accordance with manufacturers recommendations as approved. Provide selected cornices, neatly mitred, properly fixed and set at all joints in full wall lengths where practicable. Gypsum plaster board for ceilings and walls shall be as per AS2589. Sheets of different thickness may be used at other spacing where their manufacture and installation complies with the Deemed to Satisfy Provisions.

4. JOINERY

Joinery timber is to be of species seasoned and free from those defects that might affect its appearance and/or durability. All to be DAR accurately cut and fitted, properly mitred and scribed as required and securely fixed. All surfaces to be left free of mill marks or other defects, filled where necessary and ready for painting or staining. Where wood plugging is required it shall be a suitable species properly seasoned.

4.1 DOOR FRAMES

BRICK BUILDINGS - Shall be at least 100mm x 50mm solid rebated properly dowelled to thresholds. Mullions shall be 75mm thick and double rebated.

4.2 JAMB LININGS

INTERIOR DOORS ALL BUILDINGS, EXTERIOR DOORS TIMBER FRAMED AND BRICK VENEER-Linings shall be a minimum of 38mm thick solid rebated to all door openings. Where return plaster reveals occur linings shall be 75mm x 50mm rebated. Alternatively for internal doorways 25mm linings may be used with 12mm planted stops. In brick veneer and timber framed construction 12mm clearance shall be provided over jamb linings to external openings. Linings to openings not having doors or to have swing doors are to be 25mm thick timber securely fixed. Other proprietary linings may be approved by the owner.

4.3 DOORS

Fit accurately to door frame. Hang external doors with three 88mm steel butts and internal doors unless otherwise specified with two 88mm steel butts. External doors shall not be less than 2040mm x 820mm x 40mm thick. Where sheeted with plywood, waterproof plywood only shall be used. All framed glazed doors (external or internal) shall be minimum of 40mm thick. Internal doors shall be minimum of 35mm thick and free of warping.

5. ACCESS AND MOBILITY

Where access and mobility requirements are to be addressed in the construction of a new building, AS1428. General Requirements for Access New Building Work contain the minimum design requirements to enable access for people with disabilities. Revision of the BCA in order to address requirements of the Disability Discrimination Act (DDA) as applies to the construction of buildings with public areas will require that the latest revision of AS1428 should be used.

6. PLUMBING AND DRAINING - BCA 3.5.2

6.1 WATER SERVICES

Where a reticulated water supply is available all work shall be carried out by a licensed water plumber. All water supply installations shall be carried out in accordance with AS3500 'National Plumbing and Drainage Code'.

6.2 RETICULATED RECYCLED WATER

Where a utility supplied reticulated recycled water supply is connected as a dual reticulation it is important that no cross connection between the potable and recycled water can occur. There must be at least one external tap for each system and the recycled water system must have lilac coloured components. Identification markings and signage shall be installed as per AS1319 and AS1345. Recycled water cannot be used for human consumption or contact, household cleaning, personal washing or irrigation where fruit and crops are eaten raw or unprocessed.

6.3 WET ROOM FLASHINGS - BCA 3.8.1

Waterproofing of wet areas shall be designed and installed in accordance with requirements and construction techniques as per AS3740 and appendix for wall/floor combinations. All waterproofing installations are to be inspected and approved prior to covering. Where waterproof membranes are used in the construction of wet area membranes shall comply with AS/NZS4858

6.4 HOT WATER SERVICE

All installations must comply with AS3500.4 Provide from H/water unit with selected tubing to points necessary. Terminate with taps selected. Provide inlet stop cock to hot water unit. Water heater selections and installations to comply with AS 1056.

6.5 SEWERED AREAS

Provide a drainage system from pedestal pan and from wastes of all fittings unless a grey water system is to be installed and connect to the sewer main, where shown on site plan all to be in accordance with the rules and requirements of the Authority for Water Supply and Sewerage. Provide at least one gully outside the building. The Authority Certificate to be produced at Completion of the Work.

6.6 UNSEWERED AREAS

Provide a drainage system from all fittings and from grease trap in accordance with the requirements of the Local Authority concerned. Excavate for drains to provide even falls throughout and a minimum cover of 300mm. Lay 100mm socketed vitrified clay, P V C or HDPA pipes to take discharge from wastes of washtubs, bath, shower, washbasin and grease trap. All pipes to be completely jointed with rubber rings or solvent cement as approved. All drain lines to be laid so that water is discharged into an absorption trench provided in position shown on plan. Provide an approved grease trap with lid in position shown to take the water from kitchen sink. Top of trap to be 75mm above finished ground level or nearby concrete paving level. All drainage work from fittings to the drainage line outside the building to be in accordance with the rules and requirements of the Water Supply and Sewerage Authority. That Authority 'Special Inspection' Certificate of the work to be produced by the builder. All plumbing and drainage shall be in accordance with the Code of Practice for state or territory and regulating local government area.

7. WALL AND FLOOR TILES

For guidance on installation of ceramic tiles see recommendations as set out in AS3958 parts 1 and 2.

7.1 WALLS

Cover the following wall faces with selected glazed tiles: To shower recess to a height of 1800mm. To bathroom generally to a height of 135mm. To enclosing of bath and hobs to bath recess: to a height of 1350mm. To WC to a height of one row of tiles or as directed. Above kitchen sink/s and cooking area/s allow for four rows tiles. Finish at top and salient angles with round edge tiles. Provide vent tiles and selected recess fittings. Tiles to be fixed to a backing of Fibre Cement with approved adhesive. Areas for tiles can be increased by proprietor 's direction or as noted on plans. All four walls in Adaptable bath/toilet to be provided with 'Plywood Lining' for future fixing of grab rails etc.

7.2 FLOORS

Cover floors of bathroom, shower recess, WC and ES with selected ceramic tiles, set in cement mortar or approved adhesive and graded to give an even and adequate fall to floor waste.

8. PAINTING

All paints, stains, varnishes and water colours are to be of approved brands as selected. Materials used for priming and undercoating are to be the same brand as the finishing paints or as recommended by the manufacturers of the finishes used. All finishing colours are to be selected by the proprietor. Do all necessary stopping after the priming has been applied. Rub down all surfaces to a smooth finish prior the application of each successive coat of paint. External joinery or other exposed woodwork to have a clear plastic finish is to be treated with priming oil containing wood preservative and a water repellent.

8.1 EXTERNALLY

All external woodwork to be given one coat of primer, one coat of oil based undercoat and one coat of gloss finish enamel or to be given one coat of clear primer, one coat of flat clear plastic and one coat of clear plastic.

8.2 PRIMING WEATHERBOARDS

Any pine is to be primed all round as well as on the ends. Before fixing; hardwood, cypress pine, radiated pine and Oregon are to be primed on external faces including rebates. Pressure t reated Canada pine is to be primed at ends before fixing.

8.3 IRONWORK

Eaves, gutters, downpipes, exposed service pipes and wrought iron etc. to be cleaned and primed and give one coat of gloss paint all round.

8.4 FIBRE CEMENT

Clean and prepare all external fibre cement surfaces and finish with two coats of water based paint.

8.5 INTERNALLY

All exposed woodwork in kitchen, bathroom, laundry WC EC to be prepared primed and then given one undercoat and finished with one coat of full gloss paint or to be stained and finished with two coats of clear liquid plastic as selected.

8.6 CEILINGS

To be given one coat of sealer and two coats of paint. The finishing coat of bathroom, laundry and kitchen ceilings to be semi-gloss (unless directed otherwise).

8.7 WALLS

All rooms except bathroom, laundry and kitchen to be given one coat of sealer and two coats of water based paint. To bathroom, kitchen, WC EC and laundry where no tiled or pre surfaced material is required, walls are to be given one coat of sealer, one coat of undercoat and one coat of gloss oil paint system.

9. GLAZING - BCA 3.6

All sashes, doors, fixed lights and other glass in building shall be selected and installed by procedures as set out in AS1288 and/or AS204 7 for type, thickness and area of glass according to wind loading, human impact and other considerations for glazing in frames of timber, steel, stainless steel, aluminium and bronze according to type of frame, height of building and glazing compound and for design and glazing of unframed toughened glass assemblies. Specific attention should be made to the selection of frame materials, glazing, location in walls and orientation to the path of the sun for various climate zones. Where windows are not shaded by roof, eaves or other building projections, advice by an approved specialist or manufacturer should be sought to ensure that all installations comply with the Energy Efficiency requirements of the BCA.

Waratah Group

Level 1
Building 3
20 Worth Street
Chullora NSW
2190 Australia

(02) 9758 7567
www.waratahcertifiers.com.au

Drw	Chk	Description	Rev	Date
MA	AA	DA Documentation	A	15/03/2022

Client Details
Client Name

Project Details
Unit 2, 22 Warwick Street, Punchbowl, NSW, 2196

Drawing Name
Drawing Name

Date	Scale	Sheet scale
15/03/2022	Scale	A1

Drawn By	Checked By
MA	AA

Job No.	Drawing No.	Revision
Job No.	Drawing No.	A

PLANNING REQUIRMENT

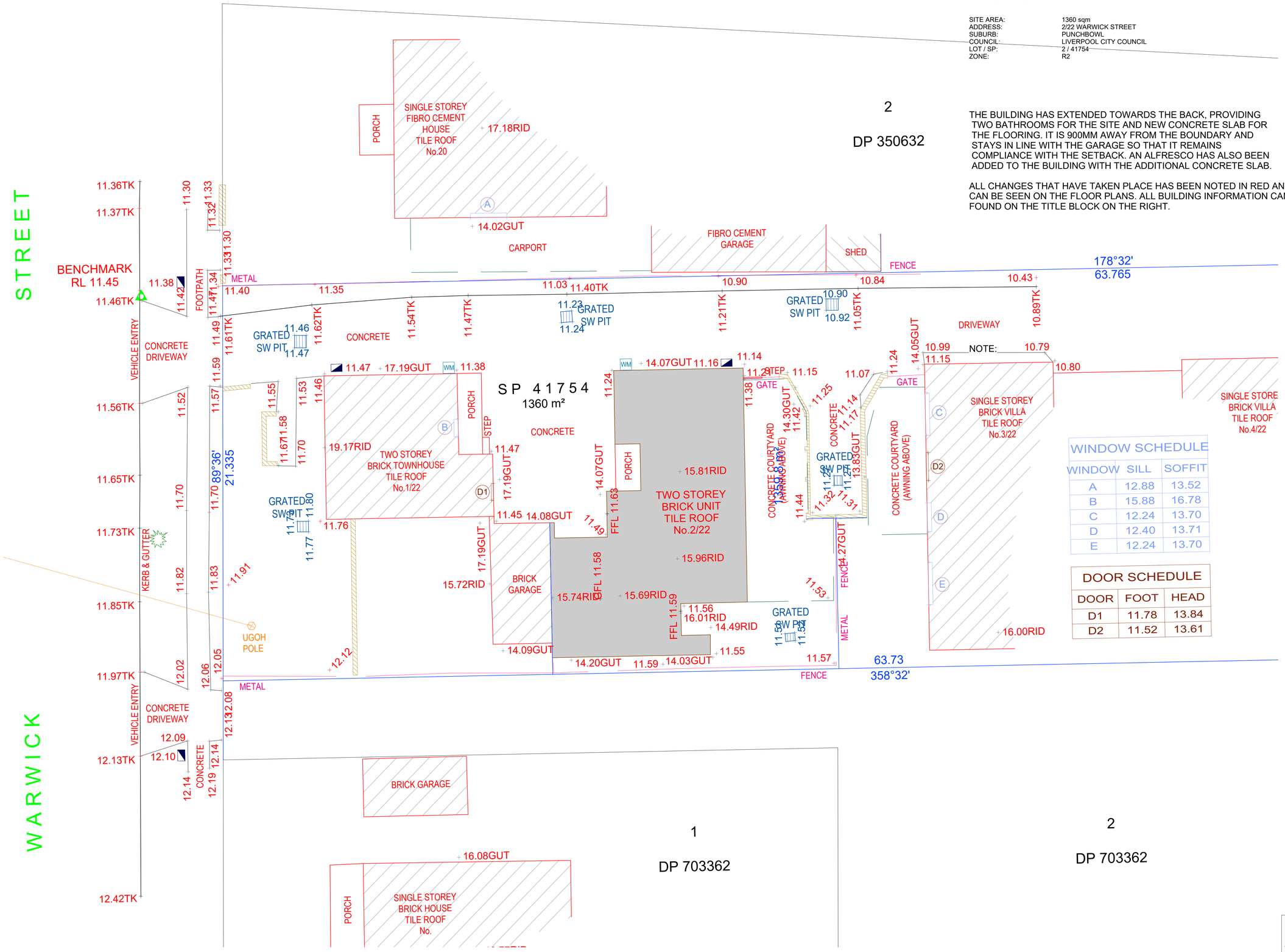
COUNCIL DCP REQUIRMENTS

SITE INFORMATION

SITE AREA:	1360 sqm
ADDRESS:	2/22 WARWICK STREET
SUBURB:	PUNCHBOWL
COUNCIL:	LIVERPOOL CITY COUNCIL
LOT / SP:	2 / 41754
ZONE:	R2

THE BUILDING HAS EXTENDED TOWARDS THE BACK, PROVIDING TWO BATHROOMS FOR THE SITE AND NEW CONCRETE SLAB FOR THE FLOORING. IT IS 900MM AWAY FROM THE BOUNDARY AND STAYS IN LINE WITH THE GARAGE SO THAT IT REMAINS COMPLIANCE WITH THE SETBACK. AN ALFRESCO HAS ALSO BEEN ADDED TO THE BUILDING WITH THE ADDITIONAL CONCRETE SLAB.

ALL CHANGES THAT HAVE TAKEN PLACE HAS BEEN NOTED IN RED AND CAN BE SEEN ON THE FLOOR PLANS. ALL BUILDING INFORMATION CAN BE FOUND ON THE TITLE BLOCK ON THE RIGHT.



WINDOW SCHEDULE		
WINDOW	SILL	SOFFIT
A	12.88	13.52
B	15.88	16.78
C	12.24	13.70
D	12.40	13.71
E	12.24	13.70

DOOR SCHEDULE		
DOOR	FOOT	HEAD
D1	11.78	13.84
D2	11.52	13.61

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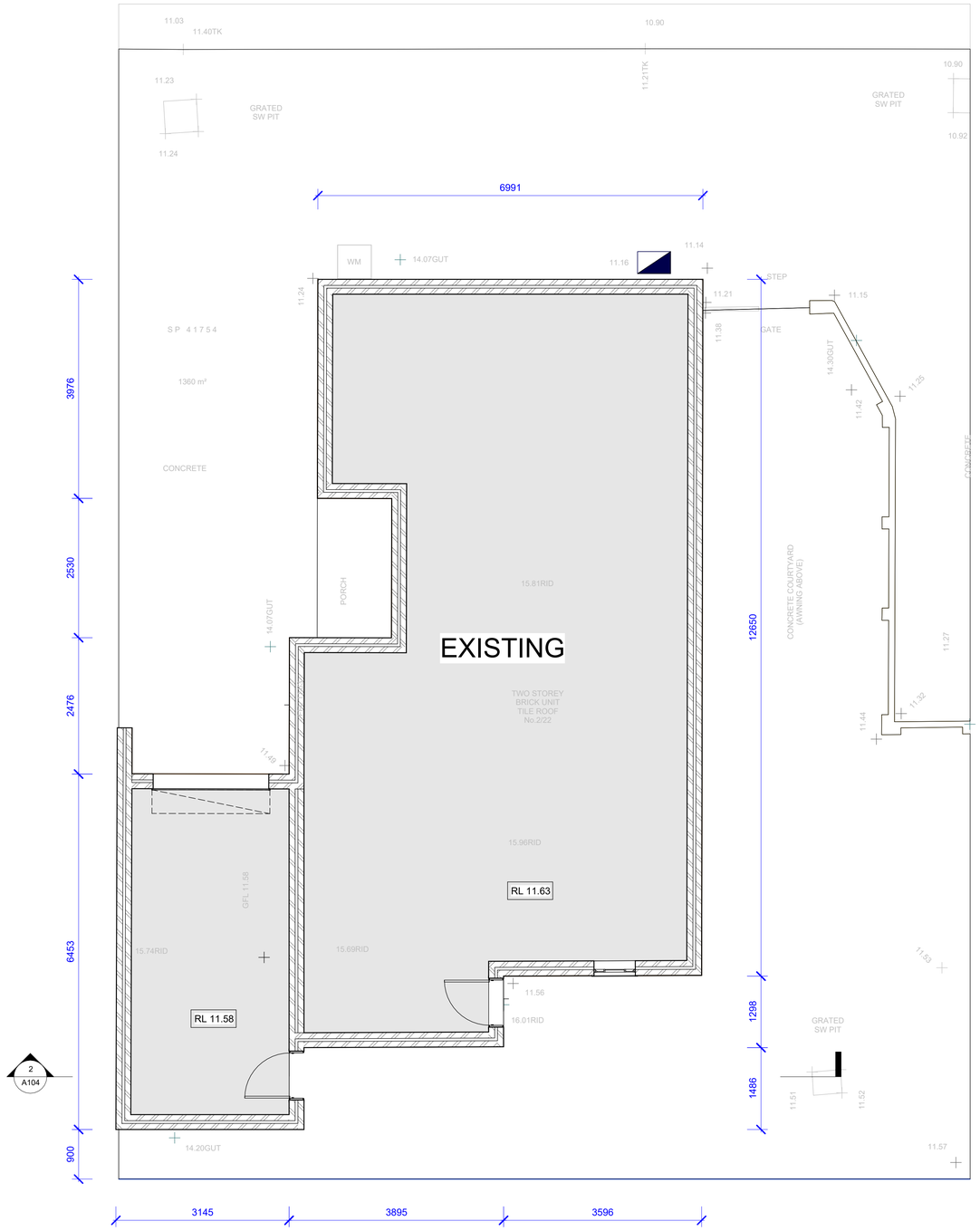

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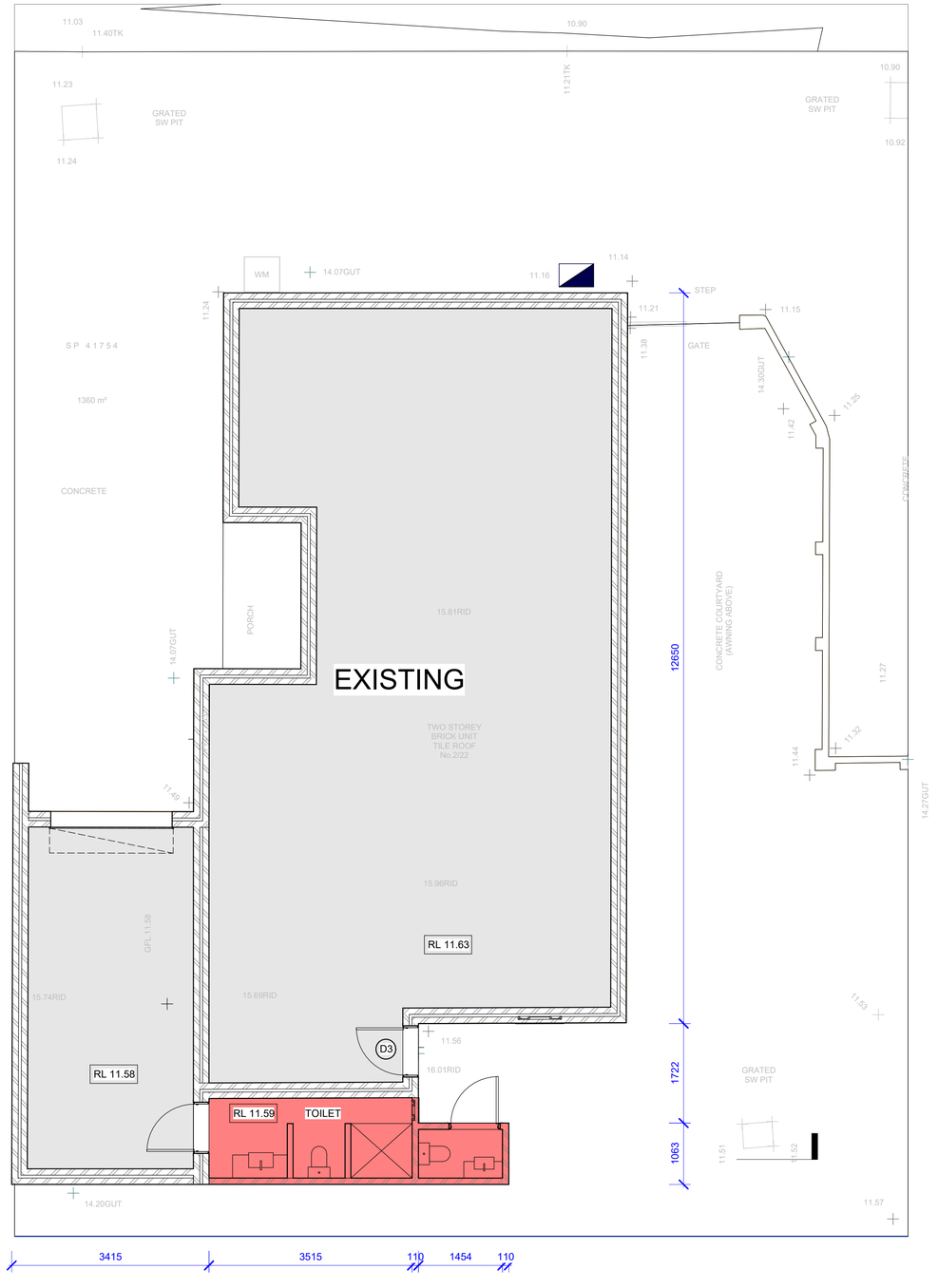

2 **As Built GF**
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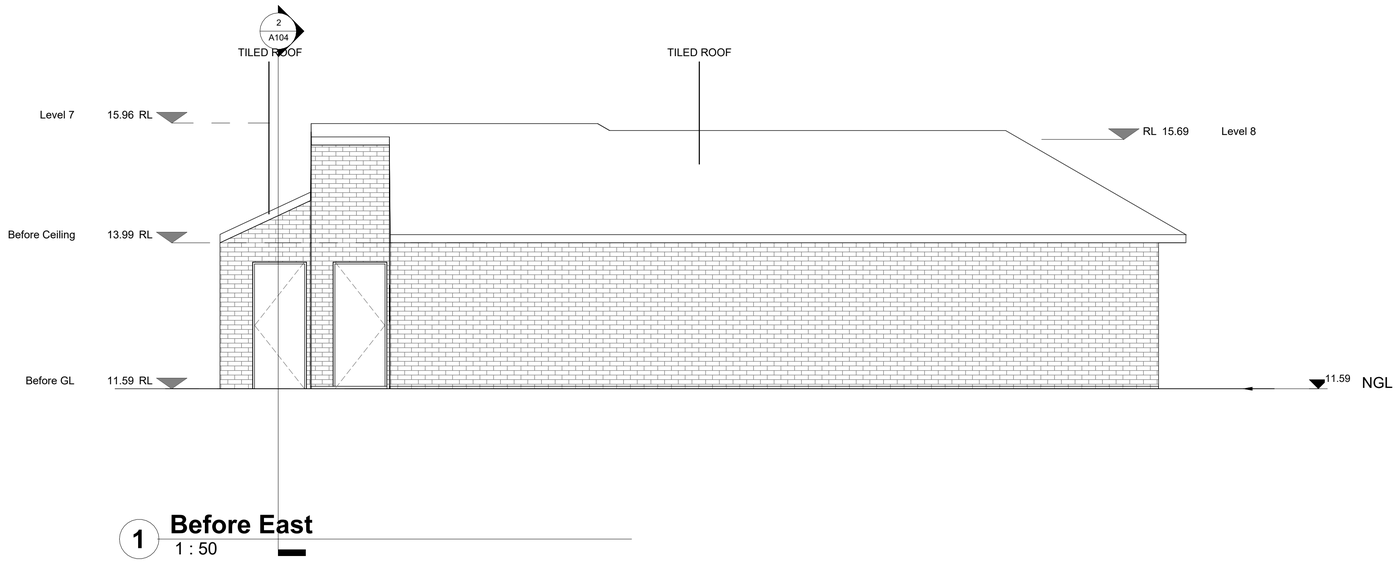

1 Before East
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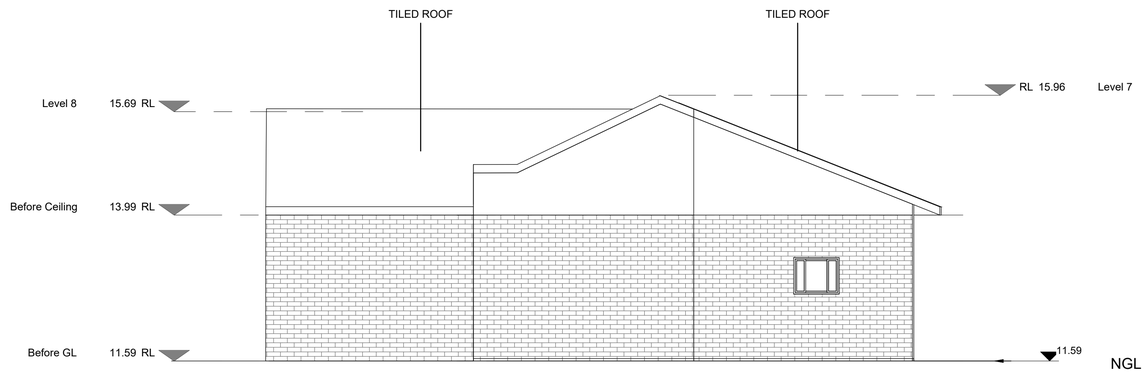

2 Before South
1 : 50

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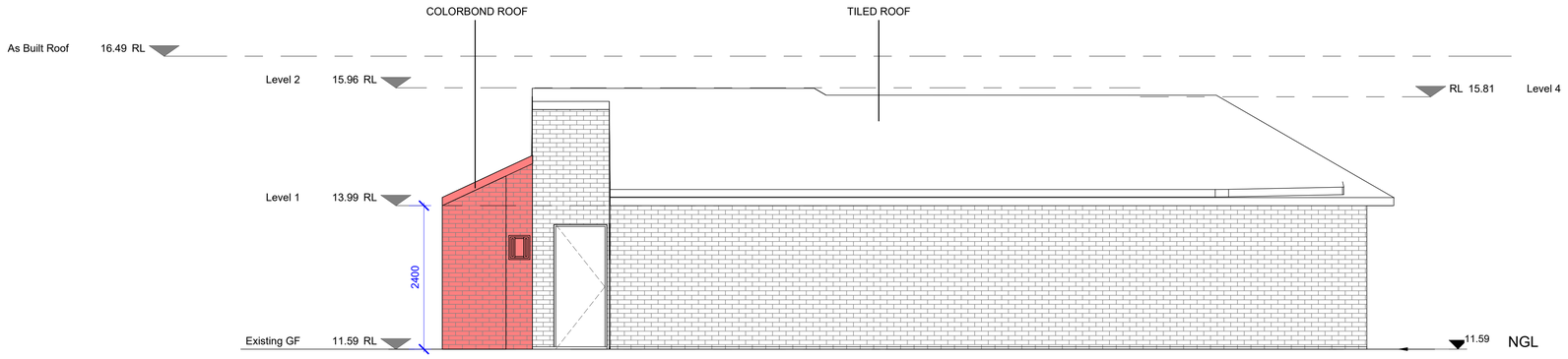

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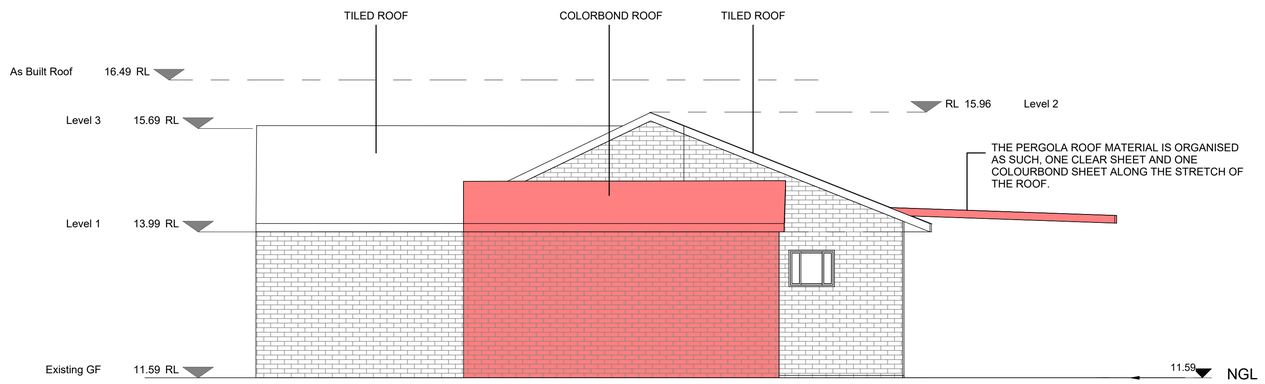

2 As Built South
1 : 50

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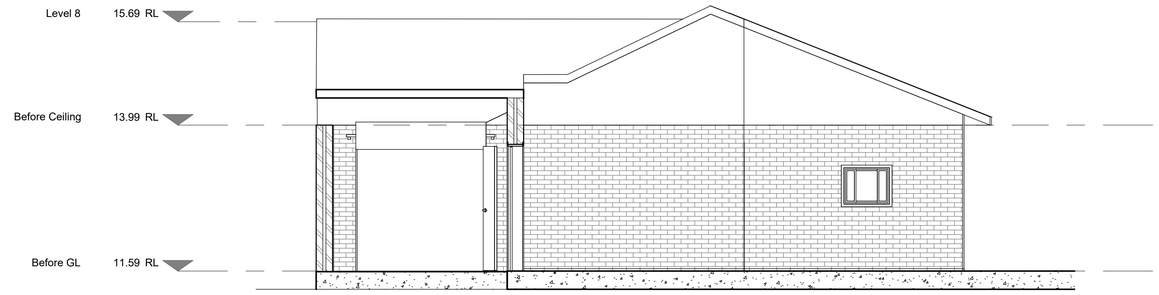

2 Before Section
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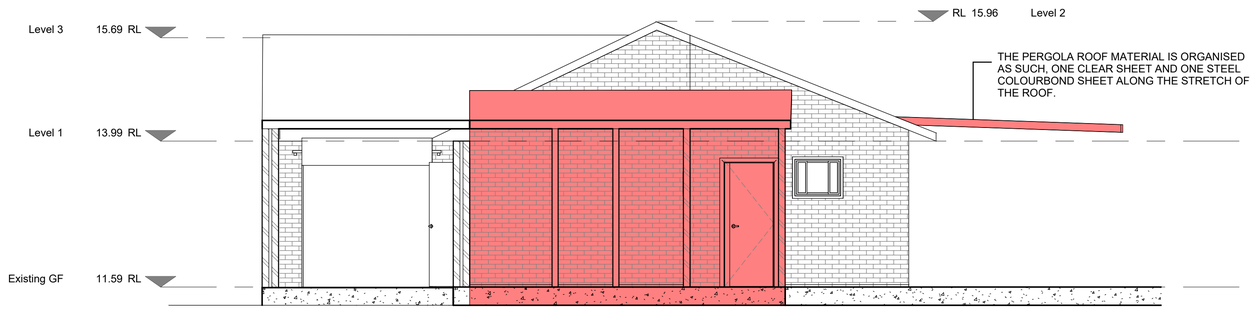

1 As Built Section
1 : 50

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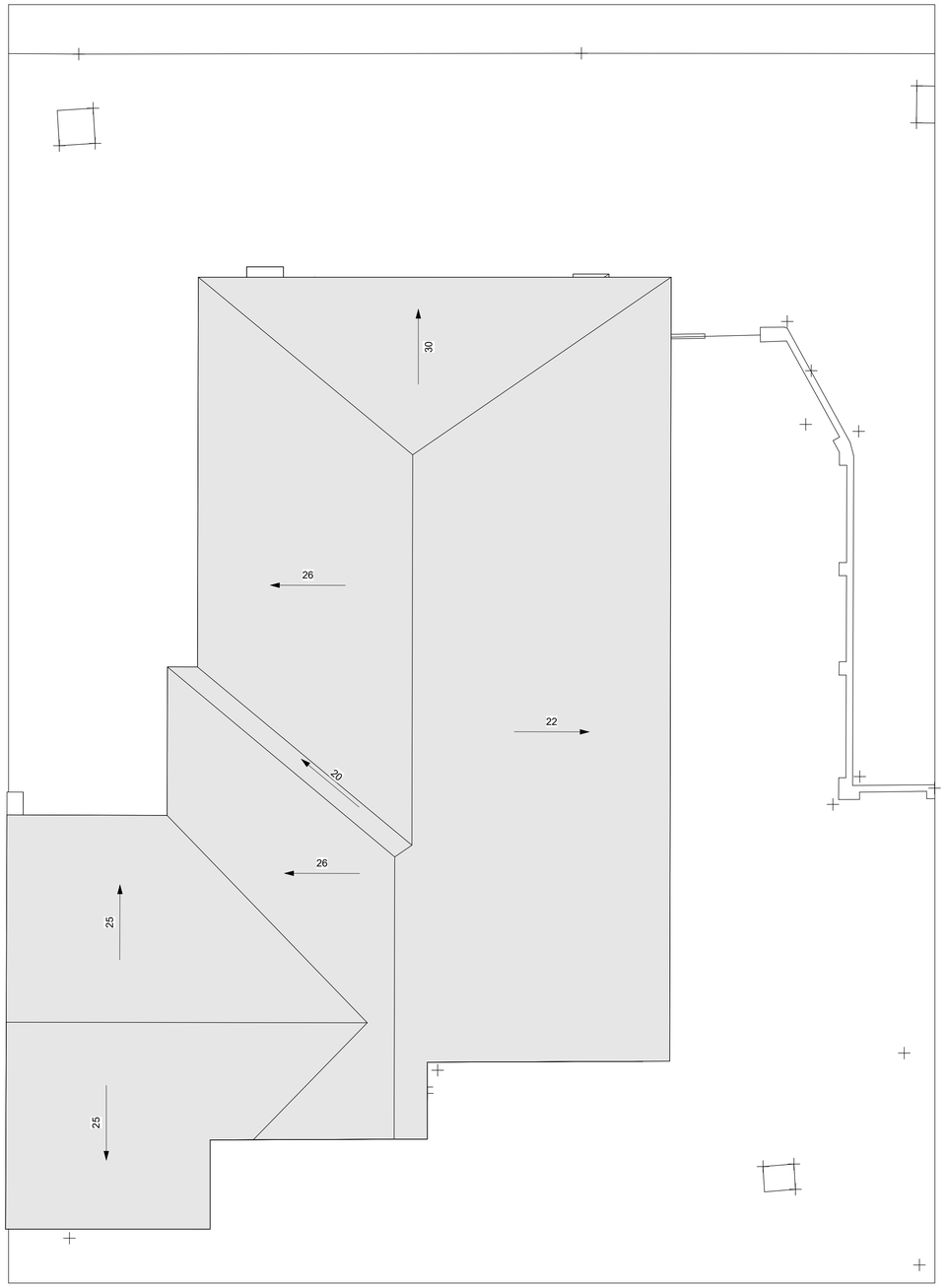

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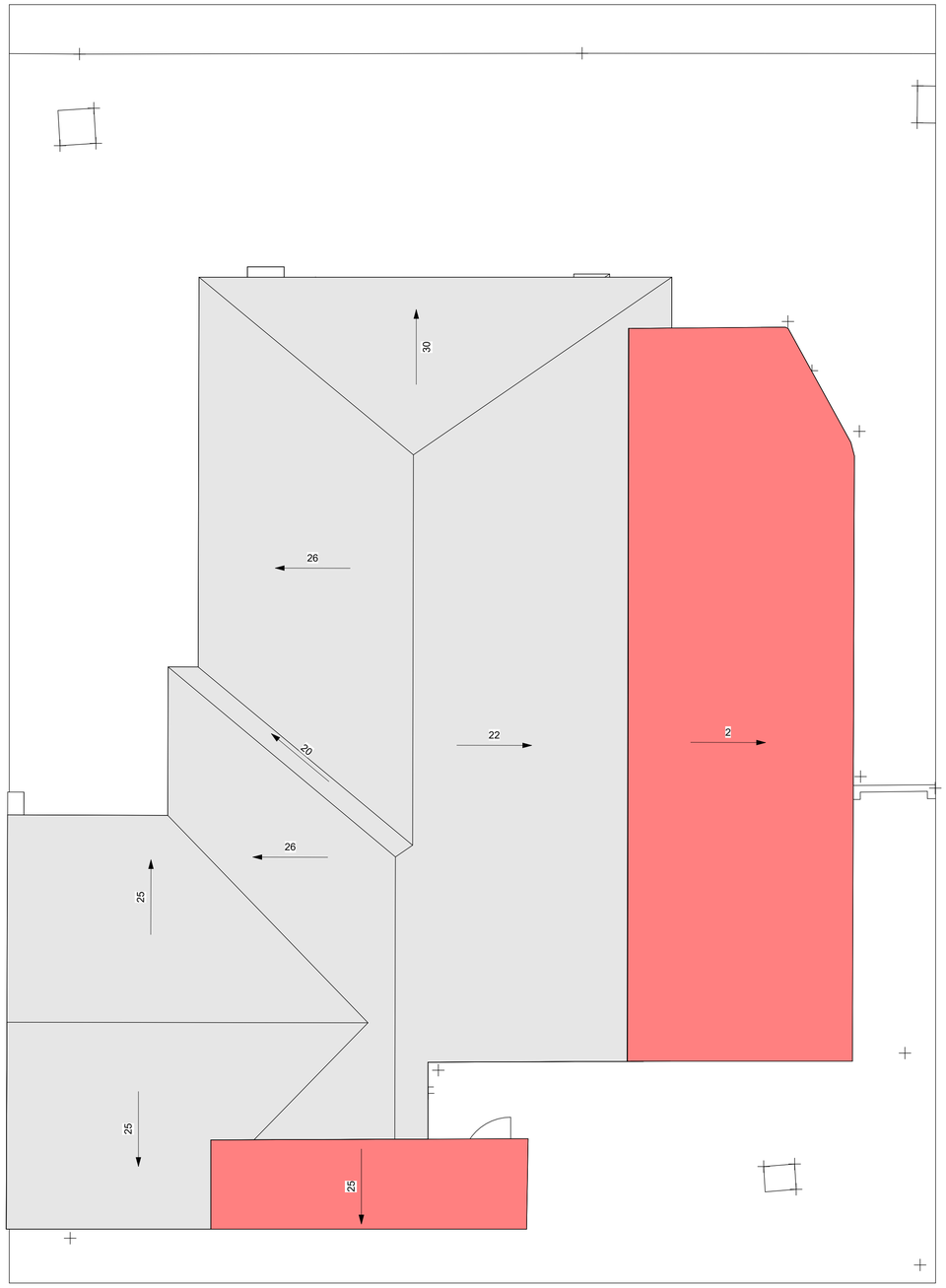

2 As Built Roof
1 : 50

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