

PRELIMINARY NOTES

Tenderers are advised to visit the site proposed alterations and additions before tendering. They must satisfy themselves as to the preliminary work involved and the nature and the extent of all the work to be done as no extras will be allowed for necessary work unforeseen by the builder through lack of his having taken this precaution.

INSPECTION OF BUILDING

Tenderers must inspect the existing building for deifnite information regarding parts and portions which are to be altered, remodeled or removed, present conditions of work and all other information required in the preparation of tenderers. They must satisfy themselves as to the levels. nature and extent of all work to be done as no extras will be allowed for neccessary work unforeseen by the builder through lack of his taken this precaution.

Where any item of work is not wholly indicated on the drawings, the builder shall in the execution of the work, complete same to correspond entirely with the existing work of a similar nature. In making alterations to the existing building, the builder must necessarily be guided by existing sizes in preference to scale or figures on drawings.

INSURANCES

The builder shall take out policies for the relevant insurances as required by the state where the work is completed.

***WORKMANSHIP AND MATERIALS**

The whole of the work shall be faithfully executed in the most tradesmanlike manner. All materials shall be new and of the best quality of their respective kinds. Except where otherwise stated, the standard of quality shall be that which would comply with the relevant S.A.A code. All work shall be completed to the satisfaction of the proprietor.

DAMAGED WORK

Any work damaged as a result of the execution of this contract shall be repaired to a state equivalent to the existing adjacent undamaged work of a similar nature.

BARRIERS ETC

The builder shall provide, erect and maintain all necessary temporary hoardings, screens, footways, cartways etc, together with night lighting for hte protection of the public, land and property and at the completion of the works obliterate all traces of the same. All of these items shall conform to the requirements of the relevant authorities. They shall be erected prior to the commencement of demolition or building operations.

The premises and site affected by this contract shall be cleaned up on completion and all debris removed from the site and building. Clean all new glass and leave premises thoroughly clean and fit for the occupation.

PRECAUTION DURING ERECTION

The builder shall be responsible for and shall take precautions to support or stay the partly completed structure until it is completed or until it has developed through fabrication or curing, its full working strength.

No variation of any kind will be allowed or paid for without written order for each item signed by the proprietor. The cost of any variation shall be agreed upon, before work is put in hand.

BUILDERS LICENSE

The builder shall provide proof to the proprietor that he holds a current builders license.

DEMOLITION

The work of demolition shall be executed in a careful safe and orderly manner. Property shore up and temporary support all work, which the builder may decide requires support. Shoring shall conform to standard methods. Cut away, break down, take up and remove or reposition to make way for new work.

PROTECTION

All openings made in the existing building during the progress of the works shall be made and kept waterproof by means of tarpaulins or other approved manner until the affected portions are completed.

SPECIFICATION

The whole works shall be in accordance with the Building Code of Australia, local council building codes and all other governing authoritiies concerned.

SITE CLEARING

All stumps and roots shall be grubbed out over the building area to a minimum distance of 2000mm clear of the building or to the boundaries of the site whichever is the less, and removed from the site.

EXCAVATOR

Cut and level where necessary under timber framed floors to give a minimum clearance of 400mm under bearers and 500mm under joists.

Excavate for all footings and slabs in materials as found and as indicated on architectural and/or structural drawings.

Excavations for all footings shall have level bottoms stepped as necessary and taken to even bearing. Remove excavated material from the site unless directed otherwise. Carry out all work necessary to render this trade complete.

CONCRETOR

Concrete work shall generally be in accordance with the relevant Australian Standards and Codes and in particular with AS 1480. Concrete specified by strength shall be tested in accordance with AS 1480. Ready mix concrete shall also comply with AS 1379 for mixing and delivery. The concrete shall be supplied by an approved firm. Concrete mixed on site shall be in accordance with AS 1465 and AS 1315. Ingredients shall be mixed in a mechanical mixer in the following proportions by volume.

Coarse Aggregate (Approximate 20mm)

Fine Aggregate (Sharp Sand)

Cement (Portland)

Keep reinforcement clean and store clear of ground. All reinforced concrete work shall be to structural engineers details.

BRICKLAYER

All masonry construction in accordance with AS 3700.

All brickwork shall be accurately bonded, carried up true and plumb in level courses to heights and thicknesses as indicated.

Exposed brickwork shall be as selected or to match existing.

Thoroughly clean down with diluted spirits of salts, wash down with clean water and leave free from stains.

Build in galvanised steel ties, galvanised steel lintels, flashing, vents and damp proof courses as required.

Galvanised steel lintels shall be as selected for the following table::

SPAN	LINTEL	LENGTH
>1200mm	85x7 BAR	opening + 230mm
>1500mm	100 x 100 x 6 Angle	opening + 230mm
>2400mm	150 x 100 x 6 Angle	opening + 450mm
>3000mm	152 x 100 x 10 Angle	opening + 450mm

Spans greater than 3000mm to strcutrual engineers details.

STRUCTURAL STEEL

Supply, fabricate and erect steelwork shown on the structural engineer's drawings including hoisting and fixing in positions. All work to be in accordance with relevant SAA codes and standards.

CARPENTER AND JOINER

Timber used shall be sound, well seasoned and free from defects, accurately cut, fitted and fixed. Timber sizes, centre spacings and spans only apply to the grade indicated. Bearers, floor joists, stud work, ceiling joists, rafters, battens and other timber framework to be as indicated and/or in accordance with AS 1684 S.A.A light timber framing code. Supply and install new windows and doors as indicated.

Supply and fix metal eaves lining to match under-side of existing awning to underside of external ceiling areas.

Supple and fix either selected sheet flooring, tongue and groove timber flooring or fibrous cement sheet flooring to floor joists where indicated all in accordance with manufacturers recommendations and instructions.

Architraves and skirtingns to be selected and/or to match existing.

PLUMBER

Supple and fix roofing specified or as selected in accordance with relevant Australia Standards and manufacturers instructions.terra cotta tiles: Shall be semi glazed and manufactured in accordance with AS 2049 and fixed according to AS 2050.

STORMWATER

To comply with AS/NZS 3500.3:2003

ROOFING

All work shall comply with the requirements of, and to the approval of Sydney Water. Extend existing services and connect to new fittings as indicated. Water supply shall be connect to all fitings from the supply authoritys water main in accordance with its requirements. All internal works shall be copper tubing with hot water pipes suitably insulated. A certificate of satisfactory completion shall be obtained.

ELECTRICIAN

All work to be carried out in accordance with the supply authorities requirements and the S.A.A wiring rules. Connect into existing service. Provide power points and light points to clients requirements.

GLAZIER

Glass and glazing shall be in accordance with AS 1288, All glass to be free of defects and of proper weights relative to sheet size. Glazing to be selected or to match existing. Obscure glazing shall be provided as selected and to the proprietors instructions.

PLASTERER

Gypsum plasterboard sheets for internal wall and ceiling linings shall be of an approved type: 13mm thick for studwork, ceiling joists and/or rafters at 600mm centres, 20mm thick for studwork, ceiling joists and/or rafters at 450mm centres. Fix to manufacturers written instructions and all joints to be set level and smooth. Line walls as indicated with 6mm Villaboard sheeting fixed to manufacturers instructions.

All internal brickwork or masonry surfaces as indicated shall be cement rendered in accordance with AS CA27 to a minimum thickness of 13mm. Internal cement render shall be 9 parts clean sand, 1 part frsh cement, 2 parts lime. Make good where new work abuts existing, at new openings and as indicated.

Cornice to be selected and/or to match existing.

PAINTER

All paints or other coatings shall be of the best quality materials and of approved manufacture. All priming materials shall be of an approved brand acceptable to the manufacture of the finishing coats to be used. All surfaces shall be finished to match existing. External joinery shall be primed on all surfaces at place of assembly. Where joinery is to be other than painted it shall be treated at place of assembly with a primer having preservative and water repellent properties. All other exposed external woorkwork shall be primed at the time of fixing and shall receive as selected. All internal surfaces shall be suitably and adequately treated to the clients requirements.

All exposed metalwork shall receive two coats of metal primer, one coat undercoat, and one coat full gloss.

All lined surfaces except where tiled to be given one coat sealer, and two coats of flat plastic paint.

All colours to be selected by the proprietor.

INSULATION

Supply and fit selected insulation and sisalation to walls, roofs and ceilings if directed by the proprietor.

WATER PROOFING

Water-proofing to comply with AS 3740 - 1994)

P.C ITEMS

The P.C Items are to be selected by the owner and installed by the builder.

COMPLETION

The works shall be complete in every trade. Sashes, doors, locks and all other equipment shall be checked and left in a satisfactory operating condition. Surplus materials and rubbish shall be removed from the site. All to be left clean and fit for occupation with glass cleaned, gutters and drains cleared and all approveds given.

BALUSTRADES

All balustrades as per BCA/NCC.

POOL BARRIERS

Pool barriers to be as per BCA / AS1926.1 & swimming pool ACT 1992, Swmming Pool regulation 2008.

STAIR CONSTRUCTION

Stair construction to comply with BCA Part 3.9.1

GUTTERS & DOWNPIPES

Gutters & downpipes to comply with AS/NZS 3500.3-2018

ROOF CLADDING

Roof cladding to comply with the below standards:

Roof Tiles: AS2049-2002 / AS2050-2018

Metal Roofing: AS1562.1-2018

Plastic Sheetting: AS4256.1, AS4256.2, AS4256.3, AS4256.5, AS1562.3

WALL CLADDING

Wall caldding to comply with AS1562.1-2018

General Notes (NCC2022 BCA Vol1 - Commercial Construction

All materials and work practices shall comply with, but not limited to the Building Regulations 2018, the National Construction Code Series 2022 Building Code of Australia Volume 1 and all relevant current Australian standards (as amended) referred to therein.

Unless otherwise specified, the term BCA shall refer to National Construction Code Series 2022 Building Code of Australia Volume 1.

All materials and construction practice shall meet the Performance Requirements of the Building Code of Australia. Where a performance solution is proposed then prior to implementation or installation it first must be assessed and approved by the Relevant Building Surveyor as meeting the Performance Requirements of the Building Code of Australia.Step sizes (other than for spiral stairs) to be:

Risers (R) 190mm maximum and 115mm minimum

Going (G) 355mm maximum and 250mm minimum for public stairways and 355mm maximum and 240mm minimum for Private stairways

2R + 1G = 700mm maximum and 550mm minimum

Constructed with a less than 125mm gap to open treads

All treads, landings and the like to have a slip-resistance classification of P3 or R10 for dry surface conditions and P4 or R11 for wet surface conditions, or a nosing strip with a slip-resistance classification of P3 for dry surface conditions and P4 for wet surface conditions. Provide barriers where change in level exceeds 1000mm above the surface beneath landings, ramps and/or treads. Barriers (other than tensioned wire barriers) to be: 1000mm minimum above finished surface level of balconies, landings or the like, and 865mm minimum above finished surface level of stair nosing or ramp, and Vertical with a less than 125mm gap between, and

Any horizontal element within the barrier between 150mm and 760mm above the floor must not facilitate climbing where changes in level exceeds 4000mm above the surface beneath landings, ramps and/or treads. Top of hand rails to be minimum 865mm vertically above stair nosing and floor surface of ramps.Window sizes nominated are nominal only. Actual size may vary according to manufacturer. Windows to be flashed all around. Waterproofing and water resistance of wet areas to comply with NCC Part F2D2.

Buildings in marine or other exposure environments shall have masonry units, mortar and all built in components and the like complying with the durability requirements of AS3700-2018 Masonry structures.

All storm water to be taken to the legal point of discharge to the relevant authorities' approval.

These drawings shall be read in conjunction with all architectural specifications, relevant structural and all other consultants' drawings/details and specifications and with any other written instructions issued in the course of the contract.

All measurements and levels in millimetres unless noted otherwise.

Figured dimensions take precedence over scaled dimensions.

The builder shall take all steps necessary to ensure the stability and general water tightness of all new and/or existing structures and all essential services to be maintained during all works. A building Permit is required prior to the commencement of these works. The release of these documents is conditional to the Owner obtaining the required Building Permit. The builder and subcontractors shall check and verify all dimensions, setbacks, levels and specifications and all other relevant documentation prior to the commencement of any works. report all discrepancies to this office for clarification.Installation of all services shall comply with the respective Supply Authority requirements.The builder and subcontractor shall ensure that all storm water drains, sewer pipes and the like are located at a sufficient distance from any buildings footing and/or slab edge beams to prevent general moisture penetration, dampness, weakening and undermining of any building and its footing system. These plans have been prepared for the exclusive use by the client of [GVP] 'the Designer') for the purpose expressly notified to the Designer. Any other person who uses or relies on these plans without the Designer's written consent does so at their own risk and no responsibility is accepted by the Designer for such use and/or reliance.The Client and/or the Client's Builder shall not modify or amend the plans without the knowledge and consent of [building designer's name] except where a Registered Building Surveyor makes inor necessary changes to facilitate the Building Permit application and that such

GAP

DESIGN STUDIO

Alterations & Additions

88 Remly Street, Roselands

Drawing Title:

Specification

Client:

MR.S.K

Drawn by:

HS
HS

Notes - Reviews:

Rev

A

Details

DA

Date

06/06/25

A3 Format

Scale:

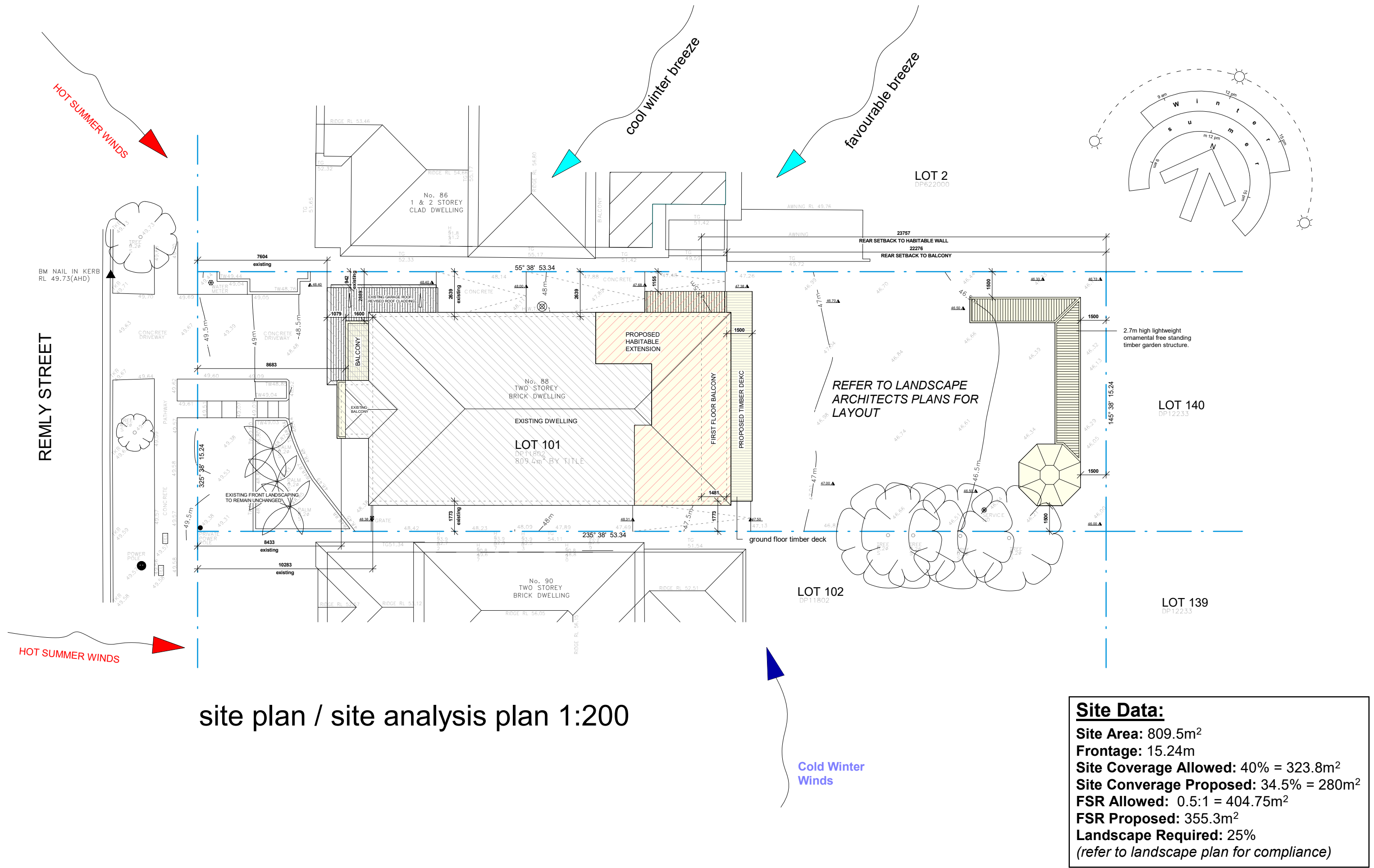
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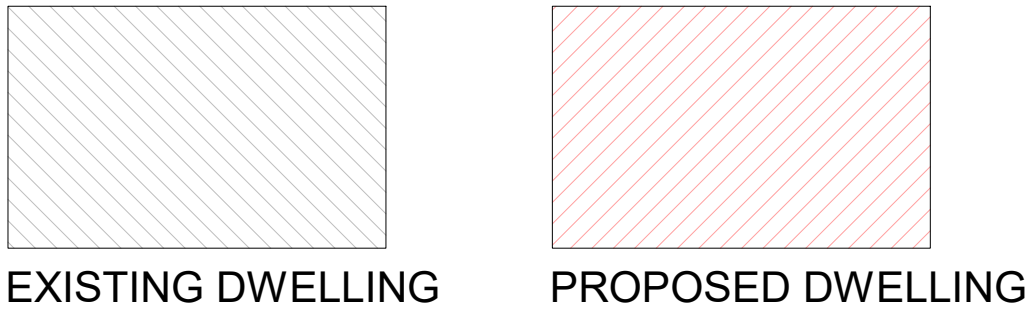
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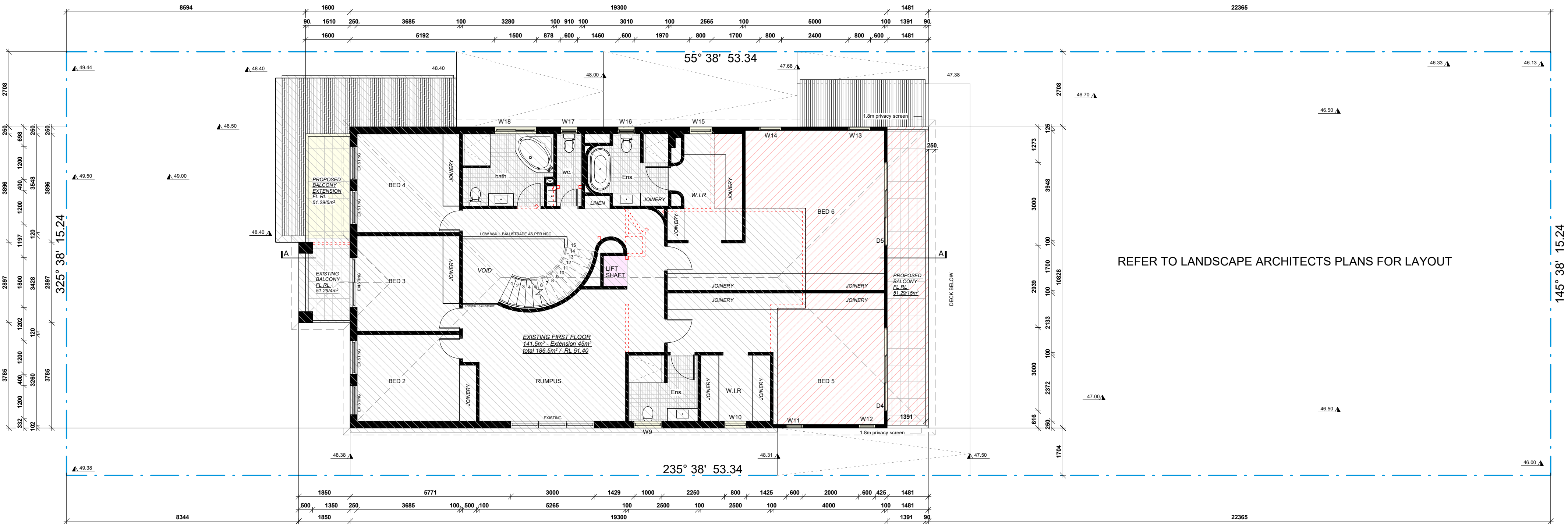


site plan / site analysis plan 1:200

Site Data:
Site Area: 809.5m²
Frontage: 15.24m
Site Coverage Allowed: 40% = 323.8m²
Site Converage Proposed: 34.5% = 280m²
FSR Allowed: 0.5:1 = 404.75m²
FSR Proposed: 355.3m²
Landscape Required: 25%
(refer to landscape plan for compliance)



ground floor plan 1:100



first floor plan 1:100

> Project name:

Alterations & Additions

88 Remly Street,
Roselands

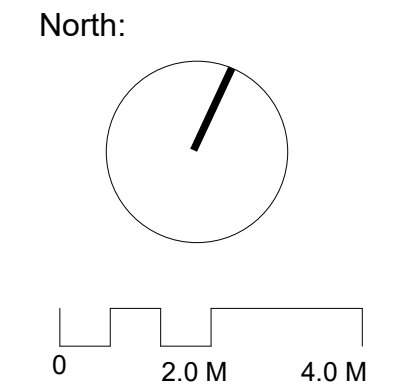
> Client:
MR.S.K

> Drawn by:
HS
HS

> Drawing Title:
Floor Plans

Notes-reviews:		
Rev	Details	Date
A	DA	10/06/25

Date: 06/06/2025



Scale 1 : 100
Sheet No:

> Project name:

Alterations & Additions

88 Remly Street,
Roselands

> Client:

MR.S.K

> Drawn by:

HS

HS

> Drawing Title:

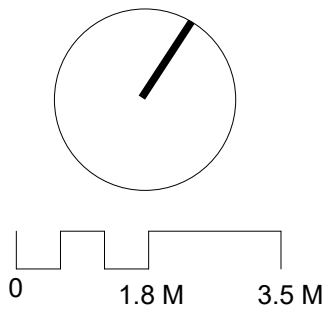
Existing Floor Plans

Notes-reviews:

Rev	Details	Date
A	DA	10/06/25

Date: 06/06/2025

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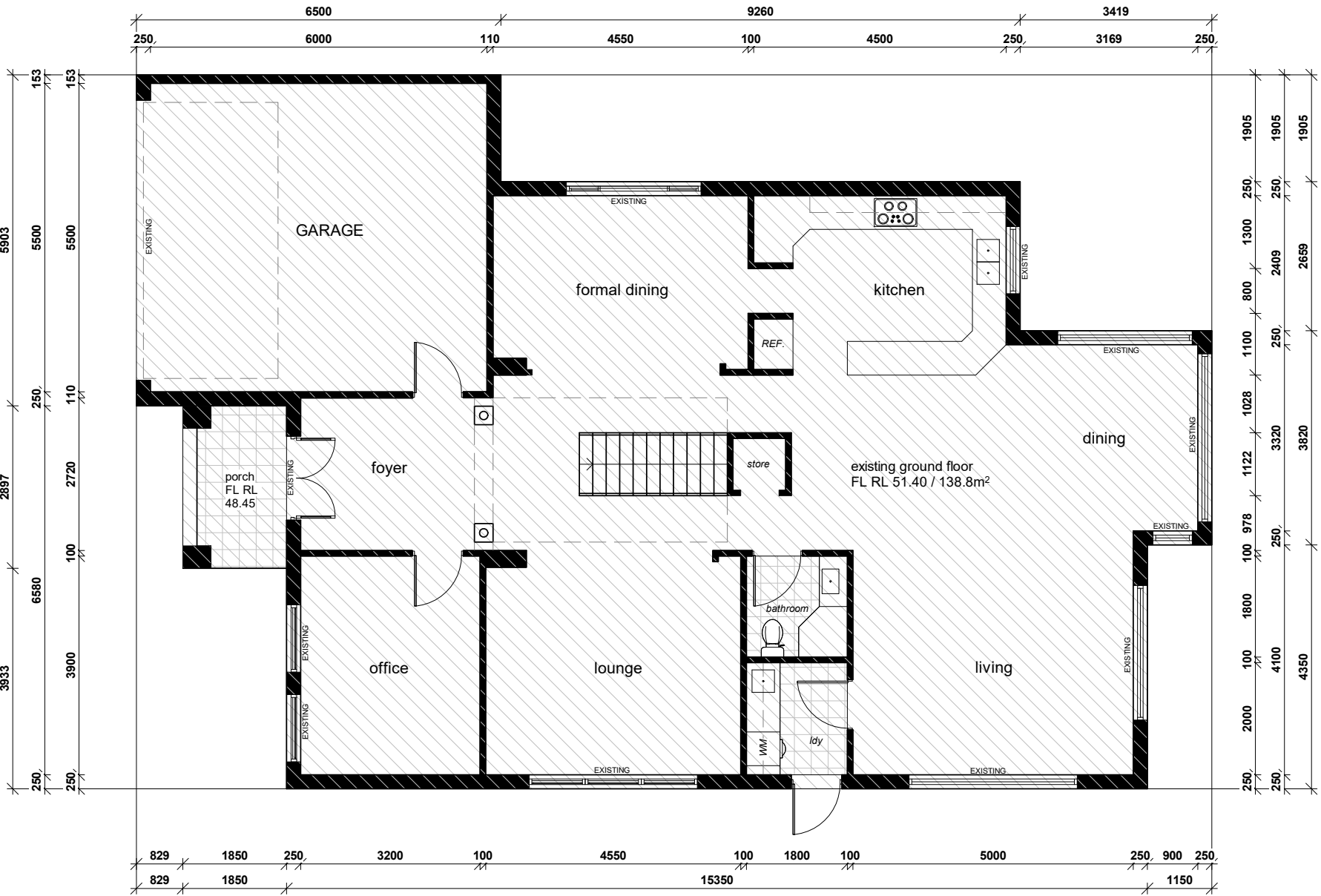


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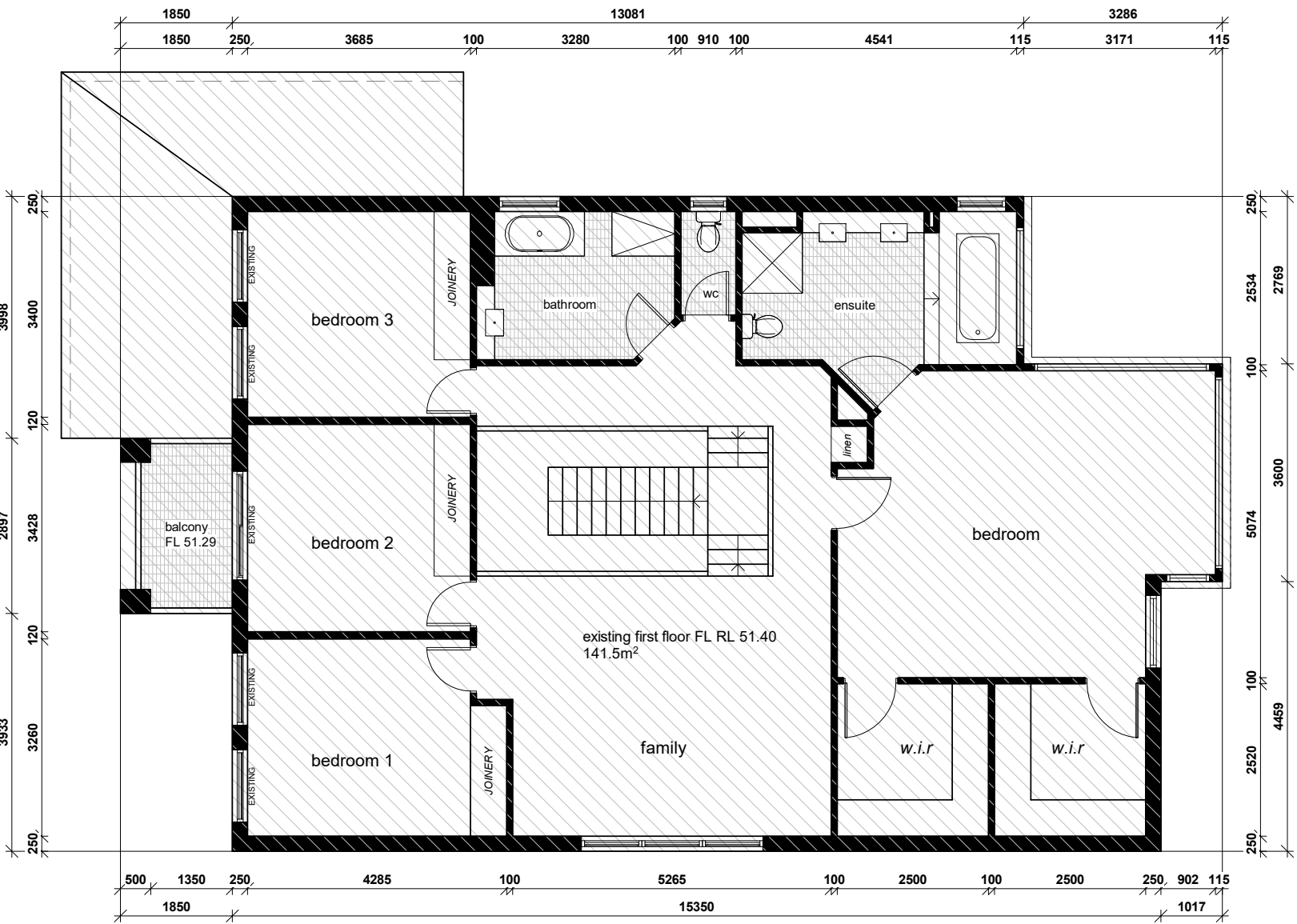
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DA.04



existing ground floor plan 1:100



existing first floor plan 1:100

> Project name:

Alterations & Additions

88 Remly Street,
Roselands

> Client:
MR.S.K

> Drawn by:
HS
HS

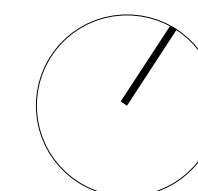
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Elevations

Notes-reviews:

Rev	Details	Date
A	DA	10/06/25

Date: 06/06/2025

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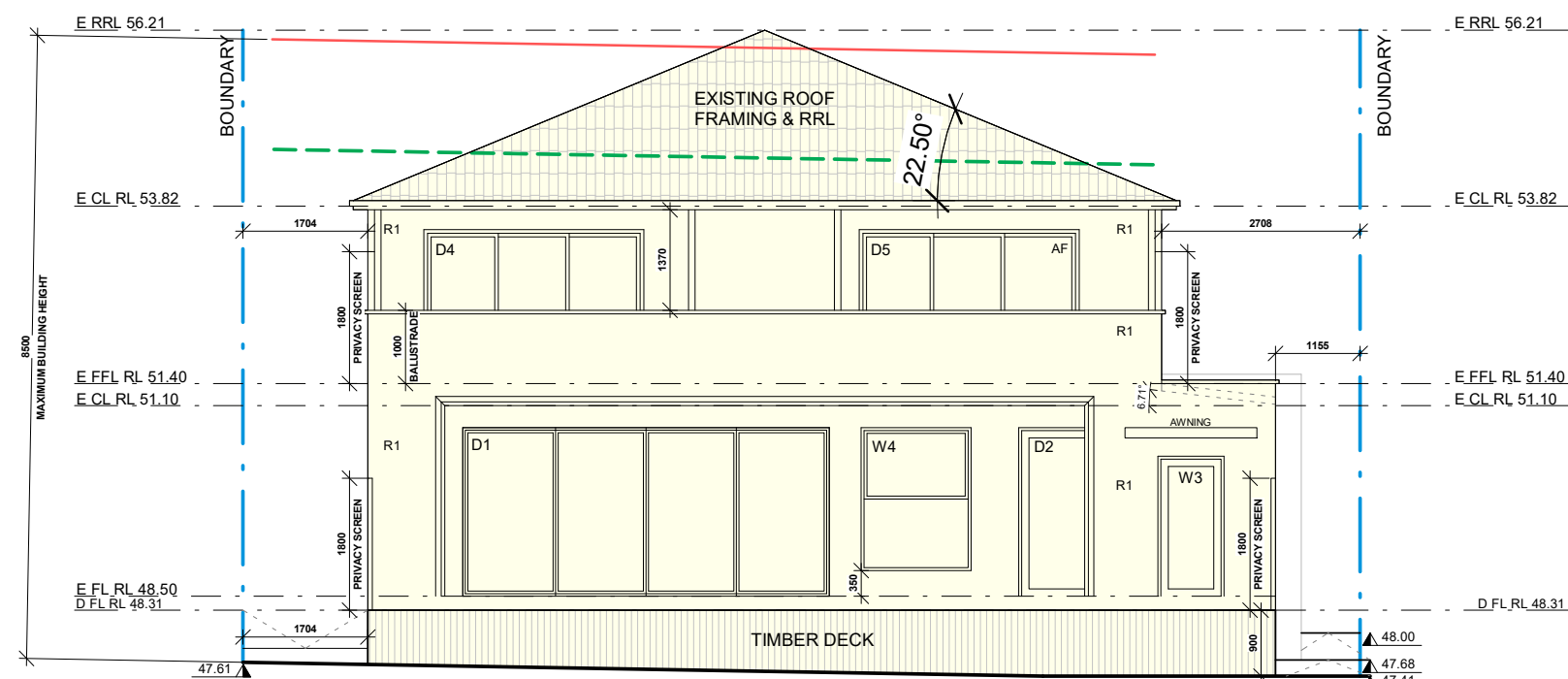
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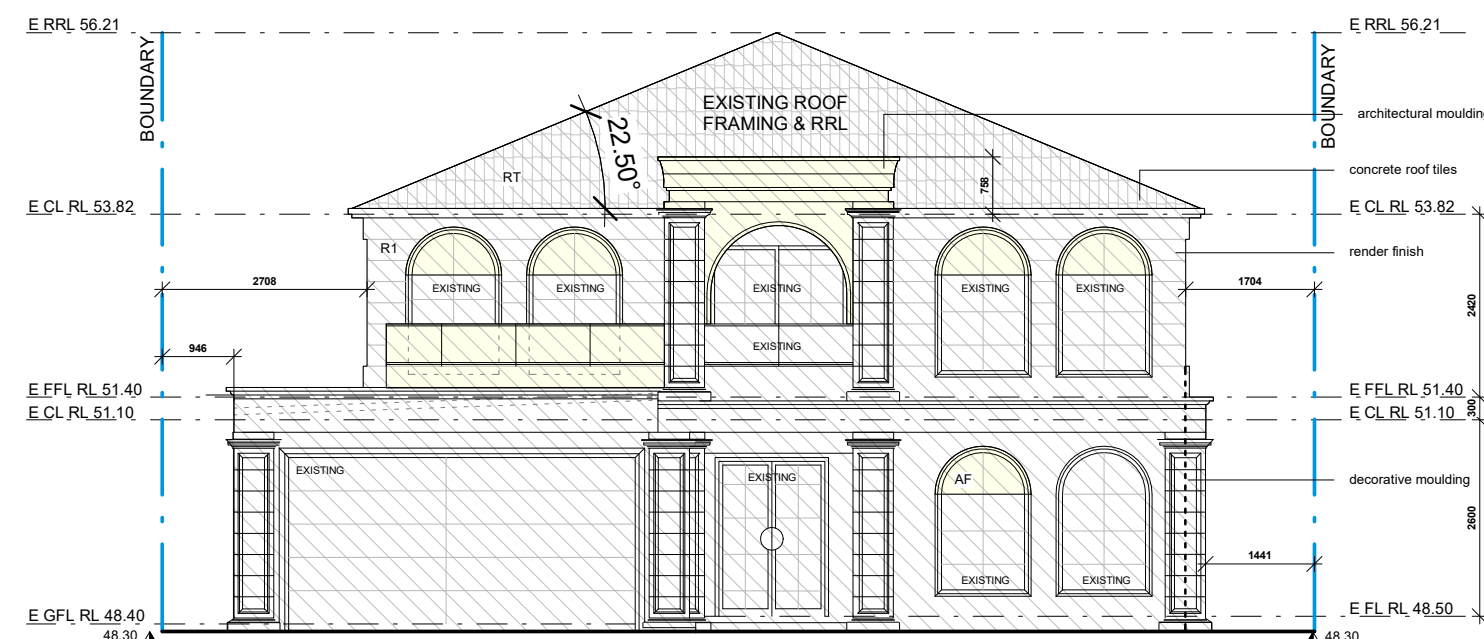
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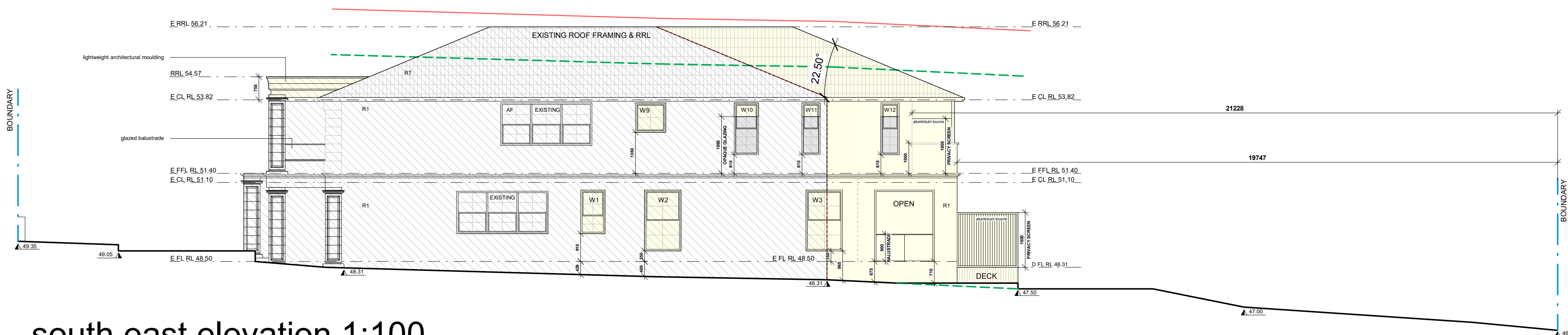
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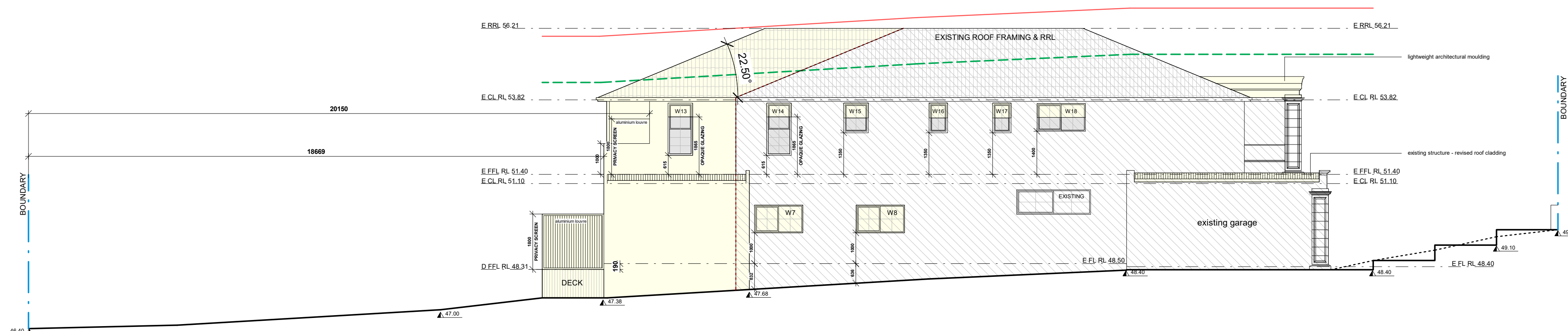
north east elevation 1:100



south west elevation 1:100

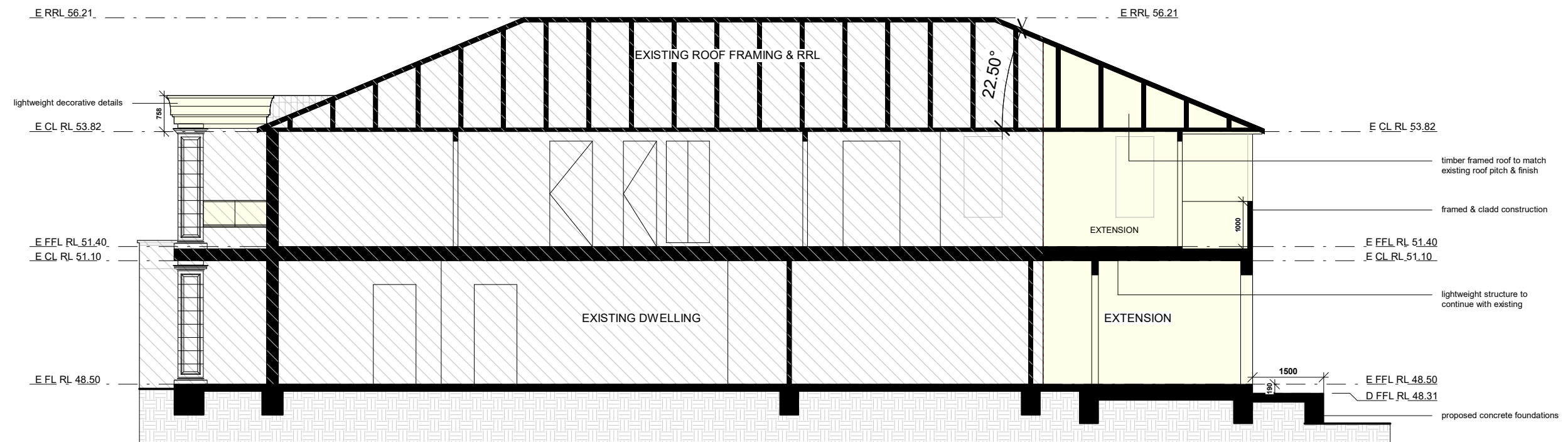


south east elevation 1:100



north west elevation 1:100

Finishes Legend:
RT: roof tiles
R1: render finish
AF: aluminium frame
GB: glazed balustrade



indicative section a 1:100

BASIX SPECIFICATION

88 Remly Street, Roselands NSW 2196

Please note that this specification is to be read in conjunction with the Prepared BASIX certificate for this project. Where discrepancies or Omissions are found, the BASIX certificate will take precedence over the Details in this specification.

Insulation requirements

The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m2, b) insulation specified is not required for parts of altered construction where insulation already exists.

concrete slab on ground floor. nil N/A

floor above existing dwelling or building. nil N/A

external wall: brick veneer R1.16 (or R1.70 including construction)

flat ceiling, pitched roof ceiling: R0.45 (up), roof: foil backed.

blanket (100 mm)

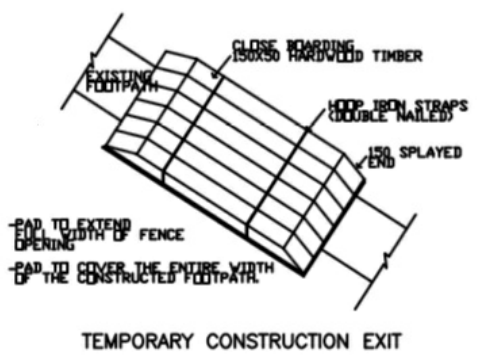
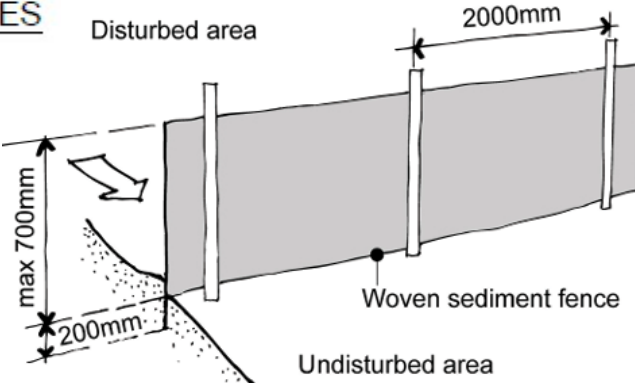
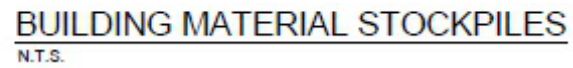
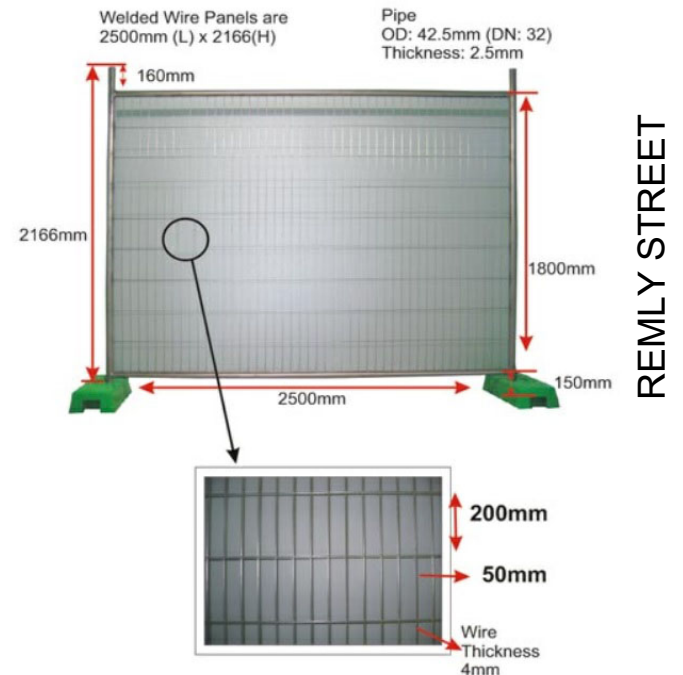
dark (solar absorptance > 0.70)

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.

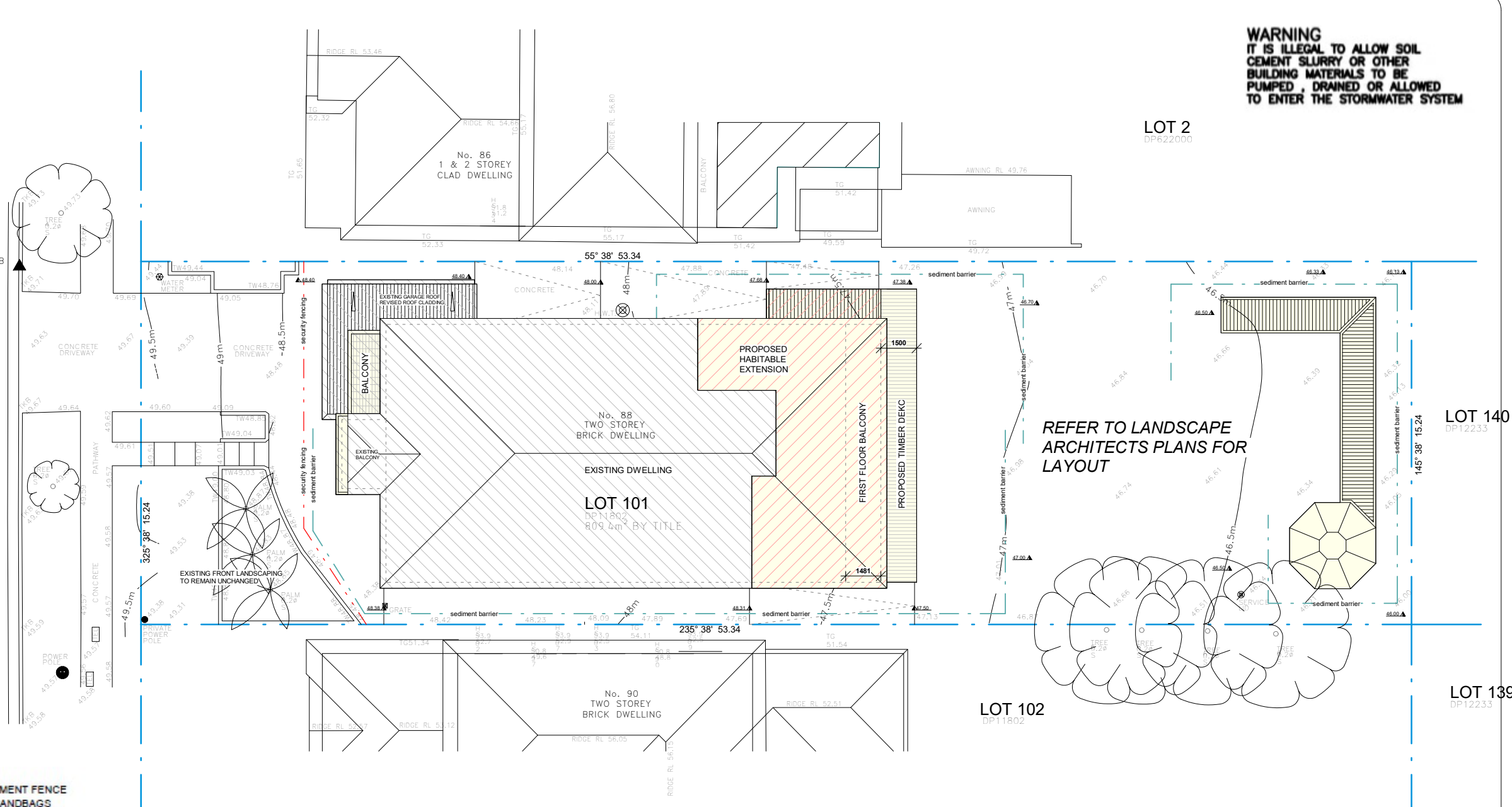
For projections described in millimetres, the leading edge of each eave, pergola, verandah, balcony, or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill.

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 found within the BASIX certificate.






SILT FENCES

- FILTERS SILT FROM LOW TO MEDIUM FLOWS OF SURFACE WATER ON GENTLY SLOPING OR STEEP UNEVEN TERRAIN .
- CONSIST OF A FILTER FABRIC ('GEOTEXTILE FILLER'), ATTACHED TO A STEEL WIRE OR CABLE, WHICH IS SUPPORTED ON 900mm LONG OR WOODEN POSTS AT 2.5-3m CENTRES .
- THE LOWER END OF THE FABRIC IS EMBEDDED INTO THE GROUND , AS SHOWN IN FIGURE 1 .
- GENERALLY FOLLOW THE CONTOURS OF THE LAND .



erosion sediment control plan 1:200

	Alterations & Additions 88 Remly Street, Roselands	Drawing Title:	Client:	Drawn by:	Notes - Reviews:	A3 Format Scale: 1 : 200  	Sheet No: DA.107
		Erosion Sediment Control Plan / Site Management Plan	MR.S.K	HS HS	Rev A Details DA Date 06/06/25		

> Project name:

Alterations & Additions

88 Remly Street,
Roselands

> Client:

MR.S.K

> Drawn by:

HS

HS

> Drawing Title:

Notification Plan

Notes-reviews:

Rev	Details	Date
A	DA	10/06/25

Date: 06/06/2025

North:



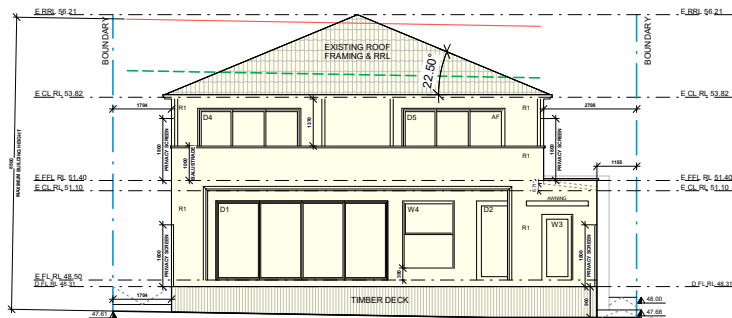
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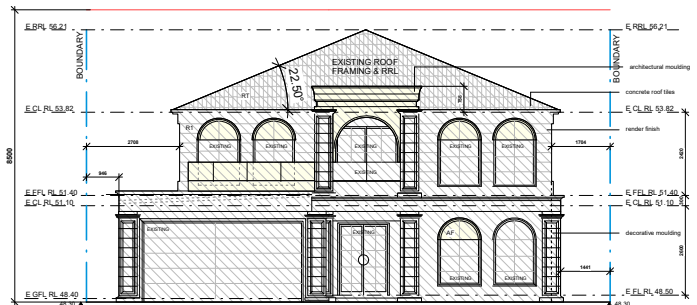
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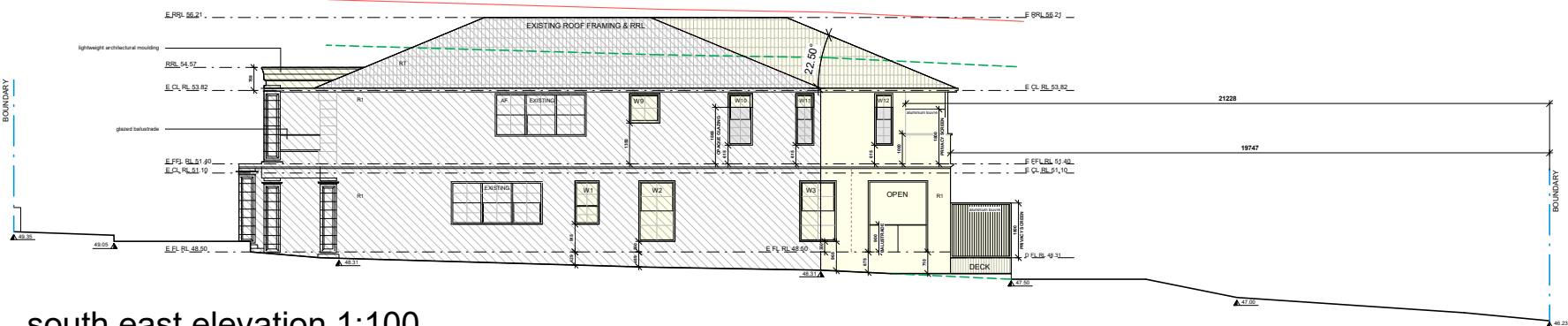
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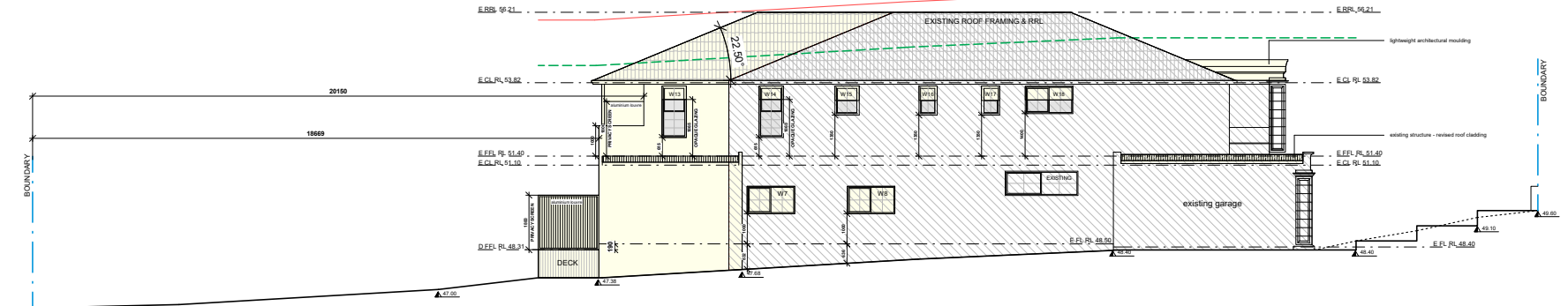
north east elevation 1:100



south west elevation 1:100

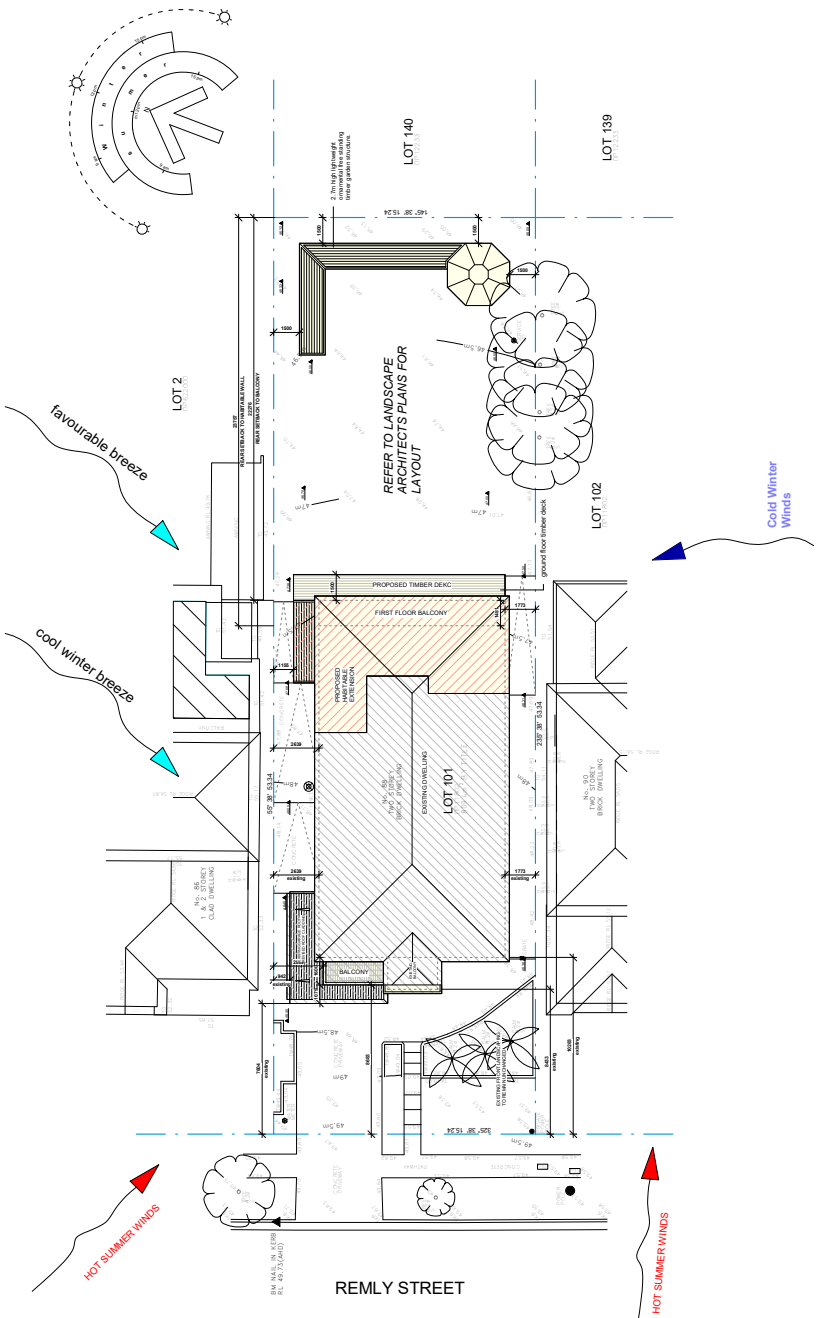


south east elevation 1:100



north west elevation 1:100

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