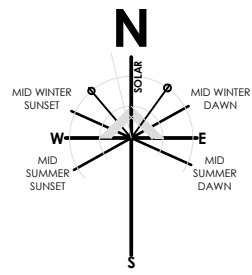
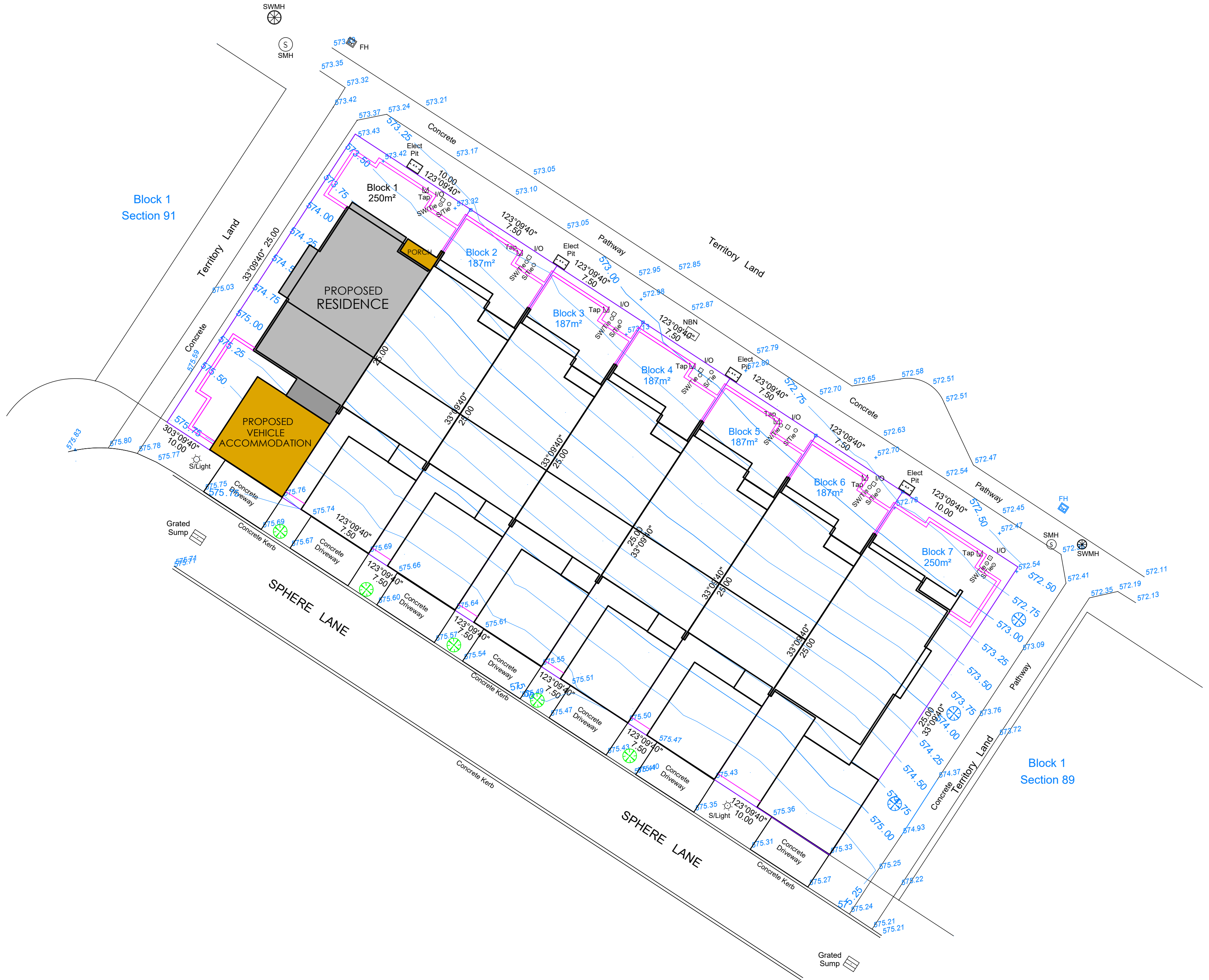
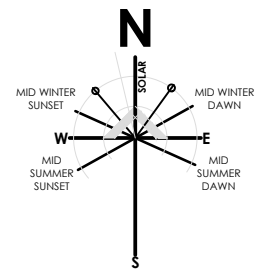


BLOCK - 1
SECTION - 90
250m²



BLK1
SEC 90
250m²





BLK1
SEC 90
250m²

the ffl's are subject to change and are up to builders discretion to be verified on site, maximum change to be under 340mm unless it affects a solar envelope then zero tolerance
builder to provide all labour, materials, fittings, paint, tools, permits, insurances etc necessary for the proper completion of the works and ensure that all labour and materials in all trades are the best of the respective kinds. see inclusions list for exclusions

all contractors to inform themselves of the scope of work prior to commencing their relevant duties

follow figured dimensions only. check and verify dimensions before starting and report any discrepancies to the designer

building setbacks, easements and dimensions to be verified by surveyor and certifier prior to commencement of any work materials and workmanship to be in accordance with the building code of australia, and all other relevant codes and australian standards
location of cuts are indicative only and to be verified on site

confirm all levels and contours on site prior to commencement of construction. builder is responsible to ensure all information shown here regarding levels is accurate and represents existing on site levels

development to comply with best practice guidelines - prevent pollution from residential building sites march 2006

block boundaries, contours, services and easements to be verified on site prior to construction

retaining wall heights and all levels to suit site conditions. final heights to be confirmed by builder on site

no construction materials to be stored on verges
no car parking or equipment parking permitted on verges

no site sheds, storage sheds, site amenities or billboards to be erected on verges

fence of any existing verge trees, fencing to be erected before the commencement of any site work and removed at completion of all construction and commencement of verge restoration. the fence is to remain continuous throughout the project. fencing must not be removed for service installation across the verge unless approved by tams

all, if any, street trees are to be retained and kept undamaged. existing crown clearance is not to be altered. ensure construction equipment can pass beneath the lowest limb through the driveway access. crowns and apex of canopies are not to be altered or reduced. ensure lifting equipment and load can clear height and width of tree crown without damage to the crown

- RESIDENCE_UPPER
- RESIDENCE_LOWER
- VEHICLE ACCOMMODATION
- PORCH

AREAS	
RESIDENCE UPPER	92.55 SQM
RESIDENCE LOWER	99.01 SQM
GARAGE	39.73 SQM
PORCH	2.84 SQM
STAIRS VOID	3.96 SQM

GROSS FLOOR AREA	231.29 SQM
TOTAL AREAS	238.09 SQM

PLOT RATIO
231.29 SQM 95.23%

SITE COVER
146.94 SQM 58.77%

A MINIMUM OF 50% OF THE PRIVATE OPEN SPACE IS TO BE RETAINED AS PLANTING AREA AS SET OUT IN RULE 39 IN THE SINGLE DWELLING HOUSING DEVELOPMENT CODE

ensure no encroachments, no steps and no eaves, ensure vehicle access is maintained with a vehicular gradient of 1:6 max fall to access easement if applicable
fencing over easement to be installed for ease of removal by actew if required if applicable
no excavation, cut/fill permissible in the easement/pipe protection envelope
no services to be placed in easement sewer, stormwater, gas, telephone and electrical underground services to remain clear of the sewer easement
no landscaping to impede across sewer or stormwater easement access route
GATES TO BE MINIMUM 2.5 METRES WIDE TO ALLOW FOR ACTEW/TCCS ACCESS
ICON WATER
sewer/stormwater easement access route

NOTE:
SEWER TIE, STORMWATER TIE & WATER METER LOCATION AS PER SURVEY

NOTE:
ANY STRUCTURE IN THE TIE PROTECTION ENVELOPE MUST HAVE ITS FOOTING PIER 300mm BELOW TO THE DEPTH OF THE SEWER TIE

NON SIGNIFICANT TREE TO REMAIN

NON SIGNIFICANT TREE TO BE REMOVED

all cuts and ffl's to be verified on site by a certified surveyor where retaining walls are required and included in contract, structural engineer to provide detailed construction details
OWNERS RESPONSIBLE FOR ALL RETAINING WALLS UNLESS INCLUDED IN BUILDING CONTRACT MATERIALS AS PER DEVELOPERS REQUIREMENTS

CONTOURS BASED ON SURVEY

all downpipes and sumps to be in accordance with building code of australia
all altered groundlevels to be graded away from residence to eliminate water ponding

All fencing to comply with THE TERRITORY PLAN and housing development guide maximum height from ngl 1.8m
NEW FENCE 1.8m if applicable
must be hardwood timber
no colorbond permitted



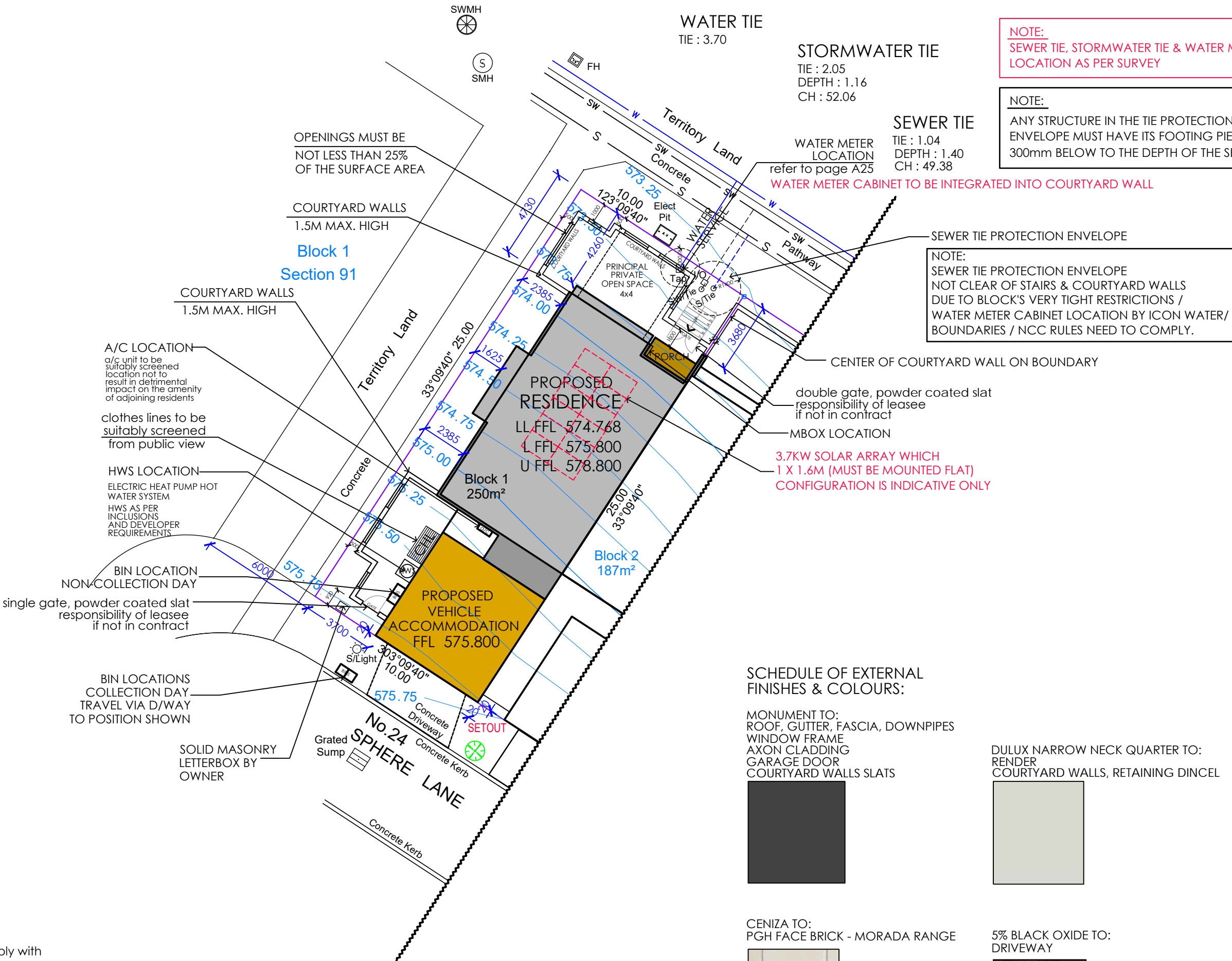
CONSTRUCTION IS TO COMPLY WITH THE FOLLOWING AND THE AUSTRALIAN BUILDING CODES BOARD 'LIVABLE HOUSING DESIGN STANDARD 2022'.

A STEP FREE ACCESS PATH TO BE PROVIDED TO AND WITHIN THE RESIDENCE FROM THE BOUNDARY TO A MAIN PEDESTRIAN ENTRY OR FROM AN ASSOCIATED GARAGE/CAR PARKING SPACE INTO THE RESIDENCE.

PARKING SPACES INCORPORATED INTO STEP-FREE ACCESS PATH MUST MEET MINIMUM DIMENSIONS (3.2M X 5.4M) AND HAVE A GRADIENT NO MORE THAN 1:33 FOR BITUMEN OR 1:40 FOR OTHER MATERIALS

FOR ALTERATIONS TO EXISTING BUILDINGS THE PROPOSAL COMPLIES WITH ACT PART H8 LIVABLE HOUSING DESIGN BUILDING (ACT APPENDIX TO THE BUILDING CODE) DETERMINATION

RETAINING WALLS TO BE IN ACCORDANCE WITH DENMAN PROSPECT BUILDING AND SITING GUIDELINES - DWELLING SITING AND DESIGN



Driveways to comply with GW/SD/DC.02 & finish to comply with housing development guide
driveway grade to be verified on site prior to commencement of construction and ammended if required

driveway to be exposed aggregate concrete, oxide tinted pavers or bitumen with paved edge

SCHEDULE OF EXTERNAL FINISHES & COLOURS:

MONUMENT TO:
ROOF, GUTTER, FASCIA, DOWNPIPES
WINDOW FRAME
AXON CLADDING
GARAGE DOOR
COURTYARD WALLS SLATS

CENIZA TO:
PGH FACE BRICK - MORADA RANGE

DULUX NARROW NECK QUARTER TO:
RENDER
COURTYARD WALLS, RETAINING DINCEL

5% BLACK OXIDE TO:
DRIVEWAY



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w www.arkitex.com.au

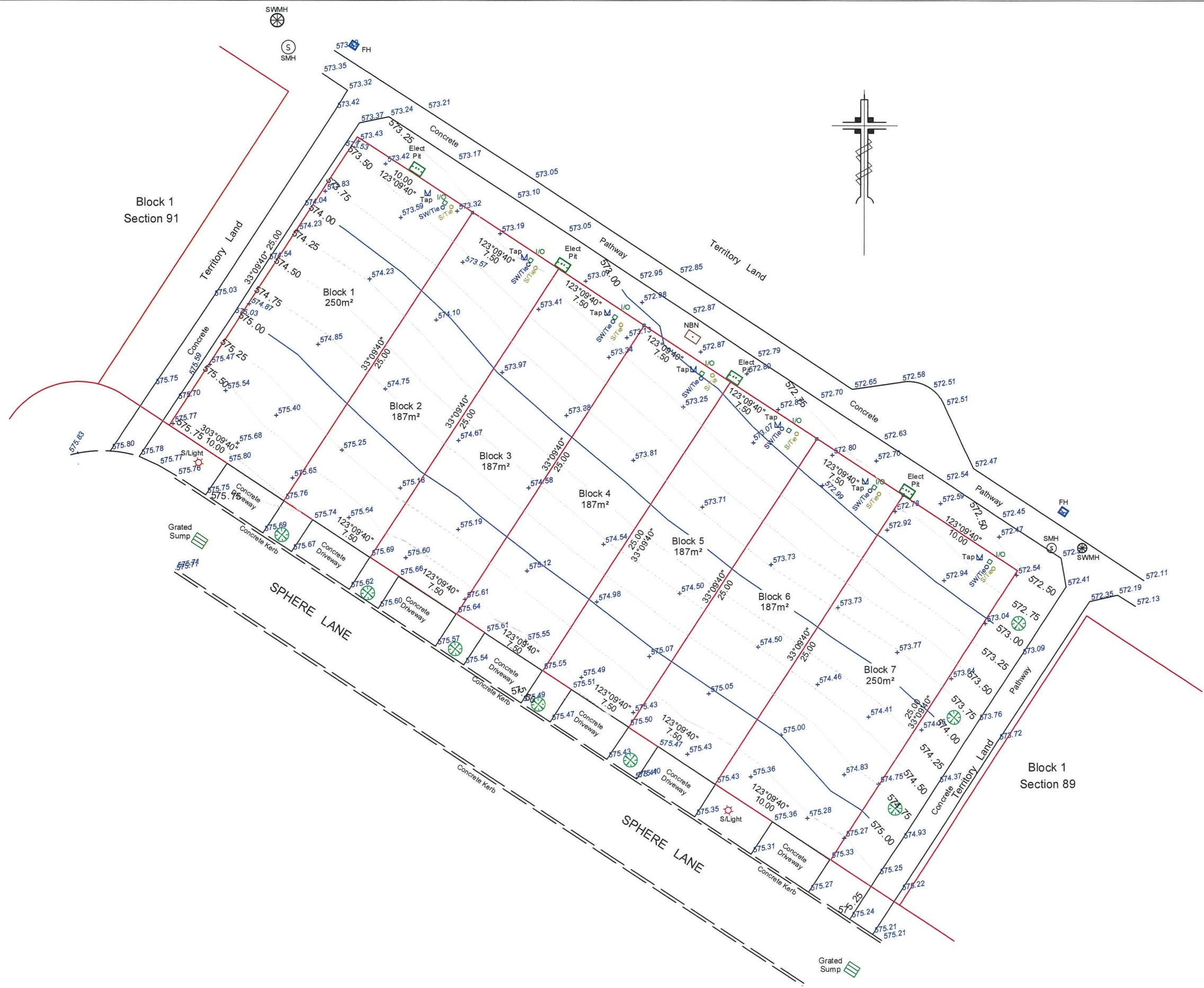
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DRAWING TITLE - SITE PLAN
CLIENT - PROF HOMES

PROJECT - PROPOSED DWELLING
BLOCK - 1
SECTION - 90
SUBURB - DENMAN PROSPECT


FOR CONSTRUCTION
DATE: 19.12.2024
REVISION - F

JOB No: 2199
SCALE: 1:200@A2
SHEET No - A01



NOTES:
- THIS SURVEY IS FOR THE EXCLUSIVE USE OF THE CLIENT FOR THE PURPOSE OF THIS PROJECT.
- ONLY ABOVE GROUND SERVICES, VISIBLE AT THE TIME OF THIS SURVEY ARE SHOWN ON THIS PLAN. IT IS RECOMMENDED THE RELEVANT AUTHORITIES AND "DIAL-BEFORE-YOU-DIG" BE CONTACTED FOR LOCATION OF UNDERGROUND SERVICES BEFORE ANY CONSTRUCTION TAKES PLACE

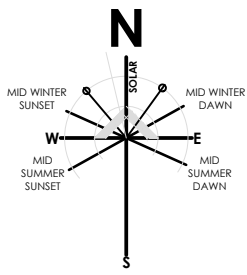
PROJECT CONTOUR SURVEY OF BLKS 1 to 7 SEC 90 DP 16243 SPHERE LANE, DENMAN PROSPECT	
CLIENT	PROF HOMES
DATUM: AHD CONTOUR INTERVAL: 0.25m	SCALE: 1:200 (A2) OUR REF: 58224



PETER SELFE
REGISTERED SURVEYOR
DATE: 3rd JULY 2024

THIS PLAN SURVEYED AND
DRAWN BY
SELFE SURVEYS PTY LTD
info@selfesurveys.com.au
PH: 0404 046 021





BLK1
SEC 90
250m²

RETAINING WALLS TO BE IN ACCORDANCE WITH DENMAN PROSPECT
BUILDING AND SITING GUIDELINES - DWELLING SITING AND DESIGN

LEGEND

- new 1.8m high standard paling fence to side and rear boundaries
- 300 X 300 stormwater sump
- clothesline
- gate : height 1.8m unless otherwise specified
gate to be 20% transparent
must be high quality dressed timber
or powder coated slat
- driveway to be exposed aggregate concrete,
oxide tinted pavers or bitumen with paved edge
- COMPACTED CRUSHED GRANITE
TERRACOTTA COLOUR
- GRASS - CANBERRA BLEND
- PLANTING BEDS WITH PLANTS SHOWN
TO BE MULCHED WITH RECYCLED TIMBER MULCH
- BRICK ON EDGE FRONT EDGE STRIP
BRIGHTON MASONRY 200X100X50 CHARCOAL
- LETTERBOX TO BE BUILT ON SITE - NO PREFABRICATED OR OFF THE
SHELF LETTERBOXES PERMITTED - MUST BE SOLID MASONRY
- water tank - size as shown

NON SIGNIFICANT
TREE TO REMAIN

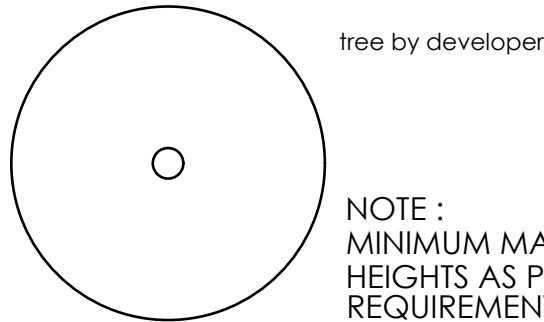
NON SIGNIFICANT TREE
TO BE REMOVED

SMALL TREE TO BE PLANTED
MATURE HEIGHT 5-8M
MIN CANOPY DIA 4M
MIN SOIL SURFACE AREA 3M²
MIN POT SIZE 45L
MIN SOIL VOLUME 18 M3

MEDIUM TREE TO BE PLANTED
MATURE HEIGHT 8-12M
MIN CANOPY DIA 6M
MIN SOIL SURFACE AREA 5M²
MIN POT SIZE 75L
MIN SOIL VOLUME 42 M3

LARGE TREE TO BE PLANTED
MATURE HEIGHT >12M
MIN CANOPY DIA 8M
MIN SOIL SURFACE AREA 7M²
MIN POT SIZE 75L
MIN SOIL VOLUME 85 M3

LANDSCAPE LEGEND



NOTE :
MINIMUM MATURE TREE
HEIGHTS AS PER DEVELOPERS
REQUIREMENTS

small trees: low flammability
TO BE 2.5M MIN HEIGHT AT TIME OF PLANTING

AP	ACER PALMATUM	X 0	JAPANESE MAPLE
BP	BETULA PENDULA	X 6	SILVER BIRCH

shrubs low flammability

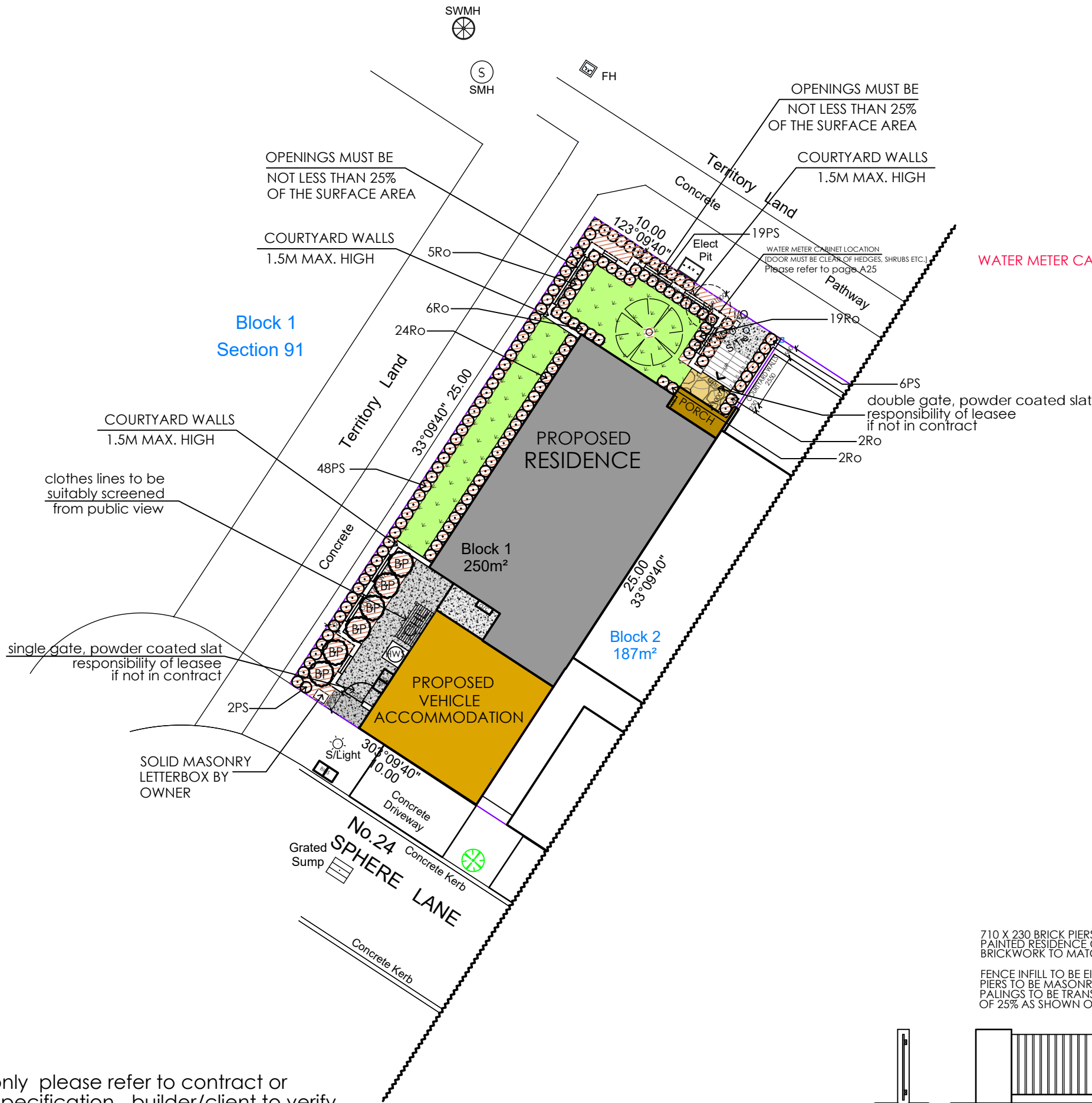
LI	LIRIOPE	X 0	LIRIOPE
PS	PITTOSPORUM	X 79	PITTOSPORUM SHORTY
Ro	ROSES MIXED	X 37	MIXED COLOUR ROSE

GROUND COVERS LOW FLAMMABILITY

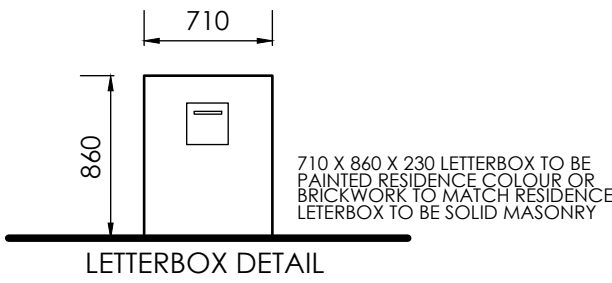
YJ	YELLOW JESSAMINE	X 0	YELLOW JESSAMINE
----	------------------	-----	------------------

landscape plan is indicative only please refer to contract or
inclusions list for landscaping specification - builder/client to verify
species are indicative only and represent planting pattern only
if not included in contract its the responsibility of the leasee

ALL PLANTS AND SPECIES TO BE DECIDED
BY CLIENT ONCE CONSTRUCTION IS
COMPLETED - TO BE VERIFIED ON SITE

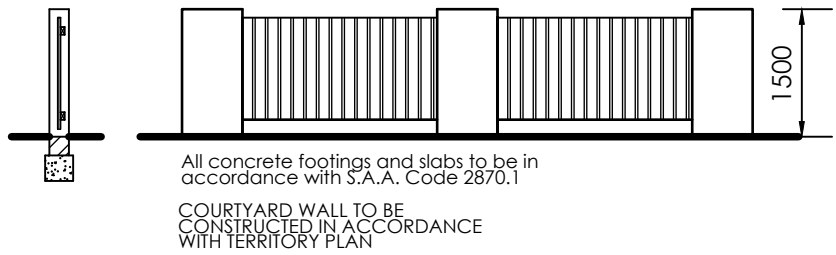


WATER METER CABINET TO BE INTEGRATED INTO COURTYARD WALL
refer to page A25



710 X 230 BRICK PIERS TO BE
PAINTED RESIDENCE COLOUR OR
BRICKWORK TO MATCH RESIDENCE

FENCE INFILL TO BE EITHER TIMBER OR METAL
PIERS TO BE MASONRY AND MATCH RESIDENCE
PALINGS TO BE TRANSPARENT TO A MINIMUM
OF 25% AS SHOWN ON ELEVATION



COURTYARD WALL ELEVATION

COURT YARD WALL
MATERIALS ARE TO BE A COMBINATION OF SOLID
AND SEMI-TRANSPARENT ELEMENTS AS FOLLOWS:
MASONRY OR STONEWORK IF OVER 600MM IN
HEIGHT TO INCLUDE INFILL PANELS THAT ARE
SEMI-TRANSPARENT USING MATERIALS SUCH AS
DRESSED HARDWOOD TIMBER OR POWDER COATED
ALUMINIUM SLATS (OPENINGS TO BE MINIMUM 10MM)

All concrete footings and slabs to be in
accordance with S.A.A. Code 2870.1

COURTYARD WALL TO BE
CONSTRUCTED IN ACCORDANCE
WITH TERRITORY PLAN

ARKITEX

ALESSANDRO D'AMBROSIO

B.APPSC.ENVDISEN
B.ARCHITECTURE

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e alex@arkitex.com.au

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DRAWING TITLE - LANDSCAPE PLAN
CLIENT - PROF HOMES

PROJECT - PROPOSED DWELLING
BLOCK - 1
SECTION - 90
SUBURB - DENMAN PROSPECT

FOR CONSTRUCTION
DATE: 19.12.2024
REVISION - F

JOB No: 2199
SCALE: 1:200@A2
SHEET No - A04

- NOTES
1. DRAINS TO BE LAID SHOWN IN BLUE LINES

2. EXISTING DRAINS SHOWN IN GREEN LINES

3. EXISTING DRAINS SHOWN IN RED TO BE ABOLISHED TO APPROVAL

4. DRAINS TO BE SUPPORTED ON OR FROM SOLID GROUND

5. COPPER PIPES TO BE IN ACCORDANCE WITH AS 1432-1973 TYPE B TUBES

6. UNPLASTICISED POLYVINYL CHLORIDE PIPE DRAINS (UPVC) INCLUDING STACKS TO BE CONSTRUCTED IN ACCORDANCE WITH AS 2032-1977 AND THE CANBERRA CODES OF PRACTICE

7. DRAINS UNDER BUILDINGS MUST BE RETESTED. IF TEST FAILS THEN OLD DRAINS MUST BE REPLACED USING EITHER RRJVC OR UPVC PIPE MATERIAL

8. SEWER BRANCH TO BE LOCATED ON SITE BEFORE ANY WORK IS COMMENCED

9. THIS PLAN IS TO BE READ IN CONJUNCTION WITH APPROVED ARCHITECTURAL PLANS

10. ORG LEVELS TO BE IN ACCORDANCE WITH AS 3500.2 CLAUSE 4.6.6.6 AND 4.6.6.7

DRAINER PLEASE NOTE

PLEASE EMAIL THE AS EXECUTED COPY THAT YOU GIVE TO INSPECTOR TO ALEX@ARKITEX.COM.AU SO THAT THE WORK AS EXECUTED PLAN CAN BE DRAWN AND SUBMITTED. ANY QUERIES PLEASE CALL 0413570599

SUMP POSITIONS TO BE DETERMINED ON SITE BY DRAINER AND/OR BUILDER

ALL DOWNPIPE POSITIONS ARE INDICATIVE ONLY AND SHOULD BE VERIFIED ON SITE BY DRAINER AND/OR BUILDER

- REFERENCE
- O.R.G OVERFLOW RELIEF GULLY

E.V EDUCY VENT

G.T GULLY TRAP

J.U JUMP UP

M.H MAN HOLE

C.I.P CAST IRON PIPE

I.O INSPECTION OPENING

V.C.P VITRIFIED CLAY PIPE

I.S INSPECTION SHAFT

F.W FLOOR WASTE

V.P VENT PIPE

E.J EXPANSION JOINT

S.V.P SOIL VENT PIPE

D.T DISCONNECTOR TRAP

S.P.D STONE PIPE DRAIN

UPVC UNPLASTICISED POLYVINYL CHLORIDE

- FIXTURES
1. WATER CLOSET = 3

2. BATH = 1

3. BASIN = 4

4. SHOWER = 3

5. KITCHEN SINK = 1

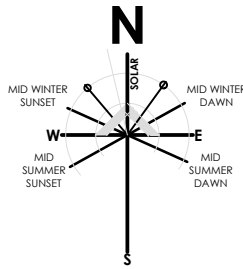
6. LAUNDRY SINK = 1

7. URINAL = 0

8. CLEANERS SINK = 0

9. BIDET = 0

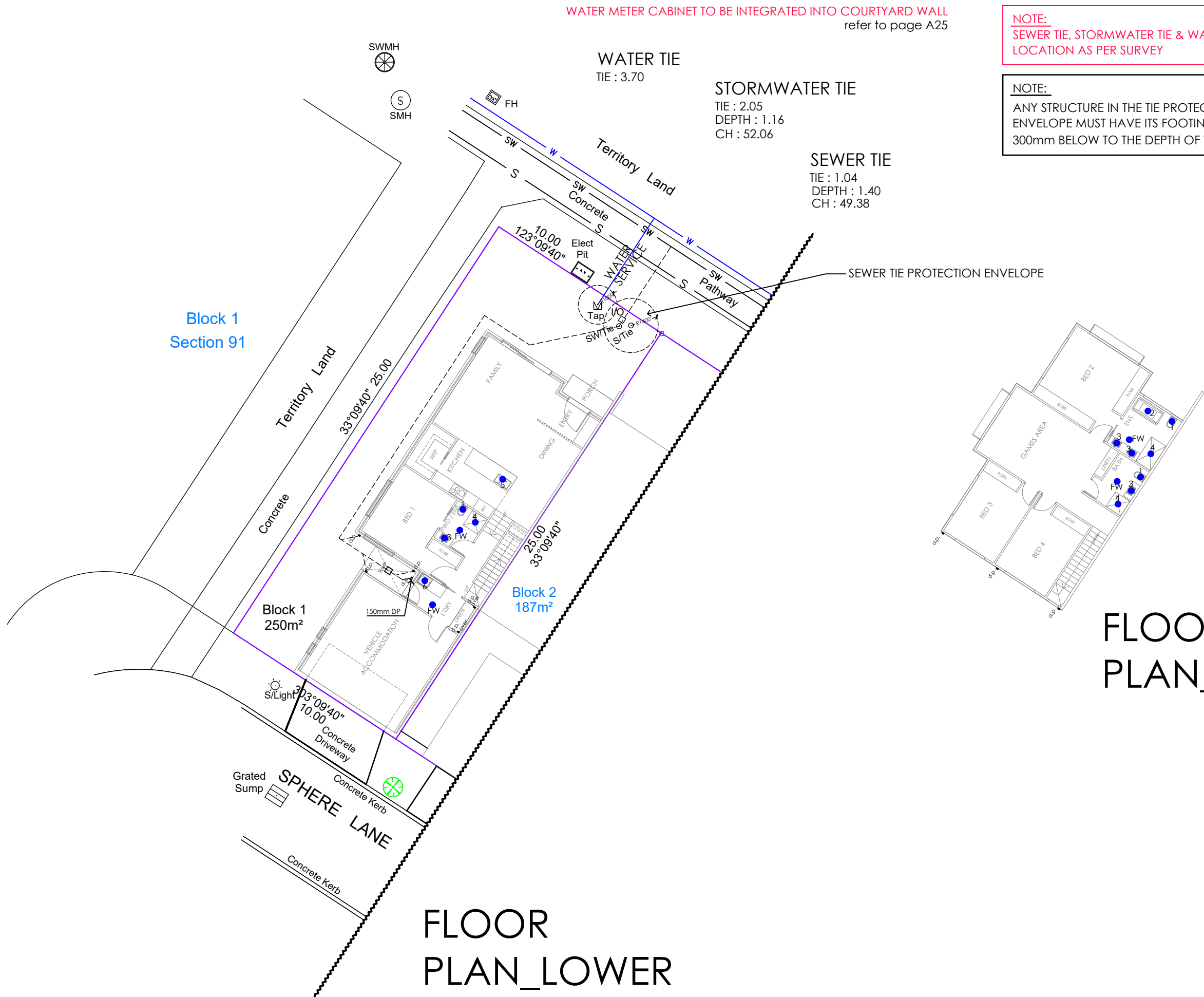
DRAINAGE PLAN NO: 2199.1.7



BLK1

SEC 90

250m²



WATER METER CABINET TO BE INTEGRATED INTO COURTYARD WALL
refer to page A25

NOTE:
SEWER TIE, STORMWATER TIE & WATER METER
LOCATION AS PER SURVEY

NOTE:
ANY STRUCTURE IN THE TIE PROTECTION
ENVELOPE MUST HAVE ITS FOOTING PIER
300mm BELOW TO THE DEPTH OF THE SEWER TIE

FLOOR
PLAN_UPPER

FLOOR
PLAN_LOWER

INTERIM PLAN

charged system to be connected to 50% or 100sqm of roof whichever is less
all stormwater to be in 100mm upvc

ARKITEX

ALESSANDRO D'AMBROSIO

B.APPSC.ENVDDESIGN
B.ARCHITECTURE

m 0413 570 599

e alex@arkitex.com.au

w www.arkitex.com.au

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DRAWING TITLE - DRAINAGE PLAN
CLIENT - PROF HOMES

PROJECT - PROPOSED DWELLING
BLOCK - 1
SECTION - 90
SUBURB - DENMAN PROSPECT

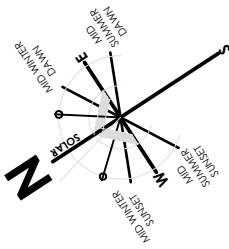
FOR CONSTRUCTION
DATE: 19.12.2024
REVISION - D

JOB No: 2199
SCALE: 1:200@A2
SHEET No - A05

DIMENSIONS TAKE PREFERENCE
OVER SCALE. DIMENSIONS TO
BE VERIFIED PRIOR TO THE
COMMENCEMENT OF BUILDING.

ALL DIMENSIONS, ASPECTS,
AREAS ETC., TO BE CONFIRMED
BY PERMIT HOLDER PRIOR TO
COMMENCEMENT OF BUILDING.

ANY DISCREPANCIES FOUND
IN DIMENSIONS, AREAS, ETC.,
TO BE RECTIFIED PRIOR TO
COMMENCEMENT OF BUILDING.



BLK1
SEC 90
250m²

ALL TRUSSES UNDER 8 DEGREES
TO HAVE A 400MM UPSTAND

CONSTRUCTION IS TO COMPLY WITH THE FOLLOWING
AND THE AUSTRALIAN BUILDING CODES BOARD
'LIVABLE HOUSING DESIGN STANDARD 2022'.

A STEP FREE ACCESS PATH TO BE PROVIDED TO AND
WITHIN THE RESIDENCE FROM THE BOUNDARY TO A
MAIN PEDESTRIAN ENTRY OR FROM AN ASSOCIATED
GARAGE/CAR PARKING SPACE INTO THE RESIDENCE.

CLEAR OPENING WIDTHS FOR DOORWAYS TO BE
PROVIDED TO 820MM CLEAR FROM ANY
OBSTRUCTIONS.

THRESHOLDS TO DOORWAYS MUST BE LEVEL OR HAVE
A MAXIMUM SILL HEIGHT OR RAMPING AS PERMITTED

LANDING AREA IS PROVIDED TO A MINIMUM OF
1200X1200MM CLEARANCE TO EXTERNAL ENTRANCE
DOORWAY.

WEATHERPROOFING FOR EXTERNAL STEP-FREE
ENTRANCES MUST BE PROVIDED WITH A CHANNEL
DRAIN, A RAISED SURFACE OR A ROOF COVERING NO
SMALLER THAN 1200X1200MM.

CORRIDOR WIDTHS CONNECTING ACCESSIBLE AREAS
TO THE ENTRANCE LEVEL TO HAVE AT
LEAST 1.0M CLEAR.

AT LEAST ONE SANITARY COMPARTMENT INCLUDING A
WC IS TO BE PROVIDED TO THE GROUND OR ENTRY
LEVEL OF A DWELLING

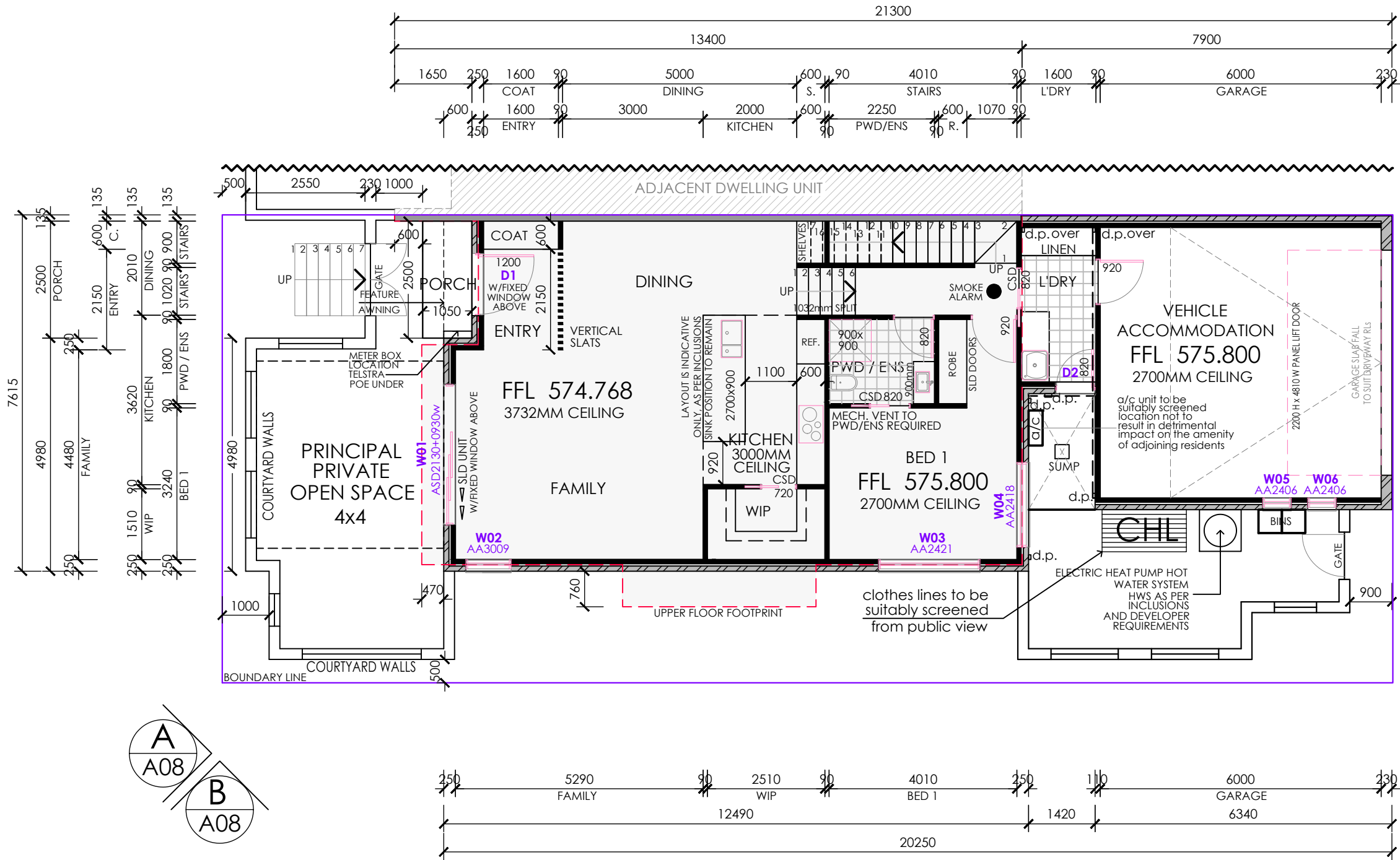
CIRCULATION SPACE FOR A CLEAR SPACE OF 900MM
X 1200MM IN FRONT OF A WC MUST BE PROVIDED
AND A PAN MUST HAVE 450MM CLEARANCE FROM
CENTRE LINE.

AT LEAST ONE SHOWER TO BE PROVIDED WITH A
HOBLESS AND STEP-FREE ENTRY

REINFORCEMENT AND BLOCKING IS TO BE PROVIDED
TO ANY SANITARY COMPARTMENT
OR BATHROOM.

FOR ALTERATIONS TO EXISTING BUILDINGS THE
PROPOSAL COMPLIES WITH ACT PART H8
LIVABLE HOUSING DESIGN BUILDING (ACT APPENDIX
TO THE BUILDING CODE)
DETERMINATION

ALL CAVITY SLIDING DOORS TO ACCESSIBLE AREAS TO
BE FLUSH PULL WITH A CLEAR OPENING OF 820mm
MINIMUM THREE STAR WELS RATED PLUMBING FIXTURES.



AREAS	
RESIDENCE UPPER	92.55 SQM
RESIDENCE LOWER	99.01 SQM
GARAGE	39.73 SQM
PORCH	2.84 SQM
STAIRS VOID	3.96 SQM

GROSS FLOOR AREA	231.29 SQM
TOTAL AREAS	238.09 SQM

PLOT RATIO
231.29 SQM 95.23%

SITE COVER
146.94 SQM 58.77%

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ALL SMOKE ALARMS TO
BE INTERCONNECTED

ALL WINDOWS TO BE
DOUBLE GLAZED

DIMENSIONS TAKE PREFERENCE
OVER SCALE. DIMENSIONS TO
BE VERIFIED PRIOR TO THE
COMMENCEMENT OF BUILDING.

ALL DIMENSIONS, ASPECTS,
AREAS ETC., TO BE CONFIRMED
BY PERMIT HOLDER PRIOR TO
COMMENCEMENT OF BUILDING.

ANY DISCREPANCIES FOUND
IN DIMENSIONS, AREAS, ETC.,
TO BE RECTIFIED PRIOR TO
COMMENCEMENT OF BUILDING.

GLASS POOL SAFETY RAIL AS SHOWN
SAFETY BARRIERS FOR SWIMMING POOLS TO COMPLY WITH AS1926.1 AND 2 - 2012
SWIMMING POOL WATER RECIRCULATION SYSTEM MUST COMPLY WITH AS 1926.3

NO POOL PUMPS/EQUIPMENT TO BE LOCATED IN
EASEMENT/PIPE PROTECTION ENVELOPE

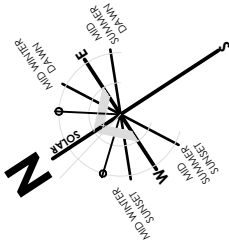
POOL TO BE STRUCTURALLY SOUND ON ITS OWN
WHEN FULL
ALL POOL DIMENSIONS TO WATERS EDGE

1.2m HIGH GLASS POOL FENCE
AS SHOWN

POOL TO COMPLY WITH APPLICABLE
STANDARDS INCLUDING
AS1926.1-2012, AS1926.2-2007

SWIMMING POOL RETICULATION
SYSTEMS MUST COMPLY WITH AC H7P2

ANY POOL DISCHARGE, OVERFLOW
OR BACKWASH MUST BE IN
ACCORDANCE WITH AS/NZS 3500.2



BLK1
SEC 90
250m²

Skylight 2: Velux FCM 1430
overall curb size 460*870

ALL TRUSSES UNDER 8 DEGREES
TO HAVE A 400MM UPSTAND

CONSTRUCTION IS TO COMPLY WITH THE FOLLOWING
AND THE AUSTRALIAN BUILDING CODES BOARD
'LIVABLE HOUSING DESIGN STANDARD 2022'.

A STEP FREE ACCESS PATH TO BE PROVIDED TO AND
WITHIN THE RESIDENCE FROM THE BOUNDARY TO A
MAIN PEDESTRIAN ENTRY OR FROM AN ASSOCIATED
GARAGE/CAR PARKING SPACE INTO THE RESIDENCE.

CLEAR OPENING WIDTHS FOR DOORWAYS TO BE
PROVIDED TO 820MM CLEAR FROM ANY
OBSTRUCTIONS.

THRESHOLDS TO DOORWAYS MUST BE LEVEL OR HAVE
A MAXIMUM SILL HEIGHT OR RAMPING AS PERMITTED

LANDING AREA IS PROVIDED TO A MINIMUM OF
1200X1200MM CLEARANCE TO EXTERNAL ENTRANCE
DOORWAY.

WEATHERPROOFING FOR EXTERNAL STEP-FREE
ENTRANCES MUST BE PROVIDED WITH A CHANNEL
DRAIN, A RAISED SURFACE OR A ROOF COVERING NO
SMALLER THAN 1200X1200MM.

CORRIDOR WIDTHS CONNECTING ACCESSIBLE AREAS
TO THE ENTRANCE LEVEL TO HAVE AT
LEAST 1.0M CLEAR.

AT LEAST ONE SANITARY COMPARTMENT INCLUDING A
WC IS TO BE PROVIDED TO THE GROUND OR ENTRY
LEVEL OF A DWELLING

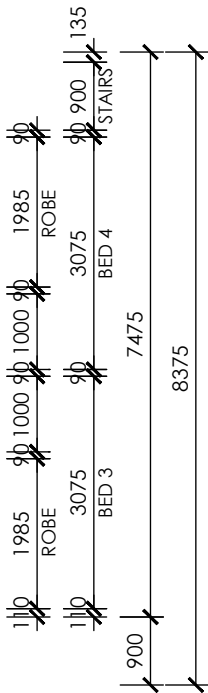
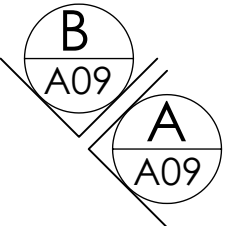
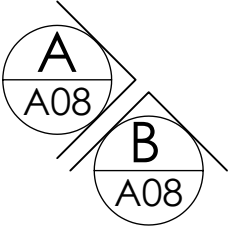
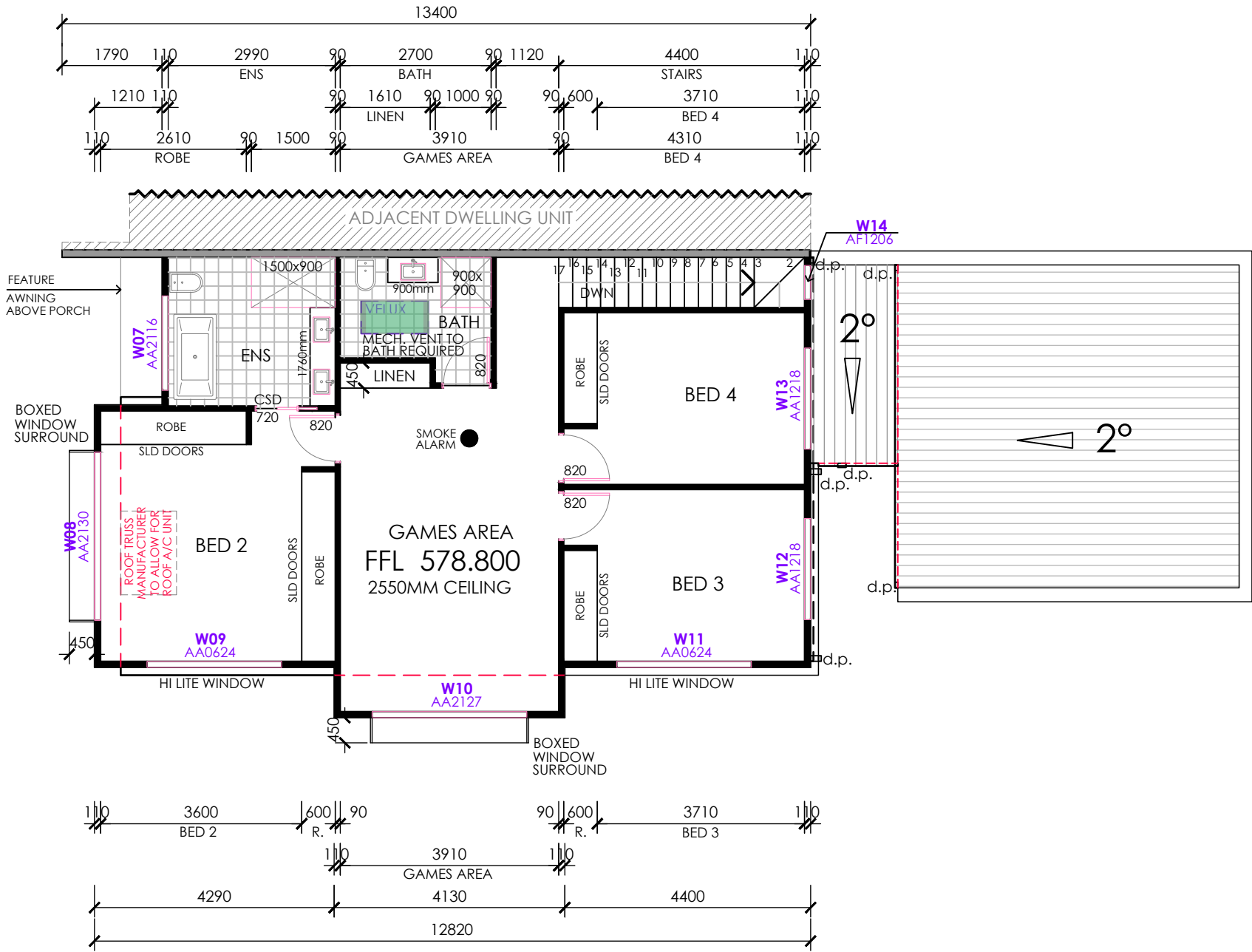
CIRCULATION SPACE FOR A CLEAR SPACE OF 900MM
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OR BATHROOM.

FOR ALTERATIONS TO EXISTING BUILDINGS THE
PROPOSAL COMPLIES WITH ACT PART H8
LIVABLE HOUSING DESIGN BUILDING (ACT APPENDIX
TO THE BUILDING CODE)
DETERMINATION

ALL CAVITY SLIDING DOORS TO ACCESSIBLE AREAS TO
BE FLUSH PULL WITH A CLEAR OPENING OF 820mm
MINIMUM THREE STAR WELS RATED PLUMBING FIXTURES.



AREAS	
RESIDENCE UPPER	92.55 SQM
RESIDENCE LOWER	99.01 SQM
GARAGE	39.73 SQM
PORCH	2.84 SQM
STAIRS VOID	3.96 SQM

GROSS FLOOR AREA	231.29 SQM
TOTAL AREAS	238.09 SQM

PLOT RATIO
231.29 SQM 95.23%

SITE COVER
146.94 SQM 58.77%

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ALL SMOKE ALARMS TO
BE INTERCONNECTED

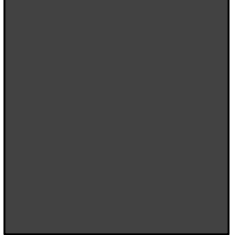
ALL WINDOWS TO BE
DOUBLE GLAZED

RETAINING WALLS TO BE IN ACCORDANCE WITH DENMAN PROSPECT
BUILDING AND SITING GUIDELINES - DWELLING SITING AND DESIGN

ALL MATERIAL WITHIN 900MM
OF BOUNDARY TO BE
CONSTRUCTED FROM NON-
COMBUSTABLE MATERIALS

SCHEDULE OF EXTERNAL
FINISHES & COLOURS:

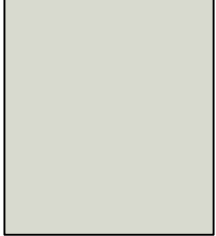
MONUMENT TO:
ROOF, GUTTER, FASCIA, DOWNPIPES
WINDOW FRAME
AXON CLADDING
GARAGE DOOR
COURTYARD WALLS SLATS



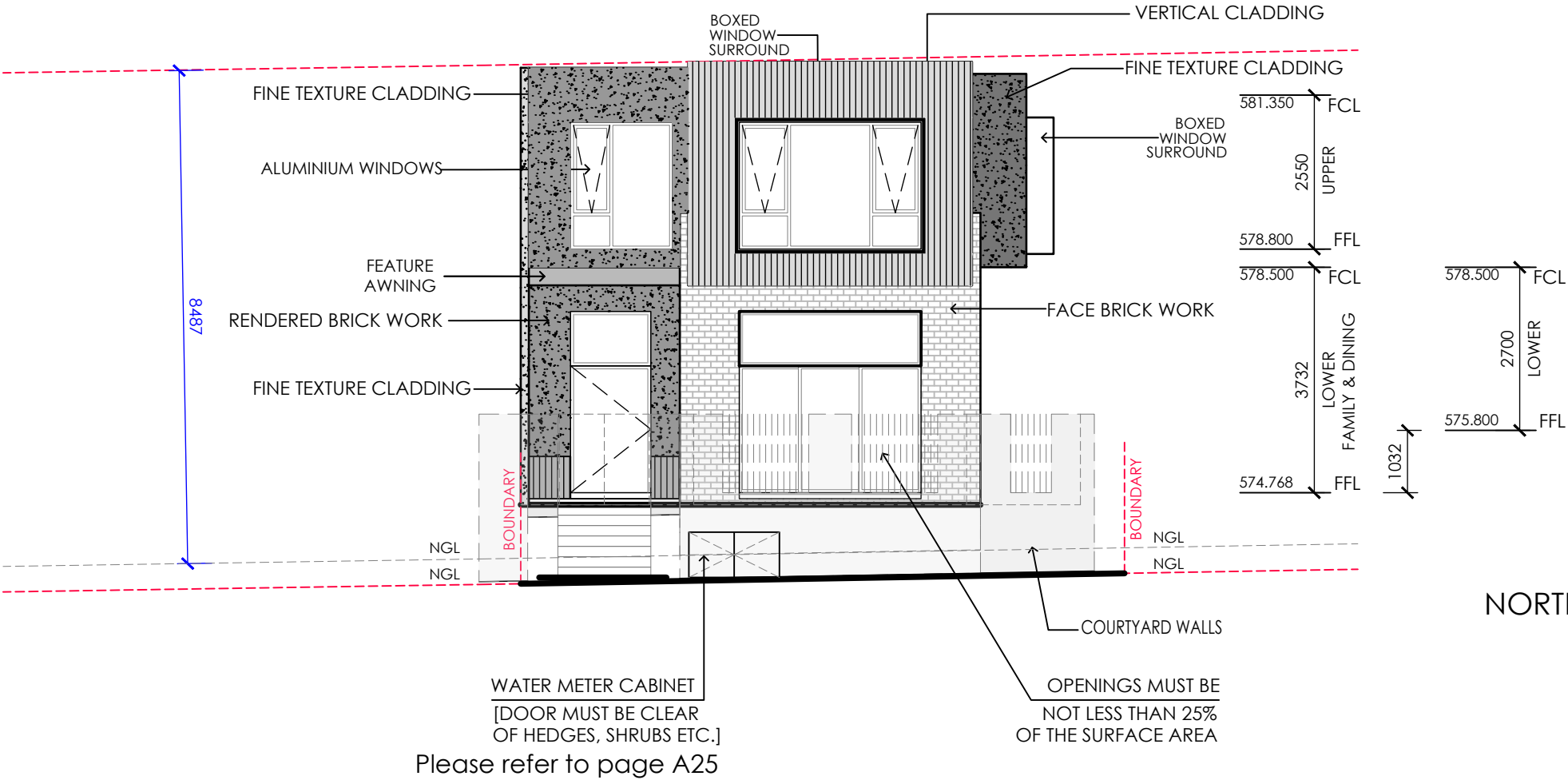
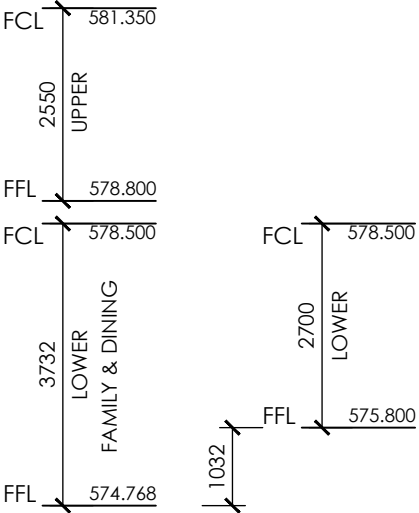
CENIZA TO:
PGH FACE BRICK - MORADA RANGE



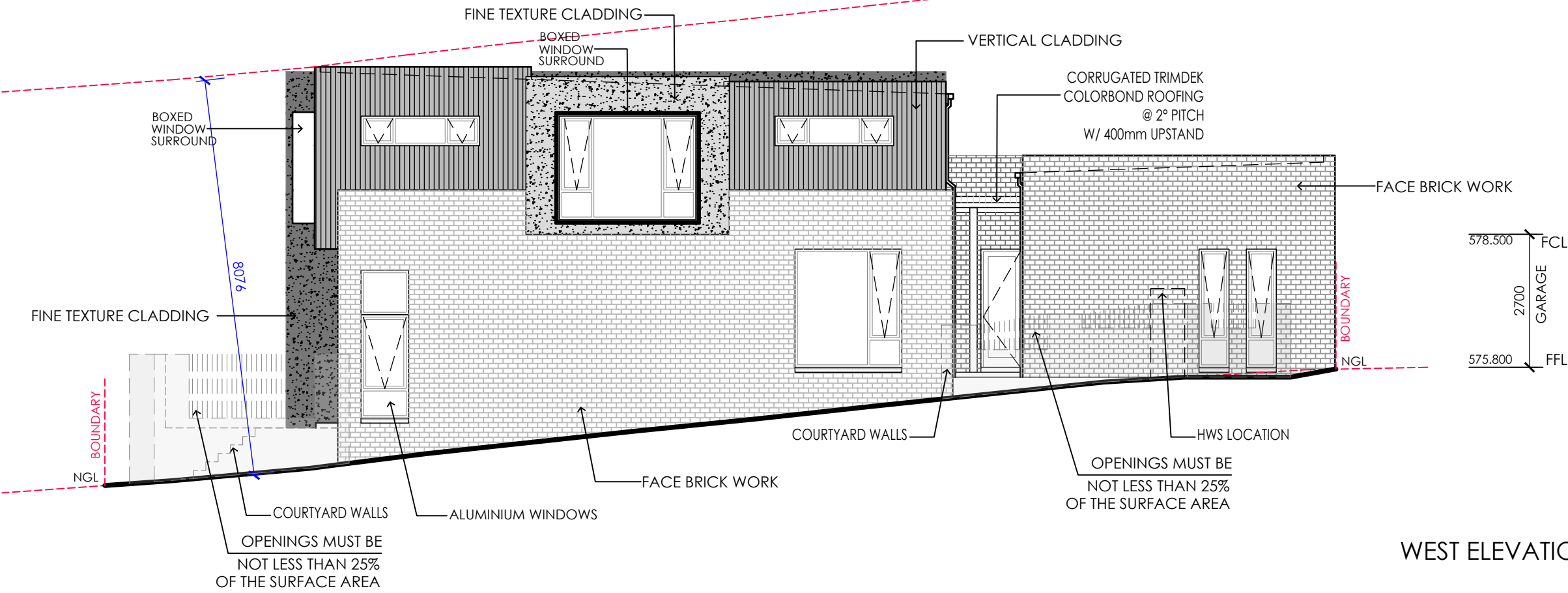
DULUX NARROW NECK QUARTER TO:
RENDER
COURTYARD WALLS, RETAINING DINCEL



5% BLACK OXIDE TO:
DRIVEWAY



NORTH ELEVATION



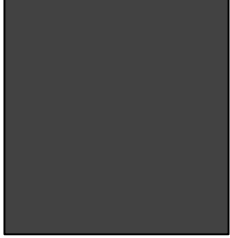
WEST ELEVATION

RETAINING WALLS TO BE IN ACCORDANCE WITH DENMAN PROSPECT
BUILDING AND SITING GUIDELINES - DWELLING SITING AND DESIGN

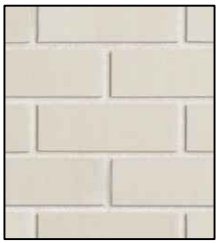
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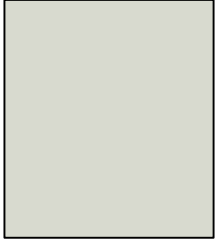
MONUMENT TO:
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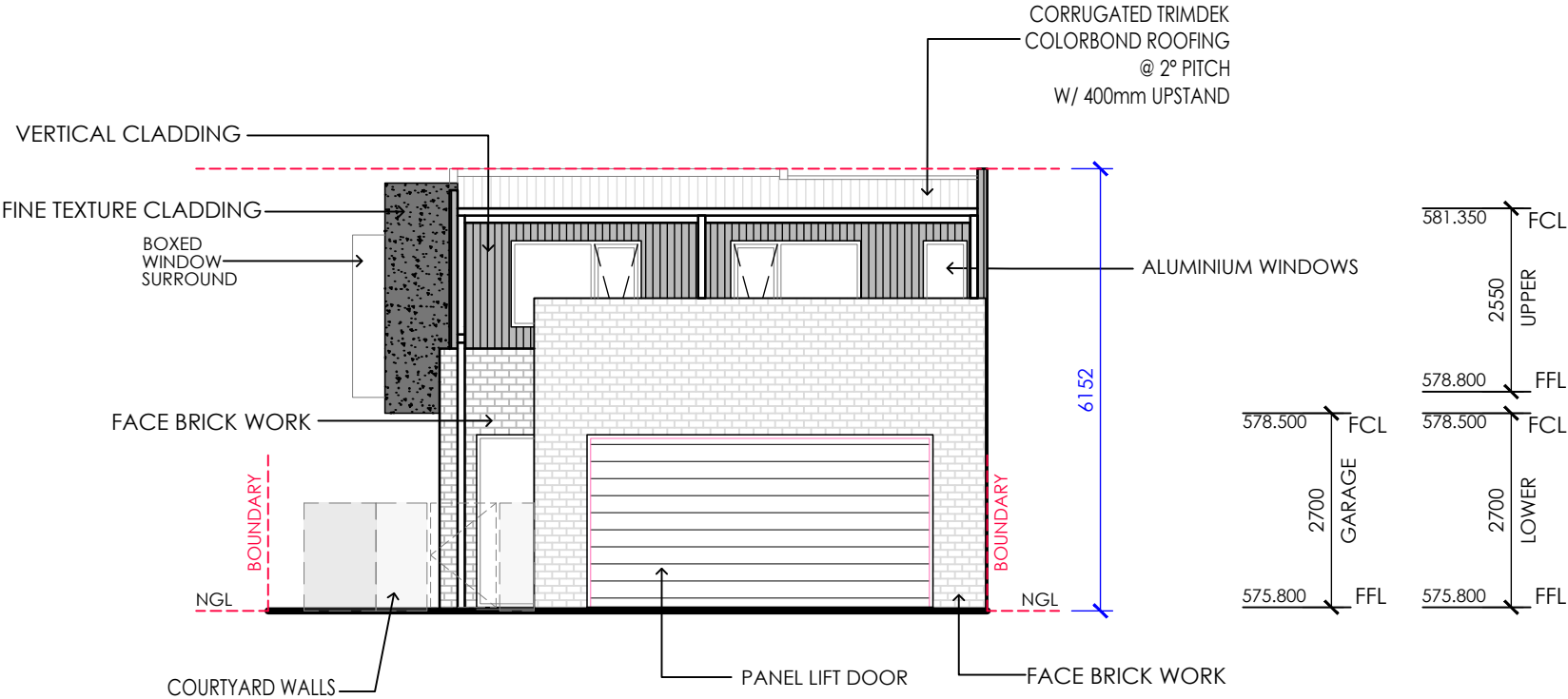
CENIZA TO:
PGH FACE BRICK - MORADA RANGE



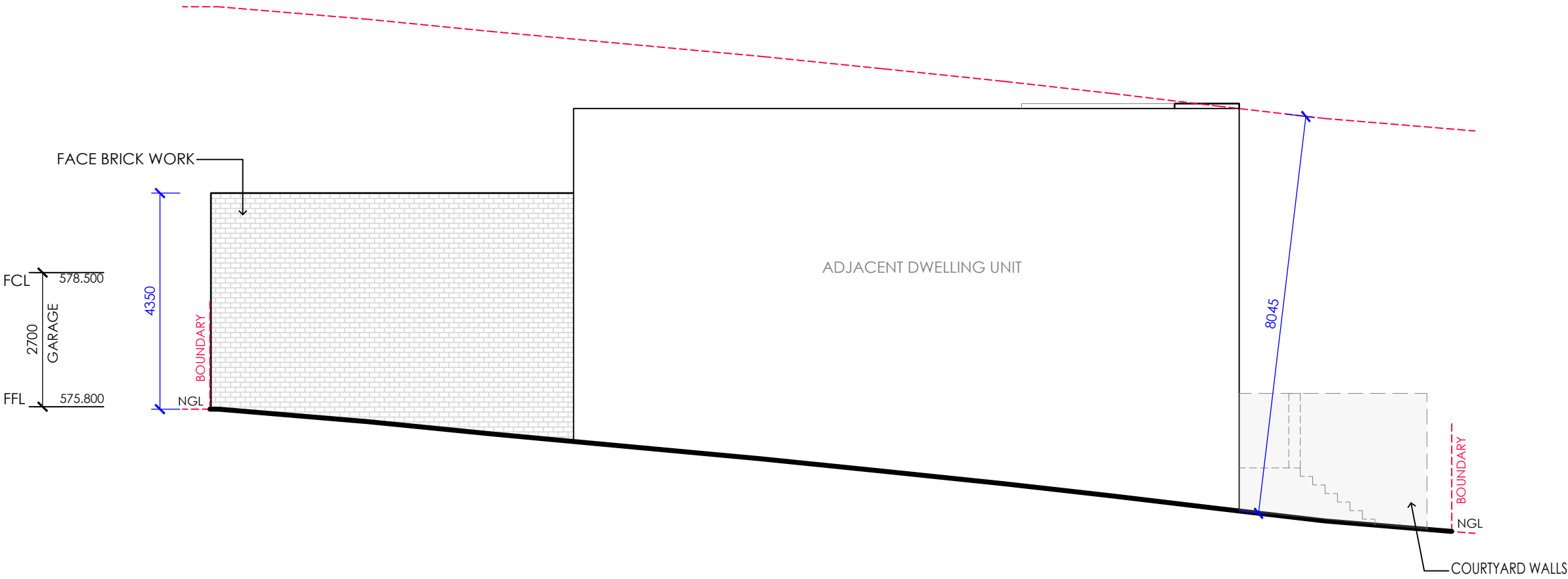
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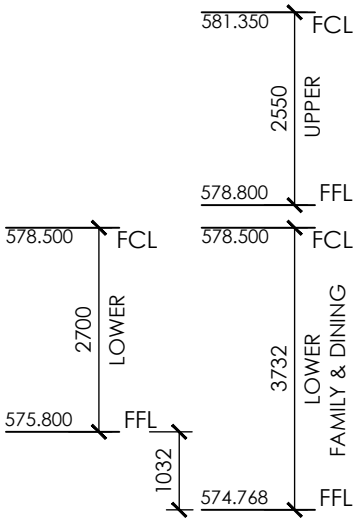
5% BLACK OXIDE TO:
DRIVEWAY



SOUTH ELEVATION

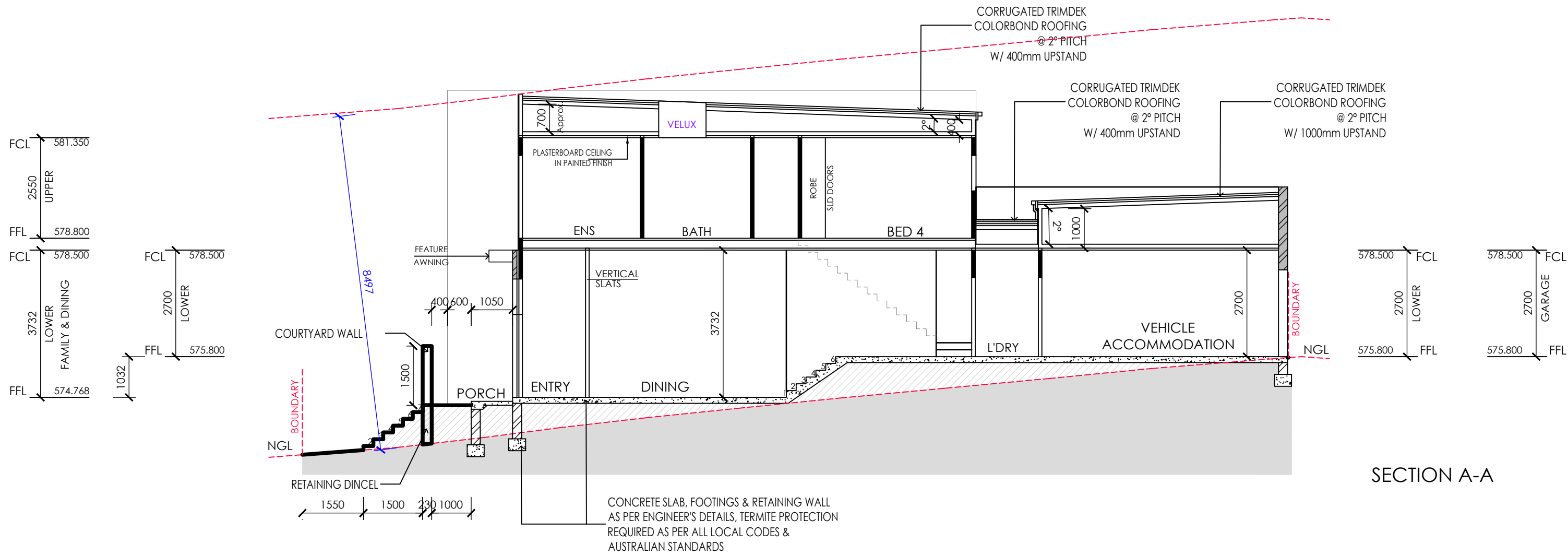


EAST ELEVATION

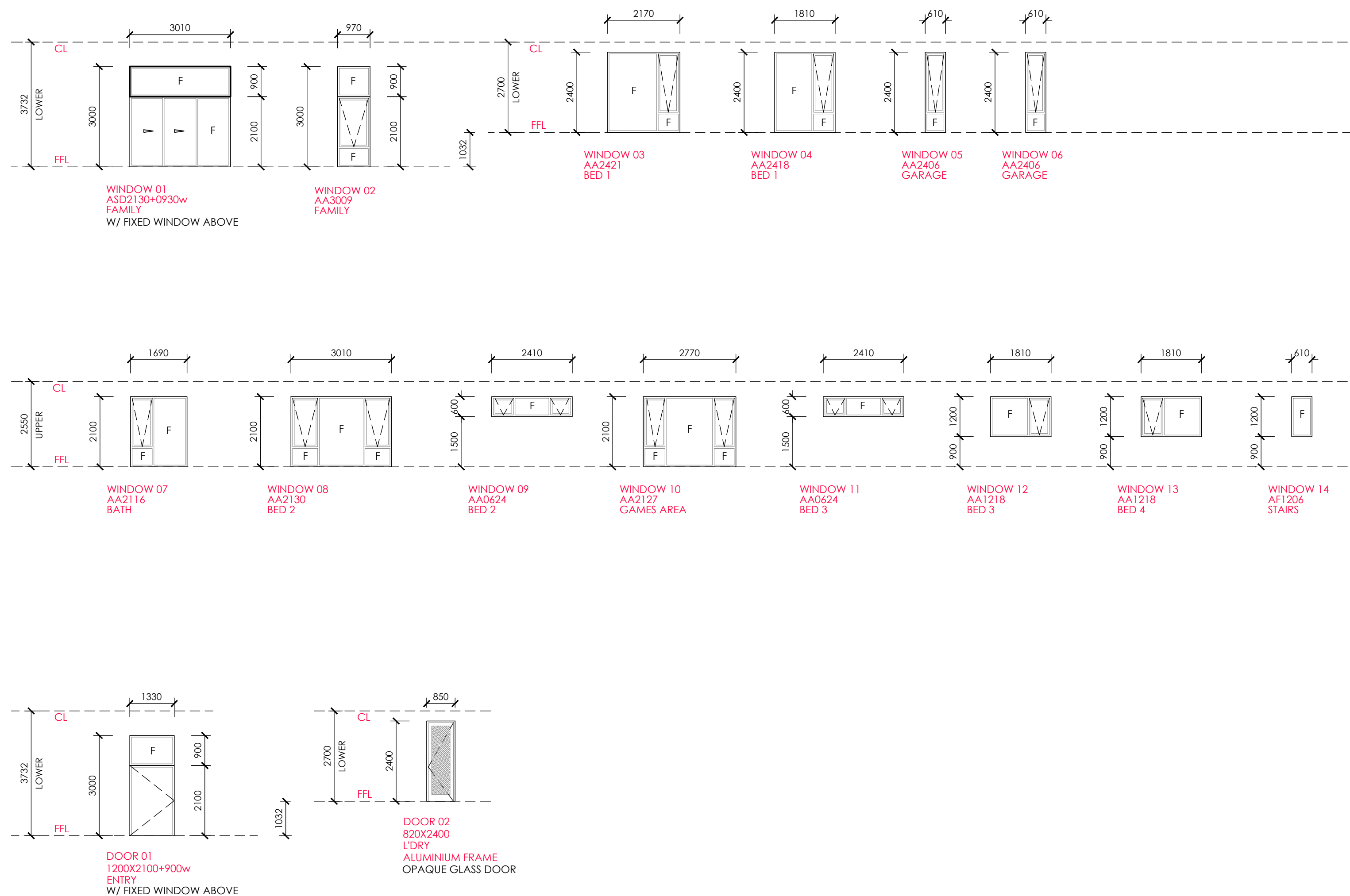


RETAINING WALLS TO BE IN ACCORDANCE WITH DENMAN PROSPECT
BUILDING AND SITING GUIDELINES - DWELLING SITING AND DESIGN

ALL MATERIAL WITHIN 900MM
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





















ALL WINDOWS TO BE DOUBLE GLAZED










ELECTRICAL AND LIGHTING LEGEND



















LIGHTING PLAN only include if marked

		OYSTER LIGHT
		LED DOWN LIGHT
		BATTEN LIGHT
		SENSOR LIGHT
		FLUORESCENT LIGHT
		2 LIGHT TASTIC
		4 LIGHT TASTIC
		SWITCH
		EXTERNAL LED DOWNLIGHT
		SWITCH BOARD
D/SW		DIMMER SWITCH


















LIGHTING PLAN EXTRAS only include if marked

	CEILING FAN
	LIGHT (OWNER TO SUPPLY)
	WALL LIGHT
	SKYLIGHT POWER POINT
	TV ANTENNA (NOT TO BE QUOTED)
	EXHAUST FAN
	EXHAUST FAN WITH LIGHT

ELECTRICAL PLAN only include if marked

		GPO
		EXTERIOR GPO
		INTERNAL GPO WITH 2 USB POINTS
		PHONE POINT
		DATA POINT
		FOXTEL
		in wall conduit
		NBN CONDUIT PROVISIONS /POWERPOINT
		tv outlet

POWER POINT EXTRAS only include if marked

	DUCTED VACUMN		HWS
	SECURITY SYSTEM		OVEN (HARDWIRED)
	FRIDGE		MICROWAVE
	RANGEHOOD		DISHWASHER
	COOKTOP		ELECTRIC COOKTOP
	X 1 GAS HEATING		X 1 EVAP COOLING
	1 PHASE		3 PHASE
	HARD WIRED SMOKE ALARM		GARAGE PANEL LIFT DOOR
	INTERCOM VIDEO SYSTEM		

ELECTRICAL LAYOUT INDICATIVE ONLY

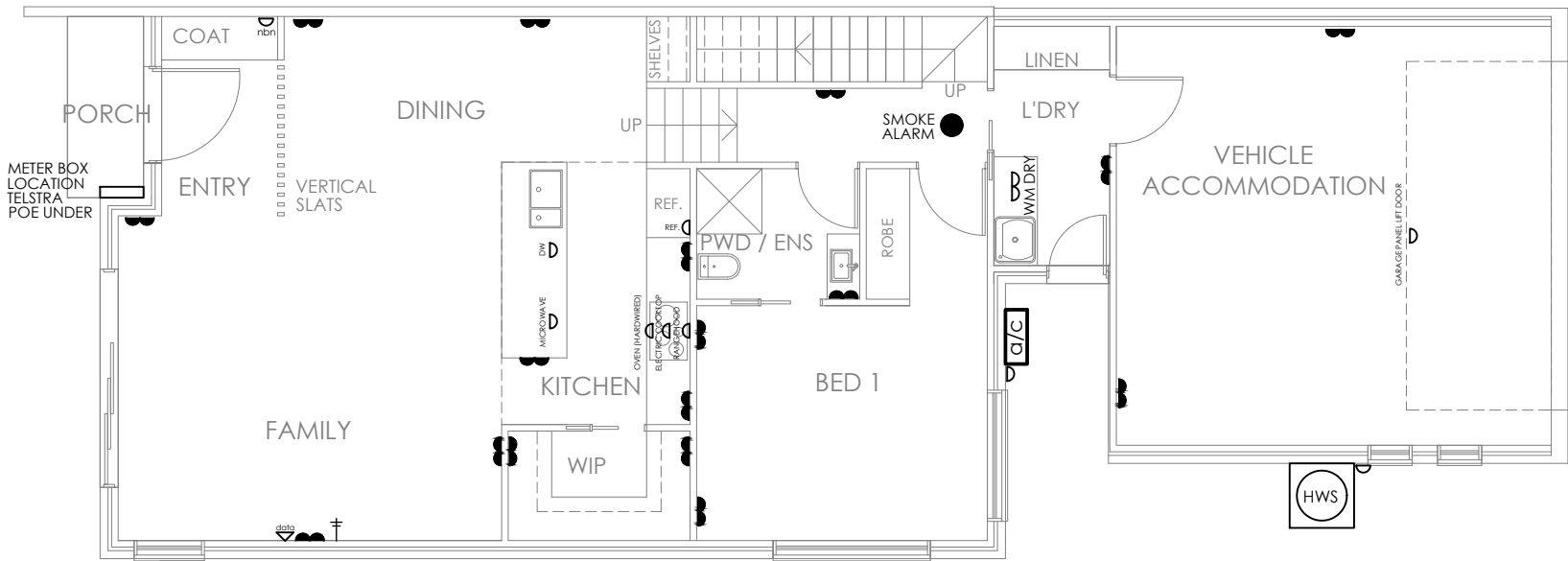
SUBJECT TO APPROVAL FROM BUILDER AND OWNER

INCLUSIONS LIST TAKES PRECEDENCE OVER LAYOUT

smoke detectors to bca 3.7.2
electrical installation to as/nzs 3008.1.1 and saa hb 301
telecommunications cabling to as/ca s008, as/acif 2009,
as/nzs 3080, saa hb29 and saa hb252
domestic electricity meters enclosure to as 6002
switchboards to as/nzs 3439.3

gpo's mounted 200mm above floor level or 200mm
above bench height unless otherwise stated
light switches mounted 1100mm above floor level

ALL SMOKE ALARMS TO
BE INTERCONNECTED

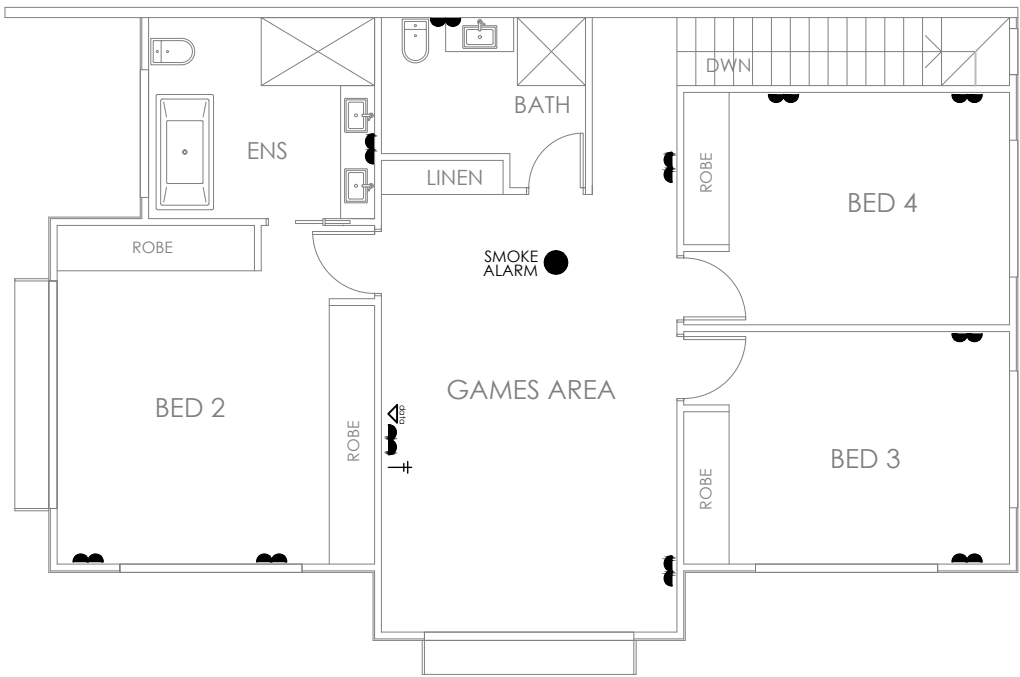


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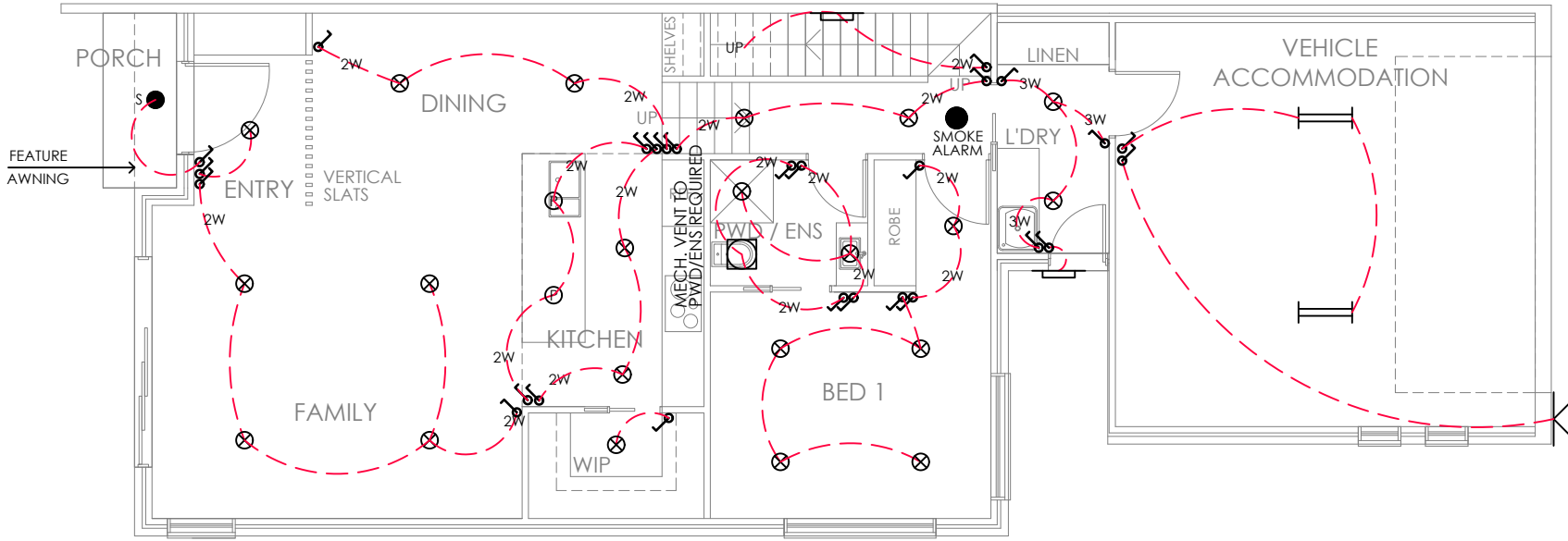
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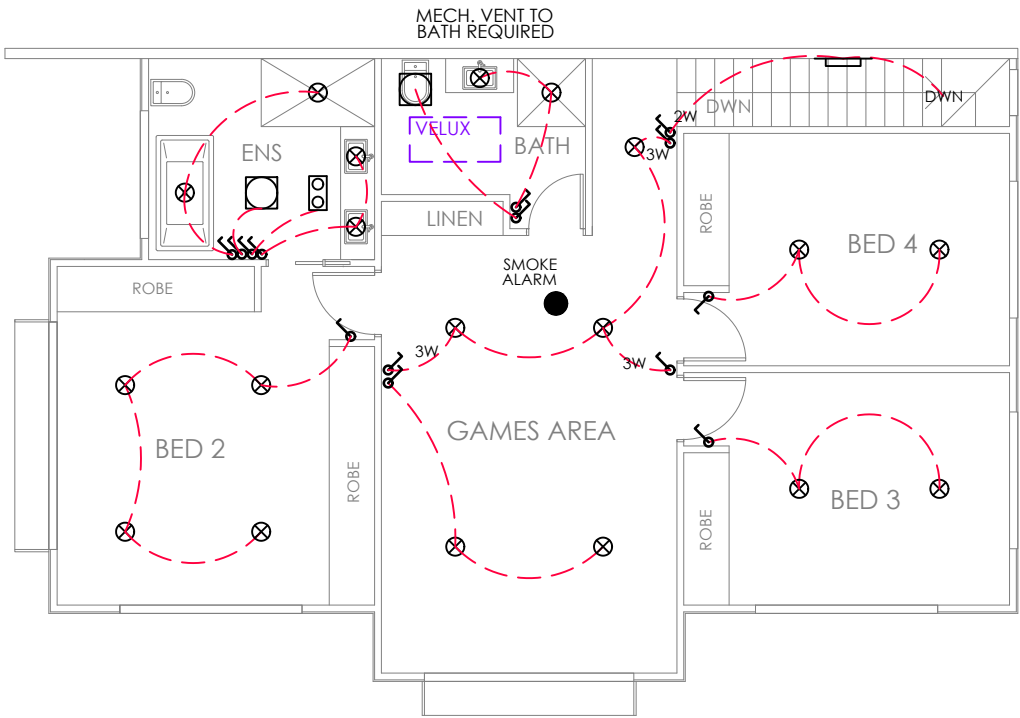
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ALL SMOKE ALARMS TO
BE INTERCONNECTED



BUILDER TO PROVIDE ALL LABOR, MATERIAL , FITTINGS, PLANT, TOOLS , PERMITS , INSURANCE , ETC NECESSARY FOR THE PROPER COMPLETION OF THE WORK AND ENSURE THAT ALL TRADES ARE THE BEST OF THEIR RESPECTIVE KINDS. BUILDER IS TO VISIT THE SITE AND INFORM HIMSELF OF SCOPE OF WORK PRIOR TO COMMENCING.

FOLLOW FIGURED DIMENSIONS ON THE DRAWINGS CHECK AND VERIFY DIMENSIONS PRIOR TO STARTING ANY WORK.

MATERIAL & WORKMANSHIP TO BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA. THE ACT APPENDIX & ALL OTHER RELEVANT CODES BUILDER SHALL BE RESPONSIBLE FOR THE GENERAL WATER TIGHTNESS OF THE ENTIRE WORKS IN ALL TRADES.

GENERAL NOTES

- ALL DIMENSIONS ARE IN MILLIMETERS.
- DIMENSIONS TAKE PREFERENCE OVER SCALE AND ARE TO STRUCTURE NOT FINISH.
- CHECK AND VERIFY DIMENSIONS AND CONFIRM ANY EXISTING DIMENSIONS MARKED.
- WORK SHALL COMPLY WITH THE BCA AND ALL RELEVANT CURRENT AUSTRALIAN STANDARDS. ANY OUTDATED STANDARDS LISTED IN THESE NOTES ARE TO BE TAKEN TO REFER TO THE CURRENT EDITION.
- MANUFACTURES SPECIFICATION MEANS A CURRENT APPROVED SPECIFICATION FOR USE UNDER CONDITIONS APPLICABLE.

SITE WORKS

- SITE TO BE EXCAVATED AND OR FILLED TO THE LEVELS SHOWN.
- FOOTING TO PLACED AS PER BUILDER SPEC, ENGINEERING DETAILS OR SURVEY MARK.
- FOOTINGS TO BEAR ON NON-EXPANSIVE NATURAL MATERIALS HAVE A MIN BEARING CAPACITY OF 100KPA.
- GROUND SURFACE TO BE SLOPED 1:20 (MIN) AWAY FROM BUILDING FOR 900MM (MIN) AND TO A POINT WHERE PONDING WILL NOT OCCUR NEAR THE BUILDING.
- DISH DRAINS AND AGG. PIPES TO BE PROVIDED AS INDICATED TO FACILITATE DRAINAGE OF WATER AWAY FROM THE BUILDING TO THE DRAINAGE SYSTEM.

RETAINING WALLS

- RETAINING WALLS NOT SPECIFICALLY DETAILED, AND FOUNDATION WALLING REQUIRED TO RETAIN EARTH ARE TO BE A MIN 230MM THICK, UP TO A HEIGHT OF 750MM OF RETAINED EARTH. CAVITY WALLS USED TO RETAIN EARTH ARE TO HAVE THE LEAF ADJACENT TO THE RETAINED EARTH A MINIMUM OF 230MM THICK, TO A MAXIMUM OF 900MM OF RETAINED EARTH HEIGHT.
- ALL RETAINING WALL BE TO PROPERLY BONDED AND PROVIDE AGRICULTURAL DRAIN TO THE EARTH SIDE OF THE WALL.
- FOR RETAINING WALLS ABOVE HEIGHTS OF RETAINED EARTH LISTED ABOVE SHALL REQUIRED ENGINEERING DETAILS.
- ALL RETAINING WALLS ARE TO COMPLY WITH PLANNING POLICY ON RETAINING WALLS AND EMBANKMENTS ON RESIDENTIAL BUILDING SITES.

DESIGN LOADS

- ALL TIMBER MEMBER SIZES DEDUCED FROM AS 1684
- ALL REMAINING TIMBERS SIZING TO BE DEDUCED FROM AUSTRALIAN DOMESTIC CONSTRUCTION MANUALS OR MANUFACTURES DRAWINGS AND SPECIFICATIONS.
- ALL STEEL MEMBERS TO BE IN ACCORDANCE WITH THE ENGINEERS DRAWINGS AND SPECIFICATIONS.

FOOTINGS

- FOOTINGS TO BE IN ACCORDANCE WITH AS 2870 PART 1.

REINFORCED CONCRETE

- REINFORCE CONCRETE SLAB ON GROUND TO BE CONSTRUCTED IN ACCORDANCE WITH AS 2870.1
- PROVIDE CLEAN WELL - CONSOLIDATED FILL UNDER SLAB AS REQUIRED. WHERE FILL EXCEEDS 400MM PROVIDE BRICK PIER AT 1500MM CENTERS. WITH 2 LAYERS OF (TOP & BOTTOM) OF REINFORCING FABRIC IN SLAB ABOVE PIERS. 0.2MM POLYETHYLENE MOISTURE BARRIER UNDER CONCRETE SLAB.
- PROVIDE REINFORCE CONCRETE STRIPS OR THICKENING IN SLAB UNDER LOAD BEARING WALLS AS PER AS 2870.1
- ALL REINFORCED CONCRETE SHALL BE IN ACCORDANCE WITH THE ENGINEERS DETAILS AND SPECIFICATIONS.

CEMENT MORTAR

- 6 PART SAND, 1 PART CEMENT, 1 PART LIME.

BLOCK WORK

- ALL BLOCK WORK SHALL BE IN ACCORDANCE WITH THE ENGINEERS DETAILS AND SPECIFICATIONS.
- ALL CONCRETE BLOCK WORK AND REINFORCED MASONRY UNITS SHALL COMPLY WITH AS 1500 , AS 4473 OR AS 3700 - 2018.
- CONSTRUCTION BEDDING.- ALL FACE AND END JOINTS SHALL BE FULLY FILLED WITH MORTAR AND JOINTS SHALL BE SQUEEZED TIGHT. SLUSHING OF MORTAR INTO JOINTS SHALL NOT BE PERMITTED. THE FIRST COURSE OF BLOCKS SHALL BE LAID ON A FULL BED OF MORTAR.
- JOINTS - INTERNAL JOINTS SHALL BE IRONED. WHERE FLUSH JOINTS ARE LEFT EXPOSED THEY SHALL BE FIRST COMPACTED, THEN REPOINTED AND EXCESS MORTAR REMOVED. ALL OTHER JOINT SHALL BE FINISHES AS SPECIFIED WITH A JOINT SHAPING TOOL TO AN ADEQUATELY COMPACTED SURFACE.
- ARTICULATION JOINTS - SHALL BE LOCATED WHERE SPECIFIED AND SHALL FORM A CONTINUOUS VERTICAL BREAK FROM TOP TO BOTTOM OF THE WALL OR FROM BOND BEAM. JOINTS SHALL BE FILLED WITH MORTAR AND RAKED BACK 16MM AND POINTED WITH A NON-HARDENING PLASTIC FILLER. NO REINFORCING SHALL BE CARRIED ACROSS CONTROL JOINT. PROVISION SHALL BE MADE FOR ADEQUATE LATERAL STABILITY. ARTICULATION JOINTS ARE PROHIBITED OVER GARAGE DOORS.
- JOINT REINFORCEMENT - REINFORCE EVERY 600MM IN HEIGHT AND IN THE TWO COURSES IMMEDIATELY ABOVE AND BELOW WINDOW OPENINGS. LAP MESH AT LEAST 150MM AT ALL JOINTS AND INTERSECTIONS EXCEPT AT ARTICULATION AND EXPANSION JOINTS WHERE A SLIP JOINT MAY BE REQUIRED.
- WEATHERPROOFING - ALL CONCRETE MASONRY WALL EXPOSED TO THE WEATHER OR BELOW GROUND LEVEL SHALL BE ADEQUATELY WATER PROOFED, USING AN APPROVED PAINT OR OTHER COATING AND APPLIED IN ACCORDANCE WITH MANUFACTURES SPECIFICATIONS AND INSTRUCTIONS.

BRICKWORK

- BRICKWORK AS SELECTED GENERALLY 230 X 110 X76 MM BRICKS BONDED IN STRETCHER BOND. MORTAR TO COMPLY WITH THE REQUIREMENTS OF RELEVANT SAA CODES.
- BRICKWORK TO CONFORM TO AS 3700 - 2018 - MASONRY STRUCTURES.
- WALLS SHALL HAVE A CONTINUOUS CAVITY KEPT CLEAR OF MORTAR DROPPINGS.
- BRICK FOUNDATION WALLS UNDER TIMBER FLOORS SHALL HAVE BRICK VENTS AT 2000MM SPACING.
- PROVIDE WALL TILES AT 600MM SPACING BOTH VERTICAL AND HORIZONTAL, AND WITHIN 300MM OF ARTICULATION JOINTS.
- ARTICULATION/ CONTROL JOINTS - TO BRICK WALLS IN ACCORDANCE WITH AS4773.2 - 2010 - MASONRY FOR SMALL BUILDINGS.
- ARTICULATIONS JOINT SHALL FORM A CONTINUOUS VERTICAL JOINT FORM TOP TO BOTTOM OF THE WALL. ARTICULATION JOINT SPACING SHALL NOT EXCEED 6000MM.

LINTELS FOR BRICKWORK

- WHERE SPAN ARE 1500MM PROVIDE 150MM BEARING ONTO BRICKWORK. WHERE SPAN ARE OVER 1500 MM PROVIDE 230MM BEARING ON TO BRICKWORK. WHERE STEEL ANGLE ARE USED ENSURE THAT THE LONGER LEG IS PLACED VERTICAL.
- PROVIDE DAMPROOF COURSE AT BEARER SEATING LEVELS PROVIDE STEPPED CAVITY FLASHING WITH WEEP HOLES AT 1200MM CENTERS TO THE EXTERNAL BRICK SKIN AT GROUND FLOOR LEVEL , UNDER WINDOW SILLS AND BRICKWORK ABOVE WINDOWS.
- EXTERNAL STEPS TO BE 75MM REINFORCE CONCRETE. RISER : 172MM GOING : 250 MM MIN UNLESS OTHERWISE NOTED.

STEEL WORK

- ALL STEEL WORK SHALL BE IN ACCORDANCE WITH THE ENGINEERS DRAWINGS, DETAILS AND SPECIFICATIONS.

TIMBER FRAMING

- ALL TIMBER WORK TO COMPLY WITH THE REQUIREMENTS OF AS 1684 NATIONAL TIMBER FRAMING CODE 90X35MM PINE PLATE & NOGGIN PROVIDE SECOND 90X45MM TOP PLATE TO ALL LOAD -BEARING WALLS. 90X35MM PINE STUDS AT 450MM CENTERS TO ALL LOAD - BEARING WALLS & AT 600 MM CENTERS TO NON LOAD-BEARING WALLS 90X35MM PINE STUDS AT 450MM CENTERS TO ALL LOAD - BEARING WALLS & AT 600MM CENTERS TO NON LOAD-BEARING WALLS PROVIDE 90X45MM F8 STUDS TO BOTH SIDES OF OPENING CARRYING LINTELS F8 TIMBER TO WALLS SUPPORTING TRUSSES WITH SPANS GREATER THAN 6.0M 50X38 MM CEILING BATTENS AT 450MM CENTERS 10 MM PLASTER BOARD WALL & CEILING LINING FIBROUS CEMENT SHEET WALL LINING TO EAVES.
- ALL TIMBER FRAMING SHALL BE IN ACCORDANCE WITH AS 1684.2-2021 - RESIDENTIAL TIMBER FRAMED CONSTRUCTION - NON - CYCLONIC REGIONS.
- PRE FABRICATED FRAMES AND ROOF TRUSSES SHALL BE INSTALLED AS PER THE MANUFACTURES DRAWINGS, SPEC AND DETAILS.

ROOF

- TRUSSES AT 900MM CENTERS IN ACT AND 600MM CENTERS IN NSW AND FIX MANUFACTURERS SPECIFICATIONS.
- LINTEL SIZE TO TRUSS MANUFACTURERS CHART.
- CONCRETE ROOF TILES AS SELECTED.
- METAL FASCIA & GUTTER AS SELECTED.
- PLASTER INTERNAL LINING. WALL FRAMING TO ALL ROOMS TO BE COVERED JOINTS BEING BACKED WITH EITHER NOGGINS OR STUDS AS REQUIRED BY MANUFACTURER.
- ALL THINGS SHALL BE SECURELY FIXED PLASTER BOARD (MIN 10MM THICK) WALL & CEILING LINING.
- FIBROUS CEMENT SHEET WALL LINING TO WET AREAS. PROVIDE CORNICE OR AS SELECTED SHALL BE FIXED AT INTERSECTION OF ALL BEAMS AND WALL JUNCTIONS WITH CEILINGS.
- FIBROUS CEMENT SHEET LINING TO EAVES.

DRAINAGE & PLUMBING

- PROVIDE ALL NECESSARY DRAINAGE REQUIRED FOR THE DISCHARGE & CONNECTIONS TO APPROPRIATE TIES OF SEWAGE & STORMWATER & OTHER DRAINAGE SERVICES AS REQUIRED FOR THE PROPER FUNCTIONING OF FACILITIES AS REQUIRED BY THE APPROPRIATE AUTHORITIES PROVIDE ALL AGRICULTURAL DRAINS AS REQUIRED TO DIVERT WATER & MOISTURE, WHICH MAY CAUSE SEEPAGE TO THE BUILDING STRUCTURE.
- PROVIDE ALL NECESSARY PLUMBING MATERIAL & SERVICES REQUIRE FOR THE PROPER OPERATION OF ALL SANITARY FIXTURES & FITTINGS. WATER SUPPLY & RETICULATION, ROOF PLUMBING, FLASHING & THE LIKE AS NECESSITATE BY THE WORKS.
- ALL STORMWATER IS TO COMPLY WITH AS 3500.3 - 2021 STORMWATER DRAINAGE AND LOCAL AUTHORITY REQUIREMENTS

WET AREA SURFACES

- ALL WET AREAS TO COMPLY WITH THE NCC.
- FLOOR SURFACES TO BATHROOM AND LAUNDRY AREAS SHALL BE IMPERVIOUS. WITH THE JUNCTIONS BETWEEN WALL AND FLOOR FLASHED TO PREVENT MOISTURE PENETRATION INTO WALLS.
- SPLASH BACKS SHALL BE IMPERVIOUS FOR 150MM ABOVE SINKS, TROUGHS AND HAND BASINS WITHIN 75MM OF THE WALL.
- CERAMIC TILES OR OTHER APPROVED IMPERVIOUS MATERIAL TO SHOWER WALLS TO A HEIGHT OF 1800 MIN ABOVE THE FLOOR.

POOL FENCING

- ALL POOL FENCING SHALL BE A MIN 1200MM HIGH AND IN ACCORDANCE WITH AS 1926.1 - 2012.

STAIR REQUIREMENTS

- STAIRS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE NCC
 - PROVIDE HANDRAIL ALONG FULL LENGTH OF THE FLIGHT. TOP SURFACE OF HANDRAIL TO BE NO LESS THAN 865MM VERTICALLY ABOVE THE STAIR TREAD NOSING - TO COMPLY WITH THE NCC
 - TREAD SURFACE OR NOSING STRIP TO HAVE A SLIP RESISTANCE CLASSIFICATION PER THE NCC
 - OPENINGS BETWEEN TREADS/BALURSTADES NOT TO PERMIT 125MM SPHERE TO PASS THROUGH.
 - RISER AND GOINGS TO BE IN ACCORDANCE WITH THE NCC
 - MIN TREAD SIZE 240MM - MIN RISER 115MM (NON SPIRAL STAIR)
 - MAX TREAD SIZE 355MM - MAX RISER 190MM (NON SPIRAL STAIR)
- CEILING HEIGHT IN STAIRWAY MIN. 2M MEASURED VERTICALLY ABOVE NOSING LINE TO COMLY WITH THE NCC.
- BUSH FIRE ATTACK LEVEL (BAL)**
- WHERE A BUILDING IS TO BE CONSTRUCTED IN A BUSHFIRE PRONE AREA, THE BAL INDEX (EG BAL 19 - BAL 12.5 ETC) SHALL BE DETERMINED FOR THE SITE.
 - BUILDINGS ON LAND WITH A BAL RATING SHALL BE CONSTRUCTED IN ACCORDANCE WITH AS 3959 - 2018.

SMOKE DETECTORS

- SMOKE DETECTORS TO BE HARD WIRED WITH EMERGENCY BACKUP INSTALLED PER AS 3786 - 2014.

PAINTER

- PROVIDE ALL PAINTERS WORK AS REQUIRED BY THE BUILDER & AS NECESSITATE BY NATURE OF THE JOB.
- WORK TO BE FINISHED IN THE BEST MANNER, ENSURE SURFACES ARE SMOOTH & PERFECTLY CONDITIONED TO TAKE THE APPLIED FINISH.

ELECTRICAL

- SUPPLY ERECT & CONNECT ALL NECESSARY MATERIALS TO COMPLETE THE ELECTRICAL INSTALLATION FOR IT'S FULL SATISFACTORY OPERATION AS & IN ACCORDANCE WITH AUTHORITY REQUIREMENTS, RELEVANT

CODES & REGULATIONS & AS DIRECTED BY THE BUILDER. FORWARD ALL NOTICES ARRANGE FOR ALL INSPECTIONS AS REQUIRED BY THE RELEVANT AUTHORITY.

- SMOKE ALARMS ARE TO BE INSTALLED IN ACCORDANCE WITH THE NCC & TO COMPLY WITH AS3786. SMOKE ALARMS ARE TO BE CONNECTED MAINS POWER WITH BATTERY BACKS, & WIRED IN ACCORDANCE WITH AS3000.

WINDOWS

- PROVIDE ALL NECESSARY MATERIALS. FIXINGS, FRAMES, GLAZING, ,FLY SCREENS & THE LIKE CONFORMING TO ALL-RELEVANT TRADE PRACTICES & CODES. ENSURE THE CORRECT OPERATION OF WINDOWS, SLIDING DOORS & THE LIKE ENSURING CORRECT PROTECTION FROM THE WATER & THE LIKE.
- AS 2047 - 2014 WINDOWS AND EXTERNAL GLAZED DOORS IN BUILDINGS WINDOWS SHALL BE PROTECTED IN ACCORDANCE WITH THE NCC.

EXTERNAL

- GROUND LEVELS & STEPS ARE APPROXIMATE ONLY. ACTUAL GROUND /SIDE CONDITIONS TO BE VERIFIED PRIOR TO CONSTRUCTIONS.
- AS 4654.1 & 2 - 2012 EXTERNAL WATERPROOFING TO COMPLY

CONDENSATION MANAGEMENT

THE BUILDING SHALL COMPLY WITH THE NCC. VAPOUR PERMEABLE WALL WRAP TO BE INSTALLED WHERE REQUIRED. EXHAUST FANS TO BE DUCTED EXTERNAL TO THE BUILDING.

RELEVANT STANDARDS

- AS 1288 - 2021 GLASS IN BUILDINGS SELECTIONS AND INSTALLATION.
- AS 1562.1 - 2018 DESIGN AND INSTALLATION OF SHEET ROOF AND WALL CLADDING.
- AS 1684.2 - 2021 RESIDENTIAL TIMBER FRAMED CONSTRUCTION - NON CYCLONIC REGIONS.
- AS 2049 - 2002 ROOF TILES.
- AS 2050 - 2018 INSTALLATION OF ROOF TILES.
- AS 2870 - 2011 RESIDENTIAL SLAB AND FOOTINGS - CONSTRUCTION.
- AS/NZS 2904 - 1995 DAMP-PROOF COURSE AND FLASHINGS.
- AS 3600 - 2018 CONCRETE STRUCTURES.
- AS 3660 - 2014 BARRIERS FOR SUBTERRANEAN TERMITES.
- AS 3700 - 2018 MASONRY STRUCTURES.
- AS 3740 - 2021 WATERPROOFING OF DOMESTIC WET AREAS.
- AS 4055 - 2021 WIND LOADING FOR HOUSING.
- AS 4100 - 2020 STEEL STRUCTURES.
- SANITARY COMPARTMENT DOORS SHALL BE FITTED WITH LIFT OFF HINGES AS REQUIRED BY THE NCC
- BALUSTRADES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE NCC.
- WHERE REQUIRED SUBFLOOR VENTILATION SHALL BE PROVIDED IN ACCORDANCE WITH THE NCC.
- TERMITE MANAGEMENT SYSTEM IN ACCORDANCE WITH THE ABCB HOUSING PROVISIONS PART 3.4
- ARTICULATION JOINTS IN ACCORDANCE WITH THE ABCB HOUSING PROVISIONS 5.6.8 VERTICAL ARTICULATION JOINTS.
- CLASS 4 VAPOR PERMEABLE BARRIER IN ACCORDANCE WITH THE ABCB HOUSING PROVISIONS PART 13.2.2

SAFE DESIGN OF STRUCTURES - CODE OF PRACTICE

1. FALLS, SLIPS AND TRIPS

1.1 WORKING AT HEIGHTS

1.1.1 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 FROM A HEIGHT IN EXCESS OF TWO METERS IS POSSIBLE. WHERE THIS TYPE OF ACTIVITY IS REQUIRED, SCAFFOLDING, LADDERS AND TRESTLES SHOULD BE USED IN ACCORDANCE WITH RELEVANT CODES OF PRACTICE, REGULATIONS OR LEGISLATION. BUILDINGS WHERE SCAFFOLDING, LADDERS AND TRESTLES ARE NOT APPROPRIATE - CLEANING AND MAINTENANCE OF WINDOWS, WALLS, ROOTS OR OTHER COMPONENTS OF THE 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, FALL BARRIERS OR PERSONAL PROTECTIVE EQUIPMENT (PPE) SHOULD BE USED IN ACCORDANCE WITH RELEVANT CODES OF PRACTICE REGULATIONS OR LEGISLATION.

1.1.2 DURING OPERATION OR MAINTENANCE

HOUSES OR OTHER LOW-RISE BUILDINGS WHERE SCAFFOLDING IS APPROPRIATE - CLEANING AND MAINTENANCE OF WINDOWS, WALLS, ROOTS 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 AND TRESTLES SHOULD BE USED IN ACCORDANCE WITH RELEVANT CODES OF PRACTICE, REGULATIONS OR LEGISLATION. BUILDINGS WHERE SCAFFOLDING, LADDERS AND TRESTLES ARE NOT APPROPRIATE - CLEANING AND MAINTENANCE OF WINDOWS, WALLS, ROOTS OR OTHER COMPONENTS OF THE 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, FALL BARRIERS OR PERSONAL PROTECTIVE EQUIPMENT (PPE) SHOULD BE USED IN ACCORDANCE WITH RELEVANT CODES OF PRACTICE REGULATIONS OR LEGISLATION.

1.1.3 ANCHORAGE POINTS

ANCHORAGE POINTS FOR PORTABLE SCAFFOLD OR FALL ARREST DEVICES HAVE BEEN INCLUDED IN THE DESIGN FOR USE BY MAINTENANCE WORKERS. ANY PERSONS ENGAGED TO WORK ON THE BUILDING AFTER COMPLETION OF CONSTRUCTION WORK SHOULD BE INFORMED ABOUT THE ANCHORAGE POINTS.

1.2 SLIPPERY OR UNEVEN SURFACES

1.2.1 FLOOR FINISHES -- SPECIFIED

IF FINISHES HAVE BEEN SPECIFIED BY THE 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.

1.2.2 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 THE BUILDING. SURFACES SHOULD BE SELECTED IN ACCORDANCE WITH AS/HB 197:1999 AND AS/NZS

1.2.3 STEPS, LOOSE OBJECTS AND UNEVEN SURFACES

DUE TO THE DESIGN REQUIREMENTS FOR THE BUILDING, STEPS AND/OR RAMPS ARE INCLUDED IN THE BUILDING THAT MAY BE A HAZARD TO WORKERS CARRYING OBJECTS OR OTHERWISE OCCUPIED. STEPS SHOULD BE CLEARLY MARKED WITH BOTH VISUAL AND TACTILE WARNINGS DURING CONSTRUCTION, MAINTENANCE, DEMOLITION, AND AT ALL TIMES WHEN THE BUILDING OPERATES AS A WORKPLACE.

BUILDING OWNERS AND OCCUPIERS SHOULD MONITOR THE PEDESTRIAN ACCESS WAYS AND, IN PARTICULAR, ACCESS TO AREAS WHERE MAINTENANCE IS ROUTINELY CARRIED OUT, TO ENSURE THAT SURFACES HAVE NOT MOVED OR CRACKED SUCH 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 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 RISK OF TRIPS AND FALLS AT THE WORKPLACE. MATERIALS FOR CONSTRUCTION OR MAINTENANCE SHOULD BE STORED IN DESIGNATED AREAS AWAY FROM ACCESS WAYS AND WORK AREAS.

2. FALLING OBJECTS

2.1 LOOSE MATERIALS OR SMALL OBJECTS

CONSTRUCTION, MAINTENANCE OR DEMOLITION WORK ON OR AROUND THE BUILDING IS LIKELY TO INVOLVE PERSONS WORKING ABOVE GROUND LEVEL OR ABOVE FLOOR LEVELS. WHERE THIS OCCURS, ONE OF THE FOLLOWING MEASURES SHOULD BE TAKEN TO AVOID OBJECTS FALLING, FROM THE AREA WHERE 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 TOE BOARDS TO SCAFFOLDING AND WORK PLATFORMS
3. PROVIDE A PROTECTIVE STRUCTURE BELOW THE WORK AREA.
4. ENSURE THAT ALL PERSONS BELOW THE WORK AREA HAVE PERSONAL PROTECTIVE EQUIPMENT.

2.2 BUILDING COMPONENTS

DURING CONSTRUCTION, RENOVATION OR DEMOLITION OF THE 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

BUILDINGS ON A MAJOR ROAD, NARROW ROAD OR STEEPLY INCLINED ROAD -PARKING OF VEHICLES OR LOADING/UNLOADING OF VEHICLES ON THE ROADWAY MAY CAUSE A TRAFFIC HAZARD. DURING CONSTRUCTION, MAINTENANCE OR DEMOLITION OF THE BUILDING, DESIGNATED PARKING FOR WORKERS AND LOADING AREAS SHOULD BE PROVIDED. TRAINED TRAFFIC MANAGEMENT PERSONNEL SHOULD BE RESPONSIBLE FOR SUPERVISION OF THESE AREAS. BUILDINGS WHERE ON-SITE LOADING/UNLOADING IS RESTRICTED - CONSTRUCTION OF THE BUILDING MAY REQUIRE LOADING AND UNLOADING 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. ALL BUILDINGS - BUSY CONSTRUCTION AND DEMOLITION SITES PRESENT A RISK OF COLLISION WHEN DELIVERIES AND OTHER TRAFFIC ARE MOVING WITHIN THE SITE. A TRAFFIC MANAGEMENT PLAN SUPERVISED BY TRAINED TRAFFIC MANAGEMENT PERSONNEL SHOULD BE IMPLEMENTED FOR THE WORK SITE.

4 SERVICES

GENERAL:
RUPTURE OF SERVICES DURING EXCAVATION FOR OTHER ACTIVITY CREATES A VARIETY OF RISKS INCLUDING RELEASE OF HAZARDOUS MATERIAL. EXISTING SERVICES MAY BE LOCATED ON OR AROUND THE BUILDING SITE, WHERE KNOWN, THESE ARE IDENTIFIED ON THE DRAWINGS, 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, TELSTRA, ETC.), APPROPRIATE EXCAVATION PRACTICE SHOULD BE USED AND, WHERE NECESSARY, SPECIALIST CONTRACTORS SHOULD BE ENGAGED. LOCATIONS WITH UNDERGROUND POWER LINES - UNDERGROUND POWER LINES MAY BE LOCATED IN OR AROUND THE SITE. ALL UNDERGROUND POWER LINES MUST BE DISCONNECTED OR ACCURATELY LOCATED AND ADEQUATE WARNING SIGNS USED PRIOR TO ANY CONSTRUCTION, MAINTENANCE OR DEMOLITION WORK COMMENCING. LOCATIONS WITH OVERHEAD POWER LINES - OVERHEAD POWER LINES MAY BE LOCATED ON OR NEAR THE SITE. THESE POSE A RISK OF ELECTROCUTION IF STRUCK OR APPROACHED BY LIFTING DEVICES OR OTHER PLANT AND PERSONS WORKING ABOVE GROUND LEVEL. WHERE THERE IS A DANGER OF THIS OCCURRING, POWER LINES SHOULD BE, WHERE PRACTICAL, 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.

5. MANUAL TASKS

COMPONENTS WITHIN THIS DESIGN WITH A MASS IN EXCESS OF 25 KG SHOULD BE LIFTED BY TWO OR MORE WORKERS OR BY A 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 THAT MINIMISES BENDING BEFORE LIFTING. ADVICE SHOULD BE PROVIDED ON SAFE LIFTING METHODS IN ALL AREAS WHERE LIFTING MAY OCCUR. CONSTRUCTION, MAINTENANCE AND DEMOLITION OF THE BUILDING WILL REQUIRE THE USE OF PORTABLE TOOLS AND EQUIPMENT. THESE SHOULD BE FULLY MAINTAINED IN ACCORDANCE WITH THE MANUFACTURERS' SPECIFICATIONS AND NOT USED WHERE FAULTY OR, IN THE CASE OF ELECTRICAL EQUIPMENT, NOT CARRYING A CURRENT ELECTRICAL SAFETY TAG. ALL SAFETY GUARDS AND DEVICES SHOULD BE REGULARLY CHECKED AND PERSONAL PROTECTIVE EQUIPMENT SHOULD BE USED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATION.

6. HAZARDOUS SUBSTANCES

6.1 ASBESTOS

FOR ALTERATIONS TO OR DEMOLITION OF A BUILDING CONSTRUCTED PRIOR TO 1990, IF THE BUILDING WAS CONSTRUCTED PRIOR TO: 1990 -- IT MAY CONTAIN ASBESTOS 1986 -- IT IS LIKELY TO CONTAIN ASBESTOS, EITHER 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.

6.2 POWDERED MATERIALS

MANY MATERIALS USED IN 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.

6.3 TREATED TIMBER

THE DESIGN OF THE BUILDING MAY INCLUDE PROVISION FOR 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.

6.4 VOLATILE ORGANIC COMPOUNDS

MANY TYPES OF GLUES, SOLVENTS, SPRAY PACKS, PAINTS, VARNISHES AND SOME CLEANING MATERIALS AND DISINFECTANTS HAVE DANGEROUS EMISSIONS. AREAS WHERE THESE ARE USED SHOULD BE KEPT WELL VENTILATED WHILE THE MATERIAL IS BEING USED AND FOR A PERIOD AFTER INSTALLATION. PERSONAL PROTECTIVE EQUIPMENT MAY ALSO BE REQUIRED. THE MANUFACTURERS' RECOMMENDATIONS FOR USE MUST BE CAREFULLY CONSIDERED AT ALL TIMES.

6.5 SYNTHETIC MINERAL FIBRE

GLASS FIBRE, ROCK WOOL, CERAMIC AND OTHER MATERIAL USED FOR THERMAL OR ACOUSTIC INSULATION MAY CONTAIN SYNTHETIC MINERAL FIBRE WHICH MAY BE HARMFUL IF INHALED, OR IF IT COMES INTO CONTACT WITH THE SKIN, EYES OR OTHER SENSITIVE PARTS OF THE BODY. PERSONAL PROTECTIVE EQUIPMENT, INCLUDING PROTECTION AGAINST INHALATION OF HARMFUL MATERIAL. SHOULD BE USED WHEN INSTALLING, REMOVING OR WORKING NEAR BULK INSULATION MATERIAL.

6.6 TIMBER FLOORS

THE BUILDING MAY CONTAIN TIMBER FLOORS THAT 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.

7. CONFINED SPACES

7.1 EXCAVATION

CONSTRUCTION OF THE BUILDING AND SOME MAINTENANCE ON THE BUILDING MAY REQUIRE EXCAVATION AND INSTALLATION OF ITEMS WITHIN THE

EXCAVATION. WHERE PRACTICAL, INSTALLATION SHOULD BE CARRIED OUT USING METHODS THAT DO NOT REQUIRE WORKERS TO ENTER THE EXCAVATION. WHERE THIS IS NOT PRACTICAL, ADEQUATE SUPPORT FOR THE EXCAVATED AREA SHOULD BE PROVIDED TO PREVENT COLLAPSE. WARNING SIGNS AND BARRIERS TO PREVENT ACCIDENTAL OR UNAUTHORISED ACCESS TO ALL EXCAVATIONS SHOULD BE PROVIDED.

7.2 ENCLOSED SPACES

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

7.3 SMALL SPACE

FOR BUILDINGS WITH SMALL SPACES WHERE MAINTENANCE OR OTHER ACCESS MAY BE REQUIRED: SOME SMALL SPACES WITHIN THE BUILDING MAY REQUIRE ACCESS BY CONSTRUCTION AND 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 THE 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 THE BUILDING HAS BEEN DESIGNATED AS A RESIDENTIAL BUILDING. IF THE BUILDING, AT A LATER DATE, IS USED OR INTENDED FOR USE AS A WORKPLACE, THE PROVISIONS OF THE WORK HEALTH AND SAFETY ACT 2011 OR SUBSEQUENT REPLACEMENT LEGISLATION SHOULD BE APPLIED TO THE NEW USE.

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

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/NZS 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.

THESE NOTES MUST BE READ AND UNDERSTOOD BY ALL INVOLVED IN THE PROJECT. THIS INCLUDES (BUT NOT LIMITED TO): OWNER, BUILDER, SUB-CONTRACTORS, CONSULTANTS, OPERATORS, RENOVATORS, MAINTAINERS AND DEMOLISHERS.

LIVABLE HOUSING DESIGN

PART 1 DWELLING ACCESS

DWELLING ACCESS MUST COMPLY WITH THE FOLLOWING AND THE AUSTRALIAN BUILDING CODES BOARD 'LIVABLE HOUSING DESIGN STANDARD 2022'.

1.1 - STEP FREE ACCESS PATH

1.1 (1) - A CONTINUOUS PATH TO A DWELLING ENTRANCE DOOR MUST BE PROVIDED FROM -
(a) THE PEDESTRIAN ENTRY AT THE ALLOTMENT BOUNDARY FROM THE GROUND LEVEL OF THE ADJOINING LAND; OR
(b) AN APPURTENANT CLASS 10A GARAGE OR CARPORT; OR
A CAR PARKING SPACE WITHIN THE ALLOTMENT THAT IS PROVIDED FOR THE EXCLUSIVE USE OF THE OCCUPANTS OF THE DWELLING.

1.1 (2) - ACCESS FOR THE PURPOSES OF (1) MUST BE--
(a) VIA A PATHWAY THAT--
(i) HAS NO STEPS; AND
(ii) EXCEPT FOR A STEP RAMP PROVIDED UNDER (5), HAS A MAXIMUM GRADIENT OF 1:14 IN THE DIRECTION OF TRAVEL; AND
(iii) IF CROSSFALL IS PROVIDED, HAS A CROSSFALL NOT MORE THAN 1:40; AND
(iv) HAS A MINIMUM WIDTH OF 1000 MM; AND
(v) IF IT INCORPORATES A SECTION SUSPENDED ABOVE FINISHED GROUND LEVEL, IS ABLE TO TAKE LOADING FORCES IN ACCORDANCE WITH AS/NZS 1170.1; AND
CONNECTS TO A DWELLING ENTRANCE DOOR THAT COMPLIES WITH SECTION 2;

OR
PROVIDED DIRECTLY FROM AN ATTACHED CLASS 10A GARAGE OR CARPORT, VIA A DOOR COMPLYING WITH THE REQUIREMENTS OF SECTION 2, OTHER THAN CLAUSE 2.3.

1.1 (3) - FOR THE PURPOSES OF (2), THE FOLLOWING APPLIES:
(a) ANY GATES ALONG THE ACCESS PATH MUST HAVE A MINIMUM CLEAR OPENING WIDTH OF 820 MM, MEASURED AS IF THE GATE WERE AN ENTRANCE DOOR.
A DECK OR BOARDWALK-STYLE PATH CONSTRUCTED IN ACCORDANCE WITH AS 1684 OR NASH STANDARD - RESIDENTIAL AND LOW-RISE STEEL FRAMING WOULD SATISFY THE REQUIREMENTS OF (2)(A)(V).

1.1 (4) - WHERE ONE OR MORE RAMPS ARE USED, THE FOLLOWING APPLIES:
(a) THE AGGREGATE LENGTH OF RAMPING (EXCLUDING LANDINGS) MUST NOT BE MORE THAN--
(i) 9 M FOR A 1:14 GRADIENT; OR
(ii) 15 M FOR A 1:20 GRADIENT; OR
(iii) A LENGTH DETERMINED BY LINEAR INTERPOLATION FOR RAMPS WITH A GRADIENT BETWEEN 1:14 AND 1:20.(B) THE MINIMUM WIDTH OF THE RAMP MUST BE MAINTAINED AT 1000 MM BETWEEN ANY HANDRAILS AND/OR KERBS (IF PROVIDED) AT EACH SIDE OF THE RAMP.(C) AT EACH END OF A RAMP THERE MUST BE A LANDING THAT IS--
(i) NOT LESS THAN 1200 MM LONG; AND
(ii) AT LEAST AS WIDE AS THE RAMP TO WHICH IT CONNECTS; AND
(iii) LEVEL, OR HAS A GRADIENT NOT MORE THAN 1:40 IF A GRADIENT IS NECESSARY FOR DRAINAGE.(D) A LANDING AREA REQUIRED BY CLAUSE 2.3 MAY ALSO BE COUNTED AS A LANDING FOR THE PURPOSES OF (C).

1.1 (5) - THE ACCESS PATH MAY INCORPORATE ONE STEP RAMP HAVING A--
(a) HEIGHT OF NOT MORE THAN 190 MM; AND
(b) GRADIENT NOT MORE THAN 1:10; AND
(c) WIDTH OF AT LEAST 1000 MM OR EQUIVALENT TO THAT OF THE ACCESS PATH, WHICHEVER IS THE GREATER; AND
MAXIMUM LENGTH OF 1900 MM.

1.2 - PARKING SPACE INCORPORATED INTO STEP-FREE ACCESS PATH

1.2 (1) - WHERE ONE OR MORE CAR PARKING SPACES ARE CONNECTED TO OR FORM PART OF A REQUIRED ACCESS PATH, AT LEAST ONE OF THE CAR PARKING SPACES MUST HAVE -
(a) A MINIMUM UNOBSTRUCTED CAR PARKING SPACE OF 3200 MM WIDE X 5400 MM LONG; AND
A GRADIENT NOT MORE THAN 1:33 FOR BITUMEN, OR 1:40 FOR ANY OTHER SURFACE MATERIAL.

1.2 (2)FOR THE PURPOSES OF (1), A REQUIRED ACCESS PATH MEANS AN ACCESS PATH PROVIDED FOR THE PURPOSES OF COMPLIANCE WITH CLAUSE 1.1.

PART 2 DWELLING ENTRANCE

DWELLING ENTRANCE MUST COMPLY WITH THE FOLLOWING AND THE AUSTRALIAN BUILDING CODES BOARD 'LIVABLE HOUSING DESIGN STANDARD 2022'.

2.1 - CLEAR OPENING WIDTH

2.1 (1) - AT LEAST ONE ENTRANCE DOOR TO THE DWELLING MUST HAVE A MINIMUM CLEAR OPENING WIDTH OF 820 MM.

2.1 (2) - THE MINIMUM CLEAR OPENING WIDTH REQUIRED BY (1) MUST BE MEASURED IN ACCORDANCE WITH FIGURE 2.1 IN THE AUSTRALIAN BUILDING CODES BOARD 'LIVABLE HOUSING DESIGN STANDARD 2022'.

2.2 - THRESHOLD

THE THRESHOLD OF AN ENTRANCE DOOR THAT IS SUBJECT TO CLAUSE 2.1 MUST -

2.2(A) - BE LEVEL; OR

2.2(B) - HAVE A SILL HEIGHT NOT MORE THAN 5 MM IF THE LIP IS ROUNDED OR BEVELLED; OR

2.2(C) - HAVE A RAMPED THRESHOLD THAT--
(i) DOES NOT EXTEND BEYOND THE DEPTH OF THE DOOR JAMB; AND
(ii) HAS A GRADIENT NOT STEEPER THAN 1:8; AND
(iii) IS AT LEAST AS WIDE AS THE MINIMUM CLEAR OPENING WIDTH OF THE ENTRANCE DOOR; AND
DOES NOT INTRUDE INTO THE MINIMUM DIMENSIONS OF A LANDING AREA THAT IS REQUIRED BY CLAUSE 2.3; OR

2.2(D) - FOR EXTERNAL ENTRANCE DOORS, HAVE A SILL WITH A TOTAL LIP HEIGHT NOT MORE THAN 15 MM AND WITH NO ONE PART OF THE PROFILE OR UPSTAND GREATER THAN 5 MM IN ANY PART OF ITS PROFILE.

2.3 - LANDING AREA

AN ENTRANCE DOOR THAT IS SUBJECT TO CLAUSE 2.1 MUST HAVE A SPACE OF AT LEAST 1200 MM X 1200 MM ON THE EXTERNAL (ARRIVAL) SIDE OF THE DOOR THAT IS--

2.3(A) - UNOBSTRUCTED (OTHER THAN BY A GATE OR A SCREEN DOOR); AND

2.3(B) - LEVEL, OR HAS A GRADIENT NOT MORE THAN 1:40 IF A GRADIENT IS NECESSARY TO ALLOW FOR DRAINAGE.

2.4 - WEATHERPROOFING FOR EXTERNAL STEP-FREE ENTRANCE

2.4 (A) - WHERE THE EXTERNAL SURFACE IS CONCRETE OR ANOTHER IMPERMEABLE SURFACE, A CHANNEL DRAIN THAT MEETS THE REQUIREMENTS OF VOLUME TWO H2D2 IS TO BE PROVIDED FOR THE WIDTH OF THE ENTRANCE.

2.4 (B) - WHERE THE EXTERNAL TRAFFICABLE SURFACE IS DECKING OR ANOTHER RAISED PERMEABLE SURFACE, A DRAINAGE SURFACE BELOW THE TRAFFICABLE SURFACE IS TO BE PROVIDED THAT MEETS THE REQUIREMENTS OF VOLUME TWO H2D2, AND DRAINAGE GAPS IN THE TRAFFICABLE SURFACE, SUCH AS THOSE BETWEEN DECKING BOARDS, ARE TO BE NO GREATER THAN -
(i) 8 MM: OR
IN A DESIGNATED BUSHFIRE PRONE AREA, THAT PERMITTED BY AS 3959.

2.4 (C) - A ROOF COVERING AN AREA NO SMALLER THAN 1200 MM BY 1200 MM, WHERE THE AREA IS PROVIDED WITH A FALL AWAY FROM THE BUILDING NOT GREATER THAN 1:40.

PART 3 INTERNAL DOORS & CORRIDORS

INTERNAL DOORS & CORRIDORS MUST COMPLY WITH THE FOLLOWING AND THE AUSTRALIAN BUILDING CODES BOARD 'LIVABLE HOUSING DESIGN STANDARD 2022'.

3.1 - CLEAR OPENING WIDTH

INTERNAL DOORWAYS MUST PROVIDE A MINIMUM CLEAR OPENING WIDTH OF 820 MM, MEASURED IN ACCORDANCE WITH FIGURE 2.1.

3.2 - THRESHOLD

THE THRESHOLD OF AN INTERNAL DOORWAY THAT IS SUBJECT TO CLAUSE 3.1 MUST -
(a) BE LEVEL; OR
(b) HAVE A HEIGHT NOT MORE THAN 5 MM IF THE LIP IS ROUNDED OR BEVELLED; OR
(c) HAVE A RAMPED THRESHOLD THAT -
(i) DOES NOT EXTEND BEYOND THE DEPTH OF THE DOOR JAMB; AND
(ii) HAS A GRADIENT NOT STEEPER THAN 1:8; AND
IS AT LEAST AS WIDE AS THE MINIMUM CLEAR OPENING WIDTH OF THE DOORWAY IT SERVES.

3.3 - CORRIDOR WIDTH

INTERNAL CORRIDORS, HALLWAYS, PASSAGEWAYS OR THE LIKE, IF CONNECTED TO A DOOR THAT IS SUBJECT TO CLAUSE 3.1, MUST HAVE A MINIMUM CLEAR WIDTH OF 1000 MM, MEASURED BETWEEN THE FINISHED SURFACES OF OPPOSING WALLS.

PART 4 SANITARY COMPARTMENT

SANITARY COMPARTMENT MUST COMPLY WITH THE FOLLOWING AND THE AUSTRALIAN BUILDING CODES BOARD 'LIVABLE HOUSING DESIGN STANDARD 2022'.

4.1 - LOCATION

THERE MUST BE AT LEAST ONE SANITARY COMPARTMENT LOCATED ON THE GROUND OR ENTRY LEVEL OF A DWELLING.

4.2 - CIRCULATION SPACE

A SANITARY COMPARTMENT THAT IS SUBJECT TO CLAUSE 4.1 MUST BE CONSTRUCTED IN ACCORDANCE WITH THE FOLLOWING:

4.2(A) - FOR A TOILET PAN LOCATED IN A SEPARATE SANITARY COMPARTMENT, THERE MUST BE A CLEAR WIDTH OF NOT LESS THAN 900 MM BETWEEN THE FINISHED SURFACES OF OPPOSING WALLS EITHER SIDE OF THE TOILET PAN; OR

4.2(B) - FOR A TOILET PAN LOCATED IN A SANITARY COMPARTMENT THAT IS COMBINED WITH A BATHROOM, THE TOILET PAN MUST BE LOCATED AT LEAST 450 MM FROM ANY OTHER FIXED OBSTRUCTION, SUCH AS A BASIN OR A VANITY UNIT.

4.2(C) - A CLEAR MINIMUM CIRCULATION SPACE OF 1200 MM BY 900 MM MUST BE PROVIDED FROM THE FRONT EDGE OF THE TOILET PAN.

4.2(D) - COMPLIANCE WITH (C) MUST BE DETERMINED IN ACCORDANCE WITH FIGURE 4.2 IN THE AUSTRALIAN BUILDING CODES BOARD 'LIVABLE HOUSING DESIGN STANDARD 2022'.

PART 5 SHOWER

SHOWER MUST COMPLY WITH THE FOLLOWING AND THE AUSTRALIAN BUILDING CODES BOARD 'LIVABLE HOUSING DESIGN STANDARD 2022'.

5.1 - APPLICATION

AT LEAST ONE SHOWER MUST COMPLY WITH CLAUSE 5.2.

5.2 - HOBLESS AND STEP-FREE ENTRY

5.2(1) - AT LEAST ONE SHOWER MUST HAVE A HOBLESS AND STEP-FREE ENTRY.

5.2(2) - A LIP NOT MORE THAN 5 MM IN HEIGHT MAY BE PROVIDED FOR WATER RETENTION PURPOSES.

PART 6 REINFORCEMENT OF BATHROOM AND SANITARY COMPARTMENT WALLS

REINFORCEMENT OF BATHROOM AND SANITARY COMPARTMENT WALLS MUST COMPLY WITH THE FOLLOWING AND THE AUSTRALIAN BUILDING CODES BOARD 'LIVABLE HOUSING DESIGN STANDARD 2022'.

6.1 - LOCATION

6.1(1) - REINFORCING IN ACCORDANCE WITH CLAUSE 6.2 MUST BE PROVIDED TO ANY -
(a) SANITARY COMPARTMENT THAT IS SUBJECT TO PART 4; AND
(b) BATHROOM CONTAINING A -
(i) SHOWER THAT IS SUBJECT TO PART 5; OR
(ii) BATH (IF PROVIDED), OTHER THAN A FREESTANDING BATH WHERE THE BATH IS LOCATED IN A ROOM THAT ALSO CONTAINS A SHOWER THAT IS SUBJECT TO PART 5.

6.1(2) - THE REQUIREMENTS OF (1) NEED NOT BE COMPLIED WITH IF THE WALLS OF THE ROOM ARE CONSTRUCTED OF CONCRETE, MASONRY OR ANOTHER MATERIAL CAPABLE OF SUPPORTING GRABRAILS WITHOUT ADDITIONAL REINFORCEMENT.

6.1(3) - WHERE THE WALL SUPPORTING THE REINFORCEMENT INCLUDES A CAVITY SLIDER, IT MUST BE DESIGNED AND CONSTRUCTED IN WAY TO SUPPORT LOADS IMPOSED BY REINFORCEMENT, LININGS AND THE FUTURE PROVISION OF HANDRAILS AND PROVIDED FOR THE EXTENT REQUIRED BY FIGURES 6.2A, 6.2B, 6.2C, 6.2D, 6.2E, 6.2F AND 6.2G.

6.2 - CONSTRUCTION

6.2(1) - REINFORCING CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF (3) MUST BE PROVIDED IN THE LOCATIONS DEPICTED IN -
(a) FIGURES 6.2A OR 6.2B FOR WALLS SURROUNDING A BATH; AND
(b) FIGURES 6.2C OR 6.2D FOR SHOWER WALLS; AND

(c)FIGURE 6.2E FOR A WALL ADJACENT TO AND WITHIN 460 MM OF THE CENTRELINE OF A TOILET PAN; AND
FIGURES 6.2F OR 6.2G FOR A WALL BEHIND A TOILET PAN WHERE A WALL DESCRIBED IN (C) IS NOT PROVIDED OR A WINDOW SILL OR A DOOR ENCROACHES ON THE AREA REQUIRED TO BE PROVIDED WITH REINFORCING OR WHERE THE TOILET PAN IS NOT PROVIDED IN A CORNER OF THE BATHROOM.

FIGURES FOUND IN THE AUSTRALIAN BUILDING CODES BOARD 'LIVABLE HOUSING DESIGN STANDARD 2022'.

6.2(2) - REINFORCING NEED ONLY BE PROVIDED ACROSS THE AVAILABLE WIDTH OF THE WALL WHERE A WALL REFERRED TO IN (1)(A) OR (B) -
(a) IS NARROWER THAN THE WIDTH OF THE AREA REQUIRED TO BE PROVIDED WITH REINFORCING; OR
TERMINATES AT A WINDOW SILL LOWER THAN THE HEIGHT OR THE AREA REQUIRED TO BE PROVIDED WITH REINFORCING.

6.2(3) - REINFORCING REQUIRED BY (1) MUST BE CONSTRUCTED USING ONE OF THE FOLLOWING MATERIALS:
(a) A MINIMUM OF 12 MM THICK STRUCTURAL GRADE PLYWOOD, OR SIMILAR. TIMBER NOGGINGS WITH A MINIMUM THICKNESS OF 25 MM.

THESE NOTES MUST BE READ AND UNDERSTOOD BY ALL INVOLVED IN THE PROJECT. THIS INCLUDES (BUT NOT LIMITED TO): OWNER, BUILDER, SUB-CONTRACTORS, CONSULTANTS, OPERATORS, RENOVATORS, MAINTAINERS AND DEMOLISHERS.

10.2.1

Wet areas

[2019: 3.8.1.2]

(1)

Building elements in *wet areas* within a building must be protected with a *waterproofing system*.

(2)

The *waterproofing system* in (1) must be either *waterproof* or *water resistant* in accordance with 10.2.2 to 10.2.6.

10.2.2

Shower area (enclosed and unenclosed)

[2019: Table 3.8.1.1]

(1)

For a *shower area* with a hob, step-down or level threshold, the following applies:

(a)

The floor of the *shower area* must be *waterproof*, including any hob or step-down (see Figure 10.2.2); and

(b)

The walls of the *shower area* must be *waterproof* not less than 1800 mm above the floor substrate (see Figure 10.2.2).

(c)

Wall junctions and joints within the *shower area* must be *waterproof* not less than 40 mm either side of the junction (see Figure 10.2.2).

(d)

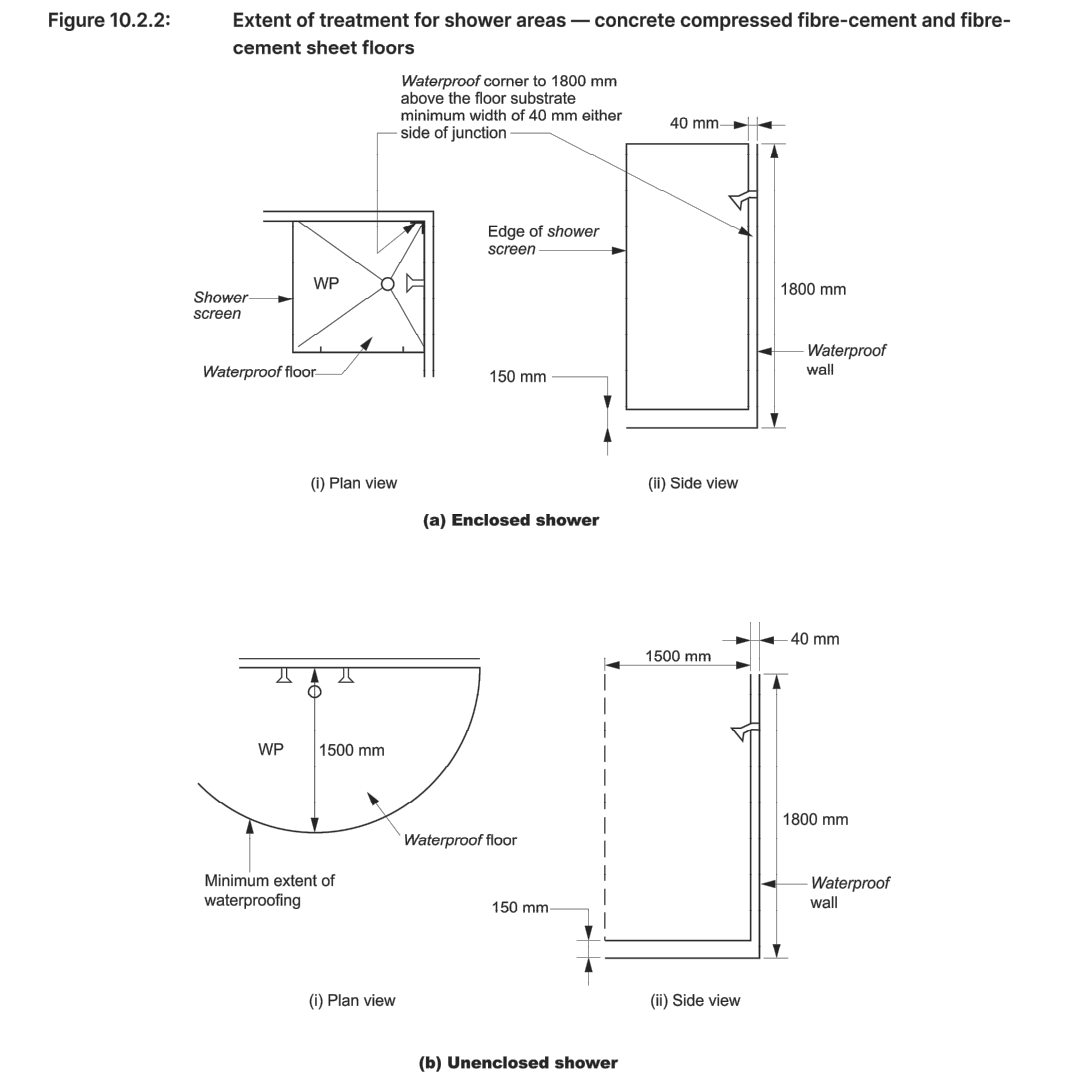
Wall/floor junctions within the *shower area* must be *waterproof* (see Figure 10.2.2).

(e)

Penetrations within the *shower area* must be *waterproof*.

(2)

A shower with a *preformed shower base* must also comply with the requirements of (1), except for (a) which is not applicable.



10.2.3

Area outside shower area

[2019: Table 3.8.1.1]

(1)

For concrete, compressed fibre-cement and fibre-cement sheet flooring, the floor of the room must be *water resistant*.

(2)

For timber floors including particleboard, plywood and other timber based flooring materials, the floor of the room must be *waterproof*.

(3)

Wall/floor junctions must be—

(a)

waterproof; and

(b)

where a *flashing* is used, the horizontal leg must be not less than 40 mm.

10.2.4

Areas adjacent to baths and spas without showers

[2019: Table 3.8.1.1]

(1)

For areas adjacent to all baths and spas, the following applies:

(a)

For concrete, compressed fibre-cement and fibre-cement sheet flooring, the floor of the room must be *water resistant*.

(b)

For timber floors including particleboard, plywood and other timber based flooring materials, the floor of the room must be *waterproof*.

(c)

Tap and spout penetrations must be *waterproof* where they occur in horizontal surfaces.

(2)

For areas adjacent to non-freestanding baths and spas, the following applies:

(a)

Walls must be *water resistant* (see Figure 10.2.4a and Figure 10.2.4b)—

(i)

to a height of not less than 150 mm above the *vessel*, for the extent of the *vessel*, where the *vessel* is within 75 mm of a wall; and

(ii)

for all exposed surfaces below *vessel* lip.

(b)

Wall junctions and joints must be *water resistant* within 150 mm above a *vessel* for the extent of the *vessel*.

(c)

Wall/floor junctions must be *waterproof* for the extent of the *vessel* (see Figure 10.2.4a and Figure 10.2.4b).

(3)

For inserted baths and spas, the following applies:

(a)

For floors and horizontal surfaces:

(i)

Any shelf area adjoining the bath or spa must be *waterproof* and include a *waterstop* under the *vessel* lip.

(ii)

There are no requirements for the floor under a bath or spa.

(b)

For walls:

(i)

Waterproof to not less than 150 mm above the lip of a bath or spa.

(ii)

There are no requirements for the floor under a bath or spa.

(c)

For wall junctions and joints, the following applies:

(i)

Waterproof junctions within 150 mm of a bath or spa.

(ii)

There are no requirements for junctions and joints in walls beneath the lip of a bath or spa.

(d)

Tap and spout penetrations must be *waterproof* where they occur in horizontal surfaces.

10.2.5

Other areas

[2019: Table 3.8.1.1]

(1)

For walls adjoining other types of *vessels* (e.g. sink, basin or laundry tub), the following applies:

(a)

Walls must be *water resistant* to a height of not less than 150 mm above the *vessel*, for the extent of the *vessel*, where the *vessel* is within 75 mm of a wall (see Figure 10.2.5).

(b)

Waterproof wall junctions where a *vessel* is fixed to a wall.

(c)

Waterproof tap and spout penetrations where they occur in surfaces required to be *waterproof* or *water resistant*.

(2)

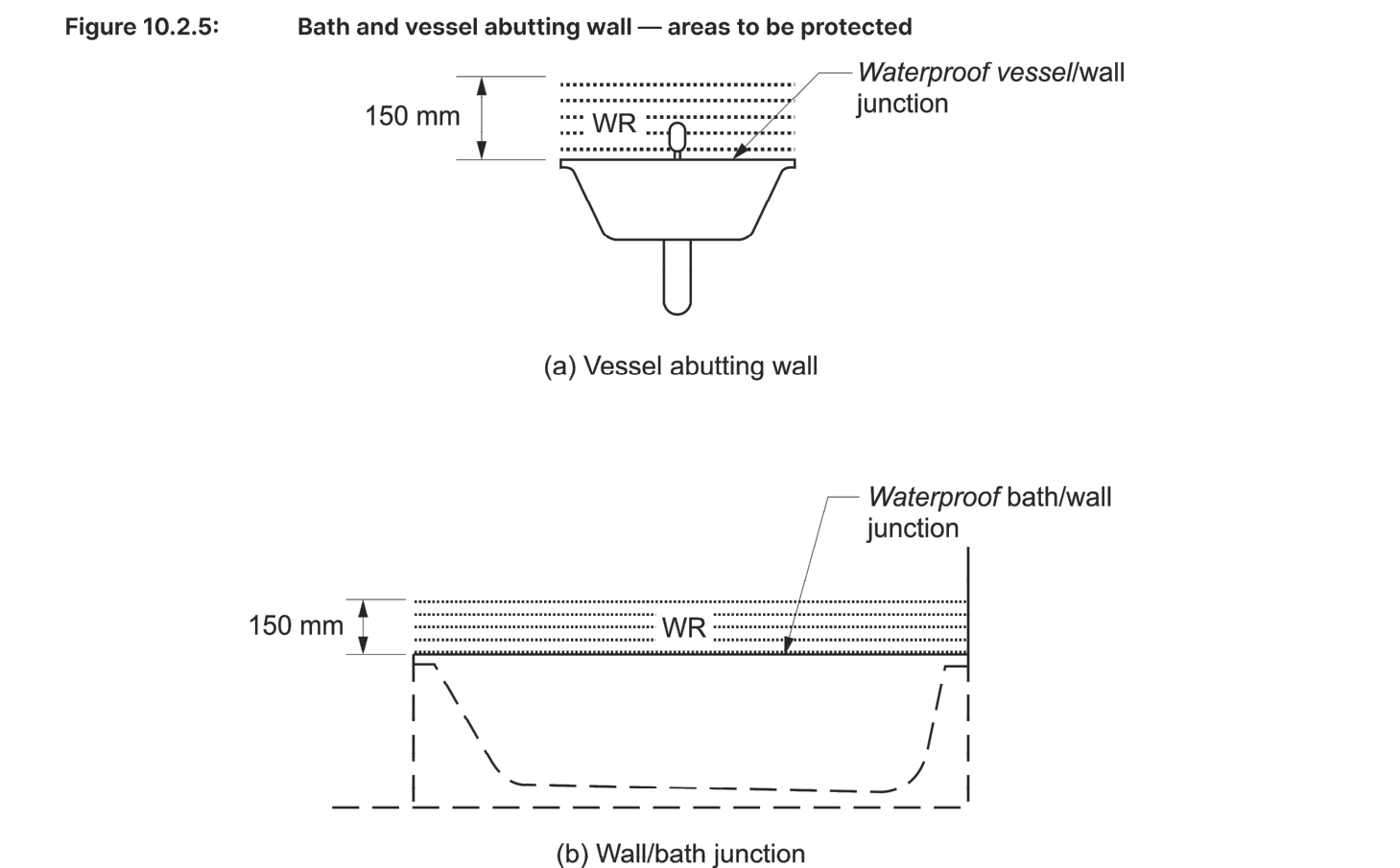
For laundries and WCs, the following applies:

(a)

The floor of the room must be *water resistant*.

(b)

Wall/floor junctions must be *water resistant*, and where a *flashing* is used, the horizontal leg must not be less than 40 mm.



10.2.18

Unenclosed showers

[New for 2022]

(1)

Unenclosed showers must be constructed as follows:

(a)

A *waterstop* must be installed a minimum horizontal distance of 1500 mm from the shower rose.

(b)

The vertical leg of the *waterstop* must finish—

(i)

flush with the top surface of the floor (see Figure 10.2.18); and

(ii)

where the *waterstop* intersects with a wall or is joined—

(A)

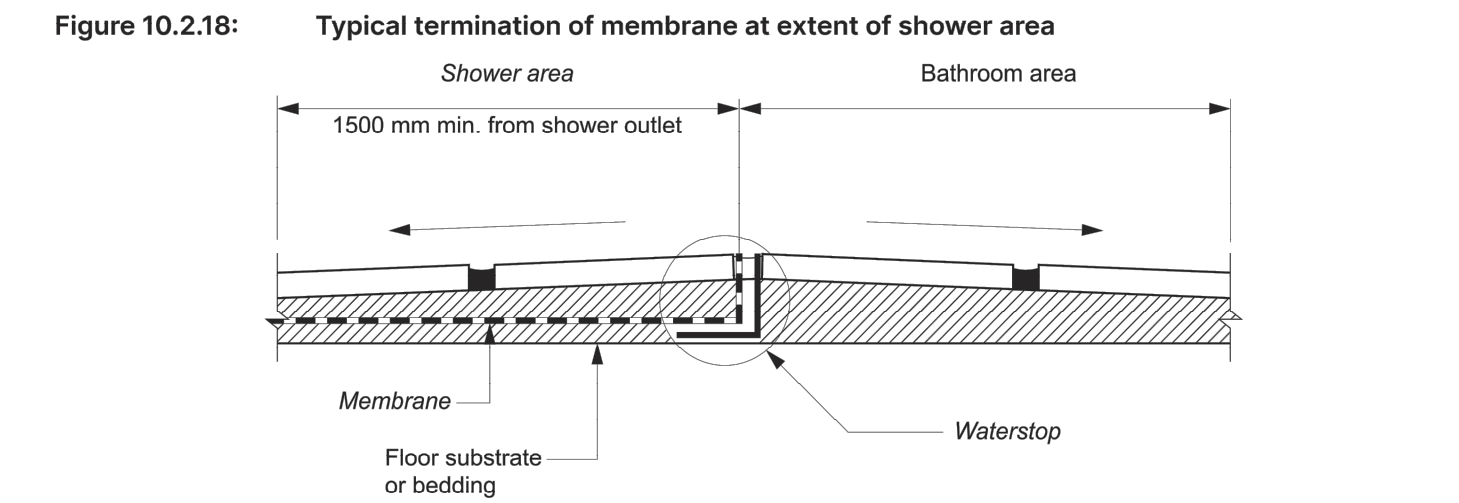
the junction must be *waterproof*; or

(B)

the whole *wet area* floor must be waterproofed and drained to a *floor waste* as for the *shower area*.

(2)

In the case of (1)(b)(ii)(B), at doorways, where the height of the tiling angle needs to be adjusted for tiling purposes, the angle must be fixed with a sealant compatible with the waterproofing *membrane* without damaging the *waterproofing system*.



10.2.24

Flashings/junctions

[New for 2022]

Flashings must be installed in accordance with 10.2.2 to 10.2.5 and the following:

(a)

Perimeter *flashing* to wall/floor junctions must have a—

(i)

vertical leg that extends a minimum of 25 mm above the finished floor level; except across doorways; and

(ii)

horizontal leg that has a minimum width of not less than 50 mm.

(b)

Where a *water resistant* substrate is used in conjunction with a *water resistant* surface material, a *waterproof* sealant must be installed at the substrate junction at the wall/floor junction.

(c)

Perimeter *flashings* at a floor level opening must comply with the following:

(i)

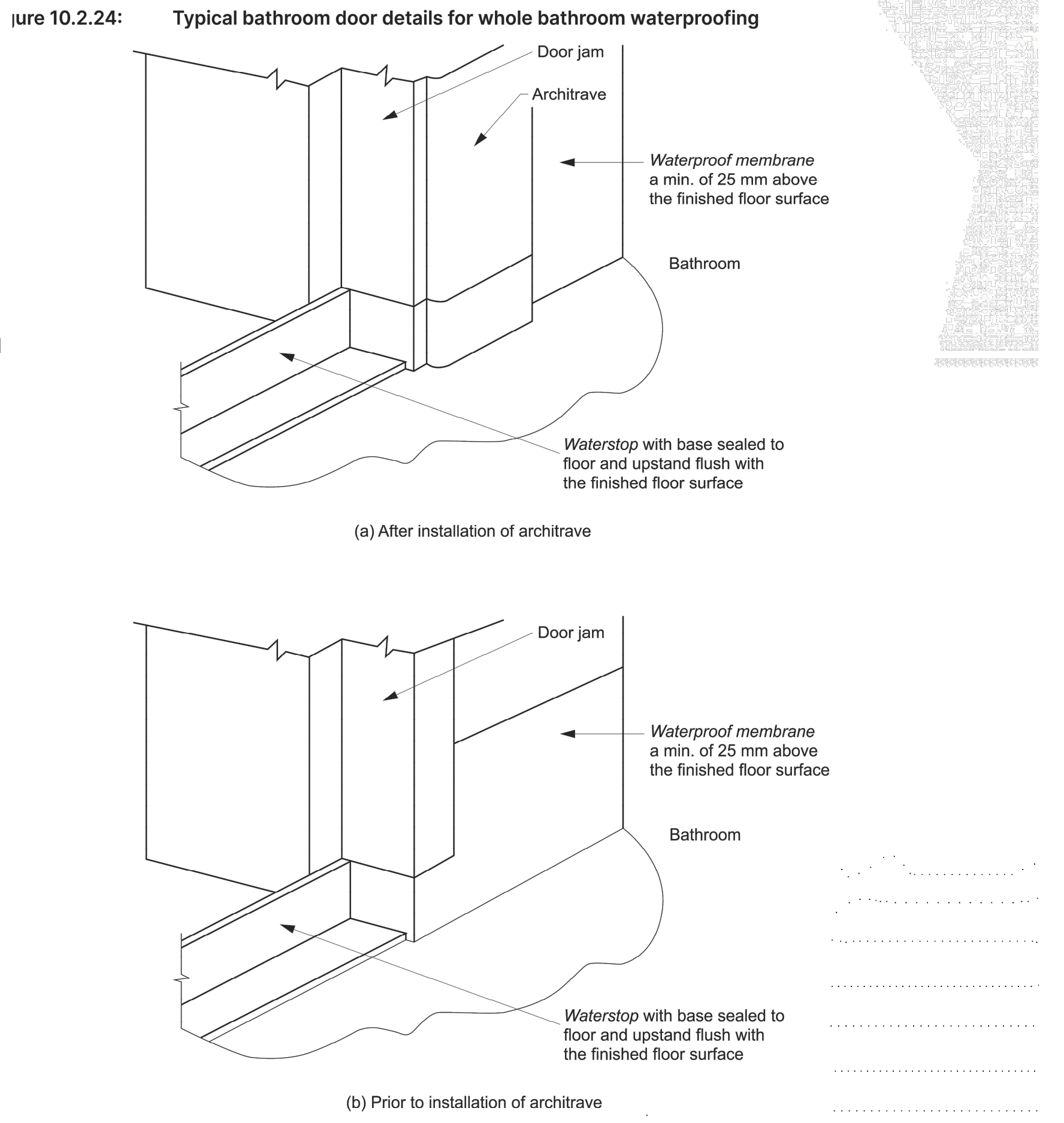
Where the whole *wet area* floor is *waterproof*, at floor level openings, a *waterstop* must be installed that has a vertical leg finishing flush with the top of the finished floor level with the floor *membrane* being terminated to create a *waterproof* seal to the *waterstop* and to the perimeter *flashing* (see Figure 10.2.24).

(ii)

In any other case, at a floor level opening a *waterstop* must be installed that has a vertical leg finishing flush with the top of the finished floor level and waterproofed to the perimeter *flashing*.

(d)

A vertical *flashing*, either external to the *wet area* or internal, must extend a minimum of 1800 mm above the finished floor level.



10.2.25 Shower area floor membrane application [New for 2022]

The *membrane* must be applied over the floor and up the vertical face of the wall substrate material as follows:

- (a) For showers with *hobs* or stepdowns, to a height the greater of—
 - (i) a minimum height of 150 mm above the finished tile level of the floor; or
 - (ii) 25 mm above the *maximum retained water level*.
- (b) For hobless showers, a minimum height of 150 mm above the finished tile level of the floor.

10.2.26 Shower area membrane requirements for wall sheeting substrates [New for 2022]

- (1) Where wall sheeting is used with an external *membrane* system in a *shower area* it must be *waterproof* to prevent water movement by capillary action.
- (2) Where *water resistant* plasterboard is used all cut edges that have the potential to be affected by water and moisture must be waterproofed, including the bottom edge over a *preformed shower base*.

10.2.27 Bond breaker installation for bonded membranes [New for 2022]

- (1) *Bond breakers* must be installed at all wall/wall, wall/floor, *hob*/wall junctions and at movement joints where the *membrane* is bonded to the substrate.
- (2) *Bond breakers* must be of the type compatible with the flexibility class of the *membrane* to be used.

Figure 10.2.27 (explanatory): Typical bond breaker details

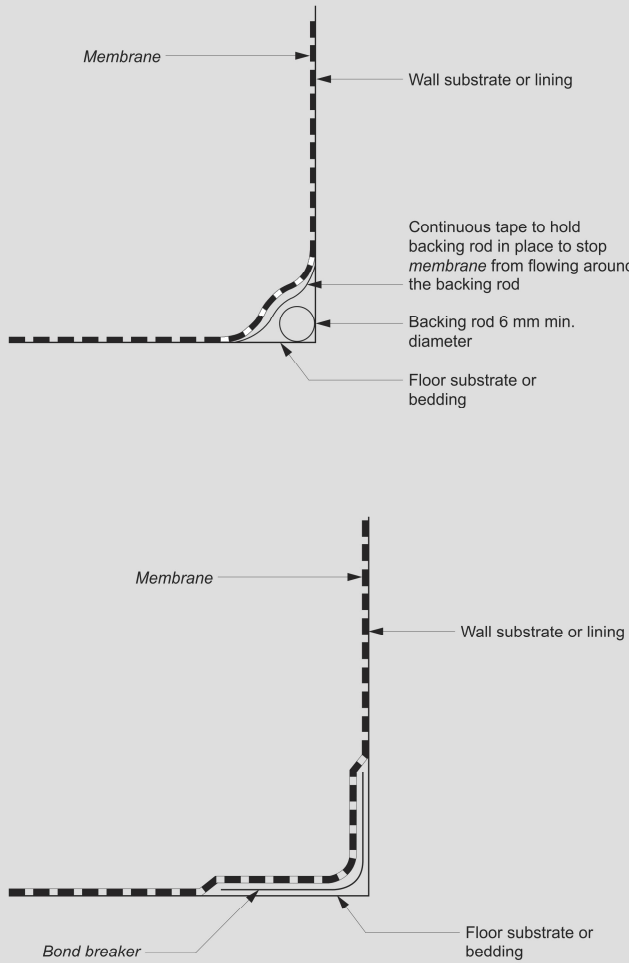


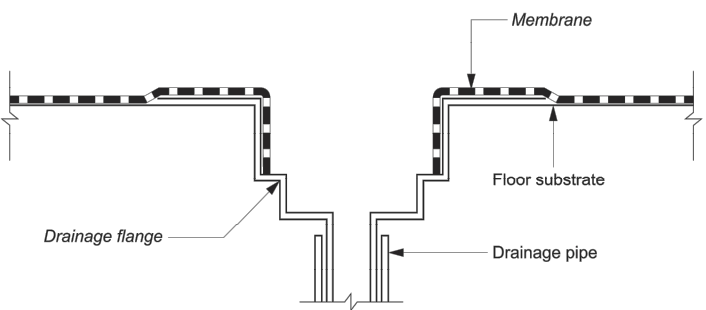
Figure Notes

- (1) *Bond breakers* for Class I *membranes* (low extensibility) allow the *membrane* to flex rather than stretch.
- (2) *Bond breakers* for Class II *membranes* (medium extensibility) allow the *membrane* to stretch. If a tape is used as a *bond breaker*, either the *membrane* must not bond to the tape or the tape must have elastic properties similar to the *membrane*.
- (3) *Bond breakers* for Class III *membranes* (high extensibility) allow the *membrane* to have an even thickness.

10.2.29 Membrane to drainage connection [New for 2022]

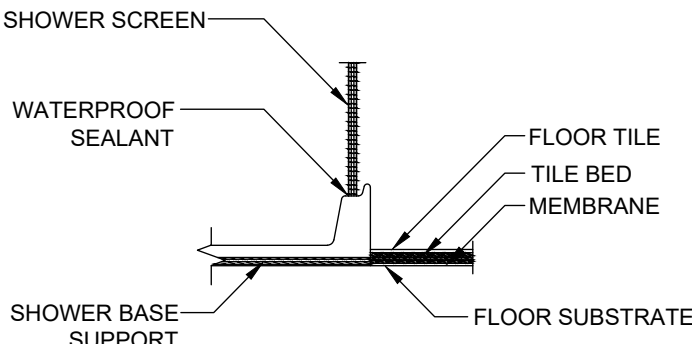
- (1) *Membrane* drainage connections in concrete floors must comply with one of the following:
 - (a) A *drainage flange* must be installed with the waterproofing *membrane* terminated at or in the *drainage flange* to provide a *waterproof* connection (see Figure 10.2.29).
 - (b) Where a *preformed shower base* is used, provision must be made to drain the tile bed and provide a *waterproof* connection to the drain.
- (2) For *membrane* drainage connections in other floors, a *drainage flange* must be installed with the waterproofing *membrane* terminated at or in the *drainage flange* to provide a *waterproof* connection (see Figure 10.2.29).
- (3) Where a *preformed shower base* is used, provision must be made to drain the tile bed and provide a *waterproof* connection to the drain.
- (4) *Floor wastes* must be of sufficient height to suit the thickness of the tile and tile bed at the outlet position.

Figure 10.2.29: Typical membrane termination at drainage outlet



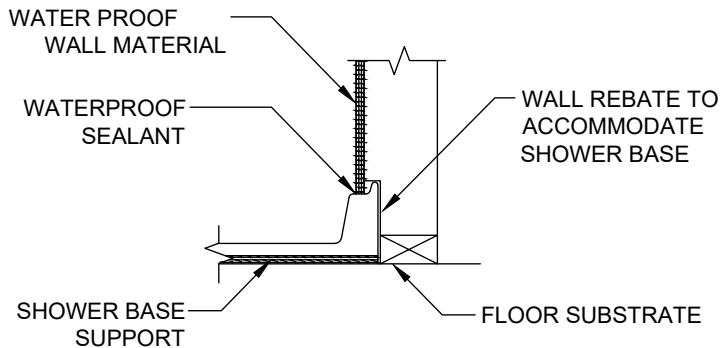
Explanatory Information: Drainage flanges

- For *membrane* drainage connections in concrete floors: *drainage flange* may be either cast into the concrete slab or set into the top surface of the concrete slab or the tile bed.
- For *membrane* drainage connections in other floors: *drainage flange* may be either set into the floor substrate or the tile bed.



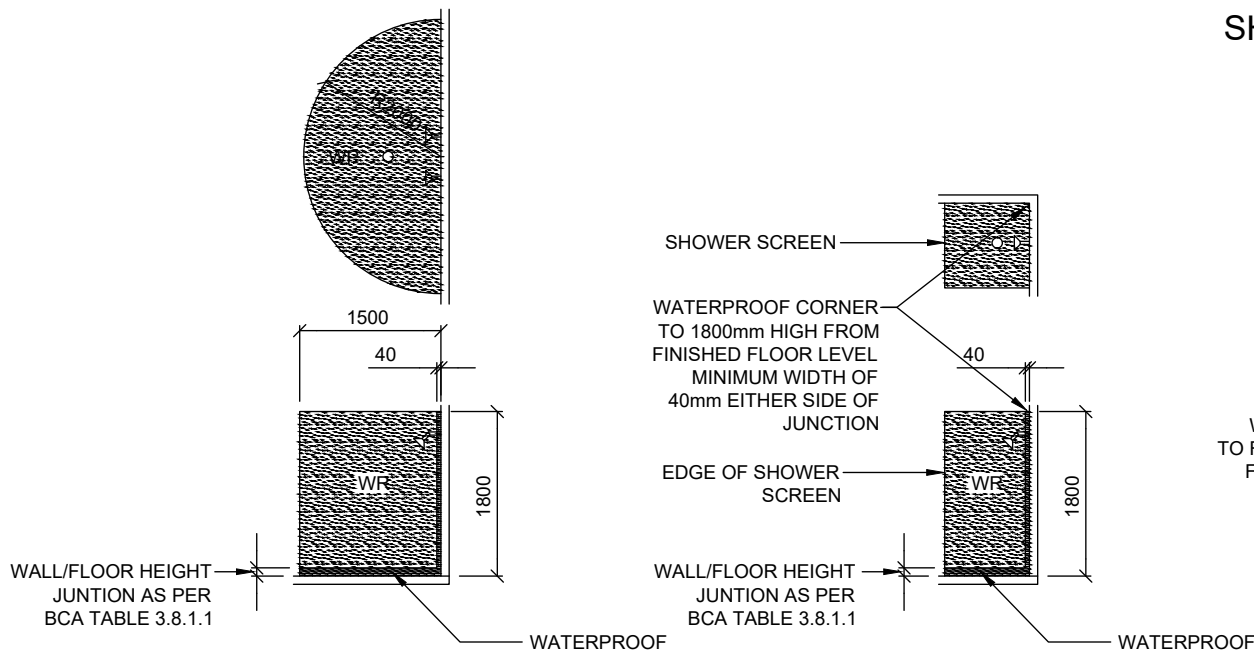
PREFORMED BASE

SHOWER BASE / FLOOR JUNCTION ON
TIMBER FLOORS INCLUDING PARTICLE-
BOARD AND PLYWOOD



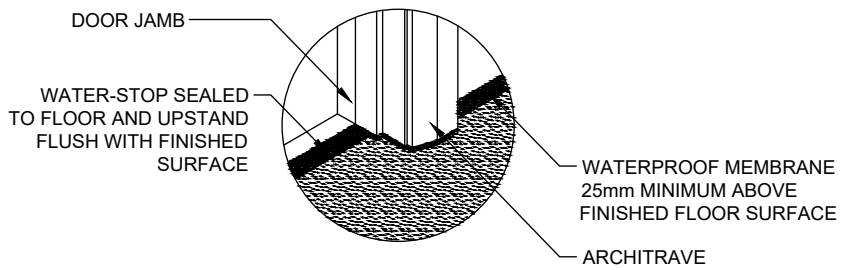
PREFORMED BASE

SHOWER BASE FLOOR / WALL JUNCTION



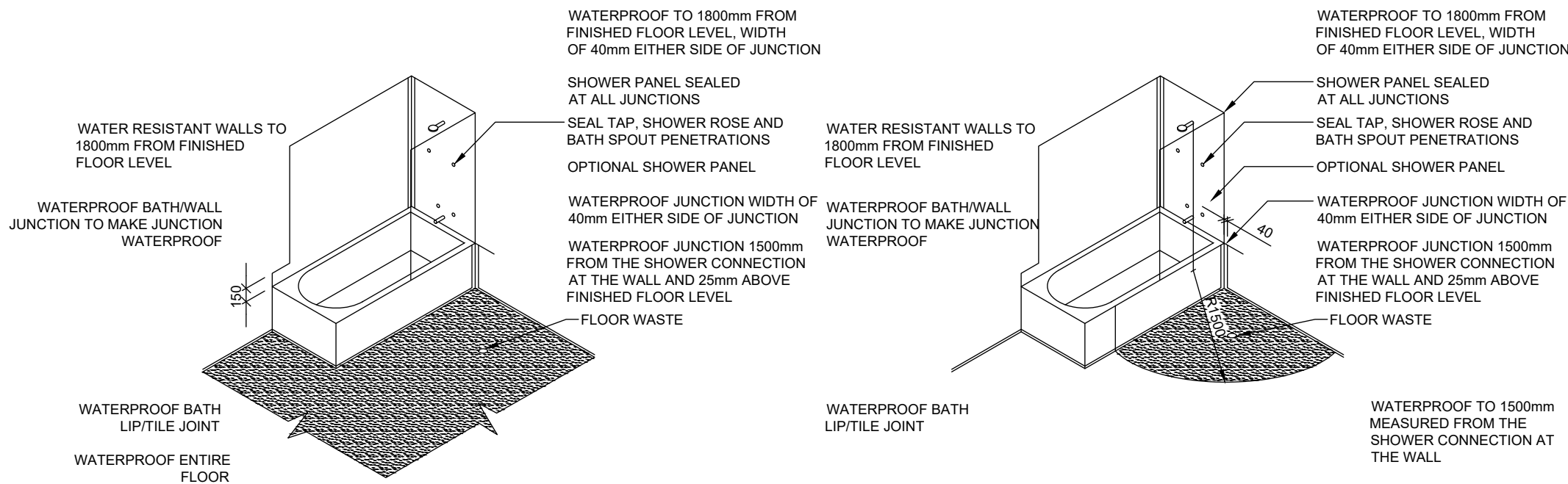
UNENCLOSED SHOWER
CONCRETE AND COMPRESSED
FIBRE CEMENT FLOORING

ENCLOSED SHOWER



BATHROOM DOOR

WHERE ENTIRE BATHROOMFLOOR IS
REQUIRED TO BE WATERPROOFED

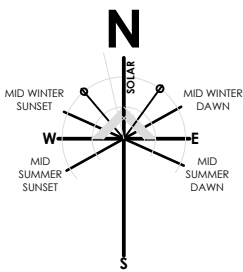


SHOWER OVER BATH

AREA PROTECTED FOR TIMBER FLOORS INCLUDING PARTICLEBOARD,
PLYWOOD AND OTHER FLOOR MATERIALS.

SHOWER OVER BATH

AREA PROTECTED FOR CONCRETE AND COMPRESSED
FIBRE CEMENT SHEET FLOORING



BLK1
SEC 90
250m²

BLOCK AREA	250.00 SQM
POS REQUIRED	30%
POS REQUIRED	75.00 SQM
POS PROVIDED	108.40 SQM
	43.36 %

- RESIDENCE
- VEHICLE ACCOMMODATION
- OPEN SPACE

BLOCK AREA	250.00 SQM
POS REQUIRED	30%
POS REQUIRED	75.00 SQM

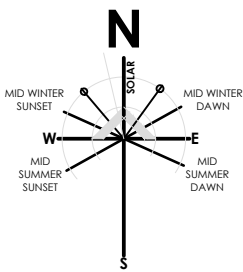
PLANTING AREA REQUIRED >2.5m	15%
PLANTING AREA REQUIRED >2.5m	37.50 SQM

AREAS	
RESIDENCE UPPER	92.55 SQM
RESIDENCE LOWER	99.01 SQM
GARAGE	39.73 SQM
PORCH	2.84 SQM
STAIRS VOID	3.96 SQM
<hr/>	
GROSS FLOOR AREA	231.29 SQM
TOTAL AREAS	238.09 SQM

PLOT RATIO
231.29 SQM 95.23%

SITE COVER
146.94 SQM 58.77%





BLK1
SEC 90
250m²

BLOCK AREA	250.00 SQM
PLANTING AREA REQUIRED >2.5m	15%
PLANTING AREA REQUIRED >2.5m	37.50 SQM
PLANTING AREA PROVIDED	38.62 SQM
	15.44%

- RESIDENCE
- VEHICLE ACCOMMODATION
- OPEN SPACE

BLOCK AREA	250.00 SQM
POS REQUIRED	30%
POS REQUIRED	75.00 SQM

PLANTING AREA REQUIRED >2.5m	15%
PLANTING AREA REQUIRED >2.5m	37.50 SQM

AREAS	
RESIDENCE UPPER	92.55 SQM
RESIDENCE LOWER	99.01 SQM
GARAGE	39.73 SQM
PORCH	2.84 SQM
STAIRS VOID	3.96 SQM
<hr/>	
GROSS FLOOR AREA	231.29 SQM
TOTAL AREAS	238.09 SQM

PLOT RATIO
231.29 SQM 95.23%

SITE COVER
146.94 SQM 58.77%



