

CURRENT REVISION + NOTES

Date:	Description:	Issue:	Drawn:
06.05.25	RFI	N	AE



PROPOSED DUAL OCCUPANCY (STRATA)

CLIENT: PENMAN

STATUS: DA ISSUE

LOT No: 25/1 DP No: 22922

STREET: 32 PALM ROAD, FORSTER 2428

CWC JOB #: A5835

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Building Designers

GENERIC | TYPICAL KEY, LEGEND AND ABBREVIATIONS FOR COLLINS W COLLINS ARCHITECTURAL PLANS

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. PLEASE USE THIS IN CONJUNCTION WITH ALL DRAWING SHEETS AND VIEWS CONTAINED FORTHWITH IN THIS PLAN SET.

REVISED JANURARY 2021

SYMBOLS AND LINES

SITE PLAN | S68 S138 PLAN

	LOT BOUNDARY
	SEWER LINE
	STORMWATER LINE
	WATER CONNECTION LINE
	DOWNPIPE TO WATER TANK
	DOWNPIPE FROM TANK TO APPLIANCE
	SILTATION CONTROL FENCING
	SITE HOARDING FENCING
	BATTER EXTREMITIES LINE
	EASEMENT BOUNDARY
	OVERHEAD POWER LINES

	FALL OF BATTER SLOPE
	DRIVEWAY SURFACE
	GARDEN TAP
	WATER METER / ALTERNATE WATER METER
	SANDBAG
	TEMPORARY HOARDING GATES
	STREET TREE / SITE TREE
	LIGHT POLE
	POWER POLE

	ELECTRICAL CUBICLE / PIT
	NBN PIT
	TELECOMMUNICATIONS PIT
	TO BE DEMOLISHED / REMOVED
	DEMOLITION LINE

FLOOR PLANS / SECTIONS (INCL SETOUT, ROOF, DETAIL CALL OUTS)

	OVERHEAD ITEM
	DEMOLITION LINE
	UPPER FLOOR OUTLINE
	ROOF OUTLINE OVER
	RAKED CEILING LINE
	BEAM LINE
	SQUARE SET OPENING
	TERMITE PROTECTION: TO AS 3660.1
	NATURAL GROUND LINE (EXCAVATED)
	COLUMN (MATERIAL AS PER SCHEDULE OR PLAN)
	MASONRY PIER (SIZE AS PER SCHEDULE OR PLAN)
	ENGAGED PIERS: TO COMPLY WITH AS 4773.1-2010 & AS 4773.2-2010
	INSULATION BATTING
	TO BE DEMOLISHED / REMOVED
	EARTH / SOIL

	FILL (TO ENGINEERS DETAIL)
	WET AREA TILED FLOOR SURFACE
	COMMON / OUTDOOR TILED FLOOR SURFACE
	BROOM FINISH CONCRETE FLOOR SURFACE
	MASONRY WALL
	CONCRETE
	TIMBER/METAL STUD FRAMED WALL
	CONCRETE BLOCK WALL
	MASONRY VENEER WALL
	METAL SHEET ROOFING
	KLIP-LOK (OR SIMILAR) METAL SHEET ROOFING
	TILED ROOF
	WAFFLE POD (TO ENGINEERS DETAIL)
	TACTILE GROUND SURFACE INDICATORS: TO AS 1428.4.1:2009
	STAIRS INCLUDING DIRECTION OF TRAVEL (UP)
	RAMP INCLUDING DIRECTION OF TRAVEL (UP)

	GARDEN TAP
	RAINWATER DOWNPIPES: TO AS 3500
	SMOKE ALARMS: SMOKE ALARMS TO AS3786 AND NCC, VOL. 2, PART H3D6 AND PART 9.5 OF THE ABCB HOUSING PROVISIONS. ALL ALARMS/DETECTORS ARE TO BE INTERCONNECTED. LOCATIONS ON PLANS ARE INDICATIVE. INSTALLATION TO BE AS PER STANDARDS ABOVE, AND MANUFACTURERS SPECIFICATIONS
	MECHANICAL VENTILATION: MECHANICAL VENTILATION EXTERNALLY DUCTED TO COMPLY WITH NCC, VOL. 2, PART H4D7 AND PART 10.6 AND 10.8.2 OF THE ABCB HOUSING PROVISIONS
	SLIDING DOOR UNIT OPENING DIRECTION
	SLIDING WINDOW OPENING DIRECTION
	AWNING/CASEMENT WINDOW OPENING DIRECTION
	HINGED DOOR OPENING DIRECTION
	GAS BOTTLES
	ELECTRICAL METER BOX
	GAS INSTANTANEOUS HOT WATER SERVICE
	HOT WATER TANK
	SOLAR HOT WATER SERVICE
	COOKTOP
	SINK TYPICAL

GENERAL SYMBOLS AND ARCHITECTURAL SYMBOLS

	NORTH
	WINDOW TAG (DA/CC)
	DOOR TAG (DA/CC)

	TYPICAL SECTION MARKER
	TYPICAL ELEVATION MARKER
	TYPICAL CALL OUT MARKER
	VIEW TAG AND SCALE

RENOVATION / DEMOLITION SYMBOLS

	TO BE DEMOLISHED OR REMOVED
	EXISTING ITEM / ELEMENT (FLOOR/WALLS/WINDOWS ETC)
	PROPOSED NEW ITEM / ELEMENT
	TO BE DEMOLISHED OR REMOVED
	EXISTING AREA / FACADE / ROOM

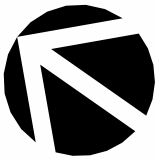
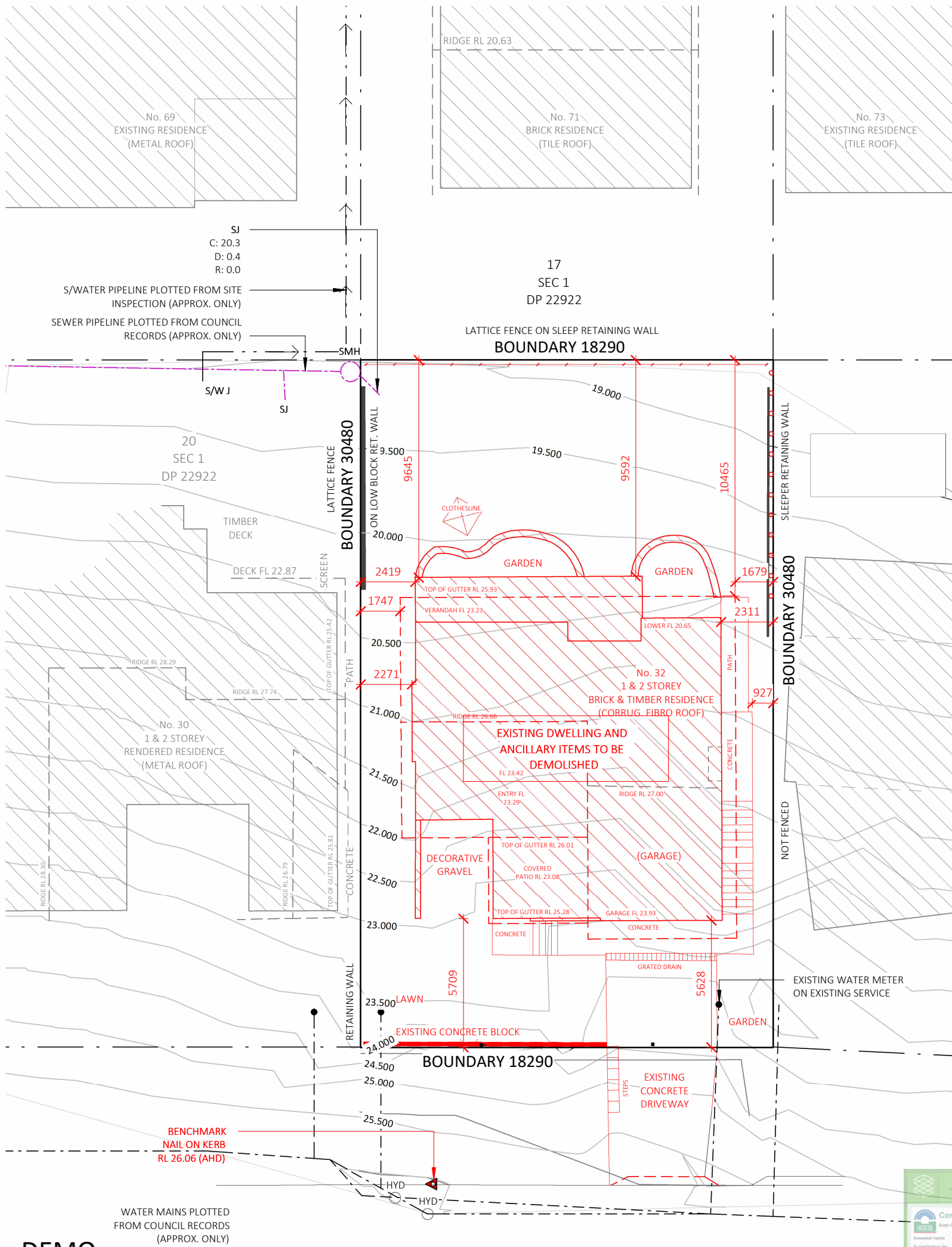
MULTI STOREY SITE PLAN SYMBOLS / LEGEND

	LOWEST FLOOR (GROUND TYPICAL)
	MIDDLE FLOOR
	UPPER FLOOR

GENERAL ABBREVIATIONS

ARI	AVERAGE RECCURRANCE INDEX	F	FIXED GLASS / PANEL	PB	PLASTER BOARD
AHD	AUSTRALIAN HEIGHT DATUM	FG	FIXED GLASS WINDOW	RET. WALL	RETAINING WALL
CLT	CROSS LAMINATED TIMBER	GLT	GLUE LAMINATED TIMBER	RC	REINFORCED CONCRETE
COL.	COLUMN	GTAP	GARDEN TAP	PV	PHOTOVOLTAIC
COW	COST OF WORKS	GPO	GENERAL POWER OUTLET	RL	REDUCED LEVEL
DCP	DEVELOPMENT CONTROL PLAN	GRG	GARAGE	SB	SUB ELECTRICAL METER BOX
DEG.	DEGREES	HWS	HOT WATER SERVICE	SL	SURFACE LEVEL
DGPO	DOUBLE GENERAL POWER OUTLET	LEP	LOCAL ENVIRONMENT PLAN	SW	STORM WATER
DH	DOUBLE HUNG WINDOW	LOH	LIFT OFF HINGE	TRH	TOILET ROLL HOLDER
DP	RAINWATER DOWNPIPE	LVL	LAMINATED VENEER LUMBER	T.O.K	TOP OF KERB
DTR	DOUBLE TOWEL RAIL	MECH.	MECHANICAL	T.O.W	TOP OF WALL
HWS	HOT WATER SERVICE	MB	ELECTRICAL METER BOX	WC	WATER CLOSET
FC	FIBRE CEMENT	MR	MOISTURE RESISTANT	1650B	BATH SIZING
F.S.L	FINISHED SURFACE LEVEL	MH	MAN HOLE	900V	VANITY SIZING
		NGL	NATURAL GROUND LINE	820	INTERIOR DOOR SIZING





SITE PLAN - DEMO

1 : 200

PALM ROAD



SITE INFORMATION & LEGEND

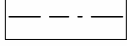
SITE AREA: = 575.5m²
OVERALL HABITABLE AREA = 369.9m²
(including garages/store)
GROSS FLOOR AREA (as per LEP definition) = 301.9m²
FLOOR SPACE RATIO = 52.4% ; 0.52:1
BUSHFIRE AFFECTED NO
FLOOD AFFECTED NO
APPROX HARDSTAND AREA = 385m²
APPROX LANDSCAPED AREA = 190m² (33%)



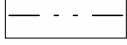
SILTATION CONTROL IN ACCORDANCE WITH COUNCIL POLICY E1 AND THE ADOPTED AUSPEC STANDARD



SITE HOARDING AND SECURITY FENCE



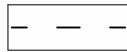
WATER MAINS (APPROX ONLY)



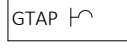
STORMWATER LINES (APPROX ONLY)



SEWER LINES (APPROX ONLY)



LINE OF EASEMENTS



PROPOSED GARDEN TAP LOCATIONS (TO BE USED AS A GUIDE ONLY)



LINE OF BATTER TO GROUND LEVELS (TO BE USED AS A GUIDE ONLY)



ALL LEVELS ARE TO AHD AS PER SURVEY PLAN PREPARED BY **ZENITH SURVEY SOLUTIONS**. ALL LEVELS AND CONTOURS ARE TO BE CONFIRMED BY BUILDER / SURVEYOR PRIOR TO START OF CONSTRUCTION.

BUSHFIRE NOTES:

NOT APPLICABLE

BAL - N/A

BASIX & nathERS NOTES:

PLEASE REFER TO THE "SUMMARY OF BASIX/NATHERS 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



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LOT No: 25/1 DP No: 22922

STREET: 32 PALM ROAD, FORSTER 2428

CLIENT: PENMAN

SHEET: 2 OF 23

SITE PLAN - DEMO

SCALE: 1 : 200

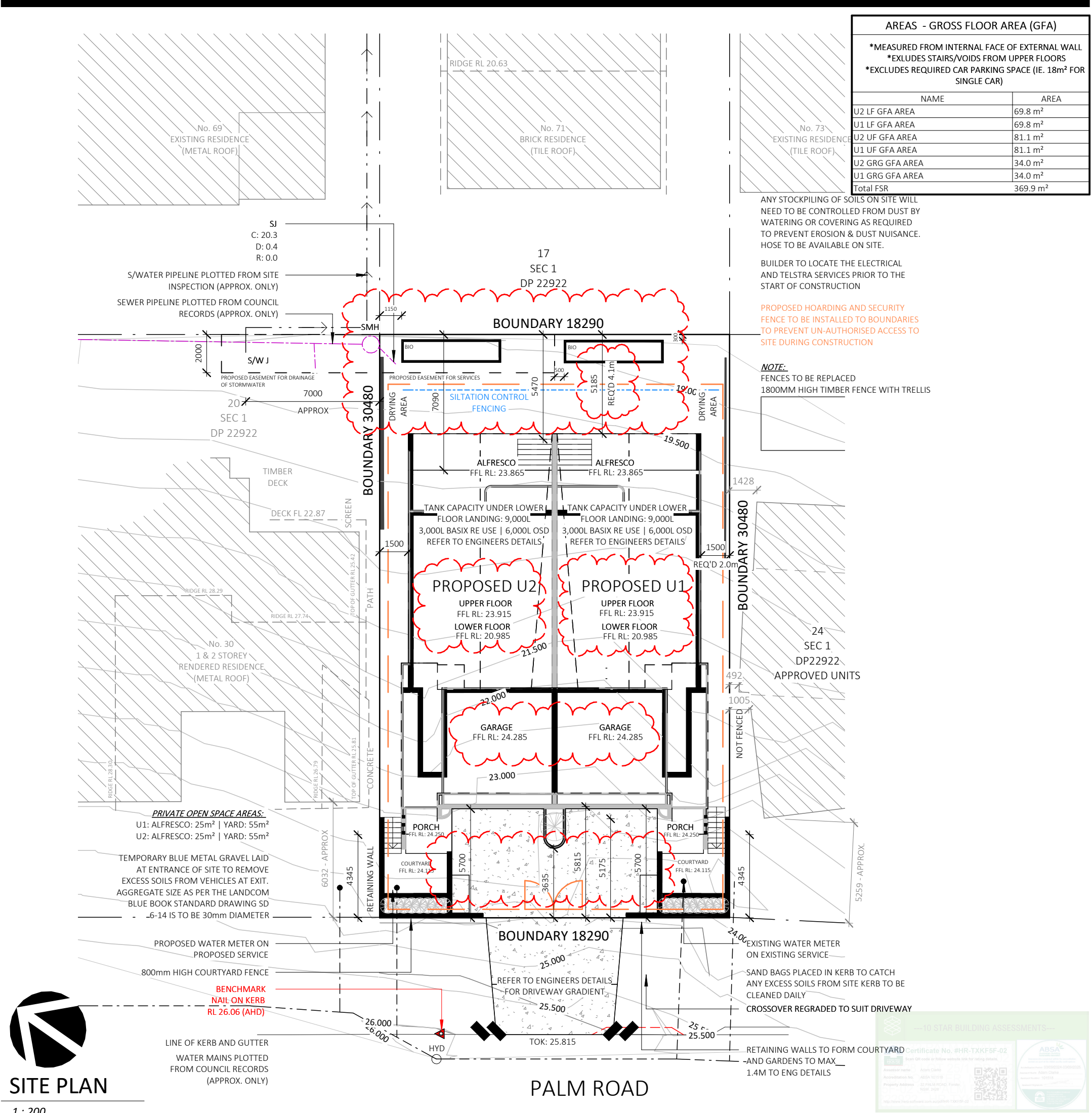
SHEET SIZE: A3

START DATE: 08.03.24

DWG No: A5835

DRAWING REVISION + NOTES

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15.10.24	DA ISSUE	J	AE
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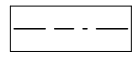
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GROSS FLOOR AREA (as per LEP definition)	=301.9m²
FLOOR SPACE RATIO	= 52.4% ; 0.52:1
BUSHFIRE AFFECTED	NO
FLOOD AFFECTED	NO
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APPROX LANDSCAPED AREA	=190m² (33%)



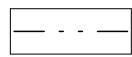
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SITE HOARDING AND SECURITY FENCE



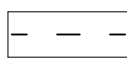
WATER MAINS (APPROX ONLY)



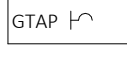
STORMWATER LINES (APPROX ONLY)



SEWER LINES (APPROX ONLY)



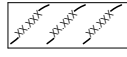
LINE OF EASEMENTS



PROPOSED GARDEN TAP LOCATIONS (TO BE USED AS A GUIDE ONLY)



LINE OF BATTER TO GROUND LEVELS (TO BE USED AS A GUIDE ONLY)



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BUSHFIRE NOTES:

NOT APPLICABLE

BASIX & nathERS NOTES:

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SUMMARY OF BASIX COMMITMENTS	
THERMAL COMFORT REQUIREMENTS	
EXTERNAL WALLS	Brick Veneer, R2.70 W/Class 4 Vapour Barrier Framed W/FC Cladding, R2.70 Framed W/Metal Cladding, R2.70
INTERNAL WALLS	Framed Parti Wall, R2.00 each side Framed Adjacent Roof Space, R2.70 Framed Garage, Utility, Powder, R1.50
FLOORS	Concrete, On Ground, No Insulation Suspended Concrete, Enclosed, No Insulation Framed (Alpha Panel), Enclosed, R3.50 Frame (Alpha Panel), Abv Lower, R2.50
CEILING	UNIT 1: Ceiling Insulation R5.00 UNIT 2: Ceiling Insulation R4.00
ROOF	Pitched roof, framed and unventilated, R1.8 foil-backed blanket, Colour: Light (SA < 0.475)
SHADING	As Per Plans
GLAZING	As Per natHERS Certification
WATER COMMITMENTS	
SHOWERHEADS: 4* >6 but <=7.5L/min	TOILETS: 3* STAR
BASIN TAPS: 3* STAR	KITCHEN TAPS: 3* STAR
INDIVIDUAL WATER TANK:	3,000 L INDIVIDUAL ROOF COLLECTION : 100% OF ROOF AREA
RAINWATER CONNECTION:	ALL TOILETS IN THE DEVELOPMENT COLD WATER TAP IN THE LAUNDRY AT LEAST 1 EXTERNAL TAP
ENERGY COMMITMENTS	
HWS:	Electric Heat Pump (Air Sourced) STCs 31– 35
COOLING:	Ceiling Fans in at least 1 bedroom 1-phase air-conditioning in at least 1 living room and 1 bedroom (3.5 Avg Zone Star Rating, day/night zoned between living and bedrooms)
HEATING:	1-phase air-conditioning in at least 1 living room and 1 bedroom (3.5 Avg Zone Star Rating, day/night zoned between living and bedrooms)
VENTILATION:	Bathroom, Kitchen: ducted, manual control Laundry: ducted, manual control
APPLIANCES:	Induction Cooktop & Electric Oven to be installed
ARTIFICIAL LIGHTING:	The following rooms are to be primarily lit by fluorescent or LED dedicated fittings: All Bedrooms/Study All Living/Dining Rooms The Kitchen All Hallways The Laundry All Bathrooms/Toilets
CLOTHESLINE:	Fixed outdoor clothes drying line to be installed
ALTERNATIVE ENERGY:	A photovoltaic system with the capacity to generate at least 1.5 peak kW is to be installed and connected to the development's electrical system
*REFER TO BASIX/natHERS CERTIFICATE FOR EXACT DETAILS AND REQUIREMENTS	

AREAS - ROOF AREAS		
NAME	AREA	
U1 ROOF AREA	149.9 m ²	
U2 ROOF AREA	149.9 m ²	
TOTAL	299.8 m ²	



SITE S68 S138 PLAN

1 : 200

S68 & S138 INFO & LEGEND

STORMWATER/RAINWATER TO BE DIRECTED TO ON-SITE RAINWATER STORAGE TANKS WITH OVERFLOWS TO BE CONNECTED TO (TO ADJOINING LOT JUNCTION, WHICH RUNS TO UNDERWOOD ST, REF TO HYD ENGINEERS DETAILS)
(SURFACE AND SUB-SURFACE STORMWATER TO BE DISPOSED OF VIA PIPEWORK IN ACCORDANCE WITH AS 3500)

	CATCHMENT OF ROOF AREA TO ON-SITE RAINWATER TANKS: = APPROX. 100% EACH ROOF AREA		WATER FLOW FROM RAINWATER STORAGE TANKS TO APPLIANCES AND FIXTURES (TO BE USED AS A GUIDE ONLY)		GARDEN TAP LOCATIONS (TO BE USED AS A GUIDE ONLY)
	PROPOSED RAINWATER TANKS 3,000 L MIN. AS PER BASIX REQUIREMENTS		WATER FLOW FROM DOWNPIPES TO RAINWATER TANKS (TO BE USED AS A GUIDE ONLY)		DOWNPIPE LOCATIONS (TO BE USED AS A GUIDE ONLY)
	SILTATION CONTROL IN ACCORDANCE WITH COUNCIL POLICY E1 AND THE ADOPTED AUSPEC STANDARD		STORMWATER FLOW (TO BE USED AS A GUIDE ONLY)		ALL LEVELS ARE TO AHD AS PER SURVEY PLAN PREPARED BY ZENITH SURVEY SOLUTIONS. ALL LEVELS AND CONTOURS ARE TO BE CONFIRMED BY BUILDER / SURVEYOR PRIOR TO START OF CONSTRUCTION.
	SEWER LINE (TO BE USED AS A GUIDE ONLY)				

DRIVEWAY INFO	KERB & GUTTER INVERT LEVEL	RL: 25.815	GARAGE FFL	RL: 24.285	DISTANCE FROM KERB TO GARAGE	RL: 1.53	*REFER TO ENGINEERS DETAILS FOR DRIVEWAY GRADIENT
TO BE IN ACCORDANCE WITH SD0100							

BUSHFIRE NOTES:

NOT APPLICABLE

BAL - N/A

BASIX & natHERS NOTES:

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SHEET: 4 OF 23

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S68 & S138 PLAN

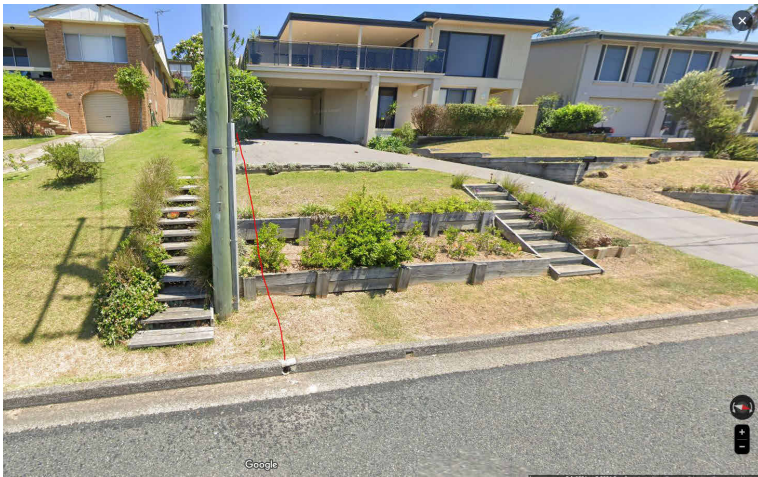
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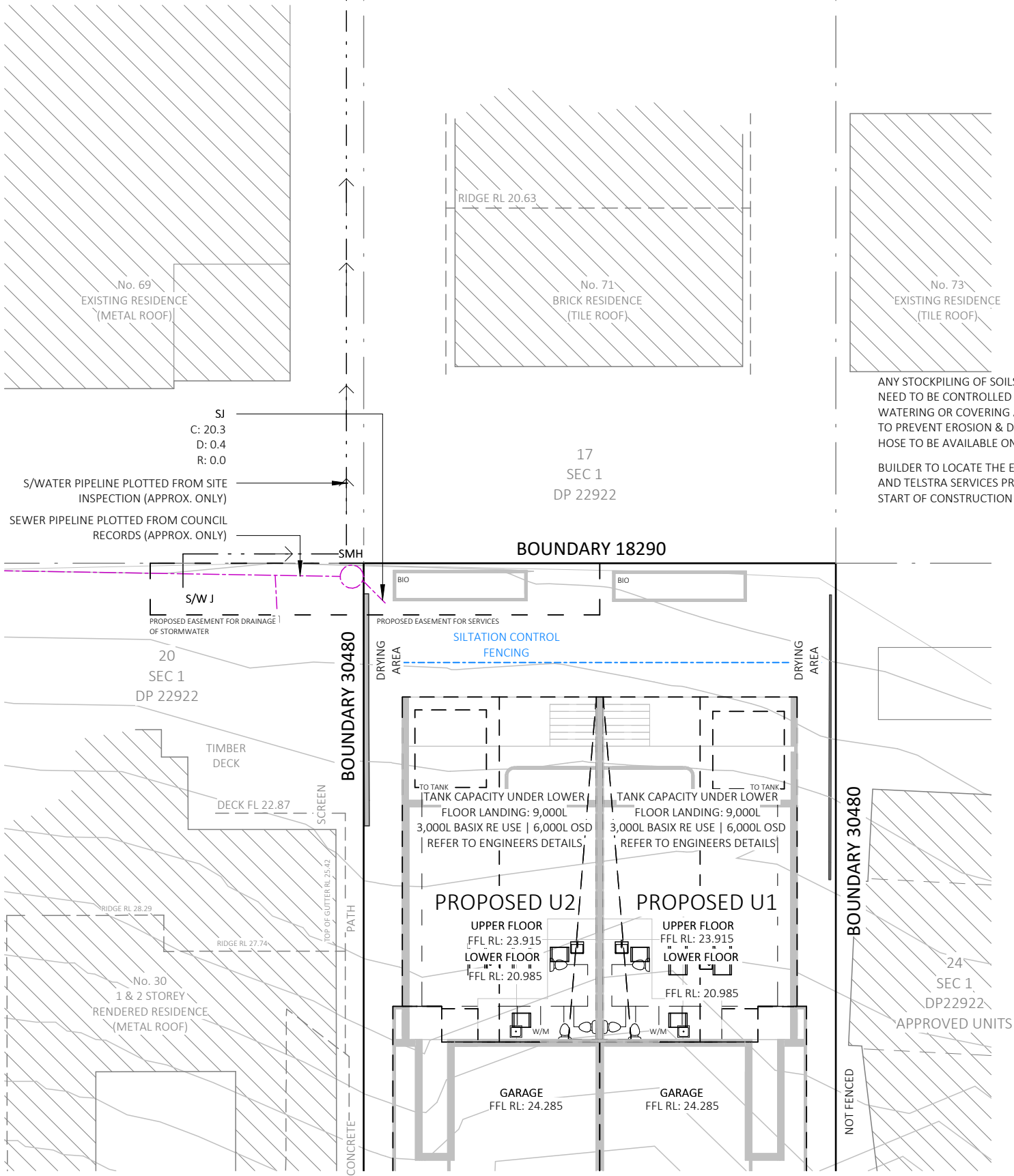
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UNDERWOOD ROAD

EXISTING KERB ADAPTER.
EXISTING 90mm UPVC PIPE



LOWER UNDERWOOD ROAD OUTLET



ANY STOCKPILING OF SOILS ON SITE WILL
NEED TO BE CONTROLLED FROM DUST BY
WATERING OR COVERING AS REQUIRED
TO PREVENT EROSION & DUST NUISANCE.
HOSE TO BE AVAILABLE ON SITE.

BUILDER TO LOCATE THE ELECTRICAL
AND TELSTRA SERVICES PRIOR TO THE
START OF CONSTRUCTION



SITE S68 S138 PLAN

1 : 200

BUSHFIRE NOTES:
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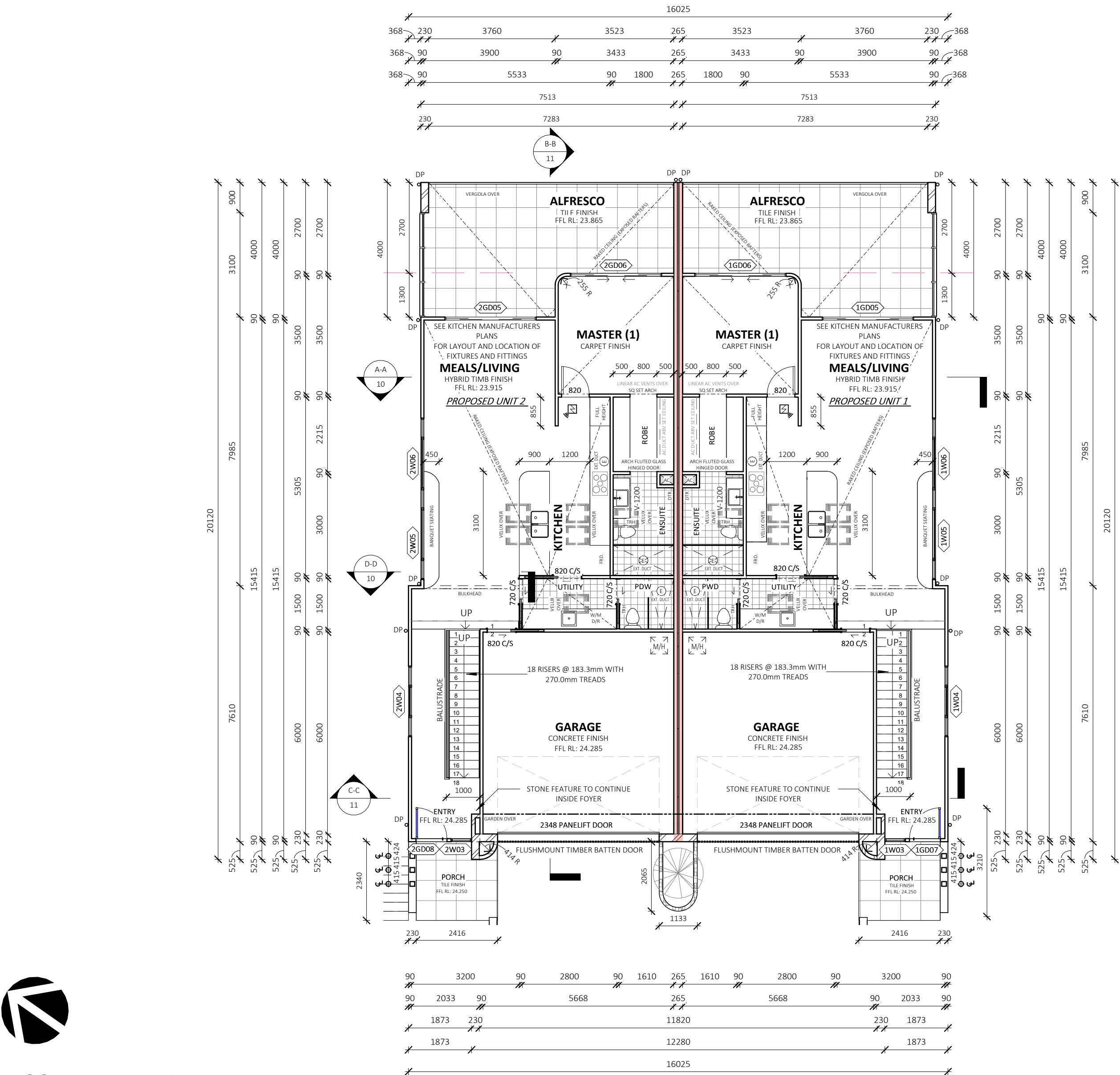
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AREAS - FLOOR (GROSS BUILDING) U1		AREAS - FLOOR (GROSS BUILDING) U2	
*FLOOR AREA MEASURED FROM EXTERNAL FACE *UPPER FLOOR AREAS EXCLUDE STAIRS & VOIDS		*FLOOR AREA MEASURED FROM EXTERNAL FACE *UPPER FLOOR AREAS EXCLUDE STAIRS & VOIDS	
NAME	AREA	NAME	AREA
U1 LOWER DECK AREA	15.8 m²	U2 LOWER DECK AREA	15.8 m²
U1 LF AREA	79.5 m²	U2 LF AREA	79.5 m²
U1 ALFRESCO AREA	25.3 m²	U2 ALFRESCO AREA	25.3 m²
U1 UF AREA	89.1 m²	U2 UF AREA	89.1 m²
U1 GRG AREA	34.2 m²	U2 GRG AREA	34.2 m²
U1 PORCH AREA	5.3 m²	U2 PORCH AREA	5.3 m²
TOTAL	249.2 m²	TOTAL	249.2 m²

WET AREA NOTES:
WET AREAS ARE TO BE WATERPROOFED IN ACCORDANCE WITH AS3740 AND NCC, VOL. 2, PART 10.2.12 OF THE ABCB HOUSING PROVISIONS, AND WHERE A FLOOR WASTE IS INSTALLED, IT MUST BE PROVIDED WITH A MIN. CONTINUOUS FALL OF 1:80 AND MAX. CONTINUOUS FALL OF 1:50 AS PER PART 10.2.12 OF THE ABCB HOUSING PROVISIONS. INSTALLATION OF MATERIALS TO BE AS PER THE STANDARDS NOTED ABOVE AND ANY MANUFACTURERS DETAILS AND SPECIFICATIONS.

SMOKE ALARMS/DETECTORS:
SMOKE ALARMS TO AS3786 AND NCC, VOL. 2, PART H3D6 AND PART 9.5 OF THE ABCB HOUSING PROVISIONS. ALL ALARMS AND DETECTORS ARE TO BE INTERCONNECTED. LOCATIONS ON PLANS ARE INDICATIVE. INSTALLATION TO BE AS PER THE STANDARDS NOTED ABOVE AND ANY MANUFACTURERS DETAILS AND SPECIFICATIONS.



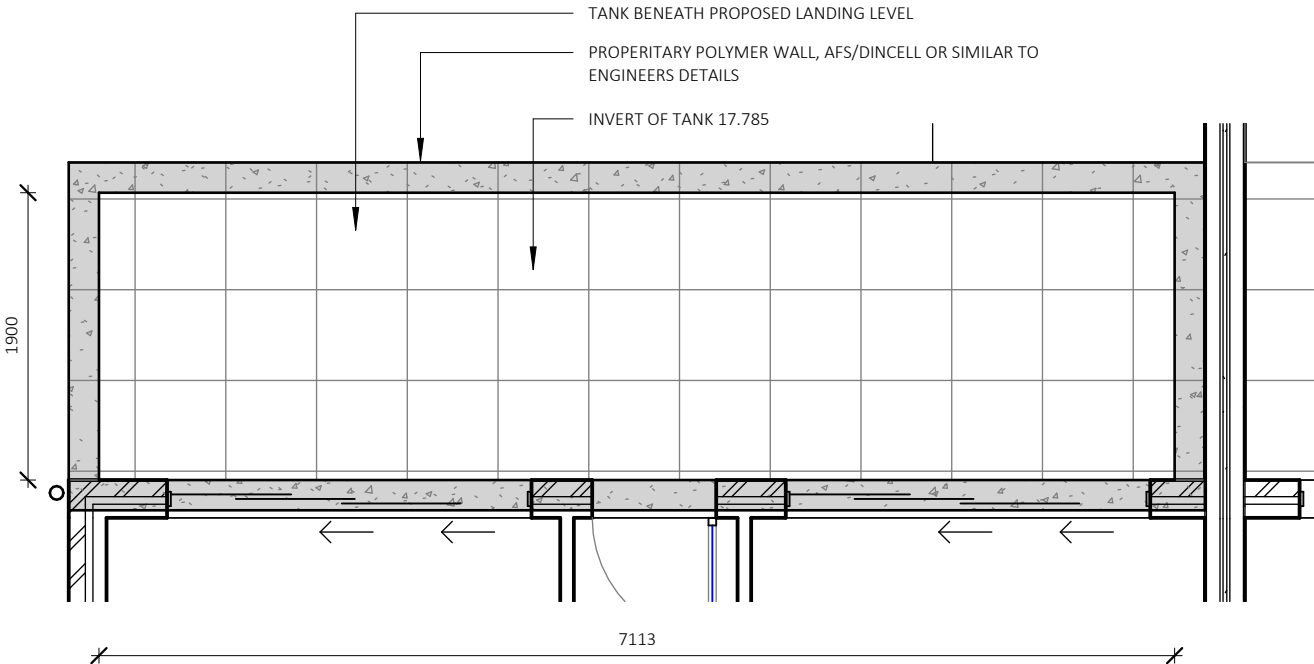
FLOOR PLAN - UPPER

1 : 100



OSD TANK DETAIL B

1 : 50



INTERNAL SANITARY COMPARTMENT NOTES:
ALL INTERNAL SANITARY COMPARTMENTS ARE TO HAVE AN EXHAUST SYSTEM COMPLYING WITH NCC, VOL. 2, PART H4D7, H4D9 AND PARTS 10.6.2 AND 10.8.2 OF THE ABCB HOUSING PROVISIONS. DOORS ARE TO BE UNDERCUT 20mm (FREE OPEN AREA OF 14,000mm²) AND EXHAUST TO BE INTERLOCKED TO ROOMS LIGHT SWITCH AND INCLUDE A RUN-ON TIMER AS PER NCC DEEMED-TO-SATISFY PROVISIONS

COMMON WALL DETAILS:
• COMMON SEPARATING WALL TO COMPLY WITH NCC, VOL. 2, PART H3D2 AND PART 9.3 OF THE ABCB HOUSING PROVISIONS FOR FIRE SEPARATION REQUIREMENTS.
• SOUND INSULATION TO SEPARATING WALL TO COMPLY WITH NCC, VOL. 2, PART H4D8 AND PART 10.7 OF THE ABCB HOUSING PROVISIONS
• **NOTE: REFER CSR REDBOOK FOR PARTYWALL SYSTEM OPTIONS AND REQUIREMENTS AND CSR DETAILS SHEET PROVIDED FOR ADDITIONAL INFORMATION**

BUSHFIRE NOTES:
NOT APPLICABLE

BAL - N/A

BASIX & nATHERS NOTES:
PLEASE REFER TO THE "SUMMARY OF BASIX/NATHERS 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



CONSTRUCTION NOTES:

STAIRS, RAMPS, HANDRAILS & BALUSTRADE NOTES:
STAIRS TO COMPLY WITH NCC VOL. 2, H5D2 AND PART 11.2.2 OF THE ABCB HOUSING PROVISIONS. RAMPS TO COMPLY WITH PART 11.2.3. SLIP RESISTANCE TO STAIRS AND RAMPS AS PER PART 11.2.4 OF THE ABCB HOUSING PROVISIONS AND IN ACCORDANCE WITH AS4586. BARRIERS AND HANDRAILS TO BE NO LESS THAN 1000mm FROM PROPOSED FINISHED FL. BALUSTRADE & HANDRAIL TO BE IN ACCORDANCE WITH NCC, VOL. 2, H5D3 AND PARTS 11.3.3, 11.3.4, 11.3.5 AND 11.3.6 OF THE ABCB HOUSING PROVISIONS.

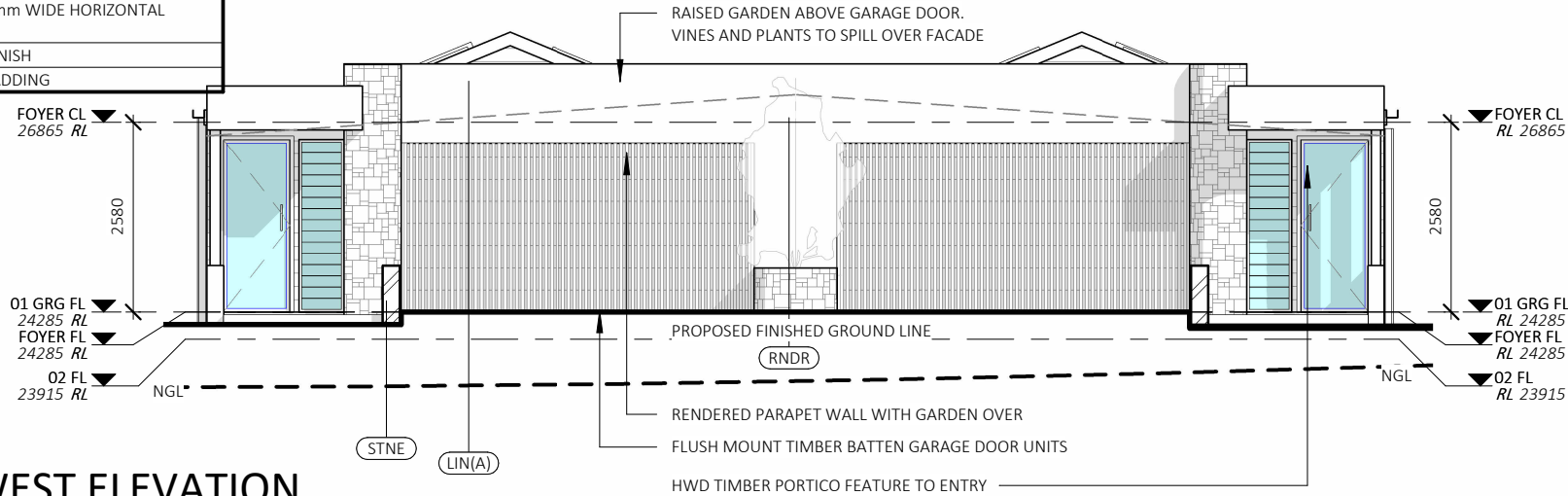
WINDOW NOTES:
BEDROOM WINDOWS - WHERE THE FLOOR LEVEL OF A BEDROOM IS 2M OR MORE ABOVE THE SURFACE BENEATH, BEDROOM WINDOWS ARE TO COMPLY WITH NCC, VOL. 2, H5P2 AND PART 11.3.7 OF THE ABCB HOUSING PROVISIONS

WINDOWS - WHERE THE FLOOR LEVEL IS 4m OR MORE ABOVE THE SURFACE BENEATH, WINDOWS ARE TO COMPLY WITH NCC, VOL. 2, H5P2 AND PART 11.3.8 OF THE ABCB HOUSING PROVISIONS. A BARRIER WITH A HEIGHT OF NOT LESS THAN 865mm ABOVE FLOOR IS REQUIRED TO AN OPENABLE WINDOW COVERED BY PART 11.3.8 (1) AND BARRIER MUST ALSO COMPLY WITH PART 11.3.8 (3)

WIND CATEGORY TO BE CONFIRMED PRIOR TO START OF CONSTRUCTION. IF N2 OR HIGHER, ENGAGED PIERS TO BRICKWORK AREA 'S ARE TO COMPLY WITH AS 4773.1-2010 & AS 4773.2-2010

Date:	Description:	Issue:	Drawn:
03.09.24	DRAFT DA ISSUE	H	AE
15.10.24	DA ISSUE	J	AE
14.01.25	RFI	K	AE
18.03.25	RFI	L	AE
19.03.25	RFI	M	AE
06.05.25	RFI	N	AE

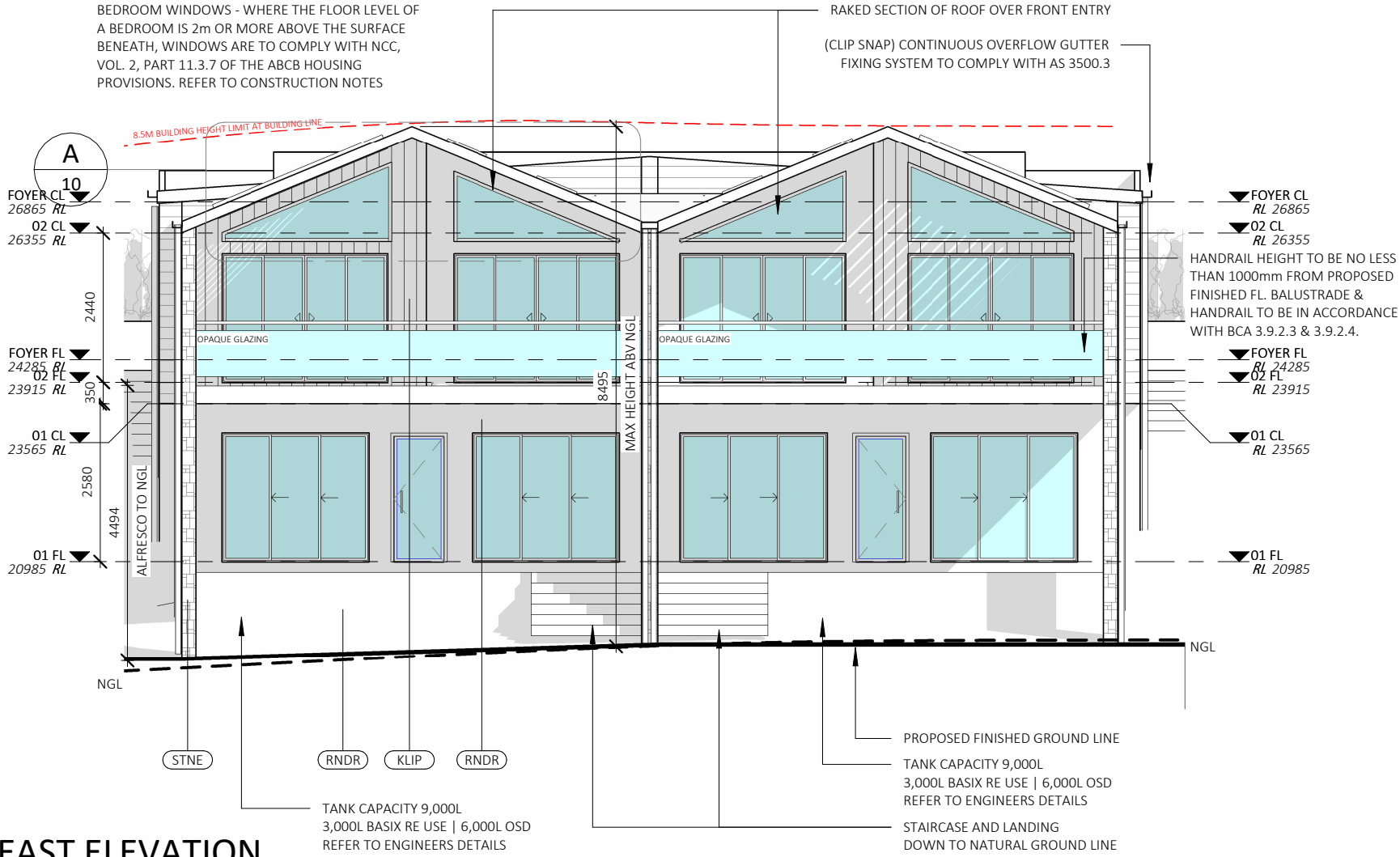
EXTERNAL FINISHES (BY SHEET)	
LABEL	MATERIAL DESCRIPTION
KLIP	
LIN(A)	SCYON LINEA 150mm WIDE HORIZONTAL CLADDING
RNDR	SELECT RENDER FINISH
STNE	SELECT STONE CLADDING



SOUTH WEST ELEVATION

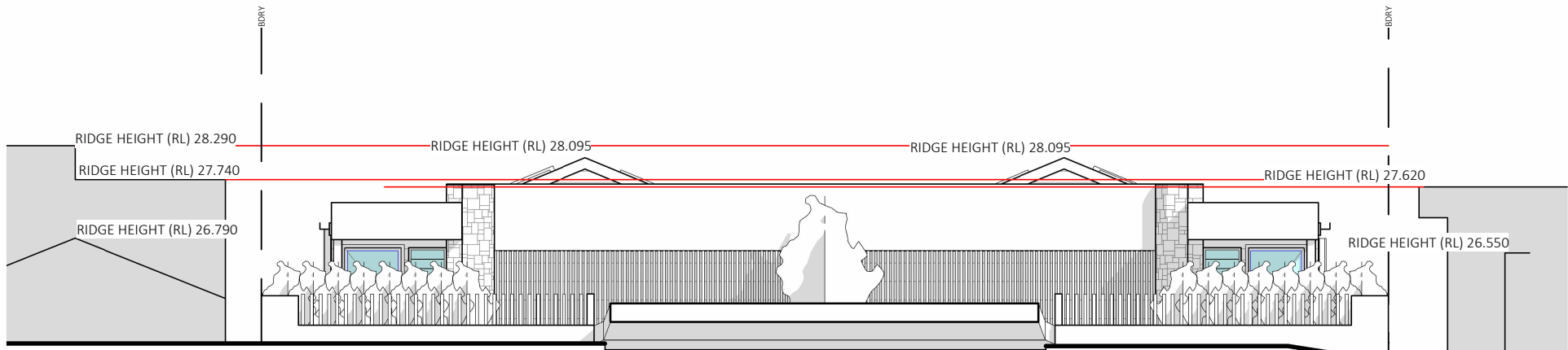
1 : 100

BEDROOM WINDOWS - WHERE THE FLOOR LEVEL OF A BEDROOM IS 2m OR MORE ABOVE THE SURFACE BENEATH, WINDOWS ARE TO COMPLY WITH NCC, VOL. 2, PART 11.3.7 OF THE ABCB HOUSING PROVISIONS. REFER TO CONSTRUCTION NOTES



NBORTH EAST ELEVATION

1 : 100



STREET ELEVATION

1 : 100



BUSHFIRE NOTES:

NOT APPLICABLE


BAL - N/A

BASIX & nathers NOTES:

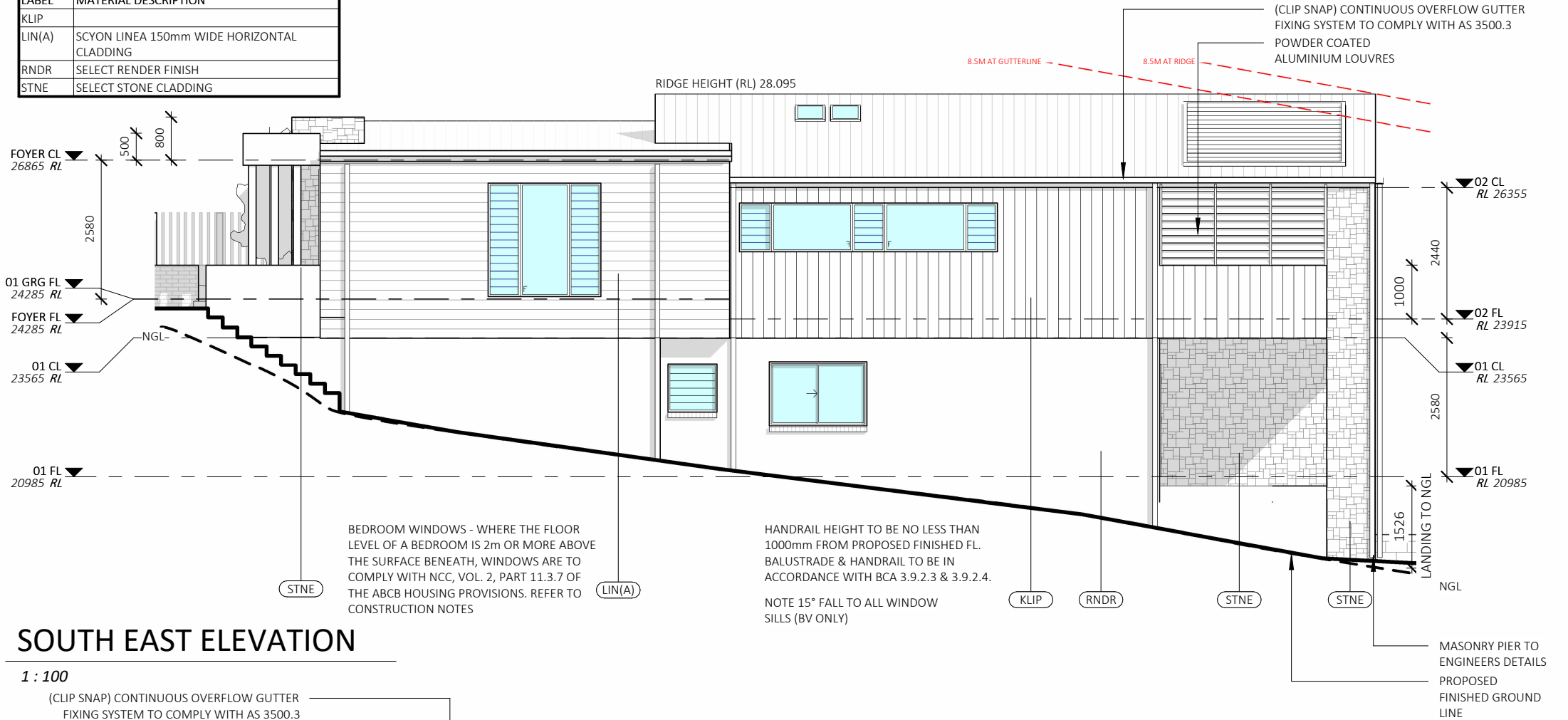
PLEASE REFER TO THE "SUMMARY OF BASIX/NATHERS COMMITMENTS" ON PAGE 2 FOR FURTHER INFORMATION. PLEASE REFER TO THE BASIX CERTIFICATE FOR EXACT DETAILS

GENERAL PLAN SET NOTES:

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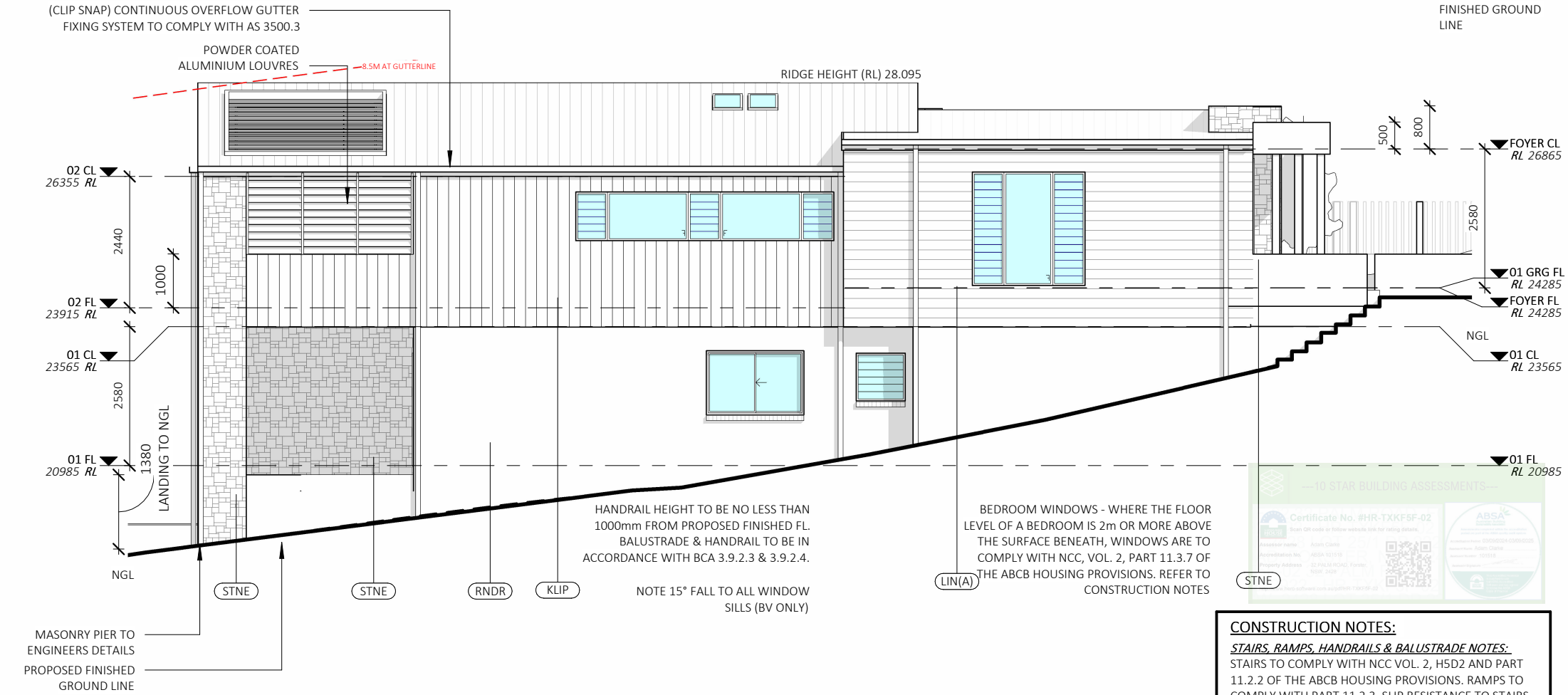
 <div>collinswcollins Building Designers</div>	<p>Note: Copyright © Collins.w.Collins PTY LTD All rights reserved. No part of this drawing may be reproduced or transmitted in any form or by means, electronic, mechanical, photocopying, recording or otherwise, without the prior permission of the copyright holders. <i>DO NOT SCALE</i> from this drawing. <i>CONTRACTOR</i> is to check all the dimensions on the job prior to commencement of shop drawings or fabrication. Discrepancies to be referred to the consultant Designer prior to commencement of work.</p>	PROJECT:PROPOSED DUAL OCCUPANCY (STRATA)		ELEVATIONS		DRAWING REVISION + NOTES							
						Date:	Revision:			Issue:	Drawn:		
		STATUS:DA ISSUE		SHEET: 8 OF 23	SCALE: 1 : 100		03.09.24	DRAFT DA ISSUE			H	AE	
		LOT No: 25/1 DP No: 22922			SHEET SIZE: A3		15.10.24	DA ISSUE			J	AE	
		STREET: 32 PALM ROAD, FORSTER 2428			START DATE: 08.03.24		14.01.25	RFI			K	AE	
								18.03.25	RFI			L	AE
								19.03.25	RFI			M	AE
						06.05.25	RFI			N	AE		

EXTERNAL FINISHES (BY SHEET)	
LABEL	MATERIAL DESCRIPTION
KLIP	
LIN(A)	SCYON LINEA 150mm WIDE HORIZONTAL CLADDING
RNDR	SELECT RENDER FINISH
STNE	SELECT STONE CLADDING



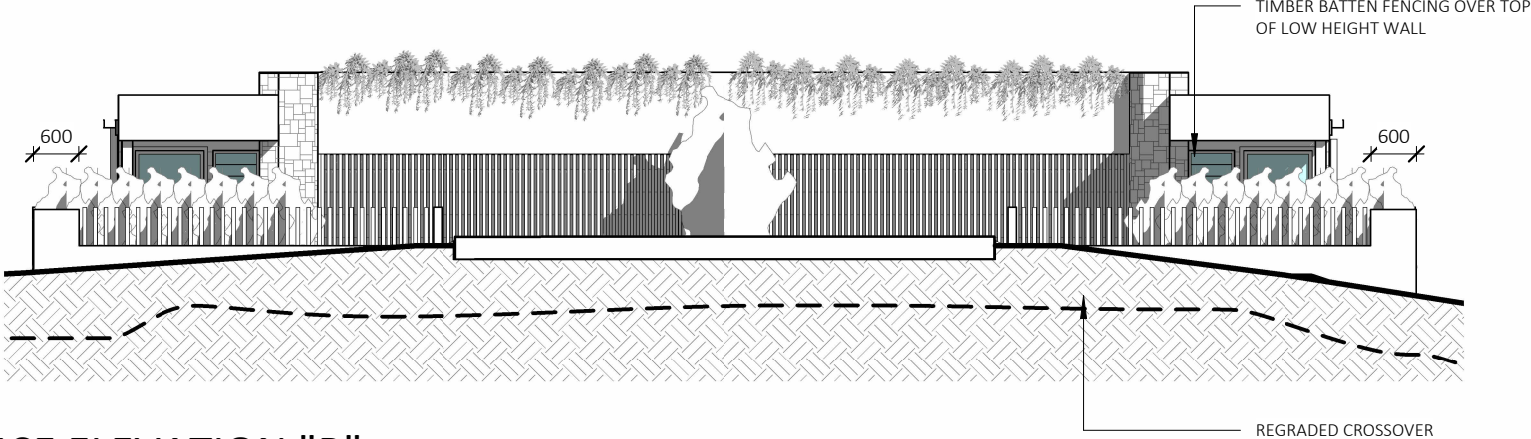
SOUTH EAST ELEVATION

1 : 100



NORTH WEST ELEVATION

1 : 100



FENCE ELEVATION "B"

1 : 100

BUSHFIRE NOTES:

NOT APPLICABLE

BAL - N/A

BASIX & nathERS NOTES:

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

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CONSTRUCTION NOTES:

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WINDOW NOTES:

BEDROOM WINDOWS - WHERE THE FLOOR LEVEL OF A BEDROOM IS 2M OR MORE ABOVE THE SURFACE BENEATH, BEDROOM WINDOWS ARE TO COMPLY WITH NCC, VOL. 2, H5P2 AND PART 11.3.7 OF THE ABCB HOUSING PROVISIONS

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WIND CATEGORY TO BE CONFIRMED PRIOR TO START OF CONSTRUCTION. IF N2 OR HIGHER, ENGAGED PIERS TO BRICKWORK AREA 'S ARE TO COMPLY WITH AS 4773.1-2010 & AS 4773 2-2010



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PROJECT: PROPOSED DUAL OCCUPANCY (STRATA)

STATUS: DA ISSUE

LOT No: 25/1 DP No: 22922

STREET: 32 PALM ROAD, FORSTER 2428

CLIENT: PENMAN

SHEET: 9 OF 23

ELEVATIONS

SCALE:

1 : 100

SHEET SIZE:

A3

START DATE:

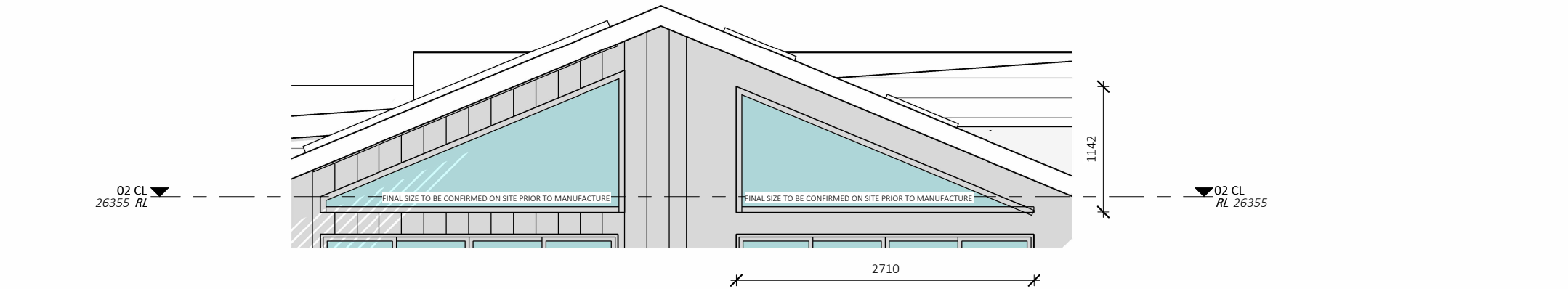
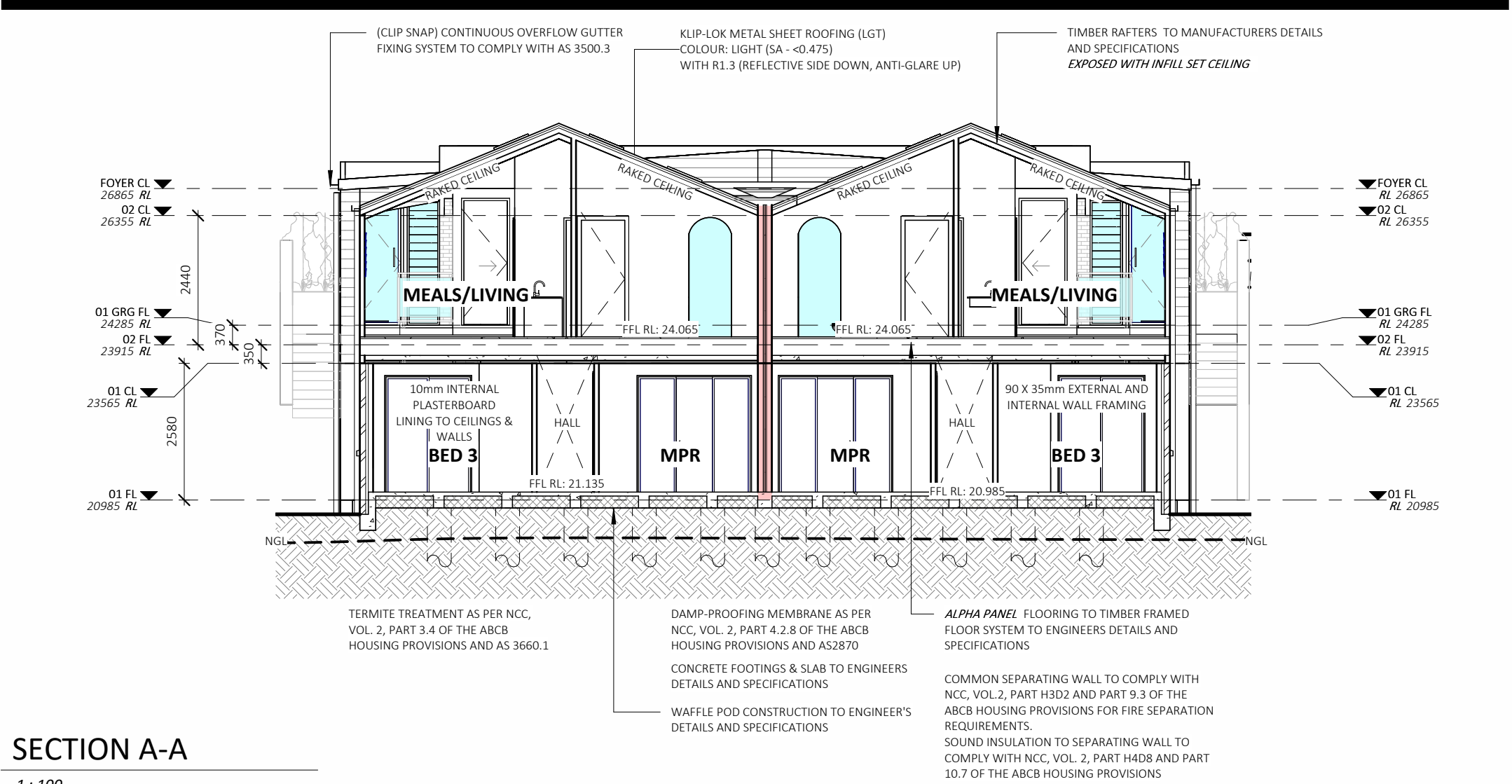
08.03.24

DWG No:

A5835

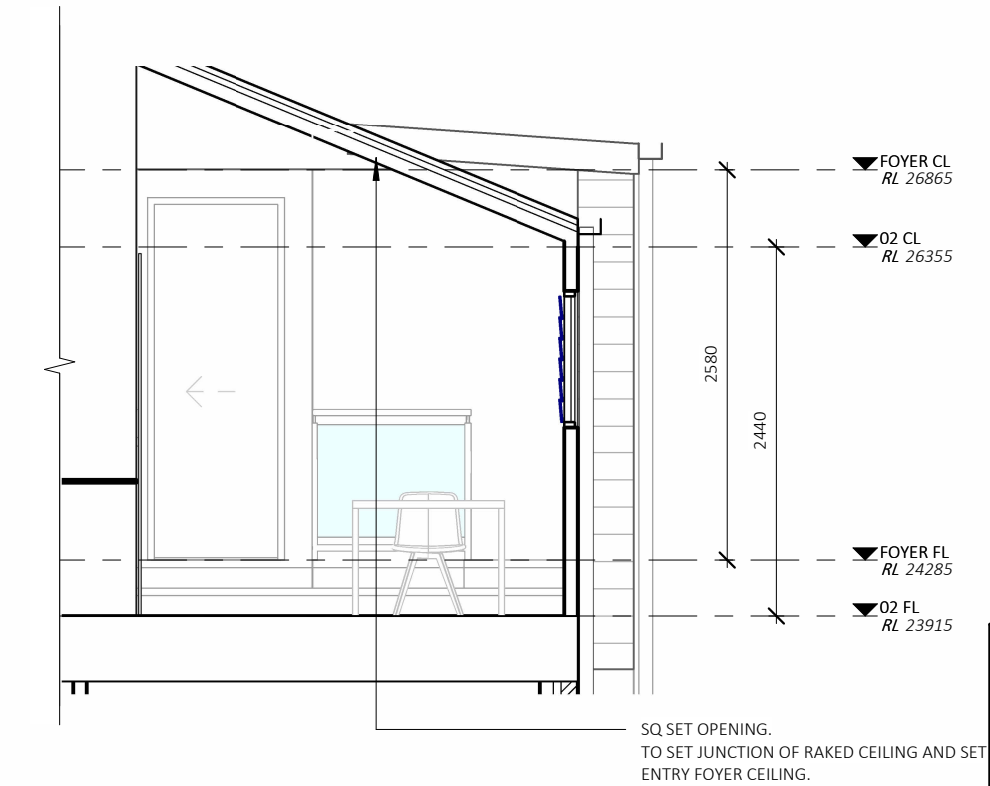
DRAWING REVISION + NOTES

Date:	Revision:	Issue:	Drawn:
03.09.24	DRAFT DA ISSUE	H	AE
15.10.24	DA ISSUE	J	AE
14.01.25	RFI	K	AE
18.03.25	RFI	L	AE
19.03.25	RFI	M	AE
06.05.25	RFI	N	AE



HIGHLIGHT GLAZING DETAIL A

1 : 50



SECTION D-D

1 : 50

COMMON WALL DETAILS:

- COMMON SEPARATING WALL TO COMPLY WITH NCC, VOL.2, PART H3D2 AND PART 9.3 OF THE ABCB HOUSING PROVISIONS FOR FIRE SEPARATION REQUIREMENTS.
- SOUND INSULATION TO SEPARATING WALL TO COMPLY WITH NCC, VOL. 2, PART H4D8 AND PART 10.7 OF THE ABCB HOUSING PROVISIONS
- NOTE: REFER CSR REDBOOK FOR PARTYWALL SYSTEM OPTIONS AND REQUIREMENTS AND CSR DETAILS SHEET PROVIDED FOR ADDITIONAL INFORMATION**

CONSTRUCTION NOTES:


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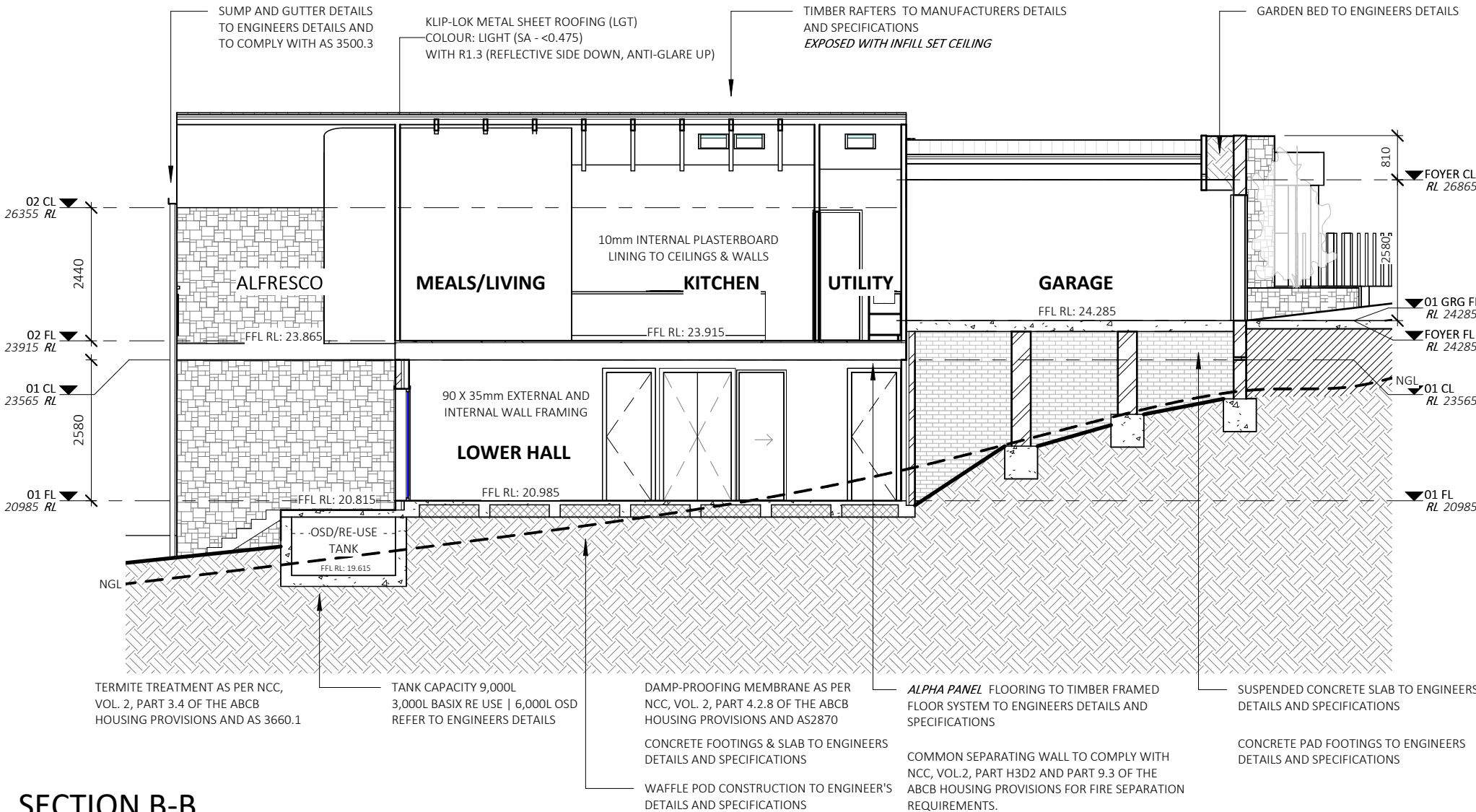
WINDOW NOTES:
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WIND CATEGORY TO BE CONFIRMED PRIOR TO START OF CONSTRUCTION. IF N2 OR HIGHER, ENGAGED PIERS TO BRICKWORK AREA 'S ARE TO COMPLY WITH AS 4773.1-2010 & AS 4773 2-2010

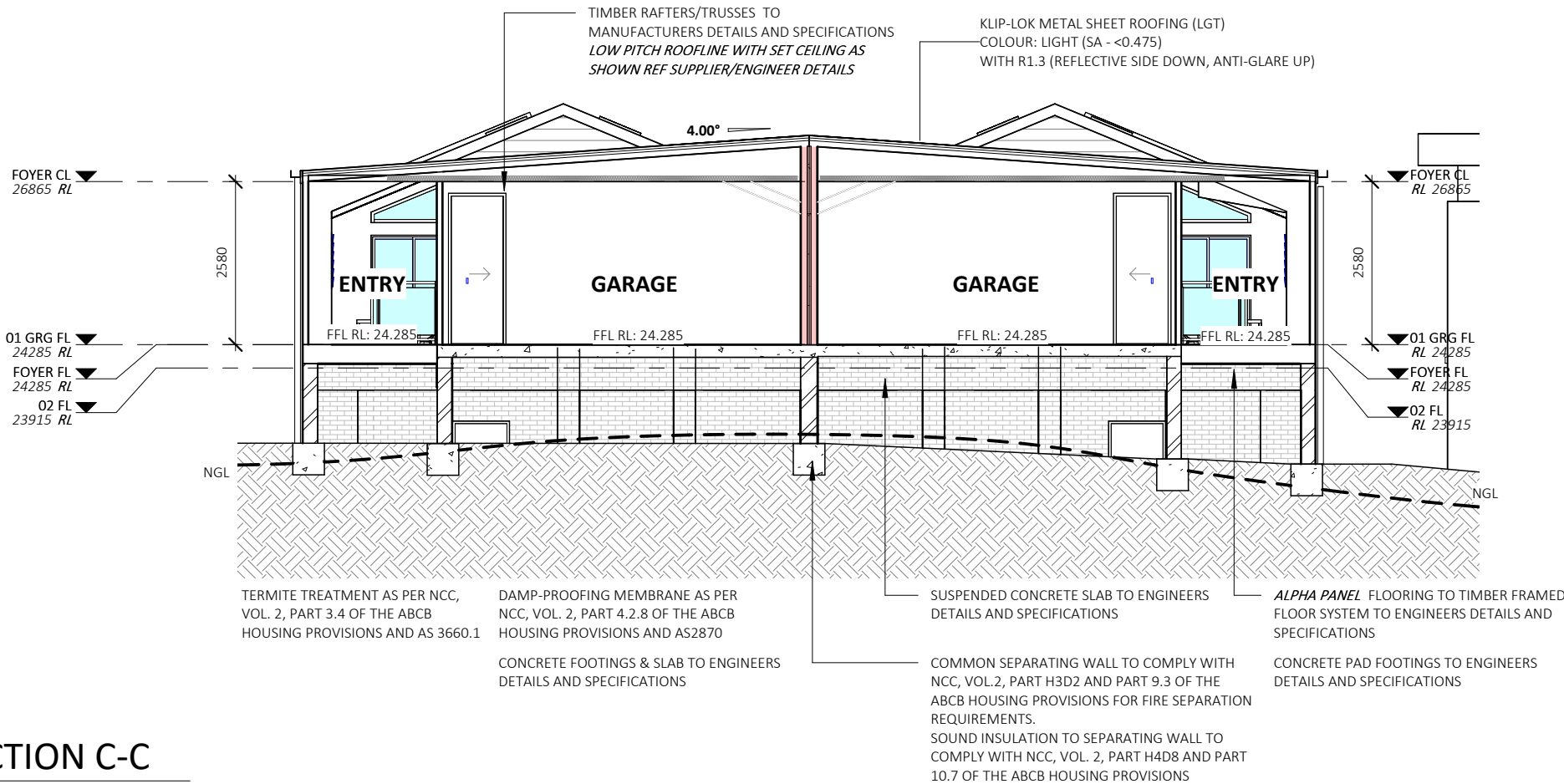
BUSHFIRE NOTES: NOT APPLICABLE	BASIX & nathers NOTES: PLEASE REFER TO THE "SUMMARY OF BASIX/NATHERS COMMITMENTS" ON PAGE 2 FOR FURTHER INFORMATION. PLEASE REFER TO THE BASIX CERTIFICATE FOR EXACT DETAILS	GENERAL PLAN SET NOTES: CHECK ALL DIMENSIONS ON SITE. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATIONS, REPORTS, DRAWINGS, LEGENDS, NATIONAL CONSTRUCTION CODE, AUS & NZ STANDARDS, ENGINEERING & COUNCIL APPROVALS
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					Date:	Revision:	Issue:	Drawn:
	STATUS: DA ISSUE	SHEET: 10 OF 23	SCALE:	As indicated	03.09.24	DRAFT DA ISSUE	H	AE
	LOT No: 25/1 DP No: 22922		SHEET SIZE:	A3	15.10.24	DA ISSUE	J	AE
	STREET: 32 PALM ROAD, FORSTER 2428		START DATE:	08.03.24	14.01.25	RFI	K	AE
		CLIENT: PENMAN	DWG No:	A5835	18.03.25	RFI	L	AE
				19.03.25	RFI	M	AE	
				06.05.25	RFI	N	AE	
89A Lord Street (PO Box 5667), Port Macquarie nsw 2444 Shop 17 Centrepont Arcade, Taree NSW 2430					T: 02 6583 4411			
					WWW. COLLINSWCOLLINS.COM.AU			



SECTION B-B

1 : 100



SECTION C-C

1 : 100



- COMMON WALL DETAILS:**
- COMMON SEPARATING WALL TO COMPLY WITH NCC, VOL.2, PART H3D2 AND PART 9.3 OF THE ABCB HOUSING PROVISIONS FOR FIRE SEPARATION REQUIREMENTS.
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 - **NOTE: REFER CSR REDBOOK FOR PARTYWALL SYSTEM OPTIONS AND REQUIREMENTS AND CSR DETAILS SHEET PROVIDED FOR ADDITIONAL INFORMATION**

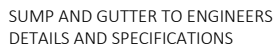
BUSHFIRE NOTES:
NOT APPLICABLE

BAL - N/A

BASIX & nathers NOTES:
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AREAS - ROOF AREAS	
NAME	AREA
U1 ROOF AREA	149.9 m ²
U2 ROOF AREA	149.9 m ²
TOTAL	299.8 m ²





HWd TIMBER FEATURE PORTICO
TO ENGINEERS DETAILS AND
SPECIFICATIONS

ASSESSMENTS



Certificate No. #HR-TXKF5F-02
Scan QR code or follow website link for rating details.

Receiver name:	Alison Camo
Company:	4800-211-8100
Property Address:	32 PAVILION, PAVES MONT, 2420

QR Code

http://www.timberfeature.com.au/HR-TXKF5F-02



ABSAs Timber Feature Portfolio
Timber Feature Portfolio

100% COMPLIANT
100% COMPLIANT

Receiver: **Alison Camo**
Company: **4800-211-8100**

QR Code



1 : 100

BUSHFIRE NOTES:
NOT APPLICABLE


BAL - N/A

BASIX & natHERS NOTES:

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	STATUS: DA ISSUE		SHEET: 12 OF 23	SCALE:	1 : 100	Date:	Revision:		Issue:	Drawn:
	LOT No: 25/1 DP No: 22922			SHEET SIZE:	A3	03.09.24	DRAFT DA ISSUE		H	AE
	STREET: 32 PALM ROAD, FORSTER 2428			START DATE:	08.03.24	15.10.24	DA ISSUE		J	AE
	CLIENT: PENMAN		DWG No:	A5835	14.01.25	RFI		K	AE	
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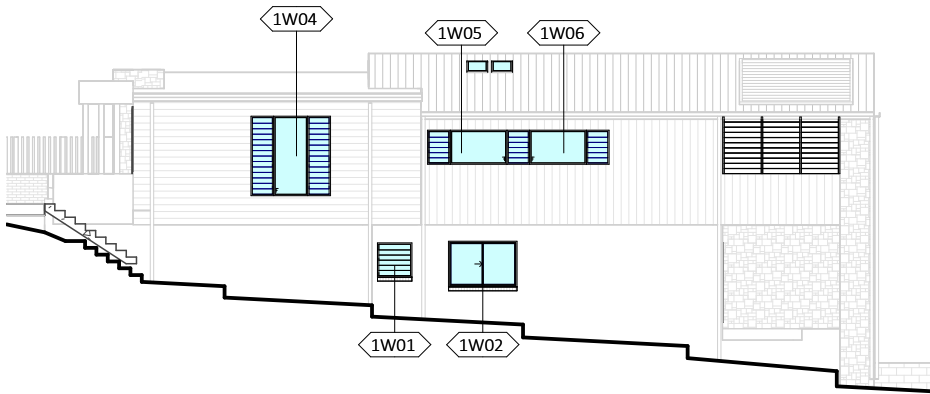
89A Lord Street (PO Box 5667), Port Macquarie nsw 2444 | Shop 17 Centrepoint Arcade, Taree NSW 2430

Document Set ID: 17088894

Version: 1, Version Date: 12/05/2025

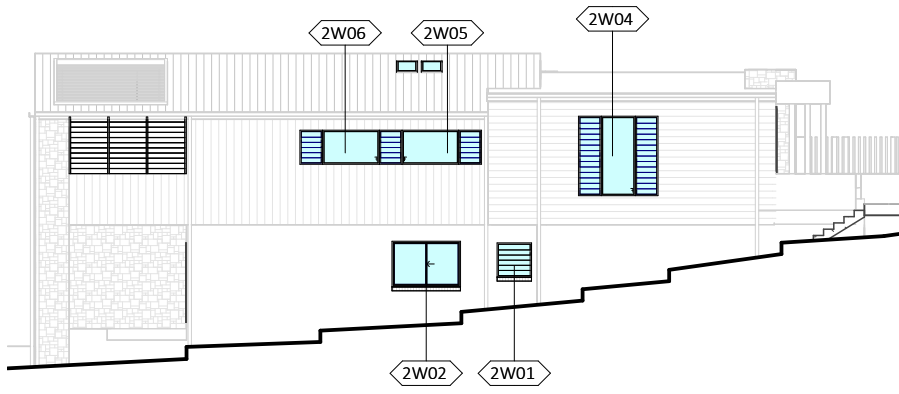
T: 02 6583 4411

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SOUTH EAST FACE GLAZING

1 : 200



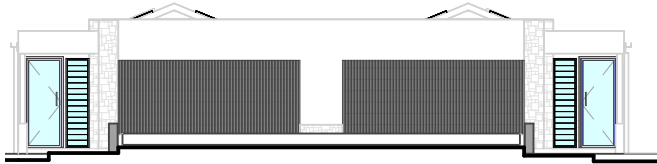
NORTH WEST FACE GLAZING

1 : 200



NORTH EAST FACE GLAZING

1 : 200



SOUTH WESTFACE GLAZING

1 : 200

WINDOW GLAZING SCHEDULE

WINDOWS SPECIFIED USE NFRC UW & SHGCW VALUES. WINDOWS AS SPECIFIED OR EQUIVALENT MUST BE INSTALLED ON SITE WEATHER STRIPPING TO BE INSTALLED THROUGHOUT. PLEASE NOTE: ALL GLAZING IN BATHROOMS, ENSUITES, SPA ROOMS OR THE LIKE TO COMPLY WITH THE NCC, VOL 2, H1D8 AND PART 8.4.6 OF ABCB HOUSING PROVISIONS					AS 4055 : WIND LOADS FOR HOUSING AS 1288 : GLASS IN BUILDING - SELECTION & INSTALLATION AS 2047 : WINDOWS & EXTERNAL DOORS IN BUILDING AS 1170-Part 2: WIND ACTIONS AS 3959 : CONSTRUCTION OF BUILDINGS IN BUSHFIRE PRONE AREAS THE STANDARDS REFERRED ABOVE ARE THE VERSION ADOPTED BY BCA AT THE TIME THE RELEVANT CONSTRUCTION CERTIFICATE OR COMPLYING DEVELOPMENT CERTIFICATE APPLICATION IS MADE.			
NUMBER	LEVEL	ROOM	HEIGHT	WIDTH	TYPE	CONSTRUCTION	GLAZING	AREA
1W01	01 FL	LOWER HALL	900	910	LOUVRE	ALUMINIUM	REF TO NATHERS	0.82 m ²
1W02	01 FL	BED 2	1200	1810	SLIDING	ALUMINIUM	REF TO NATHERS	2.17 m ²
1W03	01 GRG FL	ENTRY	2350	610	LOUVRE	ALUMINIUM	REF TO NATHERS	1.43 m ²
1W04	FOYER FL	ENTRY	2100	2100	LOUVRE	ALUMINIUM	REF TO NATHERS	4.41 m ²
1W05	02 FL	MEALS/LIVING	900	2100	LOUVRE	ALUMINIUM	REF TO NATHERS	1.89 m ²
1W06	02 FL	MEALS/LIVING	900	2700	FIXED/LOUVRE/FIXED	ALUMINIUM	REF TO NATHERS	2.43 m ²
2W01	01 FL	LOWER HALL	900	910	LOUVRE	ALUMINIUM	REF TO NATHERS	0.82 m ²
2W02	01 FL	BED 2	1200	1810	SLIDING	ALUMINIUM	REF TO NATHERS	2.17 m ²
2W03	FOYER FL	ENTRY	2350	610	LOUVRE	ALUMINIUM	REF TO NATHERS	1.43 m ²
2W04	FOYER FL	ENTRY	2100	2100	LOUVRE	ALUMINIUM	REF TO NATHERS	4.41 m ²
2W05	02 FL	MEALS/LIVING	900	2100	LOUVRE	ALUMINIUM	REF TO NATHERS	1.89 m ²
2W06	02 FL	MEALS/LIVING	900	2700	FIXED/LOUVRE/FIXED	ALUMINIUM	REF TO NATHERS	2.43 m ²
								26.31 m ²

DOOR GLAZING SCHEDULE

DOORS SPECIFIED USE NFRC UW & SHGCW VALUES. DOORS AS SPECIFIED OR EQUIVALENT MUST BE INSTALLED ON SITE WEATHER STRIPPING TO BE INSTALLED THROUGHOUT. PLEASE NOTE: ALL GLAZING IN BATHROOMS, ENSUITES, SPA ROOMS OR THE LIKE TO COMPLY WITH THE NCC, VOL 2, H1D8 AND PART 8.4.6 OF ABCB HOUSING PROVISIONS					AS 4055 : WIND LOADS FOR HOUSING AS 1288 : GLASS IN BUILDING - SELECTION & INSTALLATION AS 2047 : WINDOWS & EXTERNAL DOORS IN BUILDING AS 1170-Part 2: WIND ACTIONS AS 3959 : CONSTRUCTION OF BUILDINGS IN BUSHFIRE PRONE AREAS THE STANDARDS REFERRED ABOVE ARE THE VERSION ADOPTED BY BCA AT THE TIME THE RELEVANT CONSTRUCTION CERTIFICATE OR COMPLYING DEVELOPMENT CERTIFICATE APPLICATION IS MADE.			
NUMBER	LEVEL	ROOM	HEIGHT	WIDTH	TYPE	CONSTRUCTION	GLAZING	AREA
1GD01	01 FL	BED 3	2100	2410	STACKING 3P	ALUMINIUM	REF TO NATHERS	5.06 m ²
1GD03	01 FL	MPR	2100	2410	STACKING 3P	ALUMINIUM	REF TO NATHERS	5.06 m ²
1GD05	02 FL	MEALS/LIVING	2100	2710	SLIDING DOOR 4P	ALUMINIUM	REF TO NATHERS	5.69 m ²
1GD06	02 FL	ENSUITE	2100	2710	SLIDING DOOR 4P	ALUMINIUM	REF TO NATHERS	5.69 m ²
1GD07	01 GRG FL	ENTRY	2350	920	HINGED	ALUMINIUM	REF TO NATHERS	2.16 m ²
2GD01	01 FL	BED 3	2100	2410	STACKING 3P	ALUMINIUM	REF TO NATHERS	5.06 m ²
2GD03	01 FL	MPR	2100	2410	STACKING 3P	ALUMINIUM	REF TO NATHERS	5.06 m ²
2GD05	02 FL	MEALS/LIVING	2100	2710	SLIDING DOOR 4P	ALUMINIUM	REF TO NATHERS	5.69 m ²
2GD06	02 FL	ENSUITE	2100	2710	SLIDING DOOR 4P	ALUMINIUM	REF TO NATHERS	5.69 m ²
2GD08	FOYER FL	ENTRY	2350	920	HINGED	ALUMINIUM	REF TO NATHERS	2.16 m ²

BUSHFIRE NOTES:
NOT APPLICABLE

BAL - N/A

BASIX & nathERS NOTES:
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PROJECT:PROPOSED DUAL OCCUPANCY (STRATA)		
STATUS:DA ISSUE		SHEET: 13 OF 23
LOT No: 25/1 DP No: 22922		
STREET: 32 PALM ROAD, FORSTER 2428		
CLIENT: PENMAN		

GLAZING	
SCALE:	1 : 200
SHEET SIZE:	A3
START DATE:	08.03.24
DWG No:	A5835

DRAWING REVISION + NOTES			
Date:	Revision:	Issue:	Drawn:
03.09.24	DRAFT DA ISSUE	H	AE
15.10.24	DA ISSUE	J	AE
14.01.25	RFI	K	AE
18.03.25	RFI	L	AE
19.03.25	RFI	M	AE
06.05.25	RFI	N	AE

NaTHERS REQUIREMENTS PLAN STAMP - 584.0 ESD-NAT-140824-A5835

NaTHERS requirements set out below are part of the requirements to achieve final occupation certification.

Any items that are changed or altered require a new NaTHERS certificate to be issue.

Compliance with this is required to be demonstrated upon completion to the certifying authority. The Certifier must confirm that these commitments have been installed and not altered.

PROJECT DETAILS

ADDRESS	SUBURB / TOWN / POST CODE	LOT # DP#
32 PALM ROAD	Forster NSW 2428	LOT 25/1 DP 222922

ENERGY RATING

STAR RATING	DWELLING #	HEATING LOAD	COOLING LOADS
7	Unit 1	28.4	21.9
7.1	Unit 2	25.8	23.3

FLOORS

FLOOR TYPE	ADDITIONAL INSULATION	OTHER INFORMATION
Susp concrete 150mm garage	nil	Garage
35mm Alpha floor system - Suspended external lined under	R2.50	Both units Master bed
35mm Alpha floor system - Suspended over subfloor	R3.50	Both units hallway
Waffle Pod slab	175mm waffle pods + 0.50XPS	

FLOOR COVERINGS

AREA	COVERING	OTHER INFORMATION
As per plans	N/A	

WALL INSULATION

INTERNAL / EXTERNAL	WALL TYPE	ADDITIONAL INSULATION	OTHER INFORMATION
EXTERNAL	Brick Veneer - Class 4 vapour barrier	R2.70	
EXTERNAL	Sycon cladding direct fixed	R2.70	
EXTERNAL	PB walls to roof spaces	R2.70	
EXTERNAL	Double Brick	NIL	
INTERNAL	Plasterboard	R1.50	Walls shared with Garage, Utility PDW room
INTERNAL	Parti Wall	R2.00+R2.00	
INTERNAL	Plasterboard	R2.70	Adjacent roof space

SOLAR ABSORPTANCE Medium (= > 0.475 - = < 0.70)

ROOF AND CEILINGS

ROOF CONSTRUCTION TYPE	INSULATION	OTHER INFORMATION
DWL 1 - External ceilings	R1.80 Anticon blanket	

NaTHERS REQUIREMENTS PLAN STAMP - 584.0 ESD-NAT-140824-A5835

Page 1

Submitted by:

Version: 10

ROOF CONSTRUCTION TYPE	INSULATION	OTHER INFORMATION
DWL 2 - External ceilings	R1.30 Anticon blanket	

SOLAR ABSORPTANCE Light < 0.475

CEILING TYPE	INSULATION	OTHER INFORMATION
DWL 1 - PB adjacent external	R5.00	
DWL 2 - PB adjacent external	R4.00	
DWL 1-2	NIL	Garage ceilings

WINDOWS AND GLAZING

WINDOW DESCRIPTION	FRAME TYPE	U VALUE	SHGC
Sliding Door	ALM-DG Low-E Clear	2.96	0.49 (0.46/0.51)
Sliding	ALM-DG Low-E Clear	3.67	0.55 (0.52/0.58)
Hinged Door	ALM-SG Clear	4.42	0.46 (0.44/0.48)
Louvre	ALM-SG Low-E Clear	4.47	0.47 (0.44/0.49)
Fixed	ALM-DG Low-E Clear	2.18	0.49 (0.47/0.51)

SOLAR ABSORPTANCE Medium (= > 0.475 - = < 0.70)

SKYLIGHTS

FRAME TYPE	GLAZING	U VALUE	SHGC	SHAFT INSULATION / COVERINGS
VEL-010-01 W	Ventilating Skylight DG 3mm LoE 366 / 8.5mm Argon Gap / 5.36mm Clear La	2.53	0.21	Venetian blinds to Kit / Liv skylights
VEL-010-01 W	Ventilating Skylight DG 3mm LoE 366 / 8.5mm Argon Gap / 5.36mm Clear La	2.53	0.21	

CEILING FANS - EXHAUST FANS

AREA	TYPE	SIZE
Living area	CEILING FAN	1500 Dia
M Bed	CEILING FAN	1300 Dia
Bedrooms	CEILING FAN	1200 Dia
PDW, Kitchen	EXHAUST FAN	Sealed fan - max 150 x 150 pentiration
bathrooms, Ens.	EXHAUST FAN	Sealed fan - max 250 x 250 pentiration

LIGHTING

DESCRIPTION	OTHER INFORMATION
As per plans - Downlighting to be of a sealed construction type.	

NaTHERS REQUIREMENTS PLAN STAMP - 584.0 ESD-NAT-140824-A5835

Page 2

Submitted by:

Version: 10

BUSHFIRE NOTES:

NOT APPLICABLE

BAL - N/A

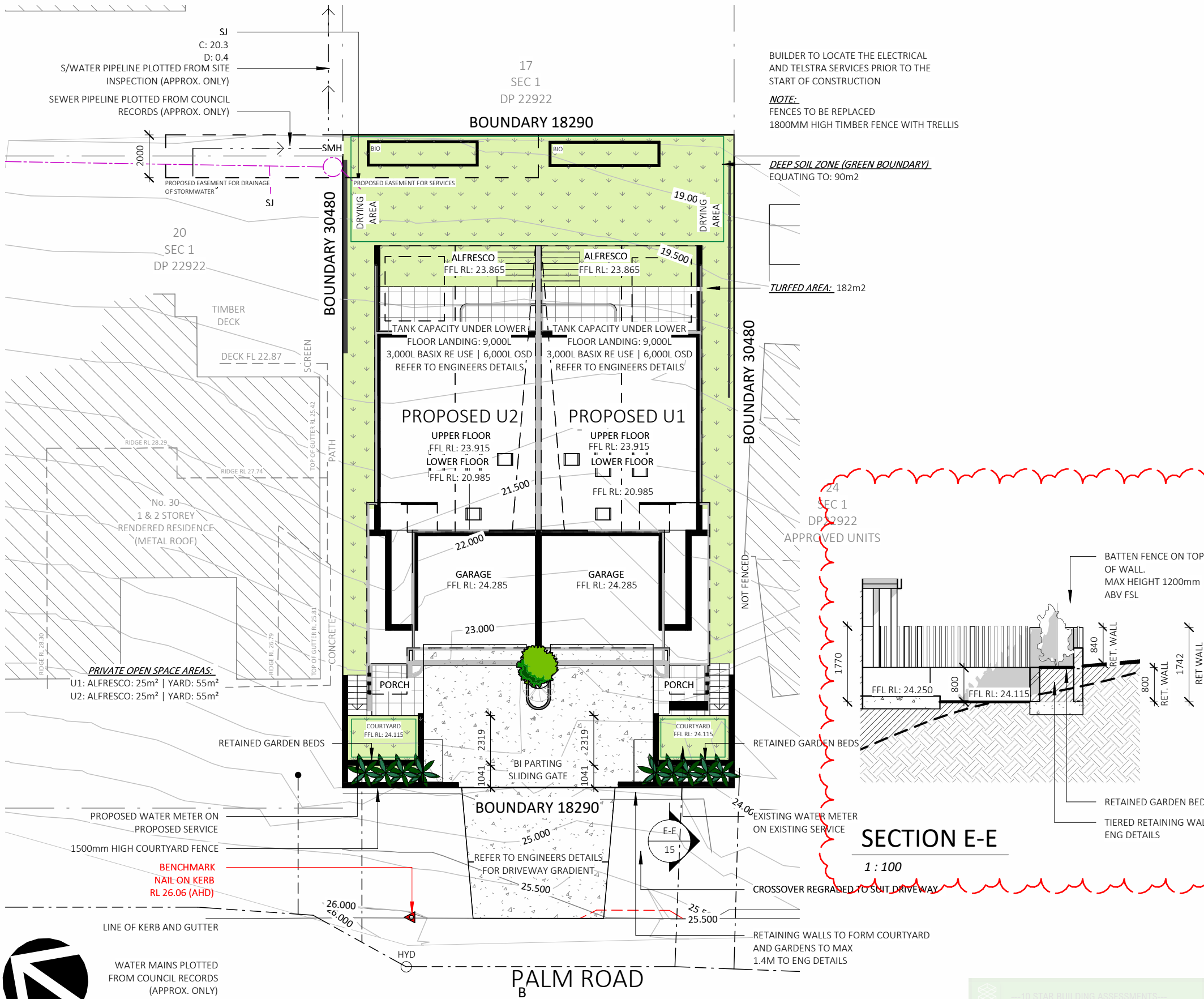
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SITE LANDSCAPE PLAN

1 : 200

LANDSCAPE LEGEND AND NOTES

- NEW WARM SEASON TURF GRASS THROUGHOUT
- UNSEALED SURFACE - GRAVEL FINISH (NOT HARDSTAND AREA)
- HARD SURFACE - DRIVEWAY/ PATHWAYS REFER BUILDING DESIGN FOR DETAILS
- HARD SURFACE - PATIOS REFER BUILDING DESIGN FOR DETAILS
- EXISTING STREET TREE
- EXISTING VEGETATION TO BE REMOVED
- EXISTING VEGETATION TO BE PRESERVED AND PROTECTED THROUGHOUT
- SMALL EVERGREEN NATIVE TREES FEATURE OR STATEMENT PLANTINGS
- NEW SMALL / MEDIUM EVERGREEN NATIVE SHRUBS
- NEW SMALL / MEDIUM EVERGREEN SOFT WOODED PERENNIALS NATIVE SPECIES
- NEW EVERGREEN PROSTRATE SHRUBS OR GROUND COVER PLANTINGS


- GENERAL NOTES:**
- THIS PLAN IS NOT BE USED FOR CONSTRUCTION
 - THIS PLAN IS CONCEPTUAL ONLY AND IS DESIGNED TO HIGHLIGHT VARIOUS LANDSCAPE USES AROUND THE SITE
 - ANY SUGGESTED PLANTS OR PLANT LIST IS INDICATIVE ONLY AND THE FINAL SELECTION OF ACTUAL SPECIES WILL BE SITE AND MICRO CLIMATE DEPENDENT
 - ALL HARD-SCAPED SURFACES SHALL BE INSTALLED BY QUALIFIED LANDSCAPE TRADES AND AS PER MANUFACTURERS INSTRUCTIONS
 - TURF SPECIES SHALL CONSISTS OF A WARM SEASON SPECIES ONLY SUCH AS; BUFFALO, KIKUYU OR COUCH
 - THE ADVICE AND PLAN FROM A PROFESSIONAL LANDSCAPE DESIGNER IS TO BE SOUGHT PRIOR TO ANY CONSTRUCTION / LANDSCAPE WORKS COMMENCING
 - LANDSCAPE HAS A DOMINANT NORTHERN ASPECT AND SELECTED PLANTS ARE TO BE SUN TO FULL SUN TOLERANT CAPABLE OF WITHSTANDING YEAR ROUND NORTHERN SUN
 - PLANTS ON THE IMMEDIATE SOUTHERN SIDE OF BUILDINGS AND DWELLING MAY NEED SOME SHADE TOLERANCE
 - PLANTINGS ARE TO BE WATER WISE AND DROUGHT TOLERANT ONCE ESTABLISHED

BUSHFIRE NOTES:
NOT APPLICABLE

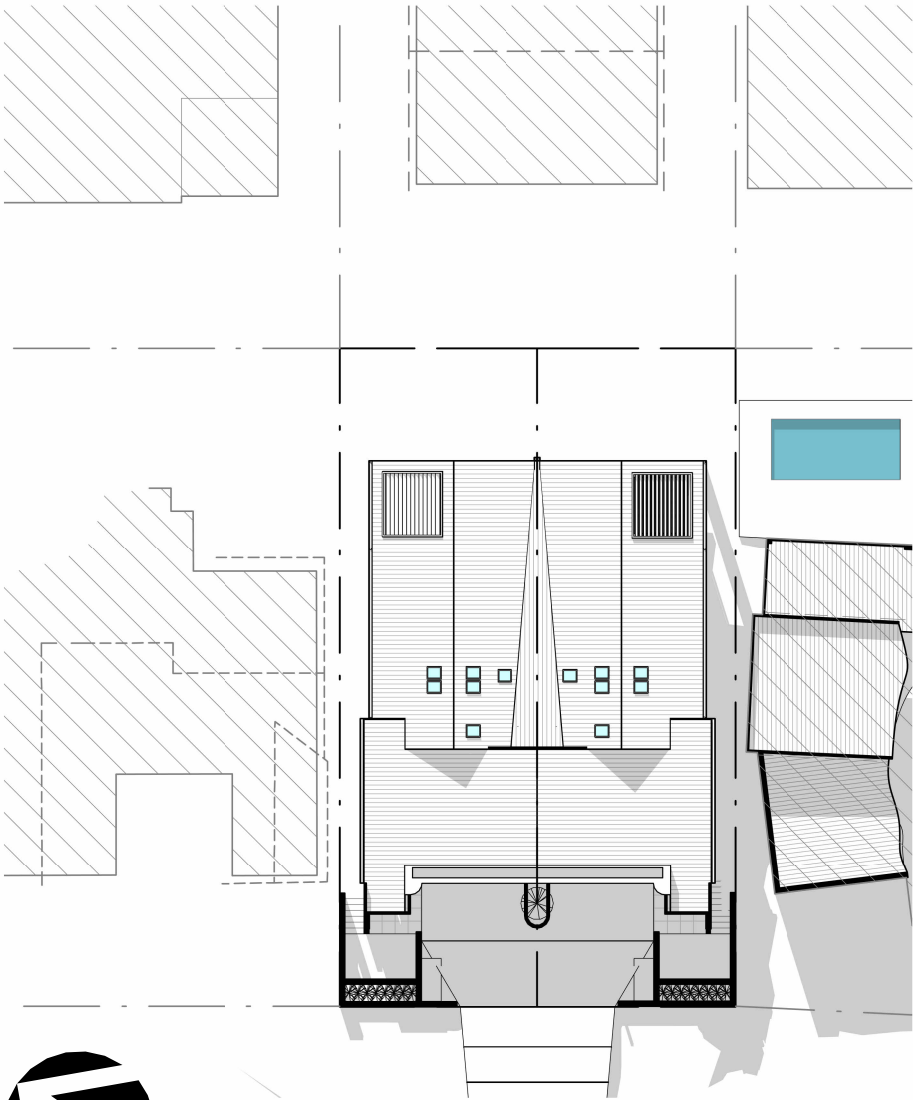
BAL - N/A

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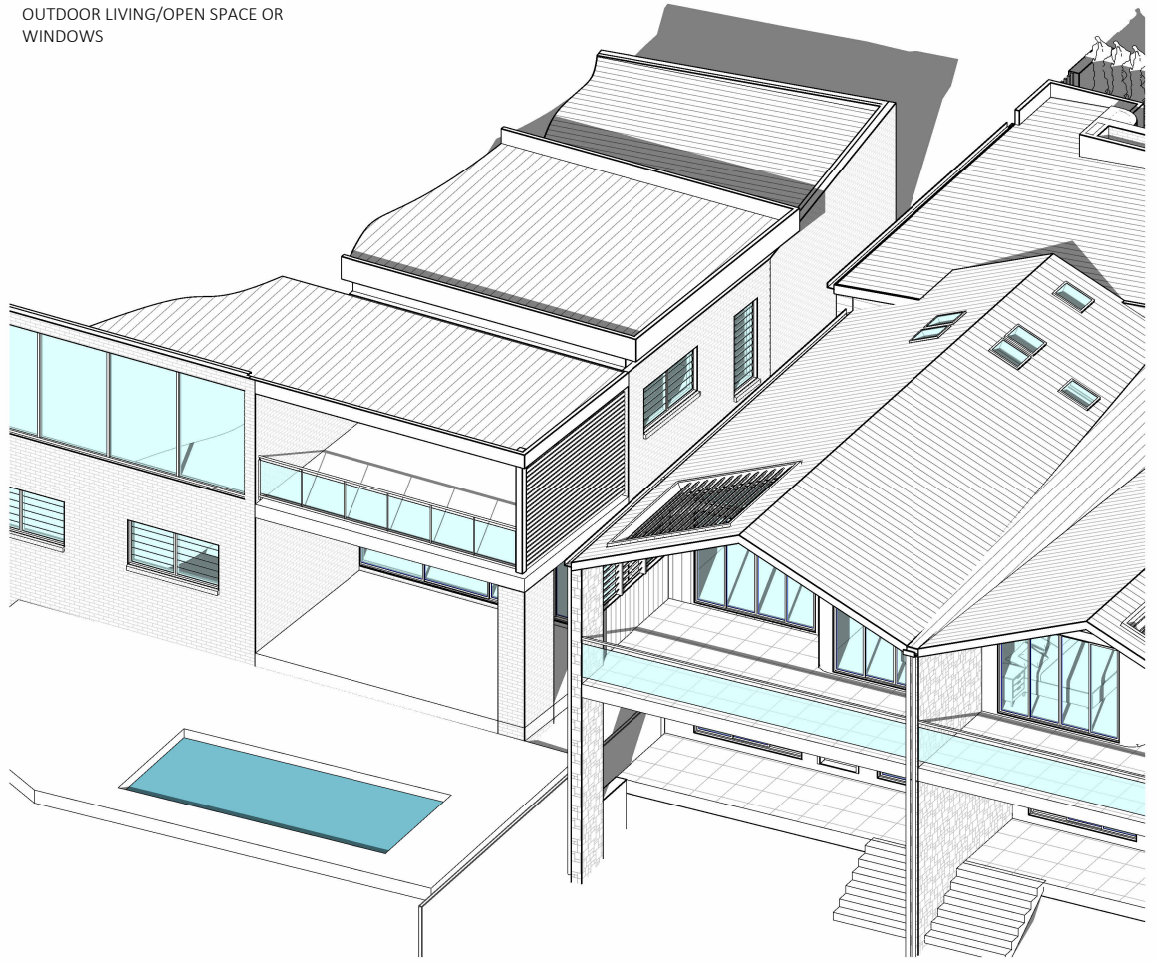
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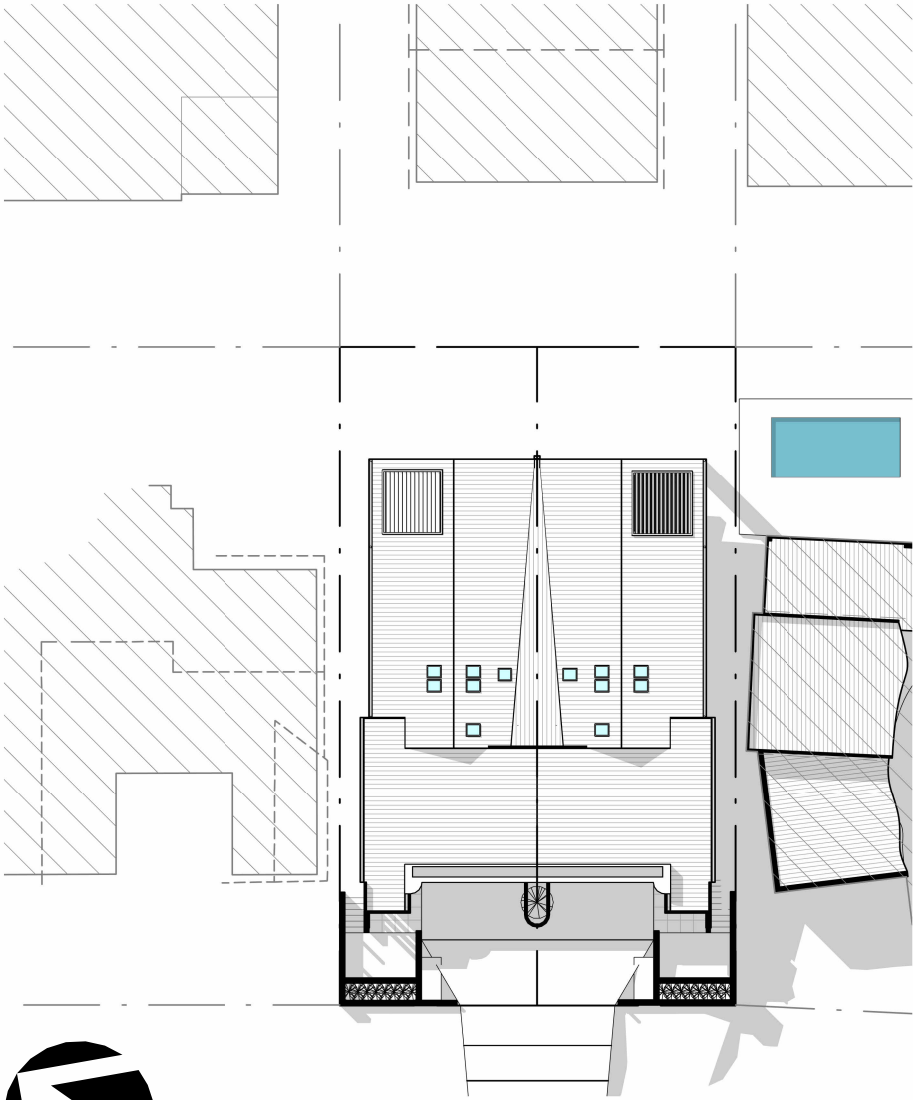


9AM SHADOW
1 : 350

NO OVERSHADOWING IMPACT ON
OUTDOOR LIVING/OPEN SPACE OR
WINDOWS

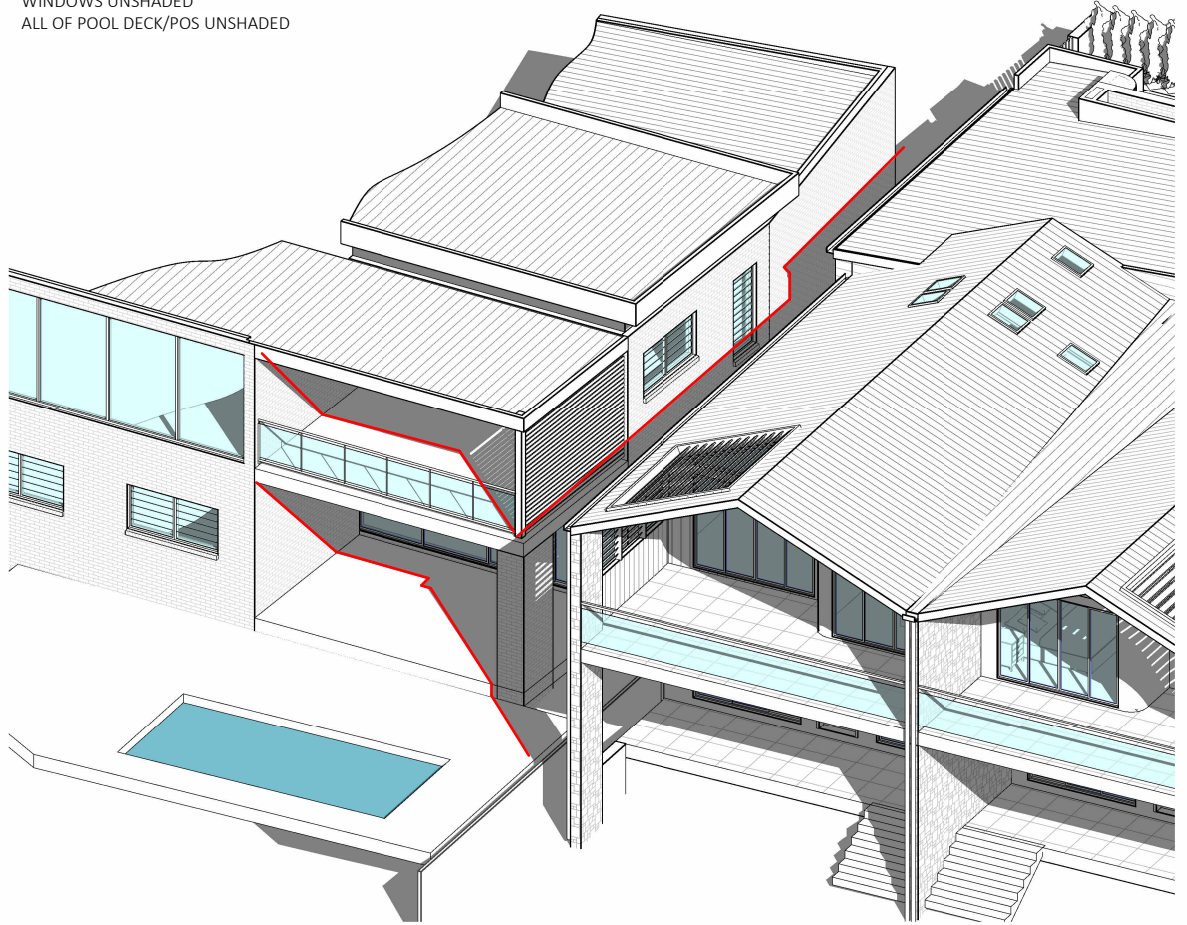


3D 9AM



11AM SHADOW
1 : 350

50% OF UPPER AND LOWER OUTDOOR
AREAS UNSHADED, ALL UPPER FLOOR
WINDOWS UNSHADED
ALL OF POOL DECK/POS UNSHADED



3D 11AM



ALL SHADOWS TAKEN ON WINTER SOLSTICE

BUSHFIRE NOTES:
NOT APPLICABLE

BAL - N/A

BASIX & nathers NOTES:

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PROJECT: PROPOSED DUAL OCCUPANCY (STRATA)

STATUS: DA ISSUE

LOT No: 25/1 DP No: 22922

STREET: 32 PALM ROAD, FORSTER 2428

CLIENT: PENMAN

SHEET: 16 OF 23

SHADOWS

SCALE: 1 : 350

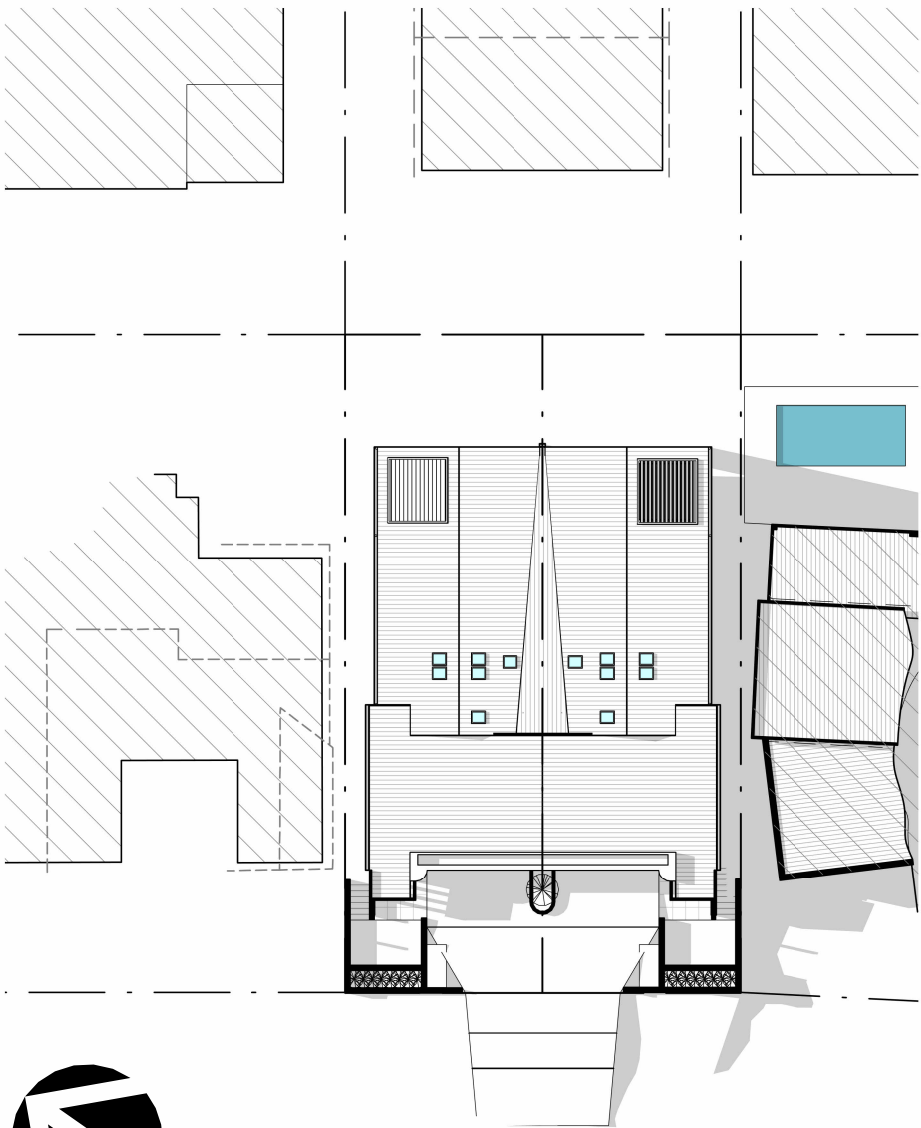
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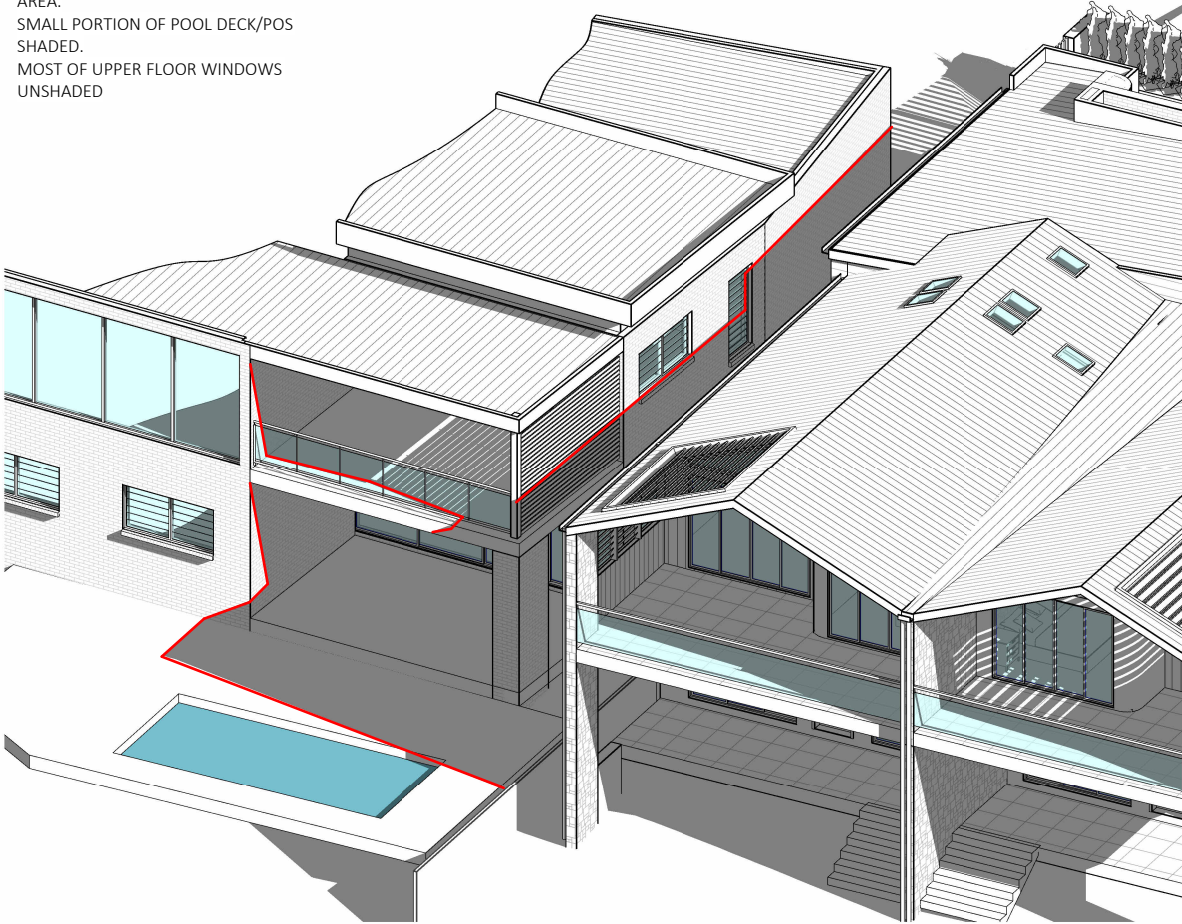
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Date:	Revision:	Issue:	Drawn:
03.09.24	DRAFT DA ISSUE	H	AE
15.10.24	DA ISSUE	J	AE
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06.05.25	RFI	N	AE

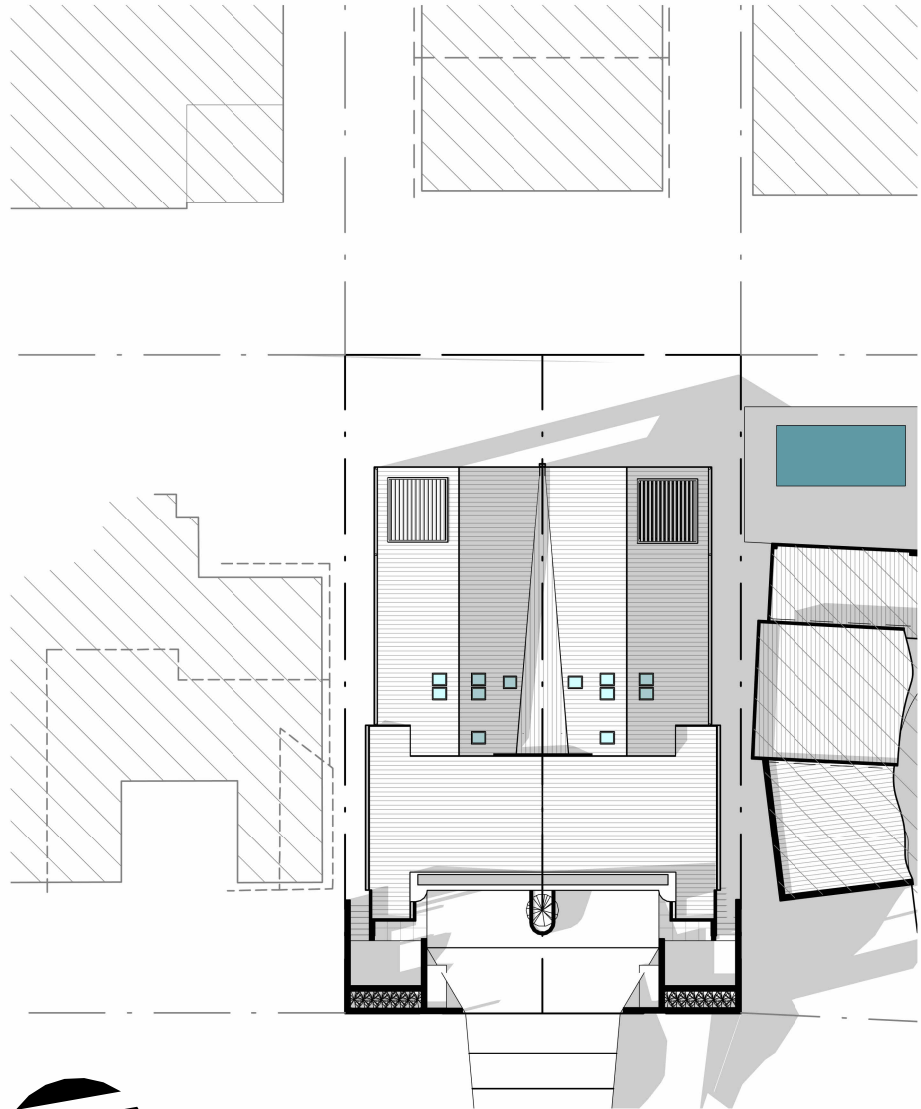


ALL LOWER OUTDOOR AREA SHADED,
SMALL PORTION OF UPPER OUTDOOR
AREA.
SMALL PORTION OF POOL DECK/POS
SHADED.
MOST OF UPPER FLOOR WINDOWS
UNSHADED



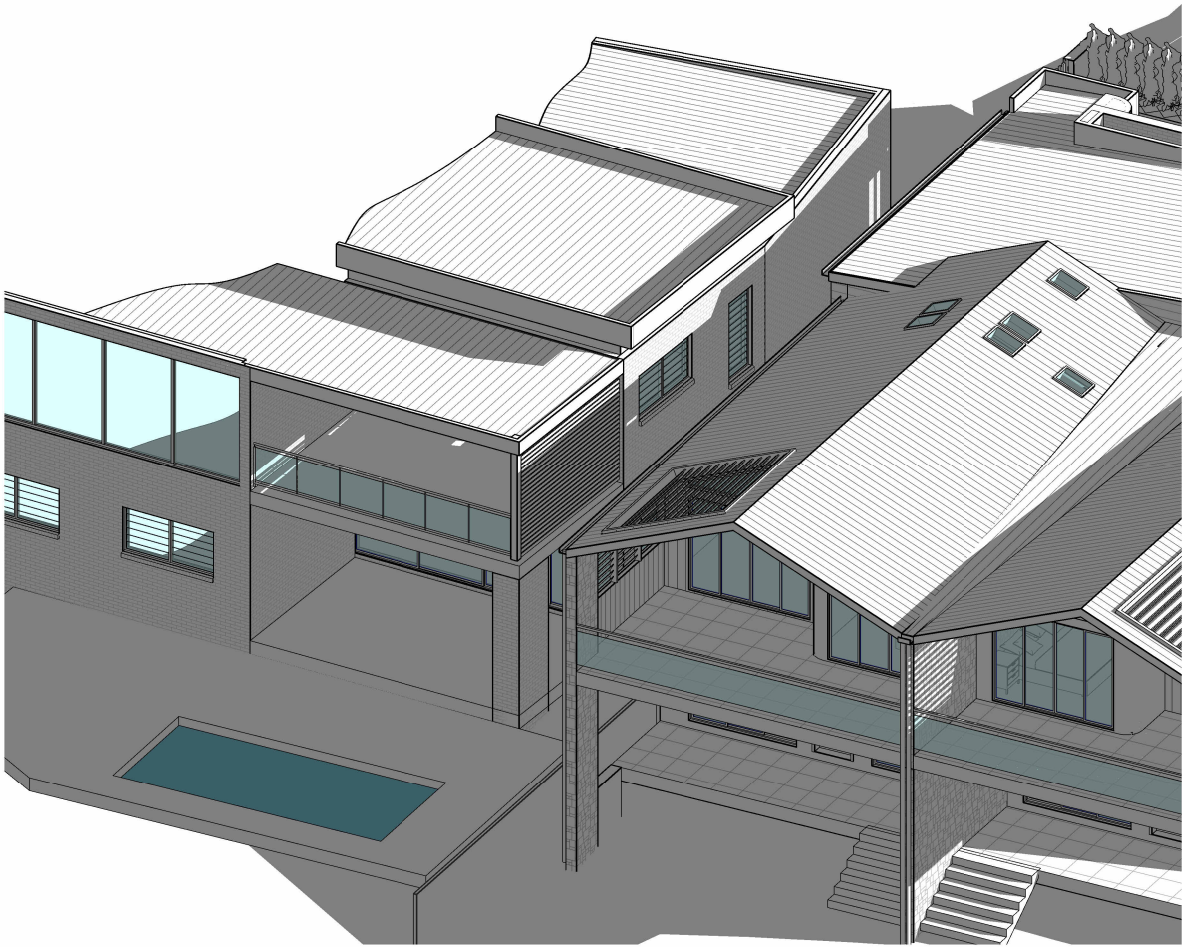
1PM SHADOW

1 : 350



3D 1PM

ALL AREAS SHADED



3PM SHADOW

1 : 350



ALL SHADOWS TAKEN ON WINTER SOLSTICE

BUSHFIRE NOTES:
NOT APPLICABLE

BAL - N/A

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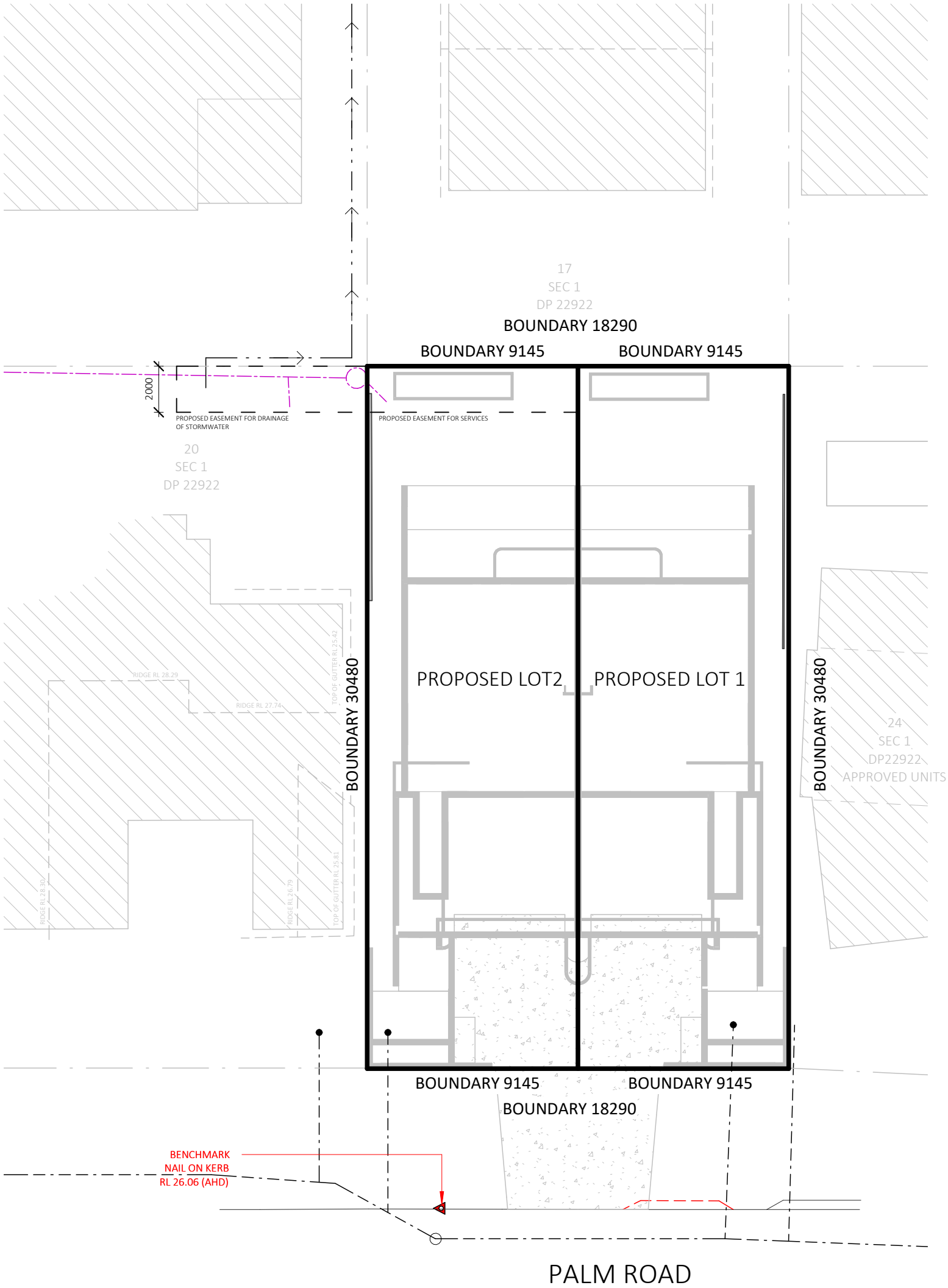
PROJECT:PROPOSED DUAL OCCUPANCY (STRATA)	
STATUS: DA ISSUE	SHEET: 17 OF 23
LOT No: 25/1 DP No: 22922	
STREET: 32 PALM ROAD, FORSTER 2428	
CLIENT: PENMAN	

SHADOWS	
SCALE:	1 : 350
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18.03.25	RFI	L	AE
19.03.25	RFI	M	AE
06.05.25	RFI	N	AE

EXISTING LOT SCHEDULE	
NAME	AREA
EXISTING	557.48 m ²
TOTAL: 1	557.48 m ²

PROPOSED LOT SCHEDULE	
NAME	AREA
PROPOSED LOT 2	278.74 m ²
PROPOSED LOT 1	278.74 m ²
TOTAL: 2	557.48 m ²




DRAFT SUB-DIVISION PLAN

1 : 200



BUSHFIRE NOTES: NOT APPLICABLE	BASIX & nathERS NOTES: PLEASE REFER TO THE "SUMMARY OF BASIX/NATHERS 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
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BAL - N/A

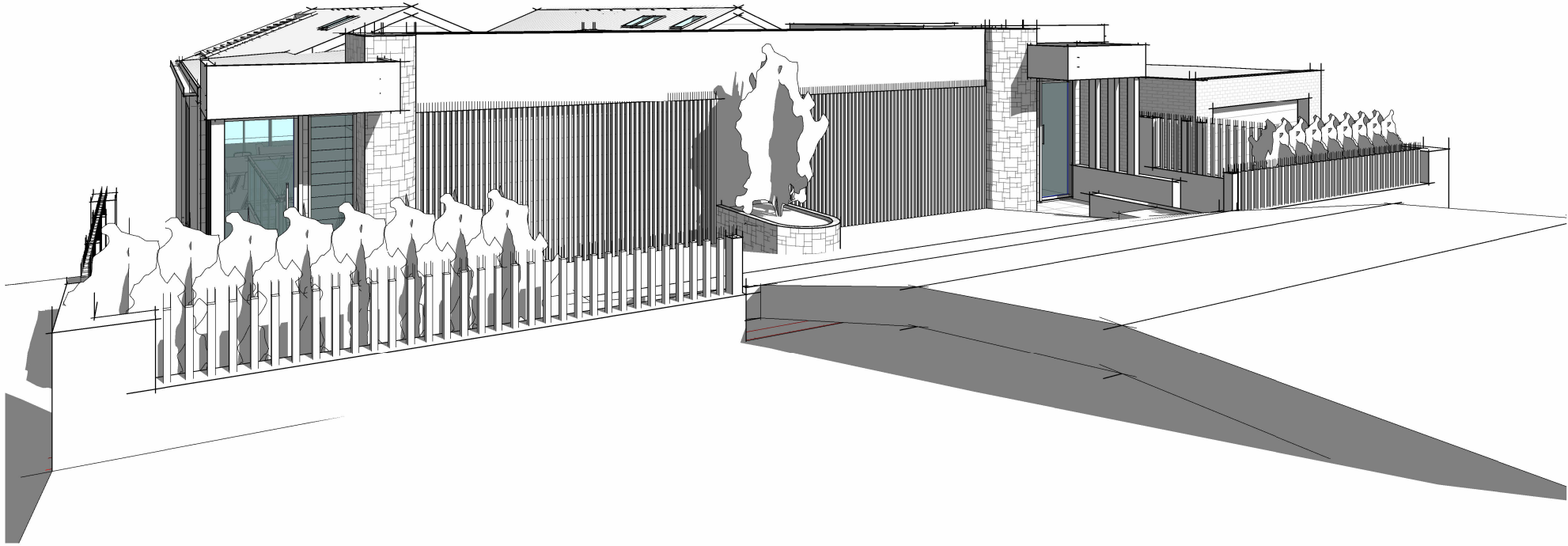
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		STATUS: DA ISSUE		SHEET: 18 OF 23		PLAN		Date:		Revision:		Issue:	Drawn:
								03.09.24		DRAFT DA ISSUE		H	AE
		LOT No: 25/1 DP No: 22922		STREET: 32 PALM ROAD, FORSTER 2428		SCALE: 1 : 200		15.10.24		DA ISSUE		J	AE
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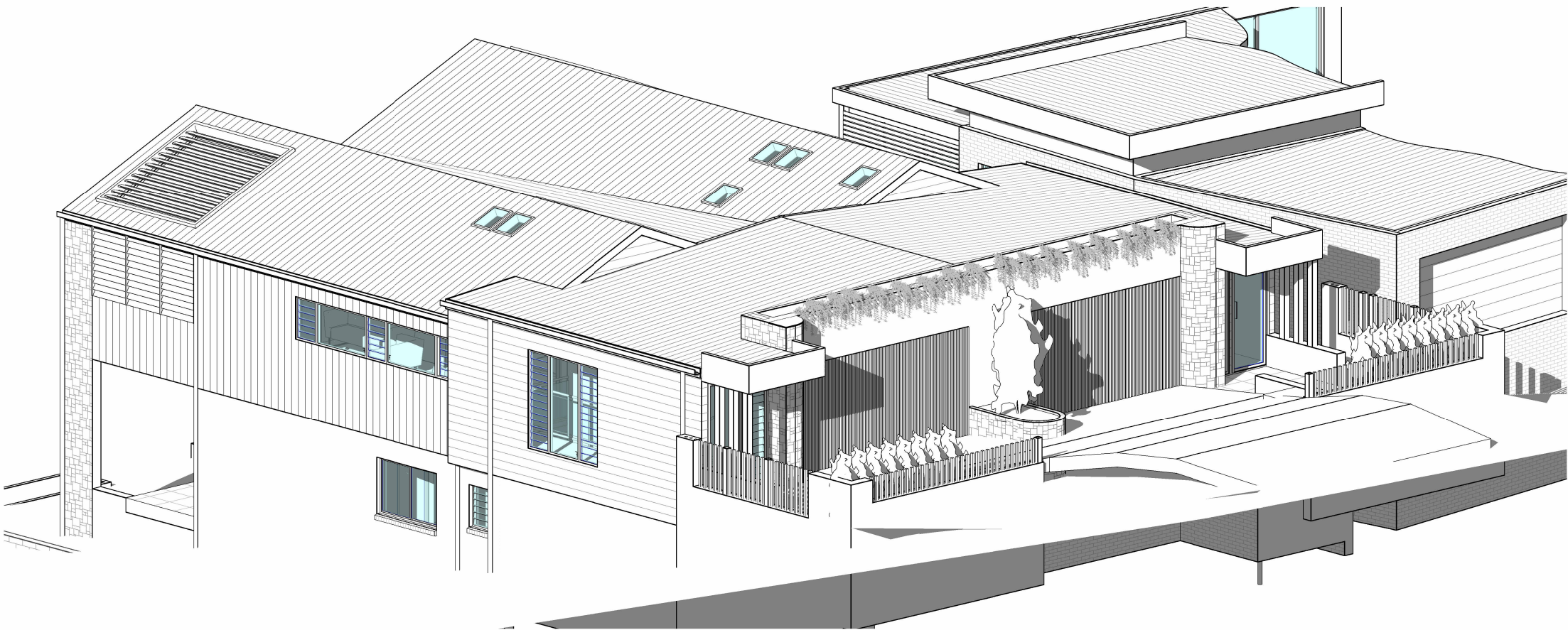
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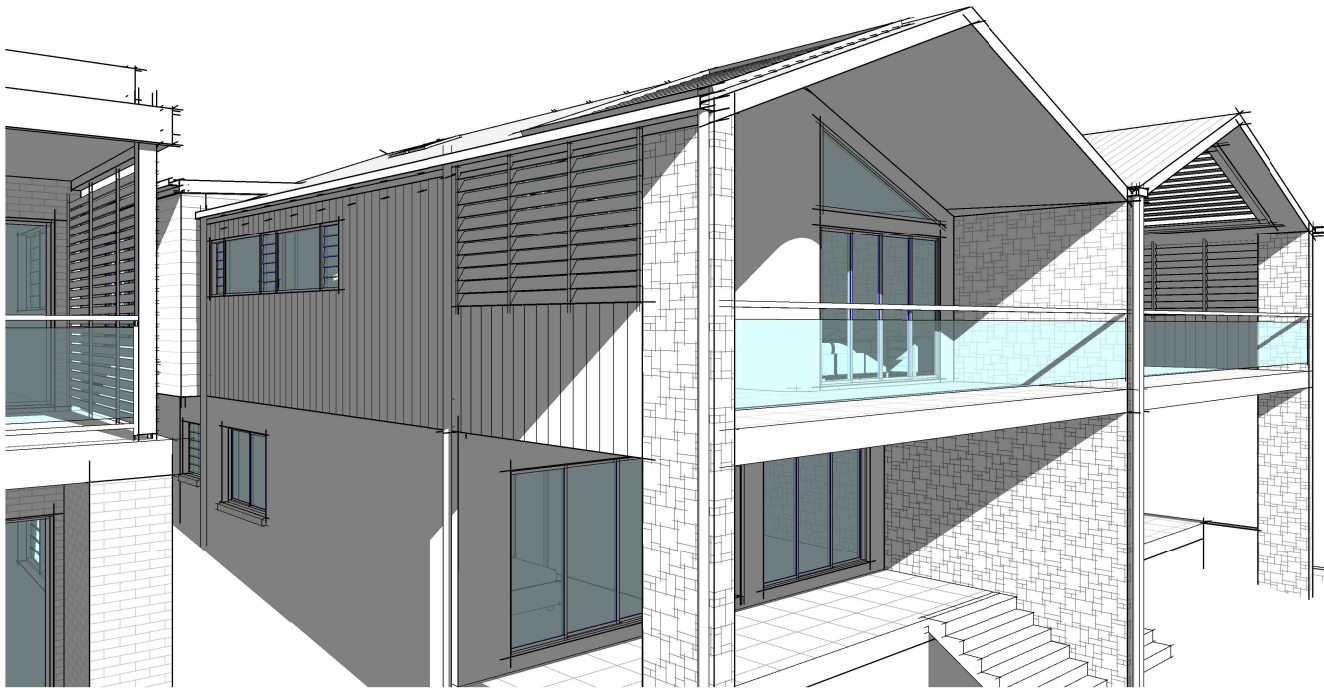
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3D View 1



3D View 2



3D View 3

BUSHFIRE NOTES:
NOT APPLICABLE

BAL - N/A

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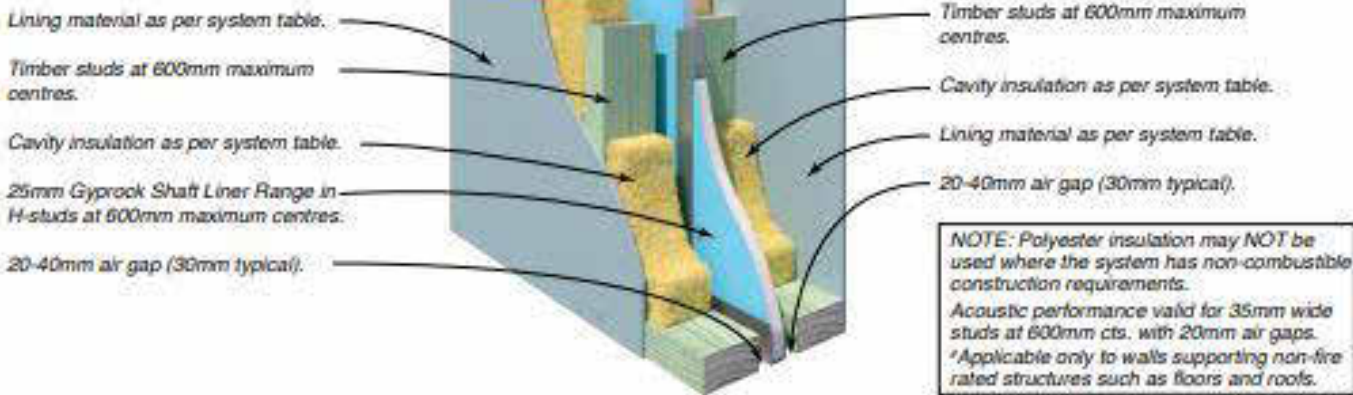
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STATUS: DA ISSUE	SHEET: 19 OF 23
LOT No: 25/1 DP No: 22922	
STREET: 32 PALM ROAD, FORSTER 2428	
CLIENT: PENMAN	

3D VIEWS AND PERSPECTIVES	
SCALE:	
SHEET SIZE:	A3
START DATE:	08.03.24
DWG No:	A5835

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06.05.25	RFI	N	AE

SYSTEM SPECIFICATIONS Timber Frame Internal Wall Systems – Party Wall with 25mm Fire Barrier



SYSTEM SPECIFICATION Refer to GYP513 Gyprock Party Wall Installation Guide for further information			ACOUSTIC REPORT: PKA Predictor V16 Discontinuous Construction		
FRL Report	SYSTEM N°	WALL LININGS	STUD DEPTH mm	70	90
			CAVITY INFILL (Both Sides) (Refer to TABLE B6)	R _w / R _w +C _{tr}	
- /60/60 60/60/60* WF 45743	CSR 10154	BOTH SIDES • 1 x 10mm Gyprock HD Plasterboard.	(a) 75 Gold Batts 2.0 (b) 90 Gold Batts 2.7 (c) 88 Soundscreen 2.5 (d) 110 Acoustigard 11kg Typical Wall Thickness mm	61/48 63/50 64/51 63/50 245	62/50 64/52 65/53 64/52 285
	CSR 2415	BOTH SIDES • 2 x 10mm Gyprock Plus Plasterboard.	(a) 75 Gold Batts 2.0 (b) 90 Gold Batts 2.7 (c) 88 Soundscreen 2.5 (d) 110 Acoustigard 11kg Typical Wall Thickness mm	62/49 64/51 65/52 64/51 265	63/51 65/53 66/54 65/53 305
	CSR 2421	BOTH SIDES • 2 x 10mm Gyprock Aquashek Plasterboard.	(a) 75 Gold Batts 2.0 (b) 90 Gold Batts 2.7 (c) 88 Soundscreen 2.5 (d) 110 Acoustigard 11kg Typical Wall Thickness mm	63/51 65/53 66/54 65/53 265	64/52 66/54 67/55 66/54 305
	CSR 10038	SIDE ONE • 2 x 10mm Gyprock HD Plasterboard. SIDE TWO • 2 x 10mm Gyprock Aquashek Plasterboard.	(a) 75 Gold Batts 2.0 (b) 90 Gold Batts 2.7 (c) 88 Soundscreen 2.5 (d) 110 Acoustigard 11kg Typical Wall Thickness mm	62/49 64/51 65/52 64/51 265	63/51 65/53 66/54 65/53 305
	CSR 10039	SIDE ONE • 1 x 10mm Gyprock HD Plasterboard. SIDE TWO • 1 x 13mm Gyprock Soundchek Plasterboard.	(a) 75 Gold Batts 2.0 (b) 90 Gold Batts 2.7 (c) 88 Soundscreen 2.5 (d) 110 Acoustigard 11kg Typical Wall Thickness mm	62/49 64/51 65/52 64/51 248	63/51 65/53 66/54 65/53 288
- /60/60 60/60/60* WF 45743	CSR 2441	BOTH SIDES • 1 x 13mm Gyprock Standard Plasterboard.	(a) 75 Gold Batts 2.0 (b) 90 Gold Batts 2.7 (c) 88 Soundscreen 2.5 (d) 110 Acoustigard 11kg Typical Wall Thickness mm	61/48 63/50 64/51 63/50 251	62/50 64/52 65/53 64/52 291



GENERAL AND PROJECT SPECIFIC CONSTRUCTION NOTES FOR COLLINS W COLLINS ARCHITECTURAL PLANS

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. PLEASE USE THIS IN CONJUNCTION WITH ALL DRAWING SHEETS AND VIEWS CONTAINED FORTHWITH IN THIS PLAN SET.*

REVIEWED JANUARY 2024

CONSTRUCTION NOTES:

STAIRS, RAMPS, HANDRAILS & BALUSTRADE NOTES:
STAIRS TO COMPLY WITH NCC VOL. 2, H5D2 AND PART 11.2.2 OF THE ABCB HOUSING PROVISIONS. RAMPS TO COMPLY WITH PART 11.2.3. SLIP RESISTANCE TO STAIRS AND RAMPS AS PER PART 11.2.4 OF THE ABCB HOUSING PROVISIONS AND IN ACCORDANCE WITH AS4586. BARRIERS AND HANDRAILS TO BE NO LESS THAN 1000mm FROM PROPOSED FINISHED FL. BALUSTRADE & HANDRAIL TO BE IN ACCORDANCE WITH NCC, VOL. 2, H5D3 AND PARTS 11.3.3, 11.3.4, 11.3.5 AND 11.3.6 OF THE ABCB HOUSING PROVISIONS.

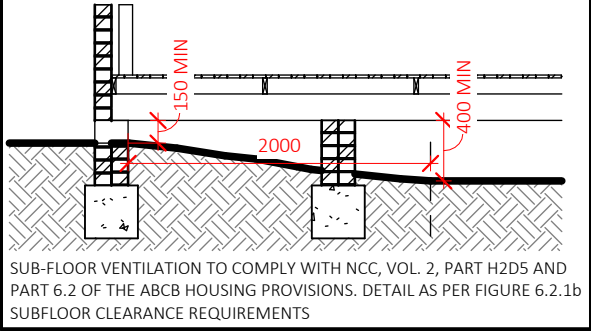
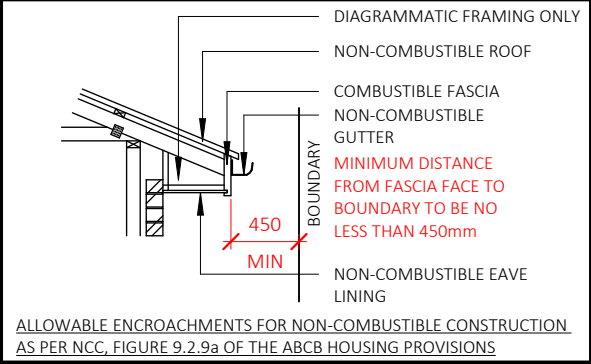
WINDOW NOTES:
BEDROOM WINDOWS - WHERE THE FLOOR LEVEL OF A BEDROOM IS 2M OR MORE ABOVE THE SURFACE BENEATH, BEDROOM WINDOWS ARE TO COMPLY WITH NCC, VOL. 2, H5P2 AND PART 11.3.7 OF THE ABCB HOUSING PROVISIONS

WINDOWS - WHERE THE FLOOR LEVEL IS 4m OR MORE ABOVE THE SURFACE BENEATH, WINDOWS ARE TO COMPLY WITH NCC, VOL. 2, H5P2 AND PART 11.3.8 OF THE ABCB HOUSING PROVISIONS.
A BARRIER WITH A HEIGHT OF NOT LESS THAN 865mm ABOVE FLOOR IS REQUIRED TO AN OPENABLE WINDOW COVERED BY PART 11.3.8 (1) AND BARRIER MUST ALSO COMPLY WITH PART 11.3.8 (3)

WIND CATEGORY TO BE CONFIRMED PRIOR TO START OF CONSTRUCTION. IF N2 OR HIGHER, ENGAGED PIERS TO BRICKWORK AREA 'S ARE TO COMPLY WITH AS 4773.1-2010 & AS 4773 2-2010

WET AREA NOTES:
WET AREAS ARE TO BE WATERPROOFED IN ACCORDANCE WITH AS3740 AND NCC, VOL. 2, PART H4D2 AND PART 10.2 OF THE ABCB HOUSING PROVISIONS, AND WHERE A FLOOR WASTE IS INSTALLED, IT MUST BE PROVIDED WITH A MIN. CONTINUOUS FALL OF 1:80 AND MAX. CONTINUOUS FALL OF 1:50 AS PER PART 10.2.12 OF THE ABCB HOUSING PROVISIONS. INSTALLATION OF MATERIALS TO BE AS PER THE STANDARDS NOTED ABOVE AND ANY MANUFACTURERS DETAILS AND SPECIFICATIONS.

SMOKE ALARMS/DETECTORS:
SMOKE ALARMS TO AS3786 AND NCC, VOL. 2, PART H3D6 AND PART 9.5 OF THE ABCB HOUSING PROVISIONS. ALL ALARMS AND DETECTORS ARE TO BE INTERCONNECTED. LOCATIONS ON PLANS ARE INDICATIVE. INSTALLATION TO BE AS PER THE STANDARDS NOTED ABOVE AND ANY MANUFACTURERS DETAILS AND SPECIFICATIONS.



GLAZING SPECIFICATIONS:

WINDOWS AND DOORS SPECIFIED USE NFRC UW & SHGCW VALUES. WINDOWS AND DOORS AS SPECIFIED OR EQUIVALENT MUST BE INSTALLED ON SITE

STANDARD GLAZING: SINGLE CLEAR GLAZING WITH STANDARD ALUMINIUM FRAMES THROUGHOUT

WEATHER STRIPPING TO BE INSTALLED THROUGHOUT.

PLEASE NOTE: ALL GLAZING IN BATHROOMS, ENSUITES, SPA ROOMS OR THE LIKE TO COMPLY WITH THE NCC, VOL. 2, H1D8 AND PART 8.4.6 OF ABCB HOUSING PROVISIONS

BEDROOM WINDOWS - WHERE THE FLOOR LEVEL OF A BEDROOM IS 2M OR MORE ABOVE THE SURFACE BENEATH, BEDROOM WINDOWS ARE TO COMPLY WITH NCC, VOL. 2, H5P2 AND PART 11.3.7 OF THE ABCB HOUSING PROVISIONS

WINDOWS - WHERE THE FLOOR LEVEL IS 4m OR MORE ABOVE THE SURFACE BENEATH, WINDOWS ARE TO COMPLY WITH NCC, VOL. 2, H5P2 AND PART 11.3.8 OF THE ABCB HOUSING PROVISIONS.
A BARRIER WITH A HEIGHT OF NOT LESS THAN 865mm ABOVE FLOOR IS REQUIRED TO AN OPENABLE WINDOW COVERED BY PART 11.3.8 (1) AND BARRIER MUST ALSO COMPLY WITH PART 11.3.8 (3)

WINDOWS AND GLAZING TO COMPLY WITH:
AS 4055 : WIND LOADS FOR HOUSING
AS 1288 : GLASS IN BUILDINGS - SELECTION & INSTALLATION
AS 2047 : WINDOWS & EXTERNAL DOORS IN BUILDING
AS 1170-Part 2 : WIND ACTIONS
AS 3959 : CONSTRUCTION OF BUILDINGS IN BUSHFIRE PRONE AREAS
**THE STANDARDS REFERRED ABOVE ARE THE VERSION ADOPTED BY THE NCC AT THE TIME THE RELEVANT CONSTRUCTION CERTIFICATE OR COMPLYING DEVELOPMENT CERTIFICATE APPLICATION IS MADE.*

SUMMARY OF BASIX COMMITMENTS	
THERMAL COMFORT REQUIREMENTS	
EXTERNAL WALLS	Brick Veneer, R2.70 W/Class 4 Vapour Barrier Framed W/F/C Cladding, R2.70 Framed W/Metal Cladding, R2.70
INTERNAL WALLS	Framed Part Wall, R2.00 each side Framed Adjacent Roof Space, R2.70 Framed Garage, Utility, Powder, R1.50
FLOORS	Concrete, On Ground, No Insulation Suspended Concrete, Enclosed, No Insulation Framed (Alpha Panel), Enclosed, R3.50 Frame (Alpha Panel), Abv Lower, R2.50
CEILING	UNIT 1: Ceiling Insulation R5.00 UNIT 2: Ceiling Insulation R4.00
ROOF	Pitched roof, framed and unventilated, R1.8 foil-backed blanket, Colour: Light (SA < 0.475)
SHADING	As Per Plans
GLAZING	As Per natHERS Certification
WATER COMMITMENTS	
SHOWERHEADS: 4* (>6 but <=7.5l/min)	TOILETS: 3* STAR
BASIN TAPS: 3* STAR	KITCHEN TAPS: 3* STAR
INDIVIDUAL WATER TANK: 3,000 L	INDIVIDUAL ROOF COLLECTION : 100% OF ROOF AREA
RAINWATER CONNECTION:	ALL TOILETS IN THE DEVELOPMENT COLD WATER TAP IN THE LAUNDRY AT LEAST 1 EXTERNAL TAP
ENERGY COMMITMENTS	
HWS:	Electric Heat Pump (Air Sourced) STCs 31– 35
COOLING:	Ceiling Fans in at least 1 bedroom 1-phase air-conditioning in at least 1 living room and 1 bedroom (3.5 Avg Zone Star Rating, day/night zoned between living and bedrooms)
HEATING:	1-phase air-conditioning in at least 1 living room and 1 bedroom (3.5 Avg Zone Star Rating, day/night zoned between living and bedrooms)
VENTILATION:	Bathroom, Kitchen: ducted, manual control Laundry: ducted, manual control
APPLIANCES:	Induction Cooktop & Electric Oven to be installed
ARTIFICIAL LIGHTING:	The following rooms are to be primarily lit by fluorescent or LED dedicated fittings: All Bedrooms/Study All Living/Dining Rooms The Kitchen All Hallways The Laundry All Bathrooms/Toilets
CLOTHESLINE:	Fixed outdoor clothes drying line to be installed
ALTERNATIVE ENERGY:	A photovoltaic system with the capacity to generate at least 1.5 peak kW is to be installed and connected to the development's electrical system
*REFER TO BASIX/natHERS CERTIFICATE FOR EXACT DETAILS AND REQUIREMENTS	

BUSHFIRE NOTES:
NOT APPLICABLE

BAL - N/A

BASIX & natHERS NOTES:
PLEASE REFER TO THE "SUMMARY OF BASIX/NATHERS 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



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All rights reserved. No part of this drawing may be reproduced or transmitted in any form or by means, electronic, mechanical, photocopying, recording or otherwise, without the prior permission of the copyright holders.
DO NOT SCALE from this drawing. CONTRACTOR is to check all the dimensions on the job prior to commencement of shop drawings or fabrication. Discrepancies to be referred to the consultant Designer prior to commencement of work.

PROJECT:PROPOSED DUAL OCCUPANCY (STRATA)		CONSTRUCTION NOTES		DRAWING REVISION + NOTES			
				Date:	Revision:	Issue:	Drawn:
STATUS: DA ISSUE	SHEET: 21 OF 23	SCALE:	As indicated	03.09.24	DRAFT DA ISSUE	H	AE
LOT No: 25/1 DP No: 22922		SHEET SIZE:	A3	15.10.24	DA ISSUE	J	AE
STREET: 32 PALM ROAD, FORSTER 2428		START DATE:	08.03.24	14.01.25	RFI	K	AE
		CLIENT: PENMAN	DWG No:	A5835	18.03.25	RFI	L
19.03.25	RFI				M	AE	
06.05.25	RFI				N	AE	

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.

REVIEWED JANUARY 2024

BUILDING SPECIFICATIONS FOR CLASS 1 AND 10 BUILDINGS
All 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 by the relevant version of the National Construction Code Series at the time of Construction Certificate or Complying Development Certificate Application.

STRUCTURAL PROVISIONS
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 Provisions
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 damp-proofing membrane is required to be provided, or, the Acceptable Construction Practice detailed in the NCC, Vol. 2, Part H1D4 and Part 4.2 of the ABCB Housing Provisions
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 with;
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 between 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 with;
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 manuals:
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 Construction 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 Provisions - 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 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
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 NCC:
a) AS 2047.
b) AS 1288.

FIRE SAFETY
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 Provisions
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 H3D5 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,
If it is constructed in accordance with the following:
c) AS 3959, except as amended by planning for bushfire protection and, 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 consent 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 consent 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.

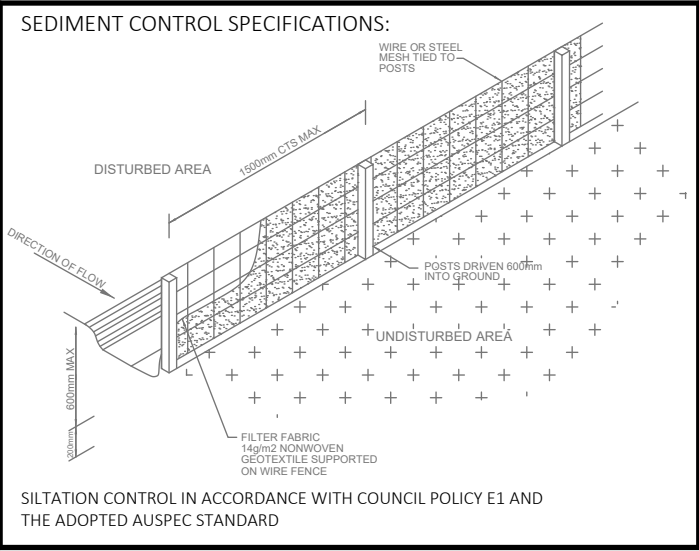
HEALTH AND AMENITY
Wet Areas and External Waterproofing– building elements in wet areas within a building must:
a) Be waterproof or water resistant in accordance with the NCC, Vol. 2, Part H4D2, H4D3 and Part 10.2 of the ABCB Housing Provisions; and
b) Comply with AS 3740.
c) External areas to comply 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 Provisions
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 Provisions


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 the NCC, Vol. 2, Part H5D3 and Part 11.3 of the ABCB Housing Provisions
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 in 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 (statutory authority), are to be constructed in accordance with the ABCB Standard for Construction of Buildings in Flood Hazard Areas.
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 areas
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 structural design manuals referenced in the NCC, Vol. 2, Part 2.2 of the ABCB Housing Provisions

H7D5 - Heating Appliances, 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 solid fuel burning appliance, 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



<div><div>89A Lord Street (PO Box 5667), Port Macquarie nsw 2444 Shop 17 Centrepoint Arcade, Taree NSW 2430</div></div>	PROJECT:PROPOSED DUAL OCCUPANCY (STRATA)		BUILDING SPECIFICATIONS		DRAWING REVISION + NOTES			
	STATUS:DA ISSUE	SHEET: 22 OF 23	SCALE:	As indicated	Date:	Revision:	Issue:	Drawn:
	LOT No: 25/1 DP No: 22922		SHEET SIZE:	A3	03.09.24	DRAFT DA ISSUE	H	AE
	STREET: 32 PALM ROAD, FORSTER 2428		START DATE:	08.03.24	15.10.24	DA ISSUE	J	AE
	CLIENT: PENMAN		DWG No:	A5835	14.01.25	RFI	K	AE
					18.03.25	RFI	L	AE
					19.03.25	RFI	M	AE
					06.05.25	RFI	N	AE

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.
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 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 legislation.
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 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 chosen.
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 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.
4. 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 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 tape or signage should be used or a protective barrier provided.
5. 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: 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
Many materials used in the construction of this building can cause harm if inhaled in powdered form. Persons working on or in the building during construction, operational maintenance or demolition should ensure good ventilation and wear Personal Protective Equipment including protection against inhalation while using powdered material or when sanding, drilling, cutting or otherwise disturbing or creating powdered material.
TREATED TIMBER
The design of this building may include provision for the inclusion of treated timber within the structure. Dust or fumes from this material can be harmful. Persons working on or in the building during construction, operational maintenance or demolition should ensure good ventilation and wear Personal Protective Equipment including protection against inhalation of harmful 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.
SYNTHETIC MINERAL FIBRE
Fibreglass, rockwool, ceramic and other material used for thermal or sound insulation may contain synthetic mineral fibre which may be harmful if inhaled or if it comes in contact with the skin, eyes 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
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.
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 provided to prevent collapse. Warning signs and barriers to prevent accidental or unauthorised access to all excavations should be provided.
ENCLOSED SPACES
For buildings with enclosed spaces where maintenance or other access may be required: Enclosed spaces within this building may present a risk to persons entering for 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 access to construction and demolition sites and to areas under maintenance causes risk to workers and public. Warning signs and secure barriers to unauthorised access should be provided. Where electrical installations, excavations, plant or loose materials are present they should be secured when not fully supervised.
9. 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. OTHER HIGH RISK ACTIVITY
Code All electrical work should be carried out in accordance with of Practice: Managing Electrical Risks at the Workplace, AS/NZ and all licensing requirements. 3012 All work using Plant should be carried out in accordance with Code of Practice: Managing Risks of Plant at the Workplace. Code of All work should be carried out in accordance with Practice: Managing Noise and Preventing Hearing Loss at Work. Due to the history of serious incidents it is recommended that particular care be exercised when undertaking work involving steel construction and concrete placement. All the above applies.

Top soil shall be cut to a depth sufficient to remove all vegetation. Excavations for all footings shall be in accordance with the Engineer's Recommendations of the NCC requirements.
FOUNDATIONS AND FOOTINGS
1. Underfloor Fill
Underfloor fill shall be in accordance with the NCC.
2. Termite Risk Management
Termite treatment shall be carried out in accordance with the NCC.
3. Vapour Barrier
The vapour barrier installed under slab-on-ground construction shall be 0.2mm nominal thickness, high impact resistance polyethylene 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 concrete pour.
5. Concrete
Structural shall not be less than Grade N20 except otherwise approved by the engineer and in accordance with the NCC.
6. Curing
All concrete slabs shall be cured in accordance with AS 3600.
7. Footings and Slabs on Ground
Concrete slabs and footings shall not be poured until approval to pour 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 to 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
Stormwater drainage shall be carried out in accordance with the 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 building practices.
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
Floor 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 1684. 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 galvanised 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 the site.
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 installed 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 recommendations. 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 made of natural products slight variation in colour is acceptable.
2. Metal Roofing
The Builder will provide and install a metal roof together with accessories all in accordance with the manufacturer's recommendations. 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 not be used for flashings, fasteners or downpipes.
3. Gutters and Downpipes
Gutters and downpipes shall be manufactured and installed in accordance with the NCC. Gutters and downpipes are to be compatible with other materials used.
4. Sarking
Sarking under roof coverings must comply with and be fixed in accordance with manufacturer's recommendations.
5. Sealants
Appropriate sealants shall be used where necessary and in accordance with manufacturer's recommendations.
6. Flashing
Flashings shall comply with, and be installed in accordance with the NCC.

MASONRY
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 or joints and other fittings.
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
The 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 constructed in accordance with the NCC. Wet area lining is to be fixed in accordance with the manufacturer's recommendations. The ceiling access hole shall be of similar material to the adjacent ceiling.
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 accordance with the manufacturer's recommendations.
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 manufactured 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 AS 2047. 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 plumber. 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 Certificate.
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 service 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.
TILING
1. Materials
Cement mortar and other adhesives shall comply with AS 3958.1 or tile manufacturer's recommendation.
2. Installation
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.