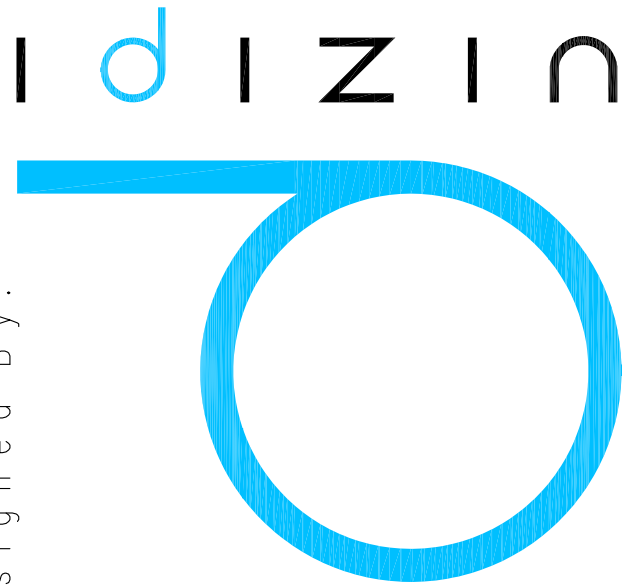




s y d n e y

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Full Chartered Member:



BUILDING DESIGNERS
ASSOCIATION OF AUSTRALIA

1. DO NOT SCALE FROM DRAWINGS. USE WRITTEN DIMENSIONS ONLY.
2. BUILDER TO CHECK & VERIFY ALL DIMENSIONS & LEVELS PRIOR TO COMMENCEMENT OF WORK.
3. IT IS THE OWNERS RESPONSIBILITY TO ENSURE THAT THE ENGINEER HAS INVESTIGATED SUBSOIL CONDITIONS & DESIGNED ALL STRUCTURAL ELEMENTS TO SUIT.
4. THE DESIGN & DETAILS CONTAINED ON THIS DRAWING IS SUPPLIED IN CONFIDENCE & IS NOT TO BE USED FOR ANY OTHER PURPOSE, EXCEPT THAT AUTHORISED BY idizin sydney.

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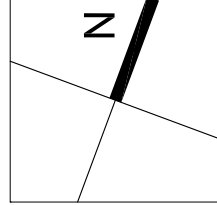
LEGENDS:

- SMOKE ALARMS TO AS3786

Issue	Amendment	Initials	Cc/le
A	Issued for DA Approval	A.T	14.11.22

A d d r e s s :
LOT: 16 SEC: 6
DP: 5701

15 Matthews Street
Punchbowl, NSW



P r o j e c t :

Tree Removal, Construction of 2
Storey attached Dual Occupancy
and outbuildings, Torrens Title
Subdivision and Front Fence

T i t l e :

Site, Roof Plan and BCA Notes

C o u n c i l :

Canterbury Bankstown
Council

D A D R A W I N G S

D r a w n : D a t e : P r o j e c t N o .

A T 14.11.22 34-2022

C h e c k e d : S c a l e :

J K 1:100/200 (A2) D r a w . N o .

S h e e t o f I s s u e A

02 10 DA-201

GENERAL BCA NOTES

thermal insulation

thermal insulation must comply with as/nzs 4859.1 and be installed in accordance with part 3.12.1.1 of bca, v2

ceiling insulation compensation

ceiling insulation to be compensated for in accordance with bca 3.12.1.2(e) where the area of the required ceiling insulation is reduced for operational or safety reasons

walls separating dwellings

all separating walls to be constructed to meet the fire separation requirements of bca, v2, part 3.7.1 and the sound insulation requirements of bca, v2, part 3.8.6.

the separating walls must have an

fri of not less than 60/60/60 and-

(i) commence at the footings or

ground slab (refer to figure 3.7.1.10

in bca, v2); and

(ii) extend to the underside of the

non combustible roof covering.

building sealing

the building must be sealed in

accordance with bca 3.12.3.1 to

bca 3.12.3.6

building services

building services must comply with

bca 3.12.5.0 to bca 3.12.5.3

the separating wall-

provide lighting as per da condition

46

earthworks

to comply with bca 3.1.1

corrosion protection

all built in structural steel members such as lintels, shelf angles, connectors, accessories (other than wall ties) and the like must be protected in accordance with part 3.3.3.5 of bca, v2

wall ties are to comply with part

3.3.3.2 of bca, v2

termitte protection

termitte protection to be provided in

accordance with as 3660.1 -

termitte management - new building

work.

a barrier shall be installed between

the new and existing work in

accordance with as 3660.1

a durable notice must be

permanently fixed to the building in

a prominent location, such as in a

meter box or the like, indicating -

(i) the method of termitte risk

management; and

(ii) the date of installation of the

system; and

(iii) where a chemical barrier is

used, the life expectancy as listed

on the national registration authority

label; and

(iv) the installer's or manufacturer's

recommendations for the scope

and frequency of future inspections

for termitte activity

Floor wastes

floor wastes within all wet areas

(bathrooms and laundries) and water

proofing in accordance with AS3740.

Hand Rails

handrail to at least one side of the

staircase extending for the full flight

of the stair

ALL SMOKE ALARMS TO
COMPLY WITH AS 3789 AND
BCA 3.7.5.5 HARDWIRED TO
THE CONSUMER POWER MAINS
AND INTERCONNECTED
TO EACHOTHER

Energy Rating

☐ single-dwelling rating

☒ multi-unit development (attach listing of ratings)

Recessed daylight confirmation: ☐ Rated with ☒ Rated without

Assessor Name/Number: 10801

Assessor Signature:

Date: 03/09/2022

Certificate Number: 0005719965

5.4 stars

heating: 38.5, cooling: 29.5, ventilation: 29.5

Recessed daylight confirmation: ☐ Rated with ☒ Rated without

REFER TO BASIX CERTIFICATES FOR

FURTHER DETAIL

ALL WORKS TO COMPLY WITH

BCA & AUSTRALIAN STANDARDS

REFER TO LANDSCAPE PLAN FOR

MORE DETAILS

REFER TO HYDRAULIC ENGINEER

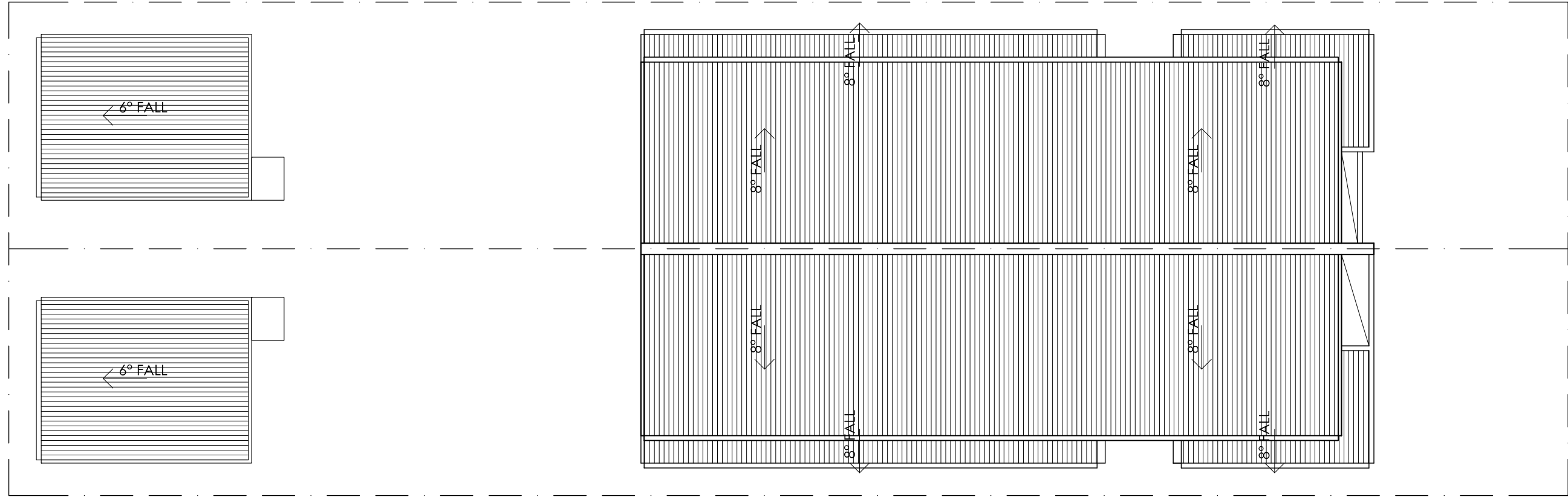
PLANS FOR FURTHER DETAILS

REFER TO STRUCTURAL ENGINEER

PLANS FOR FURTHER DETAILS

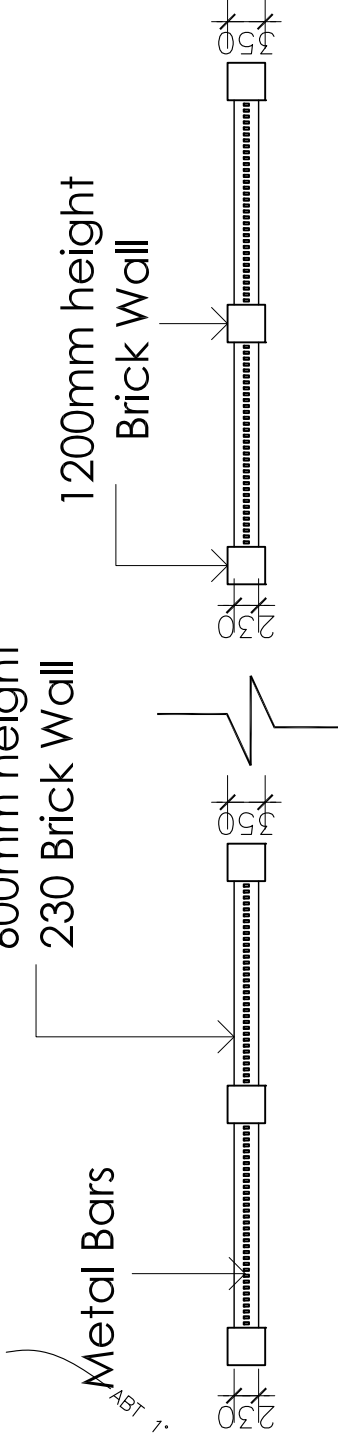
ALL WET AREAS TO BE
STEPPED DOWN 50mm
FROM FFL

NOTE:
1) Weather seals to all external
doors and windows.
2) Foil Sisalation/sarking to
under roof tiles
3) R4.0 Insulation to ceiling
4) R2.0 to all external brick walls

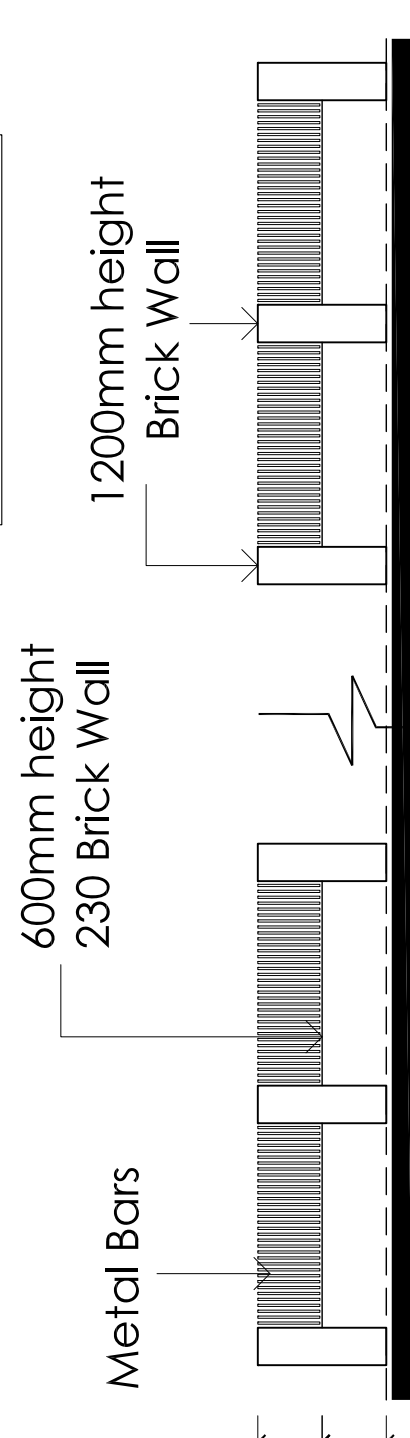


ROOF PLAN

SCALE 1:200



Floor Plan



Elevation

SCALE 1:100

Private Open
Space

1.8m High
Colorbond fence

P.O.S 11000x7500 =
82.5 m² PER UNIT

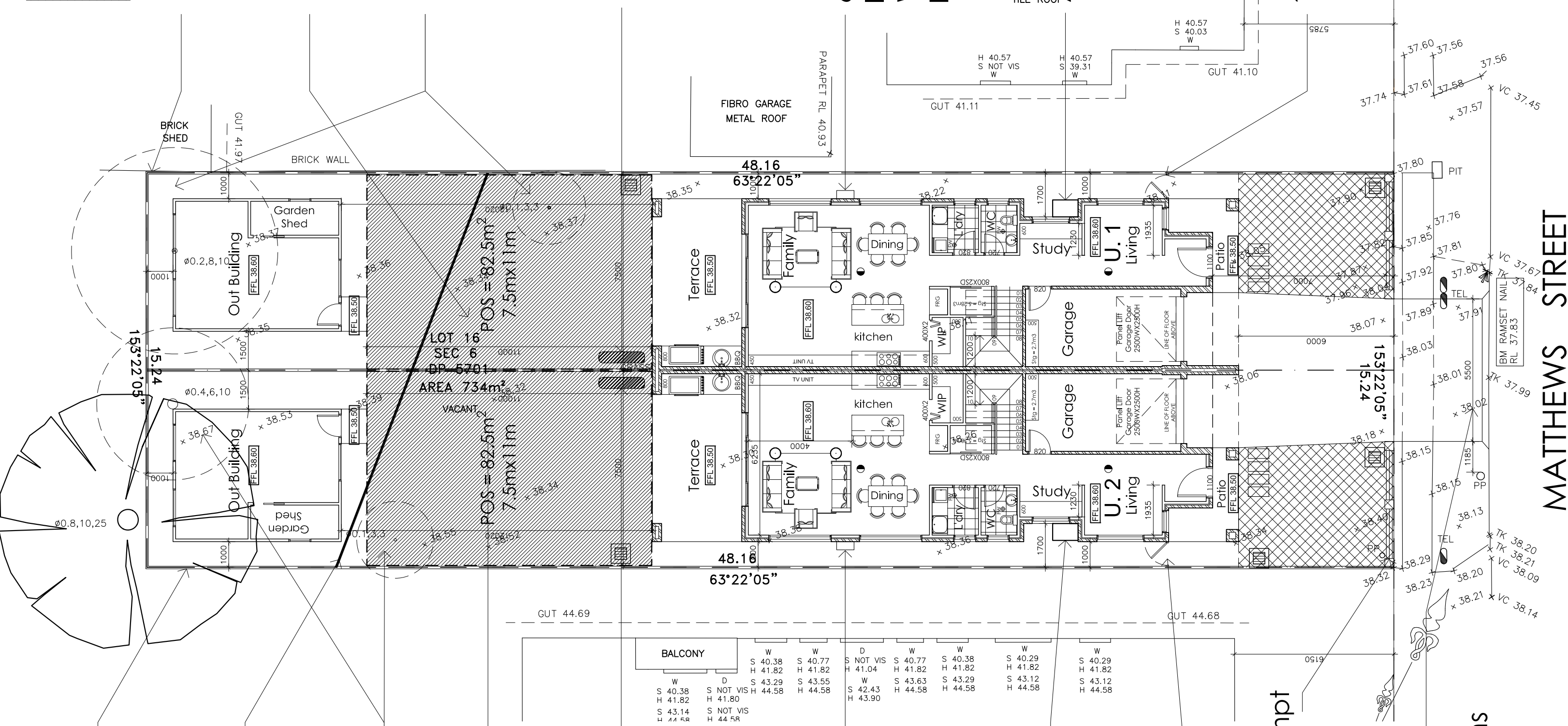
Tree to be removed
shown dotted

3000L RAINWATER
TO BASIX REQ. AND
ENGINEERS DETAILS

6 STARS GAS
INSTANTANEOUS HOT
WATER SYSTEM TO
BASIX REQ.

AC UNIT Location

1.8m Gate



MATTHEWS STREET

1.2m fence under exempt
Development

Proposed Crossing,
Kerb & Gutter to
Council Specifications

SITE PLAN

SCALE 1:200

NOTE:
-ALL BUILDING WORK AND CONSTRUCTION MATERIALS
TO COMPLY WITH BUILDING CODE OF AUSTRALIA
STANDARDS.

NOTE:

- SMOKE ALARMS ARE TO BE INSTALLED IN ACCORDANCE
WITH AS3786-2014. ALARMS ARE TO BE POSITIONED ON THE
CEILING AND SETBACK A MINIMUM DISTANCE OF 300mm FROM
ANY WALL.

- WET AREAS ARE TO BE WATERPROOFED IN ACCORDANCE
WITH AS3740 WATERPROOFING OF WET AREAS WITHIN
RESIDENTIAL BUILDINGS

-ALL GLAZING TO COMPLY WITH AS1288- " GLASS IN BUILDING"