Date: Description: 06.11.25 RFI

Issue: Drawn:



# SECONDARY DWELLING

**CLIENT:** LOWNDES **STATUS:** DA ISSUE

**LOT No:** 2 **DP No:** 302997

**STREET NAME:** 8 BOYCE STREET, TAREE

**CWC JOB #:** A6249

CONTENTS

SHEET#	SHEET NAME	REVISION
0	TITLE	Н
1	LEGENDS	Н
2	SITE PLAN	Н
3	S68 & S138 PLAN	Н
4	FLOOR PLAN	Н
5	ELEVATIONS	Н
6	ELEVATIONS	Н
7	SECTIONS	Н
8	ROOF PLAN	Н
9	GLAZING	Н
10	SLAB SETOUT PLAN	Н
11	INDICATIVE ELECTRICAL PLAN	Н
12	3D VIEWS AND PERSPECTIVES	Н
13	CONSTRUCTION NOTES	Н
14	SEWER SERVICEABILITY	Н
15	BUILDING SPECIFICATIONS	Н
16	WORK SAFETY NOTES	Н



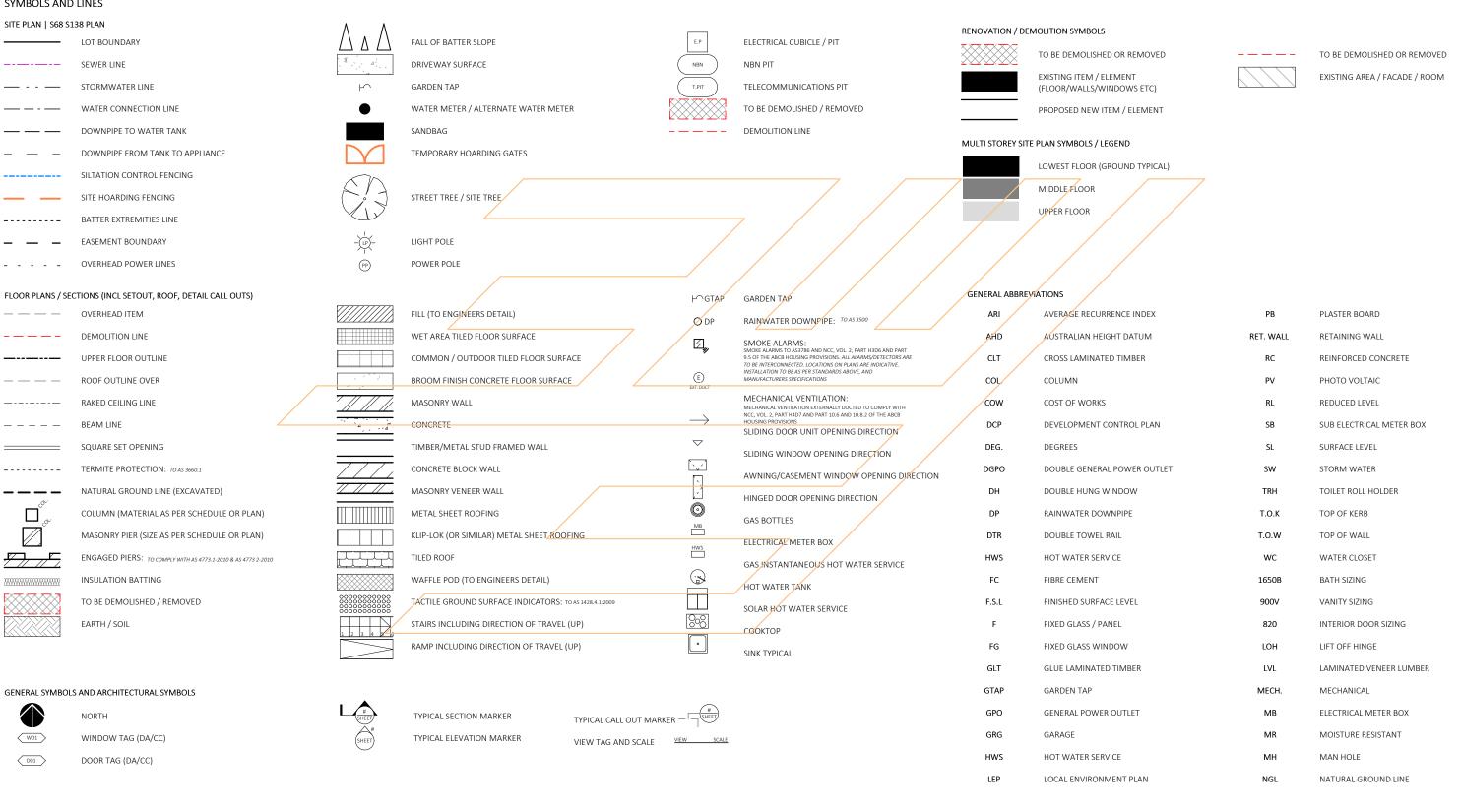




# GENERIC | TYPICAL KEY, LEGEND AND ABBREVIATIONS FOR COLLINS W COLLINS ARCHITECTURAL PLANS

THESE NOTES MUST BE READ AND UNDERSTOOD BY ALL INVOLVED IN THE PROJECT. THIS INCLUDES (but is not limited to): OWNER, BUILDER, SUB-CONTRACTORS, CONSULTANTS, RENOVATORS, OPERATORS, MAINTAINERS, DEMOLISHERS. PLEASE USE THIS IN CONJUNCTION WITH ALL DRAWING SHEETS AND VIEWS CONTAINED FORTHWITH IN THIS PLAN SET. REVIEWED JANUARY 2024

### SYMBOLS AND LINES





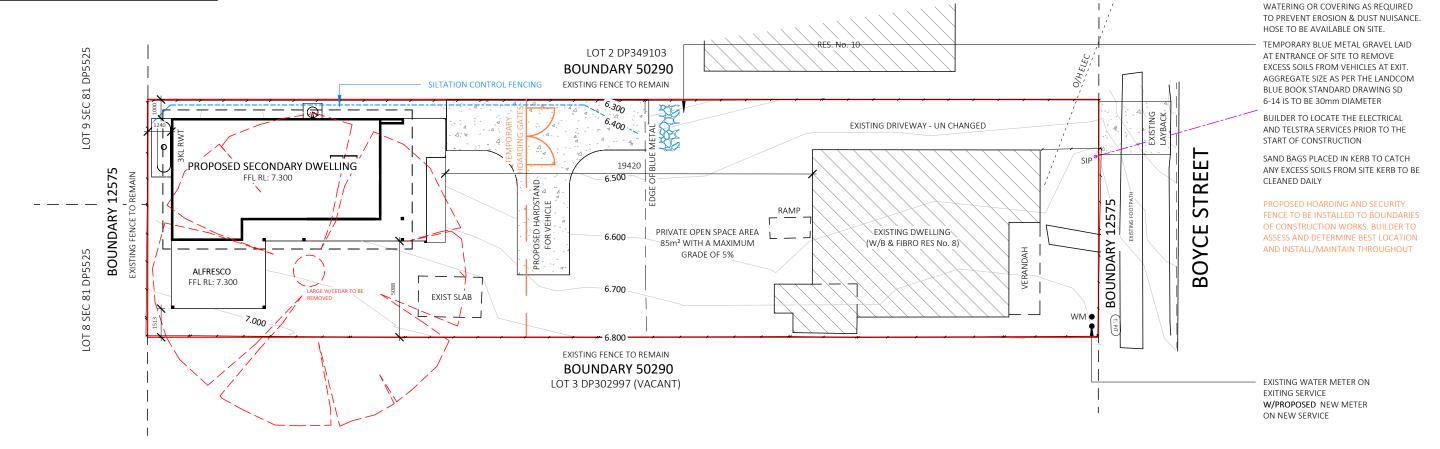
	Note: Copyright © Collins.w.Collins PTY LTD All rights reserved. No part of this drawing may be	PROJECT: SECONDARY DWELLING	LEGENDS		DRAWING REVISION + NOTES			
	reproduced or transmitted in any form or by					Date:		Revision:
	means, electronic, mechanical, photocopying, recording or otherwise, without the prior	STATUS: DA ISSUE	SHEET: 1 OF 15	SCALE:	1:100	16.09.25	DRAFT DA	
collinswcollins permis	permission of the copyright holders.  DO NOT SCALE from this drawing. CONTRACTOR is to check all the dimensions on the job prior to commencement of shop drawings or fabrication.	LOT No: 2 DP No: 302997	SILLI. 1 OF 13			25.09.25	DRAFT DA	
		STREET: 8 BOYCE STREET, TAREE	SHEET SIZE:	A3	25.09.25	REVISED		
		STREET: O BOTCE STREET, TARKEE	START DATE:	21.01.2025	09.10.25	BASIX		
Building Designers	Discrepancies to be referred to the consultant	2		_		09.10.25	DA ISSUE	
3 3	Designer prior to commencement of work.	CLIENT: LOWNDES	DWG No:	A6249	06.11.25	RFI		
89A Lord Street (PO Boy 5667) Port Macquarie NSW 2444   Shop 17 Centrepoint Arcade Targe NSW 2430   77 Relgrave Street Kempsey, NSW 2440 T: 02 6583 4411								

Issue: Drawn

### AREAS - GROSS FLOOR AREA (GFA)

\*MEASURED FROM INTERNAL FACE OF EXTERNAL WALL \*EXILIDES STAIRS/VOIDS FROM LIPPER FLOORS \*EXCLUDES REQUIRED CAR PARKING SPACE (IE. 18m2 FOR SING) CAR)

NAME AREA ROPOSED SECONDARY DWELLING GFA AREA 60 m<sup>2</sup> XISTING DWELLING GFA AREA otal GFA 155 m<sup>2</sup>





1:200





SITE AREA:  $= 632.320 m^2$ OVERALL HABITABLE AREA =155m<sup>2</sup> (including garages/store) GROSS FLOOR AREA (as per LEP  $=155m^{2}$ definition) FLOOR SPACE RATIO = 24%; 0.24:1 **BUSHFIRE AFFECTED** FLOOD AFFECTED NO APPROX HARDSTAND AREA  $=370m^{2}$ APPROX LANDSCAPED AREA  $=262m^{2}$ 

SILTATION CONTROL IN ACCORDANCE WITH COUNCIL POLICY E1 AND THE ADOPTED AUSPEC STANDARD

SITE HOARDING AND SECURITY FENCE

WATER MAINS (APPROX ONLY)

STORMWATER LINES (APPROX ONLY)

SEWER LINES (APPROX ONLY)

PROPOSED GARDEN TAP LOCATIONS GTAP 🗠 (TO BE USED AS A GUIDE ONLY)

LINE OF EASEMENTS

LINE OF BATTER TO GROUND LEVELS  $\triangle \land \triangle \land \triangle$ (TO BE USED AS A GUIDE ONLY)

> ALL LEVELS ARE TO AHD AS PER SURVEY PLAN PREPARED BY CALCO SURVEYORS PTY LTD . ALL LEVELS AND CONTOURS ARE TO BE CONFIRMED BY BUILDER / SURVEYOR PRIOR TO START OF CONSTRUCTION.

> > DA ISSUE ONLY

### **BUSHFIRE NOTES:**

NOT APPLICABLE, LOT NOT AFFECTED

## **BASIX NOTES:**

PLEASE REFER TO THE "SUMMARY OF BASIX COMMITMENTS" ON PAGE 2 FOR FURTHER INFORMATION. PLEASE REFER TO THE BASIX CERTIFICATE FOR EXACT DETAILS

### **GENERAL PLAN SET NOTES:**

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

ANY STOCKPILING OF SOILS ON SITE WILL

NEED TO BE CONTROLLED FROM DUST BY



BAL - N/A

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PROJECT: SECONDARY DWELLING			
STATUS: DA ISSUE	спеет.	2 OF 15	
LOT No: 2 DP No: 302997	SHEET.	2 OF 15	
STREET: 8 BOYCE STREET, TAREE			

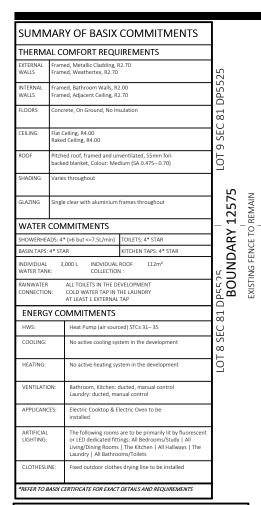
SITE PLAN Date: DRAFT DA 16.09.25 1:200 SCALE: DRAFT DA 25.09.25 SHEET SIZE: 25.09.25 REVISED 09.10.25 BASIX START DATE: 21.01.2025 09.10.25 DA ISSUE DWG No: A6249 06.11.25

DRAWING REVISION + NOTES Issue: Drawn

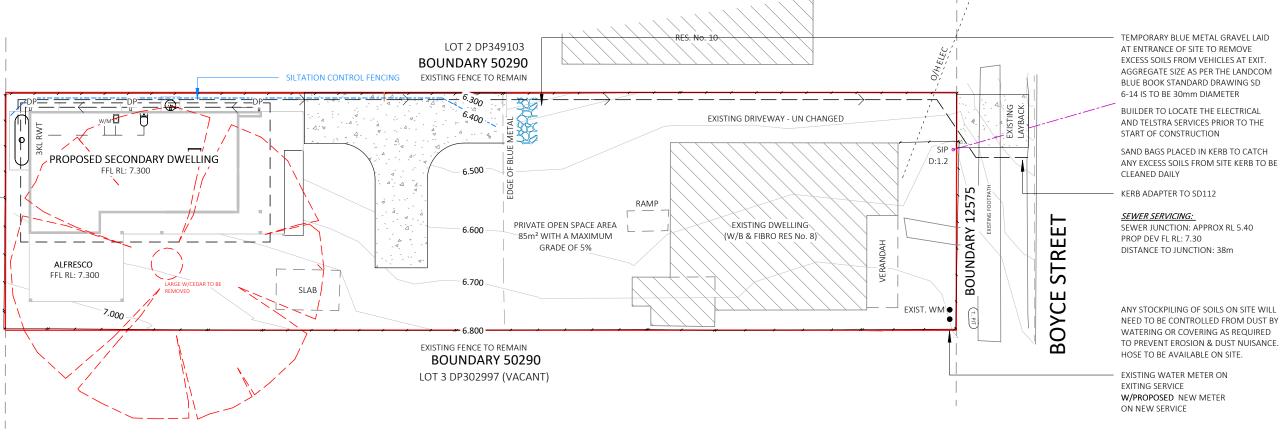
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**CLIENT: LOWNDES** 

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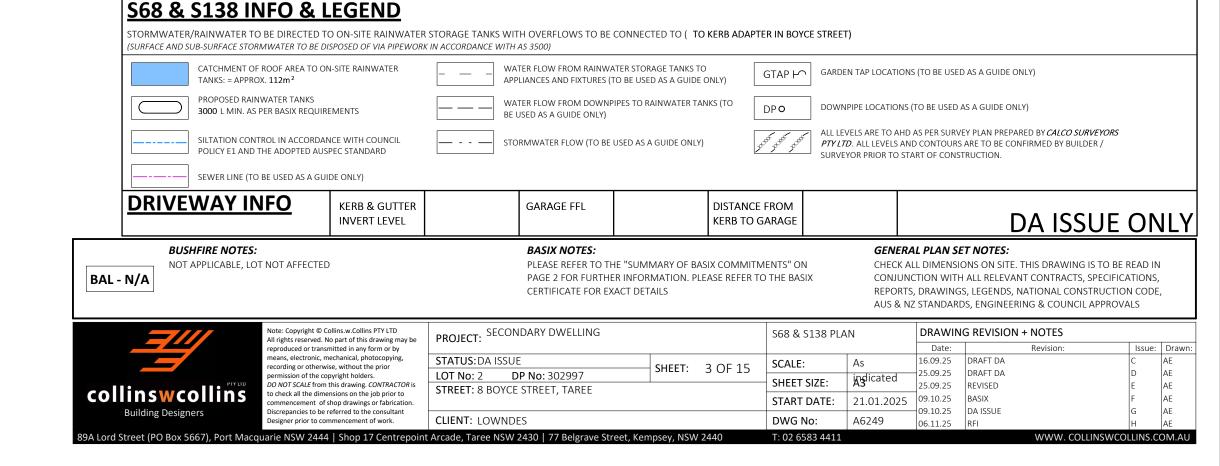


AREAS - ROOF AREAS						
NAME	AREA					
EXISTING DWELLING ROOF AREA	104.4 m²					
PROPOSED SECONDARY DWELLING ROOF	112.8 m <sup>2</sup>					
AREA						
TOTAL	217.1 m²					









### **EXTERNAL WALL CONSTRUCTION NOTES:**

### CLIMATE ZONE 5

A PLIABLE BUILIDNG MEMBRANE SHALL BE INSTALLED TO EXTERIOR SIDE OF THE PRIMARY INSULATION LAYER TO COMPLY WITH NCC VOL. 2, PART H4D9 AND 10.8.1 OF THE ABCB HOUSING PROVISIONS.

A MINIMUM CLASS 3 VAPOUR CONTROL MEMBRANE (AS DEFINED BY CLAUSE 5.3.4 OF AS4200.1) MUST BE INSTALLED

### **CONSTRUCTION NOTES:**

# STAIRS, RAMPS, HANDRAILS & BALUSTRADE NOTES:

STAIRS TO COMPLY WITH NCC VOL. 2, H5D2 AND PART 11.2.2 OF THE ABCB HOUSING PROVISIONS. RAMPS TO COMPLY WITH PART 11.2.3. SLIP RESISTANCE TO STAIRS AND RAMPS AS PER PART 11.2.4 OF THE ABCB HOUSING PROVISIONS AND IN ACCORDANCE WITH AS4586. BARRIERS AND HANDRAILS TO BE NO LESS THAN 1000mm FROM PROPOSED FINISHED FL. BALUSTRADE & HANDRAIL TO BE IN ACCORDANCE WITH NCC, VOL. 2, H5D3 AND PARTS 11.3.3, 11.3.4, 11.3.5 AND 11.3.6 OF THE ABCB HOUSING PROVISIONS.

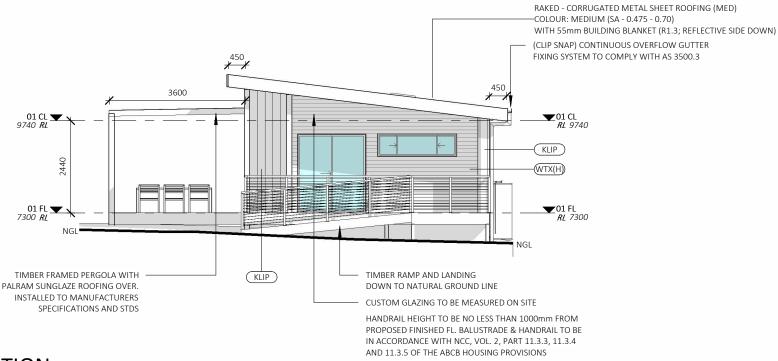
### WINDOW NOTES:

BEDROOM WINDOWS - WHERE THE FLOOR LEVEL OF A BEDROOM IS 2M OR MORE ABOVE THE SURFACE BENEATH BEDROOM WINDOWS ARE TO COMPLY WITH NCC, VOL. 2, H5P2 AND PART 11.3.7 OF THE ABCB HOUSING PROVISIONS

WINDOWS - WHERE THE FLOOR LEVEL IS 4m OR MORE ABOVE THE SURFACE BENEATH, WINDOWS ARE TO COMPLY WITH NCC. VOL. 2, H5P2 AND PART 11.3.8 OF THE ABCB HOUSING PROVISIONS.

A BARRIER WITH A HEIGHT OF NOT LESS THAN 865mm ABOVE FLOOR IS REQUIRED TO AN OPENABLE WINDOW COVERED BY PART 11.3.8 (1) AND BARRIER MUST ALSO COMPLY WITH PART 11.3.8 (3)

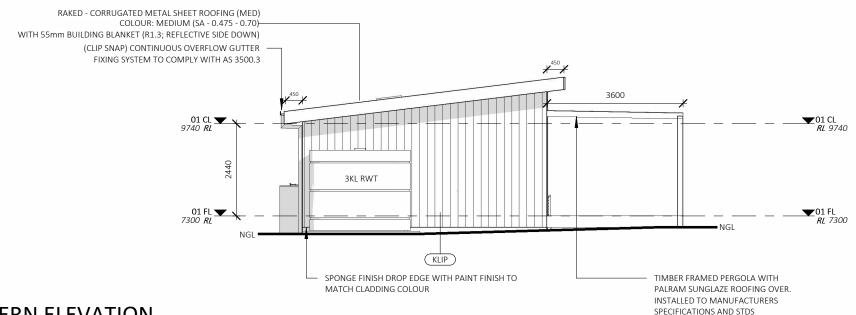
WIND CATEGORY TO BE CONFIRMED PRIOR TO START OF CONSTRUCTION, IF N2 OR HIGHER, ENGAGED PIERS TO BRICKWORK AREA 'S ARE TO COMPLY WITH AS 4773.1-2010 & AS 4773 2-2010



WTX(H) SELECT WEATHERTEX HORIZONTAL CLADDING

# NORTH EASTERN ELEVATION

1:100



# **SOUTH WESTERN ELEVATION**

BAL - N/A

1:100

# DA ISSUE ONLY

**EXTERNAL FINISHES** 

CORR(M) CORRUGATED METAL SHEET ROOFING (MEDIUI

PAINTGRADE DECKING FINISH, COLOUR AND

SELECTED VERTICAL STANDING SEAM WALL

FINAL SELECTION TO BUILDER/CLIENT DETAILS

CLADDING, FINAL SELECTION TO BUILDER/CLIEN

LABEL MATERIAL DESCRIPTION

(COLOR W / SA < 0.70)



**BUSHFIRE NOTES:** NOT APPLICABLE, LOT NOT AFFECTED

# PLEASE REFER TO THE "SUMMARY OF BASIX COMMITMENTS" ON

# PAGE 2 FOR FURTHER INFORMATION. PLEASE REFER TO THE BASIX CERTIFICATE FOR EXACT DETAILS

# **GENERAL PLAN SET NOTES:**

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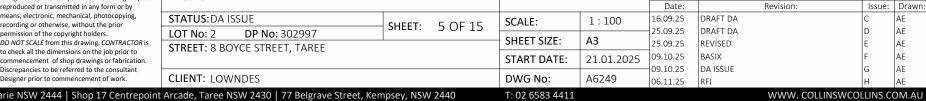
PROJECT: SECONDARY DWELLING **DP No:** 302997

**BASIX NOTES:** 

**ELEVATIONS** SCALE: SHEET SIZE:

Date: 16.09.25 25.09.25 25.09.25

DRAWING REVISION + NOTES DRAFT DA



### **EXTERNAL WALL CONSTRUCTION NOTES:**

### CLIMATE ZONE 5

A PLIABLE BUILDING MEMBRANE SHALL BE INSTALLED TO EXTERIOR SIDE OF THE PRIMARY INSULATION LAYER TO COMPLY WITH NCC VOL. 2. PART H4D9 AND 10.8.1 OF THE ABCB HOUSING PROVISIONS.

A MINIMUM CLASS 3 VAPOUR CONTROL MEMBRANE (AS DEFINED BY CLAUSE 5.3.4 OF AS4200.1) MUST BE INSTALLED

### **CONSTRUCTION NOTES:**

### STAIRS, RAMPS, HANDRAILS & BALUSTRADE NOTES:

STAIRS TO COMPLY WITH NCC VOL. 2, H5D2 AND PART 11.2.2 OF THE ABCB HOUSING PROVISIONS. RAMPS TO COMPLY WITH PART 11.2.3. SLIP RESISTANCE TO STAIRS AND RAMPS AS PER PART 11.2.4 OF THE ABCB HOUSING PROVISIONS AND IN ACCORDANCE WITH AS4586. BARRIERS AND HANDRAILS TO BE NO LESS THAN 1000mm FROM PROPOSED FINISHED FL. BALUSTRADE & HANDRAIL TO BE IN ACCORDANCE WITH NCC, VOL. 2, H5D3 AND PARTS 11.3.3, 11.3.4, 11.3.5 AND 11.3.6 OF THE ABCB HOUSING PROVISIONS.

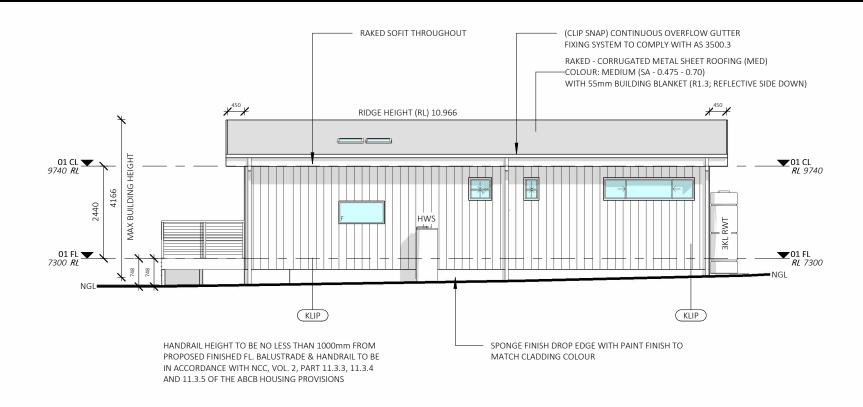
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BEDROOM WINDOWS - WHERE THE FLOOR LEVEL OF A BEDROOM IS 2M OR MORE ABOVE THE SURFACE BENEATH. BEDROOM WINDOWS ARE TO COMPLY WITH NCC. VOL. 2. H5P2 AND PART 11.3.7 OF THE ABCB HOUSING PROVISIONS

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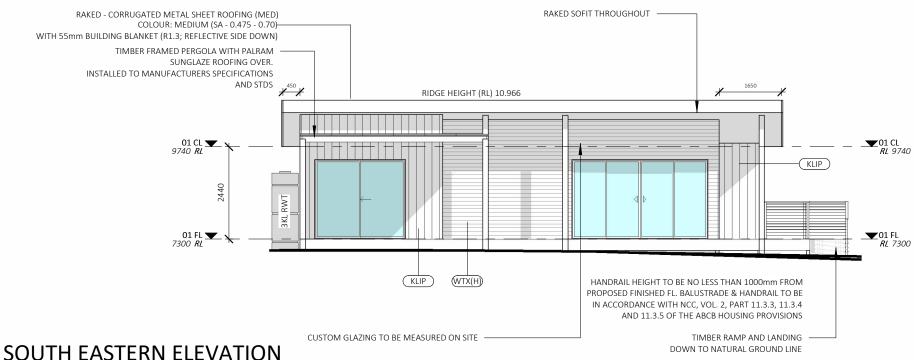
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WIND CATEGORY TO BE CONFIRMED PRIOR TO START OF CONSTRUCTION, IF N2 OR HIGHER, ENGAGED PIERS TO BRICKWORK AREA 'S ARE TO COMPLY WITH AS 4773.1-2010 & AS 4773 2-2010



# NORTH WESTERN ELEVATION

1:100



BAL - N/A

1:100

## **BASIX NOTES:**

**CLIENT: LOWNDES** 

NOT APPLICABLE, LOT NOT AFFECTED

**BUSHFIRE NOTES:** 

PLEASE REFER TO THE "SUMMARY OF BASIX COMMITMENTS" ON PAGE 2 FOR FURTHER INFORMATION. PLEASE REFER TO THE BASIX CERTIFICATE FOR EXACT DETAILS

# **GENERAL PLAN SET NOTES:**

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PROJECT: SECONDARY DWELLING STATUS: DA ISSUE SHEET: 6 OF 15 **DP No:** 302997 LOT No: 2 **STREET**: 8 BOYCE STREET, TAREE

SHEET SIZE: Α3 09.10.25 START DATE: 21.01.2025 09.10.25 DWG No: A6249 06.11.25

**ELEVATIONS** 

SCALE:

DRAWING REVISION + NOTES Date: Issue: Drawn DRAFT DA 16.09.25 1:100 DRAFT DA 25.09.25 25.09.25 REVISED BASIX DA ISSUE

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DA ISSUE ONLY

**EXTERNAL FINISHES** 

ORR(M) CORRUGATED METAL SHEET ROOFING (MEDIUI

NTX(H) | SELECT WEATHERTEX HORIZONTAL CLADDING

PAINTGRADE DECKING FINISH, COLOUR AND

SELECTED VERTICAL STANDING SEAM WALL

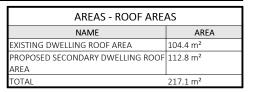
FINAL SELECTION TO BUILDER/CLIENT DETAILS

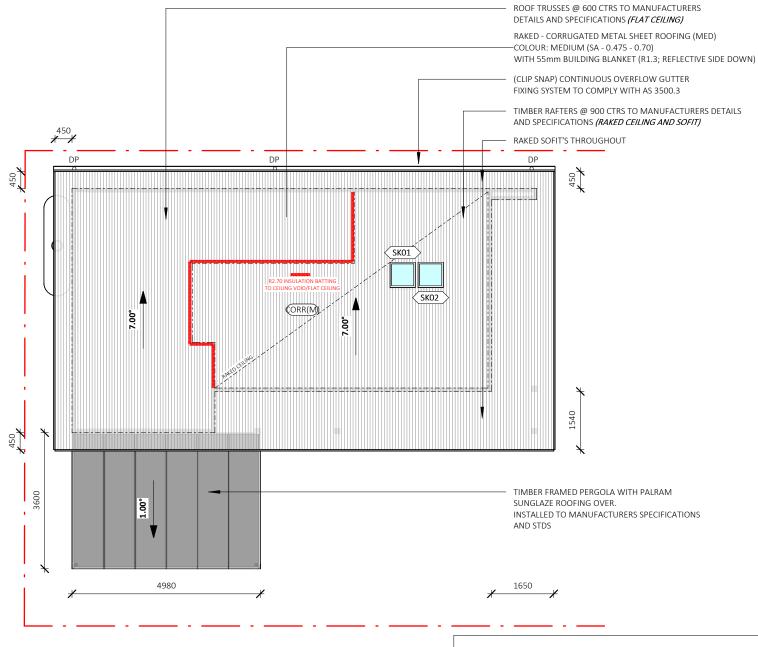
CLADDING, FINAL SELECTION TO BUILDER/CLIEN

LABEL MATERIAL DESCRIPTION

(COLOR W / SA < 0.70)

	EXTERNAL FINISHES
LABEL	MATERIAL DESCRIPTION
CORR(M)	CORRUGATED METAL SHEET ROOFING (MEDIUM
DCK	PAINTGRADE DECKING FINISH, COLOUR AND
	FINAL SELECTION TO BUILDER/CLIENT DETAILS
KLIP	SELECTED VERTICAL STANDING SEAM WALL
	CLADDING, FINAL SELECTION TO BUILDER/CLIENT
	(COLOR W / SA <0.70)
WTX(H)	SELECT WEATHERTEX HORIZONTAL CLADDING







1:100

ROOF GLAZING SCHEDULE									
NUMBER	HEIGHT	WIDTH	ТҮРЕ	CONSTRUCTION	GLAZING	AREA			
SK01	665	665	VELUX FIXED 2222	AS PER VELUX	DBL - CLEAR	0.44 m <sup>2</sup>			
SK02	665	665	VELUX FIXED 2222	AS PER VELUX	DBL - CLEAR	0.44 m <sup>2</sup>			

Issue: Drawn:

# DA ISSUE ONLY

# BAL - N/A

**BUSHFIRE NOTES:** NOT APPLICABLE, LOT NOT AFFECTED

# **BASIX NOTES:**

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PROJECT:	SECONDARY DWE
STATUS: D	A ISSUE
LOT No: 2	<b>DP No:</b> 3029
STREET: 8	BOYCE STREET, TA
CLIENT: L	OWNDES

OJECT: SECONDARY DWELLING							
ATUS: DA ISSUE	спеет.	0 OF 1E					
T No: 2 DP No: 302997	SHEET.	8 OF 15					
REET: 8 BOYCE STREET, TAREE							

ROOF PLAN		DRAWING REVISION + NOTES				
		Date:	Revision:			
SCALE:	1:100	16.09.25	DRAFT DA			
		25.09.25	DRAFT DA			
SHEET SIZE:	A3	25.09.25	REVISED			
START DATE:	21.01.2025	09.10.25	BASIX			
		09.10.25	DA ISSUE			
DIME NO:	A624Q		251			

06.11.25 RFI 39A Lord Street (PO Box 5667), Port Macquarie NSW 2444 | Shop 17 Centrepo

### **GLAZING SPECIFICATIONS:**

WINDOWS AND DOORS SPECIFIED USE NFRC UW & SHGCW VALUES. WINDOWS AND DOORS AS SPECIFIED OR EQUIVALENT MUST BE INSTALLED ON SITE

STANDARD GLAZING: SINGLE CLEAR GLAZING WITH STANDARD ALUMINIUM FRAMES THROUGHOUT

WEATHER STRIPPING TO BE INSTALLED THROUGHOUT.

PLEASE NOTE: ALL GLAZING IN BATHROOMS, ENSUITES, SPA ROOMS OR THE LIKE TO COMPLY WITH THE NCC, VOL. 2, H1D8 AND PART 8.4.6 OF ABCB HOUSING PROVISIONS

BEDROOM WINDOWS - WHERE THE FLOOR LEVEL OF A
BEDROOM IS 2M OR MORE ABOVE THE SURFACE BENEATH,
BEDROOM WINDOWS ARE TO COMPLY WITH NCC, VOL. 2,
H5P2 AND PART 11.3.7 OF THE ABCB HOUSING PROVISIONS

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A BARRIER WITH A HEIGHT OF NOT LESS THAN 865mm ABOVE FLOOR IS REQUIRED TO AN OPENABLE WINDOW COVERED BY PART 11.3.8 (1) AND BARRIER MUST ALSO COMPLY WITH PART 11.3.8 (3)

### WINDOWS AND GLAZING TO COMPLY WITH:

AS 4055 : WIND LOADS FOR HOUSING

AS 1288: GLASS IN BUILDINGS - SELECTION & INSTALLATION AS 2047: WINDOWS & EXTERNAL DOORS IN BUILDING

AS 1170-Part 2: WIND ACTIONS

AS 3959: CONSTRUCTION OF BUILDINGS IN BUSHFIRE PRONE

\*THE STANDARDS REFERRED ABOVE ARE THE VERSION ADOPTED BY THE NCC AT THE TIME THE RELEVANT CONSTRUCTION CERTIFICATE OR COMPLYING DEVELOPMENT CERTIFICATE APPLICATION IS MADE.

# WINDOW GLAZING SCHEDULE

WINDOWS SPECIFIED USE NFRC UW & SHGCW VALUES.
WINDOWS AS SPECIFIED OR EQUIVALENT MUST BE INSTALLED ON SITE

WEATHER STRIPPING TO BE INSTALLED THROUGHOUT.

PLEASE NOTE: ALL GLAZING IN BATHROOMS, ENSUITES, SPA ROOMS OR THE LIKE TO COMPLY WITH THE NCC, VOL. 2, H1D8 AND PART
8.4.6 OF ABCB HOUSING PROVISIONS

AS 4055 : WIND LOADS FOR HOUSING
AS 1288 : GLASS IN BUILDING - SELECTION & INSTALLATION
AS 2047 : WINDOWS & EXTERNAL DOORS IN BUILDING
AS 1170-Part 2: WIND ACTIONS

AS 3959: CONSTRUCTION OF BUILDINGS IN BUSHFIRE PRONE AREAS
THE STANDARDS REFERRED ABOVE ARE THE VERSION ADOPTED
BY BCA AT THE TIME THE RELEVANT CONSTRUCTION CERTIFICATE OR COMPLYING
DEVELOPMENT CERTIFICATE APPLICATION IS MADE.

NUMBER	LEVEL	ROOM	HEIGHT	WIDTH	HEAD HEIGHT	TYPE	CONSTRUCTION	GLAZING	AREA
W01	01 FL	KITCHEN	600	2110	2100	SLIDING	ALUMINIUM	SGL - CLR - LOWe	1.27 m <sup>2</sup>
W02	01 FL	BED 2	600	2410	2143	SLIDING	ALUMINIUM	SGL - CLR - LOWe	1.45 m²
W03	01 FL	BATH/LDRY	600	410	2143	DOUBLE HUNG	ALUMINIUM	SGL - CLR - LOWe	0.25 m <sup>2</sup>
W04	01 FL	BATH/LDRY	600	610	2143	DOUBLE HUNG	ALUMINIUM	SGL - CLR - LOWe	0.37 m <sup>2</sup>
W05	01 FL	KITCHEN	600	1210	1520	FIXED GLASS	ALUMINIUM	SGL - CLR - LOWe	0.73 m <sup>2</sup>

4.05 m<sup>2</sup>

# DOOR GLAZING SCHEDULE

DOORS SPECIFIED USE NFRC UW & SHGCW VALUES.
DOORS AS SPECIFIED OR EQUIVALENT MUST BE INSTALLED ON SITE

WEATHER STRIPPING TO BE INSTALLED THROUGHOUT.

PLEASE NOTE: ALL GLAZING IN BATHROOMS, ENSUITES, SPA ROOMS OR THE LIKE TO COMPLY WITH THE NCC, VOL. 2, H1D8 AND PART 8.4.6 OF ABCB HOUSING PROVISIONS

AS 4055 : WIND LOADS FOR HOUSING
AS 1288 : GLASS IN BUILDING - SELECTION & INSTALLATION
AS 2047 : WINDOWS & EXTERNAL DOORS IN BUILDING
AS 1170-Part 2: WIND ACTIONS

AS 3959: CONSTRUCTION OF BUILDINGS IN BUSHFIRE PRONE AREAS
THE STANDARDS REFERRED ABOVE ARE THE VERSION ADOPTED
BY BCA AT THE TIME THE RELEVANT CONSTRUCTION CERTIFICATE OR COMPLYING
DEVELOPMENT CERTIFICATE APPLICATION IS MADE.

NUMBER	LEVEL	ROOM	HEIGHT	WIDTH	HEAD HEIGHT	TYPE	CONSTRUCTION	GLAZING	AREA
GD01	01 FL	MEALS/LIVING	2100	1810	2100	SLIDING DOOR	ALUMINIUM	SGL - CLR - LOWe	3.80 m <sup>2</sup>
GD02	01 FL	MEALS/LIVING	2100	3610	2100	SLIDING DOOR 4P	ALUMINIUM	SGL - CLR - LOWe	7.58 m <sup>2</sup>
GD03	01 FL	BED 1	2100	2410	2100	SLIDING DOOR	ALUMINIUM	SGL - CLR - LOWe	5.06 m <sup>2</sup>

# DA ISSUE ONLY

### **BUSHFIRE NOTES:**

NOT APPLICABLE, LOT NOT AFFECTED

### BASIX NOTES:

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### **GENERAL PLAN SET NOTES:**

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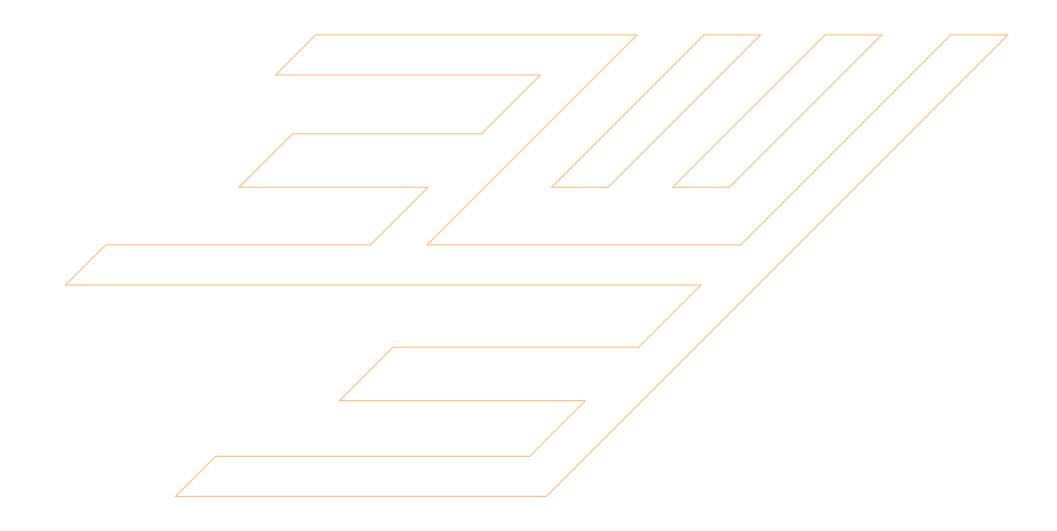
BAL - N/A

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PROJECT: SECONDARY DWELLING			GLAZING		DRAWING REVISION + NOTES				
						Revision:	Issue:	Drawn:	
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STREET: 8 BOYCE STREET, TAREE			SHEET SIZE:	A3	25.09.25	REVISED	E	AE	
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# DA ISSUE ONLY

### **BUSHFIRE NOTES:**

BAL - N/A

NOT APPLICABLE, LOT NOT AFFECTED

### **BASIX NOTES:**

PLEASE REFER TO THE "SUMMARY OF BASIX COMMITMENTS" ON PAGE 2 FOR FURTHER INFORMATION. PLEASE REFER TO THE BASIX CERTIFICATE FOR EXACT DETAILS

# **GENERAL PLAN SET NOTES:**

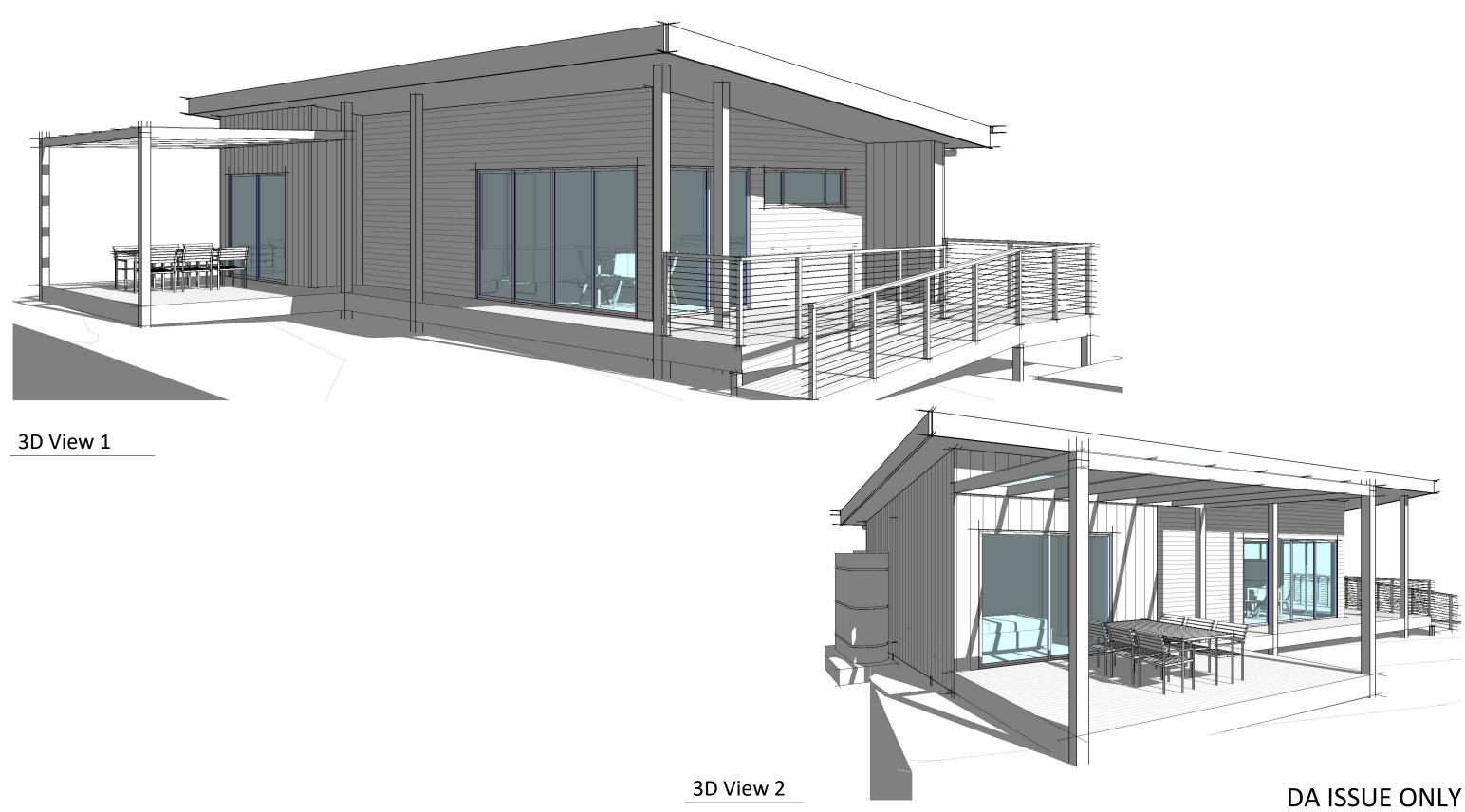
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# BUSHFIRE NOTES:

NOT APPLICABLE, LOT NOT AFFECTED

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PROJECT: SECONDARY DWELLING		
STATUS: DA ISSUE	спеет.	12 OF 15
LOT No: 2 DP No: 302997	SHEET.	12 OF 13
STREET: 8 BOYCE STREET, TAREE		
CLIENT: LOWNDES		

	3D VIEWS AND		DRAWING REVISION + NOTES			
	PERSPECTIVES		Date:	Revision:	Issue:	Drawn:
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# GENERAL AND PROJECT SPECIFIC CONSTRUCTION NOTES FOR COLLINS W COLLINS ARCHITECTURAL PLANS

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

REVIEWED JANUARY 2024

### **CONSTRUCTION NOTES:**

STAIRS, RAMPS, HANDRAILS & BALUSTRADE NOTES: STAIRS TO COMPLY WITH NCC VOL. 2, H5D2 AND PART 11.2.2 OF THE ABCB HOUSING PROVISIONS. RAMPS TO COMPLY WITH PART 11.2.3. SLIP RESISTANCE TO STAIRS AND RAMPS AS PER PART 11.2.4 OF THE ABCB HOUSING PROVISIONS AND IN ACCORDANCE WITH AS4586. BARRIERS AND HANDRAILS TO BE NO LESS THAN 1000mm FROM PROPOSED FINISHED FL. BALUSTRADE & HANDRAIL TO BE IN ACCORDANCE WITH NCC, VOL. 2, H5D3 AND PARTS 11.3.3, 11.3.4, 11.3.5 AND 11.3.6 OF THE ABCB HOUSING

### WINDOW NOTES:

BEDROOM WINDOWS - WHERE THE FLOOR LEVEL OF A BEDROOM IS 2M OR MORE ABOVE THE SURFACE BENEATH, BEDROOM WINDOWS ARE TO COMPLY WITH NCC, VOL. 2, H5P2 AND PART 11.3.7 OF THE ABCB HOUSING PROVISIONS

WINDOWS - WHERE THE FLOOR LEVEL IS 4m OR MORE ABOVE THE SURFACE BENEATH, WINDOWS ARE TO COMPLY WITH NCC, VOL. 2, H5P2 AND PART 11.3.8 OF THE ABCB HOUSING PROVISIONS.

A BARRIER WITH A HEIGHT OF NOT LESS THAN 865mm ABOVE FLOOR IS REQUIRED TO AN OPENABLE WINDOW COVERED BY PART 11.3.8 (1) AND BARRIER MUST ALSO COMPLY WITH PART 11.3.8 (3)

WIND CATEGORY TO BE CONFIRMED PRIOR TO START OF CONSTRUCTION. IF N2 OR HIGHER, ENGAGED PIERS TO BRICKWORK AREA 'S ARE TO COMPLY WITH AS 4773.1-2010 & AS 4773 2-2010

## WET AREA NOTES:

WET AREAS ARE TO BE WATERPROOFED IN ACCORDANCE WITH NCC, VOL. 2, PART H4D2 AND PART 10.2 OF THE ABCB HOUSING PROVISIONS IN FULL, OR: NCC, VOL. 2, PARTS 10.2.1 - 10.2.6 OF THE ABCB HOUSING PROVISIONS AND AS3740 - 2021: WATERPROOFING OF DOMESTIC WET AREAS WHERE A FLOOR WASTE IS INSTALLED, IT MUST BE PROVIDED WITH A MIN CONTINUOUS FALL OF 1:80 AND MAX CONTINUOUS FALL OF 1:50 AS PER PART 10.2.12 OF THE ABCB HOUSING PROVISIONS. INSTALLATION OF MATERIALS

### SMOKE ALARMS/DETECTORS: ABOVE AND ANY ICATIONS SMOKE ALARMS TO AS3786 AND NCC. VOL. 2. PART H3D6 AND PART 9.5 OF THE ABCB HOUSING PROVISIONS, ALL

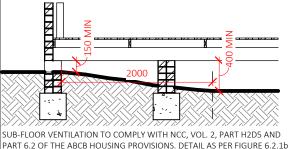
ALARMS AND DETECTORS ARE TO BE INTERCONNECTED. LOCATIONS ON PLANS ARE INDICATIVE. INSTALLATION TO BE AS PER THE STANDARDS NOTED ABOVE AND ANY MANUFACTURERS DETAILS AND SPECIFICATIONS



\*DISTANCE MEASURED FROM TOP OF ANY GAS BOTTLE

VALVE ALL GAS BOTTLE STORAGE AND HANDLING IN ACCORDANCE WITH AS1596-2014

## DIAGRAMMATIC FRAMING ONLY NON-COMBUSTIBLE ROOF COMBUSTIBLE FASCIA NON-COMBUSTIBLE GUTTER MINIMUM DISTANCE FROM FASCIA FACE TO BOUNDARY TO BE NO LESS THAN 450mm NON-COMBUSTIBLE EAVE LINING ALLOWABLE ENCROACHMENTS FOR NON-COMBUSTIBLE CONSTRUCTION AS PER NCC FIGURE 9.2.9a OF THE ABCB HOUSING PROVISIONS



SUBELOOR CLEARANCE REQUIREMENTS

# **EXTERNAL WALL CONSTRUCTION NOTES:**

### CLIMATE ZONE 5

A PLIABLE BUILDING MEMBRANE SHALL BE INSTALLED TO EXTERIOR SIDE OF THE PRIMARY INSULATION LAYER TO COMPLY WITH NCC VOL. 2, PART H4D9 AND 10.8.1 OF THE ABCR HOUSING PROVISIONS

A MINIMUM CLASS 3 VAPOUR CONTROL MEMBRANE (AS DEFINED BY CLAUSE 5.3.4 OF AS4200.1) MUST BE INSTALLED

### **GLAZING SPECIFICATIONS:**

VINDOWS AND DOORS SPECIFIED USE NFRC UW & SHGCW ALUES, WINDOWS AND DOORS AS SPECIFIED OR FOUIVALENT MUST BE INSTALLED ON SITE

TANDARD GLAZING: SINGLE CLEAR GLAZING WITH TANDARD ALUMINIUM FRAMES THROUGHOUT

WEATHER STRIPPING TO BE INSTALLED THROUGHOUT

PLEASE NOTE: ALL GLAZING IN BATHROOMS, ENSUITES, SPA ROOMS OR THE LIKE TO COMPLY WITH THE NCC, VOL. 2, H1D8 AND PART 8 4 6 OF ARCR HOUSING PROVISIONS

BEDROOM WINDOWS - WHERE THE FLOOR LEVEL OF A REDROOM IS 2M OR MORE ABOVE THE SURFACE BENEATH REDROOM WINDOWS ARE TO COMPLY WITH NCC VOL 2 H5P2 AND PART 11.3.7 OF THE ABCB HOUSING PROVISIONS

WINDOWS - WHERE THE FLOOR LEVEL IS 4m OR MORE ABOVE THE SURFACE BENEATH WINDOWS ARE TO COMPLY WITH NCC. VOL. 2, H5P2 AND PART 11.3.8 OF THE ABCB HOUSING PROVISIONS.

A BARRIER WITH A HEIGHT OF NOT LESS THAN 865mm ABOVE FLOOR IS REQUIRED TO AN OPENABLE WINDOW COVERED BY PART 11.3.8 (1) AND BARRIER MUST ALSO COMPLY WITH PART

### WINDOWS AND GLAZING TO COMPLY WITH:

AS 4055 : WIND LOADS FOR HOUSING

AS 1288 : GLASS IN BUILDINGS - SELECTION & INSTALLATION

AS 2047: WINDOWS & EXTERNAL DOORS IN BUILDING AS 1170-Part 2: WIND ACTIONS

AS 3959: CONSTRUCTION OF BUILDINGS IN BUSHFIRE PRONE

\*THE STANDARDS REFERRED ABOVE ARE THE VERSION ADOPTED BY THE NCC AT THE TIME THE RELEVANT CONSTRUCTION CERTIFICATE OR COMPLYING DEVELOPMENT CERTIFICATE APPLICATION IS MADE

# SUMMARY OF BASIX COMMITMENTS THERMAL COMFORT REQUIREMENTS ramed, Bathroom Walls, R2.00 ramed, Adjacent Ceiling, R2.70 itched roof, framed and unventilated, 55mm foil-acked blanket, Colour: Medium (SA 0.475– 0.70) WATER COMMITMENTS IDIVIDUAL 3,000 L 'ATER TANK: INDVIDUAL ROOF 112m<sup>2</sup> COLLECTION : INWATER NNECTION: ENERGY COMMITMENTS Heat Pump (air sourced) STCs 31-35 VENTILATION Bathroom, Kitchen: ducted, manual control APPLICANCES ectric Cooktop & Electric Oven to be r LED dedicated fittings: All Bedrooms/Study | All iving/Dining Rooms | The Kitchen | All Hallways | The PEFER TO BASIX CERTIFICATE FOR EXACT DETAILS AND REQUIREMENTS

# DA ISSUE ONLY

### **BUSHFIRE NOTES:**

NOT APPLICABLE, LOT NOT AFFECTED

PLEASE REFER TO THE "SUMMARY OF BASIX COMMITMENTS" ON PAGE 2 FOR FURTHER INFORMATION. PLEASE REFER TO THE BASIX CERTIFICATE FOR EXACT DETAILS

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**CLIENT: LOWNDES** 

PROJECT: SECONDARY DWELLING STATUS: DA ISSUE SHEET: 13 OF 15 LOT No: 2 DP No: 302997 **STREET**: 8 BOYCE STREET, TAREE

**BASIX NOTES:** 

nt Arcade, Taree NSW 2430 | 77 Belgrave Street, Kempsey, NSW 2440

**CONSTRUCTION NOTES** DRAWING REVISION + NOTES Date: Issue: Drawn DRAFT DA 16.09.25 SCALE: 25 09 25 DRAFT DA inglicated SHEET SIZE: 25.09.25 REVISED BASIX START DATE: 21.01.2025 09.10.25 09.10.25 DA ISSUE DWG No: A6249 06.11.25 WWW. COLLINSWCOLLINS.COM.AU



10 Star Building Assessments Myrtle Street, Botany, NSW, 2019 admin@10sba.com www.10sba.com 048 1010 999

### NaTHERS REQUIREMENTS PLAN STAMP 759.0 ESD-NAT-250925-A6249

NaTHERS requirements set out below are part of the requirements to achieve final occupation certification.

Any items that are changed or altered require a new NatHERS certificate to be issue.

Compliance with this is required to be demonstrated upon completion to the certifying authority. The Certifier must confirm that these commitments have been installed and not altered.

### **PROJECT DETAILS**

ADDRESS	SUBURB / TOWN / POST CODE	LOT # DP#
8 BOYCE STREET	TAREE 2430 NSW	LOT 2 DP 302997

### **ENERGY RATING**

STAR RATING	DWELLING #	HEATING LOAD	COOLING LOADS
7.3	HOUSE	16.9	29.8

### **FLOORS**

FLOOR TYPE	ADDITIONAL INSULATION	OTHER INFORMATION
85MM CONCRETE WAFFLE POD	375MM PODS	BUILDER SPECIFIED DOUBLE PODS (MAX THICKNESS 375 NATHERS)

### FLOOR COVERINGS

AREA	COVERING	OTHER INFORMATION
BATHROOM	TILE	
ALL OTHER	VINYL	

### **WALL INSULATION**

INTERNAL / EXTERNAL	WALL TYPE	ADDITIONAL INSULATION	OTHER INFORMATION
EXTERNAL	METAL CLAD NON REFL DIRECT FIX	R2.70	
INTERNAL	PLASTERBOARD	R2.00	BATHROOM WALLS
INTERNAL	PLASTERBOARD	R2.70	ADJACENT TO CEILING

### **SOLAR ABSORPTANCE**

LIGHT (0.30)	MEDIUM (0.5)	DARK (0.8)
	-	

### **ROOF AND CEILINGS**

### ROOF CONSTRUCTION

ROOF CONSTRUCTION TYPE	INSULATION	OTHER INFORMATION
METAL	R1.80 ANTICON	

### SOLAR ABSORPTANCE

LIGHT (0.30)	MEDIUM (0.5)	DARK (0.8)
	-	

Version: 16

### **CEILING SPACE**

NaTHERS REQUIREMENTS PLAN STAMP 759.0 ESD-NAT-250925-A6249

Page 1

CEILING TYPE	INSULATION	OTHER INFORMATION
PLASTERBOARD	R4.00	

### WINDOWS AND GLAZING

WINDOW DESCRIPTION	FRAME TYPE	U VALUE	SHGC
SLIDING ALL	ALM SG LOW E CLEAR	4.5.2	0.59 (0.56/0.62)
SLIDING DOOR SGD 01.02.03	ALM SG LOW E CLEAR	4.38	0.59 (0.56/0.62)
DOUBLE HUNG W04.05	ALM SG CLEAR	4.34	0.59 (0.56/0.62)
FIXED ALL	ALM SG LOW E CLEAR	4.43	0.47 (0.45/0.50)

### **SOLAR ABSORPTANCE**

LIGHT (0.30).	MEDIUM (0.5)	DARK (0.8)
	-	

### **SKYLIGHTS**

FRAME TYPE	GLAZING	U VALUE		SHAFT INSULATION / COVERINGS
FIXED DG VELUX X 2	DG VELUX	2.58	0.24	

### **CEILING FANS - EXHAUST FANS**

LOCATION	TYPE	SIZE
BEDROOMS	Ceiling Fan	Min 1200 Dia
KITCHEN LIVING	Ceiling Fan	Min 1500 Dia

### **LIGHTING**

If not specified below - All lighting has been assessed as 100mm Sealed Recessed Downlighting.

Maximum allowance of 1 light per 5 sqm

No recessed ighting allowed for in garage

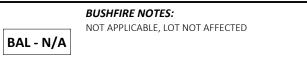
DESCRIPTION	OTHER INFORMATION
AS PER LIGHTING PLAN - 7 DOWNLIGHTS IC-F RATED	



Version: 16

PROPOSED SECOND. AREA TOTAL 6.1 IL 6.2 Top Pipe 0.35 cover 40m pipe LOT 2 DP349103 EXISTING FENCE TO REMAIN EXISTING 6.400 EXISTING DRIVEWAY - UN CHANGED P SIP PROPOSED SECONDARY DWELLING EXISTING FENCE TO REMAIN FFL RL: 7.300 6.500 RAMP **BOYCE STREET** PRIVATE OPEN SPACE AREA EXISTING DWELLING 6.600 85m2 WITH A MAXIMUM (W/B & FIBRO RES No. 8) VERANDAH **GRADE OF 5%** ALFRESCO FFL RL: 7.300 6.700 LARGE W/CEDAR SLAB TO REMAIN 7.000 EXIST. WM . 6.800 EXISTING FENCE TO REMAIN LOT 3 DP302997 (VACANT)

# DA ISSUE ONLY



# BASIX NOTES: PLEASE REFER TO THE "SUMMARY OF BASIX COMMITMENTS" ON PAGE 2 FOR FURTHER INFORMATION. PLEASE REFER TO THE BASIX

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CERTIFICATE FOR EXACT DETAILS

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REVISED DECEMBER 2019

### BUILDING SPECIFICATIONS FOR CLASS 1 AND 10 BUILDINGS

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

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

# STRUCTURAL PROVISIONS

Structural Design Manuals- is satisfied by complying with: a) NCC, Vol. 2, Part H1D1 and Part 2.2 Structural Provisions of the ABCB Housing Provisions:

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

### SITE PREPARATION

Earthworks - Earthworks are to be undertaken in accordance with the NCC, Vol. 2, Part H1D3 and Part 3.2 of the ABCB Housing Provisions Earth Retaining structures (ie. retaining walls & batter) to be in accordance with AS4678.

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

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

a) AS 3600.1, and

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

c) A durable notice is permanently fixed to the building in a prominent location, such as in a meter box or the like, including the details listed in the NCC, Vol. 2, Part 3.4.3 of the ABCB Housing Provisions

### FOOTINGS AND SLABS

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

Piled footings are to be designed in accordance with AS 2159 MASONRY

Unreinforced Masonry- to be designed and constructed in accordance with

a) AS 3700: or

b) AS 4773 Parts 1 and 2; or

c) NCC, Vol. 2, Part H1D5 and Part 5.4 of the ABCB Housing Provisions Reinforced Masonry – to be designed and constructed in accordance

a) AS 3700: or

b) AS 4773 parts 1 and 2; or

c) NCC, Vol. 2, Part H1D5 and Part 5.2 and 5.3 of the ABCB Housing Provisions

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

a) AS 3700: or

b) AS 4773 Parts 1 and 2.

c) NCC, Vol. 2, Part H1D5 and Part 5.6 of the ABCB Housing Provisions Weatherproofing of Masonry

This Part applies to an external wall (including the junction between the wall and any window or door) of a Class 1 Building. This Part does not apply to any Class 10 building except where its construction contributes to the weatherproofing of the Class 1 building.

The weatherproofing of masonry is to be carried out in accordance

a) AS 3700; except as provided for by NCC, Vol. 2, Part H1D5 (4); or b) AS 4773 Parts 1 and 2

c) NCC, Vol. 2, Part H1D5 and Part 5.7 of the ABCB Housing Provisions

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

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

- a) Steel structures: AS 4100.
- b) Cold-formed steel structures: AS/NZS4600.

c) Residential and low-rise steel framing: NASH Standard. Timber Framing – is to be designed and constructed in accordance with the following, as appropriate:

- a) AS/NZS 1170.1 2002
- b) AS/NZS 1170.2 -2021,
- c) AS 1684.2 2021
- d) AS 1720.1 2010

e) AS1720.5 - 2015 and: f) AS4440 - 2004 Installation of nailplated timber roof trusses Structural Steel Members – is to be designed and constructed in accordance with the Acceptable Construction Practice of the NCC Vol.2, Part H1D6 and Part 6.3 of the ABCB Housing Provisions or, one

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

### ROOF AND WALL CLADDING

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

a) Roofing tiles: NCC, Vol. 2, Part 7.3 of the ABCB Housing Provisions AS4597, AS2050, AS2049 and AS 4200,1

b) Metal Roof Cladding: NCC, Vol. 2, Part 7.3 of the ABCB Housing Provisions - AS1562.1

c) Plastic sheet roofing: AS/NZS 4256 Parts 1, 2, 3 and 5; and AS/NZS 1562.3

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

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

Autoclaved Aerated Concrete to AS5146.1

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

### GI AZING

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

- a) AS 2047
- h) AS 1288 c) AS 4055
- FIRE SAFFTY

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

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

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

Fire Separation of garage-top-dwellings to comply with the NCC, Vol. 2. Part H3D4 and Part 9.4 of the ABCB Housing Provisions Smoke Alarms & Evacuation lighting to comply with the NCC. Vol. 2. Part H3D5 and Part 9.5 of the ABCB Housing Provisions

### BUSHFIRF ARFAS

Bushfire Areas - This section relates to:

a) A Class 1 building; or

b) A Class 10a building or deck associated with a Class 1 building, If it is constructed in accordance with the following:

c) AS 3959, except as amended by planning for bushfire protection and, except for Section 9 Construction for Bushfire Attack Level FZ (BAL-FZ). Buildings subject to BAL-FZ must comply with specific conditions of development consent for construction at this level; or d) The requirements of (c) above as modified by the development consent following consultation with the NSW Rural Fire Service

undersection 79BA of the Environmental Planning and Assessment Act 1979: or e) The requirements of (c) above as modified by the development consent with a bushfire safety authority issued under section 100B of

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

the Rural Fire Act for the purposes of integrated development.

### HEALTH AND AMENITY

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

a) Be waterproof or water resistant in accordance with the NCC, Vol. 2, Part H4D2, H4D3 and Part 10.2 of the ABCB Housing Provisions; and b) Comply with AS 3740.

c) External areas to comply with AS4654.1 & AS4654.2

Room Heights—are to be constructed in accordance with the Acceptable Construction Practice of the NCC, Vol. 2, Part H4D4 and Part 10.3 and Figure 10.3.1 of the ABCB Housing Provisions

Facilities – are to be constructed in accordance with Acceptable Practice of the NCC, Vol. 2, Part H4D5 and Part 10.4 of the ABCB Housing Provisions Light – is to be provided in accordance with the Acceptable Construction Practice of the NCC, Vol. 2, Part H4D6 and Part 10.5 of the ABCB Housing Provisions

Ventilation – is to be provided in accordance with the Acceptable Construction Practice of the NCC, Vol. 2. Part H4D7 and Part 10.6 of the ABCB Housing Provisions and installed in accordance with AS1668.2 Sound Insulation— (only applies to a separating wall between two or more class 1 buildings) is to be provided in accordance with the Acceptable Construction Practice of the NCC, Vol. 2, Part H4D8 and Part 10.7 of the ABC8 Housing Provisions

Condensation Maragement to be provided in accordance with Acceptable Construction Practice of the NCC, Vol. 2, Part H4D9 and Part 10,8 of the ABCB Housing Provisions

### SAFE MOVEMENT AND ACCESS

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

Barriers and Handrails – to be constructed and installed in accordance with the Acceptable Construction Practice of to be constructed and installed in accordance with the Acceptable Construction Practice of the NCC. Vol. 2. Part H5D3 and Part 11.3 of the ABCB Housing Provision: ANCILLARY PROVISIONS & ADDITIONAL CONSTRUCTION

### REQUIREMENTS H7D2 - Swimming Pools

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

17P2 - Swimming Pool Water recirculation Systems—is to be designed and constructed in accordance with AS1926.3.

High Wind Areas – Applies to a region that is subject to design wind speeds more than N3 or C1 (see Table 4 of the NCC). To be constructed in accordance with one or more of the relevant structural design manuals referenced in the NCC. Vol. 2. Part 2.2 of the ABCB Housing Provisions H1D9 - Earthquake Areas subject to "seismic activity" to be constructed in accordance the NCC, Vol. 2, Part 2.2 of the ABCB Housing Provisions H1D10 - Flood Hazard Areas - applies to areas on a site (weather or not mapped) encompassing the land lower than the flood hazard level (as defined by the NCC) which has been determined by the appropriate authority (statutory authority), are to be constructed in accordance with the ABCB Standard for Construction of Buildings in Flood Hazard Areas H7D3 - Construction "Alpine Areas" in accordance with NCC, Vol. 2, Part 12.2 of the ABCB Housing Provisions

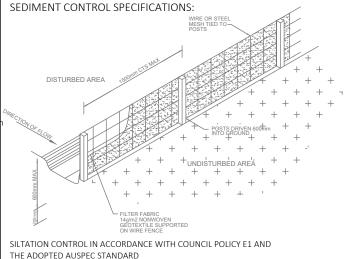
H7D4 - Construction in Bushfire Prone Areas; dwellings are to be construced in accordance with AS3959-2018: Construction of buildings hushfire-prone areas

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

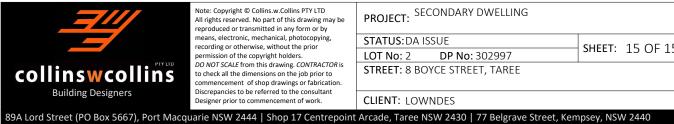
H7D5 - Heating Applicances, Fireplaces, Chimneys & Flues to be installed accordance with the NCC, Vol.2, Part 12.4 of the ABCB Housing Provisi

a) for a domestic solild fuel burning applicance, AS/NZS 2918 FNFRGY FFFICIENCY

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







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PROJECT: SECONDARY DWELLING		BUILDING SPEC	IFICATIONS	DRAWING REVISION + NOTES				
				Date:		Revision:	Issue:	Drawn:
STATUS: DA ISSUE	CUEET: 15 OF 15	SCALE:	As	16.09.25	DRAFT DA		С	AE
LOT No: 2 DP No: 302997	SHEET: 15 OF 15		indicated	25.09.25	DRAFT DA		D	AE
STREET: 8 BOYCE STREET, TAREE		SHEET SIZE:	A3 Teated	25.09.25	REVISED		E	AE
		START DATE:	21.01.2025	09.10.25	BASIX		F	AE
		-		09.10.25	DA ISSUE		G	AE
CLIENT: LOWNDES		DWG No:	A6249	06.11.25	RFI		Н	AE
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### 1 FALLS SLIPS TRIPS

### A) WORKING AT HEIGHTS DURING CONSTRUCTION

Wherever possible, components for this building should be prefabricated off-site or at ground level to minimise the risk of workers falling more than two metres. However, construction of this building will require workers to be working at heights where a fall in excess of two metres is possible and injury is likely to result from such a fall. The builder should provide a suitable barrier wherever a person is required to work in a situation where falling more than two metres is a possibility

### DURING OPERATION OR MAINTENANCE

For houses or other low-rise buildings where scaffolding is appropriate: Cleaning and maintenance of windows, walls, roof or other components of this building will require persons to be situated where a fall from a height in excess of two metres is possible. Where this type of activity is required, scaffolding, ladders or trestles should be used in accordance with relevant codes of practice, regulations or legislation. For buildings where scaffold, ladders, trestles are not appropriate: Cleaning and maintenance of windows, walls, roof or other components of this building will require persons to be situated where a fall from a height in excess of two metres is possible. Where this type of activity is required, scaffolding, fall barriers or Personal Protective Equipment (PPE) should be used in accordance with relevant codes of practice, regulations or legislation. B) SLIPPERY OR UNEVEN SURFACES

## FLOOR FINISHES Specified

If finishes have been specified by designer, these have been selected to minimise the risk of floors and paved areas becoming slippery when wet or when walked on with wet shoes/feet. Any changes to the specified finish should be made in consultation with the designer or, if this is not practical, surfaces with an equivalent or better slip resistance should be chosen.

FLOOR FINISHES By Owner

If designer has not been involved in the selection of surface finishes, the owner is responsible for the selection of surface finishes in the pedestrian trafficable areas of this building. Surfaces should be selected in accordance with AS HB 197:1999 and AS/NZ 4586:2004.

### STEPS, LOOSE OBJECTS AND UNEVEN SURFACES

Due to design restrictions for this building, steps and/or ramps are included in the building which may be a hazard to workers carrying objects or otherwise occupied. Steps should be clearly marked with both visual and tactile warning during construction maintenance, demolition and at all times when the building operates as a workplace. Building owners and occupiers should monitor the pedestrian access ways and in particular access to areas where maintenance is routinely carried out to ensure that surfaces have not moved or cracked so that they become uneven and present a trip hazard. Spills, loose material, stray objects or any other matter that may cause a slip or trip hazard should be cleaned or removed from access ways. Contractors should be required to maintain a tidy work site during construction, maintenance or demolition to reduce the risk of trips and falls in the workplace. Materials for construction or maintenance should be stored in designated areas away from access ways and work areas.

### 2. FALLING OBJECTS

### LOOSE MATERIALS OR SMALL OBJECTS

Construction, maintenance or demolition work on or around this building is likely to involve persons working above ground level or above floor levels. Where this occurs one or more of the following measures should be taken to avoid objects falling from the area where the work is being carried out onto persons

1. Prevent or restrict access to areas below where the work is

### being carried out.

- Provide toeboards to scaffolding or work platforms.
- Provide protective structure below the work area.
- 4. Ensure that all persons below the work area have Personal

### Protective Equipment (PPE).

### BUILDING COMPONENTS

During construction, renovation or demolition of this building, parts of the structure including fabricated steelwork, heavy panels and many other components will remain standing prior to or after supporting parts are in place. Contractors should ensure that temporary bracing or other required support is in place at all times when collapse which may injure persons in the area is a possibility.

Mechanical lifting of materials and components during construction, maintenance or demolition presents a risk of falling objects. Contractors should ensure that appropriate lifting

devices are used, that loads are properly secured and that access to areas below the load is prevented or restricted.

### 3 TRAFFIC MANAGEMENT

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 which may be harmful if inhaled or if it comes in contact with the supervised by trained traffic management personnel should be adopted for the work site. 4. SERVICES

## GENERAL

Rupture of services during excavation or other activity creates a variety of risks including release of hazardous material. Existing services are located on or around this site. Where known, these are identified on the plans but the exact location and extent of services may vary from that indicated. Services should be located. using an appropriate service (such as Dial Before You Dig), appropriate excavation practice should be used and, where necessary, specialist contractors should be used. Locations with underground power: Underground power lines MAY be located in EXCAVATION 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 of 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 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 fully maintained in accordance with manufacture'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 manufacture's

# 6. HAZARDOUS SUBSTANCES

### **ASBESTOS**

For alterations to a building constructed prior to 1990: If this existing building was constructed prior to: asbestos 1990 - it therefore may contain asbestos 1986 - it therefore is likely to contain either in cladding material or in fire retardant insulation material. In either case, the builder should check and, if necessary, RESIDENTIAL BUILDINGS take appropriate action before demolishing, cutting, sanding, drilling or otherwise disturbing the existing structure.

### POWDERED MATERIALS

material when sanding,

Many materials used in the construction of this building can cause replacement Act should be applied to the new use. 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.

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

drilling, cutting or using treated timber in any way that may For building on a major road, narrow road or steeply sloping road: cause harmful material to be released. Do not burn treated

### 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 FIRRE

Fibreglass, rockwool, ceramic and other material used for thermal or sound insulation may contain synthetic mineral fibre skin, eyes or other sensitive parts or the body. Personal Protective Equipment including protection against inhalation of

### working near bulk insulation material TIMBER FLOORS

This building may contain timber floors which have an applied finish. Areas where finishes are applied should be kept well ventilated during sanding and application and for a period after installation. Personal Protective Equipment may also be required. The manufacturer's recommendations for use must be carefully

harmful material should be used when installing, removing or

### considered at all times 7. CONFINED SPACES

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 device. Where this is not practical, suppliers or fabricators should be maintained throughout the life of the building. Where workers 1. Storm Water Drainage are required to enter enclosed spaces, air testing equipment and — Stormwater drainage shall be carried out in accordance with the 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 require the use of portable tools and equipment. These should be calls for warning signs and barriers to unauthorised access. These or AS 1684. Alternative structural framing shall be to structural should be maintained throughout the life of the building. Where workers are required to enter small spaces they should be

### scheduled so that access is for short periods. Manual lifting and other manual activity should be restricted in small spaces. 8. PUBLIC ACCESS

Public access to construction and demolition sites and to areas under maintenance causes risk to workers and public. Warning signs and secure harriers 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

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

## 10.OTHER HIGH RISK ACTIVITY

Code All electrical work should be carried out in accordance with of Practice:

Managing Electrical Risks at the Workplace, AS/NZ and all licensing requirements. 3012 All work using Plant should be carried out in accordance with Code of Practice: Managing Risks of Plant at the Workplace. Code of All work should be carried out in accordance with Practice: Managing Noise and Preventing Hearing Loss at Work. Due to the

history of serious incidents it is recommended that particular

construction and concrete placement. All the above applies.

care be exercised when undertaking work involving steel

### **EXCAVATIONS**

### 1.Excavations

The part of the site to be covered by the proposed building or buildings and an area at least 1000mm wide around that part of the site or to boundaries of the site, whichever is the lesser, shall be cleared or graded as indicated on the site works plan. Top soil shall be cut to a depth sufficient to remove all vegetation. Excavations for all footings shall be in accordance with the

Engineer's Recommendations of the NCC requirements.

### FOUNDATIONS AND FOOTINGS 1. Underfloor Fill

Underfloor fill shall be in accordance with the NCC.

### 2. Termite Risk Management

Termite treatment shall be carried out in accordance with the

### 3. Vapour Barrier

The vapour barrier installed under slab-on-ground construction shall be 0.2mm nominal thickness, high impact resistance polyethylene film installed in accordance with the NCC.

### 4. Reinforcement

Reinforcement shall conform and be placed in accordance with the Engineer's Recommendation and the NCC. Support to all reinforcement shall be used to correctly position and avoid any undue displacement of reinforcement during the

# concrete pour

Structural shall not be less than Grade N20 except otherwise approved by the engineer and in accordance with the NCC. 6. Curing

All concrete slabs shall be cured in accordance with AS 3600.

### 7. Footings and Slabs on Ground

Concrete slabs and footings shall not be poured until approval to pour concrete is given by the engineer or the Local Authority. 8. Sub-Floor Ventilation

space under suspended ground floor. Construction is to meet the compatible with other materials used. requirements of the NCC. No section of the under floor area wall 4. Sarking to be constructed in such manner that will hold pockets of still air. 9. Sub-Floor Access

If required, access will be provided under suspended floors in position where indicated on plan EFFLUENT DISPOSAL/DRAINAGE

NCC. The Builder will allow for the supplying and laying of stormwater drains where shown on the site plan.

# TIMBER FRAMING

All timber framework sizes, spans, spacing, notching, checking and 1.0.10. The damp proof membrane shall be visible in the external fixing to all floor, wall and roof structure shall comply with the NCC face of the masonry member in which it is placed and shall not be engineer's details and certification.

The work shall be carried out in a proper and trades personal like manner and shall be in accordance with recognised and accepted building practices.

Where roof truss construction is used, trusses shall be designed in Mortar shall comply with the NCC. Joint tolerances shall be in accordance with AS 1720 and fabricated in a properly equipped factory and erected, fixed and braced in accordance with the

# 3. Bracing

AS 1684 as appropriate for the design wind velocity for the site. Bracing shall be evenly distributed throughout the building.

## 4. Flooring

Floor joists will be covered with strip or sheet flooring as shown on 5. Cleaning plan with particular regard to ground clearance and installation in The Builder will clean all exposed brickwork with an approved wet areas as required by the NCC. Thickness of the flooring is to be cleaning system. Care should be taken not to damage brickwork appropriate for the floor joist spacing.

Strip and sheet flooring shall be installed in accordance with AS When listed in Schedule of Works, floors shall be sanded to

provide an even surface and shall be left clean throughout.

Posts supporting the carports, verandas and porches shall be timber suitable for external use, or as otherwise specified, supported on glavanised or treated metal post shoes, unless otherwise specified

for the wind speed classification assessed for the site

### 6 Corrosion Protection

in structural timber joints and bracing must have appropriate corrosion protection

### STEEL FRAMING 1. Generally

Steel floor, wall or roof framing shall be installed in accordance with the manufacturer's recommendations and the NCC. ROOFING

All roof cladding is to comply with the relevant structural performance and weathering requirements of the NCC and be installed as per the manufacture's recommendations

### 1 Tiled Roofing

The Builder will cover the roof of the dwelling with approved tiles as selected. The tiles are to be fixed (as required for appropriate design and wind speed) to battens of sixes appropriate to the spacing of rafters/trusses in accordance with the manufactures recommendations. The Builder will cover hips and ridges with capping and all necessary accessories including starters and apex caps. Capping and verge tiles are to be well bedded and neatly pointed. Roofing adjacent to valleys should be fixed so as to ninimise water penetration as far as practicable. As roof tiles are made of natural products slight variation in colour is acceptable. 2. Metal Roofing

The Builder will provide and install a metal roof together with accessories all in accordance with the manufacture's ecommendations.

Except where design prohibits, sheets shall be in single lengths from fascia to ridge. Fixing sheets shall be strictly in accordance with the manufacturer's recommendation as required for the appropriate design and wind speed. Incompatible materials shall not be used for flashings, fasteners or downpipes.

### 3. Gutters and Downsipes

Gutters and downpipes shall be manufactured and installed in Where required adequate cross ventilation will be provided to the accordance with the NCC. Gutters and downpipes are to be

Sarking under roof coverings must comply with and be fixed in accordance with manufacturer's recommendations. Sealants

Appropriate sealants shall be used where necessary and in accordance with manufacturer's recommendations.

### 6. Flashing

Flashings shall comply with, and be installed in accordance with the NCC

### MASONRY

### 1. Damp Proof Courses All damp proof courses shall comply with the NCC and Clause

bridged by any applied coatings, render or the like 2. Cavity Ventilation

Open vertical joints (weepholes) must be created in the course immediately above any DPC or flashing at centres not exceeding 1.2m and must be in accordance with the NCC.

# 3. Mortar and Joining

accordance with AS 3700.

Lintels used to support brickwork opening in walls must be suitable for the purpose as required by the NCC. The Builder will Bracing units shall be determined and installed in accordance with provide one lintel to each wall leaf. The uilder will provide corrosion protection in accordance with the NCC Part 3.4.4 as appropriate for the site environment and location of the lintels in the structure.

or joints and other fittings

# CLADDING AND LININGS

## 1. External Cladding

Sheet materials or other external cladding shall be fixed in accordance with the manufacturer's recommendations and any applicable special details.

Where required in open verandas, porches and eave soffits, materials indicated on the plans shall be installed.

### 2.Internal Wall and Ceilings Linings The Builder will provide gypsum plasterboards or other selected

Posts shall be bolted to all adjoining beams as required by AS 1684 materials to walls and ceilings. Plasterboard sheets are to have recessed edges and will be a minimum of 10mm thick. Internal angles in walls from floor to ceiling are to be set. Suitable cornice acceptable.

moulds shall be fixed at the junction of all walls and ceilings or the All metal brackets, facing plates and other associated fixings used joint set as required. The lining of wet area and walls shall be constructed in accordance with the NCC. Wet area lining is to be fixed in accordance with the manufacture's recommendations. The ceiling access hole shall be of similar material to the adjacent ceiling.

### 3.Waterproofing

All internal wet area and balconies over internal babitable rooms are to be waterproof in accordance with the NCC.

### IOINERY 1. General

All joinery work (metal and timber) shall be manufactured and installed according to accepted building practices

### 2. Door Frames

External door frames shall be a minimum of 32mm thick solid rebated 12mm deep to receive doors. Internal jamb linings shall be a minimum of 18mm thick fit with 12mm thick door stops. Metal doorframes shall be installed where indicated on drawings in accordance with the manufacture's recommendations

### 3. Doors and Doorsets

All internal and external timber door and door sets shall be installed in accordance with accepted building practices. Unless listed otherwise in the Schedule of Works, doors and door sets shall be manufactured in accordance with AS 2688 and AS 2689.

### 4. Window and Sliding Doors

Sliding and other timber windows and doors shall be manufactured and installed in accordance with AS 2047.

Sliding and other aluminium windows and the doors shall be installed in accordance with manufacture's recommendations and ΔS 2047

All glazing shall comply with the NCC and any commitments outlined in the relevant BASIX Certificate.

## 5. Stairs, Balustrades and other Barriers

The Builder will provide stairs or ramps to any change in levels, and balustrades or barriers to at least one side of ramps, landings and balconies as per the NCC.

### SERVICES

1.Plumbing All plumbing shall comply with the requirements of the relevant supply authority and AS 3500. The work is to be carried out by a licensed plumber

Fittings, as listed in the Schedule of Works, shall be supplied and installed to manufacturer's recommendations. Fittings, hot water system and any rainwater harvesting facilities shall be appropriate to satisfy any commitment outlined in the relevant BASIX Certificate.

### 2.Electrical

The Builder will provide all labour and materials necessary for the proper installation of the electricity service by a licensed electrician in accordance with AS/NZS 3000 and the requirements of the relevant supply authority. Unless otherwise specified, the electrical service shall be 240 volt, single phase supply.

All installation (including LPG) shall be carried out in accordance with the rules and requirements of the relevant supply authority. The Builder will provide and install smoke alarms manufactured in

accordance with AS 3786 AS specified or as indicated on the plans

### and in accordance with the NCC. 5.Thermal Insulation

Where thermal insulation is used in the building fabric or services, such as air conditioning ducting or hot water systems, it shall be installed in accordance with manufacture's recommendations to achieve the R-Values required by the NCC or as outlined in the relevant BASIX Certificate

## 1.Materials

Cement mortar and other adhesives shall comply with AS 3958.1 or tile manufacturer's recommendation.

# Installation of tiles shall be in accordance with AS 3958.1.

manufacturer's recommendations or accepted building practices. Where practicable, spacing between tiles should be even and regular. The Builder will provide expansion joints where necessary. All vertical and horizontal joints between walls and fixtures e.g. bench top, bath, etc. and wall/floor junctions to be filled with flexible mould resistant sealant. All joints in the body of tiled surfaces shall be neatly filled with appropriate grout material as specified by the tile manufacturer or accepted building practice. As tiles are made of natural products a slight variation in colour is



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STATUS: DA ISSUE LOT No: 2

PROJECT: SECONDARY DWELLING **DRAWING REVISION + NOTES WORK SAFETY NOTES** Date: Issue: Drawn DRAFT DA 16.09.25 SCALE: 1:100 SHEET: 16 OF 15 **DP No:** 302997 25 09 25 DRAFT DA SHEET SIZE: Α3 25.09.25 REVISED ΑE STREET: 8 BOYCE STREET, TAREE BASIX START DATE: 21.01.2025 09.10.25 09.10.25 DA ISSUE **CLIENT: LOWNDES** DWG No: A6249 06.11.25 it Arcade, Taree NSW 2430 | 77 Belgrave Street, Kempsey, NSW 2440 T: 02 6583 441 WWW. COLLINSWCOLLINS.COM.AU