

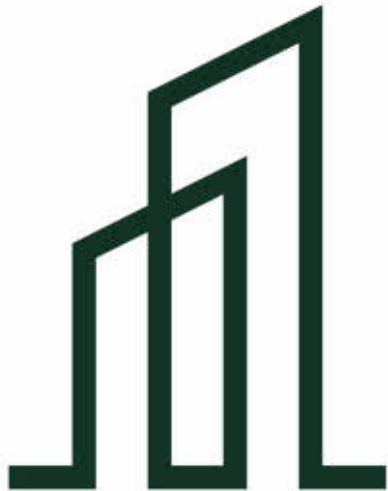
48 Batt St, Sefton

Attached Duplex



CRETE-TECH

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Certificate No. #HR-SCAE0B-01
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Assessor name: Jamie Bonnefin
Accreditation No.: HERA 10056
Property Address: 48 Batt Street, Sefton, NSW, 2162

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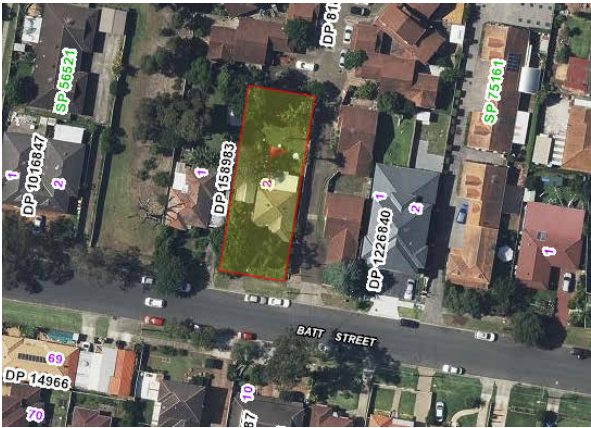


SITE ADDRESS: 48 Batt St, Sefton
LOT: 1 | SEC: | DP:1324915
ISSUED FOR: Issued for DA
PROJECT TYPE: Attached Duplex

SCALE: DATE: 2026 REV: F SHEET NO: A0.0

PROJECT NO: C2601

REFER TO CALCULATIONS PLAN
PAGE A2.3



SHEET SCHEDULE

A0.0	Cover Page
A0.1	Title Page
A0.2	Specifications List 1
A0.3	Specifications List 2
A0.4	Basix Comments
A1.0	Site Plan & Analysis
A1.2	Demolition Plan
A1.3	Subdivision Plan
A2.0	Proposed Plan - Ground Floor
A2.1	Proposed Plan - First Floor
A2.2	Proposed Plan - Roof
A2.3	Calculation Plans
A3.0	N&S Elevation
A3.1	E&W Elevation
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A4.0	Shadow Diagrams - June
A5.0	Schedules
A5.1	Schedules of Finishes
A9.0	Neighbour Notification

LOCATION MAP





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Assessor name

Jamie Bonnefin

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48 Batt Street, Sefton, NSW,
2162

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4/83-85 North Tce, Bankstown 2200

www.cedardesign.com.au

info@cedardesign.com.au

A.B.N: 87 616 143 661

Phone: 0422 704 479



Reg #: 2125/16

NOTE:
* Architectural documents are to be read in conjunction with relevant structural, fire service, mechanical, hydraulic, electrical, civil and landscaping documents.
* Do not scale drawings. Use figured dimensions only. Inform Architect of any conflict between site conditions and documents. Contractor to verify all dimensions on site before commencing work.
* Any extra work entailed hereafter must be claimed and approval obtained before proceeding otherwise no extra will be allowed for.
* All materials, appliances, fittings and finishes are to be installed in accordance with the manufacturer's recommendations and in compliance with the relevant Codes & Standards
* These drawings are not to be used for construction unless drawings are stamped and endorsed by Building Surveyor.
* These documents may only be used for the purpose for which was commissioned and in accordance with the Terms of Engagement.

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LOT 1 | SEC: | DP:1324915

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STANDARD SPECIFICATION 1

1.1 GENERAL

THIS SPECIFICATION DETAILS THE WORKS TO BE EXECUTED AND THE MATERIALS TO BE USED IN CARRYING OUT THOSE WORKS AT THE BUILDING SITE. THIS SPECIFICATION SHALL BE READ AS A GENERAL SPECIFICATION ONLY AND MUST BE READ IN CONJUNCTION WITH THE ARCHITECTURAL DRAWINGS, ENGINEERING AND SURVEYING DRAWINGS AND REPORTS, AND COUNCIL'S CONDITIONS OF THE DEVELOPMENT CONSENT. THE EXTENT OF THE WORKS SHALL BE GOVERNED BY THE HOME BUILDING AGREEMENT: ANY VARIATIONS TO THE HOME BUILDING AGREEMENT; THE APPROVED PLANS, AND

SPECIAL DETAIL WHERE APPLICABLE. ANY WORKS NOT FULLY DETAILED SHALL, WERE APPROPRIATE, BE SUFFICIENTLY PERFORMED IF CARRIED OUT IN ACCORDANCE WITH THE APPLICABLE MANUFACTURERS RECOMMENDATIONS, ENGINEERS RECOMMENDATIONS, OR TO THE BUILDERS STANDARDS. ALL WORK SHALL BE CARRIED OUT IN 'TRADESMANLIKE' MANNER AND SAID WORKS IS TO CONFORM TO CURRENT GOOD BUILDING PRACTICE AND STANDARDS, GIVE ALL NOTICES, OBTAIN ALL PERMITS AND CERTIFICATES AND PAY ALL FEES (EXCLUDING DAMAGE DEPOSITS OR BONDS AND THE LIKE- THE OWNER SHALL BE RESPONSIBLE FOR THESE ITEMS) AND ALL INSURANCES INCLUDING HOME OWNERS WARRANTY INSURANCE IN ACCORDANCE WITH THE ACT. THE BUILDER SHALL PROVIDE AN ALL RISKS INSURANCE COVER TO WHICH ADEQUATELY COVERS PUBLIC RISK AND WORKERS COMPENSATION. DURING CONSTRUCTION AND BEFORE PRACTICAL COMPLETION CLEAN THE SITE AND REMOVE ALL EXCESS BUILDING MATERIAL FROM THE SITE. UNLESS NOTED OTHERWISE ALL MATERIALS ARE TO BE NEW AND FREE FROM DEFECT. UPON COMPLETION OF WORK THE BUILDER SHALL PROVIDE THE OWNER WITH ALL INSTRUCTION MANUALS AND NAME THE OWNER AS WARRANTEE AND GIVE COPIES OF MANUFACTURERS WARRANTIES. GIVE THE OWNER CERTIFICATES FROM A REGISTERED PRACTICING SURVEYOR THAT THE WORKS CONFIRMS THE WORK COMPLIES WITH ALL SETBACKS AND HEIGHT REQUIREMENTS. GIVE THE OWNER A PLAN INDICATING THE LOCATION OF ALL UNDERGROUND SERVICES.

GIVE THE OWNER AT LEAST ONE SET AND ANY SURPLUS SETS OF KEYS FOR EACH LOCK SET THAT IS KEYS A LIKE OR AT LEAST ONE SET OR ANY SURPLUS SETS OF KEYS FOR ANY OTHER LOCK SET. THE TERM'PROVIDE' MEANS THAT SUPPLY AND THE FITTING/ INSTALLATION OF SPECIFIED MATERIALS, FITTINGS OR FIXTURES ETC. THE TERM "SELECTED" MEANS THE SELECTION OF NOMINATED ITEMS BY THE OWNER OR BUILDER AT THE BUILDERS EXPENSE. THE TERMS 'APPROVED' OR 'APPROVAL' MEANS THE AUTHORISATION FROM THE OWNER OR THEIR REPRESENTATIVE

1.2 PRELIMINARY USE

THE SPECIFICATION FORMS PART OF THE ARCHITECTURAL DOCUMENTS AND MAY FORM PART OF THE HOME BUILDING AGREEMENT DOCUMENTS AND SHOULD BE READ IN CONJUNCTION WITH THE BUILDING AGREEMENT, ENGINEERING AND SURVEYORS REPORTS DETAILS, STANDARD INCLUSIONS LISTINGS AND ANY SPECIAL DETAILS.

1.3 PREVAILING DOCUMENTS

WERE A DISCREPANCY OCCURS BETWEEN THE PLANS AND THE SPECIFICATION THE PLAN SHALL TAKE PRECEDENCE. THE BUILDER MUST AT ALL TIMES MAINTAIN A LEGIBLE COPY OF THE PLANS AND SPECIFICATION BEARING THE APPROVAL OF THE APPROPRIATE AUTHORITIES. ALL WORK SHALL BE IN ACCORDANCE WITH THE CONDITIONS OF THE COUNCIL'S DEVELOPMENT APPLICATION (DA) CONSENT. WHERE A DISCREPANCY OCCURS BETWEEN THE PLANS AND THE DA CONSENT THEN THE DA CONSENT SHALL PREVAIL. ALL WORK SHALL BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA (BCA), WHERE A DISCREPANCY OCCURS BETWEEN THE SPECIFICATION AND THE BCA THE BCA SHALL PREVAIL.

1.4 SIZES AND DIMENSIONS

ALL SIZES AND DIMENSIONS GIVEN IN THIS SPECIFICATION ARE IN MILLIMETRES UNLESS OTHERWISE STATED AND ARE NOMINAL ONLY.

1.5 DEFINITIONS

THE "OWNER" REFERS TO THE CLIENT "SPECIAL DETAILS" IN RESPECT OF ANY ITEM OR PART OF THE WORKS MEANS ANY DRAWINGS, PLANS, SPECIFICATIONS, CALCULATIONS OR ANY OTHER DOCUMENT, INCLUDING ENGINEERS OR SURVEYORS RECOMMENDATIONS, PREPARED IN ORDER TO DEFINE OR DETAIL THE WORK TO BE DONE AND THE MATERIALS TO BE USED. "ENGINEERS" RECOMMENDATIONS" INCLUDES ANY SOIL CLASSIFICATION REPORT, PRELIMINARY FOOTING REPORT, CONSTRUCTION FOOTING REPORT AND ANY OTHER REPORT, RECOMMENDATION, SITE OR OTHER INSTRUCTION, CALCULATIONS OR PLANS PREPARED BY AN ENGINEER IN RESPECT OF THE WORKS "NOMINAL" FOR THE PURPOSES OF THIS SPECIFICATION, WHEN IN CONJUNCTION WITH DIMENSIONING SHALL MEAN "SUGGESTED" SIZE, ANY NOMINAL DIMENSION, SUCH AS A NOMINAL DIMENSION FOR BRICK WORK MAY BE ADJUSTED TO SUIT THE ACTUAL BRICK SIZE OR AN OPENING IN THE BRICKWORK, SUCH AS A WINDOW OR A DOOR OPENING. "ACCEPTABLE BUILDING STANDARDS" FOR THE PURPOSE OF THIS SPECIFICATION SHALL MEAN THAT ALL WORKS ARE TO BE COMPLETED IN ACCORDANCE WITH THE REVENANT AUSTRALIAN STANDARDS. WHERE THE WORDS"LOCAL AUTHORITY" ARE MENTIONED THEY SHALL MEAN THE LOCAL COUNCIL, OR OTHER GOVERNING AUTHORITY WITH STATUTORY RESPONSIBILITIES FOR COMPLIANCE OF THE WORKS.

"PROVISIONAL ALLOWANCE" FOR THE PURPOSE OF THIS SPECIFICATION SHALL MEAN AN ALLOWANCE FOR WORKS TO BE COMPLETED WHICH IS SUBJECT TO ADJUSTMENT. PROVISIONAL ALLOWANCES ARE CALCULATED ON THE BASIS OF ACTUAL COST TO THE BUILDER PLUS THE BUILDERS MARGIN TO THE ACTUAL COST. "BCA" MEANS THE BUILDING CODE OF AUSTRALIA.

THE WORKS SHALL ALSO BE CONSTRUCTED IN ACCORDANCE WITH AUSTRALIAN STANDARDS REFERRED TO IN SPECIFICATION A1.3 OF THE BUILDING CODE OF AUSTRALIA (BCA), TOGETHER WITH ANY AMENDMENT OR REPLACEMENT OF THESE STANDARDS.

2.0 STATUTORY REQUIREMENTS

2.1 THE WORKS

ALL WORKS SHALL BE CARRIED OUT AND COMPLETED TO COMPLY WITH THE APPROPRIATE CONSTRUCTION STANDARDS AND THE LOCAL GOVERNMENT ACT (AS AMENDED).

2.2 REGULATIONS, NOTICES AND FEES

THE BUILDER IS TO COMPLY WITH LOCAL GOVERNMENTS (APPROVALS) REGULATIONS 1993 AND LOCAL GOVERNMENT (ORDERS) REGULATIONS 1993 UNDER THE LOCAL GOVERNMENT ACT 1993 (AS AMENDED) OR THE BCA; THE REQUIREMENTS OF LEGALLY CONSTITUTED AUTHORITIES FOR LOCAL GOVERNMENT AND/OR SERVICES, AND THE PROVISIONS OF THE BUILDING SERVICES CORPORATION ACT (AS AMENDED).

2.3 INSURANCE

INSURANCE COVER OF THE WORKS AGAINST RISK OF FIRE, THEFT, MALICIOUS DAMAGE AND MATERIALS ON SITE ARE TO BE EFFECTED BY THE BUILDER AT THE BUILDERS OWN EXPENSE. THE BUILDER SHALL AT THE BUILDERS EXPENSE, ADEQUATELY INSURE PUBLIC LIABILITY AND ARRANGE WORKERS' COMPENSATION COVER IN RESPECT OF ANY LIABILITY UNDER THE WORKERS COMPENSATION ACT OF NEW SOUTH WALES. THE BUILDER SHALL AT THE BUILDERS EXPENSE OBTAIN HOME OWNERS WARRANTY (HOW) INSURANCE. THE BUILDER SHALL INCLUDE AS PART OF THE HOME BUILDING AGREEMENT A COPY OF THE CERTIFICATE OF INSURANCE.

2.4 LABOUR AND MATERIALS

THE BUILDER IS TO PROVIDE ALL LABOUR AND MATERIALS TO CONSTRUCT AND COMPLETE THE BUILDING AS SPECIFIED IN THE HOME BUILDING AGREEMENT. MATERIALS ARE TO BE OF THE STANDARDS SPECIFIED. WORKMANSHIP IN EACH TRADE IS TO BE PERFORMED BY TRADESPEOPLE OF THAT PARTICULAR TRADE AND IN CONFORMITY WITH ACCEPTED BUILDING PRACTICE. BUILDING MATERIALS SURPLUS FOR THE WORKS SHALL REMAIN THE PROPERTY OF THE BUILDER.

2.5 ELECTRICITY

THE BUILDER IS TO MAKE ARRANGEMENTS FOR ANY ELECTRIC POWER. WERE THIS IS NOT ALREADY AVAILABLE ON THE SITE, TO BE USED IN THE ERECTION OF THE WORKS. SHOULD ADDITIONAL POLES, WIRING, SERVICES RISERS OR UNDERGROUND WIRING ETC., BE REQUIRED BY THE ELECTRICITY AUTHORITY, THIS ADDITIONAL COST PLUS THE BUILDERS MARGIN SHALL BE BORNE BY THE OWNER. POWER SUPPLY SHALL BE UNDERGROUND FROM THE MAIN SUPPLY TO THE PROPOSED BUILDING UNLESS SPECIFIED OTHERWISE IN THE HOME BUILDING AGREEMENT.

2.6 SANITARY ACCOMMODATION

PRIOR TO THE COMMENCEMENT OF ANY WORKS, UNLESS TOILET FACILITIES EXIST ON THE SITE, THE BUILDER SHALL PROVIDE TEMPORARY TOILET ACCOMMODATION OF THE TRADESPEOPLE IN ACCORDANCE WITH THE CONDITIONS OF THE DEVELOPMENT CONSENT. WHERE THE AUTHORITY REQUIRES THE TEMPORARY TOILET TO BE CONNECTED TO THE SEWER MAIN, THE ADDITIONAL COST PLUS THE BUILDERS MARGIN OF SUCH SHALL BE BORNE BY THE OWNER. ON COMPLETION OF THE WORKS, THE BUILDER SHALL REMOVE THE CONVENIENCE.

3.0 OWNERS OBLIGATIONS

3.1 SURVEYORS CERTIFICATE

IF THE HOME BUILDING AGREEMENT SO INDICATES, THE OWNER SHALL, AT THE OWNERS EXPENSE, OBTAIN A CERTIFIED SURVEY OF THE SITE. IF NO SURVEY IS REQUIRED, THE OWNER HEREBY CERTIFIES THAT THE PLACEMENT OF THE EXISTING SURVEY PEGS OR FENCES ON THE SITE IS CORRECT.

3.2 ENGINEERS RECOMMENDATIONS

IF THE HOME BUILDING AGREEMENT SO INDICATES, THE OWNER SHALL, AT THE OWNERS EXPENSE, PROVIDE THE BUILDER WITH REPORTS AND RECOMMENDATIONS (INCLUDING SOIL CLASSIFICATIONS) AS TO THE FOUNDATIONS AND/OR FOOTINGS REQUIREMENTS FOR THE WORKS PREPARED BY AN ENGINEER. IF THE BUILDER INSTRUCTS ANY PARTY TO PROVIDE SUCH RECOMMENDATIONS, THE BUILDER DOES SO ONLY AS AN AGENT FOR THE OWNER.

3.3 TRADES PERSONS ENGAGED BY THE OWNER

THE OWNER MAY REQUEST TO ENGAGE OR EMPLOY ANY TRADESPERSON, TRADE-CONTRACTOR OR ANY OTHER PERSON TO WORK ON THE SITE WITH THE CONSENT OF THE BUILDER WHICH MAY BE SUBJECT TO SUCH TERMS AND CONDITIONS AS THE BUILDER MAY STIPULATE. ANY OTHER PERSON SO ENGAGED MUST BE SUITABLY QUALIFIED AND PROVIDE TO THE BUILDER COPIES OF ALL APPROPRIATE LICENSES, INSURANCES POLICIES INCLUDING WORKERS COMPENSATION

3.4 ITEMS SUPPLIED BY THE OWNER

FOR ALL ITEMS REFERRED TO IN THE HOME BUILDING AGREEMENT AND/OR SPECIFICATION TO BE SUPPLIED BY THE OWNER, IT IS THE RESPONSIBILITY OF THE OWNER TO ARRANGE FOR DELIVERY OF AND PROTECTION AGAINST DAMAGE AND THEFT OF ALL SUCH ITEMS. DELIVERY IS TO BE MADE WHEN REQUESTED BY THE BUILDER TO THE SITE. IF NOT AVAILABLE WHEN REQUIRED THE OWNER SHALL BE OBLIGED TO MAKE AN IMMEDIATE ALTERNATIVE SELECTION, AND SUPPLY THE ALTERNATIVE SELECTION WHEN REQUESTED BY THE BUILDER.

3.5 WATER SUPPLY

THE OWNER SHALL, AT THE OWNER'S EXPENSE, SUPPLY ADEQUATE WATER TO THE SITE FOR CONSTRUCTION PURPOSES. UNLESS OTHERWISE SPECIFIED, THE BUILDER SHALL PAY THE STANDARD WATER METER FEE TO THE WATER SUPPLY AUTHORITY PROVIDING THIS SERVICE IS PRE-LAID TO THE SITE AND READY FOR USE. THE OWNER SHALL BE RESPONSIBLE FOR ANY FEES TO BE PAID IN EXCESS OF THE STANDARD WATER METER CONNECTION FEE AND WATER USAGE CHARGES.

3.6 SANITATION

UNLESS OTHERWISE SPECIFIED, THE OWNER SHALL, AT THE OWNER'S EXPENSE, SUPPLY A SEWERAGE CONNECTION RISER OR COMMON EFFLUENT DRAINAGE CONNECTION RISER TO THE SITE. UNLESS OTHERWISE SPECIFIED, THE BUILDER SHALL PAY THE STANDARD SEWER CONNECTION FEE TO THE SUPPLY AUTHORITY PROVIDING THIS SERVICE IS PRE-LAID TO THE SITE AND READY FOR USE. THE OWNER SHALL BE RESPONSIBLE FOR ANY FEE TO BE PAID IN EXCESS OF THE STANDARD CONNECTION FEE.

3.7 SITE CLEARANCE

UNLESS SPECIFIED OTHERWISE, AT THE OWNERS EXPENSE, THE OWNER SHALL ARRANGE THE CLEARING OF THE SITE AS INSTRUCTED BY THE BUILDER. THE BUILDING AREA IS TO BE CLEARED OF ALL OLD STRUCTURES INCLUDING FOOTINGS AND DRAINAGE, ALL VEGETATION INCLUDING STUMPS, BOULDERS, RUBBLE AND THE LIKE TO MINIMUM DISTANCE OF 3.0M OUTSIDE THE BUILDING FOOTPRINT OR TO THE BOUNDARIES OF THE ALLOTMENT, WHICHEVER IS LESS AND FILL ANY DEPRESSIONS WITHIN THE AREA COVERED BY THE BUILDING WITH SUITABLE CLEAN FILLING MATERIAL

4.0 PLANS, PERMITS AND APPLICATION FEES

4.1 PERMITS AND FEES

UNLESS STATED OTHERWISE, IF THE BUILDER IS TO OBTAIN PERMITS FROM THE STATUTORY AUTHORITY INCLUDING PAYMENT OF ALL NECESSARY APPLICATION FEES. UNLESS SPECIFIED OTHERWISE, THE OWNER SHALL PAY ANY BONDS AND/OR CONTRIBUTIONS.

4.2 SETTING OUT & SURVEYING

THE BUILDER SHALL ENGAGE A REGISTERED SURVEYOR TO ACCURATELY SET OUT THE WORKS IN ACCORDANCE WITH THE SITE PLAN AND WITHIN THE BOUNDARIES OF THE SITE. THE BUILDER SHALL OBTAIN CHECK SURVEYS AT THE FOLLOWING CONSTRUCTION STAGES: SLAB AND/OR FOOTINGS FLOOR LEVEL (TO CHECK FLOOR HEIGHTS) ROOF FRAME COMPLETE (TO CHECK O/A HEIGHT), AND FINAL SURVEY

5.0 DEMOLITION

5.1 GENERALLY

DEMOLISH ALL EXISTING STRUCTURES ON THE SITE IF APPLICABLE. ALL NECESSARY PRECAUTIONS SHOULD BE TAKEN TO PROTECT ADJOINING PROPERTIES. SHOULD DAMAGE OCCUR TO ANY STRUCTURE THAT DAMAGE SHALL BE MADE GOOD AT THE BUILDERS EXPENSE. DEMOLITION WORKS SHALL COMPLY WITH AND UNDERTAKEN IN ACCORDANCE WITH AS 2601.

5.2 OWNERSHIP

ALL DEMOLISHED MATERIALS SHALL BECOME THE PROPERTY OF THE BUILDER AND SHALL BE REMOVED FROM THE SITE UNLESS AGREED OTHERWISE IN WRITING.

5.3 ASBESTOS

REMOVE ALL ASBESTOS PRODUCTS IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF OCCUPATIONAL HEALTH AND SAFETY STANDARDS OR ANY OTHER STATUTORY AUTHORITY REQUIREMENTS.

5.4 MATERIALS

DEMOLISHED MATERIALS SHALL NOT BE RE-USED IN THE CONSTRUCTION UNLESS NOTED OTHERWISE

6.0 SITE MANAGEMENT

6.1 SCOPE OF WORKS

THE PROPOSED DEVELOPMENT INVOLVES DEMOLITION AND CONSTRUCTION WORKS AS DESCRIBED WITHIN THE ARCHITECTURAL PLANS. DURING THE DEMOLITION AND CONSTRUCTION PHASES, VEHICLES SUCH AS TRUCKS MAY ENTER AND EXIT THE SITE PERIODICALLY IN ADDITION TO THE CONSTRUCTION STAFF AND SUB CONTRACTORS. THE MANAGEMENT OF THE SITE WILL BE UNDERTAKEN IN ACCORDANCE WITH EPA, WORK COVER AUTHORITY AND COUNCIL'S REQUIREMENTS.

6.2 CONSTRUCTION SITE MANAGEMENT

WATER POLLUTION SOIL EROSION FROM THE CONSTRUCTION SITE CAN BE A MAJOR SOURCE OF SEDIMENT POLLUTION OF THE WATERWAYS. THE BEST WAY OF MINIMISING SEDIMENT LOST FROM THE SITE IS TO CONTROL SEDIMENT EROSION. THE FOLLOWING STEPS TO PREVENT SOIL EROSION AND WATER POLLUTION WILL BE UNDERTAKEN: ALL CLEAN RUN ON WATER WILL BE DIVERTED FROM UPSLOPE AROUND THE DISTURB AREA:

ONE ENTRY/EXIT POINT FOR VEHICLES WILL BE PROVIDED, THIS ENTRY/EXIT POINT WILL BE SUITABLY DRAINED & AN ALL WEATHER SURFACE WILL BE PROVIDED; SITE AREAS NOT DISTURBED BY CONSTRUCTION ACTIVITIES ARE TO REMAIN TURFED & MAINTAINED DURING

THE CONSTRUCTION WORKS; MATERIAL STOCKPILES SUCH AS SAND, GRAVEL, SOIL OR SIMILAR MATERIALS ARE LOCATED SO THAT MATERIAL DOES NOT SPILL ON THE ROAD OR PAVEMENT, IS NOT PLACED IN DRAINAGE EXCAVATIONS, DEPRESSIONS OR WATERCOURSES OR CAN NOT BE WASHED INTO THE ROADWAYS; REMOVE ACCIDENTAL SPILLS OF SOIL OR OTHER MATERIALS ON THE ROADWAY OR GUTTER BEFORE THE COMPLETION OF EACH DAYS WORK; DO NOT WASH EXCESS MATERIALS AND WATER FROM CLEANING TOOLS AND EQUIPMENT DOWN STORMWATER

DRAINS; MINIMISE ON-SITE VEHICLE ACTIVITY DURING WET WEATHER OR WHEN THE SITE IS MUDDY. SEDIMENT CONTROL MEASURES SEDIMENT CONTROL STRUCTURES ARE TO BE CONSTRUCTED TO CAPTURE SEDIMENT OR OTHER POLLUTANTS WASHED

FROM THE LAND SURFACE, THEREBY STOPPING SEDIMENT AND/OR POLLUTANTS GETTING INTO RECEIVING WATERS. THE BOUNDARY PERIMETER WILL BE PROVIDED WITH A GEOTEXTILE SEDIMENT CONTROL BARRIER. SEDIMENT BASINS AND SEDIMENT TRAPS ARE TO BE CONSTRUCTED AS PER THE COUNCILS REQUIREMENTS. ALL SEDIMENT CONTROL BARRIERS AND BASIN/TRAPS ARE TO BE MAINTAINED ON REGULAR BASES.

PROTECTING AIR QUALITY

BUILDING SITES HAVE THE POTENTIAL TO GENERATE DUST, BOTH THE DEMOLITION AND CONSTRUCTION ACTIVITIES. TO REDUCE DUST GENERATED BY WIND ACTION, THE REMOVAL OF THE TOP SOIL IS TO BE MINIMISED. TO PREVENT DUST GENERATION, WATERING DOWN OF THE SITE, ESPECIALLY DURING THE MOVEMENT OF MACHINERY IS REQUIRED. CONSTRUCT A GRAVEL ENTRY/EXIT POINT USING BLUE METAL AND RESTRICT ALL VEHICLE MOVEMENTS WITHIN THE SITE TO A MINIMUM. ENSURE WIND BREAKS, SUCH AS EXISTING FENCES ARE MAINTAINED DURING THE CONSTRUCTION PHASE UNTIL NEW LANDSCAPING IS PROVIDED AND LIMIT MOVEMENTS OF VEHICLES DURING PERIODS OF HIGH WINDS. MOBILE PLANT A MAXIMUM SPEED LIMIT OF 5 KM PER HOUR IS TO BE MAINTAINED ON THE SITE AT ALL TIMES AND UPWARD DISCHARGING OF EXHAUST GASES AND COOLING SYSTEMS ON MOBILE PLANT WILL REDUCE DUST GENERATION FROM THE GROUND. TRUCKS AND HEAVY MACHINERY ENTERING OR EXITING THE SITE ARE TO BE WELL MAINTAINED IN ACCORDANCE WITH MANUFACTURES SPECIFICATIONS AND MUST COMPLY WITH ALL RELEVANT CLEAN AIR REGULATIONS. TRUCK AND HEAVY VEHICLE MOVEMENTS ARE TO BE CONTROLLED, BOTH IN TERMS OF THEIR OPERATION AND ROUTING NEAR THE SITE.

FIXED PLANT

TO PREVENT DUST FROM FIXED PLANT AND MACHINERY, APPROPRIATE DUST SCREENS ARE TO BE FITTED AND MUST BE WATERED DOWN TO PREVENT DUST MOVEMENTS. CONVEYOR SYSTEMS, USED FOR MOVING BUILDING MATERIALS WITHIN THE SITE ARE TO BE FITTED WITH THE APPROPRIATE SCREENS OR ENCLOSED DURING PERIODS OF HIGH WINDS. EFFECTIVE CLEANING DEVICES, FITTED TO THE RETURN SIDE OF THE CONVEYOR BELT SYSTEM IMMEDIATELY AFTER THE HEAD PULLEY SHOULD BE FITTED TO PREVENT THE BUILD UP OF DUST ON THE MACHINERY. WHERE FITTED, SPILLAGE TRAYS ARE TO BE DRAINED TO A COLLECTION SYSTEM TO ALLOWED ACCUMULATED MATERIAL TO BE HOSED DOWN.

6.3 WASTE MANAGEMENT PLAN

MATERIALS DESTINATION OF WASTE

DEMOLITION/ SITE CLEARING

EXISTING STRUCTURE DISPOSE TO AN APPROVED OFF SITE LOCATION, GREEN WASTE CHIP & STORE FOR MULCH IN LANDSCAPING WORKS

EXCAVATION MATERIALS

ROCK DISPOSE TO AN APPROVED LAND FILL SITE OR RE-USE LOCATION, SPOIL DISPOSE TO AN APPROVED LAND FILL SITE OR RE-USE LOCATION, TOP SOIL STOCK PILE ON SITE FOR REUSE IN THE LANDSCAPING WORKS. PROTECT USING SEDIMENT CONTROL MEASURES.

BUILDING MATERIALS - NEW

TIMBER CHIP OFF SITE FOR MULCHING, BRICKS CRUSH OFF SITE FOR RESALE, CONCRETE CRUSH OFF SITE FOR RESALE, STEEL - STRUCTURAL OFF CUTS TO APPROVED CENTRE FOR RE-SALE OR RECYCLING, GLASS BROKEN TO BE STOCKPILED ON SITE AND COLLECTED BY SUPPLIER FOR RECYCLING, GYPROCK DISPOSE TO AN APPROVED WASTE CENTRE, OTHER DISPOSE TO AN APPROVED WASTE CENTRE, A CENTRAL WASTE COLLECTION POINT AND REFUSE BIN IS TO BE ESTABLISHED ON SITE. IT IS THE RESPONSIBILITY OF, ALL CONTRACTORS, SUB CONTRACTORS AND TRADESPERSONS WHOM ARE ENGAGED ON THE SITE TO ENSURE THAT ALL, WASTE MATERIALS ARE SEPARATED AND PLACED AT THE CENTRAL WASTE COLLECTION POINT. NON RECYCLING MATERIALS ARE TO BE PLACED IN THE BINS PROVIDED. DISPOSAL OF MATERIALS TO EITHER COUNCILS REFUSE CENTRE, OR OTHER APPROVED CENTRES SHALL BE UNDERTAKEN BY APPROVED & LICENSED CONTRACTORS.

7.0 EXCAVATIONS

7.1 EXCAVATIONS/EXCAVATOR -BCA PART 3.1.

ALL WORKS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE GUIDELINES OF AS3798. STORMWATER AND SURFACE DRAINAGE SHALL BE IN ACCORDANCE WITH AS/NZ3500. THE SITE COVERED BY THE BUILDING AND AN AREA UP TO 3000MM WIDE AROUND THE PERIMETER OF THE BUILDING OR TO THE BOUNDARIES OF THE SITE, WHICHEVER IS LESSER SHALL BE CLEARED AND/OR GRADED AS INDICATED ON THE EARTHWORKS SITE PLAN. UNLESS OTHERWISE STATED IN THE HOME BUILDING AGREEMENT, THE OWNER SHALL AT THE OWNERS EXPENSE RETAIN AND STABILISE ANY EXCAVATION AND/OR FILLED EMBANKMENT TO THE SATISFACTION OF THE LOCAL AUTHORITY AND/OR THE BUILDER. SUCH RETAINING SHALL BE UNDERTAKEN AND COMPLETED AT THE REQUEST OF THE LOCAL AUTHORITY, ACCREDITED CERTIFIER AND/OR THE BUILDER IN ACCORDANCE WITH THE LOCAL AUTHORITY REQUIREMENTS AND /OR ENGINEERING DETAILS.

8.0 FOUNDATIONS

8.1 UNDER FLOOR FILL

IF APPLICABLE, UNDER FLOOR FILLING SHALL BE IN ACCORDANCE WITH AS2870.

8.2 TERMITE CONTROL TREATMENT

THE BUILDER SHALL UNDERTAKE APPROPRIATE SUBTERRANEAN TERMITE CONTROL TREATMENT IN ACCORDANCE WITH THE BCA PART 3.1.3 AND SHALL BE CARRIED OUT IN ACCORDANCE WITH AS 3660.1. A DURABLE NOTICE SHALL BE PERMANENTLY FIXED IN A PROMINENT LOCATION SUCH AS THE INSIDE LID OF THE METER BOX PRIOR TO OCCUPATION. THE NOTICE SHALL INCLUDE INFORMATION SUCH AS THE TYPE/METHOD OF PROTECTION; THE DATE OF INSTALLATION AND ON GOING MAINTENANCE REQUIREMENTS. THE BCA AND AS3660 LISTS THE MINIMUM ACCEPTABLE LEVELS OF PROTECTION ONLY.

8.3 VAPOUR BARRIER

THE UNDER FLOOR VAPOUR BARRIER SHALL BE INSTALLED IN ACCORDANCE WITH AS 2870

8.4 REINFORCEMENT

REINFORCEMENT SHALL CONFORM AND BE PLACED IN ACCORDANCE WITH AS3600, AS2870 AND THE ENGINEERS RECOMMENDATIONS. SUPPORT TO ALL REINFORCEMENT SHALL BE USED TO AVOID ANY UNDUE DISPLACEMENT OF REINFORCEMENT DURING THE CONCRETE POUR.

8.5 CONCRETE

BCA PART 3.1.3 AND 3.2.3

CONCRETE SHALL BE NOT LESS THAN GRADE N20 EXCEPT WHERE OTHERWISE APPROVED BY THE ENGINEER. STRUCTURAL STEEL SHALL BE IN ACCORDANCE WITH AS 3600. PRE-MIXED CONCRETE SHALL BE IN ACCORDANCE WITH AS 1379.

8.6 FOOTINGS AND SLABS ON GROUND

BCA PARTS 3.2.3, 3.2.4 AND 3.2.4

CONCRETE FOOTINGS AND SLABS SHALL NOT BE POURED UNTIL APPROVAL HAS BEEN GIVEN BY THE ENGINEER AND/OR THE LOCAL AUTHORITY/ACCREDITED CERTIFIER. BENCH LEVELS AND FLOOR LEVELS ON THE EARTHWORKS SITE PLAN SHALL BE REGARDED AS NOMINAL, UNLESS SPECIFIED OTHERWISE.

8.7 SUSPENDED SLABS

ALL CONCRETE SLABS, OTHER THAN SUPPORTED ON SUITABLE GROUND, CONCRETE PIERS OR PROPERLY COMPACTED FILLING, SHALL BE CONSTRUCTED AS SUSPENDED SLABS. THESE SLABS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ENGINEER'S RECOMMENDATIONS.

8.8 FOUNDATION WALLS

ON FOOTINGS AS PREVIOUSLY SPECIFIED, BUILD BRICK WALLS TO THE THICKNESS SHOWN ON THE PLANS UP TO THE LEVEL OF THE UNDERSIDE OF THE FLOOR BEARERS AND/OR PLATES.

8.9 FORMWORK

ALL FORMWORK FOR CONCRETE SHALL BE IN ACCORDANCE WITH AS3610.

8.10 SUB-FLOOR VENTILATION

BCA PART 3.4.1

PROVIDE ADEQUATE CROSS VENTILATION TO THE SPACE UNDER THE SUSPENDED GROUND FLOORS. NO SECTION OF THE UNDER FLOOR AREA WALL IS TO BE CONSTRUCTED IN SUCH A MANNER THAT IT WILL HOLD POCKETS OF STILL AIR.

8.11 SUB-FLOOR ACCESS

PROVIDE ACCESS UNDER SUSPENDED FLOORS IN POSITION/S WHERE INDICATED ON THE PLAN.

8.12 CURING

ALL SLABS SHALL BE CURED IN ACCORDANCE WITH AS 3600

9.0 RETAINING WALLS

9.1 RETAINING WALLS

IF SPECIFIED, RETAINING WALLS SHALL BE CONSTRUCTED AS SHOWN IN THE PLANS AND/OR SPECIAL DETAILS DESIGNED BY AN ENGINEER, AND WHERE APPLICABLE APPROVED BY THE LOCAL AUTHORITY WHETHER THE CONSTRUCTION OF SUCH SHALL BE THE OBLIGATION OF THE OWNER OR THE BUILDER.

10.0 PLUMBING AND DRAINAGE

10.1 GENERAL

DRAIN PIPES MUST NOT PASS THROUGH FOOTINGS OF THE BUILDING. ALL SEEPAGE AND SOAKAGE WATER IS TO BE EFFECTIVELY DEALT WITH AND DIVERTED CLEAR OF THE BUILDING. TRENCHES FOR DRAINS WERE RUNNING PARALLEL MUST NOT BE WITHIN 600MM OF THE FOOTING OF THE BUILDING.

10.2 EAVES & GUTTERS

GUTTERS EAVES AND DOWNPIPES OF MATERIAL AND FINISH NOMINATED BY THE BUILDER SHALL BE INSTALLED AS PER MANUFACTURERS SPECIFICATIONS TO ALL EAVES AS REQUIRED WITH FALLS TO DOWNPIPES IN POSITIONS SHOWN AND TO COMPLY WITH AS/NZS2179.

10.3 VALLEYS

TO BE 0.6MM THICKNESS GALVANISED STEEL 450MM WIDE AND FIXED TO VALLEY BOARDS WITH EDGE BEADED WELL LAPPED AND SOLDIERED OR SILICONE JOINTED.

10.4 FLASHINGS

FLASH AROUND ROOF PENETRATIONS SUCH AS EXHAUST FLUES WITH APPROVED FLASHINGS DRESSED WELL DOWN AND TAKEN VERTICALLY AT LEAST 75MM. WEDGE STEP FLASHING INTO BRICKWORK JOINTS AND POINT UP WITH CEMENT MORTAR. EAVE GUTTERS, VALLEY AND ROOF FLASHING SHALL BE SELECTED FROM MATERIALS COMPATIBLE WITH EACH OTHER AND ROOF COVERING TO PREVENT BI-METALLIC CORROSION.

10.5 SANITARY PLUMBER

PROVIDE FIXTURES AS SPECIFIED IN THE HOME BUILDING AGREEMENT. INSTALL FIXTURES IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS. PROVIDE WASTE TRAPS AND CONNECT TO DRAINAGE IN ACCORDANCE WITH THE REQUIREMENTS OF THE SEWERAGE AUTHORITY CONCERN.

10.6 WATER SERVICE

PROVIDE COPPER PIPES FROM AUTHORITIES MAIN TO THE BOUNDARY OF THE LOT AND INSTALL STOPCOCK. EXTEND WITH BUILDER'S NOMINATED SERVICE LINE FROM STOPCOCK TO HOME CONNECTING GARDEN COCKS, BATHROOMS, KITCHEN, AND LAUNDRY ETC. SECURE ALL PIPING AND PROVIDE CHROME FLANGES AT INTERNAL WALL FACES. FIX SELECTED APPROVED HIGH PRESSURE TAPS INTERNAL AND HIGH PRESSURE BRASS TAPS EXTERNALLY. PROVIDE FIXING OF CISTERNS, HOT WATER UNIT, RAINWATER TANK AND THE LIKE.

10.7 BATHROOM FLOOR

PROVIDE A 50MM GRATE TO OVERFLOW OUTLET IN BATHROOM FLOOR. CONNECT WASTE TO SYSTEM OR INSTALL DRY WASTE IF APPROVED.

10.8 WET AREA FLASHING - BCA 3.8.1

WATERPROOFING OF WET AREAS SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH REQUIREMENTS AND CONSTRUCTION TECHNIQUES AS PER AS3740. ALL WATERPROOFING SHYALL BE INSPECTED AND APPROVED BY CERTIFIER. THE INSTALLER SHALL CERTIFY IN ACCORDANCE WITH THE CONDITIONS OF THE DA CONSENT.

10.9 HOT WATER SERVICE

THE HOT WATER SUPPLY SYSTEM IS TO COMPLY WITH SECTION 8 OF AS/NZL 3500.4 OR CLAUSE 3.38 OF AS/NZL 3500. PROVIDE FROM HOT WATER UNIT NOMINATED PIPING TO NECESSARY POINTS. PROVIDE INLET STOPCOCK TO HOT WATER UNIT AND LAG ALL HOT WATER PIPING.

10.10 GAS SERVICE

THE WHOLE OF THE WORKS ARE TO BE CARRIED OUT IN ACCORDANCE WITH THE SUPPLY AUTHORITIES REQUIREMENTS. THE PLUMBER IS RESPONSIBLE FOR THE GAS SERVICE FROM FENCE ALIGNMENT INCLUDING FIXING OF THE METER AND COVER FOR SAME. INSTALLATION FOR GAS BOTTLE SERVICE SUPPLY SHALL COMPLY WITH RELEVANT STANDARDS.

10.11 RAINWATER TANKS

INSTALL RAINWATER TANKS OF SELECTED MATERIAL. INSTALL ON SLAB IF ABOVE GROUND. CONNECT TO ALL TOILET CISTERNS, WASHING MACHINE COLD WATER OUTLET AND GARDEN TAPS IN ACCORDANCE WITH THE BASIX CERTIFICATE REQUIREMENTS. INSTALL A MAINS SUPPLY TO THE TANK IN ACCORDANCE WITH THE SUPPLY AUTHORITY REQUIREMENTS.

11.0 TIMBER FRAMING

11.1 TIMBER FRAMING – BCA PART 3.4.3

THE BUILDING FRAME WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH PART 3.4.3.BCA HOUSING PROVISIONS. ALTERNATIVE STRUCTURAL FRAMING IS TO BE AS PER THE STRUCTURAL ENGINEERS OR FRAME MANUFACTURER'S DETAILS AND SPECIFICATIONS. THE WORK SHALL BE CARRIED OUT IN A PROPER AND TRADESPERSON LIKE MANNER AND SHALL BE IN ACCORDANCE WITH ACCEPTABLE BUILDING STANDARDS. TIMBER SIZES SHALL COMPLY WITH AS 1170.2 FOR SERVICEABILITY AND DESIGN WIND GUST VELOCITIES OF 33 M/S MINIMUM.

11.2 FLOOR FRAMING – BCA PART 3.4.3.4

ALL FLOORS NOT SPECIFIED TO BE CONCRETE ARE TO BE TIMBER FRAMED AT THE LEVEL SHOWN AND LAID TRUE, STRAIGHT, AND LEVEL. ALL TIMBER WITHIN CLOSE PROXIMITY OF THE GROUND LEVEL IS TO BE OF DURABILITY CLASS 2 OR BETTER OR PRESERVATIVE TREATED IN ACCORDANCE WITH AS1684 - PRESERVATIVE TREATED SAWN TIMBER. SPAN & SPACINGS OF BEARERS IS TO CONFORM TO THE REQUIREMENTS OF THE SPAN TABLES OF THE CODE FOR THE APPROPRIATE MEMBER SIZE, SPACING OF JOISTS, IS NOT TO EXCEED 600MM. JOISTS TO THE UPPER FLOORS, WHERE SHOWN ARE TO BE FITTED WITH SOLID BLOCKING OR HERRINGBONE STRUTTING AS REQUIRED. STRESS GRADES OF THE TIMBER MEMBERS ARE TO BE IN ACCORDANCE WITH AS/NZL1748. ALL TIMBER FRAMING SIZES ARE TO BE IN ACCORDANCE WITH AS1684

11.3 WALL FRAMING

PLATES ARE TO BE TRENCHED TO A DEPTH NOT EXCEEDING 10MM TO PROVIDE UNIFORM THICKNESS WHERE STUDS OCCUR, HOWEVER WHERE PLATES ARE MACHINE GAUGED TO A UNIFORMED THICKNESS, TRENCHING MAY BE OMITTED. WALL FRAMING IS TO BE ERECTED PLUMB AND STRAIGHT AND SECURELY FASTENED TO THE FLOOR FRAMING. PROVIDE A CLEAR SPACE OF 40MM BETWEEN OUTER FACE OF WALL FAME AND INNER FACE OF BRICK VENEER WALLS TO STUDS WITH APPROVED TIES. TIES ARE TO SLOPE DOWNWARDS TOWARDS THE VENEER WALL. STRESS GRADES OF THE TIMBER

MEMBERS ARE TO BE IN ACCORDANCE WITH AS/NZL1748. ALL TIMBER FRAMING SIZES ARE TO BE IN ACCORDANCE WITH AS1684

11.4 HEADS OVER OPENINGS (LINTELS)

HEADS EXCEEDING 175MM IN DEPTH SHALL BE SEASONED OR A LOW SHRINKAGE TIMBER SPECIES IS TO BE USED. PLYWOOD WEB LINTELS CONFORMING TO THE REQUIREMENTS OF THE PLYWOOD ASSOCIATION OF AUSTRALIA MAY BE USED. GLUE LAMINATED BEAMS MAY BE USED IF ACCEPTABLE AND ARE TO

STANDARD SPECIFICATION 2

13.0 ROOF COVER – BCA PART 3.5.1
13.1 TILED ROOFING – IF SPECIFIED – BCA PART 3.5.1.2
PROVIDE AND INSTALL. SELECTED CONCRETE ROOF TILES AS NOTED ON THE ARCHITECTURAL DRAWINGS IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. INCLUDE SARKING AND IF SPECIFIED ANTI-FLAP PADS UNDER THE CONCRETE TILE ROOF COVER
13.1 METAL ROOFING – IF SPECIFIED – BCA PART 3.5.1.3
PROVIDE AND INSTALL. METAL ROOFING AS NOTED ON THE ARCHITECTURAL DRAWINGS IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. INCLUDE FOILED BACKED INSULATION BLANKET UNDER THE METAL ROOF SHEETING. EXCEPT WHERE THE DESIGN PROHIBITS, ROOF SHEETS ARE TO BE IN SINGLE LENGTHS FROM THE FASCIA TO THE RIDGE. FIXING OF SHEETS SHALL BE STRICTLY IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS. INCOMPATIBLE MATERIALS SHALL NOT BE USED FOR FLASHING. THE DESIGN & INSTALLATION OF METAL ROOFING MUST COMPLY WITH THE RELEVANT PROVISIONS OF PART 3.5.1.3 AND METAL ROOF SHEETING MUST BE PROTECTED FROM CORROSION IN ACCORDANCE WITH TABLE 3.5.1.1A
13.2 SARKING – BCA TABLE 3.5.1.1B
WHERE SARKING IS SPECIFIED OR REQUIRED BY ANY AUTHORITY THE SELECTION OF AND FIXING SHALL BE IN ACCORDANCE WITH THE CODE OF PRACTICE AS SPECIFIED IN AS1736 FOR PLIABLE ROOF SARKING AND/OR AS1903-04 FOR REFLECTIVE FOIL LAMINATES.
13.3 RAIN WATER GOODS
RAINWATER GOODS ARE TO COMPLY WITH AS 2179 AND BE INSTALLED IN ACCORDANCE WITH AS 2180. UNLESS SPECIFIED OTHERWISE, ALL GUTTERS SHALL BE COLORBOND HALF ROUND GUTTERING CONNECTED TO THE STORMWATER DRAINAGE SYSTEM VIA 100MM DIAMETER COLORBOND DOWNPIPES.
13.4 SEALANTS
APPROPRIATE SEALANTS SHALL BE USED WHERE NECESSARY AND IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.
13.5 FLASHINGS
FLASHINGS SHALL COMPLY WITH AS 2904, AS 1804, AS 3700 AND F 1.9 OF THE BCA.

14.0 MASONRY - BCA PART 3.3
14.1 CLAY BRICKS
ALL CLAY BRICKS AND BRICKWORK SHALL COMPLY WITH AS1225, AS1226 AND AS3700. CLAY BRICKS ARE A NATURAL KILN FIRED PRODUCT AND AS SUCH THEIR SIZES VARY. TOLERANCES SHALL ONLY BE APPLIED TO THE TOTAL MEASUREMENTS OVER 20 UNITS, NOT INDIVIDUAL UNITS. DUE TO THIS VARIATION IN SIZES, NOMINAL BRICK DIMENSION AND OPENING LOCATIONS MAY VARY ON SITE.
14.2 CONCRETE BLOCK – AS 3700 & BCA 3.3.2
CONCRETE BLOCKS ARE TO BE MACHINE PRESSED, OF EVEN SHAPE AND WELL CURED IN ACCORDANCE WITH AS2733.
14.3 CONCRETE BRICK – AS 1346 & BCA 3.3.1
CONCRETE BRICKS ARE TO BE MACHINE PRESSED, OF EVEN SHAPE AND WELL CURED IN ACCORDANCE WITH AS2733. AUTOCLAVED AERATED CONCRETE BRICKS OR BLOCKS SHALL BE IN ACCORDANCE WITH THE MANUFACTURERS PRODUCT SPECIFICATIONS AT THE TIME OF THE WORK BEING CARRIED OUT.
14.4 DAMP PROOFING
ALL DAMP PROOF MEMBRANES SHALL COMPLY WITH F 1.8 AND F 1.9 OF THE BCA, AS 3700 AND AS 2904. THE DAMP PROOF MEMBRANE SHALL PROTRUDE AT LEAST 20MM PAST THE EXTERNAL FACE OF THE MASONRY MEMBER IN WHICH IT IS PLACED.
14.5 WEEP HOLES
CAVITIES SHALL BE CLEARED OF ALL MORTAR DROPPINGS AND WEEP HOLES SHALL NOT EXCEED 1200MM CENTRES OR BE IN ACCORDANCE WITH AS 2870. ALL WEEP HOLES ARE TO BE SCREENED IN BE PROTECTED WITH SPARK GUARDS MADE FROM CORROSION RESISTANT STEEL OR ALUMINIUM WITH A MAXIMUM APERTURE SIZE OF 1.8MM
14.6 VENTS
ALL VENTS ARE TO BE SCREENED IN BE PROTECTED WITH SPARK GUARDS MADE FROM CORROSION RESISTANT STEEL OR ALUMINIUM WITH A MAXIMUM APERTURE SIZE OF 1.8MM
14.7 MORTAR AND JOINTS– BCA PARTS 3.3.1.6 AND 3.3.1.7
MORTAR SHALL COMPLY WITH AS 3700 & JOINT TOLERANCES SHALL NOT EXCEED THE PROVISIONS OF AS 3700.
14.8 WALL TIES AND MASONRY ANCHORS
ALL WALL TIES SHALL BE MANUFACTURED IN ACCORDANCE WITH AS 2699 AND BE INSTALLED IN ACCORDANCE WITH AS 3700. WALL TIES ARE TO MEET CORROSION RESISTANT RATING TO SUIT THE LOCATION OF THE SITE. PROVIDE FLEXIBLE TIES TO ARTICULATED JOINTS IN MASONRY.
14.9 LINTELS
LINTELS USED FOR OPENINGS IN WALLS WHICH CARRY BRICKWORK &/OR ROOF LOADS ARE TO BE AN APPROVED SYSTEM. PROVIDE ONE LINTEL PER EACH LEAF OF BRICKWORK & MAINTAIN CLEARANCE TO HEADS AND WALL FRAMES. METAL LINTELS IN EXTERNAL SITUATIONS ARE TO BE PRE-GALVANISED AND SIZED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS OR STRUCTURAL ENGINEERS RECOMMENDATIONS.
14.10 CLEANING
CLEAN ALL EXPOSED FACE BRICKWORK WITH AN APPROVED CLEANING SYSTEM. CARE SHOULD BE TAKEN NOT TO DAMAGE BRICKWORK OR JOINTS AND OTHER FITTINGS AND FIXTURES.

15.0 CLADDING AND LININGS
15.1 EXTERNAL CLADDINGS AND LININGS – BCA PART 3.5.3
EXTERNAL SHEET MATERIALS OR OTHER EXTERNAL CLADDINGS SHALL BE FIXED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS, AND ANY APPLICABLE SPECIAL DETAILS. ALL EXTERNAL TIMBER SHALL COMPLY WITH CONDITION 61 OF THE DEVELOPMENT CONSENT
15.2 INTERNAL WALL AND CEILING LININGS– AS2589
PROVIDE GYPSUM PLASTERBOARD OR OTHER SPECIFIED MATERIAL TO THE WALLS AND CEILINGS. SHEETS ARE TO HAVE RECESSED EDGES AND BE A MINIMUM OF 10MM IN THICKNESS. FIXING IS TO BE STRICTLY IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS. INTERNAL AND EXTERNAL EDGES ARE TO BE SET FROM FLOOR TO CEILING AND UNLESS SPECIFIED OTHERWISE, INSTALL CORNICES TO THE WALL AND CEILING INTERSECTIONS. INTERNAL LININGS TO THE WET AREA WALLS IN BRICK VENEER CONSTRUCTION OR TIMBER FRAMED CONSTRUCTION SHALL BE CONSTRUCTED AS PER AS 3740 AND IN ACCORDANCE WITH THE BCA. WHERE REQUIRED IN OPEN VERANDAHS, PORCHES AND EAVES SOFFITS, 4.5MM THICK FC SHEETS ARE TO BE INSTALLED AND FIXED IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS. SUITABLE MOULDS ARE TO BE INSTALLED WHERE REQUIRED, ARE TO BE INSTALLED AT THE JUNCTION OF ALL WALL FACES WITH THE CEILING.
15.3 WATER PROOFING
ALL INTERNAL WET AREAS AND BALCONIES OVER INTERNAL HABITABLE ROOMS ARE TO BE WATER PROOFED AS PER AS 3740 AND IN ACCORDANCE WITH THE BCA.

16.0 JOINERY
16.1 GENERAL
ALL JOINERY WORK, METAL AND TIMBER, SHALL BE MANUFACTURED AND INSTALLED ACCORDING TO ACCEPTABLE BUILDING STANDARDS AND TRADE PRACTICES UNLESS SPECIFIED OTHERWISE.
16.2 DOOR FRAMES
TIMBER USED IN EXTERNAL DOOR FRAMES SHALL BE A MINIMUM OF 32MM THICK, FITTED WITH A 10MM TIMBER DOOR STOP. FIT ALL EXTERNAL DOORS WITH DRAUGHT EXCLUDERS. INTERNAL DOOR JAMBS ARE TO BE A MINIMUM THICKNESS OF 18MM, FITTED WITH A 10MM DOOR STOP. STEEL DOOR FRAMES, IF NOMINATED, ARE TO BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.
16.3 DOORS AND DOOR SETS
ALL EXTERNAL AND INTERNAL DOORS AND DOOR SETS SHALL BE INSTALLED IN ACCORDANCE WITH AS 1909, AND DOOR SETS SHALL BE MANUFACTURED IN ACCORDANCE WITH AS 2588 AND AS 2689.
16.4 WINDOWS AND SLIDING DOORS
ALL WINDOWS AND DOORS ARE TO BE ALUMINIUM FRAMED AND ARE TO BE MANUFACTURED IN ACCORDANCE WITH AS2146 AND INSTALLED IN ACCORDANCE WITH AS 2147.
16.5 WC DOOR
IN A ROOM CONTAINING A WC THE DOOR TO THAT ROOM SHALL BE INSTALLED IN ACCORDANCE WITH BCA CLAUSE 3.8.3, WHICH REQUIRES THE DOOR:
BE A SLIDING DOOR, OR OPEN OUTWARDS, OR BE READILY REMOVABLE FROM THE OUTSIDE, OR THERE BE A MINIMUM DISTANCE OF 1200MM FROM THE DOORWAY TO THE PAN TO ALLOW THE DOOR TO SWING INTO THE ROOM.
16.6 GLAZING – BCA PART 3.6
ALL SASHES, DOORS, FIXED SIDELIGHTS AND OTHER GLAZING SHALL BE SELECTED BY PROCEDURES AS SET OUT IN AS1288 FOR TYPE, THICKNESS AND AREA OF GLASS ACCORDING TO WIND LOADING, HUMAN IMPACT AND IN ACCORDANCE WITH THE COMMITMENTS FOR THE **BASIX CERTIFICATION** AND OTHER CONSIDERATIONS FOR GLAZING IN FRAMES OF TIMBER, STEEL, STAINLESS STEEL, ALUMINIUM AND BRONZE ACCORDING TO TYPE OF FRAME, HEIGHT OF BUILDING AND GLAZING COMPOUND AND FOR DESIGN AND GLAZING OF UNFRAMED TOUGHENED GLASS ASSEMBLIES.

16.7 ARCHITRAVES AND SKIRTINGS
PROVIDE AND INSTALL ARCHITRAVES AND SKIRTINGS AS SPECIFIED.
16.8 CUPBOARDS
CUPBOARDS ARE TO BE SUPPLIED AND INSTALLED AS PER THE MANUFACTURER RECOMMENDATIONS. GENERALLY BENCH TOPS ARE TO BE FINISHED IN A MATERIAL THAT IS WATER RESISTANT. REFER TO THE INCLUSION LISTING IN THE BUILDING AGREEMENT FOR CABINET FRONT MATERIALS & FINISHES
16.9 STAIRWAYS & BALUSTRADES
GENERALLY, UNLESS SPECIFIED OTHERWISE, ALL INTERNAL STAIRS ARE TO BE CONSTRUCTED USING CUSTOMWOOD TREADS AND RISERS WITH PAINTED PINE TIMBER STRINGERS. PROVIDE HANDRAILS AND BALUSTRADES TO ANY CHANGE IN LEVEL AND TO AT LEAST ON SIDE OF RAMPS AND STAIRS IN ACCORDANCE WITH THE BCA. REFER TO THE PLANS AND THE HOME BUILDING AGREEMENT DOCUMENTATION FOR TYPE AND FINISH OF HANDRAILS AND BALUSTRADES. STAIRWAYS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE RELEVANT PROVISIONS OF PART 3.9.1 OF THE BCA HOUSING PROVISIONS & BALUSTRADES SHALL BE CONSTRUCTED IN ACCORDANCE WITH PART 3.9.2 OF THE BCA HOUSING PROVISIONS.

17.0 SERVICES
17.1 PLUMBING
ALL PLUMBING SHALL COMPLY WITH THE REQUIREMENTS OF THE SUPPLY AUTHORITY & THE WORK IS TO BE CARRIED OUT BY A LICENSED PLUMBER.
17.2 ELECTRICAL
UNLESS SPECIFIED, THE BUILDER SHALL PROVIDE ALL LABOUR AND MATERIALS NECESSARY FOR THE PROPER INSTALLATION OF ELECTRICITY SERVICE BY A LICENSED ELECTRICIAN IN ACCORDANCE WITH AS 3000, AS 3006 AND THE REQUIREMENTS OF THE LOCAL SUPPLY AUTHORITY. UNLESS OTHERWISE SPECIFIED, THE ELECTRICAL SERVICE IS TO BE 240 VOLT SINGLE PHASE.
17.3 GAS
IF SPECIFIED, ALL GAS INSTALLATIONS, INCLUDING LPG SHALL BE CARRIED OUT IN ACCORDANCE WITH THE RULES AND REQUIREMENTS OF THE SUPPLY AUTHORITY.
17.4 SMOKE DETECTORS – BCA PART 3.7.2
SMOKE ALARMS SHALL BE PROVIDED THROUGHOUT THE BUILDING IN ACCORDANCE WITH AS3786.
17.5 LIGHTNING PROTECTION
WHERE LIGHTNING PROTECTION IS SPECIFIED OR REQUIRED UNDER THE REGULATORY PROVISIONS IT SHALL BE IN ACCORDANCE WITH AS1768.

18.0 TILING
18.1 MATERIALS
CEMENT MORTAR AND OTHER ADHESIVES SHALL COMPLY WITH AS 3958.1 ACCORDING TO TRADE PRACTICE.
18.2 INSTALLATION
INSTALLATION OF TILES SHALL BE IN ACCORDANCE WITH AS 3958. ALL VERTICAL AND HORIZONTAL JOINTS BETWEEN WALLS AND FIXTURES (E.G. BENCHTOPS, BATHS ETC.) SHALL BE FILLED IN WITH OFFWHITE GROUT. WHERE PRACTICABLE, SPACING BETWEEN TILES SHOULD BE EVEN AND REGULAR. PROVIDE EXPANSION JOINTS WHERE NECESSARY. AS TILES ARE MADE OF NATURAL PRODUCTS, A SLIGHT VARIATION IN COLOUR IS TO BE ANTICIPATED.
18.3 WALLS
COVER SPECIFIED WALLS FACES WITH SELECTED NEATLY GROUTED TILES. REFER TO THE PLANS AND HOME BUILDING AGREEMENT FOR THE LOCATION OF WALLS TILES. TILES ARE TO BE FIXED TO WALL SHEETING WITH APPROVED ADHESIVES. PROVIDE ALL NECESSARY STRIPS, VENT TILES AND RECESSED FITTINGS. AS TILES ARE MADE OF NATURAL PRODUCTS, A SLIGHT VARIATION IN COLOUR IS TO BE ANTICIPATED.
18.4 FLOORS
LAY SPECIFIED FLOOR TILES IN SAND AND CEMENT OR APPROVED ADHESIVE TO SPECIFIED AREAS. IF SPECIFIED, FIT APPROVED EDGE STRIPS TO EXPOSED EDGES IN DOORWAYS OR HOB-LESS SHOWERS. PROVIDE ADEQUATE AND EVEN ALL TO THE FLOOR WASTES WHERE NECESSARY. AS TILES ARE MADE OF NATURAL PRODUCTS, A SLIGHT VARIATION IN COLOUR IS TO BE ANTICIPATED.

19.0 PAINTING
19.1 GENERAL
ALL PAINTING USED SHALL BE OF A QUALITY SUITABLE FOR THE PURPOSE INTENDED AND THE TWO (2) COAT APPLICATION SHALL BE AS PER THE PAINT MANUFACTURERS RECOMMENDATIONS. ALL SURFACES TO BE PAINTED SHALL BE PROPERLY SANDED AND PREPARED PRIOR TO APPLICATION. REFER TO CLIENTS PAINT SELECTION FOR SELECTED COLOURS AND FINISHES.

20.0 BUSHFIRE PRONE AREAS– BCA PART 3.7
WHERE A BUILDING IS TO BE ERRECTED IN A BUSH FIRE PRONE AREA COMPLIANCE WITH THE REQUIREMENTS OF AS3959 'CONSTRUCTION OF BUILDINGS IN BUSH FIRE PRONE AREAS' SHALL BE FOLLOWED.

21.0 ENERGY EFFICIENCY REQUIREMENTS– BCA CLAUSE NSW 3.12.1
WHERE REQUIRED INSULATION SHALL BE INSTALLED IN ACCORDANCE WITH THE BASIX CERTIFICATE SPECIFICATION AND COMPLY WITH AS/NZL4859 AND BE INSTALLED SO IT: ABUTS OR OVERLAPS ADJOINING INSULATION; AND FORMS A CONTINUOUS BARRIER WITH CEILINGS, WALLS, BULKHEADS, FLOORS OR THE LIKE; AND DOES NOT AFFECT THE SAFE OR EFFECTIVE OPERATION OF A DOMESTIC SERVICE OR FITTING WHERE REQUIRED REFLECTIVE INSULATION IS TO BE INSTALLED WITH THE NECESSARY AIRSPACE TO ACHIEVE THE REQUIRED R- VALUE BETWEEN THE REFLECTIVE SIDE AND A BUILDING LINING OR CLADDING AND; BE CLOSELY FITTED AGAINST ANY PENETRATION, DOOR OR WINDOW OPENING, AND BE ADEQUATELY SUPPORTED BY FRAMING MEMBERS; AND BE PROVIDED WITH 150MM OVERLAPS TAPED TOGETHER. WHERE REQUIRED, BULK INSULATION WILL BE INSTALLED SO IT:
MAINTAINS ITS POSITION AND THICKNESS; IN CEILINGS WHERE THERE IS NO BULK INSULATION OR REFLECTIVE INSULATION IN THE WALL, OVERLAP THE WALL MEMBER BY NOT LESS THAN 50MM.

22.0 BUILDING SEALING – BCA CLAUSE 3.12.3.1
COMPLIANCE WITH THE NATIONAL BCA PROVISIONS 3.12.3.0 – 3.12.3.5. WINDOWS ARE TO BE SEALED. WINDOW COMPLIES IF AIR INFILTRATION OF A CLOSED WINDOW COMPLIES WITH AS2047. A SEAL TO RESTRICT AIR INFILTRATION IS TO BE FITTED TO THE EDGE OF EACH EXTERNAL DOOR, OPENABLE WINDOW AND OTHER OPENINGS WHEN SERVING AN AIR CONDITIONED SPACE OR IN A CLIMATE ZONE 4, 6 7 & 8 WHEN SERVING A HABITABLE ROOM. THE SEAL MAY BE IN THE FORM OF FOAM OR RUBBER STRIPS OR THE LIKE. AN EXHAUST FAN IF DUCTED TO THE EXTERNAL WALL OR THROUGH A ROOF CAVITY MUST BE FITTED WITH A SELF CLOSING DAMPER, FILTER OR THE LIKE WHEN SERVING AN AIR CONDITIONED SPACE OR IN A CLIMATE ZONE 4, 6 7 & 8 WHEN SERVING A HABITABLE ROOM.

23.0 COMPLETION
THE BUILDING SHALL BE COMPLETED IN EVERY TRADE. SASHES, DOORS, LOCKS AND ALL OTHER EQUIPMENT SHALL BE CHECKED AND LEFT IN A SATISFACTORY OPERATING CONDITION. ALL PLANT, SURPLUS MATERIAL AND RUBBISH IS TO BE REMOVED FROM THE SITE. GUTTERS AND DRAINS SHALL BE CLEARED AND THE BUILDING GENERALLY TO BE LEFT CLEAN AND FIT FOR OCCUPATION. THE BUILDER IS TO FURNISH THE OWNER WITH:
NOTIFICATION OF COMPLETION, ALL KEYS FOR ALL LOCKS, CERTIFICATE OF TERMITE PROTECTION TREATMENT, CERTIFICATE FROM SEWERAGE AUTHORITY (IF APPLICABLE).

24.0 SLIP, TRIPS & FALLS
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 WORKER'S 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. WORKING AT HEIGHTS - 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 THAT 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 TRETTLES SHOULD BE USED IN ACCORDANCE WITH THE RELEVANT CODES OF PRACTICE, REGULATIONS OR LEGISLATION. FOR BUILDINGS WHERE SCAFFOLDING, LADDERS, TRETTLES AND THE LIKE ARE NOT APPROPRIATE: CLEANING AND MAINTENANCE OF WINDOWS, WALLS, ROOF OR OTHER COMPONENTS OF THIS BUILDING THAT 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 AND/OR PERSONAL PROTECTIVE EQUIPMENT (PPE) SHOULD BE USED IN ACCORDANCE WITH THE RELEVANT CODES OF PRACTICE, REGULATIONS OR LEGISLATION.

ANCHORAGE POINTS – NON RESIDENTIAL BUILDING ANCHORAGE POINTS FOR PORTABLE SCAFFOLD OR FALL ARREST DEVICES HAVE BEEN INCLUDED IN THE DESIGN FOR USE BY MAINTENANCE WORKERS. ANY PERSONS ENGAGED TO WORK ON THE BUILDING AFTER COMPLETION OF THE CONSTRUCTION WORKS SHOULD BE INFORMED ABOUT ANCHORAGE POINTS BY THE OWNER OF THE BUILDING OR THEIR APPOINTED AGENT/S SLIPPERY OR UNEVEN SURFACES FLOOR FINISHES – IF SPECIFIED IF FINISHES HAVE BEEN NOMINATED BY THE DESIGNER/BUILDER, THESE HAVE BEEN SELECTED TO MINIMISE THE RISK OF FLOORS OR PAVED AREAS BECOMING SLIPPERY WHEN WET OR WALKED ON WITH WET SHOES/FEET. ANY CHANGES TO THE SPECIFIED FINISH SHOULD BE MADE IN CONSULTATION WITH THE DESIGNER/BUILDER OR IF THIS IS NOT PRACTICAL, SURFACES WITH AN EQUIVALENT OR BETTER SLIP RESISTANCE SHOULD BE CHOSEN FLOOR FINISHES - BY OWNER IF THE DESIGNER/BUILDER HAS NOT BEEN INVOLVED IN THE SELECTION OF SURFACES FINISHES, THE OWNER IS RESPONSIBLE FOR THE SELECTION OF SURFACE FINISHES IN THE PEDESTRIAN TRAFFICABLE AREAS OF THE BUILDING. SURFACES SHOULD BE SELECTED IN ACCORDANCE WITH ASBH 197:1999 AND AS/NZ 4586:2004 STEPS, LOOSE OBJECTS AND EVEN 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. IF APPROPRIATE 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 SURFACES HAVE NOT MOVED OR CRACKED SO THAT THEY BECOME EVEN AND PRESENT A TRIP HAZARD. SPILLS, LOOSE MATERIAL, STRAY OBJECTS OR ANY OTHER MATTER THAT MAY CAUSE SLIP OR TRIP HAZARD SHOULD BE CLEANED OR REMOVED FROM ACCESS WAYS. CONTRACTORS SHOULD BE REQUIRED TO MAINTAIN A TIDY WORK SPACE 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.

25.0 FALLING OBJECTS
LOOSE MATERIALS OR SMALL OBJECTS CONSTRUCTION, MAINTENANCE OR DEMOLITION WORK ON OR AROUND THIS BUILDING IS LIKELY TO INVOLVE PERSONS WORKING ABOVE GROUND LEVEL OR ABOVE FLOOR LEVELS. WHERE THIS OCCURS ONE OR MORE OF THE FOLLOWING MEASURES SHOULD BE TAKEN TO AVOID OBJECTS FALLING FROM THE AREA WHERE THE WORK IS BEING CARRIED OUT ONTO PERSONS BELOW;
1. PREVENT OR RESTRICT ACCESS TO AREAS BELOW WHERE THE WORKS IS BEING CARRIED OUT
2. PROVIDE TOEBOARDS TO SCAFFOLDING OR WORK PLATFORMS
3. PROVIDE PROTECTIVE STRUCTURE BELOW THE WORK AREA
4. ENSURE ALL PERSONS BELOW THE WORK AREA HAVE PERSONAL PROTECTIVE EQUIPMENTS (PPE)
BUILDING COMPONENTS
DURING CONSTRUCTION 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 IS A POSSIBILITY MECHANICAL LIFTING OF MATERIALS AND COMPONENTS DURING CONSTRUCTION, MAINTENANCE OR DEMOLITION PRESENTS A RISK OF FALLING OBJECTS. CONTRACTORS SHOULD ENSURE APPROPRIATE LIFTING DEVICES ARE USED, THAT LOADS ARE PROPERLY SECURED AND THAT ACCESS TO AREAS BELOW THE LOAD IS PREVENTED OR RESTRICTED

26.0 TRAFFIC MANAGEMENT
FOR BUILDING ON A MAJOR ROAD, NARROW ROAD OR STEEPLY SLOPING ROADS: PARKING OF VEHICLES OR LOADING/UNLOADING OF VEHICLES ON THIS ROADWAY MAY CAUSE TRAFFIC HAZARD. DURING CONSTRUCTION, MAINTENANCE OR DEMOLITION OF THIS BUILDING DESIGNATED PARKING FOR WORKERS AND LOADING AREAS SHOULD BE PROVIDED. QUALIFIED TRAFFIC MANAGEMENT PERSONNEL MAY NEED TO BE PROVIDED. QUALIFIED 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 PLANNED TO AVOID CONGESTION OF LOADING AREAS AND QUALIFIED TRAFFIC MANAGEMENT PERSONNEL SHOULD BE USED TO SUPERVISE THE LOADING AND UNLOADING OF MATERIALS. FOR ALL BUILDINGS: BUSY CONSTRUCTION AND DEMOLITION SITES PRESENT A RISK OF COLLISION WHERE DELIVERIES AND OTHER TRAFFIC ARE MOVING WITHIN THE SITE. A TRAFFIC MANAGEMENT PLAN SUPERVISED BY QUALIFIED TRAFFIC MANAGEMENT PERSONNEL MAY NEED TO BE ADOPTED BY THE BUILDER/OWNER.

27.0 SERVICES
GENERAL
RUPTURE OF SERVICES DURING EXCAVATION OR OTHER ACTIVITIES CREATES A VARIETY OF RISKS INCLUDING THE RELEASE OF HAZARDOUS MATERIALS. EXISTING SERVICES ARE LOCATED ON OR AROUND THE 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 APPROPRIATE SERVICE SUCH AS DIAL BEFORE YOU DIG, APPROPRIATE EXCAVATION PRACTICE SHOULD BE USED AND, WHERE NECESSARY SPECIALIST CONTRACTORS SHOULD BE USED. LOCATIONS WITH UNDERGROUND POWER UNDERGROUND POWER LINES MAY BE LOCATED IN OR AROUND THIS SITE. ALL UNDERGROUND POWER LINES MUST BE DISCONNECTED OR CAREFULLY LOCATED AND ADEQUATE WARNING SIGNS USED PRIOR TO ANY CONSTRUCTION, MAINTENANCE OR DEMOLITION COMMENCING. OVER HEAD POWER LINES MAY BE NEAR THE SITE. THESE POSE A RISK OF ELECTROCUTION IF STRUCK OR APPROACHED BY LIFTING DEVICES OR OTHER PLANT AND PERSONS WORKING ABOVE GROUND LEVEL. WHERE THERE IS A DANGER OF THIS OCCURRING, POWER LINES SHOULD BE, WHERE PRACTICAL, BE DISCONNECTED OR RELOCATED. WHERE THIS IS NOT POSSIBLE, ADEQUATE WARNING IN THE FORM OF BRIGHT COLOURED TAPE AND SIGNAGE SHOULD BE USED AND PROTECTIVE BARRIER PROVIDED.

28.0 MANUAL TASKS
COMPONENTS WITHIN THIS DESIGN WITH A MASS IN EXCESS OF 20KG SHOULD BE LIFTED BY TWO PERSONS OR MORE WORKERS OR BY MECHANICAL LIFTING DEVICE. WHERE THIS IS NOT PRACTICAL, SUPPLIERS OR FABRICATORS SHOULD BE REQUIRED TO LIMIT THE COMPONENT MASS. ALL MATERIAL PACKAGING, BUILDING AND MAINTENANCE COMPONENTS SHOULD CLEARLY SHOW THE TOTAL MASS OF THE PACKAGES AND WHERE PRACTICAL ALL ITEMS SHOULD BE STORED IN A WAY WHICH MINIMISES BENDING BEFORE LIFTING. ADVICE SHOULD BE PROVIDED ON SAFE LIFTING METHODS IN ALL AREAS WHERE LIFTING MAY OCCUR. CONSTRUCTION, MAINTENANCE AND DEMOLITION OF THIS BUILDING WILL REQUIRE THE USE OF PORTABLE TOOLS AND EQUIPMENT. IT IS THE CONTRACTORS RESPONSIBILITY TO ENSURE THAT THESE PORTABLE TOOLS AND EQUIPMENT BE FULLY MAINTAINED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS AND NOT USED WHERE FAULTY OR IN THE CASE OF ELECTRICAL EQUIPMENT, NOT CARRYING A CURRENT ELECTRICAL SAFETY TAG, AND ALL SAFE GUARDS OR DEVICES SHOULD BE CHECKED AND PPE BE USED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.

29.0 HAZRADOUS SUBSTANCES
ASBESTOS
FOR ALTERATIONS TO BUILDINGS CONSTRUCTED PRIOR TO 1990:
IF THE EXISTING BUILDING WAS CONSTRUCTED PRIOR TO 1990, IT MAY CONTAIN ASBESTOS. IF THE EXISTING BUILDING WAS CONSTRUCTED PRIOR TO 1986 IT IS LIKELY THAT IT WILL CONTAIN ASBESTOS, EITHER IN CLADDING MATERIAL OR IN FIRE RETARDANT INSULATION MATERIAL. IN EITHER CASE, THE BUILDER SHOULD CHECK AND IF NECESSARY TAKE APPROPRIATE ACTION BEFORE DEMOLITION, CUTTING, SANDING, DRILLING OR OTHERWISE DISTURBING THE EXISTING STRUCTURE. POWDERED MATERIALS MANY MATERIALS USED IN THE CONSTRUCTION OF THIS BUILDING CAN CAUSE HARM IF INHALED IN POWDERED FORM. PERSONS WORKING ON OR IN THE BUILDING DURING CONSTRUCTION, OPERATIONAL MAINTENANCE OR DEMOLITION SHOULD ENSURE GOOD VENTILATION AND WEAR PPE INCLUDING PROTECTION AGAINST INHALATION WHILE USING POWDERED MATERIAL OR WHEN SANDING, DRILLING, CUTTING OR OTHERWISE DISTURBING OR CREATING POWDERED MATERIAL.
TREATED TIMBER THE DESIGN OF THIS BUILDING MAY INCLUDE PROVISION FOR THE INCLUSION OF TREATED TIMBER. 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 PPE INCLUDING PROTECTION AGAINST INHALATION OF HARMFUL MATERIAL WHEN SANDING, DRILLING, CUTTING OR USING TREATED TIMBER IN ANY WAY THAT MAY CAUSE HARMFUL MATERIALS TO BE RELEASED. DO NOT BURN TREATED TIMBER. VOLATILE ORGANIC COMPOUNDS MANY TYPES OF GLUES, 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. PPE MAYBE REQUIRED. THE MANUFACTURES RECOMMENDATIONS FOR USE MUST BE CAREFULLY CONSIDERED AT ALL TIMES. SYNTHETIC MINERAL FIBRE FIBREGLASS, ROCKWOOL, CERAMIC AND OTHER MATERIALS USED IN THERMAL OR SOUND INSULATION MAY CONTAIN SYNTHETIC MINERAL FIBRE WHICH MAY BE HARMFUL IF INHALED OR IF IT COMES IN CONTACT WITH THE SKIN, EYES OR OTHER SENSITIVE PARTS OF THE BODY. PPE INCLUDING PROTECTION AGAINST INHALATION OF HARMFUL MATERIAL SHOULD BE USED WHEN INSTALLING, REMOVING OR WORKING NEAR BULK INSULATION.

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. PPE MAY ALSO BE REQUIRED. THE MANUFACTURERS RECOMMENDATIONS FOR USE MUST BE CAREFULLY CONSIDERED AT ALL TIMES.

30.0 CONFINED SPACES
EXCAVATION
CONSTRUCTION OF THIS BUILDING AND SOME MAINTENANCE ON THE BUILDING WILL REQUIRE EXCAVATION AND INSTALLATION OF ITEMS WITHIN EXCAVATIONS. WHERE PRACTICAL, INSTALLATION SHOULD BE CARRIED OUT USING METHODS WHICH DO NOT REQUIRE WORKERS TO ENTER THE EXCAVATION. WHERE THIS IS NOT PRACTICAL, ADEQUATE SUPPORT FOR THE EXCAVATION 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 MAYBE REQUIRED: ENCLOSED SPACES WITHIN THE 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 UNAUTHORIZED ACCESS. THESE SHOULD BE MAINTAINED THROUGHOUT THE LIFE OF THE BUILDING. WHERE WORKERS ARE REQUIRED TO ENTER ENCLOSED SPACES, AIR TESTING EQUIPMENT AND PPE SHOULD BE PROVIDED. SMALL SPACES FOR BUILDINGS WITH SMALL SPACES WHERE MAINTENANCE OR OTHER ACCESS MAY BE REQUIRED: SMALL SPACES WITHIN THE 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 UNAUTHORIZED ACCESS. THESE SHOULD BE MAINTAINED THROUGHOUT THE LIFE OF THE BUILDING. WHERE WORKERS ARE REQUIRED TO ENTER SMALL SPACES THEY SHOULD BE SCHEDULED SO THAT ACCESS IS FOR SHORT PERIODS. MANUAL LIFTING AND OTHER MANUAL ACTIVITY SHOULD BE RESTRICTED IN SMALL SPACES. PUBLIC ACCESS TO CONSTRUCTION AND DEMOLITION SITES AND TO AREAS UNDER MAINTENANCE CAUSED RISKS TO WORKERS AND PUBLIC. WARNING SIGNS AND SECURE BARRIERS TO UNAUTHORISED ACCESS SHOULD BE PROVIDED. WHERE ELECTRICAL INSTALLATIONS, EXCAVATIONS, PLANT OR LOOSE MATERIAL ARE PRESENT THEY SHOULD BE SECURED WHEN NOT FULLY SUPERVISED.
31.0 OPERATIONAL USES
RESIDENTIAL BUILDINGS
THIS BUILDING HAS BEEN DESIGNED AS A RESIDENTIAL BUILDING. IF IT AT A LATER DATE (SUBJECT TO CONSENT AUTHORITY APPROVAL) IS USED OR INTENDED TO BE USED AS A WORKPLACE, THE PROVISIONS OF THE WORK HEALTH AND SAFETY ACT 2011 OR SUBSEQUENT REPLACEMENT ACT SHOULD BE APPLIED TO THE NEW USE.

NON-RESIDENTIAL BUILDINGS – IF APPLICABLE
FOR NON-RESIDENTIAL BUILDINGS WHERE THE END- USE HAS NOT BEEN IDENTIFIED:
THIS BUILDING MAY HAVE BEEN DESIGNED TO REQUIREMENTS OF THE CLASSIFICATION IDENTIFIED ON THE DRAWINGS OR OTHER SUPPORTING DOCUMENTS. THE SPECIFIC USE OF THE BUILDING IS NOT KNOWN AT THE TIME OF THE DESIGN AND
A FURTHER ASSESSMENT OF THE WORKPLACE HEALTH AND SAFETY ISSUES SHOULD BE UNDERTAKEN AT THE TIME OF THE FIT-OUT FOR THE END USER FOR NON-RESIDENTIAL BUILDINGS WHERE END-USE IS KNOWN: THIS BUILDING MAY HAVE BEEN DESIGNED FOR A SPECIFIC USE AS IDENTIFIED ON THE DRAWINGS OR OTHER SUPPORTING DOCUMENTS. WHERE A CHANGE OF USE OCCURS AT A LATER DATE A FURTHER ASSESSMENT OF THE WORKPLACE HEALTH AND SAFETY ISSUES SHOULD BE UNDERTAKEN.

32.0 OTHER HIGH RISK ACTIVITY
ALL ELECTRICAL WORK SHOULD BE CARRIED OUT IN ACCORDANCE WITH THE CODE OF PRACTICE – MANAGING ELECTRICAL RISKS AT THE WORKPLACE, AS/NZ 312 AND ALL LICENSING REQUIREMENTS. ALL WORK USING PLANT SHOULD BE CARRIED OUT IN ACCORDANCE WITH THE CODE OF PRACTICE: MANAGING RISKS OF PLANT AT THE WORKPLACE, AND IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS OR IN THE CASE OF HIRE PLANT, IN ACCORDANCE WITH THE HIRER'S RECOMMENDATIONS. ALL WORK SHOULD BE CARRIED OUT IN ACCORDANCE WITH THE CODE OF PRACTICE – MANAGING NOISE AND PREVENTING HEARING LOSS AT WORK. DUE TO THE HISTORY OF SERIOUS INCIDENTS IT IS RECOMMENDED THAT PARTICULAR CARE BE EXERCISED WHEN UNDERTAKING WORK INVOLVING STEEL CONSTRUCTION AND CONCRETE PLACEMENT. ALL THE ABOVE APPLIES. THESE NOTES MUST BE READ AND UNDERSTOOD BY ALL INVOLVED IN THE PROJECT. THIS INCLUDES BUT IS NOT LIMITED TO, THE OWNER, THE BUILDER, ALL SUB-CONTRACTORS, CONSULTANTS, RENOVATORS, MAINTENANCE PERSONAL, DEMOLISHERS.



SITE ADDRESS: 48 Batt St, Sefton
LOT 1 | SEC: | **DP:**1324915
ISSUED FOR: Issued for DA
PROJECT TYPE: Attached Duplex
SCALE: 1 : 100 **DATE:** 2026 **REV:** F **SHEET NO:** A0.3

PROJECT NO : C2601



CERTIFIED ENERGY - COMMITMENTS SUMMARY

1300 443 674
quote@certifiedenergy.com.au
www.certifiedenergy.com.au

Project Details	Accreditation Number: HERA 10056						
	Proposed: Dual Occupancy Lot Number: 2			Address: 48 Batt St Sefton NSW 2162 DP NUMBER: 158983			
Thermal Comfort	NatHERS Certificate Number: HR-SCAE0B-01						
	Windows <i>For detailed window specifications please refer to NatHERS Certificate (NSW BASIX Thermal Protocol allows for ± 10% tolerance of SHGC Value & U Value =< than which overrides NatHERS Certificate)</i>						
	Glazing (Dwelling or Unit)	Glass Type	Frame Type	Glazing (Dwelling or Unit)	Glass Type	Frame Type	
		Single Glazed Clear Double Glazed Clear	Aluminium (Standard) Aluminium (Standard)				
	External walls			Requirements	Insulation	Additional Notes	
	AAC cavity panel on battens		Lot 1, Lot 2	Light colour	R2.5 Bulk insulation		
	Brick veneer		Lot 1, Lot 3	Light colour	R2.5 Bulk insulation		
	Internal walls						
	Cavity wall, direct fix plasterboard		Lot 1, Lot 2	R5.0 Bulk insulation			
	Cavity wall, direct fix plasterboard		Lot 1, Lot 2	R2.5 Bulk insulation			
	AAC cavity panel on battens		Lot 1, Lot 2	No insulation			
	Floors			Additional Under Slab Insulation		Additional Slab Edge Insulation	Additional Notes
	Concrete slab on ground		Lot 1, Lot 2	R1.0	N/A		
	Suspended timber		Lot 1, Lot 2	R2.0	N/A		
	Suspended timber		Lot 2	No insulation	N/A		
	Ceiling			Insulation		Additional Notes	
	External ceiling -		Plasterboard	Lot 1, Lot 2	R5.0 Bulk insulation	w/ Reflective Wrap	
	Internal ceiling -		Plasterboard	Lot 1, Lot 2	R5.0 Bulk insulation	w/ Reflective Wrap	
	Roof			Insulation		Additional Notes	
	Corrugated iron			Light Colour (solar absorptance <0.475) R1.8 Bulk + Reflective side down, No air gap above (Anticon 75, 80mm)			
Ceiling Penetrations							
Lighting specification			Dwelling is rated with Assumed downlight as per NatHERS Tech Note "Ceiling Penetrations 9.4 to 9.8"				
Ceiling fans			No ceiling fans need to be installed				
Overshadowing details			Adjoining units calculated into model calculations				
Site							
Orientation of nominal north elevation			As shown on plans				
* Approved fireproof downlight covers HAVE been specified, which can be fully covered by insulation. Ceiling penetrations for exhaust dampers have been allowed (to all bathrooms, ensuites and internal laundry's) at the rate of 0.04 meters squared per exhaust fan penetration.							
Energy & Water	BASIX Certificate Number: 1831498M						
	Fixtures			Alternative Water details			
	Shower head rating	4 star (> 6 but <= 7.5 L/min)		Connected to Tank/s:			
	Toilet rating	3 star		Rainwater tank size	Outdoor Garden Taps	All toilets	
	Kitchen taps rating	3 star		Individual	1500L	Yes	
	Bathroom taps rating	3 star				Yes	
	Hot Water System			Lighting			
	Individual system	Electric heat pump - air sourced	26 to 30 STCs	Refer to NatHERS Certificate for Full Count (If Applicable)		Light-emitting diode (LED)	
	Ventilation						
	Bathroom Exhaust - Individual fan, ducted to façade or roof		Kitchen Exhaust - Individual fan, ducted to façade or roof		Laundry Exhaust - Individual fan, ducted to façade or roof		
	Control switch - Manual switch on/off		Control switch - Manual switch on/off		Control switch - Manual switch on/off		
	Cooling			Heating			
	Systems to - Living areas	3-phase airconditioning	EER 3.0 - 3.5	Systems to - Living areas	3-phase airconditioning	EER 3.0 - 3.5	
	Systems to - Bedroom areas	3-phase airconditioning	EER 3.0 - 3.5	Systems to - Bedroom areas	3-phase airconditioning	EER 3.0 - 3.5	
Appliances			Alternative Energy				
Cooktop -	Electric		Photovoltaic System (Minimum)				
Oven -	Electric		N/A Peak kW				



Certificate No. #HR-SCAE0B-01

Scan QR code or follow website link for rating details.

Assessor name

Accreditation No.

Property Address

http://www.hero-software.com.au/pdf/HR-SCAE0B-01

Jamie Bonnefin

HERA 10056

48 Batt Street, Sefton, NSW, 2162





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Phone: 0422 704 479



Reg #: 2125/16

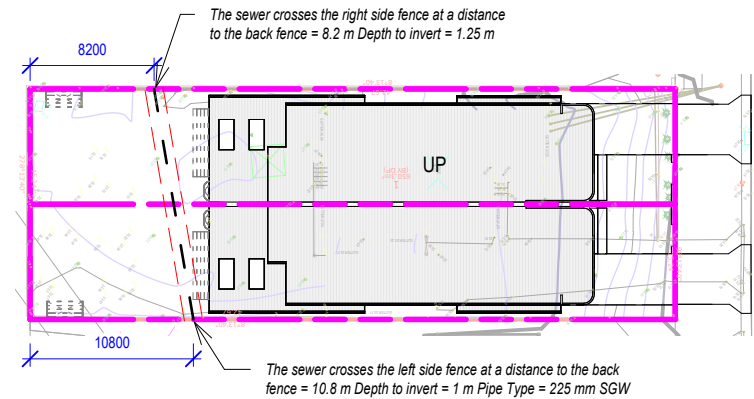
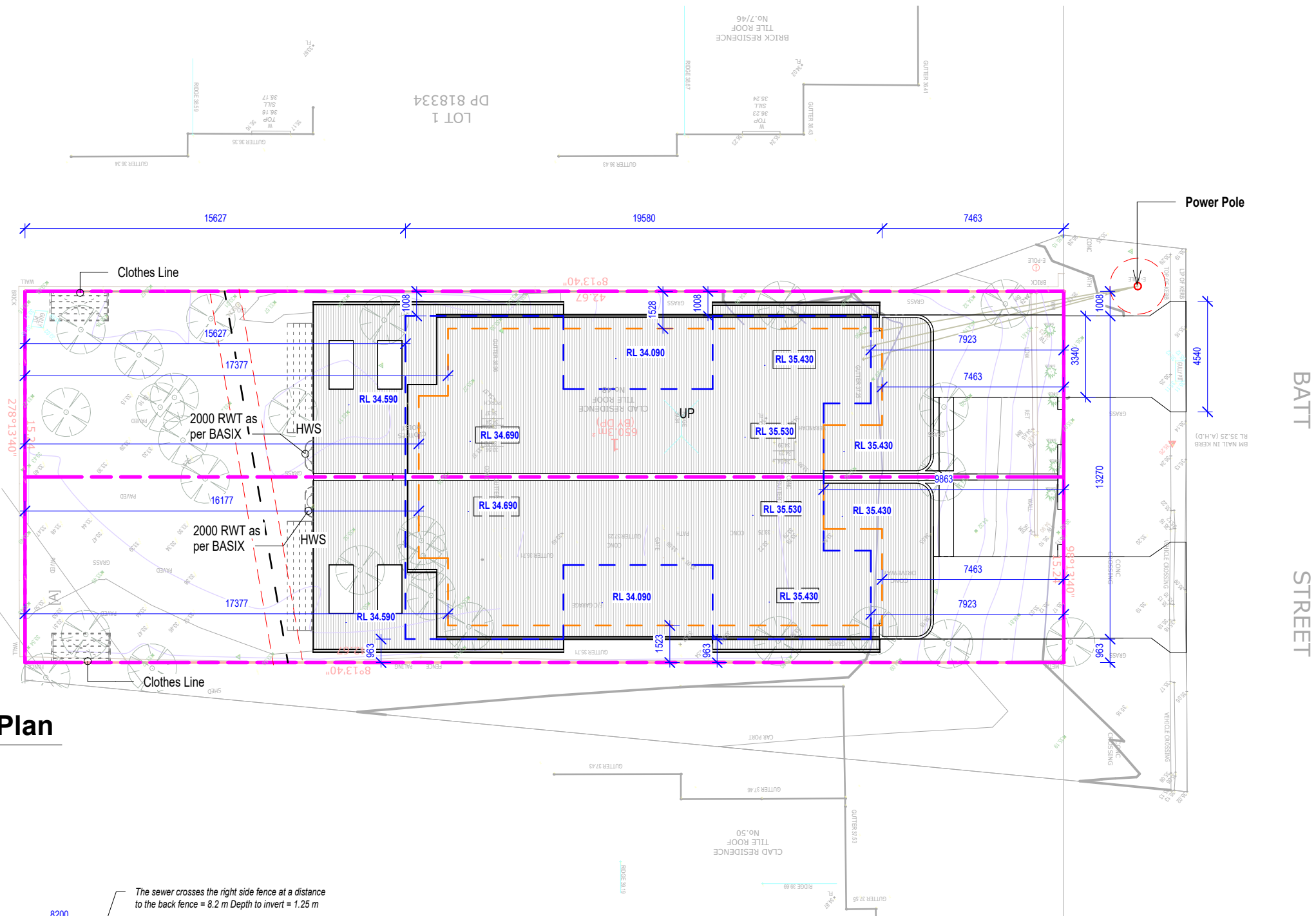
SITE ADDRESS: 48 Batt St, Sefton
LOT 1 | SEC: | DP:1324915
ISSUED FOR: Issued for DA
PROJECT TYPE: Attached Duplex

SCALE: DATE: 2026 REV: F SHEET NO: A0.4

PROJECT NO: C2601

Site Plan Notes:

- * Selected trees to be removed off site.
- * All existing structure to be demolished off site.



Certificate No. #HR-SCAE0B-01
Scan QR code or follow website link for rating details.

Assessor name: Jamie Bonnefin
Accreditation No.: HERA 10056
Property Address: 48 Batt Street, Sefton, NSW, 2162

<http://www.hero-software.com.au/pdf/HR-SCAE0B-01>

A - Sewer Diagram Plan
1 : 500

NOTE:
* Architectural documents are to be read in conjunction with relevant structural, fire service, mechanical, hydraulic, electrical, civil and landscaping documents.
* Do not scale drawings. Use figured dimensions only. Inform Architect of any conflict between site conditions and documents. Contractor to verify all dimensions on site before commencing work.
* Any extra work entailed hereafter must be claimed and approval obtained before proceeding otherwise no extra will be allowed for.
* All materials, appliances, fittings and finishes are to be installed in accordance with the manufacturer's recommendations and in compliance with the relevant Codes & Standards
* These drawings are not to be used for construction unless drawings are stamped and endorsed by Building Surveyor.
* These documents may only be used for the purposes for which was commissioned and in accordance with the Terms of Engagement.

CONSULTANTS:

REV	DATE	DESCRIPTION	INITIAL
F	18.08.26	RFI Re Submission	Khaled

DRAWING TITLE: Site Plan & Analysis
DRAWN BY: K.Kabbout
CHECKED BY: K.Kabbout
LOT: 1 | SEC: | DP:1324915

COUNCIL AREA : Canterbury Bankstown Council

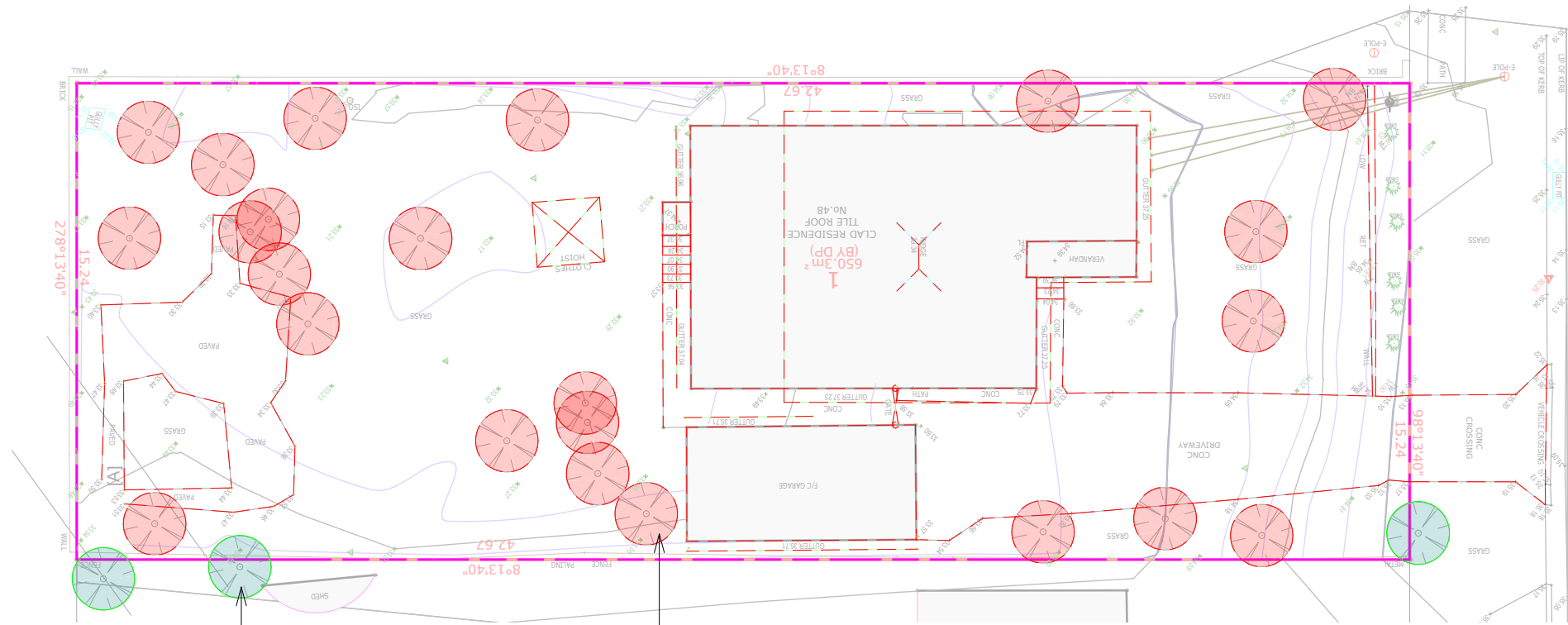
SITE ADDRESS: 48 Batt St, Sefton
CLIENT: Mr Alaa
ISSUED FOR: DA
PROJECT TYPE: Attached Duplex
SCALE: As indicated DATE: 2026

REV: F SHEET NO: A1.0



4/83-85 North Tce,
Bankstown NSW 2200
www.cedardesign.com.au
info@cedardesign.com.au
Phone: 0422 704 479
A.B.N: 87 616 143 661
Reg #: 2125/16

PROJECT NO: C2601



Green Indicates Trees to be Retained

Red Indicates Tree's to be Removed

1 A - Demolition Plan

1 : 200

NOTE: ALL EXISTING STRUCTURES AND HARD SURFACES ON SITE TO BE DEMOLISHED. SELECTED TREES ON SITE TO BE DEMOLISHED.

Demolition Legend:
Existing Wall Structure Existing Walls / Linings To Be Demolished
Demolition Notes:
* All Demolition Work To Comply To AS 2601 * Builder To Ensure Removal And Disposal Of All Existing Asbestos Linings To Be In Accordance With Contamination Report And Local Authorities Guidelines * Builder To Confirm All Existing Wall Construction Build-ups When Retained * Builder To Maintain Sedimentation Control Measures In Accordance With Council Requirements * Builder To Cap Off Plumbing & Electrical, And Relocate Pipework/Conduits To Suit New Works Where Required For Reused Service Points

**Certificate No. #HR-SCAE0B-01**
Scan QR code or follow website link for rating details.

Assessor name Jamie Bonnefin
Accreditation No. HERA 10056
Property Address 48 Batt Street, Sefton, NSW, 2162
<http://www.hero-software.com.au/pdf/HR-SCAE0B-01>

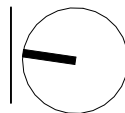


NOTE:
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* Do not scale drawings. Use figured dimensions only. Inform Architect of any conflict between site conditions and documents. Contractor to verify all dimensions on site before commencing work.
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* These documents may only be used for the purposes for which was commissioned and in accordance with the Terms of Engagement.

CONSULTANTS:

REV	DATE	DESCRIPTION	INITIAL
F	18.08.26	RFI Re Submission	Khaled

DRAWING TITLE: Demolition Plan
DRAWN BY: K.Kabbout
CHECKED BY: K.Kabbout
LOT: 1 | SEC: | DP:1324915
COUNCIL AREA : Canterbury Bankstown Council



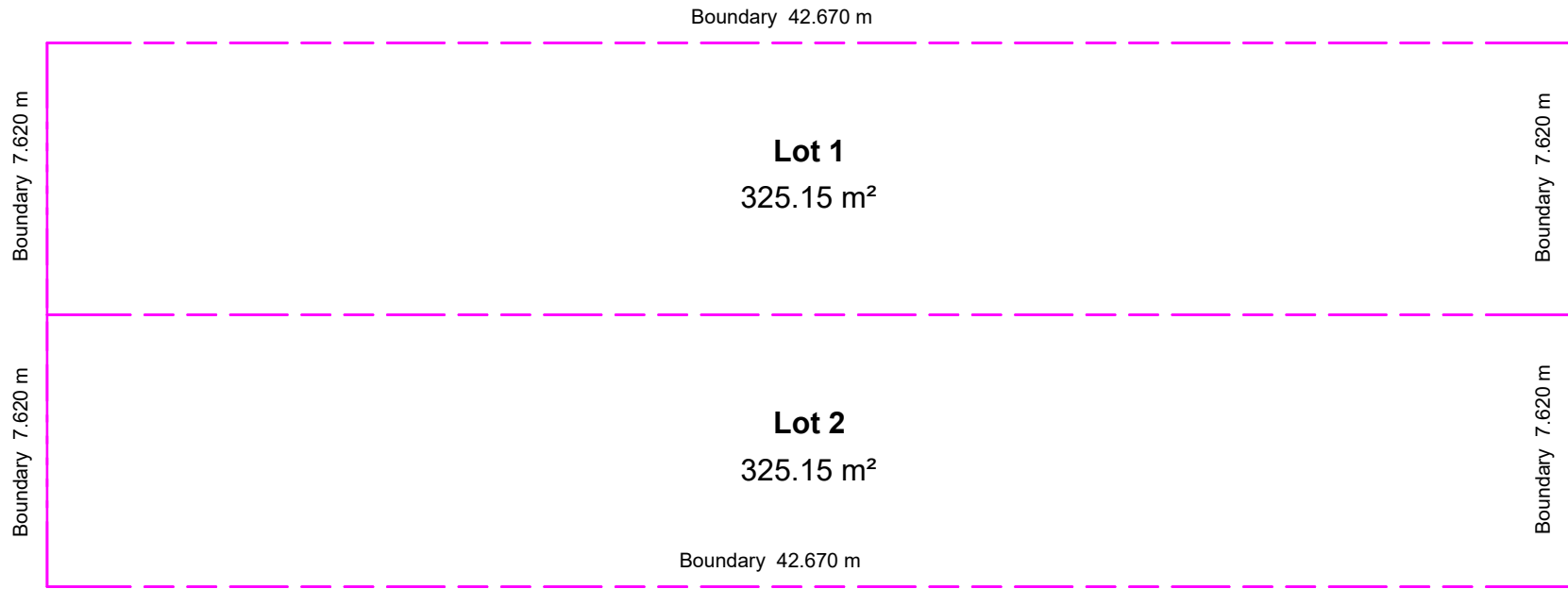
SITE ADDRESS: 48 Batt St, Sefton
CLIENT: Mr Alaa
ISSUED FOR: DA
PROJECT TYPE: Attached Duplex
SCALE: As indicated **DATE:** 2026

REV: F **SHEET NO:** A1.2



4/83-85 North Tce,
Bankstown NSW 2200
www.cedardesign.com.au
info@cedardesign.com.au
Phone: 0422 704 479
A.B.N: 87 616 143 661
Reg #: 2125/16

PROJECT NO: C2601



1

A - Subdivision Plan

1 : 200

**Certificate No. #HR-SCAE0B-01**

Scan QR code or follow website link for rating details.

Assessor name Jamie Bonnefin

Accreditation No. HERA 10056

Property Address 48 Batt Street, Sefton, NSW, 2162

<http://www.hero-software.com.au/pdf/HR-SCAE0B-01>



NOTE:
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CONSULTANTS:	

REV	DATE	DESCRIPTION	INITIAL
F	18.08.26	RFI Re Submission	Khaled

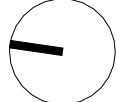
DRAWING TITLE: Subdivision Plan

DRAWN BY: K.Kabbout

CHECKED BY: K.Kabbout

LOT: 1 | **SEC:** | **DP:** 1324915

COUNCIL AREA : Canterbury Bankstown Council



SITE ADDRESS: 48 Batt St, Sefton

CLIENT: Mr Alaa

ISSUED FOR: DA

PROJECT TYPE: Attached Duplex

SCALE: 1 : 200

DATE: 2026

REV: F

SHEET NO: A1.3

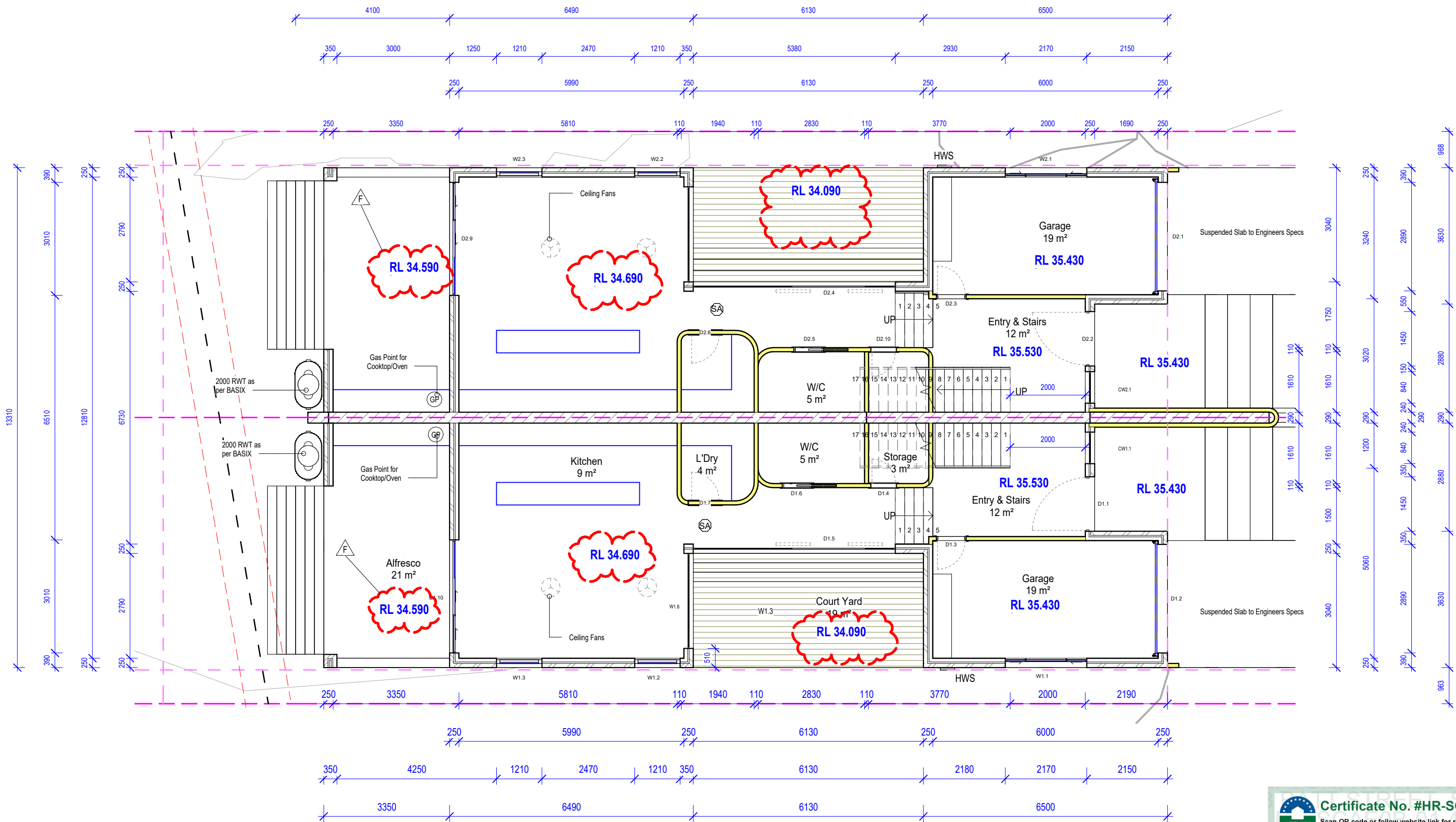


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Reg #: 2125/16



Reg #: 2125/16

PROJECT NO: C2601



1 A- Ground Floor Plan
1 : 100

Note: Slab to be on piers as per structural engineers specification

Certificate No. #HR-SCAE0B-01
Scan QR code or follow website link for rating details.

Assessor name: Jamie Bonnefin
Accreditation No.: HERA 10056
Property Address: 48 Batt Street, Sefton, NSW, 2162

<http://www.hero-software.com.au/pdf/HR-SCAE0B-01>

NOTE:
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CONSULTANTS:	

REV	DATE	DESCRIPTION	INITIAL
F	18.08.26	RFI Re Submission	Khaled

DRAWING TITLE: Proposed Plan - Ground Floor
DRAWN BY: K.Kabbout
CHECKED BY: K.Kabbout
LOT: 1 | SEC: | DP:1324915
COUNCIL AREA: Canterbury Bankstown Council

SITE ADDRESS: 48 Batt St, Sefton
CLIENT: Mr Alaa
ISSUED FOR: DA
PROJECT TYPE: Attached Duplex
SCALE: 1 : 100
DATE: 2026

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Bankstown NSW 2200
www.cedardesign.com.au
info@cedardesign.com.au
Phone: 0422 704 479
A.B.N: 87 616 143 661
Reg #: 2125/16

PROJECT NO: C2601

1

A - First Floor Plan - Proposed

1 : 100

NOTE:
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CONSULTANTS:

REV	DATE	DESCRIPTION	INITIAL
F	18.08.26	RFI Re Submission	Khaled

DRAWING TITLE: Proposed Plan - First Floor
DRAWN BY: K.Kabbout
CHECKED BY: K.Kabbout
LOT: 1 | SEC: | DP:1324915

COUNCIL AREA : Canterbury Bankstown Council

SITE ADDRESS: 48 Batt St, Sefton
CLIENT: Mr Alaa
ISSUED FOR: DA
PROJECT TYPE: Attached Duplex

SCALE: 1 : 100 DATE: 2026

REV: F SHEET NO: A2.1



Certificate No. #HR-SCAE0B-01

Scan QR code or follow website link for rating details.

Assessor name: Jamie Bonnefin
Accreditation No.: HERA 10056
Property Address: 48 Batt Street, Sefton, NSW, 2162



<http://www.hero-software.com.au/pdf/HR-SCAE0B-01>



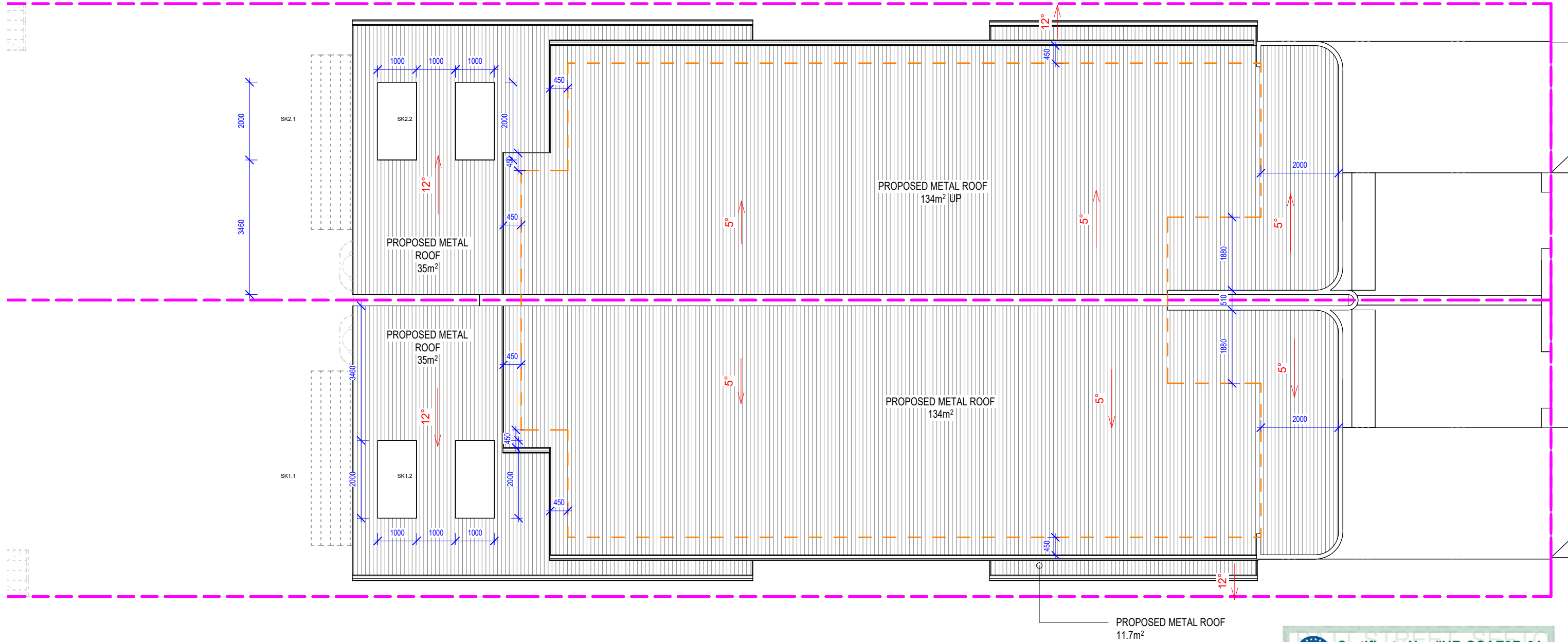
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A.B.N: 87 616 143 661
Reg #: 2125/16

PROJECT NO: C2601



1 A - Roof Plan

1 : 100

Certificate No. #HR-SCAE0B-01
Scan QR code or follow website link for rating details.

Assessor name Jamie Bonnefin
Accreditation No. HERA 10056
Property Address 48 Batt Street, Sefton, NSW, 2162
<http://www.hero-software.com.au/pdf/HR-SCAE0B-01>



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CONSULTANTS:	

REV	DATE	DESCRIPTION	INITIAL
F	18.08.26	RFI Re Submission	Khaled

DRAWING TITLE: Proposed Plan - Roof
DRAWN BY: K.Kabbout
CHECKED BY: K.Kabbout
LOT: 1 | SEC: | DP:1324915
COUNCIL AREA : Canterbury Bankstown Council

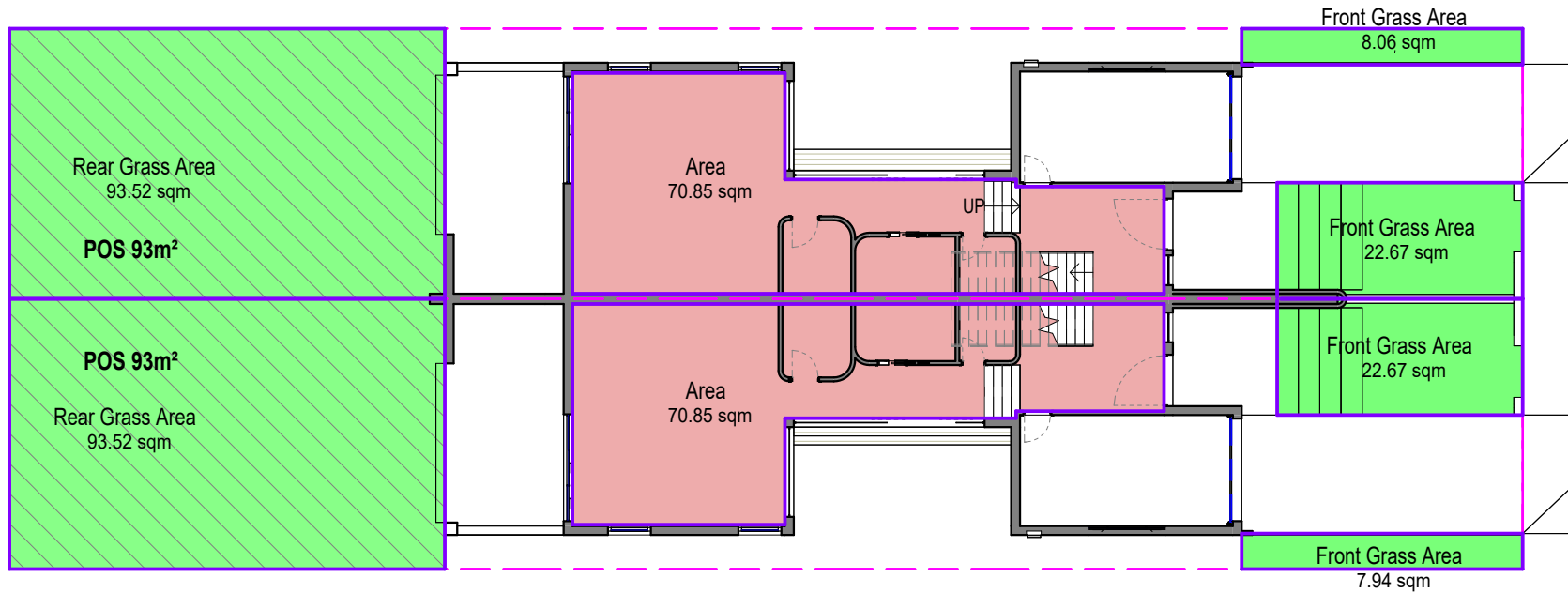
SITE ADDRESS: 48 Batt St, Sefton
CLIENT: Mr Alaa
ISSUED FOR: DA
PROJECT TYPE: Attached Duplex
SCALE: 1 : 100
DATE: 2026

REV: F **SHEET NO:** A2.2

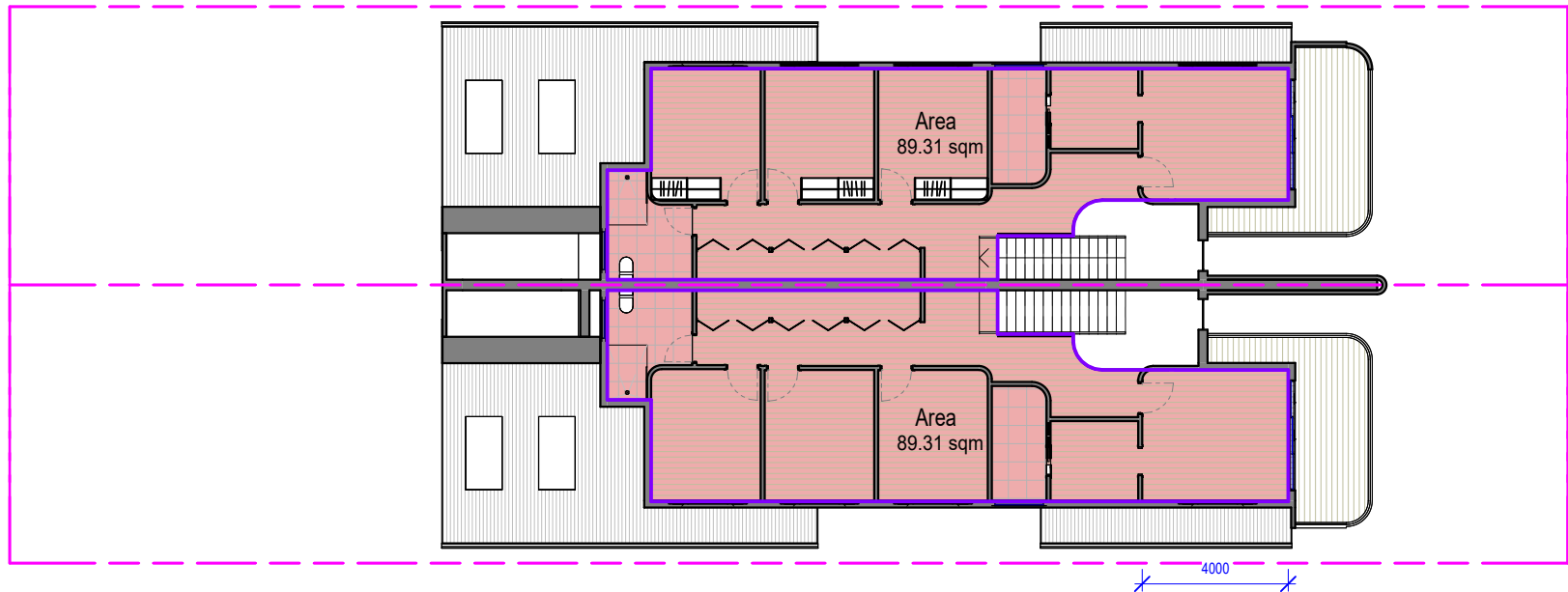


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Reg #: 2125/16

PROJECT NO.: C2601



1 **A - Ground Floor Plan - CDC Floor Area**
1 : 200



2 **A - First Floor Plan - CDC Floor Area**
1 : 200

CALCULATIONS

LOT SIZE AS PER DP 650.3m²

ALLOWABLE FSR = 0.5:1 = 325.15m²

U1 SITE SIZE = 325.15m²

GF - 70.84m²

FF - 89.31m²

160.15m² / 0.49:1

POS - <100m²

LANDSCAPE - 124.25m² = 38.2%

REAR LANDSCAPE - 93m² = 74.8%

FRONT LANDSCAPE - 30.45m² = 50%
(Front Area Size Calculation 60.3m²)

U2 SITE SIZE = 325.15m²

GF - 70.84m²

FF - 89.31m²

160.15m² / 0.49:1

POS - <100m²

LANDSCAPE - 124.13m² = 38.1%

REAR LANDSCAPE - 93m² = 74.5%

FRONT LANDSCAPE - 30.45m² = 50%
(Front Area Size Calculation 60.3m²)

**Certificate No. #HR-SCAE0B-01**
Scan QR code or follow website link for rating details.

Assessor name Jamie Bonnefin
Accreditation No. HERA 10056
Property Address 48 Batt Street, Sefton, NSW, 2162
<http://www.hero-software.com.au/pdf/HR-SCAE0B-01>

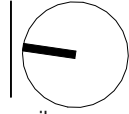


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CONSULTANTS:	

REV	DATE	DESCRIPTION	INITIAL
F	18.08.26	RFI Re Submission	Khaled

DRAWING TITLE: Calculation Plans
DRAWN BY: K.Kabbout
CHECKED BY: K.Kabbout
LOT: 1 | SEC: | DP: 1324915
COUNCIL AREA : Canterbury Bankstown Council



SITE ADDRESS: 48 Batt St, Sefton
CLIENT: Mr Alaa
ISSUED FOR: DA
PROJECT TYPE: Attached Duplex
SCALE: 1 : 200
DATE: 2026

REV: F
SHEET NO: A2.3

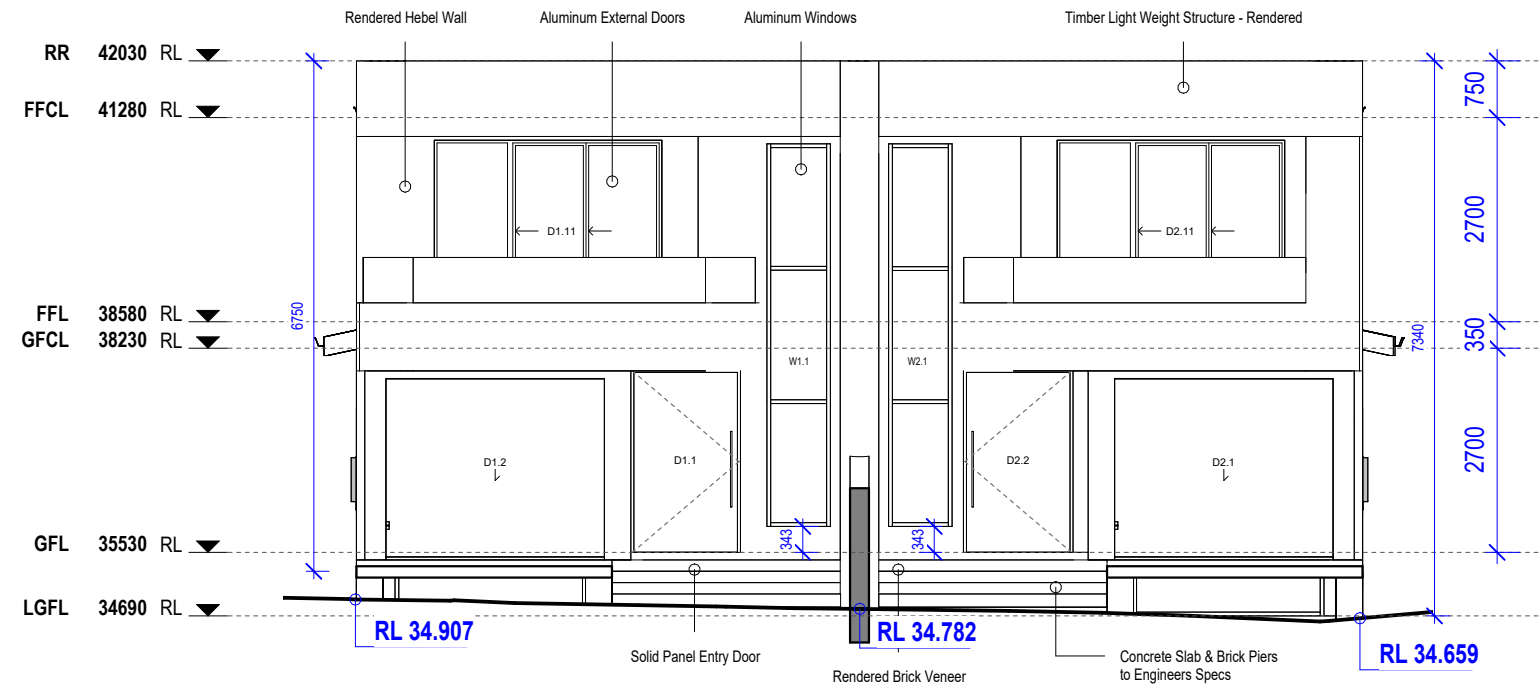


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Reg #: 2125/16

PROJECT NO.: C2601

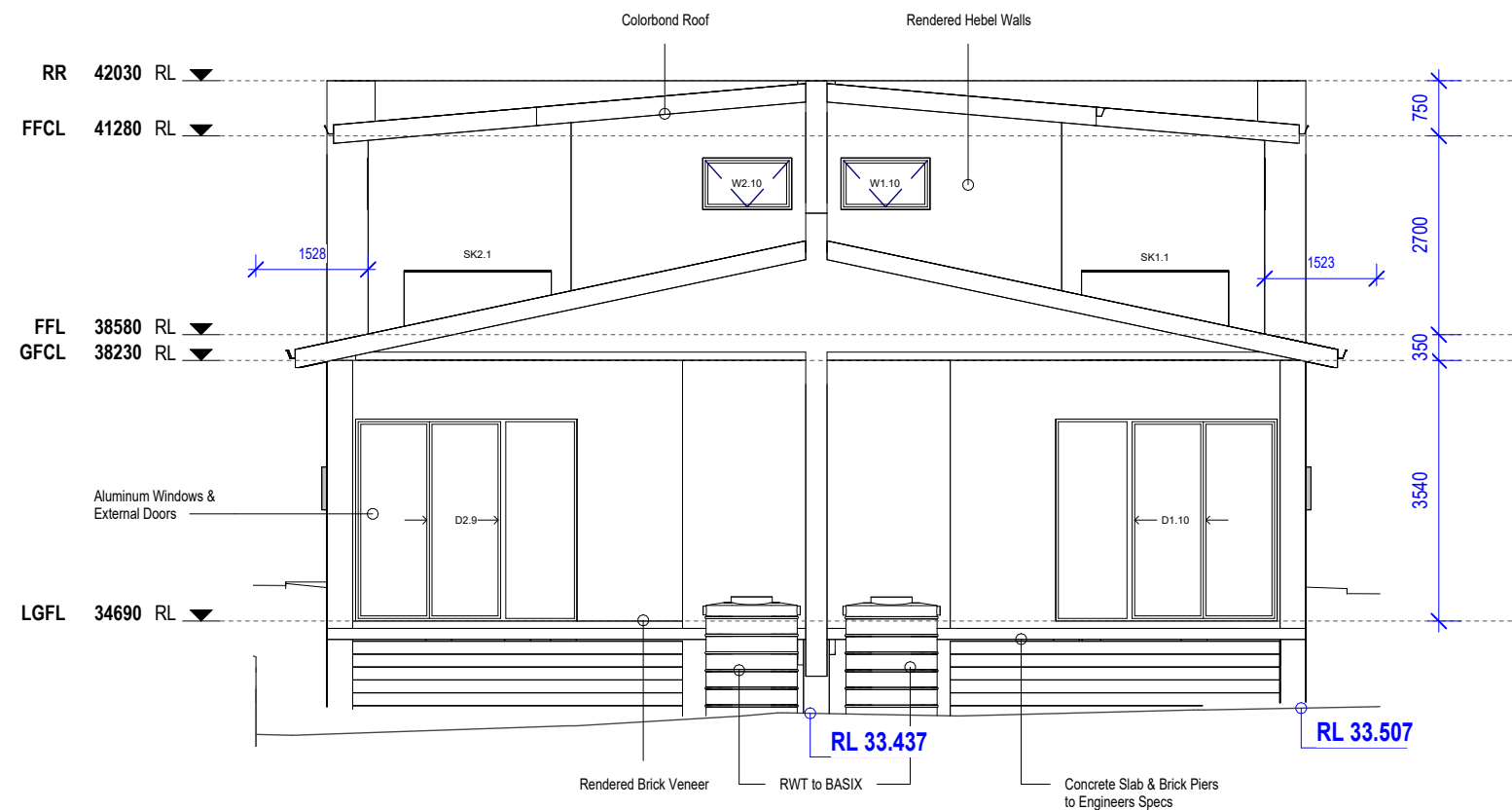
1 South Elevation

1 : 100



2 North Elevation

1 : 100



Note: Slab to be on piers as per structural engineers specification



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CONSULTANTS:	

REV	DATE	DESCRIPTION	INITIAL
F	18.08.26	RFI Re Submission	Khaled

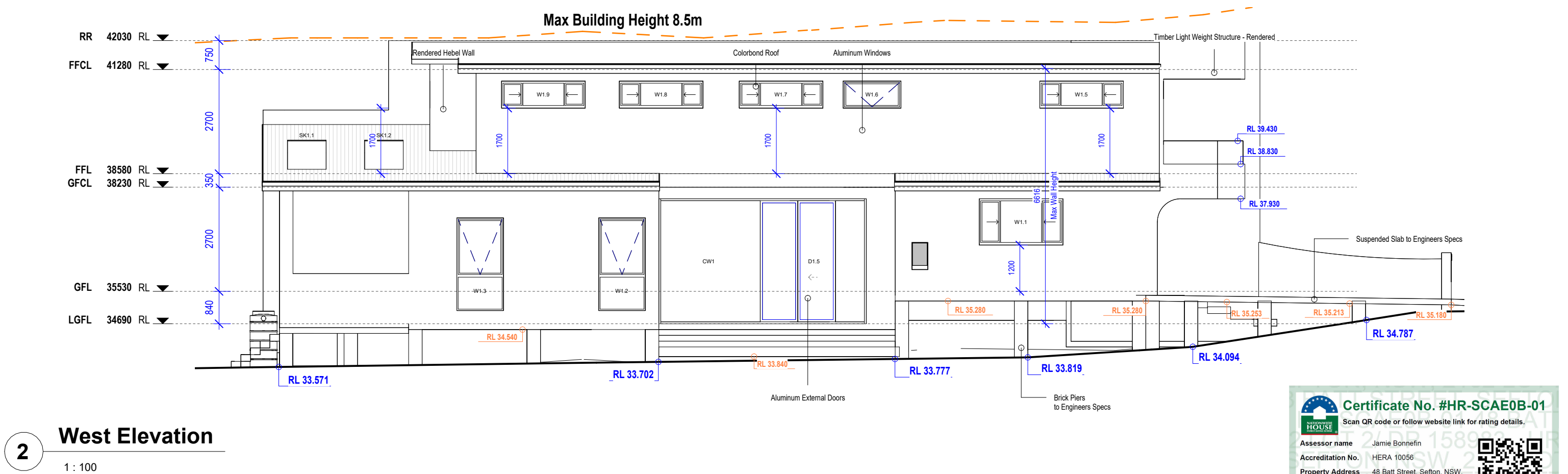
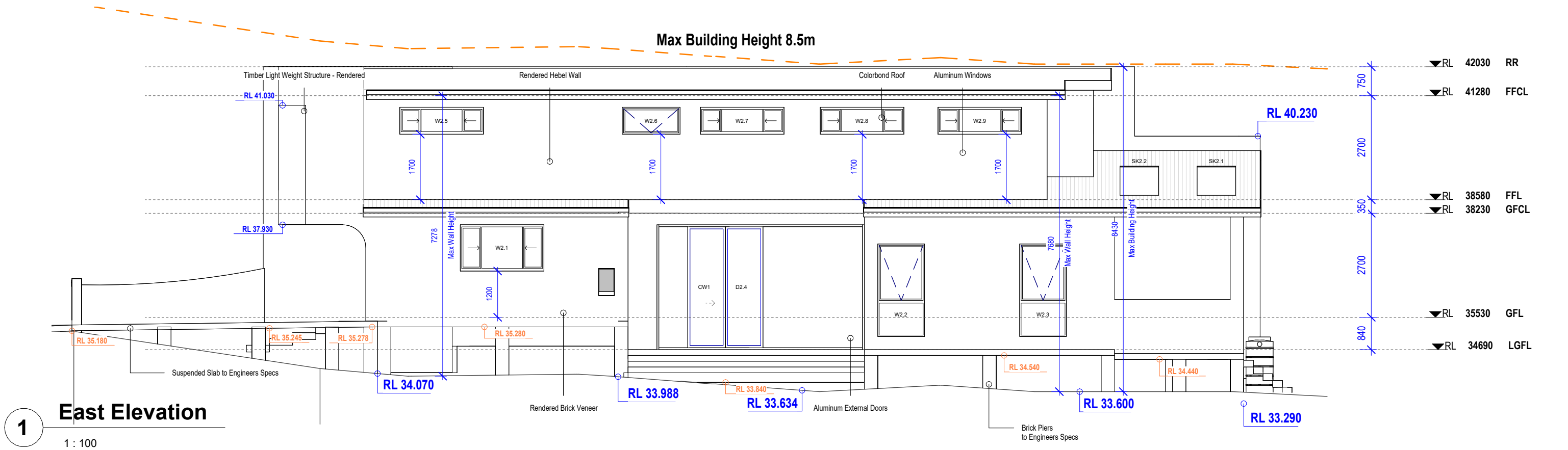
DRAWING TITLE: N&S Elevation
DRAWN BY: K.Kabbout
CHECKED BY: K.Kabbout
LOT: 1 | SEC: | DP:1324915
COUNCIL AREA : Canterbury Bankstown Council

SITE ADDRESS: 48 Batt St, Sefton
CLIENT: Mr Alaa
ISSUED FOR: DA
PROJECT TYPE: Attached Duplex
SCALE: 1 : 100
DATE: 2026

REV: F SHEET NO: A3.0

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Reg #: 2125/16

PROJECT NO: C2601



Note: Slab to be on piers as per structural engineers specification

Certificate No. #HR-SCAE0B-01
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Assessor name: Jamie Bonnefin
Accreditation No.: HERA 10056
Property Address: 48 Batt Street, Sefton, NSW, 2162
<http://www.hero-software.com.au/pdf/HR-SCAE0B-01>

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CONSULTANTS:	

REV	DATE	DESCRIPTION	INITIAL
F	18.08.26	RFI Re Submission	Khaled

DRAWING TITLE: E&W Elevation
DRAWN BY: K.Kabbout
CHECKED BY: K.Kabbout
LOT: 1 | SEC: | DP:1324915
COUNCIL AREA: Canterbury Bankstown Council

SITE ADDRESS: 48 Batt St, Sefton
CLIENT: Mr Alaa
ISSUED FOR: DA
PROJECT TYPE: Attached Duplex
SCALE: 1 : 100
DATE: 2026

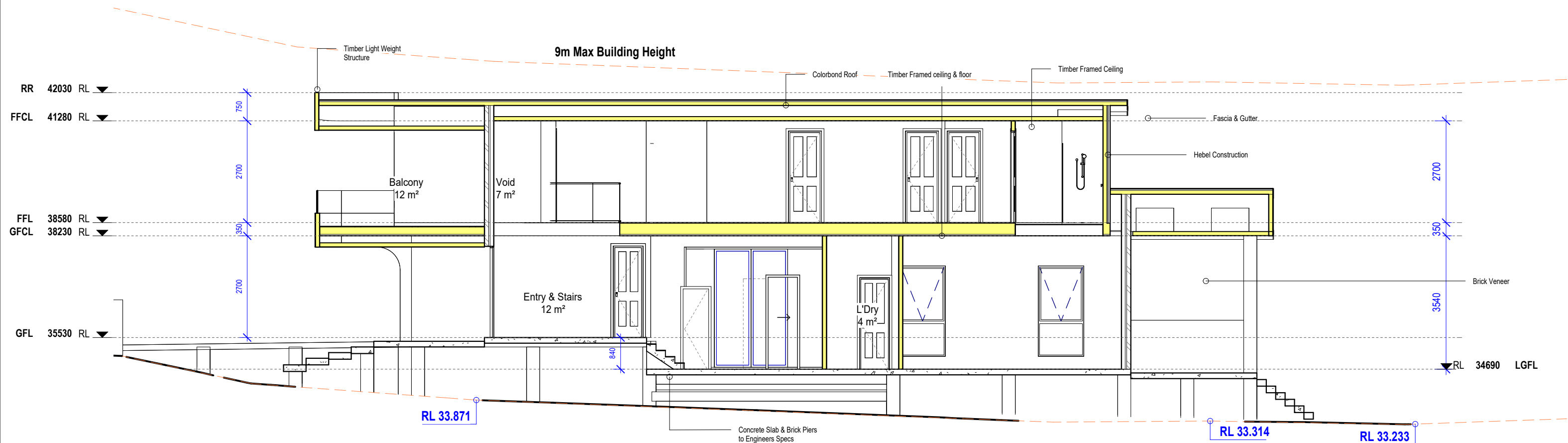
REV: F
SHEET NO: A3.1

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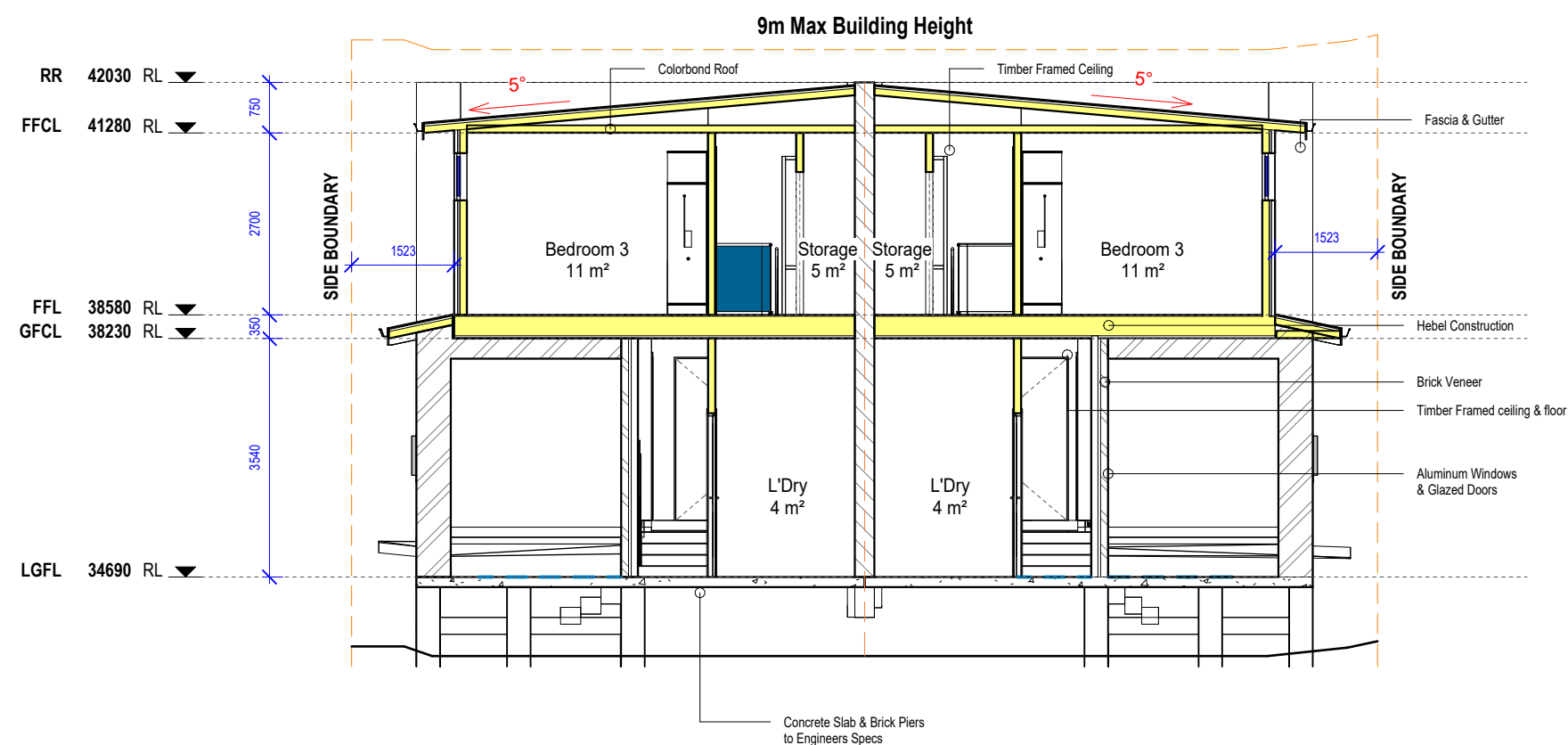
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Reg #: 2125/16

PROJECT NO: C2601



1 Long Section
1 : 100



2 Cross Section
1 : 100

Certificate No. #HR-SCAE0B-01
Scan QR code or follow website link for rating details.

Assessor name: Jamie Bonnefin
Accreditation No.: HERA 10056
Property Address: 48 Batt Street, Sefton, NSW, 2162

<http://www.hero-software.com.au/pdf/HR-SCAE0B-01>

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CONSULTANTS:	

REV	DATE	DESCRIPTION	INITIAL
F	18.08.26	RFI Re Submission	Khaled

DRAWING TITLE: Sections
DRAWN BY: K.Kabbout
CHECKED BY: K.Kabbout
LOT: 1 | SEC: | DP:1324915
COUNCIL AREA: Canterbury Bankstown Council

SITE ADDRESS: 48 Batt St, Sefton
CLIENT: Mr Alaa
ISSUED FOR: DA
PROJECT TYPE: Attached Duplex
SCALE: 1 : 100
DATE: 2026

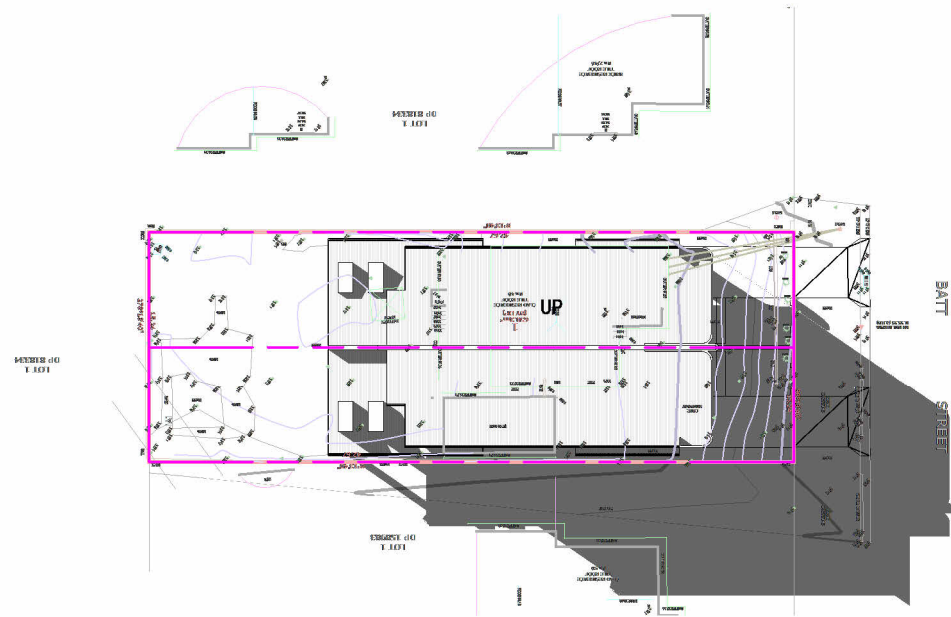
REV: F SHEET NO: A3.2

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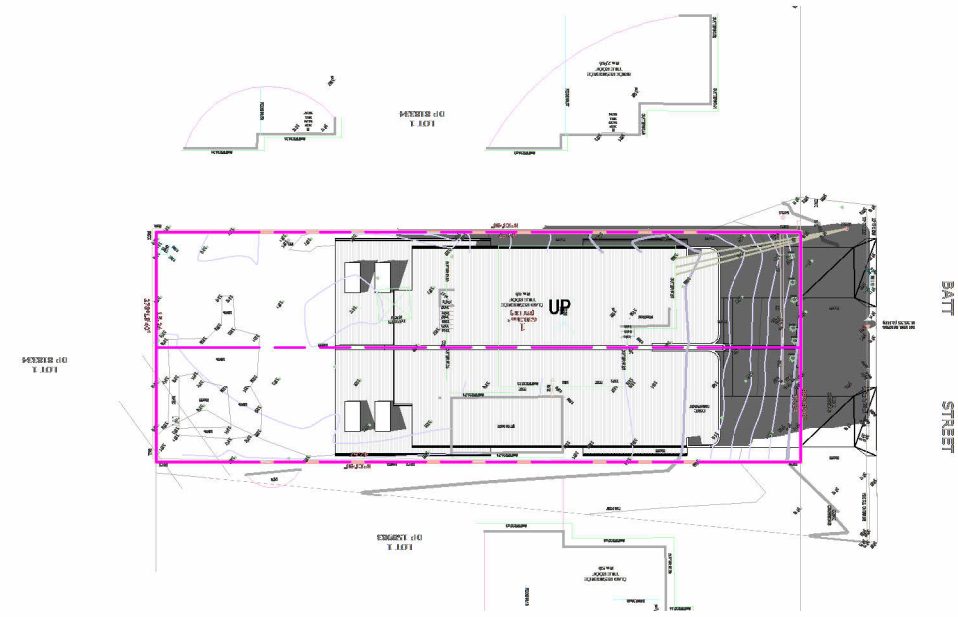
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Reg #: 2125/16

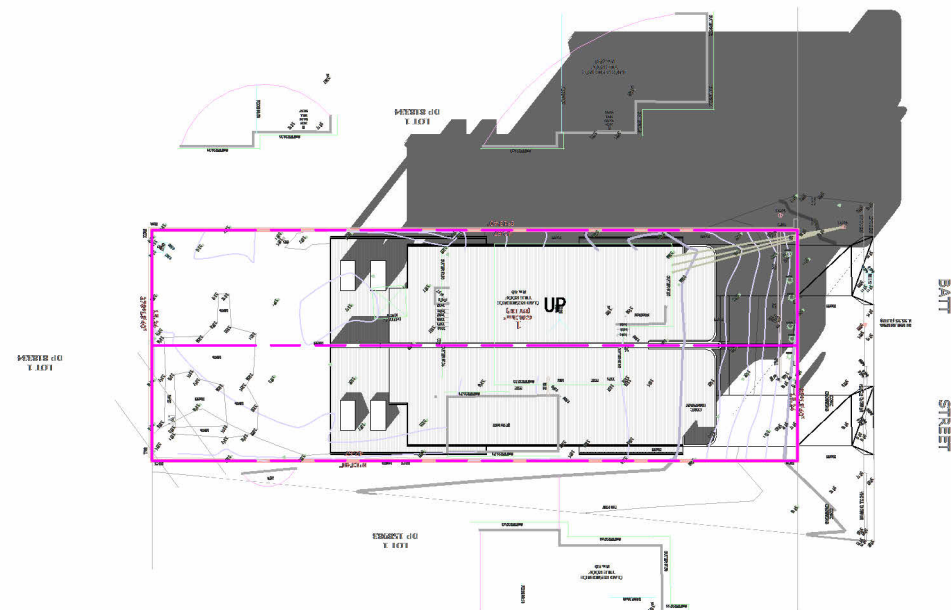
PROJECT NO: C2601



1 A - Site Plan - Shadow Studies 21 June - 9am
1 : 500



2 A - Site Plan - Shadow Studies 21 June - 12pm
1 : 500



3 A - Site Plan - Shadow Studies 21 June - 3pm
1 : 500

Certificate No. #HR-SCAE0B-01
Scan QR code or follow website link for rating details.

Assessor name: Jamie Bonnefin
Accreditation No.: HERA 10056
Property Address: 48 Batt Street, Sefton, NSW, 2162

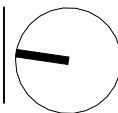
<http://www.hero-software.com.au/pdf/HR-SCAE0B-01>

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CONSULTANTS:	

REV	DATE	DESCRIPTION	INITIAL
F	18.08.26	RFI Re Submission	Khaled

DRAWING TITLE: Shadow Diagrams - June
DRAWN BY: K.Kabbout
CHECKED BY: K.Kabbout
LOT: 1 | SEC: | DP:1324915
COUNCIL AREA : Canterbury Bankstown Council



SITE ADDRESS: 48 Batt St, Sefton
CLIENT: Mr Alaa
ISSUED FOR: DA
PROJECT TYPE: Attached Duplex
SCALE: 1 : 500
DATE: 2026

REV: F
SHEET NO: A4.0

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Bankstown NSW 2200
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Phone: 0422 704 479
A.B.N: 87 616 143 661
Reg #: 2125/16

PROJECT NO: C2601

Door Schedule						
Mark	Room Name	Comments	Height	Width	Frame Material	Finish

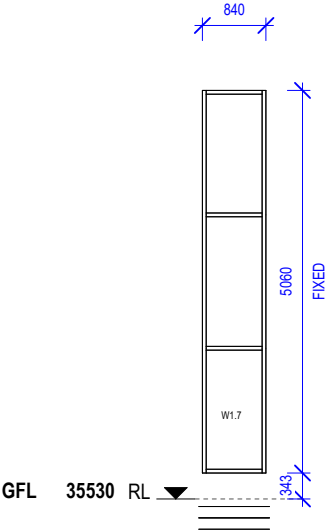
D1.1	ENTRY	ENTRY SWING	2400	1410	ALUMINIUM	TIMBER
D1.2	GARAGE	ROLLER/PANEL LIFT	2400	2890	ALUMINIUM	TIMBER
D1.3	GARAGE	SWING	2400	730	TIMBER	TIMBER
D1.4	STORAGE	SWING	2100	620	TIMBER	TIMBER
D1.5	COURT YARD	SLIDING GLAZED	3140	1950	ALUMINIUM	GLAZING
D1.6	WC	SLIDING PANEL	2400	700	TIMBER	TIMBER
D1.7	WIP	FRAMED OPENING	2400	730	TIMBER	TIMBER
D1.10	LIVING	SLIDING GLAZED	2743	3010	ALUMINIUM	GLAZING
D1.11	MASTER BED	SLIDING GLAZED	2400	3010	ALUMINIUM	GLAZING
D1.12	WIR	FRAMED OPENING	2400	700	TIMBER	TIMBER
D1.13	ENSUITE	SLIDING PANEL	2400	700	TIMBER	TIMBER
D1.14	MASTER BED	SWING	2400	820	TIMBER	TIMBER
D1.15	BED 2	SWING	2400	820	TIMBER	TIMBER
D1.16	BED 3	SWING	2400	820	TIMBER	TIMBER
D1.17	BED 4	SWING	2400	820	TIMBER	TIMBER
D1.18	BATH	SWING	2400	730	TIMBER	TIMBER
D1.19	STORAGE	FOLD	2100	2000	TIMBER	TIMBER
D1.20	STORAGE	FOLD	2100	2000	TIMBER	TIMBER
D1.21	STORAGE	FOLD	2100	2000	TIMBER	TIMBER
D2.1	GARAGE	ROLLER/PANEL LIFT	2400	2890	ALUMINIUM	TIMBER
D2.2	ENTRY	ENTRY SWING	2400	1410	ALUMINIUM	TIMBER
D2.3	GARAGE	SWING	2400	730	TIMBER	TIMBER
D2.4	COURT YARD	SLIDING GLAZED	3140	1950	ALUMINIUM	GLAZING
D2.5	WC	SLIDING PANEL	2400	700	TIMBER	TIMBER
D2.6	WIP	FRAMED OPENING	2400	730	TIMBER	TIMBER
D2.9	LIVING	SLIDING GLAZED	2743	3010	ALUMINIUM	GLAZING
D2.10	STORAGE	SWING	2100	620	TIMBER	TIMBER
D2.11	MASTER BED	SLIDING GLAZED	2400	3010	ALUMINIUM	GLAZING
D2.12	MASTER BED	SWING	2400	820	TIMBER	TIMBER
D2.13	WIR	FRAMED OPENING	2400	700	TIMBER	TIMBER
D2.14	ENSUITE	SLIDING PANEL	2400	700	TIMBER	TIMBER
D2.15	BED 2	SWING	2400	820	TIMBER	TIMBER
D2.16	BED 3	SWING	2400	820	TIMBER	TIMBER
D2.17	BED 4	SWING	2400	820	TIMBER	TIMBER
D2.18	BATH	SWING	2400	730	TIMBER	TIMBER
D2.19	STORAGE	FOLD	2100	2000	TIMBER	TIMBER
D2.20	STORAGE	FOLD	2100	2000	TIMBER	TIMBER
D2.21	STORAGE	FOLD	2100	2000	TIMBER	TIMBER

Grand total: 38

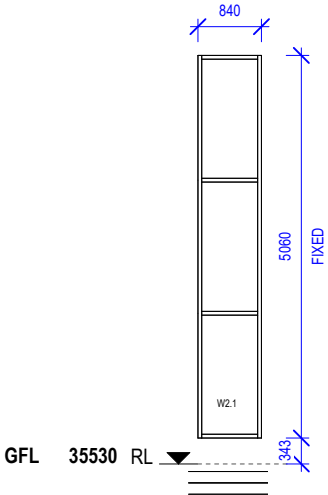
Window Schedule						
Mark	Location	Window Style	Height	Width	Material	Glazing

SK1.1	ALFRESCO				ALUMN. FRAME	CLEAR
SK1.2	ALFRESCO				ALUMN. FRAME	CLEAR
SK2.1	ALFRESCO				ALUMN. FRAME	CLEAR
SK2.2	ALFRESCO				ALUMN. FRAME	CLEAR
W1.1	GARAGE	SLIDER	1200	2170	ALUMN. FRAME	CLEAR
W1.2	LIVING	AWNING	2400	1210	ALUMN. FRAME	CLEAR
W1.3	LIVING	AWNING	2400	1210	ALUMN. FRAME	CLEAR
W1.5	MASTER BED	SLIDER	700	2170	ALUMN. FRAME	CLEAR
W1.6	ENSUITE	AWNING	700	1500	ALUMN. FRAME	OBSCURED
W1.7	BED 2	SLIDER	700	2170	ALUMN. FRAME	CLEAR
W1.8	BED 2	SLIDER	700	2170	ALUMN. FRAME	CLEAR
W1.9	BED 3	SLIDER	700	2170	ALUMN. FRAME	CLEAR
W1.10	BATH	AWNING	700	1210	ALUMN. FRAME	OBSCURED
W2.1	GARAGE	SLIDER	1200	2170	ALUMN. FRAME	CLEAR
W2.2	LIVING	AWNING	2400	1210	ALUMN. FRAME	CLEAR
W2.3	LIVING	AWNING	2400	1210	ALUMN. FRAME	CLEAR
W2.5	MASTER BED	SLIDER	700	2170	ALUMN. FRAME	CLEAR
W2.6	ENSUITE	AWNING	700	1500	ALUMN. FRAME	OBSCURED
W2.7	BED 2	SLIDER	700	2170	ALUMN. FRAME	CLEAR
W2.8	BED 3	SLIDER	700	2170	ALUMN. FRAME	CLEAR
W2.9	BED 3	SLIDER	700	2170	ALUMN. FRAME	CLEAR
W2.10	BATH	AWNING	700	1210	ALUMN. FRAME	OBSCURED

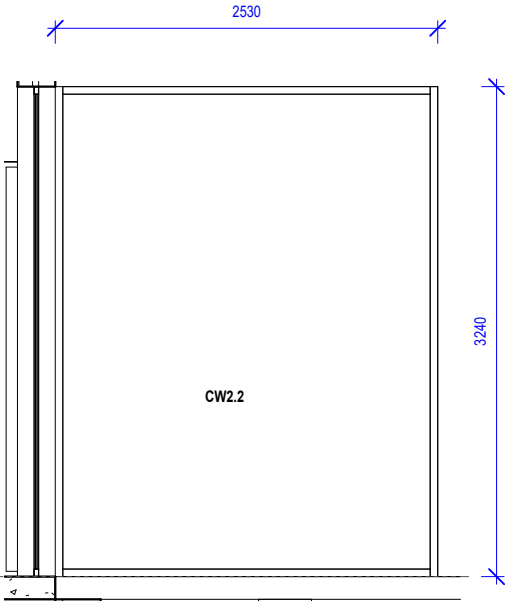
Grand total: 22



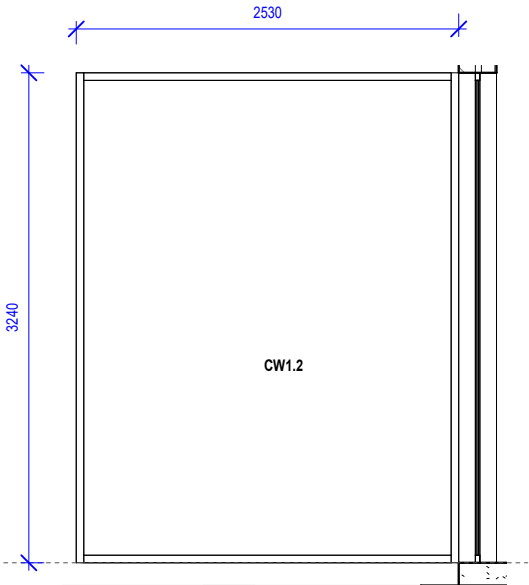
CW1.1
1 : 100



CW2.1
1 : 100



CW2.2 - FIXED
1 : 50



CW1.2 - FIXED
1 : 50

NOTE:
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**Certificate No. #HR-SCAE0B-01**
Scan QR code or follow website link for rating details.

Assessor name

Jamie Bonnefin

Accreditation No.

HERA 10056

Property Address

48 Batt Street, Sefton, NSW, 2162



<http://www.hero-software.com.au/pdf/HR-SCAE0B-01>

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info@cedardesign.com.au
A.B.N: 87 616 143 661
Phone: 0422 704 479

**bdo**
BUILDING DESIGNERS
ASSOCIATION OF AUSTRALIA
Reg #: 2125/16

SITE ADDRESS: 48 Batt St, Sefton
LOT 1 | **SEC:** | **DP:**1324915
ISSUED FOR: Issued for DA

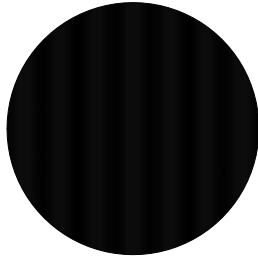
PROJECT TYPE: Attached Duplex

SCALE: As indicated **DATE:** 2026

REV: F

SHEET NO: A5.0

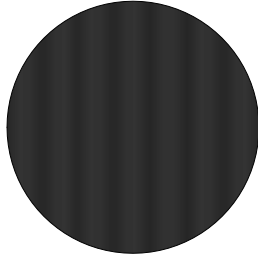
PROJECT NO: C2601



Black powdercoated Alumn. Frames

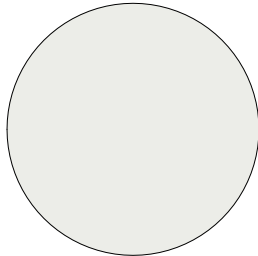
Powdercoated Aluminum Windows & Doors
Black or Similar

Balustrades - Black Finish
or Similar



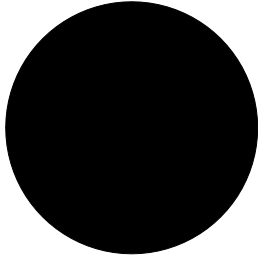
Colorbond Roof

Monument Colorbond roof
or Similar



**External Wall
Rendered Finish**

Dulux Natural White or Similar



Colorbond Black

Fascia, Gutters & Rainwater Heads

Powdercoated Colorbond
Black or Similar

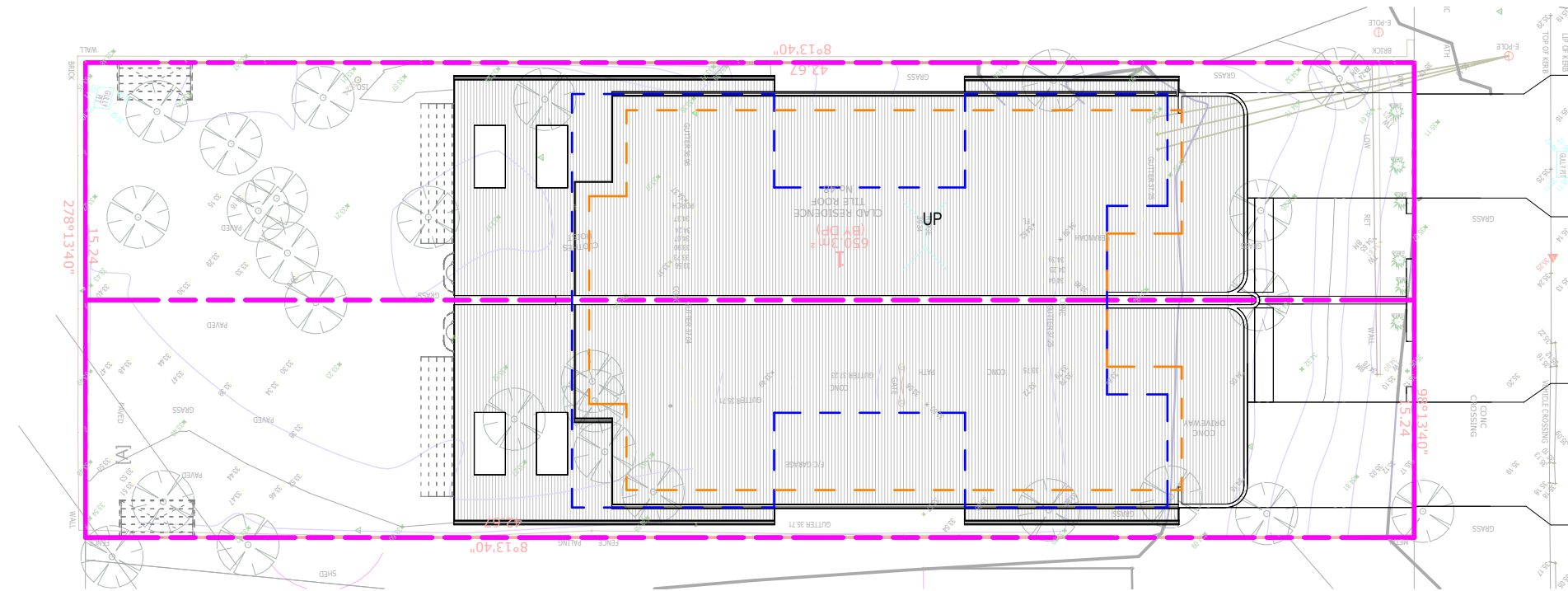


Timber finish Garage Door

Garage Roller Door
Flatline Door Profile or Similar



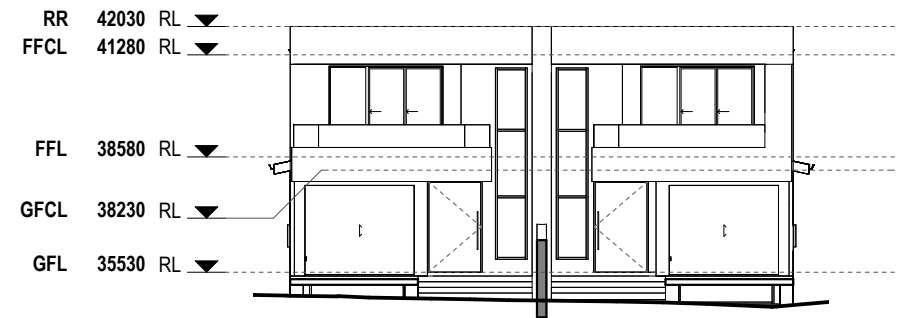
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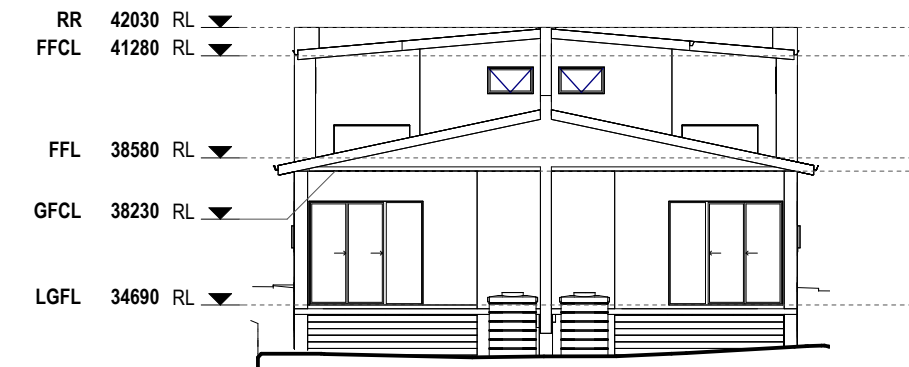
1 NN-Site Plan
1 : 200



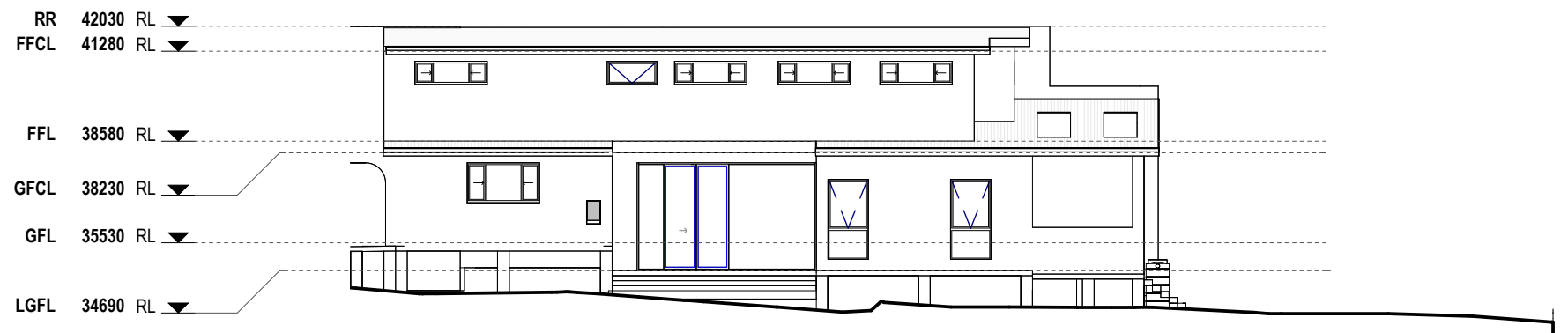
4 NN-West Elevation
1 : 200



2 NN-South Elevation
1 : 200



3 NN-North Elevation
1 : 200



5 NN-East Elevation
1 : 200



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CONSULTANTS:	

REV	DATE	DESCRIPTION	INITIAL
F	18.08.26	RFI Re Submission	Khaled

DRAWING TITLE: Neighbour Notification
DRAWN BY: K.Kabbout
CHECKED BY: K.Kabbout
LOT: 1 | SEC: | DP:1324915
COUNCIL AREA : Canterbury Bankstown Council

SITE ADDRESS: 48 Batt St, Sefton
CLIENT: Mr Alaa
ISSUED FOR: DA
PROJECT TYPE: Attached Duplex
SCALE: 1 : 200
DATE: 2026

REV: F SHEET NO: A9.0

4/83-85 North Tce,
Bankstown NSW 2200
www.cedardesign.com.au
info@cedardesign.com.au
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A.B.N: 87 616 143 661
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PROJECT NO: C2601