

DOUBLE STOREY DWELLING  
#30,Rose St,Sefton

GENERAL NOTES:  
-ALL MATERIALS AND WORK PRACTICES SHALL COMPLY WITH ALL-RELEVANT CURRENT AUSTRALIAN STANDARDS (AS AMENDED) REFERRED TO THEREIN.  
-THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL RELEVANT STRUCTURAL AND ALL OTHER CONSULTANTS DRAWINGS/DETAILS AND WITH ANY OTHER WRITTEN INSTRUCTIONS ISSUED.  
-FIGURED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.  
-THE BUILDER SHALL TAKE ALL STEPS NECESSARY TO ENSURE THE STABILITY AND GENERAL WATER TIGHTNESS OF ALL NEW AND/OR EXISTING STRUCTURES DURING ALL WORKS.  
-THE CONTRACTOR/BUILDER IS RESPONSIBLE FOR SETTING OUT AND CHECKING ALL LEVELS AND MEASUREMENTS ON SITE.  
-ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED AND VERIFIED BY THE OWNER/BUILDER AND ANY DISCREPANCIES IN THE DOCUMENTS MUST BE RESOLVED BEFORE ORDERING COMMENCEMENT OF ANY WORKS.  
-WINDOW SIZES NOMINATED ARE NOMINAL ONLY. ACTUAL SIZE MAY VARY ACCORDING TO MANUFACTURER. WINDOWS ARE TO BE FLASHED ALL AROUND.  
-INSTALLATION OF ALL SERVICES SHALL COMPLY WITH SUPPLY AUTHORITY REQUIREMENTS.  
- THE BUILDER AND SUBCONTRACTOR SHALL ENSURE THAT ALL STORMWATER DRAINS,SEWER PIPES AND THE LIKE ARE LOCATED AT A SUFFICIENT DISTANCE FROM ANY FOOTING AND/OR SLAB EDGE BEAMS SO AS TO PREVENT GENERAL MOISTURE PENETRATION, DAMPNES, WEAKENING AND UNDER MINING OF ANY BUILDING AND ITS FOOTING SYSTEM.



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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 2 m. However, construction of this building will require workers to be working at heights where a fall in excess of 2m 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 2m is a possibility.

DURING 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 2m 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.

FLOOR FINISHES BY OWNER

b)SLIPPERY OR UNEVEN SURFACES

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.

c)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 the 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. 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).

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 insure 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.

BUILDING COMPONENTS:

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 the loading areas and trained traffic management personnel should be adopted for the work site.

4.SERVICES

Rupture of services during excavation or other activity creates a variety of risks including release of hazardous materials. Existing services are located on and 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 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 colored tape or signage should be used or a protective barrier provided.

5. MANUAL TASKS

Components within this design with a mass 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 specifications.

6. CONFINED SPACES

EXCAVATION

Construction of this building and some maintenance on this 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 prevenet 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 constrution, 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 scheduled so that access is for short periods. Manual lifting and other manual activity should be restricted in small spaces.

7. HAZARDOUS SUBSTANCES

ASBESTOS

For alterations to a building constructed prior to 1990- It may contain asbestos 1986- It is likely to contain asbestos 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 materials 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 skin, eyes or other sensitive parts of the body. PPE including protection against inhalation of harmful materials 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. PPE may also be required. The manufacturer's recommendations for use must be carefully considered at all times.

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. OTHER HIGH RISK ACTIVITY

All electrical work should be carried out in accordance with the code of Practice: Managing Electrical risks at the Workplace, AS/NZ 30112 and all licensing requirements.

All work using plant should be carried out in accordance with Code of Practice: Managing risks of Plant at the workplace.

All work should be carried out in accordance with Code of 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.

NATIONAL CONSTRUCTION CODE (NCC 2022)

SECTION A: GENERAL PROVISIONS:

Vol.2 Part 1.3, Clause 1.3.2 Classifications:

Class 1: One or more buildings which in associaion constitute-

(a) Class 1A- a single dwelling, being-

(i) a detached house, or

(ii) one or more attached dwellings, each being a building, seperated by a fire -resisting wall, including a row house, terrace house, townhouse or villa unit.

CLASS 10: A non-habitable building being a private garage, carport, shed, or the like.

Part 3.6 Glazing

3.6.0 Application

(a)Performance RequirementsP2.1.1 and P2.2.2 are satisfied for glazing and windows if designed and constructed in accordance with AS 2047 for the following glazed assemblies in an external wall: (i)Windows excluding those listed in (b).

(ii)Sliding and swinging glazed doors with a frame,including french and bi-fold doors with a frame. (iii)Adjustable louvres. (iv) Window walls with one piece framing.

(b)Performance RequirementP2.1.1 is satisfied for glazing if designed and constructed in accordance with AS 1288 for all glazed assemblies not covered by (a) and the following glazed assemblies:

(i) All glazed assemblies not in an external wall.

(ii) Revolving doors.

(iii)Fixed louvres.

(iv)Skylights, roof lights and windows in other than the vertical plane.

(v) Sliding and swinging doors without a frame.

(vi)Windows constructed on site and architectural one-off windows, which are not design tested in accordance with AS 2047.

(vii) Second-hand windows, re-used windows and recycled windows.

(viii) Heritage windows. (ix)Glazing used in balustrades and sloping overhead glazing.

SECTION C FIRE SEPERATION

Part 3.7.1 Fire Separation

3.7.1.1 Application

Compliance with this Part satisfies Performance Requirement P2.3.1 for fire separation.

3.7.1.2 General Concession - Non- Combustible materials

The following materials, though combustible or containing combustible fibres, may be used wherever a non-combustible is required in the Housing Provisions:

a) plasterboard, and

b) perforated gypsum lath with a normal paper finish, and

c) fibrous-plaster sheet, and

d) fibre reinforced cement sheeting, and

e) pre-finished metal sheeting having a combustible surface finish not exceeding 1mm thick and where the Spread-of-flame Index of the product is not more than 0; and

f) bonded laminated materials, where-

i) each laminate is non-combustible; and

ii) each adhesive layer is not more than 1mm thick; and

iii) the total thickness of the adhesive layers is not more tnat 2mm; and

iv) the Spread-of Flame Index and the Smoke-Development Index of the laminated material as a whole does not exceed 0 and 3 respectively.

3.7.2.2 External Walls of Class 1 buildings

An External wall of Class 1 building and any openings in that wall must comply with 3.7.1.15 if the wall is less than-

a) 900mm from the allotment boundary other than the boundary adjoining a road alignment or other public space; or

b) 1.8m from another building on the same allotment other than appurtenant Class 10 building or a detached part of the same class 1 building.

3.7.1.4 Measurement of distances

a) The distance from any point on an external wall of a building to an allotment boundary or another building is the distance to that point measured along a line at right angles from the allotment boundary or external wall of the other building which intersects that point without obstruction by wall complying with 3.7.1.5

b) Where a wall within a specified distance is required to be constructed in a certain manner, only that part of the wall, (including any openings) within the specified distance, must be constructed in that manner.

3.7.1.5 Construction of External walls

a) External walls (including gables) required to be fire-resisting [Referred to in 3.7.1.3 or 3.7.1.6] must extend to the underside of a non-combustible roof covering or non-combustible eaves lining, and must,

i) have an FRL of not less than 60/60/60 when tested from the outside; or

ii) be of masonry-veneer construction in which the external masonry veneer is not less than 900mm thick.

b) Openings in external walls required to be fire-resisting [referred to in3.7.1.3 or 3.7.1.6] must be protected by

i) non-operable fire-windows or other construction with an FRL of not less than -/60/-;or

ii) self-closing solid core doors not less than 35mm thick.

c) Subfloor vents, roof vents, weep holes and penetrations for pipes conduits and the like need not comply with(b) above.

d) Concessions for non-habitable room windows, conduits and the like-window that faces the boundary of an adjoining allotment may not be less than 1.2m from that building; providing that-

i) in a bathroom, laundry or toilet, the opening has an area of not more than 1.2sqm; or

ii) in a room other than referred to in (i), opening has an area of not more 0.54sqm; and-

A) the winsow is steel framed, there are no opening sashes and its glazed in wire glass; or

B) the opening is enclosed with hollow glass blocks

3.7.1.8 Separating Walls

a) A wall that separates Class 1 dwellings, or separates a Class 1 building from a Class 10a building which is not appurtenant to that Class 1 building, must have an FRL of not less than 60/60/60, and-

i) commence at the footings or ground slab; and

ii) extend-

A) if the building has a non-combustible roof covering to the underside of the roof covering; or

B) if the building has a combustible roof covering, to not less than 450mm above the roof covering.

Specification C1.10 Fire Hazard Properties. Materials used in the building having flammability, smoke developed and spread-of-flame indices as set-out in Spec.C1.10

3.7.1.10 SKYLIGHT

Combustible roof lights, skylights or the like installed in a roof or part of a roof Open link in same page required to have a Open link in same page non-combustible covering must—

(a) have an aggregate area not more than 20% of the roof or part of the roof; and

(b) be not less than—

(i) 900 mm from—

(A) the allotment boundary other than the boundary adjoining a road alignment or other public space; and

(B) the vertical projection of a Open link in same page separating wall extending to the underside of the roof covering; and

(ii) 1.8 m from any roof light or the like in another building on the allotment other than an appurtenant building or a detached part of the same building.

SECTION A: HEALTH AND AMENITY:

Part F1: Damp and Weatherproofing

-Stormwater drainage must comply with AS/NZS 3500.3.2

-Roof Covering to comply with F1.5

-Sarking must comply with AS/NZS 4200, Parts 1 and 2

-Water proofing of wet areas in buildings to comply with F1.7

-Damp-proofing of floors on ground to comply with F1.11

Part F3.7: Fire Safety

-Automatic fire detection system to be provided in accordance with Part 3.7.2-General Concession:

Part3.7.2-Smoke alarms and evacuation lighting

3.7.5.1 Application

(a)Compliance with this acceptable construction practice satisfies Performance Requirement P2.3.2 for smoke alarms.

(b)For the purposes of this Part, a Class 1 building includes a Class 10a private garage located above or below the Class 1 building.

3.7.5.2 Smoke alarms must-(a)be located in-(i) Class 1a buildings in accordance with 3.7.5.3 and 3.7.5.5 (ii)Class 1b buildings in accordance with 3.7.5.4 and 3.7.5.5.

(b)Comply with AS 3786, except that in a Class 10a private garage where the use of the area is likely to result in smoke alarms causing spurious signals, any other alarm deemed suitable in accordance with AS 1670.1 may be installed provided that smoke alarms complying with AS 3786 are installed elsewhere in the Class 1 building; and

(c) be powered from the consumer mains source where a consumer mains source is supplied to the building; and (d) be interconnected where there is more than one alarm.

Part 3.7.2 Fire separation of external walls

3.7.2.1 Application

Compliance with this acceptable construction practice satisfies Performance Requirement P2.3.1 for fire separation.

3.7.2.2 External walls of Class 1 buildings

An external wall of a Class 1 building, and any openings in that wall, must comply with 3.7.2.4 if the wall is less than—

(a)900 mm from an allotment boundary other than the boundary adjoining a road alignment or other public space; or

(b)1.8 m from another building on the same allotment other than a Class 10 building associated with the Class 1 building or a detached part of the same Class 1 building.

3.8.1 Wet areas and external waterproofing

3.8.1.1 Application

Compliance with this acceptable construction practice satisfies Performance Requirements P2.2.2 for external waterproofing and P2.4.1 for wet areas.

3.8.1.2 Wet Areas Building elements in wet areas within a building must—

(a)be waterproof or water resistant in accordance with Table 3.8.1.1; and

(b)comply with AS 3740.

Part 3.8.6: Sound insulation requirements

3.8.6.1 Application- Compliance with this part satisfies performance requirement P2.4.6 for sound insulation.

3.8.6.2 Sound insulation requirements

a) to provide insulation from air-born and impact sound, a seperating wall between two or more Class 1 buildings, must

i) achieve the weighted sound reduction with spectrum adaption term [Rw+Ctr] and discontinuous construction requirements, as required by Table 3.8.6.1; and

ii) be installed in accordance with appropriate requirements of 3.8.6.3 and 3.8.6.4

b) For the purpose of this part, the Rw+Ctr must be determined in accordance with AS/ NZS 1276.2 or ISO 717.1, using results from laboratory measurements.

Part 3.9: Safe movement and access

-The treads and risers of the proposed stair are to comply with Part 3.9.1.2 General Requirements.

Part 3.9.2.6 Protection of openable windows - bedrooms

(a) A window opening in a bedroom must be provided with protection, where the floor below the window is 2 m or more above the surface beneath.

(b) Where the lowest level of the window opening covered by (a) is less than 1.7 m above the floor, the window opening must comply with the following:

(i) The openable portion of the window must be protected with-

(A) a device capable of restricting the window opening; or

(B) a screen with secure fittings.

(ii) A device or screen required by (i) must-

(A) not permit a 125 mm sphere to pass through the window opening or screen; and

(B) resist an outward horizontal action of 250 N against the-

(aa) window restrained by a device; or

(bb) screen protecting the opening; and

(C) have a child resistant release mechanism if the screen or device is able to be removed, unlocked or overridden.

(c) Where a device or screen provided in accordance with (b)(i) is able to be removed, unlocked or overridden, a barrier with a height not less than 865 mm above the floor is required to the openable window in addition to window protection.

(d) A barrier covered by (c) must not-

(i) permit a 125 mm sphere to pass through it; and

(ii) have any horizontal or near horizontal elements between 150 mm and 760 mm above the floor that facilitate climbing.

3.9.2.7 Protection of openable windows - rooms other than bedrooms

(a) A window opening in a room other than a bedroom must be provided with protection where the floor below the window is 4 m or more above the surface beneath.

(b) The openable part of the window covered by (a) must be protected with a barrier with a height of not less than 865 mm above the floor.

(c) A barrier required by (b) must not-

(i) permit a 125 mm sphere to pass through it; and

(ii) have any horizontal or near horizontal elements between 150 mm and 760 mm above the floor that facilitate climbing.

Part 3.9.2-Barriers and handrails

3.9.2.1 Application

Compliance with this acceptable construction practice satisfies Performance Requirements P2.5.2 for barriers and P2.5.1(b)(i) for handrails, by complying with—

(a)3.9.2.2, 3.9.2.3 and 3.9.2.5 for barriers to prevent falls; and

(b)3.9.2.4 for handrails; and

(c)3.9.2.6 and 3.9.2.7 for protection of openable windows.

3.9.2.2 Barriers to prevent falls

(a)A continuous barrier must be provided along the side of a trafficable surface, such as—

(i)a stairway, ramp or the like; and

(ii)a floor, corridor, hallway, balcony, deck, verandah, mezzanine, access bridge or the like; and

(iii)a roof top space or the like to which general access is provided; and

(iv)any delineated path of access to a building, where it is possible to fall 1 m or more measured from the level of the trafficable surface to the surface beneath (see Figure 3.9.2.1).

(b)The requirements of (a) do not apply to—

(i)a retaining wall unless the retaining wall forms part of, or is directly associated with a delineated path of access to a building from the road, or a delineated path of access between buildings (see Figure 3.9.2.2); or

(ii)a barrier provided to an openable window covered by 3.9.2.6 and 3.9.2.7.

BCA NOTES:

CLAUSE REQUIREMENTS

B1.2 MATERIALS AND FORMS OF CONSTRUCTION TO COMPLY WITH BCA B1.2

C1.12 NON COMBUSTIBLE MATERIALS TO COMPLY WITH BCA C.1.12

3.1.2 SITE DRAINAGE TO COMPLY WITH AS 3500.3.2 OR AS 3500.5 OR BCA 3.1.2.1

3.1.3 TERMITE BARRIER TO BE INSTALLED IN ACCORDANCE WITH AS 3660.1

3.3.3 MASONRY ACCESSORIES TO COMPLY WITH AS 3700 OR BCA 3.3.3

3.3.4 WEATHERPROOFING OF MASONRY TO COMPLY WITH AS 3700 OR BCA 3.3.4

3.4.3 TIMBER FRAMING TO COMPLY WITH AS 1684.2 OR AS 1684.4

3.5.1 WALL CLADDING TO COMPLY WITH AS 1562.1 OR BCA 3.5.1.3

METAL ROOF CLADDING TO COMPLY WITH AS 1562.1

3.5.2 GUTTERS & DOWNPIPES TO COMPLY WITH AS 3500.3.2 OR AS 3500.5 OR BCA 3.5.2.1

3.5.3 WALL CLADDING TO COMPLY WITH BCA 3.5.3.2, 3.5.3.5 & 3.5.3.6

3.6.0 GLAZING TO COMPLY WITH AS 2047 & AS 1248 OR BCA 3.6

3.7.1 FIRE HAZARD PROPERTIES TO COMPLY WITH BCA 3.7.1.1 to 3.7.1.10

3.7.2 FIRE SEPERATION EXTERNAL WALLS COMPLY WITH BCA 3.7.2.2

3.7.3.0 HEATING APPLIANCES TO COMPLY WITH STANDARDS SPECIFIED IN BCA 3.7.3.0

3.7.3.1 HEATING APPLIANCES INSTALLATION TO COMPLY WITH BCA 3.7.3.1

3.7.3.5 FIREPLACE FLUE INSTALLATION TO COMPLY WITH BCA 3.7.3.2

3.8.1 WET AREAS TO COMPLY WITH AS 3470, BCA 3.8.1.1 & BCA F1.7

3.12.1.1 THERMAL INSULATION TO COMPLY WITH BCA 3.12.1

3.12.2 GLAZING TO COMPLY WITH THE PROVISIONS OF THE BASIX CERTIFICATE

3.12.3 BUILDING SEALING TO BE IN ACCORDANCE WITH BCA 3.12.3

3.12.3.1 BUILDING SEALING TO COMPLY WITH BCA 3.12.3.0 - 3.12.3.5

3.12.4 AIR MOVEMENT TO COMPLY WITH THE PROVISIONS OF THE BASIX CERTIFICATE

3.12.5 BUILDING SERVICES TO COMPLY WITH BCA 3.12.5

3.12.5.1 BUILDING SERVICES TO COMPLY WITH BCA 3.12.5.0 - 3.12.5.3

F1.6 SARKING TO COMPLY WITH AS 4200 PTS 1&2

F1.9 DAMP PROOFING OF FLOORS TO COMPLY WITH AS 2870

F2.5 SANITARY COMPARTMENT DOORS TO COMPLY WITH BCA F2.5

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 2 m. However, construction of this building will require workers to be working at heights where a fall in excess of 2m 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 2m is a possibility.

DURING 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 2m 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.

FLOOR FINISHES BY OWNER

b)SLIPPERY OR UNEVEN SURFACES

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.

c)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 the 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. 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).

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 insure 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.

BUILDING COMPONENTS:

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 the loading areas and trained traffic management personnel should be adopted for the work site.

4.SERVICES

Rupture of services during excavation or other activity creates a variety of risks including release of hazardous materials. Existing services are located on and 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 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 colored tape or signage should be used or a protective barrier provided.

5. MANUAL TASKS

Components within this design with a mass 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 specifications.

6. CONFINED SPACES

EXCAVATION

Construction of this building and some maintenance on this 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 constrution, 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 scheduled so that access is for short periods. Manual lifting and other manual activity should be restricted in small spaces.

7. HAZARDOUS SUBSTANCES

ASBESTOS

For alterations to a building constructed prior to 1990- It may contain asbestos 1986- It is likely to contain asbestos 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 materials 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 skin, eyes or other sensitive parts of the body. PPE including protection against inhalation of harmful materials 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. PPE may also be required. The manufacturer's recommendations for use must be carefully considered at all times.

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. OTHER HIGH RISK ACTIVITY

All electrical work should be carried out in accordance with the code of Practice: Managing Electrical risks at the Workplace, AS/NZ 30112 and all licensing requirements.

All work using plant should be carried out in accordance with Code of Practice: Managing risks of Plant at the workplace.

All work should be carried out in accordance with Code of 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.

NATIONAL CONSTRUCTION CODE (NCC 2022)

SECTION A: GENERAL PROVISIONS:

Vol.2 Part 1.3, Clause 1.3.2 Classifications:

Class 1: One or more buildings which in associaion constitute-

(a) Class 1A- a single dwelling, being-

(i) a detached house, or

(ii) one or more attached dwellings, each being a building, seperated by a fire -resisting wall, including a row house, terrace house, townhouse or villa unit.

CLASS 10: A non-habitable building being a private garage, carport, shed, or the like.

Part 3.6 Glazing

3.6.0 Application

(a)Performance RequirementsP2.1.1 and P2.2.2 are satisfied for glazing and windows if designed and constructed in accordance with AS 2047 for the following glazed assemblies in an external wall: (i)Windows excluding those listed in (b).

(ii)Sliding and swinging glazed doors with a frame,including french and bi-fold doors with a frame. (iii)Adjustable louvres. (iv) Window walls with one piece framing.

(b)Performance RequirementP2.1.1 is satisfied for glazing if designed and constructed in accordance with AS 1288 for all glazed assemblies not covered by (a) and the following glazed assemblies:

(i) All glazed assemblies not in an external wall.

(ii) Revolving doors.

(iii)Fixed louvres.

(iv)Skylights, roof lights and windows in other than the vertical plane.

(v) Sliding and swinging doors without a frame.

(vi)Windows constructed on site and architectural one-off windows, which are not design tested in accordance with AS 2047.

(vii) Second-hand windows, re-used windows and recycled windows.

(viii) Heritage windows. (ix)Glazing used in balustrades and sloping overhead glazing.

SECTION C FIRE SEPERATION

Part 3.7.1 Fire Separation

3.7.1.1 Application

Compliance with this Part satisfies Performance Requirement P2.3.1 for fire separation.

3.7.1.2 General Concession - Non- Combustible materials

The following materials, though combustible or containing combustible fibres, may be used wherever a non-combustible is required in the Housing Provisions:



BASIX®Certificate

Building Sustainability Index www.basix.nsw.gov.au

Single Dwelling

Certificate number: 1324678S

This certificate confirms that the proposed development will meet the NSW government’s requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Definitions" dated 10/09/2020 published by the Department. This document is available at www.basix.nsw.gov.au

Secretary  
Date of issue: Thursday, 21 July 2022  
To be valid, this certificate must be lodged within 3 months of the date of issue.



Basix-Commitments

/for details: See the Basix certificate/

Alternative water

- The applicant must install a rainwater tank of at least 2000 litres.  
The rainwater tank to collect rain runoff from at least 50 m2 of the roof  
The applicant must connect the rainwater tank to:
- all toilets in the development
  - the cold water tap that supplies each clothes washer
  - at least one outdoor tap in the development

Fixtures

- Shower heads ..... 3 star (>7.5 but <= 9.0 L/min)
- Toilets.....4 star
- Kitchen tap.....5 star
- Basin Taps.....5 star

**Hot Water System:** gas instantaneous with a performance of 5.0 stars /or a system with a higher energy rating/

**Heating/Cooling:** In at least 1 living area and 1 bedroom: 3-phase Air-conditioning; Energy rating: EER 2.5 - 3.0 (Zoned)

Ventilation

- At least 1 Bathroom: No mechanical ventilation (Natural); Operation control: n/a
- Kitchen: individual fan, ducted to façade or roof; Operation control: manual switch on/off
- Laundry: natural ventilation only, or no laundry; Operation control: n/a

Natural lighting

- The applicant must install a window and/or skylight in the kitchen of the dwelling for natural lighting.
- The applicant must install a window and/or skylight in 4 bathroom(s)/toilet(s) in the development for natural lighting.

Artificial lighting fluorescent or (LED)/DEDICATED/:

- 5 in the bedrooms/study,
- 4 in the living,
- The kitchen, Bathroom, Laundry and ALL Hallways

OTHER

- The applicant must install a gas cook top & electric oven in the kitchen of the dwelling.
- The applicant must install a fixed outdoor clothes drying line as part of the development.



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B	10/10/2022	Change as per Council Letter
A	9/08/2022	Issue For DA

Building Elements

/For Details: see the Nathers certificate

Thermal Comfort-Simulation method

A detailed method of assessment with greater flexibility of solution choice and capacity to assess complex dwelling designs.  
The dwelling design has been assessed with NatHERS software from an accredited assessor

External Walls

- Brick Veneer, Bulk Insulation - R2.5
- Fibro Cavity Panel on Battens Bulk Insulation R2.5

Internal Wall

- Cavity wall, direct fix plasterboard, single gap Bulk Insulation, No Air Gap R 2.5 (Against Garage)
- Cavity wall, direct fix plasterboard, single gap No Insulation (All others)

External Floor

- Waffle pod slab

Internal Floor/Ceiling

- Timber Above Plasterboard Bulk Insulation R 2.5 (Above garage)
- Timber Above Plasterboard No Insulation (All others)

External Ceiling

- Plasterboard Bulk Insulation R 4.0 Unventilated roof space

Roof

- Waterproofing Membrane No Insulation, Only an Air Gap
- Roof Tiles Foil, Gap Above, Reflective Side Down, Anti-glare Up

Note: All coffer ceiling verticals and walls against the roof-space, to be insulated, with the same insulation as the ceiling insulation

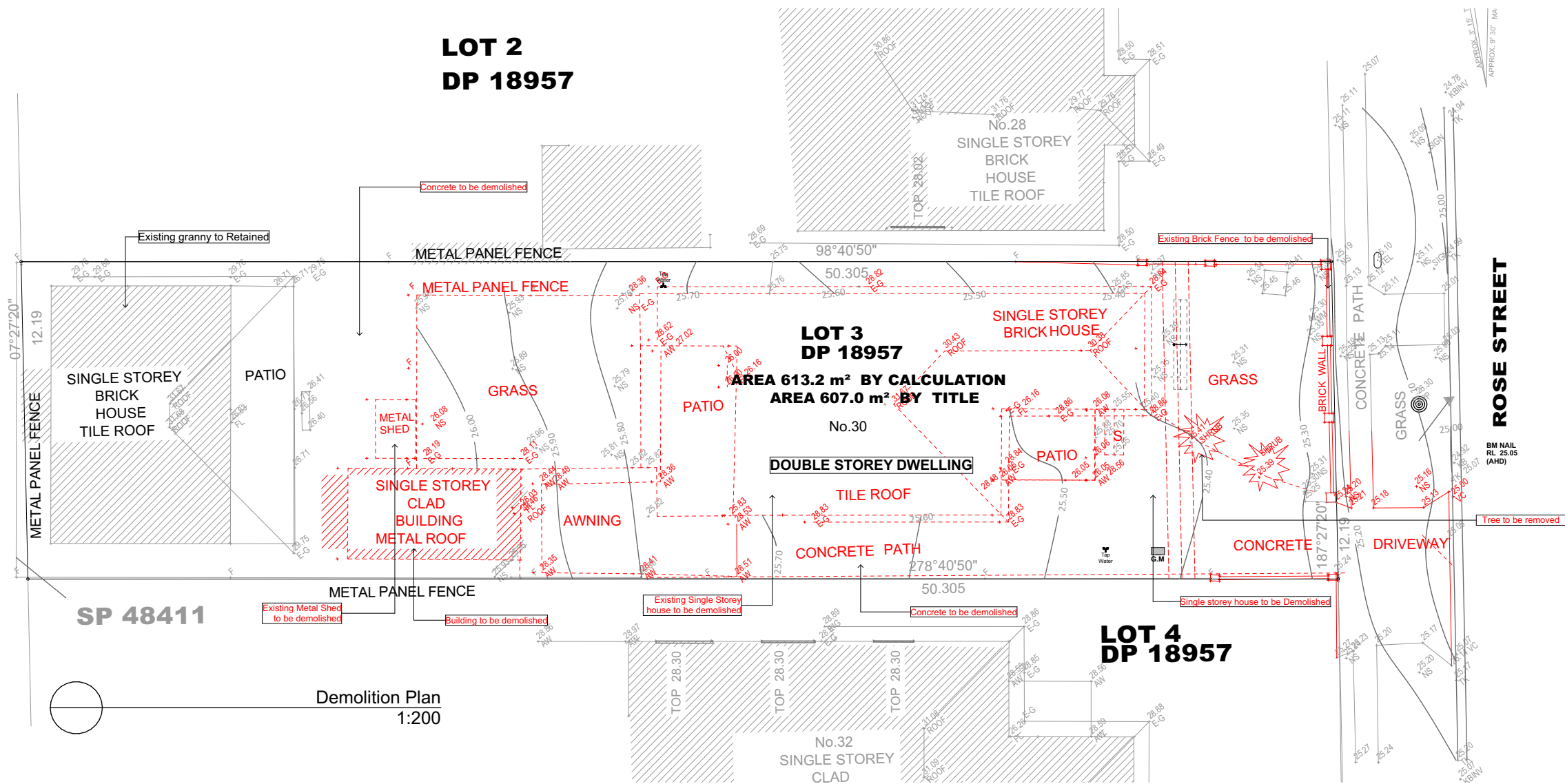
Note: All down lights: IC-F /IC-4/ (insulation covered/ including the control gears/) rated as per AS/NZS standard 60598 and IP (sealed) rated as per BS EN 60529:1992, European IEC 60509:1989

Note: (where the roof is extended over an open area such as a deck or carport): A barrier to be installed within the roof space to separate the space above the zoned part of the house and the space above the open veranda.

Note-Ceiling fans: For the number and the location, see the Nathers certificate



DRAWING : <b>Basix Notes</b>	DRAWN BY: Mrunmayee	DATE : <b>28/07/2023</b>	PROJECT NO. <b>2206 528</b>
CLIENT : <b>Muhammad Iqbal</b>	SCALE:	APPLICATION : DA	ISSUE
PROJECT : <b>DOUBLE STOREY DWELLING</b> <b>#30,Rose St,Sefton</b> <b>Lot-03 , D.P-18957</b>	PAGE SIZE A3	PAGE NO: 0	<b>C</b>



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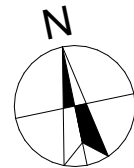
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B	10/10/2022	Change as per Council Letter
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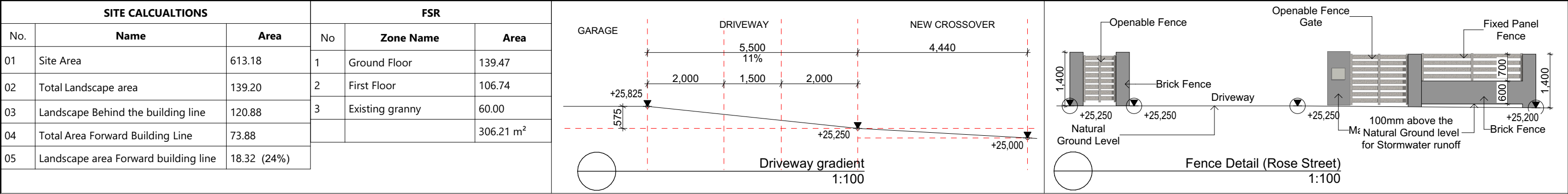


DRAWING : **Demolition Plan**  
CLIENT : **Muhammad Iqbal**  
PROJECT : **DOUBLE STOREY DWELLING**  
**#30, Rose St, Sefton**  
**Lot-03 , D.P-18957**

DRAWN BY: Mrunmayee	DATE : <b>28/07/2023</b>	PROJECT NO. <b>2206 528</b>
SCALE: 1:200	APPLICATION : DA	ISSUE <b>C</b>
PAGE SIZE A3	PAGE NO: 1	







Garage

Driveway

New Crossover

2,000

1,500

2,000

5,500

4,440

11%

+25,825

+25,250

+25,000

Driveway gradient

1:100

Openable Fence

Brick Fence

Openable Fence Gate

Fixed Panel Fence

1,400

700

600

1,400

+25,250

+25,250

+25,250

+25,200

Natural Ground Level

100mm above the Natural Ground level for Stormwater runoff

Brick Fence

Fence Detail (Rose Street)

1:100

5.5

NATIONWIDE HOUSE

ENERGY RATING HOUSE

57.6

MJ/m<sup>2</sup>

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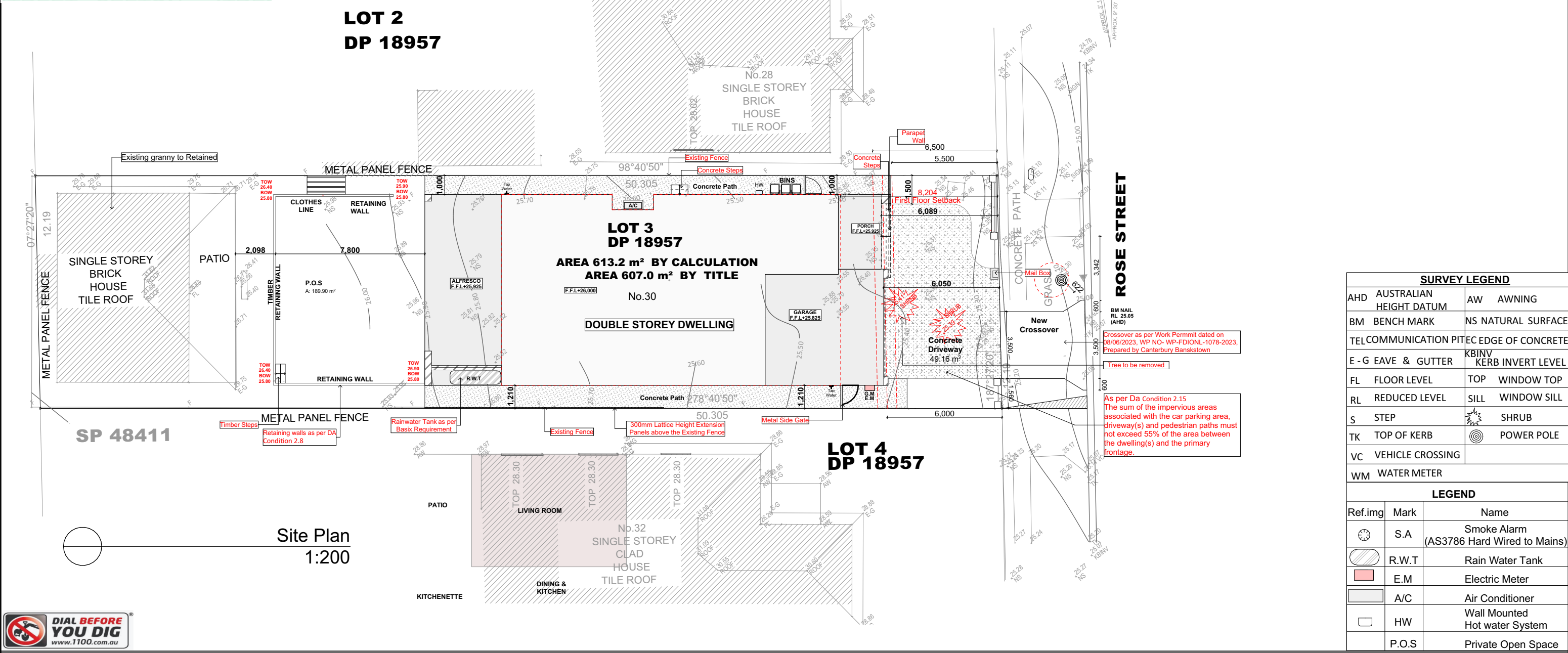
21 Jul 2022

Assessor Zoran Ovetkovski

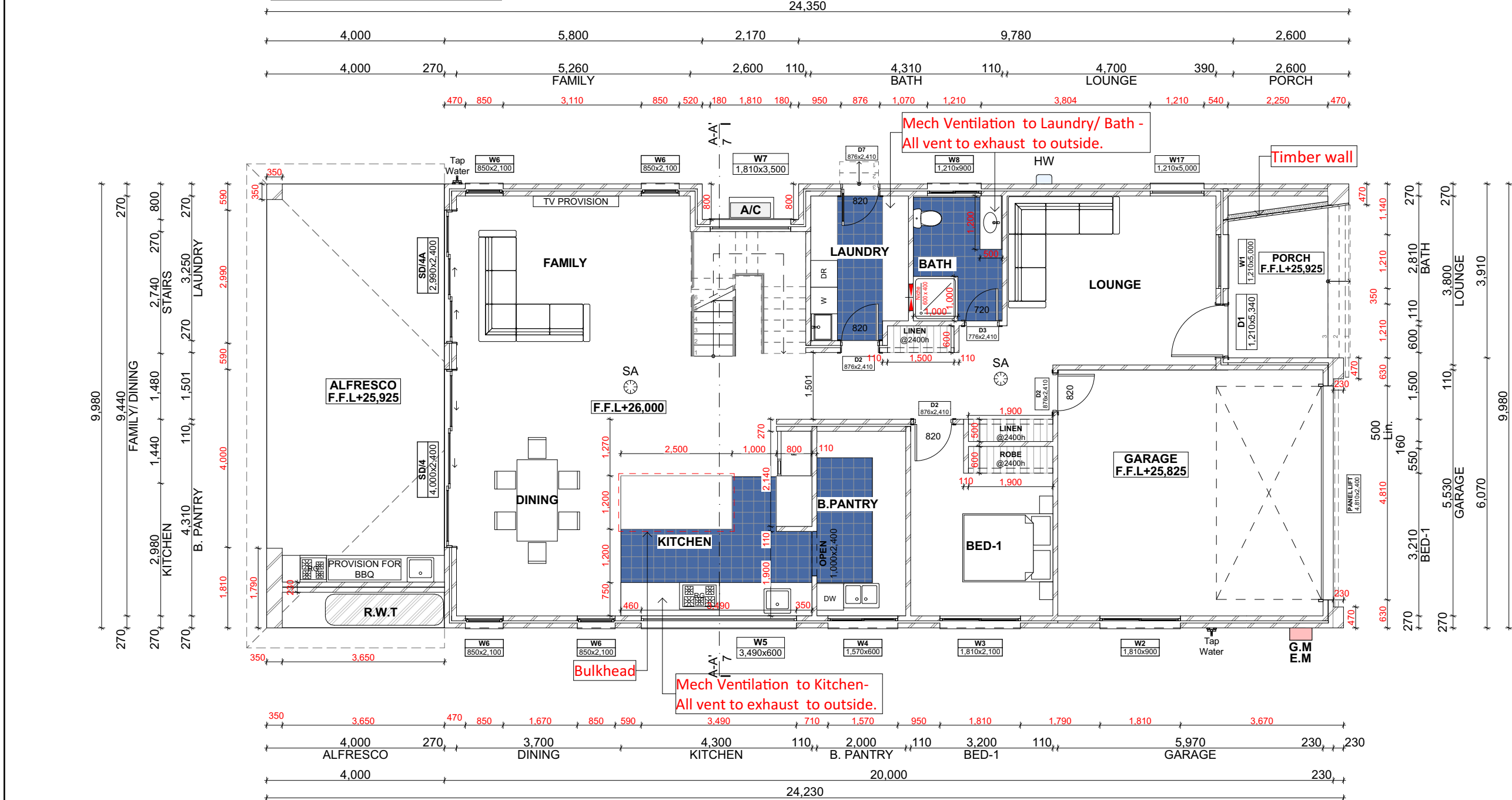
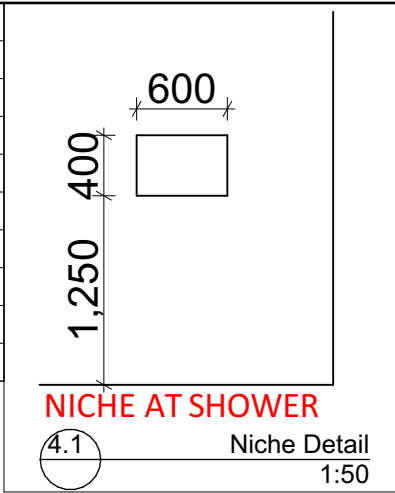
Accreditation No. DMN/13/1641

Address 30 Rose Street, Sefton, NSW, 2162

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Total Built UP		
No.	Name	Area
01	Ground Floor	151.99
02	Garage	36.82
03	Porch	10.22
04	Alfresco	39.92
05	First Floor	161.57
06	Balcony Front	19.56
07	Balcony Rear	8.85
		428.93 m <sup>2</sup>



0. Ground Floor 1:100

LEGEND		
Ref.Img	Mark	Name
	S.A	Smoke Alarm (AS3786 Hard Wired to Mains)
	R.W.T	Rain Water Tank
	E.M	Electric Meter
	A/C	Air Conditioner
	HW	Wall Mounted Hot water System
	P.O.S	Private Open Space

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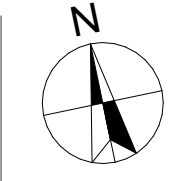
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**ACCREDITED BUILDING DESIGNER**

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DRAWING : **Ground Floor Plan**

CLIENT : **Muhammad Iqbal**

PROJECT : **DOUBLE STOREY DWELLING**  
**#30, Rose St, Sefton**  
**Lot-03 , D.P-18957**

DRAWN BY: **Mrunmayee**

SCALE: **1:100**

PAGE SIZE **A3**

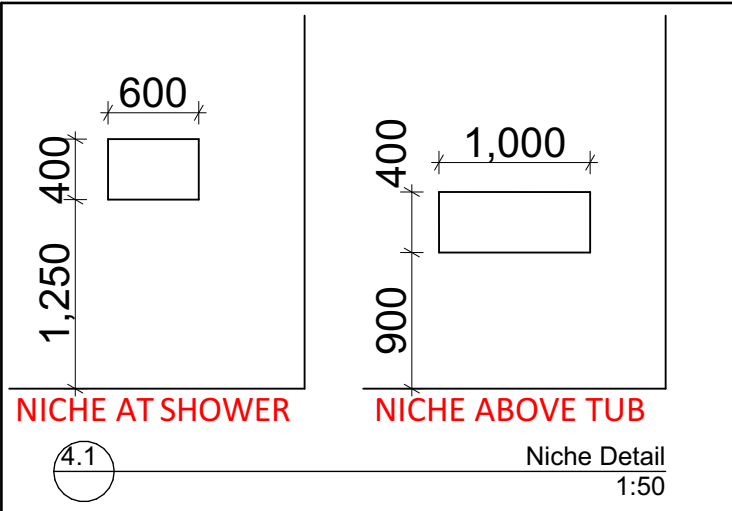
DATE : **28/07/2023**

APPLICATION : **DA**

PAGE NO: **4**

PROJECT NO. **2206 528**

ISSUE **C**



5.5

NATIONWIDE HOUSE

ENERGY RATING SCHEME

57.6

MJ/m<sup>2</sup>

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0007899271 21 Jul 2022

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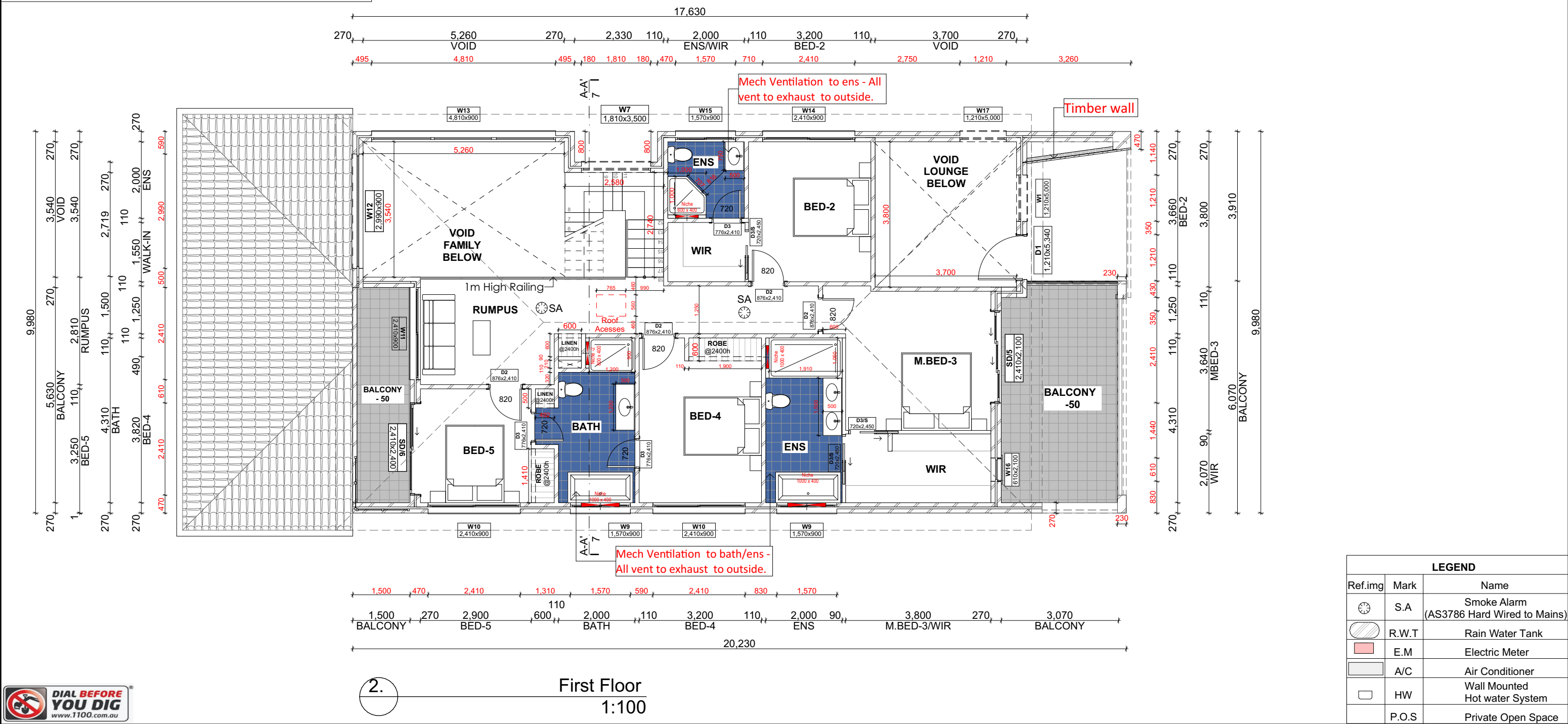
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2.

First Floor

1:100

LEGEND	
Ref.img	Name
	S.A Smoke Alarm (AS3786 Hard Wired to Mains)
	R.W.T Rain Water Tank
	E.M Electric Meter
	A/C Air Conditioner
	HW Wall Mounted Hot water System
	P.O.S Private Open Space

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BUILDING DESIGNER

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DRAWING : First Floor Plan

CLIENT : Muhammad Iqbal

PROJECT : DOUBLE STOREY DWELLING

#30, Rose St, Sefton

Lot-03 , D.P-18957

DRAWN BY: Munmayee

SCALE: 1:100

PAGE SIZE A3

DATE : 28/07/2023

APPLICATION : DA

PAGE NO: 5

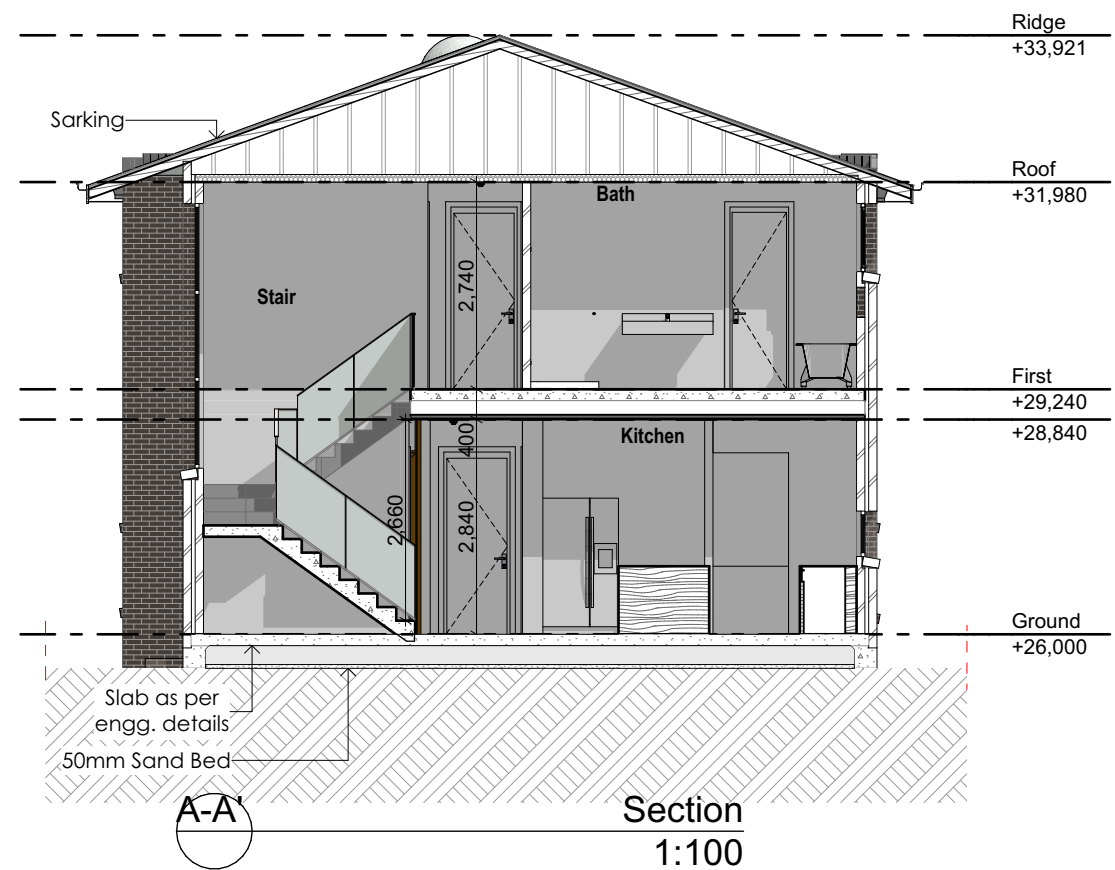
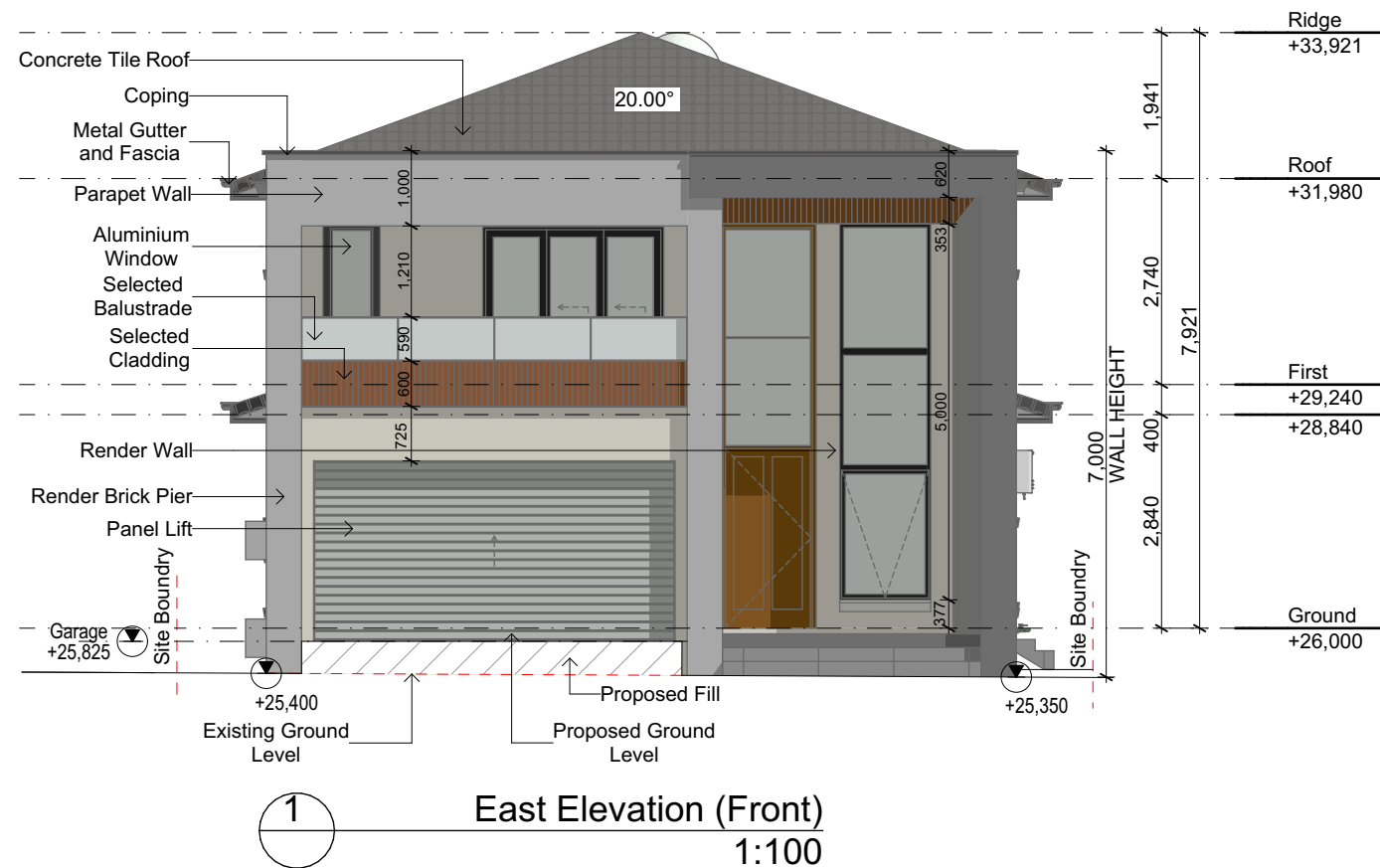
PROJECT NO. 2206 528

ISSUE C





First floor windows to touch the eaves.



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**DRAWING : Elevations & Section**

---

**CLIENT : Muhammad Iqbal**

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**PROJECT : DOUBLE STOREY DWELLING**  
**#30, Rose St, Sefton**  
**Lot-03 , D.P-18957**

DRAWN BY: Mrunmayee	DATE : <b>28/07/2023</b>	PROJECT NO. <b>2206 528</b>
SCALE: 1:100	APPLICATION : DA	ISSUE <b>C</b>
PAGE SIZE A3	PAGE NO: 7	

First floor windows to touch the eaves.



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| DRAWING : **Side Elevations**

CLIENT : **Muhammad Iqbal**

PROJECT: **DOUBLE STOREY DWELLING**  
**#30,Rose St,Sefton**  
**Lot-03 , D.P-18957**

DRAWN BY:  
Mrunmavee

SCALE:  
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APPLICATION :  
DA

PAGE NO:  
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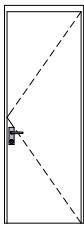
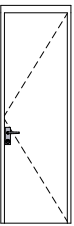
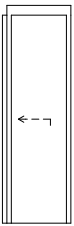

PROJECT NO.

2206 528

ISSUE

C



Door Shedule					
Element ID	D1	D2	D3	D3/S	OPEN
Wallhole Dimensions (W x H)	1,210×5,340	876×2,410	776×2,410	720×2,450	1,000×2,400
Leaf Dimensions	1,154×2,400	820×2,340	720×2,340	720×2,340	---
View from Out Side					
Quantity	1	7	4	3	1
Position	Exterior	Interior	Interior	Interior	Interior



0007899271

21 Jul 2022

Assessor Zoran Cvetkovski

Accreditation No. DMV13/1641

Address








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57.6 MJ/m<sup>2</sup>

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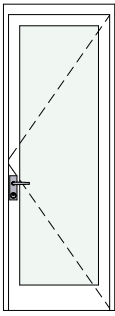
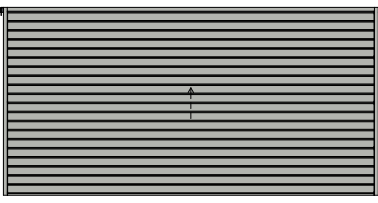
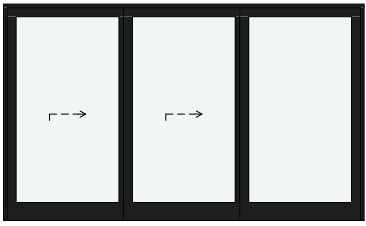
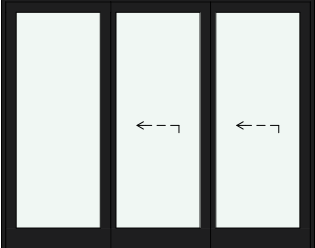
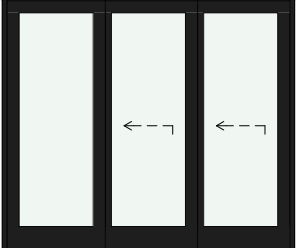
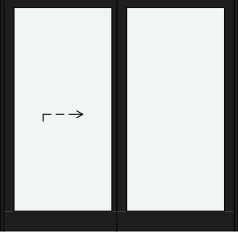
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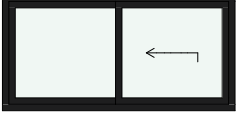
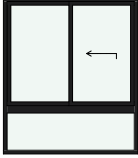


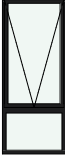

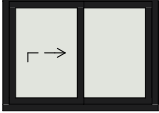
SCHEDULE OF FINISHES		
ELEMENT		SPECIFICATION
Brick Walls		Austal Brick BlackButt
Roof		Tile Roof Atura Barramundi
Window		Black
Gutter/Fascia		Monument
Others Render Color Facade		Tranquil White
		Light Grey
		Dark Grey

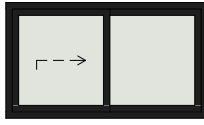
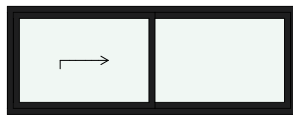



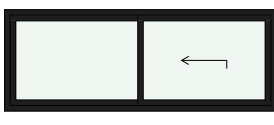
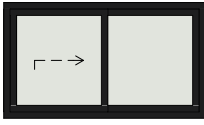


NOTE:  
- TO BE CHECKED AND CONFIRMED BY BUILDER ON SITE BEFORE PLACING ORDER.  
-FALL PREVENTION FROM WINDOWS  
-WINDOWS TO BE MANUFACTURED IN ACCORDANCE WITH REQUIREMENTS OF BCA CLAUSE 3.9.2.5  
1- If Opening withing 1700mm above the floor; and climable elements between 150 and 750 mM above the floor, opening must be permanently restricted to 125mm; or fitted with a non-removable robust screen  
2-If opening between 865 and 1700mm above the floor; and no climable elements between 150 and 760mm above the floor, opening must be restricted to 125mm; or fitted with a removable robust screen.  
3- If opening between 865 of the floor; and climable elements between 150 and 760mm above the floor;or fitted with a non-removable robust screen.  
4-If no opening within 1700mm of the floor.No restrictions apply.

**Part 3.9.2.6 Protection of openable windows - bedrooms**  
(a) A window opening in a bedroom must be provided with protection, where the floor below the window is 2 m or more above the surface beneath.  
(b) Where the lowest level of the window opening covered by (a) is less than 1.7 m above the floor, the window opening must comply with the following:  
(i) The openable portion of the window must be protected with-  
(A) a device capable of restricting the window opening; or  
(B) a screen with secure fittings.  
(ii) A device or screen required by (i) must-  
(A) not permit a 125 mm sphere to pass through the window opening or screen; and  
(B) resist an outward horizontal action of 250 N against the-  
(aa) window restrained by a device; or  
(bb) screen protecting the opening; and  
(C) have a child resistant release mechanism if the screen or device is able to be removed, unlocked or overridden.  
(c) Where a device or screen provided in accordance with (b)(i) is able to be removed, unlocked or overridden, a barrier with a height not less than 865 mm above the floor is required to the openable window in addition to window protection.  
(d) A barrier covered by (c) must not-  
(i) permit a 125 mm sphere to pass through it; and  
(ii) have any horizontal or near horizontal elements between 150 mm and 760 mm above the floor that facilitate climbing.

**3.9.2.7 Protection of openable windows - rooms other than bedrooms**  
(a) A window opening in a room other than a bedroom must be provided with protection where the floor below the window is 4 m or more above the surface beneath.  
(b) The openable part of the window covered by (a) must be protected with a barrier with a height of not less than 865 mm above the floor.  
(c) A barrier required by (b) must not-  
(i) permit a 125 mm sphere to pass through it; and  
(ii) have any horizontal or near horizontal elements between 150 mm and 760 mm above the floor that facilitate climbing.

Door Schedule						
ID	D7	PANEL LIFT	SD/4	SD/4A	SD/5	SD/6
Wallhole Dimensions (W X H)	876×2,410	4,810×2,400	4,000×2,400	2,990×2,400	2,410×2,100	2,410×2,400
View from Reveal Side						
QTY	1	1	1	1	1	1
Position	Exterior	Exterior	Exterior	Exterior	Exterior	Exterior

Window Schedule								
ID	W1	W2	W3	W4	W5	W6	W7	W8
Frame Dimensions	1,210×5,000	1,810×900	1,810×2,100	1,570×600	3,490×600	850×2,100	1,810×3,500	1,210×900
View from Reveal Side								
Glass	Glass - Clear	Glass - Clear	Glass - Clear	Glass - Clear	Glass - Clear	Glass - Clear	Glass - Obscure	Glass - Obscure
QTY	1	1	1	1	1	4	1	1

Window Schedule									
ID	W9	W10	W11	W12	W13	W14	W15	W16	W17
Frame Dimensions	1,570×900	2,410×900	2,410×900	2,990×900	4,810×900	2,410×900	1,570×900	610×2,100	1,210×5,000
View from Reveal Side									
Glass	Glass - Obscure	Glass - Clear	Glass - Clear	Glass - Clear	Glass - Clear	Glass - Clear	Glass - Obscure	Glass - Obscure	Glass - Obscure
QTY	2	2	1	1	1	1	1	1	1



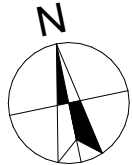
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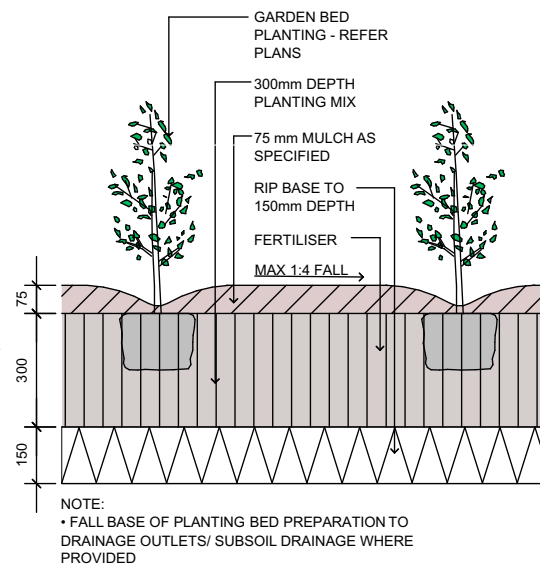


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B	10/10/2022	Change as per Council Letter
A	9/08/2022	Issue For DA

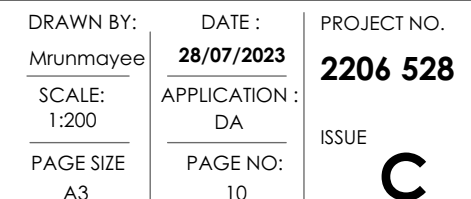
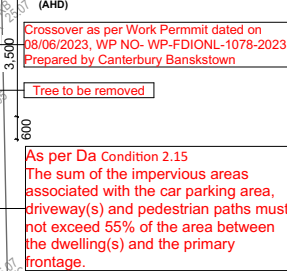


DRAWING : **Door, Windows and SOF**  
CLIENT : **Muhammad Iqbal**  
PROJECT : **DOUBLE STOREY DWELLING**  
**#30,Rose St,Sefton**  
**Lot-03 , D.P-18957**

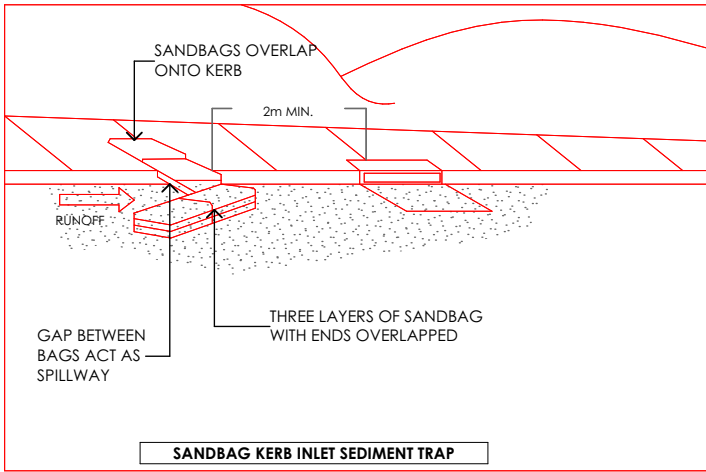
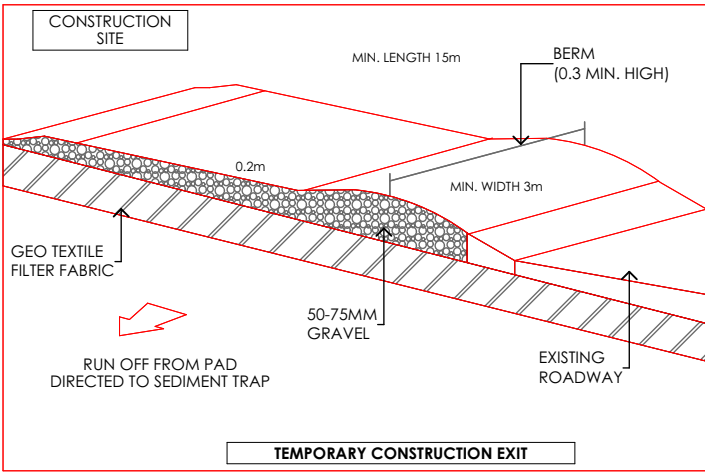
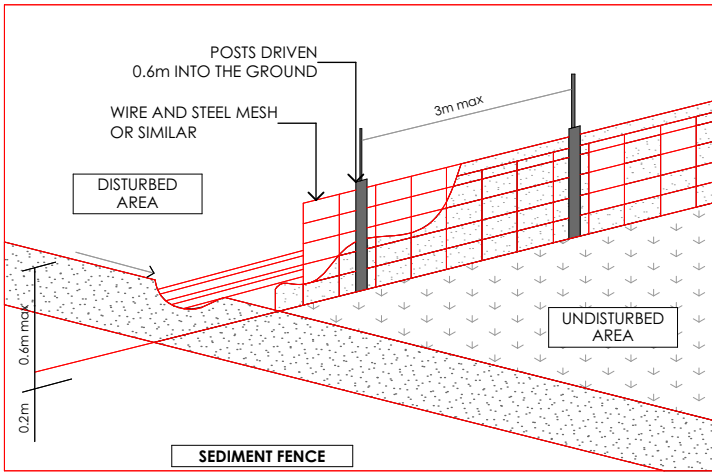
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SCALE: **1:1**  
PAGE SIZE **A3**  
DATE : **28/07/2023**  
APPLICATION : **DA**  
PAGE NO: **9**  
PROJECT NO. **2206 528**  
ISSUE **C**



	<b>LEGEND</b>		<p>GE:- GARDEN EDGING AS SELECTED</p> <p>TREATED PINE SPLITS 90 MM 2.4 MT LENGTH, FASTENED TO HARWOOD STAKES, MINIMUM DEPTH IN GROUND OF 300 MM WITH GALVANISED TREATED PINE SCREWS(SIZE 75 MM X 8G)</p> <p>LAWN:- BUFFALO WITH SHIRLEYS NO.17 FERTILISER</p> <p>ALL PLANTS TO HAVE 35 MM OF BARK CHIP MULCH SPREAD OVER TOP SOIL TURF TO BE WATERED MORNING AND EVENING FOR A PERIOD OF TWO WEEKS OR AD NECESSARY.</p>
	Ref.img	Name	
		Tree	
		Shrub	
		Grass (Landscape Area)	
		Aggregate	







**SEDIMENT CONTROL NOTES**

1. ALL EROSION AND SEDIMENTATION CONTROL MEASURES, INCLUDING REVEGETATION AND STORAGE OF SOIL AND TOPSOIL, SHALL BE IMPLEMENTED TO THE STANDARDS OF THE SOIL CONSERVATION OF NSW.
2. ALL DRAINAGE WORKS SHALL BE CONSTRUCTED AND STABILIZED AS EARLY AS POSSIBLE DURING DEVELOPMENT.
3. SEDIMENT TRAPS SHALL BE CONSTRUCTED AROUND ALL INLET PITS, CONSISTING OF 300mm WIDE x 300mm DEEP TRENCH.
4. ALL SEDIMENT BASINS AND TRAPS SHALL BE CLEANED WHEN THE STRUCTURES AREA MAXIMUM OF 60% FULL OF SOIL MATERIALS, INCLUDING THE MAINTENANCE PERIOD.
5. ALL DISTURBED AREAS SHALL BE REVEGETATED AS SOON AS THE RELEVANT WORKS ARE COMPLETED.
6. SOIL AND TOPSOIL STOCKPILES SHALL BE LOCATED AWAY FROM DRAINAGE LINES AND AREA WHERE WATER MAY CONCENTRATE.
7. FILTER SHALL BE CONSTRUCTED BY STRETCHING A FILTER FABRIC (PROPEX OR APPROVED EQUIVALENT BETWEEN POST AT 3.0m CENTRES. FABRIC SHALL BE BURIED 150mm ALONG ITS LOWER.

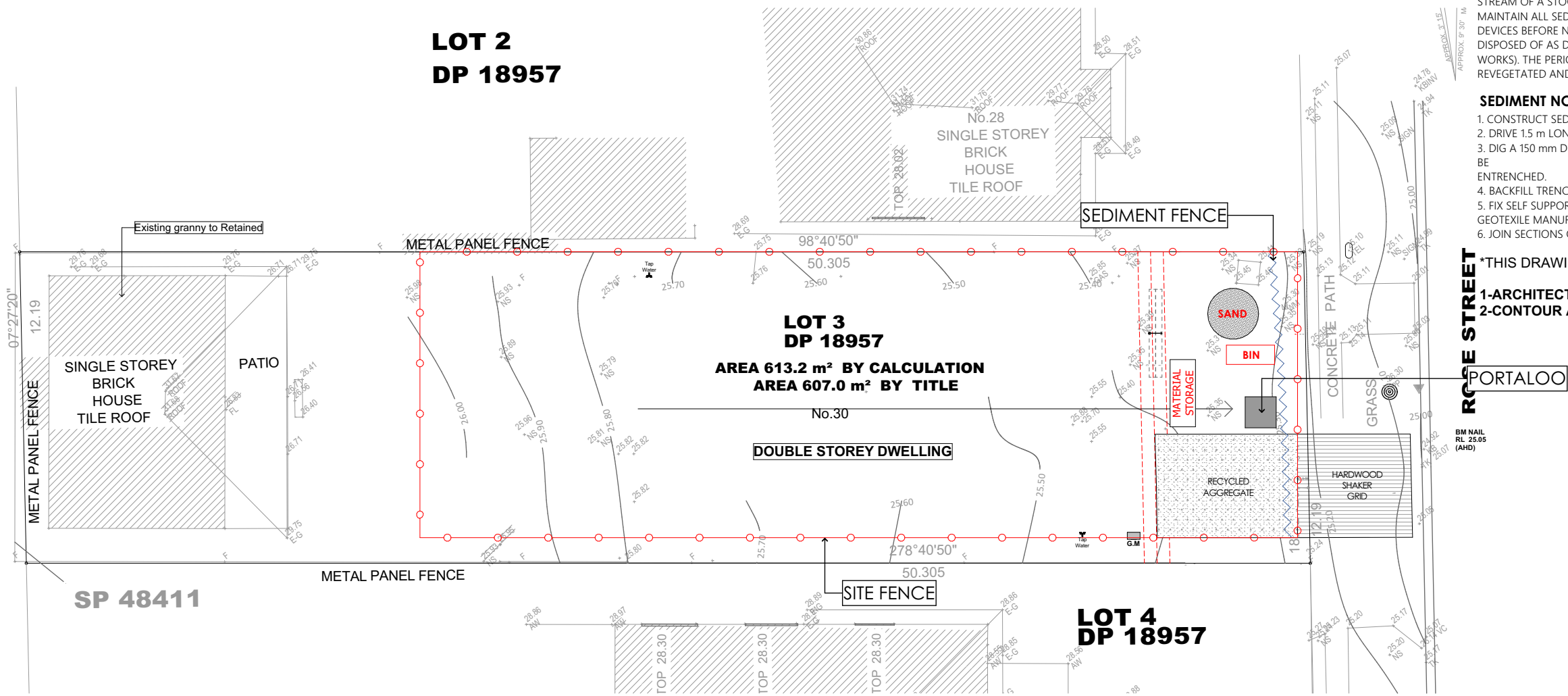
TOPSOIL SHALL BE STRIPPED AND STOCKPILED OUTSIDE HAZARD AREAS SUCH AS DRAINAGE LINES. THIS TOPSOIL IS TO BE RE-SPREAD LATER ON AREAS TO BE REVEGETATED AND STABILISED ONLY. (i.e ALL FOOT-PATHS, BATTERS, SITE, REGRADING AREAS, DRAINAGE RESERVES AND CHANNELS). TOP SOIL SHALL NOT BE SPREAD ON ANY OTHER AREAS SPECIFICALLY INSTRUCTED BY THE SUPERINTENDENT. IF THEY ARE TO REMAIN FOR LONGER THAN ONE MONTH STOCKPILES SHALL BE PROTECTED FROM EROSION BY COVERING THEM WITH A MULCH AND HYDROSEEDING AND, IF NECESSARY, BY LOCATING BANKS OR DRAINS UPSLOPE TO DIVERT THE RUNOFF AROUND THEM. IN SOME CIRCUMSTANCES IT MAY BE NECESSARY TO PLACE BANKS OR DRAINS DOWN STREAM OF A STOCKPILE TO RETARD SEDIMENT LADEN RUNOFF. THE CONTRACTOR SHALL REGULARLY MAINTAIN ALL SEDIMENT AND EROSION CONTROL DEVICES AND REMOVE ACCUMULATED SILT FROM SUCH DEVICES BEFORE NO MORE THAN 60% OF THEIR CAPACITY IS LOST. ALL THE SILT REMOVED SHALL BE DISPOSED OF AS DIRECTED BY THE SUPERINTENDENT. (NO SILT SHALL BE PLACED OUTSIDE THE LIMITS OF WORKS). THE PERIOD FOR MAINTAINING THESE DEVICES SHALL BE AT LEAST UNTIL ALL DISTURBED AREAS ARE REVEGETATED AND FURTHER AS MAY BE DIRECTED BY THE SUPERINTENDENT OR COUNCIL

**SEDIMENT NOTES**

1. CONSTRUCT SEDIMENT FENCE AS CLOSE AS POSSIBLE AND PARALLEL TO THE CONTOURS OF THE SITE.
2. DRIVE 1.5 m LONG STAR PICKETS INTO GROUND Max 3 m Ctrs.
3. DIG A 150 mm DEEP TRENCH ALONG THE UPSLOPE LINE OF THE FENCE FOR THE BOTTOM OF THE FABRIC TO BE ENTRENCHED.
4. BACKFILL TRENCH OVER BASE OF FABRIC.
5. FIX SELF SUPPORTING GEOTEXILE TO UPSLOPE SIDE OF POSTS WITH WIRE TIES OR AS RECOMMENDED BY GEOTEXILE MANUFACTURER.
6. JOIN SECTIONS OF FABRIC AT A SUPPORT POST WITH A Min LAP OF 150 mm.

\*THIS DRAWING SHALL BE READ IN CONJUNCTION WITH THE FOLLOWING:

- 1-ARCHITECTURAL PLANS
- 2-CONTOUR AND DETAIL SURVEY



Sediment Control Plan  
1:200



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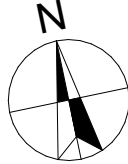
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A	9/08/2022	Issue For DA



DRAWING : **Sediment Control Plan**

CLIENT : **Muhammad Iqbal**

PROJECT : **DOUBLE STOREY DWELLING**  
**#30, Rose St, Sefton**  
**Lot-03 , D.P-18957**

DRAWN BY: **Mrunmayee**

SCALE: **1:200**

PAGE SIZE **A3**

DATE : **28/07/2023**

APPLICATION : **DA**

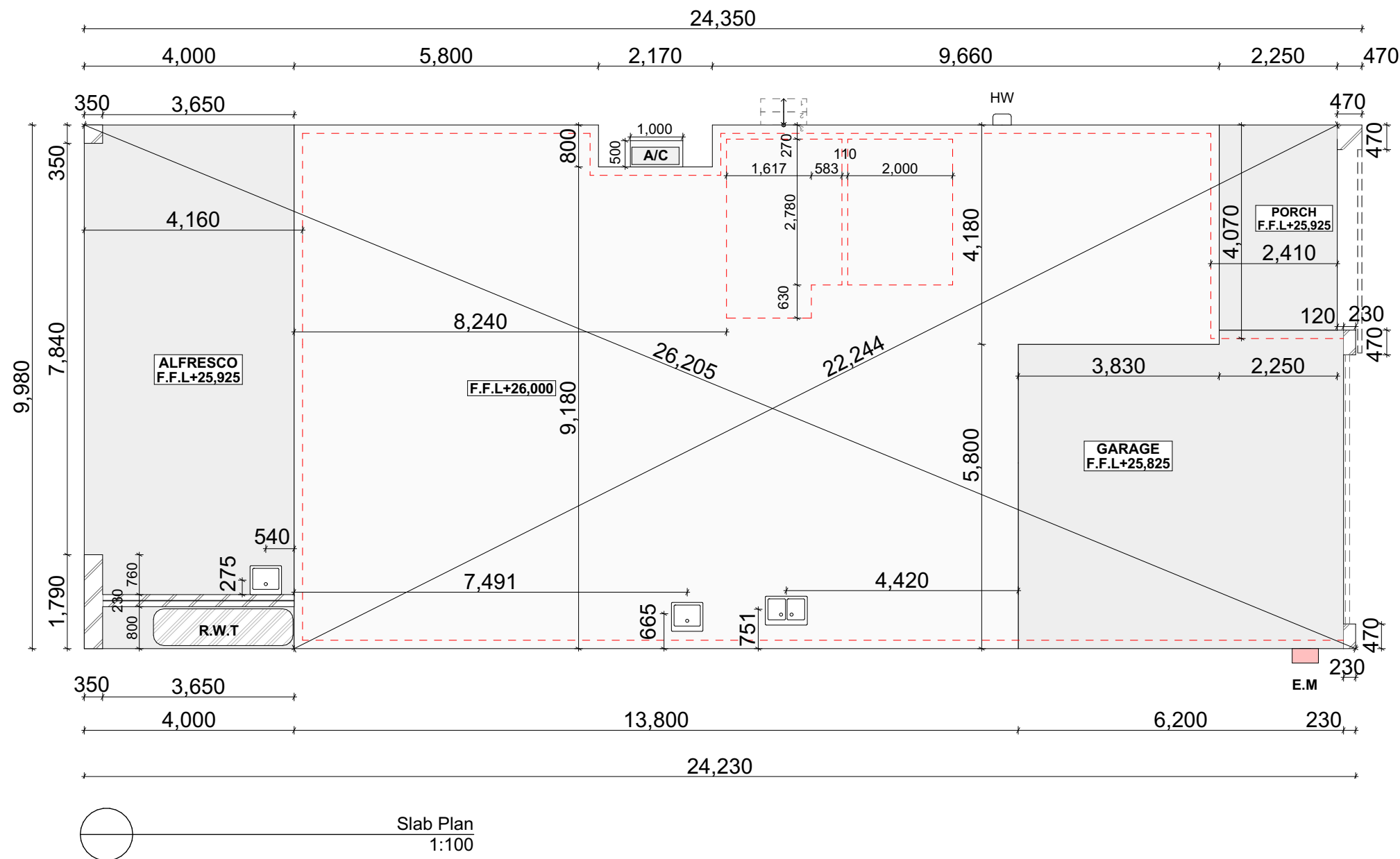
PAGE NO: **11**

PROJECT NO. **2206 528**

ISSUE **C**



- NOTE
- CONCRETE SLAB AS PER ENGINEERS DETAILS
  - CONCRETE FOOTINGS AS PER ENGINEER'S DETAILS
  - EDGE BEAM DETAILS AS PER ENGINEER'S DETAILS
  - ALL BRICK REBATES AS PER ENGINEER'S DETAILS



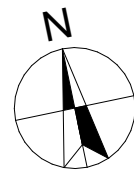
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DRAWING : **Slab Plan**  
CLIENT : **Muhammad Iqbal**  
PROJECT : **DOUBLE STOREY DWELLING**  
**#30, Rose St, Sefton**  
**Lot-03 , D.P-18957**

DRAWN BY: Mrunmayee	DATE : <b>28/07/2023</b>	PROJECT NO. <b>2206 528</b>
SCALE: 1:100	APPLICATION : DA	ISSUE <b>C</b>
PAGE SIZE A3	PAGE NO: 12	