

Development Application: Proposed construction of a detached secondary dwelling and outbuilding.
8A Woods Road, Sefton NSW 2162



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SITE ADDRESS: 8A Woods Road, Sefton NSW 2162
CLIENT: Ahmed Aassar
PROJECT TYPE: Proposed construction of a detached secondary dwelling and outbuilding
DATE: Issue Date REV: A SHEET NO: A101
COUNCIL AREA: CB City Council SCALE:

SAFETY NOTES

THESE NOTES MUST BE READ AND UNDERSTOOD BY ALL INVOLVED IN THE PROJECT. THIS INCLUDES (BUT IS NOT EXCLUDED TO): OWNERS, BUILDER, SUB-CONTRACTORS, CONSULTANTS, RENOVATORS, OPERATORS, MAINTENORS, DEMOLISHERS.

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 TWO METERS. HOWEVER, CONSTRUCTION OF THIS BUILDING WILL REQUIRE WORKERS TO BE WORKING AT HEIGHT WHERE A FALL IN EXCESS OF TWO METERS 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 TWO METERS IS A POSSIBILITY.

DURING OPERATION OR 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 TWO METERS IS POSSIBLE. WHERE THIS TYPE OF ACTIVITY IS REQUIRED, SCAFFOLDING, LADDERS OR TRETTLES SHOULD BE USED IN ACCORDANCE WITH RELEVANT CODES OF PRACTICE, REGULATIONS OR LEGISLATION.

FOR BUILDINGS WHERE SCAFFOLD, LADDERS,TRETTLES ARE NOT 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 TWO METERS IS POSSIBLE. WHERE THIS TYPE OF ACTIVITY IS REQUIRED, SCAFFOLDING, FALL BARRIERS OR PERSONAL PROTECTIVE EQUIPMENT (PPE) SHOULD BE USED IN ACCORDANCE WITH RELEVANT CODES OF PRACTICE, REGULATIONS OR LEGISLATION.

ANCHORAGE POINTS

ANCHORAGE POINTS FOR PORTABLE SCAFFOLD OR FALL ARREST DEVICES HAVE BEEN INCLUDED IN THE DESIGN FOR USE BY MAINTENANCE WORKERS. ANY PERSONS ENGAGED TO WORK ON THE BUILDING AFTER COMPLETION OF CONSTRUCTION WORK SHOULD BE INFORMED ABOUT THE ANCHORAGE POINTS.

- B. SLIPPERY OR UNEVEN SURFACES

FLOOR FINISHES SPECIFIED

IF FINISHES HAVE BEEN SPECIFIED BY DESIGNER, THESE HAVE BEEN SELECTED TO MINIMISE THE RISK OF FLOORS AND PAVED AREAS BECOMING SLIPPERY WHEN WET OR WHEN WALKED ON WITH WET SHOES/FEET. ANY THE DESIGNER OR, IF THIS IS NOT PRACTICAL, SURFACES WITH AN EQUIVALENT OR BETTER SLIP RESISTANCE SHOULD BE CHOSEN.

FLOOR FINISHES BY OWNER

IF DESIGNER HAS NOT BEEN INVOLVED WITH 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.

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 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 MATERIALS, 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 TOE BOARDS 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)

BUILDING COMPONENTS

DURING CONSTRUCTION, RENOVATION OR DEMOLITION OF THIS BUILDING, PARTS OF THE STRUCTURE INCLUDING FABRICATED STEELWORK, HEAVY PANELS AND MANY OTHER COMPONENT WILL REMAIN STANDING PRIOR TO OR AFTER SUPPORTING PARTS ARE IN PLACE. CONTRACTORS SHOULD ENSURE THAT TEMPORARY BRACING OR OTHER REQUIRED SUPPORT IS IN PLACE AT ALL TIMES WHEN COLLAPSE WHICH MAY INJURE PERSON IN THE AREA IS A POSSIBILITY.

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.

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 LOADING AREAS AND TRAINED TRAFFIC MANAGEMENT PERSONNEL SHOULD BE USED TO SUPERVISE LOADING/UNLOADING AREAS.

FOR ALL BUILDINGS: BUSY CONSTRUCTION AND DEMOLITION SITES PRESENT A RISK OF COLLISION WHERE DELIVERIES AND OTHER TRAFFIC ARE MOVING WITHIN THE SITE. A TRAFFIC MANAGEMENT PLAN SUPERVISED BY TRAINED TRAFFIC MANAGEMENT PERSONNEL SHOULD BE ADOPTED FOR THE WORK SITE.

SERVICES

GENERAL
RUPTURE OF SERVICES DURING EXCAVATION OR OTHER ACTIVITY CREATES A VARIETY OF RISKS INCLUDING RELEASE OF HAZARDOUS MATERIAL. EXISTING SERVICES ARE LOCATED ON OR 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 SERVICE (SUCH AS DIAL BEFORE YOU DIG) ,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 AND 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 COLOURED TAP OR SIGNAGE SHOULD BE USED OR A PROTECTIVE BARRIER PROVIDED.

MANUAL TASKS

COMPONENTS WITHIN THIS DESIGN WITH A MASS IN 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 SPECIFICATION.

6.
- HAZARDOUS SUBSTANCES

ASBESTOS
FOR ALTERATIONS TO A BUILDING CONSTRUCTED PRIOR TO 1990: IF THIS EXISTING BUILDING WAS CONSTRUCTED PRIOR TO:

1990 - IT THEREFORE MAY CONTAIN ASBESTOS
1986 - IT THEREFORE 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 SURFACE.

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, OPERATION 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 INCLUDING 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 MATERIAL 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.

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. PERSONAL PROTECTIVE EQUIPMENT MAY ALSO BE REQUIRED. THE MANUFACTURER'S RECOMMENDATIONS FOR USE MUST BE CAREFULLY CONSIDERED AT ALL TIMES.

CONFINED SPACES

EXCAVATION
CONSTRUCTION OF THIS BUILDING AND SOME MAINTENANCE ON THE 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 BUILDING WITH ENCLOSED SPACES WHERE MAINTENANCE OR OTHER ACCESS MAY BE REQUIRED.: ENCLOSED SPACES WITHIN THIS BUILDING MAY PRESENT A RISK TO PERSONS ENTERING FOR CONSTRUCTION, 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 BE SCHEDULED SO THAT ACCESS IS FOR SHORT PERIODS. MANUAL LIFTING AND OTHER MANUAL ACTIVITY SHOULD BE RESTRICTED IN SMALL SPACES.

8.
- PUBLIC ACCESS
PUBLIC ACCESSSES 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.
- OPERATIONAL USE OF BUILDING RESIDENTIAL BUILDINGS
THIS BUILDING HAS BEEN DESIGNED AS A RESIDENTIAL BUILDING. IF IT, AT A LATER DATE, IT IS USED OR INTENDED TO BE USED AS A WORKPLACE, THE PROVISIONS OF THE WORK HEALTH AND SAFETY ACT 2011 OR SUBSEQUENT REPLACEMENT ACT SHOULD BE APPLIED TO THE NEW USE.

10.
- NON RESIDENTIAL BUILDINGS
FOR NON RESIDENTIAL BUILDINGS WHERE THE END USE HAS NOT BEEN IDENTIFIED: THIS BUILDING HAS BEEN DESIGNED TO REQUIREMENTS OF THE CLASSIFICATION IDENTIFIED ON THE DRAWINGS. THE SPECIFIC USE OF THE BUILDING IS NOT KNOWN AT THE TIME OF THE DESIGN AND A FURTHER ASSESSMENT OF THE WORKPLACE HEALTH AND SAFETY ISSUES SHOULD BE UNDERTAKEN AT THE TIME OF FIT OUT FOR THE END USER.

FOR NON RESIDENTIAL BUILDINGS WHERE THE END-USE IS KNOWN: THIS BUILDING HAS BEE DESIGNED FOR THE SPECIFIC USE AS IDENTIFIED ON THE DRAWINGS. WEHRE A CHANGE OF USE OCCURS AT A LATER DATE A FURTHER ASSESSMENT OF THE WORKPLACE HEALTH AND SAFETY ISSUES SHOULD BE UNDERTAKEN.

OTHER HIGH RISK ACTIVITY
ALL ELECTRICAL WORK SHOULD BE CARRIED OUT IN ACCORDANCE WITH CODE OF PRACTICE: MANAGING ELECTRICAL RISKS AT THE WORKPLACE, AS/NZ 3012 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 HEARSING 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.

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DRAWING TITLE: Safety Notes
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CLIENT: Ahmed Aassar
PROJECT TYPE: Proposed construction of a detached secondary dwelling and outbuilding
DATE: Issue Date REV: A SHEET NO: A102
COUNCIL AREA : CB City Council SCALE:

MAHN bdaa ACCREDITED BUILDING DESIGNER

Suite 4/259 Northumberland St, Liverpool NSW 2170, Australia
Ph: 02 8319 9447 | info@mahn.com.au | www.mahn.com.au

PROJECT NO.: 0001

PLOT DATE: 11/08/2023 2:26:52 pm

ARCHITECTURAL SPECIFICATION

BE ADVISED : SOME CLAUSES IN THIS SPECIFICATION MAY NOT BE RELEVANT TO THIS PROJECT

1. GENERAL
- a. ALL DIMENSIONS SHALL BE CHECKED ON SITE PRIOR TO COMMENCEMENT ANY WORK.

b. ALL MATERIALS SHALL COMPLY WITH RELEVANT CURRENT AUSTRALIAN STANDARDS AND SHALL BE NEW AND THE BEST OF THEIR RESPECTIVE KINDS AND SUITABLE FOR THEIR INTENDED PURPOSES.

c. ALL WORKMANSHIP SHALL COMPLY WITH RELEVANT CURRENT AUSTRALIAN STANDARDS AND TO GOOD TRADE PRACTICES.

d. ALL WORK SHALL BE IN ACCORDANCE WITH REQUIREMENTS OF THE RESPECTIVE AUTHORITY HAVING JURISDICTION OVER THE WORKS.

e. THE ARCHITECTURAL DRAWINGS SHOULD BE READ IN CONJUNCTION WITH THE SPECIFICATION, SCHEDULES AND CONSULTANTS DRAWINGS THAT FORMS PART OF THE CONSTRUCTION DOCUMENTS REFERRED TO IN THE "BUILDING CONTRACT".

f. DO NOT SCALE FROM DRAWINGS. NOTIFY OF ANY ERRORS OR OMISSIONS BEFORE PROCEEDING WITH ANY WORKS.

g. ENSURE THAT BACKGROUNDS ARE SUITABLE FOR THE INTENDED SUBSEQUENT FINISHES. COMMENCEMENT OF WORK ON THE BACKGROUNDS IMPLIES ACCEPTANCE BY THE SUBCONTRACTOR OF THE BACKGROUNDS ON WHICH FINISHES ARE APPLIED.

h. SUPPLY ALL EQUIPMENT NECESSARY FOR THE COMPLETION OF RESPECTIVE WORKS.

i. PROGRESSIVELY CLEAN UP AFTER THE COMPLETION OF RESPECTIVE WORKS.
2. EARTHWORKS
- a. UNLESS OTHERWISE STATED, REMOVE TOPSOIL TO A MINIMUM DEPTH OF 200mm INCLUDING ALL ROOTS, AND OTHER MATTER, AND REQUIRED BY THE SOIL CONDITION AND/OR THE BUILDER. PROVIDE SUITABLE CLEAN FILLING SAND AND COMPACT IN LAYERS NOT GREATER THAN 300mm TO REDUCE LEVELS AS SHOWN.

b. COMPACT SAND FILLING AND SANDY SUB GRADES UNDER FOOTINGS AND SLAB TO OBTAIN MIN. SEVEN (7) BLOWS PER 300mm ON A STANDARDS PERTH SAND PENEFROMETER TEST (AS PER AS 1289 F3.3)

c. DO NOT EXCAVATE SERVICES TRENCHES WITHIN AN ANGEL OF 45 DEGREES DOWN FROM BOTTOM EDGE OF FOOTING.

d. ALL RETAINING WALLS TO BE TREATED WITH "BITKOTE" WATERPROOFING AGENT.
3. CONCRETE
- a. CONCRETE REINFORCEMENT AND FORMWORK SHALL BE TO A STRUCTURAL ENGINEERS DETAILS, RELEVANT BUILDING CODES AND STANDARDS

b. ALL CONCRETE TO CONFORM TO THE REQUIREMENTS OF AS 3600 CONCRETE STRENGTH GRADE: N20, AGGREGATE 20mm, SLUMP 80mm.

c. SLAB IS TO BE CURED FOR 7 DAYS MIN. & SLAB REINFORCEMENT PLACED ON APPROVED CHAIRS TO IMPROVE CRACK CONTROL.

d. THE FOOTING AND SLAB CONSTRUCTION IS TO COMPLY WITH AS 2870.

e. PROVIDE A PROPRIETARY VAPOUR BARRIER WHICH CONSISTS OF HIGH IMPACT RESISTANT POLYTHENE FILM MIN. 0.2mm THICK WHICH HAS BEEN PIGMENTED AND BRANDED BY THE MANUFACTURER.

f. TERMITE PROTECTION
 - PROVIDE ANTI-TERMITE TREATMENT UNDER THE BUILDING AREAS IN ACCORDANCE WITH AS 2057, AS 3660.1 AND APPENDIX D, FOR RETICULATED SYSTEMS.
 - BUILDER SHALL PROVIDE "DURSBAN" (HAND SPRAYED ORGANO-PHOSPHATE) OR SIMILAR APPROVED ANTI-TERMITE TREATMENT IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARD CODES.
4. BRICKWORK
- a. BRICK WORK SHALL COMPLY WITH :
 - AS 3700 MASONRY CODE
 - AS A123 MASONRY CODE
 - MORTAR FOR MASONRY CONSTRUCTION

b. BRICK GAUGE 7 STANDARD COURSES = 600mm.

c. ALL BRICKS SHOULD HAVE MIN. COMPRESSIVE STRENGTH OF 20MPa AND AS FOLLOWS
 - EXTERNAL FACE WORK: 230x110x76mm
 - EXTERNAL RENDER: 305x162x90mm MAXIBRICK OR VERTICORE
 - WINDOW SILLS: 2c FACE BRICK SPLAYED SILLS
 - WINDOW HEADS: SOLID FACEBRICK COURSE
 - INTERNAL WALLS: 305x162x90mm MAXIBRICK OR VERTICORE WITH BED JOINT AND PERPENDS FILLED OR JUMBO FOR 305x76x90mm LONGREACH

d. MORTAR: 1:1:6 CEMENT:LIME:SAND

e. TIES SHALL BE 3.5mm DIAMETER GALVANIZED WIRE KINKED FOR AND BUILT IN EVERY 5TH COURSE AT APPROXIMATELY 900mm CENTRES, WITH ADDITIONAL TIES AT THE RATE OF 1 TIE/300mm HEIGHT OF OPENINGS AND VERTICAL CONTROL JOINTS AND WITHIN 150mm OF THE OPENINGS. BUILD TIES INTO EACH LEAF AT LEAST 50mm. VERTICAL CONTROL JOINTS SHALL BE 12mm WIDE FILLED AT COMPLETION WITH 'COMPRIBAND' CONTINUOUS FILLER STRIP.

f. KEEP CAVITIES CLEAR OF MORTAR. PROVIDE CAVITY BOARDS. TEMPORARILY OMIT BRICKS TO PERMIT RAKING OUT OF CAVITY BOTTOMS.

g. FORM WEEP HOLES EVERY FOURTH PERPEND ABOVE FLASHING AND CAVITY FILL. KEEP CLEAR OF MORTAR. DO NOT LOCATE WEEPHOLES CLOSER THAN 500mm TO JOINTS IN DAMP PROOF COURSES OR FLASHING.

h. PROVIDE DAMP PROOF COURSES (DPC) IN THE BOTTOM 3 COURSES OF BRICK WORK AND SLAB AND/OR FOOTINGS. DPC ADDITIVE SHALL BE CLEAR IN ALL FACEWORK

9. SETOUT BRICKWORK ACCURATELY, PLUMB, LEVEL AND PROPERLY BONDED. RISING WORK TO BE RAKED BACK, JAMBS, REVEALS, CORNERS, PERPENDS, ETC. TO BE TRUE, PLUMB, AND IN LINE WITH PERPENDS TRUE TO LINE. SETOUT DOOR FRAMES NEAR PERPENDICULAR WALL WITH A MARGIN OF 12mm OR GREATER THAN 50mm.
10. MOISTEN ALL EXTRUDED BRICKS BEFORE LAYING.
11. PROVIDED 12mm PLASTERING MARGIN BETWEEN WINDOW FRAME AND INTERNAL BRICKWORK TO BE PLASTERED.
12. WHERE NECESSARY REINFORCE BELOW AND OVER OPENINGS WITH GALVANISED WOVEN WIRE FABRIC 75mm WIDE IN CENTRE OF EACH LEAF LOCATED IN 2 COURSES BELOW SILL AND IN THE 2 COURSES ABOVE AN OPENING EXTENDING A MINIMUM OF 600mm BEYOND THE OPENING.
13. BUILD IN ALCOR/PGI FLASHING AS FOLLOWS:
 - WHEREVER SHOWN ON DRAWINGS.
 - CAVITY WALLS BUILT OF SLAB ON GROUND (WHERE NOT PARGED.)
 - OVER LINTELS TO EXPOSED OPENINGS:
 - FULL WIDTH OF OUTER LEAF CONTINUOUS ACROSS CAVITY 50mm INTO INNER LEAF 2c ABOVE.
 - OVER ROOF:
 - FULL WIDTH OF EXTERNAL LEAF, STEPPED TO ROOF SLOPE TURNED DOWN MIN. 50mm OVER BASE FLASHING. TURN UP IN CAVITY SLOPING INWARDS AND BUILT INTO INNER LEAF 1c ABOVE.
 - DOOR / WINDOW STILES:
 - FULL HEIGHT 150mm WIDE FIXED TO FRAMES INTERLEAVED WITH SILL AND HEAD FLASHING AT EACH END.
 - STRUCTURE OR SERVICES WITHIN 30mm OF OUTER BRICK LEAF IN CAVITY:
 - VERTICAL FLASHING CONTINUOUS 1c BELOW FL TO ABOVE STRUCTURE OR FRAME. NOMINAL 300mm WIDE. FOR HORIZONTAL STRUCTURES / SERVICES: CONTINUOUS FLASHING BUILT IN AS FOR OVER LINTELS.
 - AT CAVITY WALLS WITH GLASS BLOCK 300mm WIDE FIXED TO GLASS BLOCK FRAME AND TURNED AWAY IN CAVITY FROM INNER LEAVE.
14. LINTELS

MAX SPAN (mm)	LINTEL SIZE (VERT x HORIZ x THICK)	BEARING EACH END (mm)
900	75 x 10	150
1200	75 x 75 x 8	150
1500	90 x 90 x 8	150
1800	100 x 75 x 8	230
2100	125 x 75 x 8	230
2400	125 x 75 x 10	230
2500	100 x 100 x 8	230
3000	150 x 90 x 10	230

5. CARPENTRY WORK
- a. ROOF AND CEILING FRAMING SHOULD COMPLY WITH AS 1684 LIGHT TIMBER FRAMING CODE. DRAW STRAP FIRMLY OVER WALL PLATES AND SECURELY FIX TO TOP OF PLATE BY 2x30mm GALV. CLOUTS/STRAP.

b. REFER TO AS 1684 FOR ROOF FRAMING SIZES UNLESS SPECIFIED ON DRAWINGS.

c. SUPPLY AND FIX ALL BULKHEADS & FALSE CEILINGS AS SHOWN ON THE DRAWINGS.
6. METALWORK
- a. ELECTRIC AND GAS METER BOXES AS SHOWN IN DRAWINGS

b. WINDOW FRAMES SHALL BE RESIDENTIAL OR COMMERCIAL SECTION WITH POWDERCOAT FINISH AS SELECTED BY OWNER. ALLOW FOR FLYSCREENS TO ALL WINDOWS. REFER TO ADDENDUM. ANGLED WINDOW UNITS SHALL BE FACTORY MADE AND FIXED AND DELIVERED ON SITE AS COMPLETE UNIT.

c. CLOTHES HOIST: REFER TO ADDENDUM.
7. ROOFING
- a. SELECTED ROOFING MATERIAL SHALL BE INSTALLED AND FIXED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATION AND RELEVANT BUILDING CODES

b. GUTTER, FASCIA, DOWN PIPES, FLASHING SHALL BE IN LONGEST POSSIBLE LENGTHS AND SHALL MATCH EXISTING.

c. DOWN PIPES SHALL MATCH EXISTING.

d. ALLOW FOR ALL JOINTS AND JOINING MATERIALS, COLLARS, STRAPS & FASTENINGS NECESSARY TO COMPLETE WORK.

- e. ALLOW FOR ALL ROOF PENETRATIONS, ROOF COWLS, FLASHING, FLUMES THROUGH ROOF.
- f. FIX GUTTERS & FLASHING TO PERMIT THERMAL MOVEMENT IN THEIR FULL LENGTH
8. JOINERY
- a. ALL JOINERY SHALL BE OF HIGHEST QUALITY MATERIALS TO BEST TRADE PRACTICES AND HIGH QUALITY FINISH.

b. EXTERNAL DOOR FRAMES SHALL BE: 110x40 DOUBLE REBATED FRAME WITH 130x40 WEATHERED THRESHOLD U.N.O.

c. SUPPLY AND BUILD IN TIMBER DOOR FRAMES TO EXTERNAL LOCATIONS AS SHOWN ON ARCHITECTURAL DRAWINGS.
9. CEILINGS
- a. CEILINGS SHALL BE RECESSED EDGE, MINIMUM 8.0mm PLASTERGLASS OR GYPROCK.

b. FLUSH JOINTS, SCREW HEADS, AND OTHER BLEMISHES IN THE SHEETS USING APPROVED SYSTEMS TO PROVIDE FLUSH SMOOTH CONTINUOUS SURFACE

c. PROVIDE AND FIX ALL FLUSH STOP BEADS & CASING BEADS TO ALL CORNERS & EDGES.

d. PROVIDE ALL SELECTED MOLDINGS AND CORNICES TO ALL CEILINGS AS STATED IN ARCHITECTURAL DOCUMENTS.
10. PLASTERING
- a. INTERNAL WALL FINISHES INCLUDING CUPBOARD, BIN, & FRIDGE RECESSES, ETC. SHALL BE (OTHER THAN FACE FINISHES OR WHERE COVERED BY FEATURE MATERIALS) FLOAT AND SET IN HARDWALL PLASTER U.N.O.

b. PLASTERED WALLS SHALL BE NOMINAL 12mm THICK CONSISTING OF 1:1:9, CEMENT:LIME:SAND RENDER, AND FINISHED WITH NOMINALLY 3mm HARDWALL PLASTER.

c. SUPPLY AND FIX EXTERNAL CORNER BEADS TO ALL EXTERNAL CORNERS.

d. PROVIDE STOP BEADS WHERE PLASTER WORK ABUTS TIMBER FRAMES, OR FACEWORK

e. EXTERNAL RENDER WHEN APPLICABLE SHALL BE 2 COAT SAND FINISH. (FOR PAINTING)

f. NIBS IN INTERNAL CORNERS ADJACENT TO DOOR FRAMES GREATER THAN 40mm SHALL NOT BE FLUSHED UP WITH FRAMES.

g. PROVIDE V-JOINTS IN RENDER & FINISHING PLASTER WHERE BRICK WORK ABUTS OR JOINS ONTO CONCRETE WORK.
11. GLAZING
- a. CLEAR GLASS GENERALLY: OBSCURE GLASS TO BATHROOMS, REFER TO DRAWINGS. ALL TO THE RELEVANT AUSTRALIAN STANDARDS.

b. WHERE GLASS BLOCKS HAVE BEEN NOMINATED, THEY SHALL BE IN FRAMES AND INSTALLED TO MANUFACTURES SPECIFICATIONS.
12. FLOORING FINISHES
- a. CARPET FLOOR COVERINGS TO NOMINATED AREAS COMPLETE WITH SELECTED UNDERLAY SMOOTH EDGE, DIMINISHING STRIPS ETC, TO COMPLETE THE WORKS: REFER TO DRAWINGS & FINISHES SCHEDULE.

b. PROVIDE TILED FLOOR FINISHES TO NOMINATED AREAS COMPLETE WITH ALL MATERIALS ANGLE TRIMS, ETC.TO COMPLETE THE WORKS: REFER TO DRAWINGS & FINISHES SCHEDULE.

c. PROVIDE TIMBER FLOOR FINISHES TO NOMINATED AREAS COMPLETE WITH ALL MATERIALS, DIMINISHING BOARDS ETC. TO COMPLETE THE WORKS: FLOOR BOARDS TO BE SANDED & POLISHED TO HIGH STANDARD WITH PREMIUM QUALITY SEALER (2 COATS). REFER TO DRAWINGS & FINISHERS SCHEDULE.
13. SIGNAGE
- a. WHERE NECESSARY SUPPLY & FIX SELECTED UNIT AND HOUSE NUMBERS TO EACH UNIT AND TO LETTERBOXES AS SCHEDULED.

b. "MAHN DESIGN" RESERVES THE RIGHT TO ERECT A BUILDERS SIGN ON THE PROPERTY FACING THE STREET FRONTAGE IN COMPLIANCE WITH AUTHORITY REQUIREMENTS.
14. PAVING
- a. GENERALLY: WHEN PAVING IS INCLUDED IN THE BUILDING CONTRACT, THE FOLLOWING SHALL APPLY AS A MINIMUM STANDARD

b. SUPPLY AND LAY ALL PAVING TO EXTERNAL AREAS AS SHOWN ON WORKING DRAWINGS.

c. CUT, FILL AND COMPACT SAND TO REQUIRED LEVELS. SCREED TO UNIFORM THINNESS AND LEVELS

d. PROVIDE BRICK EDGE-RETRAINING FOOTING EMBEDDED IN MORTAR BENEATH THE PAVING BRICK, GENERALLY. TO DRIVEWAY AREAS, PROVIDE NOMINAL 300x150mm CONCRETE FOOTING ALONG PERIMETER OF DRIVEWAY AND BED EDGE BRICK IN MORTAR.

e. PROVIDE 100mm COMPACTED LIMESTONE BASE TO DRIVEWAY TOPPED WITH 50mm CLEAN SAND AND GRADE TO FALLS.

f. PAVING PATTERN: REFER TO ADDENDUM.

g. BRICK PAVERS SHALL BE:
 - TRAFFICABLE AREAS: MIN. 65mm SOLID CLAY OR CONCRETE
 - PEDESTRIAN AREAS: MIN. 43mm SOLID CLAY OR CONCRETE

REV	DATE	DESCRIPTION	INITIAL
A	11.08.2023	Issued for Development Application	E.T.

DRAWING TITLE: Architectural Specifications

DRAWN BY: E.T.

CHECKED BY: S.D.

LOT: 2 | SEC: | DP:617038

SITE ADDRESS: 8A Woods Road, Sefton NSW 2162

CLIENT: Ahmed Aassar

PROJECT TYPE: Proposed construction of a detached secondary dwelling and outbuilding

DATE: Issue Date

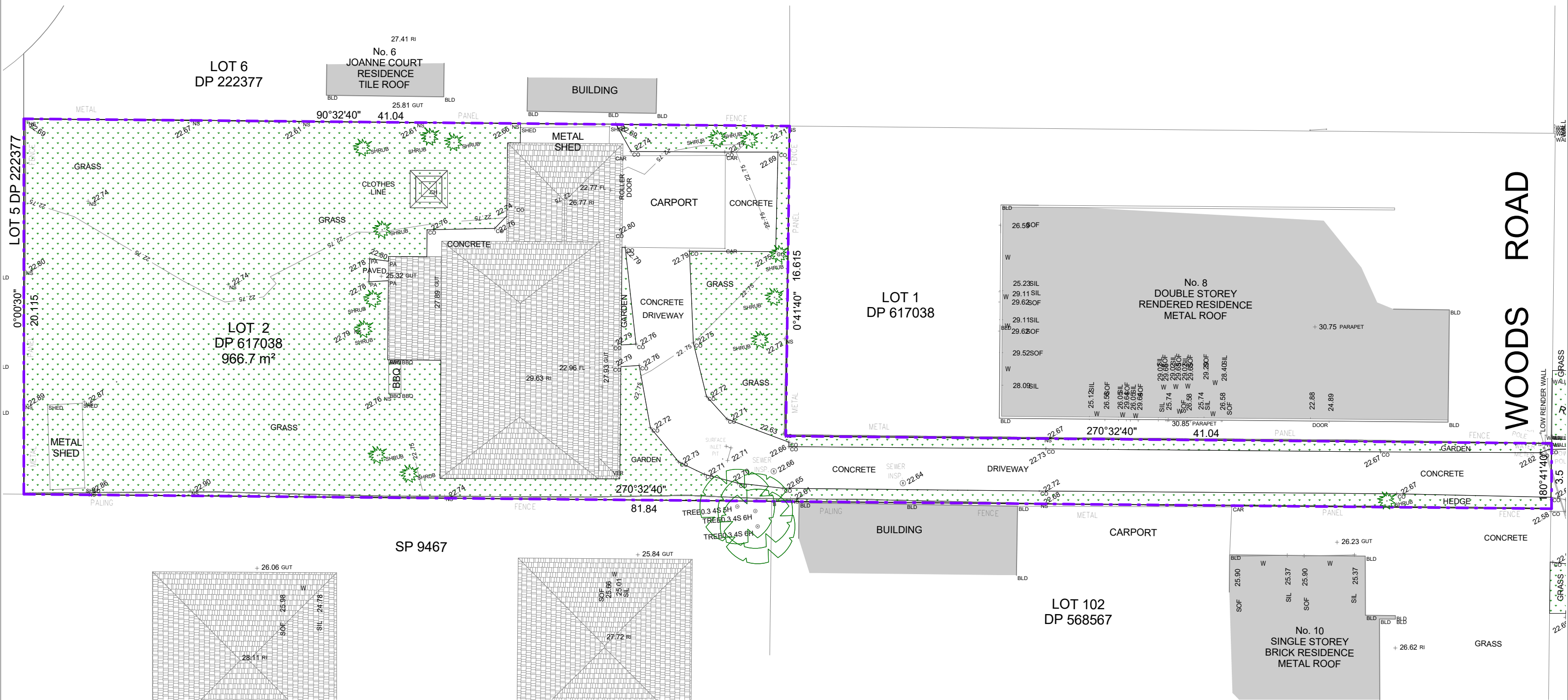
REV: A

SHEET NO: A103

COUNCIL AREA : CB City Council

SCALE:

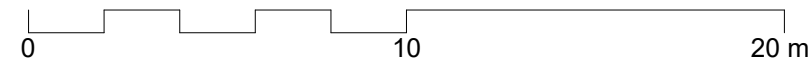




Existing Site Plan

1

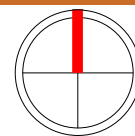
1 : 200



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REV	DATE	DESCRIPTION	INITIAL
A	11.08.2023	Issued for Development Application	E.T.

DRAWING TITLE: Existing Site Plan
DRAWN BY: E.T.
CHECKED BY: S.D.
LOT: 2 | **SEC:** | **DP:617038**



SITE ADDRESS: 8A Woods Road, Sefton NSW 2162

CLIENT: Ahmed Aassar
PROJECT TYPE: Proposed construction of a detached secondary dwelling and outbuilding

DATE: Issue Date **REV:** A **SHEET NO:** A104

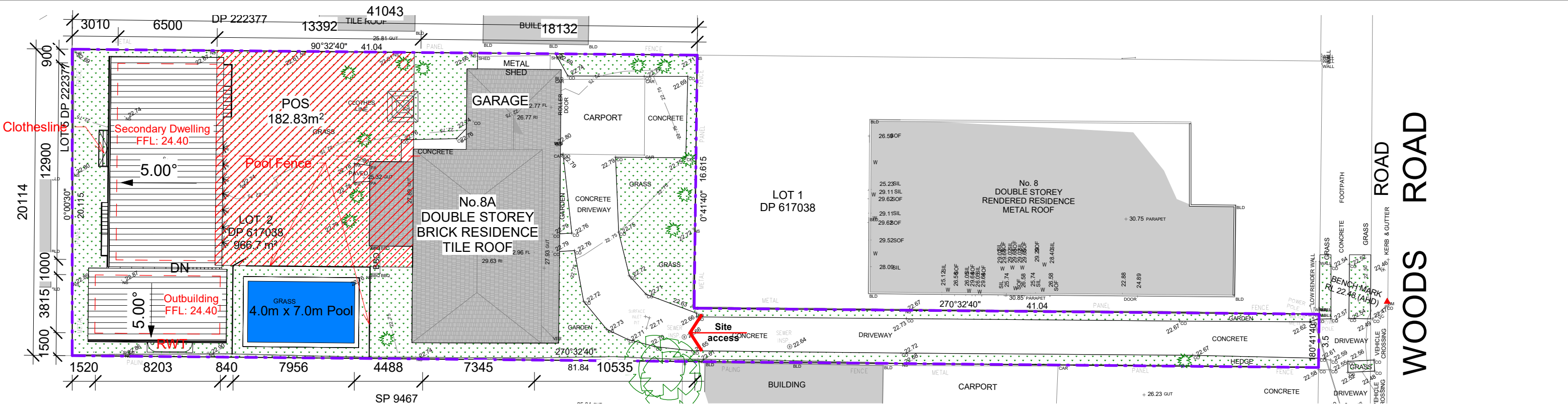
COUNCIL AREA : CB City Council

SCALE: 1 : 200

MAHN bdaa
DESIGN ACCREDITED
BUILDING DESIGNER

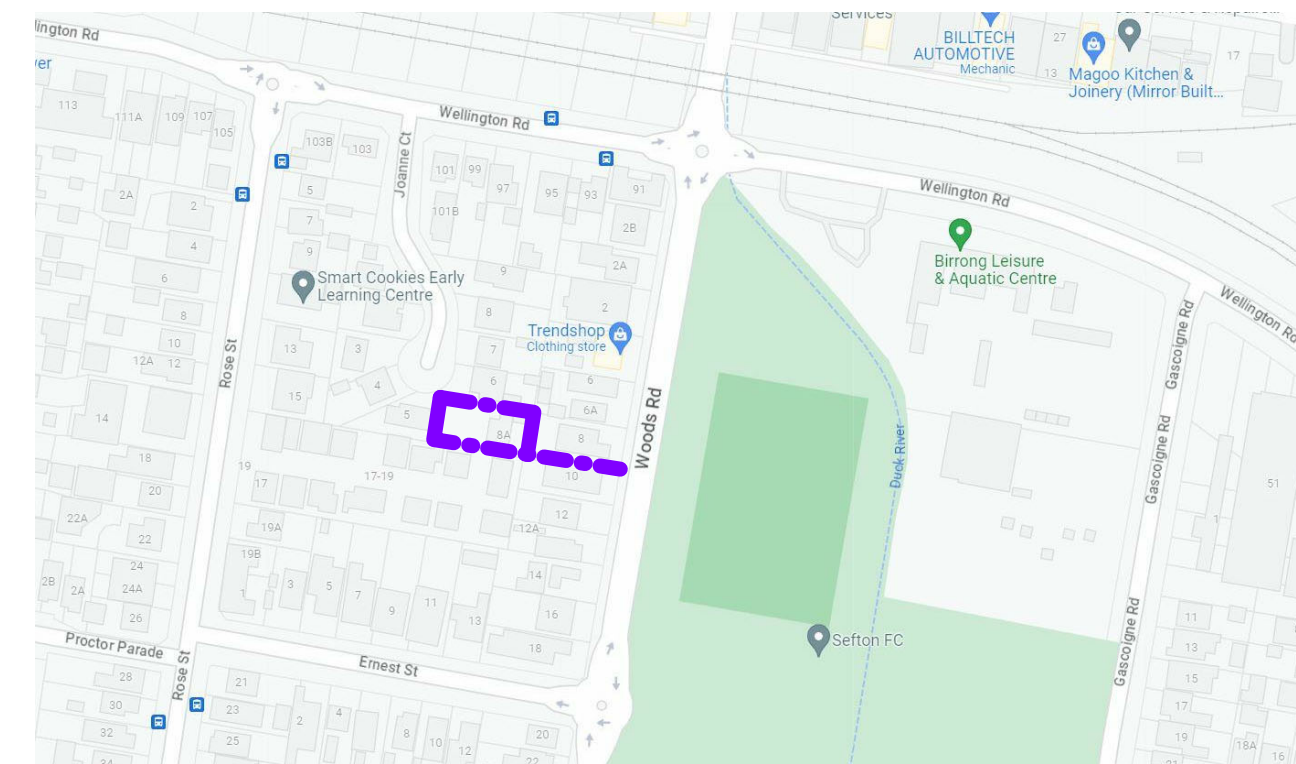
Suite 4/259 Northumberland St, Liverpool NSW 2170, Australia
Ph: 02 8319 9447 | info@mahn.com.au | www.mahn.com.au

PROJECT NO: 0001



1 Site Plan
1 : 250

LOCATION MAP



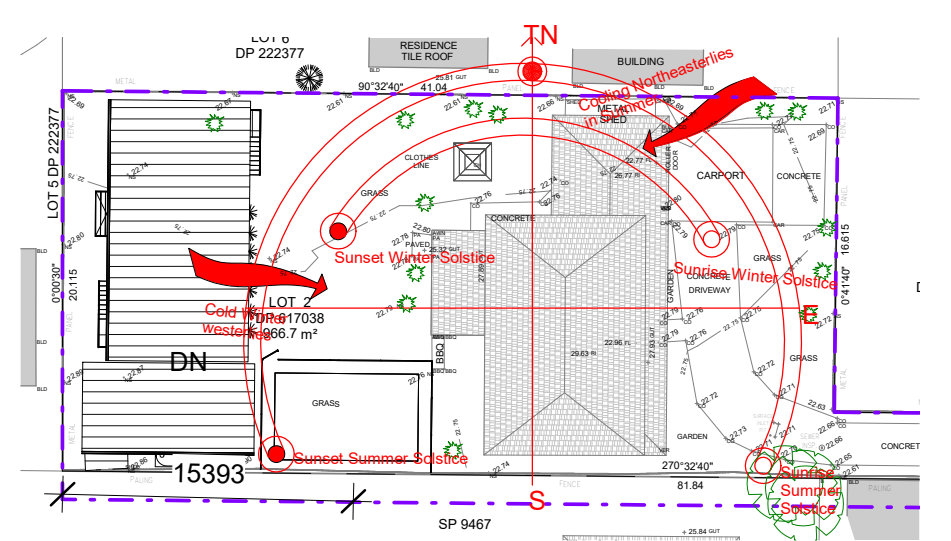
NOTES AND SPECIFICATION

- These drawings are to be read in conjunction with the architectural drawings, structural drawings, and the specification.
- Prior to commencement of works the contractor shall satisfy himself of the correct location of existing services whether indicated or not on the plans. Any damage to existing services shall be rectified at the contractor's expense.
- Traffic management measures have to be implemented and maintained during construction, all in accordance with Council's requirements. The contractor shall maintain safe pedestrian access along the footpath.
- The contractor shall effect temporary drainage measures to avoid localised ponding of surface run-off.
- Refer to architect's drawings for all details (levels, grading, etc.) of driveways, concrete and paved areas, and retaining wall types and locations.
- Refer to landscape architect's drawings for details and extent of all landscaped areas.
- All SWD pipes are UPVC at 1.0% minimum grade.
- SWD pits can be pre-cast sized as follows: 450mm sq. up to 600mm deep 600mm sq. up to 1000mm deep
- All pits located in trafficable areas, (ie, driveways) to have medium-duty grated covers suitable for withstanding loads associated with small trucks.
- Provide step irons to all pits greater than 1.2m deep.
- The contractor shall implement all soil erosion and sediment control measures prior to commencement of works.
- Topsoil shall be stripped dn stockpile outside hazard areas such as drainage lines. This topsoil is to be respread later on are as to be revegetated.
- The contractor shall regularly maintain all sediment and erosion control devices and remove accumulated silt from such devices. All silt removed shall be disposed of as directed by the superintendent. 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.
- The contractor shall maintain dust control until final completion of works

Area Schedule	
Name	Area
Site Area	966.73 m ²
Proposed	
Alfresco	23.71 m ²
Secondary Dwelling	53.53 m ²
Outbuilding	25.54 m ²
Pool	34.96 m ²

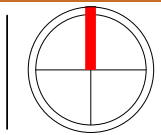
Existing Dwelling GFA	156.92 m ²
Proposed GFA (Secondary Dwelling & Outbuilding)	88.49 m ²
Max. Allowed GFA	483.35 m ²
Total GFA	245.41 m ²
Front Softscape	141 m ²
Front Hardscape	189.65 m ²
Front Landscape	330.65 m ²
Min. Front Softscape	25%
Total Softscape	434.23 m ²
POS	182.83 m ²

SUNPATH ANALYSIS

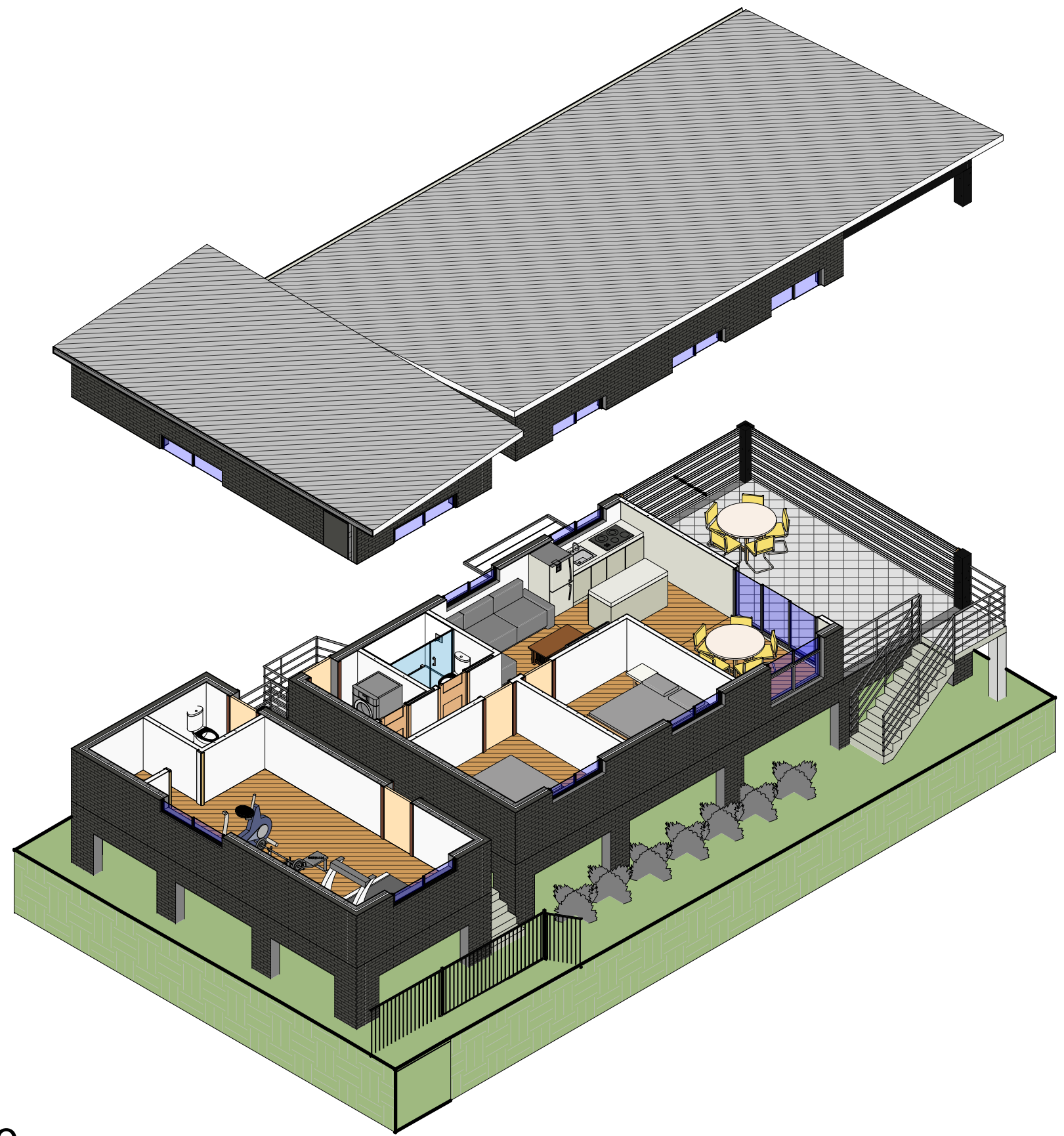
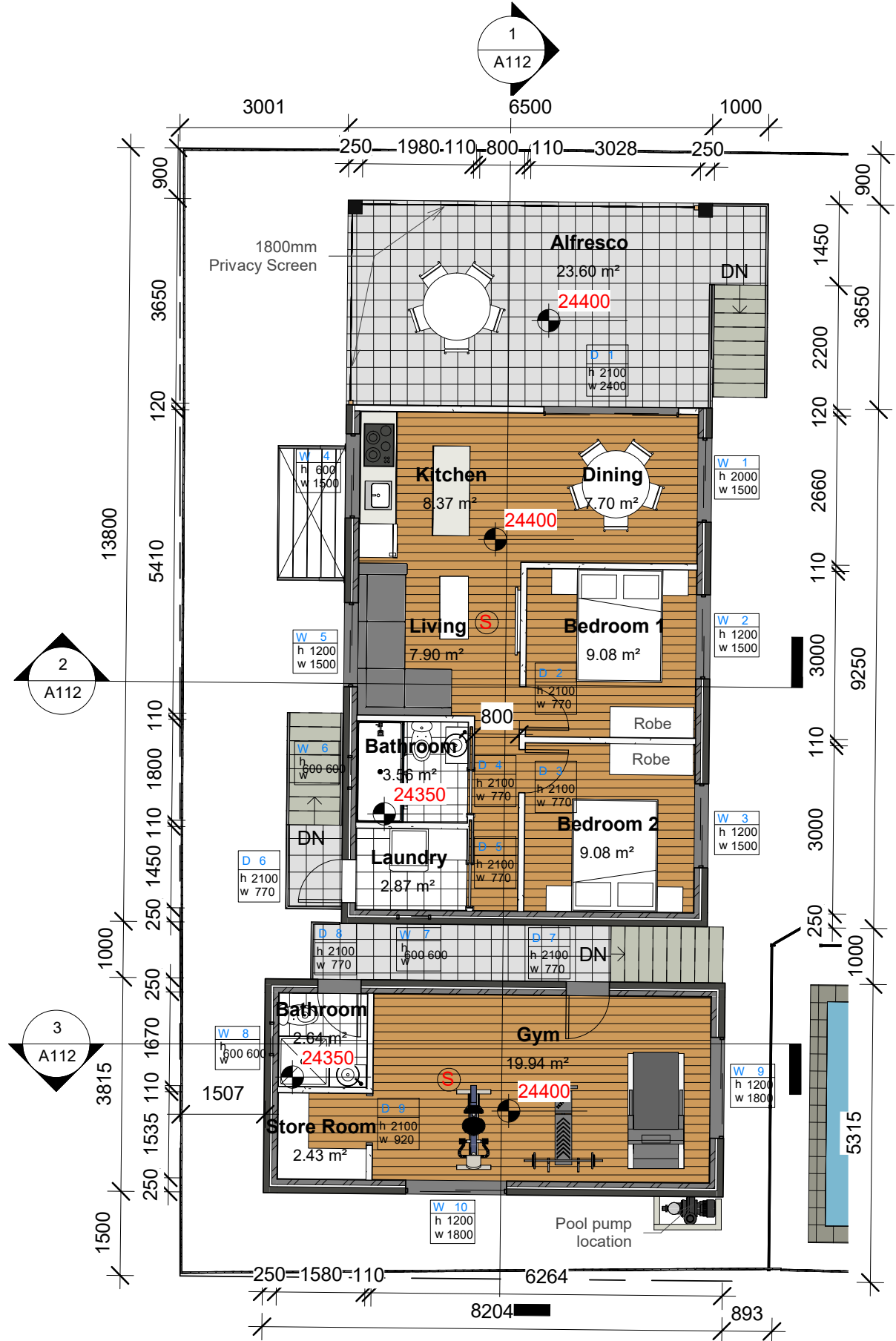


REV	DATE	DESCRIPTION	INITIAL
A	11.08.2023	Issued for Development Application	E.T.

DRAWING TITLE: Site Plan
DRAWN BY: E.T.
CHECKED BY: S.D.
LOT: 2 | SEC: | DP: 617038

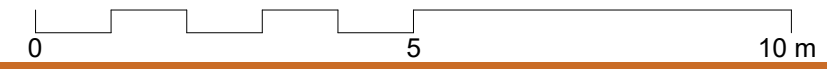


SITE ADDRESS: 8A Woods Road, Sefton NSW 2162
CLIENT: Ahmed Aassar
PROJECT TYPE: Proposed construction of a detached secondary dwelling and outbuilding
DATE: Issue Date REV: A SHEET NO: A105
COUNCIL AREA: CB City Council SCALE: As indicated



1 Proposed Secondary Dwelling and Studio

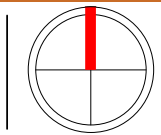
1 : 100



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REV	DATE	DESCRIPTION	INITIAL
A	11.08.2023	Issued for Development Application	E.T.

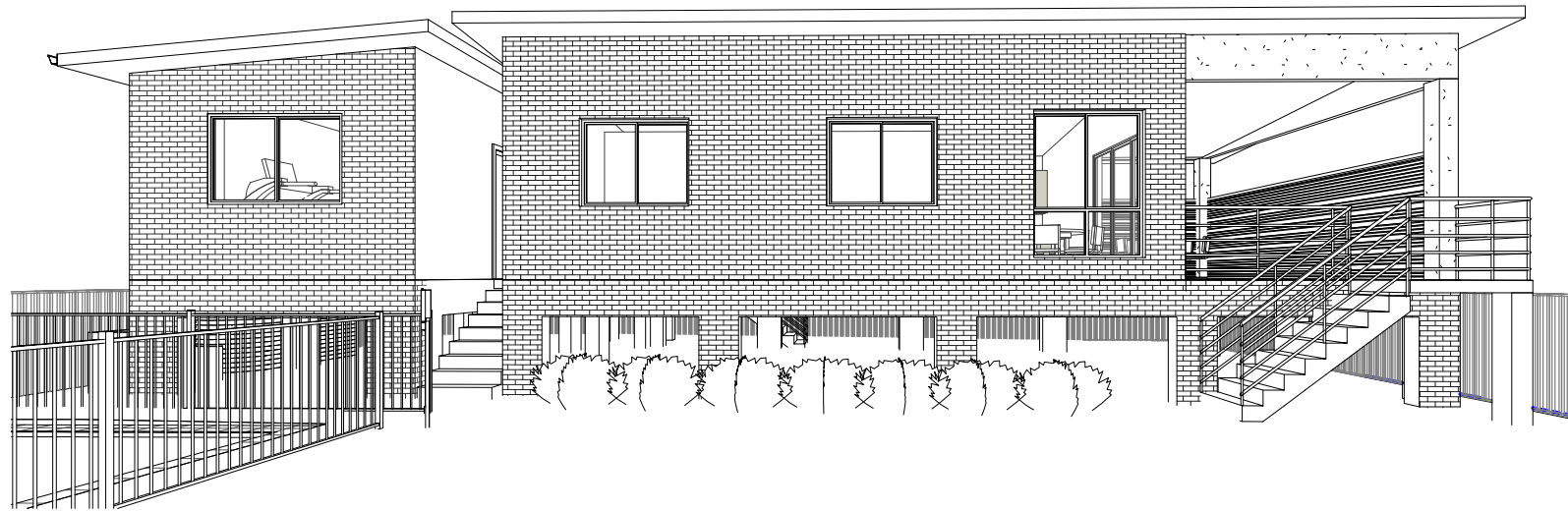
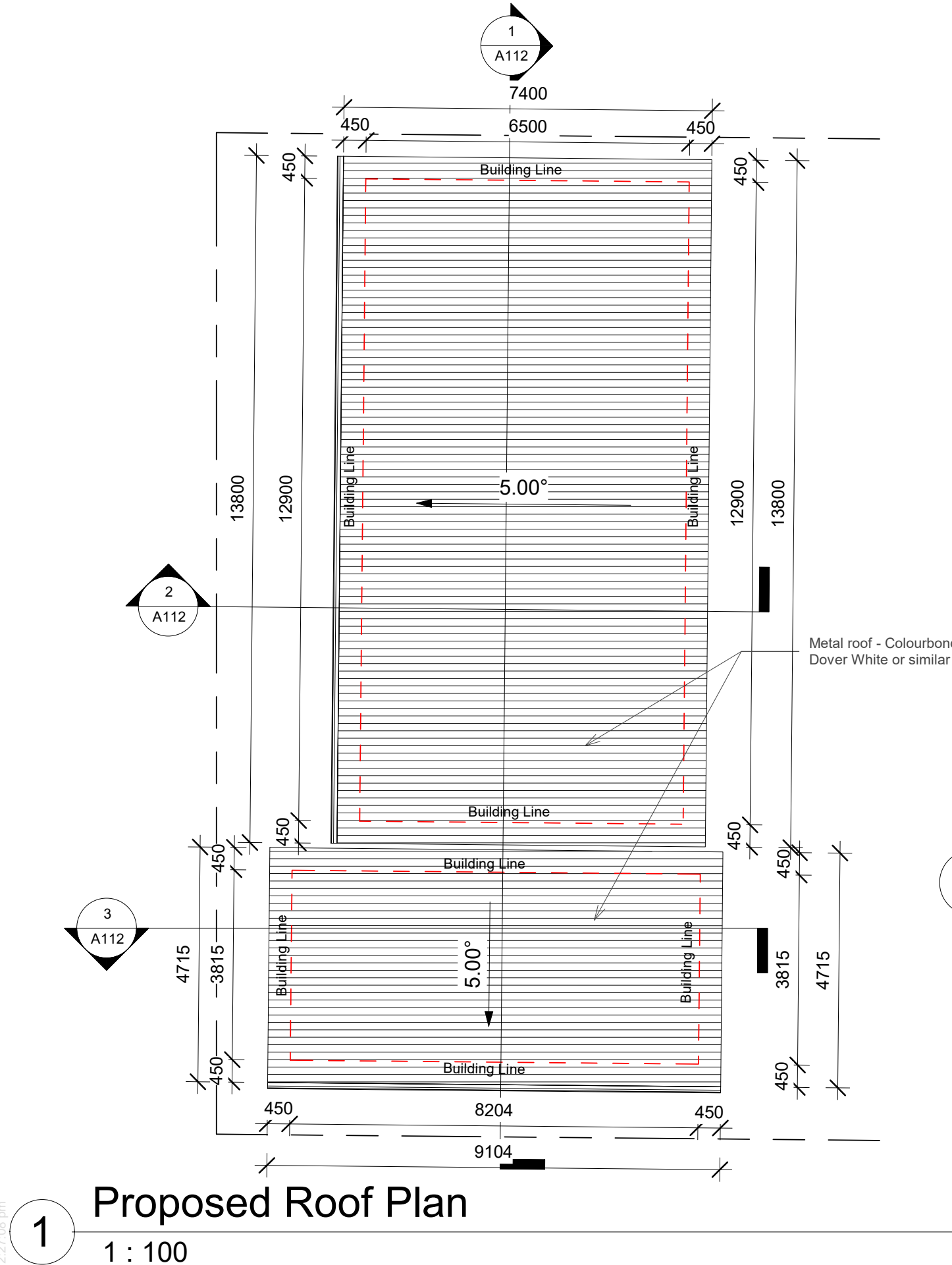
DRAWING TITLE: Proposed Floor Plan
DRAWN BY: E.T.
CHECKED BY: S.D.
LOT: 2 | SEC: | DP:617038



SITE ADDRESS: 8A Woods Road, Sefton NSW 2162
CLIENT: Ahmed Aassar
PROJECT TYPE: Proposed construction of a detached secondary dwelling and outbuilding
DATE: Issue Date **REV:** A **SHEET NO:** A106
COUNCIL AREA: CB City Council **SCALE:** 1 : 100

MAHN DESIGN **bdca** ACCREDITED BUILDING DESIGNER
Suite 4/259 Northumberland St, Liverpool NSW 2170, Australia
Ph: 02 8319 9447 | info@mahn.com.au | www.mahn.com.au
PROJECT NO: 0001

PLOT DATE: 11/08/2023 2:27:08 pm

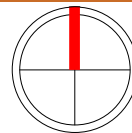


2 Perspective

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REV	DATE	DESCRIPTION	INITIAL
A	11.08.2023	Issued for Development Application	E.T.

DRAWING TITLE: Proposed Floor Plan
DRAWN BY: E.T.
CHECKED BY: S.D.
LOT: 2 | **SEC:** | **DP: 617038**



SITE ADDRESS: 8A Woods Road, Sefton NSW 2162

CLIENT: Ahmed Aassar
PROJECT TYPE: Proposed construction of a detached secondary dwelling and outbuilding

DATE: Issue Date **REV:** A **SHEET NO:** A107

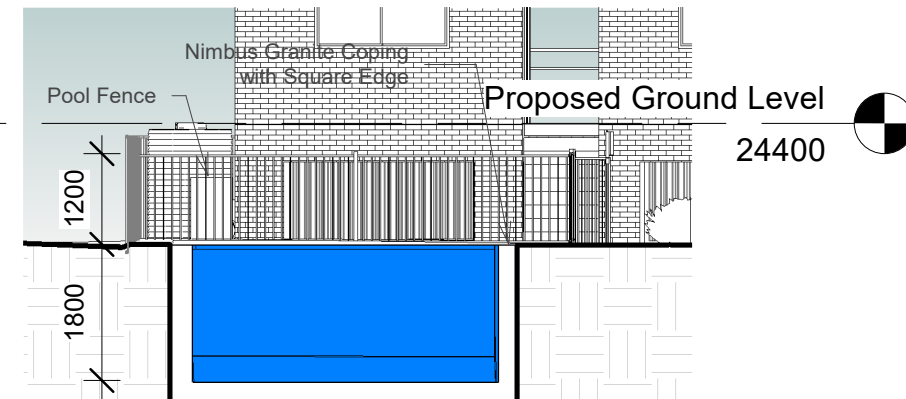
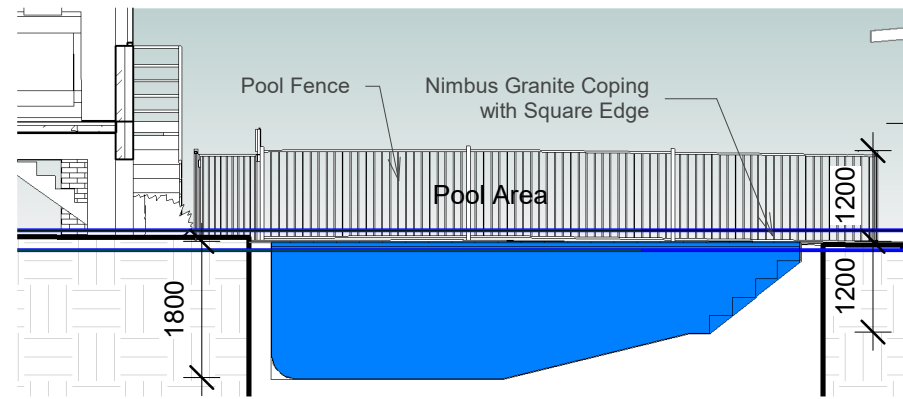
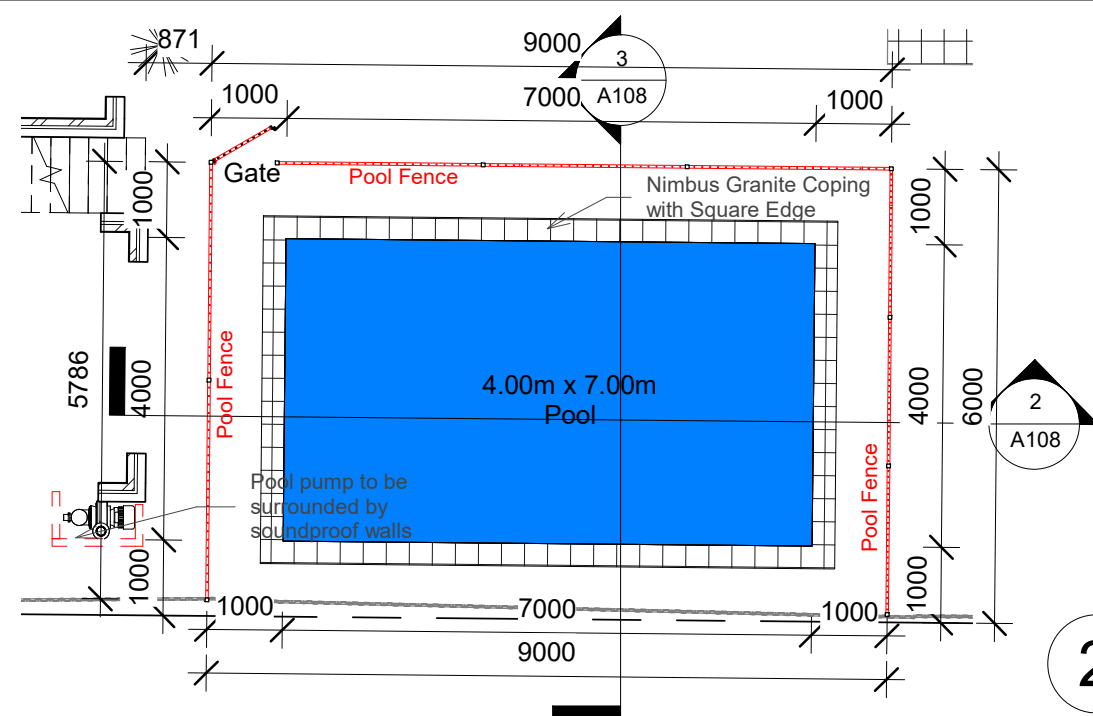
COUNCIL AREA: CB City Council

SCALE: 1 : 100

MAHN DESIGN **bdqa** ACCREDITED BUILDING DESIGNER

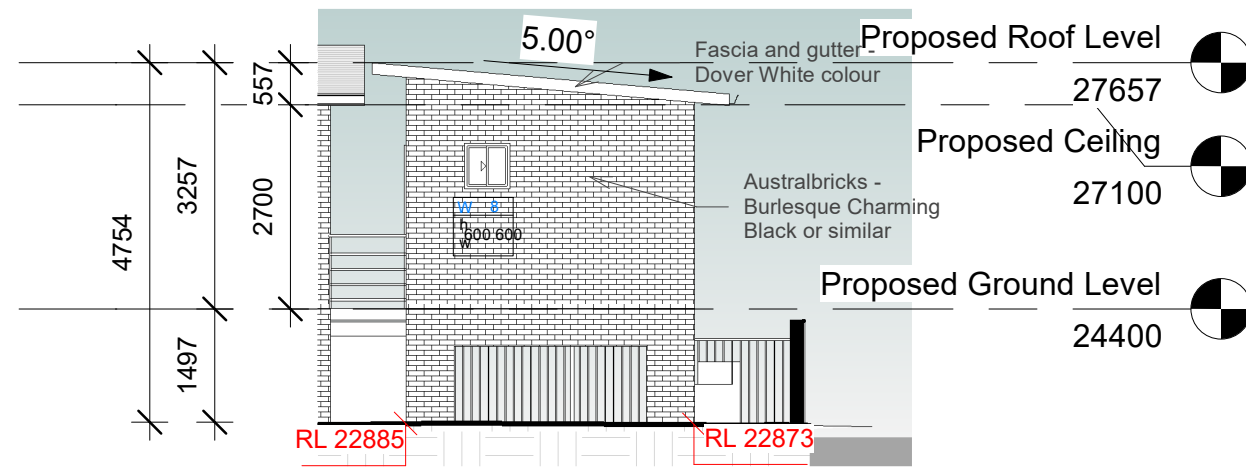
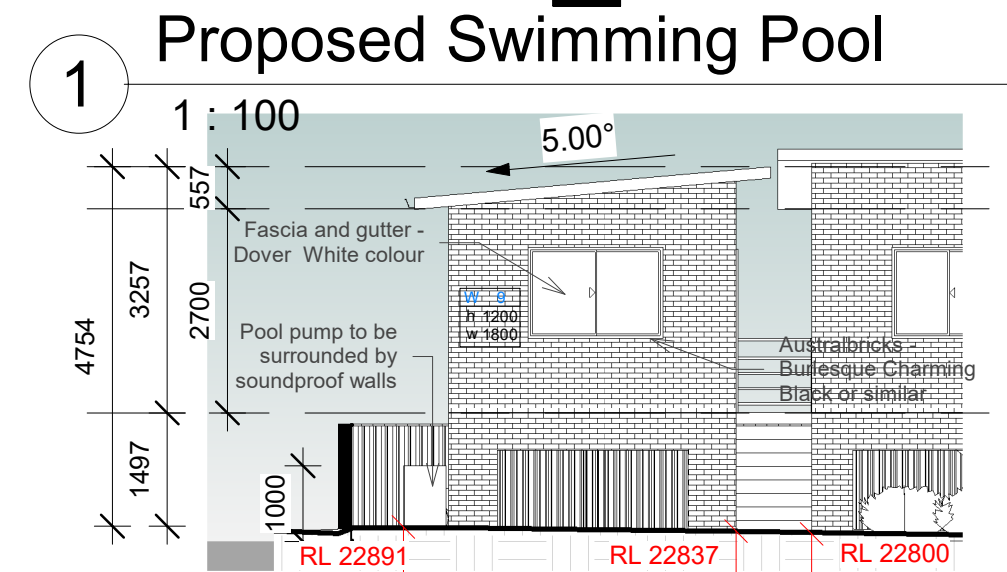
Suite 4/259 Northumberland St, Liverpool NSW 2170, Australia
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PROJECT NO: 0001



2 Section 1 - Proposed Pool
1 : 100

3 Section 2 - Proposed Pool
1 : 100



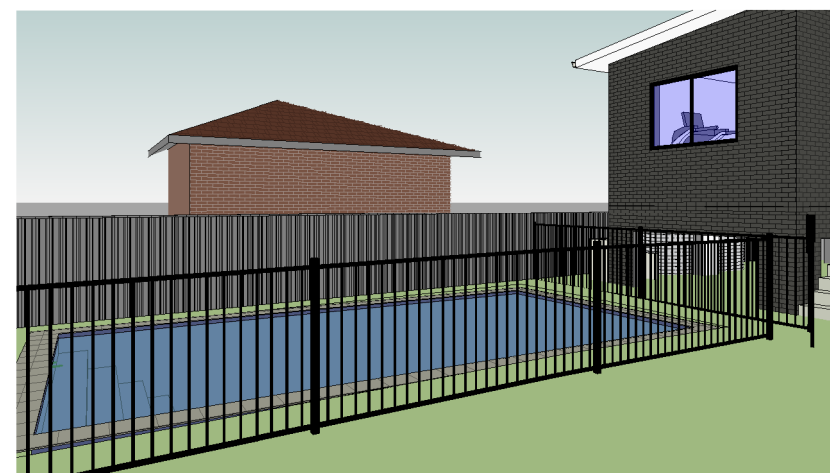
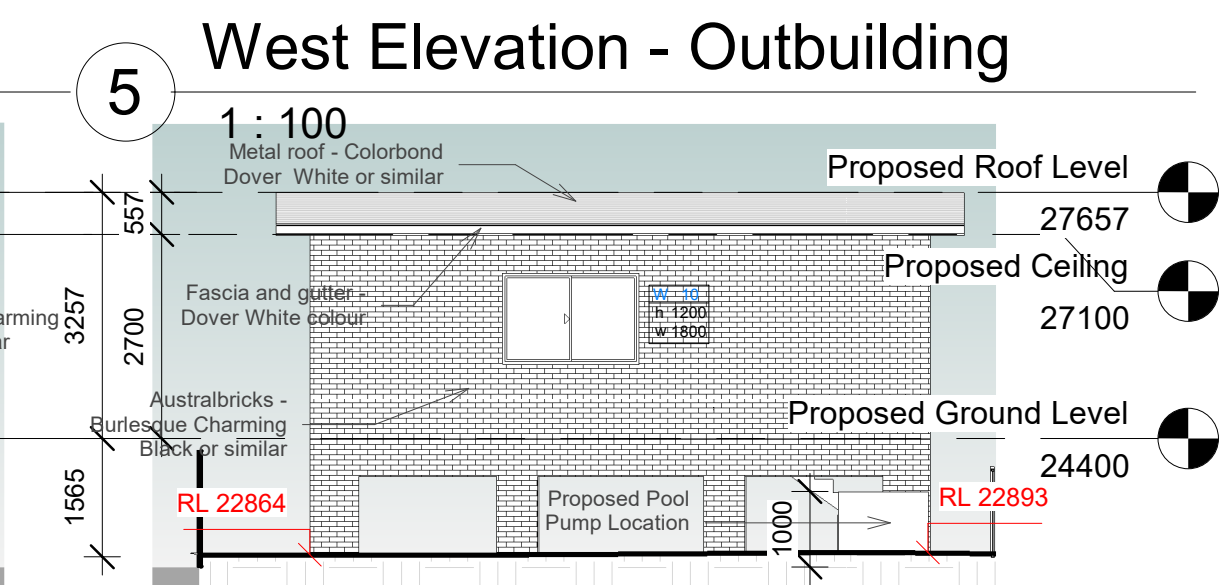
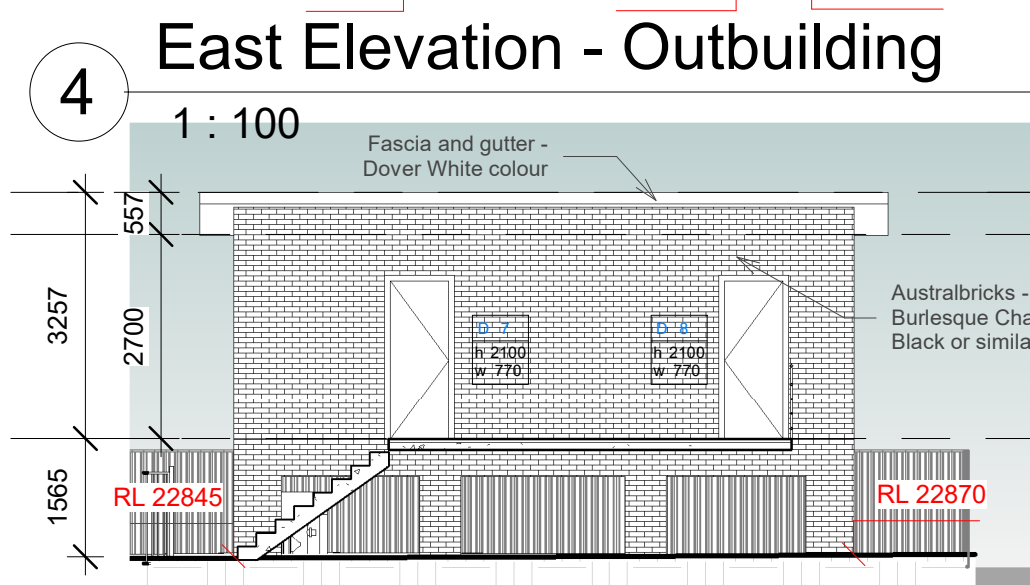
P2.5.3 SWIMMING POOL ACCESS

A barrier must be provided to a swimming pool and must-

- (a) be continuous for the full extent of the hazard; and
- (b) be of a strength and rigidity to withstand the foreseeable impact of people; and
- (c) restrict the access of young children to the pool and the immediate pool surrounds; and
- (d) have any gates and doors fitted with latching devices not readily operated by young children, and constructed to automatically close and latch.

NOTES:

1. Proposed pool to comply with AS 1926.1-2012.
2. Pool backwash to be connected to sewer.
3. Pool gates with child resistant barrier.
4. Pool gates to open away from pool area.
5. Pool fencing to be non-combustible.
6. Boundary fence (acting as pool barrier) to be min. 1.80m high. No footholds on the barrier.



6 North Elevation - Outbuilding
1 : 100

7 South Elevation - Outbuilding
1 : 100

REV	DATE	DESCRIPTION	INITIAL
A	11.08.2023	Issued for Development Application	E.T.

DRAWING TITLE: Proposed Studio and Swimming Pool
DRAWN BY: E.T.
CHECKED BY: S.D.
LOT: 2 | SEC: | DP:617038

SITE ADDRESS: 8A Woods Road, Sefton NSW 2162
CLIENT: Ahmed Aassar
PROJECT TYPE: Proposed construction of a detached secondary dwelling and outbuilding
DATE: Issue Date
REV: A
SHEET NO: A108
COUNCIL AREA: CB City Council
SCALE: 1 : 100

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BUILDING DESIGNER
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Ph: 02 8319 9447 | info@mahn.com.au | www.mahn.com.au

PROJECT NO: 0001

PLOT DATE: 11/08/2023 2:27:13 pm

1

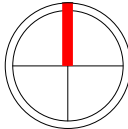
Demolition Plan

1 : 200

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REV	DATE	DESCRIPTION	INITIAL
A	11.08.2023	Issued for Development Application	E.T.

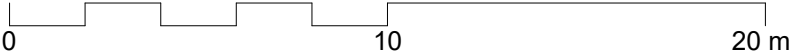
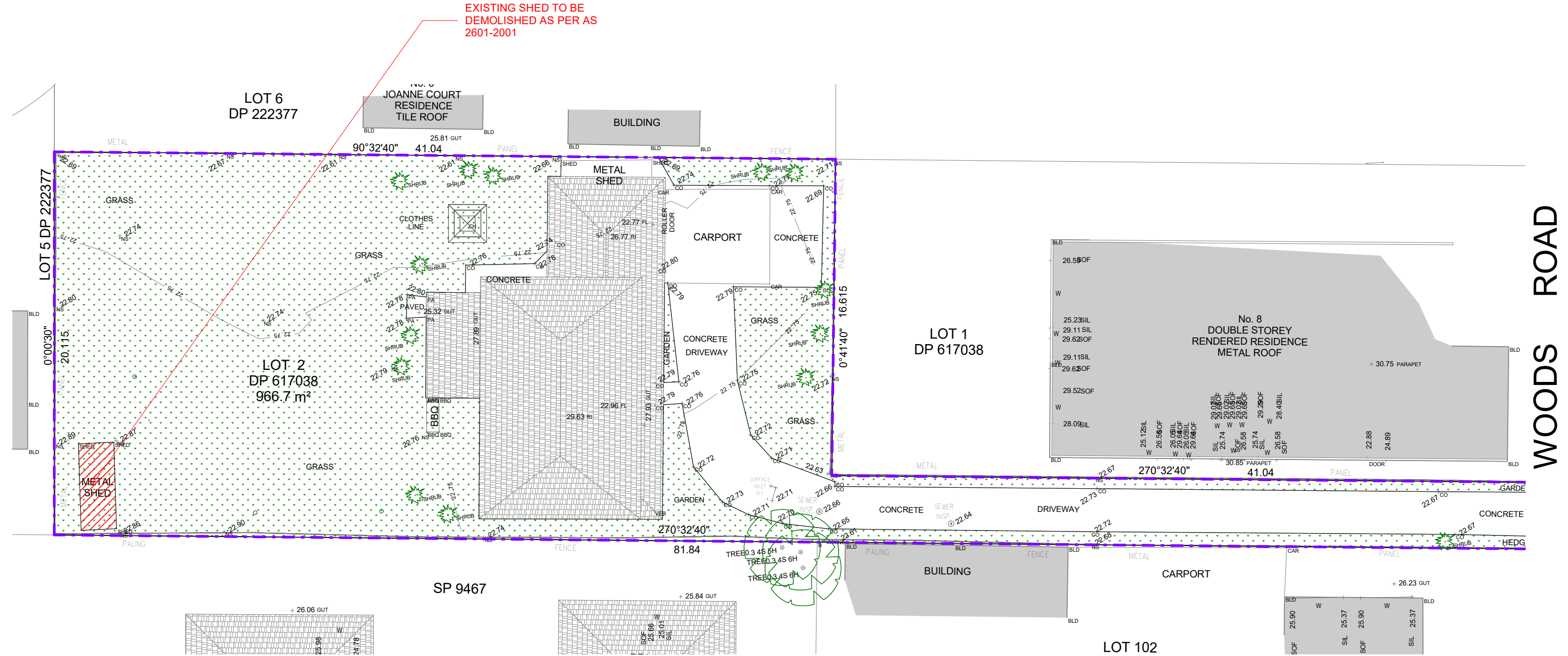
DRAWING TITLE: Demolition Plan
DRAWN BY: E.T.
CHECKED BY: S.D.
LOT: 2 | **SEC:** | **DP:617038**

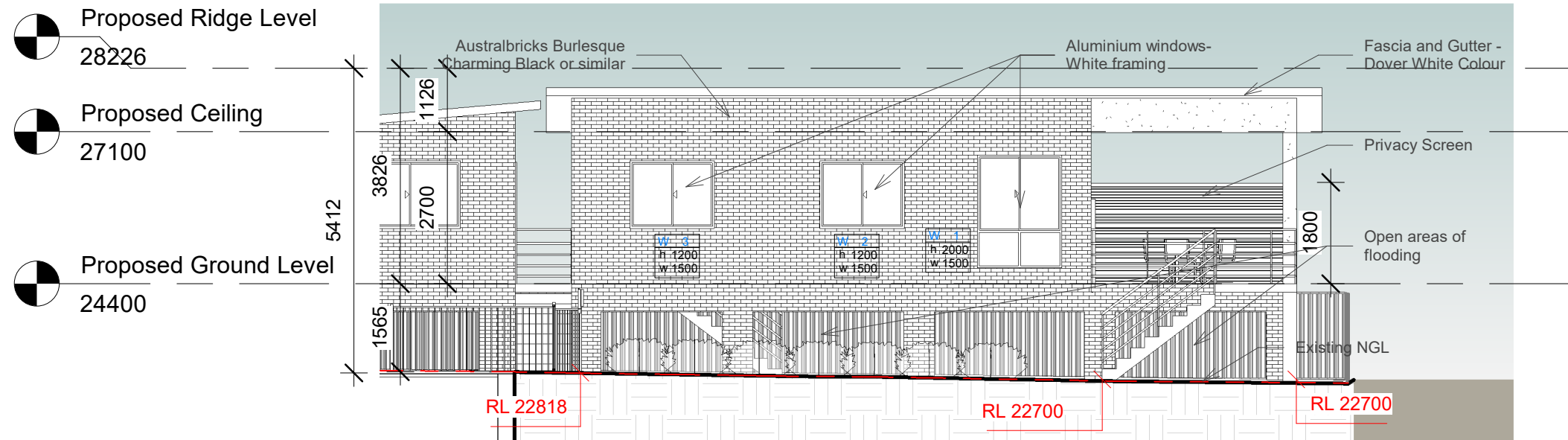


SITE ADDRESS: 8A Woods Road, Sefton NSW 2162
CLIENT: Ahmed Aassar
PROJECT TYPE: Proposed construction of a detached secondary dwelling and outbuilding
DATE: Issue Date **REV:** A **SHEET NO:** A109
COUNCIL AREA: CB City Council **SCALE:** 1 : 200

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Suite 4/259 Northumberland St, Liverpool NSW 2170, Australia
Ph: 02 8319 9447 | info@mahn.com.au | www.mahn.com.au

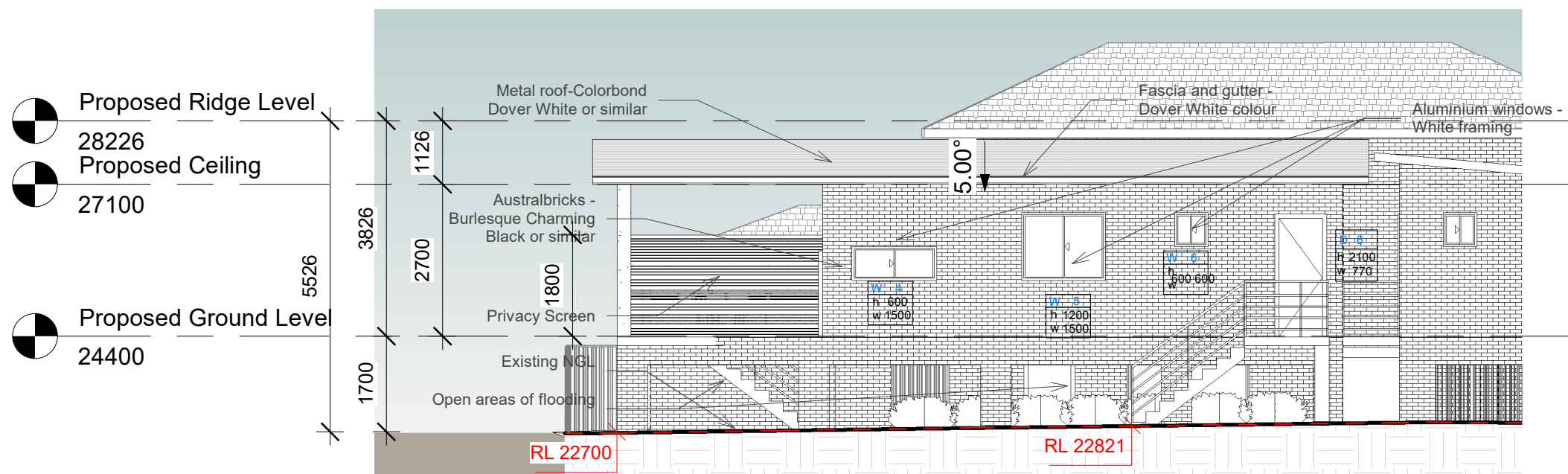
PROJECT NO: 0001





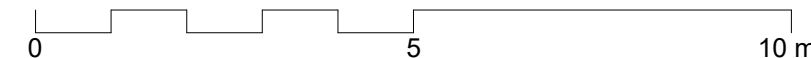
1 East Elevation - Secondary Dwelling

1 : 100



2 West Elevation - Secondary Dwelling

1 : 100

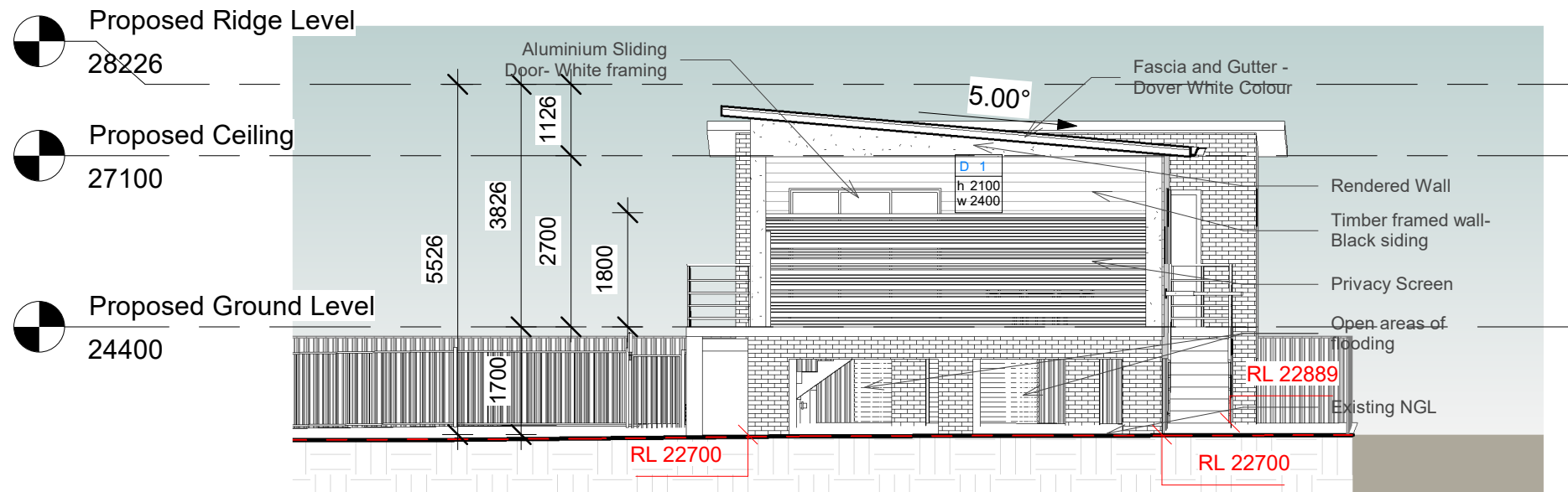


REV	DATE	DESCRIPTION	INITIAL
A	11.08.2023	Issued for Development Application	E.T.

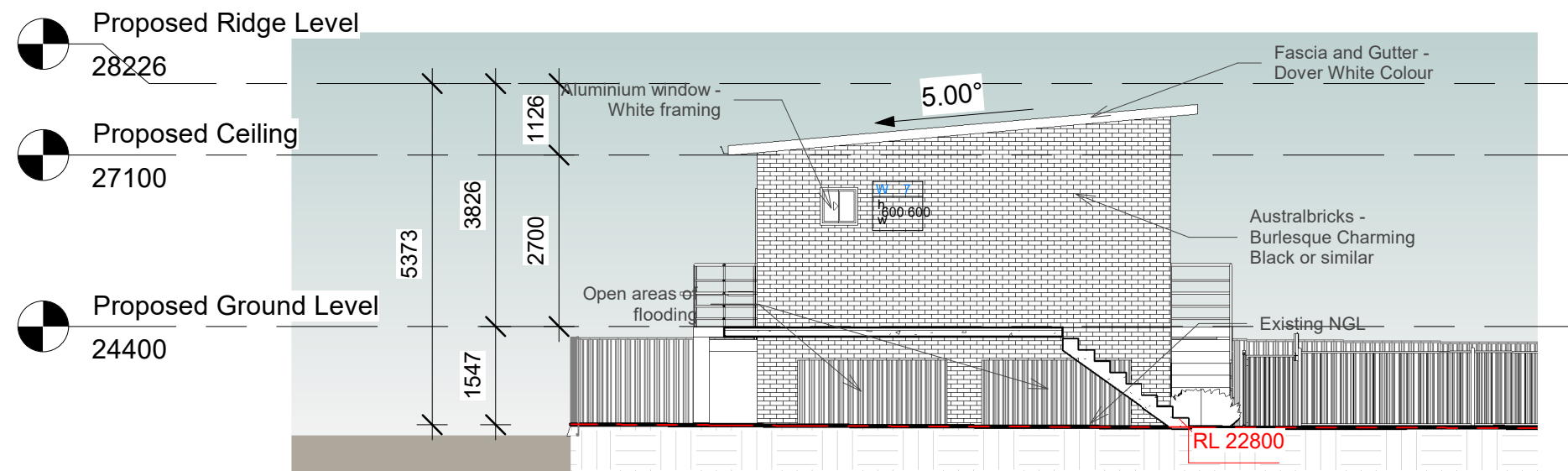
DRAWING TITLE: Elevations
DRAWN BY: E.T.
CHECKED BY: S.D.
LOT: 2 | SEC: | DP:617038

SITE ADDRESS: 8A Woods Road, Sefton NSW 2162
CLIENT: Ahmed Aassar
PROJECT TYPE: Proposed construction of a detached secondary dwelling and outbuilding
DATE: Issue Date **REV:** A **SHEET NO:** A110
COUNCIL AREA: CB City Council **SCALE:** 1 : 100

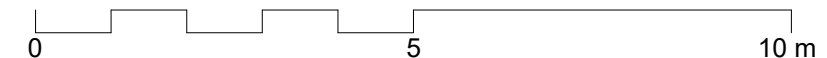
MAHN **bd**
DESIGN **ACCREDITED**
BUILDING DESIGNER
Suite 4/259 Northumberland St, Liverpool NSW 2170, Australia
Ph: 02 8319 9447 | info@mahn.com.au | www.mahn.com.au
PROJECT NO: 0001



1 North Elevation - Secondary Dwelling
1 : 100



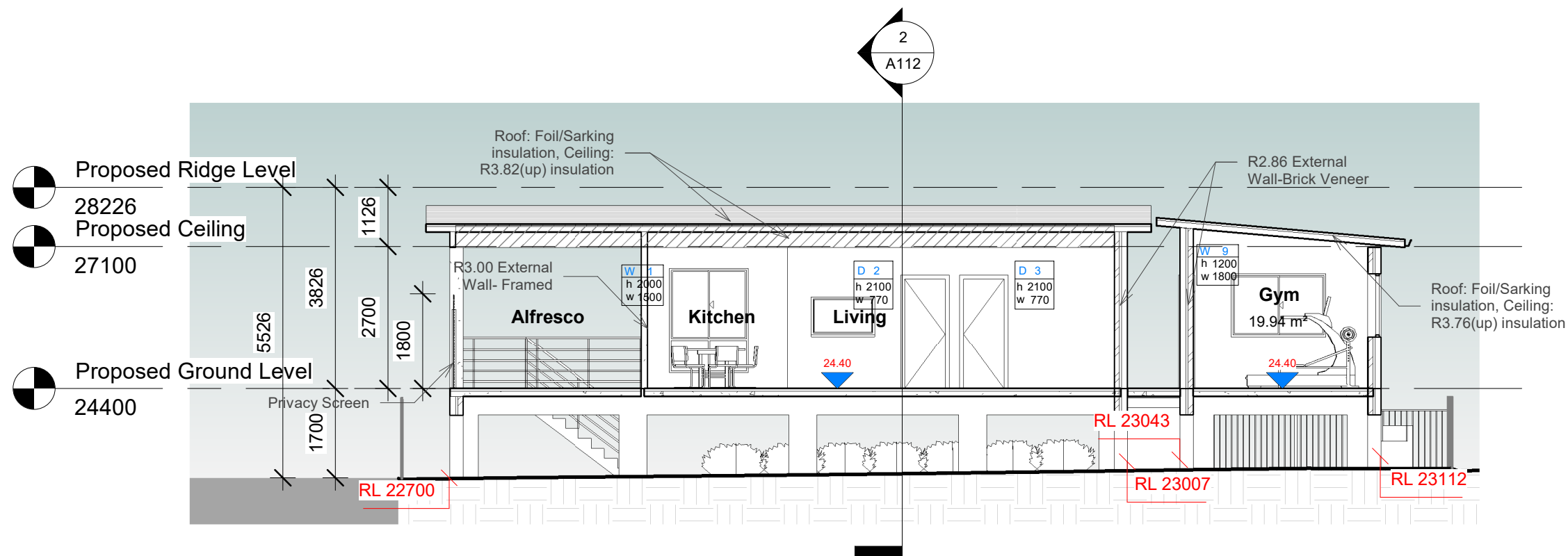
2 South Elevation - Secondary Dwelling
1 : 100



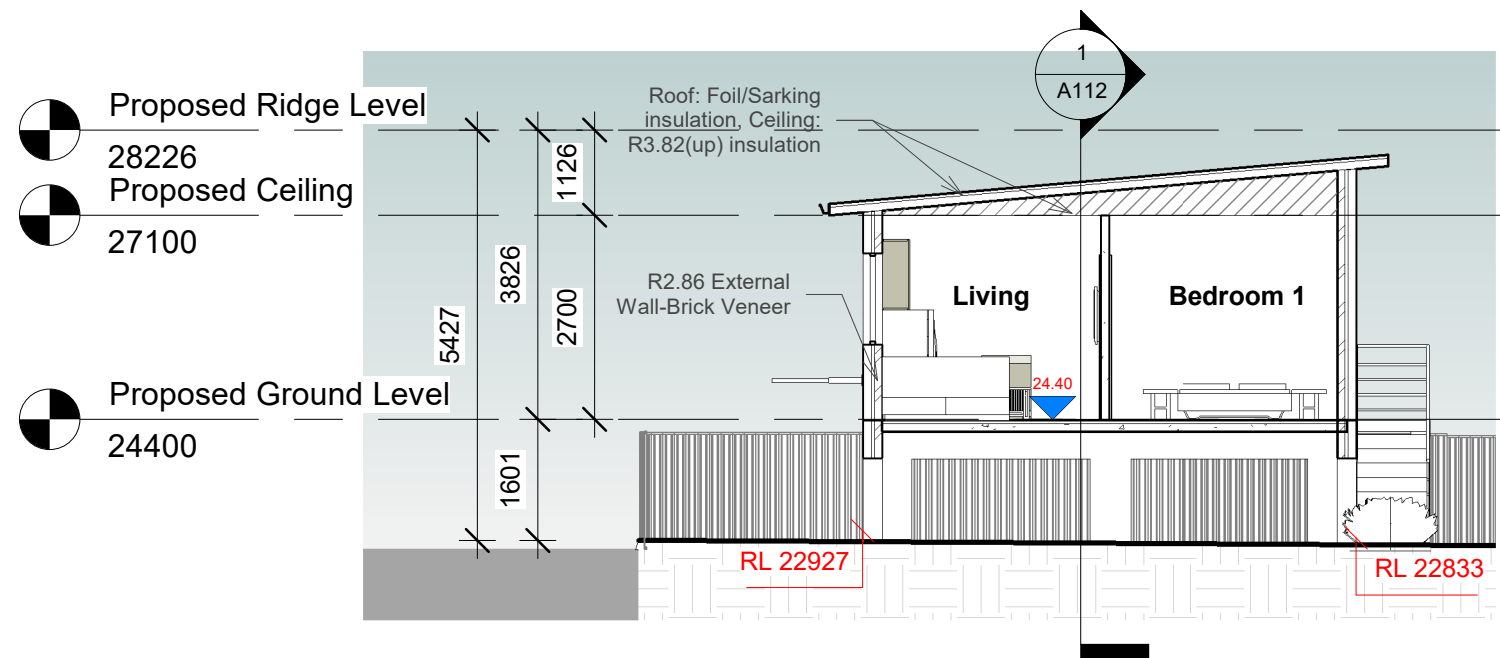
REV	DATE	DESCRIPTION	INITIAL
A	11.08.2023	Issued for Development Application	E.T.

DRAWING TITLE: Elevations
DRAWN BY: E.T.
CHECKED BY: S.D.
LOT: 2 | SEC: | DP:617038

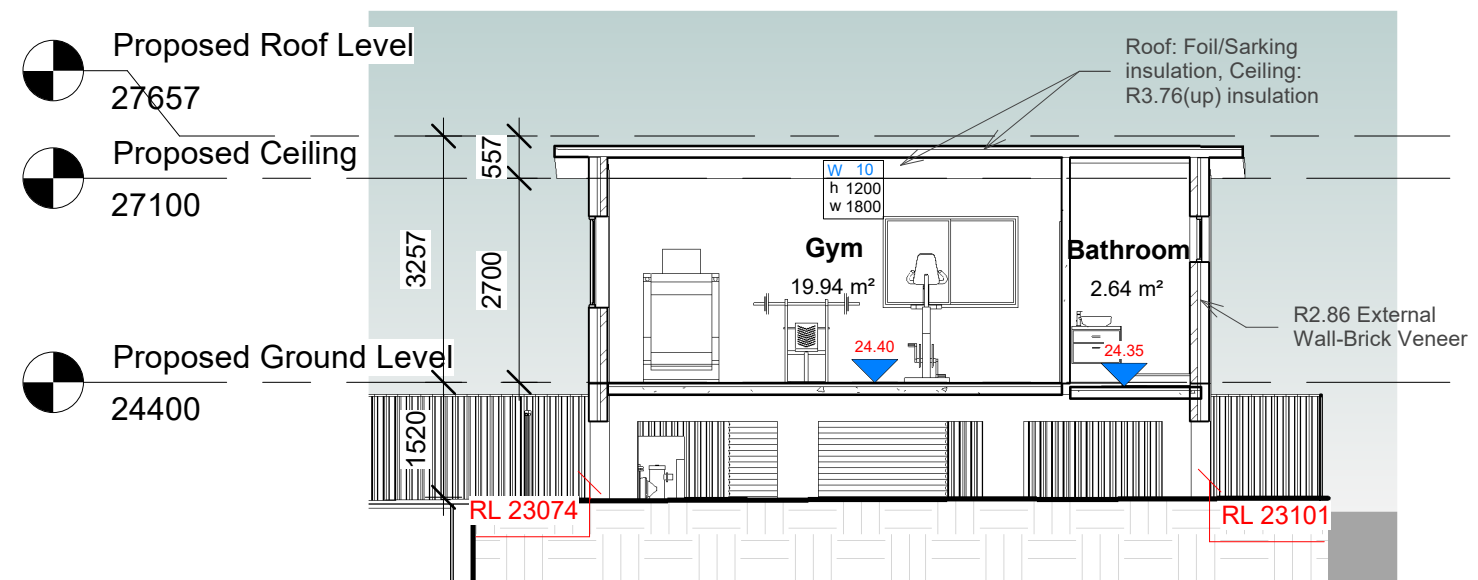
SITE ADDRESS: 8A Woods Road, Sefton NSW 2162
CLIENT: Ahmed Aassar
PROJECT TYPE: Proposed construction of a detached secondary dwelling and outbuilding
DATE: Issue Date **REV:** A **SHEET NO:** A111
COUNCIL AREA: CB City Council **SCALE:** 1 : 100



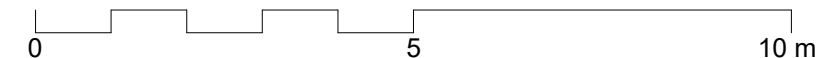
1 Section 1
1 : 100



2 Section 2
1 : 100



3 Section 3
1 : 100



REV	DATE	DESCRIPTION	INITIAL
A	11.08.2023	Issued for Development Application	E.T.

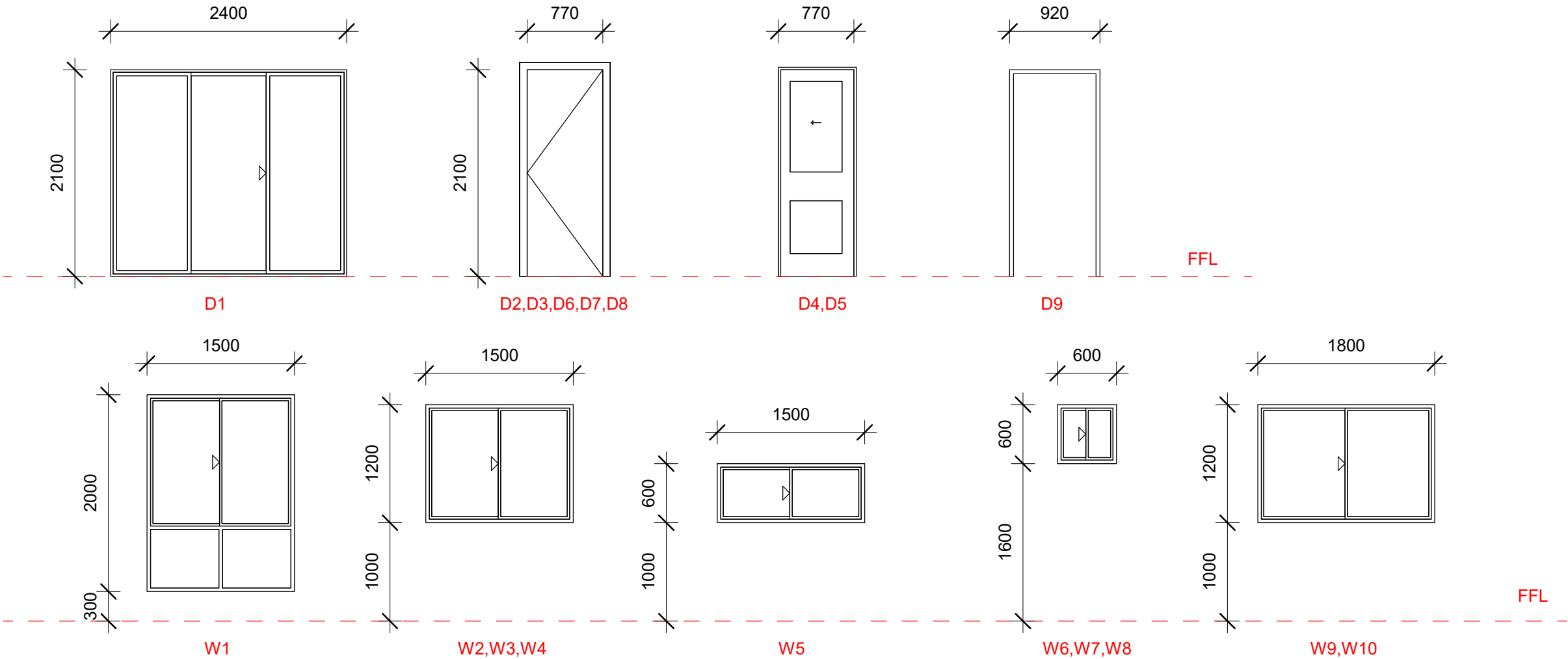
DRAWING TITLE: Sections
DRAWN BY: E.T.
CHECKED BY: S.D.
LOT: 2 | SEC: | DP:617038

SITE ADDRESS: 8A Woods Road, Sefton NSW 2162
CLIENT: Ahmed Aassar
PROJECT TYPE: Proposed construction of a detached secondary dwelling and outbuilding
DATE: Issue Date REV: A SHEET NO: A112
COUNCIL AREA: CB City Council SCALE: 1 : 100

MAHN bdaa
DESIGN ACCREDITED
BUILDING DESIGNER
Suite 4/259 Northumberland St, Liverpool NSW 2170, Australia
Ph: 02 8319 9447 | info@mahn.com.au | www.mahn.com.au
PROJECT NO: 0001

Door Schedule			
Mark	Width	Height	Description
1	2400	2100	Aluminum Sliding Patio Door
2	770	2100	Single Flush Door
3	770	2100	Single Flush Door
4	770	2100	Single Flush Pocket Door
5	770	2100	Single Flush Pocket Door
6	770	2100	Single Flush Door
7	770	2100	Single Flush Door
8	770	2100	Single Flush Door
9	920	2100	Interior Cased Opening

Window Schedule				
Mark	Width	Height	Sill Height	Description
1	1500	2000	300	Aluminum Sliding Window
2	1500	1200	1000	Aluminum Sliding Window
3	1500	1200	1000	Aluminum Sliding Window
4	1500	600	1000	Aluminum Sliding Window
5	1500	1200	1000	Aluminum Sliding Window
6	600	600	1600	Aluminum Sliding Window
7	600	600	1600	Aluminum Sliding Window
8	600	600	1600	Aluminum Sliding Window
9	1800	1200	1000	Aluminum Sliding Window
10	1800	1200	1000	Aluminum Sliding Window



Door and Window Schedule

1 : 50

PLOT DATE: 11/08/2023 2:27:18 pm

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REV	DATE	DESCRIPTION	INITIAL
A	11.08.2023	Issued for Development Application	E.T.

DRAWING TITLE: Doors and Windows Schedule
DRAWN BY: E.T.
CHECKED BY: S.D.
LOT: 2 | SEC: | DP:617038

SITE ADDRESS: 8A Woods Road, Sefton NSW 2162
CLIENT: Ahmed Aassar
PROJECT TYPE: Proposed construction of a detached secondary dwelling and outbuilding
DATE: Issue Date REV: A SHEET NO: A113
COUNCIL AREA: CB City Council SCALE: 1 : 50

MAHN DESIGN ACCREDITED BUILDING DESIGNER
Suite 4/259 Northumberland St, Liverpool NSW 2170, Australia
Ph: 02 8319 9447 | info@mahn.com.au | www.mahn.com.au
PROJECT NO: 0001

EXTERIOR FINISHES

EXTERIOR WALLS		Austral Bricks Burlesque Charming Black or similar
		Timber Cladding- Black siding
ROOF		Metal Roof - Colorbond - Dover White or similar
EXTERIOR DOORS AND WINDOW FRAMES		Application: Aluminium
		Colorbond Dover White or similar
GUTTER AND DOWNPIPES		Gutter and downpipes- Colorbond Dover White or similar
EXTERIOR FLOORS		Concrete Driveway Natural colour



PLOT DATE: 11/08/2023 2:27:22 pm

REV	DATE	DESCRIPTION	INITIAL
A	11.08.2023	Issued for Development Application	E.T.

DRAWING TITLE: Materials and Finishes Schedule
DRAWN BY: E.T.
CHECKED BY: S.D.
LOT: 2 | SEC: | DP:617038

SITE ADDRESS: 8A Woods Road, Sefton NSW 2162
CLIENT: Ahmed Aassar
PROJECT TYPE: Proposed construction of a detached secondary dwelling and outbuilding
DATE: Issue Date REV: A SHEET NO: A114
COUNCIL AREA: CB City Council SCALE:

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: Wednesday, 19 July 2023
To be valid, this certificate must be lodged within 3 months of the date of issue.



Project summary			
Project name	A-23018 - 8A Woods Road, Sefton NSW		
Street address	8A Woods Road Sefton 2162		
Local Government Area	Canterbury-Bankstown Council		
Plan type and plan number	deposited 617038		
Lot no.	2		
Section no.	-		
Project type	separate dwelling house - secondary dwelling		
No. of bedrooms	4		
Project score			
Water	✓ 40		Target 40
Thermal Comfort	✓ Pass		Target Pass
Energy	✓ 51		Target 50

Certificate Prepared by	
Name / Company Name: 'Stalder'	
ABN (if applicable): 55319613625	

Description of project

Project address		Assessor details and thermal loads	
Project name	A-23018 - 8A Woods Road, Sefton NSW	Assessor number	n/a
Street address	8A Woods Road Sefton 2162	Certificate number	n/a
Local Government Area	Canterbury-Bankstown Council	Climate zone	n/a
Plan type and plan number	Deposited Plan 617038	Area adjusted cooling load (MJ/m²/year)	n/a
Lot no.	2	Area adjusted heating load (MJ/m²/year)	n/a
Section no.	-	Ceiling fan in at least one bedroom	n/a
Project type	separate dwelling house - secondary dwelling	Ceiling fan in at least one living room or other conditioned area	n/a
Project score		Project score	
Water	✓ 40	Target 40	
Thermal Comfort	✓ Pass	Target Pass	
Energy	✓ 51	Target 50	
Site details			
No. of bedrooms	4		
Site area (m²)	967		
Roof area (m²)	144		
Conditioned floor area (m²)	70.93		
Unconditioned floor area (m²)	6.43		
Total area of garden and lawn (m²)	451		
Roof area (m²) of the existing dwelling	193		
No. of bedrooms in the existing dwelling	5		

Schedule of BASIX commitments

The commitments set out below regulate how the proposed development is to be carried out. It is a condition of any development consent granted, or complying development certificate issued, for the proposed development, that BASIX commitments be complied with.

Water Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Landscape			
The applicant must plant indigenous or low water use species of vegetation throughout 451.24 square metres of the site.	✓	✓	
Fixtures			
The applicant must install showerheads with a minimum rating of 4 star (> 4.5 but <= 6 L/min plus spray force and/or coverage tests) in all showers in the development.		✓	✓
The applicant must install a toilet flushing system with a minimum rating of 5 star in each toilet in the development.		✓	✓
The applicant must install taps with a minimum rating of 5 star in the kitchen in the development.		✓	
The applicant must install basin taps with a minimum rating of 5 star in each bathroom in the development.		✓	
Alternative water			
Rainwater tank			
The applicant must install a rainwater tank of at least 1500 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.	✓	✓	✓
The applicant must configure the rainwater tank to collect rain runoff from at least 144.32 square metres of the roof area of the development (excluding the area of the roof which drains to any stormwater tank or private dam).		✓	✓
The applicant must connect the rainwater tank to:			
• all toilets in the development		✓	✓
• at least one outdoor tap in the development (Note: NSW Health does not recommend that rainwater be used for human consumption in areas with potable water supply.)		✓	✓
• a tap that is located within 10 metres of the swimming pool in the development		✓	✓
Swimming pool			

Water Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
The swimming pool must not have a volume greater than 42 kilolitres.	✓	✓	
The swimming pool must have a pool cover.		✓	
The swimming pool must be outdoors.	✓	✓	

Thermal Comfort Commitments			
General features	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
The dwelling must not have more than 2 storeys.	✓	✓	✓
The conditioned floor area of the dwelling must not exceed 300 square metres.	✓	✓	✓
The dwelling must not contain open mezzanine area exceeding 25 square metres.	✓	✓	✓
The dwelling must not contain third level habitable attic room.	✓	✓	✓
Floor, walls and ceiling/roof			
The applicant must construct the floor(s), walls, and ceiling/roof of the dwelling in accordance with the specifications listed in the table below.			
	✓	✓	✓
Construction			
Construction	Additional insulation required (R-Value)	Other specifications	
floor - concrete slab on ground	nil		
external wall - brick veneer	2.66 (or 3.40 including construction)		
external wall - framed (weatherboard, fibre cement, metal clad)	3.00 (or 3.40 including construction)		
ceiling and roof - raked ceiling / pitched or skillion roof, framed	ceiling: 3.76 (up), roof: folkharking	framed, light (solar absorbance < 0.475)	
ceiling and roof - flat ceiling / flat roof, framed	ceiling: 3.62 (up), roof: folkharking	framed, light (solar absorbance < 0.475)	
Note:	• Insulation specified in this Certificate must be installed in accordance with Part 3.12.1.1 of the Building Code of Australia.		
Note:	• In some climate zones, insulation should be installed with due consideration of condensation and associated interaction with adjoining building materials.		

Thermal Comfort Commitments			
Windows, glazed doors and skylights	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
The applicant must install the windows, glazed doors and shading devices described in the table below, in accordance with the specifications listed in the table. Relevant overshadowing specifications must be satisfied for each window and glazed door.	✓	✓	✓
The dwelling may have 1 skylight (<0.7 square metres) which is not listed in the table.	✓	✓	✓
The following requirements must also be satisfied in relation to each window and glazed door:	✓	✓	✓
• For the following glass and frame types, the certifier check can be performed by visual inspection.			✓
- Aluminium single clear			
- Aluminium double (air) clear			
- Timber/UPVC/tilt&swing single clear			
- Timber/UPVC/tilt&swing double (air) clear			
• Overshadowing buildings/vegetation must be of the height and distance from the centre and the base of the window and glazed door, as specified in the 'overshadowing' column.	✓	✓	✓

Window/glazed door no.	Maximum height (mm)	Maximum width (mm)	Type	Shading Device (Dimension within 10%)	Overshadowing
North facing					
D01	2100	2650	aluminium, single, clear	verandah 3650 mm, 2700 mm above base of window or glazed door	not overshadowed
W08	600	600	aluminium, single, clear	eave 450 mm, 600 mm above head of window or glazed door	1-2 m high, <1.5 m away
East facing					
W01	2000	1500	aluminium, single, clear	eave 450 mm, 1200 mm above head of window or glazed door	not overshadowed
W02	1300	1500	aluminium, single, clear	eave 450 mm, 1300 mm above head of window or glazed door	not overshadowed
W03	1300	1500	aluminium, single, clear	eave 450 mm, 1200 mm above head of window or glazed door	not overshadowed

Window/glazed door no.	Maximum height (mm)	Maximum width (mm)	Type	Shading Device (Dimension within 10%)	Overshadowing
W09	1300	1500	aluminium, single, clear	eave 450 mm, 600 mm above head of window or glazed door	not overshadowed
South facing					
W07	600	600	aluminium, single, clear	eave 450 mm, 1300 mm above head of window or glazed door	1-2 m high, <1.5 m away
W10	600	1500	aluminium, single, clear	eave 450 mm, 600 mm above head of window or glazed door	not overshadowed
West facing					
W04	1300	1500	aluminium, single, clear	eave 450 mm, 500 mm above head of window or glazed door	not overshadowed
W05	600	1800	aluminium, single, clear	eave 450 mm, 1100 mm above head of window or glazed door	not overshadowed
W06	600	600	aluminium, single, clear	eave 450 mm, 500 mm above head of window or glazed door	not overshadowed

Energy Commitments			
Hot water	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
The applicant must install the following hot water system in the development, or a system with a higher energy rating: gas instantaneous with a performance of 5 stars.	✓	✓	✓
Cooling system			
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: 1-phase airconditioning, Energy rating: 5 star (average zone)		✓	✓
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase airconditioning, Energy rating: 5 star (average zone)		✓	✓
Heating system			
The living areas must not incorporate any heating system, or any ducting which is designed to accommodate a heating system.		✓	✓
The bedrooms must not incorporate any heating system, or any ducting which is designed to accommodate a heating system.		✓	✓
Ventilation			
The applicant must install the following exhaust systems in the development:			
At least 1 Bathroom: individual fan, not ducted; Operation control: manual switch on/off		✓	✓
Kitchen: individual fan, not ducted; Operation control: manual switch on/off		✓	✓
Laundry: individual fan, not ducted; Operation control: manual switch on/off		✓	✓
Artificial lighting			
The applicant must ensure that the "primary type of artificial lighting" is fluorescent or light emitting diode (LED) lighting in each of the following rooms, and where the word "dedicated" appears, the fittings for those lights must only be capable of accepting fluorescent or light emitting diode (LED) lamps:			
• at least 4 of the bedrooms / study; dedicated		✓	✓
• at least 2 of the living / dining rooms; dedicated		✓	✓
• the kitchen; dedicated		✓	✓

Energy Commitments			
• all bathrooms/toilets; dedicated	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
		✓	✓
• the laundry; dedicated		✓	✓
• all hallways; dedicated		✓	✓
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 2 bathroom(s)/toilet(s) in the development for natural lighting.	✓	✓	✓
Swimming pool			
The development must not incorporate any heating system for the swimming pool.		✓	
The applicant must install a timer for the swimming pool pump in the development.		✓	
Other			
The applicant must install a gas cooktop & electric oven in the kitchen of the dwelling.		✓	
The applicant must construct each refrigerator space in the development so that it is "well ventilated", as defined in the BASIX definitions.		✓	
The applicant must install a fixed outdoor clothes drying line as part of the development.		✓	

Legend	
In these commitments, "applicant" means the person carrying out the development.	
Commitments identified with a ✓ in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development).	
Commitments identified with a ✓ in the "Show on CC/CDC plans and specs" column must be shown in the plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development.	
Commitments identified with a ✓ in the "Certifier check" column must be certified by a certifying authority as having been fulfilled, before a final occupation certificate(either interim or final) for the development may be issued.	