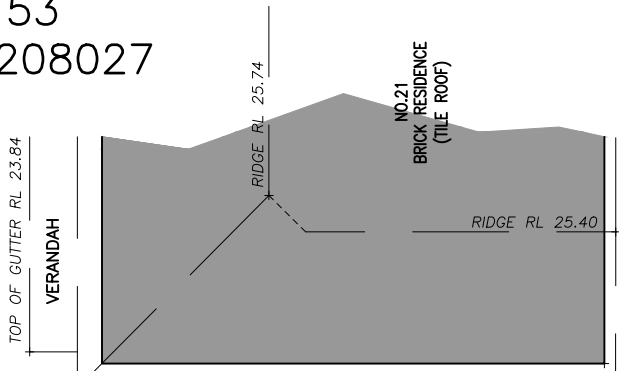


All construction standards to comply with Australian Standard and National Construction Codes 2022.

40
DP 208027

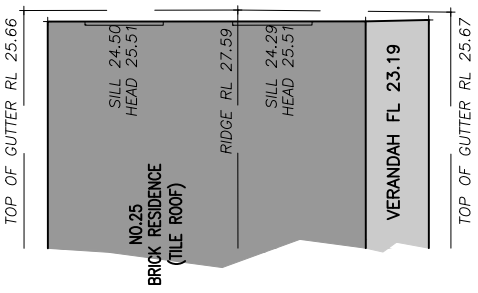
53
DP 208027



52
DP 208027

50
DP 208027

51
DP 208027



STREET

WATERVIEW

EASEMENT
3.05 WIDE
(VIDE DP208027)

Note:
All survey information taken from details provided by Zenith Surveying Services Registered Surveyors.
All levels are to AHD.



DESIGN
Accredited Building Designer

45 Pioneer Drive
Forster, NSW 2428
Tel: 02 6555 8601
Mob : 0401 820 897
info@rgr.design

Accredited Building Designer
with
BUILDING DESIGNERS
ACCREDITATION & TRAINING P/L
No. 6146

© R. Grahame Roberts.
Measured dimensions shall be taken in preference to scaling these drawings.
Tenders must visit the site, verify all dimensions & become familiar with the requirements of job. Construction to BCA

JOB NO. F1068
DATE December 2024
REV. --
DRAWN rgr
SCALE 1:200 @ A3

CLIENT
B. Schumann

PROJECT
New dwelling at:
23 Waterview Street
Forster

Lot:52 DP:208027

Existing Site Plan
Development Application Drawings



All construction standards to comply with Australian Standard and National Construction Codes 2022.

Total Living = 152.69sq.m
Total Garage = 40.45sq.m
Laundry = 2.40sq.m
Grand Total = 195.54sq.m (Internal)
Less Parking 36.00 = 159.54sq.m
Site Area = 505.90sq.m
FSR = 0.32 : 1

Exterior Colours:
Roof Colorbond Shale Grey
Walls Light face brick.



DESIGN
Accredited Building Designer

45 Pioneer Drive
Forster, NSW 2428
Tel: 02 6555 8601
Mob : 0401 820 897
info@rgr.design

Accredited Building Designer
with
BUILDING DESIGNERS
ACCREDITATION & TRAINING P/L
No. 6146

© R. Grahame Roberts.
Measured dimensions shall be taken in preference to scaling these drawings.
Tenders must visit the site, verify all dimensions & become familiar with the requirements of job. Construction to BCA

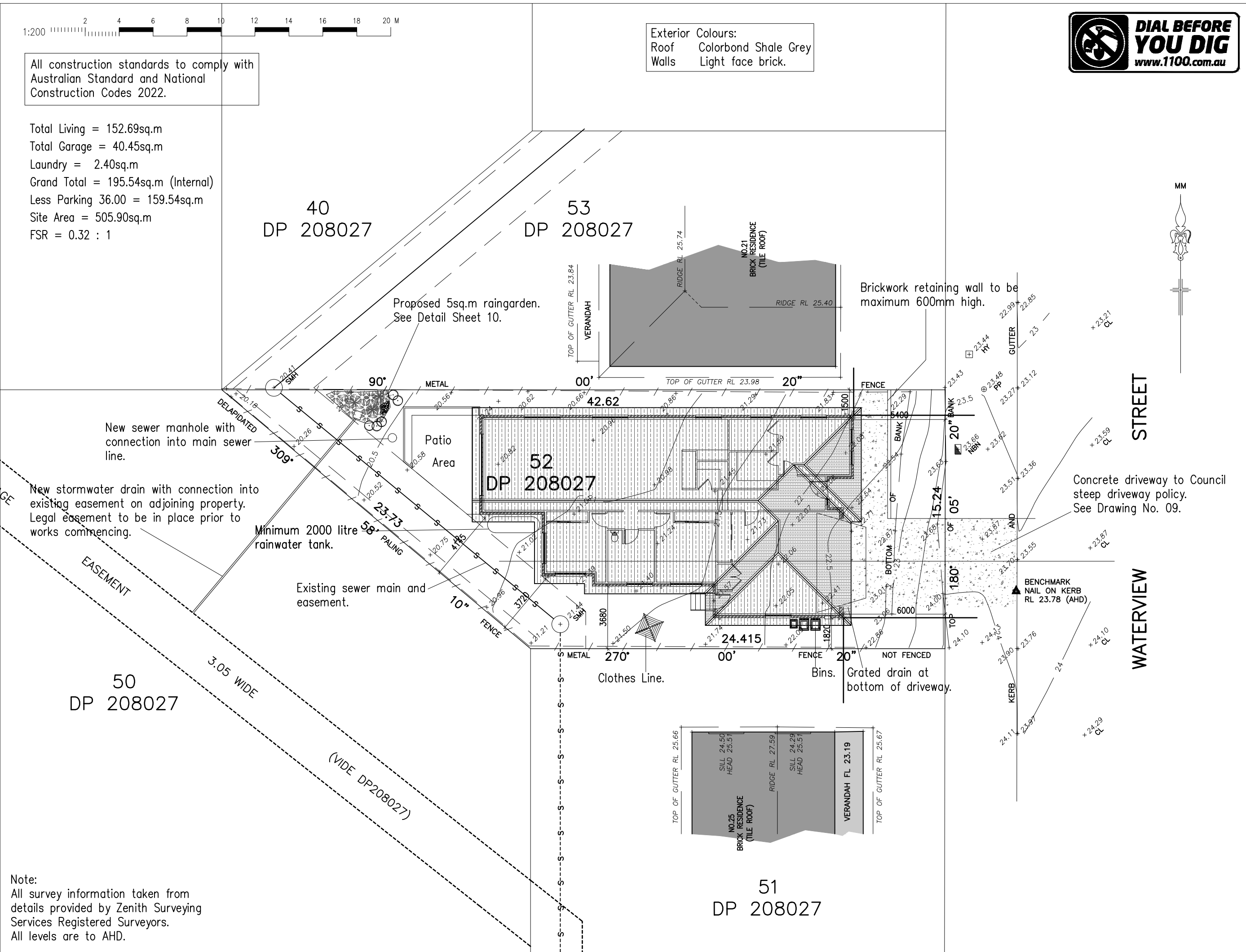
JOB NO. F1068
DATE December 2024
REV. --
DRAWN rgr
SCALE 1:200 @ A3

CLIENT
B. Schumann

PROJECT
New dwelling at:
23 Waterview Street
Forster

Lot:52 DP:208027

Proposed Site Plan
Development Application Drawings



Note:
All survey information taken from details provided by Zenith Surveying Services Registered Surveyors.
All levels are to AHD.

1:100 1 2 3 4 5 6 7 8 9 10 M

All construction standards to comply with Australian Standard and National Construction Codes 2022.

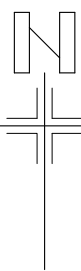
New Biofiltration garden to be 5sq.m in landscaped area.
See detail sheet 10.

New sewer manhole to connect into existing main sewer.

METAL

Planter

Deck



KEY :

- Smoke alarm to be to AS 3786.
- wm Washing machine.
- T Laundry tub.
- F Fridge.
- WT Rainwater tank.
- DP Rainwater downpipe.



DESIGN
Accredited Building Designer

45 Pioneer Drive
Forster, NSW 2428
Tel: 02 6555 8601
Mob : 0401 820 897
info@rgr.design

Accredited Building Designer
with
BUILDING DESIGNERS
ACCREDITATION & TRAINING P/L
No. 6146

© R. Grahame Roberts.
Measured dimensions shall be taken in
preference to scaling these drawings.
Tenders must visit the site, verify all
dimensions & become familiar with the
requirements of job. Construction to BCA

JOB NO. F1068
DATE December 2024
REV. ---
DRAWN rgr
SCALE 1:100 @ A3

CLIENT
B. Schumann

PROJECT
New dwelling at:
23 Waterview Street
Forster

Lot:52 DP:208027

Proposed Floor Plan
Development Application Drawings

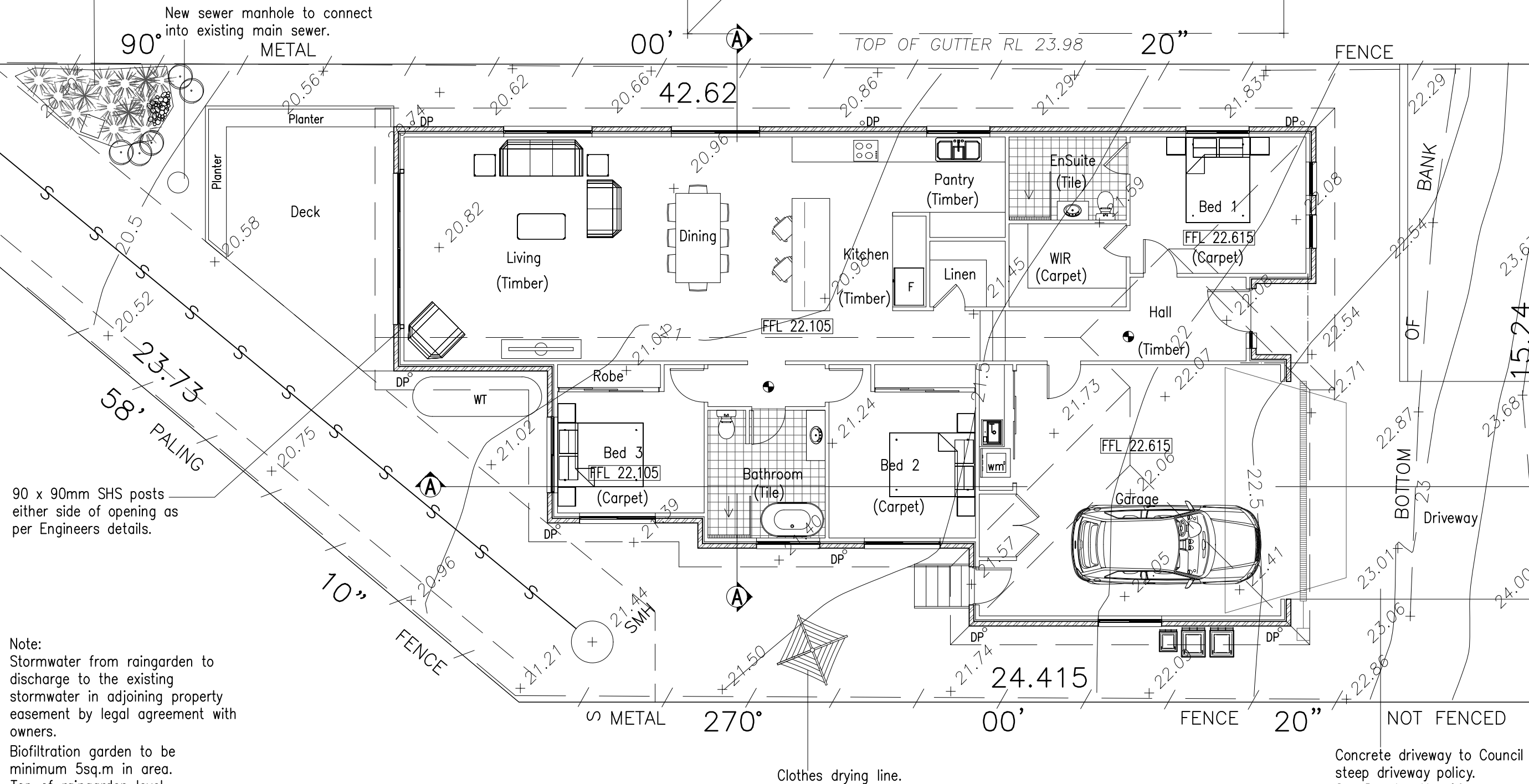
03

90 x 90mm SHS posts
either side of opening as
per Engineers details.

Note:
Stormwater from raingarden to
discharge to the existing
stormwater in adjoining property
easement by legal agreement with
owners.

Biofiltration garden to be
minimum 5sq.m in area.
Top of raingarden level
20.50 AHD.

Raingardens to be lined with
impermeable liner where within 2m
of building or boundary.
Raingarden to be 1.5m minimum
from existing sewer pipe.

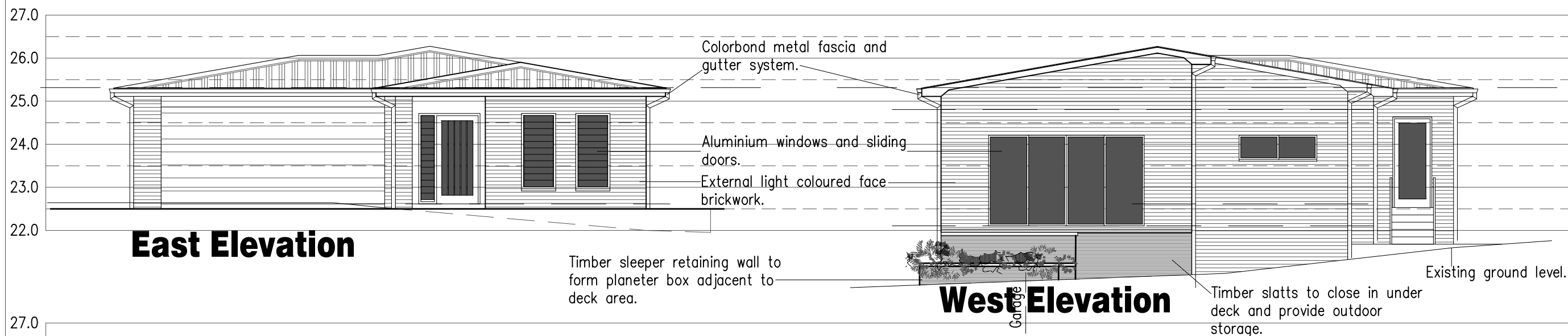


Clothes drying line.

Concrete driveway to Council
steep driveway policy.
See Drawing No. 09.
Grated drain to discharge
into stormwater system.

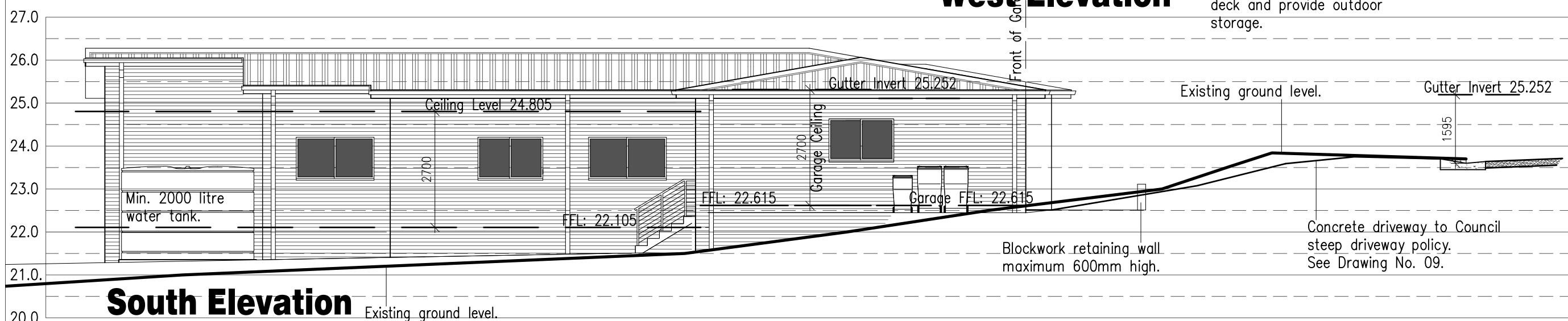


Roof Pitch – 10 degrees.

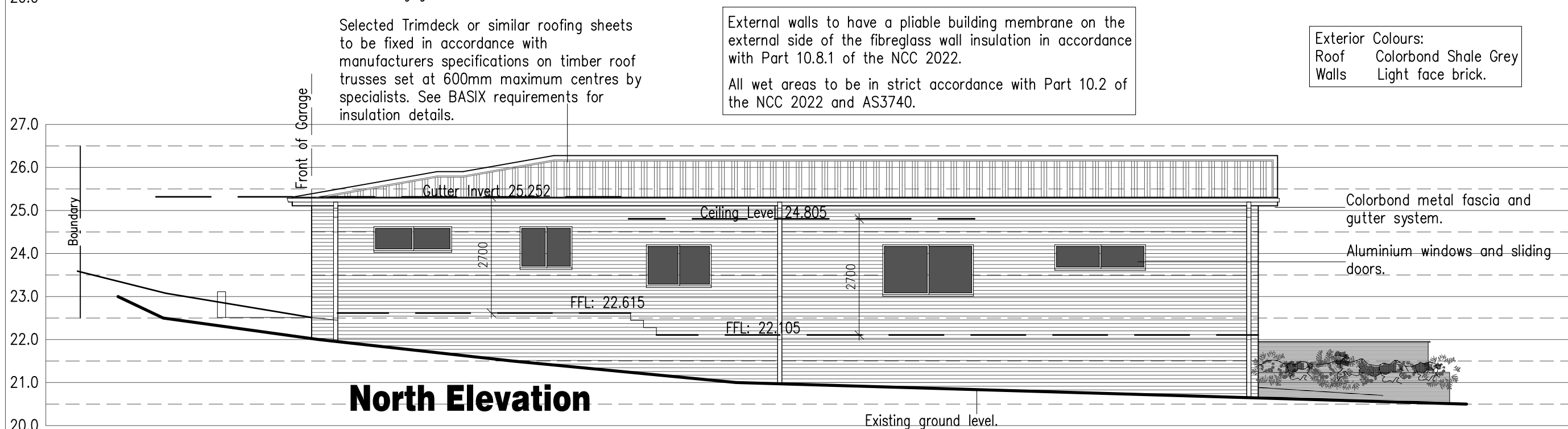


East Elevation

West Elevation



South Elevation



North Elevation



DESIGN
Accredited Building Designer

45 Pioneer Drive
Forster, NSW 2428
Tel: 02 6555 8601
Mob : 0401 820 897
info@rgr.design

Accredited Building Designer
with
**BUILDING DESIGNERS
ACCREDITATION & TRAINING P/L**
No. 6146

© R. Grahame Roberts.
Measured dimensions shall be taken in
preference to scaling these drawings.
Tenders must visit the site, verify all
dimensions & become familiar with the
requirements of job. Construction to BCA

JOB NO. F1068
DATE December 2024
REV. --
DRAWN rgr
SCALE 1:100 @ A3

CLIENT
B. Schumann

PROJECT
New dwelling at:
23 Waterview Street
Forster

Lot:52 DP:208027

Proposed Elevations
Development Application Drawings



DESIGN
Accredited Building Designer

45 Pioneer Drive
Forster, NSW 2428
Tel: 02 6555 8601
Mob : 0401 820 897
info@rgr.design

Accredited Building Designer
with
**BUILDING DESIGNERS
ACCREDITATION & TRAINING P/L**
No. 6146

© R. Grahame Roberts.
Measured dimensions shall be taken in
preference to scaling these drawings.
Tenders must visit the site, verify all
dimensions & become familiar with the
requirements of job. Construction to BCA

JOB NO. F1068
DATE December 2024
REV. --
DRAWN rgr
SCALE 1:100 @ A3

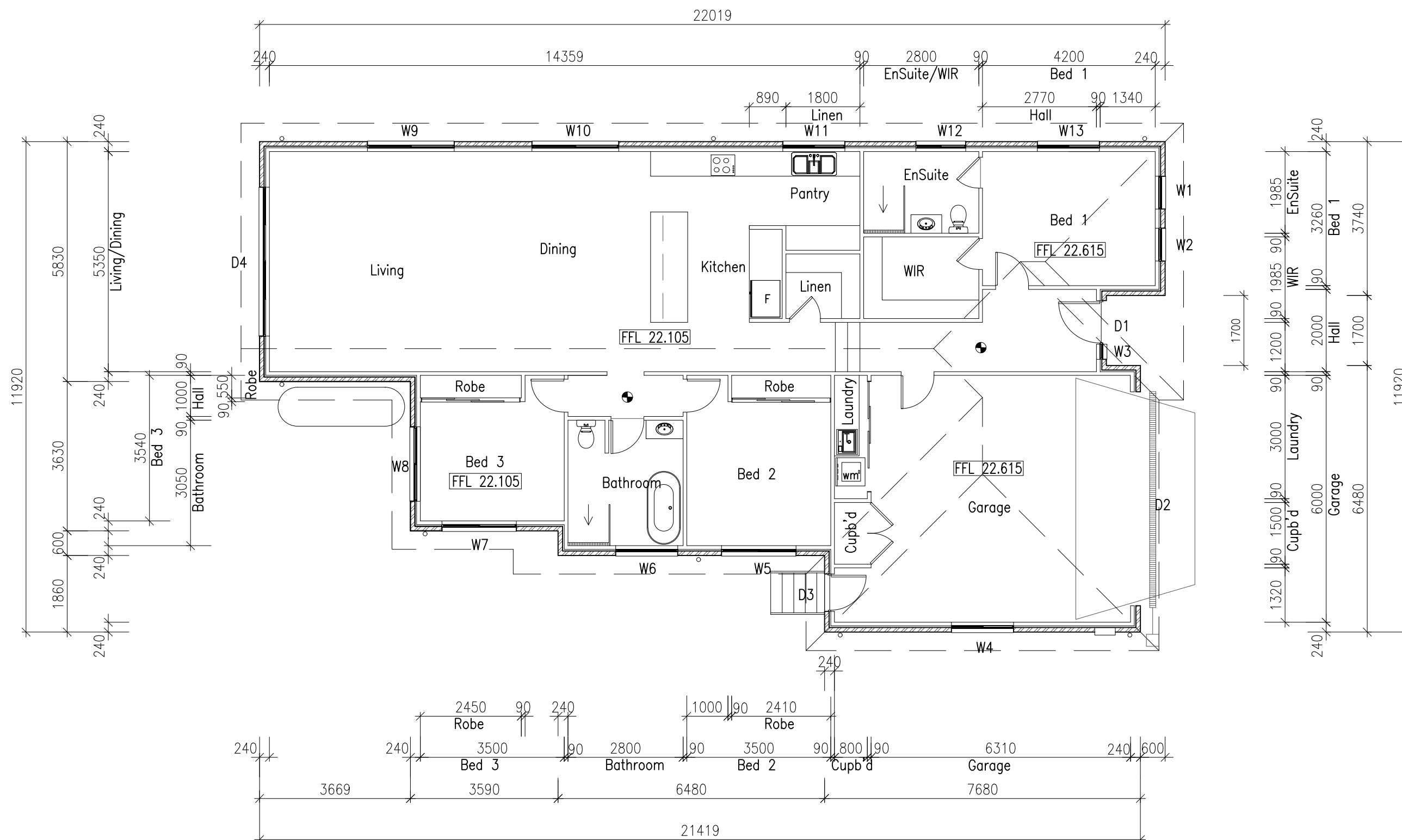
CLIENT
B. Schumann

PROJECT
New dwelling at:
23 Waterview Street
Forster

Lot:52 DP:208027

Dimension Floor Plan
Development Application Drawings

05



Note:
All dimensions are to frames and structure
and do not account for wall finishes or
cladding.



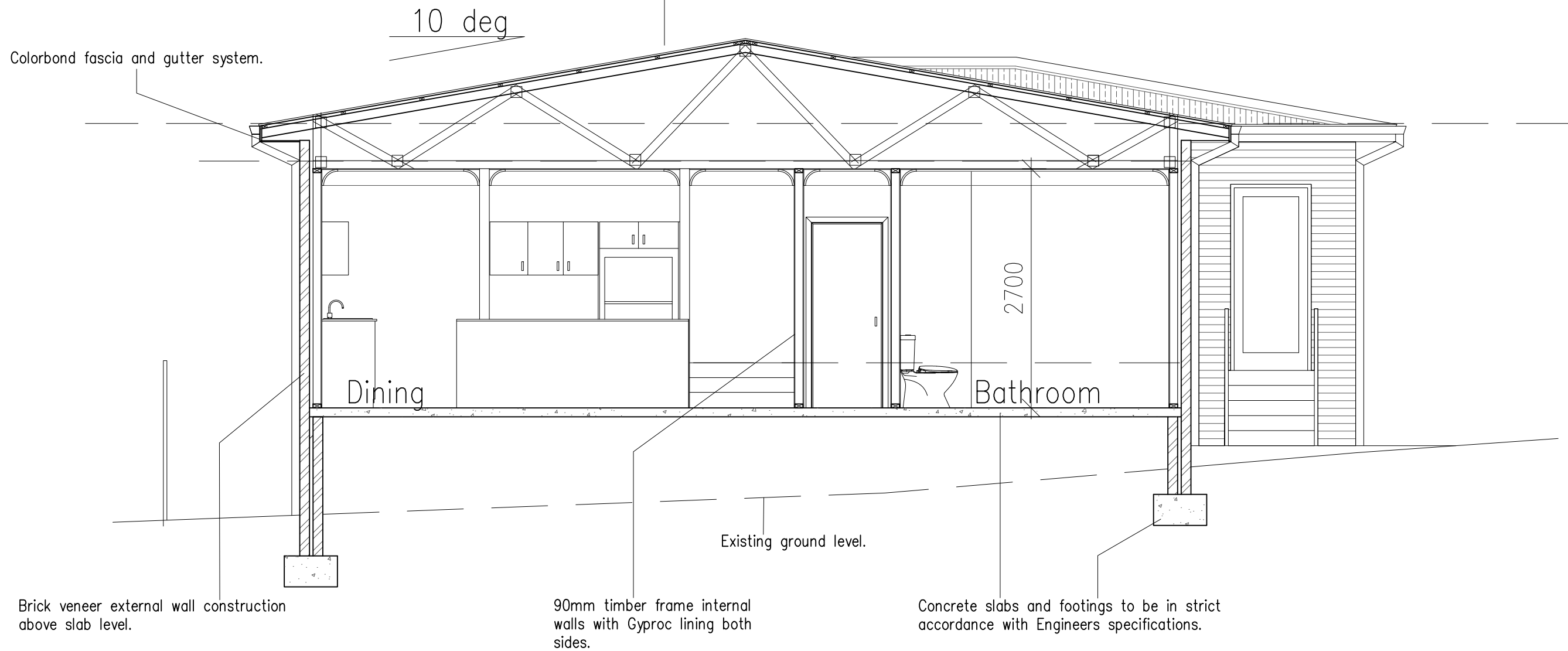
All construction standards to comply with Australian Standard and National Construction Codes 2022.

Selected Trimdeck or similar roofing sheets to be fixed in accordance with manufacturers specifications on timber roof trusses set at 600mm maximum centres by specialists. See BASIX requirements for insulation details.

Roof Pitch – 10 degrees.

External walls to have a pliable building membrane on the external side of the fibreglass wall insulation in accordance with Part 10.8.1 of the NCC 2022.

All wet areas to be in strict accordance with Part 10.2 of the NCC 2022 and AS3740.



DESIGN
Accredited Building Designer

45 Pioneer Drive
Forster, NSW 2428
Tel: 02 6555 8601
Mob : 0401 820 897
info@rgr.design

Accredited Building Designer
with
BUILDING DESIGNERS
ACCREDITATION & TRAINING P/L
No. 6146

© R. Grahame Roberts.
Measured dimensions shall be taken in preference to scaling these drawings. Tenders must visit the site, verify all dimensions & become familiar with the requirements of job. Construction to BCA

JOB NO. F1068
DATE December 2024
REV. --
DRAWN rgr
SCALE 1:50 @ A3

CLIENT
B. Schumann

PROJECT
New dwelling at:
23 Waterview Street
Forster

Lot:52 DP:208027



45 Pioneer Drive
Forster, NSW 2428
Tel: 02 6555 8601
Mob : 0401 820 897
info@rqr.design

Accredited Building Designer
with
**BUILDING DESIGNERS
ACCREDITATION & TRAINING P/L**
No. 6146

© R. Grahame Roberts.
Measured dimensions shall be taken in preference to scaling these drawings. Tenders must visit the site, verify all dimensions & become familiar with the requirements of job. Construction to BCA

JOB NO. F1068
DATE December 2024
REV. --
DRAWN rgr
SCALE 1:100 @ A3

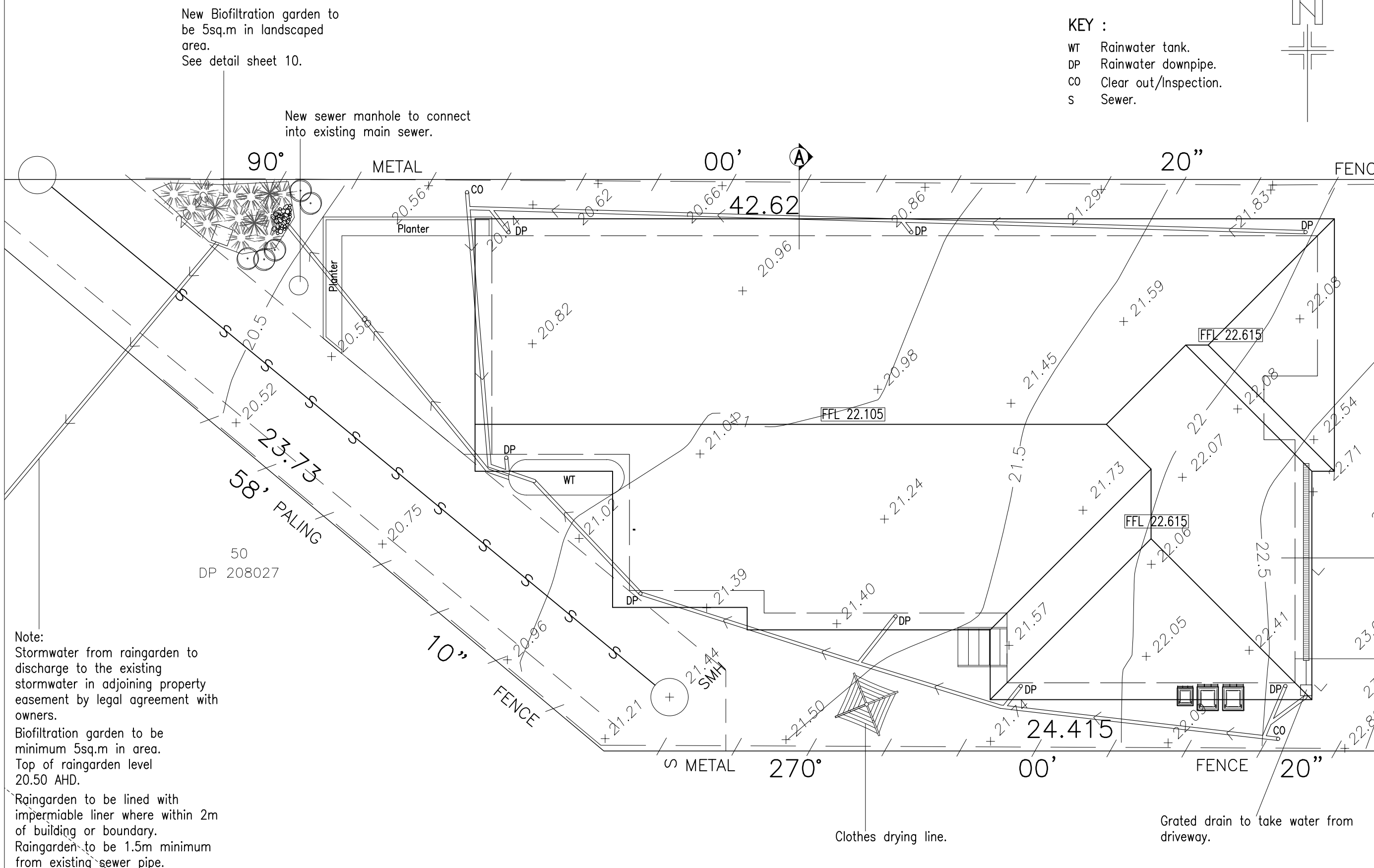
CLIENT
B. Schumann

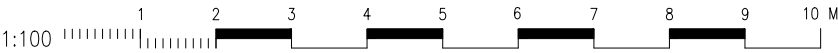
PROJECT
New dwelling at:
23 Waterview Street
Forster

Lot:52 DP:208027

Proposed Stormwater Drainage Plan

07





SPECIFICATION OF BASIX REQUIREMENTS
Certificate No. 1783586S

1. All shower heads to have minimum 4 Star rating (>6 but <7.5L/min).
2. Toilet flushing systems to have minimum 4 Star rating.
3. Kitchen taps to have minimum 3 Star rating.
4. Bathroom taps to have minimum 3 Star rating.
5. Rainwater storage tank to be 2,000 litres minimum and to be installed in accordance with applicable regulatory authorities.
6. Minimum of 247.32sq.m of roof area to be collected in min. 2,000 litre rainwater storage tank (100%).
7. Rainwater storage to be connected to all toilet systems, Laundry and one external tap.
8. All ceilings to have minimum R4 insulation.
All external brick veneer walls to have R2.5 rockwool batts insulation & sarking.
All internal & external wall frames to be H2 treated timber.
Roof to have 55mm thick foil backed blanket under roof covering.
9. All windows and glazed doors to be single glazed with U Value < 6.5.
10. Electric boosted solar hot water system to be installed with a performance of 36–40 STCs.
11. Ceiling fans to be installed in all bedrooms and living areas in accordance with Part 13.5.2 of the NCC 2022.
12. Electric cooktop to be installed in kitchen.
13. Electric oven to be installed in kitchen.
14. The refrigerator space is to be well ventilated to meet the following criteria:
(i) the refrigerator will be unenclosed: or
(ii) the refrigerator will only be enclosed on three sides, including the rear and top: or
(iii) if the refrigerator is to be enclosed on three sides (not including the rear and top), ventilation grills are installed below the refrigerator (either in the floor underneath the refrigerant coils, from the rear or within the plinth.) and above the refrigerant coils, to allow air flow equal to the air flow that would pass over the refrigerant coils were the refrigerator unenclosed.
15. All lighting fittings to be dedicated LED type.
16. External clothes drying line to be installed.
17. A photovoltaic system with the capacity to generate at least 6 peak kilowatts of electricity is to be installed.

Notes :

Timber framing, bracing and tie-down shall comply with the relevant provisions of the National Timber Framing Code AS 1684.

Mechanical ventilation is to be provided to the WC room in accordance with Part 10.8.2 of the NCC 2022. All exhaust air is to be vented direct to outside atmosphere.

Roofing materials (sheets) shall be of a subdued low-reflective colour.

Protection from Termite infestation in accordance with Part 3.4 of the NCC 2022 and AS 3660.1.

Footings to be constructed in accordance with the provisions of AS 2870.1.

Storm water from roof areas to be linked into a Council approved stormwater disposal system immediately before placement of any roofing material.

All works are to be carried out in accordance with the BCA and to MidCoast Council satisfaction.

The site shall be landscaped with all disturbed ground being stabilised against erosion to Council's satisfaction.

All utility services are to be disconnected to the requirements of the relevant authorities.

All steel work is to be fabricated and galvanized to details as shown on Engineers drawings. All work to be in accordance with AS 4100 Steel Structures.

Window Schedule						
Window Ref.	Height (m)	Width (m)	Area (m)	Orient.	Glazing	Comment
W01	1.8	0.8	1.4	E	6mm	Louvre
W02	1.8	0.8	1.4	E	6mm	Louvre
W03	2.1	0.4	0.8	E	6mm	Louvre
W04	1.0	1.5	1.5	S	3mm	Sliding
W05	1.0	1.8	1.8	S	3mm	Sliding
W06	1.0	1.5	1.5	S	3mm	Sliding
W07	1.0	1.8	1.8	S	3mm	Sliding
W08	0.6	1.8	1.1	W	3mm	Sliding
W09	0.6	2.1	1.3	N	3mm	Sliding
W10	1.2	2.1	2.5	N	3mm	Sliding
W11	1.0	1.5	1.5	N	3mm	Sliding
W12	1.0	1.2	1.2	N	3mm	Sliding
W13	0.6	1.8	1.1	N	3mm	Sliding
D01	2.1	1.0	2.1	E	6mm	Hinged
D02	2.3	5.2		E		Garage Door
D03	2.1	0.9		W	6mm	Garage Door
D04	2.1	3.6	7.6	W	6mm	Sliding
Total Area			28.5			

Proposed Areas (Internal)

Site	505.0 sqm.
Total Living	152.7 sqm.
Alfresco	20.4 sqm.
Garage	40.5 sqm.
Conditioned Floor	143.3 sqm.
Unconditioned Floor	10.9 sqm.

Floor Space Ratio

Proposed Total Living Area	155.1 sqm.
Proposed Total Garage Area	40.4 sqm.
Total	195.5 sqm.
Less Parking Allowance	159.5 sqm.
36sqm	

Floor Space Ratio = 0.32:1

Exterior Colours:
Roof Colorbond Shale Grey
Walls Light face brick.

Existing Ground Level.



DESIGN
Accredited Building Designer

45 Pioneer Drive
Forster, NSW 2428
Tel: 02 6555 8601
Mob : 0401 820 897
info@rgr.design

Accredited Building Designer
with
BUILDING DESIGNERS
ACCREDITATION & TRAINING P/L
No. 6146

© R. Grahame Roberts.
Measured dimensions shall be taken in
preference to scaling these drawings.
Tenders must visit the site, verify all
dimensions & become familiar with the
requirements of job. Construction to BCA

JOB NO. F1068
DATE December 2024
REV. --
DRAWN rgr
SCALE 1:100 @ A3

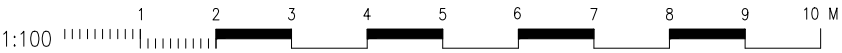
CLIENT
B. Schumann

PROJECT
New dwelling at:
23 Waterview Street
Forster

Lot:52 DP:208027

Schedules & Notes
Development Application Drawings





DESIGN
Accredited Building Designer

45 Pioneer Drive
Forster, NSW 2428
Tel: 02 6555 8601
Mob : 0401 820 897
info@rgr.design

Accredited Building Designer
with
BUILDING DESIGNERS
ACCREDITATION & TRAINING P/L
No. 6146

© R. Grahame Roberts.
Measured dimensions shall be taken in
preference to scaling these drawings.
Tenders must visit the site, verify all
dimensions & become familiar with the
requirements of job. Construction to BCA

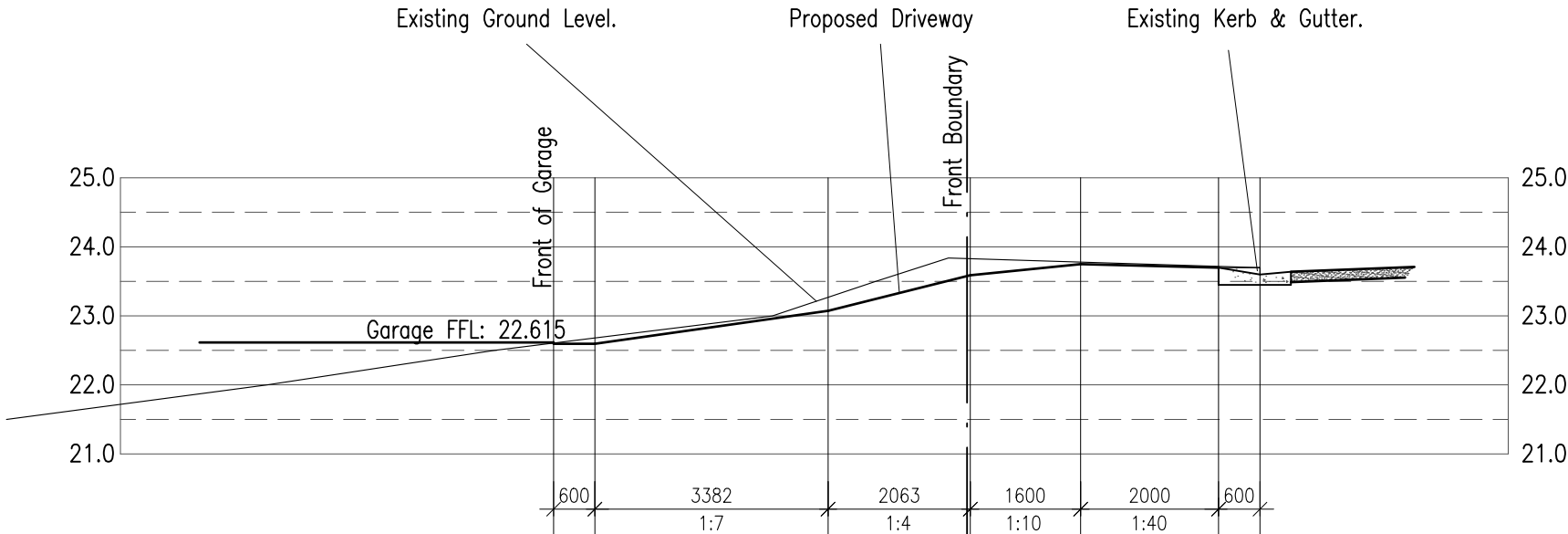
JOB NO. F1068
DATE December 2024
REV. --
DRAWN rgr
SCALE 1:100 @ A3

CLIENT
B. Schumann

PROJECT
New dwelling at:
23 Waterview Street
Forster

Lot:52 DP:208027

Driveway Section
Development Application Drawings



Note: Driveway section taken along highest side of proposed driveway.
All levels are to AHD.





Inlet

Rainwater tank overflow and/or roof water and/or driveway water to discharge over large stones to prevent erosion. Flow energy dissipators may be required on slopes greater than 10%.

Inlet pipe RL 20.50 AHD.

Planting

50% of raingarden area to be planted with a minimum of two species contained within Council Fact Sheet 15. Remaining 50% to be planted with plants of owners choice.

Temporary Ponding 100mm maximum

Design flows temporarily pond, increasing volume of stormwater that is captured and treated. (This area should be dry except for immediately following rainfall events)

Outlet

Install Uni Pit TM200 or similar (225 x 225 x 89) for overflow outlet.

Freeboard

Extend lining 50mm above extended detention level or 150mm above filter media..

Impermiable Liner

When raingarden is located less than 5m from any boundary, building or other infrastructure, provide HDPE, Bentonite or similar lining to base and sides.

Cleanout pipe

100mm dia. with gridded cap.

Drainage Layer

Clean, fine aggregate eg. fine gravel such as 2–5mm washed screenings..

Underdrains

100mm slotted PVC pipe without geofabric.

'Biofiltration'

As the stormwater percolates through soil/roots, pollutants are retained through fine filtration, absorption and some biological uptake.

Outlet Pipe

Typical 90mm sewer grade pipe laid at 1:100 grade to stormwater system. Ensure the pipe is sealed (eg. taped) where it passes through the impermeable liner and provide a rigid kerb adaptor at the outlet where necessary.

Outlet pipe RL 19.87 AHD.

Local Plant Selection – Sedges/rushes		
Species Name	Common Name	Planting Density /sq.m
Carex appressa	Tall Sedge	10
Carex fascicularis	Tassel Sedge	10
Carex polyantha	Creek Sedge	10
Cyperus exaltatus	Tall flat Sedge	6
Ficinia nodosa	Knobby club rush	6
Juncus kraussii	Sea rush	8
Dianella longifolia var.	Pale flax-lily	6
Lomandra longifolia	Matt rush	6
Lomandra hystrix	Creek matt rush	6

Local Plant Selection – Shrubs/trees		
Species Name	Common Name	Planting Density /sq.m
Melaleuca ericifolia	Swamp paperbark	1
Melaleuca linariifolia	Flax-leaf paperbark	1
Melaleuca nodosa	Prickly-leafed paperbark	2
Melaleuca quinquenarvia	Broad-leafed paperbark	1
Melaleuca sieberi	Small-leafed paperbark	1
Where shrubs or trees are selected for the raingarden, an understorey of sedges/rushes should also be planted at the density specified.		

Filter Media		
Material	Composition in media (%)	Size Range (mm)
Clay and silt	<3	<0.05
Very fine sand	5 – 30	0.05 – 0.15
Fine sand	10 – 30	0.15 – 0.25
Medium to coarse sand	40 – 60	0.25 – 1
Coarse sand	7 – 10	1 – 2
Fine gravel	<3	2 – 3.4

1. INTRODUCTION

1.1 General
Any works not fully detailed shall, where appropriate, be sufficiently performed if carried out in accordance with the Building Code of Australia (BCA), the relevant manufacturer’s recommendations or Engineer’s Recommendations.

1.4 Size and Dimensions
All sizes and dimensions given in this Specification are in millimetres unless otherwise stated and are nominal only.

2. STATUTORY REQUIREMENTS

2.1 The Building Works
The building works shall be constructed in accordance with:
* the Regulations and in particular the Performance Requirements referred to in the BCA, Housing Provisions, Volume 2;
* any conditions imposed by the relevant development consent or complying development certificate; and
* commitments outlined in the relevant BASIX Certificate

2.2 Compliance with Requirements of Authorities
The Builder is to comply with the requirements of all legally constituted authorities having jurisdiction over the building works and the provisions of the Home Building Act 1989.

2.3 Electricity
Where there is no existing building, the Builder is to make arrangements for any electrical power to be used in the construction of the building works and is to pay fees and costs incurred therein. The cost of providing and installing any additional poles, wiring, service risers or underground wiring etc., as may be required by the electricity supply authority, shall be borne by the Owner.

2.4 Sanitary Accommodation
Prior to the commencement of the building works, unless toilet facilities exist on the site, the Builder shall provide temporary toilet accommodation for the use of subcontractors. Where the Local Authority requires the temporary toilet to be connected to sewer mains, the additional cost of this work shall be borne by the Owner. On completion the Builder shall remove the convenience.

4. PLANS, PERMITS AND APPLICATION FEES

4.2 Mines Subsidence
In areas affected by mines subsidence, the appropriate authority is to be consulted and any work carried out in accordance with the authority’s requirements.

4.3 Setting Out
The Builder shall accurately set out the building works in accordance with the site plan and within the boundaries of the site.

5. EXCAVATIONS

5.1 Excavations
The part of the site to be covered by the proposed building or buildings and an area at least 1000mm wide around that part of the site or to the boundaries of the site, whichever is the lesser, shall be cleared or graded as indicated on the site works plan.
Top soil shall be cut to a depth sufficient to remove all vegetation.
Excavations for all footings shall be in accordance with the Engineer’s Recommendations or the BCA requirements.

6. FOUNDATIONS AND FOOTINGS

6.1 Underfloor Fill
Underfloor fill shall be in accordance with the BCA.

6.2 Termite Risk Management
Termite treatment shall be carried out in accordance with the BCA.

6.3 Vapour Barrier
The vapour barrier installed under slab–on–ground construction shall be 0.2 mm nominal thickness, high impact resistance polyethylene film installed in accordance with the BCA.

6.4 Reinforcement
Reinforcement shall conform and be placed in accordance with the Engineer’s Recommendations and the BCA. Support to all reinforcement shall be used to correctly position and avoid any undue displacement of reinforcement during the concrete pour.

6.5 Concrete
Structural concrete shall not be less than Grade N20 except where otherwise approved by the engineer and in accordance with the BCA.
Pre–mixed concrete shall be manufactured in accordance with AS 1379 with delivery dockets kept on site and available for inspection by the engineer.
Concrete shall be placed and compacted in accordance with good building practice and referenced standards in the BCA.

6.6 Curing
All concrete slabs shall be cured in accordance with AS 3600.

6.7 Footings and Slabs on Ground
Concrete slabs and footings shall not be poured until approval to pour concrete is given by the engineer or the Local Authority.

NOTE: Bench levels and floor levels on the site works plan shall be regarded as nominal, unless specified otherwise.

6.8 Suspended Slabs
All concrete slabs, other than those supported on solid ground or properly compacted filling, shall be constructed as suspended slabs. These slabs shall be constructed in accordance with the Engineer’s Recommendations.

6.9 Foundation Walls
On footings as previously specified, brick walls are to be built to the thickness shown on plan to level underside of floor bearers or plates.

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

6.11 Sub–Floor Access
If required, access will be provided under suspended floors in position where indicated on plan.

7. RETAINING WALLS

7.1 Retaining Walls
The Builder shall construct retaining walls as shown on the approved plans.

8. EFFLUENT DISPOSAL/DRAINAGE

8.1 Effluent Disposal/Drainage
In both sewered and unsewered areas:
(a) bath, wash basin, kitchen, wash tubs, pedestal pan and floor grate shall be fitted to shower recess in positions shown on plan (refer to Schedule of Works); and
(b) waste pipes with traps shall be provided to the above fittings and connected to the drainage system.
The whole of the work is to be performed in accordance with the rules and requirements of the sewerage authority concerned.

8.2 Septic System
The Builder will provide and install a septic system where applicable to the requirements of the Local Authority and in accordance with the manufacturer’s recommendations.

8.3 Storm Water Drainage
Stormwater drainage shall be carried out in accordance with the BCA.
The Builder will allow for the supplying and laying of stormwater drains where shown on the site plan

9. TIMBER FRAMING

9.1 Generally
All timber framework sizes, spans, spacing, notching, checking and fixing to all floor, wall and roof structures shall comply with the BCA or AS 1684. Alternative structural framing shall be to structural engineer’s details and certification.
The work shall be carried out in a proper and tradesperson like manner and shall be in accordance with recognised and accepted building practices.

9.2 Floor Framing
All floors not specified to be concrete are to be framed at the level shown. Span and spacing of bearers is to conform to the requirements of the span tables for the appropriate member size. Deep joists to upper floors, where shown, are to be fitted with solid blocking or herringbone strutting as required. All sizes and stress grades of timber members and tie down methods are to be in accordance with AS 1684.

9.3 Wall Framing
Plates may be trenched to provide uniform thickness where studs occur. Where plates are machine gauged to a uniform thickness, trenching may be omitted. Wall framing is to be erected plumb and straight and securely fastened to floor framing. The width of the wall cavity shall comply with the BCA. The Builder will provide a clear space of 40mm between outer face of wall frame and inner face of brick veneer walls. The Builder will tie brickwork to studs with approved veneer ties. Ties are to slope downwards towards the veneer wall.
Studs in each panel of walling shall be stiffened by means of solid noggings or bridging pieces at not more than 1350 mm centres over the height of the wall. Bottom plates shall be fixed to the floor structure in accordance with AS 1684.

9.4 Heads Over Opening (Lintels)
All sizes, stress grades and bearing areas shall conform to AS 1684. Heads exceeding 175 mm in depth shall be seasoned or a low shrinkage timber species will be used. Plywood web lintels conforming to the requirements of the Plywood Association of Australia may be used. Glue laminated beams conforming to AS 1328 or laminated veneer lumber beams to manufacturer’s specification and data sheets may be used.

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

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

9.7 Flooring
Floor joists will be covered with strip or sheet flooring as shown on plan with particular regard to ground clearance and installation in wet areas as required by the BCA. Thickness of the flooring is to be appropriate for the floor joist spacing.
Strip and sheet flooring shall be installed in accordance with AS 1684.
Floors shall be sanded to provide an even surface and shall be left clean throughout.

9.8 Roof Framing
Roofs are to be pitched to the slope shown on plan. The Builder will provide tie–down as required for the appropriate design, wind speed and roof covering. The Builder will provide all rafters, ridges, hips, valleys, purlins, struts, collar ties and wind bracing as appropriate with all sizes and stress grades in accordance with AS 1684. Metal fascias shall be installed in accordance with the manufacturer’s recommendations and shall meet the requirements of AS 1684.

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

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

9.11 Hot Water Storage Tank Platforms
Where a hot water storage tank is to be installed in the roof space, the tank platform shall be supported directly off the wall plates and must not be supported on ceiling joists. Where installed in the roof space the storage tank shall be fitted with an appropriate spill tray and overflow drain pipe.
Where a hot water storage tank is supported by the roof structure the structure shall be specifically designed to support all imposed loads.

10. STEEL FRAMING

10.1 Generally
Steel floor, wall or roof framing shall be installed in accordance with the manufacturer’s recommendations and the BCA.

11. ROOFING
All roof cladding is to comply with the relevant structural performance and weathering requirements of the BCA and be installed as per the manufacturer’s recommendations.



DESIGN
Accredited Building Designer

45 Pioneer Drive
Forster, NSW 2428
Tel: 02 6555 8601
Mob : 0401 820 897
info@rgr.design

Accredited Building Designers
with
BUILDING DESIGNERS
ACCREDITATION & TRAINING P/L
No. 6146 & 6252

© R. Grahame Roberts.
Measured dimensions shall be taken in preference to scaling these drawings. Tenders must visit the site, verify all dimensions & become familiar with the requirements of job. Construction to BCA

JOB NO. F1068
DATE December 2024
REV. --
DRAWN RH
SCALE --

CLIENT
B. Schumann

PROJECT
New dwelling at:
23 Waterview Street
Forster

Lot:52 DP:208027

11.1 Tiled Roofing
The Builder will cover the roof of the dwelling with approved tiles as selected.
The tiles are to be fixed (as required for the appropriate design and wind speed) to battens of sizes appropriate to the spacing of rafters/trusses in accordance with manufacturer’s recommendations. The Builder will cover hips and ridges with capping and all necessary accessories including starters and apex caps. Capping and verge tiles are to be well bedded and neatly pointed, Roofing adjacent to valleys should be fixed so as to minimise water penetration as far as practicable. As roof tiles are made of natural products slight variation in colour is acceptable.

11.2 Metal Roofing
The Builder will provide and install a metal roof together with accessories all in accordance with the manufacturer’s recommendations.
Except where design prohibits, sheets shall be in single lengths from fascia to ridge. Fixing of sheets shall be strictly in accordance with the manufacturer’s recommendations as required for the appropriate design and wind speed. Incompatible materials shall not be used for flashings, fasteners or downpipes.

11.3 Gutters and Downpipes
Gutters and downpipes shall be manufactured and installed in accordance with the BCA. Gutters and down pipes are to be compatible with other materials used.

11.4 Sarking
Sarking under roof coverings must comply with and be fixed in accordance with AS/NZS 4200.1 for materials and AS/NZS 4200.2 for installation.

11.5 Sealants
Appropriate sealants shall be used where necessary and in accordance with manufacturer’s recommendations.

11.6 Flashing
Flashings shall comply with, and be installed in accordance with the BCA.

12. MASONRY

12.1 Bricks
All clay bricks and brickwork shall comply with AS 3700 and the BCA. Clay bricks are a natural kiln fired product and as such their individual size may vary.
Tolerances shall only be applied to the total measurements over 20 units, not to the individual units.

12.2 Concrete Blocks
Concrete blocks are to be machine pressed, of even shape, well cured and shall comply with AS 3700.
Concrete blockwork shall be constructed in accordance with the BCA.
Autoclaved aerated concrete blocks shall be in accordance with the manufacturer’s product specification at the time the work is being carried out.

12.3 Damp Proof Courses
All damp proof courses shall comply with the BCA and Clause 1.0.10. The damp proof membrane shall be visible in the external face of the masonry member in which it is placed and shall not be bridged by any applied coatings, render or the like.

12.4 Cavity Ventilation (Weepholes)
Open vertical joints (weepholes) must be created in the course immediately above any OPC or flashing at centres not exceeding 1.2m and must be in accordance with the BCA.

12.5 Mortar and Joining
Mortar shall comply with the BCA. Joint tolerances shall be in accordance with AS 3700.
12.6 Masonry Accessories
Masonry accessories shall comply with the BCA and accepted building practices. Wall ties are to meet the corrosion resistant rating appropriate for the exposure conditions of the site. The Builder will provide appropriate ties to articulated joints in masonry.

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

12.8 Cleaning
The Builder will clean all exposed brickwork with an approved cleaning system. Care should be taken not to damage brickwork or joints and other fittings.

13. CLADDING AND LININGS

13.1 External Claddings
Sheet materials or other external cladding shall be fixed in accordance with the manufacturer’s recommendations and any applicable special details.

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

13.3 Waterproofing
All internal wet areas and balconies over internal habitable rooms are to be waterproofed in accordance with the BCA.

14. JOINERY

14.1 General
All joinery work (metal and timber) shall be manufactured and installed according to accepted building practices.

14.2 Door Frames
External door frames shall be a minimum of 32 mm thick solid rebated 12 mm deep to receive doors. Internal jamb linings shall be a minimum of 18 mm thick fit with 12 mm thick door stops. Metal door frames shall be installed where indicated on drawings in accordance with the manufacturer’s recommendations.

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

14.4 Window and Sliding Doors
Sliding and other timber windows and doors shall be manufactured and installed in accordance with AS 2047. Sliding and other aluminium windows and doors shall be installed in accordance with manufacturer’s recommendations and AS 2047.
All glazing shall comply with the BCA and any commitments outlined in the relevant BASIX Certificate

14.5 Architraves and Skirting
The Builder will provide architraves and skirting as nominated on the plans or listed in the Schedule of Works.

14.6 Cupboards/Kitchens/Bathroom
Units shall be installed to manufacturer’s recommendations. Bench tops shall be of a water resistant material.

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

15. SERVICES

15.1 Plumbing
All plumbing shall comply with the requirements of the relevant supply authority and AS 3500. The work is to be carried out by a licensed plumber.
Fittings, shall be supplied and installed to manufacturer’s recommendations.
Fittings, hot water systems and any rainwater harvesting facilities shall be appropriate to satisfy any commitment outlined in the relevant BASIX Certificate.

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

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

15.4 Smoke Detectors
The Builder will provide and install smoke alarms manufactured in accordance with AS 3786 as specified or as indicated on the plans and in accordance with the BCA.

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

16. TILING

16.1 Materials
Cement mortar and other adhesives shall comply with AS 3958.1 or tile manufacturer’s recommendations.

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

16.3 Walls
The Builder will cover wall surfaces where indicated on the drawings with selected tiles. Tiles are to be fixed to the wall substrate with adhesives compatible with the substrate material. The Builder will provide all required strips, vent tiles and recess fittings.

16.4 Floors
The Builder will lay selected floor tiles in sand and cement mortar, or adhesive compatible with the substrate material, to areas indicated on the drawings. Where required, the Builder will fit approved edge strips or metal angle to exposed edges in doorways or hobless showers in wet areas in accordance with the BCA. The Builder will provide adequate and even fall to wastes where required.

17. PAINTING

17.1 General
All paint used shall be of a quality suitable for the purpose intended and the application shall be as per the manufacturer’s recommendations. All surfaces to be painted shall be properly prepared to manufacturer’s recommendations.



DESIGN
Accredited Building Designer

45 Pioneer Drive
Forster, NSW 2428
Tel: 02 6555 8601
Mob : 0401 820 897
info@rgr.design

Accredited Building Designers
with
BUILDING DESIGNERS
ACCREDITATION & TRAINING P/L
No. 6146 & 6252

© R. Grahame Roberts.
Measured dimensions shall be taken in preference to scaling these drawings. Tenders must visit the site, verify all dimensions & become familiar with the requirements of job. Construction to BCA

JOB NO. F1068
DATE December 2024
REV. --
DRAWN RH
SCALE --

CLIENT
B. Schumann

PROJECT
New dwelling at:
23 Waterview Street
Forster

Lot:52 DP:208027

Specification
Development Application Drawings