

NCC and Australian Standards:

H1 structure

- structure provisions (deemed-to-satisfy provision H1D2)
 - structure provisions to be provided in accordance to section 2 of the housing provisions of the NCC or relevant provision of H1D3 to H1D2 of housing provisions of the NCC or any combination thereof
- site preparation (deemed to satisfy provision H1D3)
 - site preparation to be in accordance with the following
 - part 3.2 of housing provisions of the NCC as site classed as A, S, M, H or E in accordance to part 4.2.2 of housing provisions of the NCC for earth works associated with a building structure
 - AS4678 for earth retaining
 - part 3.4 of housing provisions of the NCC for termite risk management
- footings & slabs (deemed to satisfy provision H1D4)
 - footings & slabs to be constructed in accordance with AS 2870, AS3600 where it fall in with the requirements of section 4 of housing provisions of the NCC
- masonry (deemed to satisfy provision H1D5)
 - masonry veneer to be constructed in accordance with:
 - (a) AS3700 or AS4773.1 & AS4773.2 or part 5 of the housing provisions of the NCC provided
 - (b) wind class NB & less
 - (c) comply with H1D4 & part 5.6 using components of part 5.7 of the housing provisions
 - (d) soil class A, S, M in accordance to AS2870
 - (e) tied masonry as per H1D6
 - (f) not located within alpine areas
 - (g) no earthquake affected design requirements
 - cavity brick unreinforced to be constructed in accordance with:
 - AS3700 or AS4773.1 & AS4773.2
 - or part 3 of the housing provisions of the NCC provided
 - wind class NB & less
 - (c) comply with H1D4 & part 5.6 using components of part 5.7 of the housing provisions
 - (d) soil class A, S, M in accordance to AS2870
 - (e) tied masonry as per H1D6
 - (f) not located within alpine areas
 - (g) no earthquake affected design requirements
 - reinforced masonry to be constructed in accordance with AS3700 excl. piers or AS4773.1 & AS4773.2
 - isolated masonry piers to be constructed in accordance with:
 - part 8.5.1 of housing provisions of the NCC & section 7 in accordance to tables 10.3 & 4.1 (a)(c) of AS 3700 or part 3 of the housing provisions of the NCC provided
 - AS4773.1 & AS4773.2
 - (c) part 5 of the housing provisions of th NCC provided
 - wind class NB & less
 - * comply with H1D4
 - * comply with part 5.6.2(4) of the housing provisions of the NCC and have 6.2MPa for solid & core units & 15 MPa for hollow units.
 - * the roof & walls provide lateral bracing for the top of pier as per part 8.5.1 of housing provisions of the NCC & section 7 in accordance to tables 10.3 & 4.1 (a)(c) of AS 3700 or part 3 of the housing provisions of the NCC provided
 - (d) soil class A, S, M in accordance to AS2870
 - (e) not located within alpine areas
 - (g) no earthquake affected design requirements
 - Masonry accessories to be constructed in accordance with:
 - AS3700 or
 - AS4773.1 & AS4773.2
 - (c) part 5.6 of housing provisions of the NCC provided
 - wind class NB & less
 - * not located within alpine areas
 - * no earthquake affected design requirements
 - Framing (deemed to satisfy provision H1D6)
 - steel framing to be constructed in accordance with NASH standard residential & low rise steel framing Part 1 & 2 AS4100 & AS/NZS4600
 - timber framing to be constructed in accordance with AS1684.2, AS1720.5, AS1684.4 & AS1860.2 if within a cyclone area AS1684.3
 - structural steel sections to be constructed in accordance with AS4100, AS/NZS 4600 & be associated with part 6.3.1 to 6.3.9 of housing provisions of the NCC (not restrictions apply to 6.3.1 to 6.3.1)
 - software in accordance with ABCB protocol for structural software & geometric limits, programs that contain similar tables to AS1684 & NASH standard residential & low rise steel framing Part 2 can apply.

- structure roof & wall cladding (deemed to satisfy provision H1D7)
 - slates & shingles as selected to be in accordance with AS4597
 - roof tiles as selected to be in accordance with AS2050 or AS2049 & be associated with part 7.3.1 to 7.3.6 of housing provisions of the NCC
 - metal sheet roofing as selected to be in accordance with AS1562.1 & be associated with Clause 7.2.1 to 7.2.8 of housing provisions of the NCC
 - timber & composite wall cladding to be in accordance with AS5146.1 for autoclaved aerated wall cladding or part 7.5.1 to 7.5.8 of housing provisions of the NCC for wall cladding
 - metal wall cladding to be in accordance with AS1562.1
- earthquake areas (deemed to satisfy provision H1D9)
 - class 1 & 10 building to be in accordance with section 2 of the housing provisions of the NCC subject to seismic activity.
- flood hazard (deemed to satisfy provision H1D10)
 - class 1 to be in accordance with housing provisions of the NCC
- Attachment of framed decks and balconies to external walls of buildings using a walling plate (deemed to satisfy provision H1D11)
 - Attachment of framed decks and balconies to external walls of buildings using a walling plate to be in accordance with part 12.3 of housing provisions of the NCC. (subject to conditions)
- piled footings (deemed to satisfy provision H1D12)
 - piled footings to be in accordance with AS2159.

H2 damp & weather proofing

- drainage (deemed-to-satisfy H2D2)
 - drainage is to be in accordance with AS/NZS 3500.3 & part 3.3 of the housing provisions of the NCC for
 - roofs in areas subject to 5 minute duration rainfall intensities of not more than 255 mm per hour over an annual exceedance probability of 5% (as per Table 7.4.3d of the ABCB Housing Provisions) where a drainage system is required; and
 - sub-soil areas where excessive soil moisture problems may occur
 - land adjoining and under buildings
- footings & slabs (deemed-to-satisfy provision H2D3)
 - footings & slabs to be provided in accordance with H1D4 (1) (a) or (b)
- masonry (deemed-to-satisfy provision H2D4)
 - masonry walls to be provided in accordance with either AS3700, AS4773.1 & AS4773.2 or part 5.7.1 to 5.7.6 in accordance to H1D5
- subfloor ventilation (deemed-to-satisfy provision H2D5)
 - foundations areas to be provided with access & subfloor ventilation to be in accordance with part 6.2.1 of housing provisions of the NCC
- weather proofing roof & wall cladding (deemed to satisfy provision H2D6)
 - gutters & downpipes to be in accordance with AD/NZS3500.3 & part 7.4.1 to 7.4.7 of housing provisions of the NCC
- glazing (deemed to satisfy provision H2D7)
 - glazing to be in accordance with H1D8(1) of the NCC
- external waterproofing (deemed to satisfy provision H2D8)
 - external waterproofing to be in accordance with AS4654.1 & AS4654.2 which is also applied to roofing systems with H1D7(2) (3), terraces, balconies, suspended concrete slabs & spaced decking in conjunction to framing that are suitable for external use.

H3 fire safety

- Fire hazard properties and non-combustible building elements
 - hazard properties and non-combustible building elements to be provided in accordance to H3D2
 - Flexible ductwork used for the transfer of products initiating from a heat source that contains a flame must comply with the fire hazard properties set out in AS4254.1
- fire separation from external walls (deemed-to-satisfy provision H3D3)
 - fire separation from external walls to be provided in accordance to part 9.2.1 to 9.2.10 of housing provisions of the NCC
- Fire protection of separating walls and floors (deemed-to-satisfy provision H3D4)
 - fire separation from external walls to be provided in accordance to part 9.3.1 to 9.3.4 of housing provisions of the NCC
- Fire separation of garage-top-dwellings (deemed-to-satisfy provision H3D5)
 - Fire separation of garage-top-dwellings to be provided in accordance to part NSW 9.4.1 to NSW 9.4.3 of housing provisions of the NCC
- Smoke alarms and evacuation lighting (deemed-to-satisfy provision H3D6)
 - Smoke alarms and evacuation lighting to be provided in accordance to part 9.5.1 to 9.5.5 of housing provisions of the NCC, AS3786 & AS1670.1

H4 health & amenity

- Wet areas waterproofing (deemed-to-satisfy provision H4D2)
 - wet areas to be provided in accordance with part 10.2.1 to 10.2.32 of housing provisions of the NCC
- Materials and installation of wet area components and systems (deemed-to-satisfy provision H4D3)
 - Materials and installation of wet area components and systems to be provided in accordance to part 10.2.1 to 10.2.6 of housing provisions of the NCC & comply with either AS3740 & part 10.2.12 of housing provisions of the NCC or part 10.2.7 to 10.2.32 of housing provisions of the NCC
- room heights (deemed-to-satisfy provision H4D4)
 - room heights to be provided in accordance to part 10.3.1 of housing provisions of the NCC
- facilities (deemed-to-satisfy provision H4D5)
 - facilities to be provided in accordance to part 10.4.1 to 10.4.2 of housing provisions of the NCC
- light (deemed-to-satisfy provision H4D6)
 - light to be provided in accordance to part 10.5.1 to 10.5.2 of housing provisions of the NCC
- ventilation (deemed-to-satisfy provision H4D7)
 - ventilation to be provided in accordance to part 10.6.1 to 10.6.3 of housing provisions of the NCC
- sound insulation (deemed to satisfy provision H4D8)
 - sound insulation to be installed in accordance with 10.7.1 to 10.7.8 of housing provisions of the NCC
- 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

H5 safe movement & access

- Stairway & ramps construction (deemed-to-satisfy provision H5D2)
 - stairs & ramps to be in accordance to part 11.2 of housing provisions of the NCC
 - barriers & handrails to be in accordance to part 11.3 of housing provisions of the NCC
- window protection
 - window protection to bedrooms & to other rooms other than bedrooms to be in accordance to housing provision 11.3.7 to 11.3.8 of NCC

additional

- all aspects of construction to be complaint with relevant performance requirements of the NCC and Australian Standards including, but not limited to, the following:
- garage and driveway profiles/grades to comply in accordance with associated standard AS2890
- termite control measures:
 - redstop pipe penetrations
 - granite guard application to perimeter walls in accordance with AS3660.1 Clause 6.59 & 6.60
- vertical articulation joints
 - vertical articulation joints to be as per 5.6.8 of ABCB housing provisions
- stairs, ramps & balustrade note:
 - stairs will be constructed in accordance with the requirements of Clause 11.2.2 to the housing provisions of the NCC
 - finishes of all stairs will meet the requirements of Clause 11.2.4 of the housing provision of the NCC
 - any landings will meet the requirements of Clause 11.2.5 to the housing provisions of the NCC
 - ramps will be constructed in accordance with the requirements of clause 11.2.3 of the housing provisions of the NCC
 - thresholds will be constructed in accordance with the requirements of clause 11.2.6 of the housing provisions of the NCC
 - stairs will be serviced by a handrail in accordance with the requirements of Clause 11.3.1 to 11.3.6 of the housing provisions of the NCC
 - the balustrades servicing the dwelling (both internal & external) of the housing provisions of the NCC
- wet area flashing
 - to be in accordance to AS3740 or housing provision 10 of NCC



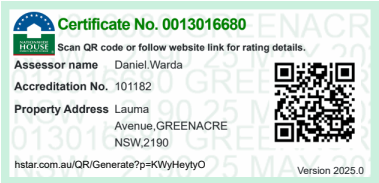
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FOR Caterina Anne Giannetti & Linda Maria Buoro

AT Lot 18, No.61 Lauma Avenue, Greenacre DP:29227

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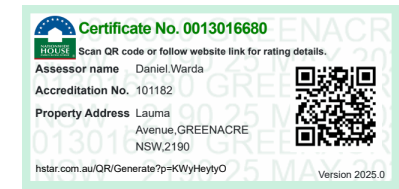
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C	Hydraulics	MJS	13.05.26
B1	Shadows	HS	6.05.26
B	CC Plan	HS	3.05.26
A	Siting Sketch	DC	12.03.26
REV	DESCRIPTION	DWN	DATE
house type	Bluebell 43	DRAWING N°:	AND-41773
facade	Executive	SHEET	
hand	CTR	JOB No.	04389
		Date	Mar 26

- general notes:
- all aspects of construction to comply with the applicable performance requirements of the NCC & Australian standards
 - Stormwater is to be collected within the site and conveyed in a pipeline to the appropriate point of discharge as directed by Council and as detailed on the approved plans.
 - sewer to local authorities requirements.
 - all ground lines are to be verified on-site by the builder.
 - written dimensions to take precedence over scaling, any plan discrepancies to be referred back to a&n design.
 - finished floor levels may vary (+/- 200mm) from those indicated on plan, due to site clearing, demolition, contour inconsistencies etc.
 - garage / driveway profiles must always comply to Australian standards AS 2890.
 - see elevations regarding all dropped edge beam details.
 - tender/contract relevant to this proposal are to take preference to this plan.
 - window spacings shown on plan are approximate and may vary on site.
 - plan to be read in-conjunction with engineering plans
 - All retaining walls, garden steps & fencing by owner unless noted otherwise
 - All bedroom window openings higher than 2m from finished ground level to be protected in accordance with Clause 3.9.2.6 of Volume 2 of the NCC
 - window and door heights on elevations are approximate only and may vary on site
 - No works are to be carried out over an easement. No works are to be carried out over council property without prior council approval



site data

canterbury bankstown dcp

site area = 712.8 sqm

proposed lot A = 322.4 sqm
proposed lot B = 390.4 sqm

gross floor area
permissible = 0.5:1 or 356.4 sqm
provided = 0.43:1 or 306.6 sqm
(internal face of external walls, excluding voids and parking)

front landscape area
front setback area = 85.3 sqm
required = 45% or 38.4 sqm
provided = 58% or 49.0 sqm

lot a site data

site area = 322.4 sqm

gross floor area
permissible = 0.5:1 or 161.2 sqm
provided = 0.43:1 or 153.3 sqm
(internal face of external walls, excluding voids and parking)

private open space
required = 80sqm (min 5m. dim.)
provided = 167.9 sqm

floor areas

floor area = 69.4 sqm
garage floor area = 20.8 sqm
porch floor area = 2.8 sqm
alfresco floor area = 8.3 sqm
first floor area = 90.5 sqm

U1 floor area = 191.8 sqm / 20.5sqm

building heights

ridge level - rL 46.43

NGL under ridge - rL 38.0

max building height
maximum = 9000 mm
provided = 8430 mm

wall height

top of wall - rL 43.84

NGL under wall - rL 37.7

max wall height
maximum = 7000 mm
provided = 6140 mm

lot b site data

site area = 390.4 sqm

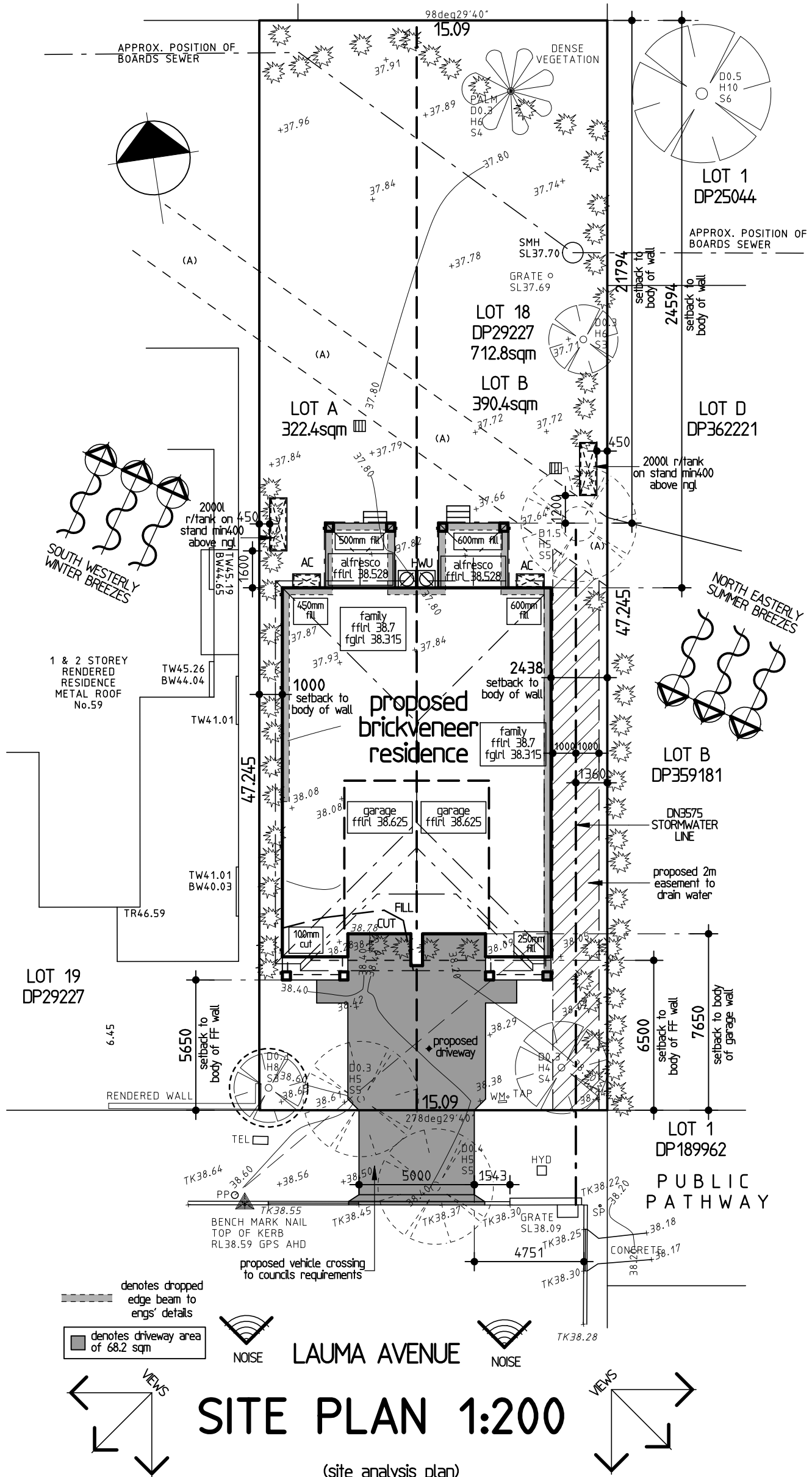
gross floor area
permissible = 0.5:1 or 195.2 sqm
provided = 0.43:1 or 153.3 sqm
(internal face of external walls, excluding voids and parking)

private open space
required = 80sqm (min 5m. dim.)
provided = 203.1 sqm

floor areas

floor area = 69.4 sqm
garage floor area = 20.8 sqm
porch floor area = 2.8 sqm
alfresco floor area = 8.3 sqm
first floor area = 90.5 sqm

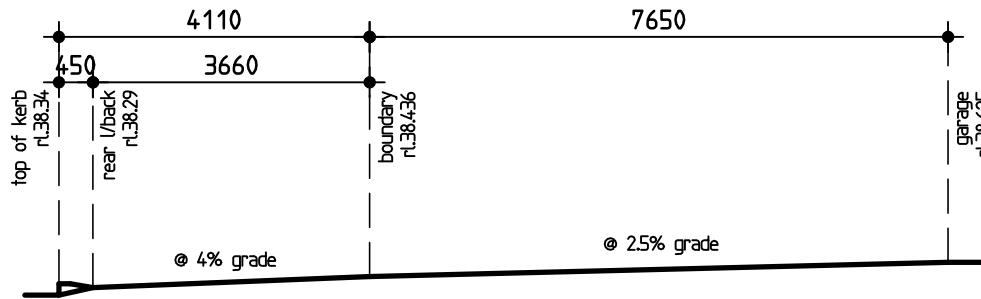
U2 floor area = 191.8 sqm / 20.5sqm



SITE PLAN 1:200

(site analysis plan)

(A) PROPOSED DRAINAGE EASEMENT 2.44 WIDE. (DP29227)



Driveway profile 1:100



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house type	Bluebell 43	DRAWING N°:	AND-41773
facade	Executive	SHEET	1 of 19
hand	CTR	JOB No.	04389
		Date	Mar 26

house type Bluebell 43		DRAWING N°: AND-41773
facade Executive		SHEET 2 of 19
hand CTR	JOB No. 04389	Date Mar 26

window protection
- window protection to bedrooms & to other rooms other than bedrooms to be in accordance to housing provision 11-3-7 to 11-3-8 of NCC

-Termite collars to all pipe penetrations within slab
- flickguard termite protection to Australian standards (AS3660)

STRUCTURAL NOTE:
- steel & h/w timber posts to eng's details to support steel beams over, to be located within timber stud wall frames.
- Balcony attachments & supports to be in accordance with Part 12.3 of the housing provisions of the ncc
- Isolated Masonry piers to be constructed in accordance with NCC Part 3.3.6
- Refer to structural engineers plans for post type & locations.
- All Structural Beams to be determined by frame manufacturer and engineers details

Permeable wall wrap to all external walls as per NCC 2022 housing provisions standard (part 10.8 condensation management)

ALL CONSTRUCTION TO COMPLY WITH VOLUME 2 OF THE NATIONAL CONSTRUCTION CODE SERIES - BUILDING CODE OF AUSTRALIA (NCC - BCA) CURRENT VERSION. (REFER TO PAGE 1 FOR ADDITIONAL DETAILS)

denotes ducted exhaust system (refer to cover page for additional details)

smoke alarms and evacuation lighting (deemed-to-satisfy provision H3D6)
- smoke alarms and evacuation lighting to be provided in accordance to of housing provisions of the ncc (refer to cover page for additional details)

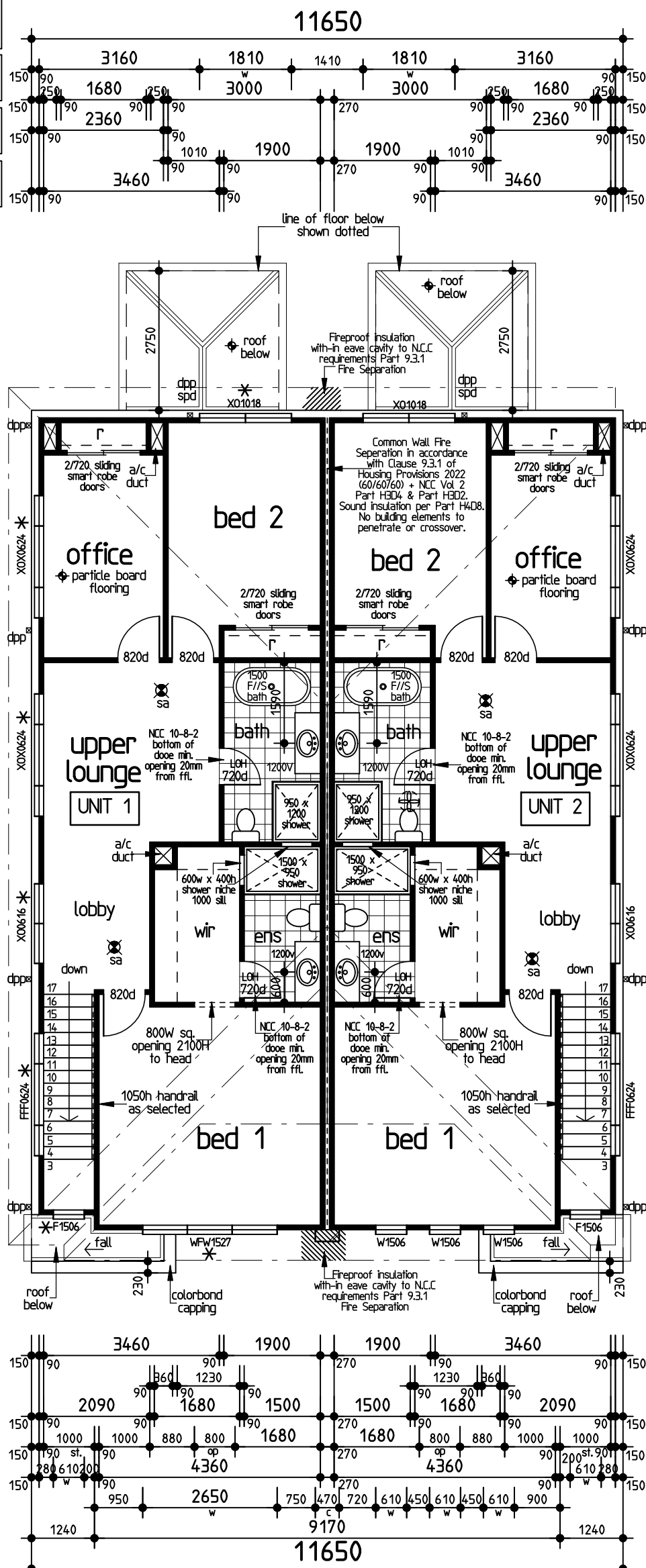
articulation joints in brickwork to be determined and verified on site by the builder in accordance with ncc (refer to cover page for additional details)

NOTE: refer to tender for all door heights, internal finishes and colour selections

NOTE: eave vents to be provided per NCC2022 Housing Provisions Part 10.8 Condensation Management. refer to compliance table for number required.

Stack pipes and A/C dropper locations subject to change due to plan modifications, steel beam positions and joist directions

* Single Low-e Clear glazing to all windows & aluminum sliding doors (excluding wet areas) unit 1



FIRST FLOOR PLAN 1:100



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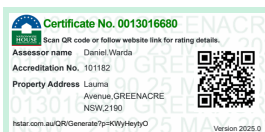
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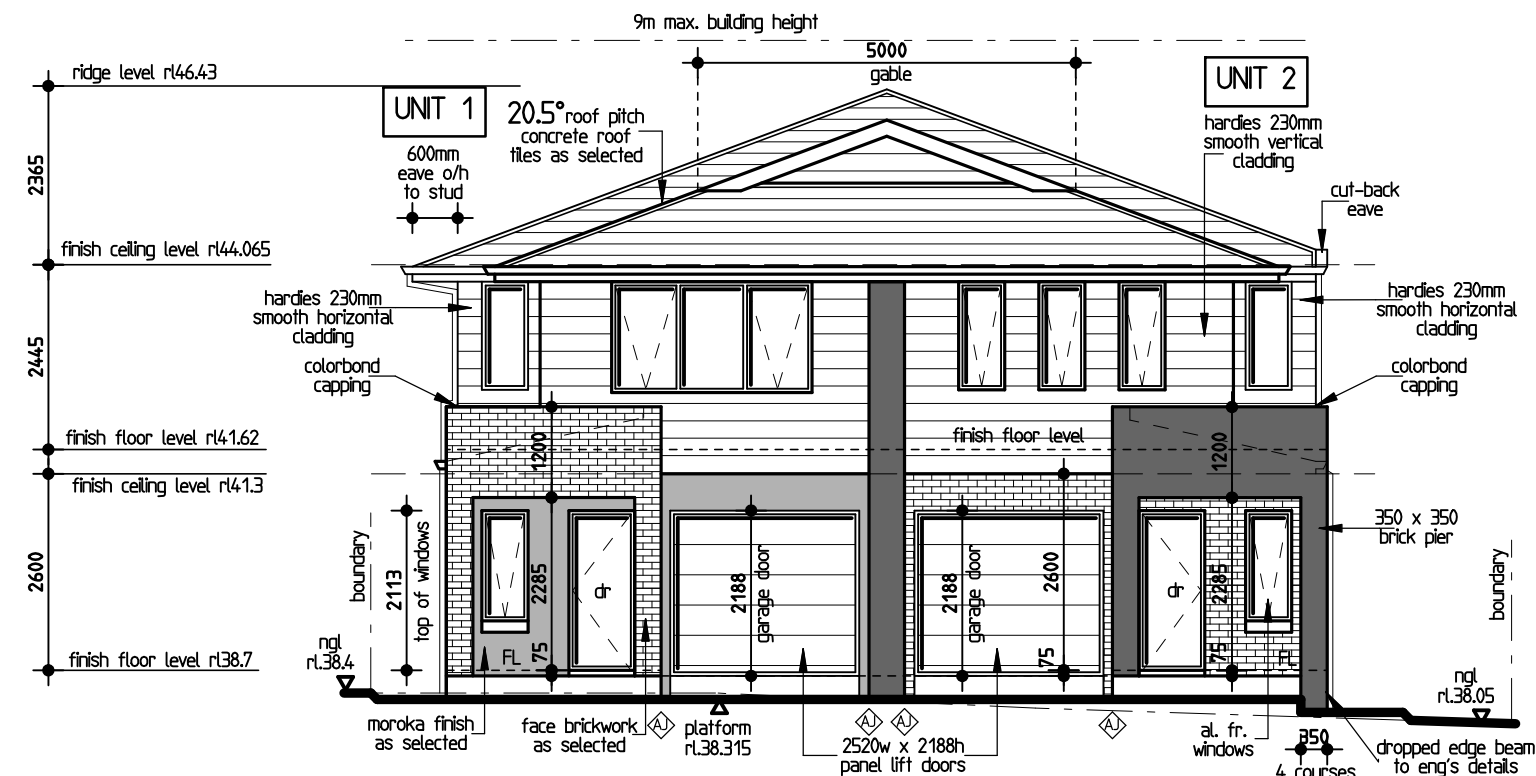
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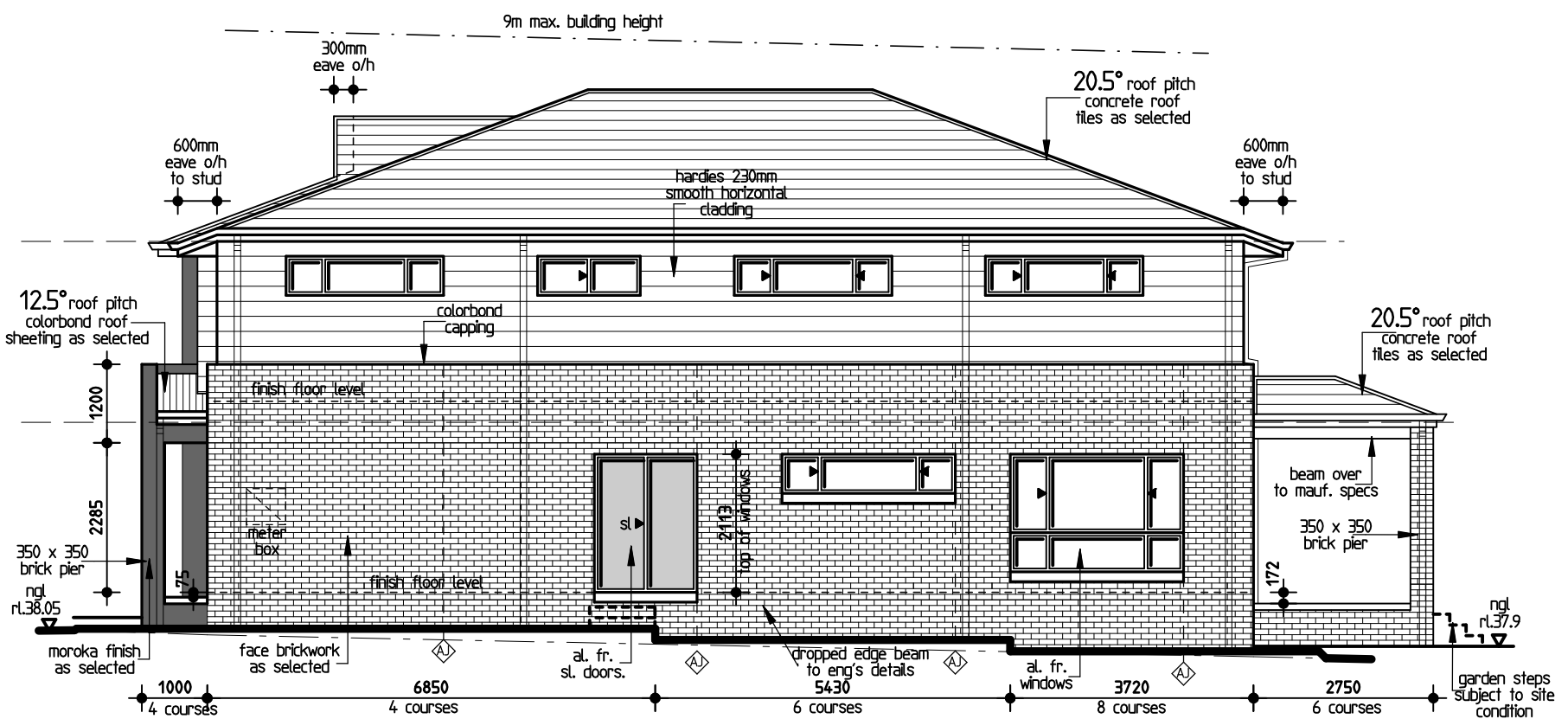


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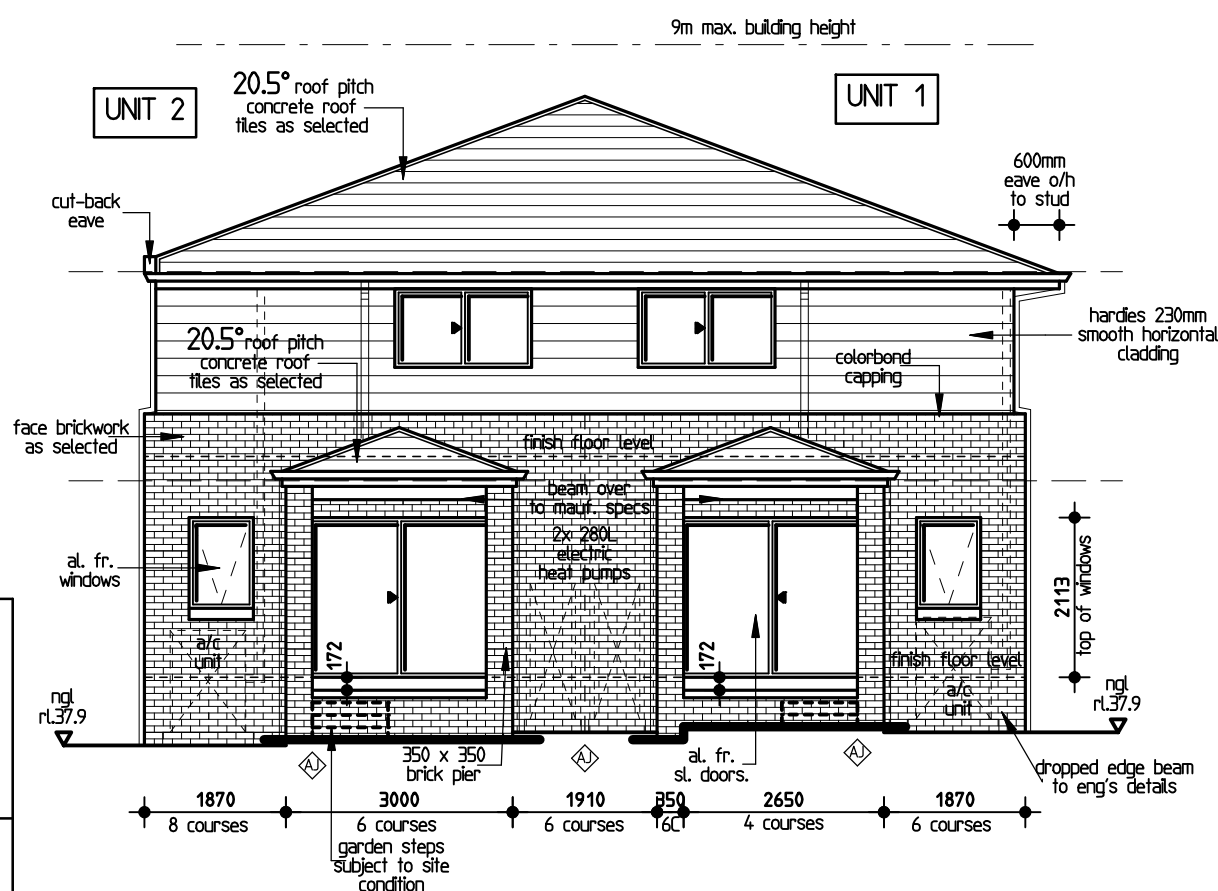
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B1	Shadows	HS	6.05.26
B	CC Plan	HS	3.05.26
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REV	DESCRIPTION	DWN	DATE
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facade	Executive	SHEET	3 of 19
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SOUTH ELEVATION 1:100



EAST ELEVATION 1:100



NORTH ELEVATION 1:100



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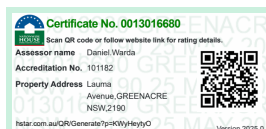
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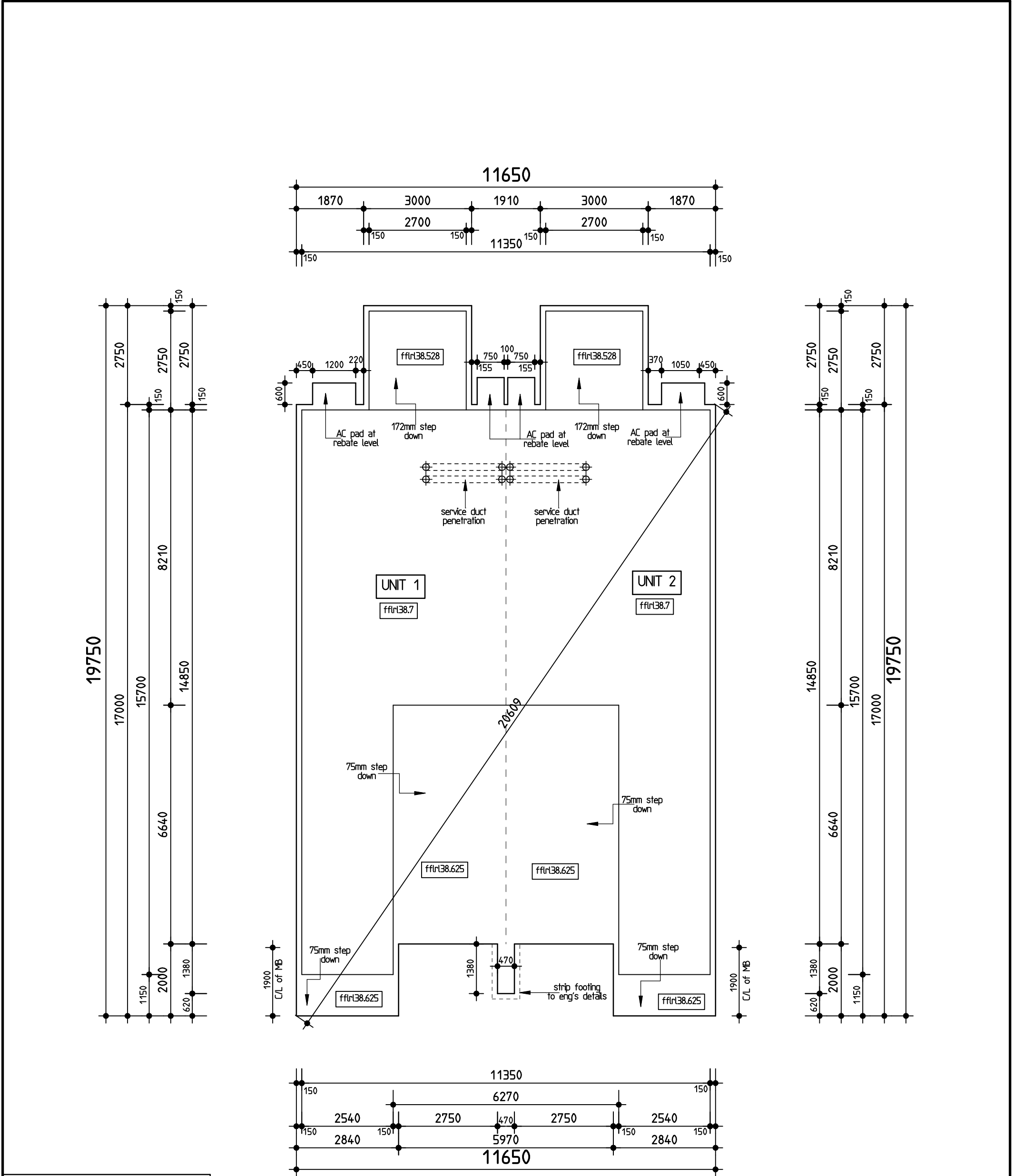
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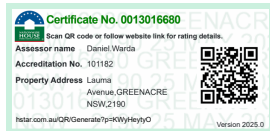
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SLAB PLAN 1:100

slab plan to be cross referenced
with floor plans, any discrepancies
are to be verified before proceeding

Note: refer to site plan &
elevations for dropped edge
beam location & details



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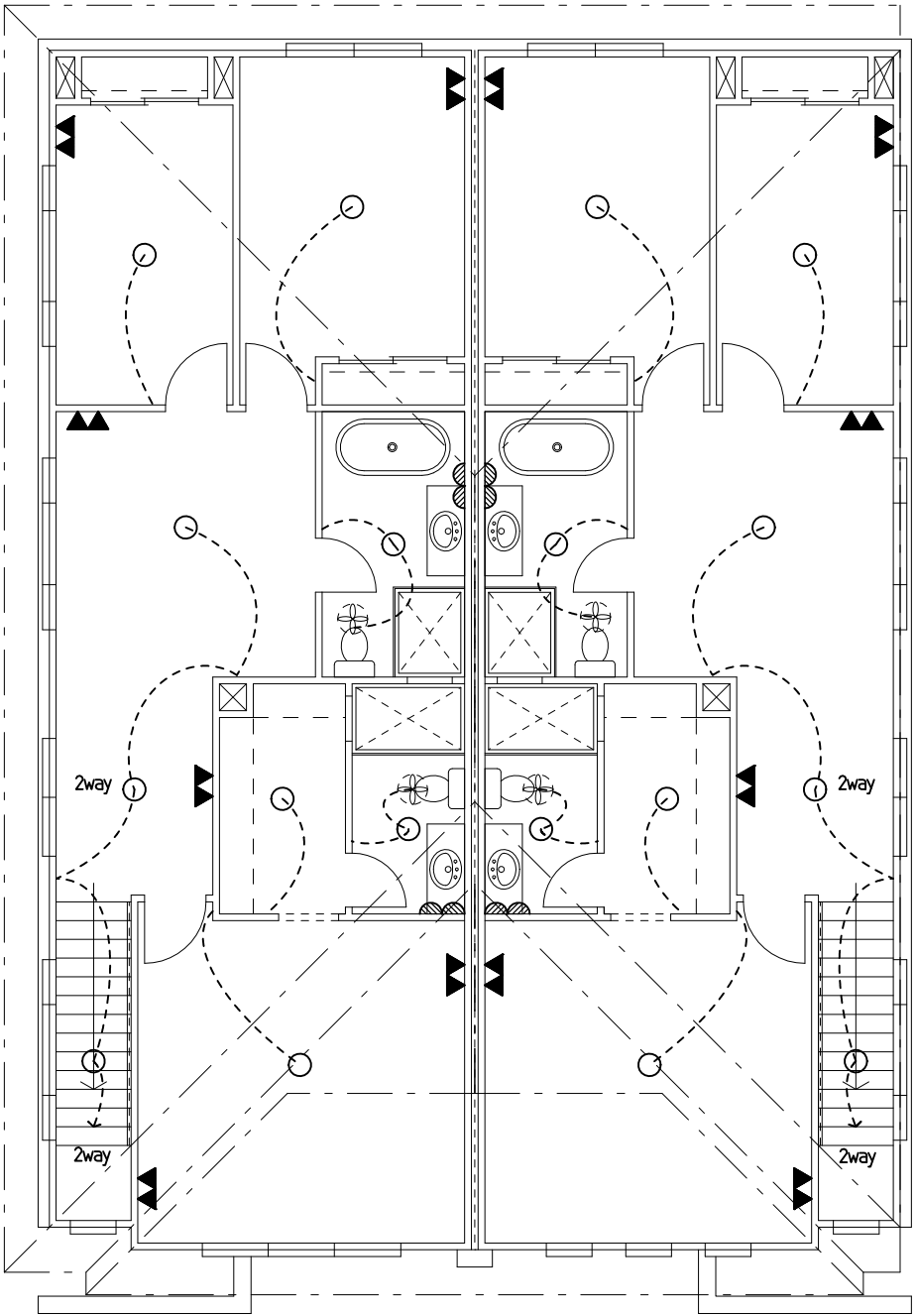


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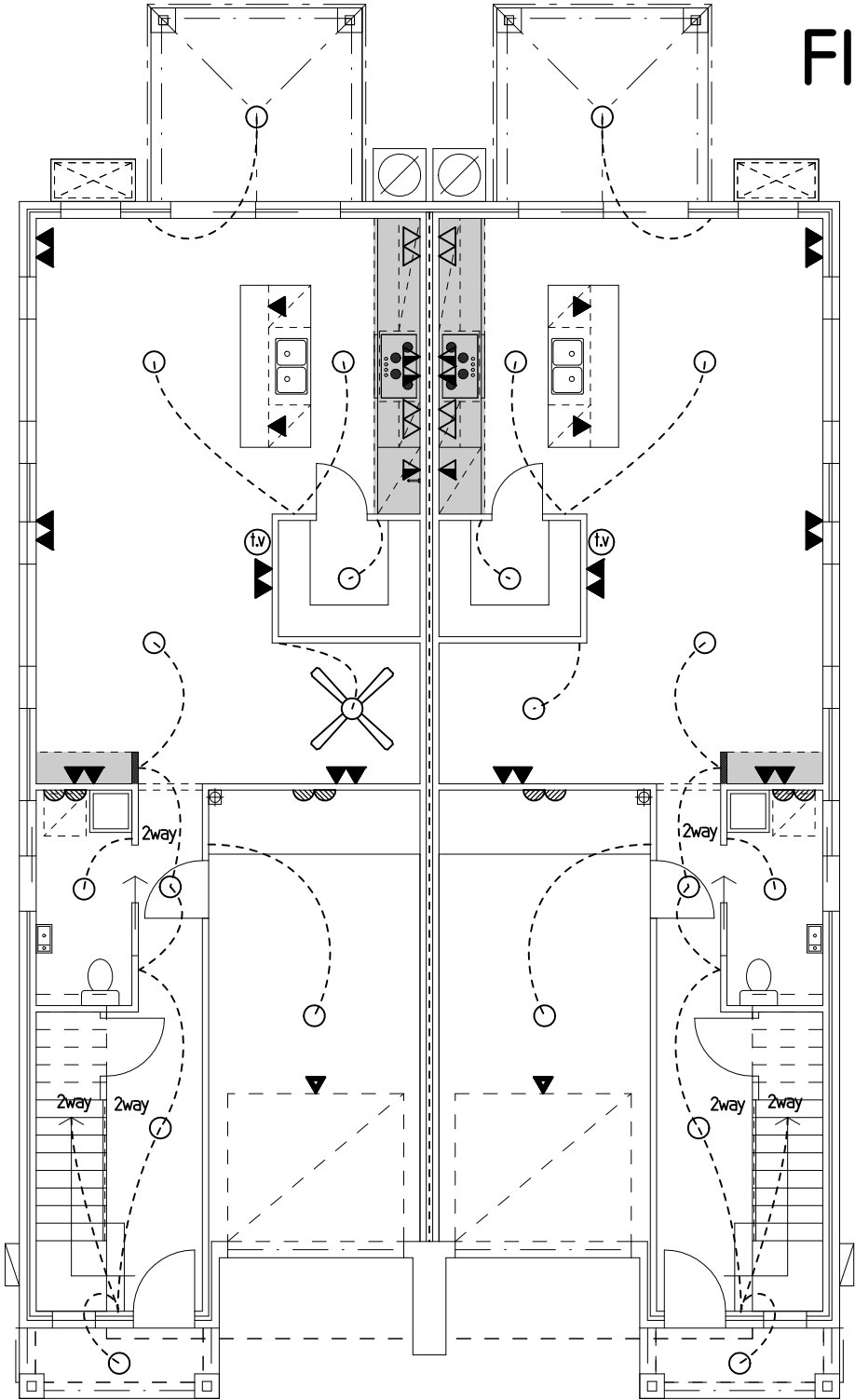
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electrical legend	
▲	single gpo - 300mm ffl
▲▲	double gpo - 300mm ffl
△	single gpo - 1050mm ffl
△△	double gpo - 1050mm ffl
▨	single gpo - 1300mm ffl
▨▨	double gpo - 1300mm ffl
▩	single gpo - 1500mm ffl
▩▩	double gpo - 1500mm ffl
▲	single gpo - 1800mm ffl
▲▲	double gpo - 1800mm ffl
▲	single gpo - on ceiling
X X	water proof double gpo
○	ceiling light outlet
○	ceiling down light outlet
□	stair lights
▵	wall mounted light 1800H FFL (UNO)
▾	double para-flood light
⊗	exhaust fan/light/light/heater ducted
⊗	exhaust fan/light ducted
⊗	exhaust fan/heater/light ducted
⊗	exhaust fan ducted
tv	tv antenna point
⌂	pay tv point
⊙	speaker point
☎	telephone point
■	hot water unit
J	junction box
hd	home distribution unit (location TBA)
①	data point
≡	1200 fluoro double tub light
✕	sweep fan
✕	sweep fan/light
db	door bell (m - monitor)
eb	eye ball sensor
DS	dimmer switch
vi	Video Intercom
sa	smoke alarm
Note: Final locations of power points and light switches to comply with BCA requirements. Location shown on plan may vary to achieve compliance with the Building Code. Electrical meter box to be positioned on side of house closest to electrical supply UNO.	

Note: Basic NBN setup to dwelling (hills home hub NOT included)



FIRST ELECTRICAL
PLAN 1:100



GROUND
ELECTRICAL
PLAN 1:100



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W: www.lilyhomes.com.au

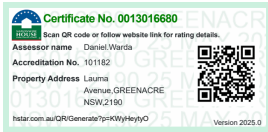
FOR Caterina Anne Giannetti &
Linda Maria Buoro

AT Lot 18, No.61 Lauma Avenue,
Greenacre DP:29227

COUNCIL Canterbury-Bankstown

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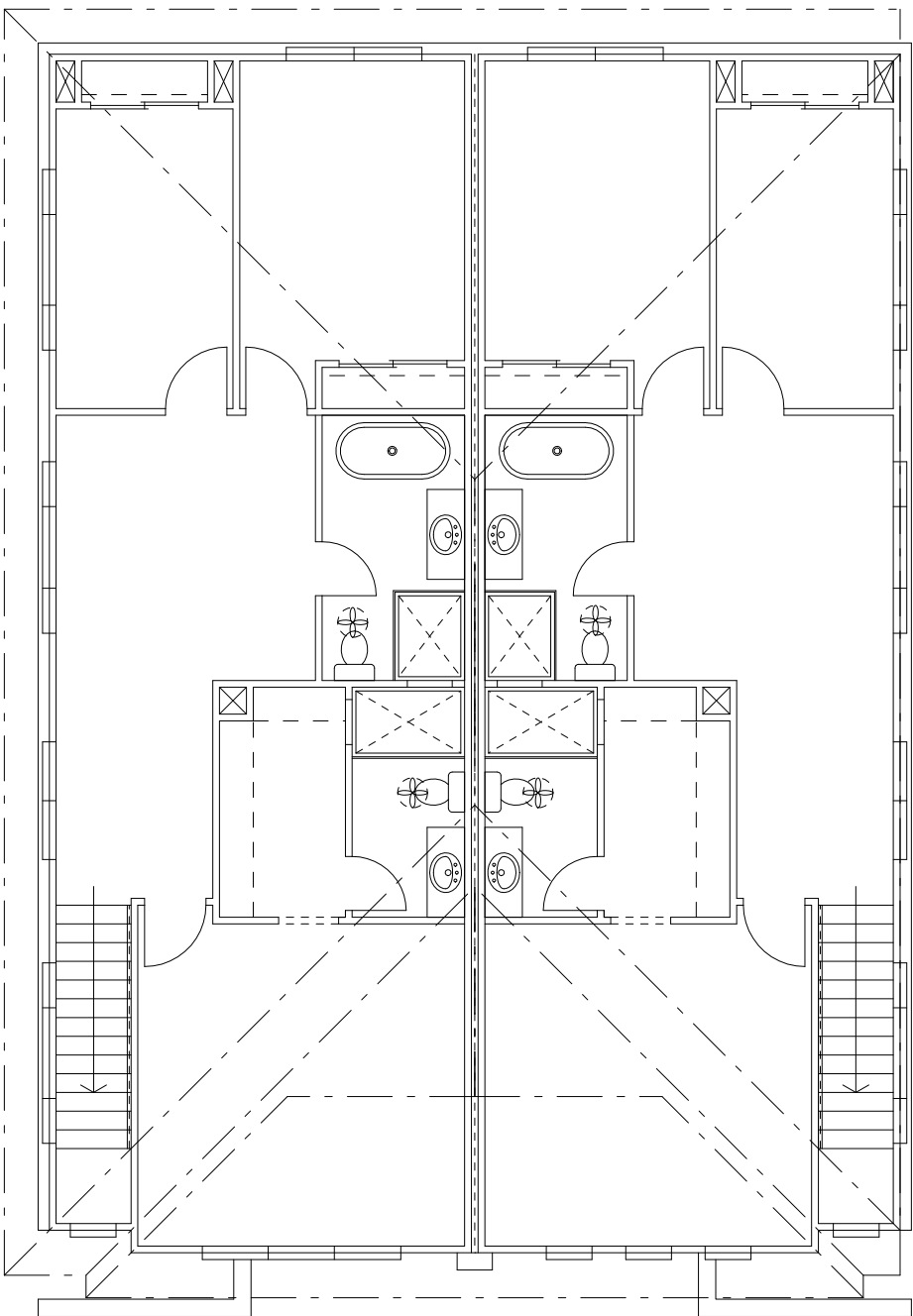
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B1	Shadows	HS	6.05.26
B	CC Plan	HS	3.05.26
A	Siting Sketch	DC	12.03.26
REV	DESCRIPTION	DWN	DATE

house type Bluebell 43 DRAWING N°: AND-41773

facade Executive SHEET 6 of 19

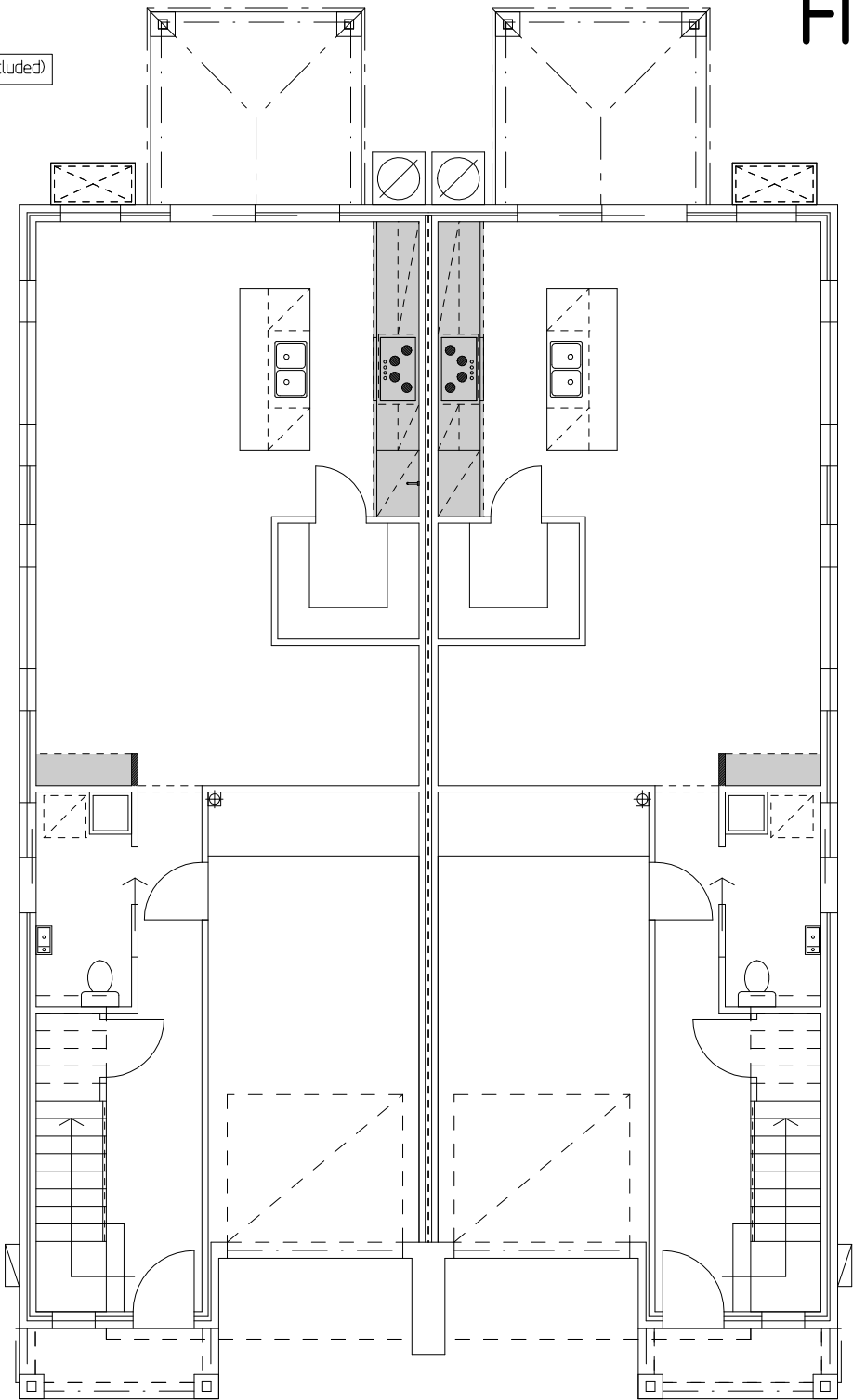
hand CTR JOB No. 04389 Date Mar 26

electrical legend	
	single gpo - 300mm ffl
	double gpo - 300mm ffl
	single gpo - 1050mm ffl
	double gpo - 1050mm ffl
	single gpo - 1300mm ffl
	double gpo - 1300mm ffl
	single gpo - 1500mm ffl
	double gpo - 1500mm ffl
	single gpo - 1800mm ffl
	double gpo - 1800mm ffl
	single gpo - on ceiling
	water proof double gpo
	ceiling light outlet
	ceiling down light outlet
	stair lights
	wall mounted light 1800H FFL (UNO)
	double para-flood light
	exhaust fan/light/light/heater ducted
	exhaust fan/light ducted
	exhaust fan/heater/light ducted
	exhaust fan ducted
	tv antenna point
	pay tv point
	speaker point
	telephone point
	hot water unit
	junction box
	home distribution unit (location TBA)
	data point
	1200 fluoro double tub light
	sweep fan
	sweep fan/light
	door bell (m - monitor)
	eye ball sensor
	dimmer switch
	Video Intercom
	smoke alarm
Note: Final locations of power points and light switches to comply with BCA requirements. Location shown on plan may vary to achieve compliance with the Building Code. Electrical meter box to be positioned on side of house closest to electrical supply UNO.	



FIRST ELECTRICAL
PLAN 1:100

Note: Basic NBN setup to dwelling (hills home hub NOT included)



GROUND
ELECTRICAL
PLAN 1:100



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W: www.lilyhomes.com.au

FOR Caterina Anne Giannetti & Linda Maria Buoro

AT Lot 18, No.61 Lauma Avenue, Greenacre DP:29227

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Certificate No. 0013016680

Assessor name Daniel Wanda

Accreditation No. 101162

Property Address Lauma Avenue, GREENACRE NSW 2190

hstar.com.au/QRC/Generate?pin=KWykylpYD



ABSA

Accreditation No. 101162

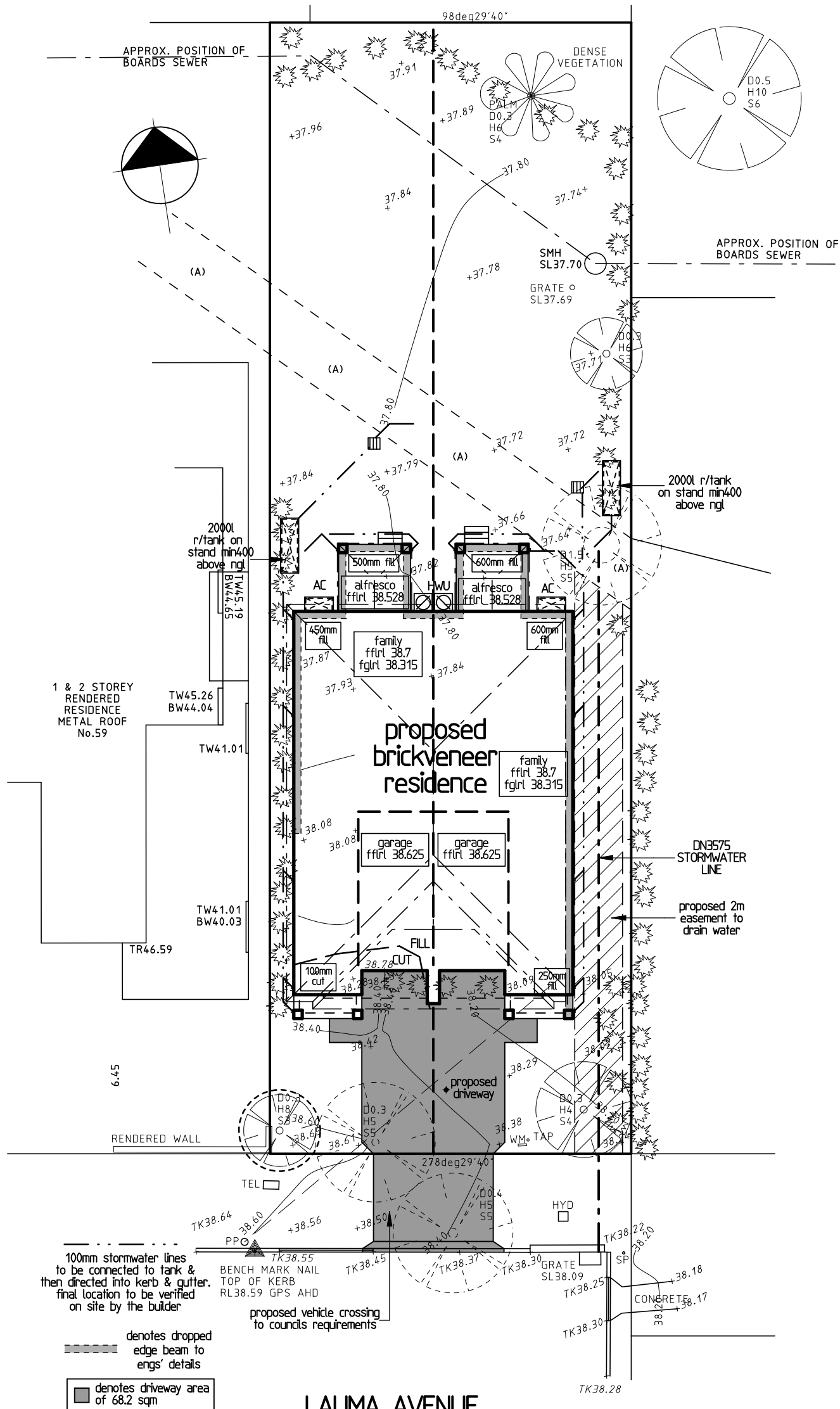
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B	CC Plan	HS	3.05.26
A	Siting Sketch	DC	12.03.26
REV	DESCRIPTION	DWN	DATE
house type	Bluebell 43	DRAWING N°:	AND-41773
facade	Executive	SHEET	8 of 19
hand	CTR	JOB No.	04389
		Date	Mar 26



LAUMA AVENUE STORMWATER CONCEPT PLAN 1:200

(A) PROPOSED DRAINAGE EASEMENT 2.44 WIDE. (DP29227)



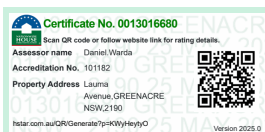
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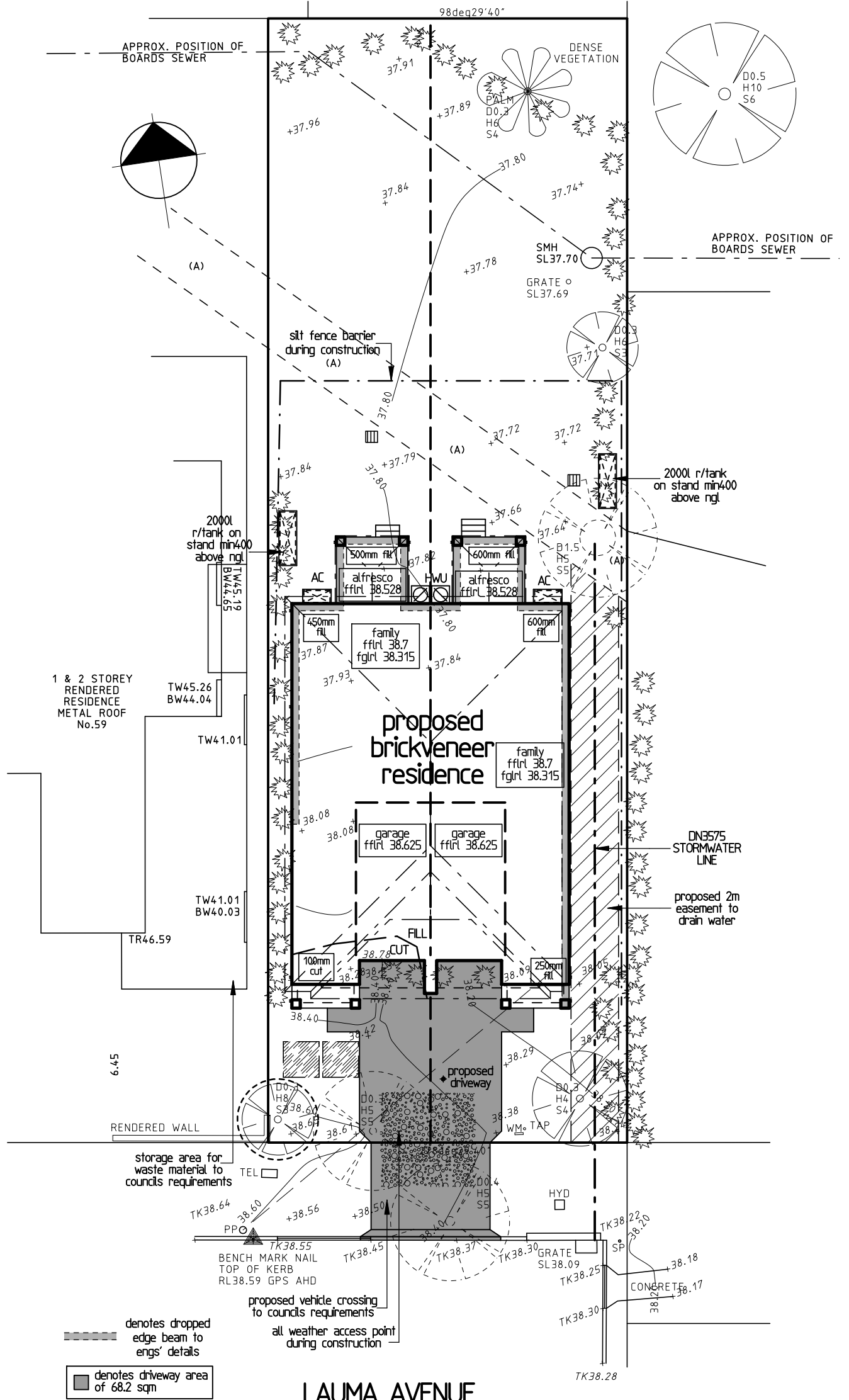
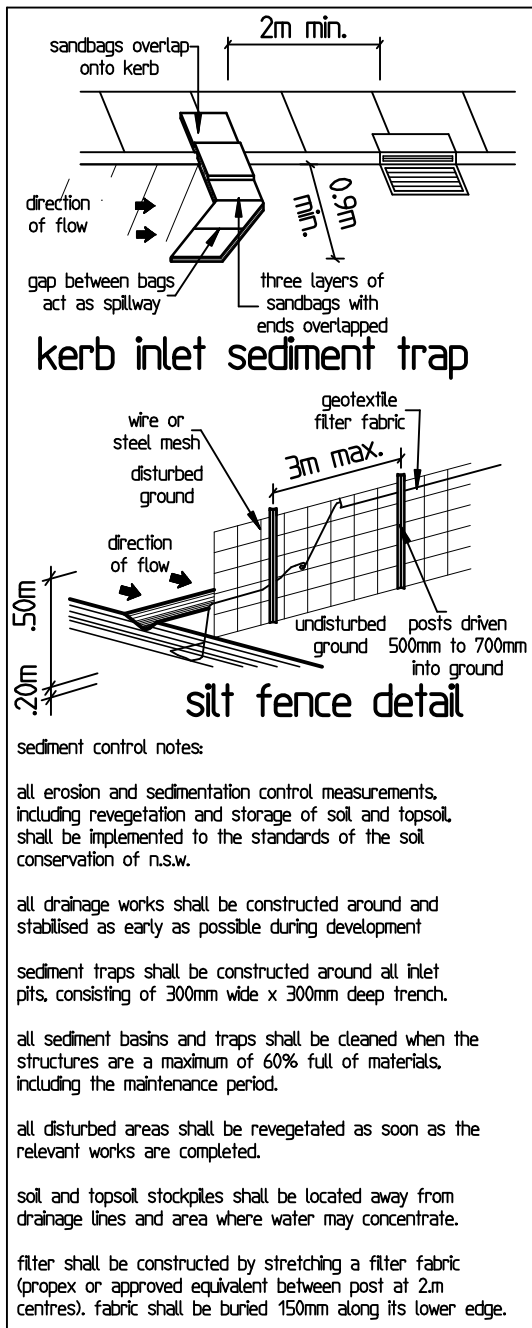


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A	Siting Sketch	DC	12.03.26
REV	DESCRIPTION	DWN	DATE

house type	Bluebell 43	DRAWING N°:	AND-41773
facade	Executive	SHEET	9 of 19

hand	CTR	JOB No.	04389	Date	Mar 26
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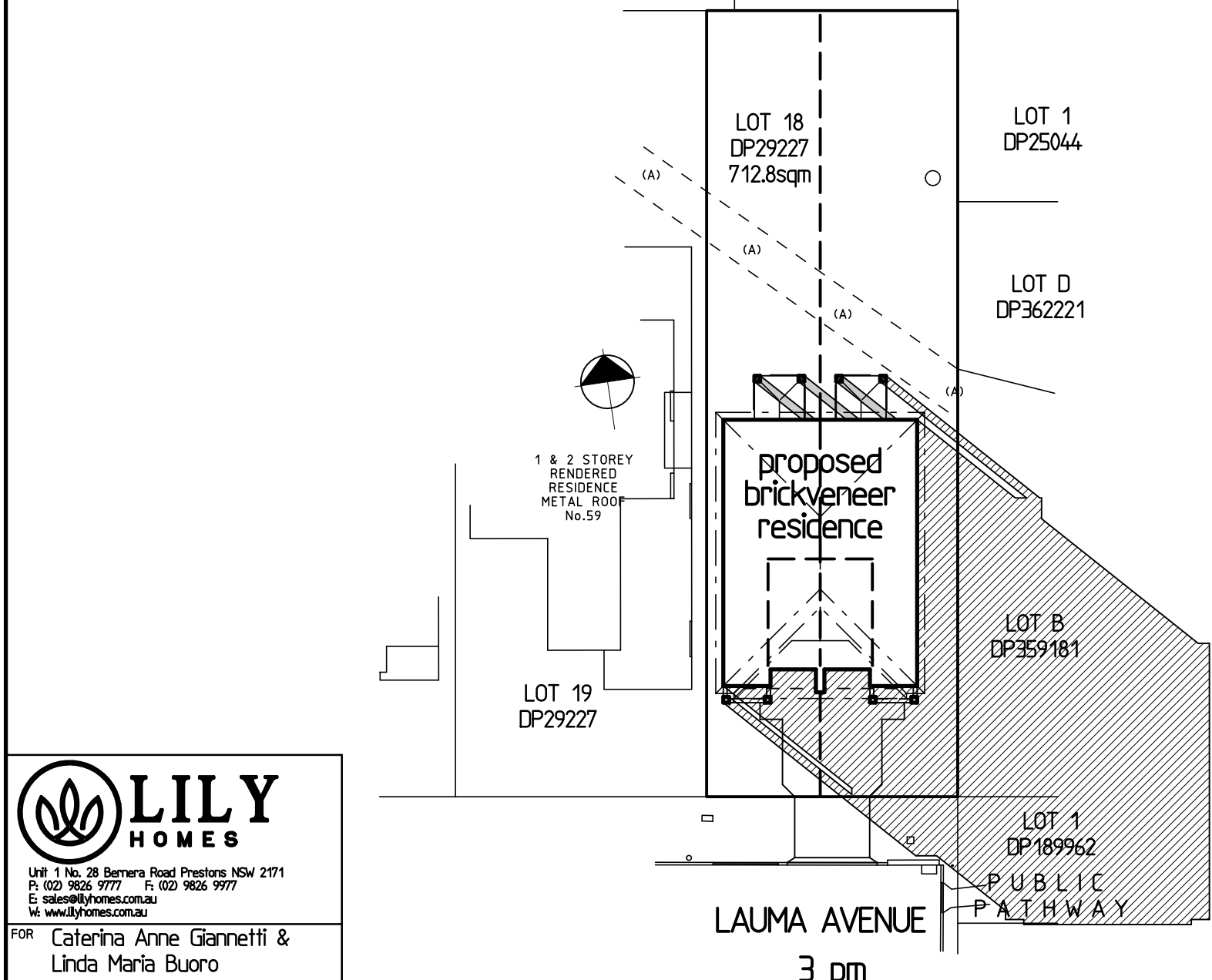
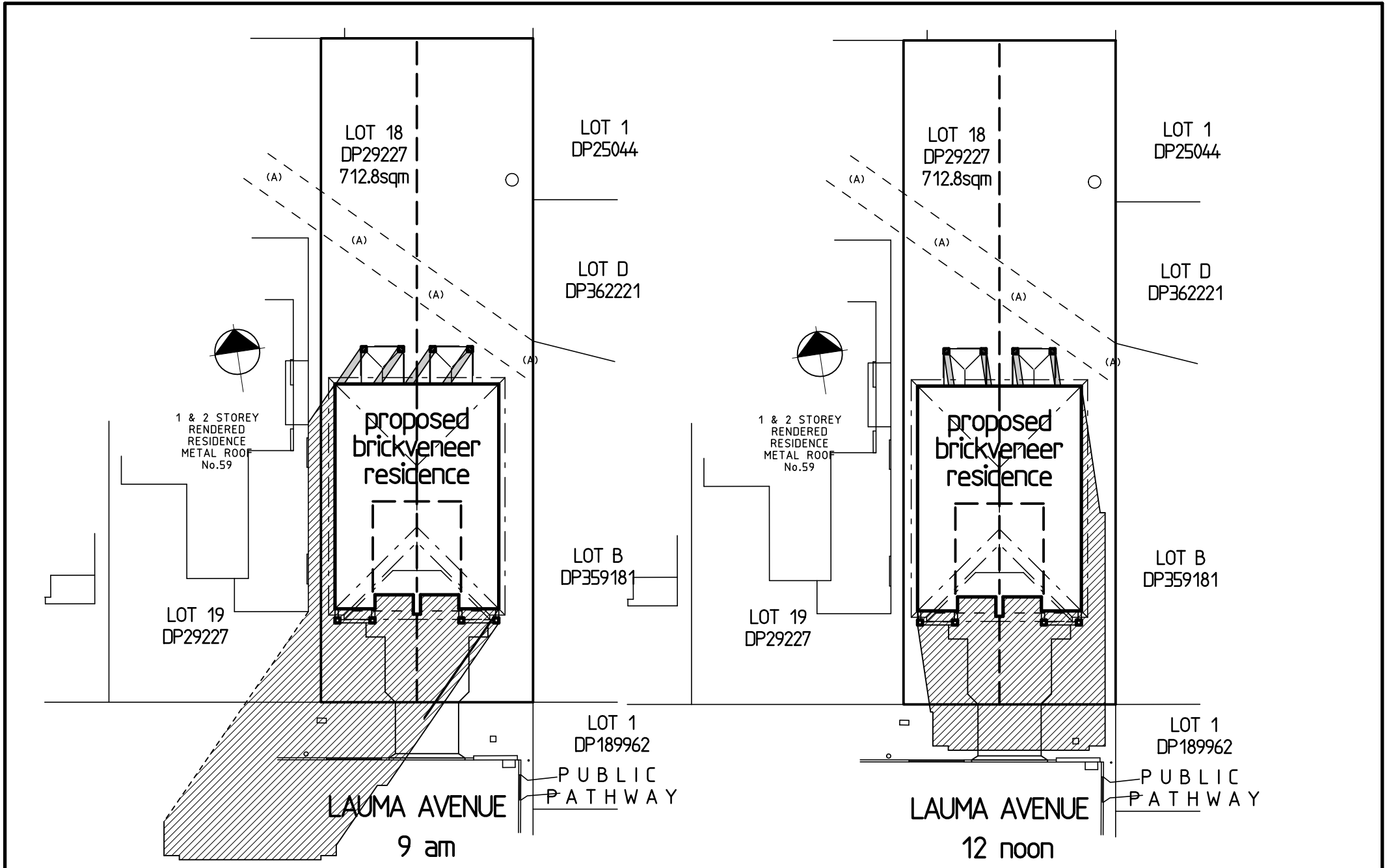
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B1	Shadows	HS	6.05.26
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A	Siting Sketch	DC	12.03.26

house type **Bluebell 43** DRAWING N° **AND-41773**

facade **Executive** SHEET **10 of 19**

hand **CTR** JOB No. **04389** Date **Mar 26**





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Shadow Diagrams

June 21st Mid-Winter 1:350

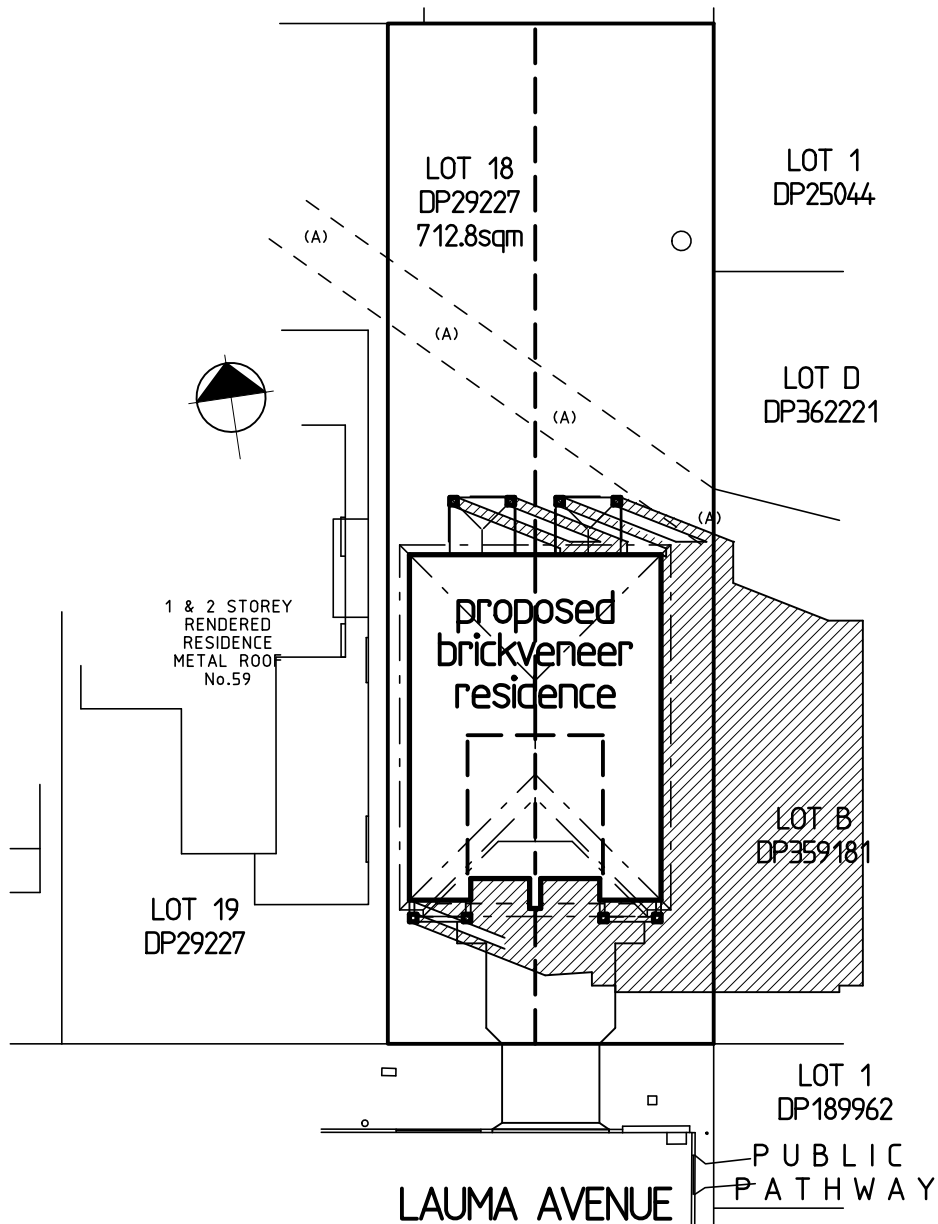
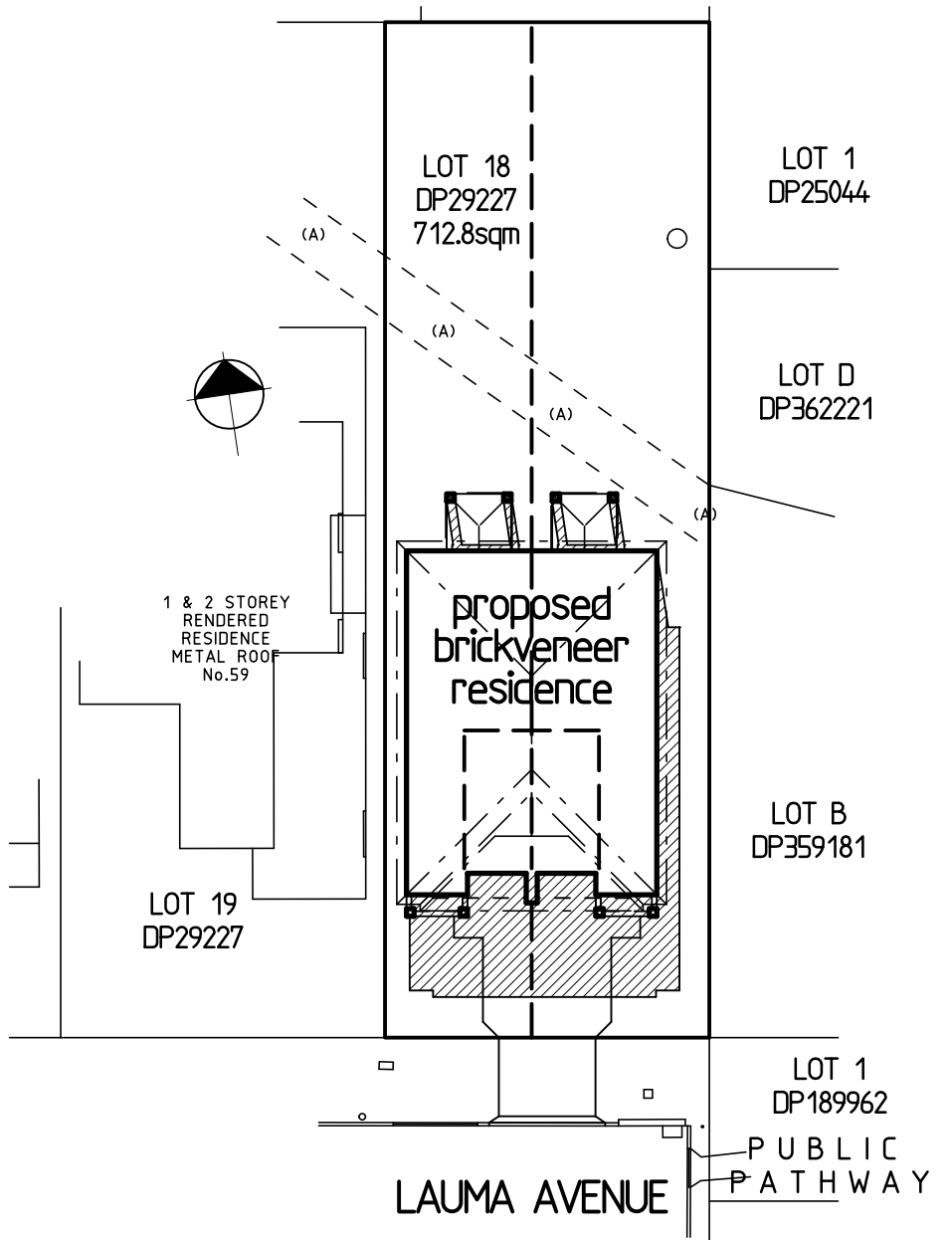
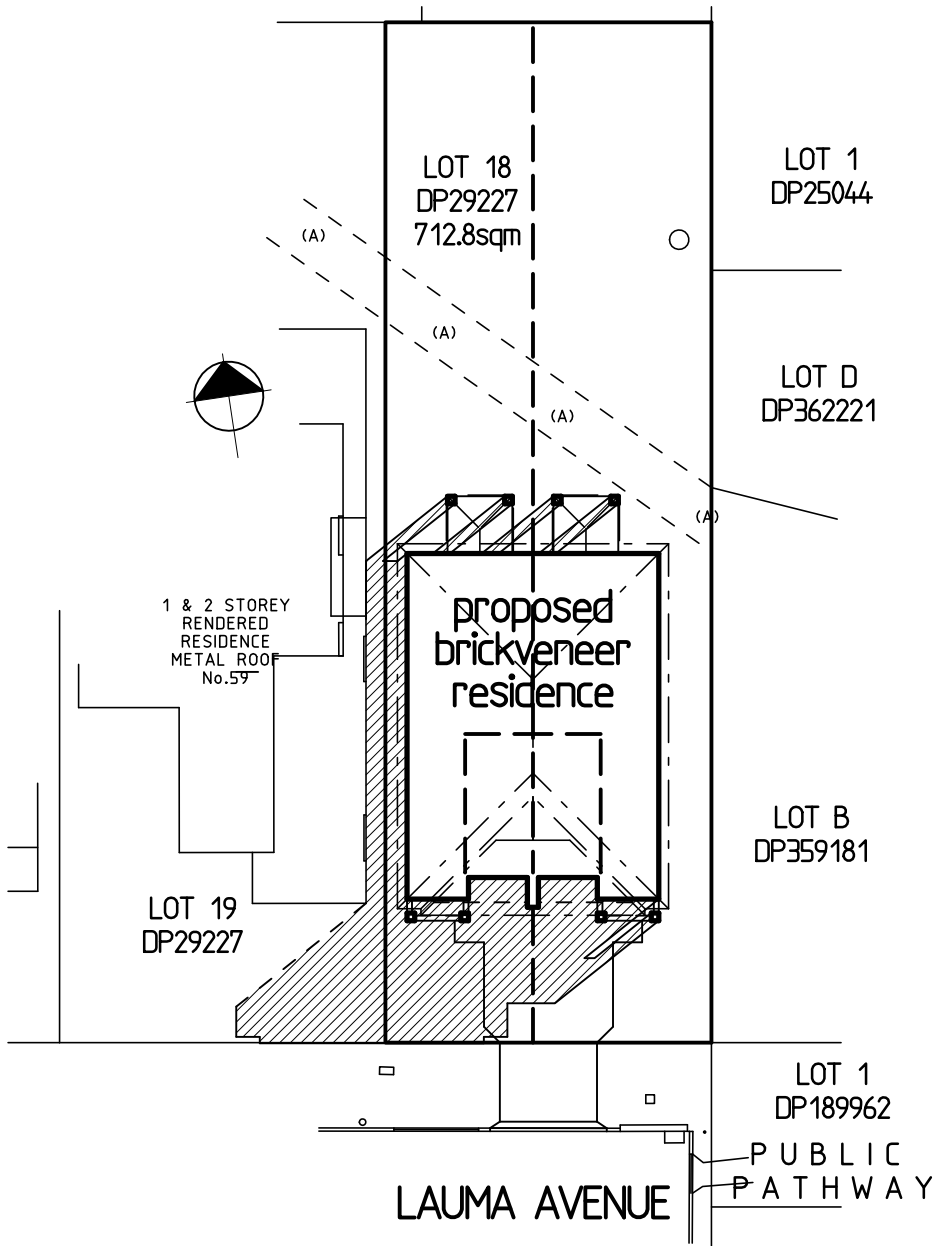
shadow diagrams to be used as a guide only site conditions may cause variations

Certificate No. 0013016680
Accession name: Daniel Wray
Accreditation No. 101182
Property Address: Lauma Avenue, GREENACRE NSW, 2190
Date: 2023.03.26

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house type	Bluebell 43	DRAWING N°:	AND-41773
facade	Executive	SHEET	11 of 19
hand	CTR	JOB No.	04389
		Date	Mar 26



SHADOW DIAGRAMS
MARCH 21ST/SEP 23RD EQUINOX 1:350

shadow diagrams to be used as a guide only site conditions may cause variations



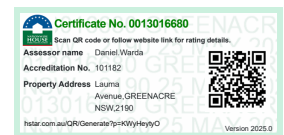
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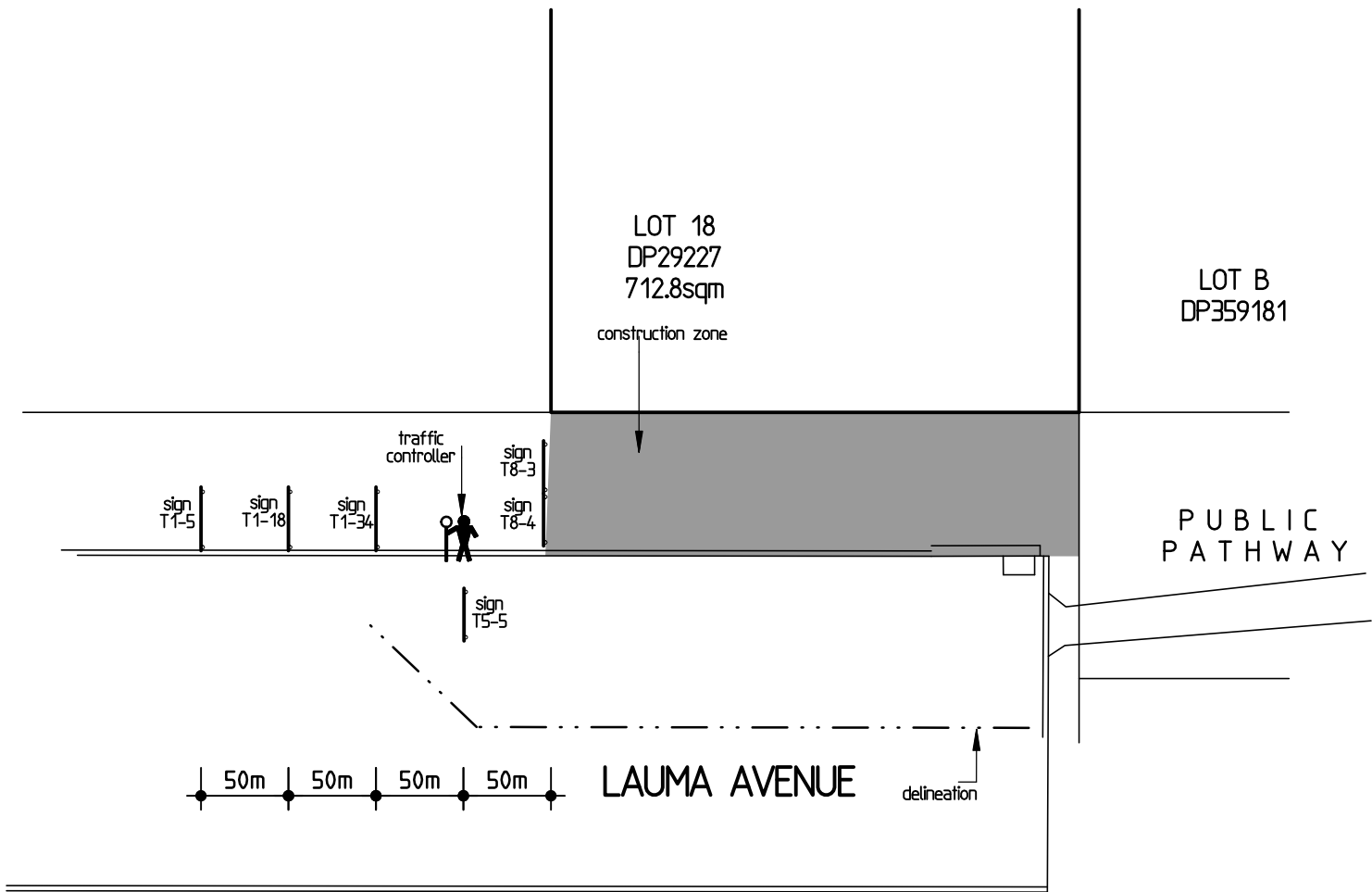
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house type		DRAWING N°:	
Bluebell 43		AND-41773	
facade		SHEET	
Executive		12 of 19	
hand		Date	
CTR		Mar 26	
JOB No.			
04389			



TRAFFIC MANAGEMENT
PLAN 1:200



T1-5



T1-18



T1-34



T5-5



T8-3



T8-4



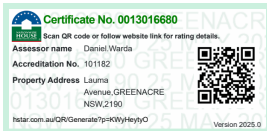
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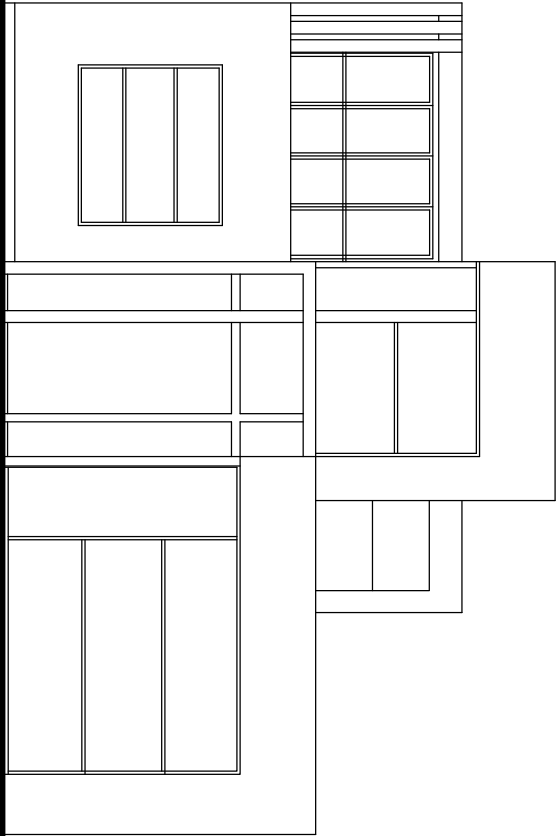
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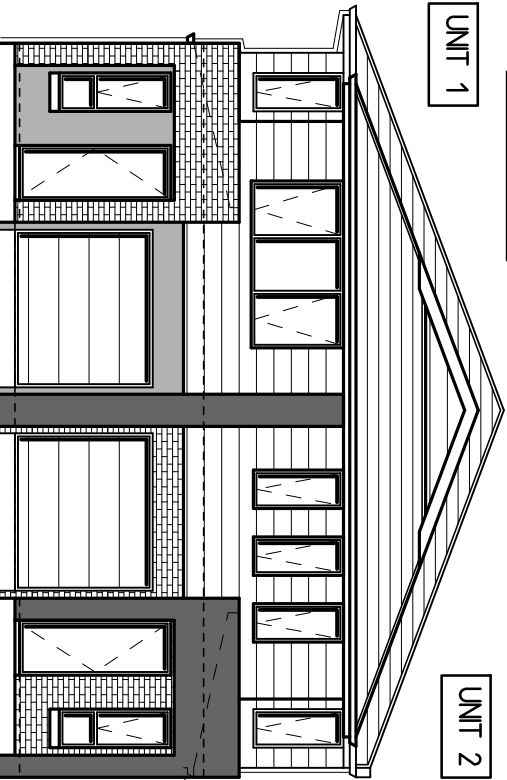


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house type	Bluebell 43	DRAWING N°:	AND-41773
facade	Executive	SHEET	13 of 19
hand	CTR	JOB No.	04389
		Date	Mar 26



59 LAUMA AVENUE



ridge level RL46.43

UNIT 1

UNIT 2

61 LAUMA AVENUE

198 Noble Ave

STREETSCAPE ANALYSIS 1:150



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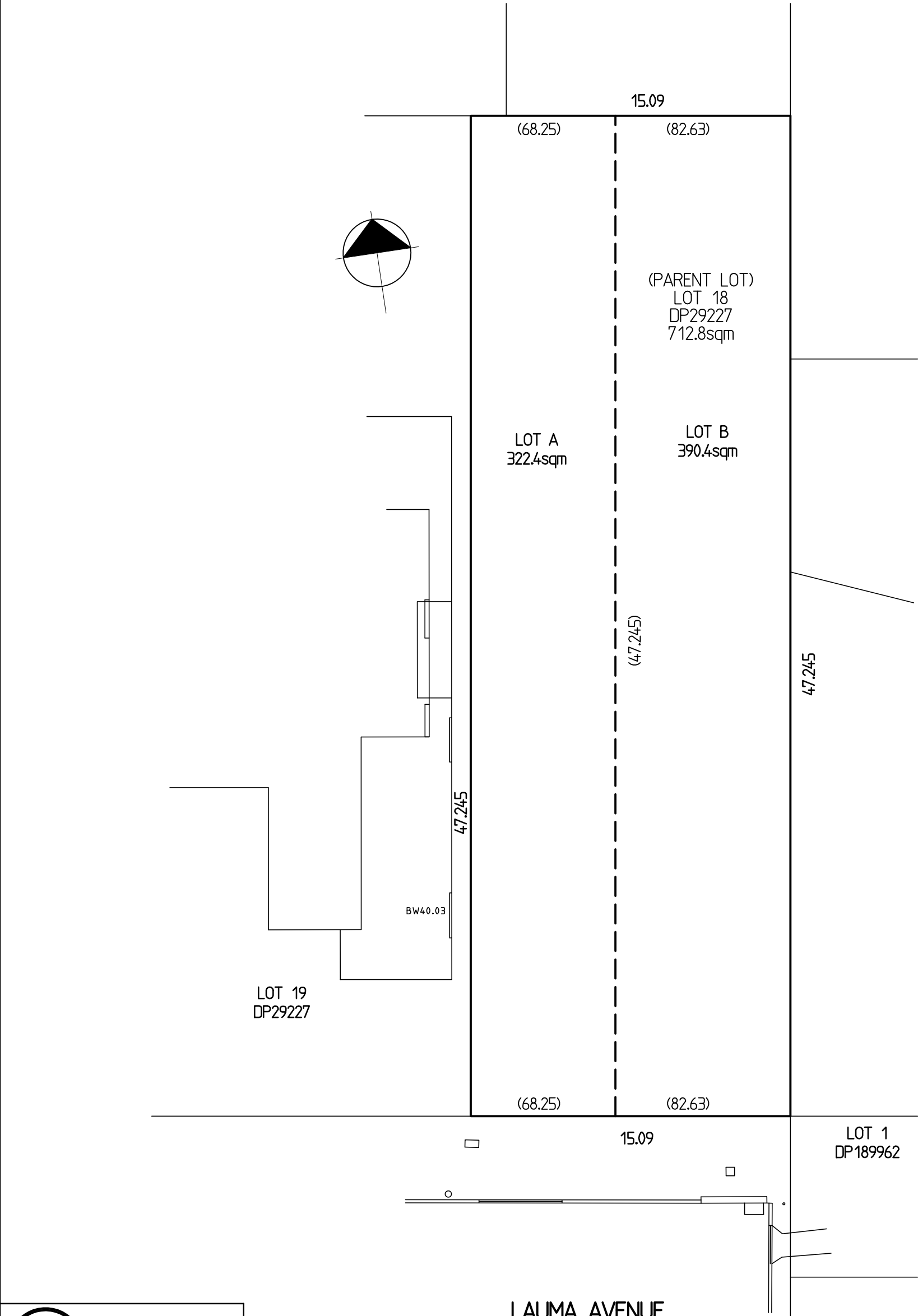
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B1	Shadows	HS	6.05.26
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REV	DESCRIPTION	DWN	DATE
house type	Bluebell 43	DRAWING N°:	AND-41773
facade	Executive	SHEET	14 of 19
hand	CTR	JOB No.	04389
		Date	Mar 26



SUBDIVISION PLAN 1:200

SUBJECT TO FINAL PLAN OF SUBDIVISION BY A SURVEYOR



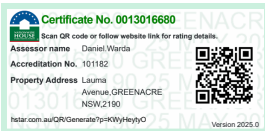
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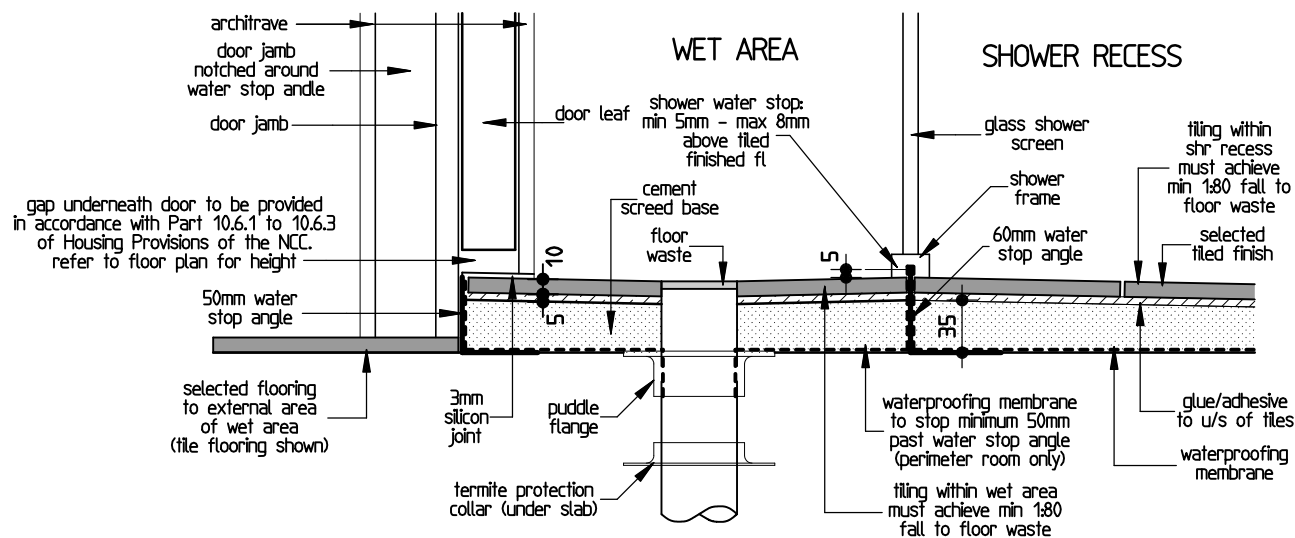
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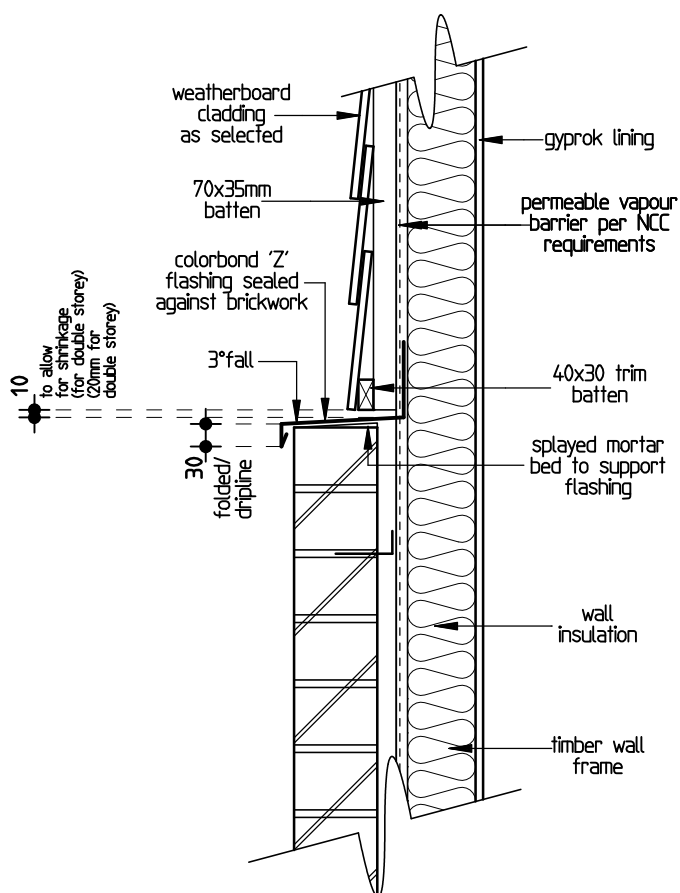
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facade	Executive	SHEET	15 of 19
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		Date	Mar 26



SLA-013A – WATERPROOFING DETAIL 1:10

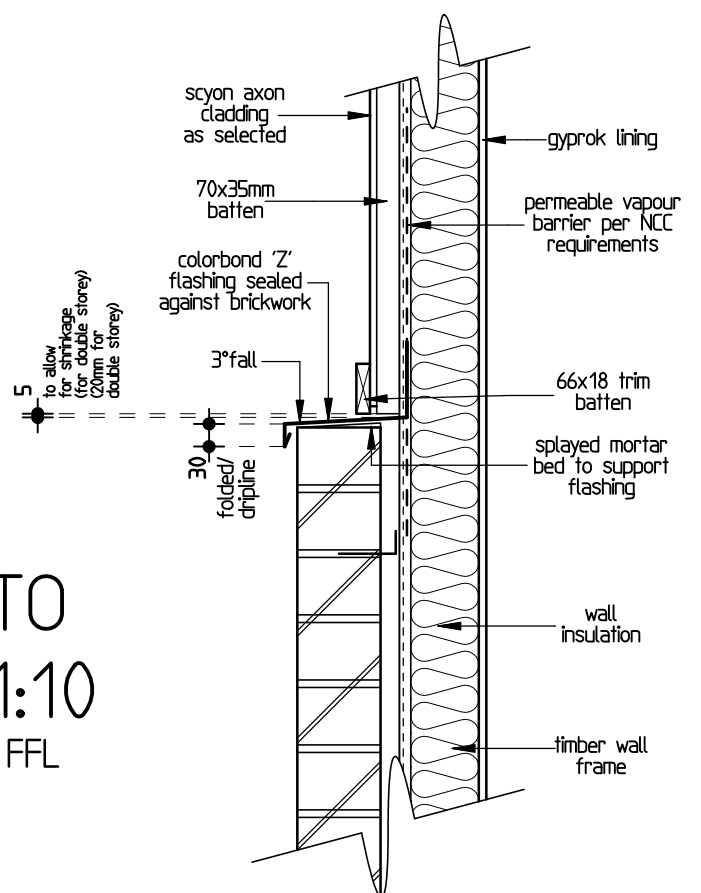
FRAMED OR SEMI-FRAMELESS SHOWER SCREENS



EAV-015A(I) – HARDI-PLANK CLADDING PRODUCT

EAV-015A – BRICK TO CLADDING JUNCTION 1:10

FOR TRANSITON 2M OR HIGHER ABOVE FFL



EAV-015A(II) – SCYON AXON CLADDING PRODUCT



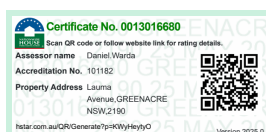
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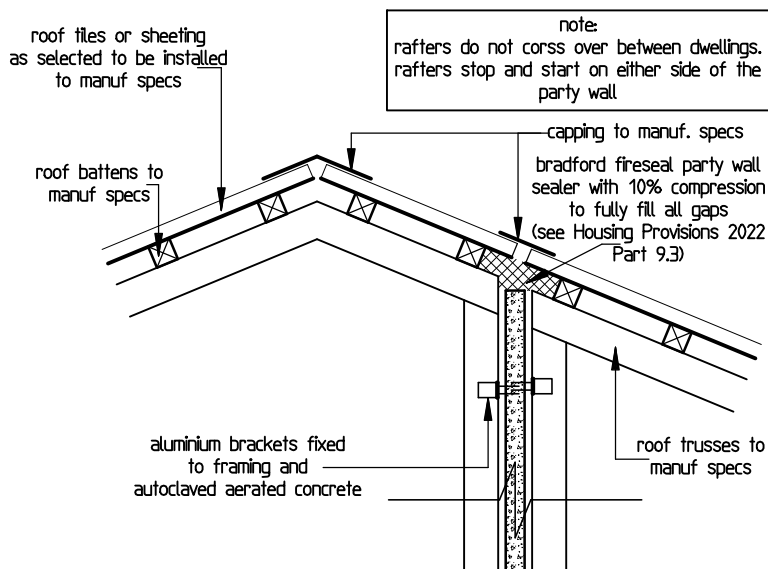
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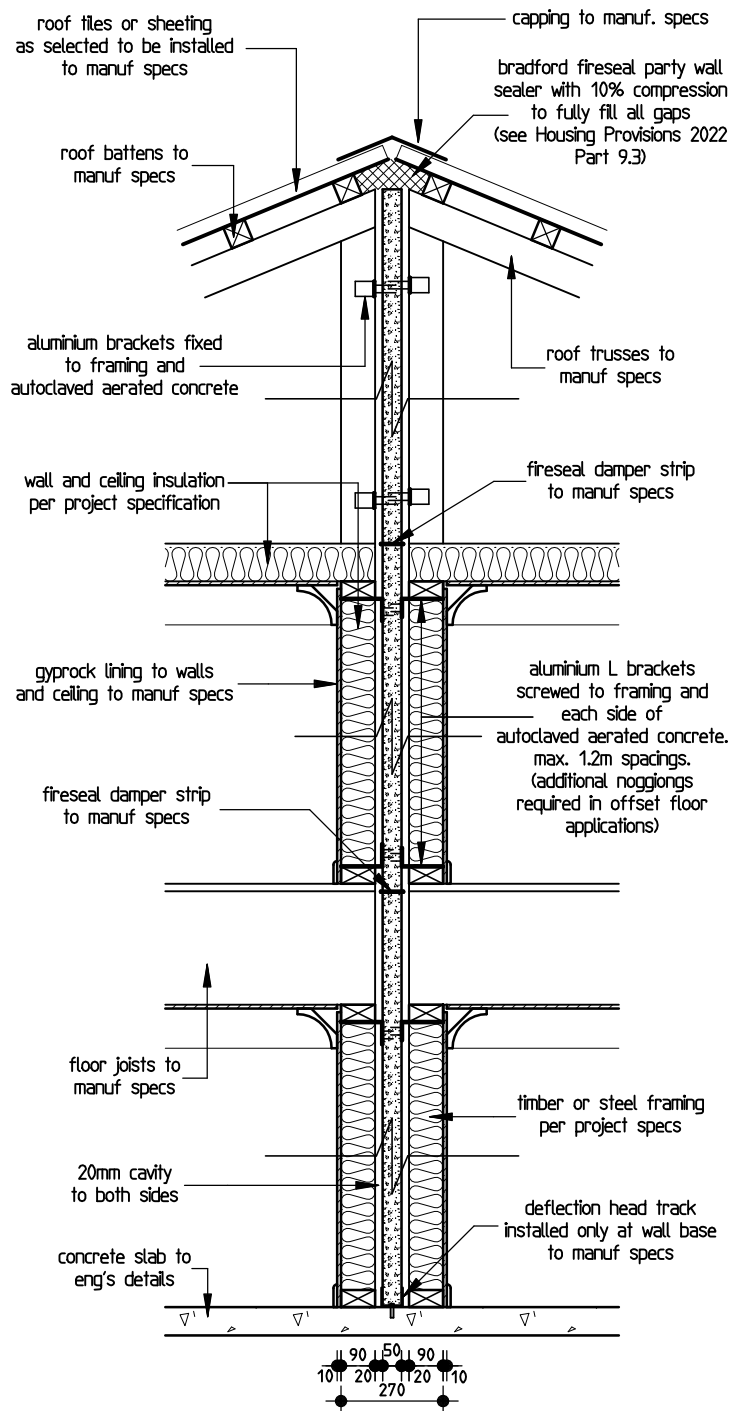
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facade	Executive	SHEET	16 of 19
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		Date	Mar 26



SECTION

WAL-003 FIRE PARTITION WALL DETAIL 1:20 (OFFSET RIDGE)

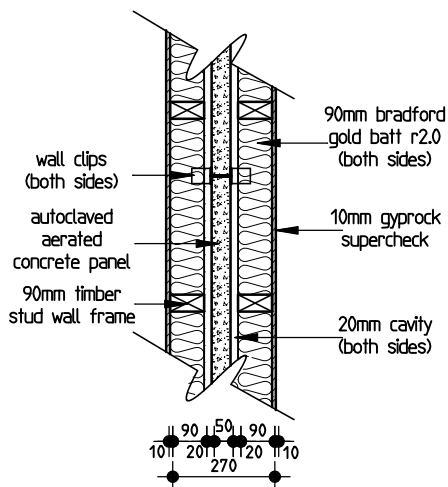
autoclaved aerated concrete intertenancy/party wall
system with 90mm stud frame



SECTION

WAL-002 FIRE PARTITION WALL DETAIL 1:20

autoclaved aerated concrete intertenancy/party wall
system with 90mm stud frame



PLAN

WAL-001 FIRE PARTITION WALL DETAIL 1:20

autoclaved aerated concrete intertenancy/party wall
system with 90mm stud frame



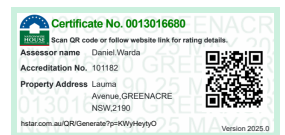
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Greenacre DP:29227

COUNCIL Canterbury-Bankstown ESTATE -----

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C	Hydraulics	MJS	13.05.26
B1	Shadows	HS	6.05.26
B	CC Plan	HS	3.05.26
A	Siting Sketch	DC	12.03.26
REV	DESCRIPTION	DWN	DATE
house type	Bluebell 43	DRAWING N°:	AND-41773
facade	Executive	SHEET	17 of 19
hand	CTR	JOB No.	04389
		Date	Mar 26

SAFE DESIGN OF STRUCTURES

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

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

b) SLIPPERY OR UNEVEN SURFACES
FLOOR FINISHES Specified
If finishes have been specified by designer, these have been selected to minimise the risk of floors and paved areas becoming slippery when wet or when walked on with wet shoes/ feet. Any changes to the specified finish should be made in consultation with the designer or, if this is not practical, surfaces with an equivalent or better slip resistance should be chosen.
FLOOR FINISHES By Owner
If the designer has not been involved in the selection of surface finishes, the owner is responsible for the selection of surface finishes in the pedestrian trafficable areas of this building. Surfaces should be selected in accordance with AS HB 197:1999 and AS/NZ 4586:1004.
STEPS, LOOSE OBJECTS AND UNEVEN SURFACES
Due to design restrictions for this building, steps and/or ramps are included in the building which may be a hazard to workers carrying objects or otherwise occupied. Steps should be clearly marked with both visual and tactile warning during construction, maintenance, demolition and at all times when the building operates as a workplace. Building owners and occupiers should monitor the pedestrian accessways and in particular access to areas where maintenance is routinely carried out to ensure that surfaces have not moved or cracked so that they become uneven and present a trip hazard. Spills, loose material, stray objects or any other matter that may cause a slip or trip hazard should be cleaned or removed from access ways. Contractors should be required to maintain a tidy work site during construction, maintenance or demolition to reduce the risk of trips and falls in the workplace. Materials for construction or maintenance should be stored in designated areas away from access ways and work areas.

2 FALLING OBJECTS
LOOSE MATERIALS OR SMALL OBJECTS
Construction, maintenance or demolition work on or around this building is likely to involve persons working above ground level or above floor levels. Where this occurs one or more of the following measures should be taken to avoid objects falling from the area where the work is being carried out onto persons below.
1. Prevent or restrict access to areas below where the work is being carried out.
2. Provide toeboards to scaffolding or work platforms.
3 Provide protective structure below the work area.
4 Ensure that all persons below the work area have Personal Protective Equipment (PPE).

BUILDING COMPONENTS
During construction, renovation or demolition of this building, parts of the structure including fabricated steelwork, heavy panels and many other components will remain standing prior to or after supporting parts are in place. Contractors should ensure that temporary bracing or other required support is in place at all times when collapse which may injure persons in the area is a possibility. Mechanical lifting of materials and components during construction, maintenance or demolition presents a risk of falling objects. Contractors should ensure that appropriate lifting devices are used that loads are properly secured and that access to areas below the load is prevented or restricted.

3 TRAFFIC MANAGEMENT
For building on a major road, narrow road or steeply sloping road: Parking of vehicles or loading/unloading of vehicles on this roadway may cause a traffic hazard. During construction, maintenance or demolition of this building designated parking for workers and loading areas should be provided. Trained traffic management personnel should be responsible for the supervision of these areas. For building where on-site loading/unloading is restricted: Construction of this building will require loading and unloading of materials on the roadway. Deliveries should be well planned to avoid congestion of loading areas and trained traffic management personnel should be used to supervise loading/unloading areas. For all buildings: Busy construction and demolition sites present a risk of collision where deliveries and other traffic are moving within the site. A traffic management plan supervised by trained traffic management personnel should be adopted for the work site.

4 SERVICES
GENERAL
Rupture of services during excavation or other activity creates a variety of risks including release of hazardous material. Existing services are located on or around this site. Where known, these are identified on the plans but the exact location and extent of services may vary from that indicated. Services should be located using an appropriate service (such as Dial Before You Dig), appropriate excavation practice should be used and, where necessary, specialist contractors should be used. Locations with underground power: Underground power lines MAY be located in or around this site. All underground power lines must be disconnected or carefully located and adequate warning signs used prior to any construction, maintenance or demolition commencing. Locations with overhead power lines: Overhead power lines MAY be near or on this site. These pose a risk of electrocution if struck or approached by lifting devices or other plant and persons working above ground level. Where there is a danger of this occurring, power lines should be, where practical, disconnected or relocated. Where this is not practical adequate warning in the form of bright coloured tape or signage should be used or a protective barrier provided.

MANUAL TASKS
Components within this design with a mass in excess of 15kg should be lifted by two 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 packages and where practical all items should be stored on site in a way which minimises bending before lifting. Advice should be provided on safe lifting methods in all areas where lifting may occur. Construction, maintenance and demolition of this building will require the use of portable tools and equipment. These should be fully maintained in accordance with manufacturers specifications and not used where faulty or (in the case of electrical equipment) not carrying a current electrical safety tag. All safety guards or devices should be regularly checked and Personal Protective Equipment should be used in accordance with manufactures specification.

HAZARDOUS SUBSTANCES
ASBESTOS
For alterations to a building constructed prior to 1990: If this existing building was constructed prior to: 1990 – it therefore may contain asbestos 1986 – it therefore is likely to 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 demolishing, 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 Personal Protective Equipment 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 within the structure. Dust or fumes from this material can be harmful. Persons working on or in the building during construction, operational maintenance or demolition should ensure good ventilation and wear Personal Protective Equipment including protection against inhalation of harmful material when sanding, drilling, cutting or using treated timber in any way that may cause harmful material to be released. Do not burn treated timber.
VOLATILE ORGANIC COMPOUNDS
Many types of glue, solvents, spray packs, paints, varnishes and some cleaning materials and disinfectants have dangerous emissions. Areas where these are used should be kept well ventilated while the material is being used and for a period after installation. Personal Protective Equipment may also be required. The manufacturers recommendations for use must be carefully considered at all times.
SYNTHETIC MINERAL FIBRE
Fibreglass, rockwool, ceramic and other material used for 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 or the body . Personal Protective Equipment including protection against inhalation of harmful material should be used when installing, removing or working near bulk insulation material.
TIMBER FLOORS
This building may contain timber floors which have an applied finish. Areas where finishes are applied should be kept well ventilated during sanding and application and for a period after installation. Personal Protective Equipment may also be required. The manufacturers recommendations for use must be carefully considered at all times.

THESE NOTES MUST BE READ AND UNDERSTOOD BY ALL INVOLVED IN THE PROJECT. THIS INCLUDES (but is not excluded to): OWNER, BUILDER, SUB-CONTRACTORS, CONSULTANTS, RENOVATORS, OPERATORS, MAINTENORS, DEMOLISHERS.



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FOR

Caterina Anne Giannetti & Linda Maria Buoro

AT

Lot 18, No.61 Lauma Avenue, Greenacre DP:29227

COUNCIL

Canterbury-Bankstown

ESTATE

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REV	DESCRIPTION	DWN	DATE
house type	Bluebell 43	DRAWING N°:	AND-41773
facade	Executive	SHEET	18 of 19
hand	CTR	JOB No.	04389
		Date	Mar 26



BASIX® commitments

Assessor	Mr. Daniel Warda
Date	25 / 05 / 26
BASIX Certificate No.	1847801M
NatHERS Certificate No.	0013016680

Project details

Site Address	Lot 18, 61 Lauma Avenue, Greenacre NSW 2190 (House A)
Municipality	Canterbury-Bankstown
Reference	04389

Thermal Comfort

Floors	300mm Waffle pod slab
Ceiling Between Floors	R4.0 Insulation to Garage Ceiling Joists & Bed 1 Suspended Overhanging Joists
External Walls	R2.5 Insulation to all external walls (Excl. Garage) Medium
Internal Walls	R2.0 Insulation to Laundry & Garage internal walls shared with conditioned areas
Ceilings	R6.0 Insulation to all trussed ceilings over living areas (Excl. Garage)
Roof	Roof Tiles Medium
Roof Insulation	Sarking
Windows:	

Bradnam's Awning Windows (Aluminium Framed - Single Glazed Low-e Clear)	U-Value: 5.2	SHGC: 0.55
Bradnam's Fixed Windows (Aluminium Framed - Single Glazed Low-e Clear)	U-Value: 4.4	SHGC: 0.65
Bradnam's Sliding Windows (Aluminium Framed - Single Glazed Low-e Clear)	U-Value: 4.7	SHGC: 0.63
Bradnam's Sliding Door (Aluminium Framed - Single Glazed Low-e Clear)	U-Value: 4.3	SHGC: 0.63
Bradnam's Sliding Door (Aluminium Framed - Standard Clear Glazed)	U-Value: 6.2	SHGC: 0.74

*Refer to NatHERs Certificate for location and dimensions of windows.

Skylights	N/A
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Water		Energy	
Landscape Area	168m²	Hot Water	Electric Heat Pump 15 to 20 STC
W.C's	4 star	Air-Con (Heating)	3-Phase Ducted A/C 3.5 - 4.0
Kitchen Taps	4 star	Air-Con (Cooling)	3-Phase Ducted A/C 3.0 - 3.5
Shower Heads	4 star (> 6 but <= 7.5 L/min)	Ventilation	As Per Basix Assessment
Basin Taps	5 star	PV System	N/A
Alternative Water	2000L Rainwater Tank	Cooking	Induction Cooktop & Electric Oven
Roof Water to Tank	110m²	Drying	Outdoor Clothesline
Alt. Water Uses	Garden Tap, Laundry & WC	Lighting	As Per BASIX Certificate

Phone: 0488 203 606

Email: giuseppe@energiassessments.com.au

ABN: 77 614 736 284



BASIX® commitments

Assessor	Mr. Daniel Warda
Date	25 / 05 / 26
BASIX Certificate No.	1847801M
NatHERS Certificate No.	0013016680

Project details

Site Address	Lot 18, 61 Lauma Avenue, Greenacre NSW 2190 (House B)
Municipality	Canterbury-Bankstown
Reference	04389

Thermal Comfort

Floors	300mm Waffle pod slab
Ceiling Between Floors	R4.0 Insulation to Garage Ceiling Joists & Bed 1 Suspended Overhanging Joists
External Walls	R2.5 Insulation to all external walls (Excl. Garage) Medium
Internal Walls	R2.0 Insulation to Laundry & Garage internal walls shared with conditioned areas
Ceilings	R6.0 Insulation to all trussed ceilings over living areas (Excl. Garage)
Roof	Roof Tiles Medium
Roof Insulation	Sarking
Windows:	

Bradnam's Awning Windows (Aluminium Framed - Standard Clear Glazed)	U-Value: 6.5	SHGC: 0.67
Bradnam's Fixed Windows (Aluminium Framed - Standard Clear Glazed)	U-Value: 6.3	SHGC: 0.76
Bradnam's Sliding Windows (Aluminium Framed - Standard Clear Glazed)	U-Value: 6.4	SHGC: 0.73
Bradnam's Sliding Door (Aluminium Framed - Standard Clear Glazed)	U-Value: 6.2	SHGC: 0.74

*Refer to NatHERs Certificate for location and dimensions of windows.

Skylights	N/A
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Water		Energy	
Landscape Area	203m²	Hot Water	Electric Heat Pump 15 to 20 STC
W.C's	4 star	Air-Con (Heating)	3-Phase Ducted A/C 3.5 - 4.0
Kitchen Taps	4 star	Air-Con (Cooling)	3-Phase Ducted A/C 3.0 - 3.5
Shower Heads	4 star (> 6 but <= 7.5 L/min)	Ventilation	As Per Basix Assessment
Basin Taps	5 star	PV System	N/A
Alternative Water	2000L Rainwater Tank	Cooking	Induction Cooktop & Electric Oven
Roof Water to Tank	110m²	Drying	Outdoor Clothesline
Alt. Water Uses	Garden Tap, Laundry & WC	Lighting	As Per BASIX Certificate

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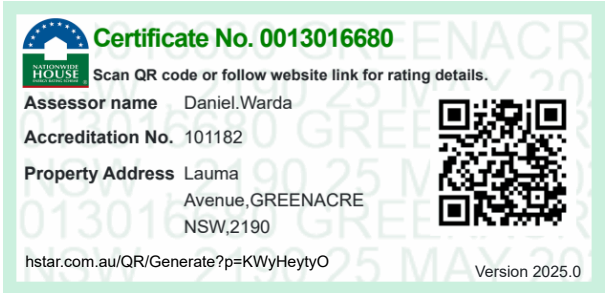
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