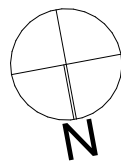


SITE ANALYSIS

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project

UNAUTHORISED CONVERSION APPROVED STUDIO TO GRANNY FLAT

Client

MASTER BUILDING GROUP PTY LTD

Address
7 LAUMA AVENUE
GREENACRE Lot 6
DP29227

Sheet Title:

SITE ANALYSIS

Scale 1:200

Issue D

Drawing No.:
71auma

Date/Revision

14/02/25

Sheet Number:

1

Quality of Work: All work carried out must comply with: Building Code of Australia to the extent required under Environmental Planning Assessment Act 1979, all other relevant codes, standards and specifications that the work is required to comply with under any law and the conditions of any relevant development consent or complying development certificate and any construction certificate.

BUILDING CODE OF AUSTRALIA BUILDING CLASSIFICATION: 1
BCA COMPLIANCE

Section A General Provisions
Vol. 2 Part 1.3, Clause 1.3.2 Classifications:
CLASS 1: One or more buildings which in association constitute -
(a) Class 1A - A single dwelling, being -
(i) a detached house, or
(ii) one or more attached dwellings, each being a building,
separated by a fire-resisting wall, including a
row house, terrace house, town house or villa unit;
CLASS 10: A non-habitable building being a private garage, carport,
shed, or the like.

Section C Fire Separation
Part 3.7.1 Fire Separation
3.7.1.1 Application
Compliance with this Part satisfies Performance Requirement P2.3.1 for fire separation.
3.7.1.2 General Concession - Non-combustible materials
The following materials, though combustible or containing combustible fibers, may be used wherever a non-combustible is required in the Housing Provisions:
(a) plasterboard, and
(b) perforated gypsum lath with a normal paper finish, and
(c) fibrous-plaster sheet, and
(d) fiber-reinforced cement sheeting, and
(e) pre-finished metal sheeting having a combustible surface finish not exceeding 1mm thick and
where the Spread-of-Flame Index of the product is not more than 0; and
(f) bonded laminated materials, where -
(i) each laminate is non-combustible; and
(ii) each adhesive layer is not more than 1mm thick; and
(iii) the total thickness of adhesive layers is not more than 2mm; and
(iv) the Spread-of-Flame Index and the Smoke-Development Index of the laminated material as a whole does not exceed 0 and 3 respectively.
3.7.1.3 External Walls of Class 1 buildings
An external wall of a Class 1 building and any openings in that wall must comply with 3.7.1.5, if the wall is less than-
(a) 900mm from the allotment boundary other than the boundary adjoining a road alignment or other public space; or
(b) 1.8m from another building on the same allotment other than appurtenant Class 10 building or a detached part of the same Class 1 building.
3.7.1.4 Measurement of distances
(a) The distance from any point on an external wall of a building to an allotment boundary or another building is the distance to that point measured along a line at right angles from the allotment boundary or external wall of the other building which intersects that point without obstruction by a wall complying with 3.7.1.5.
(b) Where a wall within a specified distance is required to be constructed in a certain manner, only that part of the wall, (including any openings) within the specified distance, must be constructed in that manner.
3.7.1.5 Construction of External Walls
(a) External walls (including gables) required to be fire-resisting
[Referred to in 3.7.1.3 or 3.7.1.6] must extend to the underside of a non-combustible roof covering or non-combustible eaves lining, and must-
(i) have an FRL of not less than 60/60/60 when tested from the outside; or
(ii) be of masonry-veneer construction in which the external masonry veneer is not less than 90mm thick; or
(iii) be of masonry construction not less than 90mm thick.
(B) Openings in external walls required to be fire-resisting [referred to in 3.7.1.3 or

[3.7.1.6] must be protected by-
(i) non-operable fire-windows or other construction with an FRL of not less than --/60/-- ; or
(ii) self-closing solid-core doors not less than 35mm thick.
(c) Sub-floor vents, roof vents, weep holes and penetrations for pipes, conduits and the like need not comply with (b) above.
(d) Concessions for non-habitable room windows, conduits and the like-
Despite the requirements in (b), in a non-habitable room a window that faces the boundary of an adjoining allotment may be not less than 600mm from that boundary, or, where the building faces another building on the same allotment, not less than 1.2m from that building; providing that-
(i) in a bathroom, laundry or toilet, the opening has an area of not more than 1.2sqm; or
(ii) in a room other than referred to in (i), opening has an area of not more than 0.54sqm;
and-
(A) the window is steel-framed, there are no opening sashes and it is glazed in wire glass; or
(B) the opening is enclosed with hollow glass blocks.
3.7.1.8 Separating walls
(a) A wall that separates Class 1 dwellings, or separates a Class 1 building from a Class 10a building which is not appurtenant to that Class 1 building, must have an FRL of not less than 60/60/60, and-
(i) commence at the footings or ground slab; and
(ii) extend-
(A) if the building has a non-combustible roof covering, to the underside of the roof covering; or
(B) if the building has a combustible roof covering, to not less than 450mm above the roof covering.

SPECIFICATIONS C1.10 Fire Hazard Properties
Materials used in the building having flammability, smoke developed and spread-of-flame indices as set-out in spec C1.10.

SECTION F Health and Amenity
Part F1: Damp and Weatherproofing
- Stormwater drainage must comply with AS/NZS 3500.3.2
- Roof covering to comply with F1.5
- Sarking must comply with AS/NZS 4200, Parts 1 and 2
- Water proofing of wet areas in buildings to comply with F1.7
- Damp-proofing of floors on ground to comply with F1.11
Part F3.7: Fire safety
-Automatic fire detection system to be provided in accordance with Part 3.7.2
General concession:
Part 3.7.2: Smoke alarms - requirements for smoke alarms:
(a) Smoke alarms must be installed in:
(i) any storey containing bedrooms.
Part 3.8: Health and amenity
- Wet areas within the building must comply with the requirements of Part 3.8.1
Wet areas.
Part 3.8.6: Sound insulation requirements
3.8.6.1: Application - Compliance with this Part satisfies performance requirement P2.4.6 for sound insulation.
3.8.6.2: Sound insulation requirements
(a) to provide insulation from air-born and impact sound, a separating wall between two or more Class 1 buildings, must-
(i) achieve the weighted sound reduction with spectrum adaption term $R_w + C_{tr}$ and discontinuous construction requirements, as required by Table 3.8.6.1; and
(ii) be installed in accordance with the appropriate requirements of 3.8.6.3 and 3.8.6.4.
(b) For the purpose of this Part, the $R_w + C_{tr}$ must be determined in accordance with As/NZS 1276.2 or ISO 717.1, using results from laboratory measurements.
Part 3.9: Safe movement and access
- The treads and risers of the proposed stairs are to comply with Part 3.9.1.2 General requirements.

GENERAL NOTES
ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE PRINCIPAL CERTIFYING AUTHORITY [PCA] AND THE BUILDING CODE OF AUSTRALIA (BCA) - AS AMENDED.
REMOVAL OF ASBESTOS CEMENT SHEETING MUST BE CARRIED OUT BY A LICENSED CONTRACTOR IN COMPLIANCE WITH THE REQUIREMENTS OF THE NSW WORKCOVER AUTHORITY IN RELATION TO THE REMOVAL, HANDLING AND DISPOSAL OF ALL MATERIAL CONTAINING ASBESTOS: AND THE WORK SAFE AUSTRALIA ASBESTOS CODE OF PRACTICE AND GUIDANCE NOTES.

ALL DEMOTION WORK TO BE CARRIED OUT IN ACCORDANCE WITH AS2601 AS CURRENTLY AMENDED.
BUILDER SHALL MAKE GOOD ALL DISTURBED AREAS ADJACENT TO THE WORKS ON COUNCILS ROADS. FOOTPATHS ARE TO BE RESTORED TO THE SATISFACTION OF THE PCA. ALL CONCRETE FOOTINGS, FLOOR SLABS, COLUMNS AND TIMBER ROOF FRAMING TO STRUCTURAL ENGINEER'S DETAILS.
ALL STORMWATER REQUIREMENTS, EXTERNAL AND DRIVEWAY LEVELS TO HYDRAULIC ENGINEER'S DERAILS.
ALL LANDSCAPED AREAS, EXISTING TREES, DRIVEWAY, DRYING YARDS AND FENCING TO LANDSCAPE ARCHITECT'S DETAILS.

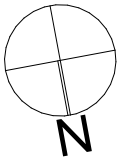
DRAWINGS ARE TO BE READ IN CONJUNCTION WITH SPECIFICATIONS.
ALL STAIR TREADS ARE TO BE EQUAL TO 250MM DEEP.
ALL MATERIALS AND COMPONENTS SHALL COMPLY WITH THE EARLY HAZARD INDICES REQUIREMENTS OF BCA SPEC. CLAUSE 1.10.
ALL ASPECTS OF THE BUILDING WORK SHALL COMPLY WITH THE RELEVANT CURRENT PROVISIONS OF THE LOCAL GOVERNMENT REGULATIONS AND THE BUILDING CODE OF AUSTRALIA.
SILT/SEDIMENT CONTROL MEASURES ARE TO BE IN PLACE PRIOR TO ANY EXCAVATION OR CONSTRUCTION WORK.
SAFETY GLASS SHALL BE USED IN EVERY GLASS DOOR OR PANEL ENCLOSING OR PATTY ENCLOSING A SHOWER OR BATH.

PROTECTIVE MEASURES ARE REQUIRED FOR EACH TREE BEING RETAINED ON SITE AND SHALL BE ESTABLISHED BEFORE BUILDING WORKS COMMENCE, AND SHALL BE CONSTRUCTED AND MAINTAINED AS PER COUNCIL REQUIREMENTS.
THE REFLECTIVITY INDEX OF ALL EXTERNAL GLASS MATERIALS IS NOT TO EXCEED 20%. PEDESTRIAN TRAFFIC AND USE OF BOUNDING PUBIC FOOTPATHS, SPACE TO REMAIN UN-CONSTRICTED (UNLESS SUBJECT TO SEPARATE COUNCIL APPROVAL], INCLUDING PRAM ACCESS TO BE MAINTAINED IN ACCORDANCE WITH **AS1742.3**

'PART 3' - TRAFFIC CONTROL DEVICES FOR WORKS ON ROADS'.
ALL BATHROOMS AND WC WINDOWS TO BE INSTALLED WITH OBSCURE GLASS, UNLESS THE DOOR IS A SANITARY COMPARTMENT THAT SWINGS OUTWARD OR IS GREATER THAN 1.2M AWAY FROM THE TOILET SUITE, THE DOOR MUST BE INSTALLED WITH REMOVABLE 'LIFT-OFF HINGES'.

SEDIMENT CONTROL NOTES
1. ALL EROSION AND SEDIMENT CONTROL MEASURES, INCLUDING RE VEGETATION AND STORAGE OF SOIL AND TOPSAIL SHALL BE IMPLEMENTED TO THE STANDARDS OF SOIL CONSERVATION OF NSW.
2. AL DRAINAGE WORKS SHALL BE CONSTRUCTED AND STABILIZED AS EARLY AS POSSIBLE DURING DEVELOPMENT.
3. SEDIMENT TRAPS SHALL BE CONSTRUCTED AROUND ALL INLET PITS, CONSISTING OF 450MM WIDE BY 450NM DEEP TRENCH.
4. ALL SEDIMENT BASINS AND TRAPS SHALL BE CLEANED WHEN STRUCTURES ARE A MAXIMUM OF 60% FULL OF SOIL MATERIALS, INCLUDING THE MAINTENANCE PERIOD.
5. ALL DISTURBED AREAS SHALL BE RE-VEGETATED AS SOON AS THE RELEVANT WORKS ARE COMPLETED.
6. SOIL AND TOPSOIL STOCKPILES SHALL BE LOCATED AWAY FROM DRAINAGE LINES AND AREA WHERE WATER MAY CONGREGATE.
7. FILTER SHALL BE CONSTRUCTED BY STRETCHING A FILTER FABRIC (PROPEX OR APPROVED EQUIVALENT] BETWEEN POSTS AT 3.0M CENTRES. FABRIC SHALL BE BURIED 150MM ALONG ITS LOWER EDGE.
8. REFER TO CONCEPT STORMWATER ENGINEERING FOR CLARITY AND STRUCTURE DETAIL.

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project		Sheet Title:	
UNAUTHORISED CONVERSION APPROVED STUDIO TO GRANNY FLAT		BUILDING CODES COMPLIANCE	
Client	Address	Scale	Date/Revision
MASTER BUILDING GROUP PTY LTD	7 LAUMA AVENUE GREENACRE Lot 6 DP29227		14/02/25
Issue		Drawing No.:	Sheet Number:
		D7lauma	2

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

1. FALLS, SLIPS, TRIPS

a) WORKING AT HEIGHTS

DURING CONSTRUCTION
Wherever possible, components for this building should be prefabricated off-site or at ground level to minimise the risk of workers falling more than two 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 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:
1990 - it therefore may contain asbestos
1986 - it therefore is likely to contain asbestos
either in cladding material or in fire retardant insulation material. In either case, the builder should check and, if necessary, take appropriate action before demolishing, cutting, sanding, drilling or otherwise disturbing the existing 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

All electrical work should be carried out in accordance with Code of Practice: Managing Electrical Risks at the Workplace, AS/NZ 3012 and all licensing requirements.
All work using Plant should be carried out in accordance with Code of Practice: Managing Risks of Plant at the Workplace.
All work should be carried out in accordance with Code of Practice: Managing Noise and Preventing 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.

UNAUTHORISED CONVERSION APPROVED STUDIO TO GRANNY FLAT		Sheet Title: SAFETY NOTES	
Client	Address	Scale	Date/Revision
MASTER BUILDING GROUP PTY LTD	7 LAUMA AVENUE GREENACRE Lot 6 DP29227	Issue D	14/02/25
		Drawing No.: 7lauma	Sheet Number: 3

ENVIRONMENTAL SITE MANAGEMENT NOTES

- All existing trees to be retained unless shown otherwise on approved Architect's or Landscape drawings. Trees retained are to be protected with a high visibility fence, plus flagging to individual trees as necessary.
- Retain all existing grass cover wherever possible.
- Sediment and erosion controls must be in place prior to the commencement of any earthworks of demolition activity.
- Install temporary sediment barriers to all inlet pits likely to collect silt laden water, until surrounding areas are paved or regressed.
- All silt fences and barriers are to be maintained in good order and regularly desilted during the construction period.
- It is the responsibility of the contractor to ensure that all measures are taken during the course of construction to prevent sediment erosion and pollution of the downstream system. Supervising engineer should be contacted if in doubt.
- It is the responsibility of the contractor to ensure that all measures are taken during the course of construction to prevent sediment erosion and pollution of the downstream system. Supervising engineer should be contacted if in doubt.
- Waste materials are to be stockpiled or loaded into Utility vehicles located as shown on plan.
- stockpiles of loose material such as sand, soil, gravel must be covered with geotextile silt fence material. Plastic sheeting or membrane must not be used. Safety barricading should be used to isolate stockpiles of solid materials such as steel reinforcing, formwork, scaffolding.
- All vehicles leaving the site must pass over the 'ballast' area to shake off site clay and soil. If necessary wheels and axles are to be hose down. Ballast is to be maintained and replaced as necessary during the construction period.
- Delivery and other motor vehicles removing excavated material should travel on stabilised construction paths and material should be taken to the truck to reduce truck movement on the site.
- Any sediment deposit on the public way, including footpath reserve and road surface, is to be removed immediately.
- Provide barriers round all construction works within the footpath area to provide safe access for pedestrians.
- Concrete pumps and cranes are to operate from within the ballast entry driveway area and are not to operate from the public roadway unless specific council permission is obtained.
- delivery vehicles must not stand within the public roadway for more than 20 minutes at a time.
- Any excavation work adjacent to adjoining properties or the public roadway is not to be commenced until the structural engineer is consulted and specific instructions received from the engineer.
- Toilet facilities must be either a flushing type or approved portable chemical closet. Chemical closets are to be maintained and serviced on a regular basis so that offensive odour is not emitted.

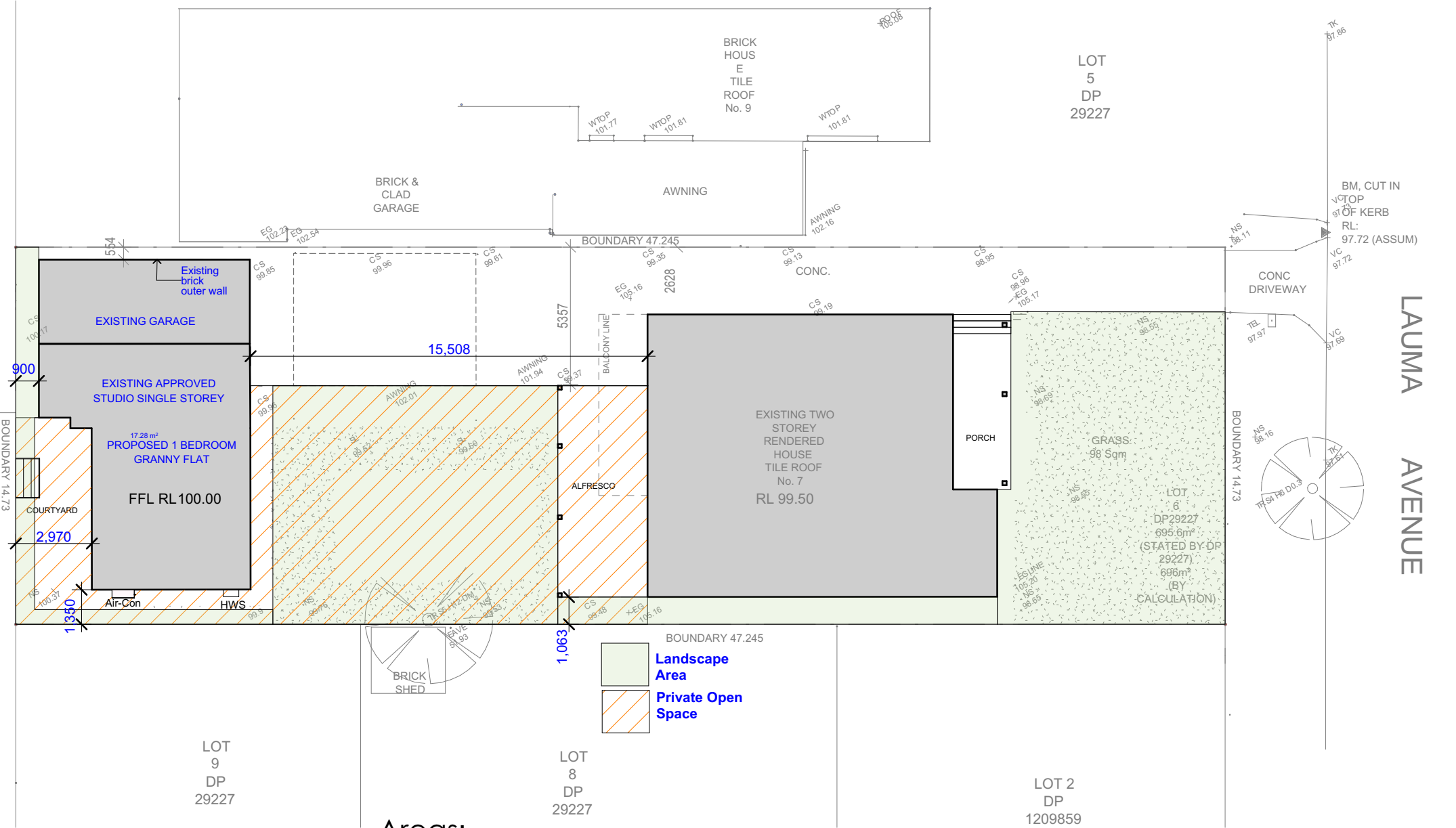
Soil Note
Slab Level to form Datum to be Determined on Site & to Existing FFL Retaining walls to be completed to engineers details (if required) Sewer connection to Existing Connection Dish drains (if Needed) to Authorities Details Smoke Alarms to be Mains Connected There are no existing trees to be removed.

Soil Management
All excess soil on site generated as a result of necessary excavations to be re-used as fill to sub base of raft slab and to achieve a levelled building platform.

SEDIMENTATION CONTROL NOTES

- ALL EROSION AND SEDIMENTATION CONTROL MEASURE, INCLUDING REVEGETATION AND STORAGE OF SOIL AND TOPSOIL, SHALL BE IMPLEMENTED TO THE STANDARDS OF THE SOIL CONSERVATION OF NSW.
2. DRAINAGE WORKS SHALL BE CONSTRUCTED AROUND ALL INLET PITS, CONSISTING OF 300MM W X 300MM D TRENCH.
 3. ALL SEDIMENT BASINS AND TRAPS SHALL BE CLEANED WHEN AT A MAXIMUM OF 60% FULL OF SOIL MATERIALS.
 4. ALL DISTURBED AREAS SHALL BE REVEGETATED AS SOON AS THE RELEVANT WORKS ARE COMPLETED.
 5. SOIL AND TOPSOIL STOCKPILES SHALL BE LOCATED AWAY FROM DRAINAGE LINES AND AREAS WHERE WATER MAY CONCENTRATE.
 6. FILTER SHALL BE CONSTRUCTED BY STRETCHING A FILTER FABRIC (PROPEX OR EQUIVALENT) BETWEEN POSTS AT 2M CENTRES. FABRIC SHALL BE BURIED 200MM ALONG THE BOTTOM EDGE.

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SITE PLAN

Areas:

Proposed Granny Flat..... 44.60m²
Existing Dwelling.....251.70m²

Total Living Space.....296.30m²

Existing Front Porch.....13.50m²
Existing Dwelling Alfresco.....28.90m²
Existing Dwelling Balcony.....15.60m²
Existing Garage Store Room.....10.00m²

TOTAL68.00m²

SITE COVERAGE:

Site Area696.00m²
Landscape Area.....227.00m² 32.60%
Soft Soil Area.....227.00m² 32.60%
FSR.....296.30m² 42.57%
POS.....194.00m²
Site Cover.....445.00m² 64%

IMPORTANT NOTES
CONDENSATION MANAGEMENT SHALL BE IN ACCORDANCE WITH NCC 2019 PART3.8.7 APPLY AN APPROPRIATE TERMITE MANAGEMENT SYSTEM IN ACCORDANCE WITH PART 3.1.3 OF THE NCC

NOTE:
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA A.A.S.3500.3.
2. ALL WORK SHALL BE IN ACCORDANCE LOCAL CONSENT AUTHORITY'S STANDARDS AND SPECIFICATION, CODES AND THE SATISFACTION OF L.C.A. SUPERVISING OFFICER.
3. MINIMAL GRADED SLOPE FOR ALL PIPEWORK SHALL BE 1.0%.
4. DIRECT SURFACE FLOW TO ALL GRATED SURFACE INLET PITS.
5. ALL DESIGN LEVELS SHOWN ON PLAN SHALL BE VERIFIED ON SITE PRIOR TO THE COMMENCEMENT OF ANYWORK.
6. ANY DISCREPANCIES FOR OMISSIONS SHALL BE REFERRED TO THE DESIGN ENGINEER FOR RESOLUTION.

project

UNAUTHORISED CONVERSION
APPROVED STUDIO TO GRANNY FLAT

Client

MASTER BUILDING GROUP PTY LTD

Address

7 LAUMA AVENUE
GREENACRE Lot 6
DP29227

Sheet Title:

SITE PLAN

Scale 1:200

Issue

D

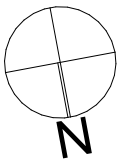
Drawing No.:
7lauma

Date/Revision

14/02/25

Sheet Number:

5



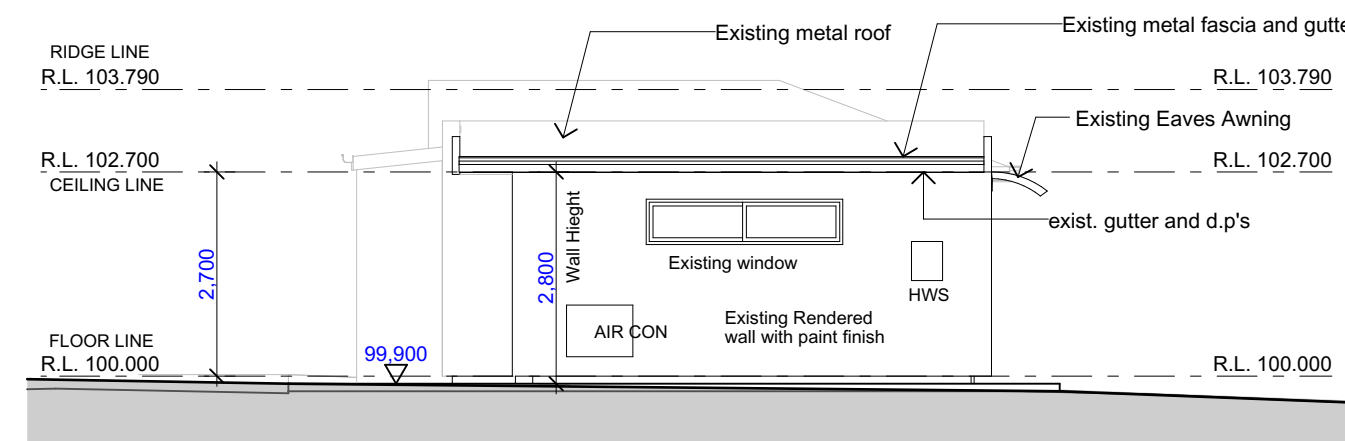
⑤ SMOKE ALARM



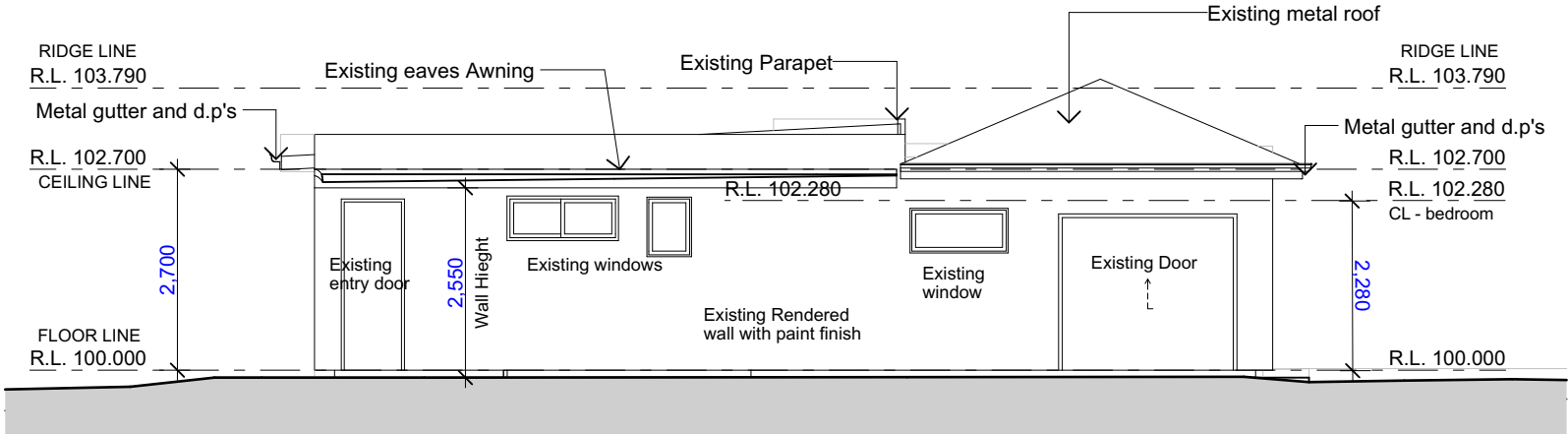
BUILDING DESIGNERS
ASSOCIATION OF AUSTRALIA

5

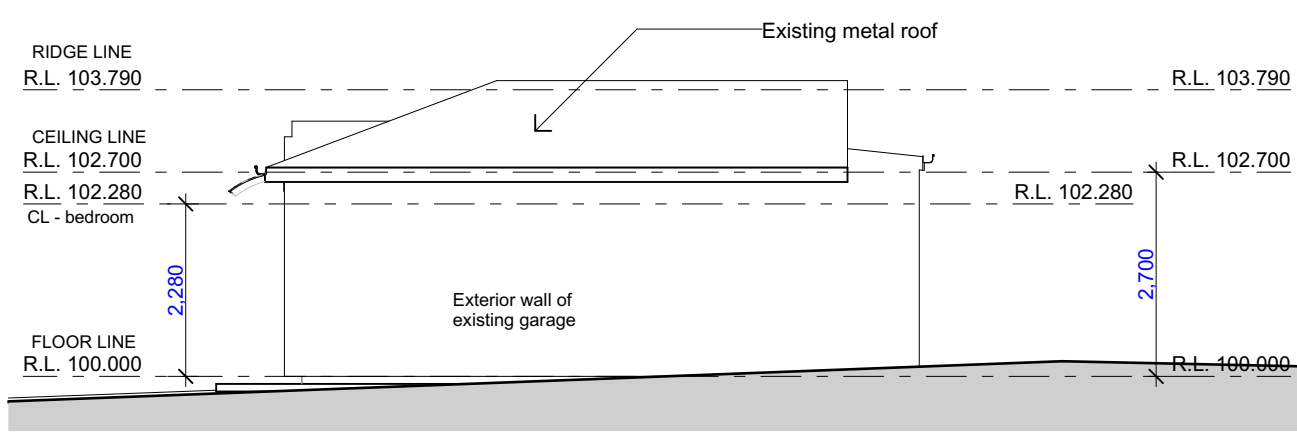
Quality of Work: All work carried out must comply with: Building Code of Australia to the extent required under Environmental Planning Assessment Act 1979, all other relevant codes, standards and specifications that the work is required to comply with under any law and the conditions of any relevant development consent or complying development certificate and any construction certificate.



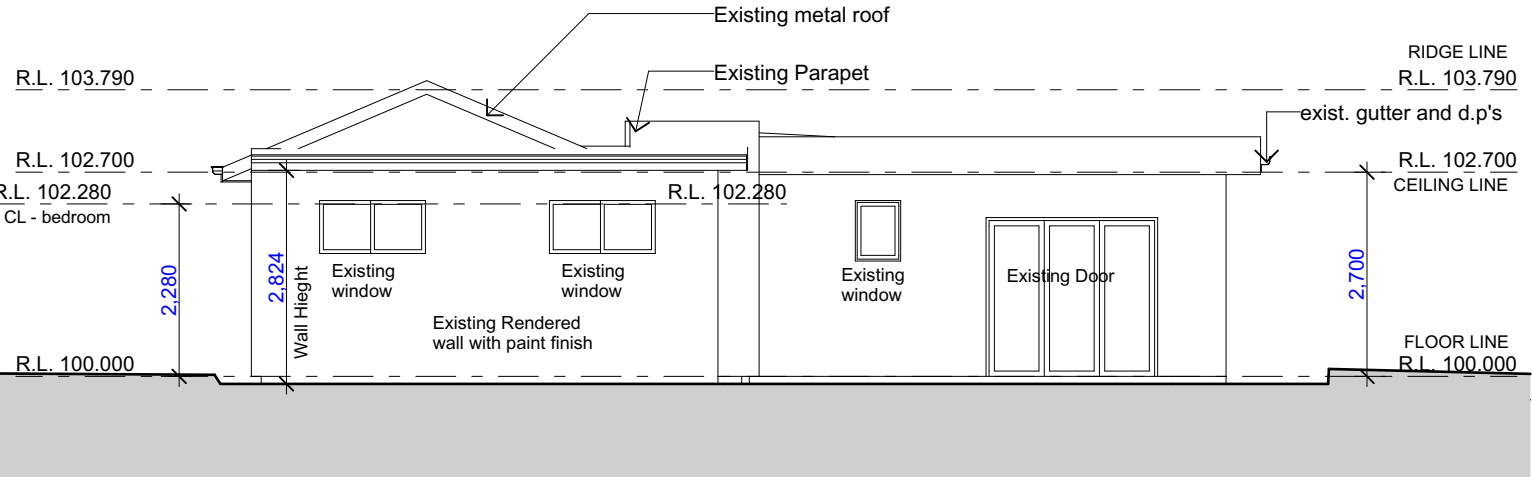
NORTH ELEVATION



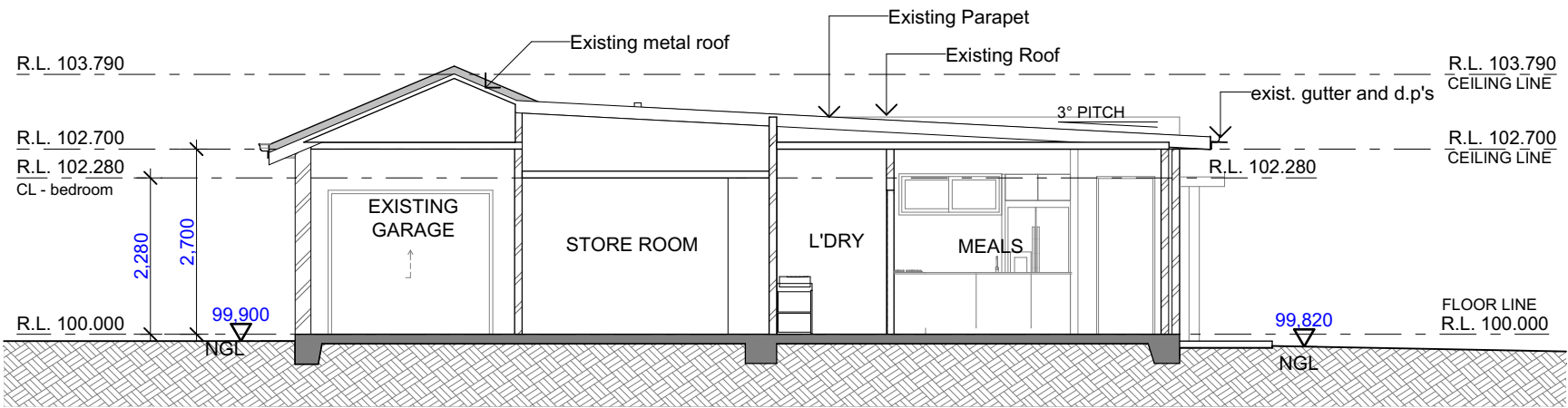
WEST ELEVATION



SOUTH ELEVATION

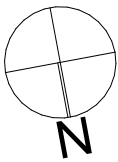


EAST ELEVATION



Section AA

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UNAUTHORISED CONVERSION
APPROVED STUDIO TO GRANNY FLAT

Client

MASTER BUILDING GROUP PTY LTD

Address

7 LAUMA AVENUE
GREENACRE Lot 6
DP29227

Sheet Title:

ELEVATION AND SECTION

Scale 1:100

Issue

D

Drawing No.:
7lauma








Date/Revision

14/02/25

Sheet Number:


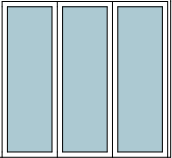
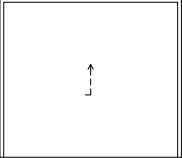
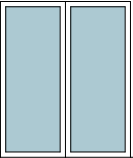
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Quality of Work: All work carried out must comply with: Building Code of Australia to the extent required under Environmental Planning Assessment Act 1979, all other relevant codes, standards and specifications that the work is required to comply with under any law and the conditions of any relevant development consent or complying development certificate and any construction certificate.

Window List							
ID	W01	W02	W03	W04	W05	W06	W07
W x H Size	2,600×600	1,500×600	600×800	1,320×600	600×800	1,500×800	1,500×800
3D Front View							

WINDOWS SCHEDULE



Door List				
ID	D1	D2	D2	D3
W x H Size	850×2,300	2,270×2,100	2,400×2,100	1,800×2,100
3D Front View				

DOORS SCHEDULE

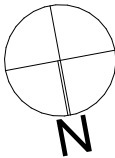


SUMMARY OF BASIX COMMITMENTS			
Basix Certificate Number: 1780112S			
Certificate Prepared By:			
Name/Company Name: Green Choice Consulting			
ABN: 63658893415			
WATER COMMITMENTS			
Landscape			
Area of Garden & Lawn (m²)		50.00	
Area of Indigenous or low water use species (m²)		0.00	
Fixtures			
Showerheads		4 star (>4.5 but <=6 L/min)	
Toilet		5 star	
Kitchen Taps		5 star	
Bathroom Taps		5 star	
Alternative Water			
Collected from Roof Area (m²)		44.00	
Rainwater Tank (L)		3000.00	
Tank Connected To			
Garden & Lawns		Rainwater	
Toilet		Town water Supply	
Laundry		Town water Supply	
All Hot water		Town water Supply	
Drinking/Household		Town water Supply	
ENERGY COMMITMENTS			
Hot Water System	gas instantaneous	5 star	
Cooling	Living	1-phase airconditioning - non ducted	5 star
	Bedroom	1-phase airconditioning - non ducted	5 star
Heating	Living	1-phase airconditioning - non ducted	5 star
	Bedroom	1-phase airconditioning - non ducted	5 star
Ventilation	Bathroom Exhaust	individual fan, ducted to façade or roof	manual switch on/off
	Kitchen Exhaust	individual fan, ducted to façade or roof	manual switch on/off
	Laundry Exhaust	individual fan, ducted to façade or roof	manual switch on/off
Natural Lighting	Skylight or Window in Kitchen	yes	
	Skylight or Window in Bathrooms/Toilets	1	
Alternative Energy	N/A		
OTHER COMMITMENTS			
Cooktop/Oven		gas cooktop & electric oven	
Outdoor Clothes line		yes	
Indoor Clothes line		no	

BASIX COMMITMENTS



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UNAUTHORISED CONVERSION APPROVED STUDIO TO GRANNY FLAT		Sheet Title: WINDOWS AND DOORS SCHEDULE BASIX COMMITMENTS	
Client MASTER BUILDING GROUP PTY LTD	Address 7 LAUMA AVENUE GREENACRE Lot 6 DP29227	Scale 1:1, 1:1.47	Date/Revision 14/02/25
Issue D		Drawing No.: 7lauma	Sheet Number: 8