

ALL DIMENSIONS TO BE VERIFIED ON SITE PRIOR TO WORK COMMENCING. DO NOT SCALE FROM DRAWINGS.

ALL MATERIALS AND WORK ARE TO COMPLY WITH ALL RELEVANT, CURRENT S.A.A. STANDARDS AND TO THE REQUIREMENT OF THE RELEVANT LOCAL AUTHORITIES.

PRIOR TO SUBMITTING A TENDER, CONTRACTORS ARE TO VISIT THE SITE AND FAMILIARISE THEMSELVES WITH ALL SITE CONDITIONS AND ALLOW FOR ANY CONTINGENCY WHICH MAY AFFECT THE TENDER.

ISSUE 1  
08/04/2025  
DA

BE ADVISED : SOME CLAUSES IN THIS SPECIFICATION MAY NOT BE RELEVANT TO THIS PROJECT

- PART 3.1 OF THE NCC VOLUME 2 BUILDING CODE OF AUSTRALIA 2022 & HOUSING PROVISIONS STANDARD 2022.	- PART 4 OF THE NCC VOLUME 2 BUILDING CODE OF AUSTRALIA 2022 & HOUSING PROVISIONS STANDARD 2022. - AS 2159:2009 - PILING - DESIGN & INSTALLATION - AS 2870:2011 - RESIDENTIAL SLABS & FOOTINGS - AS 3600:2018 - CONCRETE STRUCTURES	- PART 8 OF THE NCC VOLUME 2 BUILDING CODE OF AUSTRALIA 2022 & HOUSING PROVISIONS STANDARD 2022. - AS 1288:2021 - GLASS IN BUILDINGS - SELECTION & INSTALLATION - AS 2047:2014 - WINDOWS & EXTERNAL GLAZED DOORS IN BUILDINGS - AS/NZS 2208:1996 - SAFETY GLAZING MATERIALS IN BUILDINGS	- PART 11 OF THE NCC VOLUME 2 BUILDING CODE OF AUSTRALIA 2022 & HOUSING PROVISIONS STANDARD 2022. - AS 1428.1:2009 - DESIGN FOR ACCESS & MOBILITY - GENERAL REQUIREMENTS FOR ACCESS - NEW BUILDING WORK - AS 1657:2018 - FIXED PLATFORMS, WALKWAYS, STAIRWAYS & LADDERS - DESIGN, CONSTRUCTION & INSTALLATION
- TO BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979 AND DEVELOPMENT CONSENT CONDITIONS - PART 3.2 OF THE NCC VOLUME 2 BUILDING CODE OF AUSTRALIA 2022 & HOUSING PROVISIONS STANDARD 2022. -AS 4678:2002 - EARTH-RETAINING STRUCTURES	- PART 5 OF THE NCC VOLUME 2 BUILDING CODE OF AUSTRALIA 2022 & HOUSING PROVISIONS STANDARD 2022. - AS 3700:2018 - MASONRY STRUCTURES	- PART 9 OF THE NCC VOLUME 2 BUILDING CODE OF AUSTRALIA 2022 & HOUSING PROVISIONS STANDARD 2022. - AS 3786:2014 - SMOKE ALARMS USING SCATTERED LIGHT, TRANSMITTED LIGHT OR IONIZATION	- PART 11.3.3 OF THE NCC VOLUME 2 BUILDING CODE OF AUSTRALIA 2022 & HOUSING PROVISIONS STANDARD 2022. - PART 11.3.4 OF THE NCC VOLUME 2 BUILDING CODE OF AUSTRALIA 2022 & HOUSING PROVISIONS STANDARD 2022. - PART 11.3.5 OF THE NCC VOLUME 2 BUILDING CODE OF AUSTRALIA 2022 & HOUSING PROVISIONS STANDARD 2022. - AS 1170.1-2002 – BALUSTRADE INSTALLATION
- PART 3.3 OF THE NCC VOLUME 2 BUILDING CODE OF AUSTRALIA 2022 & HOUSING PROVISIONS STANDARD 2022. - AS/NZS 3500.1:2021 - PLUMBING & DRAINAGE - WATER SERVICES - AS/NZS 3500.2:2021 - PLUMBING & DRAINAGE - SANITARY PLUMBING & DRAINAGE - AS/NZS 3500.3:2021 - PLUMBING & DRAINAGE - STORMWATER DRAINAGE - AS/NZS 3500.4:2021 - PLUMBING & DRAINAGE - HEATED WATER SERVICES	- PART 6 OF THE NCC VOLUME 2 BUILDING CODE OF AUSTRALIA 2022 & HOUSING PROVISIONS STANDARD 2022. - AS 1684.2:2021 - RESIDENTIAL TIMBER-FRAMED CONSTRUCTION - NON- CYCLONIC AREAS - AS 1720.1:2010 - TIMBER STRUCTURES - DESIGN METHODS - AS 4100:2020 - STEEL STRUCTURES - AS 3660.1-2014 – TERMITE MANAGEMENT SYSTEM	- PART 10 OF THE NCC VOLUME 2 BUILDING CODE OF AUSTRALIA 2022 & HOUSING PROVISIONS STANDARD 2022. - AS/NZS ISO 717.1:2004 - ACOUSTICS - RATING OF SOUND INSULATION IN BUILDINGS & OF BUILDING ELEMENTS - AIRBORNE SOUND INSULATION - AS ISO 717.2:2004 - ACOUSTICS - RATING OF SOUND INSULATION IN BUILDINGS & OF BUILDING ELEMENTS - IMPACT SOUND INSULATION - AS 1668.2:2012 - THE USE OF VENTILATION & AIR CONDITIONING IN BUILDINGS - MECHANICAL VENTILATION IN BUILDINGS - AS 1668.4:2012 - THE USE OF VENTILATION & AIR CONDITIONING IN BUILDINGS - NATURAL VENTILATION OF BUILDINGS - AS/NZS 1680.0:2009 - INTERIOR LIGHTING - SAFE MOVEMENT - AS 3740:2021 - WATERPROOFING OF DOMESTIC WET AREAS - AS 3000-2018 – ELECTRICAL INSTALLATION	PART 11.3.7 AND 11.3.8 OF THE NCC VOLUME 2 BUILDING CODE OF AUSTRALIA 2022 & HOUSING PROVISIONS STANDARD 2022.  - AS 2601-2001 – DEMOLITION WORK
- Part 2.2 OF THE NCC VOLUME 2 BUILDING CODE OF AUSTRALIA 2022 & HOUSING PROVISIONS STANDARD 2022. - AS 4100-2020– STEEL STRUCTURES CODES - AS/NZS 1170.0-2002 – GENERAL PRINCIPLES - AS/NZS 1170.1-2002 – PARTS 1 PERMANENT, IMPOSED AND OTHER ACTIONS - AS/NZS 1170.2-2021 – PART 2 WIND ACTIONS - AS 3700-2018– SAA MASONRY CODE - AS 1684.3-2021- RESIDENTIAL TIMBER FRAMED CONSTRUCTION	- PART 7 OF THE NCC VOLUME 2 BUILDING CODE OF AUSTRALIA 2022 & HOUSING PROVISIONS STANDARD 2022. - AS 1273:1991 - UNPLASTICIZED PVC (UPVC) DOWNPIPES & FITTINGS FOR RAINWATER - AS 1562.1:2018 - DESIGN & INSTALLATION OF SHEET ROOF & WALL CLADDING - METAL - AS/NZS 1562.3:2006 - DESIGN & INSTALLATION OF SHEET ROOF & WALL CLADDING - PLASTIC - AS 2049:2002 - ROOF TILES - AS 2050:2018 - INSTALLATION OF ROOF TILES - AS 4285:2019 – ROOFLIGHTS	- AS 1668.2:2012 - THE USE OF VENTILATION & AIR CONDITIONING IN BUILDINGS - MECHANICAL VENTILATION IN BUILDINGS - AS 1668.4:2012 - THE USE OF VENTILATION & AIR CONDITIONING IN BUILDINGS - NATURAL VENTILATION OF BUILDINGS - AS/NZS 1680.0:2009 - INTERIOR LIGHTING - SAFE MOVEMENT - AS 3740:2021 - WATERPROOFING OF DOMESTIC WET AREAS - AS 3000-2018 – ELECTRICAL INSTALLATION	- PART 12.1.1 (H7D2) OF THE NCC VOLUME 2 BUILDING CODE OF AUSTRALIA 2022 & HOUSING PROVISIONS STANDARD 2022 - AS 1926 PART 1-2012 – SWIMMING POOL SAFETY - SAFETY BARRIERS FOR SWIMMING POOLS - AS 1926 PART 2-2007 - SWIMMING POOL SAFETY - LOCATION OF SAFETY BARRIERS FOR SWIMMING POOLS (INCORPORATING AMENDMENTS 1 AND 2) - AS 1926 PART 3-2010 – SWIMMING POOL SAFETY - WATER RECIRCULATION SYSTEMS (INCORPORATING AMENDMENT 1)
		- NCC VOLUME 2 BUILDING CODE OF AUSTRALIA 2022 & HOUSING PROVISIONS STANDARD 2022 - AS 3740-2021– WATERPROOFING TO WET AREA - AS 4654-2012 – EXTERNAL WET AREAS	- PART 13 OF THE NCC VOLUME 2 BUILDING CODE OF AUSTRALIA 2022 & HOUSING PROVISIONS STANDARD 2022 & BASIX Certificate.



Originals print A3 = 1:100, A4 = reduce by 50% = 1:200  
colours & scale = result of data transfer / print settings.

0 1 2 3 4 5 m.  
SCALE:

Project; #2508    Convert games room into  
For; Kevin            proposed detached granny flat  
At; 42 Little Road, Bankstown  
Title; Spec  
Drwg; 1 of 11    Scale; Noted    LGA; Bankstown  
Issue; DA

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NOTE; DO NOT SCALE OFF DRAWINGS WORK TO FIGURED DIMENSIONS & SITE DIMENSIONS AVAILABLE CHECK ON SITE (C.O.S).  
ALL DIMENSIONS, LEVELS & SERVICES, TO BE CHECKED AS REQUIRED SUBJECT TO SURVEY, SET-OUT TO BE BY SURVEYOR.  
REFER TO OTHER CONSULTANTS DOCUMENTS AS REQUIRED READ IMPORTANT NOTE/S. IF DOUBT ASK!