

CURRENT REVISION + NOTES

Date:

Description:

06.11.25

RFI

Issue:

Drawn:

H

AE



SECONDARY DWELLING

CLIENT: LOWNDES

STATUS:DA ISSUE

LOT No: 2

DP No: 302997

STREET NAME: 8 BOYCE STREET, TAREE

CWC JOB #: A6249

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

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

REVIEWED JANUARY 2024

SYMBOLS AND LINES

SITE PLAN | S68 S138 PLAN

	LOT BOUNDARY
	SEWER LINE
	STORMWATER LINE
	WATER CONNECTION LINE
	DOWNPIPE TO WATER TANK
	DOWNPIPE FROM TANK TO APPLIANCE
	SILTATION CONTROL FENCING
	SITE HOARDING FENCING
	BATTER EXTREMITIES LINE
	EASEMENT BOUNDARY
	OVERHEAD POWER LINES

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

	OVERHEAD ITEM
	DEMOLITION LINE
	UPPER FLOOR OUTLINE
	ROOF OUTLINE OVER
	RAKED CEILING LINE
	BEAM LINE
	SQUARE SET OPENING
	TERMITE PROTECTION: TO AS 3660.1
	NATURAL GROUND LINE (EXCAVATED)
	COLUMN (MATERIAL AS PER SCHEDULE OR PLAN)
	MASONRY PIER (SIZE AS PER SCHEDULE OR PLAN)
	ENGAGED PIERS: TO COMPLY WITH AS 4773.1-2010 & AS 4773.2-2010
	INSULATION BATTING
	TO BE DEMOLISHED / REMOVED
	EARTH / SOIL

GENERAL SYMBOLS AND ARCHITECTURAL SYMBOLS

	NORTH
	WINDOW TAG (DA/CC)
	DOOR TAG (DA/CC)

	FALL OF BATTER SLOPE
	DRIVEWAY SURFACE
	GARDEN TAP
	WATER METER / ALTERNATE WATER METER
	SANDBAG
	TEMPORARY HOARDING GATES
	STREET TREE / SITE TREE
	LIGHT POLE
	POWER POLE

	FILL (TO ENGINEERS DETAIL)
	WET AREA TILED FLOOR SURFACE
	COMMON / OUTDOOR TILED FLOOR SURFACE
	BROOM FINISH CONCRETE FLOOR SURFACE
	MASONRY WALL
	CONCRETE
	TIMBER/METAL STUD FRAMED WALL
	CONCRETE BLOCK WALL
	MASONRY VENEER WALL
	METAL SHEET ROOFING
	KLIP-LOK (OR SIMILAR) METAL SHEET ROOFING
	TILED ROOF
	WAFFLE POD (TO ENGINEERS DETAIL)
	TACTILE GROUND SURFACE INDICATORS: TO AS 1428.4.1:2009
	STAIRS INCLUDING DIRECTION OF TRAVEL (UP)
	RAMP INCLUDING DIRECTION OF TRAVEL (UP)

	TYPICAL SECTION MARKER
	TYPICAL ELEVATION MARKER
	TYPICAL CALL OUT MARKER
	VIEW TAG AND SCALE

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

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

RENOVATION / DEMOLITION SYMBOLS

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

MULTI STOREY SITE PLAN SYMBOLS / LEGEND

	LOWEST FLOOR (GROUND TYPICAL)
	MIDDLE FLOOR
	UPPER FLOOR

GENERAL ABBREVIATIONS

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



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PROJECT: SECONDARY DWELLING

STATUS: DA ISSUE

LOT No: 2 DP No: 302997

STREET: 8 BOYCE STREET, TAREE

CLIENT: LOWNDES

SHEET: 1 OF 15

LEGENDS

SCALE: 1 : 100

SHEET SIZE: A3

START DATE: 21.01.2025

DWG No: A6249

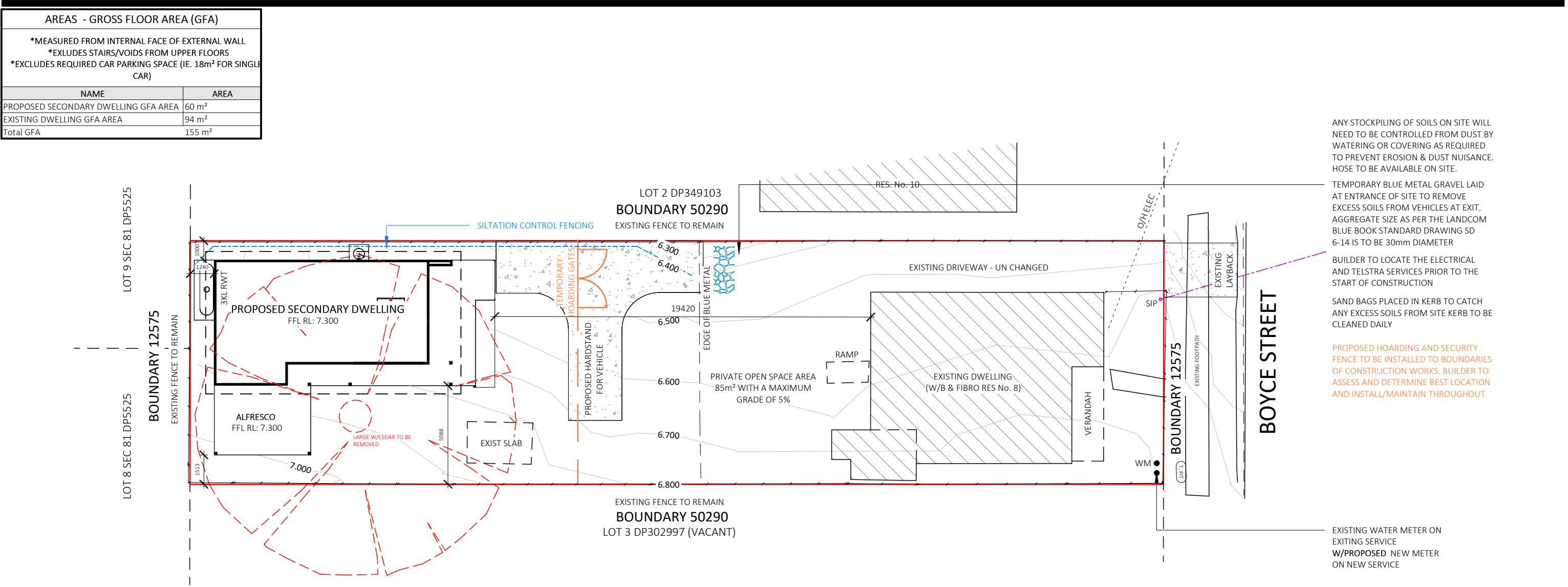
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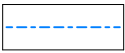


SITE PLAN

1 : 200

SITE INFORMATION & LEGEND

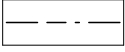
SITE AREA:	= 632.320m ²
OVERALL HABITABLE AREA (including garages/store)	=155m ²
GROSS FLOOR AREA (as per LEP definition)	=155m ²
FLOOR SPACE RATIO	= 24% ; 0.24:1
BUSHFIRE AFFECTED	NO
FLOOD AFFECTED	NO
APPROX HARDSTAND AREA	=370m ²
APPROX LANDSCAPED AREA	=262m ²



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



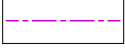
SITE HOARDING AND SECURITY FENCE



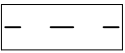
WATER MAINS (APPROX ONLY)



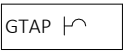
STORMWATER LINES (APPROX ONLY)



SEWER LINES (APPROX ONLY)



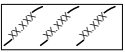
LINE OF EASEMENTS



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



LINE OF BATTER TO GROUND LEVELS (TO BE USED AS A GUIDE ONLY)



ALL LEVELS ARE TO AHD AS PER SURVEY PLAN PREPARED BY *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

BAL - N/A

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



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STATUS: DA ISSUE

LOT No: 2 DP No: 302997

STREET: 8 BOYCE STREET, TAREE

CLIENT: LOWNDES

SHEET: 2 OF 15

SITE PLAN

SCALE:

1 : 200

SHEET SIZE:

A3

START DATE:

21.01.2025

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A6249

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AREAS - ROOF AREAS	
NAME	AREA
EXISTING DWELLING ROOF AREA	104.4 m ²
PROPOSED SECONDARY DWELLING ROOF AREA	112.8 m ²
TOTAL	217.1 m ²



BAL - N/A	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
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EXTERNAL WALL CONSTRUCTION NOTES:

CLIMATE ZONE 5

A PLIABLE BUILDNG 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.

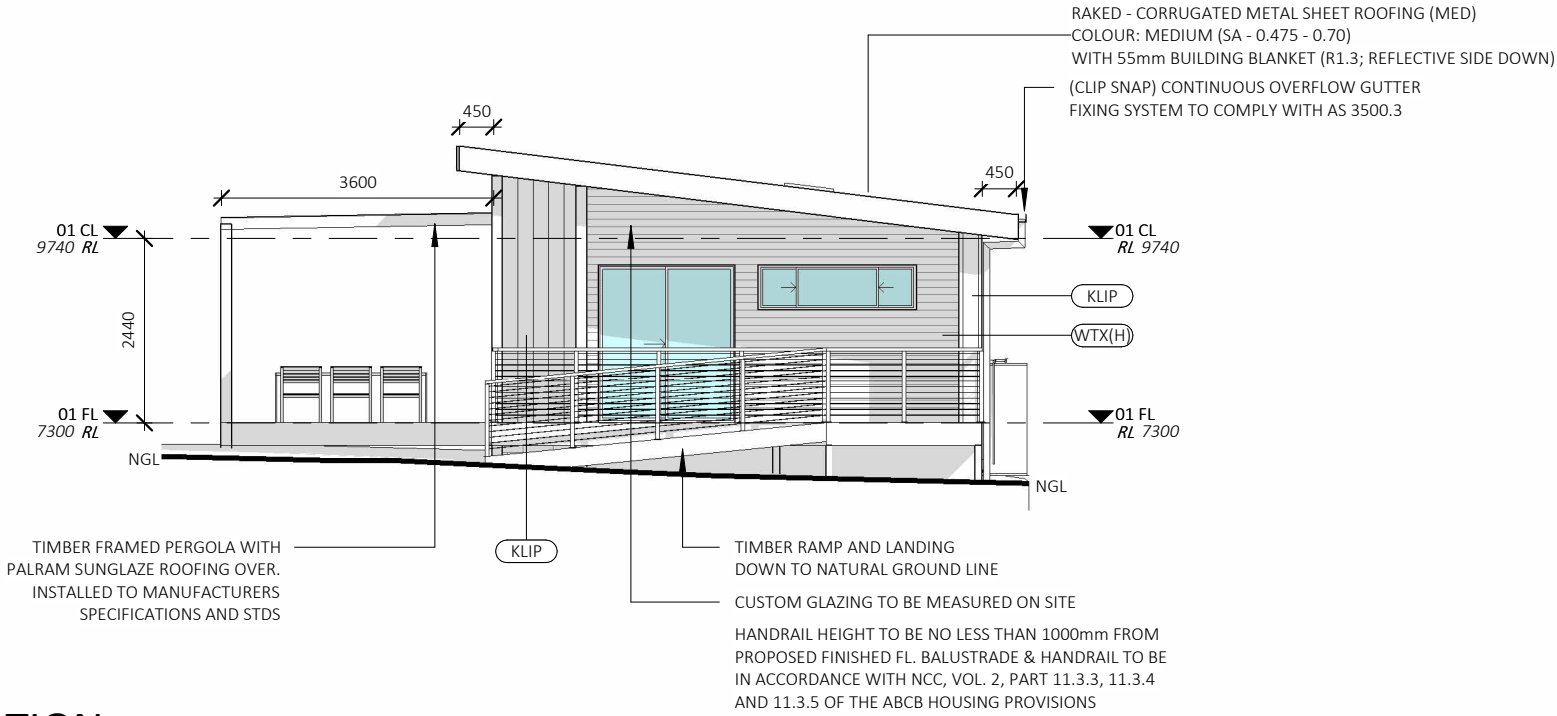
WINDOW NOTES:

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

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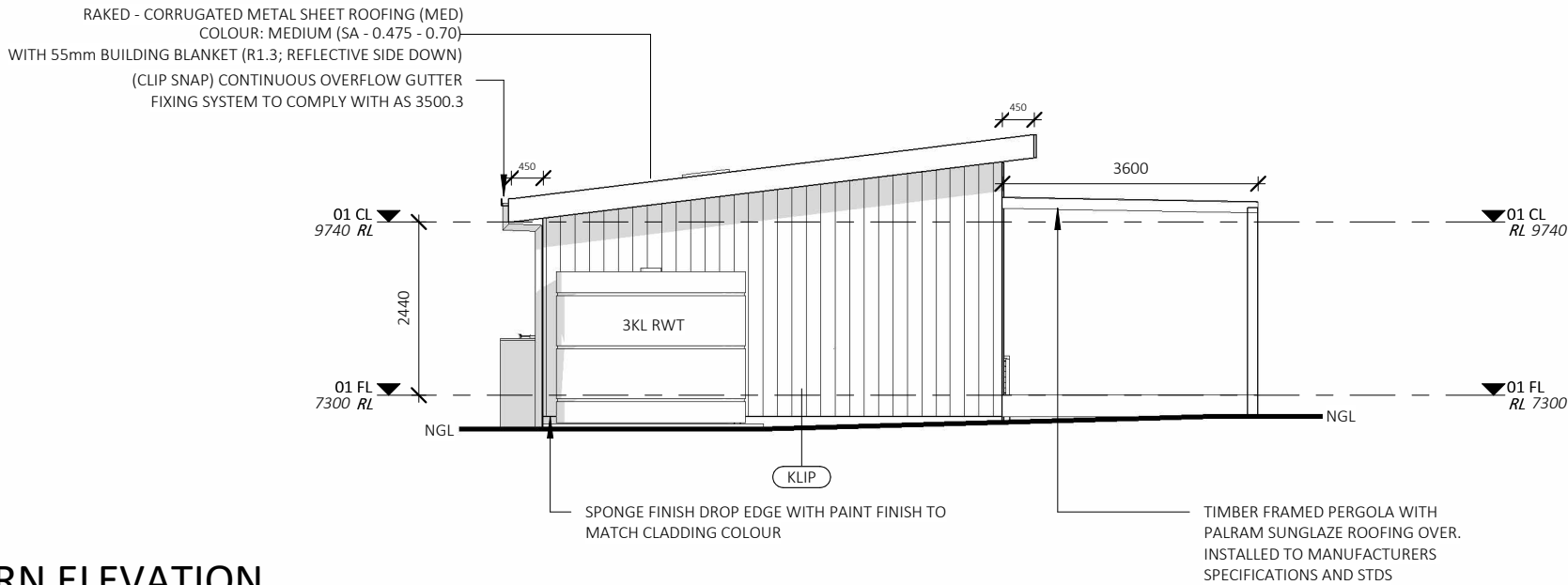
WIND CATEGORY TO BE CONFIRMED PRIOR TO START OF CONSTRUCTION. IF N2 OR HIGHER, ENGAGED PIERS TO BRICKWORK AREA 'S ARE TO COMPLY WITH AS 4773.1-2010 & AS 4773 2-2010



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

NORTH EASTERN ELEVATION

1 : 100



SOUTH WESTERN ELEVATION

1 : 100

DA ISSUE ONLY

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CLIENT: LOWNDES

ELEVATIONS

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10 STAR BUILDING ASSESSMENTS

Certificate No. #HR-LBPRG8-01

Assessor name: Adam Clarke

Accreditation No: ABSA 101518

Property Address: 8 BOYCE STREET, TAREE, NSW, 2430

ABSA

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Assessor Name: Adam Clarke

Accreditation No: 101518

Property Address: 8 BOYCE STREET, TAREE, NSW, 2430

T: 02 6583 4411

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EXTERNAL WALL CONSTRUCTION NOTES:

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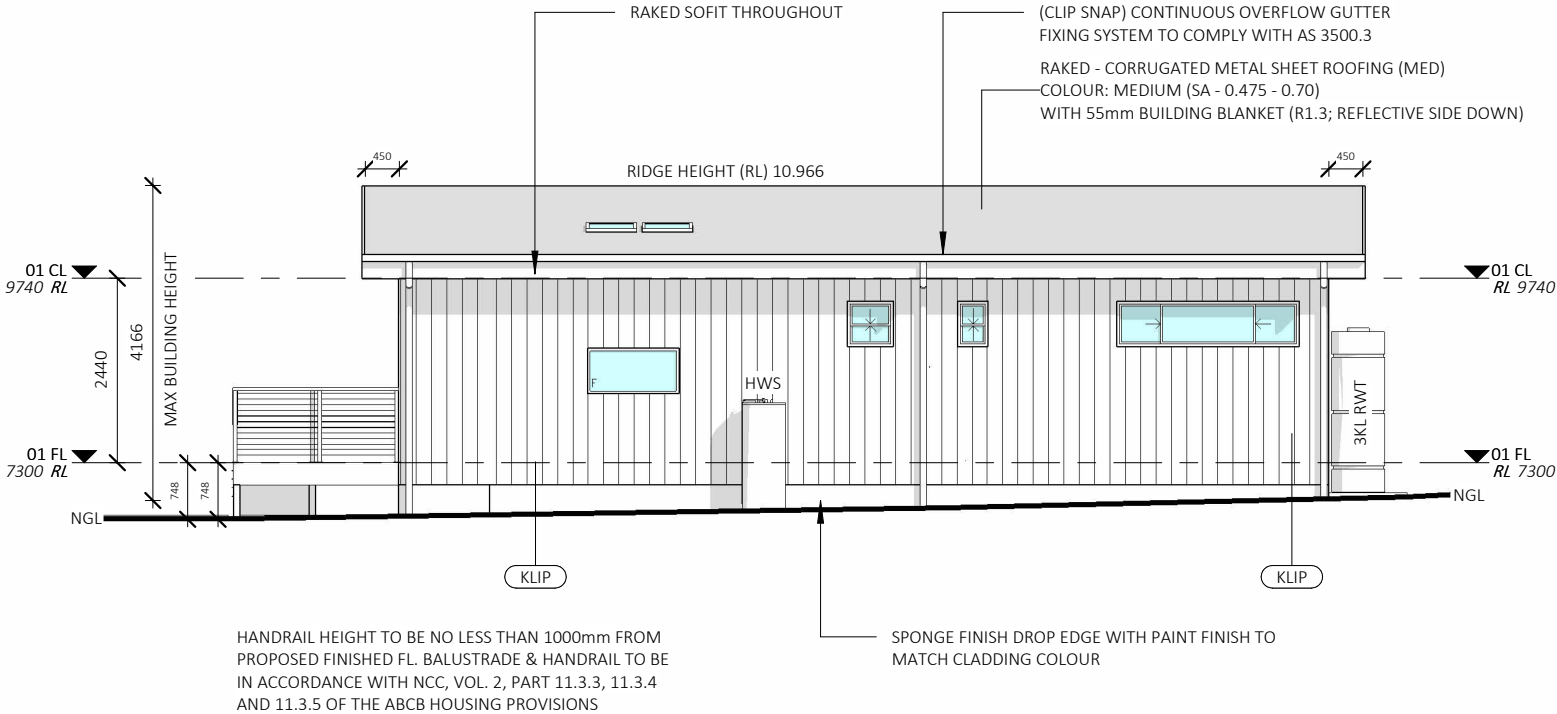
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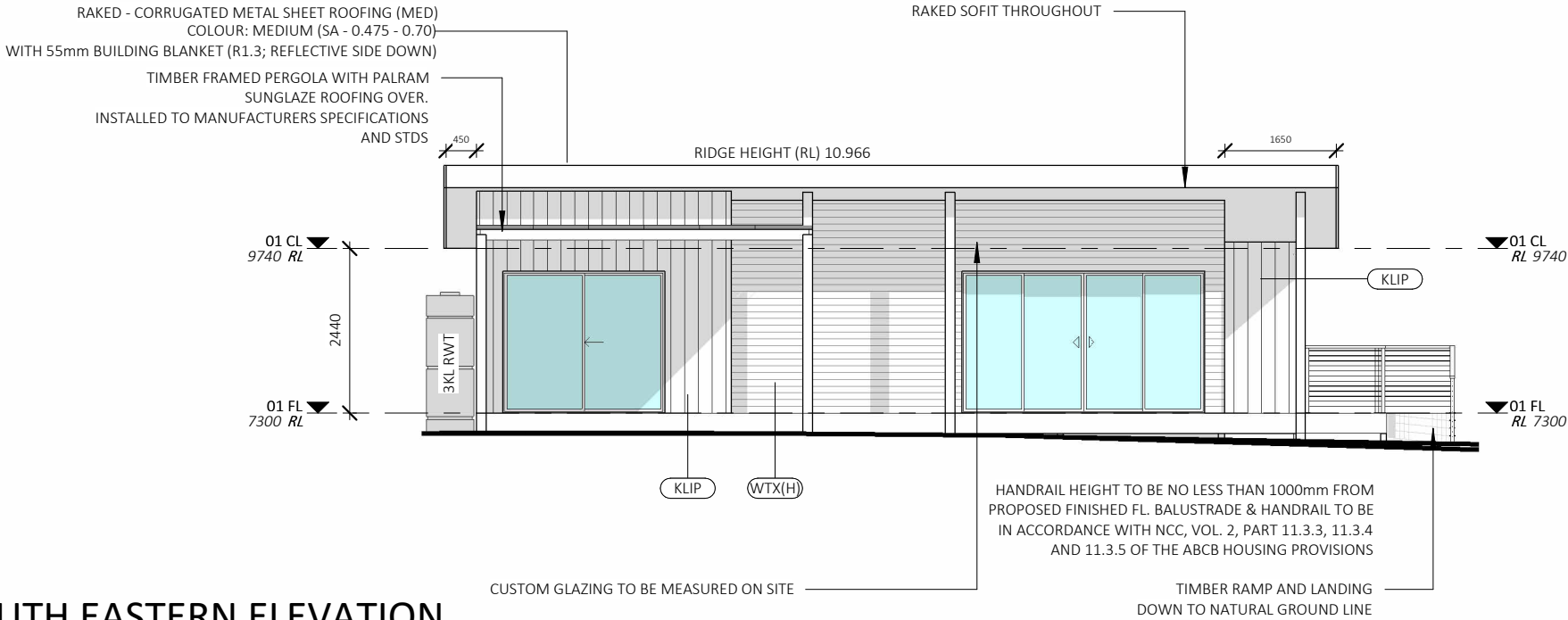
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10 STAR BUILDING ASSESSMENTS

Certificate No. #HR-LBPRG8-01

Scan QR code or follow website link for rating details.

Assessor name: Adam Clarke

Accreditation No.: ABSA 101518

Property Address: 8 BOYCE STREET, TAREE, NSW, 2430

http://www.hello-collins.com.au/pdf/HR-LBPRG8-01

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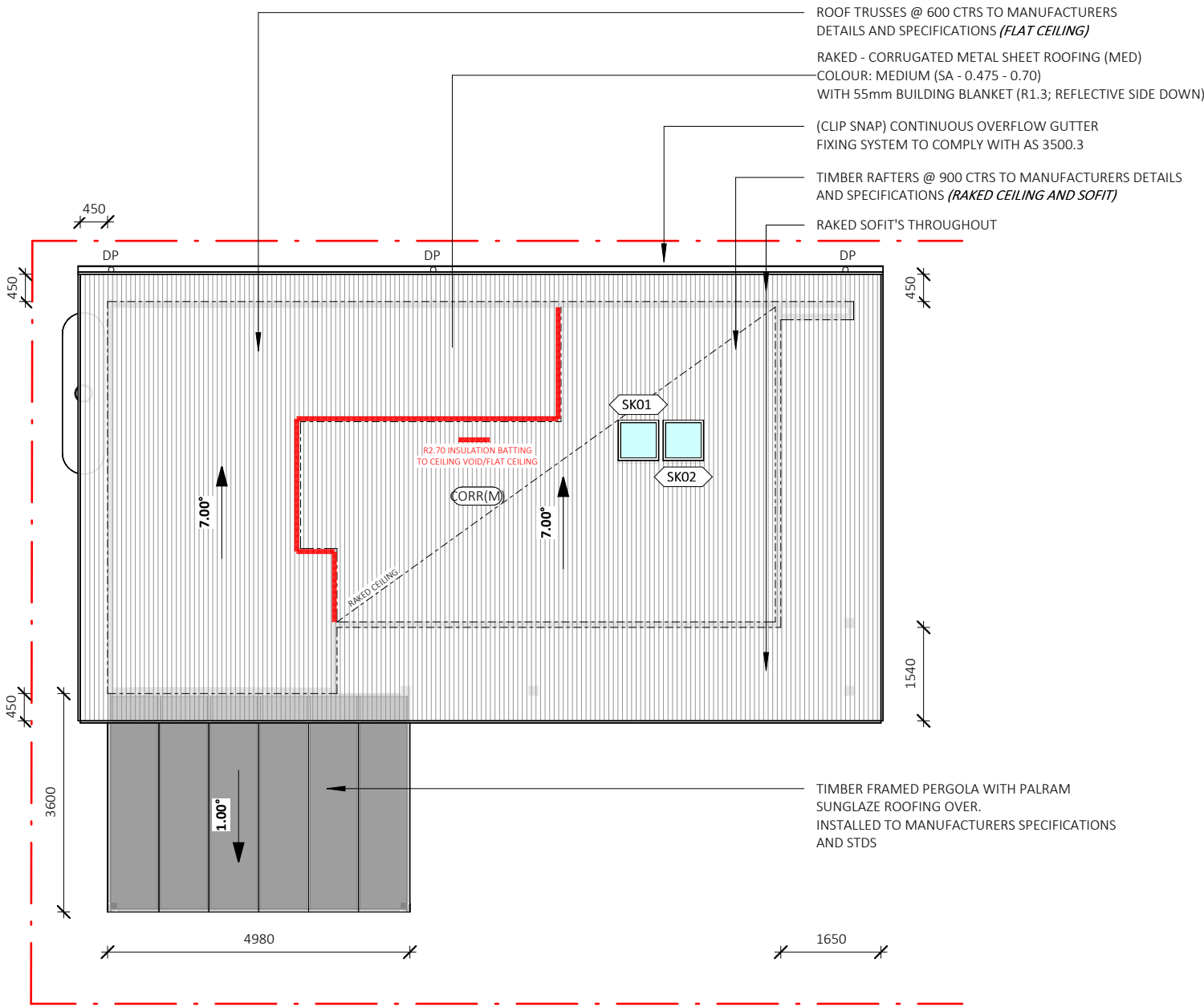
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WTX(H)	SELECT WEATHERTEX HORIZONTAL CLADDING

AREAS - ROOF AREAS	
NAME	AREA
EXISTING DWELLING ROOF AREA	104.4 m²
PROPOSED SECONDARY DWELLING ROOF AREA	112.8 m²
TOTAL	217.1 m²



ROOF GLAZING SCHEDULE

NUMBER	HEIGHT	WIDTH	TYPE	CONSTRUCTION	GLAZING	AREA
SK01	665	665	VELUX FIXED 2222	AS PER VELUX	DBL - CLEAR	0.44 m²
SK02	665	665	VELUX FIXED 2222	AS PER VELUX	DBL - CLEAR	0.44 m²

0.88 m²

ROOF PLAN

1 : 100

DA ISSUE ONLY

BUSHFIRE NOTES:
NOT APPLICABLE, LOT NOT AFFECTED

BAL - N/A

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





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Building Designers

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89A Lord Street (PO Box 5667), Port Macquarie NSW 2444 | Shop 17 Centrepont Arcade, Taree NSW 2430 | 77 Belgrave Street, Kempsey, NSW 2440

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

ROOF PLAN	
SCALE:	1 : 100
SHEET SIZE:	A3
START DATE:	21.01.2025
DWG No:	A6249

DRAWING REVISION + NOTES			
Date:	Revision:	Issue:	Drawn:
16.09.25	DRAFT DA	C	AE
25.09.25	DRAFT DA	D	AE
25.09.25	REVISED	E	AE
09.10.25	BASIX	F	AE
09.10.25	DA ISSUE	G	AE
06.11.25	RFI	H	AE

T: 02 6583 4411

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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

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)

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 AREAS

**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 ²
W02	01 FL	BED 2	600	2410	2143	SLIDING	ALUMINIUM	SGL - CLR - LOWe	1.45 m ²
W03	01 FL	BATH/LDRY	600	410	2143	DOUBLE HUNG	ALUMINIUM	SGL - CLR - LOWe	0.25 m ²
W04	01 FL	BATH/LDRY	600	610	2143	DOUBLE HUNG	ALUMINIUM	SGL - CLR - LOWe	0.37 m ²
W05	01 FL	KITCHEN	600	1210	1520	FIXED GLASS	ALUMINIUM	SGL - CLR - LOWe	0.73 m ²
									4.05 m ²

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 ²
GD02	01 FL	MEALS/LIVING	2100	3610	2100	SLIDING DOOR 4P	ALUMINIUM	SGL - CLR - LOWe	7.58 m ²
GD03	01 FL	BED 1	2100	2410	2100	SLIDING DOOR	ALUMINIUM	SGL - CLR - LOWe	5.06 m ²

DA ISSUE ONLY

BUSHFIRE NOTES:

NOT APPLICABLE, LOT NOT AFFECTED

BASIX NOTES:

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GENERAL PLAN SET NOTES:

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PROJECT: SECONDARY DWELLING

STATUS: DA ISSUE

LOT No: 2 DP No: 302997

STREET: 8 BOYCE STREET, TAREE

CLIENT: LOWNDES

GLAZING

SCALE:

1 : 100

SHEET SIZE:

A3

START DATE:

21.01.2025

DWG No:

A6249

DRAWING REVISION + NOTES

Date:	Revision:	Issue:	Drawn:
16.09.25	DRAFT DA	C	AE
25.09.25	DRAFT DA	D	AE
25.09.25	REVISED	E	AE
09.10.25	BASIX	F	AE
09.10.25	DA ISSUE	G	AE
06.11.25	RFI	H	AE





DA ISSUE ONLY

BAL - N/A 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
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10 STAR BUILDING ASSESSMENTS

Certificate No. #HR-LBPRG8-01

Scan QR code or follow website link for rating details.

Assessor name
Adam Clarke

Accreditation No.
ABSA 101518

Property Address
8 BOYCE STREET, TAREE
NSW, 2430

Assessor Name: Adam Clarke

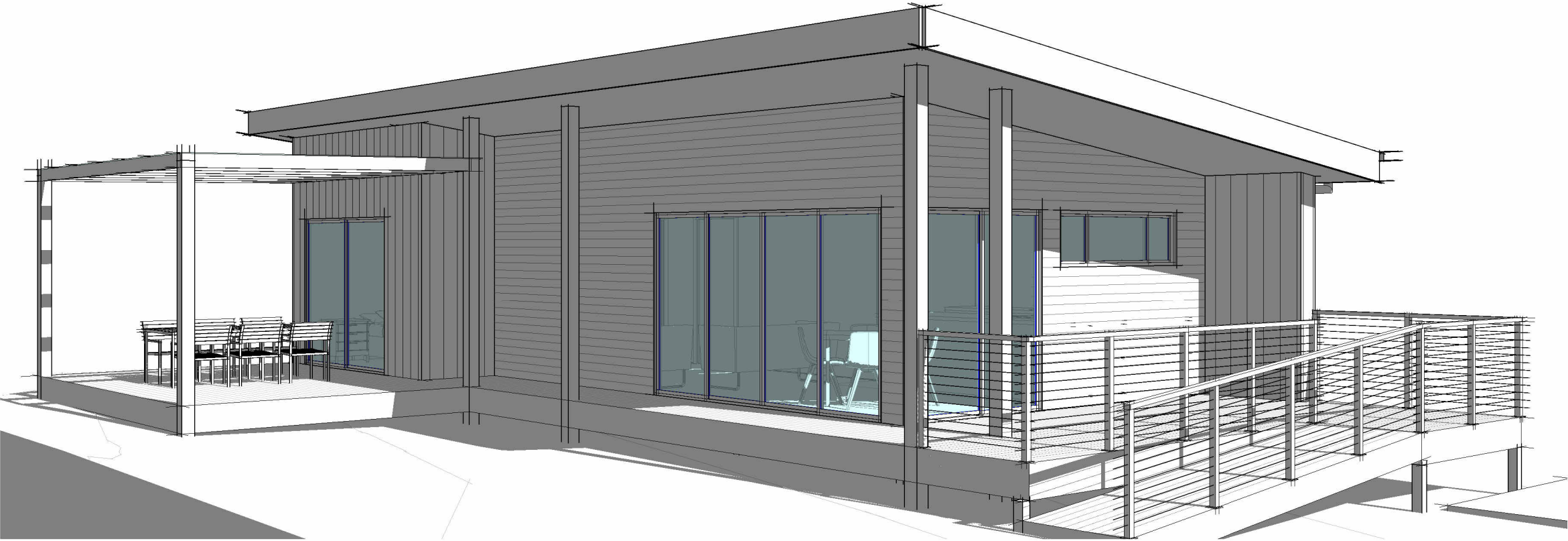
Assessor Number: 101518

ABSA

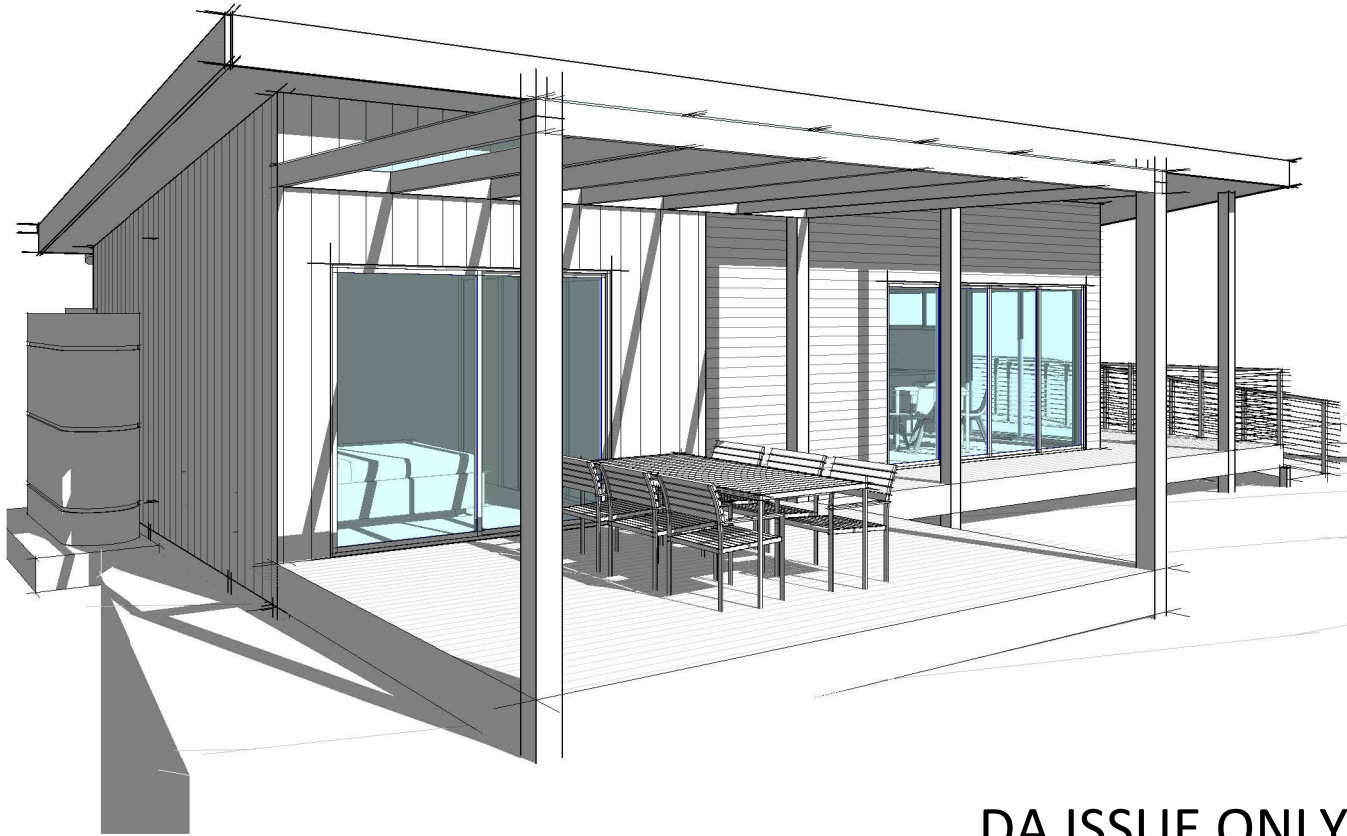
Accreditation Period: 1 January 2021 to 31 December 2025

HERO SOFTWARE

http://www.hero-software.com.au/pdth/HR-LBPRG8-01



3D View 1



3D View 2

DA ISSUE ONLY

BUSHFIRE NOTES:
NOT APPLICABLE, LOT NOT AFFECTED

BAL - N/A

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10 STAR BUILDING ASSESSMENTS

Certificate No. #HR-LBPRG8-01

Scan QR code or follow website link for rating details.

Assessor name

Adam Clarke

Accreditation No.

ABSA 101518

Property Address

8 BOYCE STREET, TAREE, NSW, 2430

http://www.hero-software.com.au/pdth/HR-LBPRG8-01

ABSA

10 STAR BUILDING ASSESSMENTS

Assessment completed under the Australian Building Standards Board (ABSB) Building Code of Australia (BCA) 2019

Assessor Name: Adam Clarke

Assessor Number: 101518

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PTY LTD

Building Designers

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

3D VIEWS AND PERSPECTIVES	
SCALE:	
SHEET SIZE:	A3
START DATE:	21.01.2025
DWG No:	A6249

DRAWING REVISION + NOTES			
Date:	Revision:	Issue:	Drawn:
16.09.25	DRAFT DA	C	AE
25.09.25	DRAFT DA	D	AE
25.09.25	REVISED	E	AE
09.10.25	BASIX	F	AE
09.10.25	DA ISSUE	G	AE
06.11.25	RFI	H	AE

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 PROVISIONS.

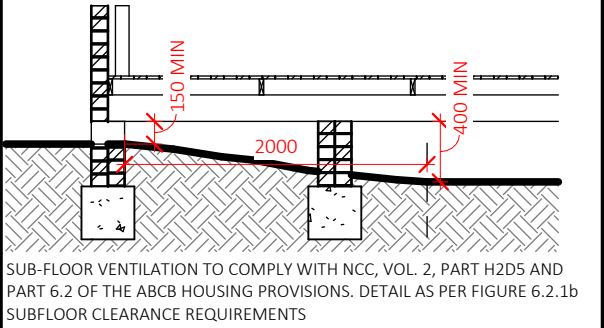
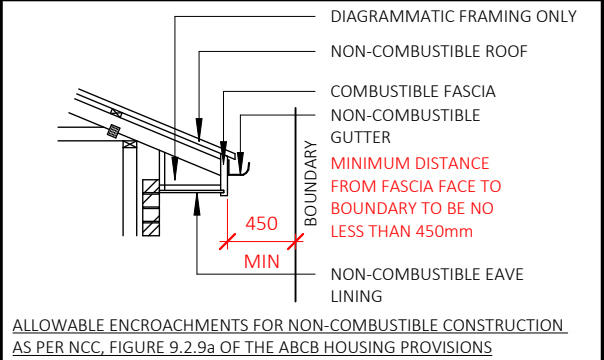
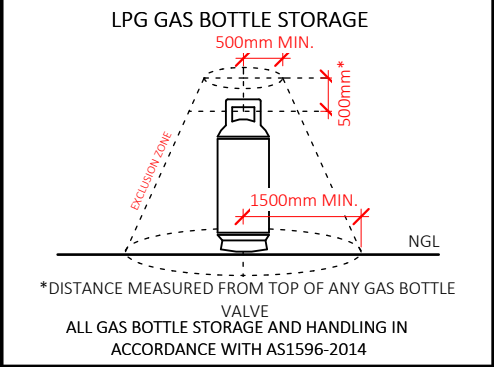
WINDOW NOTES:
BEDROOM WINDOWS - WHERE THE FLOOR LEVEL OF A BEDROOM IS 2M OR MORE ABOVE THE SURFACE BENEATH, BEDROOM WINDOWS ARE TO COMPLY WITH NCC, VOL. 2, H5P2 AND PART 11.3.7 OF THE ABCB HOUSING PROVISIONS

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

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:
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.



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

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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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 AREAS
****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			
EXTERNAL WALLS	Framed, Metallic Cladding, R2.70 Framed, Weathertex, R2.70		
INTERNAL WALLS	Framed, Bathroom Walls, R2.00 Framed, Adjacent Ceiling, R2.70		
FLOORS	Concrete, On Ground, No Insulation		
CEILING	Flat Ceiling, R4.00 Raked Ceiling, R4.00		
ROOF	Pitched roof, framed and unventilated, 55mm foil-backed blanket, Colour: Medium (SA 0.475– 0.70)		
SHADING	Varies throughout		
GLAZING	Single clear with aluminium frames throughout		
WATER COMMITMENTS			
SHOWERHEADS: 4* (>6 but <=7.5L/min)		TOILETS: 4* STAR	
BASIN TAPS: 4* STAR		KITCHEN TAPS: 4* STAR	
INDIVIDUAL WATER TANK:	3,000 L	INDIVIDUAL ROOF COLLECTION :	112m²
RAINWATER CONNECTION:	ALL TOILETS IN THE DEVELOPMENT COLD WATER TAP IN THE LAUNDRY AT LEAST 1 EXTERNAL TAP		
ENERGY COMMITMENTS			
HWS:	Heat Pump (air sourced) STCs 31– 35		
COOLING:	No active cooling system in the development		
HEATING:	No active heating system in the development		
VENTILATION:	Bathroom, Kitchen: ducted, manual control Laundry: ducted, manual control		
APPLIANCES:	Electric Cooktop & Electric Oven to be installed		
ARTIFICIAL LIGHTING:	The following rooms are to be primarily lit by fluorescent or LED dedicated fittings: All Bedrooms/Study All Living/Dining Rooms The Kitchen All Hallways The Laundry All Bathrooms/Toilets		
CLOTHESLINE:	Fixed outdoor clothes drying line to be installed		
*REFER TO BASIX CERTIFICATE FOR EXACT DETAILS AND REQUIREMENTS			

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

CONSTRUCTION NOTES		DRAWING REVISION + NOTES			
Date:		Revision:		Issue:	Drawn:
16.09.25	SCALE: As	DRAFT DA		C	AE
25.09.25	SHEET SIZE: Indicated	DRAFT DA		D	AE
25.09.25		REVISED		E	AE
09.10.25	START DATE: 21.01.2025	BASIX		F	AE
09.10.25		DA ISSUE		G	AE
06.11.25	DWG No: A6249	RFI		H	AE

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 issued.

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)
	-	

CEILING SPACE

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	SHGC	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 lighting allowed for in garage

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



---10 STAR BUILDING ASSESSMENTS---



Certificate No. #HR-LBPRG8-01
Scan QR code or follow website link for rating details.

Assessor name: Adam Clarke
Accreditation No.: ABSA 101518
Property Address: 8 BOYCE STREET, TAREE, NSW, 2430

<http://www.hero-software.com.au/pdf/HR-LBPRG8-01>

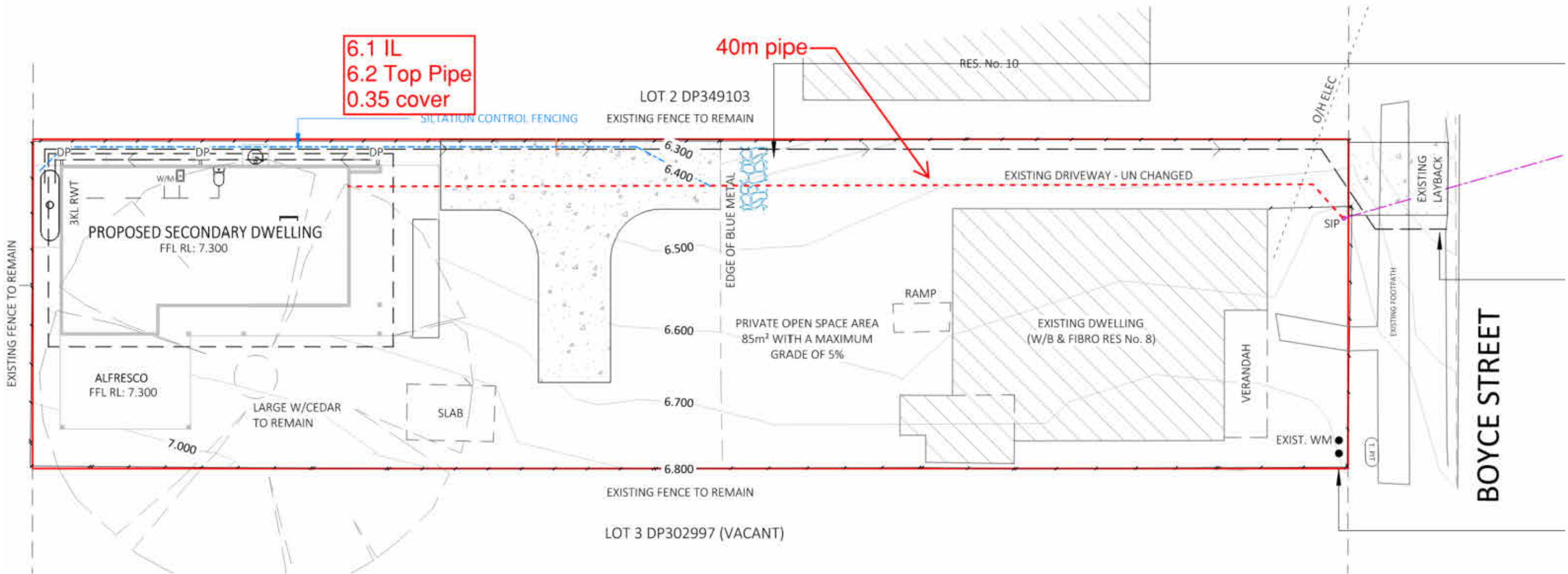




Assessments completed within the accreditation period are part of the ABSA quality seal system.
Accreditation Period: 1 October 2021 to 30 September 2024
Assessor Name: MR Adam Clarke
Assessor Number: 152119

This Accredited Assessor is qualified to test, assess, inspect, and certify buildings and building systems to achieve the 10 Star Green Star Rating.

PROPOSED SECOND AREA
TOTAL



DA ISSUE ONLY

BUSHFIRE NOTES: NOT APPLICABLE, LOT NOT AFFECTED BAL - N/A	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
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 collinswcollins Building Designers	Note: Copyright © Collins.w.collins PTY LTD All rights reserved. No part of this drawing may be reproduced or transmitted in any form or by means, electronic, mechanical, photocopying, recording or otherwise, without the prior permission of the copyright holders. <i>DO NOT SCALE</i> from this drawing. <i>CONTRACTOR</i> is to check all the dimensions on the job prior to commencement of shop drawings or fabrication. Discrepancies to be referred to the consultant designer prior to commencement of work.		PROJECT: SECONDARY DWELLING		SEWER SERVICEABILITY		DRAWING REVISION + NOTES					
			STATUS: DA ISSUE LOT No: 2 DP No: 302997 STREET: 8 BOYCE STREET, TAREE CLIENT: LOWNDES		SHEET: 14 OF 15		SCALE: SHEET SIZE: A3 START DATE: 21.01.2025 DWG No: A6249		Date:	Revision:	Issue:	Drawn:
									16.09.25	DRAFT DA	C	AE
									25.09.25	DRAFT DA	D	AE
									25.09.25	REVISED	E	AE
									09.10.25	BASIX	F	AE
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10 STAR BUILDING ASSESSMENTS

Certificate No. #HR-LBPRG8-01

Assessor name: Ashen Clarke

Accreditation No: ABSA 101518

Property Address: 8 BOYCE STREET, TAREE, NSW, 2430

QR code

ABSA

Assessor Name: Ashen Clarke

Accreditation No: 101518

Property Address: 8 BOYCE STREET, TAREE, NSW, 2430

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.

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 damp-proofing membrane is required to be provided, or, the Acceptable Construction Practice detailed in the NCC, Vol. 2, Part H1D4 and Part 4.2 of the ABCB Housing Provisions

Piled footings are to be designed in accordance with AS 2159

MASONRY

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

a) AS 3700; or

b) AS 4773 Parts 1 and 2; or

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

a) AS 3700; or

b) AS 4773 parts 1 and 2; or

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

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

a) AS 3700; or

b) AS 4773 Parts 1 and 2;

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

Weatherproofing of Masonry

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

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

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

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

b) AS 4773 Parts 1 and 2

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

FRAMING

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

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

a) Steel structures: AS 4100.

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

c) Residential and low-rise steel framing: NASH Standard.

Timber Framing– is to be designed and constructed in accordance with the following, as appropriate:

a) AS/NZS 1170.1 - 2002

b) AS/NZS 1170.2 -2021,

c) AS 1684.2 - 2021

d) AS 1720.1 - 2010

e) AS1720.5 - 2015 and;

f) AS4440 - 2004 Installation of nailplated timber roof trusses

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

a) Steel Structures: AS 4100.

b) Cold-formed steel structures: AS/NZS 4600.

ROOF AND WALL CLADDING

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

a) Roofing tiles: NCC, Vol. 2, Part 7.3 of the ABCB Housing Provisions - AS4597, AS2050, AS2049 and AS 4200.1

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

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

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

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

Autoclaved Aerated Concrete to AS5146.1

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

GLAZING

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

a) AS 2047

b) AS 1288

c) AS 4055

FIRE SAFETY

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

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

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

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

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

BUSHFIRE AREAS

Bushfire Areas– This section relates to:

a) A Class 1 building; or

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

c) AS 3959, except as amended by planning for bushfire protection and, except for Section 9 Construction for Bushfire Attack Level FZ (BAL-FZ). Buildings subject to BAL-FZ must comply with specific conditions of development consent for construction at this level; or

d) The requirements of (c) above as modified by the development consent following consultation with the NSW Rural Fire Service undersection 79BA of the Environmental Planning and Assessment Act 1979; or

e) The requirements of (c) above as modified by the development consent with a bushfire safety authority issued under section 100B of the Rural Fire Act for the purposes of integrated development.

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

HEALTH AND AMENITY

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

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

b) Comply with AS 3740.

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

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

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

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

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

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

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

SAFE MOVEMENT AND ACCESS

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

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

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.

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

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

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

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

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

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

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

H7D5 - Heating Appliances, Fireplaces, Chimneys & Flues to be installed in accordance with the NCC, Vol.2, Part 12.4 of the ABCB Housing Provisions or

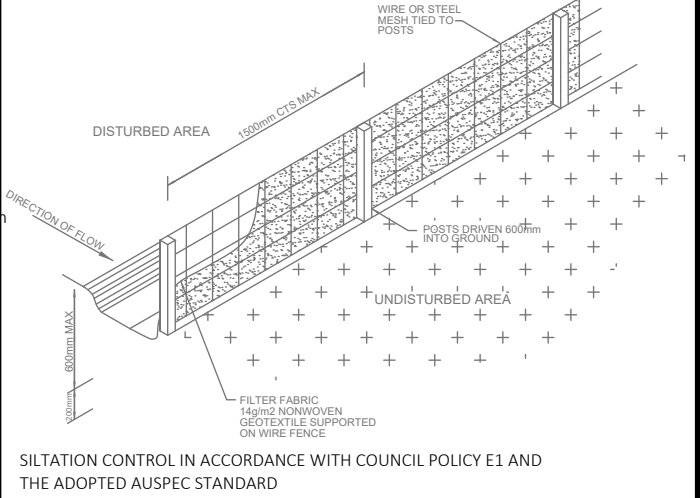
a) for a domestic solid fuel burning appliance, AS/NZS 2918

ENERGY EFFICIENCY

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

Energy Efficiency and the NSW Parts of Part 13.2 of the ABCB Housing Provisions

SEDIMENT CONTROL SPECIFICATIONS:



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PROJECT: SECONDARY DWELLING

STATUS: DA ISSUE

LOT No: 2 DP No: 302997

STREET: 8 BOYCE STREET, TAREE

CLIENT: LOWNDES

SHEET: 15 OF 15

BUILDING SPECIFICATIONS

SCALE: As

SHEET SIZE: Indicated

START DATE: 21.01.2025

DWG No: A6249

DRAWING REVISION + NOTES

Date:	Revision:	Issue:	Drawn:
16.09.25	DRAFT DA	C	AE
25.09.25	DRAFT DA	D	AE
25.09.25	REVISED	E	AE
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09.10.25	DA ISSUE	G	AE
06.11.25	RFI	H	AE

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								16.09.25	DRAFT DA	C	AE
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								25.09.25	REVISED	E	AE
LOT No: 2 DP No: 302997		STREET: 8 BOYCE STREET, TAREE	SHEET SIZE:	A3	09.10.25	BASIX	F	AE			
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