Site preparation
Termite risk Management - Termite management system to be provided in accordance with HP Part 3.5 and AS 3660.1 and/or AS 3660.3. Drainage - Drainage to site to comply with HP Part 3.3 OR AS/NZS 3500.3 in accordance with NCC 2022 H2D2.
Masonry Vertical articulation joints - Masonry articulation joints to be provided as specified in HP 5.6.8 or AS 4773.2 or AS3700.
Framing $F_{ramos}$ Timber Frames & Trusses Designed and constructed to AS(NTS 1170.1, 2002, AS(NTS 1170.2, 2021, AS 1484.2, 2021, AS 1720.1, 2010, AS
Trame – Steel Frames – Designed and constructed to AS/N23 T1/0.1 – 2002, AS/N23 T1/0.2 – 2021, AS 1884.2 – 2021, AS 1720.1 – 2010, AS 1720
Gutters & downpipes - Downpipes & Gutters to comply with NCC Housing Provisions Part 7.4 OR AS/NZS 3500.3. Timber and composite wall cladding - Cladding material to be in accordance with HP Part 7.5 OR for AAC-AS 5146.1 OR for metal wall cladding AS 1562.1.
<b>Roof and wall cladding</b> – All Roof and wall cladding to be designed and installed in accordance with NCC 2022 H1D7.
Glazing
Glazing – All glazing to be in accordance with H1D8 & H2D7 of the NCC Volume Two, Section 8 of the Housing Provisions & Australian Standards AS 1288, 2047, 4055. (Basix requirements to be addressed also)
Health and amenity
Wet area waterproofing - Wet area in accordance with H4D1, H4D2 & H4D3 of the NCC Volume Two and Part 10.2 of the Housing Provisions OR Clauses 10.2.1 to 10.2.6 & 10.2.12 and AS 3740.
Floor Waste - Wet Area – All provided floor waste to have floor falls to them between 1:50 – 1:80 as per NCC Housing Provisions Clause 10.2.12.
<b>External waterproofing</b> - External waterproofing for roofing systems on flat roofs, roof terraces, balconies and terraces and other similar horizontal surfaces located above internal spaces of a building compliant with NCC Volume 2 H2D8 & AS 4654.1 & 2.
Condensation management
External wall construction – Where pliable building membrane in installed in an external wall it is comply with HP 10.8.1 and AS 4200.1 & 2. Exhaust systems The bathroom &/or sanity compartment/s with an exhaust system and NOT provided with complaint natural ventilation must be
interlocked to rooms light switch and have off timer set for 10 minutes after the light is switched off. Exhaust systems -The room/s with an exhaust system and not provided with compliant natural ventilation must be provided with make-up air from
adjacent room of 14,000mm2 which is approx. a 20mm undercut of a 700mm door or 18mm from an 820mm door. Exhaust systems - The exhaust system installed in a kitchen, bathroom, sanitary compartment or laundry must have a minimum flow rate of— (a) 25
L/s for a bathroom or sanitary compartment; and (b) 40 L/s for a kitchen or laundry. <b>Ventilation of roof spaces</b> – In climate zones 6, 7 & 8 a roof space must be ventilated in accordance with HP Part 10.8.3.
Safe movement and access
Stairway and ramp construction – Stairways and ramps to be constructed to HP Part 11.2. Barrier and handrails - Barrier and handrails to be constructed to HP Part 11.3.
Barrier and handrails - Handrail to stairs having a change in elevation exceeding I'm required to be provided at a height not less than 865mm to NCC Housing Provisions Clause 11.3.5.
Barrier and handrails - Bedroom windows where the FFL is 2m or more above the surface beneath are to have window restrictors OR screens (crim- safe style mesh) installed as per NCC Housing Provisions Clause 11.3.7.
Barrier and handrails - Windows other than bedroom with FFL 4m or more above adjacent surface to have sill or barrier minimum 865mm above FFL as per NCC Housing Provisions Clause 11.3.8.
HP= ABCB Housing Provisions Disclaimer: Please refer the appropriate NCC, Housing Provisions, Australian Standards for full details

THIS DRAFTING HAS BEEN PRODUCED TO SHOW DESIGN INTENT ONLY. ALL DIMENSIONS MUST BE VERIFIED ON SITE THE BUILDER SHALL CHECK AND VERIFY ALL DIMENSIONS AND ALL ERRORS AND OMISSIONS TO THE DESIGNER/DRAFTER. DO NOT SCALE THE DRAWINGS. DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL ISSUED BY THE DESIGNER FOR CONSTRUCTION. ALL PRICING MUST ALLOWED FOR ALL ITEMS SPECIFIED. DO NOT SCALE FROM DRAWING. ANY VARIATIONS TO SPECIFIED. DO NOT SCALE FROM DRAWING. ANY VARIATIONS TO SPECIFICATIONS AND DRAFTINGS MUST BE AUTHORISED BY THE CLIENT. COPYRIGHT OF THESE DESIGNS. DRAFTINGS AND SPECIFICATIONS ARE COPYRIGHT AND ARE THE PROPERTY OF AKTREUM BUILDING DESIGNERS. THEY MUST INT BE USED. REPRODUCED OR COPIED WHOLY OR IN PART WITHOUT THE WRITTEN PERMISSON OF THE OWNERS. THE USE OF THESE DRAWINGS ARE UNDER ALL CONDITIONS USED ABOVE. CONTACT ADAM NASSER 0435237853







PROPOSED ADDITIC	ONS ALTERATIONS TO	Sh
EXISTING DWELLING AND DETACHED GRANNY FLAT		С
Client	Address	Sca
#Client Company	21 ROYAL AVENUE BIRRONG	Issi

Plan Number

Drawing NameISSUECOVER PAGEBBUILDING SPECIFICATIONBBUILDING CODES COMPLIANCEBSAFETY NOTESBSITE ANALYSISBSEDIMENT CONTROL PLANBGROUND FLOOR PLANBELEVATIONS AND SECTIONBELEVATIONSBLANDSCAPE PLANBCOLOURS & FINISHES SCHEDULEBNOTIFICATION PLANBNOTIFICATION PLANB	DA DRAWING LIST	
COVER PAGEBBUILDING SPECIFICATIONBBUILDING CODES COMPLIANCEBSAFETY NOTESBSITE ANALYSISBSEDIMENT CONTROL PLANBGROUND FLOOR PLANBROOF PLANBELEVATIONS AND SECTIONBELEVATIONSBLANDSCAPE PLANBCOLOURS & FINISHES SCHEDULEBNOTIFICATION PLANB	Drawing Name	ISSUE
BUILDING SPECIFICATIONBBUILDING CODES COMPLIANCEBSAFETY NOTESBSITE ANALYSISBSEDIMENT CONTROL PLANBSITE PLANBGROUND FLOOR PLANBELEVATIONS AND SECTIONBELEVATIONSBBASIX COMMITMENTSBLANDSCAPE PLANBCOLOURS & FINISHES SCHEDULEBNOTIFICATION PLANB	COVER PAGE	В
BUILDING CODES COMPLIANCEBSAFETY NOTESBSITE ANALYSISBSEDIMENT CONTROL PLANBSITE PLANBGROUND FLOOR PLANBELEVATIONS AND SECTIONBELEVATIONSBBASIX COMMITMENTSBLANDSCAPE PLANBCOLOURS & FINISHES SCHEDULEBNOTIFICATION PLANB	BUILDING SPECIFICATION	В
SAFETY NOTESBSITE ANALYSISBSEDIMENT CONTROL PLANBSITE PLANBGROUND FLOOR PLANBROOF PLANBELEVATIONS AND SECTIONBBASIX COMMITMENTSBLANDSCAPE PLANBCOLOURS & FINISHES SCHEDULEBNOTIFICATION PLANB	BUILDING CODES COMPLIANCE	В
SITE ANALYSISBSEDIMENT CONTROL PLANBSITE PLANBGROUND FLOOR PLANBROOF PLANBELEVATIONS AND SECTIONBELEVATIONSBBASIX COMMITMENTSBLANDSCAPE PLANBCOLOURS & FINISHES SCHEDULEBNOTIFICATION PLANB	SAFETY NOTES	В
SEDIMENT CONTROL PLANBSITE PLANBGROUND FLOOR PLANBROOF PLANBELEVATIONS AND SECTIONBBASIX COMMITMENTSBLANDSCAPE PLANBCOLOURS & FINISHES SCHEDULEBDOOR AND WINDOW SCHEDULEBNOTIFICATION PLANB	SITE ANALYSIS	В
SITE PLANBGROUND FLOOR PLANBROOF PLANBELEVATIONS AND SECTIONBELEVATIONSBBASIX COMMITMENTSBLANDSCAPE PLANBCOLOURS & FINISHES SCHEDULEBDOOR AND WINDOW SCHEDULEBNOTIFICATION PLANB	SEDIMENT CONTROL PLAN	В
GROUND FLOOR PLANBROOF PLANBELEVATIONS AND SECTIONBELEVATIONSBBASIX COMMITMENTSBLANDSCAPE PLANBCOLOURS & FINISHES SCHEDULEBDOOR AND WINDOW SCHEDULEBNOTIFICATION PLANB	SITE PLAN	В
ROOF PLANBELEVATIONS AND SECTIONBELEVATIONSBBASIX COMMITMENTSBLANDSCAPE PLANBCOLOURS & FINISHES SCHEDULEBDOOR AND WINDOW SCHEDULEBNOTIFICATION PLANB	GROUND FLOOR PLAN	В
ELEVATIONS AND SECTIONBELEVATIONSBBASIX COMMITMENTSBLANDSCAPE PLANBCOLOURS & FINISHES SCHEDULEBDOOR AND WINDOW SCHEDULEBNOTIFICATION PLANB	ROOF PLAN	В
ELEVATIONSBBASIX COMMITMENTSBLANDSCAPE PLANBCOLOURS & FINISHES SCHEDULEBDOOR AND WINDOW SCHEDULEBNOTIFICATION PLANB	ELEVATIONS AND SECTION	В
BASIX COMMITMENTSBLANDSCAPE PLANBCOLOURS & FINISHES SCHEDULEBDOOR AND WINDOW SCHEDULEBNOTIFICATION PLANB	ELEVATIONS	В
LANDSCAPE PLANBCOLOURS & FINISHES SCHEDULEBDOOR AND WINDOW SCHEDULEBNOTIFICATION PLANB	BASIX COMMITMENTS	В
COLOURS & FINISHES SCHEDULEBDOOR AND WINDOW SCHEDULEBNOTIFICATION PLANB	LANDSCAPE PLAN	В
DOOR AND WINDOW SCHEDULEBNOTIFICATION PLANB	COLOURS & FINISHES SCHEDULE	В
NOTIFICATION PLAN B	DOOR AND WINDOW SCHEDULE	В
	NOTIFICATION PLAN	В

<sup>ale</sup> 1:200, 1:147.89, 1:1

## **BUILDING SPECIFICATION BCA NCC 2022**

VISIT THE SITE: Builders tendering are to visit the site and satisfy themselves as to the nature and extent of the work, the facilities available and any difficultie entailed in the execution of the said works. No amount above the accepted price will be allowed because of work arising due to neglect of this precautic

or assumptions made. FLOOD HAZARD REAS: NCC Vol. 1 part B 1.4 and Vol. 2 part 3.10.3; Where a building is to be erected in a Flood Hazard Area defined by an Appropriate Authority; the floor level of a non-habitable room shall not be greater than 1 m below the height of the Flood Hazard Level for that area. Freeboard height of the flood Hazard Level must be established and the Habitable Floor level of the building must be constructed above the Flood Hazard Level. Set floot Hazard Area is the 'ABCS' standard' area is the 'ABCS' standard for Construction of Buildings in Flood Hazard Area LABOUR AND MATERIALS: The Builder is to provide all materials, labour, fiftings and plant required to construct and complete the work. Materials shall be of the standard specified and workmanship in each trade shall be performed by tradesmen of that particular trade and in contenting this current good building

practice. SET OUT: The Builder shall be responsible for the accuracy and clear delineation of the site boundaries and location of the buildings there on. The Builder is to set out and maintain the works in accordance with the drawings. Figured dimensions are to be taken in preference to scale. PLANS AND SPECIFICATIONS: Any work indicated on the plans and not in the specification or vice versa, and any item not shown on either plans or specifications but which is obviously necessary as part of proper construction and/or finish, is to be considered as a shown or specified and is to be duly done as part of the contract. Any warfuldence of plans are to be agreed and recorded by the proprietor and the builder/contractor. ADDITIONAL BUILDING REQUIREMENTS. All instructions for extra work or additional requirements must be in writing. Dated and signed copies of instructions shall be

retained by both the owner and the builder. PLANS ON JOB: The builder must at all times maintain on the job a legible copy of the plans and specifications, bearing the approval of the Municipal

Authority concerned, Building Surveyor or Principal Certifying Authority. NATIONAL CONSTRUCTION CODE: Where NCC is referenced in this specification then that nomination refers to the National Construction Code of Australia BCA

Vol.1 and Vol.2 or Vol.3 (PCA) STANDARDS: Where an Australian Standard (AS) or Australian New Zealand Standard (AS/NZS) is nominated in this specification then that nomination refers to the

STANDARDS: Where an Australian Standard (AS) or Australian New Zealand Standard (AS/NZS) is nominated in this specification then that nomination refers to latest revision of that Isandard unless the National construction Code references a different revision.
 EXRITWORKS AND EXCAVATIONS: All certifies designed and constructed in accordance with AS/NZS3500.
 All siteworks shall be in accordance with the Environmental Planning and Assessment Act and Regulations for the everties of a building, safeguarding excavations, backfilling, preventing soil movement and supporting neighbouring buildings. Drainage requirements must be determined according to the soil classifications of NCC Vol. 2 part 3.1.1 and part 3.1.2.
 FOOTINGS AND PIERS: Excavate for all foolings, piers, etc. to dimensions shown on plans or otherwise specified, to depths necessary to secure solid bottoms and even bearing. Bottoms of excavations to be tepped where necessary to follow ground level.
 At completion all exavations to be take the long more relations shown on plans or otherwise specified, to depths necessary to secure solid bottoms and even bearing. Bottoms of excavations to be stepped where necessary to follow ground slopes and achieve solid bottoms on foundation acceptable.
 At completion all exavations to back for walls relations end to any other sections of foundations ang veher of the building.
 Exavate for and lay ogricultural drains to back of walls relatining earth and to any other sections of bundations ang veher encessary to relative and the support where sections of bundations and year of the building.
 NoTINCE This is to apply only if inspections are required by the Lending Authority. The building is to be inspected by the Society or Bank Representa at the following stages of construction and the Builder is to give the Lending Authority and Owner at least (2) clear working days notice that inspections are required.

1. When trenches for footinas have been prepared or rock surfaces scabbled and in the case of reinforced concrete footinas, when reinforcement and depth pegs have been placed in position just prior to placing of concrete. Foolings must not be commenced until the trenches have been inspected and ed by the Society Representative

tion of floor, wall and roof framing with nogains in position and veneer walling, but before flooring is cut down, roof covering is laid or wall inings and sheetings are installed.

3. When the internal wall coverings have been secured and fixing out commenced, apron mouldings must not be fixed until flashings have been inspected

and approved. ON COMPLETION OF BUILDING. The owner is cautioned that if works have advanced beyond these stages without the requisite notices being given, inspections made and unsalisfactory conditions are discovered later, the offer of a loan or the terms and conditions of a loan may be varied by the

lending authority. **REGULATIONS AND NOTICES:** The builder is to comply with the National Construction Code as amended and as applicable to the particular State or Territory in which the building is being constructed and the requirements of legally constituted Authorities for local Government and/or Services. The Builder is to give all notices, obtain all permits and pay all fees required by such Authorities. Where materials, components, design factors and construction methods comply with the Performance Requirements of the National Construction Code these may be accepted by approval authorities an alternative as per the Deemed to

Journey Howards. INSURANCE: Insurance of the works against fire will be effected as nominated in the Building Contract. The Builder shall at his own expense adequately insure against Public Risk and arrange indemnification in respect of his liability under the Workers' Compensation Act, Work Cover and other regulations as

applicable. WORK, HEALTH & SAFETY: Workplaces: Regulations of the Work Health & Safety Act as applicable in the State in which the building work is to proceed are to be complied with. Under the Act if a structure is to be used as, or at a workplace it must be designed to be without risk to health and safety by including testing and analysis, addressing the suitability of the design for the ultimate use of the structure as well as materials, method of construction, maintenance and fulure demolifien. The builder is to comply with the regulations of the Work Health and Safety Act 2011 for all construction on site. If the structure are a varkplace, a Safety Report is to accompany plans and specifications and be distributed to the Builder, Certifier or Council and the Client. **ROCK EXCAVATIONS:** Should nack of any type be encountered in excavation of the works, unless its existence is known and allowed for. The cost of its removal is to be considered as an extra to the contract and charged for at a rate per cubic metre as indicated in the schedule of rates. The Proprietor is to be notified when our pract is encountered in excavations.

CONCRETE: NCC Vol. 1) part 81.4 or Vol. 2 part 3.2.3 All structural concrete shall be mixed and in compliance with AS3600, and unless otherwise specified or Concerts, noc with point in a contract of the point and an indication of the priority of the point according to the point according to the point according to the point according to the point of the po

All concrete work shall comply with the AS3600. Maximum slump shall be 80mm unless otherwise specified by Engineer. Concrete shall be handled and placed to avoid segregation and shall be adequately compacted. Reinforcing mesh fabric to AS/NZS467 and all reinforcing

pars mild steel grade unless otherwise specified. bals mild steel grade briess on envice special contents. FOOTINGS: INCC Vol. 2 parts 3.2.3, 3.2.5 Where sites have soils or foundations of reactive nature or problem sites footings shall be approved by a sractising structural engineer and in the case of known highly swelling soils or other unstable soils special precautions may have to be taken in the design and construction of concrete footings. In the case of concrete suspended floors to first floor it will be necessary for size of footings to be specified by a practising

construction of concrete footings. In the case of concrete suspended floors to first floor it will be necessary for size of footings to be specified by a practising structurel angineer. Footing sizes to be as per AS2870 or designed by an engineer. **TERMITE MANAGEMENT SYSTEM:** NCC Vol. 2 part 3.1.3 or Vol.1 part B 1.4 (i) Where the building is being erected in a prescribed termite area and protection is required by regulation of local government or state authority then protection against subterranean termites shall be installed in accordance with AS 3660. Details of method of protection to be used shall be submitted where required, prior to commencement of building works. Written certifications, signed by the installer, that the method used and the manufactures specification complies with the Australian Standard shall be provided to the relevant authority and owner where required. A divable notice must be permanently fixed in a prominent location in the building prior to is occupation indicating: 1. The method and date of installation of the system and the need to inspect and maintain the system on a regulare to Autorial the system to the termical barrier is used, the life expectancy as listed on the National Registration Authority lobel and recommended date of renewal. Note that AS3660 and NCC lists the minimum acceptable level of protection only. Owners and builders may specify and install additional protection if desired. **LINTELS:** Calvanised lintels (of steel not less than grade 300MPa as per AS/NI25 4100) to comply with spans as required are to have : () long legs vertical (ii) each angle of flat to carry a maximum 110mm wall thickness (ii) minimum barring lengths shall be : (a) clear spans over 1 metre - 150mm min. (iv) there must be not less than 3 courses of brickwork over openings and (v) all loads must be uniform) distributed.

unitamily distributed. Corrosion protection for lintels and built in structural members must comply with requirements of AS3700 or AS4773. FOR BUILDINGS CLASS 2 to 9 lintels for buildings requiring a Fire Resistance Level shall comply with Specification C1.1 & C2.3 of the BCA Vol. 1 FIRE CONTROL REQUIREMENTS: FOR BUILDINGS CLASS 2 to 9 Fire rated construction to be built to either Table 3 or 4 or 5 of the BCA Vol. 1 (whichever is applicable)

Dpenings in an external wall requiring a Fire Resistance Level (FRL) (within the relevant distances) to be protected as per provisions of C3.2 & C3.4 Fire Portable ire Extinguishers to be installed as per E1.6 of the BCA and AS 2444 Smoke Control Provisions (if applicable) to be installed as per requirements of Tables 2.2 a a s of Tables 2.2a and 2.2b of the BCA Vol. VERMIN PROOFING: 13mm mesh galvanised bird wire to be built into brickwork and taken across cavity and secured to cavity face of inner wall at bottom

plate level.. FLASHING: L.C. approved dampcourse material to be built in under all window sills 25mm at back of wood sill and 50mm at each end of same. Flashing to be bent down across cavity and built 25mm into veneer wall. L.C. approved dampcourse material to be built in over all exposed window and external do

openings. WEEP HOLES: Perpend joints are to be left open in exterior brick walls spaced approx. 600mm in course immediately over flashings of all exposed openings and to brick retaining walls, fender walls etc. as required. See requirements of AS3959-2009 for protection of weep holes in bush fire areas. RETAINING WALLS: Retaining walls not specifically detailed, and foundation walling required to retain earth, are to be a minimum of 230mm thick, up to a height of 750mm of retained earth. Cavity walls used to retain earth are to have the leaf adjacent to the retained earth a minimum of 230mm thick, to a maximum of 900mm of retained earth. Cavity walls used to retain earth are to have the leaf adjacent to the retained earth a minimum of 230mm thick, to a maximum of 900mm of retained earth. Active the above heights of retained earth, an Engineers defail will be required. BONDED WALLS: Solid brick walls more than one brick width, which are used to retain earth are used. as Bonded Walls', shall be bonded throughout the thickness of the wall by either header bricks or equivalent tying. Where header bricks are used, every sixth course shall be a header course or there shall be at least one header or eavy 0.13sq metres (every third course at 480mm centres). Walls 350mm or more in thickness shall have overlapping headers or ties to provide a continuous tie through the wall.

CAVITY WALLS: Walls indicated as cavity walls to be constructed with two leaves 110mm thick spaced nominally at 60mm apart. Where thermal Strates wais inductive during wais to be considered with wo leaves from the population of our interpolation where mental insulation is required to comply with Energy Efficiency requirements clear cavity spaces must be maintained. Connect the two leaves with wall lies a per AS2699 set nominally 600mm apart in every fifth course. Keep ties clean of motar droppings and cavity clear as work proceeds. STRAPS: To full brick cavity walls, secure door and window frames with 1.4mm galvanised iron straps set in brickwork. Straps to be 25mm wide and at least 300mm long, where practicable and spaced at a maximum of five courses apart. Set 25mm x 1.6mm galvanised iron straps 1800 apart and the course space. ct the two leaves with wall ties as 200mm down cavity with ends turned 75mm into brickwork to secure wall top plates.

COMPLETION: Clean all cavities. Wait upon and make good after other trades. Replace all damaged and defective bricks. Clean all exposed brickwork with diluted spirits of salts, or as otherwise recommended by brick manufacturers, wash down with clean water and leave free from cement BUSHFIRE PRONE AREAS NCC Vol. 1 parts G 5.0, 5.1, 5. or NCC Vol. 2 part 3.7.4. Site assessment and preparation, construction of and

ance of Class 1 buildings and decks and Class 10a buildings in a Bushfire Prone Area are required to comply with the provisions of AS3959 at able and BCA 3.7.4.

CARPENTRY: All limber shall comply with the appropriate standard as listed below. Timber sizes shall be selected so that the building as constructed complies with As1170.2 or A\$4055 for serviceability and Design Wind Gust Velocities (permissible stress) of 33 M/s minimum. Substitution of some members may be required for higher Gust Wind Velocities and advice of local authorities Building Department or Structural Engineer should be sought as whether design to N3 or higher is required. FRAMING: NCC Vol.2 part 3.4.3 applies to all framing. Timber sizes in this specification are based on A\$1684.4 Simplified Non-cyclonic areas with restrictions as follows: Maximum wind classification N2 (33m/s) - maximum roof pitch 30 D- maximum building width 12.0m - maximum rafter overhang 750mm - maximum wall height at ext. wals, floor to ceiling 2400mm. The sizes are for information only and should not be used for construction. All design for a structure within these limits should be carried out to A\$1684.4

ING - NCC Vol. 2 part 3.5.1, or Vol. 1 part F1.5

TILE ROOFING: Provide all roofs with first quality roofing files. Where the pitch of rafters is less than 20 ..., the roof shall be sarked with either 2 ply bituminous felt or double faced aluminium foil covered reinforced fabric as per AS/NZS 4200. Between 12 and 15 degrees slope, perimeter of roof Inc. Noorms: The double durbots with this double, tooling lifes, where the platform of the sist essential tools in the tool where the platform of the tool to the sist essential tools in the tool where the platform of the tool to the sist essential to the tool where the platform of the tool to the sist essential to to the to the toright the the to be third to solar the sist essential to the sist essential to the to the sist essential to the to the sist essential to the to the toright the the to be third to solar the sist essential to the sist essential to the sist essente the to be third to solar to the to the toright the

ELECTRICAL INSTRUCTIONS: revoid all adour and implements necessary for me proper resolution of electrical services in accordance with the appropried AS Rules and requirements of the Local Supply Authority. Arrange with the supply Authority for connection from supply main to meter board. Provide for the proper installation and connect electricity stove/s and hot water unit/s. Provide light and power points as indicated on drawings or a directed and in accordance with AS/NZI 1680. Provide box to enclose metters in accordance with the requirements of the Authority concerned drawings or a directed and in accordance with AS/NZI 1680. Provide box to enclose metters in accordance with the requirements of the Authority concerned drawings or a directed and in accordance with AS/NZI 1680. Provide box to enclose the metters in accordance with the requirements of the Authority concerned drawings or a directed and the Authority concerned drawings

drawings or as directed and in accordance with AS/NZ31480. Provide box to enclose meters in accordance with the requirements of the Authority conc AS/NZ3 3000 specifies the minimum requirements including safety provisions. LIGHTING; NCC Vol. 2 part 3.8.4. Natural lighting must be provided to all habitable rooms of buildings by windows or roof lights or a proportional combination of both, or by light 'borrowed' from an adjoining room. Windows must have a clear aggregate light transmitting area of not less than 10% of the room floor area, and face a court or open verandah/carport. A fool lights must have a clear aggregate reas of not less than 3% of the floor area of the room and face the sky. 'Borrowed' light can be supplied by a clear glazed panel or opening that is not less than 10% of the floor area of a room supplying the light if that room complies with the natural light requirements. Artificial lighting of one light filting per 16 so, metres of floor area of a room supplying the light if that room complex with the natural light requirements. Artificial lighting of one light filting per 16 so, metres of floor area nust be provided to sanitary compartments, bothrooms, aidock, showers etc. in accordance with AS/NZ3 1680.01 it natural lighting cannot be supplied. FOR BUILDINGS CLASS 2 to 9 natural and artificial lighting must comply with NCC Vol. 1 part F1.4 or beemed to Salisty provisions as per part F4.0. Emergency lighting is to be installed as per provisions of C1, E4.2 of the BCA Vol. 1 and AS 2293.1. Evit and exit directional signs are to be installed as per F4.5, E4.6, E4.8 of BCA Vol. 1 and AS 2293.1. SMOKE ALARMS: NCC Vol.2 part 3.7. Evifymoke alarms complying with the requirements of the Local Government Act and/or state or territory

structed to the layout as shown on plans with Statis, nanutatis and balast nadas. Net vol.2 plats 3.7.1 and 3.7.2 statis and be constructed to interface to the avoid on plats with a treads of equid dimensions except where shown or where winders are required. All firsts in any flight shall be of equal height. All fights shall have a minimum of 2 and not more than 18 rises. Relationship of riser to going shall be between 1.2 and 1.1.3, suless otherwise directed or as permitted in AS1657. Balastrades shall be provided to all landings, ramps, decks, roots and other elevated platforms where the vertical distance from that level is more than 1 metre above the adjoining floor or finished ground level. Height of the balastrade must be a minimum of 1 metre above landing etc. mote induir i there duote ine outpoining into dri market ground eres; regimen ine bendancide induita ter a ritalinitam for infette duote analogie and not less than 856m above the noising of any staff treads of floor of a ramp, Deprings in balastrades (decorative of otherwise) and space between treads, e.g., riter opening must not allow a 125 mm dia, sphere to pas through, Resistance to loading farces of a balastrade must be in accordance with AS 1170. Where balastrades are constructed of tensioned wires provision shall be made to maintain the wire tensions. FOR

between treads, e.g. riser opening must not allow a 125 mm dia. sphere to past through. Resistance to loading forces of a balastrade must be in accordance with AS 1170. Where balastrades must be in the tensioned wires provision shall be made to maintain the wire tensions. FOR BUILDINGS CLASS 2 to 9 - stairs are to comply with D2.13, and D2.14 and have slip resistance as required by AS 4586. ACCESS AND MOBILITY: Where access and mobility requirements are to be addressed in the construction of a new building. AS/NZ31428 General Requirements for Access - New Building Work contains the minimum design requirements to enable access for people with disbibilies. The design must comply with Access to hermises Standards 2010° as referenced in the NCC. A link for advice on the 'Disability (Access to hermises) Building Standards 2010° as referenced in the NCC. A link for advice on the 'Disability (Access to hermises) Building Standards 2010° can be found of waw westlas gov autifiabustifies/Building. car parking spaces and the front boundary as per Part D3. DISABLED SANTARY PROVISIONS are to be installed as per F2.4 and constructed according to F2.5 of BCA Vol.1 and comply with AS/NZS1428. SLIP RESISTANCE: Materials to be used for suffaces of Bloss, stair landings, steps and nasings shall be in accordance with the classifications for Sign Resistance as apply in AS4586 and HB198. EAVES OUTERS VALLEY GUTTERS NALD DOWNPIES: Eaves gutters and downpipes of material and finish as nominated on drawings shall be installed as per manufacturers specification to all eaves as required with folds to downpipes in positions shown. All items shall be of material cornols in the staff and the s

GREYWATER REUSE SYSTEMS

CREYWATER REUSE SYSTEMS: Where a greywater reuse system is proposed the installation shall comply with the following Australian Standards and Codes: AS1546 parts 1 and 3: AS1547: NWW Health 1998 AWTS guideline: NSW Health 2000 Domestic greywater treatment guidelines and sewered single domestic premises. An on site greywater reuse system is not permitted in Reticulated Recycled water areas. Domestic Greywater Treatment Systems (DGTS) and Aerated Wastewater Treatment Systems (AWTS) require a certificate of accreditation from NSW Health. SEPTIC SYSTEM: Provide and install septic system in position nominated by the proprietor together with a holding tank and length of absorption trench installed in accordance with the manufacturers instructions and the requirements of the Local Authority to comply with AS1546 part 1. STORM WATER TREATMENT METHODS: Provide roof water drains from downpipes and from grates in paving where shown on site plan. Drains to be 100mm socketed vitrified day pipes or PVC laid to an even and regular fall so as to have a minimum cover of 150mm. Drains to discharge into street guiterements: and 600mm deep. Acceptable solutions for stormwater drainage to be as per AS/NZS3500 part 3. Stormwater treatment systems should satisfy the following performance requirements:owing performance requirements:onowing periorinance requirements.-1. Conserve Water 2. Prevent Increases In Flooding/Erosion 3. Maintain water balance 4. Control Stormwater Pollution. Systems suitable 1. Conserve Water 2. Prevent increases in Flooding/Erosion 3. Maintain water balance 4. Control Stormwater Pollution. Systems suitable for detached dwellings are. Rooffrainwater tanks: Detention devices: Infiltration devices and Filter strips. These are also suitable for multi-dwelling developments in addition to Stormwater tanks and Bio retention devices. RAIN WATER TANKS: Install rainwater tanks of selected material on slab or support as nominated by tank manufacturer. A dual supply system should have no direct or indirect connection between the mains potable supply and the rainwater tank supply. In ground concrete tanks may be installed as an option with a suitable pressure pump and a testable backflow prevention devices are SX32845.1 Where an above ground tank is connected to inter reticulation, a meter with a dual check value is to be installed and a visible air gap between the mains supply and the rainwater tank supply and SX345.2.1. (See NSW Health circular: Use of rainwater tanks where a reticulated mains water supply is

available). See -: NCC: SOUTH AUSTRALIA appendix additions SA 2.1 and 2.2: Water efficiency as listed on page 13 of this specification. DRAINS FROM UNDER BUILDINGS: NOTE- AS 2870: All stormwater, sanitary drainage or other discharge pipes emerging from under a building footing or slab or attached to a building shall have a flexible joint incorporated into the pipework outside the footing or slab and within 1 metre of the building perimeter. MOTE: Drain pipes must not be taken through the footings of the building. All seepage and soakage water is to be effectively dealt with and diverted clear of the buildings as shown on site plan. Trenches for drains, where running parallel to the building must not be within 600mm of the footings of the building.

WALL AND FLOOR TILES: For guidance on installation of ceramic tiles see recommendations as set out in AS3958 parts 1 and 2. WALLS: Cover the following wall faces with selected glazed tiles: To shower recess to a height of 1800mm. To bathroom generally to a height of 135mm. To enclosing of bath and hobs To bath recess: to a height of 1350mm. To WC to height of one row of tiles or as directed Above kitchen sink/s and cooking area/s allow for four rows tiles. Finish at top and salient angles with round edge tiles. Provide vent tiles and selected recess fittings. Tiles to be fixed to a backing of Fibre Cement with approved adhesive. Areas for tiles can be increased by proprietors direction or as noted

on plans. FLOORS: Cover floors of bathroom, shower recess, WC and ES with selected tiles, set in cement mortar or approved adhesive and graded to give an even and adequate fail to move waste. PAINTING: All paints, stains, variashes and water colours are to be of approved brands as selected. Materials used for priming and undercoating are to be the same brand as the finishing paints or as recommended by the manufacturers of the finishes used. All finishing colours are to be selected by the proprietor. Do all necessary stopping after the priming has been applied. Rub down all surfaces to a smooth finish prior the application of each successive coat of paint. External joinery or other exposed woodwork to have a clear plastic finish is to be treated with a priming oil containing wood preservative and a

WALLS: All rooms except bathroom, laundry and kitchen to be given one coat of sealer and two coats of water based paint. To bathroom, kitchen, WC EC and laundry where no tiled or pre surfaced material is required, walls are to be given one coat of sealer, one coat of undercoat and one coat of gloss oil

(see NCC 3.11.3) CLIMATE ZONES: Climate Zone classifications for various localities are shown in NCC Vol. 2 2014 Table1.1.2. Thermal design requirements for climate zones should be as per NCC fig. 1.1.4 EARTHQUAKE: Earthquake probability shall be determined according to NCC Vol. 2 part 3.11.3 and loading requirements are to be designed to comply with NCCT of A

LANDSCAPING: The area to be landscaped shall comply with the landscape plan and requirements of the Local Council Authorities. Appropriate landscape LANDSCAPING: The area to be landscaped shall comply with the landscape plan and requirements of the Local Louncil Authonities. Appropriate landscape design will reduce water usage in lawns and gardens by up to 50%. Selection of native indigenous plants suited to the local micro climate along with exotic species from California, South Africa and the Mediterranean will normally require minimal maintenance and water use. (BASIX website: see table D.2.1 for indigenous plants in various local government areas tor NSW use). CAR PARKING: All car parking and loading bays to be kerbed, guttered, sealed, drained, line marked and landscaped. Drainage of surface water into neighbouring properties is NOT permitted except where an easement is obtained. All car parks shall comply with the provisions of Local Council COMPLETION: The building shall be completed in every trade. Sashes, doors, locks and all other equipment shall be checked and left in a satisfactory operating condition. Timber floors shall be at least rough sanded. Where fine sanding is specified see CA39: Code of practice for sanding interior wooden floors. All plant, surplus materials and rubbish is to be removed from site. Gutters and drains shall be cleared and the building generally to be left clean and fit for concurstion.

THIS DRAFTING HAS BEEN PRODUCED TO SHOW DESIGN INTENT ONLY. ALL DIMENSIONS MUST BE VERIFIED ON SITE:THE BUILDER SHALL CHECK AND VERIFY ALL DIMENSIONS AND ALL ERRORS AND OMISSIONS TO THE DESIGNER/DRAFTER. DO NOT SCALE THE DRAWINGS. DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL ISSUED BY THE DESIGNER FOR CONSTRUCTION. ALL PRICING MUST ALLOWED FOR ALL ITEMS SPECIFIED. DO NOT SCALE FROM DRAWING. ANY VARIATIONS TO SPECIFICATIONS AND DRAFTINGS MUST BE AUTHORISED BY THE CLIENT, COPYRIGHT OF THESE DESIGNS, DRAFTINGS AND SPECIFICATIONS ARE COPYRIGHT AND ARE THE PROPERTY OF AKTREUM BUILDING DESIGNERS. THEY MUST NOT BE USED, REPRODUCED OR COPIED WHOLLY OR IN PART WITHOUT THE WRITTEN PERMISSON OF THE OWNERS. THE USE OF THESE DRAWINGS ARE UNDER ALL CONDITIONS USED ABOVE. CONTACT ADAM NASSER 0435237853







project	
PROPOSED A	DDITIONS ALTERATIONS TO
EXISTING DW	/ELLING AND DETACHED
GRANNY FLA	Т
Client	Address

Scale 21 ROYAL AVENUE Issue B BIRRONG

ELECTRICAL INSTALLATIONS: Provide all labour and materials necessary for the proper installation of electrical services in accordance with the

sper 14.5 Left. Et& 6 Et& 60 ECA Vol. 1 and X5 2293.1 SMOKE ALARMS: NCC Vol. 2 part 3.7.2 Fire/smoke alarms complying with the requirements of the Local Government Act and/or state or territory regulations must be fitted in the locations required and approved by the regulatory authority and shall be installed in accordance with AS3786. Installations in buildings other than Class 1 and 10 must be installed and managed to comply with NCC Spec. E2.2.0. Multiple alarms within houses and sole occupancy units must be braid wired and interconnected. AS1603 references 'Automatic Fire Detection and Alarm Systems' Heat Alarms. WINDOWS: Lal formed windows shall be installed in accordance with AS2784. Installations in buildings other than Class 1 and 10 must be installed and managed to comply with NCC Spec. E2.2.0. Multiple alarms within houses and sole occupancy units must be braidled in accordance with AS2047-48 for Aluminium windows and AS2047 for timber window shall be installed in accordance with AS274.4 Installation on a decision with the state of the Aluminium windows and AS2047 for timber windows. PROTECTION OF OPEN-ABLE WINDOWS: (Against Falling From) NCC Vol. 2 part 3.9.2.5, or NCC Vol.1 part 2.2c.1 f a floor or exterior surface is 2m or more below a window in a bedroom, the window must comply with the following: 'the open-able portion of the window must be a struct the opening, or a screen with secure attachment fittings'. The window and or screen is to comply with the requirements of NCC Vol. 2 part 3.9.2.5 (a) Ca(1) [1]. If the lowest level of any window opening is greater than 1.7 m above the room floor, no protection is required. Open-able window in a bedroom with a floor level greater than 2 m above an exterior surface level below must have a barrier or wall with a height not less than 856mm above the room floor with no horizontal climbing elements. In a room where the room floor under an open able window is 4 m or more above an exterior floor or surface beneath, special conditions apply NCC

Open-oble restrictions to windows in BUILDINGS CLASSES 2, 3, 4, and 9b are to comply with D2.24 of the BCA vol.1. STAIRS, HANDRAILS AND BALUSTRADES: NCC Vol. 2 parts 3.9.1 and 3.9.2 Stairways shall be constructed to the lo

HOT WATER SERVICE: All installations must comply with AS3500.4 Provide from H/water unit with selected tubing to points necessary. Terminate with taps selected. Provide inlet stopcock to hot water unit. Storage water heater selection and installation is to be as per AS1056. GAS SERVICE: The whole of the work is to be carried out as per requirements of the Local Supply Authority. The plumber is to be responsible for the gas service from boundary alignment, including fixing of the meter and cover for same. Installations for bottled gas supply shall comply with the relevant

standard. Gas installations shall comply with 'Gas Safety Regulations and Act' and AS5601. HEATING APPLIANCES NCC Vol 2 part 3.7.3: Domestic Solid Fuel appliances shall comply with AS/NZS 4013 and installed in accordance with AS/NZS2918: Installation of gas fired appliances shall be carried out by a licensed gas plumber.

SEWERED AREAS: Provide a drainage system from pedestal pan and from wastes of all fittings unless a grey water system is to be installed and connect to the sewer main, where shown on site plan all to be in accordance with the rules and requirements of the Authority for Water Supply and Sewerage. ide at least one gully outside the building. The Authority Certificate to be produced at Completion of the Work.

Provide at least one gully outside the building. The Authority Certificate to be produced at Completion of the Work. UNSEWERED AREAS: Provide a drainage system from all fittings and from grease trap in accordance with the requirements of the Local Authority concerned. Excavate for drains to provide even falls throughout and a minimum cover of 300mm. Lay 100mm socketed vitrified clay, P V C or HDPA pipes to take discharge from wastes of washtubs, bath, shower, washbasin and grease trap. All pipes to be completely jointed with rubber rings or solvent cement as approved. All drain lines to be laid so that water is discharged into an absorption trench provided in position shown on plan. Provide an approved grease trap with lid in position shown to take the water from kitchen sink. Top of trap to be 75mm above finished ground or nearby concrete paving level. All drainage work from fittings to the drainage line outside the building is to be in accordance with the rules and requirements of the Water Supply and Sewerage Authority for sewered areas. The Authority Special Inspection' Certificate of the work is to be produced by the builder. All plumbing and drainage shall be in accordance with the Code of Practice for state or territory and regulating local government area. **GREYWATER RELISE SYSTEMS**:

EXTERNALLY: All external woodwork to be given one coat of primer, one coat of oil based undercoat and one coat of gloss finish enamel or to be given

PRIMING WEATHERBOARDS: Any pine is to be primed all round as well as on the ends. Before fixing: hardwood, cypress pine, radiata pine and oregon are to be primed on external faces including rebates. Pressure treated Canada pine is to be primed at ends before fixing. IRONWORK: Eaves, gutters, downpipes, exposed service pipes and wrought iron etc. to be cleaned and primed and give one coat of gloss paint all round. FIBRE CEMENT: Clean and prepare all external fibre cement surfaces and finish with two coats of water based paint. INTERNALLY: All exposed woodwork in kitchen, bathroom, laundry WC EC to be prepared primed and then given one undercoat and finished with one

coat of full gloss paint or to be stained and finished with two coats of clear liquid plastic as selected. CEILINGS: To be given one coat of sealer and two coats of paint. The finishing coat of bathroom, laundry, and kitchen ceilings to be semi- gloss (unless

paint system. GLAZING: NOC Vol. 1 parts B 1.4, D 3.12, F 1.13 or NOC Vol. 2 part 3.6 All sashes, doors, fixed lights and other glass in building shall be selected and installed by procedures as set out in AS1288 and/or AS2047 for type, thickness and area of glass according to wind loading, human impact and other considerations for glazing in frames of timber, steel, stainless steel, aluminium and bronze according to wind loading, human impact and other considerations for glazing in frames of timber, steel, stainless steel, aluminium and bronze according to type of frame, height of building and glazing compound and for design and glazing of unframed toughened glass assemblies. Specific attention should be made to the selection of frame materials, glazing, location in walls and orientation to the path of the sun for various climate zones. Where wind/ows are not shaded by root eaves or other building projections, advice by an approved specialist or manufacturer should be sought to ensure that all installations comply with the Energy Efficiency requirements of the NCC. (Or BASIX in NSW). **FENCING**: Provide paling face 1500mm height to side and rear boundaries if directed. Posts to be 125 x 50mm in sawn approved durable hardwood, moticed for two rails and sunk into ground 600mm at maximum of 2700 mm. Posts at angles in fencing to be 125mm square. Well ram around posts. Where mork is encountered posts are to he set in concrete. Eit two moves of 75 x 50mm hardwoot rails into moting with selected anglings.

Where rock is encountered posts are to be set in concrete. Fit two rows of 75 x 50mm hardwood rails into mortises. Cover framing with selected palings Cut line at top to follow ground profile or as directed. All timber in ground or concrete to be well tarred or treated with an approved preservative. If other type of fencing is nominated on plans, construction is to be as per these or manufacturers specifications.

SWIMMING POOLS: Swimming pool access is to comply with NCC Vol. 2, F 2.5.2 (a) and (b) in conjunction with the Swimming Pools Act 1992 and Swimming pool Regulation 2008. This applies to any wading pool, spa, or swimming pool with a depth of water exceeding 300mm. See AS1926 'Swimming Pool Safety-Safety Barriers for Swimming Pools'. See- NCC AUSTRALIAN CAPITAL TERRITORY appendix addition ACT 6.1: Pool construction as listed on page 13 of this specification. See- NCC

See Not According to the International Control apple full advantation of the International Sector (1996) and the International Sector (1996) and the International Sector (1996) and 1997 and ents of NCC part 3.7.5, is required. Albine areas are areas

where significant snow loads may occur see BCA fig. 3.7.5.2. Where snow loads may be applied to a building design according to AS1170.3 is req

Sheet Title

## BUILDING SPECIFICATION

#### BCA COMPLIANCE

(i)

## **GENERAL NOTES**

VERIFY ON SITE BEFORE COMMENCEMENT OF ANY WORKS. IT IS THE CONTRACTORS RESPONSIBILITY TO CONFIRM ALL SITE CONDITIONS & REQUIREMENTS FAILURE TO COMPLY WITH DRAWINGS & SPECIFICATIONS

COULD RESULT IN ALTERATIONS BEING MADE AT THE COST TO THE CONTRACTOR.

THESE DRAWINGS MUST BE READ ON CONJUNCTION WITH ALL RELEVANT CONSULTANT'S DRAWINGS & SPECIFICATIONS INCLUDING, STRUCTURAL, MECHANICAL & HYDRAULIC. CONTRACTOR TO COMPLY WITH CURRENT HEALTH & SAFETY REGULATIONS AT ALL TIME. BEFORE COMMENCEMENT OF DEMOLITION WORKS THE

CONTRACTOR MUST CONTACT THE CONSULTANT ENGINEER TO ESTABLISH WHICH WALLS, ETC ARE ABLE TO BE SAFELY REMOVED.

#### AUSTRALIAN STANDARDS COMPLIANCE

THE BUILDING WORKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH, BUT NOT LIMITED TO, THE FOLLOWING AUSTRALIAN STANDARDS:

AS/NZS 1664 ALUMINUM STRUCTURES

AS/NZS 1905 COMPONENTS FOR THE PROTECTION OF OPENINGS IN FIRE RESISTANT WALLS AS 2050 INSTALLATION OF ROOF TILES WINDOWS IN BUILDINGS- SELECTION AND INSTALLATION AS 2047 COMPOSITE STRUCTURES AS 2327 AS 2870 RESIDENTIAL SLABS AND FOOTING CONSTRUCTION **RESIDENTIAL TIMBER - FRAMED CONSTRUCTION** AS 1684 AS 3700 MASONRY STRUCTURES AS 3013 ELECTRICAL INSTALLATIONS THE USE OF MECHANICAL VENTILATION AND AS 1668 - AIR CONDITIONING IN BUILDINGS INSTALLATION OF HOSE REELS AS 2441 AS 3786 SMOKE ALARMS GLASS IN BUILDINGS - SELECTION AND INSTALLATION AS 1288 ACOUSTICS - RECOMMENDED DESIGN SOUND LEVELS AND AS 2107 REVERBERATION TIMES FOR BUILDING INTERIORS AS 3660. TERMITE MANAGEMENT - NEW BUILDING WORK 2000

#### AS/NZS 2890.1 OFF-STREET PARKING

2004

AS 374(-2010 WATERPROOFING OF DOMESTIC WET AREAS

THIS DRAFTING HAS BEEN PRODUCED TO SHOW DESIGN INTENT ONLY. ALL DIMENSIONS MUST BE VERIFIED ON SITE THE BUILDER SHALL CHECK AND VERIFY ALL DIMENSIONS AND ALL ERRORS AND OMISSIONS TO THE DESIGNER/DRAFTER. DO NOT SCALE THE DRAWINGS, DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL ISSUED BY THE DESIGNER FOR CONSTRUCTION. ALL PRICING MUST ALLOWED FOR ALL ITEMS SPECIFIED, DO NOT SCALE FROM DRAWING, ANY VARIATIONS TO SPECIFICATIONS AND DRAFTINGS MUST BE AUTHORISED BY THE CLIEDT. COPYRIGHT OF THESE DESIGNS DRAFTINGS AND SPECIFICATIONS APE VARIATIONS TO SPECIFICATIONS AND DIKAPTINGS MUST BE AUTHORISED BY THE CLIENT, COPYRIGHT OF THESE DESIGNS. DRAFTINGS AND SPECIFICATIONS ARE COPYRIGHT AND ARE THE PROPERTY OF AKTREUM BUILDING DESIGNERS, THEY MUST NOT BE USED, REPRODUCED OR COPIED WHOLLY OR IN PART WITHOUT THE WRITTEN PERMISSON OF THE OWNERS, THE USE OF THESE DRAWINGS ARE UNDER ALL CONDITIONS USED ABOVE. CONTACT ADAM NASSER 0435237853



BUILDING CODE OF AUSTRALIA BUILDING 2022 CLASSIFICATION: 1 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 a detached house, or one or more attached dwellings, each being a building, (ii) 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 3711 Application Compliance with this Part satisfies Performance Requirement P2.3.1 for fire separation. General Concession - Non-combustible materials 3.7.1.2 The following materials, though combustible or containing combustible fibers, may be used wherever a noncombustible 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 the total thickness of adhesive lavers is not more than (iii) 2mm; and the Spread-of-Flame Index and the Smoke-Development (iv) 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-900mm from the allotment boundary other than the (a) 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 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

External walls (including gables) required to be fire-(a) resisting

[Referred to in3.7.1.3 or 3.7.1.6] must

extend to the underside of a non-combustible roof

covering or non-combustible eaves lining, and musthave an FRL of not less than 60/60/60 when tested from (i)

be of masonry-veneer construction in which the external

be of masonry construction not less than 90mm thick. (iii) Openings in external walls required to be fire-resisting (B) [referred to in 3.7.1.3 or



[3.7.1.6] must be

protected by-

(ii)

non-operable fire-windows or other construction with an FRL of not (i) less than --/60/-- : or

self-closing solid-core doors not less than 35mm thick.

Sub-floor vents, roof vents, weep holes and penetrations for pipes, (c) conduits and the like need not

comply with (b) above.

Concessions for non-habitable room windows, conduits and the like-(d)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-

in a bathroom, laundry or toilet, the opening has an area of not more (i) than 1.2sgm; 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-

achieve the weighted sound reduction with spectrum adaption term (i) Rw+Ctrl and

discontinuous construction

requirements, as required by Table 3.8.6.1; and

be installed in accordance with the appropriate requirements of (ii) 3863 and 3864

For the purpose of this Part, the Rw+Ctr must be determined in (b)

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.

PROPOSED ADDITIONS ALTERATIONS TO EXISTING DWELLING AND DETACHED GRANNY FLAT		Sheet T BUIL	
	Client	Address	Scale
	#Client Company	21 ROYAL AVENUE BIRRONG	Issue

the outside; or (ii) masonry veneer is not less than 90mm thick; or

#### **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 ROODS. FOOTPATHSARE 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 COMPORTMENT THAT SWINGS OUTWARD OR IS GREATER THAN I.2M AWAY FROM THE TOILET SUITE, THE DOOR MUST BE INSTALLED WITH REMOVABLE 'LIFT-OFF HINGES.

#### SEDIMENT CONTROL NOTES

I. 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 450RNM 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

itle<sup>.</sup>

### DING CODES COMPLIANCE



## 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.
- Provide toeboards to scaffolding or work platforms. 2
- Provide protective structure below the work area. 3
- Ensure that all persons below the work area have Personal 4. 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.

Rupture of services during excavation or other activity creates a

#### 4. SERVICES

#### GENERAL

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 powers 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.

PROPOSED ADDITIONS AL	TERATIONS TO	Sheet Title	
GRANNY FLAT			
Client	Address	Scale	
#Client Company	21 ROYAL AVENUE BIRRONG	Issue B	

THIS DRAFTING HAS BEEN PRODUCED TO SHOW DESIGN INTENT ONLY. ALL DIMENSIONS MUST BE VERIFIED ON SITE THE BUILDER SHALL CHECK AND VERIFY ALL DIMENSIONS AND ALL ERRORS AND OMISSIONS TO THE DESIGNER/DRAFTER. DO NOT SCALE THE DRAWINGS, DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL ISSUED BY THE DESIGNER FOR CONSTRUCTION. ALL PRICING MUST ALLOWED FOR ALL ITEMS SPECIFIED, DO NOT SCALE FROM DRAWING, ANY VARIATIONS TO SPECIFICATIONS AND DRAFTINGS MUST BE AUTHORISED BY THE CLIEDT. COPYRIGHT OF THESE DESIGNS DRAFTINGS AND SPECIFICATIONS APE VARIATIONS TO SPECIFICATIONS AND DRAFTINGS MUST BE AUTHORISED BY THE CLIENT. COPYRIGHT OF THESE DESIGNS. DRAFTINGS AND SPECIFICATIONS ARE COPYRIGHT AND ARE THE PROPERTY OF AKTREUM BUILDING DESIGNERS. THEY MUST NOT BE USED, REPRODUCED OR COPIED WHOLLY OR IN PART WITHOUT THE WRITTEN PREMISSON OF THE OWNERS. THE USE OF THESE DRAWINGS ARE UNDER ALL CONDITIONS USED ABOVE. CONTACT ADAM NASSER 0435237853



**BUILDING DESIGNERS** ASSOCIATION OF AUSTRALIA

#### 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

## TY NOTES



THIS DRAFTING HAS BEEN PRODUCED TO SHOW DESIGN INTENT ONLY. ALL DIMENSIONS MUST BE VERIFIED ON SITE THE BUILDER SHALL CHECK AND VERIFY ALL DIMENSIONS AND ALL ERRORS AND OMISSIONS TO THE DESIGNER/DRAFTER. DO NOT SCALE THE DRAWINGS. DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL ISSUED BY THE DESIGNER FOR CONSTRUCTION. ALL PRICING MUST ALLOWED FOR ALL ITEMS SPECIFIED. DO NOT SCALE FROM DRAWING. ANY VARIATIONS TO SPECIFICATIONS AND DRAFTINGS MUST BE AUTHORISED BY THE CLIENT. COPYRIGHT OF THESE DESIGNS. DRAFTINGS AND SPECIFICATIONS ARE COPYRIGHT AND ARE THE PROPERTY OF AKTREUM BUILDING DESIGNERS. THEY MUST NOT BE USED. REPRODUCED OR COPIED WHOLLY OR IN PART WITHOUT THE WRITTEN PERMISSON OF THE OWNERS. THE USE OF THESE DRAWINGS ARE UNDER ALL CONDITIONS USED ABOVE. CONTACT ADAM NASSER 0435237853





PROPOSED ADDITIONS A EXISTING DWELLING AND GRANNY FLAT	LTERATIONS TO DETACHED	She Sl
Client	Address	Sca
#Client Company	21 ROYAL AVENUE BIRRONG	Issu

eet Title: ITE ANALYSIS

<sup>ale</sup> 1:238.53



#### **Construction Management Plan**

The following Construction Management Plan will highlight the following: -Location of material storage.

-Location of any plant & equipment (cranes, hoists.etc)

-Maximum intended weight and size of construction and delivery vehicles -Intended timing of deliveries to site.

-Contact details for of person with authority to respond to any construction related access issues.

-Intended communication of construction details to adjoining residents

-Details of any signage to be erected on the site

#### Location of Material Storage

Materials will be stored on site in locations marked or shown Below:

Location marked = (side access for proposed driveway) heavy/bulky materials such Disturbed areas are to be promptly rehabilitated as bricks/steel/roof tiles etc will be stored in this area in order to allow lifting off delivery truck and placement for storage without "double handling" of materials. Timber/Pre-Fabricated frames and trusses etc will be stored on the front lawn. These materials are generally of longer lengths and light enough to allow manual handling from delivery truck to storage area.

#### Location "C" - New floor platform- internal finishing materials

(Skirting/architraves/doors etc\_ will be stored internally within the new area as directed by the builder for protection from weather. Fragile materials such as tiles, plumbing fittings and fixtures etc will be stored in the old study/bedroom area o r rooms not generally used by the proprietors so as to minimize possibility of damage and to provide security against theft.

#### NOTE - Material deliveries are to be timed so that only

materials required for the scope of works to be carried out at that stage are on site in order to ensure the site is not cluttered and to allow easy access for trades/residents to and from the site.

#### Location of any plant or equipment

Plant and equipment (cranes, hoists, rubbish bins etc) will be located in Location "B" (front yard) to avoid damage to existing established landscape to the rear of the

NOTE - Use of plant & equipment is to be timed so that material storage does not interfere with locating plant or equipment in the required area.

#### Construction and delivery vehicles

Construction vehicles will generally take the shape of trade utes/vans. Delivery vehicles are to be of fixed tray type with maximum weight of 3 tonnes. Concrete delivery is to be in the more of mini-mix vehicle. Rubbish bins are to be limited to 4 cubic metre bins during demolition stage and reduced to 3 cubic metre bins for general site cleaning as necessary

#### Vehicle access and egress

Construction vehicles (utes/vans) can access and egress the site without any special requirements. Delivery trucks are not to enter the site and must stay on the public, road to avoid damage to road crossing, footpath and or driveway.

#### Material delivery and handling

Materials delivered to site are to be unloaded from delivery truck on site wherever possible and stored in appropriate location as specified immediately. Where unloading is not possible on site materials are to be unloaded at street level and manually carried onto site and stored in appropriate locations as specified immediately

NOTE- At no time are materials to be stored on the road, access handle, nature strip or adjoining properties.

#### Hours of Work

All Construction /Demolition work relating to the Development Consent within the city must be carried out between the hours of 7:00am to 5:00pm Mondays to Fridays and 7:00am to 12:00 noon on Saturday. No work is to be done on Sunday and Public Holidays. Refer Council's DA Determination Notes.

#### Timina of deliveries

Material deliveries will generally take place between 8:00am and 3:00pm the day before the materials will be required on site.

#### Communication with adjoining residents

Upon receipt of the Construction Certificate the adjoining residents will be notified that works are being arranged to begin. This will provide approximately 3 weeks' notice in this regard. This notification will include all contact details per above. Further to this the Construction Supervisor will introduce himself to these residents a minimum of 48 hours prior to commencement

#### 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 SPECIICATION, 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.

THIS DRAFTING HAS BEEN PRODUCED TO SHOW DESIGN INTENT ONLY. ALL DIMENSIONS MUST BE VERIFIED ON SITE THE BUILDER SHALL CHECK AND VERIFY ALL DIMENSIONS AND ALL ERRORS AND OMISSIONS TO THE DESIGNER/DRAFTER. DO NOT SCALE THE DRAWINGS, DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL ISSUED BY THE DESIGNER FOR CONSTRUCTION. ALL PRICING MUST ALLOWED FOR ALL ITEMS SPECIFIED, DO NOT SCALE FROM DRAWING, ANY VARIATIONS TO SPECIFICATIONS AND DRAFTINGS MUST BE AUTHORISED BY THE CLIEDT. COPYRIGHT OF THESE DESIGNS DRAFTINGS AND SPECIFICATIONS APE VARIATIONS TO SPECIFICATIONS AND DIRAFTINGS MUST BE AUTHORISED BY THE CLIENT. COPYRIGHT OF THESE DESIGNS. DRAFTINGS AND SPECIFICATIONS ARE COPYRIGHT AND ARE THE PROPERTY OF AKTREUM BUILDING DESIGNERS. THEY MUST NOT BE USED, REPRODUCED OR COPIED WHOLLY OR IN PART WITHOUT THE WRITTEN PERMISSON OF THE OWNERS. THE USE OF THESE DRAWINGS ARE UNDER ALL CONDITIONS USED ABOVE. CONTACT ADAM NASSER 0435237853

#### Signage

Signage in the form of a site sign to identify the Builder's and Architects names and contact details and the Principal certifying Authority will be required on site. The location of this signage is shown on the associated plans

#### Soil & Water Management Plans

All sediment controls are to be installed before work commence. Any areas of exposed soil are to be minimised. All top-soil is to be retained on site for re-use. Material & soil stockpiles are to be protected sediment fencing. Stockpiles and work areas are to be as indicated by the Construction Management Plan to preserve existing vegetation. Surface water flows during construction are to be controlled as

Clean run off is to be diverted around disturbed areas

Sediment fence are to be regularly monitored and manufactured during construction. Slope gradient & flow distance are to be minimised

#### 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/

. DRAINAGE WORKS SHALL BE CONSTRUCTED AROUND ALL INLET PITS, CONSISTING OF 300MM W X 300MM D TRENCH.

. 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.









COUNCIL'S ISSUED FOOTWAY DESIGN LEVELS TO BE INCORPORATED INTO THE FINISHED LEVELS ONCE ISSUED BY COUNCIL

## KEEP FOOT PATH AND PUBLIC PEDESTRIAN AREA CLEAN AND CLEAR AT ALL TIMES

NOTE:

NOTE: SERVICES NO EXCAVATIONS TO BE CARRIED OUT WITHIN FOOTPATH AND PUBLIC PEDESTRIAN AREA WITHOUT CHECKING FOR DEPTH AND LOCATION OF SERVICES







KERB OUTLET SQUARE 27.20,TK 27.49TK **@**27.59 27.48 27.44 DANE 2mx2m - PIT Stock SITE TOILET Storage of new building PORCH +27.4materials\_ 31.05GUT 30.41GUT 31.96RID SINGLE STOREY BRICK HOUSE TILE ROOF No.23 27.26 27.52 180°41'40" 235 6 42 DP 15334 27.30 CORNER INACCESSIBLE 1:200 51





NOTE:

obtained.

time.

A.A.S.3500.3.

CONSENT AUTHORITY'S STANDARDS AND SPECIICATION, CODES AND THE SATISFACTION OF LCA SUPERVISING OFFICER

SHALL BE 1.0%. 4. DIRECT SURFACE FLOW TO ALL GRATED

BE VERIFIED ON SITE PRIOR TO THE COMMENCEMENT OF ANYWORK

6. ANY DISCREPANCIES FOR OMISSIONS SHALL BE REFERRED TO THE DESIGN ENGINEER FOR RESOLUTION.

Soil Note

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.

THIS DRAFTING HAS BEEN PRODUCED TO SHOW DESIGN INTENT ONLY. ALL DIMENSIONS MUST BE VERIFIED ON SITE THE BUILDER SHALL CHECK AND VERIFY ALL DIMENSIONS AND ALL ERRORS AND OMISSIONS TO THE DESIGNER/DRAFTER. DO NOT SCALE THE DRAWINGS, DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL ISSUED BY THE DESIGNER FOR CONSTRUCTION. ALL PRICING MUST ALLOWED FOR ALL ITEMS SPECIFIED. DO NOT SCALE FROM DRAWING, ANY VARIATIONS TO SPECIFICATIONS AND DRAFTINGS MUST BE AUTHORISED BY THE CLIEDT. COPYRIGHT OF THESE DESIGNS. DRAFTINGS AND SPECIFICATIONS APE VARIATIONS TO SPECIFICATIONS AND DIRAFTINGS MUST BE AUTHORISED BY THE CLIENT. COPYRIGHT OF THESE DESIGNS. DRAFTINGS AND SPECIFICATIONS ARE COPYRIGHT AND ARE THE PROPERTY OF AKTREUM BUILDING DESIGNERS. THEY MUST NOT BE USED, REPRODUCED OR COPIED WHOLLY OR IN PART WITHOUT THE WRITTEN PERMISSON OF THE OWNERS. THE USE OF THESE DRAWINGS ARE UNDER ALL CONDITIONS USED ABOVE. CONTACT ADAM NASSER 0435237853









MUST ALLOWED FOR ALL ITEMS SPECIFIED. DO NOT SCALE FROM DRAWING, ANY VARIATIONS TO SPECIFICATIONS AND DRAFTINGS MUST BE AUTHORISED BY THE CLIENT. COPYRIGHT OF THESE DESIGNS. DRAFTINGS AND SPECIFICATIONS ARE COPYRIGHT AND ARE THE PROPERTY OF AKTREUM BUILDING DESIGNERS. THEY MUST NOT BE USED, REPRODUCED OR COPIED WHOLLY OR IN PART WITHOUT THE WRITTEN PERMISSON OF THE OWNERS. THE USE OF THESE DRAWINGS ARE UNDER ALL CONDITIONS USED ABOVE. CONTACT ADAM NASSER 0435237853







nroject



**ROOF PLAN** 

1:100



	PROPOSED ADDITIONS ALTER	ATIONS	Sheet Title:		
N	TO EXISTING DWELLING AND DETACHED GRANNY FLAT		ROOF PLAN		
+	Client	Address		Scale	
$\square$	#Client Company	21 ROYAL AVENUE BIRRONG	E	1:100 Issue B	Drawing No.: 21 royal

Date/Revision

Sheet Number:

03/02/25



THIS DRAFTING HAS BEEN PRODUCED TO SHOW DESIGN INTENT ONLY. ALL DIMENSIONS MUST BE VERIFIED ON SITE THE BUILDER SHALL CHECK AND VERIFY ALL DIMENSIONS AND ALL ERRORS AND OMISSIONS TO THE DESIGNER/DRAFTER. DO NOT SCALE THE DRAWINGS. DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL ISSUED BY THE DESIGNER FOR CONSTRUCTION. ALL PRICING MUST ALLOWED FOR ALL ITEMS SPECIFIED. DO NOT SCALE FROM DRAWING, ANY VARIATIONS TO SPECIFIED. DO NOT SCALE FROM DRAWING, ANY VARIATIONS TO SPECIFICATIONS AND DRAFTINGS AMUST BE AUTHORISED BY THE CLIENT. COPYRIGHT OF THESE DESIGNS. DRAFTINGS AND SPECIFICATIONS ARE COPYRIGHT AND ARE THE PROPERTY OF AKTREUM BUILDING DESIGNERS. THEY MUST NOT BE USED, REPRODUCED OR COPIED WHOLLY OR IN PART WITHOUT THE WRITTEN PERMISSON OF THE OWNERS. THE USE OF THESE DRAWINGS ARE UNDER ALL CONDITIONS USED ABOVE. CONTACT ADAM NASSER 0435237853







PROPOSED ADDITIONS ALTERATIONS TO			
XISTING DWELLING AND DETACHED		ELEV	ŀ
nt	Address	Scale 1	:
lient Company	21 ROYAL AVENUE BIRRONG	Issue E	3

## EVATIONS AND SECTION

#### 1:100

100	
	Drawing No.

Date/Revision 06/02/25 Sheet Number: 10

21 royal



11 21 royal

## Alterations and Additions Certificate number: A1783510

## Fixtures and systems

Lighting The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or lightemitting-diode (LED) lamps.

#### Fixtures

The applicant must ensure new or altered showerheads have a flow rate no greater than 9 litres per minute or a 3 star water rating.

The applicant must ensure new or altered toilets have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating.

The applicant must ensure new or altered taps have a flow rate no greater than 9 litres per minute or minimum 3 star water rating.

#### Construction

#### Insulation requirements

The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m2, b) insulation specified is not required for parts of altered construction where insulation already exists.

Construction	Additional insulation required (R- value)	Other specifications
concrete slab on ground floor.	nil	N/A
external wall: brick veneer	R1.16 (or R1.70 including construction)	
flat ceiling, pitched roof	ceiling: R2.50 (up), roof: foil/sarking	medium (solar absorptance 0.475 - 0.70)

#### Glazing requirements

#### Windows and glazed doors

The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. Relevant overshadowing specifications must be satisfied for each window and glazed door.

The following requirements must also be satisfied in relation to each window and glazed door

Each window or glazed door with standard aluminium or timber frames and single clear or toned glass may either match the description, or, have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions.

Each window or glazed door with improved frames, or pyrolytic low-e glass, or clear/air gap/clear glazing, or toned/air gap/clear glazing and SHGCs must be calculated and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions. The description is provided for information only. Alternative systems with complying U-value and SHGC may be substituted.

For projections described in millimetres, the leading edge of each eave, pergola, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill.

Pergolas with polycarbonate roof or similar translucent material must have a shading coefficient of less than 0.35.

Pergolas with fixed battens must have battens parallel to the window or glazed door above which they are situated, unless the pergola also shades a perpendicular window. The spacing between battens must not be more than 50 mm

#### Glazing requirements

#### Windows and glazed doors glazing requirements

nber		including frame (m2)	height (m)	distance (m)	device	Frame and glass type
ry	Ν	0.94	0	0	eave/ verandah/ pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
hen	E	1.32	0	0	eave/ verandah/ pergola/balcony >=450 mm	improved aluminium, single toned, (U-value: 6.39, SHGC: 0.56)
ing	E	2.23	0	0	eave/ verandah/ pergola/balcony >=450 mm	improved aluminium, single toned, (U-value: 6.39, SHGC: 0.56)
ing	S	9.4	0	0	eave/ verandah/ pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
nily	S	9.4	0	0	eave/ verandah/ pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
ndow/door nber	Orientation	Area of glass including frame (m2)	Overshadowing height (m)	Overshadowing distance (m)	Shading device	Frame and glass type
nily	w	2.4	0	0	eave/ verandah/ pergola/balcony >=450 mm	standard aluminium, single toned, (or U-value: 7.57, SHGC: 0.57)
	ng nily hen nag nily hdow/door nber nily	ry N hen E ing E ing S nily S nily S hen HE DRAWINGS. DRAWINGS SHAL	frame (m2)       ry     N     0.94       hen     E     1.32       ng     E     2.23       ng     S     9.4       nily     S     9.4       ndow/door nber     Orientation (m2)     Area of glass including frame (m2)       nily     W     2.4	frame (m2)       frame (m2)         ry       N       0.94       0         hen       E       1.32       0         ng       E       2.23       0         ng       S       9.4       0         nily       S       9.4       0         nily       S       9.4       0         nily       S       9.4       0         here of glass including name (m2)       Nershadowing height (m) frame (m2)       height (m) frame (m2)         height (m)       2.4       0       0	frame (m2)       frame (m2)         ny       N       0.94       0       0         hen       E       1.32       0       0         ng       E       2.23       0       0         ng       S       9.4       0       0         nily       S       9.4       0       0         nily       S       9.4       0       0         nily       S       9.4       0       0         height (m)       Overshadowing finctuding frame (m2)       Overshadowing height (m)       Overshadowing distance (m)         nily       W       2.4       0       0       0	ry       N       0.94       0       0       eave/ verandah/ pergola/balcony >=900 mm         hen       E       1.32       0       0       eave/ verandah/ pergola/balcony >=450 mm         ng       E       2.23       0       0       eave/ verandah/ pergola/balcony >=450 mm         ng       S       9.4       0       0       eave/ verandah/ pergola/balcony >=450 mm         ng       S       9.4       0       0       eave/ verandah/ pergola/balcony >=900 mm         ng       S       9.4       0       0       eave/ verandah/ pergola/balcony >=900 mm         nily       S       9.4       0       0       eave/ verandah/ pergola/balcony >=900 mm         nily       V       2.4       0       0       eave/ verandah/ pergola/balcony >=900 mm         height (m)       O       0       eave/ verandah/ pergola/balcony >=900 mm       shading device         nily       W       2.4       0       0       eave/ verandah/ pergola/balcony >=450 mm

THIS E DIMEN DIMEN NOT S

NOT SCALE THE DRAWINGS, DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL ISSUED BY THE DESIGNER FOR CONSTRUCTION. ALL PRICING MUST ALLOWED FOR ALL ITEMS SPECIFIED. DO NOT SCALE FROM DRAWING. ANY VARIATIONS TO SPECIFICATIONS AND DRAFTINGS MUST BE AUTHORISED BY THE CLIENT. COPYRIGHT OF THESE DESIGNS. DRAFTINGS AND SPECIFICATIONS ARE COPYRIGHT AND ARE THE PROPERTY OF AKTREUM BUILDING DESIGNERS. THEY MUST NOT BE USED, REPRODUCED OR COPIED WHOLLY OR IN PART WITHOUT THE WRITTEN PERMISSON OF THE OWNERS. THE USE OF THESE DRAWINGS ARE UNDER ALL CONDITIONS USED ABOVE. CONTACT ADAM NASSER 0435237853



ASSOCIATION OF AUSTRALIA

Water Commitments	Thermal Performance and Materials commitmen
Fixtures	Construction
The applicant must install showerheads with a minimum rating of 4 star (> 4.5 but <= 6 L/min plus spray force and/or coverage tests) in all showers in the development.	The applicant must construct the floors, walls, roofs, ceilings ar the tables below.
The applicant must install a toilet flushing system with a minimum rating of 5 star in each toilet in the development.	The applicant must show through receipts that the materials pu the tables below.
The applicant must install taps with a minimum rating of 5 star in the kitchen in the development.	Thermal Performance and Materials commitmer
The applicant must install basin taps with a minimum rating of 5 star in each bathroom in the development.	Glazing
Alternative water	The applicant must install windows, glazed doors and skylights listed in the table.
Rainwater tank	
The applicant must install a rainwater tank of at least 1500 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.	The applicant must install a window and/or skylight in 1 bathror
The applicant must configure the rainwater tank to collect rain runoff from at least 80 square metres of the roof area of the development (excluding the area of the roof which drains to any stormwater tank or private dam).	
The applicant must connect the rainwater tank to:	Other
all toilets in the development	The applicant must install a fixed outdoor clothes drying line as
<ul> <li>at least one outdoor tap in the development (Note: NSW Health does not recommend that rainwater be used for human consumption in areas with notable water supply.)</li> </ul>	
Thermal Performance and Materials commitments	
Simulation Method	
The applicant must attach the certificate referred to under "Assessor Details" on the front page of this BASIX certificate (the "Assessor Certificate") to the development application and construction certificate application for the proposed development (or, if the applicant is applying for a complying development certificate for the proposed development, to that application). The applicant must also attach the Assessor Certificate to the application for an occupation certificate for the proposed development.	
The Assessor Certificate must have been issued by an Accredited Assessor in accordance with the Thermal Comfort Protocol.	
The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX certificate, including the Cooling and Heating loads shown on the front page of this certificate and the "Construction" and "Glazing" tables below.	
he applicant must show on the plans accompanying the development application for the proposed development, all matters which ne Assessor Certificate 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. The applicant must show on the plans accompanying the application for a construction ertificate (or complying development certificate, if applicable), all thermal performance specifications set out in the Assessor artificate, and all aspects of the proposed development which were used to calculate those specifications.	
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.	
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. 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.	
Energy Commitments	
Hot water	
The applicant must install the following hot water system in the development, or a system with a higher energy rating: electric heat pump.	
Cooling system	1
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: 1-phase airconditioning - non ducted; Energy rating: 5 star (average zone)	
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase airconditioning - non ducted; Energy rating: 5 star (average zone)	+
Heating system	
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 living area: 1-phase airconditioning - non ducted; Energy rating: 5 star (average zone)	
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase airconditioning - non ducted: Energy rating: 5 star (average zone)	
· · · · · · · · · · · · · · · · · · ·	1

#### Ventilation

The applicant must install the following exhaust systems in the developmen

At least 1 Bathroom: individual fan, ducted to facade or roof; Operation control: manual switch on/of

Kitchen: individual fan, ducted to facade or roof: Operation control: manual switch on/off

Laundry: individual fan, ducted to façade or roof; Operation control: manual switch on/off

#### Artificial lighting

The applicant must ensure that a minimum of 80% of light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-

#### diode (LED) lamps.

Natural lighting

The applicant must install a window and/or skylight in the kitchen of the dwelling for natural lighting





JIUJEGL	
PROPOSED ADD	ITIONS ALTERATIONS TO
EXISTING DWELL	ING AND DETACHED
GRANNY FLAT	
Client	Address

21 ROYAL AVENUE Issue B BIRRONG



Scale 1:1, 1:1.67



## **SOFTWORKS NOTES**

#### GARDEN EDGING

-Garden edging to be brick paver, steel or timber as specified -Brick edging to laid on a sand/cement mortar bed and haunched around the edges. -Bricks to be laid length-ways unless otherwise specified -Steel to be 5 x 75mm w/ rods welded in-situe every 1.2m -Timber to be treated pine w/ hardwood pegs screwed every 1.2m GARDEN BEDS

-Garden beds to have organic garden mix cultivated into site soil -Imported soil to be free of weeds and toxins -Excavate holes for plants twice the size of the plants root ball -Ensure to remove pots from plants prior to installation -Trees to be staked and tied as required (refer to tree detail if required) -Water plants after planting

-Install selected mulch to a depth between 50-75mm

-Keep mulch free from touching the stem of the plant

-Plant material showing poor signs of health, poor root to shoot ratio and any signs of pest & diseases or weed infestation should be rejected

-Mulch & garden material is to be kept clear of house slab due to Termguard requirements

#### LAWN

-Grade areas of lawn removing large stones, rocks & sticks -Install drainage lines as required and grade lawn toward stormwater pits -Spread out a high quality top soil mix to a thickness of 75-100mm -Screen soil to the desired levels & grades -Roll out selected turf (to be selected by client) -Water well after installation









#### IRRIGATION

SITE

AS RÉQUIR

100

-All garden beds and planter boxes to have irrigation installed -Irrigation layout, pipe & fittings to be nominated by qualified tradesperson -Irrigation to be installed by qualified tradesperson -Irrigation system to be run as per installers recommendations

#### PLANT ESTABLISHMENT/MAINTENANCE PERIOD

Regular maintenance is to be carried out, including the following works: -Watering-to maintain healthy growth, adjusted on regular basis to suit seasons -Weeding to all garden and lawn areas -Pest and disease control -Trim hedge plantings to maintain desired heights -Tip pruning as required and fertilising to species recommendations -Mowing and edging of all turfed areas



#### PROPOSED SHRUB

75mm DEPTH MULCH AS SPECIFIED AROUND PLANTING. ENSURE MULCH IS CLEAR OF PLANT STEM SHRUB PLANTING HOLES TO BE 200mm DEEPER AND WIDER THAN THE ROOTBALL.

POLISING OF THE EXISTING SOIL. BACKFILL PLANTING HOLE WITH EXISTING CULTIVATED SITE SOIL, WATER IN AND TAMP TO REMOVE AIR POCKETS.

CULTIVATED SUBGRADE TO 100mm DEPTH

75 MM DEPTH SPECIFIED DECORATIVE PEBBLE. FINISHED FLUSH WITH ADJOINING SURFACES UNLESS OTHERWISE SHOWN 100mm COMPACTED ROAD BASE



PEBBLE PATHWAY

SCALE 1:10

PLANTING DETAIL

SCALE 1:20





INCORPORATED





EXISTING SUBGRADE



Moses in the Cradle

Leafless bird of

Clivea Miniata

Yucca Elephantipes

Buffalo grass and

Spanish Lavender

lawn bedding

paradise

# PLANTING PALETTE +27.20,TK







Dulux: DIESKAU





Dulux: Black Anodised aluminium





Boral: Terra Cotta Charcoal shingles style roof tiles



Natural stone as selected



Black aluminium hollow sections



THIS DRAFTING HAS BEEN PRODUCED TO SHOW DESIGN INTENT ONLY. ALL DIMENSIONS MUST BE VERIFIED ON SITE THE BUILDER SHALL CHECK AND VERIFY ALL DIMENSIONS AND ALL ERRORS AND OMISSIONS TO THE DESIGNER/DRAFTER. DO NOT SCALE THE DRAWINGS. DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL ISSUED BY THE DESIGNER FOR CONSTRUCTION. ALL PRICING MUST ALLOWED FOR ALL ITEMS SPECIFIED. DO NOT SCALE FROM DRAWING. ANY VARIATIONS TO SPECIFIED. DO NOT SCALE FROM DRAWING. ANY VARIATIONS TO SPECIFICATIONS AND DRAFTINGS MUST BE AUTHORISED BY THE CLIENT. COPYRIGHT OF THESE DESIGNS. DRAFTINGS AND SPECIFICATIONS ARE COPYRIGHT AND ARE THE PROPERTY OF AKTREUM BUILDING DESIGNERS. THEY MUST INT BE USED. REPRODUCED OR COPIED WHOLY OR IN PART WITHOUT THE WRITTEN PERMISSON OF THE OWNERS. THE USE OF THESE DRAWINGS ARE UNDER ALL CONDITIONS USED ABOVE. CONTACT ADAM NASSER 0435237853





N	proje
$\square$	Ē
$\left( \right)$	<u>C</u> lier
	#CI

PROPOSED ADDITIONS ALTERATIONS TO EXISTING DWELLING AND DETACHED GRANNY FLAT				
Client	Address	Scale	1::	
#Client Company	21 ROYAL AVENUE BIRRONG	Issue	В	





As selected driveway paving



TIMBER - MAIN ENTRY DOOR AND FRAME

## COLOURS & FINISHES SCHEDULE

Gcale 1:200, 1:1.25, 1:1, 1:194.98

Date/Revision 06/02/25

	Windo								
ID	W01	W02	W03	W04	W05	W05	W06	W06	W07
W x H Size	900×1,800	900×1,800	1,200×600	1,200×1,000	2,200×600	2,800×800	2,100×2,100	3,000×800	1,800×1,200
3D Front View									
	w List								
ID	W08	W09	W10	W11	W12				
W x H Size	1,800×1,200	800×900	900×1,800	900×1,800	1,500×1,000				
3D Front View									
			Door	List			-		
ID	D1	D02	D03	D04	D018	D028	_		
W x H Size	1,400×2,350	3,200×2,350	3,200×2,350	2,100×2,100	720×2,100	820×2,100	_		
3D Front View		<b>r-→ r-→</b>	<b>r→ r→</b>	¢7	r>				

NOTE: ALL EXTRNAL DOORS TO HAVE SECURITY SCREENS ALL AMENITIES WINDOWS TO BE FROSTED GLASS

THIS DRAFTING HAS BEEN PRODUCED TO SHOW DESIGN INTENT ONLY. ALL DIMENSIONS MUST BE VERIFIED ON SITE THE BUILDER SHALL CHECK AND VERIFY ALL DIMENSIONS AND ALL ERRORS AND OMISSIONS TO THE DESIGNER/DRAFTER. DO NOT SCALE THE DRAWINGS. DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL ISSUED BY THE DESIGNER FOR CONSTRUCTION. ALL PRICING MUST ALLOWED FOR ALL ITEMS SPECIFIED. DO NOT SCALE FROM DRAWING. ANY VARIATIONS TO SPECIFICATIONS AND DRAFTINGS MUST BE AUTHORISED BY THE CLIENT. COPYRIGHT OF THESE DESIGNS. DRAFTINGS AND SPECIFICATIONS ARE COPYRIGHT AND ARE THE PROPERTY OF AKTREUM BUILDING DESIGNERS. THEY MUST NOT BE USED. REPRODUCED OR COPIED WHOLLY OR IN PART WITHOUT THE WRITTEN PERMISSON OF THE OWNERS. THE USE OF THESE DRAWINGS ARE UNDER ALL CONDITIONS USED ABOVE. CONTACT ADAM NASSER 0435237853







PROPOSED ADDITIO EXISTING DWELLING GRANNY FLAT	NS ALTERATIONS TO AND DETACHED	Sheet
nt	Address	Scale
lient Company	21 ROYAL AVENUE BIRRONG	Issue

#### GENERAL NOTES

REFER TO A -200 FOR ALL MIRRORED LAYOUTS ALL EXTERNAL DOOR THRESHOLDS TO COMPLY WITH AS14281 GLAZING MATERIALS INSTALLED IN THE BUILDING SHALL BE IN ACCORDANCE WITH AUSTRALIAN STANDARDS AS 1288 - 'GLASS IN BUILDINGS SELECTION AND INSTALLATION' AND AS 2047 WINDOWS AND EXTERNAL GLAZED DOORS IN BUILDINGS', INCLUDING WINDOWS, DOORS, FOODLIGHTS, BALUSTRADES AND SHOWER SCREENS, A CERTIFACTE OF COMPLIANCE IS REQUIRED TO BED PROVIDED TO THE PRINCIPAL CERTIFYING AUTHORITY PRIOR TO THE ISSUE OF AN OCCUPATION CERIFICATE. NOTE: THE CERTIFACATE IS REQUIRED TO BE SIGNED BY THE MANUFACTURER AND THE INSTALLER. PROVIDE MESH BEHIND ALL LOUVRE GRILLES WHERE OPENINGS ARE REQUIRED FOR AIR INTAKE VENT/EXHAUST. MESH TO PREVENT VERMINS AND BUSH EMBERS. PROVIDE LOCKS TO ALL EXTERNAL WINDOWS AND DOORS. ALLOW FOR ADEQUATE SET DOWN IN SLABS FOR ALL SLIDING DOORS. SET DOWN SHOULD BE COORDINATED WITH WINDOWS SUBCONTRACTOR. ALL FULLY GLAZED DOORS AND WINDOWS SHOULD BE MARKED CLEARLY AS PER AS1428.1 (6.6) ALL DIMENSIONS GIVEN ARE NORMAL AND TO BE C.O.S. UNLESS NOTED OTHERWISE ALL DOORS TO HAVE MIN CLEAR OPENING OF 850mm TO COMPLY WITH AS1428.1 ALL HINGES VISIBLE EXTERNALLY TO BE OF MATCHING COLOR TO DOOR FRAMES ALL WINDOW TO BE REPLACEABLE FROM BOTH INSIDE AND OUTSIDE. ALL WINDOWS NEED TO BE LOCKABLE TO 125 mm OPENING TO ALLOW FOR SECURE VENTILATION.

SERIES NOTES:

.

.

REFER TO AHO NEW CONSTRUCTION REQUIREMENT FOR DOOR LOCKS, LATCHES AND CLOSER REQUIREMENTS PROVIDE SEALS TO ALL DOORS. PROVIDE DOOR STOPS TO ALL HINGED DOORS.

Title:

#### OR AND WINDOW SCHEDULE

1:1

В

Date/Revision 06/02/25

