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LEGEND

ISSUE	DESCRIPTION	DATE
D	ISSUED FOR CLIENT	15.02.22
1	ISSUED FOR CLIENT	18.07.23
1	ISSUED FOR CLIENT	24.04.02
2	AS BUILT PROPOSED CHANGES TO CC	24.12.11

SCALE	@A1	NORTH
0	5 10 15 20 25	50m

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PROPOSED DOUBLE STOREY
LOT 2/13 THE LAKES WAY ELIZABETH
BEACH NSW 2428

DATE	DRAWN	TITLE	JOB No	DWG No	ISSUE
24.12.11	FP	Cover sheet	928885109	NT.001.1	D



Overview perspective 1



Overview perspective 2



Overview perspective 3

LEGEND

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1	ISSUED FOR CLIENT	18.07.23
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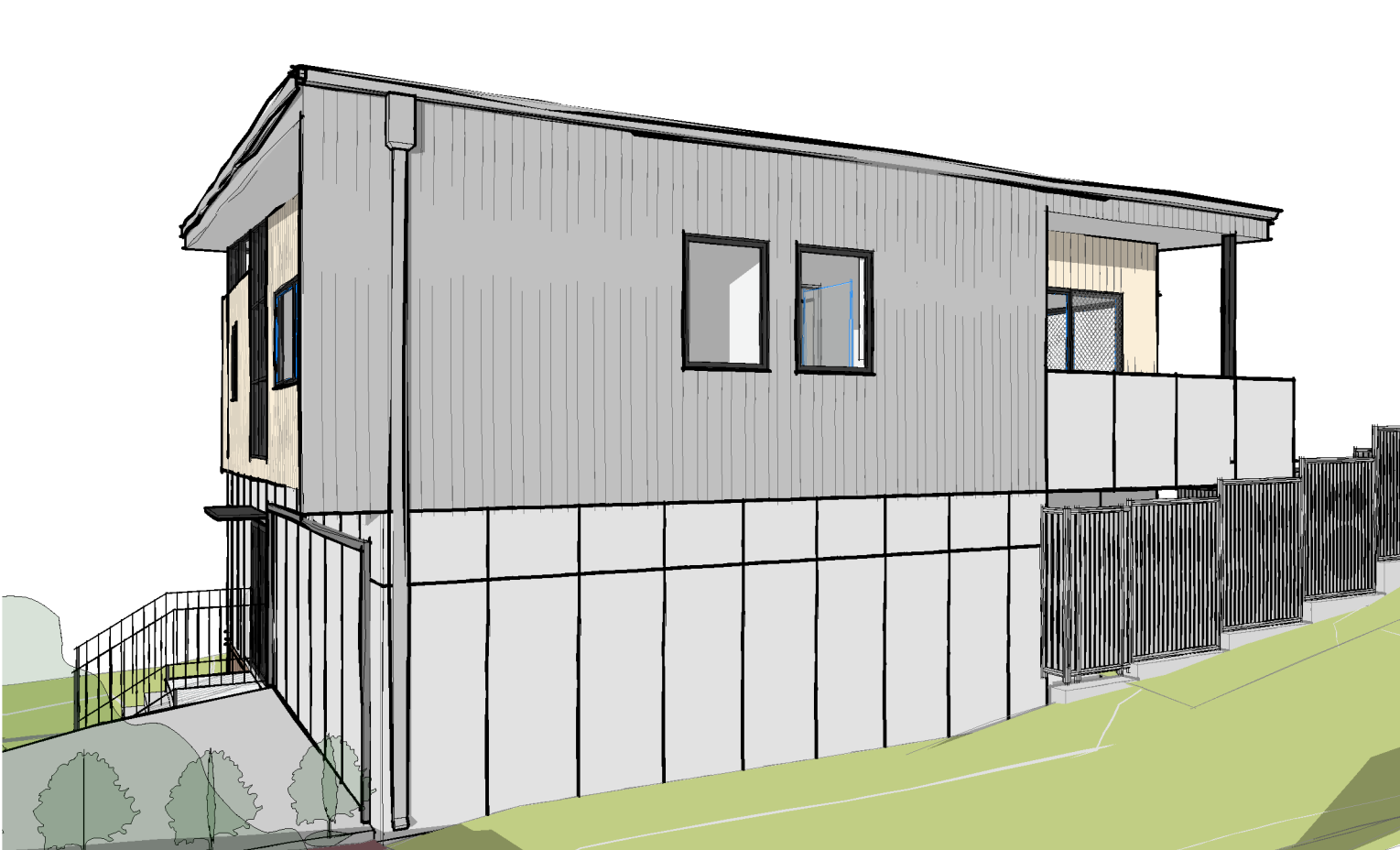
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BEACH NSW 2428

DATE	DRAWN	TITLE	JOB No	DWG No	ISSUE
24.12.11	FP	Overview perspective	928885109	NT.001.2	D



Overview perspective 4

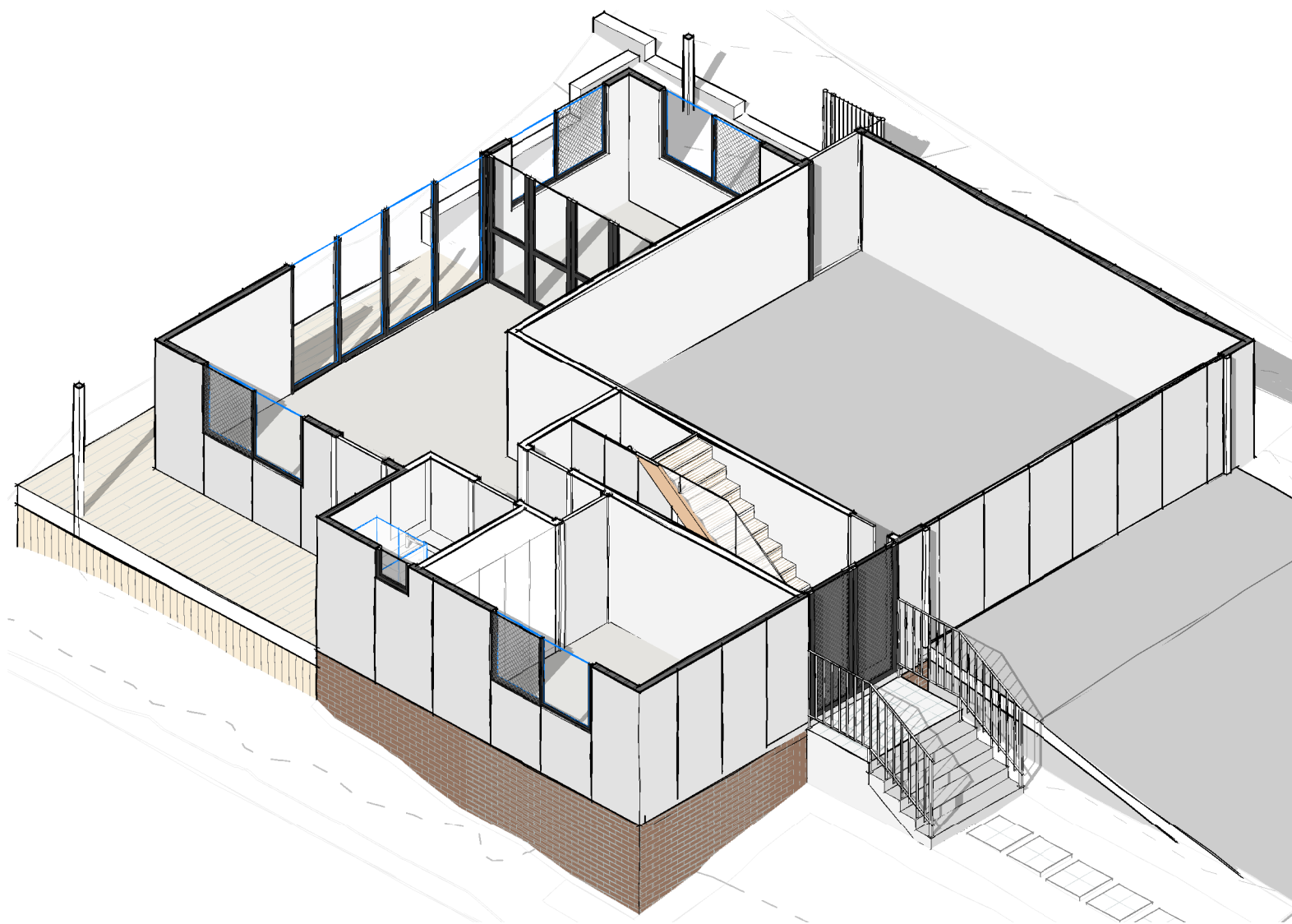


Overview perspective 5

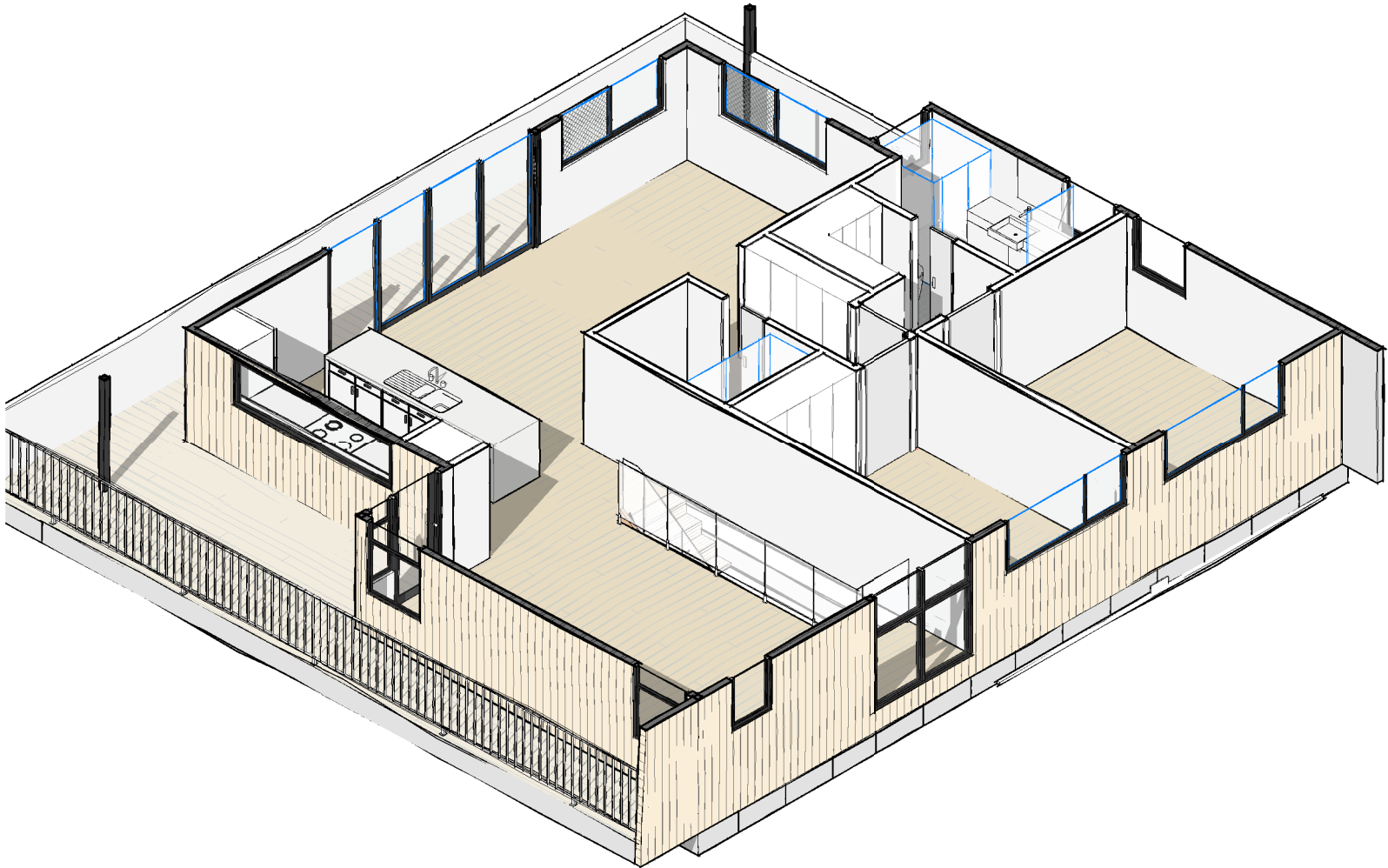


Overview perspective 6

LEGEND		ISSUE			DESCRIPTION			DATE			Stephen Jones Design			5/124 North Steyne Manly NSW 2095 PO BOX 951 Manly 2095 ABN 31 079 249 522 T+61 2 9977 2240 F+61 2 9977 3408 M 0418 866 784 W www.stephenjonesdesign.com.au E sj@stephenjonesdesign.com.au			PROPOSED DOUBLE STOREY LOT 2/13 THE LAKES WAY ELIZABETH BEACH NSW 2428		
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Internal axonometric ground floor



Internal axonometric first floor

LEGEND				ISSUE				DESCRIPTION				DATE				Stephen Jones Design				5/124 North Steyne Manly NSW 2095 PO BOX 951 Manly 2095 ABN 31 079 249 522 T+61 2 9977 2240 F+61 2 9977 3408 M 0418 866 784 W www.stephenjonesdesign.com.au E sj@stephenjonesdesign.com.au				PROPOSED DOUBLE STOREY LOT 2/13 THE LAKES WAY ELIZABETH BEACH NSW 2428					
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Building Code of Australia (BCA) compliance - Housing Provisions

Volume two of BCA 2022

General provisions

Part A6. Building classifications:

A6G2. Class 1 buildings

- (1) A Class 1 building is a dwelling.
- (2) Class 1 includes the following sub-classifications:
 - (a) Class 1a is one or more buildings, which together form a single dwelling including the following:
 - (i) A detached house.
 - (ii) One of a group of two or more attached dwellings, each being a building, separated by a fire-resisting wall, including a row house, terrace house, town house or villa unit.
 - (b) Class 1b is one or more buildings which together constitute—
 - (i) a boarding house, guest house, hostel or the like that—
 - (A) would ordinarily accommodate not more than 12 people; and
 - (B) have a total area of all floors not more than 300 m2 (measured over the enclosing walls of the building or buildings); or
 - (ii) four or more single dwellings located on one allotment and used for short-term holiday accommodation.

A6G11. Class 10 buildings and structures

- (1) A Class 10 building is a non-habitable building or structure.
- (2) Class 10 includes the following sub-classifications:
 - (a) Class 10a is a non-habitable building including a private garage, carport, shed or the like.
 - (b) Class 10b is a structure that is a fence, mast, antenna, retaining wall or free-standing wall or swimming pool or the like.
 - (c) Class 10c is a private bushfire shelter.

General provisions

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Section H. Class 1 and 10 buildings

Part H1. Structure

Performance Requirements

H1P1. Structural reliability and resistance

- (1) By resisting the actions to which it may reasonably be expected to be subjected, a building or structure, duringconstruction and use, with appropriate degrees of reliability, must—
 - (a) perform adequately under all reasonably expected design actions; and
 - (b) withstand extreme or frequently repeated design actions; and
 - (c) be designed to sustain local damage, with the structural system as a remaining stable and not being damagedto an extent disproportionate to the original local damage; and
 - (d) avoid causing damage to other properties.
- (2) The actions to be considered to satisfy (1) include but are not limited to—
 - (a) permanent actions (dead loads); and
 - (b) imposed actions (live loads arising from occupancy and use); and
 - (c) wind action; and
 - (d) earthquake action; and
 - (e) snow action; and
 - (f) liquid pressure action; and
 - (g) ground water action; and
 - (h) rainwater action (including ponding action); and
 - (i) earth pressure action; and
 - (j) differential movement; and
 - (k) time dependent effects (including creep and shrinkage); and
 - (l) thermal effects; and
 - (m) ground movement caused by— (i)swelling, shrinkage or freezing of the subsoil; and
 - (ii) landslip or subsidence; and
 - (iii) siteworks associated with the building or structure; and
 - (n) construction activity actions; and
 - (o) termite actions.
- (3)The structural resistance of materials and forms of construction must be determined using five percentile characteristic material properties with appropriate allowance for—
 - (a) known construction activities; and
 - (b) type of material; and
 - (c) characteristics of the site; and
 - (d) the degree of accuracy inherent in the methods used to assess the structural behaviour; and
 - (e) action effects arising from the differential settlement of foundations, and from restrained dimensional changes due to temperature, moisture, shrinkage, creep and similar effects.
- (4) Glass installations that are at risk of being subjected to human impact must have glazing that—
 - (a) if broken on impact, will break in a way that is not likely to cause injury to people; and
 - (b) resists a reasonably foreseeable human impact without breaking; and
 - (c) is protected or marked in a way that will reduce the likelihood of human impact.

H1P2 Buildings in flood areas

- (1) A building in a flood hazard area must be designed and constructed, to the degree necessary, to resist flotation, collapse or significant permanent movement resulting from the action of hydrostatic, hydrodynamic, erosion and scour, wind and other actions during the defined flood event.
- (2) The actions and requirements to be considered to satisfy (1) include but are not limited to—
 - (a) flood actions; and
 - (b) elevation requirements; and
 - (c) foundation and footing requirements; and
 - (d) requirements for enclosures below the flood hazard level; and
 - (e) requirements for structural connections; and
 - (f) material requirements; and
 - (g) requirements for utilities; and
 - (h) requirements for occupant egress.

Part H2. Damp and weatherproofing

Performance Requirements

H2P1. Rainwater management

- (1) Surface water, resulting from a storm having an annual exceedance probability of 5% and which is collected or concentrated by a building or sitework, must be disposed of in a way that avoids the likelihood of damage or nuisance to any other property.
- (2) Surface water, resulting from a storm having an annual exceedance probability of 1% must not enter the building.
- (3) A drainage system for the disposal of surface water resulting from a storm having an annual exceedance probability of—
 - (a) 5% must—
 - (i) convey surface water to an appropriate outfall;
 - (ii) and avoid surface water damaging the building; and
 - (b) 1% must avoid the entry of surface water into a building.

H2P2. Weatherproofing

- A roof and external wall (including openings around windows and doors) must prevent the penetration of water that could cause—
 - (a) unhealthy or dangerous conditions, or loss of amenity for occupants; and
 - (b) undue dampness or deterioration of building elements.

H2P3. Rising damp

- Moisture from the ground must be prevented from causing—
 - (a) unhealthy or dangerous conditions, or loss of amenity for occupants;
 - (b) and undue dampness or deterioration of building elements.

H2P4. Drainage from swimming pools

- A swimming pool must have adequate means of draining the pool in a manner which will not—
 - (a) cause illness to people; or
 - (b) affect other property

Part H3. Fire safety

Performance Requirements

H3P1. Spread of fire

- SA H3P1(1)
 - (1) A Class 1 building must be protected from the spread of fire such that the probability of a building not being able to withstand the design heat flux of 92.6 kW/m² for a period of 60 minutes shall not exceed 0.01, when located within 900 mm from the allotment boundary or within 1.8 m from another building on the same allotment from—
 - (a) another building other than an associated Class 10 building; and
 - (b) the allotment boundary, other than a boundary adjoining a road or public space (see Figure H3P1).
- (2) A Class 10a building must not significantly increase the risk of fire spread between Class 2 to 9 buildings.

H3P2. Automatic warning for occupants

- In a Class 1 building, occupants must be provided with automatic warning on the detection of smoke with an efficacy greater than 0.95 and a reliability greater than 0.95, so that they may evacuate in the event of a fire to a place of safety appropriate to the—
 - (a) function and use of the building; and
 - (b) occupant characteristics; and
 - (c) fire load and combustion characteristics; and
 - (d) potential fire intensity; and
 - (e) fire hazard.

Part H4. Health and amenity

Performance Requirements

H4P1. Wet areas

- To protect the structure of the building and to maintain the amenity of the occupants, water must be prevented from penetrating—
 - (a)behind fittings and linings; or
 - (b)into concealed spaces.
- of sanitary facilities, bathrooms, laundries and the like.
- SA H4P1(2)

H4P2. Room heights

- A room or space must be of a height that does not unduly interfere with its intended function.

H4P3. Personal hygiene and other facilities

- (1) Suitable sanitary facilities for personal hygiene must be provided in a convenient location within or associated with a building, appropriate to its function or use.
- (2) Laundering facilities or space for laundering facilities and the means for sanitary disposal of waste water must be provided in a convenient location within or associated with a building, appropriate to its function or use.
- (3) A food preparation facility must be provided which includes—
 - (a) a means for food rinsing, utensil washing and the sanitary disposal of associated waste water; and
 - (b) a means for cooking food; and
 - (c) a space for food preparation.
- (4) A sanitary compartment must be constructed with sufficient space or other means to enable an unconscious occupant to be removed from the compartment.

H4P4. Lighting

- (1) A habitable room must be provided with windows, where appropriate to the function or use of that part of the building, so that natural light, when available, provides an average daylight factor of not less than 2%.
- (2) Artificial lighting must be installed to provide an illuminance of not less than 20 lux appropriate to the function or use of the building to enable safe movement by occupants.

H4P5. Ventilation

- (1) A space within a building used by occupants must be provided with means of ventilation with outdoor air which will maintain adequate air quality.
- (2) A mechanical air-handling system installed in a building must control—
 - (a) the circulation of objectionable odours; and
 - (b) the accumulation of harmful contamination by micro-organisms, pathogens and toxins.
- (3) Contaminated air must be disposed of in a manner which does not unduly create a nuisance or hazard to people in the building or other property.

H4P6. Sound insulation

- (1) Walls separating dwellings must, to provide insulation against the transmission of airborne sound, have a weighted standardised level difference with spectrum adaptation term (DnT,w+Ctr) not less than 45.
- (2) Walls separating a bathroom, sanitary compartment, laundry or kitchen in a dwelling from a habitable room (other than a kitchen) in an adjoining dwelling, must provide insulation against impact generated sound sufficient to prevent illness or loss of amenity to the occupants.
- (3) The required sound insulation of walls must not be compromised by the incorporation or penetration of a pipe or other service element.

H4P7. Condensation and water vapour management

- Risks associated with water vapour and condensation must be managed to minimise their impact on the health of occupants.

Part H5. Safe movement and access

Performance Requirements

H5P1. Movement to and within a building

- So that people can move safely to and within a building—
 - (a) walking surfaces must have safe gradients; and
 - (b) any stairway or ramp must—
 - (i)have suitable handrails where necessary to assist and provide stability to people using the stairway or ramp; and
 - (ii) have suitable landings to avoid undue fatigue of users; and
 - (iii) be suitable for safe passage in relation to the nature, volume and frequency of likely usage; and
 - (iv) have slip-resistant walking surfaces on ramps, and on stairway treads or near the edge of the nosing.

H5P2. Fall prevention barriers

- (1) A barrier must be provided where people could fall—
 - (a) 1 m or more—
 - (i) from a floor or roof or through an opening (other than through an openable window) in the external wall; or
 - (ii) due to a sudden change of level within or associated with a building; or
 - (b) 2 m or more from a floor through an openable window in a bedroom; or
 - (c) 4 m or more from a floor through an openable window not covered by (b).
- (2) A barrier required by (1) must be—
 - (a) continuous and extend for the full extent of the hazard; and
 - (b) of a height to protect people from accidentally falling from the floor or roof or through the opening or openable window; and
 - (c) constructed to prevent people from falling through the barrier; and
 - (d) capable of restricting the passage of children; and
 - (e) of strength and rigidity to withstand—
 - (i) the foreseeable impact of people; and
 - (ii) where appropriate, the static pressure of people pressing against it.

Part H6. Energy efficiency

Performance Requirements

H6P1. Thermal performance

- (1) The total heating load of the habitable rooms and conditioned spaces in a building must not exceed the heating load limit in Specification 44.
- (2) The total cooling load of the habitable rooms and conditioned spaces in a building must not exceed the cooling load limit in Specification 44.
- (3) The total thermal energy load of the habitable rooms and conditioned spaces in a building must not exceed the thermal energy load limit in Specification 44.

H6P2. Energy usage

- (1) The energy value of a building's domestic services must not exceed 70% of the energy value with—
 - (a) a 3-star ducted heat pump, rated under the 2019 GEMS determination, heating all spaces that are provided with heating; and
 - (b) a 3-star ducted heat pump, rated under the 2019 GEMS determination, cooling all spaces that are provided with cooling; and
 - (c) a 5-star instantaneous gas water heater, rated under the 2017 GEMS determination, providing all domestic hot water; and
 - (d) a lighting power density of 4 W/m2 serving all internal spaces that are provided with artificial lighting.
- (2) Domestic services, including any associated distribution system and components must, to the degree necessary, have features that facilitate the efficient use of energy appropriate to—
 - (a) the domestic service and its usage; and
 - (b) the geographic location of the building; and
 - (c) the location of the domestic service; and
 - (d) the energy source.

Park H7 Ancillary provisions and additional construction requirements

Performance Requirements

H7P1. Swimming pool access

- A barrier must be provided to a swimming pool and must—
 - (a) be continuous for the full extent of the hazard; and
 - (b) be of a strength and rigidity to withstand the foreseeable impact of people; and
 - (c) restrict the access of young children to the pool and the immediate pool surrounds; and
 - (d) have any gates and doors fitted with latching devices not readily operated by young children, and constructed to automatically close and latch

H7P2. Swimming pool reticulation systems

- A swimming pool water recirculation system must incorporate safety measures to avoid entrapment of, or injury to, a person.

H7P3. Heating appliances

- A heating appliance and its associated components within a building, including an open fire-place, chimney, or the like, must be installed—
 - (a) to withstand the temperatures likely to be generated by the appliance; and
 - (b) so that it does not raise the temperature of any building element to a level that would adversely affect the element's physical or mechanical properties or function; and
 - (c) so that hot products of combustion will not—
 - (i) escape through the walls of the associated components; and
 - (ii) discharge in a position that will cause fire to spread to nearby combustible materials or allow smoke to penetrate through nearby windows, ventilation inlets, or the like in the building containing the heating appliance

H7P4. Buildings in alpine areas

- (1) An external doorway from a building in an alpine area must be installed so that opening the door is not obstructed by snow or ice.
- (2) A building in an alpine area containing external trafficable structures forming part of the means of egress must be constructed so that they remain, as far as practicable, useable under snow conditions.
- (3) A building in an alpine area must be constructed so that snow or ice is not shed from the building onto the allotment, any adjoining allotment, road or public space in a location or manner that will—
 - (a) obstruct a means of egress from any building to a road or open space; or
 - (b) otherwise endanger people.

H7P5. Buildings in bushfire prone areas

- A Class 1 building or a Class 10a building or deck associated with a Class 1 building that is constructed in a designated bushfire prone area must be designed and constructed to— (a)reduce the risk of ignition from a design bushfire with an annual exceedance probability not more than 1:50 ye
- (c) be designed to prevent internal ignition of the building and its contents; and
- (d) maintain the structural integrity of the building for the duration of the design bushfire.

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H7P6. Private bushfire shelters

- A private bushfire shelter must be designed and constructed to provide a tenable environment for occupants during a design bushfire with an annual probability of exceedance not more than 1:200 years, appropriate to the—
 - (a)location of the private bushfire shelter relative to fire hazards including—
 - (i) predominant vegetation; and
 - (ii) adjacent buildings and structures; and
 - (iii) allotment boundaries; and
 - (iv) other combustible materials; and
 - (b) occupancy of the private bushfire shelter; and
 - (c) bushfire intensity having regard for the bushfire attack level; and
 - (d) fire intensity from adjacent buildings and structures, allotment boundaries and other combustible materials; and
 - (e) ready access to the private bushfire shelter from the associated dwelling and occupant egress after the fire; and
 - (f) tenability within the private bushfire shelter for the estimated maximum period of occupancy; and
 - (g) generation of smoke, heat and toxic gases from materials used to construct the private bushfire shelter; and
 - (h) structural and fire loads and actions to which it may reasonably be subjected, appropriate to— (i)the topography between the private bushfire shelter and the predominant vegetation or other fire hazards; and
 - (ii) the distance between the private bushfire shelter and the predominant vegetation or other fire hazards; and
 - (iii) the size of the potential fire source and fire intensity; and
 - (iv) wind loading; and
 - (v) potential impact from debris such as falling tree limbs; and
 - (vi) degree of external signage identifying the location of the private bushfire shelter; and
 - (i) degree of internal signage identifying the design capacity and maximum period of occupancy; and
 - (k) degree of occupant awareness of outside environmental conditions; and
 - (l) degree of essential maintenance.

Part H8 Livable housing design

Performance Requirements

H8P1. Livable housing design

- A Class 1a building must be provided with—
 - (a) a continuous and step-free path to a dwelling entrance door from either— (i)the pedestrian entry at the allotment boundary; or
 - (ii) an appurtenant Class 10a garage or carport; or
 - (iii) a car parking space provided for the exclusive use of the occupants of the dwelling; and
 - (b) at least one level and step-free entrance door into the dwelling from the access path required by (a); and
 - (c) internal doors and corridors on the ground or entrance level which facilitate unimpeded movement between spaces; and
 - (d) a sanitary compartment that— (i)facilitates independent access and use; and
 - (ii) is located on the ground or entry level; and
 - (e) a shower that facilitates independent access and use; and
 - (f) the walls of the sanitary compartment referred to in (d), the shower referred to in (e) and a bath (where installed, other than a freestanding bath) constructed so as to facilitate future installation of grabrails, or the like, in a way that minimises the removal of existing wall linings.

Building design safety report

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.
b) Slippery or uneven surfaces floor finishes by owner
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/NZS 4586:2004.
Steps, loose objects and uneven surfaces
Due to design restrictions for this building, steps and/or ramps are included in the building which may be a hazard to workers carrying objects or otherwise occupied. Steps should be clearly marked with both visual and tactile warning during construction, maintenance, demolition and at all times when the building operates as a workplace. Building owners and occupiers should monitor the pedestrian access ways and in particular access to areas where maintenance is routinely carried out to ensure that surfaces have not moved or cracked so that they become uneven and present a trip hazard. Spills, loose material, stray objects or any other matter that may cause a slip or trip hazard should be cleaned or removed from access ways. Contractors should be required to maintain a tidy work site during construction, maintenance or demolition to reduce the risk of trips and falls in the workplace. Materials for construction or maintenance should be stored in designated areas away from access ways and work areas.

2. Falling objects loose materials or small objects
Construction, maintenance or demolition work on or around this building is likely to involve persons working above ground level or above floor levels. Where this occurs one or more of the following measures should be taken to avoid objects falling from the area where the work is being carried out onto persons below:
1. Prevent or restrict access to areas below where the work is being carried out.
2. Provide toeboards to scaffolding or work platforms.
3. Provide protective structure below the work area.
4. Ensure that all persons below the work area have personal protective equipment (ppe). 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.
Building components
Mechanical lifting of materials and components during construction, maintenance or demolition presents a risk of falling objects. Contractors should ensure that appropriate lifting devices are used, that loads are properly secured and that access to areas below the load is prevented or restricted.

3. Traffic management
For building on a major road, narrow road or steeply sloping road:
Parking of vehicles or loading/unloading of vehicles on this roadway may cause a traffic hazard. During construction, maintenance or demolition of this building designated parking for workers and loading areas should be provided. Trained traffic management personnel should be responsible for the supervision of these areas.
For building where on-site loading/unloading is restricted:
Construction of this building will require loading and unloading of materials on the roadway. Deliveries should be well planned to avoid congestion of loading areas and trained traffic management personnel should be used to supervise loading/unloading areas. For all buildings:
Busy construction and demolition sites present a risk of collision where deliveries and other traffic are moving within the site. A traffic management plan supervised by trained traffic management personnel should be adopted for the work site.

4. Services
Rupture of services during excavation or other activity creates a variety of risks including release of hazardous material. Existing services are located on or around this site. Where known, these are identified on the plans but the exact location and extent of services may vary from that indicated. Services should be located using an appropriate service (such as dial before you dig), appropriate excavation practice should be used and, where necessary, specialist contractors should be used. Locations with underground power: Underground power lines may be located in or around this site. All underground power lines must be disconnected or carefully located and adequate warning signs used prior to any construction, maintenance or demolition commencing.
Locations with overhead power lines:
Overhead power lines may be near or on this site. These pose a risk of electrocution if struck or approached by lifting devices or other plant and persons working above ground level. Where there is a danger of this occurring, power lines should be, where practical, disconnected or relocated. Where this is not practical adequate warning in the form of bright coloured tape or signage should be used or a protective barrier provided.

5. Manual tasks
Components within this design with a mass in excess of 25kg should be lifted by two or more workers or by mechanical lifting device. Where this is not practical, suppliers or fabricators should be required to limit the component mass. All material packaging, building and maintenance components should clearly show the total mass of packages and where practical all items should be stored on site in a way which minimises bending before lifting. Advice should be provided on safe lifting methods in all areas where lifting may occur.
Construction, maintenance and demolition of this building will require the use of portable tools and equipment. These should be fully maintained in accordance with manufacturer's specifications and not used where faulty or (in the case of electrical equipment) not carrying a current electrical safety tag.
All safety guards or devices should be regularly checked and personal protective equipment should be used in accordance with manufacturer's specification.

6. Hazardous substances asbestos
For alterations to a building constructed prior to 1990:
If this existing building was constructed prior to:
1990 - it therefore may contain asbestos
1986 - it therefore is likely to contain asbestos
either in cladding material or in fire retardant insulation material. In either case, the builder should check and, if necessary, take appropriate action before demolishing, cutting, sanding, drilling or otherwise disturbing the existing structure.
Powdered materials
Many materials used in the construction of this building can cause harm if inhaled in powdered form. Persons working on or in the building during construction, operational maintenance or demolition should ensure good ventilation and wear personal protective equipment including protection against inhalation 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.
Treated timber
The design of this building may include provision for the inclusion of treated timber within the structure. Dust or fumes from this material can be harmful. Persons working on or in the building during construction, operational maintenance or demolition should ensure good ventilation and wear personal protective equipment including protection against inhalation of harmful material when sanding, drilling, cutting or using treated timber in any way that may cause harmful material to be released. Do not burn treated timber.
Volatile organic compounds
Many types of glue, solvents, spray packs, paints, varnishes and some cleaning materials and disinfectants have dangerous emissions. Areas where these are used should be kept well ventilated while the material is being used and for a period after installation. Personal protective equipment may also be required. The manufacturer's recommendations for use must be carefully considered at all times.
Synthetic mineral fibre
Fibreglass, rockwool, ceramic and other material used for thermal or sound insulation may contain synthetic mineral fibre which may be harmful if inhaled or if it comes in contact with the skin, eyes or other sensitive parts or the body. Personal protective equipment including protection against inhalation of harmful material should be used when installing, removing or working near bulk insulation material.
Timber floors
This building may contain timber floors which have an applied finish. Areas where finishes are applied should be kept well ventilated during sanding and application and for a period after installation. Personal protective equipment may also be required. The manufacturer's recommendations for use must be carefully considered at all times.

7. Confined spaces excavation
Construction of this building and some maintenance on the building will require excavation and installation of items within excavations. Where ractical, 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/NZS 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.

LEGEND									

ISSUE	DESCRIPTION						DATE
D	ISSUED FOR CLIENT						15.02.22
1	ISSUED FOR CLIENT						18.07.23
1	ISSUED FOR CLIENT						24.04.02
2	AS BUILT PROPOSED CHANGES TO CC						24.12.11
SCALE		@A1					NORTH
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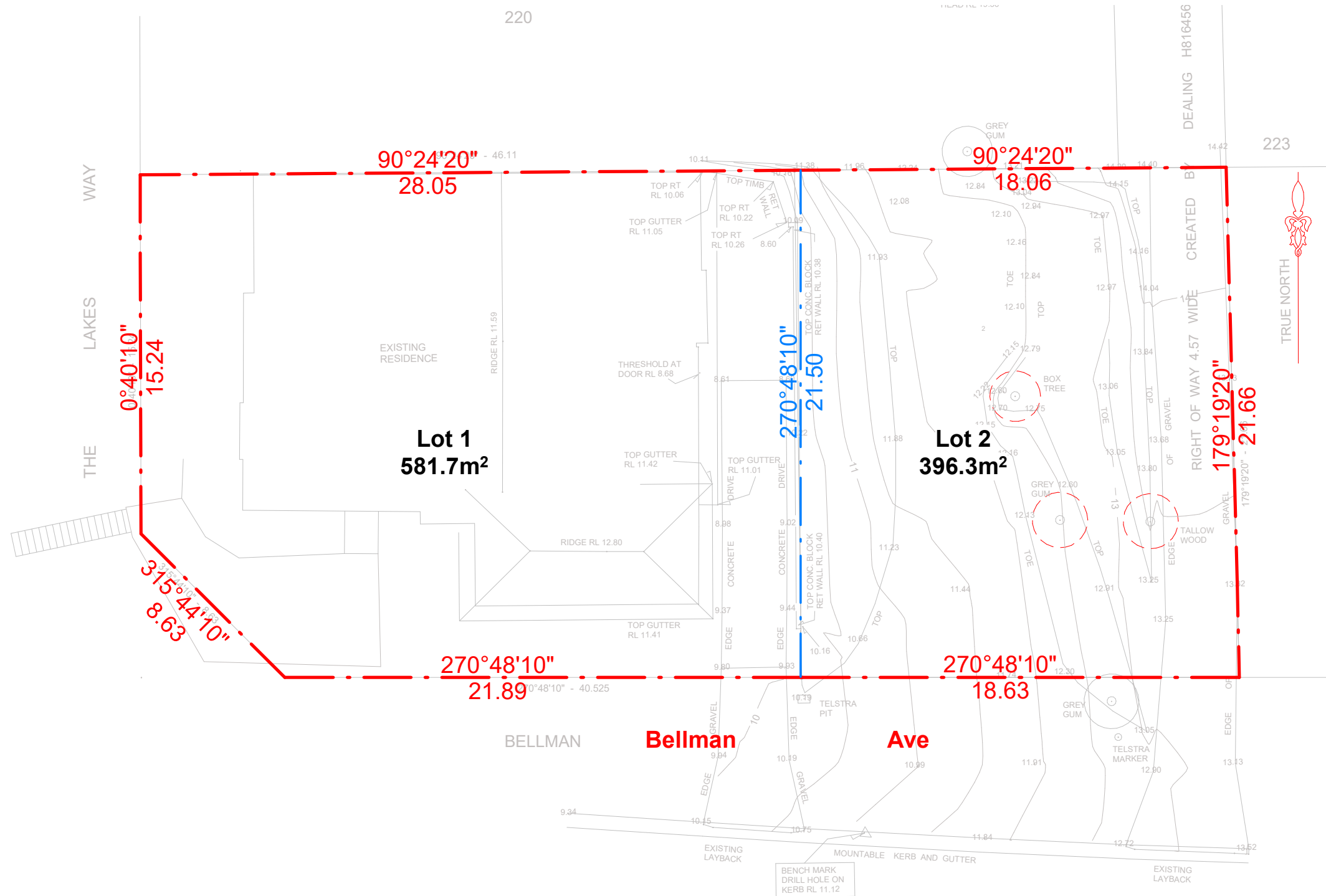
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PROPOSED DOUBLE STOREY LOT 2/13 THE LAKES WAY ELIZABETH BEACH NSW 2428

DATE	DRAWN	TITLE	JOB No	DWG No	ISSUE
24.12.11	FP	Safety report	928885109	NT.003.1	D



Subdivision plan

0 10000

Scale: 1 : 200

LEGEND

ISSUE	DESCRIPTION	DATE
D	ISSUED FOR CLIENT	15.02.22
1	ISSUED FOR CLIENT	18.07.23
1	ISSUED FOR CLIENT	24.04.02
2	AS BUILT PROPOSED CHANGES TO CC	24.12.11

SCALE	@A1	NORTH
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PROPOSED DOUBLE STOREY
LOT 2/13 THE LAKES WAY ELIZABETH
BEACH NSW 2428

DATE	DRAWN	TITLE	JOB No	DWG No	ISSUE
24.12.11	FP	Subdivision plan	928885109	NT.004	D

Site plan



AS & BCA notes

- All works to be in accordance with BCA 2022 (The Proposed works shall comply with the following)
1. Glazing, AS 1288 2021 and AS 2047 - 2014
 2. Timber Framing in accordance with AS 1684.2 - 2021 or AS 1684.4-2010
 3. Footings in accordance with AS 2870 - 2011
 4. Stormwater in Accordance with AS/NZS 3500.3 - 2021
 5. Termite Management in accordance with AS 3660.1 - 2014
 6. Masonry Construction in accordance with AS 3700 2018 & AS 4773.2 - 2015
 7. Waterproofing in accordance with AS 3740 - 2021
 8. Smoke Alarms in accordance with AS 3786 - 2014
 9. Concrete Construction in accordance with AS 3600 - 2018
 10. Roof Tiling in accordance with AS 2049 - 2002
 11. Sound Insulation in accordance with AS/NZS ISO 717 - 2004 or AS ISO 717.2 - 2004
 12. Balustrade to comply with Part 3.9.2 of the BCA Vol.2
 13. Stair Construction in accordance with Part 3.9.1 of the BCA Vol. 2
 14. Stair floor finishes are required to comply with Part 3.9.1.3 of the BCA - slip resistance (when tested in accordance with AS 4586)
 15. Steel Structures including Steel lintels compliance with AS 4100 - 2020
 16. All parts of the new works will be accessible, including new ramps, stairs, handrails, circulation spaces, flooring:
Accessways to have:
 - passing spaces complying with AS 1428.1 at maximum 20m intervals on those parts of an accessway where a direct line of sight is not available; and
 - turning spaces complying with AS 1428.1:
 - within 2m of the end of accessways where it is not possible to continue travelling along the accessway; and
 - at maximum 20 m intervals along the accessway;
 17. Driveway gradients from the street kerb to the front of garage Compliance to AS2890 is required

Specification

1. These drawings are to be read in conjunction with the architectural drawings, structural drawings, and the specification
2. Prior to commencement of works the contractor shall satisfy himself of the correct location of existing services whether indicated or not on the plans. Any damage to existing services shall be rectified at the contractor's expense
3. Traffic management measures have to be implemented and maintained during construction, all in accordance with Council's requirements. The contractor shall maintain safe pedestrian access along the footpath
4. The contractor shall effect temporary drainage measures to avoid localised ponding of surface run-off
5. Refer to architect's drawings for all details (levels, grading, etc.) of driveways, concrete and paved areas, and retaining wall types and locations
6. Refer to landscape architect's drawings for details and extent of all landscaped areas
7. All SWD pipes are UPVC at 1.0% minimum grade
8. SWD pits can be pre-cast sized as follows: 450mm sq. up to 600mm deep 600mm sq. up to 1000mm deep

9. All pits located in trafficable areas, (ie, driveways) to have medium-duty grated covers suitable for withstanding loads associated with small trucks
10. Provide step irons to all pits greater than 1.2m deep
11. The contractor shall implement all soil erosion and sediment control measures prior to commencement of works
12. Topsoil shall be stripped dn stockpile outside hazard areas such as drainage lines. This topsoil is to be respread later on are as to be revegetated
13. The contractor shall regularly maintain all sediment and erosion control devices and remove accumulated silt from such devices. All silt removed shall be disposed of as directed by the superintendent. The period for maintaining these devices shall be at least until all disturbed areas are revegetated and further as may be directed by the superintendent or Council
14. The contractor shall maintain dust control until final completion of works

LEGEND							ISSUE			DESCRIPTION			DATE		
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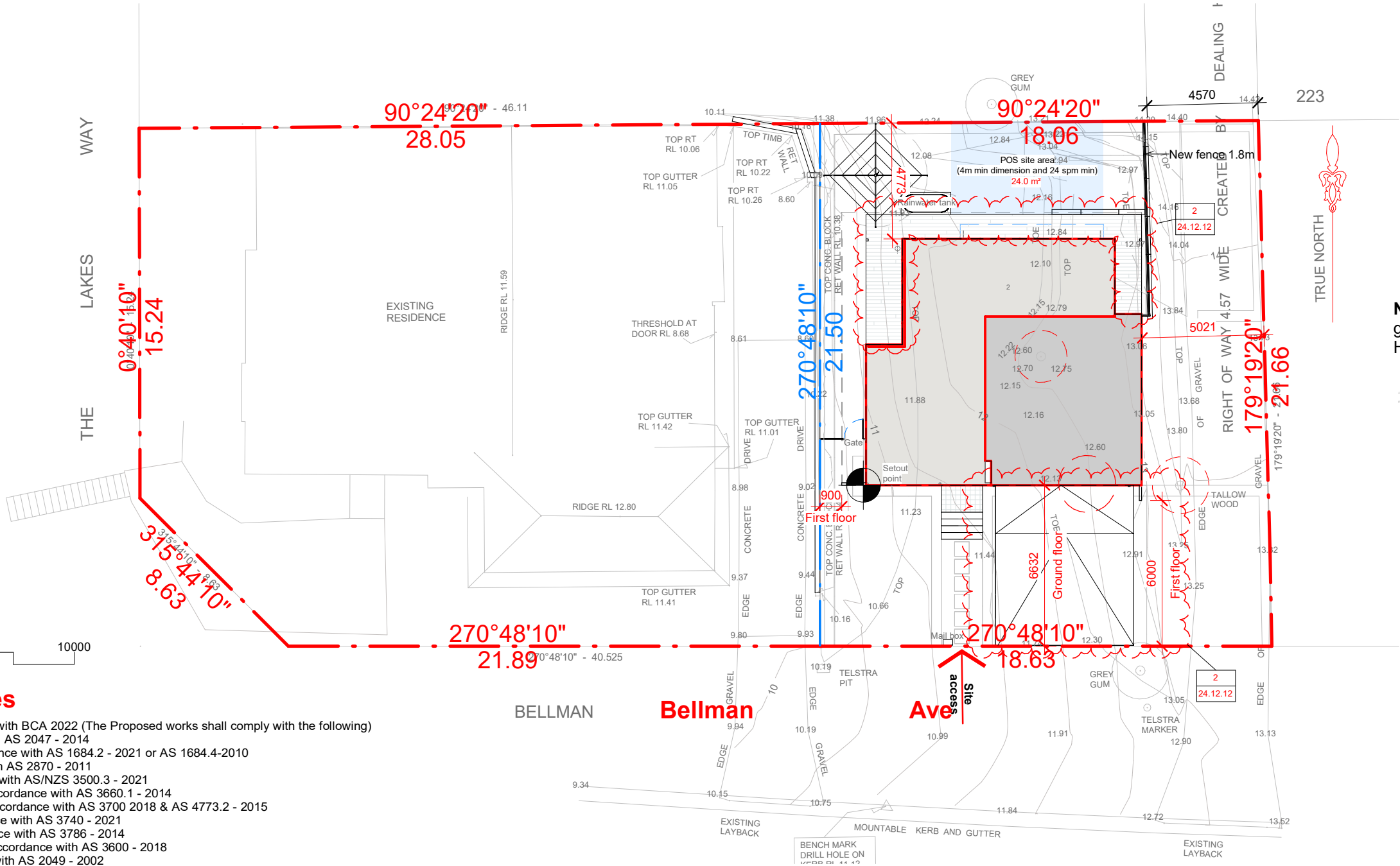
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PROPOSED DOUBLE STOREY
LOT 2/13 THE LAKES WAY ELIZABETH
BEACH NSW 2428

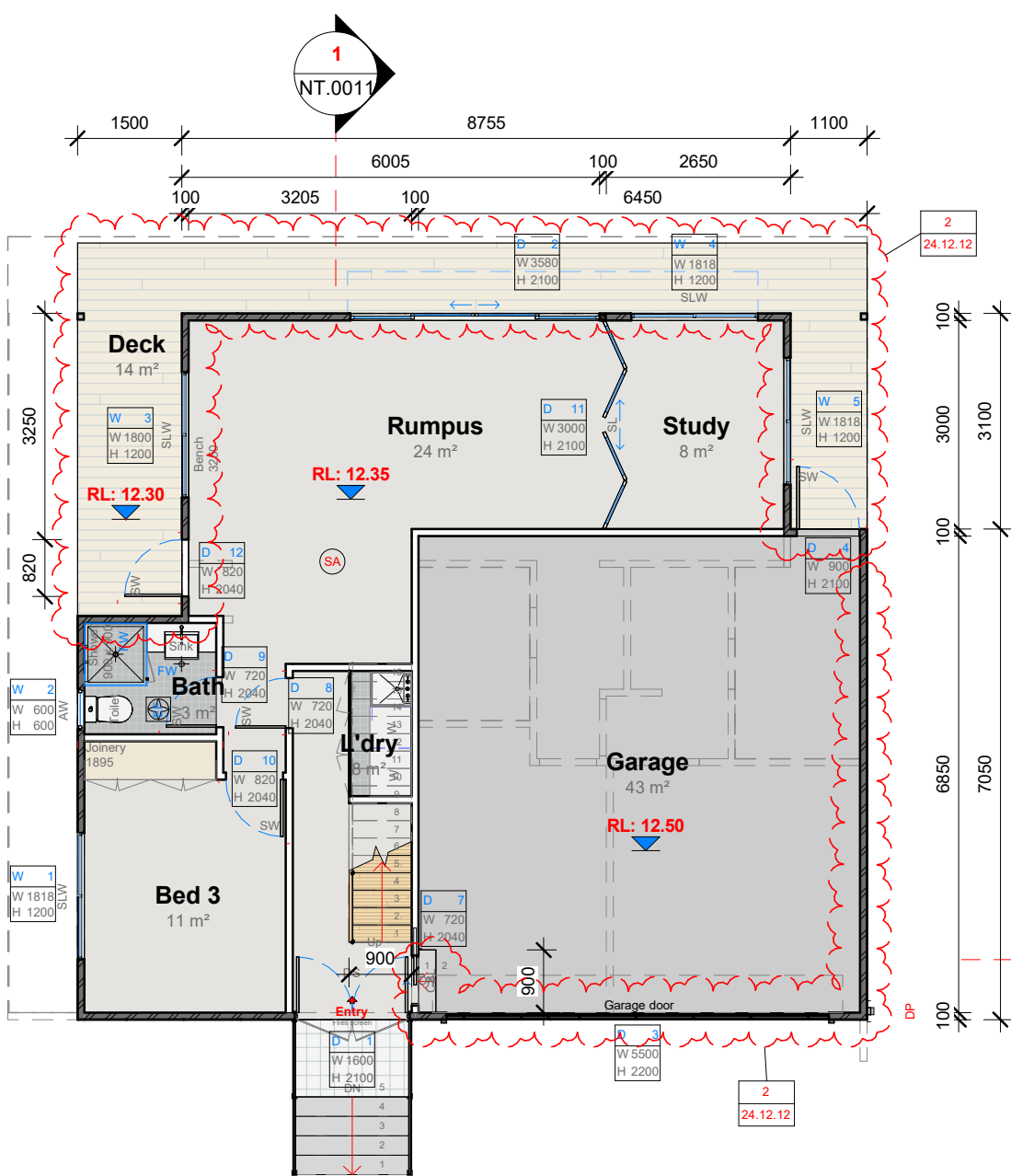
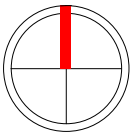
DATE	DRAWN	TITLE	JOB No	DWG No	ISSUE
24.12.11	FP	Site plan	928885109	NT.005	D



Note: Plans to include rainwater garden & Specifications prepared by Hydraulic Engineer.

Site legend

- Site access
- Setout point
- Clothesline
- Rainwater tank
- Gate
- Mail box
- Garden tap
- Boundary line
- The sewer line
- To be demolished
- Roof/skylight/structure above
- Footprint/works/building envelope
- Private open space



Ground floor plan

0 5000
Scale: 1 : 100

Floor specification (If relevant)

- All square set openings & alcoves to be 2350mm high to 2750mm high ceiling
- All square set openings & Alcoves to be 2200mm high to 2450mm high ceilings.
- All TV niches & Cutouts to be 1000mm from floor & 1350mm High to 2750mm high ceiling
- All TV niches & Cutouts to be 1000mm from floor & 1200mm High to 2450mm high ceiling
- Refer to wet area details for shower niche details
- All internal door heights as Indicated on the door schedule.
- WIP shelf height=1716 with 4 shelves
- Linen shelf height=1716 with 4 shelves
- WIR shelf height=1966 with single shelf & single rail
- Robe shelf height=1716 with single shelf & single rail
- Robe shelf height=1966 with Single shelf & double rail
- Alfresco & porch to have 20mm fall away from the building.
- R3.0 ceiling insulation, R2.0 wall insulation, and R1.5 Garage ceiling insulation as per Basix certificate
- All ensuite and bathroom windows are to be fitted with frosted glass
- Balcony balustrades are to be 1.2 m high from finished floor level
- A single-masted tv antenna to be installed on each building to service the development and

- Provision made for connection to each dwelling unit within the development
- Windows to have protections of openable windows to comply with the building code of Australia volume 2 2013. In relation to the bedroom windows
- All building work to be carried out in accordance with the building code of Australia2011
- All existing building elements such as skirtings, cornices, floor and the like which are affected by the works are to be made good to match the existing and/or as selected by the proprietors
- The existing part of the building which is to be retained is to be certified for structural stability by a qualified structural engineer prior to the commencement of work
- Frame walls with compressed fiber cement sheeting, hard item or similar fixed externally
- Mechanical ventilation to be provided in accordance with part 3.8 of BCA
- Smoke alarms all comply to the requirements of BCA 2019 Volume 2 Part 3.7.5, AS 3786 2014
- Waterproof walls & floors of all wet areas as per the NCC/BCA requirements
- New floor linings and coverings, wall linings and ceiling linings, and air handling ductwork must achieve the requisite fire hazard properties will be protected in accordance with BCA C1.10 and Spec C1.10
- Any new services penetrating elements required to possess a FRL including the floor slabs, walls, shafts, etc. will be protected in accordance with Clause C3.12, C3.13 and C3.15 and Specification C3.15
- Travel Distances must comply with BCA D1.4, D1.5 and BCA D1.6
- All new rooms and spaces must be suitably ventilated - BCA F4.5 - Ventilation of Rooms
- The air-conditioning and ventilations systems will be designed and installed in accordance with AS1668.2-2012 & Part J5 - BCA Section J - Energy Efficiency
- Stairs (risers/goings) must comply with cl.3.9.1, cl.3.9.2, cl.3.9.1.4 of the BCA, and BAL19 bushfire requirements

Materials legend

Stud timber	
Framed (weatherboard/fibro/metal clad)	
Solid timber or laminated product made from layers of timber, bonded together	
Concrete slab supported on foundations or directly on the subsoil	

Annotate legend

Fix	FW
Awning	AW
Sliding window	SLW
Fix-Awning window	Fix-AW
Double hung window	DH
Highlight window	SL-HLW
Bi-fold	BF
Sliding	SL
Cavity sliding	CSL
Single swing	SW
Double swing	DS
Overheadroller	RL
Floor waste	FW
Exhaust fan	EF
Garden tap	TAP
Mechanical ventilation as per part 3.8 of the BCA	MV
Reduced level	RL-00
Smoke alarm	SA
To be demolished	
Roof/skylight/structure above	
Floor/void/walls/deck below/above	
D : Door W: Width W: Window H: Height	D 1 W ... W H ...
Revision cloud	
A : Revision number yy.mm.dd : Revision date	A yy.mm.dd

Room schedule

Name	Area
Bath	3 m²
Bed 3	11 m²
Deck	14 m²
Garage	43 m²
L'dry	8 m²
Rumpus	24 m²
Study	8 m²
Grand total	111 m²

LEGEND

ISSUE	DESCRIPTION	DATE
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SCALE	@A1	NORTH
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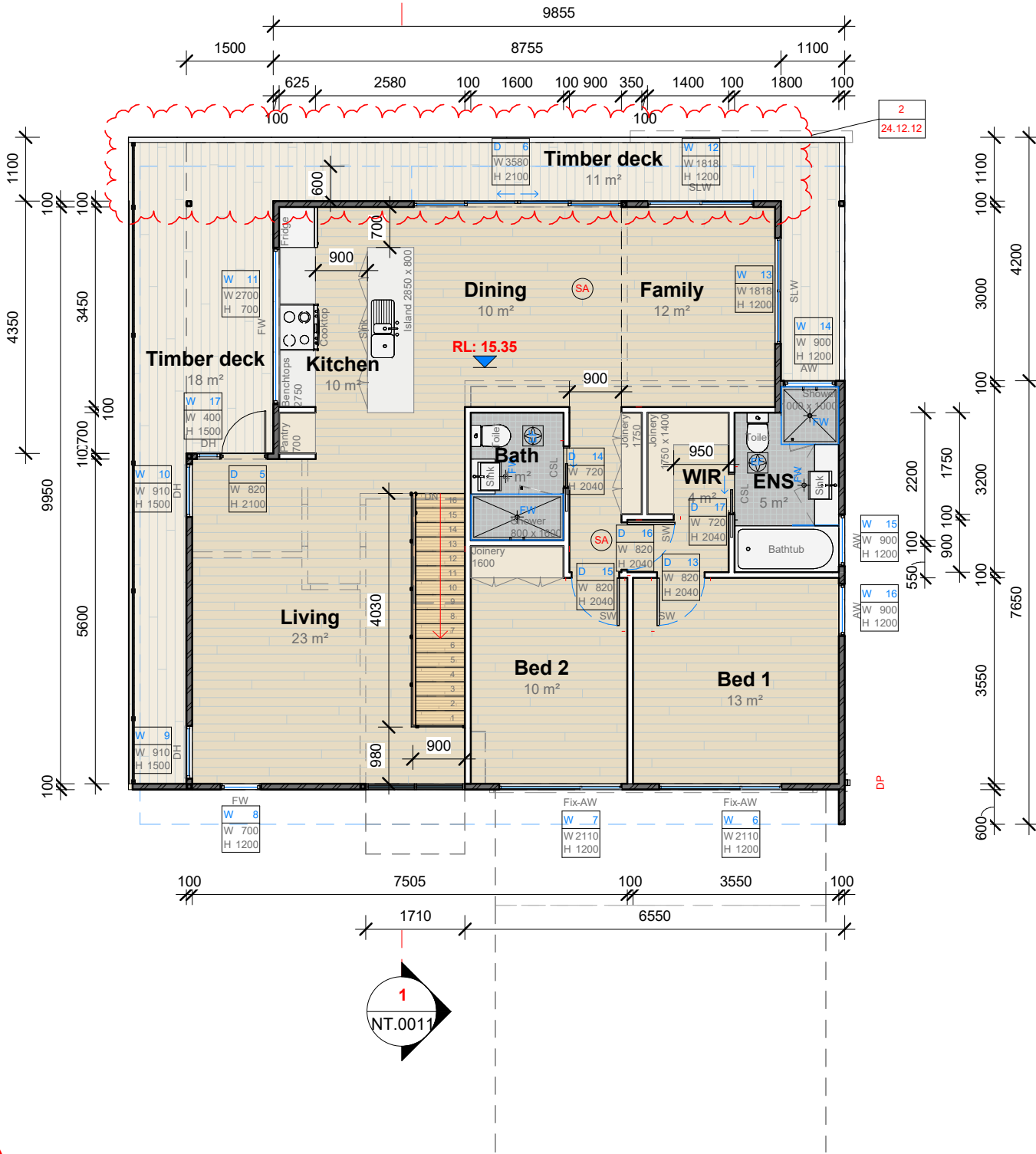
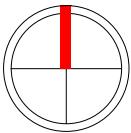
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PROPOSED DOUBLE STOREY LOT 2/13 THE LAKES WAY ELIZABETH BEACH NSW 2428

DATE	DRAWN	TITLE	JOB No	DWG No	ISSUE
24.12.11	FP	Ground floor plan	928885109	NT.006	D



First floor plan



Floor specification (If relevant)

- All square set openings & alcoves to be 2350mm high to 2750mm high ceiling
- All square set openings & Alcoves to be 2200mm high to 2450mm high ceilings.
- All TV niches & Cutouts to be 1000mm from floor & 1350mm High to 2750mm high ceiling
- All TV niches & Cutouts to be 1000mm from floor & 1200mm High to 2450mm high ceiling
- Refer to wet area details for shower niche details
- All internal door heights as Indicated on the door schedule.
- WIP shelf height=1716 with 4 shelves
- Linen shelf height=1716 with 4 shelves
- WIR shelf height=1966 with single shelf & single rail
- Robe shelf height=1716 with single shelf & single rail
- Robe shelf height=1966 with Single shelf & double rail
- Alfresco & porch to have 20mm fall away from the building.
- R3.0 ceiling insulation, R2.0 wall insulation, and R1.5 Garage ceiling insulation as per Basix certificate
- All ensuite and bathroom windows are to be fitted with frosted glass
- Balcony balustrades are to be 1.2 m high from finished floor level

- A single-masted tv antenna to be installed on each building to service the development and
- Provision made for connection to each dwelling unit within the development
- Windows to have protections of openable windows to comply with the building code of Australia volume 2 2013. In relation to the bedroom windows
- All building work to be carried out in accordance with the building code of Australia2011
- All existing building elements such as skirtings, cornices, floor and the like which are affected by the works are to be made good to match the existing and/or as selected by the proprietors
- The existing part of the building which is to be retained is to be certified for structural stability by a qualified structural engineer prior to the commencement of work
- Frame walls with compressed fiber cement sheeting, hard item or similar fixed externally
- Mechanical ventilation to be provided in accordance with part 3.8 of BCA
- Smoke alarms all comply to the requirements of BCA 2019 Volume 2 Part 3.7.5, AS 3786 2014
- Waterproof walls & floors of all wet areas as per the NCC/BCA requirements
- New floor linings and coverings, wall linings and ceiling linings, and air handling ductwork must achieve the requisite fire hazard properties will be protected in accordance with BCA C1.10 and Spec C1.10
- Any new services penetrating elements required to possess a FRL including the floor slabs, walls, shafts, etc. will be protected in accordance with Clause C3.12, C3.13 and C3.15 and Specification C3.15
- Travel Distances must comply with BCA D1.4, D1.5 and BCA D1.6
- All new rooms and spaces must be suitably ventilated - BCA F4.5 - Ventilation of Rooms
- The air-conditioning and ventilations systems will be designed and installed in accordance with AS1668.2-2012 & Part J5 - BCA Section J - Energy Efficiency

LEGEND

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SCALE @A1 NORTH		
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Materials legend

Stud timber	
Framed (weatherboard/fibro/metal clad)	
Solid timber or laminated product made from layers of timber, bonded together	
Concrete slab supported on foundations or directly on the subsoil	

Annotate legend

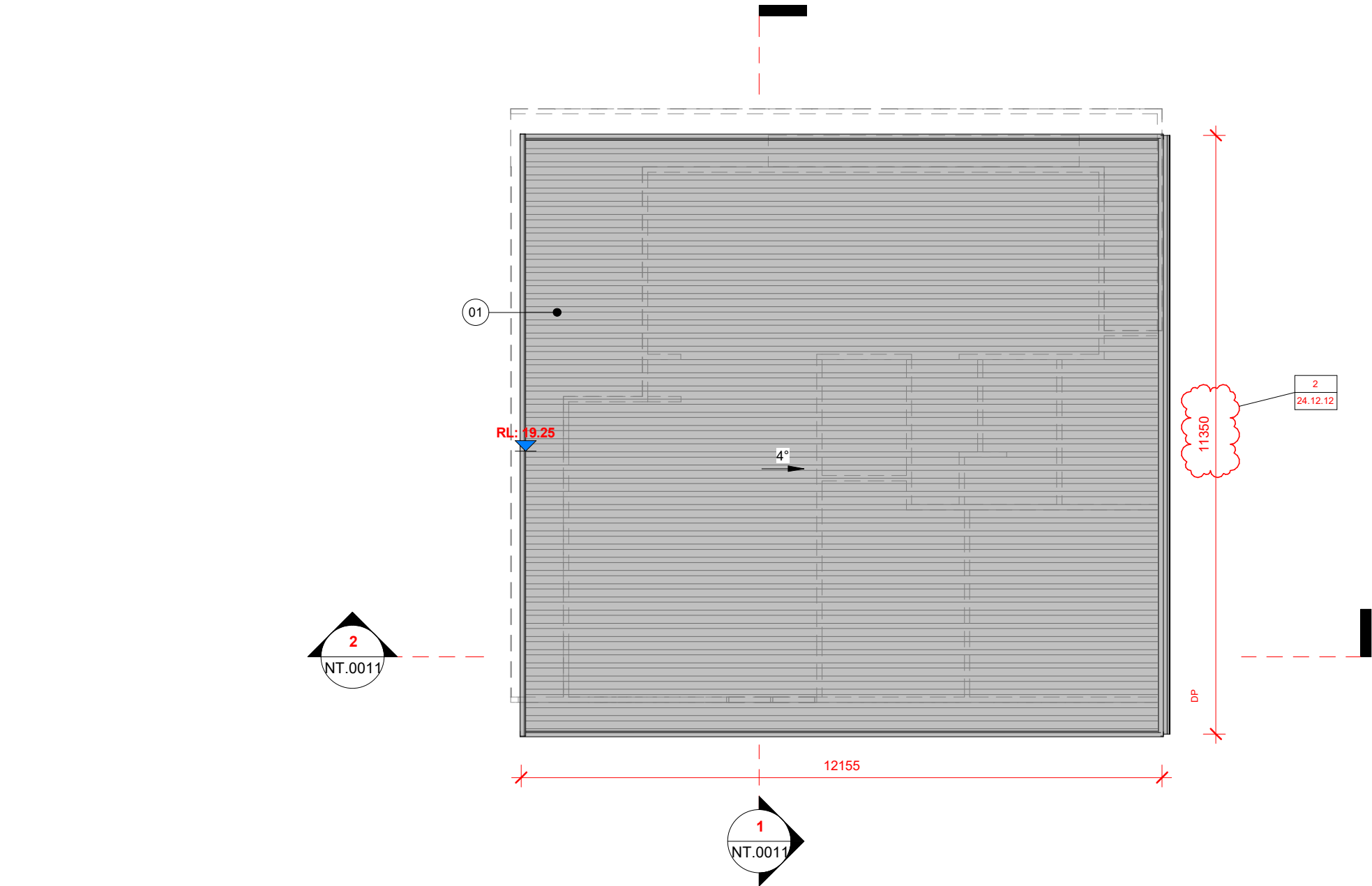
Fix	FW
Awning	AW
Sliding window	SLW
Fix-Awning window	Fix-AW
Double hung window	DH
Highlight window	SL-HLW
Bi-fold	BF
Sliding	SL
Cavity sliding	CSL
Single swing	SW
Double swing	DS
Overheadroller	RL
Floor waste	FW
Exhaust fan	EF
Garden tap	TAP
Mechanical ventilation as per part 3.8 of the BCA	MV
Reduced level	RL:00
Smoke alarm	SA
To be demolished	
Roof/skylight/structure above	
Floor/void/walls/deck below/above	
D : Door W : Width	D 1
W : Window H : Height	W ...
	H ...
Revision cloud	
A : Revision number	A
yy.mm.dd : Revision date	yy.mm.dd

Room schedule

Name	Area
Bath	4 m²
Bed 1	13 m²
Bed 2	10 m²
Dining	10 m²
ENS	5 m²
Family	12 m²
Kitchen	10 m²
Living	23 m²
Timber deck	11 m²
Timber deck	18 m²
WIR	4 m²
Grand total	120 m²

PROPOSED DOUBLE STOREY LOT 2/13 THE LAKES WAY ELIZABETH BEACH NSW 2428

DATE	DRAWN	TITLE	JOB No	DWG No	ISSUE
24.12.11	FP	First floor plan	928885109	NT.007	D



Roof plan

0 5000

Scale: 1 : 100

Roof specification

- All existing building elements such as skirtings, cornices, floor and the like which are affected by the works are to be made good to match the existing and/or as selected by the proprietors.
- Downpipes all comply to the requirements of clause 3.5.3.5 of the NCC BCA.
- Aluminium gutter to engineer details & specifications.
- Projection of eave from face of the wall to the gutter refer from issued Basix certificate.

Materials legend

Selected light colourbond

Annotate legend

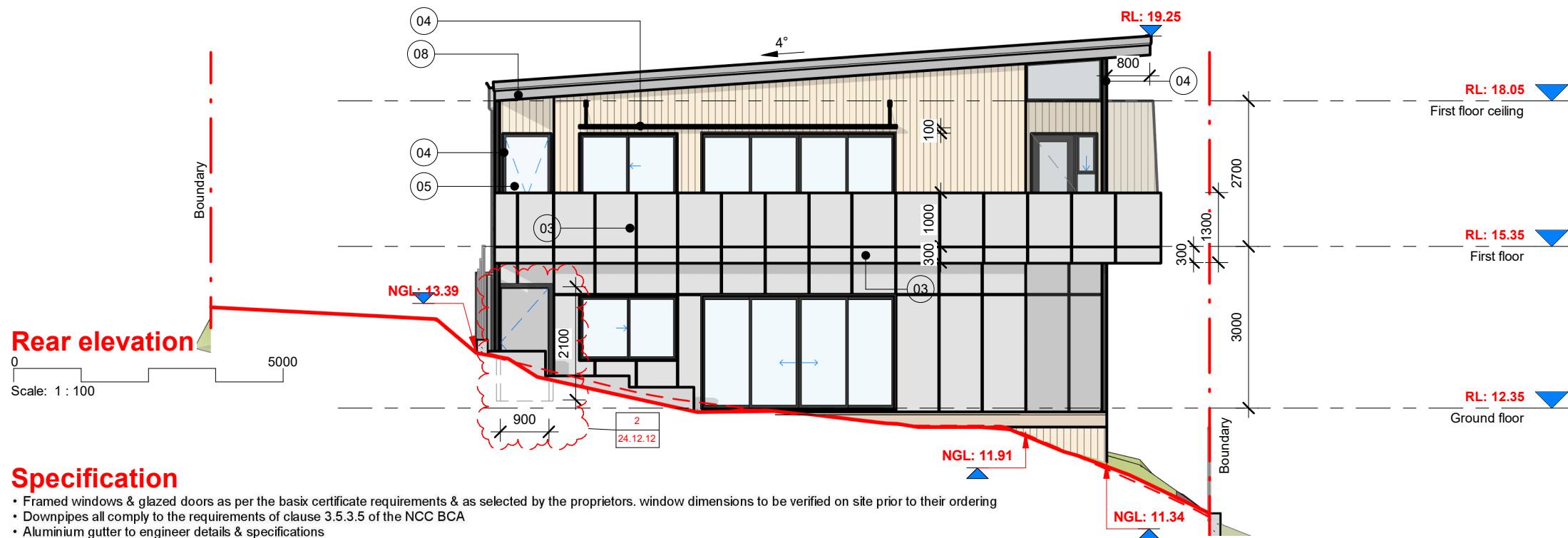
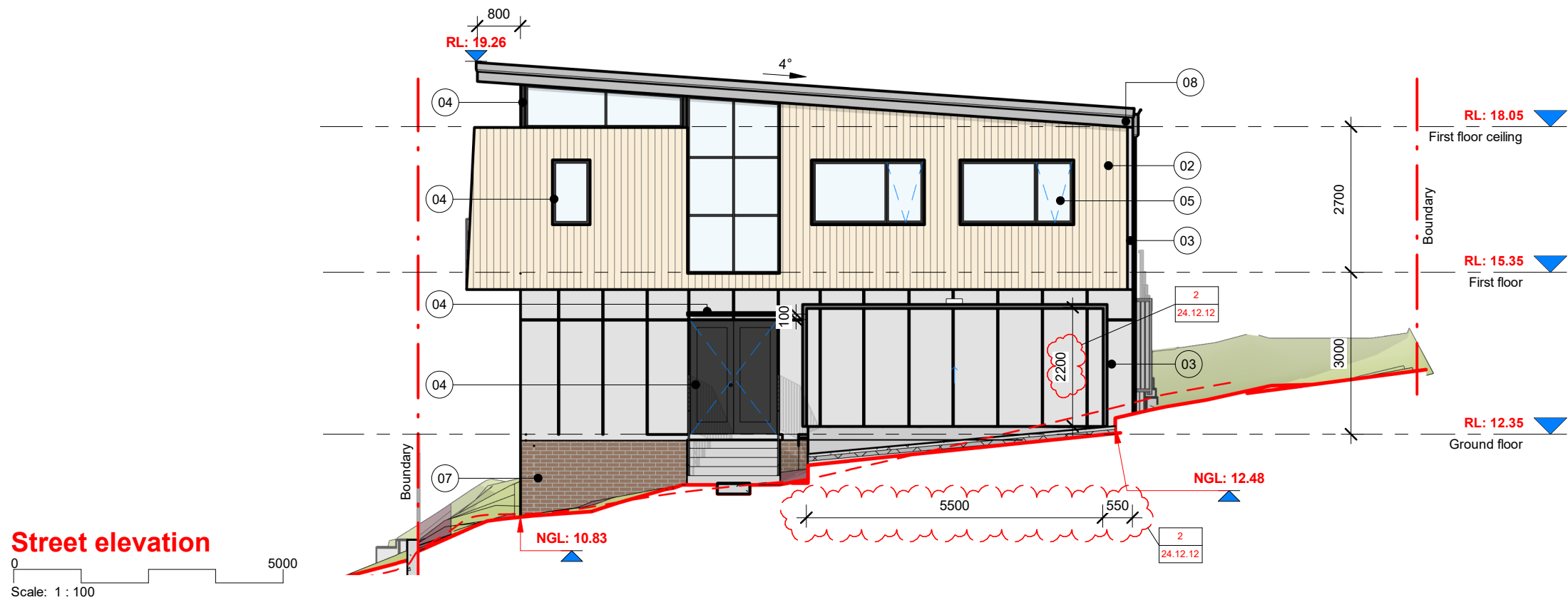
Slope 0°

Downpipe DP

Reduced level RL:00

Walls/floors below

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				0	5	10	15	20	25	50m									
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Specification

- Framed windows & glazed doors as per the basix certificate requirements & as selected by the proprietors. window dimensions to be verified on site prior to their ordering
- Downpipes all comply to the requirements of clause 3.5.3.5 of the NCC BCA
- Aluminium gutter to engineer details & specifications
- Out building use timber columns 90x90 mm
- Projection of eave from face of the wall to the gutter refer from issued Basix certificate.
- Refer to Architectural drawings for finish, details, and extent
- Installation to manufacturers specifications and all relevant Australian Standards & The NCC

LEGEND

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Exterior finishes schedule

Images	Material	Description
	01	Windspray colourbond cliplok 700
	02	Natural light timber look. 125mm vertical panelling.
	03	Concrete look/ Light grey paint
	04	Black - Window frames, front doors, posts, metal balustrade
	05	Glass window, door, skylight, railing/or similar material image
	07	Facebrick/or similar
	08	Paint windspray, colour same as roof

Materials legend

Natural light timber look	
Brick wall	
Concrete look/ Light grey paint	
Windspray colourbond cliplok 700	

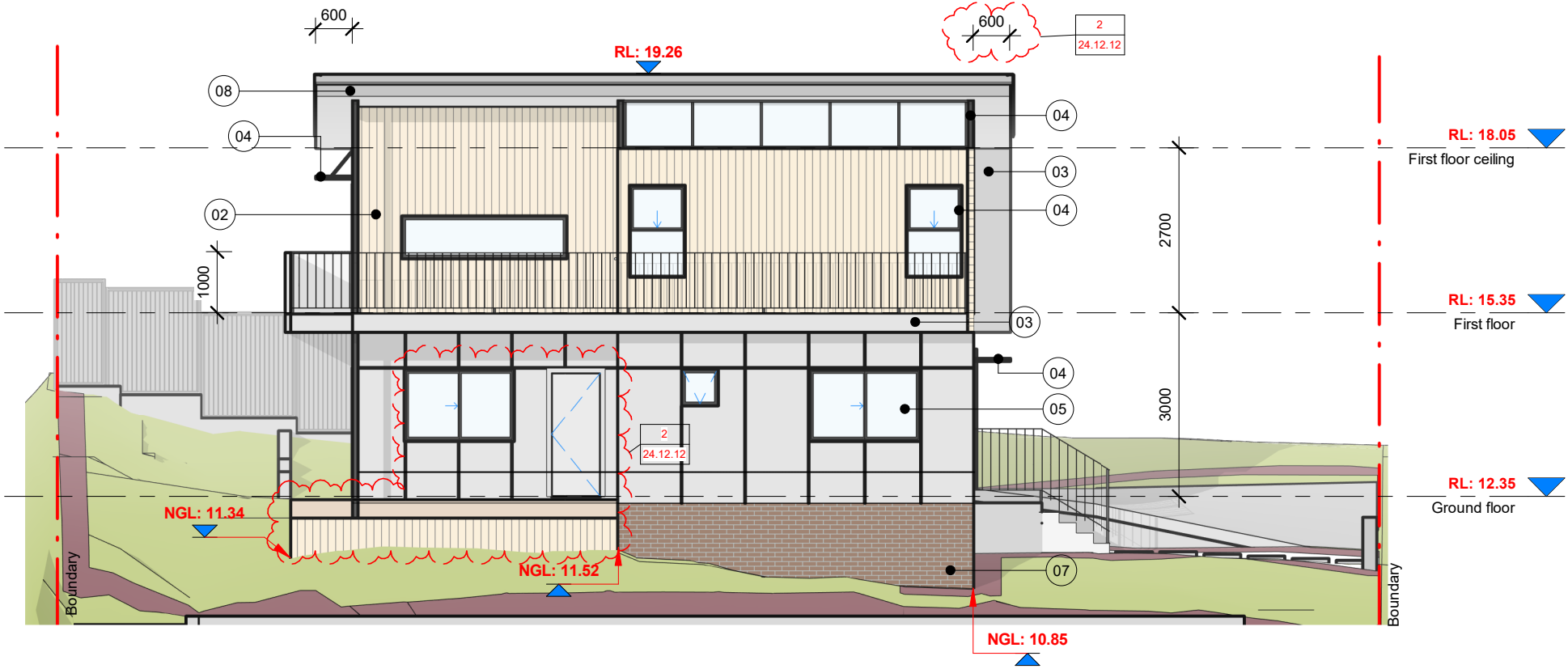
Annotate legend

Slope		0°
Reduced level		RL:00
New ground level		NGL:00
New ground line		
Natural ground line		

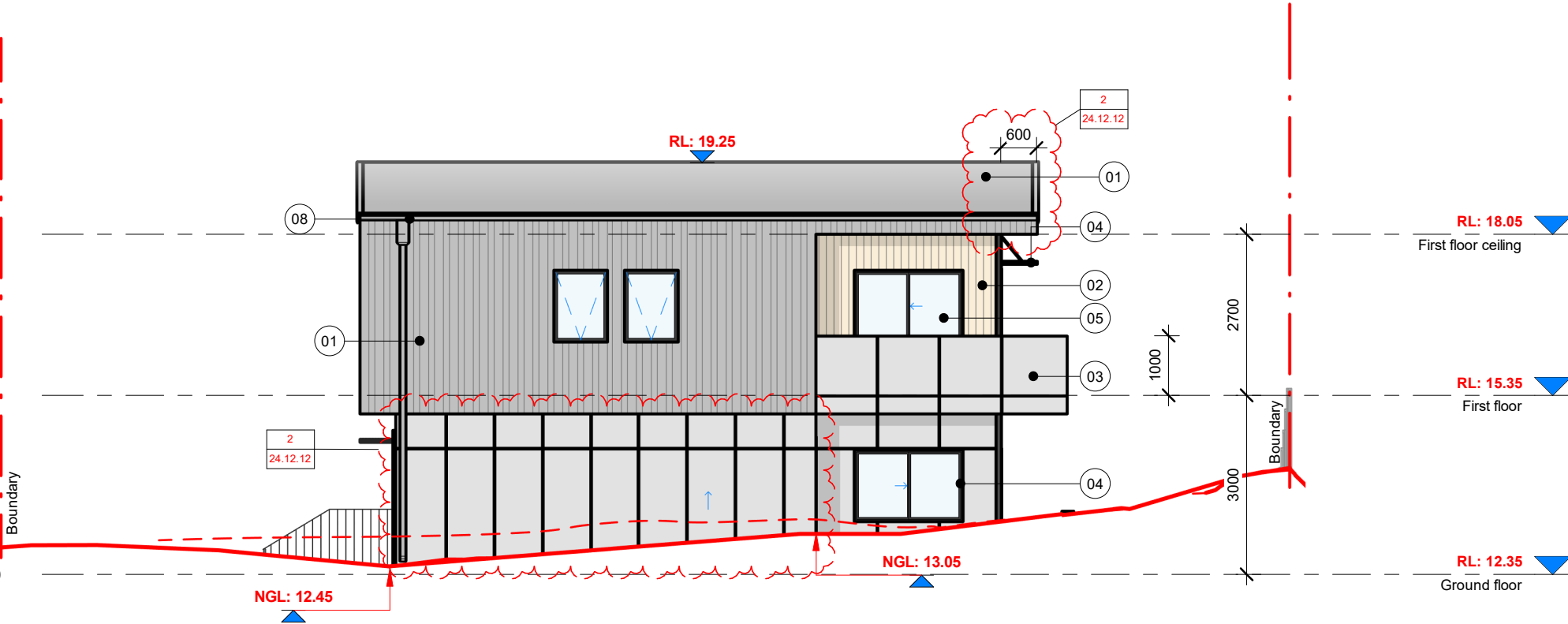
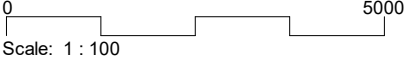
PROPOSED DOUBLE STOREY LOT 2/13 THE LAKES WAY ELIZABETH BEACH NSW 2428

DATE	DRAWN	TITLE	JOB No	DWG No	ISSUE
24.12.11	FP	Front elevation & Rear elevation	928885109	NT.009	D

Side elevation 1



Side elevation 2



Specification

- Framed windows & glazed doors as per the basix certificate requirements & as selected by the proprietors. window dimensions to be verified on site prior to their ordering
- Downpipes all comply to the requirements of clause 3.5.3.5 of the NCC BCA
- Aluminium gutter to engineer details & specifications
- Out building use timber columns 90x90 mm
- Projection of eave from face of the wall to the gutter refer from issued Basix certificate.
- Refer to Architectural drawings for finish, details, and extent
- Installation to manufacturers specifications and all relevant Australian Standards & The NCC

LEGEND

ISSUE	DESCRIPTION	DATE
D	ISSUED FOR CLIENT	15.02.22
1	ISSUED FOR CLIENT	18.07.23
1	ISSUED FOR CLIENT	24.04.02
2	AS BUILT PROPOSED CHANGES TO CC	24.12.11

SCALE	@A1	NORTH
0	5 10 15 20 25	50m

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Materials legend

- Natural light timber look
- Brick wall
- Concrete look/ Light grey paint
- Windspray colourbond cliplok 700

Annotate legend

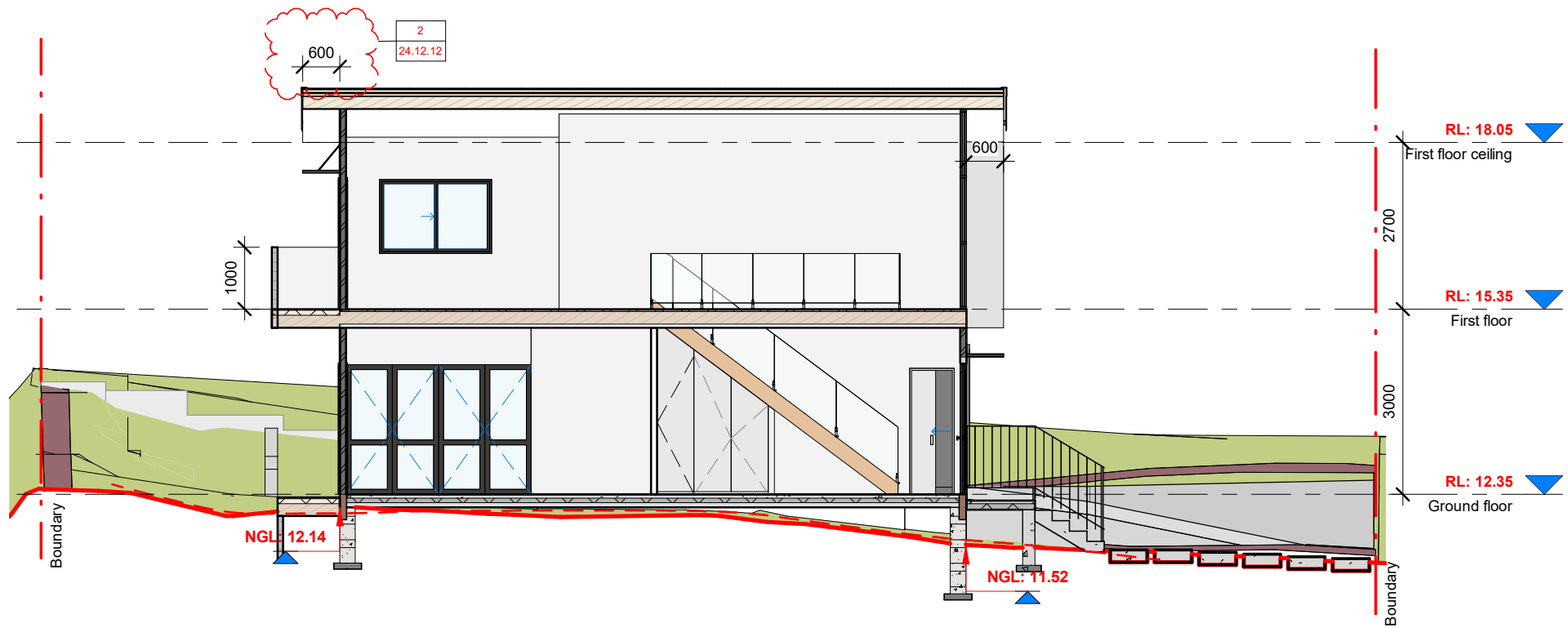
- Slope 0°
- Reduced level RL:00
- New ground level NGL:00
- New ground line
- Natural ground line

PROPOSED DOUBLE STOREY LOT 2/13 THE LAKES WAY ELIZABETH BEACH NSW 2428

DATE	DRAWN	TITLE	JOB No	DWG No	ISSUE
24.12.11	FP	Side elevation/s	928885109	NT.0010	D

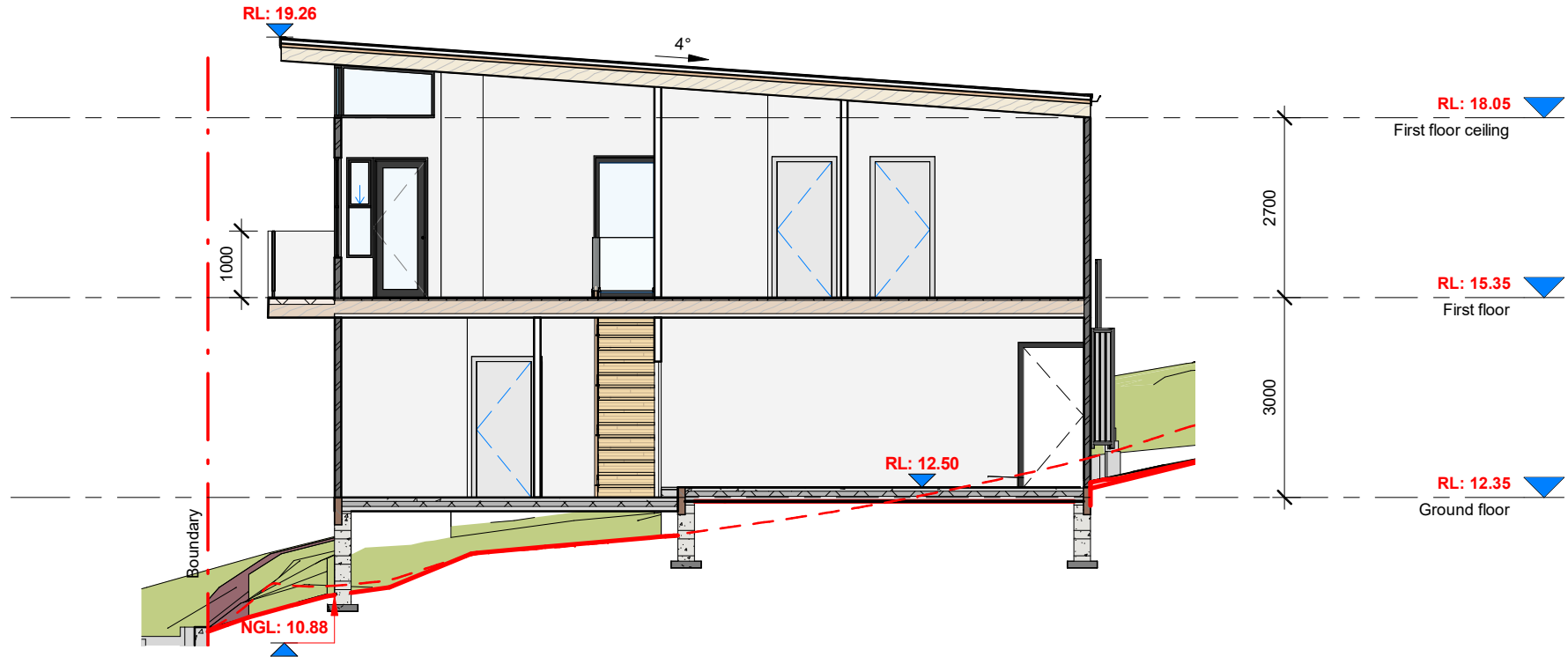
Section 1

0 5000
Scale: 1 : 100



Section 2

0 5000
Scale: 1 : 100



Specification

- 0.2 micron high impact membrane as per the requirements of clause 3.2.2.6 (NSW variation) of volume 2 of the BCA.
- Provide termite protection barriers such as kordon or the like in strict accordance with the manufacturer's details and the building code of Australia requirements.
- Downpipes all comply to the requirements of clause 3.5.3.5 of the NCC BCA.
- Aluminium gutter to engineer details & specifications.
- Provide timber frame roof as per as 1684 & eng details and colorbond gutters & downpipes must be connected to the stormwater lines as per Council requirements.
- Projection of eave from face of the wall to the gutter refer from issued Basix certificate.

LEGEND

ISSUE	DESCRIPTION	DATE
D	ISSUED FOR CLIENT	15.02.22
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Materials legend

Stud timber	
Framed (weatherboard/fibro/metal clad)	
Colourbond roof	
Concrete floor	
Timber floor	

Annotate legend

Slope	
Reduced level	
New ground level	
New ground line	
Natural ground line	

PROPOSED DOUBLE STOREY LOT 2/13 THE LAKES WAY ELIZABETH BEACH NSW 2428

DATE	DRAWN	TITLE	JOB No	DWG No	ISSUE
24.12.11	FP	Section/s	928885109	NT.0011	D

Door schedule

Mark	Height	Width	Level	Operating type	Frame	Glass type
Exterior						
1	2100	1600	Ground floor	Normal	Timber/uPVC/Fiberglass	Single glazed, clear
2	2100	3580	Ground floor	Sliding	Aluminium	Double glazed, clear
3	2200	5500	Ground floor	Roller	Aluminium	n/a
4	2100	900	Ground floor	Normal	Timber/uPVC/Fiberglass	n/a
5	2100	820	First floor	Normal	Aluminium	Single glazed, clear
6	2100	3580	First floor	Sliding	Aluminium	Double glazed, clear
Interior						
7	2040	720	Ground floor	Cavity sliding	Timber/uPVC/Fiberglass	n/a
8	2040	720	Ground floor	Normal	Timber/uPVC/Fiberglass	n/a
9	2040	720	Ground floor	Normal	Timber/uPVC/Fiberglass	n/a
10	2040	820	Ground floor	Normal	Timber/uPVC/Fiberglass	n/a
11	2100	3000	Ground floor	Bi-Fold	Timber/uPVC/Fiberglass	Double glazed, clear
12	2040	820	Ground floor	Normal	Timber/uPVC/Fiberglass	n/a
13	2040	820	First floor	Normal	Timber/uPVC/Fiberglass	n/a
14	2040	720	First floor	Cavity sliding	Timber/uPVC/Fiberglass	n/a
15	2040	820	First floor	Normal	Timber/uPVC/Fiberglass	n/a
16	2040	820	First floor	Normal	Timber/uPVC/Fiberglass	n/a
17	2040	720	First floor	Cavity sliding	Timber/uPVC/Fiberglass	n/a
Grand total: 17						

Window schedule

Mark	Height	Width	Sill Height	Legend	Operating type	Frame	Glass type
Ground floor							
1	1200	1818	900	SLW	Sliding	Aluminum	Single glazed, clear
2	600	600	1500	AW	Anwings	Aluminum	Single glazed, tint
3	1200	1800	900	SLW	Sliding	Aluminum	Single glazed, clear
4	1200	1818	900	SLW	Sliding	Aluminum	Single glazed, clear
5	1200	1818	900	SLW	Sliding	Aluminum	Single glazed, clear
First floor							
6	1200	2110	900	Fix-AW	Anwings	Aluminum	Single glazed, clear
7	1200	2110	900	Fix-AW	Anwings	Aluminum	Single glazed, clear
8	1200	700	900	FW	Fixed	Aluminum	Single glazed, clear
9	1500	910	600	DH	Double hung	Aluminum	Double glazed air, Hi - Tsol low-e/Clear
10	1500	910	600	DH	Double hung	Aluminum	Double glazed air, Hi - Tsol low-e/Clear
11	700	2700	900	FW	Fixed	Aluminum	Single glazed, clear
12	1200	1818	900	SLW	Sliding	Aluminum	Single glazed, clear
13	1200	1818	900	SLW	Sliding	Aluminum	Single glazed, clear
14	1200	900	900	AW	Anwings	Aluminum	Single glazed, tint
15	1200	900	900	AW	Anwings	Aluminum	Single glazed, tint
16	1200	900	900	AW	Anwings	Aluminum	Single glazed, tint
17	1500	400	600	DH	Double hung	Aluminum	Double glazed air, Hi - Tsol low-e/Clear
Grand total: 17							

Operating type

Operating type	Ventilation potential	Air infiltration	Frame fraction
Hinged/ projected	High	Medium	High
Sliding	Medium	High	Medium
Fixed	None	Low	Low

Certifying the windows and glazed doors

- For the following glass and frame types, you are not required to provide certification of the U-value and SHGC of the windows installed in your dwelling:
 - Aluminium frame with single glazed clear glass
 - Aluminium frame with double glazed (air-filled) clear glass
 - Timber/uPVC/fibreglass frame with single glazed clear glass
 - Timber/uPVC/fibreglass frame with double glazed (air-filled) clear glass.
- Descriptions of the BASIX certificate for the above glass and frame types must match the windows installed in your dwelling
- For all other frame and glass types, the BASIX certificate will state the maximum allowable U-Value and the acceptable SHGC range. For these frame and glass types, documentation must be provided to the certifying authority that the U-Value and SHGC are within the acceptable range; it is not mandatory to match the description
- Window restrictors to be provided in accordance with part 3.9 of BCA

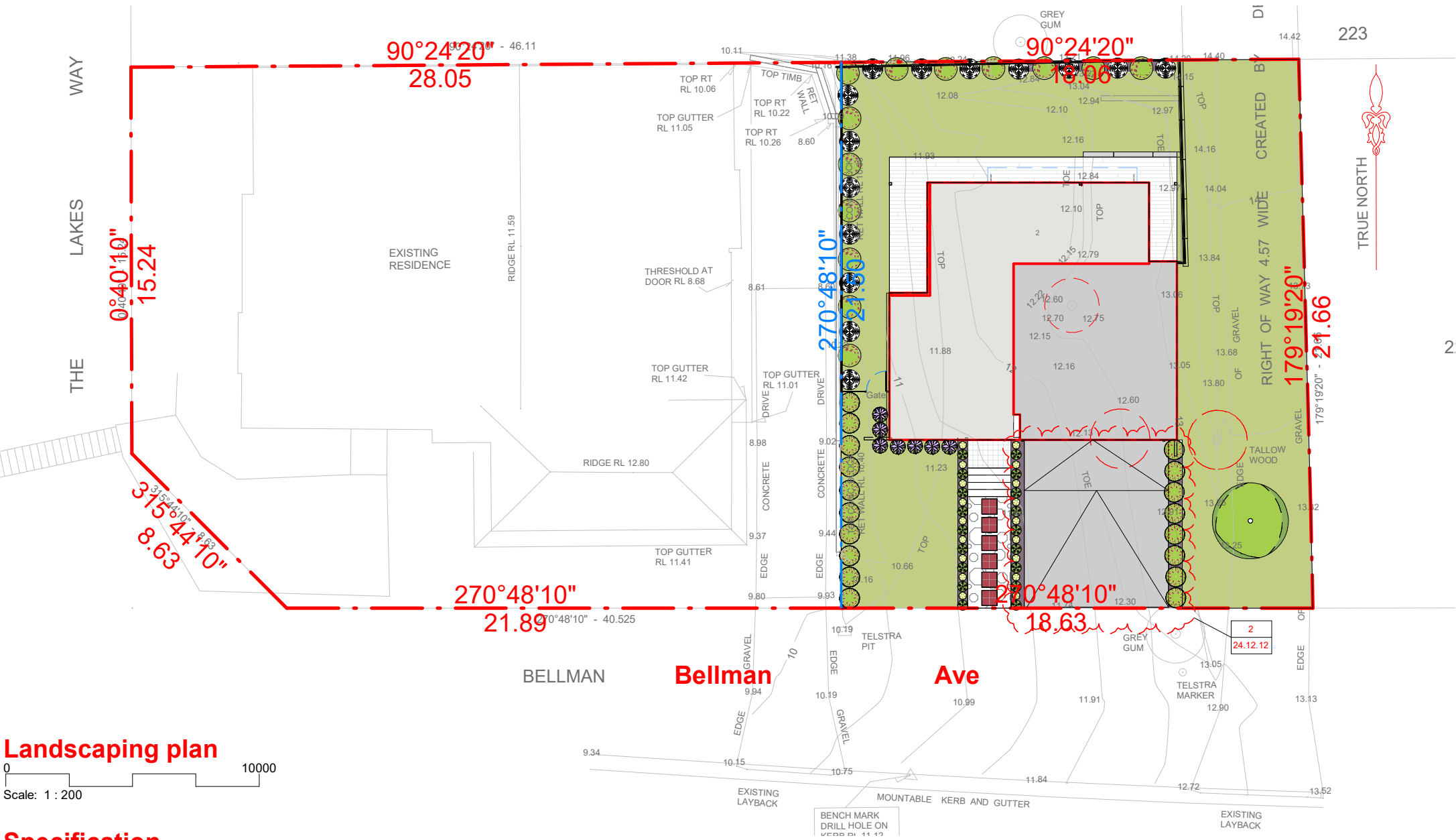
Specification

- All door hardware, fail safe devices and latch operation must result in a door in a required exit, forming part of a required exit or in the path of travel to a required exit, being readily openable without a key from the side that faces a person seeking egress, by a single hand downward action on a single device which is located between 900 mm and 1.1 m from the floor and if serving an area required to be accessible by Part D3 - BCA D2.19 and BCA D2.21
 - be such that the hand of a person who cannot grip will not slip from the handle during the operation of the latch; and
 - have a clearance between the handle and the back plate or door face at the centre grip section of the handle of not less than 35 mm and not more than 45 mm; or
 - a single hand pushing action on a single device which is located between 900 mm and 1.2 m from the floor; and
 - where the latch operation device referred to in (ii) is not located on the door leaf itself
- Manual controls to power-operated doors must be at least 25 mm wide, proud of the surrounding surface and located not less than 500 mm from an internal corner; and for a hinged door, between 1 m and 2 m from the door leaf in any position; and for a sliding door, within 2 m of the doorway and clear of a surface mounted door in the open position.
- Confirm swing and handing from floor plans
- Dimensions refer to opening sizes and are nominal only
- All aluminum window frames for select powder-coat finish
- Schedule to be read in conjunction with floor plans
- All doors to be site measured prior to fabrication
- All door leaves to achieve a luminance contrast against either the Frame or adjacent wall finish in accordance with AS1428.1(2009)
- Statutory signage to be provided to door leaves where required under relevant standards.
- Lockable device to restrict windows to max 125mm opening

LEGEND		ISSUE	DESCRIPTION	DATE	Stephen Jones Design		5/124 North Steyne Manly NSW 2095 PO BOX 951 Manly 2095 ABN 31 079 249 522 T +61 2 9977 2240 F +61 2 9977 3408 M 0418 866 784 W www.stephenjonesdesign.com.au E sj@stephenjonesdesign.com.au
		D	ISSUED FOR CLIENT	15.02.22			
		1	ISSUED FOR CLIENT	18.07.23			
		1	ISSUED FOR CLIENT	24.04.02			
		2	AS BUILT PROPOSED CHANGES TO CC	24.12.11			
SCALE		@A1			NORTH		
0	5	10	15	20	25		50m

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PROPOSED DOUBLE STOREY LOT 2/13 THE LAKES WAY ELIZABETH BEACH NSW 2428					
DATE	DRAWN	TITLE	JOB No	DWG No	ISSUE
24.12.11	FP	Doors & Windows schedule	928885109	NT.0012	D



Landscaping plan

Scale: 1 : 200

Specification

- Site preparation
 - Remove all building rubbish and debris from the site, remove all weed growth and unwanted remnant plant material. Do not bury surplus building material on the site. Form up all ground surfaces, allowing for grades for drainage as required, and to levels allowing for landscape preparation and finishes to proceed. Allow for supplementary and introduced topsoils as later specified, to achieve finished levels. Build up, and/or reduce formation levels to enable landscape finishes to be finished off flush with pits, pathways, kerbs, and garden edging.
 - To garden areas, including mulched zones around trees in lawn, including street trees, deep rip and cultivate all material, as found, to a mean depth of 300 mm. To lawn areas, reduce ripping and cultivation to a depth of 100 mm. All cultivated material shall be reduced to a fine tilth; in the process of cultivation, remove all stones and excess clay underburden sufficient to allow for introduced topsoil specified below.
 - To garden areas, supplement cultivated soils with introduced topsoil mix comprising 40% coarse river sand, 30% composted hardwood fines, or equal composting, and 30% fine loam. Imported topsoil shall have a PH in the range of 5.5 - 7.0. This imported material shall be added to garden areas at a rate of the equivalent of a 100 mm thick layer of material placed over the whole of the cultivated area. Introduced material shall be mixed into cultivated site soil to create a mix of site and imported soil, to a mean depth of 300 mm. All building up to levels or bulk fill shall be carried out in introduced material.
 - Note: Where mulched beds are to be formed around an existing tree, or group of existing trees, preparation shall be limited to the following works:
 - A) within the critical root zone, (ie a distance from the tree having a radius 5 times the trunk diameter) remove all weed and grass growth.
 - B) limit cultivation to a depth of 150mm, and carry out all cultivation works by hand ensuring that major tree roots near the surface are not damaged. C) soil supplementation shall be limited to the addition of gypsum only.
 - D) mulch as later specified.
 - E) planting within the critical root zone shall be limited to native grasses and ground covers only; planting works shall be carried out by hand, with no disturbance of the primary root structure of existing trees.
- Turfing
 - Areas to be turfed shall be graded after cultivation to create an even surface ready to receive screeding and turf, as specified below. In grading, allow for all falls to drainage outlets as required to allow for free drainage of the turfed zones, and for drainage to pits, as required. Following grading, provide and lay a screeded topsoil mix comprising 50% loam, 40% coarse sand and 10% dried and shredded fowl manure.
 - Screeding shall be laid to a mean depth of 20 mm and shall be screed board leveled to an even surface, and to required falls, ready to receive turf. Damp down with a fine spray immediately prior to the placement of turf.
 - Turf shall be ct -2 couch, supplied as rolls, placed without joints in the prepared screed material. Deepwater turf immediately following placement, and light roll surface following watering, leveling out any uneven zones.
- Edging
 - Edging to turfed and / or gravel paved areas, where they abut garden areas shall be selected clay paver. Bricks are to be laid in a continuous mortar bed of sufficient depth the prevent horizontal distortion and haunched to prevent lateral movement of edging. Lay bricks with flushed mortar joints. The edging shall be finished flush with adjacent turf. Where any length of edging exceeds 6 meters provide full expansion joints (edging and bedding) at 6m centers.
- Planting
 - Plant out all plant materials to the set out noted on the drawings, and to the quantity, size and species scheduled. Remove all plants from nursery containers, dig out planting holes to the depth of the container, plus 25 mm, and to double the diameter of the container. Typically place plants 20 -25 below adjacent finished ground level, and backfill allowing for no voids, and to form localized dishing around each plant. Place plants into dampened soil and deep water immediately following planting.
 - Mulch all planter areas within 24 hours of planting, taking care that mulch is placed free from plant stems.
 - Vegetative mulch shall comprise weed-free leaf litter material, laid to a mean depth of 75 mm. Gravel mulch shall be Nepean river gravel or approved equal rounded river gravel, graded to pass 12mm and 6mm (max/min) sieve and placed in a layer 40mm thick

- Staking and tying
 - Stake and tie all plants scheduled, and all plants supplied in 25 liters, or greater size containers. Stakes shall be 37 x 37 x 1800 long hardwood stakes, 1800 long, and embedded 400 mm. Ties shall be hessian, or equal non-abrasive material, securely fixed to stakes and looped around plant stems in a figure of eight patterns. Ties shall be set at the approximate half-height of each plant and shall be adjusted such that lateral growth is not disturbed.
- Maintenance and establishment
 - The maintenance and establishment period shall be not less than six months. The following works shall be carried out as regular routine, with attendance to be carried out to meet minimum waging requirements.
 - 6.1: Regularly deep water in all areas. Turf shall be watered at minimum intervals of twice per week until turf has achieved a height of 50mm above-planted height at which time initial mowing shall be carried out. Turf shall be regularly mown and watered thereafter. All grass clippings shall be removed from the site. Mulched areas shall be deep watered at minimum intervals of one week.
 - 6.2: Replace any plants that do not progress, or die, during the maintenance period.
 - 6.3: Keep all grassing and planted zones in a weed-free condition; treat all plants which suffer disease or insect infestation within this period.
- Protection of trees retained on and adjacent to the site
 - Existing trees so indicated shall be retained. The trees shall be protected for the period of construction by the erection of a fence not less than 1800 high, set out 5 times the stem diameter of the tree, or 3 meters clear of the tree, whichever is the greater. Wh ere existing protection fencing exists, it shall be maintained. The protected zone within this fence shall not be interfered with in any way during construction; the protected area shall be mulched at the time of the erection of the protection fences with leaf litter mulch to a thickness of 75 mm and the fenced zone shall be regularly watered. Finishing landscape works within these areas shall be carried out on ground levels as found, with minimum cultivation. Provide similar protection to primary root zones of trees on adjoining properties where root zones project into the property.
- Landscape construction in planter boxes and on suspended concrete slabs landscape construction works including drainage base, filters, sand, and topsoil filling all shall be carried out as detailed and annotated on this drawing. No works shall be carried out on slabs and within planter boxes until all drainage installations have been checked to ensure that no water is held on slabs. Any ponding shall be removed prior to the commencement of filling.
- Weed eradication
 - The eradication of these weeds is to be carried out progressively throughout the period of construction. Except where excavation works for buildings necessitates bulk excavation of these plants, each outbreak of the plants shall be progressively eradicated by progressive applications encountered. Applications of weedicides selected for the specific weeds e weedicides shall be carried out strictly in accordance with the manufacturer's directions and in accordance with any safe working requirements applicable to the construction site and to adjoining sites.

Note

- Refer Architects drawings for pavement, walls, fence, steps, and levels
- Refer Engineers drawings for hydraulic information

Planting legend

- Groundcovers**
- Yellow star jasmine
 - Japanese shore juniper
- Shrubs**
- Inspiration veronica
 - Willow leaf crowea
 - Crosbie morrison grevillea
 - Glossy abelia
- Trees**
- Spartan juniper

Landscaping legend

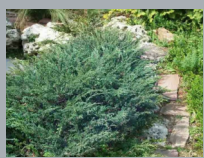
- Gate
- Turf
- Pebbles
- Woodchips
- Non-slip tiles
- Stencilled concrete finish
- Boundary line
- Roof/skylight/structure above
- Existing trees/palms to be retained
- Existing trees/palms to be removed
- Project envelope/footprint

LEGEND										ISSUE D 1 1 2 DESCRIPTION ISSUED FOR CLIENT ISSUED FOR CLIENT ISSUED FOR CLIENT AS BUILT PROPOSED CHANGES TO CC DATE 15.02.22 18.07.23 24.04.02 24.12.11										Stephen Jones Design 5/124 North Steyne Manly NSW 2095 PO BOX 951 Manly 2095 ABN 31 079 249 522 T +61 2 9977 2240 F +61 2 9977 3408 M 0418 866 784 W www.stephenjonesdesign.com.au E sj@stephenjonesdesign.com.au									
SCALE 0 5 10 15 20 25 50m										@A1 NORTH										© Copyright in all documents and drawings prepared by Stephen Jones design and in any works executed from those documents and drawings shall remain the property of design or on creation vest in Stephen Jones design									

PROPOSED DOUBLE STOREY LOT 2/13 THE LAKES WAY ELIZABETH BEACH NSW 2428

DATE	DRAWN	TITLE	JOB No	DWG No	ISSUE
24.12.11	FP	Landscape plan	928885109	NT.0013	D

Planting schedule

Pictures	Scale	Common name	Latin name	Count	Description	Sun/Shade tolerance	Frost tolerance	Soil type(s)	Plant origin
Trees									
		Spartan juniper	Juniperus chinensis spartan	1	Evergreen fast growing densely branched columnar tree (4m x 1.5m) from China. Rich dark green scale-like leaves. Useful conifer for a screen; windbreak or feature including sheared topiary columns. Prefers fertile well drained soil. Susceptible to red spider mite and fungal disease. Frost and drought tolerant.	Full Sun	Frost hardy	Sand, Clay, Loam	Non indigenous (China)
Shrubs									
		Glossy abelia	Abelia grandiflora	13	Evergreen rounded hybrid shrub with arching branches (2m x 2m) from two Chinese species. Glossy dark green leaves. Bell shaped white flowers tinged with pink followed by persistent coppery brown sepals. Useful as a screen; clipped hedge or contrast in shrubbery. Remove old woody stems. Frost and drought tolerant.	Full Sun, Part Shade	Frost hardy	Sand, Clay, Loam	Non indigenous (China)
		Willow leaf crowea	Crowea saligna	18	Evergreen small rounded shrub with angular branches (0.8m x 0.8m) from NSW (including Sydney). Bright green narrow elliptical leaves. Deep pink star-shaped flowers in mid-summer to late autumn. Useful as a feature or for group planting. Sensitive to over fertilising. Prefers sandy soil. Avoid root disturbance. Frost sensitive. Drought tolerant.	Full Sun, Part Shade	Frost hardy	Sand, Loam	Indigenous (NSW(Sydney))
		Crosbie morrison grevillea	Grevillea crosbie morrison	14	Evergreen low spreading shrub with arching branches (1.5m x 2-3m). Hybrid between G. lanigera from Vic and G. lavandulaceae from NSW; Vic and SA. Linear grey-green hairy leaves with a pungent point. Small spidery-like clusters of red and cream flowers from late winter to spring. Useful specimen or mass planted particularly in a bush garden. Prefers well drained soil in a sunny position. Tolerates light shade. Frost and drought tolerant.	Full Sun, Shade	Frost sensitive	Sand, Clay	Non indigenous (Hybrd of G. lanigera from Vic & G. lavandulaceae from NSW; Vic & SA)
		English lavender	Lavandula angustifolia	7	Semi-evergreen upright bushy shrub with square upright stems (1.5m x 1m) from the Mediterranean region. Aromatic silver grey linear leaves. Fragrant purple flowers on erect terminal whorled spikes. Useful for a low hedge; edging and borders; cut flowers; mass planting and contrast amongst mixed shrubbery. Prefers a sunny and well-drained position. Sensitive to high humidity and over watering. Prune back one third after flowering. Frost and drought tolerant.	Full Sun	Frost hardy	Sand, Loam	Non indigenous (Mediterranean region)
Groundcovers									
		Japanese shore juniper	Juniperus conferta prostrate	18	Evergreen dense branching groundcover (0.3m x 2.5m) from Japan. Green needle-like 'conifer' leaves with a bluish tinge. Small berry like cones. Useful in groups for covering a slope or bank. Wind and salt spray tolerant. Frost and drought tolerant.	Full Sun, Part Shade	Frost hardy	Sand, Clay, Loam	Non indigenous (Japan)
		Yellow star jasmine	Trachelospermum asiaticum	18	Evergreen slender stemmed vine or groundcover (0.2m x 1m) from Korea and Japan forming dense mats of foliage. Glossy deep green small leathery leaves. Fragrant cream pinwheel-shaped flowers turning light yellow in summer. Useful mass planted as a weed suppressing groundcover. Variegated leaf form available. Suitable for coastal locations. Frost sensitive. Tolerates short periods of drought.	Full Sun, Part Shade	Frost sensitive	Sand, Clay, Loam	Non indigenous (Korea & Japan)

Specification

- By choosing plants that are suited to your local soil and weather conditions, you can save water without restricting your choice of garden design. Try to consider how different your local growing conditions are from the plant's origin. For some plants, this will be quite different from the conditions in your garden! If your garden has a harsher environment, use shading, sheltering, soil improvement, or relocation rather than simply watering your plants more often. Please note that some specific plants may be prohibited from growing in certain areas, as they are classed as weeds or invasive species under the Biosecurity Act 2015. [This external link will open in a new window. Please check with your local council.](#) Use our plant selector to find the plants best suited to your garden or visit your local garden nursery for advice on water-efficient plants.

LEGEND

ISSUE	DESCRIPTION	DATE
D	ISSUED FOR CLIENT	15.02.22
1	ISSUED FOR CLIENT	18.07.23
1	ISSUED FOR CLIENT	24.04.02
2	AS BUILT PROPOSED CHANGES TO CC	24.12.11

SCALE

@A1

NORTH

0

5

10

15

20

25

50m

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PROPOSED DOUBLE STOREY

LOT 2/13 THE LAKES WAY ELIZABETH BEACH NSW 2428

DATE	DRAWN	TITLE	JOB No	DWG No	ISSUE
24.12.11	FP	Landscape schedule	928885109	NT.0014	D

Planting in garden beds detail

Ground preparation planting area using imported topsoil detail

15-35 litre tree planting detail

Specification

- Ensure that the mass planting areas have been excavated to 300 below finished levels. Rip to a further depth of 150mm. Supply and install a 300mm soil mix
- Soil mix to comprise of one part approved compost to three parts topsoil
- Topsoil shall be either imported topsoil or stockpiled site topsoil (if suitable ie: No clay) Install 75mm depth of selected mulch
- Lay a single course of paving bricks in a mortar haunch (200mm wide and 100mm deep). The edges are to be laid in even curves and straight line as shown on the plan. Where tight curves are shown to use half bricks to show a more even curve. The top of the edge is to finish flush with the adjacent turf and mulch levels
- Excavate/grade all areas to be turfed to 120mm below required finished levels
- Do not excavate within 1500mm of the trunk of any existing tree to be retained
- Ensure that all surface water runoff is directed towards the inlet pits, kerbs, etc. and away from buildings
- Ensure that no pooling or ponding will occur. Rip the subgrade to 150mm
- Install 100mm depth of imported topsoil. Just prior to spreading the turf, spread "Shirley's No.17 lawn fertilizer" over the topsoil at the recommended rate. Lay "Kikuyu" turf rolls closely butted. Fill any small gaps with topsoil. Water thoroughly
- All landscape works are to be maintained for a period of six months from the date of practical completion. This includes all watering, weeding, spraying, and re-mulching necessary to achieve vigorous growth. Any defects which arise during this period are to be rectified immediately. Any plants or areas of turf which fail during this period are to be replaced at no additional cost
- Except where otherwise noted, or contained by paving, all gardens shall be 1.000 in width. Localised widenings for trees shall increase garden widths to 2.000. garden beds incorporating existing trees shall be set out such that edging is placed 500 (min) from tree stem

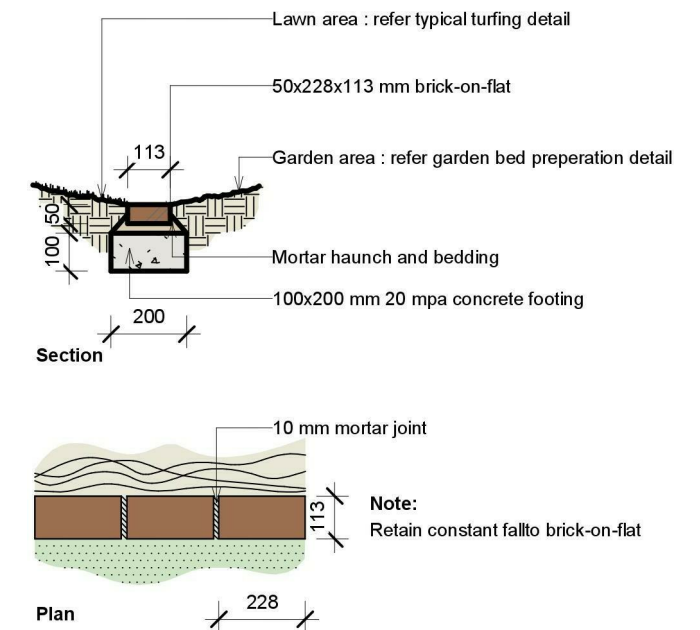
LEGEND	ISSUE	DESCRIPTION	DATE
	D	ISSUED FOR CLIENT	15.02.22
	1	ISSUED FOR CLIENT	18.07.23
	1	ISSUED FOR CLIENT	24.04.02
	2	AS BUILT PROPOSED CHANGES TO CC	24.12.11

SCALE	@ A1	NORTH
0	5	10
15	20	25
50m		

Stephen Jones Design

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Brick garden edge detail

DATE	DRAWN	TITLE	JOB No	DWG No	ISSUE
24.12.11	FP	Landscape details	928885109	NT.0015	D