

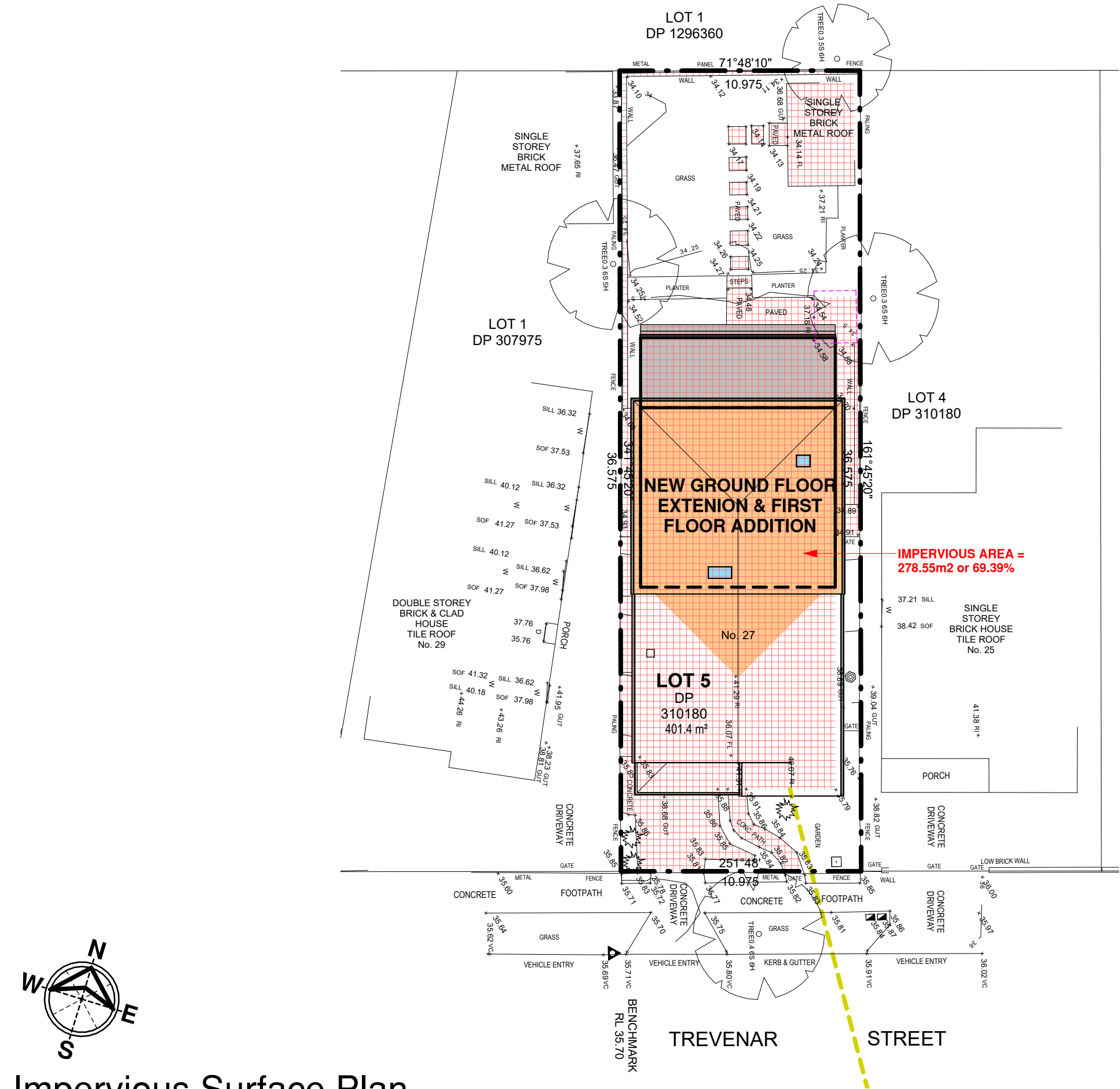
Sheet List	
1	Title Page
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3	Site & Landscape Plan
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6	Proposed First Floor Plan
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Alterations & Additions	
At: 27 Trevenar Street, Ashbury	
For: Brett Guerin & Monika Drankowska Development Application & Construction Certificate	
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# Impervious Surface Plan

1 : 200

## Site Legend

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

## Alterations & Additions

At: 27 Trevenar Street,  
Ashbury

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



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1	Issued for DA Submission	D.K.	12/04/2025

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2454

Issue:

1

## Site & Compliance Information

<b>LGA:</b> Canterbury-Bankstown Council
<b>Zoning:</b> R2 Low Density Residential
<b>MAXIMUM FSR:</b> 0.55:1 or 220.77m <sup>2</sup>
<b>PROPOSED FSR:</b> 0.52:1 or 209.18m <sup>2</sup>
<b>Maximum Height Of Building:</b> 8.5m
<b>Lot Size Map:</b> 460sqm
<b>Maximum Site coverage:</b> 60%
<b>Proposed:</b> 197.8m <sup>2</sup> or 49.28%
<b>Maximum Building Footprint:</b> 300m <sup>2</sup>
<b>Proposed Building Footprint:</b> 197.8m <sup>2</sup>
<b>Minimum Deep Soil Area:</b> 15%
<b>Proposed:</b> 101.34m <sup>2</sup> or 25.25% (minimum 2.5m calculation area)
<b>Ashbury Heritage Conservation Soft Landscaping Area:</b>
<b>Minimum:</b> 100.34m <sup>2</sup> or 25%
<b>Proposed:</b> 101.34m <sup>2</sup> or 25.25% (minimum 2.5m calculation area)
<b>Minimum Front Setback:</b> 5.5m
<b>Minimum Side Setbacks:</b> 0.9m
<b>Minimum Rear Setback:</b> 6m
<b>Impervious Surface Area:</b>
278.55m <sup>2</sup> or 69.39%
<b>Ashbury Heritage Conservation Private Open Space:</b>
<b>Minimum:</b> 35% or 140.49m <sup>2</sup>
<b>Proposed:</b> 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 Additon	60.77 m <sup>2</sup>
Grand total	209.18 m <sup>2</sup>

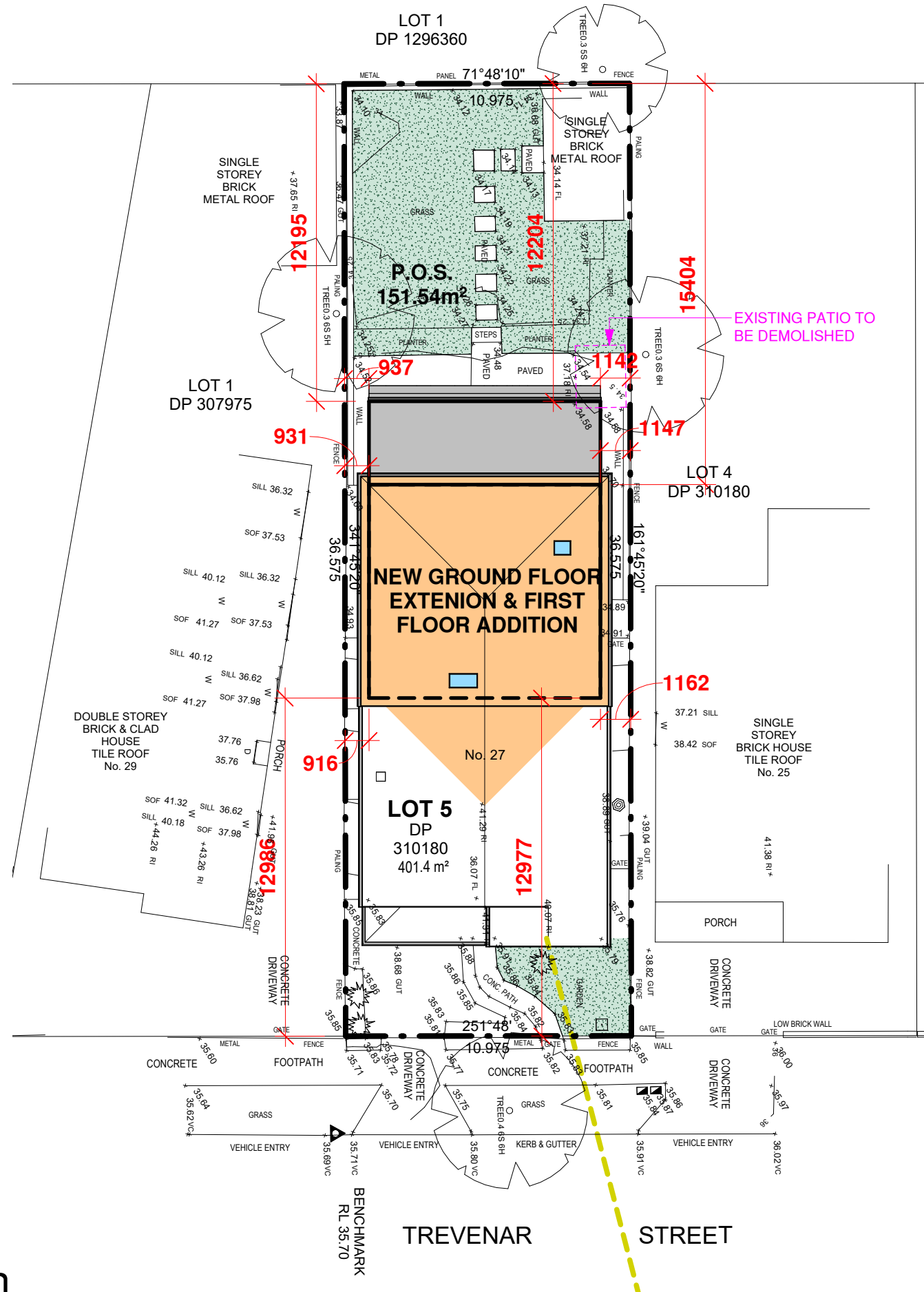
### Gross Building Area

Existing Ground Floor Area	76.11 m <sup>2</sup>
Existing Porch	7.46 m <sup>2</sup>
New Lower Ground Floor Area	71.43 m <sup>2</sup>
New Alfresco	28.46 m <sup>2</sup>
New First Floor Addition	68.11 m <sup>2</sup>
New First Floor Stair Void	4.79 m <sup>2</sup>
Existing Shed	14.34 m <sup>2</sup>
Grand total	270.70 m <sup>2</sup>

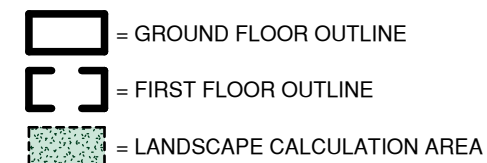


## Site & Landscape Plan

1 : 200



### Site Legend



Alterations & Additions
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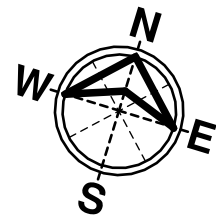
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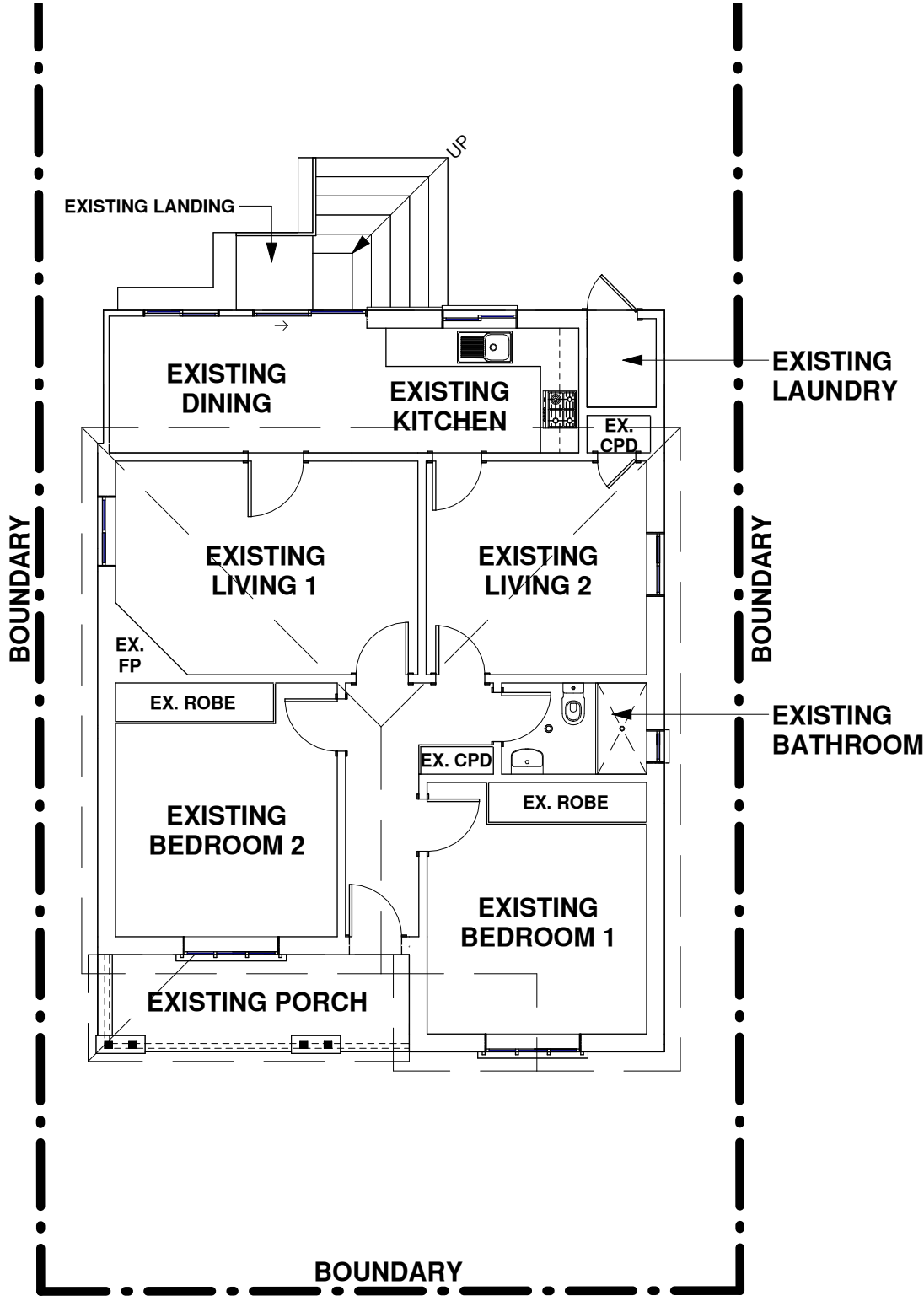
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Page: 3 of 14	
Date: 12/04/2025	
Drawing No: <div style="font-size: 24pt; font-weight: bold;">2454</div>	



Existing Ground Floor Plan

1 : 100



Alterations & Additions

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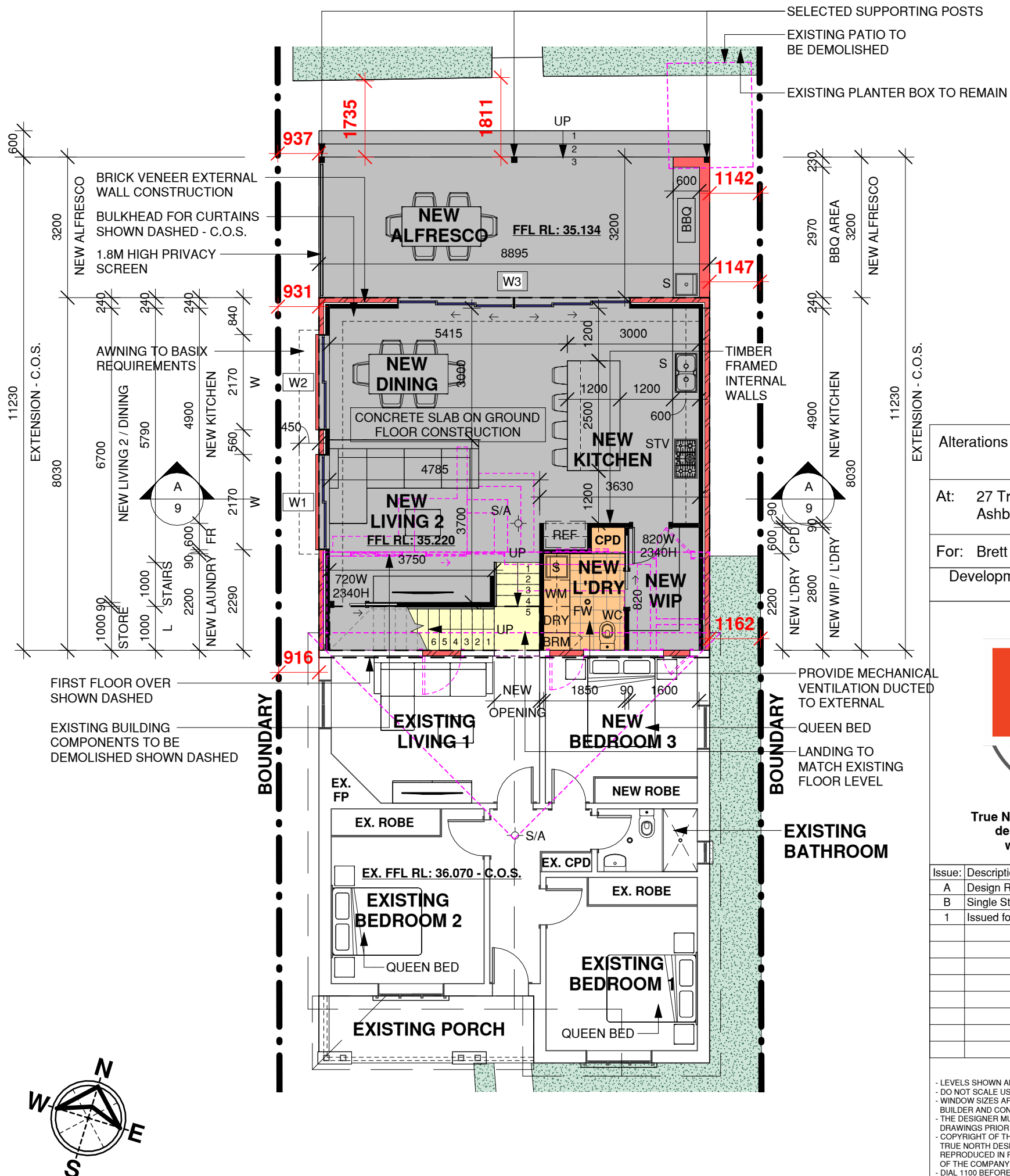
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10.8.3 - VENTILATION OF ROOF SPACES  
NCC - BCA 2022 (VOLUME 2) HOUSING  
PROVISIONS STANDARD.**

<b><u>Window Schedule</u></b>				
<b>Mark</b>	<b>Height</b>	<b>Width</b>	<b>Type Comments</b>	<b>Area</b>
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>



## Existing & Proposed Ground Floor Plan

1 : 100

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## Alterations & Additions

At: 27 Trevenar Street,  
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For: Brett Guerin & Monika Drankowska

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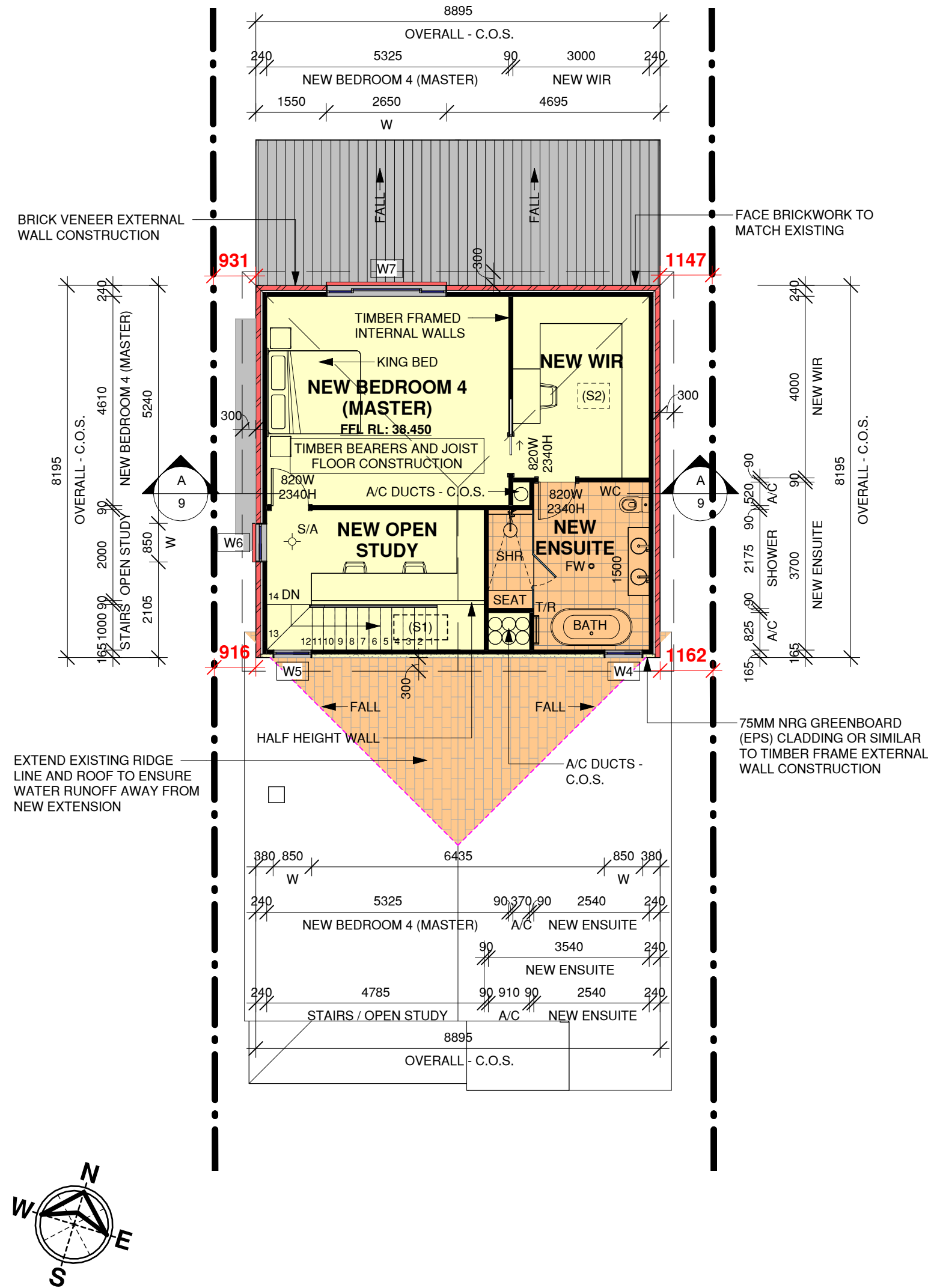
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⊕ S/A  
DENOTES SMOKE ALARM  
SMOKE ALARMS TO BE HARDWIRED AND INTERCONNECTED IN ACCORDANCE WITH AS3786-2014 AND PART 9.5 OF THE NCC - BCA 2022 (HOUSING PROVISIONS STANDARD)

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>
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W5	1030	850	Awning Window	0.88 m <sup>2</sup>
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Alterations & Additions

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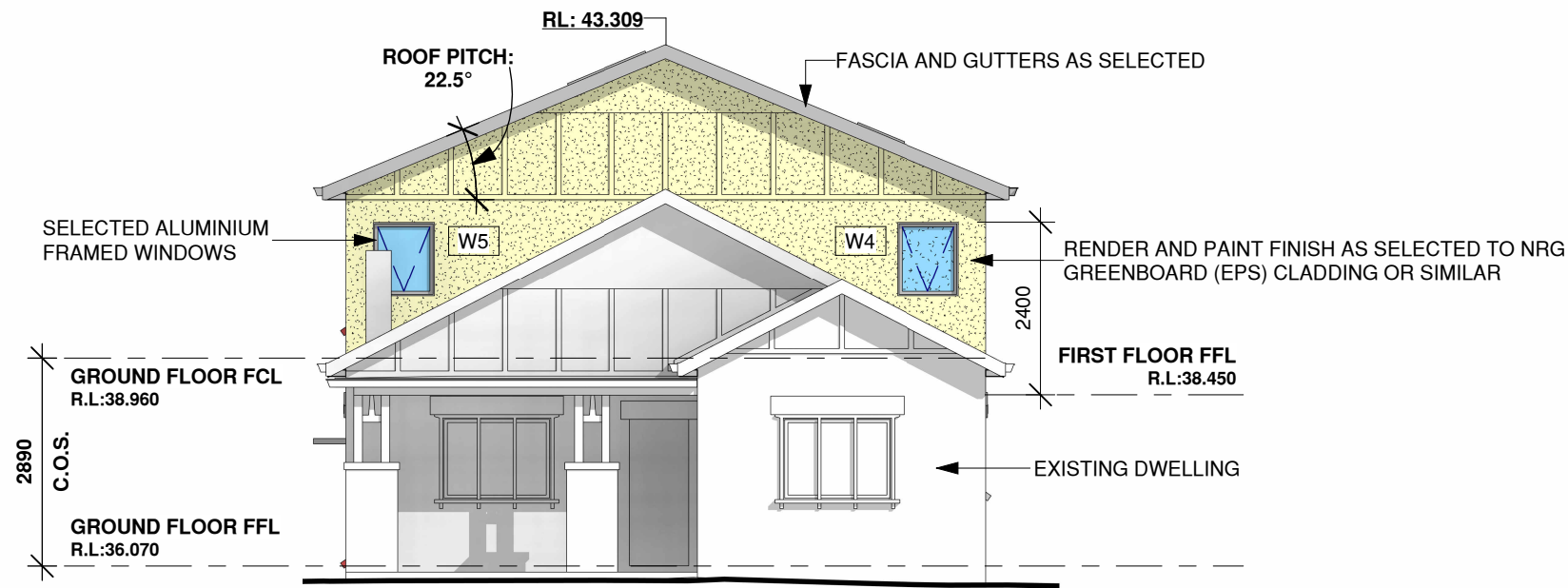
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Drawing No: 2454	

# Proposed First Floor Plan

1 : 100

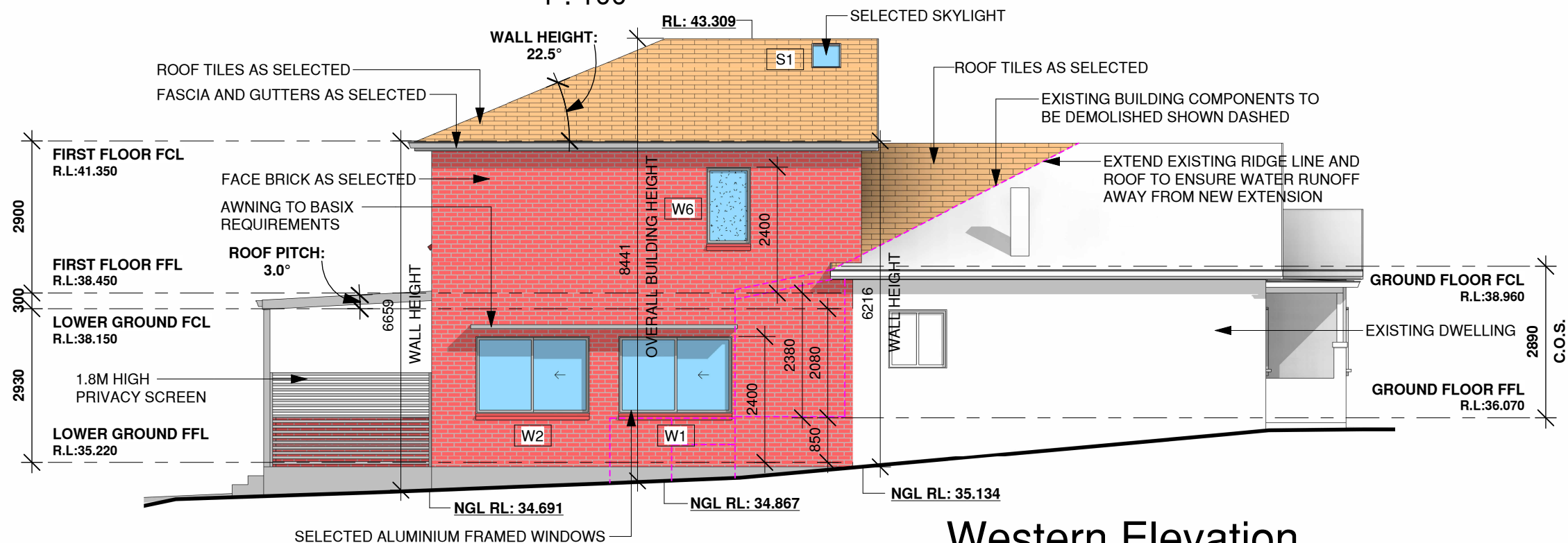
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EAVE VENTILATION OPENINGS TO BE INSTALLED IN ACCORDANCE WITH PART 10.8.3 - VENTILATION OF ROOF SPACES NCC - BCA 2022 (VOLUME 2) HOUSING PROVISIONS STANDARD.



## Southern Elevation

1 : 100



## Western Elevation

1 : 100

### ADDITIONAL NOTES:

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### 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

At: 27 Trevenar Street,  
Ashbury

For: Brett Guerin & Monika Drankowska

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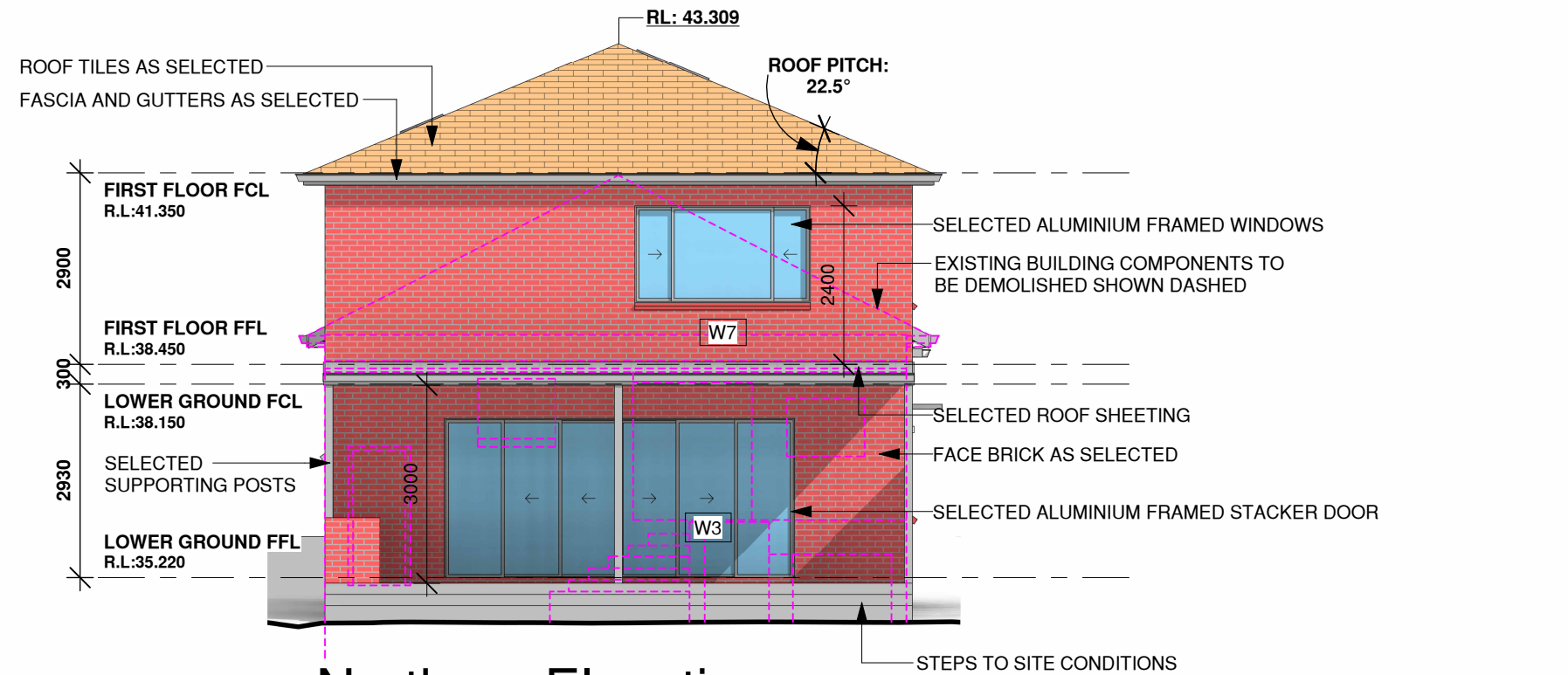
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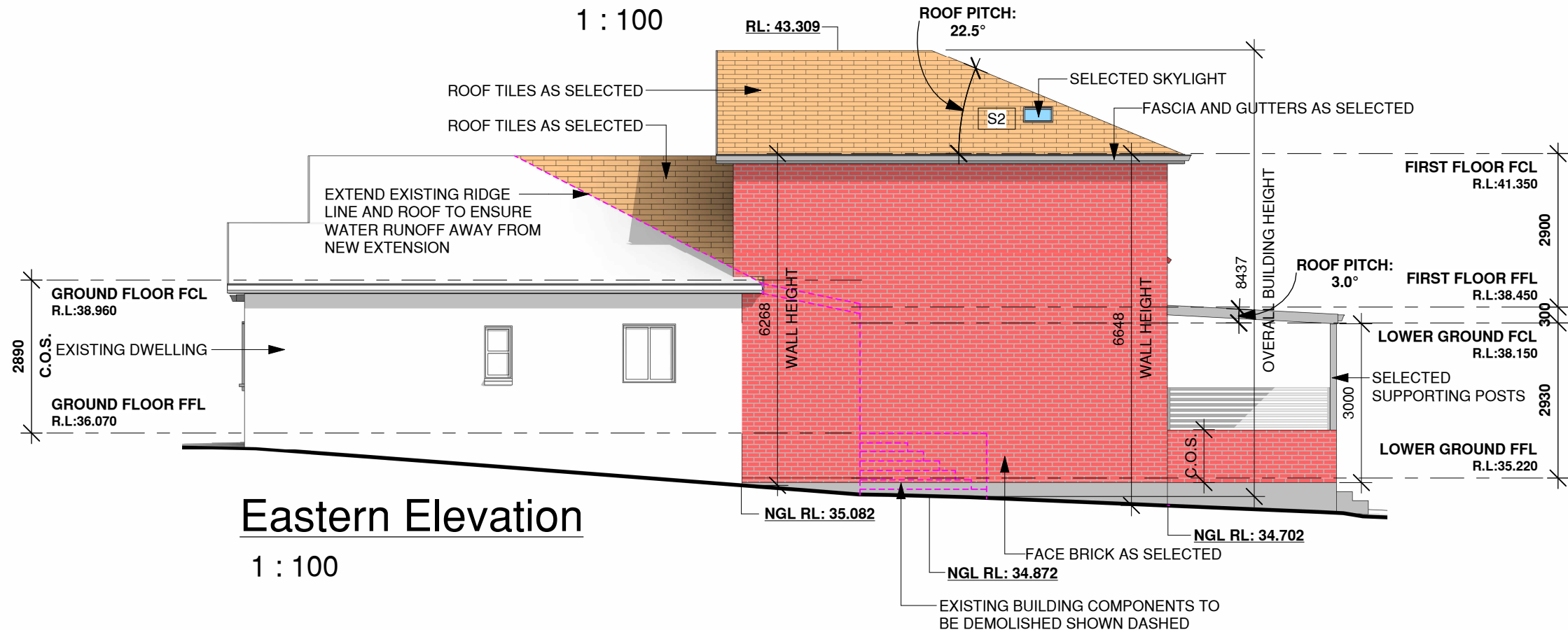


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Northern Elevation

1 : 100



Eastern Elevation

1 : 100

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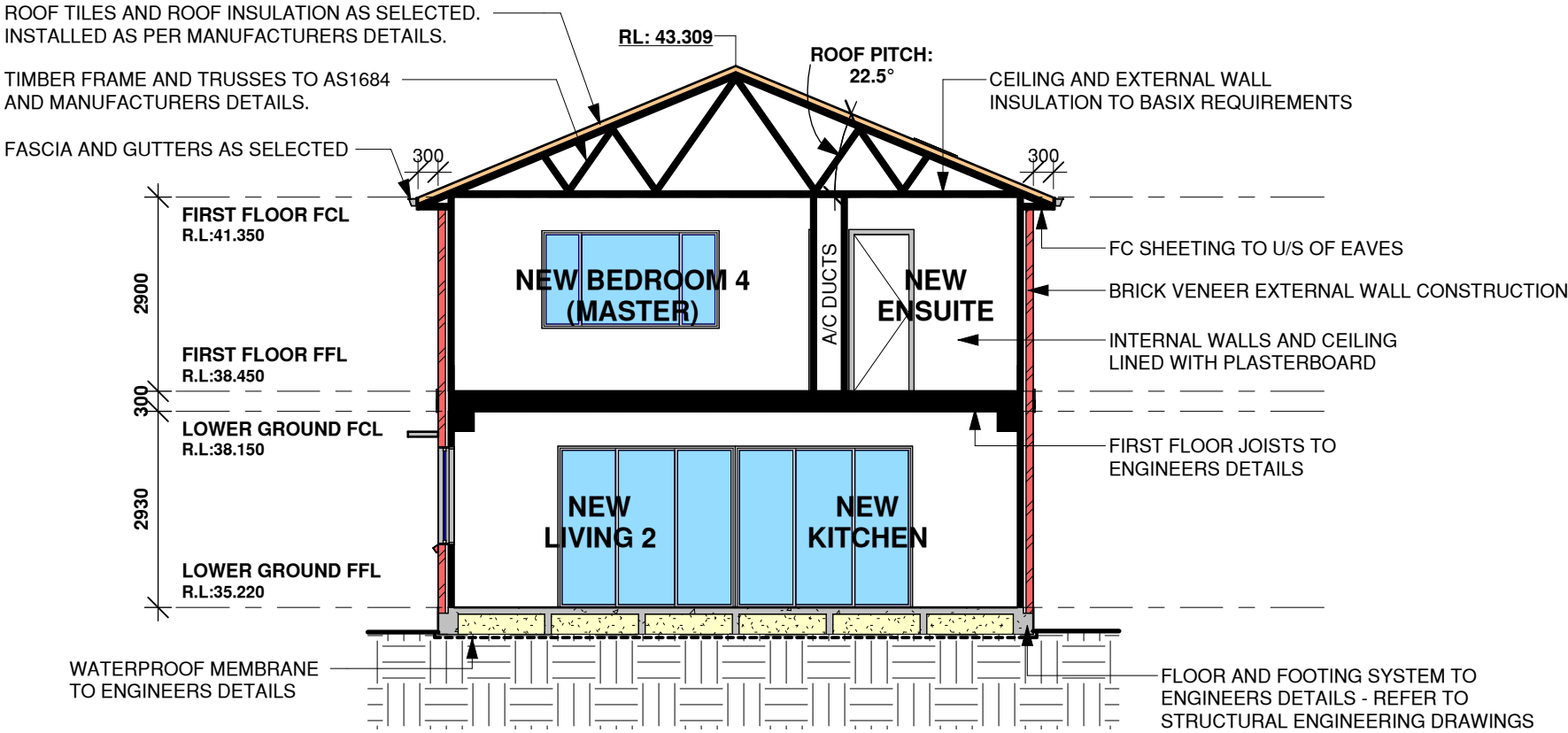
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Section A-A

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Alterations & Additions

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A3

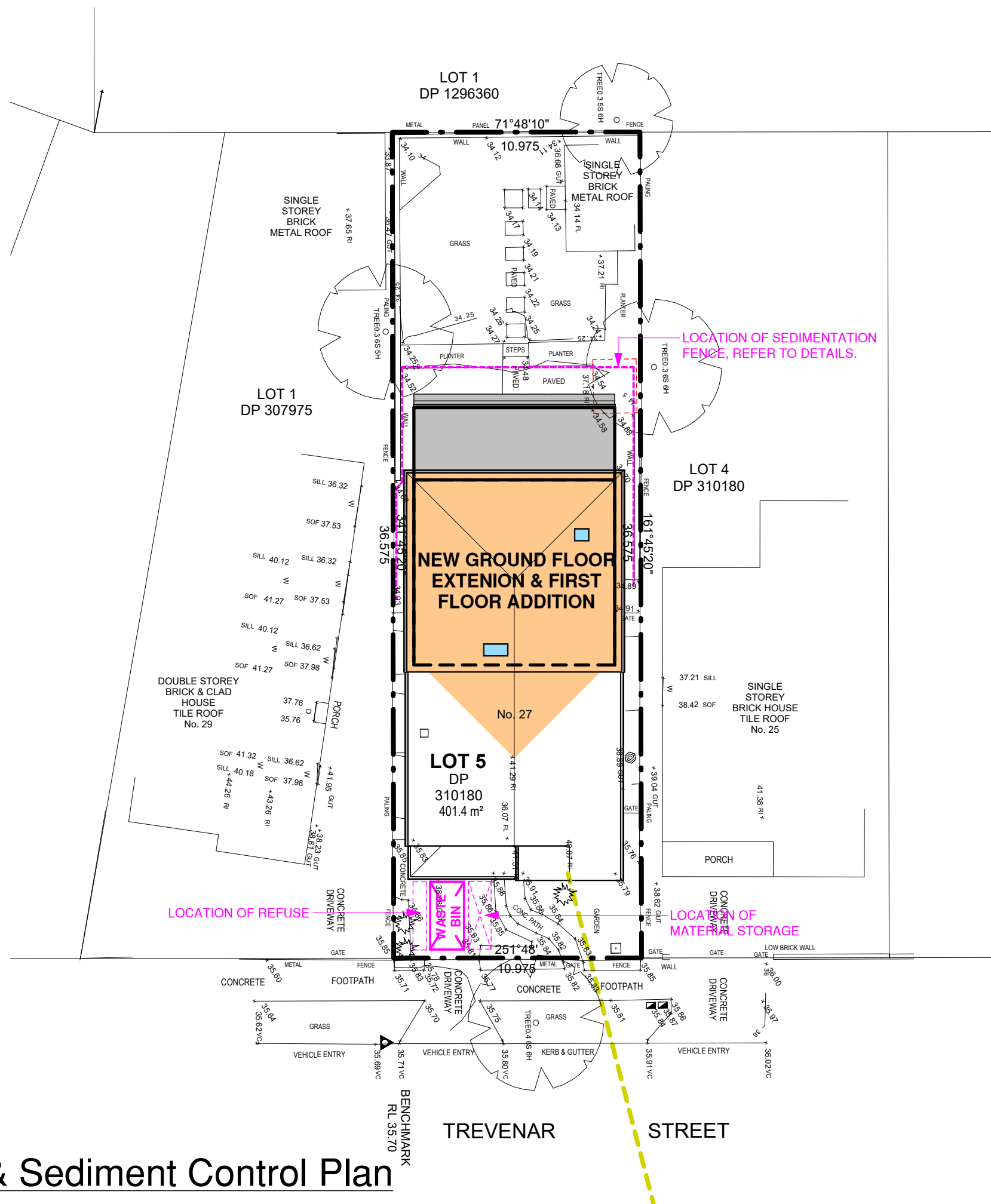
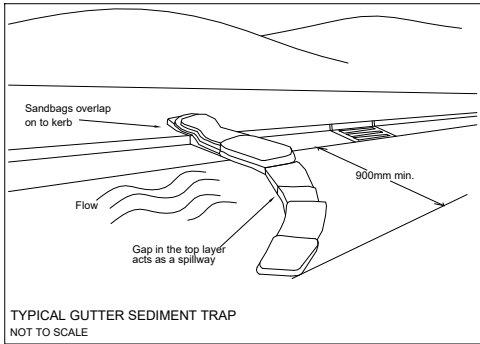
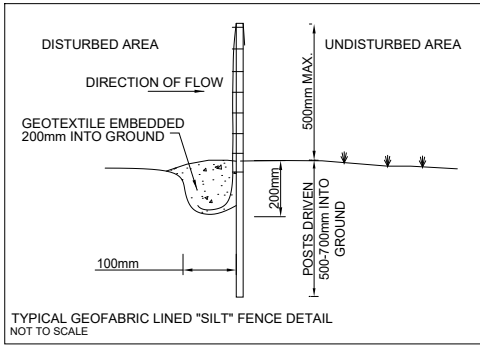
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Drawing No:  
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Alterations & Additions
At: 27 Trevenar Street, Ashbury
For: Brett Guerin & Monika Drankowska
Development Application & Construction Certificate



**True North Design & Drafting Pty Ltd**  
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Site Analysis Legend

SUNSET

NOON

SUNRISE

COOLING NORTH  
EASTERLIES IN  
SUMMER

COLD WINTER  
WESTERLIES

COLD WINTER  
SOUTHERLIES

GRADUAL FALL

EXISTING  
VEHICULAR  
CROSSING

PROPOSED  
VEHICULAR  
CROSSING

PRIVATE  
OPEN  
SPACE

NOISE

NUMBER  
OF  
STORIES

The main site analysis plan shows three lots: Lot 1 (DP 1296360), Lot 4 (DP 310180), and Lot 5 (DP 310180, 401.4 m²). Lot 1 contains a 'NEW GROUND FLOOR EXTENSION & FIRST FLOOR ADDITION' highlighted in orange. Surrounding lots include Lot 29 (Double Storey Brick & Clad House) and Lot 25 (Single Storey Brick House). The plan features various annotations: sun paths for Summer and Winter Solstices, wind directions for cooling and cold winter periods, and vehicle entry points. A benchmark is located at RL 35.70. The plan also shows existing and proposed vehicular crossings, private open spaces, and noise contours. Dimensions and levels are provided throughout the site.

Site Analysis Plan

1 : 200

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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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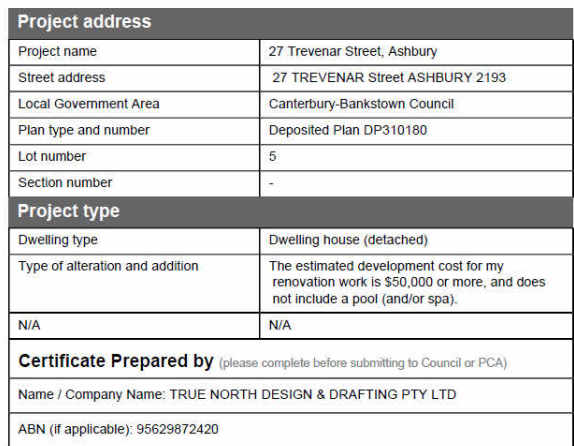
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Building Sustainability Index  
[www.planningportal.nsw.gov.au/development-and-assessment/basix](http://www.planningportal.nsw.gov.au/development-and-assessment/basix)

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 "BASIS Definitions" dated 10/09/2020 published by the Department. This document is available at [www.planningportal.nsw.gov.au/definitions](http://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.



Fixtures and systems	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
<b>Lighting</b>			
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.		✓	✓
<b>Fixtures</b>			
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
<b>Insulation requirements</b> 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.			✓	✓	✓
<b>Construction</b>	<b>Additional insulation required (R-value)</b>	<b>Other specifications</b>			
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
<b>Windows and glazed doors</b>			
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 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 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
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
<b>Skylights</b>						
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.					✓	✓
<b>Skylights glazing requirements</b>						
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.

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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 4680 (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 spacingsin 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 arrises 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



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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 : 1	A3	Issue: <div>1</div>	
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Date: 12/04/2025			
Drawing No: 2454			