

	SMOKE ALARM #FINAL LOCATION SUBJECT TO NCC REQUIREMENTS
	ARTICULATION JOINTS #FINAL LOCATION TBC TO ENGINEERS/NCC REQUIREMENTS
	KEEP CLEAR FOR AC DUCTING
	AIR CONDITIONER DUCT
	200MM X 400MM EAVE VENTILATION (CLIMATE ZONE 6, 7, 8 IN ACCORDANCE TO NCC0-8-3)
	DENOTES EXHAUST SYSTEM TO BE INSTALLED AS PER FLOW RATES SPECIFIED IN NCC PART 10-8-2 & MUST BE DISCHARGED DIRECTLY VIA SHUNT OR DUCT TO OUTDOOR AIR OR VENTILATED ROOF SPACE AS PER NCC PART 10-8-3
DRAINAGE POINTS THROUGH WALL & ALLOW ADDITIONAL BRACING FOR FLOATING VANITIES	
	DOUBLE GLAZING TO SELECTED DOORS + WINDOWS
	PROVIDE STEGBAR ENERGY EFFICIENT GLASS (LOW-E CLEAR) UPGRADE OPTION

FACILITIES
(DEEMED) TO SATISFY PROVISION H(4)5)
FACILITIES TO BE PROVIDED IN ACCORDANCE TO
PART 0.4J TO 0.4J.2 OF HOUSING PROVISIONS OF
THE NCC

WET AREA WATERPROOFING
(H400) WET AREA FLASHING TO MEET
CLAUSES 0.2J1 TO 0.2J.6 AND 0.2J.2 OF
AS/3 HOUSING PROVISIONS OF NCC 2022

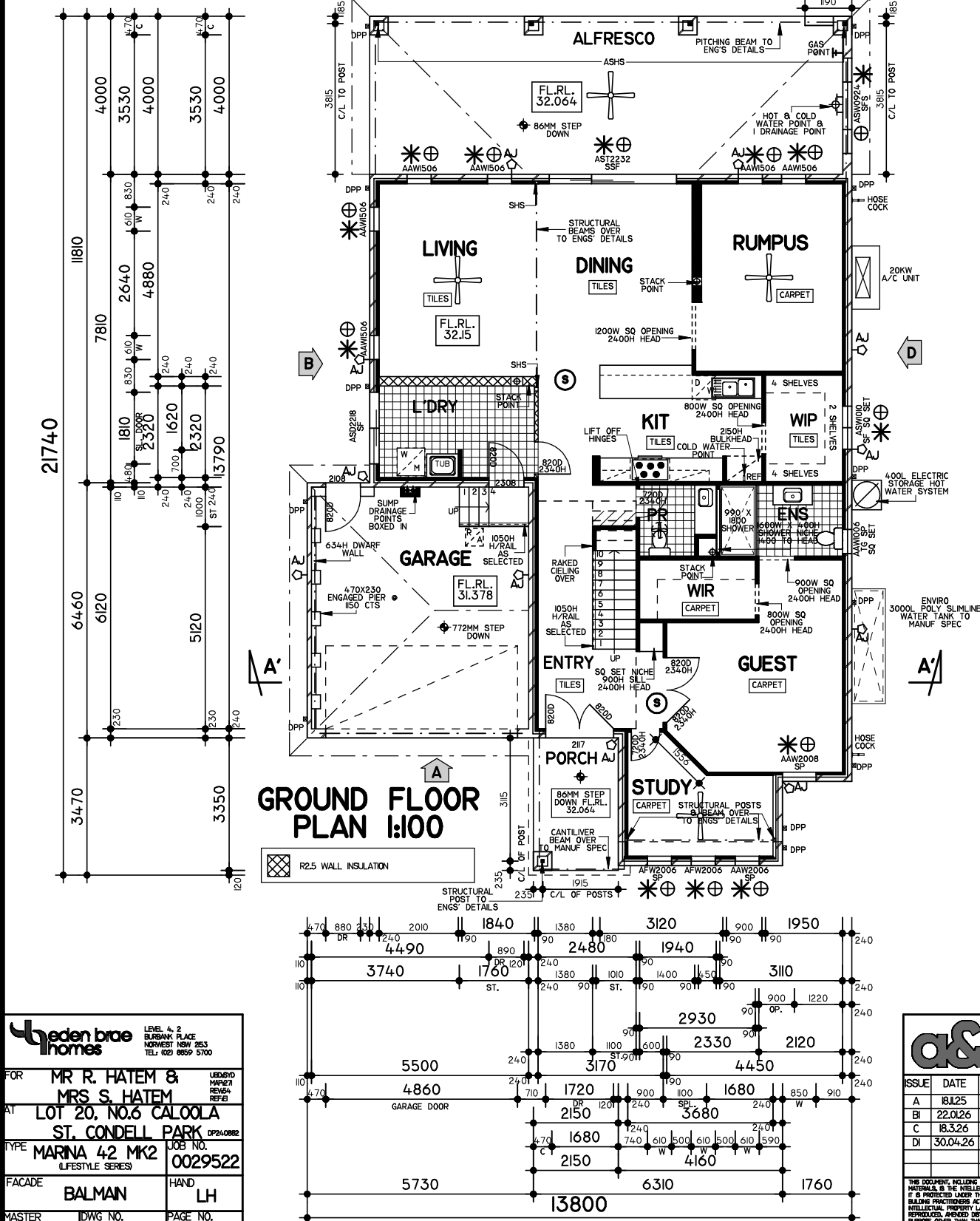
CONDENSATION MANAGEMENT
(DEEMED) TO SATISFY PROVISION H(4)9)
CONDENSATION MANAGEMENT SYSTEMS TO BE
INSTALLED IN ACCORDANCE WITH 0.8J1 TO 0.8J.3
OF HOUSING PROVISIONS OF THE NCC

EXTERNAL WALL CONSTRUCTION
PLUMB BUILDING MEMBRANE IN EXTERNAL WALL;
TO COMPLY WITH AS/42001 & 1 INSTALLED IN
ACCORDANCE WITH AS/42002 PLUMB BUILDING
MEMBRANE TO MEET CLIMATE ZONE 5 OR 6

VENTILATION
(DEEMED) TO SATISFY PROVISION H(4)7)
VENTILATION TO BE PROVIDED IN ACCORDANCE
WITH PART 0.4J TO 0.4J.3 OF HOUSING
PROVISIONS OF THE NCC

VENTILATION OF ROOF SPACES
IN CLIMATE ZONES 6, 7 AND 8, A ROOF MUST
BE IN ACCORDANCE WITH PART 0.8J.3
OF HOUSING PROVISIONS OF THE NCC

WINDOW PROTECTION
WINDOW PROTECTION TO BEDROOMS 8 TO
0.8J.2 OF THE NCC TO BEDROOMS TO BE IN
ACCORDANCE TO HOUSING PROVISION I3-3 TO
I3-3.8 OF NCC





25-27 SOLVENT CIRCUIT,
NORMEST - LEVEL 2 SUITE
250 - INCHUPARK
PHONES (02) 8824 3533
WWW.ADESIGN.COM.AU

ISSUE	DATE	REVISION	DRAWN
A	18.12.25	SITING	JK
BI	22.01.26	RESITE	JK
C	18.3.26	CC PLANS	RL
DI	30.04.26	BASIX/AMENDMENTS	JP

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	SMOKE ALARM #FINAL LOCATION SUBJECT TO NCC REQUIREMENTS
	ARTICULATION JOINTS #FINAL LOCATION TBC TO ENGINEERS/NCC REQUIREMENTS
	KEEP CLEAR FOR AC DUCTING
	AIR CONDITIONER DUCT
	200MM X 400MM EAVE VENTILATION (CLIMATE ZONE 6, 7, 8 IN ACCORDANCE TO NCC0-8-3)
	DENOTES EXHAUST SYSTEM TO BE INSTALLED AS PER FLOW RATES SPECIFIED IN NCC PART 10-8-2 & MUST BE DISCHARGED DIRECTLY VIA SHAFT OR DUCT TO OUTDOOR AIR OR VENTILATED ROOF SPACE AS PER NCC PART 10-8-3
DRAINAGE POINTS THROUGH WALL & ALLOW ADDITIONAL BRACING FOR SELECTED VANTIES	
	DOUBLE GLAZING TO FLECTED VANTIES
	PROVIDE STEGBAR ENERGY EFFICIENT GLASS (LOW-E CLEAR) UPGRADE OPTION

FACILITIES
DEEMED.TOSATISFY PROVISION H4D5)
FACILITIES TO BE PROVIDED IN ACCORDANCE TO
PART 10.4J TO 10.4.2 OF HOUSING PROVISIONS OF
THE NCC

WET AREA WATERPROOFING
10.4001 WET AREA FLASHING TO MEET
CLAUSES 10.21 TO 10.2.6 AND 10.2.2 OF
AS10 HOUSING PROVISIONS OF NCC 2022

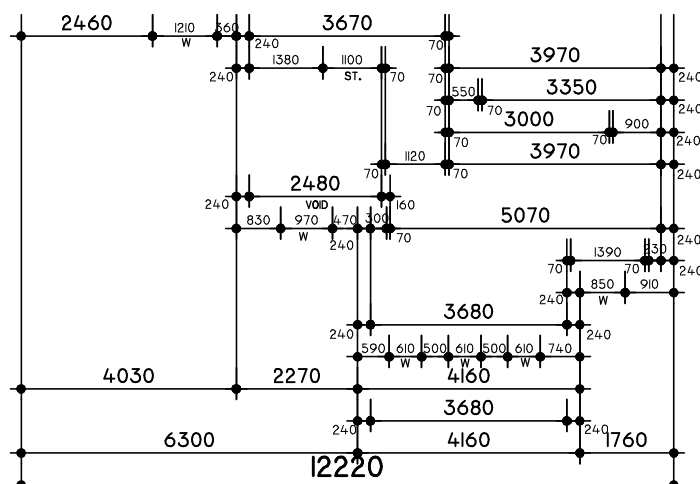
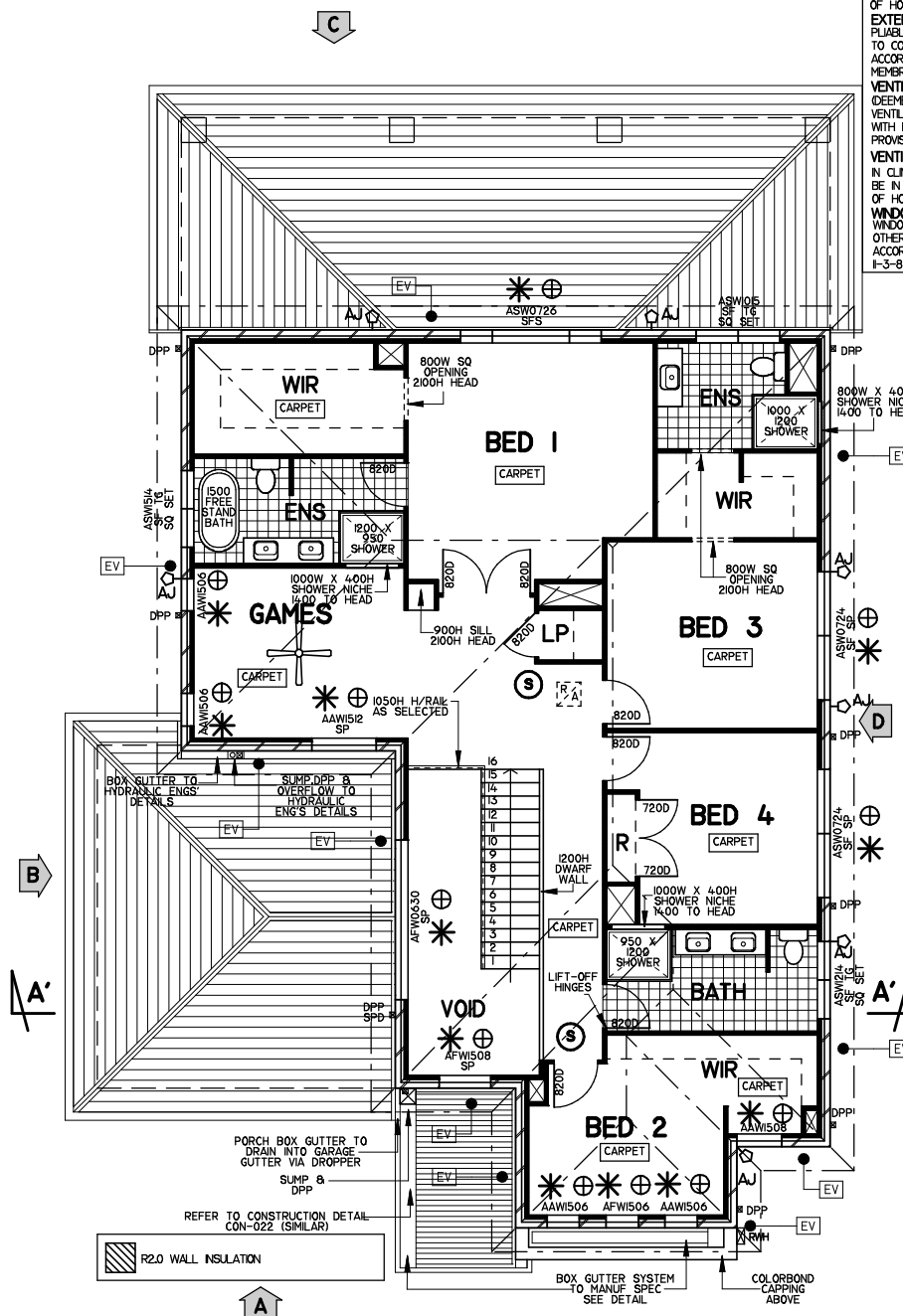
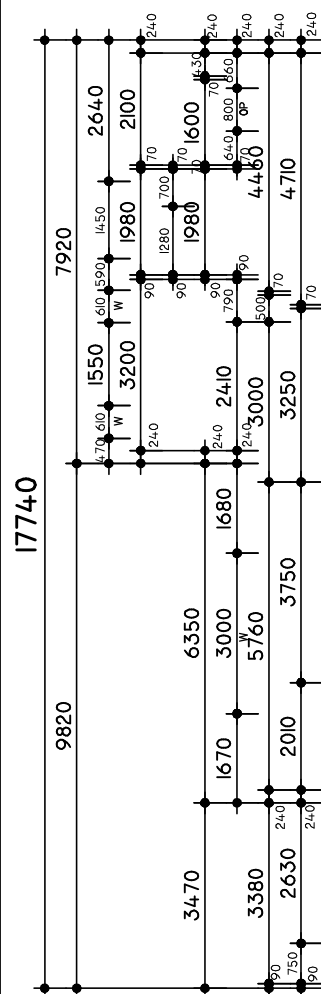
CONDENSATION MANAGEMENT
DEEMED.TOSATISFY PROVISION H4D9)
CONDENSATION MANAGEMENT SYSTEMS TO BE
INSTALLED IN ACCORDANCE WITH 10.81 TO 10.8.3
OF HOUSING PROVISIONS OF THE NCC

EXTERNAL WALL CONSTRUCTION
FLEURBAE BUILDING MEMBRANE IN EXTERNAL WALLS TO
MEET PART 10.61 TO 10.6.5 OF HOUSING
IN ACCORDANCE WITH AS4-2002 FLEURBAE BUILDING
MEMBRANE TO MEET CLIMATE ZONE 5 OR 6

VENTILATION
DEEMED.TOSATISFY PROVISION H4D7)
VENTILATION TO BE PROVIDED IN ACCORDANCE
WITH PART 10.61 TO 10.6.5 OF HOUSING
PROVISIONS OF THE NCC

VENTILATION OF ROOF SPACES
IN CLIMATE ZONES 4, 7 AND 8, A ROOF MUST
BE IN ACCORDANCE WITH PART 10.8.3
OF HOUSING PROVISIONS OF THE NCC

WINDOW PROTECTION
WINDOW PROTECTION TO BEDROOMS 8. TO
OTHER ROOMS OTHER THAN BEDROOMS TO BE IN
ACCORDANCE TO HOUSING PROVISION 1-3-7 TO
1-3-8 OF NCC



FIRST FLOOR PLAN 1:100

		LEVEL 4, 2 BURBANK PLACE NORTHWEST NSW 2653 TEL: 400 8959 5700	
FOR	MR R. HATEM & MRS. S. HATEM		LHD#10 MAP#21 REV#4 REF#E
AT	LOT 20, NO.6 CALOOLA ST. CONDELL PARK		DP#240882
TYPE	MARINA 42 MK2 (LIFESTYLE SERIES)	JOB NO. 0029522	
FACADE	BALMAIN	HAND LH	
MASTER	DWG NO. AND-4462	PAGE NO. 4 OF 14	

		25-21 SOLENT COURT, NORTHVIEW - LEVEL 2 SUITE 205 - MACARTHUR TOWNSHIP PHONE: (420) 6824 5533 WWW.ANDREWS.COM.AU	
ISSUE	DATE	REVISION	DRAWN
A	18.12.25	SITING	JK
B	22.04.26	RESITE	JK
C	18.3.26	CC PLANS	JK
D	30.04.26	BASIC AMENDMENTS	RL
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	SMOKE ALARM #FINAL LOCATION SUBJECT TO NCC REQUIREMENTS
	ARTICULATION JOINTS #FINAL LOCATION TBC TO ENGINEERS/NCC REQUIREMENTS
	KEEP CLEAR FOR AC DUCTING
	AIR CONDITIONER DUCT
	200MM X 400MM EAVE VENTILATION (CLIMATE ZONE 6, 7, 8 IN ACCORDANCE TO NCC0-8-3)
	DENOTES EXHAUST SYSTEM TO BE INSTALLED AS PER FLOW RATES SPECIFIED IN NCC PART 10-8-2 & MUST BE DISCHARGED DIRECTLY VIA SHAFT OR DUCT TO OUTDOOR AIR OR VENTILATED ROOF SPACE AS PER NCC PART 10-8-3
DRAINAGE POINTS THROUGH WALL & ALLOW ADDITIONAL BRACING FOR FLOATING VANTIES	
	DOUBLE GLAZING TO SELECTED DOORS + WINDOWS
	PROVIDE STEGBAR ENERGY EFFICIENT GLASS (LOW-E CLEAR) UPGRADE OPTION

FACILITIES
(DEEMED TO SATISFY PROVISION H4D5)
FACILITIES TO BE PROVIDED IN ACCORDANCE TO
PART 10.4J TO 10.4.2 OF HOUSING PROVISIONS OF
THE NCC

WET AREA WATERPROOFING
14.010 WET AREA FLASHING TO MEET
CLAUSES 10.2.1 TO 10.2.6 AND 10.2.22 OF
AS1300 HOUSING PROVISIONS OF NCC 2022

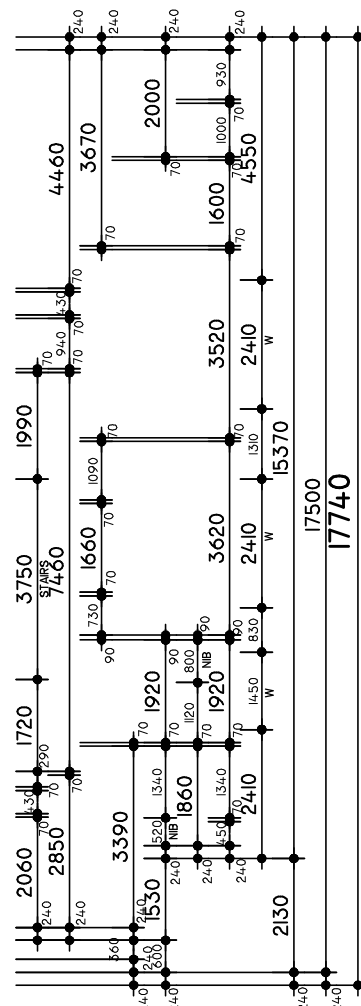
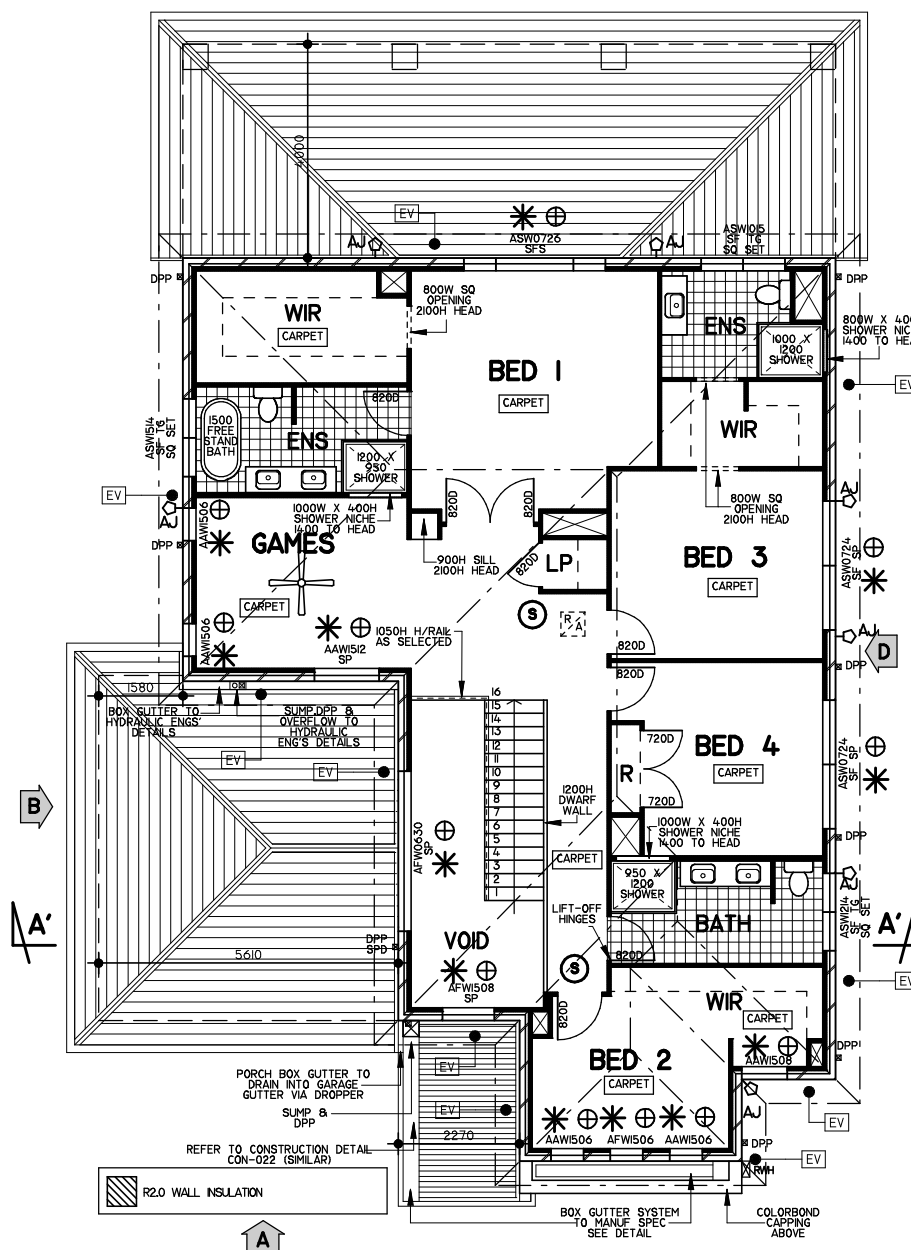
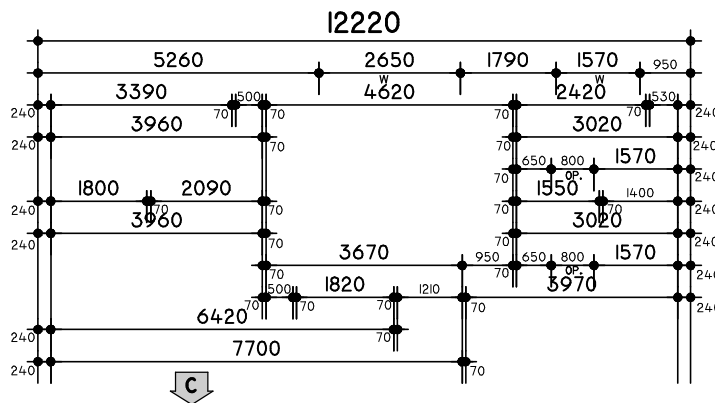
CONDENSATION MANAGEMENT
(DEEMED TO SATISFY PROVISION H4D9)
CONDENSATION MANAGEMENT SYSTEMS TO BE
INSTALLED IN ACCORDANCE WITH 10.8.1 TO 10.8.3
OF HOUSING PROVISIONS OF THE NCC

EXTERNAL WALL CONSTRUCTION
14.015 EXTERNAL WALLS TO BE CONSTRUCTED
TO COMPLY WITH AS4200.1 6.1 INSTALLED IN
ACCORDANCE WITH AS4200.2 PLUMBING BUILDING
MEMBRANE TO MEET CLIMATE ZONE 5 OR 6

VENTILATION
(DEEMED TO SATISFY PROVISION H4D7)
VENTILATION TO BE PROVIDED IN ACCORDANCE
WITH PART 10.6.1 TO 10.6.3 OF HOUSING
PROVISIONS OF THE NCC

VENTILATION OF ROOF SPACES
14.020 ROOF SPACES TO BE PROVIDED IN
CLIMATE ZONES 4, 7 AND 8, A ROOF MUST
BE IN ACCORDANCE WITH PART 10.8.3
OF HOUSING PROVISIONS OF THE NCC

WINDOW PROTECTION
14.025 WINDOW PROTECTION TO BEDROOMS 8 TO
OTHER THAN 10.8.3 TO BEDROOMS TO BE IN
ACCORDANCE TO HOUSING PROVISION 10.3-7 TO
10.3-8 OF NCC



	LEVEL 4, 2 BURGAIN PLACE NORTHVIEW NSW 2653 TEL: (022) 8859 5700	
FOR	MR R. HATEM &	LEB510 MAP271 REVA/ REFE
AT	MRS. S. HATEM	
	LOT 20, NO.6 CALOOLA	
	ST. CONDELL PARK	DP24-0882
TYPE	MARINA 42 MK2 (LIFESTYLE SERIES)	JOB NO. 0029522
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		25-27 SOLENT CROFT, NORTHWEST - LEVEL 2 SUITE 206 MACARTHUR PLACE FLORENCE AND 86TH STS WWW.ONSCORAU.COM	
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