LOT 2, DP-23778, 96 MACKENZIE STREET, REVESBY.

PROPOSED TWO ATTACHED DOUBLE STOREY BRICK VENEER DWELLINGS WITH TORRENS TITLE SUBDIVISION.

arc INOVATIONZ
design & construction

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bda
BUILDING DESIGNERS AUSTRALIA

Sheet List

Sheet Number	Sheet Name
DW.01	COVER SHEET
DW.02	NOTES
DW.03	SITE ANALYSIS
DW.04	SUB DIVISION PLAN
DW.05	DEMOLITION PLAN
DW.06	SITE PLAN
DW.07	GROUND FLOOR PLAN
DW.08	FIRST FLOOR PLAN
DW.09	ELEVATIONS
DW.10	ELEVATIONS
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Sheet List

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DW.14	SHADOW DIAGRAM
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DW.15	LANDSCAPE PLAN
DW.16	STORM WATER PLAN
DW.17	FINISHES SCHEDULE
DW.18	NOTIFICATION PLAN

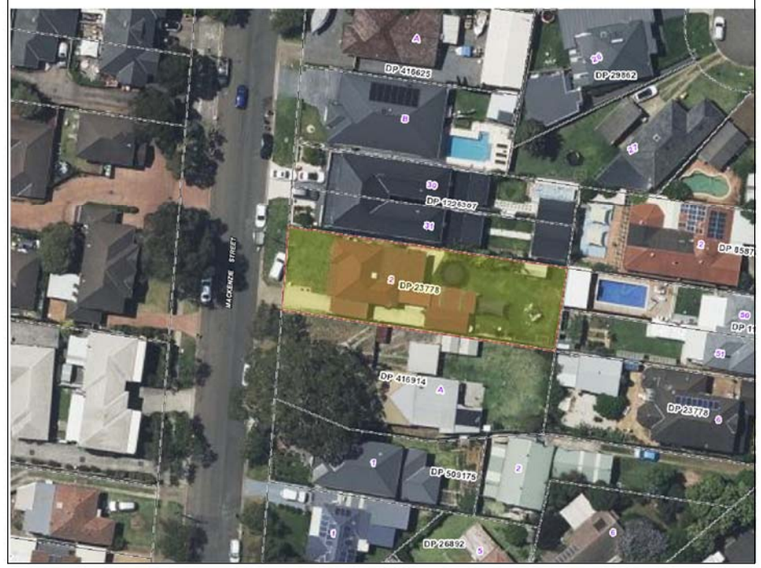
Certificate No. #HR-0L3STN-01

Scan QR code or follow website link for rating details.

Assessor name	AKM Hassan
Accreditation No.	HERA 10170
Property Address	96 MACKENZIE STREET, REVESBY, NSW, 2212

http://www.hero-software.com.au/pdf/HR-0L3STN-01

SITE LOCATION



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LOT 2, DP-23778, 96 MACKENZIE STREET, REVESBY.

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1. FALLS, SLIPS, TRIPS

C)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.

FLOOR FINISHES By Owner

b) SLIPPERY OR UNEVEN SURFACES

Designer has not 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.

c) 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

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).

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.

BUILDING COMPONENTSMechanical 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.
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

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 withmanufacturer'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.

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.

6. HAZARDOUS SUBSTANCES

ASBESTOS
For alterations to a building constructed prior to 1990:If this existing building was constructed prior to:
1990 - it therefore may contain asbestos1986 - it therefore is likely to contain asbestos 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

8. PUBLIC ACCESS

' use must be carefully considered at all times.

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

All electrical work should be carried out in accordance with code of Practice: Managing Electrical Risks at the Workplace, AS/NZ 3012 and all licensing requirements.

All work using Plant should be carried out in accordance with Code of Practice: Managing Risks of Plant at the Workplace.

All work should be carried out in accordance with code of Practice:Managing Noise and Preventing Hearing Loss at Work.Due to the history of serious incidents it isrecommended that particular care be exercised when undertaking work involving steel construction and concrete placement. All the above applies.

NCC 2022 and HOUSING PROVISIONS STANDARD 2022

H1D3 Site Preparation
ABCB Housing Provisions Part 3 Site Preparation
Earthworks ABCB Housing Provisions Standard 2022 Part 3.2.1
Un-retained bulk earthworks Site Cut & Fill to be as per Part 3.2.1
Drainage ABCB Housing Provisions Standard 2022 Part 3.3
Surface Water Drainage shall be in accordance with ABCB Housing Provisions Standard 2022 Part 3.3.3 and Subsoil water to be diverted away from Footings, basements, retaining walls etc in Accordance with ABCB Housing Provisions Standard 2022 Part 3..3.4 and Stormwater Drainage to comply with Part 3.3.5
Termite Risk Management ABCB Housing Provisions Standard 2022 Part 3.4
Termite treatment shall be carried out in accordance with ABCB Housing Provisions Standard 2022 Part 3.4.2
Termite Management System to comply with AS 3660.1 or have been tested and passed the tests required by Section 5 of AS 3660.3 and have a durable notice installed in accordance with ABCB Housing Provisions Standard 2022 Part 3.4.3
Earth Retaining Structures
H1D3 NCC Volume 2
Earth retaining structures to be as per Engineering Design and comply with requirements from AS 4678

H1D3 Footings and Slabs
ABCB Housing Provisions Part 4 Footings and Slabs
Footings and Slab ABCB Housing Provisions Standard 2022 Pat 4.2
The Footings and Concrete slab to be poured as per Engineering plans and to be done by Authority Approvals.Engineer and Authority Inspections to be organised by Builder.
The Footing or slab is constructed in accordance with AS 2870.Piled footings are designed in accordance with AS 2159.
Excavation for Footings in accordance with ABCB Housing Provisions Standard 2022 Part 4.2.3
Filling Under Concrete Slabs in Accordance with ABCB Housing Provisions Standard 2022 Part 4.2.4
Foundations for Footings and slabs in Accordance with ABCB Housing Provisions Standard 2022 Part 4.2.5
Slab Edge Support on Sloping Sites in Accordance with ABCB Housing Provisions Standard 2022 Part 4.2.6
Stepped Footings in Accordance with ABCB Housing Provisions Standard 2022 Part 4.2.7
Vapour barrier as per ABCB Housing Provisions 2022 Part 4.2.8 and must be installed under Slab on construction for all Class 1 Buildings and for Class 10 Buildings where the slab is continuous with slab of a class 1 Building Material must be 0.2 mm nominal thickness polyethylene film and medium impact resistant determined in accordance with the criteria specified in clause 5.3.3.3 of AS 2870 and be branded continuously "AS 2870 Concrete underlay, 0.2 mm Medium impact Resistance"
Edge Rebates ABCB Housing Provisions Standard 2022 Part 4.2.9
Edge rebate for slab on ground, stiffened raft or Waffle raft with Masonry Cavity or Veneer Construction must comply with ABCB Housing Provisions Standard 2022 Part 4.2.9
Concrete and reinforcing ABCB Housing Provisions Standard 2022 Part 4.10
Structural Concrete shall be in accordance with Part 4.10 and pre- mixed Concrete must be manufactured to comply with AS 3600. Builder to keep delivery dockets on site and in record and must produce for Engineer or Authority officers to inspect and confirm the Quality and Strength
Steel Reinforcement must comply with AS 2870 and must be installed in accordance with ABCB Housing Provisions Standard 2022 Part 4.2.11
Site Classification to be in accordance with NCC Vol2 Part 3.2.4.1 and AS 2870
Minimum Edge Beam Dimensions as per ABCB Housing Provisions Standards Part 4.2.21
Recessed areas of Slab as per ABCB Housing Provisions Standards Part 4.2.22 Compliance required JS 2875

H1D6(4) Timber Framing
Timber Framing
All Timber framing shall comply with NCC Vol2 Part H1d6 along with the Certifications and Structural Engineering design.
Subfloor Ventilation shall comply to NCC Vol2 Part 3.4.1
Wall Framing shall comply to AS3700 or AS4773
Roof Trusses to be designed in accordance with AS1720
Flooring shall be installed in accordance with AS1684
Bracing shall be designed and installed as per Structural Engineer's design or AS1684

H1D5 Masonry
ABCB Housing Provisions Part 5 Masonry
Masonry Veneer ABCB Housing Provisions Standard 2022 Part 5.2
Height of wall Limitation Part 5.2.2: Max Height of 8.5 m when measured above the adjacent finished Ground level.
Openings in masonry Veneer to comply with Part 5.2.3
Damp- proof Courses and Flashing Materials to comply as per Part 5.2.4
Vertical Articulation Joints as per Part 5.2.5
Cavity Masonry Veneer ABCB Housing Provisions Standard 2022 Part 5.3
Unreinforced Single Leaf Masonry ABCB Housing Provisions Standard 2022 Part 5.4
All Masonry including brick veneer to be designed in accordance with and comply to one of the following AS3700
Masonry Accessories ABCB Housing Provisions Standard 2022 Part 5.6
Mortar Mixes to Comply with AS 3700 or AS 4773 Except that the mortar may be mixed by Volume in the proportions stated in Table 5.6.3
Mortar Joints to Comply as per Part 5.6.4
Wall Ties to comply with AS 2699.1 as per Part 5.6.5
Fixing straps and Tie - Down Systems to comply as per Part 5.6.6
Lintels Must comply with NCC Vol2 H1D6(3) or ABCB Housing Provisions Standard 2022 Part 5.6.7
Vertical Articulation Joints must be provided in Masonry Walls in accordance with Part 5.6.8
Weatherproofing of Masonry ABCB Housing Provisions Standard 2022 Part 5.7
This part applies to every external wall(Including the junction between wall and any window or door) of a class 1 building.This part does not apply to class 10 building except where its construction contributes to the weatherproofing of the class 1 building.
Cavity Ventilation and clear width as per ABCB Housing Provisions Standard 2022 Part 5.7.2 and Cavity Drainage (weep holes) as per Part 5.7.5
Damp Proof Courses and Flashings - Material as per AS/NZS 2904 as per Housing Provisions Standard 2022 Part 5.7.3 and Installation as per Part 5.7.4
Weatherproofing for Single Leaf Masonry Walls as per ABCB Housing Provisions Part 5.7.6

H1D6 Steel Framing
ABCB Housing Provisions Part 6.3 Steel Framing
All Steel framing shall comply with NCC Vol2 H1D6 along with the Certifications and Structural Engineering design.Steel Manufacturer Engineering Products shall confirm compliance to code and Engineer's certification.
Subfloor Ventilation to comply to ABCB Housing Provisions Standard 2022 Part 6.2

H1D8 Glazing
ABCB Housing Provisions Part 8 Glazing
ABCB Housing Provisions Standard 2022 part 8.2.2
Installation of Windows be in accordance with Part 8.2.2 and shall comply with the requirements of Basix certificate.
Glazing Sizes and installation as per Part 8.3.2
Visibility of glazing as per 8.4.7
Bathroom, spa or Ensuite Glazing in accordance with 8.4.6
Full height Framed Glazed panel as per Part 8.4.4

H3 Fire Safety
ABCB Housing Provisions Part 9 Fire Safety
Where an alternative fire property for material and construction is proposed then all material selection is to comply with Part 9
Fire Separation of External walls to comply with ABCB Housing Provisions Standard 2022 Part 9.2
Fire Protection of Separating walls and floor to be in accordance with Part 9.3
Services in Separating walls to be in accordance with part 9.3.2
Fire Separation of Garage top dwellings in accordance with Part 9.4
Smoke alarms and evacuation lighting in accordance with Part 9.5

H1D7 Roof and Wall Cladding
ABCB Housing Provisions Part 7 Roof and Wall Cladding
Metal sheet roofing must comply with the minimum pitch requirements for the associated roof profile in accordance with part 7.2.3
All Metal Roofing to be installed in accordance with NCC Vol2 H1D7 or AS1562.1 and Manufacturer's specifications and instructions.
Fixing of Roof Tiles and Ancillaries as per Part 7.3.2
Flexible Pointing material complying with AS2050
Flashing for roof Tiles must comply with Housing provisions Part 7.3.3
Sarking under roof coverings must comply with ABCB Housing Provisions Standard 2022 Part 7.3.4
Anti Ponding Devices to be installed in accordance with ABCB Housing Provisions Standard 2022 Part 7.3.5
Gutters and Downpipes to be in accordance with ABCB Housing Provisions Standard 2022 Part 7.4 or AS/NZS 3500.3
Installation of Gutters must be in accordance with Part 7.4.4
Timber and Composite wall Claddings ABCB Housing Provisions Standard 2022 part 7.5
Installation to be in accordance with:
Part 7.5.2 for Timber Cladding(including weatherboards and profiled Boards)
Part 7.5.3 for fibre-cement and hardboard wall cladding boards
Part 7.5.4 for fibre-cement, hardboard and plywood sheet wall claddings.(also to comply with AS/NZS 2908.2 or ISO 8336 and be fixed in accordance with table 3.5.4.3)
Sheet Eaves to be installed in accordance with 7.5.5
Flashings to Wall Openings in accordance with Housing Provisions Part 7.5.6
Clearance Between cladding and ground to comply with Housing provisions Part 7.5.7
Parapets where provided are flashed in accordance with 7.5.8

H4D1 Health & Amenity
ABCB Housing Provisions Part 10 Health and Amenity
ABCB Housing Provisions Standard 2022 part 10.2
Wet areas Waterproofing to be done in accordance with Part 10.2.1
Shower area (Enclosed and unenclosed as per Part 10.2.2,10.2.3 and 10.2.4
Waterproofing Systems to comply as per Part 10.2.6
Construction of Wet area - to be as per Part 10.2.1,10.2.12 and 10.2.13
Step down and hob construction as per part 10.2.15 and 10.2.16
Membrane Installation Screed as per part 10.2.21
Shower Screens as per Part 10.2.32
Room Heights shall comply in accordance with Part 10.3.1
Habitable room min height 2.4 m
Kitchen 2.1m , corridor passageway or like 2.1m and
In Bathroom , shower, Laundry , Sanitary Compartment, Pantry , store, Garageor like 2.1m
In a room or space with a sloping ceiling or projections below the ceiling line within a habitable room- an Attic - Min height 2.2 m for at least two-thirds of the floor area of the room or space - in other rooms a height of not less than 2.4 m over two - thirds of the floor area of the room or space.
All Facilities shall be installed in accordance with ABCB Housing Provisions Standard 2022 Part 10.4
Natural and Artificial Light in a dwelling to be in accordance with Part 10.5
Ventilation requirements in accordance with Part 10.6
Sound Insulation in accordance with part 10.7
Condensation management in accordance with Part 10.8

ABCB Housing Provisions Standard 2022 Part 13 Energy Efficiency
Energy Efficiency acceptable Construction practices in accordance with NCC Vol2 Part H6D1
External glazing in accordance with ABCB Housing Provisions Part 13.3
External Shading in accordance with part 13.3.4
Building sealing in accordance with Part 13.4

GENERAL INFORMATION - FOR FULL AND COMPLETE DETAILS REFER CURRENT BCA AND RELEVANT AUSTRALIAN STANDARDS

THESE NOTES MUST BE READ AND UNDERSTOOD BY ALL INVOLVED IN THE PROJECT. THIS INCLUDES (But is not excluded to): OWNER,BUILDER,SUB-CONTACTORS,CONSULTANTS, RENOVATORS, OPERATORS, MAINTAINORS, DEMOLISHERS.

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SITE BOUNDARY

WIND DIRECTION

PROPOSED BUILDING

NEIGHBOURHOOD PROPERTIES

PRIVATE OPEN SPACE

VEHICULAR ACCESS

DRIVEWAY ACCESS

BM BENCH MARK
GM GAS METER
GP GULLY PIT
GSIP GRATED SURFACE INLET PIT
H HYDRANT
JP JUNCTION PIT
KIP KERB INLET PIT
NS NATURAL SURFACE
PC PRAM CROSSING
S SEWER
SV STOP VALVE
T TREE
TEL TELSTRA PIT
VC VEHICLE CROSSING
WM WATER METER

CC Compliance (NCC Clause A2G1)
There are three ways to comply with the NCC's Performance Requirements. These include using a:
- Performance Solution
- Deemed-to-Satisfy (DTS) Solution
- combination of Performance Solutions and DTS Solutions.

Certificate No. #HR-0L3STN-01

Scan QR code or follow website link for rating details.

Assessor name	AKM Hassan
Accreditation No.	HERA 10170
Property Address	96 MACKENZIE STREET, REVESBY, NSW, 2212

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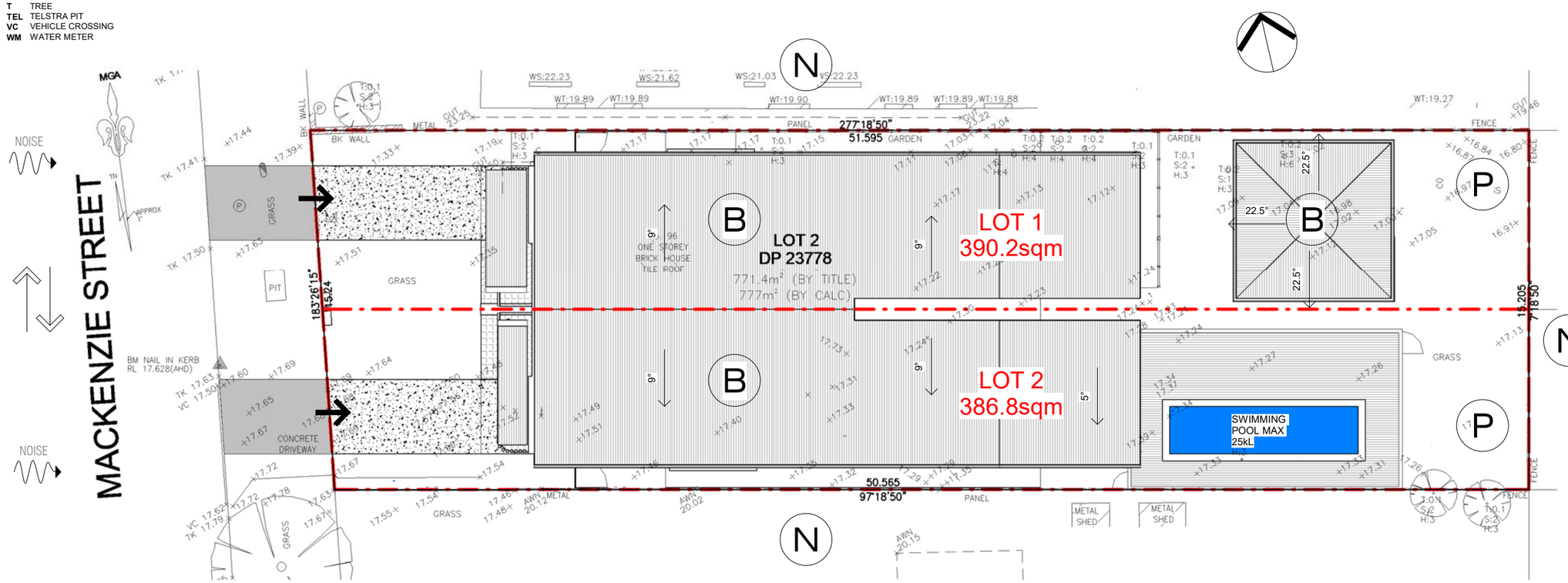

1 Site Analysis
1 : 200

SITE NOTES:

ONE OUTDOOR CLOTHES LINE ROTARY OR FIXED ON WALLMUST BE INSTALLED AS SELECTED BY CLIENT

RETAINING WALL AS PER ENG'S DETAILS (IF REQUIRED)

THE CUT & FILL CALCULATIONS ARE BASED ON WAFFLE POD SLAB CONSTRUCTION

BUILDING SPECIFICATION NOTES:

0.2MM HIGH IMPACT VAPOUR MEMBRANE IS REQUIRED FOR ROOMS OR HABITABLE NATURE.

DWELLING TIMBER FRAMING CONSTRUCTION AS PER AS 1684

INTERNAL STAIRS/ANTI-SKID NOSINGS THROUGHOUT THE DWELLING
ARE IN ACCORDANCE WITH THE REQUIREMENTS OF PART 3.9 VOLUME 2 OF THE NCCS (BCA)

INTERNAL STAIR HANDRAIL TO MEET REQUIREMENTS OF CLAUSE 3.9.2.4 OF VOLUME 2 OF THE NCCS (BCA)

BALUSTRADES SERVICING THE DWELLING ARE IN ACCORDANCE WITH REQUIREMENTS OF PART 3.9 OF VOLUME 2 OF THE NCCS (BCA).

ALL GLASS BALUSTRADES REQUIRE A LOAD BEARING HANDRAIL ARE
TO BE COMPLIED WITH THE REQUIREMENTS OF AS 1288.

SMOKE ALARMS ARE TO BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF PART 3.7.2 OF VOLUME 2 OF NCCS (BCA)

EXTERIOR DOORS STEP DOWN AS PER THE REQUIREMENTS OF PART 3.9 OF VOLUME 2 OF THE NCCS (BCA).

DOOR SWING OR LIFT OFF HINGES ARE TO BE PROVIDED TO ENCLOSED WC AREA IN ACCORDANCE WITH REQUIEMENTS OF CLAUSE 3.8.3.3 OFVOLUME 2 OF THE NCCS (BCA)

THE SLAB ON GROUND IS BE PROVIDED WITH A 0.2 MICRON HIGH IMPACT VAPOUR MEMBRANE.

INTERNAL FLOOR TO CEILING HEIGHT IN ACCORDANCE WITH THE REQUIREMENTS OF PART 3.8.2 OF VOLUME 2 OF THE NCCS – BCA.

CONSTRUCTION PLANS/DETAILS/SPECIFICATIONS FOR THE PROPOSAL WILL BE PROVIDED PRIOR TO THE COMMENCEMENT OF ANY WORKS.

NCC Compliance (NCC Clause A2G1)
There are three ways to comply with the NCC's Performance Requirements. These include using a:
- Performance Solution
- Deemed-to-Satisfy (DTS) Solution
- combination of Performance Solutions and DTS Solutions.

Australian Standards Reference in Housing
AS 1288:2021- Glass buildings - Selection and installation
AS 1428.1:2021 - Design for access and mobility, Part 1: General requirements for access - New building work
AS 1428.4.2:2018 - Design for access and mobility, Part 4.2: Means to assist the orientation of people with vision impairment - Wayfinding signs
AS 1562.1:2018 - Design and installation of metal roof and wall cladding, Part 1: Metal
AS 1684.2:2021 - Residential timber-framed construction, Part 2: Non-cyclonic areas
AS 1926.1-2012 - Swimming pool safety, Part 1: Safety barriers for swimming pools ,Compliance required JS 2875
AS 2047-2014 - Windows and external glazed doors in buildings
AS 2870-2011 - Residential slabs and footings
AS 3600:2018 - Concrete structures
AS 3660.1:2014 - Termite management, Part 1: New building work
AS 3660.3:2014 - Termite management, Part 3: Assessment criteria for termite management systems
AS 3740:2021 - Waterproofing of domestic wet areas
AS 4100:2020 - Steel structures
AS/NZS 2918:2018 - Domestic solid fuel burning appliances - Installation
AS/NZS 3000:2018 - Electrical installations (known as the Australian/New Zealand Wiring Rules)
AS/NZS 3500.1:2021 - Plumbing and drainage, Part 1: Water services
AS/NZS 3500.2:2021 - Plumbing and drainage, Part 2: Sanitary plumbing and drainage

CC Compliance (NCC Clause A2G1)
There are three ways to comply with the NCC's Performance Requirements. These include using a:
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- combination of Performance Solutions and DTS Solutions.

DIAL BEFORE YOU DIG www.1100.com.au

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GENERAL NOTES:
1.Figured Dimensions shall be taken in preferance to scaling.
2.Check all Dimensions and Levels on site before commencing work or ordering materials.
3.All Existing Ground Lines and tree locations are approximate, therefore to be verified on-site by the builder.
4.Any discrepancies to be reported to arcINOVATIONZ before proceeding.
5.All Workmanship and materials shall comply with all the relevant codes and Australian Standards.
6.All Plans are copyright work of arcINOVATIONZ.

CLIENT:

PROJECT
LOT 2, DP-23778, 96 MACKENZIE STREET, REVESBY.

SITE ANALYSIS

Project number	20240000
Date	12-03-2025
Drawn by	NK
Stage	TBC
Checked by	JS

DESCRIPTION	DATE	ISSUE
Updated as per council	10.06.25	C
Updated As Per Engineer	15.05.2025	B
Issue for DA approval	12-03-2025	A

DW.03
Scale: As indicated

C

ISSUE FOR DA APPROVAL

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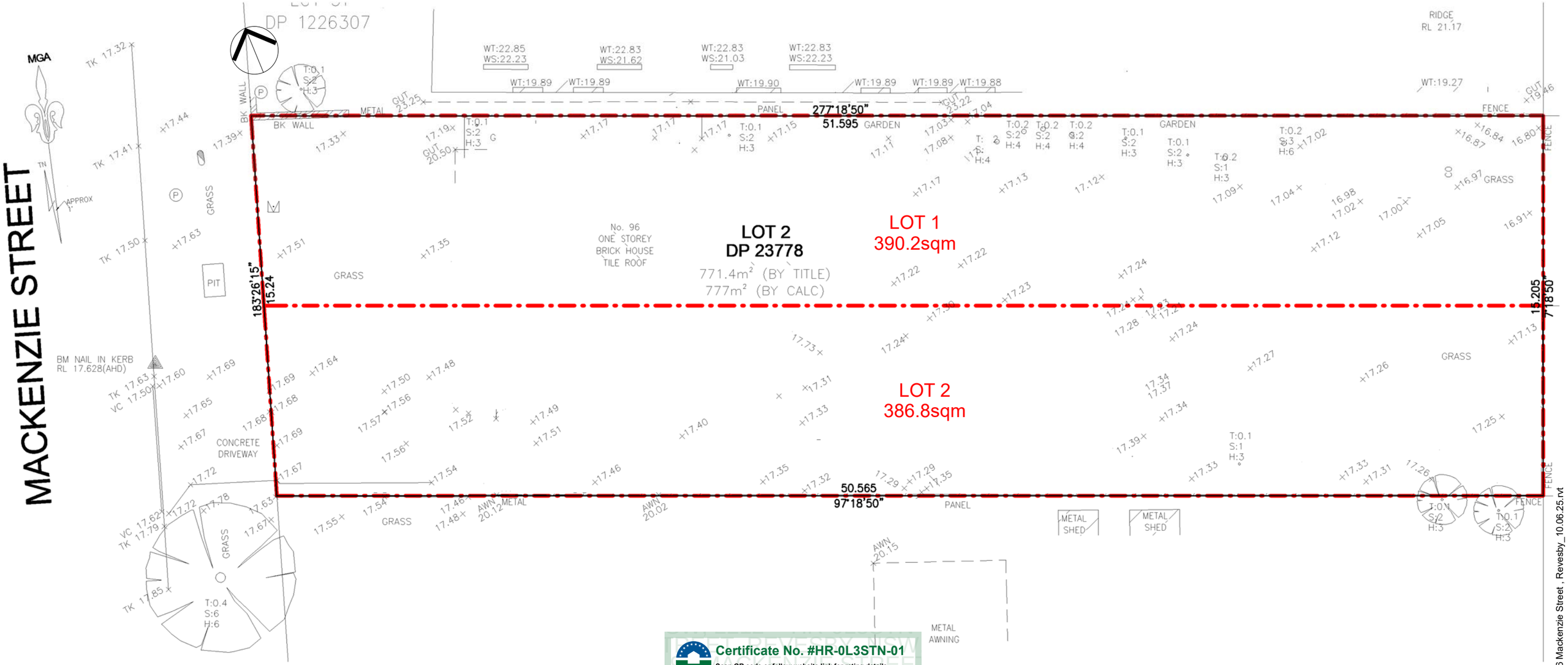

1 SUB DIVISION PLAN

1 : 150

Certificate No. #HR-0L3STN-01

Scan QR code or follow website link for rating details.

Assessor name	AKM Hassan
Accreditation No.	HERA 10170
Property Address	96 MACKENZIE STREET, REVESBY, NSW, 2212

http://www.hero-software.com.au/pdf/HR-0L3STN-01

LOT AREA:776.7sqm by calculation

Unit 1: 390sqm
Unit 2: 386.6sqm

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Tel:02 96 307 307
Fax: 02 8076 1576
M:0423 211 914
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info@arcinovationz.com.au

GENERAL NOTES:
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2.Check all Dimensions and Levels on site before commencing work or ordering materials.
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5.All Workmanship and materials shall comply with all the relevant codes and Australian Standards.
6.All Plans are copyright work of arcINOVATIONZ.

CLIENT:

PROJECT

LOT 2, DP-23778, 96 MACKENZIE STREET, REVESBY.

SUB DIVISION PLAN

Project number	20240000
Date	12-03-2025
Drawn by	NK
Stage	TBC
Checked by	JS

DESCRIPTION	DATE	ISSUE
Updated as per council	10.06.25	C
Updated As Per Engineer	15.05.2025	B
Issue for DA approval	12-03-2025	A

DW.04

Scale 1 : 150

C

ISSUE FOR DA APPROVAL

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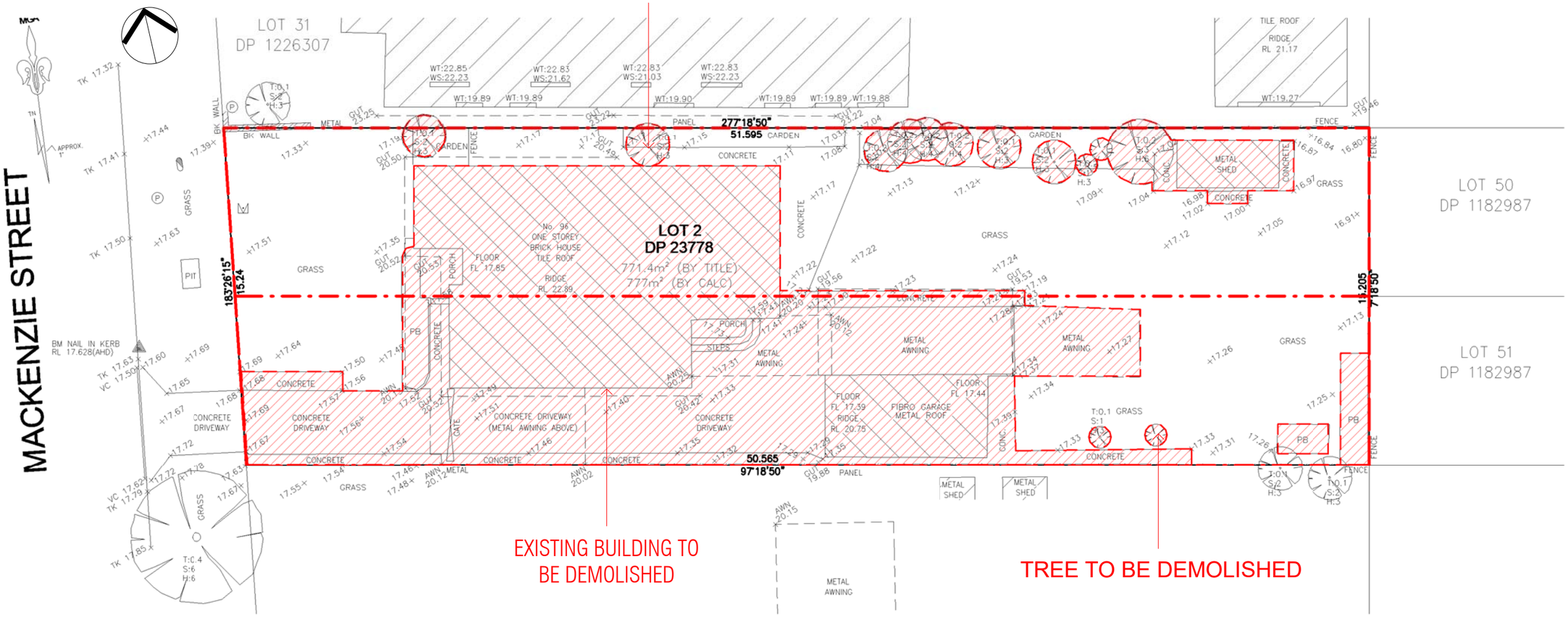

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CLIENT:

PROJECT
LOT 2, DP-23778, 96 MACKENZIE STREET, REVESBY.

DEMOLITION PLAN

Project number	20240000
Date	12-03-2025
Drawn by	NK
Stage	TBC
Checked by	JS

DESCRIPTION	DATE	ISSUE
Updated as per council	10.06.25	C
Updated As Per Engineer	15.05.2025	B
Issue for DA approval	12-03-2025	A

DW.05
Scale 1 : 200
C

ISSUE FOR DA APPROVAL

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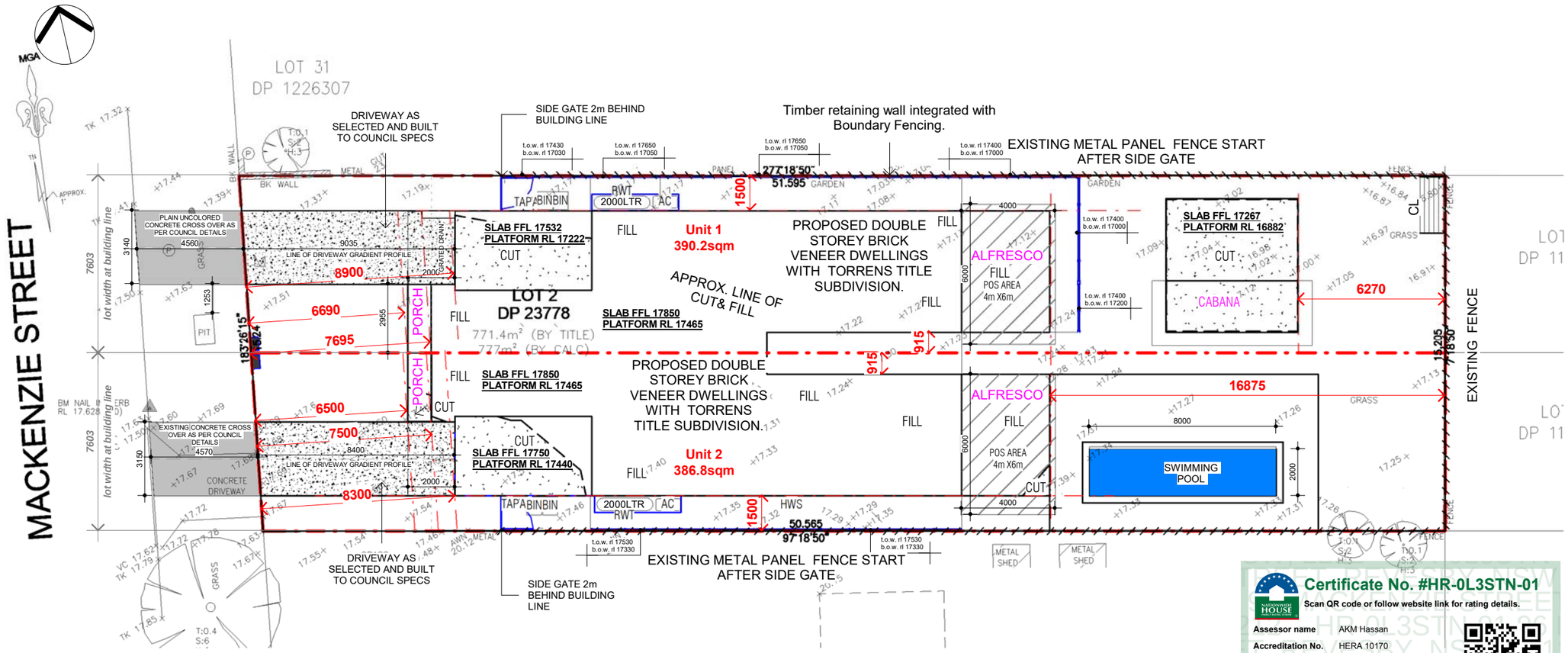


Total Lot Area :-777sqm

SITE DATA U1

SITE DETAILS

LOTNUMBER:	2
DP NUMBER:	23778
SITE AREA:	390.2sqm

DWELLINGS AREAS

Name	Area	Square
U1 BALCONY	9 m²	1.0
U1 CABANA	32 m²	3.5
U1_ALFRESCO	19 m²	2.1
U1_FF LIVING	113 m²	12.1
U1_GARAGE	20 m²	2.1
U1_GF LIVING	108 m²	11.6
U1_PORCH	3 m²	0.3
	304 m²	32.7

SITE DATA U2

SITE DETAILS

LOTNUMBER:	2
DP NUMBER:	23778
SITE AREA:	386.8sqm

DWELLINGS AREAS

Name	Area	Square
U2 BALCONY	9 m²	1.0
U2_ALFRESCO	20 m²	2.1
U2_FF LIVING	113 m²	12.1
U2_GARAGE	20 m²	2.1
U2_GF LIVING	108 m²	11.6
U2_PORCH	3 m²	0.3
	272 m²	29.3

Certificate No. #HR-0L3STN-01

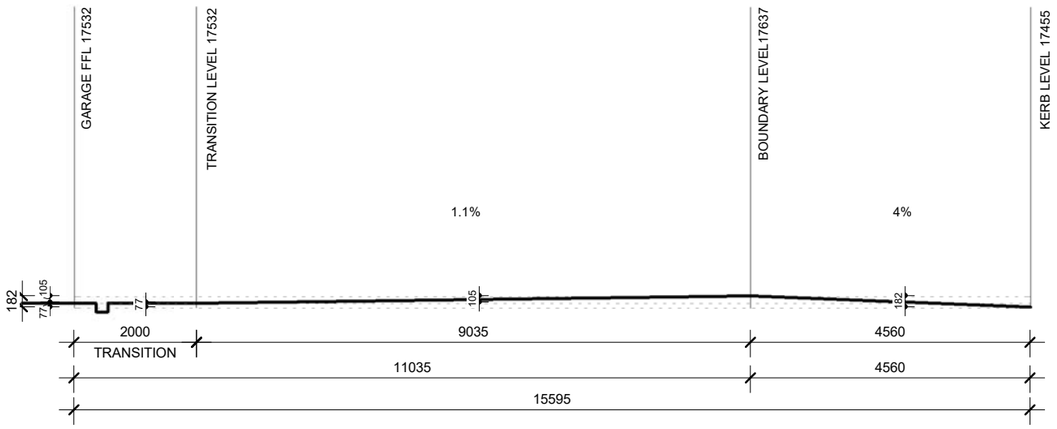
Scan QR code or follow website link for rating details.

Assessor name	AKM Hassan
Accreditation No.	HERA 10170
Property Address	96 MACKENZIE STREET, REVESBY, NSW, 2212

http://www.hero-software.com.au/pdf/HR-0L3STN-01

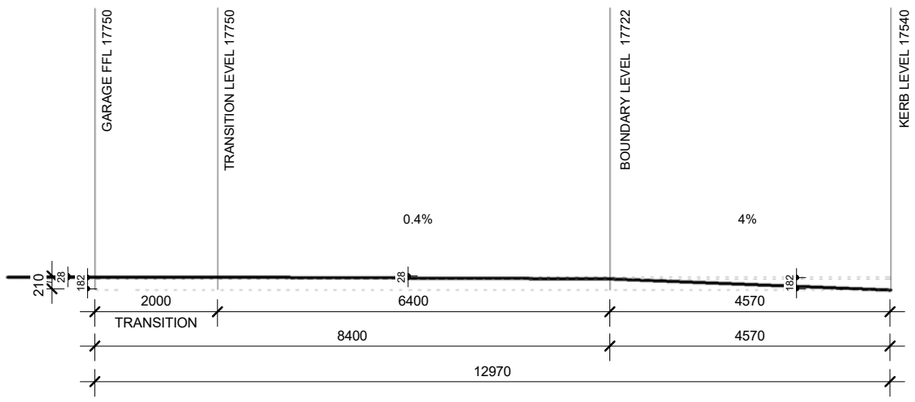
- SITE BOUNDARY
- FENCE LINE
- CL CLOTHES LINE
- POS AREA
- PRINCIPLE POS
- SITE CUTTING

BM	BENCH MARK
GM	GAS METER
GP	GULLY PIT
GSIP	GRATED SURFACE INLET PIT
H	HYDRANT
JP	JUNCTION PIT
KIP	KERB INLET PIT
NS	NATURAL SURFACE
PC	PRAM CROSSING
S	SEWER
SV	STOP VALVE
T	TREE
TEL	TELSTRA PIT
VC	VEHICLE CROSSING
WM	WATER METER



Unit_1Driveway Gradient

1 : 100



Unit_2Driveway Gradient

1 : 100

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CLIENT:

PROJECT

LOT 2, DP-23778, 96 MACKENZIE STREET, REVESBY.

SITE PLAN

Project number	20240000
Date	12-03-2025
Drawn by	NK
Stage	TBC
Checked by	JS

DESCRIPTION	DATE	ISSUE
Updated as per council	10.06.25	C
Updated As Per Engineer	15.05.2025	B
Issue for DA approval	12-03-2025	A

DW.06
Scale: As indicated

C

ISSUE FOR DA APPROVAL

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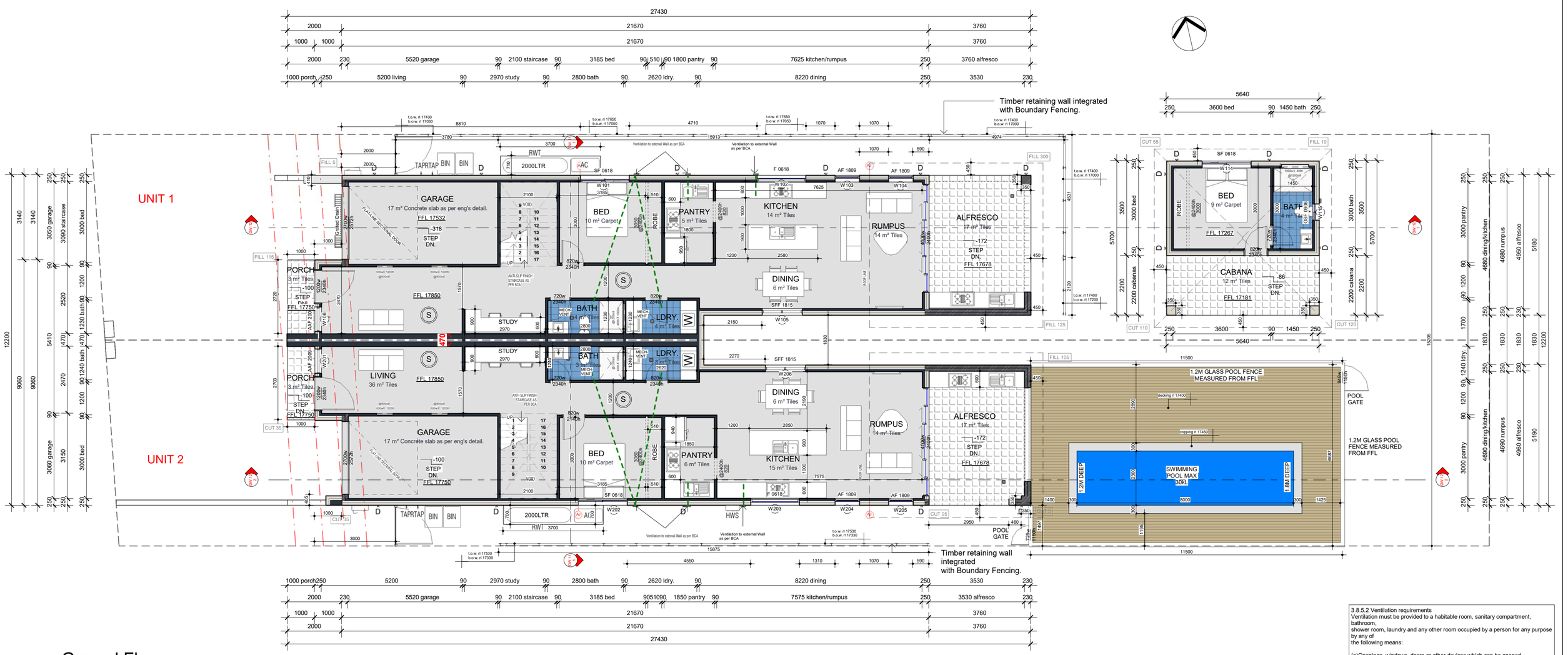

1 Ground Floor.
1 : 100

LEGEND

S	INTERCONNECTED SMOKE ALARM	BIN	STORAGE BIN
RWP	RAIN WATER DOWN PIPE	AJ	ARTICULATION JOINT
RWT	RAIN WATER TANK	— —	EAVE LINE ABOVE
AC	AIR-CONDITIONING UNIT		DROP EDGE BEAM BELOW AS PER ENG'S DETAIL
HWS	HOT WATER SYSTEM		FLOOR WASTE

NOTE: ALL WALL OPENING ARE SET AT 2400H UNLESS NOTED OTHERWISE

WINDOWS KEY LEGEND

A	AWNING
AF	AWNING-FIXED
AFA	AWNING-FIXED-AWNING
F	FIXED
FC	FIXED CORNER
FF	FIXED-FIXED
SF	SLIDING-FIXED
SFF	SLIDING-FIXED-BOTTOM FIXED
SK	SKYLIGHT
L	LOURVE

NOTE:
O : OBSECURE GLAZING WINDOW

Door ScheduleU1

Type	Height	Width	Location	Note
SD FSSSSF 2440	2400	4000	RUMPUS	Please view the website for further technical information and additional CAD details for heavy duty installations
ED2425	2400	2500	BALCONY	External Glaze

Grand total: 2

NOTE: Construction drawings may be altered to comply with BCA and NCC if required. Builder reserve the right to change design without notice to comply with industry standards.

Door Schedule U2

Type	Height	Width	Location	Note
SD FSSSSF 2440	2400	4000	ALFRESCO	Please view the website for further technical information and additional CAD details for heavy duty installations
ED2425	2400	2500	BALCONY	External Glaze

Grand total: 2

Window Schedule U2

Mark	Type	Height	Width	Location
W201	AAF 2009	2000	900	LIVING
W202	SF 0618	600	1810	
W203	F 0618	600	1810	KITCHEN
W204	AF 1809	1800	900	
W205	AF 1809	1800	900	
W206	SFF 1815	1800	1500	
W206	SF 1224	1200	2400	BED 4
W207	OSF 0906	900	600	BATH
W208	SF 0624	600	2400	BED 4
W209	SF 0624	600	2400	BED 3
W210	SF 0624	600	2400	BED 2
W211	F 2818	2800	1800	
W212	SF 0624	600	2400	M.BED
W213	OAAF 2010	2000	900	ENS

Window Schedule U1

Mark	Type	Height	Width	Location
W101	SF 0618	600	1810	
W102	F 0618	600	1810	KITCHEN
W103	AF 1809	1800	900	RUMPUS
W104	AF 1809	1800	900	RUMPUS
W105	SFF 1815	1800	1500	DINING
W106	AAF 2009	2000	900	
W107	SF 0624	600	2400	M.BED
W108	F 2818	2800	1800	
W109	SF 0624	600	2400	BED 2
W110	SF 0624	600	2400	BED 3
W111	SF 1224	1200	2400	
W112	OSF 0906	900	600	BATH
W113	OAAF 2010	2000	900	ENS
W114	SF 0618	600	1810	BED
W115	OSF 0906	900	600	
W149	SF 0624	600	2400	M.BED

Certificate No. #HR-0L3STN-01
Scan QR code or follow website link for rating details.

Assessor name	AKM Hassan
Accreditation No.	HERA 10170
Property Address	96 MACKENZIE STREET, REVESBY, NSW, 2212

http://www.hero-software.com.au/pdf/HR-0L3STN-01

3.8.5.2 Ventilation requirements
Ventilation must be provided to a habitable room, sanitary compartment, bathroom,
shower room, laundry and any other room occupied by a person for any purpose by any of
the following means:

(a)Openings, windows, doors or other devices which can be opened—
(i)with a ventilating
area not less than 5% of the floor area of the room required to be ventilated;and
(ii)open to—

(A)a suitably sized court, or space open to the sky;or
(B)an open verandah, carport, or the like; or
(C)an adjoining room in accordance with (b)

(b)Natural ventilation to a room may come through a window,opening,door or other device from an adjoining room(including an enclosed verandah) if—
(i)the room to be ventilated or the adjoining room is not a sanitary compartment; and
(ii)the window,opening,door or other device has a ventilating area of not less than 5%
of the floor area of theroom to be ventilated; and
(iii)the adjoining room has a window, opening,door or other device with a ventilating
area of not less than 5% of the combined floor areas of both rooms; and
(iv)the ventilating areas specified may be reduced as appropriate if direct natural ventilation is provided from and other source.

(c)An exhaust fan or other means of mechanical ventilation may be used to ventilate
a sanitary compartment,laundry,kitchen or bathroom,or where mechanical ventilation
is provided in accordance with 3.8.5.3(b),providedcontaminated air exhausts comply with 3.8.7.3

3.7.5.5 Requirements for smoke alarms
Smoke alarms required by 3.7.5.3 and 3.7.5.4 must be installed on or near the
ceiling, in accordance with the following
(a)Where a smoke alarm is located on the ceiling it must be—
(i)a minimum of 300 mm away from the corner junction of the wall and ceiling; and
(ii)between 500 mm and 1500 mm away from the high point and apexes of the ceiling,
if the room has a sloping ceiling.
(b)Where (a) is not possible, the smoke alarm may be installed on the wall, and located
a minimum of 300 mm and a maximum of 500 mm off the ceiling at the junction with
the wall.

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CLIENT:

PROJECT :
LOT 2, DP-23778, 96 MACKENZIE STREET, REVESBY.

GROUND FLOOR PLAN

Project number	20240000
Date	12-03-2025
Drawn by	NK
Checked by	JS
Scale	1 : 100

DW.07

DESCRIPTION	DATE	ISSUE
Updated As Per Council	10.06.2025	C
Updated As Per Engineer	15.05.2025	B
issue for DA approval	12-03-2025	A

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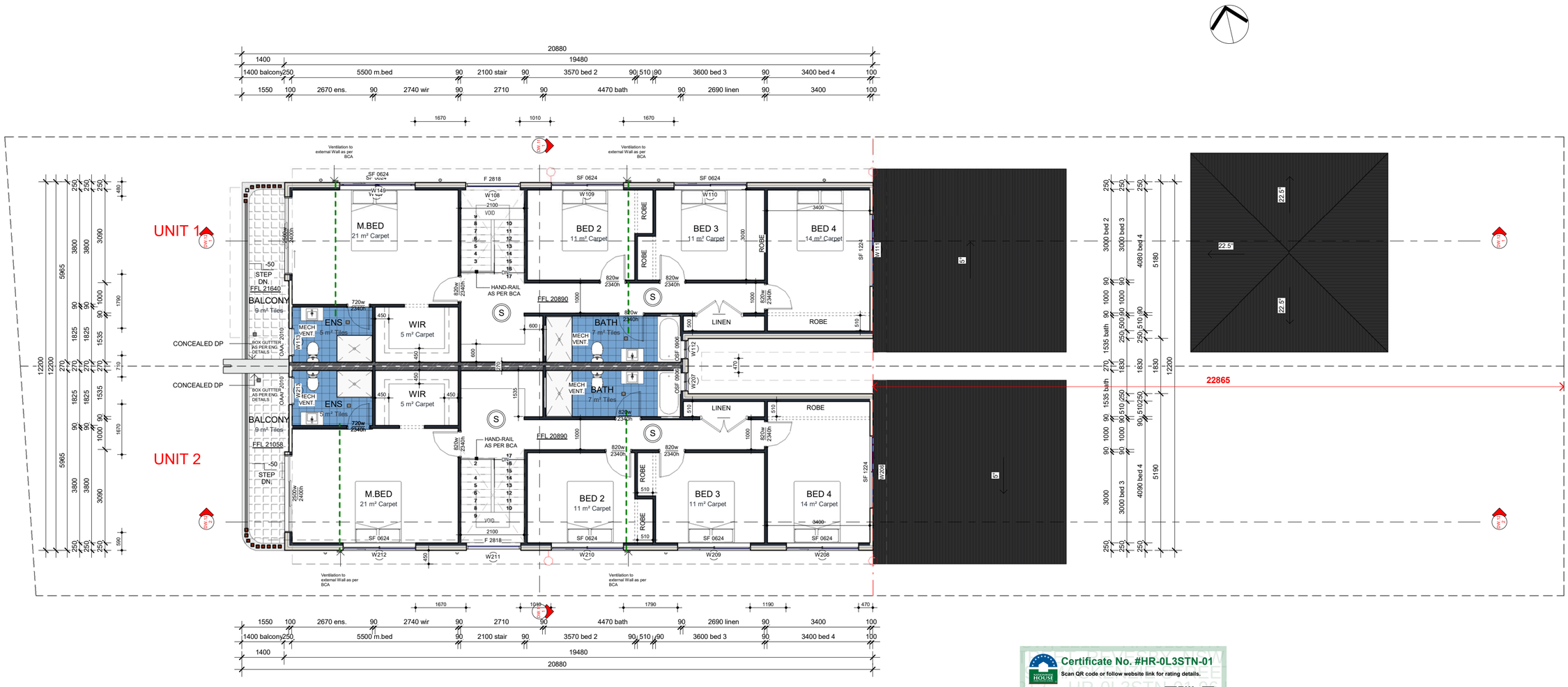
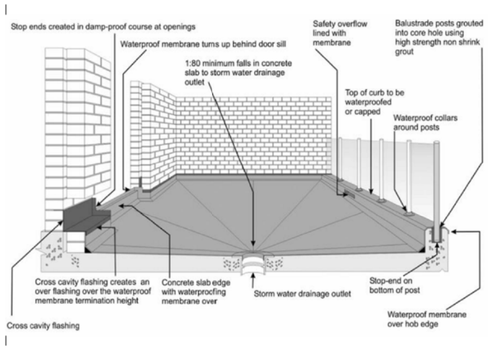


1 First Floor
1 : 100

- Materials Used:
- Waterproof Materials: These include stainless steel, flexible waterproof sheet flooring material with waterproof joints, membranes complying with AS/NZS 4858, and waterproof sealant.
- Water Resistant Substrates: For walls, materials like concrete (complying with AS 3600 and treated to resist moisture movement), cement render, compressed fibre-cement sheeting, water-resistant plasterboard sheeting, and masonry (in accordance with AS 3700 and treated to resist moisture movement) are used. For floors, concrete (complying with AS 3600), concrete slabs (complying with AS 2870), and compressed fibre-cement sheeting supported on a structural floor are used.
- Water Resistant Surface Materials: For walls, these include thermosetting laminate, pre-decorated compressed fibrecement sheeting, tiles (when used with a substrate listed in water-resistant substrates), water-resistant flexible sheet wall material with sealed joints, and sanitary grade acrylic linings. For floors, tiles and water-resistant flexible sheet flooring material with sealed joints are used when combined with a substrate listed in water-resistant substrates.
- Construction Requirements:
- Wall and Floor Substrate Materials: These must comply with the water-resistant substrates list.
- Falls: For floors with a floor waste, the minimum continuous fall to the waste must be 1:80, and the maximum continuous fall must be 1:50.
- Surface Preparation: The substrate surface where a membrane is to be applied must be clean, dust-free, and free of indentations and imperfections.
- Membrane Installation: Where a screed is used with a waterproof membrane, the membrane can be installed either above or below the tile bed or screed.

Note :Install a system designed to comply with the stormwater standard AS3500.3, which requires both a system of drainage designed for a 20yr ARI rainfall intensity and an overflow designed for a 100yr rainfall intensity



3.8.5.2 Ventilation requirements
Ventilation must be provided to a habitable room, sanitary compartment, bathroom, shower room, laundry and any other room occupied by a person for any purpose by any of the following means:

(a)Openings, windows, doors or other devices which can be opened—
(i)with a ventilating area not less than 5% of the floor area of the room required to be ventilated;and
(ii)open to—

(A)a suitably sized court, or space open to the sky;or
(B)an open verandah, carport, or the like; or
(C)an adjoining room in accordance with (b)

(b)Natural ventilation to a room may come through a window,opening,door or other device from an adjoining room(including an enclosed verandah) if—
(i)the room to be ventilated or the adjoining room is not a sanitary compartment; and
(ii)the window,opening,door or other device has a ventilating area of not less than 5% of the floor area of theroom to be ventilated; and
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(c)An exhaust fan or other means of mechanical ventilation may be used to ventilate a sanitary compartment,laundry,kitchen or bathroom,or where mechanical ventilation is provided in accordance with 3.8.5.3(b),providedcontaminated air exhausts comply with 3.8.7.3

3.7.5.5 Requirements for smoke alarms
Smoke alarms required by 3.7.5.3 and 3.7.5.4 must be installed on or near the ceiling, in accordance with the following
(a)Where a smoke alarm is located on the ceiling it must be—
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(b)Where (a) is not possible, the smoke alarm may be installed on the wall, and located a minimum of 300 mm and a maximum of 500 mm off the ceiling at the junction with the wall.

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WINDOWS KEY LEGEND

A	AWNING
AF	AWNING-FIXED
AFA	AWNING-FIXED-AWNING
F	FIXED
FC	FIXED CORNER
FF	FIXED-FIXED
SF	SLIDING-FIXED
SFF	SLIDING-FIXED-BOTTOM FIXED
SK	SKYLIGHT
L	LOURVE

NOTE:
O : OBSECURE GLAZING WINDOW

LEGEND

S	INTERCONNECTED SMOKE ALARM	BIN	STORAGE BIN
RWP	RAIN WATER DOWN PIPE	AJ	ARTICULATION JOINT
RWT	RAIN WATER TANK		EAVE LINE ABOVE
AC	AIR-CONDITIONING UNIT		DROP EDGE BEAM BELOW AS PER ENG'S DETAIL
HWS	HOT WATER SYSTEM		FLOOR WASTE

NOTE: ALL WALL OPENING ARE SET AT 2400H UNLESS NOTED OTHERWISE

Certificate No. #HR-0L3STN-01
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Accreditation No.	HERA 10170
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CLIENT:

PROJECT :

LOT 2, DP-23778, 96 MACKENZIE STREET, REVESBY.

FIRST FLOOR PLAN

Project number	20240000
Date	11-03-2025
Drawn by	NK
Checked by	JS

DW.08

Scale 1 : 100

DESCRIPTION	DATE	ISSUE
Updated As Per Council	10.06.2025	C
Updated As Per Engineer	15.05.2025	B
issue for DA approval	12-03-2025	A

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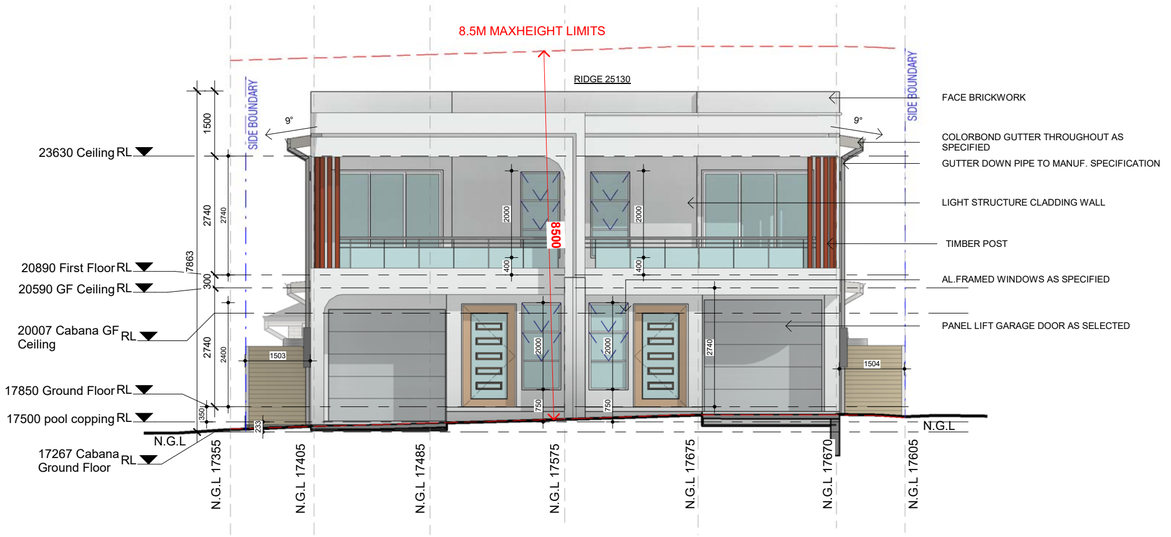
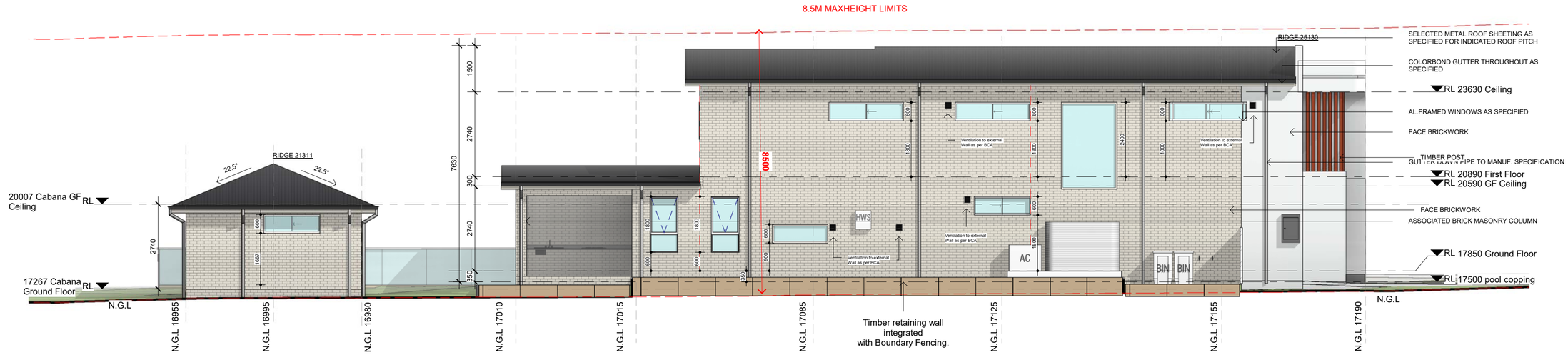
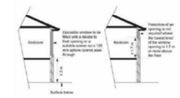


1 North - West
1 : 100

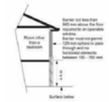


2 North-East
1 : 100

11.3.7 Protection of openable windows —bedrooms (1) A window opening in a bedroom must be provided with protection, where the floor below the window is 2 m or more above the surface beneath.
(2) Where the lowest level of the window opening covered by (1) is less than 1.7 m above the floor, the window opening must comply with the following:
(a) The openable portion of the window must be protected with—(i) a device capable of restricting the window opening; or
(ii) a screen with secure fittings.
(b) A device or screen required by (a) must—(i) not permit a 125 mm sphere to pass through the window opening or screen; and(ii) resist an outward horizontal action of 250 N against the—(A) window restrained by a device; or
(B) screen protecting the opening; and(iii) have a child resistant release mechanism if the screen or device is able to be removed, unlocked or overridden. (3) Where a device or screen provided in accordance with (2)(a) is able to be removed, unlocked or overridden, a barrier with a height not less than 865 mm above the floor is required to an openable window in addition to window protection.
(4) A barrier covered by (3) must not—(a) permit a 125 mm sphere to pass through it; and(b) have any horizontal or near horizontal elements between 150 mm and 760 mm above the floor that facilitate climbing (see Figure B).



11.3.8 Protection of openable windows —rooms other than bedrooms(1) A window opening in a room other than a bedroom must be provided with protection where the floor below the window is 4 m or more above the surface beneath.(2) The openable part of the window covered by (1) must be protected with a barrier with a height of not less than 865 mm above the floor.
(3) A barrier required by (2) must not—(a) permit a 125 mm sphere to pass through it; and(b) have any horizontal or near horizontal elements between 150 mm and 760 mm above the floor that facilitate climbing.See Figure O



WINDOWS KEY LEGEND

A	AWNING
AF	AWNING-FIXED
AFA	AWNING-FIXED-AWNING
F	FIXED
FC	FIXED CORNER
FF	FIXED-FIXED
SF	SLIDING-FIXED
SFF	SLIDING-FIXED-BOTTOM FIXED
SK	SKYLIGHT
L	LOURVE

NOTE:
O : OBSECURE GLAZING WINDOW

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CLIENT:

PROJECT :

LOT 2, DP-23778, 96 MACKENZIE STREET, REVESBY.

ELEVATIONS

Project number	20240000	DW.09	
Date	12-03-2025		
Drawn by	NK		
Checked by	JS	Scale	1 : 100

DESCRIPTION	DATE	ISSUE
Updated As Per Council	10.06.2025	C
Updated As Per Engineer	15.05.2025	B
issue for DA approval	12-03-2025	A

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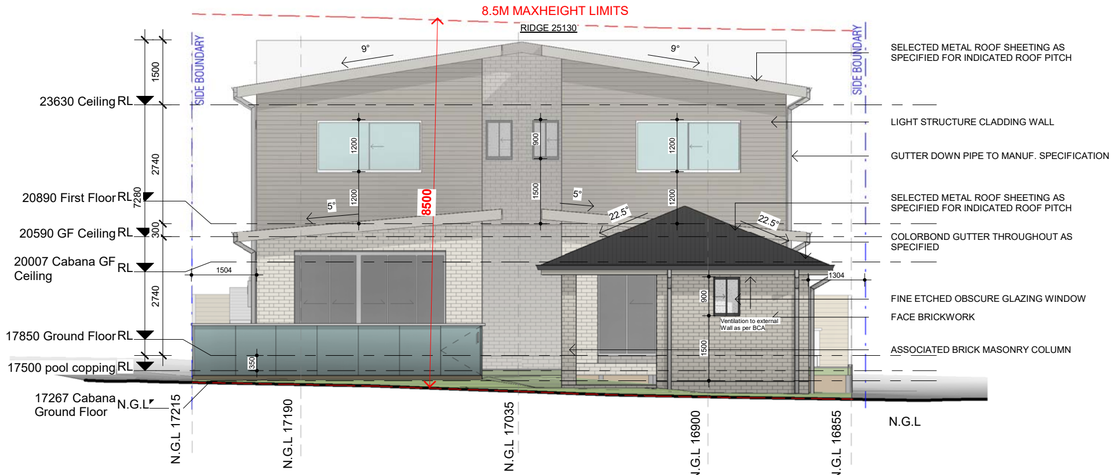
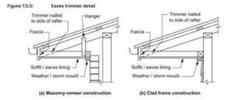


1 South-East
1 : 100

Note: According to Objective 2.2J-1

- Minimum ceiling height 2.7M to ground foor to ceiling &
- Minimum ceiling height 2.7M to upper level living rooms.

7.5.5 Eaves and Soffit LiningsWhere provided, external fibre-cement sheets and linings used as eaves and soffit linings must—(a) comply with AS/NZS 2908.2 or ISO 8336; and(b) be fixed in accordance with Table 7.5.5 and Figure E 7.5.5 using—(i) 2.8 ×30 mm fibre-cement nails; or(ii) No. 8 wafer head screws (for 4.5 mm and 6 mm sheets only); or
(iii) No. 8 self embedding head screws (for 6 mm sheets only).



WINDOWS KEY LEGEND

A	AWNING
AF	AWNING-FIXED
AFA	AWNING-FIXED-AWNING
F	FIXED
FC	FIXED CORNER
FF	FIXED-FIXED
SF	SLIDING-FIXED
SFF	SLIDING-FIXED-BOTTOM FIXED
SK	SKYLIGHT
L	LOURVE

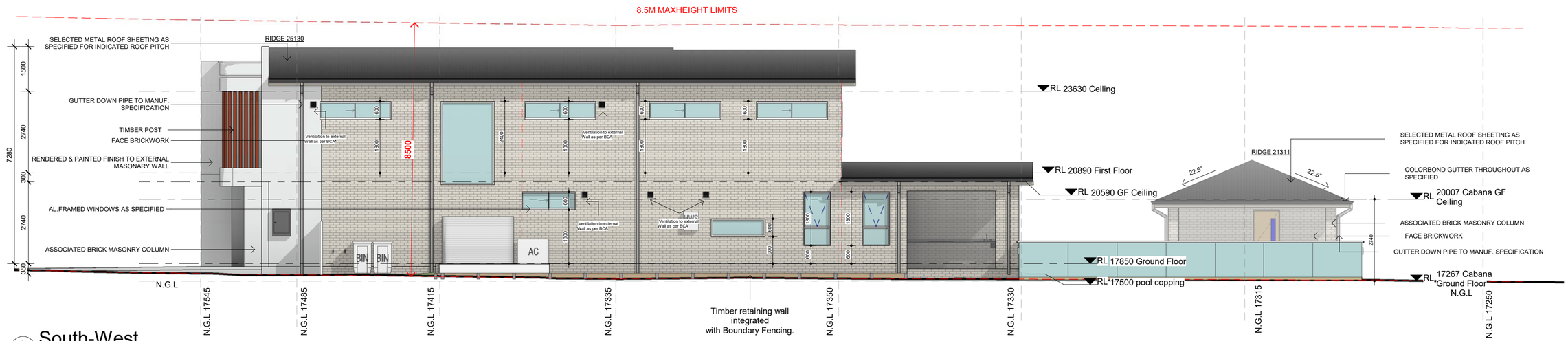
NOTE:
O : OBSECURE GLAZING WINDOW

Certificate No. #HR-0L3STN-01

Scan QR code or follow website link for rating details.

Assessor name	AKM Hassan
Accreditation No.	HERA 10170
Property Address	96 MACKENZIE STREET, REVESBY, NSW, 2212

http://www.hero-software.com.au/pdf/HR-0L3STN-01



2 South-West
1 : 100

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ELEVATIONS

Project number	20240000
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Checked by	JS

DW.10

Scale 1 : 100

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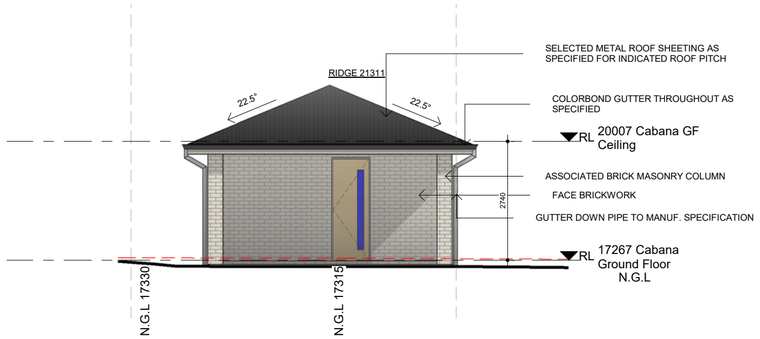
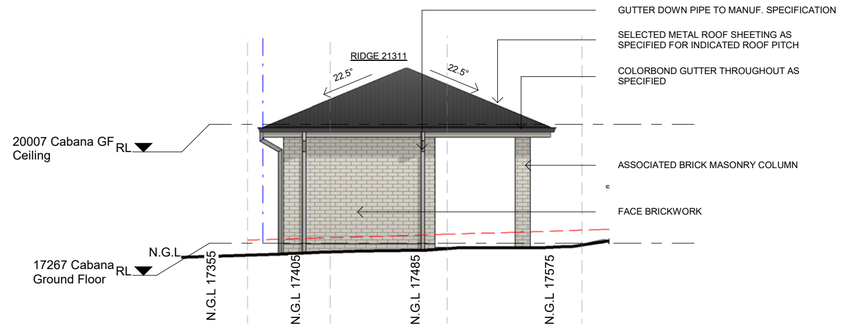
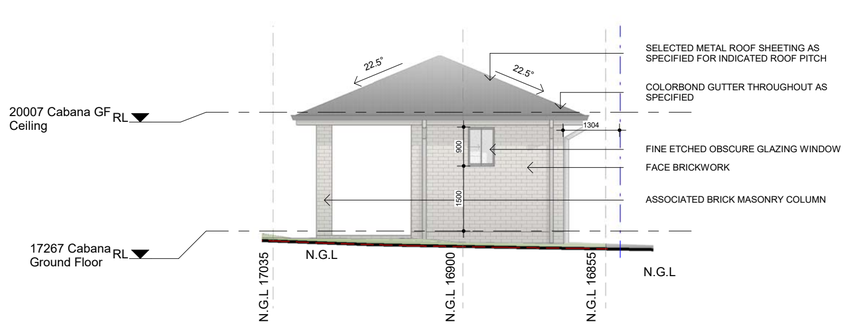


1 South-West Cabana
1 : 100



2 North - West Cabana
1 : 100

3 North-East Cabana
1 : 100



4 South-East Cabana
1 : 100

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PROJECT
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Cabana Elevations

Project number	20240000
Date	12-03-2025
Drawn by	Author
Stage	TBC
Checked by	JS

DESCRIPTION	DATE	ISSUE
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DW.10.1
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C

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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
(b) a barrier provided to an openable window covered by 11.3.7 and 11.3.8.

3.9.2.3 Construction of barriers to prevent falls
(a)The height of a barrier required by 3.9.2.2 must be in accordance with the following:

(i)The height must not be less than 865 mm above the nosings of the stair treads or the floor of a ramp.

(ii)The height must not be less than—

(A)1 m above the floor of any access path, balcony, landing or the like (see Figure 3.9.2.1); or

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

(b)A transition zone may be incorporated where the barrier height changes from 865 mm on the stair flight or ramp to 1 m at the landing (see Figure 3.9.2.2).

(c)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 stairs, the opening is measured above the nosing line of the stair treads.

(d)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 (c) if—

(i)openings are constructed so that they do not permit a 300 mm sphere to pass through; or

(ii)where rails are used, the barrier consists of a top rail and an intermediate rail, with the openings between rails not more than 460 mm.

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

(f)For floors more than 4 m above the surface beneath, any horizontal elements within the barrier between 150 mm and 760 mm above the floor must not facilitate climbing.

(g)Where a required barrier is constructed of wire it is deemed to meet the requirements of (c) if it is constructed in accordance with the following:

(i)For horizontal wire systems—

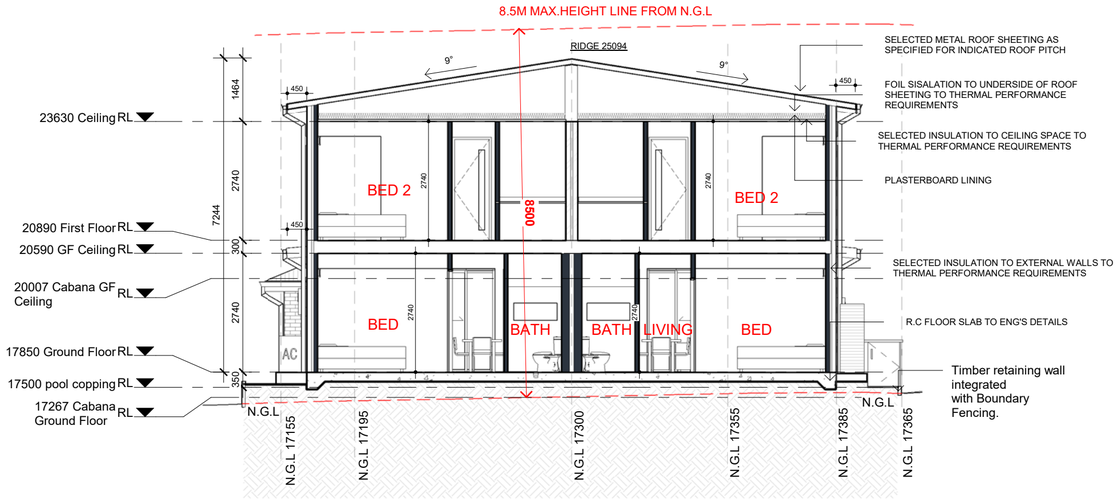
(A)when measured with a strain indicator, it must be in accordance with the tension values in Table 3.9.2.1; or

(B)must not exceed the maximum deflections in Table 3.9.2.3.

(ii)For non-continuous vertical wire systems, when measured with a strain indicator, must be in accordance with the tension values in Table 3.9.2.1 (see Note 4).

(iii)For continuous vertical or continuous near vertical sloped wire systems—

(A)must have wires of no more than 2.5 mm diameter with a lay of 7×7 or 7×19 construction; and
(B)changes in direction at support rails must pass around a pulley block without causing permanent deformation to the wire; and
(C)must have supporting rails, constructed with a spacing of not more than 900 mm, of a material that does not allow deflection that would decrease the tension of the wire under load; and
(D)when the wire tension is measured with a strain indicator, it must be in accordance with the tension values in Table 3.9.2.2 and measured in the furthermost span from the tensioning device



1 Section 1
1 : 100

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).
(3) In the case of a stairway with winders—
(a) a maximum of 3 consecutive winders in lieu of a quarter landing in a flight and a maximum of 6 consecutive winders in lieu of a half landing in a flight; and
(b) the going (G) of all winders in lieu of a quarter or half landing may vary from the going of
the straight treads within the same flight provided that the going (G) of such winders is constant. (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.

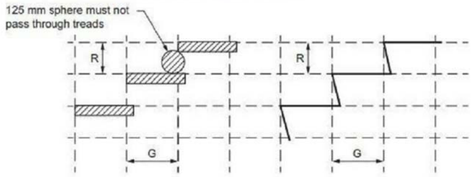
Table 11.2.2a: Riser and going dimensions (mm)

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 11.2.2b: Riser and going dimensions (mm) — stairways serving non-habitable rooms used infrequently

Riser (R)		*Going* (G)		Slope relationship (2R+G)	
Max	Min	Max	Min	Max	Min
225	130	355	215	700	540

Figure 11.2.2f: Riser and going dimensions — Measurement



3.9.2.6 Protection of openable windows — bedrooms
(a)A window opening in a bedroom must be provided with protection, where the floor below the window is 2 m or more above the surface beneath.
(b)Where the lowest level of the window opening covered by (a) is less than 1.7 m above the floor, the window opening must comply with the following:
(i)The openable portion of the window must be protected with—
(A)a device capable of restricting the window opening; or
(B)a screen with secure fittings.
(ii)A device or screen *required* by (i) must—
(A) not permit a 125 mm sphere to pass through the window opening or screen; and
(B)resist an outward horizontal action of 250 N against the—
(aa)window restrained by a device; or
(bb)screen protecting the opening; and
(C)have a child resistant release mechanism if the screen or device is able to be removed, unlocked or overridden.
(c)Where a device or screen provided in accordance with (b)(i) is able to be removed, unlocked or overridden, a barrier with a height not less than 865 mm above the floor is *required* to the openable window in addition to window protection.
(d)A barrier covered by (c) must not—
(i)permit a 125 mm sphere to pass through it; and
(ii)have any horizontal or near horizontal elements between 150 mm and 760 mm above the floor that facilitate climbing

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Accreditation No. HERA 10170
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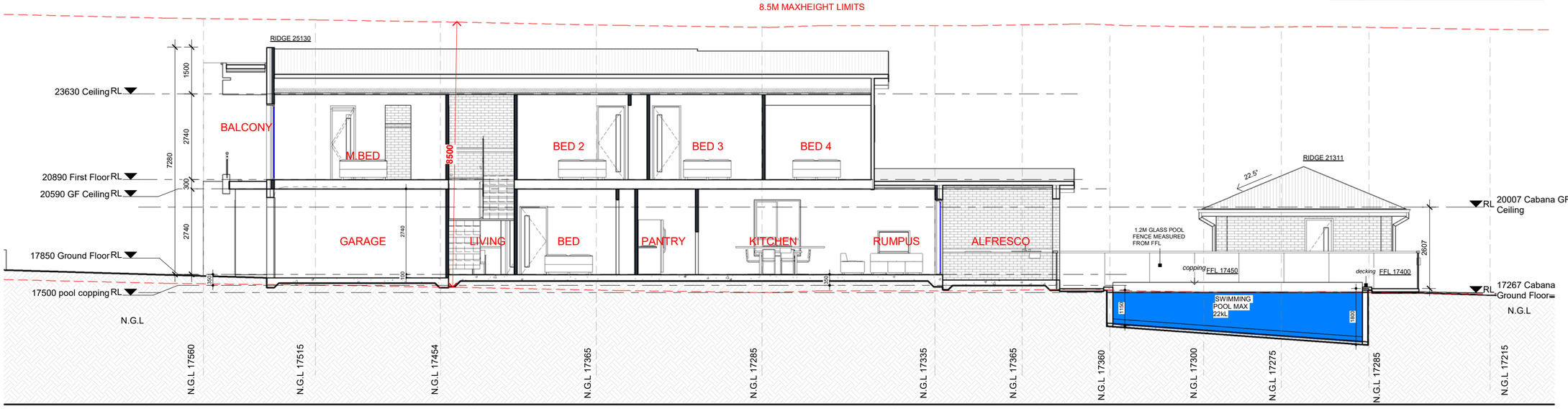

2 Section 2
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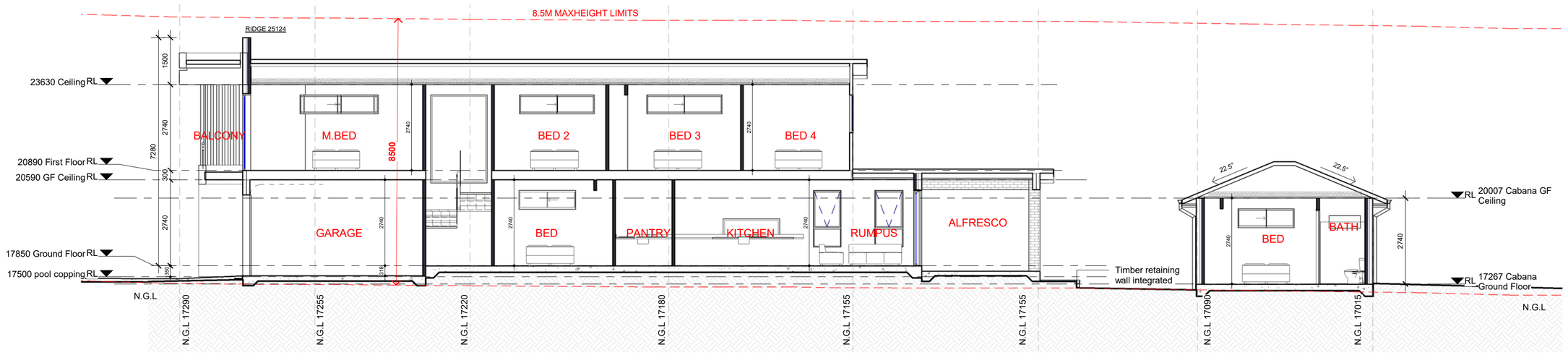

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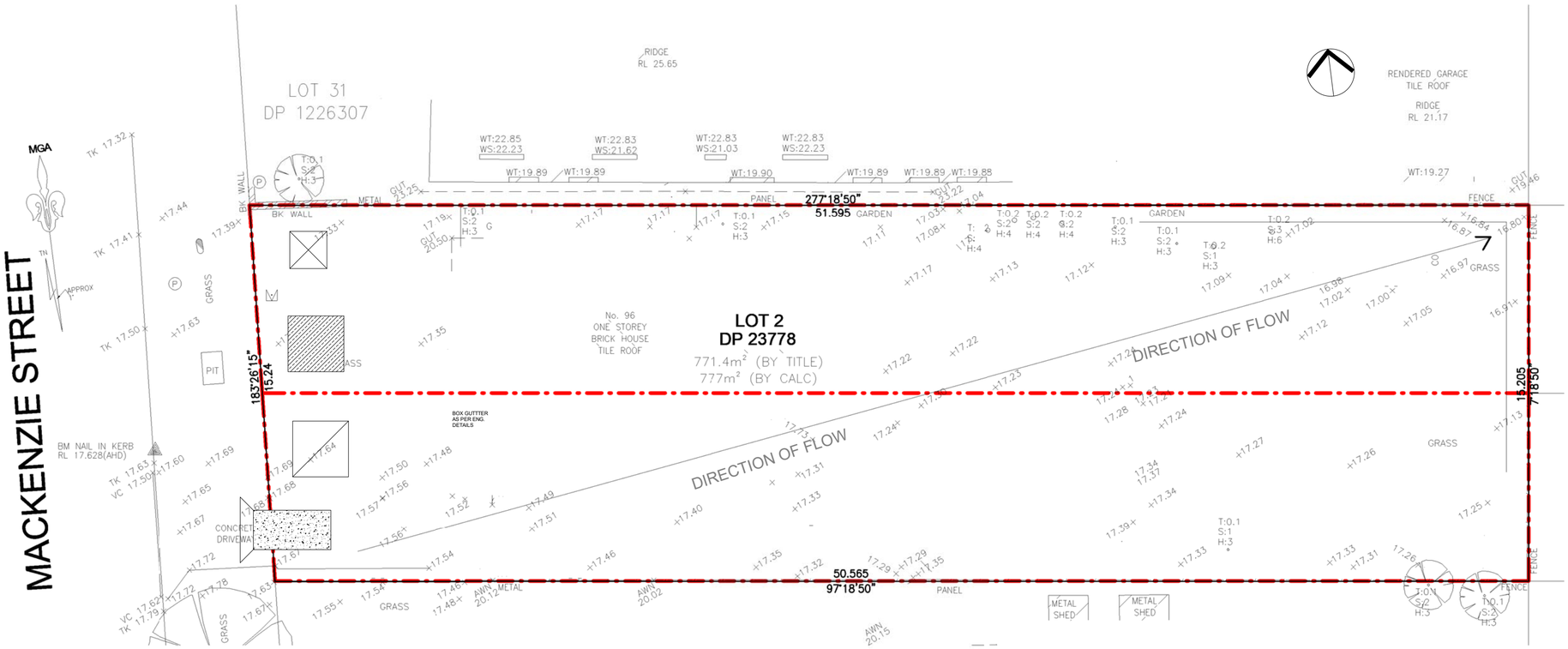


1 Sediment Control
1 : 150

LEGEND:

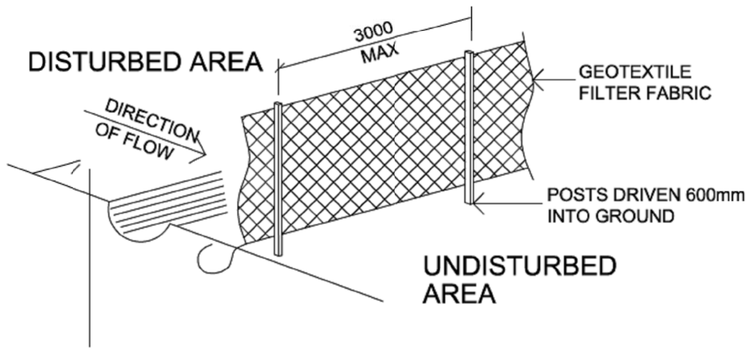
PORTABLE W.C

PROVISIONAL AREA FOR STOCKPILING OF MATERIALS

GEOTEXTILE TRADE WASTE RECEPTABLE

VC AND STABILISED ENTRY

SF SF SF SF SF — SEDIMENT CONTROL FENCE



SEDIMENT CONTROL FENCE
NOT TO SCALE

SOIL EROSION NOTES

TOPSOIL SHALL BE STRIPPED AND STOCKPILED OUTSIDE HAZARD AREAS SUCH AS DRAINAGE LINES. THIS TOPSOIL IS TO BE RE-SPREAD LATER ON AREAS TO BE REVEGETATED AND STABILISED ONLY. (i.e ALL FOOT-PATHS, BATTERS, SITE, REGRADING AREAS, DRAINAGE RESERVES AND CHANNELS). TOP SOIL SHALL NOT BE SPREAD ON ANY OTHER AREAS SPECIFICALLY INSTRUCTED BY THE SUPERINTENDENT. IF THEY ARE TO REMAIN FOR LONGER THAN ONE MONTH STOCKPILES SHALL BE PROTECTED FROM EROSION BY COVERING THEM WITH A MULCH AND HYDROSEEDING AND, IF NECESSARY. BY LOCATING BANKS OR DRAINS UPSLOPE TO DIVERT THE RUNOFF AROUND THEM. IN SOME CIRCUMSTANCES IT MAY BE
NECESSARY TO PLACE BANKS OR DRAINSDOWN STREAM OF A STOCKPILE TO RETARD SEDIMENT LADEN RUNOFF.
THE CONTRACTOR SHALL REGULARLY MAINTAIN ALL SEDIMENT AND EROSION CONTROL DEVICES AND REMOVE ACCUMULATED SILT FROM SUCH DEVICES BEFORE NO MORE THAN 60% OF THEIR CAPACITY IS LOST. ALL THE SILT REMOVED SHALL BE DISPOSED OF AS DIRECTED BY THE SUPERINTENDENT. (NO SILT SHALL BE PLACED OUTSIDE THE LIMITS OF WORKS). THE PERIOD FOR MAINTAINING THESE DEVICES SHALL BE AT LEAST UNTIL ALL DISTURBED AREAS ARE REVEGETATED AND FURTHER AS MAY BE DIRECTED BY THE SUPERINTENDENT OR COUNCIL

NOTES

1. ALL EROSION AND SEDIMENT CONTROL MEASURES TO BE INSPECTED AND MAINTAINED DAILY BY CONTRACTOR/SITE MANAGER.
2. MINIMISE DISTURBED AREAS.
3. ALL STOCKPILES TO BE CLEARED FROM DRAINS, GUTTERS AND FOOTPATHS.
4. DRAINAGE IS TO BE CONNECTED TO STORM WATER SYSTEM AS SOON AS POSSIBLE
5. ROADS AND FOOTPATH TO BE SWEPT DAILY
6. UNDER SECTION 16 OF THE CLEAN WATERS ACT HEAVY FINES.INCLUDING A $600 ON THE SPOT FINE, MAY BE IMPOSED IF A PERSON ALLOWS SOIL, CEMENT SLURRY OR OTHER BUILDING
MATERIALS TO BE PUMPED, DRAINED OR ALLOWED TO ENTER THE STORM WATER SYSTEM.

SEDIMENT NOTES

1. CONSTRUCT SEDIMENT FENCE AS CLOSE AS POSSIBLE AND PARALLEL TO THE CONTOURS OF THE SITE.
2. DRIVE 1.5 m LONG STAR PICKETS INTO GROUND Max 3 m Ctrs.
3. DIG A 150 mm DEEP TRENCH ALONG THE UPSLOPE LINE OF THE FENCE FOR THE BOTTOM OF THE FABRIC TO BE ENTRENCHED.
4. BACKFILL TRENCH OVER BASE OF FABRIC.
5. FIX SELF SUPPORTING GEOTEXILE TO UPSLOPE SIDE OF POSTS WITH WIRE TIES OR AS RECOMMENDED BY GEOTEXILE MANUFACTURER.
6. JOIN SECTIONS OF FABRIC AT A SUPPORT POST WITH A Min LAP OF 150 mm.

*THIS DRAWING SHALL BE READ IN CONJUNCTION WITH THE FOLLOWING:

1-ARCHITECTURAL PLANS
2-CONTOUR AND DETAIL SURVEY

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SEDIMENT CONTROL

Project number	20240000
Date	12-03-2025
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Checked by	JS

DW.13

Scale As indicated

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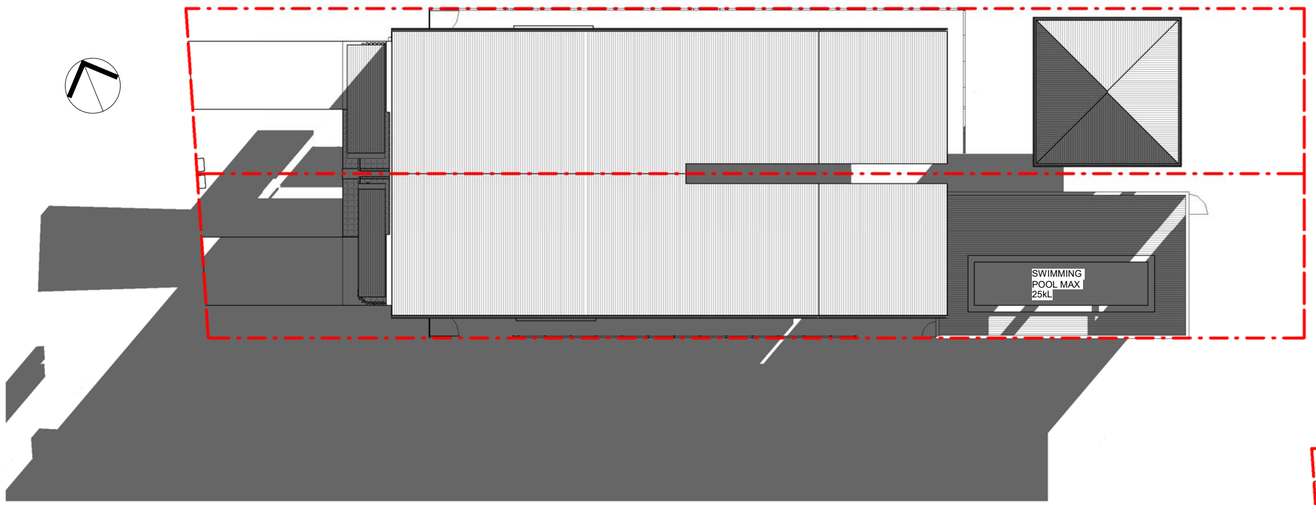
SHADOW DIAGRAM ON 21st OF JUNE



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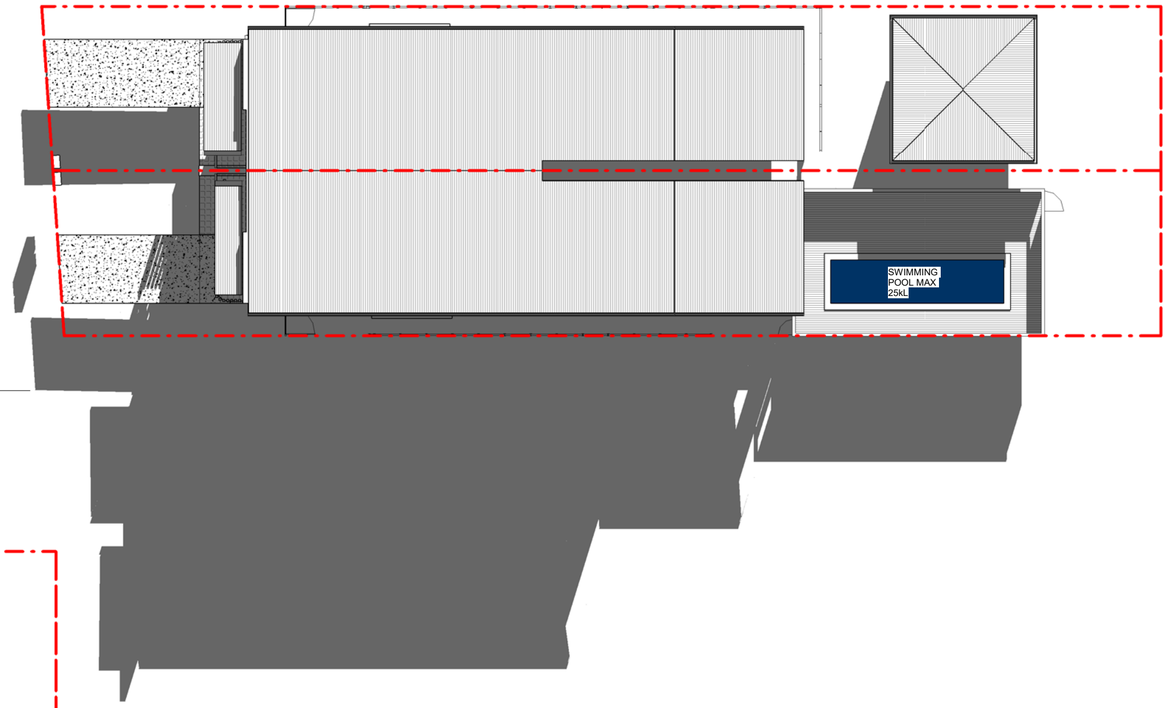

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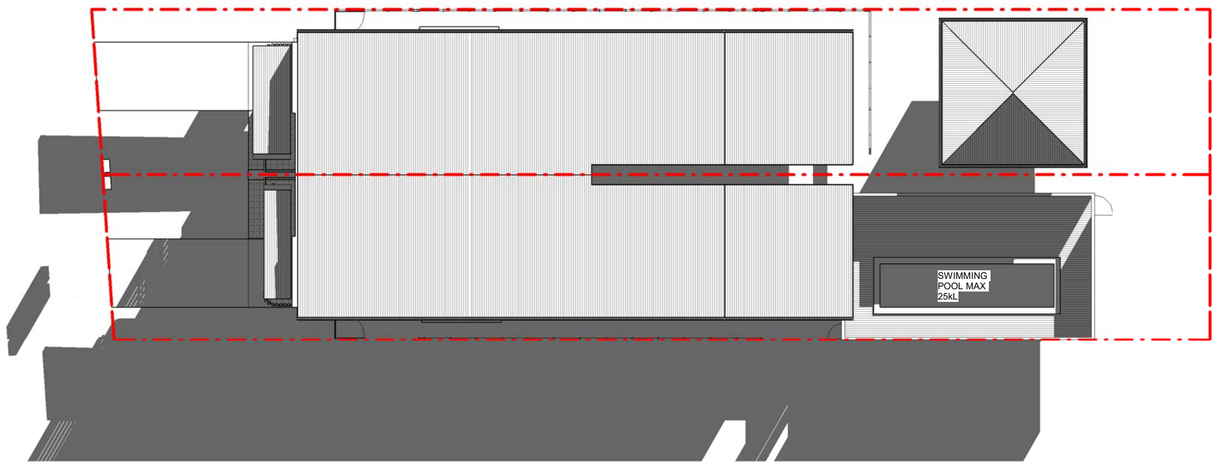

2 10AM
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CLIENT:

PROJECT :

LOT 2, DP-23778, 96 MACKENZIE STREET, REVESBY.

SHADOW DIAGRAM

Project number	20240000
Date	12-03-2025
Drawn by	NK
Checked by	JS

DW.14

Scale 1 : 200

DESCRIPTION	DATE	ISSUE
issue for DA approval	12-03-2025	A
Updated As Per Engineer	15.05.2025	B
Updated As Per Council	10.06.2025	C

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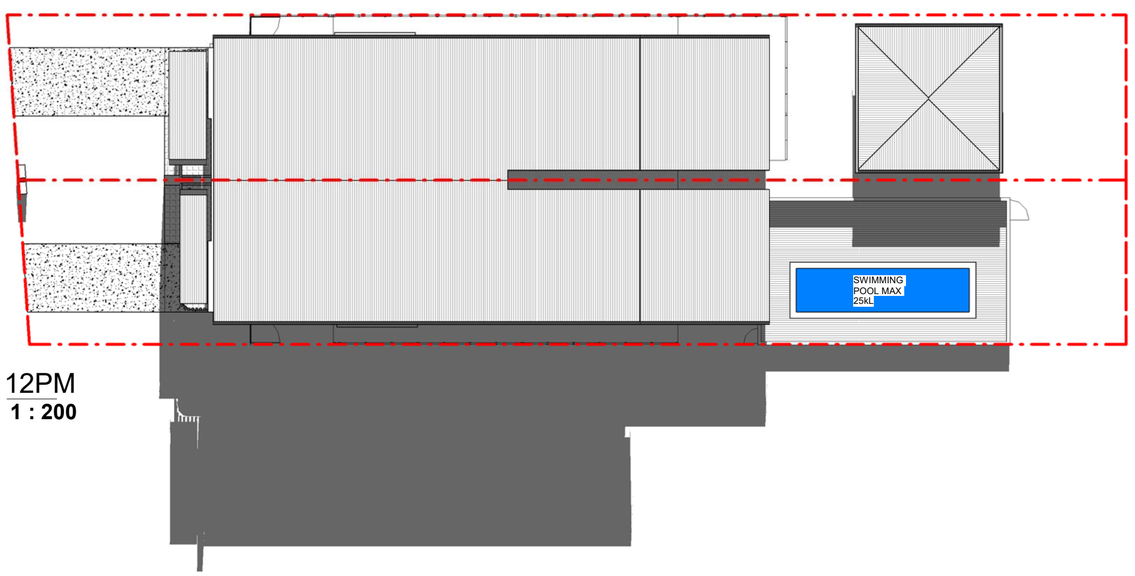

1 12PM
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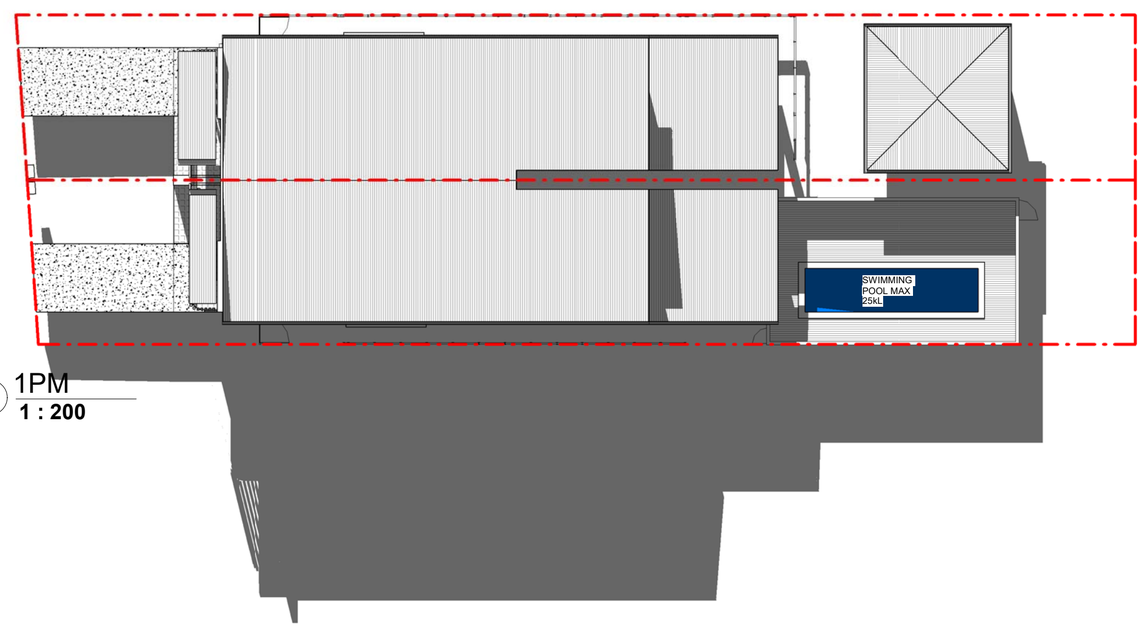

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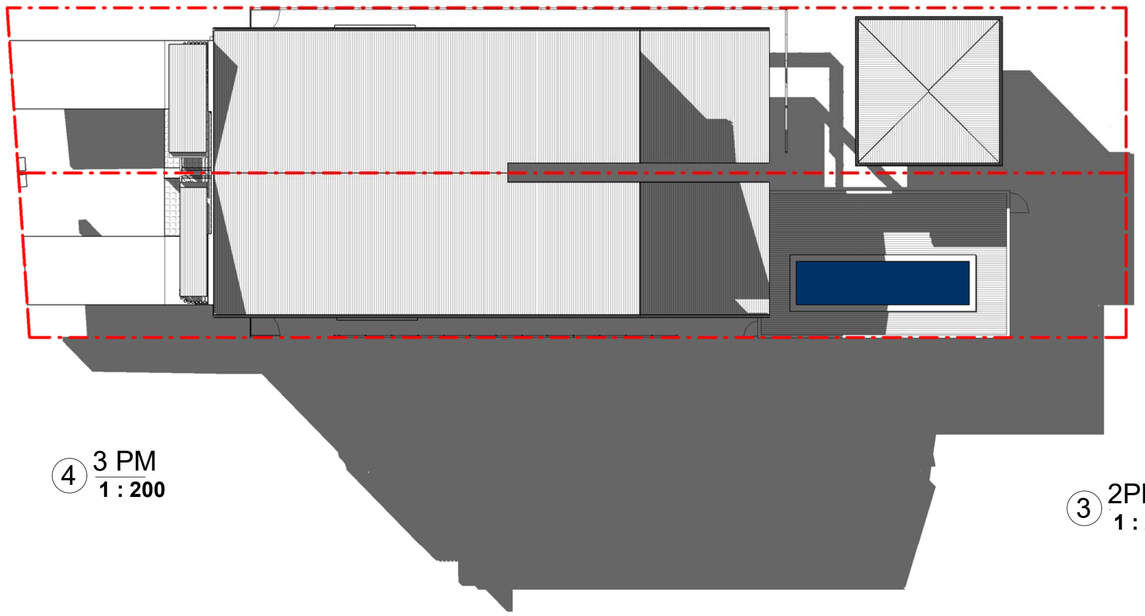
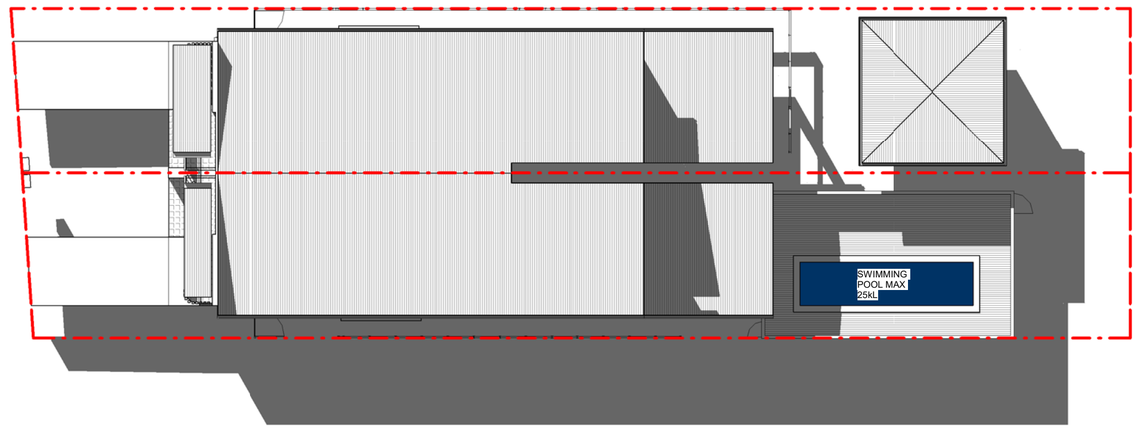


4 3 PM
1 : 200



3 2PM
1 : 200

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Checked by	Checker

DW.14.1

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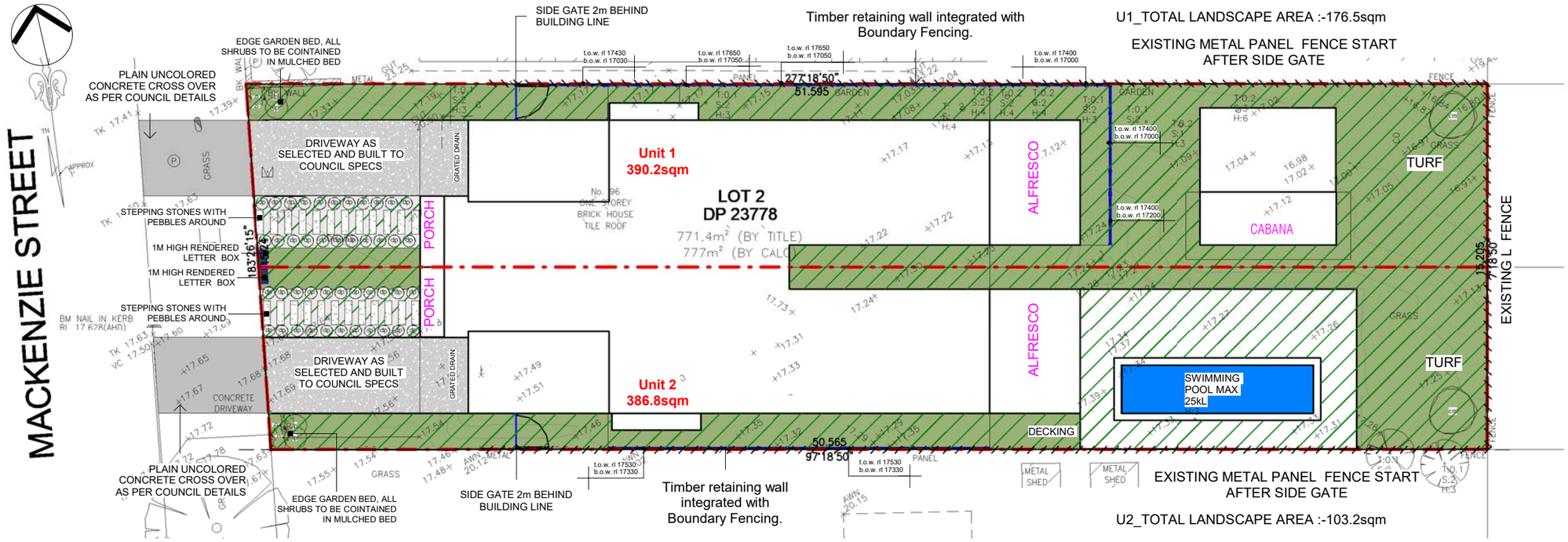


3 Landscape Plan
1 : 200

LAND SCAPE NOTES

TURF
EXCAVATE/ GRADE AREAS TO BE TURFED TO 120MM BELOW THE REQUIRED FINISHED LEVELS. DO NOT EXCAVATE WITH 1500MM OF ANY EXISTING TREE TO BE RETAINED. ENSURE THAT ALL OF THE SURFACE WATER RUNOFF IS TO BE DIRECTED TOWARDS THE INLET PITS, KERBS ETC. AD AWAY FROM BUILDINGS. ENSURE THAT NO POOLING OR PONDING WILL OCCUR. RIP SUBGRADE TO 150MM DEEP. INSTALL 100MM DEPTH OF IMPORTED TOPSOIL. JUST PRIOR TO SPREADING TURF, SPREAD 'SHIRLEYS NO. 17 LAWN FERTILISER' OVER THE TOPSOIL AT THE RECOMMENED RATE. LAY SIR WALTER BUFFALO TURF ROLLS CLOSELY BUTTED. FILL ANY SMALL GAPS WITH TOPSOIL. WATER THOROUGHLY.

STABILISED CRUSHED SANDSTONE
PATH TO BE CRUSHED SANDSTONE OVER WEEDMAT TO DEPTH OF 50MM. STABILSED WITH 5% CEMENT.

TIMBER EDGING
TREATED HARDWOOD EDGING. THE EDGES ARE TO BE LAID IN EVEN CURVES AND STRAIGHT LINES AS INDICATED ON THE PLAN. WHERE TIGHT CURVES ARE SHOWN SCORE TIMBER TO ACHIEVE MORE EVEN CURVES. THE TOP OF THE EDGE IS TO FINISH FLUSH WIH THE ADJACENT TURF AND MULCH LEVELS.

PLANTING AREAS
ENSURE THAT THE MASS PLANTING AREAS HAVE BEEN EXCAVATED TO 300MM BELOW FINISHED LEVELS. RIP TO A FURTHER DEPTH OF 150MM. SUPPLY AND INSTALL 300MM SOIL MIX IF REQUIRED OR IMPROVE EXISTING SOIL WITH COMPOST BLEND. SOIL MIX TO COMPRISE OF ONE PART APPROVED COMPOST TO THREE PARTS TOP SOIL. TOPSOIL SHALL BE EITHER IMPORTED TOPSOIL OR STOCKPILED SITE TOPSOIL (IF SUITABLE IE. NO CLAY). INSTALL 75MM OF SELECTED MULCH. MULCH TO BE ANL 'FOREST BLEND'.

Planting Schedule

CODE	BOTANICAL NAME	COMMON NAME	M.Ht	POT SIZE	QTY	IMAGE
Buxus - 1m	Buxus micropyllia japonica	Buxus	1m	300mm	4	
Crepe Myrtle - 4m	Lagerstroemia indica x fauriei 'Natchez	Crepe Myrtle	4m	300mm	2	
Dwarf Photinia - 1m	Photinia glabra 'Rubens'	Dwarf Photinia	1m	140mm	44	
Lilly Pily- 1.4m	Syzygium australe 'Select Form'	Lilly Pily	1.4m	200mm	4	

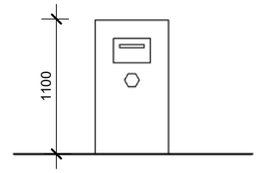
Grand total: 54

18 sqm Driveway hardstand area In line with Porch

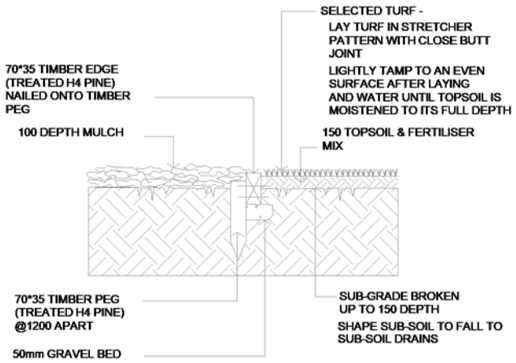
Total for both Driveways = 36 sqm

Total area in front is 92 sqm in front of porch
40% of 92 = 36 sqm

Complies

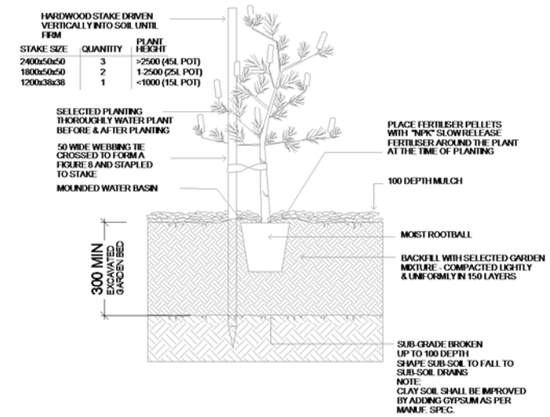


4 Letter Box Detail
1 : 50



1. TURF & GARDEN EDGE DETAIL

NOTE :
ALIGNMENT OF BRICK EDGE SHALL BE EVEN & FREE FROM DIPS AND HUMPS.



2. TREE & SHRUB PLANTING IN GARDEN BED

NOTE :
DO NOT PLANT IN UNSUITABLE WEATHER CONDITIONS SUCH AS EXTREME HEAT, COLD, WIND OR RAIN
CLAY SOIL IS TO BE TREATED WITH CLAY BREAKER AND ORGANIC COMPOST

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PROJECT
LOT 2, DP-23778, 96 MACKENZIE STREET, REVESBY.

LANDSCAPE PLAN

Project number	20240000
Date	12-03-2025
Drawn by	NK
Stage	TBC
Checked by	JS

DESCRIPTION	DATE	ISSUE
Updated as per council	10.06.25	C
Updated As Per Engineer	15.05.2025	B
Issue for DA approval	12-03-2025	A

DW.15
Scale: As indicated

C

ISSUE FOR DA APPROVAL

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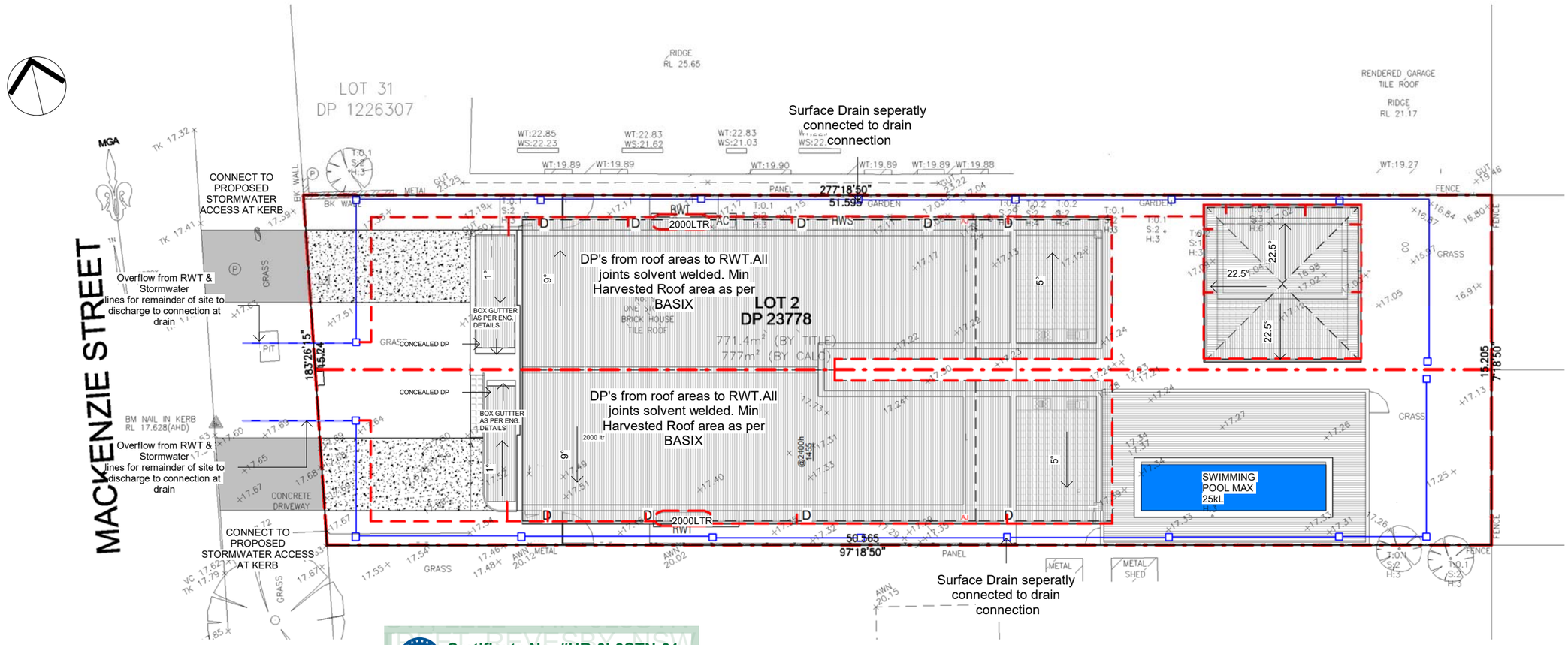


1 Roof Plan
1 : 200

Certificate No. #HR-0L3STN-01
Scan QR code or follow website link for rating details.

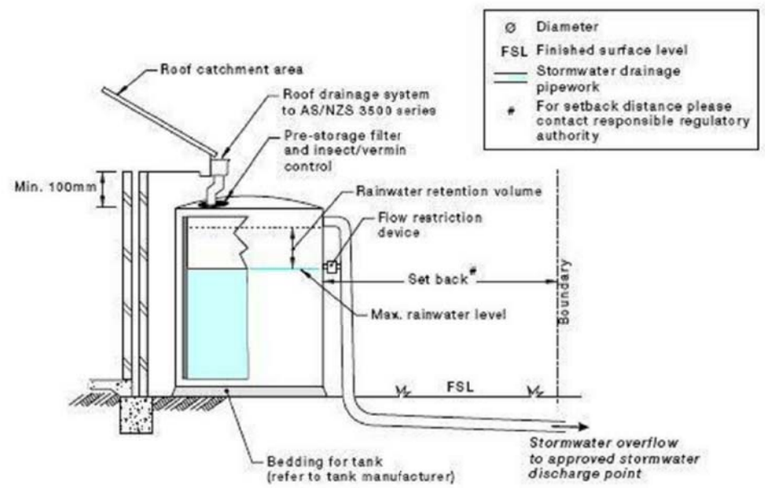
Assessor name	AKM Hassan
Accreditation No.	HERA 10170
Property Address	96 MACKENZIE STREET, REVESBY, NSW, 2212

http://www.hero-software.com.au/pdf/HR-0L3STN-01

NOTES:
1. ALL WORK TO BE DONE TO SATISFACTION OF CITY
COUNCIL.
2. PROPOSED CONCRETE DRIVEWAY TO BE CONSTRUCTED
IN ACCORDANCE WITH PLANS, SPECIFICATION, AND LEVELS
ISSUED SEPERATELY BY COUNCIL.
3. ALL PIPES TO BE MIN. 100MM DIA UNLESS NOTED
OTHERWISE (UNO).
4. ALL PIPES TO BE GRADE UPVC AT MIN 1% UNO.
5. MINIMUM FALL OF 1:80 WITH 300mm COVER
6. DOWNPIPES TO HAVE A MAXIMUM SPACING OF 12 METRES

RAINWATER HARVESTING NOTES:
1. RAINWATER FOR ON SITE STORMWATER HARVEST IS ONLY TO BE SOURCED FROM THE ROOF.
2. AN APPROPRIATE BACK FLOW PREVENTION DEVICE IS TO BE INSTALLED IN ACCORDANCE WITH AS3500.
3. FIRST FLUSHSYSTEM TO BE INCORPORATED.
4. TANK TO BE CONNECTED FOR USE IN TOILET FLUSHING, IRRIGATION, LAUNDRY.
5. THE REQUIRED PUMP IS NOT TO EXCEED 5dB[a] ABOVE AMBIENT BACKGROUND NOISE MEASURED AT THE NEAREST LOT BOUNDARY.

ALL OTHER SURFACE WATERS TO BE STRICTLY CONNECTED TO A SEPARATE SYSTEM IN ACCORDANCE WITH AS 3500:.3:2003 AND BCA PART 3.1.2.3.
RAINWATER TANKS WITH PUMPS TO SUPPLY GARDEN TAPS AND INTERNAL RE-USE AS PER BASIX ASSESSMENT



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STORM WATER PLAN

Project number	20240000
Date	12-03-2025
Drawn by	NK
Stage	TBC
Checked by	JS

DESCRIPTION	DATE	ISSUE
Updated as per council	10.06.25	C
Updated As Per Engineer	15.05.2025	B
Issue for DA approval	12-03-2025	A

DW.16
Scale 1 : 200

C

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MATERAIL AND FINISHES SCHEDULE		
Material: Keynote	Material: Rendering Image	Material: Comments
FR01		COLORBOND ROOF CUSTOM ORB PROFILE
FSD01		COLORTHROUGH CONCRETE DRIVEWAY
FWB02		AUSTRAL BRICK COASTAL WHITEHAVEN

MATERAIL AND FINISHES SCHEDULE		
Material: Keynote	Material: Rendering Image	Material: Comments
FWC01		CLADDING AS SELECTED BY CLIENT
FWI01		WINDOW FRAME COLORBOND SURFMIST
FWP01		Dulux - B36 - Sandy Day

NOTE: The Brick colour, Driveway finishes, Roofing material , Render colours , landscape, plants and any other material and finishes are for illustrstration purposes only and depending on their availability can be changed at any time without prioir notice.

1 F_North - West
1 : 200

Certificate No. #HR-0L3STN-01
Scan QR code or follow website link for rating details.
Assessor name AKM Hassan
Accreditation No. HERA 10170
Property Address 96 MACKENZIE STREET, REVESBY, NSW, 2212
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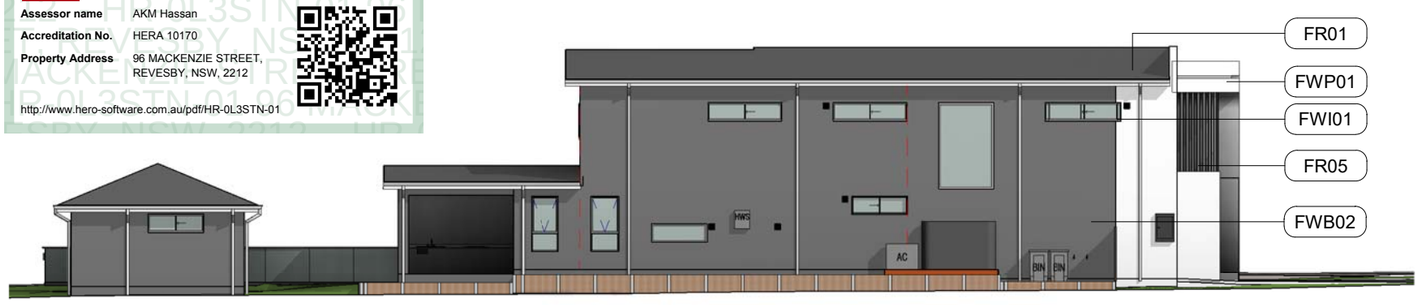
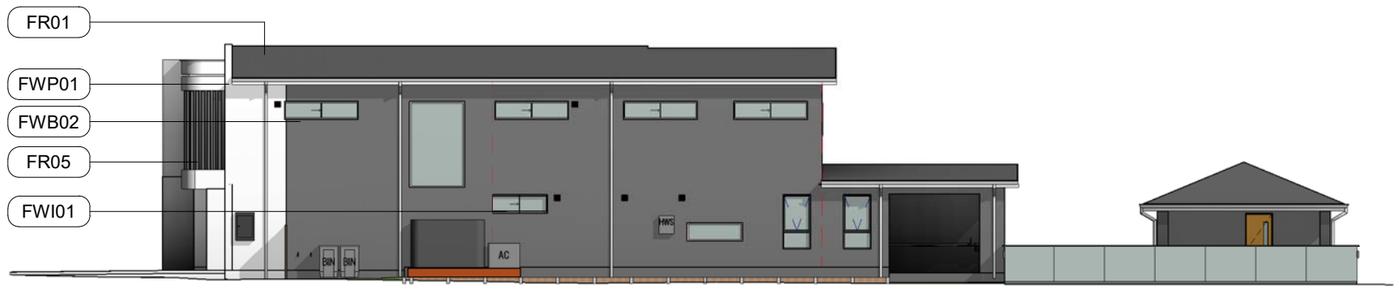


2 F_North-East
1 : 200

3 F_South-East
1 : 200



4 F_South-West
1 : 200

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LOT 2, DP-23778, 96 MACKENZIE STREET, REVESBY.

FINISHES SCHEDULE

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Issue for DA approval	12-03-2025	A

DW.17
Scale 1 : 200
C
ISSUE FOR DA APPROVAL

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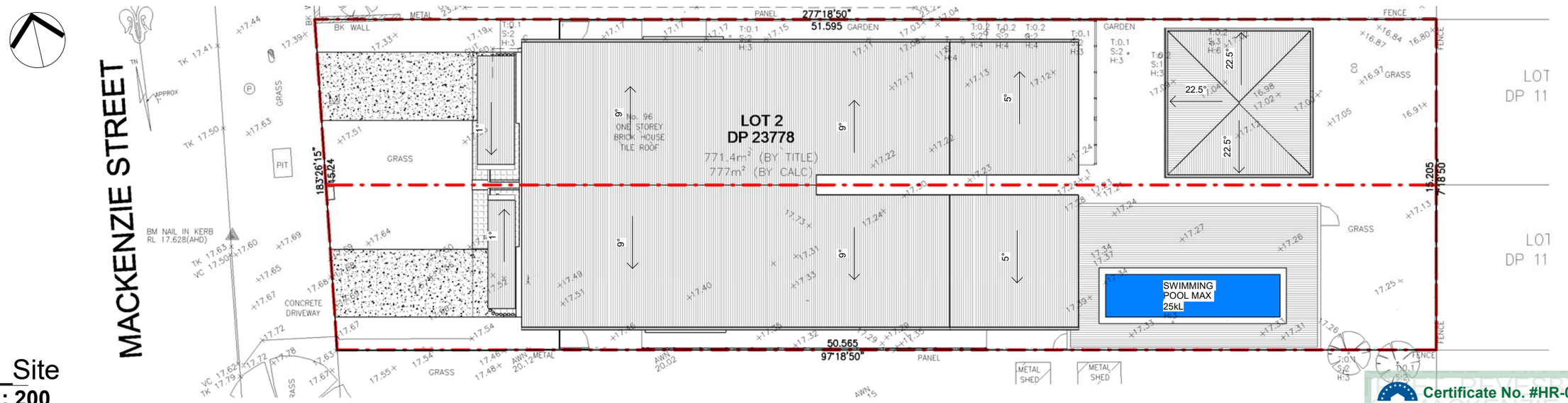
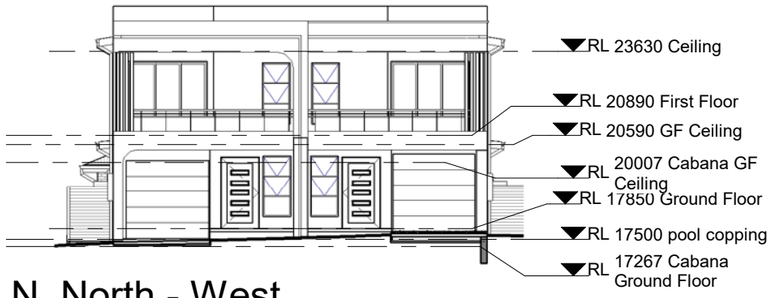


1 N_Site
1 : 200



2 N_North - West
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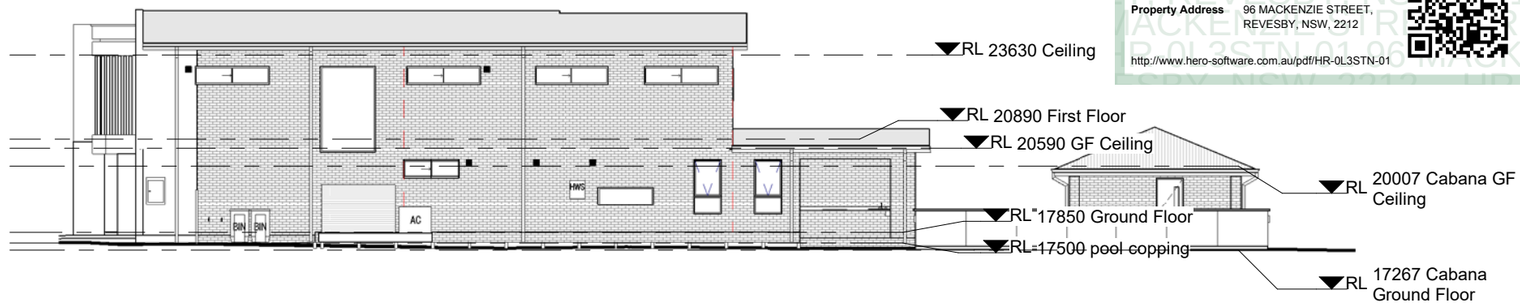
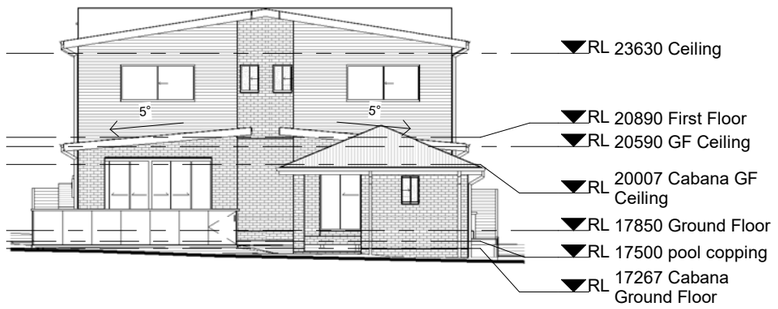


4 N_South-West
1 : 200



5 N_South-East
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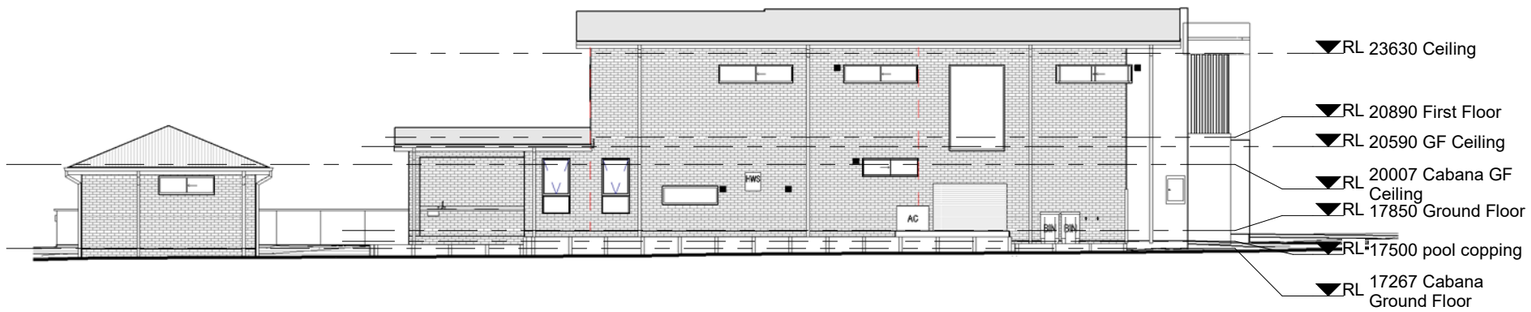

3 N_North-East
1 : 200

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NOTIFICATION PLAN

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Drawn by	NK
Stage	TBC
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DW.18
Scale 1 : 200

C

ISSUE FOR DA APPROVAL

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BASIX Commitments

Basix Certificate No: 1788867M_02

HOT WATER
•Gas Instantaneous-6 star

VENTILATION
•Bathrooms: Individual fan ducted to façade or roof with interlock to light switch
•Kitchen: Individual fan open façade or roof with manual ON /OFF
•Laundry:Individual fan ducted to façade or roof with manual ON /OFF

AIR CON:
•Cooling & Heating : 1- Phase Air con-EER 2.5-3.0 (Zoned)

LIGHTING
•Energy efficient light fittings (LED or fluorescent for each individual spaces)

KITCHEN
•Gas cooktop & electric oven

CLOTHES DRYING LINE
• No, In door Clothes drying line
• Yes, outdoor clothing drying line

WATER SAVING
•4 star shower heads
•3 star toilets or better
•5 star kitchen tap
•5 Star bathroom tap

RAIN WATER&STORM WATER TANK:
•1500L rain water tank used for Laundry & Landscape.

ALTERNATIVE ENERGY:
• 1.0 kW solar PV panel(Unit-1)

POOL & SPA:
• 30kL swimming pool with timer, No active heating and pool cover

Thermal Spec

Issued in accordance with
BASIX Thermal Comfort Simulation Method.

Assessor No #	**HERA10170**	**Projects:**	REVESBY

Thermal performance specifications

Following specification must apply to all instances of that element for the whole project. If different construction elements are applied then the Assessor Certificate is no longer valid.

Certificate No: HR-0L3STN-01		**96 MACKENZIE STREET**	
		Unit-1	**Unit-2**
External walls Construction		**Added Insulation**	
Brick Veneer		R2.4Ref	R2.4Ref
Fibro cavity panel		R2.4Ref	R2.4Ref
Brick Veneer(Garage)		Nil	Nil
Internal walls Construction			
Plasterboard on studs (Garage)		R2.0	R2.0
Plasterboard on studs		Nil	Nil
Party Wall system (Common Wall)		R2.0	R2.0
Roof Construction			
Metal Roof		Foil+Bulk(R1.3 Anticon)	Foil+Bulk(R1.3 Anticon)
Colour		Medium	Medium
Ceilings Construction			
Plaster board		R4.0	R5.0
Floors Construction	**Covering**		
Concrete (Slab on ground)	Default	Nil	Nil
Timber(Floor between)	Default	Nil	Nil
Timber(Above garage)	Default	R2.0	R2.0

Windows

All window and glazed door to be selected as per AFRC. Deviation is accepted ±5%. : This tolerance ONLY applies to SHGC, the U-value can always be lower but not higher than the values stated. Refer to NatHERS cert

Area(M^2)	Frame	Ext. cover	U Val	SHGC	Glazing
	Alum/Sliding	As drawn	6.38	0.75	Single Clear
	Alum/Awning	As drawn	6.37	0.65	Single Clear
Unit-1	Alum/Sliding DR	As drawn	6.1	0.71	Single Clear
	Alum/fixed	As drawn	6.1	0.75	Single Clear
Unit-2	Alum/Sliding	As drawn	4.5	0.60	Single Low E Clear
	Alum/Awning	As drawn	4.8	0.52	Single Low E Clear
	Alum/Sliding DR	As drawn	3.2	0.66	Dbl Low E Clear
	Alum/ fixed	As drawn	3.3	0.60	Dbl Low E Clear

Skylights

Area (M^2)	Type	Glazing
NIL	Alum/Timber	NIL

Fixed shading (eaves, pergolas, verandas , awnings)	
All shade elements modelled as drawn	
Weather seals to windows and doors	Be provided
All down lights be sealed	Yes

Certificate No. #HR-0L3STN-01

Scan QR code or follow website link for rating details.

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Accreditation No.	HERA 10170
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NOTIFICATION PLAN

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Drawn by	NK
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DW.18

Scale 1 : 200

issue for DA approval	12-03-2025	A
DESCRIPTION	DATE	ISSUE

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