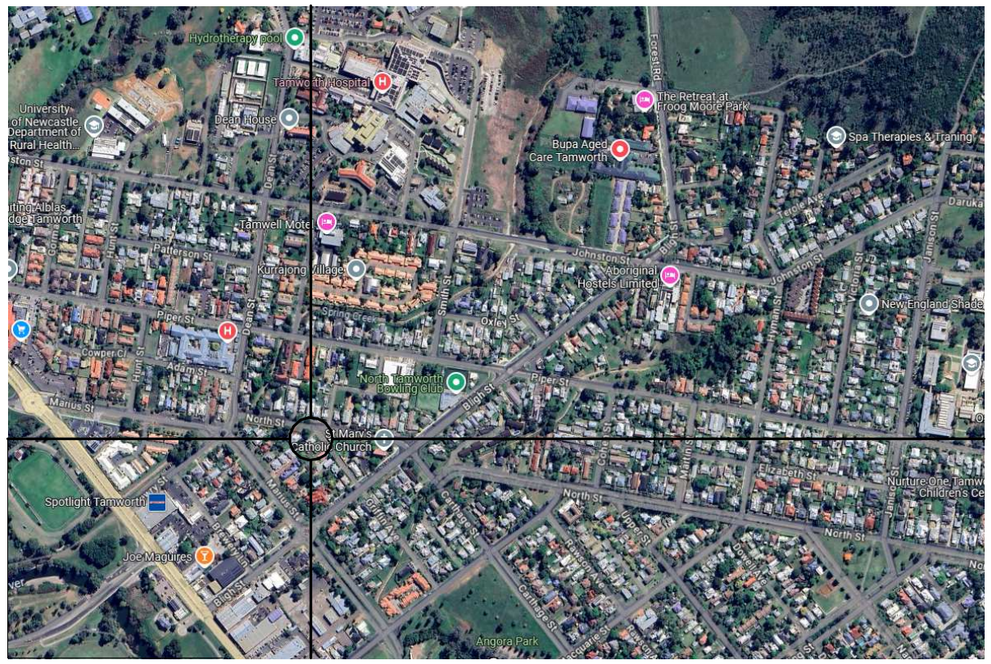
SUBJECT SITE



SITE LOCATION

google.com/maps

PROPOSED MULTI RESIDENTIAL DEVELOPMENT

SCHEDULE OF DRAWINGS

SHEET NAME	SHEET NUMBER	Current Revision
SITE INFORMATION	A000	4
SITE PLAN	A001	4
SITE AREAS	A002	4
ROOF PLAN	A003	4
FLOOR PLAN - UNIT 1	A004	4
ELEVATIONS	A005	4
SECTIONS	A006	4
FLOOR PLAN - UNITS 2 + 3	A007	4
SCHEDULES	A008	4
ELEVATIONS	A009	4
ELEVATIONS	A010	4
SECTIONS	A011	4
SEDIMENT EROSION CONTROL	A012	4
SEDIMENT EROSION CONTROL	A013	4
SPECIFICATIONS	A014	4
SPECIFICATIONS	A015	4
TENANCY WALL DETAILS	A016	4
SAFETY NOTE	A017	4

STREET VIEW

SITE DETAILS

SITE AREA:	964.2 sqm
LEP-ZONING:	R1 GENERAL RESIDENTIAL
LOCAL GOVERNMENT AREA:	TAMWORTH REGIONAL COUNCIL
DEVELOPMENT TYPE:	PROPOSED MULTI RESIDENTIAL DEVELOPMENT
BUILDING CLASSIFICATION:	CLASS 1A
WIND CLASSIFICATION:	N2 SITE CLASSIFICATION TO AS 4055-2021
SOIL CLASSIFICATION:	REFER TO ENG. DETAILS
CLIMATE ZONE:	4 (WWW.ABCB.GOV.AU MAP)
BUSHFIRE PRONE LAND:	N/A NO AREAS OF BUSHFIRE PRONE VEGETATION
OTHER CONTROLS:	N/A

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PROPOSED MULTI RESIDENTIAL DEVELOPMENT

5 NORTH STREET, NORTH TAMWORTH

GILLOGLY

SCALE 1 : 100

DATE 08/05/2025

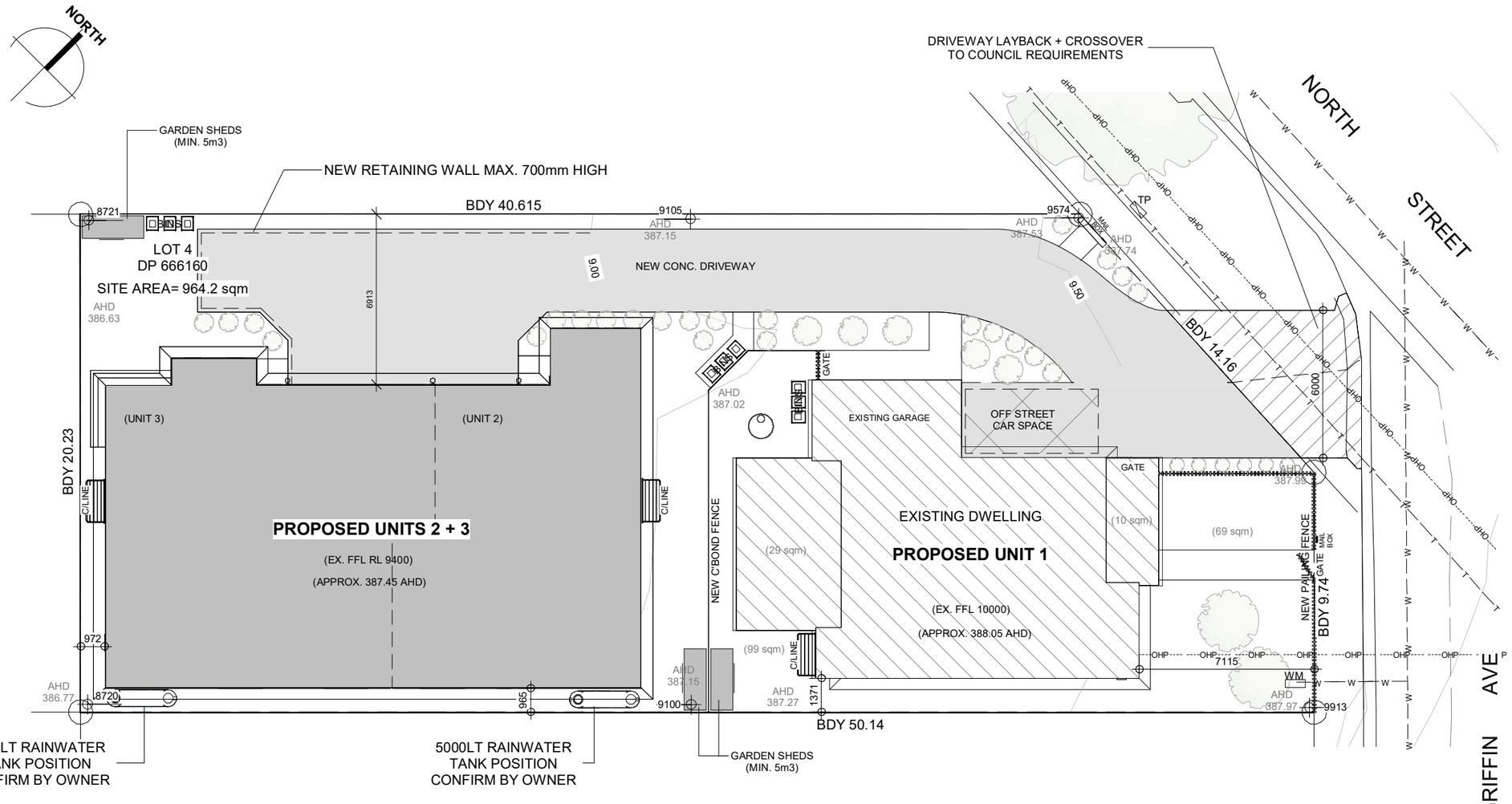
DRAWN SAE

DESIGNED SAE

REVISION	DESCRIPTION	DATE
1	PRELIMINARY ISSUE	14/08/2024
2	FOR APPROVAL	30/10/2024
3	FOR SUBMISSION	08/05/2025
4	FOR DA SUBMISSION	09/05/2025

PROJECT No.
1163-24

SHEET
A000



LEGEND

T	TELSTRA PIT
E	ELECTRICAL PIT
WM	WATER METER
PP	POWER POLE
DP	DOWNPIPE
SWP	STORMWATER PIT
SMH	SEWER ACCESS CHAMBER
KIP	KERB INLET PIT
H	HYDRANT
LB	LETTER BOX
LP	LIGHT POLE
GAS	GAS PIT
—10000—	APPROX. SURFACE CONTOUR
⊕	DESIGN SURFACE LEVEL
AHD 400	AUST HEIGHT DATUM LEVEL
—SW—SW—	STORMWATER DRAINAGE
—S—S—	SEWER
—W—W—	WATER
—T—T—	TELSTRA
—OPT—OPT—	OPTIC FIBRE
—E—E—	ELECTRICAL
--OHP--OHP--	OVERHEAD POWER
—GS—GS—	GAS LINE
—EXSW—EXSW—	EXISTING STORMWATER
—EXS—EXS—	EXISTING SEWER

SITE PLAN

1 : 200

DRIVEWAY NOTES:

DRIVEWAY CONSTRUCTION TO COMPLY WITH TRC ENGINEERING DESIGN GUIDLINES FOR SUBDIVISIONS & DEVELOPMENTS- 2.7.3 PART 2 TABLE F

DRIVEWAY + LAYBACK TO BE INSTALLED TO TRC ENGINEERING DESIGN GUIDLINES FOR SUBDIVISIONS & DEVELOPMENTSDRAWINGS 844-3.04B + 8281

DRIVEWAY SHALL BE INSTALLED WITH SATISFACTORY CLEARANCE TO ANY UTILITY POLE, STORMWATER + SEWER PITS OR MANHOLES OR ANY STREET TREE.
ANY ALTERATION OR RELOCATION TO THE ABOVE SHALL REQUIRE APPROVAL FROM RELEVANT AUTHORITY

DRIVEWAY ACCESS TO CROSS FOOTPATHS PERPENDICULAR TO ACCESS ROAD

DRIVEWAY CONSTRUCTION SHALL ENABLE ACCESS FOR ALL TYPES OF DOMESTIC + SMALL COMMERCIAL VEHICLES

DRIVEWAY CONSTRUCTION SHALL HAVE A NON-SLIP SURFACE FINISH

LAYBACK SHALL BE CONSTRUCTED WITH THE BACK OF THE LAYBACK LEVEL WITH THE HEIGHT OF THE KERB + GUTTER

SITE NOTES

ALL SURFACE WATER TO FALL AWAY FROM BUILDING IN ALL DIRECTIONS IN ACCORDANCE WITH REQUIREMENTS OF AS2870 + NCC HP PART 3.3.3

DOWNPIPES TO BE CONNECTED INTO STORMWATER AS SOON AS THE ROOF IS INSTALLED.

DOWNPIPES SHOULD BE AT A MAXIMUM OF 12 METER CENTRES + AS CLOSE TO VALLEYS AS POSSIBLE AND IN ACCORDACE WITH NCC HP PART 7.4 + NCC VOL. 3

EXCAVATED MATERIAL STORED ON SITE SHALL BE PLACED UP-SLOPE OF SEDIMENT FENCE. INSTALL A SEDIMENT FENCE ON THE DOWNSLOPE SIDE OF MATERIAL.

CONSTRUCTION VEHICLES TO BE PARKED ON THE STREET, TO PREVENT TRANSFERRING DEBRIS ONTO STREET. UNLESS ALTERNATIVE SEDIMENT TRANSFER REDUCTION METHODS ARE IN PLACE

ALL EXISTING UNDERGROUND SERVICES MUST BE LOCATED AND EXPOSED PRIOR TO EARTHWORKS COMMENCING & IT IS THE RESPONSIBILITY OF THOSE PERSONS USING THIS PLAN TO CONFIRM BOTH POSITION & LEVEL OF THESE UTILITIES IN CONJUNCTION WITH THE APPROPRIATE AUTHORITY.

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PROPOSED MULTI RESIDENTIAL DEVELOPMENT

5 NORTH STREET, NORTH TAMWORTH

GILLOGLY

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DATE 08/05/2025
DRAWN SAE
DESIGNED SAE

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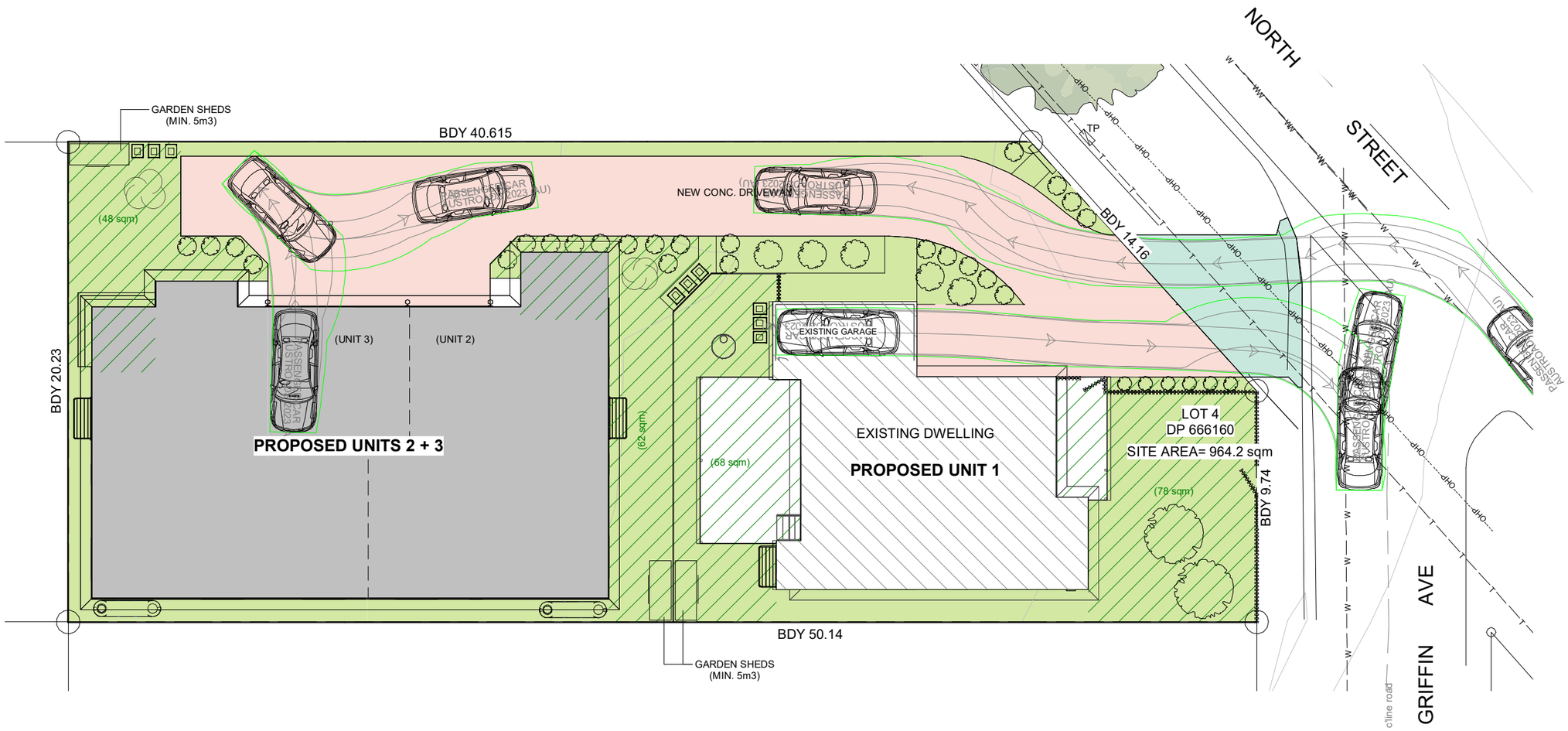
PROJECT No. **1163-24**

SHEET **A001**



NEW BUILDINGS
280 sqm

LANDSCAPING
300 sqm

PRIVATE OPEN SPACE
255 sqm

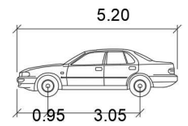
NEW DRIVEWAY
208 sqm

DRIVEWAY CROSSOVER
31 sqm

EXISTING DWELLING
123 sqm

SITE AREAS + VEHICLE MOVEMENT

1 : 200



PASSENGER-CAR

		Meters
Width	:	1.94
Track	:	1.84
Lock to Lock Time	:	6.00 s
Steering Angle	:	33.60 deg

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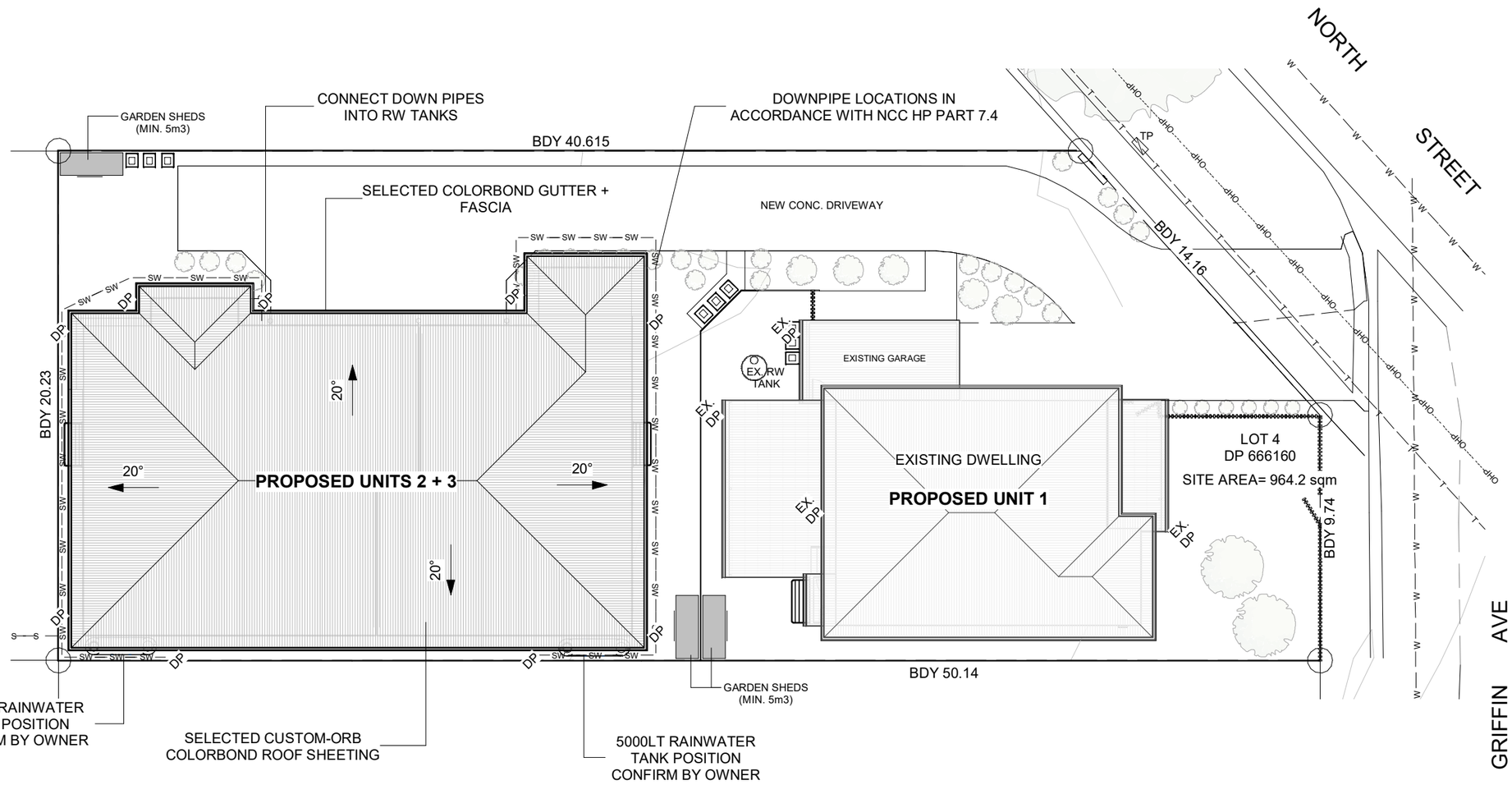
PROJECT No.
1163-24

SHEET
A002



ROOF PLAN

1 : 200

LEGEND

T	TELSTRA PIT
E	ELECTRICAL PIT
WM	WATER METER
PP	POWER POLE
DP	DOWNPIPE
SWP	STORMWATER PIT
SMH	SEWER ACCESS CHAMBER
KIP	KERB INLET PIT
H	HYDRANT
LB	LETTER BOX
LP	LIGHT POLE
GAS	GAS PIT
—10000—	APPROX. SURFACE CONTOUR
⊕	DESIGN SURFACE LEVEL
AHD 400	AUST HEIGHT DATUM LEVEL
— SW — SW —	STORMWATER DRAINAGE
— S — S —	SEWER
— W — W —	WATER
— T — T —	TELSTRA
— OPT — OPT —	OPTIC FIBRE
— E — E —	ELECTRICAL
- - OHP - - - OHP - -	OVERHEAD POWER
— GS — GS —	GAS LINE
— EXSW — EXSW —	EXISTING STORMWATER
— EXS — EXS —	EXISTING SEWER

ROOF AREAS		
Name	**Area**	**Comments**
EXISTING ROOF AREA (UNIT 1)	176.9 m²	
NEW ROOF AREA (UNITS 2 + 3)	318.2 m²	
TOTAL	495.1 m²	

SITE NOTES

ALL SURFACE WATER TO FALL AWAY FROM BUILDING IN ALL DIRECTIONS IN ACCORDANCE WITH REQUIREMENTS OF AS2870 + NCC HP PART 3.3.3

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ALL EXISTING UNDERGROUND SERVICES MUST BE LOCATED AND EXPOSED PRIOR TO EARTHWORKS COMMENCING & IT IS THE RESPONSIBILITY OF THOSE PERSONS USING THIS PLAN TO CONFIRM BOTH POSITION & LEVEL OF THESE UTILITIES IN CONJUNCTION WITH THE APPROPRIATE AUTHORITY.

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PROPOSED MULTI RESIDENTIAL DEVELOPMENT

5 NORTH STREET, NORTH TAMWORTH

GILLOGLY

SCALE As indicated

DATE 08/05/2025

DRAWN SAE

DESIGNED SAE

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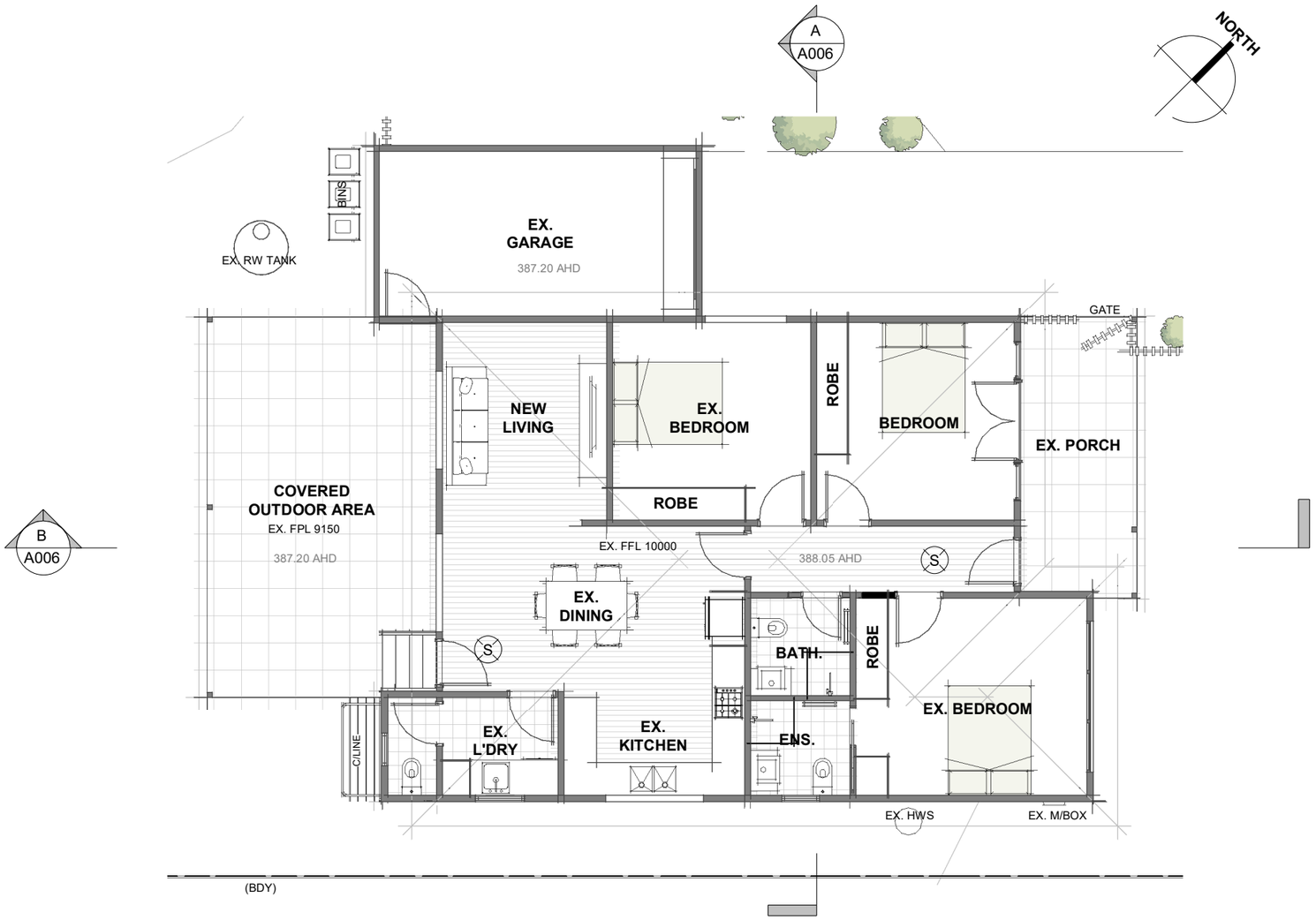
PROJECT No. **1163-24**

SHEET **A003**



FLOOR PLAN - UNIT 1 (EXISTING)

1 : 100

GENERAL AREAS (Unit 1)		
Name	**Area**	**Comments**
UNIT 1 - ALFRESCO	29.4 m²	Unit 1
UNIT 1 - GARAGE	19.3 m²	Unit 1
UNIT 1 - MAIN LIVING	104.1 m²	Unit 1
UNIT 1 - PORCH	10.9 m²	Unit 1
TOTAL	163.8 m²	

LEGEND

TL	SELECTED TILE SURFACE	SG	SHOWER GRATE
CPT	SELECTED CARPET SURFACE	MV	MECHANICAL VENTILATION
TM	SELECTED TIMBER FLOOR	FP	FIRE PLACE
VYL	SELECTED VINYL FLOOR FINISH	DP	DOWN PIPE
CONC	CONCRETE FLOOR FINISH	HWS	HOTWATER SYSTEM
SH	SHOWER	GAS	GAS BOTTLE
WC	SELECTED WATER CLOSET	MB	METRE BOX
V	SELECTED WALL MOUNTED VANITY	TP	STANDPIPE + HOSE TAP
SK	SELECTED SINK	C	STRUCTURAL COLUMN
BTH	SELECTED BATH	H+B	SELECTED HANDRAIL + BALUSTRADE
FW	FLOOR WASTE	HR	SELECTED HANDRAIL

NOTES:

ALL DIMENSIONS TO BE CONFIRMED ON SITE.

ALL WORK SHALL BE IN ACCORDANCE & COMPLY WITH THE NATIONAL CONSTRUCTION CODE (NCC), COUNCIL BY-LAWS, RELEVANT AUSTRALIAN STANDARDS & CURRENT WORKPLACE STANDARDS CODES OF PRACTICE.

(S) SMOKE ALARMS COMPLYING WITH AS3786 TO BE INSTALLED WITHIN THE BUILDING IN ACCORDANCE WITH NCC HP PART 9.5.

ALL SMOKE ALARMS ARE REQUIRED TO BE INTERCONNECTED

TERMITE MANAGEMENT SYSTEM TO BE INSTALLED IN ACCORDANCE WITH NCC HP PART 3.4 + COMPLY WITH AS3660.1

ALL WINDOWS & DOORS SHOWN ARE NOMINAL ONLY. OPENING SIZES ARE TO BE CONFIRMED ON SITE PRIOR TO MANUFACTURER.
ALL WINDOW FRAMES & GLAZING TO AS1248, AS1288 & AS2047. REFER TO BASIX CERTIFICATE FOR MINIMUM FRAME & GLAZING PROPERTIES FOR GLAZED WINDOWS & DOORS

MASONRY ARTICULATION JOINTS TO BE INSTALLED AS PER AS4773.2 & NCC HP PART 5.6.8

ALL BALUSTRADES SHALL COMPLY WITH REQUIREMENTS OF NCC HP PART 11.3.

ALL STAIR TREADS MUST HAVE A SLIP RESISTANCE COMPLYING WITH REQUIREMENTS OF NCC HP PART 11.2 + TEST CERTIFICATE COMPLY WITH AS 4586

SARKING TO COMPLY WITH AS4200.1 AND WILL HAVE A FLAMMABILITY INDEX NOT GREATER THAN 5

ALL EXISTING UNDERGROUND SERVICES MUST BE LOCATED & EXPOSED PRIOR TO EARTHWORKS COMMENCING & IT IS THE RESPONSIBILITY OF THOSE PERSONS USING THIS PLAN TO CONFIRM BOTH POSITION & LEVEL OF THESE UTILITIES IN CONJUNCTION WITH THE APPROPRIATE AUTHORITY.

PLIABLE BUILDING MEMBRANE INSTALLED IN AN EXTERNAL WALL MUST COMPLY WITH AS/NZS 4200.1 + BE INSTALLED IN ACCORDANCE WITH AS 4200.2. THE MEMBRANE TO BE POSITIONED ON THE EXTERIOR SIDE OF THE PRIMARY INSULATION LAYER THAT FORMS THE EXTERNAL ENVELOPE OF A BUILDING. EXCEPT FOR SINGLE SKIN MASONRY OR CONCRETE WHERE THE PLIABLE BUILDING MEMBRANE IS NOT INSTALLED IN EXTERNAL WALL THEN THE PRIMARY WATER CONTROL LAYER MUST BE SEPARATED FROM WATER SENSITIVE MATERIALS BY A DRAINED CAVITY.

AN EXHAUST SYSTEM INSTALLED IN A KITCHEN OR LAUNDRY MIN. FLOW RATE 40L/S OR BATHROOM MIN. FLOW RATE 40L/S. EXHAUST SYSTEMS TO DISCHARGED VIA DUCT TO OUTDOOR AIR OR A ROOF SPACE THAT IS VENTILATED IN ACCORDANCE WITH NCC HP PART 10.6

WATERPROOFING TO COMPLY WITH NCC PART HP 10.2 + AS3740

SUBFLOOR VENTILATION TO BE INSTALLED IN ACCORDANCE WITH NCC HP PART 6.2 - 4000mm2 / m OF WALL + WITHIN 600mm OF CORNERS + SPACED EVENLY (I.E. 230x75 VENT AT 4.3m CTS)

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PROPOSED MULTI RESIDENTIAL DEVELOPMENT

5 NORTH STREET, NORTH TAMWORTH

GILLOGLY

SCALE 1 : 100
DATE 08/05/2025
DRAWN SAE
DESIGNED SAE

REVISION	DESCRIPTION	DATE
1	PRELIMINARY ISSUE	14/08/2024
2	FOR APPROVAL	30/10/2024
3	FOR SUBMISSION	08/05/2025
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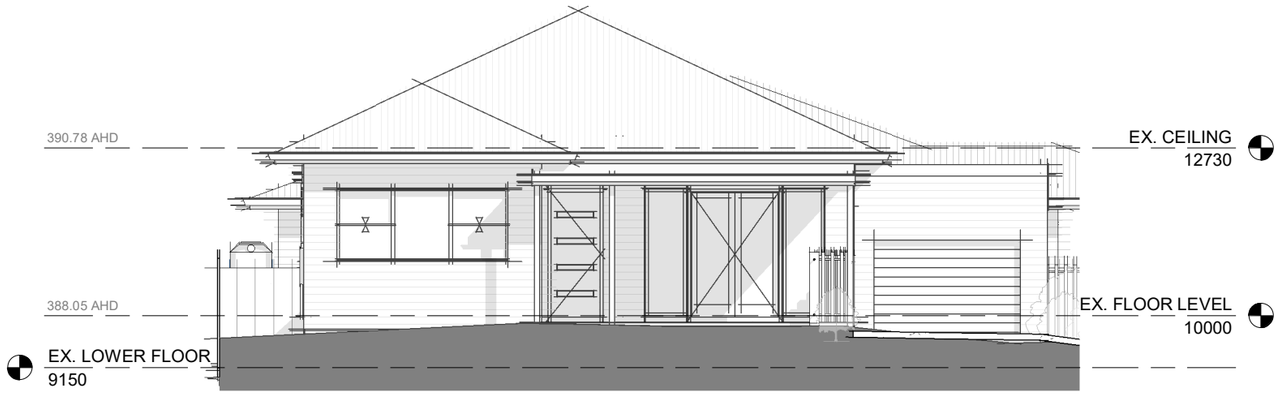
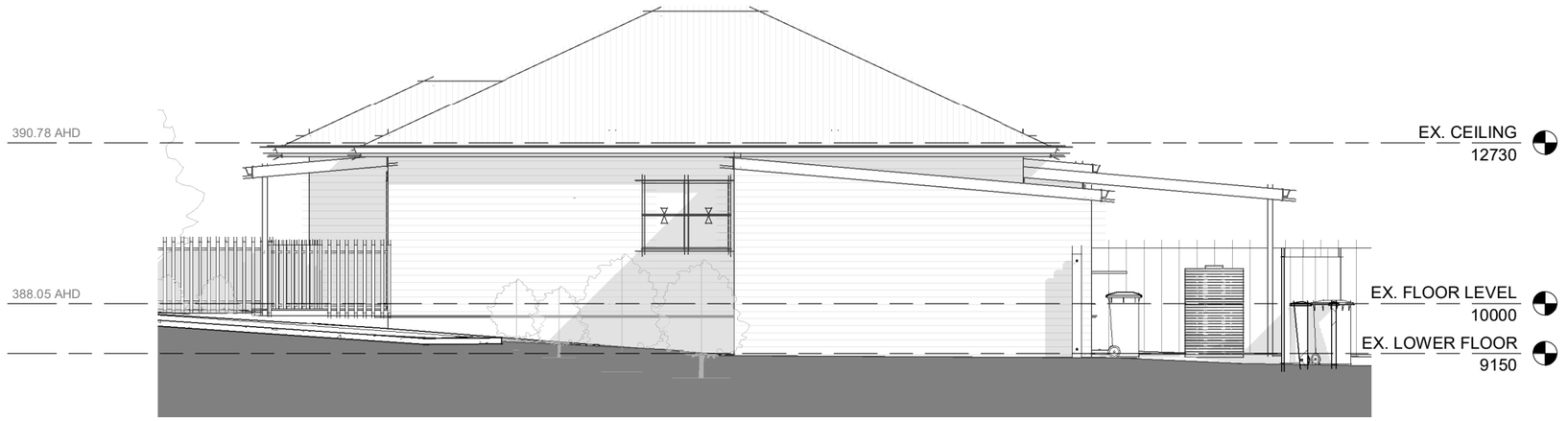
PROJECT No.
1163-24

SHEET
A004



NORTH EAST - UNIT 1 (EXISTING)

1 : 100



NORTH WEST - UNIT 1 (EXISTING)

1 : 100

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PROPOSED MULTI RESIDENTIAL DEVELOPMENT

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GILLOGLY

SCALE	1 : 100
DATE	08/05/2025
DRAWN	SAE
DESIGNED	SAE

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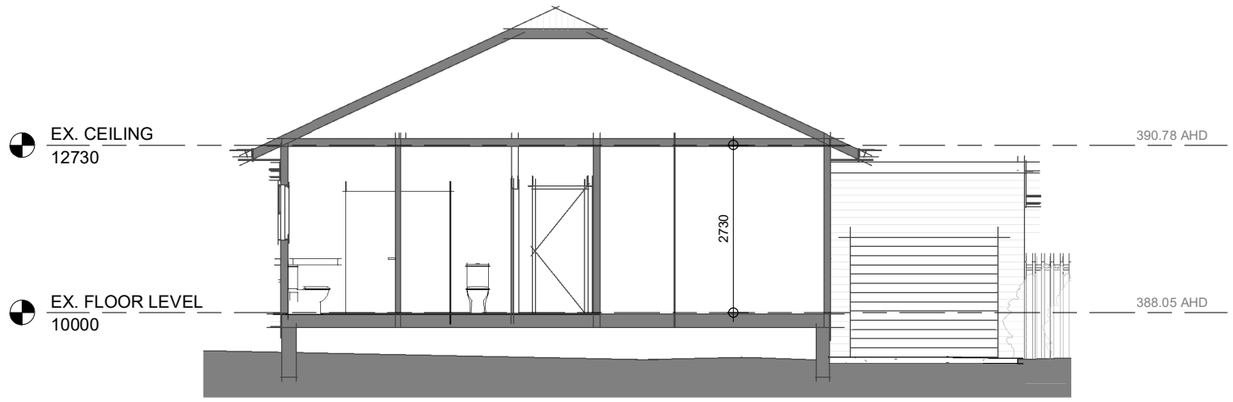
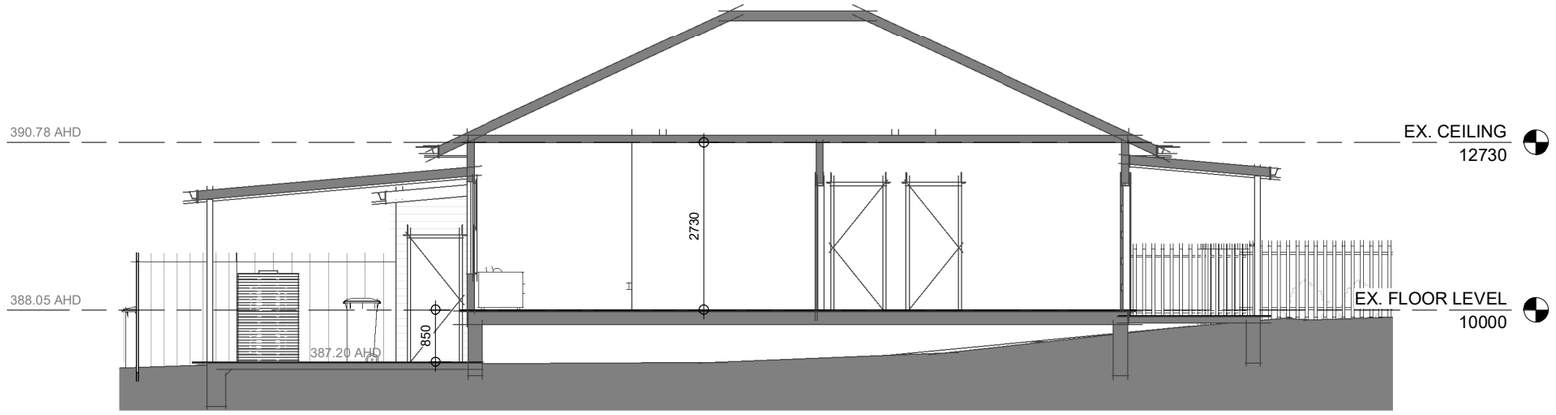
PROJECT No.
1163-24

SHEET
A005



SECTION A - UNIT 1 (EXISTING)

1 : 100



SECTION B - UNIT 1 (EXISTING)

1 : 100

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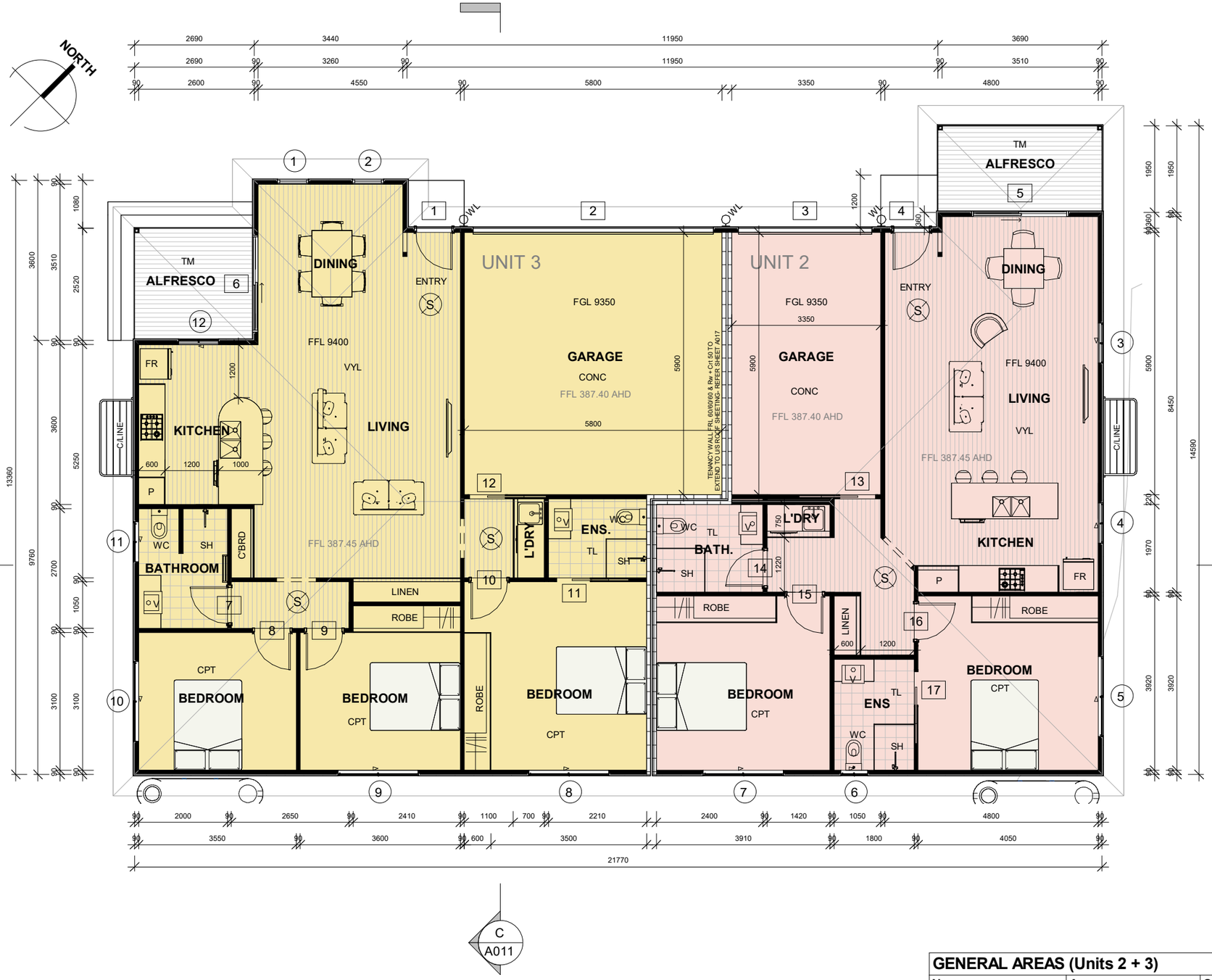
PROJECT No.
1163-24

SHEET
A006



NEW FLOOR PLAN - UNITS 2 + 3

1 : 100

LEGEND

TL	SELECTED TILE SURFACE	SG	SHOWER GRATE
CPT	SELECTED CARPET SURFACE	MV	MECHANICAL VENTILATION
TM	SELECTED TIMBER FLOOR	FP	FIRE PLACE
VYL	SELECTED VINYL FLOOR FINISH	DP	DOWN PIPE
CONC	CONCRETE FLOOR FINISH	HWS	HOTWATER SYSTEM
SH	SHOWER	GAS	GAS BOTTLE
WC	SELECTED WATER CLOSET	MB	METRE BOX
V	SELECTED WALL MOUNTED VANITY	TP	STANDPIPE + HOSE TAP
SK	SELECTED SINK	C	STRUCTURAL COLUMN
BTH	SELECTED BATH	H+B	SELECTED HANDRAIL + BALUSTRADE
FW	FLOOR WASTE	HR	SELECTED HANDRAIL

NOTES:

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(S) SMOKE ALARMS COMPLYING WITH AS3786 TO BE INSTALLED WITHIN THE BUILDING IN ACCORDANCE WITH NCC HP PART 9.5.

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GENERAL AREAS (Units 2 + 3)

Name	Area	Comments
UNIT 2 - DECK	7.2 m²	Unit 2
UNIT 2 - GARAGE	20.7 m²	Unit 2
UNIT 2 - MAIN LIVING	95.6 m²	Unit 2
UNIT 3 - DECK	6.8 m²	Unit 3
UNIT 3 - GARAGE	35.6 m²	Unit 3
UNIT 3 - MAIN LIVING	115.6 m²	Unit 3
TOTAL	281.5 m²	

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PROJECT No. **1163-24**

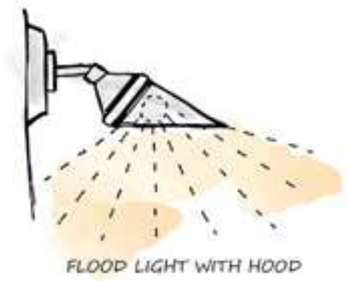
SHEET **A007**

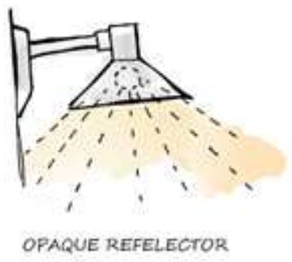
DOOR SCHEDULE

Mark	Height	Width	Glazing Areas	Orientation-	Material-	Comments
1	2040	820	1.64	NW	SELECTED FRONT ENTRY DOOR	UNIT 3
2	2200	5400			SECTIONAL PANEL ROLLER DOOR	UNIT 3
3	2200	3000			SECTIONAL PANEL ROLLER DOOR	UNIT 2
4	2040	820	1.64	NW	SELECTED FRONT ENTRY DOOR	UNIT 2
5	2100	2100	4.41	NW	AL. FRAMED SLIDING	UNIT 2
6	2100	2100	4.41	SW	AL. FRAMED SLIDING	UNIT 3
7	2040	820			SELECTED HINGE DOOR	UNIT 3
8	2040	820			SELECTED HINGE DOOR	UNIT 3
9	2040	820			SELECTED HINGE DOOR	UNIT 3
10	2040	820			SELECTED HINGE DOOR	UNIT 3
11	2040	1660			770 CAVITY SLIDER	UNIT 3
12	2040	1760			SELECTED HINGE DOOR	UNIT 3
13	2040	1760			SELECTED HINGE DOOR	UNIT 2
14	2040	820			SELECTED HINGE DOOR	UNIT 2
15	2040	820			SELECTED HINGE DOOR	UNIT 2
16	2040	820			SELECTED HINGE DOOR	UNIT 2
17	2040	1660			770 CAVITY SLIDER	UNIT 2
17			12.10			

WINDOW SCHEDULE

Mark	Head Height	Height	Width	Glazing Area	Orientation	Material	Comments
1	2100	1500	700	1.05	NW	AL. FRAMED DBL HUNG	UNIT 3
2	2100	1500	700	1.05	NW	AL. FRAMED DBL HUNG	UNIT 3
3	2100	1800	900	1.62	NE	AL. FRAMED SLIDING	UNIT 2
4	2100	1800	900	1.62	NE	AL. FRAMED SLIDING	UNIT 2
5	2100	1200	1800	2.16	NE	AL. FRAMED SLIDING	UNIT 2
6	2100	900	600	0.54	SE	AL. FRAMED SLIDING	UNIT 2
7	2100	1200	1800	2.16	SE	AL. FRAMED SLIDING	UNIT 2
8	2100	1200	1800	2.16	SE	AL. FRAMED SLIDING	UNIT 3
9	2100	1200	1800	2.16	SE	AL. FRAMED SLIDING	UNIT 3
10	2100	1200	1800	2.16	SW	AL. FRAMED SLIDING	UNIT 3
11	2100	600	900	0.54	SW	AL. FRAMED SLIDING	UNIT 3
12	2100	1800	900	1.62	NW	AL. FRAMED SLIDING	UNIT 3
12				18.84			





OUTDOOR LIGHTING TO COMPLY WITH AS4282 CONTROL OF OBTRUSIVE EFFECTS OF OUTDOOR LIGHTING

EXTERNAL LIGHTING NOTES:

EXTERNAL LIGHTING TO COMPLY WITH THE LOCAL DCP + AS4282 CONTROL OF OBTRUSIVE LIGHTING

EXTERNLAL LIGHTING TO BE LOCATED IN APPROPRIATE LOCATION TO REDUCE THE EFFECTS OF LIGHT SPILL

LIGHTING SHOULD BE DIRECTED DOWNWARDS + TOWARDS THE AREA TO BE ILLUMINATED.

SHIELDED LIGHTS WHICH DIRECT LIGHT ONTO THE INTENDED AREA TO BE USED.

THE LEVEL OF ILLUMINATION TO BE APPROPRIATE FOR THE AREA TO BE ILLUMINATE.

BASIX NOTES: (UNITS 2 + 3)

FIXTURES
Shower heads with a minimum 3 star rating (>7.5 but <= 9 L/min)
Toilet flushing system with a minimum 3 star rating to be installed in each toilet
Tap fittings with a minimum 3 star rating to be installed in the kitchen
Basin tap fittings with a minimum 3 star rating to be installed in each bathroom

ADDITIONAL INSULATION
Refer to NAThers Certificate.

RAINWATER STORAGE
The 5000Lt rainwater tank to be connected to:
An outdoor tap
All Toilets
The Laundry

ARTIFICIAL LIGHTING
The primary type of lighting is fluorescent lighting in each of the following rooms and must be capable of accepting LED and fluorescent lamps:
All Bedrooms
Living Areas
Kitchen
Laundry
Hallways

AIR CONDITIONING (for heating + cooling)
In Living areas- Air Conditioner min. 3 star
In Bedrooms- Air Conditioner min. 3 star

HOT WATER SYSTEM
Gas Instantaneous hot water system shall be installed with min. 7.0 Star Rating

VENTILATION
Bathroom: Individual fan (ducted)- manual on/off switch
Kitchen: Individual fan (ducted)- manual on/off switch
Laundry: natural ventilation

OTHER
Induction cooktop and Electric oven shall be installed in kitchen
Install an outdoor clothesline

Refer to Basix Certificate for full range & scope of energy efficiency measures to be incorporated into the construction of this building

May 2025	BSA Reference: 21184
Building Sustainability Assessments	Ph: (02) 4962 3439
enquiries@buildingsustainability.net.au	www. buildingsustainability.net.au

Important Note

The following specification was used to achieve the thermal performance values indicated on the Assessor Certificate. If the proposed construction varies to those detailed below than the Assessor and NatHERS certificates will no longer be valid. Assessments assume that the BCA provisions for building sealing & ventilation are complied with at construction.

Be aware that BASIX does not over-ride the BCA and the NSW variations must be complied with.

Thermal Performance Specifications (does not apply to garage)

External Wall Construction		*Added Insulation*
Lightweight		R2.5
Internal Wall Construction		*Added Insulation*
Plasterboard on studs		R2.5 to walls adjacent to garage
Plasterboard + studs + shaft liner + studs + Plasterboard (party walls)		R2.0 + R2.0
Ceiling Construction		*Added Insulation*
Plasterboard		R3.5 to ceilings adjacent to roof space
Roof Construction	*Colour (Solar Absorptance)*	*Added Insulation*
Metal	Medium (SA 0.50)	Foil + R1.3 blanket
Floor Construction	*Covering*	*Added Insulation*
Concrete	As drawn (if not noted default values used)	None

Windows	*Glass and frame type*	*U value*	*SHGC Range*	*Area sq m*
Performance glazing Type A		*4.80*	*0.48 - 0.54*	As drawn
Performance glazing Type B		*4.80*	*0.56 - 0.62*	As drawn

Type A windows are awning windows, bifolds, casements, tilt 'n 'turn' windows, entry doors, french doors
Type B windows are double hung windows, sliding windows & doors, fixed windows, stacker doors, louvres

Skylights	*Glass and frame type*	*U*	*SHGC*	*Area sq m*	*Detail*
n/a					

U and SHGC values are according to AFRC. Alternate products may be used if the U value is lower & the SHGC is within the range specified

Shade elements *(eaves, verandahs, awnings etc)*
All shade elements modelled as drawn

Ceiling Penetrations *(downlights, exhaust fans, flues etc)*
Downlights are modelled as IC rated with insulation fitted over the fixtures
All exhaust fans are modelled as sealed

Additional Notes
Nil

GENERAL SPECIFICATIONS

WALLS:
90mm TIMBER WALL FRAMES WITH TIMBER FRAMED ROOF TRUSSES TO MANUFACTURES DETAILS IN COMPLIANCE WITH AS1170, AS1720, AS1684 + NCC HP PART 3.4.2

BRICK SUB-FLOOR CONSTRUCTION WITH SELECTED FACE BRICK

SELECTED HARDIES LINEA EXTERNAL WALL CLADDING

VAPOUR PERMEABLE SARKING TO EXTERNAL WALLS TO COMPLY WITH + NCC HP PART 10.8.1

TENANCY WALL FRL 60/60/60 & Rw + Crt 50 TO EXTEND TO U/S ROOF SHEETING

CONSTRUCTION OF EXTERNAL WALLS TO COMPLY + BE INSTALLED IN ACCORDANCE WITH NCC HP PART 13.2.5 + PART 13.4

FLOORS:
CONCRETE INFILL SLAB + FOOTINGS TO ENGINEERS DETAILS

SELECTED VINYL FLOOR FINISH TO KITCHEN, LIVING, DINING & HALLWAYS

SELECTED CARPET TO ALL BEDROOMS

SELECTED TILE FINISH TO ALL BATHROOMS & LAUNDRY

SET DOWN IN FLOOR TO WET AREAS WITH TILED FINISH

SELECTED TIMBER FLOOR TO OUTDOOR LIVING

CONSTRUCTION OF FLOORS + SUB FLOORS TO COMPLY + BE INSTALLED IN ACCORDANCE WITH NCC HP PART 13.2.6 + PART 13.4

ROOFS:
SELECTED CUSTOM-ORB COLORBOND ROOF SHEETING

COLORBOND GUTTER & FASCIA

FC SHEET TO EAVES SOFFIT LINING

CONSTRUCTION OF ROOFS + CEILINGS TO COMPLY + BE INSTALLED IN ACCORDANCE WITH NCC HP PART 13.2.3 + PART 13.4

WINDOWS & DOORS:
SELECTED FRONT ENTRY DOOR

SELECTED SECTIONAL PANEL DOOR TO GARAGE

ALUMINIUM FRAMED WINDOWS

ALUMINIUM FRAMED EXTERNAL SLIDING DOORS

GAUZE SCREENS TO WINDOWS & SLIDING DOORS

EXTERNAL WINDOWS + DOORS TO COMPLY + BE INSTALLED IN ACCORDANCE WITH NCC HP PART 13.4 BUILDING SEALING

GENERAL:
ALL STAIRS TO COMPLY WITH NCC HP PART 11.2 + SLIP RESISTANCE NCC HP PART 11.2.4

SELECTED CORNICE THROUGH OUT

SELECTED INDUCTION COOKTOP & ELECTRIC OVEN

WALL MOUNTED VANITIES TO BATHROOM & ENSUITE

SELECTED SLIDING ROBE DOORS TO WARDROBE & LINEN CUPBOARDS

NEW KITCHEN DESIGN TO KITCHEN MANUFACTURERS DETAILS

ALL BATHROOMS + LAUNDRIES TO COMPLY WITH NCC HP PART 10.6 VENTILATION REQUIREMENTS

ALL NATURAL + ARTIFICIAL LIGHTING TO COMPLY WITH NCC HP PART 10.5 LIGHTING REQUIREMENTS

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PROPOSED MULTI RESIDENTIAL DEVELOPMENT

5 NORTH STREET, NORTH TAMWORTH

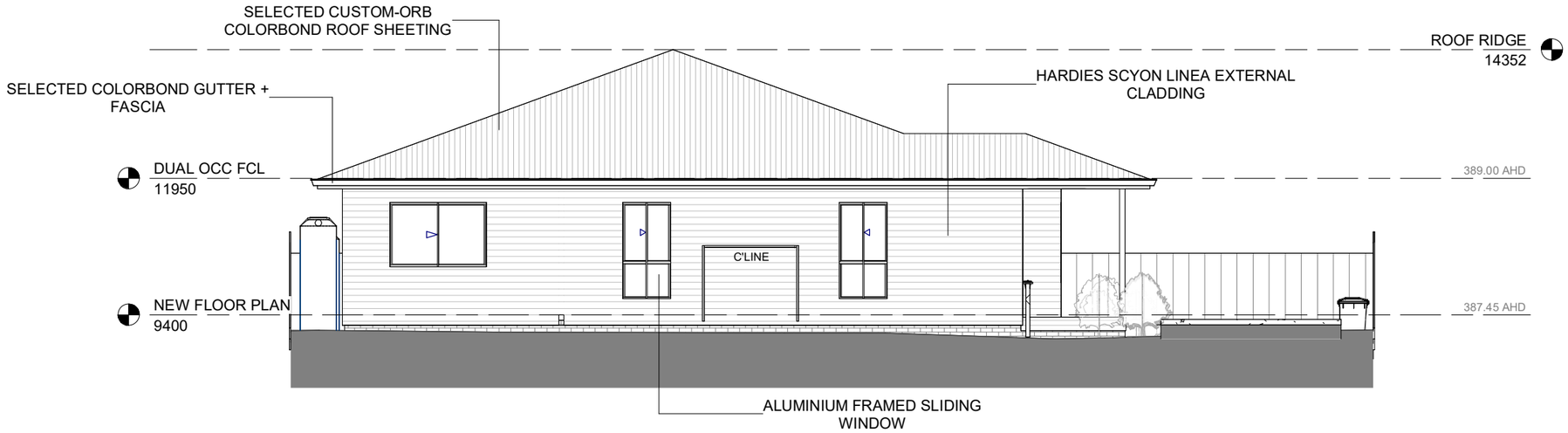
GILLOGLY

SCALE As indicated
DATE 08/05/2025
DRAWN SAE
DESIGNED SAE

REVISION	DESCRIPTION	DATE
1	PRELIMINARY ISSUE	14/08/2024
2	FOR APPROVAL	30/10/2024
3	FOR SUBMISSION	08/05/2025
4	FOR DA SUBMISSION	09/05/2025

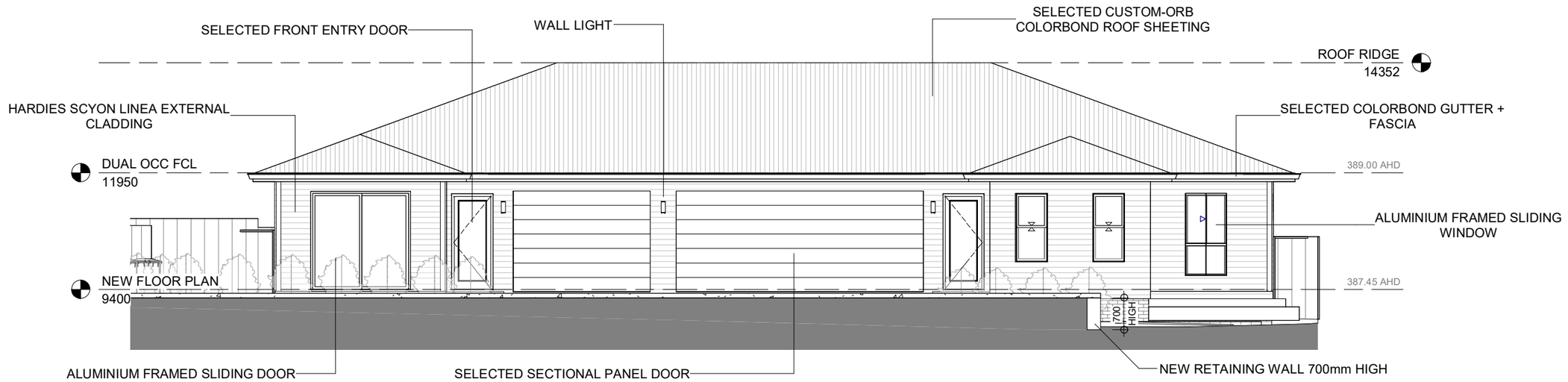
PROJECT No. **1163-24**

SHEET **A008**



NORTH EAST - UNIT 2 + 3

1 : 100



NORTH WEST - UNIT 2 + 3

1 : 100

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PROJECT No.
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SHEET
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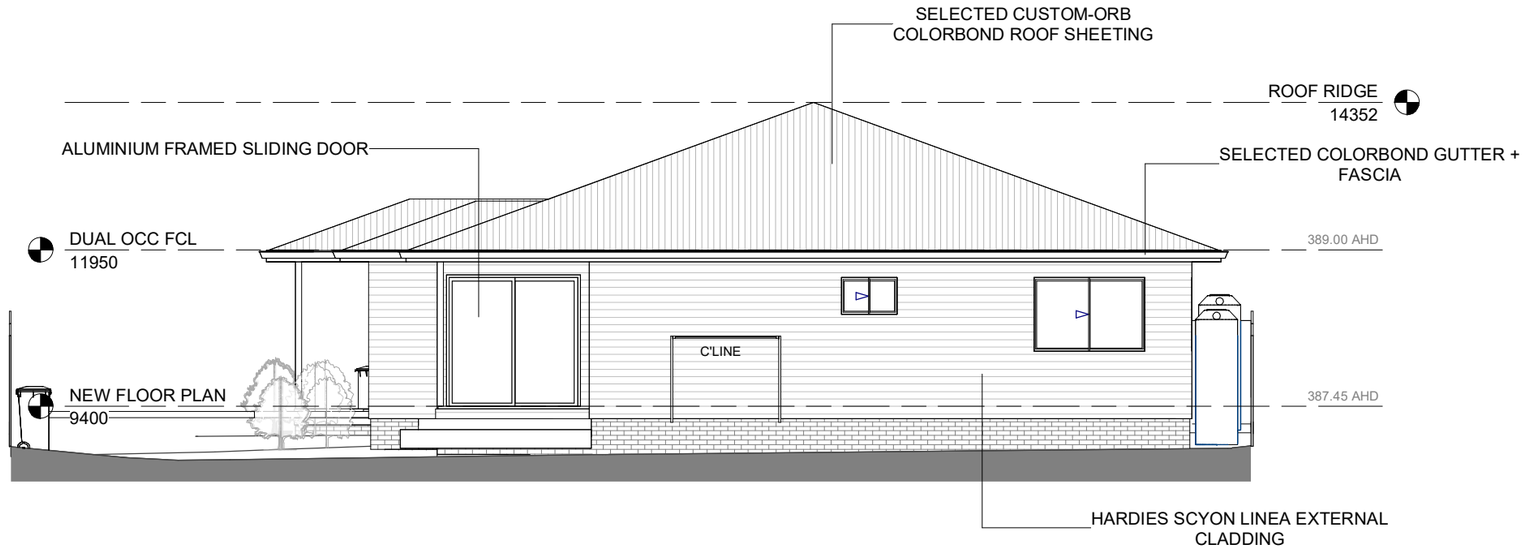
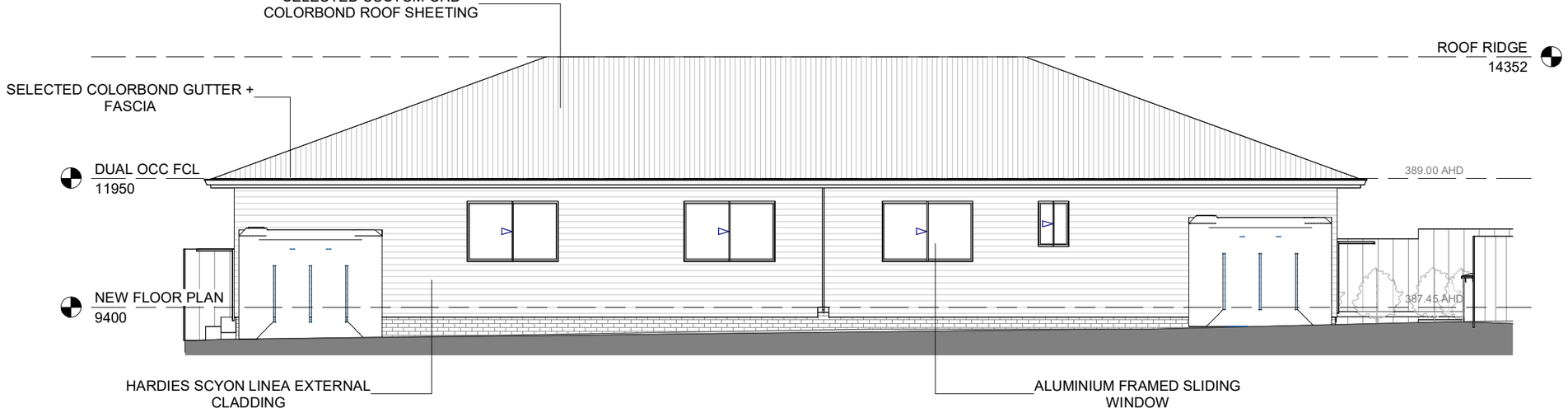


SOUTH WEST - UNIT 2 + 3

1 : 100



SOUTH EAST - UNIT 2 + 3

1 : 100

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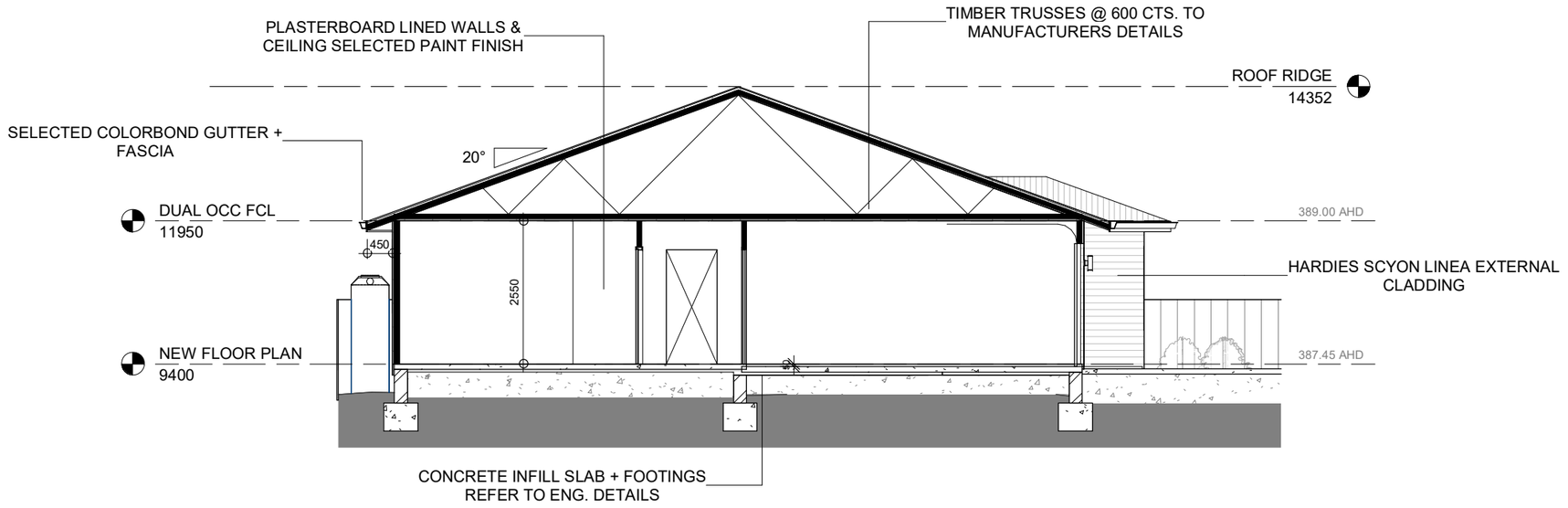
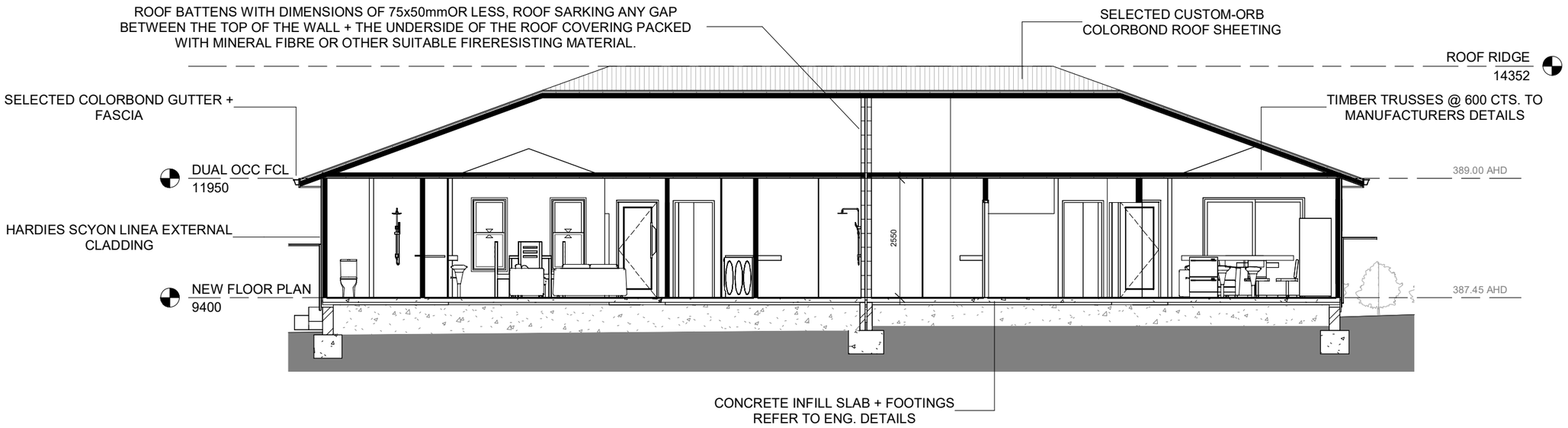
SHEET
A010



SECTION C (UNIT 2 + 3)

1 : 100



SECTION D (UNIT 2 + 3)

1 : 100

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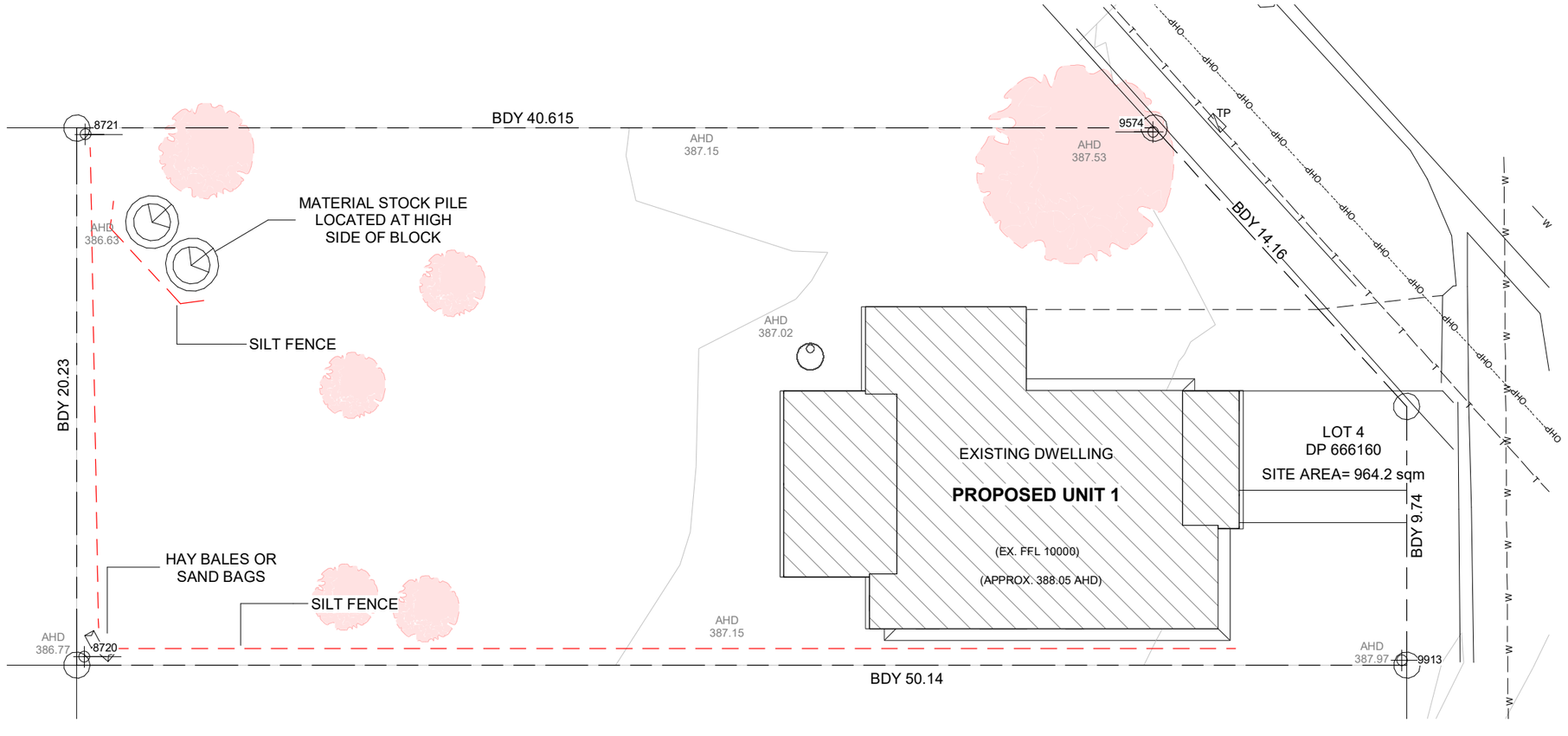
SHEET
A011



SEDIMENT EROSION CONTROL PLAN

1 : 200

LEGEND- SEDIMENT EROSION CONTROL

- SILT FENCING
- SHAKER HUMPS
- HAY BALES OR SANDBAGS
- MATERIAL STOCK PILE
- RUN OFF FLOW DIRECTION

SEDIMENT + EROSION CONTROL NOTES

- DO NOT COMMENCE CONSTRUCTION WORK UNTIL OR SEDIMENT CONTROL MEASURES ARE IN PLACE.

- NO MANEUVERING OF VEHICLES OR STOCKPILING OF MATERIALS OUTSIDE THE CONSTRUCTION SITE.

- THE ENTRY/EXIT OF VEHICLES FROM THE SITE WILL BE CONFINED TO ONE STABILISED POINT. SEDIMENT OR BARRIER FENCING WILL BE USED TO RESTRICT ALL VEHICULAR MOVEMENTS TO THAT POINT. STABILISATION WILL BE ACHIEVED BY EITHER:
- CONSTRUCTING A SEALED (E.G. CONCRETE OR ASPHALT) DRIVEWAY TO THE STREET, CONSTRUCTING A STABILISED SITE ACCESS FOLLOWING STANDARD DRAWING SD 6-14 OR OTHER SUITABLE TECHNIQUE APPROVED BY THE COUNCIL.

- ALL SEDIMENT CONTROL STRUCTURES TO BE INSPECTED & MAINTAINED BY SITE MANAGER DAILY.

- ALL SEDIMENT RETAINING STRUCTURES TO BE CLEANED ON REACHING 50% STORAGE CAPACITY.

- ALL EXISTING VEGETATION WILL BE RETAINED OUTSIDE THE CONSTRUCTION SITE.

- GUTTERING WILL BE CONNECTED TO THE STORMWATER SYSTEM OR A RAINWATER TANK AS SOON AS PRACTICABLE.

- CONSTRUCTION SITE STABILISATION TO COMMENCE IMMEDIATELY ON COMPLETION OF WORKS.

- ALL STOCKPILES TO BE PLACED IN THE LOCATION SHOWN & AT LEAST 2 METRES CLEAR OF ALL AREAS OF POSSIBLE CONCENTRATED WATER FLOW, INCLUDING DRIVEWAYS.

- APPROVED BINS FOR BUILDING WASTE, CONCRETE & MORTAR SLURRIES, PAINTS, ACID WASHINGS & LITTER WILL BE PROVIDED. ARRANGEMENTS MADE FOR REGULAR COLLECTION & DISPOSAL.

- ALL STOCKPILES WILL BE PLACED IN THE LOCATION SHOWN ON THE ESCP & AT LEAST TWO METRES CLEAR OF ALL AREAS OF POSSIBLE AREAS OF CONCENTRATED WATER FLOW, INCLUDING DRIVEWAYS.

- THE FOOTPATH, OTHER THAN STABILISED SITE ACCESS IS NOT TO BE DISTURBED, INCLUDING STOCKPILING OF MATERIALS. WHERE ESSENTIAL WORKS (eg DRAINAGE) ARE REQUIRED, THE FOOTPATH IS TO BE REHABILITATED (TURFED) AS SOON AS POSSIBLE.

- TOPSOIL WILL BE RE-SPREAD & ALL DISTURBED AREAS WILL BE STABILISED WITHIN 20 WORKING DAYS OF THE COMPLETION OF WORKS.

- SEDIMENT FENCES AND BARRIER FENCES WILL BE INSTALLED AS SHOWN ON THE ATTACHED DRAWING (SEE SD 6-8 IN MUS: SOILS & CONSTRUCTION VOL. 1).

- TOPSOIL FROM THE WORKS AREA WILL BE STRIPPED AND STOCKPILED FOR LATER USE IN LANDSCAPING THE SITE (SEE SD 4-1 IN MUS: SOILS & CONSTRUCTION VOL. 1).

- WASTE BINS ARE TO BE PROVIDED FOR BUILDING WASTE OR WASTE ENCLOSURE MINIMUM 1800*1800*1200mm HIGH CONSTRUCTED USING STAR PICKETS AND 1200mm HIGH WEED CONTROL MAT. ARRANGEMENTS ARE TO BE MADE FOR REGULAR COLLECTION & DISPOSAL OR RECYCLING OF CONSTRUCTION WASTE.

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PROPOSED MULTI RESIDENTIAL DEVELOPMENT

5 NORTH STREET, NORTH TAMWORTH

GILLOGLY

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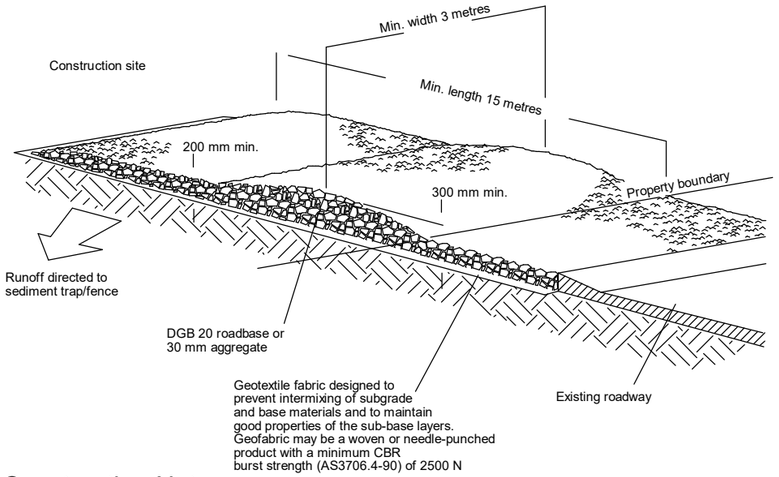
1163-24

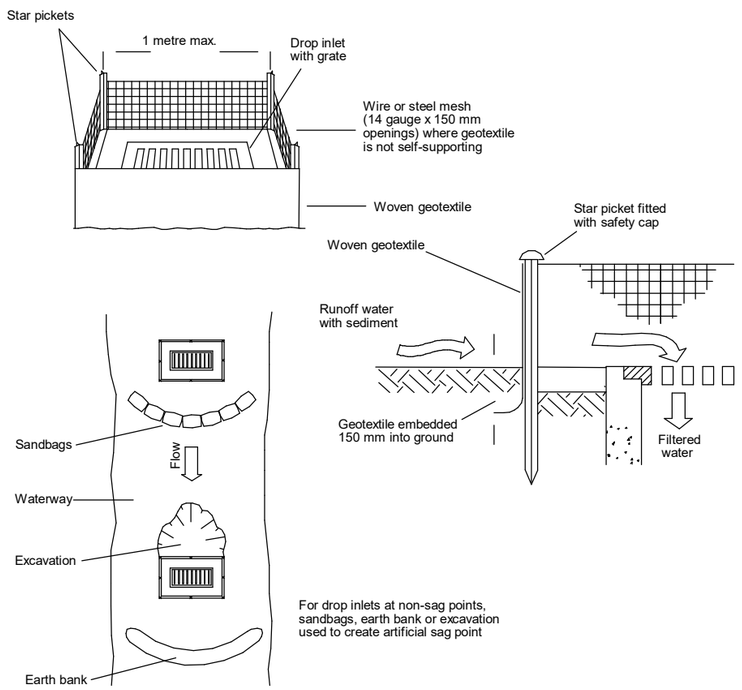
SHEET
A012



Construction Notes

1. Strip the topsoil, level the site and compact the subgrade.
2. Cover the area with needle-punched geotextile.
3. Construct a 200 mm thick pad over the geotextile using road base or 30 mm aggregate.
4. Ensure the structure is at least 15 metres long or to building alignment and at least 3 metres wide
5. Where a sediment fence joins onto the stabilised access, construct a hump in the stabilised access to divert water to the sediment fence

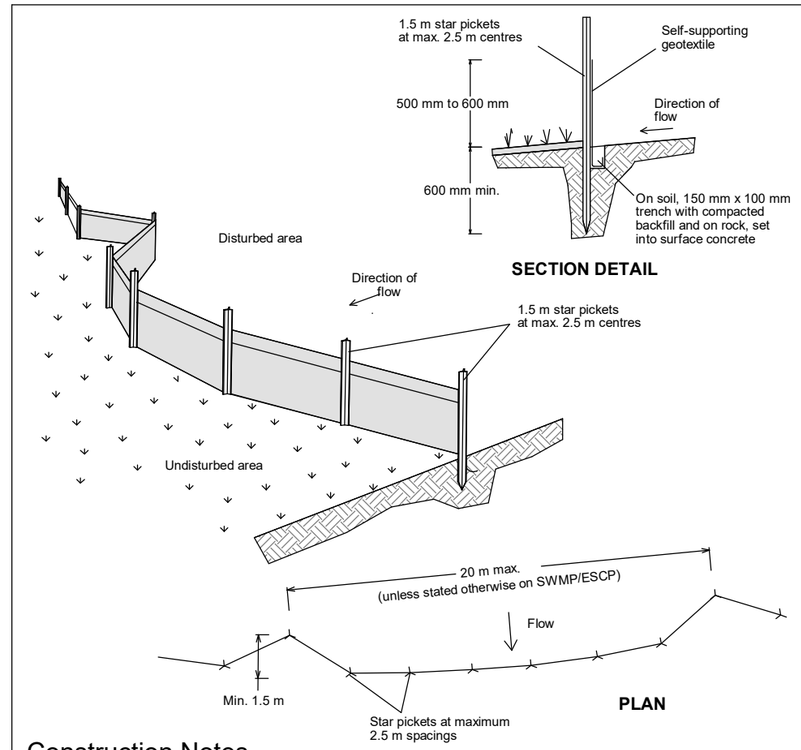
STABILISED SITE ACCESS — SD 6-14



Construction Notes

1. Fabricate a sediment barrier made from geotextile or straw bales.
2. Follow Standard Drawing 6-7 and Standard Drawing 6-8 for installation procedures for the straw bales or geofabric. Reduce the picket spacing to 1 metre centres.
3. In waterways, artificial sag points can be created with sandbags or earth banks as shown in the drawing.
4. Do not cover the inlet with geotextile unless the design is adequate to allow for all waters to bypass it.

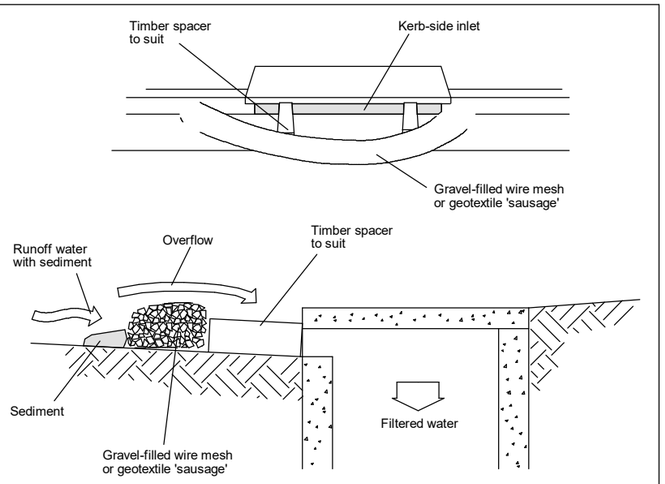
GEOTEXTILE INLET FILTER — SD 6-12



Construction Notes

1. Construct sediment fences as close as possible to being parallel to the contours of the site, but with small returns as shown in the drawing to limit the catchment area of any one section. The catchment area should be small enough to limit water flow if concentrated at one point to 50 litres per second in the design storm event, usually the 10-year event.
2. Cut a 150-mm deep trench along the upslope line of the fence for the bottom of the fabric to be entrenched.
3. Drive 1.5 metre long star pickets into ground at 2.5 metre intervals (max) at the downslope edge of the trench. Ensure any star pickets are fitted with safety caps.
4. Fix self-supporting geotextile to the upslope side of the posts ensuring it goes to the base of the trench. Fix the geotextile with wire ties or as recommended by the manufacturer. Only use geotextile specifically produced for sediment fencing. The use of shade cloth for this purpose is not satisfactory.
5. Join sections of fabric at a support post with a 150-mm overlap.
6. Backfill the trench over the base of the fabric and compact it thoroughly over the geotextile.

SEDIMENT FENCE — SD 6-8

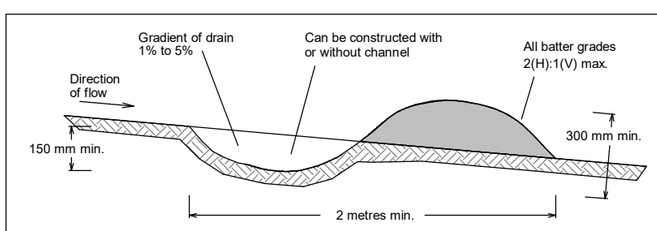


NOTE: This practice only to be used where specified in an approved SWMP/ESCP.

Construction Notes

1. Install filters to kerb inlets only at sag points.
2. Fabricate a sleeve made from geotextile or wire mesh longer than the length of the inlet pit and fill it with 25 mm to 50 mm gravel.
3. Form an elliptical cross-section about 150 mm high x 400 mm wide.
4. Place the filter at the opening leaving at least a 100-mm space between it and the kerb inlet. Maintain the opening with spacer blocks.
5. Form a seal with the kerb to prevent sediment bypassing the filter.
6. Sandbags filled with gravel can substitute for the mesh or geotextile providing they are placed so that they firmly abut each other and sediment-laden waters cannot pass between.

MESH AND GRAVEL INLET FILTER — SD 6-11

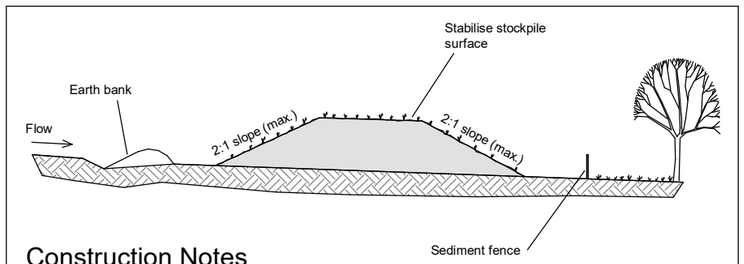


NOTE: Only to be used as temporary bank where maximum upslope length is 80 metres.

Construction Notes

1. Build with gradients between 1 percent and 5 percent.
2. Avoid removing trees and shrubs if possible - work around them.
3. Ensure the structures are free of projections or other irregularities that could impede water flow.
4. Build the drains with circular, parabolic or trapezoidal cross sections, not V-shaped.
5. Ensure the banks are properly compacted to prevent failure.
6. Complete permanent or temporary stabilisation within 10 days of construction.

EARTH BANK (LOW FLOW) — SD 5-5



Construction Notes

1. Place stockpiles more than 2 (preferably 5) metres from existing vegetation, concentrated water flow, roads and hazard areas.
2. Construct on the contour as low, flat, elongated mounds.
3. Where there is sufficient area, topsoil stockpiles shall be less than 2 metres in height.
4. Where they are to be in place for more than 10 days, stabilise following the approved ESCP or SWMP to reduce the C-factor to less than 0.10.
5. Construct earth banks (Standard Drawing 5-5) on the upslope side to divert water around stockpiles and sediment fences (Standard Drawing 6-8) 1 to 2 metres downslope.

STOCKPILES — SD 4-1

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PROPOSED MULTI RESIDENTIAL DEVELOPMENT

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GILLOGLY

SCALE	1 : 10
DATE	08/05/2025
DRAWN	SAE
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PROJECT No. **1163-24**

SHEET **A013**

BUILDING SPECIFICATIONS

1 INTRODUCTION
1.1 GENERAL
This Specification forms part of the Contract documents referred to in the building Contract and details the works to be executed and the materials to be used in carrying out those works at the site.
This Specification is to be read as a general specification only. The extent of the works shall be governed by the approved plans and other requirements under the Contract.
Any works not fully detailed shall, where appropriate, be sufficiently performed if carried out in accordance with the National Construction Code (NCC) Series, the relevant manufacturer's instructions or Engineer's Instructions.

1.2 PRELIMINARY USE
This Specification forms part of the Contract and should be read in conjunction with the other contract documents.

1.3 PREVAILING DOCUMENTS
Where there is a difference between the plans and this Specification, this Specification shall take precedence. The Builder must at all times maintain a legible copy of the plans and this Specification bearing the approval of the relevant Local Authority.
Otherwise to the extent of any conflict between documents, the order of precedence set out in the building contract shall apply.

1.4 SIZE + DIMENSIONS
Unless otherwise stated, all dimensions given in this specification are in millimetres and are nominal only.

1.5 PRIME COST + PROVISIONAL SUM ITEMS
Prime Cost and Provisional Sums Items are items that the Owner is to select after the contract has been entered into. The prices listed are the Builder's reasonable estimate of the "cost price" of those items including GST. The prices listed do not include unquantifiable components including the "Builder's margin", cost of cartage and freight.

1.6 DEFINITIONS
In this Specification the following definitions shall apply:
- "NCC" Series includes NCC Series Volume 2 2022, "Building Code of Australia Class 1 and Class 1 0 Buildings and the ABCB Housing Provisions Standard 2022 (unless otherwise noted). NCC Series Volume 3 2022 Plumbing Code of Australia is also included.
- "Engineer's Instruction" includes any soil classification report, preliminary footings report, construction footings report and any other report, recommendation, site or other instruction, calculations or plans prepared by an engineer in respect of the works.
- Where the term "Local Authority" is mentioned it shall mean the local council, or other governing authority or private certifier with statutory responsibility for the compliance of the work performed.
- Where referred to in this Specification, "Regulations" and "NCC" shall mean the building Regulations and Codes (including the NCC, as amended) statutorily enforceable at the time application is made for a construction certificate or other permits, consents or approvals relating to the Contract.
- The "HIA Guide" means the HIA Guide to Materials & Workmanship for Residential Building Work.
- References to Australian Standards mean the version of the Standard referenced within Schedule 2 of the NCC version listed above, as modified by NCC Schedule 5 in NSW; or as referenced within the relevant legislation.
Unless the context suggests otherwise, terms used in this Specification shall have the same meaning as in the HIA Building Contract between the Owner and the Builder ("Contracf').

2. STATUTORY REQUIREMENTS
2.1 THE BUILDING WORKS
The building works outlined in the Schedule of Works, annexed to this Specification, shall be constructed in accordance with:
- the Regulations and in particular the Performance Requirements referred to in the NCC 2022 Volume 2
- any conditions imposed by the relevant development consent or complying development certificate; and
- commitments outlined in the BASIX Certificate.

2.2 PERFORMANCE SOLUTION
Where a performance solution is used in the building instead of an acceptable construction practice referenced within this specification, the solution is to be specified and documented in accordance with Part A2G2(4) of the NCC.

2.3 COMPLIANCE WITH REQUIREMENTS OF AUTHORITIES
The *Builder* is to comply with the requirements of all legally constituted authorities having jurisdiction over the building works and the provisions of the *Home Building Act*.

2.4 ELECTRICITY
Where there is no existing building, the Builder is to make arrangements for any electrical power to be used in the construction of the building works. The cost of providing and installing any poles, wiring, service risers or underground wiring etc, as may be required by the electricity supply autnonty, shall De Dorne by the Owner.

2.5 SANITARY ACCOMODATION
Prior to the commencement of the building works, unless toilet facilities exist on the site, the Builder shall provide temporary toilet accommodation for the use of site personnel. Where the Local Authority requires the temporary toilet to be connected to sewer mains, the cost of this work shall be borne by the Owner. On completion the Builder shall remove the convenience.

3 OWNERS OBLIGATIONS
3.1 ENGINEERS INSTRUCTIONS
If the Contract indicates, the Owner, at their expense, shall provide the Builder with engineer's reports and specifications (including wind and soil classifications) for the foundation or footing requirements.

In these circumstances, if the Builder instructs any party to provide such reports, the Builder does so only as agent for the Owner.

3.2 WATER SUPPLY
Where there is no existing building on the site, the Owner, at their expense, shall supply adequate water to the site for construction purposes. The contract documents must include all details for management of water providing clarity for the Owner and Builder regarding items such as rainwater tanks, septic systems and the like.

3.3 SANITATION
Unless otherwise specified the Owner shall supply sewerage connection and pay the standard sewer connection fee to the sewerage supply authority.

4 PLANS, PERMITS + APPLCATION FEES
4.1 PERMITS + FEES
Subject to a contrary requirement under the Contract, the Builder shall lodge all necessary application notices, plans and details with the Local Authority for approval prior to commencement of construction.

4.2 MINES SUBSIDANCE
In areas affected by mine subsidence, the appropriate authority is to be consulted and any work carried out in accordance with the authority's requirements.

4.3 SETTING OUT
The Builder shall accurately set out the building works in accordance with the site plan and within the boundaries of the site.

5 GENERAL STRUCTURAL PROVISIONS
The building shall be constructed in accordance with ABCB Housing Provisions Standard 2022 Section 2, relevant provisions of NCC Volume 2 H1D3 to H1D12, or any combination of these provisions.
Specific requirements for building elements in accordance with NCC Volume 2 H1 D3 to H1D12 are outlined further below.

6 EXCAVATIONS
6.1 EXCAVATIONS
The part of the site to be covered by the proposed building or buildings and an area at least 1000mm wide around that part of the site or to the boundaries of the site, whichever is the lesser, shall be cleared or graded as indicated on the site works plan. Bulk earthworks shall be in accordance with Housing Provision Standard 2022 Part 3.2 per NCC Volume 2 H1D3, or any Engineers Instructions.
Top soil shall be cut to a depth sufficient to remove all vegetation.
Excavations for all footings shall be in accordance with the Engineer's Instructions, or part NSW 4.2.3 of the ABCB Housing Provisions Standard 2022 per NCC Volume 2 H1D4.

7 FOUNDATIONS + FOOTINGS
7.1 UNDER FILL
Underfloor fill shall be in accordance with ABCB Housing Provisions Standards 2022 Part 4.2.4, per NCC Volume 2 H1D4.

7.2 TERMITE RISK MANAGEMENT
Termite treatment shall be carried out in accordance with ABCB Housing Provisions Standard 2022 Part 3.4, per NCC Volume 2 H1D3.

7.3 FOUNDATION + SLAB ELEMENTS
Where relevant the following elements shall be in accordance with the Engineers Instructions. Per NCC Volume 2 H1O4 these may reflect AS 3600, AS 2870, or the listed provisions from the ABCB Housing Povisions Standard 2022:
- Site classification in accordance with Part 4.2.2 and AS 2870
- Site foundations for footings and slabs in accordance with Part 4.2.5
- Slab edge support on sloping sites in accordance with Part 4.2.6
- Stepped footing in accordance with Part 4.2. 7
- Edge rebates in accordance with Part 4.2.9

7.4 VAPOUR BARRIER
The vapour barrier installed under slab-on-ground construction shall be installed in accordance with ABCB Housing Provisions Standard 2022 NSW 4.2.8 (state variation), Damp-proofing membrane (including AS 2870 as referenced).

7.5 REINFORCEMENT
Reinforcement shall conform and be placed in accordance with the Engineer's Instructions or ABCB Housing Provisions Standard 2022 4.2.11 including AS 2870 as referenced.
Support to all reinforcement shall be used to correctly position and avoid any undue displacement of reinforcement during the concrete placement.

7.6 CONCRETE
Except where otherwise approved by an engineer, structural concrete shall be in accordance with ABCB Housing Provisions Standard 2022 4.2.10.
Pre-mixed concrete shall be manufactured to comply with AS 3600 with delivery dockets kept on site or available for inspection by the engineer, or the Local Authority.
Concrete shall be placed and compacted in accordance with good building practice (ABCB Housing Provisions Standard 2022 Part 4.2.10 (c)).

7.7 CURING
All concrete slabs shall be cured in accordance with good building practice (ABCB Housing Provisions Standard 2022 Part 4.2. 10(c)).

7.8 FOOTINGS + SLABS ON GROUND
Concrete slabs and footings shall not be placed until approval to do so is given by the engineer or the Local Authority.
Unless otherwise specified bench and floor levels indicated on the site plan shall be regarded as nominal.
Footings and slabs on ground shall be in accordance with the Engineers Instructions or the relevant provisions of ABCB Housing Provisions Standard 2022 per NCC Volume 2 H1D4:
- General requirements in accordance with Part 4.2. 12
- Stump footings in accordance with Part 4. 2. 13
- Stiffened raft slabs on Class A, S and M sites in accordance with Part 4.2. 14
- Strip footings on Class A, S and M sites in accordance with Part 4. 2. 15
- Footings for Class A sites in accordance with Part 4. 2. 16
- Footings for single leaf masonry, mixed, and earth wall construction in accordance with Part 4.2.17
- Footings for fireplaces on Class A and S sites in accordance with Part 4.2.18
- Shrinkage control in accordance with Part 4.2.19

7.9 SUSPENDED SLABS
All concrete slabs, other than those supported on solid ground or properly compacted fill, shall be constructed as suspended slabs. These slabs shall be constructed in accordance with the Engineer's Instructions.

7.10 FOUNDATION WALLS
Where specified, masonry foundation walls are to be built on specified footings to the thickness indicated on the plans and to the height of the underside of the floor bearer or bottom wall plate.

7.11 SUB-FLOOR VENTILATION
All sub floor spaces to suspended ground floors shall be provided with adequate ventilation in accordance with the ABCB Housing Provisions Standard 2022 Part 6.2 per NCC Volume 2 H2D5.

7.12 SUB-FLOOR ACCESS
Where required, access to suspended sub floor areas shall be located as indicated on the plan.

8 RETAINING WALLS
8.1 RETAINING WALLS
Where the Builder is required by the Schedule of Works annexed to this Specification, the Builder shall construct retaining walls as shown on the approved plans. The design and construction of earth retaining structures shall be in accordance with AS 4678 as referenced in NCC Volume 2 H1D3.
Where a retaining wall is not included in the Schedule of Works, the construction of any retaining wall shall be the responsibility of the Owner.

9. EFFLUENT DISPOSAUDRAINAGE
9.1 EFFLUENT DISPOSAL/DRAINAGE
In both sewered and unsewered areas:
(a) Any bath, wash basin, kitchen waste, wash tubs, pedestal pan and the floor grate to a shower recess shall be located in the position shown on the plan (refer to Schedule of Works); and
(b) Waste pipes with traps shall be provided to the above fittings and connected to the drainage system.

The whole of the work is to be performed in accordance with the NCC Volume 3 and AS/NZS 3500 series and requirements of the sewerage authority concerned.

9.2 SEPTIC SYSTEM
The Builder will provide and install a septic system where applicable to the requirements of the Local Authority and in accordance with the manufacturer's instructions.

9.3 DRAINAGE
Drainage shall be carried out in accordance with the ABCB Housing Provisions Standard 2022 Part 3.3 and ASINZS 3500.3 per NCC Volume 2 H2D2, and the requirements of NCC Volume 3.

9.3.1 STORMWATER DRAINAGE
Stormwater drainage shall be carried out in accordance with the ABCB Housing Provision Standard 2022 Part 3.3.5, NCC Volume 3 and ASINZS 3500.3.
The Builder will allow for the supplying and laying of stormwater drains as shown on the site plan.

9.3.2 SURFACE WATER DRAINAGE
Surface water drainage shall be provided in accordance with the ABCB Housing Provisions Standard 2022 Part 3.3.3.

9.3.3 SUBSOIL DRAINAGE
Where subsoil drainage is required, it shall be carried out in accordance with the ABCB Housing Provisions Standard 2022 Part 3.3.4.

10. TIMBER FRAMING
10.1 GENERALLY
All timber framing shall comply with the NCC Volume 2 Part H1D6(4), or alternative structural framing shall be to structural engineer's details and certification. These may reflect any of the following:
- Timber structure design to AS 1720. 1
- Nailplated timber roof trusses per AS 1720. 5
- Residential construction in non-cyclonic areas per AS 1684.2 or AS 1684.4
- Residential construction in cyclonic areas per AS 1684.3
- Installation of particleboard flooring per AS 1860.2

Timber Engineered products may be used provided their design comply with the NCC and they are installed in accordance with the manufacturer's instructions.
The work shall be carried out in a proper and tradesperson like manner and shall be in accordance with recognised and accepted building practices.

10.1.1 FLOOR FRAMING
All floor framing is to be framed at the level shown on the plan.

10.1.2 WALL FRAMING
Wall framing is to be erected plumb and straight and securely fastened to the floor framing or floor slab.
The interface between masonry veneer and wall framing will conform with AS 3700 or AS 4773.1 and AS 4773.2, or conform with ABCB Housing Provision Standard 2022 Part 5.2, per NCC Volume 2 H1D5.

10.1.3 HEADS OVER OPENING (LINTELS)
- All solid timber lintels shall conform to AS 1684.2 or AS 1684.4.
- Glue laminated beams conforming to AS 1328 or laminated veneer lumber beams to manufacturer's specification and data sheets may also be used.

10.1.4 ROOF TRUSSES
Where roof truss construction is used, trusses shall be designed in accordance with AS 1720 and be erected, fixed and braced in accordance with the manufacturer's instructions.

10.1.5 BRACING
Bracing units shall be determined and installed in accordance with the Engineers Instructions or AS 1684, as appropriate for the design wind velocity for the site. Bracing shall be evenly distributed throughout the building.

10.1.6 FLOORING
Strip and sheet timber floors shall be installed in accordance with AS 1684.
Per NCC Volume 2 H4D2 and H4D3, the selection, installation and waterproofing of wet area floors shall conform to:
- The ABCB Housing Provisions Standard 2022 Part 10.2; or
- AS 3740 and Clauses 10.2.1 to 10.2.6 and Clause 10.2.12 of the ABCB Housing Provision Standard 2022; or
- The manufacture installation guides when listed in Schedule of Works.
Where specified in the contract floors shall be sanded to provide an even surface and shall be left clean throughout.

10.1.7 ROOF FRAMING
Roofs shall be pitched to the slope shown on plan.
The work shall be carried out in a proper and tradesperson like manner and shall be in accordance with recognised and accepted building practices.
Metal fascias shall be installed in accordance with the manufacturer's instructions and shall meet the requirements of ABCB Housing Provisions Standard 2022 Part 7.2, 9.2.1, 9.2.3 and 9.2.9.

10.1.8 TIMBER POSTS
Unless otherwise specified and where required by the *NCC* posts supporting carports, verandas and porches shall be timber suitable for external use.

10.2 CORROSION PROTECTION
All metal brackets, facing plates and other associated fixings used in structural timber joints and bracing must have corrosion protection appropriate to the site in accordance with *AS 1684.*

10.3 HOT WATER STORAGE UNITS
Where a hot water storage unit or solar panels are supported by the roof structure the structure shall be specifically designed to support all imposed loads.

11. STEEL FRAMING
11.1 GENERALLY
Steel framing shall be installed in accordance with the manufacturer's recommendations and *NCC Volume 2 Part H1D6(3).* This may reflect *AS 4100, ASINZS 4600,* or the *NASH Standard 'Residential and Low-Rise Steel Framing'.*

11.2 STRUCTURAL STEEL SECTIONS
Structural steel shall be designed and constructed in accordance with the manufacturer's recommendations and *NCC Volume 2 Part H1D6(5).* This may reflect *AS 4100, ASINZS 4600,* or the *ABCB Housing Provisions Standard 2022 Part 6.3* where allowed under *H1D6(6).*

12. ROOFING CLADDINGS
All roof cladding is to comply with the relevant structural performance and weathering requirements of the *NCC* and be installed as per the manufacturer's specifications.

12.1 TILED ROOFING
The *Builder* shall cover the roof of the dwelling with approved tiles as selected. The roof shall be fixed and waterproofed in accordance with *AS 2050* or the *ABCB Housing Provisions Standard 2022 Part 7.3* per *NCC Volume 2 H1D7(3).* Roofing adjacent to valleys should be fixed so as to eliminate water penetration. Where roof tiles are made of natural products slight variation in colour is acceptable.

12.2 METAL ROOFING
The *Builder* shall provide and install a metal roof together with accessories as determined in the contract documents. Installation shall be in accordance with *AS 1562.1* or the *ABCB Housing Provisions Standard 2022 Part 7.2* per *NCC 2022 H1D7(2),* and the manufacturer's recommendations.
Except where design prohibits, sheets shall be in single lengths from fascia to ridge.
Fixing of sheets shall be in accordance with the manufacturer's instructions as required for the appropriate design and wind speed.

12.3 GUTTERS AND DOWNPIPES
Gutters and downpipes as determined in the contract documents shall be manufactured and installed in accordance with *AS/NZS* 3500.3. or the *ABCB Housing Provisions Standard* 2022 *Part 7.4,* per *NCC Volume* 2 *H2D6.*

12.4 CORROSION PROTECTION
Materials used for flashings, fasteners, gutters and downpipes shall be compatible.

12.5 SARKING
Sarking under tile roof coverings must comply with and be fixed in accordance with the *ABCB Housing Provisions Standard* 2022 *Part 7.3.4* or *AS* 2050. Where required an anti-ponding device or board shall be installed *per ABCB Housing Provisions Standard 2022 Part* 7.3.5 or *AS* 2050.

12.6 SEALANTS
Appropriate sealants shall be used where necessary and in accordance with manufacturer's specifications.

12.7 FLASHING
Flashings shall comply with and be installed in accordance with the *ABCB Housing Provisions Standard 2022 Part* 7.2. 7 or *AS 1562.1* for metal roofs; and *ABCB Housing Provisions Standard 2022 Part 7.3.3* or *AS* 2050 for tiled roofs.

13. MASONRY
13.1 GENERALLY
All masonry construction shall comply with *AS 3700,* or *AS 4773.1 and AS 4773.2,* or *ABCB Housing Provisions Standard 2022 Parts* 5.2 *to* 5. 7 as relevant, per *NCC 2022 Volume 2 H1D5* & *H2D4.*

13.2 BRICKS
Masonry units shall comply with *AS* 3700, or *AS 4773.1 and AS 4773.2,* or *ABCB Housing Provisions Standard 2022 Part* 5.6.2.
Tolerances shall only be applied to the total measurements over 20 units, and not to the individual units. As clay masonry units are natural kiln fired products their individual size may vary due to the manufacturing process.

13.3 CONCRETE BLOCKS
Concrete blocks are to be machine pressed, of even shape, well cured and shall comply with the *NCC Volume 2 H1D5* & *H2D4.* Concrete blockwork shall be constructed in accordance with the *NCC Volume 2 H1D5* & *H2D4.*
Autoclaved aerated concrete blocks shall be in accordance with the manufacturer's product specification at the time the work is being carried out. Autoclaved aerated concrete wall cladding shall be in accordance with *ABCB Housing Provisions Standard 2022 Part* 7.5 or *AS 5146.1* per *NCC Volume 2 H1D7(4).*

13.4 DAMP PROOF COURSES
All damp proof course materials and installations shall comply with the *ABCB Housing Provisions Standard* 2022 *Part* 5. 7.3 & *5.7.4,* or *AS* 3700, or *AS 4773.1 and AS 4773.2.*
The damp proof membrane shall be visible in the external face of the masonry in which it is placed and shall not be bridged by any applied coatings, render or the like.

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PROPOSED MULTI RESIDENTIAL DEVELOPMENT
5 NORTH STREET, NORTH TAMWORTH
GILLOGLY

SCALE	1 : 100
DATE	08/05/2025
DRAWN	SAE
DESIGNED	SAE

REVISION	DESCRIPTION	DATE
1	PRELIMINARY ISSUE	14/08/2024
2	FOR APPROVAL	30/10/2024
3	FOR SUBMISSION	08/05/2025
4	FOR DA SUBMISSION	09/05/2025

PROJECT No.
1163-24

SHEET
A014

BUILDING SPECIFICATIONS

13.5 CAVITY VENTILATION (WEEPHOLES)
Where required open vertical joints (weepholes) must be created in the course immediately above any Damp Proof Course or flashing at centres in accordance with the *ABCB Housing Provisions Standard* 2022 *Part* 5.7.5, or *AS 3700,* or *AS 4773.1 and AS 4773.2.*
Cavities for masonry veneer shall be in accordance with *ABCB Housing Provisions Standard* 2022 *Part* 5. 7.2, or *AS 3700,* or *AS 4773.1 and AS 4773.2.*

13.6 MORTAR AND JOINING
Mortar mixes and joint tolerances shall comply with the *ABCB Housing Provisions Standard* 2022 Parts *5.6.3 and 5.6.4,* or *AS 3700,* or *AS 4773.1 and AS 4773.2.*

13.7 MASONRY ACCESSORIES
Masonry accessories shall comply with the *ABCB Housing Provisions Standard* 2022 *Part 5.6.*
Vertical articulated joints shall be constructed in accordance with the *ABCB Housing Provisions Standard* 2022 *Part 5.6.8,* or *AS 3700,* or *AS 4773.1 and AS 4773.2.*
Veneer wall ties shall comply with *ABCB Housing Provisions Standard* 2022 *Part* 5.6.5 and *ASINZS 2699.1,* or *AS* 3700, or *AS 4773.1 and AS 4773.2.*

13.8 LINTELS
Lintels used to support masonry above openings in walls shall comply with *ABCB Housing Provisions Standard* 2022 *Part 5.6.* 7, or *AS 3700* or *AS 4773.1 and AS 4773.2,* per *NCC Volume 2 H1D5(1).* Alternatively, lintels shall comply with *ABCB Housing Provisions Standard 2022 Part* 6.3.5 or *AS 4100* per *NCC Volume 2 H1D6(3).*
Lintels are to be provided to each wall leaf and are to be corrosion protected to a degree appropriate for the site environment and location of the lintel within the structure, in accordance with *ABCB Housing Provisions Standard 2022 Part* 5.6. 7, or *AS 3700* or *AS 4773.1 and AS 4773.2.* The durability class shall as defined in *AS 2699.3.*

13.9 MASONRY PIERS
Engaged piers in masonry construction shall comply with the relevant provisions of *ABCB Housing Provisions Standard 2022 Parts 5.2.6 (masonry veneer)* or *5.4.2 (unreinforced single leaf masonry),* or *AS3700,* or *AS4773.1 and AS4773.2.*
Isolated masonry piers shall comply with *ABCB Housing Provisions Standard 2022 Part* 5.5, or *AS4773.1 and AS4773.2,* or *AS 3700* as modified by *NCC Volume 2 H1D5.*

13.10 CLEANING
All exposed face brickwork shall be cleaned with an approved cleaning system. Care should be taken not to damage brickwork or joints and other fittings.

14. CLADDING AND LININGS
14.1 EXTERNAL CLADDINGS
Timber and composite external wall cladding shall be fixed in accordance with the manufacturer's recommendations and any applicable special details or *ABCB Housing Provisions Standard* 2022 *Part* 7.5, per *NCC Volume* 2 *H1D7(4).*
- Where required, the specified materials shall be used to line soffits at eaves, open verandas and porches in accordance with *ABCB Housing Provisions Standard* 2022 *Part* 7.5.5.
- Flashings to openings in external walls shall comply with *ABCB Housing Provisions Standard 2022 Part 7.5.6.*
- Parapet cappings shall comply with *ABCB Housing Provisions Standard 2022 Part 7.5.8.*
- Ground clearances for external cladding shall comply with *ABCB Housing Provisions Standard 2022 Part* 7.5.7.
- Autoclaved aerated concrete wall cladding shall be designed and constructed in accordance with *AS 5146.1.*
Metal wall cladding shall be in accordance with *AS 1562.1* per *NCC Volume 2 H1D7(5).*

14.2 INTERNAL WALL AND CEILINGS LININGS
Unless otherwise specified, internal linings to walls and ceilings in other than wet areas shall be of gypsum plasterboards.
Plasterboard sheets are to be of a minimum 1O mm thick with recessed edges to facilitate a smooth set finish. Internal angles to walls are to be set from floor to ceiling.
Where specified, suitable cornice moulds shall be fixed at the junction of all walls and ceilings. Alternatively the joint may be set as required for vertical internal angles.
Wet area linings are to be fixed in accordance with the manufacturer's recommendations.
The ceiling access hole shall be of similar material to the adjacent ceiling.

15. JOINERY
15.1 GENERAL
All joinery work (metal and timber) shall be manufactured and installed according to accepted building practices.

15.2 DOOR FRAMES
External door frames shall be suitable for the expose conditions and to receive doors.
Internal jamb linings shall be suitable to receive doors as specified in the contract documents. Manufactured door frames shall be installed in accordance with the manufacturer's instructions.

15.3 DOORS AND DOORSETS
All internal and external timber door and door sets shall be installed in accordance with accepted building practice and specific manufacturer's instructions.

15.4 WINDOW AND SLIDING DOORS
Sliding and other aluminium windows and doors shall be installed in accordance with manufacturer's recommendations and *AS 2047.*
All glazing shall comply with *ABCB Housing Provisions Standard 2022 Part 8.2, AS 2047,* or *AS 1288,* per *NCC Volume 2 H1O8;* and any commitments outlined in the relevant BASIX Certificate.

15.5 ARCHITRAVES AND SKIRTING
Architraves and skirting as nominated on the plans or listed in the Schedule of Works shall be installed in accordance with accepted building practice.

15.6 CUPBOARDS/KITCHENS/BATHROOM
Units shall be installed to manufacturer's recommendations. Bench tops shall be of a water resistant material.

16. SERVICES
16.1 PLUMBING
All plumbing shall comply with the requirements of *NCC Volume 3* and the relevant supply authority. All work shall be carried out by a licensed plumber.
Fittings, as listed in the Schedule of Works, shall be supplied and installed to manufacturer's specifications.
Fittings, hot water systems and any rainwater harvesting systems shall be appropriate to satisfy any commitment outlined in the relevant BASIX Certificate.

16.2 ELECTRICAL
All electrical work is to be carried out by a licensed electrical contractor to *ASINZS 3000 Electrical installations* (known as the Australian/New Zealand Wiring Rules) plus any other relevant regulations. The location of lights, switches, power points and the like, is to be nominated in the contract documents.
Unless otherwise specified, the electrical service shall be 240 volt, single phase supply.

16.3 GAS
All installation (including LPG) shall be carried out in accordance with *AS 5601.1,* the relevant regulations, and the rules and requirements of the relevant supply authority.

17. FIRE SAFETY
17.1 GENERALLY
Where required for fire performance the selection of materials, design and installation shall comply with the provisions of *ABCB Housing Provisions Standard 2022 Part* 9, per *NCC Volume 2 Part H3.*

17.2 FIRE SEPARATION OF EXTERNAL WALLS
Construction of external wall shall comply with *ABCB Housing Provisions Standard 2022 Part* 9.2.

17.3 FIRE PROTECTION OF SEPARATING WALLS AND FLOORS
Construction of separating walls and floors shall comply with *ABCB Housing Provisions Standard 2022 Part* 9.3.

17.4 GARAGE TOP DWELLINGS
Construction of any garage top dwelling in NSW shall comply with *ABCB Housing Provisions Standard 2022 NSW Part 9.4.*

17.5 SMOKE ALARMS AND EVACUATION LIGHTING
Smoke and heat alarms shall be installed in accordance with the *ABCB Housing Provisions Standard 2022 NSW Part 9.5.1,* and *Parts* 9.5.2 to *9.5.4.*
Where required evacuation lighting shall be installed in accordance with *ABCB Housing Provisions Standard 2022 Part* 9.5.5

18. HEALTH AND AMENITY
18.1 WATERPROOFING
All internal wet areas are to be waterproofed in accordance with *NCC Volume 2 H4D2 and H4D3.*
Waterproofing shall comply with:
- ABCB Housing Provisions Standard 2022 Part 10.2; or
- AS *3740* and Clauses *10.2.1 to 10.2.6 and Clause 10.2.12* of the *ABCB Housing Provision Standard 2022*; or
- the manufacture installation guides when listed in Schedule of Works.
External tiled decks and balconies, and roofing systems outside the scope of *NCC Volume 2 H107(2) and (3),* where required are to be waterproofed in accordance with AS *4654.1 and* AS *4654.2* and relevant manufactures specifications, per *NCC Volume 2 2022 H2D8.*

18.2 ROOM HEIGHTS
Room heights shall comply with *ABCB Housing Provisions Standard 2022 Part 10.3* per *NCC Volume 2 H4D4.*

18.3 FACILITIES
The building facilities shall be installed as indicated on the plan, or in accordance with *ABCB Housing Provisions Standard 2022 Part 10.4* per *NCC Volume 2 H4D5.*

18.4 LIGHTING
Natural and artificial lighting shall be installed as indicated on the plans, or in accordance with *ABCB Housing Provisions Standard 2022 Part 10.5* per *NCC Volume* 2 *H4D6.*

18.5 VENTILATION
Ventilation shall be installed as indicated on the plans, and shall comply with *ABCB Housing Provisions Standard 2022 Part 10.6* or *AS 1668.2* per *NCC Volume 2 H4D7.*

18.6 SOUND INSULATION
Where required sound insulation shall comply with *ABCB Housing Provisions Standard 2022 Part 10.* 7 per *NCC Volume 2 H4D8.*

18.7 CONDENSATION MANAGEMENT
18.7.1 GENERALLY
Condensation management shall be provided in accordance with ABCB *Housing Provisions Standard* 2022 *Part 10.8* per *NCC 2022 Volume 2 H4D9.*

18.7.2 PLIABLE BUILDING MEMBRANES
Where required a pliable building membrane shall comply with, and be installed in accordance with the following:
- *ABCB Housing Provisions Standard 2022 Part 10.8.1* (applications made from 1 October 2023).

18.7.3 FLOW RATE AND DISCHARGE OF EXHAUST SYSTEMS
Exhaust systems shall comply with and be installed in accordance with:
- *ABCB Housing Provisions Standard 2022 Part 10.8.2* (applications made from 1 October 2023).

18.7.4 VENTILATION OF ROOF SPACES
When required a ventilated roof space shall be provided in accordance with:
- *ABCB Housing Provisions Standard 2022 Part 10.8.3* (applications, made from 1 October 2023).

19. SAFE MOVEMENT AND ACCESS
19.1 STAIRWAYS AND RAMPS
Design and construction of stairways and ramps shall comply with *ABCB Housing Provisions Standard 2022 Part 11.2* per *NCC Volume 2 H5D2.*

19.2 BARRIERS AND HANDRAILS
Design and construction of stairways and ramps shall comply with *ABCB Housing Provisions Standard 2022 Part 11.3* per *NCC Volume 2 H5D3.*

19.3 PROTECTION OF OPENABLE WINDOWS
In bedrooms, openable windows shall be protected in accordance with *ABCB Housing Provisions Standard 2022 Part 11.3.7.*
In rooms other than bedrooms, openable windows shall be protected in accordance with *ABCB Housing Provisions Standard 2022 Part 11.3.8.*

20. ENERGY EFFICIENCY
20.1 BASIX
The building works will comply with the BASIX commitments outlined within the relevant BASIX Certificate and any conditions of development consent. For projects where application for development consent is made on or after 1 October 2023 this will be in accordance with the requirements of the *State Environmental Planning Policy (Sustainable Buildings) 2022* and any relevant savings and transitional provisions.

20.2 THERMAL INSULATION
Where thermal insulation is used in the building fabric or services, such as air conditioning ducting or hot water systems, it shall be installed in accordance with manufacturer's recommendations to achieve the R-Values required by the *NCC* or as outlined in the relevant BASIX Certificate for NSW.

20.3 OTHER NCC REQUIREMENTS
Where the application for construction approval is made prior to 1 October 2023, energy efficiency measures not amended by BASIX will be installed in accordance with *NCC Volume 2 2019 Amendment 1 NSW Part 3.12.1, NSW Part 3.12.3,* and *NSW Part 3.12.5* or the manufacturer's recommendations.
Otherwise, these measures will be provided and installed in accordance with ABCB Housing Provisions Standard 2022 *Part 13.2, Part 13.4 and Part 13. 7 as varied by the NSW Variations* per *NCC Volume 2 2022 NSW Part H6O2* or the manufacturers recommendations.

21. ANCILLARY FEATURES
21.1 SWIMMING POOLS
Where the *Builder* is required by the Schedule of Works annexed to this Specification, the *Builder* shall construct any swimming pool as shown on the approved plans. Where constructed a swimming pool shall be provided with safety barriers in accordance with AS *1926.1 and* AS*1926.2,* or Clause 9 of the *Swimming Pools Regulation 2018* for spa pools, per *NCC Volume 2 NSW H7D2(1).* The recirculation system shall comply with *AS 1926.3* per NCC Volume 2 2022 NSW H7D2(2).
Where a swimming pool is not included in the Schedule of Works, the construction of any swimming pool and associated safety barriers and recirculation systems shall be the responsibility of the *Owner.*

21.2 BALCONIES AND DECKS ATTACHED TO EXTERNAL WALLS
Where a balcony or deck is attached to an external wall it shall comply with *ABCB Housing Provisions Standard 2022 Part 12.*3 per *NCC Volume 2 H1O11,* or the *engineered specifications.*

21.3 FIREPLACES, HEATING APPLIANCES, CHIMNEYS AND FLUES
Where the builder is required by the Schedule of Works annexed to this specification, the construction or installation of a fireplace or heating appliance shall comply with *AS/NZS 2918* or *ABCB Housing Provisions Standard 2022 Part 12.4,* per NCC Volume 2 H7O5.
Where not included in the schedule of works, the construction and installation of any fireplace or heating appliance shall be the responsibility of the *Owner*

21.4 ALPINE AREAS
In alpine areas construction shall comply with *ABCB Housing Provisions Standard 2022 Part 12.2* per *NCC Volume 2 H7D3.*

21.5 BUSHFIRE PRONE AREAS
In bushfire prone areas construction shall comply with *AS 3959* or *NASH Standard - Steel Framed Construction in Bushfire Areas;* except as amended by *Planning for Bushfire Protection* and as modified by development consent following consultation with the NSW Rural Fire Service, or bushfire safety authority for the purposes of integrated development, per *NCC Volume 2* 2022 *NSW H7D4.*

21.6 FLOOD HAZARD AREAS
In flood hazard areas, construction shall comply with the *ABCB Standard for Construction of Buildings in Flood Hazard areas,* per *NCC Volume 2 H1D10.*

22. TILING
22.1 MATERIALS
Tiles shall be as listed in the Schedule of Works or as selected by the *Owner.*
Cement mortar and other adhesives shall comply with AS *3958.1* or tile manufacturer's specifications.

22.2 INSTALLATION
Installation of tiles shall be in accordance with *AS 3958.1* or the manufacturer's recommendations and accepted building practices.
Where practicable, spacing between tiles should be even and regular.
Expansion joints shall be installed in accordance with AS 3958.*1* or the tile manufacture's specifications.
All vertical and horizontal joints between walls and fixtures e.g. bench top, bath, etc. and wall/floor junctions shall be filled with flexible mould resistant sealant.
All joints in the body of tiled surfaces shall be neatly filled with appropriate grout material as specified by the tile manufacturer or accepted building practice.
As tiles are made of natural products a slight variation in colour is acceptable.
Tiles are to be fixed to the substrate with adhesives that are compatible with the substrate and any waterproofing material.

22.3 WALLS
Wall surfaces shall be tiled with selected tiles and accessories where indicated by the contract documents.

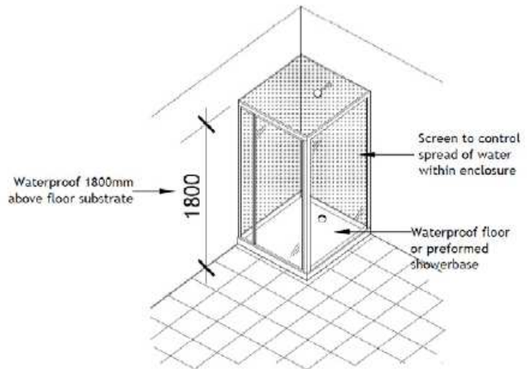
22.4 FLOORS
Floors shall be tiled to areas where indicated by the contract documents with selected tiles. Tiles shall be laid in a sand and cement mortar or using an adhesive.
Where required, edge strips or metal angle to exposed edges in doorways or hob-less showers in wet areas shall be provided in accordance with *ABCB Housing Provisions Standard Part 10.2* or *AS 3740* per *NCC Volume 2 H4D2* & *H4D3.*
Adequate falls shall be provided to floor wastes in accordance with the *ABCB Housing Provisions Standard 2022 Part 10.2.12.*

23. PAINTING
23.1 GENERAL
All paint used shall be of a quality suitable for the purpose intended and the application shall be as per the manufacturer's specifications. The colours used shall be as listed in the Schedule of Works or other relevant contract document. All surfaces to be painted shall be properly prepared to manufacturer's instructions.

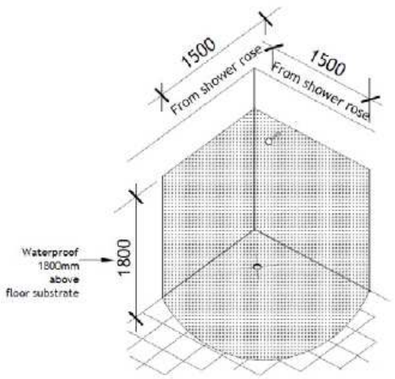
24. WORKMANSHIP STANDARDS AND TOLERANCES
24.1 GENERAL
By agreeing to these specifications, the *Owner* agrees that he/she has been provided with a copy and has had the opportunity to read the *specifications.*

The *specifications* are to be used by the *Builder* and *Owner* as a point of reference for information on workmanship standards and tolerances, and amongst other things, in deciding whether an alleged defect exists and/or whether the materials used and/or workmanship is in accordance with the plans and specifications.

The parties agree to use the *specifications* in precedence over any other non-legislated guide to standards and tolerances.



Fully enclosed shower



Unenclosed shower

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PROPOSED MULTI RESIDENTIAL DEVELOPMENT

5 NORTH STREET, NORTH TAMWORTH

GILLOGLY

SCALE	1 : 100
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DRAWN	SAE
DESIGNED	SAE

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PROJECT No.
1163-24

SHEET
A015

PARTY WALL DETAILS - FRL 60/60/60

All Details As Per CSR Party Wall System
As Manufacturers Details.

SYSTEM SPECIFICATION

ACOUSTIC OPINION: PKA Predictor V16
Discontinuous Construction

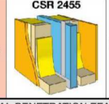
FRL Report/Opinion	SYSTEM N°	WALL LININGS	STUD DEPTH mm / CAVITY INFILL (Both Sides) (Refer to notes below)	70 Rw / Rw+Ctr	90 Rw / Rw+Ctr
60/60/60 (from both sides) WHPA 45743	CSR 2450 	SIDE ONE • 1 x 13mm Gyprock Aquachek Plasterboard. SIDE TWO • 1 x 13mm Gyprock Soundchek Plasterboard	(a) 75 Gold Batts 2.0	62/49	63/51
			(c) 90 Gold Batts 2.7	64/51	65/53
			(c) 88 Soundscreen 2.5	65/52	66/54
			(e) 110 Acoustigard 2.5	64/51	65/53
			Minimum Wall Thickness mm	231	271
–/60/60 60/60/60# (from both sides) WHPA 45743	CSR 2455 	BOTH SIDES • 1 x 13mm Gyprock Soundchek Plasterboard	(a) 75 Gold Batts 2.0	63/51	64/52
			(c) 90 Gold Batts 2.7	65/53	66/54
			(c) 88 Soundscreen 2.5	66/54	67/55
			(e) 110 Acoustigard 2.5	65/53	66/54
			Minimum Wall Thickness mm	231	271

FIG 5: TYPICAL PENETRATION FEATURES

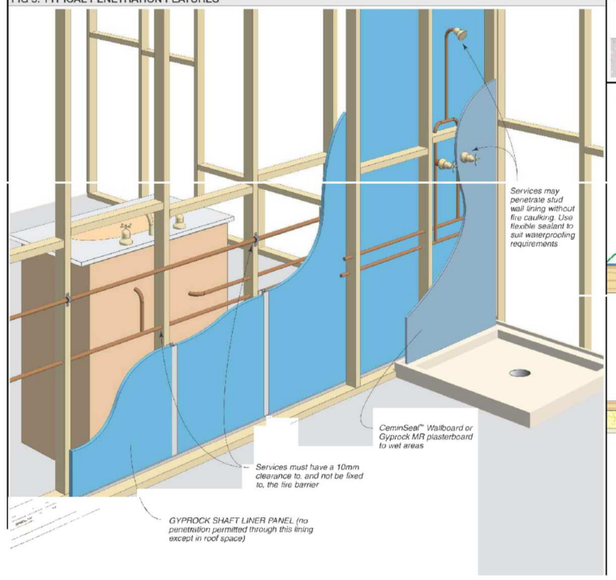


FIG 10: BASE DETAIL AT SLAB

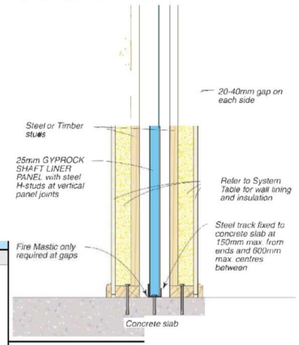


FIG 11: ALTERNATE BASE DETAIL

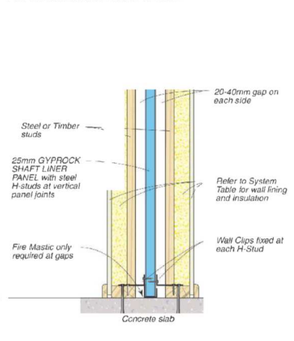


FIG 29: EAVES DETAIL (OUTSIDE END ELEVATION)

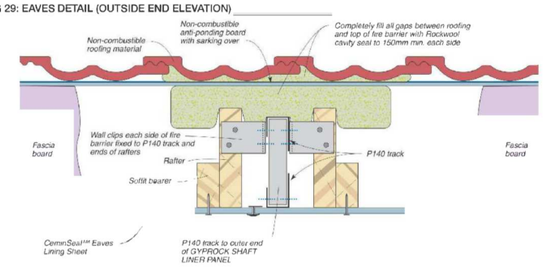


Figure 24: Detail At Roof/Ceiling At Transition From Single To Two Storey

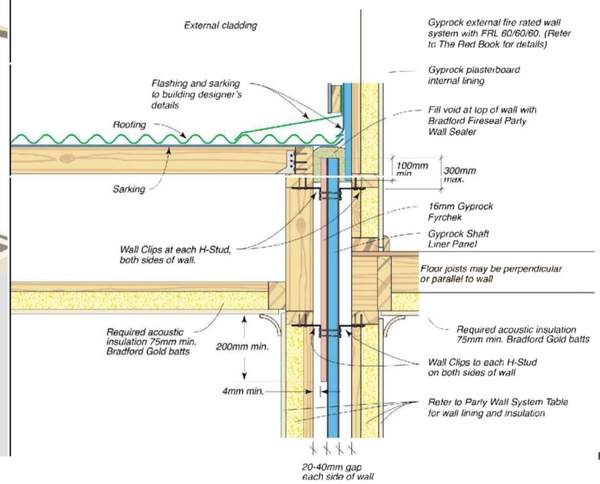


FIG 25: DETAIL AT ROOF/CEILING

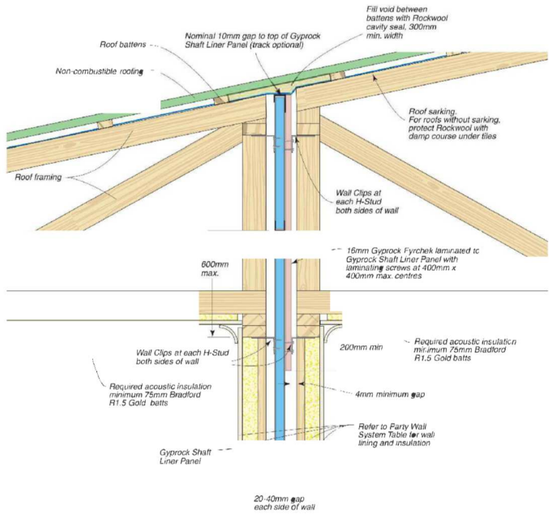


FIG 15: DETAIL AT EXTERNAL TIMBER FRAME WALL

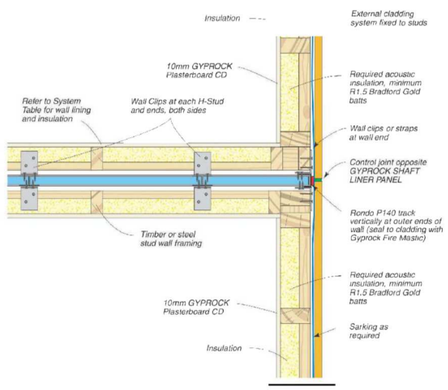


FIG 19: DETAIL AT EXTERNAL BRICK VENEER WALL

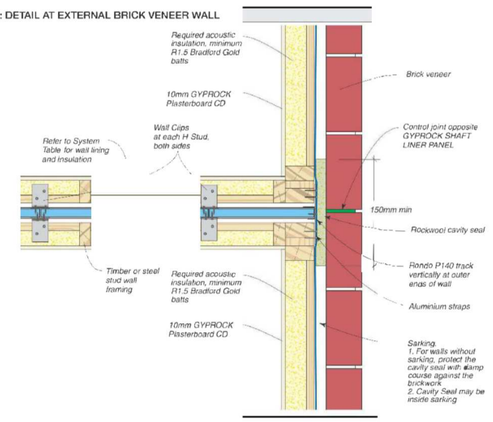
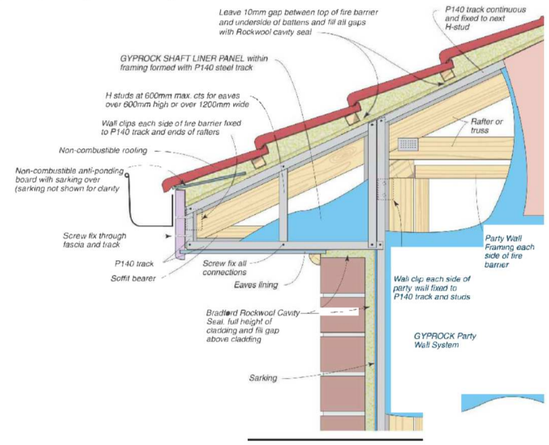


FIG 28: EAVES DETAIL (SIDE ELEVATION)



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PROPOSED MULTI RESIDENTIAL DEVELOPMENT

5 NORTH STREET, NORTH TAMWORTH

GILLOGLY

SCALE

DATE 08/05/2025
DRAWN SAE
DESIGNED SAE

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PROJECT No.
1163-24

SHEET
A016

1. FALLS, SLIPS, TRIPS

a) WORKING AT HEIGHTS

DURING CONSTRUCTION

Wherever possible, components for this building should be prefabricated off-site or at ground level to minimise the risk of workers falling more than two metres. However, construction of this building will require workers to be working at heights where a fall in excess of two metres is possible and injury is likely to result from such a fall. The builder should provide a suitable barrier wherever a person is required to work in a situation where falling more than **two metres is a possibility.**

DURING OPERATION OR MAINTENANCE

For houses or other low-rise buildings where scaffolding is **appropriate:**

Cleaning and maintenance of windows, walls, roof or other components of this building will require persons to be situated where a fall from a height in excess of two metres is possible. Where this type of activity is required, scaffolding, ladders or trestles should be used in accordance with relevant codes of practice, **regulations or legislation.**

For buildings where scaffold, ladders, trestles are not appropriate:

Cleaning and maintenance of windows, walls, roof or other components of this building will require persons to be situated where a fall from a height in excess of two metres is possible. Where this type of activity is required, scaffolding, fall barriers or Personal Protective Equipment (PPE) should be used in accordance with relevant codes of practice, regulations or legislation.

ANCHORAGE POINTS

Anchorage points for portable scaffold or fall arrest devices have been included in the design for use by maintenance workers. Any persons engaged to work on the building after completion of construction work should be informed about the anchorage points.

b) SLIPPERY OR UNEVEN SURFACES

FLOOR FINISHES Specified

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

FLOOR FINISHES By Owner

If designer has not not been involved in the selection of surface finishes, the owner is responsible for the selection of surface finishes in the pedestrian trafficable areas of this building. Surfaces should be selected in accordance with AS HB 197:1999 and AS/NZ **4586:2004.**

STEPS, LOOSE OBJECTS AND UNEVEN SURFACES

Due to design restrictions for this building, steps and/or ramps are included in the building which may be a hazard to workers carrying objects or otherwise occupied. Steps should be clearly marked with both visual and tactile warning during construction, maintenance, demolition and at all times when the building operates as a **workplace.**

Building owners and occupiers should monitor the pedestrian access ways and in particular access to areas where maintenance is routinely carried out to ensure that surfaces have not moved or cracked so that they become uneven and present a trip hazard.

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

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

2. FALLING OBJECTS

LOOSE MATERIALS OR SMALL OBJECTS

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

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

5. MANUAL TASKS

Components within this design with a mass in excess of 25kg should be lifted by two or more workers or by mechanical lifting device. Where this is not practical, suppliers or fabricators should be required to limit the component mass.

All material packaging, building and maintenance components should clearly show the total mass of packages and where practical all items should be stored on site in a way which minimises bending before lifting. Advice should be provided on safe lifting methods in all areas where lifting may occur.

Construction, maintenance and demolition of this building will require the use of portable tools and equipment. These should be fully maintained in accordance with manufacturer's specifications and not used where faulty or (in the case of electrical equipment) not carrying a current electrical safety tag.

All safety guards or devices should be regularly checked and Personal Protective Equipment should be used in accordance with manufacturer's specification.

6. HAZARDOUS SUBSTANCES

ASBESTOS

For alterations to a building constructed prior to 1990:

If this existing building was constructed prior to:

1990 - it therefore may contain asbestos

1986 - it therefore is likely to contain asbestos

either in cladding material or in fire retardant insulation material. In either case, the builder should check and, if necessary, take appropriate action before demolishing, cutting, sanding, drilling or otherwise disturbing the existing structure.

POWDERED MATERIALS

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

TREATED TIMBER

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

VOLATILE ORGANIC COMPOUNDS

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

SYNTHETIC MINERAL FIBRE

Fibreglass, rockwool, ceramic and other material used for thermal or sound insulation may contain synthetic mineral fibre which may be harmful if inhaled or if it comes in contact with the skin, eyes or other sensitive parts or the body. Personal Protective Equipment including protection against inhalation of harmful material should be used when installing, removing or working near bulk insulation material.

TIMBER FLOORS

This building may contain timber floors which have an applied finish. Areas where finishes are applied should be kept well ventilated during sanding and application and for a period after installation. Personal Protective Equipment may also be required. The manufacturer's recommendations for use must be carefully considered at all times.

7. CONFINED SPACES

EXCAVATION

Construction of this building and some maintenance on the building will require excavation and installation of items within excavations. Where practical, installation should be carried out using methods which do not require workers to enter the excavation. Where this is not practical, adequate support for the excavated area should be provided to prevent collapse. Warning signs and barriers to prevent accidental or unauthorised access to all excavations should be provided.

ENCLOSED SPACES

For buildings with enclosed spaces where maintenance or other access may be required:

Enclosed spaces within this building may present a risk to persons entering for construction, maintenance or any other purpose. The design documentation calls for warning signs and barriers to unauthorised access. These should be maintained throughout the life of the building. Where workers are required to enter enclosed spaces, air testing equipment and Personal Protective Equipment should be provided.

SMALL SPACES

For buildings with small spaces where maintenance or other access may be required:

Some small spaces within this building will require access by construction or maintenance workers. The design documentation calls for warning signs and barriers to unauthorised access. These should be maintained throughout the life of the building. Where workers are required to enter small spaces they should be scheduled so that access is for short periods. Manual lifting and other manual activity should be restricted in small spaces.

8. PUBLIC ACCESS

Public access to construction and demolition sites and to areas under maintenance causes risk to workers and public. Warning signs and secure barriers to unauthorised access should be provided. Where electrical installations, excavations, plant or loose materials are present they should be secured when not fully supervised.

9. OPERATIONAL USE OF BUILDING

RESIDENTIAL BUILDINGS

This building has been designed as a residential building. If it, at a later date, it is used or intended to be used as a workplace, the provisions of the Work Health and Safety Act 2011 or subsequent replacement Act should be applied to the new use.

NON-RESIDENTIAL BUILDINGS

For non-residential buildings where the end-use has not been identified:

This building has been designed to requirements of the classification identified on the drawings. The specific use of the building is not known at the time of the design and a further assessment of the workplace health and safety issues should be undertaken at the time of fit-out for the end-user.

For non-residential buildings where the end-use is known:

This building has been designed for the specific use as identified on the drawings. Where a change of use occurs at a later date a further assessment of the workplace health and safety issues should be undertaken.

10.OTHER HIGH RISK ACTIVITY

All electrical work should be carried out in accordance with Code of Practice: Managing Electrical Risks at the Workplace, AS/NZ 3012 and all licensing requirements.

All work using Plant should be carried out in accordance with Code of Practice: Managing Risks of Plant at the Workplace.

All work should be carried out in accordance with Code of Practice: Managing Noise and Preventing Hearing Loss at Work.

Due to the history of serious incidents it is recommended that particular care be exercised when undertaking work involving steel construction and concrete placement. All the above applies.

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.

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