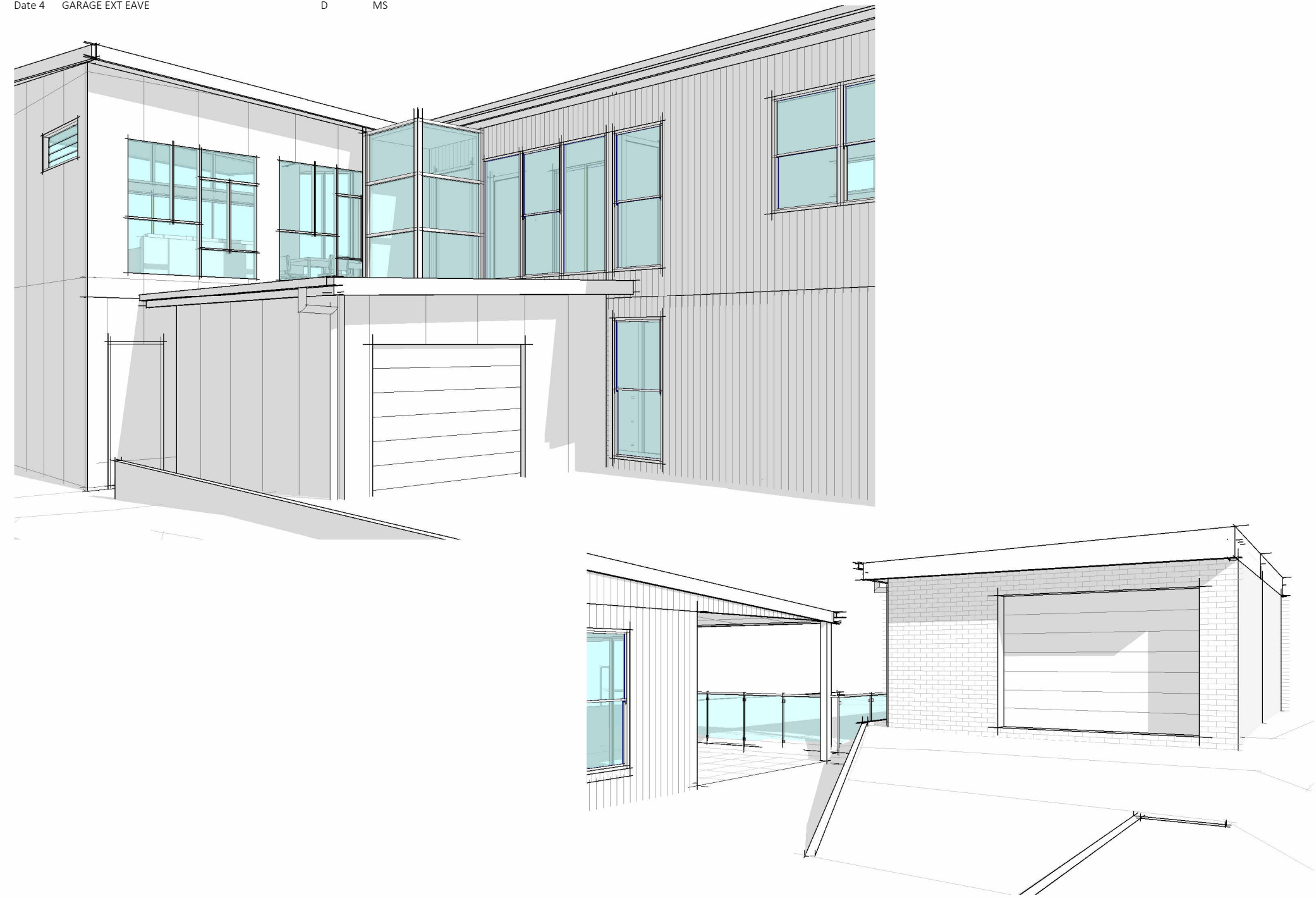


CURRENT REVISION + NOTES

Date:	Description:	Issue:	Drawn:
Date 4	GARAGE EXT EAVE	D	MS



ALTERATIONS AND ADDITONS

CLIENT: PETITH
STATUS: DA PLANS
LOT No: 102 DP No: 21901
STREET: 7 LEWIS STREET, OLD BAR 2430
CWC JOB #: A6114

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GENERIC | TYPICAL KEY, LEGEND AND ABBREVIATIONS FOR COLLINS W COLLINS ARCHITECTURAL PLANS

THESE NOTES MUST BE READ AND UNDERSTOOD BY ALL INVOLVED IN THE PROJECT. THIS INCLUDES (but is not limited to): OWNER, BUILDER, SUB-CONTRACTORS, CONSULTANTS, RENOVATORS, OPERATORS, MAINTAINERS, DEMOLISHERS. PLEASE USE THIS IN CONJUNCTION WITH ALL DRAWING SHEETS AND VIEWS CONTAINED FORTHWITH IN THIS PLAN SET.

REVISED JANUARY 2021

SYMBOLS AND LINES

SITE PLAN | S68 S138 PLAN

	LOT BOUNDARY		FALL OF BATTER SLOPE
	SEWER LINE		DRIVEWAY SURFACE
	STORMWATER LINE		GARDEN TAP
	WATER CONNECTION LINE		WATER METER / ALTERNATE WATER METER
	DOWNPIPE TO WATER TANK		SANDBAG
	DOWNPIPE FROM TANK TO APPLIANCE		TEMPORARY HOARDING GATES
	SILTATION CONTROL FENCING		STREET TREE / SITE TREE
	SITE HOARDING FENCING		LIGHT POLE
	BATTER EXTREMITIES LINE		POWER POLE
	EASEMENT BOUNDARY		
	OVERHEAD POWER LINES		

	ELECTRICAL CUBICLE / PIT
	NBN PIT
	TELECOMMUNICATIONS PIT
	TO BE DEMOLISHED / REMOVED
	DEMOLITION LINE

FLOOR PLANS / SECTIONS (INCL SETOUT, ROOF, DETAIL CALL OUTS)

	OVERHEAD ITEM		FILL (TO ENGINEERS DETAIL)
	DEMOLITION LINE		WET AREA TILED FLOOR SURFACE
	UPPER FLOOR OUTLINE		COMMON / OUTDOOR TILED FLOOR SURFACE
	ROOF OUTLINE OVER		BROOM FINISH CONCRETE FLOOR SURFACE
	RAKED CEILING LINE		MASONRY WALL
	BEAM LINE		CONCRETE
	SQUARE SET OPENING		TIMBER/METAL STUD FRAMED WALL
	TERMITE PROTECTION: TO AS 3660.1		CONCRETE BLOCK WALL
	NATURAL GROUND LINE (EXCAVATED)		MASONRY VENEER WALL
	COLUMN (MATERIAL AS PER SCHEDULE OR PLAN)		METAL SHEET ROOFING
	MASONRY PIER (SIZE AS PER SCHEDULE OR PLAN)		KLIP-LOK (OR SIMILAR) METAL SHEET ROOFING
	ENGAGED PIERS: TO COMPLY WITH AS 4773.1-2010 & AS 4773 2-2010		TILED ROOF
	INSULATION BATTING		WAFFLE POD (TO ENGINEERS DETAIL)
	TO BE DEMOLISHED / REMOVED		TACTILE GROUND SURFACE INDICATORS: TO AS 1428.4.1:2009
	EARTH / SOIL		STAIRS INCLUDING DIRECTION OF TRAVEL (UP)
			RAMP INCLUDING DIRECTION OF TRAVEL (UP)

	GARDEN TAP
	RAINWATER DOWNPIPES: TO AS 3500
	SMOKE ALARMS: SMOKE ALARMS TO AS3786 AND NCC, VOL. 2, PART H3D6 AND PART 9.5 OF THE ABCB HOUSING PROVISIONS. ALL ALARMS/DETECTORS ARE TO BE INTERCONNECTED. LOCATIONS ON PLANS ARE INDICATIVE. INSTALLATION TO BE AS PER STANDARDS ABOVE, AND MANUFACTURERS SPECIFICATIONS
	MECHANICAL VENTILATION: MECHANICAL VENTILATION EXTERNALLY DUCTED TO COMPLY WITH NCC, VOL. 2, PART H4D7 AND PART 10.6 AND 10.8.2 OF THE ABCB HOUSING PROVISIONS
	SLIDING WINDOW OPENING DIRECTION
	AWNING/CASEMENT WINDOW OPENING DIRECTION
	HINGED DOOR OPENING DIRECTION
	GAS BOTTLES
	ELECTRICAL METER BOX
	GAS INSTANTANEOUS HOT WATER SERVICE
	HOT WATER TANK
	SOLAR HOT WATER SERVICE
	COOKTOP
	SINK TYPICAL

GENERAL SYMBOLS AND ARCHITECTURAL SYMBOLS

	NORTH		TYPICAL SECTION MARKER
	WINDOW TAG (DA/CC)		TYPICAL ELEVATION MARKER
	DOOR TAG (DA/CC)		

	TYPICAL CALL OUT MARKER
	VIEW TAG AND SCALE

RENOVATION / DEMOLITION SYMBOLS

	TO BE DEMOLISHED OR REMOVED		TO BE DEMOLISHED OR REMOVED
	EXISTING ITEM / ELEMENT (FLOOR/WALLS/WINDOWS ETC)		EXISTING AREA / FACADE / ROOM
	PROPOSED NEW ITEM / ELEMENT		

MULTI STOREY SITE PLAN SYMBOLS / LEGEND

	LOWEST FLOOR (GROUND TYPICAL)
	MIDDLE FLOOR
	UPPER FLOOR

GENERAL ABBREVIATIONS

ARI	AVERAGE RECURRENCE INDEX	F	FIXED GLASS / PANEL	PB	PLASTER BOARD
AHD	AUSTRALIAN HEIGHT DATUM	FG	FIXED GLASS WINDOW	RET. WALL	RETAINING WALL
CLT	CROSS LAMINATED TIMBER	GLT	GLUE LAMINATED TIMBER	RC	REINFORCED CONCRETE
COL	COLUMN	GTAP	GARDEN TAP	PV	PHOTOVOLTAIC
COW	COST OF WORKS	GPO	GENERAL POWER OUTLET	RL	REDUCED LEVEL
DCP	DEVELOPMENT CONTROL PLAN	GRG	GARAGE	SB	SUB ELECTRICAL METER BOX
DEG.	DEGREES	HWS	HOT WATER SERVICE	SL	SURFACE LEVEL
DGPO	DOUBLE GENERAL POWER OUTLET	LEP	LOCAL ENVIRONMENT PLAN	SW	STORM WATER
DH	DOUBLE HUNG WINDOW	LOH	LIFT OFF HINGE	TRH	TOILET ROLL HOLDER
DP	RAINWATER DOWNPIPE	LVL	LAMINATED VENEER LUMBER	T.O.K	TOP OF KERB
DTR	DOUBLE TOWEL RAIL	MECH.	MECHANICAL	T.O.W	TOP OF WALL
HWS	HOT WATER SERVICE	MB	ELECTRICAL METER BOX	WC	WATER CLOSET
FC	FIBRE CEMENT	MR	MOISTURE RESISTANT	1650B	BATH SIZING
F.S.L	FINISHED SURFACE LEVEL	MH	MAN HOLE	900V	VANITY SIZING
		NGL	NATURAL GROUND LINE	820	INTERIOR DOOR SIZING

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PROJECT: ALTERATIONS AND ADDITONS		LEGENDS		DRAWING REVISION + NOTES			
STATUS: DA PLANS		SHEET: 1 OF 15		Date:	Revision:	Issue:	Drawn:
LOT No: 102 DP No: 21901							
STREET: 7 LEWIS STREET, OLD BAR 2430							
CLIENT: PETITH		SCALE:	1 : 100	20.03.25	REV A	A	AE
		SHEET SIZE:	A3	03.04.25	REVISED	B	AE
		START DATE:	21.01.2025	11.06.25	CC PLANS	C	MS
		DWG No:	A6114	Date 4	GARAGE EXT EAVE	D	MS

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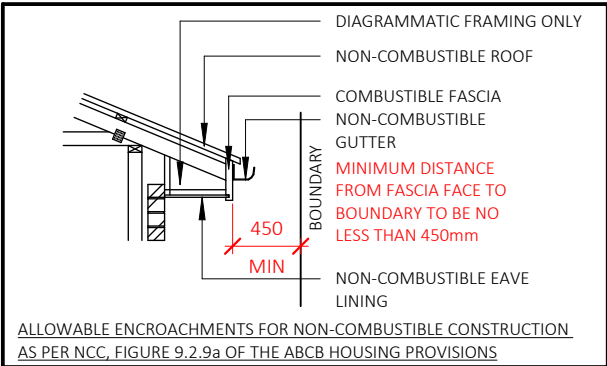
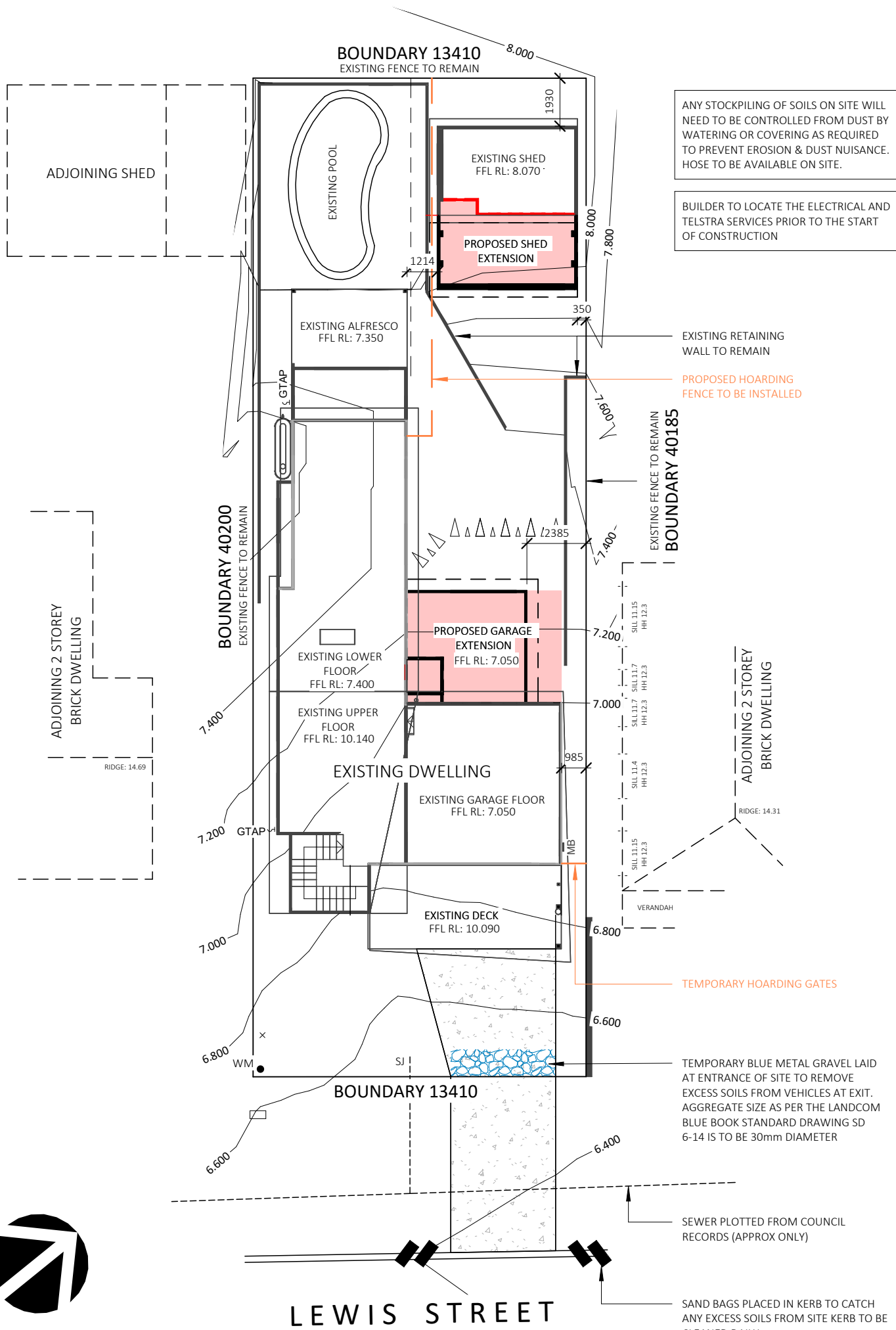
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SITE PLAN

1 : 200



SITE INFORMATION & LEGEND

SITE AREA: = 538.9m²
OVERALL HABITABLE AREA = 296.7m²
(including garages/store)
GROSS FLOOR AREA (as per LEP definition) = 266m²
FLOOR SPACE RATIO = 49.4% ; 0.49:1
BUSHFIRE AFFECTED NO
FLOOD AFFECTED NO
APPROX HARDSTAND AREA = 360m²
APPROX LANDSCAPED AREA = 180m²

STORMWATER/RAINWATER TO BE CONNECTED TO EXISTING STORMWATER CONNECTION (SURFACE AND SUB-SURFACE STORMWATER TO BE DISPOSED OF VIA PIPEWORK IN ACCORDANCE WITH AS 3500)

- SILTATION CONTROL IN ACCORDANCE WITH COUNCIL POLICY E1 AND THE ADOPTED AUSPEC STANDARD
- SITE HOARDING AND SECURITY FENCE
- WATER MAINS (APPROX ONLY)
- STORMWATER LINES (APPROX ONLY)
- SEWER LINES (APPROX ONLY)

- LINE OF EASEMENTS
- PROPOSED GARDEN TAP LOCATIONS (TO BE USED AS A GUIDE ONLY)
- LINE OF BATTER TO GROUND LEVELS (TO BE USED AS A GUIDE ONLY)
- ALL LEVELS ARE TO AHD AS PER SURVEY PLAN PREPARED BY **McGLASHAN & CRISP PTY LTD** (dd: 08/09/2017 REF: F543/17917)
ALL LEVELS AND CONTOURS ARE TO BE CONFIRMED BY BUILDER / SURVEYOR PRIOR TO START OF CONSTRUCTION.

BASIX NOTES:
NOT REQUIRED

GENERAL PLAN SET NOTES:
CHECK ALL DIMENSIONS ON SITE. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATIONS, REPORTS, DRAWINGS, LEGENDS, NATIONAL CONSTRUCTION CODE, AUS & NZ STANDARDS, ENGINEERING & COUNCIL APPROVALS

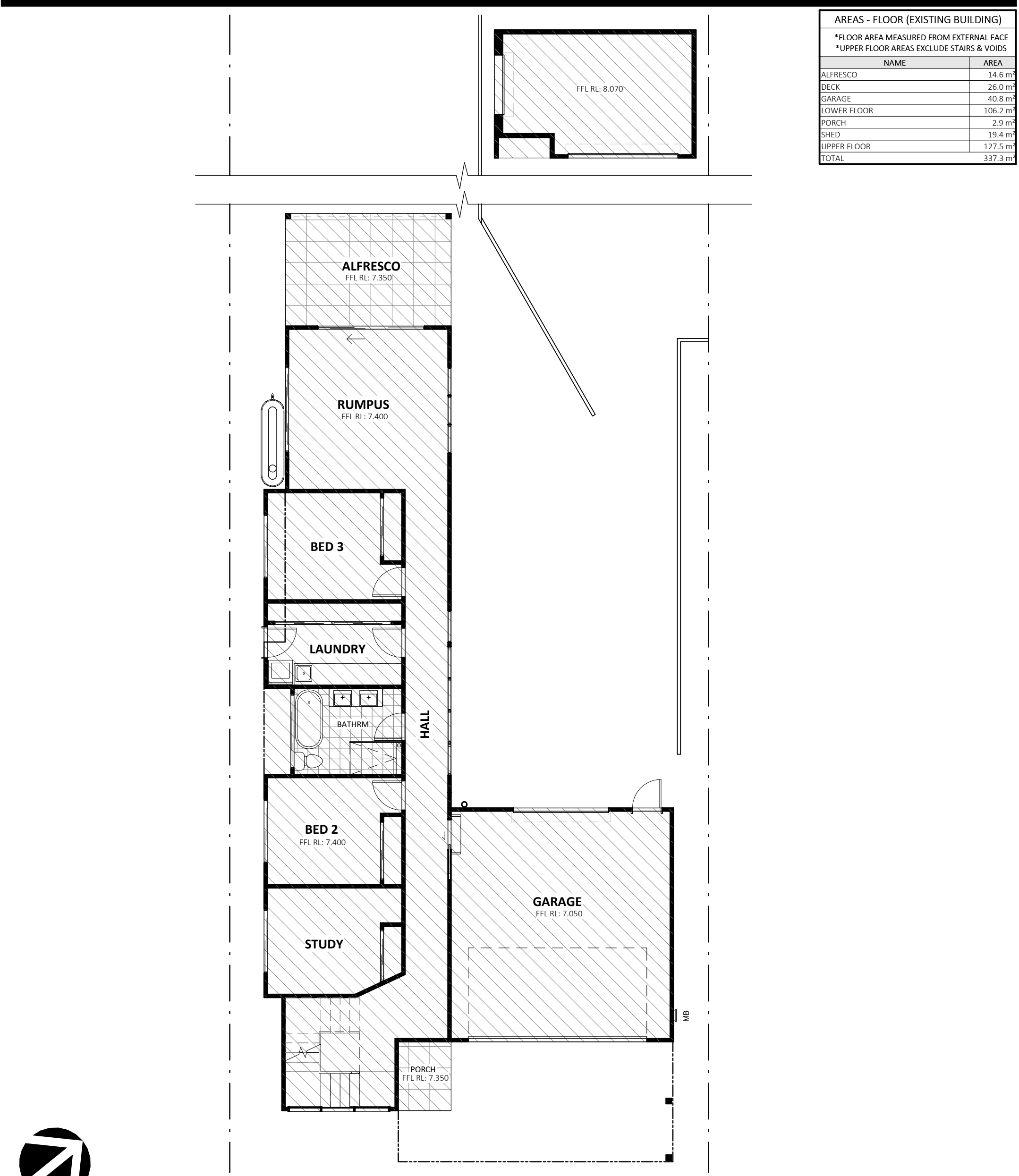


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PROJECT: ALTERATIONS AND ADDITONS	
STATUS: DA PLANS	SHEET: 2 OF 15
LOT No: 102 DP No: 21901	
STREET: 7 LEWIS STREET, OLD BAR 2430	
CLIENT: PETITH	

SITE PLAN	
SCALE:	As indicated
SHEET SIZE:	A3
START DATE:	21.01.2025
DWG No:	A6114

DRAWING REVISION + NOTES			
Date:	Revision:	Issue:	Drawn:
20.03.25	REV A	A	AE
03.04.25	REVISED	B	AE
11.06.25	CC PLANS	C	MS
Date 4	GARAGE EXT EAVE	D	MS



AREAS - FLOOR (EXISTING BUILDING)	
*FLOOR AREA MEASURED FROM EXTERNAL FACE	
*UPPER FLOOR AREAS EXCLUDE STAIRS & VOIDS	
NAME	AREA
ALFRESCO	14.6 m ²
DECK	26.0 m ²
GARAGE	40.8 m ²
LOWER FLOOR	106.2 m ²
PORCH	2.9 m ²
SHED	19.4 m ²
UPPER FLOOR	127.5 m ²
TOTAL	337.3 m ²




LOWER FLOOR PLAN (EXISTING)

1 : 100

BASIX NOTES:
NOT REQUIRED

GENERAL PLAN SET NOTES:
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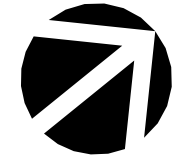
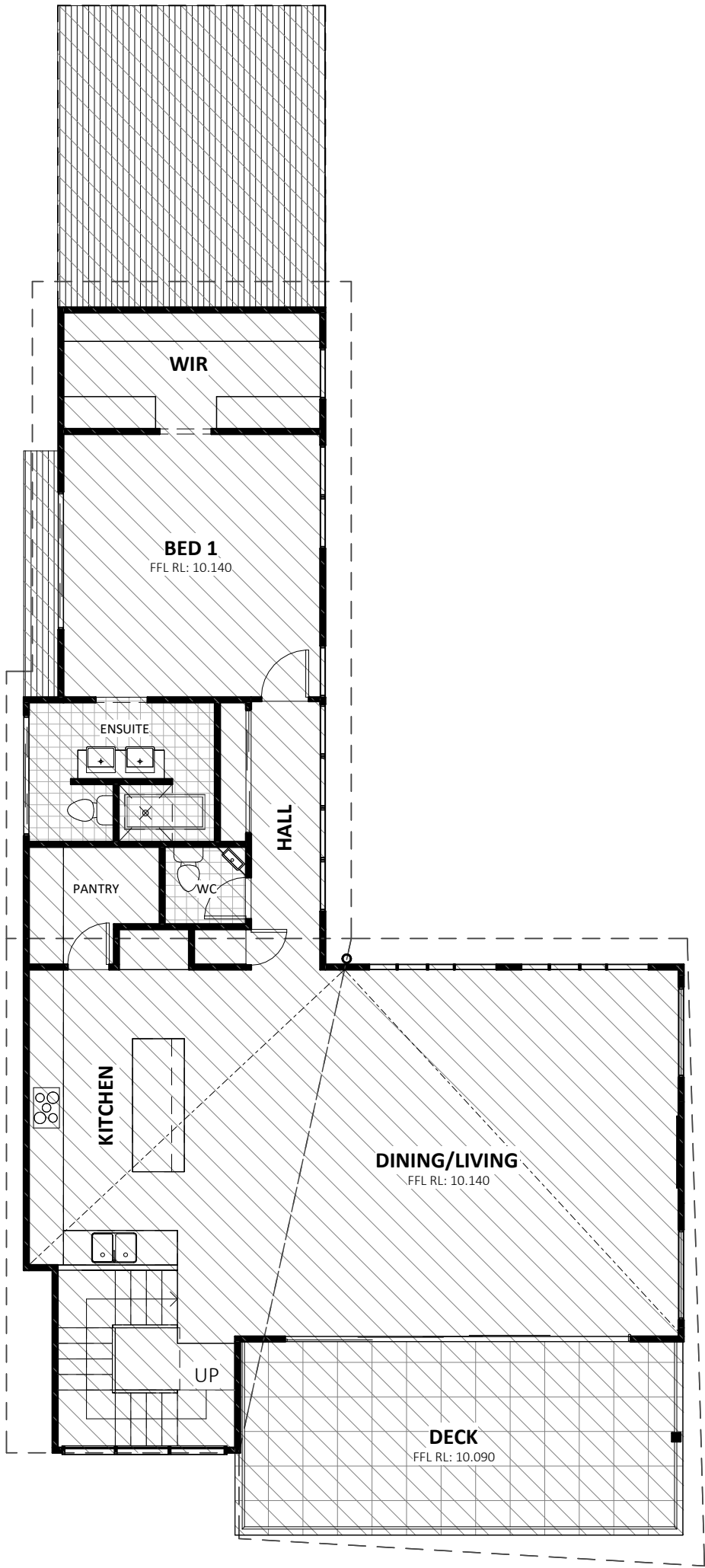
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STATUS: DA PLANS		SHEET: 3 OF 15	SCALE:	1 : 100	Date:	Revision:	Issue:	Drawn:
LOT No: 102 DP No: 21901			SHEET SIZE:	A3	20.03.25	REV A	A	AE
STREET: 7 LEWIS STREET, OLD BAR 2430			START DATE:	21.01.2025	03.04.25	REVISED	B	AE
CLIENT: PETITH		DWG No:	A6114	11.06.25	CC PLANS	C	MS	
				Date 4	GARAGE EXT EAVE	D	MS	

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AREAS - FLOOR (EXISTING BUILDING)	
*FLOOR AREA MEASURED FROM EXTERNAL FACE	
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NAME	AREA
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TOTAL	337.3 m²

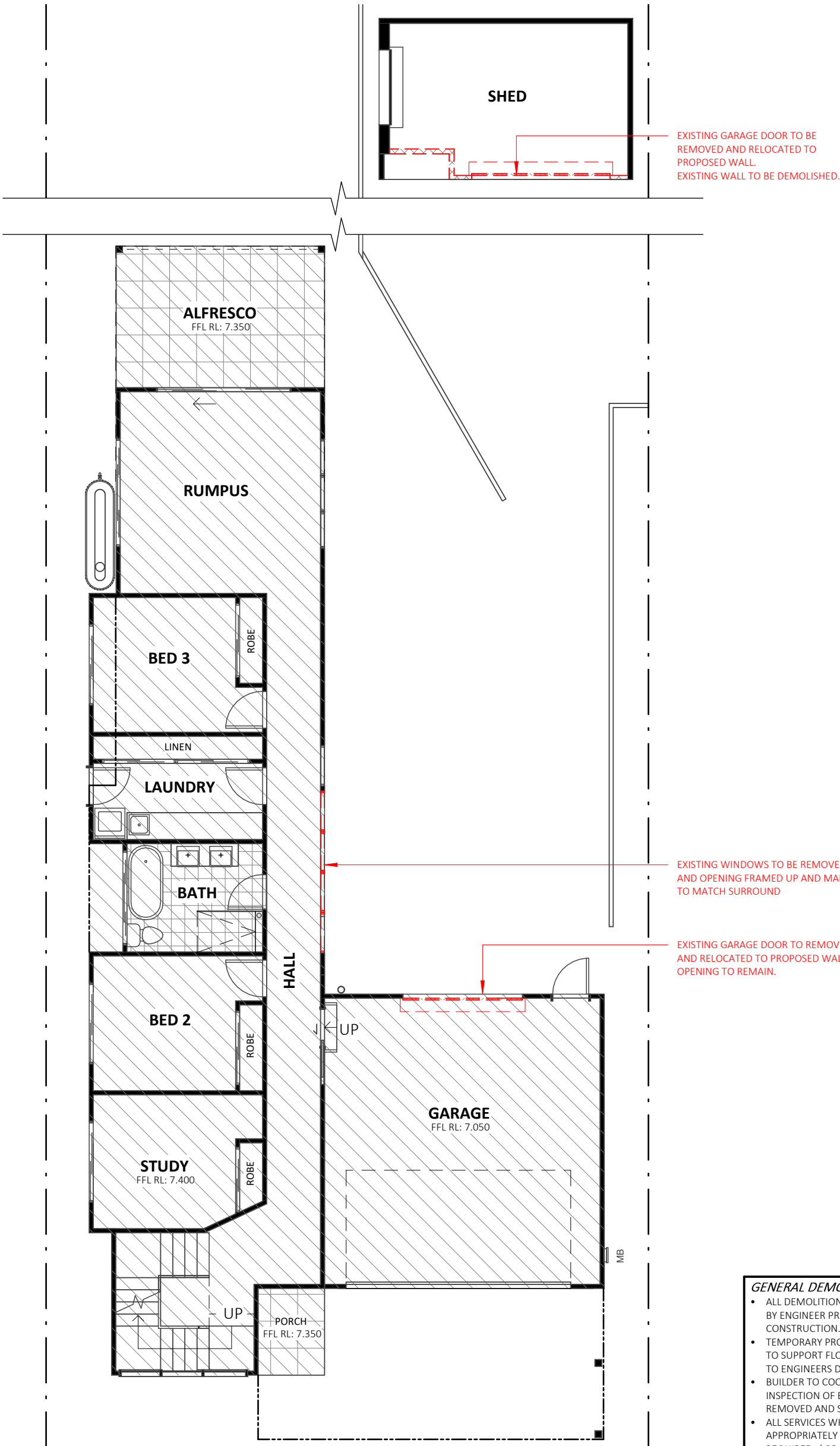


UPPER FLOOR PLAN (EXISTING)

1 : 100

BASIX NOTES:
NOT REQUIRED

GENERAL PLAN SET NOTES:
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- GENERAL DEMOLITION NOTES:**
- ALL DEMOLITION WORKS TO BE ASSESS AND CONFIRMED BY ENGINEER PRIOR TO STARTING DEMOLITION AND CONSTRUCTION.
 - TEMPORARY PROPPING TO BE INSTALLED AS NECESSARY TO SUPPORT FLOORS, ROOFS AND ANY OTHER ELEMENT. TO ENGINEERS DETAILS
 - BUILDER TO COORDINATE WITH ENGINEER FOR ON-SITE INSPECTION OF EXISTING STRUCTURES ONCE LININGS ARE REMOVED AND STRUCTURE IS SUFFICIENTLY EXPOSED
 - ALL SERVICES WHERE DEMOLITION IS TO OCCUR SHALL BE APPROPRIATELY DISCONNECTED AND TERMINATED AS REQUIRED. / OR / TEMPORARILY CAPPED OFF FOR RECONNECTION AT LATER STAGES.
 - WHERE DEMOLITION OCCURS WHICH WILL DISTURB ASBESTOS CONTAINING MATERIALS, DEMOLITION AND REMOVAL SHALL BE CARRIED OUT BY A LICENSED ASBESTOS CONTRACTOR AND DISPOSED OF IN ACCORDANCE WITH RELATIVE GOVERNMENT AUTHORITY LEGISLATION.




LOWER FLOOR PLAN (DEMOLITION)

1 : 100

BASIX NOTES:
NOT REQUIRED

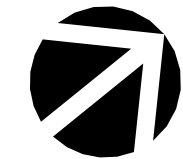
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						Date:	Revision:		Issue:	Drawn:
		STATUS: DA PLANS		SHEET: 5 OF 15	SCALE:	1 : 100	20.03.25	REV A REVISED CC PLANS GARAGE EXT EAVE	A	AE
		LOT No: 102 DP No: 21901			SHEET SIZE:	A3	03.04.25		B	AE
		STREET: 7 LEWIS STREET, OLD BAR 2430			START DATE:	21.01.2025	11.06.25		C	MS
						Date 4	D		MS	
CLIENT: PETITH		DWG No:	A6114							

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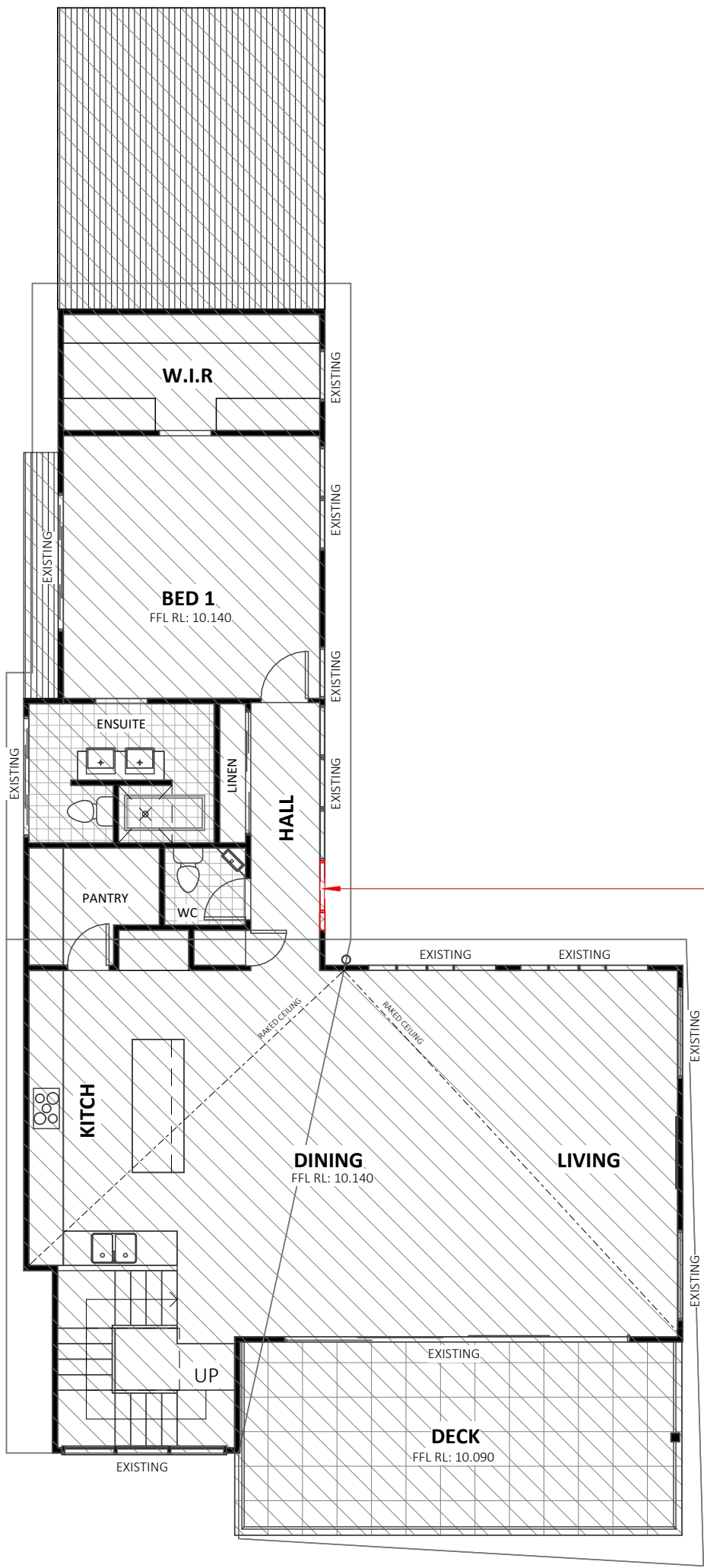
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UPPER FLOOR PLAN (DEMOLITION)

1 : 100



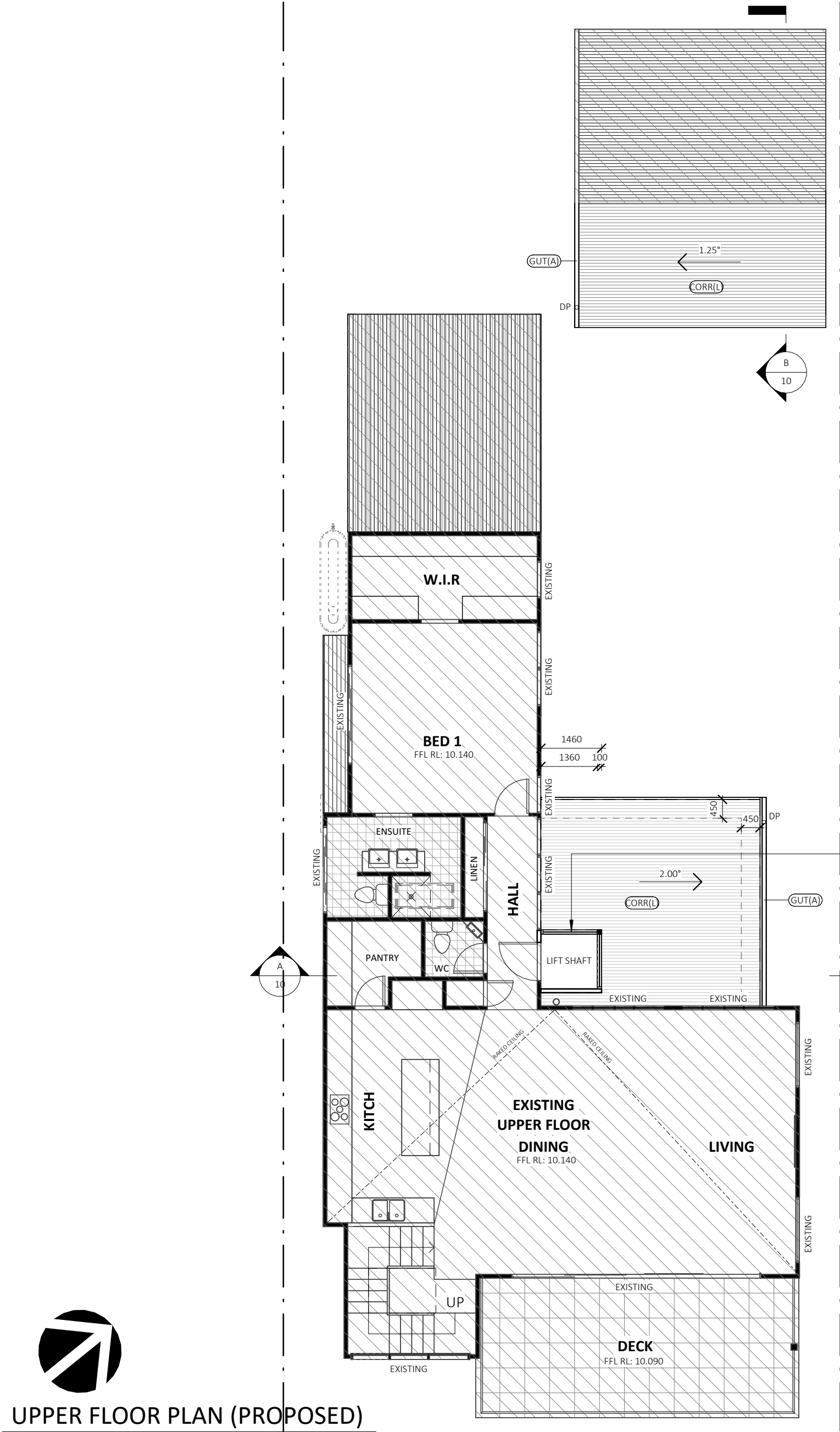
WINDOW TO BE REMOVED. TO BE
CONFIRMED IF ONLY ONE PANE CAN BE
REMOVED AND REMAINDER RETAINED.
GLAZING REMOVAL SUBJECT TO EXACT
LIFT SHAFT LOCATION.

GENERAL DEMOLITION NOTES:

- ALL DEMOLITION WORKS TO BE ASSESS AND CONFIRMED BY ENGINEER PRIOR TO STARTING DEMOLITION AND CONSTRUCTION.
- TEMPORARY PROPPING TO BE INSTALLED AS NECESSARY TO SUPPORT FLOORS, ROOFS AND ANY OTHER ELEMENT. TO ENGINEERS DETAILS
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BASIX NOTES:
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AREAS - FLOOR (GROSS BUILDING)	
*FLOOR AREA MEASURED FROM EXTERNAL FACE	
*UPPER FLOOR AREAS EXCLUDE STAIRS & VOIDS	
NAME	AREA
EXISTING LOWER FLOOR	106.2 m ²
EXISTING GARAGE	40.7 m ²
EXISTING PORCH	2.9 m ²
EXISTING ALFRESCO	14.6 m ²
EXISTING SHED	19.4 m ²
SHED EXTENSION	17.8 m ²
GARAGE EXTENSION	21.8 m ²
EXISTING UPPER FLOOR	128.0 m ²
EXISTING DECK	25.6 m ²
TOTAL	377.0 m ²


UPPER FLOOR PLAN (PROPOSED)
1 : 100

BASIX NOTES:
NOT REQUIRED

GENERAL PLAN SET NOTES:
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			<div>STATUS: DA PLANS</div> <div>LOT No: 102 DP No: 21901</div> <div>STREET: 7 LEWIS STREET, OLD BAR 2430</div> <div>CLIENT: PETITH</div>		<div>SHEET: 8 OF 15</div>		<div>SCALE: 1 : 100</div> <div>SHEET SIZE: A3</div> <div>START DATE: 21.01.2025</div> <div>DWG No: A6114</div>		Date:	Revision:	Issue:	Drawn:
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NORTH EAST ELEVATION

Labels and Dimensions:

- 02 CL 12880 RL
- LIFT SHAFT CL 12740 RL
- 02 FL 10140 RL
- 01 CL 9840 RL
- 01 FL 7400 RL
- 01 GRG FL 7050 RL
- 2600
- 300
- 2790
- 450
- 2440
- 350
- 670
- 300
- 2440
- 01 GAR CL RL 10510
- 01 GAR FL RL 8070
- 01 FL RL 7400
- 01 GRG FL RL 7050

Materials and Notes:

- EASY LIVING LIFT CHIC' V2 LIFT: CHIC2-2P (CV2-2P-3). DIMENSIONS AND OPENING LOCATION TO BE CONFIRMED ON SITE. LIFT SHAFT DIMENSION TO BE CONFIRMED WITH MANUFACTURERS DETAILS PRIOR TO CONSTRUCTION
- PROPOSED GARAGE EXTENSION
- PROPOSED ROOF TO BE INSTALLED AND NOT INTERFERE WITH WINDOWS ABOVE
- ROOF EXTENSION TO MATCH EXISTING PITCH & STYLE

LABEL	MATERIAL DESCRIPTION
CORR(L)	CORRUGATED METAL SHEET ROOFING (LIGHT)
ESY(C)	JAMES HARDIE EASY LAP 900mm X 3000mm CLADDING
FBW	SELECT FACE BRICKWORK
GUT(A)	CLIP-SNAP CONTINUOUS OVERFLOW EAVES GUTTER SYSTEM TO COMPLY WITH AS 3500.3

1 : 100



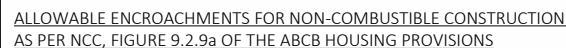
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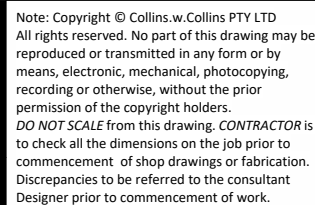
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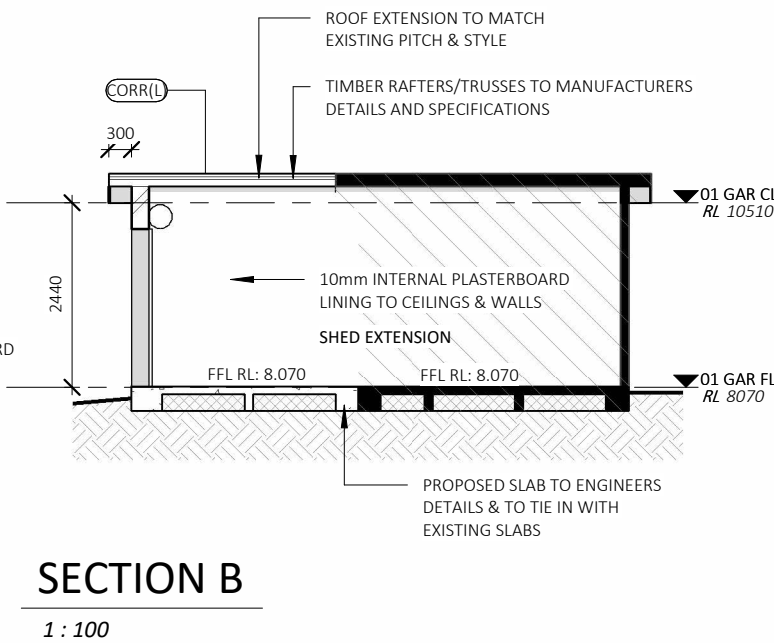
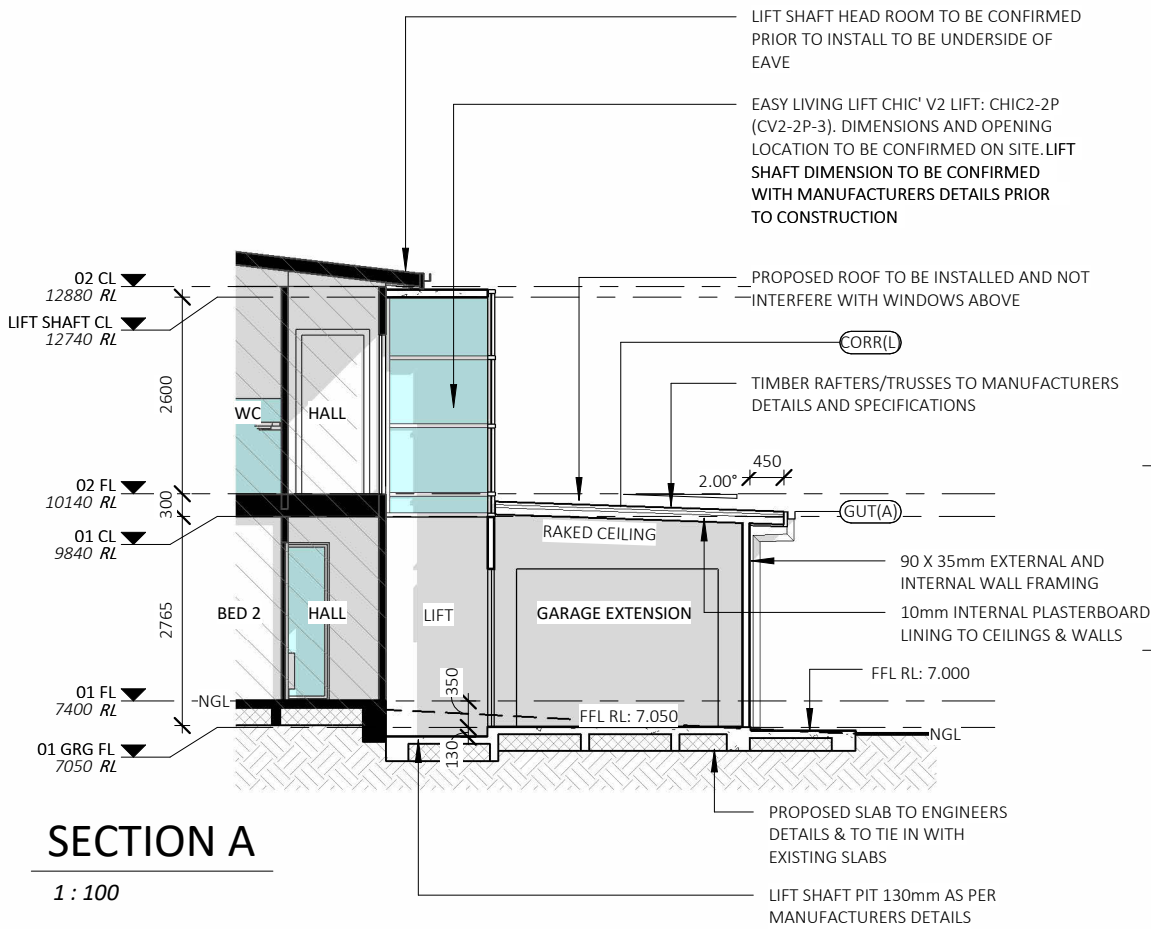


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Date 4	GARAGE EXT EAVE	D	MS

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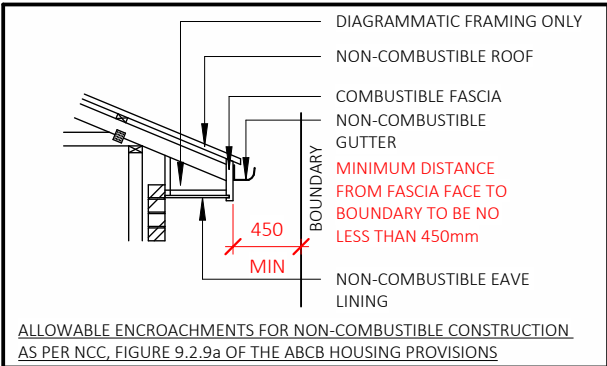
EXTERNAL FINISHES	
LABEL	MATERIAL DESCRIPTION
CORR(L)	CORRUGATED METAL SHEET ROOFING (LIGHT)
ESV(C)	JAMES HARDIE EASY LAP 900mm X 3000mm CLADDING
FBW	SELECT FACE BRICKWORK
GUT(A)	CLIP-SNAP CONTINUOUS OVERFLOW EAVES GUTTER SYSTEM TO COMPLY WITH AS 3500.3

COLUMN SCHEDULE	
LABEL	COLUMN TYPE
COL1	90x90mm HARDWOOD POST ON STIRRUPS



TERMITE TREATMENT AS PER NCC, VOL. 2, PART 3.4 OF THE ABCB HOUSING PROVISIONS AND AS 3660.1 AND/OR AS3660.3

DAMP-PROOFING MEMBRANE AS PER NCC, VOL. 2, PART 4.2.8 OF THE ABCB HOUSING PROVISIONS AND AS2870



BASIX NOTES:
NOT REQUIRED

GENERAL PLAN SET NOTES:
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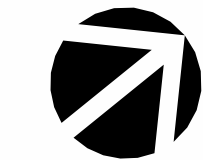
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PROJECT: ALTERATIONS AND ADDITONS		SECTIONS		DRAWING REVISION + NOTES			
STATUS: DA PLANS		SHEET: 10 OF 15		Date:	Revision:	Issue:	Drawn:
LOT No: 102 DP No: 21901				20.03.25	REV A	A	AE
STREET: 7 LEWIS STREET, OLD BAR 2430				03.04.25	REVISED	B	AE
				11.06.25	CC PLANS	C	MS
				Date 4	GARAGE EXT EAVE	D	MS
CLIENT: PETITH		DWG No: A6114					

89A Lord Street (PO Box 5667), Port Macquarie nsw 2444 | Shop 17 Centrepont Arcade, Taree NSW 2430

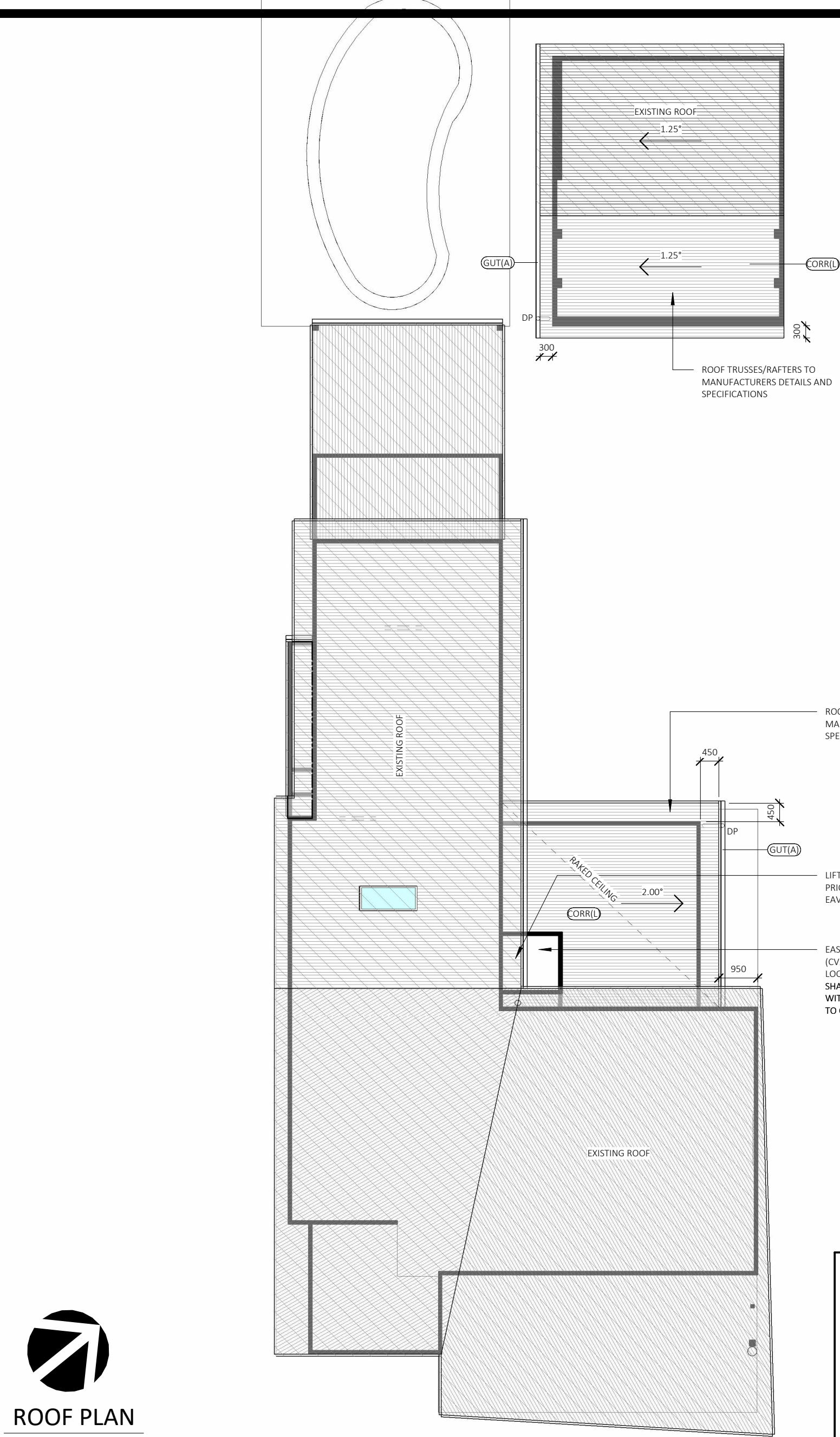
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ROOF PLAN

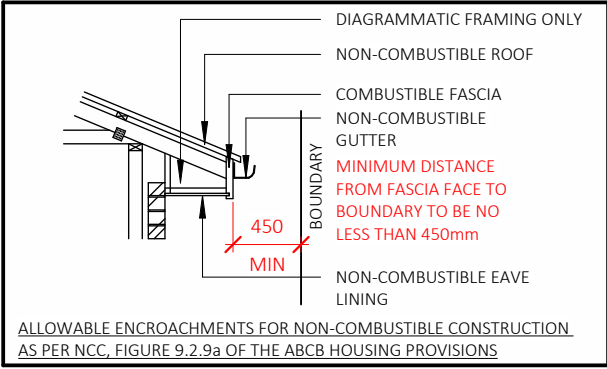
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EXTERNAL FINISHES	
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ESY(C)	JAMES HARDIE EASY LAP 900mm X 3000mm CLADDING
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GUT(A)	CLIP-SNAP CONTINUOUS OVERFLOW EAVES GUTTER SYSTEM TO COMPLY WITH AS 3500.3

COLUMN SCHEDULE	
LABEL	COLUMN TYPE
COL1	90x90mm HARDWOOD POST ON STIRRUPS

AREAS - ROOF AREAS	
NAME	AREA
EXISTING LOWER ROOF	24.3 m ²
EXISTING SHED ROOF	24.9 m ²
EXISTING UPPER ROOF	185.9 m ²
PROPOSED LOWER ROOF	24.0 m ²
PROPOSED SHED ROOF EXT.	17.8 m ²
TOTAL	277.0 m ²



BASIX NOTES:
NOT REQUIRED

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PROJECT: ALTERATIONS AND ADDITONS

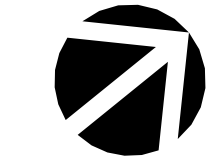
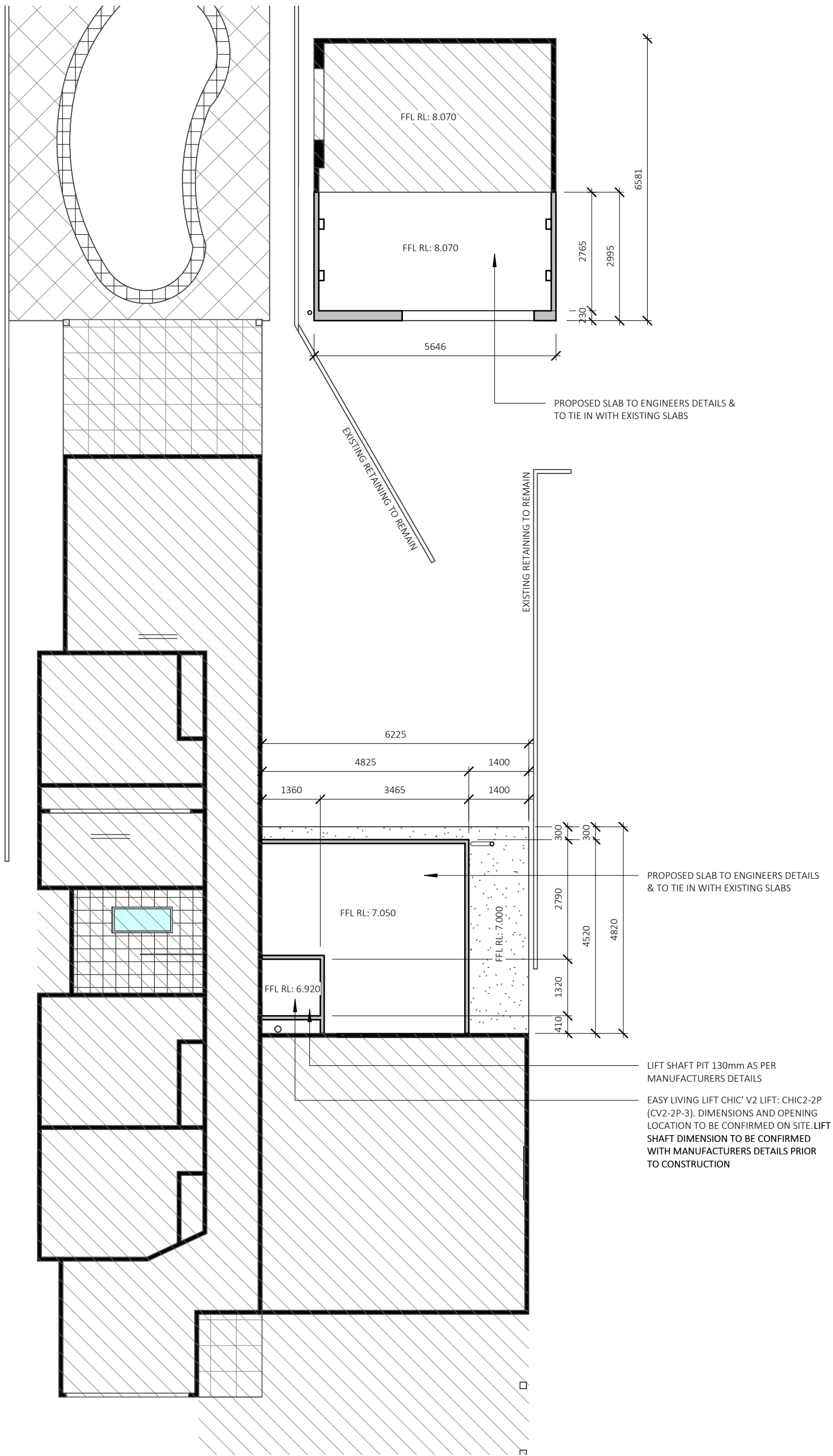
STATUS: DA PLANS	SHEET: 11 OF 15
LOT No: 102 DP No: 21901	
STREET: 7 LEWIS STREET, OLD BAR 2430	
CLIENT: PETITH	

ROOF PLANS

SCALE:	As indicated
SHEET SIZE:	A3
START DATE:	21.01.2025
DWG No:	A6114

DRAWING REVISION + NOTES

Date:	Revision:	Issue:	Drawn:
20.03.25	REV A	A	AE
03.04.25	REVISED	B	AE
11.06.25	CC PLANS	C	MS
Date 4	GARAGE EXT EAVE	D	MS



SETOUT PLAN

1 : 100

BASIX NOTES:
NOT REQUIRED

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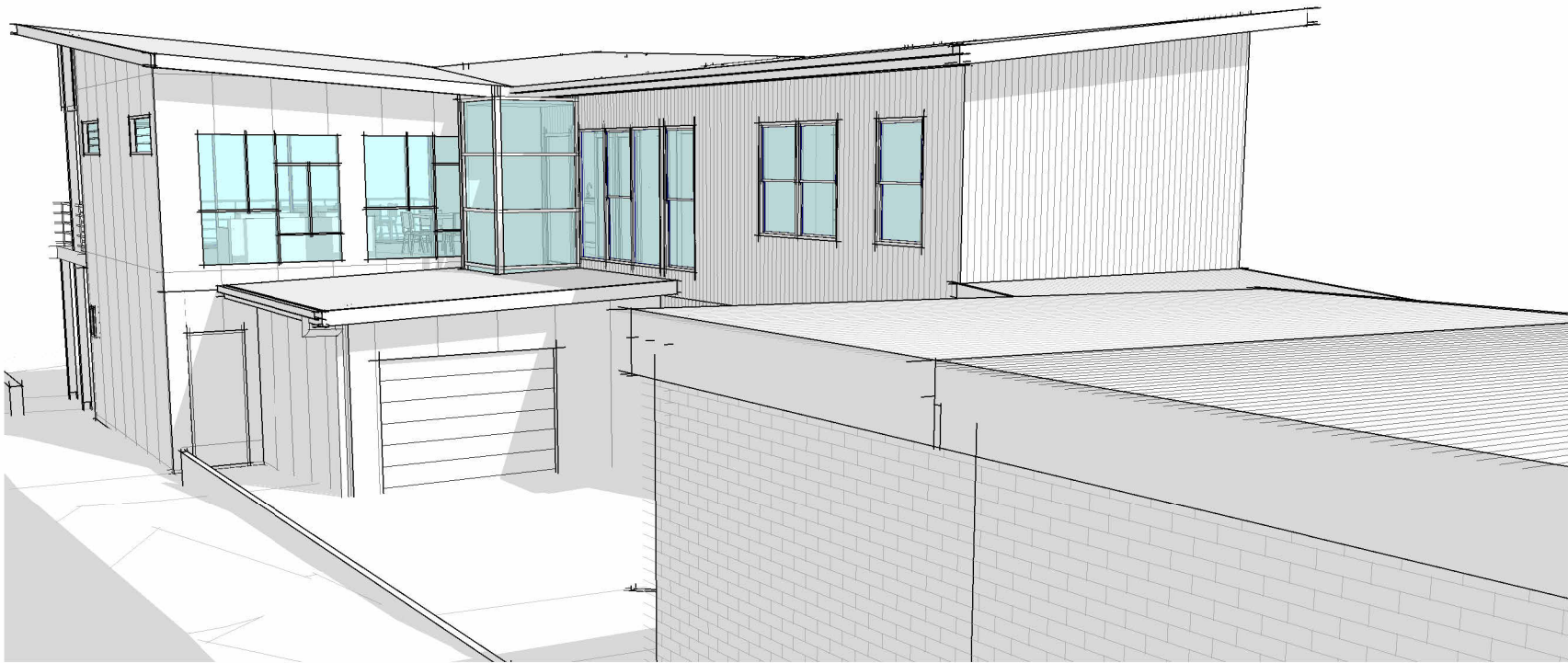
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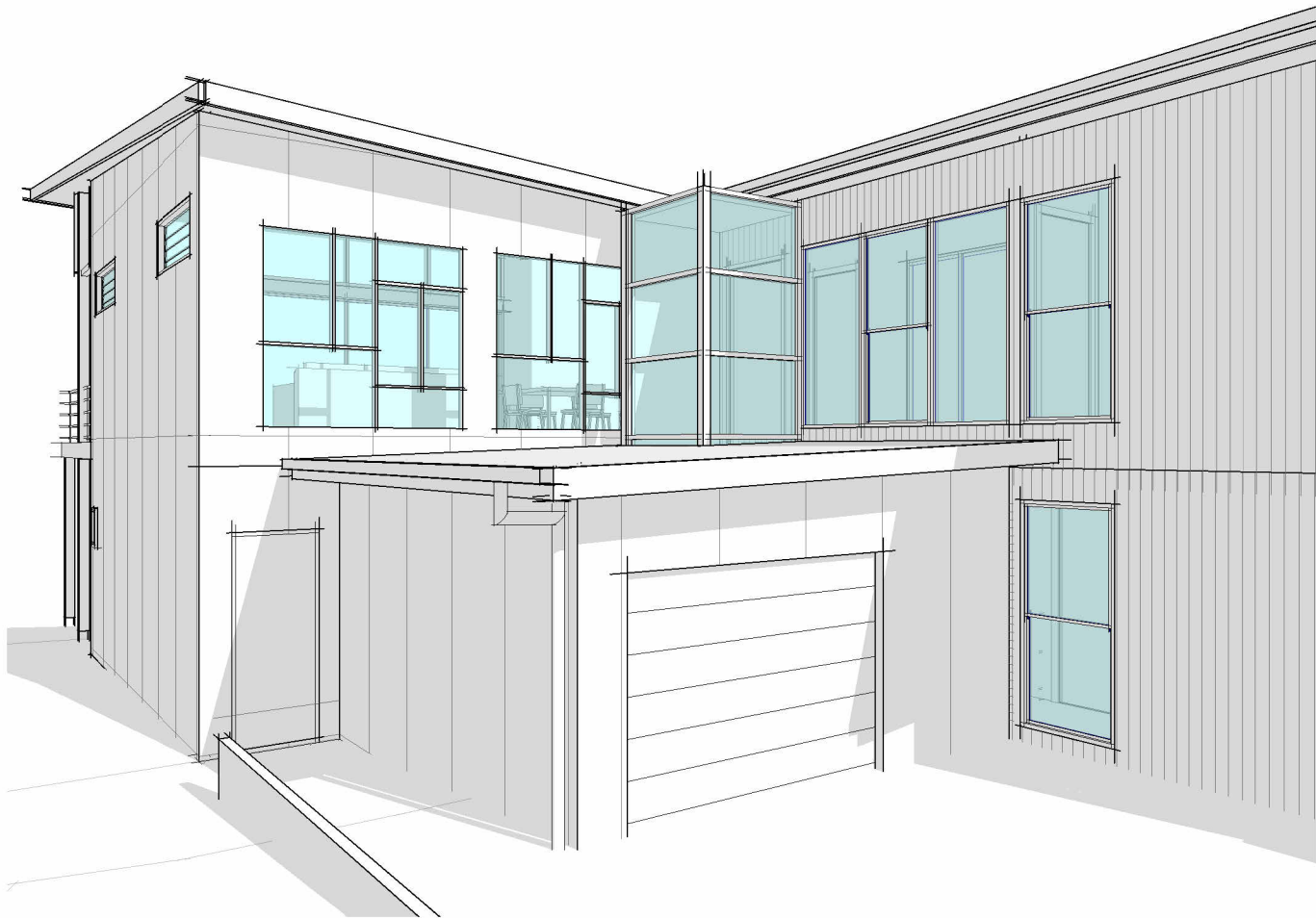
PROJECT: ALTERATIONS AND ADDITONS	
STATUS: DA PLANS	SHEET: 12 OF 15
LOT No: 102 DP No: 21901	
STREET: 7 LEWIS STREET, OLD BAR 2430	
CLIENT: PETITH	

SETOUT PLAN	
SCALE:	1 : 100
SHEET SIZE:	A3
START DATE:	21.01.2025
DWG No:	A6114

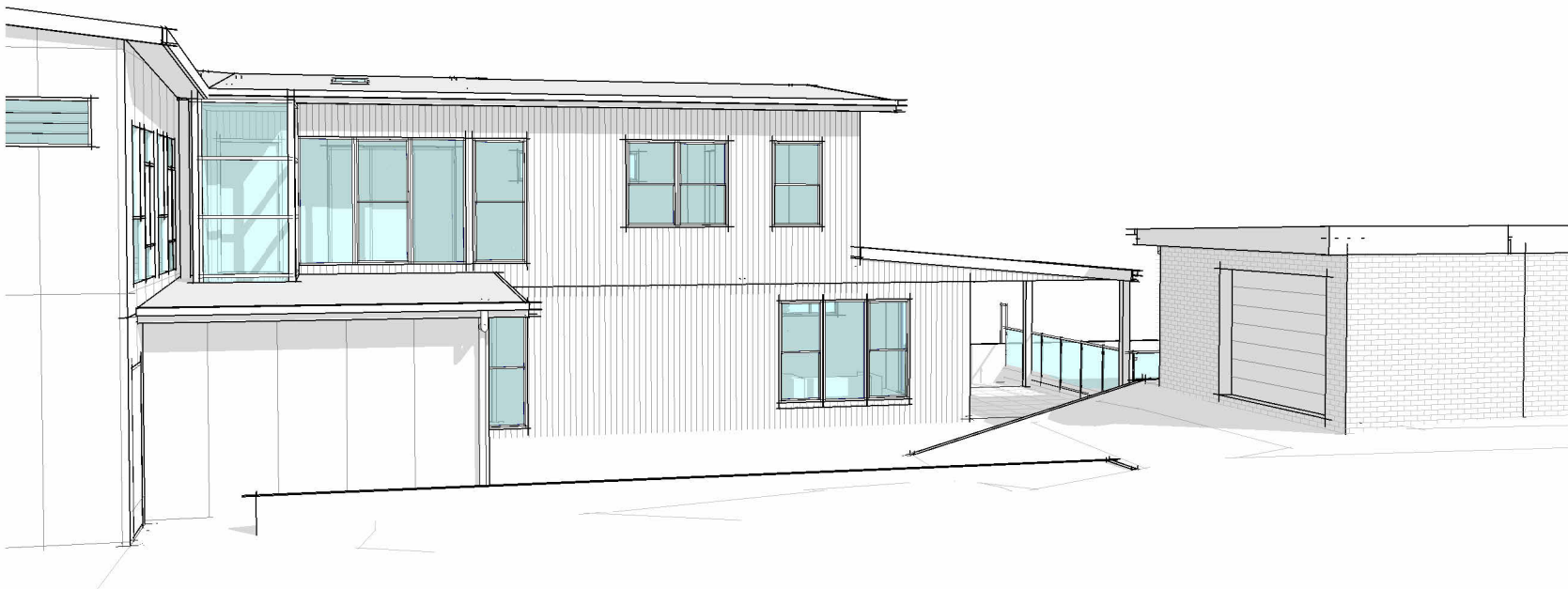
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PERSPECTIVE VIEW 1



PERSPECTIVE VIEW 2



PERSPECTIVE VIEW

BASIX NOTES:
NOT REQUIRED

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THESE NOTES MUST BE READ AND UNDERSTOOD BY ALL INVOLVED IN THE PROJECT. THIS INCLUDES (but is not limited to):
OWNER, BUILDER, SUB-CONTRACTORS, CONSULTANTS, RENOVATORS, OPERATORS, MAINTAINERS, DEMOLISHERS.

REVIEWED JANUARY 2024

BUILDING SPECIFICATIONS FOR CLASS 1 AND 10 BUILDINGS

All works to be completed in accordance with the current version of the National Construction Code Series, including National Construction Code (NCC), Volume 2 and the Plumbing Code of Australia (PCA), Volume 3 as applicable.

All Australian Standards listed are the versions that have been adopted by the relevant version of the National Construction Code Series at the time of Construction Certificate or Complying Development Certificate Application.

STRUCTURAL PROVISIONS

Structural Design Manuals– is satisfied by complying with:

- a) NCC, Vol. 2, Part H1D1 and Part 2.2 Structural Provisions of the ABCB Housing Provisions;
- Structural Software– Must comply with the Australian Building Codes Board (ABCB) Protocol for Structural Software as per the NCC, Vol 2, Part H1D6 (7) and Part 2.2.5 of the ABCB Housing Provisions.

SITE PREPARATION

Earthworks - Earthworks are to be undertaken in accordance with the NCC, Vol. 2, Part H1D3 and Part 3.2 of the ABCB Housing Provisions

Earth Retaining structures (ie. retaining walls & batter) to be in accordance with AS4678.

Drainage– Stormwater drainage is to be undertaken in accordance with AS/NZS 3500.3, or, the Acceptable Construction Practice as detailed in the NCC, Vol. 2, Part H2D2 and Part 3.3 of the ABCB Housing Provisions

Termite Risk Management– Where a primary building element is considered susceptible to termite attack the building shall be protected in accordance with the following:

- a) AS 3600.1, and
- b) The Acceptable Construction Practice as detailed in accordance with the NCC, Vol. 2, Part H1P1 and Part 3.4 of the ABCB Housing Provisions

FOOTINGS AND SLABS

The footing or slab is to be constructed in accordance with AS 2870, except that for the purposes of Clause 5.3.3.1 of AS 2870, a damp-proofing membrane is required to be provided, or, the Acceptable Construction Practice detailed in the NCC, Vol. 2, Part H1D4 and Part 4.2 of the ABCB Housing Provisions

Piled footings are to be designed in accordance with AS 2159

MASONRY

Unreinforced Masonry– to be designed and constructed in accordance with;

- a) AS 3700; or
- b) AS 4773 Parts 1 and 2; or
- c) NCC, Vol. 2, Part H1D5 and Part 5.4 of the ABCB Housing Provisions

Reinforced Masonry– to be designed and constructed in accordance with;

- a) AS 3700; or
- b) AS 4773 parts 1 and 2; or
- c) NCC, Vol. 2, Part H1D5 and Part 5.2 and 5.3 of the ABCB Housing Provisions

Masonry Components and Accessories– to be constructed and installed in accordance with;

- a) AS 3700; or
- b) AS 4773 Parts 1 and 2;
- c) NCC, Vol. 2, Part H1D5 and Part 5.6 of the ABCB Housing Provisions

Weatherproofing of Masonry
This Part applies to an external wall (including the junction between the wall and any window or door) of a Class 1 Building.

This Part does not apply to any Class 10 building except where its construction contributes to the weatherproofing of the Class 1 building.

The weatherproofing of masonry is to be carried out in accordance with;

- a) AS 3700; except as provided for by NCC, Vol. 2, Part H1D5 (4); or
- b) AS 4773 Parts 1 and 2
- c) NCC, Vol. 2, Part H1D5 and Part 5.7 of the ABCB Housing Provisions

FRAMING

Sub-Floor Ventilation– Is to comply with the Acceptable Construction Practice of the NCC, Vol. 2, Part H2D5 and part 6.2 of the ABCB Housing Provisions

Steel Framing– is to be designed and constructed in accordance with the Acceptable Construction Practice of the NCC Vol.2, Part H1D6 and Part 6.3 of the ABCB Housing Provisions; or, one of the following manuals:

- a) Steel structures: AS 4100.
 - b) Cold-formed steel structures: AS/NZS4600.
 - c) Residential and low-rise steel framing: NASH Standard.
- Timber Framing– is to be designed and constructed in accordance with the following, as appropriate:
- a) AS/NZS 1170.1 - 2002
 - b) AS/NZS 1170.2 -2021,
 - c) AS 1684.2 - 2021
 - d) AS 1720.1 - 2010
 - e) AS1720.5 - 2015 and;
 - f) AS4440 - 2004 Installation of nailplated timber roof trusses
- Structural Steel Members– is to be designed and constructed in accordance with the Acceptable Construction Practice of the NCC Vol.2, Part H1D6 and Part 6.3 of the ABCB Housing Provisions or, one of the following manuals:

- a) Steel Structures: AS 4100.
- b) Cold-formed steel structures: AS/NZS 4600.

ROOF AND WALL CLADDING

Roof Cladding– is to comply with the Acceptable Construction Practice of the NCC, Vol. 2, Part H1D7 and Part 7.2 and 7.3 of the ABCB Housing Provisions; or, one of the following:

- a) Roofing tiles: NCC, Vol. 2, Part 7.3 of the ABCB Housing Provisions - AS4597, AS2050, AS2049 and AS 4200.1
- b) Metal Roof Cladding: NCC, Vol. 2, Part 7.3 of the ABCB Housing Provisions - AS1562.1
- c) Plastic sheet roofing: AS/NZS 4256 Parts 1, 2, 3 and 5; and AS/NZS 1562.3

Gutters and Downpipes– are to be designed and constructed in accordance with the Acceptable Construction Practice of the NCC, Vol. 2, Part H2D2, H2D6 and Part 7.4 of the ABCB Housing Provisions, or, AS/NZS 3500.3 – Stormwater drainage.

Timber & Composite Wall Cladding– to be designed and constructed in accordance with Acceptable Construction Practice of the NCC, Vol. 2, Part 7.5 of the ABCB Housing Provisions - AS4200.1, AS2908.2 or ISO 8336, AS1859.4, AS2269.0 and AS2904

Autoclaved Aerated Concrete to AS5146.1

Metal wall cladding to be designed and constructed in accordance with AS 1562.1.

GLAZING

Glazing – to be designed and constructed in accordance with the Acceptable Construction Practice of the NCC, Vol. 2, Part H1D8, Part H2D7 and Part 8.3 of the ABCB Housing Provisions, or, one of the following manuals as applicable under the NCC:

- a) AS 2047
- b) AS 1288
- c) AS 4055

FIRE SAFETY

Fire Hazard properties of materials to comply with the NCC, Vol. 2, Part H3D2

Fire Separation of external walls to comply with the NCC, Vol. 2, Part H3D3 and Part 9.2 of the ABCB Housing Provisions

Fire Separation of separating walls & floors to comply with the NCC, Vol. 2, Part H3D4 and Part 9.3 of the ABCB Housing Provisions

Fire Separation of garage-top-dwellings to comply with the NCC, Vol. 2, Part H3D4 and Part 9.4 of the ABCB Housing Provisions

Smoke Alarms & Evacuation lighting to comply with the NCC, Vol. 2, Part H3D5 and Part 9.5 of the ABCB Housing Provisions

BUSHFIRE AREAS

Bushfire Areas– This section relates to:

- a) A Class 1 building; or
- b) A Class 10a building or deck associated with a Class 1 building, If it is constructed in accordance with the following:
- c) AS 3959, except as amended by planning for bushfire protection and, except for Section 9 Construction for Bushfire Attack Level FZ (BAL-FZ). Buildings subject to BAL-FZ must comply with specific conditions of development consent for construction at this level; or
- d) The requirements of (c) above as modified by the development consent following consultation with the NSW Rural Fire Service undersection 79BA of the Environmental Planning and Assessment Act 1979; or
- e) The requirements of (c) above as modified by the development consent with a bushfire safety authority issued under section 100B of the Rural Fire Act for the purposes of integrated development.

Alpine Areas– to be constructed in accordance with the Acceptable Construction Practice of the NCC, Vol. 2, Part H7D3 and Part 12.2 of the ABCB Housing Provisions if located in an alpine area.

HEALTH AND AMENITY

Wet Areas and External Waterproofing– building elements in wet areas within a building must:

- a) Be waterproof or water resistant in accordance with the NCC, Vol. 2, Part H4D2, H4D3 and Part 10.2 of the ABCB Housing Provisions; and
 - b) Comply with AS 3740.
 - c) External areas to comply with AS4654.1 & AS4654.2
- Room Heights– are to be constructed in accordance with the Acceptable Construction Practice of the NCC, Vol. 2, Part H4D4 and Part 10.3 and Figure 10.3.1 of the ABCB Housing Provisions

Facilities– are to be constructed in accordance with Acceptable Practice of the NCC, Vol. 2, Part H4D5 and Part 10.4 of the ABCB Housing Provisions

Light – is to be provided in accordance with the Acceptable Construction Practice of the NCC, Vol. 2, Part H4D6 and Part 10.5 of the ABCB Housing Provisions

Ventilation– is to be provided in accordance with the Acceptable Construction Practice of the NCC, Vol. 2, Part H4D7 and Part 10.6 of the ABCB Housing Provisions and installed in accordance with AS1668.2

Sound Insulation (only applies to a separating wall between two or more class 1 buildings) is to be provided in accordance with the Acceptable Construction Practice of the NCC, Vol. 2, Part H4D8 and Part 10.7 of the ABCB Housing Provisions

Condensation Management to be provided in accordance with Acceptable Construction Practice of the NCC, Vol. 2, Part H4D9 and Part 10.8 of the ABCB Housing Provisions

SAFE MOVEMENT AND ACCESS

Stairway and Ramp Construction– to be constructed and installed in accordance with the Acceptable Construction Practice of the NCC, Vol. 2, Part H5D2 and Part 11.2 of the ABCB Housing Provisions

Barriers and Handrails– to be constructed and installed in accordance with the Acceptable Construction Practice of to be constructed and installed in accordance with the Acceptable Construction Practice of the NCC, Vol. 2, Part H5D3 and Part 11.3 of the ABCB Housing Provisions

ANCILIARY PROVISIONS & ADDITIONAL CONSTRUCTION REQUIREMENTS

H7D2 - Swimming Pools

H7P1 - Swimming Pool Access– to be designed and installed in accordance with the Swimming Pools Act 1992, Swimming Pool Regulation 2018 and AS 1926 Parts 1 and 2.

H7P2 - Swimming Pool Water recirculation Systems– is to be designed and constructed in accordance with AS1926.3.

High Wind Areas– Applies to a region that is subject to design wind speeds more than N3 or C1 (see Table 4 of the NCC). To be constructed in accordance with one or more of the relevant structural design manuals referenced in the NCC, Vol. 2, Part 2.2 of the ABCB Housing Provisions

H1D9 - Earthquake Areas subject to "seismic activity" to be constructed in accordance the NCC, Vol. 2, Part 2.2 of the ABCB Housing Provisions

H1D10 - Flood Hazard Areas– applies to areas on a site (weather or not mapped) encompassing the land lower than the flood hazard level (as defined by the NCC) which has been determined by the appropriate authority (statutory authority), are to be constructed in accordance with the ABCB Standard for Construction of Buildings in Flood Hazard Areas.

H7D3 - Construction "Alpine Areas" in accordance with NCC, Vol. 2, Part 12.2 of the ABCB Housing Provisions

H7D4 - Construction in Bushfire Prone Areas; dwellings are to be construced in accordance with AS3959-2018: Construction of buildings in bushfire-prone areas


H1D11 - Attachment of Decks & Balconies to external walls of buildings to be in accordance with the NCC, Vol. 2, Part 12.3 of the ABCB Housing Provisions or alternatively must be designed by a professional engineer or other appropriately qualified person in accordance with the relevant structural design manuals referenced in the NCC, Vol. 2, Part 2.2 of the ABCB Housing Provisions

H7D5 - Heating Appliances, Fireplaces, Chimneys & Flues to be installed in accordance with the NCC, Vol.2, Part 12.4 of the ABCB Housing Provisions; or a) for a domestic solid fuel burning appliance, AS/NZS 2918

ENERGY EFFICIENCY

Energy Efficiency– to comply with the measures contained in the relevant BASIX certificate and the requirements of the NCC, Vol. 2, NSW Part H6 Energy Efficiency and the NSW Parts of Part 13.2 of the ABCB Housing Provisions



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						Date:	Revision:		Issue:	Drawn:
		STATUS: DA PLANS		SHEET: 14 OF 15	SCALE:	As indicated	20.03.25	REV A REVISED CC PLANS GARAGE EXT EAVE	A	AE
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1. FALLS, SLIPS, TRIPS
A) WORKING AT HEIGHTS
DURING CONSTRUCTION
Wherever possible, components for this building should be prefabricated off-site or at ground level to minimise the risk of workers falling more than two metres. However, construction of this building will require workers to be working at heights where a fall in excess of two metres is possible and injury is likely to result from such a fall. The builder should provide a suitable barrier wherever a person is required to work in a situation where falling more than two metres is a possibility.
DURING OPERATION OR MAINTENANCE
For houses or other low-rise buildings where scaffolding is appropriate: Cleaning and maintenance of windows, walls, roof or other components of this building will require persons to be situated where a fall from a height in excess of two metres is possible. Where this type of activity is required, scaffolding, ladders or trestles should be used in accordance with relevant codes of practice, regulations or legislation. For buildings where scaffold, ladders, trestles are not appropriate: Cleaning and maintenance of windows, walls, roof or other components of this building will require persons to be situated where a fall from a height in excess of two metres is possible. Where this type of activity is required, scaffolding, fall barriers or Personal Protective Equipment (PPE) should be used in accordance with relevant codes of practice, regulations or legislation.
B) SLIPPERY OR UNEVEN SURFACES
FLOOR FINISHES Specified
If finishes have been specified by designer, these have been selected to minimise the risk of floors and paved areas becoming slippery when wet or when walked on with wet shoes/feet. Any changes to the specified finish should be made in consultation with the designer or, if this is not practical, surfaces with an equivalent or better slip resistance should be chosen.
FLOOR FINISHES By Owner
If designer has not been involved in the selection of surface finishes, the owner is responsible for the selection of surface finishes in the pedestrian trafficable areas of this building. Surfaces should be selected in accordance with AS HB 197:1999 and AS/NZ 4586:2004.
STEPS, LOOSE OBJECTS AND UNEVEN SURFACES
Due to design restrictions for this building, steps and/or ramps are included in the building which may be a hazard to workers carrying objects or otherwise occupied. Steps should be clearly marked with both visual and tactile warning during construction, maintenance, demolition and at all times when the building operates as a workplace. Building owners and occupiers should monitor the pedestrian access ways and in particular access to areas where maintenance is routinely carried out to ensure that surfaces have not moved or cracked so that they become uneven and present a trip hazard. Spills, loose material, stray objects or any other matter that may cause a slip or trip hazard should be cleaned or removed from access ways. Contractors should be required to maintain a tidy work site during construction, maintenance or demolition to reduce the risk of trips and falls in the workplace. Materials for construction or maintenance should be stored in designated areas away from access ways and work areas.
2. FALLING OBJECTS
LOOSE MATERIALS OR SMALL OBJECTS
Construction, maintenance or demolition work on or around this building is likely to involve persons working above ground level or above floor levels. Where this occurs one or more of the following measures should be taken to avoid objects falling from the area where the work is being carried out onto persons below.
1. Prevent or restrict access to areas below where the work is being carried out.
2. Provide toeboards to scaffolding or work platforms.
3. Provide protective structure below the work area.
4. Ensure that all persons below the work area have Personal Protective Equipment (PPE).
BUILDING COMPONENTS
During construction, renovation or demolition of this building, parts of the structure including fabricated steelwork, heavy panels and many other components will remain standing prior to or after supporting parts are in place. Contractors should ensure that temporary bracing or other required support is in place at all times when collapse which may injure persons in the area is a possibility.
Mechanical lifting of materials and components during construction, maintenance or demolition presents a risk of falling objects. Contractors should ensure that appropriate lifting devices are used, that loads are properly secured and that access to areas below the load is prevented or restricted.
3. TRAFFIC MANAGEMENT
For building on a major road, narrow road or steeply sloping road: Parking of vehicles or loading/unloading of vehicles on this roadway may cause a traffic hazard. During construction, maintenance or demolition of this building designated parking for workers and loading areas should be provided. Trained traffic management personnel should be responsible for the supervision of these areas. For building where on-site loading/unloading is restricted: Construction of this building will require loading and unloading of materials on the roadway. Deliveries should be well planned to avoid congestion of loading areas and trained traffic management personnel should be used to supervise loading/unloading areas. For all buildings: Busy construction and demolition sites present a risk of collision where deliveries and other traffic are moving within the site. A traffic management plan supervised by trained traffic management personnel should be adopted for the work site.
4. SERVICES
GENERAL
Rupture of services during excavation or other activity creates a variety of risks including release of hazardous material. Existing services are located on or around this site. Where known, these are identified on the plans but the exact location and extent of services may vary from that indicated. Services should be located using an appropriate service (such as Dial Before You Dig), appropriate excavation practice should be used and, where necessary, specialist contractors should be used. Locations with underground power: Underground power lines MAY be located in or around this site. All underground power lines must be disconnected or carefully located and adequate warning signs used prior to any construction, maintenance or demolition commencing. Locations with overhead power lines: Overhead power lines MAY be near or on this site. These pose a risk of electrocution if struck or approached by lifting devices or other plant and persons working above ground level. Where there is a danger of this occurring, power lines should be, where practical, disconnected or relocated. Where this is not practical adequate warning in the form of bright coloured tape or signage should be used or a protective barrier provided.
5. MANUAL TASKS
Components within this design with a mass in excess of 25kg should be lifted by two or more workers or by mechanical lifting device. Where this is not practical, suppliers or fabricators should be required to limit the component mass

All material packaging, building and maintenance components should clearly show the total mass of packages and where practical all items should be stored on site in a way which minimises bending before lifting. Advice should be provided on safe lifting methods in all areas where lifting may occur. Construction, maintenance and demolition of this building will require the use of portable tools and equipment. These should be fully maintained in accordance with manufacturer's specifications and not used where faulty or (in the case of electrical equipment) not carrying a current electrical safety tag. All safety guards or devices should be regularly checked and Personal Protective Equipment should be used in accordance with manufacturer's specification.
6. HAZARDOUS SUBSTANCES
ASBESTOS
For alterations to a building constructed prior to 1990: If this existing building was constructed prior to: asbestos 1990 - it therefore may contain asbestos 1986 - it therefore is likely to contain either in cladding material or in fire retardant insulation material. In either case, the builder should check and, if necessary, take appropriate action before demolishing, cutting, sanding, drilling or otherwise disturbing the existing structure.
POWDERED MATERIALS
Many materials used in the construction of this building can cause harm if inhaled in powdered form. Persons working on or in the building during construction, operational maintenance or demolition should ensure good ventilation and wear Personal Protective Equipment including protection against inhalation while using powdered material or when sanding, drilling, cutting or otherwise disturbing or creating powdered material.
TREATED TIMBER
The design of this building may include provision for the inclusion of treated timber within the structure. Dust or fumes from this material can be harmful. Persons working on or in the building during construction, operational maintenance or demolition should ensure good ventilation and wear Personal Protective Equipment including protection against inhalation of harmful material when sanding, drilling, cutting or using treated timber in any way that may cause harmful material to be released. Do not burn treated timber.
VOLATILE ORGANIC COMPOUNDS
Many types of glue, solvents, spray packs, paints, varnishes and some cleaning materials and disinfectants have dangerous emissions. Areas where these are used should be kept well ventilated while the material is being used and for a period after installation. Personal Protective Equipment may also be required. The manufacturer's recommendations for use must be carefully considered at all times
SYNTHETIC MINERAL FIBRE
Fibreglass, rockwool, ceramic and other material used for thermal or sound insulation may contain synthetic mineral fibre which may be harmful if inhaled or if it comes in contact with the skin, eyes or other sensitive parts or the body. Personal Protective Equipment including protection against inhalation of harmful material should be used when installing, removing or working near bulk insulation material.
TIMBER FLOORS
This building may contain timber floors which have an applied finish. Areas where finishes are applied should be kept well ventilated during sanding and application and for a period after installation. Personal Protective Equipment may also be required. The manufacturer's recommendations for use must be carefully considered at all times.
7. CONFINED SPACES
EXCAVATION
Construction of this building and some maintenance on the building will require excavation and installation of items within excavations. Where practical, installation should be carried out using methods which do not require workers to enter the excavation. Where this is not practical, adequate support for the excavated area should be provided to prevent collapse. Warning signs and barriers to prevent accidental or unauthorised access to all excavations should be provided.
ENCLOSED SPACES
For buildings with enclosed spaces where maintenance or other access may be required: Enclosed spaces within this building may present a risk to persons entering for construction, maintenance or any other purpose. The design documentation calls for warning signs and barriers to unauthorised access. These should be maintained throughout the life of the building. Where workers are required to enter enclosed spaces, air testing equipment and Personal Protective Equipment should be provided.
SMALL SPACES
For buildings with small spaces where maintenance or other access may be required: Some small spaces within this building will require access by construction or maintenance workers. The design documentation calls for warning signs and barriers to unauthorised access. These should be maintained throughout the life of the building. Where workers are required to enter small spaces they should be scheduled so that access is for short periods. Manual lifting and other manual activity should be restricted in small spaces.
8. PUBLIC ACCESS
Public access to construction and demolition sites and to areas under maintenance causes risk to workers and public. Warning signs and secure barriers to unauthorised access should be provided. Where electrical installations, excavations, plant or loose materials are present they should be secured when not fully supervised.
9. OPERATIONAL USE OF BUILDING
RESIDENTIAL BUILDINGS
This building has been designed as a residential building. If it, at a later date, it is used or intended to be used as a workplace, the provisions of the Work Health and Safety Act 2011 or subsequent replacement Act should be applied to the new use.
10. OTHER HIGH RISK ACTIVITY
Code All electrical work should be carried out in accordance with of Practice:
Managing Electrical Risks at the Workplace, AS/NZ and all licensing requirements. 3012 All work using Plant should be carried out in accordance with Code of Practice:
Managing Risks of Plant at the Workplace. Code of All work should be carried out in accordance with Practice:
Managing Noise and Preventing Hearing Loss at Work. Due to the history of serious incidents it is recommended that particular care be exercised when undertaking work involving steel construction and concrete placement. All the above applies.
EXCAVATIONS
1.Excavations
The part of the site to be covered by the proposed building or buildings and an area at least 1000mm wide around that part of the site or to boundaries of the site, whichever is the lesser, shall be cleared or graded as indicated on the site works plan.

Top soil shall be cut to a depth sufficient to remove all vegetation. Excavations for all footings shall be in accordance with the Engineer's Recommendations of the NCC requirements.
FOUNDATIONS AND FOOTINGS
1. Underfloor Fill
Underfloor fill shall be in accordance with the NCC.
2. Termite Risk Management
Termite treatment shall be carried out in accordance with the NCC.
3. Vapour Barrier
The vapour barrier installed under slab-on-ground construction shall be 0.2mm nominal thickness, high impact resistance polyethylene film installed in accordance with the NCC.
4. Reinforcement
Reinforcement shall conform and be placed in accordance with the Engineer's Recommendation and the NCC. Support to all reinforcement shall be used to correctly position and avoid any undue displacement of reinforcement during the concrete pour.
5. Concrete
Structural shall not be less than Grade N20 except otherwise approved by the engineer and in accordance with the NCC.
6. Curing
All concrete slabs shall be cured in accordance with AS 3600.
7. Footings and Slabs on Ground
Concrete slabs and footings shall not be poured until approval to pour concrete is given by the engineer or the Local Authority.
8. Sub-Floor Ventilation
Where required, adequate cross ventilation will be provided to the space under suspended ground floor. Construction is to meet the requirements of the NCC. No section of the under floor area wall to be constructed in such manner that will hold pockets of still air.
9. Sub-Floor Access
If required, access will be provided under suspended floors in position where indicated on plan.
EFFLUENT DISPOSAL/DRAINAGE
1. Storm Water Drainage
Stormwater drainage shall be carried out in accordance with the NCC. The Builder will allow for the supplying and laying of stormwater drains where shown on the site plan.
TIMBER FRAMING
1. Generally
All timber framework sizes, spans, spacing, notching, checking and fixing to all floor, wall and roof structure shall comply with the NCC or AS 1684. Alternative structural framing shall be to structural engineer's details and certification. The work shall be carried out in a proper and trades personal like manner and shall be in accordance with recognised and accepted building practices.
2. Roof Trusses
Where roof truss construction is used, trusses shall be designed in accordance with AS 1720 and fabricated in a properly equipped factory and erected, fixed and braced in accordance with the fabricator's written instructions.
3. Bracing
Bracing units shall be determined and installed in accordance with AS 1684 as appropriate for the design wind velocity for the site. Bracing shall be evenly distributed throughout the building.
4. Flooring
Floor joists will be covered with strip or sheet flooring as shown on plan with particular regard to ground clearance and installation in wet areas as required by the NCC. Thickness of the flooring is to be appropriate for the floor joist spacing. Strip and sheet flooring shall be installed in accordance with AS 1684. When listed in Schedule of Works, floors shall be sanded to provide an even surface and shall be left clean throughout.
5. Timber Posts
Posts supporting the carports, verandas and porches shall be timber suitable for external use, or as otherwise specified, supported on galvanised or treated metal post shoes, unless otherwise specified. Posts shall be bolted to all adjoining beams as required by AS 1684 for the wind speed classification assessed for the site.
6. Corrosion Protection
All metal brackets, facing plates and other associated fixings used in structural timber joints and bracing must have appropriate corrosion protection.
STEEL FRAMING
1. Generally
Steel floor, wall or roof framing shall be installed in accordance with the manufacturer's recommendations and the NCC.
ROOFING
All roof cladding is to comply with the relevant structural performance and weathering requirements of the NCC and be installed as per the manufacturer's recommendations.
1.Tiled Roofing
The Builder will cover the roof of the dwelling with approved tiles as selected. The tiles are to be fixed (as required for appropriate design and wind speed) to battens of sixes appropriate to the spacing of rafters/trusses in accordance with the manufacturer's recommendations. The Builder will cover hips and ridges with capping and all necessary accessories including starters and apex caps. Capping and verge tiles are to be well bedded and neatly pointed. Roofing adjacent to valleys should be fixed so as to minimise water penetration as far as practicable. As roof tiles are made of natural products slight variation in colour is acceptable.
2. Metal Roofing
The Builder will provide and install a metal roof together with accessories all in accordance with the manufacturer's recommendations. Except where design prohibits, sheets shall be in single lengths from fascia to ridge. Fixing sheets shall be strictly in accordance with the manufacturer's recommendation as required for the appropriate design and wind speed. Incompatible materials shall not be used for flashings, fasteners or downpipes.
3. Gutters and Downpipes
Gutters and downpipes shall be manufactured and installed in accordance with the NCC. Gutters and downpipes are to be compatible with other materials used.
4. Sarking
Sarking under roof coverings must comply with and be fixed in accordance with manufacturer's recommendations.
5. Sealants
Appropriate sealants shall be used where necessary and in accordance with manufacturer's recommendations.
6. Flashing
Flashings shall comply with, and be installed in accordance with the NCC.

MASONRY
1. Damp Proof Courses
All damp proof courses shall comply with the NCC and Clause 1.0.10. The damp proof membrane shall be visible in the external face of the masonry member in which it is placed and shall not be bridged by any applied coatings, render or the like.
2. Cavity Ventilation
Open vertical joints (weepholes) must be created in the course immediately above any DPC or flashing at centres not exceeding 1.2m and must be in accordance with the NCC.
3. Mortar and Joining
Mortar shall comply with the NCC. Joint tolerances shall be in accordance with AS 3700.
4. Lintels
Lintels used to support brickwork opening in walls must be suitable for the purpose as required by the NCC. The Builder will provide one lintel to each wall leaf. The Builder will provide corrosion protection in accordance with the NCC Part 3.4.4 as appropriate for the site environment and location of the lintels in the structure.
5. Cleaning
The Builder will clean all exposed brickwork with an approved cleaning system. Care should be taken not to damage brickwork or joints and other fittings.
CLADDING AND LININGS
1. External Cladding
Sheet materials or other external cladding shall be fixed in accordance with the manufacturer's recommendations and any applicable special details. Where required in open verandas, porches and eave soffits, materials indicated on the plans shall be installed.
2.Internal Wall and Ceilings Linings
The Builder will provide gypsum plasterboards or other selected materials to walls and ceilings. Plasterboard sheets are to have recessed edges and will be a minimum of 10mm thick. Internal angles in walls from floor to ceiling are to be set. Suitable cornice moulds shall be fixed at the junction of all walls and ceilings or the joint set as required. The lining of wet area and walls shall be constructed in accordance with the NCC. Wet area lining is to be fixed in accordance with the manufacturer's recommendations. The ceiling access hole shall be of similar material to the adjacent ceiling.
3.Waterproofing
All internal wet area and balconies over internal habitable rooms are to be waterproof in accordance with the NCC.
JOINERY
1. General
All joinery work (metal and timber) shall be manufactured and installed according to accepted building practices.
2. Door Frames
External door frames shall be a minimum of 32mm thick solid rebated 12mm deep to receive doors. Internal jamb linings shall be a minimum of 18mm thick fit with 12mm thick door stops. Metal doorframes shall be installed where indicated on drawings in accordance with the manufacturer's recommendations.
3. Doors and Doorsets
All internal and external timber door and door sets shall be installed in accordance with accepted building practices. Unless listed otherwise in the Schedule of Works, doors and door sets shall be manufactured in accordance with AS 2688 and AS 2689.
4. Window and Sliding Doors
Sliding and other timber windows and doors shall be manufactured and installed in accordance with AS 2047. Sliding and other aluminium windows and the doors shall be installed in accordance with manufacturer's recommendations and AS 2047. All glazing shall comply with the NCC and any commitments outlined in the relevant BASIX Certificate.
5. Stairs, Balustrades and other Barriers
The Builder will provide stairs or ramps to any change in levels, and balustrades or barriers to at least one side of ramps, landings and balconies as per the NCC.
SERVICES
1.Plumbing
All plumbing shall comply with the requirements of the relevant supply authority and AS 3500. The work is to be carried out by a licensed plumber. Fittings, as listed in the Schedule of Works, shall be supplied and installed to manufacturer's recommendations. Fittings, hot water system and any rainwater harvesting facilities shall be appropriate to satisfy any commitment outlined in the relevant BASIX Certificate.
2.Electrical
The Builder will provide all labour and materials necessary for the proper installation of the electricity service by a licensed electrician in accordance with AS/NZS 3000 and the requirements of the relevant supply authority. Unless otherwise specified, the electrical service shall be 240 volt, single phase supply.
3.Gas
All installation (including LPG) shall be carried out in accordance with the rules and requirements of the relevant supply authority.
4.Smoke Detectors
The Builder will provide and install smoke alarms manufactured in accordance with AS 3786 AS specified or as indicated on the plans and in accordance with the NCC.
5.Thermal Insulation
Where thermal insulation is used in the building fabric or services, such as air conditioning ducting or hot water systems, it shall be installed in accordance with manufacturer's recommendations to achieve the R-Values required by the NCC or as outlined in the relevant BASIX Certificate.
TILING
1.Materials
Cement mortar and other adhesives shall comply with AS 3958.1 or tile manufacturer's recommendation.
2.Installation
Installation of tiles shall be in accordance with AS 3958.1, manufacturer's recommendations or accepted building practices. Where practicable, spacing between tiles should be even and regular. The Builder will provide expansion joints where necessary. All vertical and horizontal joints between walls and fixtures e.g. bench top, bath, etc. and wall/floor junctions to be filled with flexible mould resistant sealant. All joints in the body of tiled surfaces shall be neatly filled with appropriate grout material as specified by the tile manufacturer or accepted building practice. As tiles are made of natural products a slight variation in colour is acceptable.

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						Date:	Revision:			Issue:	Drawn:
		STATUS: DA PLANS		SHEET: 15 OF 15	SCALE:	1 : 100	20.03.25	REV A REVISED CC PLANS GARAGE EXT EAVE	A	AE	
		LOT No: 102 DP No: 21901			SHEET SIZE:	A3	03.04.25		B	AE	
		STREET: 7 LEWIS STREET, OLD BAR 2430			START DATE:	21.01.2025	11.06.25		C	MS	
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