CURRENT REVISION + NOTES

#### Date: Description: Issue: Drawn:

FLOOD MOUND

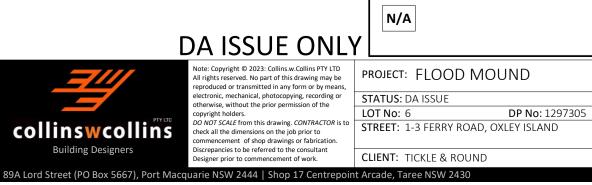
CLIENT: TICKLE & ROUND STATUS: DA ISSUE **DP No:** 1297305 LOT No: 6 STREET NAME: 1-3 FERRY ROAD, OXLEY ISLAND CWC JOB #: A5558 & A5563 CONTENTS SHEET # SHEET NAME REVISION 0 TITLE 1 LEGENDS 2 SITE PLAN A 3 BUILDING SPECIFICATIONS & WORK SAFETY NOTES

A A BUILDING SPECIFICATIONS & WORK SAFETY NOTES





/ISED JANURAI					
MBOLS AN					
E PLAN   S68		٨٨			
	LOT BOUNDARY	$\Delta \land \Delta$	FALL OF BATTER SLOPE	E.P	ELECTRICAL CUBICLE / PIT
	SEWER LINE	X	DRIVEWAY SURFACE	NBN	NBN PIT
	STORMWATER LINE	Ϋ́	GARDEN TAP	T.PIT	TELECOMMUNICATIONS PIT
	WATER CONNECTION LINE	•	WATER METER / ALTERNATE WATER METER		TO BE DEMOLISHED / REMOVED
	DOWNPIPE TO WATER TANK		SANDBAG		DEMOLITION LINE
	DOWNPIPE FROM TANK TO APPLIANCE	$\sum$	TEMPORARY HOARDING GATES		
	SILTATION CONTROL FENCING	$\bigwedge$			
	SITE HOARDING FENCING		STREET TREE / SITE TREE		
	BATTER EXTREMITIES LINE				
	EASEMENT BOUNDARY		LIGHT POLE		
	OVERHEAD POWER LINES	(PP)	POWER POLE		
)OR PLANS / S	SECTIONS (INCL SETOUT, ROOF, DETAIL CALL OUTS)			F∕ GTAP	GARDEN TAP
	OVERHEAD ITEM		FILL (TO ENGINEERS DETAIL)	O DP	RAINWATER DOWNPIPES: TO AS 3500
	DEMOLITION LINE		WET AREA TILED FLOOR SURFACE	E,	SMOKE ALARMS TO A53786 AND NCC, VOL. 2, PART H3D6 AND PART 9.5 OF THE SMOKE ALARMS: ABCB HOUSING PROVISIONS. ALL ALARMS/DETECTORS ARE TO BE INTERCONNECTED. LOCATIONS ON PLANS ARE INDICATIVE. INSTALLATION TO BE
	UPPER FLOOR OUTLINE		COMMON / OUTDOOR TILED FLOOR SURFACE	-	AS PER STANDARDS ABOVE, AND MANUFACTURERS SPECIFICATIONS
	ROOF OUTLINE OVER		BROOM FINISH CONCRETE FLOOR SURFACE	E EXT. DUCT	MECHANICAL VENTILATION: MECHANICAL VENTILATION EXTERNALLY DUCTED TO COMPLY WIT VOL 2, PART HURD 7 AND PART 10.6 AND 10.8.2 OF THE ABCB HOUS PROVISIONS
	RAKED CEILING LINE		MASONRY WALL	$\rightarrow$	
	BEAM LINE		CONCRETE	$\bigtriangledown$	SLIDING WINDOW OPENING DIRECTION
	SQUARE SET OPENING		TIMBER/METAL STUD FRAMED WALL		HINGED DOOR OPENING DIRECTION
	TERMITE PROTECTION: 70 A.S 3660.1		CONCRETE BLOCK WALL		GAS BOTTLES
				MB.	ELECTRICAL METER BOX
	COLUMN (MATERIAL AS PER SCHEDULE OR PLAN)			MB	GAS INSTANTANEOUS HOT WATER SERVICE
	MASONRY PIER (SIZE AS PER SCHEDULE OR PLAN)		KLIP-LOK (OR SIMILAR) METAL SHEET ROOFING		HOT WATER TANK
	ENGAGED PIERS: TO COMPLY WITH AS 4773.1-2010 & AS 4773 2-2010				SOLAR HOT WATER SERVICE
		000000000000000000000000000000000000000			COOKTOP
	TO BE DEMOLISHED / REMOVED		TACTILE GROUND SURFACE INDICATORS: TO AS 1428.4.1.2009	<u> </u>	SINK TYPICAL
XXX	EARTH / SOIL		STAIRS INCLUDING DIRECTION OF TRAVEL (UP)	•	
			RAMP INCLUDING DIRECTION OF TRAVEL (UP)		
VERAL SYMBO	DLS AND ARCHITECTURAL SYMBOLS				
VERAL SYMBC	DLS AND ARCHITECTURAL SYMBOLS		TYPICAL SECTION MARKER TYPICAL CALL C		
		U SHEET SHEET			
	NORTH	UHEET SHEET	TYPICAL SECTION MARKER TYPICAL CALL C		
W01 D01	NORTH WINDOW TAG (DA/CC)	UNDER	TYPICAL SECTION MARKER TYPICAL CALL C	SCALE <u>VIEW SCALE</u>	PLAN SYMBOLS / LEGEND
W01 D01	NORTH WINDOW TAG (DA/CC) DOOR TAG (DA/CC)	UNDER UNDE	TYPICAL SECTION MARKER TYPICAL CALL C	SCALE <u>VIEW SCALE</u>	PLAN SYMBOLS / LEGEND LOWEST FLOOR (GROUND TYPICAL)
W01 D01	NORTH WINDOW TAG (DA/CC) DOOR TAG (DA/CC) DEMOLITION SYMBOLS	U U U U HEET U U U U U U U U U U U U U U U U U U	TYPICAL SECTION MARKER TYPICAL CALL C TYPICAL ELEVATION MARKER VIEW TAG AND	SCALE <u>VIEW SCALE</u>	
W01 D01	NORTH WINDOW TAG (DA/CC) DOOR TAG (DA/CC) DEMOLITION SYMBOLS TO BE DEMOLISHED OR REMOVED	U U U U U U U U U U U U U U U U U U U	TYPICAL SECTION MARKER TYPICAL CALL C TYPICAL ELEVATION MARKER VIEW TAG AND TO BE DEMOLISHED OR REMOVED	SCALE <u>VIEW SCALE</u>	LOWEST FLOOR (GROUND TYPICAL)
	NORTH WINDOW TAG (DA/CC) DOOR TAG (DA/CC) DOOR TAG (DA/CC) TO BE DEMOLISHED OR REMOVED EXISTING ITEM / ELEMENT (FLOOR/WALLS/WINDOWS ETC) PROPOSED NEW ITEM / ELEMENT	HEET	TYPICAL SECTION MARKER TYPICAL CALL C TYPICAL ELEVATION MARKER VIEW TAG AND TO BE DEMOLISHED OR REMOVED	SCALE <u>VIEW SCALE</u>	LOWEST FLOOR (GROUND TYPICAL) MIDDLE FLOOR
	NORTH WINDOW TAG (DA/CC) DOOR TAG (DA/CC) DOOR TAG (DA/CC) TO BE DEMOLISHED OR REMOVED EXISTING ITEM / ELEMENT (FLOOR/WALLS/WINDOWS ETC) PROPOSED NEW ITEM / ELEMENT	L Constant of the second se	TYPICAL SECTION MARKER TYPICAL CALL C TYPICAL ELEVATION MARKER VIEW TAG AND TO BE DEMOLISHED OR REMOVED	SCALE <u>VIEW SCALE</u>	LOWEST FLOOR (GROUND TYPICAL) MIDDLE FLOOR
	NORTH WINDOW TAG (DA/CC) DOOR TAG (DA/CC) TO BE DEMOLISHED OR REMOVED EXISTING ITEM / ELEMENT (FLOOR/WALLS/WINDOWS ETC) PROPOSED NEW ITEM / ELEMENT	F F F F F	TYPICAL SECTION MARKER TYPICAL CALL C TYPICAL ELEVATION MARKER VIEW TAG AND TO BE DEMOLISHED OR REMOVED EXISTING AREA / FACADE / ROOM	SCALE <u>VIEW</u> SCALE MULTI STOREY SITE	LOWEST FLOOR (GROUND TYPICAL) MIDDLE FLOOR UPPER FLOOR
	NORTH WINDOW TAG (DA/CC) DOOR TAG (DA/CC) DOOR TAG (DA/CC) DEMOLITION SYMBOLS TO BE DEMOLISHED OR REMOVED EXISTING ITEM / ELEMENT (FLOOR/WALLS/WINDOWS ETC) PROPOSED NEW ITEM / ELEMENT EVIATIONS AVERAGE RECURRANCE INDEX		TYPICAL SECTION MARKER TYPICAL CALL O TYPICAL ELEVATION MARKER VIEW TAG AND TO BE DEMOLISHED OR REMOVED EXISTING AREA / FACADE / ROOM	SCALE <u>VEW</u> SCALE MULTI STOREY SITE	LOWEST FLOOR (GROUND TYPICAL) MIDDLE FLOOR UPPER FLOOR PLASTER BOARD
	NORTH WINDOW TAG (DA/CC) DOOR TAG (DA/CC) DOOR TAG (DA/CC) TO BE DEMOLISHED OR REMOVED EXISTING ITEM / ELEMENT (FLOOR/WALLS/WINDOWS ETC) PROPOSED NEW ITEM / ELEMENT VIATIONS AVERAGE RECURRANCE INDEX AUSTRALIAN HEIGHT DATUM	FG	TYPICAL SECTION MARKER       TYPICAL CALL O         TYPICAL ELEVATION MARKER       VIEW TAG AND         TO BE DEMOLISHED OR REMOVED       EXISTING AREA / FACADE / ROOM         FIXED GLASS / PANEL       FIXED GLASS WINDOW	SCALE <u>VIEW SCALE</u> MULTI STOREY SITE	LOWEST FLOOR (GROUND TYPICAL) MIDDLE FLOOR UPPER FLOOR PLASTER BOARD RETAINING WALL
	NORTH WINDOW TAG (DA/CC) DOOR TAG (DA/	FG GLT	TYPICAL SECTION MARKER       TYPICAL CALL OF         TYPICAL ELEVATION MARKER       VIEW TAG AND         TO BE DEMOLISHED OR REMOVED       EXISTING AREA / FACADE / ROOM         FIXED GLASS / PANEL       FIXED GLASS WINDOW         GLUE LAMINATED TIMBER       VIEW TAG AND	SCALE VEW SCALE MULTI STOREY SITE PB RET. WALL RC	LOWEST FLOOR (GROUND TYPICAL) MIDDLE FLOOR UPPER FLOOR PLASTER BOARD RETAINING WALL REINFORCED CONCRETE
NOVATION / C NOVATION / C NERAL ABBRE ARI AHD CLT COL.	NORTH WINDOW TAG (DA/CC) DOOR TAG (DA/CC) DOOR TAG (DA/CC) TO BE DEMOLISHED OR REMOVED EXISTING ITEM / ELEMENT (FLOOR/WALLS/WINDOWS ETC) PROPOSED NEW ITEM / ELEMENT VIETONS AVERAGE RECURRANCE INDEX AUSTRALIAN HEIGHT DATUM CROSS LAMINATED TIMBER COLUMN	FG GLT GTAP	TYPICAL SECTION MARKER TYPICAL CALL OF TYPICAL ELEVATION MARKER VIEW TAG AND TO BE DEMOLISHED OR REMOVED EXISTING AREA / FACADE / ROOM FIXED GLASS / PANEL FIXED GLASS / PANEL FIXED GLASS WINDOW GLUE LAMINATED TIMBER GARDEN TAP	SCALE VEW SCALE MULTI STOREY SITE PB RET. WALL RC PV	LOWEST FLOOR (GROUND TYPICAL) MIDDLE FLOOR UPPER FLOOR PLASTER BOARD RETAINING WALL REINFORCED CONCRETE PHOTOVOLTAIC
NOVATION / C NOVATION / C NERAL ABBRE ARI AHD CLT COL. COW	NORTH WINDOW TAG (DA/CC) DOOR TAG (DA/CC) DOOR TAG (DA/CC) TO BE DEMOLISHED OR REMOVED EXISTING ITEM / ELEMENT (FLOOR/WALLS/WINDOWS ETC) PROPOSED NEW ITEM / ELEMENT VIETIONS AVERAGE RECURRANCE INDEX AVERAGE RECURRANCE INDEX AUSTRALIAN HEIGHT DATUM CROSS LAMINATED TIMBER COLUMN COST OF WORKS	FG GLT GTAP GPO	TYPICAL SECTION MARKER       TYPICAL CALL O         TYPICAL ELEVATION MARKER       VIEW TAG AND         TO BE DEMOLISHED OR REMOVED       Image: Comparison of the compariso	SCALE VIEW SCALE MULTI STOREY SITE PB RET. WALL RC PV RL	LOWEST FLOOR (GROUND TYPICAL) MIDDLE FLOOR UPPER FLOOR PLASTER BOARD RETAINING WALL REINFORCED CONCRETE PHOTOVOLTAIC REDUCED LEVEL
NOVATION / C NOVATION / C NERAL ABBRE ARI AHD CLT COL. COW DCP	NORTH WINDOW TAG (DA/CC) DOOR TAG (DA/CC) DOOR TAG (DA/CC) TO BE DEMOLISHED OR REMOVED EXISTING ITEM / ELEMENT (FLOOR/WALLS/WINDOWS ETC) PROPOSED NEW ITEM / ELEMENT PROPOSED NEW ITEM / ELEMENT VIETURS AVERAGE RECURRANCE INDEX AVERAGE RECURRANCE INDEX AUSTRALIAN HEIGHT DATUM CROSS LAMINATED TIMBER COLUMN COST OF WORKS DEVELOPMENT CONTROL PLAN	FG GLT GTAP GPO GRG	TYPICAL SECTION MARKER TYPICAL CALL O   TYPICAL ELEVATION MARKER VIEW TAG AND   TO BE DEMOLISHED OR REMOVED EXISTING AREA / FACADE / ROOM   FIXED GLASS / PANEL FIXED GLASS WINDOW   GLUE LAMINATED TIMBER GARDEN TAP   GENERAL POWER OUTLET GARAGE	SCALE VEW SCALE MULTI STOREY SITE PB RET. WALL RC PV RL SB	LOWEST FLOOR (GROUND TYPICAL) MIDDLE FLOOR UPPER FLOOR PLASTER BOARD RETAINING WALL REINFORCED CONCRETE PHOTOVOLTAIC REDUCED LEVEL SUB ELECTRICAL METER BOX
NOVATION / C NOVATION / C NERAL ABBRE ARI AHD CLT COL. COW DCP DEG.	NORTH WINDOW TAG (DA/CC) DOR TAG (DA/CC) DOR TAG (DA/CC) TO BE DEMOLISHED OR REMOVED EXISTING ITEM / ELEMENT (FLOOR/WALLS/WINDOWS ETC) PROPOSED NEW ITEM / ELEMENT PROPOSED NEW ITEM / ELEMENT VUETONS AVERAGE RECURRANCE INDEX AUSTRALIAN HEIGHT DATUM CROSS LAMINATED TIMBER COLUMN COST OF WORKS DEVELOPMENT CONTROL PLAN DEGREES	FG GLT GTAP GPO GRG HWS	TYPICAL SECTION MARKER TYPICAL CALL O   TYPICAL ELEVATION MARKER VIEW TAG AND   TO BE DEMOLISHED OR REMOVED EXISTING AREA / FACADE / ROOM   FIXED GLASS / PANEL FIXED GLASS WINDOW   GLUE LAMINATED TIMBER GARDEN TAP   GENERAL POWER OUTLET GARAGE   HOT WATER SERVICE SANARA SANA	SCALE VEW SCALE	LOWEST FLOOR (GROUND TYPICAL) MIDDLE FLOOR UPPER FLOOR PLASTER BOARD RETAINING WALL REINFORCED CONCRETE PHOTOVOLTAIC REDUCED LEVEL SUB ELECTRICAL METER BOX SURFACE LEVEL
NOVATION / C NOVATION / C NERAL ABBRE ARI AHD CLT COL. COW DCP DEG. DGPO	NORTH WINDOW TAG (DA/CC) DOOR TAG (DA/CC) DOOR TAG (DA/CC) TO BE DEMOLISHED OR REMOVED EXISTING ITEM / ELEMENT (FLOOR/WALLS/WINDOWS ETC) PROPOSED NEW ITEM / ELEMENT VERAGE RECURRANCE INDEX AUSTRALIAN HEIGHT DATUM CROSS LAMINATED TIMBER COLUMN COST OF WORKS DEVELOPMENT CONTROL PLAN DEGREES DUBLE GENERAL POWER OUTLET	FG GLT GTAP GPO GRG HWS LEP	TYPICAL SECTION MARKER TYPICAL CALL O   TYPICAL ELEVATION MARKER VIEW TAG AND   TO BE DEMOLISHED OR REMOVED VIEW TAG AND   EXISTING AREA / FACADE / ROOM VIEW TAG AND   FIXED GLASS / PANEL VIEW TAG AND   FIXED GLASS WINDOW VIEW TAG AND   GLUE LAMINATED TIMBER VIEW TAG AND   GARDEN TAP VIEW TAG AND   GARAGE VIEW TAG AND   HOT WATER SERVICE VIEW TAG AND   LOCAL ENVIRONMENT PLAN VIEW TAG AND	SCALE VEW SCALE	LOWEST FLOOR (GROUND TYPICAL) MIDDLE FLOOR UPPER FLOOR PLASTER BOARD RETAINING WALL REINFORCED CONCRETE PHOTOVOLTAIC REDUCED LEVEL SUB ELECTRICAL METER BOX SURFACE LEVEL STORM WATER
NOVATION / C NOVATION / C NERAL ABBRE ARI AHD CLT COL. COW DCP DEG. DGPO DH	NORTH WINDOW TAG (DA/CC) DOR TAG (DA/CC) DOR TAG (DA/CC) TO BE DEMOLISHED OR REMOVED EXISTING ITEM / ELEMENT (FLOOR/WALLS/WINDOWS ETC) PROPOSED NEW ITEM / ELEMENT PROPOSED NEW ITEM / ELEMENT VVERAGE RECURRANCE INDEX AUSTRALIAN HEIGHT DATUM CROSS LAMINATED TIMBER COLUMN COST OF WORKS DEVELOPMENT CONTROL PLAN DEGREES DOUBLE GENERAL POWER OUTLET	FG GLT GTAP GPO GRG HWS LEP LOH	TYPICAL SECTION MARKER TYPICAL CALL OF   TYPICAL ELEVATION MARKER VIEW TAG AND   TO BE DEMOLISHED OR REMOVED VIEW TAG AND   EXISTING AREA / FACADE / ROOM VIEW TAG AND   FIXED GLASS / PANEL VIEW TAG AND   FIXED GLASS WINDOW GLUE LAMINATED TIMBER   GARDEN TAP GENERAL POWER OUTLET   GARAGE IOT WATER SERVICE   LOCAL ENVIRONMENT PLAN IIFT OFF HINGE	SCALE VEW SCALE	LOWEST FLOOR (GROUND TYPICAL) MIDDLE FLOOR UPPER FLOOR PLASTER BOARD RETAINING WALL REINFORCED CONCRETE PHOTOVOLTAIC REDUCED LEVEL SUB ELECTRICAL METER BOX SURFACE LEVEL STORM WATER TOILET ROLL HOLDER
VOUL NOVATION / C NOVATION / C NERAL ABBRE ARI AHD CLT COL. COW DCP DEG. DGPO DH DP	NORTH WINDOW TAG (DA/CC) DOR TAG (DA/CC) DOR TAG (DA/CC) TO BE DEMOLISHED OR REMOVED EXISTING ITEM / ELEMENT (FLOOR/WALLS/WINDOWS ETC) PROPOSED NEW ITEM / ELEMENT PROPOSED NEW ITEM / ELEMENT PROPOSED NEW ITEM / ELEMENT VUERAGE RECURRANCE INDEX AUSTRALIAN HEIGHT DATUM CROSS LAMINATED TIMBER COLUMN COST OF WORKS DEVELOPMENT CONTROL PLAN DEGREES DOUBLE GENERAL POWER OUTLET DOUBLE HUNG WINDOW RAINWATER DOWNPIPE	FG GLT GTAP GPO GRG HWS LEP LOH LVL	TYPICAL SECTION MARKER TYPICAL CALL O   TYPICAL ELEVATION MARKER VIEW TAG AND   TO BE DEMOLISHED OR REMOVED EXISTING AREA / FACADE / ROOM   FIXED GLASS / PANEL FIXED GLASS WINDOW   GLUE LAMINATED TIMBER GARDEN TAP   GENERAL POWER OUTLET GARAGE   HOT WATER SERVICE LOCAL ENVIRONMENT PLAN   LIFT OFF HINGE LAMINATED VENEER LUMBER	SCALE VEW SCALE	LOWEST FLOOR (GROUND TYPICAL) MIDDLE FLOOR UPPER FLOOR PLASTER BOARD RETAINING WALL REINFORCED CONCRETE PHOTOVOLTAIC REDUCED LEVEL SUB ELECTRICAL METER BOX SURFACE LEVEL STORM WATER TOILET ROLL HOLDER
NOVATION / D NOVATION / D NERAL ABBRE ARI AHD CLT COL. COW DCP DEG. DGPO DH DP DTR	NORTH WINDOW TAG (DA/CC) DOR TAG (DA/CC) DOR TAG (DA/CC) TO BE DEMOLISHED OR REMOVED EXISTING ITEM / ELEMENT (FLOOR/WALLS/WINDOWS ETC) PROPOSED NEW ITEM / ELEMENT PROPOSED NEW ITEM / ELEMENT VERAGE RECURRANCE INDEX AVERAGE RECURRANCE INDEX AVERAGE RECURRANCE INDEX AUSTRALIAN HEIGHT DATUM CROSS LAMINATED TIMBER COLUMN COST OF WORKS DEVELOPMENT CONTROL PLAN DEGREES DOUBLE GENERAL POWER OUTLET DOUBLE GENERAL POWER OUTLET DOUBLE HUNG WINDOW	FG GLT GTAP GPO GRG HWS LEP LOH LVL LVL MECH.	TYPICAL SECTION MARKER TYPICAL CALL OF   TYPICAL ELEVATION MARKER VIEW TAG AND   TO BE DEMOLISHED OR REMOVED VIEW TAG AND   EXISTING AREA / FACADE / ROOM VIEW TAG AND   FIXED GLASS / PANEL VIEW TAG AND   FIXED GLASS WINDOW VIEW TAG AND   GLUE LAMINATED TIMBER VIEW TAG AND   GARDEN TAP VIEW TAG AND   GARAGE VIEW TAG AND   HOT WATER SERVICE VIEW TAG AND   LIFT OFF HINGE VIEW TAG AND   ILAMINATED VENEER LUMBER VIEW TAG AND   MECHANICAL VIEW TAG AND	SCALE VEW SCALE	LOWEST FLOOR (GROUND TYPICAL) MIDDLE FLOOR UPPER FLOOR PLASTER BOARD RETAINING WALL REINFORCED CONCRETE PHOTOVOLTAIC REDUCED LEVEL SUB ELECTRICAL METER BOX SURFACE LEVEL STORM WATER TOILET ROLL HOLDER TOP OF KERB



BUSHFIRE NOTES: NOT BUSHFIRE AFFECTED

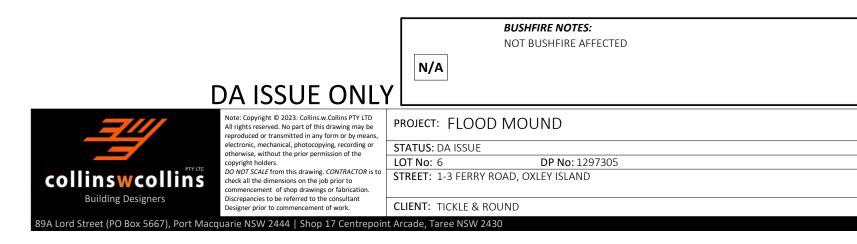
AUS & NZ STANDARDS, ENGINEERING & COUNCIL APPROVALS									
	LEGENDS	LEGENDS		DRAWIN	G REVISIONS + NOTES				
				Date:	Description:	Issue:	Drawn:		
SHEET: 1 OF 3	SCALE:	1:100		23.01.24	INITIAL ISSUE	A	AE		
	START DATE:	23.01.24	A1						
	DWG No:	A5558 & A5563							
	T: 02 6583 4411				WWW. COLLINSWCC	DLLINS.C	OM.AU		

BASIX NOTES: PLEASE REFER TO THE "SUMMARY OF BASIX COMMITMENTS" ON PAGE 2 FOR CHECK ALL DIMENSIONS ON SITE. THIS DRAWING IS TO BE READ IN FURTHER INFORMATION. PLEASE REFER TO THE BASIX CERTIFICATE FOR EXACT DETAILS

GENERAL PLAN SET NOTES: CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATIONS, REPORTS, DRAWINGS, LEGENDS, NATIONAL CONSTRUCTION CODE,







# SITE INFORMATION & LEGEND

SITE AREA: OVERALL HABIT (including garag GROSS FLOOR A definition) FLOOR SPACE R BUSHFIRE AFFE( FLOOD AFFECTE APPROX HARDS APPROX LANDS(	es/store) REA (as per LEP ATIO CTED D TAND AREA	= 13190m <sup>2</sup> =N/A = N/A = N/A NO YES =N/A =N/A
	SILTATION CONTROL IN ACCORDANC POLICY E1 AND THE ADOPTED AUSPE	
	SITE HOARDING AND SECURITY FENC	CE
	WATER MAINS (APPROX ONLY)	
	STORMWATER LINES (APPROX ONLY)	)
	SEWER LINES (APPROX ONLY)	
	LINE OF EASEMENTS	
GTAP ├─	PROPOSED GARDEN TAP LOCATIONS (TO BE USED AS A GUIDE ONLY)	;
$\Delta \land \Delta \land \Delta$	LINE OF BATTER TO GROUND LEVELS (TO BE USED AS A GUIDE ONLY)	5
And Read And Read	ALL LEVELS ARE TO AHD AS PER SURV BY <b>MCGLASHAN AND CRISP</b> ALL LEV ARE TO BE CONFIRMED BY BUILDER, TO START OF CONSTRUCTION.	VELS AND CONTOURS

### BASIX NOTES:

FURTHER INFORMATION. PLEASE REFER TO THE BASIX CERTIFICATE FOR EXACT DETAILS

GENERAL PLAN SET NOTES: PLEASE REFER TO THE "SUMMARY OF BASIX COMMITMENTS" ON PAGE 2 FOR CHECK ALL DIMENSIONS ON SITE. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATIONS, REPORTS, DRAWINGS, LEGENDS, NATIONAL CONSTRUCTION CODE, AUS & NZ STANDARDS, ENGINEERING & COUNCIL APPROVALS

				SITE PLAN		SHEET SIZE:	DRAWING REVISIONS + NOTES				
							Date:	Description:	Issue:	Drawn:	
	SHEET:	2	OF 3	SCALE:	As indicated		23.01.24	INITIAL ISSUE	A	AE	
				START DATE:	23.01.24	A1					
				DWG No:	A5558 & A5563						
T: 02 6583 4411 WWW. COLLINS.WCOLLINS.COM.AU							OM.AU				

## THESE NOTES MUST BE READ AND UNDERSTOOD BY ALL INVOLVED IN THE PROJECT. THIS INCLUDES (but is not limited to): OWNER, BUILDER, SUB-CONTRACTORS, CONSULTANTS, RENOVATORS, OPERATORS, MAINTAINERS, DEMOLISHERS.

**BUILDING SPECIFICATIONS FOR CLASS 1 AND 10 BUILDINGS** Il works to be completed in accordance with the current version of the National Construction Code Series, including National Construction

Code (NCC). Volume 2 and the Plumbing Code of Australia (PCA). Volume 3 as applicable. All Australian Standards listed are the versions that have been adopted a) AS 2047. by the relevant version of the National Construction Code Series at the time of Construction Certificate or Complying Development Certificate FIRE SAFETY

### ∆nnlication STRUCTURAL PROVISIONS

REVISED JANUARY 2023

Structural Design Manuals - is satisfied by complying with: a) NCC, Vol. 2, Part H1D1 and Part 2.2 Structural Provisions of the ABCB Housing Provisions Structural Software – Must comply with the Australian Building Codes Board (ABCB) Protocol for Structural Software as per the NCC, Vol 2,

Part H1D6 (7) and Part 2.2.5 of the ABCB Housing Provisions. SITE PREPARATION Earthworks - Earthworks are to be undertaken in accordance with the NCC, Vol. 2, Part H1D3 and Part 3.2 of the ABCB Housing Provisions

Earth Retaining structures (ie. retaining walls & batter) to be in accordance with AS4678. Drainage – Stormwater drainage is to be undertaken in accordance

with AS/NZS 3500.3, or, the Acceptable Construction Practice as detailed in the NCC, Vol. 2, Part H2D2 and Part 3.3 of the ABCB Housing Provisions Termite Risk Management – Where a primary building element is

considered susceptible to termite attack the building shall be protected in accordance with the following: a) AS 3600.1, and b) The Acceptable Construction Practice as detailed in accordance

with the NCC, Vol. 2, Part H1P1 and Part 3.4 of the ABCB Housing c) A durable notice is permanently fixed to the building in a prominent location, such as in a meter box or the like, including the details listed

### in the NCC, Vol. 2, Part 3.4.3 of the ABCB Housing Provisions FOOTINGS AND SLABS

The footing or slab is to be constructed in accordance with AS 2870, except that for the purposes of Clause 5.3.3.1 of AS 2870, a dampproofing membrane is required to be provided, or, the Acceptable onstruction Practice detailed in the NCC, Vol. 2, Part H1D4 and Par

4.2 of the ABCB Housing Provision Piled footings are to be designed in accordance with AS 2159 MASONRY Unreinforced Masonry – to be designed and constructed in

### accordance with a) AS 3700; or

b) AS 4773 Parts 1 and 2; or c) NCC, Vol. 2, Part H1D5 and Part 5.4 of the ABCB Housing Provisions

Reinforced Masonry – to be designed and constructed in accordance

### a) AS 3700; or b) AS 4773 parts 1 and 2; or

c) NCC, Vol. 2, Part H1D5 and Part 5.2 and 5.3 of the ABCB Housing Provisions Masonry Components and Accessories – to be constructed and

### installed in accordance with a) AS 3700: or

b) AS 4773 Parts 1 and 2; c) NCC, Vol. 2, Part H1D5 and Part 5.6 of the ABCB Housing Provisions Weatherproofing of Masonry This Part applies to an external wall (including the junction betweer the wall and any window or door) of a Class 1 Building. This Part does not apply to any Class 10 building except where its

construction contributes to the weatherproofing of the Class 1 building. The weatherproofing of masonry is to be carried out in accordance

a) AS 3700; except as provided for by NCC, Vol. 2, Part H1D5 (4); or b) AS 4773 Parts 1 and 2 c) NCC, Vol. 2, Part H1D5 and Part 5.7 of the ABCB Housing Provisions

FRAMING Sub-Floor Ventilation – Is to comply with the Acceptable Construction Practice of the NCC, Vol. 2, Part H2D5 and part 6.2 of the ABCB

Housing Provisions Steel Framing - is to be designed and constructed in accordance with the Acceptable Construction Practice of the NCC Vol.2, Part H1D6 and Part 6.3 of the ABCB Housing Provisions; or, one of the following

a) Steel structures: AS 4100. b) Cold-formed steel structures: AS/NZS4600. c) Residential and low-rise steel framing: NASH Standard. Timber Framing – is to be designed and constructed in accordance

with the following, as appropriate: a) AS 1684.2. b) AS 1684.4.

Structural Steel Members – is to be designed and constructed in accordance with the Acceptable Construction Practice of the NCC Vol.2, Part H1D6 and Part 6.3 of the ABCB Housing Provisions or, one of the following manuals

a) Steel Structures: AS 4100. b) Cold-formed steel structures: AS/NZS 4600.

### ROOF AND WALL CLADDING

Roof Cladding – is to comply with the Acceptable Constructio Practice of the NCC. Vol. 2. Part H1D7 and Part 7.2 and 7.3 of the ABCB Housing Provisions: or one of the following:

a) Roofing tiles: NCC, Vol. 2, Part 7.3 of the ABCB Housing Prov AS4597, AS2050, AS2049 and AS 4200.1 b) Metal Roof Cladding: NCC, Vol. 2, Part 7.3 of the ABCB Housing

Provisions - AS1562.1 c) Plastic sheet roofing: AS/NZS 4256 Parts 1, 2, 3 and 5; and AS/NZS 1562.3

Gutters and Downpipes – are to be designed and constructed in accordance with the Acceptable Construction Practice of of the NCC, Vol. 2, Part H2D2, H2D6 and Part 7.4 of the ABCB Housing Provisions, or, AS/NZS 3500.3 – Stormwater drainage. Timber & Composite Wall Cladding – to be designed and constructed in accordance with Acceptable Construction Practice of the NCC. Vol.

2, Part 7.5 of the ABCB Housing Provisions - AS4200.1, AS2908.2 or ISO 8336, AS1859.4, AS2269.0 and AS2904 Autoclaved Aerated Concrete to AS5146.1

Metal wall cladding to be designed and constructed in accordance with AS 1562.1.

Glazing – to be designed and constructed in accordance with the Acceptable Construction Practice of the NCC. Vol. 2, Part H1D8 and Part 8.3 of the ABCB Housing Provisions, or, one of the following manuals as applicable under the

## b) AS 1288

Fire Hazard properties of materials to comply with the NCC. Vol. 2, Part H3D2 Fire Separation of external walls to comply with the NCC, Vol. 2, Part H3D3 and Part 9.2 of the ABCB Housing Provision Fire Separation of separating walls & floors to comply with the NCC, Vol. 2, Part H3D4 and Part 9.3 of the ABCB Housing Provisions Fire Separation of garage-top-dwellings to comply with the NCC, Vol. 2, Part H3D4 and Part 9.4 of the ABCB Housing Provisions Smoke Alarms & Evacuation lighting to comply with the NCC, Vol. 2, Part 5 and Part 9.5 of the ABCB Housing Provisions BUSHFIRE AREAS

Bushfire Areas - This section relates to a) A Class 1 building: or

b) A Class 10a building or deck associated with a Class 1 building, f it is constructed in accordance with the following: c) AS 3959, except as amended by planning for bushfire protection an except for Section 9 Construction for Bushfire Attack Level FZ (BAL-FZ) Buildings subject to BAL-FZ must comply with specific conditions of development consent for construction at this level; or d) The requirements of (c) above as modified by the development const following consultation with the NSW Rural Fire Service undersection 79BA of the Environmental Planning and Assessment Act 1979; or e) The requirements of (c) above as modified by the development consen with a bushfire safety authority issued under section 100B of the Rural Fire Act for the purposes of integrated development.

Alpine Areas - to be constructed in accordance with the Acceptable Construction Practice of the NCC, Vol. 2, Part H7D3 and Part 12.2 of the ABCB Housing Provisions if located in an alpine area.

HEALTH AND AMENITY Wet Areas and External Waterproofing – building elements in wet areas within a building must:

a) Be waterproof or water resistant in accordance with the NCC, Vol. 2, Part H4D2, H4D3 and Part 10.2 of the ABCB Housing Provisions; and b) Comply with AS 3740.

c) External areas to comply with AS4654.1 & AS4654.2 Room Heights - are to be constructed in accordance with the Acceptable Construction Practice of the NCC, Vol. 2, Part H4D4 and Part 10.3 and Figure 10.3.1 of the ABCB Housing Provisions Facilities – are to be constructed in accordance with Acceptable Practice of the NCC, Vol. 2, Part H4D5 and Part 10.4 of the ABCB Housing Provisions

Light - is to be provided in accordance with the Acceptable Construction Practice of the NCC, Vol. 2, Part H4D6 and Part 10.5 of the ABCB Housing Ventilation – is to be provided in accordance with the Acceptable Construction Practice of the NCC, Vol. 2, Part H4D7 and Part 10.6 of the

ABCB Housing Provisions and installed in accordance with AS1668.2 Sound Insulation - (only applies to a separating wall between two or more class 1 buildings) is to be provided in accordance with the Acceptable Construction Practice of the NCC. Vol. 2. Part H4D8 and Part 10.7 of the

ABCB Housing Provisions Condensation Management to be provided in accordance with Acceptable Construction Practice of the NCC, Vol. 2, Part H4D9 and Part 10.8 of the ABCB Housing Provisio SAFE MOVEMENT AND ACCESS

#### Stairway and Ramp Construction – to be constructed and installed in accordance with the Acceptable Construction Practice of the NCC, Vol. 2,

Part H5D2 and Part 11.2 of the ABCB Housing Provisions Barriers and Handrails – to be constructed and installed in accordance with the Acceptable Construction Practice of to be constructed and installed ir accordance with the Acceptable Construction Practice of the NCC. Vol. 2. Part H5D3 and Part 11.3 of the ABCB Housing Provision ANCILLARY PROVISIONS & ADDITIONAL CONSTRUCTION

REQUIREMENTS H7D2 - Swimming Pools

H7P1 - Swimming Pool Access – to be designed and installed in accordance with the Swimming Pools Act 1992, Swimming Pool Regulation 2018 and AS 1926 Parts 1 and 2. H7P2 - Swimming Pool Water recirculation Systems – is to be designed and

constructed in accordance with AS1926.3. High Wind Areas – Applies to a region that is subject to design wind speeds more than N3 or C1 (see Table 4 of the NCC). To be constructed in accordance with one or more of the relevant structural design manuals referenced in the NCC, Vol. 2, Part 2.2 of the ABCB Housing Provisions H1D9 - Earthquake Areas subject to "seismic activity" to be constructed i accordance the NCC, Vol. 2, Part 2.2 of the ABCB Housing Provisions H1D10 - Flood Hazard Areas – applies to areas on a site (weather or not mapped) encompassing the land lower than the flood hazard level (as defined by the NCC) which has been determined by the appropriate authority utory authority), are to be constructed in accordance with the ABCI Standard for Construction of Buildings in Flood Hazard Area

H7D3 - Construction "Alpine Areas" in accordance with NCC, Vol. 2, Part 12.2 of the ABCB Housing Provisions H7D4 - Construction in Bushfire Prone Areas; dwellings are to be construced in accordance with AS3959-2018: Construction of buildings in bushfire-prone

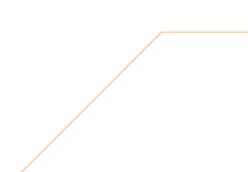
H1D11 - Attachment of Decks & Balconies to external walls of buildings to be in accordance with the NCC. Vol. 2, Part 12.3 of the ABCB Housing Provisions or alternatively must be designed by a professional engineer or other appropriately qualified person in accordance with the relevant structura design manuals referenced in the NCC, Vol. 2, Part 2.2 of the ABCB Housing H7D5 - Heating Applicances, Fireplaces, Chimneys & Flues to be installed in

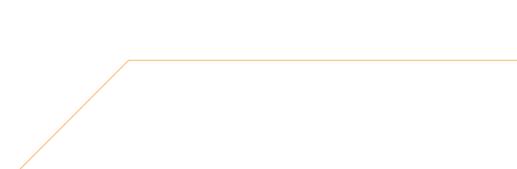
accordance with the NCC. Vol.2. Part 12.4 of the ABCB Housing Provisions: or a) for a domestic solild fuel burning applicance, AS/NZS 2918 ENERGY EFFICIENCY Energy Efficiency – to comply with the measures contained in the relevant

BASIX certificate and the requirements of the NCC Vol. 2. NSW Part H6 Energy Efficiency and the NSW Parts of Part 13.2 of the ABCB Housing Provisions









## THESE NOTES MUST BE READ AND UNDERSTOOD BY ALL INVOLVED IN THE PROJECT. THIS INCLUDES (but is not limited to): OWNER, BUILDER, SUB-CONTRACTORS, CONSULTANTS, RENOVATORS, OPERATORS, MAINTAINERS, 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 metres. However, construction of this building will require workers to be working at heights where a fall in excess of two metres 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 metres is a possibility.

Cleaning and maintenance of windows, walls, roof or other components 6. HAZARDOUS SUBSTANCES of this building will require persons to be situated where a fall from a height in excess of two metres 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. For buildings where scaffold, ladders, trestles 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 metres 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

For houses or other low-rise buildings where scaffolding is appropriate:

### BY SLIPPERY OR UNEVEN SURFACES FLOOR FINISHES Specified

DURING OPERATION OR MAINTENANCE

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 changes to the specified finish should be made in consultation with the designer or, if this is not practical, surfaces with an equivalent or better slip resistance should be

### FLOOR FINISHES By Owner If 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. 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 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).

BUILDING COMPONENTS 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 ensure 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. 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 onsite loading/unloading is restricted: Construction of this building will equire loading and unloading of materials on the roadway. Deliverie 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

### by trained traffic management personnel should be adopted for the work site. 4. SERVICES GENERAL

services during excavation or other activity creates a variety of risks including release of hazardous material. Existing services are provisions of the Work Health and Safety Act 2011 or subsequent located on or around this site. Where known, these are identified on the replacement Act should be applied to the new use. plans but the exact location and extent of services may vary from that **10.0THER HIGH RISK ACTIVITY** indicated. Services should be located using an appropriate service (such Code All electrical work should be carried out in accordance with of as Dial Before You Dig), appropriate excavation practice should be used Practice: and, where necessary, specialist contractors should be used. Locations Managing Electrical Risks at the Workplace, AS/NZ and all licensing with underground power: Underground power lines MAY be located in requirements. 3012 All work using Plant should be carried out in or around this site. All underground power lines must be disconnected accordance with Code of Practice:

traffic are moving within the site. A traffic management plan supervised

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 history of serious incidents it is recommended that particular care be accordance with the NCC. Gutters and downpipes are to be devices or other plant and persons working above ground level. Where exercised when undertaking work involving steel construction and compatible with other materials used. 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 tape or signage should **1.Excavations** be used or a protective barrier provided.

5. MANUAL TASKS Components within this design with a mass in excess of 25kg should be site or to boundaries of the site, whichever is the lesser, shall be lifted by two or more workers or by mechanical lifting device. Where cleared or graded as indicated on the site works plan. this is not practical, suppliers or fabricators should be required to limit the component mass



ight holders.

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wise, without the prior permission of the

dimensions on the job prior to cement of shop drawings or fabricatio ncies to be referred to the consultant

ior to commencement of work.

BUSHFIRE NOTES: NOT BUSHFIRE AFFECTED

PROJECT: FLOOD MOUND , mechanical, photocopying, recording or

N/A

STATUS: DA ISSUE LOT No: 6 DP No: 1297305

TSCALE from this drawing. CONTRACTOR is to "It's diversions on the inh prior to

CLIENT: TICKLE & ROUND

clearly show the total mass of packages and where practical all items Excavations for all footings shall be in accordance with the 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 equipmer These should be fully maintained in accordance with manufacturer's specifications and not used where faulty or (in the case of electrica equipment) not carrying a current electrical safety tag. All safety guards or devices should be regularly checked and Personal otective Equipment should be used in accordance with manufacturer's specification

ASBESTOS For alterations to a building constructed prior to 1990: If this existing building was constructed prior to: asbestos 1990 - it therefore may contain asbestos 1986 - it therefore is likely to contain 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

ny materials used in the construction of this building can caus harm if inhaled in powdered form. Persons working on or in the building during construction, operational maintenance or demolitic should ensure good yentilation and wear Personal Protective Equipment including protection against inhalation while using owdered material or when sanding, drilling, cutting or otherwis disturbing or creating powdered material. TREATED TIMBER

The design of this building may include provision for the inclusion of eated timber within the structure. Dust or fumes from this material an 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

ul 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 ecommendations for use must be carefully considered at all times. SYNTHETIC MINERAL FIBRE Fibreglass, rockwool, ceramic and other material used for thermal or ound insulation may contain synthetic mineral fibre which may be

narmful if inhaled or if it comes in contact with the skin, eves or other sensitive parts or the body. Personal Protective Equipment including protection against inhalation of harmful material should be used when installing, removing or working near bulk insulation material. TIMBER FLOORS his 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. 7. 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 rovided to prevent collapse. Warning signs and barriers to prevent accidental or unauthorised access to all excavations should be

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 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

onstruction 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 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 ectrical 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 use d to be used as a workplace, tr

Managing Risks of Plant at the Workplace. Code of All work should be not be used for flashings, fasteners or downpipes. carried out in accordance with Practice: Managing Noise and Preventing Hearing Loss at Work. Due to the

EXCAVATIONS

concrete placement. All the above applies.

The part of the site to be covered by the proposed building or buildings and an area at least 1000mm wide around that part of the

All material packaging, building and maintenance components should Top soil shall be cut to a depth sufficient to remove all vegetation. Engineer's Recommendations of the NCC requirements. FOUNDATIONS AND FOOTINGS 1. Underfloor Fill

rfloor fill shall be in accordance with the NCC 2. Termite Risk Management Termite treatment shall be carried out in accordance with the 3. Vapour Barrier

he vapour barrier installed under slab-on-ground construction shall be 0.2mm nominal thickness, high impact resistance polvethylene film installed in accordance with the NCC.

4. Reinforcement Reinforcement shall conform and be placed in accordance with the Engineer's Recommendation and the NCC. Support to all reinforcement shall be used to correctly position and avoid any undue displacement of reinforcement during the crete pour

5. Concrete Structural shall not be less than Grade N20 except otherwise pproved by the engineer and in accordance with the NCC. 6. Curing

crete slabs shall be cured in accordance with AS 3500 7. Footings and Slabs on Ground Concrete slabs and footings shall not be poured uptil approval to Ir concrete is given by the engineer or the Local Authority. 8. Sub-Floor Ventilation

Where required, adequate cross ventilation will be provided to the space under suspended ground floor. Construction is to meet the requirements of the NCC. No section of the under floor area wall be constructed in such manner that will hold pockets of still air 9. Sub-Floor Access

If required, access will be provided under suspended floors in position where indicated on plan. EFFLUENT DISPOSAL/DRAINAGE

1. Storm Water Drainage vater drainage shall be carried out in accordance with th

NCC. The Builder will allow for the supplying and laying of stormwater drains where shown on the site plan TIMBER FRAMING 1. Generally

All timber framework sizes, spans, spacing, notching, checking and fixing to all floor, wall and roof structure shall comply with the NCC or AS 1684. Alternative structural framing shall be to structural engineer's details and certification. The work shall be carried out in a proper and trades personal like manner and shall be in accordance with recognised and accepted

2. Roof Trusses Where roof truss construction is used, trusses shall be designed in accordance with AS 1720 and fabricated in a properly equipped factory and erected, fixed and braced in accordance with the fabricator's written instructions

3. Bracing Bracing units shall be determined and installed in accordance with AS/1684 as appropriate for the design wind velocity for the site. Bracing shall be evenly distributed throughout the building. 4. Flooring

oor joists will be covered with strip or sheet flooring as shown on plan with particular regard to ground clearance and installation in wet areas as required by the NCC. Thickness of the flooring is to be appropriate for the floor joist spacing. Strip and sheet flooring shall be installed in accordance with AS

When listed in Schedule of Works, floors shall be sanded to provide an even surface and shall be left clean throughout. 5. Timber Posts

Posts supporting the carports, verandas and porches shall be timber suitable for external use, or as otherwise specified, supported on glavanised or treated metal post shoes, unless otherwise specified. Posts shall be bolted to all adjoining beams as required by AS 1684 for the wind speed classification assessed for 6. Corrosion Protection

All metal brackets, facing plates and other associated fixings used in structural timber joints and bracing must have appropriate corrosion protection. STEEL FRAMING

1. Generally Steel floor, wall or roof framing shall be installed in accordance with the manufacturer's recommendations and the NCC.

ROOFING All roof cladding is to comply with the relevant structural performance and weathering requirements of the NCC and be nstalled as per the manufacturer's recommendations.

1.Tiled Roofing The Builder will cover the roof of the dwelling with approved tiles as selected. The tiles are to be fixed (as required for appropriate design and wind speed) to battens of sixes appropriate to the spacing of rafters/trusses in accordance with the manufacturer's ndations. The Builder will cover hips and ridges with capping and all necessary accessories including starters and apex caps. Capping and verge tiles are to be well bedded and neatly

pointed. Roofing adjacent to valleys should be fixed so as to minimise water penetration as far as practicable. As roof tiles are tural products slight variation in colour is acceptable 2. Metal Roofing The Builder will provide and install a metal roof together with

Except where design prohibits, sheets shall be in single lengths from fascia to ridge. Fixing sheets shall be strictly in accordance with the manufacturer's recommendation as required for the appropriate design and wind speed. Incompatible materials shall **2.Installation** 

Gutters and downpipes shall be manufactured and installed in

Sarking under roof coverings must comply with and be fixed in accordance with manufacturer's recommendations.

Appropriate sealants shall be used where pecessary and in accordance with manufacturer's recommendations.

6. Flashing Flashings shall comply with, and be installed in accordance with the NCC.

1. Damp Proof Courses All damp proof courses shall comply with the NCC and Clause

1.0.10. The damp proof membrane shall be visible in the external face of the masonry member in which it is placed and shall not be bridged by any applied coatings, render or the like. 2. Cavity Ventilation

Open vertical joints (weepholes) must be created in the course immediately above any DPC or flashing at centres not exceeding 1.2m and must be in accordance with the NCC. 3. Mortar and Joining

Mortar shall comply with the NCC. Joint tolerances shall be in accordance with AS 3700.

4. Lintels Lintels used to support brickwork opening in walls must be suitable for the purpose as required by the NCC. The Builder will provide one lintel to each wall leaf. The Builder will provide corrosion protection in accordance with the NCC Part 3.4.4 as appropriate for the site environment and location of the lintels in the structure. 5. Cleaning

The Builder will clean all exposed brickwork with an approved cleaning system. Care should be taken not to damage brickwork of nts and other fitting

CLADDING AND LININGS 1. External Cladding

Sheet materials or other external cladding shall be fixed in accordance with the manufacturer's recommendations and any applicable special details. Where required in open verandas, porches and eave soffits

materials indicated on the plans shall be installed. 2.Internal Wall and Ceilings Linings

he Builder will provide gypsum plasterboards or other selected materials to walls and ceilings. Plasterboard sheets are to have recessed edges and will be a minimum of 10mm thick. Internal angles in walls from floor to ceiling are to be set. Suitable cornice moulds shall be fixed at the junction of all walls and ceilings or the joint set as required. The lining of wet area and walls shall be structed in accordance with the NCC. Wet area lining is to be fixed in accordance with the manufacturer's recommer The ceiling access hole shall be of similar material to the adjacent

3.Waterproofing All internal wet area and balconies over internal habitable rooms are to be waterproof in accordance with the NCC.

JOINERY 1. General

All joinery work (metal and timber) shall be manufactured and installed according to accepted building practices. 2. Door Frames

External door frames shall be a minimum of 32mm thick solid rebated 12mm deep to receive doors. Internal jamb linings shall be a minimum of 18mm thick fit with 12mm thick door stops. Metal doorframes shall be installed where indicated on drawings in cordance with the manufacturer's recommendation

3. Doors and Doorsets All internal and external timber door and door sets shall be installed in accordance with accepted building practices. Unless listed otherwise in the Schedule of Works, doors and door sets shall be nufactured in accordance with AS 2688 and AS 2689. 4. Window and Sliding Doors

Sliding and other timber windows and doors shall be manufactured and installed in accordance with AS 2047. Sliding and other aluminium windows and the doors shall be installed in accordance with manufacturer's recommendations and

All glazing shall comply with the NCC and any commitments outlined in the relevant BASIX Certificate.

5. Stairs. Balustrades and other Barriers The Builder will provide stairs or ramps to any change in levels, and balustrades or barriers to at least one side of ramps, landings and balconies as per the NCC.

SERVICES 1.Plumbing

All plumbing shall comply with the requirements of the relevant supply authority and AS 3500. The work is to be carried out by a licensed plumbe Fittings, as listed in the Schedule of Works, shall be supplied and

installed to manufacturer's recommendations. Fittings, hot water system and any rainwater harvesting facilities shall be appropriate to satisfy any commitment outlined in the relevant BASIX

2.Electrical The Builder will provide all labour and materials necessary for the proper installation of the electricity service by a licensed electrician in accordance with AS/NZS 3000 and the requirements of the relevant supply authority. Unless otherwise specified, the electrical vice shall be 240 volt, single phase supply. 3.Gas

All installation (including LPG) shall be carried out in accordance with the rules and requirements of the relevant supply authority. 4.Smoke Detectors

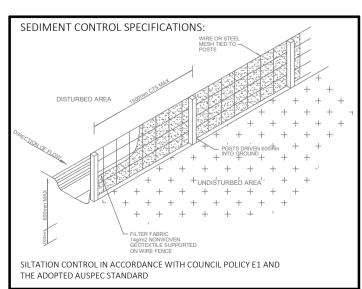
The Builder will provide and install smoke alarms manufactured in accordance with AS 3786 AS specified or as indicated on the plans and in accordance with the NCC. 5.Thermal Insulation

Where thermal insulation is used in the building fabric or services, such as air conditioning ducting or hot water systems, it shall be installed in accordance with manufacturer's recommendations to achieve the R-Values required by the NCC or as outlined in the relevant BASIX Certificate.

1.Materials

Cement mortar and other adhesives shall comply with AS 3958.1 or tile manufacturer's recommendation.

Installation of tiles shall be in accordance with AS 3958.1, manufacturer's recommendations or accepted building practices. Where practicable, spacing between tiles should be even and regular. The Builder will provide expansion joints where necessary. All vertical and horizontal joints between walls and fixtures e.g. bench top, bath, etc. and wall/floor junctions to be filled with flexible mould resistant sealant. All joints in the body of tiled surfaces shall be neatly filled with appropriate grout material as specified by the tile manufacturer or accepted building practice. As tiles are made of natural products a slight variation in colour is acceptable.



BASIX NOTES:

PLEASE REFER TO THE "SUMMARY OF BASIX COMMITMENTS" ON PAGE 2 FOR FURTHER INFORMATION. PLEASE REFER TO THE BASIX CERTIFICATE FOR EXACT DETAILS

GENERAL PLAN SET NOTES CHECK ALL DIMENSIONS ON SITE. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATIONS, REPORTS, DRAWINGS, LEGENDS, NATIONAL CONSTRUCTION CODE AUS & NZ STANDARDS. ENGINEERING & COUNCIL APPROVALS

							AUS & NZ	JIANDAN	DS, ENGINEERING & COUNCIL APP	NUVAL	.5
				BUILDING SPECIFICATIONS & WORK SAFETY NOTES		SHEET SIZE:	DRAWING REVISIONS + NOTES				
							Date:	Description:	Issue:	Drawr	
	SHEET:	3	C	DF 3	SCALE:	As indicated		23.01.24	INITIAL ISSUE	A	AE
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					DWG No:	A5558 & A5563					
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accessories all in accordance with the manufacturer's recommendations.

3. Gutters and Downpipes

4. Sarking

5. Sealants