

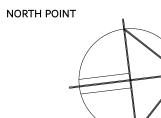
EMAIL: ADMIN@INHAUSDESIGNS.COM.AU

TOWNSEND ALTERATIONS AND **ADDITIONS**

91 TOWNSEND STREET, CONDELL PARK, NSW, 2200

ALEX SAAD

27.03.2025



AS INDICATED @ A1

LEGEND

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REV/DATE DESCRIPTION A 10.04.2025 ISSUED FOR FLOOR PLANS B 15.04.2025 ISSUED FOR DESIGN PLANS C 23.04.2025 ISSUED FOR CONSULTANTS D 05.05.2025 ISSUED FOR DA SUBMISSION E XXXX F XXXX

COVER SHEET

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PROJECT# 2022

PARTIAL DEMOLITION OF EXISTING STRUCTURES AND PROPOSED ALTERATIONS AND ADDITIONS OF TWO-STOREY DWELLING WITH SWIMMING POOL



INHAUS-00	COVER SHEET	INHAUS-13	SITE ANALYSIS
INHAUS-01	COMPLIANCE PAGE	INHAUS-14	SHADOW DIAGRAMS
INHAUS-02	SITE PLAN	INHAUS-15	SHADOW DIAGRAMS
INHAUS-03	EXISTING GROUND PLAN	INHAUS-16	3D HEIGHT BLANKET PLAN
INHAUS-04	GROUND FLOOR PLAN	INHAUS-17	DEMOLITION PLAN
INHAUS-05	FIRST FLOOR PLAN	INHAUS-18	PARKING PLAN
INHAUS-06	ROOF PLAN	INHAUS-19	SCHEDULE OF COLOURS AND FINISHES
INHAUS-07	ELEVATIONS	INHAUS-20	SEDIMENT CONTROL PLAN
INHAUS-08	SECTIONS	INHAUS-21	LANDSCAPE PLAN/MAINTENANCE PLAN
INHAUS-09	BACKYARD PLAN	INHAUS-22	ELEVATIONS - EXISTING / NEW
INHAUS-10	POOL SECTIONS	INHAUS-23	GROUND FLOOR - EXISTING / NEW
INHAUS-11	WINDOW & DOOR SCHEDULE	INHAUS-24	BASIX COMMITMENTS
INHAUS-12	WALL SCHEDULE/FENCE		

INHAUS-25	NATHERS COMMITMENTS
INHAUS-31	NCC/AS - GENERAL NOTES
INHAUS-32	NCC/AS - STAIRS
INHAUS-33	AS3740 (WATERPROOFING)
INHAUS-34	AS3740 (WATERPROOFING)
NP-01	NOTIFICATION PLAN
NP-02	NOTIFICATION PLAN
NP-03	NOTIFICATION PLAN



ACCREDITED BUILDING DESIGNER RESIDENTIAL / COMMERCIAL / INTERIORS

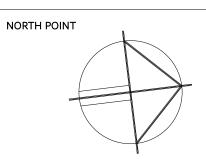
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91 TOWNSEND STREET, CONDELL PARK, NSW, 2200

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FR	FROM PLANS.				
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Е	XXXX	XXXX			
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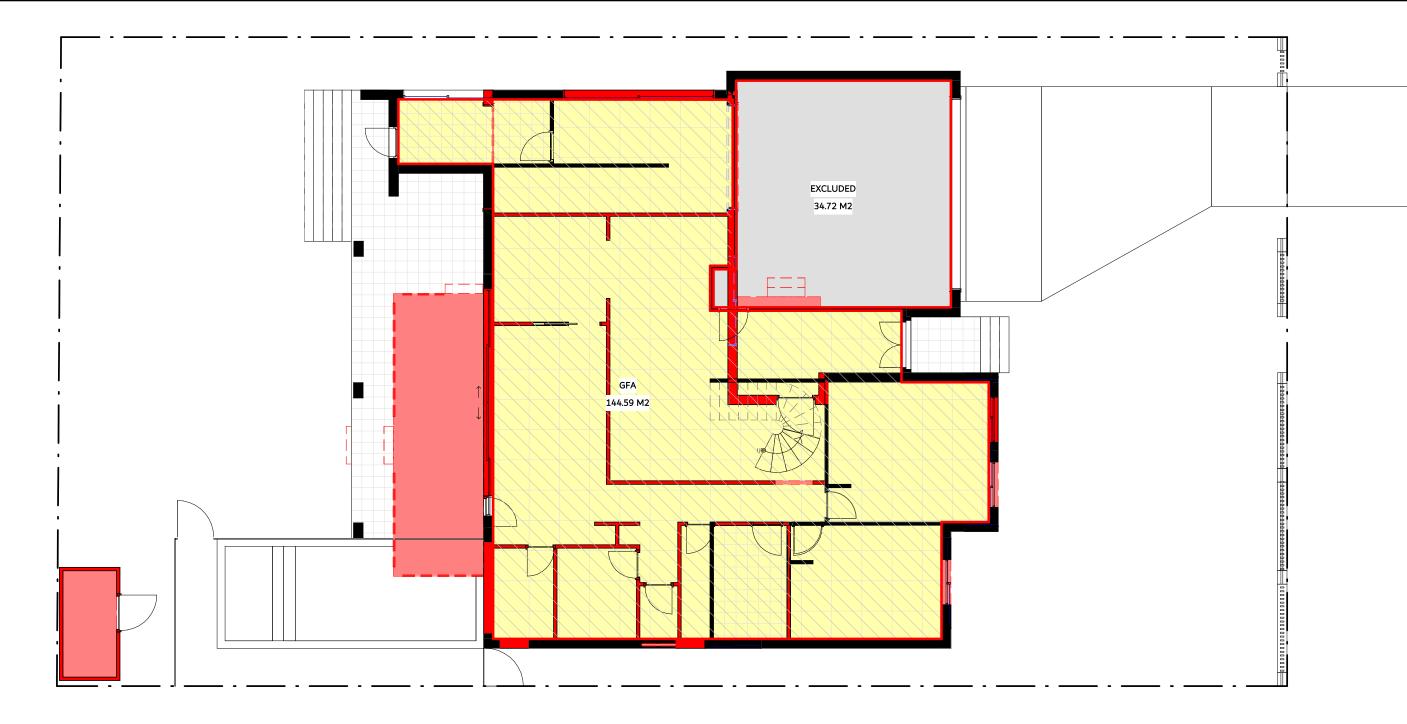
REGION LIMIT

COMPLIANCE PAGE

2022

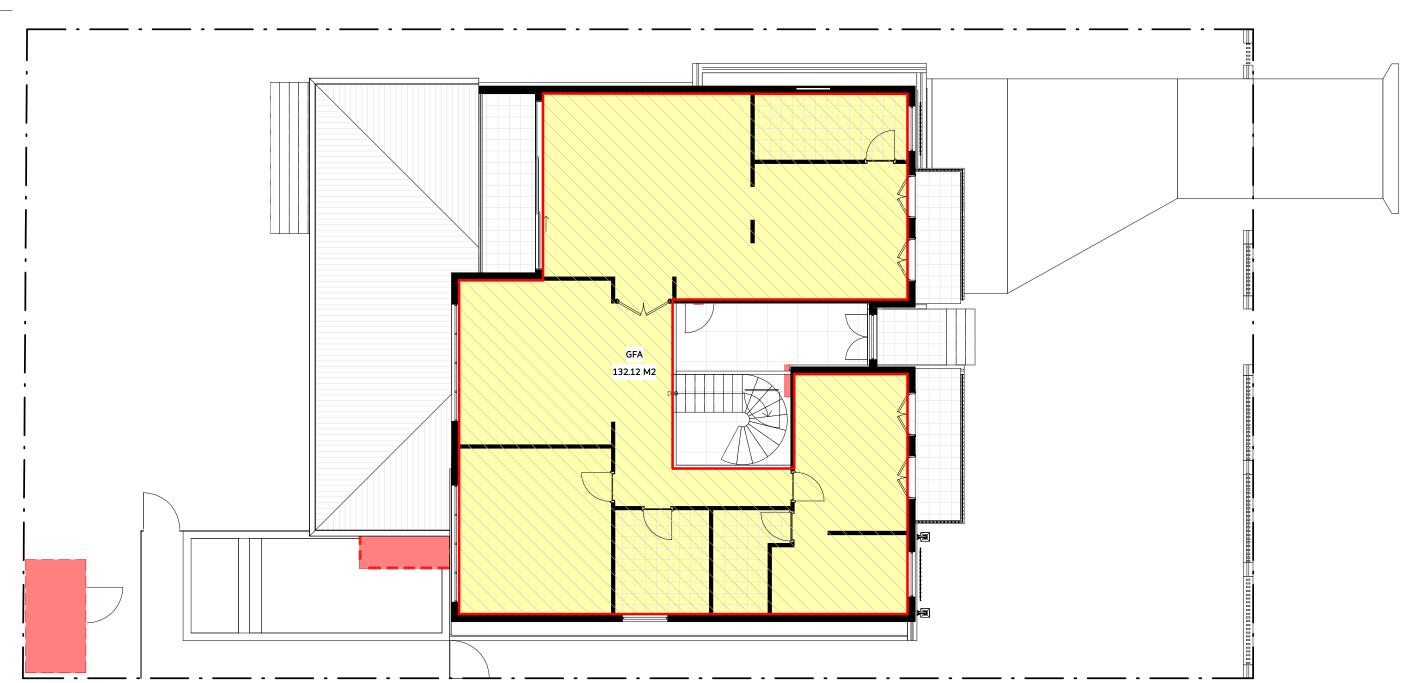
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1:100



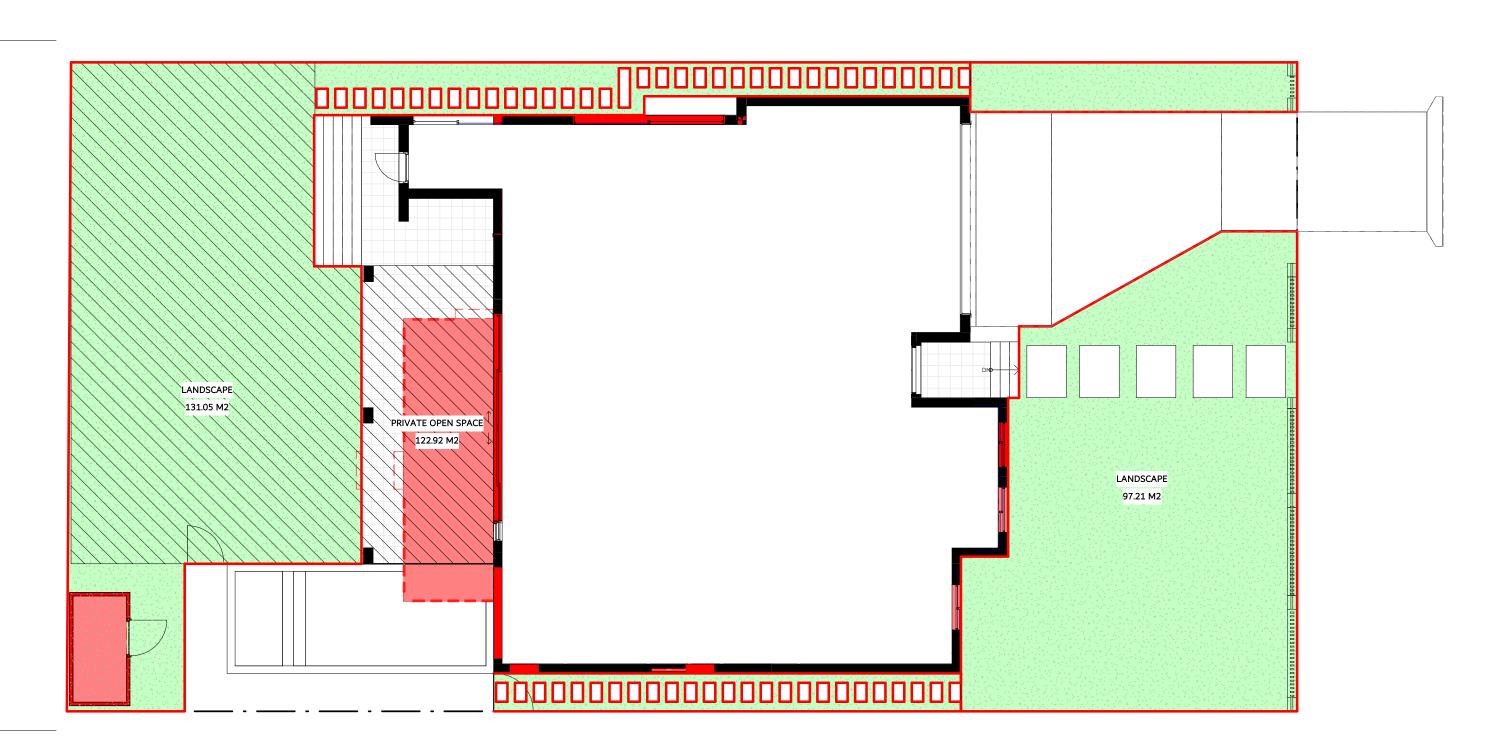
GFA GROUND FLOOR

1:100



GFA FIRST FLOOR

1:100



DEEP SOIL

COMPLIANCE TABLE

DWELLING (TYPE) - ALTERATIONS AND ADDITIONS WITH SWIMMING POOL

COUNCIL - CANTERBURY - BANKSTOWN COUNCIL

DCP/LEP - BANKSTOWN DCP 2023- AS AMENDED AUGUST 2024

DP NUMBER - DP239591

LOT NUMBER - 74

ZONING - R2

SITE AREA - 557.9M ²	PERMISSIBLE	PROPOSED
FSR - 0.5:1	278.95M ²	276.71M ²
TOTAL GFA		LOT
GROUND FLOOR GFA		144.59M ²
FIRST FLOOR GFA		132.12M ²
TOTAL GFA		276.71M ²
MAX HEIGHT	8.5M	М
SETBACKS		
GROUND FLOOR FRONT SETBACK	5.5M	М
GROUND FLOOR REAR SETBACK	6M	М
GROUND FLOOR SIDE SETBACK	0.9M	М
FIRST FLOOR FRONT SETBACK	6.5M	М
FIRST FLOOR REAR SETBACK	6M	М
FIRST FLOOR SIDE SETBACK	1.5M > BLDG HEIGHT GREATER THAN 7M	М
GARAGE SETBACK	5.5M	М
PRIVATE OPEN SPACE	80M ²	M^2
5x5M MINIMUM WIDTH		

59.65M²

Project address

Local Government Area

Project name

Street address

Lot number

Section number

Dwelling type

Project type

Type of alteration and addition

Certificate Prepared by (please of

Name / Company Name: AENEC - Office: 02 9994 8906

228.25M²

97.29M²

91 Townsend Street Condell Park

Canterbury-Bankstown Council

Dwelling house (detached)

The estimated development cost for my renovation work is \$50,000 or more, and includes a pool (and/or spa).

91 TOWNSEND Street CONDELL PARK 2200

BASIX™Certificate

LANDSCAPE / DEEP SOIL

45% OF AREA LANDSCAPED INFRONT OF BLDG LINE

Building Sustainability Index

www.planningportal.nsw.gov.au/development-and-assessment/basix

Alterations and Additions

Certificate number: A1794247

131.3M x 45%

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Definitions" dated 10/09/2020 published by the Department. This document is available at www.planningportal.nsw.gov.au/definitions

Secretary
Date of issue: Tuesday, 06 May 2025
To be valid, this certificate must be lodged within 3 months of the date of issue.



			ABN (if applicable): 326	12556377	
SW .			Α		
MENT	Form # AE0.3	Australi	an Energy Efficiency Co	nsultina	
Project	,	E:info@aenec		P:0416 316 204	AENEC
specification					
oject Address:	91 Townsend St, Condell Park	L9			
SIX CERTIFICA	ATION NUMBER: A1794247				
nis Project Spec	cification outlines ONLY some of	the RASIX commitmen	ts For the full list you	15	
iis i rojout o pot	must refer to BASI		is. For the fall list, yet		www.aenec.com.au
		External Walls	Specification:		
ре	Material	Added Insulation	Colour	Detail	
sonry	Brick Veneer	R1.16	* •)	As per drawings	
amed	Framed	R1.30	•	As per drawings	
		Internal 18/-11-	anacification:		
20	Material	Added Insulation	specification:	Detail	
pe amed	Plasterboard	Nil	Coloui	Detail	
illeu	Flasterboard	IAII	94 (7 ⁻³	<u> </u>	
		Roof Spe	cification:		
ре	Material	Added Insulation	Colour	Detail	
amed	As per Drawings	R3.00 + sarking	Dark	As per drawings	
				· 200	
			ecification:	T	
oe .	Material	Added Insulation	Covering	Detail	
imed mod	As per Drawings	Nil	<u> </u>	Above dwelling - Above outdoor a	
amed sonry	As per Drawings Concrete	R0.80 Nil	1 2	Slab on ground	И.
30III y	Concrete	INII	### ##################################	Olab on ground	
		Window Sp	ecification:		
me material		Glazing	U Value	SHGC	Detail
ıminum		Single	7.63 or Lower	0.75 or Lower	See BASIX
ıminum		Single - Low E	5.70 or Lower	0.47 or Lower	See BASIX
ıminum		Single - Low E	4.48 or Lower	0.46 or Lower	See BASIX
suitable		As suitable	2.30 or Lower	0.19 or Lower	See BASIX
	Skylight Speci	fication:			
ame material		Glazing		NOTES:	
		*		1. ALL DOWN	ILIGHTS TO BE :
/alue		SHGC	Detail		NON VENTILATED WITH
	- Back Isa		4 5		COVER/SHIELD TO
rious Notes if Ap			38		TINIOUS INSTALLATION
owerheads	3 star no grater than 9lt/min flow rate		0 0	OF INSULATI	
ilet Flush	3 star or no grater than 4 litres/flush 3 star no grater than 9lt/min flow rate			the 'SEALED'	and/or wall openings to be
chen taps			8 3		on is to be installed in
throom taps inwater tank	3 star no grater than 9lt/min flow rate	Pool = 25kL	Pool cover required	CONTRACTOR OF THE PROPERTY OF	with AS/NZS 4859.1





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MEMBERSHIP NO: 6605

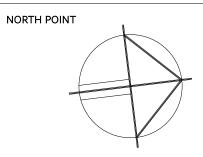
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TOWNSEND ALTERATIONS AND ADDITIONS

91 TOWNSEND STREET, CONDELL PARK, NSW, 2200

ALEX SAAD

27.03.2025



SCALE AS INDICATED @ A1

NOTES

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TITLE SITE PLAN

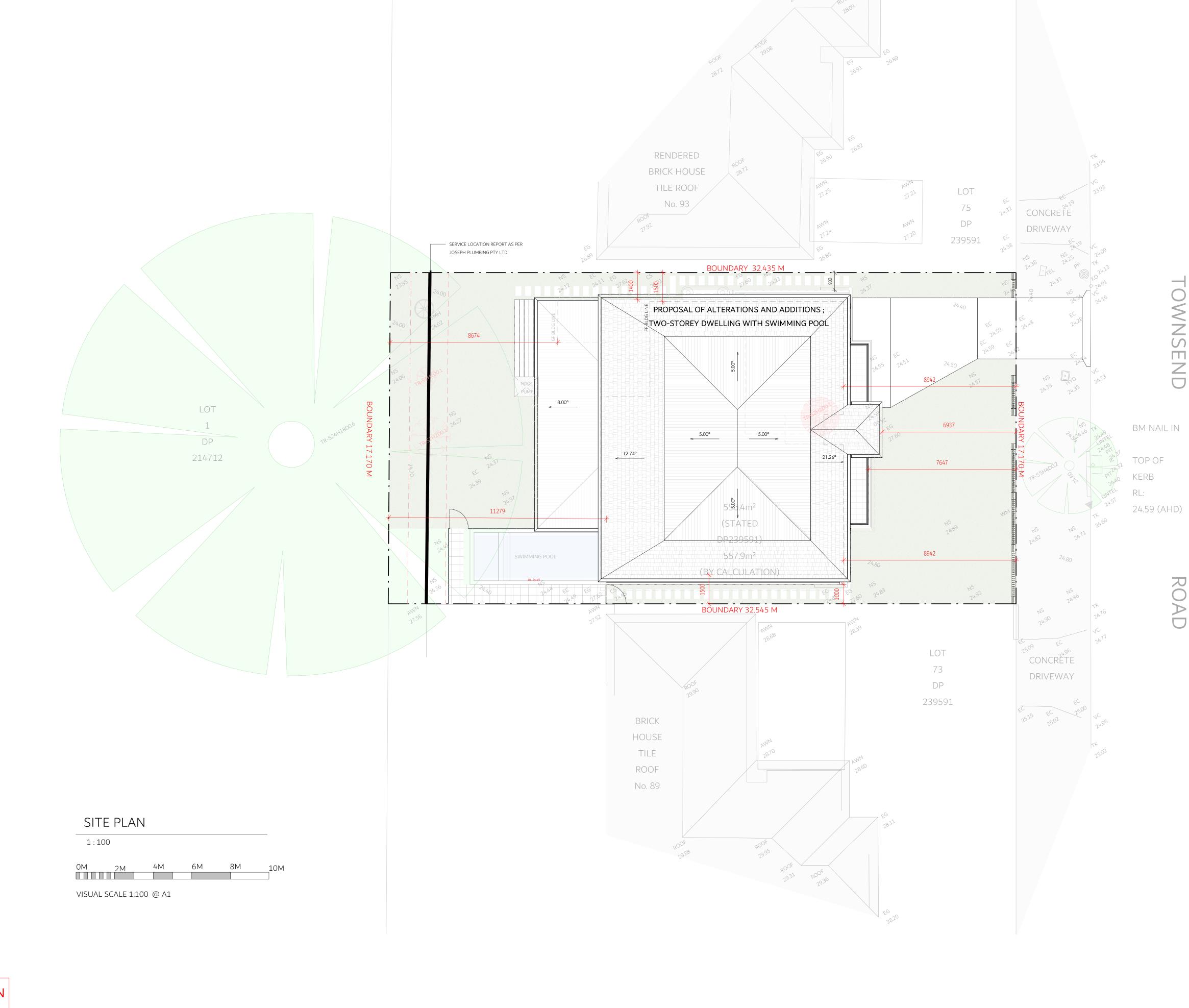
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PROJECT #





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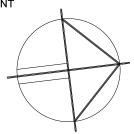
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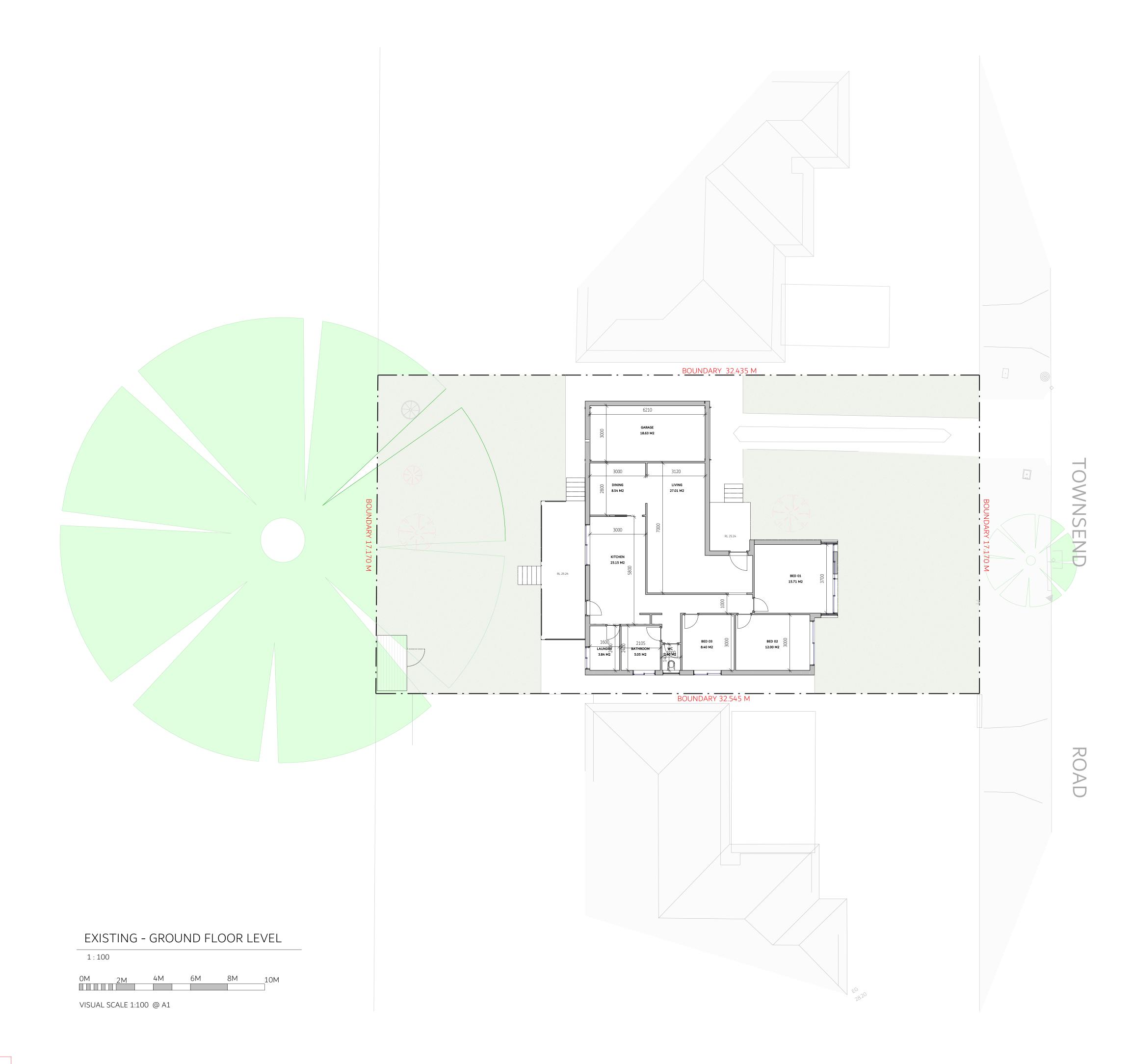
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LEGEND

EXISTING GROUND PLAN

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2022





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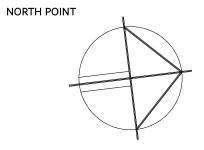
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91 TOWNSEND STREET, CONDELL

PARK, NSW, 2200

ALEX SAAD

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D	05.05.20	025	ISSUED FOR DA SUBMISSION
Ε	XXXX		XXXX
F	XXXX		XXXX
LE	GEND		
		NON-TRA	FFICABLE
)	-/	LANDSCA	PE
	()	CONCRET	E PATH
	- A -	CONCRET	E SURFACE
		SWIMMIN	G POOL
F		TILED FLC	OOR
		ARTICULA	ATION
		OVERHEA	AD
		HIDDEN	
		SITE BOL	INDARY
	0	SMOKE A	LARM
		MECH.VE	NTILATION
	+	WET ARE	A FLOOR WASTE
		90 STUD	WALL
E		110 BRIC	K
		250 BRIC	K VENEER
L		270 DOU	BLE BRICK
		130 CLA	DDING
Г	- 4 , -	200 HEB	EL WALL

- SERVICE LOCATION REPORT AS PER JOSEPH PLUMBING PTY LTD BUTLERS PANTRY 7.74 M2 DOUBLE GARAGE NSEND ALFRESCO SWIMMING POOL GROUND FLOOR LEVEL 1:100 MECHANICAL VENTILATION LOCATIONS ARE LOCATED AND NOTED IN ACCORDANCE TO AS 1668.2 EXTERNAL BALCONIES ARE TO BE WATERPROOFED IN ACCORDANCE PER NCC - H2D8 & AS 4654.1 & 2. EXTERNAL BALCONIES AND PATIOS/ALFRESCO HAVE A MINIMUM STEPDOWN OF 50MM (N2 WIND) OR 70MM (N3 WIND). VISUAL SCALE 1:100 @ A1 WINDOWS LOCATED WITHIN SHOWER AREA HAVE A SILL HEIGHT OF MINIMUM 1800MM WET AREA FLOOR WASTE LOCATIONS AND FALLS BETWEEN 1:50 – 1:80 TO ALL FLOOR WASTES IN ACCORDANCE TO NCC HOUSING PROVISIONS CLAUSE 10.2.12.

TABLE 2 – MINIMUM GLAZING THICKNESSES AND Rw RATINGS – 91 Townsend Street, Condell Park

Room	Glazing Reference/ Approximate Dimensions (H x W) (mm)	Recommended Minimum Type and Thickness of Glazing	Required Minimum Rw or STC (dB)
Ground Floor			
Entry	W08 1900 x 1200	5 mm float fixed window with standard seals	25
Butler's Pantry	W07 600 x 4000	5 mm float sliding window with standard seals	26
Laundry	W06 600 x 2400	4 mm float sliding window with standard seals	20
Living/ Dining Room	SD01 2460 x 5920 W05 2400 x 2400	6.38 mm laminated sliding door with acoustic seals 6.38 mm laminated fixed window with standard seals	31
	2 x W04 2 x 2400 x 750	6.38 mm laminated awning windows with acoustic seals	
Bathroom	W03 600 x 1500	4 mm float sliding window with standard seals	22
Bedroom 2	W02 600 x 2600 W01 2400 x 1200	8.38 mm laminated sliding window with acoustic seals 8.38 mm laminated fixed window with standard seals	34
Bedroom 1	2 x W01 2 x 2400 x 1200	8.38 mm laminated fixed windows with standard seals	34
First Floor			12
Master Bedroom/WIR	2 x D04 2 x 2480 x 580 W12 600 x 3200 SD02 2660 x 4420	8.38 mm laminated glazed doors with acoustic seals 8.38 mm laminated sliding window with acoustic seals 8.38 mm laminated sliding door with acoustic seals	34
Master Ensuite	W14 1900 x 1200 W13 900 x 900	4 mm float fixed window with standard seals 4 mm float awning window with standard seals	24
Rumpus Room	W11 1500 x 2600	6.38 mm laminated sliding window with acoustic seals	30
Bedroom 3	W11 900 x 2600	8.38 mm laminated sliding window with acoustic seals	34
Bathroom	W09 1500 x 1200	4 mm float double hung window with standard seals	24
Bedroom 4 WIR	W08 1900 x 1200	5 mm float fixed window with standard seals	27
Bedroom 4	2 x D04 2 x 2480 x 580	8.38 mm laminated glazed doors with acoustic seals	33

WET AREA IN ACCORDANCE WITH H4D1, H4D2 & H4D3 OF THE NCC VOLUME TWO AND PART 10.2 OF THE HOUSING PROVISIONS OR CLAUSES 10.2.1 TO 10.2.6 & 10.2.12 AND AS 3740.

SMOKE ALARM LOCATIONS ARE LOCATED AND NOTED IN ACCORDANCE TO AS3786 & NCC HOUSING PROVISIONS CLAUSE 9.5.2

NOMINATED HANDRAILS ARE LOCATED AND NOTED IN ACCORDANCE TO NCC HOUSING PROVISIONS CLAUSE 11.3.5.

FIRST FLOOR BEDROOM WINDOWS ARE TO HAVE WINDOW RESTRICTORS OR SCREENS (CRIM-SAFE STYLE MESH) INSTALLED IN ACCORDANCE TO NCC HOUSING PROVISIONS CLAUSE 11.3.7. PROPOSED DISCHARGE LOCATIONS OF MECHANICAL EXHAUSTS ARE EXTERNALLY DUCTED THROUGH WALLS

POOL PUMP EQUIPMENT TO BE HOUSED IN A SOUND PROOF ENCLOSURE AT 1800MM HIGH (NON-CLIMBABLE) AND CLEAR OF NON-CLIMBABLE ZONE (900MM AND 500MM AWAY)

SWIMMING POOL FILTRATION SYSTEM IS TO COMPLY WITH AS 1926.3-2010 MASONRY ARTICULATION JOINTS AS PER AS 4773.2 & NCC HOUSING PROVISIONS CLAUSE 5.6.8 (VERTICAL ARTICULATION JOINTS).

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RESIDENTIAL / COMMERCIAL / INTERIORS DESIGNER NAME: JUSTIN ELAZZI

MEMBERSHIP NO: 6605 EMAIL: ADMIN@INHAUSDESIGNS.COM.AU

TOWNSEND ALTERATIONS AND

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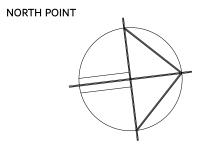
91 TOWNSEND STREET, CONDELL

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ADDITIONS

ALEX SAAD

27.03.2025



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MASTER BEDROOM 28.78 M2 W.I.R 14.81 M2 8.00° 17.83 M2 ROBE 4030 BED 03 FIRST FLOOR LEVEL 1:100 MECHANICAL VENTILATION LOCATIONS ARE LOCATED AND NOTED IN ACCORDANCE TO AS 1668.2 VISUAL SCALE 1:100 @ A1 WINDOWS LOCATED WITHIN SHOWER AREA HAVE A SILL HEIGHT OF MINIMUM 1800MM

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	2400 x 2400 2 x W04 2 x 2400 x 750	with standard seals 6.38 mm laminated awning windows with acoustic seals	
Bathroom	W03 600 x 1500	4 mm float sliding window with standard seals	22
Bedroom 2	W02 600 x 2600 W01	8.38 mm laminated sliding window with acoustic seals 8.38 mm laminated fixed window	34
Bedroom 1	2400 x 1200 2 x W01 2 x 2400 x 1200	with standard seals 8.38 mm laminated fixed windows with standard seals	34
irst Floor	2 1 2 1 0 0 1 1 2 0 0	With Standard Souls	
Master Bedroom/WIR	2 x D04 2 x 2480 x 580 W12 600 x 3200 SD02 2660 x 4420	8.38 mm laminated glazed doors with acoustic seals 8.38 mm laminated sliding window with acoustic seals 8.38 mm laminated sliding door with acoustic seals	34
Aaster Ensuite	W14 1900 x 1200 W13 900 x 900	4 mm float fixed window with standard seals 4 mm float awning window with standard seals	24
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Bedroom 3	W11 900 x 2600	8.38 mm laminated sliding window with acoustic seals	34
Bathroom	W09 1500 x 1200	4 mm float double hung window with standard seals	24
Bedroom 4 VIR	W08 1900 x 1200	5 mm float fixed window with standard seals	27
Bedroom 4	2 x D04 2 x 2480 x 580	8.38 mm laminated glazed doors with acoustic seals	33

WET AREA IN ACCORDANCE WITH H4D1, H4D2 & H4D3 OF THE NCC VOLUME TWO AND PART 10.2 OF THE HOUSING PROVISIONS OR CLAUSES 10.2.1 TO 10.2.6 & 10.2.12 AND AS 3740.

VNSEND

SMOKE ALARM LOCATIONS ARE LOCATED AND NOTED IN ACCORDANCE TO AS3786 & NCC HOUSING PROVISIONS CLAUSE 9.5.2

EXTERNAL BALCONIES ARE TO BE WATERPROOFED IN ACCORDANCE PER NCC – H2D8 & AS 4654.1 & 2.

EXTERNAL BALCONIES AND PATIOS/ALFRESCO HAVE A MINIMUM STEPDOWN OF 50MM (N2 WIND) OR 70MM (N3 WIND).

WET AREA FLOOR WASTE LOCATIONS AND FALLS BETWEEN 1:50 – 1:80 TO ALL FLOOR WASTES IN ACCORDANCE TO NCC HOUSING PROVISIONS CLAUSE 10:2.12.

NOMINATED HANDRAILS ARE LOCATED AND NOTED IN ACCORDANCE TO NCC HOUSING PROVISIONS CLAUSE 11.3.5. FIRST FLOOR BEDROOM WINDOWS ARE TO HAVE WINDOW RESTRICTORS OR SCREENS (CRIM-SAFE STYLE MESH) INSTALLED IN ACCORDANCE TO NCC HOUSING PROVISIONS CLAUSE 11.3.7.

PROPOSED DISCHARGE LOCATIONS OF MECHANICAL EXHAUSTS ARE EXTERNALLY DUCTED THROUGH WALLS POOL PUMP EQUIPMENT TO BE HOUSED IN A SOUND PROOF ENCLOSURE AT 1800MM HIGH (NON-CLIMBABLE) AND CLEAR OF NON-CLIMBABLE ZONE (900MM AND 500MM AWAY)

SWIMMING POOL FILTRATION SYSTEM IS TO COMPLY WITH AS 1926.3-2010

MASONRY ARTICULATION JOINTS AS PER AS 4773.2 & NCC HOUSING PROVISIONS CLAUSE 5.6.8 (VERTICAL ARTICULATION JOINTS).

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FIRST FLOOR PLAN

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PROJECT#

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RESIDENTIAL / COMMERCIAL / INTERIORS

DESIGNER NAME: JUSTIN ELAZZI

DESIGNER NAME: JUSTIN ELAZ MEMBERSHIP NO: 6605

EMAIL: ADMIN@INHAUSDESIGNS.COM.AU
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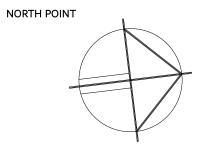
TOWNSEND ALTERATIONS AND ADDITIONS

91 TOWNSEND STREET, CONDELL

PARK, NSW, 2200

ALEX SAAD

27.03.2025



SCALE AS INDICATED @ A1

NOTES

ALL WORKS TO COMPLY WITH THE RELEVANT
AUSTRALIAN STANDARDS
ALL WORKS ARE TO BE CARRIED OUT IN

ACCORDANCE WITH THE REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA.

. ALL DIMS TO BE VERIFIED BY BUILDER PRIOR TO CONSTRUCTION.

. BOUNDARY DIMENSIONS & ALL LEVELS SUBJECT

TO CONFIRMATION BY BUILDER.
. USE FIGURED DIMENSIONS ONLY, DO NOT SCALE

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	DATE		DESCRIPTION
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		200 HEDI	EL WALL

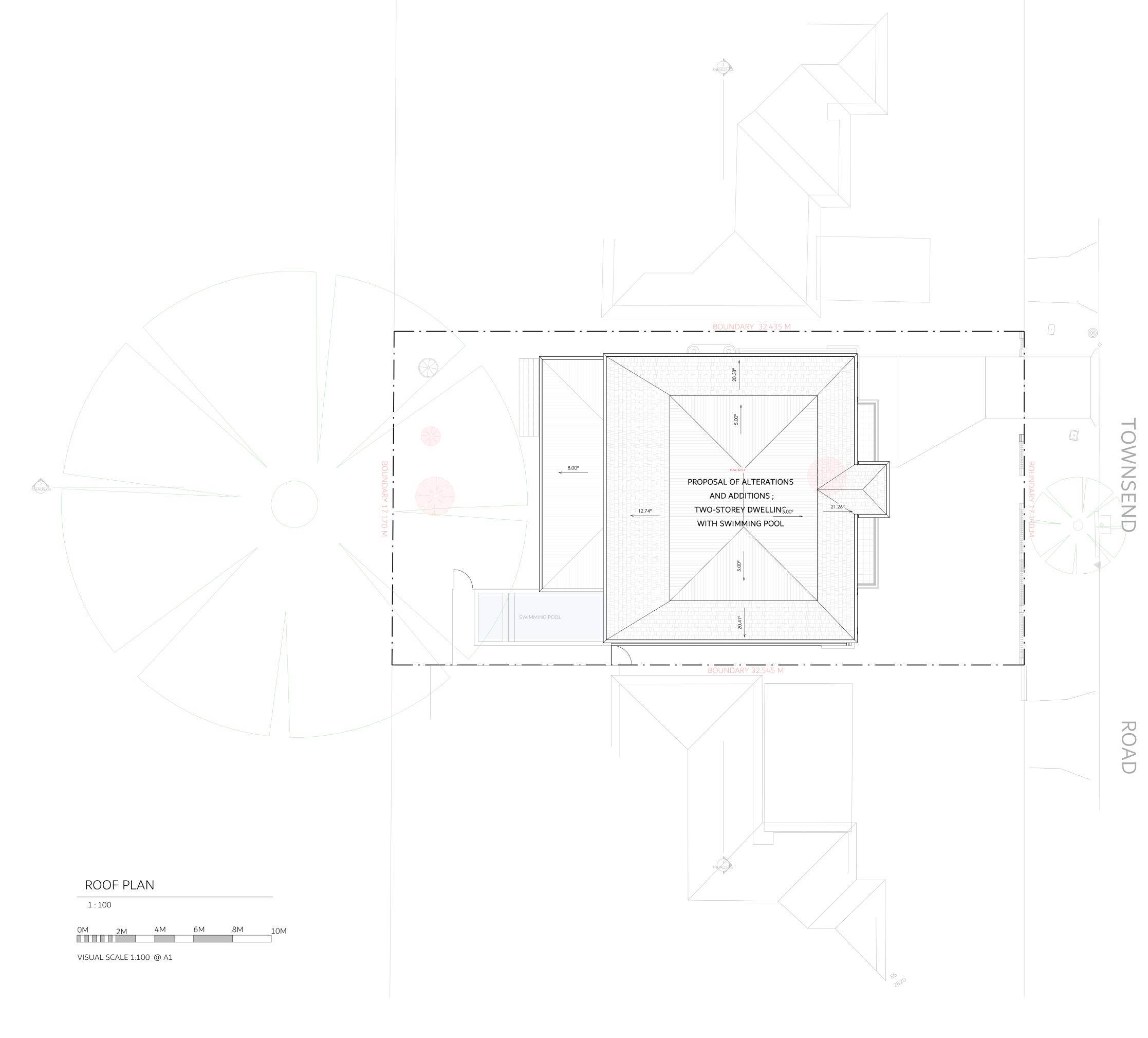


TABLE 2 – MINIMUM GLAZING THICKNESSES AND Rw RATINGS – 91 Townsend Street, Condell Park

Room	Glazing Reference/ Approximate Dimensions (H x W) (mm)	Recommended Minimum Type and Thickness of Glazing	Required Minimum Rw or STC (dB)
Ground Floor			
Entry	W08 1900 x 1200	5 mm float fixed window with standard seals	25
Butler's Pantry	W07 600 x 4000	5 mm float sliding window with standard seals	26
Laundry	W06 600 x 2400	4 mm float sliding window with standard seals	20
Living/ Dining Room	SD01 2460 x 5920	6.38 mm laminated sliding door with acoustic seals	31
	W05 2400 x 2400	6.38 mm laminated fixed window with standard seals	
	2 x W04 2 x 2400 x 750	6.38 mm laminated awning windows with acoustic seals	
Bathroom	W03 600 x 1500	4 mm float sliding window with standard seals	22
Bedroom 2	W02 600 x 2600	8.38 mm laminated sliding window with acoustic seals	34
	W01 2400 x 1200	8.38 mm laminated fixed window with standard seals	
Bedroom 1	2 x W01 2 x 2400 x 1200	8.38 mm laminated fixed windows with standard seals	34
First Floor			-
Master	2 x D04	8.38 mm laminated glazed doors with	34
Bedroom/WIR	2 x 2480 x 580	acoustic seals	
	W12	8.38 mm laminated sliding window	
	600 x 3200	with acoustic seals	
	SD02	8.38 mm laminated sliding door with	
	2660 x 4420	acoustic seals	
Master	W14	4 mm float fixed window with	24
Ensuite	1900 x 1200	standard seals	
	W13	4 mm float awning window with	
1200	900 x 900	standard seals	- 75%
Rumpus Room	W11 1500 x 2600	6.38 mm laminated sliding window with acoustic seals	30
Bedroom 3	W11	8.38 mm laminated sliding window	34
Dedition 3	900 x 2600	with acoustic seals	34
Bathroom	W09	4 mm float double hung window with	24
	1500 x 1200	standard seals	2 ,22
Bedroom 4 WIR	W08 1900 x 1200	5 mm float fixed window with standard seals	27
Bedroom 4	2 x D04	8.38 mm laminated glazed doors with	33
Beurooili 4	2 x 2480 x 580	acoustic seals	33

NOT FOR CONSTRUCTION

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PROJECT#

2022



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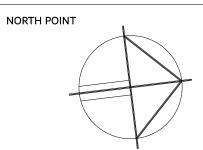
TOWNSEND ALTERATIONS AND **ADDITIONS**

1:100

91 TOWNSEND STREET, CONDELL PARK, NSW, 2200

ALEX SAAD

27.03.2025



AS INDICATED @ A1

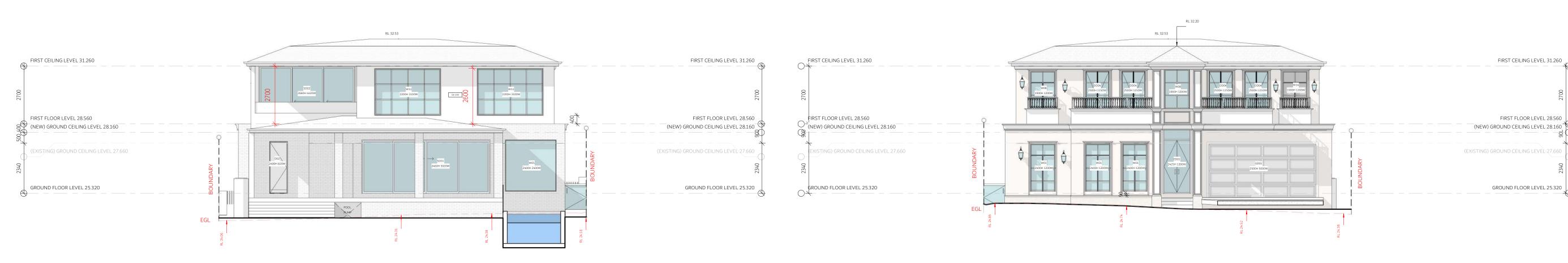
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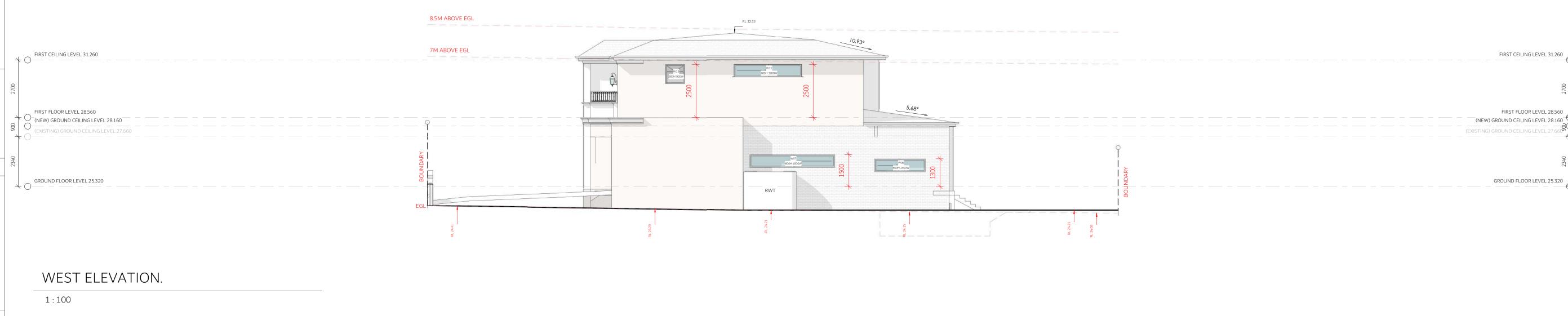
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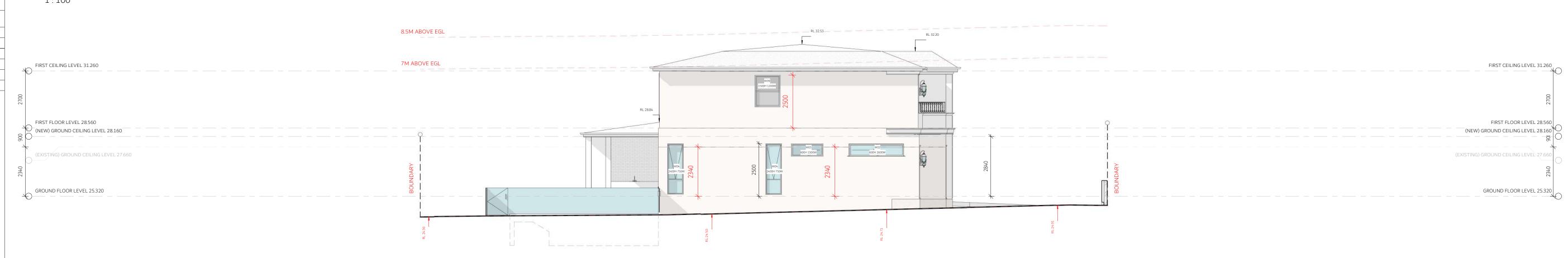
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SOUTH ELEVATION. NORTH ELEVATION. 1:100





EAST ELEVATION.

1:100

VISUAL SCALE 1:100 @ A1

REVISION

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INHAUS-07

DWG#



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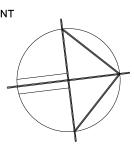
TOWNSEND ALTERATIONS AND ADDITIONS

91 TOWNSEND STREET, CONDELL

PARK, NSW, 2200 ALEX SAAD

27.03.2025

NORTH POINT



AS INDICATED @ A1

NOTES · ALL WORKS TO COMPLY WITH THE RELEVANT

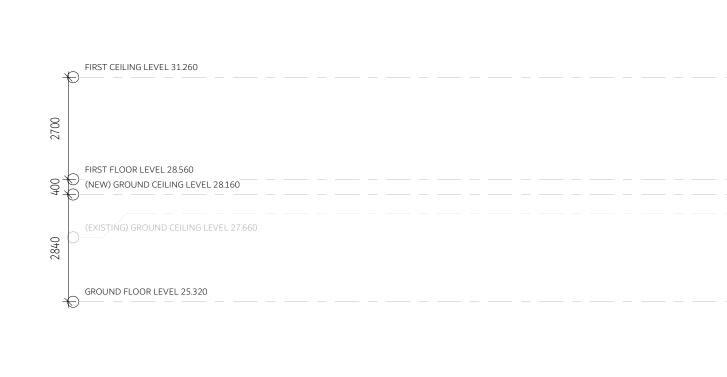
AUSTRALIAN STANDARDS · ALL WORKS ARE TO BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE

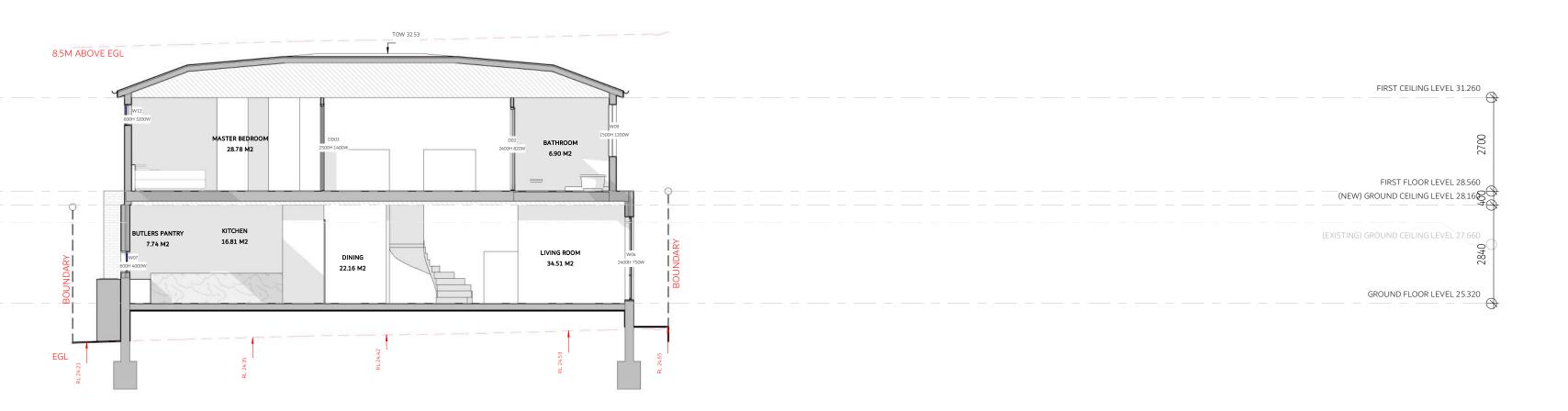
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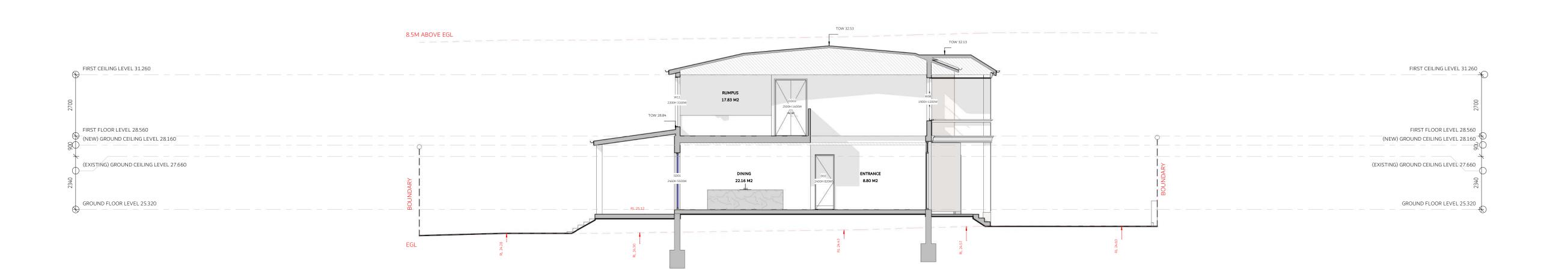
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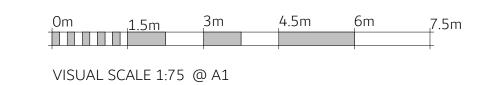
CROSS SECTION

1:100



LONG SECTION

1:100



REVISION

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DWG#

PROJECT#

2022





DESIGNER NAME: JUSTIN ELAZZI MEMBERSHIP NO: 6605

EMAIL: ADMIN@INHAUSDESIGNS.COM.AU BROWSE: WWW.INHAUSDESIGNS.COM.AU

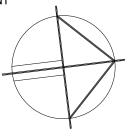
TOWNSEND ALTERATIONS AND **ADDITIONS**

91 TOWNSEND STREET, CONDELL PARK, NSW, 2200

ALEX SAAD

27.03.2025





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FROM PLANS.

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BACKYARD PLAN

2022

200 HEBEL WALL

CHECKED BY REVISION **INHAUS-09** D PROJECT#

NOT FOR CONSTRUCTION

POOL COMPLIANCE NOTES:

• ALL FENCES TO COMPLY WITH AS1926 SWIMMING POOL SAFETY STANDARDS AND THE SWIMMING POOLS ACT

• ENSURE A WARNING/RESUSCITATION SIGN IS DISPLAYED IN ACCORDANCE WITH THE SWIMMING POOLS ACT

• ENSURE GATE FREE OF OBSTRUCTIONS THAT COULD HOLD GATE OPEN AND IS SELF CLOSING AND SELF LATCHING

• ENSURE POOL FENCE IS A MINIMUM OF 1200MM HIGH (MEASURED OUTSIDE POOL AREA)

• ENSURE MAXIMUM 100MM GAP UNDER POOL FENCE • ENSURE BOUNDARY FENCES ARE 1800MM HIGH WHEN MEASURED POOL SIDE IN ACCORDANCE WITH SWIMMING POOLS ACT

 $\bullet \, \text{REMOVE ANY LANDSCAPING THAT INTRUDES INTO THE NON CLIMABLE ZONES IN ACCORDANCE WITH THE SWIMMING POOLS ACT.}\\$

• THERE MUST BE AN APPROPRIATE WARNING SIGN, INCLUDING DETAILS OF RESUSCITATION (CPR) TECHNIQUES, IN THE IMMEDIATE VICINITY OF THE POOL AREA AND WHICH CAN BE EASILY READ FROM A DISTANCE OF 3 METRES

- WATER FROM A SWIMMING POOL MUST BE DISCHARGED IN ACCORDANCE WITH AN APPROVAL UNDER THE LOCAL GOVERNMENT ACT 1993 IF THE LOT IS NOT CONNECTED TO A

- THE PUMP MUST BE HOUSED IN AN ENCLOSURE THAT IS SOUNDPROOFED.

ALL CDC CODES NOW REQUIRE THE EDGE OF POOL (NOT COPING) TO BE BEHIND THE BUILDING LINE OF THE DWELLING TO BOTH THE PRIMARY AND SECONDARY ROADWAY. (THIS IS MEASURED FROM THE CLOSEST POINT OF THE DWELLING TO EITHER ROADWAY. AS ALWAYS IF YOUR UNSURE WITH IRREGULAR SHAPED LOTS WE CAN ASSIST WITH PRELIMINARY REVIEWS SO YOU HAVE CONFIDENCE WHEN SPEAKING WITH CLIENTS IF THEY WANT TO PURSUE THE CDC PATHWAY OF APPROVAL.

CDC SWIMMING POOL PUMP- THE PUMP IS TO BE MINIMUM 450MM FROM THE LOT BOUNDARY AND HOUSED IN A SOUNDPROOFED ENCLOSURE. NOTE: WHERE THE PUMP/FILTER EQUIPMENT IS ADJACENT TO THE POOL BARRIER/FENCE (BOUNDARY AND INTERNAL) THE EQUIPMENT INCLUDING HOUSING IS TO BE MINIMUM 500MM AWAY FROM BARRIER TO NOT

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POOL SAFETY STANDARDS:

- FENCE MUST BE AT LEAST 1200MM HIGH ALL THE WAY AROUND MEASURED FROM THE OUTSIDE OF THE POOL

- IF A BOUNDARY FENCE FORMS PART OF THE POOL FENCE, IT MUST BE AT LEAST 1800MM HIGH MEASURED FROM THE INSIDE OF THE POOL AREA

- THE GAP BETWEEN THE BOTTOM OF THE FENCE AND THE GROUND IS NO MORE THAN 100MM

- THE GAP BETWEEN ALL VERTICAL OR NEAR VERTICAL RAILS ON THE FENCE IS LESS THAN 100MM

- NO POTETIAL HAND HOLDS OR FOOT HOLDS WITHIN 900MM OF THE TOP OF THE POOL FENCE IN ANY DIRECTION

- THERE MUST BE A 300MM CLEARANCE FROM THE BARRIER INSIDE THE POOL AREA - IF PERFORATED OR MESH FENCING IS USED, THE HOLES MUST BE 13MM OR LESS

- YOUR POOL FENCE MUST BE WELL MAINTAINED AND IN A GOOD STATE OF REPAIR (EG. NO HOLS, BROKEN RAILS OR PAILINGS)

- THE GATE MUST BE SELF CLOSING AND LATCH ITSELF FROM ANY POSITION

- THE GATE LATCH MUST BE WORKING WELL SO THAT THE GATE IS SECURE AND, ONCE CLOSED, CAN'T BE PULLED OPEN

- THE GATE MUST OPEN OUTWARDS, AWAY FROM THE POOL

- THE GAP BETWEEN VERTICAL BARRIERS OF A GATE MUST BE NO MORE THAN 100MM

- THE GATE LATCH MUST BE 150MM ABOVE GROUND LEVEL OR IF LOCATED INSIDE THE GATE, 120MM ABOVE GROUND LEVEL AND AT LEAST 150MM BELOW HE TOP OF THE GATE

- ARE YOU AWARE THAT IT IS DANGEROUS AND AGAINS THE LAW TO PROP THE GATE OPEN

- IF A WALL FORMS PART OF THE BARRIER, THERE ARE NO OPENING GREATER THAN 100MM - ALL WINDOWS CAN ONLY OPEN TO A MAXIMUM OF 100MM OR THE WINDOWS MUST BE TOTALLY COVERED BY BARS OR A

- THE HEIGHT FROM THE SILL OF THE LOWEST OPENING PANEL OF A WINDOW (TO THE POOL AREA) HAS TO BE 1800MM FROM

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IMMEDIATE VICINITY OF THE POOL AREA AND WHICH CAN BE EASILY READ FROM A DISTANCE OF 3 METRES - YOUR POOL FENCE MUST BE CLEAR OF ANY OBJECTS SUCH AS BBQS, TREES, ROCKS, SHRUBS AND DECKCHAIRS THAT COULD HELP A SMALL CHILD CLIMB OVER THE FENCE

POOL PUMP EQUIPMENT TO BE HOUSED IN A SOUND PROOF ENCLOSURE AT 1800MM HIGH (NON-CLIMBABLE) AND CLEAR OF NON-

CLIMBABLE ZONE (900MM AND 500MM AWAY) -

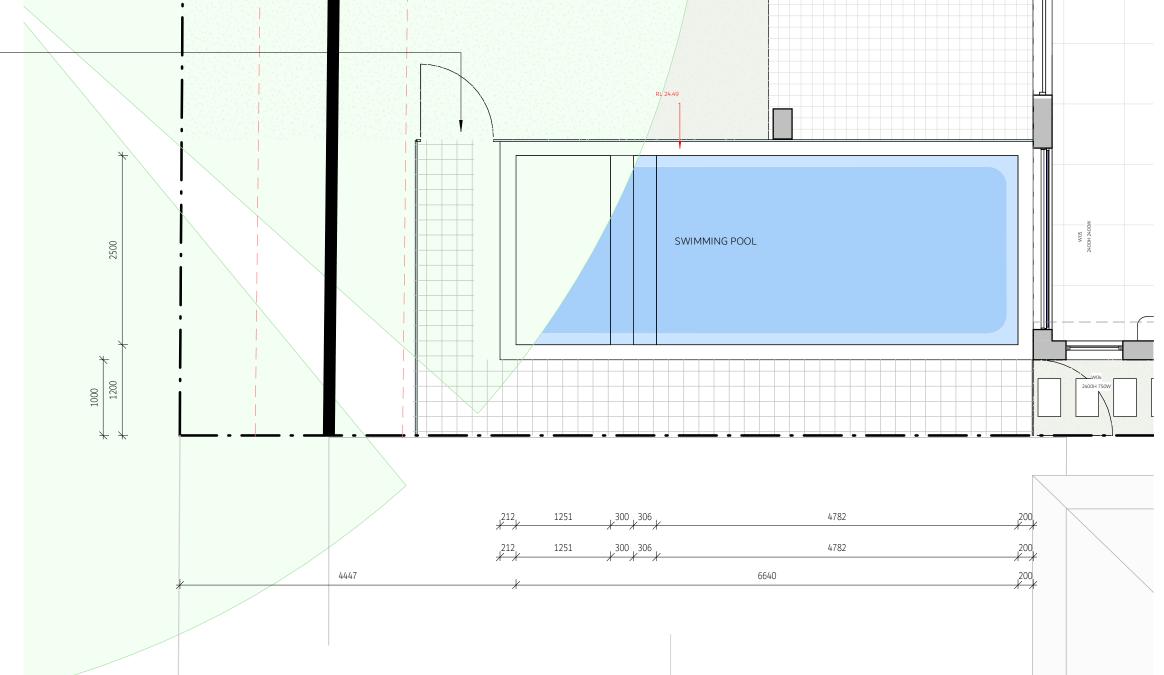
1200MM HIGH CHILD PROOF SAFETY

FENCE AND SELF CLOSING, SELF

LOCKING GATE TO AS 1926.1 - 2012 -

SWIMMING POOL FILTERATION SYSTEM IS TO COMPLY WITH AS 1926.3-2010

BASIX CERTIFICATE (ENERGY EFFICIENCY) IS REQUIRE FOR POOLS EXCEEDING 40kL OR 40m3



ALFRESCO

SERVICE LOCATION REPORT AS PER JOSEPH PLUMBING PTY LTD

BACKYARD PLAN 1:50

VISUAL SCALE 1:50 @ A1





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TOWNSEND ALTERATIONS AND

BROWSE: WWW.INHAUSDESIGNS.COM.AU

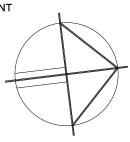
ADDITIONS 91 TOWNSEND STREET, CONDELL

PARK, NSW, 2200

ALEX SAAD

27.03.2025

NORTH POINT



AS INDICATED @ A1

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LEGEND

POOL SECTIONS

2022

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NOT FOR CONSTRUCTION

POOL COMPLIANCE NOTES:

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CDC SWIMMING POOL HEAT PUMP WATER HEATER – WHERE PROVIDED, A HEAT PUMP WATER HEATER IS TO NOT OPERATE MORE THAN 5 DB(A) ABOVE AMBIENT BACKGROUND MEASURED AT ANY PROPERTY BOUNDARY DURING PEAK TIME AND DURING OFF PEAK TIME—AT A NOISE LEVEL THAT IS AUDIBLE IN HABITABLE ROOMS OF ADJOINING RESIDENCES.

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THE POOL AREA

- THE GAP BETWEEN THE BOTTOM OF THE FENCE AND THE GROUND IS NO MORE THAN 100MM

- THE GAP BETWEEN ALL VERTICAL OR NEAR VERTICAL RAILS ON THE FENCE IS LESS THAN 100MM

- NO POTETIAL HAND HOLDS OR FOOT HOLDS WITHIN 900MM OF THE TOP OF THE POOL FENCE IN ANY DIRECTION - THERE MUST BE A 300MM CLEARANCE FROM THE BARRIER INSIDE THE POOL AREA

- IF PERFORATED OR MESH FENCING IS USED, THE HOLES MUST BE 13MM OR LESS

- YOUR POOL FENCE MUST BE WELL MAINTAINED AND IN A GOOD STATE OF REPAIR (EG. NO HOLS, BROKEN RAILS OR PAILINGS) - THE GATE MUST BE SELF CLOSING AND LATCH ITSELF FROM ANY POSITION

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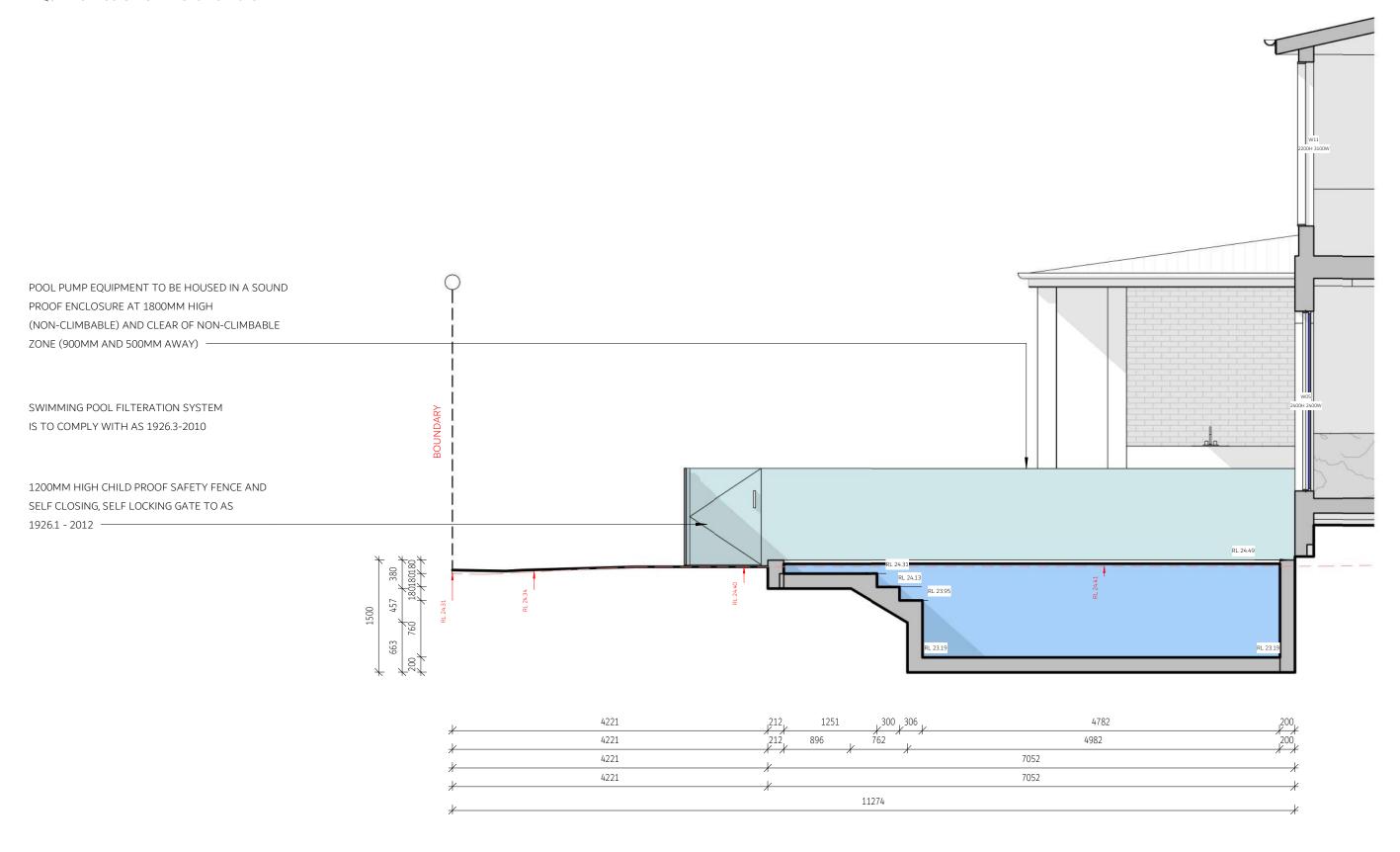
- IF A WALL FORMS PART OF THE BARRIER, THERE ARE NO OPENING GREATER THAN 100MM - ALL WINDOWS CAN ONLY OPEN TO A MAXIMUM OF 100MM OR THE WINDOWS MUST BE TOTALLY COVERED BY BARS OR A

- THE HEIGHT FROM THE SILL OF THE LOWEST OPENING PANEL OF A WINDOW (TO THE POOL AREA) HAS TO BE 1800MM FROM THE FLOOR - THERE MUST BE AN APPROPRIATE WARNING SIGN, INCLUDING DETAILS OF RESUCITATION (CPR) TECHNIQUES, IN THE

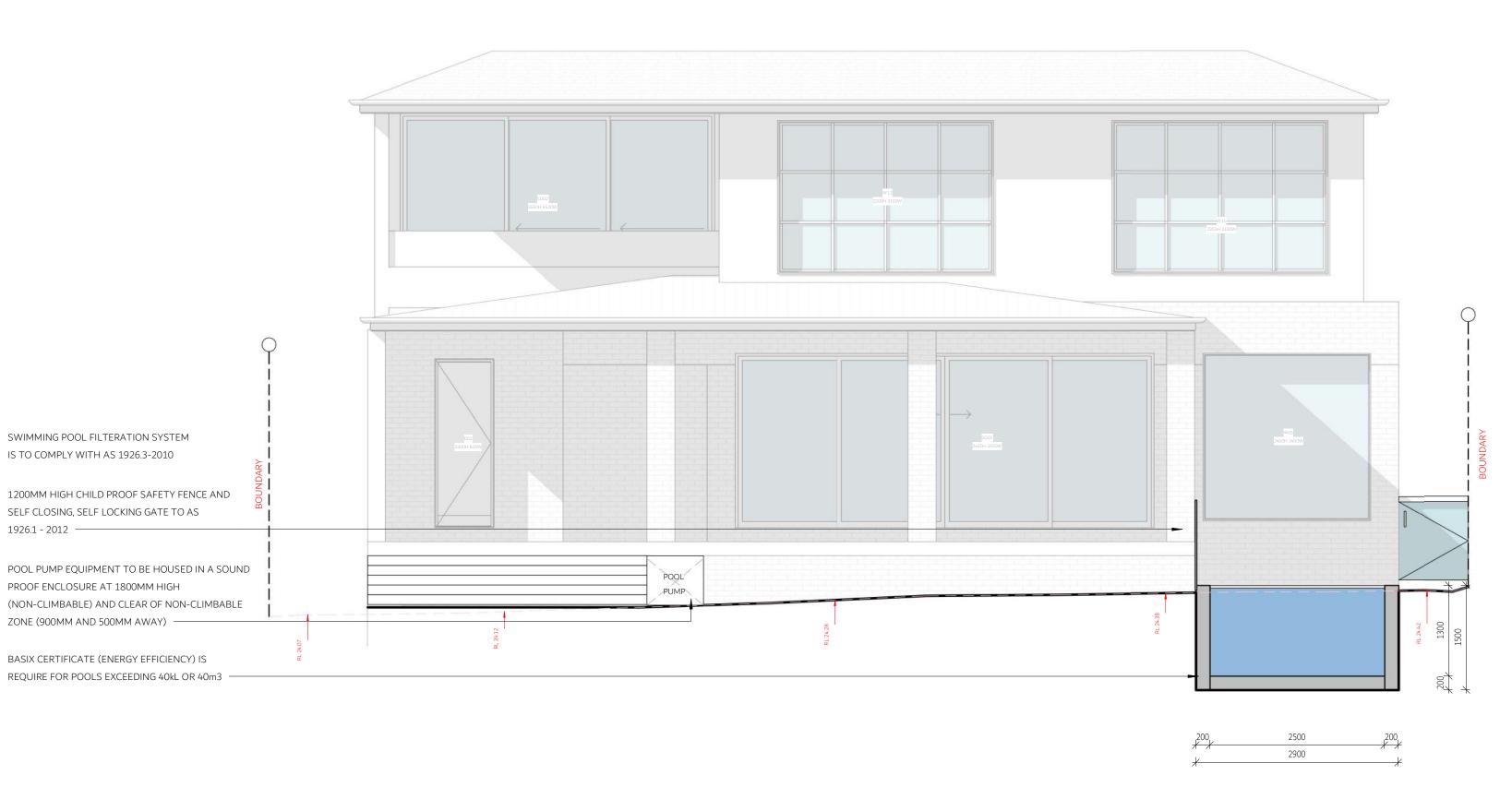
IMMEDIATE VICINITY OF THE POOL AREA AND WHICH CAN BE EASILY READ FROM A DISTANCE OF 3 METRES - YOUR POOL FENCE MUST BE CLEAR OF ANY OBJECTS SUCH AS BBQS, TREES, ROCKS, SHRUBS AND DECKCHAIRS THAT COULD

HELP A SMALL CHILD CLIMB OVER THE FENCE

BASIX CERTIFICATE (ENERGY EFFICIENCY) IS REQUIRE FOR POOLS EXCEEDING 40kL OR 40m3



LONG POOL SECTION



CROSS POOL SECTION

1:50



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MEMBERSHIP NO: 6605
EMAIL: ADMIN@INHAUSDESIGNS.COM.AU

TOWNSEND ALTERATIONS AND ADDITIONS

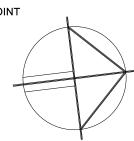
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ALEX SAAD

27.03.2025





SCALE AS INDICATED @ A1

NOTES

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RE	EV/DATE	DESCRIPTION
Α	10.04.2025	ISSUED FOR FLOOR PLANS
В	15.04.2025	ISSUED FOR DESIGN PLANS
С	23.04.2025	ISSUED FOR CONSULTANTS
D	05.05.2025	ISSUED FOR DA SUBMISSION
Е	XXXX	XXXX
г	VVVV	VVVV

LEGEND

TITLE
WINDOW & DOOR SCHEDULE

CHECKED BY JE

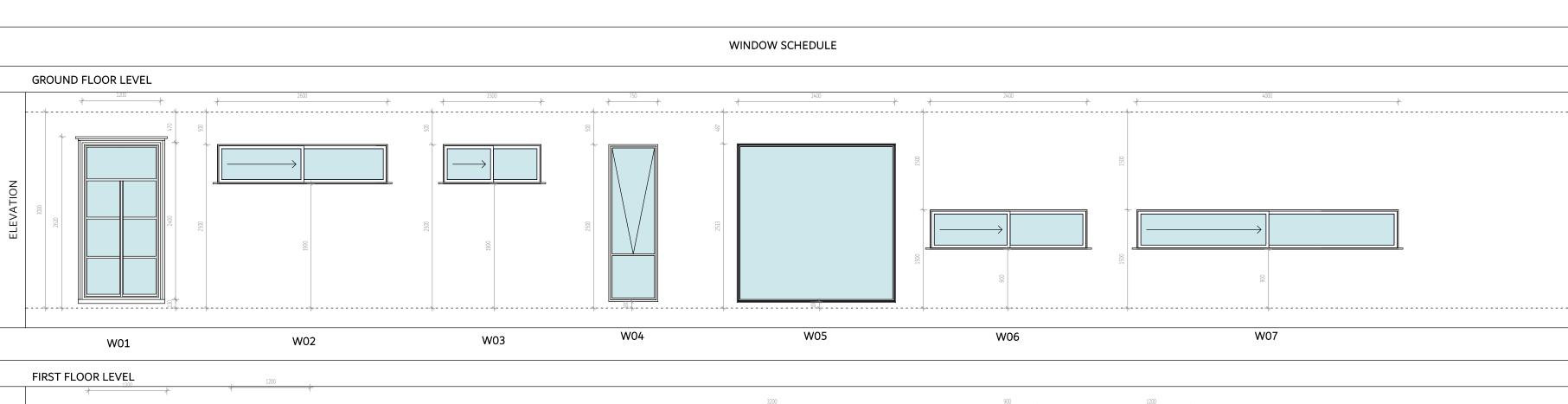
DWG # REVISION

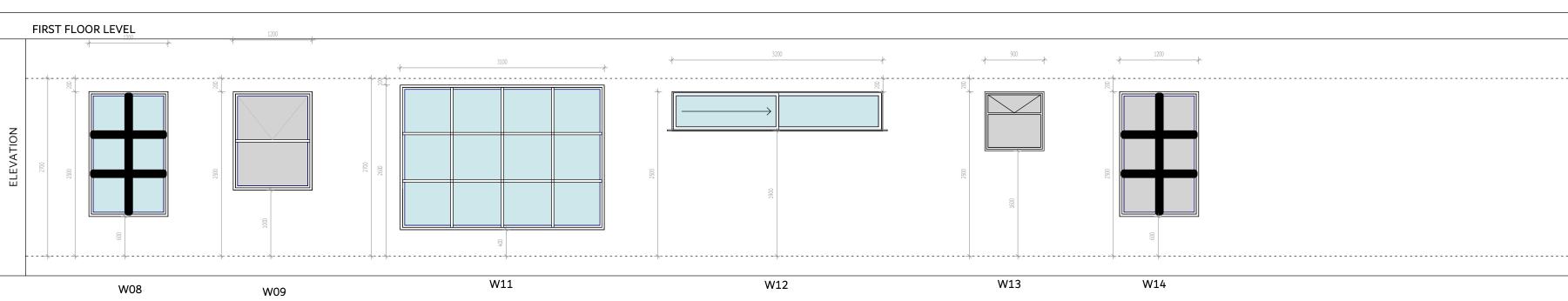
INHAUS-11

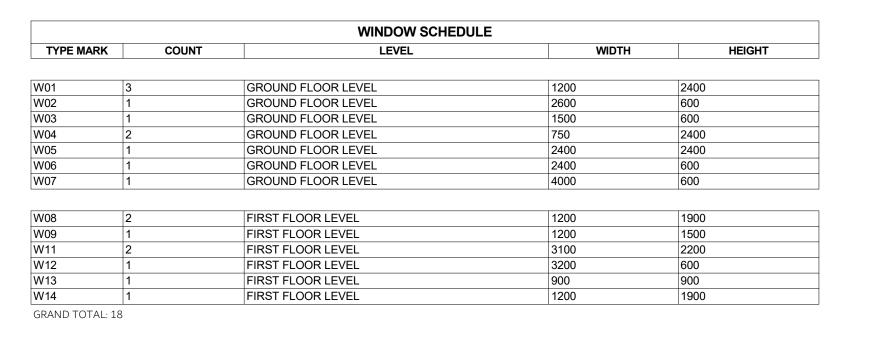
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PROJECT #

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		DOOR SO	SCHEDULE
GROUND FLOOR LEVEL			
1300 820 008 008		+	
D01 D02	SD	01	GD01
FIRST FLOOR LEVEL			
**************************************	1192	十 4420	*
2700	2700	→ → →	
D02 D03	D04	SD02	

		DOOR SCH	EDULE	
TYPE MARK	COUNT	LEVEL	Rough Width/Door Panel Width/	HEIGHT
D02	6	GROUND FLOOR LEVEL		2400
ED01	1	GROUND FLOOR LEVEL	1200/	2425
GD01	1	GROUND FLOOR LEVEL	0/5000/	2500
POOL DOOR	2	GROUND FLOOR LEVEL		
SD01	1	GROUND FLOOR LEVEL	6000/5920/	2460
			,	
D02	5	FIRST FLOOR LEVEL	844/820/	2400
DD03	1	FIRST FLOOR LEVEL	1400/1400/	2500
DD04	4	FIRST FLOOR LEVEL	1150/1150/	2500
SD02	1	FIRST FLOOR LEVEL	4500/4420/	2660

GRAND TOTAL: 22



DESIGNER NAME: JUSTIN ELAZZI MEMBERSHIP NO: 6605

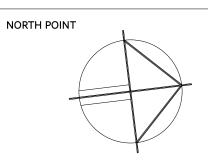
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TOWNSEND ALTERATIONS AND ADDITIONS

91 TOWNSEND STREET, CONDELL PARK, NSW, 2200

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27.03.2025



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FENCE PLAN

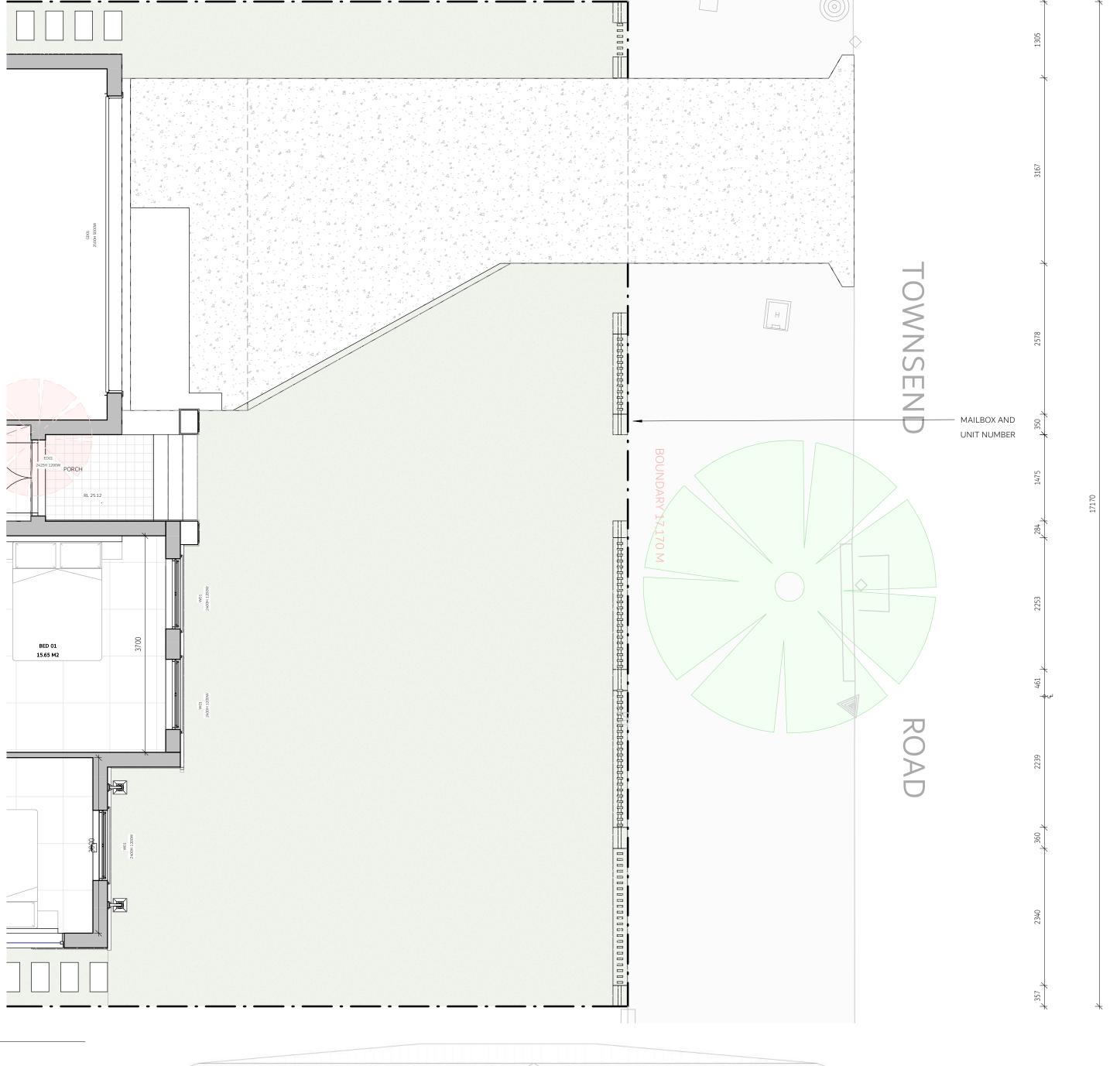
FENCE ELEVATION

1:50

1:50

B 15.04.2025 ISSI C 23.04.2025 ISSI	ED FOR CONSULTANTS ED FOR DA SUBMISSIC
C 23.04.2025 ISSI D 05.05.2025 ISSI E XXXX XXX F XXXX XXX LEGEND NON-TRAFFICA LANDSCAPE CONCRETE PAT CONCRETE SUM SWIMMING POC TILED FLOOR ARTICULATION OVERHEAD HIDDEN SITE BOUNDAM SMOKE ALARM MECH.VENTILA WET AREA FLO	
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NON-TRAFFICA LANDSCAPE CONCRETE PAT SWIMMING POO TILED FLOOR ARTICULATION OVERHEAD HIDDEN SITE BOUNDAR SMOKE ALARM MECH.VENTILA WET AREA FLO	
110 BRICK 250 BRICK VEN 270 DOUBLE B 130 CLADDING	H FACE -

CHECKED BY DWG# REVISION D INHAUS-12 PROJECT# 2022





WALL LEGEND

WALL TYPES	TYPE MARK	DESCRIPTION
	ST-01	STUD WALL - 90 MM INTERNAL WALLS - 90 MM TIMBER FRAME WITH 13 MM PLASTER LINING
	ST-02	STUD CLADDING - 130 MM 40MM CLADDED EXTERNAL WALLS - 90 MM STUD
(1/1/1/1/1/1/1/1/1/1/1/1/1/1/1/1/1/1/1/	ST-03	STEEL FRAME CLADDING - 130 MM 40MM CLADDED EXTERNAL WALLS - 90 MM STEEL FRAME INTERIOR.
	H-01	HEBEL WALL - 200 MM 75MM HEBEL EXTERNAL WALLS - 90 MM TIMBER FRAME INTERIOR .
	CB-150	CONCRETE BLOCKWORK - 200 MM 200MM BLOCK WALL INTERIOR - 20MM RENDER FINISH.
	DIN-110	DINCEL WALL - 110 MM 110MM DINCEL WALL INTERIOR - RENDER FINISH.
	DIN-200	DINCEL WALL - 200 MM 200MM DINCEL WALL EXTERIOR/INTERIOR - RENDER FINISH.
	DIN-275	DINCEL WALL - 275 MM 275MM DINCEL WALL EXTERIOR - RENDER FINISH.
	C-100	CONCRETE WALL - 100 MM REFER TO STRUCTURAL ENGINEER'S DRAWINGS AND SPECIFICATIONS.
	C-150	CONCRETE WALL - 150 MM REFER TO STRUCTURAL ENGINEER'S DRAWINGS AND SPECIFICATIONS.
	C-200	CONCRETE WALL - 200 MM REFER TO STRUCTURAL ENGINEER'S DRAWINGS AND SPECIFICATIONS.
	C-300	CONCRETE WALL - 300 MM REFER TO STRUCTURAL ENGINEER'S DRAWINGS AND SPECIFICATIONS.
	BRK-01	BRICK WALL - 110 MM 110 MM THICK WITH A MASS PER UNIT AREA OF NOT LESS THAN 290 KG/M2.
	BRK-02	BRICK VENEER - 250 MM 90 MM TIMBER STUD WALL, MASONRY WALL 110 MM; AND 50 MM THICK MINERAL INSULATION WITH A DENSITY OF 11 KG/M3 POSITIONED BETWEEN STUDS AND BRICK.
	BRK-03	DOUBLE BRICK WALL - 270 MM TWO COURSES OF 110 MM CLAY BRICK MASONRY WITH A CAVITY NOT LESS THAN 50 MM BETWEEN COURSES AND 50 MM THICK INSULATION OR 50 MM THICK POLYESTER INSULATION IN THE CAVITY.
	P-01	PIER WALL - 350 MM MADE OF 110 BRICKS SQAURE, ATTACHED OR DETAHCED FORM.

TO BE EXEMPT, FENCES MUST MEET THESE DEVELOPMENT REQUIREMENTS:

VISUAL SCALE 1:50 @ A1

• SIDE AND REAR BOUNDARY FENCES MUST NOT BE HIGHER THAN 1.8 M, OR HIGHER THAN 1.2 M IF THE FENCE IS BUILT FROM MASONRY. • FENCES ALONG A BOUNDARY OF, OR IN THE SETBACK AREA OF, A PRIMARY OR SECONDARY ROAD MUST NOT BE TALLER THAN 1.2 M (THIS INCLUDES THE FRONT OF THE SITE

AND ANY SIDE BOUNDARY ON CORNER SITES). • FENCES ALONG THE BOUNDARY WITH, OR WITHIN THE SETBACK AREA TO A SECONDARY ROAD MUST: O BE AT LEAST 20% TRANSPARENT, ABOVE 400 MM. O NOT HAVE SOLID

PIERS OR POSTS WIDER THAN 350 MM. • CORNER SITES CAN, HOWEVER, HAVE SOLID FENCES UP TO 1.8 M IN HEIGHT ALONG THE REAR 50% OF THE SECONDARY FRONTAGE

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DESIGNER NAME: JUSTIN ELAZ MEMBERSHIP NO: 6605

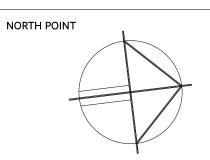
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BROWSE: WWW.INHAUSDESIGNS.COM.AU

TOWNSEND ALTERATIONS AND ADDITIONS

91 TOWNSEND STREET, CONDELL

PARK, NSW, 2200 ALEX SAAD

27.03.2025



SCALE AS INDICATED @ A1

NOTES

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D 05.05.2025 ISSUED FOR DA SUBMISSION
E XXXX XXXX
F XXXX XXXX

LEGEND

NEIGHBORS
LANDSCAPED AREA
CONCRETE PATH
PROPOSED DWELLING
SWIMMING POOL
TILED FLOOR
PREVAILING WINDS

PROPERTY BOUNDARY LINE

EXISTING OUTLINE

SUN PATH

TITLE
SITE ANALYSIS

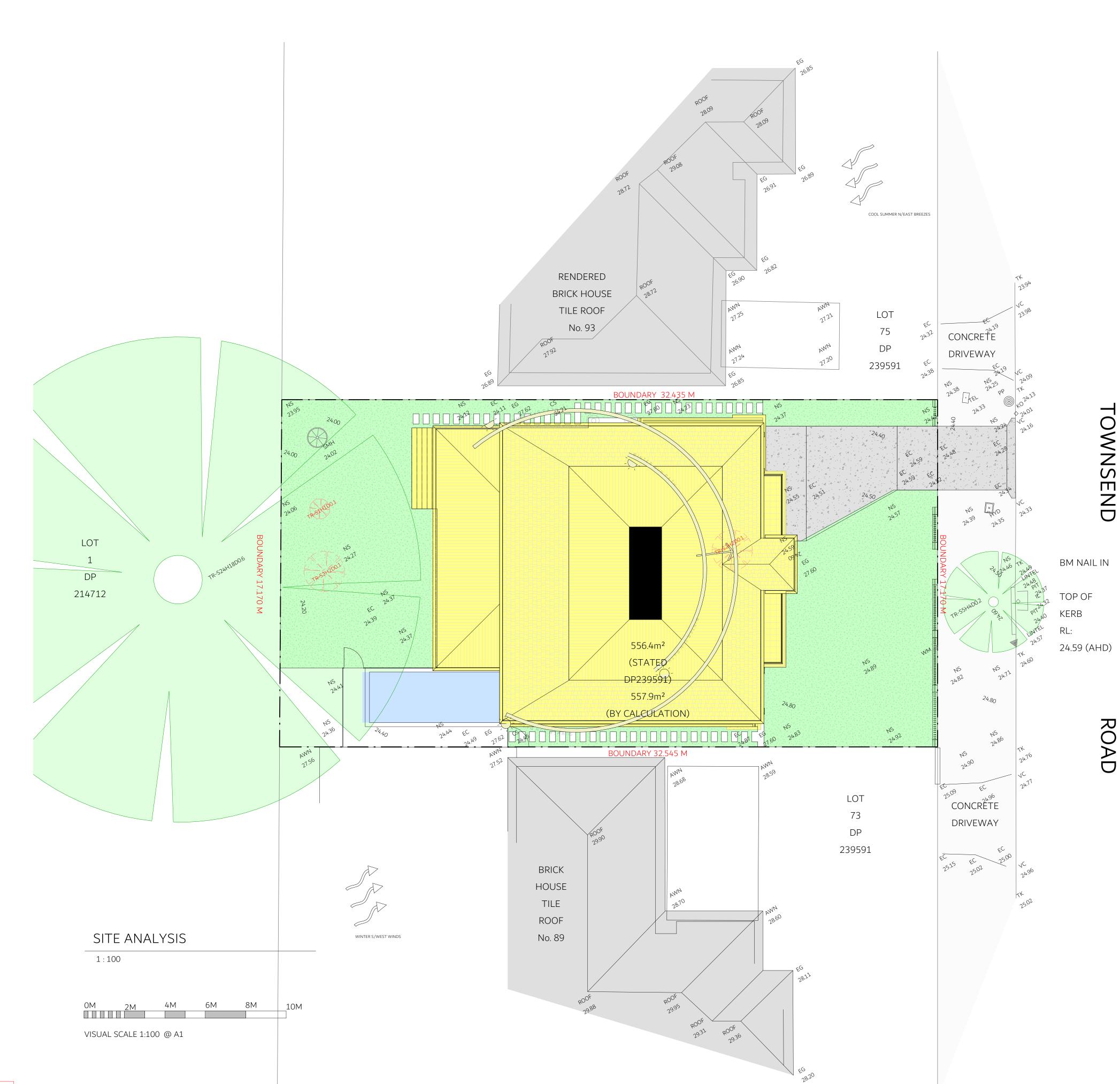
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NEIGHBOURING DWELLING



EXISTING DWELLING/ SITE



NEIGHBOURING DWELLING



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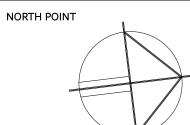
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TOWNSEND ALTERATIONS AND ADDITIONS

91 TOWNSEND STREET, CONDELL PARK, NSW, 2200

ALEX SAAD

27.03.2025



SCALE AS INDICATED @ A1

NOTES

FROM PLANS.

· ALL WORKS TO COMPLY WITH THE RELEVANT

9AM 21 JUNE

11AM 21 JUNE

VISUAL SCALE 1:100 @ A1

0M 2M 4M 6M 8M 10M

1:100

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E XXXX XXXX
F XXXX XXXX

LEGEND
NON-TRAFFICABLE
LANDSCAPE
CONCRETE PATH
SWIMMING POOL

CONCRETE PATH

CONCRETE SURFACE

SWIMMING POOL

TILED FLOOR

ARTICULATION

OVERHEAD

HIDDEN

SITE BOUNDARY

SMOKE ALARM

MECH.VENTILATION

WET AREA FLOOR WASTE

250 BRICK VENEER
270 DOUBLE BRICK
130 CLADDING
200 HEBEL WALL

90 STUD WALL

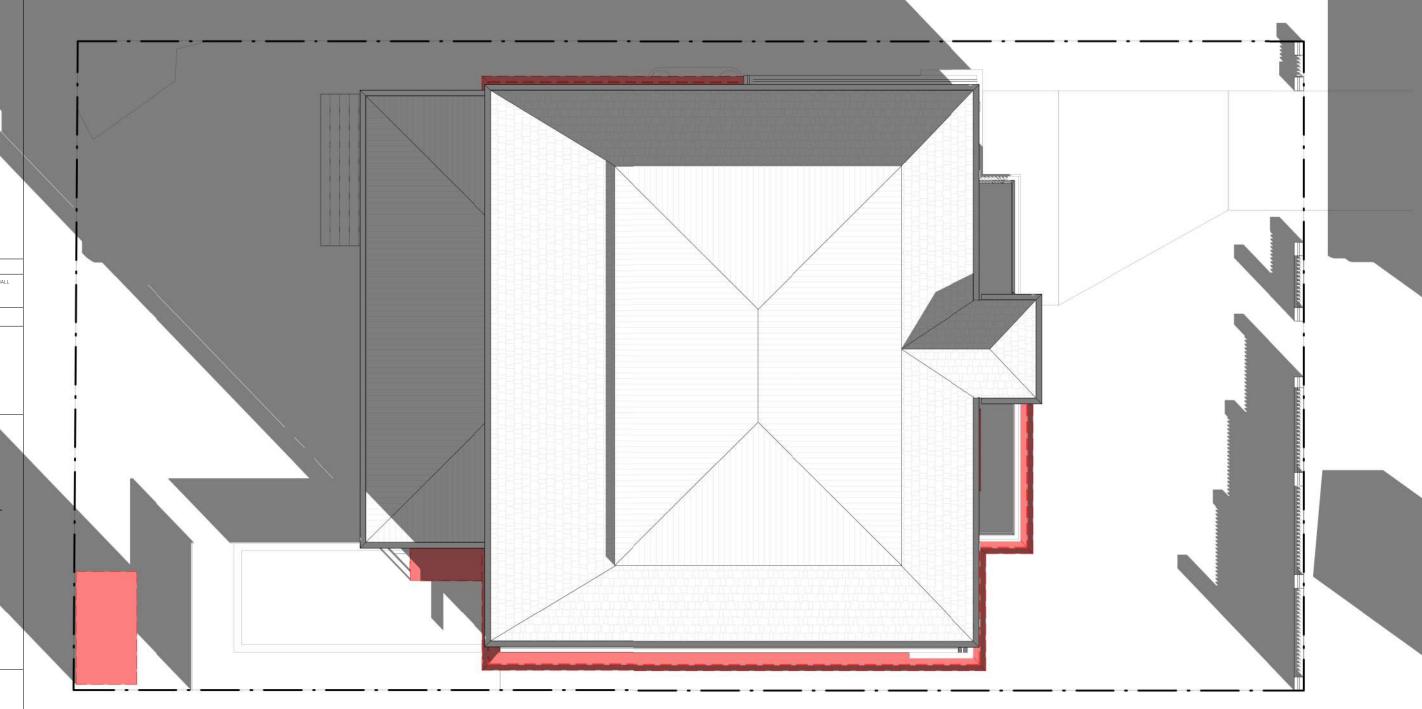
SHADOW DIAGRAMS

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DWG #
REVISION
INHAUS-14

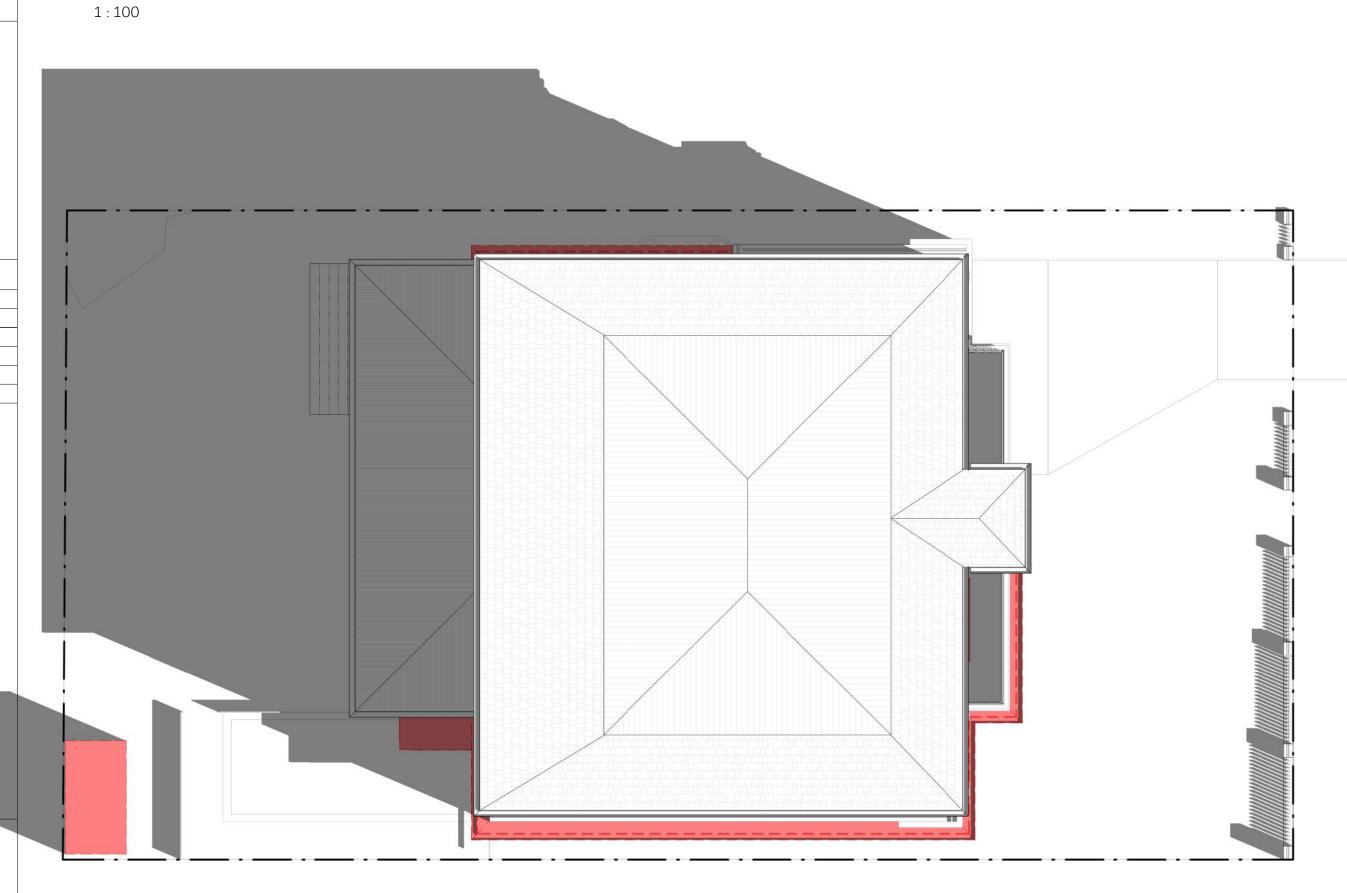
PROJECT #
2022

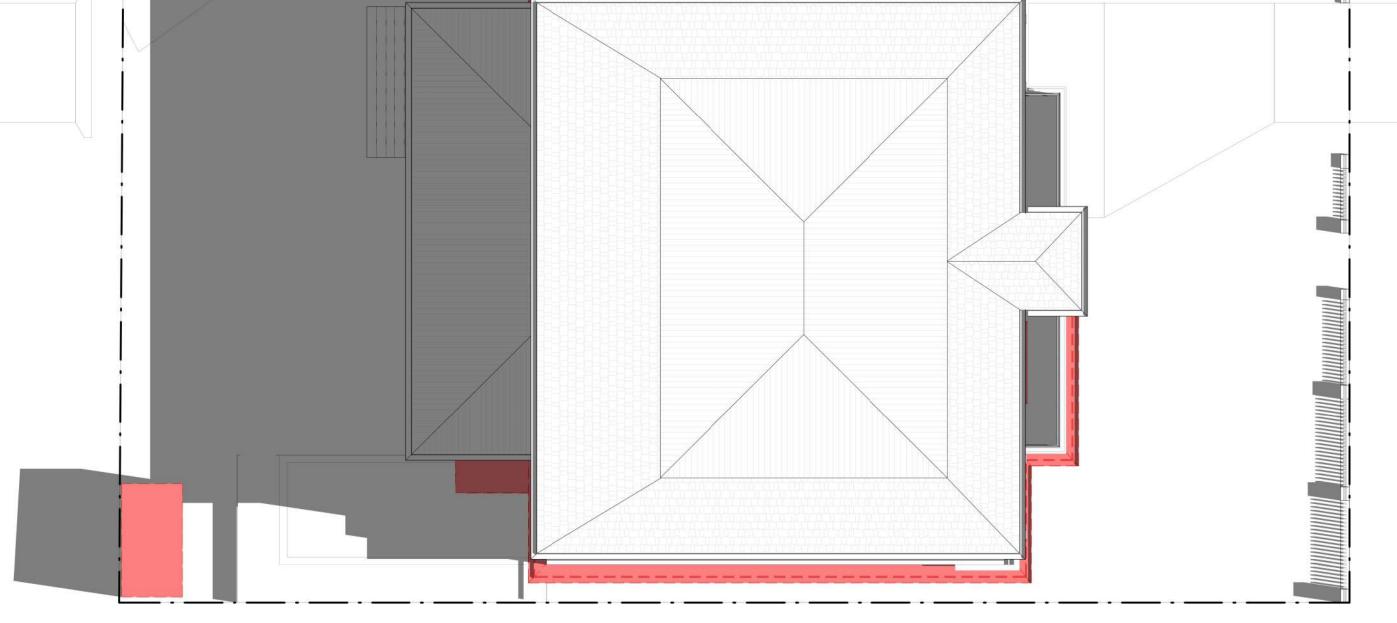
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10AM 21 JUNE

1:100





12PM 21 JUNE

1:100



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BROWSE: WWW.INHAUSDESIGNS.COM.AU

TOWNSEND ALTERATIONS AND

91 TOWNSEND STREET, CONDELL

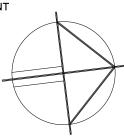
PARK, NSW, 2200

ADDITIONS

ALEX SAAD

27.03.2025

IORTH POINT



SCALE AS INDICATED @ A1

NOTES

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D	05.05.2025	ISSUED FOR DA SUBMISSION
Ε	XXXX	XXXX
F	XXXX	XXXX
LE	EGEND	
	NON-TR	AFFICABLE
>	LANDSO	CAPE
	CONCRE	TE PATH
F	CONCRE	TE SURFACE
Ī	SWIMMI	NG POOL
F	TILED FI	_OOR
P	ARTICU	ILATION
E	OVERH	EAD
E	HIDDEN	٧
E	SITE BO	DUNDARY
	SMOKE	ALARM
	MECH.	/ENTILATION
	→ WET A	REA FLOOR WASTE
[90 STU	D WALL
Ę	// 110 BR	ICK
	250 BR	ICK VENEER
	270 DC	OUBLE BRICK
[130 CL	ADDING
_		

SHADOW DIAGRAMS

200 HEBEL WALL

CHECKED BY

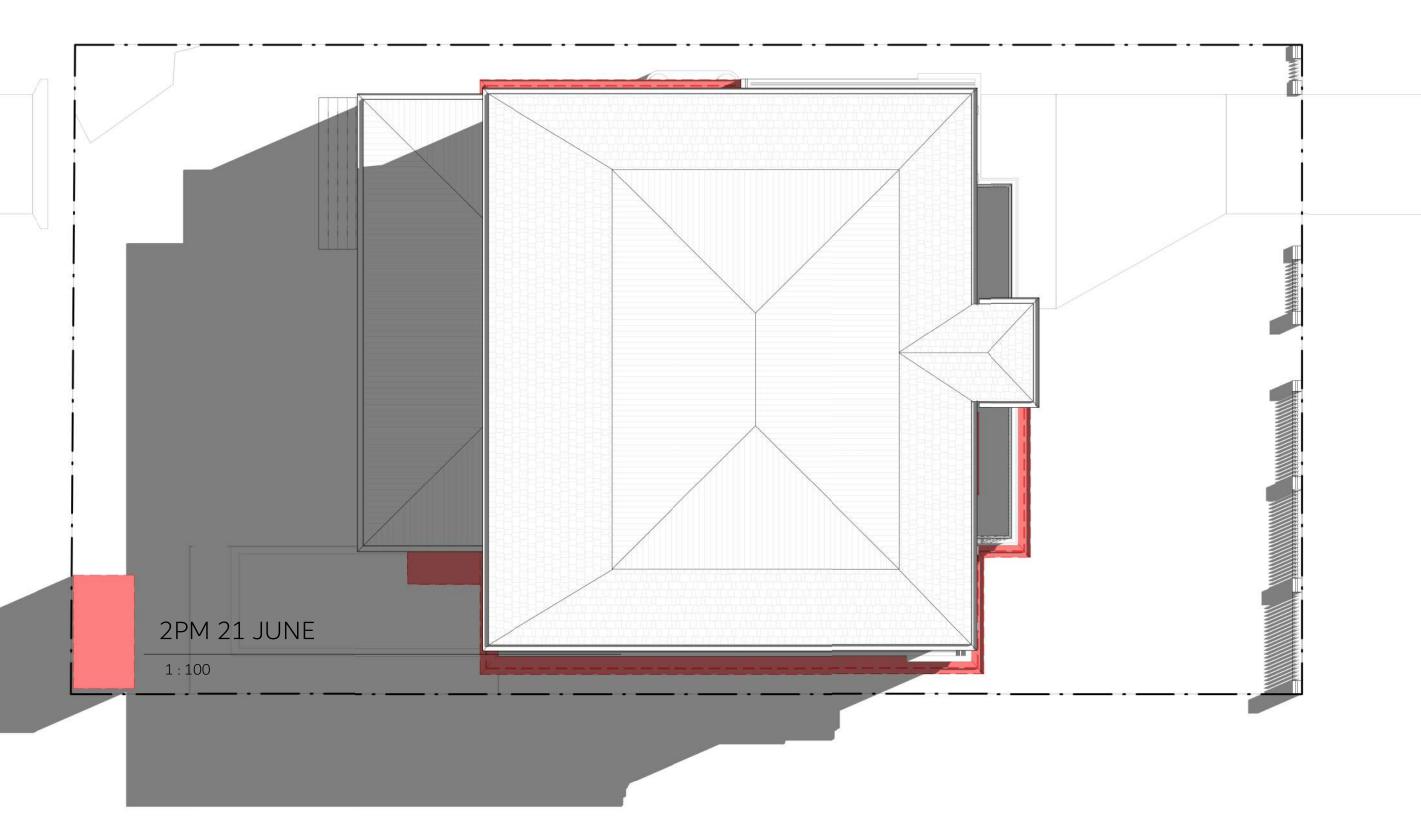
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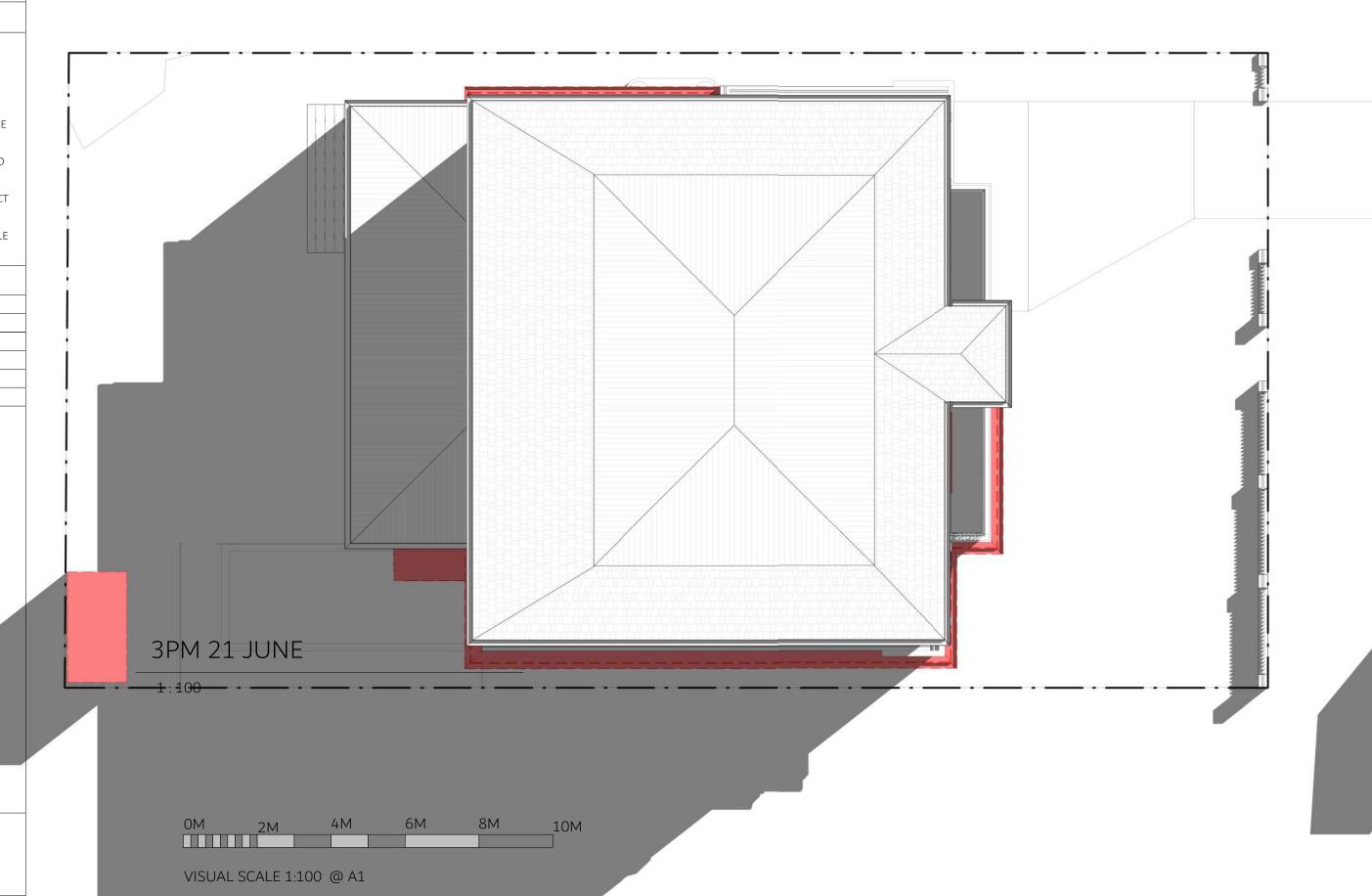
INHAUS-15

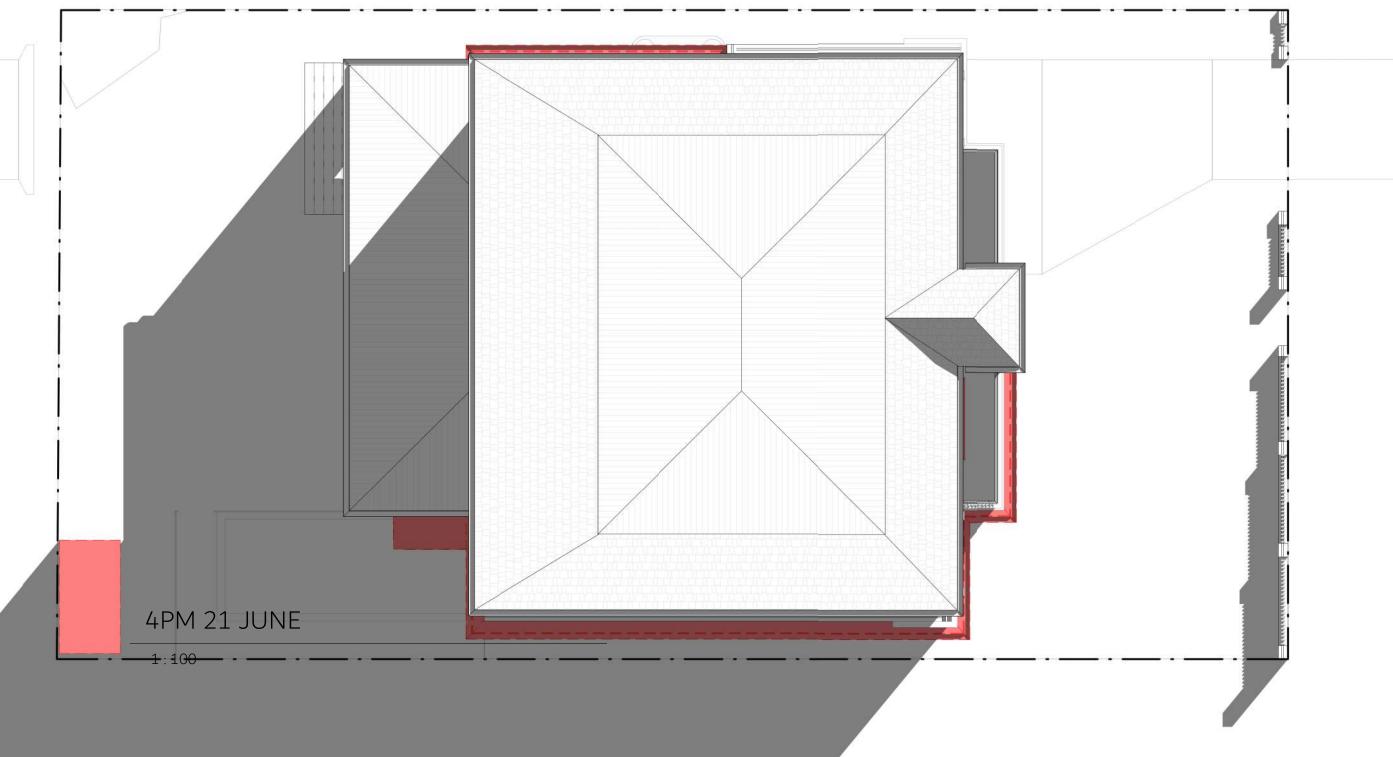
D

PROJECT #

1PM 21 JUNE
1:100









DESIGNER NAME: JUSTIN ELAZZI

MEMBERSHIP NO: 6605 EMAIL: ADMIN@INHAUSDESIGNS.COM.AU

TOWNSEND ALTERATIONS AND ADDITIONS

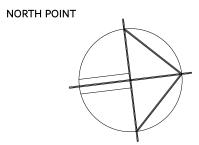
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27.03.2025



AS INDICATED @ A1 NOTES

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XXXX

LEGEND

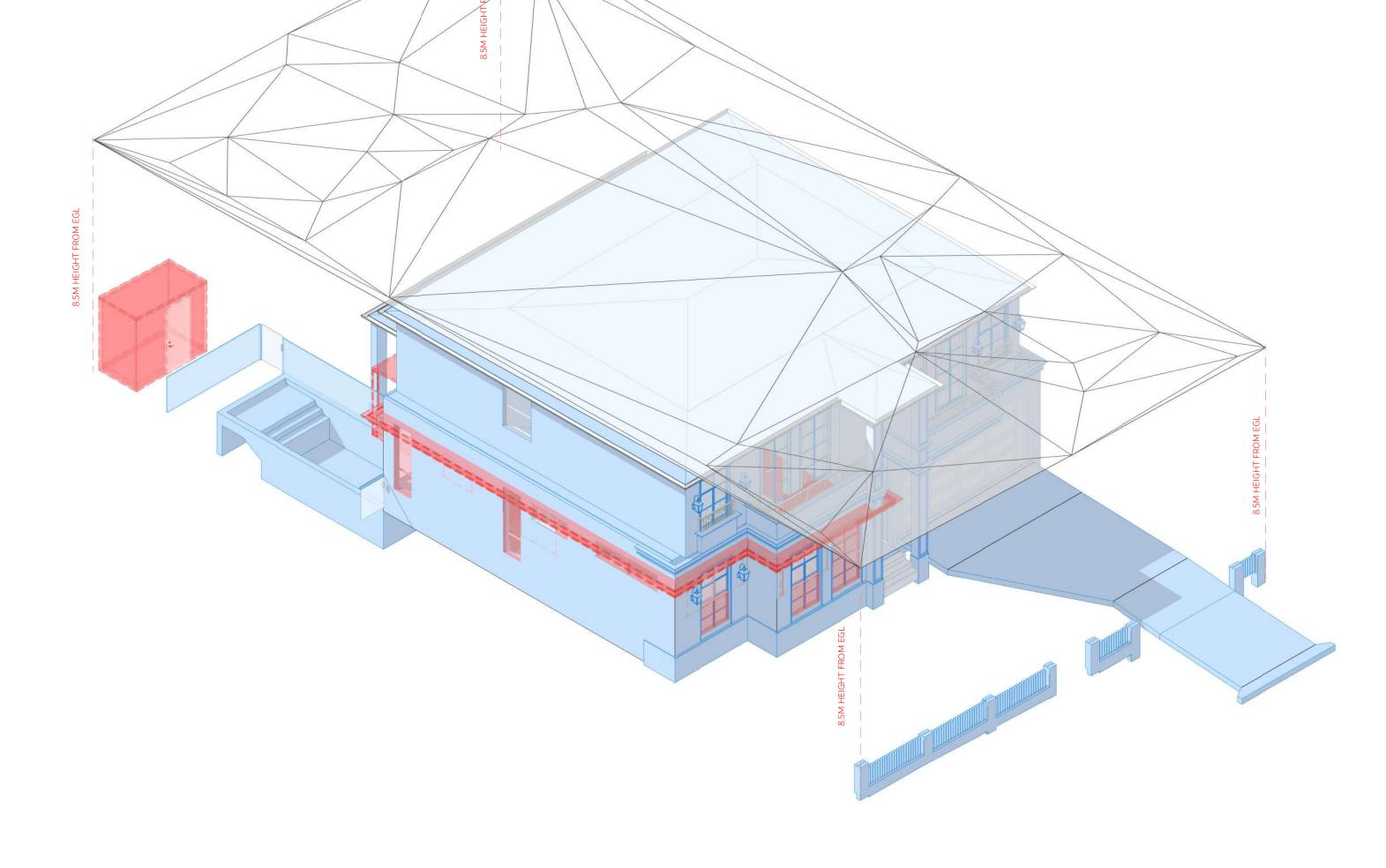
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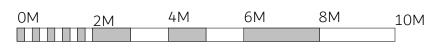
FROM PLANS.

3D HEIGHT BLANKET PLAN

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2022





VISUAL SCALE 1:100 @ A1



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E XXXX XXXX
F XXXX XXXX

LEGEND

NOTE: RED DASH LINES INIDICATES
WHAT IS TO BE DEMOLISHED

NOTE: DEMOLITION TO BE UNDERTAKEN
IN ACCORDANCE WITH AS2601

TITLE
DEMOLITION PLAN

CHECKED BY

DWG #
REVISION

INHAUS-17

D

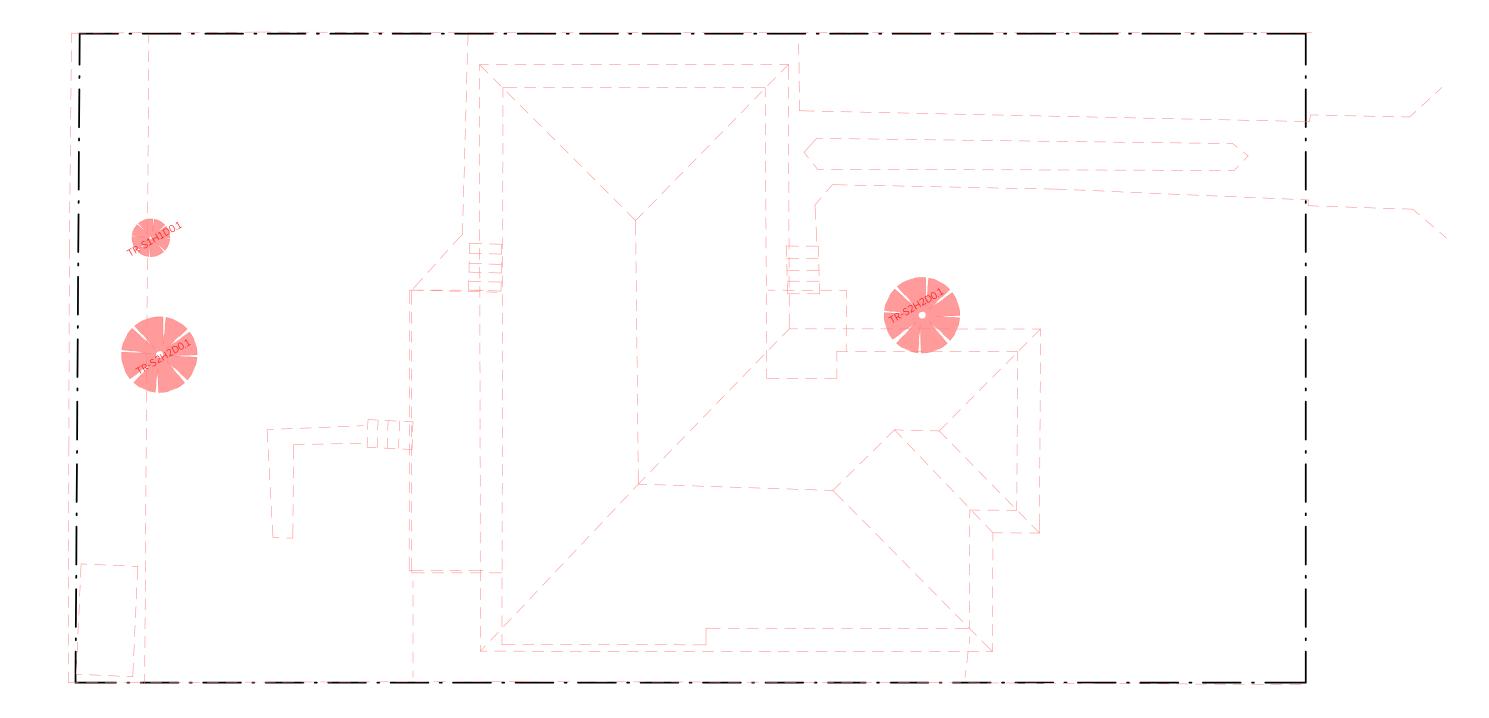
DEMOLITION PLAN

VISUAL SCALE 1:100 @ A1

1:100

PROJECT #

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DEMOLITION NOTES:

SERVICES.

- ALL DEMOLITION BY CONTRACTOR UNLESS OTHERWISE NOTED.
 ALL DEMOLITION MATERIAL SHALL BE REMOVED FROM SITE UNLESS
 OTHERWISE SPECIFIED TO BE RE-USED OR NOMINATED TO BE RETAINED.
 EXISTING SERVICES TO BE RETAINED AND PROTECTED THROUGHOUT.
 THE CONTRACTOR SHALL ALLOW FOR THE PROVISION OF HOARDING/SITE
 FENCING TO THE PERIMETER OF THE SITE FOR THE DURATION OF THE WORKS.
 THE CONTRACTOR SHALL UNDERTAKE A SURVEY OF ALL EXISTING INGROUND
- 6. DEMOLITION PLAN CONFIRMING DEMOLITION TO BE CARRIED OUT IN ACCORDANCE WITH AS 2601—2001, THE DEMOLITION OF STRUCTURES.



DESIGNER NAME: JUSTIN ELAZZI MEMBERSHIP NO: 6605 EMAIL: ADMIN@INHAUSDESIGNS.COM.AU

TOWNSEND ALTERATIONS AND

BROWSE: WWW.INHAUSDESIGNS.COM.AU

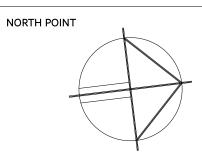
91 TOWNSEND STREET, CONDELL

PARK, NSW, 2200

ADDITIONS

27.03.2025

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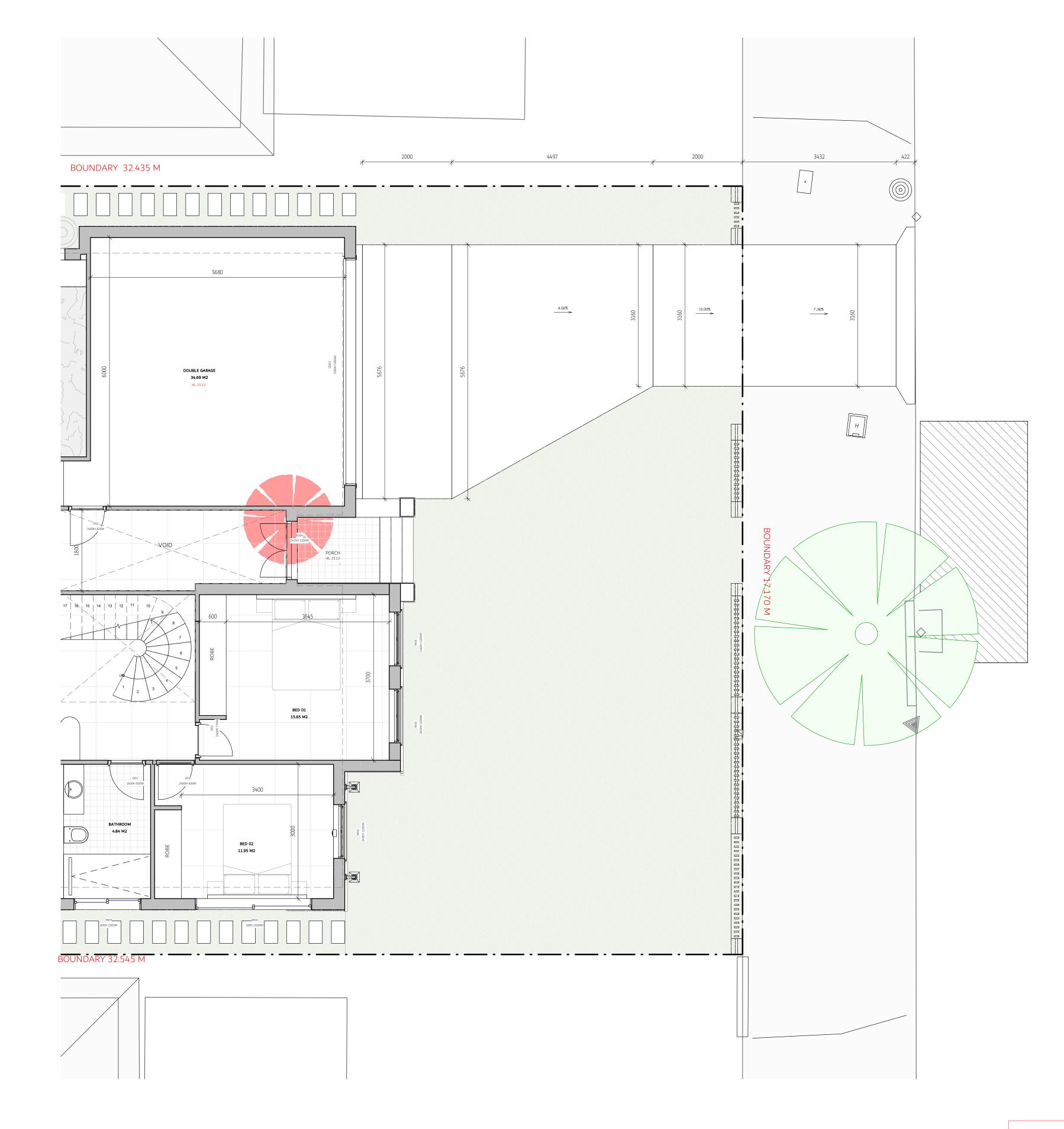
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ISSUED FOR DESIGN PLANS 23.04.2025 ISSUED FOR CONSULTANTS D 05.05.2025 ISSUED FOR DA SUBMISSION E XXXX XXXX E XXXX	REV/DATE	DESCRIPTION
ISSUED FOR CONSULTANTS D 05.05.2025 ISSUED FOR DA SUBMISSION E XXXX XXXX E XXXX XXXX LEGEND NON-TRAFFICABLE LANDSCAPE CONCRETE PATH CONCRETE SURFACE SWIMMING POOL TILED FLOOR ARTICULATION OVERHEAD HIDDEN SITE BOUNDARY SMOKE ALARM MECH.VENTILATION WET AREA FLOOR WASTE 90 STUD WALL 110 BRICK 250 BRICK VENEER 270 DOUBLE BRICK 130 CLADDING	A 10.04.2025	ISSUED FOR FLOOR PLANS
D 05.05.2025 ISSUED FOR DA SUBMISSION E XXXX XXXX E XXXX XXXX LEGEND NON-TRAFFICABLE LANDSCAPE CONCRETE PATH CONCRETE SURFACE SWIMMING POOL TILED FLOOR ARTICULATION OVERHEAD HIDDEN SITE BOUNDARY SMOKE ALARM MECH.VENTILATION WET AREA FLOOR WASTE 90 STUD WALL 250 BRICK VENEER 270 DOUBLE BRICK 130 CLADDING	B 15.04.2025	ISSUED FOR DESIGN PLANS
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130 CLADDING	250 E	BRICK VENEER
	270	DOUBLE BRICK
200 HEBEL WALL	130 (CLADDING
	2001	HEBEL WALL
TITLE	TITLE	

PARKING PLAN REVISION 1:50
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 3m
 4.5m
 6m
 7.5m

VISUAL SCALE 1:75 @ A1



REFER TO CIVIL ENGINEERING DRAWINGS/ COUNCIL DRIVEWAY APPROVAL FOR ANY CONSTRUCTION LEVELS

OWNSEND

ROAD

D

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PROJECT#

2022



DESIGNER NAME: JUSTIN ELAZZI

EMAIL: ADMIN@INHAUSDESIGNS.COM.AU BROWSE: WWW.INHAUSDESIGNS.COM.AU

TOWNSEND ALTERATIONS AND ADDITIONS

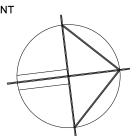
91 TOWNSEND STREET, CONDELL

PARK, NSW, 2200

ALEX SAAD

27.03.2025

NORTH POINT



AS INDICATED @ A1

NOTES

 \cdot ALL WORKS TO COMPLY WITH THE RELEVANT

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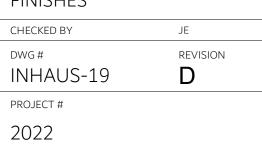
. ALL DIMS TO BE VERIFIED BY BUILDER PRIOR TO CONSTRUCTION.

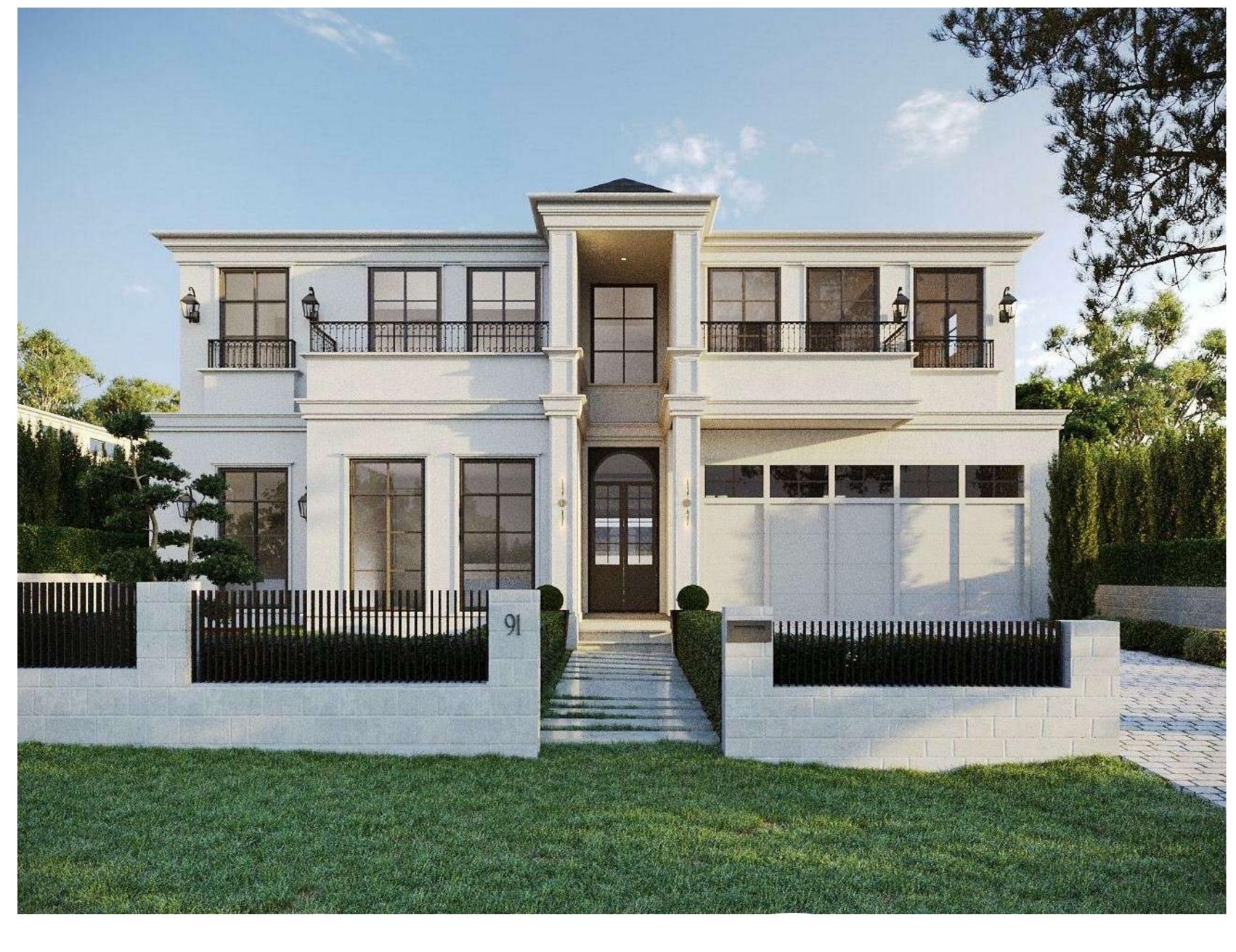
. BOUNDARY DIMENSIONS & ALL LEVELS SUBJECT TO CONFIRMATION BY BUILDER.

. USE FIGURED DIMENSIONS ONLY, DO NOT SCALE FROM PLANS.

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	05.05.2025	ISSUED FOR DA SUBMISSION
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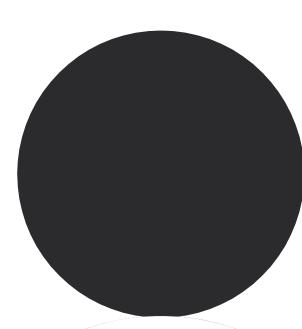








SELECTED COMMONS BRICK TO BE USED AND RENDERED



SELECTED MONUMENT **GREY COLOUR FOR** EXTERNAL WINDOW FRAMES.



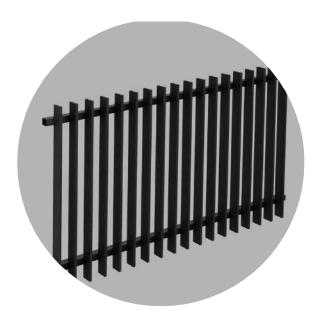
SELECTED FRAMELESS **BOLT FIXED GLASS** BALUSTRADES AT 1200MM HEIGHT TO AS STANDARDS.



SELECTED NEUTRAL STONE FINISH.



SELECTED DULUX WHITE RENDERED FINISH



SELECTED ALUMINIUM BLADE FENCE



SELECTED COLOURBOND ROOF SHEETING IN SURFMIST.





SELECTED IRON BALUSTRADES AT 1200MM HEIGHT TO AS STANDARDS.



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BROWSE: WWW.INHAUSDESIGNS.COM.AU

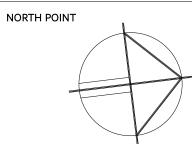
TOWNSEND ALTERATIONS AND **ADDITIONS**

91 TOWNSEND STREET, CONDELL

PARK, NSW, 2200

ALEX SAAD

27.03.2025



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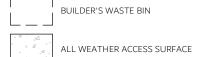
CONSTRUCTION. . BOUNDARY DIMENSIONS & ALL LEVELS SUBJECT

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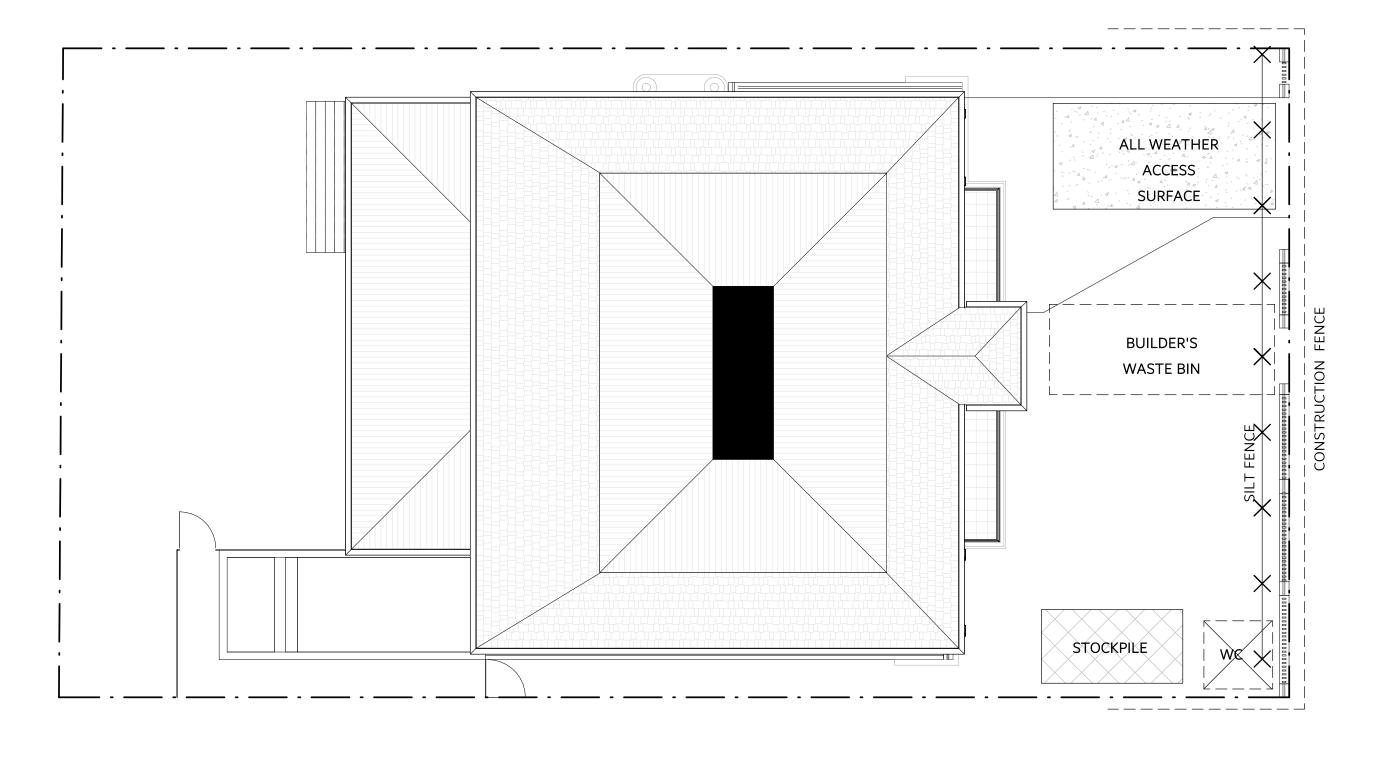
SEDIMENT CONTROL PLAN

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PROJECT#

2022



SEDIMENT CONTROL PLAN

1:100

VISUAL SCALE 1:100 @ A1

EROSION CONTROL NOTES

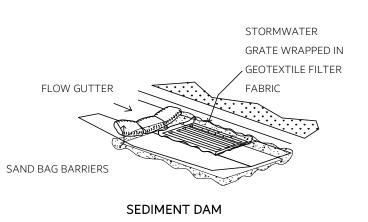
SEDIMENT CONTROL NOTES

1. ALL SEDIMENT DAMS AND TRAPS SHALL BE CLEANED WHEN THE STRUCTURES ARE A MAXIMUM OF 60 % FULL OF SOIL & DEBRIS.

2. SAND BAGS SHALL BE WELL PACKED AGAINST ADJOINING BAGS.

3. FILTER SHALL BE CONSTRUCTED BY REMOVING & WRAPPING GRATE IN FILTER FABRIC (PROPEX OR APPROVED EQUIVALENT) WITH MINIMUM 75MM FREE FABRIC OUTSIDE ALL EDGES OF GRATE WHEN IT IS REINSTALLED. 4. ALL EROSION AND SEDIMENTATION CONTROL MEASURES,

INCLUDING REVEGETATION AND STORAGE OF SOIL AND TOPSOIL, SHALL BE



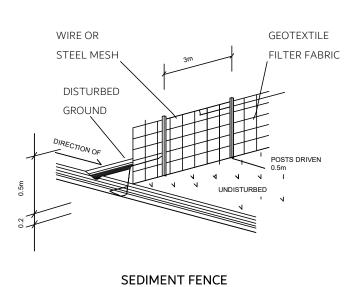
1. ALL EROSION AND SEDIMENTATION CONTROL MEASURES, INCLUDING REVEGETATION AND STORAGE OF SOIL AND TOPSOIL, SHALL BE IMPLEMENTED TO THE STANDARDS OF THE SOIL CONSERVATION OF NSW. 2. ALL DRAINAGE WORKS SHALL BE CONSTRUCTED AND STABILIZED AS EARLY AS POSSIBLE DURING

3. SEDIMENT TRAPS SHALL BE CONSTRUCTED AROUND ALL INLET PITS, CONSISTING OF 300mm WIDE X 300mm

4. ALL SEDIMENT BASINS AND TRAPS SHALL BE CLEANED WHEN THE STRUCTURES ARE A MAXIMUM OF 60 % FULL OF SOIL MATERIALS, INCLUDING THE MAINTENANCE PERIOD.

5. ALL DISTURBED AREAS SHALL BE REVEGITATED AS SOON AS THE RELEVANT WORKS ARE COMPLETED. 6. SOIL AND TOPSOIL STOCKPILES SHALL BE LOCATED AWAY FROM DRAINAGE LINES AND AREA WHERE WATER MAY CONCENTRATE.

7. FILTER SHALL BE CONSTRUCTED BY STRETCHING A FILTER FABRIC (PROPEX OR APPROVED EQUIVALENT BETWEEN POST AT 2.0m CENTRES. FABRIC SHALL BE BURIED 150 ALONG ITS LOWER.



1. ERECT SILT FENCE AND GRAVEL DRAIN. 2. DEMOLISH EXISTING STRUCTURES.

3. EXCAVATE STRIP FOOTINGS, ACCORDING TO ENGINNERS DETAILS.

4. FINISH CONSTRUCTION. 5. FINISH LANDSCAPING.

6. SILT FENCES ARE NOT TO BE REMOVED UNTIL ALL CONSTRUCTION AND VEGATATION HAS BEEN COMPLETED.

1. ALL EROSION AND SEDIMENT CONTROL MEASURES TO BE INSTALLED PRIOR TO ANY SITE DISTURBANCE. 2. ALL CONTROL MEASURE TO BE INSPECTED AND MAINTAINED DAILY BY SITE MANAGER.

3. STRIPPING OF GRASS AND OTHER VEGETATION SHALL BE KEPT TO A MINIMUM. 4. TOPSOIL FROM ALL AREAS THAT WILL BE THAT WILL BE DISTURBED TO BE STRIPPED AND STOCKPILED, AND TO BE

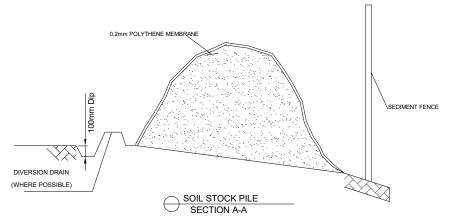
KEPT CLEAR FROM GUTTERS, DRAINS, STORMWATER, AND FOOTPATHS.

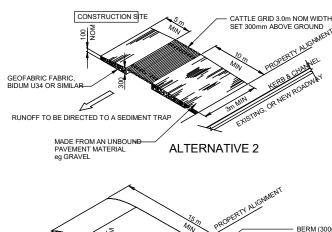
5. DRAINAGE TO BE CONNECTED TO STORM WATER AS SOON AS POSSIBLE.

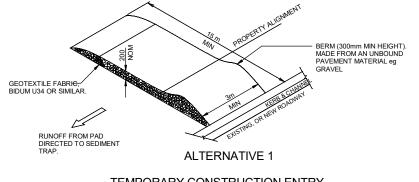
6. ROAD AND FOOTPATH TO BE KEPT CLEAN, AND MUST BE SWEPT DAILY.

7. ALL SEDIMENT CONTROL STRUCTURES MUST BE INSPECTED AFTER RAINFALL FOR ANY STRUCTURAL DAMAGE, ALL TRAPPED SEDIMENT WILL

BE REMOVED TO A NOMINATED STOCKPILE.







TYPICAL PLANTING DETAIL

PLANT DETAIL AT BUILDING LINE

TYPICAL GRASS DETAIL

FERTILISER TABLETS

COMPACTED LOOSE SOIL

SEE DETAILS OF WALL TO ARCHITECTS PLANS

DIG HOLE TWICE THE SIZE OF POT AND ADD ORGANIC

FERTILISER TABLETS IF DESIRED

100 TIMBER BOWL AT NO SPACE



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EMAIL: ADMIN@INHAUSDESIGNS.COM.AU

BROWSE: WWW.INHAUSDESIGNS.COM.AU

TOWNSEND ALTERATIONS AND ADDITIONS

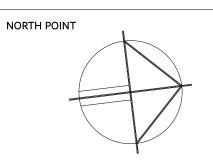
LANDSCAPE PLAN

1:100

91 TOWNSEND STREET, CONDELL PARK, NSW, 2200

ALEX SAAD

27.03.2025



SCALE AS INDICATED @ A1

NOTES

- ALL WORKS TO COMPLY WITH THE RELEVANT
AUSTRALIAN STANDARDS

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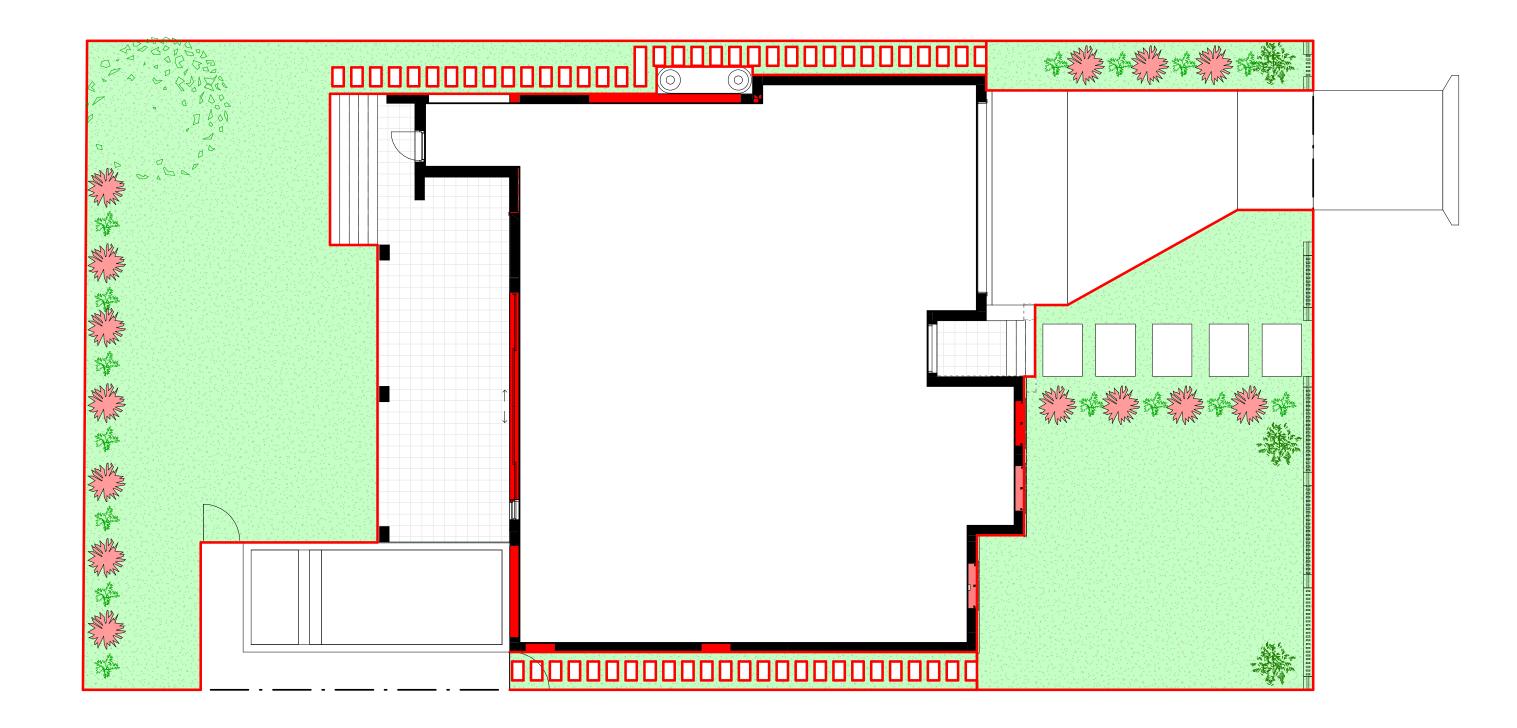
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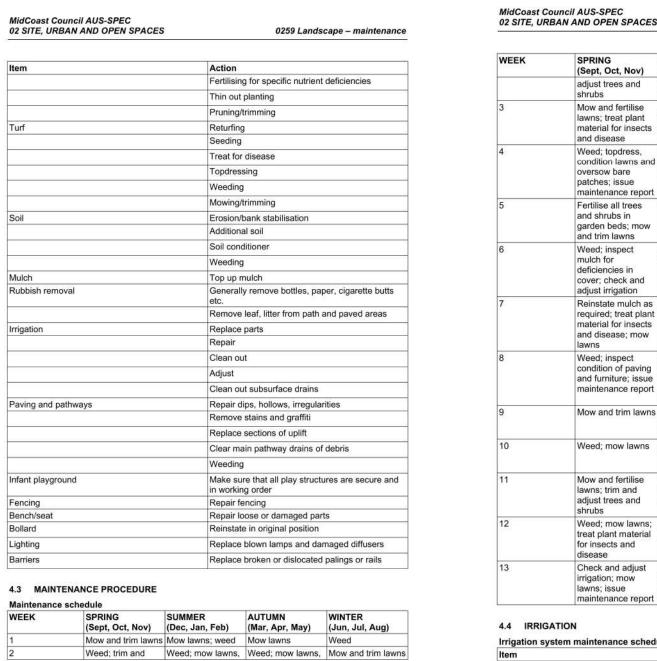
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D	05.05.2025	ISSUED FOR DA SUBMISSION
Е	XXXX	XXXX
F	YYYY	XXXX

LEGEND



0259 Landscape - maintenance



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WEEK	SPRING (Sept, Oct, Nov)	SUMMER (Dec, Jan, Feb)	AUTUMN (Mar, Apr, May)	WINTER (Jun, Jul, Aug)
	adjust trees and shrubs	trim and adjust trees and shrubs	trim and adjust trees and shrubs	Trim and adjust trees and shrubs
3	Mow and fertilise lawns; treat plant material for insects and disease	Mow lawns; weed; treat plant material for insects and disease	Mow and trim lawn	Weed
4	Weed; topdress, condition lawns and oversow bare patches; issue maintenance report		Weed; mow lawns; issue maintenance report	Mow lawns; issue maintenance report
5	Fertilise all trees and shrubs in garden beds; mow and trim lawns	Mow lawns; weed	Mow lawns	Mow lawns
6	Weed; inspect mulch for deficiencies in cover; check and adjust irrigation	Mow lawns; check and adjust irrigation	Weed; inspect mulch for deficiencies in cover; check and adjust irrigation	Mow and trim lawns; treat for insects and disease; check and adjust irrigation
7	Reinstate mulch as required; treat plant material for insects and disease; mow lawns	Mow lawns; weed	Reinstate mulch as required; mow, trim and fertilise lawns	Weed
8	Weed; inspect condition of paving and furniture; issue maintenance report	Mow and trim lawns; inspect condition of paving & furniture; issue maintenance report	Weed; inspect condition of paving and furniture; issue maintenance report	Mow lawns; Inspect condition of paving and furniture; issue maintenance report
9	Mow and trim lawns	Mow lawns; treat plant material for insects and disease	Mow lawns	Weed
10	Weed; mow lawns	Mow and topdress lawns	Weed; treat plant material for insects and disease	Mow and trim lawns
11	Mow and fertilise lawns; trim and adjust trees and shrubs	Mow lawns; trim and adjust lawns; weed	Mow and trim lawns; trim and adjust trees and shrubs	Prune back trees and shrubs after flowering
12	Weed; mow lawns; treat plant material for insects and disease	Mow, trim & fertilise lawns	Weed	Mow lawns; treat plant material for insects and disease
13	Check and adjust irrigation; mow lawns; issue maintenance report	Check and adjust irrigation; mow lawns; weed; issue maintenance report	Check and adjust irrigation; mow lawns; weed; issue maintenance report	Check and adjust irrigation; weed; issue maintenance report
4.4 IRRIG		maintenance report	maintenance report	Тероп

MAINTENANCE PLAN

Filters – mainline	Monthly
Electrical source output (auto system)	Monthly
Controller (automatic systems)	Monthly
Operation – progression - Station to Station.	Weekly
Proper activation of valves	Monthly
Proper timing of stations	6 monthly
Proper time and day readings	Weekly
Exterior appearance	6 monthly
Valve operation	6 monthly
Open, close completely (weeping)	Weekly
Sprinkler operation	Weekly
Rotaries – clogged nozzles	2 monthly
Plant obstructed pattern	2 monthly
Arc coverage	2 monthly
Radius adjustment	2 monthly
Pop-up action	2 monthly
Riser seal leaks	2 monthly
Set to grade	2 monthly
Coverage pressure	2 monthly
Rotational speed	2 monthly
Clogged screens	2 monthly
Head damage	2 monthly
Piping	2 monthly
Leaks – broken or cracked pipe	As Needed
Bad solvent welds, bad threaded	As Needed
Connection	As Needed
Clogged pipe	As Needed

4.5 ANNEXURE - REFERENCED DOCUMENTS

The following documents are incorporated into this worksection by reference:
AS 4373 2007 Pruning of amenity trees
AS 4419 2018 Soils for landscaping and garden use
MidCoast Council 2019 Development Engineering Handbook

M1.	Variations to or non-conformances with Council's AUS-SPEC are to be evaluated with reference to the procedure in Council's <i>Development Engineering Handbook</i> . Acceptance is to be obtained in writing from:	Variation procedure
	 a) an authorised representative of Council's Director of Infrastructure and Engineering Services, or 	
	 an accredited certifier where they are the Principal Certifier and hold the relevant accreditation category for the type of work. 	
M2.	This specification applies in addition to any development consent (DA) conditions. If there is any inconsistency, the conditions of consent shall	DA conditions

US RETICULATUS BERRY ASH	
3-15M	TREE DETAIL

			LANDSCAPE TEMPLATE														
		SYMBOL							* * *		THE	*					
LANDSCAPE		SPECIES	HYMENOSPORUM FLAVUM	DODONEA 'MR GREEN SHEEN'	PHORMIUM TENAX 'BRONZE BABY'	DIANELLA CAERULEA	MELALEUCA LINARIIFOLIA	MAGNOLIA 'LITTLE GEM (PLEACHED)	LIRIOPE MUSCARI	LEUCOPHYTA BROWNII	PHILODENDRON XANADU	LOMANDRA TANIKA	HELICHRYSUM PETIOLARE 'LIMELIGHT'	SAPPHIRE BUFFALO TURF	DICHONDRA ' SILVER FALLS'	CASUARINA GLAUCA PROSTRATE 'SHAGPILE' – SHE-OAK	ELAEOCARPUS RETICULATUS BLUEBERRY ASH
PLAN/MAINTEN	NANCE PLAN	MAXIMUM HEIGHT	15M	2.5M	0.75M	1M	8M	5M	0.3M	1M	1.2M	0.6M	0.6M	_	0.1M	0.2M	8-15M
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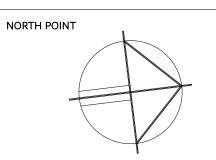
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TOWNSEND ALTERATIONS AND ADDITIONS

91 TOWNSEND STREET, CONDELL PARK, NSW, 2200

ALEX SAAD

27.03.2025



SCALE	AS INDICATED	@ <i>A</i>

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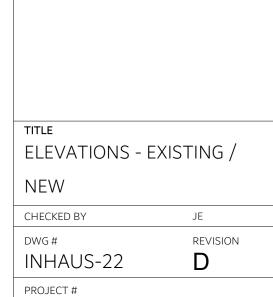
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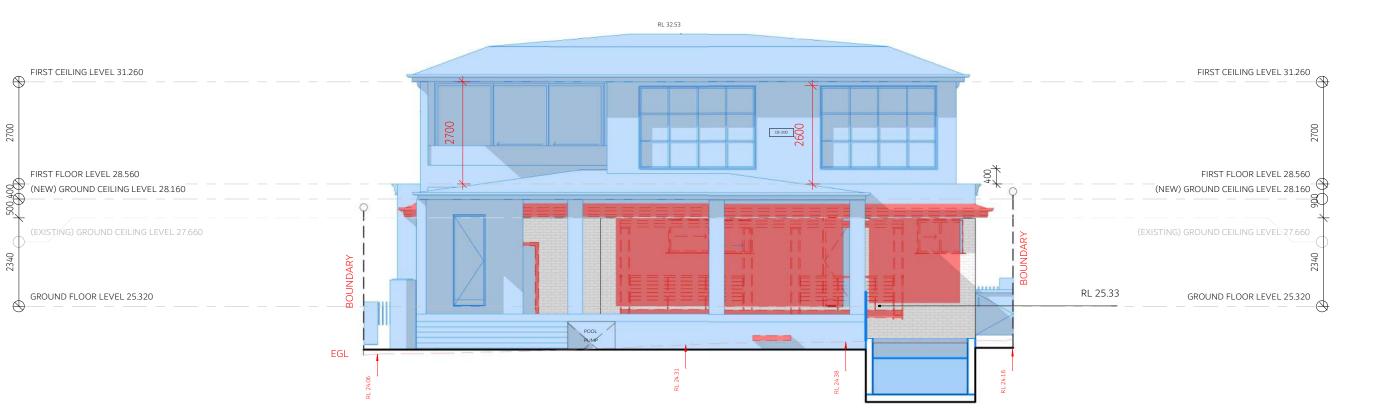
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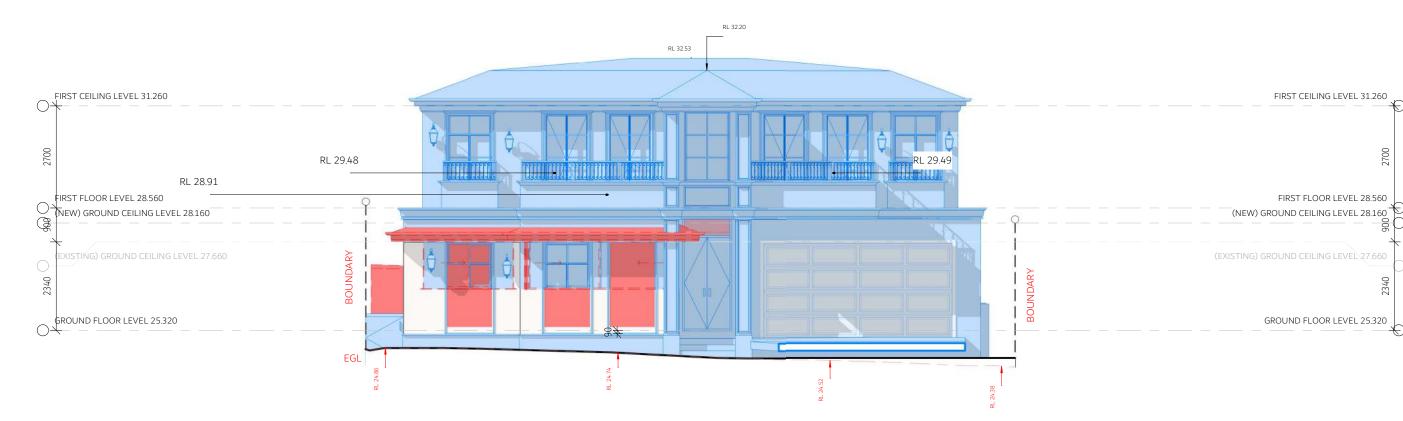
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F	XXXX	XXXX

LEGEND







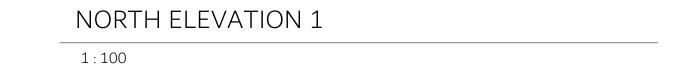
FIRST CEILING LEVEL 31.260

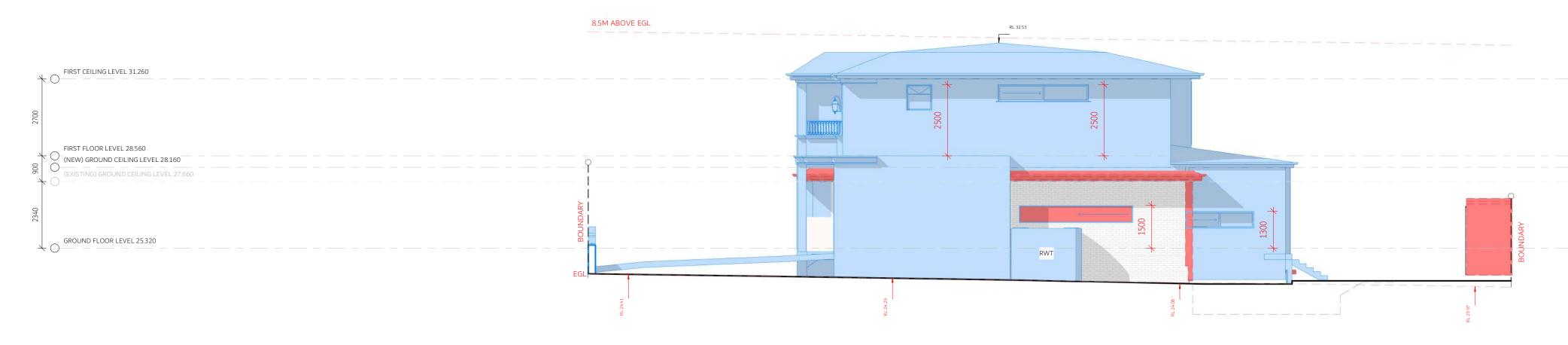
(NEW) GROUND CEILING LEVEL 28.160

GROUND FLOOR LEVEL 25.320

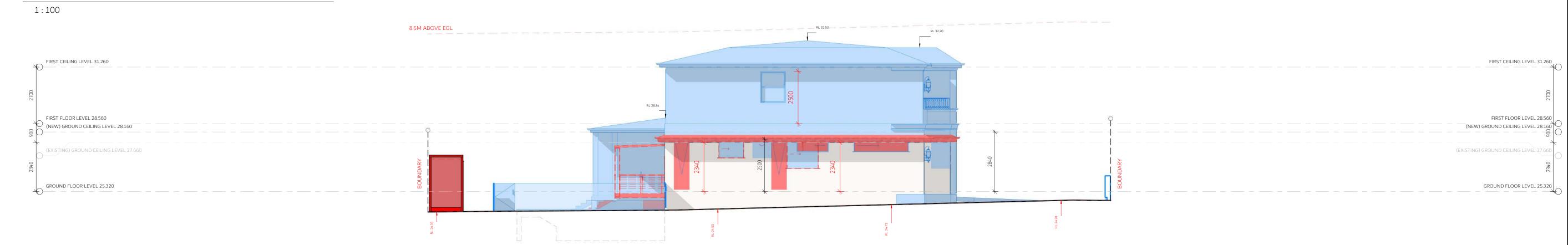
SOUTH ELEVATION 1

1:100



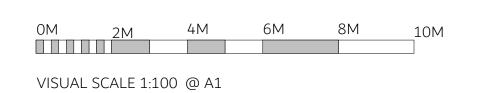


WEST ELEVATION 1



EAST ELEVATION 1

1:100



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2022





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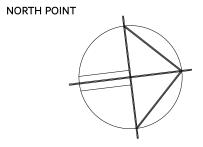
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91 TOWNSEND STREET, CONDELL

PARK, NSW, 2200

ALEX SAAD

27.03.2025



SCALE AS INDICATED @ A1

NOTES

FROM PLANS.

· ALL WORKS TO COMPLY WITH THE RELEVANT AUSTRALIAN STANDARDS

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REV/DATE DESCRIPTION

A 10.04.2025 ISSUED FOR FLOOR PLANS
B 15.04.2025 ISSUED FOR DESIGN PLANS
C 23.04.2025 ISSUED FOR CONSULTANTS
D 05.05.2025 ISSUED FOR DA SUBMISSION
E XXXX XXXX

LEGEND

F XXXX

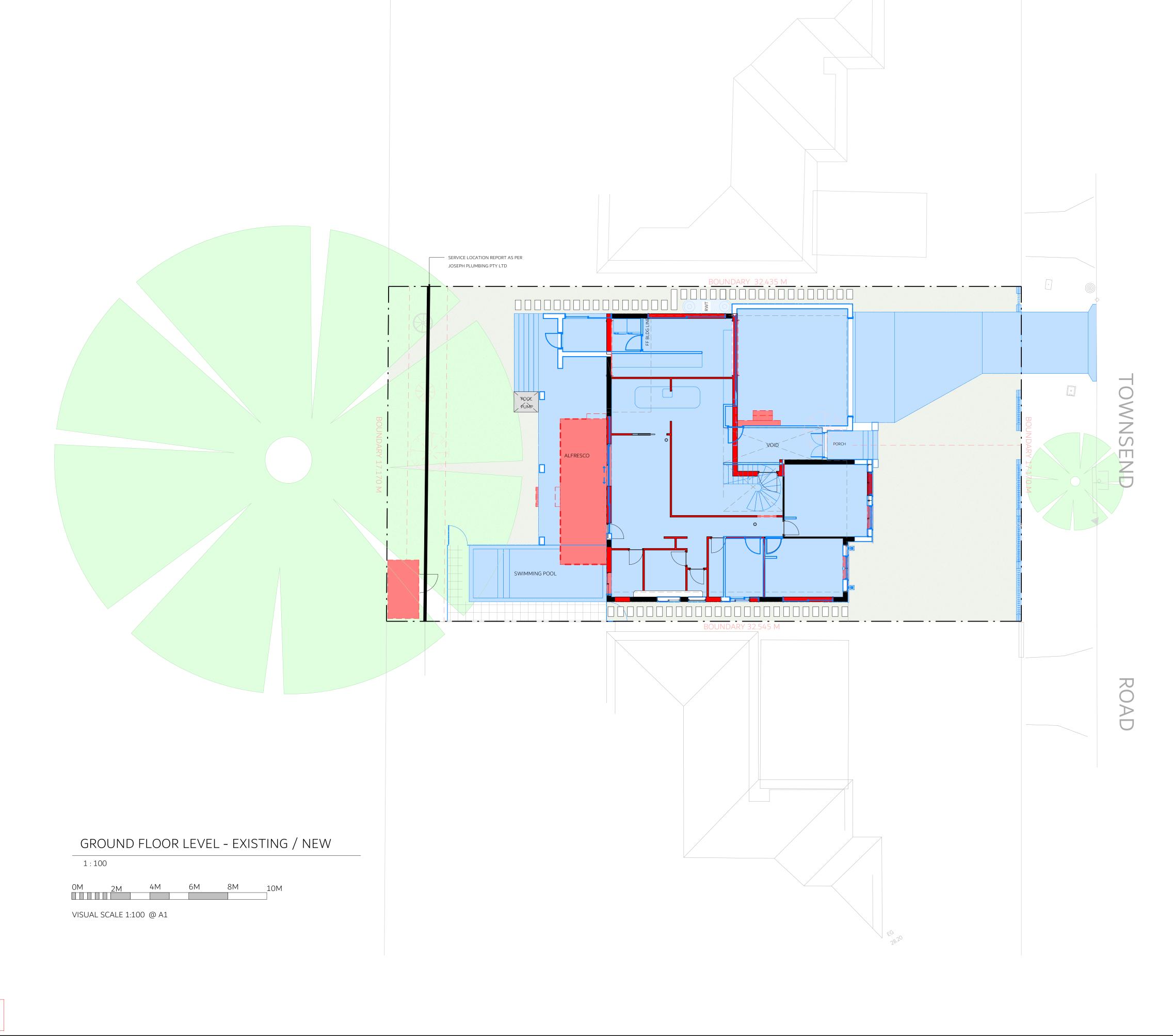
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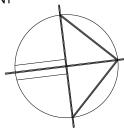
ADDITIONS

91 TOWNSEND STREET, CONDELL PARK, NSW, 2200

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LEGEND

BASIX COMMITMENTS

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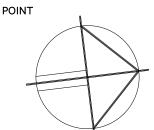
TOWNSEND ALTERATIONS AND ADDITIONS

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PARK, NSW, 2200

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D	05.05.2025	ISSUED FOR DA SUBMISSION
Ε	XXXX	XXXX
F	XXXX	XXXX
LE	EGEND	

NATHERS COMMITMENTS

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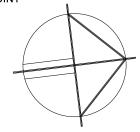
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PARK, NSW, 2200

27.03.2025





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DESCRIPTION

ISSUED FOR FLOOR PLANS A 10.04.2025 B 15.04.2025 ISSUED FOR DESIGN PLANS ISSUED FOR CONSULTANTS 23.04.2025 ISSUED FOR DA SUBMISSION D 05.05.2025 E XXXX F XXXX XXXX

LEGEND

REV/DATE

STRUCTURE PROVISIONS (DEEMED-TO-SATISFY PROVISIONS H1D2)

- STRUCTURE PROVISIONS TO BE PROVIDED IN ACCORDANCE TO SECTION 2 OF THE HOUSING PROVISIONS OF THE NCC OR RELEVANT PROVISION OF H1D3 TO H1D2 OF HOUSING PROVISIONS OF THE NCC OR ANY COMBINATION THEREOF

SITE PREPATATION (DEEMED TO SATISFY PROVISION H1D3)

- SITE PREPARATION TO BE IN ACCORDANCE WITH THE FOLLOWING

* PART 3.2 OF HOUSING PROVISIONS OF THE NCC AS SITE CLASSES AS A, S, M, H OR E IN ACCORDANCE TO PART 4.2.2 OF HOUSING PROVISIONS OF THE NCC FOR EARTHWORKS ASSOCIATED WITH A BUILDING STRUCTURE.

* AS4678 FOR EARTH RETAINING

H1 STRUCTURE

* PART 3.4 OF HOUSING PROVISIONS OF THE NCC FOR TEMRITE RISK MANAGEMENT

FOOTINGS & SLABS (DEEMED TO SATISFY PROVISION H1D4)

- FOOTINGS & SLABS TO BE CONSTRUCTED IN ACCORDANCE WITH AS 2870, AS3600 WHERE IT FALL IN WITH THE REQUIREMENTS OF SECTION 4 OF HOUSING PROVISIONS OF THE NCC.

MASONARY (DEEMED TO SATISFY PROVISION H1D5)

- MASONARY VENEER TO BE CONSTRUCTED IN ACCORDANCE WITH:

(A) AS3700 OR AS4773.1 & AS4773.2 OR PART 5 OF THE HOUSING PROVISIONS OF THE NCC PROVIDED:

(B) WIND CLASS N3 & LESS

(C) COMPLY WITH H1D4 & PRT 5.6 USING COMPONENTS OF PART 5.7 OF THE HOUSING PROVISIONS

(D) SOIL CLASS A, S, M IN ACCORDANCE TO AS2870

(E) TIED MASONARY AS PER H1D6

(F) NOT LOCATED WITHIN ALPINE AREAS (G) NO EARTHQUAKE AFFECTED DESIGN REQUIREMENTS

- CAVITY BRICK UNREINFORCED TO BE CONSTRUCTED IN ACCORDANCE WITHL

(A) AS3700 OR AS4773.1 & AS4773.2 OR PART 3 OF THE HOUSING PROVISIONS OF THE NCC PROVIDED:

(B) WIND CLASS N3 & LESS

(C) COMPLY WITH H1D4 & PART 5.6 USING COMPONENTS OF PART 5.6 USING COMPONENTS OF PART 5.7 OF THE HOUSING PROVISIONS

(D) SOIL CLASS A, S, M IN ACCORDANCE O AS2870

(E) TIED MASONARY AS PER H1D6

(F) NOT LOCATED WITHIN ALPINE AREAS

(G) NO EARTHQUAKE AFFECTED ESIGN REQUIREMENTS

- SINGLE LEAF UNREINFORCED MASONARY TO BE CONSTRUCTED IN ACCORDANCE WITH:

(A) AS3700 ORAS4773.1 & AS4773.2 OR PART 4 OF THE HOUSING PROVISIONS OF THE NCC PROVIDED:

(B) WIND CLASS N3 & LESS

(C) COMPLY WITH H1D4 & PART 5.6 USING COMPONENTS OF PART 5.7 OF THE HOSING PROVISIONS

(D) SOIL CLASS A, S, M IN ACCORDANCE TO AS2870

(E) TIED MASONARY AS PER H1D6

(F) NOT LOCATED WITHIN ALPINE AREAS

(G) NO EARTHQUAKE AFFECTED DESIGN REQUIREMENTS

- REINFORCED MASONARY TO BE CONSTRUCTED IN ACCORDANCE WITH AS3700 EXCL. PIERS OR AS4773.1 & AS4773.2

ISOLATED MASONARY PIERS TO BE OCNSTRUCTED IN ACCORDANCE WITH:

(A) PART 8.5.1 OF HOUSING PROVISIONS OF THE NCC & SECTION 7 IN ACCORDANCE TO TABLES 10.3 & 4.1 (A)(I)(C) OF AS3700 OR PART 3 OF TH HOUSING PROVISIONS OF THE NCC PROVIDED

(B) AS4773.1 & AS4773.2

(C) PART 5 OF THE HOUSING PROVISIONS OF THE NCC PROVIDED

* WIND CLASS N3 & LESS

* COMPLY WITH H1D4

* COMPLY WITH PART 5.6.2(4) OF THE HOUSING PROVISIONS OF THE NCC AND HAVE 6.2MPA FOR SOLID & CORE UNITS & 15MPA FOR HOLLOW UNITS.

* THE ROOF & WALLS PROVIDE LATERAL BRACING FOR THE TOP OF PIER AS PER PART 8.5.1 OF HOUSING PROVISIONS OF THE NCC & SECTION 7 IN ACCORDANCE TO TABELS 10.3 & 4.1 (A)(I)(C) OF AS3700 OR PART 3 OF THE HOUSING PROVISIONS OF THE NCC PROVIDED:

(D) SOIL CLASS A,S,M IN ACCORDANCE TO AS2870 (E) NOT LOCATED WIHIN ALPINE AREAS

(G) NO EARTHQUAKE AFFECTED DESIGN REQUIREMENTS

- MASONARY ACCESSORIES TO BE CONSTRUCTED IN ACCORDANCE WITH:

(A) AS3770 OR

(B) AS4773.1 & AS4773.2

(C) PART 5.6 OF HOUSING PROVISIONS OF THE NCC PROVIDED

* WIND CLASS N3 & LESS

* NOT LOCATED WITHIN ALPINE AREAS

* NO EARTHQUAKE AFFECTED DESIGN REQUIREMENTS

FRAMING (DEEMED TO SATISFY PROVISION (H1D6)

- STEEL FRAMING TO BE CONSTUCTED IN ACCORDANCE WITH NASH STANDARD RESIDENTIAL & LOW RISE STEEL FRAMING PART 1 & 2 AS4100 & AS/NZS4600

- TIMBER FRAMING TO BE CONSTRUCTED IN ACCORDANCE WITH AS1684.2, AS1720.5, AS1684.4 & AS1860.2 IF WITHIN A CYCLONE AREA AS1684.2

- STRUCTURAL STEEL SECTIONS TO BE CONSTRUCTED IN ACCORDANCE WITH AS4100, AS/NZS4600 & BE ASSOCIATED WITH PART 6.3.1

TO 6.3.9 OF HOUSING PROVISIONS OF THE NCC (NO RESTRICTIONS APPLY TO 6.3.1 TO 6.3.1)

- SOFTWARE IN ACCORDANCE WITH ABCB PROTOCOL FOR STRUCTURAL SOFTWARE & GEOMETRIC LIMITS, PROGRAMS THAT CONTAIN SIMILAR TABLES TO AS1684 & NASH STANDARD RESIDENTIAL & LOW RISE STEEL FRAMING PART 2 CAN APPLY.

STRUCTURE ROOF & WALL CLADDING (DEEMED TO SATISFY PROVISION H1D7)

- SLATES & SHINGLES AS SELETED TO BE IN ACCORDANCE WITH AS2050 OR AS2049 & BE ASSOCIATED WITH PART 7.3.1 TO 7.3.6 OF HOUSING PROVISIONS OF THE NCC

- METAL SHEET ROOFING AS SELECTED TO BE IN ACCORDANCE WITH AS1562.1 & BE ASSOCIATED CLAUSE 7.2.1 TO 7.2.8 OF HOUSING PROVISIONS OF THE NCC

- TIMBER & COMPOSITE WALL CLADDING TO BE IN ACCORDANCE WITH AS5126.1 FOR AUTOCLAVED AERATED WALL CLADDING OR PART 7.5.1 TO 7.5.8 OF HOUSING PROVISIONS OF THE NCC FOR WALL CLADDING

- METAL WALL CLADDING TO BE IN ACCORDANCE WITH AS1562.1

EARTHQUAKE AREAS (DEEMED TO SATISFY PROVISION H1D9)

- CLASS 1 & 10 BUILDING TO BE IN ACCORDANCE WITH SECTION 2 OF THE HOUSING PROISIONS OF THE NCC SUBJECT TO SEISMIC ACTIVITY

FLOOD HAZARD (DEEMED TO SATISFY PROVISION H1D10)

- CLASS 1 TO BE IN ACCORDANCE WITH HOUSING PROVISIONS OF THE NCC

ATTACHMENT OF FRAMED DECKS AND BALCONIES TO EXTERNAL WALLS OF BUILDINGS USING WALING PLATE (DEEMED TO SATISFY PROVISION

- ATTACHMENT OF FRAMED DECKS AND BLACONIES TO EXTERNAL WALLS OF BUILDINGS USING A WAILING PLATE TO BE IN ACCORDANCE WITH PART 12.3 OF HOUSING PROVISIONS OF THE NCC. (SUBJECT TO CONDITIONS)

PILED FOOTINGS (DEEMED TO SATISFY POROVISION H1D12)

- PILED FOOTINGS TO BE IN ACCORDANCE WITH AS2159.

H2 DAMP & WEATHER PROOFING

FOOTINGS & SLABS (DEEMED TO SATISFY H2D2)

- FOOTINGS & SLABS ARE TO BE IN ACCORDANCE WITH AS/NZS3500.3 & PART 3.3 OF THE HOUSING PROVISIONS OF THE NCC FOR

* ROOFS IN AREAS SUBJECT TO 5 MINUTE DURATIONS RAINFALL INTENSITIED OF NOT MORE THAN 225MM PER HOUR OVER AN ANNUAL EXCEEDANCE PROBABILITY OF 5% (AS PERTABLE 7.4.3D OF THE ABCB HOUSING PROVISIONS) WHERE A DRAINAGE SYSTEM REQUIRE: AND

* SUB-SOIL AREAS WHERE EXCESSIVE SOIL MOISTURE PROBLEMS MAY OCCUR

* LAND ADJOINING AND UNDER BUILDINGS

FOOTINGS & SLABS (DEEMS TO SATISFY PROVISION H2D3)

- FOOTINGS & SLABS TO BE PROVIDED IN ACCORDANCE WITH H1D4 (1)(A) OR (B)

MASONARY (DEEMED TO SATISFY PROVISION H2D4)

- MASONARY WALLS TO BE PROVIDED IN ACCORDANCE WITH EITHER AS3700, AS4773.1 & AS4773.2 OR PART 5.7.1 TO 5.7.6 IN ACCORDANCE TO

SUBFLOOR VENTILATION (DEEMED TO SATISFY PROISION H2D5)

- FOUNDATION AREAS TO BE PROVIDED WITH ACCESS & SUBFLOOR VENTILATION TO BE IN ACCORDANCE WITH PART 6.2.1 OF HOUSING PROVISIONS OF THE NCC

WEATHER PROOFING ROOF & WALL CLADDING (DEEMED TO SATISFY PROVISION H2D6)

- GUTTERS & DOWNPIPES TO BE IN ACCORDANCE WITH AS/NZS3500.3 & PART 7.4.1 TO 7.4.7 OF HOUSING PROVISIONS OF THE NCC

GLAZING (DEEMED TO SATISFY PROVISIONS H2D7)

- GLAZING TO BE IN ACCORDANCE WITH H1D8(1) OF THE NCC

EXTERNAL WATERPROOFING (DEEMED TO SATISFY PROVISION H2D8)

- EXTERNAL WATERPROOFING TO BE IN ACCORDANCE WITH AS4654.1 & AS465.42 WHICH IS ALSO APPLIED TO ROOFING SYSTEMS WITH H1D7(2) & (3), TERRACES, BALCONIES, SUSPENDEDCONCRETE SLABS & SPACED DECKING IN CONJUNCTION TO FRAMING THAT ARE SUITABLE FOR EXTERNAL USE.

H3 FIRE SAFETY

FIRE HAZARD PROPERITES AND NON-COMBUSTIBLE BUILDING ELEMENTS

- HAZARD PROPERTIED AND NON-COMBUSTIBLE BUILDING ELEMENTS TO BE PROVIDED IN ACCORDANCE TO H3D2

- FLEXIBLE DUCTWORK USED FOR TE TRANSFR OF PRODUCTS INITIATING FROM A HEAT SOURCE THAT CONTAINS A FLAME MUST COMPLY WITH THE FIRE HAZARD PROPERTIES SET OUT IN AS4254.1

FIRE SEPARATION FROM EXTERNAL WALLS (DEEMED TO SATISFY PROVISION H3D4)

- FIRE SEPERATION FROM EXTERNAL WALLS TO BE PROVIDED IN ACCORDANCE TO PART 9.3.1 TO 9.3.4 OF HOUSING PROVISIONS OF THE NCC

FIRE SEPARATION OF GARAGE-TOP-DWELLINGS (DEEMED TO SATISFY PROVISION H3D5)

- FIRE SEPERATION OF GARAGE-TOP-DWELLINGS TO BE PROVIDED IN ACCORDANCE TO PART NSW 9.4.1 TO NSW 9.4.3 OF HOUSING PROVISIONS OF THE NCC

SMOKE ALARMS AND EVACUATION LIGHTING (DEEMED TO SATISFY PROVISION H3D6)

- SMOKE ALARMS AND EVACUATION LIGHTING TO BE PROVIDED IN ACCORDANCE TO PART 9.5.1 TO 9.5.5 OF HOUSING PROVISIONS OF THE NCC AS3786 & AS1670.1

H4 HEALTH & AMENITY

WET AREAS WATERPROOFING (DEEMED TO SATISFY PROVISION H4D2)

- WET AREAS TO BE PROVIDED IN ACCORDANCE WITH PART 10.2.1 TO 10.2.32 OF HOUSING PROVISIONS OF THE NCC

MATERIALS AND INSTALLATION OF WET AREA COMPONENTS AND SYSTEMS (DEEMED TO SATISFY PROVISIONS H4DE3)

- MATERIALS AND INSTALLATION OF WET AREA COMPONENTS AND SYSTEMS TO BE PROVIDED IN ACCORDANCE TO PART 10.2.1 TO 10.2.6 OF HOUSING PROVISIONS OF THE NCC & COMPLY WITH WITHER AS3740 & PART 10.2.12 OF HOUSING PROVISIONS OF THE NCC OR PART 10.2.7 TO 10.2.32 OF HOUSING PROVISIONS OF THE NCC

ROOM HEIGHTS (DEEMED TO SATISFY PROVISION H4D4)

- ROOM HEIGHTS TO BE PROVIDED IN ACCORDANCE TO PART 10.3.1 OF HOUSING PROVISIONS OF THE NCC

FACILITIES (DEEMED TO SATSIFY PROVISION H4D55)

- FACILITIES TO BE PROVIDED IN ACORDANCE TO PART 10.4.1 TO 104.2 OF HOUSING PROVISIONS OF THE NCC

LIGHT (DEEMED TO SATISFY PROVISION H4D6)

- LIGHT TO BE PROVIDED IN ACCORDANCE TO PART 10.5.1 TO 10.5.2 OF HOUSING PROVISIONS OF THE NCC

VENTILATION (DEEMED TO SATISFY PROVISION H4D7) - VENTILATION TO BE PROVIDED IN ACCORDANCE TO PART 10.6.1 TO 10.6.3 OF HOUSING PROVISIONS OF THE NCC SOUND INSULATION (DEEMED TO SATISFY PROVISION H4D8)

- SOUND INSULATION TO BE INSTALLED IN ACCORDANCE WITH 10.7.1 TO 10.7.8 OF HOUSING PROVISIONS OF THE NCC

CONDENSATION MANAGEMENT (DEEMED TO SATISFY PROVISION H4D9)

- CONDENSAION MANAGEMENT SYSTEMS TO BE INSTALLED IN ACCORDANCE WITH 10.8.1 TO 10.8.3 OF HOUSING PROVISIONS OF THE NCC

H5 SAFE MOVEMENT & ACCESS

STAIRWAY & RAMPS CONSTRUCTION (DEEMED TO SATISFY PROVISION H5D2)

- STAIRS & RAMPS TO BE IN ACCORDANCE TO PART 11.2 OF OUSING PROVISIONS OF THE NCC

- BARRIERS & HANDRAILS TO BE IN ACCORDANCE TO PART 11.3 OF HOUSING PROVISIONS OF THE NCC

WINDOW PROTECTION

- WINDOW PROTECTION TO BEDROOMS & TO OTHER ROOMS OTHER THAT BEDROOMS TO BE IN ACCORDANCE TO HOUSING PROVISION 11.3.7 TO 11.3.8 OF THE NCC

ADDITIONAL

- ALL ASPECTS OF CONSTRUCTION TO BE COMPLIANT WITH RELEVANT PERFORMANCE REQUIREMENTS OF THE NCC AND AUSTRALIAN STANDARDS INCLUDING, BUT NOT LIMITED TO THE FOLLWING:

- GARAGE AND DRIVEWAY PROFILES/GRADES TO COMPLYIN ACCORDANCE WITH ASSOCIATED STANDARD AS2890

- TERMITE CONTROL MEASURES

* RESDTOP PIPE PENETRATIONS

* GRANITE GUARD APPLICATION TO PERIMETER WALLS IN ACCORDANCE WITH AS3660.1 CLAUSE 6.59 & 6.60

- VERTICAL ARTICULATION JOINTS

* VERTICAL ARTICULATION JOINTS TO BE AS PER 5.6.8 OF ABCB HOUSING PROVISIONS

- STAIRS, RAMPS AND BALUSTRADE NOTE

* STAIRS WILL BE CONSTRUCTRED IN ACCORDANCE WITH THE REQUIREMENTS OF TCLAUSE 11.2.2 OF VOLUME 2 OF THE NCC

* FINISHES OF ALL STAIRS WILL MEET THE REQUIREMENTS OF CLAUSE 11.2.4 OF VOLUME 2 OF THE NCC

* ANY LANDINGS WILL MEET THE REQUIREMENTS OF CLAUSE 11.2.5 OF VOLUME 2 OF THE NCC

* RAMPS WILL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF CLAUSE 11.2.3 OF VOLUME 2 OF THE NCC

* THRESHOLDS WILL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF CLAUSE 11.2.6 OF VOLUME 2 OF

* STAIRS WILLL BE SERVICED BY A HANDRAIL IN ACCORDANCE WITH THE REQUIREMENTS OF CLAUSE 11.3.1 TO 11.3.6

OF VOLUME 2 OF THE NCC * THE BALUSTRADES SERVICING THE DWELLING (BOTH INTERNAL & EXTERNAL) TO MEET THE REQUIREMENTS OF

CLAUSE 1 VOLUME 2 OF THE NCC

- WET AREA FLASHING * TO BE IN ACCORDANCE TO AS3740 OR HOUSING PROVISION 10 OF NCC

FRAME- STEEL FRAMES - DESIGNED AND CONSTRUCTED TO NASH PART 1&2, AS 4100 & AS/NZS 4600.

TERMITE RISK MANAGEMENT - TERMITE MANAGEMENT SYSTEM TO BE PROVIDED IN ACCORDANCE WITH HP PART 3.5 AND AS 3660.1 AND/OR AS3660.3 DRAINAGE- DRAINAGE TO SITE TO COMPLY WITH HP PART 3.3 OR AS/NZS 3500.3 IN ACCORDANCE WITH NCC 2022 H2D2

MASONRY

VERTICAL ARTICULATION JOINTS- MASONRY ARTICULAITON JOINTS TO BE PROVIDED AS SPECIFIED IN HP 5.6.8 OR AS 4773.2 OR AS 3700.

FRAMING

FRAME - TIMBER FRAMES & TRUSSES- DESIGNED AND CONSTRUCTED TO AS/NZS 1170.1-2002, AS/NZS 1170.2-2021, AS 1684.2-2021, AS 1720.1-2010, AS 1720.5-2015 AND AS 4440-2004 INSTALLATION OF NAILPLATED TIMBER ROOF TRUSSES.

SUBFLOOR VENTILATION- SUB-FLOOR VENTILATION AND CLEARANCE COMPLIANCE WITH NCC HOUSIN PROVISIONS PART 6.2

ROOF AND WALL CLADDING **GUTTERS & DOWNPIPES - DOWNPIPES & GUTTERS TO COMPLY WITH NCC HOUSING PROVISIONS PART 7.4 OT AS/NZS 3500.3** TIMBER AND COMPOSITE WALL CLADDING- CLADDING MATERIAL TO BE IN ACCORDANCE WITH HP PART 7.5 OR FOR AAC-AS 5146.1 OR FOR METAL

GLAZING - ALL GLAZING TO BE IN ACCORDANCE WITH H1D8 & H2D7 OF THE NCC VOLUME TWO, SECTION 8 OF THE HOUSING PROVISIONS & AUSTRALIAN STANDARDS AS 1288, 2047, 4055.

HEALTH AND AMENITY

WALL CLADDING AS 1562.1

WET AREA WATERPROOFING- WET AREA IN ACCORDANCE WITH H4D1, H4D2 & H4D3 OF THE NCC VOLUME TO AND PART 10.2 OF THE HOUSING PROVISIONS OR CLAUSES 10.2.1 TO 10.2.6 & 10.2.12 AND AS 3740

FLOOR WASTE - WET AREA - ALL PROVIDED FLOOR WASTE TO HAVE FLOOR FALLS TO THEM BETWEEN 1:50-1:80 AS PER NCC HOUSING PROVISIONS

EXTERNAL WATERPROOFING- EXTERNAL WATERPROOFING FOR ROOFING SYSTEMS ON FLAT ROOFS, ROOF TERRACES, BALCONIES AND TERRACES AND OTHER SIMILAR HORIZONTAL SURFACES LOCATED ABOVE INTERNAL SPACES OF A BUILDING COMPLIANT WITH NCC VOLUME 2 H2D8 & AS 4654.1 & 2

CONDENSATION MANAGEMENT

EXTERNAL WALL CONSTRUCTION - WHERE PLIABE BUILDING MEMBRANE IN INSTALLED IN AN EXTERNAL WALL IT IS COMPLY WITH HP 10.8.1 AND AS 4200.1&2

EXHAUST SYSTEMS - THE BATHROOM &/OR SANITY COMPARTMENT/S WITH AN EXHAUST SYSTEM AND NOT PROVIDED WITH COMPLIANT NATURAL VENTILATION MUST BE INTERLOCKED TO ROOMS LIGHT SWITCH AND HAVE OFF TIMER SET FOR 10 MINTUES AFTER THE LIGHT IS SWITCHED OFF. EXHAUST SYSTEMS - THE ROOM/S WITH AN EXHAUST SYSTEM AND NOT PROVIDED WITH COMPLIANT NATURAL VENTILATION MUST BE PROVIDED

WITH MAKE-UP AIR FROM ADJACENT ROOM OF 14,000MM² WHICH IS APPROX. A 20MM UNDERCUT OF A 700MM DOOR OR 18MM FROM AN 820MM DOOR.

EXHAUST SYSTEMS - THE EXHAUST SYSTEM INSTALLED IN A KITCHEN, BATHROOM, SANITARY COMPARTMENT OR LAUNDRY MUST HAVE A MINIMUM FLOW RATE OF - (A) 25L/S FOR A BATHROOM OR SANITARY COMPARTMENT; AND (B)40L/S FOR A KITCHEN OR LAUNDRY. VENTILATION OF ROOF SPACES - IN CLIMATE ZONES 6,7&8 OF A ROOF SPACE MUST BE VENTILATED IN ACCORDANCE WITH HP PART 10.8.3.

SAFE MOVEMENT AND ACCESS

STAIRWAY AND RAMP CONSTRUCTION- STAIRWAYS AND RAMPS TO BE CONSTRUCTED TO HP PART 11.2 BARRIER AND HANDRAILS- BARRIER AND HANDRAILS TO BE CONSTRUCTED TO HP PART 11.3

BARRIER AND HANDRAILS- HANDRAIL TO STAIRS HAVING A CHNAGE IN ELEVATION EXCEEDING 1M REQUIRED TO BE PROVIDED AT A HEIGHT NOT LESS THAN 865MM TO NCC HOUSING PROVISIONS CLAUSE 11.3.5

BARRIER AND HANDRAILS- BEDROOM WINDOS WHERE FFL IS 2M OR MORE ABOVE THE SURFACE BENEATH ARE TO HAVE WINDOW RESTRICTORS OR

SCREENS (CRIM-SAFE STYLE MESH) INSTALLED AS PER NCC HOUSING PRIOVISONS CLAUSE 11.3.7 BARRIER AND HANDRAILS- WINDOWS OTHER THAN BEDROOM WITH FFL 4M OR MORE ABOVE ADJACENT SURFACE TO HAVE SILL OR BARRIER MINIMUM

865MM ABOVE FEL AS PER NCC HOUSING PROVISIONS CLAUSE 11.3.8

NCC/AS - GENERAL NOTES

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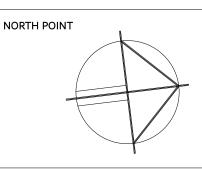
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TOWNSEND ALTERATIONS AND ADDITIONS

91 TOWNSEND STREET, CONDELL PARK, NSW, 2200

ALEX SAAD

27.03.2025



SCALE	AS INDICATED	@ A1

NOTES

· ALL WORKS TO COMPLY WITH THE RELEVANT

AUSTRALIAN STANDARDS

AUSTRALIAN STANDARDS

· ALL WORKS ARE TO BE CARRIED OUT IN

ACCORDANCE WITH THE REQUIREMENTS OF THE

BUILDING CODE OF AUSTRALIA.

. ALL DIMS TO BE VERIFIED BY BUILDER PRIOR TO

CONSTRUCTION.

. BOUNDARY DIMENSIONS & ALL LEVELS SUBJECT
TO CONFIRMATION BY BUILDER.

. USE FIGURED DIMENSIONS ONLY, DO NOT SCALE FROM PLANS.

RE	V/DATE	DESCRIPTION				
Α	10.04.2025	ISSUED FOR FLOOR PLANS				
В	15.04.2025	ISSUED FOR DESIGN PLANS				
С	23.04.2025	ISSUED FOR CONSULTANTS				
D	05.05.2025	ISSUED FOR DA SUBMISSION				
Е	XXXX	XXXX				
F	XXXX	XXXX				

LEGEND

TITLE NCC/AS - STAIRS

2022

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PROJECT#	

11.2.2 Stairway construction

- (1) A stairway must be designed to take loading forces in accordance with AS/NZS 1170.1 and must have—
-) not more than 18 and not less than 2 <u>risers</u> in each <u>flight</u>; and
- goings (G), <u>risers</u> (R) and a slope relationship quantity (2R + G) in accordance with <u>Table 11.2.2a</u>, except as permitted by (2) and (3); and
- (c) constant <u>goings</u> and <u>risers</u> throughout each <u>flight</u>, except as permitted by (3) and (4), and the dimensions of <u>goings</u> (G) and <u>risers</u> (R) in accordance with (1), (2) and (3) are considered constant if the variation between—
- (i) adjacent <u>risers</u>, or between adjacent <u>goings</u>, is not more than 5 mm; and
- (ii) the largest and smallest <u>riser</u> within a <u>flight</u>, or the largest and smallest <u>going</u> within a <u>flight</u>, is not more than 10 mm; and
 (d) <u>risers</u> which do not have any openings that would allow a 125 mm sphere to
- pass through between the treads; and

 (e) treads of solid construction (not mesh or other perforated material) if the stairway is more than 10 m high or connects more than 3 storeys.
- (2) In the case of a stairway serving only non-habitable rooms, such as attics,
- storerooms and the like that are not used on a regular or daily basis—

 (a) the *going* (G), *riser* (R) and slope relationship quantity (2R + G) in accordance

with Table 11.2.2a may be substituted with those in Table 11.2.2b; and

- (b) need not comply with (1)(d).
- (4) The point of measurement of the *going* (G) in the slope relationship quantity (2R + G) for *tapered treads* and treads in *spiral stairways* as described in <u>Table 11.2.2a</u> (see <u>Figure 11.2.2a</u>, <u>Figure 11.2.2b</u> and <u>Figure 11.2.2c</u>) must be—
- (a) for tapered treads, other than treads in a spiral stairway—

 (i) not more than 1 m in width, the middle of the unobstructed width of the
- stairway (see <u>Figure 11.2.2b</u>); and

 (ii) more than 1 m in width, 400 mm from the unobstructed width of each
- (b) for treads in <u>spiral stairways</u>, the point seven tenths of the unobstructed width from the face of the centre pole or support towards the handrail side (see <u>Figure 11.2.2d</u> and <u>Figure 11.2.2e</u>).
- (5) Riser and going dimensions must be measured in accordance with Figure 11.2.2f.

Table 11.2.2a Riser and going dimensions (mm)

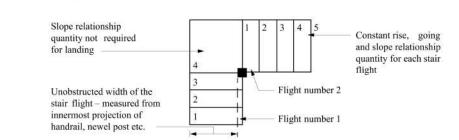
Stair type	Riser (R) (see Figure 11.2.2f)		14 2 2 2 4 2 4 1 1 1 1 1 1 1 1 1 1 1 1 1	(G) (see 11.2.2f)	Slope relationship (2R+G)		
	Max	Min	Max	Min	Max	Min	
Stairs (other than spiral)	190	115	355	240	700	550	
Spiral	220	140	370	210	680	590	

▼ Table Notes

<u>Riser</u> and <u>going</u> dimensions must be measured in accordance with <u>Figure 11.2.2f</u>

Table 11 2 2h Dieer and going dimensions (mm) __ stainways conving

The going (G) must be not more than the tread depth plus a maximum gap of 30 mm between the rear edge of one tread and the nosing of the tread above. Figure 11.2.2a Measurement of slope relationship — Plan view — Stair with 2 flights



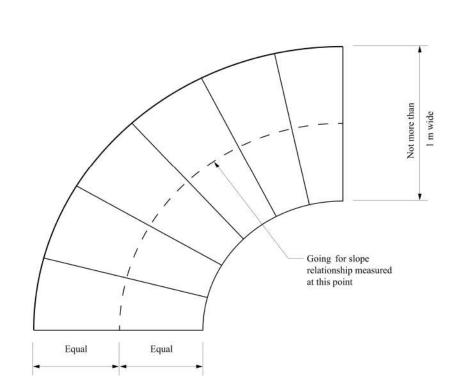


Figure 11.2.2c Measurement of slope relationship — Plan view —Tapered treads more than 1 m wide

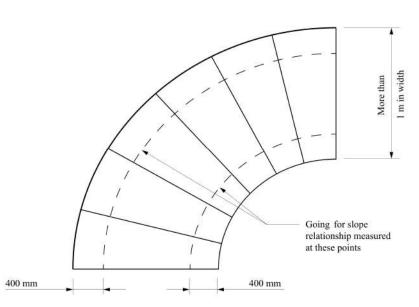
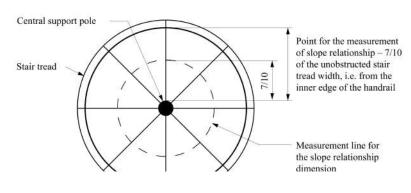


Figure 11.2.2d Spiral stairs — Measurement for slope relationship



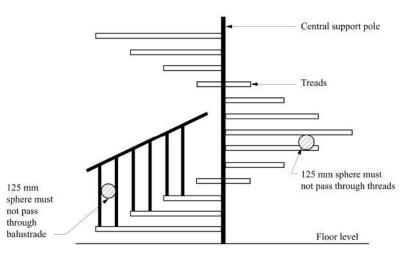
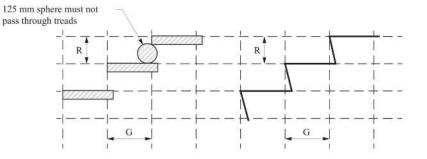


Figure 11.2.2f Riser and going dimensions — Measurement



Explanatory information: Not more than 18 and not less than 2 risers

11.2.2(1)(a) states that a stairway must have not more than 18 and not less than 2 <u>risers</u> in each <u>flight</u>. Where there are less than 2 <u>risers</u> in a <u>flight</u>, it

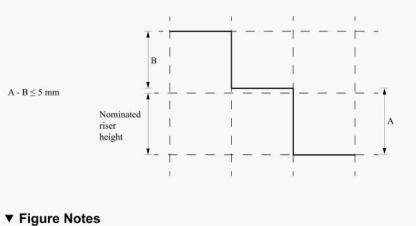
Explanatory information: Going and riser dimensions

The purpose of 11.2.2 is to achieve constant *going* and *riser* dimensions deemed safe for people to walk up and down. This minimises the risk of people overstepping during descent on uneven stairs (due to short *goings*) and tripping on ascent (due to high *risers*). Table 11.2.2a and Table 11.2.2b express ratios between *going* and *riser* dimensions which are considered safe for use. 11.2.2(1)(c) accounts for conditions such as movement of materials due to atmospheric moisture changes or minor deviations related to variations in materials which affect finished stair dimensions.

Explanatory Figure 11.2.2a illustrates adjacent <u>risers</u> within a <u>flight</u> with minor deviations in the materials affecting the finished stair dimensions. The nominated <u>riser</u> height is exceeded by <u>riser</u> A. As a consequence <u>riser</u> height B is less than the nominated <u>riser</u> height. The difference between <u>riser</u> A and <u>riser</u> B cannot exceed 5 mm.

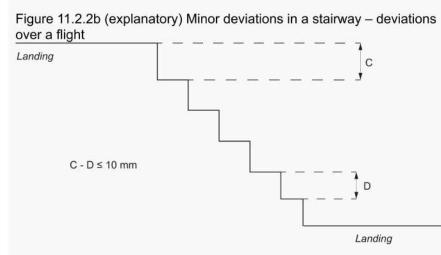
Explanatory Figure 11.2.2b illustrates an entire *flight* with minor deviations in the materials affecting the finished <u>riser</u> dimensions. In addition to the 5 mm difference permitted between adjacent <u>goings</u> or <u>risers</u>, the maximum difference between the smallest and largest <u>going</u> or <u>riser</u> within a <u>flight</u> must not exceed 10 mm. Despite the deviations shown in both diagrams, the stairs in the <u>flight</u> are deemed constant. Irrespective of any minor deviations permitted by 11.2.2(1)(c), finished <u>going</u> and <u>riser</u> dimensions must not exceed the limitations stipulated in <u>Table 11.2.2a</u>.

Figure 11.2.2a (explanatory) Minor deviations in a stairway — deviation in adjacent risers



1. A = larger <u>riser</u> of two adjacent <u>risers</u>.

2. B = smaller <u>riser</u> of two adjacent <u>risers</u>. 3. This diagram only shows deviations in <u>risers</u>, however the same principle can apply for <u>goings</u>.



▼ Figure Notes

- 1. C = largest <u>riser</u> of the <u>flight</u>.
- 2. D = smallest <u>riser</u> of the <u>flight</u>.
 3. This diagram only shows deviations in <u>risers</u>, however the same principle can apply for <u>goings</u>.

Explanatory information: Openings in stair risers

11.2.2(1)(d) allows the use of open <u>riser</u> stairs. However, it limits the openings to 125 mm to minimise the risk of a person (especially a young child) falling through the opening created by the open <u>riser</u>.

Explanatory information: Stairways with winders

- 11.2.2(3) allows the use of <u>winders</u> in stairways. However, 11.2.2(3) places a
 restriction on the number of allowable <u>winders</u> in a stairway <u>flight</u>, this restriction
 would apply equally to not permit a stairway incorporating a consecutive series of
 <u>winders</u> in a <u>flight</u>.
- This also means the maximum number of consecutive <u>winders</u> in any stairway

11.3.4 Construction of barriers to prevent falls

- (1) A barrier <u>required</u> by <u>11.3.3</u>¹⁴ must comply with (2) to (11).
- (2) The height of a barrier must be in accordance with the following:
- (a) The height must not be less than 865 mm above the nosings of the stair treads, the floor of a ramp or the like (see <u>Figure 11.3.4a</u>).
- The height must not be less than—
- 1 m above the floor of any <u>landing</u>, corridor, hallway, balcony, deck, verandah, access path, <u>mezzanine</u>, access bridge, roof top space or the like to which general access is provided (see <u>Figure 11.3.3b</u> and <u>Figure 11.3.4a</u>); or
- (ii) 865 mm above the floor of a <u>landing</u> to a stairway or ramp where the barrier is provided along the inside edge of the <u>landing</u> and does not exceed a length of 500 mm.
- (3) A transition zone may be incorporated where the barrier height changes from 865 mm on the stairway <u>flight</u> or ramp to 1 m at the <u>landing</u> (see <u>Figure 11.3.4b</u>).
- (4) Openings in barriers (including decorative balustrades) must be constructed so that they do not permit a 125 mm sphere to pass through it and for stairways, the opening is measured above the nosing line of the stair treads (see <u>Figure</u>
- (5) Where a <u>required</u> barrier is fixed to the vertical face forming an edge of a <u>landing</u>, balcony, deck, stairway or the like, the opening formed between the barrier and the face must not exceed 40 mm.
- (6) For the purposes of (5), the opening is measured horizontally from the edge of the trafficable surface to the nearest internal face of the barrier.
- (7) A barrier to a stairway serving a non-<u>habitable room</u>, such as an attic, storeroom or the like that is not used on a regular or daily basis. need not comply with (4) if—
- (8) Restriction on horizontal elements:
- (a) Where it is possible to fall more than 4 m, any horizontal elements within the barrier between 150 mm and 760 mm above the floor must not facilitate
- (b) For the purpose of (a), the 4 m is measured from the floor level of the trafficable surface to the surface beneath.
- (9) A barrier constructed of wire is deemed to meet the requirements of (4) if it is constructed in accordance with $\underline{11.3.6}^{15}$.
- (10) A glass barrier or <u>window</u> serving as a barrier must comply with <u>H1D8</u>¹⁶ and the relevant provisions of this Part.
- (11) A barrier, except a <u>window</u> serving as a barrier, must be designed to take loading forces in accordance with AS/NZS 1170.1.

Figure 11.3.4a Barrier construction

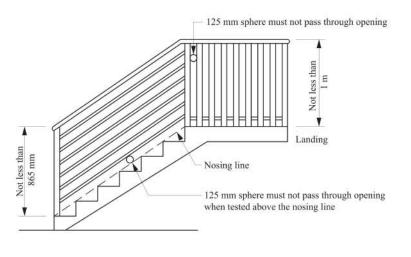


Figure 11.3.4b Measuring heights for barriers and handrails and where transition zones are allowed

Barrier allowed to continue through until it meets landing height Transition zone Landing less than the search of the search o

Explanatory information

For a <u>window</u> forming part of a barrier, any horizontal elements such as a <u>window</u> sill, transom or rail between 150 mm and 760 mm above the floor is deemed to facilitate climbing.

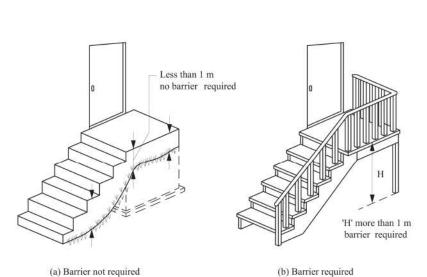
Section 8 contains the glazing assembly provisions for glass harriers and

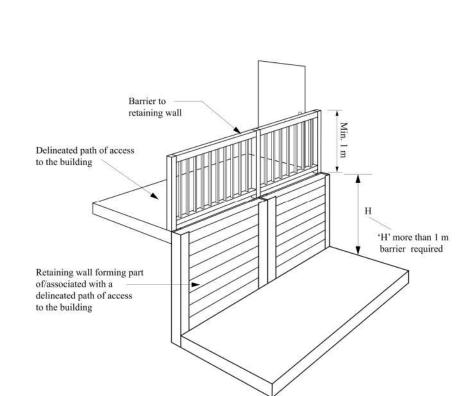
11.3.3 Barriers to prevent falls

- (1) A continuous barrier must be provided along the side of a trafficable surface, such
- (a) a stairway, ramp or the like; and
- (b) a floor, corridor, hallway, balcony, deck, verandah, <u>mezzanine</u>, access bridge or the like; and
- (c) a roof top space or the like to which general access is provided; and
- (d) any delineated path of access to a building,

where it is possible to fall 1 m or more measured from the level of the trafficable surface to the surface beneath (see <u>Figure 11.3.3a</u>).

- (2) The requirements of (1) do not apply to—
- (a) a retaining wall unless the retaining wall forms part of, or is directly associated with, a delineated path of access to a building from the road, or a delineated path of access between buildings (see <u>Figure 11.3.3b</u>); or





Explanatory information: Intent

The intent of the barrier requirements is to prescribe provisions to minimise the risk of a person falling from a stairway, raised floor level (such as a balcony) or the like. 11.3.3 sets out when barriers are <u>required</u> to be provided and $\underline{11.3.4}^{13}$ contains the requirements for the construction of barriers.

Explanatory information: Barriers and children

Children are at particular risk of falling off, over or through ineffectively designed or constructed barriers. Accordingly the requirements of this Part aim to ensure that a barrier reduces the likelihood of children being able to climb over a barrier or fall through a barrier.

11.3.5 Handrails

- (1) Handrails to a stairway or ramp must—
- be located along at least one side of the stairway <u>flight</u> or ramp; and
- (b) be located along the full length of the stairway <u>flight</u> or ramp, except in the case where a handrail is associated with a barrier the handrail may terminate where
- (c) have the top surface of the handrail not less than 865 mm vertically above the nosings of the stair treads or the floor surface of the ramp (see <u>Figure 11.3.4b</u>);
- be continuous and have no obstruction on or above them that will tend to break a handhold, except for newel posts, ball type stanchions, or the like.
- (2) The requirements of (1) do not apply to—
- (a) a stairway or ramp providing a change in elevation of less than 1 m; or
- a <u>landing</u>; or
- (c) a <u>winder</u> where a newel post is installed to provide a handhold.

Explanatory information

- (a) 11.3.5 addresses requirements regarding location, height and extent of handrails. Where a barrier and handrail are installed together, 11.3.5 is to be read in conjunction with 11.3.3¹⁷, 11.3.4¹⁸ and 11.3.6¹⁹.
- b) A handrail is <u>required</u> on at least one side of the stairway <u>flight</u> or ramp.

 The top rail of a barrier may be suitable as a handrail if it meets 11.3.5 and is able to be grasped by hand to provide support to the person using the
- is able to be grasped by hand to provide support to the person using the stairway or ramp.

 (c) 11.3.5(1)(b) requires a continuous handrail which must extend the full length of the stairway *flight* or ramp except where the handrail is

associated with the barrier, in which case the handrail can terminate where

the barrier is allowed to terminate. This allows for the barriers to geometric

11.3.5(1)(c) requires a minimum handrail height of 865 mm. This height

provides comfort, stability, support and assistance for most users.

- stairways such as elliptical, spiral, circular or curved stairways to finish a few treads from the bottom of the stairway.
- t) 11.3.5(2) outlines where a handrail need not be provided, this includes—
 (i) where a stairway or ramp is providing a change in elevation less

(ii) a <u>landing</u> for a stairway or ramp; or

than 1 m; or

(iii) a <u>winder</u> in a stairway if a newel post is installed to provide a







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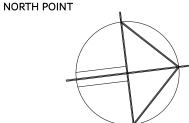
ADDITIONS

TOWNSEND ALTERATIONS AND

91 TOWNSEND STREET, CONDELL PARK, NSW, 2200

ALEX SAAD

27.03.2025



AS INDICATED @ A1

NOTES · ALL WORKS TO COMPLY WITH THE RELEVANT

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DESCRIPTION REV/DATE ISSUED FOR FLOOR PLANS A 10.04.2025 B 15.04.2025 ISSUED FOR DESIGN PLANS ISSUED FOR CONSULTANTS 23.04.2025 ISSUED FOR DA SUBMISSION D 05.05.2025 E XXXX

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F XXXX LEGEND

AS3740 (WATERPROOFING)

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2022

AS3740 Summary

2.2 Shower classification

2.2.1 Enclosed showers

For an enclosed shower, the shower screen shall be designed and installed to prevent the spread of

water from the Category 1 area. 2.2.2 Unenclosed showers

2.2.2.1 General

An unenclosed shower shall include -

a frameless shower screen, unless the shower screen is fitted with seals and deflectors, all of which control the spread of water from the shower area; or

a shower over bath with up to 900 mm fixed glass screen.

a shower area with a curtain;

a shower over bath with curtain;

a shower area with no curtain; or

an area where a shower screen partitions one side of the shower, the entry to the shower is open, and the spray from the rose can still exit the shower past the

2.3 Requirements for fall

2.3.1 Falls in substrate

Where a floor waste is required in a wet area, the membrane shall be applied to a substrate with a minimum 1:100 fall towards the floor waste.

NOTE This requirement is intended to avoid ponding on the substrate. 2.3.2 Falls in shower area floor finishes (Category 1)

The fall to the floor waste in a shower area shall be a minimum of 1:80.

2.3.5 Whole of bathroom designed as an unenclosed shower

In a whole bathroom designed as an unenclosed shower without a shower screen installed, the floor substrate under the membrane shall have a minimum 1:80 fall.

3.3.2 Water-resistant substrates

For the purposes of this Standard, the following materials used in waterproofing systems, in tion with water-resistant surface materials in accordance with Clause 3.3.3, are deemed to be

Walls:

Concrete in accordance with AS 3600.

Fibre cement sheeting manufactured in accordance with AS/NZS 2908.2. Water-resistant plasterboard sheeting manufactured in accordance with

Masonry in accordance with AS 3700

Structural plywood manufactured in accordance with AS/NZS 2269 (series), and installed in accordance with AS 1684.2, AS 1684.3 and AS 1684.4.

Concrete in accordance with AS 3600 and AS 2870.

Compressed fibre cement sheeting manufactured in accordance with AS/NZS 2908.2. Fibre cement sheeting manufactured in accordance with AS 2908.2, and supported

Structural plywood manufactured in accordance with AS/NZS 2269 (series), and installed in accordance with AS 1684.2, AS 1684.3 and AS 1684.4.

The substrate material shall not degrade when exposed to moisture.

3.7 Adhesives

Adhesives used in a waterproofing system shall be -

waterproof in accordance with AS/NZS 4858, where waterproof to waterproof

NOTE 1 This is particularly important at the laps of sheet membranes.

compatible with the materials to which they are adhered.

4.3 Membrane to drainage connection

4.3.1 Leak control flanges

For a membrane to drainage connection, the following shall apply:

The waterproofing membrane shall be bonded onto the leak control flange. The membrane shall be terminated horizontally or both horizontally and vertically.

NOTE 1 For information regarding selection and installation of leak control flanges, refer to

NOTE 2 For typical examples of membrane terminations at drainage outlets, see Figure 4.3.1(A) and

Leak control flanges shall be recessed into the substrate and not protrude above it. Leak control flanges shall be sealed to the riser and be secured to the substrate to prevent movement. The diameter of the leak control flange (DN) shall match the diameter of the riser pipe (DN). The transition from leak control flange to substrate shall have a fillet sealant applied.

Where a shower tray is used, provision shall be made to drain the tile bed and provide a waterproof connection to the drain.

The leak control flange shall not be installed in a location that interferes with bond breakers

NOTE 3 For an example of a generic leak control flange adjacent to a wall, see Figure 4.3.1(C).

Junction as per Clause 4.11.1 adhered to flange NAME OF STREET

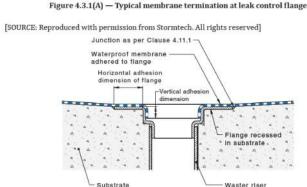


Figure 4.3.1(B) — Typical membrane termination at leak control flange with down leg

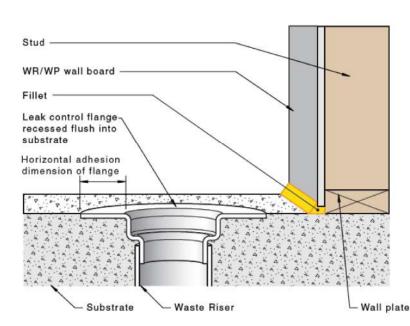


Figure 4.3.1(C) — Generic leak control flange adjacent to a wall

4.3.2 Linear drainage connections

The waterproof drainage shall be continuous for the membrane into the drainage outlet. Where the drainage channel does not have an integral horizontal or vertical surface of 50 mm for termination of the membrane, the membrane shall be continuous underneath the drainage channel, terminating at a recessed leak control flange

When the drainage channels without integral flanges are installed against a wall, the installation shall conform to the waterproofing requirements of Clause 4.6.3.

NOTE See Figure 4.3.2 for an example of a linear drain with a centrally located single outlet.

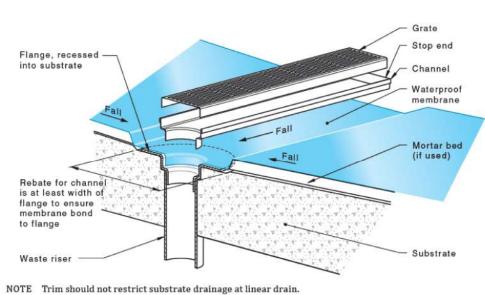


Figure 4.3.2 — Linear drain single outlet centrally located

4.4 Surface preparation

4.4.1 Surface preparation

The preparation of the substrate for membranes shall result in the surface of the substrate being smooth, without protrusions, voids or formwork distortions, and clean, dry, and free from dust and

Substrates shall be treated in order to eliminate pin-holing caused by substrate degassing during the wet film curing process, and for adhesion to the substrate. NOTE 1 To aid in adhesion on a concrete or screeded surface, the smoothness of substrate should be at least the

equivalent to that of a wood float or light broom finish. Priming may be required for some types of membrane. NOTE 2 Refer to product specifications for guidance on appropriate treatments.

 $NOTE \ 3 \quad All \ surfaces \ to \ which \ a \ waterproofing \ system \ is \ to \ be \ applied \ should \ be \ treated \ to \ improve \ adhesion$ of the membrane, with particular emphasis on liquid waterproofing systems. Cured materials should be well bonded to the substrate to prevent subsequent failure through shear, cyclical or elongation stress. NOTE 4 Surface irregularities may be addressed by grinding, shot blasting, scarification, localized filling, self-

levelling topping or any other mechanical means deemed appropriate. The importance of surface irregularities is reflected in the use of a standardized measure of concrete surface roughness known as the Concrete Surface

4.4.4 Wall sheeting preparation

Substrate sheet materials shall be mechanically fastened to the supporting structure.

Profile (CSP). For more information regarding CSP, refer to Appendix E of AS 1884:2021.

NOTE 1 Substrate sheet materials should be installed in accordance with the manufacturer's instructions.

NOTE 2 Setting materials should be water resistant.

NOTE 3 Setting materials should not de-bond or de-laminate.

NOTE 4 It is recommended that fibre cement sheeting be a minimum of 6 mm.

NOTE 5 All free edges of sheet materials should be supported.

4.4.5 Render preparation

The surface of the render shall be smooth and uniform. NOTE Guidance on rendering is provided in AS 3958.1.

4.8 Waterstops

Waterstops shall be installed to retain water within the shower area or wet area. Waterstops are an integral part of the waterproofing system and shall conform with Clauses 4.8 and 4.9.

4.8.2 Waterstop for unenclosed showers

An unenclosed shower shall incorporate a waterstop finishing at the perimeter of the shower area. This clause sets out requirements for waterstops according to the type of unenclosed shower (see

Type 1 unenclosed showers — A waterstop shall be placed under the splash restriction device and across the opening of the shower of a Type 1 shower screen. NOTE 1 It is advisable to have either the screed drained, or a membrane placed on the top of the

NOTE 2 Type 1 unenclosed showers have a device that will restrict splashing during use. Type 2 unenclosed showers — The waterstop of a Type 2 shower shall be a minimum of 1 500 mm from the shower rose connection to the wall or the ceiling.

NOTE 4 If using the waterstop at the door threshold for a Type 2 unenclosed shower see <u>Clause 2.3.5</u>.

NOTE 3 See Figure 4.8.2(A) for an example of a Type 2 unenclosed shower.

screed to prevent water retention in the screed beyond the waterstop.

4.8.3 Waterstops for enclosed showers

An enclosed shower shall incorporate a waterstop under the bottom rail of the shower screen and the opening. See Figure 4.8.2(B), Figure 4.8.2(C) and Figure 4.8.2(D).

4.8.4 Waterstop for enclosed showers without hobs or set-downs

At the extremity of the shower area —

where a shower screen is to be installed, a waterstop shall be positioned so that its vertical leg will finish a minimum of 5 mm above the finished floor level (see Figure 4.8.4); and

where the waterstop intersects with a wall or is joined, the junction shall be waterproof. NOTE For a typical hobless construction, see Figure 4.8.4.

4.8.5 Showers located near exits to wet areas

Where the extremity of a shower area is located within 200 mm of an exit from a wet area, it shall be an enclosed shower area as defined in Clause 1.3.31.

have one of the following:

A waterstop that finishes a minimum of 5 mm above the finished floor level, under

A hob at the extremity of the shower area.

A step-down of minimum 15 mm from the finished floor level at the extremity of the have a vertical waterstop where the shower screen abuts the wall.

NOTE It is recommended that the floor surface outside the shower area should have fall away from the exit to

4.9 Door openings

prevent water escaping from the wet area.

4.9.1 Perimeter flashing at floor level openings

The following requirements apply to perimeter flashing at floor level openings:

(a) Whole wet area floor waterproofing shall incorporate —

a waterstop that has a vertical leg finishing flush with the top of the finished floor level shall be installed at floor level openings; and

a floor membrane terminated to create a waterproof seal to the waterstop and to the perimeter flashing.

Waterproofing other than whole wet area floor waterproofing shall incorporate a

(ii) is integral with the perimeter flashing.

Perimeter flashing to wall, floor surfaces, and door openings shall -

(i) be continuously sealed to the horizontal surface;

have a vertical leg of a minimum of 25 mm above the finished floor level, except across doorways; and

has a vertical leg finishing flush with the top of the finished floor level installed at

(iii) have a horizontal leg with a minimum width of 50 mm.

Waterstops at cavity sliders shall —

be returned across the cavity opening; and

NOTE For an example of waterproofing installation, see Figure 4.9.1(B).

(ii) have a membrane applied to form a continuous perimeter flashing.

4.9.2 Protection of door frames and architraves The requirements for protection of door frames and architraves are as follows:

Timber door frames shall not be embedded into the tiles.

There shall be a sealed gap of a minimum of 2 mm between the door architrave and the floor. The underside of the door jamb and architrave shall be treated to resist moisture.

NOTE Some examples of moisture resistant treatments include paint, sealant, etc. See examples of waterproofing installations in Figure 4.9.1(A), Figure 4.9.1(B), and Figure 4.9.1(C).

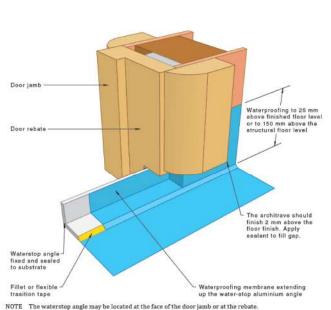
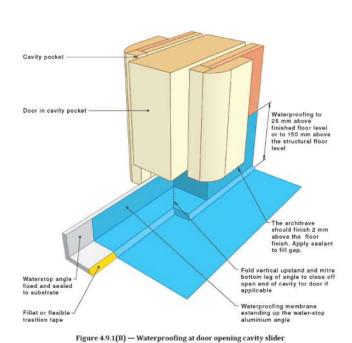


Figure 4.9.1(A) — Example of liquid waterproofing at door opening framework



4.10 Fillets and bond breakers — bond breaker installation for bonded membranes

At any change of plane or materials, and at movement joints, fillets or bond breakers shall be used where the membrane is bonded to the substrate. Bond breakers shall be of the type compatible with the flexibility class of the membrane to be used in accordance with $\underline{\text{Table 4.10}}$.

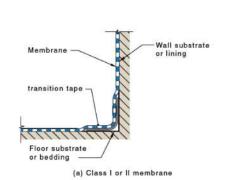
NOTE 1 Typical transition tape details are shown in Figure 4.10.

NOTE 2 Additional information on bond breakers is given in Appendix A.

NOTE 3 Fillets or bond breakers are not needed in the internal angle of waterstops.

Table 4.10 - Bond breakers

Membrane class	Elongation at break	Minimum bond breaker/tape width
I	10 % to 59 %	100 mm
II	60 % to 299 %	35 mm
III	≥ 300 %	12 mm



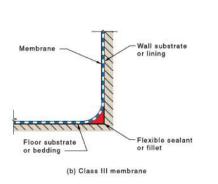


Figure 4.10 - Typical transition tape details

4.11 Junctions, transitions, and terminations

4.11.1 Types of junctions, transitions, and terminations

The following list specifies the minimum requirements for the treatment for various junctions. Junctions may be either wall to floor or wall to wall. Either the floor or wall may be waterproof, water resistant or have no treatment specified.

The types of junctions that shall be used are as follows:

Type 1 — Where waterproof to waterproof surfaces meet, the waterproofing shall be continuous across the junctions and shall be deemed to be a waterproof junction.

Type 2 — Where waterproof to water-resistant surfaces meet, a bead of sealant shall be deemed to be a waterproof junction.

Type 3 — Where water-resistant to water-resistant surfaces meet, a bead of sealant shall be eemed to be a water-resistant junction.

surfaces, a bead of sealant shall be deemed to be a water-resistant junction. NOTE Membrane connections to barrier stops in conjunction with a junction sealant ensures a transition that

Type 4 — Where non-water-resistant or non-waterproof surfaces meet water-resistant

4.11.2 Vertical flashing for shower wall junctions Vertical flashing may be external or internal and shall terminate a minimum of 1 800 mm above the

4.11.2 Vertical flashing for shower wall junctions Vertical flashing may be external or internal and shall terminate a minimum of 1 800 mm above the finished floor level of the shower or base of the bath or tray, or 50 mm above the shower rose, whichever

finished floor level of the shower or base of the bath or tray, or 50 mm above the shower rose, whichever

Vertical flashing shall be used as follows:

External vertical flashing may be used with external membranes systems and installed behind the wall sheeting or render, provided they have legs of sufficient width to allow the wall sheeting or render to overlap by a minimum of 30 mm. The mechanical fastening of the wall sheeting shall not penetrate the flashing.

Internal vertical flashing may be used with both external and internal membrane systems, provided each leg has a minimum overlap of 40 mm to the wall sheeting or render and, where used with -

system, by a minimum of 20 mm; and

internal membranes, each leg extends vertically from within the shower tray;

preformed shower bases or baths, each leg extends to the bottom edge of the wall

external membranes, each leg overlaps the top edge of the floor waterproofing

NOTE 2 Where a shower rose is ceiling mounted, the membrane should terminate to the full height of the wall to a Type 3 junction sealant as per Clause 4.11.1.

NOTE 1 The membrane should be terminated to a Type 2 junction sealant as per







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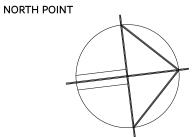
TOWNSEND ALTERATIONS AND ADDITIONS

91 TOWNSEND STREET, CONDELL

PARK, NSW, 2200

ALEX SAAD

27.03.2025



AS INDICATED @ A1

NOTES · ALL WORKS TO COMPLY WITH THE RELEVANT

ALL WORKS ARE TO BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA.

. ALL DIMS TO BE VERIFIED BY BUILDER PRIOR TO CONSTRUCTION.

. BOUNDARY DIMENSIONS & ALL LEVELS SUBJECT TO CONFIRMATION BY BUILDER.

. USE FIGURED DIMENSIONS ONLY, DO NOT SCALE FROM PLANS.

REV/DATE		DESCRIPTION	
Α	10.04.2025	ISSUED FOR FLOOR PLANS	
В	15.04.2025	ISSUED FOR DESIGN PLANS	
С	23.04.2025	ISSUED FOR CONSULTANTS	
D	05.05.2025	ISSUED FOR DA SUBMISSION	
Е	XXXX	XXXX	
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LEGEND

AS3740 (WATERPROOFING)

CHECKED BY REVISION DWG# INHAUS-34 D

PROJECT# 2022

4.12 Penetrations

4.12.1 Shower areas

Penetrations for fixtures such as taps, shower nozzles, recessed soap holders and the like, shall be waterproofed by sealing with pre-formed flange systems or a sealant. When sealing the tap body to the wall, allowance shall be made for the servicing of tap washers or ceramic disks without damaging the waterproofing or seal.

NOTE 1 Typical niche detail for shower areas is shown in Figure 4.12.4.

NOTE 2 Where shower roses are ceiling mounted, the penetration should be sealed and sheet fixings should be set with water resistant setting compounds.

NOTE 3 For mixer taps, drainage may be allowed at the base of the cover plate.

NOTE 4 Mixer taps that cannot be incorporated into a waterproofing membrane system and maintain the integrity of that waterproofing system are not addressed in this document.

Any penetrations of mechanical fixings or fastenings through surface materials shall be waterproofed.

4.12.2 Horizontal surface taps

 $Tap\ penetrations\ on\ horizontal\ surfaces\ surrounding\ baths\ and\ spas\ shall\ be\ water proofed\ by\ sealing\ --$

- (a) with pre-formed flange systems;
- (b) the tap body to the membrane; or (c) the substrate where a membrane is not required.

Connection and sealing to tap bodies shall be treated as a Type 2 termination as per $\underline{\text{Clause 4.11.1}}$

4.12.3 Other penetrations in Category 1 areas

Penetrations through water-resistant substrates and surface finishes shall be sealed in accordance with Clause 4.11.1.

Where fixings penetrate surfaces required to be waterproof, the flexible sealant shall be compatible with the waterproof membrane material.

4.12.4 Niches, inlaid soap holders, and footrests The requirements for niches installed in the wall of a shower area are as follows:

- Niches shall be lined on all surfaces with a water-resistant substrate material in accordance
- with Clause 3.3.2. Internal linings of niches shall be separated from any wall linings on the opposite side
- Waterproofing shall be applied to all surfaces and fillets or bond breakers shall be applied according to the membrane being used in accordance with Clause 4.10.
- (d) The base of a niche shall have a minimum grade fall of 1:100 towards the shower.

4.13 Baths and spas

Baths and spas shall be supported to prevent distortion and cracking. Baths and spas that are recessed into the wall shall be installed to allow the water-resistant surface materials of the wall to pass down inside the rim of the bath or spa. The wall substrate shall be connected to the bath with a Type 2 junction sealant, as per Clause 4.11.1, compatible with the membrane.

Where a bath end wall is within a shower area, it shall be treated as a shower area wall.

NOTE 1 For typical bath/spa wall junctions, see Figure 4.13.3(A) to Figure 4.13.3(E).

When installing baths and spas, the integrity of the structure shall be maintained. For insert baths, a waterstop shall be installed around the periphery.

NOTE 2 Where a Type 1 or 2 unenclosed shower is adjacent to a bath, it should be treated as a shower over bath.

4.13.2 Baths without showers over them

4.13.2.1 Baths without an integral upstand edge — insert baths

There shall be full waterproofing of walls around the bath to 150 mm above any shower rose connection.

4.13.2.2 Baths to be recessed into a wall with no shower over them

Baths recessed into a wall shall have an integral vertical upstand lip along the side of the bath walls to enable a waterproof junction between the bath and walls. There shall be full waterproofing of bath/wall junctions. The walls around the bath shall be water resistant to 150 mm above the bath edge.

Figures 4.13.2.2(A) to 4.13.2.2(E) show examples of baths recessed in to various wall types.

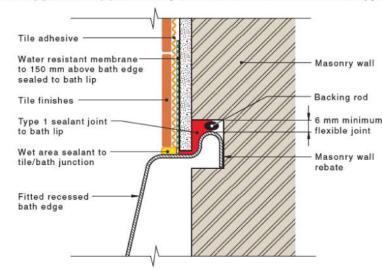


Figure 4.13.2.2(A) - Bath with no shower over it - Fitted bath - Masonry wall

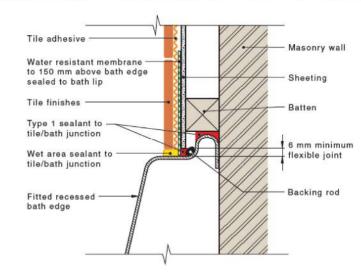


Figure 4.13.2.2(B) — Bath with no shower over it — Fitted bath — Masonry wall with sheet spaced via battens

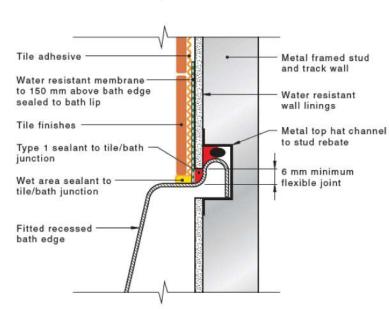


Figure 4.13.2.2(C) — Bath with no shower over it — Fitted bath — Metal framed wall

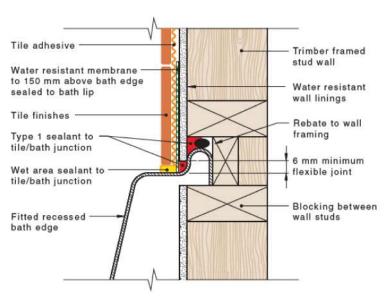


Figure 4.13.2.2(D) — Bath with no shower over it — Fitted bath — Timber-framed wall

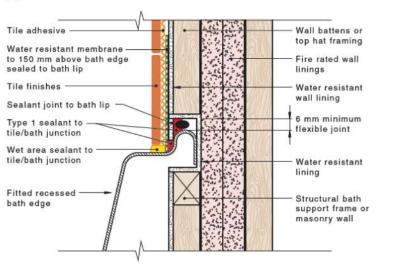


Figure 4.13.2.2(E) — Bath with no shower over it — Fitted bath — Fire rated framed wall

4.13.3 Baths with showers over them

4.13.3.1 Bath adjoining a Type 2 unenclosed shower

A bath installation adjoining a Type 2 unenclosed shower shall be waterproofed as a shower-over-bath installation for fitted or insert baths according to Clauses 4.13.3.2 and 4.13.3.3.

4.13.3.2 Baths recessed into a wall — fitted baths

There shall be full waterproofing of walls around the bath to 150 mm above the edge of the bath. There shall be full waterproofing to junctions and penetrations at a minimum of 1800 mm from the bath floor.

4.13.3.3 Baths without an integral upstand edge — insert baths

There shall be full waterproofing of walls around the bath to 150 mm above the edge of the bath. There $shall\ be\ full\ waterproofing\ to\ junctions\ and\ penetrations\ at\ a\ minimum\ of\ 1800\ mm\ from\ the\ bath\ floor.$

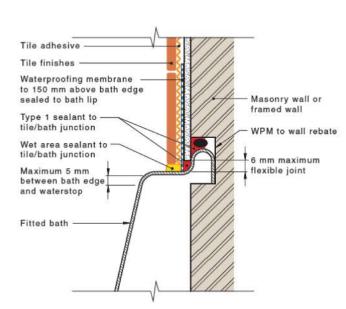


Figure 4.13.3(A) — Shower over bath — Fitted bath — Framed or masonry walls

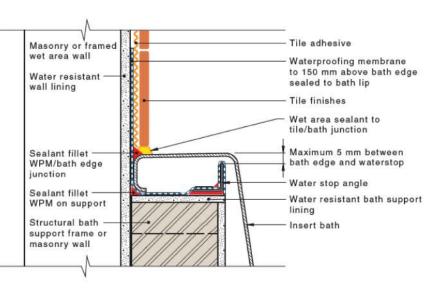


Figure 4.13.3(B) — Shower over bath — Fitted bath — Fitted against wall

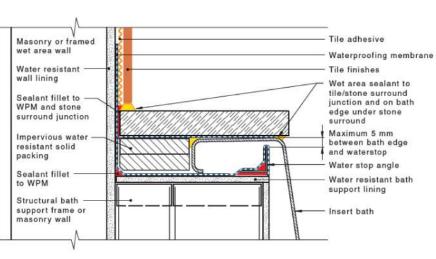


Figure 4.13.3(C) — Shower over bath — Insert bath — Stone surround

Figure 4.13.3(C) — Shower over bath — Insert bath — Stone surround

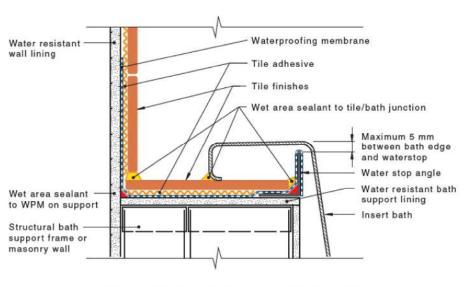
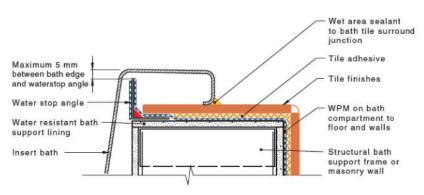


Figure 4.13.3(D) — Insert bath — Tile surround



Figure~4.13.3(E) - Shower~over~bath - Insert~bath - Bath~compartment~wall

4.13.4 Freestanding baths

The extent of waterproofing for freestanding baths with or without a shower over them shall be as for Type 2 unenclosed shower (see <u>Clause 4.8.2</u> and <u>Figure 4.8.2(A)</u>).

4.13.5 Bath end walls abutting a shower

Where a bath end wall is within a shower area, it shall be treated as a shower area wall.

NOTE Where a Type 1 or 2 unenclosed shower is adjacent to a bath, it should be treated as a shower over bath.

4.13.6 Spa baths

When installing spa baths, the following shall apply:

- (a) Waterproofing underneath spa to 150 mm vertical termination to internal spa shell.
- Provision of overflow to outer floor to conforming leak control flange to a maximum of 30 mm below waterproofing tanking to spa shell.
- $NOTE\ 1\quad Where\ drainage\ is\ provided\ under\ the\ spa, it\ should\ be\ at\ membrane\ level\ with\ falls\ to\ was te.$ Where non-proprietary access to the pump is provided, water is to be excluded from entering
- Pump mountings to be sealed so as not to perforate the membrane.
- Provision of ventilation under spa shell to manage condensation.
- Where drainage is provided under the spa, provision of that drainage at membrane level with
- NOTE 2 See $\underline{Figure\ 4.13.6}$ for spa bath compartment detail at bath face.

4.15 Enclosed shower screen placement

The shower screen shall be installed so as to ensure it is -

- flush with the shower area side of the hob; or
- overhanging into the shower area; or
- NOTE A self-draining sub-sill is considered to be part of the shower screen.

4.15.2 Showers with step-downs

inside the hob.

The shower screen shall be installed so as to ensure it is -

- flush with the finished vertical surface of the step-down; or
- overhanging into the shower area; or inside the step-down of the shower area.

4.15.3 Showers without hobs or step-downs

The shower screen shall be positioned -

over the top of the waterstop that defines the shower area; or

inside the waterstop that defines the shower area.

4.17 Polished concrete

Waterproofing systems beneath polished concrete shall be installed in accordance with <u>Clause 4.6</u>, <u>Clause 4.7</u>, <u>Clause 4.8</u>, <u>Clause 4.9</u>, <u>Clause 4.10</u>, <u>Clause 4.11</u> and their sub-clauses, and the following

- Membrane shall be protected from abrasive damage when placing and vibrating the topping
- Membrane detail to vertical surfaces and walls are to be protected against damage caused
- when placing and polishing the concrete and incompatible sealer $\begin{tabular}{ll} \textbf{(c)} & \textbf{Topping concrete shall be bonded to the protective underlayment with a compatible bond coat.} \end{tabular}$

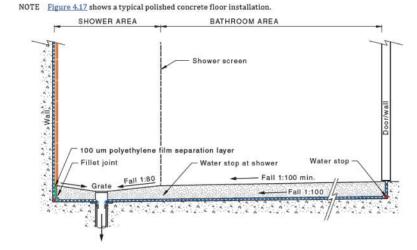


Figure 4.17 — Polished concrete floor for unenclosed shower

4.18 Floor heating

Underfloor heating cables shall not penetrate waterproofing membranes. Underfloor heating cables shall not penetrate waterstop angles.

NOT FOR CONSTRUCTION