

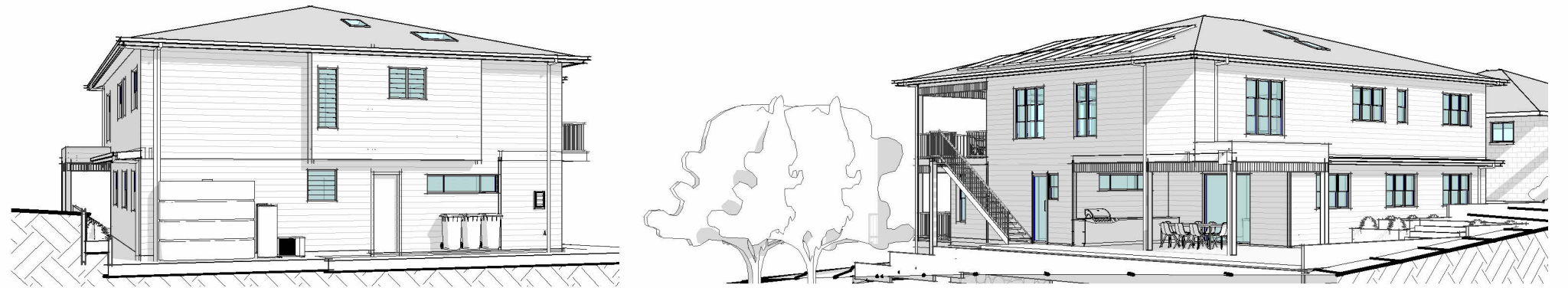
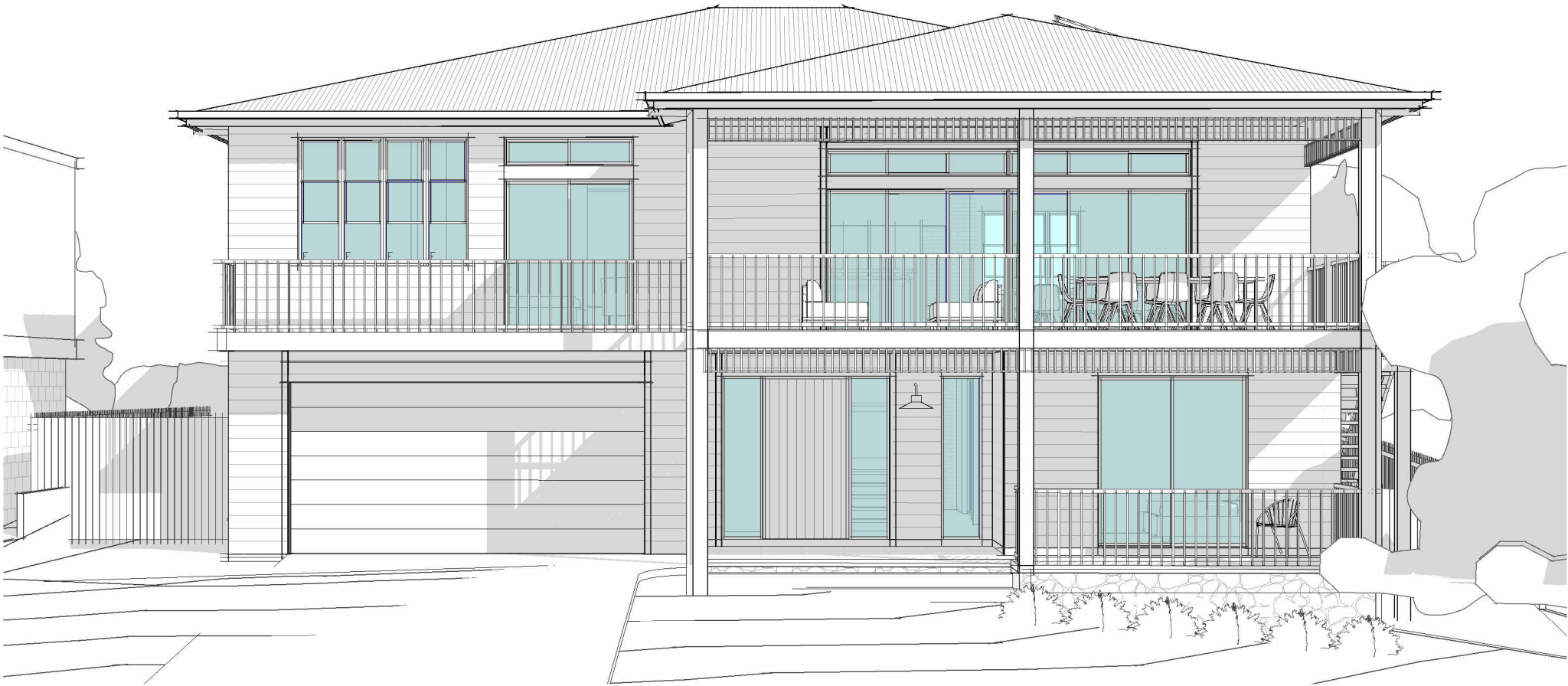
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Accreditation No. 10058
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26 MAR 20



NEW DWELLING

CLIENT: AYRES
STATUS: DA
LOT No: 5
STREET: 9 SURFVIEW AVENUE, BLACK HEAD
CWC JOB #: D5377

DP No: 213365

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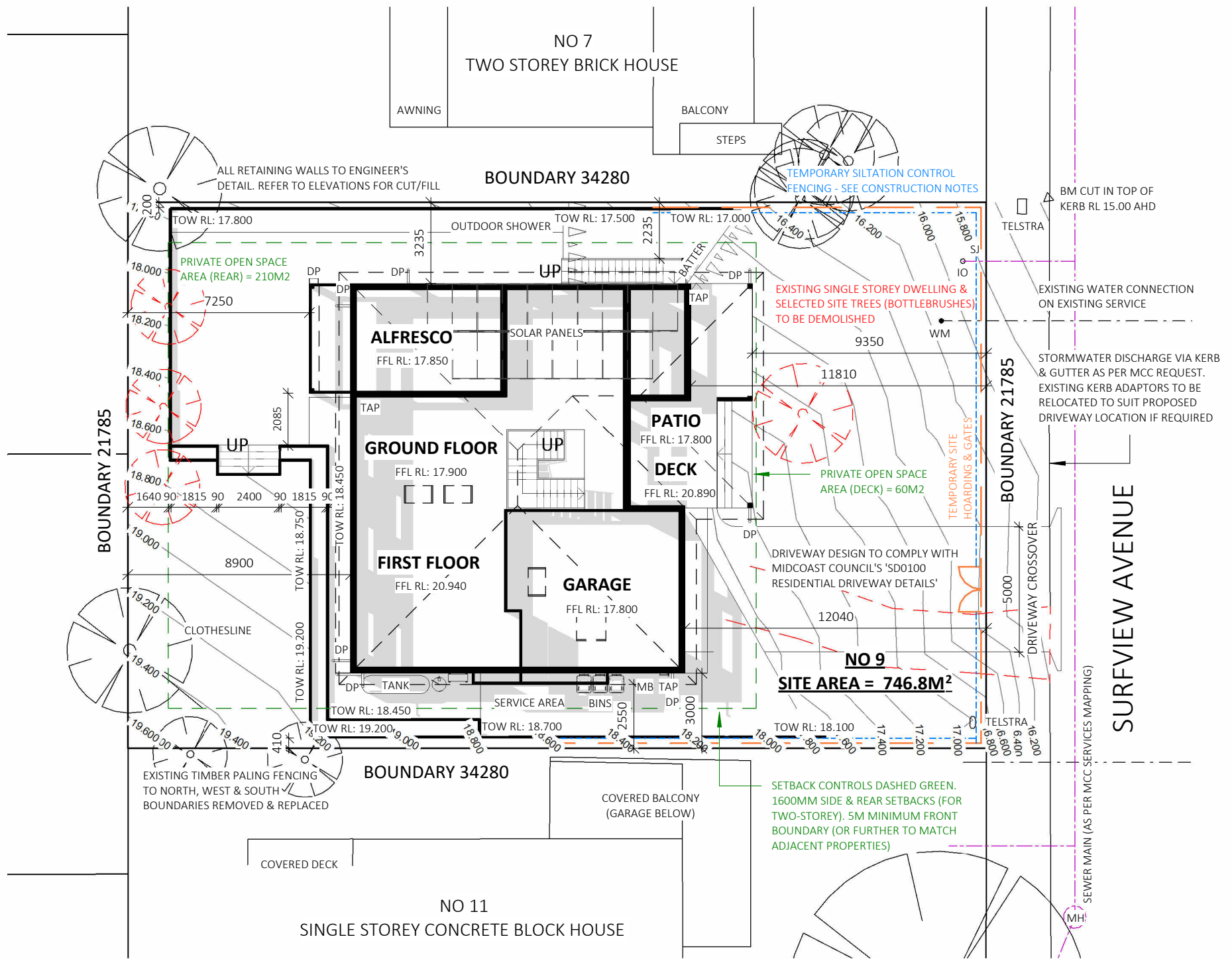
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SITE PLAN

1 : 200

AREAS - ROOF AREAS	
NAME	AREA
REAR ROOF AREA	7.2 m²
ROOF AREA	263.1 m²
TOTAL	270.4 m²

AREAS - GFA	
MEASURED AS PER LEP DEFINITION	
NAME	AREA
01 GFA	158.9 m²
02 GFA	167.9 m²
TOTAL	326.8 m²

AREAS - FLOOR SPACE RATIO (FSR)		
MAX FSR AS PER LEP - 0.6:1 (60%)		
SITE AREA	GFA	FSR
746.8 m²	326.8 m²	43.8%

AREAS - FLOOR	
*FLOOR AREA MEASURED FROM EXTERNAL FACE	
*UPPER FLOOR AREAS EXCLUDE STAIRS & VOIDS	
NAME	AREA
GROUND FLOOR BUILDING AREA	129.0 m²
ALFRESCO & STAIRS AREA	105.5 m²
FRONT PATIO AREA	28.5 m²
GARAGE AREA	44.7 m²
FIRST FLOOR BUILDING AREA	180.8 m²
BALCONY AREA	49.2 m²
TOTAL	537.7 m²



GENERAL PLAN SET NOTES:

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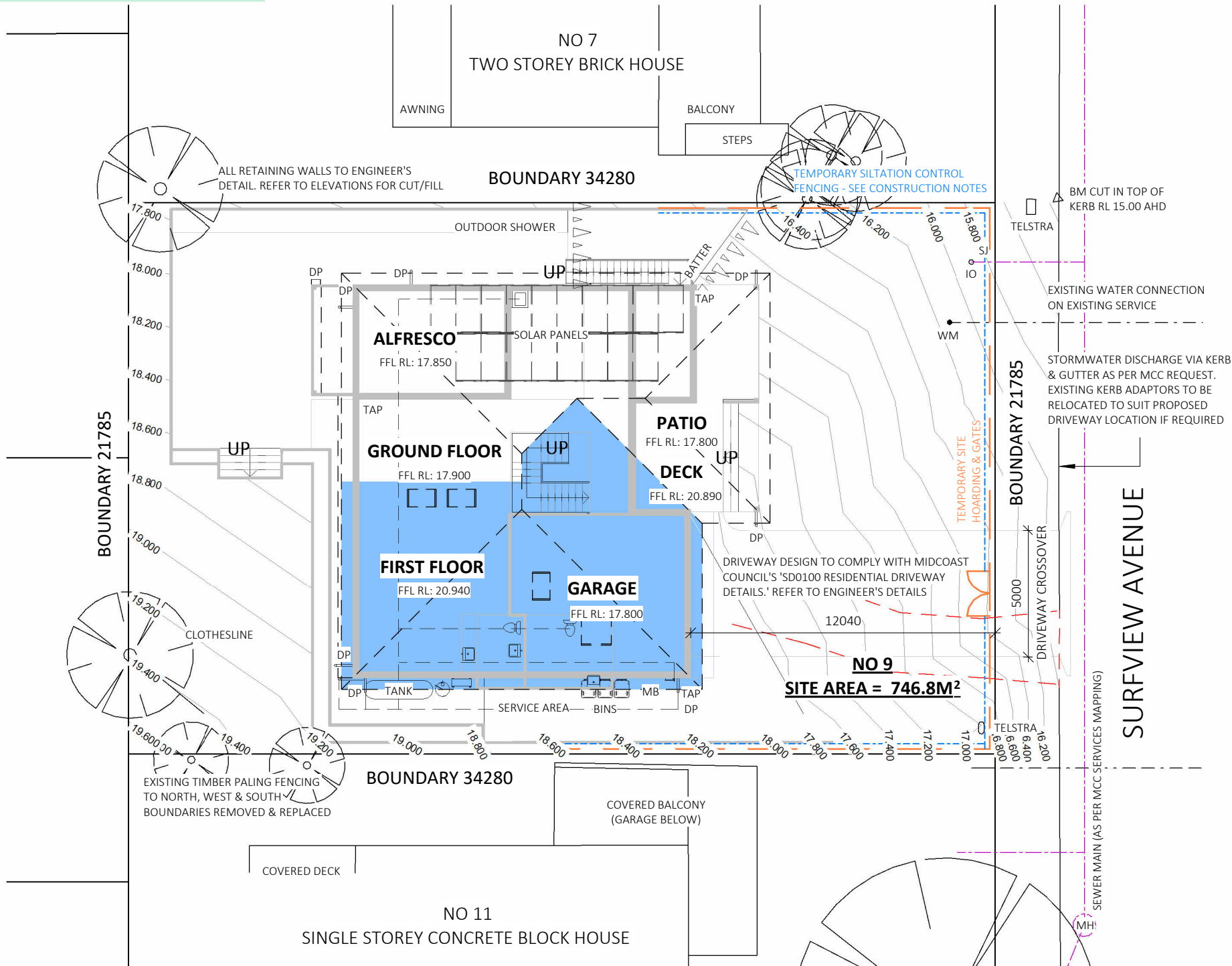
BASIX/NATHERS NOTES:

PLEASE REFER TO THE "SUMMARY OF BASIX AND NATHERS COMMITMENTS" ON SHEET 3 FOR FURTHER INFORMATION. PLEASE REFER TO THE BASIX AND NATHERS CERTIFICATES FOR EXACT DETAILS



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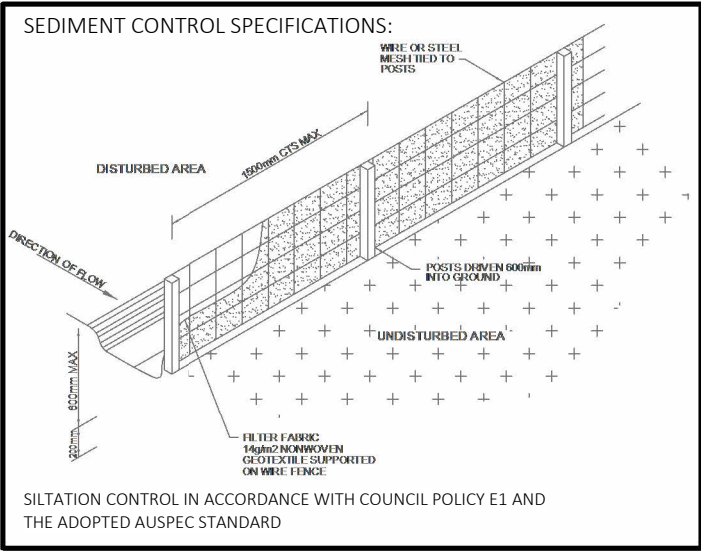


S68/138 PLAN

1 : 200

SUMMARY OF BASIX COMMITMENTS		
THERMAL COMFORT REQUIREMENTS		
REFER TO NATHERS SUMMARY FOR THERMAL COMFORT REQUIREMENTS		
WATER COMMITMENTS		
SHOWERHEADS: 3 STAR (>7.5 but <=9L/min)		
TOILETS: 4 STAR	KITCHEN TAPS: 4 STAR	BASIN TAPS: 4 STAR
INDIVIDUAL WATER TANK:	3,000 L	INDIVIDUAL ROOF COLLECTION : 125m²
RAINWATER CONNECTION:	ALL TOILETS IN THE DEVELOPMENT COLD WATER TAP IN THE LAUNDRY AT LEAST 1 EXTERNAL TAP	
ENERGY COMMITMENTS		
HWS:	ELECTRIC HEAT PUMP (STCs 31 – 35)	
HEATING & COOLING:	1-phase air-conditioning in at least 1 living room	
VENTILATION:	Bathroom, Kitchen & Laundry: individual fan, ducted to façade or roof; Operation control: manual switch on/off	
APPLIANCES:	Induction Cooktop & Electric Oven	
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.	
CLOTHESLINE:	Fixed outdoor clothes drying line to be installed	
ALTERNATIVE ENERGY:	A photovoltaic system with the capacity to generate at least 2 peak kW is to be installed and connected to the development's electrical system	
*REFER TO BASIX CERTIFICATE FOR EXACT DETAILS AND REQUIREMENTS		

SUMMARY OF NATHERS COMMITMENTS	
THERMAL COMFORT REQUIREMENTS	
EXTERNAL WALLS:	Reverse Brick Veneer R2.7 Bulk InsulationFC Clad Timber Frame R2.7 Bulk InsulationFC Clad Double Timber Frame R5.4 Bulk Insulation
INTERNAL WALLS:	Timber Frame, Direct Fix Plasterboard R2.7 Bulk Insulation
FLOORS:	Concrete, On Ground 150mm, No InsulationWaffle Pod Slab 300mm/110mmTimber (Second Storey), R4.0 Bulk Insulation, Gap to FloorInternal Floor/Ceiling– Timber, R4.0 Bulk InsulationFinish: Timber or Tile as per plans
CEILING:	Plasterboard on Timber, R5.0 (incl garage) Approved non-ventilated cover or shield is to be installed to all recessed lighting and exhaust fans OR fittings to be IC-rated to allow insulation to be closely installed to the top and sides of the light fitting and exhaust fans.
ROOF:	Metal, R1.8 (reflective side down, anti-glare up, no air gap), 180 Colour: Medium (SA 0.475– 0.70)
GLAZING:	Type: ALM-002-01 (SG Clear Aluminium Frames) Uval 6.7 SHGC 0.70 Type: ALM-006-03 (DG Argon Fill High Solar Gain Low-E Clear Aluminium Frames) Uval 4.10 SHGC 0.52 Type: BR2-003-001-001 (Breezeway Louvre 6mm Clear Aluminium Frames) Uval 5.98 SHGC 0.67 Weather stripping throughout Windows as specified or equivalent to be installed on site Refer to the Nather's Certificate for details relating to individual glazing
CEILING FANS:	1400mm: All Bedrooms, Rumpus, Living and Dining



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PROJECT: NEW DWELLING

STATUS: DA	SHEET: 3 OF 14
LOT No: 5 DP No: 213365	
STREET: 9 SURFVIEW AVENUE, BLACK HEAD	
CLIENT: AYRES	

S68 & S138 PLAN

SCALE:	As Shown
SHEET SIZE:	A3
START DATE:	21.07.22
DWG No:	D5377

DRAWING REVISION + NOTES

Date	Revision	Issue	Drawn
09.09.22	INITIAL ISSUE	A	BI
15.04.24	CLIENT CHANGES	E	BI
07.05.24	CLIENT CHANGES II	F	BI
21.03.25	DA ISSUE	G	BI



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Assessor name

Tamika Collins

Accreditation No.

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The plan shows a site bounded by Boundary 21785 to the west, Boundary 34280 to the north and east, and Boundary 21785 to the south. To the north is 'NO 7 TWO STOREY BRICK HOUSE' with an awning, balcony, and steps. To the south is 'NO 11 SINGLE STOREY CONCRETE BLOCK HOUSE' with a covered deck and covered balcony (garage below). The site itself contains an 'EXISTING SINGLE STOREY DWELLING TO BE DEMOLISHED EX RL 18.64' and an 'EXISTING DECK RL 18.64'. A 'SERVICE AREA' is located near the southern boundary. 'EXISTING SELECTED SITE TREES (BOTTLEBRUSHES) TO BE REMOVED' are marked with red circles. A 'DRIVEWAY & CROSSOVER TO BE DEMOLISHED & MADE GOOD TO SUIT PROPOSED WORKS' is shown. 'TEMPORARY SILTATION CONTROL FENCING - SEE CONSTRUCTION NOTES' is indicated along the northern boundary. 'TEMPORARY SITE HOARDING & GATES' are shown on the eastern boundary. A 'WM' (water main) is located near the eastern boundary. 'TELSTRA' poles are shown on the eastern boundary. A 'BM CUT IN TOP OF KERB RL 15.00 AHD' is marked on the eastern boundary. The site area is 746.8M². The plan is titled 'DEMOLITION PLAN' with a scale of 1:200.

DEMOLITION PLAN

1 : 200

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PROJECT: NEW DWELLING

STATUS: DA

LOT No: 5 DP No: 213365

STREET: 9 SURFVIEW AVENUE, BLACK HEAD

CLIENT: AYRES

SHEET: 4 OF 14

DEMO PLAN

SCALE: As Shown

SHEET SIZE: A3

START DATE: 21.07.22

DWG No: D5377

DRAWING REVISION + NOTES

Date	Revision	Issue	Drawn
09.09.22	INITIAL ISSUE	A	BI
15.04.24	CLIENT CHANGES	E	BI
07.05.24	CLIENT CHANGES II	F	BI
21.03.25	DA ISSUE	G	BI

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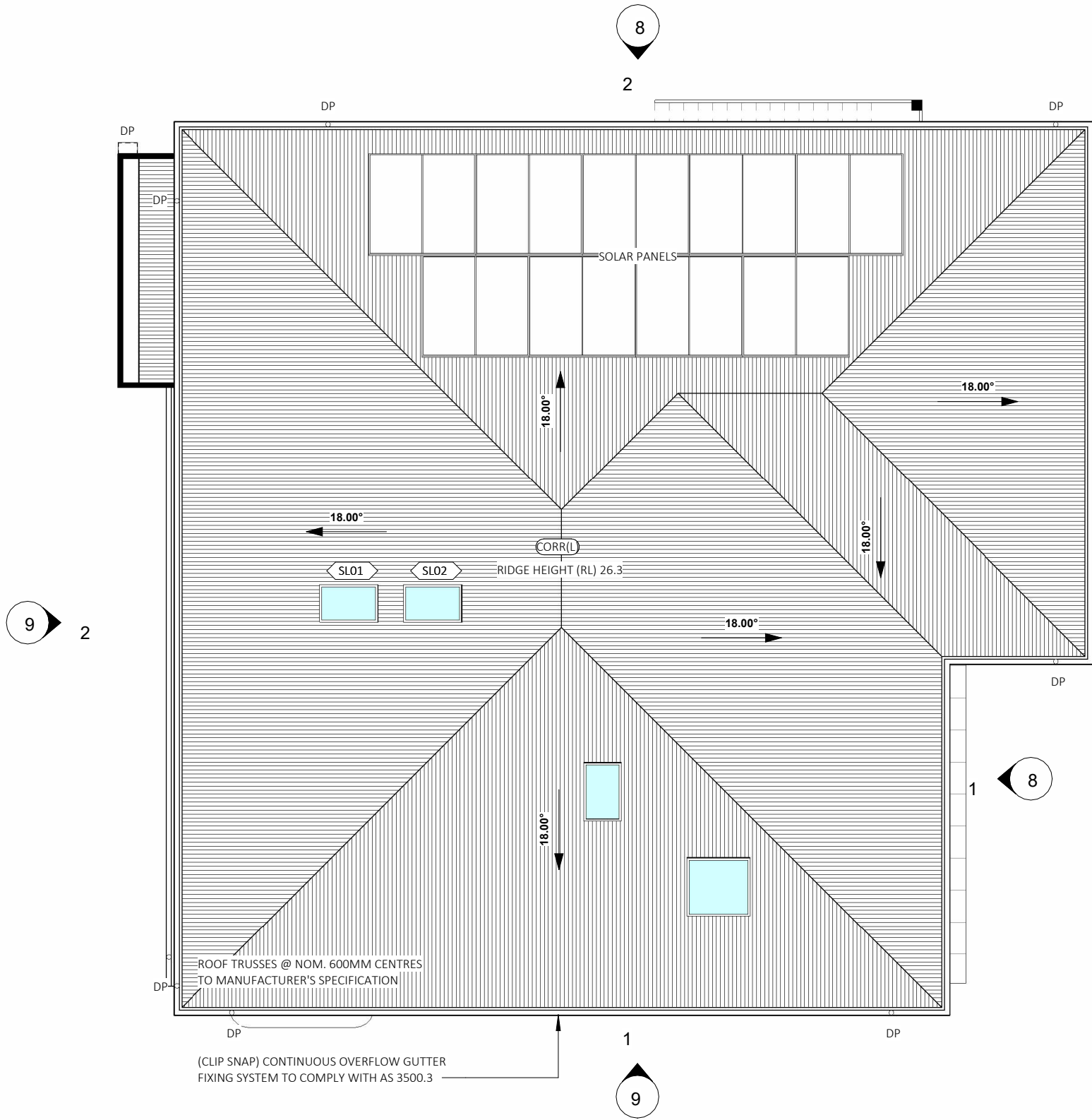
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26 MAR 20

EXTERNAL FINISHES	
LABEL	MATERIAL DESCRIPTION
CORR(L)	CORRUGATED METAL SHEET ROOFING (LIGHT)
LIN(A)	SCYON LINEA 180mm WIDE CLADDING
STNE	STONE WALL CLADDING



ROOF PLAN

1 : 100


AREAS - ROOF AREAS	
NAME	AREA
REAR ROOF AREA	7.2 m ²
ROOF AREA	263.1 m ²
TOTAL	270.4 m ²



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PROJECT: NEW DWELLING

STATUS: DA

LOT No: 5 DP No: 213365

STREET: 9 SURVIEW AVENUE, BLACK HEAD

CLIENT: AYRES

SHEET: 7 OF 14

ROOF PLAN

SCALE: As Shown

SHEET SIZE: A3

START DATE: 21.07.22

DWG No: D5377

DRAWING REVISION + NOTES

Date	Revision	Issue	Drawn
09.09.22	INITIAL ISSUE	A	BI
15.04.24	CLIENT CHANGES	E	BI
07.05.24	CLIENT CHANGES II	F	BI
21.03.25	DA ISSUE	G	BI

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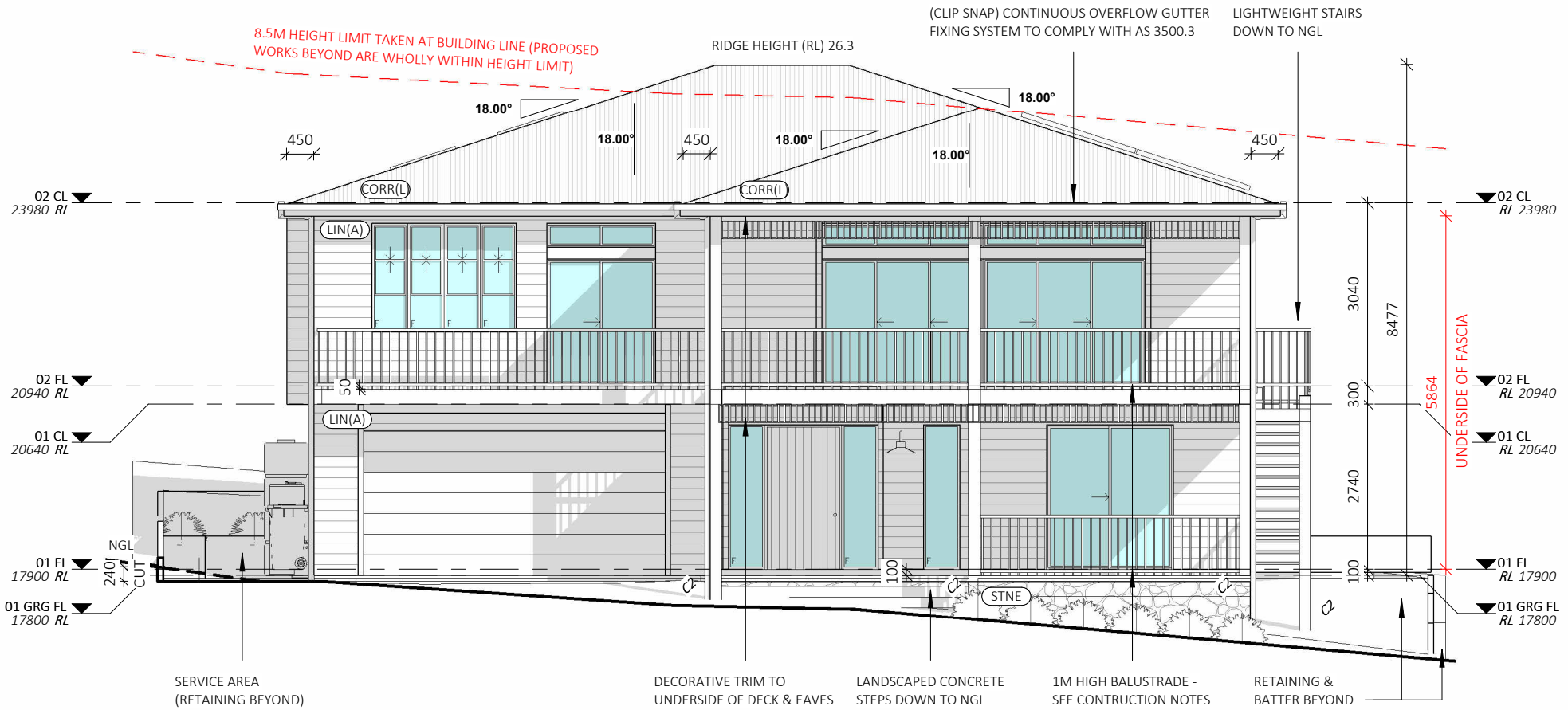
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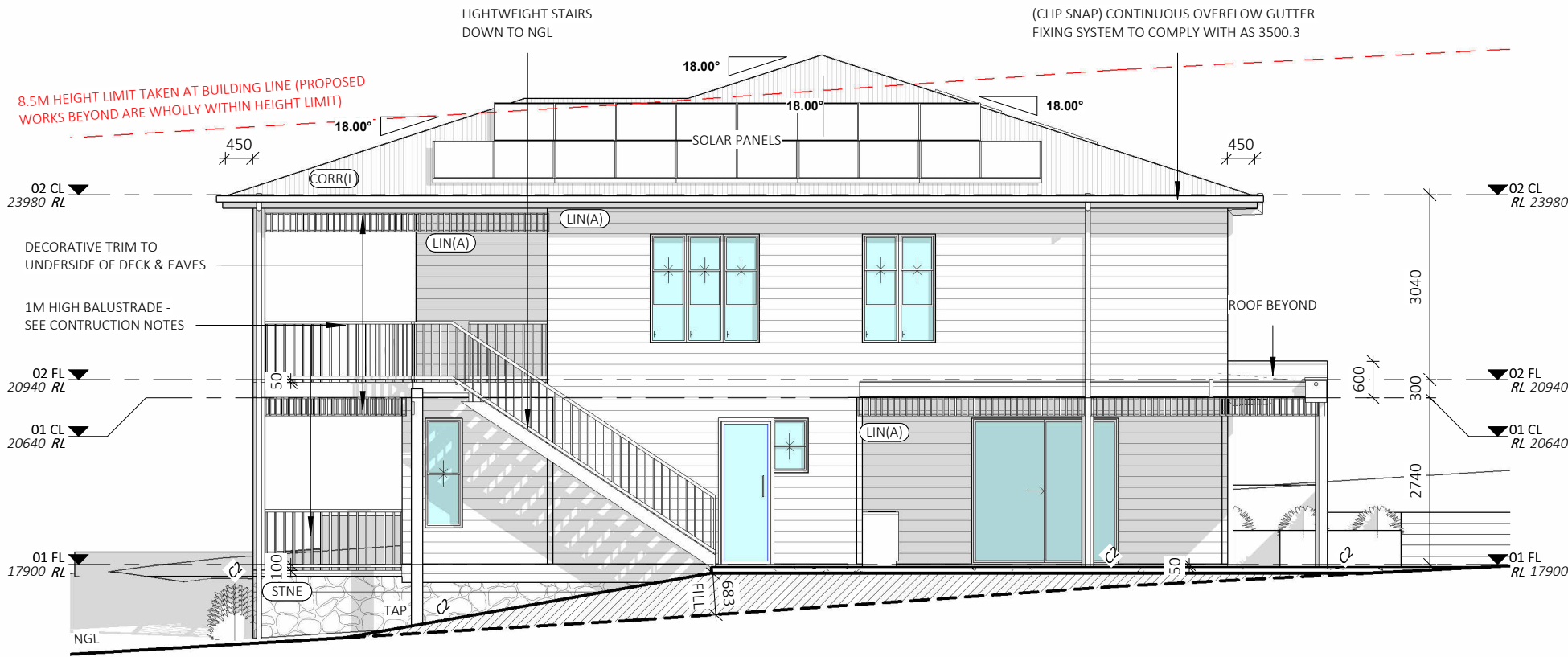


EXTERNAL FINISHES	
LABEL	MATERIAL DESCRIPTION
CORR(L)	CORRUGATED METAL SHEET ROOFING (LIGHT)
LIN(A)	SCYON LINEA 180mm WIDE CLADDING
STNE	STONE WALL CLADDING



EAST ELEVATION

1 : 100



NORTH ELEVATION


1 : 100

COLUMN SCHEDULE	
POST SPECIFICATIONS ARE NOMINAL ONLY & SUBJECT TO ENGINEER'S DETAILS	
LABEL	COLUMN TYPE
C1	90MM X 90MM SHS
C2	190MM X 190MM HWD

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PROJECT: NEW DWELLING		ELEVATIONS		DRAWING REVISION + NOTES				
STATUS: DA		SHEET: 8 OF 14	SCALE:	As Shown	Date	Revision	Issue	Drawn
LOT No: 5 DP No: 213365			SHEET SIZE:	A3	09.09.22	INITIAL ISSUE	A	BI
STREET: 9 SURVIEW AVENUE, BLACK HEAD			START DATE:	21.07.22	15.04.24	CLIENT CHANGES	E	BI
CLIENT: AYRES		DWG No:	D5377	07.05.24	CLIENT CHANGES II	F	BI	
				21.03.25	DA ISSUE	G	BI	

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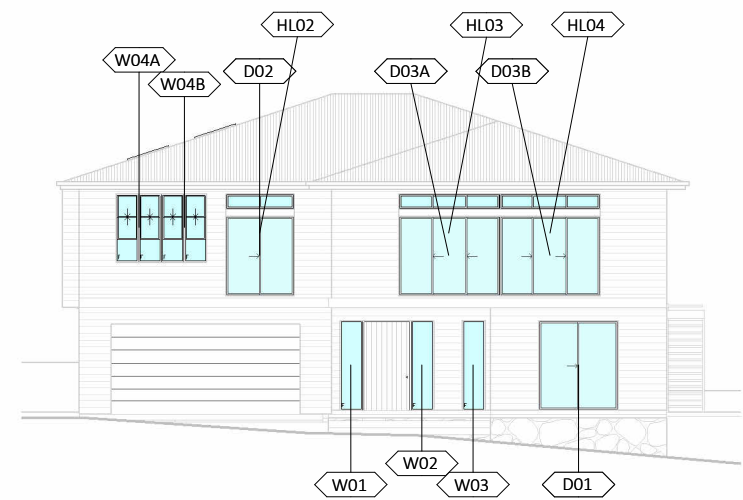
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 $1 : 100$ $1 : 100$

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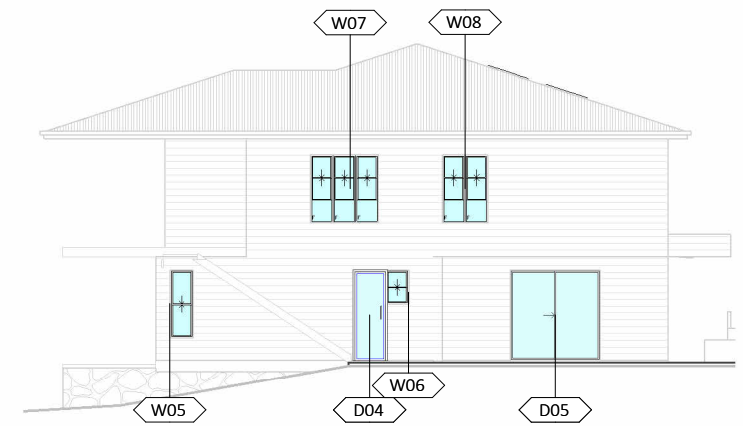
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						Date	Revision	Issue	Drawn	
		STATUS: DA		SHEET: 9 OF 14	SCALE:	As Shown	09.09.22	INITIAL ISSUE	A	BI
		LOT No: 5 DP No: 213365			SHEET SIZE:	A3	15.04.24	CLIENT CHANGES	E	BI
		STREET: 9 SURFVIEW AVENUE, BLACK HEAD		START DATE:	21.07.22	07.05.24	CLIENT CHANGES II	F	BI	
		CLIENT: AYRES		DWG No:	D5377	21.03.25	DA ISSUE	G	BI	
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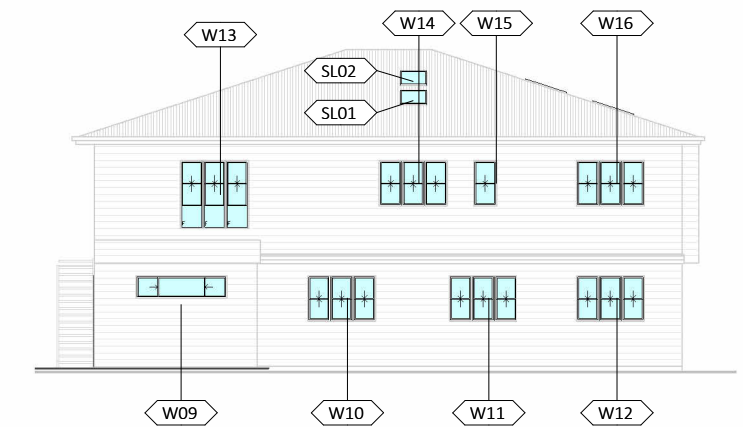
EAST GLAZING

1 : 200



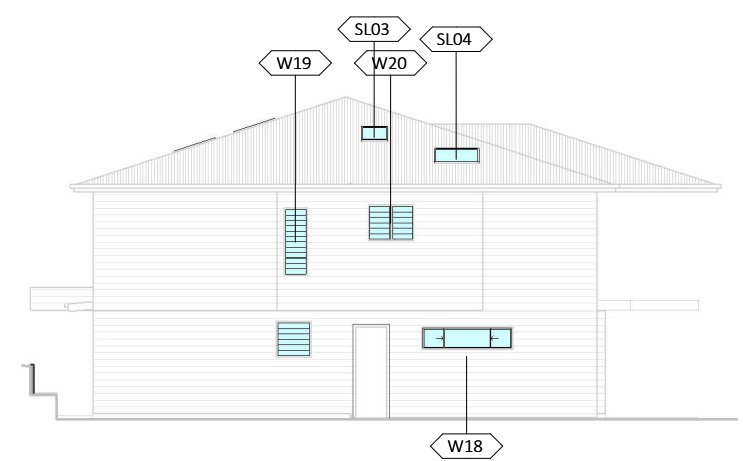
NORTH GLAZING

1 : 200



WEST GLAZING

1 : 200



SOUTH GLAZING

1 : 200

DOOR GLAZING SCHEDULE							
NUMBER	LEVEL	ROOM	HEIGHT	WIDTH	TYPE	CONSTRUCTION	GLAZING
D01	01 FL	BED 2	2400	2100	SLIDING DOOR 2P	ALUMINIUM	STANDARD
D02	02 FL	MASTER	2100	1810	SLIDING DOOR	ALUMINIUM	STANDARD
D03A	02 FL	STAIRS	2100	2680	STACKING 3P	ALUMINIUM	STANDARD
D03B	02 FL	DINING	2100	2680	STACKING 3P	ALUMINIUM	STANDARD
D04	01 FL	L'DRY/ MUD	2350	820	HINGED	ALUMINIUM	STANDARD
D05	01 FL	RUMPUS	2400	2410	SLIDING DOOR	ALUMINIUM	STANDARD

WINDOW GLAZING SCHEDULE							
NUMBER	LEVEL	ROOM	HEIGHT	WIDTH	TYPE	CONSTRUCTION	GLAZING
HLO2	02 FL	MASTER	400	1810	SLIDING DOOR	ALUMINIUM	STANDARD
HLO3	02 FL	STAIRS	400	2680	SLIDING DOOR 3P	ALUMINIUM	STANDARD
HLO4	02 FL	DINING	400	2680	SLIDING DOOR 3P	ALUMINIUM	STANDARD
SL01	02 CL		700	1140	VELUX FIXED SKYLIGHT	ALUMINIUM	STANDARD
SL02	02 CL		700	1140	VELUX FIXED SKYLIGHT	ALUMINIUM	STANDARD
SL03	02 CL		700	1140	VELUX FIXED SKYLIGHT	ALUMINIUM	STANDARD
SL04	02 CL		1180	1140	VELUX ELECTRIC SKYLIGHT	ALUMINIUM	STANDARD
W01	01 FL	ENTRY	2400	600	FIXED GLASS	ALUMINIUM	STANDARD
W02	01 FL	ENTRY	2400	600	FIXED GLASS	ALUMINIUM	STANDARD
W03	01 FL	HALL	2400	600	FIXED GLASS	ALUMINIUM	STANDARD
W04A	02 FL	OFFICE	1800	1200	DOUBLE HUNG/DOUBLE HUNG	ALUMINIUM	STANDARD
W04B	02 FL	MASTER	1800	1200	DOUBLE HUNG/DOUBLE HUNG	ALUMINIUM	STANDARD
W04C	01 FL	BATH	940	910	LOUVRE	ALUMINIUM	STANDARD
W05	01 FL	BED 2	1800	610	DOUBLE HUNG	ALUMINIUM	STANDARD
W06	01 FL	L'DRY/ MUD	900	610	DOUBLE HUNG	ALUMINIUM	STANDARD
W07	02 FL	DINING	1800	1800	DOUBLE HUNG/DOUBLE HUNG/DOUBLE HUNG	ALUMINIUM	STANDARD
W08	02 FL	LIVING	1800	1200	DOUBLE HUNG/DOUBLE HUNG	ALUMINIUM	STANDARD
W09	01 FL	L'DRY/ MUD	600	2410	SLIDING	ALUMINIUM	STANDARD
W10	01 FL	RUMPUS	1200	1800	DOUBLE HUNG/DOUBLE HUNG/DOUBLE HUNG	ALUMINIUM	STANDARD
W12	01 FL	BED 4	1200	1800	DOUBLE HUNG/DOUBLE HUNG/DOUBLE HUNG	ALUMINIUM	STANDARD
W13	02 FL	LIVING	1800	1800	DOUBLE HUNG/DOUBLE HUNG/DOUBLE HUNG	ALUMINIUM	STANDARD
W14	02 FL	KITCHEN	1200	1800	DOUBLE HUNG/DOUBLE HUNG/DOUBLE HUNG	ALUMINIUM	STANDARD
W15	02 FL	PANTRY	1200	610	DOUBLE HUNG	ALUMINIUM	STANDARD
W16	02 FL	BED 5	1200	1800	DOUBLE HUNG/DOUBLE HUNG/DOUBLE HUNG	ALUMINIUM	STANDARD
W18	01 GRG FL	GARAGE	600	2410	SLIDING	ALUMINIUM	STANDARD
W19	02 FL	PWDR	1780	610	LOUVRE	ALUMINIUM	STANDARD
W20	02 FL	ENSUITE	940	1200	LOUVRE/LOUVRE	ALUMINIUM	STANDARD

DOORS & WINDOWS SPECIFIED USE NFRC UW & SHGCW VALUES.
DOORS & WINDOWS AS SPECIFIED OR EQUIVALENT MUST BE INSTALLED ON SITE (REFER TO BASIX & NATHERS CERTIFICATE FOR DETAILS).
WEATHER STRIPPING TO BE INSTALLED THROUGHOUT.
PLEASE NOTE: ALL GLAZING IN BATHROOMS, ENSUITES, SPA ROOMS OR THE LIKE TO COMPLY WITH PART 3.6.4.5 OF THE BCA
BEDROOM WINDOWS - WHERE THE FLOOR LEVEL OF A BEDROOM IS MORE THAN 2m ABOVE THE SURFACE BENEATH, BEDROOM WINDOWS ARE TO COMPLY WITH BCA VOL 2 PART 3.9.2.5 OF THE BCA

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

**Certificate No. 0011809134**
Scan QR code or follow website link for rating details.
Assessor name Tamika Collins
Accreditation No. 10058
Property Address 9 Surfview Avenue,Black Head NSW,2430
hstar.com.au/QR/Generate?p=0HVFQtnjw



CONSTRUCTION NOTES:

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

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

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

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

GENERAL PLAN SET NOTES:
CHECK ALL DIMENSIONS ON SITE. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATIONS, REPORTS, DRAWINGS, LEGENDS, NATIONAL CONSTRUCTION CODE, AUS & NZ STANDARDS, ENGINEERING & COUNCIL APPROVALS

SITE NOTES:
ALL LEVELS & SERVICES LOCATIONS ARE AS PER SURVEY BY MITCH AYRES SURVEYING PTY LTD (REF 220104) & COUNCIL DIAGRAMS. ALL LEVELS AND SERVICE LOCATIONS TO BE CONFIRMED BY BUILDER / SURVEYOR PRIOR TO START OF CONSTRUCTION

BASIX/NATHERS NOTES:
PLEASE REFER TO THE "SUMMARY OF BASIX AND NATHERS COMMITMENTS" ON SHEET 3 FOR FURTHER INFORMATION. PLEASE REFER TO THE BASIX AND NATHERS CERTIFICATES FOR EXACT DETAILS

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

BUILDING SPECIFICATIONS FOR CLASS 1 AND 10 BUILDINGS
All works to be completed in accordance with the current version of the National Construction Code Series, including National Construction Code (NCC), Volume 2 and the Plumbing Code of Australia (PCA), Volume 3 as applicable.
All Australian Standards listed are the versions that have been adopted by the relevant version of the National Construction Code Series at the time of Construction Certificate or Complying Development Certificate Application.

STRUCTURAL PROVISIONS
Structural Design Manuals– is satisfied by complying with:
a) NCC, Vol. 2, Part H1D1 and Part 2.2 Structural Provisions of the ABCB Housing Provisions;
Structural Software– Must comply with the Australian Building Codes Board (ABCB) Protocol for Structural Software as per the NCC, Vol 2, Part H1D6 (7) and Part 2.2.5 of the ABCB Housing Provisions.

SITE PREPARATION
Earthworks - Earthworks are to be undertaken in accordance with the NCC, Vol. 2, Part H1D3 and Part 3.2 of the ABCB Housing Provisions
Earth Retaining structures (ie. retaining walls & batter) to be in accordance with AS4678.
Drainage– Stormwater drainage is to be undertaken in accordance with AS/NZS 3500.3, or, the Acceptable Construction Practice as detailed in the NCC, Vol. 2, Part H2D2 and Part 3.3 of the ABCB Housing Provisions
Termite Risk Management– Where a primary building element is considered susceptible to termite attack the building shall be protected in accordance with the following:
a) AS 3600.1, and
b) The Acceptable Construction Practice as detailed in accordance with the NCC, Vol. 2, Part H1P1 and Part 3.4 of the ABCB Housing Provisions
c) A durable notice is permanently fixed to the building in a prominent location, such as in a meter box or the like, including the details listed in the NCC, Vol. 2, Part 3.4.3 of the ABCB Housing Provisions

FOOTINGS AND SLABS
The footing or slab is to be constructed in accordance with AS 2870, except that for the purposes of Clause 5.3.3.1 of AS 2870, a damp-proofing membrane is required to be provided, or, the Acceptable Construction Practice detailed in the NCC, Vol. 2, Part H1D4 and Part 4.2 of the ABCB Housing Provisions
Piled footings are to be designed in accordance with AS 2159

MASONRY
Unreinforced Masonry– to be designed and constructed in accordance with;
a) AS 3700; or
b) AS 4773 Parts 1 and 2; or
c) NCC, Vol. 2, Part H1D5 and Part 5.4 of the ABCB Housing Provisions
Reinforced Masonry– to be designed and constructed in accordance with;
a) AS 3700; or
b) AS 4773 parts 1 and 2; or
c) NCC, Vol. 2, Part H1D5 and Part 5.2 and 5.3 of the ABCB Housing Provisions
Masonry Components and Accessories– to be constructed and installed in accordance with;
a) AS 3700; or
b) AS 4773 Parts 1 and 2;
c) NCC, Vol. 2, Part H1D5 and Part 5.6 of the ABCB Housing Provisions
Weatherproofing of Masonry
This Part applies to an external wall (including the junction between the wall and any window or door) of a Class 1 Building.
This Part does not apply to any Class 10 building except where its construction contributes to the weatherproofing of the Class 1 building.
The weatherproofing of masonry is to be carried out in accordance with;
a) AS 3700; except as provided for by NCC, Vol. 2, Part H1D5 (4); or
b) AS 4773 Parts 1 and 2
c) NCC, Vol. 2, Part H1D5 and Part 5.7 of the ABCB Housing Provisions

FRAMING
Sub-Floor Ventilation– Is to comply with the Acceptable Construction Practice of the NCC, Vol. 2, Part H2D5 and part 6.2 of the ABCB Housing Provisions
Steel Framing– is to be designed and constructed in accordance with the Acceptable Construction Practice of the NCC Vol.2, Part H1D6 and Part 6.3 of the ABCB Housing Provisions or, one of the following manuals:
a) Steel Structures: AS 4100.
b) Cold-formed steel structures: AS/NZS4600.
c) Residential and low-rise steel framing: NASH Standard.
Timber Framing– is to be designed and constructed in accordance with the following, as appropriate:
a) AS 1684.2.
b) AS 1684.4.
Structural Steel Members– is to be designed and constructed in accordance with the Acceptable Construction Practice of the NCC Vol.2, Part H1D6 and Part 6.3 of the ABCB Housing Provisions or, one of the following manuals:
a) Steel Structures: AS 4100.
b) Cold-formed steel structures: AS/NZS 4600.

ROOF AND WALL CLADDING
Roof Cladding– is to comply with the Acceptable Construction Practice of the NCC, Vol. 2, Part H1D7 and Part 7.2 and 7.3 of the ABCB Housing Provisions; or, one of the following:
a) Roofing tiles: NCC, Vol. 2, Part 7.3 of the ABCB Housing Provisions - AS4597, AS2050, AS2049 and AS 4200.1
b) Metal Roof Cladding: NCC, Vol. 2, Part 7.3 of the ABCB Housing Provisions - AS1562.1
c) Plastic sheet roofing: AS/NZS 4256 Parts 1, 2, 3 and 5; and AS/NZS 1562.3
Gutters and Downpipes– are to be designed and constructed in accordance with the Acceptable Construction Practice of the NCC, Vol. 2, Part H2D2, H2D6 and Part 7.4 of the ABCB Housing Provisions, or, AS/NZS 3500.3 – Stormwater drainage.
Timber & Composite Wall Cladding– to be designed and constructed in accordance with Acceptable Construction Practice of the NCC, Vol. 2, Part 7.5 of the ABCB Housing Provisions - AS4200.1, AS2908.2 or ISO 8336, AS1859.4, AS2269.0 and AS2904
Autoclaved Aerated Concrete to AS5146.1
Metal wall cladding to be designed and constructed in accordance with AS 1562.1.

GLAZING
Glazing – to be designed and constructed in accordance with the Acceptable Construction Practice of the NCC, Vol. 2, Part H1D8 and Part 8.3 of the ABCB Housing Provisions, or, one of the following manuals as applicable under the NCC:
a) AS 2047.
b) AS 1288.

FIRE SAFETY
Fire Hazard properties of materials to comply with the NCC, Vol. 2, Part H3D2
Fire Separation of external walls to comply with the NCC, Vol. 2, Part H3D3 and Part 9.2 of the ABCB Housing Provisions
Fire Separation of separating walls & floors to comply with the NCC, Vol. 2, Part H3D4 and Part 9.3 of the ABCB Housing Provisions
Fire Separation of garage-top-dwellings to comply with the NCC, Vol. 2, Part H3D4 and Part 9.4 of the ABCB Housing Provisions
Smoke Alarms & Evacuation lighting to comply with the NCC, Vol. 2, Part H3D5 and Part 9.5 of the ABCB Housing Provisions

BUSHFIRE AREAS
Bushfire Areas– This section relates to:
a) A Class 1 building; or
b) A Class 10a building or deck associated with a Class 1 building,
If it is constructed in accordance with the following:
c) AS 3959, except as amended by planning for bushfire protection and, except for Section 9 Construction for Bushfire Attack Level FZ (BAL-FZ). Buildings subject to BAL-FZ must comply with specific conditions of development consent for construction at this level; or
d) The requirements of (c) above as modified by the development consent following consultation with the NSW Rural Fire Service undersection 79BA of the Environmental Planning and Assessment Act 1979; or
e) The requirements of (c) above as modified by the development consent with a bushfire safety authority issued under section 100B of the Rural Fire Act for the purposes of integrated development.

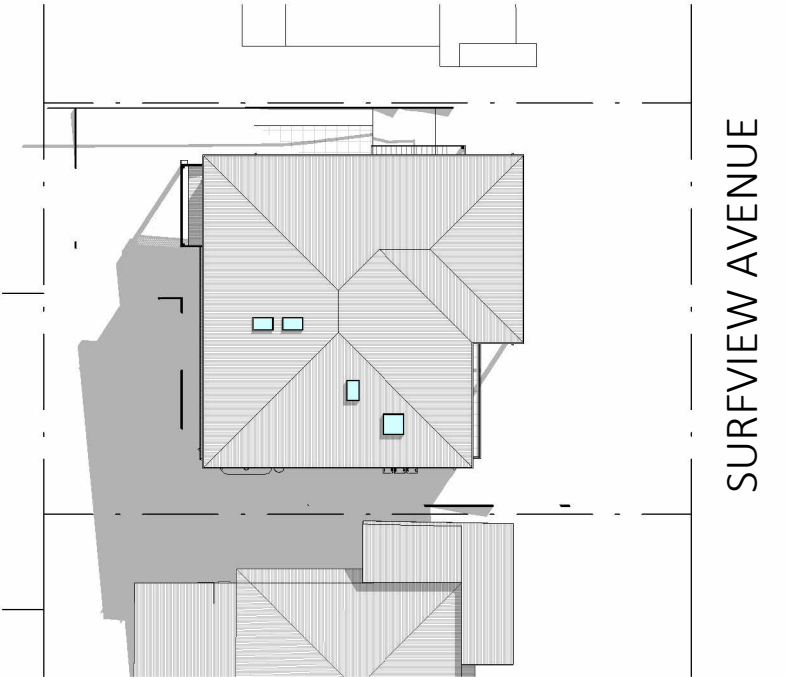
Alpine Areas – to be constructed in accordance with the Acceptable Construction Practice of the NCC, Vol. 2, Part H7D3 and Part 12.2 of the ABCB Housing Provisions if located in an alpine area.

HEALTH AND AMENITY
Wet Areas and External Waterproofing– building elements in wet areas within a building must:
a) Be waterproof or water resistant in accordance with the NCC, Vol. 2, Part H4D2, H4D3 and Part 10.2 of the ABCB Housing Provisions; and
b) Comply with AS 3740.
c) External areas to comply with AS4654.1 & AS4654.2
Room Heights– are to be constructed in accordance with the Acceptable Construction Practice of the NCC, Vol. 2, Part H4D4 and Part 10.3 and Figure 10.3.1 of the ABCB Housing Provisions
Facilities – are to be constructed in accordance with Acceptable Practice of the NCC, Vol. 2, Part H4D5 and Part 10.4 of the ABCB Housing Provisions
Light – is to be provided in accordance with the Acceptable Construction Practice of the NCC, Vol. 2, Part H4D6 and Part 10.5 of the ABCB Housing Provisions
Ventilation– is to be provided in accordance with the Acceptable Construction Practice of the NCC, Vol. 2, Part H4D7 and Part 10.6 of the ABCB Housing Provisions and installed in accordance with AS1668.2
Sound Insulation– (only applies to a separating wall between two or more class 1 buildings) is to be provided in accordance with the Acceptable Construction Practice of the NCC, Vol. 2, Part H4D8 and Part 10.7 of the ABCB Housing Provisions
Condensation Management to be provided in accordance with Acceptable Construction Practice of the NCC, Vol. 2, Part H4D9 and Part 10.8 of the ABCB Housing Provisions

SAFE MOVEMENT AND ACCESS
Stairway and Ramp Construction– to be constructed and installed in accordance with the Acceptable Construction Practice of the NCC, Vol. 2, Part H5D2 and Part 11.2 of the ABCB Housing Provisions
Barriers and Handrails– to be constructed and installed in accordance with the Acceptable Construction Practice of to be constructed and installed in accordance with the Acceptable Construction Practice of the NCC, Vol. 2, Part H5D3 and Part 11.3 of the ABCB Housing Provisions

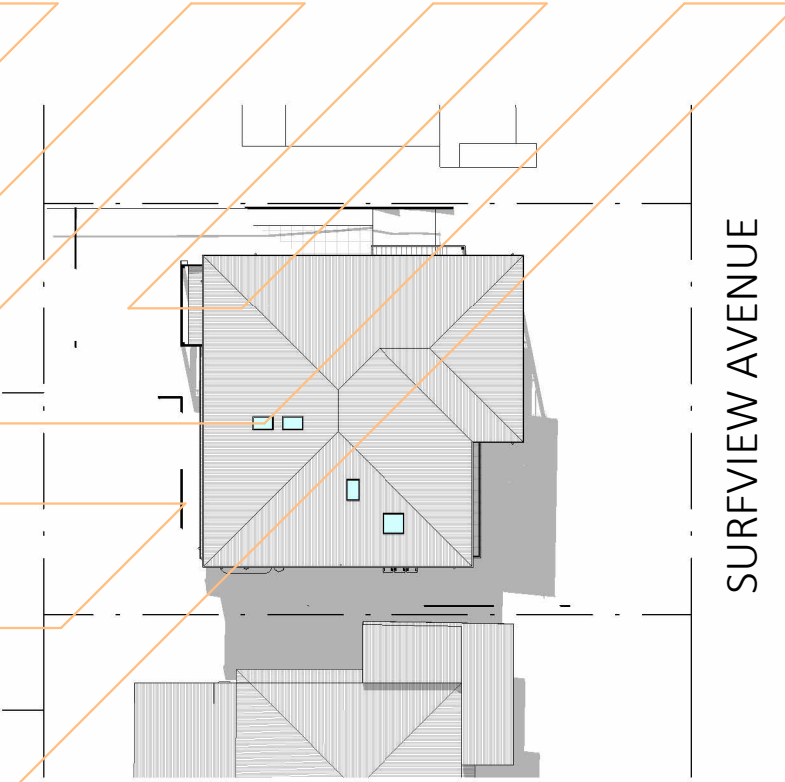
ANCILLARY PROVISIONS & ADDITIONAL CONSTRUCTION REQUIREMENTS
H7D2 - Swimming Pools
H7P1 - Swimming Pool Access– to be designed and installed in accordance with the Swimming Pools Act 1992, Swimming Pool Regulation 2018 and AS 1926 Parts 1 and 2.
H7P2 - Swimming Pool Water recirculation Systems– is to be designed and constructed in accordance with AS1926.3.
High Wind Areas– Applies to a region that is subject to design wind speeds more than N3 or C1 (see Table 4 of the NCC). To be constructed in accordance with one or more of the relevant structural design manuals referenced in the NCC, Vol. 2, Part 2.2 of the ABCB Housing Provisions
H1D9 - Earthquake Areas subject to "seismic activity" to be constructed in accordance the NCC, Vol. 2, Part 2.2 of the ABCB Housing Provisions
H1D10 - Flood Hazard Areas– applies to areas on a site (weather or not mapped) encompassing the land lower than the flood hazard level (as defined by the NCC) which has been determined by the appropriate authority (statutory authority), are to be constructed in accordance with the ABCB Standard for Construction of Buildings in Flood Hazard Areas.
H7D3 - Construction "Alpine Areas" in accordance with NCC, Vol. 2, Part 12.2 of the ABCB Housing Provisions
H7D4 - Construction in Bushfire Prone Areas; dwellings are to be constructed in accordance with AS3959-2018: Construction of buildings in bushfire-prone areas
H1D11 - Attachment of Decks & Balconies to external walls of buildings to be in accordance with the NCC, Vol. 2, Part 12.3 of the ABCB Housing Provisions or alternatively must be designed by a professional engineer or other appropriately qualified person in accordance with the relevant structural design manuals referenced in the NCC, Vol. 2, Part 2.2 of the ABCB Housing Provisions
H7D5 - Heating Appliances, Fireplaces, Chimneys & Flues to be installed in accordance with the NCC, Vol.2, Part 12.4 of the ABCB Housing Provisions; or a) for a domestic solid fuel burning appliance, AS/NZS 2918

ENERGY EFFICIENCY
Energy Efficiency– to comply with the measures contained in the relevant BASIX certificate and the requirements of the NCC, Vol. 2, NSW Part H6 Energy Efficiency and the NSW Parts of Part 13.2 of the ABCB Housing Provisions



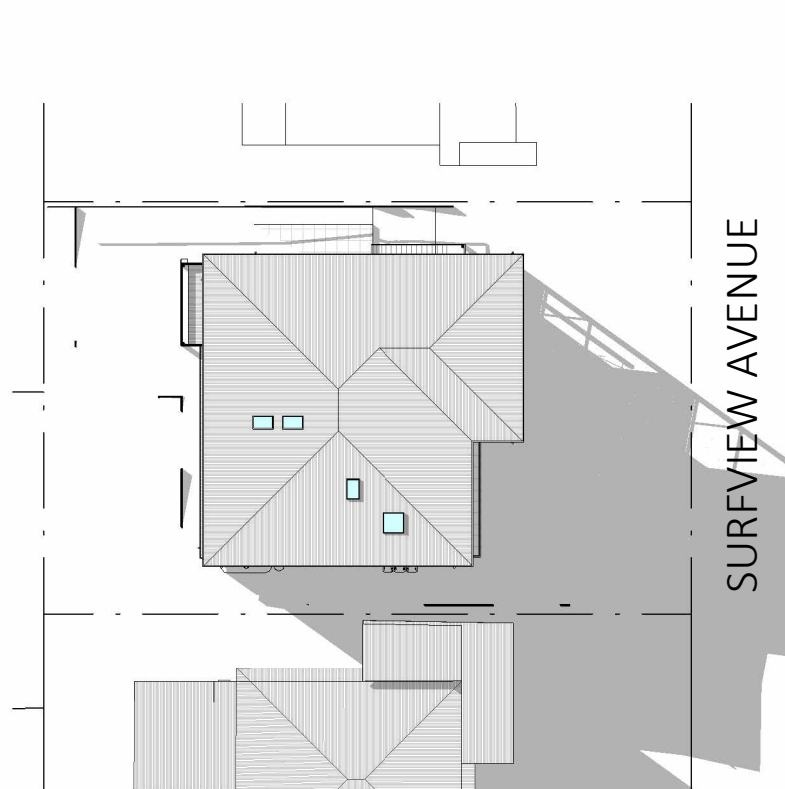
SHADOWS - 0900 WINTER SOLSTICE

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SHADOWS - 1200 WINTER SOLSTICE

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