

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



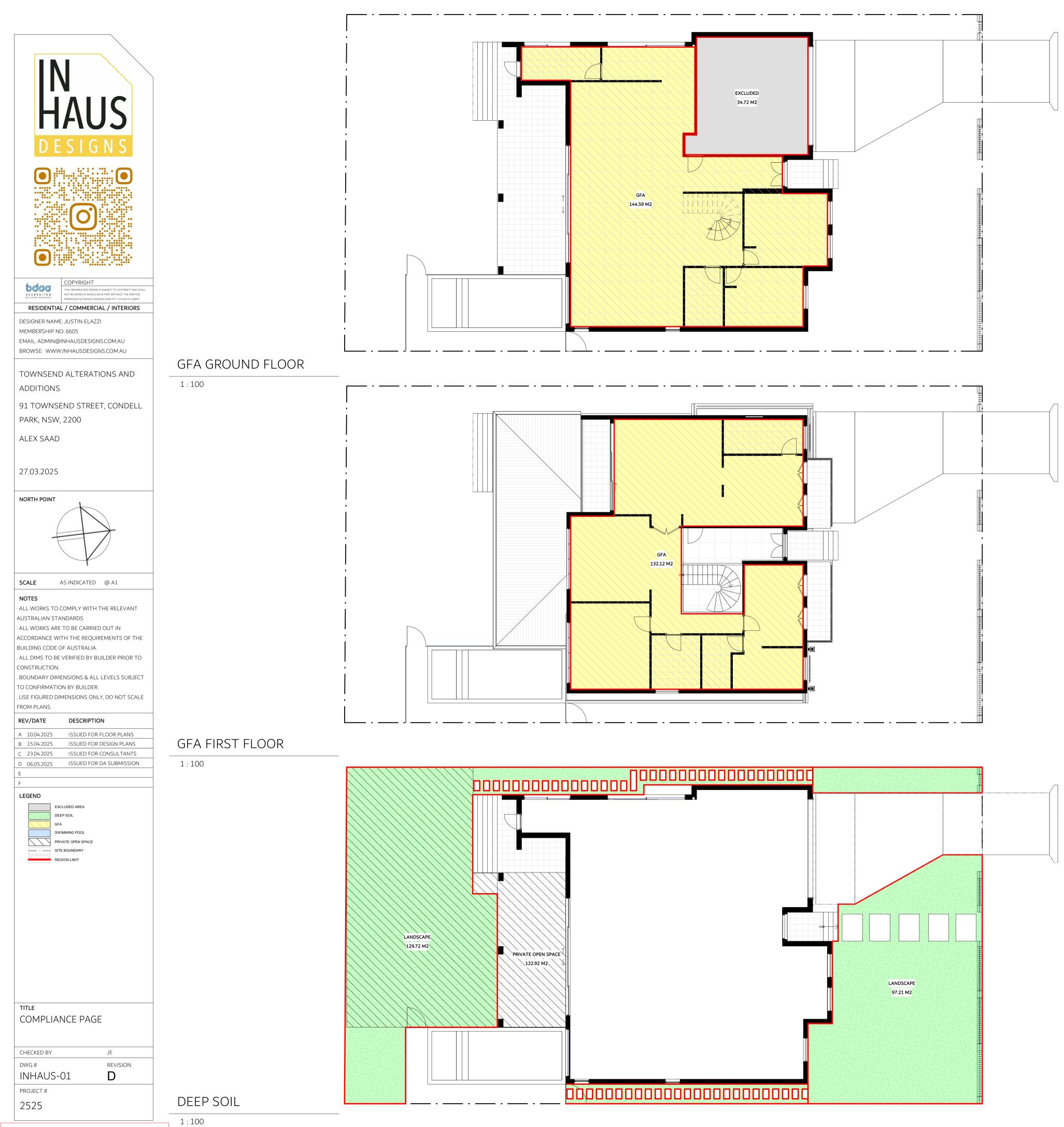
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INHAUS-01	COMPLIANCE PAGE
INHAUS-02	SITE PLAN
INHAUS-03	EXISTING GROUND PLAN
INHAUS-04	GROUND FLOOR PLAN
INHAUS-05	FIRST FLOOR PLAN
INHAUS-06	ROOF PLAN
INHAUS-07	ELEVATIONS
INHAUS-08	SECTIONS
INHAUS-09	BACKYARD PLAN
INHAUS-10	POOL SECTIONS
INHAUS-11	WINDOW & DOOR SCHEDULE
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NOT FOR CONSTRUCTION

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INHAUS-24	BASIX COMMITMENTS

INHAUS-25
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 NP-03

NATHERS COMMITMENTS NCC/AS - GENERAL NOTES NCC/AS - STAIRS AS3740 (WATERPROOFING) AS3740 (WATERPROOFING) NOTIFICATION PLAN NOTIFICATION PLAN



SITE A FSR -\_\_\_\_\_ ΤΟΤΑΙ GROU FIRST ΤΟΤΑΙ MAX SETBA GROUI GROUI GROUI FIRST

FIRST FIRST GARAC PRIVA

5x5M MINI

LANDS 45% OF AREA LANDSCAPED INFRONT OF BLDG LINE 131.3M x 45%

**DWELLING** (TYPE) - ALTERATIONS AND ADDITIONS WITH SWIMMING POOL

**COUNCIL** - CANTERBURY - BANKSTOWN COUNCIL

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

**DP NUMBER** - DP239591

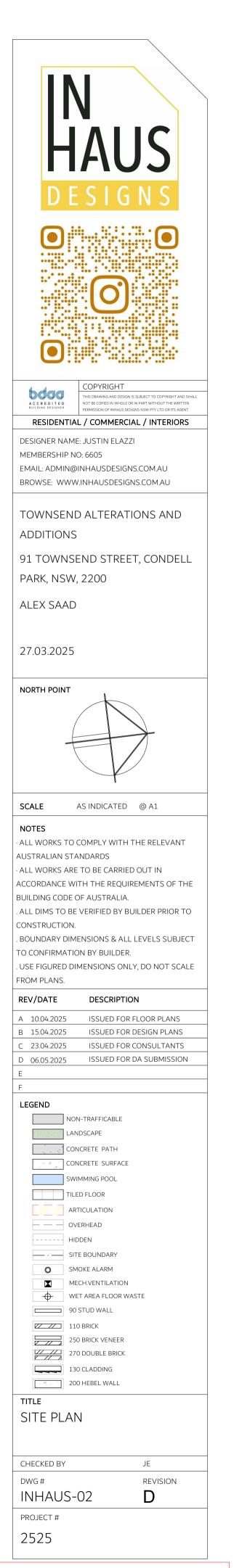
LOT NUMBER - 74

**ZONING** - R2

AREA - 557.9M <sup>2</sup>	PERMISSIBLE	PROPOSED	
- 0.5:1	278.95M <sup>2</sup>	276.71M <sup>2</sup>	
AL GFA		LOT	
UND FLOOR GFA		144.59M <sup>2</sup>	
T FLOOR GFA		132.12M <sup>2</sup>	
AL GFA		276.71M <sup>2</sup>	
HEIGHT	8.5M	8.2M	
BACKS			
UND FLOOR FRONT SETBACK	5.5M	7.647M	
UND FLOOR REAR SETBACK	6M	8.674M	
UND FLOOR SIDE SETBACK	0.9M	0.9M	
T FLOOR FRONT SETBACK	6.5M	8.944M	
T FLOOR REAR SETBACK	6M	11.279M	
T FLOOR SIDE SETBACK	1.5M > BLDG HEIGHT GREATER THAN 7M	1.5M	
AGE SETBACK	5.5M	8.647M	
ATE OPEN SPACE	80M <sup>2</sup>	122.92M <sup>2</sup>	
INIMUM WIDTH			
DSCAPE / DEEP SOIL		226.93M <sup>2</sup>	

59.65M<sup>2</sup>

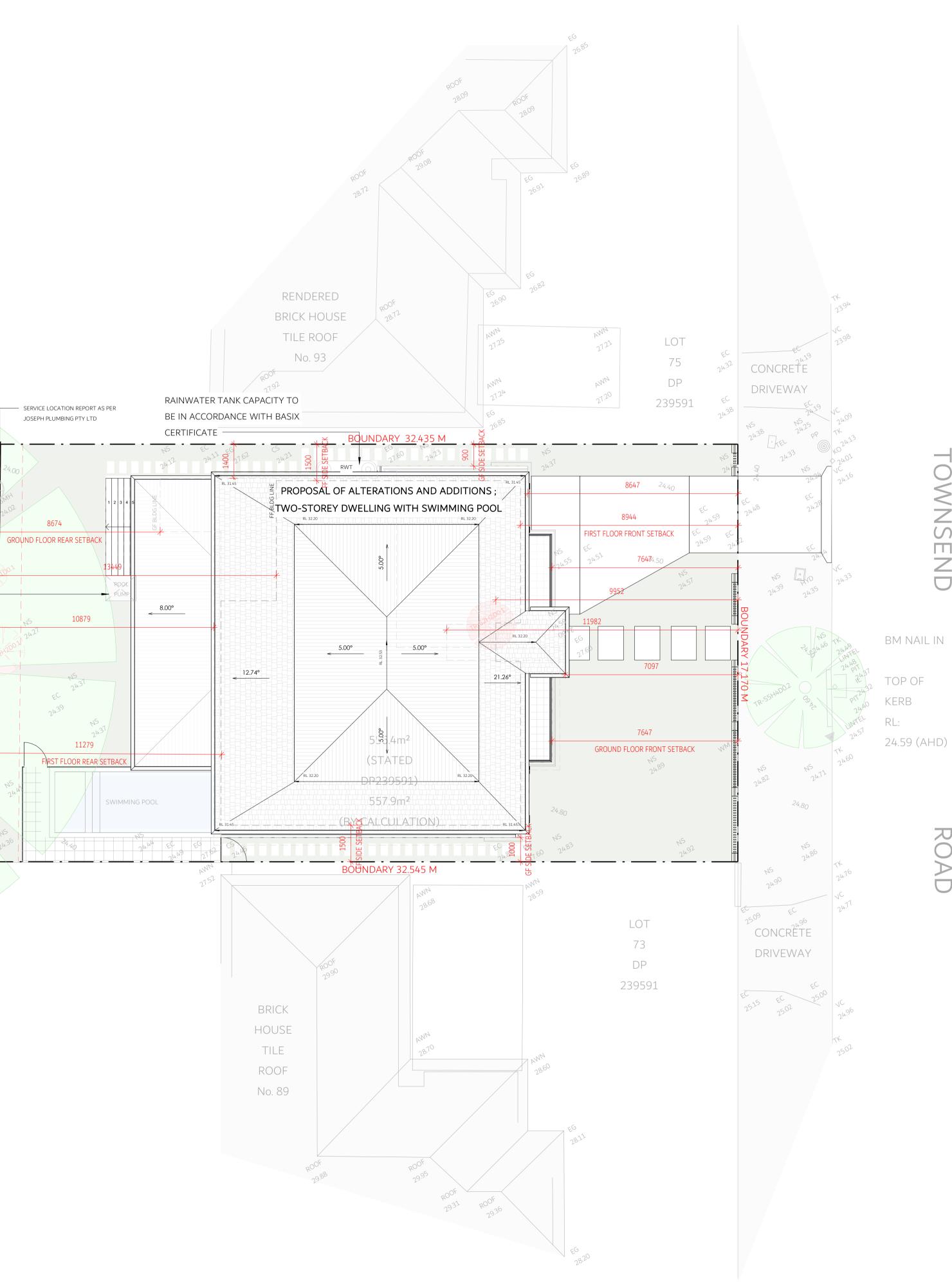
97.21M<sup>2</sup>



	SOUND PI (NON-CLI	4P EQUIPMENT <sup>-</sup> ROOF ENCLOSUR MBABLE) AND CI .E ZONE (900MM	E AT 1800MN LEAR OF NON	1 HIGH
LOT				BOU
1			TR-524H18D0.6	BOUNDARY 17.170 M
DP 214712	7		TRI	Y 17.1
	~			70 M
		l.		
SITE PLAN				
1 : 100				
0M <u>2M</u> 4M 6M	8M	10M		
VISUAL SCALE 1:100 @ A1		]		
VISUAL SCALE I.IUU (W AI				

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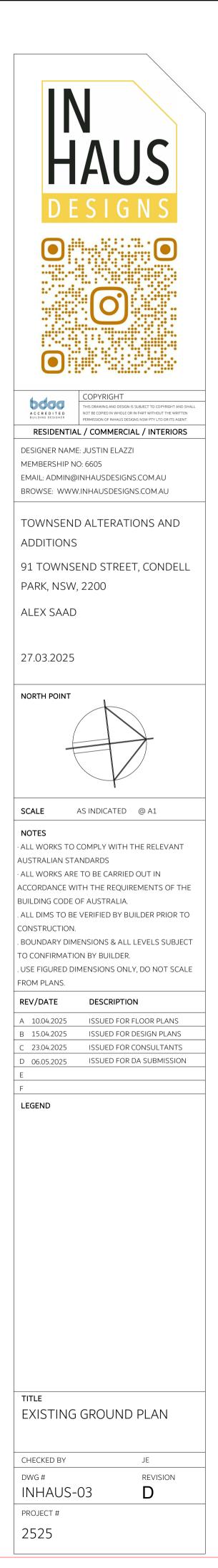
NOT FOR CONSTRUCTION



# TOWNSEND

BM NAIL IN

ROAD



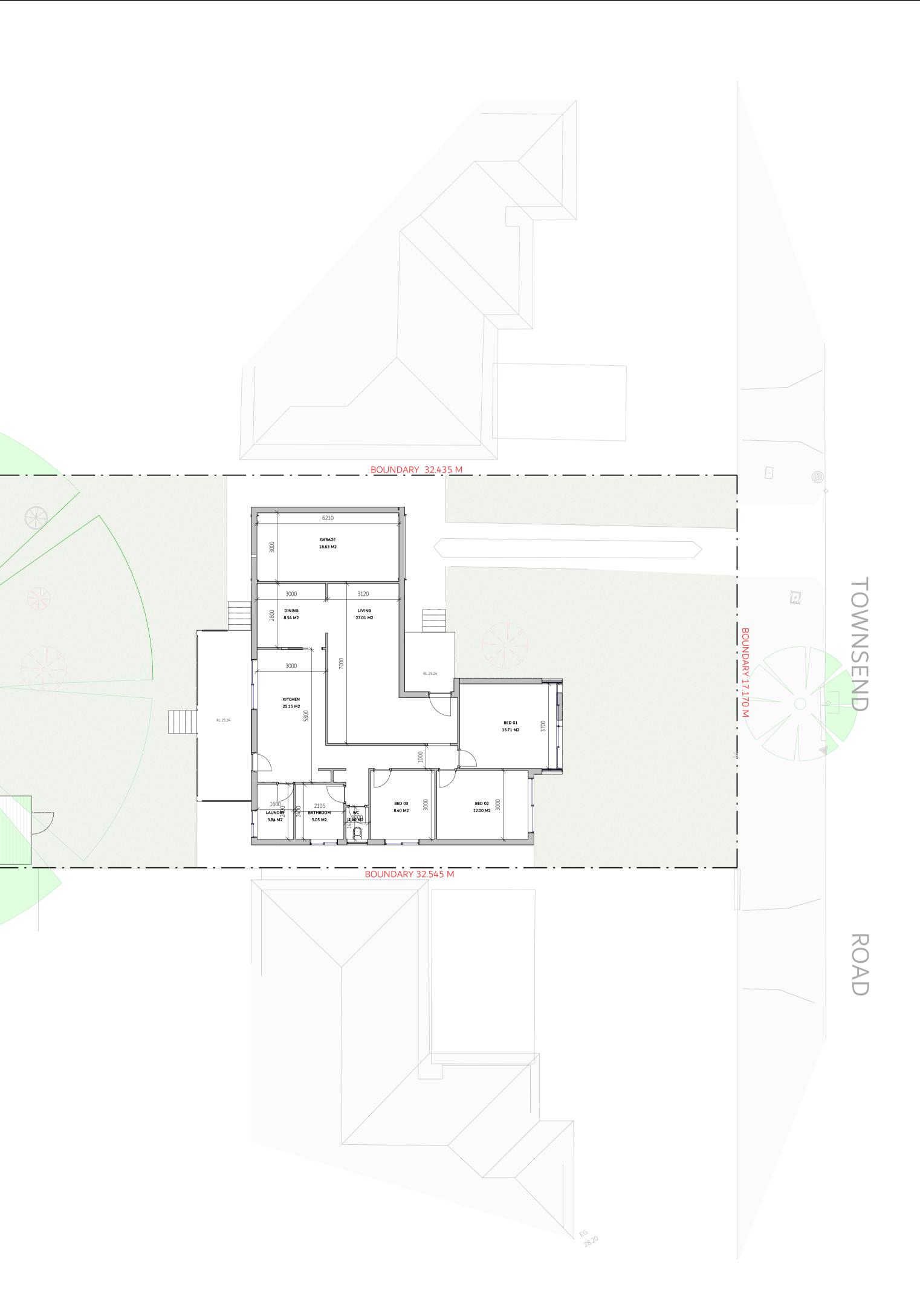
# EXISTING - GROUND FLOOR LEVEL

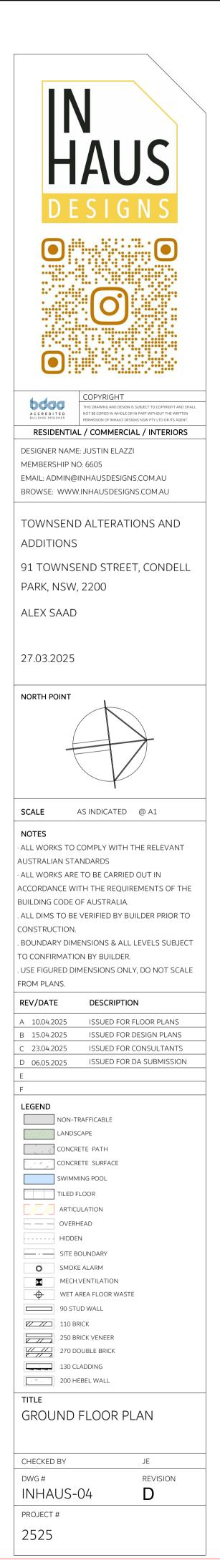
1:10	00	
ОМ	2M	4N

4M 6M 8M 10M

VISUAL SCALE 1:100 @ A1

# NOT FOR CONSTRUCTION





INHAUS/08	

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# GROUND FLOOR LEVEL

1:100

0M 2M 4M 6M 8M \_10M

VISUAL SCALE 1:100 @ A1

# NOT FOR CONSTRUCTION



TABLE 2 –	MINIMUM	<b>GLAZING</b>	<b>FHICKNESSES</b>	AND Rw RATINGS -

Room	Glazing Reference/ Approximate Dimensions (H x W) (mm)	Recommended Minimum Type and Thickness of Glazing	Required Minimum R <sub>w</sub> or STC (dB)
<b>Ground Floor</b>			
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 2 x W04 2 x 2400 x 750	<ul> <li>6.38 mm laminated sliding door with acoustic seals</li> <li>6.38 mm laminated fixed window with standard seals</li> <li>6.38 mm laminated awning windows with acoustic seals</li> </ul>	31
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			
Master Bedroom/WIR	2 x D04 2 x 2480 x 580 W12 600 x 3200 SD02	<ul> <li>8.38 mm laminated glazed doors with acoustic seals</li> <li>8.38 mm laminated sliding window with acoustic seals</li> <li>8.38 mm laminated sliding door with</li> </ul>	34
Master Ensuite	2660 x 4420 W14 1900 x 1200	acoustic seals 4 mm float fixed window with standard seals	24
_	W13 900 x 900	4 mm float awning window with standard seals	
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	
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.

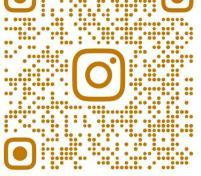
WET AREA FLOOR WASTE LOCATIONS AND FALLS BETWEEN 1:50 – 1:80 TO ALL FLOOR WASTES IN ACCORDANCE TO NCC HOUSING PROVISIONS CLAUSE 10.2.12.

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.

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)

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





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#### DESIGNER NAME: JUSTIN ELAZZI MEMBERSHIP NO: 6605

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TOWNSEND ALTERATIONS AND ADDITIONS

91 TOWNSEND STREET, CONDELL PARK, NSW, 2200

2 INHAUS-08

ALEX SAAD

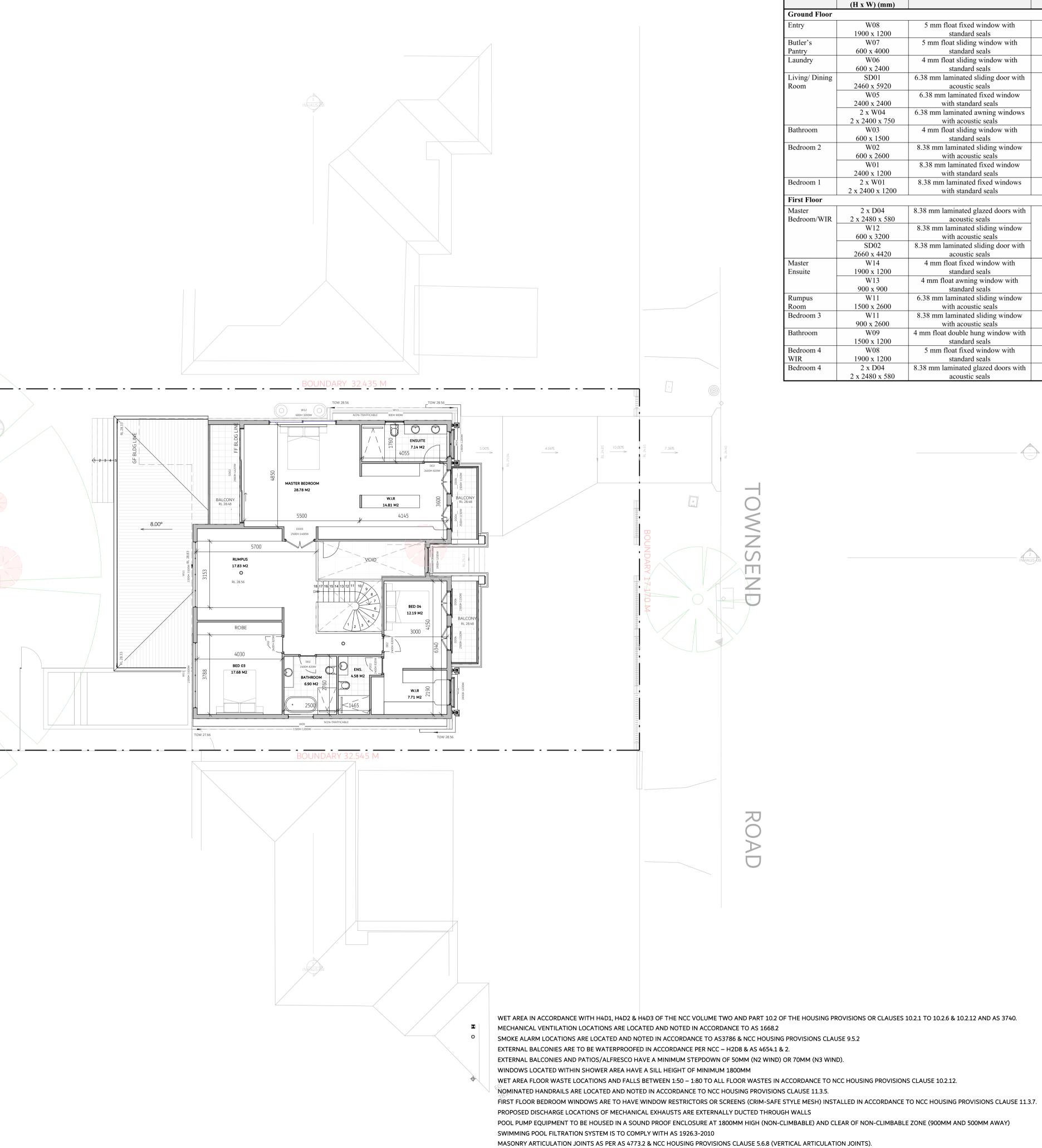
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27.03.2023	
NORTH POINT	
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SCALE AS	S INDICATED @ A1
NOTES	
· ALL WORKS TO CO AUSTRALIAN STAN	OMPLY WITH THE RELEVANT
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. ALL DIMS TO BE V CONSTRUCTION.	ERIFIED BY BUILDER PRIOR TO
	NSIONS & ALL LEVELS SUBJECT
TO CONFIRMATION	N BY BUILDER.
. USE FIGURED DIM	ENSIONS ONLY, DO NOT SCALE
FROM PLANS.	
REV/DATE	DESCRIPTION
A 10.04.2025	ISSUED FOR FLOOR PLANS
B 15.04.2025 C 23.04.2025	ISSUED FOR DESIGN PLANS
D 06.05.2025	ISSUED FOR DA SUBMISSION
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F	
LANDSCA	AFFICABLE
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	LE SURFACE
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HIDDEN	UNDARY
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	CK CK VENEER
	JBLE BRICK
130 CLA	DDING
200 HEE	BEL WALL
TITLE	
FIRST FLO	OR PLAN
CHECKED BY	
INHAUS-C	REVISION
PROJECT #	
2525	

# FIRST FLOOR LEVEL 1:100

0M 2M 4M 6M 8M \_10M

VISUAL SCALE 1:100 @ A1



Room	wnsend Street, Condell ParkDomGlazing Reference/ Approximate Dimensions (H x W) (mm)Recommended Minimum Type and Thickness of Glazing		Required Minimum R <sub>w</sub> or STC (dB)
<b>Ground Floor</b>			
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
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Living/ Dining Room	SD01 2460 x 5920 W05	6.38 mm laminated sliding door with acoustic seals 6.38 mm laminated fixed window	31
	2400 x 2400 2 x W04	with standard seals 6.38 mm laminated awning windows	
Bathroom	2 x 2400 x 750 W03 600 x 1500	with acoustic seals 4 mm float sliding window with standard seals	22
Bedroom 2	W02 600 x 2600 W01 2400 x 1200	<ul> <li>8.38 mm laminated sliding window with acoustic seals</li> <li>8.38 mm laminated fixed window with standard seals</li> </ul>	34
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 W12 600 x 3200 SD02	<ul> <li>8.38 mm laminated glazed doors with acoustic seals</li> <li>8.38 mm laminated sliding window with acoustic seals</li> <li>8.38 mm laminated sliding door with</li> </ul>	34
Master	2660 x 4420 W14	acoustic seals 4 mm float fixed window with	24
Ensuite	1900 x 1200 W13 900 x 900	0 standard seals 4 mm float awning window with	
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	
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





A C C R E D I T E D DUILDING DESIGNES RESIDENTIAL / COMMERCIAL / INTERIORS

#### DESIGNER NAME: JUSTIN ELAZZI MEMBERSHIP NO: 6605

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TOWNSEND ALTERATIONS AND ADDITIONS

91 TOWNSEND STREET, CONDELL PARK, NSW, 2200

> 2 INHAUS-08

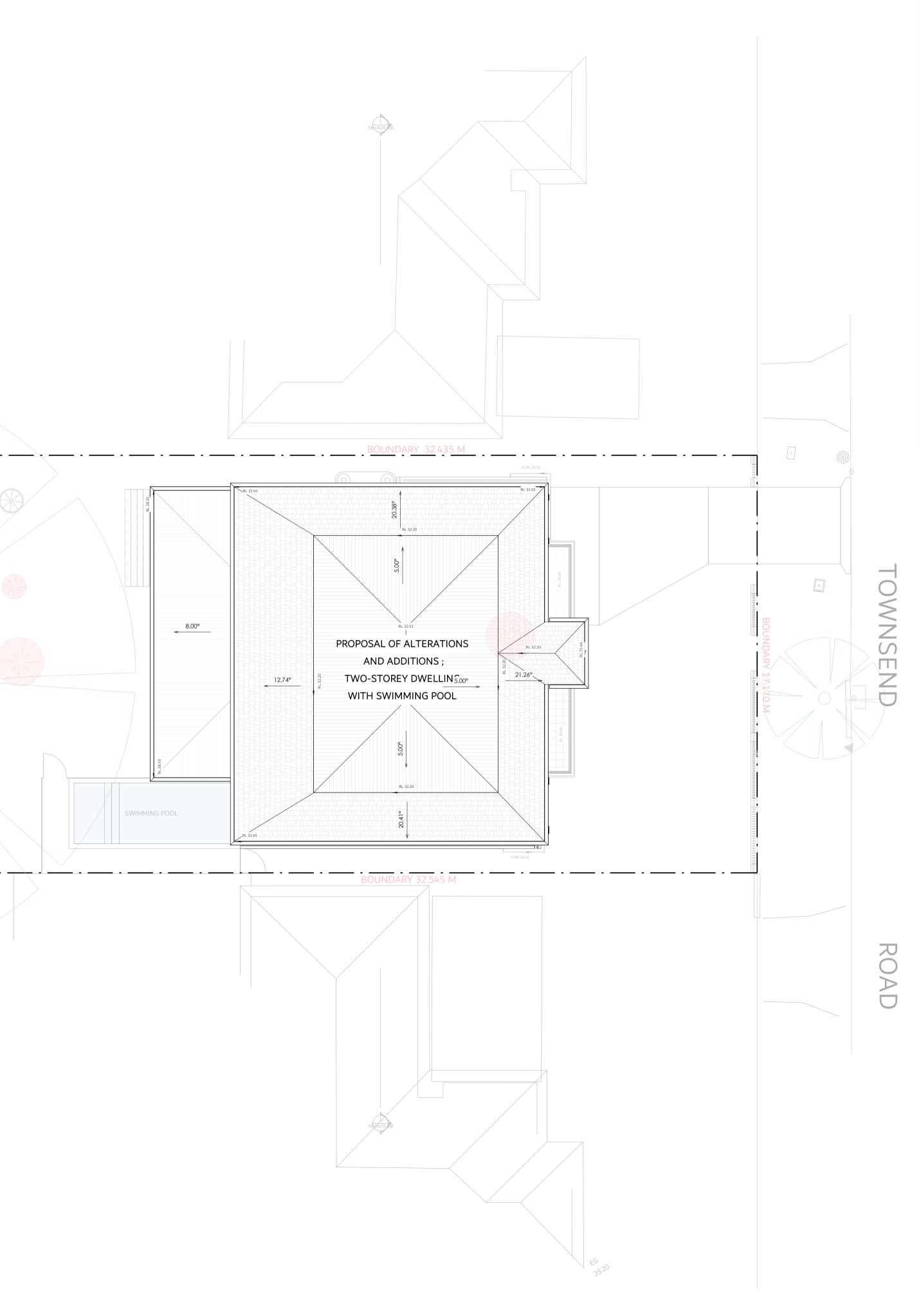
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TO CONFIRMATION	BY BUILDER.
. USE FIGURED DIMI FROM PLANS.	ENSIONS ONLY, DO NOT SCALE
REV/DATE	DESCRIPTION
A 10.04.2025	ISSUED FOR FLOOR PLANS
B 15.04.2025	ISSUED FOR DESIGN PLANS
C 23.04.2025 D 06.05.2025	ISSUED FOR CONSULTANTS
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LEGEND	
NON-TRA	FFICABLE
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SWIMMIN	G POOL
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SMOKE A	
	ENTILATION
Ψ	EA FLOOR WASTE
90 STUD	
	K VENEER
270 DOU	IBLE BRICK
130 CLA	DDING
200 HEB	EL WALL
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ROOF PLAN	Ν
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PROJECT #	
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1:100						
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VISUAL SC	CALE 1:100	@ A1				
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NOT FOR CONSTRUCTION



Room	Glazing Reference/ Approximate Dimensions (H x W) (mm)	Recommended Minimum Type and Thickness of Glazing	Required Minimum R <sub>w</sub> or STC (dB)
<b>Ground Floor</b>			
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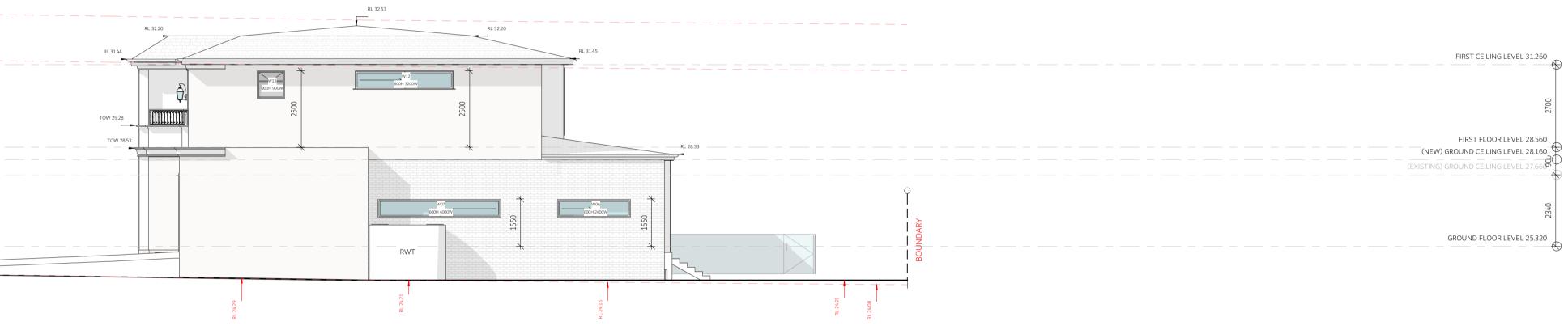


HAUS	FIRST CEILING LEVEL 31.260	RL 32.20 RL 31.45
DESIGNS	5100 5100	SD02 2660H 4420W 2660H 4420W 200H 3100W
	FIRST FLOOR LEVEL 28.560 (NEW) GROUND CEILING LEVEL 28.160	TOW 28.56
0	(EXISTING) GROUND CEILING LEVEL 27.660	
	GROUND FLOOR LEVEL 25.320	
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RESIDENTIAL / COMMERCIAL / INTERIORS DESIGNER NAME: JUSTIN ELAZZI MEMBERSHIP NO: 6605		
EMAIL: ADMIN@INHAUSDESIGNS.COM.AU BROWSE: WWW.INHAUSDESIGNS.COM.AU	SOUTH ELEVATION.	
TOWNSEND ALTERATIONS AND ADDITIONS	1:100	
91 TOWNSEND STREET, CONDELL PARK, NSW, 2200		
ALEX SAAD		8.5M ABOVE EGL
27.03.2025	FIRST CEILING LEVEL 31.260	7M ABOVE EGL
	FIRST FLOOR LEVEL 28,560	
	(existing) ground ceiling level 28.160 (existing) ground ceiling level 27.660	
SCALE     AS INDICATED     @ A1       NOTES     Indicated     Indicated	GROUND FLOOR LEVEL 25.320	
ALL WORKS TO COMPLY WITH THE RELEVANT     AUSTRALIAN STANDARDS     ALL WORKS ARE TO BE CARRIED OUT IN     ACCORDANCE WITH THE REQUIREMENTS OF THE		EGL
BUILDING CODE OF AUSTRALIA. . ALL DIMS TO BE VERIFIED BY BUILDER PRIOR TO CONSTRUCTION.		ਕੋ
. BOUNDARY DIMENSIONS & ALL LEVELS SUBJECT TO CONFIRMATION BY BUILDER. . USE FIGURED DIMENSIONS ONLY, DO NOT SCALE FROM PLANS.	WEST ELEVATION.	
REV/DATE     DESCRIPTION       A 10.04.2025     ISSUED FOR FLOOR PLANS       D 15.04 2025     ISSUED FOR FLOOR PLANS		8.5M ABOVE EGL
B15.04.2025ISSUED FOR DESIGN PLANSC23.04.2025ISSUED FOR CONSULTANTSD06.05.2025ISSUED FOR DA SUBMISSIONE		7M ABOVE EGL
F LEGEND NON-TRAFFICABLE	2700	
CONCRETE PATH	FIRST FLOOR LEVEL 28.560 (NEW) GROUND CEILING LEVEL 28.160	
SWIMMING POOL TILED FLOOR ARTICULATION	(EXISTING) GROUND CEILING LEVEL 27.660	BOUNDARY
OVERHEAD     HIDDEN     SITE BOUNDARY     SMOKE ALARM	GROUND FLOOR LEVEL 25.320	
MECH.VENTILATION     WET AREA FLOOR WASTE     90 STUD WALL		Rt. 24.36
I10 BRICK         250 BRICK VENEER         270 DOUBLE BRICK	EAST ELEVATION.	
130 CLADDING     200 HEBEL WALL	1 : 100	
ELEVATIONS		
CHECKED BYJEDWG #REVISIONINHAUS-07D		
PROJECT # 2525	0M 2M 4M VISUAL SCALE 1:100 @ A1	6M 8M 10M



# NORTH ELEVATION.

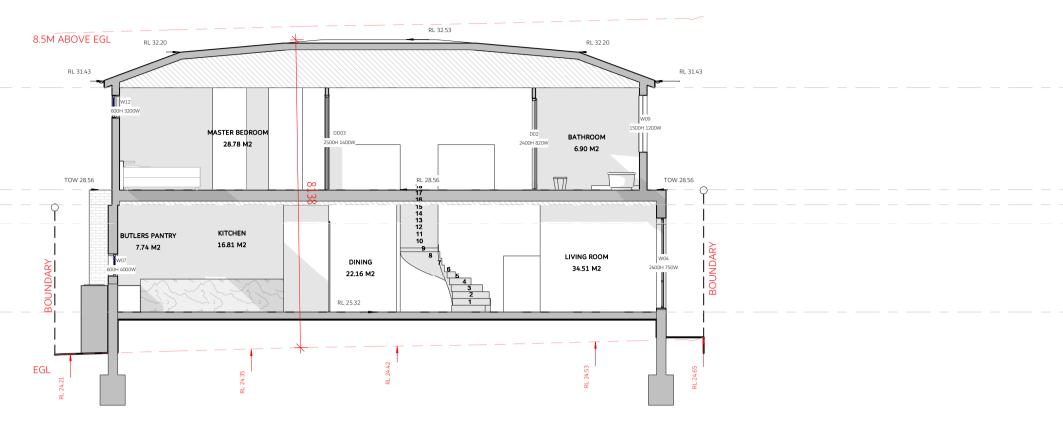
1 : 100

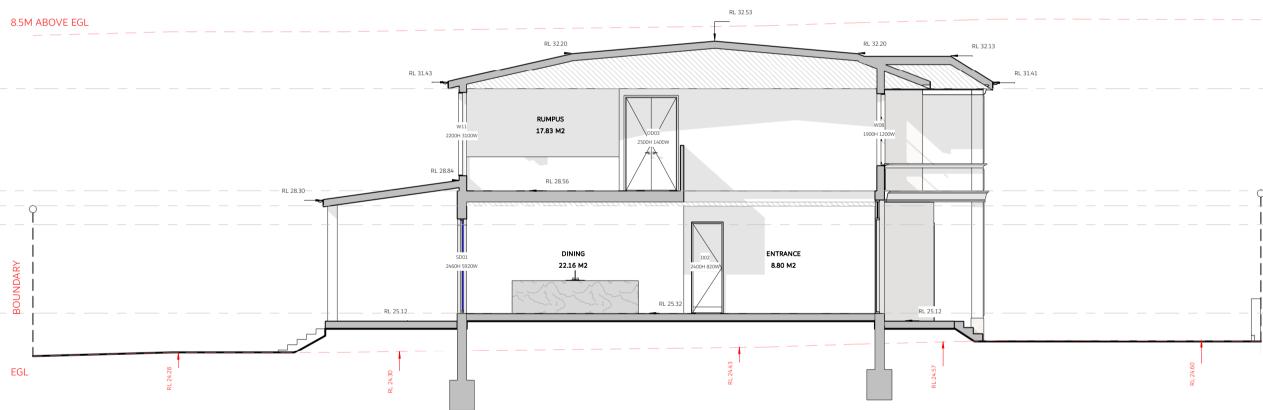




IN HAUS DESIGNS	
Image: Contract of the state of the sta	FIRST CEILING LEVEL 31,260 FIRST FLOOR LEVEL 28,560 (NEW) GROUND CEILING LEVEL 28,160 (EXISTING) GROUND CEILING LEVEL 27,660 GROUND FLOOR LEVEL 25,320 CROSS SECTION
91 TOWNSEND STREET, CONDELL PARK, NSW, 2200	1:100
NORTH POINT	
SCALEAS INDICATED@ A1NOTES· ALL WORKS TO COMPLY WITH THE RELEVANTAUSTRALIAN STANDARDS· ALL WORKS ARE TO BE CARRIED OUT INACCORDANCE WITH THE REQUIREMENTS OF THEBUILDING CODE OF AUSTRALIA ALL DIMS TO BE VERIFIED BY BUILDER PRIOR TOCONSTRUCTION BOUNDARY DIMENSIONS & ALL LEVELS SUBJECTTO CONFIRMATION BY BUILDER USE FIGURED DIMENSIONS ONLY, DO NOT SCALEFROM PLANS.REV/DATEDESCRIPTIONA 10.04.2025ISSUED FOR FLOOR PLANSB 15.04.2025ISSUED FOR DESIGN PLANS	FIRST CEILING LEVEL 31.260 FIRST FLOOR LEVEL 28.560 (NEW) GROUND CEILING LEVEL 28.160 (EXISTING) GROUND CEILING LEVEL 27.660 GROUND FLOOR LEVEL 25.320
C       23.04.2025       ISSUED FOR CONSULTANTS         D       06.05.2025       ISSUED FOR DA SUBMISSION         E       F	
LEGEND NON-TRAFFICABLE LANDSCAPE CONCRETE PATH	LONG SECTION
SWIMMING POOL   TILED FLOOR   ARTICULATION   OVERHEAD   OVERHEAD   HIDDEN   SITE BOUNDARY   SMOKE ALARM   SMOKE ALARM   MECH.VENTILATION   WET AREA FLOOR WASTE   90 STUD WALL   110 BRICK   250 BRICK VENEER   270 DOUBLE BRICK   130 CLADDING   200 HEBEL WALL	1:100
TITLE SECTIONS	0M 2M 4M 6M 8M 1
CHECKED BY JE	VISUAL SCALE 1:100 @ A1
DWG # REVISION	
INHAUS-08 D	

2525





EGL

2700
FIRST FLOOR LEVEL 28.560 (NEW) GROUND CEILING LEVEL 28.16
(EXISTING) GROUND CEILING LEVEL 27,660 0982
GROUND FLOOR LEVEL 25.320

	FIRST CEILING LEVEL 31.260
	2700
)	FIRST FLOOR LEVEL 28560 (NEW) GROUND CEILING LEVEL 28.160
BOUNDARY	(EXISTING) GROUND CEILING LEVEL 27.660
<u>α</u>	GROUND FLOOR LEVEL 25.320





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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

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SCALE	AS INDICATED @ A1
NOTES	
ALL WORKS TO	COMPLY WITH THE RELEVANT
USTRALIAN ST	ANDARDS
ALL WORKS AR	E TO BE CARRIED OUT IN

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	
А	10.04.2025	ISSUED FOR FLOOR PLANS	
В	15.04.2025	ISSUED FOR DESIGN PLANS	
С	23.04.2025	ISSUED FOR CONSULTANTS	
D	06.05.2025	ISSUED FOR DA SUBMISSION	

#### 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

# 2222 110 BRICK 250 BRICK VENEER 270 DOUBLE BRICK 130 CLADDING 200 HEBEL WALL TITLE BACKYARD PLAN

CHECKED BY	JE
DWG #	REVISION
INHAUS-09	D
PROJECT #	
2525	

#### 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

• 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

#### NOTE:

- 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.

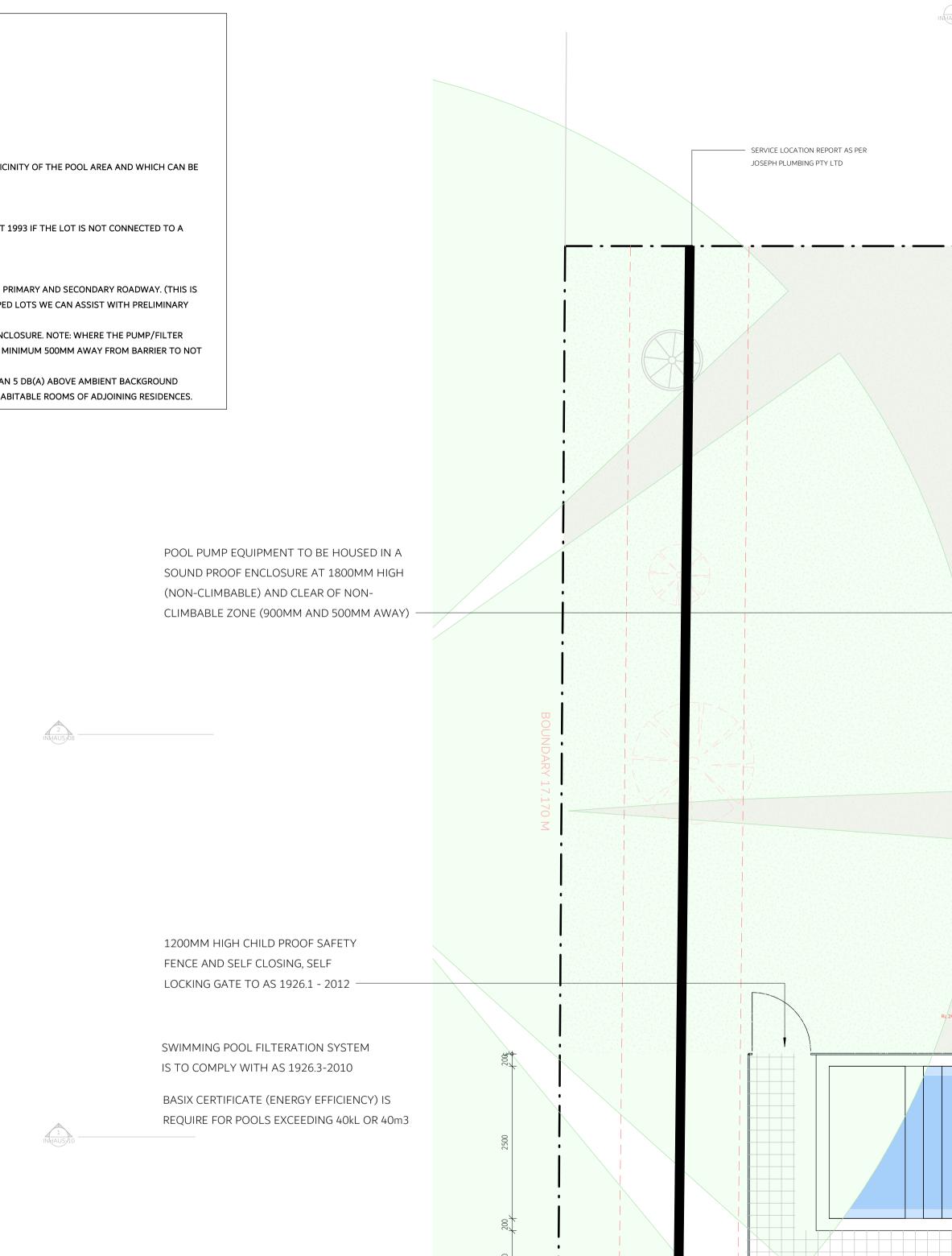
CDC SWIMMING POOL HEAT PUMP WATER HEATER – WHERE PROVIDED, A HEAT PUMP WATER HEATER IS TO NOT OPERATE MORE THAN 5 DB(A) ABOVE AMBIENT BACKGROUND MEASURED AT ANY PROPERTY BOUNDARY DURING PEAK TIME AND DURING OFF PEAK TIME—AT A NOISE LEVEL THAT IS AUDIBLE IN HABITABLE ROOMS OF ADJOINING RESIDENCES.

#### 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

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- 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
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# BACKYARD PLAN

1:50					
Om	_1m	2m	3m	u 4m	5m

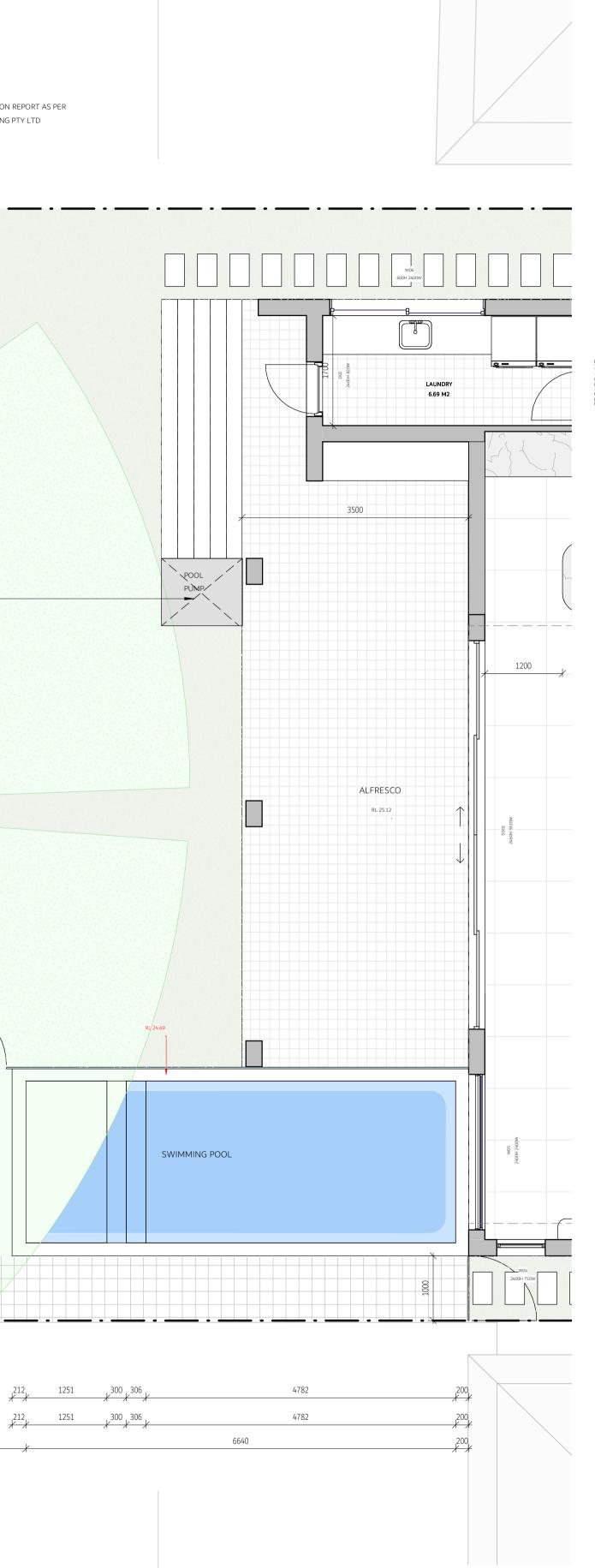
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INHAUS-

VISUAL SCALE 1:50 @ A1



2 INHAUS708

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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

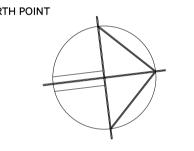
ADDITIONS 91 TOWNSEND STREET, CONDELL

PARK, NSW, 2200

ALEX SAAD

27.03.2025





AS INDICATED @ A1 SCALE

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
А	10.04.2025	ISSUED FOR FLOOR PLANS
В	15.04.2025	ISSUED FOR DESIGN PLANS
С	23.04.2025	ISSUED FOR CONSULTANTS
D	06.05.2025	ISSUED FOR DA SUBMISSION

LEGEND



POOL SECTIONS	

CHECKED BY	JE
DWG #	REVISION
INHAUS-10	D
PROJECT #	
2525	

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

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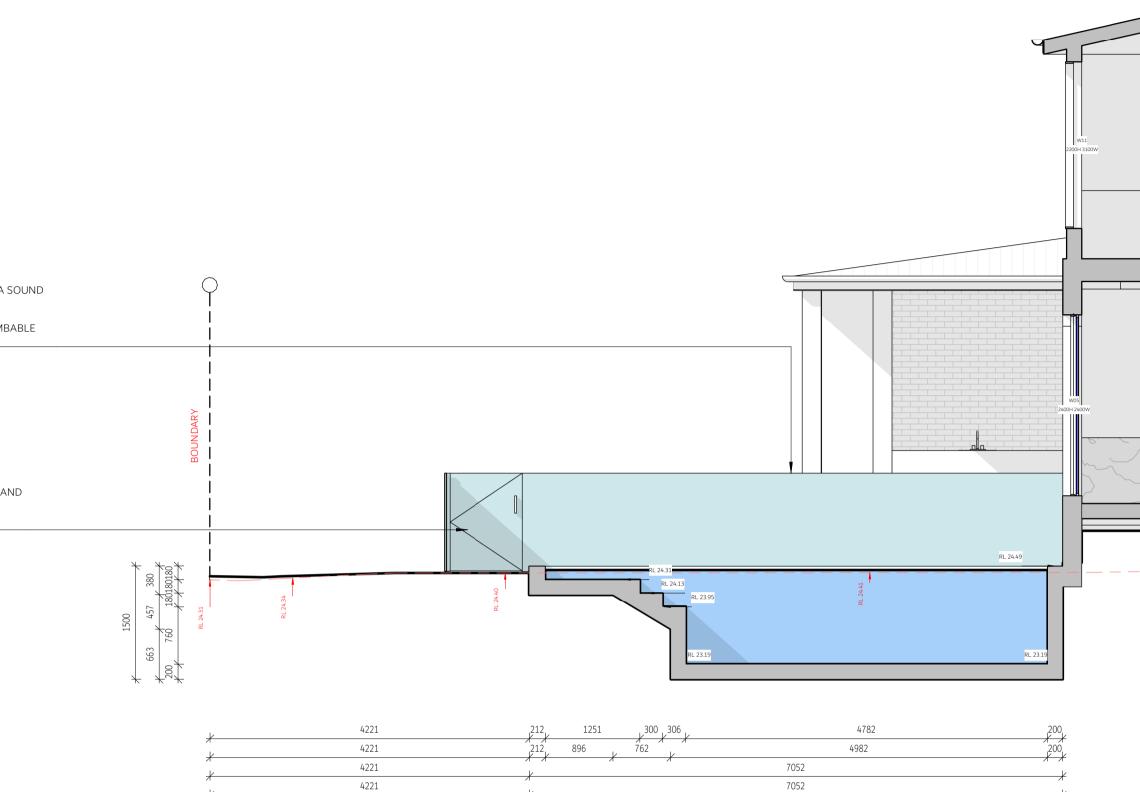
#### BASIX CERTIFICATE (ENERGY EFFICIENCY) IS REQUIRE FOR POOLS EXCEEDING 40kL OR 40m3

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 FILTERATION SYSTEM IS TO COMPLY WITH AS 1926.3-2010

1926.1 - 2012 ------

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



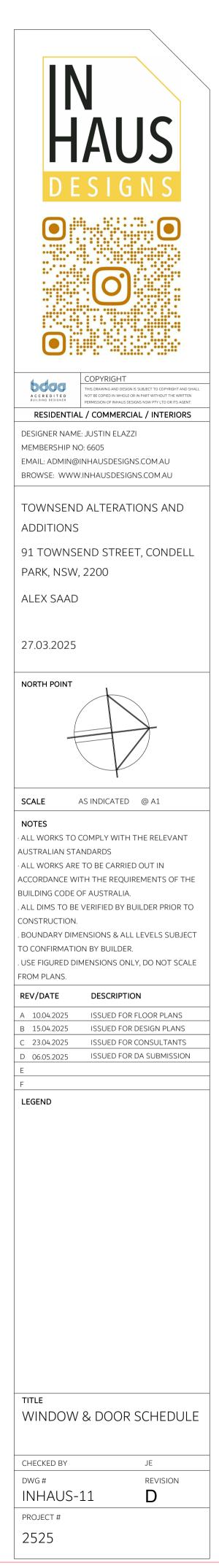
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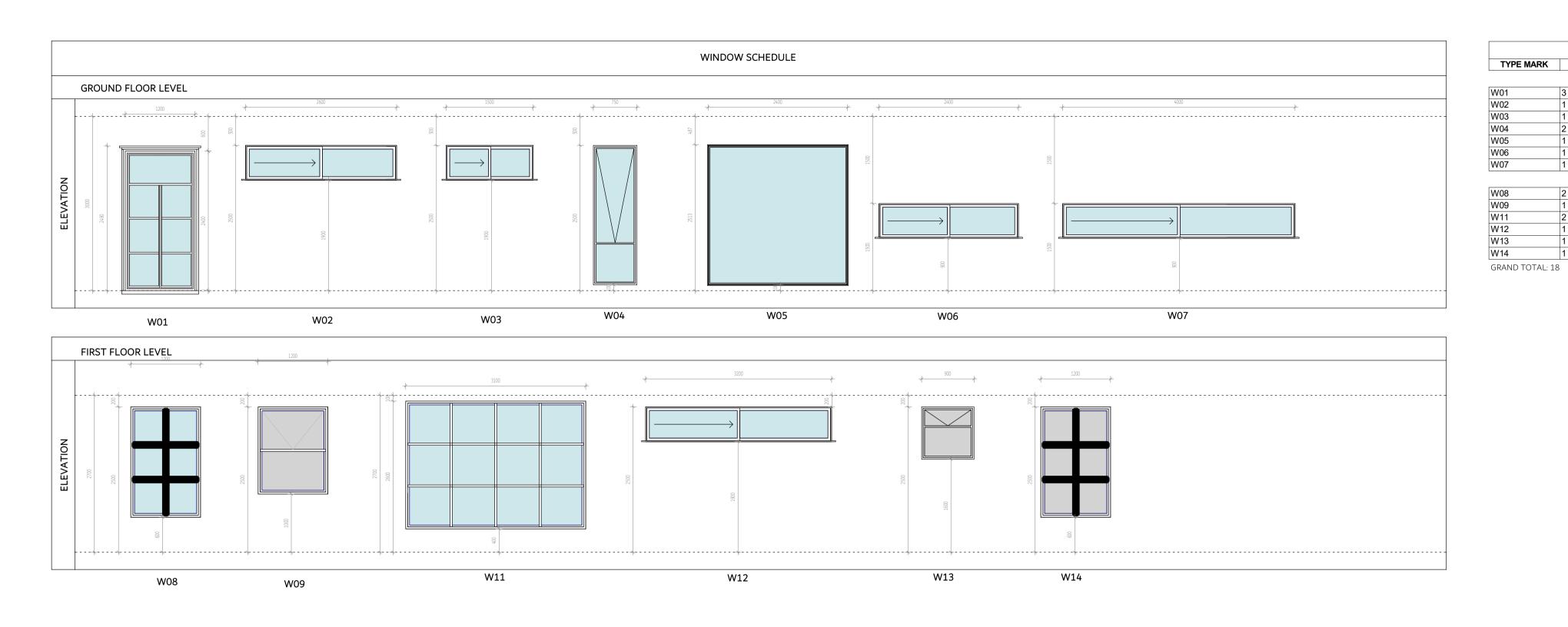


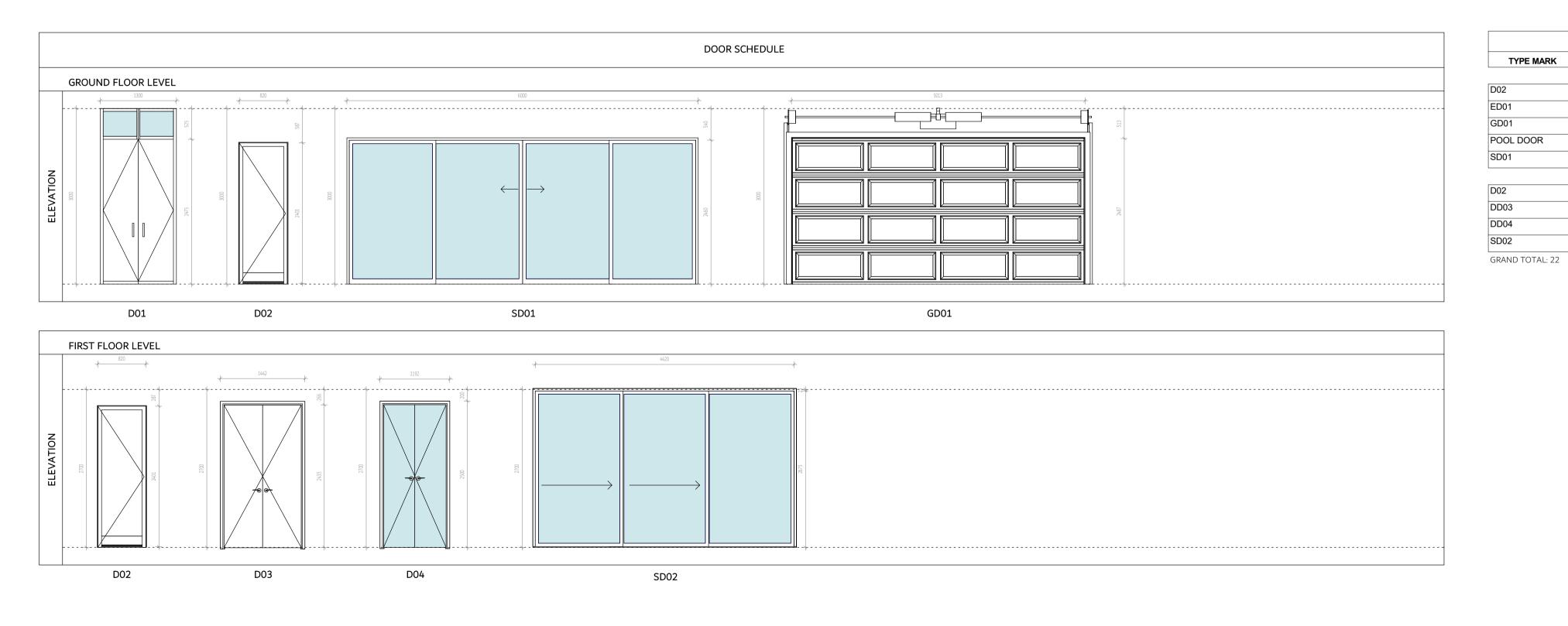
1 : 50



# CROSS POOL SECTION

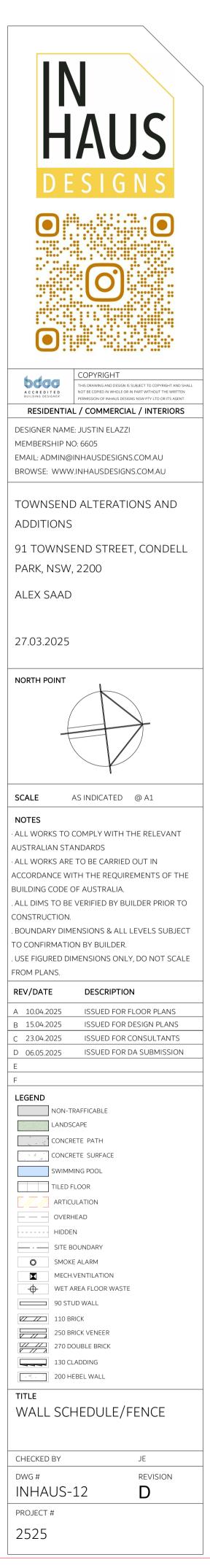


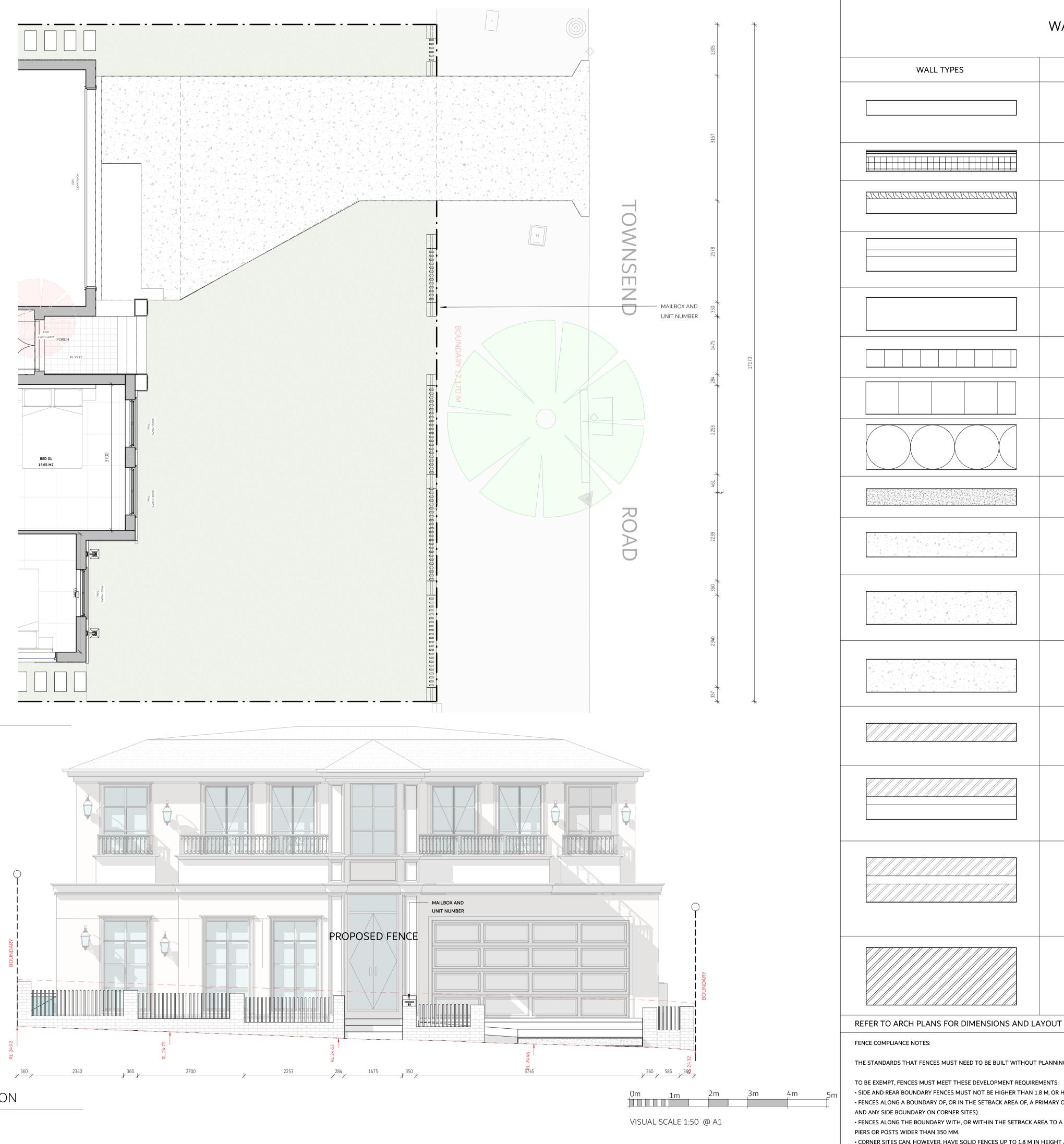




	WINDOW SCHEDULE									
RK	COUNT	LEVEL	WIDTH	HEIGHT						
	3	GROUND FLOOR LEVEL	1200	2400						
	1	GROUND FLOOR LEVEL	2600	600						
	1	GROUND FLOOR LEVEL	1500	600						
	2	GROUND FLOOR LEVEL	750	2400						
	1	GROUND FLOOR LEVEL	2400	2400						
	1	GROUND FLOOR LEVEL	2400	600						
	1	GROUND FLOOR LEVEL	4000	600						
	2	FIRST FLOOR LEVEL	1200	1900						
	1	FIRST FLOOR LEVEL	1200	1500						
	2	FIRST FLOOR LEVEL	3100	2200						
	1	FIRST FLOOR LEVEL	3200	600						
	1	FIRST FLOOR LEVEL	900	900						
		FIRST FLOOR LEVEL	1200	1900						

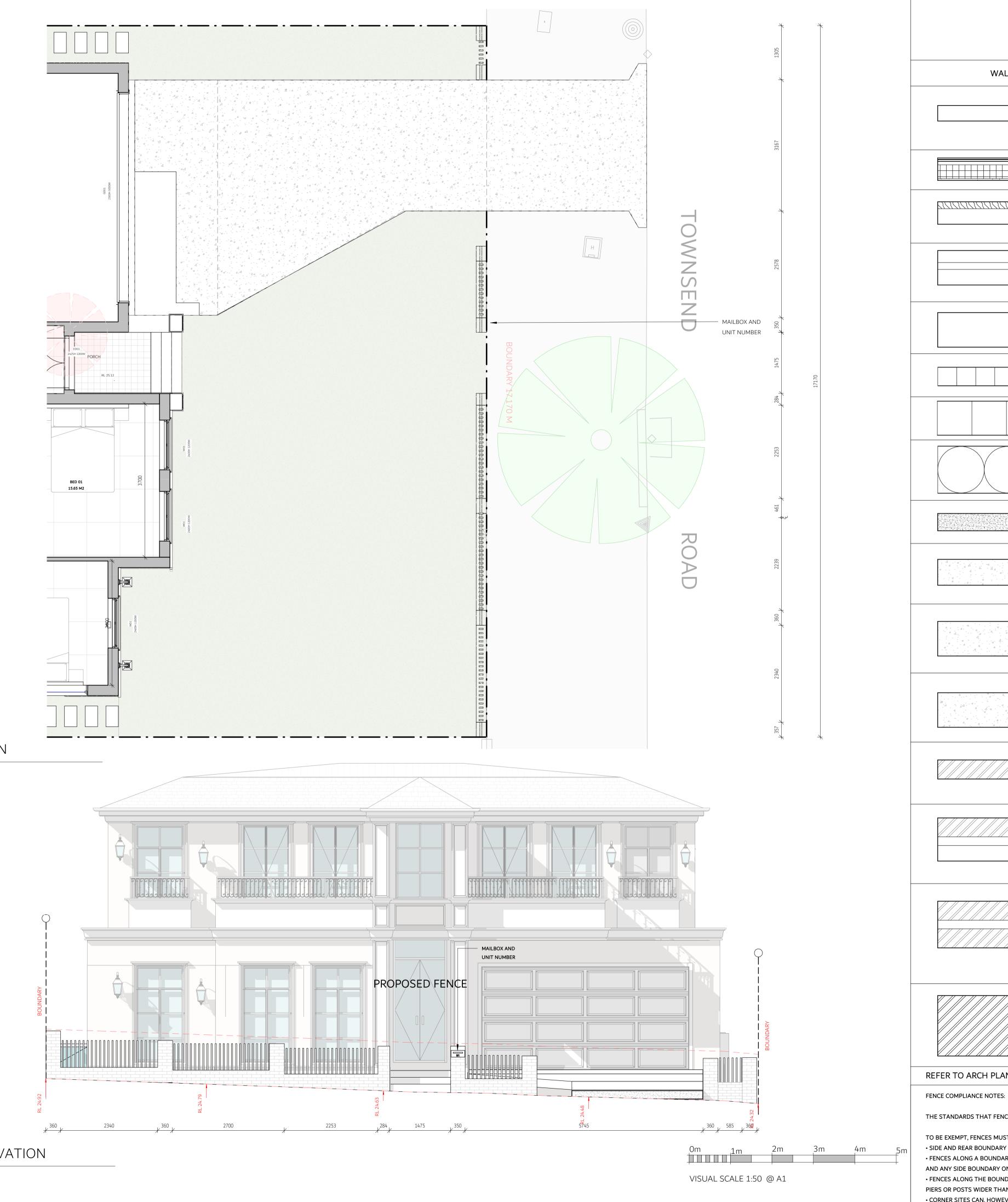
DOOR SCHEDULE									
IARK	COUNT	LEVEL	Rough Width/Door Panel Width/	HEIGHT					
	6	GROUND FLOOR LEVEL		2400					
	1	GROUND FLOOR LEVEL	1200/	2425					
	1	GROUND FLOOR LEVEL	0/5000/	2500					
R	2	GROUND FLOOR LEVEL							
	1	GROUND FLOOR LEVEL	6000/5920/	2460					
	5	FIRST FLOOR LEVEL	844/820/	2400					
	1	FIRST FLOOR LEVEL	1400/1400/	2500					
	4	FIRST FLOOR LEVEL	1150/1150/	2500					
	1	FIRST FLOOR LEVEL	4500/4420/	2660					





# FENCE PLAN

1 : 50



# FENCE ELEVATION

1 : 50

NOT FOR CONSTRUCTION

# WALL LEGEND

_ 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	<b>DINCEL WALL - 110 MM</b> 110MM DINCEL WALL INTERIOR - RENDER FINISH.
	DIN-200	DINCEL WALL - 200 MM 200MM DINCEL WALL EXTERIOR/INTERIOR - RENDER FINISH.
	DIN-275	<b>DINCEL WALL - 275 MM</b> 275MM DINCEL WALL EXTERIOR - RENDER FINISH.
	C-100	CONCRETE WALL - 100 MM REFER TO STRUCTURAL ENGINEER'S DRAWINGS AND SPECIFICATIONS.
	C-150	<b>CONCRETE WALL - 150 MM</b> REFER TO STRUCTURAL ENGINEER'S DRAWINGS AND SPECIFICATIONS.
	C-200	<b>CONCRETE WALL - 200 MM</b> REFER TO STRUCTURAL ENGINEER'S DRAWINGS AND SPECIFICATIONS.
	C-300	<b>CONCRETE WALL - 300 MM</b> REFER TO STRUCTURAL ENGINEER'S DRAWINGS AND SPECIFICATIONS.
	BRK-01	<b>BRICK WALL - 110 MM</b> 110 MM THICK WITH A MASS PER UNIT AREA OF NOT LESS THAN 290 KG/M2.
	BRK-02	<b>BRICK VENEER - 250 MM</b> 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	<b>PIER WALL - 350 MM</b> MADE OF 110 BRICKS SQAURE, ATTACHED OR DETAHCED FORM.
IS FOR DIMENSIONS AND LA	YOUT	

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

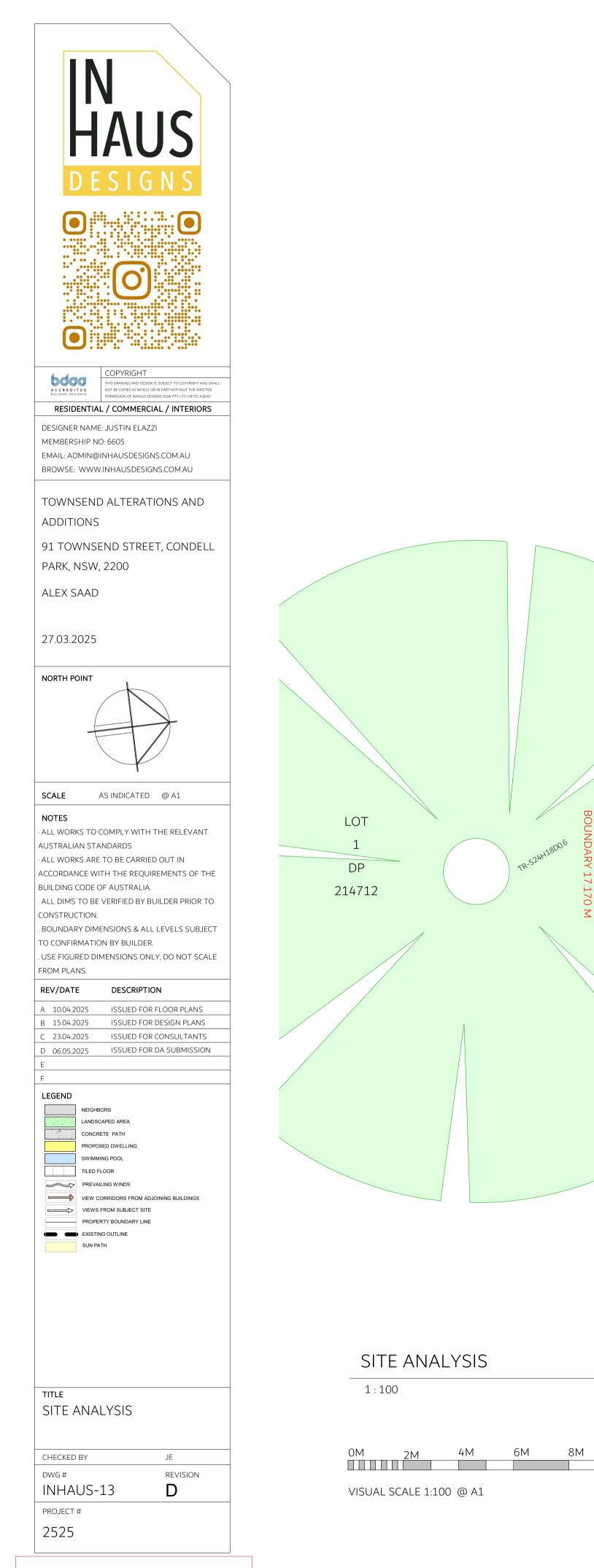
TO BE EXEMPT, FENCES MUST MEET THESE DEVELOPMENT REQUIREMENTS:

• 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

• 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

• CORNER SITES CAN, HOWEVER, HAVE SOLID FENCES UP TO 1.8 M IN HEIGHT ALONG THE REAR 50% OF THE SECONDARY FRONTAGE







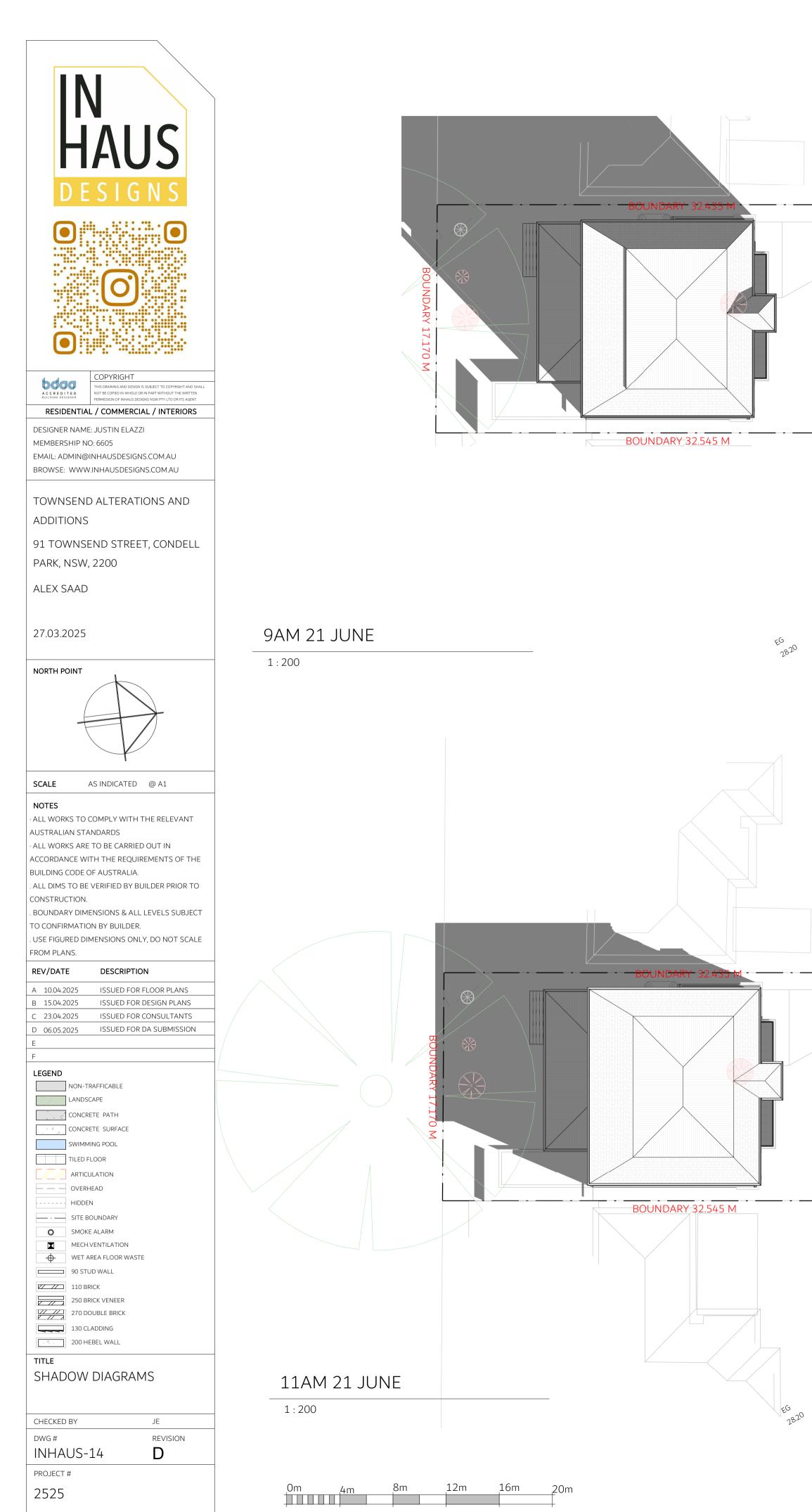
# NEIGHBOURING DWELLING



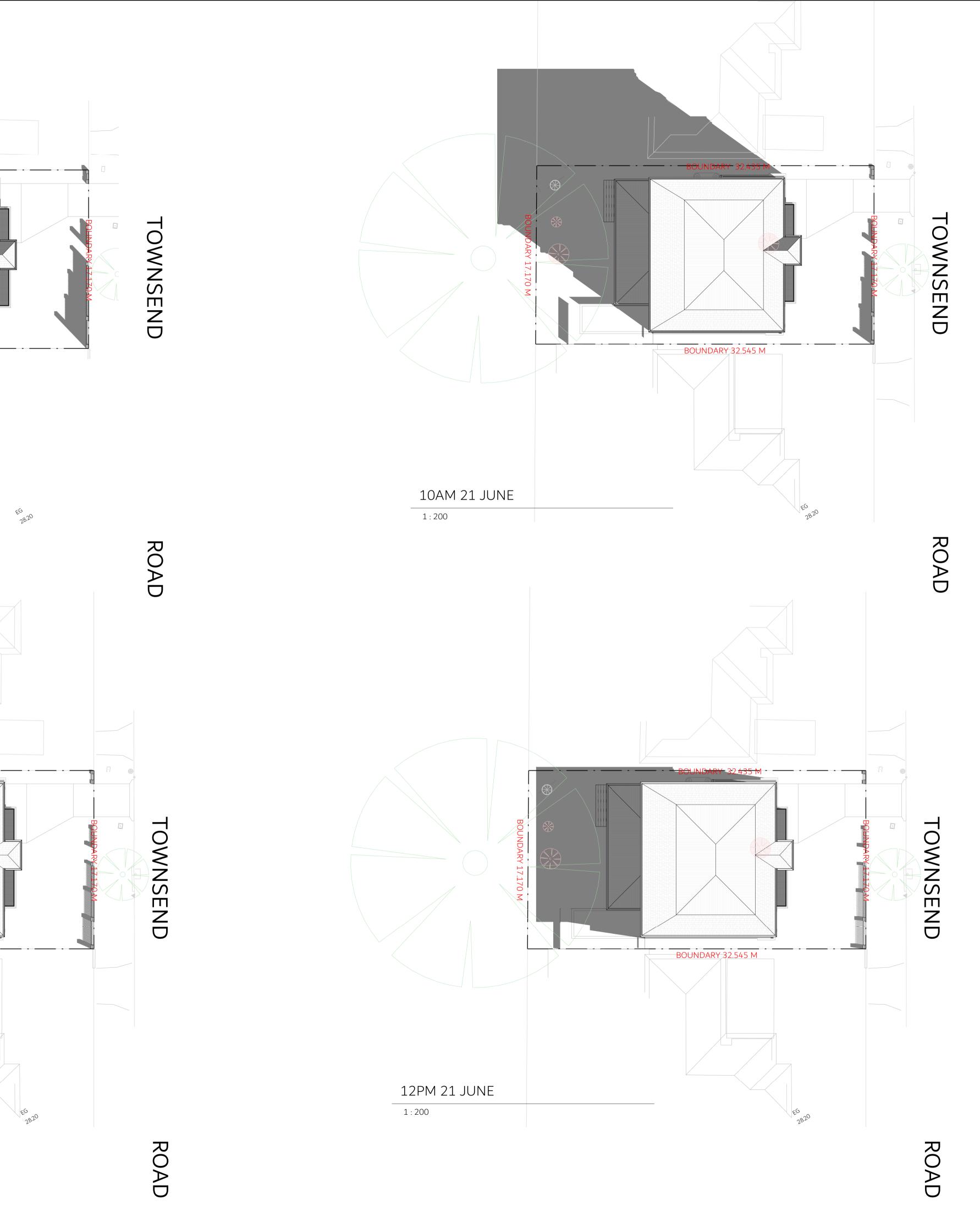
# EXISTING DWELLING/ SITE

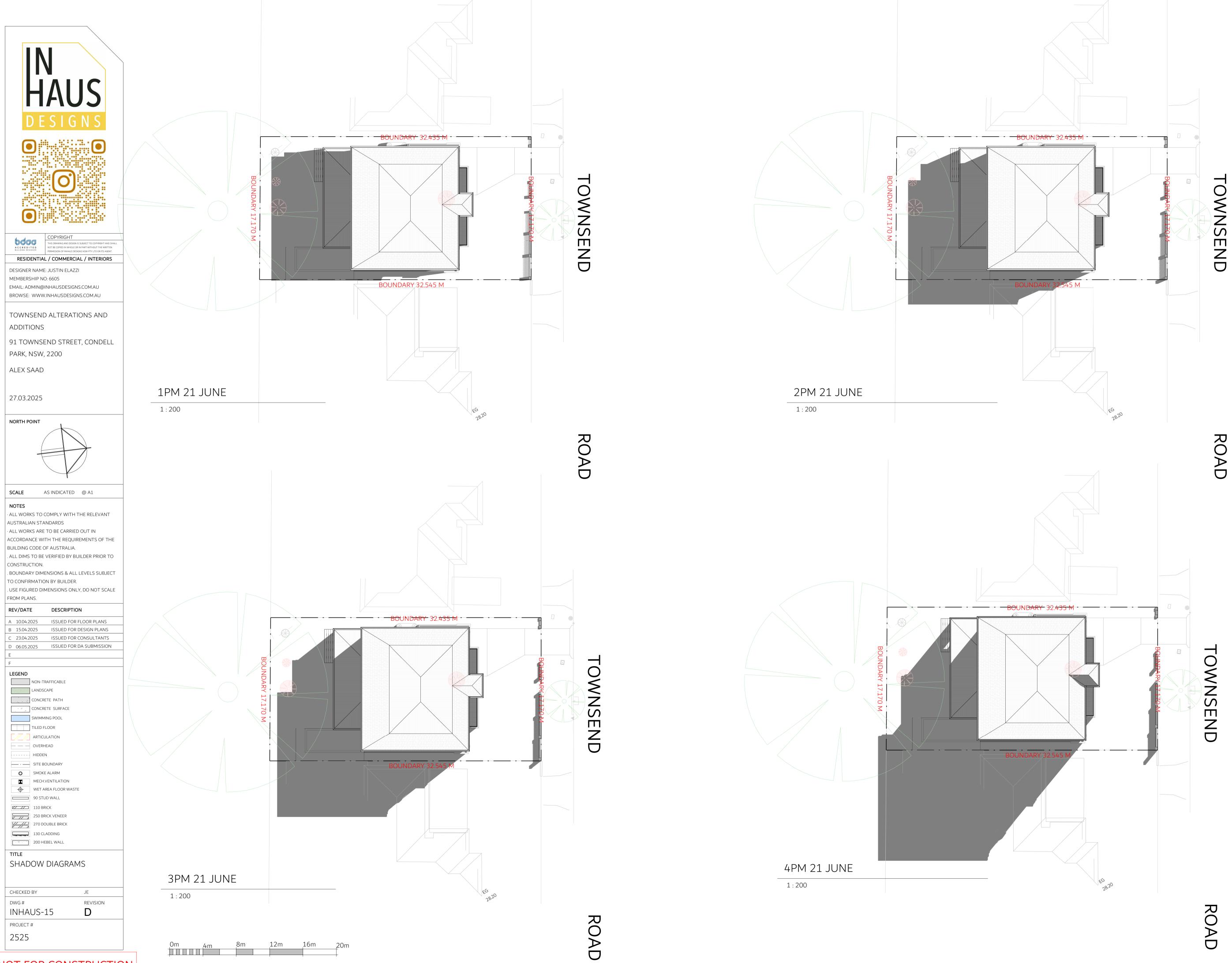


NEIGHBOURING DWELLING



VISUAL SCALE 1:200 @ A1





VISUAL SCALE 1:200 @ A1



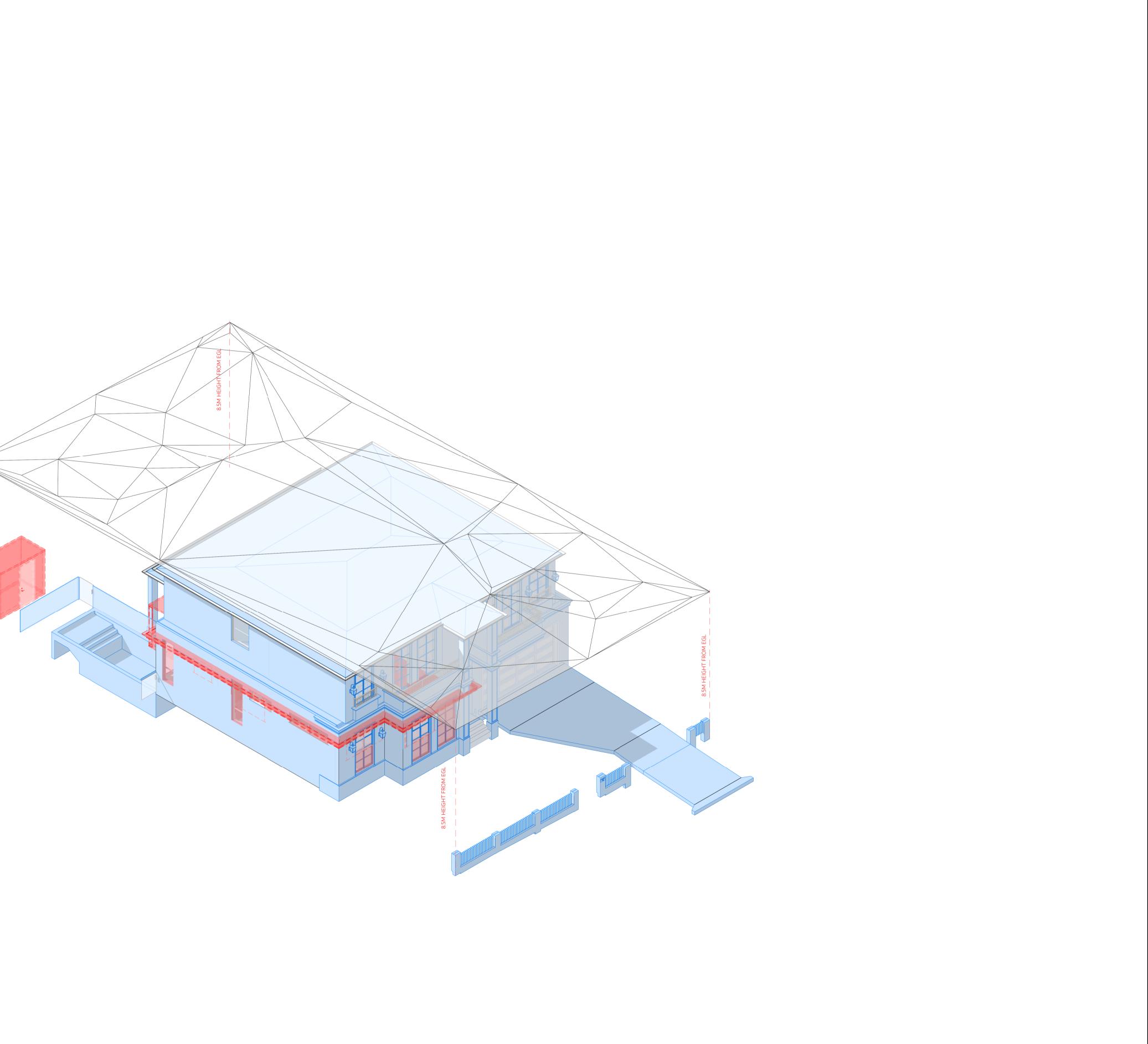
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# 8.5M HEIGHT PLANE AXONOMETRIC

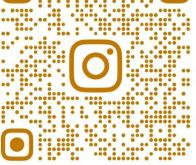
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VISUAL SCALE 1:100 @ A1

# NOT FOR CONSTRUCTION







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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

ALEX SAAD

PARK, NSW, 2200

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 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
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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
DEMOLITION PLAN

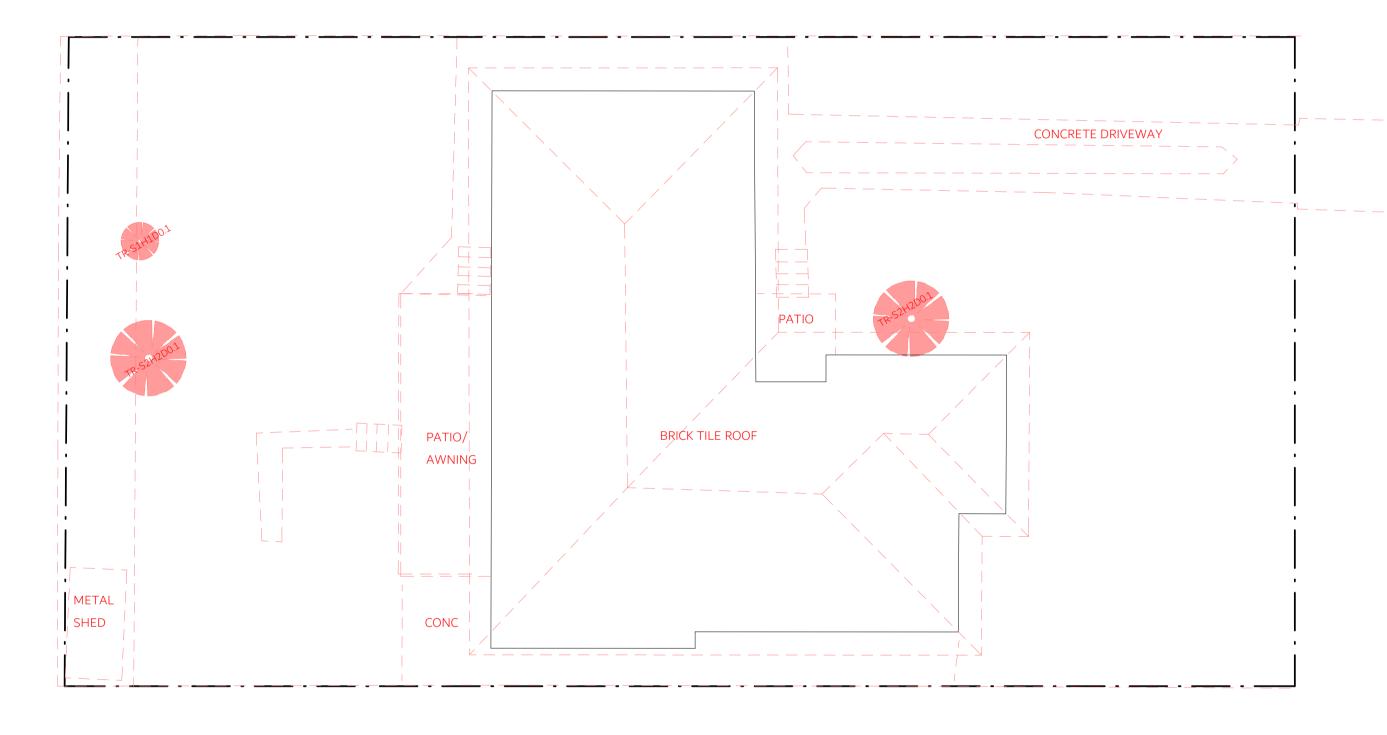
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# DEMOLITION PLAN

1:100

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VISUAL SCALE 1:100 @ A1



NOT FOR CONSTRUCTION

# 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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DESIGNER NAME: JUSTIN ELAZZI MEMBERSHIP NO: 6605

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

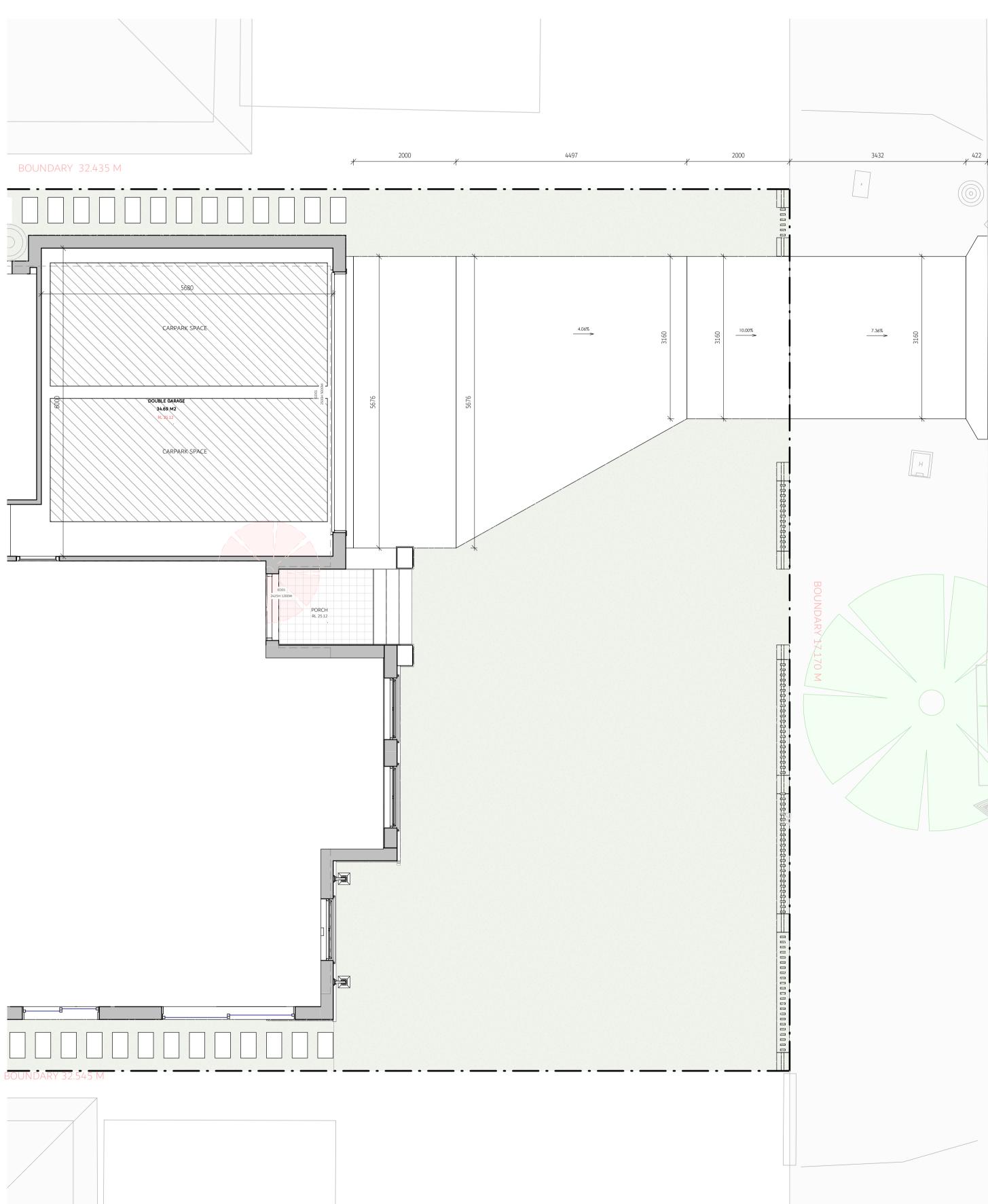
TOWNSEND ALTERATIONS AND ADDITIONS

91 TOWNSEND STREET, CONDELL PARK, NSW, 2200

ALEX SAAD

27 02 2025

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CHECKED BY	-18	



BOUNDA	RY 3	2545		
30UÑĎA	.RY 3:	2.545	М —	
		7		
/				

# PARKING PLAN

1 : 50

\_\_\_\_\_7.5m

VISUAL SCALE 1:75 @ A1

NOT FOR CONSTRUCTION

Ţ	. 50					
Om		1.5m	3m	4.5m	6m	

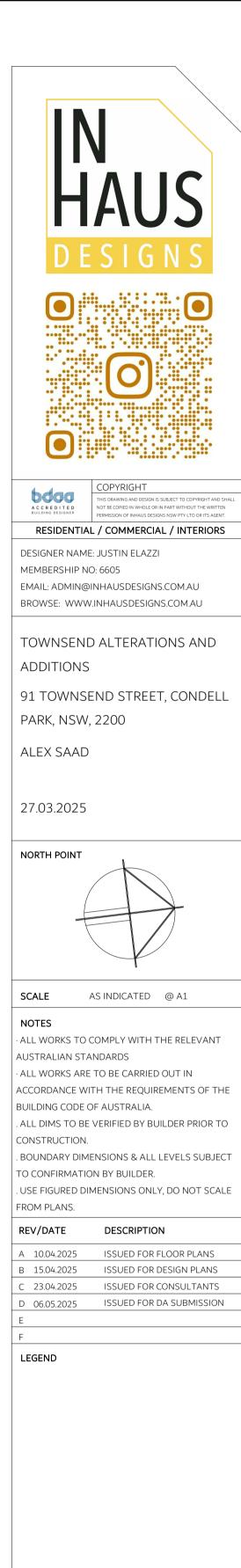
REFER TO CIVIL ENGINEERING DRAWINGS/ COUNCIL DRIVEWAY APPROVAL FOR ANY CONSTRUCTION LEVELS

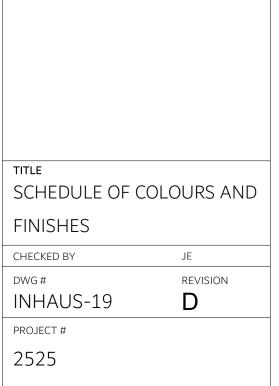


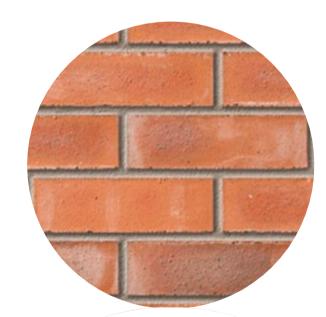
WNSEND

GARRARK SPACE

-



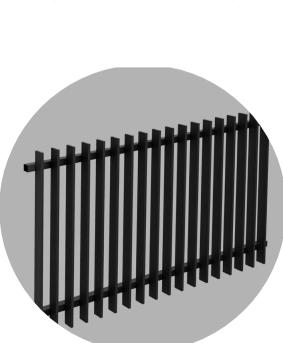






SELECTED COMMONS BRICK TO BE USED AND RENDERED

SELECTED DULUX WHITE RENDERED FINISH



# NOT FOR CONSTRUCTION





SELECTED MONUMENT GREY COLOUR FOR EXTERNAL WINDOW FRAMES.

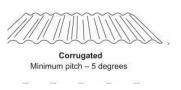


SELECTED FRAMELESS BOLT FIXED GLASS BALUSTRADES AT 1200MM HEIGHT TO AS STANDARDS.

SELECTED ALUMINIUM BLADE FENCE



SELECTED COLOURBOND ROOF SHEETING IN SURFMIST.



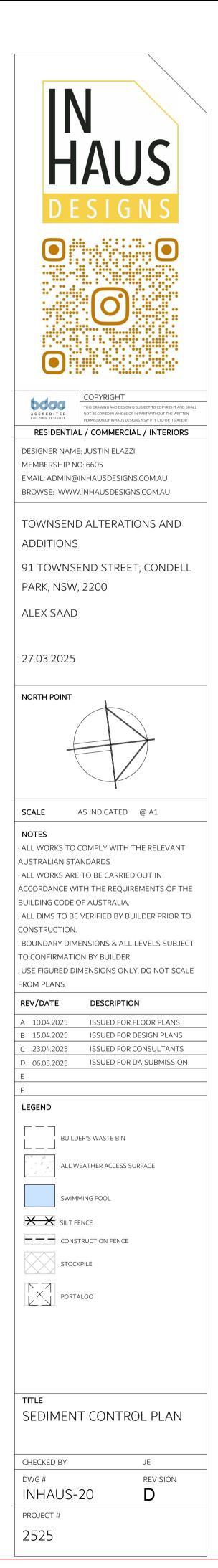


# SELECTED NEUTRAL STONE FINISH.

SELECTED IRON



SELECTED IRON BALUSTRADES AT 1200MM HEIGHT TO AS STANDARDS.



# STOCKPILE

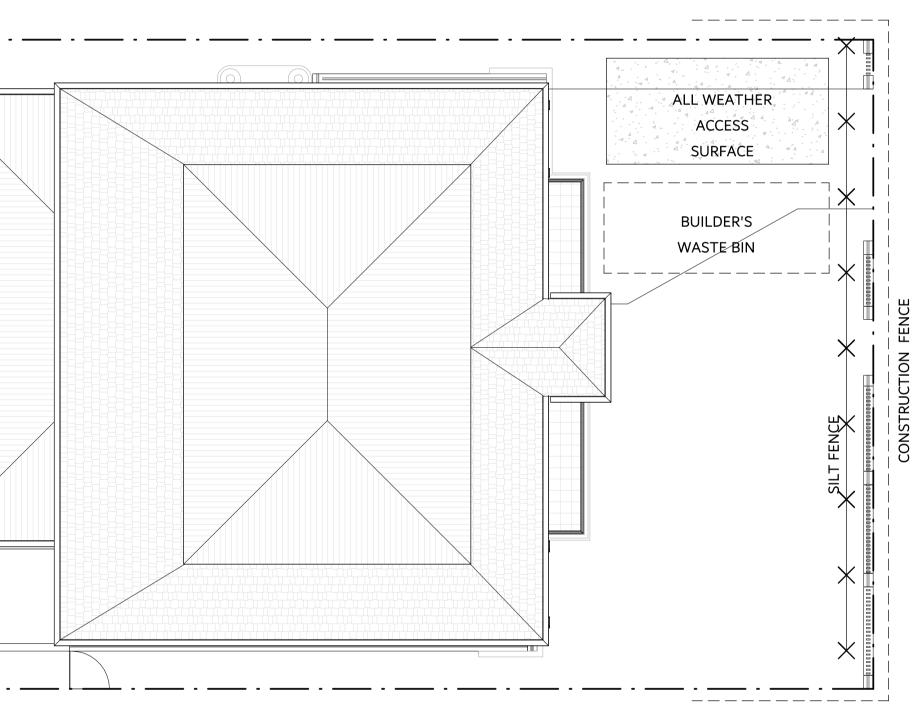
# SEDIMENT CONTROL PLAN

1:100

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

VISUAL SCALE 1:100 @ A1

# NOT FOR CONSTRUCTION

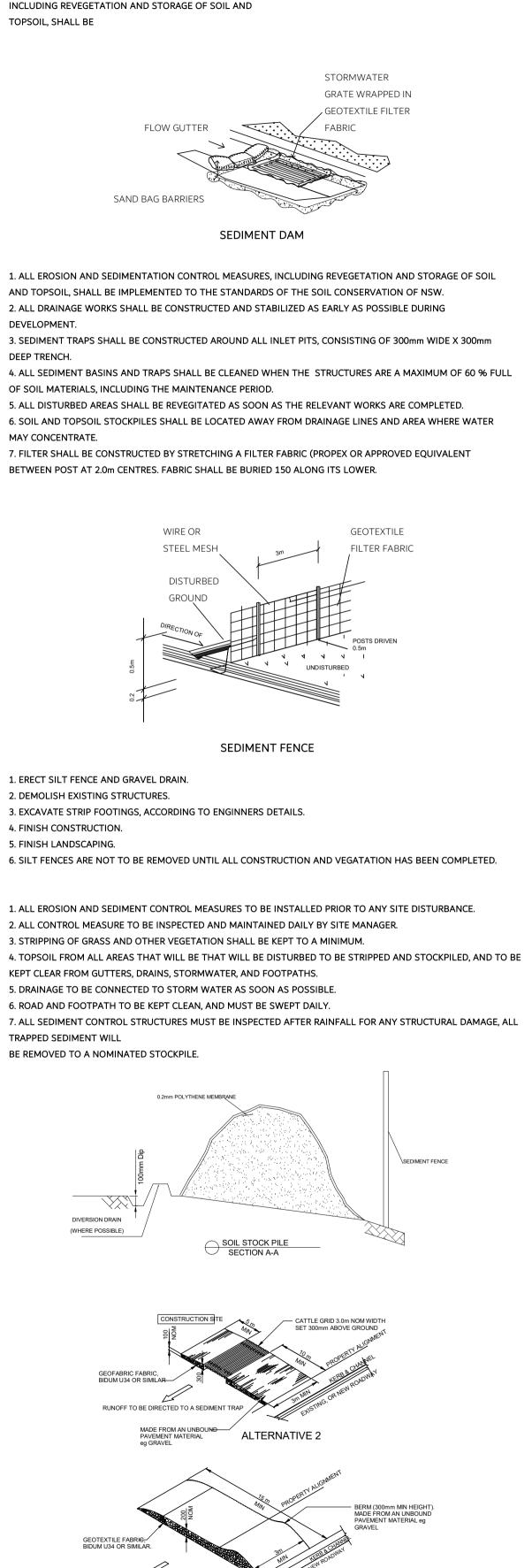




#### EROSION CONTROL NOTES

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



RUNOFF FROM PAD DIRECTED TO SEDIMENT TRAP.

NOT TO SCALE

ALTERNATIVE 1

TEMPORARY CONSTRUCTION ENTRY / EXIT SEDIMENT TRAP

		MAINTENANCE PLAN													
									LANDSCAPE TEM	1PLATE					
		SYMBOL							** ** **			**			
TITLE LANDSCAPE		SPECIES	HYMENOSPORUM FLAVUM	DODONEA 'MR GREEN SHEEN'	PHORMIUM TENAX 'BRONZE BABY'	DIANELLA CAERULEA	MELALEUCA LINARIIFOLIA	MAGNOLIA 'LITTLE GEN (PLEACHED)	1 LIRIOPE MUSCARI	LEUCOPHYTA BROWNII	PHILODENDRON XANADU	LOMANDRA TANIKA	HELICHRYSUM PETIOLARE 'LIMELIGHT'	SAPPHIRE BUFFALO TURF	DICHONDRA ' SILVER FALLS'
		MAXIMUM HEIGHT	15M	2.5M	0.75M	1M	8M	5M	0.3M	1M	1.2M	0.6M	0.6M	-	0.1M
CHECKED BY DWG # INHAUS-21 PROJECT # 2525	je revision D	IMAGE													

December 2020

10

0259 Landscape – m

27.03.202	25		
NORTH POIN			
SCALE	AS INDICATED @ A1		
AUSTRALIAN · ALL WORKS . ACCORDANCE BUILDING COI . ALL DIMS TO CONSTRUCTIO . BOUNDARY I TO CONFIRMA	ARE TO BE CARRIED OUT IN E WITH THE REQUIREMENTS OF THE DE OF AUSTRALIA. D BE VERIFIED BY BUILDER PRIOR TO ON. DIMENSIONS & ALL LEVELS SUBJECT ATION BY BUILDER. D DIMENSIONS ONLY, DO NOT SCALE		
REV/DATE	DESCRIPTION		
A 10.04.2025 B 15.04.2025 C 23.04.2025 E F LEGEND	5ISSUED FOR DESIGN PLANS5ISSUED FOR CONSULTANTS		
		SYMBOL	
TITLE LANDS(	CAPE	SPECIES	HYMENOSPORUM
	MAINTENANCE PLAN	MAXIMUM HEIGHT	15M
CHECKED BY DWG # INHAU PROJECT #	REVISION	IMAGE	

DESIGNS

COPYRIGHT

DESIGNER NAME: JUSTIN ELAZZI

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

TOWNSEND ALTERATIONS AND

91 TOWNSEND STREET, CONDELL

MEMBERSHIP NO: 6605

ADDITIONS

ALEX SAAD

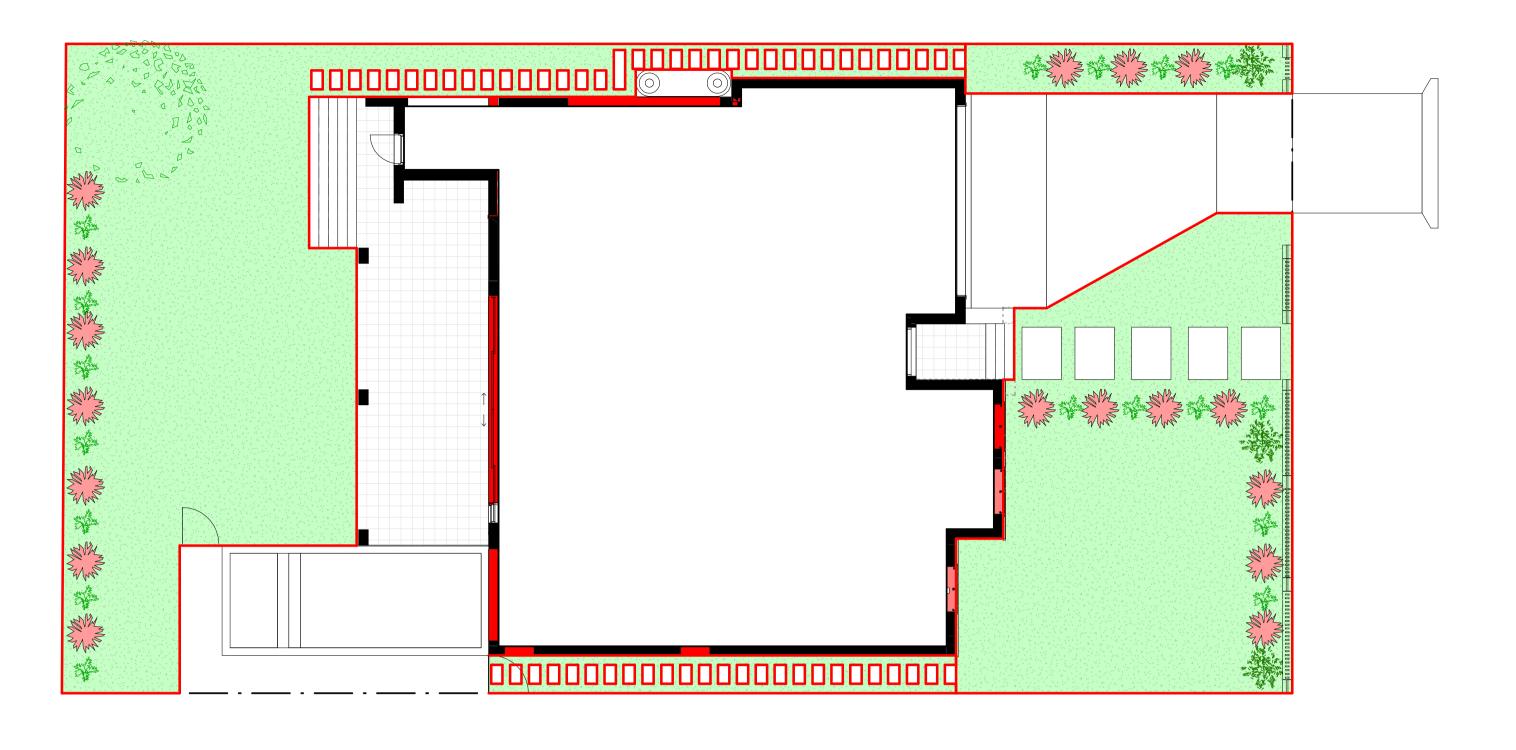
PARK, NSW, 2200

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© NATSPEC (Oct 20)



0259 Landscape – maintenance

# LANDSCAPE PLAN

1:100

# *MidCoast Council AUS-SPEC 02 SITE, URBAN AND OPEN SPACES*

Item		Action			W	EEK	SPRING (Sept, Oct, Nov)	SUMMER (Dec, Jan, Feb)	AUTUMN (Mar, Apr, May)	WINTER (Jun, Jul, Aug)
			g for specific nutrient	deficiencies			adjust trees and	trim and adjust	trim and adjust	Trim and adjust
		Thin out	planting		3		shrubs Mow and fertilise	trees and shrubs	trees and shrubs Mow and trim lawn	trees and shrubs Weed
		Pruning/	trimming		3		lawns; treat plant	Mow lawns; weed; treat plant material	Now and trim lawn	weed
Turf		Returfing	<i>.</i>				material for insects	for insects and		
		Seeding			4		and disease Weed; topdress,	disease Weed; mow and	Weed; mow lawns;	Mow lawns; issue
		Treat for	disease		4		condition lawns and		issue maintenance	maintenance rep
		Topdres	sing				oversow bare	maintenance report	report	
		Weeding	)				patches; issue maintenance report			
		Mowing/	trimming		5		Fertilise all trees	Mow lawns; weed	Mow lawns	Mow lawns
Soil		Erosion/	bank stabilisation				and shrubs in			
		Addition	al soil				garden beds; mow and trim lawns			
		Soil con	ditioner		6		Weed; inspect	Mow lawns; check	Weed; inspect	Mow and trim
		Weeding	]				mulch for deficiencies in	and adjust irrigation	mulch for deficiencies in	lawns; treat for insects and
Mulch		Top up mulch					cover; check and		cover; check and	disease; check an
Rubbish removal	h removal		y remove bottles, pa	per, cigarette butts			adjust irrigation		adjust irrigation	adjust irrigation
		etc.	leaf, litter from path	and payed areas	7		Reinstate mulch as required; treat plant	Mow lawns; weed	Reinstate mulch as required; mow, trim	Weed
Irrigation		Replace		and paved areas			material for insects		and fertilise lawns	
Ingaton		Replace	parts				and disease; mow		im Weed; inspect	
		Clean ou	ıt		8		lawns Weed; inspect	Mow and trim	Weed: inspect	Mow lawns; Inspe
		Adjust			0		condition of paving	ng lawns; inspect condition of paving	condition of paving	
			ut subsurface drains				and furniture; issue maintenance report		and furniture; issue maintenance report	and furniture; issu maintenance repo
Paving and pathways				rition			Inamenance report	maintenance report	maintenance report	
Favilig and pathways			Repair dips, hollows, irregularities Remove stains and graffiti				Mow and trim lawns		Mow lawns	Weed
			sections of uplift					plant material for insects and disease		
		Clear ma	Clear main pathway drains of debris					Weed; treat plant material for insects	Mow and trim lawr	
		Weeding	)					lawns	and disease	
Infant playground		Make su in workir	re that all play structing order	ures are secure and	11			Mow and trim lawns; trim and	Prune back trees and shrubs after	
Fencing		Repair fe	•				adjust trees and	weed	adjust trees and	flowering
Bench/seat		Repair lo	bose or damaged par	ts			shrubs		shrubs	
Bollard		Reinstat	e in original position		12		Weed; mow lawns; treat plant material	Mow, trim & fertilise lawns	Weed	Mow lawns; treat plant material for
Lighting		Replace	blown lamps and da	maged diffusers			for insects and			insects and diseas
Barriers		Replace	broken or dislocated	palings or rails	10		disease			
		I		]	13		Check and adjust irrigation; mow	Check and adjust irrigation; mow	Check and adjust irrigation; mow	Check and adjusting irrigation; weed;
4.3 MAINTENANCE	PROCEDURE						lawns; issue	lawns; weed; issue	lawns; weed; issue	issue maintenan
Maintenance schedul	e						maintenance report	maintenance report	maintenance report	report
				WINTER						
	ept, Oct, Nov)	(Dec, Jan, Feb) Mow lawns; weed	(Mar, Apr, May) Mow lawns	(Jun, Jul, Aug) Weed	4.4					
I MC	w and trim lawns	nviow lawns; weed	INOW IAWINS	weed	Irri	aation syster	n maintenance sched	ule		

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December 2020

# MidCoast Council AUS-SPEC 02 SITE, URBAN AND OPEN SPACES

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

0259 Landscape – maintenance

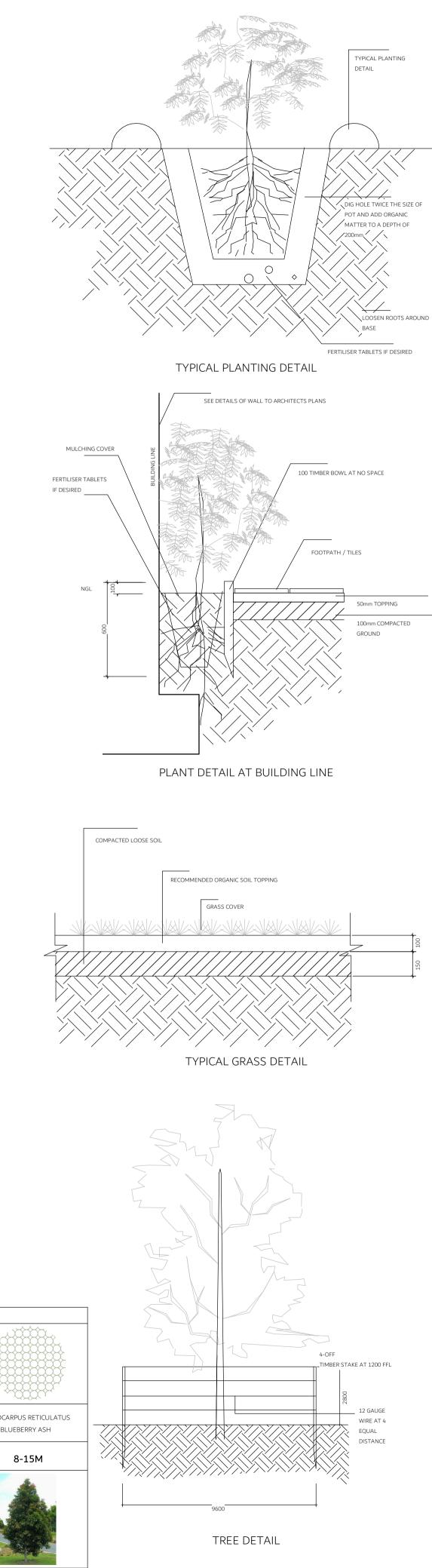
#### 4.5 ANNEXURE - REFERENCED DOCUMENTS The following docum

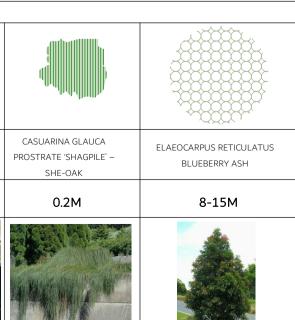
The following document	s are incorpo	rated into this worksection by reference:
AS 4373	2007	Pruning of amenity trees
AS 4419	2018	Soils for landscaping and garden use
MidCoast Council	2019	Development Engineering Handbook

#### 5 ANNEXURE M – MIDCOAST COUNCIL SPECIFIC CLAUSES

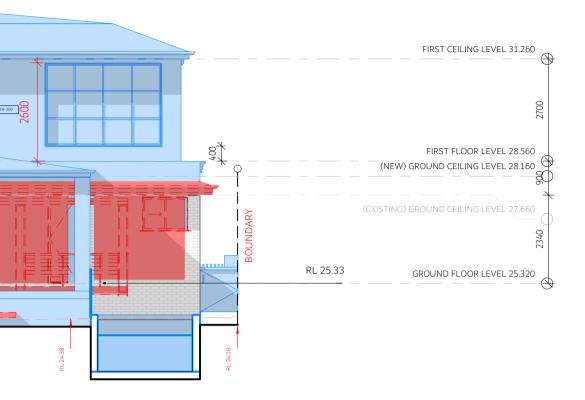
M1.	Variations to or non-conformances with Council's AUS-SPEC are to be evaluated with reference to the procedure in Council's <i>Development Engineering Handbook</i> . Acceptance is to be obtained in writing from:	Variation procedure
	<ul> <li>an authorised representative of Council's Director of Infrastructure and Engineering Services, or</li> </ul>	
	<ul> <li>an accredited certifier where they are the Principal Certifier and hold the relevant accreditation category for the type of work.</li> </ul>	
M2.	This specification applies in addition to any development consent (DA) conditions. If there is any inconsistency, the conditions of consent shall	DA conditions
© NATSF	PEC (Oct 20) 12	December 2020

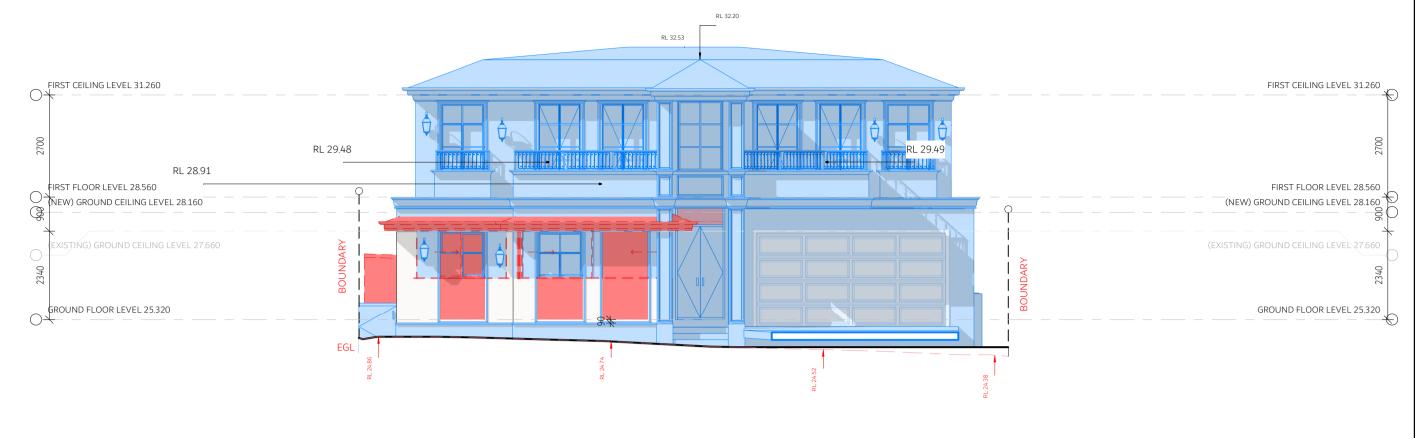
# LANDSCAPING DETAILS





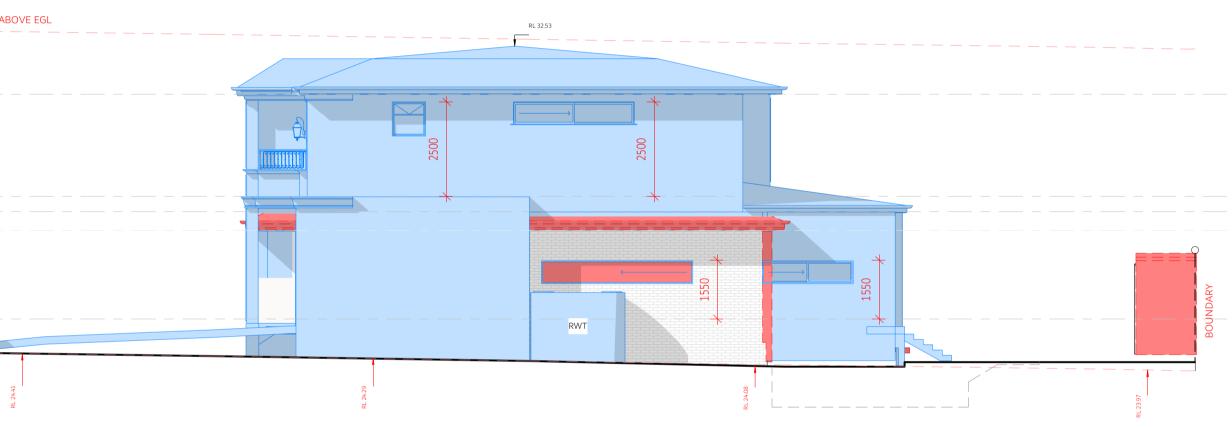
IN HAUS		RL 32.53
	FIRST CEILING LEVEL 31.260 FIRST FLOOR LEVEL 28.560 (NEW) GROUND CEILING LEVEL 28.160 (EXISTING) GROUND CEILING LEVEL 27.660 GROUND FLOOR LEVEL 25.320	
RESIDENTIAL / COMMERCIAL / INTERIORS DESIGNER NAME: JUSTIN ELAZZI MEMBERSHIP NO: 6605 EMAIL: ADMIN@INHAUSDESIGNS.COM.AU BROWSE: WWW.INHAUSDESIGNS.COM.AU		EGL 16.42.18
TOWNSEND ALTERATIONS AND ADDITIONS 91 TOWNSEND STREET, CONDELL PARK, NSW, 2200 ALEX SAAD	SOUTH ELEVATION 1	8.5M AF
27.03.2025	FIRST CEILING LEVEL 31.260	
NORTH POINT	FIRST FLOOR LEVEL 28.560 (NEW) GROUND CEILING LEVEL 28.160 (EXISTING) GROUND CEILING LEVEL 27.660 98 97 97 97 97 97 10 10 10 10 10 10 10 10 10 10	
SCALEAS INDICATED@ A1NOTES• ALL WORKS TO COMPLY WITH THE RELEVANTAUSTRALIAN STANDARDS• ALL WORKS ARE TO BE CARRIED OUT INACCORDANCE WITH THE REQUIREMENTS OF THEBUILDING CODE OF AUSTRALIA ALL DIMS TO BE VERIFIED BY BUILDER PRIOR TOCONSTRUCTION.	GROUND FLOOR LEVEL 25.320	
. BOUNDARY DIMENSIONS & ALL LEVELS SUBJECT TO CONFIRMATION BY BUILDER. . USE FIGURED DIMENSIONS ONLY, DO NOT SCALE FROM PLANS.	WEST ELEVATION 1 1:100	8.5M ABOVE EGL
REV/DATEDESCRIPTIONA10.04.2025ISSUED FOR FLOOR PLANSB15.04.2025ISSUED FOR DESIGN PLANSC23.04.2025ISSUED FOR CONSULTANTSD06.05.2025ISSUED FOR DA SUBMISSIONE		
LEGEND	FIRST FLOOR LEVEL 28.560 (NEW) GROUND CEILING LEVEL 28.160 (EXISTING) GROUND CEILING LEVEL 27.660 GROUND FLOOR LEVEL 25.320	
	EAST ELEVATION 1	BL 24.36
TITLE ELEVATIONS - EXISTING / NEW CHECKED BY JE DWG # REVISION INHAUS-22 D	1 : 100 OM 2M 4M 6M VISUAL SCALE 1:100 @ A1	8M 10M
ргојест # 2525		

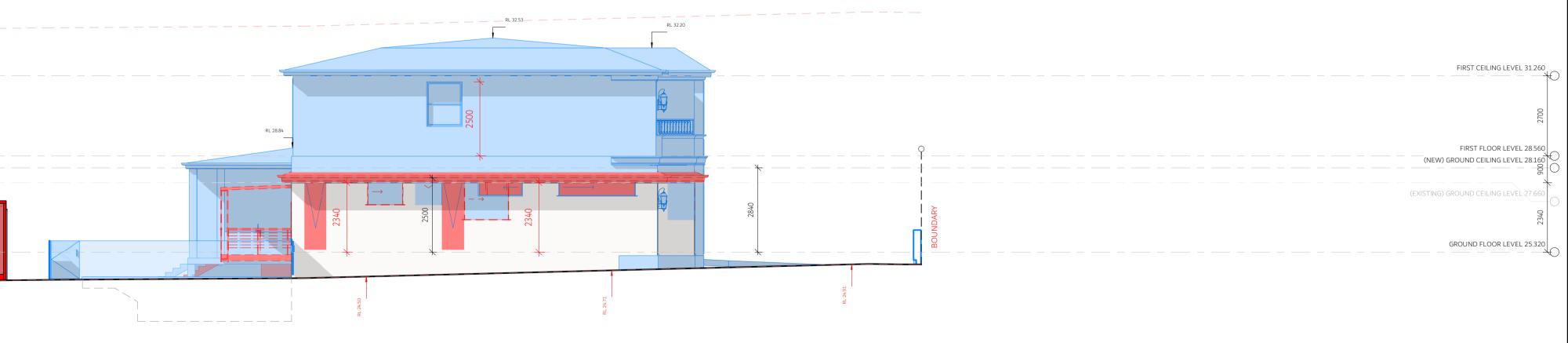




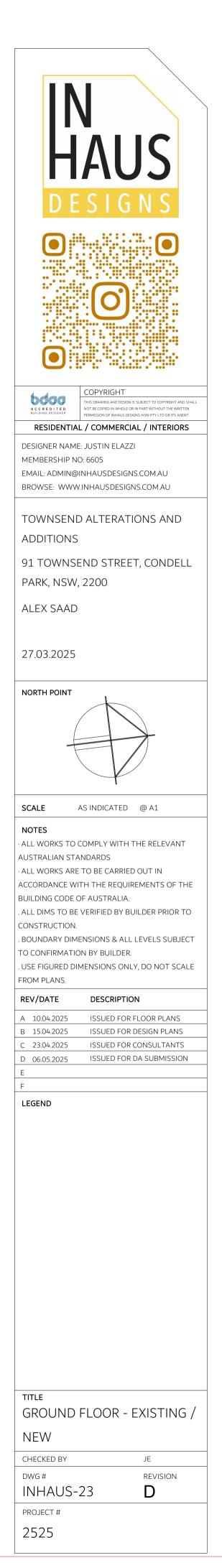
# NORTH ELEVATION 1

1:100





FIRST CEILING LEVEL 31.260	
2700	
7	
FIRST FLOOR LEVEL 28.560	
(NEW) GROUND CEILING LEVEL 28.160	
(EXISTING) GROUND CEILING LEVEL 27.660	
2340	
23	
GROUND FLOOR LEVEL 25.320	





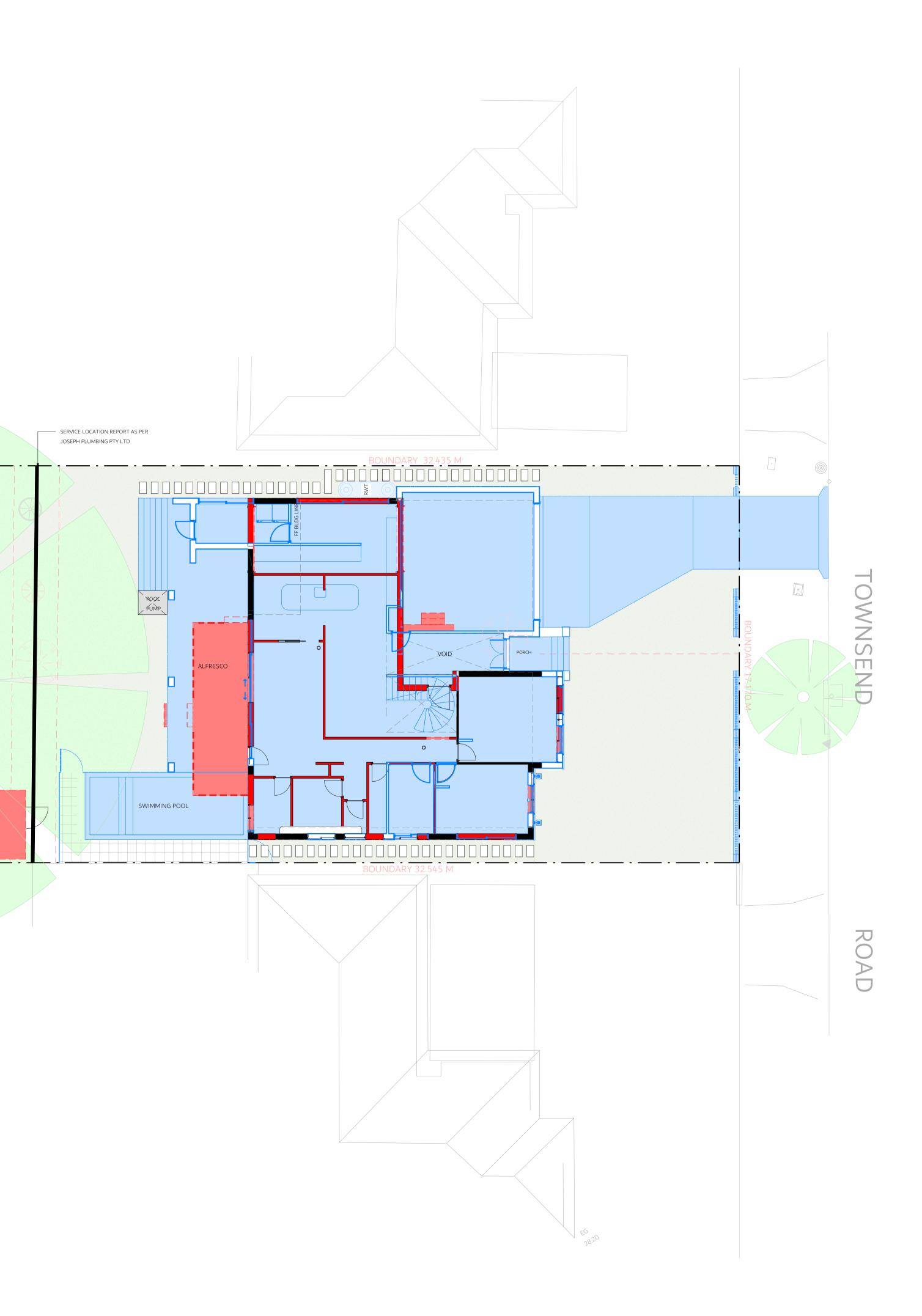
# GROUND FLOOR LEVEL - EXISTING / NEW

1 : 100

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

VISUAL SCALE 1:100 @ A1

# NOT FOR CONSTRUCTION







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#### DESIGNER NAME: JUSTIN ELAZZI MEMBERSHIP NO: 6605

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

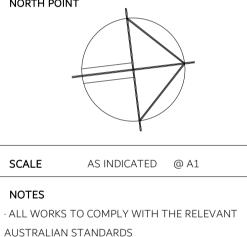
TOWNSEND ALTERATIONS AND ADDITIONS

91 TOWNSEND STREET, CONDELL PARK, NSW, 2200

ALEX SAAD

27.03.2025

NORTH POINT



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 LEGEND

BASIX<sup>™</sup>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

Froject address	
Project name	91 Townsend Street Condell Park
Street address	91 TOWNSEND Street CONDELL PARK 2200
Local Government Area	Canterbury-Bankstown Council
Plan type and number	Deposited Plan DP239591
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	ə: 02 9994 8906
ABN (if applicable): 32612556377	

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Building Sustainability Index www.basix.nsw.gov.au



Planning Industry And Environment

ASIX	Certificate	number:A1794247	

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:		<b>~</b>	•
Each window or glazed door with standard aluminium or timber frames and single clear or toned 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 clear/air gap/clear glazing, or toned/air gap/clear glazing 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-value 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.	>	<b>~</b>	•
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.	>	<b>~</b>	~

ilazing requir	ements						Show on DA Plans	Show on CC/CDC Plans & specs	Certif Chec
/indows and gla	zed doors glazing	ı requirements							
Window/door number	Orientation	Area of glass including frame (m2)	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	11.75	0	0	projection/ height above sill ratio >=0.36	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			

Planning Industry And Environment

BASIX Certificate number:A1794247

W04

W03

W02

W09

Glazing requirements

Planning Industry And Environment

lazing requir	ements						Show on DA Plans	Show on CC/CDC Plans & specs	Certifie Check
Window/door number	Orientation	Area of glass including frame (m2)	Overshadowing height (m)	Overshadowing distance (m)	Shading device	Frame and glass type			
W14	N	2.28	0	0	none	timber or uPVC, double Lo-Tsol/air gap/clear, (U-value: 2.3, SHGC: 0.19)			
W06	w	1.44	0	0	none	timber or uPVC, double Lo-Tsol/air gap/clear, (U-value: 2.3, SHGC: 0.19)			
W07	w	2.4	0	0	none	timber or uPVC, double Lo-Tsol/air gap/clear, (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)			

Planning Industry And Environment

Building Sustainability Index www.basix.nsw.gov.au Planning Industry And Environment

TITLE	
BASIX COMMITMEN	TS
CHECKED BY	JE
DWG #	REVISION

INHAUS-24	D
PROJECT #	
2525	

# NOT FOR CONSTRUCTION

#### BASIX Certificate number:A1794247 page 2/11

ixtures and systems

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

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.	~	<ul> <li>✓</li> </ul>
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.	<ul> <li>✓</li> </ul>	

Building Sustainability Index www.basix.nsw.gov.au	Planning Industry And Environment

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Blazing requir	ements						Show on DA Plans	Show on CC/CDC Plans & specs	Certifie Check
Window/door number	Orientation	Area of glass including frame (m2)	Overshadowing height (m)	Overshadowing distance (m)	Shading device	Frame and glass type			
W01	N	2.88	0	0	none	timber or uPVC, double Lo-Tsol/air gap/clear, (U-value: 2.3, SHGC: 0.19)			
W01	N	2.88	0	0	none	timber or uPVC, double Lo-Tsol/air gap/clear, (U-value: 2.3, SHGC: 0.19)			
W01	N	2.88	0	0	none	timber or uPVC, double Lo-Tsol/air gap/clear, (U-value: 2.3, SHGC: 0.19)			
ED01	N	2.91	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-Tsol/air gap/clear, (U-value: 2.3, SHGC: 0.19)			

Building Sustainability Index www.basix.nsw.gov.au

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Planning Industry And Environment

BASIX Certificate number:A1794247

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Show on Show on CC/CDC Certifier DA Plans Plans & specs Check Windows and glazed doors glazing requirements Area of glass including Overshadowing Overshadowing Shading height (m) distance (m) device Frame and glass type standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75) standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75) timber or uPVC, double Lo-Tsol/air gap/clear, (U-value: 2.3, SHGC: 0.19) 0.9 none timber or uPVC, double Lo-Tsol/air gap/clear, (U-value: 2.3, SHGC: 0.19) 1.56 none timber or uPVC, double Lo-Tsol/air gap/clear, (U-value: 2.3, SHGC: 0.19) 1.8 none

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 V 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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Construction			Show on DA Plans	Show on CC/CDC Plans & specs	Certifie Check
Insulation requirements					
listed in the table below, except that a) addi	red construction (floor(s), walls, and ceilings/ tional insulation is not required where the are of altered construction where insulation alrea	a of new construction is less than 2m2, b)	~	~	-
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	11		
external wall: brick veneer	R1.16 (or R1.70 including construction)		11		
external wall: framed (weatherboard, fibro, 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/sarking	dark (solar absorptance > 0.70)	11		

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Show on Show on CC/CDC Certifier DA Plans Plans & specs Check

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lazing requir	ements						Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
indows and gla	zed doors glazing	ı requirements							
Window/door number	Orientation	Area of glass including frame (m2)	Overshadowing height (m)	Overshadowing distance (m)	Shading device	Frame and glass type			
D04	N	2.9	0	0	none	timber or uPVC, double Lo-Tsol/air gap/clear, (U-value: 2.3, SHGC: 0.19)			
D04	N	2.9	0	0	none	timber or uPVC, double Lo-Tsol/air gap/clear, (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-Tsol/air gap/clear, (U-value: 2.3, SHGC: 0.19)			
D04	N	2.9	0	0	none	timber or uPVC, double Lo-Tsol/air gap/clear, (U-value: 2.3, SHGC: 0.19)			

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H1 STRUCTURE 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 RELEVA PROVISION OF H1D3 TO H1D2 OF HOUSING PROVISIONS OF THE NCC OR ANY COMBINATION THEREOF. HAUS 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 ESIGN PROVISIONS OF THE NCC FOR EARTHWORKS ASSOCIATED WITH A BUILDING STRUCTURE. \* AS4678 FOR EARTH RETAINING \* 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 I 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: COPYRIGHT (B) WIND CLASS N3 & LESS (C) COMPLY WITH H1D4 & PRT 5.6 USING COMPONENTS OF PART 5.7 OF THE HOUSING PROVISIONS RESIDENTIAL / COMMERCIAL / INTERIORS (D) SOIL CLASS A, S, M IN ACCORDANCE TO AS2870 DESIGNER NAME: JUSTIN ELAZZI MEMBERSHIP NO: 6605 (E) TIED MASONARY AS PER H1D6 EMAIL: ADMIN@INHAUSDESIGNS.COM.AU (F) NOT LOCATED WITHIN ALPINE AREAS BROWSE: WWW.INHAUSDESIGNS.COM.AU (G) NO EARTHQUAKE AFFECTED DESIGN REQUIREMENTS - CAVITY BRICK UNREINFORCED TO BE CONSTRUCTED IN ACCORDANCE WITHL TOWNSEND ALTERATIONS AND (A) AS3700 OR AS4773.1 & AS4773.2 OR PART 3 OF THE HOUSING PROVISIONS OF THE NCC PROVIDED: (B) WIND CLASS N3 & LESS 91 TOWNSEND STREET, CONDELL (C) COMPLY WITH H1D4 & PART 5.6 USING COMPONENTS OF PART 5.6 USING COMPONENTS OF PART 5.7 OF THE HOUSING PROVIS PARK, NSW, 2200 (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 AS INDICATED @ A1 - 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 PA · ALL WORKS TO COMPLY WITH THE RELEVANT 3 OF TH HOUSING PROVISIONS OF THE NCC PROVIDED JSTRALIAN STANDARDS ALL WORKS ARE TO BE CARRIED OUT IN (B) AS4773.1 & AS4773.2 ACCORDANCE WITH THE REQUIREMENTS OF THE (C) PART 5 OF THE HOUSING PROVISIONS OF THE NCC PROVIDED BUILDING CODE OF AUSTRALIA. \* WIND CLASS N3 & LESS . ALL DIMS TO BE VERIFIED BY BUILDER PRIOR TO \* COMPLY WITH H1D4 BOUNDARY DIMENSIONS & ALL LEVELS SUBJECT \* COMPLY WITH PART 5.6.2(4) OF THE HOUSING PROVISIONS OF THE NCC AND HAVE 6.2MPA FOR SOLID & CORE UNITS & 15MPA FOR TO CONFIRMATION BY BUILDER. HOLLOW UNITS. USE FIGURED DIMENSIONS ONLY, DO NOT SCALE \* 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 PROV DESCRIPTION ISSUED FOR FLOOR PLANS (D) SOIL CLASS A,S,M IN ACCORDANCE TO AS2870 ISSUED FOR DESIGN PLANS (E) NOT LOCATED WIHIN ALPINE AREAS ISSUED FOR CONSULTANTS (G) NO EARTHQUAKE AFFECTED DESIGN REQUIREMENTS ISSUED FOR DA SUBMISSION - 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

> - TIMBER FRAMING TO BE CONSTRUCTED IN ACCORDANCE WITH AS1684.2, AS1720.5, AS1684.4 & AS1860.2 IF WITHIN A CYCLONE AF AS1684.2 - STRUCTURAL STEEL SECTIONS TO BE CONSTRUCTED IN ACCORDANCE WITH AS4100, AS/NZS4600 & BE ASSOCIATED WITH PART ( 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 CONT/ 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 HOUSIN PROVISIONS OF THE NCC

- TIMBER & COMPOSITE WALL CLADDING TO BE IN ACCORDANCE WITH AS5126.1 FOR AUTOCLAVED AERATED WALL CLADDING OR 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

AS4100 & AS/NZS4600

# NOT FOR CONSTRUCTION

NCC/AS - GENERAL NOTES

JE

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REVISION

þdaa

ADDITIONS

ALEX SAAD

27.03.2025

NORTH POINT

SCALE

NOTES

CONSTRUCTION.

FROM PLANS.

REV/DATE

A 10.04.2025

B 15.04.2025

23.04.2025

06.05.2025

LEGEND

TITLE

CHECKED BY

INHAUS-25

DWG #

PROJECT #

2525

	EARTHQUAKE AREAS (DEEMED TO SATISFY PROVISION H1D9)	SOUND INS - SOUND IN
	- CLASS 1 & 10 BUILDING TO BE IN ACCORDANCE WITH SECTION 2 OF THE HOUSING PROISIONS OF THE NCC SUBJECT TO SEISMIC ACTIVITY	
VANT	FLOOD HAZARD (DEEMED TO SATISFY PROVISION H1D10)	CONDENSA - CONDENS
	- CLASS 1 TO BE IN ACCORDANCE WITH HOUSING PROVISIONS OF THE NCC	PROVISIONS
G	ATTACHMENT OF FRAMED DECKS AND BALCONIES TO EXTERNAL WALLS OF BUILDINGS USING WALING PLATE (DEEMED TO SATISFY PROVISION H1D11)	H5 SAFE M
	- 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)	STAIRWAY 8 - STAIRS & F
	PILED FOOTINGS (DEEMED TO SATISFY POROVISION H1D12)	- BARRIERS
	- PILED FOOTINGS TO BE IN ACCORDANCE WITH AS2159.	
S OF	H2 DAMP & WEATHER PROOFING	- WINDOW HOUSING P
	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	ADDITIONA
	* ROOFS IN AREAS SUBJECT TO 5 MINUTE DURATIONS RAINFALL INTENSITIED OF NOT MORE THAN 225MM PER HOUR. OVER AN ANNUAL	- ALL ASPEC
	EXCEEDANCE PROBABILITY OF 5% (AS PERTABLE 7.4.3D OF THE ABCB HOUSING PROVISIONS) WHERE A DRAINAGE SYSTEM REQUIRE: AND	AND AUSTR
	* SUB-SOIL AREAS WHERE EXCESSIVE SOIL MOISTURE PROBLEMS MAY OCCUR * LAND ADJOINING AND UNDER BUILDINGS	- GARAGE A - TERMITE C
		* RESDTOP
	FOOTINGS & SLABS (DEEMS TO SATISFY PROVISION H2D3)	* GRANITE (
	- FOOTINGS & SLABS TO BE PROVIDED IN ACCORDANCE WITH H1D4 (1)(A) OR (B)	- VERTICAL * VERTICAL
	MASONARY (DEEMED TO SATISFY PROVISION H2D4)	- STAIRS, RA
	- 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	* STAIRS W
ISIONS	H1D5.	THE NCC
		* FINISHES
	SUBFLOOR VENTILATION (DEEMED TO SATISFY PROISION H2D5)	* ANY LANE
	- FOUNDATION AREAS TO BE PROVIDED WITH ACCESS & SUBFLOOR VENTILATION TO BE IN ACCORDANCE WITH PART 6.2.1 OF HOUSING	* RAMPS W
	PROVISIONS OF THE NCC	NCC
		* THRESHO
	WEATHER PROOFING ROOF & WALL CLADDING (DEEMED TO SATISFY PROVISION H2D6)	THE NCC
	- GUTTERS & DOWNPIPES TO BE IN ACCORDANCE WITH AS/NZS3500.3 & PART 7.4.1 TO 7.4.7 OF HOUSING PROVISIONS OF THE NCC	* STAIRS W OF VOLUME
	GLAZING (DEEMED TO SATISFY PROVISIONS H2D7)	* THE BALU
	- GLAZING TO BE IN ACCORDANCE WITH H1D8(1) OF THE NCC	CLAUSE 1 V
		- WET AREA
	EXTERNAL WATERPROOFING (DEEMED TO SATISFY PROVISION H2D8)	* TO BE IN A
PART	- 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.	SITE PREPARA <sup>-</sup> TERMITE RISK
		<b>DRAINAGE-</b> DR
	H3 FIRE SAFETY	MASONRY VERTICAL ART
	FIRE HAZARD PROPERITES AND NON-COMBUSTIBLE BUILDING ELEMENTS	FRAMING
	- HAZARD PROPERTIED AND NON-COMBUSTIBLE BUILDING ELEMENTS TO BE PROVIDED IN ACCORDANCE TO H3D2	FRAME - TIMBE
FOR	- FLEXIBLE DUCTWORK USED FOR TE TRANSFR OF PRODUCTS INITIATING FROM A HEAT SOURCE THAT CONTAINS A FLAME MUST COMPLY WITH	1720.5-2015 AN
	THE FIRE HAZARD PROPERTIES SET OUT IN AS4254.1	FRAME- STEEL SUBFLOOR VEI
С&		
OVIDED:	FIRE SEPARATION FROM EXTERNAL WALLS (DEEMED TO SATISFY PROVISION H3D4)	ROOF AND WA GUTTERS & DC
	- 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	TIMBER AND C
	FIRE SEPARATION OF GARAGE-TOP-DWELLINGS (DEEMED TO SATISFY PROVISION H3D5)	WALL CLADDIN
	- 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	GLAZING
	OF THE NCC	<b>GLAZING -</b> ALL STANDARDS AS
		HEALTH AND A
	SMOKE ALARMS AND EVACUATION LIGHTING (DEEMED TO SATISFY PROVISION H3D6)	WET AREA WA
	- 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	PROVISIONS OF FLOOR WASTE
		CLAUSE 10.2.12
	H4 HEALTH & AMENITY	EXTERNAL WA
	WET AREAS WATERPROOFING (DEEMED TO SATISFY PROVISION H4D2)	CONDENSATIO EXTERNAL WA
1 & 2	- WET AREAS TO BE PROVIDED IN ACCORDANCE WITH PART 10.2.1 TO 10.2.32 OF HOUSING PROVISIONS OF THE NCC	4200.1&2
		EXHAUST SYST
AREA	MATERIALS AND INSTALLATION OF WET AREA COMPONENTS AND SYSTEMS (DEEMED TO SATISFY PROVISIONS H4DE3)	EXHAUST SYST
Т 6 2 1	- MATERIALS AND INSTALLATION OF WET AREA COMPONENTS AND SYSTEMS TO BE PROVIDED IN ACCORDANCE TO PART 10.2.1 TO 10.2.6 OF	
Т 6.3.1	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	EXHAUST SYST FLOW RATE OF
ITAIN		VENTILATION
	ROOM HEIGHTS (DEEMED TO SATISFY PROVISION H4D4)	SAFE MOVEME
	- ROOM HEIGHTS TO BE PROVIDED IN ACCORDANCE TO PART 10.3.1 OF HOUSING PROVISIONS OF THE NCC	STAIRWAY ANI
		BARRIER AND H BARRIER AND H
OF	FACILITIES (DEEMED TO SATSIFY PROVISION H4D55)	THAN 865MM T
	- FACILITIES TO BE PROVIDED IN ACORDANCE TO PART 10.4.1 TO 104.2 OF HOUSING PROVISIONS OF THE NCC	
SING		SCREENS (CRIM BARRIER AND I
	LIGHT (DEEMED TO SATISFY PROVISION H4D6)	865MM ABOVE
R PART	- 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 (DEEMED TO SATISFY PROVISION H4D7)	

SULATION (DEEMED TO SATISFY PROVISION H4D8) INSULATION TO BE INSTALLED IN ACCORDANCE WITH 10.7.1 TO 10.7.8 OF HOUSING PROVISIONS OF THE NCC

SATION MANAGEMENT (DEEMED TO SATISFY PROVISION H4D9) ISAION MANAGEMENT SYSTEMS TO BE INSTALLED IN ACCORDANCE WITH 10.8.1 TO 10.8.3 OF HOUSING NS OF THE NCC

# MOVEMENT & ACCESS

Y & RAMPS CONSTRUCTION (DEEMED TO SATISFY PROVISION H5D2) & RAMPS TO BE IN ACCORDANCE TO PART 11.2 OF OUSING PROVISIONS OF THE NCC RS & HANDRAILS TO BE IN ACCORDANCE TO PART 11.3 OF HOUSING PROVISIONS OF THE NCC

PROTECTION

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

# NAL

PECTS OF CONSTRUCTION TO BE COMPLIANT WITH RELEVANT PERFORMANCE REQUIREMENTS OF THE NCC TRALIAN STANDARDS INCLUDING, BUT NOT LIMITED TO THE FOLLWING:

- AND DRIVEWAY PROFILES/GRADES TO COMPLYIN ACCORDANCE WITH ASSOCIATED STANDARD AS2890 E CONTROL MEASURES
- OP PIPE PENETRATIONS
- E GUARD APPLICATION TO PERIMETER WALLS IN ACCORDANCE WITH AS3660.1 CLAUSE 6.59 & 6.60 AL ARTICULATION JOINTS
- AL ARTICULATION JOINTS TO BE AS PER 5.6.8 OF ABCB HOUSING PROVISIONS
- RAMPS AND BALUSTRADE NOTE

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

ES OF ALL STAIRS WILL MEET THE REQUIREMENTS OF CLAUSE 11.2.4 OF VOLUME 2 OF THE NCC NDINGS WILL MEET THE REQUIREMENTS OF CLAUSE 11.2.5 OF VOLUME 2 OF THE NCC WILL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF CLAUSE 11.2.3 OF VOLUME 2 OF THE

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

WILLL BE SERVICED BY A HANDRAIL IN ACCORDANCE WITH THE REQUIREMENTS OF CLAUSE 11.3.1 TO 11.3.6 ME 2 OF THE NCC

- LUSTRADES SERVICING THE DWELLING (BOTH INTERNAL & EXTERNAL) TO MEET THE REQUIREMENTS OF VOLUME 2 OF THE NCC
- EA FLASHING

N ACCORDANCE TO AS3740 OR HOUSING PROVISION 10 OF NCC

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

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

18ER 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 AND AS 4440-2004 INSTALLATION OF NAILPLATED TIMBER ROOF TRUSSES. EL FRAMES - DESIGNED AND CONSTRUCTED TO NASH PART 1&2, AS 4100 & AS/NZS 4600.

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

#### WALL CLADDING

DOWNPIPES - DOWNPIPES & GUTTERS TO COMPLY WITH NCC HOUSING PROVISIONS PART 7.4 OT AS/NZS 3500.3 COMPOSITE WALL CLADDING- CLADDING MATERIAL TO BE IN ACCORDANCE WITH HP PART 7.5 OR FOR AAC-AS 5146.1 OR FOR METAL DING AS 1562.1

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

#### D AMENITY

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

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

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

#### TION MANAGEMENT

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

YSTEMS - THE BATHROOM &/OR SANITY COMPARTMENT/S WITH AN EXHAUST SYSTEM AND NOT PROVIDED WITH COMPLIANT NATURAL N MUST BE INTERLOCKED TO ROOMS LIGHT SWITCH AND HAVE OFF TIMER SET FOR 10 MINTUES AFTER THE LIGHT IS SWITCHED OFF. **(STEMS -** THE ROOM/S WITH AN EXHAUST SYSTEM AND NOT PROVIDED WITH COMPLIANT NATURAL VENTILATION MUST BE PROVIDED UP AIR FROM ADJACENT ROOM OF 14,000MM<sup>2</sup> WHICH IS APPROX. A 20MM UNDERCUT OF A 700MM DOOR OR 18MM FROM AN 820MM DOOR. YSTEMS - THE EXHAUST SYSTEM INSTALLED IN A KITCHEN, BATHROOM, SANITARY COMPARTMENT OR LAUNDRY MUST HAVE A MINIMUM OF - (A) 25L/S FOR A BATHROOM OR SANITARY COMPARTMENT; AND (B)40L/S FOR A KITCHEN OR LAUNDRY. IN OF ROOF SPACES - IN CLIMATE ZONES 6,7&8 OF A ROOF SPACE MUST BE VENTILATED IN ACCORDANCE WITH HP PART 10.8.3.

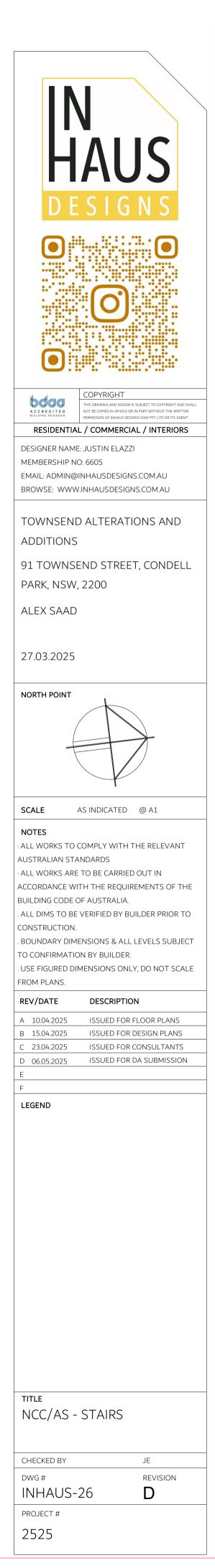
#### MENT AND ACCESS

**AND RAMP CONSTRUCTION-** STAIRWAYS AND RAMPS TO BE CONSTRUCTED TO HP PART 11.2

**ID HANDRAILS-** BARRIER AND HANDRAILS TO BE CONSTRUCTED TO HP PART 11.3 D HANDRAILS- HANDRAIL TO STAIRS HAVING A CHNAGE IN ELEVATION EXCEEDING 1M REQUIRED TO BE PROVIDED AT A HEIGHT NOT LESS M TO NCC HOUSING PROVISIONS CLAUSE 11.3.5

ID HANDRAILS- BEDROOM WINDOS WHERE FFL IS 2M OR MORE ABOVE THE SURFACE BENEATH ARE TO HAVE WINDOW RESTRICTORS OR RIM-SAFE STYLE MESH) INSTALLED AS PER NCC HOUSING PRIOVISONS CLAUSE 11.3.7

D HANDRAILS- WINDOWS OTHER THAN BEDROOM WITH FFL 4M OR MORE ABOVE ADJACENT SURFACE TO HAVE SILL OR BARRIER MINIMUM VE FFL AS PER NCC HOUSING PROVISIONS CLAUSE 11.3.8



#### 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), risers (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 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 betweenadjacent <u>risers</u>, or between adjacent <u>goings</u>, is not more than 5 mm; and
- the largest and smallest <u>riser</u> within a <u>flight</u>, or the largest and smallest going within a <u>flight</u>, is not more than 10 mm; and <u>risers</u> which do not have any openings that would allow a 125 mm sphere to
- pass through between the treads; and 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-

- 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 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 Table 11.2.2a (see Figure 11.2.2a, Figure 11.2.2b and Figure 11.2.2c) must be-
- for <u>tapered treads</u>, other than treads in a <u>spiral stairway</u>— (a) not more than 1 m in width, the middle of the unobstructed width of the stairway (see <u>Figure 11.2.2b</u>); and
- more than 1 m in width, 400 mm from the unobstructed width of each side of the stairway (see <u>Figure 11.2.2c</u>); and
- for treads in spiral stairways, the point seven tenths of the unobstructed width (b) from the face of the centre pole or support towards the handrail side (see Figure 11.2.2d and Figure 11.2.2e).
- (5) <u>*Riser*</u> and <u>going</u> dimensions must be measured in accordance with <u>Figure 11.2.2f</u>.

Table 11.2.2a Riser and going dimensions (mm)

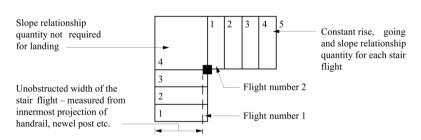
Stair type		R) (see <u>11.2.2f</u> )	<u>Going</u> (G) (see <u>Figure 11.2.2f</u> )		Slope relationship (2R+G)	
	Мах	Min	Мах	Min	Max	Min
Stairs (other than spiral)	190	115	355	240	700	550
Spiral	220	140	370	210	680	590

▼ Table Notes

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

Table 11.2.26 Diser and going dimensions (mm) - stainways serving

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



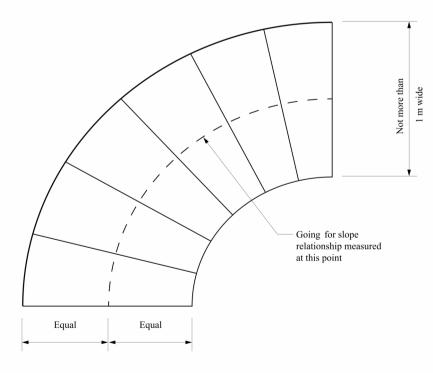
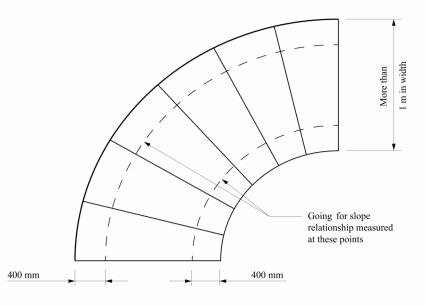
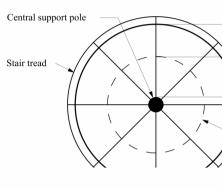


Figure 11.2.2c Measurement of slope relationship — Plan view — Tapered treads more than 1 m wide







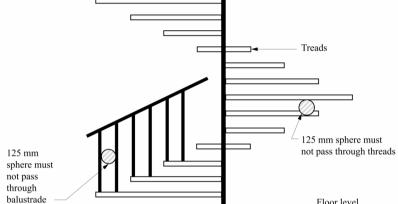
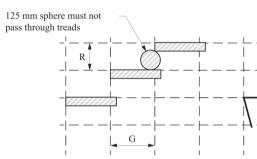


Figure 11.2.2f Riser and going dimensions — Measurement



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

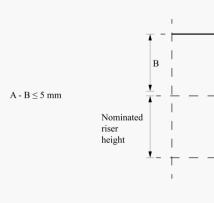
Explanatory information: Going and riser dimensions

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.

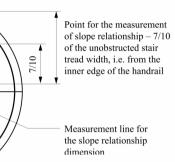
Explanatory Figure 11.2.2b illustrates an entire flight with minor deviations in the materials affecting the finished *riser* dimensions. In addition to the 5 mm difference permitted between adjacent goings or risers, the maximum difference between the smallest and largest <u>going</u> or <u>riser</u> within a <u>flight</u> must not exceed 10 mm. Despite the deviations shown in both diagrams, the stairs in the *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



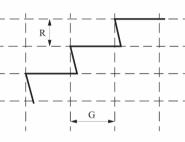
▼ Figure Notes 1. A = larger <u>riser</u> of two adjacent <u>risers</u>.

NOT FOR CONSTRUCTION



- Central support pole

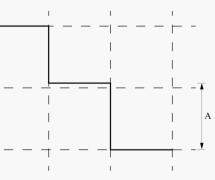
Floor level



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

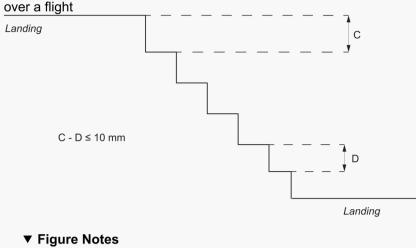
11.2.2(1)(a) states that a stairway must have not more than 18 and not less

The purpose of 11.2.2 is to achieve constant *going* and *riser* dimensions



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

Figure 11.2.2b (explanatory) Minor deviations in a stairway – deviations



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 *risers*, 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 *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 <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  $11.3.3^{14}$  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 Figure 11.3.4a).
- 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 Figure 11.3.3b and <u>Figure 11.3.4a);</u> or
- 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 measured above the nosing line of the stair treads (see Figure <u>11.3.4a</u>).
- (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:

(ii)

- Where it is possible to fall more than 4 m, any horizontal elements within the (a) barrier between 150 mm and 760 mm above the floor must not facilitate climbina.
- (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 <u>11.3.6<sup>15</sup></u>.
- (10) A glass barrier or <u>window</u> serving as a barrier must comply with <u>H1D8<sup>16</sup></u> 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

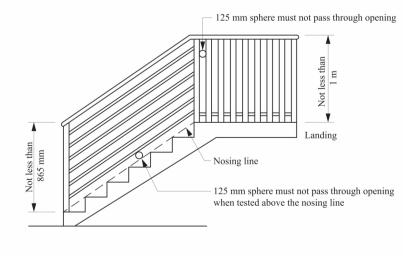
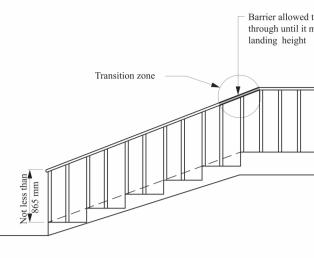


Figure 11.3.4b Measuring heights for barriers and handrails and where transition zones are allowed



**Explanatory information** 

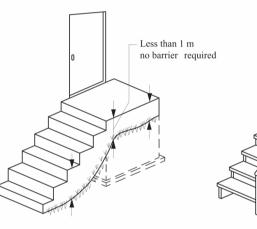
#### For a *window* forming part of a barrier, any horizontal elements such as a window sill, transom or rail between 150 mm and 760 mm above the floor is deemed to facilitate climbing.

Section 8 contains the glazing assembly provisions for glass barriers and

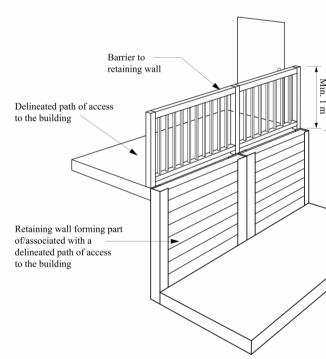
# 11.3.3 Barriers to prevent falls

(1) A continuous barrier must be provided along the side of a trafficable surface, such

- a stairway, ramp or the like; and (a)
- a floor, corridor, hallway, balcony, deck, verandah, mezzanine, access bridge or (b) the like; and
- a roof top space or the like to which general access is provided; and (c) any delineated path of access to a building, (d)
- where it is possible to fall 1 m or more measured from the level of the trafficable surface to the surface beneath (see Figure 11.3.3a).
- (2) The requirements of (1) do not apply to—
- a retaining wall unless the retaining wall forms part of, or is directly associated (a) with, a delineated path of access to a building from the road, or a delineated path of access between buildings (see Figure 11.3.3b); 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 <u>11.3.4</u><sup>13</sup> 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.

- Barrier allowed to continue through until it meets

	<b>_</b>
	Not less than
	Landing

# 11.3.5 Handrails

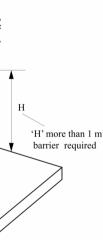
(1)	Handrails to a stairway or ramp must—
(a)	be located along at least one side of the stairway <u>flight</u> or ramp; and
(b)	be located along the full length of the stairway <u>flight</u> or ramp, except in the case where a handrail is associated with a barrier the handrail may terminate where the 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 <u>Figure 11.3.4b</u> ), 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 <u>landing;</u> or
(c)	a <i>winder</i> where a newel post is installed to provide a handhold.
Ex	planatory 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 <u>11.3.3<sup>17</sup>, 11.3.4<sup>18</sup> and 11.3.6<sup>19</sup>.</u>
(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 stairway or ramp.
(c)	11.3.5(1)(b) requires a continuous handrail which must extend the full length of the stairway <u>flight</u> 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)	<ul> <li>(i) 11.3.5(2) outlines where a handrail need not be provided, this includes—</li> <li>where a stairway or ramp is providing a change in elevation less</li> </ul>

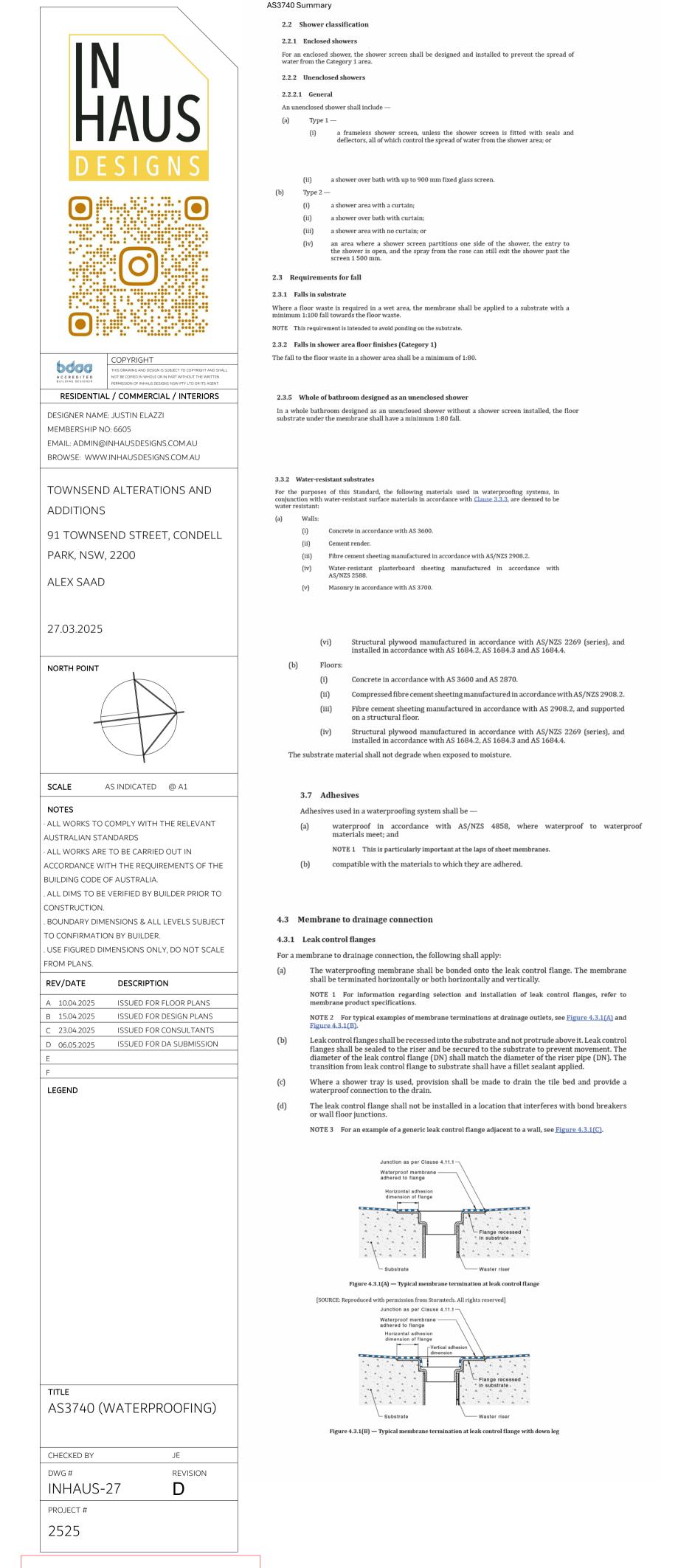
40		
	(ii)	a <u>landing</u> for a stairway or ramp; or
	(iii)	a <u>winder</u> in a stairway if a newel post is installed to provide a handhold.

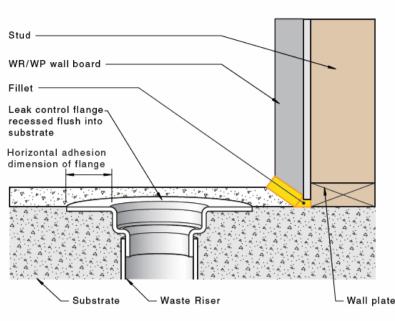
than 1 m; or



(b) Barrier required







Stud -

Fillet

Leak control flange-

recessed flush into substrate

Horizontal adhesion

into substrate

flange to ensure

membrane bond

to flange

Waste riser

4.4.1 Surface preparation

contamination.

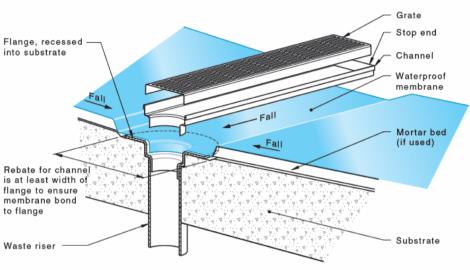
NOTE 1 To aid in add

#### 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 <u>Clause 4.6.3</u>.

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



NOTE Trim should not restrict substrate drainage at linear drain.

Figure 4.3.2 — Linear drain single outlet centrally located

#### 4.4 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.

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

#### 4.4.4 Wall sheeting preparation

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

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

4.8 Waterstops

Clause 2.2.2.1) as follows:

4.8.1 General

(b)

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

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 <u>Clauses 4.8</u> and <u>4.9</u>.

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

(a) 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 screed to prevent water retention in the screed beyond the waterstop.

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 3 See Figure 4.8.2(A) for an example of a Type 2 unenclosed shower. NOTE 4 If using the waterstop at the door threshold for a Type 2 unenclosed shower see  $\underline{Clause 2.3.5}$ . 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. (b) 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 <u>Clause 1.3.31</u>. (a)

- have one of the following: (b)
  - A waterstop that finishes a minimum of 5 mm above the finished floor level, under (i) the shower screen.
  - (ii) A hob at the extremity of the shower area. (iii) A step-down of minimum 15 mm from the finished floor level at the extremity of the shower area.
- (c) 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 prevent water escaping from the wet area.

#### 4.9 Door openings

(c)

(d)

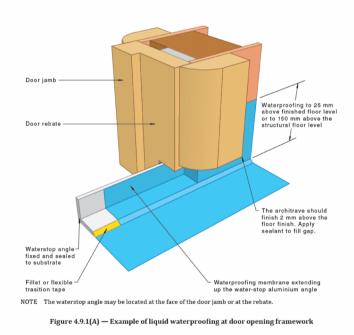
4.9.1 Perimeter flashing at floor level openings

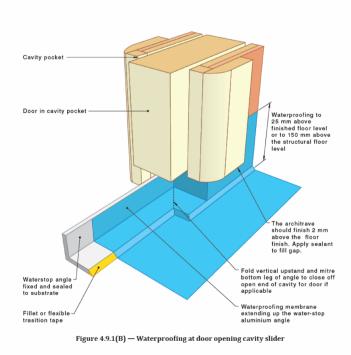
- The following requirements apply to perimeter flashing at floor level openings:
- (a) Whole wet area floor waterproofing shall incorporate
  - a waterstop that has a vertical leg finishing flush with the top of the finished floor level shall be installed at floor level openings; and
  - a floor membrane terminated to create a waterproof seal to the waterstop and to (ii) the perimeter flashing.
- Waterproofing other than whole wet area floor waterproofing shall incorporate a (b) waterstop that has a vertical leg finishing flush with the top of the finished floor level installed at
  - (i) floor level openings; and
- (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 (ii) across doorways; and
- (iii) have a horizontal leg with a minimum width of 50 mm.
- Waterstops at cavity sliders shall —
- (i) be returned across the cavity opening; and
- (ii) have a membrane applied to form a continuous perimeter flashing.
- NOTE For an example of waterproofing installation, see Figure 4.9.1(B).

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).





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

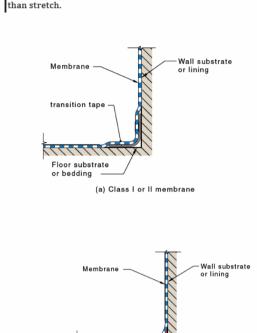
At any change of plane or materials, and at movement joints, fillets or bond breakers shall be used where the membrane is bonded to the substrate. Bond breakers shall be of the type compatible with the flexibility class of the membrane to be used in accordance with <u>Table 4.10</u>.

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			
Ι	10 % to 59 %	100 mm			
II	60 % to 299 %	35 mm			
III	≥ 300 %	12 mm			
NOTE 1 Bond breakers fo	r Class I membranes (low ex	tensibility) allow the membrane to flex rather			



.....

or bedding —

Figure 4.10 — Typical transition tape details

(b) Class III membrane

Flexible sealan

or fille

#### 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 (a) 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 (b) deemed to be a waterproof junction.
- *Type 3* Where water-resistant to water-resistant surfaces meet, a bead of sealant shall be (c) deemed to be a water-resistant junction.

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

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 is the higher.

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 is the higher.

Vertical flashing shall be used as follows:

- External vertical flashing may be used with external membranes systems and installed (a) 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, (b) provided each leg has a minimum overlap of 40 mm to the wall sheeting or render and, where used with
  - internal membranes, each leg extends vertically from within the shower tray; (i) external membranes, each leg overlaps the top edge of the floor waterproofing (ii)
  - system, by a minimum of 20 mm; and preformed shower bases or baths, each leg extends to the bottom edge of the wall (iii)
  - sheeting or render. NOTE 1 The membrane should be terminated to a Type 2 junction sealant as per Clause 4.11.1.

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 <u>Clause 4.11.1</u>.

# IN HAUS DESIGNS



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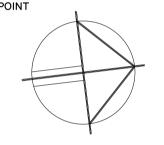
TOWNSEND ALTERATIONS AND ADDITIONS

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 FROM PLANS.

RE	EV/DATE	DESCRIPTION
А	10.04.2025	ISSUED FOR FLOOR PLANS
В	15.04.2025	ISSUED FOR DESIGN PLANS
С	23.04.2025	ISSUED FOR CONSULTANTS
D	06.05.2025	ISSUED FOR DA SUBMISSION

E F LEGEND

TITLE

AS3740 (WATERPROOFING)

CHECKED BY	JE
DWG #	REVISION
INHAUS-28	D
PROJECT #	
2525	

#### 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 <u>Clause 4.11.1</u>

4.12.3 Other penetrations in Category 1 areas

Penetrations through water-resistant substrates and surface finishes shall be sealed in accordance with <u>Clause 4.11.1</u>. 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 <u>Clause 3.3.2</u>.
- (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 <u>Clause 4.10</u>.
- (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 <u>Clause 4.11.1</u>, 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.

 $4.13.2.2 \quad \text{Baths to be recessed into a wall with no shower over them }$ 

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.

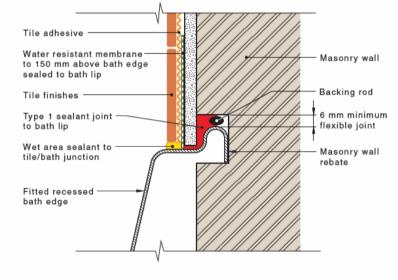


Figure 4.13.2.2(A) — Bath with no shower over it — Fitted bath — Masonry wall

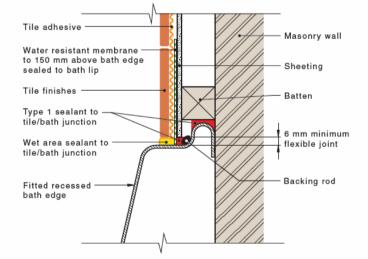


Figure 4.13.2.2(B) — Bath with no shower over it — Fitted bath — Masonry wall with sheet spaced via battens

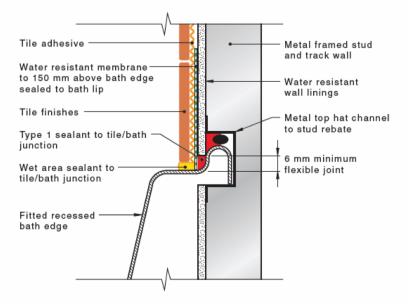


Figure 4.13.2.2(C) — Bath with no shower over it — Fitted bath — Metal framed wall

# NOT FOR CONSTRUCTION

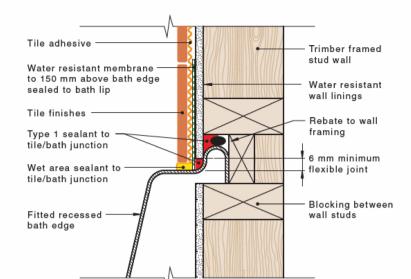


Figure 4.13.2.2(D) — Bath with no shower over it — Fitted bath — Timber-framed wall

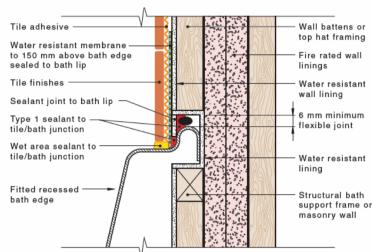


Figure 4.13.2.2(E) — Bath with no shower over it — Fitted bath — Fire rated framed wall

# 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 <u>Clauses 4.13.3.2</u> and <u>4.13.3.3</u>.

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.

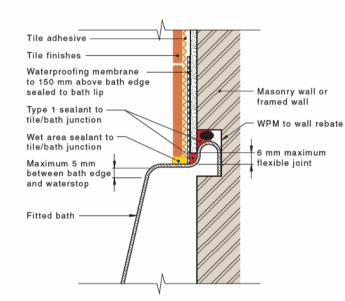


Figure 4.13.3(A) — Shower over bath — Fitted bath — Framed or masonry walls

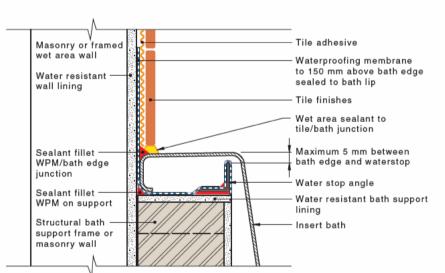


Figure 4.13.3(B) — Shower over bath — Fitted bath — Fitted against wall

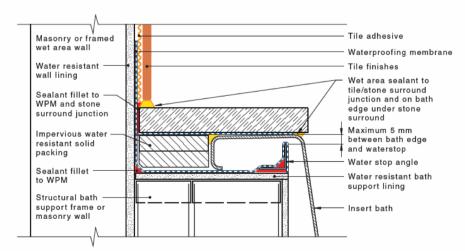


Figure 4.13.3(C) — Shower over bath — Insert bath — Stone surround

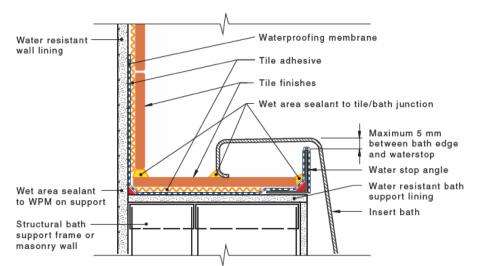


Figure 4.13.3(D) — Insert bath — Tile surround

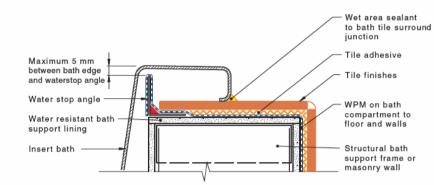


Figure 4.13.3(E) — Shower over bath — Insert bath — Bath compartment wall

# 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.
   (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
- (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	l 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.

c) mside 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 <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 requirements:

(a) Membrane shall be protected from abrasive damage when placing and vibrating the topping concrete by installing a protective underlayment.
 (b) Membrane datail to martial another a law in the second second

(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.

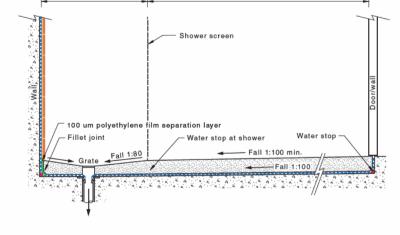


Figure 4.17 — Polished concrete floor for unenclosed shower

#### 4.18 Floor heating

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