BUILDING SPECIFICATION

GENERAL NOTES:
ALL DESIGN, CONSTRUCTION METHODS AND MATERIALS TO BE IN ACCORDANCE WITH THE CURRENT NATIONAL CONSTRUCTION CODES (NCC), THE STATE DEVELOPMENT CODE, BUILDING REGULATIONS & MANUFACTURERS SPECIFICATIONS & INSTALLATION DETAILS FOR MATERIALS USED.

THESE PLANS ARE TO BE READ IN CONJUNCTION WITH BUILDING CONTRACT DOCUMENTS AND ANY ENGINEERING DRAWINGS AND SPECIFICATIONS. RESPONSIBLE PARTIES ARE TO BE NOTIFIED OF ANY DISCREPANCIES.

THE BUILDER TAKES ON THE RESPONSIBILITY OF THE DESIGN, WITH NO RESPONSIBILITY FOR THE CONSTRUCTION HELD BY THE BUILDING DESIGNER INCLUDING THE STRUCTURAL INTEGRITY & PERFORMANCE OF THE BUILDING.

3D VIEWS, PERSPECTIVES AND ILLUSTRATIONS ARE INTENDED TO BE A VISUAL AID ONLY, THEY ARE NOT PRESCRIPTIVE BUT INDICATIVE ONLY. THE IMAGES ARE NOT TO BE RELIED UPON IN ANY WAY FOR FINAL CONSTRUCTION FINISHES AND RESULTS.

ALL DIMENSIONS IN MILLIMETERS UNLESS STATED OTHERWISE.

DO NOT SCALE OFF OF DRAWINGS, DIMENSIONS ARE SHOWN TO ASSIST WITH DIMENSIONING. ANY EXISTING WALLS MAY BE NOMINALLY DIMENSIONED.

ALL DIMENSIONS, DETAILS, SITE LEVELS AND FINISHED FLOOR LEVELS TO BE CONFIRMED BY CONTRACTOR/ SURVEYOR BEFORE COMMENCEMENT OF ANY CONSTRUCTION AND RESPONSIBLE PEOPLE NOTIFIED OF ANY DISCREPANCIES.

ANY DATA SUPPLIED BY OTHERS AND SHOWN ON THESE DRAWINGS ARE NOT THE RESPONSIBILITY OF THE BUILDING DESIGNER. ALL USERS OF THESE DRAWINGS ARE ADVISED TO CHECK OTHER SUPPLIED DATA AND CHECK ALL DIMENSIONS ONSITE.

OWNER REMAINS RESPONSIBLE FOR ONGOING MAINTENANCE OF BUILDING.

ALL WINDOW AND DOOR DIMENSIONS ARE NOMINAL.

SITE WORKS NOTES:

POSITION OF DWELLING TO BE CONFIRMED BY SURVEYOR & CLIENT PRIOR TO ANY SITE WORKS.

ALL STORMWATER, DOWN PIPES, RAIN WATER TANKS & SITE DRAINAGE TO BE SIZED & LOCATED BY THE HYDRAULIC CONSULTANT/ PLUMBER IN ACCORDANCE WITH NCC.

BUILDER TO ENSURE THAT ACTUAL SEWER LINE AND MANHOLE (IF APPLICABLE) POSITIONS MATCH THOSE AS SHOWN AS BASED ON LOCAL AUTHORITY DOCUMENTS. ANY DISCREPANCIES MUST BE BROUGHT TO ATTENTION AND RESOLVED PRIOR TO COMMENCEMENT OF CONSTRUCTION.

BUILDER TO DETERMINE APPROPRIATE PLATFORMING METHOD ON SITE PRIOR TO COMMENCEMENT OF ANY WORKS. FINISHED FLOOR LEVEL IS TO BE ABOVE THE MINIMUM LEVEL AS PER LOCAL AUTHORITIES REQUIREMENTS.

FALL OF LAND UNKNOWN AND IS TO BE CONFIRMED ON SITE BEFORE COMMENCEMENT OF CONSTRUCTION. ANY REQUIRED EARTHWORKS INCLUDING CUT, FILL, BATTERS AND RETAINING MUST COMPLY WITH THE CURRENT NCC.

THE FINISHED SURFACE IMMEDIATELY SURROUNDING THE DWELLING, 1000mm WIDE, IS TO FALL AWAY FROM THE DWELLING AT A SLOPE OF 1 IN 20 MINIMUM.

STORMWATER MUST BE CONNECTED TO A LEGAL POINT OF DISCHARGE BY CONNECTION TO RAINWATER TANK, OVERFLOW MUST CONNECT TO STORMWATER SYSTEM.

SURFACE DRAINAGE IS TO DISCHARGE EVENLY WITHIN THE SITE AND WITHOUT NUISANCE TO ADJOINING PROPERTIES.

ALL SUB-FLOOR AREAS MUST BE GRADED TO AVOID THE PONDING OF WATER.

SITE WORKS NOTES CONT.:

WHERE SERVICES / PIPEWORK ARE LOCATED UNDER DRIVEWAYS AND SLABS CONTRACTORS ARE TO ENSURE ADEQUATE COMPACTION TO TRENCH BACKFILL IS ACHIEVED TO SUPPORT CONCRETE.

ELECTRICAL NOTES:

SMOKE ALARMS TO BE INSTALLED IN ACCORDANCE WITH THE NCC PART 3.7.5 - SMOKE ALARMS. SMOKE ALARMS MUST COMPLY WITH AS 3786. INCLUDING: ONE ON EACH LEVEL OF LIVING SPACE, OUTSIDE EACH BEDROOM AREA.

ONLY USE PHOTOELECTRIC TYPE SMOKE ALARMS.

ALL SMOKE ALARMS TO BE INTERCONNECTED.

OWNERS TO NOMINATE FINAL POSITIONS OF ELECTRICAL APPLIANCES, LIGHTING AND ELECTRICAL FITTINGS.

ELEVATION NOTES:

WALL FINISHES AND WINDOW TYPES ARE ARE PROVIDED BY THE ELEVATIONS OR APPROVED BY CLIENT.

GROUND LINE SHOWN ON ELEVATIONS IS INDICATIVE ONLY, AND SHOULD BE CONFIRMED ONSITE.

ELEVATIONS ARE INTENDED TO BE A VISUAL AID ONLY, THEY ARE NOT PRESCRIPTIVE BUT INDICATIVE ONLY.

SECTION NOTES:

TRUSS DESIGN IS INDICATIVE ONLY AND IS NOT PRESCRIPTIVE. FINAL DESIGN TO TRUSS MANUFACTURER SPECIFICATIONS.

GROUND LINE SHOWN ON SECTION IS INDICATIVE ONLY, AND SHOULD BE CONFIRMED ONSITE.

SECTIONS ARE INTENDED TO BE A VISUAL AID ONLY, THEY ARE NOT PRESCRIPTIVE BUT INDICATIVE ONLY.

FOUNDATION NOTES:

THESE PLANS ARE TO BE READ IN CONJUNCTION WITH CONTRACT DOCUMENTS AND ENGINEERING DRAWINGS AND SPECIFICATIONS. RESPONSIBLE PARTIES ARE TO BE NOTIFIED OF ANY DISCREPANCIES. SITE CLASSIFICATION IS TO BE CONFIRMED BY INSPECTION OF FOOTING EXCAVATIONS.

PLUMBER RESPONSIBLE TO LOCATE AND CONFIRM SEWER HOUSE CONNECTION LOCATION ACCURATELY PRIOR TO COMMENCEMENT. PLUMBER IS TO VERIFY WITH SITE SUPERVISOR PRIOR TO SETTING OUT FIXTURE DRAINAGE POINTS. NO AMENDMENTS OR SPECIAL FIXTURES HAVE BEEN NOMINATED.

WHERE SERVICES / PIPEWORK ARE LOCATED UNDER DRIVEWAYS AND SLABS CONTRACTORS ARE TO ENSURE ADEQUATE COMPACTION TO TRENCH BACKFILL ACHIEVED TO SUPPORT CONCRETE.

REBATE GARAGE DOORS & SLIDING GLASS DOORS 20mm, AND SHOWER RECESSES 50mm IN LOCATIONS SHOWN OR IN ACCORDING TO MANUF' SPEC. OR BUILDERS DIRECTIONS.

MINIMUM COVER TO GROUND - 50mm.

GRADE FINISHED GROUND SURFACE TO DIVERT WATER AWAY FROM BUILDING.

WATERPROOF MEMBRANE IS 0.2mm POLYETHYLENE. JOINTS ARE TO BE LAPPED 300mm AND TAPED.

REINFORCEMENT TO BE SUPPORTED ON PLASTIC CHAIRS AT MANUFACTURES SPACING REQUIREMENTS.

ALL CONCRETE IS TO BE MECHANICALLY VIBRATED DURING POURING/ PLACING.

FILL MATERIAL AND SAND UNDER SLABS IS TO BE COMPACTED TO 95% OF MAX. DRY DENSITY.

FLOORS TO ALL WET AREAS TO HAVE A FALL TO A FLOOR WASTE AS PER NCC CLAUSE 10.2.12.

TERMITE RISK NOTES:

TERMITE CONTROL BARRIERS TO BE IN ACCORDANCE WITH AS 3660.1 AND NCC CLAUSE 3.1.3.

ANY UNTREATED TIMBER POSTS, STAIRS AND THE LIKE SHALL BE SET 75MM MINIMUM CLEAR OF GROUND FOR VISUAL TERMITE CONTROL.

TWO APPROVED NOTICES SHALL BE AFFIXED TO THE DWELLING AS REQUIRED ADVISING OWNERS OF THE METHOD OF TERMITE RISK MANAGEMENT USED, AND THEIR ONGOING RESPONSIBILITY FOR THE MAINTENANCE OF THE SYSTEMS.

BUILDER TO CONFIRM WITH OWNER THE CHOSEN METHOD OF TIMBER PROTECTION.

OWNER REMAINS RESPONSIBLE FOR ONGOING INSPECTION OF STRUCTURAL TIMBER ELEMENTS, AND THAT BARRIERS ARE NOT COMPROMISED.

WHERE CONCRETE SLAB FORMS BARRIER, SLAB TO BE CONSTRUCTED AS PER AS2870. SLAB & FOOTINGS TO BE "MONOLITHIC". TERMITE COLLAR FLANGE TO BE CLAMPED TO PIPES AND SET IN SLAB. 75MM MIN OF EXPOSED SLAB EDGE TO REMAIN ABOVE FINISHED PERIMETER LEVEL. EXPOSED EDGE NOT TO BE COVERED BY SOIL, RENDERED OR TILED, BUT MAY BE PAINTED. WHERE BRICKWORK CONCEALS EDGE OF SLAB, IN ADDITION TO ABOVE, PROVIDE TERMITE COLLAR BARRIER BELOW D.P.C. FIXED TO SLAB EDGE.

INSTALL ANT CAPPING TO ALL BRICK PIERS, TIMBER OR CONC STUMPS. KEEP TIMBER CLEAR OF GROUND WHEN ON STEEL ANCHORS. NON-TIMBER ELEMENTS (EG STEEL POSTS) NEED NO PROTECTION FROM TERMITES.

ALL TIMBER IN DIRECT CONTACT WITH CONCRETE TO BE SEPARATED BY G.I. FLASHING.

FLOOR PLAN NOTES:

ALL GLAZING TO BE IN ACCORDANCE WITH AS1288. WINDOWS SIZES MAY VARY DUE TO MANUFACTURER'S SPECIFICATIONS.

BUILDER TO CONFIRM ALL DIMENSIONS PRIOR TO CONSTRUCTION. DIMENSIONS ARE TO FRAME ONLY AND DO NOT INCLUDE CLADDING/LININGS (UNO).

S.S. BALUSTRADING TO COMPLY WITH CURRENT NCC VOLUME 2 SECTION 3.9.2.3 'WIRE BALUSTRADING CONSTRUCTION'

DOORS TO W.C.'S TO HAVE LIFT OFF HINGES (ONLY IF THE DOORS SWING IN TOWARDS THE W.C).

MASONRY CONSTRUCTION TO AS 3700.

REFER ENGINEERS DRAWINGS & SPECIFICATIONS FOR ALL STRUCTURAL DETAILS, FRAMING, BRACING, TIE DOWN AND SLAB/ FOOTING DETAILS.

SEAL WET AREAS IN ACCORDANCE WITH AS3740 & NCC REQUIREMENTS.

PROVIDE FLOOR WASTE TO ALL WET AREA AS PER NCC CLAUSE 10.2.12.

ROOF DRAINAGE NOTES:

ALL GUTTER AND DOWNPIPE WORKS TO AS/NZS 3500.3 AND CURRENT NCC VOLUME 2 PART 3.5.2.

DOWNPIPES (DP) TO BE 100mmØ UPVC.

TEMPORARY DOWNPIPES TO BE PROVIDED AT DP LOCATIONS DURING CONSTRUCTION DRAINING ROOFWATER ONTO GROUND, 2M MIN AWAY FROM BUILDING.

ALL STORMWATER, DOWN PIPES, RAIN WATER TANKS & SITE DRAINAGE TO BE SIZED & LOCATED BY THE HYDRAULIC CONSULTANT/ PLUMBER IN ACCORDANCE WITH NCC VOL. 2.3.1.2 & 3.5.2 AND STATE LEGISLATION/ LOCAL PLANNING SCHEME HOUSE CODE AND AS 3500 ALL PARTS.

THE ROOF DRAINAGE SYSTEM MUST BE PROVIDED WITH AN OVERFLOW TO PREVENT THE BACKFLOW OF WATER INTO THE BUILDING.

THE AREA SPECIFIC RAINFALL INTENSITY MUST BE SELECTED FROM NCC TABLE 3.5.2.1 OR FROM AS/NZ3500.

EAVES GUTTERS MUST BE INSTALLED AT A FALL NOT LESS THAN 1 IN 500 WITH SUPPORT BRACKETS AT 1.2m MAXIMUM CENTRES.

ROOF DRAINAGE NOTES CONT.:

DOWNPIPES MUST SERVE NOT MORE THAN 12 METERS OF GUTTER LENGTH FOR EACH DOWNPIPE WHICH MUST BE LOCATED AS CLOSE AS POSSIBLE TO VALLEY GUTTERS. EAVES GUTTERS MUST BE PROVIDED WITH AN OVERFLOW SYSTEM WHERE DOWNPIPES ARE LOCATED MORE THAN 1.2 METRES FROM A VALLEY GUTTER.

CONSTRUCTION MATERIALS:

FLOOR - CONCRETE FLOOR ON GROUND LEVEL.

EXTERNAL WALLS - HARDIE PLANK HORIZONTAL CLADDING TO TIMBER FRAME CONSTRUCTION OR EQUALLY APPROVED BY CLIENT.

INTERNAL WALLS - GYPROC AND TIMBER FRAME, WITH FC SHEETING WITHIN ALL WET AREAS.

ROOF - STEEL COLORBOND ROOF - MID GREY.

BAL REQUIREMENTS 12.5:

FLOORS – FLOORS TO BE CONCRETE SLAB ON GRADE.

EXTERNAL WALLS – PARTS LESS THAN 400 MM ABOVE GROUND OR DECKS ETC TO BE OF NON-COMBUSTIBLE MATERIAL, 6 MM FIBRE CEMENT CLAD OR BUSHFIRE RESISTANT/NATURALLY FIRE RESISTANT TIMBER

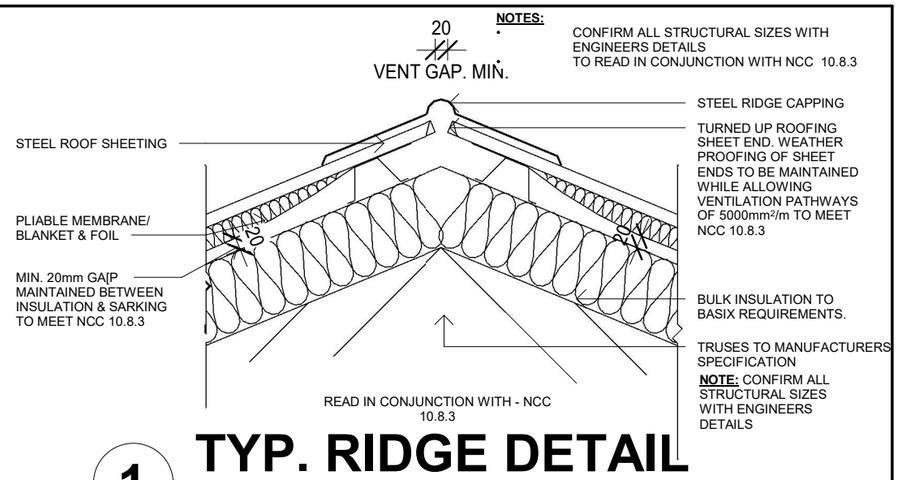
EXTERNAL WINDOWS – 4MM GRADE A SAFETY GLASS OR GLASS BLOCKS WITHIN 400 MM OF GROUND, DECK ETC WITH OPENABLE PORTION METAL SCREENED WITH FRAME OF METAL OR METAL REINFORCED PVC-U OR BUSHFIRE RESISTING TIMBER.

EXTERNAL DOORS – SCREENED WITH STEEL, BRONZE OR ALUMINUM MESH OR GLAZED WITH 5 MM TOUGHENED GLASS, NON-COMBUSTIBLE OR 35 MM SOLID TIMBER FOR 400 MM ABOVE THRESHOLD. METAL OR BUSHFIRE RESISTING TIMBER FRAMED FOR 400 MM ABOVE GROUND, DECKING, ETC, TIGHT-FITTING WITH WEATHER STRIPS AT BASE.

ROOF – NON-COMBUSTIBLE COVERING. ROOF/WALL JUNCTION SEALED. OPENINGS FITTED WITH NON-COMBUSTIBLE EMBER GUARDS. ROOF TO BE FULLY SARKED.

VERANDAHS AND DECKS - ENCLOSED SUB-FLOOR SPACE – NO SPECIAL REQUIREMENT FOR MATERIALS EXCEPT WITHIN 400 MM OF GROUND. NO SPECIAL REQUIREMENTS FOR SUPPORTS OR FRAMING. DECKING TO BE NON-COMBUSTIBLE OR BUSHFIRE RESISTANT WITHIN 300 MM HORIZONTALLY AND 400 MM VERTICALLY FROM A GLAZED ELEMENT.

BUILDING TO COMPLY WITH **AUSTRALIAN STANDARD AS3959** - CONSTRUCTION OF BUILDINGS IN BUSHFIRE-PRONE AREAS (STANDARDS AUSTRALIA, 2018)



1 TYP. RIDGE DETAIL
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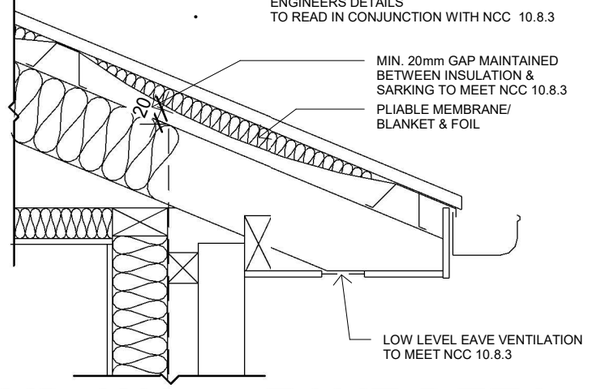

2 TYP. WALL EAVE DETAIL
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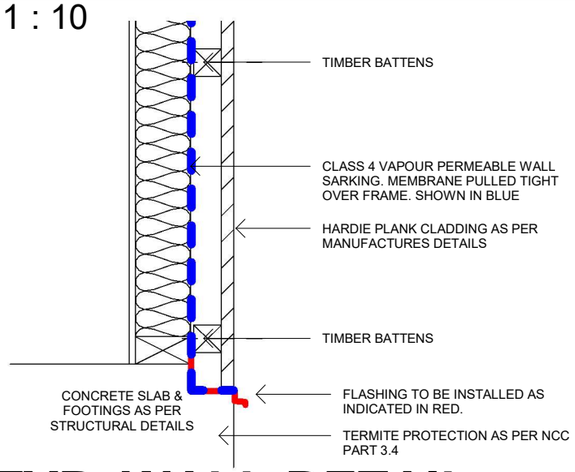

3 TYP. WALL DETAIL
1 : 10

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NCC - ABCB - SPECIFICATION

ALL PLANS DESIGNED IN ACCORDANCE NCC 2022 ABCB HOUSING PROVISION, OUTLINED BELOW:

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Project DAVID KNOWLES	REVISION DESCRIPTION **FOR DEVELOPMENT APPLICATION**		**09.09.2025**	SCALE : AS SHOWN ON **A3**
Drawing Title **NCC ABCB REQUIREMENTS**	DRAWN **JLAURIE**	PROJECT START DATE **30.05.2025**	PROJ No: J151	REV **C**
Dwg Status **FOR DEVELOPMENT APPLICATION**	THIS DRAWING IS SUBJECT TO COPYRIGHT AND MUST NOT BE COPIED WITHOUT AUTHORISATION FROM JLL DESIGNS. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS STATED OTHERWISE.		DWG No: A002	

WATER PROOFING DETAILS:

SHOWER AREAS
ENCLOSED AND UNENCLOSED (INCLUDING SHOWER OVER BATH) MUST CONSIDER THE FOLLOWING:
- FLOOR OF THE SHOWER AREA MUST BE WATERPROOF - INCLUDING ANY HOB OR STEPDOWN.
- WALLS TO BE WATERPROOF TO NOT LESS THAN 1800 MM ABOVE FLOOR SUBSTRATE FOR ENTIRE SHOWER AREA AND WATERPROOF > NOT LESS THAN 150 MM ABOVE FLOOR SUBSTRATE; OR > NOT LESS THAN 25 MM ABOVE MAXIMUM RETAINED WATER LEVEL; AND
- WALL JUNCTIONS AND JOINTS TO BE WATERPROOF NOT LESS THAN 40 MM EITHER SIDE OF THE JUNCTION.WALL/FLOOR JUNCTIONS TO BE WATERPROOF.
- PENETRATIONS TO BE WATERPROOF - PROTECTION CAPS MUST BE REMOVED PRIOR TO WATERPROOFING

OUTSIDE SHOWER AREAS
- FLOOR CONCRETE AND COMPRESSED FIBRE-CEMENT SHEET FLOORING MUST BE WATERPROOF.
- TIMBER FLOORS INCLUDING PARTICLEBOARD, PLYWOOD AND OTHER TIMBER-BASED FLOORING MATERIALS MUST BE WATERPROOF.
- WALL/FLOOR JUNCTIONS MUST BE WATERPROOF.
- BATHROOM ENTRY TO BE WATERPROOF MIN 25MM ABOVE FINISHED FLOOR SURFACE.
- THE DOORWAY WATERSTOP REQUIRES THE BASE TO BE SEALED TO FLOOR AND UPSTAND FLUSH WITH FINISHED FLOOR SURFACE

AREAS ADJACENT TO BATHS AND SPAS (VESSEL)
- FLOOR CONCRETE, COMPRESSED FIBRE-CEMENT AND FIBRE-CEMENT SHEET – MUST BE WATERPROOF.
- TIMBER FLOORS INCLUDING PARTICLEBOARD, PLYWOOD AND OTHER TIMBER-BASED FLOORING MATERIALS – MUST BE WATERPROOF.
- WALLS WATER RESISTANT TO A HEIGHT OF NOT LESS THAN 150 MM ABOVE THE VESSEL, FOR THE EXTENT OF THE VESSEL, WHERE THE VESSEL IS WITHIN 75 MM OF A WALL. ALL EXPOSED SURFACES BELOW VESSEL LIP – MUST BE WATERPROOF.
- WALL JUNCTIONS AND JOINTS TO BE WATERPROOFED WHEN LOCATED WITHIN 150 MM ABOVE A VESSEL FOR THE EXTENT OF THE VESSEL.
- WALL/FLOOR JUNCTIONS TO BE WATERPROOF FOR THE EXTENT OF THE VESSEL.
- PENETRATIONS TAP AND SPOUT PENETRATIONS TO BE WATERPROOF WHERE THEY OCCUR IN HORIZONTAL SURFACES. PROTECTION CAPS MUST BE REMOVED PRIOR TO WATERPROOFING

INSERTED BATHS AND SPAS
- FLOOR WATERPROOF SHELF AREA, INCORPORATING WATERSTOP UNDER THE BATH LIP.
- WALL TO BE WATERPROOF TO NOT LESS THAN 150 MM ABOVE THE LIP OF THE BATH OR SPA; AND
- NO REQUIREMENT UNDER BATH.
- WALL JUNCTIONS AND JOINTS WITHIN 150 MM ABOVE BATH OR SPA; AND NO REQUIREMENT UNDER BATH.
- PENETRATIONS TAP AND SPOUT PENETRATIONS TO BE WATERPROOF WHERE THEY OCCUR IN HORIZONTAL SURFACES. PROTECTION CAPS MUST BE REMOVED PRIOR TO WATERPROOFING

LAUNDRIES AND WCS
- FLOOR REQUIRED TO BE WATERPROOF.
- WALL/FLOOR JUNCTIONS REQUIRED TO BE WATERPROOF.

WALLS ADJOINING SINK, BASIN OR LAUNDRY TUB (VESSEL)
- WALLS TO BE WATERPROOF TO A HEIGHT OF NOT LESS THAN 150 MM ABOVE THE VESSEL, FOR THE EXTENT OF THE VESSEL, WHERE THE VESSEL IS WITHIN 75 MM OF A WALL.
- WALL JUNCTIONS WATERPROOF WHERE A VESSEL IS FIXED TO A WALL.
- PENETRATIONS WATERPROOF WHERE THEY OCCUR IN SURFACES REQUIRED TO BE WATERPROOF OR WATER RESISTANT.

MATERIALS — WATERPROOF
- THE FOLLOWING MATERIALS USED IN WATERPROOFING SYSTEMS ARE DEEMED TO BE WATERPROOF:
  1. STAINLESS STEEL.
  2. FLEXIBLE WATERPROOF SHEET FLOORING MATERIAL WITH WATERPROOF JOINTS.
  3. MEMBRANES COMPLYING WITH AS/NZS 4858.
  4. WATERPROOF SEALANT.
  5. MATERIALS — WATERPROOF SUBSTRATES
- THE FOLLOWING MATERIALS ARE DEEMED TO BE WATER RESISTANT:
- **FOR WALLS:**
  1. CONCRETE COMPLYING WITH AS 3600, TREATED TO RESIST MOISTURE MOVEMENT.
  2. CEMENT RENDER, TREATED TO RESIST MOISTURE MOVEMENT.
  3. COMPRESSED FIBRE-CEMENT SHEETING MANUFACTURED IN ACCORDANCE WITH AS/NZS 2908.2.
  4. WATER RESISTANT PLASTERBOARD SHEETING.
  5. MASONRY IN ACCORDANCE WITH AS 3700, TREATED TO RESIST MOISTURE MOVEMENT.

FOR FLOORS:
- CONCRETE COMPLYING WITH AS 3600.
- CONCRETE SLABS COMPLYING WITH AS 2870.
- COMPRESSED FIBRE-CEMENT SHEETING MANUFACTURED IN ACCORDANCE WITH AS/NZS 2908.2 AND SUPPORTED ON A STRUCTURAL FLOOR.

MATERIALS — WATER RESISTANT SURFACE MATERIALS
1. THE FOLLOWING SURFACE MATERIALS ARE DEEMED TO BE WATER RESISTANT:
2. FOR WALLS:
   1. THERMOSETTING LAMINATE.
   2. PRE-DECORATED COMPRESSED FIBRE-CEMENT SHEETING MANUFACTURED IN ACCORDANCE WITH AS 2908.2.
   3. TILES WHEN USED IN CONJUNCTION WITH A COMPLIANT SUBSTRATE SYSTEMS.
   4. WATER RESISTANT FLEXIBLE SHEET WALL MATERIAL WITH SEALED JOINTS WHEN USED IN CONJUNCTION WITH A COMPLIANT SUBSTRATE SYSTEM.

RECOMMENDATIONS
IT IS RECOMMENDED BUILDING CERTIFIERS ENSURE ADEQUATE DOCUMENTATION IS SUBMITTED WITH THE BUILDING APPROVAL AS REQUIRED UNDER BUILDING ACT 2004 SECTION 28A & SECTION 151 - MINIMUM DOCUMENTATION REQUIREMENTS FOR BUILDING LODGEMENT CLASS 1 & 10 – RESIDENTIAL CONSTRUCTION.
BUILDERS SHOULD SUPERVISE AND INSPECT WATERPROOFING TO ENSURE COMPLIANCE PRIOR TO PROCEEDING TO TILING AND FITOUT.
ENFORCEMENT ACTION WHERE IDENTIFIED, INSUFFICIENT OR INCORRECT WATERPROOFING OF WET AREAS AND LACK OF DOCUMENTATION MAY RESULT IN THE ISSUANCE OF A STOP WORK NOTICE IN ACCORDANCE WITH SECTION 53 OF THE BUILDING ACT 2004, AND FORMAL LICENCING ACTION INCLUDING ISSUING OF DEMERIT POINTS IN ACCORDANCE WITH SECTION 55 OF THE CONSTRUCTION OCCUPATIONS (LICENSING) ACT 2004

INSTALLATION:
INSTALLATION OF THE WATERPROOFING TO THE INTERNAL WET AREAS AND EXTERNAL AREAS TO BE CARRIED OUT IN ACCORDANCE WITH AUSTRALIAN STANDARD 3740-2021 AND THE BUILDING CODE OF AUSTRALIA VOLUME 2, CLAUSE H4D2 THE PRODUCT USED COMPLIES WITH AS/NZS 4654.1:2012; THE INSTALLATION IS IN ACCORDANCE WITH AS/NZS 4654.2:2012.

WATER PROOF PRODUCT OR COMPOUND USED :

FILLET AND BOND BREAKER USED :

NUMBER OF COATS APPLIED :

NCC REQUIREMENTS:

5.6.8 Vertical articulation joints

(1) Vertical articulation joints must be provided in masonry walls in accordance with (2), except in walls constructed on *sites* where the soil classification is A or S (see 4.2.2).

(2) Articulation joints between masonry elements must have a width of not less than 10 mm and be provided (see Figures 5.6.8a and 5.6.8b)—

(a) in straight, continuous walls with openings less than 900 mm x 900 mm or walls without openings — at not more than 6 m centres and within 4.5 m, but not closer than 470 mm of all corners; and

(b) in straight, continuous walls with openings more than 900 mm x 900 mm — at not more than 5 m centres and located so that they are not more than 1.2 m away from openings; and

(c) where the height of the wall changes by more than 20% — at the position of change in height; and

(d) where a wall changes in thickness; and

(e) at control or construction joints in footings or slabs; and

(f) at junctions of walls constructed of different masonry materials.

(3) Articulation joints must not be located adjacent to arched openings.

(4) Articulation joints must be filled with flexible sealant that is supported during installation by—

(a) a compressible foam or polystyrene filler (see Figures 5.6.8d and 5.6.8e); or

(b) a purpose made backer rod (see Figures 5.6.8c, 5.6.8d, 5.6.8e and 5.6.8f).

5.7.4 Damp-proof courses and flashings – installation

(1) *Damp-proof courses* and *flashings* must be—

(a) located so as to form a continuous damp-proofing barrier—

(i) around the bottom perimeter of walls where constructed on a concrete slab; and

(ii) in walls and piers below suspended floors; and

(iii) where a masonry wall passes through a roof; and

(iv) where a roof abuts an external masonry wall; and

(v) to the bottom and tops of *windows* and doors and the like in accordance with (3), except a *damp-proof course* or a *flashing* need not be provided to the top of a *window* or door where the opening is protected by an eave of a width more than 3 times the height of the masonry veneer above the opening; and

(b) continuous through the wall or pier and be visible from the outside face of the wall.

(2) The location of a *damp-proof course*, or *flashing* serving as a *damp-proof course*, must be not less than—

(a) 150 mm above the adjacent ground level; or

(b) 75 mm above the finished surface level of adjacent paved, concreted or landscaped areas that slope away from the wall; or

(c) 50 mm above finished paved, concreted or landscaped areas complying with 3.3.3(b)(ii) and protected from the direct effects of the weather by a carport, verandah or the like; or

(d) in *low rainfall intensity areas*—

(i) 15 mm above finished paved, concreted or landscaped areas; or

(ii) 0 mm above finished paved, concreted or landscaped areas if the *damp-proof course* is protected from the direct effects of the weather by a carport, verandah or the like.

(3) Sill and head *flashings* serving openings must be—

(a) installed so that the *flashing* extends not less than 150 mm beyond the reveals on each side of the opening; and

(b) located not more than—

(i) one course below the sill brick course; and

(ii) 300 mm above the opening; and

(c) turned up in the *cavity* not less than 150 mm above the opening; and

(d) embedded not less than 30 mm into—

(i) for masonry veneer, the masonry leaf; and

(ii) for *cavity* masonry, the outer masonry leaf; and

(e) attached to the *window* or wall framing.

5.7.5 Weepholes

(1) Except where excluded by (2), open perpend joints (weepholes) must be created in the course immediately above any *flashing* (including above any *damp-proof course* acting as a *flashing*) and be—

(a) a minimum of 50 mm in height, by the width of the vertical mortar joint; and

(b) at not more than 1.2 m centres; and

(2) Weepholes are not *required* in the following locations:

(a) Where head openings are less than 1.2 m wide.

(b) Beneath *window* and door sills.

(c) Where the level of the external impervious surface is elevated for the purpose of providing step-free access *required* by H8P1.

10.2.25 Shower area floor membrane application

For hobless showers, or showers with hobs or stepdowns, the *membrane* must be applied over the floor and up the vertical face of the wall substrate to a minimum height of 1800 mm above the finished tile level of the floor.

10.2.26 Shower area membrane requirements for wall sheeting substrates

(1) Where wall sheeting is used with an external *membrane* system in a *shower area* it must be *waterproof* to prevent water movement by capillary action.

(2) Where *water resistant* plasterboard is used all cut edges that have the potential to be affected by water and moisture must be waterproofed, including the bottom edge over a *preformed shower base*.

10.2.27 Bond breaker installation for bonded membranes

(1) *Bond breakers* must be installed at all wall/wall, wall/floor, *hob*/wall junctions and at movement joints where the *membrane* is bonded to the substrate.

(2) *Bond breakers* must be of the type compatible with the flexibility class of the *membrane* to be used.

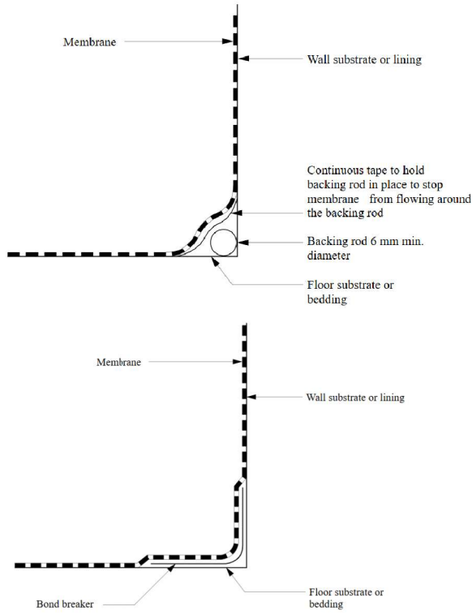
Explanatory information

Typical details for *bond breaker* types are given in Explanatory Figure 10.2.27.

Figure 10.2.27 (explanatory) Typical bond breaker details

▼ Figure Notes

(1) *Bond breakers* for Class I *membranes* (low extensibility) allow the *membrane* to flex rather than stretch.
(2) *Bond breakers* for Class II *membranes* (medium extensibility) allow the *membrane* to stretch. If a tape is used as a *bond breaker*, either the *membrane* must not bond to the tape or the tape must have elastic properties similar to the *membrane*.
(3) *Bond breakers* for Class III *membranes* (high extensibility) allow the *membrane* to have an even thickness.



10.2.29 Membrane to drainage connection

(1) *Membrane* drainage connections in concrete floors must comply with one of the following:

(a) A *drainage flange* must be installed with the waterproofing *membrane* terminated at or in the *drainage flange* to provide a *waterproof* connection (see Figure 10.2.29).

(b) Where a *preformed shower base* is used, provision must be made to drain the tile bed and provide a *waterproof* connection to the drain.

(2) For *membrane* drainage connections in other floors, a *drainage flange* must be installed with the waterproofing *membrane* terminated at or in the *drainage flange* to provide a *waterproof* connection (see Figure 10.2.29).

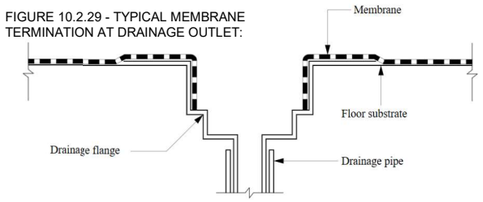
(3) Where a *preformed shower base* is used, provision must be made to drain the tile bed and provide a *waterproof* connection to the drain.

(4) *Floor wastes* must be of sufficient height to suit the thickness of the tile and tile bed at the outlet position.

Explanatory information: Drainage flanges

- For *membrane* drainage connections in concrete floors: *drainage flange* may be either cast into the concrete slab or set into the top surface of the concrete slab or the tile bed.
- For *membrane* drainage connections in other floors: *drainage flange* may be either set into the floor substrate or the tile bed.

FIGURE 10.2.29 - TYPICAL MEMBRANE TERMINATION AT DRAINAGE OUTLET:



10.8.2 Exhaust systems

(1) An exhaust system installed in a kitchen, bathroom, *sanitary compartment* or laundry must have a minimum flow rate of—

(a) 25 L/s for a bathroom or *sanitary compartment*; and

(b) 40 L/s for a kitchen or laundry.

(2) Exhaust from a kitchen, kitchen range hood, bathroom, *sanitary compartment* or laundry must discharge directly or via a shaft or duct to *outdoor air*.

(3) Where a venting clothes dryer is installed, it must discharge directly or via a shaft or duct to *outdoor air*.

(4) An exhaust system that is not run continuously and is serving a bathroom or *sanitary compartment* that is not ventilated in accordance with 10.6.2(a) must—

(a) be interlocked with the room's light switch; and

(b) include a run-on timer so that the exhaust system continues to operate for 10 minutes after the light switch is turned off.

(5) Except for rooms that are ventilated in accordance with 10.6.2(a), a room with an exhaust system in accordance with (1) must be provided with make-up air—

(a) via openings to an adjacent room with a free area of 14,000 mm^2; or

(b) in accordance with AS 1668.2.

(6) Except for rooms that are ventilated in accordance with 10.6.2(a), a room with an exhaust system in accordance with (3) must be provided with make-up air in accordance with AS 1668.2.

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Project DAVID KNOWLES	REVISION DESCRIPTION **FOR DEVELOPMENT APPLICATION** **09.09.2025**		SCALE : AS SHOWN ON **A3**
Drawing Title **WET AREA DETAILS - SHEET 1**	DRAWN **JLAURIE**	PROJECT START DATE **30.05.2025**	PROJ No: J151
Dwg Status **FOR DEVELOPMENT APPLICATION**			DWG No: A003 / REV **C**

WATER PROOFING DETAILS:

ABCB HOUSING PROVISIONS:

Part 10.2 Wet area waterproofing

10.2.1 Wet areas

(1) Building elements in *wet areas* within a building must be protected with a *waterproofing system*.

(2) The *waterproofing system* in (1) must be either *waterproof* or *water resistant* in accordance with 10.2.2 to 10.2.8.

10.2.2 Shower area (enclosed and unenclosed)

(1) For a *shower area* with a hob, step-down or level threshold, the following applies:

(a) The floor of the *shower area* must be *waterproof*, including any hob or step-down (see Figure 10.2.2); and

(b) The walls of the *shower area* must be *waterproof* not less than 1800 mm above the floor substrate (see Figure 10.2.2).

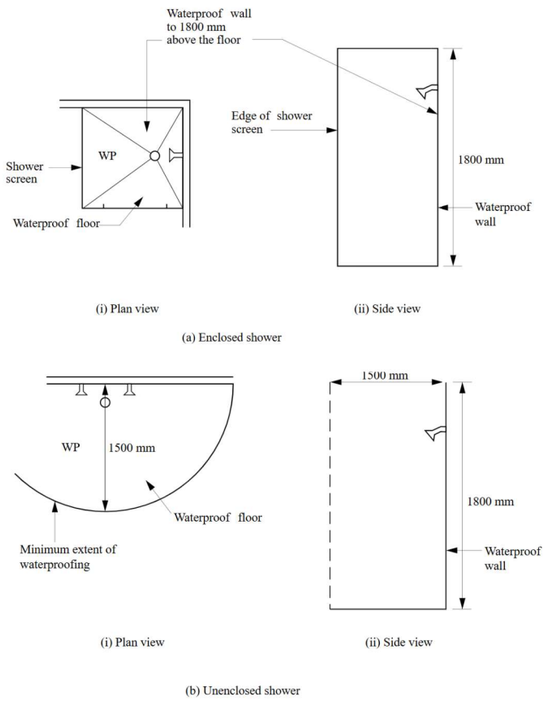
(c) Wall junctions and joints within the *shower area* must be *waterproof* not less than 40 mm either side of the junction (see Figure 10.2.2).

(d) Wall/floor junctions within the *shower area* must be *waterproof* (see Figure 10.2.2).

(e) Penetrations within the *shower area* must be *waterproof*.

(2) A shower with a *preformed shower base* must also comply with the requirements of (1), except for (a) which is not applicable.

Figure 10.2.2 Extent of treatment for shower areas — concrete compressed fibre-cement and fibre-cement sheet floors



10.2.4 Areas adjacent to baths and spas without showers

(1) For areas adjacent to all baths and spas, the following applies:

(a) For concrete, compressed fibre-cement and fibre-cement sheet flooring, the floor of the room must be *water resistant*.

(b) For timber floors including particleboard, plywood and other timber based flooring materials, the floor of the room must be *waterproof*.

(c) Tap and spout penetrations must be *waterproof* where they occur in horizontal surfaces.

(2) For areas adjacent to non-freestanding baths and spas, the following applies:

(a) Walls must be *water resistant* (see Figure 10.2.4a and Figure 10.2.4b)—

(i) to a height of not less than 150 mm above the *vessel*, for the extent of the *vessel*, where the *vessel* is within 75 mm of a wall; and

(ii) for all exposed surfaces below *vessel* lip.

(b) Wall junctions and joints must be *water resistant* within 150 mm above a *vessel* for the extent of the *vessel*.

(c) Wall/floor junctions must be *waterproof* for the extent of the *vessel* (see Figure 10.2.4a and Figure 10.2.4b).

(3) For inserted baths and spas, the following applies:

(a) For floors and horizontal surfaces:

(i) Any shelf area adjoining the bath or spa must be *waterproof* and include a *waterstop* under the *vessel* lip.

(ii) There are no requirements for the floor under a bath or spa.

(b) For walls:

(i) *Waterproof* to not less than 150 mm above the lip of a bath or spa.

(ii) There are no requirements for the floor under a bath or spa.

(c) For wall junctions and joints, the following applies:

(i) *Waterproof* junctions within 150 mm of a bath or spa.

(ii) There are no requirements for junctions and joints in walls beneath the lip of a bath or spa.

(d) Tap and spout penetrations must be *waterproof* where they occur in horizontal surfaces.

10.2.5 Other areas

(1) For walls adjoining other types of *vessels* (e.g. sink, basin or laundry tub), the following applies:

(a) Walls must be *water resistant* to a height of not less than 150 mm above the *vessel*, for the extent of the *vessel*, where the *vessel* is within 75 mm of a wall (see Figure 10.2.5).

(b) *Waterproof* wall junctions where a *vessel* is fixed to a wall.

(c) *Waterproof* tap and spout penetrations where they occur in surfaces required to be *waterproof* or *water resistant*.

(2) For laundries and WCs, the following applies:

(a) The floor of the room must be *water resistant*.

(b) Wall/floor junctions must be *water resistant*, and where a *flashing* is used, the horizontal leg must not be less than 40 mm.

(3) For WCs with handheld bidet spray installations, the following applies:

(a) The floor of the room must be *waterproof*.

(b) Walls must be—

(i) *waterproof* in WC area within a 900 mm radius from the wall connection of the handheld bidet spray device to a height of not less than 150 mm above the floor substrate; and

(ii) *water resistant* in WC area within a 900 mm radius from the wall connection of the handheld bidet device to not less than 1200 mm above the finished floor level of the WC.

(c) Wall junctions within the WC area within 900 mm radius from the wall connection of the handheld bidet spray device must be *waterproof*.

(d) Wall/floor junctions within the WC area within 1000 mm radius from the wall connection of the handheld bidet spray device must be *waterproof*.

(e) Penetrations in the WC area must be *waterproof*.

FIGURE 10.2.5:

Figure 10.2.5 Bath and vessel abutting wall — areas to be protected

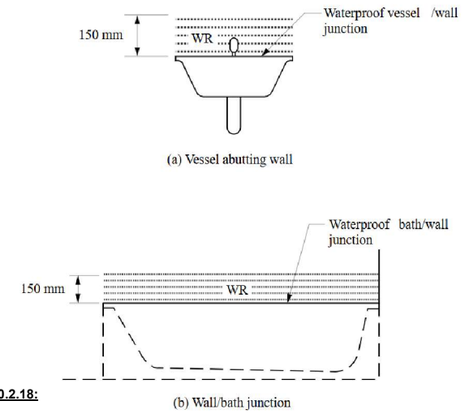
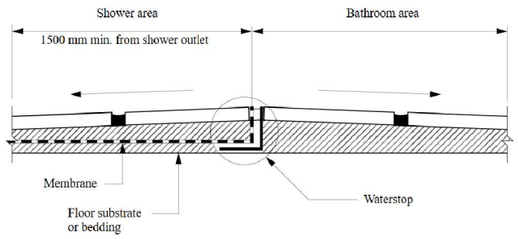


FIGURE 10.2.18:

Figure 10.2.18 Typical termination of membrane at extent of shower area



10.2.24 Flashings/junctions

Flashings must be installed in accordance with 10.2.2 to 10.2.5 and the following:

(a) Perimeter *flashing* to wall/floor junctions must have a—

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

(ii) horizontal leg that has a minimum width of not less than 50 mm.

(b) Where a *water resistant* substrate is used in conjunction with a *water resistant* surface material, a *waterproof* sealant must be installed at the substrate junction at the wall/floor junction.

(c) Perimeter *flashings* at a floor level opening must comply with the following:

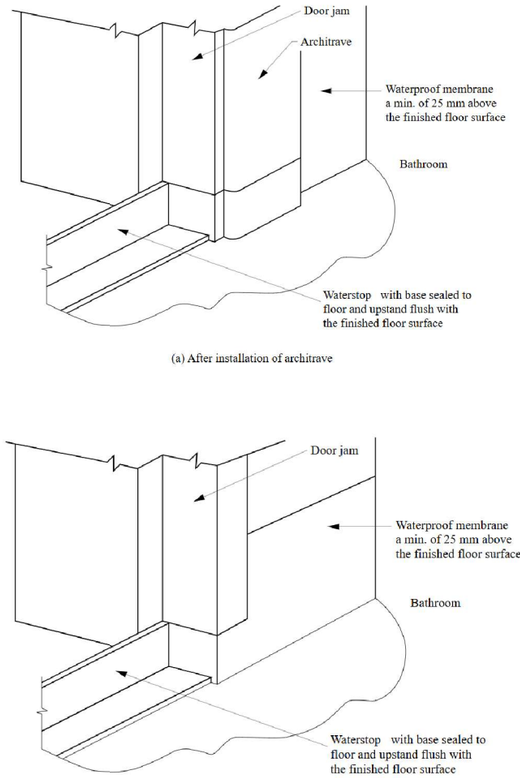
(i) Where the whole *wet area* floor is *waterproof*, at floor level openings, a *waterstop* must be installed that has a vertical leg finishing flush with the top of the finished floor level with the floor *membrane* being terminated to create a *waterproof* seal to the *waterstop* and to the perimeter *flashing* (see Figure 10.2.24).

(ii) In any other case, at a floor level opening a *waterstop* must be installed that has a vertical leg finishing flush with the top of the finished floor level and waterproofed to the perimeter *flashing*.

(d) A vertical *flashing*, either external to the *wet area* or internal, must extend a minimum of 1800 mm above the finished floor level.

FIGURE 10.2.25:

Figure 10.2.24 Typical bathroom door details for whole bathroom waterproofing



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Project DAVID KNOWLES	REVISION DESCRIPTION **FOR DEVELOPMENT APPLICATION**	**09.09.2025**	SCALE : AS SHOWN ON **A3**
Drawing Title **WET AREA DETAILS - SHEET 2**	DRAWN **JLAURIE**	PROJECT START DATE **30.05.2025**	PROJ No: J151
Dwg Status **FOR DEVELOPMENT APPLICATION**	THIS DRAWING IS SUBJECT TO COPYRIGHT AND MUST NOT BE COPIED WITHOUT AUTHORISATION FROM JLL DESIGNS. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS STATED OTHERWISE.		DWG No: A004
			REV **C**

BASIX™ Certificate

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

Single Dwelling

Certificate number: 1812167S

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Definitions" dated 10/09/2020 published by the Department. This document is available at www.planningportal.nsw.gov.au/definitions

Secretary
Date of issue: Tuesday, 09 September 2025
To be valid, this certificate must be submitted with a development application or lodged with a complying development certificate application within 3 months of the date of issue.

Project summary	
Project name	220 Glencoe Road, Springrange - Knowles
Street address	220 GLENCOE Road NANIMA 2618
Local Government Area	Yass Valley Council
Plan type and plan number	Deposited Plan DP1015337
Lot no.	2
Section no.	
Project type	dwelling house (detached)
No. of bedrooms	3

Project score		
Water	✔ 96	Target 40
Thermal Performance	✔ Pass	Target Pass
Energy	✔ 94	Target 63
Materials	✔ -100	Target n/a

Certificate Prepared by

Name / Company Name: Mr Joshua Laurie

ABN (if applicable):

Description of project

Project address	
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Street address	220 GLENCOE Road NANIMA 2618
Local Government Area	Yass Valley Council
Plan type and plan number	Deposited Plan DP1015337
Lot no.	2
Section no.	-
Project type	
Project type	dwelling house (detached)
No. of bedrooms	3
Site details	
Site area (m²)	12860
Roof area (m²)	708
Conditioned floor area (m²)	273.0
Unconditioned floor area (m²)	55.0
Total area of garden and lawn (m²)	0
Roof area of the existing dwelling (m²)	0

Assessor details and thermal loads	
NatHERS assessor number	n/a
NatHERS certificate number	n/a
Climate zone	n/a
Area adjusted cooling load (MJ/m² year)	n/a
Area adjusted heating load (MJ/m² year)	n/a

Project score		
Water	✔ 96	Target 40
Thermal Performance	✔ Pass	Target Pass
Energy	✔ 94	Target 63
Materials	✔ -100	Target n/a

Schedule of BASIX commitments

The commitments set out below regulate how the proposed development is to be carried out. It is a condition of any development consent granted, or complying development certificate issued, for the proposed development, that BASIX commitments be complied with.

Water Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Fixtures			
The applicant must install showerheads with a minimum rating of 4 star (> 4.5 but <= 6 L/min) in all showers in the development.		✔	✔
The applicant must install a toilet flushing system with a minimum rating of 4 star in each toilet in the development.		✔	✔
The applicant must install taps with a minimum rating of 4 star in the kitchen in the development.		✔	
The applicant must install basin taps with a minimum rating of 4 star in each bathroom in the development.		✔	
Alternative water			
Rainwater tank			
The applicant must install a rainwater tank of at least 100000 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.	✔	✔	✔
The applicant must configure the rainwater tank to collect rain runoff from at least 708 square metres of the roof area of the development (excluding the area of the roof which drains to any stormwater tank or private dam).		✔	✔
The applicant must connect the rainwater tank to:			
• all toilets in the development		✔	✔
• the cold water tap that supplies each clothes washer in the development		✔	✔
• at least one outdoor tap in the development (Note: NSW Health does not recommend that rainwater be used for human consumption in areas with potable water supply.)		✔	✔
• all hot water systems in the development		✔	✔

Water Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
• all indoor cold water taps (not including taps that supply clothes washers) in the development		✔	✔

Thermal Performance and Materials commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Do-it-yourself Method			
General features			
The dwelling must be a Class 1 dwelling according to the National Construction Code, and must not have more than 2 storeys.	✔	✔	✔
The conditioned floor area of the dwelling must not exceed 300 square metres.	✔	✔	✔
The dwelling must not contain open mezzanine area exceeding 25 square metres.		✔	✔
The dwelling must not contain third level habitable attic room.	✔	✔	✔
Floor, walls and ceiling/roof			
The applicant must construct the floor(s), walls, and ceiling/roof of the dwelling in accordance with the specifications listed in the table below.	✔	✔	✔
The applicant must adopt one of the options listed in the tables below to address thermal bridging in metal framed floor(s), wall s and ceiling/roof of the dwelling.	✔	✔	✔
The applicant must show through receipts that the materials purchased for construction are consistent with the specifications listed in the tables below.			✔

Construction	Area - m²	Additional insulation required	Options to address thermal bridging	Other specifications
floor - concrete slab on ground, waffle pod slab.	328	1 (slab edge); not specified	nil	in-slab or in-screed heating system
garage floor - concrete slab on ground, waffle pod slab.	100	none	nil	
external wall: framed (fibre cement sheet or board); frame: timber - H2 treated softwood.	all external walls	3.50 (or 4.80 inclad ng construction); fibreg ass batts or roll + reflective foil in the cavity	nil	wall colour: Medium (solar absorptance 0.48-0.7)

Construction	Area - m²	Additional insulation required	Options to address thermal bridging	Other specifications
internal wall shared with garage: plasterboard; frame: timber - H2 treated softwood.	27	1.08 (or 1.92 inclad ng construction); fibreg lass batts or roll	nil	
internal wall: plasterboard; frame: timber - H2 treated softwood.	455	fibreglass batts or roll	nil	
ceiling and roof - flat ceiling / pitched roof, framed - metal roof; timber - H2 treated softwood.	708	ceiling: 5 (up); roof: foil backed blanket (with ceiling); fibreg lass batts or roll; roof: foil backed blanket.	nil	roof space ventilation: wind-driven ventilator(s) + eave vents; roof colour: medium (solar absorptance 0.6-0.7); ceiling area fully insulated

Note	• Insulation specified in this Certificate must be installed in accordance with the ABCB Housing Provisions (Part 13.2.2) of the National Construction Code.
Note	• If the additional ceiling insulation listed in the table above is greater than R3.0, refer to the ABCB Housing Provisions (Part 13.2.3 (6)) of the National Construction Code.
Note	• In some climate zones, insulation should be installed with due consideration of condensation and associated interaction with adjoining building materials.
Note	• Roof space ventilation needs to meet the condensation management provisions in the ABCB Housing Provisions of the National Construction Code.
Note	• Thermal breaks must be installed in metal framed walls and applicable roofs in accordance with the ABCB Housing Provisions of the National Construction Code.

Thermal Performance and Materials commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Ceiling fans			
The applicant must install at least one ceiling fan in at least one daytime habitable space, such as living room.	✔	✔	✔
The applicant must install at least one ceiling fan in each bedroom.	✔	✔	✔
• The minimum number and diameter of ceiling fans in a daytime habitable space must be installed in accordance with the ABCB Housing Provisions (Part 13.5.2) of the National Construction Code .	✔	✔	✔

Thermal Performance and Materials commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Glazed windows, doors and skylights			
The applicant must install the windows, glazed doors and shading devices described in the table below, in accordance with the specifications listed in the table. Relevant overshadowing specifications must be satisfied for each glazed window and door.	✔	✔	✔
The dwelling may have 1 skylight (<0.7 square metres) which is not listed in the table.	✔	✔	✔
The following requirements must also be satisfied in relation to each window and glazed door:	✔	✔	✔
• The applicant must install windows and glazed doors in accordance with the height and width, frame and glazing types listed in the table.	✔	✔	✔
• Each window and glazed door must have a U- value no greater than that listed and a Solar Heat Gain Coefficient (SHGC) within the range listed. Total system U values and SHGC must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions.	✔	✔	✔
The applicant must install the skylights described in the table below, in accordance with the specifications listed in the table. Total skylight area must not exceed 3 square metres (the 3 square metre limit does not include the optional additional skylight of less than 0.7 square metres that does not have to be listed in the table).	✔	✔	✔

Glazed window/door no.	Maximum height (mm)	Maximum width (mm)	Frame and glass specification	Shading device (Dimension within 10%)	Overshadowing
North facing					
WD01	600.00	1500.00	thermally broken aluminium, double glazed (U-value: <=3.5, SHGC: >0.6)	eave 550 mm, 200 mm above head of window or glazed door	not overshadowed
WD02	600.00	1500.00	thermally broken aluminium, double glazed (U-value: <=3.5, SHGC: >0.6)	eave 550 mm, 200 mm above head of window or glazed door	not overshadowed
WD03	900.00	2800.00	thermally broken aluminium, double glazed (U-value: <=3.5, SHGC: >0.6)	eave 550 mm, 200 mm above head of window or glazed door	not overshadowed
WD04	1800.00	900.00	thermally broken aluminium, double glazed (U-value: <=3.5, SHGC: >0.6)	eave 550 mm, 200 mm above head of window or glazed door	not overshadowed

Glazed window/door no.	Maximum height (mm)	Maximum width (mm)	Frame and glass specification	Shading device (Dimension within 10%)	Overshadowing
WD05	1700.00	1500.00	thermally broken aluminium, double glazed (U-value: <=3.5, SHGC: >0.6)	solid overhang 2350 mm, 3000 mm above head of window or glazed door	not overshadowed
WD06	1200.00	1800.00	thermally broken aluminium, double glazed (U-value: <=3.5, SHGC: >0.6)	eave 550 mm, 200 mm above head of window or glazed door	not overshadowed
WD07	1800.00	2700.00	thermally broken aluminium, double glazed (U-value: <=3.5, SHGC: >0.6)	eave 550 mm, 200 mm above head of window or glazed door	not overshadowed
SD01	2400.00	4000.00	thermally broken aluminium, double glazed (U-value: <=3.5, SHGC: >0.6)	eave 550 mm, 200 mm above head of window or glazed door	not overshadowed
WD10	2400.00	2000.00	thermally broken aluminium, double glazed (U-value: <=3.5, SHGC: >0.6)	eave 550 mm, 200 mm above head of window or glazed door	not overshadowed
WD11	2400.00	2000.00	thermally broken aluminium, double glazed (U-value: <=3.5, SHGC: >0.6)	eave 550 mm, 200 mm above head of window or glazed door	not overshadowed
SD02	2400.00	4000.00	thermally broken aluminium, double glazed (U-value: <=3.5, SHGC: >0.6)	eave 550 mm, 200 mm above head of window or glazed door	not overshadowed
WD12	1200.00	1800.00	thermally broken aluminium, double glazed (U-value: <=3.5, SHGC: >0.6)	eave 550 mm, 200 mm above head of window or glazed door	not overshadowed
East facing					
WD13	900.00	1800.00	thermally broken aluminium, double glazed (U-value: <=3.5, SHGC: >0.6)	none	not overshadowed
WD14	1800.00	900.00	thermally broken aluminium, double glazed (U-value: <=3.5, SHGC: >0.6)	none	not overshadowed
WD15	1800.00	900.00	thermally broken aluminium, double glazed (U-value: <=3.5, SHGC: >0.6)	none	not overshadowed

Glazed window/door no.	Maximum height (mm)	Maximum width (mm)	Frame and glass specification	Shading device (Dimension within 10%)	Overshadowing
WD21	600.00	900.00	thermally broken aluminium, double glazed (U-value: <=3.5, SHGC: >0.6)	none	not overshadowed
DO1	2100.00	920.00	thermally broken aluminium, double glazed (U-value: <=3.5, SHGC: >0.6)	none	not overshadowed
South facing					
WD16	1800.00	900.00	thermally broken aluminium, double glazed (U-value: <=3.5, SHGC: >0.6)	solid overhang 2200 mm, 0 mm above head of window or glazed door	not overshadowed
DO1	2100.00	920.00	thermally broken aluminium, double glazed (U-value: <=3.5, SHGC: >0.6)	solid overhang 2200 mm, 0 mm above head of window or glazed door	not overshadowed
WD17	1150.00	1200.00	thermally broken aluminium, double glazed (U-value: <=3.5, SHGC: >0.6)	solid overhang 2200 mm, 0 mm above head of window or glazed door	not overshadowed
WD18	1150.00	1200.00	thermally broken aluminium, double glazed (U-value: <=3.5, SHGC: >0.6)	solid overhang 2200 mm, 0 mm above head of window or glazed door	not overshadowed
WD19	800.00	3600.00	thermally broken aluminium, double glazed (U-value: <=3.5, SHGC: >0.6)	solid overhang 3400 mm, 0 mm above head of window or glazed door	not overshadowed
SD03	2100.00	3000.00	thermally broken aluminium, double glazed (U-value: <=3.5, SHGC: >0.6)	solid overhang 3400 mm, 0 mm above head of window or glazed door	not overshadowed
WD20	2100.00	2700.00	thermally broken aluminium, double glazed (U-value: <=3.5, SHGC: >0.6)	eave 600 mm, 200 mm above head of window or glazed door	not overshadowed
DO1	2400.00	2200.00	thermally broken aluminium, double glazed (U-value: <=3.5, SHGC: >0.6)	solid overhang 5000 mm, 1800 mm above head of window or glazed door	not overshadowed
WD22	1500.00	900.00	thermally broken aluminium, double glazed (U-value: <=3.5, SHGC: >0.6)	eave 600 mm, 200 mm above head of window or glazed door	not overshadowed

Glazed window/door no.	Maximum height (mm)	Maximum width (mm)	Frame and glass specification	Shading device (Dimension within 10%)	Overshadowing
West facing					
WD08	1800.00	2700.00	thermally broken aluminium, double glazed (U-value: <=3.5, SHGC: >0.6)	none	not overshadowed
WD09	1800.00	1000.00	thermally broken aluminium, double glazed (U-value: <=3.5, SHGC: >0.6)	none	not overshadowed

Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Hot water			
The applicant must install the following hot water system in the development, or a system with a higher energy rating: electric boosted solar with a performance of 21 to 25 STCs or better.	✔	✔	✔
Cooling system			
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: 1-phase airconditioning - ducted; Energy rating: 6 star (cold zone)		✔	✔
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase airconditioning - ducted; Energy rating: 6 star (cold zone)		✔	✔
Heating system			
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 living area: wood heater; Energy rating: n/a		✔	✔
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase airconditioning - ducted; Energy rating: 6 star (cold zone)		✔	✔
The wood heater must have a compliance plate confirming that it complies with the relevant Australian standards, and must be installed in accordance with the requirements of all applicable regulatory authorities.			✔
Ventilation			
The applicant must install the following exhaust systems in the development:			
At least 1 Bathroom: individual fan, ducted to façade or roof; Operation control: manual switch on/off		✔	✔
Kitchen: individual fan, ducted to façade or roof; Operation control: manual switch on/off		✔	✔
Laundry: natural ventilation only, or no laundry; Operation control: n/a		✔	✔
Artificial lighting			
The applicant must ensure that a minimum of 80% of light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting diode (LED) lamps.		✔	✔
Natural lighting			

Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
The applicant must install a window and/or skylight in the kitchen of the dwelling for natural lighting.	✔	✔	✔
The applicant must install a window and/or skylight in 2 bathroom(s)/toilet(s) in the development for natural lighting.	✔	✔	✔
Alternative energy			
The applicant must install a photovoltaic system as part of the development. The applicant must connect this system to the development's electrical system.	✔	✔	✔
The photovoltaic system must consist of:			
• photovoltaic collectors with the capacity to generate at least 20 peak kilowatts of electricity, installed at an angle between 25 degrees and 35 degrees to the horizontal facing north	✔	✔	✔

Legend

In these commitments, "applicant" means the person carrying out the development.

Commitments identified with a ✔ in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development).

Commitments identified with a ✔ in the "Show on CC/CDC plans and specs" column must be shown in the plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development.

Commitments identified with a ✔ in the "Certifier check" column must be certified by a certifying authority as having been fulfilled, before a final occupation certificate (either interim or final) for the development may be issued.

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Project DAVID KNOWLES

Drawing Title **BASIX REQUIREMENTS**

Dwg Status **FOR DEVELOPMENT APPLICATION**

REVISION DESCRIPTION **FOR DEVELOPMENT APPLICATION** **09.09.2025**

DRAWN **JLAURIE**

PROJECT START DATE **30.05.2025**

PROJ No: J151

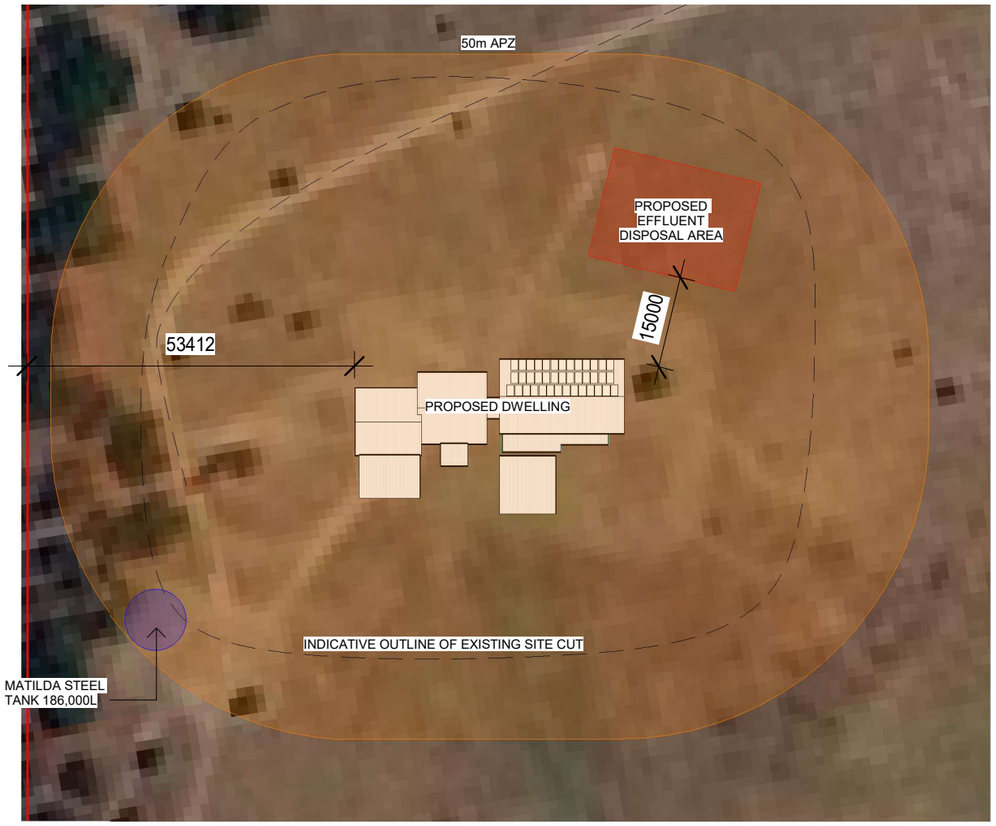
DWG No: A005

SCALE : AS SHOWN ON **A3**

REV **C**

1 SITE PLAN - LARGE SCALE

1 : 3000



2 SITE PLAN - DETAIL VIEW

1 : 1000

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Project DAVID KNOWLES	REVISION DESCRIPTION **FOR DEVELOPMENT APPLICATION** **09.09.2025**		SCALE : AS SHOWN ON **A3**
Drawing Title **SITE PLAN**	DRAWN **JLAURIE**	PROJECT START DATE **30.05.2025**	PROJ No: J151
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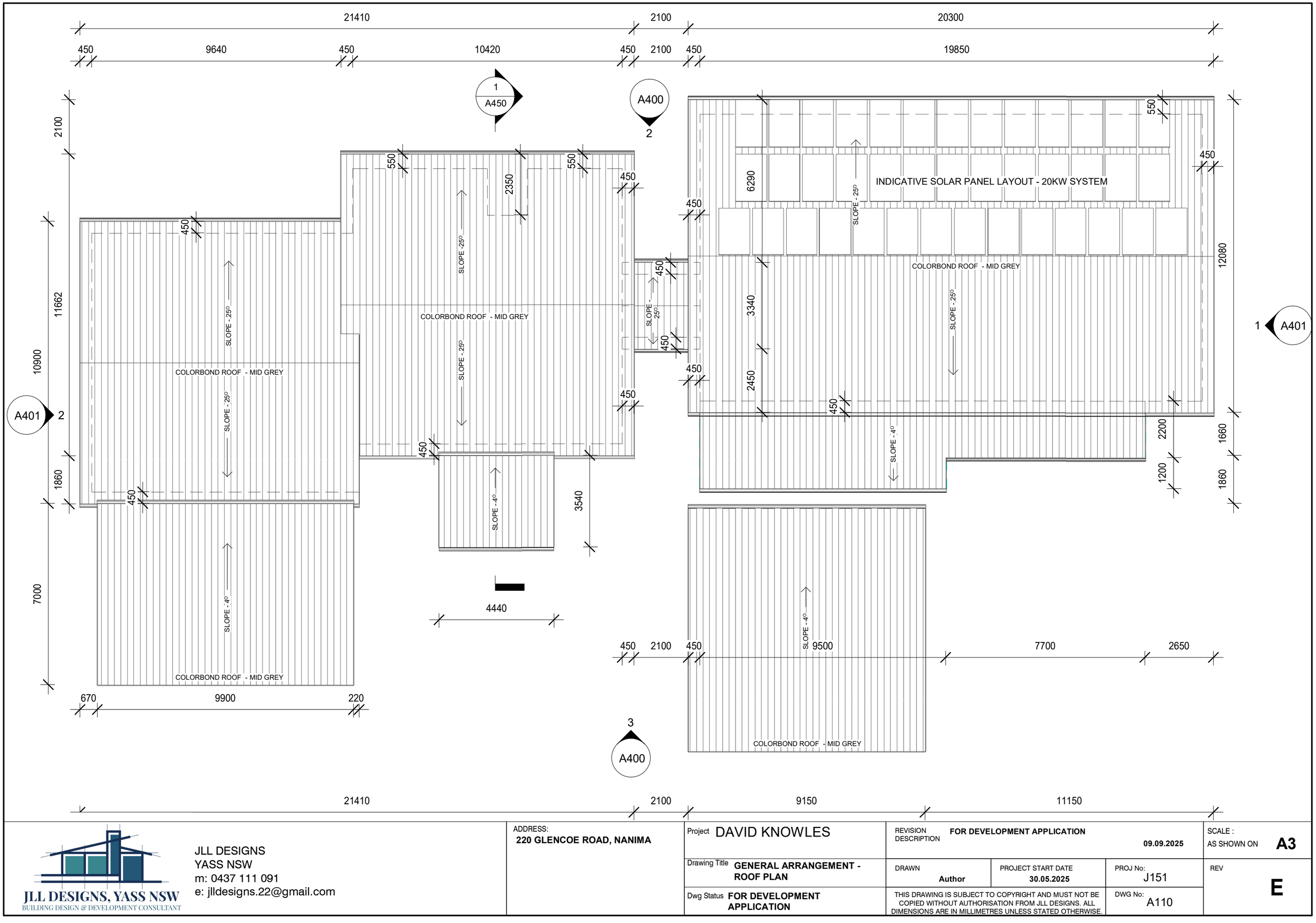
			REV **E**



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Project DAVID KNOWLES

Drawing Title **GENERAL ARRANGEMENT - ROOF PLAN**

Dwg Status **FOR DEVELOPMENT APPLICATION**

REVISION DESCRIPTION **FOR DEVELOPMENT APPLICATION** **09.09.2025**

DRAWN **Author**

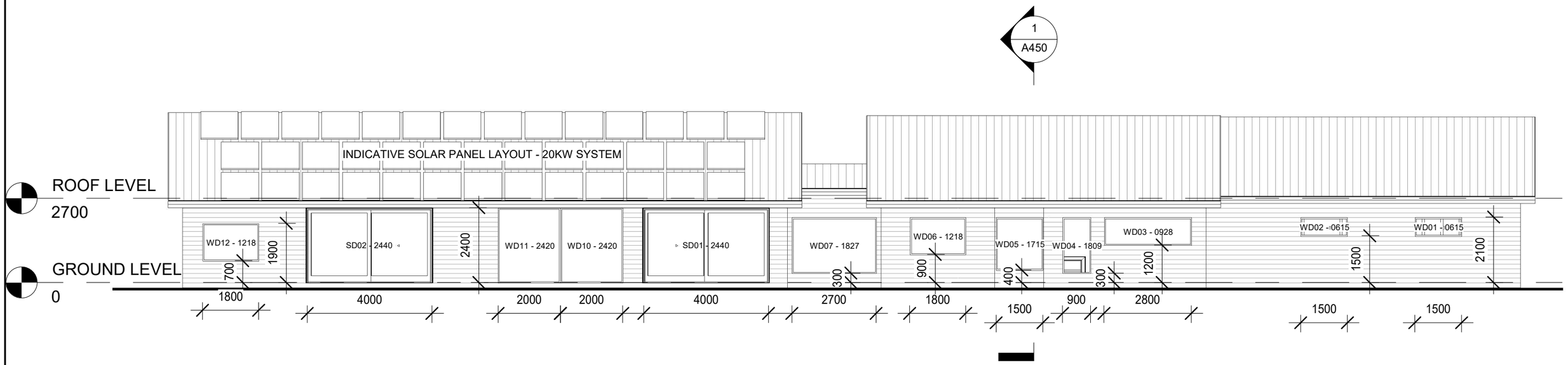
PROJECT START DATE **30.05.2025**

PROJ No: J151

DWG No: A110

SCALE : AS SHOWN ON **A3**

REV **E**



2 NORTH ELEVATION
1 : 125

3 SOUTH ELEVATION
1 : 125

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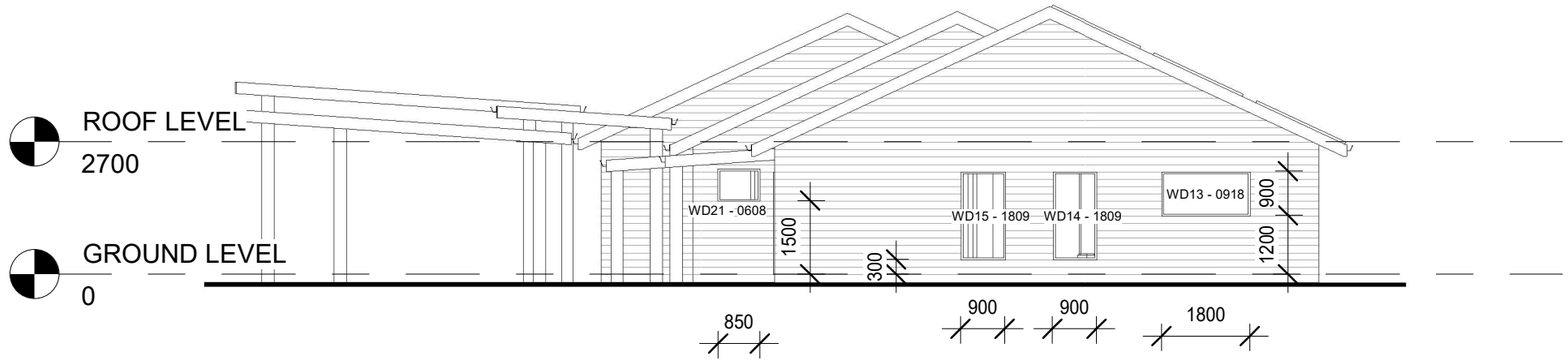
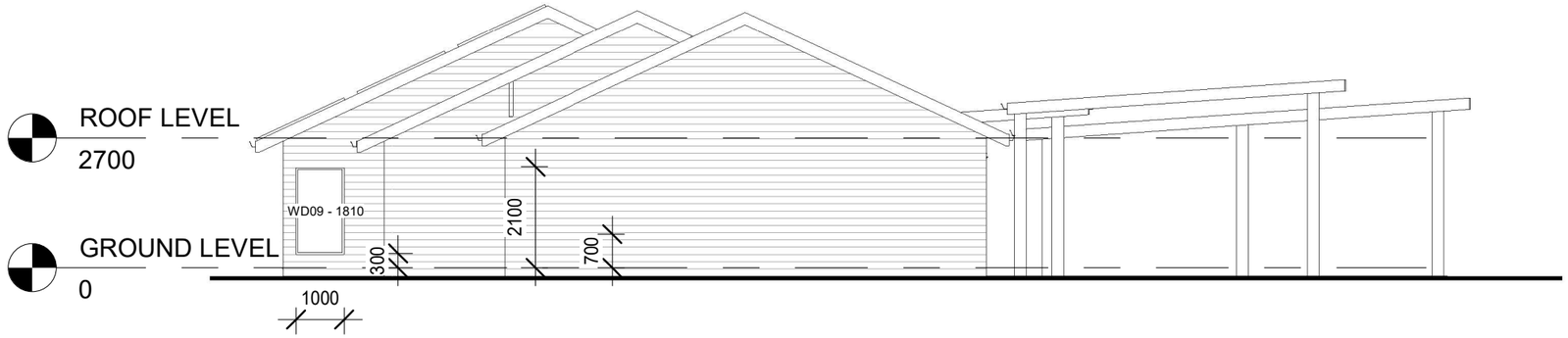
Project DAVID KNOWLES	REVISION DESCRIPTION **FOR DEVELOPMENT APPLICATION** **09.09.2025**		SCALE : AS SHOWN ON **A3**
Drawing Title **ELEVATIONS - SHEET 1**	DRAWN **Author**	PROJECT START DATE **30.05.2025**	PROJ No: J151 / REV **E**
Dwg Status **FOR DEVELOPMENT APPLICATION**			DWG No: A400



1 EAST ELEVATION
1 : 125



2 WEST ELEVATION
1 : 125

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Drawing Title **ELEVATIONS - SHEET 2**	DRAWN **JLAURIE**	PROJECT START DATE **30.05.2025**	PROJ No: J151	REV **D**
Dwg Status **FOR DEVELOPMENT APPLICATION**			DWG No: A401	