

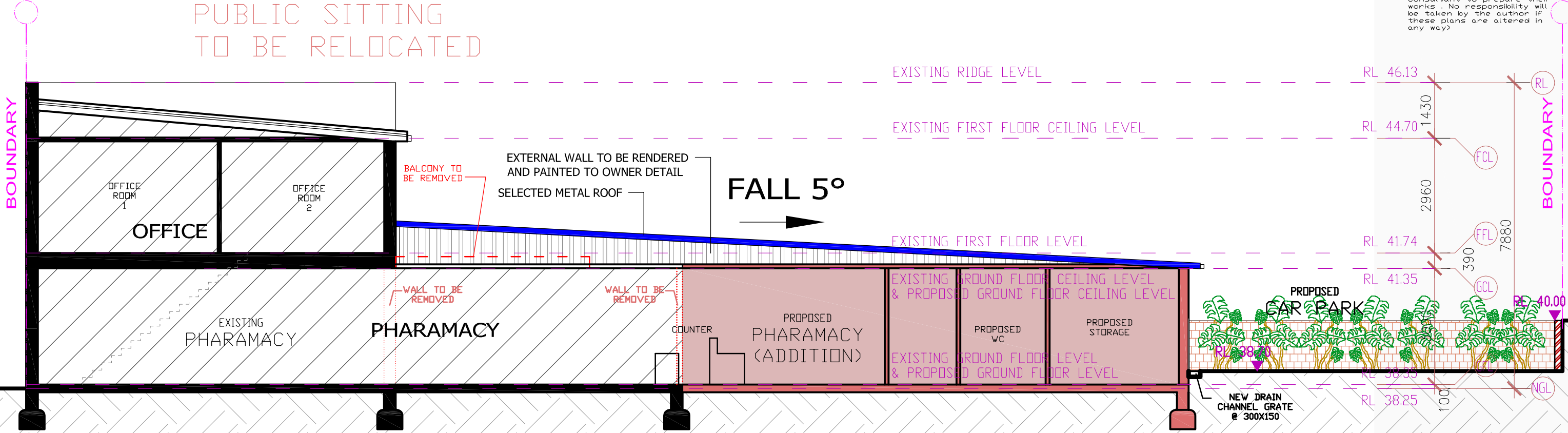
SPECIAL NOTES :

All Dimensions to be Site  
Checked Prior to any  
Commencement of Building  
Works by Builder

The setback dimensions shown  
on this plan are approximate,  
and based on measurements  
taken from the house to the  
fences on site. The  
dimensions may vary slightly  
during construction subject  
to a surveyor's peg-out  
from the actual boundaries.

NOT FOR CONSTRUCTION-  
(These plans shall not be  
used other than for the  
sole purpose for the  
Consultant to prepare their  
works. No responsibility will  
be taken by the author if  
these plans are altered in  
any way)

PUBLIC SITTING  
TO BE RELOCATED



NOTES

- TERMITE RISK MANAGEMENT COMPLYING WITH PART 3.1.3 NCC VOL 2; COMPRISING  
(A) TERMITE BARRIER OR COMBINATION OF BARRIERS INSTALLED IN ACCORDANCE WITH  
(i) AS 3660.1; OR  
(ii) PART 3.1.3.3 OF NCC FOR CONCRETE SLABS ON GROUND  
(iii) PART 3.1.3.4 OF THE NCC FOR SUSPENDED FLOORS  
(B) INSTALLATION OF A DURABLE NOTICE PERMANENTLY FIXED TO THE BUILDING IN A PROMINENT LOCATION(METER BOX) INDICATING  
(i) THE METHOD OF TERMITE RISK MANAGEMENT  
(ii) THE DATE OF INSTALLATION OF THE SYSTEM  
(iii) WHERE A CHEMICAL BARRIER IS USED ITS LIFE EXPECTANCY AS LISTED ON THE NATIONAL AUTHORITY LABEL  
(iv) THE INSTALLERS OR MANUFACTURERS RECOMMENDATIONS FOR FUTURE INSPECTIONS
- DRAINAGE COMPLYING WITH PART 3.1.2 NCC VOL 2, AND AS/NZS 3500, INCLUDING
- FOOTING AND SLAB PREPARATION, STEELWORK, CONCRETE AND CONSTRUCTION COMPLYING WITH PART 3.2 AND 3.11 NCC VOL 2
- INSTALL A CONTINUOUS WATERPROOF MEMBRANE TO ANY SLAB CONSTRUCTION FOR A HABITABLE BUILDING BETWEEN THE CONCRETE SLAB CONSTRUCTION AND SURFACE TO CLAUSE 3.2.2.6 NCC VOL 2
- TIMBER FRAMING CONSTRUCTION COMPLYING WITH PART 3.4.3 NCC VOL 2 INCLUSIVE OF REQUIREMENTS FOR MEMBER SIZES, SPACES, BRACING, SPANS, LOCATIONS AND STRESS GRADES, WHERE ROOF TRUSSES ARE TO BE USED, PROVIDE FULL DETAILS OF SAME. PRINCIPAL CERTIFYING AUTHORITY BEFORE ERECTION OF THE ROOF FRAME, INCLUDING BRACING DETAILS
- SARKING MATERIALS USED IN THE ROOF OF THE CLASS 1 BUILDING MUST HAVE A FLAMMABILITY INDEX OF NOT MORE THAN 5. COMPLYING WITH CLAUSE 3.7.1.9 NCC VOL 2 AND BE SUITABLE FOR WEATHERPROOFING
- MASONRY CONSTRUCTION COMPLYING WITH PART 2.2 NCC VOL 2
- GLAZING COMPLYING WITH PART 3.6 NCC VOL 2
- INSTALLATION OF SMOKE DETECTORS TO COMPLY WITH PART 3.7.2.2 NCC VOL 2, INCLUDING SMOKE ALARMS
- STAIR CONSTRUCTION TO COMPLY WITH PART 3.9.1 NCC VOL 2 INCLUDING GEOMETRY AND CONSTRUCTION REQUIREMENTS
- BALUSTRADES / BARRIERS TO COMPLY WITH PART 3.9.2 NCC VOL 2
- WATERPROOFING OF WET AREAS INCLUDING BATHROOMS, SHOWERS, LAUNDRIES, SANITARY COMPARTMENTS AND THE LIKE COMPLYING WITH PART 3.8.1 NCC VOL 2 AND AUSTRALIAN STANDARD 3740
- TIMBER FRAMEWORK COMPLYING WITH ALL RELEVANT PROVISIONS OF AUSTRALIAN STANDARD 1684-PARTS 2 & 4 INCLUSIVE OF REQUIREMENTS FOR TIMBER SIZES, SPACES, BRACING, SPANS, LOCATIONS AND STRESS GRADES
- AUSTRALIAN STANDARD AS 3500 PLUMBING AND DRAINAGE AND PART 5 DOMESTIC INSTALLATIONS
- CEILING INSULATION TO COMPLY WITH NSW PARTS 3.12.1 BUILDING
- BUILDING SEALING TO COMPLY WITH NCC PART 3.12.3
- SERVICES TO COMPLY WITH NCC PART 3.12.5
- STAIRS TO COMPLY WITH NCC PART 3.9.1.3

NOTES :

1. Builder to check all Building and Boundary Dimensions Prior to Commencement of work so that the work can be carried out in accordance to Australian Authorities.
2. All Building work to comply with Australian Building codes and Local Council Requirements.
3. Provide Termite Protection in Accordance with AS3660.1-1995 Requirements.
4. All Dimensions shown are Theoretical only and are subject to Site Measure during Construction.
5. Do not Scale Of Drawings.
6. Site Boundary Survey to be provided where necessary to confirm Boundary Position in Accordance with Adjoining Properties and Services.
7. Wet area waterproofing shall comply with Part 3.8.1 of B.C.A
8. All stair balustrades to comply with Part 3.9 of B.C.A
9. Mechanical ventilation to all internal bathrooms and w.f.'s shall comply with Part 3.8.5 of B.C.A.
10. All timber framing shall comply with AS 1684 and Part 3.4.8 of B.C.A.
11. All glazing to comply with Part 3.6 of B.C.A.
12. W.C. doors to comply with Part 3.8.3.3 of the B.C.A. (Housing Provisions)

SECTION A-A

SCALE 1:100

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PROPOSED ALTERATION & ADDITION  
JOB : 89 AUBURN ROAD, BIRROONG NSW 2143  
FOR : CHI HUA LO & CHIV HUAY TSE  
DRAWN BY : S. L. SCALE: 1:100 A3  
DATE: MAY 2023  
DRAWING: No.8372/23 SHEET: 7

SUB	Detail	Date
DA	CONCEPT DESIGN	30/05/23
DA	FINAL - REV. 1 VER. A	28/06/23

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