IN HAUS DESIGNS

RESIDENTIAL / COMMERCIAL / INTERIORS

DESIGNER NAME: JUSTIN ELAZZI
MEMBERSHIP NO: 6605
EMAIL: ADMIN@INHAUSDESIGNS.COM.AU
BROWSE: WWW.INHAUSDESIGNS.COM.AU

GROVE EARLWOOD

12 GROVE STREET, EARLWOOD

ELIE TRASSIEH

29.05.2025

NORTH POINT

SCALE AS INDICATED @ A1

NOTES
. ALL WORKS TO COMPLY WITH THE RELEVANT AUSTRALIAN STANDARDS
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B	16.06.25	ISSUED FOR DESIGN REVIEW
C	17.06.25	ISSUED FOR CONSULTANTS
D	XXXX	XXXX
E	XXXX	XXXX
F	XXXX	XXXX

LEGEND

TITLE
COVER SHEET

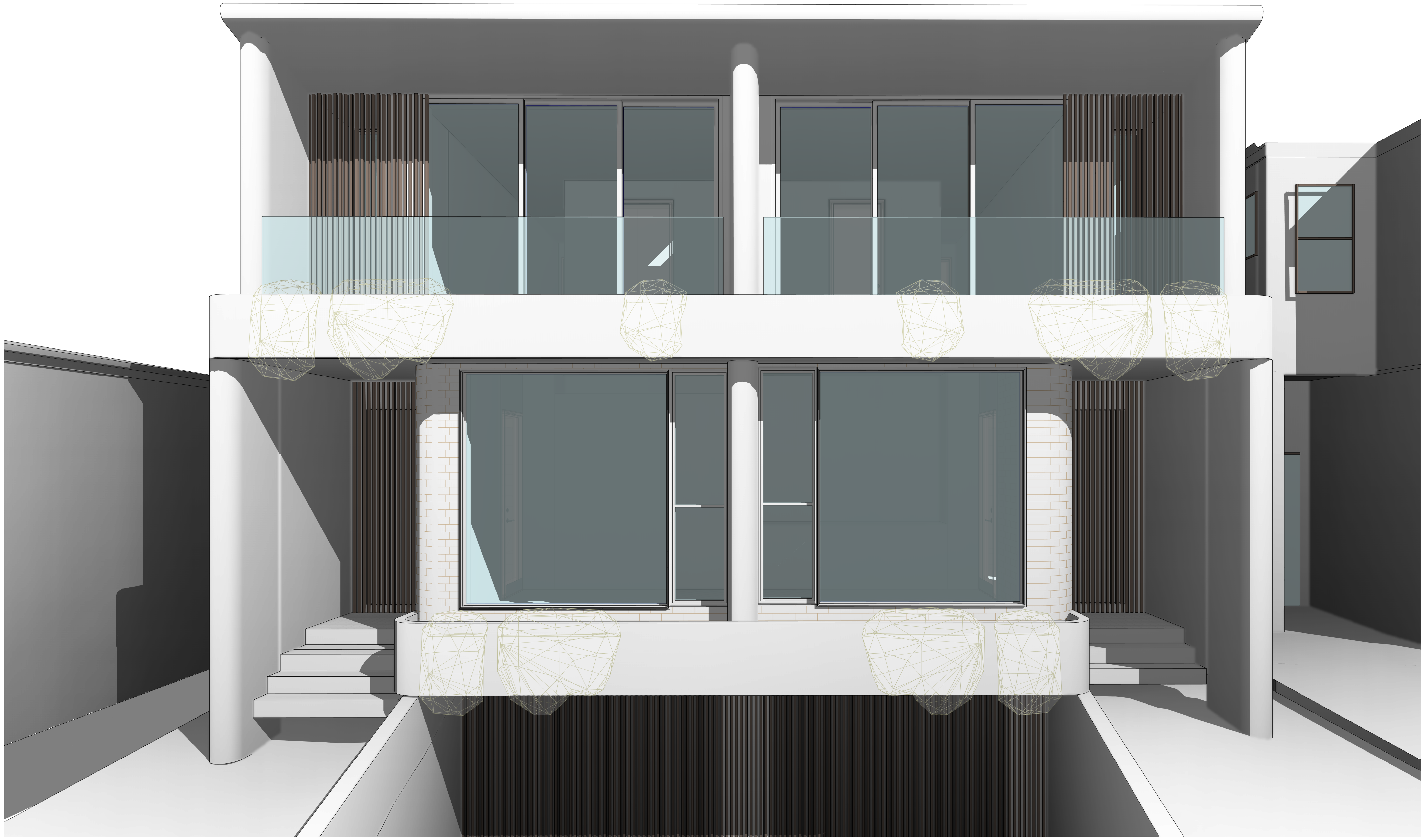
CHECKED BY JE

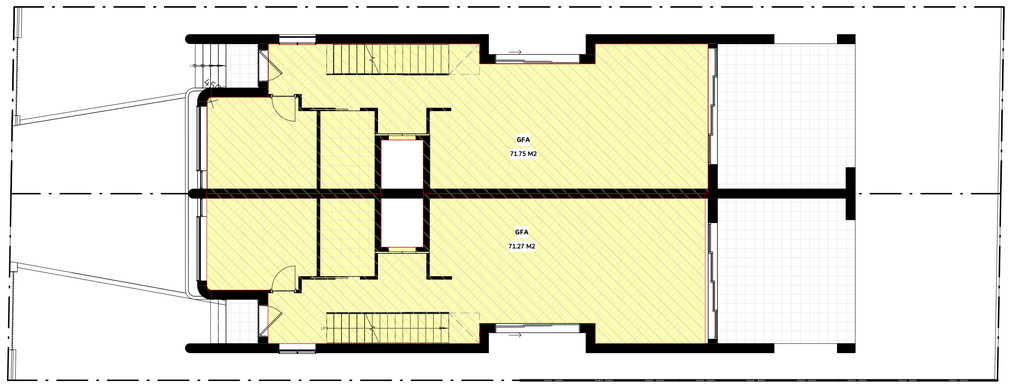
DWG # INHAUS-00
REVISION C

PROJECT # 2543

NOT FOR CONSTRUCTION

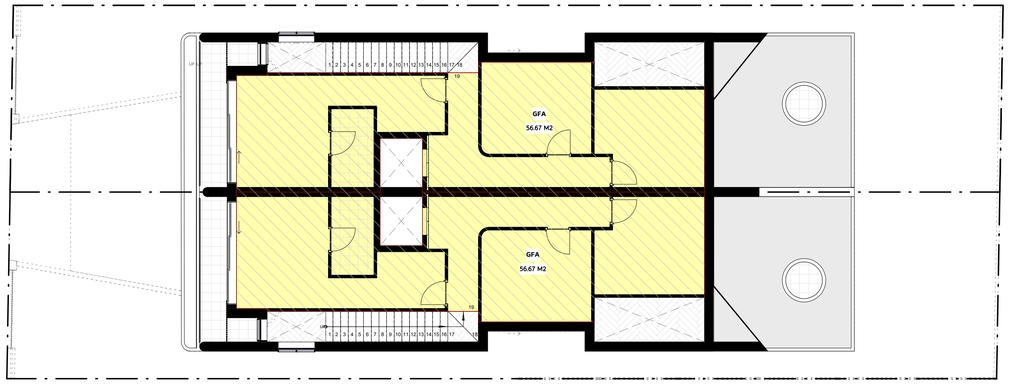
DEMOLITION OF EXISTING STRUCTURES AND PROPOSED CONSTRUCTION OF SEMI-DETACHED DWELLINGS ABOVE BASEMENT





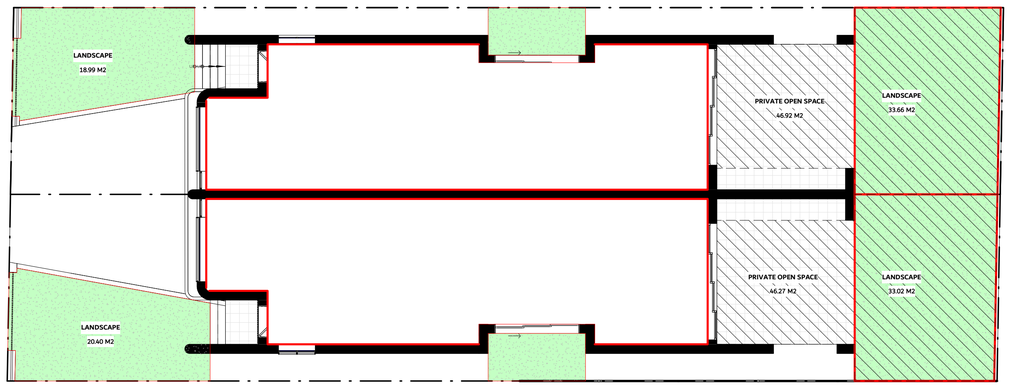
GFA GROUND FLOOR

1 : 100



GFA FIRST FLOOR

1 : 100



DEEP SOIL

1 : 100

IN HAUS DESIGNS

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GROVE EARLWOOD

12 GROVE STREET, EARLWOOD

ELIE TRASSIEH

29.05.2025

NORTH POINT

SCALE AS INDICATED @ A1

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D XXXX	XXXX
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F XXXX	XXXX

LEGEND
- EXCLUDED AREA
- DEEP SOIL
- GFA
- SWIMMING POOL
- PRIVATE OPEN SPACE
- SITE BOUNDARY
- REGION LIMIT

TITLE
COMPLIANCE PAGE

CHECKED BY JE

DWG # INHAUS-01

REVISION C

PROJECT # 2543

NOT FOR CONSTRUCTION

COMPLIANCE TABLE

DWELLING (TYPE) -TWO STOREY SEMI-DETACHED DWELLING ABOVE BASEMENT

COUNCIL - CANTERBURY-BANKSTOWN

DCP/LEP - CANTERBURY LEP /DCP 2023

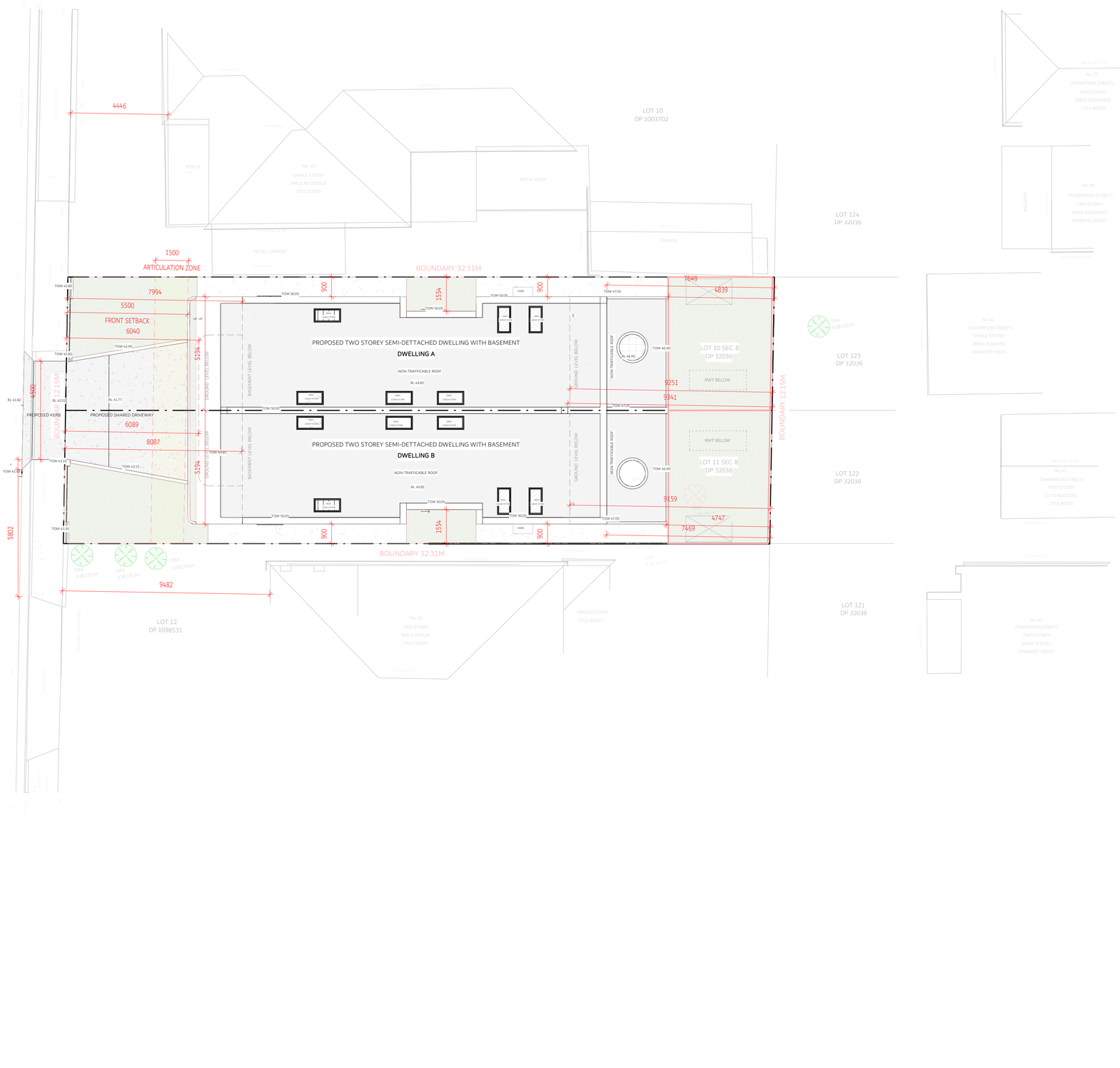
DP NUMBER - DP 32036

LOT NUMBER - 10/8

ZONING - R3 MEDIUM DENSITY RESIDENTIAL

Certificate No. #HR-LIV5YO-01
Scan QR code or follow website link for rating details.
Assessor name: Avinash Hope
Accreditation No.: DMN/14/1058
Property Address: Dwelling 01, 12 Grove Street EARLWOOD, NSW, 2206
http://www.hero-software.com.au/qc/#HR-LIV5YO-01

	PERMISSIBLE		PROPOSED	
	LOT A	LOT B	LOT A	LOT B
SITE AREA	196.9 M^2	196.9 M^2		
ALLOWED AREA 0.65 : 1	127.985 M^2	127.985 M^2	127.94 M^2	127.94 M^2
ALLOWED AREAS			LOT A	LOT B
BASEMENT GFA			- M^2	- M^2
GROUND FLOOR GFA			71.27 M^2	71.27 M^2
FIRST FLOOR GFA			67.57 M^2	67.57 M^2
TOTAL GFA			127.94 M^2	127.94 M^2
MAX HEIGHT	8.5 M	8.5 M	7.35 M	7.3 M
MAX WALL HEIGHT	7 M	7 M	M	M
SETBACKS				
GROUND FLOOR FRONT SETBACK	5.5 M/ 6.964 M	5.5 M/ 6.964 M	6.037 M	6.141 M
GROUND FLOOR REAR SETBACK	6 M	6 M	9.251 M	9.163 M
GROUND FLOOR SIDE SETBACK	0.9 M	0.9 M	0.9 M	0.9 M
FIRST FLOOR FRONT SETBACK	5.5 M/ 6.964 M	5.5 M/ 6.964 M	7.018 M	7.092 M
FIRST FLOOR REAR SETBACK	6 M	6 M	9.34 M	9.24 M
FIRST FLOOR SIDE SETBACK	0.9 M	0.9 M	0.9 M	0.9 M
GARAGE SETBACK	1 M	1 M	1.99 M	1.99 M
PRIVATE OPEN SPACE	40 M^2	40 M^2	46.92 M^2	46.27 M^2
MINIMUM 4 M x 4 M				
LANDSCAPE / DEEP SOIL	29.535 M^2	29.535 M^2	52.65 M^2	53.42 M^2
15% SITE AREA				
LANDSCAPE BEHIND OF BUILDING LINE			18.99 M^2	20.40 M^2
LANDSCAPE IN FRONT OF BUILDING LINE			33.66 M^2	33.02 M^2
MAXIMUM 1 M CUT				



IN HAUS DESIGNS

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RESIDENTIAL / COMMERCIAL / INTERIORS

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BROWSE: WWW.INHAUSDESIGNS.COM.AU

GROVE EARLWOOD

12 GROVE STREET, EARLWOOD

ELIE TRASSIEH

29.05.2025

NORTH POINT

SCALE AS INDICATED @ A1

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LEGEND

▨	NON-TRAFFICABLE
🟩	LANDSCAPE
▨	CONCRETE PATH
☐	CONCRETE SURFACE
🟦	SWIMMING POOL
☐	TILED FLOOR
▨	ARTICULATION
— — —	OVERHEAD
- - - -	HIDDEN
— · —	SITE BOUNDARY
◎	SMOKE ALARM
☒	MECH.VENTILATION
⊕	WET AREA FLOOR WASTE
▭	90 STUD WALL
▨	110 BRICK
▨	250 BRICK VENEER
▨	270 DOUBLE BRICK
▭	130 CLADDING
▭	200 HEBEL WALL

TITLE
SITE PLAN

CHECKED BY JE

DWG # INHAUS-02
REVISION C

PROJECT # 2543

NOT FOR CONSTRUCTION

Certificate No. #HR-LIV0YO-01
Scan QR code or follow website link for rating details.
Assessor name: Duncan Hope
Accreditation No.: DMN/14/1658
Property Address: Dwelling 01, 12 Grove Street, EARLWOOD, NSW, 2206
http://www.hero-software.com.au/pdf/HR-LIV0YO-01

SITE PLAN

1 : 100

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

VISUAL SCALE 1:100 @ A1

IN HAUS DESIGNS

bdaa ACCREDITED BUILDING DESIGNER

RESIDENTIAL / COMMERCIAL / INTERIORS

DESIGNER NAME: JUSTIN ELAZZI
MEMBERSHIP NO: 6605
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BROWSE: WWW.INHAUSDESIGNS.COM.AU

GROVE EARLWOOD

12 GROVE STREET, EARLWOOD

ELIE TRASSIEH

29.05.2025

NORTH POINT

SCALE AS INDICATED @ A1

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LEGEND

- NON-TRAFFICABLE
- LANDSCAPE
- CONCRETE PATH
- CONCRETE SURFACE
- SWIMMING POOL
- TILED FLOOR
- ARTICULATION
- OVERHEAD
- HIDDEN
- SITE BOUNDARY
- SMOKE ALARM
- MECH.VENTILATION
- WET AREA FLOOR WASTE
- 90 STUD WALL
- 110 BRICK
- 250 BRICK VENEER
- 270 DOUBLE BRICK
- 130 CLADDING
- 200 HEBEL WALL

TITLE

BASEMENT FLOOR PLAN

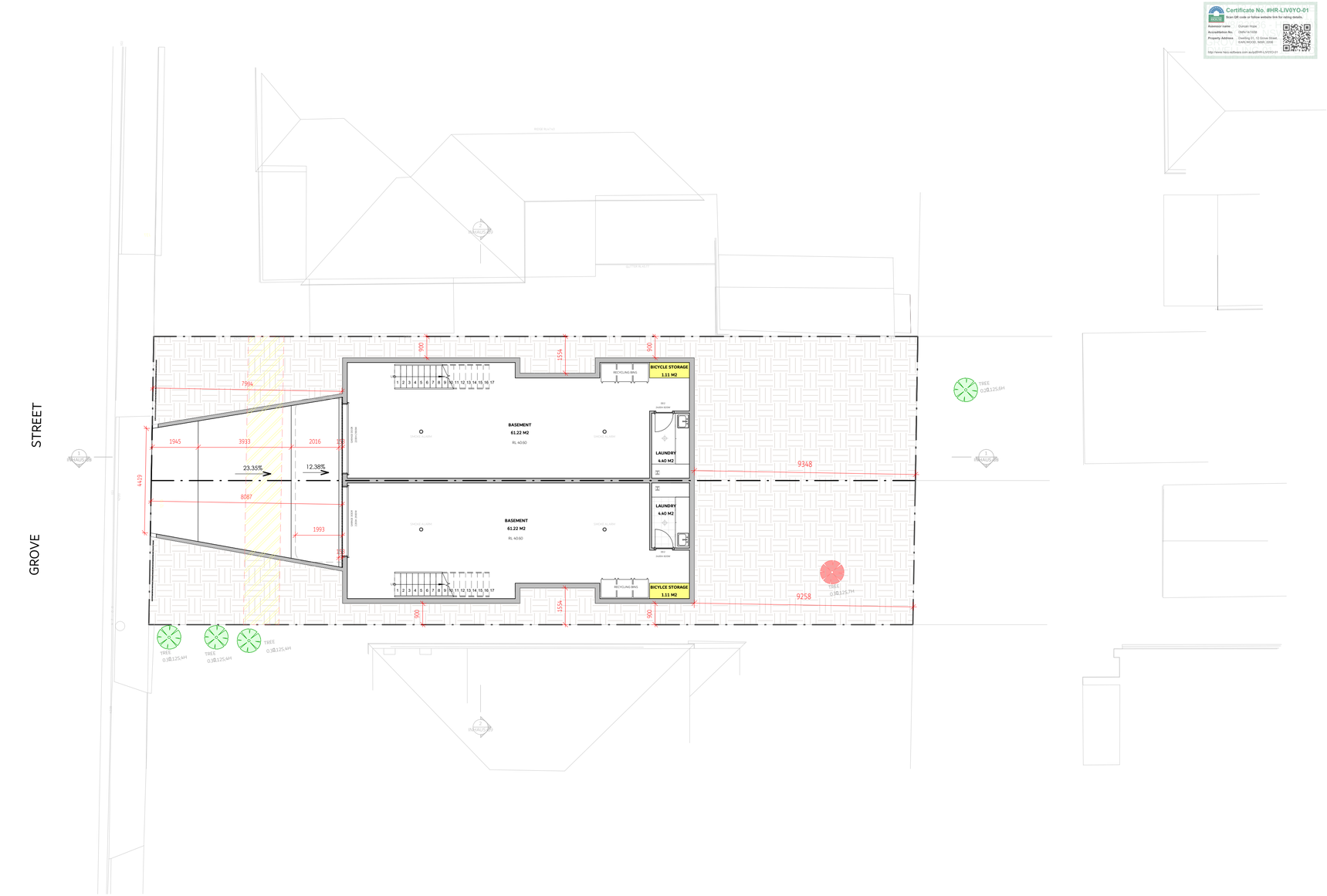
CHECKED BY JE

DWG # INHAUS-03

REVISION C

PROJECT # 2543

NOT FOR CONSTRUCTION



BASEMENT FLOOR LEVEL

1 : 100

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

VISUAL SCALE 1:100 @ A1

WET AREA IN ACCORDANCE WITH H4D1, H4D2 & H4D3 OF THE NCC VOLUME TWO AND PART 10.2 OF THE HOUSING PROVISIONS OR CLAUSES 10.2.1 TO 10.2.6 & 10.2.12 AND AS 3740.
MECHANICAL VENTILATION LOCATIONS ARE LOCATED AND NOTED IN ACCORDANCE TO AS 1668.2
SMOKE ALARM LOCATIONS ARE LOCATED AND NOTED IN ACCORDANCE TO AS3786 & NCC HOUSING PROVISIONS CLAUSE 9.5.2
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MASONRY ARTICULATION JOINTS AS PER AS 4773.2 & NCC HOUSING PROVISIONS CLAUSE 5.6.8 (VERTICAL ARTICULATION JOINTS).

IN HAUS DESIGNS

RESIDENTIAL / COMMERCIAL / INTERIORS

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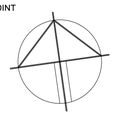
GROVE EARLWOOD

12 GROVE STREET, EARLWOOD

ELIE TRASSIEH

29.05.2025

NORTH POINT



SCALE AS INDICATED @ A1

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LEGEND

- NON-TRAFFICABLE
- LANDSCAPE
- CONCRETE PATH
- CONCRETE SURFACE
- SWIMMING POOL
- TILED FLOOR
- ARTICULATION
- OVERHEAD
- HIDDEN
- SITE BOUNDARY
- SMOKE ALARM
- MECH.VENTILATION
- WET AREA FLOOR WASTE
- 90 STUD WALL
- 110 BRICK
- 250 BRICK VENEER
- 270 DOUBLE BRICK
- 130 CLADDING
- 200 HEBEL WALL

TITLE

GROVE EARLWOOD

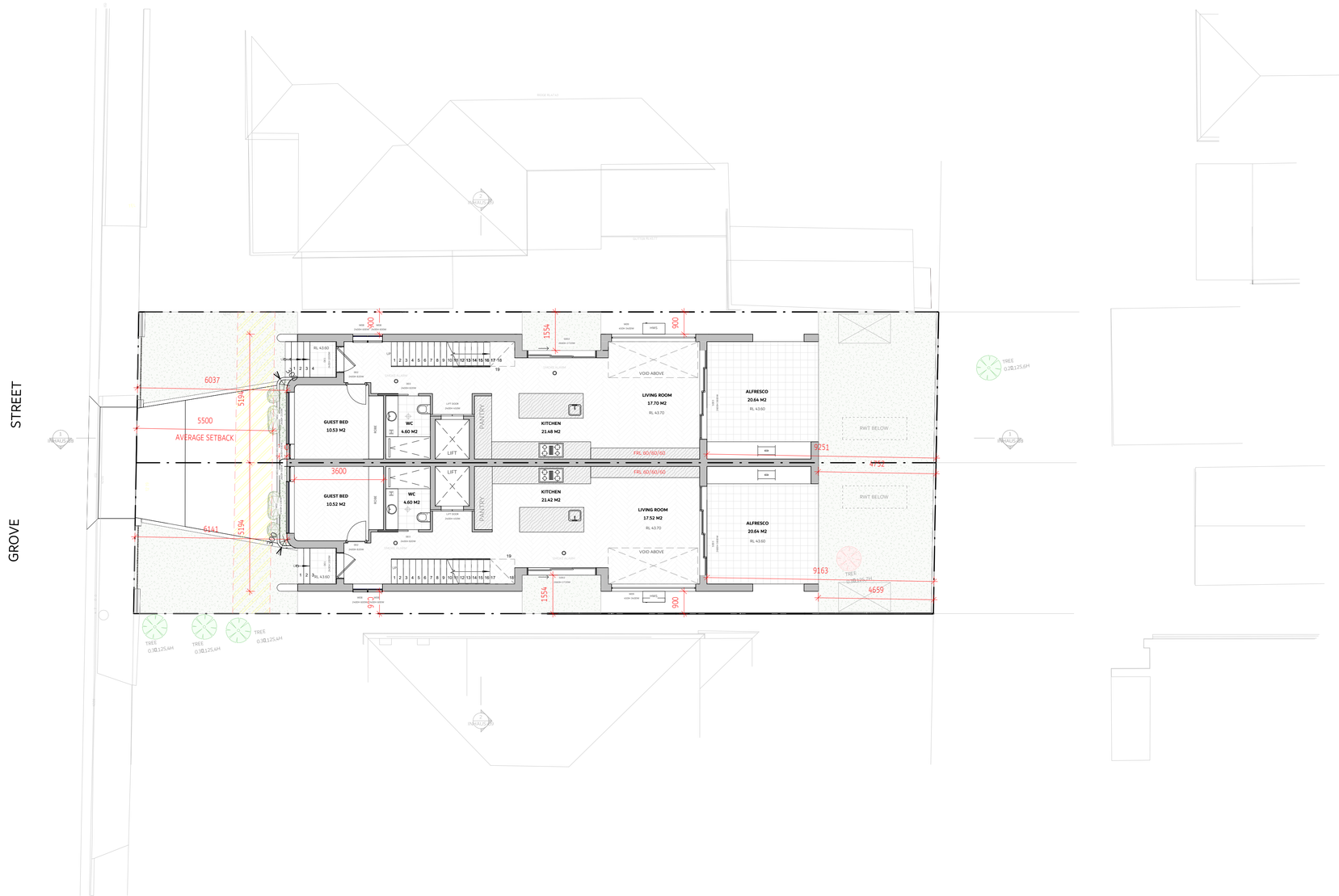
CHECKED BY JE

DWG # INHAUS-04

REVISION C

PROJECT # 2543

NOT FOR CONSTRUCTION



GROUND FLOOR LEVEL

1 : 100

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

VISUAL SCALE 1:100 @ A1

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IN HAUS DESIGNS

RESIDENTIAL / COMMERCIAL / INTERIORS

DESIGNER NAME: JUSTIN ELAZZI
MEMBERSHIP NO: 6605
EMAIL: ADMIN@INHAUSDESIGNS.COM.AU
BROWSE: WWW.INHAUSDESIGNS.COM.AU

GROVE EARLWOOD

12 GROVE STREET, EARLWOOD

ELIE TRASSIEH

29.05.2025

NORTH POINT

SCALE AS INDICATED @ A1

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- LANDSCAPE
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- CONCRETE SURFACE
- SWIMMING POOL
- TILED FLOOR
- ARTICULATION
- OVERHEAD
- HIDDEN
- SITE BOUNDARY
- SMOKE ALARM
- MECH.VENTILATION
- WET AREA FLOOR WASTE
- 90 STUD WALL
- 110 BRICK
- 250 BRICK VENEER
- 270 DOUBLE BRICK
- 130 CLADDING
- 200 HEBEL WALL

TITLE

FIRST FLOOR PLAN

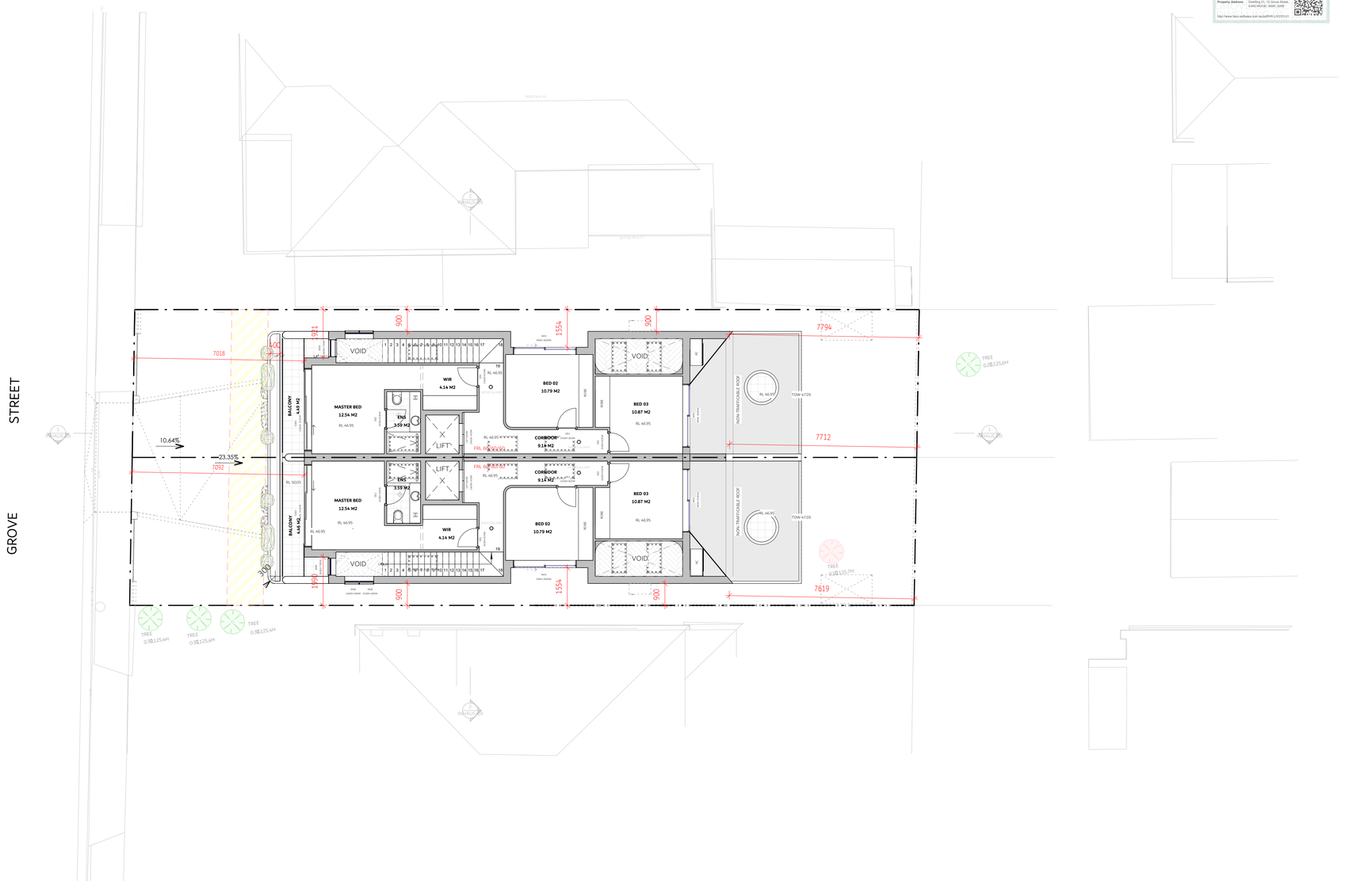
CHECKED BY JE

DWG # INHAUS-05

REVISION C

PROJECT # 2543

NOT FOR CONSTRUCTION



FIRST FLOOR LEVEL

1 : 100

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

VISUAL SCALE 1:100 @ A1

Certificate No. #HR-LIV5YO-01
Scan QR code or follow website link for rating details.
Assessor name: Osmani Hope
Accreditation No.: DMN/14/1039
Property Address: Dwelling 01, 12 Grove Street EARLWOOD, NSW, 2206
http://www.hero-software.com.au/qc/#HR-LIV5YO-01

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GROVE EARLWOOD

12 GROVE STREET, EARLWOOD

ELIE TRASSIEH

29.05.2025

NORTH POINT

SCALE AS INDICATED @ A1

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- CONCRETE PATH
- CONCRETE SURFACE
- SWIMMING POOL
- TILED FLOOR
- ARTICULATION
- OVERHEAD
- HIDDEN
- SITE BOUNDARY
- SMOKE ALARM
- MECH.VENTILATION
- WET AREA FLOOR WASTE
- 90 STUD WALL
- 110 BRICK
- 250 BRICK VENEER
- 270 DOUBLE BRICK
- 130 CLADDING
- 200 HEBEL WALL

TITLE

ROOF PLAN

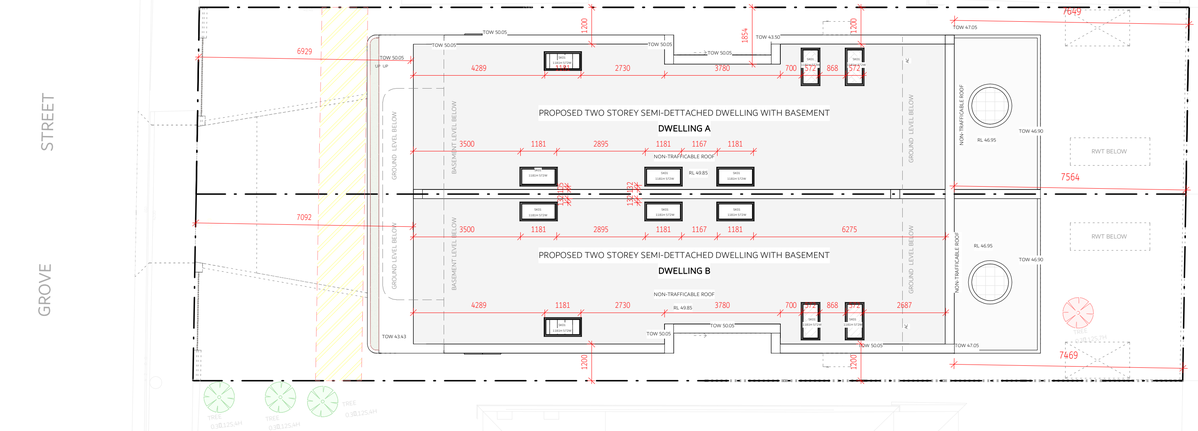
CHECKED BY JE

DWG # INHAUS-06

REVISION C

PROJECT # 2543

NOT FOR CONSTRUCTION



ROOF PLAN

1 : 100

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

VISUAL SCALE 1:100 @ A1

IN HAUS DESIGNS

bdaa ACCREDITED BUILDING DESIGNER

RESIDENTIAL / COMMERCIAL / INTERIORS

DESIGNER NAME: JUSTIN ELAZZI
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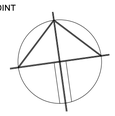
29.05.2025

NORTH POINT



SCALE AS INDICATED @ A1

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C 17.06.25	ISSUED FOR CONSULTANTS
D XXXX	XXXX
E XXXX	XXXX
F XXXX	XXXX

LEGEND
- NON-TRAFFICABLE
- LANDSCAPE
- CONCRETE PATH
- CONCRETE SURFACE
- SWIMMING POOL
- TILED FLOOR
- ARTICULATION
- OVERHEAD
- HIDDEN
- SITE BOUNDARY
- SMOKE ALARM
- MECH.VENTILATION
- WET AREA FLOOR WASTE
- 90 STUD WALL
- 110 BRICK
- 250 BRICK VENEER
- 270 DOUBLE BRICK
- 130 CLADDING
- 200 HEBEL WALL

TITLE
ELEVATIONS

CHECKED BY JE

DWG # INHAUS-07

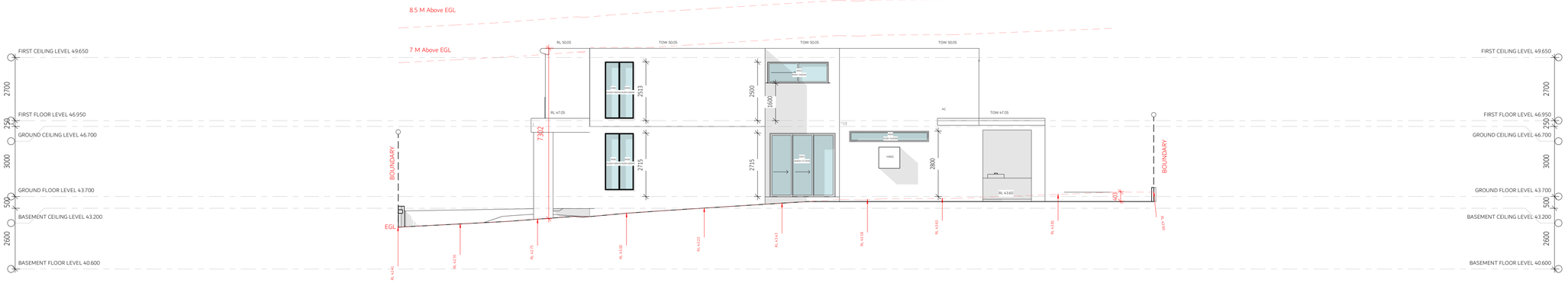
REVISION C

PROJECT # 2543

NOT FOR CONSTRUCTION

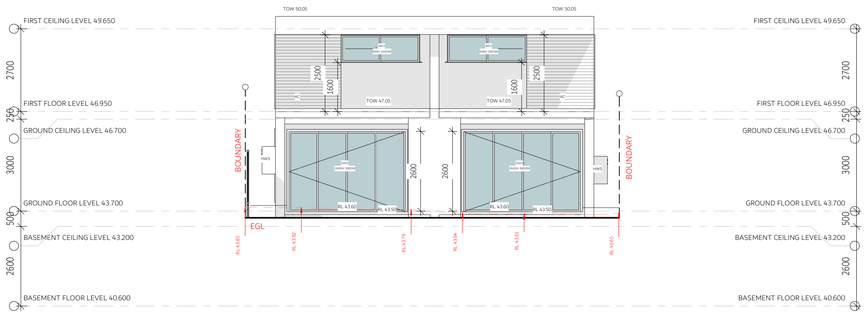
NORTH ELEVATION

1 : 100



SOUTH ELEVATION

1 : 100



EAST ELEVATION

1 : 100

WEST ELEVATION

1 : 100

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

VISUAL SCALE 1:100 @ A1

IN HAUS DESIGNS

bdaa ACCREDITED BUILDING DESIGNER

RESIDENTIAL / COMMERCIAL / INTERIORS

DESIGNER NAME: JUSTIN ELAZZI
MEMBERSHIP NO: 6605
EMAIL: ADMIN@INHAUSDESIGNS.COM.AU
BROWSE: WWW.INHAUSDESIGNS.COM.AU

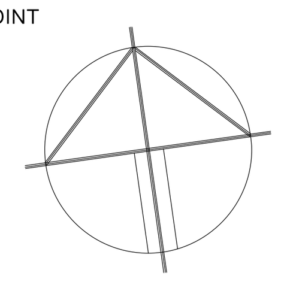
GROVE EARLWOOD

12 GROVE STREET, EARLWOOD

ELIE TRASSIEH

29.05.2025

NORTH POINT



SCALE AS INDICATED @ A1

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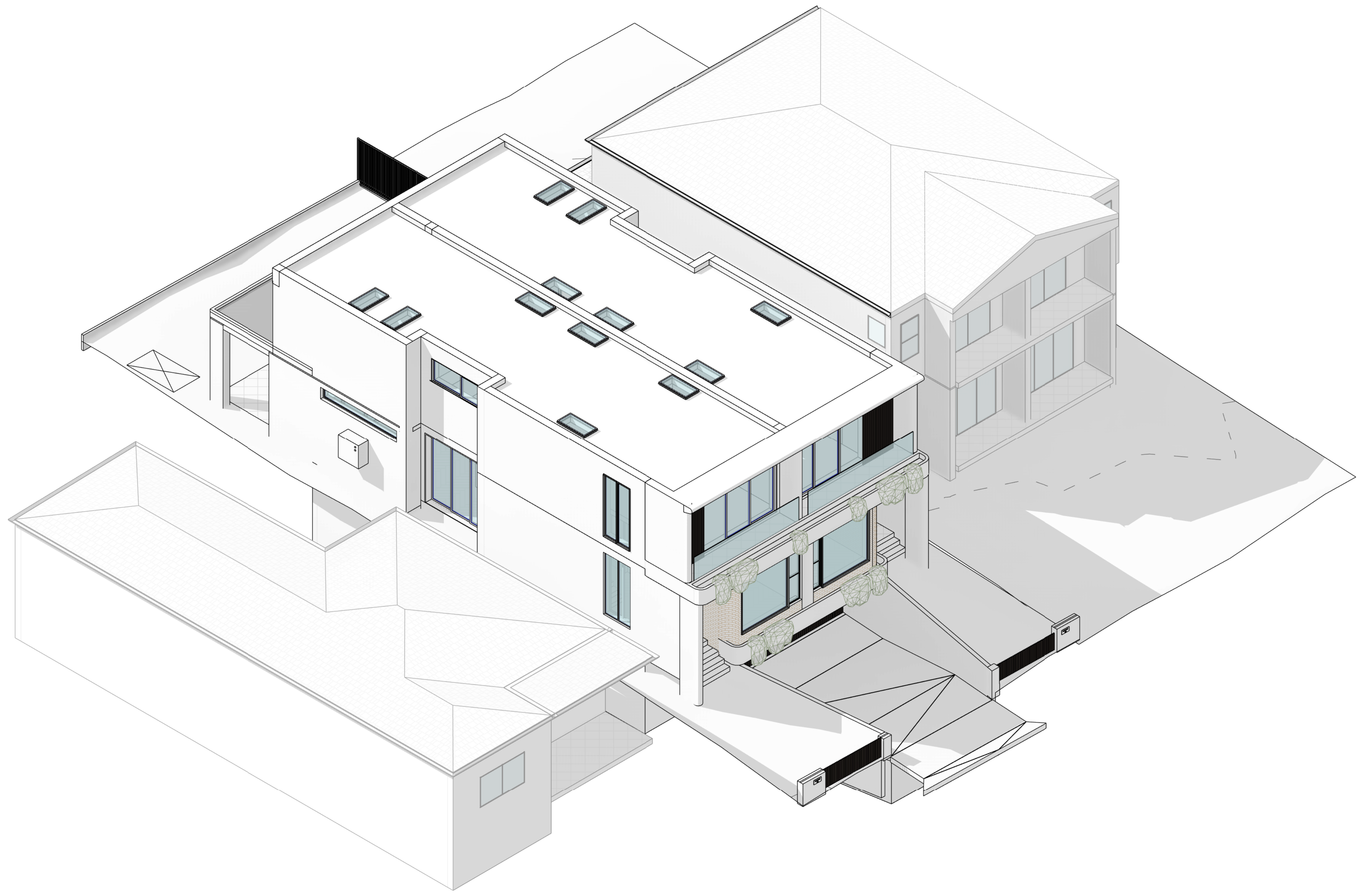
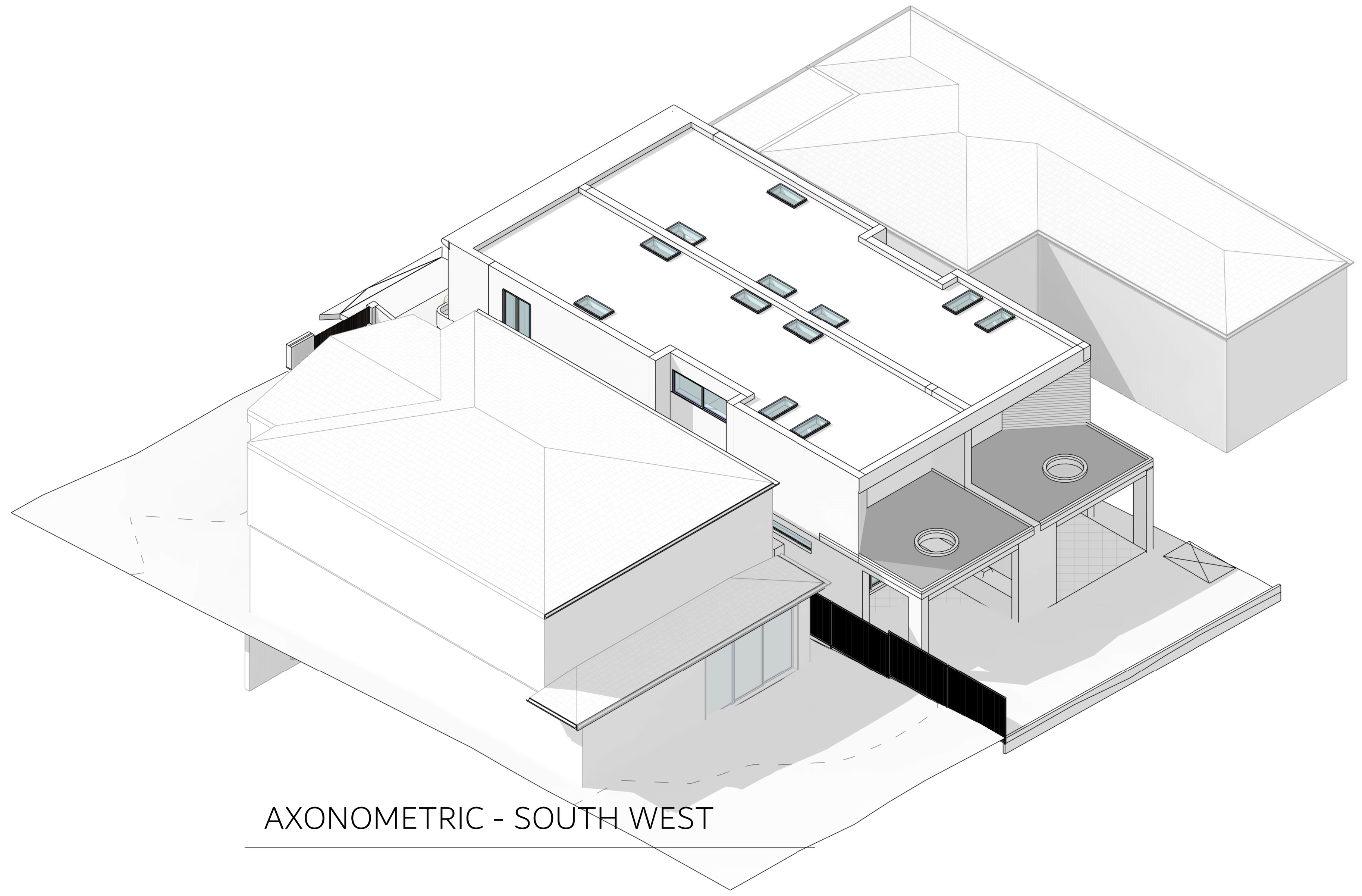
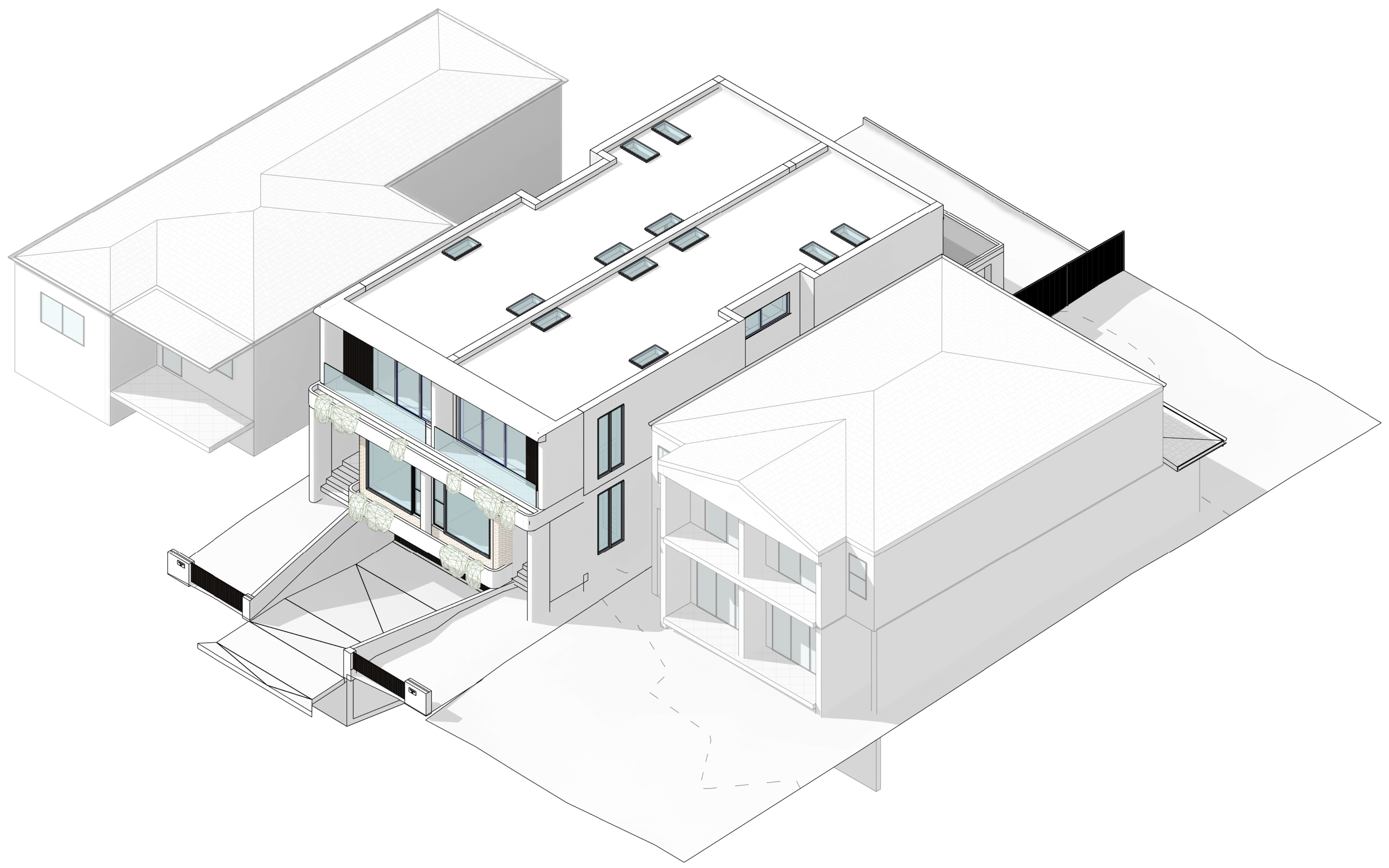
LEGEND



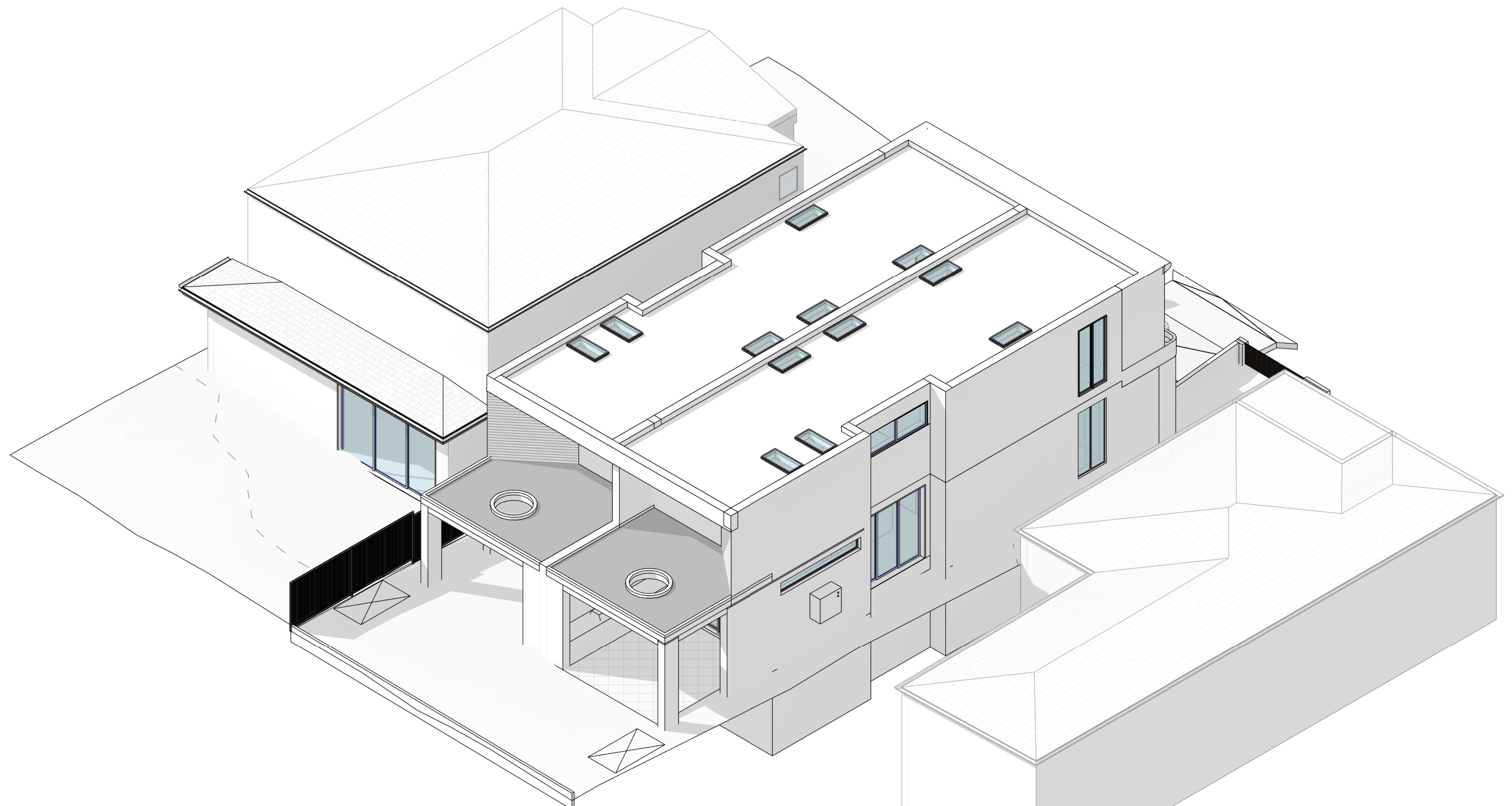
AXONOMETRIC - NORTH WEST



AXONOMETRIC - SOUTH WEST



AXONOMETRIC - SOUTH EAST



AXONOMETRIC - NORTH EAST

TITLE
AXONOMETRIC

CHECKED BY JE

DWG # INHAUS-08

REVISION C

PROJECT # 2543

NOT FOR CONSTRUCTION

IN HAUS DESIGNS

RESIDENTIAL / COMMERCIAL / INTERIORS

DESIGNER NAME: JUSTIN ELAZZI
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BROWSE: WWW.INHAUSDESIGNS.COM.AU

GROVE EARLWOOD

12 GROVE STREET, EARLWOOD

ELIE TRASSIEH

29.05.2025

NORTH POINT

SCALE AS INDICATED @ A1

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LEGEND
NON-TRAFFICABLE
LANDSCAPE
CONCRETE PATH
CONCRETE SURFACE
SWIMMING POOL
TILED FLOOR
ARTICULATION
OVERHEAD
HIDDEN
SITE BOUNDARY
SMOKE ALARM
MECH.VENTILATION
WET AREA FLOOR WASTE
90 STUD WALL
110 BRICK
250 BRICK VENEER
270 DOUBLE BRICK
130 CLADDING
200 HEBEL WALL

TITLE
SECTIONS

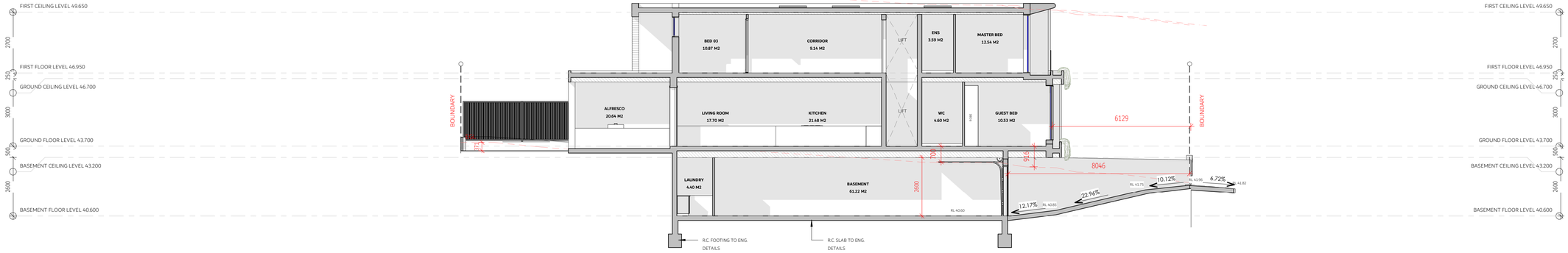
CHECKED BY JE

DWG # INHAUS-09

REVISION C

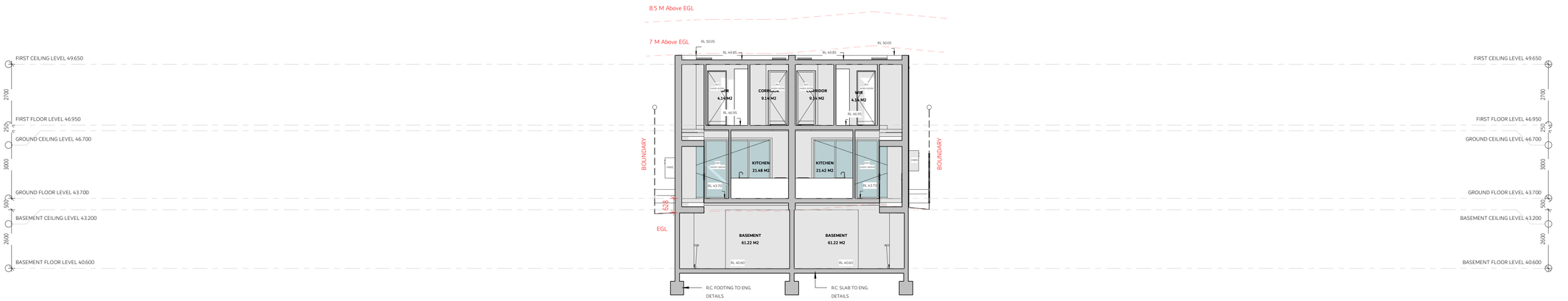
PROJECT # 2543

NOT FOR CONSTRUCTION



LONG SECTION

1 : 100



CROSS SECTION

1 : 100

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

VISUAL SCALE 1:100 @ A1

IN HAUS DESIGNS

RESIDENTIAL / COMMERCIAL / INTERIORS

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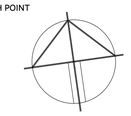
GROVE EARLWOOD

12 GROVE STREET, EARLWOOD

ELIE TRASSIEH

29.05.2025

NORTH POINT



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LEGEND
- NON-TRAFFICABLE
- LANDSCAPE
- CONCRETE PATH
- CONCRETE SURFACE
- SWIMMING POOL
- TILED FLOOR
- ARTICULATION
- OVERHEAD
- HIDDEN
- SITE BOUNDARY
- SMOKE ALARM
- MECH.VENTILATION
- WET AREA FLOOR WASTE
- 90 STUD WALL
- 110 BRICK
- 250 BRICK VENEER
- 270 DOUBLE BRICK
- 130 CLADDING
- 200 HEBEL WALL

TITLE
WINDOW/ DOOR SCHEDULE

CHECKED BY JE

DWG # INHAUS-10

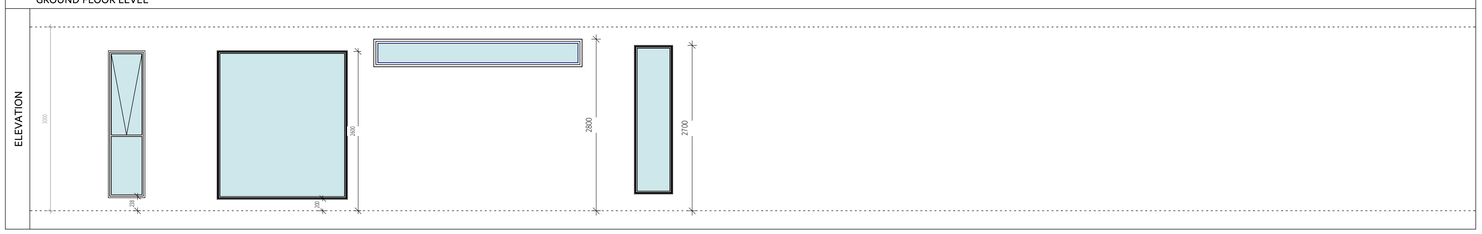
REVISION C

PROJECT # 2543

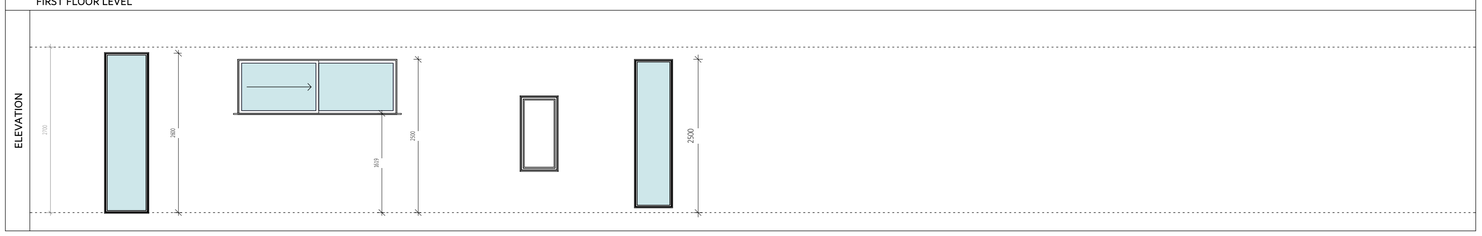
NOT FOR CONSTRUCTION

WINDOW SCHEDULE

GROUND FLOOR LEVEL



FIRST FLOOR LEVEL



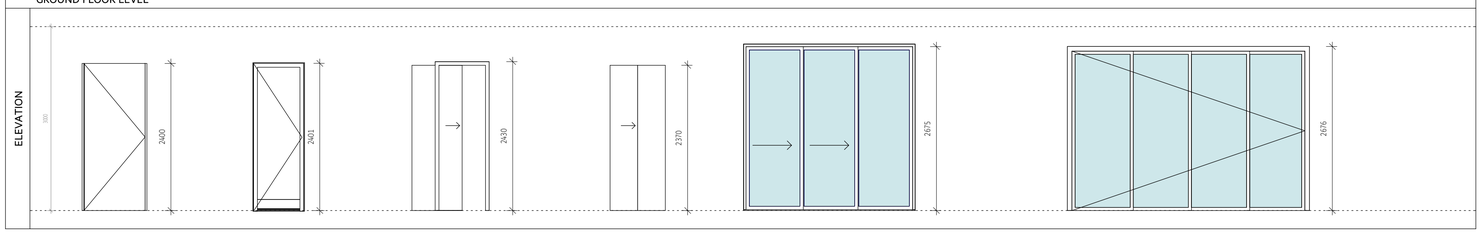
TYPE MARK	COUNT	LEVEL	WIDTH	HEIGHT
W01	2	GROUND FLOOR LEVEL	600	2400
W02	2	GROUND FLOOR LEVEL	2100	2400
W08	4	GROUND FLOOR LEVEL	600	2400
W09	2	GROUND FLOOR LEVEL	2400	450
W03	4	FIRST FLOOR LEVEL	2600	2300
W08	6	FIRST FLOOR LEVEL		
SK01	12	FIRST CEILING LEVEL	572	1181

GRAND TOTAL: 32

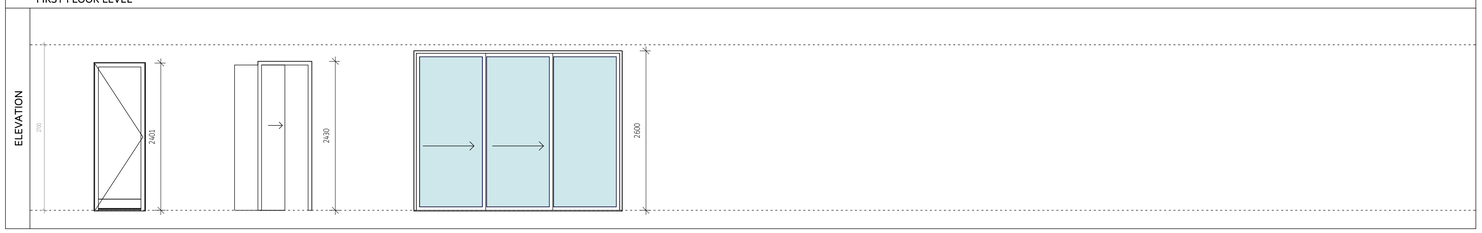
DOOR SCHEDULE

BASEMENT FLOOR LEVEL

GROUND FLOOR LEVEL



FIRST FLOOR LEVEL



TYPE MARK	COUNT	LEVEL	WIDTH	HEIGHT
D02	2	BASEMENT FLOOR LEVEL	820	2400
GARAGE DOOR	4	BASEMENT FLOOR LEVEL	2900	2200
D01	2	GROUND FLOOR LEVEL	1000	2400
D02	2	GROUND FLOOR LEVEL	820	2400
D03	2	GROUND FLOOR LEVEL	820	2400
LIFT DOOR	2	GROUND FLOOR LEVEL	450	2400
SD02	2	GROUND FLOOR LEVEL	2720	2660
SD03	2	GROUND FLOOR LEVEL	3800	2600
SD04	1	GROUND FLOOR LEVEL	4120	2560
D02	8	FIRST FLOOR LEVEL	820	2400
LIFT DOOR	2	FIRST FLOOR LEVEL	450	2400
SD03	2	FIRST FLOOR LEVEL	3320	2560

GRAND TOTAL: 31

IN HAUS DESIGNS

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GROVE EARLWOOD

12 GROVE STREET, EARLWOOD

ELIE TRASSIEH

29.05.2025

NORTH POINT

SCALE AS INDICATED @ A1

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LEGEND
- NON-TRAFFICABLE
- LANDSCAPE
- CONCRETE PATH
- CONCRETE SURFACE
- SWIMMING POOL
- TILED FLOOR
- ARTICULATION
- OVERHEAD
- HIDDEN
- SITE BOUNDARY
- SMOKE ALARM
- MECH.VENTILATION
- WET AREA FLOOR WASTE
- 90 STUD WALL
- 110 BRICK
- 250 BRICK VENEER
- 270 DOUBLE BRICK
- 130 CLADDING
- 200 HEBEL WALL

TITLE
WALL SCHEDULE/FENCE

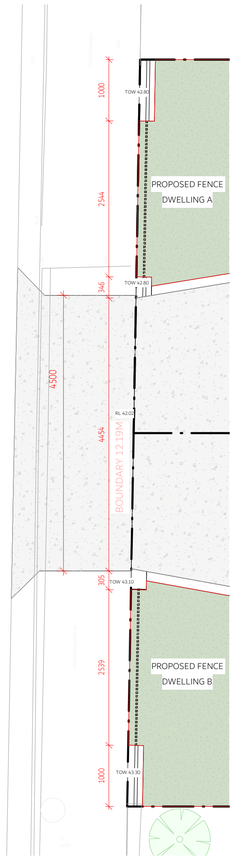
CHECKED BY JE

DWG # INHAUS-11

REVISION C

PROJECT # 2543

NOT FOR CONSTRUCTION

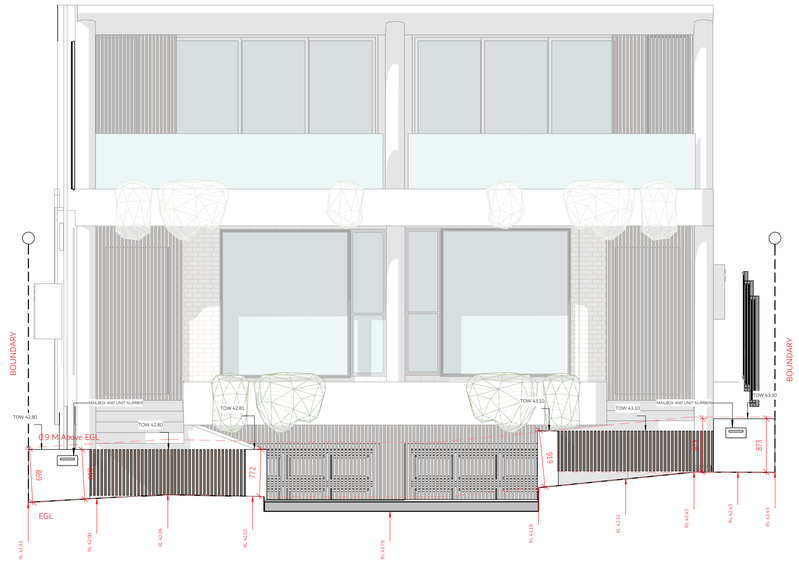


FENCE PLAN

1 : 50

0m 1m 2m 3m 4m 5m

VISUAL SCALE 1:50 @ A1



FENCE ELEVATION

1 : 50

WALL LEGEND

WALL TYPES	TYPE MARK	DESCRIPTION
	ST-01	STUD WALL - 90 MM INTERNAL WALLS - 90 MM TIMBER FRAME WITH 13 MM PLASTER LINING.
	ST-02	STUD CLADDING - 130 MM 40MM CLADDED EXTERNAL WALLS - 90 MM STUD INTERIOR
	ST-03	STEEL FRAME CLADDING - 130 MM 40MM CLADDED EXTERNAL WALLS - 90 MM STEEL FRAME INTERIOR.
	H-01	HEBEL WALL - 200 MM 75MM HEBEL EXTERNAL WALLS - 90 MM TIMBER FRAME INTERIOR .
	CB-150	CONCRETE BLOCKWORK - 200 MM 200MM BLOCK WALL INTERIOR - 20MM RENDER FINISH.
	DIN-110	DINCEL WALL - 110 MM 110MM DINCEL WALL INTERIOR - RENDER FINISH.
	DIN-200	DINCEL WALL - 200 MM 200MM DINCEL WALL EXTERIOR/INTERIOR - RENDER FINISH.
	DIN-275	DINCEL WALL - 275 MM 275MM DINCEL WALL EXTERIOR - RENDER FINISH.
	C-100	CONCRETE WALL - 100 MM REFER TO STRUCTURAL ENGINEER'S DRAWINGS AND SPECIFICATIONS.
	C-150	CONCRETE WALL - 150 MM REFER TO STRUCTURAL ENGINEER'S DRAWINGS AND SPECIFICATIONS.
	C-200	CONCRETE WALL - 200 MM REFER TO STRUCTURAL ENGINEER'S DRAWINGS AND SPECIFICATIONS.
	C-300	CONCRETE WALL - 300 MM REFER TO STRUCTURAL ENGINEER'S DRAWINGS AND SPECIFICATIONS.
	BRK-01	BRICK WALL - 110 MM 110 MM THICK WITH A MASS PER UNIT AREA OF NOT LESS THAN 290 KG/M2.
	BRK-02	BRICK VENEER - 250 MM 90 MM TIMBER STUD WALL, MASONRY WALL 110 MM; AND 50 MM THICK MINERAL INSULATION WITH A DENSITY OF 11 KG/M3 POSITIONED BETWEEN STUDS AND BRICK.
	BRK-03	DOUBLE BRICK WALL - 270 MM TWO COURSES OF 110 MM CLAY BRICK MASONRY WITH A CAVITY NOT LESS THAN 50 MM BETWEEN COURSES AND 50 MM THICK INSULATION OR 50 MM THICK POLYESTER INSULATION IN THE CAVITY.
	P-01	PIER WALL - 350 MM MADE OF 110 BRICKS SQAURE, ATTACHED OR DETAHCED FORM.

REFER TO ARCH PLANS FOR DIMENSIONS AND LAYOUT

FENCE COMPLIANCE NOTES:

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

TO BE EXEMPT, FENCES MUST MEET THESE DEVELOPMENT REQUIREMENTS:
• SIDE AND REAR BOUNDARY FENCES MUST NOT BE HIGHER THAN 1.8 M, OR HIGHER THAN 1.2 M IF THE FENCE IS BUILT FROM MASONRY.
• FENCES ALONG A BOUNDARY OF, OR IN THE SETBACK AREA OF, A PRIMARY OR SECONDARY ROAD MUST NOT BE TALLER THAN 1.2 M (THIS INCLUDES THE FRONT OF THE SITE AND ANY SIDE BOUNDARY ON CORNER SITES).
• FENCES ALONG THE BOUNDARY WITH, OR WITHIN THE SETBACK AREA TO A SECONDARY ROAD MUST: O BE AT LEAST 20% TRANSPARENT, ABOVE 400 MM. O NOT HAVE SOLID PIERS OR POSTS WIDER THAN 350 MM.
• CORNER SITES CAN, HOWEVER, HAVE SOLID FENCES UP TO 1.8 M IN HEIGHT ALONG THE REAR 50% OF THE SECONDARY FRONTAGE

IN HAUS DESIGNS

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GROVE EARLWOOD

12 GROVE STREET, EARLWOOD

ELIE TRASSIEH

29.05.2025

NORTH POINT

SCALE AS INDICATED @ A1

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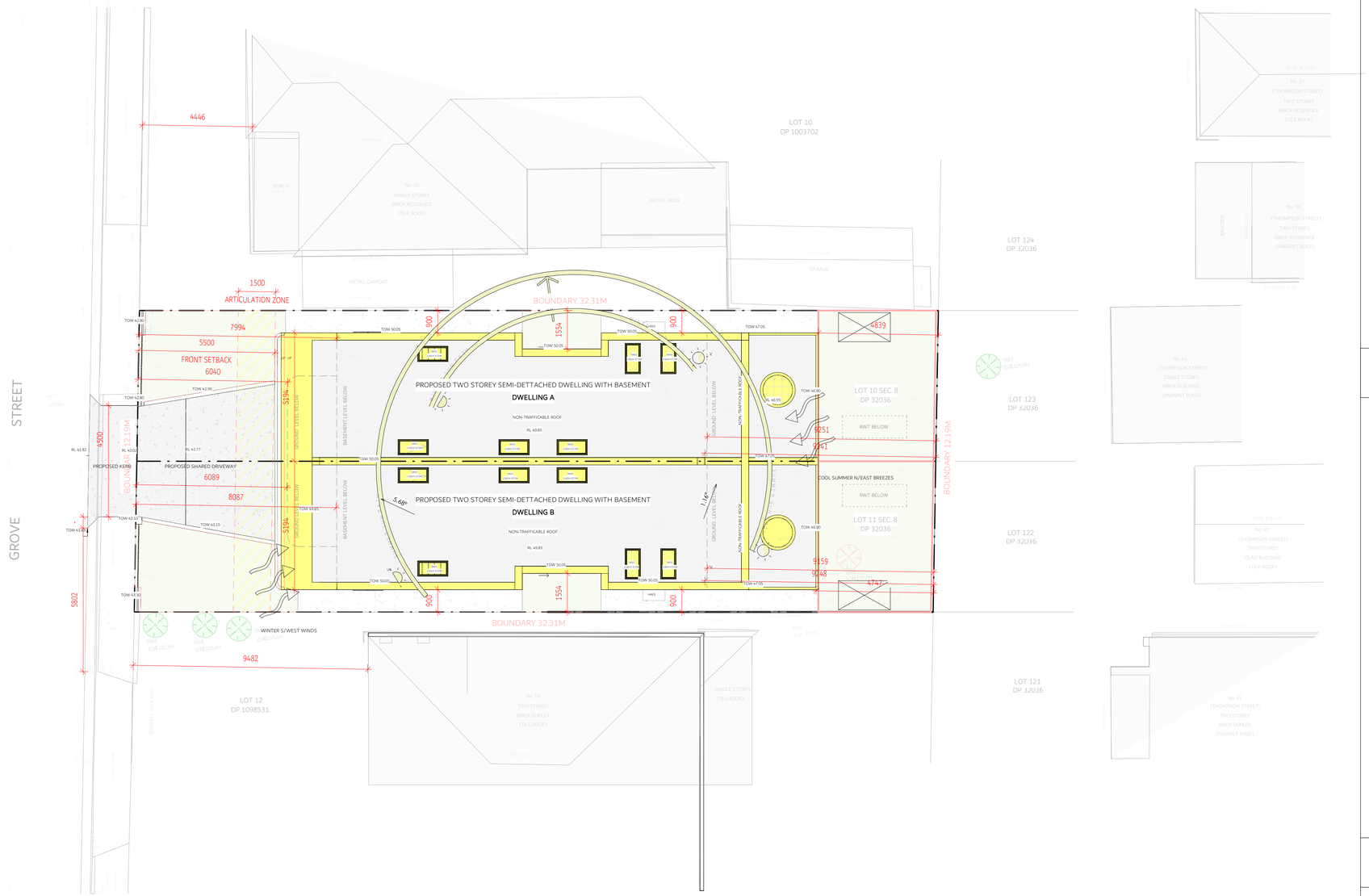
LEGEND
- NEIGHBORS DWELLINGS
- LANDSCAPED AREA
- CONCRETE PATH
- PROPOSED DWELLING
- SWIMMING POOL
- TILED FLOOR
- PREVAILING WINDS
- VIEW CORRIDORS FROM ADJOINING BUILDINGS
- VIEWS FROM SUBJECT SITE
- PROPERTY BOUNDARY LINE
- EXISTING OUTLINE
- SUN PATH



SITE ANALYSIS

1 : 100

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

VISUAL SCALE 1:100 @ A1

TITLE
SITE ANALYSIS

CHECKED BY JE

DWG # INHAUS-12

REVISION C

PROJECT # 2543

NOT FOR CONSTRUCTION

NEIGHBOURING DWELLING

EXISTING DWELLING/ SITE

NEIGHBOURING DWELLING

IN HAUS DESIGNS

RESIDENTIAL / COMMERCIAL / INTERIORS

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NORTH POINT

SCALE AS INDICATED @ A1

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- 130 CLADDING
- 200 HEBEL WALL

TITLE
SHADOW DIAGRAMS

CHECKED BY JE

DWG # INHAUS-13

REVISION C

PROJECT # 2543

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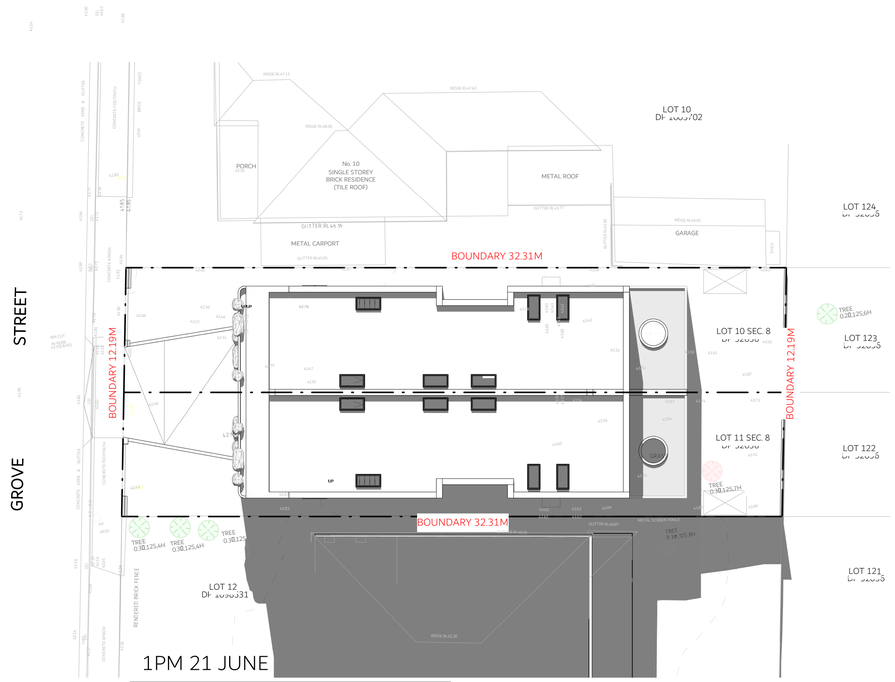

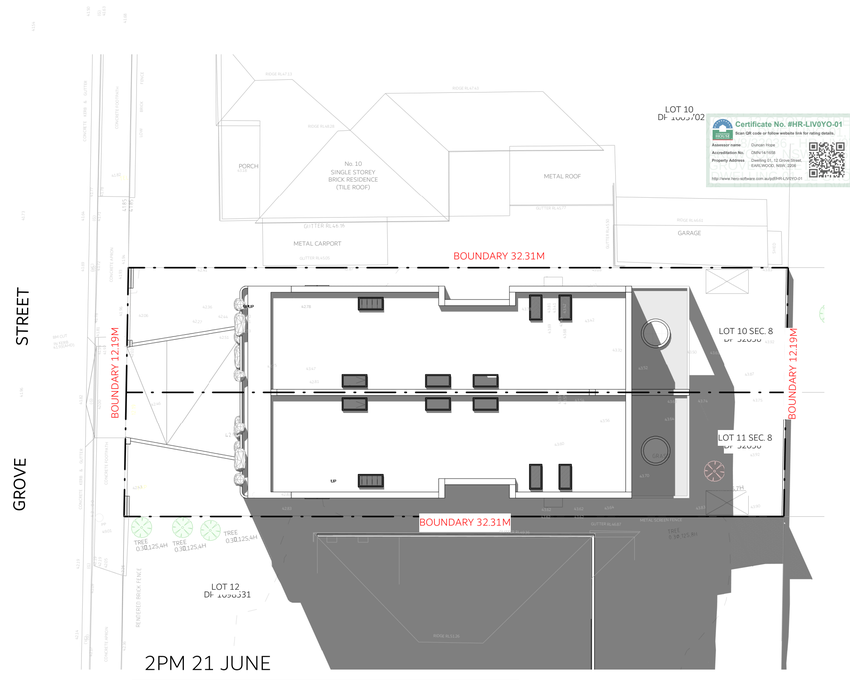

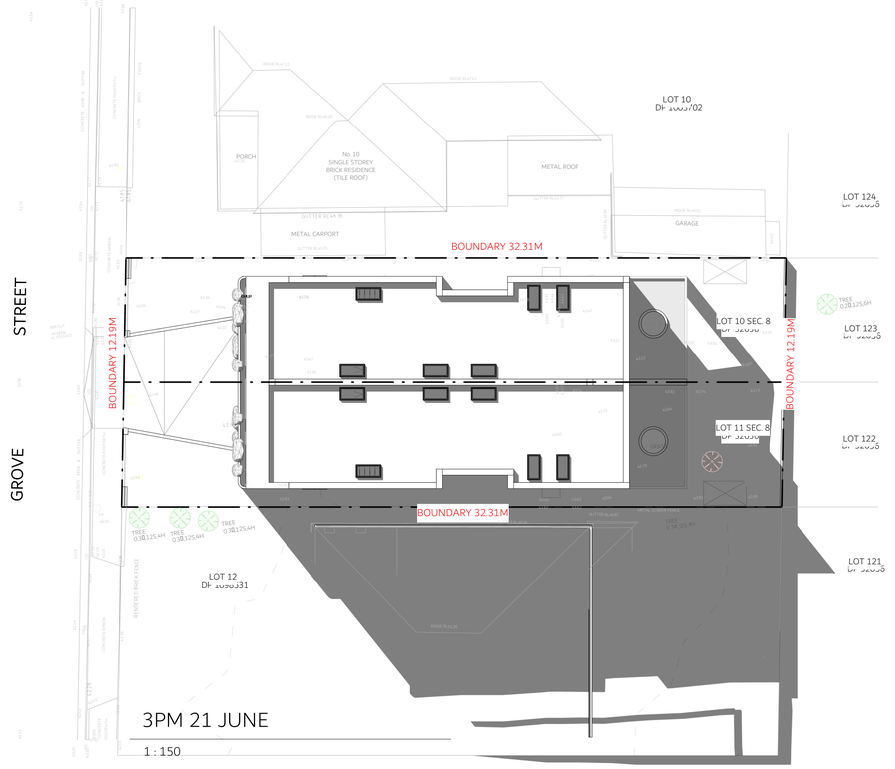

0M 2M 4M 6M 8M 10M

VISUAL SCALE 1:100 @ A1

IN HAUS DESIGNS

RESIDENTIAL / COMMERCIAL / INTERIORS

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GROVE EARLWOOD

12 GROVE STREET, EARLWOOD

ELIE TRASSIEH

29.05.2025

NORTH POINT

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B 16.06.25	ISSUED FOR DESIGN REVIEW
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D XXXX	XXXX
E XXXX	XXXX
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LEGEND
- NON-TRAFFICABLE
- LANDSCAPE
- CONCRETE PATH
- CONCRETE SURFACE
- SWIMMING POOL
- TILED FLOOR
- ARTICULATION
- OVERHEAD
- HIDDEN
- SITE BOUNDARY
- SMOKE ALARM
- MECH.VENTILATION
- WET AREA FLOOR WASTE
- 90 STUD WALL
- 110 BRICK
- 250 BRICK VENEER
- 270 DOUBLE BRICK
- 130 CLADDING
- 200 HEBEL WALL

TITLE
SHADOW DIAGRAMS

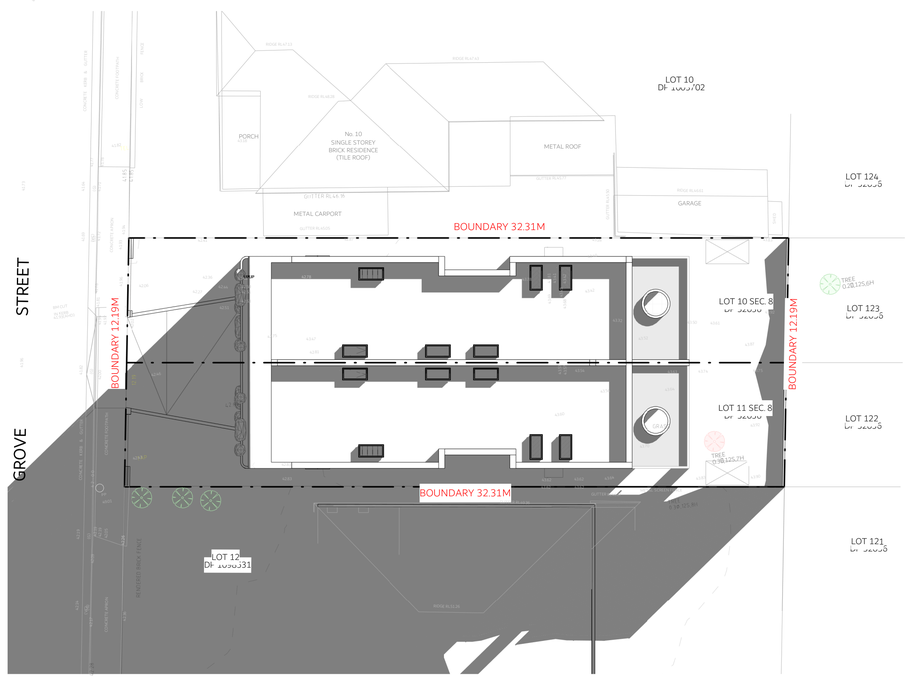
CHECKED BY JE

DWG # INHAUS-14

REVISION C

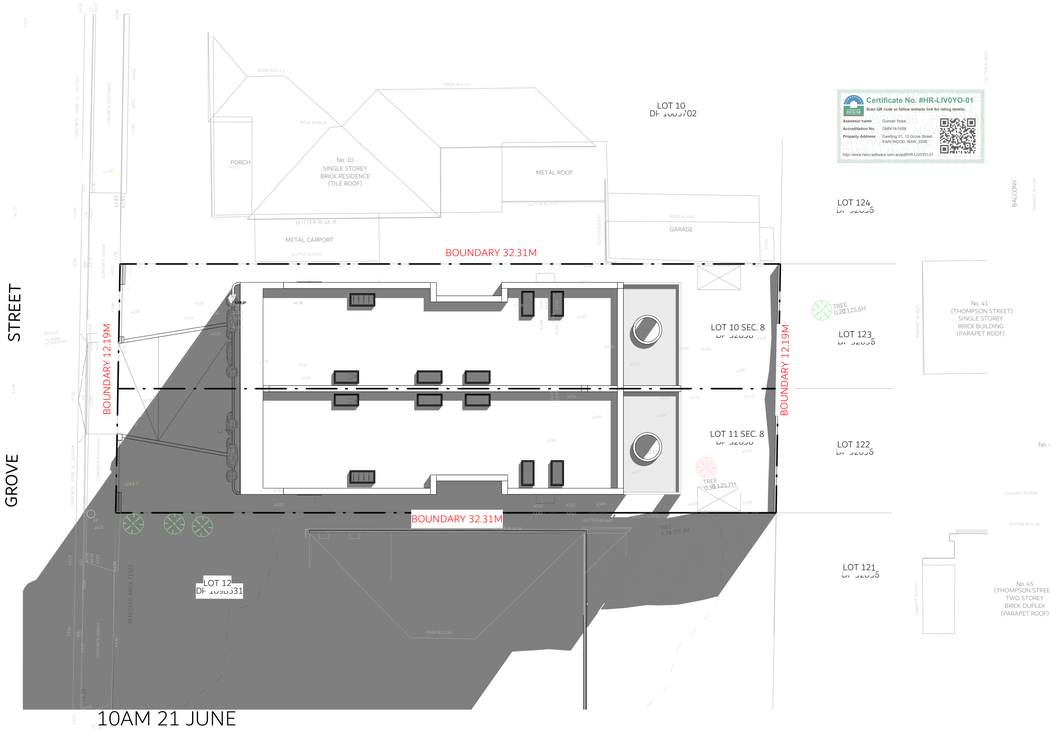
PROJECT # 2543

NOT FOR CONSTRUCTION



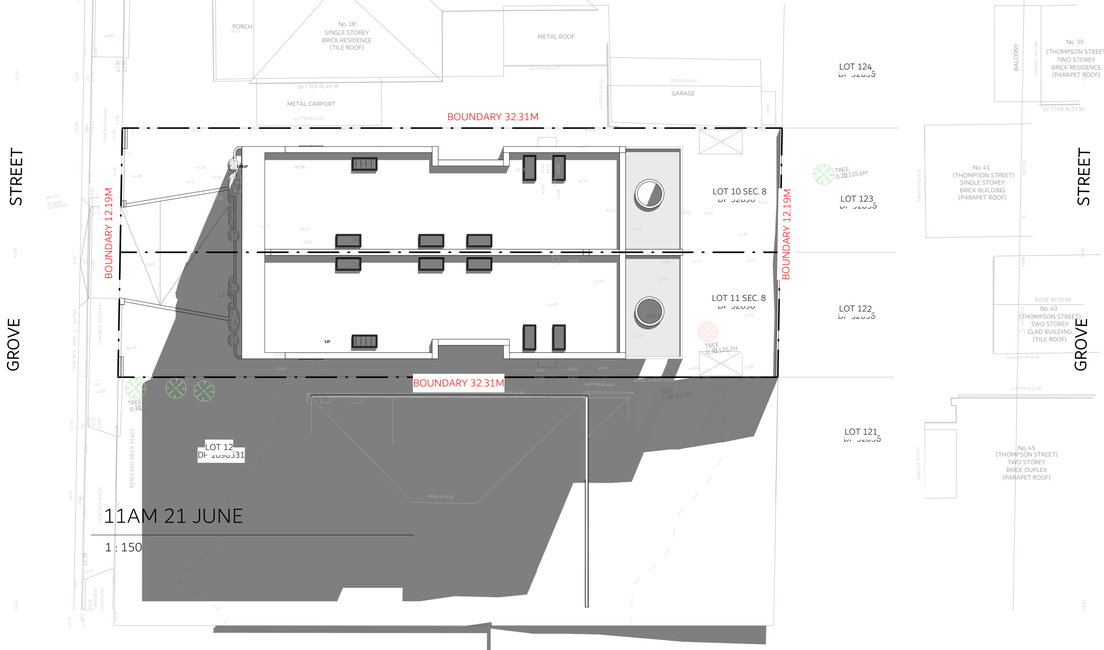
9AM 21 JUNE

1 : 150



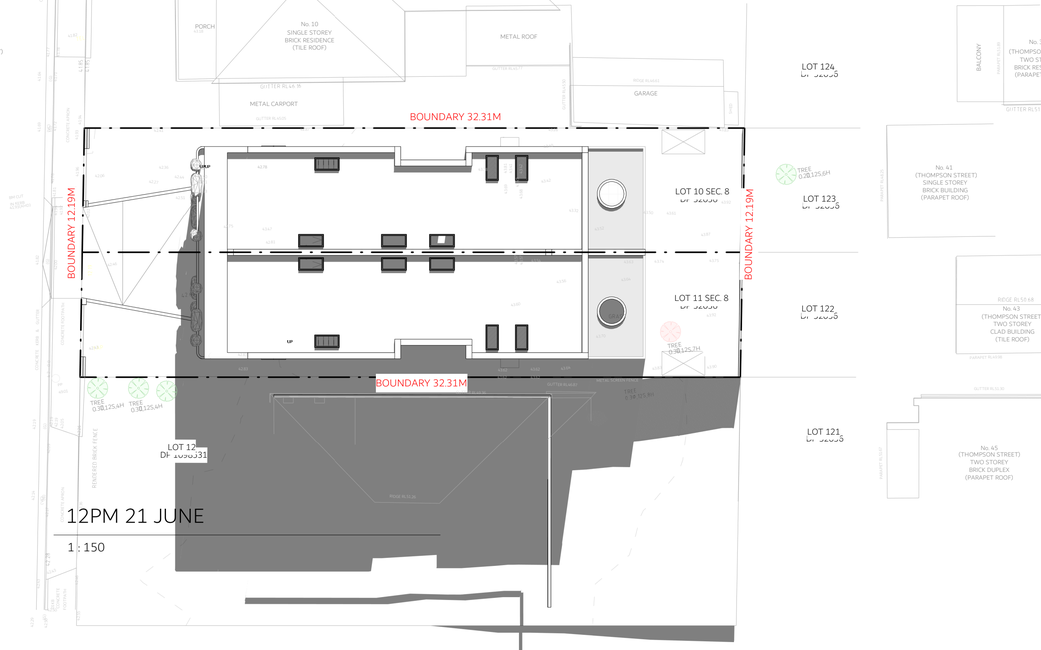
10AM 21 JUNE

1 : 150



11AM 21 JUNE

1 : 150



12PM 21 JUNE

1 : 150

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

VISUAL SCALE 1:100 @ A1

IN HAUS DESIGNS

RESIDENTIAL / COMMERCIAL / INTERIORS

DESIGNER NAME: JUSTIN ELAZZI
MEMBERSHIP NO: 6605
EMAIL: ADMIN@INHAUSDESIGNS.COM.AU
BROWSE: WWW.INHAUSDESIGNS.COM.AU

GROVE EARLWOOD

12 GROVE STREET, EARLWOOD

ELIE TRASSIEH

29.05.2025

NORTH POINT

SCALE AS INDICATED @ A1

NOTES

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LEGEND

TITLE
ELEVATIONAL SHADOW DIAGRAMS

CHECKED BY JE

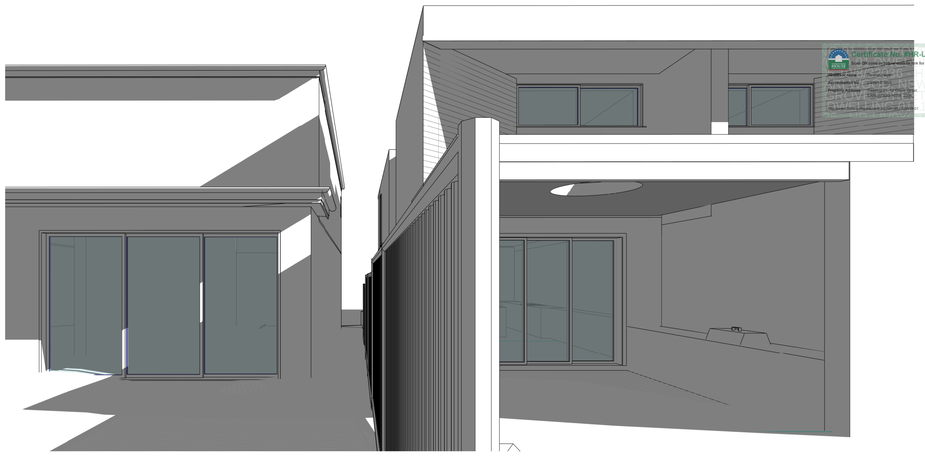
DWG # INHAUS-15

REVISION C

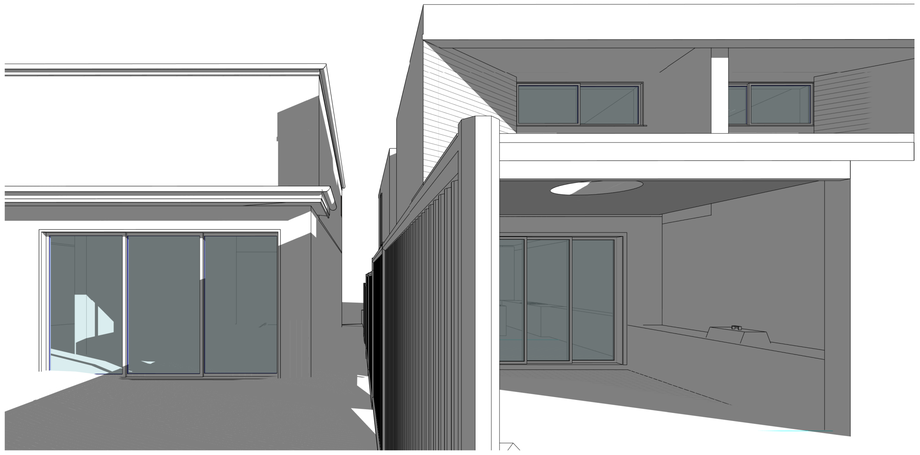
PROJECT # 2543

NOT FOR CONSTRUCTION

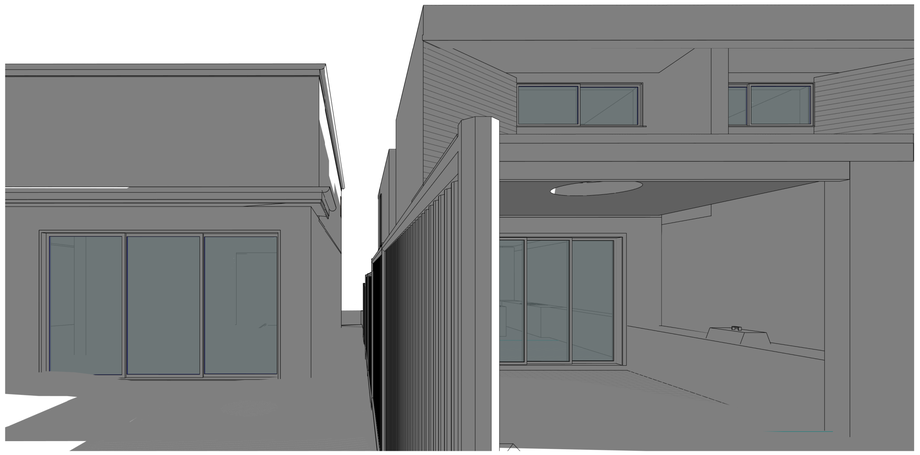
9AM ELEVATIONAL SHADOWS



12PM ELEVATIONAL SHADOWS



10AM ELEVATIONAL SHADOWS



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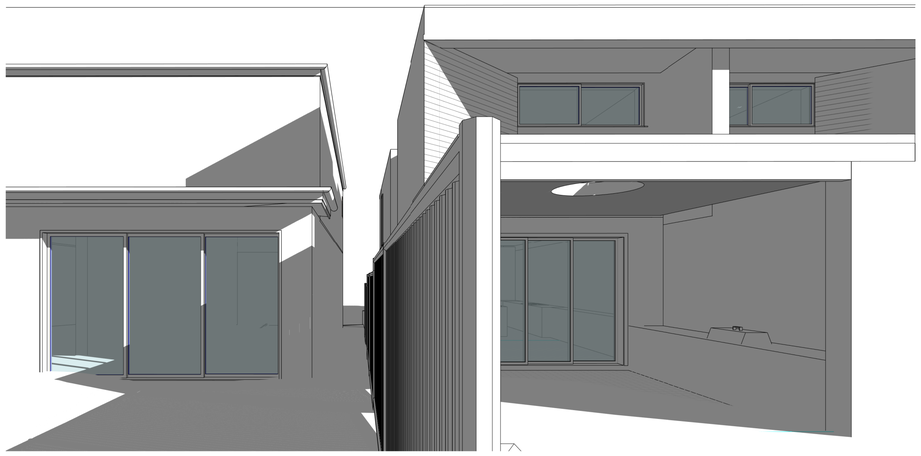
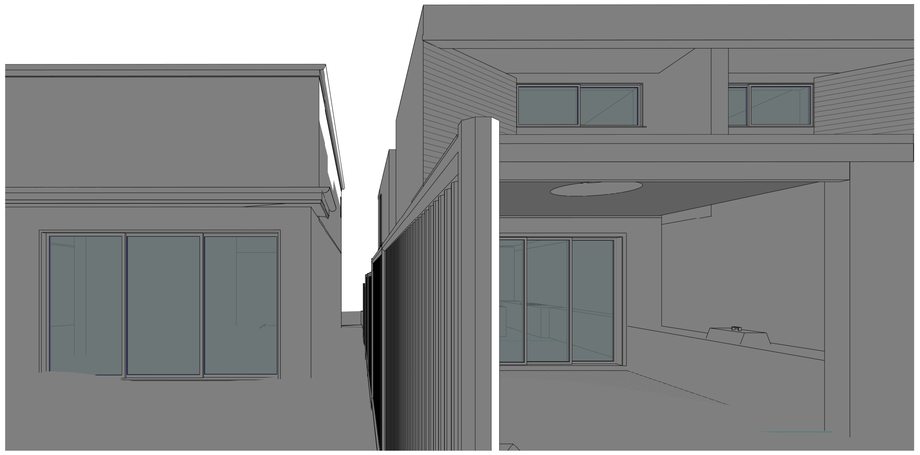


11AM ELEVATIONAL SHADOWS



2PM ELEVATIONAL SHADOWS

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

VISUAL SCALE 1:100 @ A1

INHAUS DESIGNS

RESIDENTIAL / COMMERCIAL / INTERIORS

DESIGNER NAME: JUSTIN ELAZZI
MEMBERSHIP NO: 6605
EMAIL: ADMIN@INHAUSDESIGNS.COM.AU
BROWSE: WWW.INHAUSDESIGNS.COM.AU

GROVE EARLWOOD

12 GROVE STREET, EARLWOOD

ELIE TRASSIEH

29.05.2025

NORTH POINT

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F	XXXX	XXXX

LEGEND

TITLE
3D HEIGHT BLANKET PLAN

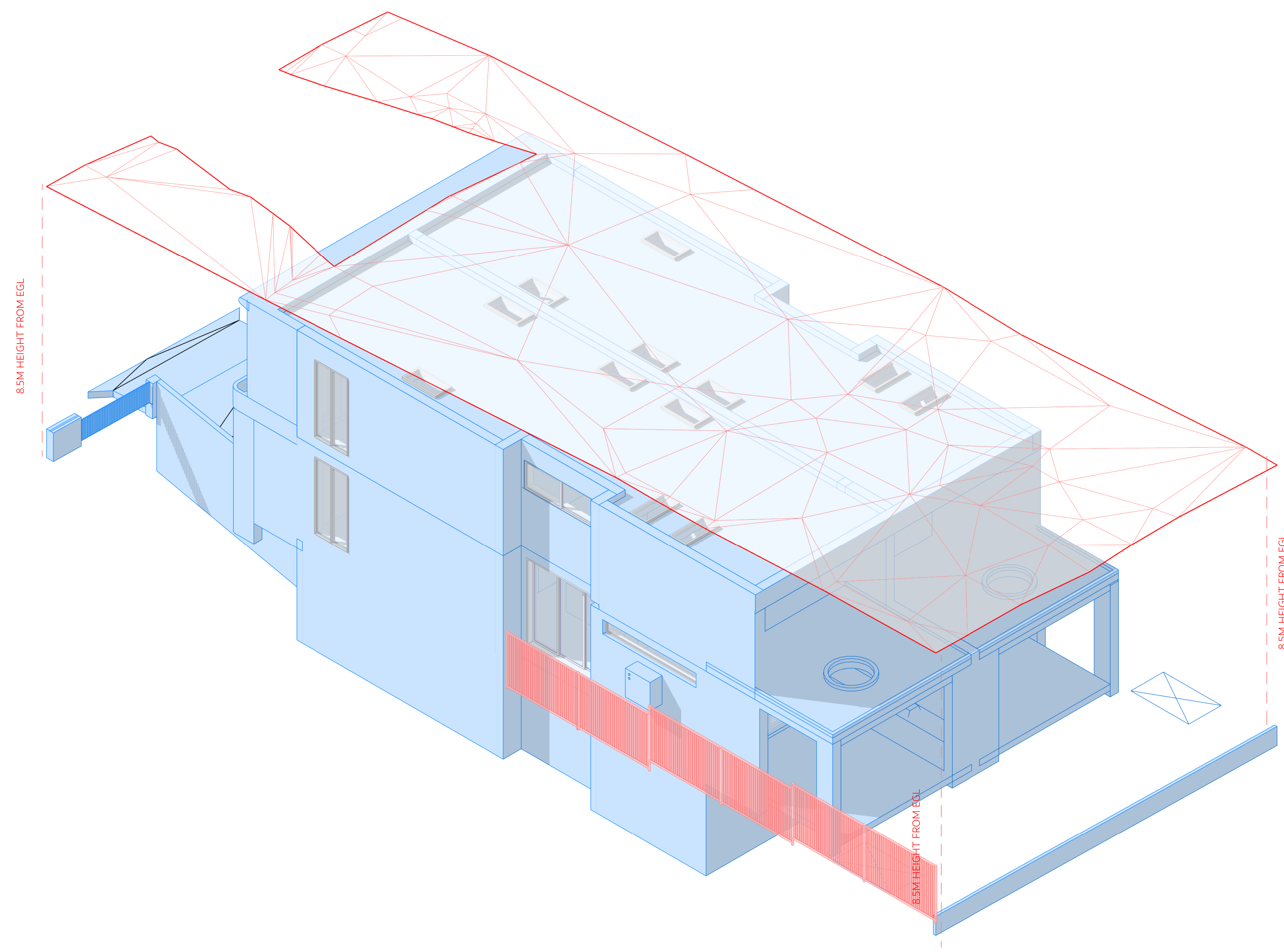
CHECKED BY JE

DWG # INHAUS-16
REVISION C

PROJECT # 2543

NOT FOR CONSTRUCTION

Certificate No. #HR-LIV0YO-01
Scan QR code or follow website link for rating details.
Assessor name Duncan Hope
Accreditation No. DMN/14/1658
Property Address Dwelling 01, 12 Grove Street, EARLWOOD, NSW, 2206
http://www.hero-software.com.au/pdf/HR-LIV0YO-01



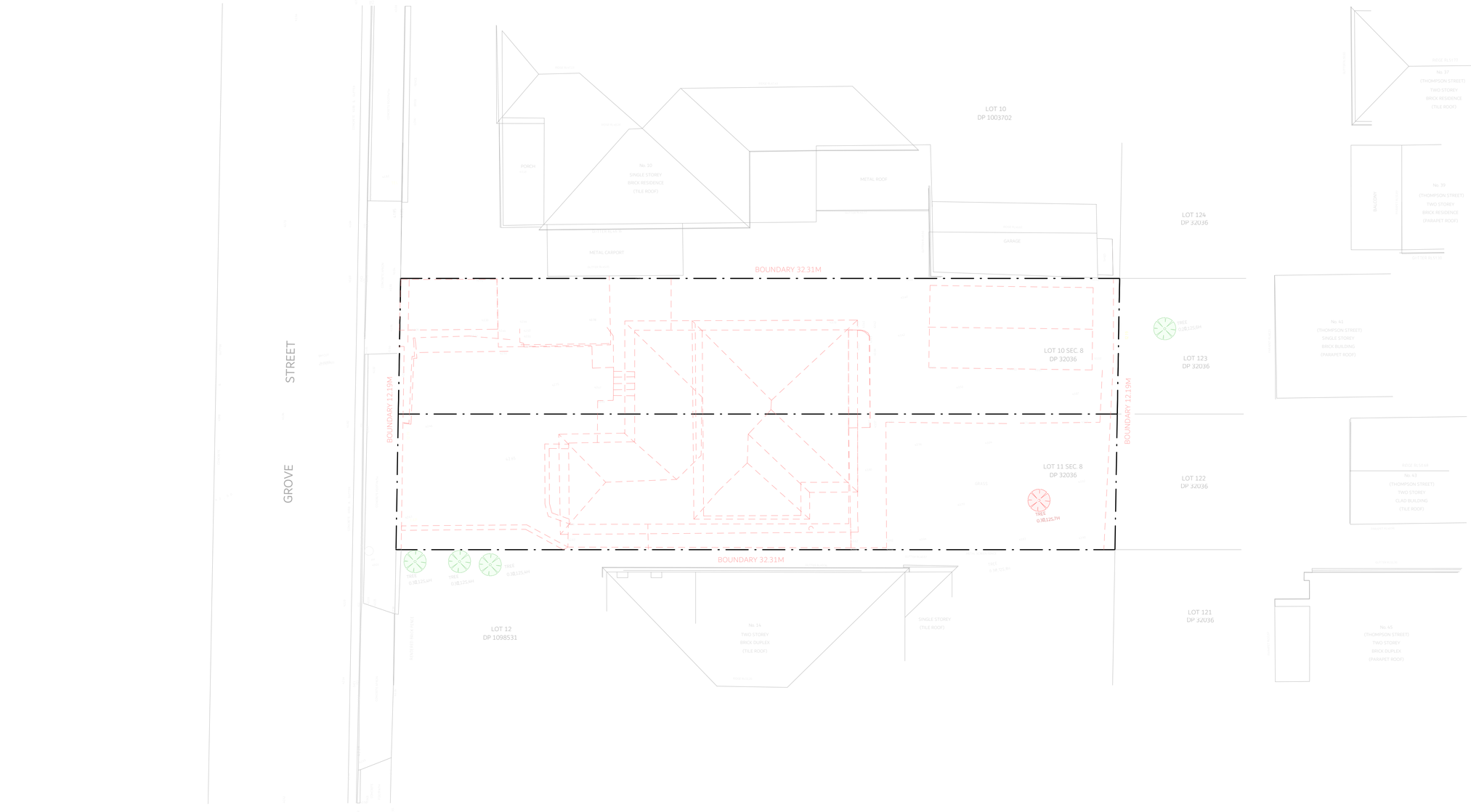
8.5M HEIGHT PLANE AXONOMETRIC

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

VISUAL SCALE 1:100 @ A1

DEMOLITION NOTES:

1. ALL DEMOLITION BY CONTRACTOR UNLESS OTHERWISE NOTED.
2. ALL DEMOLITION MATERIAL SHALL BE REMOVED FROM SITE UNLESS OTHERWISE SPECIFIED TO BE RE-USED OR NOMINATED TO BE RETAINED.
3. EXISTING SERVICES TO BE RETAINED AND PROTECTED THROUGHOUT.
4. THE CONTRACTOR SHALL ALLOW FOR THE PROVISION OF HOARDING/SITE FENCING TO THE PERIMETER OF THE SITE FOR THE DURATION OF THE WORKS.
5. THE CONTRACTOR SHALL UNDERTAKE A SURVEY OF ALL EXISTING INGROUND SERVICES.
6. DEMOLITION PLAN CONFIRMING DEMOLITION TO BE CARRIED OUT IN ACCORDANCE WITH AS 2601—2001, THE DEMOLITION OF STRUCTURES.



DEMOLITION PLAN

1 : 100

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

VISUAL SCALE 1:100 @ A1

IN HAUS DESIGNS

RESIDENTIAL / COMMERCIAL / INTERIORS

DESIGNER NAME: JUSTIN ELAZZI
MEMBERSHIP NO: 6605
EMAIL: ADMIN@INHAUSDESIGNS.COM.AU
BROWSE: WWW.INHAUSDESIGNS.COM.AU

GROVE EARLWOOD

12 GROVE STREET, EARLWOOD

ELIE TRASSIEH

29.05.2025

NORTH POINT

SCALE AS INDICATED @ A1

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F XXXX	XXXX

LEGEND

NOTE: RED DASH LINES INIDICATES WHAT IS TO BE DEMOLISHED

NOTE: DEMOLITION TO BE UNDERTAKEN IN ACCORDANCE WITH AS2601

TITLE
DEMOLITION PLAN

CHECKED BY JE

DWG # INHAUS-17

REVISION C

PROJECT # 2543

NOT FOR CONSTRUCTION

IN HAUS DESIGNS

RESIDENTIAL / COMMERCIAL / INTERIORS

DESIGNER NAME: JUSTIN ELAZZI
MEMBERSHIP NO: 6605
EMAIL: ADMIN@INHAUSDESIGNS.COM.AU
BROWSE: WWW.INHAUSDESIGNS.COM.AU

GROVE EARLWOOD

12 GROVE STREET, EARLWOOD

ELIE TRASSIEH

29.05.2025

NORTH POINT

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LEGEND

- NON-TRAFFICABLE
- LANDSCAPE
- CONCRETE PATH
- CONCRETE SURFACE
- SWIMMING POOL
- TILED FLOOR
- ARTICULATION
- OVERHEAD
- HIDDEN
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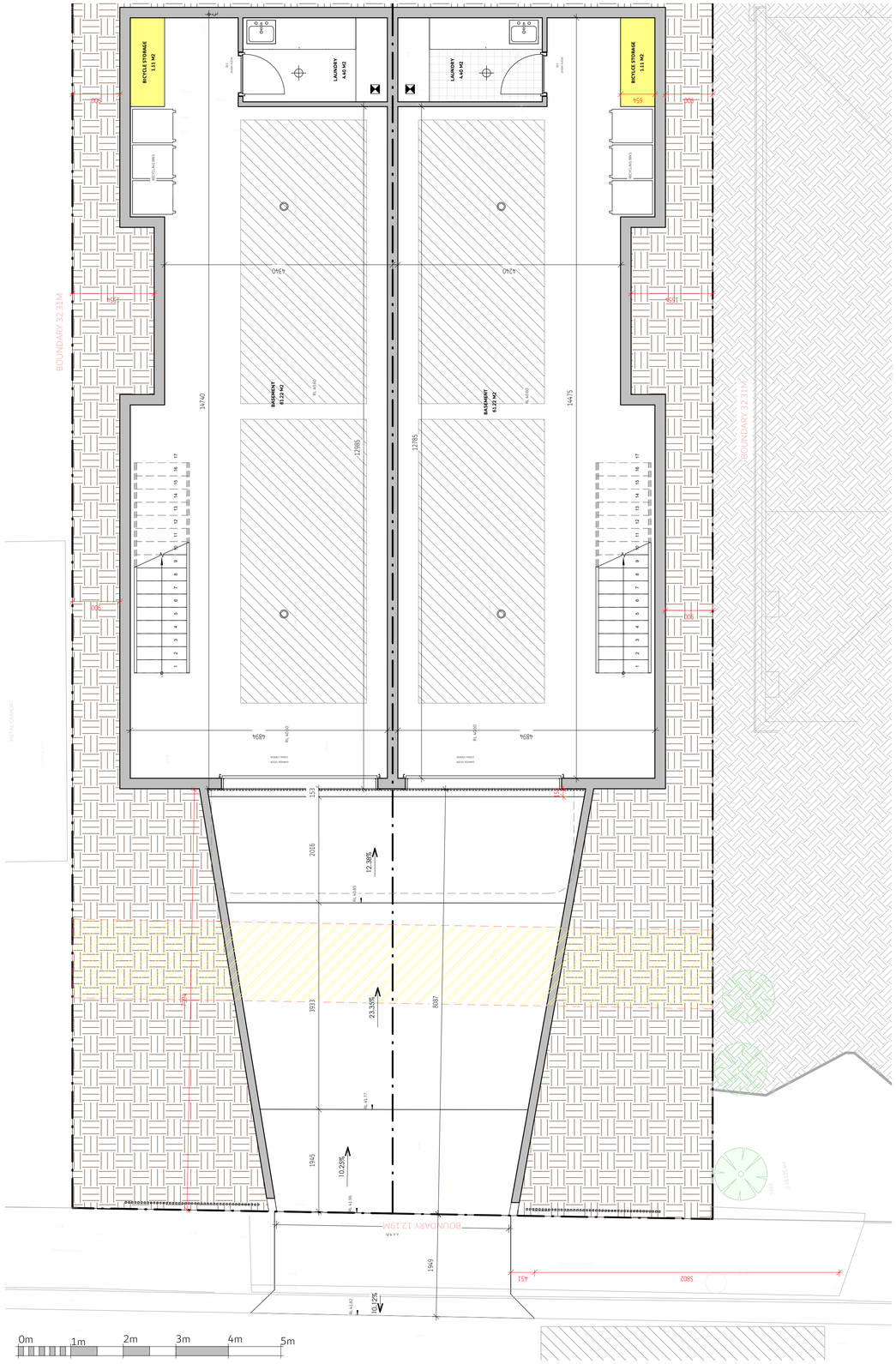
- SMOKE ALARM
- MECH VENTILATION
- WET AREA FLOOR WASTE
- 90 STUD WALL
- 110 BRICK
- 250 BRICK VENEER
- 270 DOUBLE BRICK
- 130 CLADDING
- 200 HEBEL WALL

TITLE
PARKING PLAN/DRIVEWAY PROFILE

CHECKED BY	JE
DWG #	REVISION
INHAUS-18	C
PROJECT #	
2543	

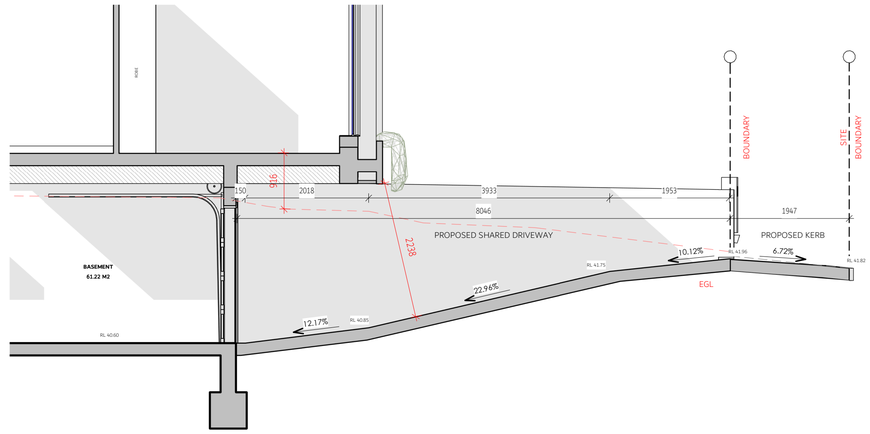
NOT FOR CONSTRUCTION



PARKING PLAN
1 : 50

0m 1m 2m 3m 4m 5m

VISUAL SCALE 1:50 @ A1



SHARED DRIVEWAY PROFILE
1 : 50

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

Certificate No. #HR-LIV5YO-01
Scan QR code or follow website link for rating details.
Assessor name: Ourvais Hope
Accreditation No.: DMN/14/1039
Property Address: Dwelling 01, 12 Grove Street EARLWOOD, NSW, 2206
http://www.hero-software.com.au/qc/#HR-LIV5YO-01

IN HAUS DESIGNS

bdaa ACCREDITED BUILDING DESIGNER

RESIDENTIAL / COMMERCIAL / INTERIORS

DESIGNER NAME: JUSTIN ELAZZI
MEMBERSHIP NO: 6605
EMAIL: ADMIN@INHAUSDESIGNS.COM.AU
BROWSE: WWW.INHAUSDESIGNS.COM.AU

GROVE EARLWOOD

12 GROVE STREET, EARLWOOD

ELIE TRASSIEH

29.05.2025

NORTH POINT

SCALE AS INDICATED @ A1

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LEGEND

- BUILDER'S WASTE BIN
- ALL WEATHER ACCESS SURFACE
- SWIMMING POOL
- SILT FENCE
- CONSTRUCTION FENCE
- STOCKPILE
- PORTALOO

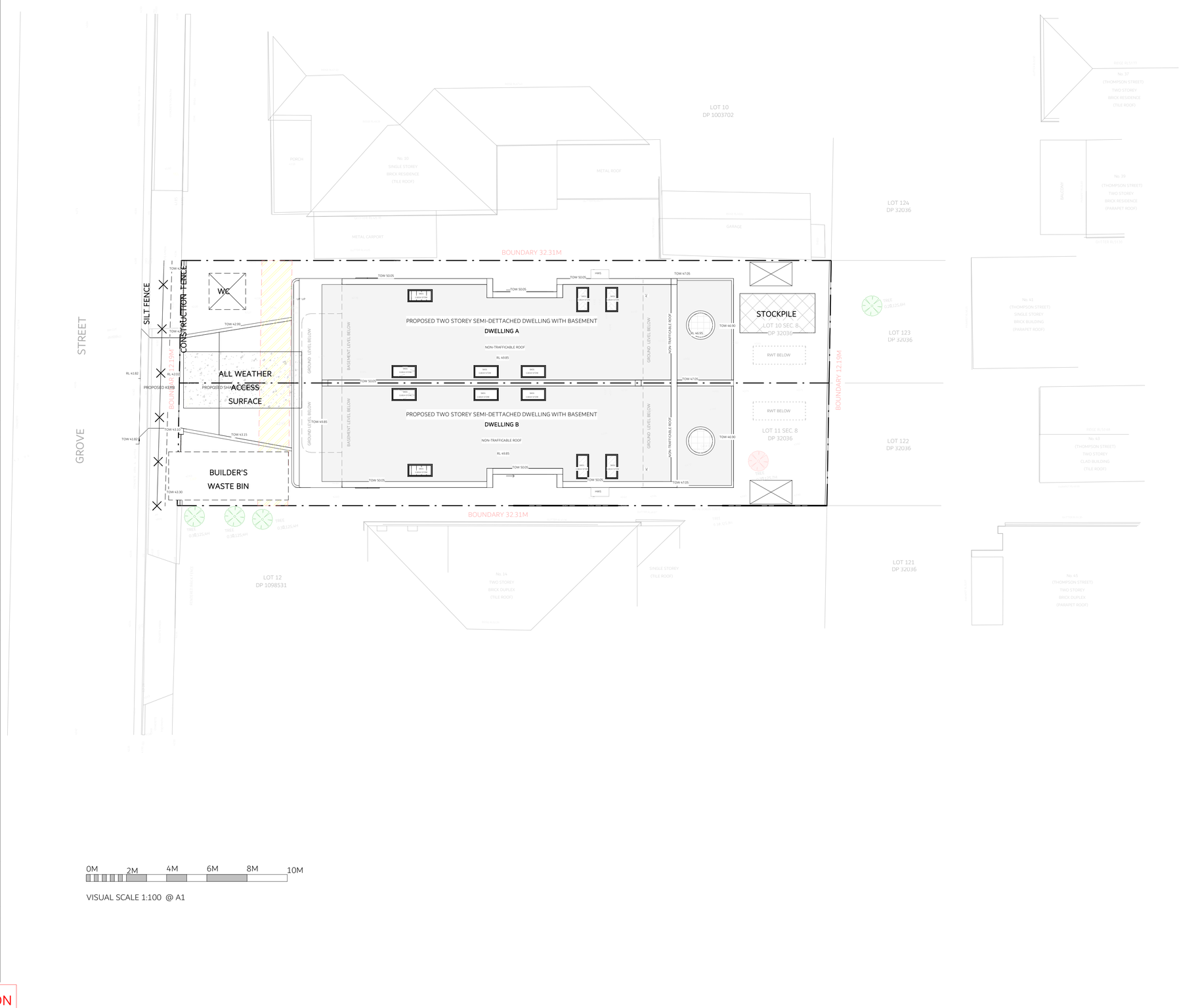
TITLE
SEDIMENT CONTROL PLAN

CHECKED BY JE

DWG # INHAUS-19 REVISION C

PROJECT # 2543

NOT FOR CONSTRUCTION



VISUAL SCALE 1:100 @ A1

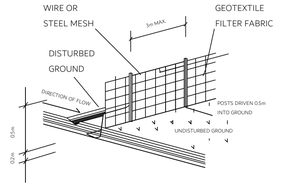
SEDIMENT CONTROL NOTES

EROSION CONTROL NOTES

1. ALL SEDIMENT DAMS AND TRAPS SHALL BE CLEANED WHEN THE STRUCTURES ARE A MAXIMUM OF 60 % FULL OF SOIL & DEBRIS.
2. SAND BAGS SHALL BE WELL PACKED AGAINST ADJOINING BAGS.
3. FILTER SHALL BE CONSTRUCTED BY REMOVING & WRAPPING GRATE IN FILTER FABRIC (PROPEX OR APPROVED EQUIVALENT) WITH MINIMUM 75MM FREE FABRIC OUTSIDE ALL EDGES OF GRATE WHEN IT IS REINSTALLED.
4. ALL EROSION AND SEDIMENTATION CONTROL MEASURES, INCLUDING REVEGETATION AND STORAGE OF SOIL AND TOPSOIL, SHALL BE

SEDIMENT DAM

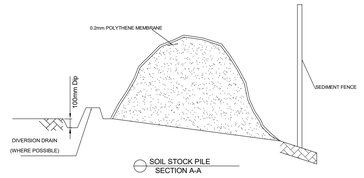
1. ALL EROSION AND SEDIMENTATION CONTROL MEASURES, INCLUDING REVEGETATION AND STORAGE OF SOIL AND TOPSOIL, SHALL BE IMPLEMENTED TO THE STANDARDS OF THE SOIL CONSERVATION OF NSW.
2. ALL DRAINAGE WORKS SHALL BE CONSTRUCTED AND STABILIZED AS EARLY AS POSSIBLE DURING DEVELOPMENT.
3. SEDIMENT TRAPS SHALL BE CONSTRUCTED AROUND ALL INLET PITS, CONSISTING OF 300mm WIDE X 300mm DEEP TRENCH.
4. ALL SEDIMENT BASINS AND TRAPS SHALL BE CLEANED WHEN THE STRUCTURES ARE A MAXIMUM OF 60 % FULL OF SOIL MATERIALS, INCLUDING THE MAINTENANCE PERIOD.
5. ALL DISTURBED AREAS SHALL BE REVEGITATED AS SOON AS THE RELEVANT WORKS ARE COMPLETED.
6. SOIL AND TOPSOIL STOCKPILES SHALL BE LOCATED AWAY FROM DRAINAGE LINES AND AREA WHERE WATER MAY CONCENTRATE.
7. FILTER SHALL BE CONSTRUCTED BY STRETCHING A FILTER FABRIC (PROPEX OR APPROVED EQUIVALENT BETWEEN POST AT 2.0m CENTRES. FABRIC SHALL BE BURIED 150 ALONG ITS LOWER.

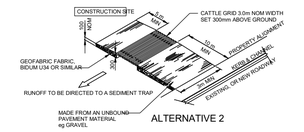


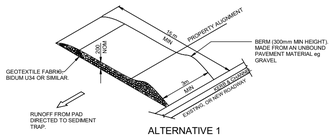
SEDIMENT FENCE

1. ERECT SILT FENCE AND GRAVEL DRAIN.
2. DEMOLISH EXISTING STRUCTURES.
3. EXCAVATE STRIP FOOTINGS, ACCORDING TO ENGINNERS DETAILS.
4. FINISH CONSTRUCTION.
5. FINISH LANDSCAPING.
6. SILT FENCES ARE NOT TO BE REMOVED UNTIL ALL CONSTRUCTION AND VEGATATION HAS BEEN COMPLETED.

1. ALL EROSION AND SEDIMENT CONTROL MEASURES TO BE INSTALLED PRIOR TO ANY SITE DISTURBANCE.
2. ALL CONTROL MEASURE TO BE INSPECTED AND MAINTAINED DAILY BY SITE MANAGER.
3. STRIPPING OF GRASS AND OTHER VEGETATION SHALL BE KEPT TO A MINIMUM.
4. TOPSOIL FROM ALL AREAS THAT WILL BE THAT WILL BE DISTURBED TO BE STRIPPED AND STOCKPILED, AND TO BE KEPT CLEAR FROM GUTTERS, DRAINS, STORMWATER, AND FOOTPATHS.
5. DRAINAGE TO BE CONNECTED TO STORM WATER AS SOON AS POSSIBLE.
6. ROAD AND FOOTPATH TO BE KEPT CLEAN, AND MUST BE SWEPT DAILY.
7. ALL SEDIMENT CONTROL STRUCTURES MUST BE INSPECTED AFTER RAINFALL FOR ANY STRUCTURAL DAMAGE, ALL TRAPPED SEDIMENT WILL
BE REMOVED TO A NOMINATED STOCKPILE.







TEMPORARY CONSTRUCTION ENTRY / EXIT SEDIMENT TRAP
NOT TO SCALE

IN HAUS DESIGNS

RESIDENTIAL / COMMERCIAL / INTERIORS

DESIGNER NAME: JUSTIN ELAZZI
MEMBERSHIP NO: 6605
EMAIL: ADMIN@INHAUSDESIGNS.COM.AU
BROWSE: WWW.INHAUSDESIGNS.COM.AU

GROVE EARLWOOD

12 GROVE STREET, EARLWOOD

ELIE TRASSIEH

29.05.2025

NORTH POINT

SCALE AS INDICATED @ A1

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LEGEND

TITLE
SCHEDULE OF COLOURS AND FINISHES

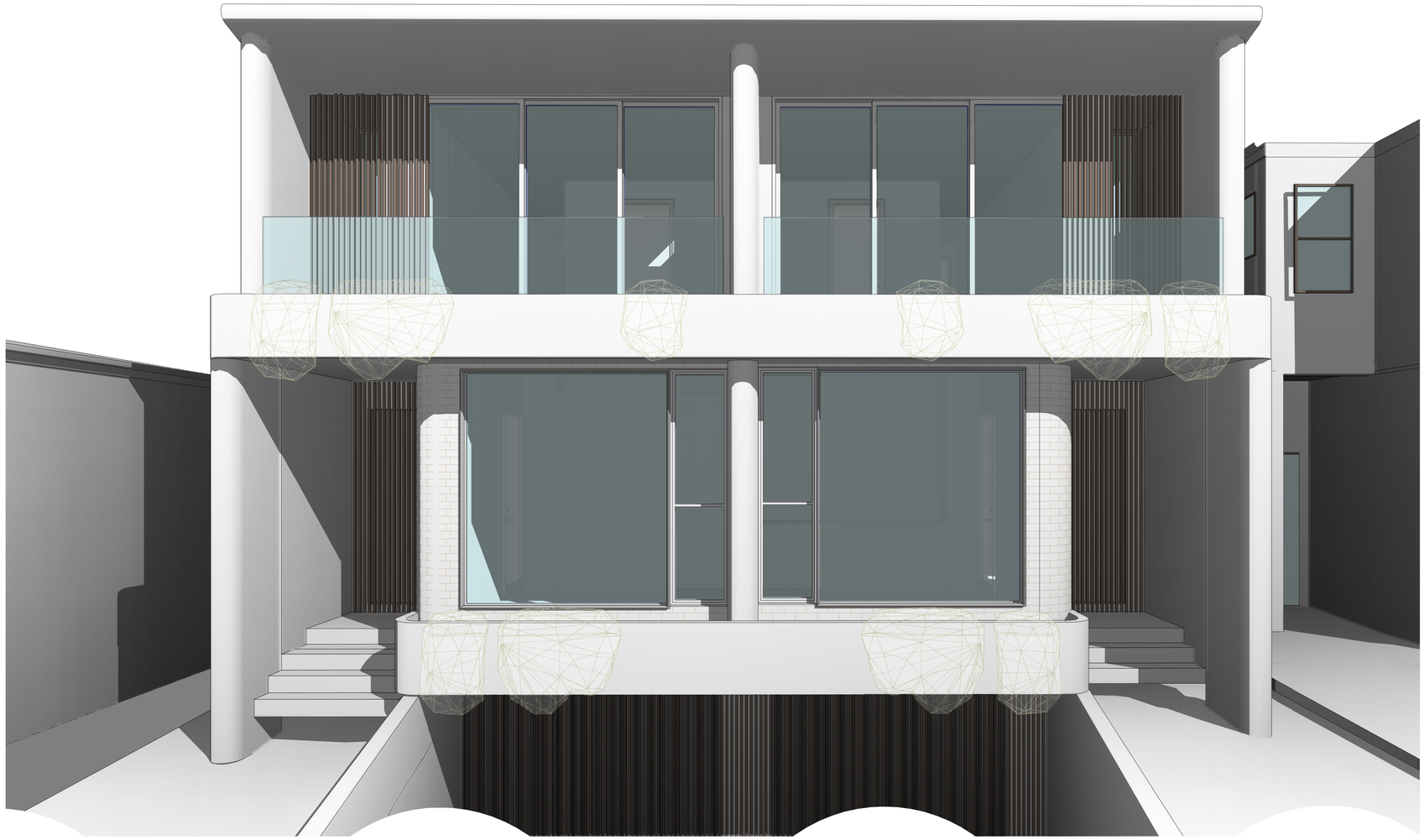
CHECKED BY JE

DWG # INHAUS-20

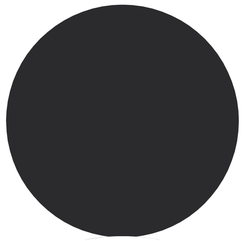
REVISION C

PROJECT # 2543

NOT FOR CONSTRUCTION



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



SELECTED MONUMENT GREY COLOUR FOR COLORBOND FASCIA/GUTTER AND EXTERNAL WINDOW FRAMES.

SELECTED CHARRED TIMBER SLATS:
- DARK WOOD
- LIGHT WOOD

SELECTED WHITE BRICK FROM BORAL PGH BRICKS; BLANCO LINEAR

SELECTED REINFORCED CONCRETE FEATURE.

SELECTED CSR HEBEL MOULDINGS. FROM HEBEL.

SELECTED WHITE RENDER

MONUMENT GREY CORRUGATED ROOF. (MIN. 5 DEGREE PITCH)

IN HAUS DESIGNS

RESIDENTIAL / COMMERCIAL / INTERIORS

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GROVE EARLWOOD

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LEGEND

TITLE
BASIX COMMITMENTS

CHECKED BY JE

DWG # INHAUS-21

REVISION C

PROJECT # 2543

NOT FOR CONSTRUCTION

Water Efficiency Commitments

Description					
Individual Dwellings	**Fixtures**	Showerheads	4 Star (>6.0 but <=7.5 L/min)		
		Toilets	4 Star		
		Kitchen taps	5 Star		
		Bathroom taps	5 Star		
	Alternative Water Supply	Reticulated Recycled Water System		NA	
		Rainwater Tank (L)	750 per Dwelling	Roof Catchment (m^2)	80
		Landscaping	At least one outdoor tap connected to the alternative water supply		
		Toilets	Toilets to be connected to alternative water supply		
		Hot Water System	To be connected to alternative water supply		
		Cold water Tap	To be connected to alternative water supply		
		Laundry	Clothes washer fixture to be connected to alternative water supply		
		Pool Top up	NA		
	Swimming Pool	Volume (KL)		Location	
	Spa	Volume (KL)		Location	

Thermal Comfort Commitments

The development must be constructed in accordance with all thermal performance specifications set out in the Assessor Certificate, and in accordance with those aspects of the development application or application for a complying development certificate which were used to calculate those specifications.

Energy Efficiency Commitments

Description				
Individual Dwellings	**Hot Water System**	The applicant must install the following hot water system in the development, or a system with a higher energy rating:	Gas Instantaneous (6.5 stars Minimum)	
	Ventilation	Location	Description	Operational Control
		Bathrooms	Individual fan, ducted to façade or roof	Manual switch On/Off
		Kitchens	Individual fan, ducted to façade or roof	Manual switch On/Off
		Laundry	Individual fan, ducted to façade or roof	Manual switch On/Off
	Cooling System	**Living Area**	**Bedroom Area**	
		1-phase airconditioning 5.5 Star (Hot zone)	1-phase airconditioning 5.5 Star (Hot zone)	
	Heating System	**Living Area**	**Bedroom Area**	
		1-phase airconditioning 5.5 Star (Hot zone)	1-phase airconditioning 5.5 Star (Hot zone)	
	Artificial Lighting	The applicant must ensure that the "primary type of artificial lighting" is fluorescent or light emitting diode (LED) lighting and the fittings for those lights must only be capable of accepting fluorescent or light emitting diode (LED) lamps		
	Natural Lighting	The applicant must install a window and/or skylight in the kitchen of the dwelling for natural lighting. The applicant must install a window and/or skylight in 1 bathroom(s)/toilet(s) in the development for natural lighting.		
	Appliances	Kitchen Cooktop/Oven	Electric Cooktop/Electric Oven	
		Well Ventilated Fridge Space	Yes	
	Swimming Pool	Pool pump on timer	NA	Heater NA
	Outdoor Spa	Spa pump on timer	NA	Heater NA
	Alternative Energy (kw)	NA	NA	
	Other	Clothes Drying Lines	Indoor or sheltered: No	Private Outdoor: Yes

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Senica consultancy group

IN HAUS DESIGNS

bdaa ACCREDITED BUILDING DESIGNER

RESIDENTIAL / COMMERCIAL / INTERIORS

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GROVE EARLWOOD

12 GROVE STREET, EARLWOOD

ELIE TRASSIEH

29.05.2025

NORTH POINT

SCALE AS INDICATED @ A1

NOTES

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LEGEND

TITLE
NATHERS COMMITMENTS

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DWG # INHAUS-22

REVISION C

PROJECT # 2543

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Building Specification

These are the specifications upon which the certified NatHERS assessment is based. Any deviation from these specifications will invalidate the NatHERS certificate and therefore voids compliance of the development with the NCC and the NSW BASIX Protocol. In case of any variation from these specifications contact Senica Consultancy Group to obtain updated NatHERS and BASIX certificates and an updated copy of these specifications.

External and Internal Walls

Construction Type	Insulation	Sarking/Wrap	Frame	Colour (Solar Absorptance)	Battened
External walls (excludes garage) D01	R1.75 EPS	Nil	As per plans	Light	NA
External walls (excludes garage) D02	R1.10 EPS	Nil	As per plans	Light	NA
Internal walls	R2.0 Fibreglass	Nil	Timber	NA	NA

Ceiling and Roof

Ceiling	Insulation	Roof	Foil/Wrap/Blanket	Colour	Frame
Ceiling under roof (Except garage)		Concrete	100mm XPS	Light	NA

Windows and Skylights

Window and skylight U and SHGC values, if specified, are according to NFRC. Alternate products or specifications may be used if their U value is lower, and the SHGC value is less than 5% higher or lower, than the U and SHGC values of the product specified above. Individual window specifications are listed in the window specification or NatHERS certificate.

Description	Frame material	Glazing Type	U-value	SHGC (+/- 5%)	Frame Colour
As per plans	Aluminum	Double glazed (air filled)			Light

Floors

Description	Construction	Insulation	Slab edge insulation	Covering
Above garage (D01)	Suspended Concrete Slab	R1.11	No	As per plans
Garage	Concrete Slab on Ground	Nil	No	As per plans
Remaining	Suspended Concrete Slab	Nil	No	As per plans
Above garage (D02)	Suspended Concrete Slab	R2.5	No	As per plans

Electrical Notes

Description	Diameter (mm)	Location	Sealed	Notes
Downlights	100	As per plans	Downlights to be IC rated & sealed (insulated over)	
Ceiling Fans	1200	As per plans	NA	Bed 2 & 3 in Dwelling 02
Exhaust Fans	250	As per plans	Exhaust fans to be sealed	

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Dwelling	Style	Manufacturer	Code	Name	U-Value	SHGC	Glazing Type	Frame Type	Ext. Colour	Area (m²)	%
Dwelling 01	Sliding Door	Capral	CAP-056-059	AGS 900 Sliding Door	4.4	0.47	SG Clear	Aluminium (Standard)	Light (SA 0.30)	25.6	56.20%
Dwelling 01	Fixed	Capral	CAP-532-302	Urban Plus Fixed Light-125mm	4.52	0.45	SG Clear	Aluminium (Standard)	Light (SA 0.30)	13.9	30.50%
Dwelling 01	Awning	Capral	CAP-060-020	AGS 50 Awning in 400 Narrowline	5.62	0.48	SG Clear	Aluminium (Standard)	Light (SA 0.30)	1.4	3.10%
Dwelling 01	Sliding	Capral	CAP-064-012	AGS 950 Sliding Window	6.49	0.45	SG Clear	Aluminium (Standard)	Light (SA 0.30)	4.7	10.30%
Dwelling 02	Sliding Door	Capral	CAP-133-034	Futureline Lift & Slide Door	2.27	0.42	DG Clear	Aluminium (Thermally Broken)	Light (SA 0.30)	25.6	56.20%
Dwelling 02	Fixed	Capral	CAP-148-028	Futureline 425 TB (Residential Size)	2.01	0.45	DG Clear	Aluminium (Thermally Broken)	Light (SA 0.30)	13.9	30.50%
Dwelling 02	Awning	Capral	CAP-116-053	Futureline Awning Window in 425TB	2.72	0.3	DG Clear	Aluminium (Thermally Broken)	Light (SA 0.30)	1.4	3.10%
Dwelling 02	Sliding	Capral	CAP-132-026	Futureline Sliding Window	2.45	0.37	DG Clear	Aluminium (Thermally Broken)	Light (SA 0.30)	4.7	10.30%

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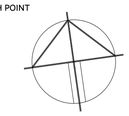
GROVE EARLWOOD

12 GROVE STREET, EARLWOOD

ELIE TRASSIEH

29.05.2025

NORTH POINT



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NATHERS COMMITMENTS

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DWG # INHAUS-23

REVISION C

PROJECT # 2543

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IN HAUS DESIGNS

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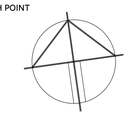

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NCC/AS - GENERAL NOTES

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REVISION C

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H1 STRUCTURE

STRUCTURE PROVISIONS (DEEMED-TO-SATISFY PROVISIONS H1D2)
- STRUCTURE PROVISIONS TO BE PROVIDED IN ACCORDANCE TO SECTION 2 OF THE HOUSING PROVISIONS OF THE NCC OR RELEVANT PROVISION OF H1D3 TO H1D2 OF HOUSING PROVISIONS OF THE NCC OR ANY COMBINATION THEREOF.

SITE PREPATATION (DEEMED TO SATISFY PROVISION H1D3)
- SITE PREPARATION TO BE IN ACCORDANCE WITH THE FOLLOWING
* PART 3.2 OF HOUSING PROVISIONS OF THE NCC AS SITE CLASSES AS A, S, M, H OR E IN ACCORDANCE TO PART 4.2.2 OF HOUSING PROVISIONS OF THE NCC FOR EARTHWORKS ASSOCIATED WITH A BUILDING STRUCTURE.
* AS4678 FOR EARTH RETAINING
* PART 3.4 OF HOUSING PROVISIONS OF THE NCC FOR TEMRITE RISK MANAGEMENT

FOOTINGS & SLABS (DEEMED TO SATISFY PROVISION H1D4)
- FOOTINGS & SLABS TO BE CONSTRUCTED IN ACCORDANCE WITH AS 2870, AS3600 WHERE IT FALL IN WITH THE REQUIREMENTS OF SECTION 4 OF HOUSING PROVISIONS OF THE NCC.

MASONARY (DEEMED TO SATISFY PROVISION H1D5)
- MASONARY VENEER TO BE CONSTRUCTED IN ACCORDANCE WITH:
(A) AS3700 OR AS4773.1 & AS4773.2 OR PART 5 OF THE HOUSING PROVISIONS OF THE NCC PROVIDED:
(B) WIND CLASS N3 & LESS
(C) COMPLY WITH H1D4 & PRT 5.6 USING COMPONENTS OF PART 5.7 OF THE HOUSING PROVISIONS
(D) SOIL CLASS A, S, M IN ACCORDANCE TO AS2870
(E) TIED MASONARY AS PER H1D6
(F) NOT LOCATED WITHIN ALPINE AREAS
(G) NO EARTHQUAKE AFFECTED DESIGN REQUIREMENTS
- CAVITY BRICK UNREINFORCED TO BE CONSTRUCTED IN ACCORDANCE WITHL
(A) AS3700 OR AS4773.1 & AS4773.2 OR PART 3 OF THE HOUSING PROVISIONS OF THE NCC PROVIDED:
(B) WIND CLASS N3 & LESS
(C) COMPLY WITH H1D4 & PART 5.6 USING COMPONENTS OF PART 5.6 USING COMPONENTS OF PART 5.7 OF THE HOUSING PROVISIONS
(D) SOIL CLASS A, S, M IN ACCORDANCE O AS2870
(E) TIED MASONARY AS PER H1D6
(F) NOT LOCATED WITHIN ALPINE AREAS
(G) NO EARTHQUAKE AFFECTED ESIGN REQUIREMENTS
- SINGLE LEAF UNREINFORCED MASONARY TO BE CONSTRUCTED IN ACCORDANCE WITH:
(A) AS3700 ORAS4773.1 & AS4773.2 OR PART 4 OF THE HOUSING PROVISIONS OF THE NCC PROVIDED:
(B) WIND CLASS N3 & LESS
(C) COMPLY WITH H1D4 & PART 5.6 USING COMPONENTS OF PART 5.7 OF THE HOSING PROVISIONS
(D) SOIL CLASS A, S, M IN ACCORDANCE TO AS2870
(E) TIED MASONARY AS PER H1D6
(F) NOT LOCATED WITHIN ALPINE AREAS
(G) NO EARTHQUAKE AFFECTED DESIGN REQUIREMENTS
- REINFORCED MASONARY TO BE CONSTRUCTED IN ACCORDANCE WITH AS3700 EXCL. PIERS OR AS4773.1 & AS4773.2
- ISOLATED MASONARY PIERS TO BE OCNSTRUCTED IN ACCORDANCE WITH:
(A) PART 8.5.1 OF HOUSING PROVISIONS OF THE NCC & SECTION 7 IN ACCORDANCE TO TABLES 10.3 & 4.1 (A)(I)(C) OF AS3700 OR PART 3 OF TH HOUSING PROVISIONS OF THE NCC PROVIDED
(B) AS4773.1 & AS4773.2
(C) PART 5 OF THE HOUSING PROVISIONS OF THE NCC PROVIDED
* WIND CLASS N3 & LESS
* COMPLY WITH H1D4
* COMPLY WITH PART 5.6.2(4) OF THE HOUSING PROVISIONS OF THE NCC AND HAVE 6.2MPA FOR SOLID & CORE UNITS & 15MPA FOR HOLLOW UNITS.
* THE ROOF & WALLS PROVIDE LATERAL BRACING FOR THE TOP OF PIER AS PER PART 8.5.1 OF HOUSING PROVISIONS OF THE NCC & SECTION 7 IN ACCORDANCE TO TABELS 10.3 & 4.1 (A)(I)(C) OF AS3700 OR PART 3 OF THE HOUSING PROVISIONS OF THE NCC PROVIDED:
(D) SOIL CLASS A,S,M IN ACCORDANCE TO AS2870
(E) NOT LOCATED WIHIN ALPINE AREAS
(G) NO EARTHQUAKE AFFECTED DESIGN REQUIREMENTS

- MASONARY ACCESSORIES TO BE CONSTRUCTED IN ACCORDANCE WITH:
(A) AS3770 OR
(B) AS4773.1 & AS4773.2
(C) PART 5.6 OF HOUSING PROVISIONS OF THE NCC PROVIDED
* WIND CLASS N3 & LESS
* NOT LOCATED WITHIN ALPINE AREAS
* NO EARTHQUAKE AFFECTED DESIGN REQUIREMENTS

FRAMING (DEEMED TO SATISFY PROVISION (H1D6)
- STEEL FRAMING TO BE CONSTUCTED IN ACCORDANCE WITH NASH STANDARD RESIDENTIAL & LOW RISE STEEL FRAMING PART 1 & 2 AS4100 & AS/NZS4600
- TIMBER FRAMING TO BE CONSTRUCTED IN ACCORDANCE WITH AS1684.2, AS1720.5, AS1684.4 & AS1860.2 IF WITHIN A CYCLONE AREA AS1684.2
- STRUCTURAL STEEL SECTIONS TO BE CONSTRUCTED IN ACCORDANCE WITH AS4100, AS/NZS4600 & BE ASSOCIATED WITH PART 6.3.1 TO 6.3.9 OF HOUSING PROVISIONS OF THE NCC (NO RESTRICTIONS APPLY TO 6.3.1 TO 6.3.1)
- SOFTWARE IN ACCORDANCE WITH ABCB PROTOCOL FOR STRUCTURAL SOFTWARE & GEOMETRIC LIMITS, PROGRAMS THAT CONTAIN SIMILAR TABLES TO AS1684 & NASH STANDARD RESIDENTIAL & LOW RISE STEEL FRAMING PART 2 CAN APPLY.

STRUCTURE ROOF & WALL CLADDING (DEEMED TO SATISFY PROVISION H1D7)
- SLATES & SHINGLES AS SELETED TO BE IN ACCORDANCE WITH AS2050 OR AS2049 & BE ASSOCIATED WITH PART 7.3.1 TO 7.3.6 OF HOUSING PROVISIONS OF THE NCC
- METAL SHEET ROOFING AS SELECTED TO BE IN ACCORDANCE WITH AS1562.1 & BE ASSOCIATED CLAUSE 7.2.1 TO 7.2.8 OF HOUSING PROVISIONS OF THE NCC
- TIMBER & COMPOSITE WALL CLADDING TO BE IN ACCORDANCE WITH AS5126.1 FOR AUTOCLAVED AERATED WALL CLADDING OR PART 7.5.1 TO 7.5.8 OF HOUSING PROVISIONS OF THE NCC FOR WALL CLADDING
- METAL WALL CLADDING TO BE IN ACCORDANCE WITH AS1562.1

EARTHQUAKE AREAS (DEEMED TO SATISFY PROVISION H1D9)
- CLASS 1 & 10 BUILDING TO BE IN ACCORDANCE WITH SECTION 2 OF THE HOUSING PROISIONS OF THE NCC SUBJECT TO SEISMIC ACTIVITY

FLOOD HAZARD (DEEMED TO SATISFY PROVISION H1D10)
- CLASS 1 TO BE IN ACCORDANCE WITH HOUSING PROVISIONS OF THE NCC

ATTACHMENT OF FRAMED DECKS AND BALCONIES TO EXTERNAL WALLS OF BUILDINGS USING WALING PLATE (DEEMED TO SATISFY PROVISION H1D11)
- ATTACHMENT OF FRAMED DECKS AND BLACONIES TO EXTERNAL WALLS OF BUILDINGS USING A WAILING PLATE TO BE IN ACCORDANCE WITH PART 12.3 OF HOUSING PROVISIONS OF THE NCC. (SUBJECT TO CONDITIONS)

PILED FOOTINGS (DEEMED TO SATISFY POROVISION H1D12)
- PILED FOOTINGS TO BE IN ACCORDANCE WITH AS2159.

H2 DAMP & WEATHER PROOFING

FOOTINGS & SLABS (DEEMED TO SATISFY H2D2)
- FOOTINGS & SLABS ARE TO BE IN ACCORDANCE WITH AS/NZS3500.3 & PART 3.3 OF THE HOUSING PROVISIONS OF THE NCC FOR
* ROOFS IN AREAS SUBJECT TO 5 MINUTE DURATIONS RAINFALL INTENSITIED OF NOT MORE THAN 225MM PER HOUR OVER AN ANNUAL EXCEEDANCE PROBABILITY OF 5% (AS PERTABLE 7.4.3D OF THE ABCB HOUSING PROVISIONS) WHERE A DRAINAGE SYSTEM REQUIRE: AND
* SUB-SOIL AREAS WHERE EXCESSIVE SOIL MOISTURE PROBLEMS MAY OCCUR
* LAND ADJOINING AND UNDER BUILDINGS

FOOTINGS & SLABS (DEEMS TO SATISFY PROVISION H2D3)
- FOOTINGS & SLABS TO BE PROVIDED IN ACCORDANCE WITH H1D4 (1)(A) OR (B)

MASONARY (DEEMED TO SATISFY PROVISION H2D4)
- MASONARY WALLS TO BE PROVIDED IN ACCORDANCE WITH EITHER AS3700, AS4773.1 & AS4773.2 OR PART 5.7.1 TO 5.7.6 IN ACCORDANCE TO H1D5.

SUBFLOOR VENTILATION (DEEMED TO SATISFY PROISION H2D5)
- FOUNDATION AREAS TO BE PROVIDED WITH ACCESS & SUBFLOOR VENTILATION TO BE IN ACCORDANCE WITH PART 6.2.1 OF HOUSING PROVISIONS OF THE NCC

WEATHER PROOFING ROOF & WALL CLADDING (DEEMED TO SATISFY PROVISION H2D6)
- GUTTERS & DOWNPIPES TO BE IN ACCORDANCE WITH AS/NZS3500.3 & PART 7.4.1 TO 7.4.7 OF HOUSING PROVISIONS OF THE NCC

GLAZING (DEEMED TO SATISFY PROVISIONS H2D7)
- GLAZING TO BE IN ACCORDANCE WITH H1D8(1) OF THE NCC

EXTERNAL WATERPROOFING (DEEMED TO SATISFY PROVISION H2D8)
- EXTERNAL WATERPROOFING TO BE IN ACCORDANCE WITH AS4654.1 & AS465.42 WHICH IS ALSO APPLIED TO ROOFING SYSTEMS WITH H1D7(2) & (3), TERRACES, BALCONIES, SUSPENDEDCONCRETE SLABS & SPACED DECKING IN CONJUNCTION TO FRAMING THAT ARE SUITABLE FOR EXTERNAL USE.

H3 FIRE SAFETY

FIRE HAZARD PROPERITES AND NON-COMBUSTIBLE BUILDING ELEMENTS
- HAZARD PROPERTIED AND NON-COMBUSTIBLE BUILDING ELEMENTS TO BE PROVIDED IN ACCORDANCE TO H3D2
- FLEXIBLE DUCTWORK USED FOR TE TRANSFR OF PRODUCTS INITIATING FROM A HEAT SOURCE THAT CONTAINS A FLAME MUST COMPLY WITH THE FIRE HAZARD PROPERTIES SET OUT IN AS4254.1

FIRE SEPARATION FROM EXTERNAL WALLS (DEEMED TO SATISFY PROVISION H3D4)
- FIRE SEPERATION FROM EXTERNAL WALLS TO BE PROVIDED IN ACCORDANCE TO PART 9.3.1 TO 9.3.4 OF HOUSING PROVISIONS OF THE NCC

FIRE SEPARATION OF GARAGE-TOP-DWELLINGS (DEEMED TO SATISFY PROVISION H3D5)
- FIRE SEPERATION OF GARAGE-TOP-DWELLINGS TO BE PROVIDED IN ACCORDANCE TO PART NSW 9.4.1 TO NSW 9.4.3 OF HOUSING PROVISIONS OF THE NCC

SMOKE ALARMS AND EVACUATION LIGHTING (DEEMED TO SATISFY PROVISION H3D6)
- SMOKE ALARMS AND EVACUATION LIGHTING TO BE PROVIDED IN ACCORDANCE TO PART 9.5.1 TO 9.5.5 OF HOUSING PROVISIONS OF THE NCC AS3786 & AS1670.1

H4 HEALTH & AMENITY

WET AREAS WATERPROOFING (DEEMED TO SATISFY PROVISION H4D2)
- WET AREAS TO BE PROVIDED IN ACCORDANCE WITH PART 10.2.1 TO 10.2.32 OF HOUSING PROVISIONS OF THE NCC

MATERIALS AND INSTALLATION OF WET AREA COMPONENTS AND SYSTEMS (DEEMED TO SATISFY PROVISIONS H4DE3)
- MATERIALS AND INSTALLATION OF WET AREA COMPONENTS AND SYSTEMS TO BE PROVIDED IN ACCORDANCE TO PART 10.2.1 TO 10.2.6 OF HOUSING PROVISIONS OF THE NCC & COMPLY WITH WITHER AS3740 & PART 10.2.12 OF HOUSING PROVISIONS OF THE NCC OR PART 10.2.7 TO 10.2.32 OF HOUSING PROVISIONS OF THE NCC

ROOM HEIGHTS (DEEMED TO SATISFY PROVISION H4D4)
- ROOM HEIGHTS TO BE PROVIDED IN ACCORDANCE TO PART 10.3.1 OF HOUSING PROVISIONS OF THE NCC

FACILITIES (DEEMED TO SATSIFY PROVISION H4D55)
- FACILITIES TO BE PROVIDED IN ACORDANCE TO PART 10.4.1 TO 104.2 OF HOUSING PROVISIONS OF THE NCC

LIGHT (DEEMED TO SATISFY PROVISION H4D6)
- LIGHT TO BE PROVIDED IN ACCORDANCE TO PART 10.5.1 TO 10.5.2 OF HOUSING PROVISIONS OF THE NCC

VENTILATION (DEEMED TO SATISFY PROVISION H4D7)
- VENTILATION TO BE PROVIDED IN ACCORDANCE TO PART 10.6.1 TO 10.6.3 OF HOUSING PROVISIONS OF THE NCC

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

CONDENSATION MANAGEMENT (DEEMED TO SATISFY PROVISION H4D9)
- CONDENSAION MANAGEMENT SYSTEMS TO BE INSTALLED IN ACCORDANCE WITH 10.8.1 TO 10.8.3 OF HOUSING PROVISIONS OF THE NCC

H5 SAFE MOVEMENT & ACCESS

STAIRWAY & RAMPS CONSTRUCTION (DEEMED TO SATISFY PROVISION H5D2)
- STAIRS & RAMPS TO BE IN ACCORDANCE TO PART 11.2 OF OUSING PROVISIONS OF THE NCC
- BARRIERS & HANDRAILS TO BE IN ACCORDANCE TO PART 11.3 OF HOUSING PROVISIONS OF THE NCC

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

ADDITIONAL

- ALL ASPECTS OF CONSTRUCTION TO BE COMPLIANT WITH RELEVANT PERFORMANCE REQUIREMENTS OF THE NCC AND AUSTRALIAN STANDARDS INCLUDING, BUT NOT LIMITED TO THE FOLLWING:
- GARAGE AND DRIVEWAY PROFILES/GRADES TO COMPLYIN ACCORDANCE WITH ASSOCIATED STANDARD AS2890
- TERMITE CONTROL MEASURES
* RESDTOP PIPE PENETRATIONS
* GRANITE GUARD APPLICATION TO PERIMETER WALLS IN ACCORDANCE WITH AS3660.1 CLAUSE 6.59 & 6.60
- VERTICAL ARTICULATION JOINTS
* VERTICAL ARTICULATION JOINTS TO BE AS PER 5.6.8 OF ABCB HOUSING PROVISIONS
- STAIRS, RAMPS AND BALUSTRADE NOTE
* STAIRS WILL BE CONSTRUCTRED IN ACCORDANCE WITH THE REQUIREMENTS OF TCLAUSE 11.2.2 OF VOLUME 2 OF THE NCC
* FINISHES OF ALL STAIRS WILL MEET THE REQUIREMENTS OF CLAUSE 11.2.4 OF VOLUME 2 OF THE NCC
* ANY LANDINGS WILL MEET THE REQUIREMENTS OF CLAUSE 11.2.5 OF VOLUME 2 OF THE NCC
* RAMPS WILL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF CLAUSE 11.2.3 OF VOLUME 2 OF THE NCC
* THRESHOLDS WILL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF CLAUSE 11.2.6 OF VOLUME 2 OF THE NCC
* STAIRS WILLL BE SERVICED BY A HANDRAIL IN ACCORDANCE WITH THE REQUIREMENTS OF CLAUSE 11.3.1 TO 11.3.6 OF VOLUME 2 OF THE NCC
* THE BALUSTRADES SERVICING THE DWELLING (BOTH INTERNAL & EXTERNAL) TO MEET THE REQUIREMENTS OF CLAUSE 1 VOLUME 2 OF THE NCC
- WET AREA FLASHING
* TO BE IN ACCORDANCE TO AS3740 OR HOUSING PROVISION 10 OF NCC

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

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

FRAMING
FRAME - TIMBER FRAMES & TRUSSES- DESIGNED AND CONSTRUCTED TO AS/NZS 1170.1-2002, AS/NZS 1170.2-2021, AS 1684.2-2021, AS 1720.1-2010, AS 1720.5-2015 AND AS 4440-2004 INSTALLATION OF NAILPLATED TIMBER ROOF TRUSSES.
FRAME- STEEL FRAMES - DESIGNED AND CONSTRUCTED TO NASH PART 1&2, AS 4100 & AS/NZS 4600.
SUBFLOOR VENTILATION- SUB-FLOOR VENTILATION AND CLEARANCE COMPLIANCE WITH NCC HOUSIN PROVISIONS PART 6.2

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

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

HEALTH AND AMENITY
WET AREA WATERPROOFING- WET AREA IN ACCORDANCE WITH H4D1, H4D2 & H4D3 OF THE NCC VOLUME TO AND PART 10.2 OF THE HOUSING PROVISIONS OR CLAUSES 10.2.1 TO 10.2.6 & 10.2.12 AND AS 3740
FLOOR WASTE - WET AREA - ALL PROVIDED FLOOR WASTE TO HAVE FLOOR FALLS TO THEM BETWEEN 1:50-1:80 AS PER NCC HOUSING PROVISIONS CLAUSE 10.2.12
EXTERNAL WATERPROOFING- EXTERNAL WATERPROOFING FOR ROOFING SYSTEMS ON FLAT ROOFS, ROOF TERRACES, BALCONIES AND TERRACES AND OTHER SIMILAR HORIZONTAL SURFACES LOCATED ABOVE INTERNAL SPACES OF A BUILDING COMPLIANT WITH NCC VOLUME 2 H2D8 & AS 4654.1 & 2

CONDENSATION MANAGEMENT
EXTERNAL WALL CONSTRUCTION - WHERE PLIABE BUILDING MEMBRANE IN INSTALLED IN AN EXTERNAL WALL IT IS COMPLY WITH HP 10.8.1 AND AS 4200.1&2
EXHAUST SYSTEMS - THE BATHROOM &/OR SANITY COMPARTMENT/S WITH AN EXHAUST SYSTEM AND NOT PROVIDED WITH COMPLIANT NATURAL VENTILATION MUST BE INTERLOCKED TO ROOMS LIGHT SWITCH AND HAVE OFF TIMER SET FOR 10 MINTUES AFTER THE LIGHT IS SWITCHED OFF.
EXHAUST SYSTEMS - THE ROOM/S WITH AN EXHAUST SYSTEM AND NOT PROVIDED WITH COMPLIANT NATURAL VENTILATION MUST BE PROVIDED WITH MAKE-UP AIR FROM ADJACENT ROOM OF 14,000MM^2 WHICH IS APPROX A 20MM UNDERCUT OF A 700MM DOOR OR 18MM FROM AN 820MM DOOR.
EXHAUST SYSTEMS - THE EXHAUST SYSTEM INSTALLED IN A KITCHEN, BATHROOM, SANITARY COMPARTMENT OR LAUNDRY MUST HAVE A MINIMUM FLOW RATE OF - (A) 25L/S FOR A BATHROOM OR SANITARY COMPARTMENT; AND (B)40L/S FOR A KITCHEN OR LAUNDRY.
VENTILATION OF ROOF SPACES - IN CLIMATE ZONES 6,7&8 OF A ROOF SPACE MUST BE VENTILATED IN ACCORDANCE WITH HP PART 10.8.3.

SAFE MOVEMENT AND ACCESS
STAIRWAY AND RAMP CONSTRUCTION- STAIRWAYS AND RAMPS TO BE CONSTRUCTED TO HP PART 11.2
BARRIER AND HANDRAILS- BARRIER AND HANDRAILS TO BE CONSTRUCTED TO HP PART 11.3
BARRIER AND HANDRAILS- HANDRAIL TO STAIRS HAVING A CHNAGE IN ELEVATION EXCEEDING 1M REQUIRED TO BE PROVIDED AT A HEIGHT NOT LESS THAN 865MM TO NCC HOUSING PROVISIONS CLAUSE 11.3.5
BARRIER AND HANDRAILS- BEDROOM WINDOS WHERE FFL IS 2M OR MORE ABOVE THE SURFACE BENEATH ARE TO HAVE WINDOW RESTRICTORS OR SCREENS (CRIM-SAFE STYLE MESH) INSTALLED AS PER NCC HOUSING PRIOVISONS CLAUSE 11.3.7
BARRIER AND HANDRAILS- WINDOWS OTHER THAN BEDROOM WITH FFL 4M OR MORE ABOVE ADJACENT SURFACE TO HAVE SILL OR BARRIER MINIMUM 865MM ABOVE FFL AS PER NCC HOUSING PROVISIONS CLAUSE 11.3.8

IN HAUS DESIGNS

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GROVE EARLWOOD

12 GROVE STREET, EARLWOOD

ELIE TRASSIEH

29.05.2025

NORTH POINT

SCALE AS INDICATED @ A1

NOTES
· ALL WORKS TO COMPLY WITH THE RELEVANT AUSTRALIAN STANDARDS
· ALL WORKS ARE TO BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA.
. ALL DIMS TO BE VERIFIED BY BUILDER PRIOR TO CONSTRUCTION.
. BOUNDARY DIMENSIONS & ALL LEVELS SUBJECT TO CONFIRMATION BY BUILDER.
. USE FIGURED DIMENSIONS ONLY, DO NOT SCALE FROM PLANS.

REV/DATE	DESCRIPTION
A 10.06.25	ISSUED FOR INITIAL REVIEW
B 16.06.25	ISSUED FOR DESIGN REVIEW
C 17.06.25	ISSUED FOR CONSULTANTS
D XXXX	XXXX
E XXXX	XXXX
F XXXX	XXXX

LEGEND

TITLE
NCC/AS - STAIRS

CHECKED BY JE

DWG # INHAUS-25

REVISION C

PROJECT # 2543

NOT FOR CONSTRUCTION

11.2.2 Stairway construction

(1) A stairway must be designed to take loading forces in accordance with AS/NZS 1170.1 and must have—

(a) not more than 18 and not less than 2 *risers* in each *flight*; and

(b) *goings* (G), *risers* (R) and a slope relationship quantity (2R + G) in accordance with Table 11.2.2a, except as permitted by (2) and (3); and

(c) constant *goings* and *risers* throughout each *flight*, except as permitted by (3) and (4), and the dimensions of *goings* (G) and *risers* (R) in accordance with (1), (2) and (3) are considered constant if the variation between—

(i) adjacent *risers*, or between adjacent *goings*, is not more than 5 mm; and

(ii) the largest and smallest *riser* within a *flight*, or the largest and smallest *going* within a *flight*, is not more than 10 mm; and

(d) *risers* which do not have any openings that would allow a 125 mm sphere to pass through between the treads; and

(e) treads of solid construction (not mesh or other perforated material) if the stairway is more than 10 m high or connects more than 3 storeys.

(2) In the case of a stairway serving only non-*habitable rooms*, such as attics, storerooms and the like that are not used on a regular or daily basis—

(a) the *going* (G), *riser* (R) and slope relationship quantity (2R + G) in accordance with Table 11.2.2a may be substituted with those in Table 11.2.2b; and

(b) need not comply with (1)(d).

(4) The point of measurement of the *going* (G) in the slope relationship quantity (2R + G) for *tapered treads* and treads in *spiral stairways* as described in Table 11.2.2a (see Figure 11.2.2a, Figure 11.2.2b and Figure 11.2.2c) must be—

(a) for *tapered treads*, other than treads in a *spiral stairway*—

(i) not more than 1 m in width, the middle of the unobstructed width of the stairway (see Figure 11.2.2b); and

(ii) more than 1 m in width, 400 mm from the unobstructed width of each side of the stairway (see Figure 11.2.2c); and

(b) for treads in *spiral stairways*, the point seven tenths of the unobstructed width from the face of the centre pole or support towards the handrail side (see Figure 11.2.2d and Figure 11.2.2e).

(5) *Riser* and *going* dimensions must be measured in accordance with Figure 11.2.2f.

Table 11.2.2a Riser and going dimensions (mm)

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

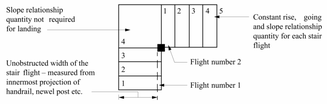
▼ Table Notes

Riser and *going* dimensions must be measured in accordance with Figure 11.2.2f

Table 11.2.2b Riser and going dimensions (mm) — stairways serving

The *going* (G) must be not more than the tread depth plus a maximum gap of 30 mm between the rear edge of one tread and the nosing of the tread above.

Figure 11.2.2a Measurement of slope relationship — Plan view — Stair with 2 flights



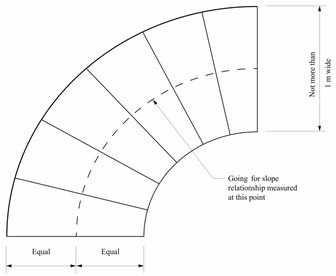


Figure 11.2.2c Measurement of slope relationship — Plan view —Tapered treads more than 1 m wide

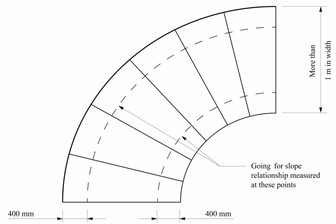
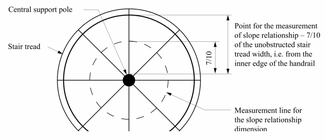


Figure 11.2.2d Spiral stairs — Measurement for slope relationship



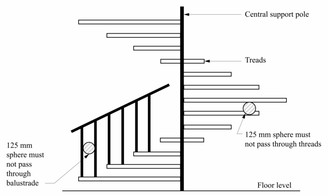
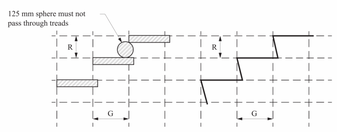


Figure 11.2.2f Riser and going dimensions — Measurement



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

11.2.2(1)(a) states that a stairway must have not more than 18 and not less than 2 *risers* in each *flight*. Where there are less than 2 *risers* in a *flight*, it

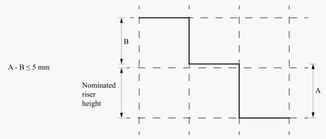
Explanatory information: Going and riser dimensions

The purpose of 11.2.2 is to achieve constant *going* and *riser* dimensions deemed safe for people to walk up and down. This minimises the risk of people overstepping during descent on uneven stairs (due to short *goings*) and tripping on ascent (due to high *risers*). Table 11.2.2a and Table 11.2.2b express ratios between *going* and *riser* dimensions which are considered safe for use. 11.2.2(1)(c) accounts for conditions such as movement of materials due to atmospheric moisture changes or minor deviations related to variations in materials which affect finished stair dimensions.

Explanatory Figure 11.2.2a illustrates adjacent *risers* within a *flight* with minor deviations in the materials affecting the finished stair dimensions. The nominated *riser* height is exceeded by *riser* A. As a consequence *riser* height B is less than the nominated *riser* height. The difference between *riser* A and *riser* B cannot exceed 5 mm.

Explanatory Figure 11.2.2b illustrates an entire *flight* with minor deviations in the materials affecting the finished *riser* dimensions. In addition to the 5 mm difference permitted between adjacent *goings* or *risers*, the maximum difference between the smallest and largest *going* or *riser* within a *flight* must not exceed 10 mm. Despite the deviations shown in both diagrams, the stairs in the *flight* are deemed constant. Irrespective of any minor deviations permitted by 11.2.2(1)(c), finished *going* and *riser* dimensions must not exceed the limitations stipulated in Table 11.2.2a.

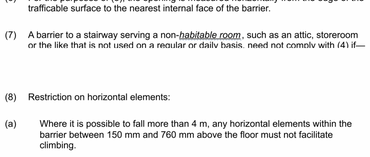
Figure 11.2.2a (explanatory) Minor deviations in a stairway — deviation in adjacent risers



▼ Figure Notes

1. A = larger *riser* of two adjacent *risers*.
2. B = smaller *riser* of two adjacent *risers*.
3. This diagram only shows deviations in *risers*, however the same principle can apply for *goings*.

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



▼ Figure Notes

1. C = largest *riser* of the *flight*.
2. D = smallest *riser* of the *flight*.
3. This diagram only shows deviations in *risers*, however the same principle can apply for *goings*.

Explanatory information: Openings in stair risers

11.2.2(1)(d) allows the use of open *riser* stairs. However, it limits the openings to 125 mm to minimise the risk of a person (especially a young child) falling through the opening created by the open *riser*.

Explanatory information: Stairways with winders

- 11.2.2(3) allows the use of *winders* in stairways. However, 11.2.2(3) places a restriction on the number of allowable *winders* in a stairway *flight*, this restriction would apply equally to not permit a stairway incorporating a consecutive series of *winders* in a *flight*.
- This also means the maximum number of consecutive *winders* in any stairway

11.3.4 Construction of barriers to prevent falls

(1) A barrier *required* by 11.3.3[14] must comply with (2) to (11).

(2) The height of a barrier must be in accordance with the following:

(a) The height must not be less than 865 mm above the nosings of the stair treads, the floor of a ramp or the like (see Figure 11.3.4a).

(b) The height must not be less than—

(i) 1 m above the floor of any *landing*, corridor, hallway, balcony, deck, verandah, access path, *mezzanine*, access bridge, roof top space or the like to which general access is provided (see Figure 11.3.3b and Figure 11.3.4a); or

(ii) 865 mm above the floor of a *landing* to a stairway or ramp where the barrier is provided along the inside edge of the *landing* and does not exceed a length of 500 mm.

(3) A transition zone may be incorporated where the barrier height changes from 865 mm on the stairway *flight* or ramp to 1 m at the *landing* (see Figure 11.3.4b).

(4) Openings in barriers (including decorative balustrades) must be constructed so that they do not permit a 125 mm sphere to pass through it and for stairways, the opening is measured above the nosing line of the stair treads (see Figure 11.3.4a).

(5) Where a *required* barrier is fixed to the vertical face forming an edge of a *landing*, balcony, deck, stairway or the like, the opening formed between the barrier and the face must not exceed 40 mm.

(6) For the purposes of (5), the opening is measured horizontally from the edge of the trafficable surface to the nearest internal face of the barrier.

(7) A barrier to a stairway serving a non-*habitable room*, such as an attic, storeroom or the like that is not used on a regular or daily basis, need not comply with (4) if—

(8) Restriction on horizontal elements:

(a) Where it is possible to fall more than 4 m, any horizontal elements within the barrier between 150 mm and 760 mm above the floor must not facilitate climbing.

(b) For the purpose of (a), the 4 m is measured from the floor level of the trafficable surface to the surface beneath.

(9) A barrier constructed of wire is deemed to meet the requirements of (4) if it is constructed in accordance with 11.3.6[15].

(10) A glass barrier or *window* serving as a barrier must comply with H1D8[16] and the relevant provisions of this Part.

(11) A barrier, except a *window* serving as a barrier, must be designed to take loading forces in accordance with AS/NZS 1170.1.

Figure 11.3.4a Barrier construction

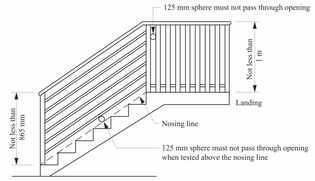
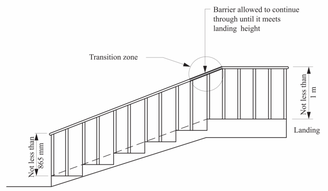


Figure 11.3.4b Measuring heights for barriers and handrails and where transition zones are allowed



Explanatory information

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

Section 8 contains the glazing assembly provisions for glass barriers and

11.3.3 Barriers to prevent falls

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

(a) a stairway, ramp or the like; and

(b) a floor, corridor, hallway, balcony, deck, verandah, *mezzanine*, access bridge or the like; and

(c) a roof top space or the like to which general access is provided; and

(d) any delineated path of access to a building,

where it is possible to fall 1 m or more measured from the level of the trafficable surface to the surface beneath (see Figure 11.3.3a).

(2) The requirements of (1) do not apply to—

(a) a retaining wall unless the retaining wall forms part of, or is directly associated with, a delineated path of access to a building from the road, or a delineated path of access between buildings (see Figure 11.3.3b); or

(a) Barrier not required (b) Barrier required

Explanatory information: Intent

The intent of the barrier requirements is to prescribe provisions to minimise the risk of a person falling from a stairway, raised floor level (such as a balcony) or the like. 11.3.3 sets out when barriers are *required* to be provided and 11.3.4[13] contains the requirements for the construction of barriers.

Explanatory information: Barriers and children

Children are at particular risk of falling off, over or through ineffectively designed or constructed barriers. Accordingly the requirements of this Part aim to ensure that a barrier reduces the likelihood of children being able to climb over a barrier or fall through a barrier.

11.3.5 Handrails

(1) Handrails to a stairway or ramp must—

(a) be located along at least one side of the stairway *flight* or ramp; and

(b) be located along the full length of the stairway *flight* or ramp, except in the case where a handrail is associated with a barrier the handrail may terminate where the barrier terminates; and

(c) have the top surface of the handrail not less than 865 mm and not more above the nosings of the stair treads or the floor surface of the ramp (see Figure 11.3.4b); and

(d) be continuous and have no obstruction on or above them that will tend to break a handhold, except for newel posts, ball type stanchions, or the like.

(2) The requirements of (1) do not apply to—

(a) a stairway or ramp providing a change in elevation of less than 1 m; or

(b) a *landing*; or

(c) a *winder* where a newel post is installed to provide a handhold.

Explanatory information

(a) 11.3.5 addresses requirements regarding location, height and extent of handrails. Where a barrier and handrail are installed together, 11.3.5 is to be read in conjunction with 11.3.3[17], 11.3.4[18] and 11.3.6[19].

(b) A handrail is *required* on at least one side of the stairway *flight* or ramp. The top rail of a barrier may be suitable as a handrail if it meets 11.3.5 and is able to be grasped by hand to provide support to the person using the stairway or ramp.

(c) 11.3.5(1)(b) requires a continuous handrail which must extend the full length of the stairway *flight* or ramp except where the handrail is associated with the barrier, in which case the handrail can terminate where the barrier is allowed to terminate. This allows for the barriers to geometric stairways such as elliptical, spiral, circular or curved stairways to finish a few treads from the bottom of the stairway.

(d) 11.3.5(1)(c) requires a minimum handrail height of 865 mm. This height provides comfort, stability, support and assistance for most users.

(e) 11.3.5(2) outlines where a handrail need not be provided, this includes—

(i) where a stairway or ramp is providing a change in elevation less than 1 m; or

(ii) a *landing* for a stairway or ramp; or

(iii) a *winder* in a stairway if a newel post is installed to provide a handhold.

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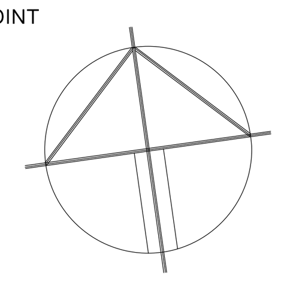
GROVE EARLWOOD

12 GROVE STREET, EARLWOOD

ELIE TRASSIEH

29.05.2025

NORTH POINT



SCALE AS INDICATED @ A1

NOTES
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C	17.06.25	ISSUED FOR CONSULTANTS
D	XXXX	XXXX
E	XXXX	XXXX
F	XXXX	XXXX

LEGEND

TITLE
AS3740 (WATERPROOFING)

CHECKED BY JE

DWG # INHAUS-26
REVISION C

PROJECT # 2543

NOT FOR CONSTRUCTION

2.2 Shower classification

2.2.1 Enclosed showers

For an enclosed shower, the shower screen shall be designed and installed to prevent the spread of water from the Category 1 area.

2.2.2 Unenclosed showers

2.2.2.1 General

An unenclosed shower shall include —

(a) Type 1 —

(i) a frameless shower screen, unless the shower screen is fitted with seals and deflectors, all of which control the spread of water from the shower area; or

(ii) a shower over bath with up to 900 mm fixed glass screen.

(b) Type 2 —

(i) a shower area with a curtain;

(ii) a shower over bath with curtain;

(iii) a shower area with no curtain; or

(iv) an area where a shower screen partitions one side of the shower, the entry to the shower is open, and the spray from the rose can still exit the shower past the screen 1 500 mm.

2.3 Requirements for fall

2.3.1 Falls in substrate

Where a floor waste is required in a wet area, the membrane shall be applied to a substrate with a minimum 1:100 fall towards the floor waste.

NOTE This requirement is intended to avoid ponding on the substrate.

2.3.2 Falls in shower area floor finishes (Category 1)

The fall to the floor waste in a shower area shall be a minimum of 1:80.

2.3.5 Whole of bathroom designed as an unenclosed shower

In a whole bathroom designed as an unenclosed shower without a shower screen installed, the floor substrate under the membrane shall have a minimum 1:80 fall.

3.3.2 Water-resistant substrates

For the purposes of this Standard, the following materials used in waterproofing systems, in conjunction with water-resistant surface materials in accordance with Clause 3.3.3, are deemed to be water resistant:

(a) Walls:

(i) Concrete in accordance with AS 3600.

(ii) Cement render.

(iii) Fibre cement sheeting manufactured in accordance with AS/NZS 2908.2.

(iv) Water-resistant plasterboard sheeting manufactured in accordance with AS/NZS 2588.

(v) Masonry in accordance with AS 3700.

(vi) Structural plywood manufactured in accordance with AS/NZS 2269 (series), and installed in accordance with AS 1684.2, AS 1684.3 and AS 1684.4.

(b) Floors:

(i) Concrete in accordance with AS 3600 and AS 2870.

(ii) Compressed fibre cement sheeting manufactured in accordance with AS/NZS 2908.2.

(iii) Fibre cement sheeting manufactured in accordance with AS 2908.2, and supported on a structural floor.

(iv) Structural plywood manufactured in accordance with AS/NZS 2269 (series), and installed in accordance with AS 1684.2, AS 1684.3 and AS 1684.4.

The substrate material shall not degrade when exposed to moisture.

3.7 Adhesives

Adhesives used in a waterproofing system shall be —

(a) waterproof in accordance with AS/NZS 4858, where waterproof to waterproof materials meet; and

NOTE 1 This is particularly important at the laps of sheet membranes.

(b) compatible with the materials to which they are adhered.

4.3 Membrane to drainage connection

4.3.1 Leak control flanges

For a membrane to drainage connection, the following shall apply:

(a) The waterproofing membrane shall be bonded onto the leak control flange. The membrane shall be terminated horizontally or both horizontally and vertically.

NOTE 1 For information regarding selection and installation of leak control flanges, refer to membrane product specifications.

NOTE 2 For typical examples of membrane terminations at drainage outlets, see Figure 4.3.1(A) and Figure 4.3.1(B).

(b) Leak control flanges shall be recessed into the substrate and not protrude above it. Leak control flanges shall be sealed to the riser and be secured to the substrate to prevent movement. The diameter of the leak control flange (DN) shall match the diameter of the riser pipe (DN). The transition from leak control flange to substrate shall have a fillet sealant applied.

(c) Where a shower tray is used, provision shall be made to drain the tile bed and provide a waterproof connection to the drain.

(d) The leak control flange shall not be installed in a location that interferes with bond breakers or wall floor junctions.

NOTE 3 For an example of a generic leak control flange adjacent to a wall, see Figure 4.3.1(C).

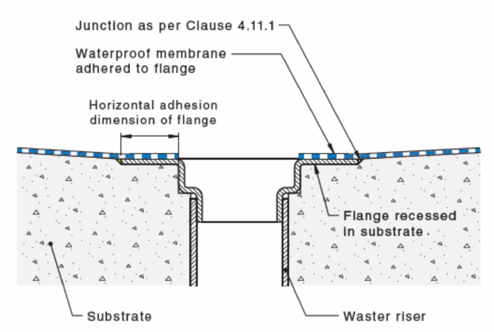


Figure 4.3.1(A) — Typical membrane termination at leak control flange

[SOURCE: Reproduced with permission from Stormtech. All rights reserved]

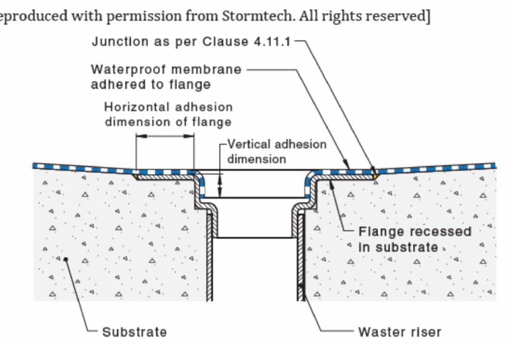


Figure 4.3.1(B) — Typical membrane termination at leak control flange with down leg

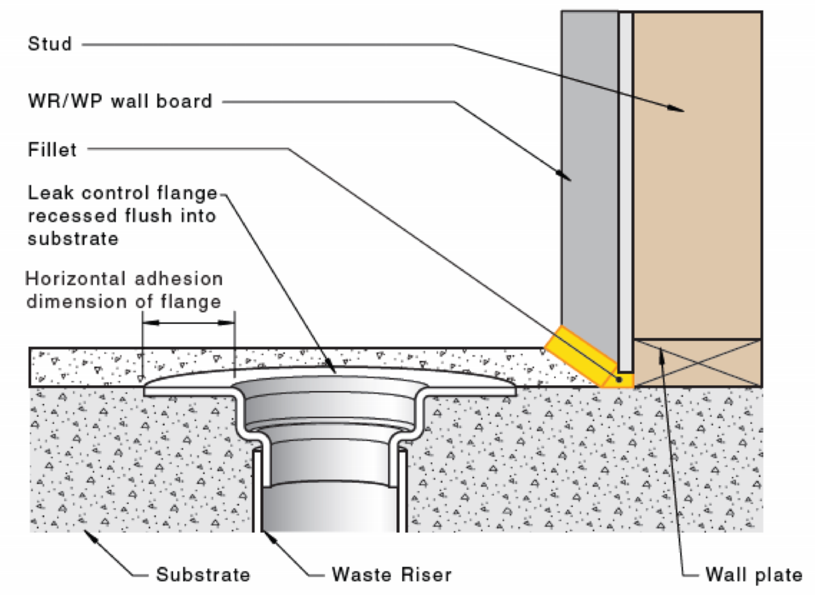


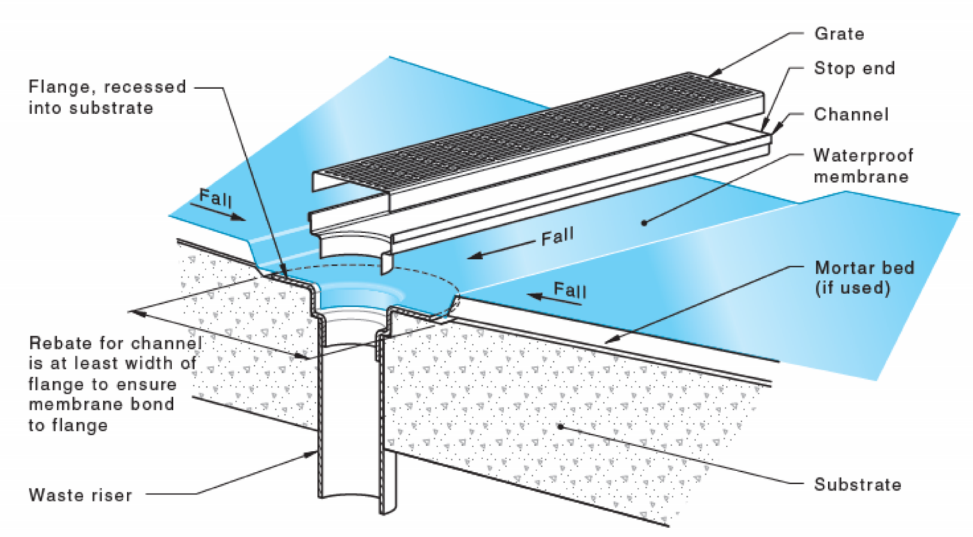
Figure 4.3.1(C) — Generic leak control flange adjacent to a wall

4.3.2 Linear drainage connections

The waterproof drainage shall be continuous for the membrane into the drainage outlet. Where the drainage channel does not have an integral horizontal or vertical surface of 50 mm for termination of the membrane, the membrane shall be continuous underneath the drainage channel, terminating at a recessed leak control flange.

When the drainage channels without integral flanges are installed against a wall, the installation shall conform to the waterproofing requirements of Clause 4.6.3.

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



NOTE Trim should not restrict substrate drainage at linear drain.

Figure 4.3.2 — Linear drain single outlet centrally located

4.4 Surface preparation

4.4.1 Surface preparation

The preparation of the substrate for membranes shall result in the surface of the substrate being smooth, without protrusions, voids or formwork distortions, and clean, dry, and free from dust and contamination.

Substrates shall be treated in order to eliminate pin-holing caused by substrate degassing during the wet film curing process, and for adhesion to the substrate.

NOTE 1 To aid in adhesion on a concrete or screeded surface, the smoothness of substrate should be at least the equivalent to that of a wood float or light broom finish. Priming may be required for some types of membrane.

NOTE 2 Refer to product specifications for guidance on appropriate treatments.

NOTE 3 All surfaces to which a waterproofing system is to be applied should be treated to improve adhesion of the membrane, with particular emphasis on liquid waterproofing systems. Cured materials should be well bonded to the substrate to prevent subsequent failure through shear, cyclical or elongation stress.

NOTE 4 Surface irregularities may be addressed by grinding, shot blasting, scarification, localized filling, self-levelling topping or any other mechanical means deemed appropriate. The importance of surface irregularities is reflected in the use of a standardized measure of concrete surface roughness known as the Concrete Surface Profile (CSP). For more information regarding CSP, refer to Appendix E of AS 1884:2021.

4.4.4 Wall sheeting preparation

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

NOTE 1 Substrate sheet materials should be installed in accordance with the manufacturer's instructions.

NOTE 2 Setting materials should be water resistant.

NOTE 3 Setting materials should not de-bond or de-laminate.

NOTE 4 It is recommended that fibre cement sheeting be a minimum of 6 mm.

NOTE 5 All free edges of sheet materials should be supported.

4.4.5 Render preparation

The surface of the render shall be smooth and uniform.

NOTE Guidance on rendering is provided in AS 3958.1.

4.8 Waterstops

4.8.1 General

Waterstops shall be installed to retain water within the shower area or wet area. Waterstops are an integral part of the waterproofing system and shall conform with Clauses 4.8 and 4.9.

4.8.2 Waterstop for unenclosed showers

An unenclosed shower shall incorporate a waterstop finishing at the perimeter of the shower area.

This clause sets out requirements for waterstops according to the type of unenclosed shower (see Clause 2.2.2.1) as follows:

(a) *Type 1 unenclosed showers* — A waterstop shall be placed under the splash restriction device and across the opening of the shower of a Type 1 shower screen.

NOTE 1 It is advisable to have either the screed drained, or a membrane placed on the top of the screed to prevent water retention in the screed beyond the waterstop.

NOTE 2 Type 1 unenclosed showers have a device that will restrict splashing during use.

(b) *Type 2 unenclosed showers* — The waterstop of a Type 2 shower shall be a minimum of 1 500 mm from the shower rose connection to the wall or the ceiling.

NOTE 3 See Figure 4.8.2(A) for an example of a Type 2 unenclosed shower.

NOTE 4 If using the waterstop at the door threshold for a Type 2 unenclosed shower see Clause 2.3.5.

4.8.3 Waterstops for enclosed showers

An enclosed shower shall incorporate a waterstop under the bottom rail of the shower screen and the opening. See Figure 4.8.2(B), Figure 4.8.2(C) and Figure 4.8.2(D).

4.8.4 Waterstop for enclosed showers without hobs or set-downs

At the extremity of the shower area —

(a) where a shower screen is to be installed, a waterstop shall be positioned so that its vertical leg will finish a minimum of 5 mm above the finished floor level (see Figure 4.8.4); and

(b) where the waterstop intersects with a wall or is joined, the junction shall be waterproof.

NOTE For a typical hobless construction, see Figure 4.8.4.

4.8.5 Showers located near exits to wet areas

Where the extremity of a shower area is located within 200 mm of an exit from a wet area, it shall —

(a) be an enclosed shower area as defined in Clause 1.3.31.

(b) have one of the following:

(i) A waterstop that finishes a minimum of 5 mm above the finished floor level, under the shower screen.

(ii) A hob at the extremity of the shower area.

(iii) A step-down of minimum 15 mm from the finished floor level at the extremity of the shower area.

(c) have a vertical waterstop where the shower screen abuts the wall.

NOTE It is recommended that the floor surface outside the shower area should have fall away from the exit to prevent water escaping from the wet area.

4.9 Door openings

4.9.1 Perimeter flashing at floor level openings

The following requirements apply to perimeter flashing at floor level openings:

(a) Whole wet area floor waterproofing shall incorporate —

(i) a waterstop that has a vertical leg finishing flush with the top of the finished floor level shall be installed at floor level openings; and

(ii) a floor membrane terminated to create a waterproof seal to the waterstop and to the perimeter flashing.

(b) Waterproofing other than whole wet area floor waterproofing shall incorporate a waterstop that —

(i) has a vertical leg finishing flush with the top of the finished floor level installed at floor level openings; and

(ii) is integral with the perimeter flashing.

(c) Perimeter flashing to wall, floor surfaces, and door openings shall —

(i) be continuously sealed to the horizontal surface;

(ii) have a vertical leg of a minimum of 25 mm above the finished floor level, except across doorways; and

(iii) have a horizontal leg with a minimum width of 50 mm.

(d) Waterstops at cavity sliders shall —

(i) be returned across the cavity opening; and

(ii) have a membrane applied to form a continuous perimeter flashing.

NOTE For an example of waterproofing installation, see Figure 4.9.1(B).

4.9.2 Protection of door frames and architraves

The requirements for protection of door frames and architraves are as follows:

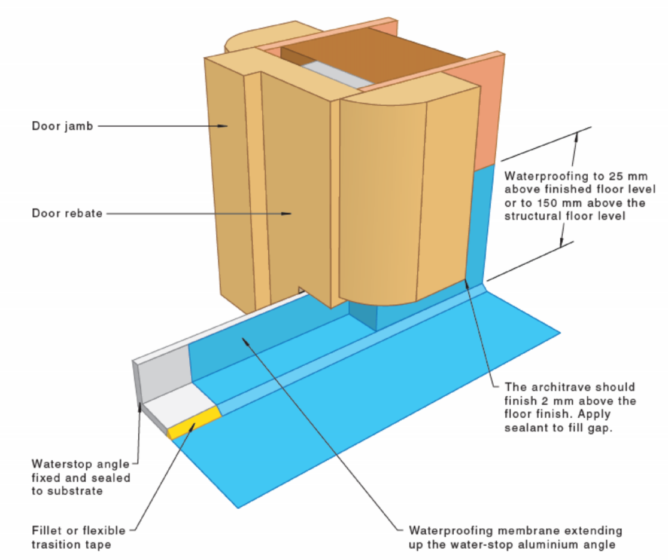
(a) Timber door frames shall not be embedded into the tiles.

(b) There shall be a sealed gap of a minimum of 2 mm between the door architrave and the floor.

(c) The underside of the door jamb and architrave shall be treated to resist moisture.

NOTE Some examples of moisture resistant treatments include paint, sealant, etc.

See examples of waterproofing installations in Figure 4.9.1(A), Figure 4.9.1(B), and Figure 4.9.1(C).



NOTE The waterstop angle may be located at the face of the door jamb or at the rebate.

Figure 4.9.1(A) — Example of liquid waterproofing at door opening framework

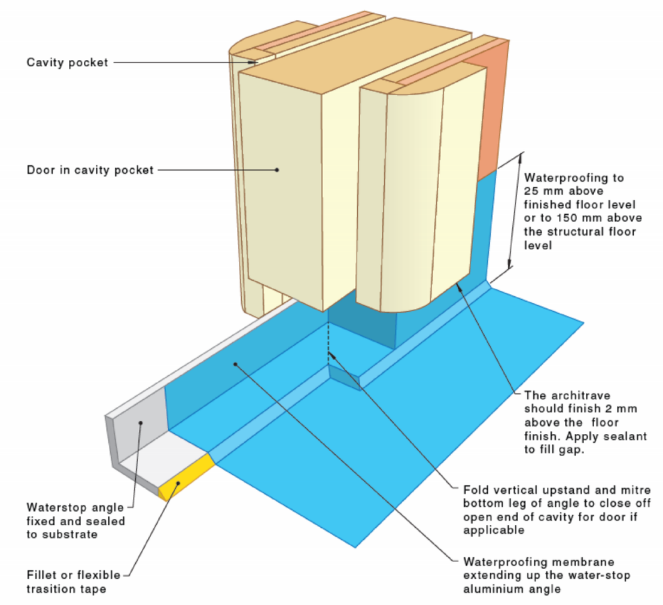


Figure 4.9.1(B) — Waterproofing at door opening cavity slider

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

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

NOTE 1 Typical transition tape details are shown in Figure 4.10.

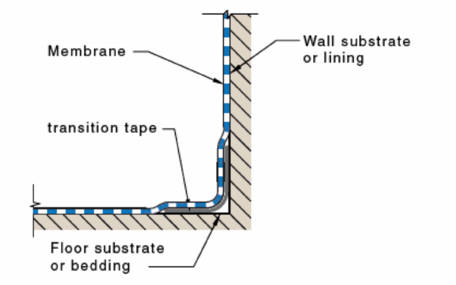
NOTE 2 Additional information on bond breakers is given in Appendix A.

NOTE 3 Fillets or bond breakers are not needed in the internal angle of waterstops.

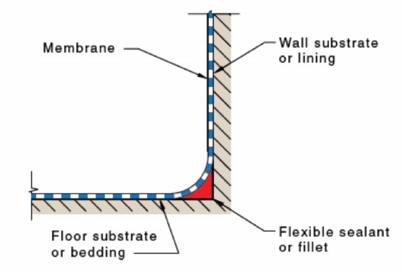
Table 4.10 — Bond breakers

Membrane class	Elongation at break	Minimum bond breaker/tape width
I	10 % to 59 %	100 mm
II	60 % to 299 %	35 mm
III	≥ 300 %	12 mm

NOTE 1 Bond breakers for Class I membranes (low extensibility) allow the membrane to flex rather than stretch.



(a) Class I or II membrane



(b) Class III membrane

Figure 4.10 — Typical transition tape details

4.11 Junctions, transitions, and terminations

4.11.1 Types of junctions, transitions, and terminations

The following list specifies the minimum requirements for the treatment for various junctions. Junctions may be either wall to floor or wall to wall. Either the floor or wall may be waterproof, water resistant or have no treatment specified.

The types of junctions that shall be used are as follows:

(a) *Type 1* — Where waterproof to waterproof surfaces meet, the waterproofing shall be continuous across the junctions and shall be deemed to be a waterproof junction.

(b) *Type 2* — Where waterproof to water-resistant surfaces meet, a bead of sealant shall be deemed to be a waterproof junction.

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

(d) *Type 4* — Where non-water-resistant or non-waterproof surfaces meet water-resistant surfaces, a bead of sealant shall be deemed to be a water-resistant junction.

NOTE Membrane connections to barrier stops in conjunction with a junction sealant ensures a transition that maintains even, required dry film thickness (DFT).

4.11.2 Vertical flashing for shower wall junctions

Vertical flashing may be external or internal and shall terminate a minimum of 1 800 mm above the finished floor level of the shower or base of the bath or tray, or 50 mm above the shower rose, whichever is the higher.

4.11.2 Vertical flashing for shower wall junctions

Vertical flashing may be external or internal and shall terminate a minimum of 1 800 mm above the finished floor level of the shower or base of the bath or tray, or 50 mm above the shower rose, whichever is the higher.

Vertical flashing shall be used as follows:

(a) External vertical flashing may be used with external membranes systems and installed behind the wall sheeting or render, provided they have legs of sufficient width to allow the wall sheeting or render to overlap by a minimum of 30 mm. The mechanical fastening of the wall sheeting shall not penetrate the flashing.

(b) Internal vertical flashing may be used with both external and internal membrane systems, provided each leg has a minimum overlap of 40 mm to the wall sheeting or render and, where used with —

(i) internal membranes, each leg extends vertically from within the shower tray;

(ii) external membranes, each leg overlaps the top edge of the floor waterproofing system, by a minimum of 20 mm; and

(iii) preformed shower bases or baths, each leg extends to the bottom edge of the wall sheeting or render.

NOTE 1 The membrane should be terminated to a Type 2 junction sealant as per Clause 4.11.1.

NOTE 2 Where a shower rose is ceiling mounted, the membrane should terminate to the full height of the wall to a Type 3 junction sealant as per Clause 4.11.1.

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GROVE EARLWOOD

12 GROVE STREET, EARLWOOD

ELIE TRASSIEH

29.05.2025

NORTH POINT

SCALE AS INDICATED @ A1

NOTES
· ALL WORKS TO COMPLY WITH THE RELEVANT AUSTRALIAN STANDARDS
· ALL WORKS ARE TO BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA.
· ALL DIMS TO BE VERIFIED BY BUILDER PRIOR TO CONSTRUCTION.
· BOUNDARY DIMENSIONS & ALL LEVELS SUBJECT TO CONFIRMATION BY BUILDER.
· USE FIGURED DIMENSIONS ONLY, DO NOT SCALE FROM PLANS.

REV/DATE	DESCRIPTION
A 10.06.25	ISSUED FOR INITIAL REVIEW
B 16.06.25	ISSUED FOR DESIGN REVIEW
C 17.06.25	ISSUED FOR CONSULTANTS
D XXXX	XXXX
E XXXX	XXXX
F XXXX	XXXX

LEGEND

TITLE
AS3740 (WATERPROOFING)

CHECKED BY JE

DWG # INHAUS-27 REVISION C

PROJECT # 2543

NOT FOR CONSTRUCTION

4.12.1 Shower areas

Penetrations for fixtures such as taps, shower nozzles, recessed soap holders and the like, shall be waterproofed by sealing with pre-formed flange systems or a sealant. When sealing the tap body to the wall, allowance shall be made for the servicing of tap washers or ceramic disks without damaging the waterproofing or seal.

NOTE 1 Typical niche detail for shower areas is shown in Figure 4.12.4.

NOTE 2 Where shower roses are ceiling mounted, the penetration should be sealed and sheet fixings should be set with water resistant setting compounds.

NOTE 3 For mixer taps, drainage may be allowed at the base of the cover plate.

NOTE 4 Mixer taps that cannot be incorporated into a waterproofing membrane system and maintain the integrity of that waterproofing system are not addressed in this document.

Any penetrations of mechanical fixings or fastenings through surface materials shall be waterproofed.

4.12.2 Horizontal surface taps

Tap penetrations on horizontal surfaces surrounding baths and spas shall be waterproofed by sealing —

(a) with pre-formed flange systems;

(b) the tap body to the membrane; or

(c) the substrate where a membrane is not required.

Connection and sealing to tap bodies shall be treated as a Type 2 termination as per Clause 4.11.1

4.12.3 Other penetrations in Category 1 areas

Penetrations through water-resistant substrates and surface finishes shall be sealed in accordance with Clause 4.11.1.

Where fixings penetrate surfaces required to be waterproof, the flexible sealant shall be compatible with the waterproof membrane material.

4.12.4 Niches, inlaid soap holders, and footrests

The requirements for niches installed in the wall of a shower area are as follows:

(a) Niches shall be lined on all surfaces with a water-resistant substrate material in accordance with Clause 3.3.2.

(b) Internal linings of niches shall be separated from any wall linings on the opposite side of the wall.

(c) Waterproofing shall be applied to all surfaces and fillets or bond breakers shall be applied according to the membrane being used in accordance with Clause 4.10.

(d) The base of a niche shall have a minimum grade fall of 1:100 towards the shower.

4.13 Baths and spas

4.13.1 General

Baths and spas shall be supported to prevent distortion and cracking. Baths and spas that are recessed into the wall shall be installed to allow the water-resistant surface materials of the wall to pass down inside the rim of the bath or spa. The wall substrate shall be connected to the bath with a Type 2 junction sealant, as per Clause 4.11.1, compatible with the membrane.

Where a bath end wall is within a shower area, it shall be treated as a shower area wall.

NOTE 1 For typical bath/spa wall junctions, see Figure 4.13.3(A) to Figure 4.13.3(E).

When installing baths and spas, the integrity of the structure shall be maintained.

For insert baths, a waterstop shall be installed around the periphery.

NOTE 2 Where a Type 1 or 2 unenclosed shower is adjacent to a bath, it should be treated as a shower over bath.

4.13.2 Baths without showers over them

4.13.2.1 Baths without an integral upstand edge — insert baths

There shall be full waterproofing of walls around the bath to 150 mm above any shower rose connection.

4.13.2.2 Baths to be recessed into a wall with no shower over them

Baths recessed into a wall shall have an integral vertical upstand lip along the side of the bath walls to enable a waterproof junction between the bath and walls. There shall be full waterproofing of bath/wall junctions. The walls around the bath shall be water resistant to 150 mm above the bath edge.

Figures 4.13.2.2(A) to 4.13.2.2(E) show examples of baths recessed in to various wall types.

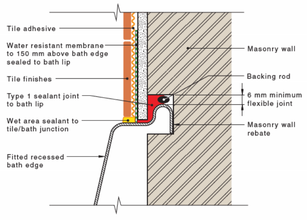

Figure 4.13.2.2(A) — Bath with no shower over it — Fitted bath — Masonry wall

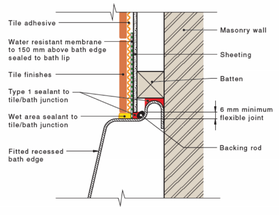

Figure 4.13.2.2(B) — Bath with no shower over it — Fitted bath — Masonry wall with sheet spaced via battens

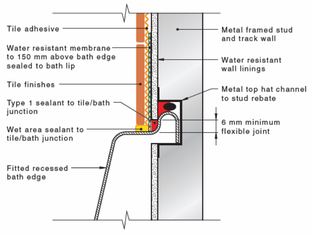

Figure 4.13.2.2(C) — Bath with no shower over it — Fitted bath — Metal framed wall

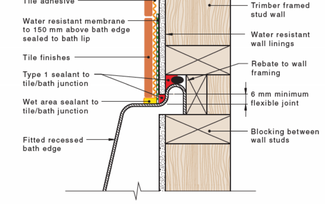

Figure 4.13.2.2(D) — Bath with no shower over it — Fitted bath — Timber-framed wall

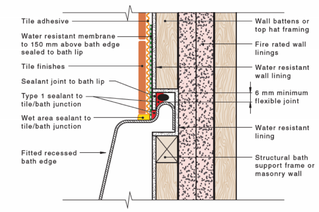

Figure 4.13.2.2(E) — Bath with no shower over it — Fitted bath — Fire rated framed wall

4.13.3 Baths with showers over them

4.13.3.1 Bath adjoining a Type 2 unenclosed shower

A bath installation adjoining a Type 2 unenclosed shower shall be waterproofed as a shower-over-bath installation for fitted or insert baths according to Clauses 4.13.3.2 and 4.13.3.3.

4.13.3.2 Baths recessed into a wall — fitted baths

There shall be full waterproofing of walls around the bath to 150 mm above the edge of the bath. There shall be full waterproofing to junctions and penetrations at a minimum of 1800 mm from the bath floor.

4.13.3.3 Baths without an integral upstand edge — insert baths

There shall be full waterproofing of walls around the bath to 150 mm above the edge of the bath. There shall be full waterproofing to junctions and penetrations at a minimum of 1800 mm from the bath floor.

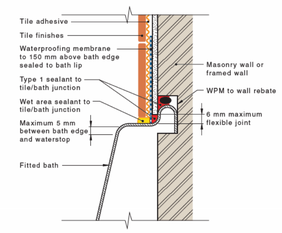

Figure 4.13.3(A) — Shower over bath — Fitted bath — Framed or masonry walls

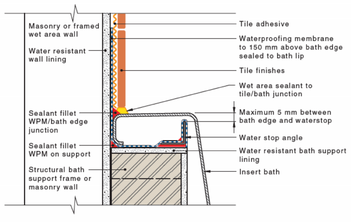

Figure 4.13.3(B) — Shower over bath — Fitted bath — Fitted against wall

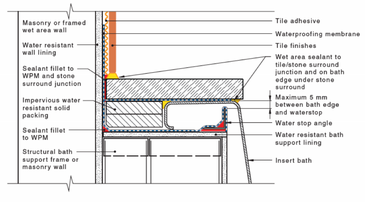

Figure 4.13.3(C) — Shower over bath — Insert bath — Stone surround

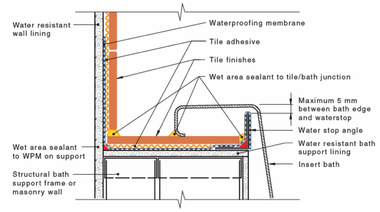

Figure 4.13.3(D) — Insert bath — Tile surround

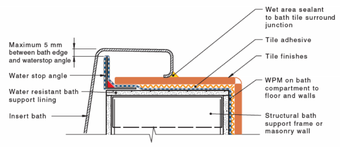

Figure 4.13.3(E) — Shower over bath — Insert bath — Bath compartment wall

4.13.4 Freestanding baths

The extent of waterproofing for freestanding baths with or without a shower over them shall be as for Type 2 unenclosed shower (see Clause 4.8.2 and Figure 4.8.2(A)).

4.13.5 Bath end walls abutting a shower

Where a bath end wall is within a shower area, it shall be treated as a shower area wall.

NOTE Where a Type 1 or 2 unenclosed shower is adjacent to a bath, it should be treated as a shower over bath.

4.13.6 Spa baths

When installing spa baths, the following shall apply:

(a) Waterproofing underneath spa to 150 mm vertical termination to internal spa shell.

(b) Provision of overflow to outer floor to conforming leak control flange to a maximum of 30 mm below waterproofing tanking to spa shell.

NOTE 1 Where drainage is provided under the spa, it should be at membrane level with falls to waste.

(c) Where non-proprietary access to the pump is provided, water is to be excluded from entering the access panel.

(d) Pump mountings to be sealed so as not to perforate the membrane.

(e) Provision of ventilation under spa shell to manage condensation.

(f) Where drainage is provided under the spa, provision of that drainage at membrane level with falls to waste.

NOTE 2 See Figure 4.13.6 for spa bath compartment detail at bath face.

4.15 Enclosed shower screen placement

4.15.1 Showers with hobs

The shower screen shall be installed so as to ensure it is —

(a) flush with the shower area side of the hob; or

(b) overhanging into the shower area; or

(c) inside the hob.

NOTE A self-draining sub-sill is considered to be part of the shower screen.

4.15.2 Showers with step-downs

The shower screen shall be installed so as to ensure it is —

(a) flush with the finished vertical surface of the step-down; or

(b) overhanging into the shower area; or

(c) inside the step-down of the shower area.

4.15.3 Showers without hobs or step-downs

The shower screen shall be positioned —

(a) over the top of the waterstop that defines the shower area; or

(b) inside the waterstop that defines the shower area.

4.17 Polished concrete

Waterproofing systems beneath polished concrete shall be installed in accordance with Clause 4.6, Clause 4.7, Clause 4.8, Clause 4.9, Clause 4.10, Clause 4.11 and their sub-clauses, and the following requirements:

(a) Membrane shall be protected from abrasive damage when placing and vibrating the topping concrete by installing a protective underlayment.

(b) Membrane detail to vertical surfaces and walls are to be protected against damage caused when placing and polishing the concrete and incompatible sealers.

(c) Topping concrete shall be bonded to the protective underlayment with a compatible bond coat.

NOTE Figure 4.17 shows a typical polished concrete floor installation.

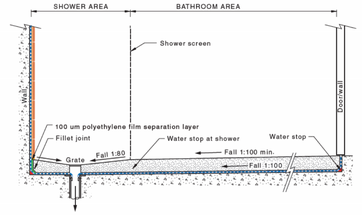

Figure 4.17 — Polished concrete floor for unenclosed shower

4.18 Floor heating

Underfloor heating cables shall not penetrate waterproofing membranes.

Underfloor heating cables shall not penetrate waterstop angles.