

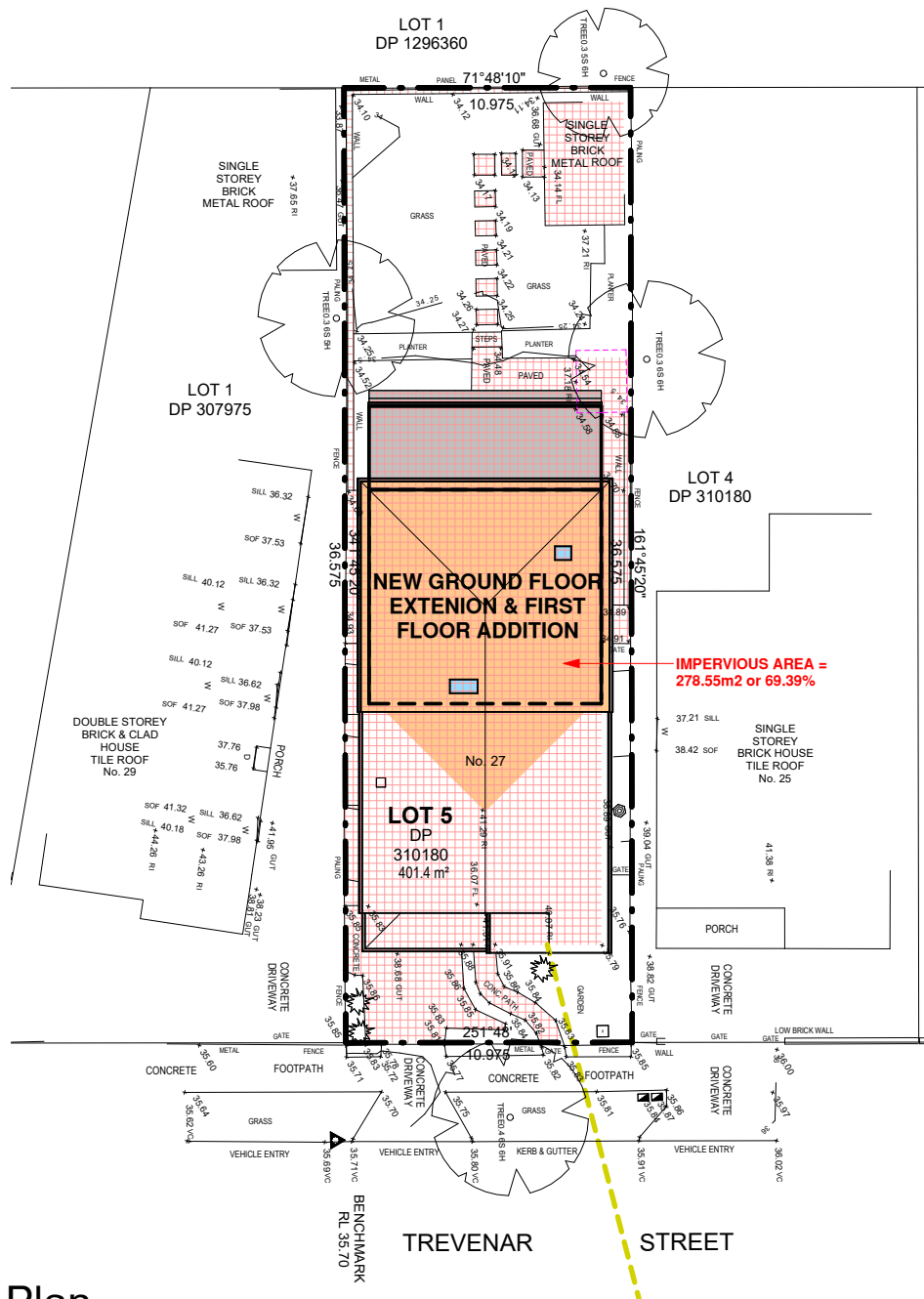
Sheet List	
1	Title Page
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3	Site & Landscape Plan
4	Existing Ground Floor Plan
5	Existing & Proposed Ground Floor Plan
6	Proposed First Floor Plan
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Alterations & Additions		
At: 27 Trevenar Street, Ashbury		
For: Brett Guerin & Monika Drankowska		
Development Application & Construction Certificate		
Scale:	A3	Issue:  <b>1</b>
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Drawing No:	2454	



## Impervious Surface Plan

1 : 200

### Site Legend

- = GROUND FLOOR OUTLINE
- = FIRST FLOOR OUTLINE
- = LANDSCAPE CALCULATION AREA

### Alterations & Additions

At: 27 Trevenar Street,  
Ashbury

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Development Application & Construction  
Certificate



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B	Single Storey Option	D.K.	07/02/2025
1	Issued for DA Submission	D.K.	12/04/2025

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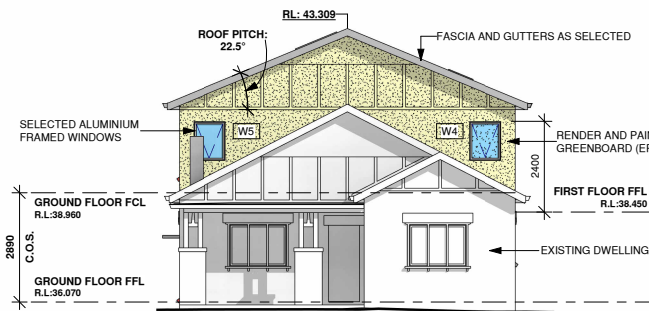
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Page: 2 of 14

Date: 12/04/2025

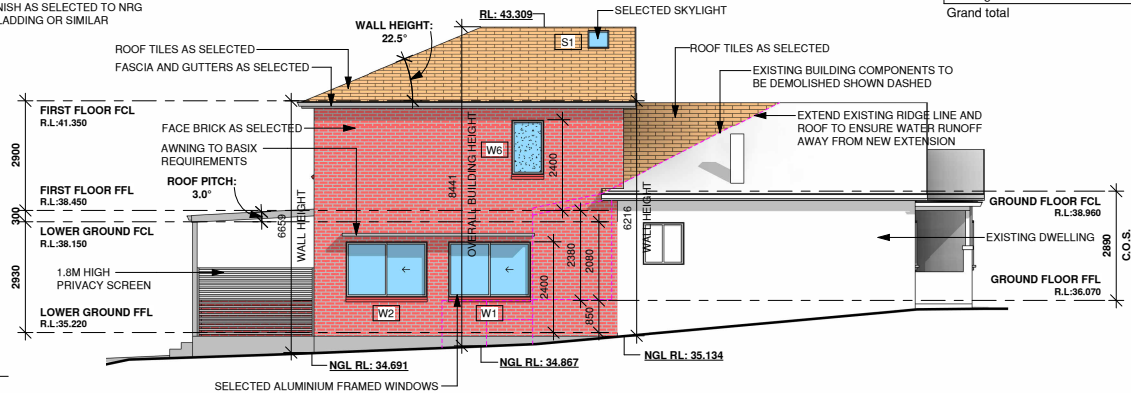
Drawing No:  
2454

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## Southern Elevation

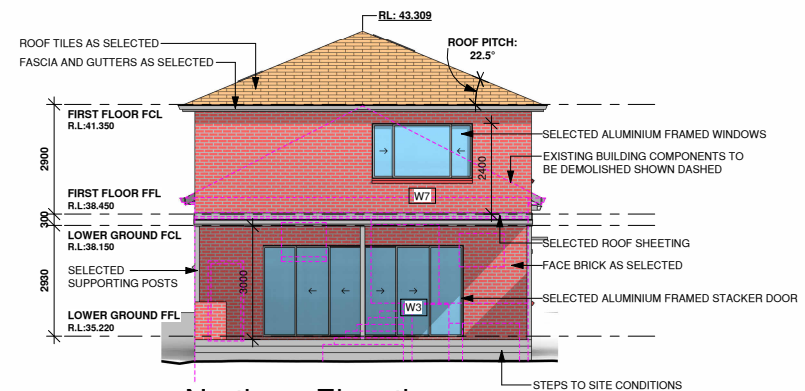
1 : 100



## Western Elevation

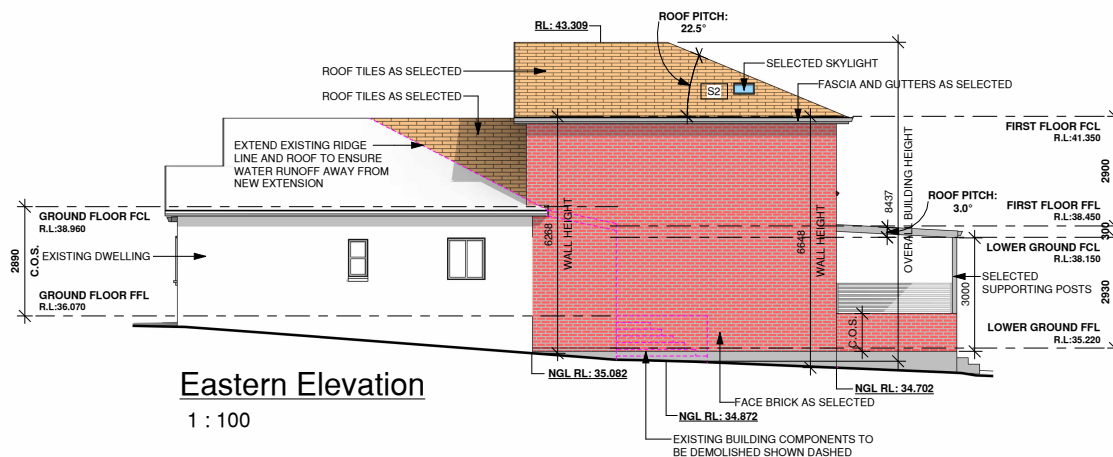
1 : 100

Window Schedule				
Mark	Height	Width	Type Comments	Area
S1	1180	550	Selected Skylight	0.65 m <sup>2</sup>
S2	700	550	Selected Skylight	0.39 m <sup>2</sup>
W1	1460	2170	Sliding Window	3.17 m <sup>2</sup>
W2	1460	2170	Sliding Window	3.17 m <sup>2</sup>
W3	2410	5300	Stacker Door	12.77 m <sup>2</sup>
W4	1030	850	Awning Window - Obscured Glass	0.88 m <sup>2</sup>
W5	1030	850	Awning Window - Obscured Glass	0.88 m <sup>2</sup>
W6	1460	850	Fixed Window - Obscured Glass	1.24 m <sup>2</sup>
W7	1460	2650	Sliding Window	3.87 m <sup>2</sup>



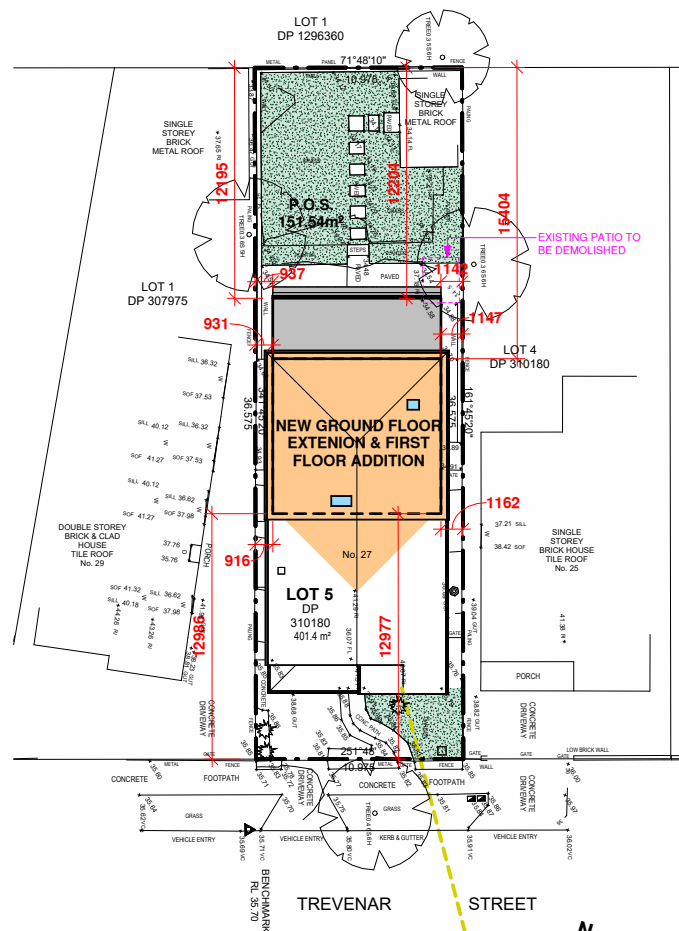
## Northern Elevation

1 : 100



## Eastern Elevation

1 : 100



## Site & Landscape Plan

1 : 200



Gross Building Area		Site & Compliance Information	
Existing Ground Floor Area	76.11 m <sup>2</sup>	LGA: Canterbury-Bankstown Council	
Existing Porch	7.46 m <sup>2</sup>	Zoning: R2 Low Density Residential	
New Lower Ground Floor Area	71.43 m <sup>2</sup>	MAXIMUM FSR: 0.55:1 or 220.77m <sup>2</sup>	
New Alfresco	28.46 m <sup>2</sup>	PROPOSED FSR: 0.52:1 or 209.18m <sup>2</sup>	
New First Floor Addition	68.11 m <sup>2</sup>	Maximum Height Of Building: 8.5m	
New First Floor Stair Void	4.79 m <sup>2</sup>	Lot Size Map: 460sqm	
Existing Shed	14.34 m <sup>2</sup>	Maximum Site coverage: 60%	
Grand total	270.70 m <sup>2</sup>	Proposed: 197.8m <sup>2</sup> or 49.28%	
		Maximum Building Footprint: 300m <sup>2</sup>	
		Proposed Building Footprint: 197.8m <sup>2</sup>	
		Minimum Deep Soil Area: 15%	
		Proposed: 101.34m <sup>2</sup> or 25.25% (minimum 2.5m calculation area)	
		Ashbury Heritage Conservation Soft	
		Landscape Area:	
		Minimum: 100.34m <sup>2</sup> or 25%	
		Proposed: 101.34m <sup>2</sup> or 25.25% (minimum 2.5m calculation area)	
		Minimum Front Setback: 5.5m	
		Minimum Side Setbacks: 0.9m	
		Minimum Rear Setback: 6m	
		Impervious Surface Area:	
		278.55m <sup>2</sup> or 69.39%	
		Ashbury Heritage Conservation Private	
		Open Space:	
		Minimum: 35% or 140.49m <sup>2</sup>	
		Proposed: 37.75% or 151.54m <sup>2</sup>	

### Proposed Gross Floor Area

Existing Ground Floor Area	67.43 m <sup>2</sup>
New Lower Ground Floor Area	66.64 m <sup>2</sup>
Existing Shed	14.34 m <sup>2</sup>
New First Floor Addition	60.77 m <sup>2</sup>
Grand total	209.18 m <sup>2</sup>

### Site Legend

	= GROUND FLOOR OUTLINE
	= FIRST FLOOR OUTLINE
	= LANDSCAPE CALCULATION AREA

### Alterations & Additions

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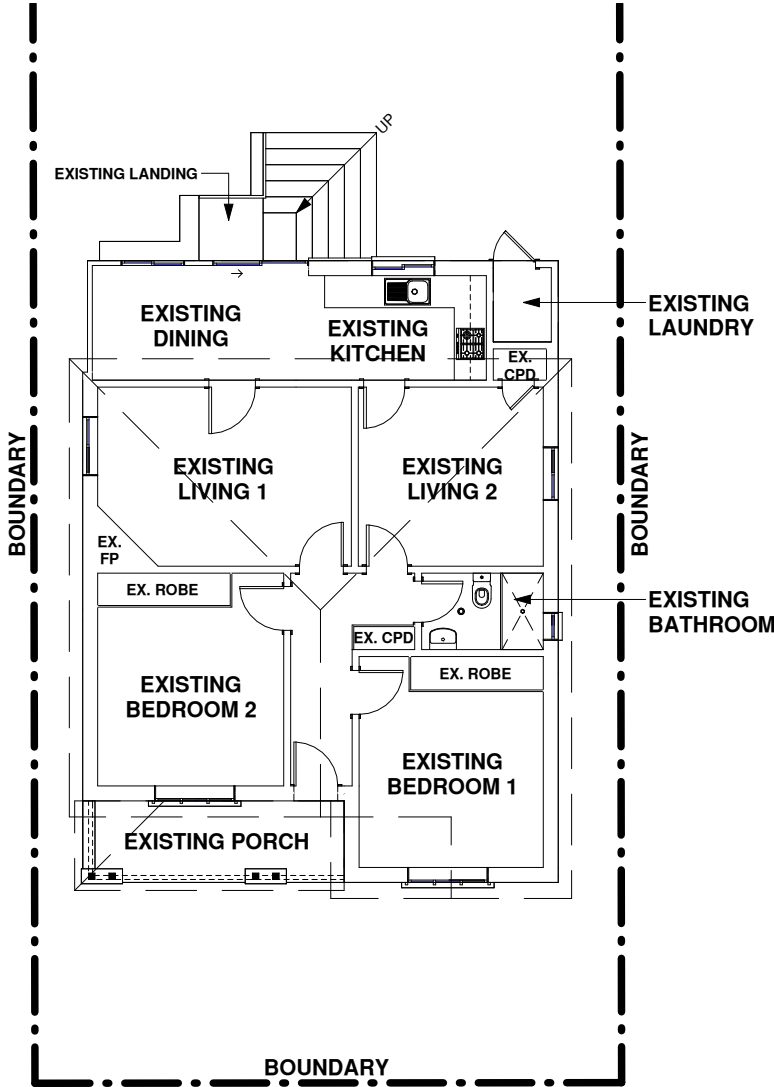
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Existing Ground Floor Plan

1 : 100



Alterations & Additions

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S/A

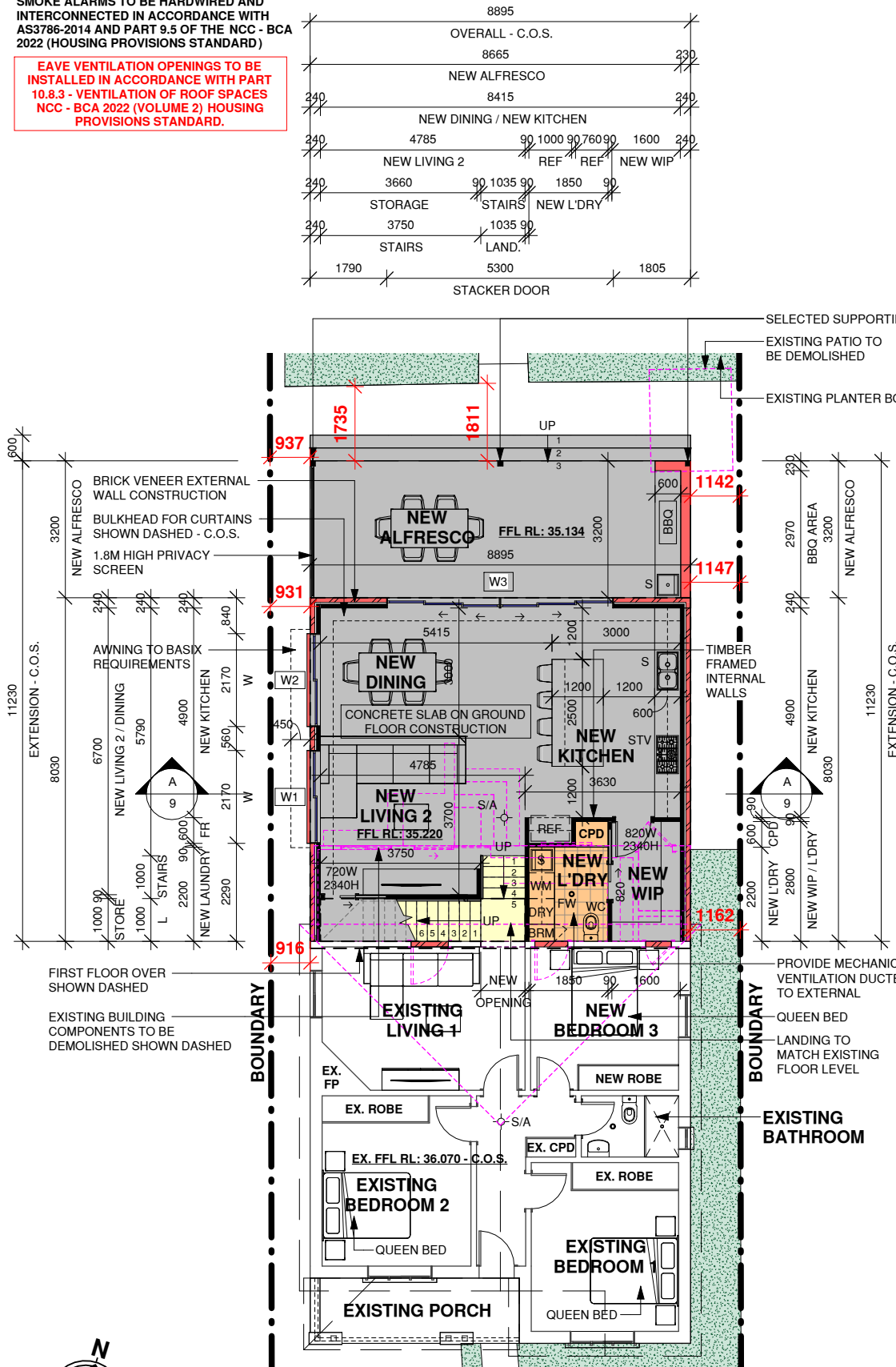
DENOTES SMOKE ALARM

SMOKE ALARMS TO BE HARDWIRED AND INTERCONNECTED IN ACCORDANCE WITH AS3786-2014 AND PART 9.5 OF THE NCC - BCA 2022 (HOUSING PROVISIONS STANDARD)

EAVE VENTILATION OPENINGS TO BE INSTALLED IN ACCORDANCE WITH PART 10.8.3 - VENTILATION OF ROOF SPACES NCC - BCA 2022 (VOLUME 2) HOUSING PROVISIONS STANDARD.

#### Window Schedule

Mark	Height	Width	Type Comments	Area
S1	1180	550	Selected Skylight	0.65 m <sup>2</sup>
S2	700	550	Selected Skylight	0.39 m <sup>2</sup>
W1	1460	2170	Sliding Window	3.17 m <sup>2</sup>
W2	1460	2170	Sliding Window	3.17 m <sup>2</sup>
W3	2410	5300	Stacker Door	12.77 m <sup>2</sup>
W4	1030	850	Awning Window - Obscured Glass	0.88 m <sup>2</sup>
W5	1030	850	Awning Window	0.88 m <sup>2</sup>
W6	1460	850	Fixed Window - Obscured Glass	1.24 m <sup>2</sup>
W7	1460	2650	Sliding Window	3.87 m <sup>2</sup>



#### Alterations & Additions

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## Existing & Proposed Ground Floor Plan

1 : 100

#### ADDITIONAL NOTES:

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- WINDOWS TO COMPLY WITH RELEVANT BASIX REQUIREMENTS ACCORDING TO ACCOMPANYING BASIX CERTIFICATE.
- ALL WINDOWS MUST BE INSTALLED IN ACCORDANCE WITH **CLAUSE 11.3.7 (PROTECTION OF OPENABLE WINDOWS - BEDROOMS) & CLAUSE 11.3.8 (PROTECTION OF OPENABLE WINDOWS - ROOMS OTHER THAN BEDROOMS) IN ACCORDANCE WITH THE NATIONAL CONSTRUCTION CODE - BUILDING CODE OF AUSTRALIA 2022 (HOUSING PROVISIONS STANDARD)**



**EAVE VENTILATION OPENINGS TO BE  
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10.8.3 - VENTILATION OF ROOF SPACES  
NCC - BCA 2022 (VOLUME 2) HOUSING  
PROVISIONS STANDARD.**

Scale: 1 : 100	<div>Issue:</div> <div>1</div>
Page: 6 of 14	
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**Window Schedule**

Mark	Height	Width	Type Comments	Area
S1	1180	550	Selected Skylight	0.65 m²
S2	700	550	Selected Skylight	0.39 m²
W1	1460	2170	Sliding Window	3.17 m²
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W3	2410	5300	Stacker Door	12.77 m²
W4	1030	850	Awning Window - Obscured Glass	0.88 m²
W5	1030	850	Awning Window	0.88 m²
W6	1460	850	Fixed Window - Obscured Glass	1.24 m²
W7	1460	2650	Sliding Window	3.87 m²

**Alterations & Additions**

At: 27 Trevenar Street,  
Ashbury

For: Brett Guerin & Monika Drankowska

Development Application & Construction  
Certificate



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Page: 7 of 14	
Date: 12/04/2025	
Drawing No: <b>2454</b>	

**ADDITIONAL NOTES:**  
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 -WINDOWS TO COMPLY WITH RELEVANT BUILDING CODES  
 -ALL WINDOWS MUST BE INSTALLED IN ACCORDANCE WITH THE NATIONAL CONSTRUCTION STANDARDS

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W1	1460	2170	Sliding Window	3.17 m <sup>2</sup>
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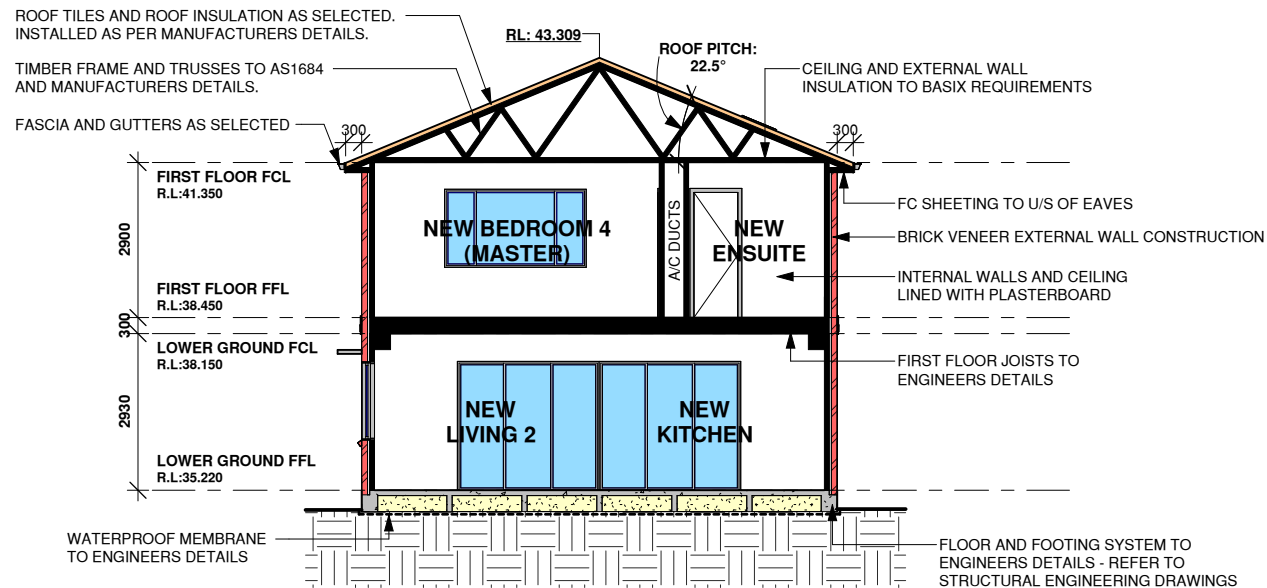
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A3	
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## Section A-A

1 : 100

### Alterations & Additions

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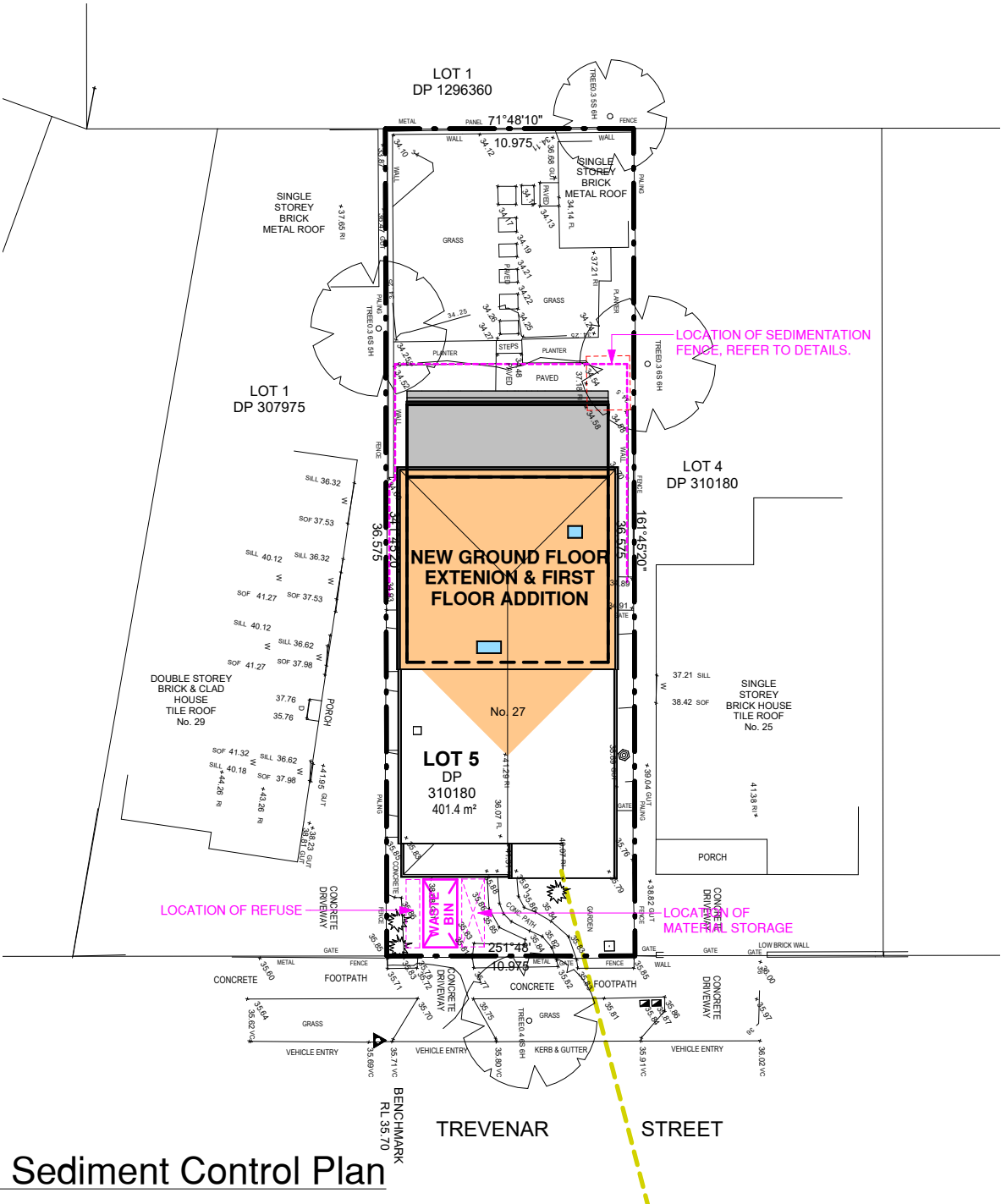
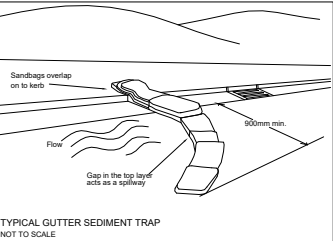
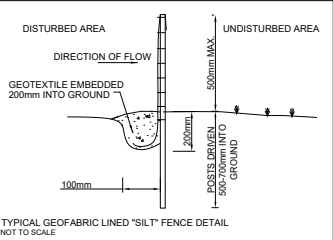
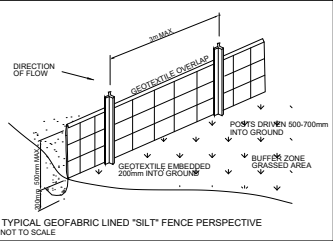
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Sediment Control Details



Waste Management & Sediment Control Plan

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1

Site Analysis Legend

SUNSET

NOON

SUNRISE

COOLING NORTH  
EASTERLIES IN  
SUMMER

COLD WINTER  
WESTERLIES

COLD WINTER  
SOUTHERLIES

GRADUAL FALL

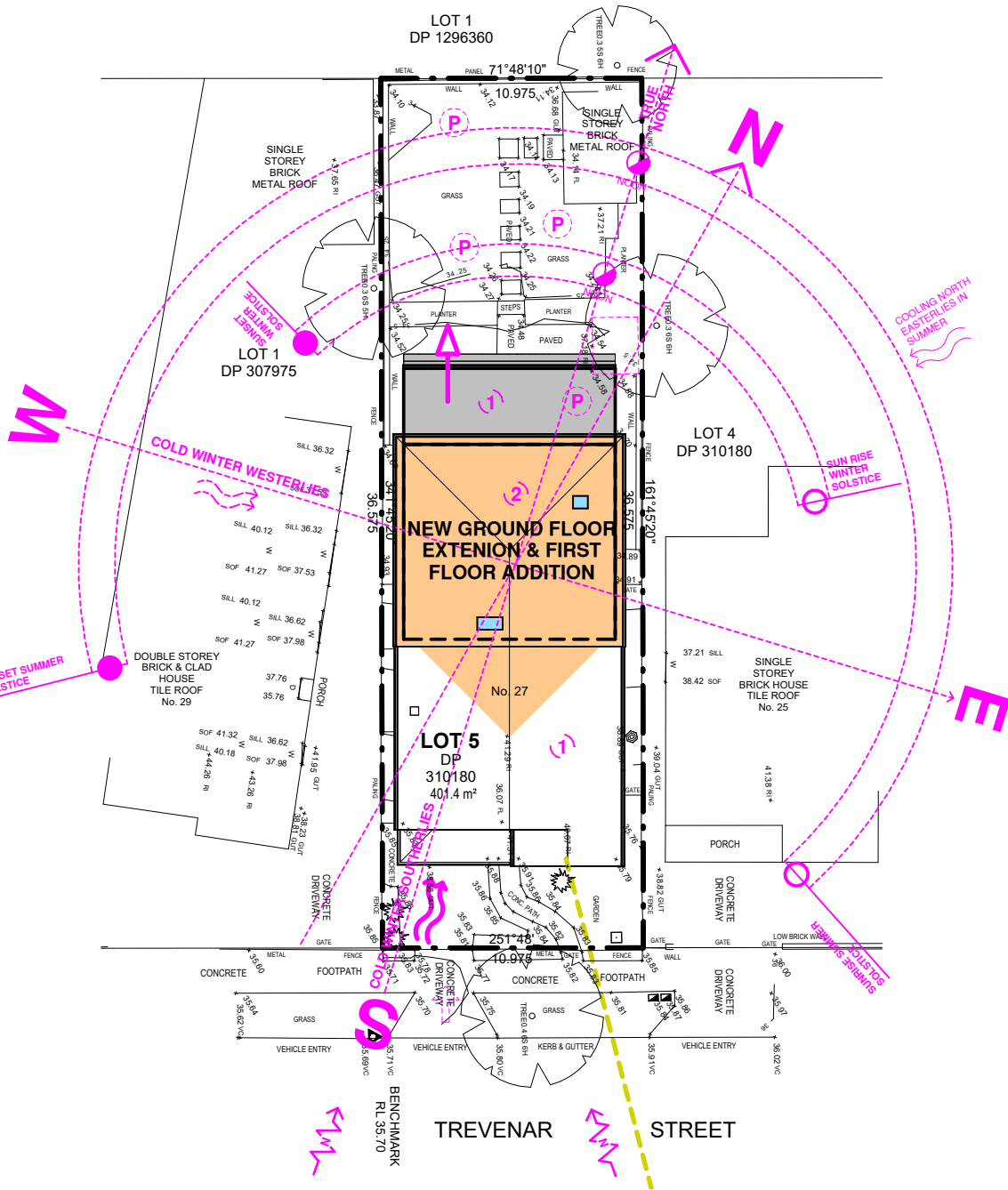
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CROSSING

PROPOSED  
VEHICULAR  
CROSSING

PRIVATE  
OPEN  
SPACE

NOISE

NUMBER  
OF  
STORIES



Site Analysis Plan

1 : 200

Alterations & Additions

At: 27 Trevenar Street,  
Ashbury

For: Brett Guerin & Monika Drankowska  
Development Application & Construction  
Certificate



True North Design & Drafting Pty Ltd  
design@truenorthdd.com.au  
www.truenorthdd.com.au

Issue:	Description:	By:	Date:
A	Design Review - Draft 3	D.K.	21/03/2025
B	Single Storey Option	D.K.	07/02/2025
1	Issued for DA Submission	D.K.	12/04/2025

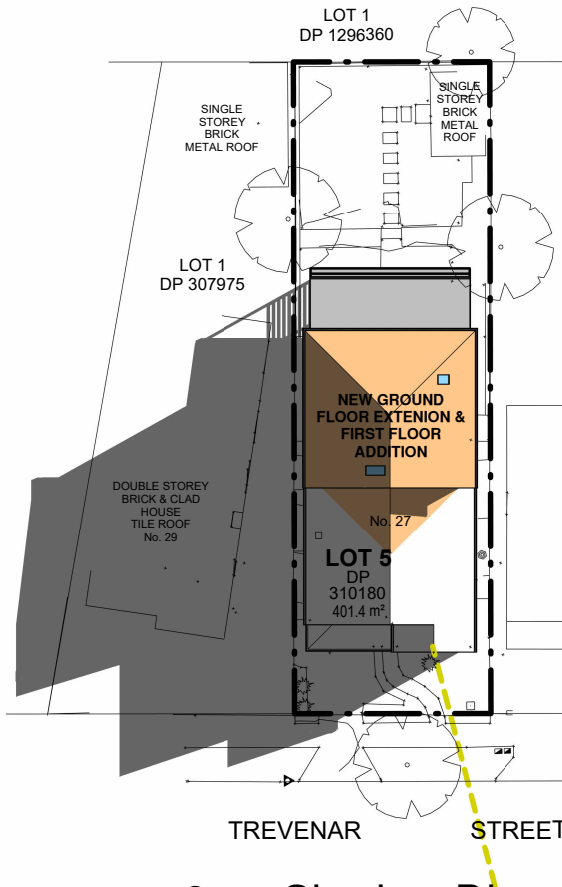
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Scale: 1 : 200	A3	Issue:
Page: 11 of 14		
Date: 12/04/2025		
Drawing No: 2454		

1

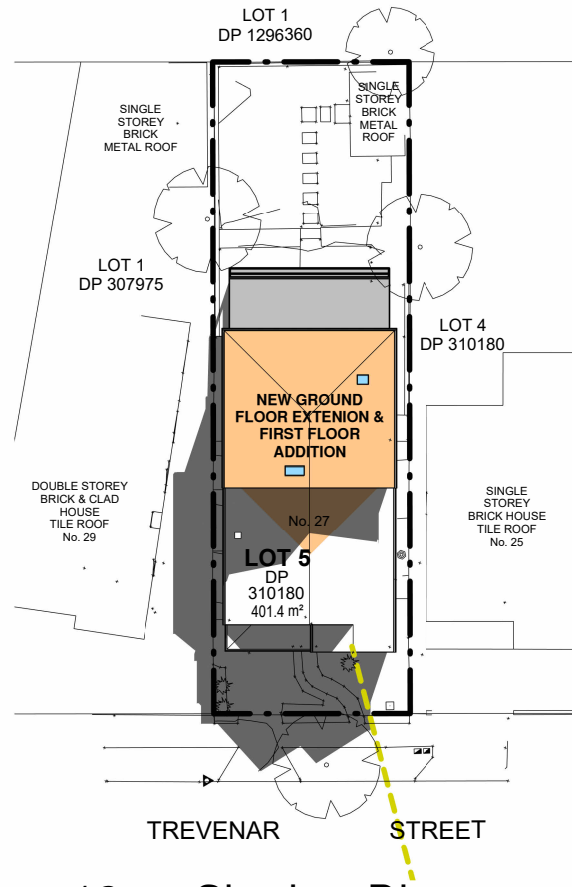


## SHADOWS CAST ON JUNE 21



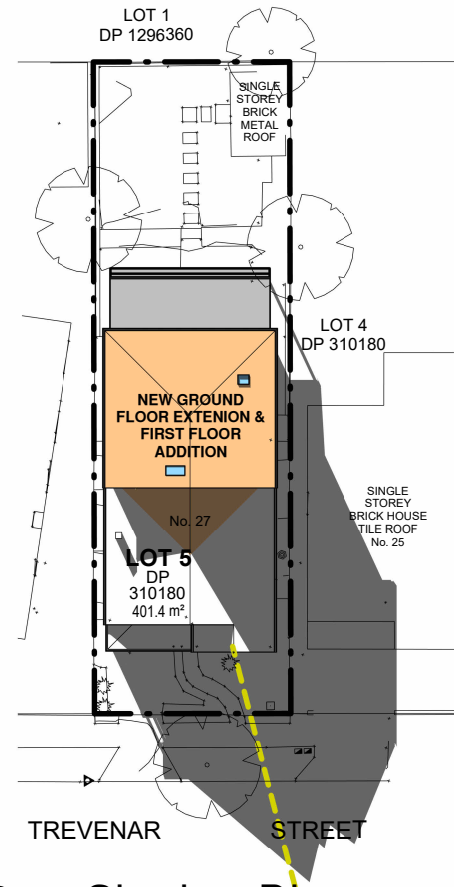
9am Shadow Diagram

1 : 300



12pm Shadow Diagram

1 : 300



3pm Shadow Diagram

1 : 300

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BASIX™Certificate

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

Alterations and Additions

Certificate number: A1791617

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: Saturday, 12 April 2025  
To be valid, this certificate must be lodged within 3 months of the date of issue.



Project address			Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Project name					
Street address					
Local Government Area					
Plan type and number					
Lot number					
Section number					
Project type					
Dwelling type					
Type of alteration and addition					
N/A					
Certificate Prepared by (please complete before submitting to Council or PCA)					
Name / Company Name: TRUE NORTH DESIGN & DRAFTING PTY LTD					
ABN (if applicable): 95629072420					

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

Construction			Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
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.			✓	✓	✓

Construction	Additional insulation required (R-value)	Other specifications
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)	
external wall: external insulated façade system (EIFS)/façade panel: 75 mm)	nil	
flat ceiling, pitched roof	ceiling: R2.50 (up), roof: foil/sarking	medium (solar absorptance 0.475 - 0.70)

Glazing requirements			Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Windows and glazed doors					
The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. Relevant overshadowing specifications must be satisfied for each window and glazed door.			✓	✓	✓
The following requirements must also be satisfied in relation to each window and glazed door:				✓	✓
Each window or glazed door with standard aluminium or timber frames and single clear or 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 loned/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 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.			✓	✓	✓
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.			✓	✓	✓
Pergolas with polycarbonate roof or similar translucent material must have a shading coefficient of less than 0.35.				✓	✓
Pergolas with fixed battens must have battens parallel to the window or glazed door above which they are situated, unless the pergola also shades a perpendicular window. The spacing between battens must not be more than 50 mm.				✓	✓
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.			✓	✓	✓

Glazing requirements							Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Windows and glazed doors glazing requirements									
Window/door number	Orientation	Area of glass including frame (m2)	Overshadowing height (m)	Overshadowing distance (m)	Shading device	Frame and glass type			
W1	W	3.17	1.37	3.1	eave/ verandah/ pergola/balcony >=450 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)			
W2	W	3.17	1.37	3.1	eave/ verandah/ pergola/balcony >=450 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)			
W3	N	12.77	0	0	eave/ verandah/ pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W4	S	0.88	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W5	S	0.88	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			

Glazing requirements							Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Windows and glazed doors glazing requirements									
Window/door number	Orientation	Area of glass including frame (m2)	Overshadowing height (m)	Overshadowing distance (m)	Shading device	Frame and glass type			
W6	W	1.24	0	0	projection/ height above sill ratio >=0.23	aluminium, single Lo-Tsol low-e, (U-value: 5.6, SHGC: 0.36)			
W7	N	3.87	0	0	projection/ height above sill ratio >=0.23	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)			

Glazing requirements				Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Skylights						
The applicant must install the skylights in accordance with the specifications listed in the table below.				✓	✓	✓
The following requirements must also be satisfied in relation to each skylight:					✓	✓
Each skylight 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.					✓	✓
Skylights glazing requirements						
Skylight number	Area of glazing inc. frame (m2)	Shading device	Frame and glass type			
S1	0.65	no shading	timber, low-E internal/argon fill/clear external, (or U-value: 2.9, SHGC: 0.456)			
S2	0.39	no shading	timber, low-E internal/argon fill/clear external, (or U-value: 2.9, SHGC: 0.456)			

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

Alterations & Additions

At: 27 Trevenar Street, Ashbury

For: Brett Guerin & Monika Drankowska

Development Application & Construction Certificate



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General Notes

Coordination  
Refer to and coordinate information contained in the architectural drawings, and the documentation of other consultants. Notify any discrepancies between the architectural and/or other consultants documentation prior to proceeding with the works.

Specifications and Schedules

Refer to and coordinate with applicable Specifications and Schedules. Notify any discrepancies between documents prior to proceeding with the works.

Detail Drawings

Drawings at larger scales take precedence over drawings at smaller scales. Notify any discrepancies prior to proceeding with the works.

Execution of the works

Execute the works in accordance and compliance with:  
- The approved Development Application and in accordance with the relevant Conditions of Consent and other relevant Local Authority requirements;  
- The requirements scheduled by a current BASix Certificate consistent with the works.  
- The current edition of the Building Code of Australia (as amended); and  
- Current editions of the relevant Australian and other applicable published standards relevant to the execution of the works.

Units of measurement

Dimensions are shown in millimetres unless noted otherwise.

Materials handling and storage

Material, fixtures and fittings are to be handled, stored and installed in accordance with the Manufacturer's current written instructions.

Structure

Foundations, footings, reinforced concrete slabs, retaining walls, framing, bracing, tie-down and other structural elements are to be constructed in accordance with the Structural Engineer's details and specifications.

Hydraulics

Stormwater drainage, waste water drainage, fresh water, gas supply and other hydraulic services are to be constructed in accordance with Local Authority and Hydraulic Engineer's requirements.

Specification Notes

General

Specifications

Execute the works in compliance with the relevant deemed-to-satisfy provisions of the National Construction Code (NCC) - Building Code of Australia (BCA) 2022 (Volume 2 & Housing Provisions Standard), current editions of relevant Australian and other applicable published Standards and the relevant requirements of Local and/or Statutory Authorities applicable to the execution of the works. This schedule of codes and standards outlines the minimum acceptable standards.

Termite protection

Provide termite protection: In accordance with Part H1D3 'Site preparation' of the NCC - BCA 2022 (Volume 2) and Part 3.4 'Termite Risk Management' of the NCC - BCA 2022 (Housing Provisions Standard) and to AS 3660.1 (Termite management - New building work) Provide professional certification of the termite protection measures to the principal certifying authority, confirming compliance with the provisions of the BCA and Australian Standard.

Flashing and damp-proof courses

Flashings and damp-proof courses: To AS/NZS 2904 (Damp proof courses and flashings).

Fasteners

Steel nails: Hot-dip galvanised to AS/NZS 4456.1 (Hot-dip galvanised (zinc) coatings on fabricated ferrous articles).

Self-drilling screws: To AS 3566.1 (Self-drilling screws for the building and construction industries)  
**Metal finishes**  
Corrosion protection: To NCC - BCA 2022 (Housing Provisions Standard) clause 6.3.9 'Corrosion Protection'.

Site Preparation

Demolition

Demolish existing structures as shown: To AS 2601 (Demolition of structures).

Earthworks

To be carried out in accordance with: The requirements of the Environmental Planning & Assessment Act 1979; Relevant conditions of the development consent; and the relevant requirements of Part H1D3 'Site Preparation' of the NCC - BCA 2022 (Volume 2) and Part 3.2 'Earthworks' of the NCC - BCA 2022 (Housing Provisions Standard).

Drainage

Part H2D2 'Drainage' of the NCC - BCA 2022 (Volume 2), Part 3.3 'Drainage' of the NCC - BCA 2022 (Housing Provisions Standard) and AS/NZS 3500 (Part 3 - Stormwater drainage).  
AS/NZS 3500 (Part 5 - Domestic installations - Section 5 - stormwater drainage).

Structural design

For details of structural footings, slabs, framing and the like refer to structural engineering details, to be prepared by a qualified structural engineer. Structural design is to be in accordance with the relevant structural design manuals.

Site Classification

To be in accordance with Part 4.2.2 of the NCC - BCA 2022 (Housing Provisions Standard).  
**Structural design manuals**  
AS 1170.1 (Dead and live loads and load combinations)  
AS 1170.2 (AS 4055 - Wind loads)  
AS 1170.4 (Earthquake loads)  
AS 1720.1 (Timber structures code)  
AS 2159 (Piling - design and installation)  
AS 2327.1 (Composite structures)  
AS 3600 (Concrete structures)  
AS 4100 (Steel structures)

Structural design certification

Submit structural engineer's design certification, in accordance with Local Authority requirements, the Principal Certifying Authority prior to the commencement of works.

Concrete construction

Concrete structures generally: To AS 3600 (Concrete structures).  
Ground Slabs and footings: To AS 2870 (Residential slabs and footings - Construction).  
Ready mixed supply: To AS 1379 (Specification and supply of concrete).  
**Footings and slabs**  
Design and construct footings and slabs: In accordance with Part H1D4 'Footings and slabs' of the NCC - BCA 2022 (Volume 2), Part 4.1 'Scope and application of section 4' & 4.2 'Footings, slabs and associated elements' of the NCC - BCA 2022 (Housing Provisions Standard) and AS 2870 (Residential slabs and footings), AS 3600 (Concrete structures) and AS 2159 (Piling - Design and installation).

Brick & block construction (masonry)

Masonry construction: To be in accordance with Part H1D5 'Masonry' and H2D4 'Masonry' of the NCC - BCA 2022 (Volume 2).  
Part 5.1 'Scope and application of Section 5', Part 5.2 'Masonry Veneer', Part 5.3 'Cavity Masonry', Part 5.4 'Unreinforced single leaf masonry', Part 5.5 'Isolated masonry piers', Part 5.6 'Masonry components and accessories' and Part 5.7 'Weatherproofing of masonry' of the NCC - BCA 2022 (Housing Provisions Standard). Also in accordance to AS 3700 (Masonry structures).  
Masonry units: To AS/NZS 4455 (Masonry units and segmental pavers).  
Clay brick durability below damp-proof course: Use exposure category to AS/NZS 4456.10 (Masonry units and segmental pavers - Methods of test - Determining resistance to salt attack)  
Appendix A (Salt attack resistance categories).

Galvanising

Galvanising mild steel components (including fasteners) to AS 1214 or AS/NZS 4680, as appropriate, where exposed to weather, embedded in masonry or in contact with chemically treated timber.

Wall Ties

Wall Ties to Part 5.6.5 'Wall ties' of the NCC - BCA 2022 (Housing Provisions Standard) and AS/NZS 2699.1 (Built-in components for masonry construction - Wall ties); Non-seismic areas: Type A; Seismic areas: Type B.  
Wall tie spacing: To NCC - BCA 2022 (Housing Provisions Standard) Table 5.6.5a 'Wall tie spacings in masonry veneer' and Table 5.6.5b 'Wall tie spacing in cavity and solid masonry'.  
Placement of wall ties to NCC - BCA 2022 (Housing Provisions Standard) Table 5.6.5c 'Placement of wall ties'.  
Wall tie corrosion protection to NCC - BCA 2022 (Housing Provisions Standard) Table 5.6.5d 'Corrosion protection for wall ties'.  
Lintels in accordance with Part 5.2.3 'Openings in masonry veneer' & 5.6.7 'Lintels' of the NCC - BCA 2022 (Housing Provisions Standard).

Timber & steel framed construction

Framing to Part H1D6 'Framing' of the NCC - BCA 2022 (Volume 2) and Part 6.1 'Scope and application of Section 6' of the NCC - BCA 2022 (Housing Provisions Standard).  
**Sub-floor ventilation**  
To be in accordance with Part H2D5 'Subfloor ventilation' of the NCC - BCA 2022 (Volume 2) and Part 6.2 'Subfloor ventilation' of the NCC - BCA 2022 (Housing Provisions Standard).  
**Timber wall, floor and roof framing**  
Timber framing: To be in accordance with Part H1D6 'Framing' of the NCC - BCA 2022 (Volume 2) and  
AS 1684.4 (Residential timber-framed construction - Simplified - Non-cyclonic) or AS 1720.1 (Timber structures - Design methods).  
**Steel framing and structural steel members**  
Steel framing: to be in accordance with Part H1D6 'Framing' of the NCC - BCA 2022 (Volume 2) and Part 6.3 'Structural steel members' of the NCC - BCA 2022 (Housing Provisions Standard) and AS 4100 (Steel structures) Cold-formed steel framing: Provide a proprietary system designed to AS 3623 (Domestic metal framing).

Roof and wall cladding

Roof tiling

To be in accordance with Part H1D7 and H2D6 'Roof and wall cladding' of the NCC - BCA 2022 (Volume 2), Part 7.3 'Roof tiles and shingles' of the NCC - BCA 2022 (Housing Provisions Standard) and AS 2049 (Roof tiles).  
Roof tile installation: To AS 2050 (Installation of roofing tiles).

Metal roof sheeting

To be in accordance with Part H1D7 and H2D6 'Roof and wall cladding' of the NCC - BCA 2022 (Volume 2) and Part 7.2 'Sheet roofing' of the NCC - BCA 2022 (Housing Provisions Standard).  
Metal roofing design and installation: To AS 1562.1 (Design and installation of sheet roof and wall cladding - Metal).

Roof plumbing

To be in accordance with Part H2D6 'Roof and wall cladding' of the NCC - BCA 2022 (Volume 2), Part 7.4 'Gutters and Downpipes' of the NCC - BCA 2022 (Housing Provisions Standard) and AS/NZS 3500 (Part 3 - Stormwater drainage) and AS/NZS 3500 (Part 5 - Domestic installation - section 5 - stormwater drainage).

Wall cladding

Timber, composite and metal wall cladding to be in accordance with Part H1D7 and H2D6 'Roof and wall cladding' and Part 7.5 Timber and composite wall cladding' to NCC - BCA 2022 (Housing Provisions Standard).  
Installation and sarking  
Bulk insulation: To AS/NZS 4859.1 (Materials for the thermal insulation of buildings - General criteria and technical provisions), Section 5.  
Reflective insulation: To AS/NZS 4859.1, Section 9.  
Sarking material: To AS/NZS 4200.1 (Pliable building materials and underlays - Materials). Vapour permeable membrane.

Windows and doors

Glazing to be in accordance with Part H1D8 and H2D7 'Glazing' of the NCC - BCA 2022 (Volume 2) and Part 8 'Glazing' of the NCC - BCA 2022 (Housing Provisions Standard).  
Glass Selection and installation: To AS 1288 (Glass in buildings - Selection and installation).  
Timber doorsets: To AS 2688 (Timber doors).  
Timber frames and jamb linings: To AS 2689 (Timber doorsets)  
Security screen doors and window grilles: To AS 5039 (Security screen doors and security window grilles).  
Window selection and installation: To AS 2047 (Windows in buildings - Selection and installation).  
Doorset installation: To AS 1909 (Installation of timber doorsets).  
Garage doors: To AS/NZS 4505 (Domestic garage doors).

Lining

Plasterboard: To AS/NZS 2588 (Gypsum plasterboard).  
Plasterboard installation: To AS/NZS 2589.1 (Gypsum linings in residential and light commercial construction - Application and finishing - Gypsum plasterboard) Level 4 finish.  
Fibre cement: To AS/NZS 2908.2 (Cellulose-cement products - Flat Sheets),  
Type B, Category 2.  
Fibrous plaster products: To AS 2185 (Fibrous plaster products).

Fire safety

Fire Safety to be in accordance with parts:  
- H3 'Fire Safety' of the NCC - BCA 2022 (Volume 2).  
- Part 9 'Fire Safety' of the NCC - BCA 2022 (Housing Provisions Standard)  
**Smoke alarms**  
To be in accordance with Part H3D6 'Smoke alarms and evacuation lighting' of the NCC - BCA 2022 (Volume 2), Part 9.5 'Smoke alarms and evacuation lighting' of the NCC - BCA 2022 (Housing Provisions Standard) and AS 3786 (Smoke alarms).  
Smoke alarms will be hardwired and interconnected in accordance with AS3786-2014 and BCA Clause 3.7.5

Health and amenity

Wet areas

Refer to "Waterproofing".

Room heights

To be in accordance with Part H4D4 'Room Heights' of the NCC - BCA 2022 (Volume 2) and Part 10.3 'Room heights' of the NCC - BCA 2022 (Housing Provisions Standard).  
**Kitchen, sanitary and washing facilities**  
To be in accordance with Part H4D5 'Facilities' of the NCC - BCA 2022 (Volume 2) and Parts 10.4.1 'Required facilities' and 10.4.2 'Construction of sanitary compartments' of the NCC - BCA 2022 (Housing Provisions Standard).

Natural and artificial light

To be in accordance with Part H4D6 'Light' of the NCC - BCA 2022 (Volume 2) and Parts 10.5.1 'Natural light' and 10.5.2 'Artificial lighting' of the NCC - BCA 2022 (Housing Provisions Standard).  
Ventilation

To be in accordance with Part H4D7 'Ventilation' of the NCC - BCA 2022 (Volume 2) and Part 10.6 'Ventilation' of the NCC - BCA 2022 (Housing Provisions Standard).

Sound insulation

To be in accordance with Part H4D8 'Sound insulation' of the NCC - BCA 2022 (Volume 2) and Part 10.7 'Sound insulation' of the NCC - BCA 2022 (Housing Provisions Standard).

Safe movement and access

Stair construction

To be in accordance with Part H5D2 'Stairway and ramp construction' of the NCC - BCA 2022 (Volume 2) and Parts 11.2 'Stairway and ramp construction' of the NCC - BCA 2022 (Housing Provisions Standard).

Balustrades

To be in accordance with Part H5D3 'Barriers and handrails' of the NCC - BCA 2022 (Volume 2) and Part 11.3 'Barriers and handrails' of the NCC - BCA 2022 (Housing Provisions Standard).

Block and tile finishes

Ceramic tiling: Follow the guidance provided by AS 3958.1 (Ceramic tiles - Guide to the installation of ceramic tiles) and AS 3958.2 (Ceramic tiles - Guide to the selection of a ceramic tiling system).  
Adhesives: To AS 2358 (Adhesives - For fixing ceramic tiles).

Waterproofing

To be in accordance with Part H4D2 'Wet Areas' of the NCC - BCA 2022 (Volume 2) and part 10.2 'Wet area waterproofing' of the NCC - BCA 2022 (Housing Provisions Standard).  
Waterproofing: To AS 3740 (Waterproofing of wet areas in residential buildings).

Floor coatings and coverings

Carpeting: To AS/NZS 2455.1 (Textile floor coverings - Installation practice - General).  
Resilient finishes: To AS 1884 (Floor coverings - Resilient sheet and tiles - Laying and maintenance practices).

Painting

Painting generally: Follow the guidance provided by AS/NZS 2311 (Guide to the painting of buildings) and AS/NZS 2312 (Guide to the protection of structural steel against atmospheric corrosion by the use of protective coatings).

Plumbing installations

Where a discrepancy arises the hydraulic consultant's, local or statutory authority's requirements take precedence over the following standards to the extent of the discrepancy.

Plumbing and draining products: To SAA MP52 (Manual of authorization procedures for plumbing and drainage products) and AS/NZS 3718 (Water supply - Tap ware).  
Stormwater: To AS/NZS 3500.3 (Plumbing and Drainage - Stormwater drainage) or AS/NZS 3500.5 (National Plumbing and Drainage - Domestic installations).  
Wastewater: To AS/NZS 3500.2 (Plumbing and Drainage - Sanitary plumbing and drainage) or AS/NZS 3500.5.  
Freshwater: To AS/NZS 3500.1 (Plumbing and Drainage - Water services) and AS/NZS 3500.4 (Plumbing and Drainage - Heated water services) or AS/NZS 3500.5.  
Gas: To AS 5601 (Gas installation code).

Electrical installations

Where a discrepancy arises the electrical consultant's, local or statutory authority's requirements take precedence over the following standards to the extent of the discrepancy.  
Electrical installation: To AS/NZS 3018 (Electrical installation - Domestic installations).  
Smoke detectors: Refer to "Fire Safety, Smoke Alarms".


Smoke detection installation and testing: To AS 1670.1 (Fire detection, warning, control and intercom systems - System design, installation, and commissioning - Fire) in accordance with the requirements of the Building Code of Australia. Connect smoke detectors to mains power.  
Test electrical installations: To AS/NZS 3017 (Electrical installations - Testing guidelines). Certify compliance with AS/NZS 3018.

Mechanical installations

Mechanical ventilation: To AS 1668.2 (The use of ventilation and air-conditioning in buildings - Mechanical ventilation for acceptable indoor quality) - Grade 2 amenity.

Condensation Management

To be in accordance with Part H4D9 'Condensation management' of the NCC - BCA 2022 and part 10.8 'Condensation management' of the NCC - BCA 2022 (Housing Provisions Standard).  
Pliable membrane to be installed in the external walls in accordance with AS/NZS4200.1 and AS4200.2 except for single skin masonry or single skin concrete, where a pliable building membrane is not installed in an external wall, the primary water control layer must be separated from water sensitive materials by a drained cavity.

Alterations & Additions			
At:	27 Trevenar Street, Ashbury		
For:	Brett Guerin & Monika Drankowska		
Development Application & Construction Certificate			
<div></div>			
True North Design & Drafting Pty Ltd design@truenorthdd.com.au www.truenorthdd.com.au			
Issue:	Description:	By:	Date:
A	Design Review - Draft 3	D.K.	21/03/2025
B	Single Storey Option	D.K.	07/02/2025
1	Issued for DA Submission	D.K.	12/04/2025
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Date:	12/04/2025		
Drawing No:	2454		