

# NCC and Australian Standards:

## H1 structure

- structure provisions (deemed-to-satisfy provision H1D2)
  - structure provisions to be provided in accordance to section 2 of the housing provisions of the NCC or relevant provision of H1D3 to H1D2 of housing provisions of the NCC or any combination thereof
- site preparation (deemed to satisfy provision H1D3)
  - site preparation to be in accordance with the following
    - part 3.2 of housing provisions of the NCC as site classed as A, S, M, H or E in accordance to part 4.2.2 of housing provisions of the NCC for earth works associated with a building structure
    - AS4678 for earth retaining
    - part 3.4 of housing provisions of the NCC for termite risk management
- footings & slabs (deemed to satisfy provision H1D4)
  - footings & slabs to be constructed in accordance with AS 2870, AS3600 where it fall in with the requirements of section 4 of housing provisions of the NCC
- masonry (deemed to satisfy provision H1D5)
  - masonry veneer to be constructed in accordance with:
    - (a) AS3700 or AS4773.1 & AS4773.2 or part 5 of the housing provisions of the NCC provided
    - (b) wind class N3 & less
    - (c) comply with H1D4 & part 5.6 using components of part 5.7 of the housing provisions
    - (d) soil class A, S, M in accordance to AS2870
    - (e) tied masonry as per H1D6
    - (f) not located within alpine areas
    - (g) no earthquake affected design requirements
      - cavity brick unreinforced to be constructed in accordance with:
        - AS3700 or AS4773.1 & AS4773.2
        - or part 3 of the housing provisions of the NCC provided
      - wind class N3 & less
      - (c) comply with H1D4 & part 5.6 using components of part 5.7 of the housing provisions
      - (d) soil class A, S, M in accordance to AS2870
      - (e) tied masonry as per H1D6
      - (f) not located within alpine areas
      - (g) no earthquake affected design requirements
        - reinforced masonry to be constructed in accordance with AS3700 excl. piers or AS4773.1 & AS4773.2
        - isolated masonry piers to be constructed in accordance with:
          - part 8.5.1 of housing provisions of the NCC & section 7 in accordance to tables 10.3 & 4.1 (a)(c) of AS 3700 or part 3 of the housing provisions of the NCC provided
          - AS4773.1 & AS4773.2
          - (c) part 5 of the housing provisions of th NCC provided
          - wind class N3 & less
          - comply with H1D4
          - comply with part 5.6.2(4) of the housing provisions of the NCC and have 6.2MPa for solid & core units & 15 MPa for hollow units.
          - the roof & walls provide lateral bracing for the top of pier as per part 8.5.1 of housing provisions of the NCC & section 7 in accordance to tables 10.3 & 4.1 (a)(c) of AS 3700 or part 3 of the housing provisions of the NCC provided
          - (d) soil class A, S, M in accordance to AS2870
          - (e) not located within alpine areas
          - (g) no earthquake affected design requirements
            - Masonry accessories to be constructed in accordance with:
              - AS3700 or
              - AS4773.1 & AS4773.2
              - (c) part 5.6 of housing provisions of the NCC provided
              - wind class N3 & less
              - not located within alpine areas
              - no earthquake affected design requirements
  - Framing (deemed to satisfy provision H1D6)
    - steel framing to be constructed in accordance with NASH standard residential & low rise steel framing Part 1 & 2 AS4100 & AS/NZS4600
      - timber framing to be constructed in accordance with AS1684.2, AS1720.5, AS1684.4 & AS1860.2 if within a cyclone area AS1684.3
      - structural steel sections to be constructed in accordance with AS4100, AS/NZS 4600 & be associated with part 6.3.1 to 6.3.9 of housing provisions of the NCC (not restrictions apply to 6.3.1 to 6.3.1)
      - software in accordance with ABCB protocol for structural software & geometric limits, programs that contain similar tables to AS1684 & NASH standard residential & low rise steel framing Part 2 can apply.

- structure roof & wall cladding (deemed to satisfy provision H1D7)
  - slates & shingles as selected to be in accordance with AS4597
    - roof tiles as selected to be in accordance with AS2050 or AS2049 & be associated with part 7.3.1 to 7.3.6 of housing provisions of the NCC
    - metal sheet roofing as selected to be in accordance with AS1562.1 & be associated with Clause 7.2.1 to 7.2.8 of housing provisions of the NCC
    - timber & composite wall cladding to be in accordance with AS5146.1 for autoclaved aerated wall cladding or part 7.5.1 to 7.5.8 of housing provisions of the NCC for wall cladding
    - metal wall cladding to be in accordance with AS1562.1
- earthquake areas (deemed to satisfy provision H1D9)
  - class 1 & 10 building to be in accordance with section 2 of the housing provisions of the NCC subject to seismic activity.
- flood hazard (deemed to satisfy provision H1D10)
  - class 1 to be in accordance with housing provisions of the NCC
- Attachment of framed decks and balconies to external walls of buildings using a waling plate (deemed to satisfy provision H1D11)
  - Attachment of framed decks and balconies to external walls of buildings using a waling plate to be in accordance with part 12.3 of housing provisions of the NCC. (subject to conditions)
- piled footings (deemed to satisfy provision H1D12)
  - piled footings to be in accordance with AS2159.

## H2 damp & weather proofing

- drainage (deemed-to-satisfy H2D2)
  - drainage is to be in accordance with AS/NZS 3500.3 & part 3.3 of the housing provisions of the NCC for
    - roofs in areas subject to 5 minute duration rainfall intensities of not more than 255 mm per hour over an annual exceedance probability of 5% (as per Table 7.4.3d of the ABCB Housing Provisions) where a drainage system is required; and
    - sub-soil areas where excessive soil moisture problems may occur
    - land adjoining and under buildings
- footings & slabs (deemed-to-satisfy provision H2D3)
  - footings & slabs to be provided in accordance with H1D4 (1) (a) or (b)
- masonry (deemed-to-satisfy provision H2D4)
  - masonry walls to be provided in accordance with either AS3700, AS4773.1 & AS4773.2 or part 5.7.1 to 5.7.6 in accordance to H1D5
- subfloor ventilation (deemed-to-satisfy provision H2D5)
  - foundations areas to be provided with access & subfloor ventilation to be in accordance with part 6.2.1 of housing provisions of the NCC
- weather proofing roof & wall cladding (deemed to satisfy provision H2D6)
  - gutters & downpipes to be in accordance with AD/NZS3500.3 & part 7.4.1 to 7.4.7 of housing provisions of the NCC
- glazing (deemed to satisfy provision H2D7)
  - glazing to be in accordance with H1D8(1) of the NCC
- external waterproofing (deemed to satisfy provision H2D8)
  - external waterproofing to be in accordance with AS4654.1 & AS4654.2 which is also applied to roofing systems with H1D7(2) (3), terraces, balconies, suspended concrete slabs & spaced decking in conjunction to framing that are suitable for external use.

## H3 fire safety

- Fire hazard properties and non-combustible building elements
  - hazard properties and non-combustible building elements to be provided in accordance to H3D2
  - Flexible ductwork used for the transfer of products initiating from a heat source that contains a flame must comply with the fire hazard properties set out in AS4254.1
- fire separation from external walls (deemed-to-satisfy provision H3D3)
  - fire separation from external walls to be provided in accordance to part 9.2.1 to 9.2.10 of housing provisions of the NCC
- Fire protection of separating walls and floors (deemed-to-satisfy provision H3D4)
  - fire separation from external walls to be provided in accordance to part 9.3.1 to 9.3.4 of housing provisions of the NCC
- Fire separation of garage-top-dwellings (deemed-to-satisfy provision H3D5)
  - Fire separation of garage-top-dwellings to be provided in accordance to part NSW 9.4.1 to NSW 9.4.3 of housing provisions of the NCC
- Smoke alarms and evacuation lighting (deemed-to-satisfy provision H3D6)
  - Smoke alarms and evacuation lighting to be provided in accordance to part 9.5.1 to 9.5.5 of housing provisions of the NCC, AS3786 & AS1670.1

## H4 health & amenity


- Wet areas waterproofing (deemed-to-satisfy provision H4D2)
  - wet areas to be provided in accordance with part 10.2.1 to 10.2.32 of housing provisions of the NCC
- Materials and installation of wet area components and systems (deemed-to-satisfy provision H4D3)
  - Materials and installation of wet area components and systems to be provided in accordance to part 10.2.1 to 10.2.6 of housing provisions of the NCC & comply with either AS3740 & part 10.2.12 of housing provisions of the NCC or part 10.2.7 to 10.2.32 of housing provisions of the NCC
- room heights (deemed-to-satisfy provision H4D4)
  - room heights to be provided in accordance to part 10.3.1 of housing provisions of the NCC
- facilities (deemed-to-satisfy provision H4D5)
  - facilities to be provided in accordance to part 10.4.1 to 10.4.2 of housing provisions of the NCC
- light (deemed-to-satisfy provision H4D6)
  - light to be provided in accordance to part 10.5.1 to 10.5.2 of housing provisions of the NCC
- ventilation (deemed-to-satisfy provision H4D7)
  - ventilation to be provided in accordance to part 10.6.1 to 10.6.3 of housing provisions of the NCC
- sound insulation (deemed to satisfy provision H4D8)
  - sound insulation to be installed in accordance with 10.7.1 to 10.7.8 of housing provisions of the NCC
- condensation management (deemed to satisfy provision H4D9)
  - condensation management systems to be installed in accordance with 10.8.1 to 10.8.3 of housing provisions of the NCC

## H5 safe movement & access

- Stairway & ramps construction (deemed-to-satisfy provision H5D2)
  - stairs & ramps to be in accordance to part 11.2 of housing provisions of the NCC
  - barriers & handrails to be in accordance to part 11.3 of housing provisions of the NCC
- window protection
  - window protection to bedrooms & to other rooms other than bedrooms to be in accordance to housing provision 11.3.7 to 11.3.8 of NCC

## additional

- all aspects of construction to be complaint with relevant performance requirements of the NCC and Australian Standards including, but not limited to, the following:
- garage and driveway profiles/grades to comply in accordance with associated standard AS2890
- termite control measures:
  - redstop pipe penetrations
  - granite guard application to perimeter walls in accordance with AS3660.1 Clause 6.59 & 6.60
- vertical articulation joints
  - vertical articulation joints to be as per 5.6.8 of ABCB housing provisions
- stairs, ramps & balustrade note:
  - stairs will be constructed in accordance with the requirements of Clause 11.2.2 to the housing provisions of the NCC
  - finishes of all stairs will meet the requirements of Clause 11.2.4 of the housing provision of the NCC
  - any landings will meet the requirements of Clause 11.2.5 to the housing provisions of the NCC
  - ramps will be constructed in accordance with the requirements of clause 11.2.3 of the housing provisions of the NCC
  - thresholds will be constructed in accordance with the requirements of clause 11.2.6 of the housing provisions of the NCC
  - stairs will be serviced by a handrail in accordance with the requirements of Clause 11.3.1 to 11.3.6 of the housing provisions of the NCC
  - the balustrades servicing the dwelling (both internal & external) of the housing provisions of the NCC
- wet area flashing
  - to be in accordance to AS3740 or housing provision 10 of NCC



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FOR  
**Amy Cao**

AT  
**Lot 2, 125 Horsley Road,  
Panania** DP26918

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**Certificate No. 0011799780**

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Assessor name Daniel Warda

Accreditation No. 101182

Property Address Horsley Road, PANANIA  
NSW, 2213

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ABSA  
Australian Building Standards Association

Assessor Name: Daniel Warda  
Assessment Number: 101182  
Assessment Signature: [Signature]

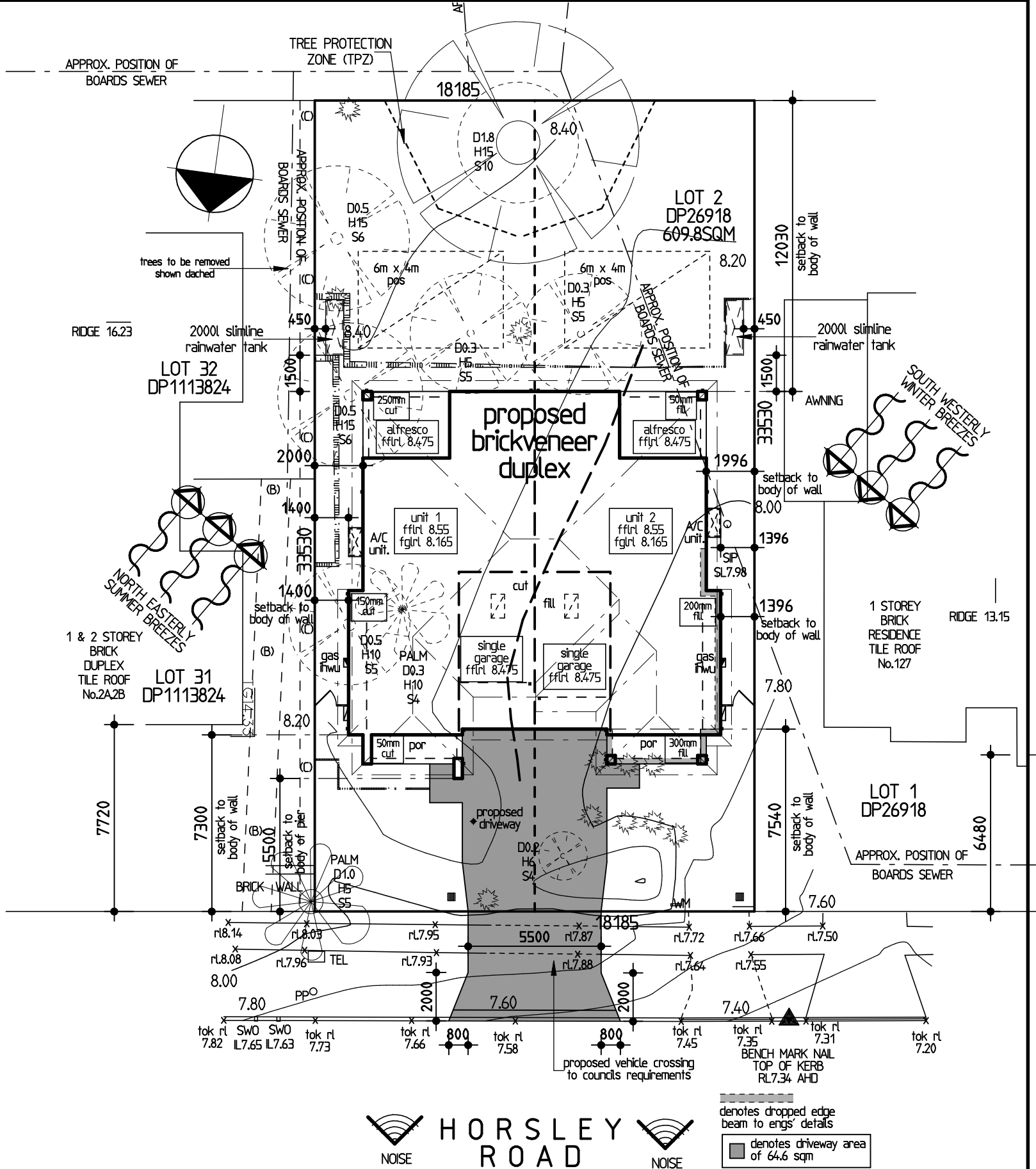
This is a qualified assessment of the building's compliance with the Australian Building Standards Association (ABSA) standards. The assessment was conducted on 31/03/2024 at 31/03/2025.



**25-27 Solent Circuit,  
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D	Amendments	CS	20.03.24
C	Amend/Shadow	HS	03.03.24
B	CC Plan	HS	26.02.24
A	Sketch Plan	LB	11.12.24
REV	DESCRIPTION	DWN	DATE
house type	Jade 22	DRAWING N°:	AND-39071
facade	Executive	SHEET	
hand	CTR	JOB No.	04195
		Date	Dec 2024

- general notes:
- all aspects of construction to comply with the applicable performance requirements of the NCC & Australian standards
  - Stormwater is to be collected within the site and conveyed in a pipeline to the appropriate point of discharge as directed by Council and as detailed on the approved plans.
  - sewer to local authorities requirements.
  - all ground lines are to be verified on-site by the builder.
  - written dimensions to take precedence over scaling, any plan discrepancies to be referred back to a&n design.
  - finished floor levels may vary (+/- 200mm) from those indicated on plan, due to site clearing, demolition, contour inconsistencies etc.
  - garage / driveway profiles must always comply to Australian standards AS 2890.
  - see elevations regarding all dropped edge beam details.
  - tender/contract relevant to this proposal are to take preference to this plan.
  - window spacings shown on plan are approximate and may vary on site.
  - plan to be read in-conjunction with engineering plans
  - All retaining walls, garden steps & fencing by owner unless noted otherwise
  - All bedroom window openings higher than 2m from finished ground level to be protected in accordance with Clause 3.9.2.6 of Volume 2 of the NCC
  - window and door heights on elevations are approximate only and may vary on site
  - No works are to be carried out over an easement. No works are to be carried out over council property without prior council approval



## SITE PLAN 1:200

(site analysis plan)

- (B) EASEMENT FOR DRAINAGE OF WATER 1.2 WIDE. (DP1113824)
- (C) EASEMENT FOR DRAINAGE 0.61 WIDE BY G706118 (DP1113824)

### U2 wall height

wall height  
rl 14.295  
NGL under wall  
rl 7.85  
permissible = 7m  
provided = 6.445m

### building heights

NGL under ridge  
rl 8.165  
finished ridge level  
rl 17.07  
max building height  
permissible = 9000 mm  
provided = 8905 mm

### floor areas (U1)

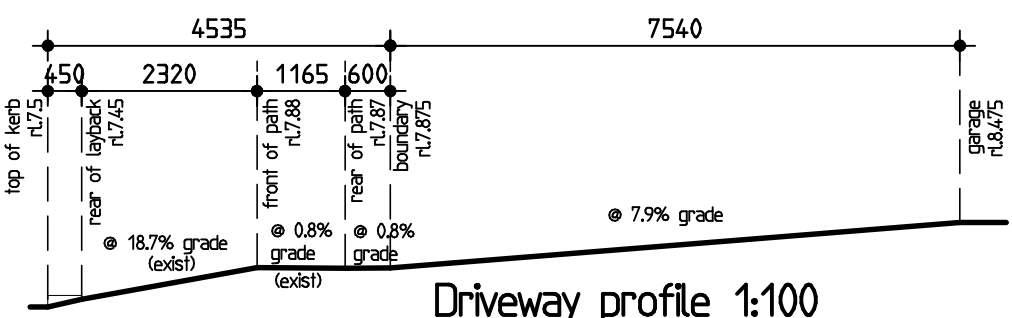
ground floor area= 75 sqm  
(not including garage)  
garage floor area= 18.7 sqm  
porch floor area= 5.1 sqm  
alfresco floor area= 9.8 sqm  
first floor area= 93.2 sqm  
balcony floor area= 5.1 sqm

Total floor area= 206.9 sqm or 22.3 sqs

### floor areas (U2)

ground floor area= 75 sqm  
(not including garage)  
garage floor area= 18.7 sqm  
porch floor area= 4.9 sqm  
alfresco floor area= 9.8 sqm  
first floor area= 95.1 sqm  
balcony floor area= 4.9 sqm

Total floor area= 208.4 sqm or 22.4 sqs



### Driveway profile 1:100

SUBJECT TO COUNCIL APPROVAL - FOOTPATH MAY NEED TO BE RE-GRADED

### Council D.C.P - Site Data (Lot 2A)

site area = 305 sqm

gross floor area  
permissible = 50% or 152.5 sqm  
provided = 49.5% or 151 sqm

landscape in front of building line  
required = 45% or 45 sqm  
provided = 67.3% or 67.3 sqm

principle private open space (unit 1)  
required = 80 sqm  
provided = 123.2 sqm

### Council D.C.P - Site Data (Lot 2B)

site area = 304.8 sqm

gross floor area  
permissible = 50% or 152.4 sqm  
provided = 49.5% or 151 sqm

landscape in front of building line  
required = 45% or 45 sqm  
provided = 67.3% or 67.3 sqm

principle private open space (unit 2)  
required = 80 sqm  
provided = 123.1 sqm



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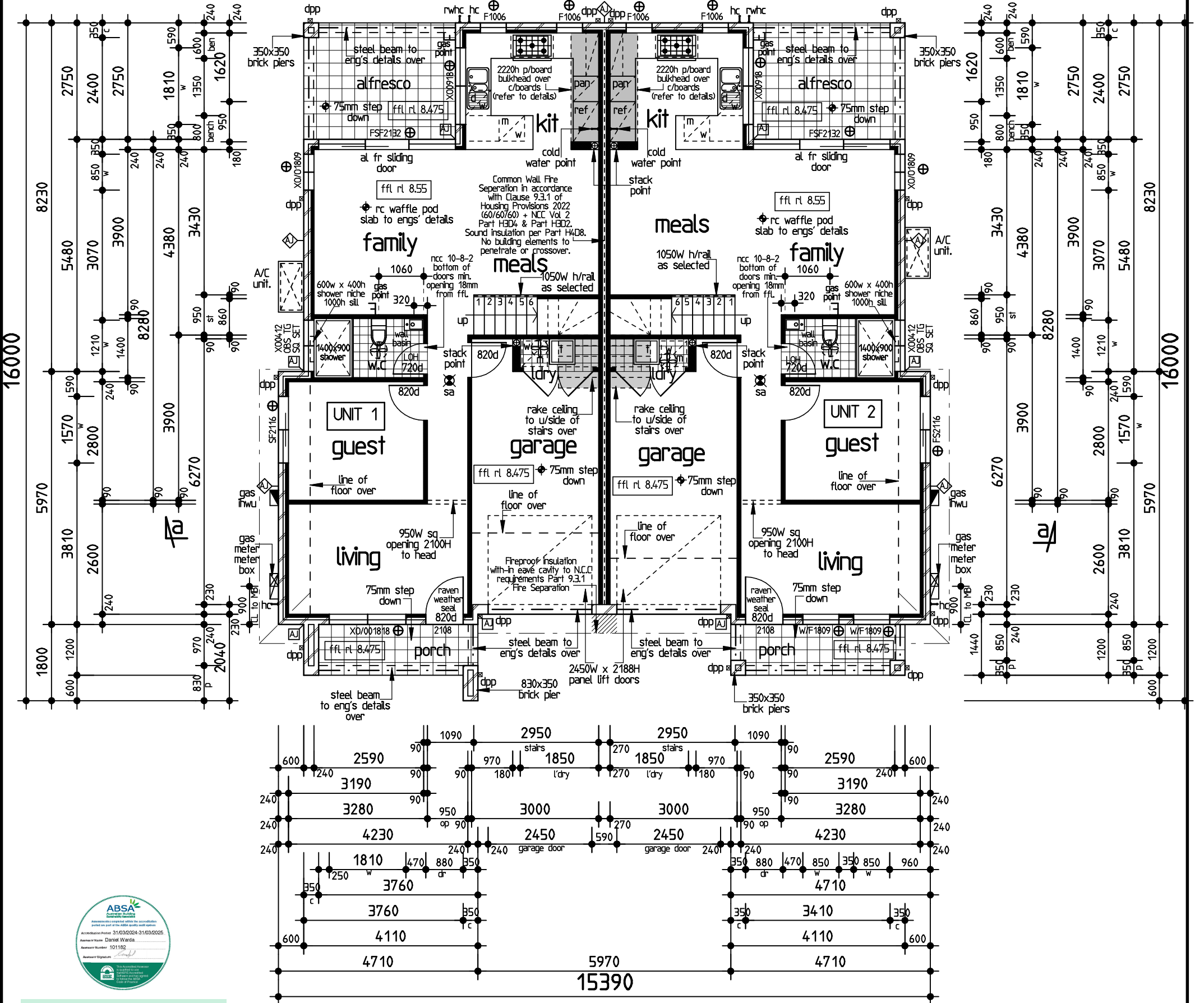
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hand	CTR	JOB No.	04195
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Stack pipes and A/C dropper locations subject to change due to plan modifications, steel beam positions and joist directions

Permeable wall wrap to all external walls as per NCC2022 Housing Provisions Standard Part 10.8

⊕ double argon-filled glazing to all windows & aluminium sliding doors



## GROUND FLOOR PLAN 1:100



FOR  
**Amy Cao**

AT  
**Lot 2, 125 Horsley Road, Panania** DP26918

COUNCIL  
**Canterbury-Bankstown** ESTATE  
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-Termite collars to all pipe penetrations within slab  
- flickguard termite protection to Australian standards (AS3660)

STRUCTURAL NOTE:  
- steel & h/w timber posts to eng's details to support steel beams over, to be located within timber stud wall frames.  
- Balcony attachments & supports to be in accordance with Part 12.3 of the housing provisions of the ncc  
- Isolated Masonry piers to be constructed in accordance with NCC Part 3.3.6  
- Refer to structural engineers plans for post type & locations.  
- All Structural Beams to be determined by frame manufacturer and engineers details

ALL CONSTRUCTION TO COMPLY WITH VOLUME 2 OF THE NATIONAL CONSTRUCTION CODE SERIES - BUILDING CODE OF AUSTRALIA (NCC - BCA) CURRENT VERSION. (REFER TO PAGE 1 FOR ADDITIONAL DETAILS)

⊕ denotes ducted exhaust system (refer to cover page for additional details)

⊗ smoke alarms and evacuation lighting (deemed-to-satisfy provision H3D6)  
- smoke alarms and evacuation lighting to be provided in accordance to of housing provisions of the ncc (refer to cover page for additional details)

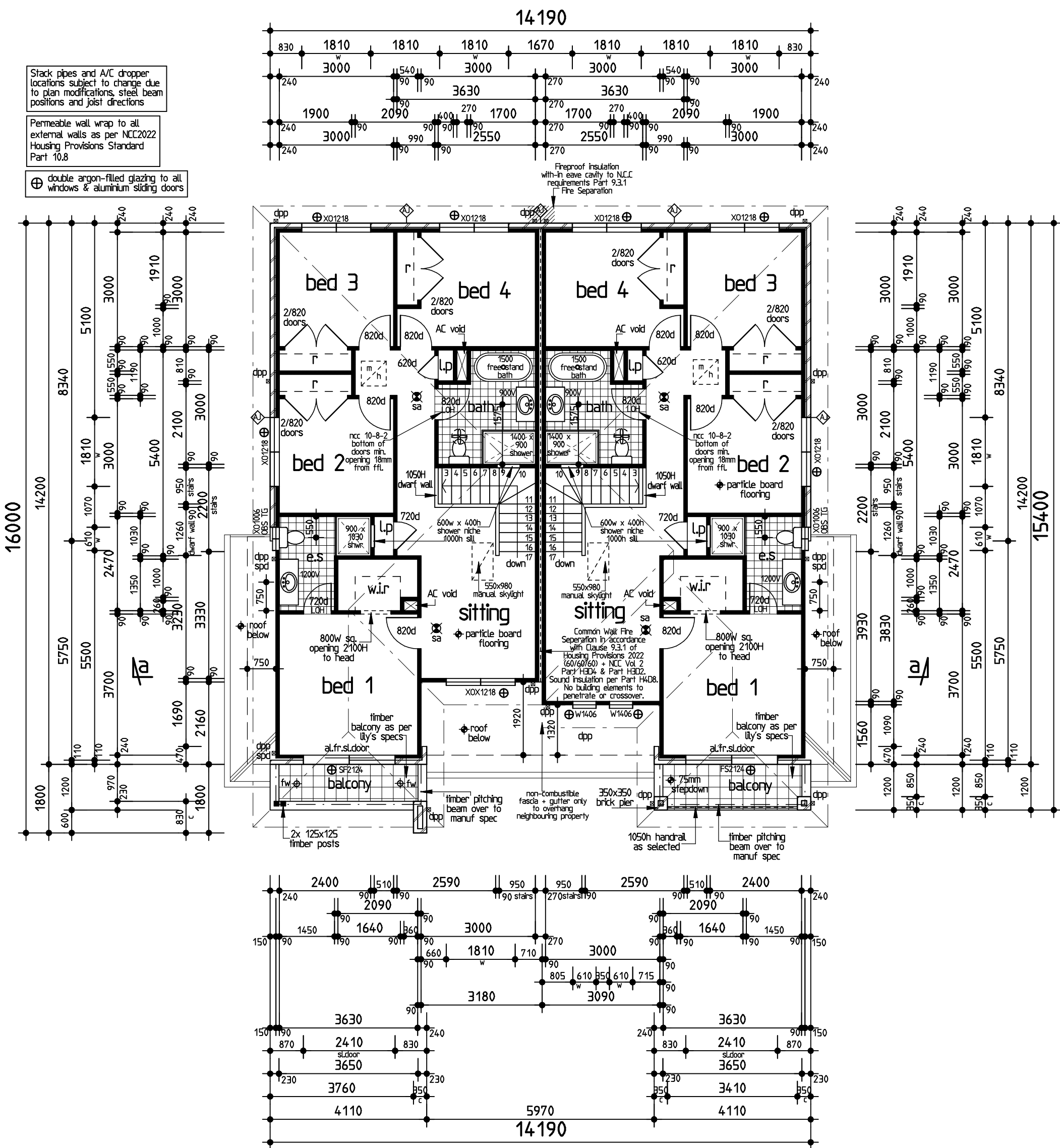
⊕ articulation joints in brickwork to be determined and verified on site by the builder in accordance with ncc (refer to cover page for additional details)

NOTE: refer to tender for all door heights, internal finishes and colour selections

NOTE: eave vents to be provided per NCC2022 Housing Provisions Part 10.8 Condensation Management. refer to compliance table for number required.

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Jade 22		AND-39071	
facade		SHEET	
Executive		2 of 23	
hand		Date	
CTR		Dec 2024	



# FIRST FLOOR PLAN 1:100

**Certificate No. 0011799780**

Scan QR code or follow website link for rating details.

Assessor name: Daniel Wards

Accreditation No. 101182

Property Address Horsley Road, PANANIA NSW, 2213

9780 PANANIA 2025001179

**ABSA**

Building Surveyors Association of Australia

Assessor name: Daniel Wards

Accreditation No. 101182

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denotes ducted exhaust system (refer to cover page for additional details)

smoke alarms and evacuation lighting (deemed-to-satisfy provision H306)  
- smoke alarms and evacuation lighting to be provided in accordance to of housing provisions of the ncc (refer to cover page for additional details)

articulation joints in brickwork to be determined and verified on site by the builder in accordance with ncc (refer to cover page for additional details)

NOTE: refer to tender for all door heights, internal finishes and colour selections

NOTE: eave vents to be provided per NCC2022 Housing Provisions Part 10.8 Condensation Management, refer to compliance table for number required.

-Termite collars to all pipe penetrations within slab  
- flickguard termite protection to australian standards (AS3660)

STRUCTURAL NOTE:  
- steel & h/w timber posts to eng's details to support steel beams over, to be located within timber stud wall frames.  
- Balcony attachments & supports to be in accordance with Part 12.3 of the housing provisions of the ncc  
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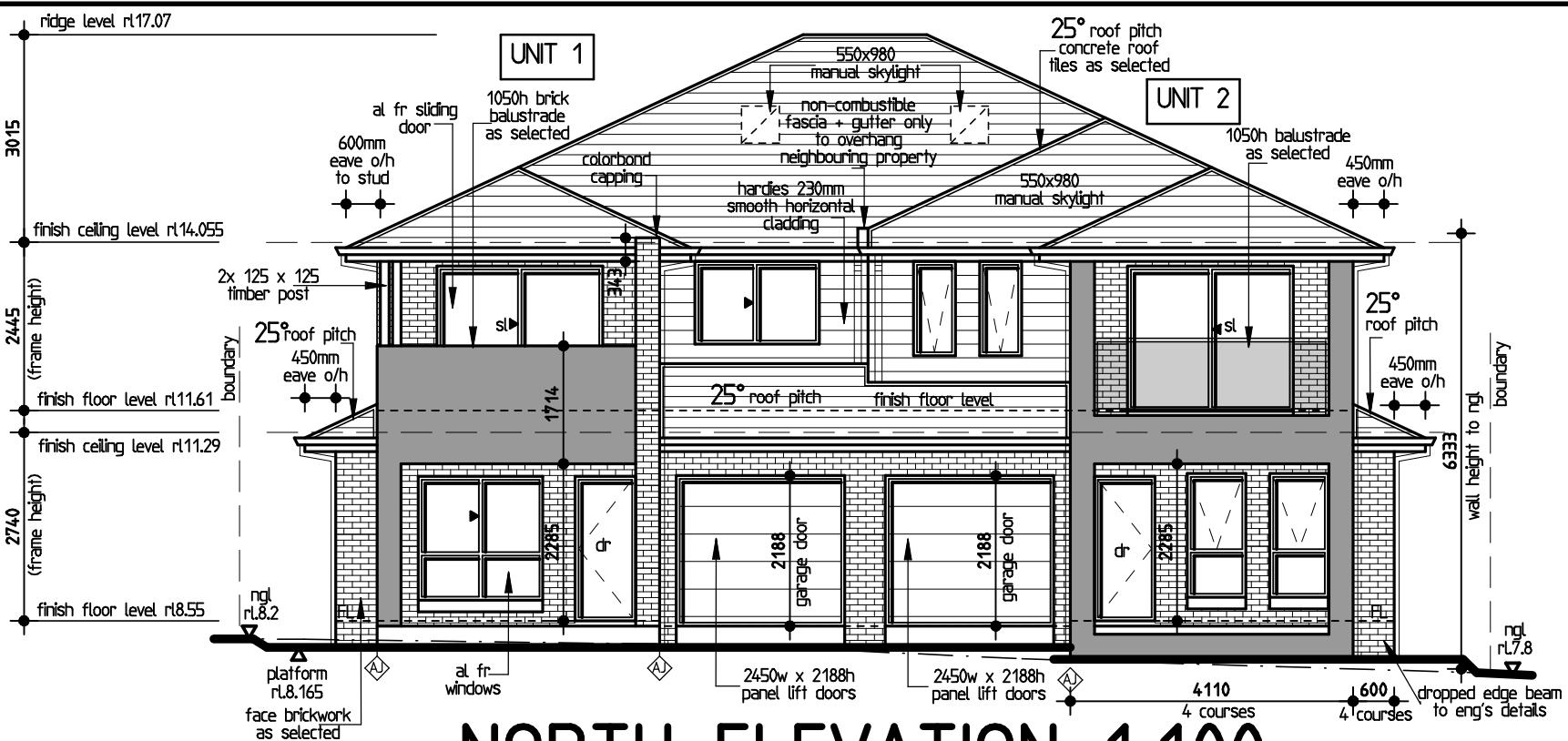
window protection  
- window protection to bedrooms & to other rooms other than bedrooms to be in accordance to housing provision 11-3-7 to 11-3-8 of NCC

**a&n**

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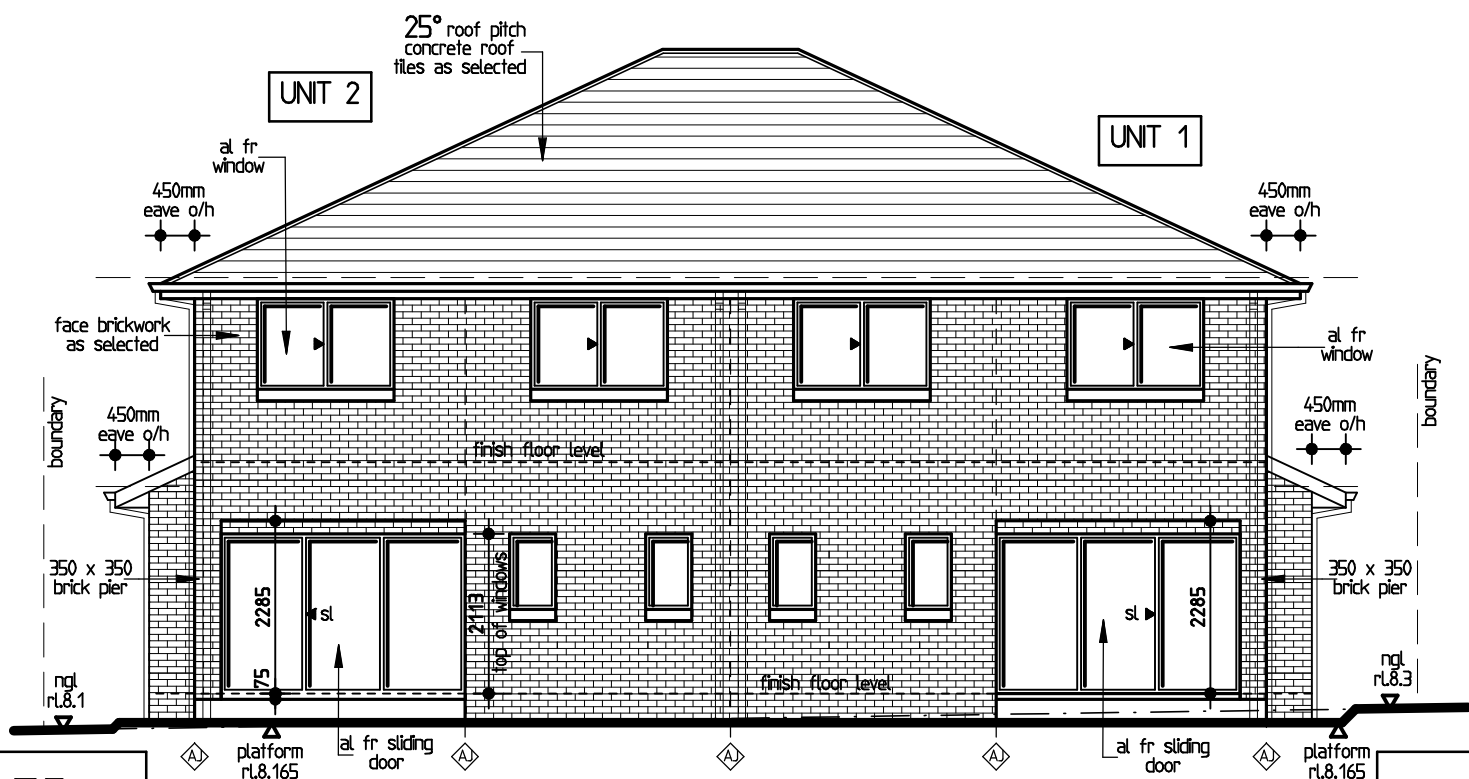




NORTH ELEVATION 1:100



EAST ELEVATION 1:100



SOUTH ELEVATION 1:100



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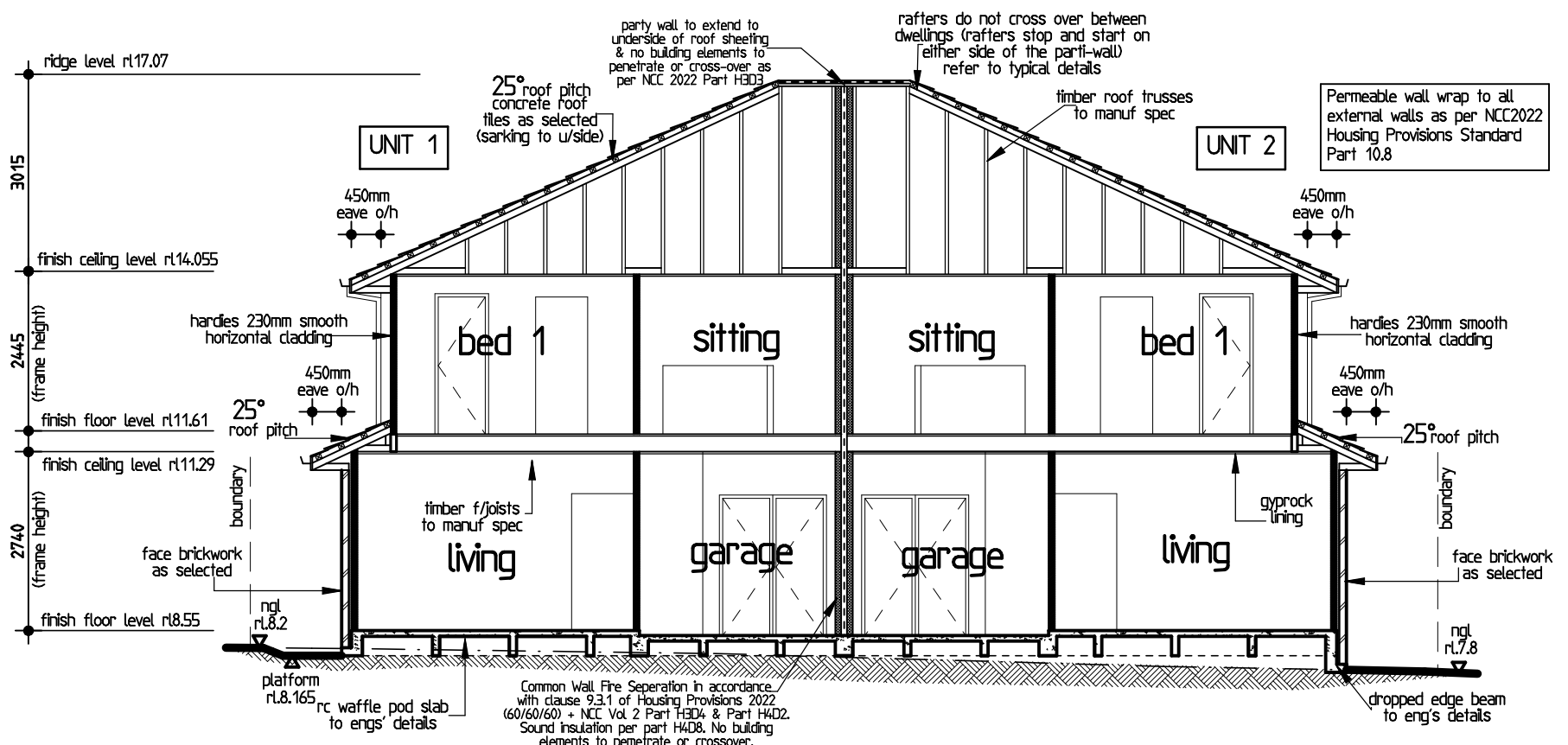


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house type	Jade 22	DRAWING N°:	AND-39071
facade	Executive	SHEET	4 of 23
hand	CTR	JOB No.	04195
		Date	Dec 2024



WEST ELEVATION 1:100



SECTION A-A 1:100

NCC2022 HOUSING PROVISIONS Part 10.8 Condensation Management		
PROJECT DETAILS		
Roof Description	Upper Roof	Lower Roof
Bushfire Affected	No	No
Climate Zone	5	5
SPECIFICATIONS		
EXTERNAL WALL CONSTRUCTION		
Pliable Membrane	Yes	Yes
Wall Wrap Permeance Value	2.176ug/Ns	2.176ug/Ns



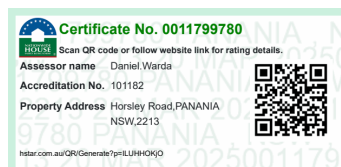
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E: sales@lilyhomes.com.au  
W: www.lilyhomes.com.au

FOR Amy Cao

AT Lot 2, 125 Horsley Road, Panania DP26918

COUNCIL Canterbury-Bankstown ESTATE -----

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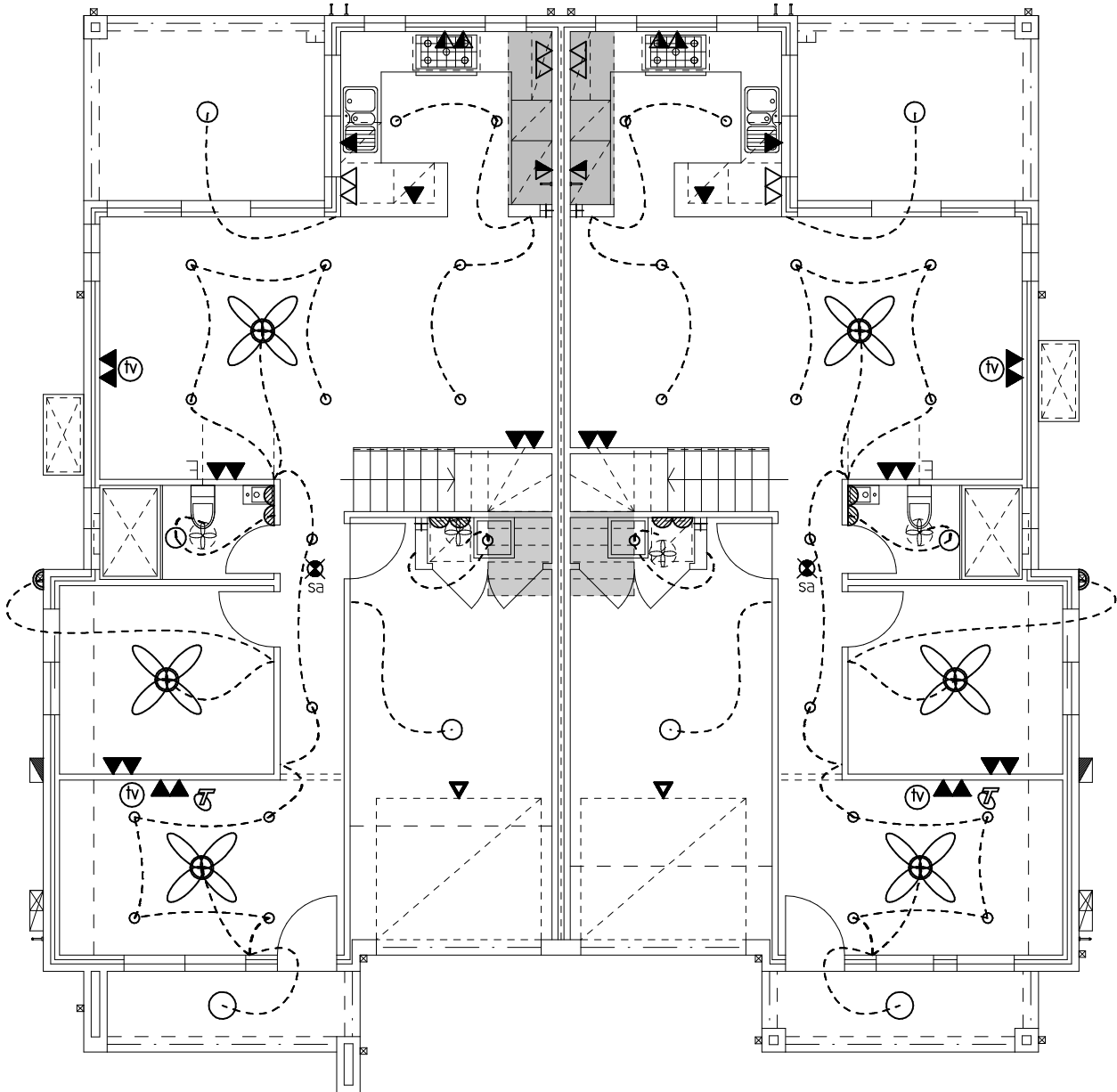


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C	Amend/Shadows	HS	03.03.24
B	CC Plan	HS	26.02.24
A	Sketch Plan	LB	11.12.24
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house type	Jade 22	DRAWING N°:	AND-39071
facade	Executive	SHEET	5 of 23
hand	CTR	JOB No.	04195
		Date	Dec 2024

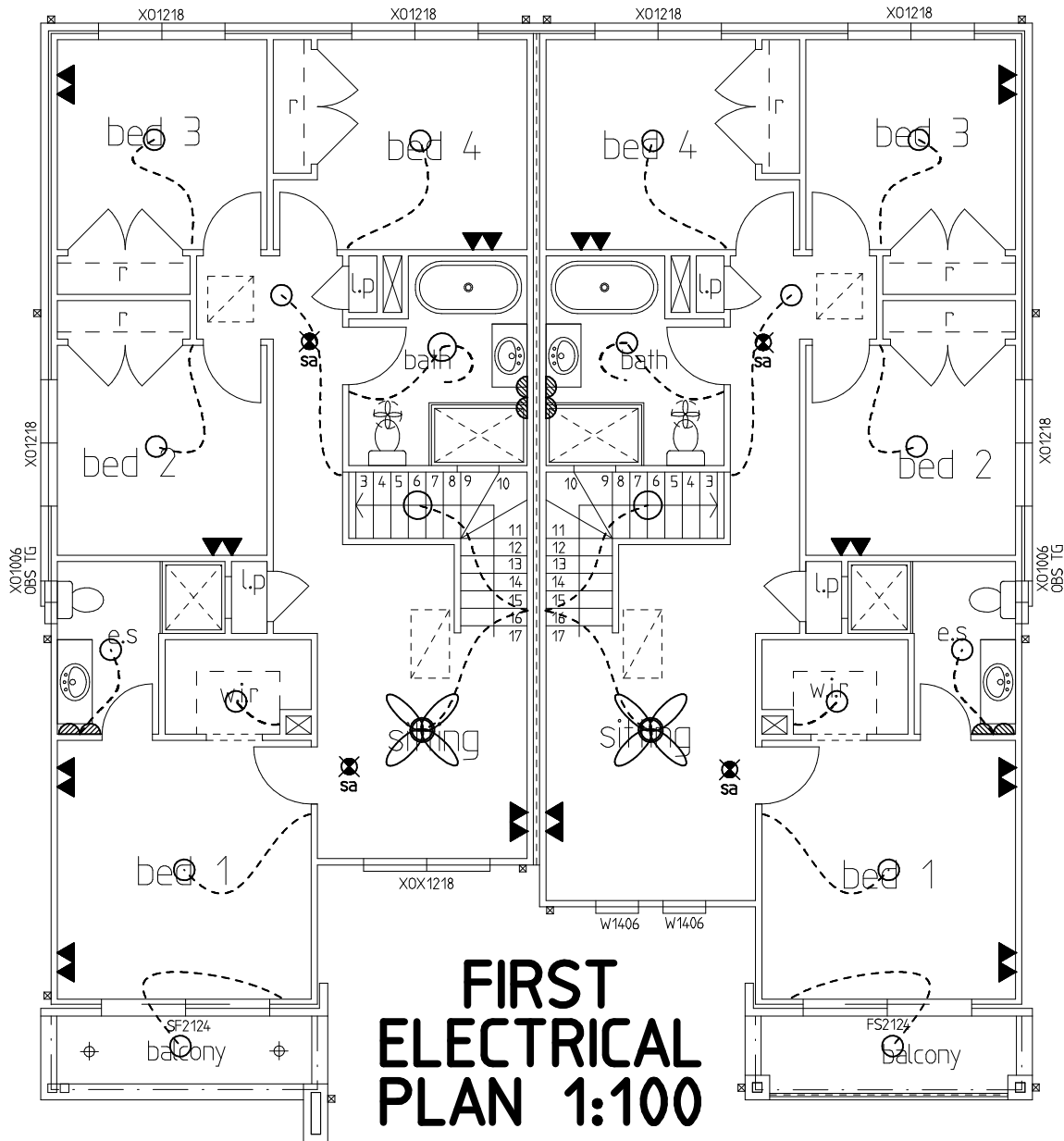


electrical legend	
▲	single gpo - 300mm ffl
▲▲	double gpo - 300mm ffl
△	single gpo - 1050mm ffl
△△	double gpo - 1050mm ffl
▒	single gpo - 1300mm ffl
▒▒	double gpo - 1300mm ffl
▓	single gpo - 1500mm ffl
▓▓	double gpo - 1500mm ffl
▲	single gpo - 1800mm ffl
▲▲	double gpo - 1800mm ffl
▲	single gpo - on ceiling
X X	water proof double gpo
○	ceiling light outlet
○	ceiling down light outlet
□	stair lights
▒	wall mounted light 1800H FFL (UNO)
▒	double para-flood light
▒	exhaust fan/light/light/heater ducted
▒	exhaust fan/light ducted
▒	exhaust fan/heater/light ducted
▒	exhaust fan ducted
tv	tv antenna point
tv	pay tv point
●	speaker point
●	telephone point
■	hot water unit
J	junction box
hd	home distribution unit (location TBA)
①	data point
▒	1200 fluro double tub light
X	sweep fan
X	sweep fan/light
db	door bell (m - monitor)
eb	eye ball sensor
DS	dimmer switch
vj	Video Intercom
sa	smoke alarm
Note: Final locations of power points and light switches to comply with BCA requirements. Location shown on plan may vary to achieve compliance with the Building Code. Electrical meter box to be positioned on side of house closest to electrical supply UNO.	



# GROUND ELECTRICAL PLAN 1:100

Note: Basic NBN setup to dwelling (hills home hub NOT included)



# FIRST ELECTRICAL PLAN 1:100



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FOR Amy Cao  
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COUNCIL Canterbury-Bankstown ESTATE -----

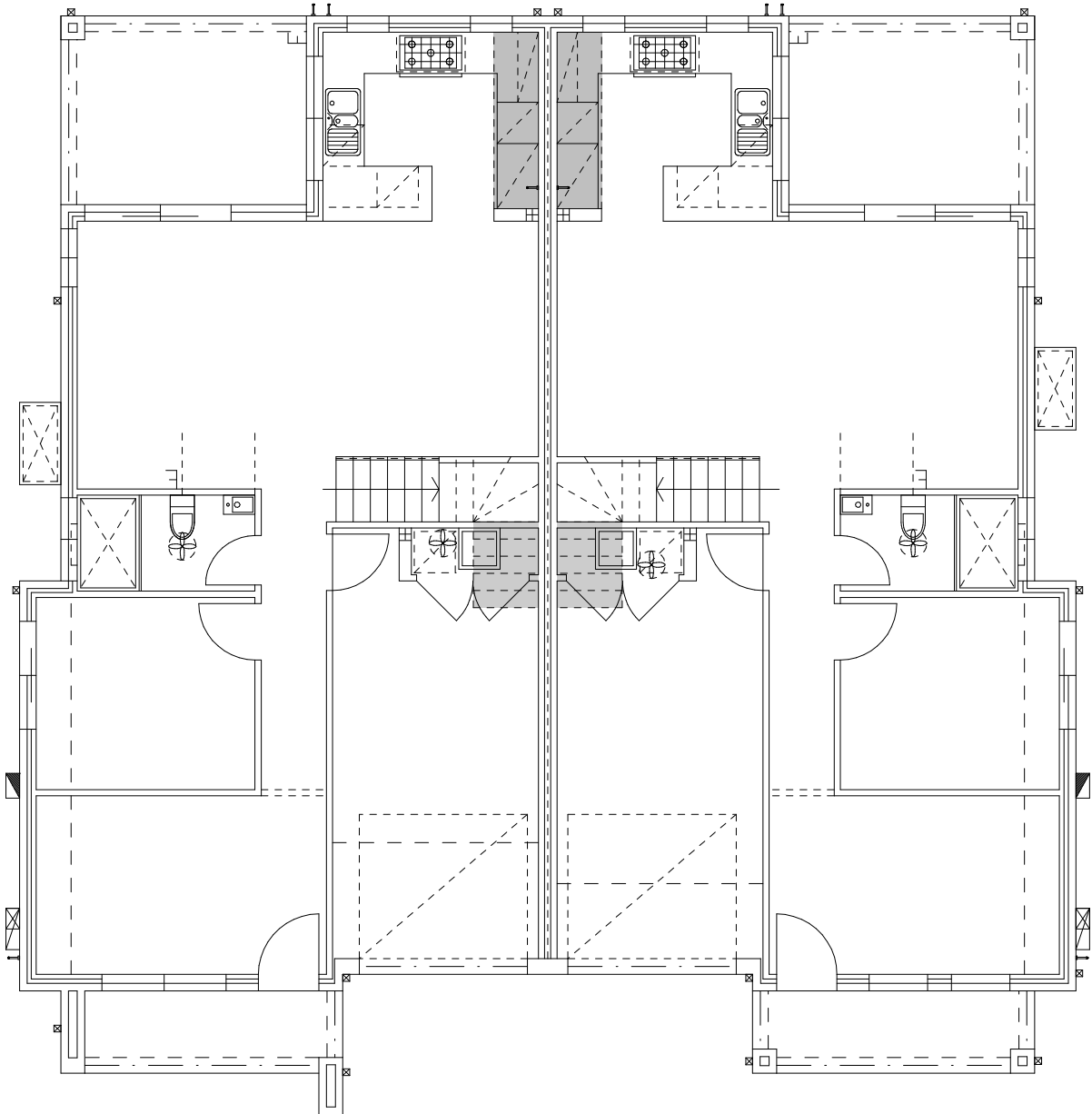
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C	Amend/Shadow	HS	03.03.24
B	CC Plan	HS	26.02.24
A	Sketch Plan	LB	11.12.24
REV	DESCRIPTION	DWN	DATE
house type		DRAWING N°:	
Jade 22		AND-39071	
facade		SHEET	
Executive		7 of 23	
hand	JOB No.	Date	
CTR	04195	Dec 2024	

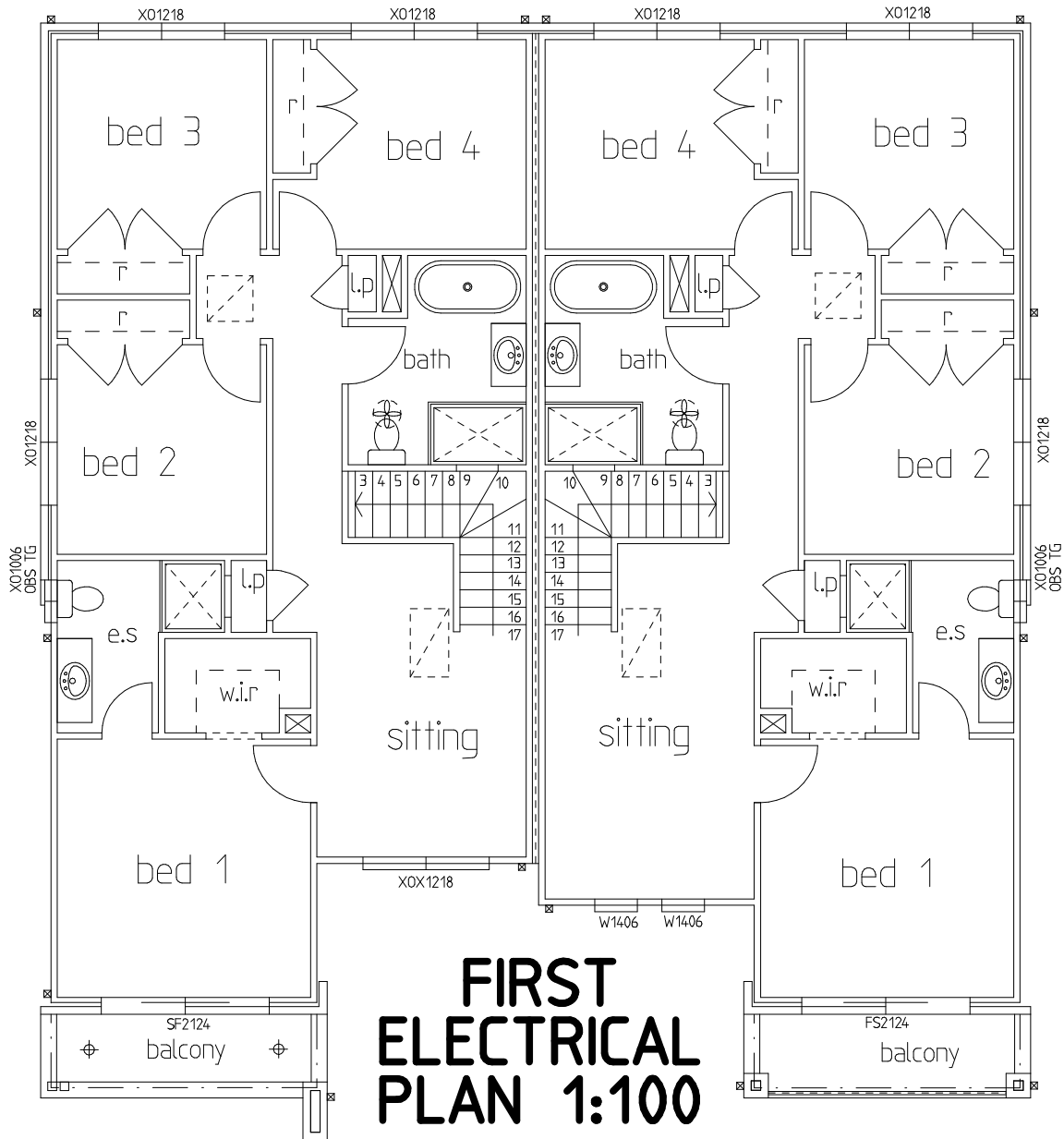


electrical legend	
	single gpo - 300mm ffl
	double gpo - 300mm ffl
	single gpo - 1050mm ffl
	double gpo - 1050mm ffl
	single gpo - 1300mm ffl
	double gpo - 1300mm ffl
	single gpo - 1500mm ffl
	double gpo - 1500mm ffl
	single gpo - 1800mm ffl
	double gpo - 1800mm ffl
	single gpo - on ceiling
	water proof double gpo
	ceiling light outlet
	ceiling down light outlet
	stair lights
	wall mounted light 1800H FFL (UNO)
	double para-flood light
	exhaust fan/light/light/heater ducted
	exhaust fan/light ducted
	exhaust fan/heater/light ducted
	exhaust fan ducted
	tv antenna point
	pay tv point
	speaker point
	telephone point
	hot water unit
	junction box
	home distribution unit (location TBA)
	data point
	1200 fluoro double tub light
	sweep fan
	sweep fan/light
	door bell (m - monitor)
	eye ball sensor
	dimmer switch
	Video Intercom
	smoke alarm
Note: Final locations of power points and light switches to comply with BCA requirements. Location shown on plan may vary to achieve compliance with the Building Code. Electrical meter box to be positioned on side of house closest to electrical supply UNO.	



# GROUND ELECTRICAL PLAN 1:100

Note: Basic NBN setup to dwelling (hills home hub NOT included)




# FIRST ELECTRICAL PLAN 1:100



ABSA  
Australian Building Standards Association



Certificate No. 0011799780  
Assessor name: Daniel Wardle  
Accreditation No.: 101182  
Property Address: Horsley Road, PANANIA  
NSW, 2213



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FOR Amy Cao

AT Lot 2, 125 Horsley Road, Panania DP26918

COUNCIL Canterbury-Bankstown ESTATE -----

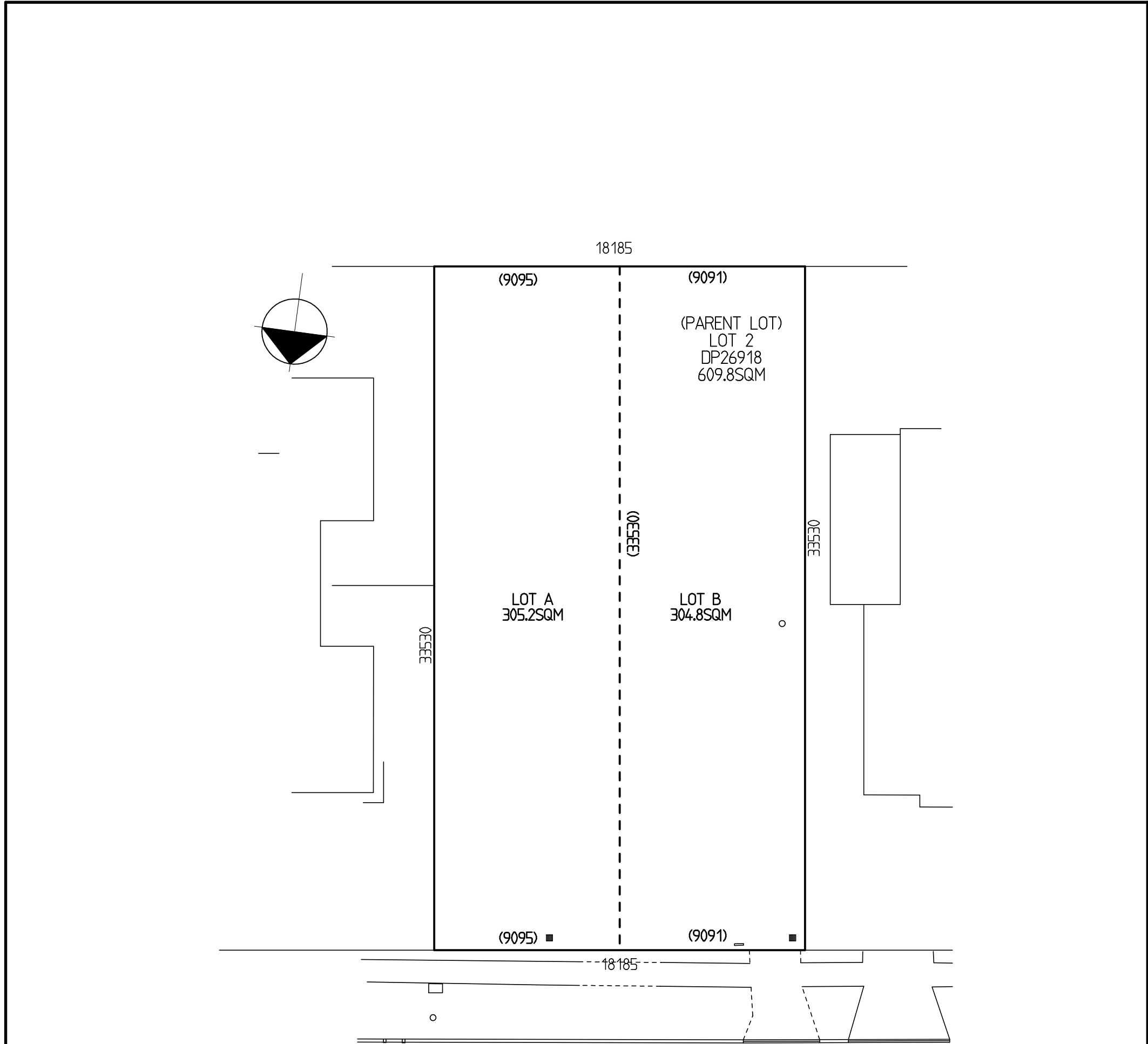
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house type	Jade 22	DRAWING N°:	AND-39071
facade	Executive	SHEET	8 of 23
hand	CTR	JOB No.	04195
		Date	Dec 2024



HORSLEY  
ROAD  
SUBDIVISION PLAN 1:200



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FOR  
Amy Cao


AT Lot 2, 125 Horsley Road,  
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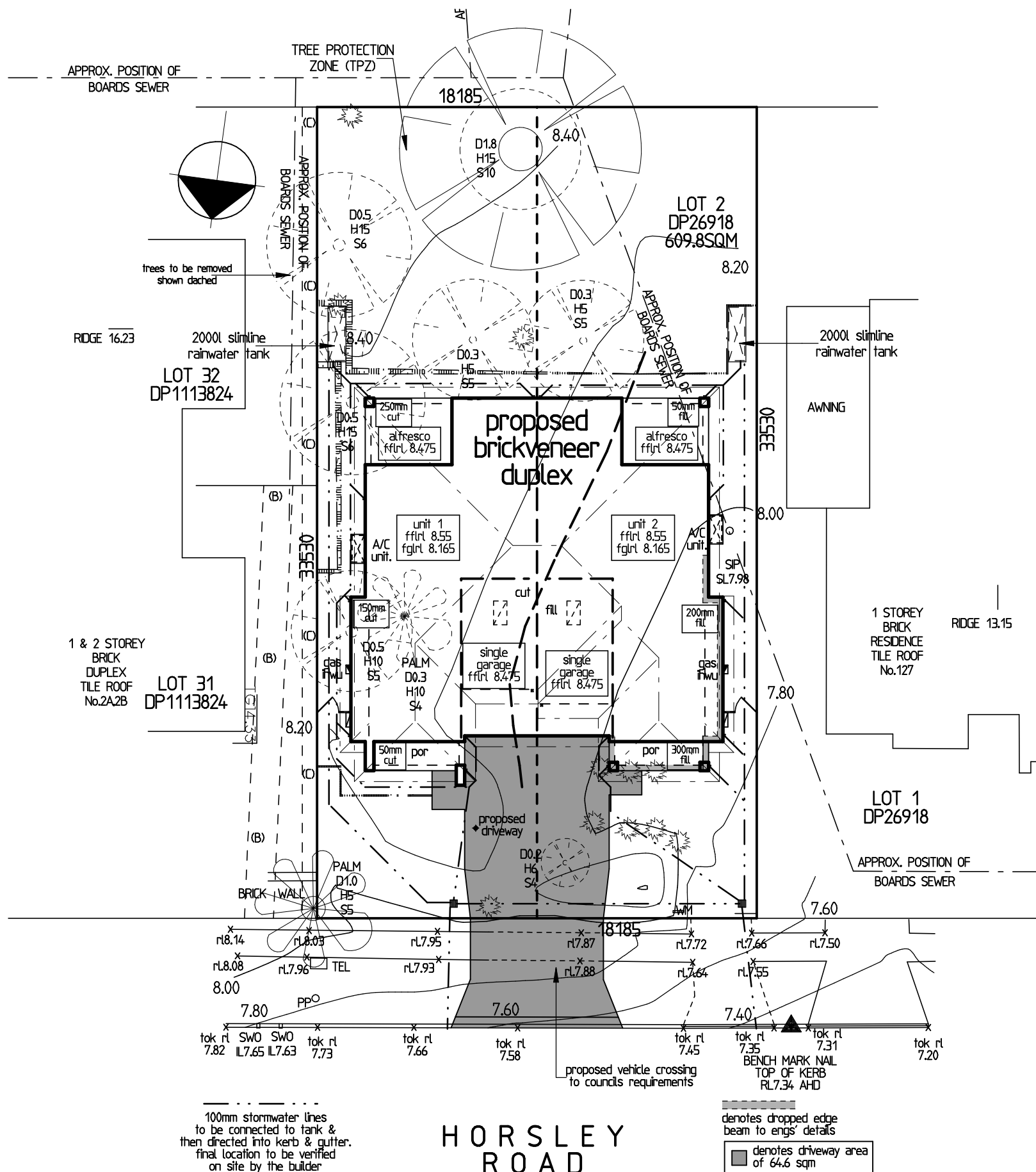


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A	Sketch Plan	LB	11.12.24
REV	DESCRIPTION	DWN	DATE
house type	Jade 22	DRAWING N°:	AND-39071
facade	Executive	SHEET	9 of 23
hand	CTR	JOB No.	04195
		Date	Dec 2024







# HORSLEY ROAD

## STORMWATER CONCEPT PLAN 1:200

(B) EASEMENT FOR DRAINAGE OF WATER 1.2 WIDE. (DP1113824)  
(C) EASEMENT FOR DRAINAGE 0.61 WIDE BY G706118 (DP1113824)



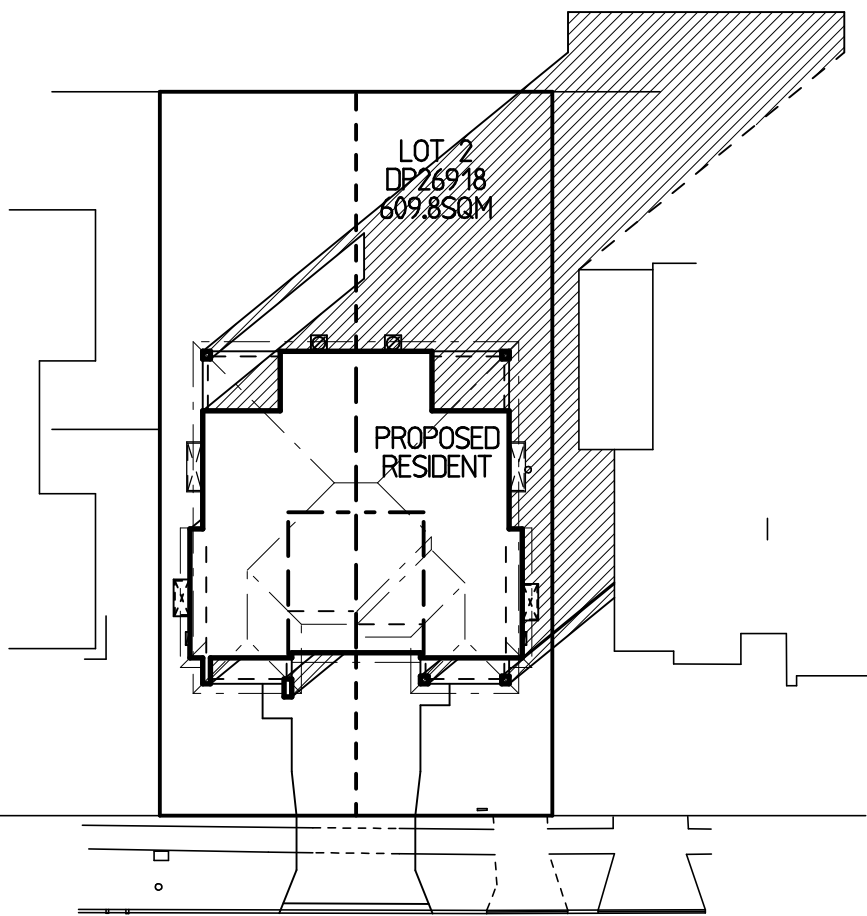
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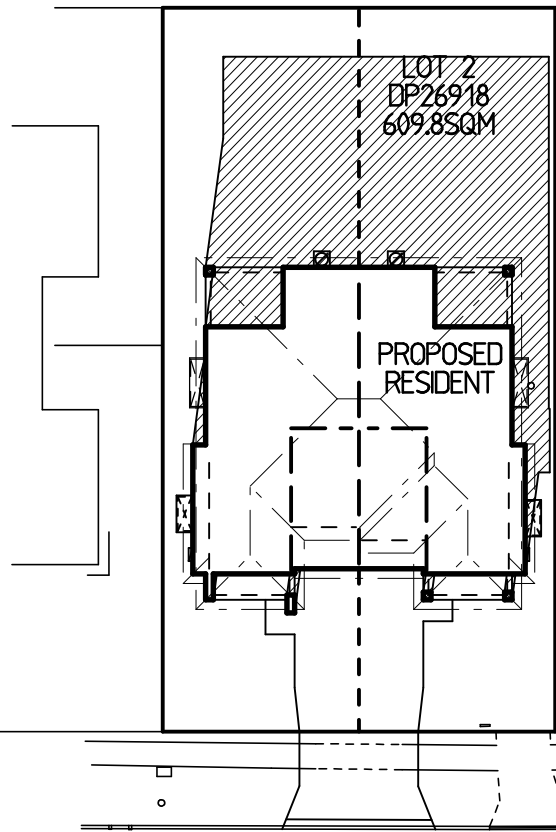


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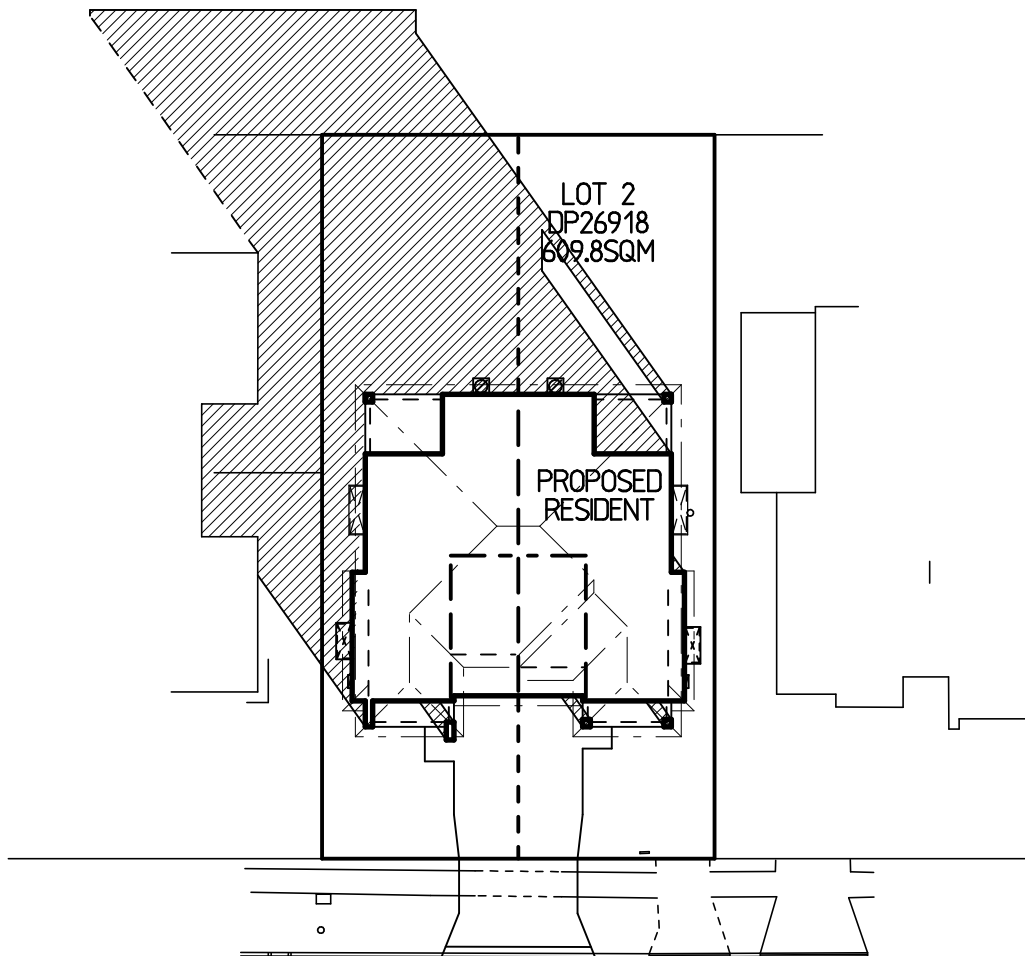
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B	CC Plan	HS	26.02.24
A	Sketch Plan	LB	11.12.24
REV	DESCRIPTION	DWN	DATE
house type	Jade 22	DRAWING N°:	AND-39071
facade	Executive	SHEET	11 of 23
hand	CTR	JOB No.	04195
		Date	Dec 2024



HORSLEY  
ROAD  
9 am



HORSLEY  
ROAD  
12 noon



HORSLEY  
ROAD  
3 pm

## Shadow Diagrams

June 21st Mid-Winter 1:350

shadow diagrams to be used as a guide only site conditions may cause variations



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FOR  
Amy Cao

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Panania DP26918

COUNCIL  
Canterbury-Bankstown

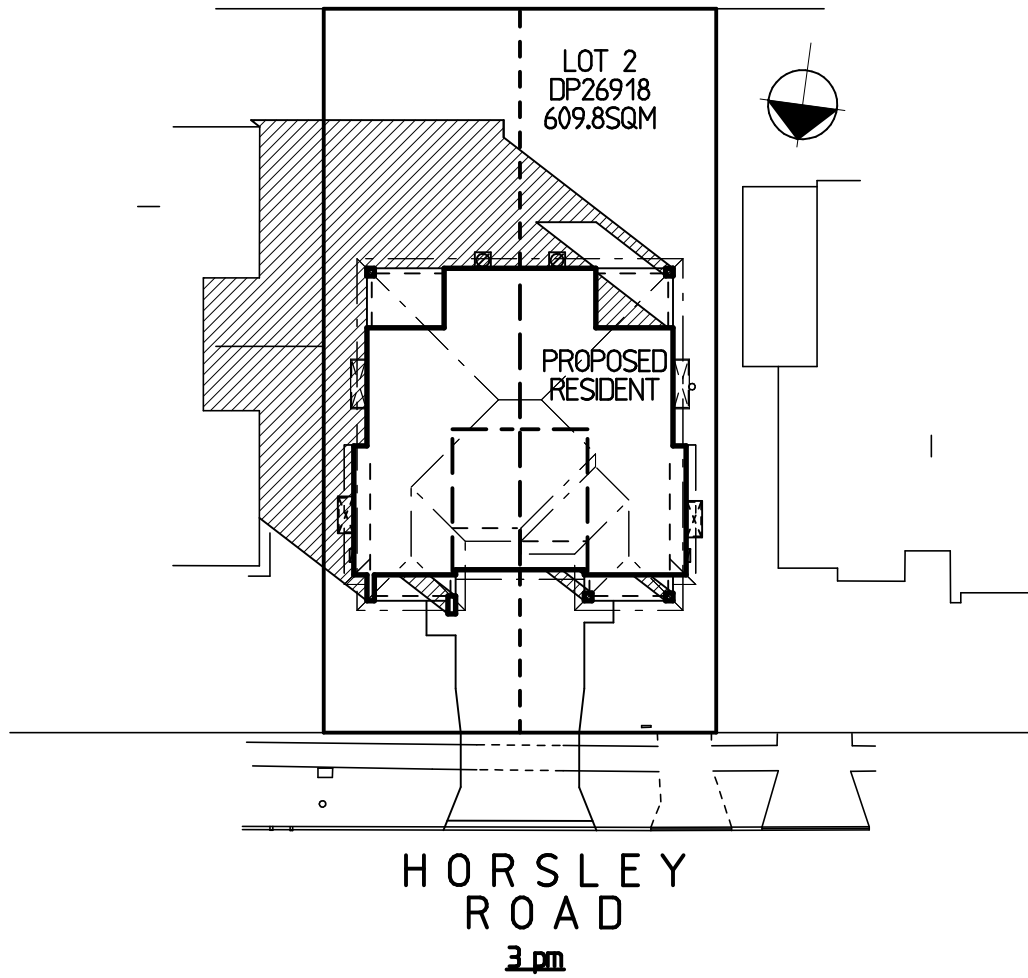
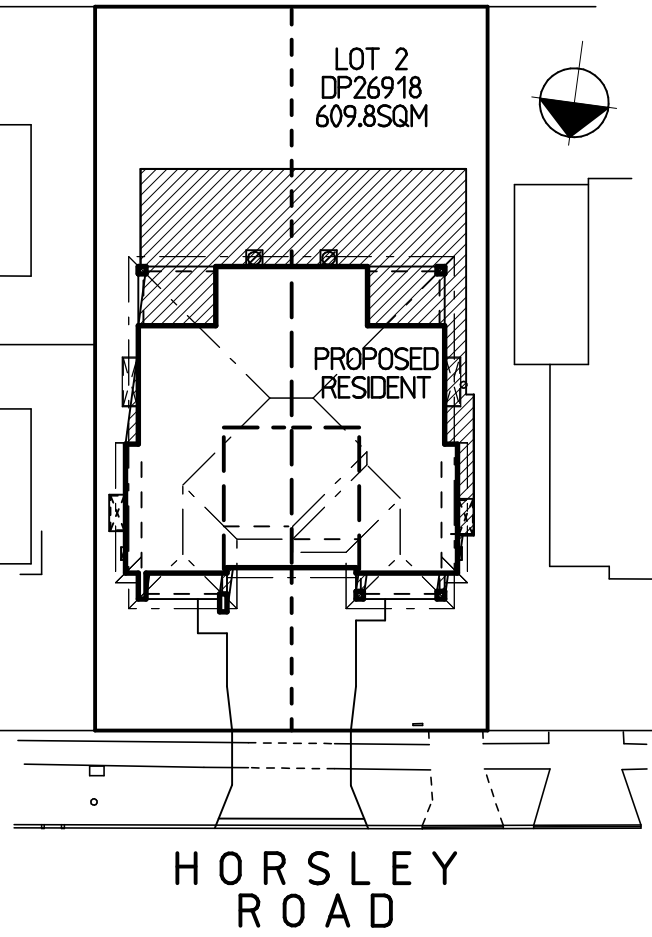
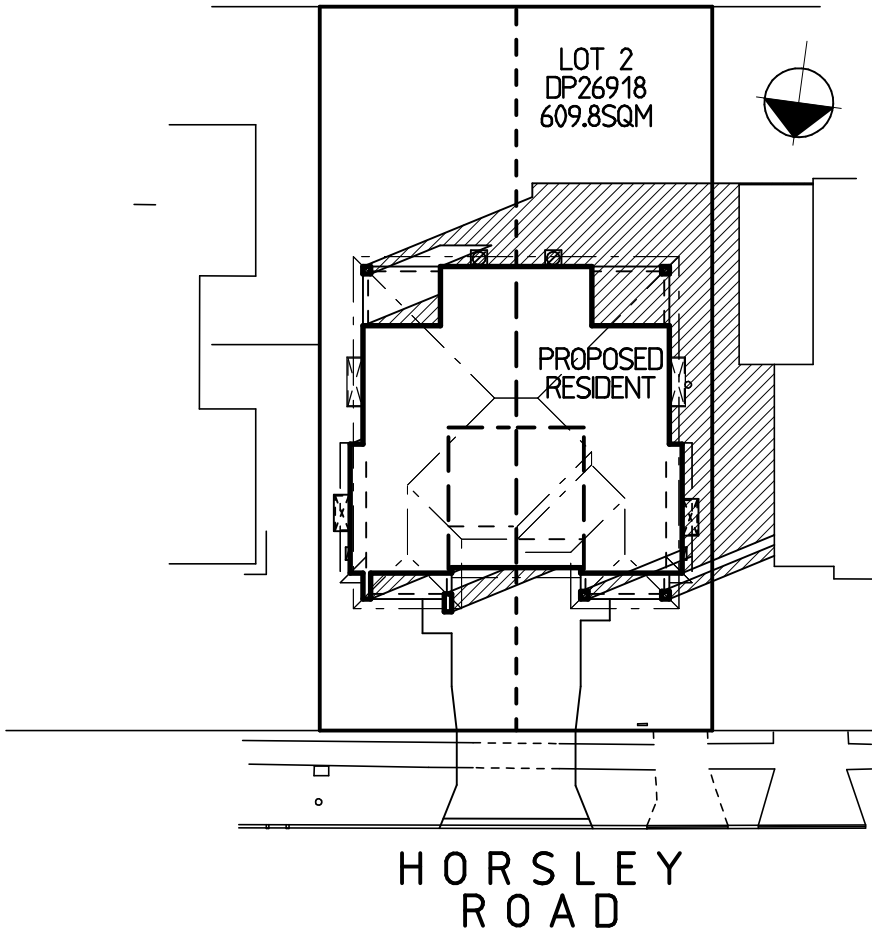
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B	CC Plan	HS	26.02.24
A	Sketch Plan	LB	11.12.24
REV	DESCRIPTION	DWN	DATE
house type		Jade 22	DRAWING N°: AND-39071
facade		Executive	SHEET 12 of 23
hand	CTR	JOB No. 04195	Date Dec 2024



# SHADOW DIAGRAMS MARCH 21ST/SEP 23RD EQUINOX 1:350

shadow diagrams to be used as a guide only site conditions may cause variations



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facade	Executive	SHEET	13 of 23
hand	CTR	JOB No.	04195
		Date	Dec 2024



2A Hazelglen Ave

ridge level r16.23

ridge level r17.07

UNIT 1

UNIT 2

ridge level r13.15

125 Horsley Road

127 Horsley Road

STREETSCAPE ANALYSIS 1:150

**Certificate No. 0011799780**

Scan QR code or follow website link for rating details.

Assessor name Daniel Warda


Accreditation No. 101182

Property Address Horsley Road, PANANIA NSW, 2213



h2024.com.au/QR/Generate?pin=LILYHOMES



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FOR

Amy Cao

AT

Lot 2, 125 Horsley Road,  
Panania DP26918


COUNCIL

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D  
C  
B  
A

Amendments  
Amend/Shadows  
CC Plan  
Sketch Plan

CS  
HS  
HS  
LB

20.03.24  
03.03.24  
26.02.24  
11.12.24

REV

DESCRIPTION

DWN

DATE

house type

Jade 22

DRAWING N°:

AND-39071

facade

Executive

SHEET

14 of 23

hand

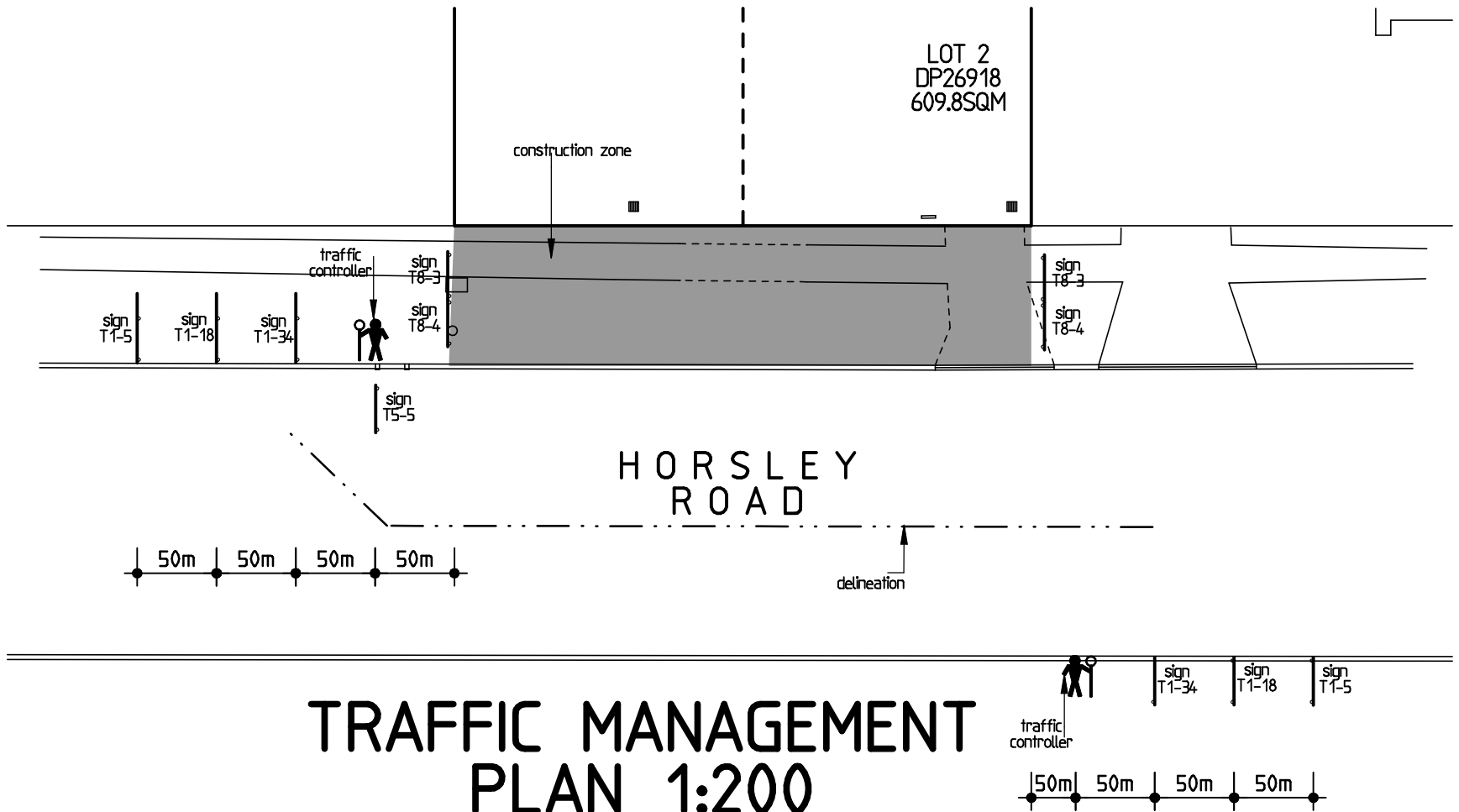
CTR

JOB No.


04195

Date


Dec 2024




# TRAFFIC MANAGEMENT PLAN 1:200




T1-5



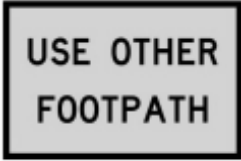
T1-18




T1-34



T5-5




T8-3



T8-4





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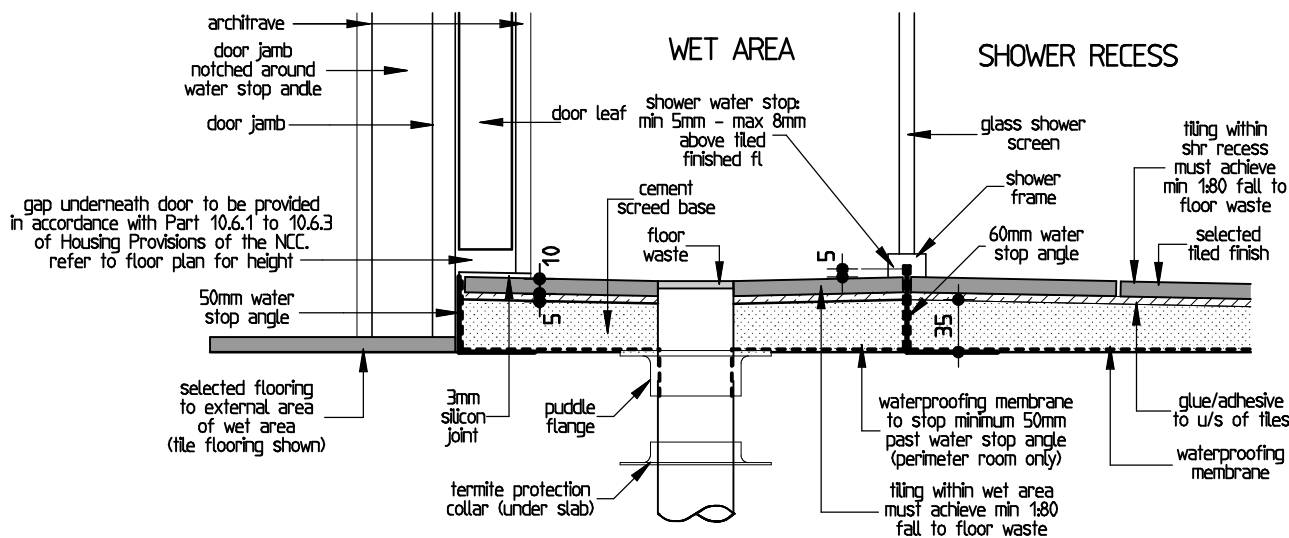
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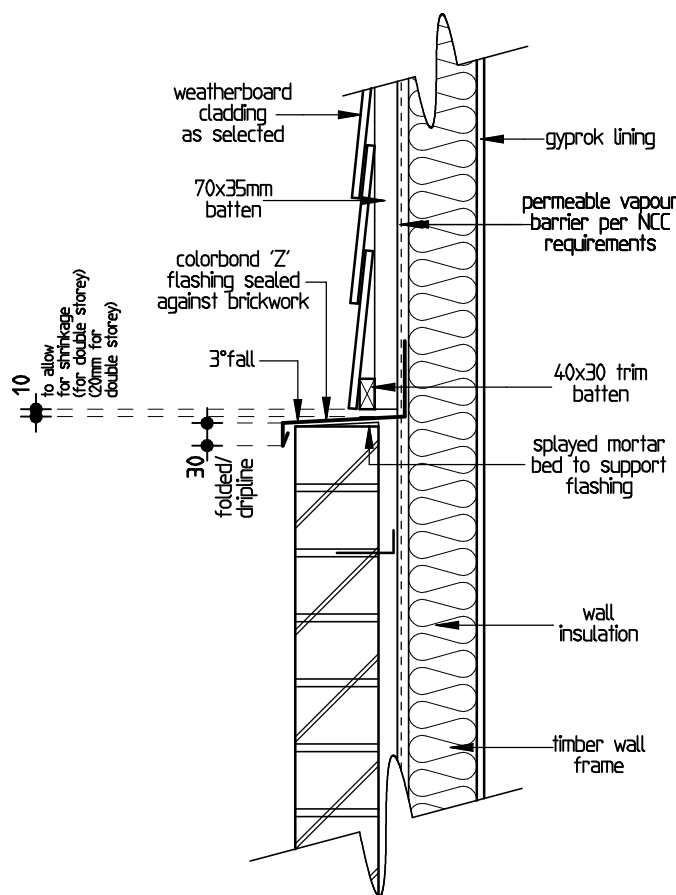
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A	Sketch Plan	LB	11.12.24

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facade	Executive	SHEET	15 of 23
hand	CTR	JOB No.	04195
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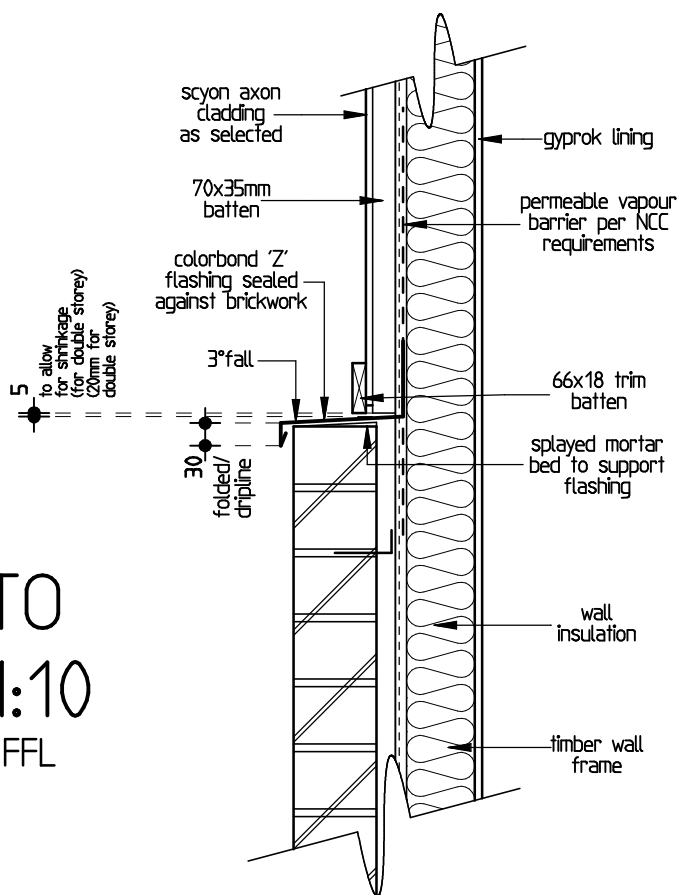


# SLA-013A – WATERPROOFING DETAIL 1:10 FRAMED OR SEMI-FRAMELESS SHOWER SCREENS



EAV-015A(I) – HARDI-PLANK CLADDING PRODUCT

# EAV-015A – BRICK TO CLADDING JUNCTION 1:10 FOR TRANSITON 2M OR HIGHER ABOVE FFL



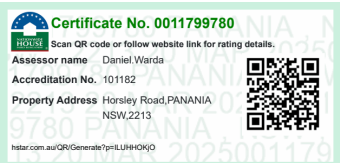
EAV-015A(II) – SCYON AXON CLADDING PRODUCT



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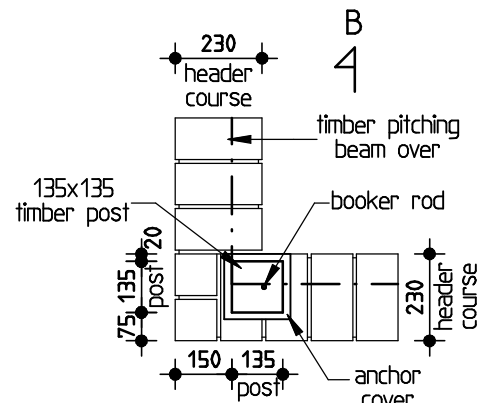
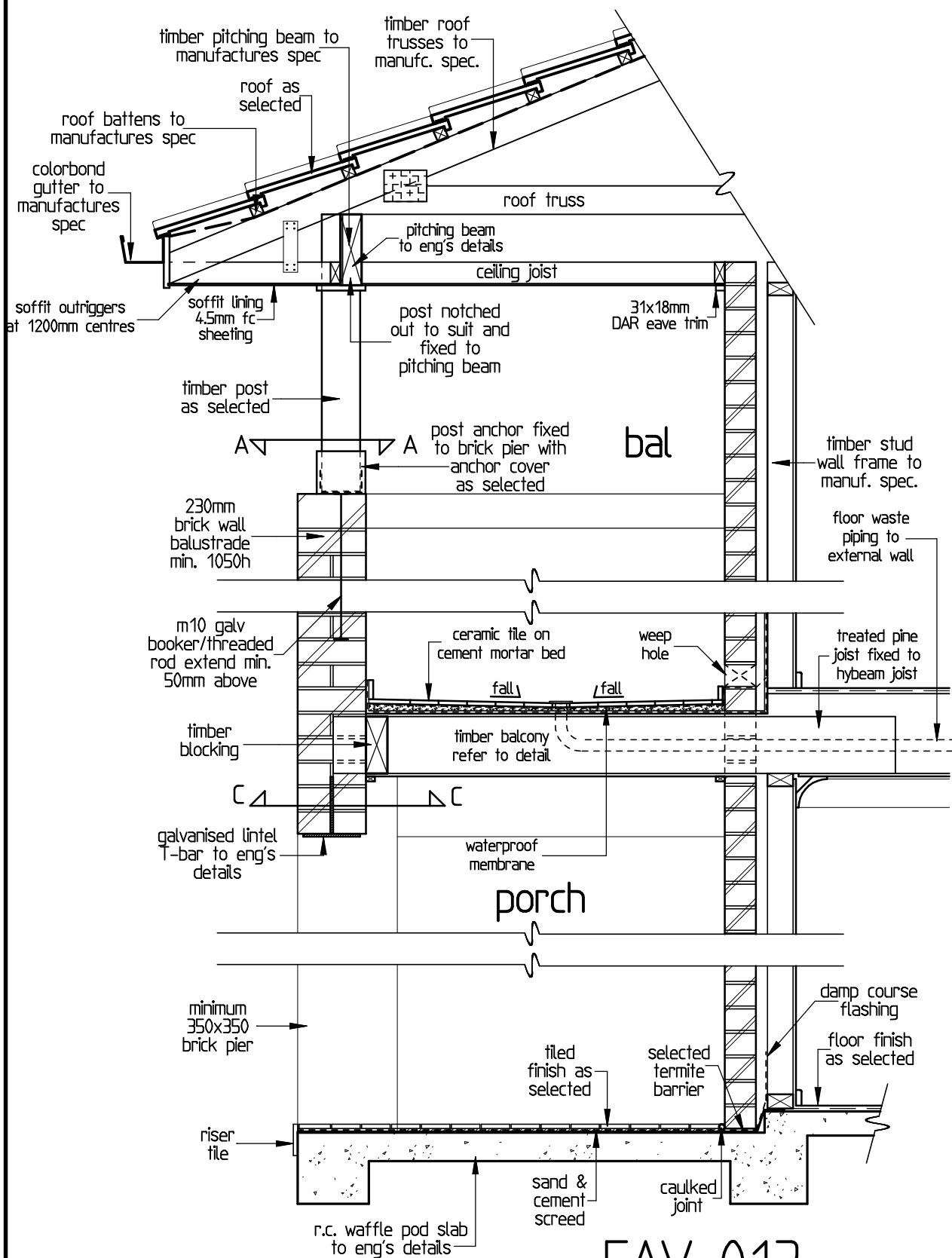
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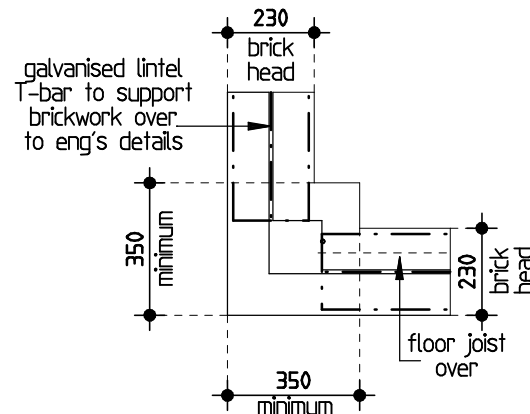
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facade Executive		SHEET 16 of 23	
hand CTR		JOB No. 04195	Date Dec 2024

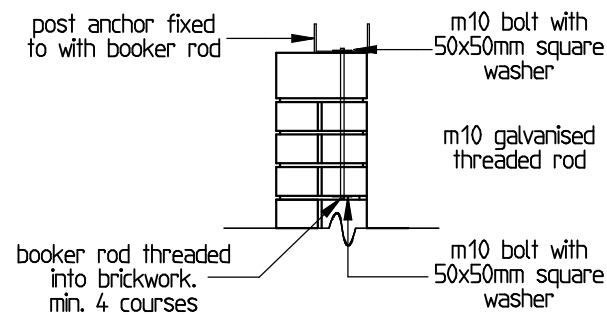




SECTION A-A



SECTION B-B



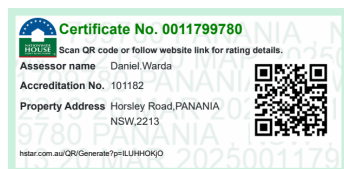
SECTION C-C

# EAV-013 STRUCTURAL POST DETAIL 1:10 BALCONY PIER



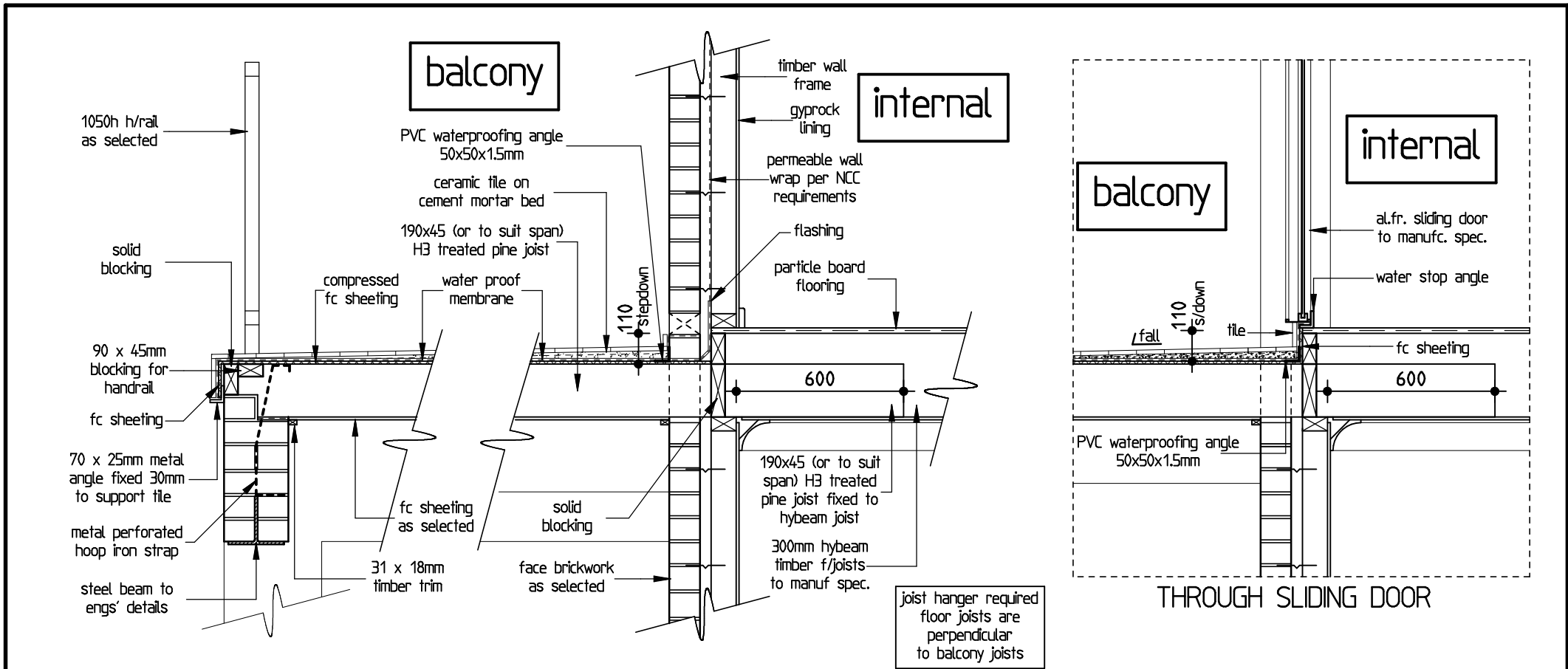
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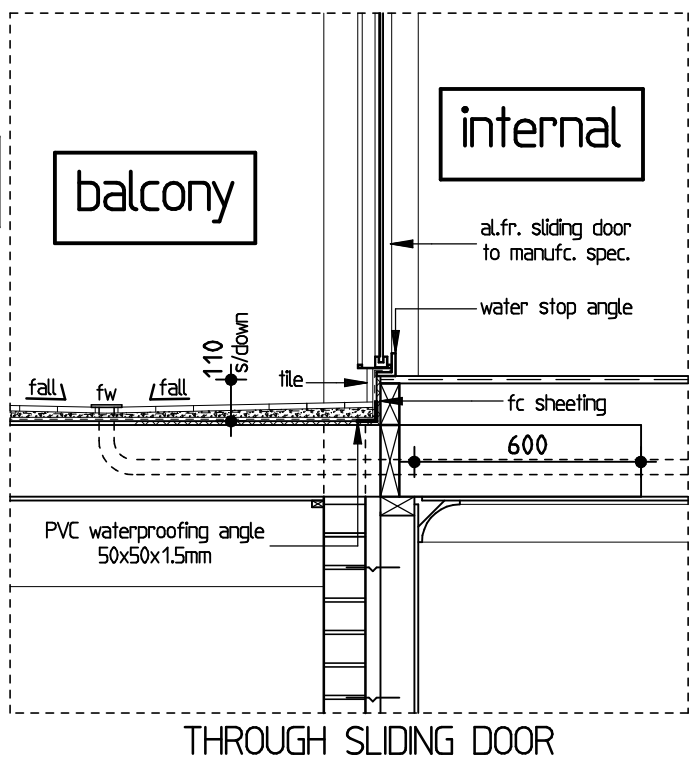
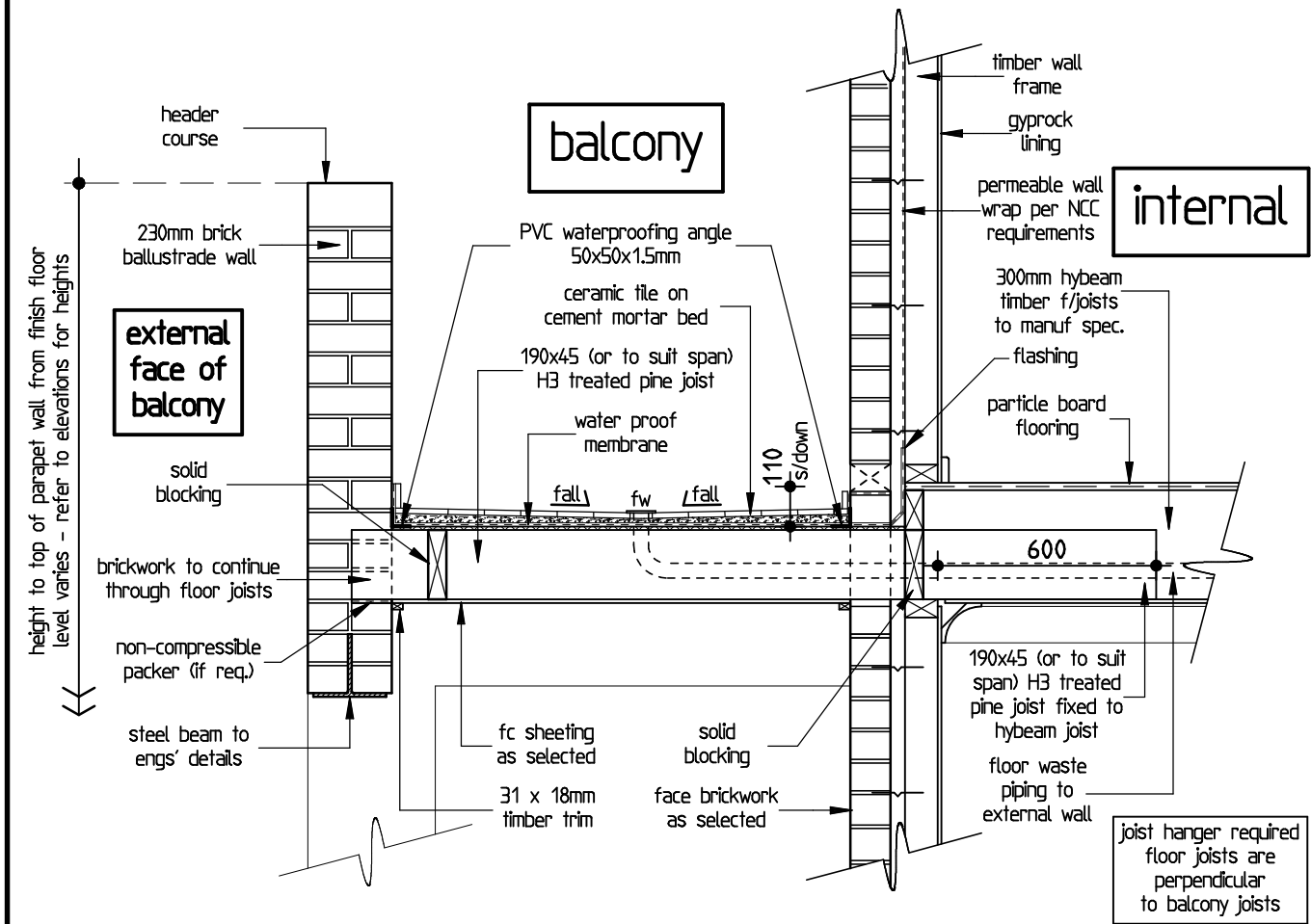


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D	Amendments	CS	20.03.24
C	Amend/Shadows	HS	03.03.24
B	CC Plan	HS	26.02.24
A	Sketch Plan	LB	11.12.24
REV	DESCRIPTION	DWN	DATE
house type	Jade 22	DRAWING N°:	AND-39071
facade	Executive	SHEET	17 of 23
hand	CTR	JOB No.	04195
		Date	Dec 2024

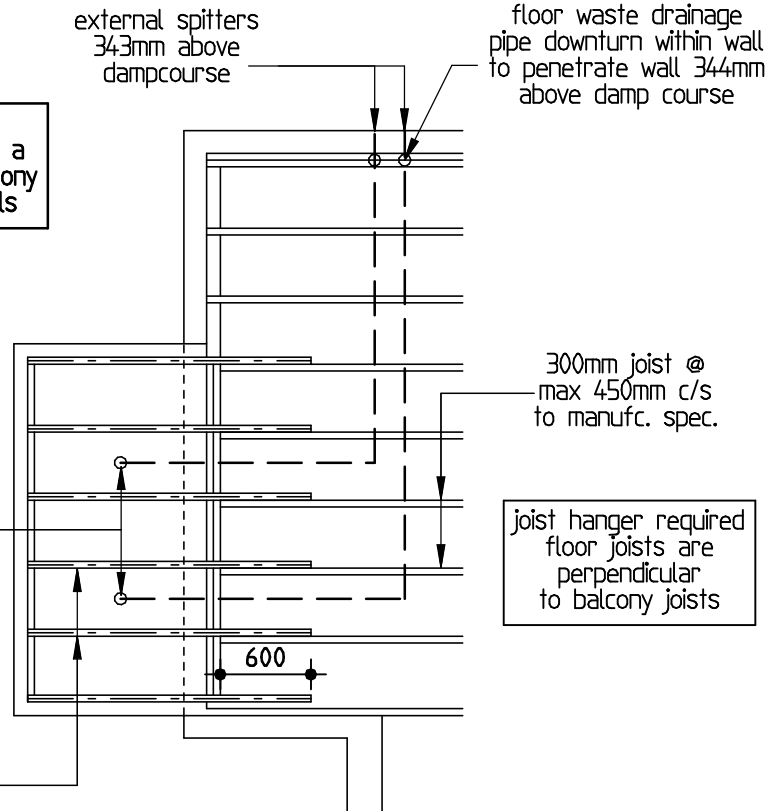


**BAL-003 – BALCONY DETAIL 1:20**  
OPEN TIMBER BALCONY – BRICK HEAD BELOW



**BAL-001 – BALCONY DETAIL 1:20**  
CLOSED TIMBER BALCONY

**Additional Notes**  
- Balcony plan to be used as a guide only, floor joist and balcony support subject to eng's details



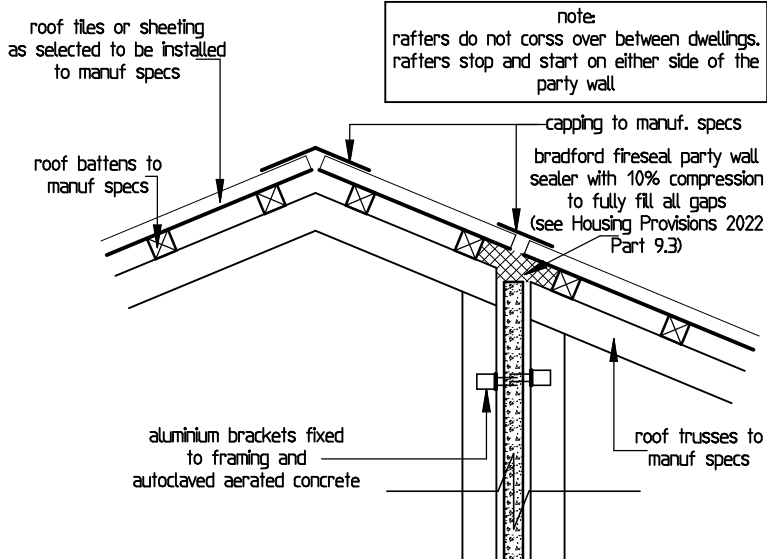
**BAL-002 – BALCONY PLAN DETAIL**  
TYPICAL TO CLOSED TIMBER BALCONY



FOR	Amy Cao		
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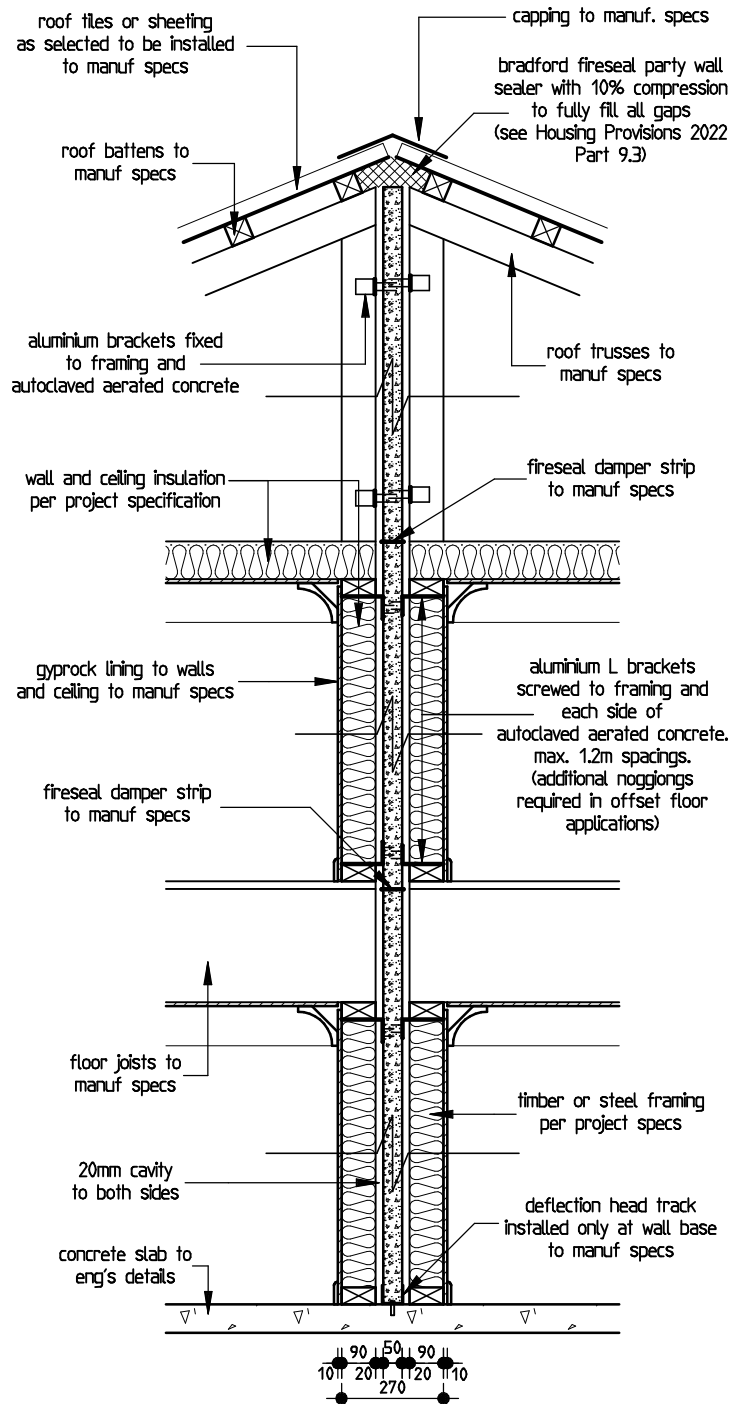


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hand		CTR	Job No. 04195
			Date Dec 2024



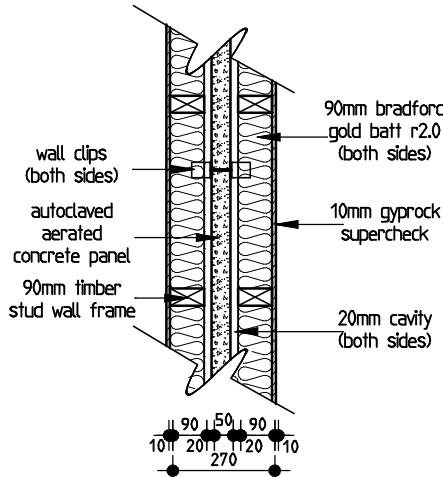
SECTION  
WAL-003 FIRE PARTITION  
WALL DETAIL 1:20  
(OFFSET RIDGE)

autoclaved aerated concrete intertenancy/party wall  
system with 90mm stud frame



SECTION  
WAL-002 FIRE PARTITION  
WALL DETAIL 1:20

autoclaved aerated concrete intertenancy/party wall  
system with 90mm stud frame



PLAN  
WAL-001 FIRE PARTITION  
WALL DETAIL 1:20

autoclaved aerated concrete intertenancy/party wall  
system with 90mm stud frame

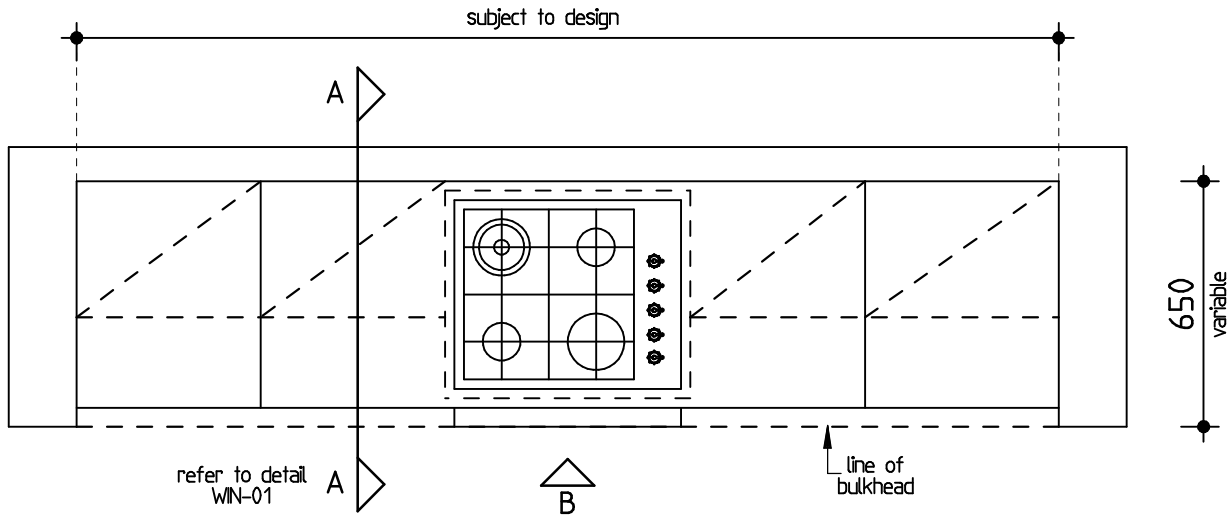


FOR Amy Cao	
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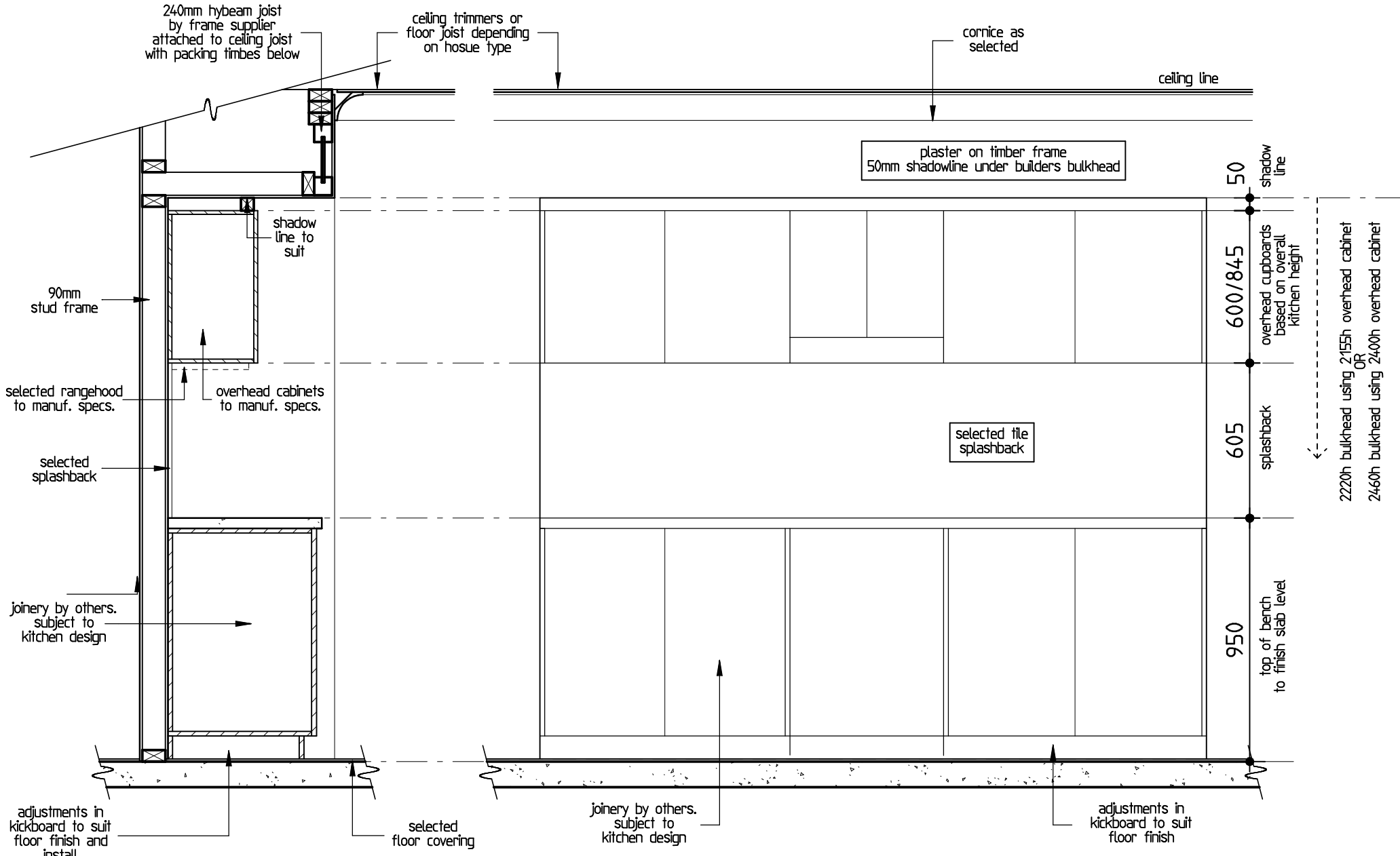


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PLAN



SECTION A-A


ELEVATION B

- Additional Notes
- Refer to floor plans, kitchen elevation plans, section and variations for all projects in construction as client variations may alter that standard design
  - Standard kitchen bulkhead to be 2220mm to frame from slab height
  - If overhead cupboards are increased in height, bulkhead will be adjusted and noted accordingly
  - Standard kitchen splash back is 605mm high
  - Standard bench top height is 950mm from slab height regardless of 20-40mm stone.
  - If tile and screed are selected, kitchen to be installed on top of tile, adjustments to be made in kickboard to suit.
  - Splashback windows to be set at 950mm from slab to bottom of aluminium window. If screed and tile, adjustments to be made in kickboard to suit.

# CAR-007 – KITCHEN BULKHEAD

## DETAIL 1:20

TYPICAL WITH ALUMINIUM FRAMED SPLASHBACK WINDOW



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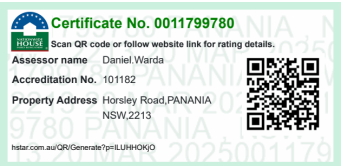
FOR  
**Amy Cao**


AT  
**Lot 2, 125 Horsley Road,  
Panania** DP26918

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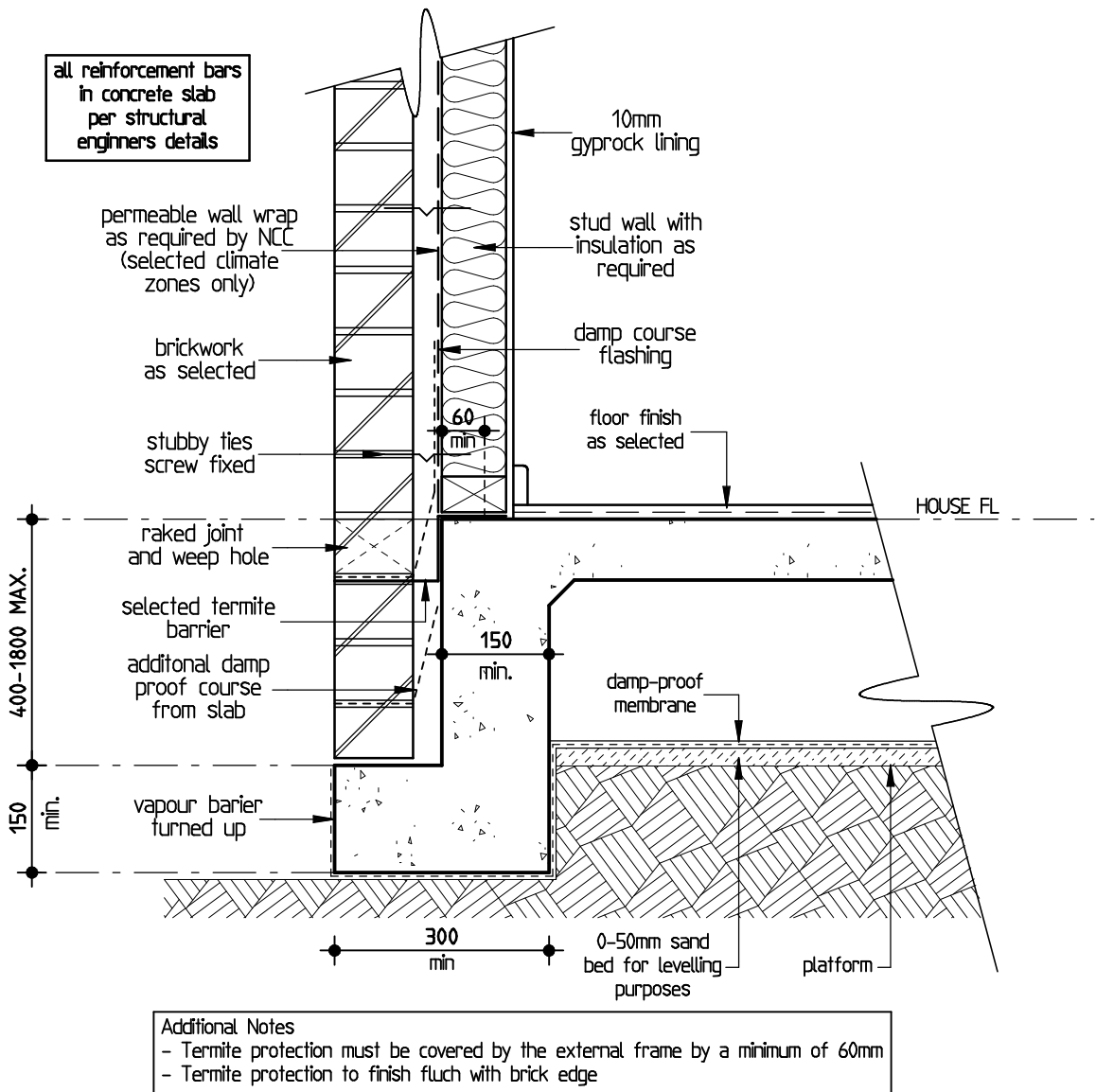





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SLA-012 - EXTERNAL DEB DETAIL 1:10

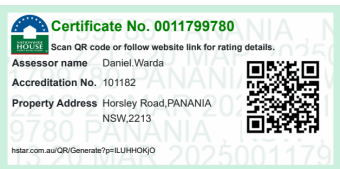



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FOR Amy Cao	
AT Lot 2, 125 Horsley Road, Panania DP26918	
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SAFE DESIGN OF STRUCTURES

- 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, leaning and maintenance of windows, walls, roof or other components of this building will require persons to be situated where a fall from a height in excess of two metres is possible. Where this type of activity is required, scaffolding, ladders or trestles should be used in accordance with relevant codes of practice, regulations or legislation. For buildings where scaffold, ladders, trestles are not appropriate, leaning and maintenance of windows, walls, roof or other components of this building will require persons to be situated. Where a fall from a height in excess of two metres is possible, Where this type of activity is required, scaffolding, fall barriers or Personal Protective Equipment (PPE) should be used in accordance with relevant codes of practice, regulations or legislation.
- b) SLIPPERY OR UNEVEN SURFACES

FLOOR FINISHES Specified

If finishes have been specified by designer, these have been selected to minimise the risk of floors and paved areas becoming slippery when wet or when walked on with wet shoes/ feet. Any changes to the specified finish should be made in consultation with the designer or, if this is not practical, surfaces with an equivalent or better slip resistance should be chosen.

FLOOR FINISHES By Owner

If the designer has not been involved in the selection of surface finishes, the owner is responsible for the selection of surface finishes in the pedestrian trafficable areas of this building. Surfaces should be selected in accordance with AS HB 197:1999 and AS/NZ 4586:1004.

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 accessways and in particular access to areas where maintenance is routinely carried out to ensure that surfaces have not moved or cracked so that they become uneven and present a trip hazard.

Spills, loose material, stray objects or any other matter that may cause a slip or trip hazard should be cleaned or removed from access ways.

Contractors should be required to maintain a tidy work site during construction, maintenance or demolition to reduce the risk of trips and falls in the workplace. Materials for construction or maintenance should be stored in designated areas away from access ways and work areas.
- 2 FALLING OBJECTS

LOOSE MATERIALS OR SMALL OBJECTS

Construction, maintenance or demolition work on or around this building is likely to involve persons working above ground level or above floor levels. Where this occurs one or more of the following measures should be taken to avoid objects falling from the area where the work is being carried out onto persons below.

1. Prevent or restrict access to areas below where the work is being carried out.

2. Provide toeboards to scaffolding or work platforms.

3 Provide protective structure below the work area.

4 Ensure that all persons below the work area have Personal Protective Equipment (PPE).

- BUILDING COMPONENTS

During construction, renovation or demolition of this building, parts of the structure including fabricated steelwork, heavy panels and many other components will remain standing prior to or after supporting parts are in place. Contractors should ensure that temporary bracing or other required support is in place at all times when collapse which may injure persons in the area is a possibility.

Mechanical lifting of materials and components during construction, maintenance or demolition presents a risk of falling objects. Contractors should ensure that appropriate lifting devices are used, that loads are properly secured and that access to areas below the load is prevented or restricted.
- 3 TRAFFIC MANAGEMENT

For building on a major road, narrow road or steeply sloping road: Parking of vehicles or loading/unloading of vehicles on this roadway may cause a traffic hazard. During construction, maintenance or demolition of this building designated parking for workers and loading areas should be provided. Trained traffic management personnel should be responsible for the supervision of these areas.

For building where on-site loading/unloading is restricted: Construction of this building will require loading and unloading of materials on the roadway. Deliveries should be well planned to avoid congestion of loading areas and trained traffic management personnel should be used to supervise loading/unloading areas.

For all buildings: Busy construction and demolition sites present a risk of collision where deliveries and other traffic are moving within the site. A traffic management plan supervised by trained traffic management personnel should be adopted for the work site.
- 4 SERVICES

GENERAL

Rupture of services during excavation or other activity creates a variety of risks including release of hazardous material. Existing services are located on or around this site. Where known, these are identified on the plans but the exact location and extent of services may vary from that indicated. Services should be located using an appropriate service (such as Dial Before You Dig), appropriate excavation practice should be used and, where necessary, specialist contractors should be used.

Locations with underground power: Underground power lines MAY be located in or around this site. All underground power lines must be disconnected or carefully located and adequate warning signs used prior to any construction, maintenance or demolition commencing.

Locations with overhead power lines: Overhead power lines MAY be near or on this site. These pose a risk of electrocution if struck or approached by lifting devices or other plant and persons working above ground level. Where there is a danger of this occurring, power lines should be, where practical, disconnected or relocated. Where this is not practical, adequate warning in the form of bright coloured tape or signage should be used or a protective barrier provided.
- MANUAL TASKS

Components within this design with a mass in excess of 15kg 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 manufacturers 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 manufactures specification.

- HAZARDOUS SUBSTANCES

ASBESTOS

For alterations to a building constructed prior to 1990: If this existing building was constructed prior to: 1990 – it therefore may contain asbestos 1986 – it therefore is likely to contain asbestos either in cladding material or in fire retardant insulation material. In either case, the builder should check and, if necessary, take appropriate action before demolishing, cutting, sanding, drilling or otherwise disturbing the existing structure.

POWDERED MATERIALS

Many materials used in the construction of this building can cause harm if inhaled in powdered form. Persons working on or in the building during construction, operational maintenance or demolition should ensure good ventilation and wear Personal Protective Equipment including protection against inhalation while using powdered material or when sanding, drilling, cutting or otherwise disturbing or creating powdered material.

TREATED TIMBER

The design of this building may include provision for the inclusion of treated timber within the structure. Dust or fumes from this material can be harmful. Persons working on or in the building during construction, operational maintenance or demolition should ensure good ventilation and wear Personal Protective Equipment including protection against inhalation of harmful material when sanding, drilling, cutting or using treated timber in any way that may cause harmful material to be released. Do not burn treated timber.

VOLATILE ORGANIC COMPOUNDS

Many types of glue, solvents, spray packs, paints, varnishes and some cleaning materials and disinfectants have dangerous emissions. Areas where these are used should be kept well ventilated while the material is being used and for a period after installation. Personal Protective Equipment may also be required. The manufacturers recommendations for use must be carefully considered at all times.

SYNTHETIC MINERAL FBRE

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 manufacturers recommendations for use must be carefully considered at all times.
- THESE NOTES MUST BE READ AND UNDERSTOOD BY ALL INVOLVED IN THE PROJECT.

THIS INCLUDES (but is not excluded to): OWNER, BUILDER, SUB-CONTRACTORS, CONSULTANTS, RENOVATORS, OPERATORS, MAINTENORS, DEMOLISHERS.

LILY HOMES

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FOR

Amy Cao

AT

Lot 2, 125 Horsley Road, Panania DP26918

COUNCIL

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D

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C

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A

Sketch Plan

LB

11.12.24

REV

DESCRIPTION

DWN

DATE

house type

Jade 22

DRAWING N°:

AND-39071

facade

Executive

SHEET

22 of 23

hand

CTR

JOB No.

04195

Date

Dec 2024



BASIX® commitments

Assessor	Mr. Daniel Warda
Date	20 / 03 / 25
BASIX Certificate No.	1788199M
NatHERS Certificate No.	0011799780

Project details

Site Address	Lot 2, 125 Horsley Road, Panania NSW 2213
Municipality	Canterbury-Bankstown
Reference	04195

Thermal Comfort

Floors	300mm Waffle pod slab
Ceiling Between Floors	R5.0 Insulation to Garage Ceiling Joists & R5.0 Insulation to Bed 3 & Bed 4 Suspended Floor
External Walls	R2.7 Insulation to all external walls   Medium
Internal Walls	R2.0 Insulation to WC & Garage internal walls shared with conditioned areas
Ceilings	R6.0 Insulation to all trussed ceilings over living areas
Roof	Roof Tiles   Medium
Roof Insulation	Sarking
Windows:	
Bradnam's Fixed Windows (Aluminium Framed - Double Glazed Argon-Filled Low-e Clear)	U-Value: 2.6 SHGC: 0.50
Bradnam's Sliding Windows (Aluminium Framed - Double Glazed Argon-Filled Low-e Clear)	U-Value: 3.0 SHGC: 0.46
Bradnam's Sliding Door (Aluminium Framed - Double Glazed Argon-Filled Low-e Clear)	U-Value: 3.0 SHGC: 0.54
Bradnam's Awning Windows (Aluminium Framed - Double Glazed Argon-Filled Low-e Clear)	U-Value: 3.3 SHGC: 0.41
Bradnam's Sliding Windows (Aluminium Framed - Standard Clear Glazed)	U-Value: 6.4 SHGC: 0.76

\*Refer to NatHERS Certificate for location and dimensions of windows.

Skylights	N/A
-----------	-----


Water

Landscape Area	123.2m²
W.C's	4 star
Kitchen Taps	4 star
Shower Heads	4 star (> 4.5 but <= 6 L/min)
Basin Taps	4 star
Alternative Water	2000L Rainwater Tank
Roof Water to Tank	30m²
Alt. Water Uses	Garden Tap & WC

Energy

Hot Water	Gas Instantaneous   6 star
Air-Con (Heating)	3-Phase Ducted A/C   3.5 - 4.0
Air-Con (Cooling)	3-Phase Ducted A/C   3.0 - 3.5
Ventilation	As Per Basix Assessment
PV System	N/A
Cooking	Gas Cooktop & Electric Oven
Drying	Outdoor Clothesline
Lighting	Primarily LED

Phone: 0488 203 606      Email: giuseppe@energiassessments.com.au      ABN: 77 614 736 284



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**Certificate No. 0011799780**

Scan QR code or follow website link for rating details.

Assessor name Daniel Warda

Accreditation No. 101182

Property Address Horsley Road,PANANIA NSW,2213

hstar.com.au/QR/Generate?p=ILUHHOKJO





**ABSA**  
Australian Building Sustainability Association

Assessments completed within the accreditation period are part of the ABSA quality audit system


Accreditation Period 31/03/2024-31/03/2025

Assessor Name Daniel Warda

Assessor Number 101182

Assessor Signature 

This Accredited Assessor is qualified to use NatHERS Accredited Software and has agreed to follow the ABSA Code of Practice



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