BLK8

SEC 88

306m²

ARKITEX

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B.ARCHITECTURE

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DRAWING TITLE - SITE LOCATION

CLIENT - PROF HOMES

PROJECT - PROPOSED MULTIPLE DWELLING

BLOCK - 8

SECTION - 88

SUBURB - DENMAN PROSPECT

FOR CONSTRUCTION

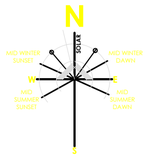
DATE: 22.10.2025

REVISION - **A**

JOB No: 2362

SCALE: 1:200@A2

SHEET No - **A00**



BLK 8
SEC 88
306m²

UPPER FLOOR
LOWER FLOOR
VEHICLE ACCOMM

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 compy 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 ammenities 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 reatined 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

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.

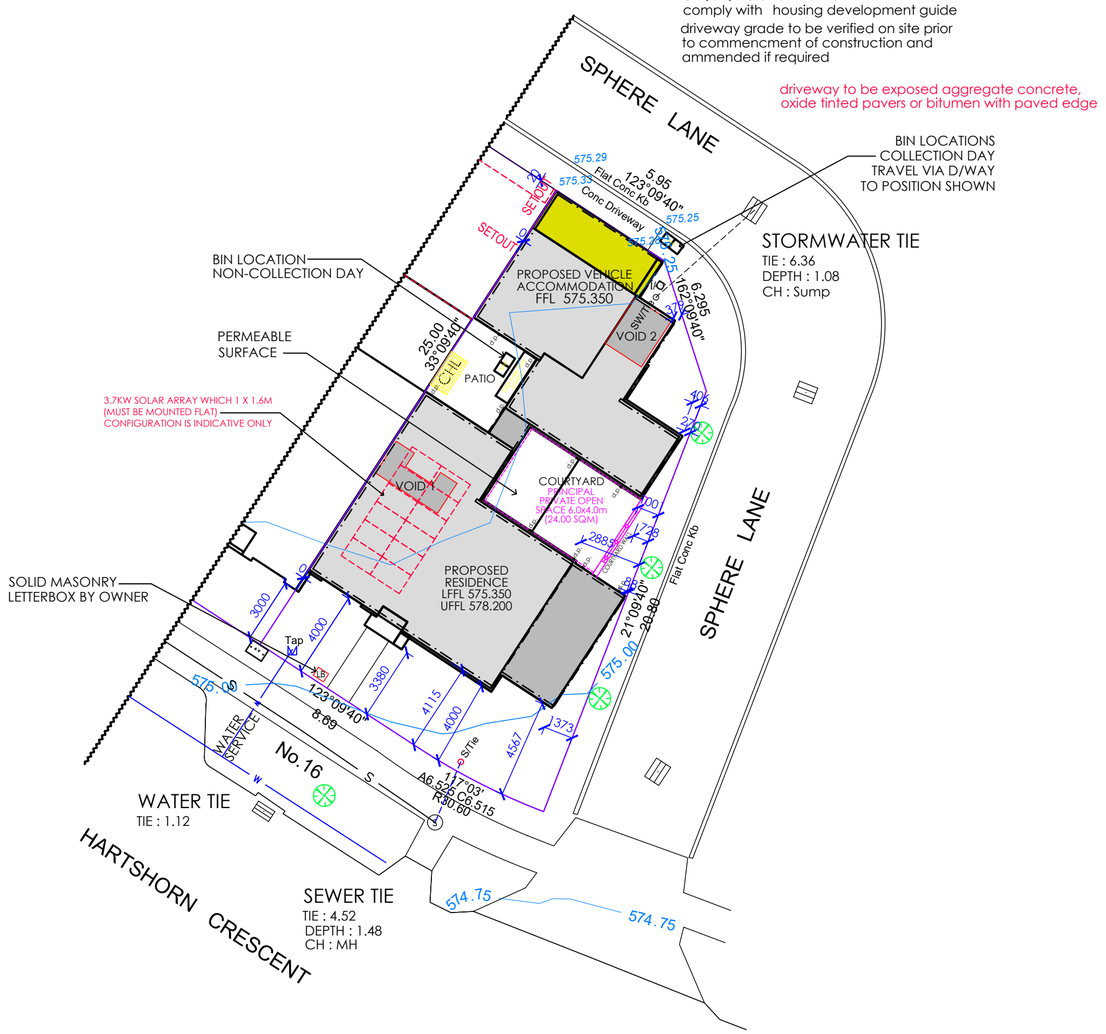
PARKING SPACES INCORPORATED INTO STEP-FREE ACCESS PATH MUST MEET MINIMUM DIMENSIONS (3.2M X 5.4M) AND HAVE A GRADIENT NO MORE THAN 1:33 FOR BITUMEN OR 1:40 FOR OTHER MATERIALS

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

Driveways to comply with GW/SD/DC.02 & finish to comply with housing development guide

driveway grade to be verified on site prior to commencment of construction and ammended if required

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



AREAS

LOWER FLOOR	139.31 SQM
UPPER FLOOR 1	78.79 SQM
UPPER FLOOR 2	55.78 SQM
VOID 1	4.75 SQM
VOID 2	5.00 SQM
VEHICLE	39.37 SQM
TERRACE	11.06 SQM
PORCH	2.04 SQM
COURTYARD	24.51 SQM
PATIO	14.27 SQM
GFA	313.25 SQM
TOTAL AREA	365.13 SQM
SITE COVER	180.88 SQM
SITE COVER	59.11%

SCHEDULE OF EXTERNAL FINISHES & COLOURS:

MONUMENT TO: ROOF, GUTTER, FASCIA, DOWNPIPES WINDOW FRAME AXON CLADDING GARAGE DOOR COURT YARD WALL SLATS

DULUX NARROW NECK QUARTER TO: RENDER

CENIZA TO: PGH FACE BRICK - MORADA RANGE

5% BLACK OXIDE TO: DRIVEWAY

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

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

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

DIAL BEFORE YOU DIG www.1100.com.au

NON SIGNIFICANT TREE TO REMAIN

NON SIGNIFICANT TREE TO BE REMOVED

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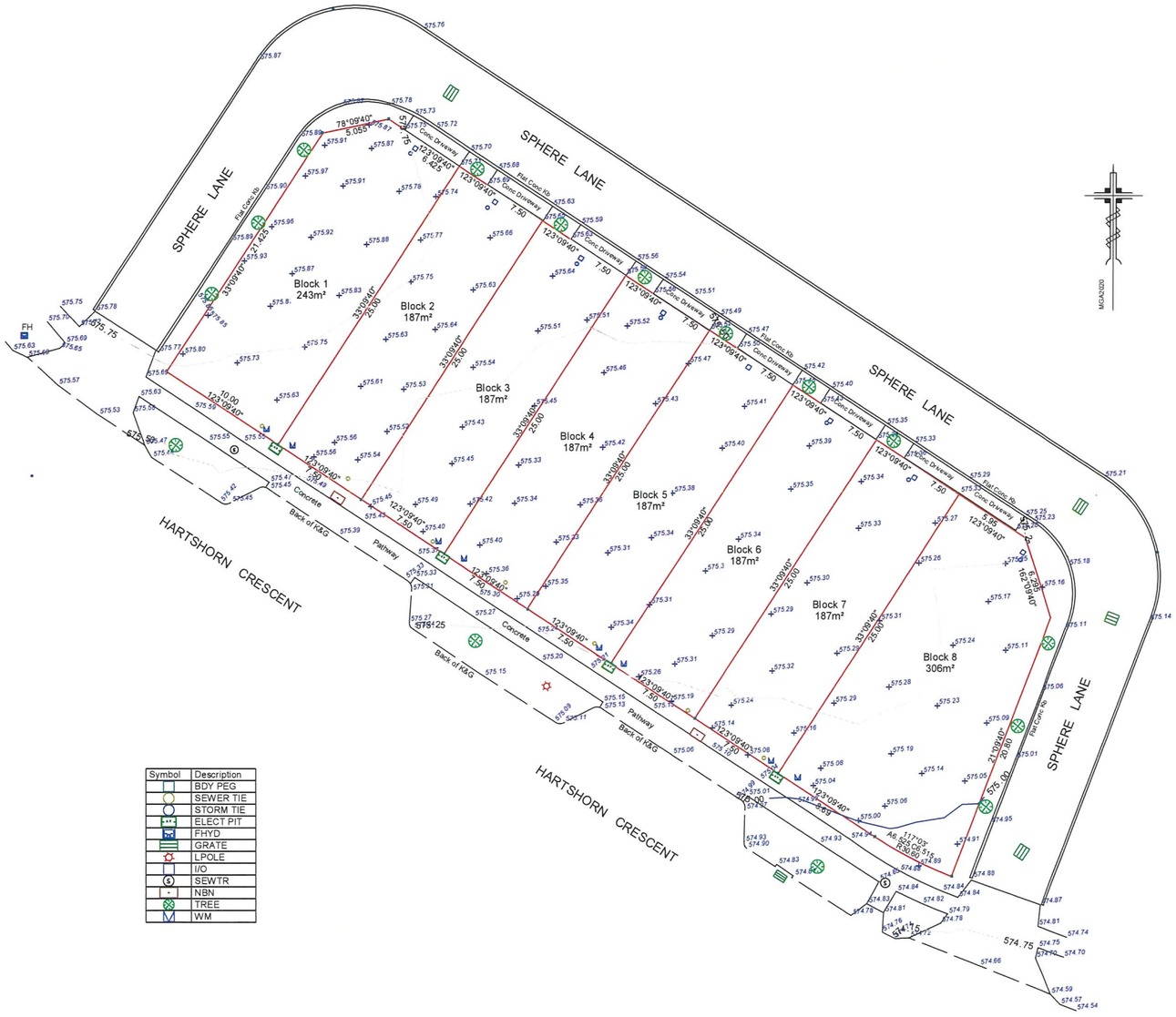
DRAWING TITLE - SITE PLAN
CLIENT - PROF HOMES

PROJECT - PROPOSED DWELLING
BLOCK - 8
SECTION - 88
SUBURB - DENMAN PROSPECT

FOR CONSTRUCTION
DATE: 22.10.2025
REVISION - **A**

JOB No: 2362
SCALE: 1:200@A2
SHEET No - **A01**



Symbol	Description
	BDY PEG
	SEWER TIE
	STORM TIE
	ELECT PIT
	FHYD
	GRATE
	LPOLE
	I/O
S	SEWTR
	NBN
	TREE
M	WM

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 BLOCKS 1 to 8 SECTION 88 HARTSHOIRN CRESCENT, DENMAN PROSPECT

CLIENT: PROF HOMES

DATUM: AHD
CONTOUR INTERVAL: 0.25m
SCALE: 1:200 (A1)
OUR REF: 58260

PETER SELFE
REGISTERED SURVEYOR
DATE: 26th JULY 2024

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

ALL PROPOSED SERVICE CONNECTIONS/DISCONNECTIONS IF ANY IN THE VERGE MUST BE DESIGNED AND UNDERTAKEN WITHOUT DAMAGE TO THE STREET TREES

THE VERGE AND STREET TREES ARE TO BE PROTECTED WITH TEMPORARY FENCING TO PREVENY ANY USE DURING CONSTRUCTION THE FENCING MUST BE PLACED SO THAT THE VERGE IS PROTECTED BUT ACCESS TO THE PEDESTRIAN NETWORK IS PROVIDED AT ALL TIMES

the development will comply with the act environment protection authority guidelines for construction and land development in 2023 Preventing Pollution form Residential Building Sites guideline.

no construction materials to be stored on verges no car parking or equipment parking permitted on verges no site sheds, storage sheds, site ammenities 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 TCCS

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

MAINTENANCE SCHEDULE

monthly
turn over stabalised construction entry material and top up as required

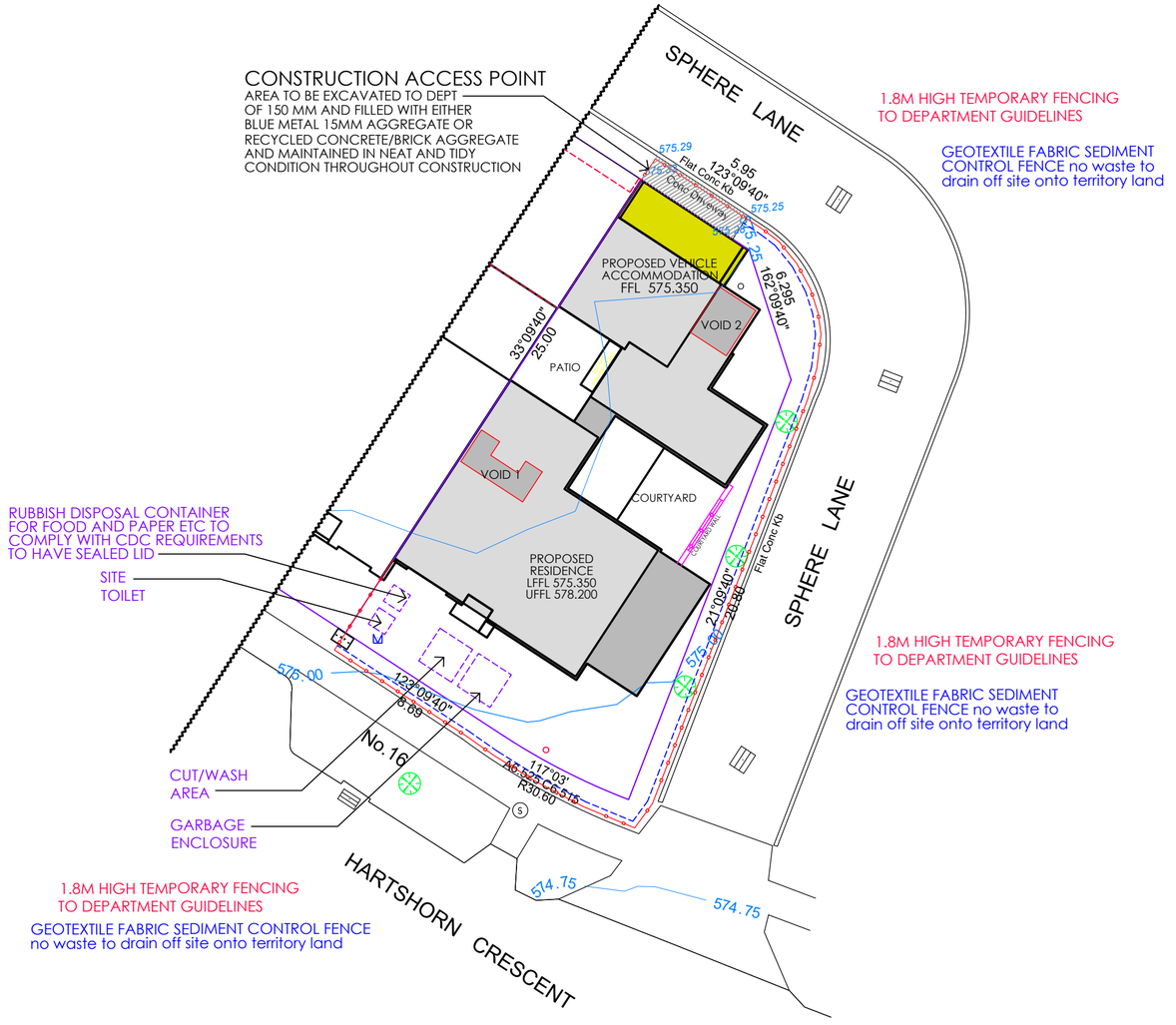
weekly
check and reinstate silt control fences

daily
sweep and remove any dirt tracked onto public roads by vehicles. all necessary steps should be taken that are practical and reasonable to minimise dust pollution on land development and construction site

during/after wet weather
limit vehicle construction access to site during and immediately following wet weather

dust management
- a water cart or sufficient water sprays shall be made available in dry and windy conditions to maintain dust supression
- water shall be applied to suppress dust from open earthworks as well as unprotected stockpiles
- stockpiles shall be either covered or seeded to prevent dust
- areas of completed earthworks shall be progressively rehabilitated with dryland grass and fenced off as soon as practicable to prevent further erosion
- the contractor shall contact actewagl to obtain an exemption to use water on the site

- builder is responsible for the reinstatement of all damage incurred to land, vegetation, services, paths and roads as a result of this construction work
- no excess spoil will be removed from site, all spoil to be reused on site
- all excess soil on street to be swept up, daily check required by builder development to comply with the environmental protection authority 2023 Preventing Pollution form Residential Building Sites guideline.



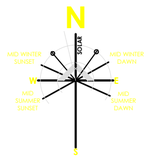
..\..\..\LMP PHOTOS\SEDIMENT 2.png

..\..\..\lmp photos\SEDIMENT 1.png

..\..\..\lmp photos\SEDIMENT 3.png

..\..\..\lmp photos\gutter1.jpg

provide kerb inlet
filter to surrounding sumps



BLK 8
SEC 88
306m²

C:\Users\Alex\Pictures\Capture cdc waste.JPG

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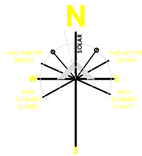
DRAWING TITLE - VERGE MANAGEMENT
SEDIMENT CONTROL
CLIENT - PROF HOMES

PROJECT - PROPOSED DWELLING
BLOCK - 8
SECTION - 88
SUBURB - DENMAN PROSPECT

FOR CONSTRUCTION
DATE: 22.10.2025
REVISION - **A**

JOB No: 2362
SCALE: 1:200@A2
SHEET No - **A03**



BLK 8
SEC 88
306m²

- UPPER FLOOR
- LOWER FLOOR
- VEHICLE ACCOMM

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

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

MIN HEIGHT OF TREES IS 2.5M AT THE TIME OF PLANTING
VERGE TO BE REINSTATED AS PART OF OVERALL LANDSCAPE WORKS
NO PLAIN CONCRETE FOR DRIVEWAY, PATHWAYS OR STAIRS

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 3M
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 5M
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 7M
MIN POT SIZE 75L
MIN SOIL VOLUME 85 M3

COMPACTED CRUSHED GRANITE
TERRACOTTA COLOUR

NON SYNTHETIC GRASS
DRYLAND GRASSING/CANTURF

COLOURED COVED CONCRETE

PLAIN COVED CONCRETE

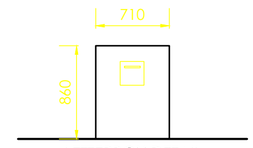
MUCLHED SURFACE

CONCRETE/PAVING/TILE
DIFFERENT COLOUR TO DRIVEWAY
TO BE LABELLED VISITOR PARKING

SHRUBS

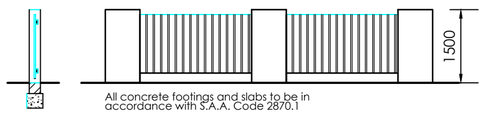
CG	CORRERA GLABRA	140MM	18
PH	PHILOTHECA MYOPOROIDES	140MM	20
WN	WESTRINGIA NARINGA	140MM	56

TOTAL NUMBER OF SHRUBS = 94



LETTERBOX DETAIL

710 X 860 X 230 LETTERBOX TO BE PAINTED RESIDENCE COLOUR OR BRICKWORK TO MATCH RESIDENCE
LETERBOX TO BE SOLID MASONRY



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

COURTYARD WALL ELEVATION

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

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)

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DRAWING TITLE - LANDSCAPE PLAN
CLIENT - PROF HOMES

PROJECT - PROPOSED DWELLING
BLOCK - 8
SECTION - 88
SUBURB - DENMAN PROSPECT

FOR CONSTRUCTION
DATE: 22.10.2025
REVISION - **A**

JOB No: 2362
SCALE: 1:200@A2
SHEET No - **A04**

DRAINAGE PLAN NO: 2362.8.8

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 RRJVCP 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

TIE POSITIONS TO BE PROVIDED TO DRAINER BY BUILDER OR LEASEE PRIOR TO CONSTRUCTION LOCATIONS SHOWN ARE INDICATIVE ONLY

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

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

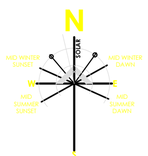
FIXTURES

1.	WATER CLOSET =	6
2.	BATH =	1
3.	BASIN =	7
4.	SHOWER =	5
5.	KITCHEN SINK =	3
6.	LAUNDRY SINK =	2
7.	URINAL =	0
8.	CLEANERS SINK =	0
9.	BIDET =	0

INTERIM PLAN

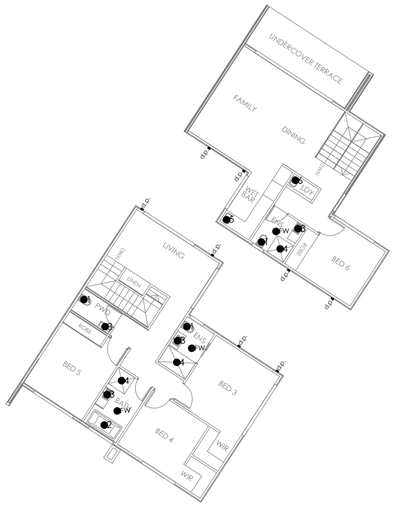
SUMP POSITIONS TO BE DETERMINED ON SITE BY DRAINER AND/OR BUILDER

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



BLK 8
SEC 88
306m²

UPPER FLOOR 2



UPPER FLOOR 1

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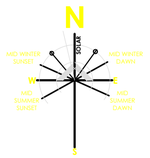
DRAWING TITLE - DRAINAGE PLAN
CLIENT - PROF HOMES

PROJECT - PROPOSED DWELLING
BLOCK - 8
SECTION - 88
SUBURB - DENMAN PROSPECT

FOR CONSTRUCTION
DATE: 22.10.2025
REVISION - **A**

JOB No: 2362
SCALE: 1:200@A2
SHEET No - **A05**



BLK 8
SEC 88
306m²

- UPPER FLOOR
- LOWER FLOOR
- VEHICLE ACCOMM
- OPEN SPACE

BLOCK AREA	306 SQM
POS REQUIRED	30%
POS REQUIRED	91.80 SQM
POS PROVIDED	121.82 SQM
	39.81 %

BLOCK AREA	306 SQM
POS REQUIRED	30%
POS REQUIRED	91.80 SQM
PLANTING AREA >2.5m REQUIRED	15%
PLANTING AREA >2.5m REQUIRED	45.90 SQM

AREAS

LOWER FLOOR	139.31 SQM
UPPER FLOOR 1	78.79 SQM
UPPER FLOOR 2	55.78 SQM
VOID 1	4.75 SQM
VOID 2	5.00 SQM
VEHICLE	39.37 SQM
TERRACE	11.06 SQM
PORCH	2.04 SQM
COURTYARD	24.51 SQM
PATIO	14.27 SQM
GFA	313.25 SQM
TOTAL AREA	365.13 SQM
SITE COVER	180.88 SQM
SITE COVER	59.11%

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DRAWING TITLE - POS
CLIENT - PROF HOMES

PROJECT - PROPOSED DWELLING
BLOCK - 8
SECTION - 88
SUBURB - DENMAN PROSPECT

FOR CONSTRUCTION
DATE: 22.10.2025
REVISION - **A**

JOB No: 2362
SCALE: 1:200@A2
SHEET No - **A06**

BLK 8
SEC 88
306m²

- UPPER FLOOR
- LOWER FLOOR
- VEHICLE ACCOMM
- OPEN SPACE

BLOCK AREA	306 SQM
POS REQUIRED	30%
POS REQUIRED	91.80 SQM
PLANTING AREA >2.5m REQUIRED	15%
PLANTING AREA >2.5m REQUIRED	45.90 SQM

AREAS

LOWER FLOOR	139.31 SQM
UPPER FLOOR 1	78.79 SQM
UPPER FLOOR 2	55.78 SQM
VOID 1	4.75 SQM
VOID 2	5.00 SQM
VEHICLE	39.37 SQM
TERRACE	11.06 SQM
PORCH	2.04 SQM
COURTYARD	24.51 SQM
PATIO	14.27 SQM
GFA	313.25 SQM
TOTAL AREA	365.13 SQM
SITE COVER	180.88 SQM
SITE COVER	59.11%

BLOCK AREA	306 SQM
PLANTING AREA >2.5m REQUIRED	15%
PLANTING AREA >2.5m REQUIRED	45.90 SQM
PLANTING AREA PROVIDED	84.54 SQM
	27.63%

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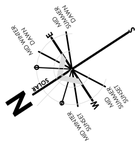
DRAWING TITLE - PLANTING AREA > 2.5M
CLIENT - PROF HOMES

PROJECT - PROPOSED DWELLING
BLOCK - 8
SECTION - 88
SUBURB - DENMAN PROSPECT

FOR CONSTRUCTION
DATE: 22.10.2025
REVISION - **A**

JOB No: 2362
SCALE: 1:200@A2
SHEET No - **A07**

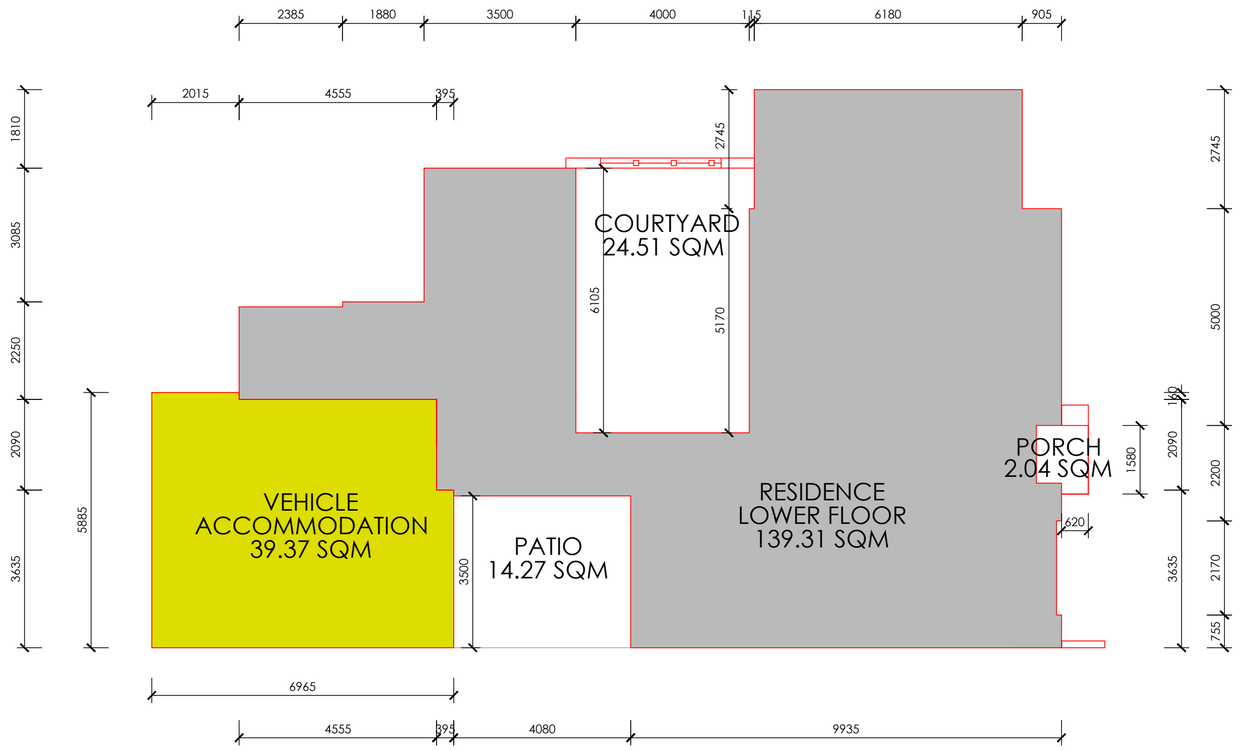


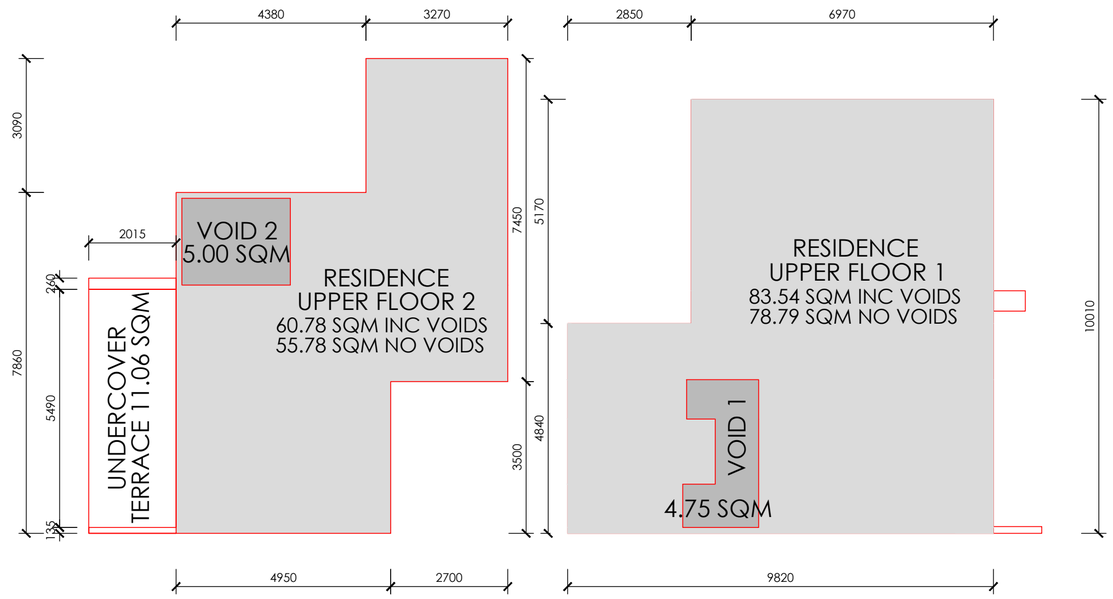
BLK8
SEC 88
306m²

LOWER FLOOR

UPPER FLOOR

VEHICLE ACCOMM





AREAS

LOWER FLOOR	139.31 SQM
UPPER FLOOR 1	78.79 SQM
UPPER FLOOR 2	55.78 SQM
VOID 1	4.75 SQM
VOID 2	5.00 SQM
VEHICLE	39.37 SQM
TERRACE	11.06 SQM
PORCH	2.04 SQM
COURTYARD	24.51 SQM
PATIO	14.27 SQM
GFA	313.25 SQM
TOTAL AREA	365.13 SQM
SITE COVER	180.88 SQM
SITE COVER	59.11%

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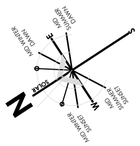
DRAWING TITLE - AREA PLANS
CLIENT - PROF HOMES

PROJECT - PROPOSED DWELLING
BLOCK - 8
SECTION - 88
SUBURB - DENMAN PROSPECT

FOR CONSTRUCTION
DATE: 22.10.2025
REVISION - A

JOB No: 2362
SCALE: 1:100@A2
SHEET No - **A08**



BLK8
SEC 88
306m²

ALL TRUSSES UNDER 8 DEGREES
TO HAVE A 400MM UPSTAND

FRL OF 60/60/60 WITHIN 900MM
OF BOUNDARY IN ACCORDANCE
WITH NCC 3.7.2.4

ROOF PROFILE TYPE TO COMPLY
WITH NCC 3.5.1.3

ALL WINDOWS TO BE
DOUBLE GLAZED

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.

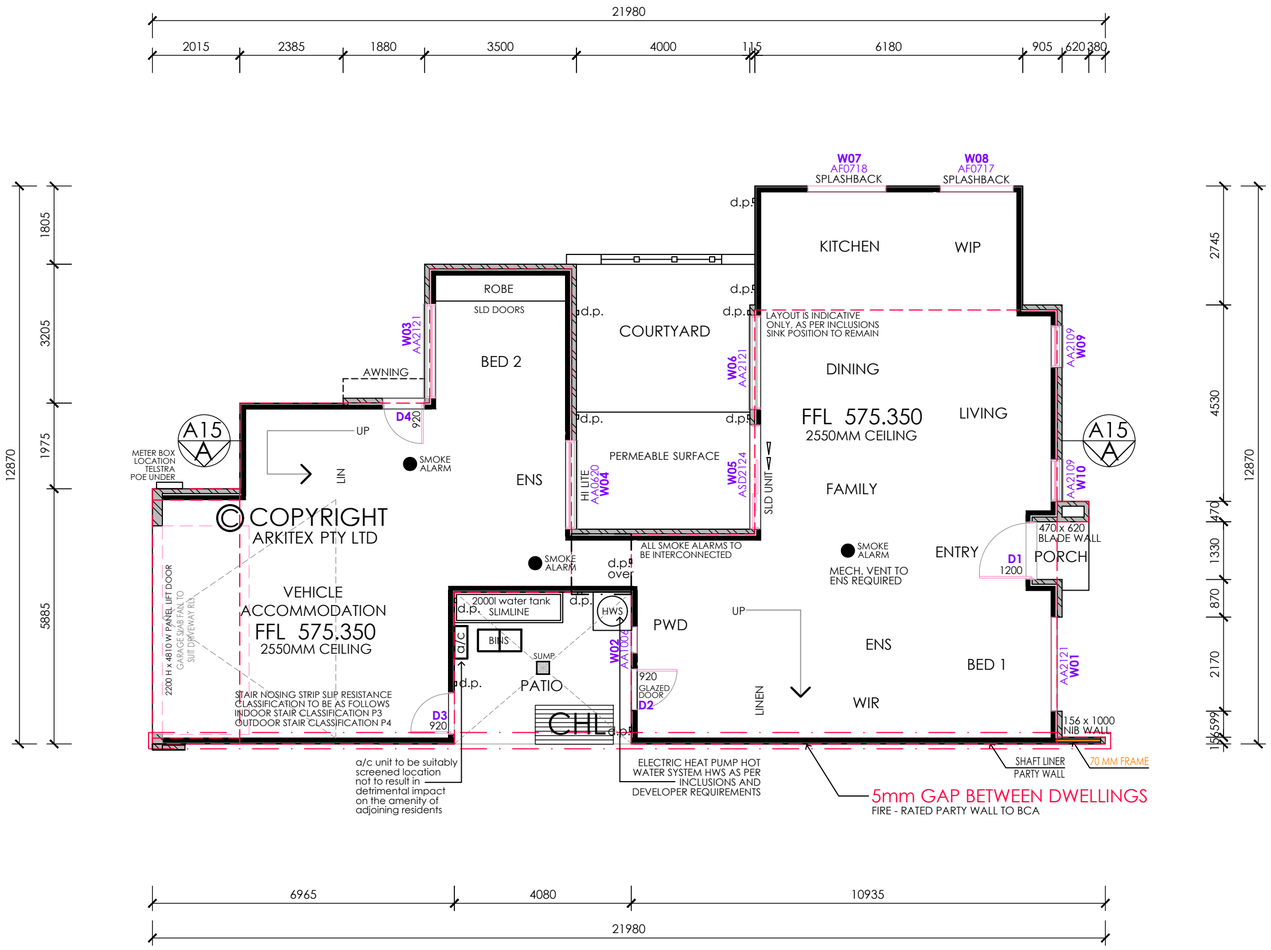
AT LEAST ONE SHOWER TO BE PROVIDED WITH A HOBLESS AND STEP-FREE ENTRY

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 JAMB WITH A CLEAR OPENING OF 820mm

MINIMUM THREE STAR WELS RATED PLUMBING FIXTURES.



AREAS

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VOID 1	4.75 SQM
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TOTAL AREA	365.13 SQM

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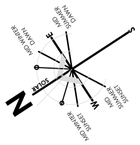
DRAWING TITLE - PUBLIC REGISTER
LOWER FLOOR PLAN
CLIENT - PROF HOMES

PROJECT - PROPOSED DWELLING
BLOCK - 8
SECTION - 88
SUBURB - DENMAN PROSPECT

FOR CONSTRUCTION
DATE: 22.10.2025
REVISION - A

JOB No: 2362
SCALE: 1:100@A2
SHEET No - **A09**



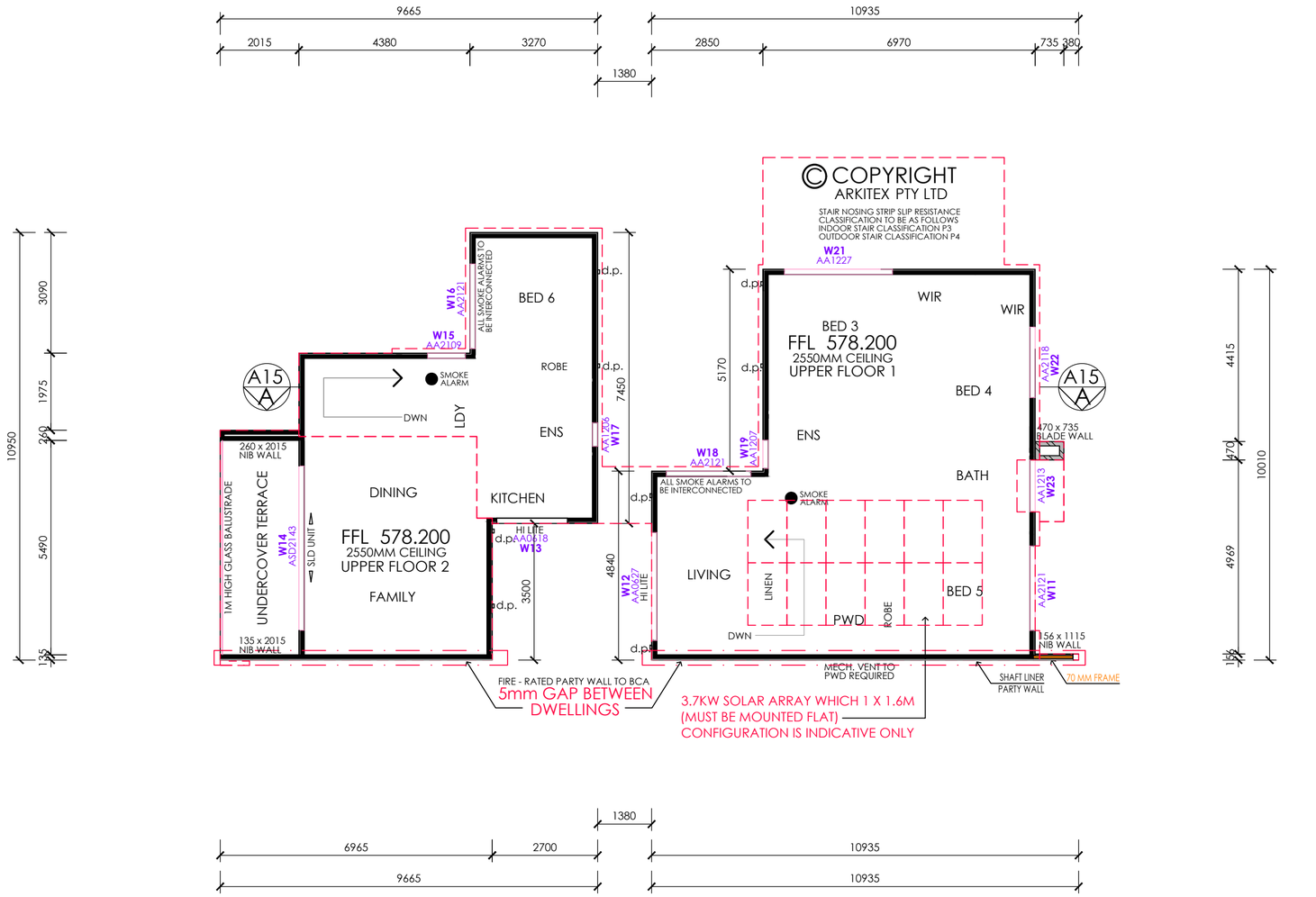
BLK8
SEC 88
306m²

ALL TRUSSES UNDER 8 DEGREES
TO HAVE A 400MM UPSTAND

FRL OF 60/60/60 WITHIN 900MM
OF BOUNDARY IN ACCORDANCE
WITH NCC 3.7.2.4

ROOF PROFILE TYPE TO COMPLY
WITH NCC 3.5.1.3

ALL WINDOWS TO BE
DOUBLE GLAZED



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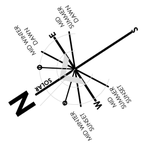
DRAWING TITLE - PUBLIC REGISTER
UPPER FLOOR PLAN
CLIENT - PROF HOMES

PROJECT - PROPOSED DWELLING
BLOCK - 8
SECTION - 88
SUBURB - DENMAN PROSPECT

FOR CONSTRUCTION
DATE: 22.10.2025
REVISION - A

JOB No: 2362
SCALE: 1:100@A2
SHEET No - **A10**



BLK8
SEC 88
306m²

ALL TRUSSES UNDER 8 DEGREES
TO HAVE A 400MM UPSTAND

FRL OF 60/60/60 WITHIN 900MM
OF BOUNDARY IN ACCORDANCE
WITH NCC 3.7.2.4

ROOF PROFILE TYPE TO COMPLY
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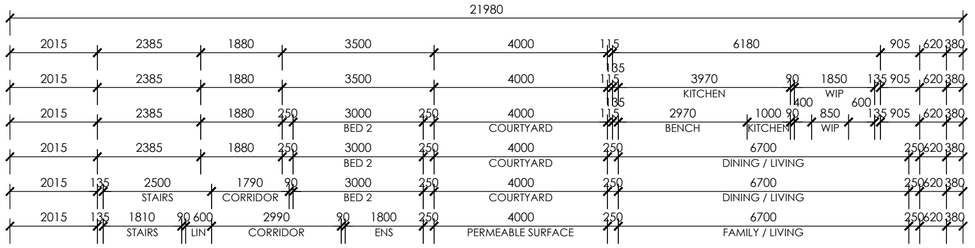

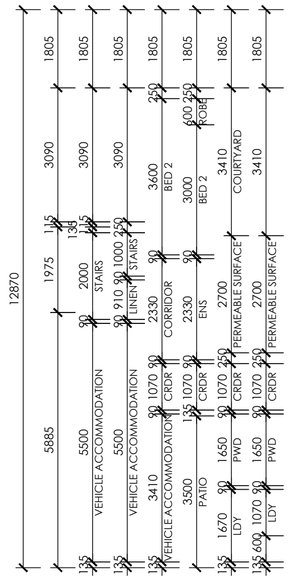

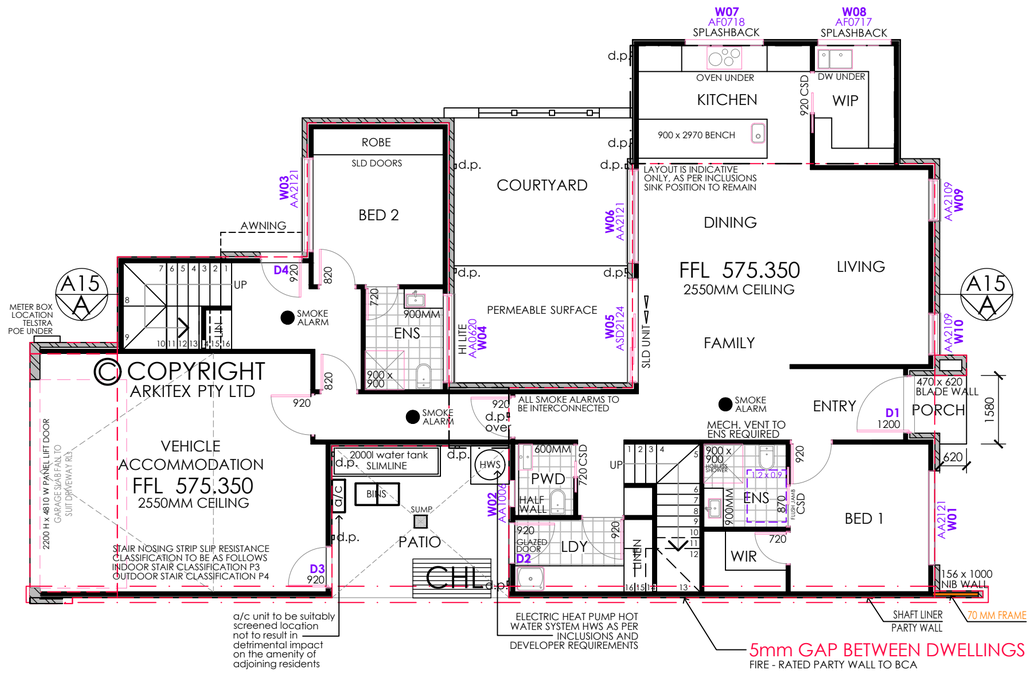

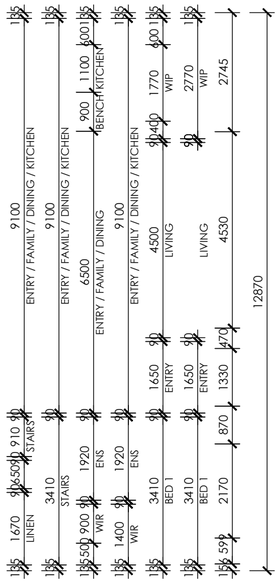

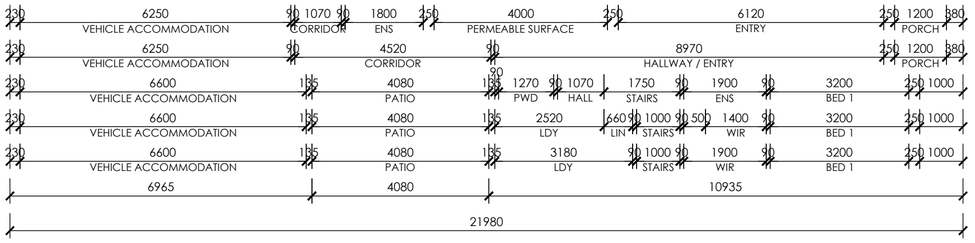

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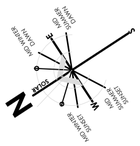
DRAWING TITLE - LOWER FLOOR PLAN
CLIENT - PROF HOMES

PROJECT - PROPOSED DWELLING
BLOCK - 8
SECTION - 88
SUBURB - DENMAN PROSPECT

FOR CONSTRUCTION
DATE: 22.10.2025
REVISION - A

JOB No: 2362
SCALE: 1:100@A2
SHEET No - **A11**



BLK8
SEC 88
306m²

ALL TRUSSES UNDER 8 DEGREES
TO HAVE A 400MM UPSTAND

FRL OF 60/60/60 WITHIN 900MM
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ROOF PROFILE TYPE TO COMPLY
WITH NCC 3.5.1.3

ALL WINDOWS TO BE
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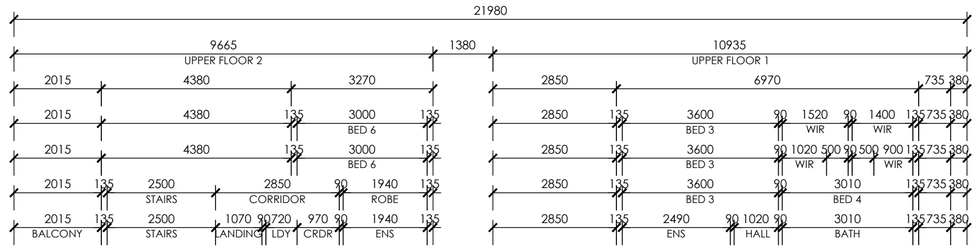
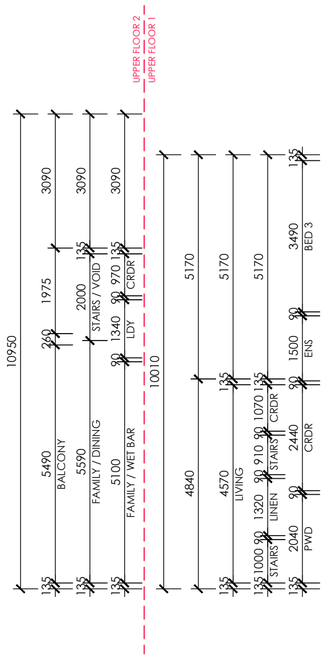
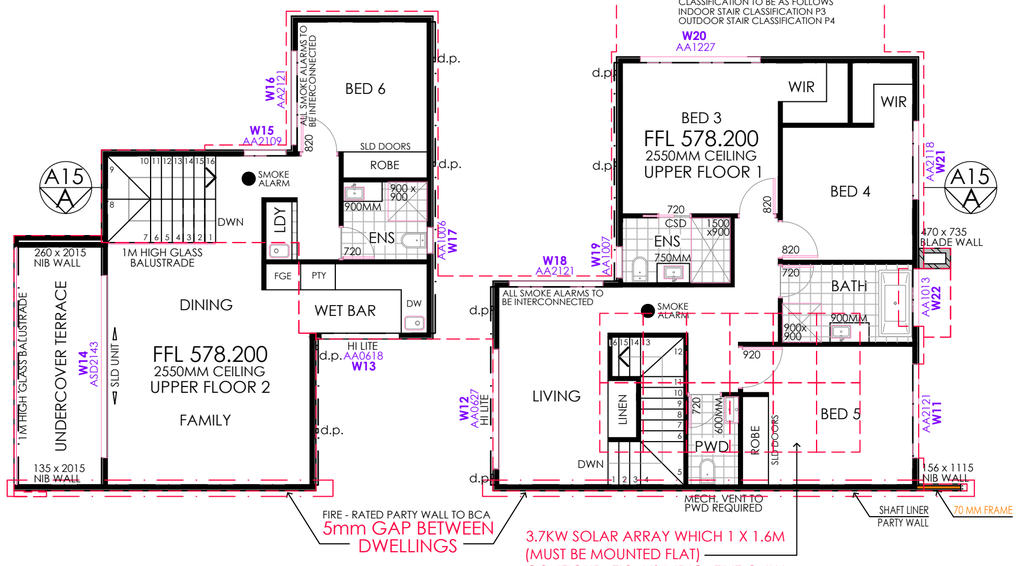
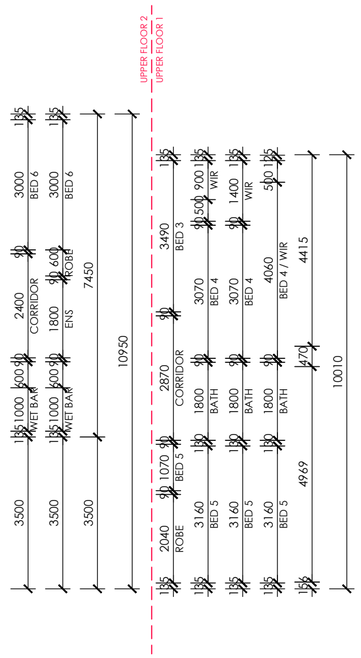
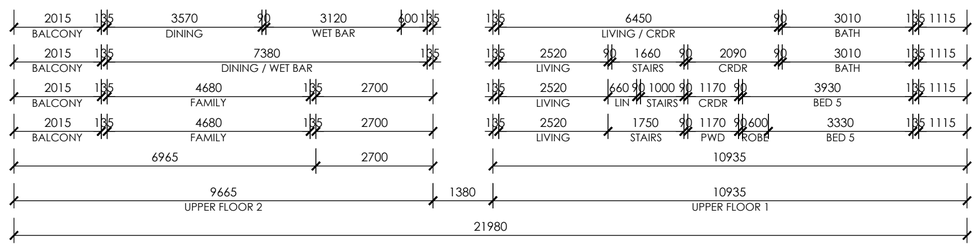






STAIR NOSING STRIP SLIP RESISTANCE CLASSIFICATION TO BE AS FOLLOWS
INDOOR STAIR CLASSIFICATION P3
OUTDOOR STAIR CLASSIFICATION P4





AREAS

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DRAWING TITLE - UPPER FLOOR PLAN
CLIENT - PROF HOMES

PROJECT - PROPOSED DWELLING
BLOCK - 8
SECTION - 88
SUBURB - DENMAN PROSPECT

FOR CONSTRUCTION
DATE: 22.10.2025
REVISION - A

JOB No: 2362
SCALE: 1:100@A2
SHEET No - **A12**

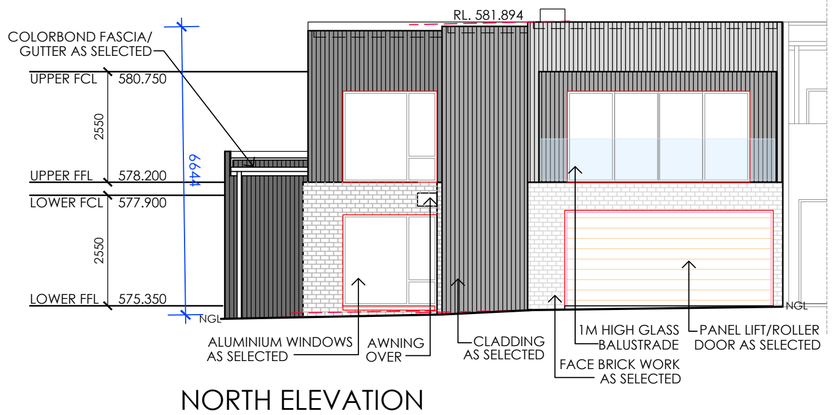
SCHEDULE OF EXTERNAL FINISHES & COLOURS:

MONUMENT TO: ROOF, GUTTER, FASCIA, DOWNPIPES WINDOW FRAME AXON CLADDING GARAGE DOOR COURT YARD WALL SLATS

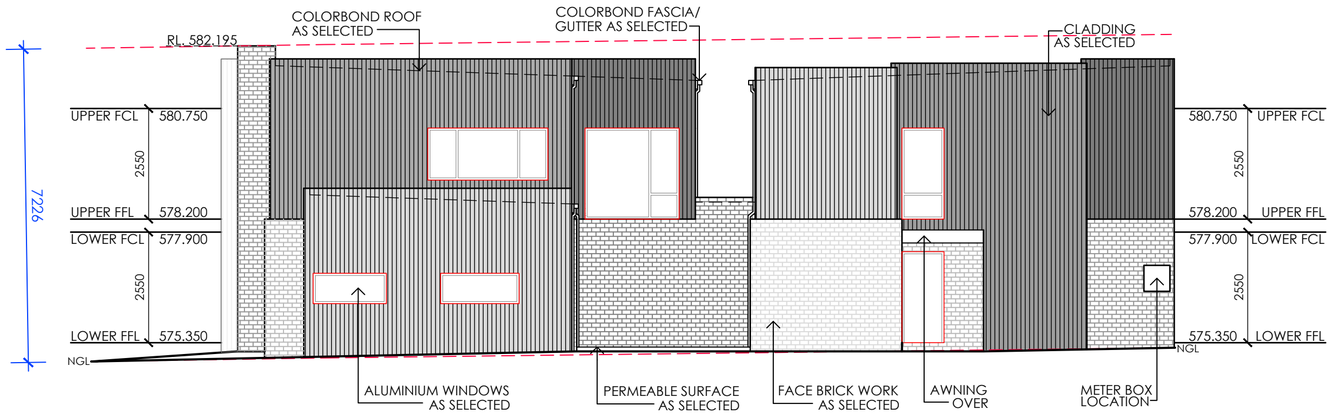
DULUX NARROW NECK QUARTER TO: RENDER

CENIZA TO: PGH FACE BRICK - MORADA RANGE

5% BLACK OXIDE TO: DRIVEWAY



NORTH ELEVATION



EAST ELEVATION

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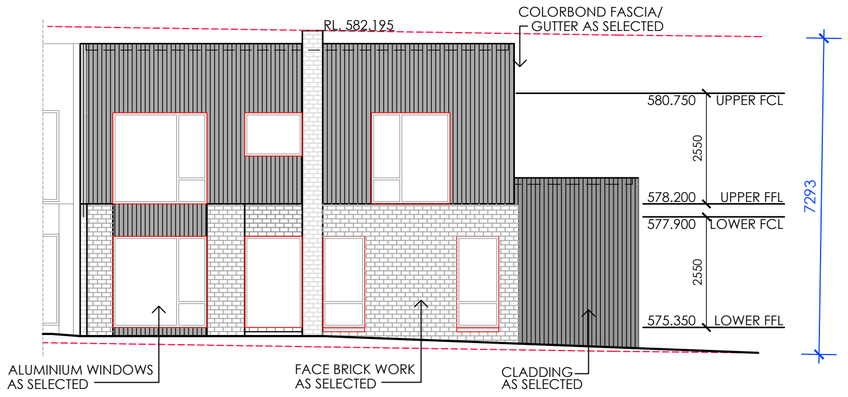
DRAWING TITLE - NORTH / EAST ELEVATION
CLIENT - PROF HOMES

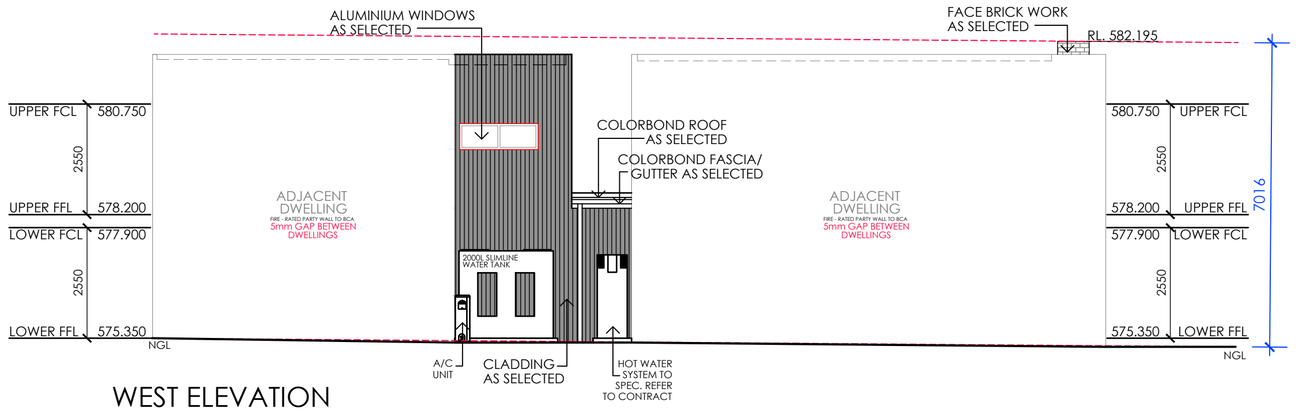
PROJECT - PROPOSED DWELLING
BLOCK - 8
SECTION - 88
SUBURB - DENMAN PROSPECT

FOR CONSTRUCTION
DATE: 22.10.2025
REVISION - A

JOB No: 2362
SCALE: 1:100@A2
SHEET No - **A13**



SOUTH ELEVATION



WEST ELEVATION

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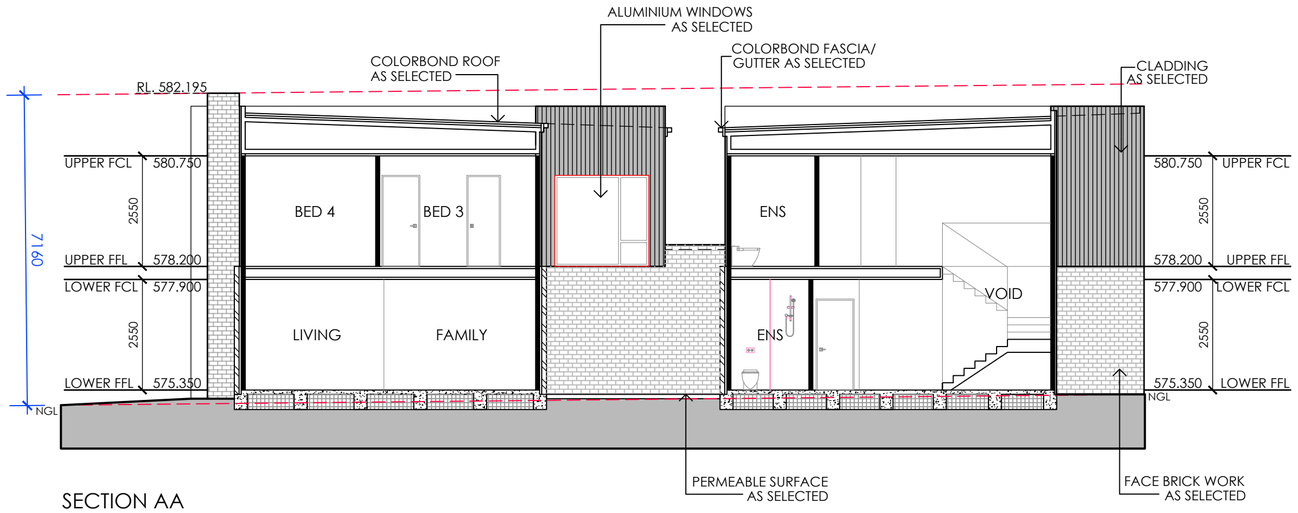
DRAWING TITLE - SOUTH / WEST ELEVATION
CLIENT - PROF HOMES

PROJECT - PROPOSED DWELLING
BLOCK - 8
SECTION - 88
SUBURB - DENMAN PROSPECT

FOR CONSTRUCTION
DATE: 22.10.2025
REVISION - A

JOB No: 2362
SCALE: 1:100@A2
SHEET No - **A14**



SECTION AA

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DRAWING TITLE - SECTION AA
CLIENT - PROF HOMES

PROJECT - PROPOSED DWELLING
BLOCK - 8
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FOR CONSTRUCTION
DATE: 22.10.2025
REVISION - A

JOB No: 2362
SCALE: 1:100@A2
SHEET No - **A15**

ALL TIMBER FRAMING AND CONSTRUCTION MUST COMPLY WITH THE CURRENT VERSION OF THE TIMBER FRAMING CODE AS 1684 AND THE NCC. STRUCTURAL ENGINEER TO PROVIDE STRUCTURAL FRAME DESIGN AND BRACING LAYOUT

TIMBER TRUSS MANUFACTURER TO PROVIDE CERTIFIED TRUSS LAYOUT PLAN AND BRACING DETAILS

TRUSS MANUFACTURER TO CONFIRM ROOF DESIGN PRIOR TO COMMENCEMENT OF CONSTRUCTION

ALL TRUSSES WITH ROOF PITCH UNDER 8 DEGREES TO HAVE A 400MM UPSTAND AS SHOWN

APPROXIMATE FLAT ROOF AREA INCLUDING EAVES IS 168 SQM
ROOFER/BUILDER TO CONFIRM AREA PRIOT TO CONSTRUCTION

COLORBOND ROOF WHEN PITCH IS ABOVE 5 DEGREES
TRIMDEK ROOF WHEN PITCH IS BETWEEN 2-5 DEGREES
CLIPLOCK ROOF WHEN PITCH IS UNDER 2 DEGREES

FRL OF 60/60/60 WITHIN 900MM OF BOUNDARY IN ACCORDANCE WITH THE NCC

ROOF PROFILE TYPE TO COMPLY WITH THE NCC

TRUSS MANUFACTURER TO CONFIRM COMPLIANCE WITH MIN. HEAD HEIGHT CLEARANCES OVER STAIRS AND ADJUST UPSTAND DIMENSION TO SUIT PRIOR TO COMMENCEMENT OF CONSTRUCTION

VENTILATION DEVICE
COR-VENT 25K 100
= AT HIGH SIDE OF SKILLION

VENTILATION DEVICE
Over Fascia Vent
25mm FV25
= ABOVE THE FASCIA

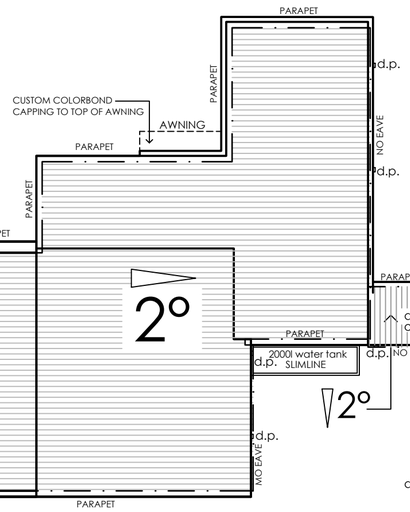
Table 10.8.3: Roof space ventilation requirements

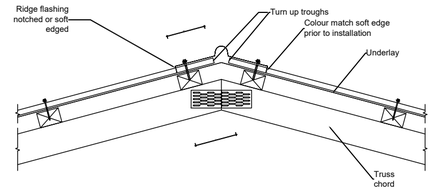
Roof pitch	Ventilation openings
< 10°	25,000 mm²/m provided at each of two opposing ends
≥ 10° and < 15°	25,000 mm²/m provided at the eaves and 5,000 mm²/m at high level
≥ 15° and < 75°	7,000 mm²/m provided at the eaves and 5,000 mm²/m at high level, plus an additional 18,000 mm²/m at the eaves if the roof has a cathedral ceiling

Table Notes

(1) Ventilation openings are specified as a minimum free open area per metre length of the longest horizontal dimension of the roof.

(2) For the purposes of this Table, high level openings are openings provided at the ridge or not more than 900 mm below the ridge or highest point of the roof space, measured vertically.





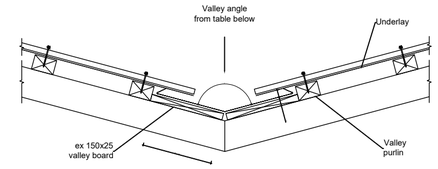
* WHERE ROOFS HAVE PITCHES LESS THAN 12.5 DEGREES VALLEY GUTTERS MAY BE DESIGNED AS BOX GUTTERS IN ACCORDANCE WITH AS/NZS 3500.3 OR AS A PERFORMANCE SOLUTION BY A PROFESSIONAL ENGINEER OR OTHER APPROPRIATELY QUALIFIED PERSON AS PER THE NCC.

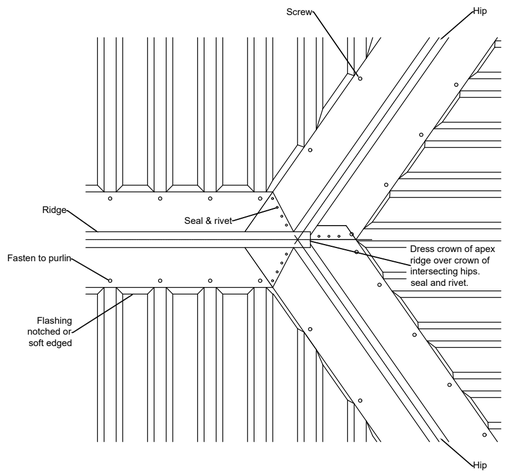
Roof Pitch	8	10	15	20	25	30	35	45
Dimension X mm	N/A*	N/A*	162	156	150	143	134	115
Dimension Y mm	N/A*	N/A*	212	206	200	193	184	165

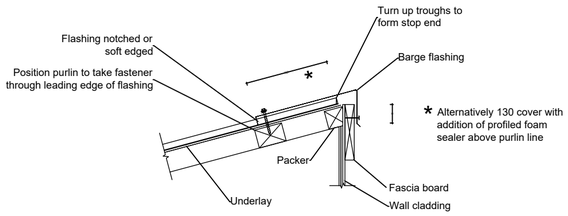
For standard ridge using ex 50mm purlins on flat

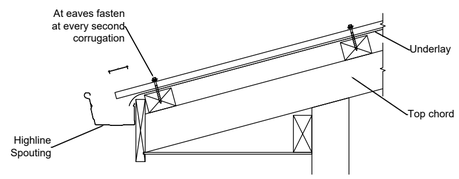
Valley Angles and Catchments

Roof Pitch	<8°	8°	10°	15°	20°	25°	30°	35°	45°
Valley Angle	N/A*	N/A*	N/A*	159	152	145	139	132	120
Maximum Catchment	N/A*	N/A*	N/A*	27m²	35m²	43m²	52m²	63m²	75m²









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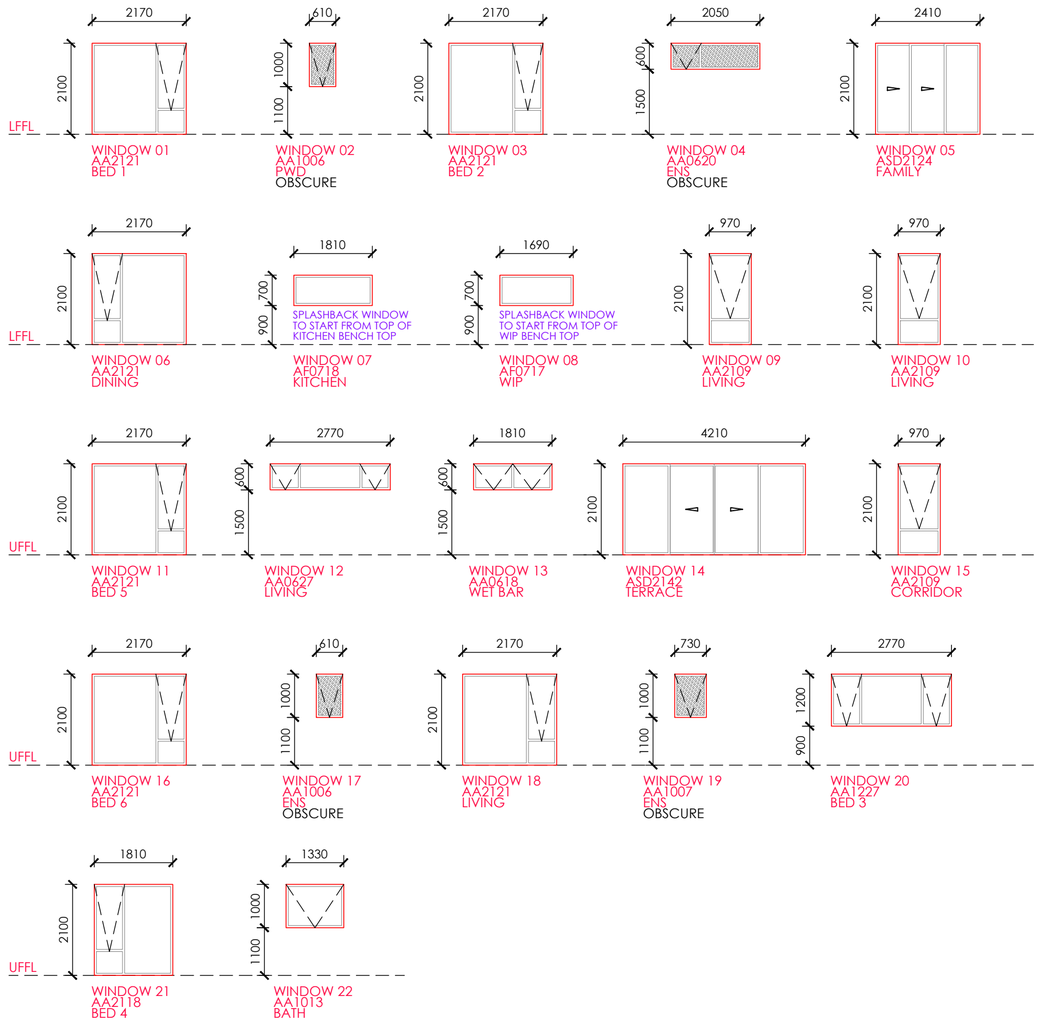
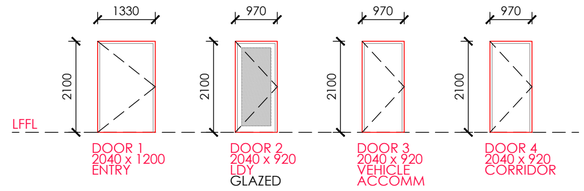
DRAWING TITLE - ROOF PLAN
CLIENT - PROF HOMES

PROJECT - PROPOSED DWELLING
BLOCK - 8
SECTION - 88
SUBURB - DENMAN PROSPECT

FOR CONSTRUCTION
DATE: 22.10.2025
REVISION - A

JOB No: 2362
SCALE: 1:100@A2
SHEET No - **A16**





ALL WINDOWS TO BE
DOUBLE GLAZED

ALL INTERNAL DOORS TO BE 2040MM
ALL WINDOWS PITCHED AT 2100MM
UNLESS SHOWN OTHERWISE

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DRAWING TITLE - WINDOW & DOOR SCHEDULE
CLIENT - PROF HOMES

PROJECT - PROPOSED DWELLING
BLOCK - 8
SECTION - 88
SUBURB - DENMAN PROSPECT

FOR CONSTRUCTION
DATE: 22.10.2025
REVISION - A

JOB No: 2362
SCALE: 1:100@A2
SHEET No - **A17**

ELECTRICAL AND LIGHTING LEGEND

LIGHTING PLAN
only include if marked

- OYSTER LIGHT
- PENDANT 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 — PHONE POINT
- data — DATA POINT
- FOXTEL
- in wall conduit
- nbn — NBN CONDUIT PROVISIONS /POWERPOINT
- tv outlet

POWER POINT EXTRAS
only include if marked

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

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DRAWING TITLE - ELECTRICAL & LIGHTING LEGEND
CLIENT - PROF HOMES

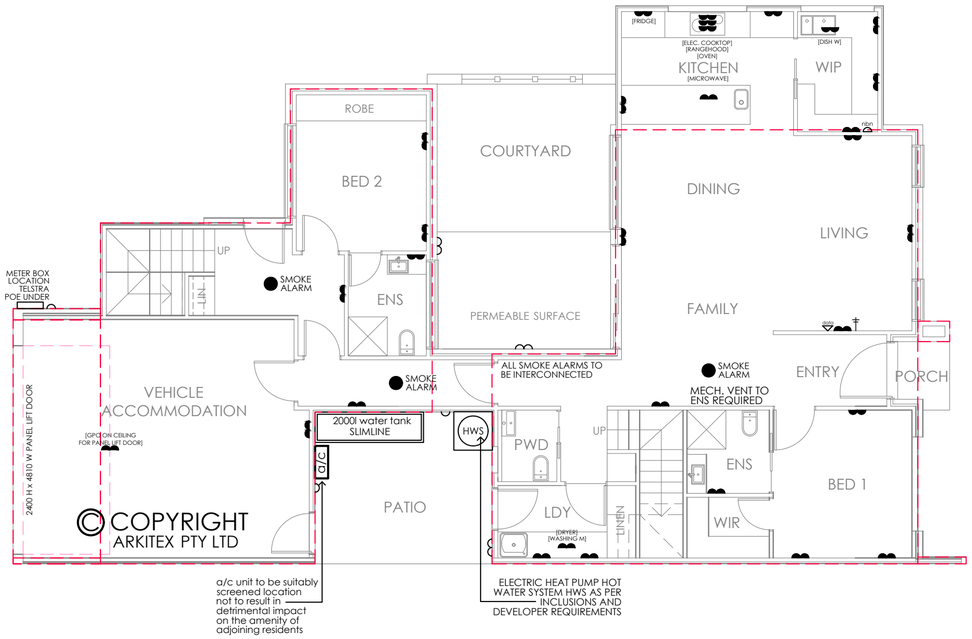
PROJECT - PROPOSED DWELLING
BLOCK - 8
SECTION - 88
SUBURB - DENMAN PROSPECT

FOR CONSTRUCTION
DATE: 22.10.2025
REVISION - A

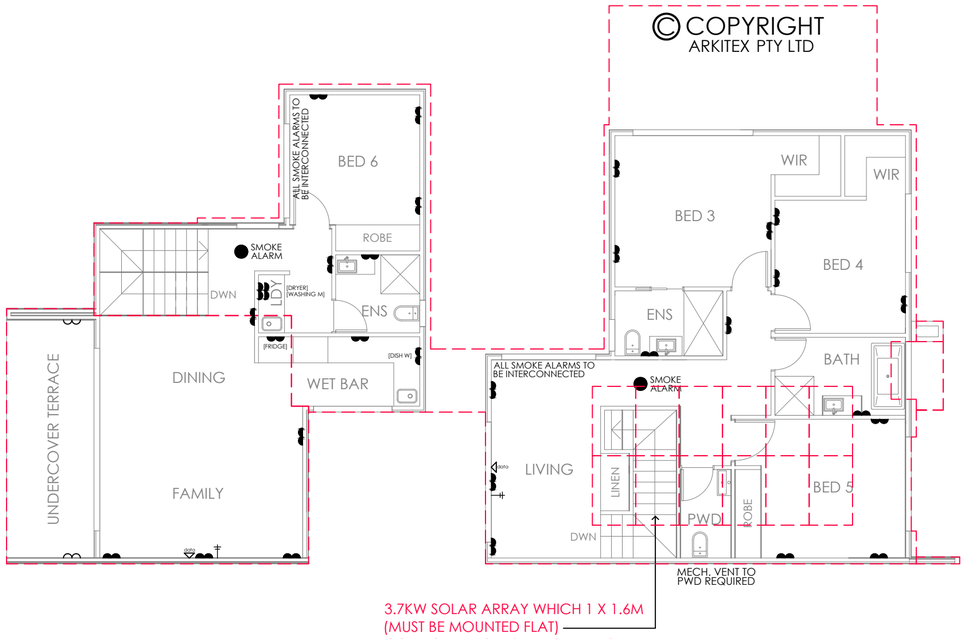
JOB No: 2362
SCALE: 1:100@A2
SHEET No - **A18**

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 abouve floor level



LOWER FLOOR
ELECTRICAL PLAN



UPPER FLOOR 2
ELECTRICAL PLAN

UPPER FLOOR 1
ELECTRICAL PLAN

ELECTRICAL LAYOUT INDICATIVE ONLY SUBJECT TO
APPROVAL FROM BUILDER AND OWNER INCLUSIONS
LIST TAKES PRECEDENCE OVER LAYOUT

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DRAWING TITLE - ELECTRICAL PLANS
CLIENT - PROF HOMES

PROJECT - PROPOSED DWELLING
BLOCK - 8
SECTION - 88
SUBURB - DENMAN PROSPECT

FOR CONSTRUCTION
DATE: 22.10.2025
REVISION - A

JOB No: 2362
SCALE: 1:100@A2
SHEET No - **A19**

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
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gpo's mounted 200mm above floor level or 200mm
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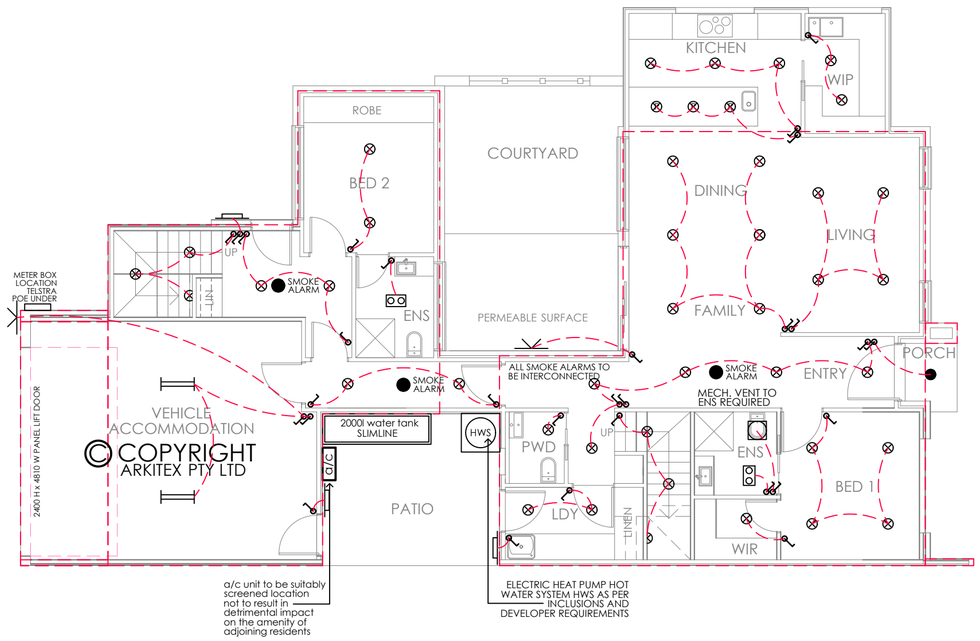
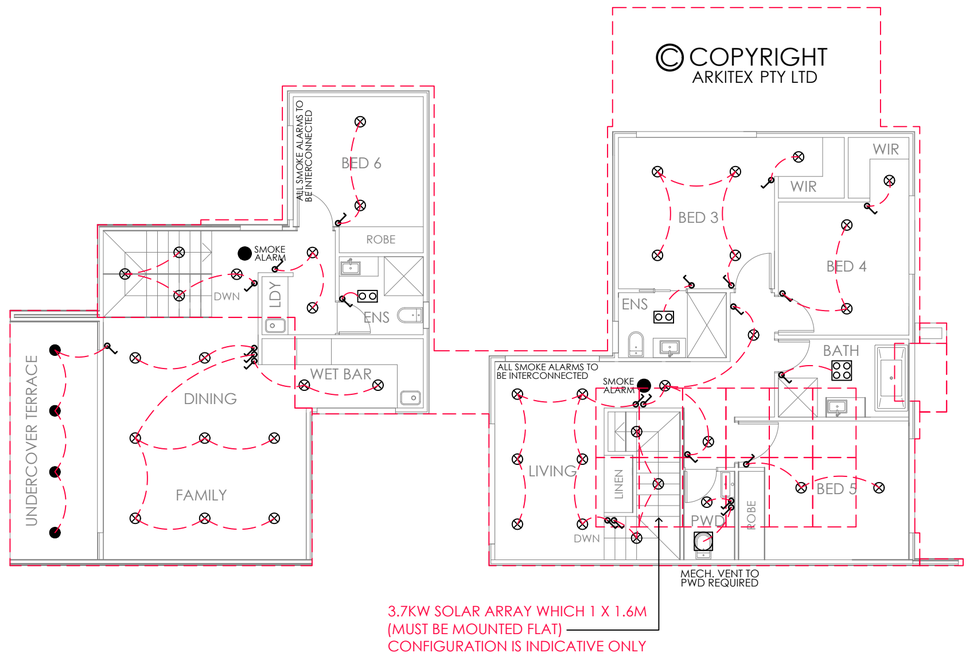


LOWER FLOOR
ELECTRICAL PLAN



UPPER FLOOR 2
ELECTRICAL PLAN

UPPER FLOOR 1
ELECTRICAL PLAN

LIGHTING LAYOUT INDICATIVE ONLY SUBJECT TO
APPROVAL FROM BUILDER AND OWNER INCLUSIONS
LIST TAKES PRECEDENCE OVER LAYOUT

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DRAWING TITLE - LIGHTING PLANS
CLIENT - PROF HOMES

PROJECT - PROPOSED DWELLING
BLOCK - 8
SECTION - 88
SUBURB - DENMAN PROSPECT

FOR CONSTRUCTION
DATE: 22.10.2025
REVISION - A

JOB No: 2362
SCALE: 1:100@A2
SHEET No - **A20**

BUILDING WORKS TO COMPLY WITH THE ***NCC 2022 & ABCB HOUSING PROVISIONS***
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
NCC/ABCB 3.2 & 3.3.3
- 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
NCC H1P1, H1D3(2) & AS 4678
- 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
NCC / ABCB 2.2
- 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
NCC / ABCB 4.2
- FOOTINGS TO BE IN ACCORDANCE WITH AS 2870 PART 1.

REINFORCED CONCRETE
NCC / ABCB 4.2
- 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
NCC / ABCB SECTION 5 &
- 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
NCC / ABCB SECTION 5
- 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
NCC / ABCB SECTION 5 & 5.6.7
- 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
NCC / ABCB 6.3
- ALL STEEL WORK SHALL BE IN ACCORDANCE WITH THE ENGINEERS DRAWINGS, DETAILS AND SPECIFICATIONS.

TIMBER FRAMING
NCC H1D6
- 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
NCC/ABCB 7.2 &7.4
- 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
NCC/ABCB 3.3
- 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
NCC/ABCB 10.2
- 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
NCC H7D2
- ALL POOL FENCING SHALL BE A MIN 1200MM HIGH AND IN ACCORDANCE WITH AS 1926.1 - 2012.

STAIR REQUIREMENTS
NCC / ABCB 11.2
- 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
NCC/ABCB 9.5
- 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
NCC/ABCB 8.1, 8.2, 8.3 &8.4
- 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
NCC / ABCB 11.2 ,10.2 &H2D8
- 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
NCC / ABCB 10.8

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

- NCC 2022 / ABCB HOUSING PROVISIONS
- TERMITE MANAGEMENT SYSTEM IS TO BE IN ACCORDANCE WITH ABCB HOUSIN PROVISIONS PART 3.4
- 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.
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CLIENT - PROF HOMES

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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 IN EXCESS OF TWO METERS IS POSSIBLE AND INJURY IS LIKELY TO RESULT FROM SUCH A FALL. THE BUILDER SHOULD PROVIDE A SUITABLE BARRIER WHEREVER A PERSON IS REQUIRED TO WORK IN A SITUATION WHERE FALLING MORE THAN TWO METERS IS A POSSIBILITY.

1.1.2 DURING OPERATION 0R 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 0R 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 ENSUREB 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.

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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.

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PROJECT - PROPOSED DWELLING
BLOCK - 8
SECTION - 88
SUBURB - DENMAN PROSPECT

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SHEET No - **A23**

NCC 2022 / ABCB HOUSING PROVISIONS 10.2 WET AREA WATERPROOFING

10.2.1 WET AREAS

(1)BUILDING ELEMENTS IN WET AREAS WITHIN A BUILDING MUST BE PROTECTED WITH A WATERPROOFING SYSTEM.

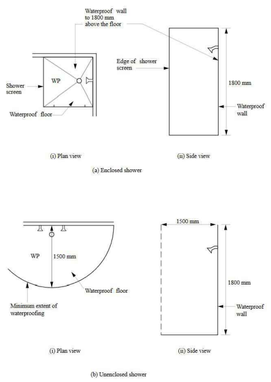
(2)THE WATERPROOFING SYSTEM IN (1) MUST BE EITHER WATERPROOF OR WATER RESISTANT IN ACCORDANCE WITH 10.2.2 TO 10.2.6.

10.2.2 SHOWER AREA (ENCLOSED AND UNENCLOSED)

(1)FOR A SHOWER AREA WITH A HOB, STEP-DOWN OR LEVEL THRESHOLD, THE FOLLOWING APPLIES:

THE FLOOR OF THE SHOWER AREA MUST BE WATERPROOF, INCLUDING ANY HOB OR STEP-DOWN (SEE FIGURE 10.2.2); AND
THE WALLS OF THE SHOWER AREA MUST BE WATERPROOF NOT LESS THAN 1800 MM ABOVE THE FLOOR SUBSTRATE (SEE FIGURE 10.2.2).
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).
WALL/FLOOR JUNCTIONS WITHIN THE SHOWER AREA MUST BE WATERPROOF (SEE FIGURE 10.2.2).
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.

FIGURE 10.2.2 EXTENT OF TREATMENT FOR SHOWER AREAS — CONCRETE COMPRESSED FIBRE-CEMENT AND FIBRE-CEMENT SHEET FLOORS



10.2.3 AREA OUTSIDE SHOWER AREA

(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 particle board, plywood and other timber based flooring materials, the floor of the room must be waterproof.

(3)Wall/floor junctions must be—

waterproof; and
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

(1)FOR AREAS ADJACENT TO ALL BATHS AND SPAS, THE FOLLOWING APPLIES:

FOR CONCRETE, COMPRESSED FIBRE-CEMENT AND FIBRE-CEMENT SHEET FLOORING, THE FLOOR OF THE ROOM MUST BE WATER RESISTANT.
FOR TIMBER FLOORS INCLUDING PARTICLEBOARD, PLYWOOD AND OTHER TIMBER BASED FLOORING MATERIALS, THE FLOOR OF THE ROOM MUST BE WATERPROOF.
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:

WALLS MUST BE WATER RESISTANT (SEE FIGURE 10.2.4A AND FIGURE 10.2.4B)—
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
FOR ALL EXPOSED SURFACES BELOW VESSEL LIP.
WALL JUNCTIONS AND JOINTS MUST BE WATER RESISTANT WITHIN 150 MM ABOVE A VESSEL FOR THE EXTENT OF THE VESSEL.
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:

FOR FLOORS AND HORIZONTAL SURFACES:
ANY SHELF AREA ADJOINING THE BATH OR SPA MUST BE WATERPROOF AND INCLUDE A WATERSTOP UNDER THE VESSEL LIP.
THERE ARE NO REQUIREMENTS FOR THE FLOOR UNDER A BATH OR SPA.
FOR WALLS:
WATERPROOF TO NOT LESS THAN 150 MM ABOVE THE LIP OF A BATH OR SPA.
THERE ARE NO REQUIREMENTS FOR THE FLOOR UNDER A BATH OR SPA.

FOR WALL JUNCTIONS AND JOINTS, THE FOLLOWING APPLIES:
WATERPROOF JUNCTIONS WITHIN 150 MM OF A BATH OR SPA.
THERE ARE NO REQUIREMENTS FOR JUNCTIONS AND JOINTS IN WALLS BENEATH THE LIP OF A BATH OR SPA.
TAP AND SPOUT PENETRATIONS MUST BE WATERPROOF WHERE THEY OCCUR IN HORIZONTAL SURFACES.
FIGURE 10.2.4A AREAS ADJACENT TO BATHS AND SPAS WITHOUT SHOWERS FOR CONCRETE, COMPRESSED FIBRE-CEMENT AND FIBRE-CEMENT SHEET FLOORING

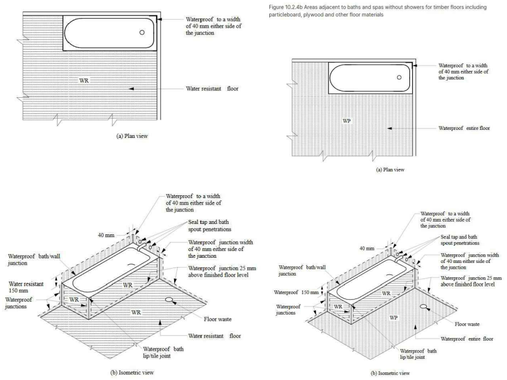


Figure 10.2.4b Areas adjacent to baths and spas without showers for timber floors including particleboard, plywood and other floor materials

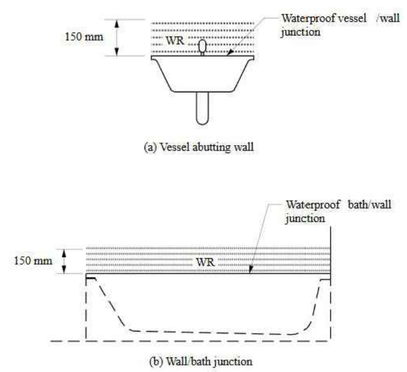
10.2.5 OTHER AREAS

(1)FOR WALLS ADJOINING OTHER TYPES OF VESSELS (E.G. SINK, BASIN OR LAUNDRY TUB), THE FOLLOWING APPLIES:

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).
WATERPROOF WALL JUNCTIONS WHERE A VESSEL IS FIXED TO A WALL.
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:

THE FLOOR OF THE ROOM MUST BE WATER RESISTANT.
WALL/FLOOR JUNCTIONS MUST BE WATER RESISTANT, AND WHERE A FLASHING IS USED, THE HORIZONTAL LEG MUST NOT BE LESS THAN 40 MM.
(3)FOR WCS WITH HANDHELD BIDET SPRAY INSTALLATIONS, THE FOLLOWING APPLIES:

THE FLOOR OF THE ROOM MUST BE WATERPROOF.
WALLS MUST BE—
WATERPROOF IN WC AREA WITHIN A 900 MM RADIUS FROM THE WALL CONNECTION OF THE HANDHELD BIDET SPRAY DEVICE TO A HEIGHT OF NOT LESS THAN 150 MM ABOVE THE FLOOR SUBSTRATE; AND
WATER RESISTANT IN WC AREA WITHIN A 900 MM RADIUS FROM THE WALL CONNECTION OF THE HANDHELD BIDET DEVICE TO NOT LESS THAN 1200 MM ABOVE THE FINISHED FLOOR LEVEL OF THE WC.
WALL JUNCTIONS WITHIN THE WC AREA WITHIN 900 MM RADIUS FROM THE WALL CONNECTION OF THE HANDHELD BIDET SPRAY DEVICE MUST BE WATERPROOF.
WALL/FLOOR JUNCTIONS WITHIN THE WC AREA WITHIN 1000 MM RADIUS FROM THE WALL CONNECTION OF THE HANDHELD BIDET SPRAY DEVICE MUST BE WATERPROOF.
PENETRATIONS IN THE WC AREA MUST BE WATERPROOF.
FIGURE 10.2.5 BATH AND VESSEL ABUTTING WALL — AREAS TO BE PROTECTED



10.2.6 WATERPROOFING SYSTEMS

(1)FOR THE PURPOSES OF THIS PART, A WATERPROOFING SYSTEM IS DEEMED—

WATERPROOF, IF IT COMPLIES WITH (2); OR
WATER RESISTANT, IF IT COMPLIES WITH (3).
(2)FOR A WATERPROOFING SYSTEM REQUIRED TO BE WATERPROOF IN ACCORDANCE WITH 10.2.2 TO 10.2.5, THE MATERIALS NOMINATED IN 10.2.8 MUST BE USED.
(3)FOR A WATERPROOFING SYSTEM REQUIRED TO BE WATER RESISTANT IN ACCORDANCE WITH 10.2.2 TO 10.2.5, THE MATERIALS NOMINATED IN 10.2.9 MUST BE USED IN CONJUNCTION WITH THE MATERIALS IN 10.2.10.

10.2.7 MATERIALS

WHERE REQUIRED TO BE INSTALLED IN ACCORDANCE WITH 10.2.2 TO 10.2.6, MATERIALS USED IN WET AREAS FORMING A WATERPROOFING SYSTEM MUST BE EITHER WATERPROOF OR WATER RESISTANT IN ACCORDANCE WITH 10.2.8 AND 10.2.9.

10.2.8 MATERIALS - WATERPROOF

THE FOLLOWING MATERIALS USED IN WATERPROOFING SYSTEMS ARE DEEMED TO BE WATERPROOF:

STAINLESS STEEL.
FLEXIBLE WATERPROOF SHEET FLOORING MATERIAL WITH WATERPROOF JOINTS.
MEMBRANES COMPLYING WITH AS/NZS 4858.
WATERPROOF SEALANT.

10.2.9 MATERIALS - WATER RESISTANT SUBSTRATES

THE FOLLOWING MATERIALS ARE DEEMED TO BE WATER RESISTANT:

FOR WALLS:
CONCRETE COMPLYING WITH AS 3600, TREATED TO RESIST MOISTURE MOVEMENT.
CEMENT RENDER, TREATED TO RESIST MOISTURE MOVEMENT.
COMPRESSED FIBRE-CEMENT SHEETING MANUFACTURED IN ACCORDANCE WITH AS/NZS 2908.2.
WATER RESISTANT PLASTERBOARD SHEETING.
MASONRY IN ACCORDANCE WITH AS 3700, TREATED TO RESIST MOISTURE MOVEMENT.
FOR FLOORS:
CONCRETE COMPLYING WITH AS 3600.
CONCRETE SLABS COMPLYING WITH AS 2870.
COMPRESSED FIBRE-CEMENT SHEETING MANUFACTURED IN ACCORDANCE WITH AS/NZS 2908.2 AND SUPPORTED ON A STRUCTURAL FLOOR

10.2.10 MATERIALS - WATER RESISTANT SURFACE MATERIALS

THE FOLLOWING SURFACE MATERIALS ARE DEEMED TO BE WATER RESISTANT:

FOR WALLS:
THERMOSETTING LAMINATE.
PRE-DECORATED COMPRESSED FIBRE-CEMENT SHEETING MANUFACTURED IN ACCORDANCE WITH AS/NZS 2908.2.
TILES WHEN USED IN CONJUNCTION WITH A SUBSTRATE LISTED IN 10.2.9.
WATER RESISTANT FLEXIBLE SHEET WALL MATERIAL WITH SEALED JOINTS WHEN USED IN CONJUNCTION WITH A SUBSTRATE LISTED IN 10.2.9.
SANITARY GRADE ACRYLIC LININGS.
FOR FLOORS, WHEN USED IN CONJUNCTION WITH A SUBSTRATE LISTED IN 10.2.9:
TILES.
WATER RESISTANT FLEXIBLE SHEET FLOORING MATERIAL WITH SEALED JOINTS.
CONCRETE TREATED TO RESIST MOISTURE MOVEMENT.

10.2.11 CONSTRUCTION OF WET AREAS - WALL AND FLOOR SUBSTRATE MATERIALS

FOR THE PURPOSES OF THIS PART, MATERIALS USED IN WALL AND FLOOR SUBSTRATES MUST COMPLY WITH 10.2.9.

10.2.12 CONSTRUCTION OF WET AREA FLOORS - FALLS

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.

10.2.13 CONSTRUCTION OF WET AREAS - WALL AND FLOOR SURFACE MATERIALS

FOR THE PURPOSES OF THIS PART, WALL AND FLOOR SURFACE MATERIALS MUST COMPLY WITH 10.2.10.

10.2.14 SHOWER AREA REQUIREMENTS

SHOWER AREAS MUST BE DESIGNED AS EITHER ENCLOSED OR UNENCLOSED—

TO INCLUDE A FLOOR WASTE WITH FALLS COMPLYING WITH 10.2.12; AND
WITH A—
STEPDOWN COMPLYING WITH 10.2.15; OR
HOB COMPLYING WITH 10.2.16; OR
LEVEL THRESHOLD COMPLYING WITH 10.2.17.

10.2.15 STEP DOWN SHOWERS

FOR STEPDOWN SHOWERS, THE HIGHEST FINISHED FLOOR LEVEL OF THE SHOWER AREA MUST BE STEPPED DOWN A MINIMUM OF 25 MM LOWER THAN THE FINISHED FLOOR LEVEL OUTSIDE THE SHOWER (SEE FIGURES 10.2.15A, 10.2.15B, 10.2.15C AND 10.2.15D).

Figure 10.2.15a Typical enclosed stepped down shower construction (membrane below tile bed)

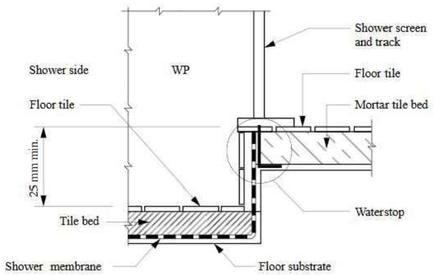


Figure 10.2.15b Typical enclosed stepped down shower construction (membrane above tile bed)

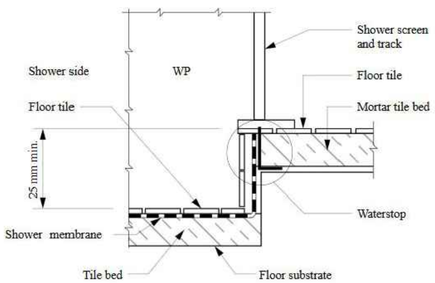


Figure 10.2.15c Typical unenclosed stepped down shower construction (membrane below tile bed)

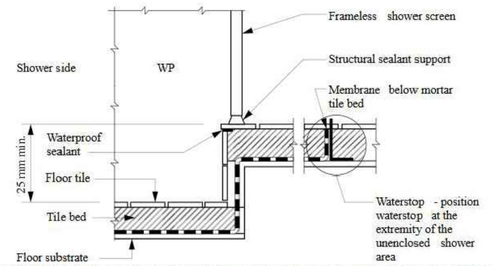
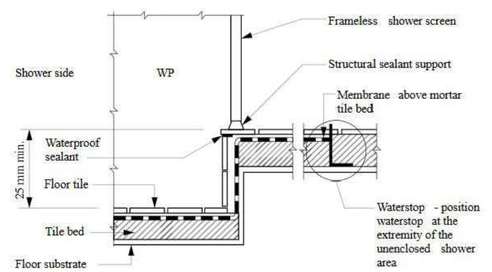


Figure 10.2.15d Typical unenclosed stepped down shower construction (membrane above tile bed)



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DRAWING TITLE - WET AREA NOTES & DETAILS
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REVISION - A

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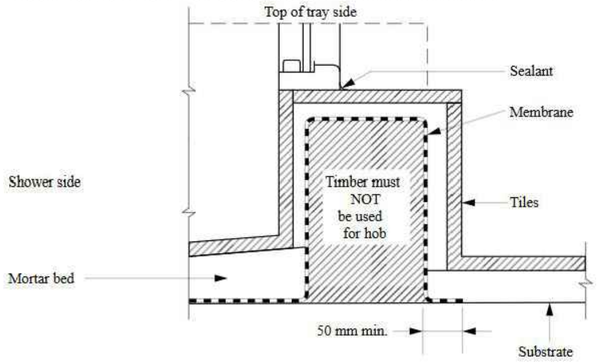
NCC 2022 / ABCB HOUSING PROVISIONS 10.2 WET AREA WATERPROOFING

10.2.16 HOB CONSTRUCTION

(1)HOBS MUST BE CONSTRUCTED OF—
MASONRY; OR
CONCRETE; OR
AUTOCLAVED AERATED CONCRETE; OR
EXTRUDED POLYURETHANE FOAM,
IN ACCORDANCE WITH FIGURE 10.2.16.
(2)ALL GAPS, JOINTS AND INTERSECTIONS OF THE HOB SUBSTRATE MUST BE MADE FLUSH BEFORE APPLICATION OF A MEMBRANE.
(3)HOBS MUST BE ADEQUATELY SECURED TO THE FLOOR AND SEALED AGAINST THE WALL PRIOR TO APPLYING A MEMBRANE.
(4)TIMBER MUST NOT BE USED FOR HOB CONSTRUCTION.
FIGURE 10.2.16 TYPICAL HOB CONSTRUCTION — INTERNAL MEMBRANE

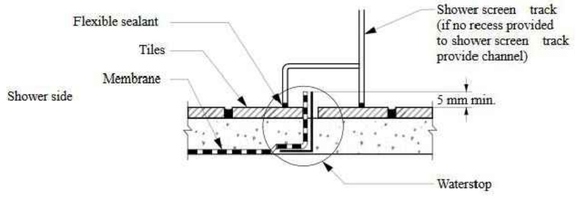


10.2.17 ENCLOSED SHOWERS WITH LEVEL THRESHOLD

FOR ENCLOSED SHOWERS WITHOUT A STEPDOWN OR A HOB, AT THE EXTREMITY OF THE SHOWER AREA, A WATERSTOP MUST BE POSITIONED SO THAT ITS VERTICAL LEG FINISHES—

WHERE A SHOWER SCREEN IS TO BE INSTALLED, NOT LESS THAN 5 MM ABOVE THE FINISHED FLOOR LEVEL (SEE FIGURE 10.2.17); AND
WHERE THE WATERSTOP INTERSECTS WITH A WALL OR HAS A JOINT, THE JUNCTION MUST BE WATERPROOF.

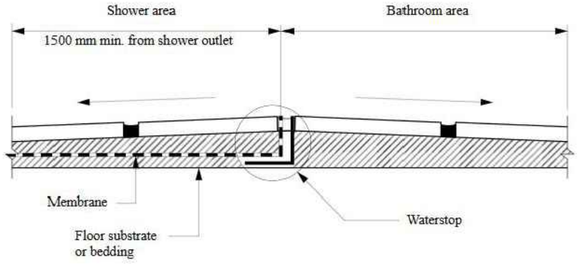
Figure 10.2.17 Typical hobless construction



10.2.18 UNENCLOSED SHOWERS

(1)UNENCLOSED SHOWERS MUST BE CONSTRUCTED AS FOLLOWS:

A WATERSTOP MUST BE INSTALLED A MINIMUM HORIZONTAL DISTANCE OF 1500 MM FROM THE SHOWER ROSE.
THE VERTICAL LEG OF THE WATERSTOP MUST FINISH—
FLUSH WITH THE TOP SURFACE OF THE FLOOR (SEE FIGURE 10.2.18); AND
WHERE THE WATERSTOP INTERSECTS WITH A WALL OR IS JOINED—
THE JUNCTION MUST BE WATERPROOF; OR
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.
FIGURE 10.2.18 TYPICAL TERMINATION OF MEMBRANE AT EXTENT OF SHOWER AREA



10.2.19 PREFORMED SHOWER BASES

PREFORMED SHOWER BASES MUST—
HAVE AN UPTURN LIP (SEE FIGURE 10.2.19A AND FIGURE 10.2.19B); AND
BE RECESSED INTO THE WALL TO ALLOW THE WATER RESISTANT SURFACE MATERIALS AND SUBSTRATE MATERIALS TO PASS DOWN INSIDE THE PERIMETER UPTURN LIP OF THE SHOWER BASE (SEE FIGURE 10.2.19A AND FIGURE 10.2.19B); AND
BE SUPPORTED TO PREVENT DISTORTION OR CRACKING.
FIGURE 10.2.19A TYPICAL PREFORMED SHOWER BASE WALL/FLOOR JUNCTION

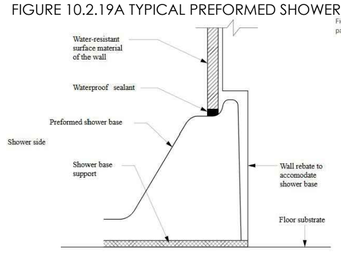
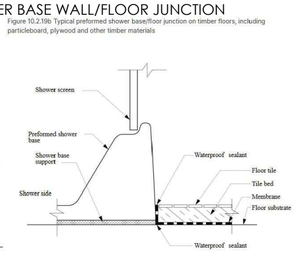
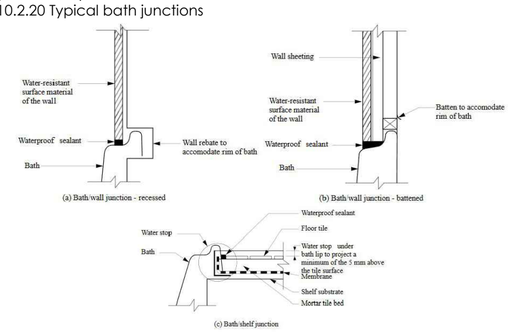


Figure 10.2.19b Typical preformed shower base/floor junction on timber floors, including particleboard, plywood and other timber materials



10.2.20 BATH AND SPAS

Baths and spas, except freestanding baths and spas, must—
have an upturn lip; and
be recessed into the wall (see Figure 10.2.20); and
have the water resistant substrate materials of the wall pass down inside the upturn lip (see Figure 10.2.20).
Figure 10.2.20 Typical bath junctions



10.2.21MEMBRANE INSTALLATION FOR SCREED

WHERE A SCREED IS USED IN CONJUNCTION WITH A WATERPROOF MEMBRANE, THE WATERPROOF MEMBRANE CAN BE INSTALLED EITHER ABOVE OR BELOW THE TILE BED OR SCREED.

10.2.22 SUBSTRATE SURFACE PREPARATION FOR APPLICATION OF MEMBRANE

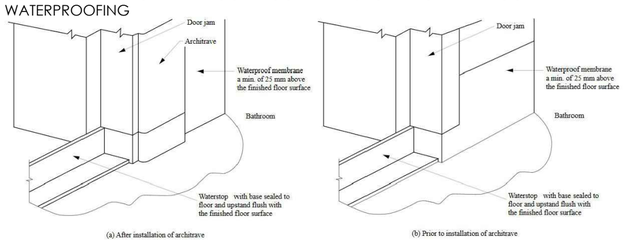
THE SUBSTRATE SURFACE AREA WHERE A MEMBRANE IS TO BE APPLIED MUST—
BE CLEAN AND DUST FREE; AND
FREE OF INDENTATIONS AND IMPERFECTIONS.

10.2.23 PENETRATIONS

PENETRATIONS WITHIN SHOWER AREAS MUST COMPLY WITH THE FOLLOWING:
PENETRATIONS FOR TAPS, SHOWER NOZZLES AND THE LIKE MUST BE WATERPROOFED BY SEALING WITH—
SEALANTS; OR
PROPRIETARY FLANGE SYSTEMS; OR
A COMBINATION OF (I) AND (II).
THE SPINDLE HOUSING OF THE TAP BODY MUST BE ABLE TO BE REMOVED TO ENABLE REPLACEMENT OF THE WASHER WITHOUT DAMAGING THE SEAL.
THE FOLLOWING MUST BE WATERPROOFED:
ALL PENETRATIONS DUE TO MECHANICAL FIXINGS OR FASTENINGS OF SUBSTRATE MATERIALS.
ANY PENETRATION OF THE SURFACE MATERIALS DUE TO MECHANICAL FIXINGS OR FASTENINGS.
RECESSED SOAP HOLDERS (NICHES) AND THE LIKE.
TAP AND SPOUT PENETRATIONS ON HORIZONTAL SURFACES SURROUNDING BATHS AND SPAS MUST BE WATERPROOFED BY—
SEALING THE TAP BODY TO THE SUBSTRATE WITH SEALANTS; OR
PROPRIETARY FLANGE SYSTEMS.

10.2.24 FLASHINGS / JUNCTIONS

FLASHINGS MUST BE INSTALLED IN ACCORDANCE WITH 10.2.2 TO 10.2.5 AND THE FOLLOWING:
PERIMETER FLASHING TO WALL/FLOOR JUNCTIONS MUST HAVE A—
VERTICAL LEG THAT EXTENDS A MINIMUM OF 25 MM ABOVE THE FINISHED FLOOR LEVEL, EXCEPT ACROSS DOORWAYS; AND
HORIZONTAL LEG THAT HAS A MINIMUM WIDTH OF NOT LESS THAN 50 MM.
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.
PERIMETER FLASHINGS AT A FLOOR LEVEL OPENING MUST COMPLY WITH THE FOLLOWING:
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).
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.
A VERTICAL FLASHING, EITHER EXTERNAL TO THE WET AREA OR INTERNAL, MUST EXTEND A MINIMUM OF 1800 MM ABOVE THE FINISHED FLOOR LEVEL.
FIGURE 10.2.24 TYPICAL BATHROOM DOOR DETAILS FOR WHOLE BATHROOM WATERPROOFING



10.2.25 SHOWER AREA FLOOR MEMBRANE APPLICATION

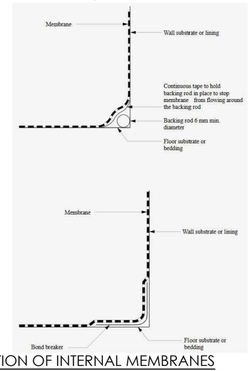
FOR HOBLESS SHOWERS, OR SHOWERS WITH HOBS OR STEPDOWNS, THE MEMBRANE MUST BE APPLIED OVER THE FLOOR AND UP THE VERTICAL FACE OF THE WALL SUBSTRATE TO A MINIMUM HEIGHT OF 1800 MM ABOVE THE FINISHED TILE LEVEL OF THE FLOOR.

10.2.26 SHOWER AREA MEMBRANE REQUIREMENTS

(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 MEMBRANE

(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.
EXPLANATORY INFORMATION
TYPICAL DETAILS FOR BOND BREAKER TYPES ARE GIVEN IN EXPLANATORY FIGURE 10.2.27.
FIGURE 10.2.27 (EXPLANATORY) TYPICAL BOND BREAKER DETAILS

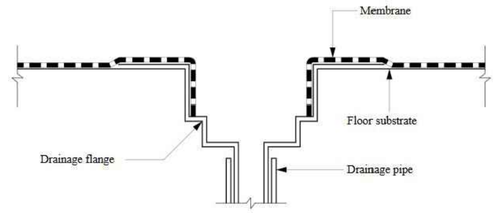


10.2.28 INSTALLATION OF INTERNAL MEMBRANES

(1)WHERE A SHOWER HAS A HOB THE MEMBRANE MUST BE BROUGHT OVER THE TOP OF THE HOB, DOWN THE OUTSIDE FACE AND TERMINATE NOT LESS THAN 50 MM ONTO THE FLOOR (SEE FIGURE 10.2.16).
(2)WHERE THE SHOWER HAS A WATERSTOP, THE MEMBRANE MUST BE BROUGHT TO THE TOP OF THE FINISHED FLOOR, EXCEPT WHERE IT IS UNDER A FRAMED SHOWER SCREEN WHERE IT MUST TERMINATE NOT LESS THAN 5 MM ABOVE THE FINISHED TILE SURFACE (SEE FIGURE 10.2.17 AND FIGURE 10.2.18).

10.2.29 MEMBRANE TO DRAINAGE CONNECTION

(1)MEMBRANE DRAINAGE CONNECTIONS IN CONCRETE FLOORS MUST COMPLY WITH ONE OF THE FOLLOWING:
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).
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



10.2.30 DRAINAGE RISER CONNECTION

(1)Where a preformed shower base is used, the drainage riser must be connected to the tray with a waterproof joint.
(2)Where an in situ shower tray is used, the membrane must be able to form a permanent waterproof seal to the drainage riser or drainage flange (see Figure 10.2.29).

10.2.31 DOOR JAMBS ON TILED FLOORS

WHERE THE BOTTOM OF A DOOR JAMB DOES NOT FINISH ABOVE THE FLOOR TILING, THE PORTION OF THE DOOR FRAME BELOW THE FLOOR TILING MUST BE WATERPROOFED TO PROVIDE A CONTINUOUS SEAL BETWEEN THE PERIMETER FLASHING AND THE WATERSTOP.

10.2.32 SHOWER SCREEN

(1)FOR A SHOWER WITH A HOB, THE SHOWER SCREEN MUST BE INSTALLED FLUSH WITH THE SHOWER AREA SIDE OF THE HOB OR OVERHANG INTO THE SHOWER AREA.
(2)FOR A SHOWER WITH A STEPDOWN, THE SHOWER SCREEN MUST BE INSTALLED FLUSH WITH THE FINISHED VERTICAL SURFACE OF THE STEPDOWN OF THE SHOWER AREA.
(3)FOR A SHOWER WITHOUT A HOB OR STEPDOWN, THE SHOWER SCREEN MUST INCORPORATE OR BE MOUNTED ON AN INVERTED CHANNEL, POSITIONED OVER THE TOP OF THE WATERSTOP, THAT DEFINES THE SHOWER AREA.
(4)FOR BATH END WALLS AND DIVIDING WALLS ABUTTING A SHOWER, THE SHOWER SCREEN MUST BE POSITIONED SO THAT THE BOTTOM EDGE WITHIN THE SHOWER AREA IS EITHER FLUSH WITH THE OUTSIDE EDGE OF THE BATH OR OVERHANGING INTO THE SHOWER AREA.

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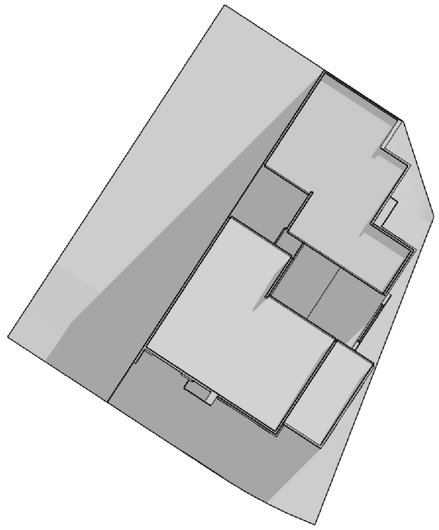

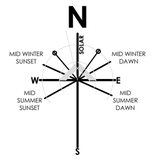

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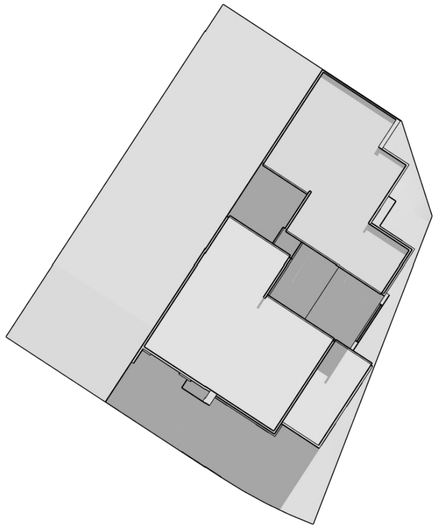

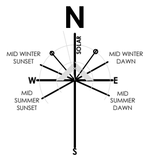

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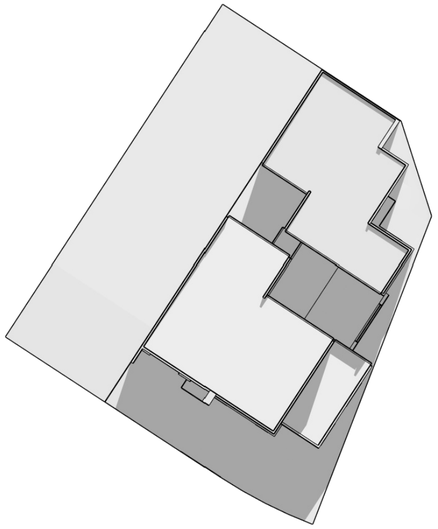

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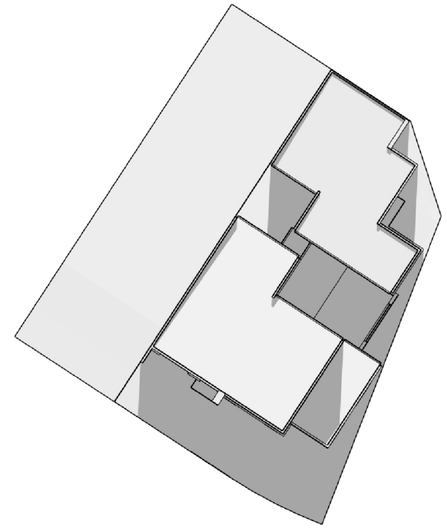

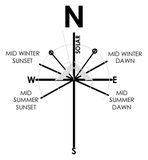

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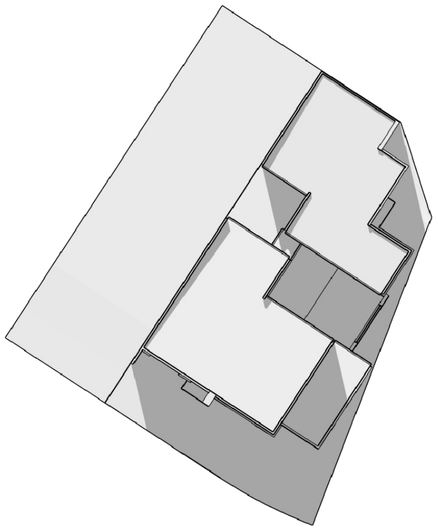

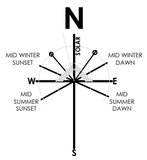

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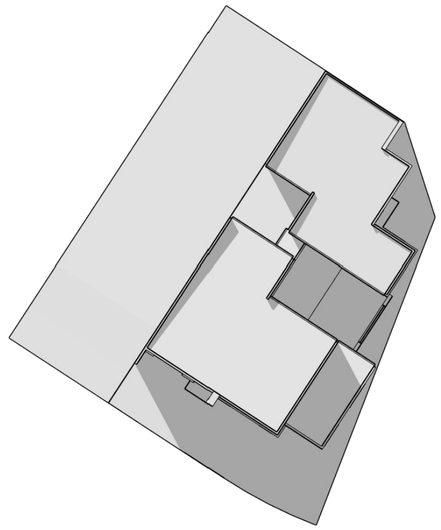

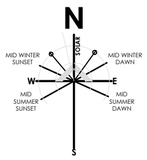

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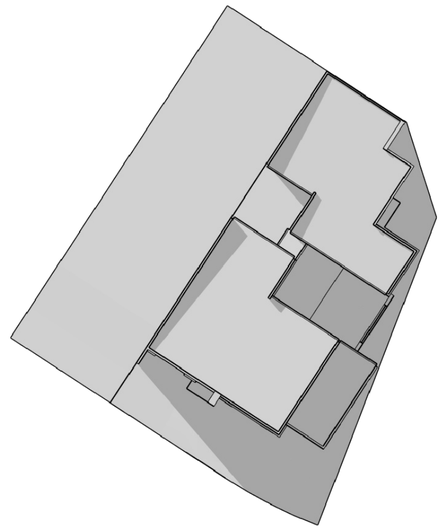

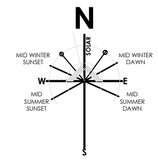

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SECTION - 88
SUBURB - DENMAN PROSPECT

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DATE: 17.04.2025
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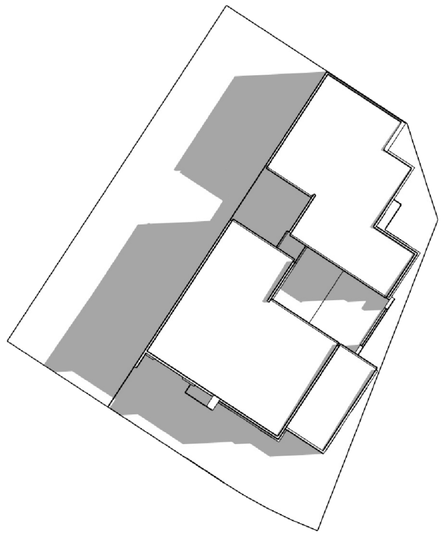
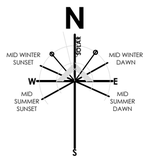
SHEET No - **A26**





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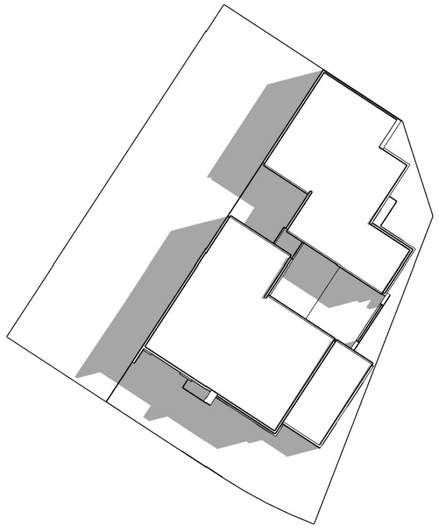

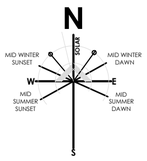

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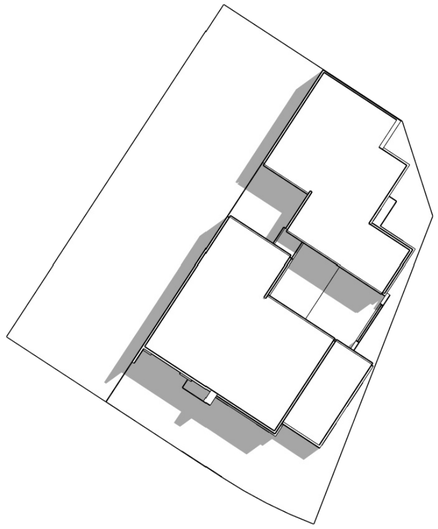

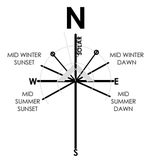

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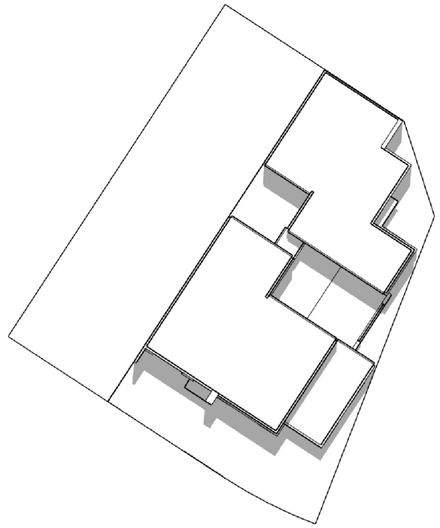

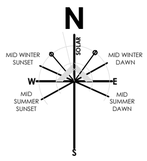

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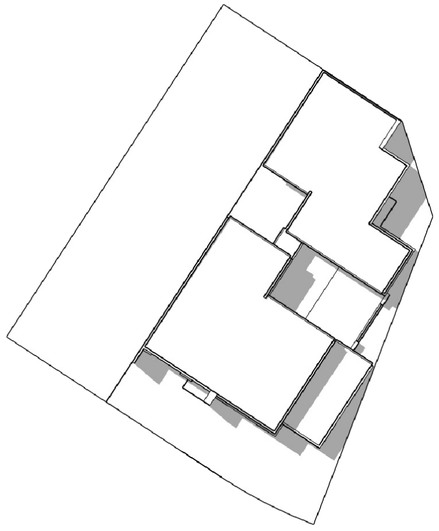

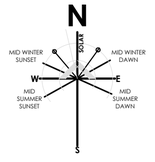

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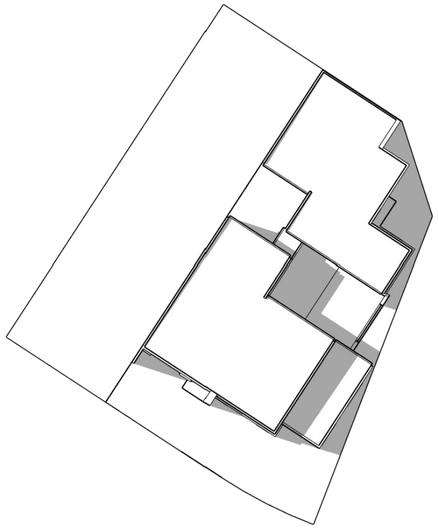

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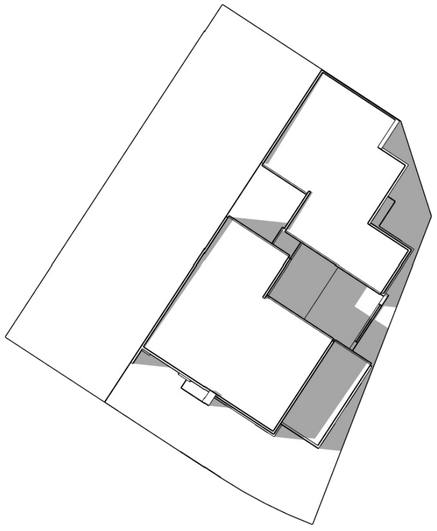

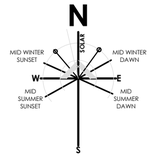

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SECTION - 88
SUBURB - DENMAN PROSPECT

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DATE: 17.04.2025
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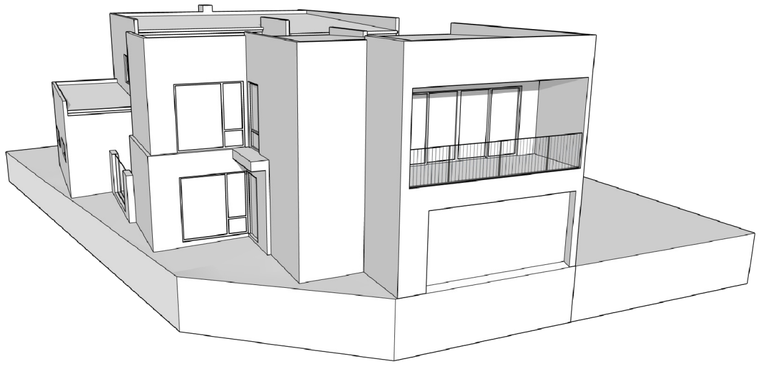

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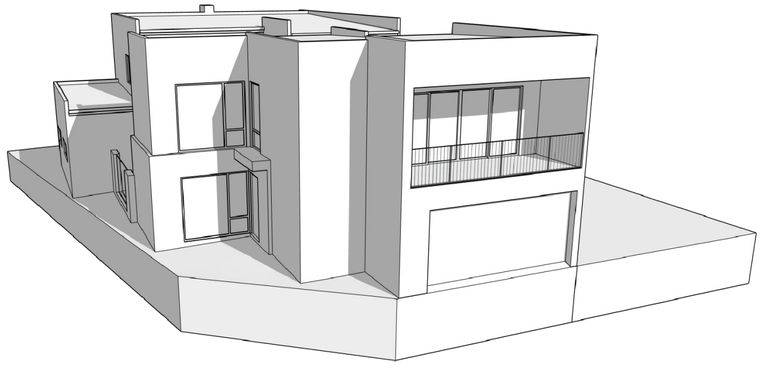

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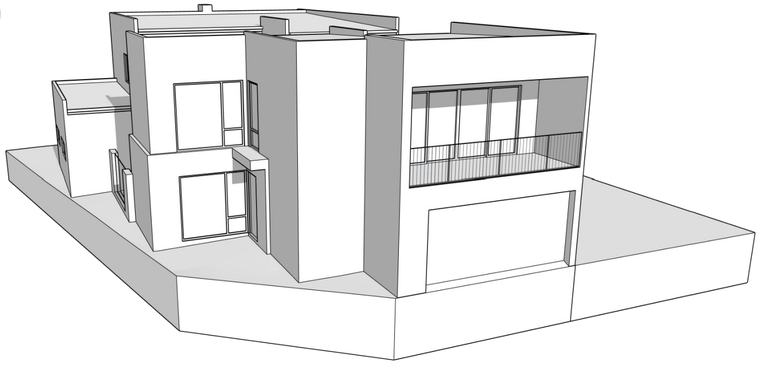

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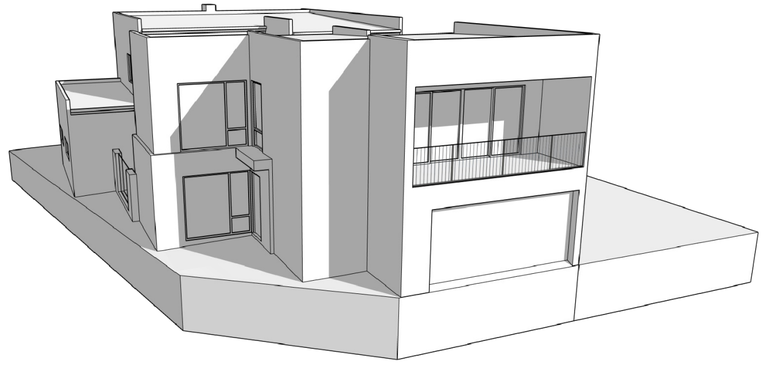

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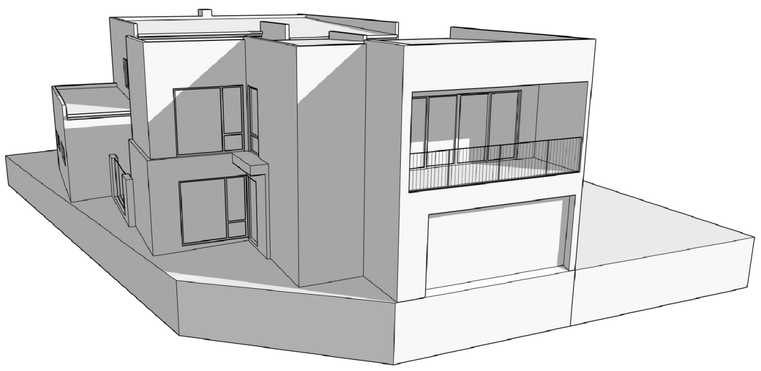

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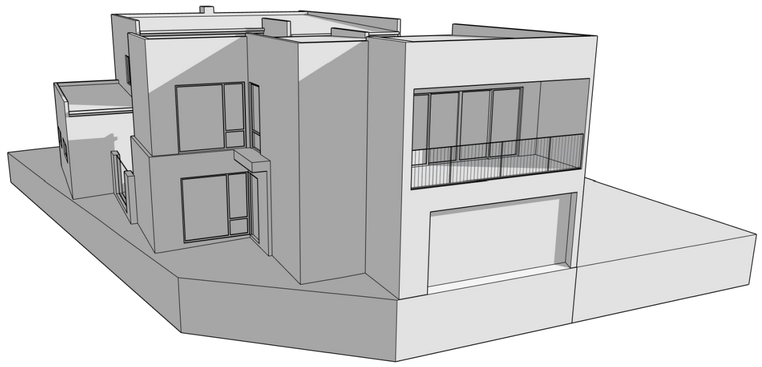

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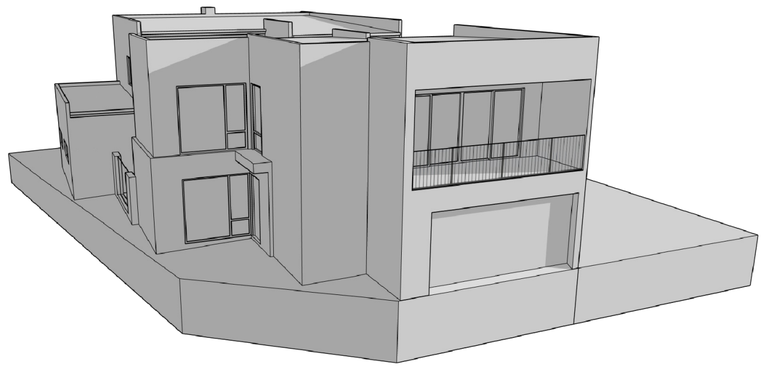

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SUBURB - DENMAN PROSPECT

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JOB No: 2362
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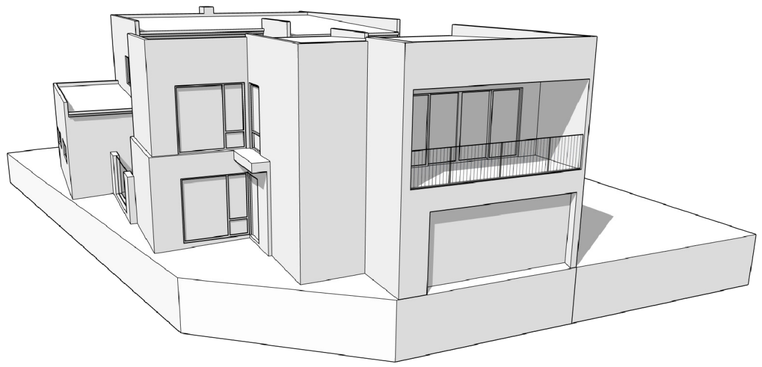
SHEET No - **A28**



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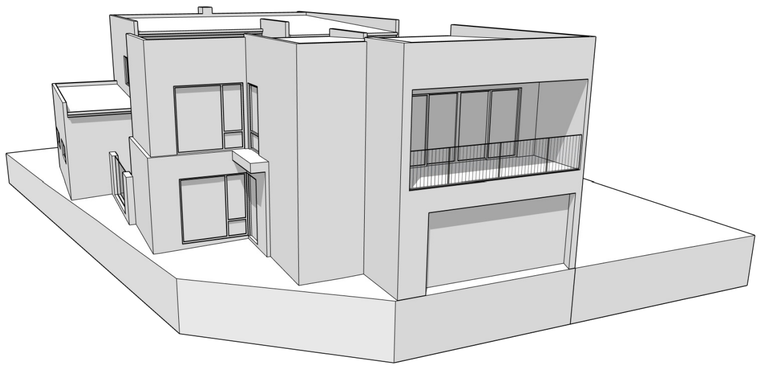

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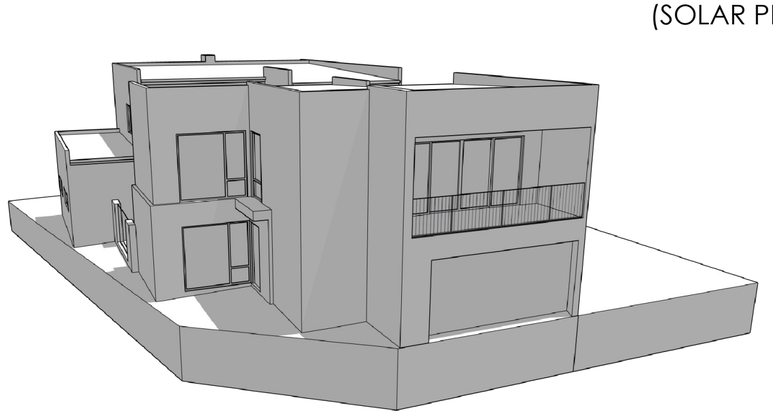
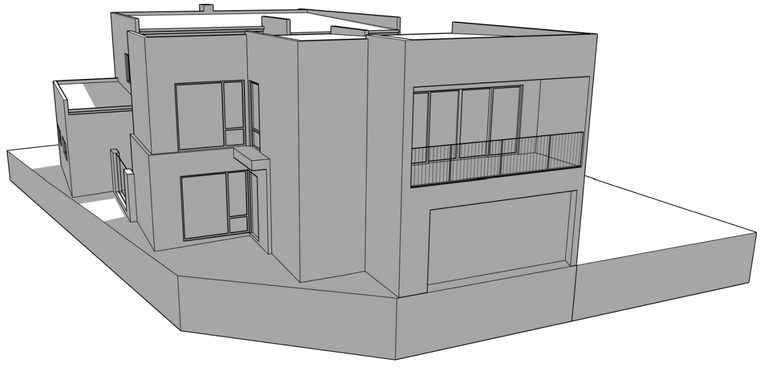
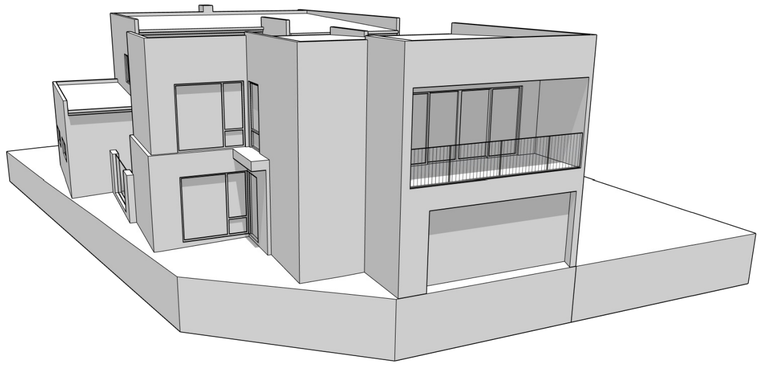


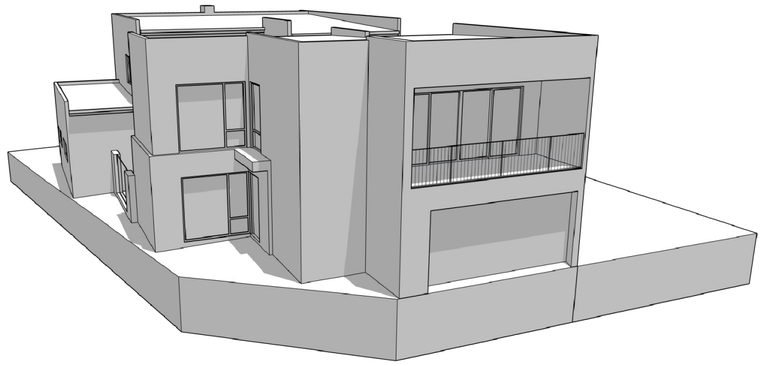
1PM 22ND DECEMBER
(SOLAR PENETRATION)



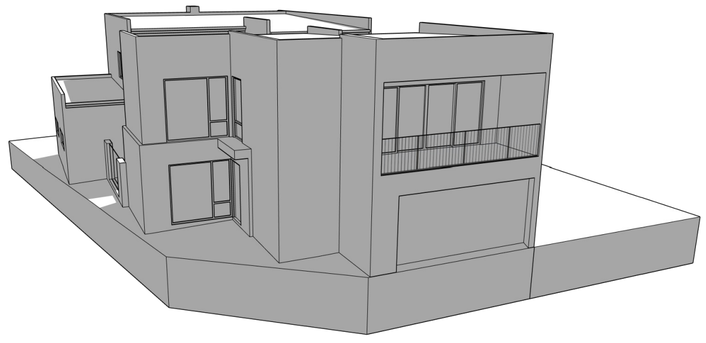
2PM 22ND DECEMBER
(SOLAR PENETRATION)



11AM 22ND DECEMBER
(SOLAR PENETRATION)



12PM 22ND DECEMBER
(SOLAR PENETRATION)



3PM 22ND DECEMBER
(SOLAR PENETRATION)

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DRAWING TITLE - SOLAR PENETRATION DIAGRAMS
(SUMMER SOLSTICE)
CLIENT - PROF HOMES

PROJECT - PROPOSED DWELLING
BLOCK - 8
SECTION - 88
SUBURB - DENMAN PROSPECT

FOR CONSTRUCTION
DATE: 17.04.2025
REVISION - **A**

JOB No: 2362
SCALE: 1:200@A2
SHEET No - **A29**

HARTSHORN CRESCENT COMPOSITE STREET ELEVATION

SPHERE LANE NORTHERN COMPOSITE STREET ELEVATION

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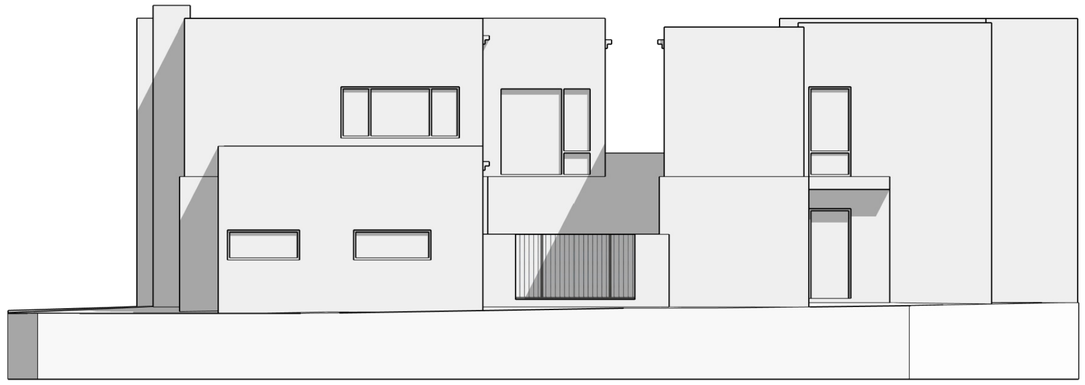
CLIENT - PROF HOMES

PROJECT - PROPOSED DWELLING
BLOCK - 8
SECTION - 88
SUBURB - DENMAN PROSPECT

FOR CONSTRUCTION
DATE: 17.04.2025
REVISION - **A**

JOB No: 2362
SCALE: 1:200@A2
SHEET No - **A30**

HARTSHORN CRESCENT STREET ELEVATION



SPHERE LANE EASTERN STREET ELEVATION

SPHERE LANE NORTHERN STREET ELEVATION

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DRAWING TITLE - STREET ELEVATIONS
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PROJECT - PROPOSED DWELLING
BLOCK - 8
SECTION - 88
SUBURB - DENMAN PROSPECT

FOR CONSTRUCTION
DATE: 17.04.2025
REVISION - **A**

JOB No: 2362
SCALE: 1:200@A2
SHEET No - **A31**