DEMOLITION OF EXISTING STRUCTURES & CONSTRUCTION OF TWO STOREY DUAL OCCUPANCY & TORRENS TITLE SUBDIVISION



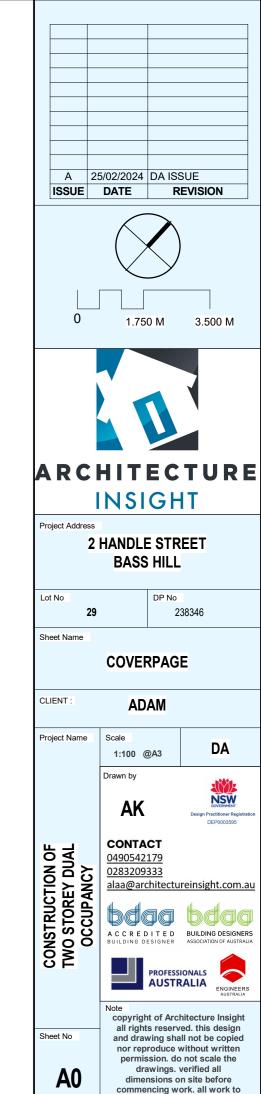
LOCATION MAP

COUNCIL:CANTERBURY-BANKSTOWN COUNCIL

Lot/Section/Plan no: 29/-/DP238346

ADDRESS: 2 HANDLE STREET BASS HILL 2197

TYPE OF APPLICATION: DA



australian standards & the building code of australia.

GENERAL NOTES



SITE NOTE:

BEFORE STARTING WORK ON SITE, BUILDER TO ENSURE TO CHECK/ VERIFY THE FOLLOWING:

- SERVICE LOCATIONS.
- SEWER CONNECTION POSITIONS
- DRIVEWAY ALIGNMENT & LEVELS
- INDICATION DOWNPIPE LOCATION

TERMITE NOTE:

ALL TERMITE PROTECTION TO BE IN ACCORDANCE WITH AS 3660. GRANITGUARD OR SIMILAR AS PER MANUFACTURERS SPECIFICATION.

Railing:

Barriers to prevent falls to comply (for the stairs, voids and balconies)

NOTES:

- TIMBER CONSTRUCTION:

TO COMPLY WITH AS 1684 & TIMBER ROOF TRUSSES TO MANUFACTURERS SPECIFICATIONBCA NOTES:

- Eave Setback (minimum 450mm from boundary)
- Lift-Off Hinges Part 3.8.3.3
- WATERPROOFING TO ALL WET AREAS AS PER THE **AUSTRALIAN STANDARD**
- Works to remain wholly within the property boundary
- All off-street car parking spaces and vehicle access must comply with AS/NZS 2890.1:2004, Parking facilities, Part 1: Off-street car parking.

General NCC Notes:

I. Part 5.7 – Masonry walls to be weatherproofed II. Part 8.3 – Glazing to comply with AS1288-2006, AS2047-2014, H1D8 of the NCC 2022 & manufacturers technical specification.

Separating Wall Notes:

- i. Separating Wall to be Fire Rated from footing to underside of roof to comply with NCC 2022 & achieve an FRL of 60/60/60
- ii. Separating wall from footing to underside of the roof iii. Separating wall to achieve a minimum sound insulation of
- not less than 50 [Rw + Ctr (airborne)] iv. Services for separating walls must comply with NCC 2022
- v. Specify Party Wall System on plans
- vi. Services for separating walls must comply with Part 3.8.6.5

SITE NOTE:

NO WORK OR CONSTRUCTION ABOVE EASEMENT

LEGEND





MECHANICAL VENTILATION TO BE DISCHARGED as per Clause 3.8.5.2(c) of the NCC Volume Two

MECHANINCAL VENTILATION

Building Section Door Type (see





Window Type (see

Wall Type



Building Elevation

Interior Elevation A101

ROOM Room Name / Number 101

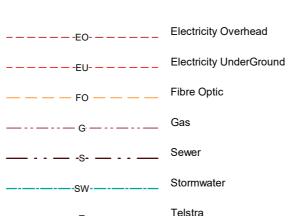


1

Column Line



Services Legend



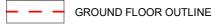
DRAWING LIST



A15 STAIR DETAILS - LOT A **A16** STAIR DETAILS - LOT B A18 **ELEVATIONS PLANS-PART 1** A19 **ELEVATIONS PLAN- PART 2 A20** SECTION PLANS-STREETSCAPE VIEW A21 WINDOWS & DOOR SCHEDULE A21.01 COLOUR SCHEDULE **A22 SHADOW DIAGRAM 21ST JUNE**

LEGEND:







SITE BOUNDARY

PROPOSED DRIVEWAY & **CONCRETE AREAS**

PROPOSED LANDSCAPING

POS

MAX HEIGHT

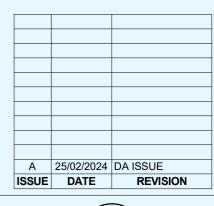
SUBDIVISION LINE

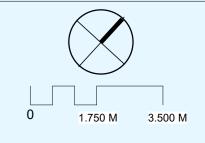
WALL LEGEND



WALLS & ELEMENTS

WALL LEGEND:







INSIGHT

Project Address

2 HANDLE STREET **BASS HILL**

DP No Lot No 238346

Sheet Name

CONSTRUCTION OF TWO STOREY DUAL OCCUPANCY

LEGEND

DA

NSW

ADAM

1:100 @A3 Drawn by

AK

CONTACT 0490542179

alaa@architectureinsight.com.au bdaa

0283209333



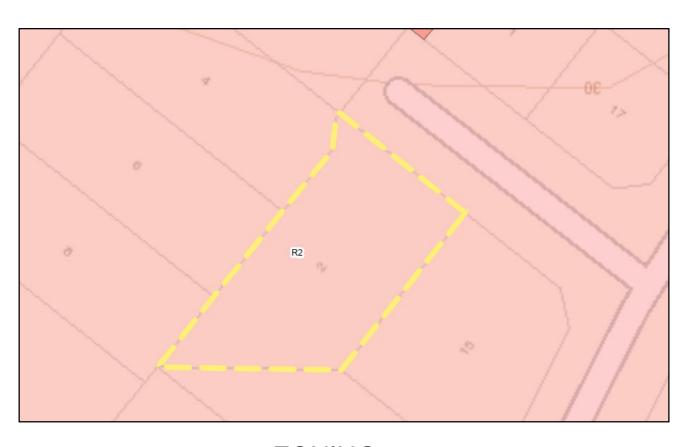




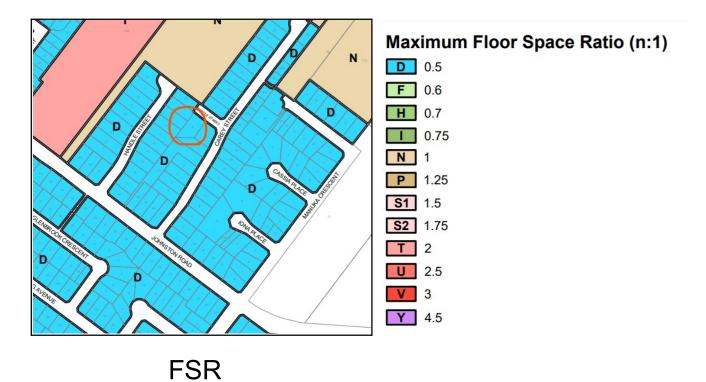
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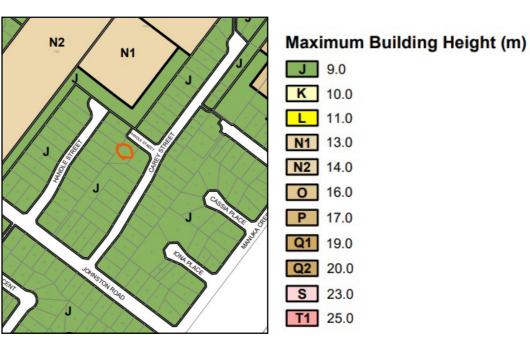
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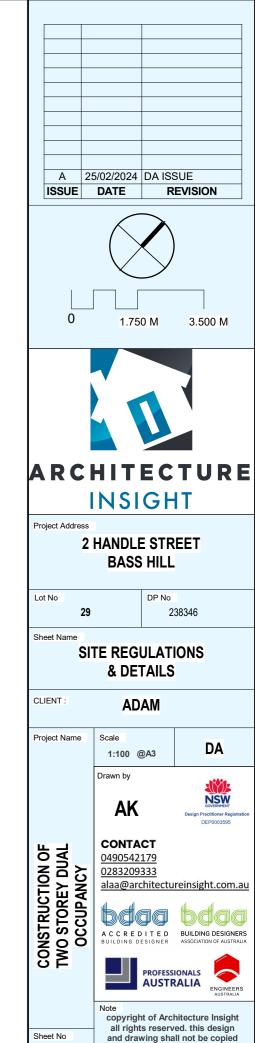
ZONING



MAP



MAX HEIGHT

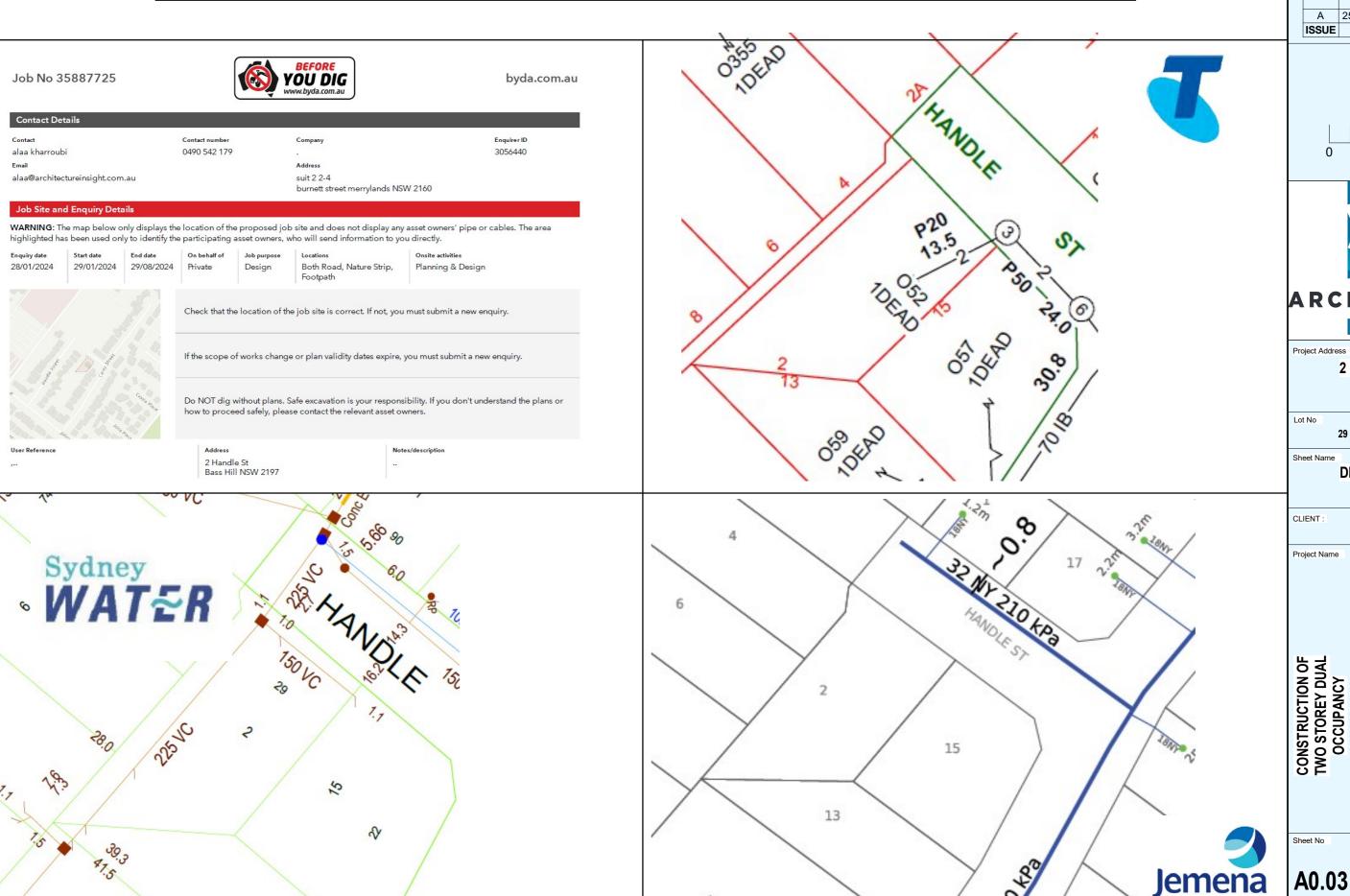


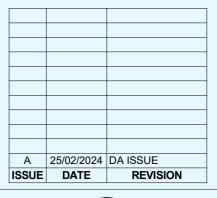
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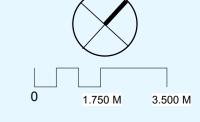
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A0.02

DEMOLITION OF EXISTING STRUCTURES & CONSTRUCTION OF TWO STOREY DUAL OCCUPANCY & TORRENS TITLE SUBDIVISION









INSIGHT

2 HANDLE STREET **BASS HILL**

DP No 238346

DIAL BEFORE YOU DIG

ADAM

1:100 @A3

Drawn by

AK

DA

NSW

CONTACT 0490542179 0283209333

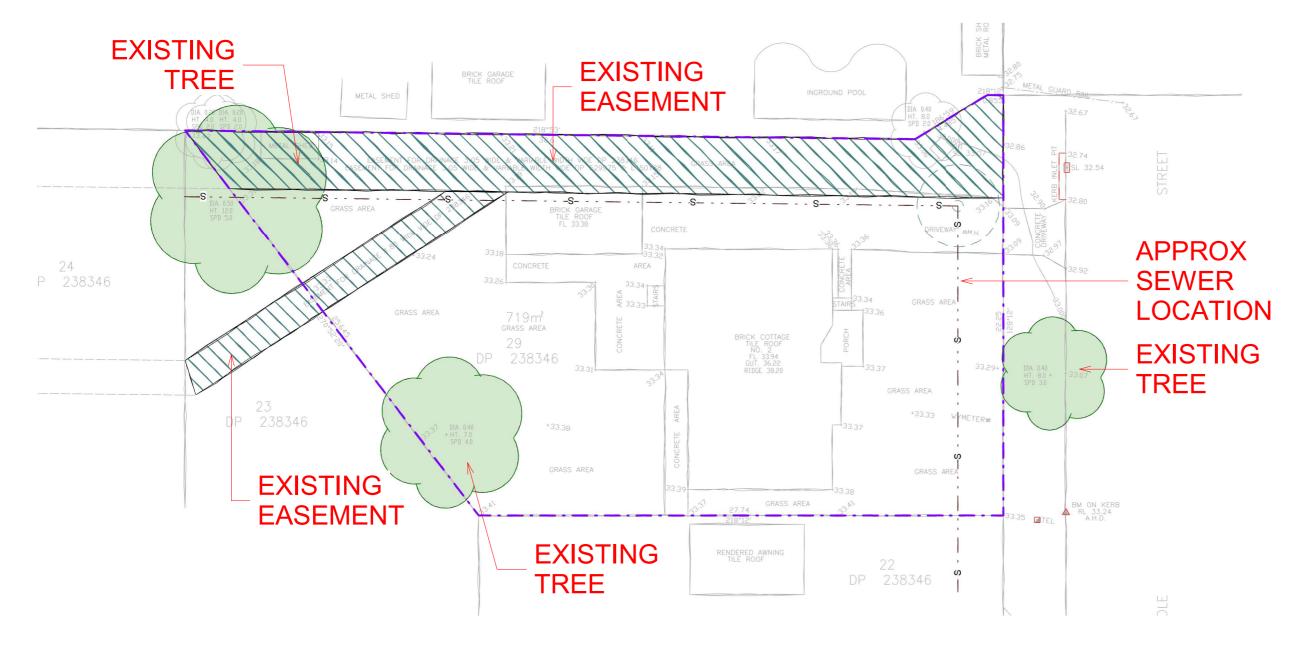
A C C R E D I T E D BUILDING DESIGNERS



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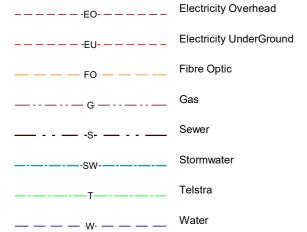
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1 SERVICES PLAN
1:200

Services Legend

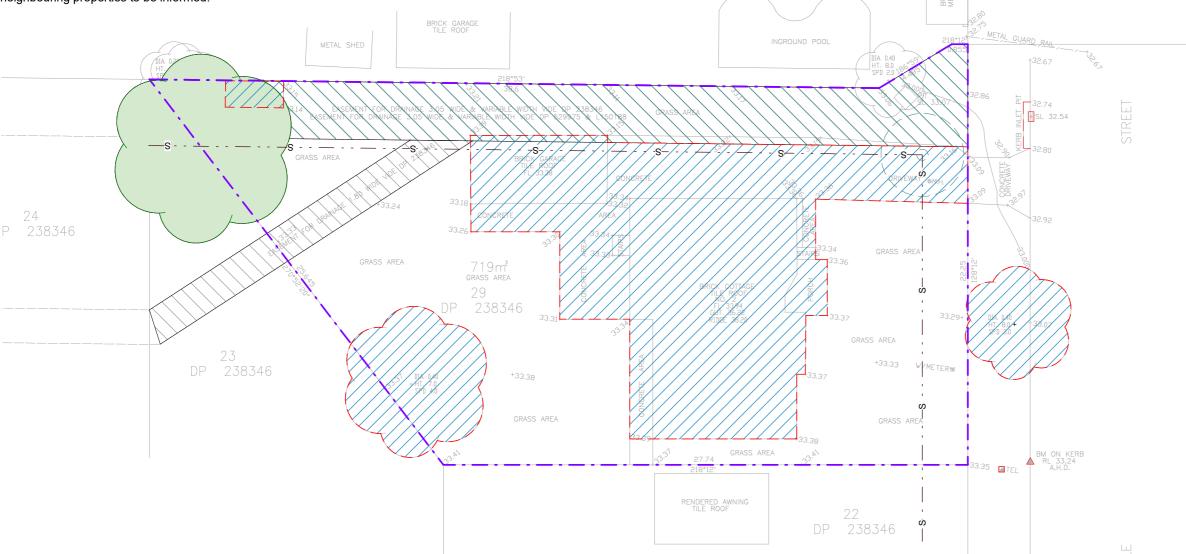




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GENERAL NOTES — DEMOLITION

- Undertake other demolition work as required, in order to produce the final building as illustrated in these drawings.
- During demolition, ensure that all necessary hoardings, screens, propping & procedures are carried out, as required under the Workplace Health & Safety Act and to provide structural
- Where junctions/elements between demolished and remaining items are to remain, these areas are to be made good.
- Where practical, retain removed materials for reuse, particularly items listed as such on this drawing. Store items for re-use away from the elements, or as appropriate.
- If asbestos based materials are encountered, specialist removers must be engaged, and all other persons removed from site. Also, all neighbouring properties to be informed.



NOTE:

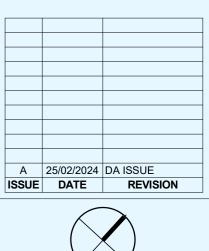
- Essential services must be disconnected in accordance with the requirements of the relevant authority
- Development carried out in accordance with AS2601-2001, The demolition of structures

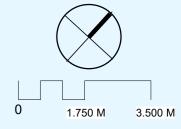


NOMINATED BIN LOCATION DURING DEMOLITION

DEMOLITION PLAN

1:200







ARCHITECTURE INSIGHT

Project Address

2 HANDLE STREET BASS HILL

238346

DA

Lot No DP No

Sheet Name

DEMOLITION PLAN

CLIENT **ADAM**

Project Name Scale

1:100 @A3 Drawn by

AK

CONTACT

CONSTRUCTION OF TWO STOREY DUAL OCCUPANCY 0490542179 0283209333

alaa@architectureinsight.com.au





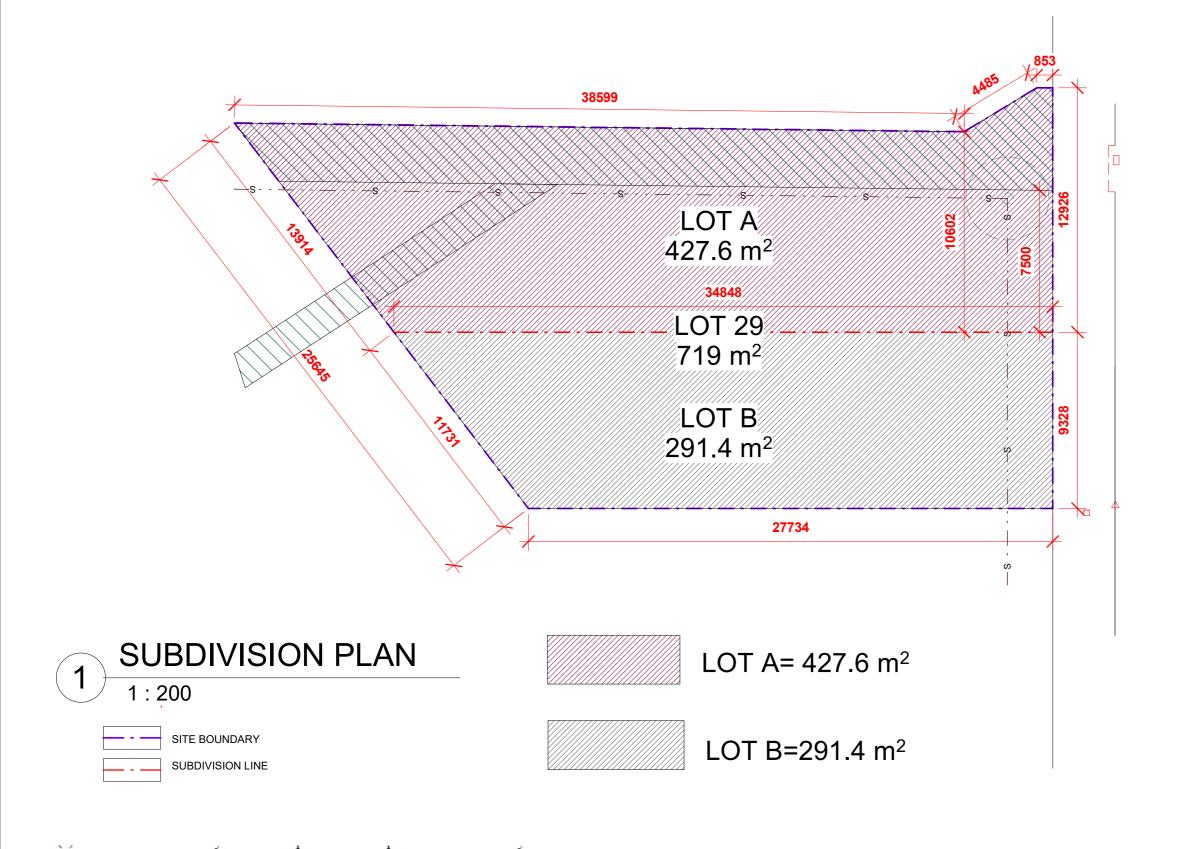


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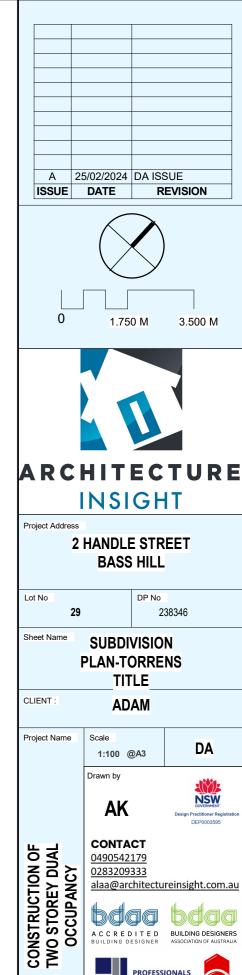
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A0.05



- (2) Development consent must not be granted to development for the purposes of dual occupancies on a lot in Zone R2 in Area 1 unless—
 - (a) the lot is at least-
 - (i) for dual occupancies (attached)-500m2, and
- - (ii) for dual occupancies (detached)-700m2, and
 - (b) the width of the lot at the front building line is at least-
 - (i) for dual occupancies (attached)-15m, and
 - (ii) for dual occupancies (detached)-20m, and



A0.06

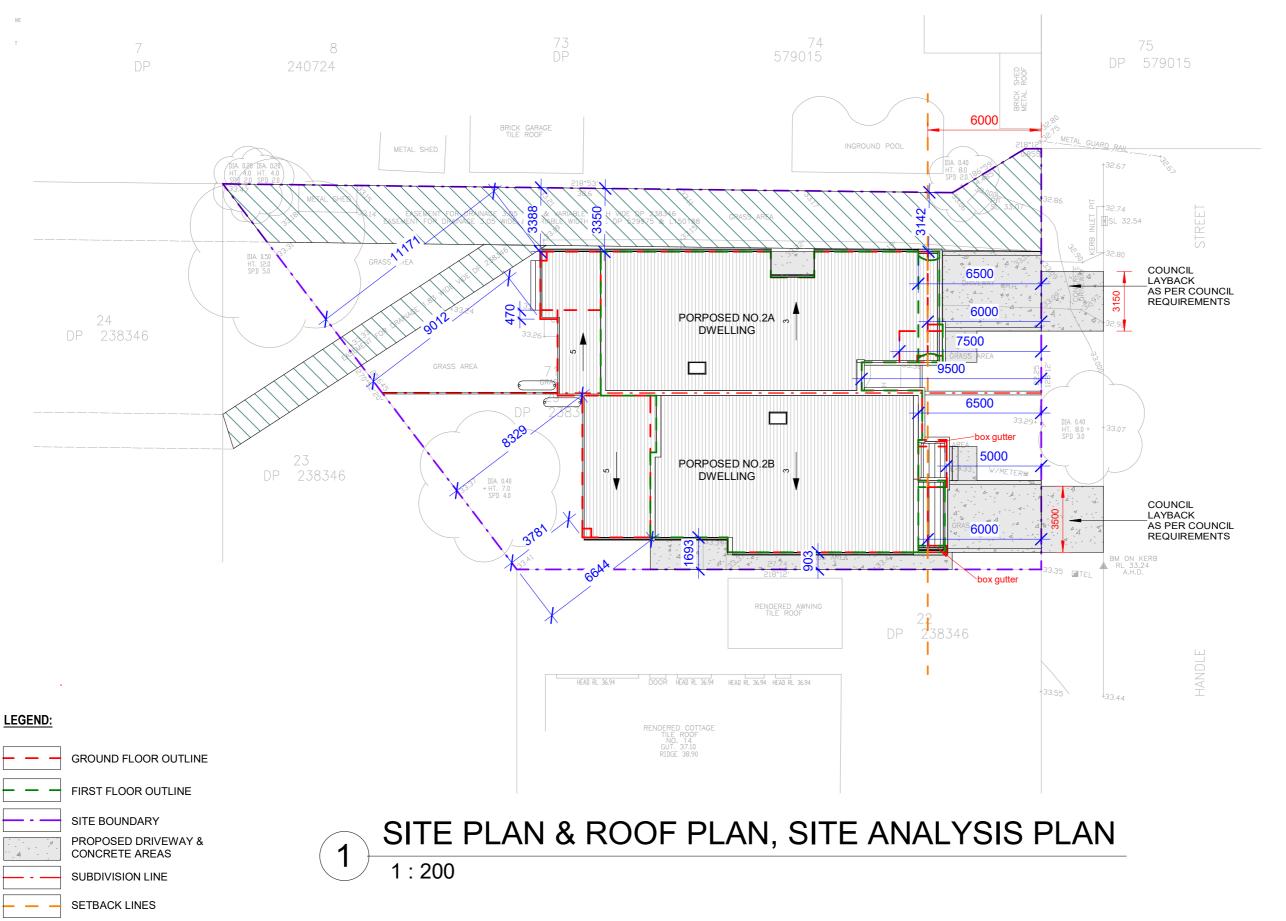




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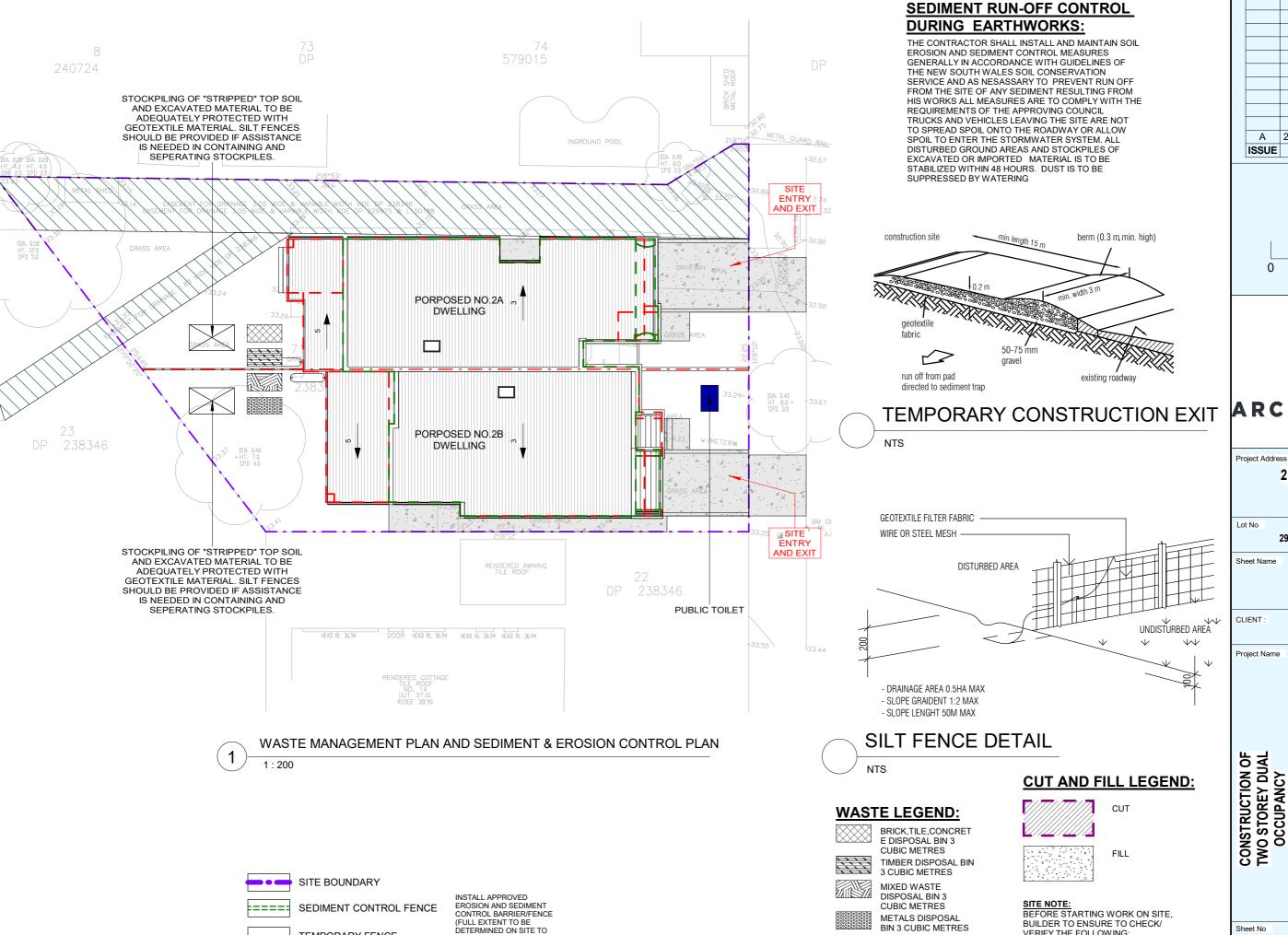
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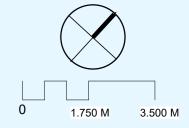
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TEMPORARY FENCE

ENSURE 100% CAPTURE)

25/02/2024 DA ISSUE ISSUE DATE REVISION





ARCHITECTURE

INSIGHT

Project Address

2 HANDLE STREET **BASS HILL**

29

DP No 238346

WASTE MANAGEMENT PLAN

Sheet No

VERIFY THE FOLLOWING:

- SEWER CONNECTION POSITIONS
- DRIVEWAY ALIGNMENT & LEVELS

- INDICATION DOWNPIPE LOCATION

- SERVICE LOCATIONS

ADAM

Project Name

1:100 @A3

Drawn by

AK

DA

NSW

CONTACT

0490542179 0283209333

alaa@architectureinsight.com.au

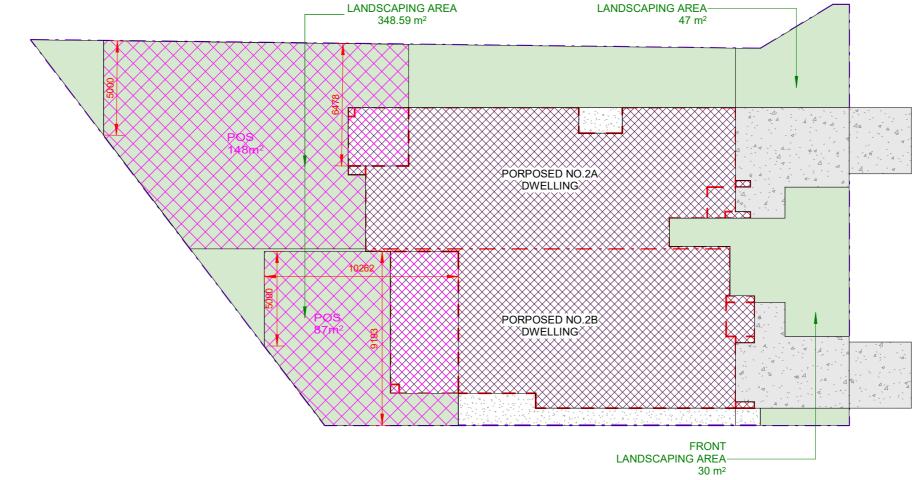






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LEGEND:

- - SITE BOUNDARY

PROPOSED DWELLING

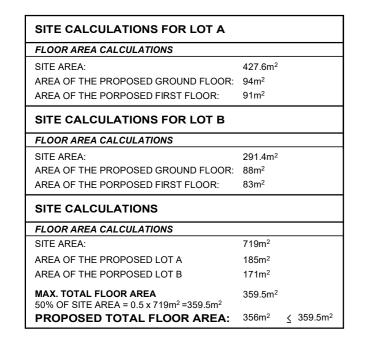
PROPOSED DRIVEWAY & CONCRETE AREAS

PROPOSED LANDSCAPING

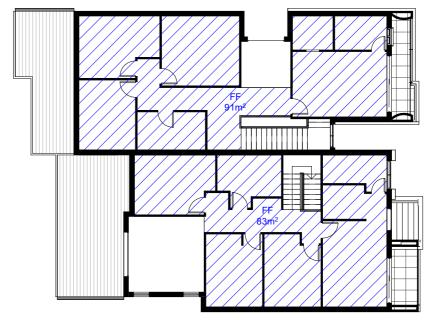
PROPOSED PRIVATE OPEN SPACE

LANDSCAPING & PRIVATE OPEN SPACES

1:200

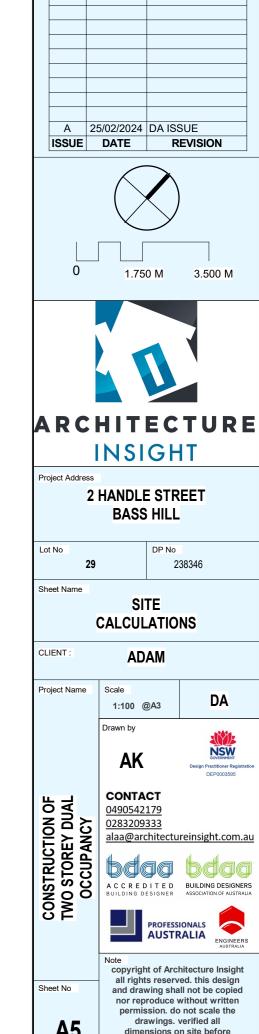




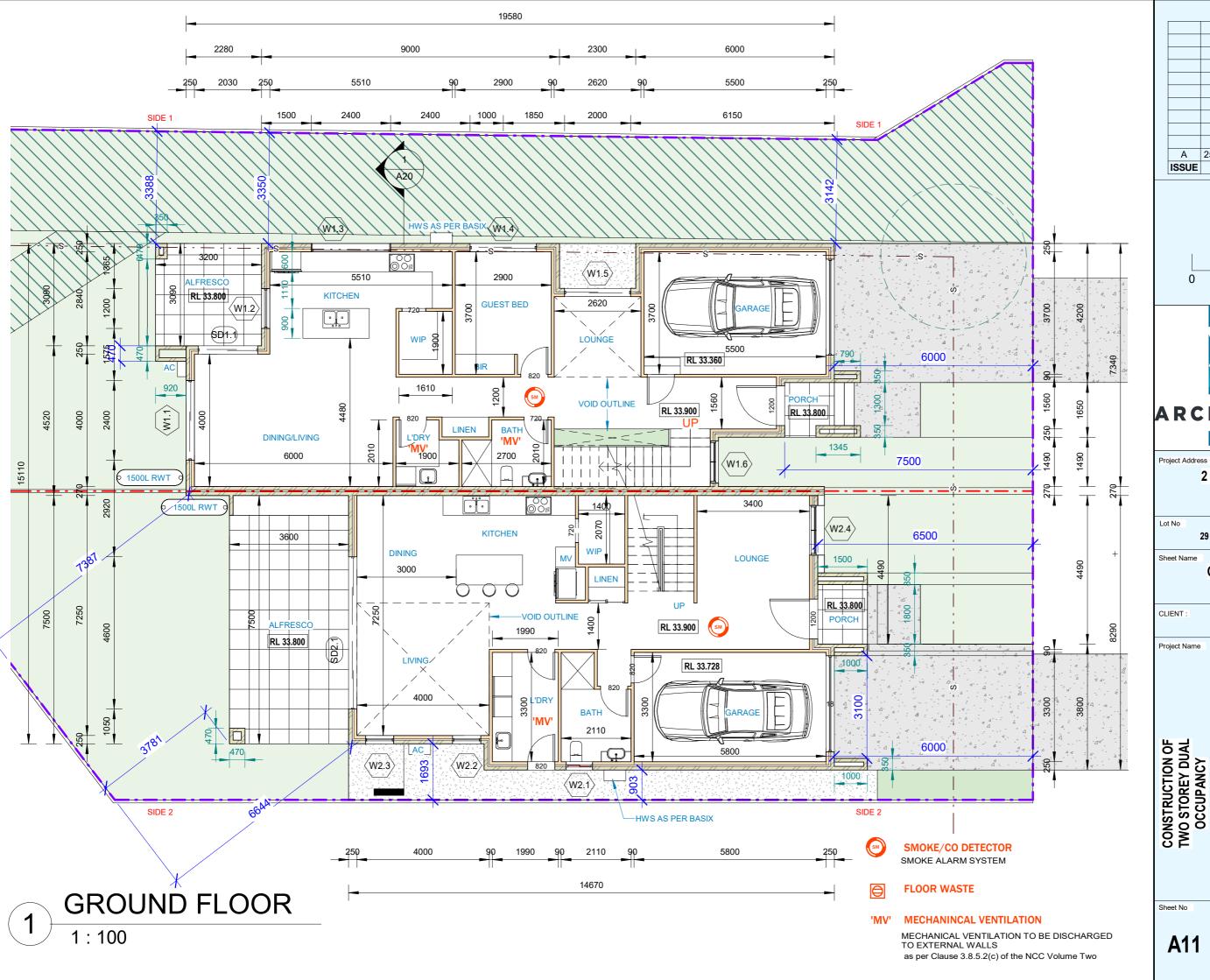


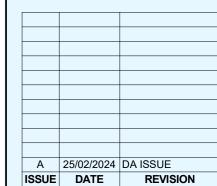
FSR - GROUNDFLOOR

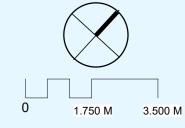
FSR - FIRST FLOOR
1:200



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INSIGHT

Project Address

2 HANDLE STREET **BASS HILL**

Lot No

DP No 238346

DA

NSW GOVERNMENT

GROUND FLOOR PLAN

CLIENT

ADAM

1:100 @A3

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CONTACT 0490542179

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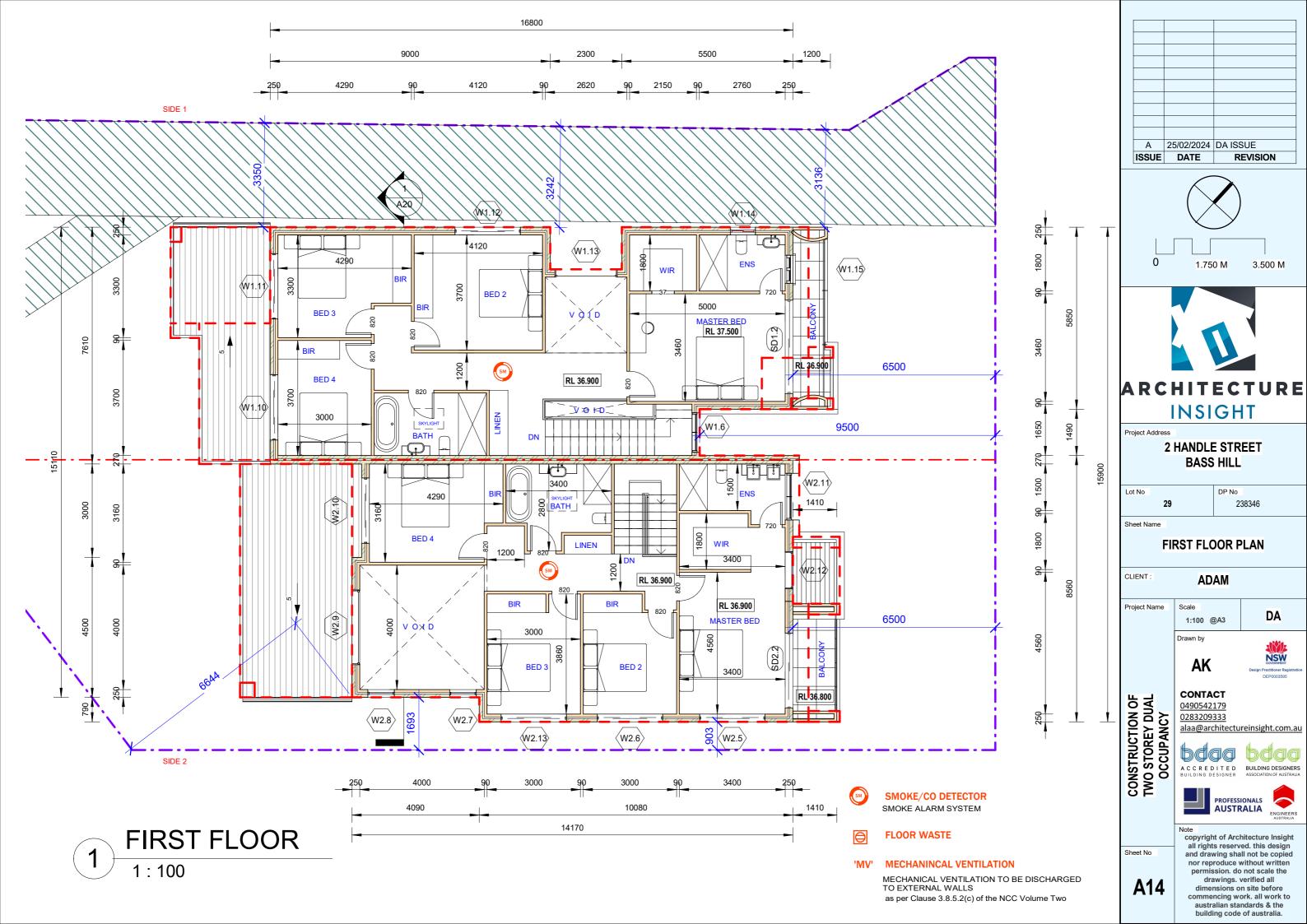


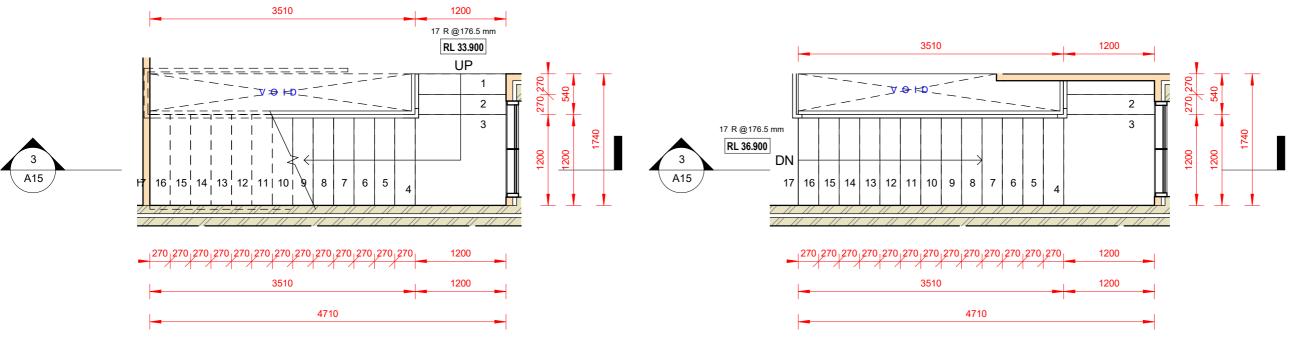


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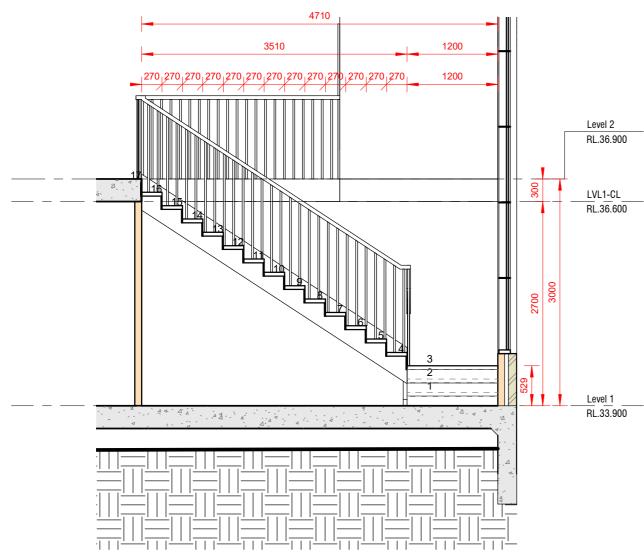




STAIRS GROUND FLOOR PLAN - LOT A 2

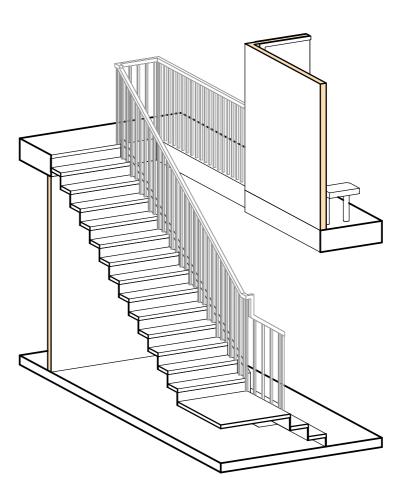
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STAIRS FIRST FLOOR PLAN - LOT A 1:50

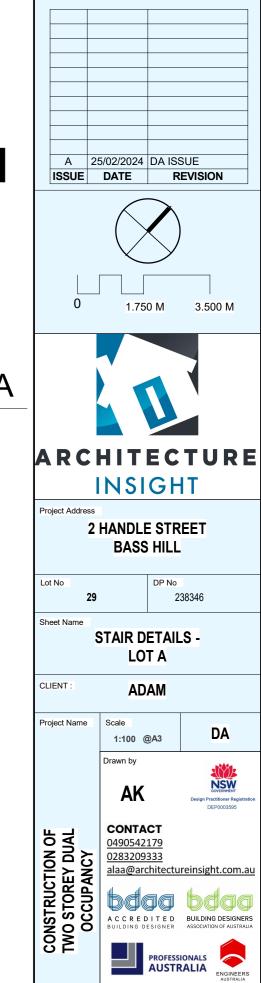


STAIRS SECTION PLAN - LOT A

1:50



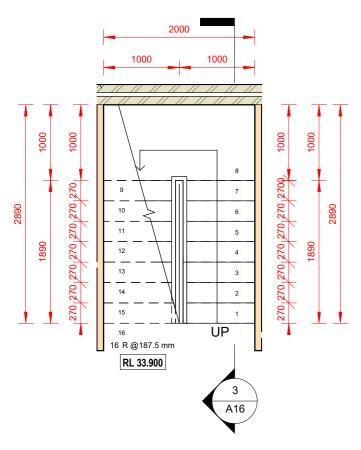
STAIRS 3D VIEW LOT A



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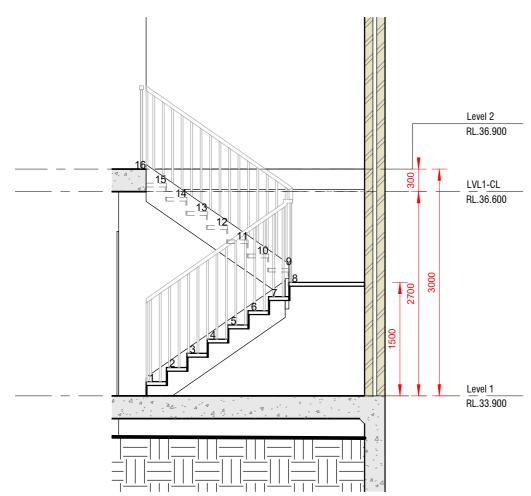
commencing work. all work to australian standards & the building code of australia.



STAIRS GROUND FLOOR PLAN - LOT B

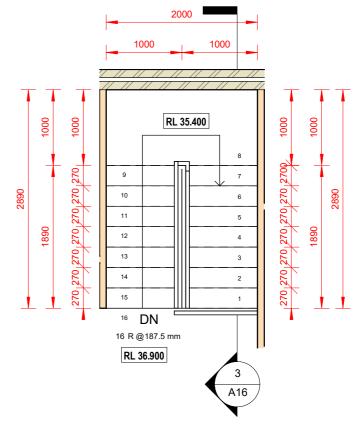
1:50

1:50



STAIRS SECTION PLAN - LOT B

AIN - LOT B



STAIRS FIRST FLOOR PLAN - LOT B

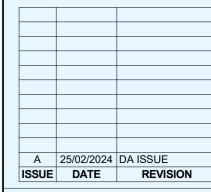
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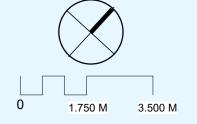
STARIS 3D VIEW LOT B



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INSIGHT

Project Address

2 HANDLE STREET **BASS HILL**

DP No

238346

Lot No

ELEVATIONS PLANS-PART 1

CLIENT : **ADAM**

Project Name

1:100 @A3

Drawn by

AK

NSW GOVERNMENT CONTACT

DA

0490542179 0283209333

alaa@architectureinsight.com.au



A C C R E D I T E D
BUILDING DESIGNER
ASSOCIATION OF AUSTRALIA



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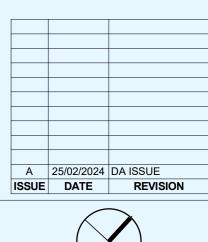
W2.2

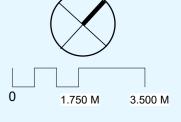
W2.1

SOUTH EAST ELEVATION

300

1:100







INSIGHT

Project Address

2 HANDLE STREET **BASS HILL**

Lot No

DP No 238346

ELEVATIONS PLAN-PART 2

ADAM

CONSTRUCTION OF TWO STOREY DUAL OCCUPANCY

Sheet No

Level 1

RL.33.900

1:100 @A3

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CONTACT 0490542179

0283209333 alaa@architectureinsight.com.au

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BUILDING DESIGNER

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A19

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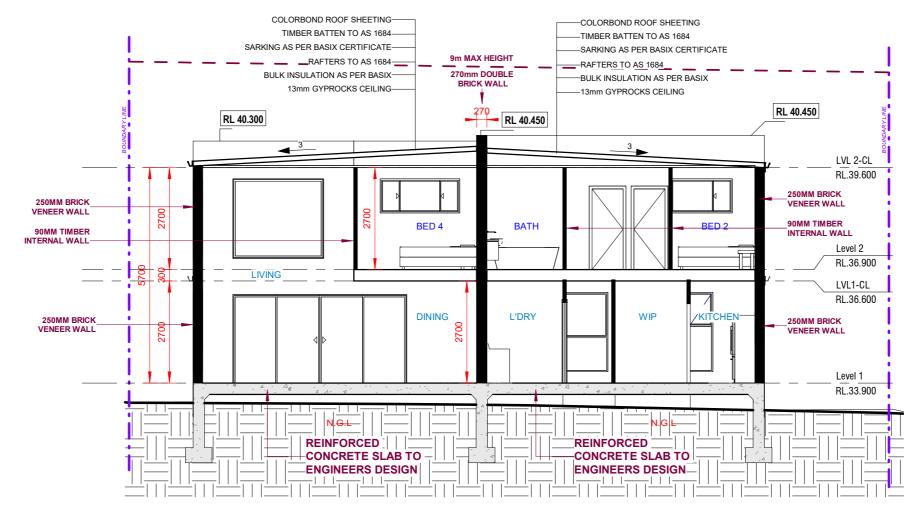
NO .15

NO 2 & 2A



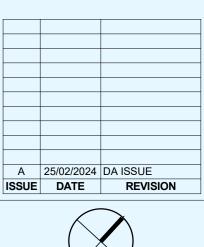
STREETSCAPE VIEW

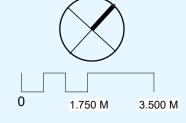
1:100



SECTION PLAN

1:100







ARCHITECTURE **INSIGHT**

Project Address

2 HANDLE STREET **BASS HILL**

Lot No

DP No

SECTION PLANS-STREETSCAPE VIEW

CLIENT :

ADAM

1:100 @A3

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A20

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WINDOW SCHEDULE - LOT A					
Mark	Height	Width	Area	Level	

W1.1	2100	2400	5.04 m ²	Level 1
W1.2	2100	1200	2.52 m ²	Level 1
W1.3	600	2400	1.44 m²	Level 1
W1.4	2100	2000	4.20 m ²	Level 1
W1.5	2100	2000	4.20 m ²	Level 1
W1.6			0.00 m ²	Level 2
W1.10	900	2100	1.89 m²	Level 2
W1.11	900	2100	1.89 m²	Level 2
W1.12	900	2100	1.89 m²	Level 2
W1.13	2400	2000	4.80 m ²	Level 2
W1.14	600	800	0.48 m ²	Level 2
W1.15	2100	900	1.89 m²	Level 2

Grand total: 21 30.24 m²

GLASS DOOR SCHEDULE - LOT A					
Mark	Height	Width	Area	Level	

SD1.1	2340	1800	4.21 m ²	Level 1
SD1.2	2400	3000	7.20 m ²	Level 2

Grand total: 2 11.41 m²

	WINDOV	V SCHEDU	LE - LOT B	
Mark	Height	Width	Area	Level

W2.1	600	800	0.48 m ²	Level 1
W2.2	2100	850	1.79 m²	Level 1
W2.3	2100	850	1.79 m²	Level 1
W2.4			0.00 m ²	Level 1
W2.5	900	2100	1.89 m²	Level 2
W2.6	900	2100	1.89 m²	Level 2
W2.7	2100	850	1.79 m²	Level 2
W2.8	2100	850	1.79 m²	Level 2
W2.9	2100	2400	5.04 m ²	Level 2
W2.10	900	2100	1.89 m²	Level 2
W2.11			0.00 m ²	Level 2
W2.12	1500	1200	1.80 m ²	Level 2
W2.13	900	2100	1.89 m²	Level 2

Grand total: 19 22.02 m²

GLASS DOOR SCHEDULE - LOT B				
Mark	Height	Width	Area	Level

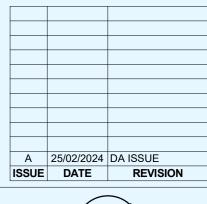
SD2.1	2400	4600	11.04 m²	Level 1
SD2.2	2400	2400	5.76 m ²	Level 2
SD2.3	2134	820	1.75 m ²	Level 1

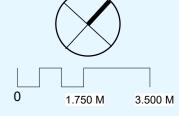
Grand total: 3 18.55 m²

SKYLIGHT SCHEDULE - LOT B				
Mark	Height	Width	Area	Level

SK2.1	600	900	0.54 m ²	LVL 2-CL
SK2.2	600	900	0.54 m²	LVL 2-CL

Grand total: 2 1.08 m²







INSIGHT

Project Address

2 HANDLE STREET **BASS HILL**

Lot No

DP No 238346

WINDOWS & DOOR SCHEDULE

CLIENT:

ADAM

1:100 @A3

DA

Drawn by



CONTACT 0490542179

0283209333





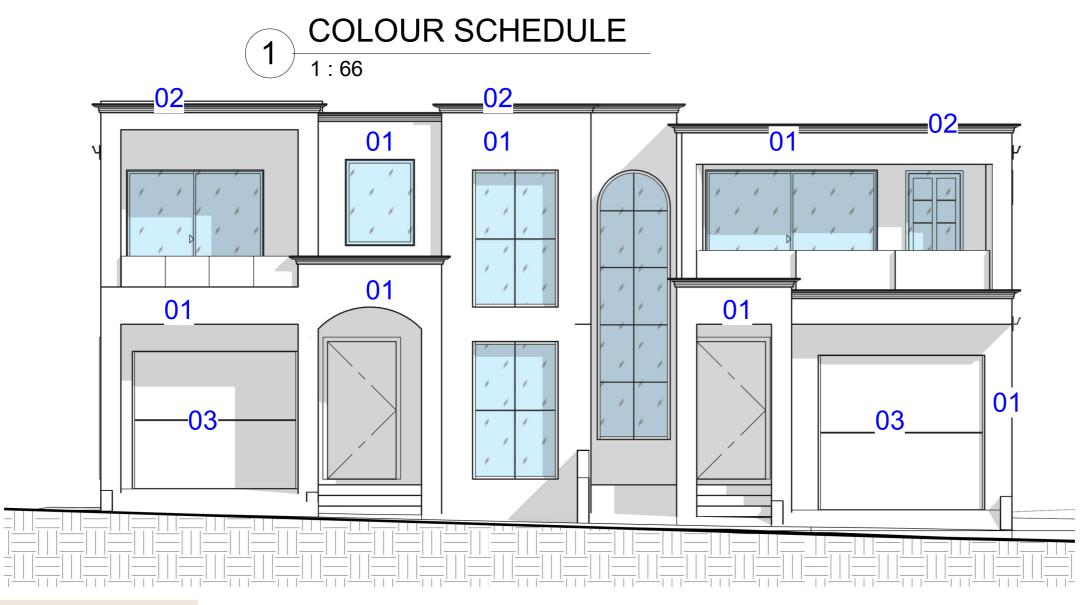




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Sheet No





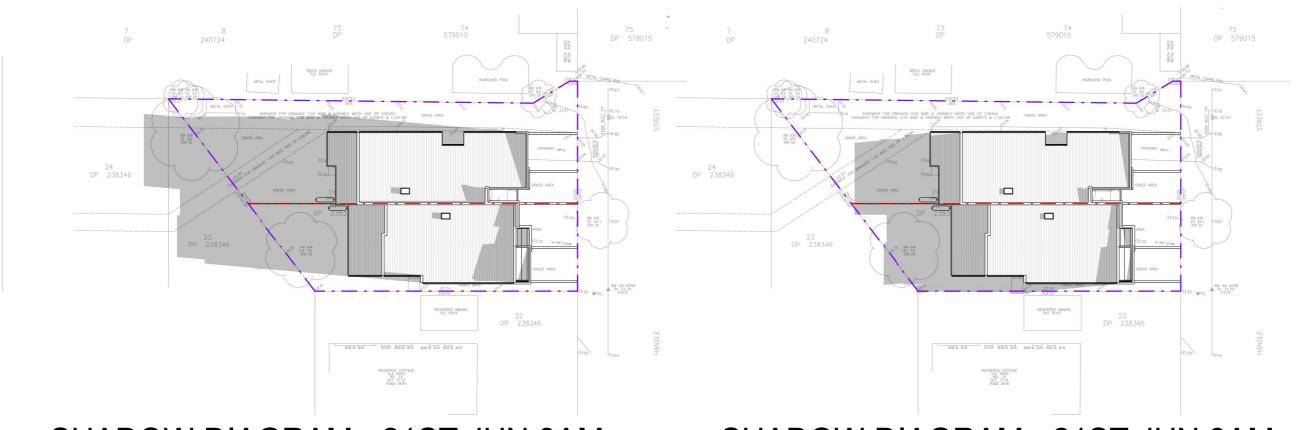
02: MOULDING



01: OFF WHITE RENDER

03:SELECTED GARAGE DOOR

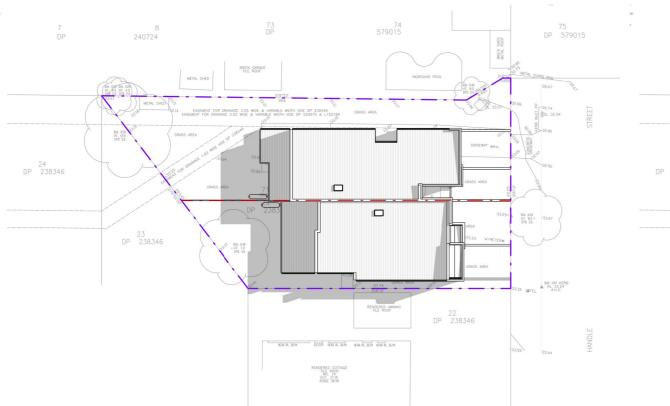




SHADOW DIAGRAM - 21ST JUN 8AM

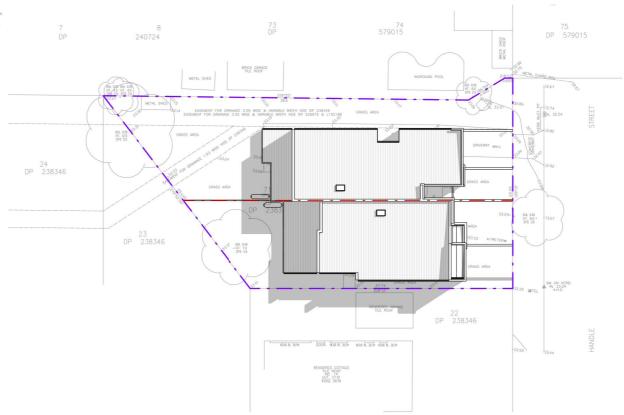
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SHADOW DIAGRAM - 21ST JUN 9AM 1:400



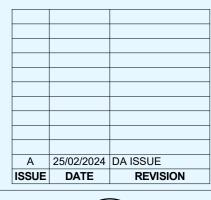
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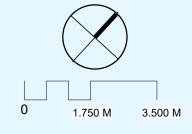
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SHADOW DIAGRAM - 21ST JUN 11AM

1:400







INSIGHT

Project Address

2 HANDLE STREET **BASS HILL**

DP No 238346

SHADOW DIAGRAM 21ST JUNE

ADAM

Checker 1:100 @A3

Drawn by

AK

CONTACT 0490542179

CONSTRUCTION OF TWO STOREY DUAL OCCUPANCY 0283209333

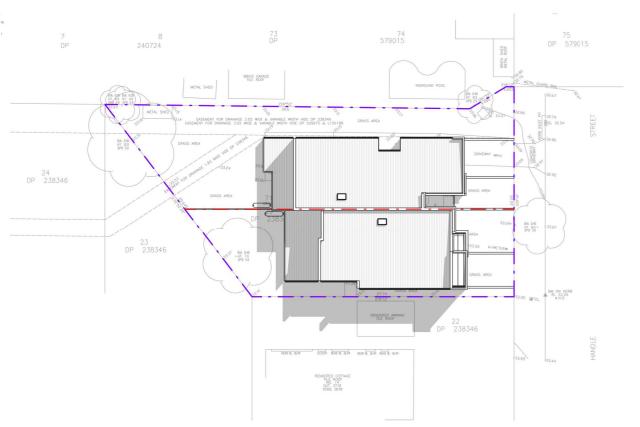
A C C R E D I T E D BUILDING DESIGNERS



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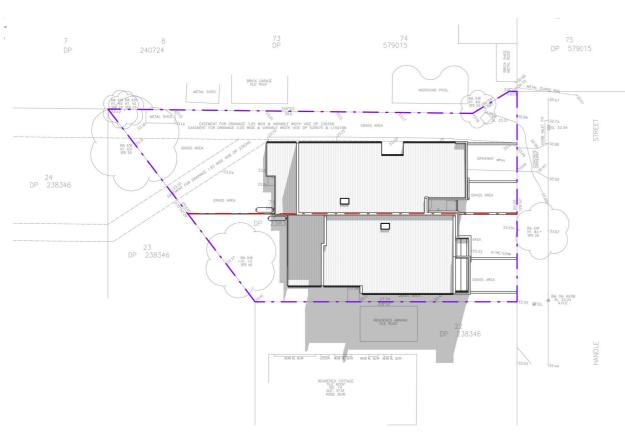
A22

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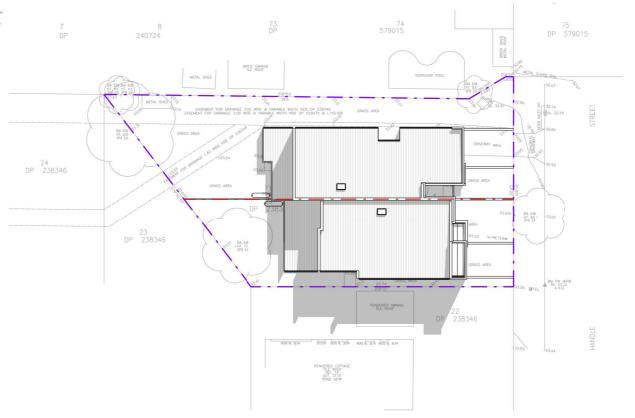
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SHADOW DIAGRAM - 21ST JUN 2PM

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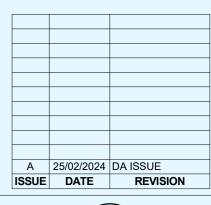


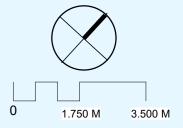
SHADOW DIAGRAM - 21ST JUN 1PM



SHADOW DIAGRAM - 21ST JUN 3PM

1:400







INSIGHT

Project Address

2 HANDLE STREET **BASS HILL**

Designer

DP No 238346

SHADOW DIAGRAM 21ST JUNE

CLIENT

ADAM

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Drawn by

AK

CONTACT 0490542179 0283209333

CONSTRUCTION OF TWO STOREY DUAL OCCUPANCY









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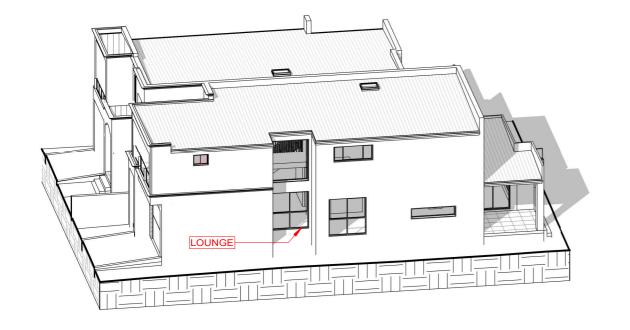
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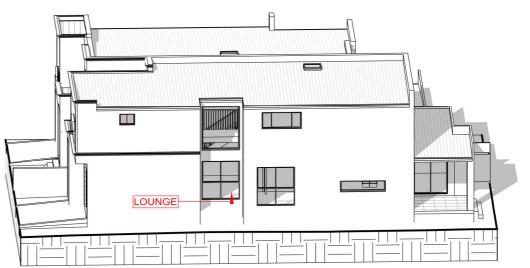
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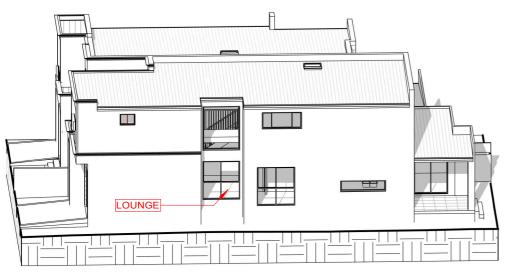
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SHADOW SUN LIGHT TO LIVING- 21ST JUN 12pm

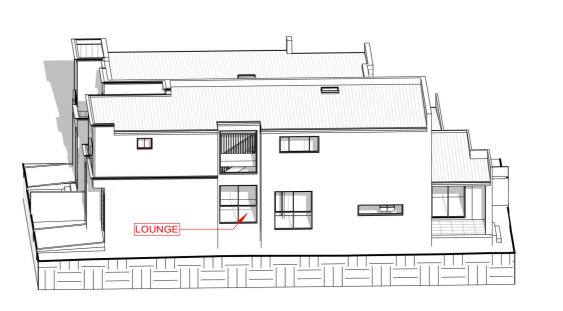




SHADOW SUN LIGHT TO LIVING- 21ST JUN 1pm-



SUN LIGHT TO LIVING- 21ST JUN 2PM



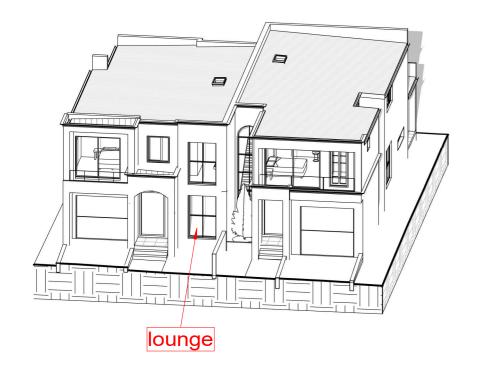


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SHADOW SUN LIGHT TO LIVING- 21ST JUN 3PM

SUN LIGHT TO LIVING- 21ST JUN 9AM





SUN LIGHT TO LIVING- 21ST JUN 10AM

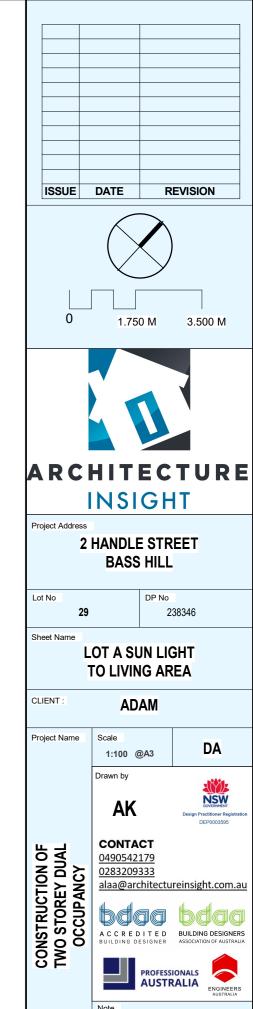




SUN LIGHT TO LIVING- 21ST JUN 11AM

4

SUN LIGHT TO LIVING- 21ST JUN 12pM



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LANDSCAPING PLAN

1:200

HARDWOOD STAKES - 2 NO. NYLON TIES

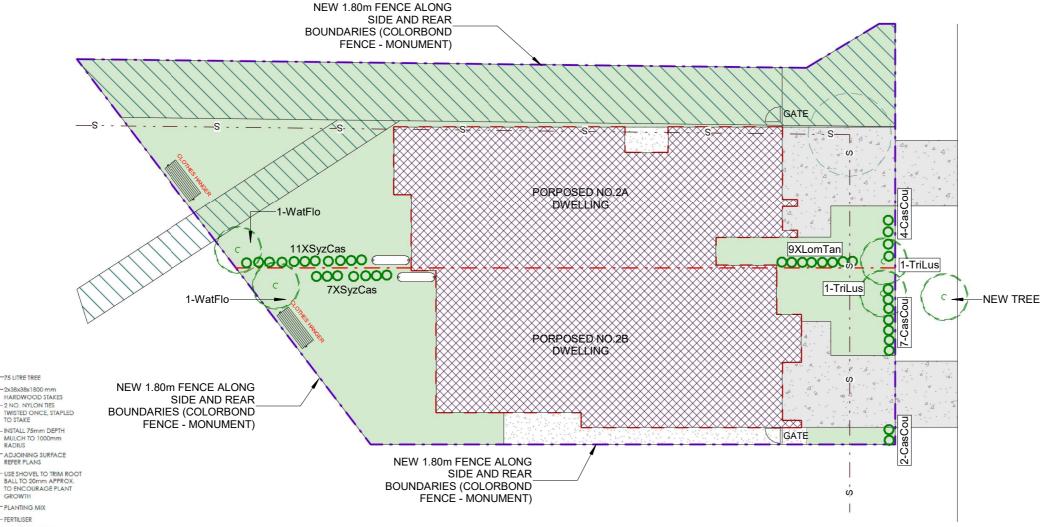
ADJOINING SURFACE

REFER PLANS

PLANTING MIX

RIP BASE TO 150mm

FERTILISER



NOTE: DO NOT PLANT IN UNSUITABLE WEATHER. SUCH AS EXTREME HEAT, COLD, WIND OR CLAY SOL. IS TO BE TREATED WITH CLAY E AND CROANIC COMPOST	RAIN
	SELECTED TURF - LAY TURF IN STRETCHER PATTERN WITH CLOSE BUTT
100 x 50 SAWN HARDWOOD EDGE BOARD PEGGED 900 MAX. CENTRIES.	JOINT LIGHTLY TAMP TO AN EVEN SURFACE AFTER LAYING AND WATER UNTIL TOPSOIL IS MOISTENED TO ITS FULL DEPTH
100 DEPTH MULCH	100 TOPSOIL & FERTILISER MIX
MORTAR BED 3.1 - SAND : CEMENT MIX	SUB-GRADE BROKEN UP TO 100 DEPTH
(WIDEN MORTAR JOINTS AS REQUIRED TO ACCOMMODATE CURVED LINES)	SHAPE SUB-SOIL TO FALL TO SUB-SOIL DRAINS

NOTE: ALIGNMENT OF BRICK EDGE SHALL BE EVEN & FREE FROM DIPS AND HUMPS

ID	COMMON NAME	QTY	BOTANICAL NAME	SIZE	MATURE HEIGHT	MATURE SPREAD	NATIVI
TriLus	Water Gum	2	Tristaniopsis laurina 'Luscious'	75Litre	6 - 8m	3.5 - 6m	N
CasCou	Cousin It	23	Casuarina 'Cousin It'	150mm	0.10 - 0.15m	0.8 - 1.0m	
LomTan	Spiny-headed mat rush	9	Lomandra longifolia 'Tanika'	150mm	0.45 - 0.6m	0.6 - 0.9m	N
WatFlo	Weeping Lilly Pilly	2	Waterhousia floribunda	75Litre	10 - 15m	6 - 10m	N
SyzCas	Cascade Lilly Pilly	18	Syzygium 'Cascade'	200mm	2 - 3m	1.5 - 2.0m	N

SPECIFICATION

75 Litre Tree Planting

Preparation
Clear site prior to any landscape works commences. Form up landscape beds and grade soil according to stormwater specifications.

Turfing Create an even surface ready for screeding and turfing. While grading, allow for all falls to drains / pits as specified in stormwater documentation.

On completion of screeding, make sure that the level is even and ready for turfing. Prior turfing, ensure that the soil is dampened down with a hose prior to laying any turf.

Edging Timber edging shall comprise of 100×50 sawn CCA treated pine, it is to be instaled flush with turfed areas and mulched, (refer to detail)

Planting Order all planting from a nursery ready for planting on completion of site works. Do not allow for plants to dry out, dig planting holes allowing for plant to sit below adjacent finished ground levels. Backfill hole no voids to occur while backfilling, make sure soil is damp around planting areas, water plants immediately after planting.

Mulching Mulch all planting areas within 24 hours of planting, keep plant stems free of any mulch.

Maintenance and establishment
Maintenance and establishment
Maintain all planted areas for approximately 6 months after planting.
Regularly water planting areas. Turf areas shall be watered twice a week until turf has grown 50mm above the initial planted turf. Turf is to be regularly mowed and watered after.
Replace any dead plants during the maintenance period. Ensure all planting areas have beed weeded.

PLANTING AND MAINTENANCE NOTES:-

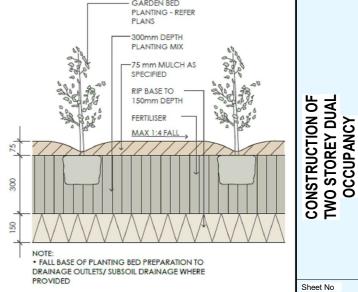
- * GLAZED OR POLISHED PLANTING HOLES, PARTICULARLY IN CLAY SOILS SHOULD BE AVOIDED. PLANTS TO BE MOUNDED WITHIN THESE SOIL TYPES.
- * PLANTS SHOULD BE PLANTED STRAIGHT, WITH THE TOP OF THE ROOT BALL LEVEL WITH OR SLIGHTLY * PLANTS SHOULD BE PLANTED STRAIGHT, WITH THE TOP OF THE ROOT BALL LEVEL WITH OR SLIGHT LOWER THAN THE SOIL SURFACE.

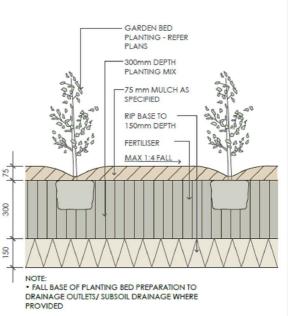
 * PLANTS SHOULD BE WATERED AS SOON AS POSSIBLE AFTER PLANTING.

 * PLANTING SHOULD BE AVOIDED AT THE HEIGHT OF SUMMER (DECEMBER - JANUARY)

 * PLANTS SHOULD BE WATERED AT LEAST WEEKLY FOR SIX WEEKS TO AID ESTABLISHMENT. WATER

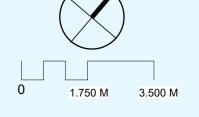
- CRYSTALS MAY BE USED TO REDUCE THE AMOUNT OF WATER REQUIRED.
- *IF A FERTILISER IS TO BE APPLIED, A SLOW RELEASE 8 9 MONTH PLANT FOOD PREFERRED.
- * ONLY SPECIES WITHIN THE LANDSCAPE PLAN SHOULD BE PLANTED. PERMISSION SHOULD BE SOUGHT BEFORE ALTERING THE PLANT SPECIES LIST (ON MOST OCCASIONS NURSERIES CAN SUBSTITUTE).
- * STOCK SHOULD BE FREE OF PESTS, DISEASE AND WEEDS AND NOT POT BOUND.
 * REPLACEMENT PLANTS SHOULD BE MADE AVAILABLE FOR ANY LOSSES OF PLANT STOCK THAT MAY OCCUR FOR A MINIMUM 12 MONTH PERIOD.
- WEEDS SHOULD BE REMOVED ON A FORTNIGHTLY BASIS. * PEST OR DISEASE SAMPLES TO THE LOCAL NURSERY FOR IDENTIFICATION AND APPROPRIATE REMEDY.





Planting Bed Detail scale 1:20

ISSUE DATE **REVISION**





ARCHITECTURE INSIGHT

Project Address

2 HANDLE STREET **BASS HILL**

Lot No 29 DP No 238346

Sheet Name

CLIENT

LANDSCAPE PLAN

ADAM

Project Name

1:100 @A3

Drawn by

NSW AK

DA

CONTACT 0490542179

0283209333 alaa@architectureinsight.com.au







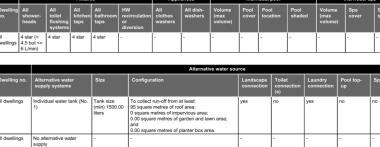
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drawings. verified all dimensions on site before commencing work. all work to australian standards & the building code of australia.





	0.00 square metres of planter box area.													
All dwellings	No alternative water supply	-	-	-	-	-		-	-					
(ii) Energy	DA plans plans a specs check													
(a) The applica) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.													
supplied by	nt must install each hot water that system. If the table spe em to the dwelling, so that the		~		~	~								
	nt must install, in each bathr low. Each such ventilation s	om in			~	~								
headings of cooling or h such areas.	nt must install the cooling ar f the "Cooling" and "Heating" leating system is specified in If the term "zoned" is specifing areas and bedrooms.	o n any			~	•								

(e) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Artificial lighting" column the table below (but only to the extent specified for that room or area). The applicant must ensure that the "primary type of artific lighting" for each such room in the dwelling is fluorescent lighting or light entitling dole; (ELD) lighting, if the ent" decidated is specified for a particular room or area, then the light fittings in that room or area must only be capable of being used for fluoresc-lighting or light entiting dole; (ELD) lighting.

(aa) install the system specified for the pool in the "Individual Pool" column of the table below (or alternatively must not inst any system for the pool). If specified, the applicant must install a timer, to control the pool's pump; and

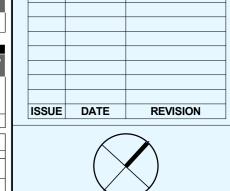
(bb) install the system specified for the spa in the "Individual Spa" column of the table below (or alternatively must not insta any system for the spa). If specified, the applicant must install a timer to control the spa's pump.

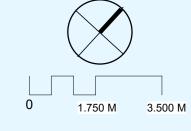
(cc) any clothes drying line specified for the dwelling in the "Appliances & other efficiency measures" column of the table.

i) If specified in the table, the applicant must carry out the development so that each refrigerator space in the dwelling is "wel

(aa) the kitchen cook-top and oven specified for that dwelling in the "Appliances & other efficiency meas table below;

(ii) Energy





ARCHITECTURE

INSIGHT

Project Address

Show on Show on CC/CDC Certifier Check

~

V ~

~

2 HANDLE STREET **BASS HILL**

DP No

238346

DA

NSW GOVERNMENT

Lot No

Sheet Name

BASIX CERTIFICATE

CLIENT: ADAM		
	CLIENT :	ADAM

Project Name Scale

1:100 @A3

Drawn by

AK

CONTACT

0490542179 0283209333

CONSTRUCTION OF TWO STOREY DUAL OCCUPANCY alaa@architectureinsight.com.au



A C C R E D I T E D
BUILDING DESIGNERS
ASSOCIATION OF AUSTRALIA

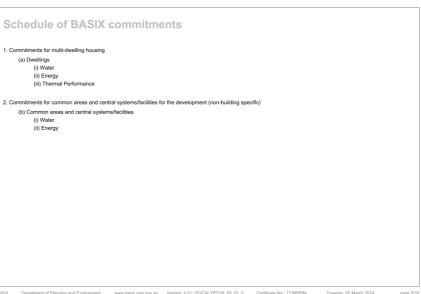


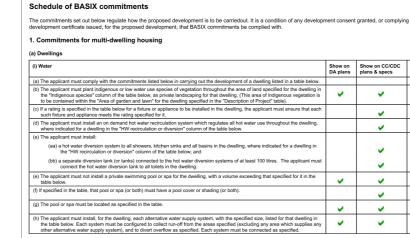


Sheet No

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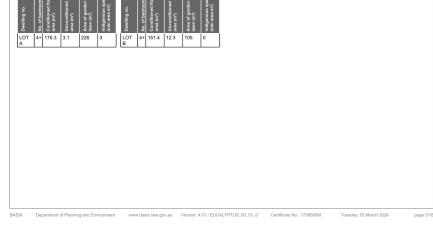
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(i) Water	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.			
b) The applicant must plant indigenous or low water use species of vegetation throughout the area of land specified for the dwelling in the "Indigenous species" column of the table below, as private landscaping for that dwelling, (This area of Indigenous vegetation is to be contained within the "Area of garden and learn" for the dwelling specified in the "Description of Project" table).		~	
c) If a rating is specified in the table below for a fixture or appliance to be installed in the dwelling, the applicant must ensure that each such fixture and appliance meets the rating specified for it.		~	~
d) The applicant must install an on demand hot water recirculation system which regulates all hot water use throughout the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below.		~	~
e) The applicant must install:			
(aa) a hot water diversion system to all showers, kitchen sinks and all basins in the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below; and		-	-
(bb) a separate diversion tank (or tanks) connected to the hot water diversion systems of at least 100 litres. The applicant mus connect the hot water diversion tank to all toilets in the dwelling.	t	-	-
e) The applicant must not install a private swimming pool or spa for the dwelling, with a volume exceeding that specified for it in the table below.	~	~	
) If specified in the table, that pool or spa (or both) must have a pool cover or shading (or both).		~	
g) The pool or spa must be located as specified in the table.	~	~	
i) The applicant must install, for the dwelling, each alternative water supply system, with the specified size, listed for that dwelling in the table below. Each system must be configured to ollect run-off from the areas specified (excluding any area which supplies an other alternative water supply system), and to divert overflow as specified. Each system must be connected as specified.	, ,	~	~

		Co	oling				Hea	ting			Natural	lighting	9
welling no.	living areas		bedroom are	35	living	g areas		bedro	oom areas		lo. of bathrooms r toilets	Ma	in kitchen
A TO	1-phase airco ducted / 2.5 s zone)		1-phase aircon ducted / 2.5 sta zone)			se aircondi d / 2.5 star			se airconditionin 1 / 2.5 star (aver			yes	
other dwellin	gs 1-phase airco ducted / 2.5 s zone)		1-phase aircon ducted / 2.5 st zone)			se aircondi d / 2.5 star			se airconditionin I / 2.5 star (aver			yes	
	In	idividual pool		India	ridual s	na			Annliances	other effici	ency measures		
	ool heating ystem	Pool Pump	Timer	Spa heating system		Timer	Kitchen cooktop/o		Dishwasher	Clothe dryer	sheltered clothes drying line	ou un cle dr	ivate Itdoor or Isheltered Othes Iying line
ellings		-	-	-		-	gas cooktop electric over		-	-	no	no	
							Alternative	energy	у				
welling no.		Photovoltai output in pe	c system (min r eak kW)	ated electrical	F	Photovolta	ic collector i	nstallat	ion	Orientati	on inputs		
dwellings		-			- -					-			
i) Thermal Po	erformance									Show on DA plans	Show on CC/C plans & specs		Certifier check
"Assessor 0 the applicar	int must attach the Certificate") to the on t is applying for a attach the Assessor	development app complying devel	lication and consopment certificat	struction certific e for the propos	ate app sed devi	lication for elopment, t	the proposed o that applica	develop tion). Th	oment (or, if ne applicant				
		have been income	ed by an Accredit	ad Assassar in	accord	ance with t	he Thermal C	omfort F	Protocol				



Target Pass

Target 72

Target n/a

✓ -49

Tuesday, 05 March 2024

Description of project

Description of project

The tables below describe the dwellings and common areas within the project

(iii) Thermal Performance	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(d) The applicant must show on the plans accompanying the development application for the proposed development, all matters which the Thermal Comflot Protocol requires to be shown on those plans. Those plans must bear a stamp of endorsement from the Accredited Assessor, to certify that this is the case.	>		
e) The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), all thermal performance specifications set out in the Assessor Certificate, and all aspects of the proposed development which were used to calculate those specifications.		~	
(f) The applicant must construct the development in accordance with all thermal performance specifications set out in the Assessor Certificate, and in accordance with those aspects of the development application or application for a complying development certificate which were used to calculate those specifications.		~	~
(g) Where there is an in-slab heating or cooling system, the applicant must:	>	~	~
(aa) Install insulation with an R-value of not less than 1.0 around the vertical edges of the perimeter of the slab; or			
(bb) On a suspended floor, install insulation with an R-value of not less than 1.0 underneath the slab and around the vertical edges of the perimeter of the slab.			
(h) The applicant must construct the floors and walls of the development in accordance with the specifications listed in the table below.	>	~	~
(i) The applicant must show on The plans accompanying The development application for The proposed development, The locations of ceiling fans set out in The Assessor Certificate.	>		
(j) The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), the locations of ceiling fans set out in the Assessor Certificate.		~	

		Thermal loads									
Dwelling no.	Area adjusted heating load (in MJ/m²/yr)	Area adjusted cooling load (in MJ/m²/yr)	Area adjusted total load (in MJ/m²/yr)								
LOT A	22.3	7.7	30.000								
All other dwellings	22.8	7.2	30.000								

			Construction of floors and wall	s	
Dwelling no.	Concrete slab on ground (m²)	Suspended floor with open subfloor (m²)	Suspended floor with enclosed subfloor (m²)	Suspended floor above garage (m²)	Primarily rammed earth or mudbrick walls
LOT A	112.9	-	-	18.9	no
All other dwellings	105.2			17.8	no

BASIX	Department of Planning and Environment	www.basix.nsw.gov.au	Version: 4.01 / EUCALYPTUS_03_01_0	Certificate No.: 1738585M	Tuesday, 05 March 2024	page 10/16

	Floor types									
		Concrete	slab on ground		Suspended floor above enclosed subfloor			Suspended floor above open subfloor		
Dwelling no.	Area (m²)	Insulation	Low emissions option	Dematerialisation	Construction type	Area (m²)	Insulation	Construction type	Area (m²)	Insulation
LOT A	112.9	-	-	conventional slab	-	-	-	-	-	-
All other dwellings	105.2	-	-	conventional slab		-	-	-	-	-

	Floor types											
		oor above hal ns or mezzar		Suspended floor above garage			Garage floor					
Dwelling no.	Construction type	Area (m²)	Insulation	Construction type	Area (m²)	Insulation	Construction type	Area (m²)	Insulation	Low emissions option	Dematerialisation	
LOT A	particle board, frame: timber - untreated softwood	83.7	-	particle board, frame: timber - untreated softwood	18.9	fibreglass batts or roll	concrete slab on ground	20.3	-	none	conventional slab	
All other dwellings	particle board, frame: timber - untreated softwood	84.1	-	particle board, frame: timber - untreated softwood	17.8	fibreglass batts or roll	concrete slab on ground	19.2	-	none	conventional slab	

External walls											
	External v	wall type 1	External wall type 2								
Wall type	Area (m²)	Insulation	Low emissions option	Wall type	Area (m²)	Insulation	Low emissions option				
cavity brick, frame : timber - untreated softwood	169.6	fibreglass batts or roll	-	-	-	-	-				
cavity brick, frame : timber - untreated softwood	144.4	fibreglass batts or roll	-	-	-	-	-				
	Wall type cavity brick, frame: timber - untreated softwood cavity brick, frame: timber - untreated	External Valid type Area (m²) cavity brick, frame : timber - untreated softwood cavity brick, frame : timber - untreated softwood - un	External wall type 1 Wall type Area (m²) Insulation cavity brick, frame: (imber - unfreated softwood cavity brick, frame: (imber - unfreated softwood cavity brick, frame: (imber - unfreated softwood cavity brick, land)	External wall type 1 Wall type Area (m²) Insulation Continue option cavity brick, frame: (imber unfreated softwood cavity brick)).	External wall type 1 Wall type Area (m²) Insulation Low emissions option cavity brick, frame: timber - untreated softwood cavity brick, frame: timber - untreated softwood cavity brick, frame: timber - untreated - untreated softwood - untreated	External wall type 1 External wall type 1 Cavity brick, frame: timber - unframed softwood cavity brick, frame: timber - unframed softwood cavity brick, frame: timber - unframed softwood cavity brick, frame: timber - unframed - unfr	Wall type Area (m') Insulation Low emissions option Wall type Area (m') Insulation cavity brick. frame: (imber - unfreated softwood cavity brick. frame: (imber - unfreated softwood cavity brick. frame: (imber - unfreated -				

	External walls									
		External	wall type 3		External wall type 4					
Dwelling no.	Wall type	Area (m²)	Insulation	Low emissions option	Wall type	Area (m²)	Insulation	Low emissions option		

All dwellings	-	-	-	-	-	-	-	-	
	Internal walls								
	Internal walls shared with garage			Internal wall type 1			Internal wall type 2		
Dwelling no.	Wall type	Area (m²)	Insulation	Wall type	Area (m²)	Insulation	Wall type	Area (m²)	Insulation
LOT A	plasterboard, frame: timber - untreated softwood	17.6	fibreglass batts or roll	plasterboard, frame: timber - untreated softwood	176.7	-	single skin masonry	76.8	polystyrene
All other dwellings	plasterboard, frame: timber - untreated	23.5	fibreglass batts or roll	plasterboard, frame: timber - untreated	181.4	-	single skin masonry	71.5	polystyrene

	Ceiling and roo									
	Fla	t ceiling / pitche	d roof	Raked ce	Raked ceiling / pitched or skillion roof			Flat ceiling / flat roof		
Dwelling no.	Construction type	Area (m²)	Insulation	Construction type	Area (m²)	Insulation	Construction type	Area (m²)	Insulation	
LOT A	framed - metal roof, frame: timber - untreated softwood	103.1	-	-	-	-	framed - metal roof, frame: timber - untreated softwood	9.9	-	
All other dwellings	framed - metal roof, frame: timber - untreated softwood	101.7	-	-	-	-	framed - metal roof, frame: timber - untreated softwood	1.9	-	

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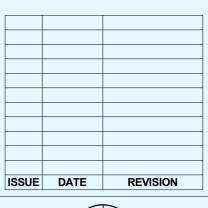
		Glazing type		Frame types					
Dwelling no.	Single glazing (m²)	Double glazing (m²)	Triple glazing (m²)	Aluminium frames (m²)	Timber frames (m²)	uPVC frames (m²)	Steel frames (m²)	Composite frames (m²)	
OT A	47.8	<u> -</u>	[-	47.8	j-	<u> </u> -	Ţ-	Ĭ-	
Il other dwellings	9.75	36.27	-	46.02	-	-	-	-	

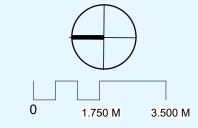
(b) Common areas and central systems/facilities

(i) Water	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) If, in carrying out the development, the applicant installs a showerhead, toilet, tap or clothes washer into a common area, then that item must meet the specifications listed for it in the table.		~	~
(b) The applicant must install (or ensure that the development is serviced by) the alternative water supply system(s) specified in the "Central systems" column of the table below. In each case, the system must be sized, be configured, and be connected, as specified in the table.	~	~	~
(c) A swimming pool or spa listed in the table must not have a volume (in kLs) greater than that specified for the pool or spa in the table.	~	~	
(d) A pool or spa listed in the table must have a cover or shading if specified for the pool or spa in the table.		~	
(e) The applicant must install each fire sprinkler system listed in the table so that the system is configured as specified in the table.		~	~
(f) The applicant must ensure that the central cooling system for a cooling tower is configured as specified in the table.		~	~

ı	Common area	Showerheads rating	Toilets rating	Taps rating	Clothes washers rating
	All common areas	no common facility	no common facility	no common facility	no common laundry facility
П					

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) If, in carrying out the development, the applicant installs a ventilation system to service a common area specified in the table below, then that ventilation system must be of the type specified for that common area, and must meet the efficiency measure specified.		~	~
(b) In carrying out the development, the applicant must install, as the 'primary type of artificial lighting' for each common area specified in the table below, the lighting specified for that common area. This lighting must meet the efficiency measure specified. The applicant must also install a centralised lighting control system or Building Management System (BMS) for the common area, where specified.		>	~
(c) The applicant must install the systems and fixtures specified in the "Central energy systems" column of the table below. In each case, the system or fixture must be of the type, and meet the specifications, listed for it in the table.	_	~	~







ARCHITECTURE

INSIGHT

Project Address

2 HANDLE STREET **BASS HILL**

Lot No

Designer

238346

DP No

Sheet Name

BASIX CERTIFICATE

CLIENT:

ADAM

Project Name

Scale 1:100 @A3

Drawn by





Checker

CONTACT 0490542179

CONSTRUCTION OF TWO STOREY DUAL OCCUPANCY 0283209333 alaa@architectureinsight.com.au









Sheet No

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BUILDING SPECIFICATIONS National Construction Code – Volume 2 – Building Code of Australia 2022 and Housing provisions Standard 2022

SITE PREPARATION

- PART H1D3 OF THE BCA 2022 VOLUME 2
- PART 3 OF THE HOUSING PROVISIONS STANDARD 2022

EARTHWORKS

- TO BE CARRIED OUT IN ACCORDANCE WITH THE EQUIREMENTS OF THE ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979 AND DEVELOPMENT CONSENT CONDITIONS
- PART 3.2 OF THE HOUSING PROVISIONS STANDARD 2022
- AS 4678:2002 EARTH-RETAINING STRUCTURES

DRAINAGE

- PART 3.3 OF THE HOUSING PROVISIONS STANDARD 2022
- AS/NZS 3500.1:2018 PLUMBING & DRAINAGE WATER SERVICES
- AS/NZS 3500.2:2018 PLUMBING & DRAINAGE SANITARY PLUMBING & DRAINAGE
- AS/NZS 3500.3:2018 PLUMBING & DRAINAGE STORMWATER DRAINAGE
- AS/NZS 3500.4:2018 PLUMBING & DRAINAGE HEATED WATER SERVICESS

STRUCTURAL WORK

- PART H1 OF THE BCA 2022 VOLUME 2
- AS 4100-1998- STEEL STRUCTURES CODES
- AS/NZS 1170.0-2002 GENERAL PRINCIPLES
- ASNZS 1170.1-2002 PARTS 1 PERMANENT, IMPOSED AND OTHER ACTIONS
- AS/NZS 1170.2-2011 PART 2 WIND ACTIONS
- AS 3700-2018- SAA MASONRY CODE
- AS 1684.3-2010 RESIDENTIAL

FOOTINGS & SLABS

- PART H1D4 OF THE BCA 2022 VOLUME 2
- PART 4 OF THE HOUSING PROVISIONS STANDARD 2022
- AS 2159:2009 PILING DESIGN & INSTALLATION
- AS 2870:2011 RESIDENTIAL SLABS & FOOTINGS AS 3600:2018 CONCRETE STRUCTURES MASONRY
- PART H1D5 OF THE BCA 2022 VOLUME 2
- PART 5 OF THE HOUSING PROVISIONS STANDARD 2022
- AS 3700:2018 MASONRY STRUCTURES FRAMING
- PART H1D6 OF THE BCA 2022 VOLUME 2
- PART 6 OF THE HOUSING PROVISIONS STANDARD 2022
- AS 1684.2:2010 RESIDENTIAL TIMBER FRAMED

CONSTRUCTION - NONCYCLONIC AREAS

- AS 1720.1:2010 TIMBER STRUCTURES DESIGN METHODS
- AS 4100:1998 STEEL STRUCTURES
- AS 3660.1-2014 TERMITE MANAGEMENT SYSTEM

GLAZING

- PART H1D8 OF THE BCA 2022 VOLUME 2
- PART 8 OF THE HOUSING PROVISIONS STANDARD 2022
- AS 1288:2006 GLASS IN BUILDINGS SELECTION & INSTALLATION
- AS 2047:2014 WINDOWS & EXTERNAL GLAZED DOORS IN BUILDINGS
- AS/NZS 2208:1996 SAFETY GLAZING MATERIALS IN BUILDINGS

ROOF & WALL CLADDING

- PART H1D7 OF THE BCA 2022 VOLUME 2
- PART 7 OF THE HOUSING PROVISIONS STANDARD 2022
- AS 1273:1991 UNPLASTICIZED PVC (UPVC) DOWNPIPES & FITTINGS FOR RAINWATER
- AS 1562.1:2018 DESIGN & INSTALLATION OF SHEET ROOF & WALL CLADDING METAL
- AS/NZS 1562.2:1999 DESIGN & INSTALLATION OF SHEET ROOF & WALL CLADDING CORRUGATED FIBRE REINFORCED CEMENT
 AS/NZS 1562.3:1996 DESIGN & INSTALLATION OF SHEET ROOF & WALL CLADDING PLASTIC
- AS 2049:2002 ROOF TILES AS 2050:2018 INSTALLATION OF ROOF TILES
- AS 4285:2019 ROOFLIGHTS

FIRE SAFETY

- PART H3 OF THE BCA 2022 VOLUME 2
- PART 9 OF THE HOUSING PROVISIONS STANDARD 2022
- AS 3786:2014 SMOKE ALARMS USING SCATTERED LIGHT, TRANSMITTED LIGHT OR IONIZATION

HEALTH & AMENITY

- PART H4 OF THE BCA 2022 VOLUME 2
- PART 10 OF THE HOUSING PROVISIONS STANDARD 2022
- AS/NZS ISO 717.1:2004 ACOUSTICS RATING OF SOUND INSULATION IN BUILDINGS & OF BUILDING ELEMENTS AIRBORNE SOUND INSULATION
- AS ISO 717.2:2004 ACOUSTICS RATING OF SOUND INSULATION IN BUILDINGS & OF BUILDING ELEMENTS IMPACT SOUND INSULATION
- AS 1668.2:2012 THE USE OF VENTILATION & AIR CONDITIONING IN BUILDINGS MECHANICAL VENTILATION IN BUILDINGS
- AS 1668.4:2012 THE USE OF VENTILATION & AIR CONDITIONING IN BUILDINGS NATURAL VENTILATION OF BUILDINGS
- AS/NZS 1680.0:2009 INTERIOR LIGHTING SAFE MOVEMENT
- AS 3740:2010 WATERPROOFING OF DOMESTIC WET AREAS
- AS 3000-2018 ELECTRICAL INSTALLATION

WATERPROOFING

- PART H2 OF THE BCA 2022 VOLUME 2
- PART 10.2 OF THE HOUSING PROVISIONS STANDARD 2022
- AS 3740-2010 WATERPROOFING TO WET AREA
- AS 4654-2012 EXTERNAL WET AREAS

SAFE MOVEMENT & ACCESS

- PART H5 OF THE BCA 2022 VOLUME 2
- PART 11 OF THE HOUSING PROVISIONS STANDARD 2022
- AS 1428.1:2009 DESIGN FOR ACCESS &MMOBILITY GENERAL
- REQUIREMENTS FOR ACCESS NEW BUILDING WORK AS 1657:2018 FIXED PLATFORMS, WALKWAYS, STAIRWAYS &
- AS 1657:2018 FIXED PLATFORMS, WALKWAYS, STAIRWAYS & LADDERS DESIGN, CONSTRUCTION & INSTALLATION

HANDRAILS & BALUSTRADE

- PART H5D3 OF THE BCA 2022 VOLUME 2
- PART 11.3 OF THE HOUSING PROVISIONS STANDARD 2022
- AS 1170.1-2002 BALUSTRADE INSTALLATION

PROTECTION OF OPENABLE WINDOW

- PART 11.3.7 & 11.3.8 OF THE HOUSING PROVISIONS STANDARD 2022

DEMOLITION: - AS 2601-2001 – DEMOLITION WORK

SWIMMING POOL

- PART H7F1, H7P1, H7P2 & H7D2 OF THE BCA 2022 -
- PART 13.7.8 OF THE HOUSING PROVISIONS STANDARD 2022
- AS 1926 PART 1-2012 SWIMMING POOL SAFETYSAFETY BARRIERS FOR SWIMMING POOLS - AS 1926 PART 2-2007 - SWIMMING POOL
- SAFETYLOCATION OF SAFETY BARRIERS FOR SWIMMING

POOLS (INCORPORATING AMENDMENTS 1 AND 2) - AS 1926 PART 3-2010 – SWIMMING POOL SAFETYWATER RECIRCULATION SYSTEMS (INCORPORATING AMENDMENT 1)

ENERGY EFFICIENCY

- PART H6 OF THE BCA 2022 VOLUME 2
- PART 13 OF THE HOUSING PROVISIONS STANDARD 2022 & BASIX CERTIFICATE

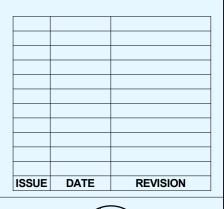
General Notes:

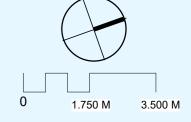
- All work to be carried out according to relevant Australian standards / codes and good building practice.
- Builder to verify all measurements and materials before the commencement of any work.
- Builder to verify and maintain any internal load bearing walls where applicable.
 Builder to verify and match existing roof pitch where
- applicable.All fixings, fasteners and connections shall comply with
- manufacturers / engineers specifications.

 All steel columns, support beams and / or structure shall comply with engineers specifications.
- All framing and bracings shall comply with AS 1684.2-2010 or relevant Australian standards.
- All r.c. concrete slabs and footings to be to engineers specifications.
- All masonry tie down and bonding beams to be to engineers specifications.
- All masonry construction shall comply with current BCA.

 All was a specified a half comply with current BCA.

 All was a specified a half comply with current BCA.
- All wet areas and waterproofing shall comply with current BCA.
- Sub-floor ventilation as per current BCA.
- Wind rating to be nominated by engineer / council u.n.o.
- Bushfire zoning and specifications to be nominated by council / RFS u.n.o.
- Mining Subsidence zoning and specifications to be nominated by council u.n.o.
- Waste / stormwater catchment and sewage disposal to local council requirements.
- Smoke Detection units shall be installed as per current BCA.
- Termite protection to local council requirements.
- Refer to additional building specifications for further details where applicable.
- Refer to Basix spec for additional requirements where applicable.
- RL levels nominal design only. Actual Surveyed levels to take precedence.
 - Suggested layout only.
 - Do not scale.







ARCHITECTURE INSIGHT

Project Address

Sheet Name

2 HANDLE STREET BASS HILL

238346

NSW GOVERNMENT

Lot No Designer

SPECIFICATION

CLIENT: ADAM

Project Name Scale
1:100 @A3

Drawn by

AK

CONTACT
0490542179
0283209333
alaa@archite

A C C R E D I T E
BUILDING DESIGN

0283209333 alaa@architectureinsight.com.au





Note

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