

BCA Notes for Class 1 Buildings

- NOTE: All plans are to be read in conjunction and comply with the BASIX Certificate (incl. BASIX cert number), Bushfire and Geotech Reports
- IMPORTANT NOTE: Any proposed design and or product changes aer approval of the CC are to be immediately notified to the Private Certifying Authority for review and comment.
- Structural Engineer's inspection reports for all concrete elements, steel and mber framing and Certificate of completed works
- Civil / Hydraulic Engineers inspection reports and or Certificate of completed works
- Sydney Water Sewer - Water Services Coordinator to provide certificate as required.
- Termite management installation of Perimeter & Collars to NCC 2022 - ABCB Housing Provisions Part 3.4 & AS 3660.1 Termite Management - New Building Work.
- All external mber framed walls to be wrapped in a breathable vapour permeable membrane that complies, installed with AS/NZS 4200.1 & AS/NZS 4200.2.
- Metal Roof Design and Installation shall be in accordance with NCC 2022 - ABCB Housing Provisions Part 7, AS 1562.
- All external wall Claddings must be compliant with the requirements of NCC 2022 - ABCB Housing Provisions Part 7, AS 1684 and all relevant CodeMark Certificates.
- All Balustrades to comply with NCC 2022 - ABCB Housing Provisions Part 11, AS 1684, AS 1170, AS 1288 & AS/NZS 2208.
- All stairs providing access to comply with NCC 2022 - ABCB Housing Provisions Part 11, AS 4586 including slip resistance P3 / R10 for Dry or P4 / R11 for Wet.
- All windows are to be restricted in accordance with NCC 2022 - ABCB Housing Provisions Part 11.3.7 & Part 11.3.8 Protection of openable windows where surface below is more than 2m.
- Allow for separate taps for the washing machine and keep them separate from those of the laundry tub. A dedicated laundry space comprising of one washtub and a space for a washing machine must be provided in accordance with NCC 2022 - ABCB Housing Provisions Part 10.4.
- Provide Plasterboard Lining installed to Manufacturers Specifications & AS 2589.
- All waterproofing to NCC 2022 - ABCB Housing Provisions Part 10, AS 3740 and provide a Guaranteed Flexible Waterproof Membrane to all Wet Area Floors & Shower walls to manufacturers specifications and installation instructions.
- Provide door off hinges where the toilet pan is within 1.2 metres of the hinged side of the door in accordance with NCC 2022 - ABCB Housing Provisions Part 10.4.
- Proved hardwired & interconnected smoke alarm devices. Smoke alarms to be installed to NCC 2022 - ABCB Housing Provisions Part 9.5, NSW S.5.1 & AS 3786.
- Condensation Management must be adhered to in accordance with NCC 2022 - Housing Provisions Part 10.8.
- A final survey report indicating that the ridge heights, floor levels, wall to boundary and set out of the building are in accordance with the referenced stamped approved plans. The certificate must be prepared by a registered surveyor.
- Residential slabs, foams and concrete structures to NCC 2022 - ABCB Housing Provisions Part 3 & 4, AS 2870 Residential slabs and foams & AS 3600 Concrete structures.
- Damp proof course and flashings to NCC 2022 - ABCB Housing Provisions Part 5, 7 & 12 & AS/NZS 2904 Damp-proof courses and flashings.
- Timber framing installation to NCC 2022 - ABCB Housing Provisions Part 6, AS 1684 Residential mber framed construction & AS/NZS 1170 Structural designations.
- Masonry structures to NCC 2022 - ABCB Housing Provisions Part 5 & AS 3700 Masonry structures.
- Window and door glazing supply and installation - with Basic Certificate Number and commitments confirmed, to NCC 2022 - ABCB Housing Provisions Part 8, AS 1288 Glass in buildings, AS/NZS 2208 Safety glazing materials in buildings & AS 2047 Windows and external doors in buildings.
- Roof and Wall cladding installation to NCC 2022 - ABCB Housing Provisions Part 7 & AS 1562 Design and installation of sheet roof and wall cladding.
- Waterproofing installation NCC (2022): Housing Provisions Part 10, AS 3740 Waterproofing of domestic wet areas (internal) & AS 4654 Waterproof membranes for external use.
- Tiling installation certificate to AS 3958.1 and AS 3958.2.
- Shower screen/mirrors / wardrobe glass installation to NCC 2022 - Housing Provisions Part 8, AS 1288 & AS/NZS 2208.
- Plumber to provide NSW Fair Trading Plumbing and Drainage Certificate to AS 3500 Plumbing and Drainage - Stormwater drainage to be included as required.
- Electrical Certificate of Compliance by Licenced Electrician - AS/NZS 3000 Wiring Rules.
- Air conditioning installation by a licenced contractor to NCC 2022 - ABCB Housing Provisions Part 10 & 13 & AS 4254 Ductwork for air handling systems in buildings.
- Glass balustrade installation to NCC 2022 - Housing Provisions Part 11, AS 1288 Glass in buildings, AS/NZS 2208 Safety glazing materials in buildings & AS 1170 Structural designations.
- Steel structures installation certificate to NCC 2022 - ABCB Housing Provisions Part 4, 5 & 6 & AS 4100 Steel structures.
- Steel framing to NCC 2022 - ABCB Housing Provisions Part 6, AS 4100 Steel Structures, AS/NZS 4600 Cold-formed steel structures & NASB Standard.

Specification

Water

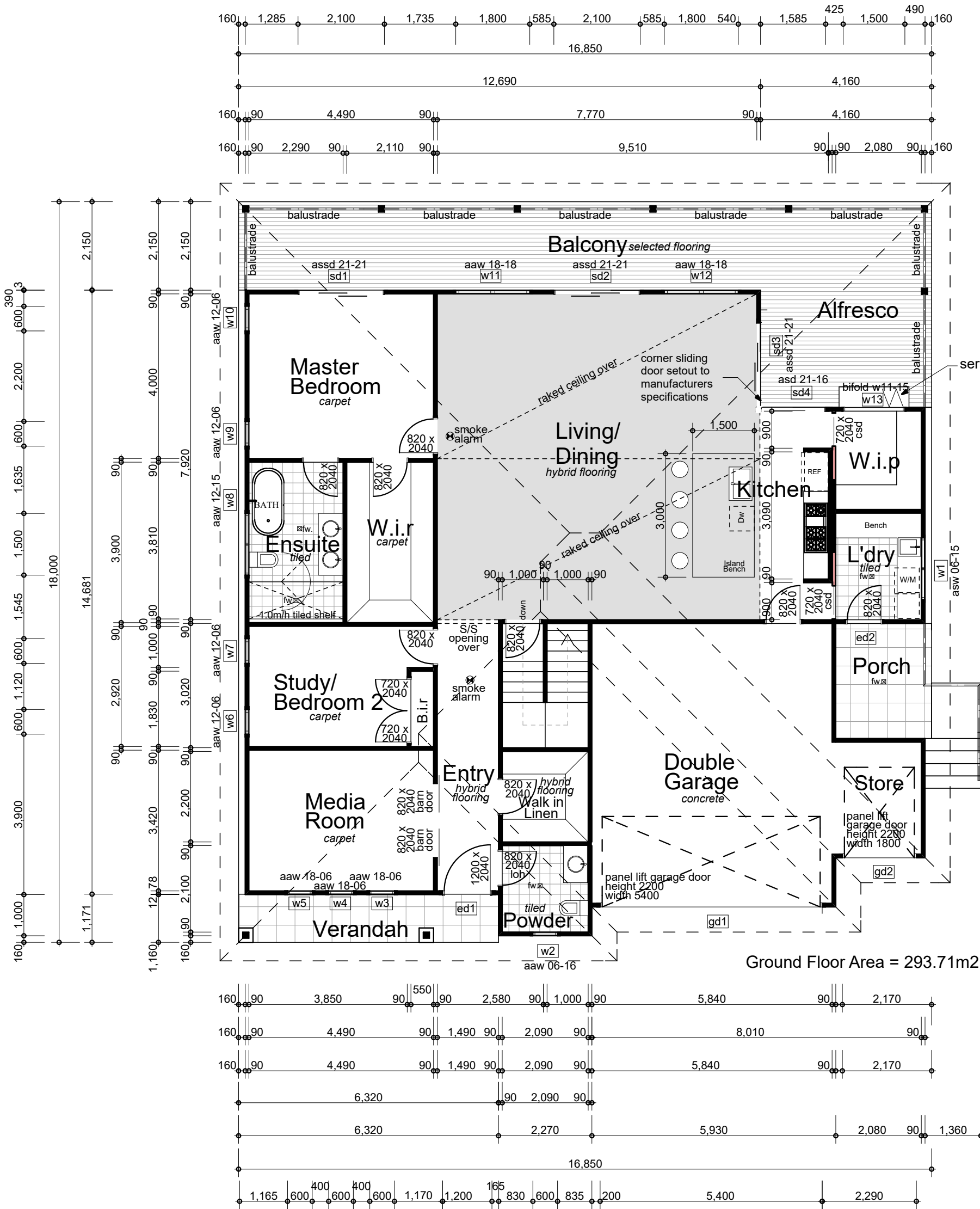
- 2,500 rain water tank, approx. 80% of roof draining to it, connect to WC, garden tap & washing machine
- 3 star showerhead 7.5-9 litres/min
- 4 star wc
- 4 star taps

Thermal

- Colours
  - Light colour walls
  - Dark colour roof
- Floor finishes
  - Tiles to wet areas
  - Timber/polish concrete to living areas
  - Carpet to bedrooms
- Wafflepod slab/Stiffened raft slab
- Insulation;
  - R2.5 wall insulation (incl. Wall between house/garage, excl. Garage external wall)
  - R6.0 ceiling insulation (excl. Garage)
  - R2.5 to floors exposed under with rooms above
  - Permeable wall wrap (class 4) to cladding
  - Anticon to roof
- Self sealing exhaust fans to wet areas
- Downlights
- Windows (AWS or Similar)
  - Awning Uw 3.6 & shgc 0.53 double glazed low e
  - Sliding door Uw 3.2 & shgc 0.57 double glazed low e
  - Bifold Uw 3.7 & shgc 0.48 double glazed low e
  - Sliding door Uw 2.5 & shgc 0.52 thermally broken double glazed low e (SD5)
- Ceiling fans;
  - Living/Dining x 4
  - Media x 1
  - Family x 3

Energy

- 6 star gas instantaneous HWS
- Three phase reverse cycle a/c
- Exhaust fan to wet areas, ducted to outside air
- Rangehood, ducted to outside air
- Gas cooktop, electric oven
- External clothesline



## Ground Floor Plan

Scale: 1:100

## Schedule of BASIX commitments

Water Commitments

The applicant must install showerheads with a minimum rating of 3 star (> 7.5 but <= 9 L/min) in all showers in the development.  
The applicant must install a toilet flushing system with a minimum rating of 4 star in each toilet in the development.  
The applicant must install taps with a minimum rating of 4 star in the kitchen in the development.  
The applicant must install basin taps with a minimum rating of 4 star in each bathroom in the development.  
Alternative water  
Rainwater tank  
The applicant must install a rainwater tank of at least 2500 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.  
The applicant must configure the rainwater tank to collect rain runoff from at least 250 square metres of the roof area of the development (excluding the area of the roof which drains to any stormwater tank or private dam).  
The applicant must connect the rainwater tank to:  
• all toilets in the development  
• the cold water tap that supplies each clothes washer in the development  
• at least one outdoor tap in the development (Note: NSW Health does not recommend that rainwater be used for human consumption in areas with potable water supply.)

Thermal Performance and Materials commitments

Simulation Method

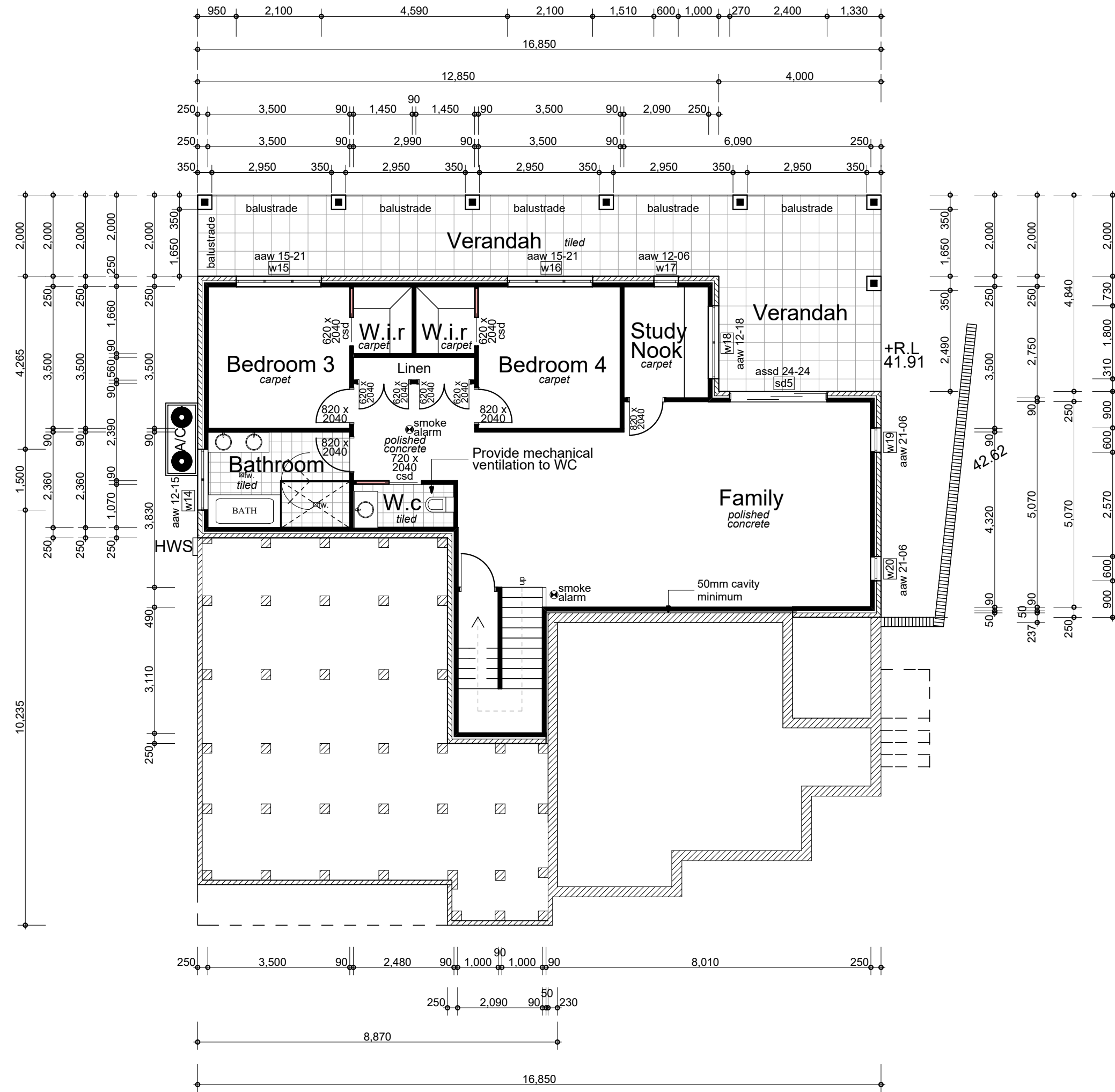
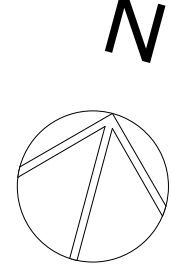
Assessor details and thermal loads

The applicant must show on the plans accompanying the development application for the proposed development, all matters which the Assessor Certificate requires to be shown on those plans. Those plans must bear a stamp of endorsement from the Accredited Assessor to certify that this is the case. The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), all thermal performance specifications set out in the Assessor Certificate, and all aspects of the proposed development which were used to calculate those specifications.  
The applicant must construct the development in accordance with all thermal performance specifications set out in the Assessor Certificate, and in accordance with those aspects of the development application or application for a complying development certificate which were used to calculate those specifications.  
The applicant must show on the plans accompanying the development application for the proposed development, the locations of ceiling fans set out in the Assessor Certificate. The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), the locations of ceiling fans set out in the Assessor Certificate.

Construction

The applicant must construct the floors, walls, roofs, ceilings and glazing of the dwelling in accordance with the specifications listed in the tables below.  
The applicant must show through receipts that the materials purchased for construction are consistent with the specifications listed in the tables below.

Construction	Area - m²	Insulation
floor - concrete slab on ground, waffle pod slab.	112.1	none
floor - suspended floor above enclosed subfloor, particle board; frame: timber - H2 treated softwood.	62.38	fibreglass batts or roll
floor - above habitable rooms or mezzanine, particle board; frame: timber - H2 treated softwood.	103.82	none
garage floor - concrete slab on ground, waffle pod slab.	46.6	not specified
external wall: brick veneer; frame: timber - H2 treated softwood.	131.6	fibreglass batts or roll
external wall: framed (fibre cement sheet or boards); frame: timber - H2 treated softwood.	98.8	fibreglass batts or roll
external garage wall: framed (fibre cement sheet or boards); frame: timber - H2 treated softwood.	30	none
internal wall: plasterboard; frame: timber - H2 treated softwood.	173.2	none
ceiling and roof - flat ceiling / pitched roof, framed - metal roof, timber - H2 treated softwood.	292	ceiling: fibreglass batts or roll; roof: foil backed blanket.
ceiling and roof - raked ceiling / pitched or skillion roof, framed - metal roof, timber - H2 treated softwood.	35	ceiling: fibreglass batts or roll; roof: foil backed blanket.



## Lower Ground Floor Plan

Scale 1:100

Thermal Performance and Materials commitments

Glazing

The applicant must install windows, glazed doors and skylights as described in the table below, in accordance with the specifications listed in the table.

Frames	Maximum area - m2
aluminium	58.8
timber	0
uPVC	0
steel	0
composite	0

Glazing

single	Maximum area - m2
double	58.8
triple	0

Energy Commitments

Hot water

The applicant must install the following hot water system in the development, or a system with a higher energy rating: gas instantaneous with a performance of 6 stars.

Cooling system

The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: 3-phase airconditioning; Energy rating: EER 3.0 - 3.5

The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: 3-phase airconditioning; Energy rating: EER 3.5 - 4.0

The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 living area: 3-phase airconditioning; Energy rating: EER 3.5 - 4.0

The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 bedroom: 3-phase airconditioning; Energy rating: EER 3.5 - 4.0

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The builder shall check and verify all dimensions and levels and verify all errors and omissions to the Architect. Do not scale the drawings. Drawings shall not be used for construction purposes until issued by the Architect for construction.

All works to be set out by registered surveyor.

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For:  
**Sam O'Brien.**  
Project Name:  
**Proposed Two Storey Dwelling**  
**At : Lot 25 DP1065504, No9 Golden Wattle Way**  
**Tallowoods Village**

Drawing Title:  
**- Floor Plans**  
Ground Floor Plan, Lower Ground Floor Plan

Scale: as noted  
Status:  
Project No:  
**2024:076**  
Plot Date:

Date:  
Checked By:  
Layout No.:  
**8** REV : B  
29/03/2025