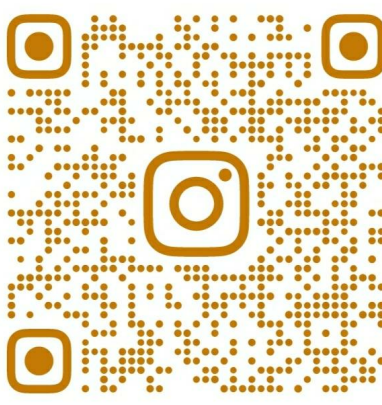


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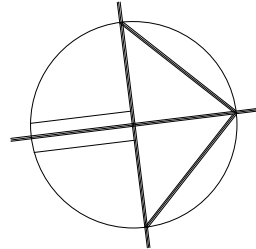
TOWNSEND ALTERATIONS AND ADDITIONS

91 TOWNSEND STREET, CONDELL PARK, NSW, 2200

ALEX SAAD

27.03.2025

NORTH POINT



SCALE

AS INDICATED @ A1

NOTES

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D 06.05.2025	ISSUED FOR DA SUBMISSION
E	
F	

LEGEND

TITLE

COVER SHEET

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JE

DWG #

INHAUS-00

REVISION

D

PROJECT #

2525

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

INHAUS-00
INHAUS-01
INHAUS-02
INHAUS-03
INHAUS-04
INHAUS-05
INHAUS-06
INHAUS-07
INHAUS-08
INHAUS-09
INHAUS-10
INHAUS-11
INHAUS-12

COVER SHEET
COMPLIANCE PAGE
SITE PLAN
EXISTING GROUND PLAN
GROUND FLOOR PLAN
FIRST FLOOR PLAN
ROOF PLAN
ELEVATIONS
SECTIONS
BACKYARD PLAN
POOL SECTIONS
WINDOW & DOOR SCHEDULE
WALL SCHEDULE/FENCE

INHAUS-13
INHAUS-14
INHAUS-15
INHAUS-16
INHAUS-17
INHAUS-18
INHAUS-19
INHAUS-20
INHAUS-21
INHAUS-22
INHAUS-23
INHAUS-24

SITE ANALYSIS
SHADOW DIAGRAMS
SHADOW DIAGRAMS
3D HEIGHT BLANKET PLAN
DEMOLITION PLAN
PARKING PLAN
SCHEDULE OF COLOURS AND FINISHES
SEDIMENT CONTROL PLAN
LANDSCAPE PLAN/MAINTENANCE PLAN
ELEVATIONS - EXISTING / NEW
GROUND FLOOR - EXISTING / NEW
BASIX COMMITMENTS

INHAUS-25
INHAUS-26
INHAUS-27
INHAUS-28
INHAUS-29
NP-01
NP-02
NP-03
NATHERS COMMITMENTS
NCC/AS - GENERAL NOTES
NCC/AS - STAIRS
AS3740 (WATERPROOFING)
AS3740 (WATERPROOFING)
NOTIFICATION PLAN
NOTIFICATION PLAN
NOTIFICATION PLAN

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TOWNSEND ALTERATIONS AND ADDITIONS

91 TOWNSEND STREET, CONDELL PARK, NSW, 2200

ALEX SAAD

27.03.2025

NORTH POINT

SCALE

AS INDICATED @ A1

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E

F

LEGEND

EXCLUDED AREA

DEEP SOIL

GFA

SWIMMING POOL

PRIVATE OPEN SPACE

SITE BOUNDARY

REGION LIMIT

TITLE

COMPLIANCE PAGE

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PROJECT #

2525

GFA GROUND FLOOR

1 : 100

GFA FIRST FLOOR

1 : 100

DEEP SOIL

1 : 100

COMPLIANCE TABLE

DWELLING (TYPE) - ALTERATIONS AND ADDITIONS WITH SWIMMING POOL

COUNCIL - CANTERBURY - BANKSTOWN COUNCIL

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

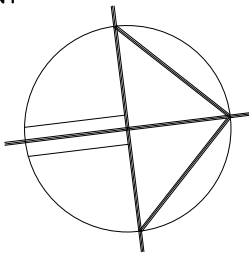
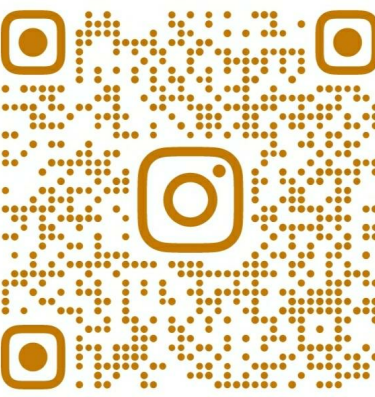
DP NUMBER - DP239591

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	8.2M
SETBACKS		
GROUND FLOOR FRONT SETBACK	5.5M	7.647M
GROUND FLOOR REAR SETBACK	6M	8.674M
GROUND FLOOR SIDE SETBACK	0.9M	0.9M
FIRST FLOOR FRONT SETBACK	6.5M	8.944M
FIRST FLOOR REAR SETBACK	6M	11.279M
FIRST FLOOR SIDE SETBACK	1.5M > BLDG HEIGHT GREATER THAN 7M	1.5M
GARAGE SETBACK	5.5M	8.647M
PRIVATE OPEN SPACE	80M ²	122.92M ²
5x5M MINIMUM WIDTH		
LANDSCAPE / DEEP SOIL		226.93M ²
45% OF AREA LANDSCAPED INFRONT OF BLDG LINE 131.3M x 45%	59.65M ²	97.21M ²

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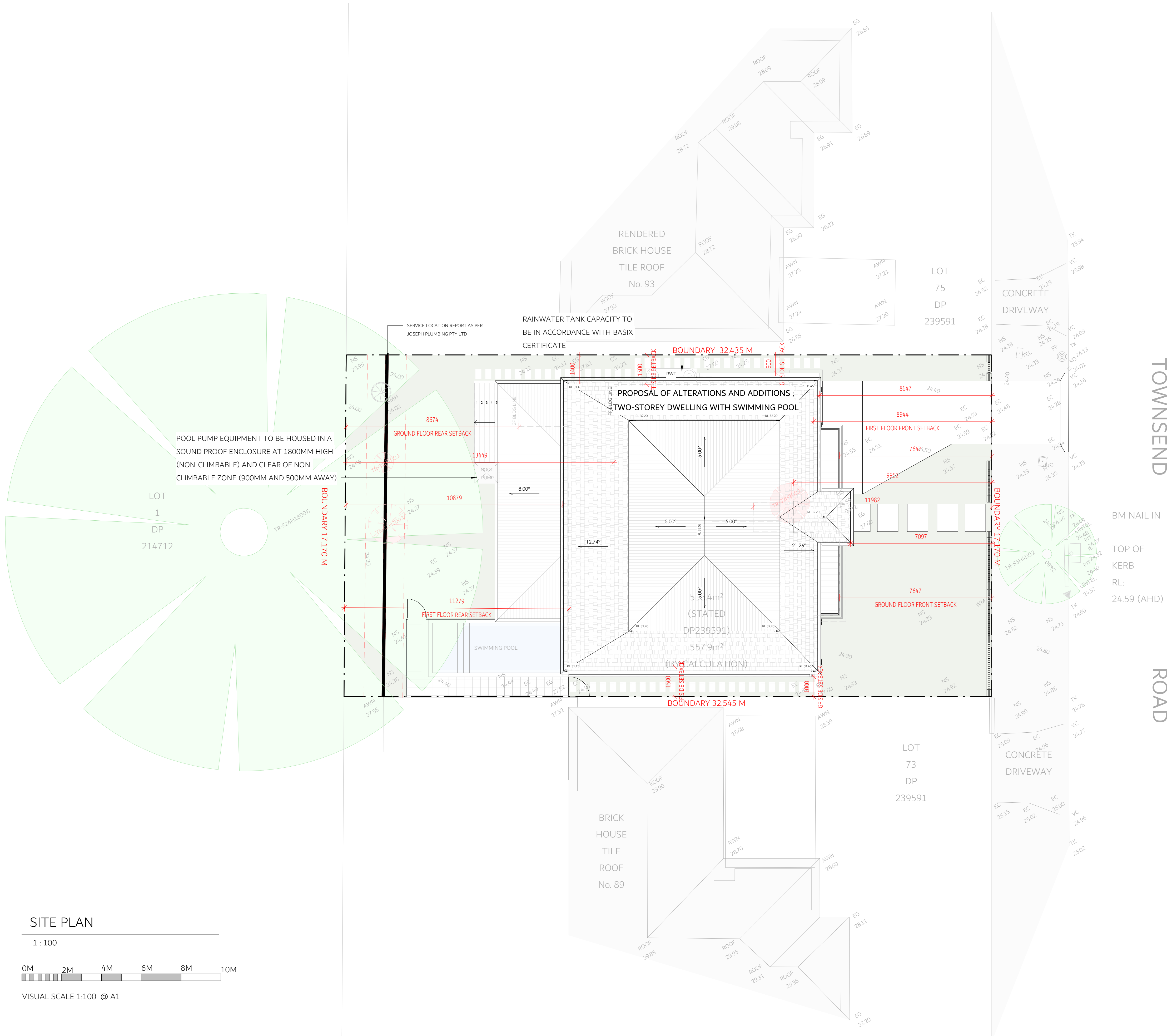
- NON-TRAFFICABLE
- LANDSCAPE
- CONCRETE PATH
- CONCRETE SURFACE
- SWIMMING POOL
- TILED FLOOR
- ARTICULATION
- OVERHEAD
- HIDDEN
- SITE BOUNDARY
- SMOKE ALARM
- MECH VENTILATION
- WET AREA FLOOR WASTE
- 90 STUD WALL
- 110 BRICK
- 250 BRICK VENEER
- 270 DOUBLE BRICK
- 130 CLADDING
- 200 HEBEL WALL

SITE PLAN

1 : 100



VISUAL SCALE 1:100 @ A1



TOWNSEND

ROAD



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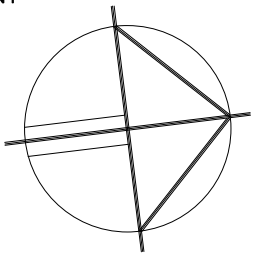
TOWNSEND ALTERATIONS AND ADDITIONS

91 TOWNSEND STREET, CONDELL
PARK, NSW, 2200

ALEX SAAD

27.03.2025

NORTH POINT



SCALE AS INDICATED @ A1

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LEGEND

TITLE

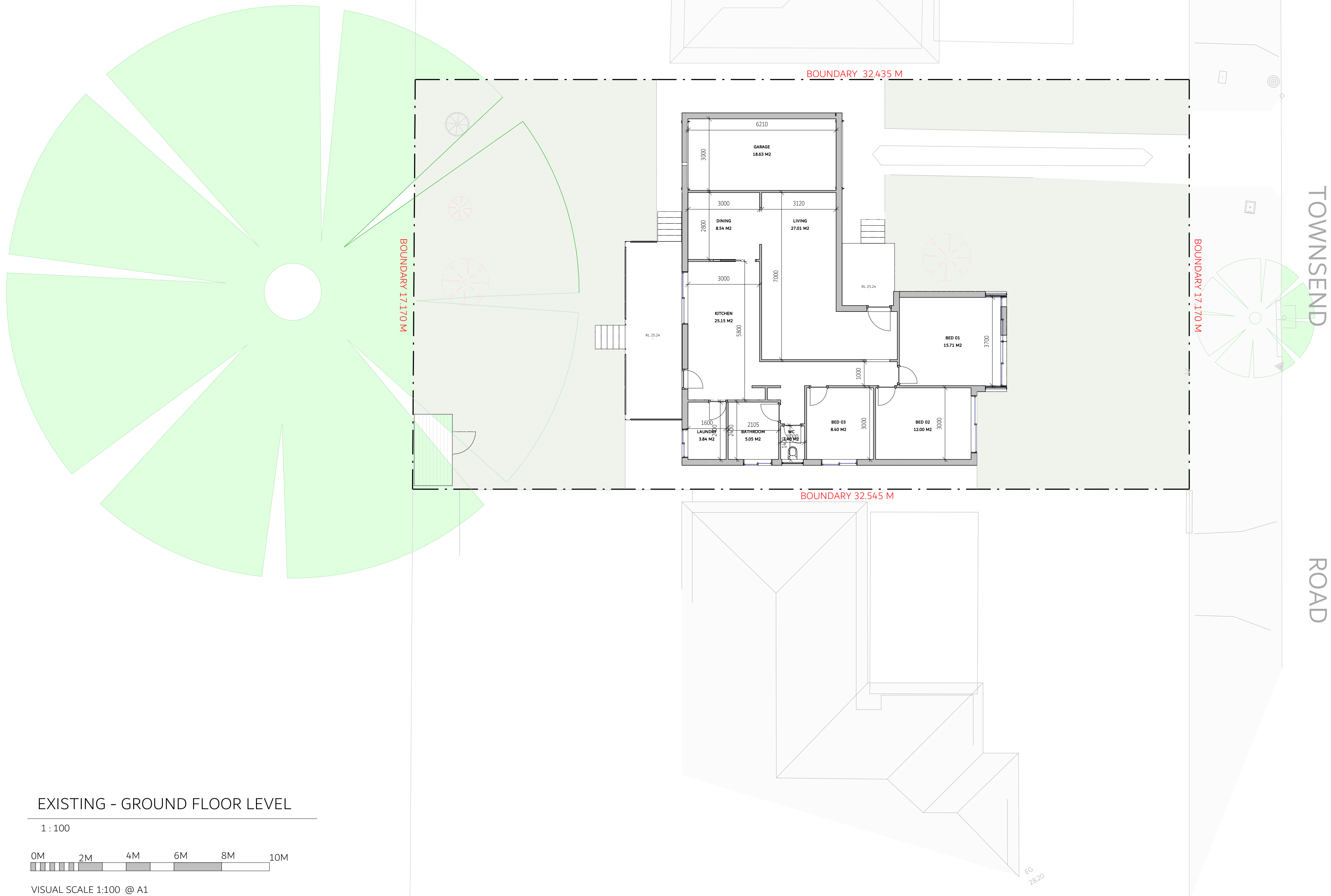
EXISTING GROUND PLAN

CHECKED BY JE

DWG #	REVISION
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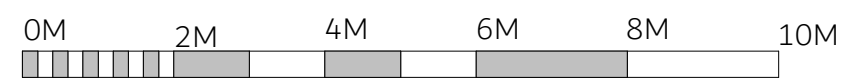
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EXISTING - GROUND FLOOR LEVEL

1 : 100



VISUAL SCALE 1:100 @ A1

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TOWNSEND ALTERATIONS AND ADDITIONS

91 TOWNSEND STREET, CONDELL PARK, NSW, 2200

ALEX SAAD

27.03.2025

NORTH POINT

SCALE

AS INDICATED @ A1

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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

200 HEBEL WALL

TITLE

GROUND FLOOR PLAN

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PROJECT #

2525

TABLE 2 – MINIMUM GLAZING THICKNESSES AND R _w RATINGS – 91 Townsend Street, Condell Park			
Room	Glazing Reference/ Approximate Dimensions (H x W) (mm)	Recommended Minimum Type and Thickness of Glazing	Required Minimum R _w 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	
	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 Bedroom/WIR	2 x D04 2 x 2480 x 580	8.38 mm laminated glazed doors with acoustic seals	34
	W12 600 x 3200	8.38 mm laminated sliding window with acoustic seals	
	SD02 2660 x 4420	8.38 mm laminated sliding door with acoustic seals	
	W14 1900 x 1200	4 mm float fixed window with standard seals	24
Master Ensuite	W13 900 x 900	4 mm float awning window with standard seals	30
Rumpus Room	W11 1500 x 2600	6.38 mm laminated sliding window with acoustic seals	
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

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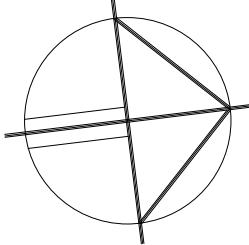
TOWNSEND ALTERATIONS AND ADDITIONS

91 TOWNSEND STREET, CONDELL
PARK, NSW, 2200

ALEX SAAD

27.03.2025

NORTH POINT



SCALE AS INDICATED @ A1

NOTES

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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 |
| | 200 HEBB WALL |

TITLE

FIRST FLOOR PLAN

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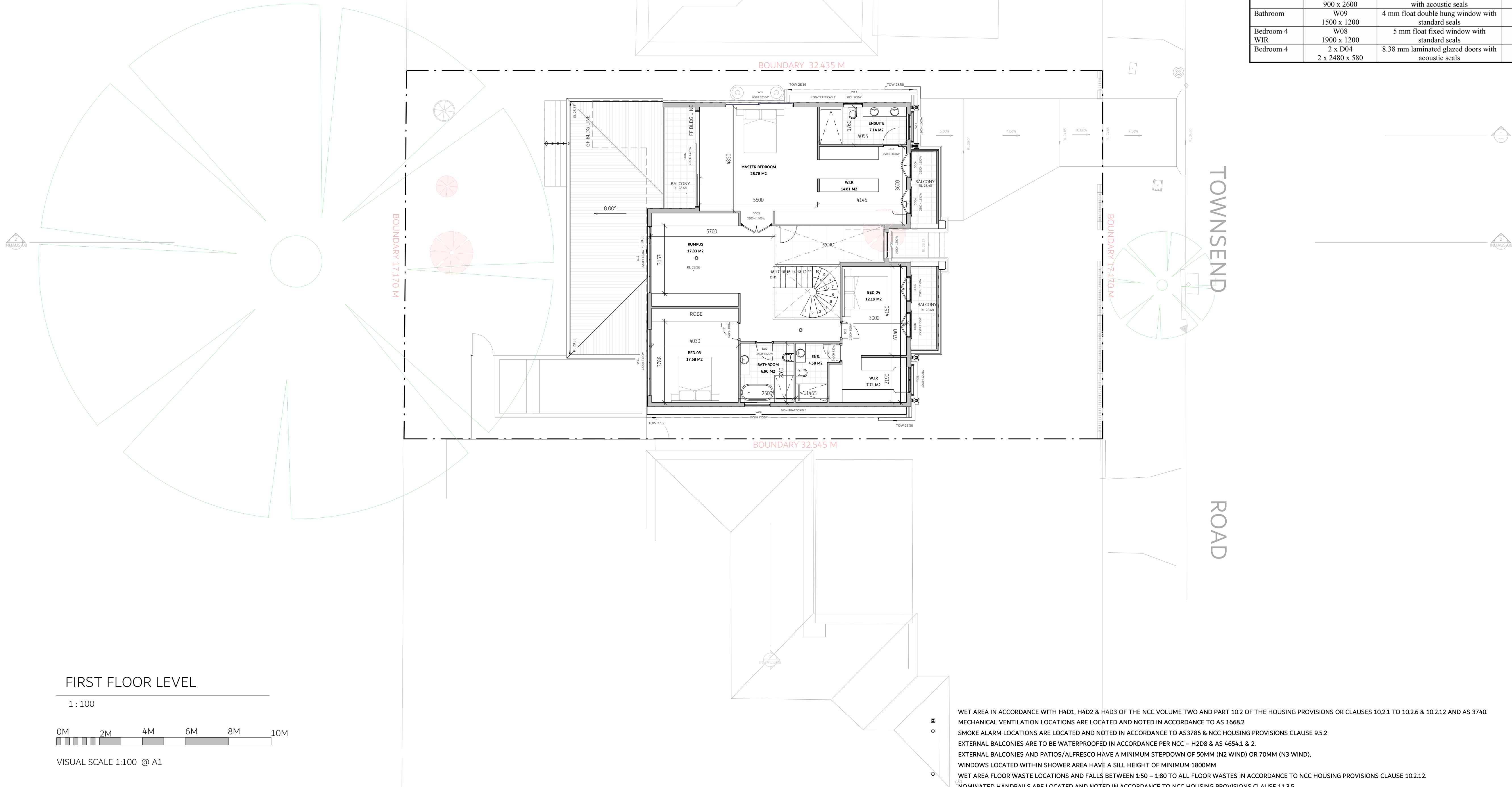
2525

FIRST FLOOR LEVEL

1 : 100



VISUAL SCALE 1:100 @ A1



**TABLE 2 – MINIMUM GLAZING THICKNESSES AND R_w RATINGS –
01 Townsend Street, Concord Park**

Room	Glazing Reference/ Approximate Dimensions (H x W) (mm)	Recommended Minimum Type and Thickness of Glazing	Required Minimum R _a 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 Bedroom/WIR	2 x D04 2 x 2480 x 580	8.38 mm laminated glazed doors with acoustic seals	34
	W12 600 x 3200	8.38 mm laminated sliding window with acoustic seals	
	SD02 2660 x 4420	8.38 mm laminated sliding door with acoustic seals	
Master Ensuite	W14 1900 x 1200	4 mm float fixed window with standard seals	24
	W13 900 x 900	4 mm float awning window with standard seals	
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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 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 HD41, HD42 & HD43 OF THE NCC VOLUME TWO AND PART 102 OF THE HOUSING PROVISIONS OR CLAUSES 10.2.1 TO 10.2.6 & 10.2.12 AND AS 3740.

MECHANICAL VENTILATION LOCATIONS ARE LOCATED AND NOTED IN ACCORDANCE TO AS 1668.2

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 – H208 & AS 4654.1 & 2.

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

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.

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.

PUMPED DISCHARGE LOCATIONS OF MECHANICAL EXHAUSTS ARE EXTERNALLY DUCTED THROUGH WALLS

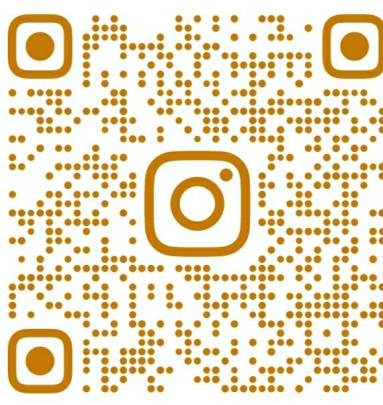
POOL POOL EQUIPMENT TO BE HOUSED IN A SOUND PROOF ENCLOSURE AT 1800MM HIGH (NON-CLIMBABLE) AND CLEAR OF NON-CLIMBABLE ZONE (900MM AND 500MM AWAY)

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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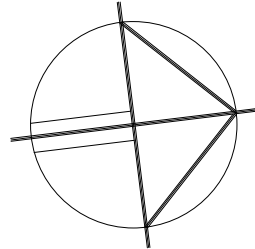
TOWNSEND ALTERATIONS AND ADDITIONS

91 TOWNSEND STREET, CONDELL PARK, NSW, 2200

ALEX SAAD

27.03.2025

NORTH POINT



SCALE

AS INDICATED @ A1

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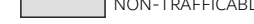
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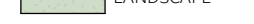
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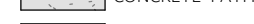
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LEGEND


NON-TRAFFICABLE

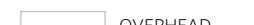
LANDSCAPE


CONCRETE PATH


CONCRETE SURFACE


SWIMMING POOL


TILED FLOOR

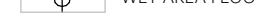
ARTICULATION


OVERHEAD


HIDDEN

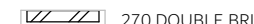
SITE BOUNDARY

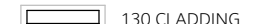
SMOKE ALARM


MECH VENTILATION


WET AREA FLOOR WASTE


90 STUD WALL

110 BRICK

250 BRICK VENEER

270 DOUBLE BRICK

130 CLADDING

200 HEBEL WALL

TITLE

ROOF PLAN

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PROJECT #

2525

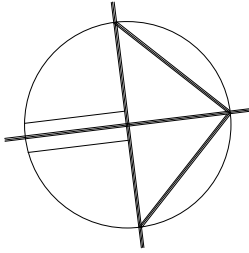
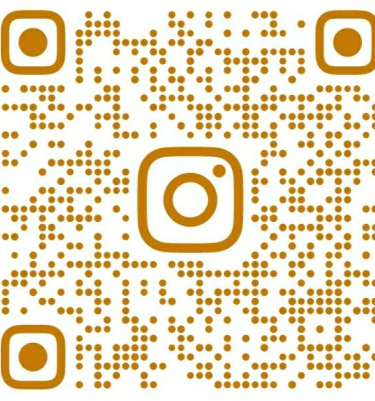
ROOF PLAN

1 : 100

VISUAL SCALE 1:100 @ A1

TABLE 2 – MINIMUM GLAZING THICKNESSES AND R _w RATINGS – 91 Townsend Street, Condeell Park			
Room	Glazing Reference/ Approximate Dimensions (H x W) (mm)	Recommended Minimum Type and Thickness of Glazing	Required Minimum R _w 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	
	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 Bedroom/WIR	2 x D04 2 x 2480 x 580	8.38 mm laminated glazed doors with acoustic seals	34
	W12 600 x 3200	8.38 mm laminated sliding window with acoustic seals	
	SD02 2660 x 4420	8.38 mm laminated sliding door with acoustic seals	
	W14 1900 x 1200	4 mm float fixed window with standard seals	24
Master Ensuite	W13 900 x 900	4 mm float awning window with standard seals	
	W11 1500 x 2600	6.38 mm laminated sliding window with acoustic seals	30
Rumpus Room	W11 1500 x 2600	6.38 mm laminated sliding window with acoustic seals	34
Bedroom 3	W11 900 x 2600	8.38 mm laminated sliding window with acoustic seals	24
Bathroom	W09 1500 x 1200	4 mm float double hung window with standard seals	27
Bedroom 4 WIR	W08 1900 x 1200	5 mm float fixed window with standard seals	33
Bedroom 4	2 x D04 2 x 2480 x 580	8.38 mm laminated glazed doors with acoustic seals	

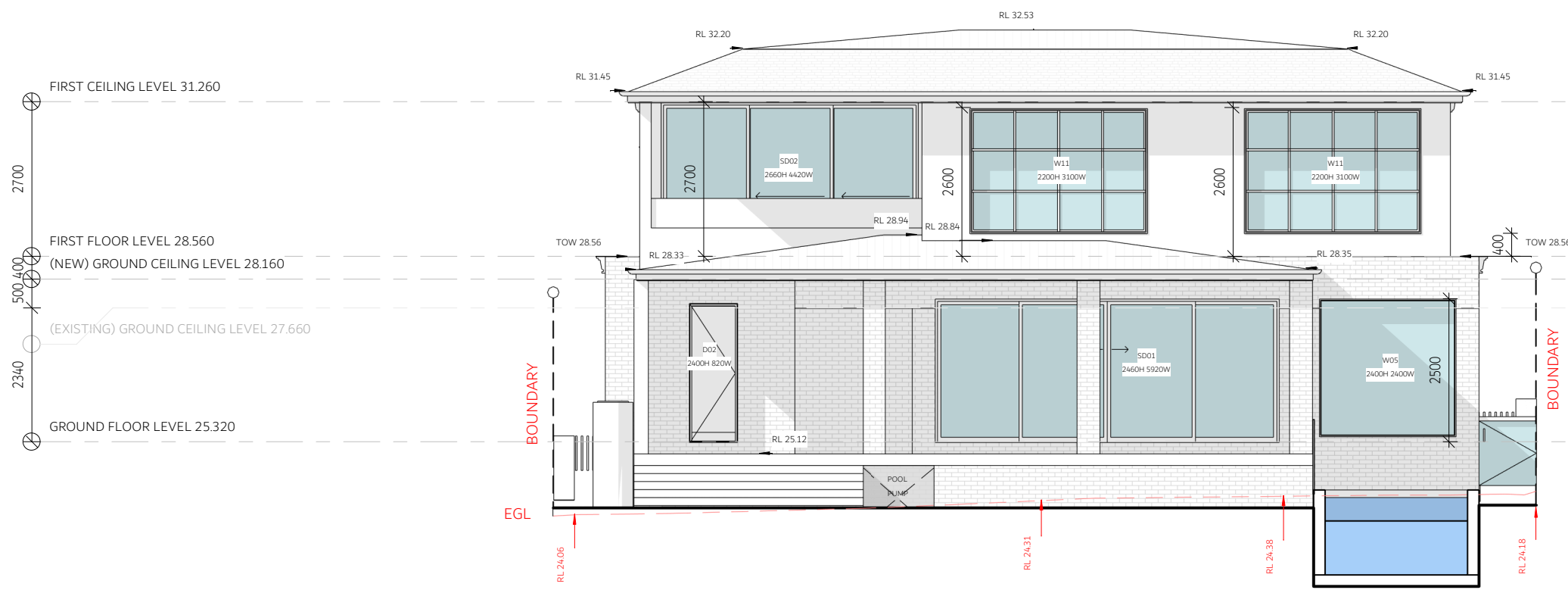
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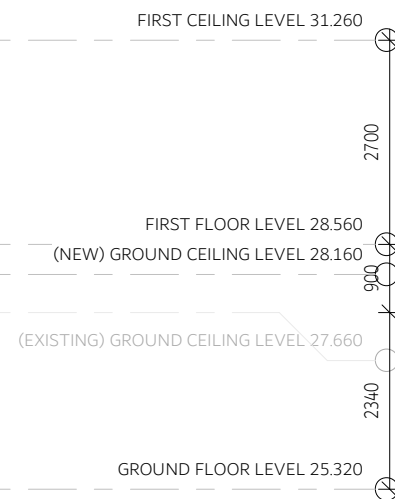
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E	
F	

- 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
- 200 HEBEL WALL



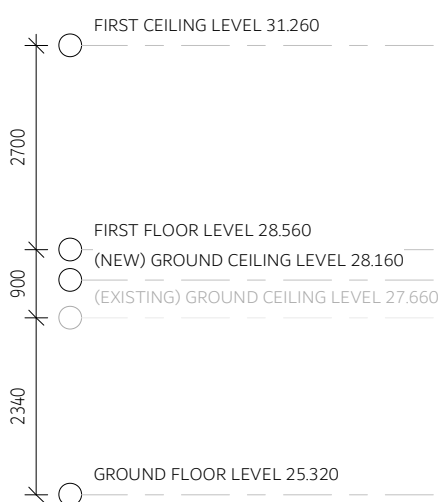
SOUTH ELEVATION.

1 : 100



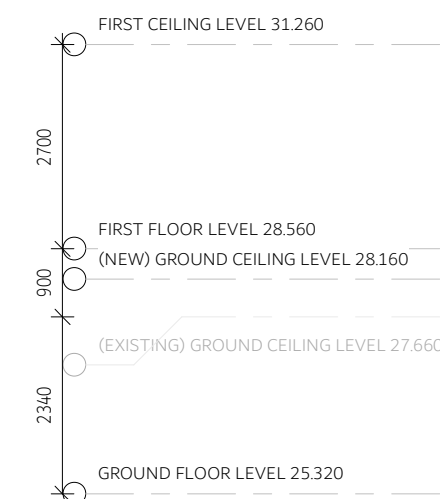
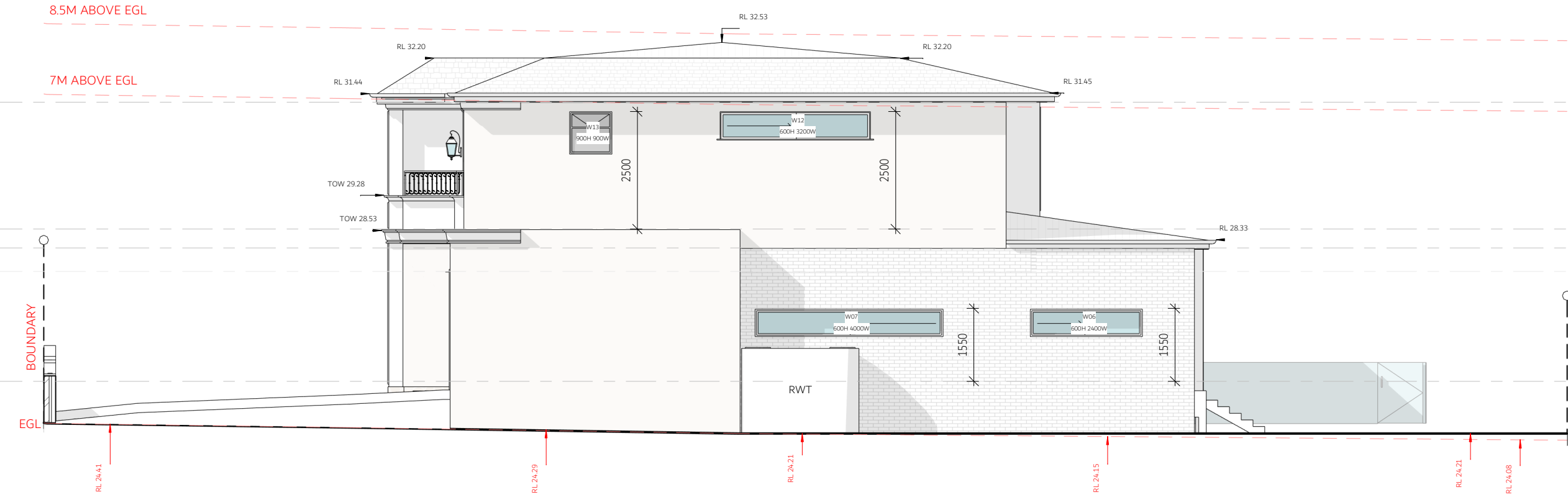
NORTH ELEVATION.

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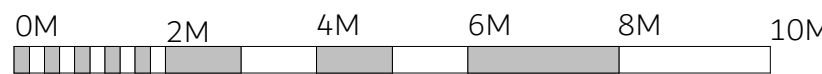
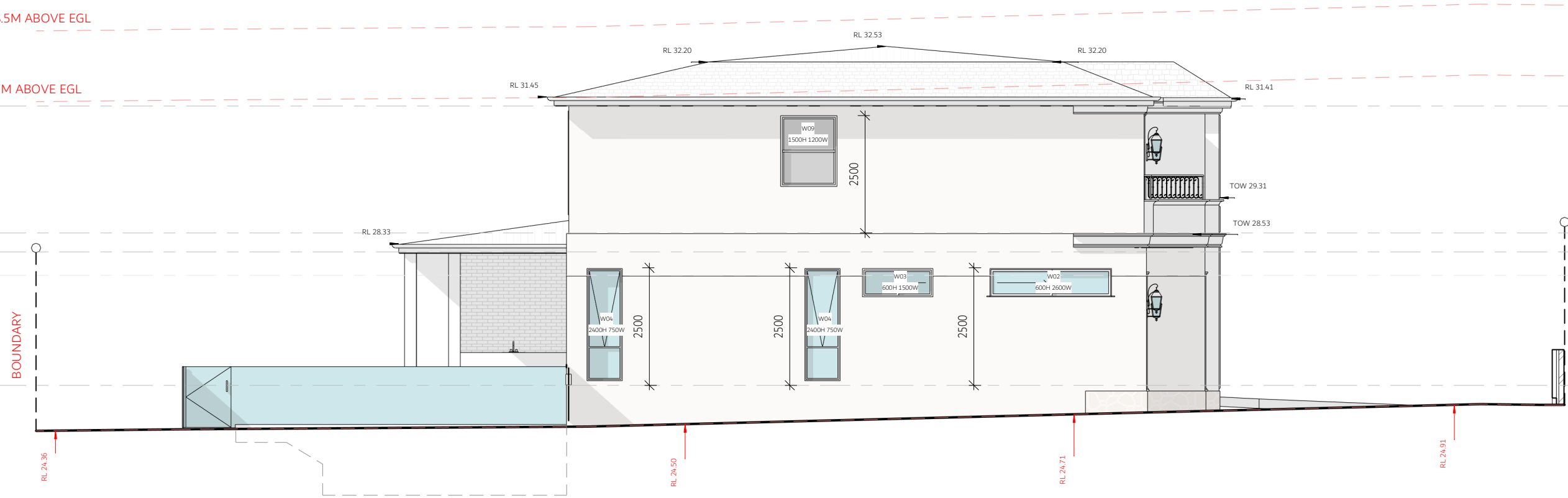
WEST ELEVATION.

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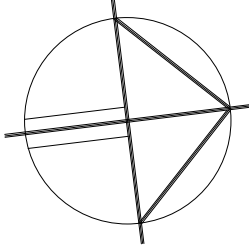
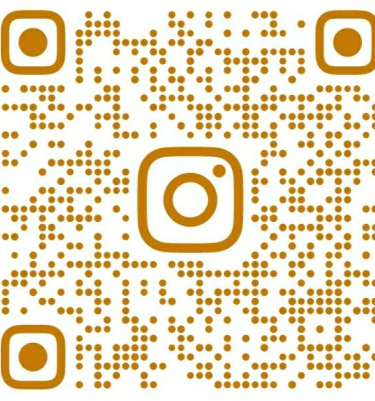


EAST ELEVATION.

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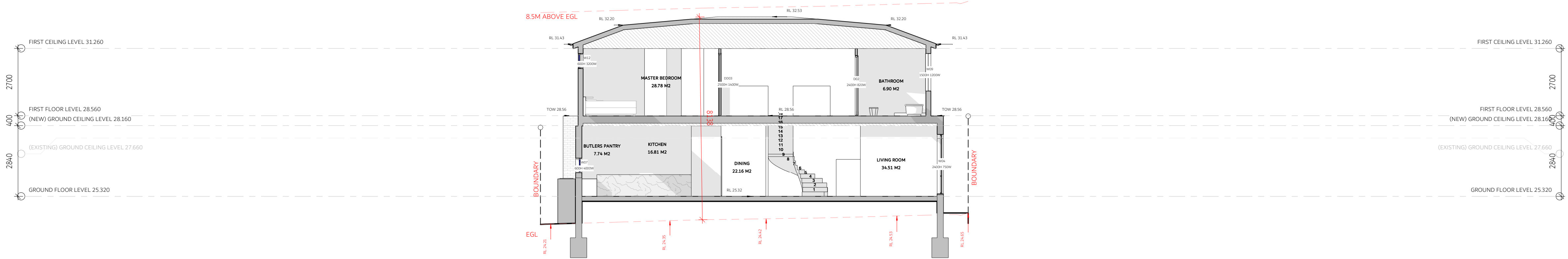
VISUAL SCALE 1:100 @ A1



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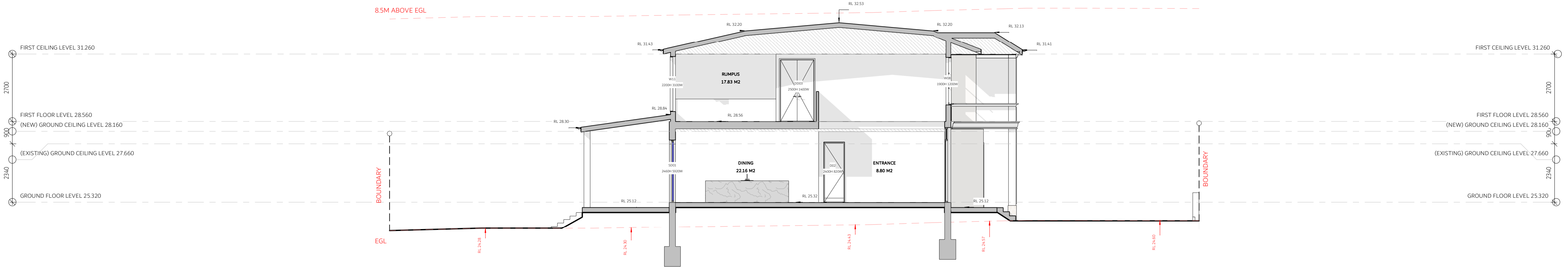
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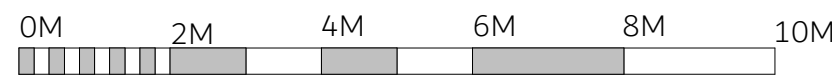
CROSS SECTION

1:100



LONG SECTION

1:100



VISUAL SCALE 1:100 @ A1






















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

ALEX SAAD

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BACKYARD PLAN

DWG #	REVISION
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INHAUS-09 D

2525

- 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
- 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 SEWER MAIN.
- 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 REDUCE BARRIER HEIGHT.

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.

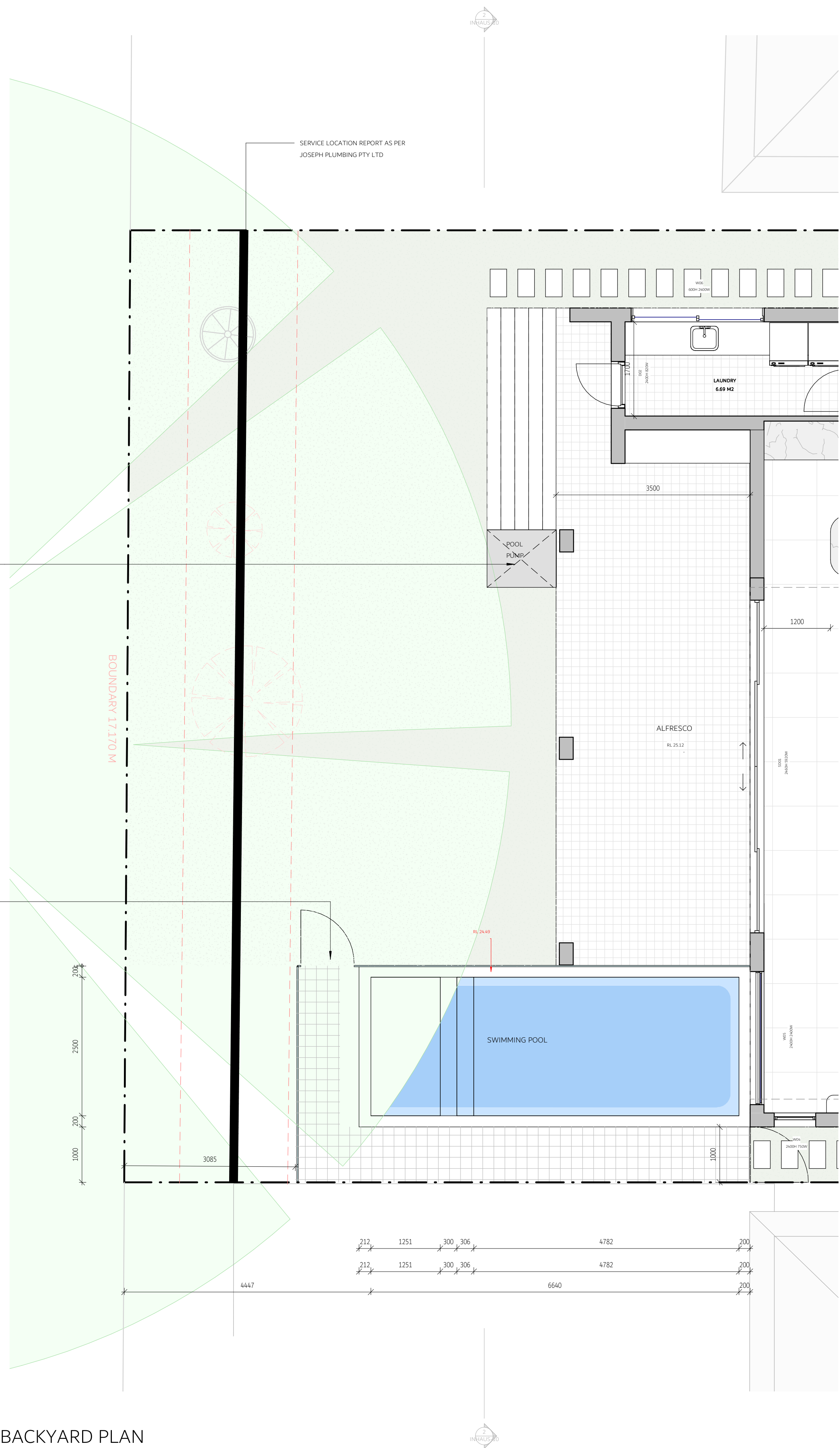
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- THE GAP BETWEEN ALL VERTICAL OR NEAR VERTICAL RAILS ON THE FENCE IS LESS THAN 100MM
- NO POTENTIAL HAND HOLDS OR FOOT HOLDS WITHIN 900MM OF THE TOP OF THE POOL FENCE IN ANY DIRECTION
- THERE MUST BE A 30MM CLEARANCE FROM THE BARRIER INSIDE THE POOL AREA
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POOL PUMP EQUIPMENT TO BE HOUSED IN A
SOUND PROOF ENCLOSURE AT 1800MM HIGH
(NON-CLIMBABLE) AND CLEAR OF NON-
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1200MM HIGH CHILD PROOF SAFETY
FENCE AND SELF CLOSING, SELF
LOCKING GATE TO AS 1926.1 - 2012

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

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



BACKYARD PLAN

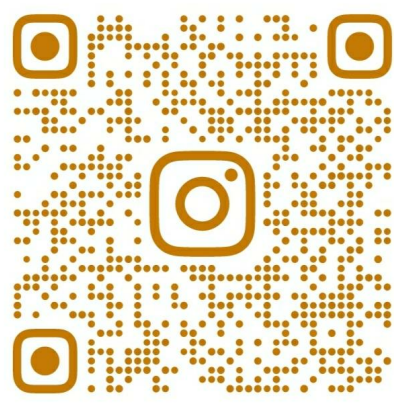
1 : 50



VISUAL SCALE 1:50 @ A1

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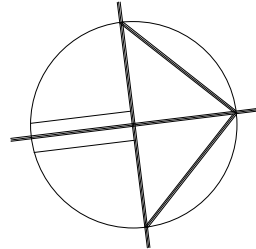
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DESIGNER NAME: JUSTIN ELAZZI
MEMBERSHIP NO. 6605
EMAIL: ADMIN@INHAUSDESIGNS.COM.AU
BROWSE: WWW.INHAUSDESIGNS.COM.AU

TOWNSEND ALTERATIONS AND ADDITIONS
91 TOWNSEND STREET, CONDELL PARK, NSW, 2200
ALEX SAAD
27.03.2025

NORTH POINT



SCALE

AS INDICATED @ A1

NOTES

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LEGEND

TITLE

POOL SECTIONS

CHECKED BY JE
DWG # INHAUS-10
PROJECT # 2525

REVISION D

NOT FOR CONSTRUCTION

POOL COMPLIANCE NOTES:

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POOL SAFETY STANDARDS:

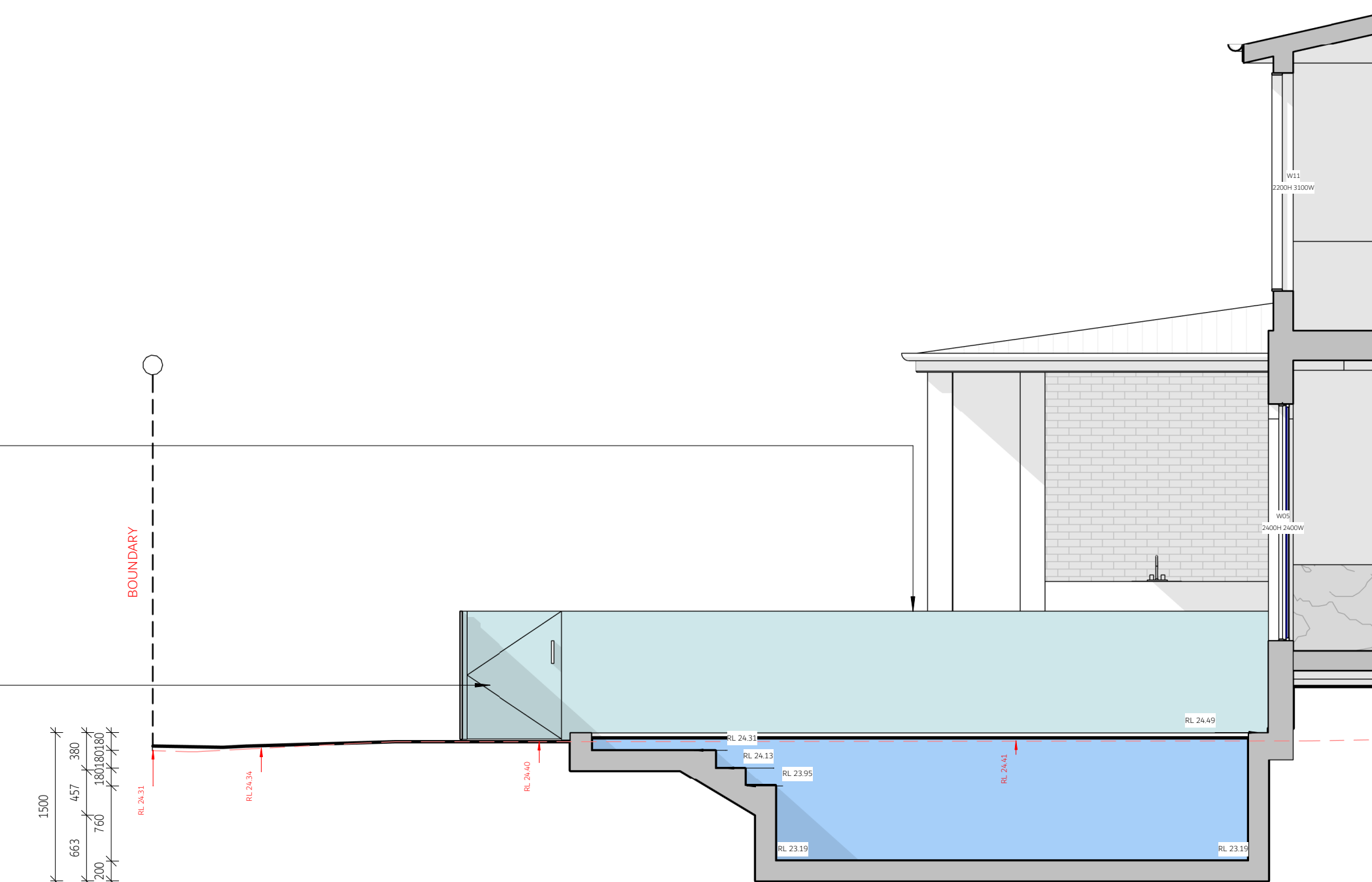
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BASIX CERTIFICATE (ENERGY EFFICIENCY) IS REQUIRE FOR POOLS EXCEEDING 40KL OR 40m3

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

1200MM HIGH CHILD PROOF SAFETY FENCE AND SELF CLOSING, SELF LOCKING GATE TO AS 1926.1 - 2012



Level	Value
RL 24.31	1500
RL 24.11	1457
RL 23.96	1400
RL 23.15	1300
RL 23.15	1200

Dimension	Value
4221	211
4221	211
4221	896
4221	762
4221	300
4221	306
4221	4782
4221	4982
4221	7052
4221	7052
4221	11274

LONG POOL SECTION


1 : 50

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

1200MM HIGH CHILD PROOF SAFETY FENCE AND SELF CLOSING, SELF LOCKING GATE TO AS 1926.1 - 2012

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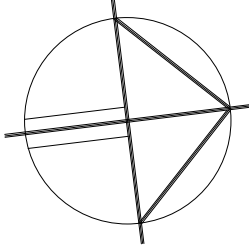
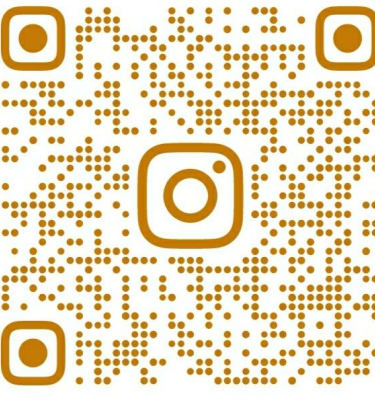


Level	Value
RL 24.31	1500
RL 24.11	1457
RL 23.96	1400
RL 23.15	1300
RL 23.15	1200

Dimension	Value
200	2500
200	2900

CROSS POOL SECTION

1 : 50



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LEGEND

TITLE
WINDOW & DOOR SCHEDULE

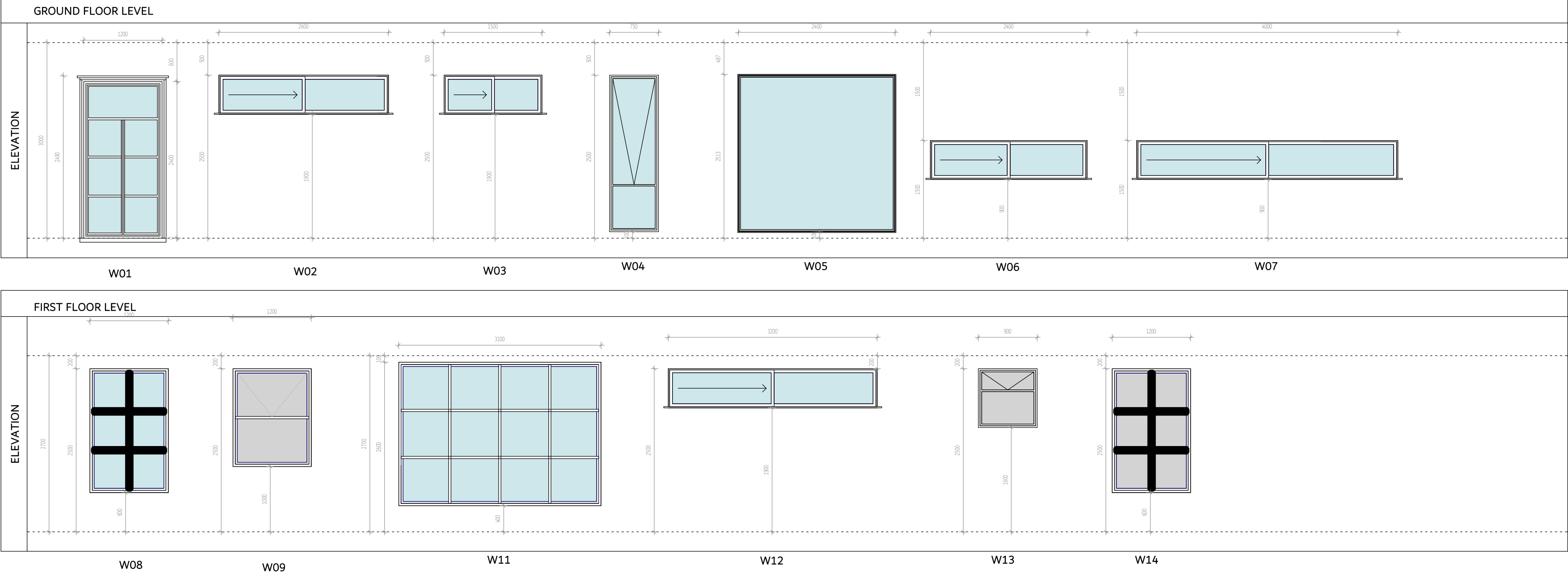
CHECKED BY JE

DWG # INHAUS-11 REVISION D

PROJECT # 2525

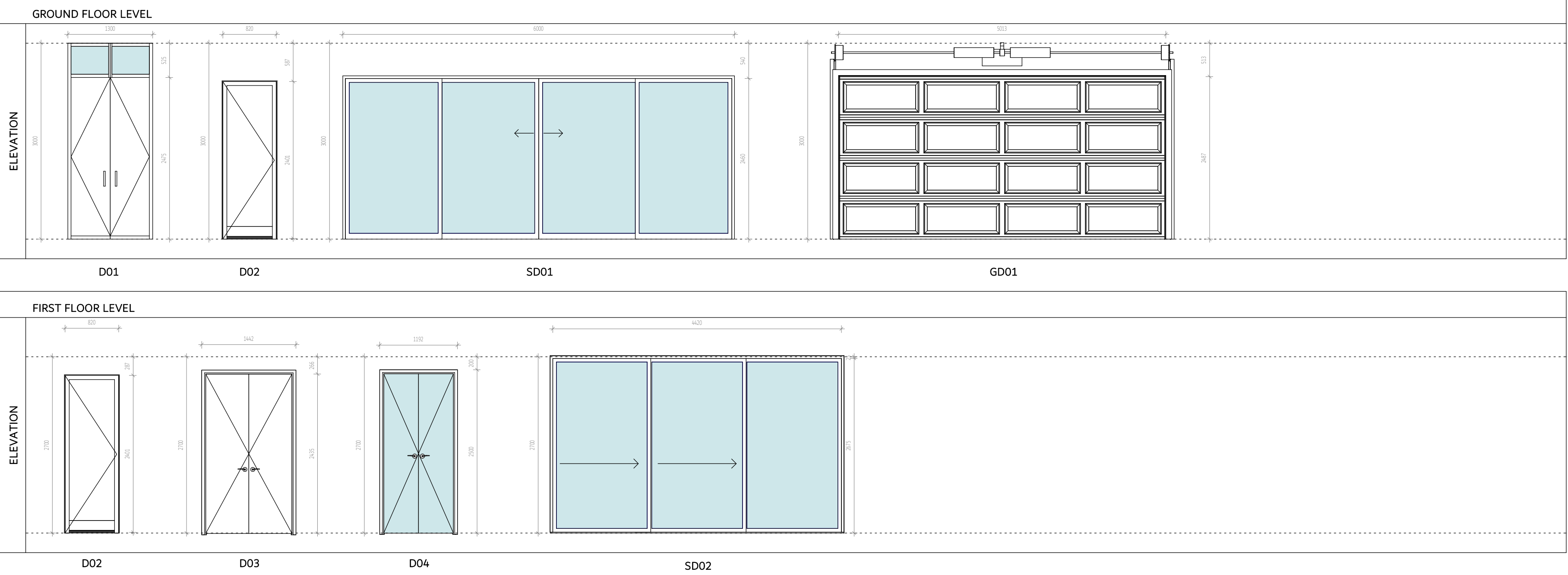
NOT FOR CONSTRUCTION

WINDOW SCHEDULE



WINDOW SCHEDULE				
TYPE MARK	COUNT	LEVEL	WIDTH	HEIGHT
W01	3	GROUND FLOOR LEVEL	1200	2400
W02	1	GROUND FLOOR LEVEL	2600	600
W03	1	GROUND FLOOR LEVEL	1500	600
W04	2	GROUND FLOOR LEVEL	750	2400
W05	1	GROUND FLOOR LEVEL	2400	600
W06	1	GROUND FLOOR LEVEL	4000	600
W07	1	GROUND FLOOR LEVEL	4000	600
W08	2	FIRST FLOOR LEVEL	1200	1900
W09	1	FIRST FLOOR LEVEL	1200	1500
W11	2	FIRST FLOOR LEVEL	3100	2200
W12	1	FIRST FLOOR LEVEL	3200	600
W13	1	FIRST FLOOR LEVEL	900	900
W14	1	FIRST FLOOR LEVEL	1200	1900
GRAND TOTAL: 18				

DOOR SCHEDULE



DOOR SCHEDULE				
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				

INHAUSDESIGNS

bdag

ARCHITECTS

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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

NORTH POINT

SCALE

AS INDICATED @ A1

NOTES

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D06.05.2025ISSUED FOR DA SUBMISSION

E

F

LEGEND

NON-TRAFFICABLE

LANDSCAPE

CONCRETE PATH

CONCRETE SURFACE

SWIMMING POOL

TILED FLOOR

ARTICULATION

OVERHEAD

HIDDEN

SITE BOUNDARY

SMOKE ALARM

MECHVENTILATION

WET AREA FLOOR WASTE

90 STUD WALL

110 BRICK

250 BRICK VENEER

270 DOUBLE BRICK

130 CLADDING

200 HEBEL WALL

TITLE

WALL SCHEDULE/FENCE

CHECKED BY

JE

DWG #

INHAUS-12

REVISION

D

PROJECT #

2525

FENCE PLAN

1 : 50

FENCE ELEVATION

1 : 50

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 INTERIOR
	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.

REFER TO ARCH PLANS FOR DIMENSIONS AND LAYOUT

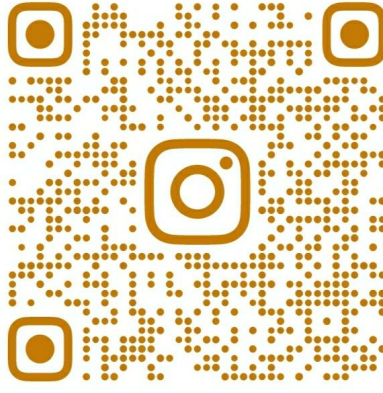
FENCE COMPLIANCE NOTES:


THE STANDARDS THAT FENCES MUST NEED TO BE BUILT WITHOUT PLANNING OR BUILDING APPROVAL IN RESIDENTIAL ZONES.

TO BE EXEMPT, FENCES MUST MEET THESE DEVELOPMENT REQUIREMENTS:

- 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

INHAUSDESIGNS



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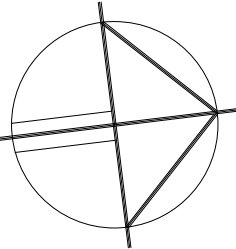
TOWNSEND ALTERATIONS AND ADDITIONS

91 TOWNSEND STREET, CONDELL PARK, NSW, 2200

ALEX SAAD

27.03.2025

NORTH POINT



SCALE

AS INDICATED @ A1

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E	
F	

LEGEND

NEIGHBORS

LANDSCAPED AREA

CONCRETE PATH

PROPOSED DWELLING

SWIMMING POOL

TILED FLOOR

PREVAILING WINDS

VIEW CORRIDORS FROM ADJOINING BUILDINGS

VIEWS FROM SUBJECT SITE

PROPERTY BOUNDARY LINE

EXISTING OUTLINE

SUN PATH

TITLE

SITE ANALYSIS

CHECKED BY

JE

DWG #

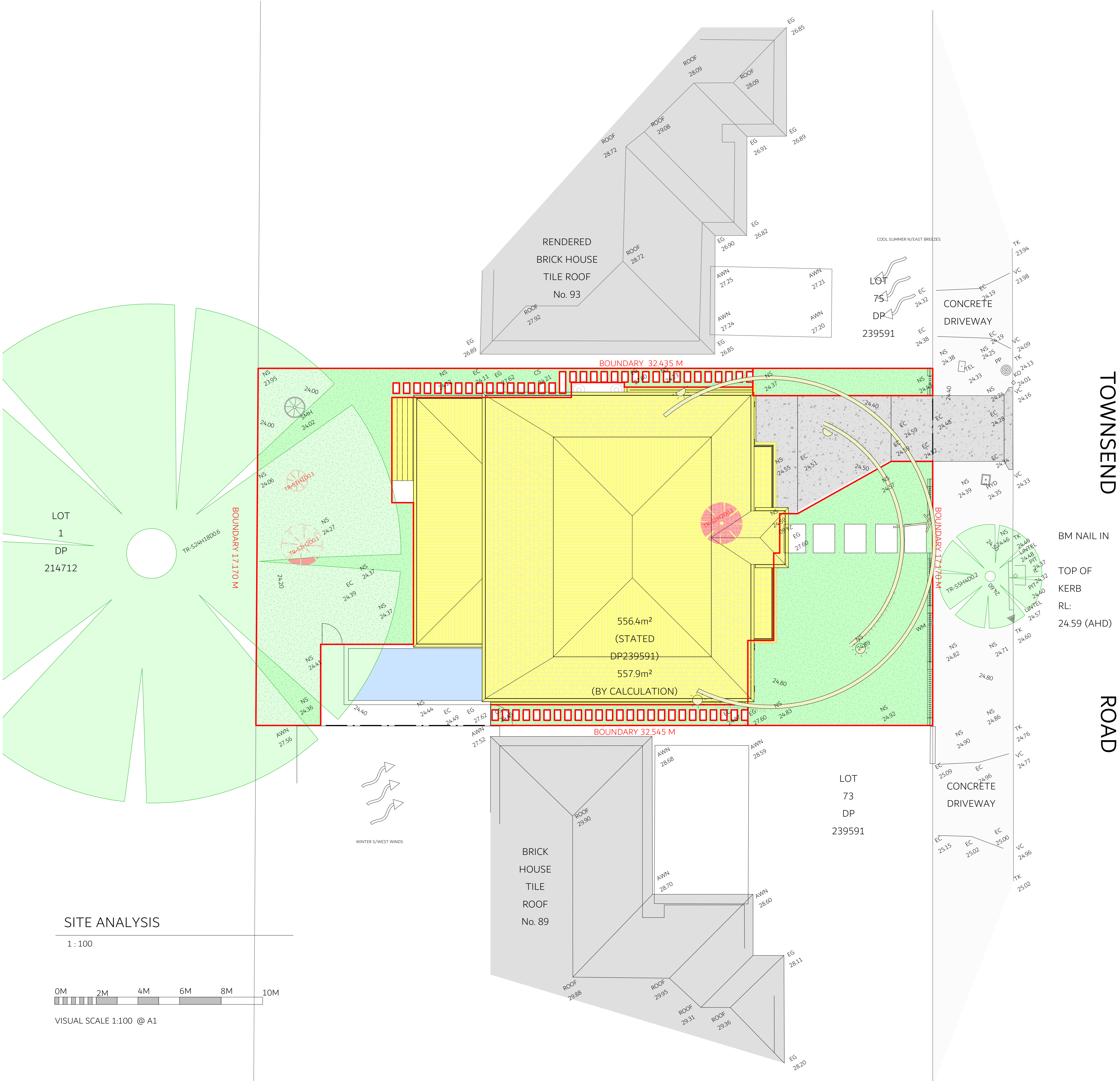
INHAUS-13

REVISION


D

PROJECT #


2525




The main site analysis drawing shows Lot 1 DP 214712, which is a triangular lot. It features an existing 'RENDERED BRICK HOUSE No. 93' with a 'TILE ROOF'. A proposed dwelling is shown in yellow, with a footprint of 556.4m² (stated) and 557.9m² (by calculation). The drawing includes various boundaries: a top boundary of 32.435 M, a bottom boundary of 32.545 M, and a left boundary of 17.170 M. It also shows a concrete driveway, a swimming pool, and a tiled floor. The drawing includes a north arrow, a scale bar (1:100), and a legend. The site analysis includes wind directions (prevailing winds, winter S/West winds, cool summer N/East breezes) and sun path. The drawing is titled 'SITE ANALYSIS' and is dated 27.03.2025. It is checked by JE and is revision D. The project number is 2525.



NEIGHBOURING DWELLING

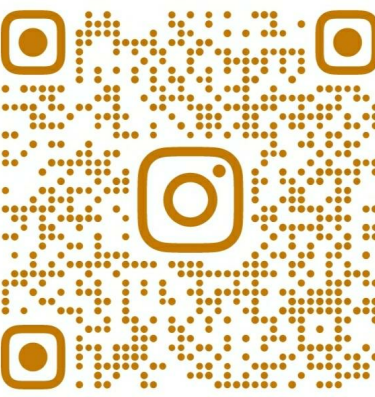


EXISTING DWELLING/ SITE



NEIGHBOURING DWELLING

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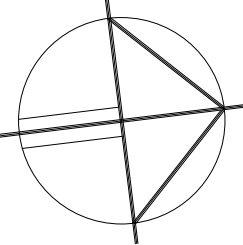
TOWNSEND ALTERATIONS AND
ADDITIONS

91 TOWNSEND STREET, CONDELL
PARK, NSW, 2200

ALEX SAAD

27.03.2025

NORTH POINT



SCALE AS INDICATED @ A1

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F

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
	200 HEBEL WALL

TITLE

SHADOW DIAGRAMS

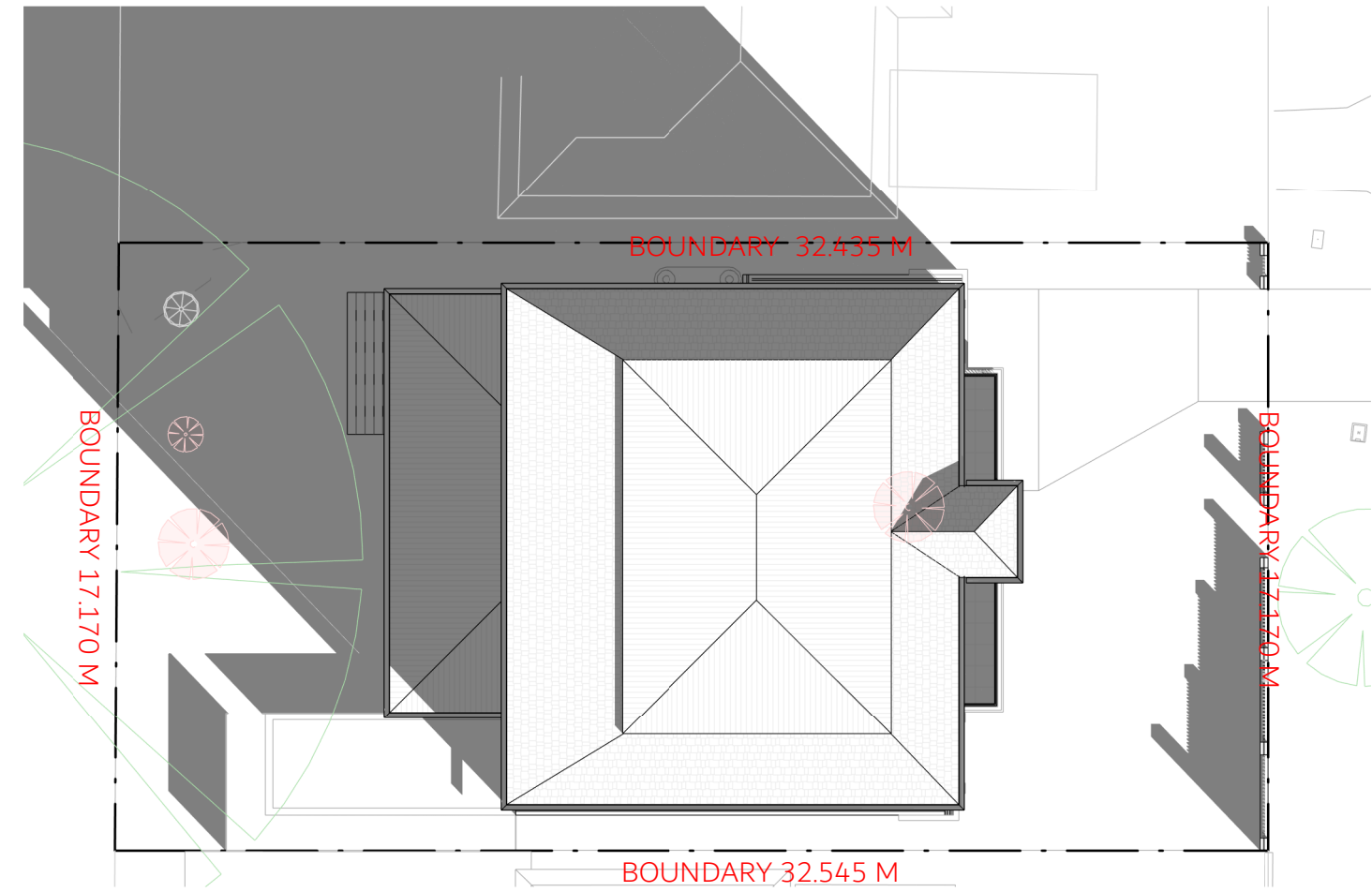
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DWG # INHAUS-14 REVISION D

PROJECT #

2525

NOT FOR CONSTRUCTION



TOWNSEND

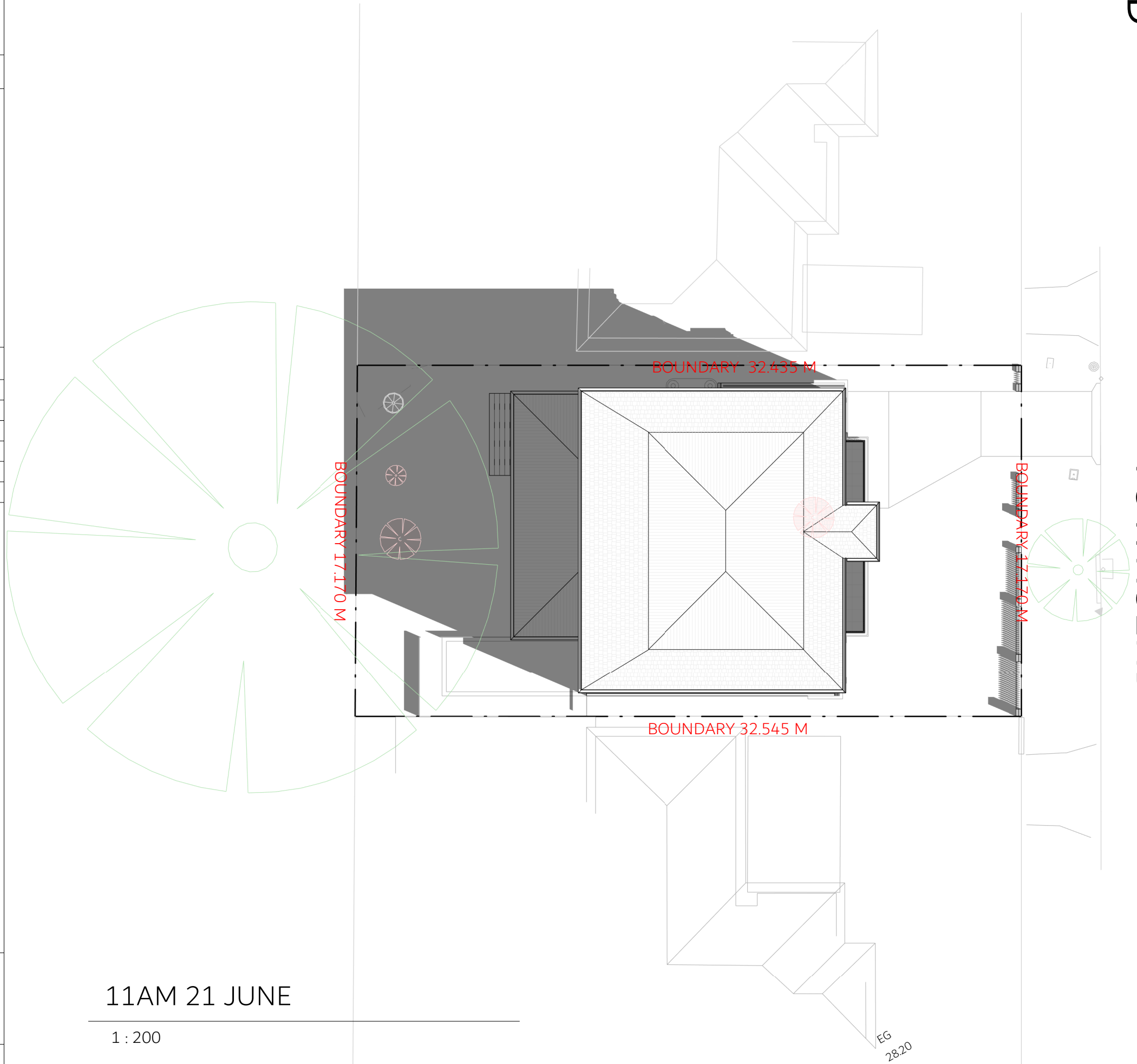
ROAD

TOWNSEND

ROAD

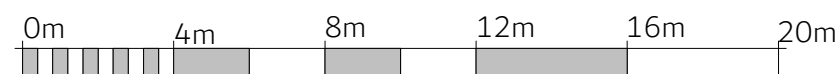
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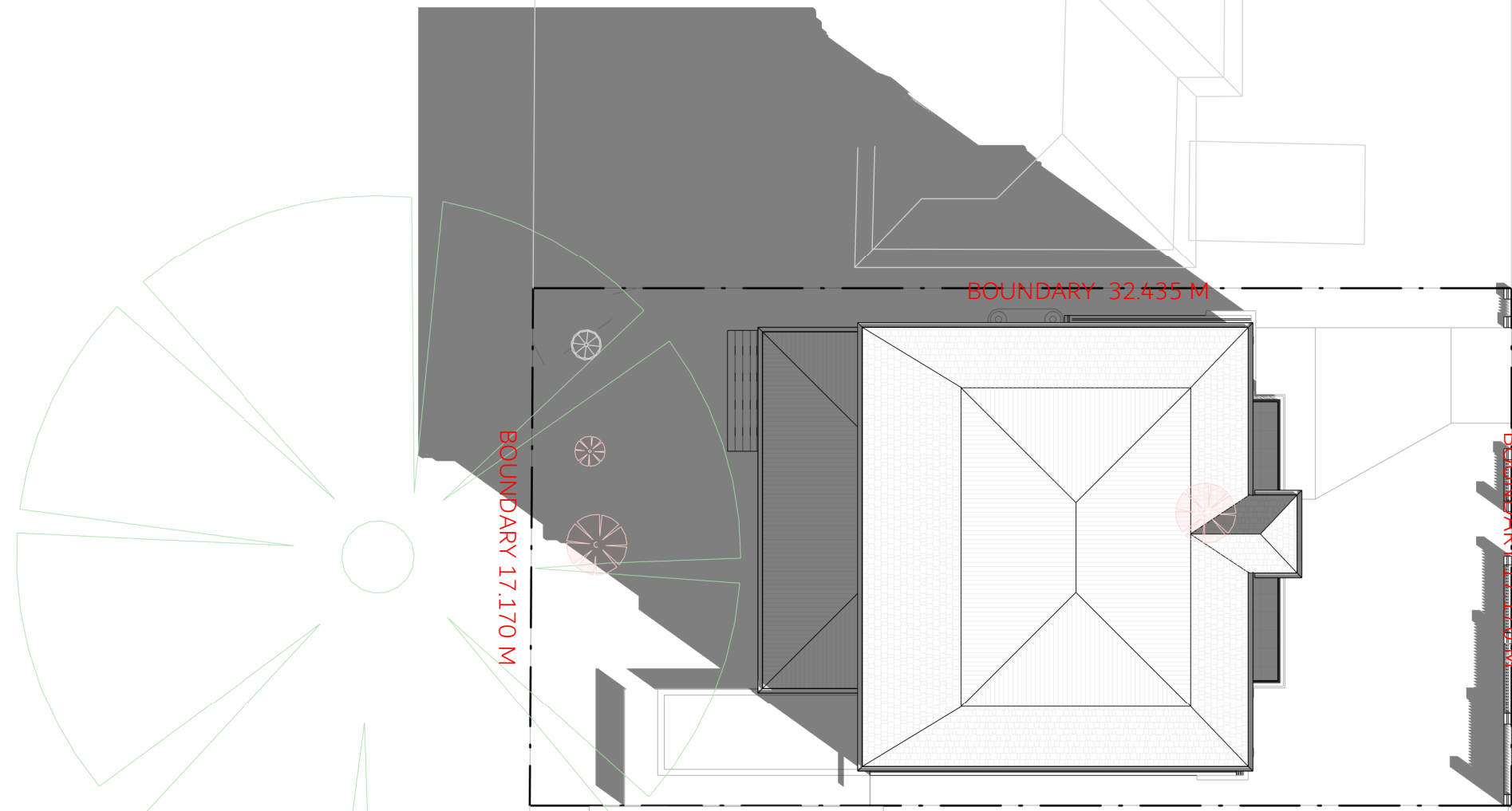


11AM 21 JUNE

1 : 200



VISUAL SCALE 1:200 @ A1



TOWNSEND

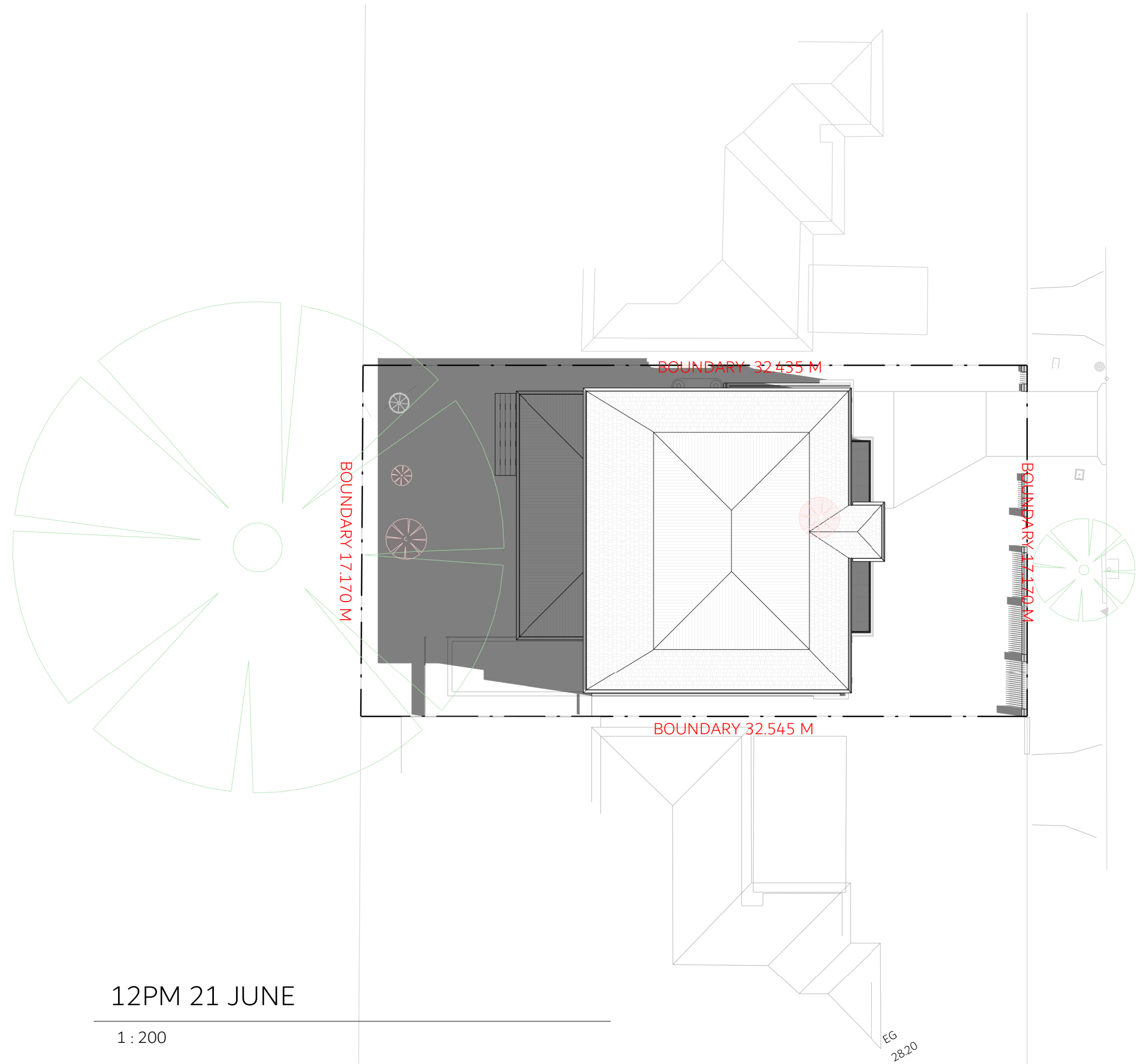
ROAD

TOWNSEND

ROAD

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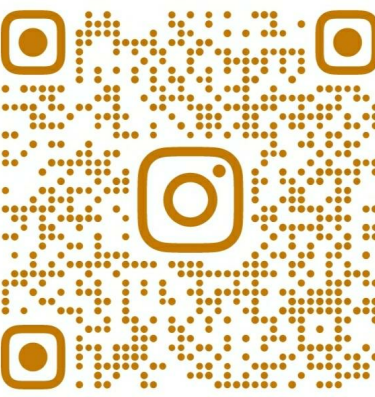
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12PM 21 JUNE

1 : 200

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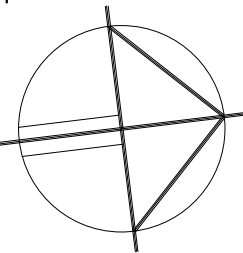
TOWNSEND ALTERATIONS AND
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91 TOWNSEND STREET, CONDELL
PARK, NSW, 2200

ALEX SAAD

27.03.2025

NORTH POINT



SCALE AS INDICATED @ A1

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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
- 200 HEBEL WALL

TITLE

SHADOW DIAGRAMS

CHECKED BY JE

DWG # INHAUS-15 REVISION D

PROJECT # 2525

1PM 21 JUNE

1 : 200

3PM 21 JUNE

1 : 200



VISUAL SCALE 1:200 @ A1

TOWNSEND

ROAD

TOWNSEND

ROAD

2PM 21 JUNE

1 : 200

4PM 21 JUNE

1 : 200

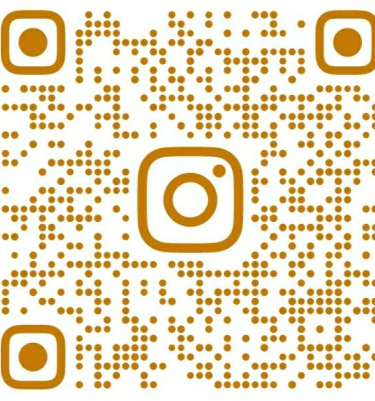
TOWNSEND

ROAD

TOWNSEND

ROAD

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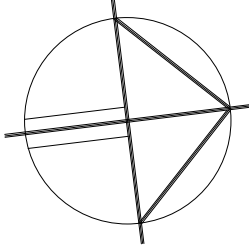
TOWNSEND ALTERATIONS AND
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27.03.2025

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LEGEND

NOTE: RED DASH LINES INIDICATES
WHAT IS TO BE DEMOLISHED

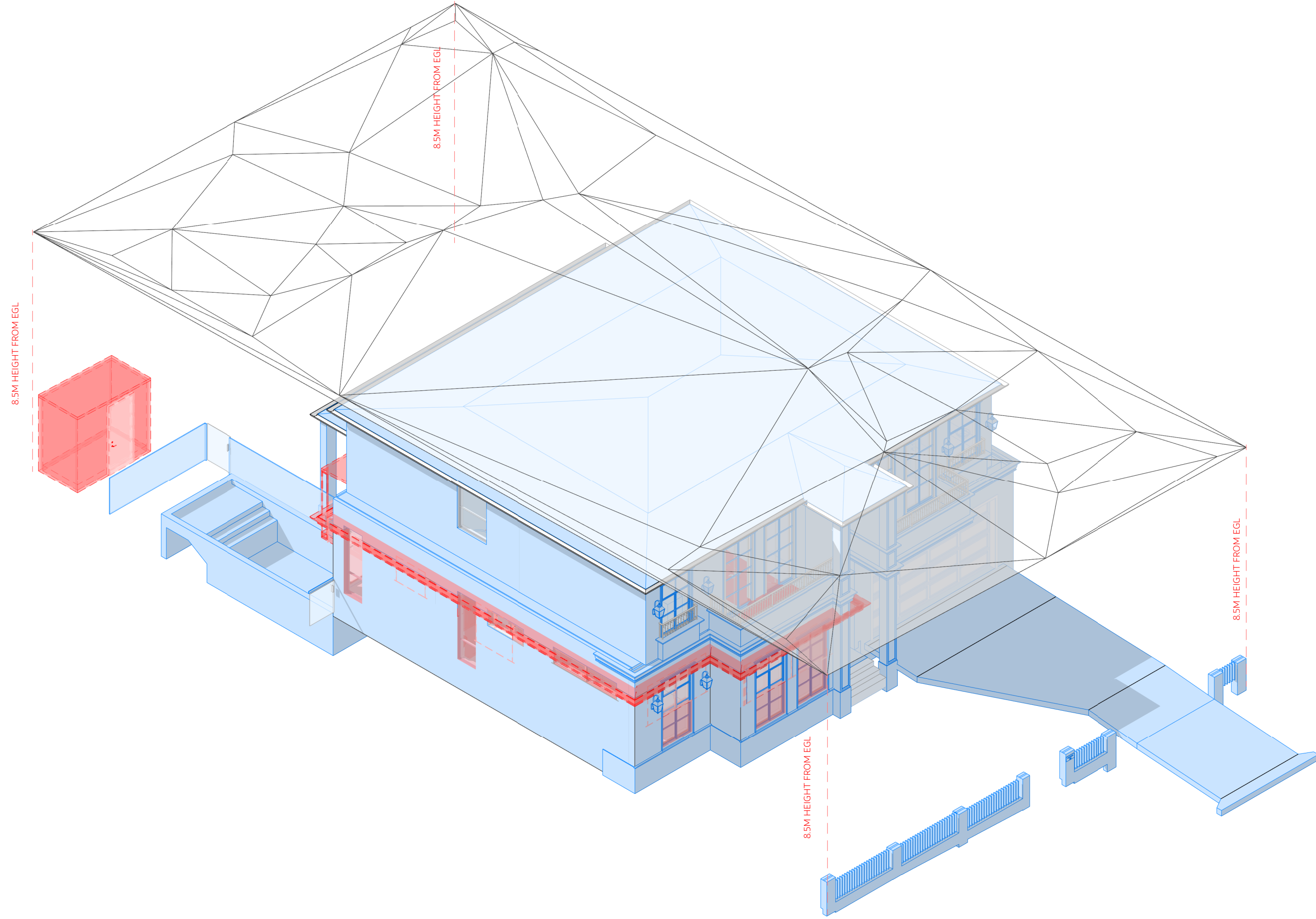
NOTE: DEMOLITION TO BE UNDERTAKEN
IN ACCORDANCE WITH AS2601

TITLE
3D HEIGHT BLANKET PLAN

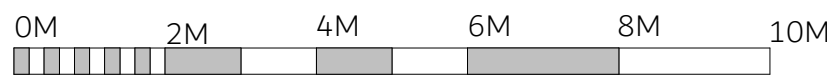
CHECKED BY JE

DWG # INHAUS-16 REVISION D

PROJECT #
2525



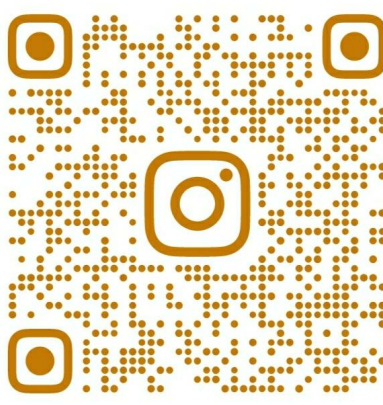
8.5M HEIGHT PLANE AXONOMETRIC




VISUAL SCALE 1:100 @ A1

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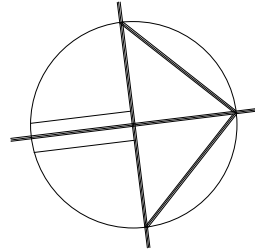
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ALEX SAAD

27.03.2025

NORTH POINT



SCALE

AS INDICATED @ A1

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F	

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

JE

DWG #

INHAUS-17

REVISION

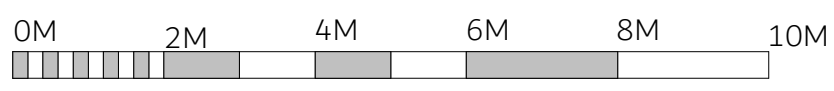
D

PROJECT #

2525

DEMOLITION PLAN

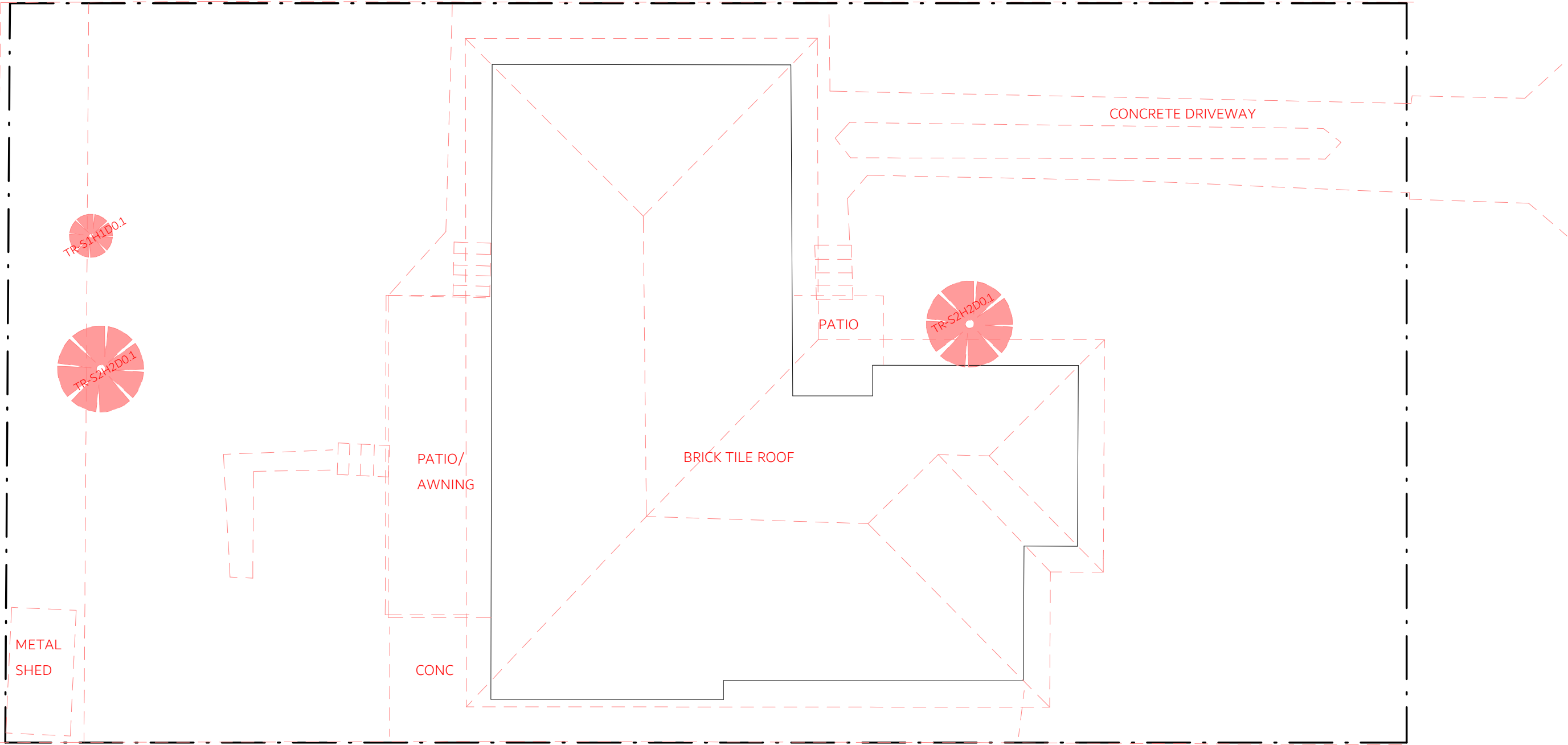
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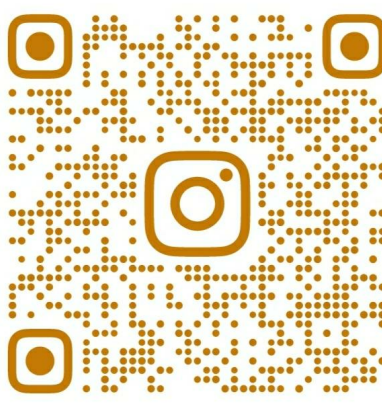
VISUAL SCALE 1:100 @ A1

DEMOLITION NOTES:

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



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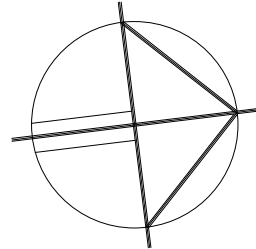
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27.03.2025

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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 06.05.2025	ISSUED FOR DA SUBMISSION
E	
F	

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
	200 HEBEL WALL

TITLE
PARKING PLAN

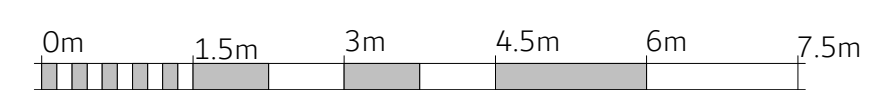
CHECKED BY JE

DWG # INHAUS-18 REVISION D

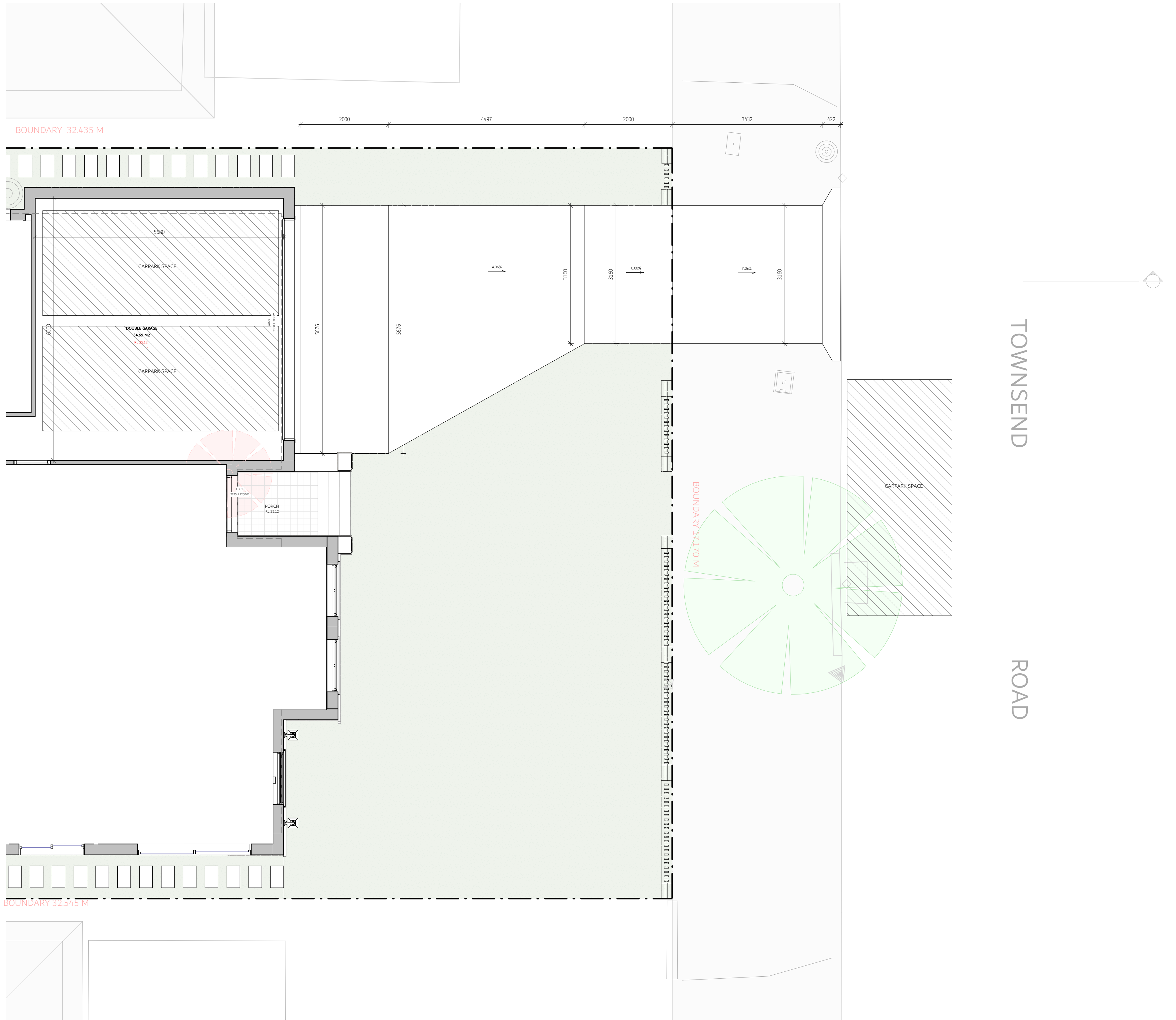
PROJECT # 2525

PARKING PLAN

1 : 50

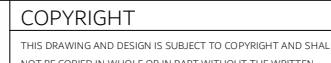
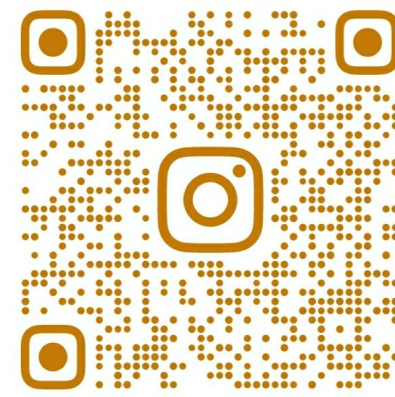


VISUAL SCALE 1:75 @ A1



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

NOT FOR CONSTRUCTION



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RESIDENTIAL / COMMERCIAL / INTERIORS

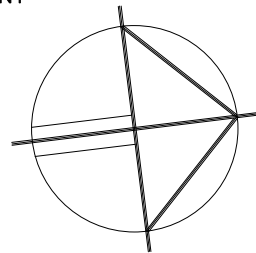
DESIGNER NAME: JUSTIN ELAZZI
MEMBERSHIP NO: 6605
EMAIL: ADMIN@INHAUSDESIGNS.COM.AU
BROWSE: WWW.INHAUSDESIGNS.COM.AU

TOWNSEND ALTERATIONS AND ADDITIONS

91 TOWNSEND STREET, CONDELL
PARK, NSW, 2200

ALEX SAAD

27.03.2025



SCALE AS INDICATED @ A1

NOTES

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LEGEND

TITLE
SCHEDULE OF COLOURS AND
FINISHES

CHECKED BY	JE
------------	----

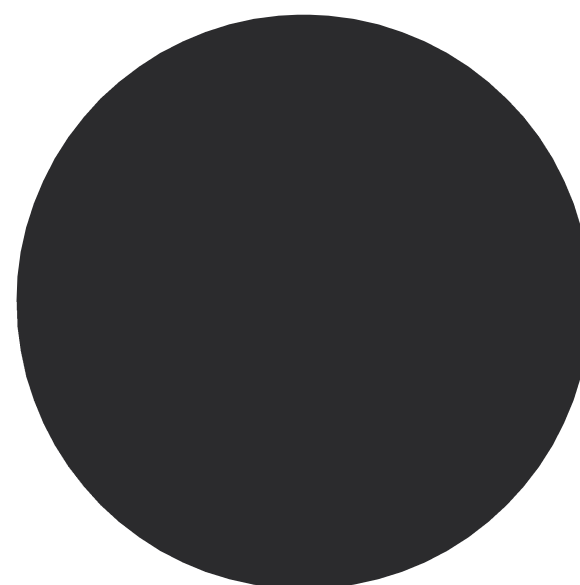
DWG #	REVISION
-------	----------

PROJECT #

2525



SELECTED COMMONS
BRICK TO BE USED AND
RENDERED



SELECTED MONUMENT
GREY COLOUR FOR
EXTERNAL WINDOW
FRAMES.

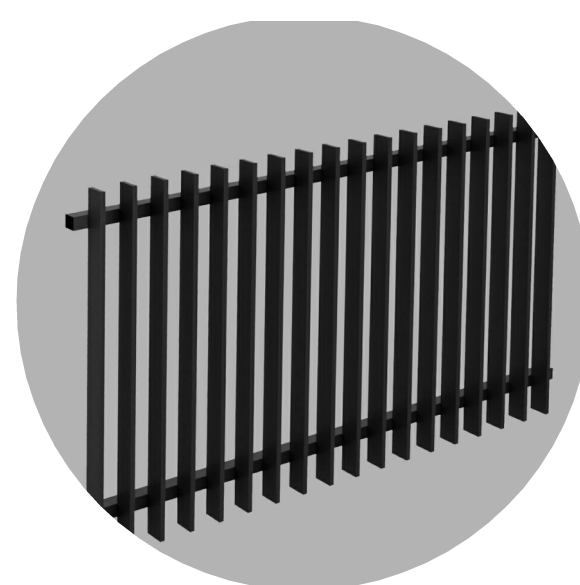


SELECTED FRAMELESS
BOLT FIXED GLASS
BALUSTRADES AT
1200MM HEIGHT TO AS
STANDARDS.



SELECTED NEUTRAL
STONE FINISH.

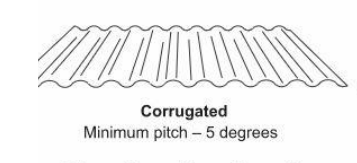
SELECTED DULUX
WHITE RENDERED
FINISH



SELECTED ALUMINIUM BLADE FENCE



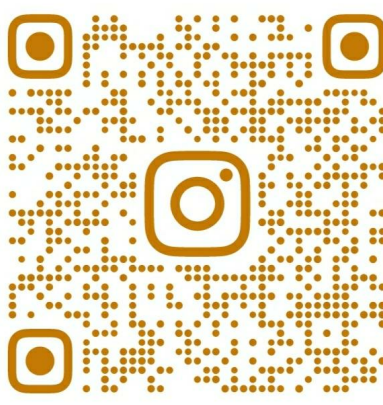
SELECTED
COLOURBOND
ROOF SHEETING
IN SURFMIST.




SELECTED IRON
BALUSTRADES AT
1200MM HEIGHT TO
AS STANDARDS.

NOT FOR CONSTRUCTION

INHAUSDESIGNS



 bdo

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DESIGNER NAME: JUSTIN ELAZZI

MEMBERSHIP NO: 6605

EMAIL: ADMIN@INHAUSDESIGNS.COM.AU

BROWSE: WWW.INHAUSDESIGNS.COM.AU

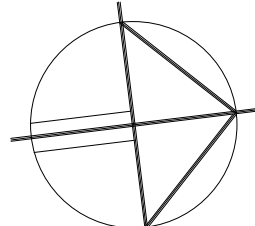
TOWNSEND ALTERATIONS AND ADDITIONS

91 TOWNSEND STREET, CONDELL PARK, NSW, 2200

ALEX SAAD

27.03.2025

NORTH POINT



SCALE

AS INDICATED @ A1

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
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
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LEGEND


 BUILDER'S WASTE BIN


 ALL WEATHER ACCESS SURFACE

 SWIMMING POOL

 SILT FENCE

 CONSTRUCTION FENCE

 STOCKPILE

 PORTALOO

TITLE

SEDIMENT CONTROL PLAN

CHECKED BY

JE

DWG #

INHAUS-20

REVISION

D

PROJECT #

2525

NOT FOR CONSTRUCTION

SEDIMENT CONTROL PLAN

1 : 100

0M

2M

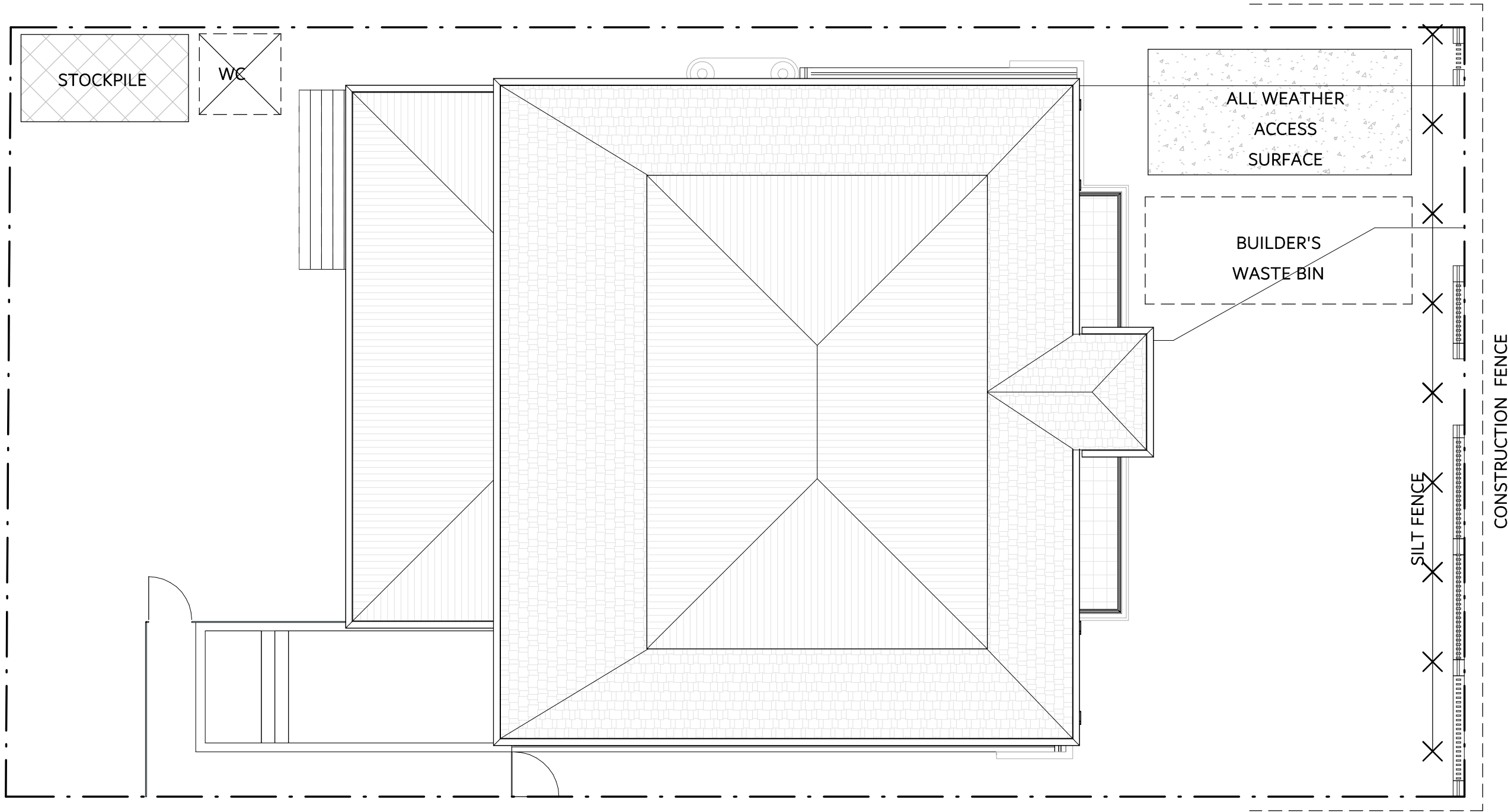
4M

6M

8M

10M

VISUAL SCALE 1:100 @ A1

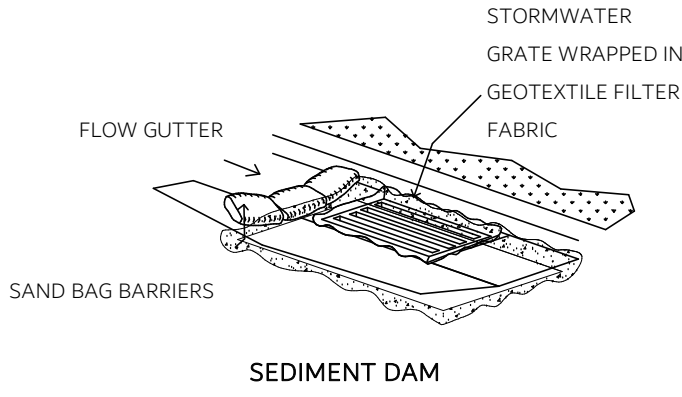


The plan shows a central building footprint with a hatched roof. To the top left is a hatched 'STOCKPILE' area. To the top right is an 'ALL WEATHER ACCESS SURFACE' and a 'BUILDER'S WASTE BIN'. A 'SILT FENCE' runs along the right boundary, and a 'CONSTRUCTION FENCE' runs along the bottom boundary. A 'PORTALOO' is located at the bottom left. A 'WE' (water) symbol is near the stockpile.

SEDIMENT CONTROL NOTES

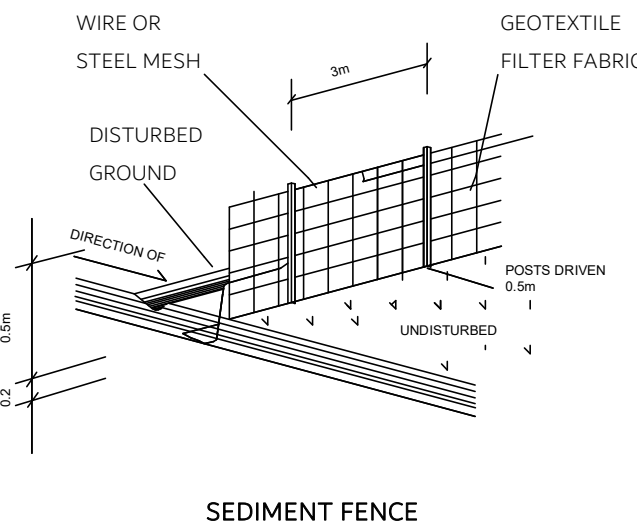
EROSION CONTROL NOTES

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



The diagram shows a cross-section of a sediment dam. It consists of 'SAND BAG BARRIERS' on the sides, a 'FLOW GUTTER' on top, and a 'GEOTEXTILE FILTER FABRIC' wrapped around the gutter. 'STORMWATER' is shown flowing over the dam.

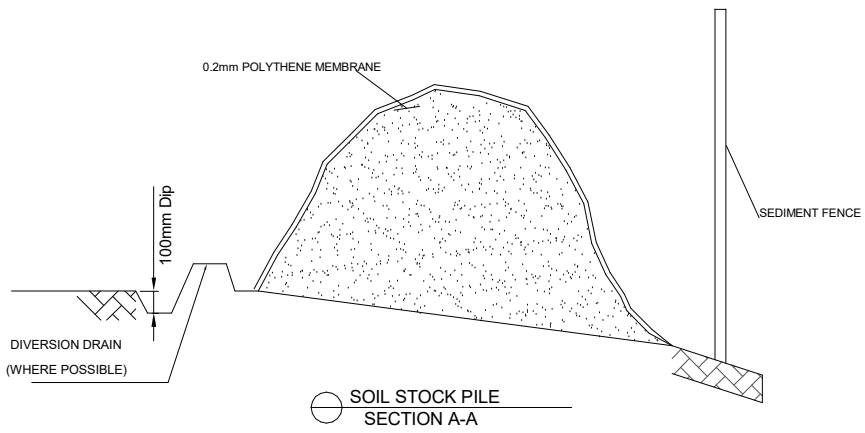
1. ALL EROSION AND SEDIMENTATION CONTROL MEASURES, INCLUDING REVEGETATION AND STORAGE OF SOIL AND TOPSOIL, SHALL BE IMPLEMENTED TO THE STANDARDS OF THE SOIL CONSERVATION OF NSW.
2. ALL DRAINAGE WORKS SHALL BE CONSTRUCTED AND STABILIZED AS EARLY AS POSSIBLE DURING DEVELOPMENT.
3. SEDIMENT TRAPS SHALL BE CONSTRUCTED AROUND ALL INLET PITS, CONSISTING OF 300mm WIDE X 300mm DEEP TRENCH.
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 REVEGETATED 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.



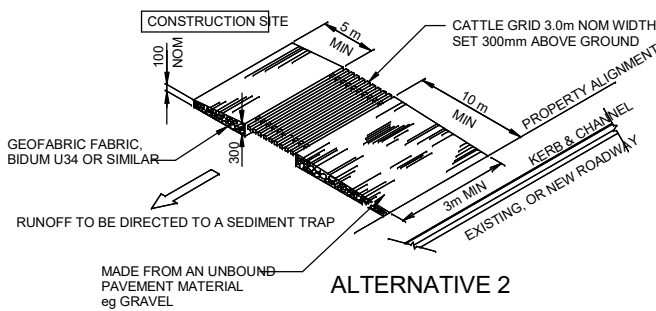
The diagram shows a cross-section of a sediment fence. It features 'WIRE OR STEEL MESH' supported by 'POSTS DRIVEN' into the ground. 'DISTURBED GROUND' is on the left, and 'UNDISTURBED' ground is on the right. 'GEOTEXTILE FILTER FABRIC' is stretched across the mesh. Dimensions include 3m for the mesh height and 0.5m for the post spacing.

1. ERECT SILT FENCE AND GRAVEL DRAIN.
2. DEMOLISH EXISTING STRUCTURES.
3. EXCAVATE STRIP FOOTINGS, ACCORDING TO ENGINEERS DETAILS.
4. FINISH CONSTRUCTION.
5. FINISH LANDSCAPING.
6. SILT FENCES ARE NOT TO BE REMOVED UNTIL ALL CONSTRUCTION AND VEGETATION HAS BEEN COMPLETED.

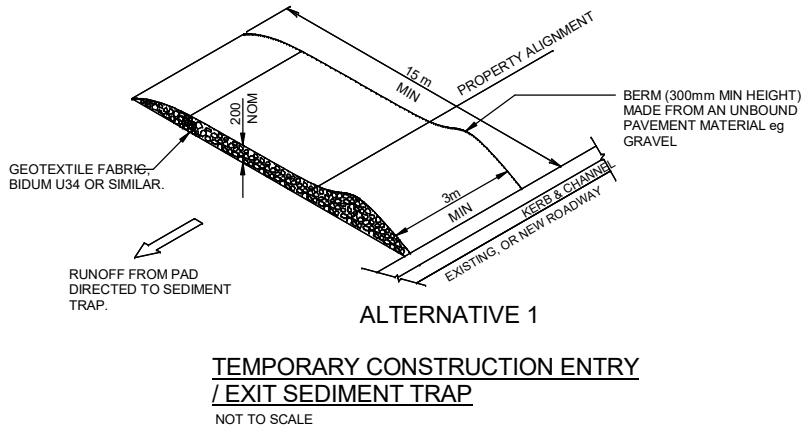
1. ALL EROSION AND SEDIMENT CONTROL MEASURES TO BE INSTALLED PRIOR TO ANY SITE DISTURBANCE.
2. ALL CONTROL MEASURE TO BE INSPECTED AND MAINTAINED DAILY BY SITE MANAGER.
3. STRIPPING OF GRASS AND OTHER VEGETATION SHALL BE KEPT TO A MINIMUM.
4. TOPSOIL FROM ALL AREAS THAT WILL BE THAT WILL BE DISTURBED 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 SWEEP 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.



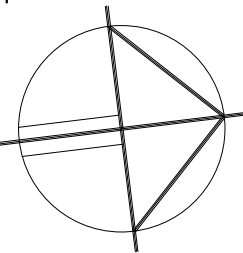
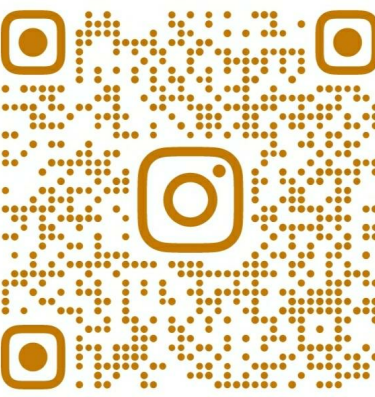
The diagram shows a 'SOIL STOCK PILE' with a 'SEDIMENT FENCE' on the right. A 'DIVERSION DRAIN (WHERE POSSIBLE)' is shown on the left. The stockpile is covered with '0.2mm POLYTHENE MEMBRANE'. A section line 'SECTION A-A' is indicated.



The diagram shows 'ALTERNATIVE 2' for a 'TEMPORARY CONSTRUCTION ENTRY / EXIT SEDIMENT TRAP'. It features a 'CONSTRUCTION SITE' with a 'CATTLE GRID 3.0m NOM WIDTH SET 300mm ABOVE GROUND'. 'GEOTEXTILE FABRIC' is used for the 'SEDIMENT TRAP'. 'RUNOFF TO BE DIRECTED TO A SEDIMENT TRAP' is indicated. The trap is 'MADE FROM AN UNBOUND PAVEMENT MATERIAL eg GRAVEL'. 'PROPERTY ALIGNMENT' and 'EXISTING DRIVEWAY' are also shown.

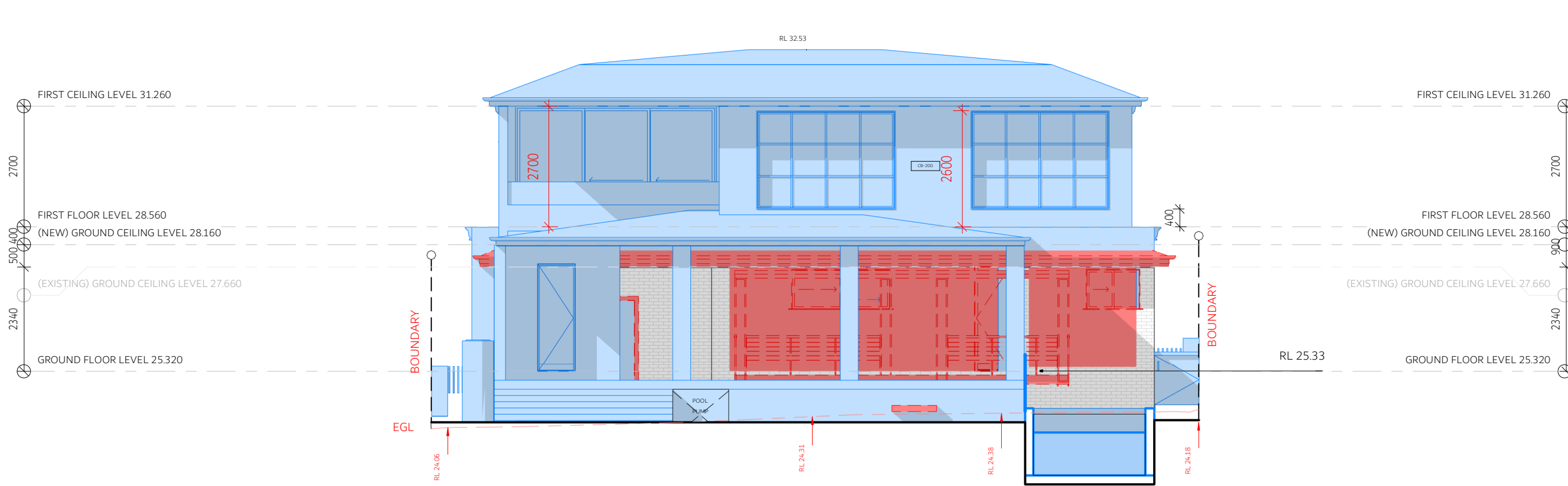


The diagram shows 'ALTERNATIVE 1' for a 'TEMPORARY CONSTRUCTION ENTRY / EXIT SEDIMENT TRAP'. It features a 'SEDIMENT TRAP' with 'GEOTEXTILE FABRIC' and 'SEDIMENT TRAP'. 'RUNOFF FROM PAD DIRECTED TO SEDIMENT TRAP' is indicated. The trap is 'MADE FROM AN UNBOUND PAVEMENT MATERIAL eg GRAVEL'. 'PROPERTY ALIGNMENT' and 'EXISTING DRIVEWAY' are also shown. A 'BERM (300mm MIN HEIGHT) MADE FROM AN UNBOUND PAVEMENT MATERIAL eg GRAVEL' is shown on the right. The diagram is labeled 'NOT TO SCALE'.



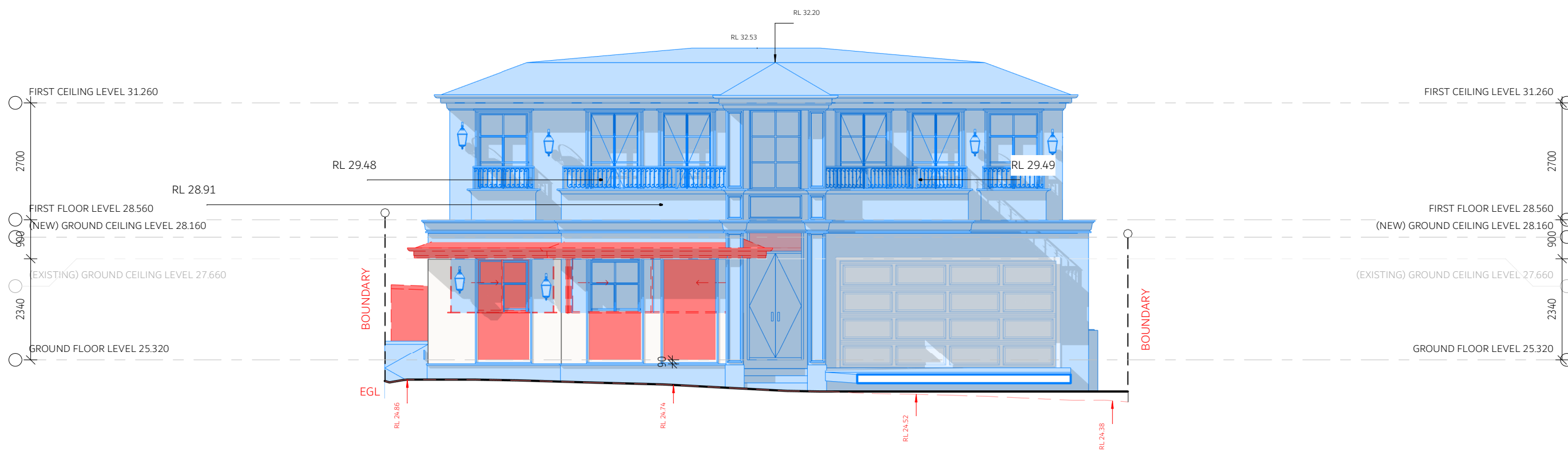
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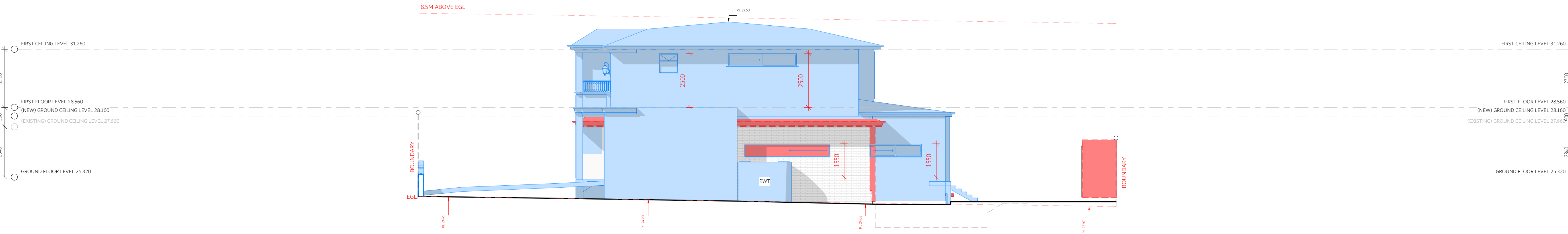
SOUTH ELEVATION 1

1 : 100



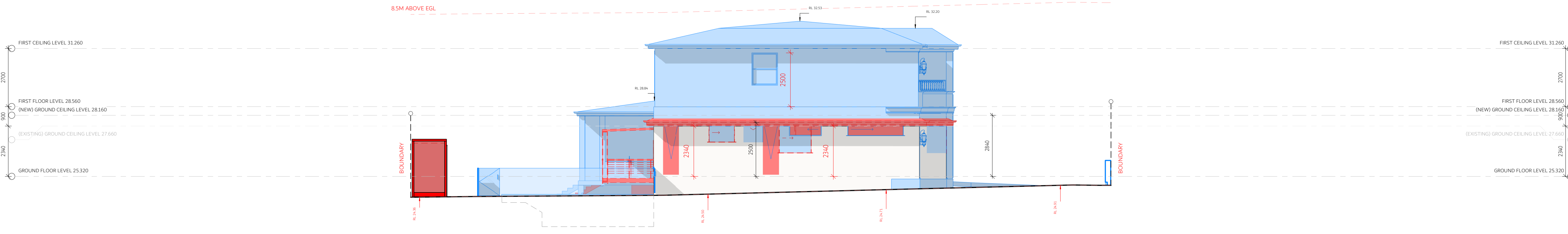
NORTH ELEVATION 1

1 : 100



WEST ELEVATION 1

1 : 100

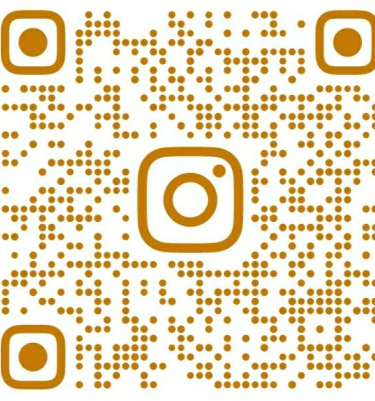


EAST ELEVATION 1

1 : 100



VISUAL SCALE 1:100 @ A1



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

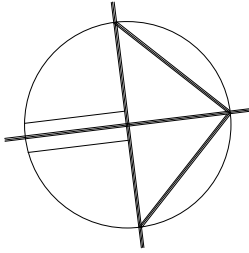
TOWNSEND ALTERATIONS AND
ADDITIONS

91 TOWNSEND STREET, CONDELL
PARK, NSW, 2200

ALEX SAAD

27.03.2025

NORTH POINT



SCALE AS INDICATED @ A1

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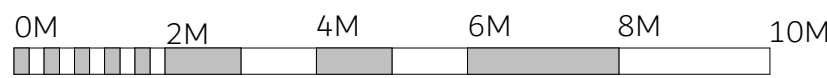
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F	

LEGEND

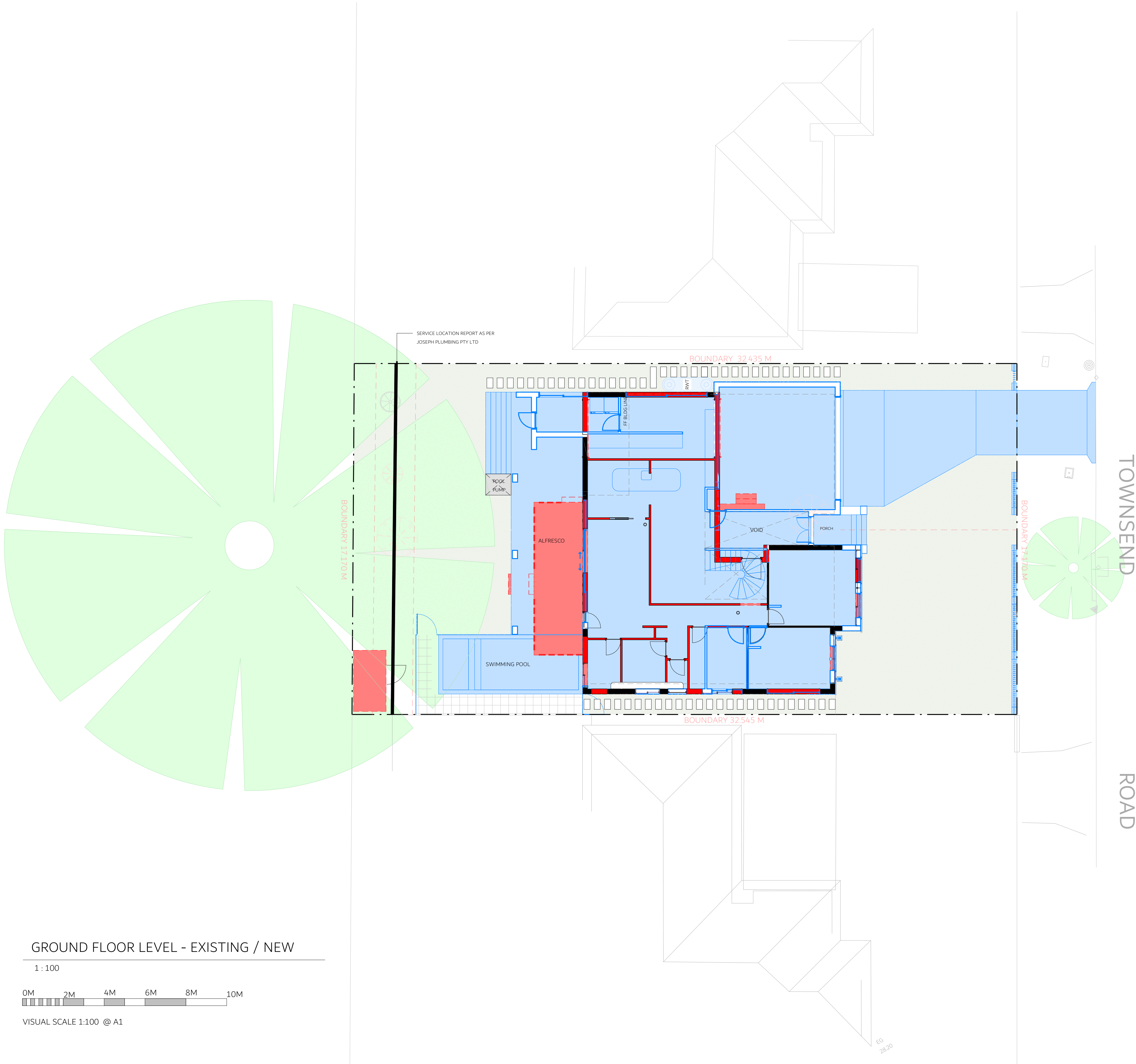
TITLE	GROUND FLOOR - EXISTING / NEW
CHECKED BY	JE
DWG #	INHAUS-23
REVISION	D
PROJECT #	2525

GROUND FLOOR LEVEL - EXISTING / NEW

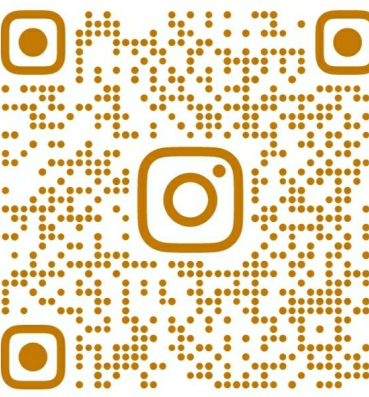
1 : 100



VISUAL SCALE 1:100 @ A1



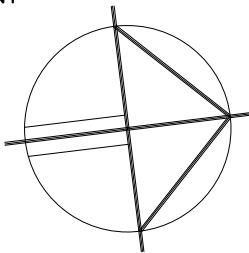
NOT FOR CONSTRUCTION

TOWNSEND ALTERATIONS AND
ADDITIONS91 TOWNSEND STREET, CONDELL
PARK, NSW, 2200

ALEX SAAD

27.03.2025

NORTH POINT



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E

F

LEGEND

TITLE
BASIX COMMITMENTS

CHECKED BY JE

DWG # INHAUS-24 REVISION D

PROJECT #

2525

BASIX™Certificate

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

Alterations and Additions

Certificate number: A1794247

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.



Project address	
Project name	91 Townsend Street Condeell Park
Street address	91 TOWNSEND STREET CONDELL PARK 2200
Local Government Area	Cammerbury-Barrington Council
Plan type and number	Deposited Plan DP236591
Lot number	74
Section number	-
Project type	
Dwelling type	Dwelling house (detached)
Type of alteration and addition	The estimated development cost for my renovation work is \$50,000 or more, and includes a pool (and/or spa).
N/A	N/A
Certificate Prepared by	
(please complete before submitting to Council or PCA)	
Name / Company Name: AENEC - Office: 02 9984 8906	
ABN (if applicable): 32812556377	

page 1/11

BASIX Certificate number A1794247

Pool and Spa	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Outdoor swimming pool			
The swimming pool must be outdoors.	✓	✓	✓
The swimming pool must not have a capacity greater than 25 kilolitres.	✓	✓	✓
The swimming pool must have a pool cover.		✓	✓
The applicant must install a pool pump timer for the swimming pool.		✓	✓
The applicant must not incorporate any heating system for the swimming pool that is part of this development.		✓	✓

page 2/11

BASIX Certificate number A1794247

Fixtures and systems	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Lighting			
The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting diode (LED) lamps.		✓	✓
Fixtures			
The applicant must ensure new or altered showerheads have a flow rate no greater than 9 litres per minute or a 3 star water rating.		✓	✓
The applicant must ensure new or altered toilets have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating.		✓	✓
The applicant must ensure new or altered taps have a flow rate no greater than 9 litres per minute or minimum 3 star water rating.		✓	✓

page 3/11

BASIX Certificate number A1794247

Construction	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Insulation requirements			
The applicant must construct the new or altered construction (floors), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m ² , b) insulation specified is not required for parts of altered construction where insulation already exists.			
Construction	Additional insulation required (R-value)	Other specifications	
concrete slab on ground floor.	nil	N/A	
suspended floor with open subfloor: framed (R0.7).	R0.8 (down) (or R1.50 including construction)	N/A	
suspended floor above garage: framed (R0.7).	nil	N/A	
floor above existing dwelling or building.	nil	N/A	
external wall: brick veneer.	R1.16 (or R1.70 including construction)		
external wall: framed (weatherboard, fibre, metal clad)	R1.30 (or R1.70 including construction)		
internal wall shared with garage: plasterboard (R0.36)	nil		
flat ceiling, pitched roof	ceiling: R3.00 (up); roof: foil/insulating	dark (solar absorbance > 0.70)	
flat ceiling, flat roof: framed	ceiling: R3.00 (up); roof: foil/insulating	dark (solar absorbance > 0.70)	

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Planning Industry And Environment

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Glazing requirements	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Windows and glazed doors			
The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. Relevant overshadowing specifications must be satisfied for each window and glazed door.	✓	✓	✓
The following requirements must also be satisfied in relation to each window and glazed door:		✓	✓
Each window or glazed door with standard aluminium or timber frames and single clear or tinted glass or tinted glass may either match the description, or have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions.		✓	✓
Each window or glazed door with improved frames, or pyrolytic low-e glass, or clearer glass/low-e glass, or tinted glass/low-e glass must have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions. The description is provided for information only. Alternative systems with complying U-values and SHGC may be substituted.		✓	✓
For projections described as a ratio, the ratio of the projection from the wall to the height above the window or glazed door sill must be at least that shown in the table below.	✓	✓	✓
Overshadowing buildings or vegetation must be of the height and distance from the centre and the base of the window and glazed door, as specified in the 'overshadowing' column in the table below.	✓	✓	✓

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Glazing requirements							Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Windows and glazed doors glazing requirements									
Window/door number	Orientation	Area of glass including frame (m ²)	Overshadowing height (m)	Overshadowing distance (m)	Shading device	Frame and glass type			
W05	S	5.76	0	0	none	standard aluminium, single clear, or U-value: 7.63, SHGC: 0.75			
SD01	S	14.57	0	0	projection/ height above sill ratio >=0.43	standard aluminium, single clear, or U-value: 7.63, SHGC: 0.75			
W11	S	6.82	0	0	none	standard aluminium, single clear, or U-value: 7.63, SHGC: 0.75			
W11	S	6.82	0	0	none	standard aluminium, single clear, or U-value: 7.63, SHGC: 0.75			
SD02	S	11.78	0	0	projection/ height above sill ratio >=0.36	standard aluminium, single clear, or U-value: 7.63, SHGC: 0.75			

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Glazing requirements							Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Window/door number	Orientation	Area of glass including frame (m ²)	Overshadowing height (m)	Overshadowing distance (m)	Shading device	Frame and glass type			
W01	N	2.88	0	0	none	timber or uPVC, double Lo-Tintlar glass/low-e, (U-value: 2.3, SHGC: 0.19)			
W01	N	2.88	0	0	none	timber or uPVC, double Lo-Tintlar glass/low-e, (U-value: 2.3, SHGC: 0.19)			
W01	N	2.88	0	0	none	timber or uPVC, double Lo-Tintlar glass/low-e, (U-value: 2.3, SHGC: 0.19)			
ED01	N	2.81	0	0	projection/ height above sill ratio >=0.43	standard aluminium, single clear, or U-value: 7.63, SHGC: 0.75			
W08	N	2.28	0	0	none	timber or uPVC, double Lo-Tintlar glass/low-e, (U-value: 2.3, SHGC: 0.19)			

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Glazing requirements							Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Windows and glazed doors glazing requirements									
Window/door number	Orientation	Area of glass including frame (m ²)	Overshadowing height (m)	Overshadowing distance (m)	Shading device	Frame and glass type			
D04	N	2.9	0	0	none	timber or uPVC, double Lo-Tintlar glass/low-e, (U-value: 2.3, SHGC: 0.19)			
D04	N	2.9	0	0	none	timber or uPVC, double Lo-Tintlar glass/low-e, (U-value: 2.3, SHGC: 0.19)			
W08	N	2.28	0	0	projection/ height above sill ratio >=0.43	standard aluminium, single clear, or U-value: 7.63, SHGC: 0.75			
D04	N	2.9	0	0	none	timber or uPVC, double Lo-Tintlar glass/low-e, (U-value: 2.3, SHGC: 0.19)			
D04	N	2.9	0	0	none	timber or uPVC, double Lo-Tintlar glass/low-e, (U-value: 2.3, SHGC: 0.19)			

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Glazing requirements							Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Window/door number	Orientation	Area of glass including frame (m ²)	Overshadowing height (m)	Overshadowing distance (m)	Shading device	Frame and glass type			
W14	N	2.28	0	0	none	timber or uPVC, double Lo-Tintlar glass/low-e, (U-value: 2.3, SHGC: 0.19)			
W06	W	1.44	0	0	none	timber or uPVC, double Lo-Tintlar glass/low-e, (U-value: 2.3, SHGC: 0.19)			
W07	W	2.4	0	0	none	timber or uPVC, double Lo-Tintlar glass/low-e, (U-value: 2.3, SHGC: 0.19)			
W13	W	0.81	0	0	projection/ height above sill ratio >=0.23	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)			
W12	W	1.92	0	0	projection/ height above sill ratio >=0.29	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)			

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Glazing requirements							Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Windows and glazed doors glazing requirements									
Window/door number	Orientation	Area of glass including frame (m ²)	Overshadowing height (m)	Overshadowing distance (m)	Shading device	Frame and glass type			
W04	E	1.8	2.4	1.5	none	standard aluminium, single clear, or U-value: 7.63, SHGC: 0.75			
W04	E	1.8	2.4	1.5	none	standard aluminium, single clear, or U-value: 7.63, SHGC: 0.75			
W03	E	0.9	0	0	none	timber or uPVC, double Lo-Tintlar glass/low-e, (U-value: 2.3, SHGC: 0.19)			
W02	E	1.56	0	0	none	timber or uPVC, double Lo-Tintlar glass/low-e, (U-value: 2.3, SHGC: 0.19)			
W09	E	1.8	0	0	none	timber or uPVC, double Lo-Tintlar glass/low-e, (U-value: 2.3, SHGC: 0.19)			

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Legend
In these commitments, "applicant" means the person carrying out the development.
Commitments identified with a ✓ in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development).
Commitments identified with a ✓ in the "Show on CC/CDC plans & specs" column must be shown in the plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development.
Commitments identified with a ✓ in the "Certifier check" column must be certified by a certifying authority as having been fulfilled, before a final occupation certificate for the development may be issued.

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TOWNSEND ALTERATIONS AND ADDITIONS

91 TOWNSEND STREET, CONDELL PARK, NSW, 2200

ALEX SAAD

27.03.2025

NORTH POINT

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 FROM PLANS.

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 06.05.2025	ISSUED FOR DA SUBMISSION
E	
F	

LEGEND

TITLE

NCC/AS - STAIRS

CHECKED BY

JE

DWG #

INHAUS-26

PROJECT #

2525

NOT FOR CONSTRUCTION

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—

(a)

not more than 18 and not less than 2 *risers* in each *flight*; and

(b)

goings (G), *risers* (R) and a slope relationship quantity (2R + G) in accordance with Table 11.2.2a, except as permitted by (2) and (3); and

(c)

constant *goings* and *risers* throughout each *flight*, except as permitted by (3) and (4), and the dimensions of *goings* (G) and *risers* (R) in accordance with (1), (2) and (3) are considered constant if the variation between—

(i)

adjacent *risers*, or between adjacent *goings*, is not more than 5 mm; and

(ii)

the largest and smallest *riser* within a *flight*, or the largest and smallest *going* within a *flight*, is not more than 10 mm; and

(d)

risers 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).

Table 11.2.2a Riser and going dimensions (mm)

Stair type	<i>Riser</i> (R) (see Figure 11.2.2f)		<i>Going</i> (G) (see Figure 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

Riser and *going* dimensions must be measured in accordance with Figure 11.2.2f

Table 11.2.2b Riser and going dimensions (mm) – stairways serving non-habitable rooms

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 *risers* in each *flight*. Where there are less than 2 *risers* in a *flight*, 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 *risers* within a *flight* with minor deviations in the materials affecting the finished stair dimensions. The nominated *riser* height is exceeded by *riser* A. As a consequence *riser* height B is less than the nominated *riser* height. The difference between *riser* A and *riser* B cannot exceed 5 mm.

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

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

▼ Figure Notes

1. A = larger *riser* of two adjacent *risers*.

2. B = smaller *riser* of two adjacent *risers*.

3. This diagram only shows deviations in *risers*, however the same principle can apply for *goings*.

Figure 11.2.2b (explanatory) Minor deviations in a stairway — deviations over a flight

▼ Figure Notes

1. C = largest *riser* of the *flight*.

2. D = smallest *riser* of the *flight*.

3. This diagram only shows deviations in *risers*, however the same principle can apply for *goings*.

Explanatory information: Openings in stair risers

11.2.2(1)(d) allows the use of open *riser* 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 *riser*.

Explanatory information: Stairways with winders

• 11.2.2(3) allows the use of *winders* in stairways. However, 11.2.2(3) places a restriction on the number of allowable *winders* in a stairway *flight*, this restriction would apply equally to not permit a stairway incorporating a consecutive series of *winders* in a *flight*.

• This also means the maximum number of consecutive *winders* in any stairway

11.3.4 Construction of barriers to prevent falls

(1)

A barrier *required* by 11.3.3¹⁴ 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 Figure 11.3.4a).

(b)

The height must not be less than—

(i)

1 m above the floor of any *landing*, *corridor*, hallway, balcony, deck, verandah, access path, *mezzanine*, access bridge, roof top space or the like to which general access is provided (see Figures 11.3.3b and Figure 11.3.4a); or

(ii)

865 mm above the floor of a *landing* to a stairway or ramp where the barrier is provided along the inside edge of the *landing* 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 *flight* or ramp to 1 m at the *landing* (see Figure 11.3.4b).

(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 Figure 11.3.4a).

(5)

Where a *required* barrier is fixed to the vertical face forming an edge of a *landing*, 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-*habitable room*, 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 climbing.

(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 11.3.6¹⁵.

(10)

A glass barrier or *window* serving as a barrier must comply with H1D8¹⁶ and the relevant provisions of this Part.

(11)

A barrier, except a *window* 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

Explanatory information

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

Section 8 contains the relevant assembly provisions for glass barriers and

11.3.5 Handrails

(1)

Handrails to a stairway or ramp must—

(a)

be located along at least one side of the stairway *flight* or ramp; and

(b)

be located along the full length of the stairway *flight* or ramp, except in the case where a handrail is associated with a barrier the handrail may terminate where the barrier terminates; and

(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 Figure 11.3.4b); and

(d)

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

(b)

a *landing*; or

(c)

a *winder* 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 *required* on at least one side of the stairway *flight* 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 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 stairways such as elliptical, spiral, circular or curved stairways to finish a few treads from the bottom of the stairway.

(d)

11.3.5(1)(c) requires a minimum handrail height of 865 mm. This height provides comfort, stability, support and assistance for most users.

(e)

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 than 1 m; or

(ii) a *landing* for a stairway or ramp; or

(iii) a *winder* in a stairway if a newel post is installed to provide a handhold.

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TOWNSEND ALTERATIONS AND ADDITIONS

91 TOWNSEND STREET, CONDELL PARK, NSW, 2200

ALEX SAAD

27.03.2025

NORTH POINT

SCALE

AS INDICATED @ A1

NOTES

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. BOUNDARY DIMENSIONS & ALL LEVELS SUBJECT TO CONFIRMATION BY BUILDER

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

REV/DATE

DESCRIPTION

A10.04.2025ISSUED FOR FLOOR PLANS

B15.04.2025ISSUED FOR DESIGN PLANS

C23.04.2025ISSUED FOR CONSULTANTS

D06.05.2025ISSUED FOR DA SUBMISSION

E

F

LEGEND

TITLE

AS3740 (WATERPROOFING)

CHECKED BY

JE

DWG #

INHAUS-28

REVISION

D

PROJECT #

2525

NOT FOR CONSTRUCTION

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 waterproofed 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 [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:

(a) Niches shall be lined on all surfaces with a water-resistant substrate material in accordance with [Clause 3.2.2](#).

(b) Internal linings of niches shall be separated from any wall linings on the opposite side of the wall.

(c) 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

4.13.1 General

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 [Clause 4.8.2](#) and [Figure 4.8.2\(A\)](#)).

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.

(b) 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 Where drainage is provided under the spa, it should be at membrane level with falls to waste.

(c) Where non-proprietary access to the pump is provided, water is to be excluded from entering the access panel.

(d) Pump mountings to be sealed so as not to perforate the membrane.

(e) Provision of ventilation under spa shell to manage condensation.

(f) Where drainage is provided under the spa, provision of that drainage at membrane level with falls to waste.

NOTE 2 See [Figure 4.13.6](#) for spa bath compartment detail at bath face.

4.15 Enclosed shower screen placement

4.15.1 Showers with hobs

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

(a) flush with the shower area side of the hob; or

(b) overhanging into the shower area; or

(c) inside the hob.

NOTE A self-draining sub-sill is considered to be part of the shower screen.

4.15.2 Showers with step-downs

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

(a) flush with the finished vertical surface of the step-down; or

(b) overhanging into the shower area; or

(c) inside the step-down of the shower area.

4.15.3 Showers without hobs or step-downs

The shower screen shall be positioned —

(a) over the top of the waterstop that defines the shower area; or

(b) inside the waterstop that defines the shower area.

4.17 Polished concrete

Waterproofing systems beneath polished concrete shall be installed in accordance with [Clause 4.6](#), [Clause 4.2](#), [Clause 4.8](#), [Clause 4.9](#), [Clause 4.10](#), [Clause 4.11](#) and their sub-clauses, and the following requirements:

(a) Membrane shall be protected from abrasive damage when placing and vibrating the topping concrete by installing a protective underlayment.

(b) Membrane detail to vertical surfaces and walls are to be protected against damage caused when placing and polishing the concrete and incompatible sealers.

(c) Topping concrete shall be bonded to the protective underlayment with a compatible bond coat.

NOTE [Figure 4.17](#) shows a typical polished concrete floor installation.

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.