

BASIX COMMITMENTS	
• LIGHTING IN ACCORD, WITH BASIX CERT. PROVIDED, • FIXTURES IN ACCORD, WITH BASIX CERT. PROVIDED, • WINDOWS IN ACCORD WITH BASIX CERT. PROVIDED, • GLAZED DOORS IN ACCORD WITH BASIX CERT. PROVIDED, • CONDENSATION CONTROL IN ACCORD WITH BASIX CERT. PROVIDED, • RAINWATER TANK IN ACCORD, WITH BASIX CERT. PROVIDED, • HOT WATER IN ACCORD, WITH BASIX CERT. PROVIDED, • HEATING, COOLING, AND VENTILATION IN ACCORD WITH BASIX CERT. PROVIDED, • ARTIFICIAL & NATURAL LIGHTING IN ACCORD, WITH BASIX CERT. PROVIDED,	NOTE: ARCHITECTURAL PLANS TO BE IN ACCORDANCE WITH NCC 2022 VOLUME 2 BUILDING CODE OF AUSTRIA AND 2022 NCC 2022 VOLUME 3 HOUSING PROVISIONS STANDARD 2022.

GENERAL ABBREVIATION			
AC	AR CONCLD. SYSTEM	OW	OBSCURE WINDOW
CONC	CONCRETE FLOOR	RT	TILED ROOF
W	CLEAR WINDOW	FC	FIBER CEMENT
DP	DOWN PIPE	RB1	RENDERED BRICK TYPE 1
ED	ENTRY DOOR	RWT	RAIN WATER TANK
FB	FACE BRICK	T1	TILE TYPES
F	FIXED WINDOW	SD	SLIDING DOOR
GD	GARAGE DOOR	S	SMOKE ALARM
GLD	GLAZED DOOR	MV	MECHANICAL VENTILATION
LAMIN	LAMINATED FLOOR	LB	LETTER BOX

AC	AR COND. SYSTEM	OW	OBSCURE WINDOW
CONC	CONCRETE FLOOR	RT	TILED ROOF
W	CLEAR WINDOW	FC	FIBRE CEMENT
DOWN PIPE	DRAIN PIPE	RB1	RENDERED BRICK TYPE 1
DP	DOWNY WINDOW	RWT	RAIN WATER TANK
FB	FACE BRICK	T1	TILE TYPES
GD	FIXED WINDOW	SD	SLIDING DOOR
GP	GARAGE DOOR	SA	SMOKE ALARM
GLD	GLAZED DOOR	MV	MECHANICAL VENTILATION
LAMIN	LAMINATED FLOOR	LB	LETTER BOX

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AREAS CALCULATION FOR DA	
NOTE: GFA MEASURED FROM INSIDE OF EXTERNAL WALLS, EXCLUDING GARAGE SPACES AND VOIDS	
COUNCIL - CANTERBURY-BANKSTOWN COUNCIL	
DP NUMBER	321050
TOTAL LOT AREA	873.4m²

COUNCIL - CANTERBURY-BANKSTOWN COUNCIL	
DP NUMBER	321050
TOTAL LOT AREA	873.4m ²

GRANNY TOTAL GFA	59.53m²
STUDIO TOTAL GFA	35.62m²
TOTAL LANDSCAPED AREA	379.24m² = 43.42%
TOTAL BUILDING HEIGHT GRANNY	3.712m
TOTAL BUILDING HEIGHT STUDIO	3.671m

AREAS CALCULATION	
Name	Area
GRANNY GFA	59.53 m ²
STUDIO GFA	35.62 m ²
TOTAL	95.15 m²

FRONT LANDSCAPE	68.61 m²
REAR LANDSCAPE	310.63 m²
TOTAL LANDSCAPE	379.24 m²

DOORS LIST GRANNY AND STUDIO				
Mark	Total Open Width	Leaf Width	Height	Description
D1G	1000		2340	ENTRY TIMBER DOOR
D2G	900	820	2400	TIMBER FLUSH DOOR
D2ST	1200		2400	TIMBER DOUBLE FLUSH

D3T1	1200		2400	TIMBER DOUBLE FLUSH DOOR
D3G	800	720	2400	TIMBER FLUSH DOOR
D3ST	800	720	2400	TIMBER FLUSH DOOR
D4G	900	820	2400	TIMBER FLUSH DOOR
D4ST	900	820	2400	TIMBER FLUSH DOOR
D5G	2410		2300	ALUMINIUM SLIDING DOOR
SD1ST	1510		2300	ALUMINIUM SLIDING DOOR

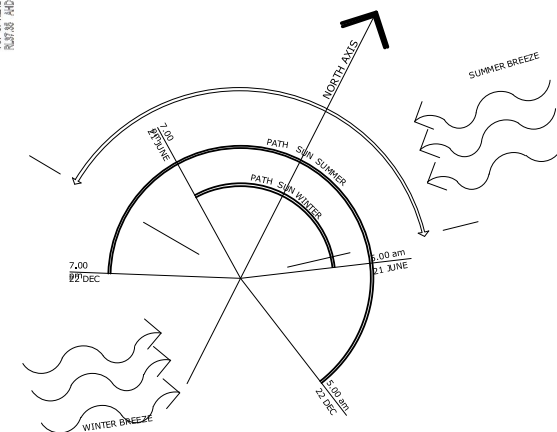
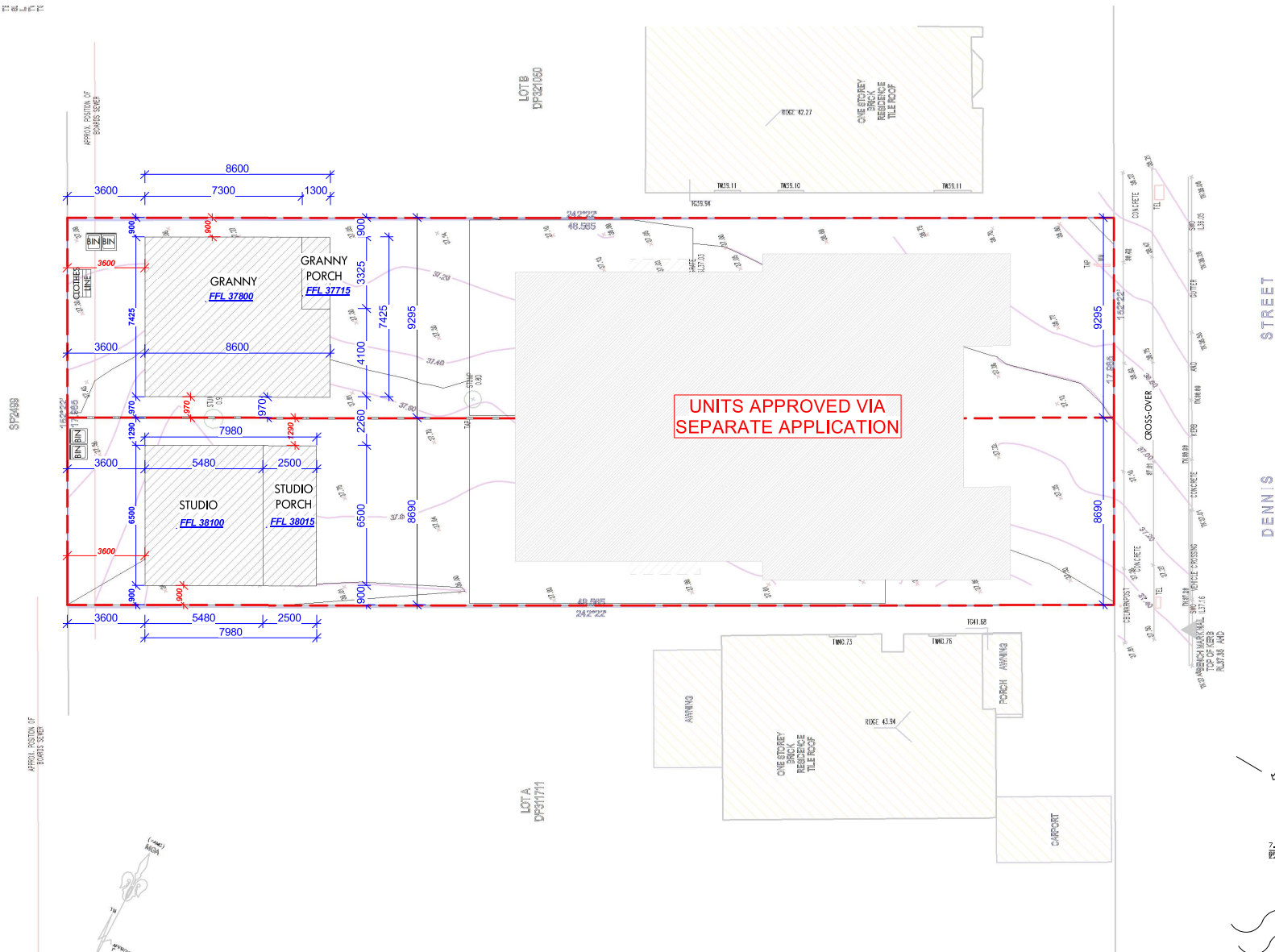
- ARCHITECTURAL PLANS TO BE IN ACCORDANCE WITH NCC 2022 VOLUME 2 BUILDING CODE OF AUSTRALIA 2022 & HOUSING PROVISIONS STANDARD 2022.
- ARCHITECTURAL DRAWINGS TO BE READ IN CONJUNCTION WITH STORMWATER AND STRUCTURAL DESIGN
- SYDNEY WATER BUILDING PLAN APPROVAL TO BE INSPECTED AS PER DRAWINGS
- METHOD OF WATERPROOFING PATHWAY TO BE IN ACCORDANCE WITH PART 10.2 OF THE ABCB HOUSING PROVISIONS STANDARD 2022 (BCA) OR AS 3740.2021 & 10.2.1 TO 10.2.6 AND 10.2.12 OF THE ABCB HOUSING PROVISIONS STANDARD 2022.
- MECHANICAL VENTILATION TO BE PROVIDED FROM A BATHROOM, SANITARY COMPARTMENT TO DISCHARGE DIRECTLY TO OUTDOOR AIR. THIS EXHAUST SYSTEM MUST BE INTERLOCKED WITH LIGHT SWITCH AND INCLUDE RUN-ON TIMER SO THAT THE EXHAUST SYSTEM CONTINUES TO OPERATE FOR 10 MINUTES AFTER THE LIGHT SWITCH IS OFF.
- WHERE A FLOOR WASTE IS INSTALLED, THE MINIMUM CONTINUOUS FALL OF A FLOOR PLANE TO THE WASTE MUST BE 1:80; AND THE MAXIMUM CONTINUOUS FALL OF A FLOOR PLANE TO THE WASTE MUST BE 1:50.

WINDOWS LIST UNIT2							
Mark	Width	Height	Sill	Head	Frame	Opening	GLASS
W1	1810	1800	600	2400	ALUMINIUM	SLIDING	OBSCURE
W1ST	850	800	1400	2200	ALUMINIUM	SLIDING	
W2	1210	2100	300	2400	ALUMINIUM	FIXED	
W2C	1210	2100	300	2400	ALUMINIUM	SLIDING	

W2G	1210	600	930	1530	ALUMINIUM	SLIDING	
W2ST	1510	1200	1000	2200	ALUMINIUM	SLIDING	
W3	1810	1200	1200	2400	ALUMINIUM	SLIDING	
W3G	1510	1200	1000	2200	ALUMINIUM	SLIDING	
W3ST	1510	1200	1000	2200	ALUMINIUM	SLIDING	
W4	1810	600	900	1500	ALUMINIUM	SLIDING	
W4G	1210	600	930	1530	ALUMINIUM	SLIDING	
W4G	1510	1200	1000	2200	ALUMINIUM	SLIDING	
W4ST	1510	1200	1000	2200	ALUMINIUM	SLIDING	
W5	1210	600	900	1500	ALUMINIUM	SLIDING	
W5G	850	800	1600	2400	ALUMINIUM	SLIDING	OBSCURE
W6	1810	1200	1200	2400	ALUMINIUM	SLIDING	
W6G	1510	1200	1200	2400	ALUMINIUM	SLIDING	
W7	1000		1400	1400	ALUMINIUM	FIXED	
W8	1810	900	1500	2400	ALUMINIUM	SLIDING	
W9	1810	900	1500	2400	ALUMINIUM	SLIDING	
W10	1810	900	1500	2400	ALUMINIUM	SLIDING	
W11	1810	600	1800	2400	ALUMINIUM	SLIDING	
W12	850	800	1600	2400	ALUMINIUM	SLIDING	OBSCURE
W13	850	800	1600	2400	ALUMINIUM	SLIDING	OBSCURE
W14	1810	600	1800	2400	ALUMINIUM	SLIDING	



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1 SITE PLAN
1 : 200



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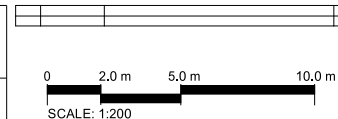
- AS 1288 GLASS IN BUILDINGS - SELECTION AND INSTALLATION
- AS 1428 DESIGN FOR ACCESS AND MOBILITY
- AS 1657 RISK PLATFORMS, WALKWAYS, STAIRWAYS AND LADDERS
- AS 1686 MECHANICAL VENTILATION AND AIR-CONDITIONING
- AS 1679 AUTOMATIC FIRE DETECTION AND ALARM SYSTEMS
- AS 1809 INSTALLATION OF TIMBER DOORS
- AS 2047 WINDOWS IN BUILDINGS - SELECTION AND INSTALLATION
- AS 2285 EMERGENCY ESCAPE LIGHTING AND EXIT SIGNS FOR BUILDINGS
- AS 2462 PROBABLE FIRE TESTS FOR BUILDINGS
- AS 3530 NATIONAL PLUMBING AND DRAINAGE
- AS 3600 CONCRETE STRUCTURES
- AS 3700 MASONRY STRUCTURES
- AS 4140 WATERPROOFING OF DOMESTIC WET AREAS
- AS 4100 STEEL STRUCTURES
- AS 4234 DETECTORS FOR ABANDONING SYSTEMS IN BUILDINGS
- AS 5600 CORROSION FOR BUILDINGS

OTHER ALTERNATIVE SOLUTIONS

TAG SYMBOLS

W#	WINDOW TAG	D#	DOOR TAG
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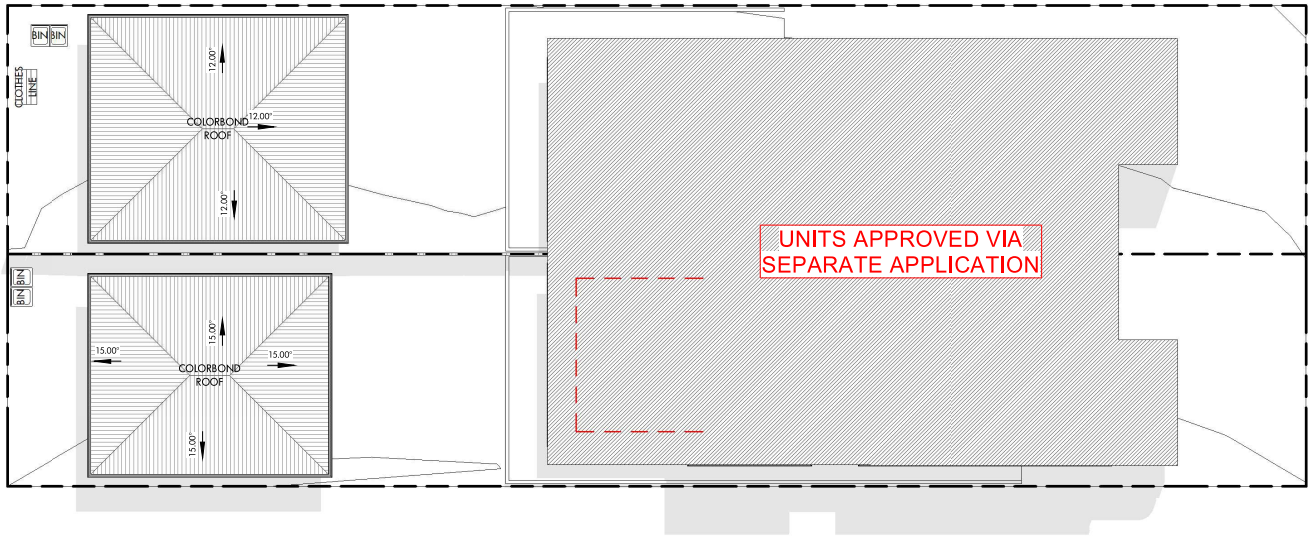
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PROJECT DETAIL
CONSTRUCTION OF A DETACHED GRANNY AND STUDIO

PROJECT ADDRESS
35 DENNIS STREET LAKEMBA 2195 NSW

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1 ROOF PLAN

1 : 200

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AS 1428 DESIGN FOR ACCESS AND MOBILITY
AS 1687 RIBBED PLATFORMS, WALKWAYS, STAIRWAYS AND LADDERS
AS 1686 MECHANICAL VENTILATION AND AIR-CONDITIONING
AS 1676 AUTOMATIC FIRE DETECTION AND ALARM SYSTEM
AS 1656 INSTALLATION OF FIRE COORDINATES
AS 2047 WINDOWS IN BUILDINGS - SELECTION AND INSTALLATION
AS 2255 EMERGENCY ESCAPE LIGHTING AND EXIT SIGNS FOR BUILDINGS
AS 2444 PORTABLE FIRE EXTINGUISHERS
AS 3502 MECHANICAL PLUMBING AND DRAINAGE
AS 3606 CONCRETE STRUCTURES
AS 3740 WATERPROOFING OF DOMESTIC WET AREAS
AS 4106 STEEL STRUCTURES
AS 4254 SCAFFOLDING FOR AIR-HANDLING SYSTEMS IN BUILDINGS
AS 3810 FORMWORK FOR CONCRETE
OTHER ALTERNATIVE SOLUTION

STANDARDS

NORTH



TAG SYMBOLS

WB WINDOW TAG

DP DOOR TAG

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ROOF PLAN

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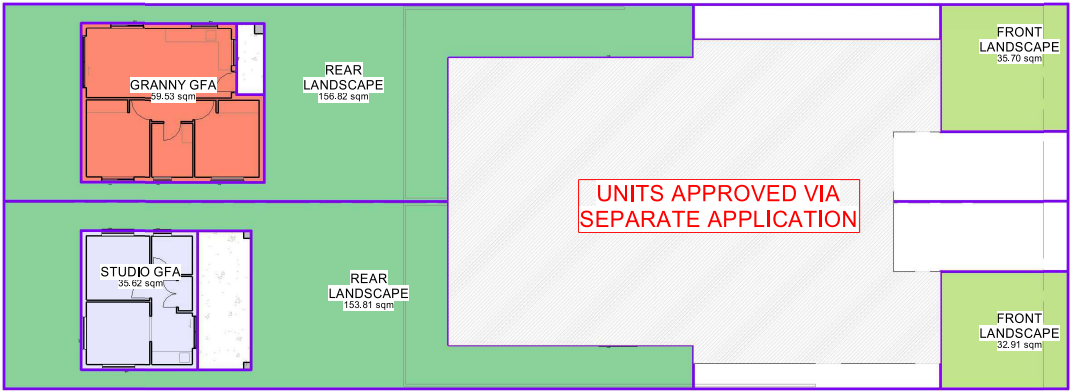
AREAS FOR BUILDERS		
Area	sq.m	sqrs
GRANNY FLOOR	59.53	6.42
GRANNY PORCH	4.32	0.47
STUDIO FLOOR	35.62	3.84
STUDIO PORCH	16.25	1.75
TOTAL	115.73	12.47

1 GROUND F. BUILDERS
1 : 250



TOTAL SITE AREA : 873.4m²

- FRONT LANDSCAPE
- GRANNY GFA
- REAR LANDSCAPE
- STUDIO GFA
- U2 - GFA



3 GROUND F. COUNCIL
1 : 250

AREAS CALCULATION	
Name	Area
GRANNY GFA	59.53 m ²
STUDIO GFA	35.62 m ²
TOTAL	95.15 m ²

LANDSCAPE AREAS	
FRONT LANDSCAPE	68.61 m ²
REAR LANDSCAPE	310.63 m ²
TOTAL LANDSCAPE	379.24 m ²

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AS 1428 DESIGN FOR ACCESS AND MOBILITY
AS 1687 FIXED PLATFORMS, WALKWAYS, STAIRWAYS AND LADDERS
AS 1686 MECHANICAL VENTILATION AND AIR-CONDITIONING
AS 1676 AUTOMATIC FIRE DETECTION AND ALARM SYSTEM
AS 1696 INSTALLATION OF FIRE COORDINATES
AS 2047 WINDOWS IN BUILDINGS - SELECTION AND INSTALLATION
AS 2205 EMERGENCY ESCAPE LIGHTING AND EXIT SIGNS FOR BUILDINGS
AS 2444 PORTABLE FIRE EXTINGUISHERS
AS 3502 NATIONAL PLUMBING AND DRAINAGE
AS 3606 CONCRETE STRUCTURES
AS 3710 MACHINERY STRUCTURES
AS 3740 WATERPROOFING OF DOMESTIC WET AREAS
AS 4106 STEEL STRUCTURES
AS 4254 ELECTRICAL WORK FOR AIR-HANDLING SYSTEMS IN BUILDINGS
AS 3810 FORMWORK FOR CONCRETE
OTHER ALTERNATIVE SOLUTION

NORTH

TAG SYMBOLS

WB WINDOW TAG

DP DOOR TAG

WALL TAG

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PROJECT DETAIL
CONSTRUCTION OF A DETACHED GRANNY AND STUDIO

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AREAS CALCULATION

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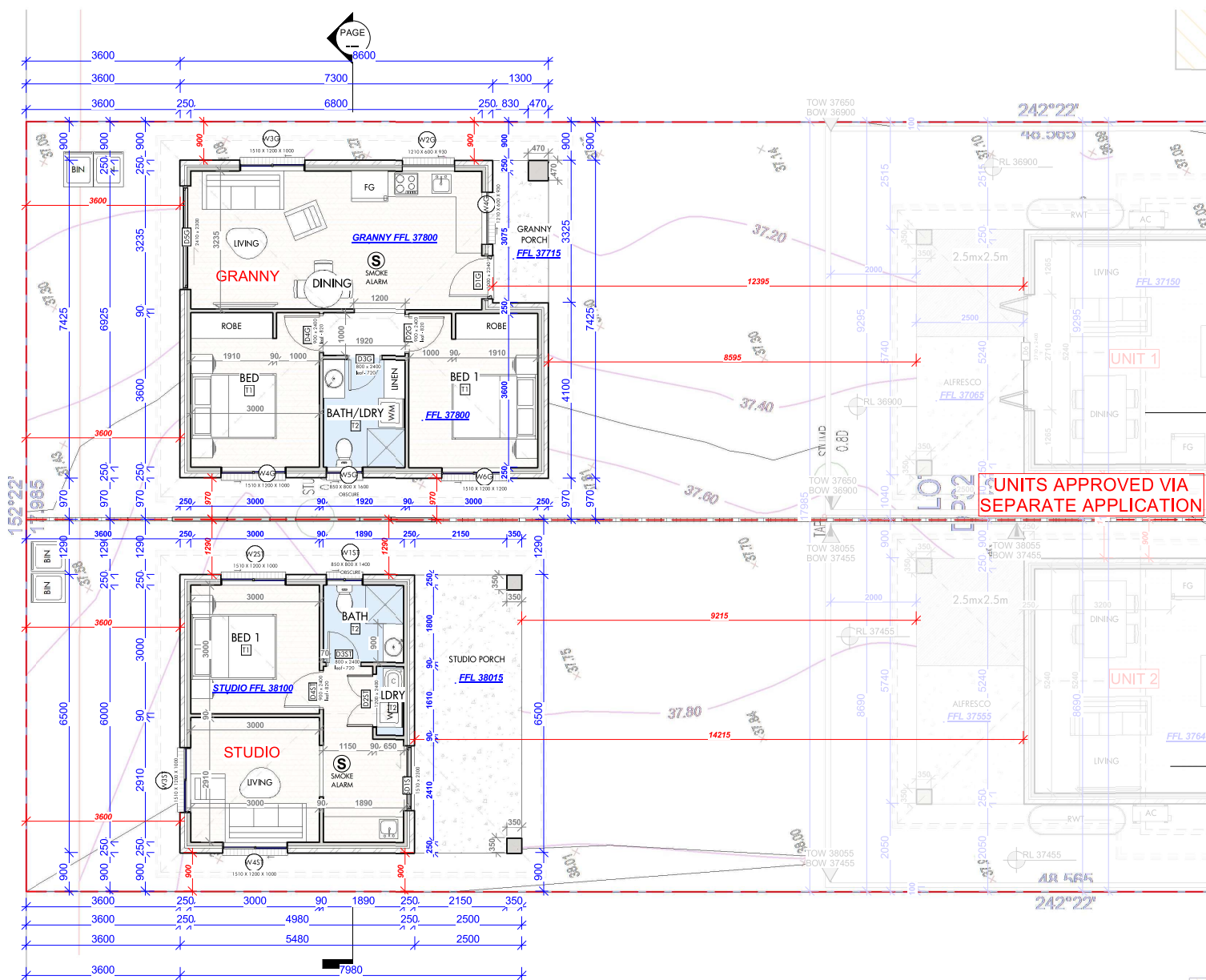
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2458

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DA

PAGE NUMBER
DA - 05



- CONC
- LAMIN
- T1
- T2
- T3

1 GROUND FLOOR

1 : 100

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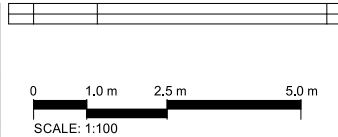


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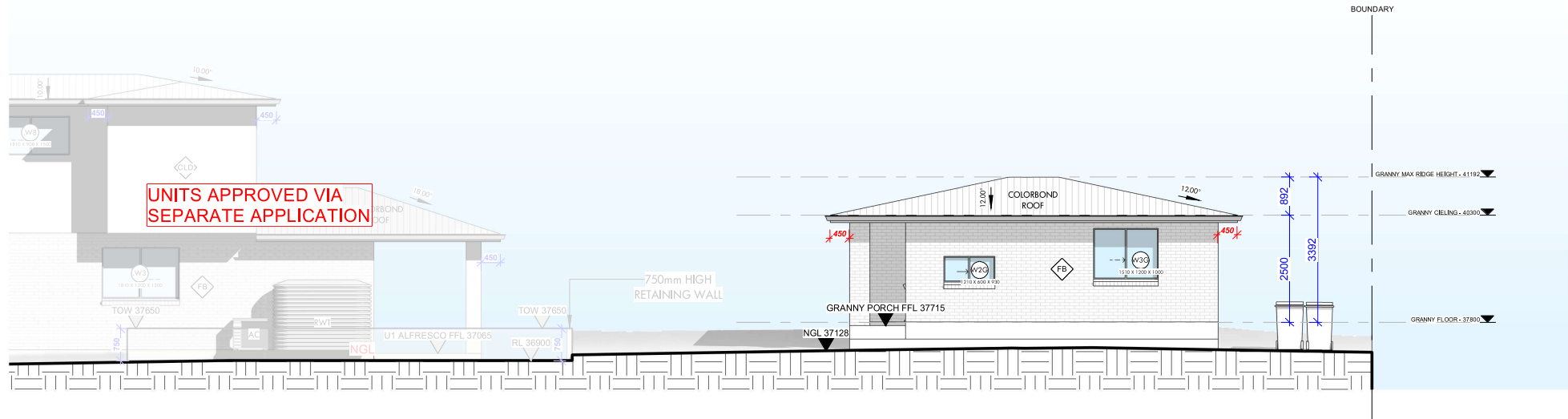
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AS 1674 AUTOMATIC FIRE DETECTION AND ALARM SYSTEM
AS 1599 INSTALLATION OF FIRE DOORS
AS 2047 WINDOWS IN BUILDINGS - SELECTION AND INSTALLATION
AS 2205 EMERGENCY ESCAPE LIGHTING AND EXIT SIGNS FOR BUILDINGS
AS 2444 PORTABLE FIRE EXTINGUISHERS
AS 3500 NATIONAL PLUMBING AND DRAINAGE
AS 3606 CONCRETE STRUCTURES
AS 3710 MASONRY STRUCTURES
AS 3740 WATERPROOFING OF DOMESTIC WET AREAS
AS 4110 STEEL STRUCTURES
AS 4234 FACTORY FOR AIR-HANDLING SYSTEMS IN BUILDINGS
AS 3910 FORMWORK FOR CONCRETE
OTHERS - TERMINATE SOLUTION

NORTH
TAG SYMBOLS
WB WINDOW TAG
DF DOOR TAG
WALL TAG
DOOR TAG
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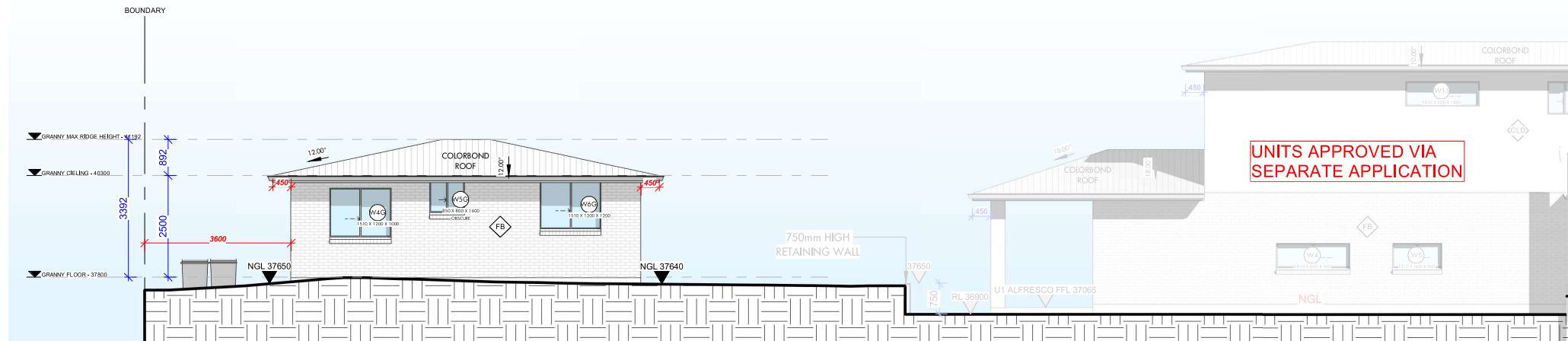


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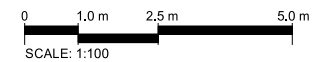
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1 NORTH WEST ELEVATION - GRANNY
1 : 100



2 SOUTH EAST ELEVATION - GRANNY
1 : 100



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DRAWING TITLE
GRANNY SIDE ELEVATIONS

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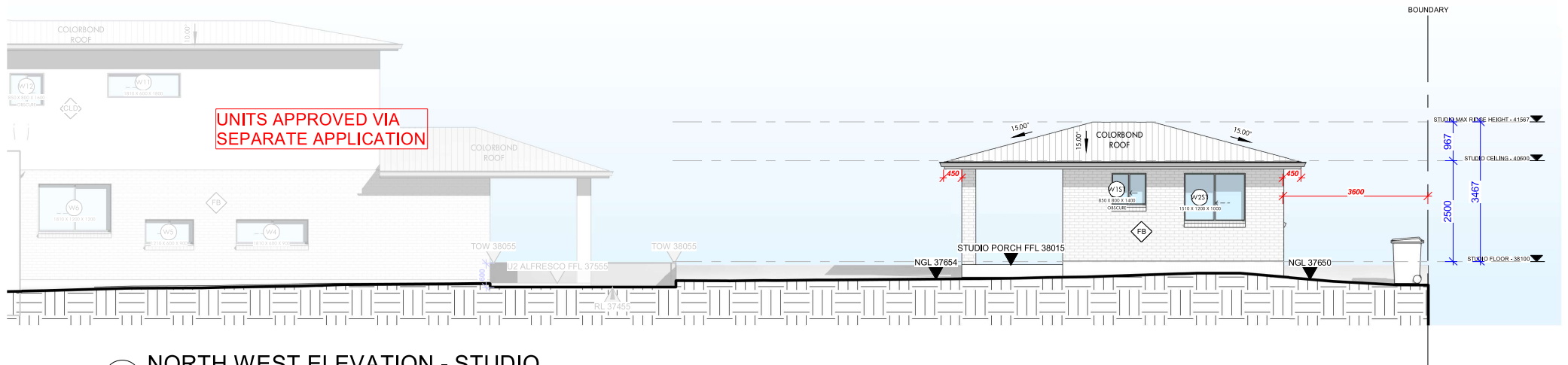
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AS 2047 WINDOWS IN BUILDINGS - SELECTION AND INSTALLATION
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AS 2444 PORTABLE FIRE EXTINGUISHERS
AS 3502 MECHANICAL PLUMBING AND DRAINAGE
AS 3606 CONCRETE STRUCTURES
AS 3710 MASONRY STRUCTURES
AS 3740 WATERPROOFING OF DOMESTIC WET AREAS
AS 4110 STEEL STRUCTURES
AS 4254 DUCTWORK FOR AIR-HANDLING SYSTEMS IN BUILDINGS
AS 3810 FORMWORK FOR CONCRETE
OTHER A. TERNATIVE SOLUTION

NORTH

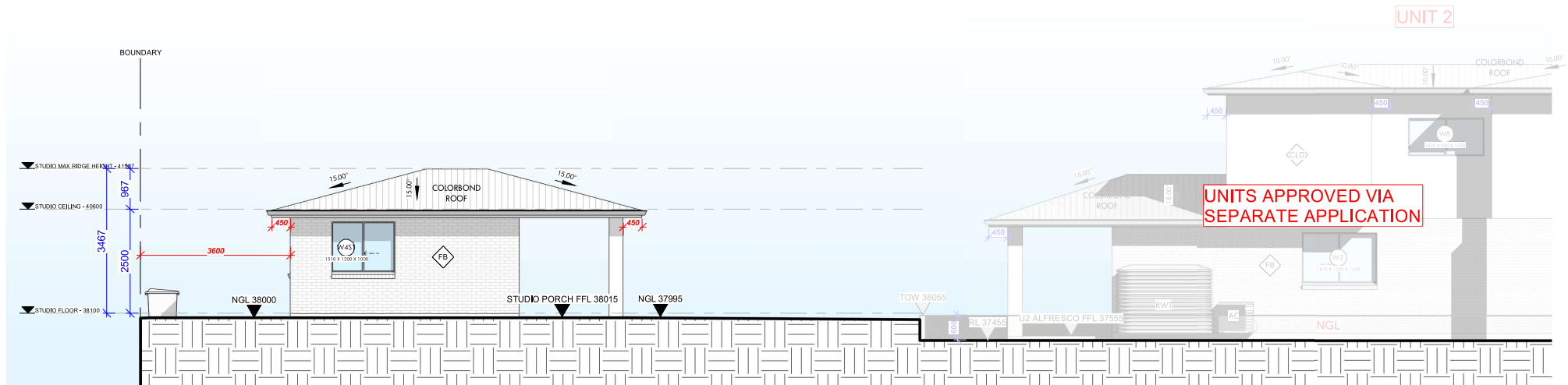
TAG SYMBOLS

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DF DOOR TAG
WALL TAG
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CONSTRUCTION OF A DETACHED GRANNY AND STUDIO
PROJECT ADDRESS
35 DENNIS STREET LAKEMBA 2195 NSW



1 NORTH WEST ELEVATION - STUDIO
1 : 100



2 SOUTH EAST ELEVATION - STUDIO
1 : 100

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AS 1658 INSTALLATION OF FIBRE COORDINATES
AS 2047 WINDOWS IN BUILDINGS - SELECTION AND INSTALLATION
AS 2255 EMERGENCY ESCAPE LIGHTING AND EXIT SIGNS FOR BUILDINGS
AS 2444 PORTABLE FIRE EXTINGUISHERS
AS 3500 MECHANICAL PLUMBING AND DRAINAGE
AS 3502 CONCRETE STRUCTURES
AS 3740 WATERPROOFING OF DOMESTIC WET AREAS
AS 4116 STEEL STRUCTURES
AS 4254 SCAFFOLDING FOR AIR-HANDLING SYSTEMS IN BUILDINGS
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OTHER ALTERNATIVE SOLUTION

NORTH

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0 1.0 m 2.5 m 5.0 m
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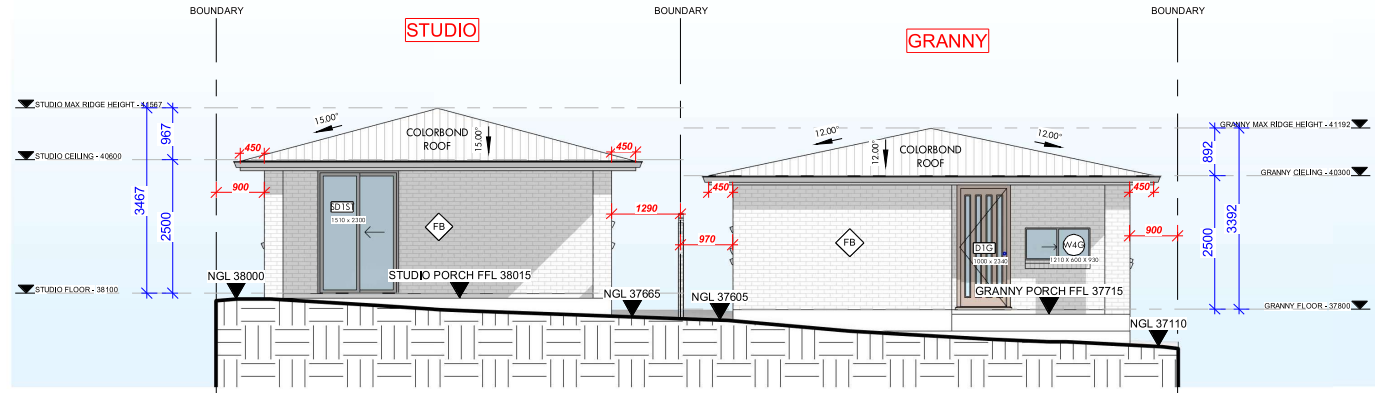
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CONSTRUCTION OF A DETACHED GRANNY AND STUDIO

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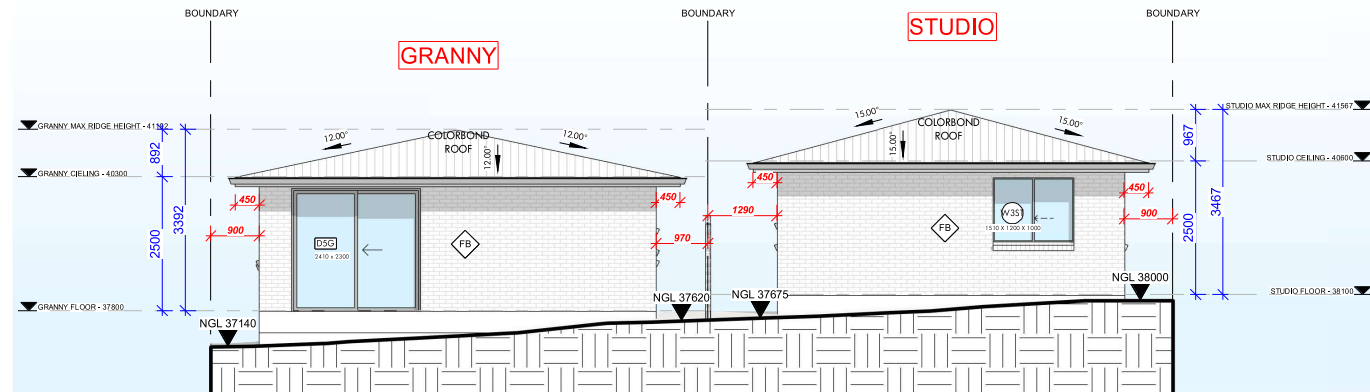
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1 NORTH EAST - GRANNY & STUDIO
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2 SOUTH WEST - GRANNY & STUDIO
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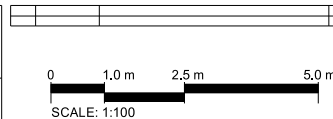


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AS 1428 DESIGN FOR ACCESS AND MOBILITY
AS 1687 FIXED PLATFORMS, WALKWAYS, STAIRWAYS AND LADDERS
AS 1686 MECHANICAL VENTILATION AND AIR-CONDITIONING
AS 1676 AUTOMATIC FIRE DETECTION AND ALARM SYSTEM
AS 1686 INSTALLATION OF FIRE COORDINATES
AS 2047 WINDOWS IN BUILDINGS - SELECTION AND INSTALLATION
AS 2285 EMERGENCY ESCAPE LIGHTING AND EXIT SIGNS FOR BUILDINGS
AS 2444 PORTABLE FIRE EXTINGUISHERS
AS 3500 NATIONAL PLUMBING AND DRAINAGE
AS 3606 CONCRETE STRUCTURES
AS 3700 MASONRY STRUCTURES
AS 3740 WATERPROOFING OF DOMESTIC WET AREAS
AS 4100 STEEL STRUCTURES
AS 4234 SCAFFOLDING FOR BRACEWORK SYSTEMS IN BUILDINGS
AS 3610 FORMWORK FOR CONCRETE
OTHER ALTERNATIVE SOLUTION

NORTH
TAG SYMBOLS
WB WINDOW TAG
DF DOOR TAG
WALL TAG
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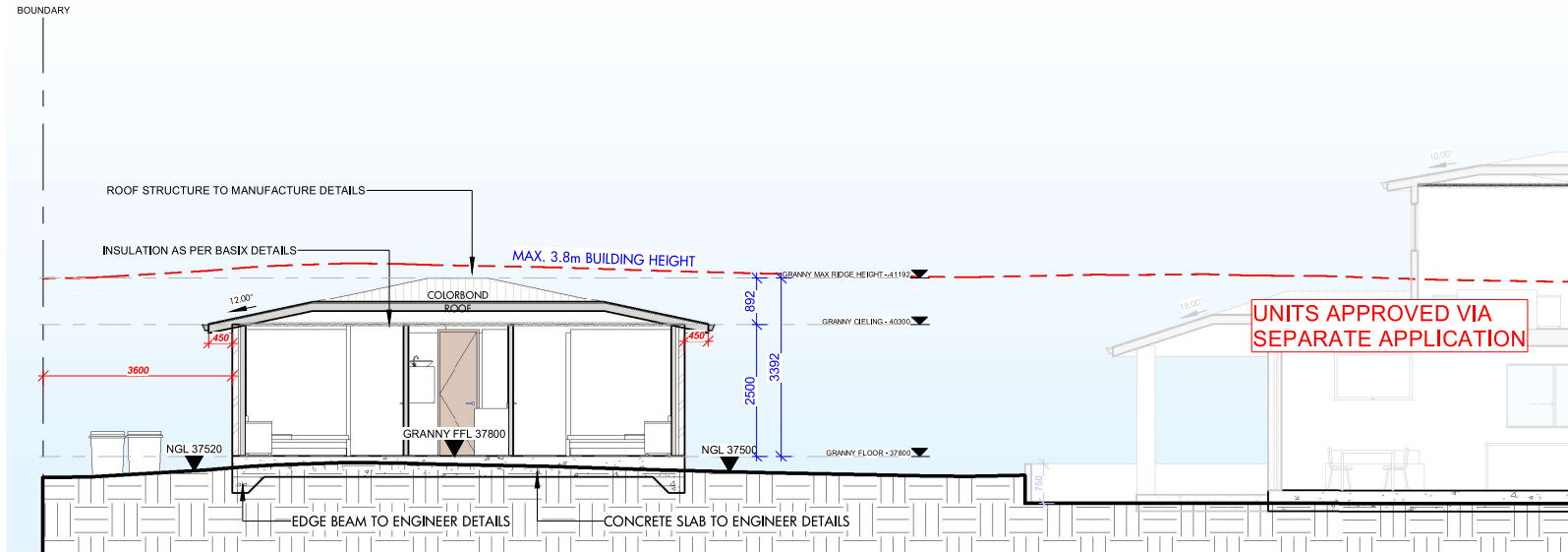
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PROJECT DETAIL
CONSTRUCTION OF A DETACHED GRANNY AND STUDIO
PROJECT ADDRESS
35 DENNIS STREET LAKEMBA 2195 NSW

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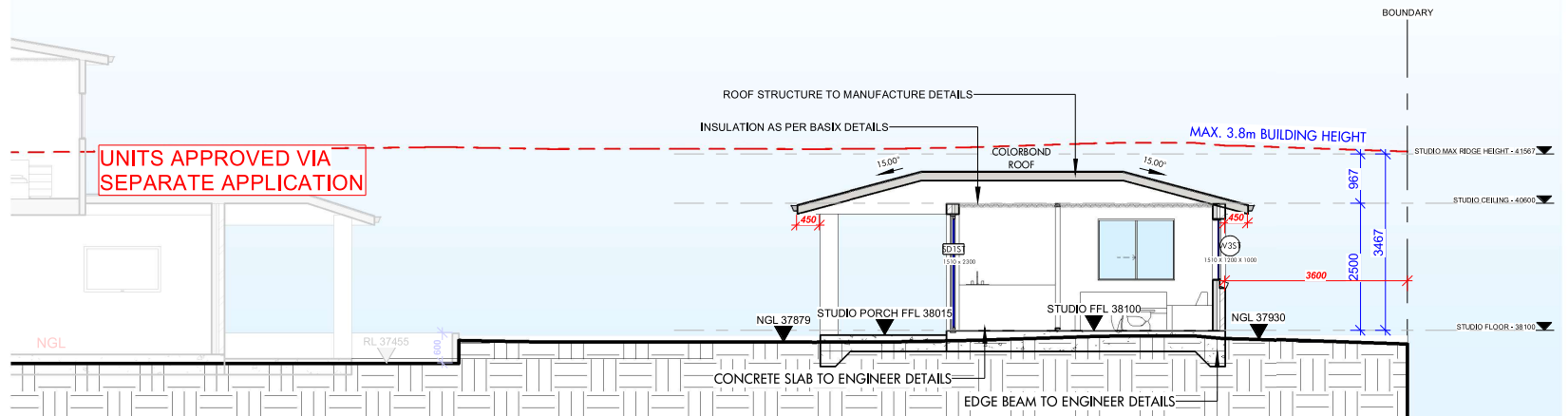
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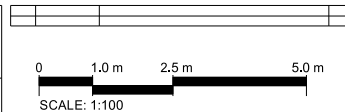
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AS 3710 MASONRY STRUCTURES
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AS 4254 FACTORY FOR AIR-HANDLING SYSTEMS IN BUILDINGS
AS 3810 FORMWORK FOR CONCRETE
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PROJECT DETAIL
**CONSTRUCTION OF A DETACHED GRANNY AND
STUDIO**

PROJECT ADDRESS
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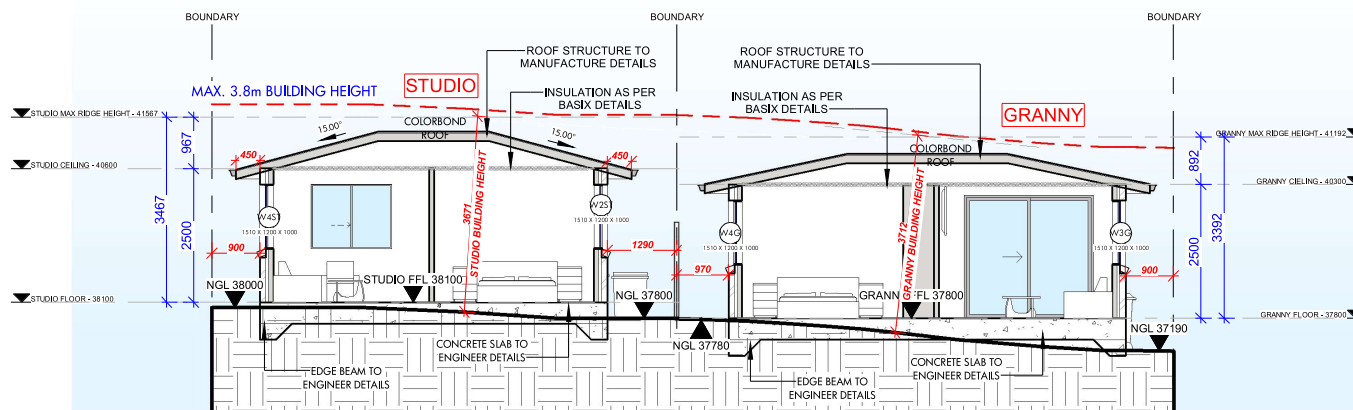
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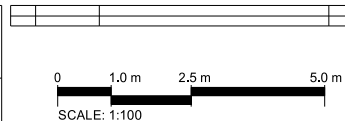


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STANDARD SPECIFICATION

BE ADVISED : SOME CLAUSES IN THIS SPECIFICATION MAY NOT BE RELEVANT TO THIS PROJECT

BUILDING SPECIFICATIONS National Construction Code – Volume 2 – Building Code of Australia 2022 & Housing Provisions Standard 2022

SITE PREPARATION

- PART 3.1 OF THE NCC VOLUME 2 BUILDING CODE OF AUSTRALIA 2022 & HOUSING PROVISIONS STANDARD 2022.

EARTHWORKS

- TO BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979 AND DEVELOPMENT CONSENT CONDITIONS
- PART 3.2 OF THE NCC VOLUME 2 BUILDING CODE OF AUSTRALIA 2022 & HOUSING PROVISIONS STANDARD 2022.
- AS 4678:2002 - EARTH-RETAINING STRUCTURES

DRAINAGE

- PART 3.3 OF THE NCC VOLUME 2 BUILDING CODE OF AUSTRALIA 2022 & HOUSING PROVISIONS STANDARD 2022.
- AS/NZS 3500.1:2021 - PLUMBING & DRAINAGE - WATER SERVICES
- AS/NZS 3500.2:2021 - PLUMBING & DRAINAGE - SANITARY PLUMBING & DRAINAGE
- AS/NZS 3500.3:2021 - PLUMBING & DRAINAGE - STORMWATER DRAINAGE
- AS/NZS 3500.4:2021 - PLUMBING & DRAINAGE - HEATED WATER SERVICES

STRUCTURAL WORK

- Part 2.2 OF THE NCC VOLUME 2 BUILDING CODE OF AUSTRALIA 2022 & HOUSING PROVISIONS STANDARD 2022.
- AS 4100:2020 – STEEL STRUCTURES CODES
- AS/NZS 1170.0:2002 – GENERAL PRINCIPLES
- AS/NZS 1170.1:2002 – PARTS 1 PERMANENT, IMPOSED AND OTHER ACTIONS
- AS/NZS 1170.2:2021 – PART 2 WIND ACTIONS
- AS 3700:2018 – SAA MASONRY CODE
- AS 1684.3:2021- RESIDENTIAL TIMBER FRAMED CONSTRUCTION

FOOTINGS & SLABS

- PART 4 OF THE NCC VOLUME 2 BUILDING CODE OF AUSTRALIA 2022 & HOUSING PROVISIONS STANDARD 2022.
- AS 2159:2009 - PILING - DESIGN & INSTALLATION
- AS 2870:2011 - RESIDENTIAL SLABS & FOOTINGS
- AS 3600:2018 - CONCRETE STRUCTURES

MASONRY

- PART 5 OF THE NCC VOLUME 2 BUILDING CODE OF AUSTRALIA 2022 & HOUSING PROVISIONS STANDARD 2022.
- AS 3700:2018 - MASONRY STRUCTURES

FRAMING

- PART 6 OF THE NCC VOLUME 2 BUILDING CODE OF AUSTRALIA 2022 & HOUSING PROVISIONS STANDARD 2022.
- AS 1684.2:2021 - RESIDENTIAL TIMBER-FRAMED CONSTRUCTION - NON-CYCLONIC AREAS
- AS 1720.1:2010 - TIMBER STRUCTURES - DESIGN METHODS
- AS 4100:2020 - STEEL STRUCTURES
- AS 3660.1:2014 – TERMITE MANAGEMENT SYSTEM

ROOF & WALL CLADDING

- PART 7 OF THE NCC VOLUME 2 BUILDING CODE OF AUSTRALIA 2022 & HOUSING PROVISIONS STANDARD 2022.
- AS 1273:1991 - UNPLASTICIZED PVC (UPVC) DOWNPIPES & FITTINGS FOR RAINWATER
- AS 1562.1:2018 - DESIGN & INSTALLATION OF SHEET ROOF & WALL CLADDING - METAL
- AS/NZS 1562.3:2006 - DESIGN & INSTALLATION OF SHEET ROOF & WALL CLADDING - PLASTIC
- AS 2049:2002 - ROOF TILES
- AS 2050:2018 - INSTALLATION OF ROOF TILES
- AS 4285:2019 – ROOFLIGHTS

GLAZING

- PART 8 OF THE NCC VOLUME 2 BUILDING CODE OF AUSTRALIA 2022 & HOUSING PROVISIONS STANDARD 2022.
- AS 1288:2021 - GLASS IN BUILDINGS - SELECTION & INSTALLATION
- AS 2047:2014 - WINDOWS & EXTERNAL GLAZED DOORS IN BUILDINGS
- AS/NZS 2208:1996 - SAFETY GLAZING MATERIALS IN BUILDINGS

FIRE SAFETY

- PART 9 OF THE NCC VOLUME 2 BUILDING CODE OF AUSTRALIA 2022 & HOUSING PROVISIONS STANDARD 2022.
- AS 3786:2014 - SMOKE ALARMS USING SCATTERED LIGHT, TRANSMITTED LIGHT OR IONIZATION

HEALTH & AMENITY

- PART 10 OF THE NCC VOLUME 2 BUILDING CODE OF AUSTRALIA 2022 & HOUSING PROVISIONS STANDARD 2022.
- AS/NZS ISO 717.1:2004 - ACOUSTICS - RATING OF SOUND INSULATION IN BUILDINGS & OF BUILDING ELEMENTS - AIRBORNE SOUND INSULATION
- AS ISO 717.2:2004 - ACOUSTICS - RATING OF SOUND INSULATION IN BUILDINGS & OF BUILDING ELEMENTS - IMPACT SOUND INSULATION
- AS 1688.2:2012 - THE USE OF VENTILATION & AIR CONDITIONING IN BUILDINGS - MECHANICAL VENTILATION IN BUILDINGS
- AS 1688.4:2012 - THE USE OF VENTILATION & AIR CONDITIONING IN BUILDINGS - NATURAL VENTILATION OF BUILDINGS
- AS/NZS 1680.0:2009 - INTERIOR LIGHTING - SAFE MOVEMENT
- AS 3740:2021 - WATERPROOFING OF DOMESTIC WET AREAS
- AS 3000:2018 – ELECTRICAL INSTALLATION

WATERPROOFING

- NCC VOLUME 2 BUILDING CODE OF AUSTRALIA 2022 & HOUSING PROVISIONS STANDARD 2022
- AS 3740:2021 – WATERPROOFING TO WET AREA
- AS 4654:2012 – EXTERNAL WET AREAS

SAFE MOVEMENT & ACCESS

- PART 11 OF THE NCC VOLUME 2 BUILDING CODE OF AUSTRALIA 2022 & HOUSING PROVISIONS STANDARD 2022.
- AS 1428.1:2009 - DESIGN FOR ACCESS & MOBILITY
- GENERAL REQUIREMENTS FOR ACCESS
- NEW BUILDING WORK
- AS 1657:2018 - FIXED PLATFORMS, WALKWAYS, STAIRWAYS & LADDERS - DESIGN, CONSTRUCTION & INSTALLATION

HANDRAILS & BALUSTRADE

- PART 11.3.3 OF THE NCC VOLUME 2 BUILDING CODE OF AUSTRALIA 2022 & HOUSING PROVISIONS STANDARD 2022.
- PART 11.3.4 OF THE NCC VOLUME 2 BUILDING CODE OF AUSTRALIA 2022 & HOUSING PROVISIONS STANDARD 2022.
- PART 11.3.5 OF THE NCC VOLUME 2 BUILDING CODE OF AUSTRALIA 2022 & HOUSING PROVISIONS STANDARD 2022.
- AS 1170.1:2002 – BALUSTRADE INSTALLATION

PROTECTION OF OPENABLE WINDOW

- PART 11.3.7 AND 11.3.8 OF THE NCC VOLUME 2 BUILDING CODE OF AUSTRALIA 2022 & HOUSING PROVISIONS STANDARD 2022.

DEMOLITION

- AS 2601:2001 – DEMOLITION WORK

SWIMMING POOL

- PART 12.1.1 (H7D2) OF THE NCC VOLUME 2 BUILDING CODE OF AUSTRALIA 2022 & HOUSING PROVISIONS STANDARD 2022
- AS 1926 PART 1:2012 – SWIMMING POOL SAFETY - SAFETY BARRIERS FOR SWIMMING POOLS
- AS 1926 PART 2:2007 - SWIMMING POOL SAFETY - LOCATION OF SAFETY BARRIERS FOR SWIMMING POOLS (INCORPORATING AMENDMENTS 1 AND 2)
- AS 1926 PART 3:2010 – SWIMMING POOL SAFETY - WATER RECIRCULATION SYSTEMS (INCORPORATING AMENDMENT 1)

ENERGY EFFICIENCY

- PART 13 OF THE NCC VOLUME 2 BUILDING CODE OF AUSTRALIA 2022 & HOUSING PROVISIONS STANDARD 2022 & BASIX Certificate.

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AS 1686 INSTALLATION OF TIMBER DOORSETS
AS 2047 WINDOWS IN BUILDINGS - SELECTION AND INSTALLATION
AS 2208 EMERGENCY ESCAPE LIGHTING AND EXIT SIGNS FOR BUILDINGS
AS 2444 PRECASTABLE FIBRE EXTRUDED CONCRETE
AS 2500 MECHANICAL PLUMBING AND DRAINAGE
AS 3600 CONCRETE STRUCTURES
AS 3700 MASONRY STRUCTURES
AS 3740 WATERPROOFING OF DOMESTIC WET AREAS
AS 4100 STEEL STRUCTURES
AS 4284 FACTORYS FOR AIR HANDLING SYSTEMS IN BUILDINGS
AS 3010 FORMWORK FOR CONCRETE
OTHER ALTERNATIVE SOLUTIONS

NORTH

TAG SYMBOLS

WB WINDOW TAG

DP DOOR TAG

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PROJECT DETAIL

CONSTRUCTION OF A DETACHED GRANNY AND STUDIO

PROJECT ADDRESS

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GENERAL NOTES

- ALL MATERIALS AND WORK PRACTICES SHALL COMPLY WITH ALL RELEVANT CURRENT AUSTRALIAN STANDARDS (AS AMENDED) REFERRED TO THERE IN AND CURRENT DESIGN GUIDELINES.
- THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL RELEVANT STRUCTURAL AND ALL OTHER CONSULTANTS DRAWINGS/DETAILS AND WITH ANY OTHER WRITTEN INSTRUCTIONS ISSUED.
- FIGURED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
- BUILDER SHALL TAKE ALL STEPS NECESSARY TO ENSURE THE STABILITY AND GENERAL WATER TIGHTNESS OF ALL NEW AND/OR EXISTING STRUCTURES DURING ALL WORKS.
- THE CONTRACTOR/BUILDER IS RESPONSIBLE FOR SETTING OUT AND CHECKING ALL LEVELS AND MEASUREMENTS ON SITE.
- ALL DIMENSIONS AND LEVELS ARE TO BE CONFIRMED BY THE OWNER/BUILDER AND ANY DISCREPANCIES IN THE DOCUMENTS MUST BE RESOLVED BEFORE ORDERING COMMENCEMENT OF ANY WORKS.
- WINDOW SIZES NOMINATED ARE NOMINAL ONLY. ACTUAL SIZE MAY VARY ACCORDING TO MANUFACTURER. WINDOWS ARE TO BE FLASHED ALL AROUND.
- INSTALLATION OF ALL SERVICES MUST COMPLY WITH SUPPLY AUTHORITY REQUIREMENTS.
- THE BUILDER AND SUBCONTRACTOR SHALL ENSURE THAT ALL STORM WATER DRAINS, PIPES AND THE LIKE ARE LOCATED AT A SUFFICIENT DISTANCE FROM ANY FOOTING AND/OR SLAB EDGE BEAMS SO AS TO PREVENT GENERAL MOISTURE PENETRATION, DAMPNESS, WEAKENING AND UNDER MINING OF ANY BUILDING AND ITS FOOTING SYSTEM.
- THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE ARCHITECTURAL DRAWINGS, STRUCTURAL DRAWINGS, AND THE SPECIFICATION.
- PRIOR TO COMMENCEMENT OF WORKS THE CONTRACTOR SHALL SATISFY HIMSELF OF THE CORRECT LOCATION OF EXISTING SERVICES WHETHER INDICATED OR NOT ON THE PLANS. ANY DAMAGE TO EXISTING SERVICES SHALL BE RECTIFIED AT THE CONTRACTOR'S EXPENSE.
- TRAFFIC MANAGEMENT MEASURES HAVE TO BE IMPLEMENTED AND MAINTAINED DURING CONSTRUCTION, ALL IN ACCORDANCE WITH COUNCIL'S REQUIREMENTS. THE CONTRACTOR SHALL MAINTAIN SAFE PEDESTRIAN ACCESS ALONG THE FOOTPATH.
- THE CONTRACTOR SHALL EFFECT TEMPORARY DRAINAGE MEASURES TO AVOID LOCALISED PONDING OF SURFACE RUN-OFF.
- REFER TO ARCHITECTURAL DRAWINGS FOR ALL DETAILS (LEVELS, GRADING, ETC.) OF DRIVEWAYS, CONCRETE AND PAVED AREAS, AND RETAINING WALL TYPES AND LOCATIONS.
- REFER TO LANDSCAPE DRAWINGS FOR DETAILS AND EXTENT OF ALL LANDSCAPED AREAS.
- ALL SWD PIPES ARE UPVC AT 1.0% MINIMUM GRADE.
- SWD PITTS CAN BE PRE-CAST SIZED AS FOLLOWS: 450MM SQ. UP TO 600MM DEEP 600MM SQ. UP TO 1000MM DEEP.
- ALL PITTS LOCATED IN TRAFFICABLE AREAS, (IE. DRIVEWAYS) TO HAVE MEDIUM-DUTY GRATED COVERS SUITABLE FOR WITHSTANDING LOADS ASSOCIATED WITH SMALL TRUCKS.
- PROVIDE STEP IRONS TO ALL PITTS GREATER THAN 1.2M DEEP.
- THE CONTRACTOR SHALL IMPLEMENT ALL SOIL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO COMMENCEMENT OF WORKS.
- TOPSOIL SHALL BE STRIPPED DN STOCKPILE OUTSIDE HAZARD AREAS SUCH AS DRAINAGE LINES. THIS TOPSOIL IS TO BE RESPREAD LATER ON ARE AS TO BE REVEGETATED.
- THE CONTRACTOR SHALL REGULARLY MAINTAIN ALL SEDIMENT AND EROSION CONTROL DEVICES AND REMOVE ACCUMULATED SILT FROM SUCH DEVICES. ALL SILT REMOVED SHALL BE DISPOSED OF AS DIRECTED BY THE SUPERINTENDENT. THE PERIOD FOR MAINTAINING THESE DEVICES SHALL BE AT LEAST UNTIL ALL DISTURBED AREAS ARE REVEGETATED AND FURTHER AS MAY BE DIRECTED BY THE SUPERINTENDENT OR COUNCIL.
- THE CONTRACTOR SHALL MAINTAIN DUST CONTROL UNTIL FINAL COMPLETION OF WORKS.

BCA COMPLIANCE NOTES

BUILDING CODE OF AUSTRALIA VOLUME 2 2022 EDITION OF THE NCC & RELEVANT AUSTRALIAN STANDARDS NOTES:

- ALL WINDOWS TO HABITABLE ROOMS REQUIRING RESTRICTED OPENINGS MUST COMPLY WITH THE REQUIREMENTS OF BCA VOL 2
- NON-SLIP NOSINGS TREADS TO STAIRS TO COMPLY WITH THE REQUIREMENTS OF BCA VOL 2
- ALL MASONRY WALLS TO COMPLY WITH THE REQUIREMENTS OF BCA VOL 2 AND AS3700
- TERMITE MANAGEMENT SYSTEMS TO BE INSTALLED AS PER AS3660.1 OR AS3660.2
- HIGH IMPACT VAPOR BARRIER TO COMPLY WITH THE REQUIREMENTS OF BCA VOL 2
- GUTTERS AND DOWNPIPES TO COMPLY WITH THE REQUIREMENTS AS3500.3 AND/OR AS3500.5
- WET AREA MEMBRANE TO BE INSTALLED AS PER AS3740 AND THE REQUIREMENTS OF BCA VOL 2
- ALL ENCLOSED WATER CLOSET DOORS MUST SWING OUT **OR** BE PROVIDED WITH REMOVABLE HINGES **OR** CAVITY SLIDING DOOR AS PER THE REQUIREMENTS OF BCA VOL 2
- SMOKE ALARMS TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF BCA VOL 2
- STAIRS TO BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF BCA VOL 2
- FINISH OF STAIRS MUST MEET THE REQUIREMENTS OF THE BCA VOL 2
- LANDINGS TO BE PROVIDED MUST COMPLY WITH THE REQUIREMENTS OF BCA VOL 2
- BARRIERS AND BALUSTRADING TO COMPLY WITH THE REQUIREMENTS OF BCA VOL 2
- HANDRAILS SERVICING STAIRS TO COMPLY WITH THE REQUIREMENTS OF BCA VOL 2
- ROOM HEIGHTS IN HABITALE ROOMS MUST BE A MINIMUM OF 2.4M MEASURED FROM THE FINISHED FLOOR TO THE CEILING LINING AS PER THE REQUIREMENTS OF BCA VOL 2

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MEMBER:

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2170, NSW, Australia.
P: 1300 326 322
info@ecofactor.com.au
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AS 3602 CONCRETE STRUCTURES
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PAGE NUMBER

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1. FALLS, SLIPS, TRIPS
A) WORKING AT HEIGHTS DURING CONSTRUCTION
WHEREVER POSSIBLE, COMPONENTS FOR THIS BUILDING SHOULD BE PREFABRICATED OFF-SITE OR AT GROUND LEVEL TO MINIMISE THE RISK OF WORKERS FALLING MORE THAN TWO METERS, HOWEVER, CONSTRUCTION OF THIS BUILDING WILL REQUIRE WORKERS TO BE WORKING AT HEIGHTS WHERE A FALL IN EXCESS OF TWO METERS IS POSSIBLE AND INJURY IS LIKELY TO RESULT FROM SUCH A FALL.

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 METERS 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.

SURFACES SHOULD BE SELECTED IN ACCORDANCE WITH AS HB 197:1999 AND AS/NZ 4586:2004.

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.

SPIILLS, LOOSE MATERIAL, STRAY OBJECTS OR ANY OTHER MATTER THAT MAY CAUSE A SLIP OR TRIP HAZARD SHOULD BE CLEANED OR REMOVED FROM ACCESS WAYS.

MATERIALS FOR CONSTRUCTION OR MAINTENANCE SHOULD BE STORED IN DESIGNATED AREAS AWAY FROM ACCESS WAYS AND WORK AREAS.

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:

- 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.

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.

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.

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.

ALL UNDERGROUND POWER LINES MUST BE DISCONNECTED OR CAREFULLY LOCATED AND ADEQUATE WARNING SIGNS USED PRIOR TO ANY CONSTRUCTION, MAINTENANCE OR DEMOLITION

WHERE THIS IS NOT PRACTICAL ADEQUATE WARNING IN THE FORM OF BRIGHT COLOURED TAPE OR SIGNAGE SHOULD BE USED OR A PROTECTIVE BARRIER PROVIDED.

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 WITHMANUFACTURER'S SPECIFICATIONS AND NOT USED WHERE FAULTY OR (IN THE CASE OF ELECTRICAL EQUIPMENT) NOT CARRYING A CURRENT ELECTRICAL SAFETY TAG.

ALL SAFETY GUARDS OR DEVICES SHOULD BE REGULARLY CHECKED AND PERSONAL PROTECTIVE EQUIPMENT SHOULD BE USED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATION.

6. HAZARDOUS SUBSTANCES
ASBESTOS
FOR ALTERATIONS TO A BUILDING CONSTRUCTED PRIOR TO 1990:
IF THIS EXISTING BUILDING WAS CONSTRUCTED PRIOR TO:
1990 - IF 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

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.

TIMBER FLOORS
THIS BUILDING MAY CONTAIN TIMBER FLOORS WHICH HAVE AN APPLIED FINISH. AREAS WHERE FINISHES ARE APPLIED SHOULD BE KEPT WELL VENTILATED DURING SANDING AND APPLICATION AND FOR A PERIOD AFTER INSTALLATION. PERSONAL PROTECTIVE EQUIPMENT MAY ALSO BE REQUIRED, THE MANUFACTURER'S RECOMMENDATIONS FOR USE MUST BE CAREFULLY CONSIDERED AT ALL TIMES

ENCLOSED SPACES
FOR BUILDINGS WITH ENCLOSED SPACES WHERE MAINTENANCE OR OTHER ACCESS MAY BE
REQUIRED:

ENCLOSED SPACES WITHIN THIS BUILDING MAY PRESENT A RISK TO PERSONS ENTERING FOR CONSTRUCTION, MAINTENANCE OR ANY OTHER PURPOSE. THE DESIGN DOCUMENTATION CALLS FOR WARNING SIGNS AND BARRIERS TO UNAUTHORISED ACCESS. THESE SHOULD BE MAINTAINED THROUGHOUT THE LIFE OF THE BUILDING. WHERE WORKERS ARE REQUIRED TO ENTER ENCLOSED SPACES, AIR TESTING EQUIPMENT AND PERSONAL PROTECTIVE EQUIPMENT SHOULD BE PROVIDED.

SMALL SPACES
FOR BUILDINGS WITH SMALL SPACES WHERE MAINTENANCE OR OTHER ACCESS MAY BE
REQUIRED:SOME SMALL SPACES WITHIN THIS BUILDING WILL REQUIRE ACCESS BY CONSTRUCTION
OR MAINTENANCE WORKERS. THE DESIGN DOCUMENTATION CALLS FOR WARNING SIGNS AND
BARRIERS TO UNAUTHORISED 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.

8. PUBLIC ACCESS
PUBLIC ACCESS TO CONSTRUCTION AND DEMOLITION SITES AND TO AREAS UNDER MAINTENANCE CAUSES RISK TO WORKERS AND PUBLIC. WARNING SIGNS AND SECURE BARRIERS TO UNAUTHORISED ACCESS SHOULD BE PROVIDED, WHERE ELECTRICAL INSTALLATIONS, EXCAVATIONS, PLANT OR LOOSE MATERIALS ARE PRESENT THEY SHOULD BE SECURED WHEN NOT FULLY SUPERVISED.

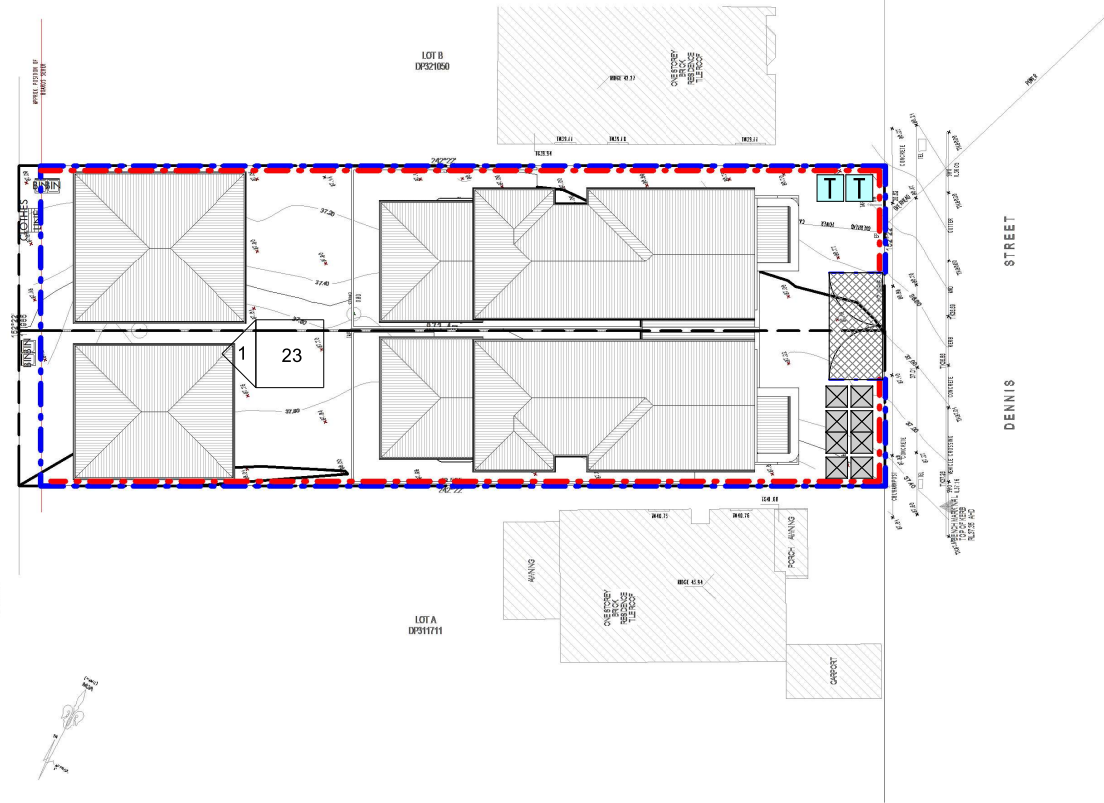
9. OPERATIONAL USE OF BUILDING
RESIDENTIAL BUILDINGS
 THIS BUILDING HAS BEEN DESIGNED AS A RESIDENTIAL BUILDING. IF IT, AT A LATER DATE, IT IS USED OR INTENDED TO BE USED AS A WORKPLACE, THE PROVISIONS OF THE WORK HEALTH AND SAFETY ACT 2011 OR SUBSEQUENT REPLACEMENT ACT SHOULD BE APPLIED TO THE NEW USE.

10. OTHER HIGH RISK ACTIVITY
ALL ELECTRICAL WORK SHOULD BE CARRIED OUT IN ACCORDANCE WITH CODE OF PRACTICE:
MANAGING ELECTRICAL RISKS AT THE WORKPLACE, AS/NZ 3012 AND ALL LICENSING REQUIREMENTS.
ALL WORK USING PLANT SHOULD BE CARRIED OUT IN ACCORDANCE WITH CODE OF PRACTICE:
MANAGING RISKS OF PLANT AT THE WORKPLACE. ALL WORK SHOULD BE CARRIED OUT IN
ACCORDANCE WITH 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

CLIENT		DRAWING TITLE	
BUILDAD CONSULTING SERVICES		DESIGN SAFETY NOTES	
PROJECT DETAIL		SCALE	DATE
CONSTRUCTION OF A DETACHED GRANNY AND STUDIO		NTS	19/12/2025 4:41:13 PM
PROJECT ADDRESS		DRAWN	CHECKED
35 DENNIS STREET LAKEMBA 2195 NSW		ZK	AI
		DRAWING NO.	PANEL STAGE
		2458	DA DA - 18

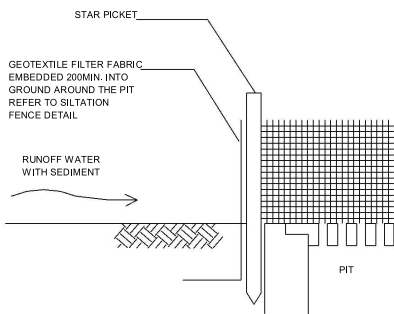
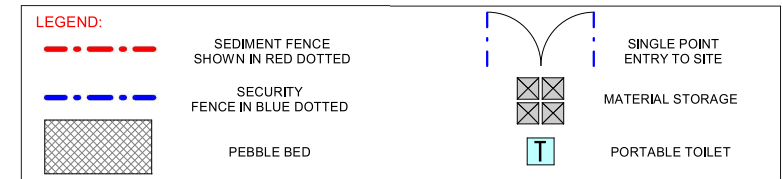
eco.factor Pty. Ltd 151-219 GEORGE ST., LIVERPOOL 2170 NSW, Australia P: 1300 320 322 info@ecofactor.com.au www.ecofactor.com.au MEMBER: BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA		YOU DIG www.youdig.com.au Zero Damage - Zero Harm eco.factor Design Solutions		THE FOLLOWING STANDARDS MAY BE REFERRED TO IN THE DRAWING: AS 1298 GLASS IN BUILDINGS - SELECTION AND INSTALLATION AS 1435 FENCEWAY FOR ACCESS AND MOBILITY AS 1657 FIXED PLATFORMS, WALKWAYS, STAIRWAYS AND LADDERS AS 1688 MECHANICAL VENTILATION AND AIR CONDITIONING AS 1679 AUTOMATIC FIRE DETECTION AND ALARM SYSTEM AS 1905 INSTALLATION OF TIMBER COORDSETS AS 2047 WINDOWS IN BUILDINGS - SELECTION AND INSTALLATION AS 2206 EMERGENCY ESCAPE, EXITING AND EXIT SIGNS FOR BUILDINGS AS 2444 PRECIPITABLE FIRE EXTINGUISHERS AS 3030 NATIONAL PRACTICE GUIDE FOR CONCRETE AS 3600 CONCRETE STRUCTURES AS 3742 ROOFLIGHT SYSTEMS AS 4140 WATERPROOFING OF DOMESTIC WET AREAS AS 4781 STEEL STRUCTURES AS 4824 SLURRY WALLS FOR RETAINING SYSTEMS IN BUILDINGS AS 5810 FORMWORK FOR CONCRETE AS 5811 CHEMICAL TREATMENT SOLUTIONS		NORTH W# WINDOW TAG D# DOOR TAG DO NOT SCALE, USE FIGURED DIMENSIONS ONLY. VERIFY ALL DIMENSIONS AND OVERLAYS ON SITE BEFORE COMMENCING CONSTRUCTION, FABRICATION, OR SHOP DRAWINGS. © COPYRIGHT ALL RIGHTS RESERVED	
PROJECT DETAIL: CONSTRUCTION OF A DETACHED GRANNY AND STUDIO SCALE NTS DATE 19/12/2025 4:41:13 PM		DRAWN CHKD DATE 19/12/2025					
				PROJECT ADDRESS 35 DENNIS STREET LAKEMBA 2195 NSW DRAWING NO. 2458 PAGE NUMBER DA - 18			

SEDIMENT AND EROSION PLAN

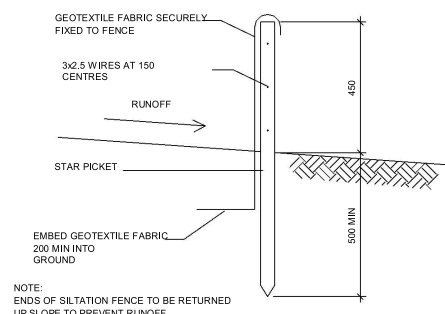


NOTES

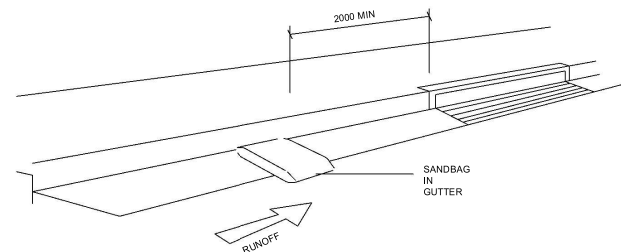
1. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE ARCHITECTURAL DRAWINGS, STRUCTURAL DRAWINGS AND THE SPECIFICATION.
2. PRIOR TO COMMENCEMENT OF WORKS THE CONTRACTOR SHALL SATISFY HIMSELF OF THE CORRECT LOCATION OF EXISTING SERVICES WHETHER INDICATED OR NOT ON THE PLANS, ANY DAMAGE TO EXISTING SERVICES SHALL BE RECTIFIED AT THE CONTRACTORS EXPENSE.
3. TRAFFIC MANAGEMENT MEASURES HAVE TO BE IMPLEMENTED AND MAINTAINED DURING CONSTRUCTION, ALL IN ACCORDANCE WITH COUNCIL'S REQUIREMENTS, THE CONTRACTOR SHALL MAINTAIN SAFE PEDESTRIAN ACCESS ALONG THE FOOTPATH.
4. THE CONTRACTOR SHALL EFFECT TEMPORARY DRAINAGE MEASURES TO AVOID LOCALISED PONDING OF SURFACE RUN-OFF.
5. REFER TO ARCHITECT'S DRAWINGS FOR ALL DETAILS (LEVELS, GRADING ETC.) OF DRIVEWAYS, CONCRETE AND PAVED AREAS, AND RETAINING WALL TYPES AND LOCATIONS.
6. REFER TO LANDSCAPE ARCHITECT'S DRAWINGS FOR DETAILS AND EXTENT OF ALL LANDSCAPED AREAS.
7. ALL SWDPIPES ARE UPVC AT 1.0% MINIMUM GRADE (UNO).
8. SWDPITS CAN BE PRE-CAST SIZED AS FOLLOWS:
450mm SQ. UP TO 600mm DEEP
600mm SQ. UP TO 1000mm DEEP
9. ALL PITS LOCATED IN TRAFFICABLE AREAS, (IE, DRIVEWAYS) TO HAVE MEDIUM DUTY GRATED COVERS SUITABLE FOR WITHSTANDING LOADS ASSOCIATED WITH SMALL TRUCKS.
10. PROVIDE STEP IRONS TO ALL PITS GREATER THAN 1.2m DEEP.
11. THE CONTRACTOR SHALL IMPLEMENT ALL SOIL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO COMMENCEMENT OF WORKS.
12. TOPSOIL SHALL BE STRIPPED DN STOCKPILED OUTSIDE HAZARD AREAS SUCH AS DRAINAGE LINES, THIS TOPSOIL IS TO BE RESPREAD LATER ON AREAS TO BE REVEGETATED.
13. THE CONTRACTOR SHALL REGULARLY MAINTAIN ALL SEDIMENT AND EROSION CONTROL DEVICES AND REMOVE ACCUMULATED SILT FROM SUCH DEVICES, ALL SILT REMOVED SHALL BE DISPOSED OF AS DIRECTED BY THE SUPERINTENDENT. THE PERIOD FOR MAINTAINING THESE DEVICES SHALL BE AT LEAST UNTIL ALL DISTURBED AREAS ARE REVEGETATED AND FURTHER AS MAY BE DIRECTED BY THE SUPERINTENDENT OR COUNCIL.
14. THE CONTRACTOR SHALL MAINTAIN DUST CONTROL UNTIL FINAL COMPLETION OF WORKS.



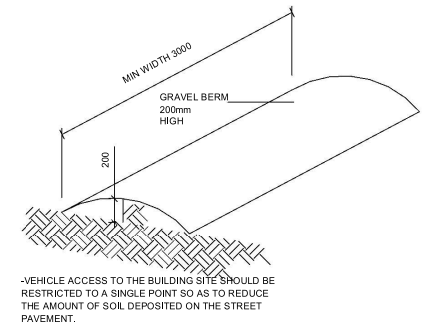
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SILTATION FENCE DETAIL



SANDBAG KERB INLET SEDIMENT TRAP



VEHICLE ACCESS TO SITE

eco. factor Pty. Ltd

MEMBER:

bdqa
BUILDING DESIGNERS
ASSOCIATION OF AUSTRALIA



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- Figured dimensions are to take preference over scaled dimensions.
- Builder shall be held responsible to verify all dimensions/levels on site & notify any discrepancy to ECO.FACTOR PTY LTD
- All materials are to be used in accordance with manufacturer's specifications and instructions and to comply with relevant Australian Standards.

eco.factor
Design Solutions

THE FOLLOWING STANDARDS MAY BE REFERRED TO IN THIS DRAWING:
AS 1288 GLASS IN BUILDINGS - SELECTION AND INSTALLATION
AS 1428 DESIGN FOR ACCESS AND MOBILITY
AS 1687 FIXED PLATFORMS, WALKWAYS, STAIRWAYS AND LADDERS
AS 1686 MECHANICAL VENTILATION AND AIR-CONDITIONING
AS 1676 AUTOMATIC FIRE DETECTION AND ALARM SYSTEM
AS 1606 INSTALLATION OF TRIPPER COORDINATES
AS 2047 WINDOWS IN BUILDINGS - SELECTION AND INSTALLATION
AS 2205 EMERGENCY ESCAPE LIGHTING AND EXIT SIGNS FOR BUILDINGS
AS 2444 PROTECTABLE FIRE EXITS
AS 3502 CONCRETE STRUCTURES
AS 3740 WATERPROOFING OF DOMESTIC WET AREAS
AS 4110 STEEL STRUCTURES
AS 4234 FACTORY FOR AB-HANDLING SYSTEMS IN BUILDINGS
AS 3810 FORMWORK FOR CONCRETE
OTHER A/T/TERMINAL SOLUTION

NORTH



TAG SYMBOLS

WB WINDOW TAG

DF DOOR TAG

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0 3.0 m 7.5 m 15.0 m
SCALE: 1:300

CLIENT
BUILD AID CONSULTING SERVICES

PROJECT DETAIL
CONSTRUCTION OF A DETACHED GRANNY AND STUDIO

PROJECT ADDRESS
35 DENNIS STREET LAKEMBA 2195 NSW

DA PACKAGE

DRAWING TITLE
SEDIMENT AND EROSION PLAN

SCALE
As indicated

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PAGE NUMBER
DA - 21

BASIX™ Certificate

Building Sustainability Index

www.planningportal.nsw.gov.au/development-and-assessment/basix

Single Dwelling

Certificate number: 1829265S

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Definitions" dated 10/09/2020 published by the Department. This document is available at www.planningportal.nsw.gov.au/definitions

Secretary

Date of issue: Saturday, 17 January 2026

To be valid, this certificate must be submitted with a development application or lodged with a complying development certificate application within 3 months of the date of issue.



Project summary

Project name	1/35 Dennis St Lakemba_Granny
Street address	35 DENNIS Street LAKEMBA 2195
Local Government Area	Canterbury-Bankstown Council
Plan type and plan number	Deposited Plan DP321050
Lot no.	A
Section no.	-
Project type	dwelling house (detached) - secondary dwelling
No. of bedrooms	2

Project score

Water	✓ 43	Target 40
Thermal Performance	✓ Pass	Target Pass
Energy	✓ 71	Target 68
Materials	✓ 27	Target n/a

Certificate Prepared by

Name / Company Name: BUILDAID GROUP PTY LTD

ABN (if applicable): 32610818927

Description of project

Project address	
Project name	1/35 Dennis St Lakemba_Granny
Street address	35 DENNIS Street LAKEMBA 2195
Local Government Area	Canterbury-Bankstown Council
Plan type and plan number	Deposited Plan DP321050
Lot no.	A
Section no.	-
Project type	
Project type	dwelling house (detached) - secondary dwelling
No. of bedrooms	2
Site details	
Site area (m²)	451
Roof area (m²)	79
Conditioned floor area (m²)	54.8
Unconditioned floor area (m²)	4.75
Total area of garden and lawn (m²)	193
Roof area of the existing dwelling (m²)	159
Number of bedrooms in the existing dwelling	4

Assessor details and thermal loads		
NatHERS assessor number	n/a	
NatHERS certificate number	n/a	
Climate zone	n/a	
Area adjusted cooling load (MJ/ m².year)	n/a	
Area adjusted heating load (MJ/ m².year)	n/a	
Project score		
Water	43	Target 40
Thermal Performance	Pass	Target Pass
Energy	71	Target 68
Materials	27	Target n/a

Schedule of BASIX commitments

The commitments set out below regulate how the proposed development is to be carried out. It is a condition of any development consent granted, or complying development certificate issued, for the proposed development, that BASIX commitments be complied with.

Water Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Landscape			
The applicant must plant indigenous or low water use species of vegetation throughout 10 square metres of the site.	✓	✓	
Fixtures			
The applicant must install showerheads with a minimum rating of 4 star (> 4.5 but <= 6 L/min plus spray force and/or coverage tests) in all showers in the development.		✓	✓
The applicant must install a toilet flushing system with a minimum rating of 6 star in each toilet in the development.		✓	✓
The applicant must install taps with a minimum rating of 6 star in the kitchen in the development.		✓	
The applicant must install basin taps with a minimum rating of 6 star in each bathroom in the development.		✓	
Alternative water			
Rainwater tank			
The applicant must install a rainwater tank of at least 2000 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.	✓	✓	✓
The applicant must configure the rainwater tank to collect rain runoff from at least 79 square metres of the roof area of the development (excluding the area of the roof which drains to any stormwater tank or private dam).		✓	✓
The applicant must connect the rainwater tank to: - all toilets in the development - the cold water tap that supplies each clothes washer in the development		✓ ✓	✓ ✓

Water Commitments

Show on
DA plans

Show on CC/CDC
plans & specs

Certifier
check

- at least one outdoor tap in the development (Note: NSW Health does not recommend that rainwater be used for human consumption in areas with potable water supply.)



Thermal Performance and Materials commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Do-it-yourself Method			
General features			
The dwelling must be a Class 1 dwelling according to the National Construction Code, and must not have more than 2 storeys.	✓	✓	✓
The conditioned floor area of the dwelling must not exceed 300 square metres.	✓	✓	✓
The dwelling must not contain open mezzanine area exceeding 25 square metres.	✓	✓	✓
The dwelling must not contain third level habitable attic room.	✓	✓	✓
Floor, walls and ceiling/roof			
The applicant must construct the floor(s), walls, and ceiling/roof of the dwelling in accordance with the specifications listed in the table below.	✓	✓	✓
The applicant must adopt one of the options listed in the tables below to address thermal bridging in metal framed floor(s), walls and ceiling/roof of the dwelling.	✓	✓	✓
The applicant must show through receipts that the materials purchased for construction are consistent with the specifications listed in the tables below.			✓

Construction	Area - m ²	Additional insulation required	Options to address thermal bridging	Other specifications
floor - concrete slab on ground, waffle pod slab.	59.5	nil;not specified	nil	
external wall: brick veneer; frame: timber - H2 treated softwood.	all external walls	2.94 (or 3.50 including construction);rockwool batts, roll or pump-in + reflective foil in the cavity	nil	wall colour: Light (solar absorptance < 0.48)
internal wall: plasterboard; frame: timber - H2 treated softwood.	1.2	rockwool batts, roll or pump-in	nil	

Construction	Area - m ²	Additional insulation required	Options to address thermal bridging	Other specifications
ceiling and roof - flat ceiling / pitched roof, framed - metal roof, timber - H2 treated softwood.	79	ceiling: 5 (up), roof: foil/sarking ;ceiling: rockwool batts, roll or pump-in; roof: foil/sarking.	nil	roof space ventilation: wind-driven ventilator(s) + eave vents; roof colour: light (solar absorptance < 0.38); ceiling area fully insulated

Note	Insulation specified in this Certificate must be installed in accordance with the ABCB Housing Provisions (Part 13.2.2) of the National Construction Code.
Note	If the additional ceiling insulation listed in the table above is greater than R3.0, refer to the ABCB Housing Provisions (Part 13.2.3 (6)) of the National Construction Code.
Note	In some climate zones, insulation should be installed with due consideration of condensation and associated interaction with adjoining building materials.
Note	Thermal breaks must be installed in metal framed walls and applicable roofs in accordance with the ABCB Housing Provisions of the National Construction Code.

Thermal Performance and Materials commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Ceiling fans			
The applicant must install at least one ceiling fan in at least one daytime habitable space, such as living room.	✓	✓	✓
The minimum number and diameter of ceiling fans in a daytime habitable space must be installed in accordance with the ABCB Housing Provisions (Part 13.5.2) of the National Construction Code .	✓	✓	✓

Thermal Performance and Materials commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Glazed windows, doors and skylights			
The applicant must install the windows, glazed doors and shading devices described in the table below, in accordance with the specifications listed in the table. Relevant overshadowing specifications must be satisfied for each glazed window and door.	✓	✓	✓
The dwelling may have 1 skylight (<0.7 square metres) which is not listed in the table.	✓	✓	✓
The following requirements must also be satisfied in relation to each window and glazed door:	✓	✓	✓
The applicant must install windows and glazed doors in accordance with the height and width, frame and glazing types listed in the table.	✓	✓	✓
Each window and glazed door must have a U- value no greater than that listed and a Solar Heat Gain Coefficient (SHGC) within the range listed. Total system U values and SHGC must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions.		✓	✓
Overshadowing buildings/vegetation must be of the height and distance from the centre and the base of the window and glazed door, as specified in the 'overshadowing' column.	✓	✓	✓
The applicant must install the skylights described in the table below, in accordance with the specifications listed in the table. Total skylight area must not exceed 3 square metres (the 3 square metre limit does not include the optional additional skylight of less than 0.7 square metres that does not have to be listed in the table).	✓	✓	✓

Glazed window/door no.	Maximum height (mm)	Maximum width (mm)	Frame and glass specification	Shading device (Dimension within 10%)	Overshadowing
North-East facing					
W01	600.00	1200.00	aluminium, single glazed (U-value: <=7.5, SHGC: 0.74 - 0.90)	eave 600 mm, 300 mm above head of window or glazed door	not overshadowed
South-East facing					
W02	1200.00	1500.00	aluminium, single glazed (U-value: <=7.5, SHGC: 0.74 - 0.90)	eave 600 mm, 300 mm above head of window or glazed door	2-4 m high, 2 m away

Glazed window/door no.	Maximum height (mm)	Maximum width (mm)	Frame and glass specification	Shading device (Dimension within 10%)	Overshadowing
W03	800.00	850.00	aluminium, single glazed (U-value: <=7.5, SHGC: 0.74 - 0.90)	eave 600 mm, 300 mm above head of window or glazed door	2-4 m high, 2 m away
W04	1200.00	1500.00	aluminium, single glazed (U-value: <=7.5, SHGC: 0.74 - 0.90)	eave 600 mm, 300 mm above head of window or glazed door	2-4 m high, 2 m away
South-West facing					
W05	2300.00	2400.00	aluminium, single glazed (U-value: <=7.5, SHGC: 0.74 - 0.90)	eave 600 mm, 300 mm above head of window or glazed door	not overshadowed
North-West facing					
W06	600.00	1200.00	aluminium, single glazed (U-value: <=7.5, SHGC: 0.74 - 0.90)	eave 600 mm, 300 mm above head of window or glazed door	not overshadowed
W07	1200.00	1500.00	aluminium, single glazed (U-value: <=7.5, SHGC: 0.74 - 0.90)	eave 600 mm, 300 mm above head of window or glazed door	not overshadowed

Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Hot water			
The applicant must install the following hot water system in the development, or a system with a higher energy rating: gas instantaneous with a performance of 7 stars.	✓	✓	✓
Cooling system			
The living areas must not incorporate any cooling system, or any ducting which is designed to accommodate a cooling system.		✓	✓
The bedrooms must not incorporate any cooling system, or any ducting which is designed to accommodate a cooling system.		✓	✓
Heating system			
The living areas must not incorporate any heating system, or any ducting which is designed to accommodate a heating system.		✓	✓
The bedrooms must not incorporate any heating system, or any ducting which is designed to accommodate a heating system.		✓	✓
Ventilation			
The applicant must install the following exhaust systems in the development: At least 1 Bathroom: individual fan, ducted to façade or roof; Operation control: manual switch on/off		✓	✓
Kitchen: individual fan, ducted to façade or roof; Operation control: manual switch on/off		✓	✓
Laundry: natural ventilation only, or no laundry; Operation control: n/a		✓	✓
Artificial lighting			
The applicant must ensure that a minimum of 80% of light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.		✓	✓
Natural lighting			
The applicant must install a window and/or skylight in the kitchen of the dwelling for natural lighting.	✓	✓	✓

Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
The applicant must install a window and/or skylight in 1 bathroom(s)/toilet(s) in the development for natural lighting.	✓	✓	✓
Other			
The applicant must install a gas cooktop & electric oven in the kitchen of the dwelling.		✓	
The applicant must install a fixed outdoor clothes drying line as part of the development.		✓	
The applicant must install a fixed indoor or sheltered clothes drying line as part of the development.		✓	

Legend

In these commitments, "applicant" means the person carrying out the development.

Commitments identified with a  in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development).

Commitments identified with a  in the "Show on CC/CDC plans and specs" column must be shown in the plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development.

Commitments identified with a  in the "Certifier check" column must be certified by a certifying authority as having been fulfilled, before a final occupation certificate (either interim or final) for the development may be issued.

BASIX™ Certificate

Building Sustainability Index

www.planningportal.nsw.gov.au/development-and-assessment/basix

Single Dwelling

Certificate number: 1829287S

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Definitions" dated 10/09/2020 published by the Department. This document is available at www.planningportal.nsw.gov.au/definitions

Secretary

Date of issue: Saturday, 17 January 2026

To be valid, this certificate must be submitted with a development application or lodged with a complying development certificate application within 3 months of the date of issue.



Project summary

Project name	2/35 Dennis St Lakemba_Studio
Street address	35 DENNIS Street LAKEMBA 2195
Local Government Area	Canterbury-Bankstown Council
Plan type and plan number	Deposited Plan DP321050
Lot no.	A
Section no.	-
Project type	dwelling house (detached)
No. of bedrooms	1

Project score

Water	✓ 41	Target 40
Thermal Performance	✓ Pass	Target Pass
Energy	✓ 68	Target 68
Materials	✓ -3	Target n/a

Certificate Prepared by

Name / Company Name: BUILDAID GROUP PTY LTD

ABN (if applicable): 32610818927

Description of project

Project address	
Project name	2/35 Dennis St Lakemba_Studio
Street address	35 DENNIS Street LAKEMBA 2195
Local Government Area	Canterbury-Bankstown Council
Plan type and plan number	Deposited Plan DP321050
Lot no.	A
Section no.	-
Project type	
Project type	dwelling house (detached)
No. of bedrooms	1
Site details	
Site area (m²)	422
Roof area (m²)	64
Conditioned floor area (m²)	32.0
Unconditioned floor area (m²)	3.6
Total area of garden and lawn (m²)	153
Roof area of the existing dwelling (m²)	0

Assessor details and thermal loads		
NatHERS assessor number	n/a	
NatHERS certificate number	n/a	
Climate zone	n/a	
Area adjusted cooling load (MJ/ m².year)	n/a	
Area adjusted heating load (MJ/ m².year)	n/a	
Project score		
Water	✔ 41	Target 40
Thermal Performance	✔ Pass	Target Pass
Energy	✔ 68	Target 68
Materials	✔ -3	Target n/a

Schedule of BASIX commitments

The commitments set out below regulate how the proposed development is to be carried out. It is a condition of any development consent granted, or complying development certificate issued, for the proposed development, that BASIX commitments be complied with.

Water Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Landscape			
The applicant must plant indigenous or low water use species of vegetation throughout 10 square metres of the site.	✓	✓	
Fixtures			
The applicant must install showerheads with a minimum rating of 4 star (> 4.5 but <= 6 L/min plus spray force and/or coverage tests) in all showers in the development.		✓	✓
The applicant must install a toilet flushing system with a minimum rating of 6 star in each toilet in the development.		✓	✓
The applicant must install taps with a minimum rating of 6 star in the kitchen in the development.		✓	
The applicant must install basin taps with a minimum rating of 6 star in each bathroom in the development.		✓	
Alternative water			
Rainwater tank			
The applicant must install a rainwater tank of at least 2000 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.	✓	✓	✓
The applicant must configure the rainwater tank to collect rain runoff from at least 63.61 square metres of the roof area of the development (excluding the area of the roof which drains to any stormwater tank or private dam).		✓	✓
The applicant must connect the rainwater tank to:			
• all toilets in the development		✓	✓
• the cold water tap that supplies each clothes washer in the development		✓	✓

Water Commitments

Show on
DA plans

Show on CC/CDC
plans & specs

Certifier
check

- at least one outdoor tap in the development (Note: NSW Health does not recommend that rainwater be used for human consumption in areas with potable water supply.)



Thermal Performance and Materials commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Do-it-yourself Method			
General features			
The dwelling must be a Class 1 dwelling according to the National Construction Code, and must not have more than 2 storeys.	✓	✓	✓
The conditioned floor area of the dwelling must not exceed 300 square metres.	✓	✓	✓
The dwelling must not contain open mezzanine area exceeding 25 square metres.	✓	✓	✓
The dwelling must not contain third level habitable attic room.	✓	✓	✓
Floor, walls and ceiling/roof			
The applicant must construct the floor(s), walls, and ceiling/roof of the dwelling in accordance with the specifications listed in the table below.	✓	✓	✓
The applicant must adopt one of the options listed in the tables below to address thermal bridging in metal framed floor(s), walls and ceiling/roof of the dwelling.	✓	✓	✓
The applicant must show through receipts that the materials purchased for construction are consistent with the specifications listed in the tables below.			✓

Construction	Area - m ²	Additional insulation required	Options to address thermal bridging	Other specifications
floor - concrete slab on ground, waffle pod slab.	51.85	nil;not specified	nil	
external wall: brick veneer; frame: timber - H2 treated softwood.	all external walls	2.94 (or 3.50 including construction);rockwool batts, roll or pump-in + reflective foil in the cavity	nil	wall colour: Light (solar absorptance < 0.48)
internal wall: plasterboard; frame: timber - H2 treated softwood.	1.1	rockwool batts, roll or pump-in	nil	

Construction	Area - m ²	Additional insulation required	Options to address thermal bridging	Other specifications
ceiling and roof - flat ceiling / pitched roof, framed - metal roof, timber - H2 treated softwood.	63.61	ceiling: 5 (up), roof: foil/sarking ;ceiling: rockwool batts, roll or pump-in; roof: foil/sarking.	nil	roof space ventilation: wind-driven ventilator(s) + eave vents; roof colour: light (solar absorptance < 0.38); ceiling area fully insulated

Note	Insulation specified in this Certificate must be installed in accordance with the ABCB Housing Provisions (Part 13.2.2) of the National Construction Code.
Note	If the additional ceiling insulation listed in the table above is greater than R3.0, refer to the ABCB Housing Provisions (Part 13.2.3 (6)) of the National Construction Code.
Note	In some climate zones, insulation should be installed with due consideration of condensation and associated interaction with adjoining building materials.
Note	Thermal breaks must be installed in metal framed walls and applicable roofs in accordance with the ABCB Housing Provisions of the National Construction Code.

Thermal Performance and Materials commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Ceiling fans			
The applicant must install at least one ceiling fan in at least one daytime habitable space, such as living room.	✓	✓	✓
The minimum number and diameter of ceiling fans in a daytime habitable space must be installed in accordance with the ABCB Housing Provisions (Part 13.5.2) of the National Construction Code .	✓	✓	✓

Thermal Performance and Materials commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Glazed windows, doors and skylights			
The applicant must install the windows, glazed doors and shading devices described in the table below, in accordance with the specifications listed in the table. Relevant overshadowing specifications must be satisfied for each glazed window and door.	✓	✓	✓
The dwelling may have 1 skylight (<0.7 square metres) which is not listed in the table.	✓	✓	✓
The following requirements must also be satisfied in relation to each window and glazed door:	✓	✓	✓
The applicant must install windows and glazed doors in accordance with the height and width, frame and glazing types listed in the table.	✓	✓	✓
Each window and glazed door must have a U- value no greater than that listed and a Solar Heat Gain Coefficient (SHGC) within the range listed. Total system U values and SHGC must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions.		✓	✓
Overshadowing buildings/vegetation must be of the height and distance from the centre and the base of the window and glazed door, as specified in the 'overshadowing' column.	✓	✓	✓
The applicant must install the skylights described in the table below, in accordance with the specifications listed in the table. Total skylight area must not exceed 3 square metres (the 3 square metre limit does not include the optional additional skylight of less than 0.7 square metres that does not have to be listed in the table).	✓	✓	✓

Glazed window/door no.	Maximum height (mm)	Maximum width (mm)	Frame and glass specification	Shading device (Dimension within 10%)	Overshadowing
North-East facing					
W01	2300.00	1500.00	aluminium, single glazed (U-value: <=7.5, SHGC: 0.74 - 0.90)	eave 600 mm, 300 mm above head of window or glazed door	not overshadowed
South-East facing					
W02	1200.00	1500.00	aluminium, single glazed (U-value: <=7.5, SHGC: 0.74 - 0.90)	eave 600 mm, 300 mm above head of window or glazed door	2-4 m high, 2 m away
South-West facing					

Glazed window/door no.	Maximum height (mm)	Maximum width (mm)	Frame and glass specification	Shading device (Dimension within 10%)	Overshadowing
W05	1200.00	1500.00	aluminium, single glazed (U-value: ≤ 7.5 , SHGC: 0.74 - 0.90)	eave 600 mm, 300 mm above head of window or glazed door	2-4 m high, 2 m away
North-West facing					
W06	800.00	850.00	aluminium, single glazed (U-value: ≤ 7.5 , SHGC: 0.74 - 0.90)	eave 600 mm, 300 mm above head of window or glazed door	not overshadowed
W07	1200.00	1500.00	aluminium, single glazed (U-value: ≤ 7.5 , SHGC: 0.74 - 0.90)	eave 600 mm, 300 mm above head of window or glazed door	not overshadowed

Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Hot water			
The applicant must install the following hot water system in the development, or a system with a higher energy rating: gas instantaneous with a performance of 7 stars.	✓	✓	✓
Cooling system			
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: 1-phase airconditioning - non ducted; Energy rating: 6 Star (old label)		✓	✓
The bedrooms must not incorporate any cooling system, or any ducting which is designed to accommodate a cooling system.		✓	✓
Heating system			
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 living area: 1-phase airconditioning - non ducted; Energy rating: 6 Star (old label)		✓	✓
The bedrooms must not incorporate any heating system, or any ducting which is designed to accommodate a heating system.		✓	✓
Ventilation			
The applicant must install the following exhaust systems in the development:			
At least 1 Bathroom: individual fan, ducted to façade or roof; Operation control: manual switch on/off		✓	✓
Kitchen: individual fan, ducted to façade or roof; Operation control: manual switch on/off		✓	✓
Laundry: natural ventilation only, or no laundry; Operation control: n/a		✓	✓
Artificial lighting			
The applicant must ensure that a minimum of 80% of light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.		✓	✓
Natural lighting			
The applicant must install a window and/or skylight in the kitchen of the dwelling for natural lighting.	✓	✓	✓

Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
The applicant must install a window and/or skylight in 1 bathroom(s)/toilet(s) in the development for natural lighting.	✓	✓	✓
Other			
The applicant must install a gas cooktop & electric oven in the kitchen of the dwelling.		✓	
The applicant must install a fixed outdoor clothes drying line as part of the development.		✓	
The applicant must install a fixed indoor or sheltered clothes drying line as part of the development.		✓	

Legend

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