ITEM	TYPE	INSULATION / RATING/ SIZE		
FLOOR-1	CONCRETE SLAB ON GROUND	R 3.0		
	TIMBER LINED	R 3.0		
EXTERNAL WALL	BRICK VENEER	R 2.7		
	WEATHERBOARD	R 2.7		
ROOF	METAL DECK ROOF	R 2.0		
CEILLING	FLAT	R 6.0		
WINDOWS	ALUMINUM FRAME -CLEAR GLASS	WINDOW TYPE	U VALUE	SHGC
		Sliding Window DG 638ComPlsClr-10Ar-6mmClr	2.11	0.37
		Al Sliding Window SG 638CP	4.52	0.59
		Fixed Window DG LightBridgeNext 688Lam-12-6mm	1.46	0.45
		LOUVRE WINDOW SG 6ET	4.51	0.54
		Sliding Door DG 638ComPIsCIr-10Ar-6mmClr	1.85	0.44
WATER	ALL SHOWER HEAD	4 STAR		
	ALL TOILET FLUSHING SYSTEMS	4 STAR		
	ALL KITCHEN TAPS	4 STAR		
	ALL BATH ROOM TAPS	5 STAR		
	RAINWATER TANK	5000L		
ENERGY	HOT WATER SYSTEMS	GAS INSTANTANEOUS 6 STAR		
	AIR CONDITION	1 PHASE 2.5 STAR AVERAGE ZONE		
	COOKING	GAS COOKTOP ELECTRIC OVEN		
	LIGHTING	LED		
	PHOTOVOLTAIC SYSTEM	N/A		

BASIX[™]Certificate

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

Single Dwelling

Certificate number: 1769216S_02

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

Secretary Date of issue: Saturday, 31 May 2025 To be valid, this certificate must be submitted with a development application or lodged with a complying development certificate application within 3 months of the date of issue.



When submitting this BASIX certificate with a development application or complying development certificate application, it must be accompanied by NatHERS certificate IXIIVZCZWK.

Department of Planning, Housing and www.basix.nsw.gov.au Version: 4.03 / EUCALYPTUS_03_01_0 Certificate No.: 1769216S_02 Infrastructure BASIX

Project summary		
Project name	64 Powderworks Road North	Narrabeen_02
Street address	64 POWDERWORKS Road I NARRABEEN 2101	NORTH
Local Government Area	Northern Beaches Council	
Plan type and plan number	Deposited Plan DP6462	
Lot no.	35	
Section no.	1	
Project type	dwelling house (detached)	
No. of bedrooms	5	
Project score		
Water	40	Target 40
Thermal Performance	V Pass	Target Pass
Energy	✓ 74	Target 72
Materials	-73	Target n/a

Certificate Prepared by

Name / Company Name: PAUL&DAVID CONSULTING PTY LTD.

ABN (if applicable):

Saturday, 31 May 2025

page 1/10







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			CHKD:	SCALE @ A3:
ED SUBD	IVISION 8	& NEW DWELLINC	FRJ	1:200
	ISSUE TYPE:		ISSUE DATE:	REVISION:
	1		04/09/24	С



Inlet Design Studio	REVISION: DATE: REVISION NOTE: CLIENT: A 23/10/24 LANDSCAPE CALCULATION ADDED TO A002 TO A004 Somers Isles Pty Ltd	drawing: LOWER GROUND FLOOR PLAN	drawn: IW	SHEET NO: A02
Newport, NSW, 2106, P 0415647351 E robyn@inletdesign.com.au	B 9/12/24 HOUSE MOVED TO THE WEST 1.5m	PROPOSED SUBDIVISION & NEW DW		SCALE @ A3: 1:100
ABN: 26 075 061 335 Copyright © Jacaranda trading company pty Ltd	C 28/05/25 AMENDMENT TO MINIMISE IMPACT ON NATURAL LANDFORM BY NORTH NARRABEEN	PROJECT NO: ISSUE TYPE: POW001 1	ISSUE DATE: 04/09/24	REVISION:











Inlet Design Studio	REVISION: DA	TE: REVISION NO 23/10/24	TE: LANDSCAPE CALCULATION ADDED TO A002 TO A004	CLIENT: Somers Isles Pty Ltd	drawing: GROUND F
Newport, NSW, 2106, P 0415647351 E robyn@inletdesign.com.au	В	9/12/24	HOUSE MOVED TO THE WEST 1.5m	Address: 62 & 64 POWDERWORKS RD	
ABN: 26 075 061 335 Copyright © jacaranda trading company pty Ltd	С	28/05/25	AMENDMENT TO MINIMISE IMPACT ON NATURAL LANDFORM BY RAISING THE HOUSE 1.2m AND LOWERING THE CEILING HT	NORTH NARRABEEN	PROJECT NO: POW001

Assessor name Accentation No. Property Address https://www.ffs.com	trifficate No. # XVIVZI Provide or future Provide	
FLOOR PLAN ED SUBDIVISION & NEW DWELLING		SHEET NO: A03 SCALE @ A3: 1:100
ISSUE TYPE:	ISSUE DATE:	REVISION:

:: ISSUE DATE: REVISION: 04/09/24 C

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Inlet Design Studio	REVISION: DATE:	REVISION NOT 23/10/24	-		drawing: FIRST FLOOR
Newport, NSW, 2106, P 0415647351 E robyn@inletdesign.com.au	В	9/12/24	HOUSE MOVED TO THE WEST 1.5m		PROJECT: PROPOSED \$
ABN: 26 075 061 335 Copyright © Jacaranda trading company pty Ltd	С	28/05/25	AMENDMENT TO MINIMISE IMPACT ON NATURAL LANDFORM BY RAISING THE HOUSE 1.2m AND LOWERING THE CEILING HT	NORTH NARRABEEN	PROJECT NO: POW001

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	DRAWN:	SHEET NO: A04 SCALE @ A3: 1:100
ED SUBDIVISION & NEW DWELLING ISSUE TYPE: 1	5KJ ISSUE DATE: 04/09/24	1:100 REVISION: C



) west elevations	drawn: IW	SHEET NO: A05
D SUBDIVISION & NEW DWELLING	снкд: GRJ	SCALE @ A3: 1:100
ISSUE TYPE:]	ISSUE DATE: 04/09/24	revision: C



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ND NORTH ELEVATIONS	drawn:	SHEET NO: A06	
ED SUBDIVISION & NEW DWELLING	снкd: GRJ	SCALE @ A3: 1:100	
ISSUE TYPE:	ISSUE DATE:	REVISION:	





A-A AND B-B	drawn:	SHEET NO: A07
d Subdivision & new dwelling	снкd: GRJ	SCALE @ A3: 1:100
ISSUE TYPE:	ISSUE DATE:	REVISION:
1	04/09/24	С

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DOORS	

	Inlet Design Studio	REVISION: DA	TE: REVISION NO 23/10/24			drawing:
	P 0415647351 E robyn@inletdesign.com.au	В	9/12/24	HOUSE MOVED TO THE WEST 1.5m	ADDRESS: 62 & 64 POWDERWORKS RD	project: PROPOSEE
	ABN: 26 075 061 335 Copyright © jacaranda trading company pty Ltd	С	28/05/25	AMENDMENT TO MINIMISE IMPACT ON NATURAL LANDFORM BY RAISING THE HOUSE 1.2m AND LOWERING THE CEILING HT		project no: POW001

	DRAWN:	SHEET NO:
ED WINDOW & DOOR SCHEDULE	IVV	A08
	CHKD:	SCALE @ A3:
d subdivision & new dwelling	NTS	
ISSUE TYPE:	ISSUE DATE:	REVISION:
1	04/09/24	Ø







1. PRELIMINARIES	4. TERMITE PROTECTION	12. STRUCTURAL STEEL General
These specifications shall be read with consideration for established ESD (Environmentally	4.1.1 The Contractor shall construct the floor slabs and footings in accordance with AS2870 (residential slabs and footings) or AS 3600	
Sustainable Design) principles. Reduction of raw materials, use of reclaimed materials, and particular attention to	(concrete structures) and AS3660 (termite management) to create a termite barrier.	(structural steel welding), AS3750 (p
product standards and specifications are paramount. These specifications shall be adopted in addition to the standard acceptable codes and methods of construction	4.1.2 In addition to the slab as termite barrier, provide the following non-chemical termite protection in accordance with AS3660 (termite management), by appropriately trained and licensed installers:	Australian Standards where they ap 12.3 Generally, all structural steel b
as applicable under the current Building Code of Australia (BCA) and as prescribed in all relevant Australian	4.1.3 Install the termite barrier systems in various parts of the buildings as required to achieve a complete termite barrier, generally in	the consulting structural engineer a
Standards. Where a more current Standard or Standards have superseded, or have been introduced in addition to,	perimeter walls, around slab penetrations, along construction/control joints and at building step-downs/retaining walls, all in accordance	
the specific Standards mentioned in this Specification, the Contractor shall refer to the most current Australian	with manufacturer's instructions, ABCB National Certification and AS3660.	other expressed structural elements
Standard(s) applicable.	4.1.4 The Contractor is responsible for ensuring that the physical termite barriers used are fully protected during the carrying out of the	
	works and can be fully Certified with a manufacturer's Warranty at the completion of the works	materials) or AS 4672 (pre-stressed
 1.1 Additional Work / Costs to be included Certification of works in accordance with as required by all regulatory bodies; 	5. TIMBER PRODUCTS, FINISHES & TREATMENT	(slabs and footings).
- Certification of works in accordance with as required by an regulatory boules,	5.0.1 General: Provide timber products with finishes and treatments including for durability and carrying appropriate certification for the	13 WINDOWS AND GLAZED DOC
NOTE: All statutory fees, bonds, etc, including Sydney Water, Local Government and the like, including all fees	finishing applications.	13.1 Window and door selection as
stated required for the CC, to be paid by the Owner. Owner Builder to manage co-ordination and notification of all	5.0.2. General: Provide timbers having natural durability appropriate to the conditions of use, or preservative-treated timber of	13.2 Selection and installation: To A
inspections required.	equivalent durability.	13.3 For smoke and heat venting, s
- Street traffic control and street protection measures as necessary and as required by the Council and other	Natural durability class: To AS 5604.	13.4 Glass type and thickness: To A
relevant authorities; - Disconnection and protection of all services as required;	5.0.3. Hardwood timber - As selected by Owner 5.0.4. All work to conform with Australian Standards, including AS1684 (residential timber framing), AS1720.1 (timber structures) and	13.5 For Glass type and thickness r13.6 Glass thickness may be govern
 Provision of temporary builder's services as required during construction; 	all relevant Australian Standards where they apply.	available thicknesses of various glass
- Surveys by a qualified land surveyor as required and as necessary to facilitate and complete the works;	5.0.5. Stopping of clear-finished timbers will match the selected species or most suitable darker alternative. The stopping will match	13.7 In other cases the determination
- Siltation barriers and stormwater/erosion management in accordance with the Sediment & Erosion Control Plan	any general knots and natural deviations.	Where thickness is determined by lo
provided		the figures and tables of glass sizes
 Co-ordination & facilitation of all nominated sub-contractors at the Owner's request; 	5.1 CARPENTRY	13.8 Design wind pressure: To AS/
	5.1 .1All work to conform with Australian Standards, including AS1684 (residential timber framing), AS1720.1 (timber structures) and all relevant Australian Standards where they apply.	13.9 Materials and installation: To A 13.10 Quality requirements for cut-to
1.2 Dimensions of plans Figured dimensions shall be taken in preference to those scaled off the plans. The Contractor shall verify all	5.1.2 Engineered wood products are to be used structurally throughout the works in preference to steel beams and instead of solid	13.11 Terminology for work on glass
dimensions on site through survey of boundaries prior to commencement of ordering or construction of works and	hardwood lengths.	to the rolling of work of glass
notify the Principal Designer of any discrepancy.	5.2 Roof trusses, wall frames, beams and rafters	14 METALWORK General Require
	5.2.1 New timber roof trusses shall be Carter Holt Harvey LASER Frame TERMINATOR Blue. Where engineered timber is required to	14.1 All work shall comply with Aust
1.3 Contractor / Owner Builder responsibilities		AS1231 (anodised aluminium), AS3
The Contractor shall:	framing to be termite treated.	(aluminium structures), AS1554 (we 14.2 Construction detail as required
 1.3.1 Comply with all relevant building codes and regulations, 1.3.2 Comply with Council regulations as per the approved DA or CDC 	6. ELECTRICAL	the Owner or Principal Designer. All
1.3.3 Inform the Owner or Designer of any discrepancies within the plans or Conditions of Consent.	6.0.1 All electrical work to comply with Australian Standards incl. AS3000 and AS3018.	14.3 All external stainless steel cor
1.3.4 Carry out the work in accordance with the contract drawings and Specifications.	6.0.2 Lighting and electrical layouts to be reviewed and discussed with Owner prior to final installation.	ensure all other exposed steel is ho
1.3.5 Shall ensure that work done by others, is maintained in "as new" condition until completion of the works.	6.0.3 Inspect the existing meter board and upgrade safety switching if required.	
1.3.6 Where "approved", "as approved" or "as selected" is mentioned, seek approval from the Owner or their	6.0.4 Generally install and position electrical switches/plates to match existing.	15 MASONRY General Requireme
nominated representative (defined in Contract) before materials are ordered or work begins. 1.3.7 Provide all the required Warranties and Insurances as required under the Home Building Act 1989, including	6.0.5 Owner to supply light fittings incl. bulbs, Contractor to install.	15.1 Generally, all work to comply cement), AS2904 (damp proof course
the Builders All Risk Insurance for Owner supplied items once delivered to site.	7.0 PLUMBING & DRAINAGE	cement), AS2904 (damp proof cours
1.3.8 Generally make good all retained building components, surfaces, etc. affected by the works and prepare all	7.0.1 All work and materials to AS3500.1.2, AS3500.2.2, AS3500.4.2 and AS2179 installed by licensed tradespersons and in	16 THERMAL INSULATION
surfaces as required for final finishes.	accordance with all regulations.	16.1 All thermal insulation shall com
1.3.9 Coordinate site inspections with nominated PCA.	7.0.2 Provide protection against "water hammer" in plumbing as approved.	(installation of bulk insulation), AS42
2 SITE DEPARATION AND EXCAVATION	7.0.3 Connect all new guttering to existing stormwater lines via new matching downpipes.	Australian Standards where they ap
2. SITE PREPARATION AND EXCAVATION 2.1 Site preparation	7.0.4 Provide sub-soil drainage lines behind retaining walls as required and connect to the existing stormwater provisions.7.0.5 All stormwater runoff to agricultural drains shall be filtered with appropriate means with the aim of maintaining stormwater quality.	16.2 Install insulation in walls, roofs the current requirements, and is in a
2.1.1Site clearing shall be carried out by the Contractor prior to the commencement of construction and applies to the		(GECA) standards, as outlined in th
area of works only.		16.3 Thermal insulation / lagging sh
2.1.2 Provide a secure site in accordance with the Authorities' requirements.	8 MECHANICAL VENTILATION	
1.1.1 Install and maintain silt and sedimentation management measures as required by the Conditions of Consent.	8.1 All mechanical ventilation and air conditioning to comply wityh AS 1668.2	17 Polystyrene / insulated cladding
		17.1 Where shown in the plans as p
 2.2 Demolition 2.2.1 All work to conform with AS2601-2001, including the proper methods of disposal of asbestos or other 	9. ROOFING 9.0.1 Generally, all work carried out shall comply with all relevant Australian	fixed to stud walls, rendered and co 17.2 The EPS cladding system used
hazardous material to comply with Work Cover regulations and be disposed of in a legal manner.	Standards, including AS1397, AS1445, AS2179, AS2049 and AS3500.	per the manufacturer's details by ap
2.2.2 Prepare a Hazardous substances management plan to AS 2601 clause 1.6. prior to demolition where required.	9.0.2 New flat roof material to be Lysaght KlipLok (or similar) suitable for 1° fall	17.3 The rendering system used sha
2.2.3 Demolished materials shall be re-used or recycled off-site where practicable and at no time shall be disposed	9.0.3 New pitched roof material >5° to be Lysaght CustomOrb (or similar)xx4x4	collared fixings; mesh reinforcing at
of without scrutiny.	9.0.4 Owner to select roof colour.	corner/edge/sill reveals; expansion]
2.2.4 Demolition and waste recycling shall follow the guidelines outlined in the best practice' standards published by the Waste Wise Construction Program.		render (applied 10 min. thick) such a
	10. PAINTING All painting to comply with Australian Standards including AS2311 and AS3750 and must be in accordance with the Australian	and a final protective membrane coa
2.3 Excavation / Fill		18 EXTERNAL WALL LININGS / T
2.3.1 Excavation for slabs, footings and services shall be limited to minimise natural ground disturbance over the	Protective Coatings'.	18.1 All external wall linings and coa
site.	All paint specifications to Resene Low VOC standards (including Resene recommended surface preparation) or approved equivalent.	AS1672.1 (limes), AS2758.1 (aggre
2.3.2 All fill to AS 3798 clause 4.4 including inorganic, non-perishable material suitably graded and capable of	10.0.1 Apply new paint or appropriate surface coating to all new works externally, including areas where making good existing surfaces	
compaction to the documented density. (where noted in the engineering specification)	will necessitate new paint, unless pre-finished surface (such as Colorbond) is supplied. 10.0.2 Contractor to consult with Owner prior to purchasing paint to confirm areas and surfaces to be painted.	membrane paint. 18.4 All selected finish colours to be
3. CONCRETING	10.0.3 Colour schedule to be provided upon request of the Contractor who will sample test all schemes prior to implementation as	walls.
3.0.1 All work in accordance with the Australian Standards AS3600 (Concrete Structure), AS1379 (Ready Mixed	approved by owner.	-
Concrete), AS 2870 (Residential slabs and Footings) and any other relevant Standard. All reinforcement shall be	10.0.4 All new external cement render to be finished with selected membrane paint.	19 GENERAL
specified and certified by the consulting Engineer.	10.0.5 All finishes applied as recommended by and strictly in accordance with the manufacturer's recommendations.	19.1 Demolition of existing structur a
3.0.2 All concrete used in-situ for slabs and footings, including Council crossovers, laybacks and kerbs, shall be		management 19.2 Outdoor lighting to comply with
"Green 3 Star" concrete as supplied by Boral. 3.0.4 Any excess material spillage or splashing shall be cleaned and appropriately removed by the contractor whilst	11.0 SITE CLEAN UP 11.0.1 All building debris and dead vegetation shall be removed from site at the Contractor's cost and all trenches back-filled in	19.3 Pruning of amenity trees to cor
uncured, and any subsequent damage to material shall be the responsibility of the Contractor.	accordance with the consulting structural Engineer's specification and/or instructions.	19.4 Tree protection measures whe
3.0.5 New RC slabs to be finished as required to achieve the finishes and levels shown in the drawings, including	11.0.2 The Contractor will maintain a clean and dry site throughout the construction period where practicable, with regular cleaning of	19.5 Off-street parking to comply wi
matching existing finished levels where necessary.	Sub-Contractor waste and rubbish.	
	11.0.3 The Contractor is to arrange final cleaning of works and site to the satisfaction of the the Owner.	

	Inlet Design Studio	REVISION: DA	ATE: REVISION NO 23/10/24	TE: LANDSCAPE CALCULATION ADDED TO A002 TO A004	CLIENT: Somers Isles Pty Ltd	DRAWING: GENERAL
	Newport, NSW, 2106, P 0415647351 E robyn@inletdesign.com.au	В	9/12/24	HOUSE MOVED TO THE WEST 1.5m	Address: 62 & 64 POWDERWORKS RD	PROJECT: PROPOSEI
	ABN: 26 075 061 335 Copyright © Jacaranda trading company pty Ltd	С	28/05/25	AMENDMENT TO MINIMISE IMPACT ON NATURAL LANDFORM BY RAISING THE HOUSE 1.2m AND LOWERING THE CEILING HT	NORTH NARRABEEN	PROJECT NO: POW001

eral Requirements

steel shall comply with Australian Standards including AS1252 (steel bolts, etc), AS1554 50 (paints for steel), AS4100 (steel structures), AS4680 (hot-dip galvanizing) and other relevant apply.

el beams used shall be LiteSteel beams coated with AZ+ corrosion protection, as specified by r and erected only by approved or licensed trade.

hot-dipped then galvanized and painted. It is recommended that all galvanized beams and ents are finished with enamel paint.

I in the works shall comply with Australian Standards including AS 4671 (steel reinforcing sed steel). It shall be cut and bent in accordance with AS 3600 (concrete structures) or AS 2870

OORS

as selected by owner, to comply with the BASIX certificate

o AS 2047. , see AS 2665 which is cited in the BCA.

TO AS 1288, where no glass type or thickness is nominated.

verned by human safety and other requirements – see AS 1288 Section 5. The commonly glasses are shown on the wind pressure figures of AS 1288, Section 4.

ation of thickness is usually within the competence of the glazing contractor.

by loading from wind actions, the 'design wind pressure' needs to be known in order to interpret zes and thicknesses in AS 1288.

S/NZS 1170.2 or AS 4055 as appropriate.

o AS 1288.

ut-to-size and processed glass: To AS/NZS 4667.

lass: To AS/NZS 4668.

uirements

ustralian Standards, including AS1163 (steel hollow sections), AS3679 (hot rolled steel), AS3715 (powder-coated aluminium), AS1627 (metal finishing) AS2047 (windows) and AS1664

(welding) and all relevant Australian Standards where they apply. red shall be provided within the relevant drawing and only modified with the approval of either

All steel sections to be approved by the consulting structural engineer. components shall be 316 external marine grade. Where stainless steel components aren't'used,

hot-dipped then galvanized and enamel painted.

ments

bly with Australian Standards, including AS3700 (masonry construction), AS1316 (masonry ourses) and all relevant Australian Standards where they apply.

comply with Australian Standards, including AS4859.1 (thermal insulation materials), AS3999 S4200.1 (reflective foil, etc), AS4426 (insulation of pipework, ducts, etc) and all relevant apply.

ofs and ceilings as detailed in the plans and ensure that all insulation complies with BASIX and in accordance with the Australian Ecolabel Program's Good Environmental Choice Australia their publication entitled 'Insulation'.

shall be fixed to all hot water plumbing.

ling system (Where applicable)

is painted rendered EPS cladding, provide 100mm thick expanded polystyrene board insulation coloured as specified by owner.

sed shall be Uni-TWS supplied by Unitex, or a similar approved system, and installed strictly as appropriately trained & skilled trades people.

shall incorporate all items recommended by the manufacturer for correct installation, including g at joins, corners, etc; water-based polymer render for fixing the mesh; reinforcing on joint sealant (with covering expansion joint profiles); lightweight high impact cement-based

ich as Unitex High Fibre Render; a selected coloured top-coat such as the Unitex Décor Range; coat such as Uniflex Membrane.

/ TEXTURE COATING

coatings shall comply with all relevant Australian Standards, including AS3972 (cement), gregates), AS1478 (admixtures), AS4548 (texture coatings) and AS1580 (paints, etc). rendered external masonry walls shall be painted with an approved proprietary render

be pre-approved by supplying sample boards in nominated colours, prior to application on

ur and/or alterations to the existing structure to comply with AS 4361.2 - Guid to lead paint

with AS 4282:1997

comply with AS 4373-2007

where relevant on the development site to comply with AS 4970-2009 with AS/NZS 2890.1:2004, and Council regulations

. SPECIFICATION	drawn: IW	SHEET NO: A10
d Subdivision & new dwelling	снкd: GRJ	SCALE @ A3: NTS
ISSUE TYPE:	ISSUE DATE:	REVISION:
1	04/09/24	С