DEMOLITION OF EXISTING STRUCTURES AND PROPOSED CONSTRUCTION OF A TWO-STOREY DWELLING WITH SWIMMING POOL.

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INHAUS-02	SITE PLAN
INHAUS-03	GROUND FLOOR PLAN
INHAUS-04	FIRST FLOOR PLAN
INHAUS-05	ROOF PLAN
INHAUS-06	ELEVATIONS
INHAUS-07	SECTIONS
INHAUS-08	POOL PLAN
INHAUS-09	POOL SECTION
INHAUS-10	WINDOW SCHEDULE
INHAUS-11	DOOR SCHEDULE
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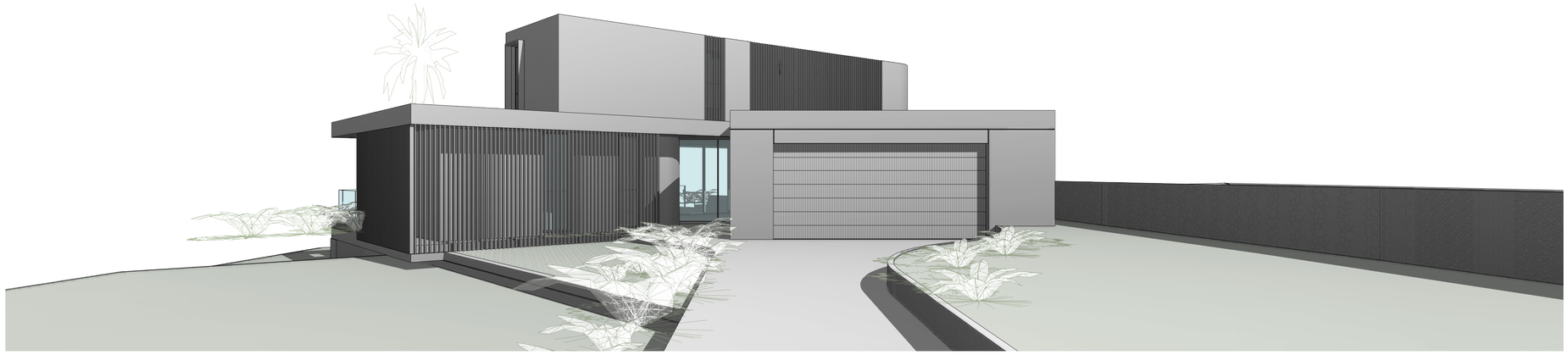
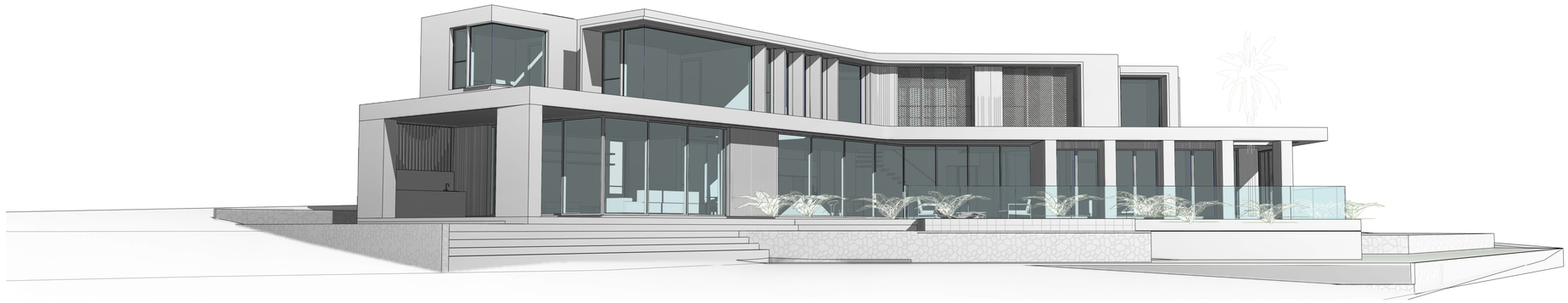
INHAUS-28	AS3740 (WATERPROOFING)
NP-01	NOTIFICATION PLAN
NP-02	NOTIFICATION PLAN
NP-03	NOTIFICATION PLAN





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BORONIA RD - TWO STOREY

7 BORONIA RD, INGLESIDE, NSW, 2101

MATTHEW & MICHAEL GREEN

05.03.2025

NORTH POINT

SCALE AS INDICATED @ A1

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LEGEND

TITLE
COVER SHEET

CHECKED BY JE

DWG # INHAUS-00
REVISION G

PROJECT # 2519

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LEGEND
- EXCLUDED AREA
- DEEP SOIL
- GFA
- SWIMMING POOL
- PRIVATE OPEN SPACE
- SITE BOUNDARY
- REGION LIMIT

TITLE
COMPLIANCE PAGE

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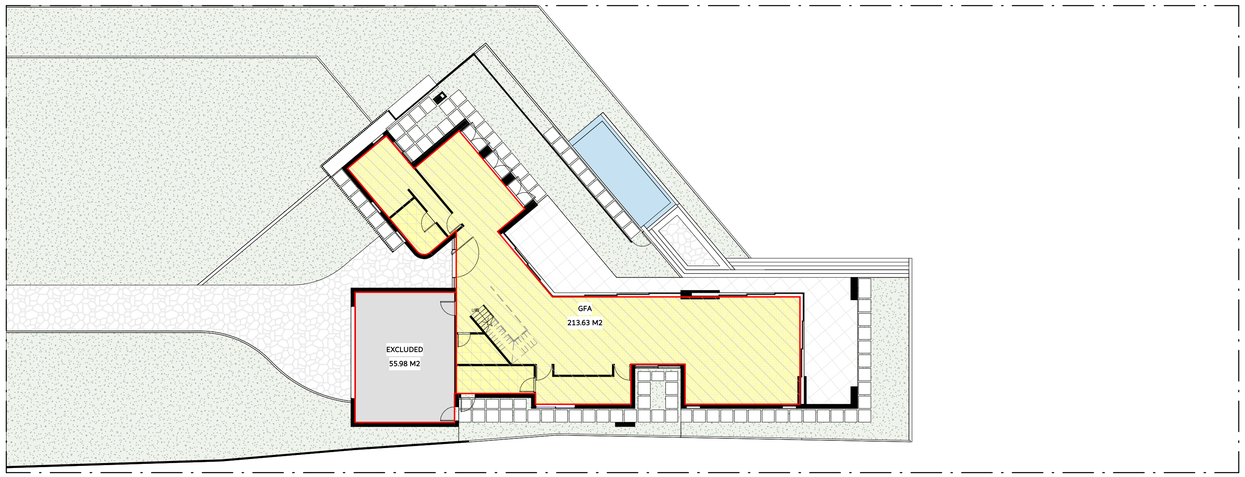
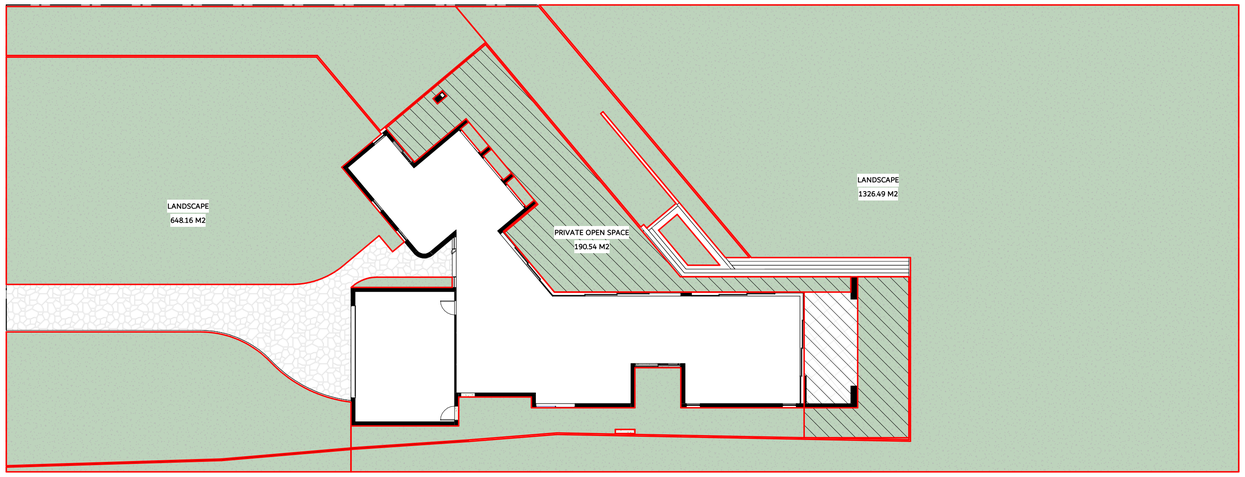


GFA GROUND FLOOR

1 : 200

GFA FIRST FLOOR

1 : 200



DEEP SOIL

1 : 200

COMPLIANCE TABLE

DWELLING (TYPE) - TWO STOREY WITH SWIMMING POOLS

COUNCIL - NORTHERN BEACHES COUNCIL

DCP/LEP - PITTWATER 21 DVELOPMENT CONTROL PLAN (PITTWATER 21 DCP)

DP NUMBER - DP11786

LOT NUMBER - 27

ZONING - RU2

SITE AREA - 2452.726 M^2	PERMISSIBLE	PROPOSED
	-	368.32M^2
TOTAL GFA		**LOT**
GROUND FLOOR GFA		213.63M^2
FIRST FLOOR GFA		154.69M^2
TOTAL GFA		368.32M^2
MAX HEIGHT	8.5M	7.082M
SETBACKS		
GROUND FLOOR FRONT SETBACK	15M	22.5M
GROUND FLOOR REAR SETBACK	6.5M	28.383M
GROUND FLOOR SIDE SETBACK	2.5M	3M
FIRST FLOOR FRONT SETBACK	15M	24.08M
FIRST FLOOR REAR SETBACK	6.5M	26.66M
FIRST FLOOR SIDE SETBACK	2.5M	4.67M
PRIVATE OPEN SPACE	80M^2	190.54M^2
- Minimum 80m2 of private open space per dwelling at ground level, with no dimension less than 3 metres. No more than 75% of this private open space is to be provided in the front yard. - Within the private open space area, a minimum principal area of 16m2 with a minimum dimension of 4m and grade no steeper than 1 in 20 (5%).		
LANDSCAPE / DEEP SOIL: 96% - 400m^2= 1954.61 m^2	1954.61 M^2	1974.65 M^2
- The following soil depths are required in order to be counted as landscaping: 300mm for lawn 600mm for shrubs 1metre for trees - In bushfire prone areas, species shall be appropriate to the bushfire hazard. - At least 2 canopy trees in the front yard and 1 canopy tree in the rear yard, 3 metres x 3 metres and a minimum 8m3 - For species lists please refer to Pittwater Council's Native Plants for your Garden available on Council's website. - 60% FRONT OF DWELLING		1326.49M^2
	60% FRONT OF DWELLING 278.5M^2 464.182M^2 x 60% = 278.5M^2	648.16M^2

Nationwide House Energy Rating Scheme® NatHERS® Certificate No. #HR-OXQ5LF-01

Generated on 29 May 2025 using Hero 4.1 (Chenath v3.23)

Property

Address	7 Boronia Road, Ingleside, NSW, 2101
Lot/DP	Lot 27 / DP 11786
NCC Class*	1a
Floor/all Floors	1 of 2 floors
Type	New

Plans

Main Plan	Rev E Issue Date: 14/05/2025
Prepared by	Inhaus Designs

Construction and environment

Assessed floor area (m^2)*		**Exposure Type**
Conditioned*	337.3	Suburban
Unconditioned*	25.9	**NatHERS climate zone**
Total	418.4	56 - Mascot AMO
Garage	55.2	

Accredited assessor

Name	Jamie Bonnefin
Business name	Certified Energy
Email	jobs@certifiedenergy.com.au
Phone	+61 1300 443
Accreditation No.	10056
Assessor Accrediting Organisation	HERA
Declaration of interest	No Conflict of Interest

NCC Requirements

BCA provisions	Volume 2
State/Territory variation	Yes

National Construction Code (NCC) requirements

The NCC allows the use of NatHERS accredited software to comply with the energy efficiency requirements for houses (Class 1 buildings) and apartments (Class 2 sole-occupancy units and Class 4 parts of buildings). The applicable requirements for houses are detailed in Specification 42 of NCC Volume Two. For apartments the requirements are detailed in clauses J2D2(2)(a) and (3) of NCC Volume One.

NCC 2022 includes enhanced thermal performance requirements for houses and apartments. It also includes a new whole-of-home annual energy use budget which applies to the major equipment in the home.

The NCC, and associated ABCB Standards and support material, can be accessed at www.abcb.gov.au.

Note, variations and additions to the NCC energy efficiency requirements may apply in some states and territories.

Thermal performance star rating

7.0
The more stars the more energy efficient

NATIONWIDE HOUSE ENERGY RATING SCHEME

30.0 MJ/m^2
Predicted annual energy load for heating and cooling based on standard occupancy assumptions.

For more information on your dwelling's rating see:
www.nathers.gov.au

Thermal performance (MJ/m^2)
Limits taken from ABCB Standard 2022

	Heating	Cooling
Modelled	15.4	14.6
Load limits	25	18

Features determining load limits

Floor type (lowest conditioned area)	CSOG
NCC climate zone 1 or 2	N
Outdoor living area	N
Outdoor living area ceiling fan	N

Whole of Home performance rating

No Whole of Home performance rating generated for this certificate.

Verification

To verify this certificate, scan the QR code or visit http://www.hero-software.com.au/pdf/HR-OXQ5LF-01. When using either link, ensure you are visiting http://www.hero-software.com.au

* Refer to glossary

Generated on 29 May 2025 using Hero 4.1 for 7 Boronia Road, Ingleside, NSW, 2101 Page 1 of 16

NOTES:

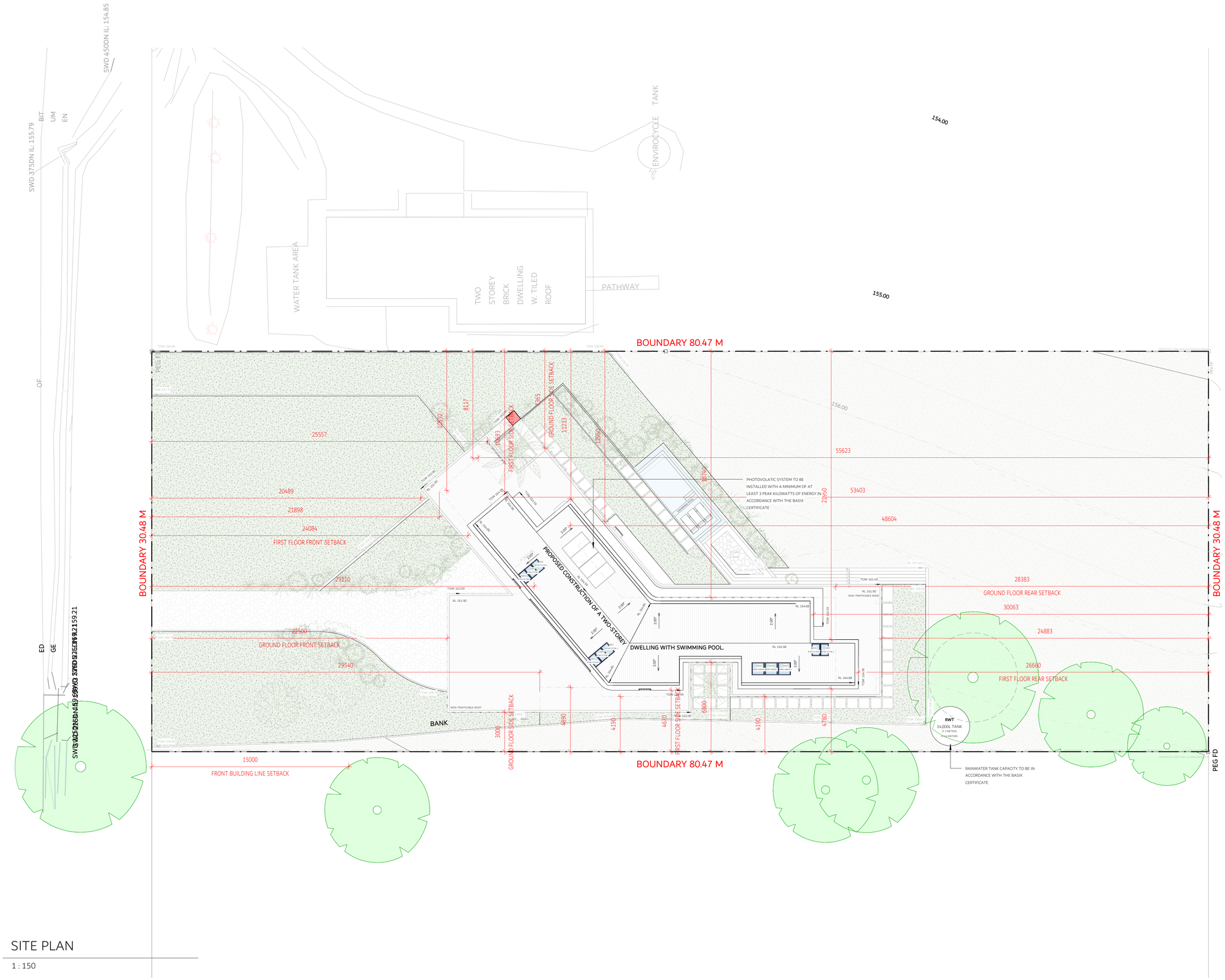
BUSHFIRE HAZARD

Development land to which this control applies must comply with the requirements of:

Planning for Bushfire Protection (2006)

Australian Standard AS 3959:2009 - Construction of a building in a bushfire-prone area

All residential/rural subdivision and development that is special fire protection purposes will be required to obtain a Bushfire Safety Authority from the NSW Rural Fire Service



SITE PLAN

1 : 150

0M 3M 6M 9M 12M 15M

VISUAL SCALE 1:150 @ A1

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05.03.2025

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- OVERHEAD
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- SMOKE ALARM
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- WET AREA FLOOR WASTE
- 90 STUD WALL
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- 250 BRICK VENEER
- 270 DOUBLE BRICK
- 130 CLADDING
- 200 HEBEL WALL

TITLE
SITE PLAN

CHECKED BY JE

DWG # INHAUS-02

REVISION G

PROJECT # 2519

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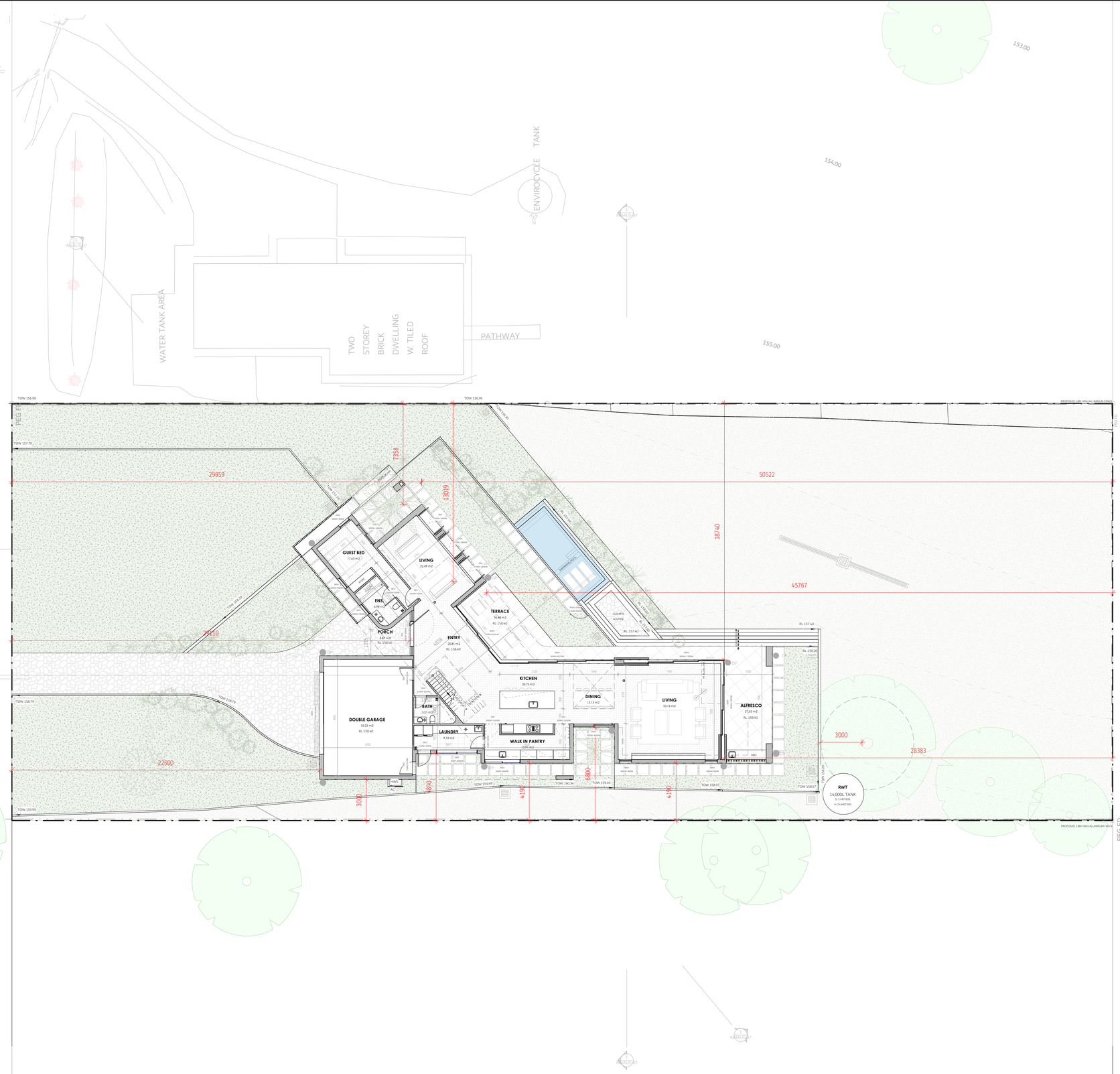

GROUND FLOOR LEVEL

1 : 150

0M 3M 6M 9M 12M 15M

VISUAL SCALE 1:150 @ A1

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- WET AREA FLOOR WASTE LOCATIONS AND FALLS BETWEEN 1:50 – 1.80 TO ALL FLOOR WASTES IN ACCORDANCE TO NCC HOUSING PROVISIONS CLAUSE 10.2.12.
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TITLE
GROUND FLOOR PLAN

CHECKED BY JE

DWG # INHAUS-03

REVISION G

PROJECT # 2519

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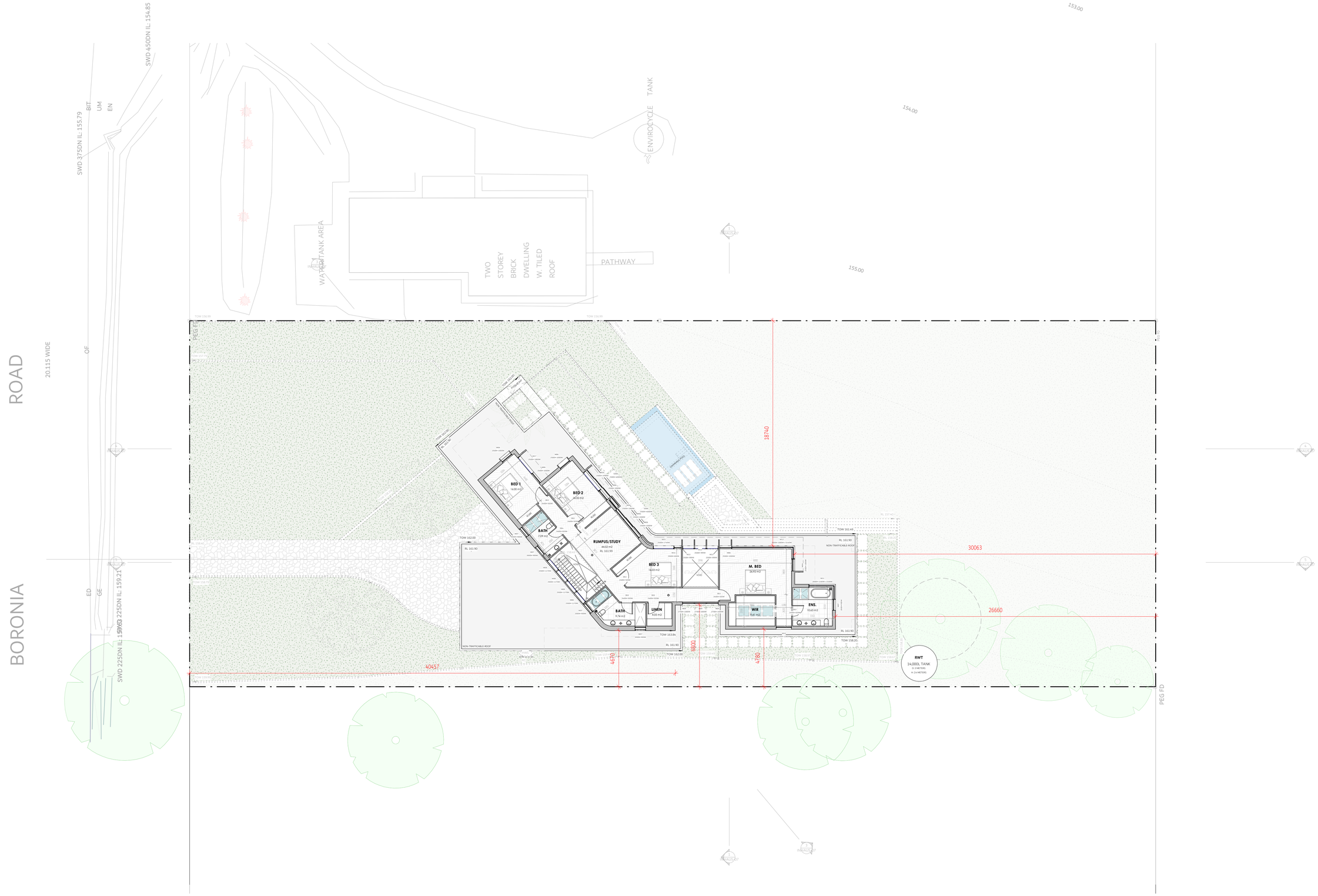

FIRST FLOOR LEVEL

1 : 150

0M 2M 4M 6M 8M 10M

VISUAL SCALE 1:100 @ A1

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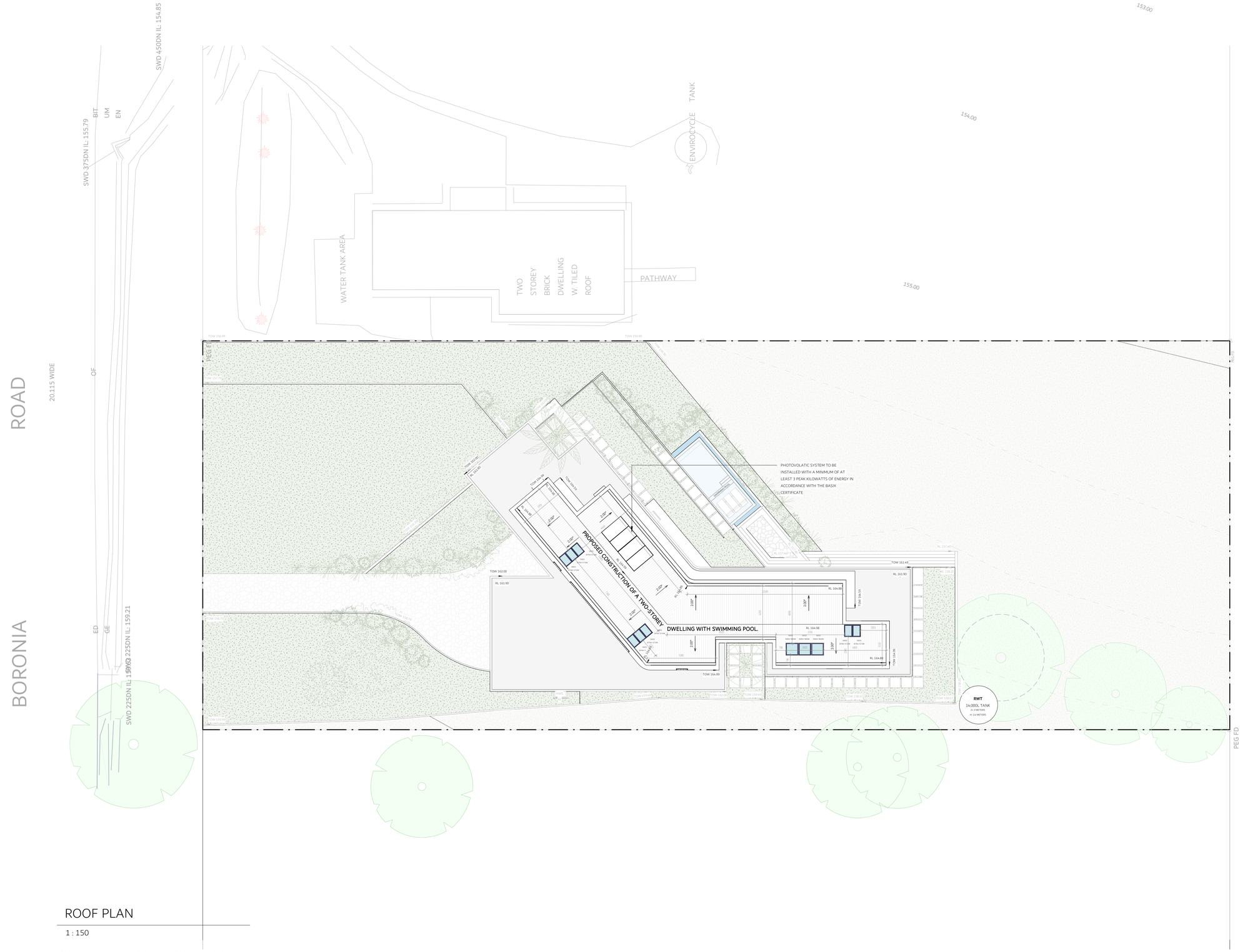

ROOF PLAN

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VISUAL SCALE 1:150 @ A1

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ROOF PLAN

CHECKED BY JE

DWG # INHAUS-05

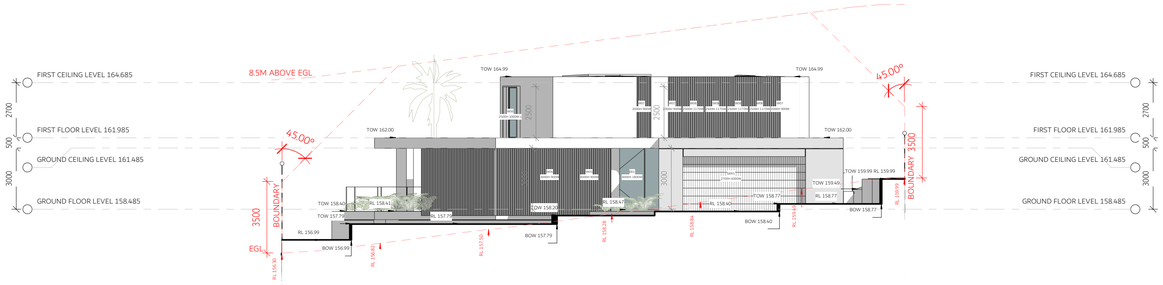
REVISION G

PROJECT # 2519

NOT FOR CONSTRUCTION

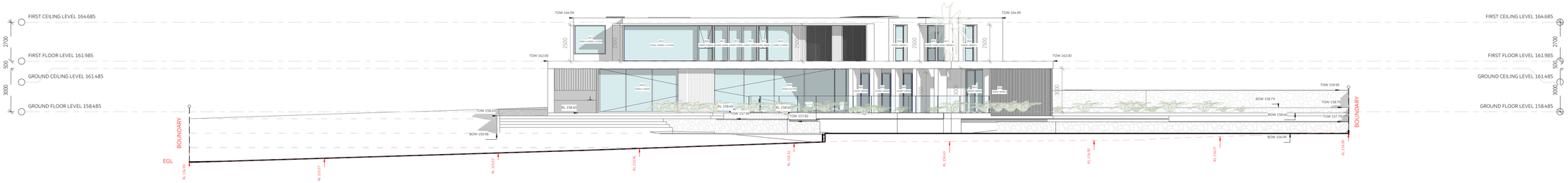
EAST ELEVATION

1 : 150



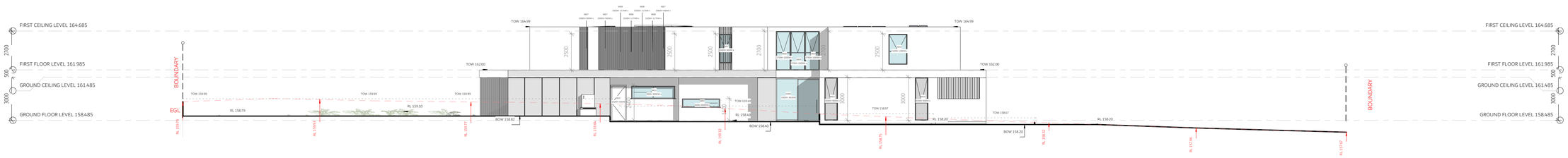
WEST ELEVATION

1 : 150



NORTH ELEVATION

1 : 150



SOUTH ELEVATION

1 : 150

0M 3M 6M 9M 12M 15M

VISUAL SCALE 1:150 @ A1

IN HAUS DESIGNS

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BORONIA RD - TWO STOREY

7 BORONIA RD, INGLESIDE, NSW, 2101

MATTHEW & MICHAEL GREEN

05.03.2025

NORTH POINT

SCALE AS INDICATED @ A1

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F 17.06.25	CONSULTANTS UPDATE
G 24.06.25	ISSUED FOR DA SUBMISSION

LEGEND
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- LANDSCAPE
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- TILED FLOOR
- ARTICULATION
- OVERHEAD
- HIDDEN
- SITE BOUNDARY
- SMOKE ALARM
- MECH.VENTILATION
- WET AREA FLOOR WASTE
- 90 STUD WALL
- 110 BRICK
- 250 BRICK VENEER
- 270 DOUBLE BRICK
- 130 CLADDING
- 200 HEBEL WALL

TITLE
ELEVATIONS

CHECKED BY JE

DWG # INHAUS-06

REVISION G

PROJECT # 2519

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05.03.2025

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TITLE
SECTIONS

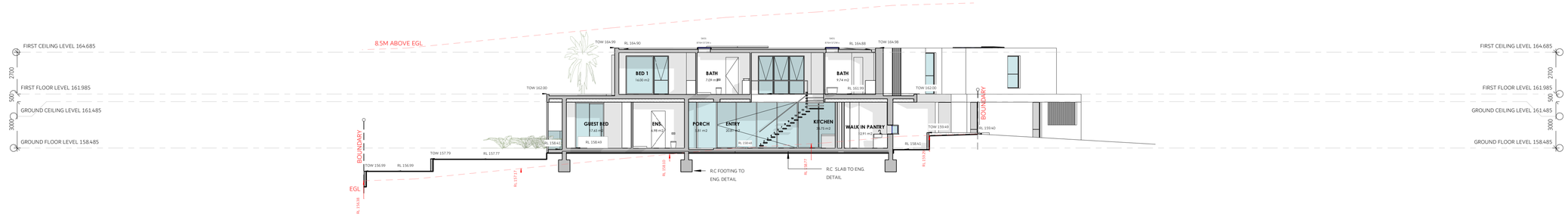
CHECKED BY JE

DWG # INHAUS-07

REVISION G

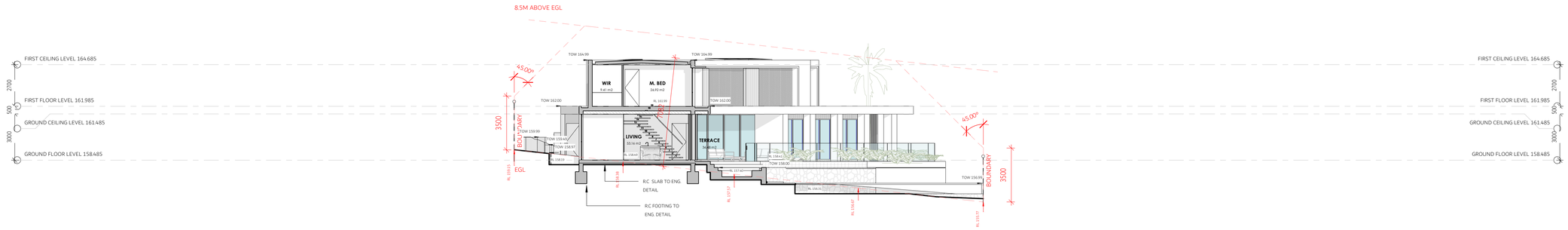
PROJECT # 2519

NOT FOR CONSTRUCTION



CROSS SECTION 01

1 : 150



CROSS SECTION 02

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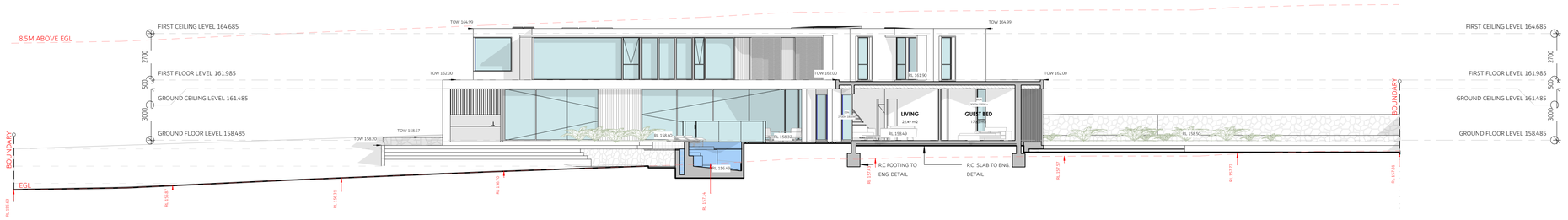
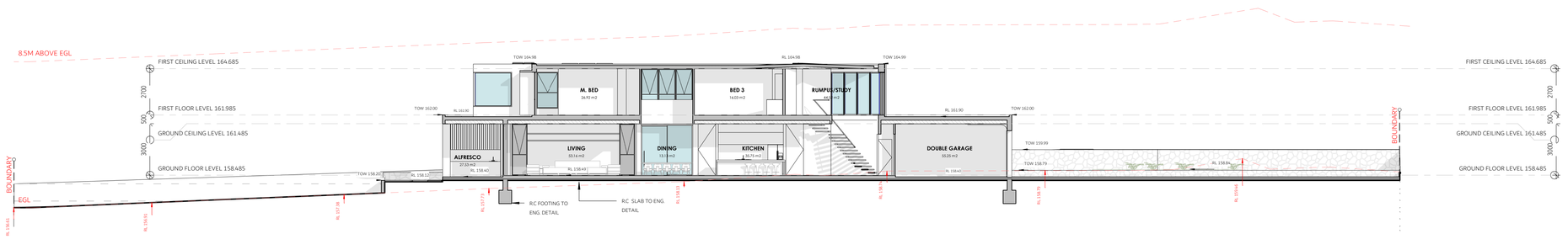


LONG SECTION 01

1 : 150



LONG SECTION 02

1 : 150

0M 3M 6M 9M 12M 15M

VISUAL SCALE 1:150 @ A1

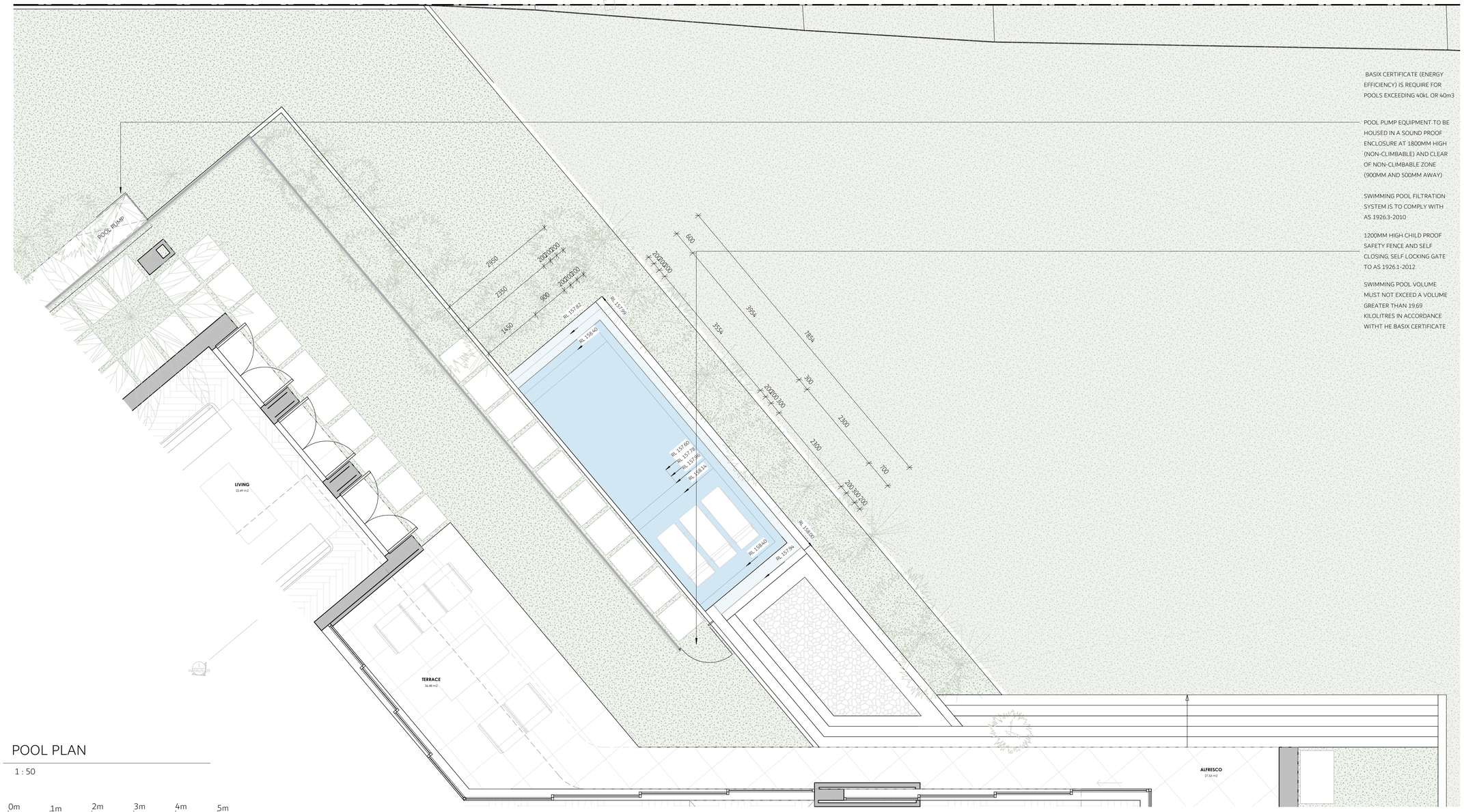
POOL SAFETY STANDARDS:
- FENCE MUST BE AT LEAST 1200MM HIGH ALL THE WAY AROUND MEASURED FROM THE OUTSIDE OF THE POOL
- IF A BOUNDARY FENCE FORMS PART OF THE POOL FENCE, IT MUST BE AT LEAST 1800MM HIGH MEASURED FROM THE INSIDE OF THE POOL AREA
- THE GAP BETWEEN THE BOTTOM OF THE FENCE AND THE GROUND IS NO MORE THAN 100MM
- THE GAP BETWEEN ALL VERTICAL OR NEAR VERTICAL RAILS ON THE FENCE IS LESS THAN 100MM
- NO POTETIAL HAND HOLDS OR FOOT HOLDS WITHIN 900MM OF THE TOP OF THE POOL FENCE IN ANY DIRECTION
- THERE MUST BE A 300MM CLEARANCE FROM THE BARRIER INSIDE THE POOL AREA
- IF PERFORATED OR MESH FENCING IS USED, THE HOLES MUST BE 13MM OR LESS
- YOUR POOL FENCE MUST BE WELL MAINTAINED AND IN A GOOD STATE OF REPAIR (EG. NO HOLS, BROKEN RAILS OR PAILINGS)
- THE GATE MUST BE SELF CLOSING AND LATCH ITSELF FROM ANY POSITION
- THE GATE LATCH MUST BE WORKING WELL SO THAT THE GATE IS SECURE AND, ONCE CLOSED, CAN'T BE PULLED OPEN
- THE GATE MUST OPEN OUTWARDS, AWAY FROM THE POOL
- THE GAP BETWEEN VERTICAL BARRIERS OF A GATE MUST BE NO MORE THAN 100MM
- THE GATE LATCH MUST BE 150MM ABOVE GROUND LEVEL OR IF LOCATED INSIDE THE GATE, 120MM ABOVE GROUND LEVEL AND AT LEAST 150MM BELOW HE TOP OF THE GATE
- ARE YOU AWARE THAT IT IS DANGEROUS AND AGAINS THE LAW TO PROP THE GATE OPEN
- IF A WALL FORMS PART OF THE BARRIER, THERE ARE NO OPENING GREATER THAN 100MM
- ALL WINDOWS CAN ONLY OPEN TO A MAXIMUM OF 100MM OR THE WINDOWS MUST BE TOTALLY COVERED BY BARS OR A METAL SCREEN
- THE HEIGHT FROM THE SILL OF THE LOWEST OPENING PANEL OF A WINDOW (TO THE POOL AREA) HAS TO BE 1800MM FROM THE FLOOR
- THERE MUST BE AN APPROPRIATE WARNING SIGN, INCLUDING DETAILS OF RESUCITATION (CPR) TECHNIQUES, IN THE IMMEDIATE VICINITY OF THE POOL AREA AND WHICH CAN BE EASILY READ FROM A DISTANCE OF 3 METRES
- YOUR POOL FENCE MUST BE CLEAR OF ANY OBJECTS SUCH AS BBQS, TREES, ROCKS, SHRUBS AND DECKCHAIRS THAT COULD HELP A SMALL CHILD CLIMB OVER THE FENCE

POOL COMPLIANCE NOTES:

• ALL FENCES TO COMPLY WITH AS1926 SWIMMING POOL SAFETY STANDARDS AND THE SWIMMING POOLS ACT
• ENSURE A WARNING/RESUSCITATION SIGN IS DISPLAYED IN ACCORDANCE WITH THE SWIMMING POOLS ACT
• ENSURE GATE FREE OF OBSTRUCTIONS THAT COULD HOLD GATE OPEN AND IS SELF CLOSING AND SELF LATCHING
• ENSURE POOL FENCE IS A MINIMUM OF 1200MM HIGH (MEASURED OUTSIDE POOL AREA)
• ENSURE MAXIMUM 100MM GAP UNDER POOL FENCE
• ENSURE BOUNDARY FENCES ARE 1800MM HIGH WHEN MEASURED POOL SIDE IN ACCORDANCE WITH SWIMMING POOLS ACT
• REMOVE ANY LANDSCAPING THAT INTRUDES INTO THE NON CLIMABLE ZONES IN ACCORDANCE WITH THE SWIMMING POOLS ACT.
• THERE MUST BE AN APPROPRIATE WARNING SIGN, INCLUDING DETAILS OF RESUSCITATION (CPR) TECHNIQUES, IN THE IMMEDIATE VICINITY OF THE POOL AREA AND WHICH CAN BE EASILY READ FROM A DISTANCE OF 3 METRES

NOTE:
- WATER FROM A SWIMMING POOL MUST BE DISCHARGED IN ACCORDANCE WITH AN APPROVAL UNDER THE LOCAL GOVERNMENT ACT 1993 IF THE LOT IS NOT CONNECTED TO A SEWER MAIN.
- THE PUMP MUST BE HOUSED IN AN ENCLOSURE THAT IS SOUNDPROOFED.

ALL CDC CODES NOW REQUIRE THE EDGE OF POOL (NOT COPING) TO BE BEHIND THE BUILDING LINE OF THE DWELLING TO BOTH THE PRIMARY AND SECONDARY ROADWAY. (THIS IS MEASURED FROM THE CLOSEST POINT OF THE DWELLING TO EITHER ROADWAY. AS ALWAYS IF YOUR UNSURE WITH IRREGULAR SHAPED LOTS WE CAN ASSIST WITH PRELIMINARY REVIEWS SO YOU HAVE CONFIDENCE WHEN SPEAKING WITH CLIENTS IF THEY WANT TO PURSUE THE CDC PATHWAY OF APPROVAL.
CDC SWIMMING POOL PUMP- THE PUMP IS TO BE MINIMUM 450MM FROM THE LOT BOUNDARY AND HOUSED IN A SOUNDPROOFED ENCLOSURE. NOTE: WHERE THE PUMP/FILTER EQUIPMENT IS ADJACENT TO THE POOL BARRIER/FENCE (BOUNDARY AND INTERNAL) THE EQUIPMENT INCLUDING HOUSING IS TO BE MINIMUM 500MM AWAY FROM BARRIER TO NOT REDUCE BARRIER HEIGHT.
CDC SWIMMING POOL HEAT PUMP WATER HEATER – WHERE PROVIDED, A HEAT PUMP WATER HEATER IS TO NOT OPERATE MORE THAN 5 DB(A) ABOVE AMBIENT BACKGROUND MEASURED AT ANY PROPERTY BOUNDARY DURING PEAK TIME AND DURING OFF PEAK TIME—AT A NOISE LEVEL THAT IS AUDIBLE IN HABITABLE ROOMS OF ADJOINING RESIDENCES.



BASIX CERTIFICATE (ENERGY EFFICIENCY) IS REQUIRE FOR POOLS EXCEEDING 40kL OR 40m3

POOL PUMP EQUIPMENT TO BE HOUSED IN A SOUND PROOF ENCLOSURE AT 1800MM HIGH (NON-CLIMBABLE) AND CLEAR OF NON-CLIMBABLE ZONE (900MM AND 500MM AWAY)

SWIMMING POOL FILTRATION SYSTEM IS TO COMPLY WITH AS 1926.3-2010

1200MM HIGH CHILD PROOF SAFETY FENCE AND SELF CLOSING, SELF LOCKING GATE TO AS 1926.1-2012

SWIMMING POOL VOLUME MUST NOT EXCEED A VOLUME GREATER THAN 19.69 KILOLITRES IN ACCORDANCE WITHT HE BASIX CERTIFICATE

POOL PLAN

1 : 50

0m 1m 2m 3m 4m 5m

VISUAL SCALE 1:50 @ A1

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05.03.2025

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TITLE
POOL PLAN

CHECKED BY JE

DWG # INHAUS-08

REVISION G

PROJECT # 2519

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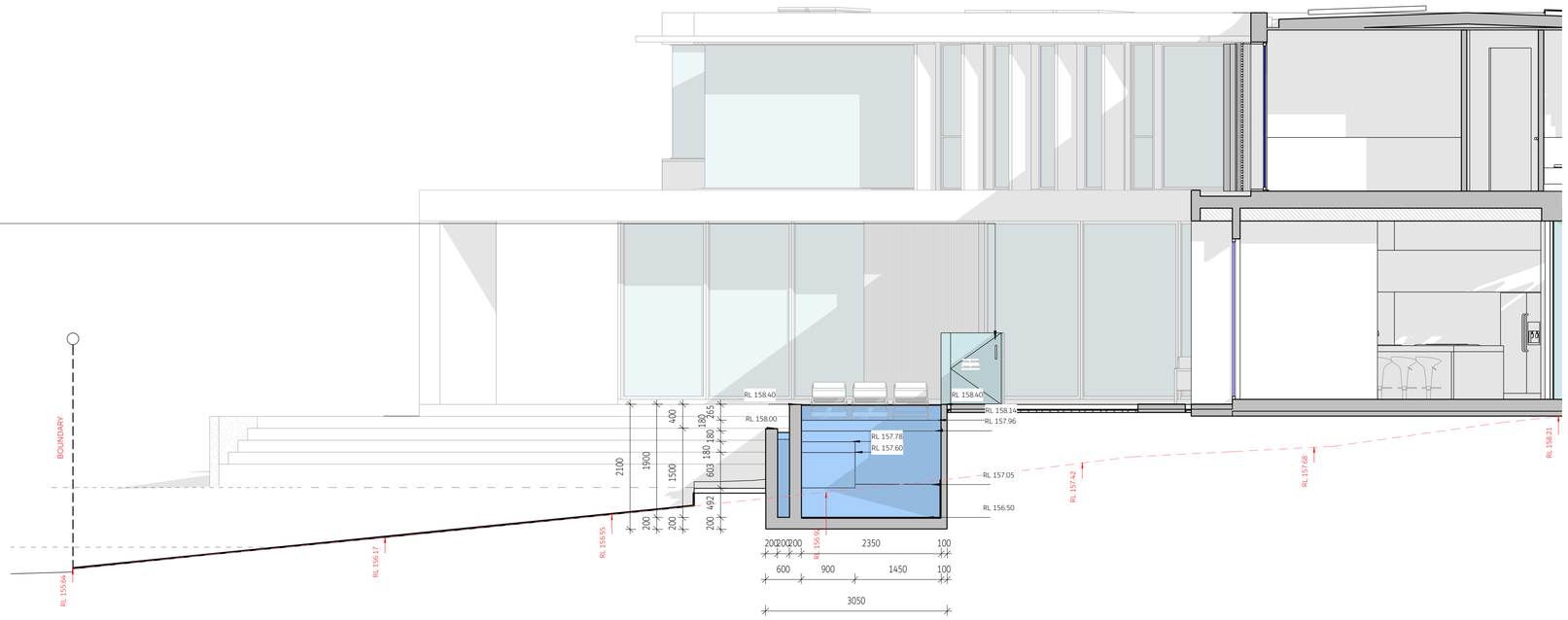

POOL CROSS -SECTION

1 : 50

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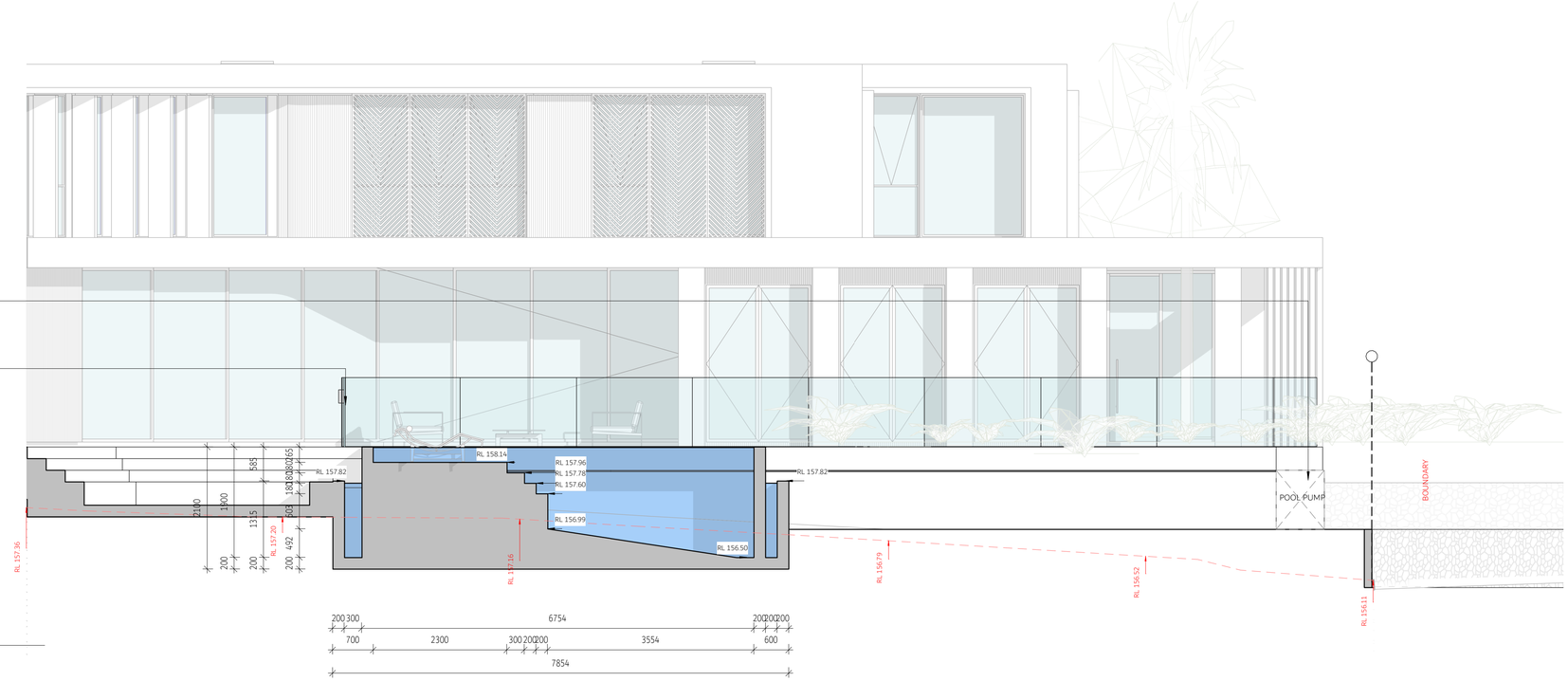

POOL LONG -SECTION

1 : 50

0m 1m 2m 3m 4m 5m

VISUAL SCALE 1:50 @ A1

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MATTHEW & MICHAEL GREEN

05.03.2025

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TITLE
POOL SECTION

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DWG # INHAUS-09

REVISION G

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TITLE
WINDOW SCHEDULE

CHECKED BY JE

DWG # INHAUS-10

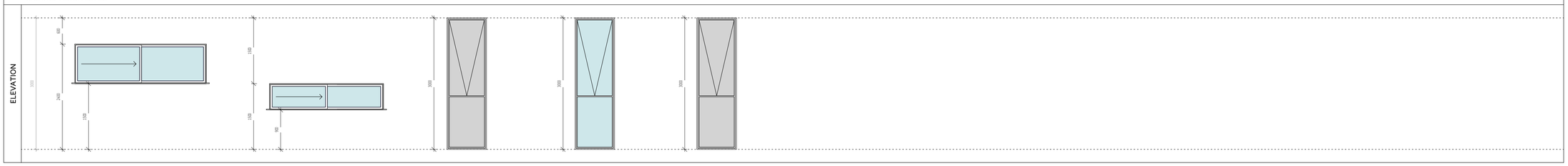
REVISION G

PROJECT # 2519

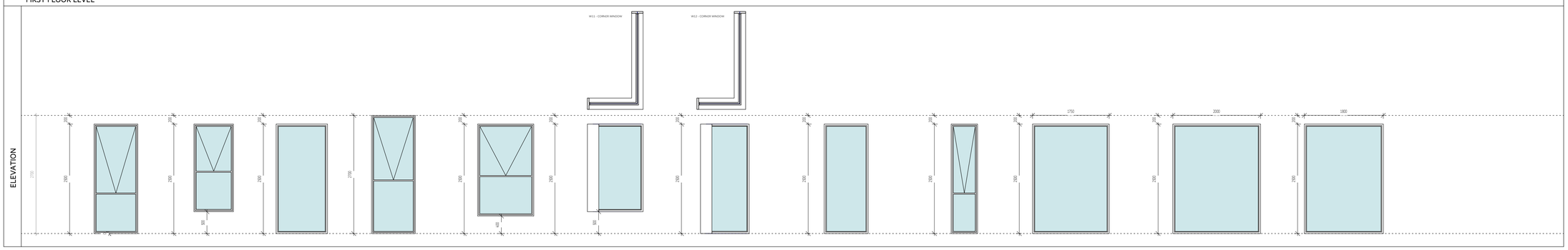
NOT FOR CONSTRUCTION

WINDOW SCHEDULE

GROUND FLOOR LEVEL



FIRST FLOOR LEVEL



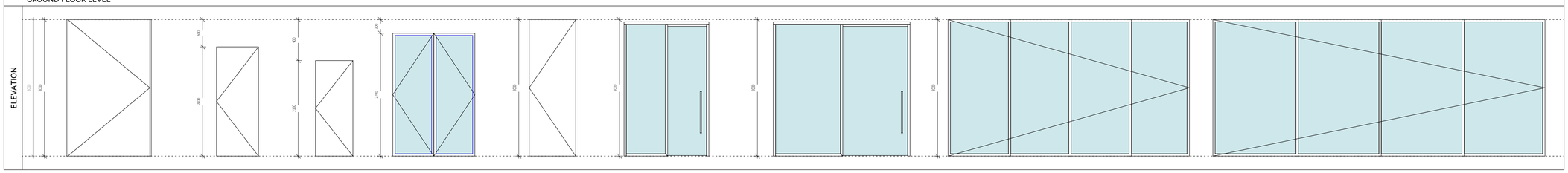
ROOF LEVEL

WINDOW SCHEDULE				
TYPE MARK	COUNT	LEVEL	WIDTH	HEIGHT
W01	1	GROUND FLOOR LEVEL	3000	900
W02	1	GROUND FLOOR LEVEL	2600	600
W03	2	GROUND FLOOR LEVEL	900	3000
W04	2	GROUND FLOOR LEVEL	900	3000
W05	1	GROUND FLOOR LEVEL	900	3000
W06	9	FIRST FLOOR LEVEL	1000	2500
W07	5	FIRST FLOOR LEVEL	900	2000
W08	4	FIRST FLOOR LEVEL	1170	2500
W09	3	FIRST FLOOR LEVEL	1000	2700
W10	1	FIRST FLOOR LEVEL	1280	2100
W11	1	FIRST FLOOR LEVEL	1160	2000
W12	1	FIRST FLOOR LEVEL	1000	2500
W13	3	FIRST FLOOR LEVEL	999	2500
W14	1	FIRST FLOOR LEVEL	600	2500
W15	1	FIRST FLOOR LEVEL	1749	2500
W16	1	FIRST FLOOR LEVEL	1998	2500
W17	1	FIRST FLOOR LEVEL	1800	2500
SK01	8	FIRST CEILING LEVEL	572	876
SK02	3	FIRST CEILING LEVEL	900	900

GRAND TOTAL: 49

DOOR SCHEDULE

GROUND FLOOR LEVEL



FIRST FLOOR LEVEL

DOOR SCHEDULE				
TYPE MARK	COUNT	LEVEL	WIDTH	HEIGHT
D01	1	GROUND FLOOR LEVEL	1800	3000
D02	6	GROUND FLOOR LEVEL	920	2400
D03	1	GROUND FLOOR LEVEL	820	2100
D04	3	GROUND FLOOR LEVEL	1800	2700
D05	2	GROUND FLOOR LEVEL	1020	3000
GD01	1	GROUND FLOOR LEVEL	6000	2700
POOL DOOR	1	GROUND FLOOR LEVEL	850	1200
SD01	1	GROUND FLOOR LEVEL	1860	3000
SD02	1	GROUND FLOOR LEVEL	3000	3000
SD03	1	GROUND FLOOR LEVEL	5291	3000
SD04	1	GROUND FLOOR LEVEL	8379	3000
SD05	2	GROUND FLOOR LEVEL	7280	3000
D02	7	FIRST FLOOR LEVEL	920	2400
D04	1	FIRST FLOOR LEVEL	820	2400
SD06	2	FIRST FLOOR LEVEL	4000	2500

GRAND TOTAL: 31

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BROWSE: WWW.INHAUSDESIGNS.COM.AU

BORONIA RD - TWO STOREY

7 BORONIA RD, INGLESIDE, NSW, 2101

MATTHEW & MICHAEL GREEN

05.03.2025

NORTH POINT

SCALE AS INDICATED @ A1

NOTES
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D 12.04.25	CLIENT REVIEW
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F 17.06.25	CONSULTANTS UPDATE
G 24.06.25	ISSUED FOR DA SUBMISSION

LEGEND

TITLE
DOOR SCHEDULE

CHECKED BY JE

DWG # INHAUS-11

REVISION G

PROJECT # 2519

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bdaa ACCREDITED BUILDING DESIGNER

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05.03.2025

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LEGEND
- NON-TRAFFICABLE
- LANDSCAPE
- CONCRETE PATH
- CONCRETE SURFACE
- SWIMMING POOL
- TILED FLOOR
- ARTICULATION
- OVERHEAD
- HIDDEN
- SITE BOUNDARY
- SMOKE ALARM
- MECH.VENTILATION
- WET AREA FLOOR WASTE
- 90 STUD WALL
- 110 BRICK
- 250 BRICK VENEER
- 270 DOUBLE BRICK
- 130 CLADDING
- 200 HEBEL WALL

TITLE
WALL SCHEDULE

CHECKED BY JE

DWG # INHAUS-12 REVISION G

PROJECT # 2519

NOT FOR CONSTRUCTION

WALL LEGEND

WALL TYPES	TYPE MARK	DESCRIPTION
	ST-01	STUD WALL - 90 MM INTERNAL WALLS - 90 MM TIMBER FRAME WITH 13 MM PLASTER LINING
	ST-02	STUD CLADDING - 130 MM 40MM CLADDED EXTERNAL WALLS - 90 MM STUD INTERIOR
	ST-03	STEEL FRAME CLADDING - 130 MM 40MM CLADDED EXTERNAL WALLS - 90 MM STEEL FRAME INTERIOR.
	H-01	HEBEL WALL - 200 MM 75MM HEBEL EXTERNAL WALLS - 90 MM TIMBER FRAME INTERIOR .
	CB-150	CONCRETE BLOCKWORK - 200 MM 200MM BLOCK WALL INTERIOR - 20MM RENDER FINISH.
	DIN-110	DINCEL WALL - 110 MM 110MM DINCEL WALL INTERIOR - RENDER FINISH.
	DIN-200	DINCEL WALL - 200 MM 200MM DINCEL WALL EXTERIOR/INTERIOR - RENDER FINISH.
	DIN-275	DINCEL WALL - 275 MM 275MM DINCEL WALL EXTERIOR - RENDER FINISH.
	C-100	CONCRETE WALL - 100 MM REFER TO STRUCTURAL ENGINEER'S DRAWINGS AND SPECIFICATIONS.
	C-150	CONCRETE WALL - 150 MM REFER TO STRUCTURAL ENGINEER'S DRAWINGS AND SPECIFICATIONS.
	C-200	CONCRETE WALL - 200 MM REFER TO STRUCTURAL ENGINEER'S DRAWINGS AND SPECIFICATIONS.
	C-300	CONCRETE WALL - 300 MM REFER TO STRUCTURAL ENGINEER'S DRAWINGS AND SPECIFICATIONS.
	BRK-01	BRICK WALL - 110 MM 110 MM THICK WITH A MASS PER UNIT AREA OF NOT LESS THAN 290 KG/M2.
	BRK-02	BRICK VENEER - 250 MM 90 MM TIMBER STUD WALL, MASONRY WALL 110 MM; AND 50 MM THICK MINERAL INSULATION WITH A DENSITY OF 11 KG/M3 POSITIONED BETWEEN STUDS AND BRICK.
	BRK-03	DOUBLE BRICK WALL - 270 MM TWO COURSES OF 110 MM CLAY BRICK MASONRY WITH A CAVITY NOT LESS THAN 50 MM BETWEEN COURSES AND 50 MM THICK INSULATION OR 50 MM THICK POLYESTER INSULATION IN THE CAVITY.
	P-01	PIER WALL - 350 MM MADE OF 110 BRICKS SQAURE, ATTACHED OR DETAHCED FORM.

REFER TO ARCH PLANS FOR DIMENSIONS AND LAYOUT

FENCE COMPLIANCE NOTES:

THE STANDARDS THAT FENCES MUST NEED TO BE BUILT WITHOUT PLANNING OR BUILDING APPROVAL IN RESIDENTIAL ZONES.

TO BE EXEMPT, FENCES MUST MEET THESE DEVELOPMENT REQUIREMENTS:
• SIDE AND REAR BOUNDARY FENCES MUST NOT BE HIGHER THAN 1.8 M, OR HIGHER THAN 1.2 M IF THE FENCE IS BUILT FROM MASONRY.
• FENCES ALONG A BOUNDARY OF, OR IN THE SETBACK AREA OF, A PRIMARY OR SECONDARY ROAD MUST NOT BE TALLER THAN 1.2 M (THIS INCLUDES THE FRONT OF THE SITE AND ANY SIDE BOUNDARY ON CORNER SITES).
• FENCES ALONG THE BOUNDARY WITH, OR WITHIN THE SETBACK AREA TO A SECONDARY ROAD MUST: O BE AT LEAST 20% TRANSPARENT, ABOVE 400 MM. O NOT HAVE SOLID PIERS OR POSTS WIDER THAN 350 MM.
• CORNER SITES CAN, HOWEVER, HAVE SOLID FENCES UP TO 1.8 M IN HEIGHT ALONG THE REAR 50% OF THE SECONDARY FRONTAGE

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05.03.2025

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LEGEND
- NEIGHBORS
- LANDSCAPED AREA
- CONCRETE PATH
- PROPOSED DWELLING
- SWIMMING POOL
- TILED FLOOR
- PREVAILING WINDS
- VIEW CORRIDORS FROM ADJOINING BUILDINGS
- VIEWS FROM SUBJECT SITE
- PROPERTY BOUNDARY LINE
- EXISTING OUTLINE
- SUN PATH

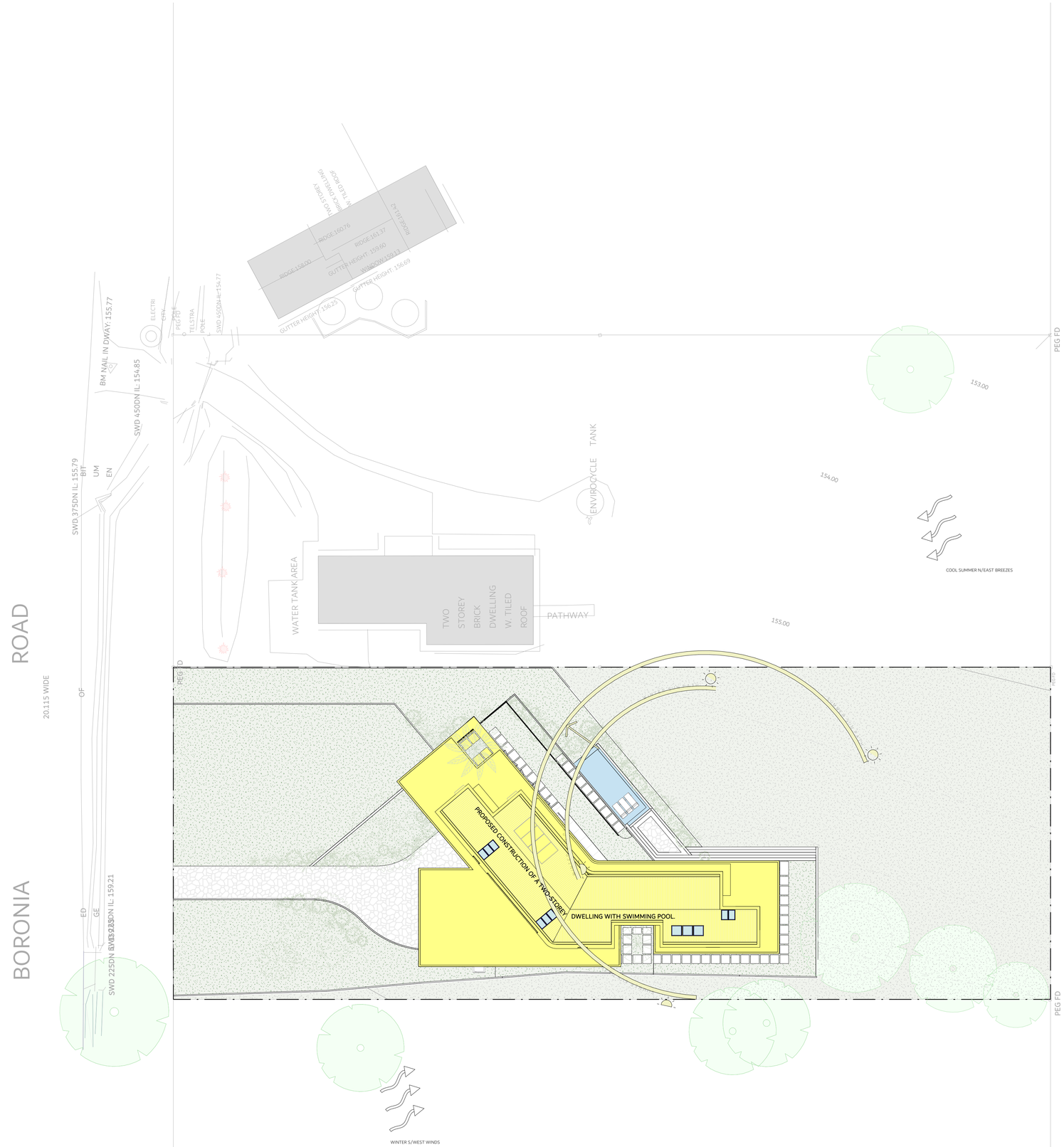
TITLE
SITE ANALYSIS

CHECKED BY JE

DWG # INHAUS-13 REVISION G

PROJECT # 2519

NOT FOR CONSTRUCTION



SITE ANALYSIS

1 : 200

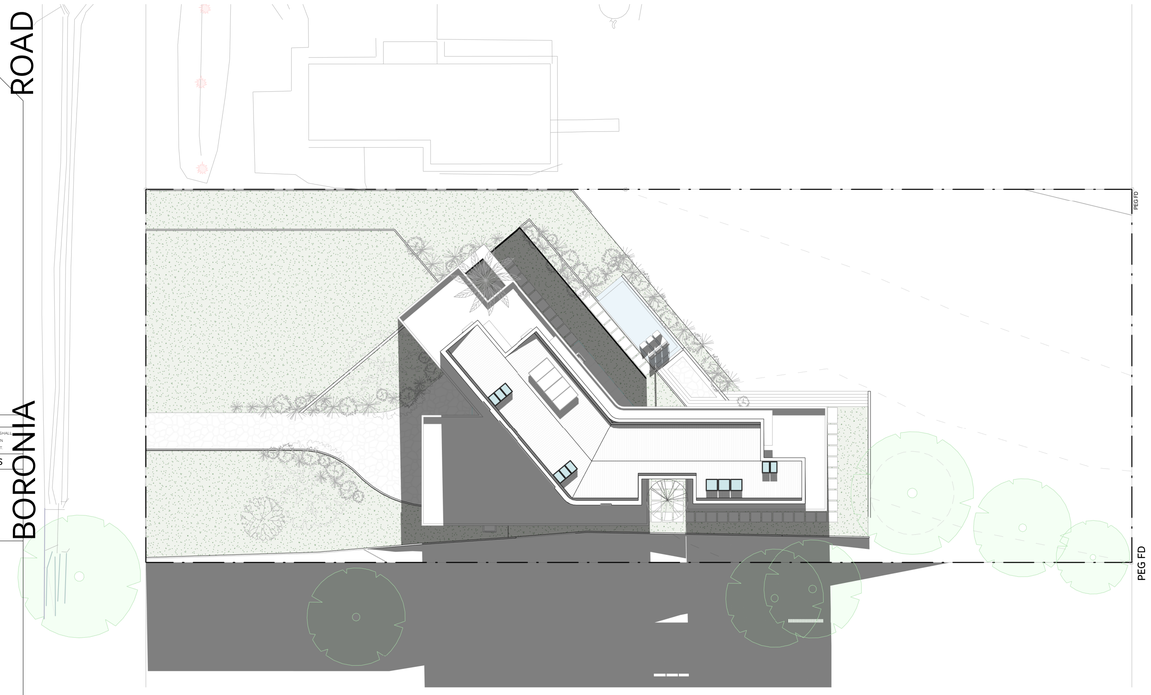
0m 4m 8m 12m 16m 20m

VISUAL SCALE 1:200 @ A1

NEIGHBOURING DWELLING

NEIGHBOURING DWELLING

EXISTING SITE



9AM 21 JUNE

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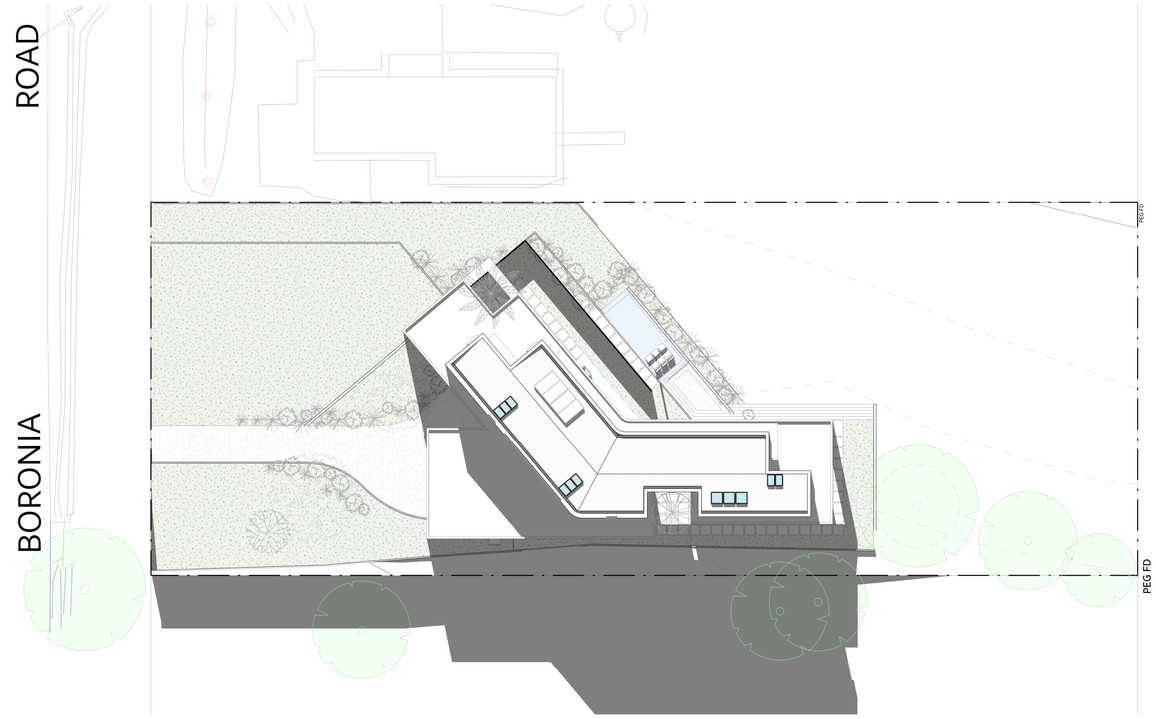

10AM 21 JUNE

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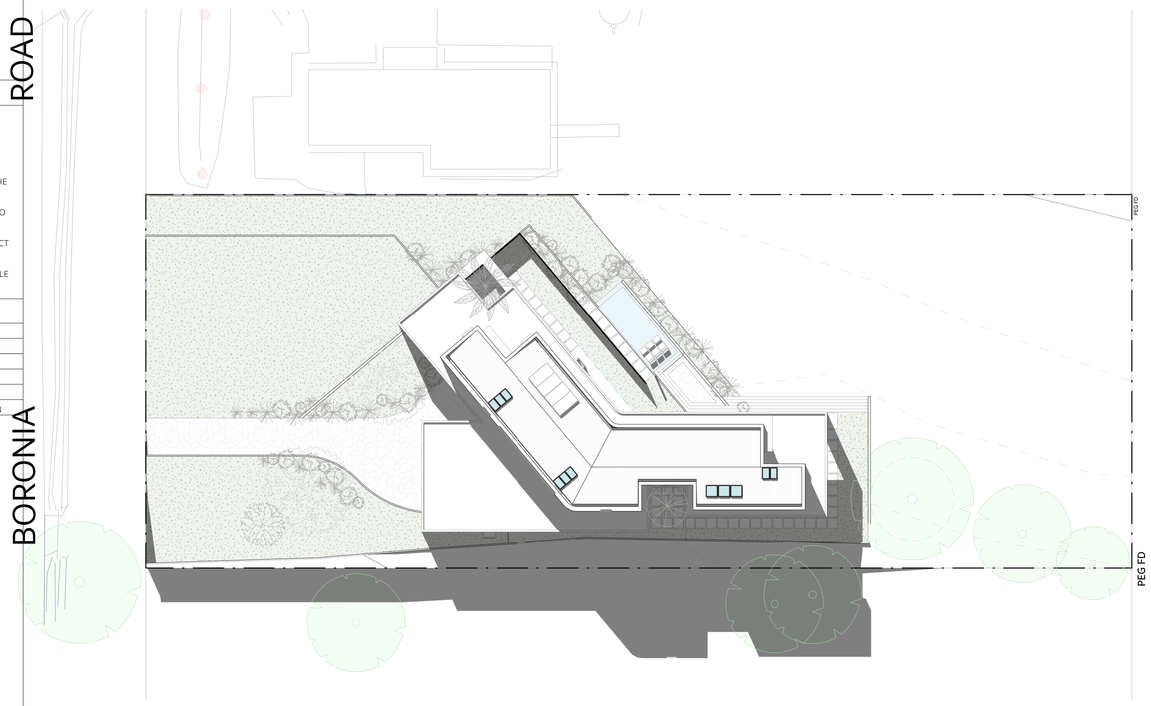

11AM 21 JUNE

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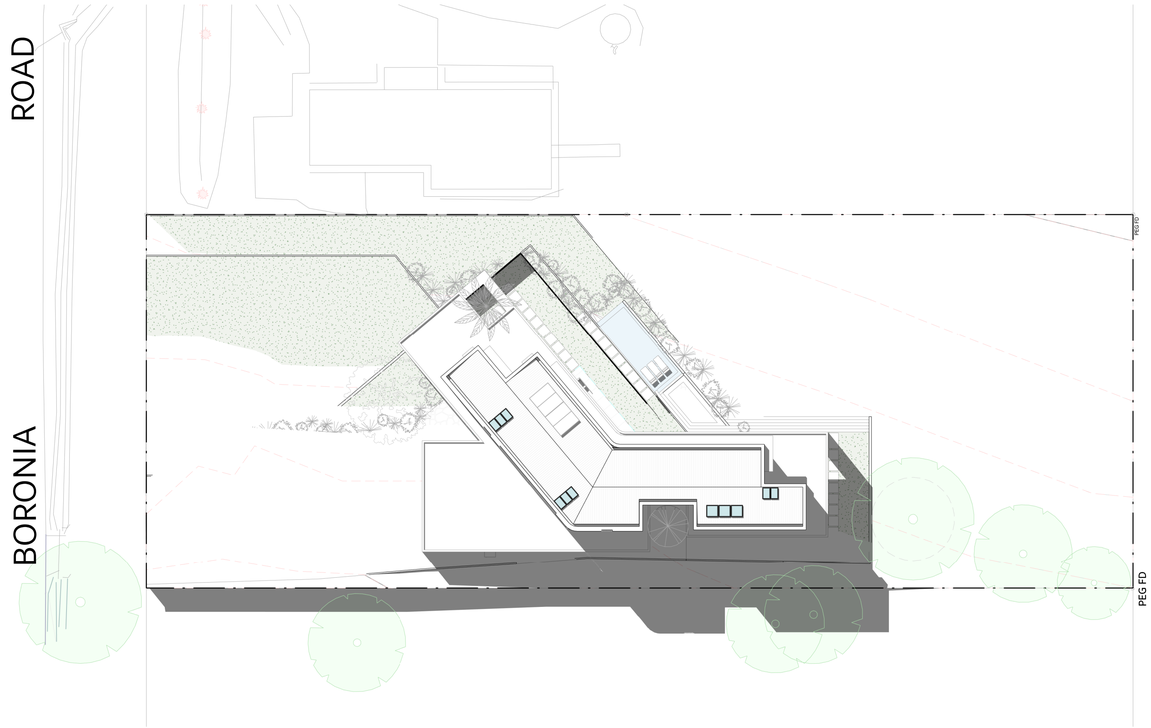

12PM 21 JUNE

1 : 250

0m 5m 10m 15m 20m 25m

VISUAL SCALE 1:250 @ A1

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MATTHEW & MICHAEL GREEN

05.03.2025

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LEGEND
- NON-TRAFFICABLE
- LANDSCAPE
- CONCRETE PATH
- CONCRETE SURFACE
- SWIMMING POOL
- TILED FLOOR
- ARTICULATION
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- 250 BRICK VENEER
- 270 DOUBLE BRICK
- 130 CLADDING
- 200 HEBEL WALL

TITLE
SHADOW DIAGRAMS

CHECKED BY JE

DWG # INHAUS-14

REVISION G

PROJECT # 2519

NOT FOR CONSTRUCTION

IN HAUS DESIGNS

bdaa ACCREDITED BUILDING DESIGNER

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LEGEND

- NON-TRAFFICABLE
- LANDSCAPE
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- CONCRETE SURFACE
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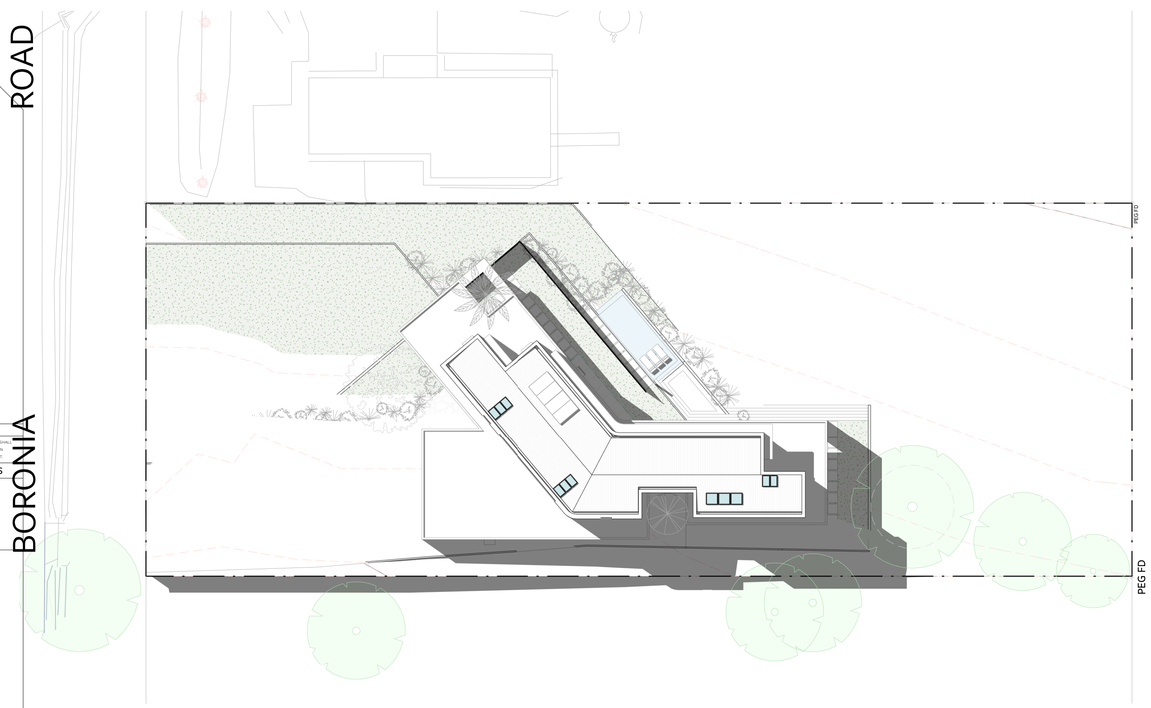
TITLE
SHADOW DIAGRAMS

CHECKED BY JE

DWG # INHAUS-15 REVISION G

PROJECT # 2519

NOT FOR CONSTRUCTION



1PM 21 JUNE

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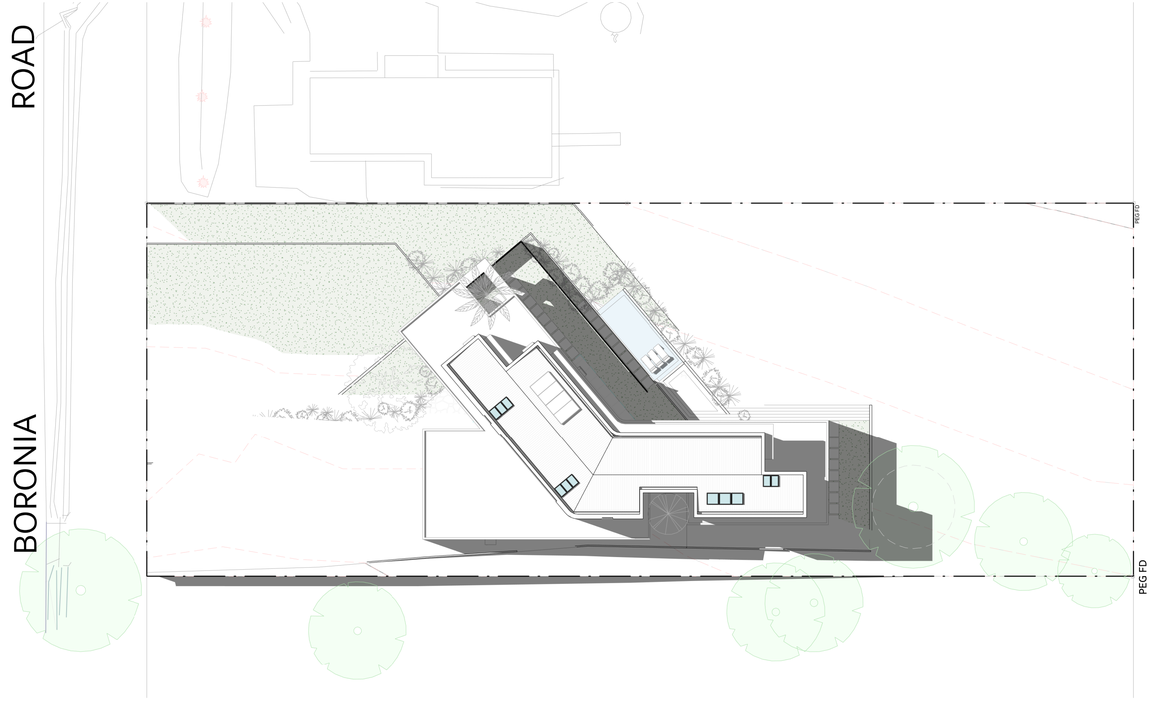

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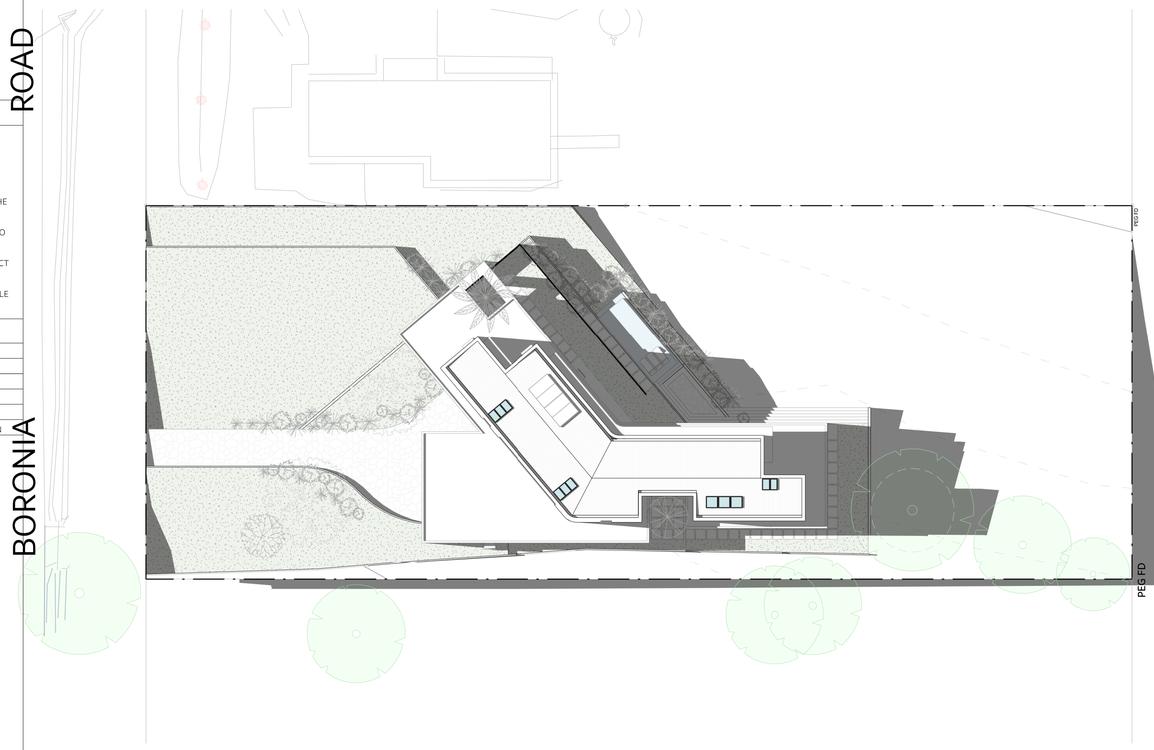

3PM 21 JUNE

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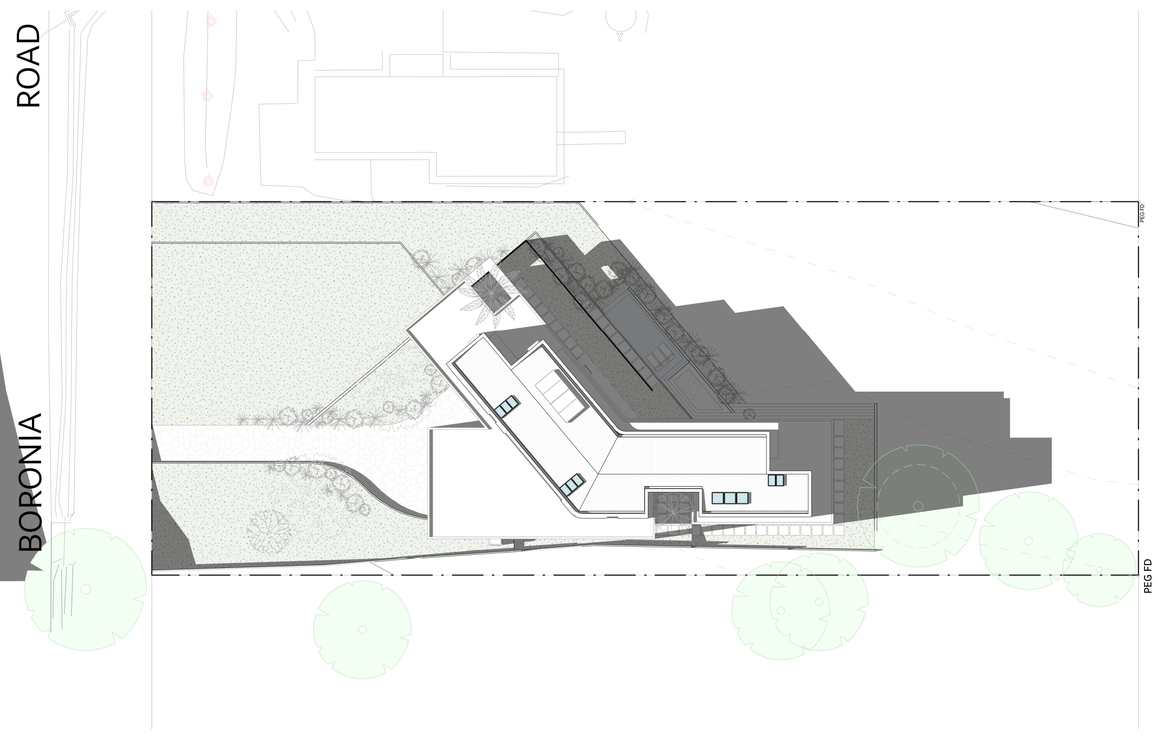

4PM 21 JUNE

1 : 250

0m 5m 10m 15m 20m 25m

VISUAL SCALE 1:250 @ A1

DEMOLITION NOTES:

1. ALL DEMOLITION BY CONTRACTOR UNLESS OTHERWISE NOTED.
2. ALL DEMOLITION MATERIAL SHALL BE REMOVED FROM SITE UNLESS OTHERWISE SPECIFIED TO BE RE-USED OR NOMINATED TO BE RETAINED.
3. EXISTING SERVICES TO BE RETAINED AND PROTECTED THROUGHOUT.
4. THE CONTRACTOR SHALL ALLOW FOR THE PROVISION OF HOARDING/SITE FENCING TO THE PERIMETER OF THE SITE FOR THE DURATION OF THE WORKS.
5. THE CONTRACTOR SHALL UNDERTAKE A SURVEY OF ALL EXISTING INGROUND SERVICES.

DEMOLITION PLAN

1 : 150

0M 2M 4M 6M 8M 10M

VISUAL SCALE 1:100 @ A1

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LEGEND

NOTE: RED DASH LINES INIDICATES WHAT IS TO BE DEMOLISHED

NOTE: DEMOLITION TO BE UNDERTAKEN IN ACCORDANCE WITH AS2601

TITLE
DEMOLITION PLAN

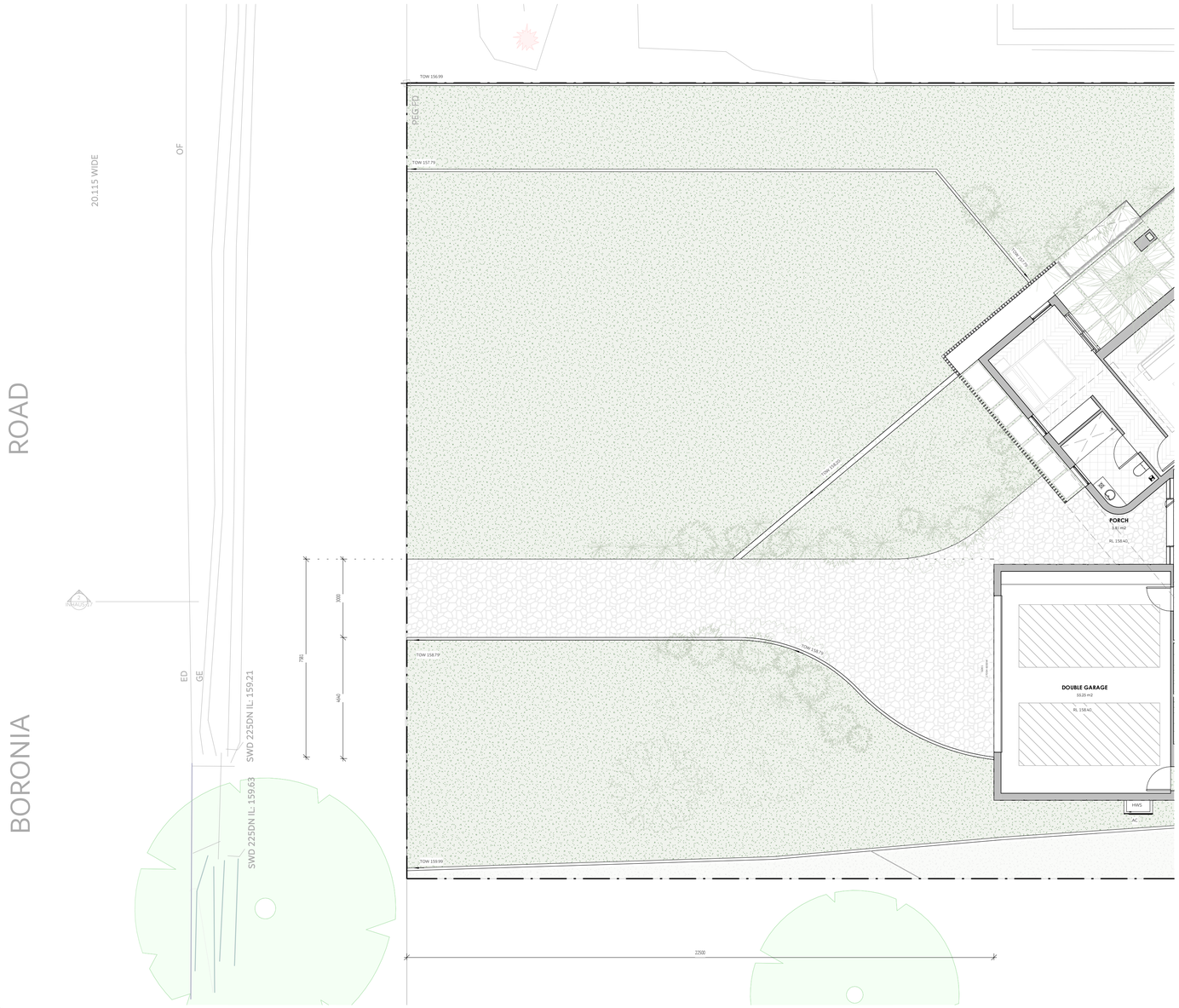
CHECKED BY JE

DWG # INHAUS-16

REVISION G

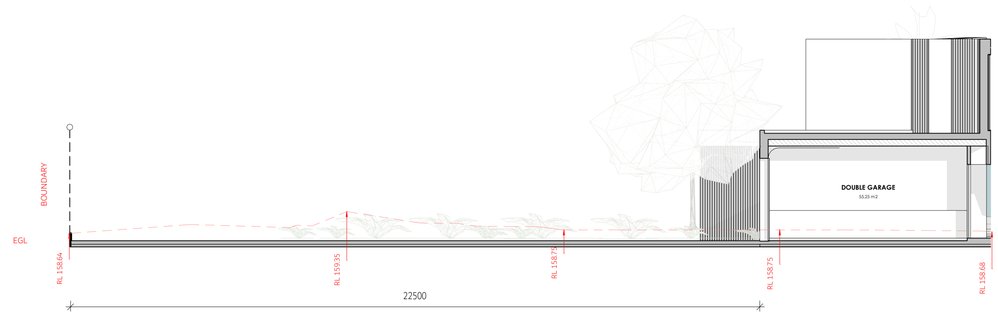
PROJECT # 2519

NOT FOR CONSTRUCTION



PARKING PLAN

1 : 100



DRIVEWAY PROFILE

1 : 100

0M 2M 4M 6M 8M 10M

VISUAL SCALE 1:100 @ A1

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LEGEND
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- LANDSCAPE
- CONCRETE PATH
- CONCRETE SURFACE
- SWIMMING POOL
- TILED FLOOR
- ARTICULATION
- OVERHEAD
- HIDDEN
- SITE BOUNDARY
- SMOKE ALARM
- MECH.VENTILATION
- WET AREA FLOOR WASTE
- 90 STUD WALL
- 110 BRICK
- 250 BRICK VENEER
- 270 DOUBLE BRICK
- 130 CLADDING
- 200 HEBEL WALL

TITLE
PARKING PLAN/DRIVEWAY PROFILE

CHECKED BY JE

DWG # INHAUS-17

REVISION G

PROJECT # 2519

NOT FOR CONSTRUCTION

REFER TO CIVIL ENGINEERING DRAWINGS/ COUNCIL DRIVEWAY APPROVAL FOR ANY CONSTRUCTION LEVELS

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LEGEND
- BUILDER'S WASTE BIN
- ALL WEATHER ACCESS SURFACE
- SWIMMING POOL
- SILT FENCE
- CONSTRUCTION FENCE
- STOCKPILE
- PORTALOO

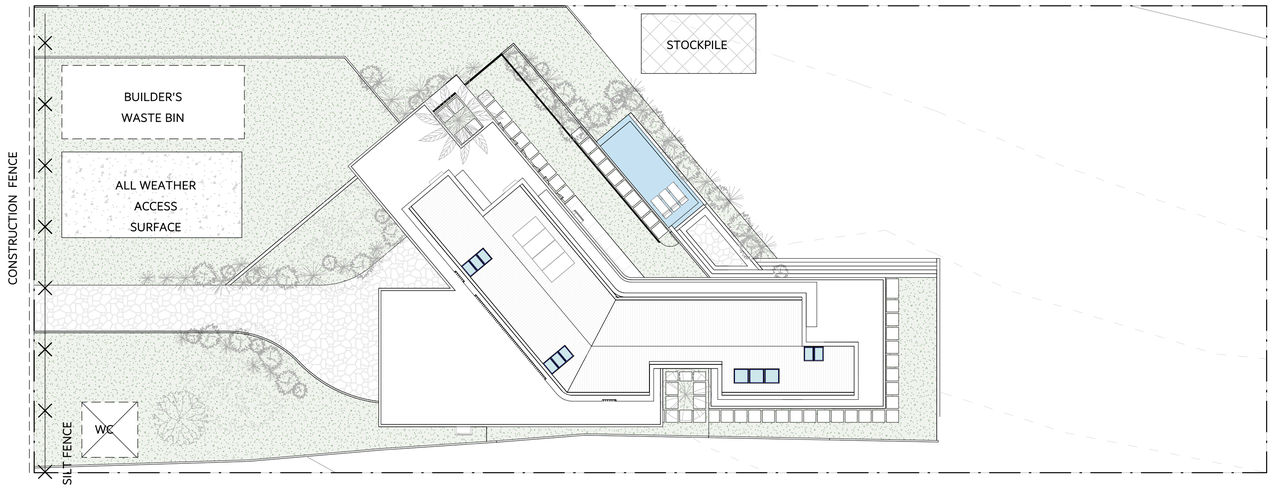
TITLE
SEDIMENT CONTROL PLAN

CHECKED BY JE

DWG # INHAUS-18 REVISION G

PROJECT # 2519

NOT FOR CONSTRUCTION



SEDIMENT CONTROL PLAN

1 : 200

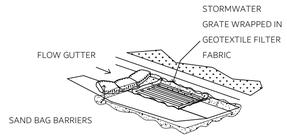
0m 4m 8m 12m 16m 20m

VISUAL SCALE 1:200 @ A1

SEDIMENT CONTROL NOTES

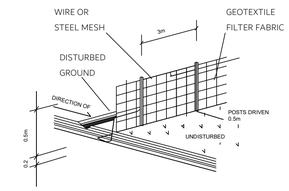
EROSION CONTROL NOTES

1. ALL SEDIMENT DAMS AND TRAPS SHALL BE CLEANED WHEN THE STRUCTURES ARE A MAXIMUM OF 60 % FULL OF SOIL & DEBRIS.
2. SAND BAGS SHALL BE WELL PACKED AGAINST ADJOINING BAGS.
3. FILTER SHALL BE CONSTRUCTED BY REMOVING & WRAPPING GRATE IN FILTER FABRIC (PROPEX OR APPROVED EQUIVALENT) WITH MINIMUM 75MM FREE FABRIC OUTSIDE ALL EDGES OF GRATE WHEN IT IS REINSTALLED.
4. ALL EROSION AND SEDIMENTATION CONTROL MEASURES, INCLUDING REVEGETATION AND STORAGE OF SOIL AND TOPSOIL, SHALL BE



SEDIMENT DAM

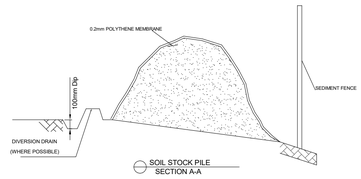
1. ALL EROSION AND SEDIMENTATION CONTROL MEASURES, INCLUDING REVEGETATION AND STORAGE OF SOIL AND TOPSOIL, SHALL BE IMPLEMENTED TO THE STANDARDS OF THE SOIL CONSERVATION OF NSW.
2. ALL DRAINAGE WORKS SHALL BE CONSTRUCTED AND STABILIZED AS EARLY AS POSSIBLE DURING DEVELOPMENT.
3. SEDIMENT TRAPS SHALL BE CONSTRUCTED AROUND ALL INLET PITS, CONSISTING OF 300mm WIDE X 300mm DEEP TRENCH.
4. ALL SEDIMENT BASINS AND TRAPS SHALL BE CLEANED WHEN THE STRUCTURES ARE A MAXIMUM OF 60 % FULL OF SOIL MATERIALS, INCLUDING THE MAINTENANCE PERIOD.
5. ALL DISTURBED AREAS SHALL BE REVEGITATED AS SOON AS THE RELEVANT WORKS ARE COMPLETED.
6. SOIL AND TOPSOIL STOCKPILES SHALL BE LOCATED AWAY FROM DRAINAGE LINES AND AREA WHERE WATER MAY CONCENTRATE.
7. FILTER SHALL BE CONSTRUCTED BY STRETCHING A FILTER FABRIC (PROPEX OR APPROVED EQUIVALENT BETWEEN POST AT 2.0m CENTRES. FABRIC SHALL BE BURIED 150 ALONG ITS LOWER.



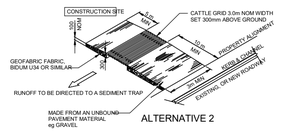
SEDIMENT FENCE

1. ERECT SILT FENCE AND GRAVEL DRAIN.
2. DEMOLISH EXISTING STRUCTURES.
3. EXCAVATE STRIP FOOTINGS, ACCORDING TO ENGINNERS DETAILS.
4. FINISH CONSTRUCTION.
5. FINISH LANDSCAPING.
6. SILT FENCES ARE NOT TO BE REMOVED UNTIL ALL CONSTRUCTION AND VEGATATION HAS BEEN COMPLETED.

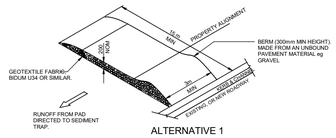
1. ALL EROSION AND SEDIMENT CONTROL MEASURES TO BE INSTALLED PRIOR TO ANY SITE DISTURBANCE.
2. ALL CONTROL MEASURE TO BE INSPECTED AND MAINTAINED DAILY BY SITE MANAGER.
3. STRIPPING OF GRASS AND OTHER VEGETATION SHALL BE KEPT TO A MINIMUM.
4. TOPSOIL FROM ALL AREAS THAT WILL BE THAT WILL BE DISTURBED TO BE STRIPPED AND STOCKPILED, AND TO BE KEPT CLEAR FROM GUTTERS, DRAINS, STORMWATER, AND FOOTPATHS.
5. DRAINAGE TO BE CONNECTED TO STORM WATER AS SOON AS POSSIBLE.
6. ROAD AND FOOTPATH TO BE KEPT CLEAN, AND MUST BE SWEPT DAILY.
7. ALL SEDIMENT CONTROL STRUCTURES MUST BE INSPECTED AFTER RAINFALL FOR ANY STRUCTURAL DAMAGE, ALL TRAPPED SEDIMENT WILL
BE REMOVED TO A NOMINATED STOCKPILE.



SOIL STOCK PILE
SECTION A-A



ALTERNATIVE 2



ALTERNATIVE 1

TEMPORARY CONSTRUCTION ENTRY / EXIT SEDIMENT TRAP

NOT TO SCALE

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BROWSE: WWW.INHAUSDESIGNS.COM.AU

BORONIA RD - TWO STOREY

7 BORONIA RD, INGLESIDE, NSW, 2101

MATTHEW & MICHAEL GREEN

05.03.2025

NORTH POINT

SCALE AS INDICATED @ A1

NOTES

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F 17.06.25	CONSULTANTS UPDATE
G 24.06.25	ISSUED FOR DA SUBMISSION

LEGEND

TITLE
SCHEDULE OF COLOURS AND FINISHES

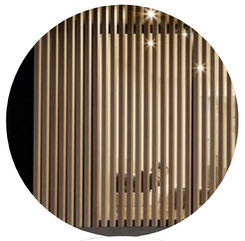
CHECKED BY JE

DWG # INHAUS-19 REVISION G

PROJECT # 2519

NOT FOR CONSTRUCTION

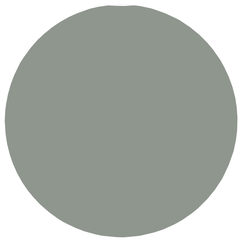
SELECTED CSR HEBEL MOULDINGS. FROM HEBEL.



SELECTED VERTICAL TIMBER LOUVRE - SHADING DEVICE FROM AVINO TIMBER

SELECTED TIMBER CLADDING - GOLDEN OAK - FROM MILLBOARD TIMBER DISTRIBUTOR

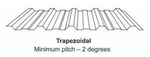
SELECTED BRONZE COLOURED ALUMINUM FINISH FOR WINDOW FRAMINGS AND SHADING DEVICES



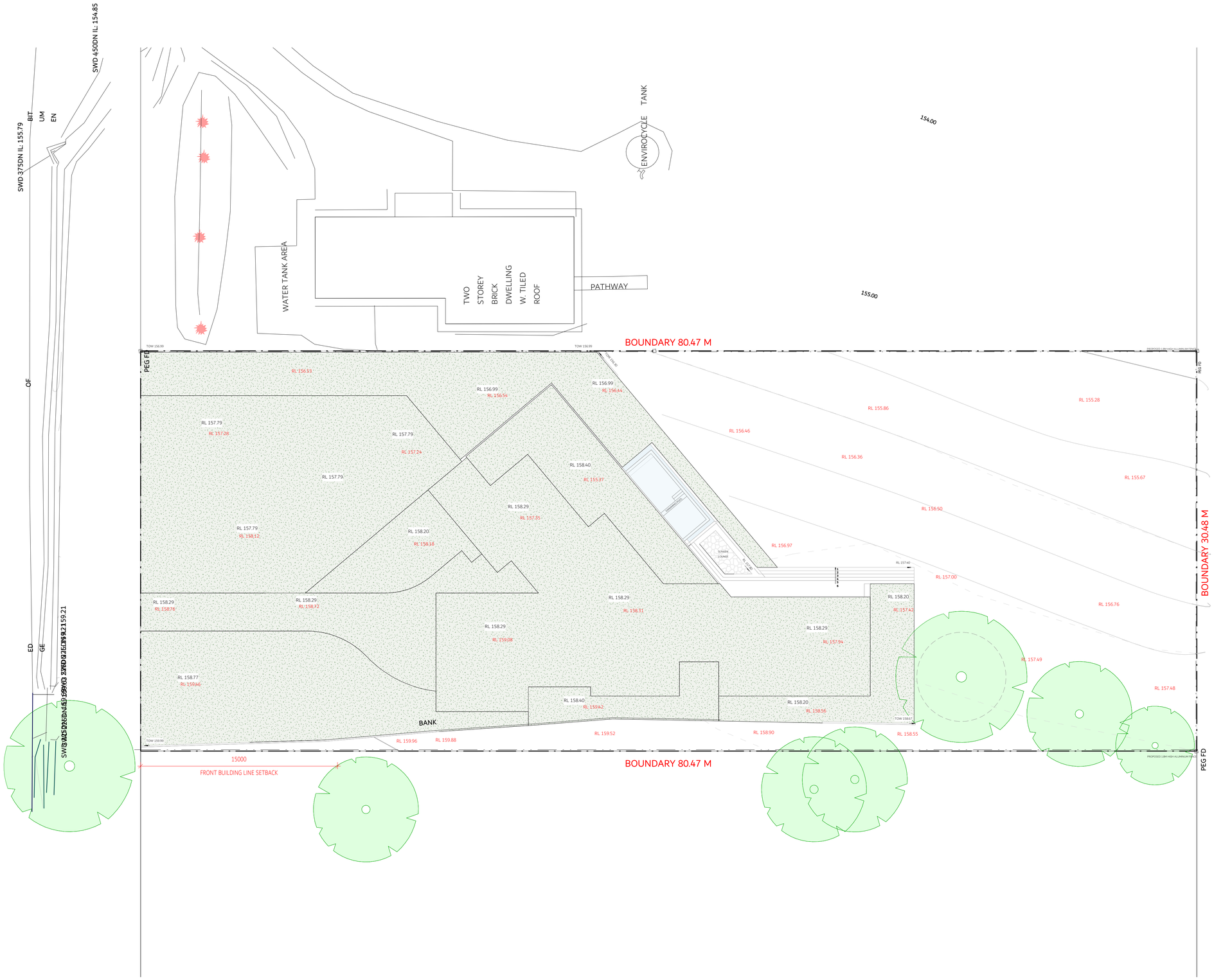
SELECTED DULUX RENDER PAINT - TIMELESS GREY OR SIMILAR (MID GREY)

SELECTED FRAMELESS GLASS BALUSTRADES AT 1200MM HEIGHT TO AS STANDARDS.

SELECTED STONE CLADDING FROM ARMSTONE; LOOSE STONE CLADDING



MONUMENT GREY TRAPEZOIDAL ROOF. (MIN. 2 DEGREE PITCH)



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MATTHEW & MICHAEL GREEN

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LEGEND

TITLE
CUT AND FILL PLAN

CHECKED BY JE

DWG # INHAUS-20

REVISION G

PROJECT # 2519

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LEGEND

TITLE
BASIX COMMITMENTS

CHECKED BY JE

DWG # INHAUS-21

REVISION G

PROJECT # 2519

NOT FOR CONSTRUCTION

CERTIFIED ENERGY - SUMMARY COMMITMENTS TABLE

1300 443 674
quote@certifiedenergy.com.au
www.certifiedenergy.com.au

Project Details

Accreddition Number: HERA 10056

Proposed:	Single Dwelling	Address:	7 Boronia Rd Ingleside NSW 2101
Lot Number:	27	DP NUMBER:	11786

Thermal Comfort

NatHERS Certificate Number: #HR-OXQ5LF-01

Windows
For detailed window specifications please refer to NatHERS Certificate
(NSW BASIX Thermal Protocol allows for ± 10% tolerance of SHGC Value & U Value =< than which overrides NatHERS Certificate)

Glazing	Glass Type	Frame Type
	Double Glazed Clear	Aluminium (Standard)
Skylights		
	Double Glazed Clear	Aluminium (Standard)

External walls		Requirements	
Cavity brick		Light colour	R1.7 Bulk + Reflective foil
Internal walls			
Cavity wall, direct fix plasterboard	Garage internal walls, Laundry, FF	R2.5 Bulk insulation	
Cavity wall, direct fix plasterboard	Baths	No insulation	
Floors			
Concrete slab on ground		R2.0	XPS (Extruded Polystyrene) + R1.0 Slab Edge
Suspended concrete slab	External/exposed areas	R4.0	
Ceiling			
External ceiling -	Plasterboard	R6.0 Bulk insulation	
External ceiling -	Concrete, plasterboard	R6.0 Bulk insulation	
Internal ceiling -	Plasterboard	No insulation	
Roof			
Corrugated iron		Light Colour (solar absorptance <0.475) R1.8 Bulk + Reflective side down, No air gap above (Anticon 75, 80mm)	
Concrete		R1.79 XPS (Extruded Polystyrene)	
Ceiling Penetrations			
Lighting specification		Dwelling is rated with Assumed downlight as per NatHERS Tech Note "Ceiling Penetrations 9.4 to 9.8"	
Ceiling fans		Ceilings fans of 1500mm must be installed in the rooms mentioned in the NatHERS report	
Overshadowing details		Adjoining units calculated into model calculations	
Site			
Orientation of nominal north elevation		As shown on plans	

* Approved fireproof downlight covers HAVE been specified, which can be fully covered by insulation. Ceiling penetrations for exhaust dampers have been allowed (to all bathrooms, ensuites and internal laundry's) at the rate of 0.04 meters squared per exhaust fan penetration.

Energy & Water

BASIX Certificate Number: 1797687S

Fixtures	Specification	Alternative water details			
Shower head rating	4 star (> 4.5 but <= 6 L/min)	Rainwater tank size	Individual	2000L	
Toilet rating	5 star	Connected to:	Garden and lawn areas	All toilets	Laundry
Kitchen taps rating	5 star		Yes	Yes	No
Bathroom taps rating	5 star				

Hot water	Specification	Rating	Lighting		Alternative Energy	Peak kW
Individual system	Electric instantaneous	N/A	Refer to NatHERS Certificate	Light-emitting diode (LED)	Photovoltaic System (Minimum)	3.0

Ventilation					
Bathroom Exhaust	Individual fan, ducted to façade or roof	Kitchen Exhaust	Individual fan, ducted to façade or roof	Laundry Exhaust	Individual fan, ducted to façade or roof
Control switch	Manual switch on/off	Control switch	Manual switch on/off	Control switch	Manual switch on/off

Cooling			Heating		
Individual systems - living areas	1-phase airconditioning	EER 3.0 - 3.5	Individual systems - living areas	1-phase airconditioning	EER 3.0 - 3.5
Individual systems - bedroom areas	1-phase airconditioning	EER 3.0 - 3.5	Individual systems - bedroom areas	1-phase airconditioning	EER 3.0 - 3.5

Appliances			
Cooktop/oven	Electric cooktop & electric oven	Private Indoor or sheltered clothes drying line	No
Private outdoor clothes drying line	Yes	Zoned Air-conditioning	Yes

Pool	
Volume	19.69kL
Heating system	No heating
Pool cover	No
Pool shaded	No
Timer	Yes

Nationwide House Energy Rating Scheme® NatHERS® Certificate No. #HR-OXQ5LF-01

Generated on 29 May 2025 using Hero 4.1 (Chenath v3.23)

Property

Address	7 Boronia Road, Ingleside, NSW, 2101
Lot/DP	Lot 27 / DP 11786
NCC Class*	1a
Floor/all Floors	1 of 2 floors
Type	New

Plans

Main Plan	Rev E Issue Date: 14/05/2025
Prepared by	Inhaus Designs

Construction and environment

Assessed floor area (m²)*		Exposure Type
Conditioned*	337.3	Suburban
Unconditioned*	25.9	**NatHERS climate zone**
Total	418.4	56 - Mascot AMO
Garage	55.2	

Accredited assessor

Name	Jamie Bonnefin
Business name	Certified Energy
Email	jobs@certifiedenergy.com.au
Phone	+61 1300 443
Accreditation No.	10056
Assessor Accrediting Organisation	HERA
Declaration of interest	No Conflict of Interest

NCC Requirements

BCA provisions	Volume 2
State/Territory variation	Yes

National Construction Code (NCC) requirements

The NCC allows the use of NatHERS accredited software to comply with the energy efficiency requirements for houses (Class 1 buildings) and apartments (Class 2 sole-occupancy units and Class 4 parts of buildings). The applicable requirements for houses are detailed in Specification 42 of NCC Volume Two. For apartments the requirements are detailed in clauses J2D2(2)(a) and (3) of NCC Volume One.

NCC 2022 includes enhanced thermal performance requirements for houses and apartments. It also includes a new whole-of-home annual energy use budget which applies to the major equipment in the home.

The NCC, and associated ABCB Standards and support material, can be accessed at www.abcb.gov.au.

Note, variations and additions to the NCC energy efficiency requirements may apply in some states and territories.

Thermal performance star rating

7.0
The more stars the more energy efficient

NATIONWIDE HOUSE ENERGY RATING SCHEME®

30.0 MJ/m²
Predicted annual energy load for heating and cooling based on standard occupancy assumptions.

For more information on your dwelling's rating see:
www.nathers.gov.au

Thermal performance (MJ/m²)

Limits taken from ABCB Standard 2022

	Heating	Cooling
Modelled	15.4	14.6
Load limits	25	18

Features determining load limits

Floor type (lowest conditioned area)	CSOG
NCC climate zone 1 or 2	N
Outdoor living area	N
Outdoor living area ceiling fan	N

Whole of Home performance rating

No Whole of Home performance rating generated for this certificate.

Verification

To verify this certificate, scan the QR code or visit http://www.hero-software.com.au/pdf/HR-OXQ5LF-01.
When using either link, ensure you are visiting http://www.hero-software.com.au

* Refer to glossary.

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bdaa ACCREDITED BUILDING DESIGNER

RESIDENTIAL / COMMERCIAL / INTERIORS

DESIGNER NAME: JUSTIN ELAZZI
MEMBERSHIP NO: 6605
EMAIL: ADMIN@INHAUSDESIGNS.COM.AU
BROWSE: WWW.INHAUSDESIGNS.COM.AU

BORONIA RD - TWO STOREY

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MATTHEW & MICHAEL GREEN

05.03.2025

NORTH POINT

SCALE AS INDICATED @ A1

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G	24.06.25	ISSUED FOR DA SUBMISSION

LEGEND

TITLE
NATHERS COMMITMENTS

CHECKED BY JE

DWG # INHAUS-22 REVISION G

PROJECT # 2519

NOT FOR CONSTRUCTION

Nationwide House Energy Rating Scheme® NatHERS® Certificate No. #HR-OXQ5LF-01

Generated on 29 May 2025 using Hero 4.1 (Chenath v3.23)

Property

Address	7 Boronia Road, Ingleside, NSW, 2101
Lot/DP	Lot 27 / DP 11786
NCC Class*	1a
Floor/all Floors	1 of 2 floors
Type	New

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Total	418.4	56 - Mascot AMO
Garage	55.2	

Accredited assessor

Name	Jamie Bonnefin
Business name	Certified Energy
Email	jobs@certifiedenergy.com.au
Phone	+61 1300 443
Accreditation No.	10056
Assessor Accrediting Organisation	HERA
Declaration of interest	No Conflict of Interest

NCC Requirements

BCA provisions	Volume 2
State/Territory variation	Yes

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Note, variations and additions to the NCC energy efficiency requirements may apply in some states and territories.

Thermal performance star rating

7.0

The more stars the more energy efficient

NATIONWIDE HOUSE ENERGY RATING SCHEME

30.0 MJ/m²

Predicted annual energy load for heating and cooling based on standard occupancy assumptions.

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Limits taken from ABCB Standard 2022

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Modelled	15.4	14.6
Load limits	25	18

Features determining load limits

Floor type (lowest conditioned area)	CSOG
NCC climate zone 1 or 2	N
Outdoor living area	N
Outdoor living area ceiling fan	N

Whole of Home performance rating

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About the ratings

Thermal performance rating

NatHERS thermal software models the expected heating and cooling energy loads using information about the design, construction, climate and common patterns of household use. The thermal performance rating (shown as a star rating on this Certificate) does not take into account appliances, apart from the airflow impacts from ceiling fans.

Whole of Home performance rating

NatHERS Whole of Home software uses the heating and cooling energy loads combined with the energy performance of the home's appliances (heating, cooling, hot water, lighting, pool/spa pump and onsite renewable energy generation and storage) and models the expected energy value* of the whole home. The Whole of Home performance rating is shown as a score out of 100 on this Certificate.

Heating and Cooling Load Limits

Additional information

In some locations under the NCC NatHERS pathway, separate heating and cooling load limits may apply. Minimum required star ratings in northern parts of Australia may also be affected by the presence or absence of an outdoor living area and/or an outdoor living area ceiling fan. Refer to the *ABCB Standard: NatHERS heating and cooling load limits* for details or contact the relevant local building regulating authority, noting that State and Territory variations may also apply.

Setting options:

Floor type:
- CSOG - Concrete Slab on Ground
- SF - Suspended Floor (or a mixture of CSOG and SF)
- NA - Not Applicable

NCC climate Zone 1 or 2:
- Yes
- No
- NA - Not Applicable

Outdoor living area:
- Yes
- No
- NA - Not Applicable

Outdoor living area ceiling fan:
- Yes
- No
- NA - Not Applicable

Predicted onsite renewable energy impact

No Whole of Home performance assessment conducted for this certificate.

Predicted Whole of Home annual impact by appliance

Shows the contribution each appliance has on the home's annual energy use, greenhouse gas emissions and cost without solar.

Energy use:

No Whole of Home performance assessment conducted for this certificate.

Greenhouse gas emissions:

No Whole of Home performance assessment conducted for this certificate.

Cost:

No Whole of Home performance assessment conducted for this certificate.

Certificate check

The checklist covers important items impacting the dwelling's ratings.
It is recommended that the accuracy of the whole certificate is checked.

Note: The boxes indicate when and who should check each item.
It is not mandatory to complete this checklist.

	Approval stage: Assessor checked	Approval stage: Consent authority/surveyor checked	Construction stage: Builder checked	Construction stage: Consent authority/surveyor checked	Occupancy/other
Genuine certificate check					
Does this Certificate match the one available at the web address or QR code verification link on the front page?		☐	☐	☐	☐
Does the NatHERS certificate number on the NatHERS-stamped plans match the number on this Certificate?		☐	☐	☐	☐
Thermal performance check					
Windows and glazed doors					
Does the window size, opening type and location shown on the NatHERS-stamped plans or as installed match what is shown in *'Window and glazed door schedule'* and *'Roof window schedule'* tables on this Certificate?	☐	☐	☐	☐	☐
Does the installed windows meet the substitution tolerances (AFRC* based SHGC* and U-values*) as shown in the *'Window and glazed door type and performance'* and *'Roof window type and performance'* tables on this Certificate?			☐	☐	☐
External walls					
Does the external wall bulk insulation (R-value) shown on the NatHERS-stamped plans or as installed match what is shown in the *'External wall type table'* on this Certificate?	☐	☐	☐	☐	☐
Does the external wall shade (colour) match what is shown in the *'External wall type'* table on this Certificate?	☐	☐	☐	☐	☐
Floor					
Does the floor insulation (R-value) shown on the NatHERS-stamped plans or as installed match what is shown in the *'Floor type'* table on this Certificate?	☐	☐	☐	☐	☐
Ceiling penetrations*					
Does the *'quantity'* and *'type'* of ceiling penetrations* (e.g. downlights, exhaust fans, etc) shown on the NatHERS-stamped plans or as installed match what is shown in the *'Ceiling penetrations'* table on this Certificate?	☐	☐	☐	☐	☐
Ceiling					
Does the ceiling insulation (R-value) shown on the NatHERS-stamped plans or as installed match what is shown in the *'Ceiling type'* table on this Certifi cate?	☐	☐	☐	☐	☐
Roof					
Does the external roof shade (colour) on the NatHERS stamped plans or as installed match what is shown in the *'Roof type'* table on this Certificate?	☐	☐	☐	☐	☐
Apartment entrance doors (NCC Class 2 assessments only)					
Does the 'External Door Schedule' show apartment entrance doors? Please note that an "external door" between the modelled dwelling and a shared space, such as an enclosed corridor or foyer, should not be included in the assessment (because it overstates the possible ventilation) and would invalidate the Certificate.	☐	☐		☐	☐
Exposure*					
Has the appropriate exposure type (terrain) (shown on page 1) been applied? For example, it is unlikely that a ground-floor apartment is "exposed" or a top floor high-rise apartment is "protected".	☐	☐		☐	☐
Heating and cooling load limits*					
Do the load limits settings (shown on page 1) match what is shown on the NatHERS-stamped plans?	☐	☐	☐	☐	☐

Certificate check

Continued

	Approval stage: Assessor checked	Approval stage: Consent authority/surveyor checked	Construction stage: Builder checked	Construction stage: Consent authority/surveyor checked	Occupancy/other
Additional NCC requirements for thermal performance (not included in the NatHERS assessment)					
Thermal bridging					
Does the dwelling meet the NCC requirement for thermal bridging?		☐	☐	☐	☐
Insulation installation method					
Has the insulation been installed according to the NCC requirements?			☐	☐	☐
Building sealing					
Does the dwelling meet the NCC requirements for Building Sealing?		☐	☐	☐	☐
Whole of Home performance check (not applicable if a Whole of Home assessment is not conducted)					
Appliances					
Does the cooling appliance/s type, location and efficiency/performance shown on the NatHERS-stamped plans or as installed match the location and minimum efficiency/performance requirements shown in the *'Appliance schedule'* on this Certificate?	☐	☐	☐	☐	☐
Does the heating appliance/s type, location and efficiency/performance shown on the NatHERS-stamped plans or installed, match the location and minimum efficiency/performance requirements shown in the *'Appliance schedule'* on this Certificate?	☐	☐	☐	☐	☐
Does the hot water system type and efficiency/performance shown on the NatHERS-stamped plans or as installed match the location and minimum efficiency/performance requirements shown in the *'Appliance schedule'* on this Certificate?	☐	☐	☐	☐	☐
Does the pool pump efficiency/performance shown on the NatHERS-stamped plans or as installed match the minimum efficiency/performance requirements shown in the *'Appliance schedule'* on this Certificate?	☐	☐	☐	☐	☐
Does the onsite renewable energy system type, orientation and system size or generation capacity shown on the NatHERS stamped plans or installed match the *'Onsite Renewable Energy Schedule'* on this Certificate?	☐	☐	☐	☐	☐
Additional NCC Requirements for Services (not included in the NatHERS assessment)					
Does the lighting meet the artificial lighting requirements specified in the NCC?		☐	☐	☐	☐
Does the hot water system meet the additional requirements specified in the NCC?		☐	☐	☐	☐
Provisional values* check					
Have provisional values* been used in the assessment and, if so, are they noted in *'Additional notes'* table below?	☐	☐			

Other NCC requirements

Note: This Certificate only covers the energy efficiency requirements in the NCC. Additional requirements that must also be satisfied include, but are not limited to: condensation, structural and fire safety requirements and any state or territory variations to the NCC energy efficiency requirements.

Additional Notes

* Obscure glazing has been modelled as clear glass as it has similar thermal properties.
* The dwelling has been assessed with "Assumed" recessed light fittings as NO electrical plan was provided.
* Custom Windows from the NatHERS custom window library have been used.

Room *schedule*

Room	Zone Type	Area (m²)
Double Garage	Garage	55.24
Laundry	Unconditioned	9.11
Bathroom_GF	Day Time	5.27
Guest Bedroom	Bedroom	17.73
Guest ENS	Night Time	7.12
WIP	Day Time	12.65
Kitchen/Living	Kitchen/Living	160.11
Bedroom 1	Bedroom	16.02
Bathroom_FF	Unconditioned	7.07
Bedroom 2	Bedroom	16.34
Bedroom 3	Bedroom	16.04
Master Bedroom	Bedroom	26.91
Master ENS	Night Time	10.65
Master WIR	Night Time	9.43
Linen	Day Time	4.05
Bathroom 2_FF	Unconditioned	9.74
Rumpus	Living	54.15

Window and glazed door *type and performance*

Default* windows

Window ID	Window Description	Maximum U-value*	SHGC*	SHGC substitution tolerance ranges: lower limit	upper limit
HACWD-035-022	Housing Aluminium Casement Window Double Glazed	3.4	0.22	0.21	0.24
HASWD-030-037	Housing Aluminium Sliding Window Double Glazed	3.0	0.37	0.35	0.39

Custom* windows

Window ID	Window Description	Maximum U-value*	SHGC*	SHGC substitution tolerance ranges: lower limit	upper limit
AWS-088-047	ComfortEDGE™ Series 755 Awning Window - Double Glazed	2.4	0.23	0.21	0.24
AWS-112-352	ComfortEDGE™ Series 759 FBR Sliding Door with Embedded Frame (and Embedded Sill) - Double Glazed	2.3	0.26	0.24	0.27
AWS-116-033	756 Fixed DG	2.3	0.25	0.24	0.26

Window and glazed door *schedule*

Location	Window ID	Window no.	Height (mm)	Width (mm)	Window type	Opening %	Orient-ation	Shading device*
Bathroom 2_FF	AWS-088-047	W07	2000	900	Awning	10	SW	OP-40%
Bathroom 2_FF	AWS-088-047	W07	2000	900	Awning	10	WNW	OP-40%
Bathroom_FF	AWS-088-047	W07	2000	900	Awning	10	WNW	OP-40%
Bathroom_FF	AWS-088-047	W07	2000	900	Awning	10	WNW	OP-40%
Bedroom 1	AWS-088-047	W06	2500	1000	Awning	10	NNE	None
Bedroom 1	AWS-116-033	W19	2500	1800	Fixed	0	ESE	None
Bedroom 1	AWS-088-047	W06	2500	1000	Awning	10	ESE	None
Bedroom 2	AWS-088-047	W06	2500	1000	Awning	10	NNE	None
Bedroom 2	AWS-116-033	W16	2500	1998	Fixed	0	ESE	OP-40%
Bedroom 2	AWS-088-047	W06	2500	1000	Awning	10	ESE	OP-40%
Bedroom 3	AWS-116-033	W15	2500	1749	Fixed	0	NE	None
Bedroom 3	AWS-088-047	W14	2500	600	Awning	10	NE	None
Guest Bedroom	AWS-088-047	W04	3000	900	Awning	60	WNW	OP-40%
Guest Bedroom	AWS-088-047	W04	3000	900	Awning	60	NNE	OP-40%
Guest Bedroom	AWS-112-352	SD01	3000	1860	Sliding Door	45	ESE	None
Guest ENS	AWS-088-047	W05	3000	900	Awning	60	WNW	OP-40%
Kitchen/Living	HACWD-035-022	D04	2700	1800	Casement	45	ESE	None
Kitchen/Living	HACWD-035-022	D04	2700	1800	Casement	45	ESE	None
Kitchen/Living	HACWD-035-022	D04	2700	1800	Casement	45	ESE	None
Kitchen/Living	AWS-112-352	SD03	3000	5291	Sliding Door	68	ESE	None

Window and glazed door *schedule*

Location	Window ID	Window no.	Height (mm)	Width (mm)	Window type	Opening %	Orient-ation	Shading device*
Kitchen/Living	AWS-112-352	SD04	3000	8379	Sliding Door	68	NE	None
Kitchen/Living	AWS-112-352	SD05	3000	7280	Sliding Door	68	NE	None
Kitchen/Living	AWS-112-352	SD05	3000	7280	Sliding Door	68	SE	None
Kitchen/Living	AWS-088-047	W03	3000	900	Awning	60	SW	None
Kitchen/Living	AWS-088-047	W03	3000	900	Awning	60	SW	None
Kitchen/Living	AWS-112-352	SD02	3000	3000	Sliding Door	45	SW	None
Kitchen/Living	AWS-116-033	D01-a	3000	750	Fixed	0	NW	None
Kitchen/Living	AWS-116-033	D01-b	3000	650	Fixed	0	NW	None
Laundry	HASWD-030-037	W01	900	3000	Sliding	45	SW	None
Master Bedroom	AWS-088-047	W06	2500	1000	Awning	10	NE	None
Master Bedroom	AWS-116-033	W12-a	2500	5000	Fixed	0	NE	None
Master Bedroom	AWS-116-033	W12-b	2500	1140	Fixed	0	SE	None
Master Bedroom	AWS-088-047	W06	2500	1000	Awning	10	SE	None
Master Bedroom	AWS-088-047	W10	2100	1280	Awning	10	SW	None
Master ENS	AWS-116-033	W11-a	2000	2100	Fixed	0	NE	None
Master ENS	AWS-116-033	W11-b	2000	1160	Fixed	0	SE	None
Master ENS	AWS-088-047	W07	2000	900	Awning	10	SE	None
Rumpus	AWS-116-033	W13	2500	999	Fixed	0	NE	None
Rumpus	AWS-116-033	W13	2500	999	Fixed	0	NE	None
Rumpus	AWS-116-033	W13	2500	999	Fixed	0	NE	None
Rumpus	AWS-088-047	W09	2700	1000	Awning	10	SW	None
Rumpus	AWS-088-047	W09	2700	1000	Awning	10	SW	None
Rumpus	AWS-088-047	W09	2700	1000	Awning	10	SW	None
Rumpus	AWS-116-033	W08	2500	1170	Fixed	0	WNW	OP-40%
Rumpus	AWS-116-033	W08	2500	1170	Fixed	0	WNW	OP-40%
Rumpus	AWS-116-033	W08	2500	1170	Fixed	0	WNW	OP-40%

Window and glazed door *schedule*

Location	Window ID	Window no.	Height (mm)	Width (mm)	Window type	Opening %	Orient-ation	Shading device*
Rumpus	AWS-116-033	W08	2500	1170	Fixed	0	WNW	OP-40%
Rumpus	AWS-088-047	W06	2500	1000	Awning	10	ESE	OP-40%
Rumpus	AWS-088-047	W06	2500	1000	Awning	10	ESE	OP-40%
Rumpus	AWS-088-047	W06	2500	1000	Awning	10	ESE	OP-40%
WIP	HASWD-030-037	W02	600	2600	Sliding	45	SW	None

Roof window *type and performance value*

Default* roof windows

Window ID	Window Description	Maximum U-value*	SHGC*	SHGC substitution tolerance ranges: lower limit	upper limit
DG-Generic-02 A	Clear Al DG Default Roof Window System 02	4.2	0.72	0.68	0.76

Custom* roof windows

Window ID	Window Description	Maximum U-value*	SHGC*	SHGC substitution tolerance ranges: lower limit	upper limit
None					

Roof window *schedule*

Location	Window ID	Window no.	Opening %	Height (mm)	Width (mm)	Orient-ation	Outdoor shade	Indoor shade
Bathroom 2_FF	DG-Generic-02 A	SK01	0	713	705	W	None	None
Bathroom 2_FF	DG-Generic-02 A	SK01	0	713	705	W	None	None
Bathroom 2_FF	DG-Generic-02 A	SK01	0	713	705	W	None	None
Bathroom_FF	DG-Generic-02 A	SK01	0	713	705	W	None	None
Bathroom_FF	DG-Generic-02 A	SK01	0	713	705	W	None	None
Bathroom_FF	DG-Generic-02 A	SK01	0	713	705	W	None	None
Master ENS	DG-Generic-02 A	SK01	0	876	572	NW	None	None
Master ENS	DG-Generic-02 A	SK01	0	876	572	NW	None	None
Master WIR	DG-Generic-02 A	SK02	0	845	851	N	None	None
Master WIR	DG-Generic-02 A	SK02	0	845	851	N	None	None

Roof window *schedule*

Location	Window ID	Window no.	Opening %	Height (mm)	Width (mm)	Orient-ation	Outdoor shade	Indoor shade
Master WIR	DG-Generic-02 A	SK02	0	844	851	N	None	None

Skylight *type and performance*

Skylight ID	Skylight description
None	

Skylight *schedule*

Location	Skylight ID	Skylight No.	Skylight shaft length (mm)	Area (m²)	Orient-ation	Outdoor shade	Diffuser	Shaft Reflectance
None								

External door *schedule*

Location	Height (mm)	Width (mm)	Opening %	Orientation
Double Garage	2700	6000	90	NW
Double Garage	2400	920	90	SE
Kitchen/Living	3000	1800	90	NW
Laundry	2400	920	90	SW

External wall *type*

Wall ID	Wall Type	Solar absorptance	Wall Colour	Bulk insulation (R-value)	Reflective wall wrap*
CAV-BRICK-110-110-PB11	Cavity Brick Wall - 110mm/110mm Plasterboard Internally	0.30	Light	1.70	No

External wall *schedule*

Location	Wall ID	Height (mm)	Width (mm)	Orient-ation	Horizontal shading feature* projection (mm)	Vertical shading feature
Bathroom 2_FF	CAV-BRICK-110-110-PB11	2700	2864	SW		No
Bathroom 2_FF	CAV-BRICK-110-110-PB11	2700	454	WSW		No
Bathroom 2_FF	CAV-BRICK-110-110-PB11	2700	346	W		No
Bathroom 2_FF	CAV-BRICK-110-110-PB11	2700	2119	WNW		No
Bathroom_FF	CAV-BRICK-110-110-PB11	2700	3426	WNW		No
Bedroom 1	CAV-BRICK-110-110-PB11	2700	3354	NNE		Yes
Bedroom 1	CAV-BRICK-110-110-PB11	2700	3518	ESE	690	Yes

External wall *schedule*

Location	Wall ID	Height (mm)	Width (mm)	Orient-ation	Horizontal shading feature* projection (mm)	Vertical shading feature
Bedroom 1	CAV-BRICK-110-110-PB11	2700	5004	WNW		No
Bedroom 2	CAV-BRICK-110-110-PB11	2700	3264	NNE	2811	Yes
Bedroom 2	CAV-BRICK-110-110-PB11	2700	5004	ESE	720	Yes
Bedroom 3	CAV-BRICK-110-110-PB11	2700	614	E	1441	Yes
Bedroom 3	CAV-BRICK-110-110-PB11	2700	468	ENE	1979	Yes
Bedroom 3	CAV-BRICK-110-110-PB11	2700	2330	NE	699	Yes
Double Garage	CAV-BRICK-110-110-PB11	3000	6496	NE		Yes
Double Garage	CAV-BRICK-110-110-PB11	3000	6496	SW		No
Double Garage	CAV-BRICK-110-110-PB11	3000	8504	NW		No
Double Garage	CAV-BRICK-110-110-PB11	3000	1893	SE	11436	Yes
Guest Bedroom	CAV-BRICK-110-110-PB11	3000	4217	WNW	920	Yes
Guest Bedroom	CAV-BRICK-110-110-PB11	3000	3303	NNE	968	Yes
Guest Bedroom	CAV-BRICK-110-110-PB11	3000	2791	ESE	4367	Yes
Guest Bedroom	CAV-BRICK-110-110-PB11	3000	538	SSW		Yes
Guest ENS	CAV-BRICK-110-110-PB11	3000	3360	WNW	913	Yes
Guest ENS	CAV-BRICK-110-110-PB11	3000	2131	SSW		Yes
Kitchen/Living	CAV-BRICK-110-110-PB11	3000	3747	NNE	3759	Yes
Kitchen/Living	CAV-BRICK-110-110-PB11	3000	6654	ESE	518	Yes
Kitchen/Living	CAV-BRICK-110-110-PB11	3000	2311	SSW		Yes
Kitchen/Living	CAV-BRICK-110-110-PB11	3000	5561	ESE	2822	Yes
Kitchen/Living	CAV-BRICK-110-110-PB11	3000	16159	NE	873	Yes
Kitchen/Living	CAV-BRICK-110-110-PB11	3000	7282	SE	3478	No
Kitchen/Living	CAV-BRICK-110-110-PB11	3000	7489	SW		No
Kitchen/Living	CAV-BRICK-110-110-PB11	3000	2599	NW		Yes
Kitchen/Living	CAV-BRICK-110-110-PB11	3000	3533	SW		Yes

External wall *schedule*

Location	Wall ID	Height (mm)	Width (mm)	Orient-ation	Horizontal shading feature* projection (mm)	Vertical shading feature
Kitchen/Living	CAV-BRICK-110-110-PB11	3000	3886	NW	5215	Yes
Laundry	CAV-BRICK-110-110-PB11	3000	5068	SW	1807	Yes
Linen	CAV-BRICK-110-110-PB11	2700	1931	SE		Yes
Linen	CAV-BRICK-110-110-PB11	2700	2095	SW		No
Master Bedroom	CAV-BRICK-110-110-PB11	2700	6001	NE	699	Yes
Master Bedroom	CAV-BRICK-110-110-PB11	2700	3204	SE	662	Yes
Master Bedroom	CAV-BRICK-110-110-PB11	2700	1283	SW		No
Master Bedroom	CAV-BRICK-110-110-PB11	2700	768	SW		Yes
Master ENS	CAV-BRICK-110-110-PB11	2700	3315	NE	3903	Yes
Master ENS	CAV-BRICK-110-110-PB11	2700	3214	SE		No
Master ENS	CAV-BRICK-110-110-PB11	2700	3315	SW		No
Master WIR	CAV-BRICK-110-110-PB11	2700	1931	NW		Yes
Master WIR	CAV-BRICK-110-110-PB11	2700	3862	SW		No
Rumpus	CAV-BRICK-110-110-PB11	2700	2991	NE	699	Yes
Rumpus	CAV-BRICK-110-110-PB11	2700	3862	SW		Yes
Rumpus	CAV-BRICK-110-110-PB11	2700	4683	WNW		No
Rumpus	CAV-BRICK-110-110-PB11	2700	3869	ESE	721	Yes
WIP	CAV-BRICK-110-110-PB11	3000	2485	SE		Yes
WIP	CAV-BRICK-110-110-PB11	3000	6231	SW	1119	No
WIP	CAV-BRICK-110-110-PB11	3000	688	NW		Yes

Internal wall *type*

Wall ID	Wall Type	Area (m²)	Bulk insulation
INT-PB	Internal Plasterboard Stud Wall	74.1	2.50
INT-PB	Internal Plasterboard Stud Wall	148.6	0.00

Floor *type*

Location	Construction	Area (m²)	Sub-floor ventilation	Added insulation (R-value)	Covering
Bathroom 2_FF	SUSP-CONC-300: Suspended Concrete Slab Floor (300mm)	9.7	N/A	0.00	Tile (8mm)
Bathroom_FF	SUSP-CONC-300: Suspended Concrete Slab Floor (300mm)	4.3	N/A	0.00	Tile (8mm)
Bathroom_FF	SUSP-CONC-300-LINED: Suspended Concrete Slab Floor (300mm) - Lined Below	2.8	N/A	4.00	Tile (8mm)
Bathroom_GF	CSOG-200: Concrete Slab on Ground (200mm)	5.3	N/A	2.00	Tile (8mm)
Bedroom 1	SUSP-CONC-300: Suspended Concrete Slab Floor (300mm)	13.6	N/A	0.00	Carpet
Bedroom 1	SUSP-CONC-300-LINED: Suspended Concrete Slab Floor (300mm) - Lined Below	2.4	N/A	4.00	Carpet
Bedroom 2	SUSP-CONC-300: Suspended Concrete Slab Floor (300mm)	11.8	N/A	0.00	Carpet
Bedroom 2	SUSP-CONC-300-LINED: Suspended Concrete Slab Floor (300mm) - Lined Below	4.5	N/A	4.00	Carpet
Bedroom 3	SUSP-CONC-300: Suspended Concrete Slab Floor (300mm)	15.7	N/A	0.00	Carpet
Bedroom 3	SUSP-CONC-300-LINED: Suspended Concrete Slab Floor (300mm) - Lined Below	0.3	N/A	4.00	Carpet
Double Garage	CSOG-200: Concrete Slab on Ground (200mm)	55.2	N/A	2.00	Exposed
Guest Bedroom	CSOG-200: Concrete Slab on Ground (200mm)	17.7	N/A	2.00	Carpet
Guest ENS	CSOG-200: Concrete Slab on Ground (200mm)	7.1	N/A	2.00	Tile (8mm)
Kitchen/Living	CSOG-200: Concrete Slab on Ground (200mm)	160.1	N/A	2.00	Timber (12mm)
Laundry	CSOG-200: Concrete Slab on Ground (200mm)	9.1	N/A	2.00	Tile (8mm)
Linen	SUSP-CONC-300: Suspended Concrete Slab Floor (300mm)	4.1	N/A	0.00	Timber (12mm)
Master Bedroom	SUSP-CONC-300: Suspended Concrete Slab Floor (300mm)	26.9	N/A	0.00	Carpet
Master ENS	SUSP-CONC-300: Suspended Concrete Slab Floor (300mm)	5.1	N/A	0.00	Tile (8mm)
Master ENS	SUSP-CONC-300-LINED: Suspended Concrete Slab Floor (300mm) - Lined Below	5.5	N/A	4.00	Tile (8mm)
Master WIR	SUSP-CONC-300: Suspended Concrete Slab Floor (300mm)	9.4	N/A	0.00	Carpet
Rumpus	SUSP-CONC-300: Suspended Concrete Slab Floor (300mm)	47.3	N/A	0.00	Timber (12mm)
Rumpus	SUSP-CONC-300-LINED: Suspended Concrete Slab Floor (300mm) - Lined Below	6.9	N/A	4.00	Timber (12mm)
WIP	CSOG-200: Concrete Slab on Ground (200mm)	12.6	N/A	2.00	Timber (12mm)

Ceiling *type*

Location	Construction	Bulk insulation (R-value)	Reflective wrap*
Bathroom 2_FF	FLAT-01: Flat Framed / Skillion Metal Roof & Flat PB Ceiling	6.00	No
Bathroom_FF	FLAT-01: Flat Framed / Skillion Metal Roof & Flat PB Ceiling	6.00	No
Bathroom_GF	SLAB-300-CEIL-01: Concrete Slab (300mm) with Suspended PB Ceiling	6.00	No
Bedroom 1	FLAT-01: Flat Framed / Skillion Metal Roof & Flat PB Ceiling	6.00	No
Bedroom 2	FLAT-01: Flat Framed / Skillion Metal Roof & Flat PB Ceiling	6.00	No
Bedroom 3	FLAT-01: Flat Framed / Skillion Metal Roof & Flat PB Ceiling	6.00	No
Double Garage	SLAB-300-CEIL-01: Concrete Slab (300mm) with Suspended PB Ceiling	6.00	No
Guest Bedroom	SLAB-300-CEIL-01: Concrete Slab (300mm) with Suspended PB Ceiling	6.00	No
Kitchen/Living	SLAB-300-CEIL-01: Concrete Slab (300mm) with Suspended PB Ceiling	6.00	No
Laundry	SLAB-300-CEIL-01: Concrete Slab (300mm) with Suspended PB Ceiling	6.00	No
Linen	FLAT-01: Flat Framed / Skillion Metal Roof & Flat PB Ceiling	6.00	No
Master Bedroom	FLAT-01: Flat Framed / Skillion Metal Roof & Flat PB Ceiling	6.00	No
Master ENS	FLAT-01: Flat Framed / Skillion Metal Roof & Flat PB Ceiling	6.00	No
Master WIR	FLAT-01: Flat Framed / Skillion Metal Roof & Flat PB Ceiling	6.00	No
Rumpus	FLAT-01: Flat Framed / Skillion Metal Roof & Flat PB Ceiling	6.00	No
WIP	SLAB-300-CEIL-01: Concrete Slab (300mm) with Suspended PB Ceiling	6.00	No

Ceiling *penetrations**

Location	Quantity	Type	Diameter (mm)	Sealed /unsealed
Bathroom 2_FF	2	Downlight	190	Sealed
Bathroom 2_FF	1	Exhaust Fan	350	Unsealed
Bathroom_FF	2	Downlight	190	Sealed
Bathroom_FF	1	Exhaust Fan	350	Unsealed
Bathroom_GF	1	Downlight	190	Sealed
Bathroom_GF	1	Exhaust Fan	350	Sealed
Bedroom 1	4	Downlight	190	Sealed

Ceiling *penetrations**

Location	Quantity	Type	Diameter (mm)	Sealed /unsealed
Bedroom 2	4	Downlight	190	Sealed
Bedroom 3	4	Downlight	190	Sealed
Guest Bedroom	4	Downlight	190	Sealed
Guest ENS	2	Downlight	190	Sealed
Guest ENS	1	Exhaust Fan	350	Sealed
Kitchen/Living	32	Downlight	190	Sealed
Kitchen/Living	1	Exhaust Fan	350	Sealed
Laundry	2	Downlight	190	Sealed
Laundry	1	Exhaust Fan	350	Unsealed
Linen	1	Downlight	190	Sealed
Master Bedroom	6	Downlight	190	Sealed
Master ENS	2	Downlight	190	Sealed
Master ENS	1	Exhaust Fan	350	Sealed
Master WIR	2	Downlight	190	Sealed
Rumpus	11	Downlight	190	Sealed
WIP	3	Downlight	190	Sealed

Ceiling *fans*

Location	Quantity	Diameter (mm)
Bedroom 1	1	1500
Bedroom 2	1	1500
Bedroom 3	1	1500
Kitchen/Living	2	1500
Master Bedroom	1	1500
Rumpus	1	1500

Roof *type*

Construction	Added insulation (R-value)	Solar absorptance	Roof Colour

Roof *type*

Construction	Added insulation (R-value)	Solar absorptance	Roof Colour
FLAT-01: Flat Framed / Skillion Metal Roof & Flat PB Ceiling	1.80	0.30	Light
SLAB-300-CEIL-01: Concrete Slab (300mm) with Suspended PB Ceiling	1.79	0.30	Light

Thermal bridging *schedule for steel frame elements*

Building element	Steel section dimensions (height x width, mm)	Frame spacing (mm)	Steel thickness (BMT mm)	Thermal Break (R-value)
None				

Appliance *schedule*

(not applicable if a Whole of Home performance assessment is not conducted for this certificate)

Cooling system

Type	Location	Fuel Type	Minimum efficiency / performance	Recommended capacity
No Whole of Home Data				

Heating system

Type	Location	Fuel Type	Minimum efficiency / performance	Recommended capacity
No Whole of Home Data				

Hot water system

Type	Fuel type	Hot Water CER Zone	Minimum efficiency / STC	Assessed daily load [litres]
No Whole of Home Data				

Pool / spa equipment

Type	Fuel type	Minimum efficiency / performance	Recommended capacity
No Whole of Home Data			

Onsite Renewable Energy *schedule*

Type	Orientation	Generation Capacity [kW]
No Whole of Home Data		

Battery *schedule*

Type	Storage Capacity [kWh]
No Whole of Home Data	

Explanatory Notes

About this report

NatHERS ratings are a reliable guide for comparing different dwelling designs and to demonstrate that designs meet the energy efficiency requirements in the National Construction Code.

NatHERS ratings use computer modelling to evaluate a home's energy efficiency and performance. They use localised climate data and standard assumptions on how people use their home to predict the heating and cooling energy loads and energy value* of the whole home. The thermal performance star rating uses the home's building specifications, layout, orientation and fabric (i.e. walls, windows, floors, roofs and ceilings) to predict the heating and cooling energy loads. The Whole of Home performance rating uses information about the home's appliances and onsite energy generation and storage to estimate the homes energy value*.

The actual energy loads, cost and greenhouse gas emissions of a home may vary from that predicted. This is because the assumptions will not always match the actual occupant usage patterns. For example, the number of occupants and how people use their appliances will vary.

Energy efficient homes use less energy, are warmer on cool days, cooler on hot days and cost less to run.

Accredited assessors

For quality assured NatHERS Certificates, always use an accredited or licenced assessor registered with an Assessor Accrediting Organisation (AAO). AAOs have strict quality assurance processes, and professional development requirements ensuring consistently high standards for assessments.

Non-accredited assessors (Raters) have no ongoing training requirements and are not quality assured.

Any queries about this report should be directed to the assessor. If the assessor is unable to address questions or concerns, contact the AAO specified on the front of this certificate.

Disclaimer

The NatHERS Certificate format is developed by the NatHERS Administrator. However, the content in the certificate is entered by the assessor. It is the assessor's responsibility to use NatHERS accredited software correctly and follow the NatHERS Technical Note to produce a NatHERS Certificate.

The predicted annual energy load, cost and greenhouse gas emissions in this NatHERS Certificate are an estimate based on an assessment of the dwelling's design by the assessor. It is not a prediction of actual energy use, cost or emissions. The information and ratings may be used to compare how other dwellings are likely to perform when used in a similar way.

Information presented in this report relies on a range of standard assumptions (both embedded in NatHERS accredited software and made by the assessor who prepared this report), including assumptions about occupancy, behaviour, appliance performance, indoor air temperature and local climate.

Not all assumptions made by the assessor using the NatHERS accredited software tool are presented in this report and further details or data files may be obtained from the assessor.

Glossary

Annual energy load	the predicted amount of energy required for heating and cooling, based on standard occupancy assumptions.
AFRC	Australian Fenestration Rating Council
Assessed floor area	the floor area modelled in the software for the purpose of the NatHERS assessment. Note, this may not be consistent with the floor area in the design documents.
Ceiling penetrations	features that require a penetration to the ceiling, including downlights, vents, exhaust fans, range hoods, chimneys and flues. Excludes fixtures attached to the ceiling with small holes through the ceiling for wiring, e.g. ceiling fans; pendant lights, and heating and cooling ducts.
Conditioned	a zone within a dwelling that is expected to require heating and cooling based on standard occupancy assumptions. In some circumstances it will include garages.
COP	Coefficient of performance
Custom windows	windows listed in NatHERS software that are available on the market in Australia and have a WERS (Window Energy Rating Scheme) rating.
Default windows	windows that are representative of a specific type of window product and whose properties have been derived by statistical methods.
EER	Energy Efficiency Ratio, measure of how much cooling can be achieved by an air conditioner for a single kWh of electricity input
Energy use	This is your homes rating without solar or batteries.
Energy value	The net cost to society including, but not limited to, costs to the building user, the environment and energy networks (as defined in the ABCB Housing Provisions Standard).
Entrance door	these signify ventilation benefits in the modelling software and must not be modelled as a door when opening to a minimally ventilated corridor in a Class 2 building.
Exposure	see exposure categories below
Exposure category - exposed	terrain with no obstructions e.g. flat grazing land, ocean-frontage, desert, exposed high-rise unit (usually above 10 floors).
Exposure category - open	terrain with few obstructions at a similar height e.g. grasslands with few well scattered obstructions below 10m, farmland with scattered sheds, lightly vegetated bush blocks, elevated units (e.g. above 3 floors).
Exposure category - suburban	terrain with numerous, closely spaced obstructions below 10m e.g. suburban housing, heavily vegetated bushland areas.
Exposure category - protected	terrain with numerous, closely spaced obstructions over 10 m e.g. city and industrial areas.
Horizontal shading feature	provides shading to the building in the horizontal plane, e.g. eaves, verandahs, pergolas, carports, or overhangs or balconies from upper levels.
National Construction Code (NCC) Class	the NCC groups buildings by their function and use, and assigns a classification code. NatHERS software models NCC Class 1, 2 or 4 buildings and attached Class 10a buildings. Definitions can be found at www.abcb.gov.au.
Net zero home	a home that achieves a net zero energy value*.
Opening percentage	the openability percentage or operable (moveable) area of doors or windows that is used in ventilation calculations.
Provisional value	an assumed value that does not represent an actual value. For example, if the wall colour is unspecified in the documentation, a provisional value of 'medium' must be modelled. Acceptable provisional values are outlined in the NatHERS Technical Note and can be found at www.nathers.gov.au
Recommended capacity	this is the capacity or size of equipment that is recommended by NatHERS to achieve the desired comfort conditions in the zone or zones serviced. This is a recommendation and the final selection sizing should be confirmed by a suitably qualified person.
Reflective wrap (also known as foil)	can be applied to walls, roofs and ceilings. When combined with an appropriate airgap and emissivity value, it provides insulative properties.
Roof window	for NatHERS this is typically an operable window (i.e. can be opened), will have a plaster or similar light well if there is an attic space, and generally does not have a diffuser.
Shading features	includes neighbouring buildings, fences, and wing walls, but excludes eaves.
Solar heat gain coefficient (SHGC)	the fraction of incident solar radiation admitted through a window, both directly transmitted as well as absorbed and subsequently released inward. SHGC is expressed as a number between 0 and 1. The lower a window's SHGC, the less solar heat it transmits.
Skylight (also known as roof lights)	for NatHERS this is typically a moulded unit with flexible reflective tubing (light well) and a diffuser at ceiling level.
STCs	Small-scale Technology Certificates, certificates created by the REC registry for renewable energy technologies that may be bought and sold as part of the Small-scale Renewable Energy Scheme operated by the Clean Energy Regulatory
Thermal breaks	are materials with an R-value greater than or equal to 0.2 that must separate the metal frame from the cladding. This includes, but is not limited to, materials such as timber battens greater than or equal to 20mm thick, continuous thermal breaks such as polystyrene insulation sheeting, plastic strips or furring channels.
U-value	the rate of heat transfer through a window. The lower the U-value, the better the insulating ability.
Unconditioned	a zone within a dwelling that is assumed to not require heating and cooling based on standard occupancy assumptions
Vertical shading features	provides shading to the building in the vertical plane and can be parallel or perpendicular to the subject wall/window. Includes privacy screens, other walls in the building (wing walls), fences, other buildings, vegetation (protected or listed heritage trees).
Window shading device	a device fixed to windows that provides shading e.g. window awnings or screens but excludes horizontal* or vertical shading features* (eg eaves and balconies)

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05.03.2025

NORTH POINT

SCALE AS INDICATED @ A1

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C 30.03.25	DRAFT PLANS
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F 17.06.25	CONSULTANTS UPDATE
G 24.06.25	ISSUED FOR DA SUBMISSION

LEGEND

TITLE
3D PERSPECTIVES

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DWG # INHAUS-23

REVISION G

PROJECT # 2519

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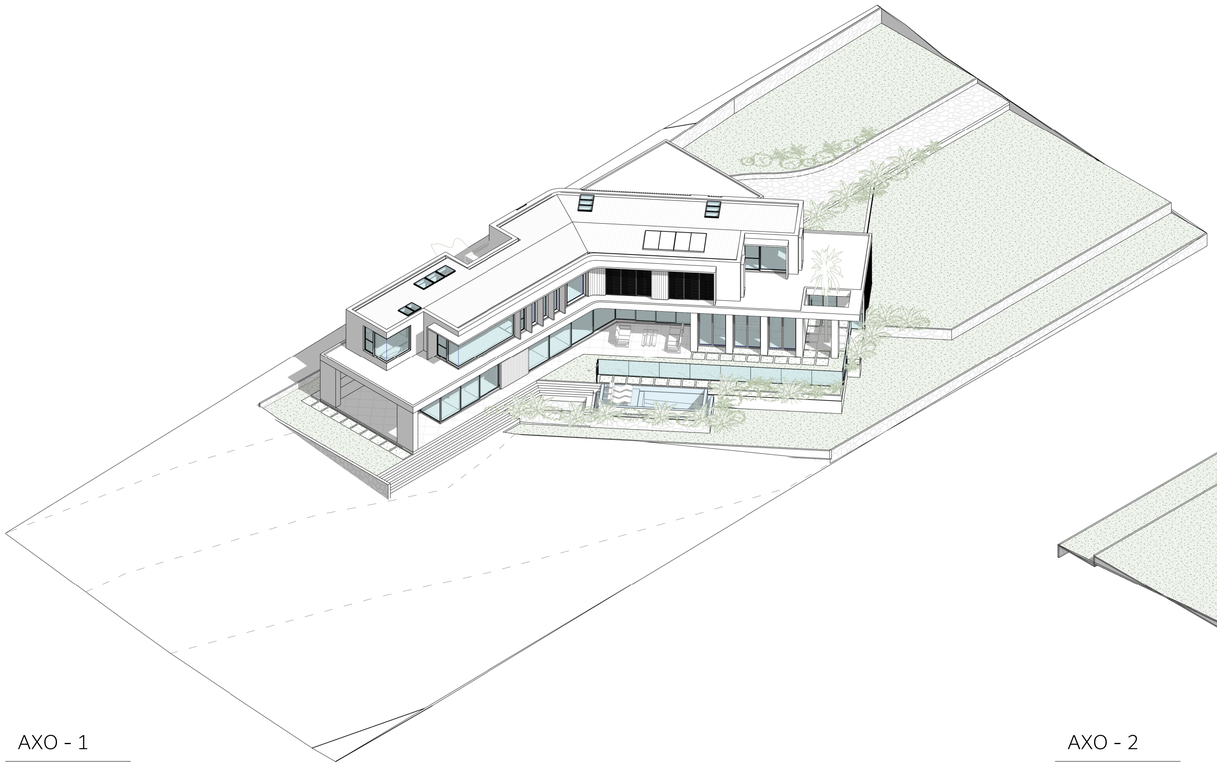

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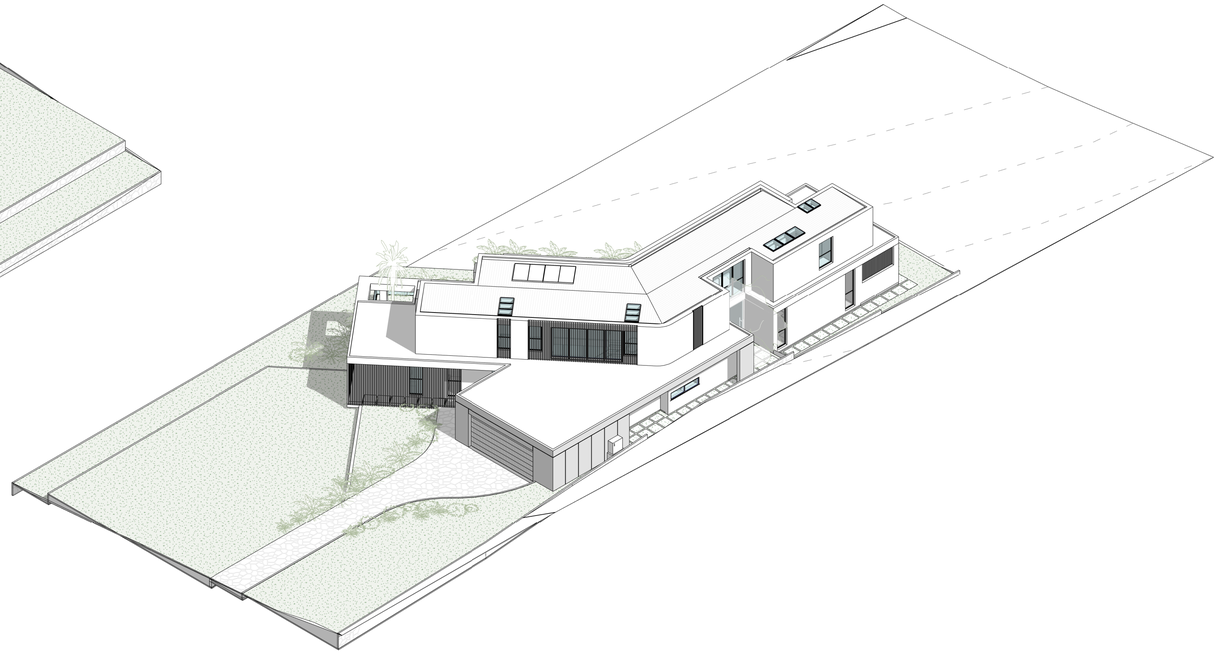

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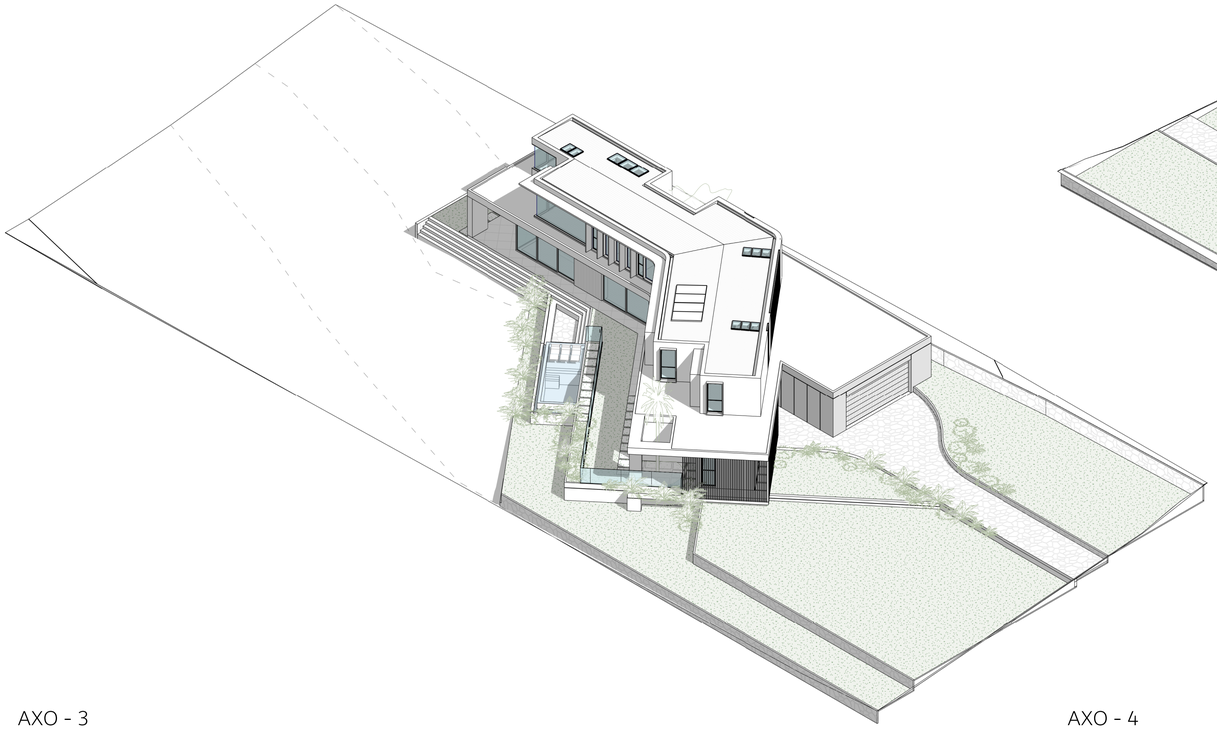

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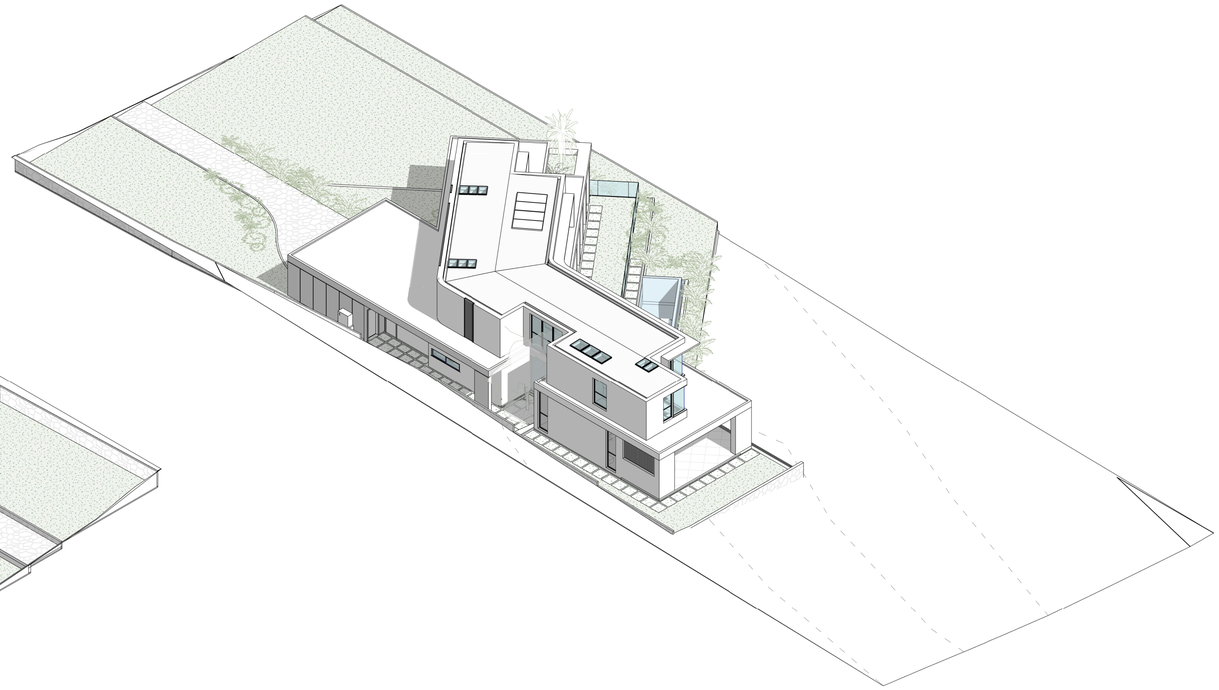

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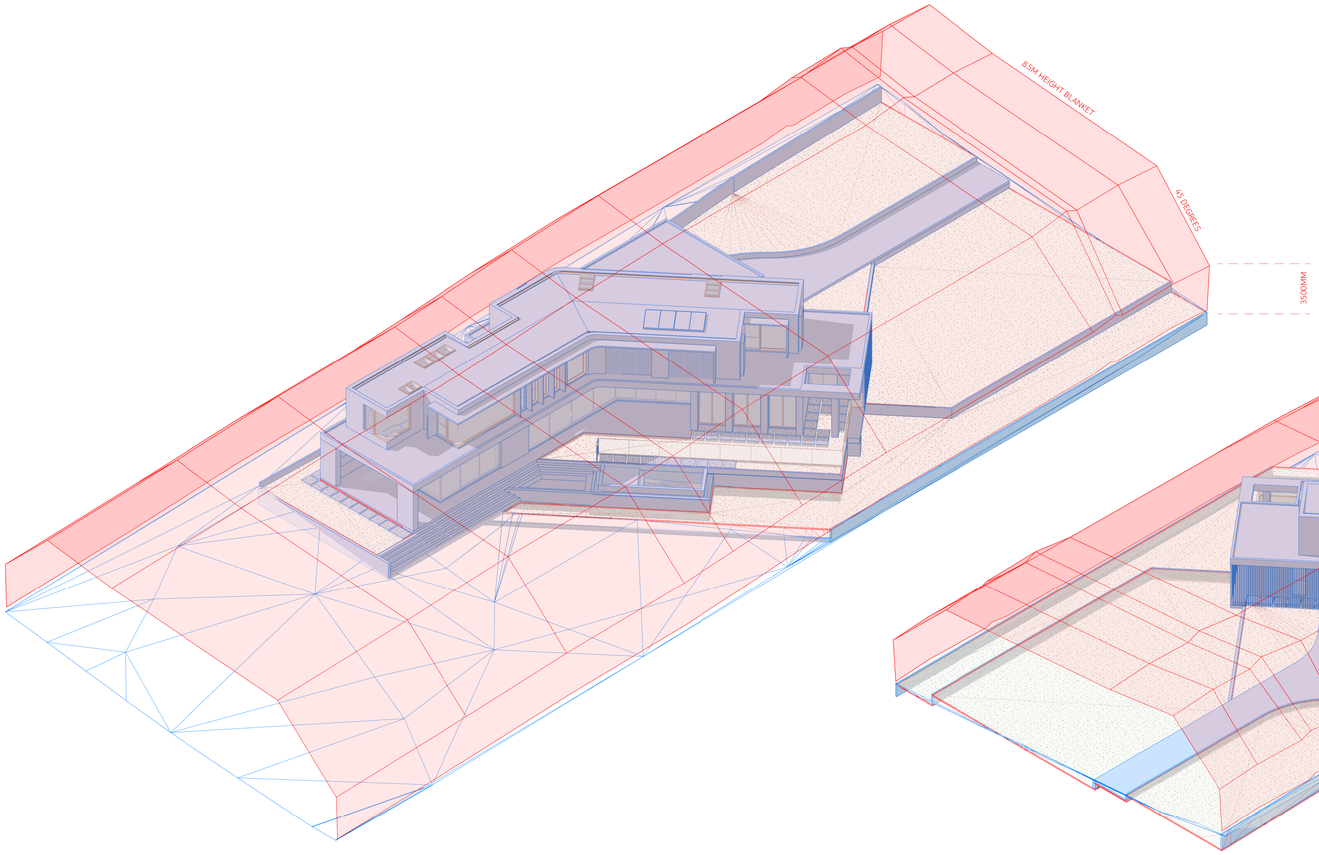

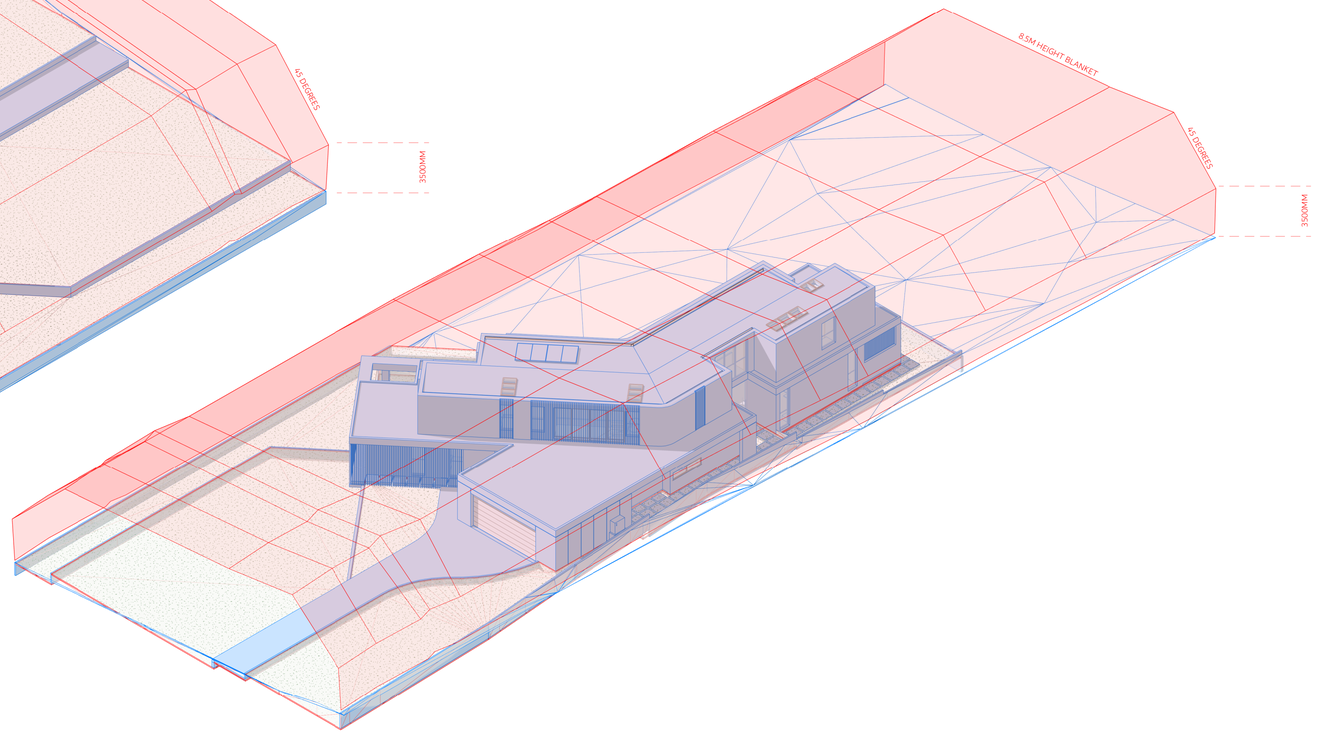

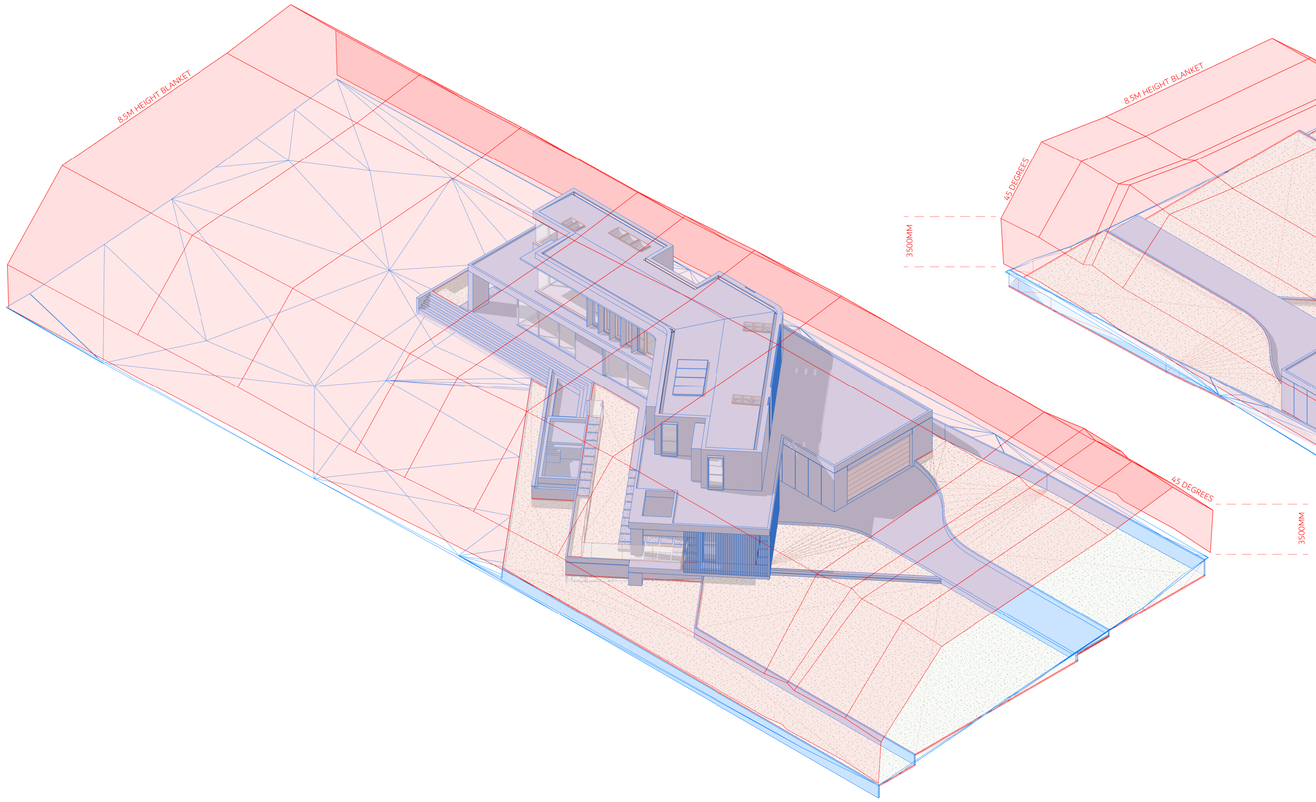

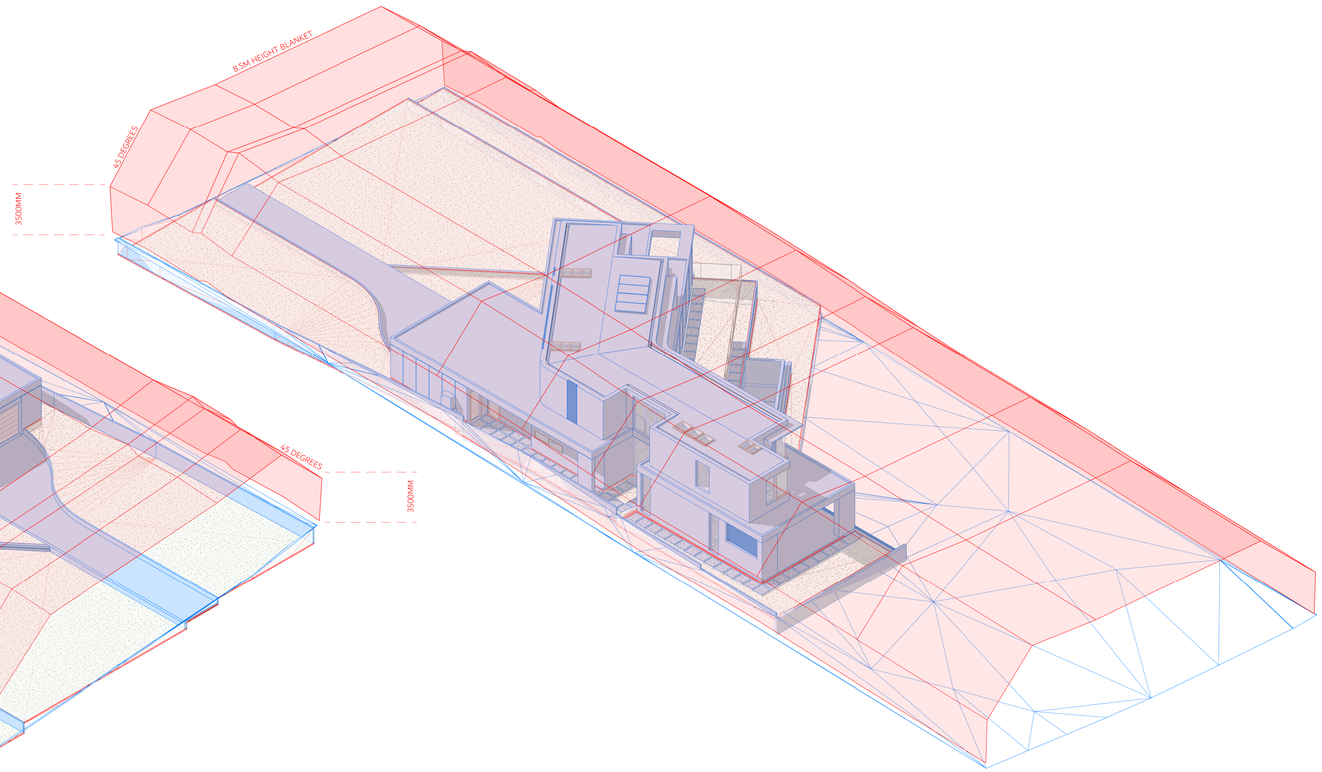

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LEGEND

TITLE
BUILDING ENVELOPE

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DWG # INHAUS-24

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LEGEND

TITLE
NCC/AS - GENERAL NOTES

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DWG # INHAUS-25

REVISION G

PROJECT # 2519

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H1 STRUCTURE

STRUCTURE PROVISIONS (DEEMED-TO-SATISFY PROVISIONS H1D2)
- STRUCTURE PROVISIONS TO BE PROVIDED IN ACCORDANCE TO SECTION 2 OF THE HOUSING PROVISIONS OF THE NCC OR RELEVANT PROVISION OF H1D3 TO H1D2 OF HOUSING PROVISIONS OF THE NCC OR ANY COMBINATION THEREOF.

SITE PREPATATION (DEEMED TO SATISFY PROVISION H1D3)
- SITE PREPARATION TO BE IN ACCORDANCE WITH THE FOLLOWING
* PART 3.2 OF HOUSING PROVISIONS OF THE NCC AS SITE CLASSES AS A, S, M, H OR E IN ACCORDANCE TO PART 4.2.2 OF HOUSING PROVISIONS OF THE NCC FOR EARTHWORKS ASSOCIATED WITH A BUILDING STRUCTURE.
* AS4678 FOR EARTH RETAINING
* PART 3.4 OF HOUSING PROVISIONS OF THE NCC FOR TEMRITE RISK MANAGEMENT

FOOTINGS & SLABS (DEEMED TO SATISFY PROVISION H1D4)
- FOOTINGS & SLABS TO BE CONSTRUCTED IN ACCORDANCE WITH AS 2870, AS3600 WHERE IT FALL IN WITH THE REQUIREMENTS OF SECTION 4 OF HOUSING PROVISIONS OF THE NCC.

MASONARY (DEEMED TO SATISFY PROVISION H1D5)
- MASONARY VENEER TO BE CONSTRUCTED IN ACCORDANCE WITH:
(A) AS3700 OR AS4773.1 & AS4773.2 OR PART 5 OF THE HOUSING PROVISIONS OF THE NCC PROVIDED:
(B) WIND CLASS N3 & LESS
(C) COMPLY WITH H1D4 & PRT 5.6 USING COMPONENTS OF PART 5.7 OF THE HOUSING PROVISIONS
(D) SOIL CLASS A, S, M IN ACCORDANCE TO AS2870
(E) TIED MASONARY AS PER H1D6
(F) NOT LOCATED WITHIN ALPINE AREAS
(G) NO EARTHQUAKE AFFECTED DESIGN REQUIREMENTS
- CAVITY BRICK UNREINFORCED TO BE CONSTRUCTED IN ACCORDANCE WITHL
(A) AS3700 OR AS4773.1 & AS4773.2 OR PART 3 OF THE HOUSING PROVISIONS OF THE NCC PROVIDED:
(B) WIND CLASS N3 & LESS
(C) COMPLY WITH H1D4 & PART 5.6 USING COMPONENTS OF PART 5.6 USING COMPONENTS OF PART 5.7 OF THE HOUSING PROVISIONS
(D) SOIL CLASS A, S, M IN ACCORDANCE O AS2870
(E) TIED MASONARY AS PER H1D6
(F) NOT LOCATED WITHIN ALPINE AREAS
(G) NO EARTHQUAKE AFFECTED ESIGN REQUIREMENTS
- SINGLE LEAF UNREINFORCED MASONARY TO BE CONSTRUCTED IN ACCORDANCE WITH:
(A) AS3700 ORAS4773.1 & AS4773.2 OR PART 4 OF THE HOUSING PROVISIONS OF THE NCC PROVIDED:
(B) WIND CLASS N3 & LESS
(C) COMPLY WITH H1D4 & PART 5.6 USING COMPONENTS OF PART 5.7 OF THE HOSING PROVISIONS
(D) SOIL CLASS A, S, M IN ACCORDANCE TO AS2870
(E) TIED MASONARY AS PER H1D6
(F) NOT LOCATED WITHIN ALPINE AREAS
(G) NO EARTHQUAKE AFFECTED DESIGN REQUIREMENTS
- REINFORCED MASONARY TO BE CONSTRUCTED IN ACCORDANCE WITH AS3700 EXCL. PIERS OR AS4773.1 & AS4773.2
- ISOLATED MASONARY PIERS TO BE OCNSTRUCTED IN ACCORDANCE WITH:
(A) PART 8.5.1 OF HOUSING PROVISIONS OF THE NCC & SECTION 7 IN ACCORDANCE TO TABLES 10.3 & 4.1 (A)(I)(C) OF AS3700 OR PART 3 OF TH HOUSING PROVISIONS OF THE NCC PROVIDED
(B) AS4773.1 & AS4773.2
(C) PART 5 OF THE HOUSING PROVISIONS OF THE NCC PROVIDED
* WIND CLASS N3 & LESS
* COMPLY WITH H1D4
* COMPLY WITH PART 5.6.2(4) OF THE HOUSING PROVISIONS OF THE NCC AND HAVE 6.2MPA FOR SOLID & CORE UNITS & 15MPA FOR HOLLOW UNITS.
* THE ROOF & WALLS PROVIDE LATERAL BRACING FOR THE TOP OF PIER AS PER PART 8.5.1 OF HOUSING PROVISIONS OF THE NCC & SECTION 7 IN ACCORDANCE TO TABELS 10.3 & 4.1 (A)(I)(C) OF AS3700 OR PART 3 OF THE HOUSING PROVISIONS OF THE NCC PROVIDED:
(D) SOIL CLASS A,S,M IN ACCORDANCE TO AS2870
(E) NOT LOCATED WIHIN ALPINE AREAS
(G) NO EARTHQUAKE AFFECTED DESIGN REQUIREMENTS

- MASONARY ACCESSORIES TO BE CONSTRUCTED IN ACCORDANCE WITH:
(A) AS3770 OR
(B) AS4773.1 & AS4773.2
(C) PART 5.6 OF HOUSING PROVISIONS OF THE NCC PROVIDED
* WIND CLASS N3 & LESS
* NOT LOCATED WITHIN ALPINE AREAS
* NO EARTHQUAKE AFFECTED DESIGN REQUIREMENTS

FRAMING (DEEMED TO SATISFY PROVISION (H1D6)
- STEEL FRAMING TO BE CONSTUCTED IN ACCORDANCE WITH NASH STANDARD RESIDENTIAL & LOW RISE STEEL FRAMING PART 1 & 2 AS4100 & AS/NZS4600
- TIMBER FRAMING TO BE CONSTRUCTED IN ACCORDANCE WITH AS1684.2, AS1720.5, AS1684.4 & AS1860.2 IF WITHIN A CYCLONE AREA AS1684.2
- STRUCTURAL STEEL SECTIONS TO BE CONSTRUCTED IN ACCORDANCE WITH AS4100, AS/NZS4600 & BE ASSOCIATED WITH PART 6.3.1 TO 6.3.9 OF HOUSING PROVISIONS OF THE NCC (NO RESTRICTIONS APPLY TO 6.3.1 TO 6.3.1)
- SOFTWARE IN ACCORDANCE WITH ABCB PROTOCOL FOR STRUCTURAL SOFTWARE & GEOMETRIC LIMITS, PROGRAMS THAT CONTAIN SIMILAR TABLES TO AS1684 & NASH STANDARD RESIDENTIAL & LOW RISE STEEL FRAMING PART 2 CAN APPLY.

STRUCTURE ROOF & WALL CLADDING (DEEMED TO SATISFY PROVISION H1D7)
- SLATES & SHINGLES AS SELETED TO BE IN ACCORDANCE WITH AS2050 OR AS2049 & BE ASSOCIATED WITH PART 7.3.1 TO 7.3.6 OF HOUSING PROVISIONS OF THE NCC
- METAL SHEET ROOFING AS SELECTED TO BE IN ACCORDANCE WITH AS1562.1 & BE ASSOCIATED CLAUSE 7.2.1 TO 7.2.8 OF HOUSING PROVISIONS OF THE NCC
- TIMBER & COMPOSITE WALL CLADDING TO BE IN ACCORDANCE WITH AS5126.1 FOR AUTOCLAVED AERATED WALL CLADDING OR PART 7.5.1 TO 7.5.8 OF HOUSING PROVISIONS OF THE NCC FOR WALL CLADDING
- METAL WALL CLADDING TO BE IN ACCORDANCE WITH AS1562.1

EARTHQUAKE AREAS (DEEMED TO SATISFY PROVISION H1D9)
- CLASS 1 & 10 BUILDING TO BE IN ACCORDANCE WITH SECTION 2 OF THE HOUSING PROISIONS OF THE NCC SUBJECT TO SEISMIC ACTIVITY

FLOOD HAZARD (DEEMED TO SATISFY PROVISION H1D10)
- CLASS 1 TO BE IN ACCORDANCE WITH HOUSING PROVISIONS OF THE NCC

ATTACHMENT OF FRAMED DECKS AND BALCONIES TO EXTERNAL WALLS OF BUILDINGS USING WALING PLATE (DEEMED TO SATISFY PROVISION H1D11)
- ATTACHMENT OF FRAMED DECKS AND BLACONIES TO EXTERNAL WALLS OF BUILDINGS USING A WAILING PLATE TO BE IN ACCORDANCE WITH PART 12.3 OF HOUSING PROVISIONS OF THE NCC. (SUBJECT TO CONDITIONS)

PILED FOOTINGS (DEEMED TO SATISFY POROVISION H1D12)
- PILED FOOTINGS TO BE IN ACCORDANCE WITH AS2159.

H2 DAMP & WEATHER PROOFING

FOOTINGS & SLABS (DEEMED TO SATISFY H2D2)
- FOOTINGS & SLABS ARE TO BE IN ACCORDANCE WITH AS/NZS3500.3 & PART 3.3 OF THE HOUSING PROVISIONS OF THE NCC FOR
* ROOFS IN AREAS SUBJECT TO 5 MINUTE DURATIONS RAINFALL INTENSITIED OF NOT MORE THAN 225MM PER HOUR OVER AN ANNUAL EXCEEDANCE PROBABILITY OF 5% (AS PERTABLE 7.4.3D OF THE ABCB HOUSING PROVISIONS) WHERE A DRAINAGE SYSTEM REQUIRE: AND
* SUB-SOIL AREAS WHERE EXCESSIVE SOIL MOISTURE PROBLEMS MAY OCCUR
* LAND ADJOINING AND UNDER BUILDINGS

FOOTINGS & SLABS (DEEMS TO SATISFY PROVISION H2D3)
- FOOTINGS & SLABS TO BE PROVIDED IN ACCORDANCE WITH H1D4 (1)(A) OR (B)

MASONARY (DEEMED TO SATISFY PROVISION H2D4)
- MASONARY WALLS TO BE PROVIDED IN ACCORDANCE WITH EITHER AS3700, AS4773.1 & AS4773.2 OR PART 5.7.1 TO 5.7.6 IN ACCORDANCE TO H1D5.

SUBFLOOR VENTILATION (DEEMED TO SATISFY PROISION H2D5)
- FOUNDATION AREAS TO BE PROVIDED WITH ACCESS & SUBFLOOR VENTILATION TO BE IN ACCORDANCE WITH PART 6.2.1 OF HOUSING PROVISIONS OF THE NCC

WEATHER PROOFING ROOF & WALL CLADDING (DEEMED TO SATISFY PROVISION H2D6)
- GUTTERS & DOWNPIPES TO BE IN ACCORDANCE WITH AS/NZS3500.3 & PART 7.4.1 TO 7.4.7 OF HOUSING PROVISIONS OF THE NCC

GLAZING (DEEMED TO SATISFY PROVISIONS H2D7)
- GLAZING TO BE IN ACCORDANCE WITH H1D8(1) OF THE NCC

EXTERNAL WATERPROOFING (DEEMED TO SATISFY PROVISION H2D8)
- EXTERNAL WATERPROOFING TO BE IN ACCORDANCE WITH AS4654.1 & AS465.42 WHICH IS ALSO APPLIED TO ROOFING SYSTEMS WITH H1D7(2) & (3), TERRACES, BALCONIES, SUSPENDEDCONCRETE SLABS & SPACED DECKING IN CONJUNCTION TO FRAMING THAT ARE SUITABLE FOR EXTERNAL USE.

H3 FIRE SAFETY

FIRE HAZARD PROPERITES AND NON-COMBUSTIBLE BUILDING ELEMENTS
- HAZARD PROPERTIED AND NON-COMBUSTIBLE BUILDING ELEMENTS TO BE PROVIDED IN ACCORDANCE TO H3D2
- FLEXIBLE DUCTWORK USED FOR TE TRANSFR OF PRODUCTS INITIATING FROM A HEAT SOURCE THAT CONTAINS A FLAME MUST COMPLY WITH THE FIRE HAZARD PROPERTIES SET OUT IN AS4254.1

FIRE SEPARATION FROM EXTERNAL WALLS (DEEMED TO SATISFY PROVISION H3D4)
- FIRE SEPERATION FROM EXTERNAL WALLS TO BE PROVIDED IN ACCORDANCE TO PART 9.3.1 TO 9.3.4 OF HOUSING PROVISIONS OF THE NCC

FIRE SEPARATION OF GARAGE-TOP-DWELLINGS (DEEMED TO SATISFY PROVISION H3D5)
- FIRE SEPERATION OF GARAGE-TOP-DWELLINGS TO BE PROVIDED IN ACCORDANCE TO PART NSW 9.4.1 TO NSW 9.4.3 OF HOUSING PROVISIONS OF THE NCC

SMOKE ALARMS AND EVACUATION LIGHTING (DEEMED TO SATISFY PROVISION H3D6)
- SMOKE ALARMS AND EVACUATION LIGHTING TO BE PROVIDED IN ACCORDANCE TO PART 9.5.1 TO 9.5.5 OF HOUSING PROVISIONS OF THE NCC AS3786 & AS1670.1

H4 HEALTH & AMENITY

WET AREAS WATERPROOFING (DEEMED TO SATISFY PROVISION H4D2)
- WET AREAS TO BE PROVIDED IN ACCORDANCE WITH PART 10.2.1 TO 10.2.32 OF HOUSING PROVISIONS OF THE NCC

MATERIALS AND INSTALLATION OF WET AREA COMPONENTS AND SYSTEMS (DEEMED TO SATISFY PROVISIONS H4DE3)
- MATERIALS AND INSTALLATION OF WET AREA COMPONENTS AND SYSTEMS TO BE PROVIDED IN ACCORDANCE TO PART 10.2.1 TO 10.2.6 OF HOUSING PROVISIONS OF THE NCC & COMPLY WITH WITHER AS3740 & PART 10.2.12 OF HOUSING PROVISIONS OF THE NCC OR PART 10.2.7 TO 10.2.32 OF HOUSING PROVISIONS OF THE NCC

ROOM HEIGHTS (DEEMED TO SATISFY PROVISION H4D4)
- ROOM HEIGHTS TO BE PROVIDED IN ACCORDANCE TO PART 10.3.1 OF HOUSING PROVISIONS OF THE NCC

FACILITIES (DEEMED TO SATSIFY PROVISION H4D55)
- FACILITIES TO BE PROVIDED IN ACORDANCE TO PART 10.4.1 TO 104.2 OF HOUSING PROVISIONS OF THE NCC

LIGHT (DEEMED TO SATISFY PROVISION H4D6)
- LIGHT TO BE PROVIDED IN ACCORDANCE TO PART 10.5.1 TO 10.5.2 OF HOUSING PROVISIONS OF THE NCC

VENTILATION (DEEMED TO SATISFY PROVISION H4D7)
- VENTILATION TO BE PROVIDED IN ACCORDANCE TO PART 10.6.1 TO 10.6.3 OF HOUSING PROVISIONS OF THE NCC

SOUND INSULATION (DEEMED TO SATISFY PROVISION H4D8)
- SOUND INSULATION TO BE INSTALLED IN ACCORDANCE WITH 10.7.1 TO 10.7.8 OF HOUSING PROVISIONS OF THE NCC

CONDENSATION MANAGEMENT (DEEMED TO SATISFY PROVISION H4D9)
- CONDENSAION MANAGEMENT SYSTEMS TO BE INSTALLED IN ACCORDANCE WITH 10.8.1 TO 10.8.3 OF HOUSING PROVISIONS OF THE NCC

H5 SAFE MOVEMENT & ACCESS

STAIRWAY & RAMPS CONSTRUCTION (DEEMED TO SATISFY PROVISION H5D2)
- STAIRS & RAMPS TO BE IN ACCORDANCE TO PART 11.2 OF OUSING PROVISIONS OF THE NCC
- BARRIERS & HANDRAILS TO BE IN ACCORDANCE TO PART 11.3 OF HOUSING PROVISIONS OF THE NCC

WINDOW PROTECTION
- WINDOW PROTECTION TO BEDROOMS & TO OTHER ROOMS OTHER THAT BEDROOMS TO BE IN ACCORDANCE TO HOUSING PROVISION 11.3.7 TO 11.3.8 OF THE NCC

ADDITIONAL

- ALL ASPECTS OF CONSTRUCTION TO BE COMPLIANT WITH RELEVANT PERFORMANCE REQUIREMENTS OF THE NCC AND AUSTRALIAN STANDARDS INCLUDING, BUT NOT LIMITED TO THE FOLLWING:
- GARAGE AND DRIVEWAY PROFILES/GRADES TO COMPLYIN ACCORDANCE WITH ASSOCIATED STANDARD AS2890
- TERMITE CONTROL MEASURES
* RESDTOP PIPE PENETRATIONS
* GRANITE GUARD APPLICATION TO PERIMETER WALLS IN ACCORDANCE WITH AS3660.1 CLAUSE 6.59 & 6.60
- VERTICAL ARTICULATION JOINTS
* VERTICAL ARTICULATION JOINTS TO BE AS PER 5.6.8 OF ABCB HOUSING PROVISIONS
- STAIRS, RAMPS AND BALUSTRADE NOTE
* STAIRS WILL BE CONSTRUCTRED IN ACCORDANCE WITH THE REQUIREMENTS OF TCLAUSE 11.2.2 OF VOLUME 2 OF THE NCC
* FINISHES OF ALL STAIRS WILL MEET THE REQUIREMENTS OF CLAUSE 11.2.4 OF VOLUME 2 OF THE NCC
* ANY LANDINGS WILL MEET THE REQUIREMENTS OF CLAUSE 11.2.5 OF VOLUME 2 OF THE NCC
* RAMPS WILL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF CLAUSE 11.2.3 OF VOLUME 2 OF THE NCC
* THRESHOLDS WILL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF CLAUSE 11.2.6 OF VOLUME 2 OF THE NCC
* STAIRS WILLL BE SERVICED BY A HANDRAIL IN ACCORDANCE WITH THE REQUIREMENTS OF CLAUSE 11.3.1 TO 11.3.6 OF VOLUME 2 OF THE NCC
* THE BALUSTRADES SERVICING THE DWELLING (BOTH INTERNAL & EXTERNAL) TO MEET THE REQUIREMENTS OF CLAUSE 1 VOLUME 2 OF THE NCC
- WET AREA FLASHING
* TO BE IN ACCORDANCE TO AS3740 OR HOUSING PROVISION 10 OF NCC

SITE PREPARATION
TERMITE RISK MANAGEMENT - TERMITE MANAGEMENT SYSTEM TO BE PROVIDED IN ACCORDANCE WITH HP PART 3.5 AND AS 3660.1 AND/OR AS3660.3
DRAINAGE- DRAINAGE TO SITE TO COMPLY WITH HP PART 3.3 OR AS/NZS 3500.3 IN ACCORDANCE WITH NCC 2022 H2D2

MASONRY
VERTICAL ARTICULATION JOINTS- MASONRY ARTICULAITON JOINTS TO BE PROVIDED AS SPECIFIED IN HP 5.6.8 OR AS 4773.2 OR AS 3700.

FRAMING
FRAME - TIMBER FRAMES & TRUSSES- DESIGNED AND CONSTRUCTED TO AS/NZS 1170.1-2002, AS/NZS 1170.2-2021, AS 1684.2-2021, AS 1720.1-2010, AS 1720.5-2015 AND AS 4440-2004 INSTALLATION OF NAILPLATED TIMBER ROOF TRUSSES.
FRAME- STEEL FRAMES - DESIGNED AND CONSTRUCTED TO NASH PART 1&2, AS 4100 & AS/NZS 4600.
SUBFLOOR VENTILATION- SUB-FLOOR VENTILATION AND CLEARANCE COMPLIANCE WITH NCC HOUSIN PROVISIONS PART 6.2

ROOF AND WALL CLADDING
GUTTERS & DOWNPIPES - DOWNPIPES & GUTTERS TO COMPLY WITH NCC HOUSING PROVISIONS PART 7.4 OT AS/NZS 3500.3
TIMBER AND COMPOSITE WALL CLADDING- CLADDING MATERIAL TO BE IN ACCORDANCE WITH HP PART 7.5 OR FOR AAC-AS 5146.1 OR FOR METAL WALL CLADDING AS 1562.1

GLAZING
GLAZING - ALL GLAZING TO BE IN ACCORDANCE WITH H1D8 & H2D7 OF THE NCC VOLUME TWO, SECTION 8 OF THE HOUSING PROVISIONS & AUSTRALIAN STANDARDS AS 1288, 2047, 4055.

HEALTH AND AMENITY
WET AREA WATERPROOFING- WET AREA IN ACCORDANCE WITH H4D1, H4D2 & H4D3 OF THE NCC VOLUME TO AND PART 10.2 OF THE HOUSING PROVISIONS OR CLAUSES 10.2.1 TO 10.2.6 & 10.2.12 AND AS 3740
FLOOR WASTE - WET AREA - ALL PROVIDED FLOOR WASTE TO HAVE FLOOR FALLS TO THEM BETWEEN 1:50-1:80 AS PER NCC HOUSING PROVISIONS CLAUSE 10.2.12
EXTERNAL WATERPROOFING- EXTERNAL WATERPROOFING FOR ROOFING SYSTEMS ON FLAT ROOFS, ROOF TERRACES, BALCONIES AND TERRACES AND OTHER SIMILAR HORIZONTAL SURFACES LOCATED ABOVE INTERNAL SPACES OF A BUILDING COMPLIANT WITH NCC VOLUME 2 H2D8 & AS 4654.1 & 2

CONDENSATION MANAGEMENT
EXTERNAL WALL CONSTRUCTION - WHERE PLIABE BUILDING MEMBRANE IN INSTALLED IN AN EXTERNAL WALL IT IS COMPLY WITH HP 10.8.1 AND AS 4200.1&2
EXHAUST SYSTEMS - THE BATHROOM &/OR SANITY COMPARTMENT/S WITH AN EXHAUST SYSTEM AND NOT PROVIDED WITH COMPLIANT NATURAL VENTILATION MUST BE INTERLOCKED TO ROOMS LIGHT SWITCH AND HAVE OFF TIMER SET FOR 10 MINTUES AFTER THE LIGHT IS SWITCHED OFF.
EXHAUST SYSTEMS - THE ROOM/S WITH AN EXHAUST SYSTEM AND NOT PROVIDED WITH COMPLIANT NATURAL VENTILATION MUST BE PROVIDED WITH MAKE-UP AIR FROM ADJACENT ROOM OF 14,000MM^2 WHICH IS APPROX. A 20MM UNDERCUT OF A 700MM DOOR OR 18MM FROM AN 820MM DOOR.
EXHAUST SYSTEMS - THE EXHAUST SYSTEM INSTALLED IN A KITCHEN, BATHROOM, SANITARY COMPARTMENT OR LAUNDRY MUST HAVE A MINIMUM FLOW RATE OF - (A) 25L/S FOR A BATHROOM OR SANITARY COMPARTMENT; AND (B)40L/S FOR A KITCHEN OR LAUNDRY.
VENTILATION OF ROOF SPACES - IN CLIMATE ZONES 6,7&8 OF A ROOF SPACE MUST BE VENTILATED IN ACCORDANCE WITH HP PART 10.8.3.

SAFE MOVEMENT AND ACCESS
STAIRWAY AND RAMP CONSTRUCTION- STAIRWAYS AND RAMPS TO BE CONSTRUCTED TO HP PART 11.2
BARRIER AND HANDRAILS- BARRIER AND HANDRAILS TO BE CONSTRUCTED TO HP PART 11.3
BARRIER AND HANDRAILS- HANDRAIL TO STAIRS HAVING A CHNAGE IN ELEVATION EXCEEDING 1M REQUIRED TO BE PROVIDED AT A HEIGHT NOT LESS THAN 865MM TO NCC HOUSING PROVISIONS CLAUSE 11.3.5
BARRIER AND HANDRAILS- BEDROOM WINDOS WHERE FFL IS 2M OR MORE ABOVE THE SURFACE BENEATH ARE TO HAVE WINDOW RESTRICTORS OR SCREENS (CRIM-SAFE STYLE MESH) INSTALLED AS PER NCC HOUSING PRIOVISONS CLAUSE 11.3.7
BARRIER AND HANDRAILS- WINDOWS OTHER THAN BEDROOM WITH FFL 4M OR MORE ABOVE ADJACENT SURFACE TO HAVE SILL OR BARRIER MINIMUM 865MM ABOVE FFL AS PER NCC HOUSING PROVISIONS CLAUSE 11.3.8

IN HAUS DESIGNS

bdaa ACCREDITED BUILDING DESIGNER

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BORONIA RD - TWO STOREY

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MATTHEW & MICHAEL GREEN

05.03.2025

NORTH POINT

SCALE AS INDICATED @ A1

NOTES
· ALL WORKS TO COMPLY WITH THE RELEVANT AUSTRALIAN STANDARDS
· ALL WORKS ARE TO BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA.
. ALL DIMS TO BE VERIFIED BY BUILDER PRIOR TO CONSTRUCTION.
. BOUNDARY DIMENSIONS & ALL LEVELS SUBJECT TO CONFIRMATION BY BUILDER.
. USE FIGURED DIMENSIONS ONLY, DO NOT SCALE FROM PLANS.

REV/DATE	DESCRIPTION
B 24.03.25	DRAFT PLANS
C 30.03.25	DRAFT PLANS
D 12.04.25	CLIENT REVIEW
E 14.05.25	ISSUED FOR CONSULTANTS
F 17.06.25	CONSULTANTS UPDATE
G 24.06.25	ISSUED FOR DA SUBMISSION

LEGEND

TITLE
NCC/AS - STAIRS

CHECKED BY JE

DWG # INHAUS-26

REVISION G

PROJECT # 2519

NOT FOR CONSTRUCTION

11.2.2 Stairway construction

(1) A stairway must be designed to take loading forces in accordance with AS/NZS 1170.1 and must have—

(a) not more than 18 and not less than 2 *risers* in each *flight*; and

(b) *goings* (G), *risers* (R) and a slope relationship quantity (2R + G) in accordance with Table 11.2.2a, except as permitted by (2) and (3); and

(c) constant *goings* and *risers* throughout each *flight*, except as permitted by (3) and (4), and the dimensions of *goings* (G) and *risers* (R) in accordance with (1), (2) and (3) are considered constant if the variation between—

(i) adjacent *risers*, or between adjacent *goings*, is not more than 5 mm; and

(ii) the largest and smallest *riser* within a *flight*, or the largest and smallest *going* within a *flight*, is not more than 10 mm; and

(d) *risers* which do not have any openings that would allow a 125 mm sphere to pass through between the treads; and

(e) treads of solid construction (not mesh or other perforated material) if the stairway is more than 10 m high or connects more than 3 storeys.

(2) In the case of a stairway serving only non-*habitable rooms*, such as attics, storerooms and the like that are not used on a regular or daily basis—

(a) the *going* (G), *riser* (R) and slope relationship quantity (2R + G) in accordance with Table 11.2.2a may be substituted with those in Table 11.2.2b; and

(b) need not comply with (1)(d).

(4) The point of measurement of the *going* (G) in the slope relationship quantity (2R + G) for *tapered treads* and treads in *spiral stairways* as described in Table 11.2.2a (see Figure 11.2.2a, Figure 11.2.2b and Figure 11.2.2c) must be—

(a) for *tapered treads*, other than treads in a *spiral stairway*—

(i) not more than 1 m in width, the middle of the unobstructed width of the stairway (see Figure 11.2.2b); and

(ii) more than 1 m in width, 400 mm from the unobstructed width of each side of the stairway (see Figure 11.2.2c); and

(b) for treads in *spiral stairways*, the point seven tenths of the unobstructed width from the face of the centre pole or support towards the handrail side (see Figure 11.2.2d and Figure 11.2.2e).

(5) *Riser* and *going* dimensions must be measured in accordance with Figure 11.2.2f.

Table 11.2.2a Riser and going dimensions (mm)

Stair type	*Riser* (R) (see Figure 11.2.2f)		*Going* (G) (see Figure 11.2.2f)		Slope relationship (2R+G)	
	Max	Min	Max	Min	Max	Min
Stairs (other than spiral)	190	115	355	240	700	550
Spiral	220	140	370	210	680	590

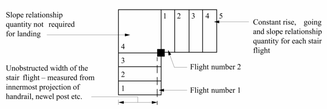
▼ Table Notes

Riser and *going* dimensions must be measured in accordance with Figure 11.2.2f

Table 11.2.2b Riser and going dimensions (mm) — stairways serving

The *going* (G) must be not more than the tread depth plus a maximum gap of 30 mm between the rear edge of one tread and the nosing of the tread above.

Figure 11.2.2a Measurement of slope relationship — Plan view — Stair with 2 flights



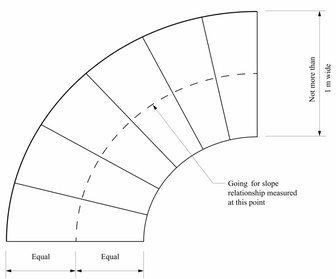


Figure 11.2.2c Measurement of slope relationship — Plan view —Tapered treads more than 1 m wide

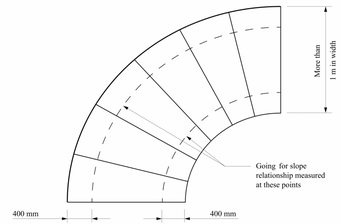
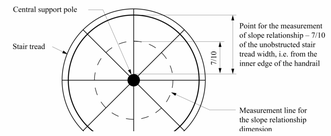


Figure 11.2.2d Spiral stairs — Measurement for slope relationship



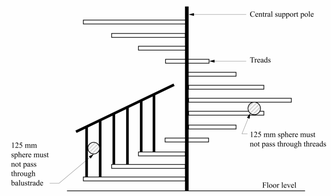
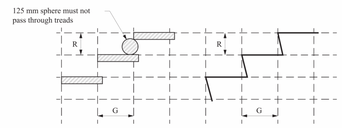


Figure 11.2.2f Riser and going dimensions — Measurement



Explanatory information: Not more than 18 and not less than 2 risers

11.2.2(1)(a) states that a stairway must have not more than 18 and not less than 2 *risers* in each *flight*. Where there are less than 2 *risers* in a *flight*, it

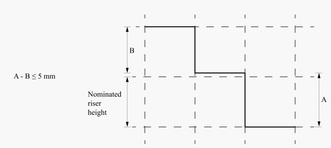
Explanatory information: Going and riser dimensions

The purpose of 11.2.2 is to achieve constant *going* and *riser* dimensions deemed safe for people to walk up and down. This minimises the risk of people overstepping during descent on uneven stairs (due to short *goings*) and tripping on ascent (due to high *risers*). Table 11.2.2a and Table 11.2.2b express ratios between *going* and *riser* dimensions which are considered safe for use. 11.2.2(1)(c) accounts for conditions such as movement of materials due to atmospheric moisture changes or minor deviations related to variations in materials which affect finished stair dimensions.

Explanatory Figure 11.2.2a illustrates adjacent *risers* within a *flight* with minor deviations in the materials affecting the finished stair dimensions. The nominated *riser* height is exceeded by *riser* A. As a consequence *riser* height B is less than the nominated *riser* height. The difference between *riser* A and *riser* B cannot exceed 5 mm.

Explanatory Figure 11.2.2b illustrates an entire *flight* with minor deviations in the materials affecting the finished *riser* dimensions. In addition to the 5 mm difference permitted between adjacent *goings* or *risers*, the maximum difference between the smallest and largest *going* or *riser* within a *flight* must not exceed 10 mm. Despite the deviations shown in both diagrams, the stairs in the *flight* are deemed constant. Irrespective of any minor deviations permitted by 11.2.2(1)(c), finished *going* and *riser* dimensions must not exceed the limitations stipulated in Table 11.2.2a.

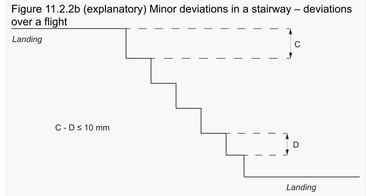
Figure 11.2.2a (explanatory) Minor deviations in a stairway — deviation in adjacent risers



▼ Figure Notes

1. A = larger *riser* of two adjacent *risers*.
2. B = smaller *riser* of two adjacent *risers*.
3. This diagram only shows deviations in *risers*, however the same principle can apply for *goings*.

Figure 11.2.2b (explanatory) Minor deviations in a stairway – deviations over a flight



▼ Figure Notes

1. C = largest *riser* of the *flight*.
2. D = smallest *riser* of the *flight*.
3. This diagram only shows deviations in *risers*, however the same principle can apply for *goings*.

Explanatory information: Openings in stair risers

11.2.2(1)(d) allows the use of open *riser* stairs. However, it limits the openings to 125 mm to minimise the risk of a person (especially a young child) falling through the opening created by the open *riser*.

Explanatory information: Stairways with winders

- 11.2.2(3) allows the use of *winders* in stairways. However, 11.2.2(3) places a restriction on the number of allowable *winders* in a stairway *flight*, this restriction would apply equally to not permit a stairway incorporating a consecutive series of *winders* in a *flight*.
- This also means the maximum number of consecutive *winders* in any stairway

11.3.4 Construction of barriers to prevent falls

(1) A barrier *required* by 11.3.3[14] must comply with (2) to (11).

(2) The height of a barrier must be in accordance with the following:

(a) The height must not be less than 865 mm above the nosings of the stair treads, the floor of a ramp or the like (see Figure 11.3.4a).

(b) The height must not be less than—

(i) 1 m above the floor of any *landing*, corridor, hallway, balcony, deck, verandah, access path, *mezzanine*, access bridge, roof top space or the like to which general access is provided (see Figure 11.3.3b and Figure 11.3.4a); or

(ii) 865 mm above the floor of a *landing* to a stairway or ramp where the barrier is provided along the inside edge of the *landing* and does not exceed a length of 500 mm.

(3) A transition zone may be incorporated where the barrier height changes from 865 mm on the stairway *flight* or ramp to 1 m at the *landing* (see Figure 11.3.4b).

(4) Openings in barriers (including decorative balustrades) must be constructed so that they do not permit a 125 mm sphere to pass through it and for stairways, the opening is measured above the nosing line of the stair treads (see Figure 11.3.4a).

(5) Where a *required* barrier is fixed to the vertical face forming an edge of a *landing*, balcony, deck, stairway or the like, the opening formed between the barrier and the face must not exceed 40 mm.

(6) For the purposes of (5), the opening is measured horizontally from the edge of the trafficable surface to the nearest internal face of the barrier.

(7) A barrier to a stairway serving a non-*habitable room*, such as an attic, storeroom or the like that is not used on a regular or daily basis, need not comply with (4) if—

(8) Restriction on horizontal elements:

(a) Where it is possible to fall more than 4 m, any horizontal elements within the barrier between 150 mm and 760 mm above the floor must not facilitate climbing.

(b) For the purpose of (a), the 4 m is measured from the floor level of the trafficable surface to the surface beneath.

(9) A barrier constructed of wire is deemed to meet the requirements of (4) if it is constructed in accordance with 11.3.6[15].

(10) A glass barrier or *window* serving as a barrier must comply with H1D8[16] and the relevant provisions of this Part.

(11) A barrier, except a *window* serving as a barrier, must be designed to take loading forces in accordance with AS/NZS 1170.1.

Figure 11.3.4a Barrier construction

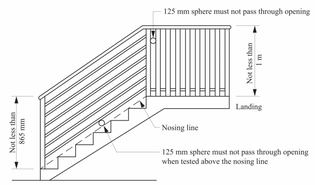
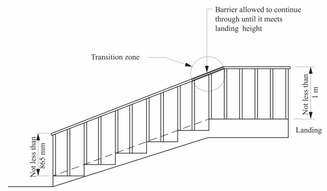


Figure 11.3.4b Measuring heights for barriers and handrails and where transition zones are allowed



Explanatory information

For a *window* forming part of a barrier, any horizontal elements such as a *window* sill, transom or rail between 150 mm and 760 mm above the floor is deemed to facilitate climbing.

Section 8 contains the glazing assembly provisions for glass barriers and

11.3.3 Barriers to prevent falls

(1) A continuous barrier must be provided along the side of a trafficable surface, such as—

(a) a stairway, ramp or the like; and

(b) a floor, corridor, hallway, balcony, deck, verandah, *mezzanine*, access bridge or the like; and

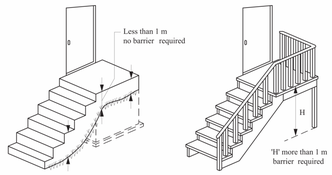
(c) a roof top space or the like to which general access is provided; and

(d) any delineated path of access to a building,

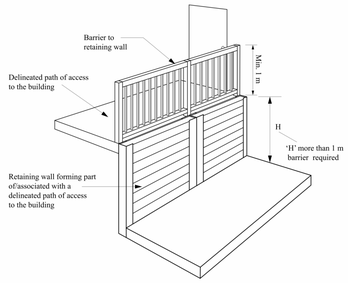
where it is possible to fall 1 m or more measured from the level of the trafficable surface to the surface beneath (see Figure 11.3.3a).

(2) The requirements of (1) do not apply to—

(a) a retaining wall unless the retaining wall forms part of, or is directly associated with, a delineated path of access to a building from the road, or a delineated path of access between buildings (see Figure 11.3.3b); or



(a) Barrier not required (b) Barrier required



Explanatory information: Intent

The intent of the barrier requirements is to prescribe provisions to minimise the risk of a person falling from a stairway, raised floor level (such as a balcony) or the like. 11.3.3 sets out when barriers are *required* to be provided and 11.3.4[13] contains the requirements for the construction of barriers.

Explanatory information: Barriers and children

Children are at particular risk of falling off, over or through ineffectively designed or constructed barriers. Accordingly the requirements of this Part aim to ensure that a barrier reduces the likelihood of children being able to climb over a barrier or fall through a barrier.

11.3.5 Handrails

(1) Handrails to a stairway or ramp must—

(a) be located along at least one side of the stairway *flight* or ramp; and

(b) be located along the full length of the stairway *flight* or ramp, except in the case where a handrail is associated with a barrier the handrail may terminate where the barrier terminates; and

(c) have the top surface of the handrail not less than 865 mm vertically above the nosings of the stair treads or the floor surface of the ramp (see Figure 11.3.4b); and

(d) be continuous and have no obstruction on or above them that will tend to break a handhold, except for newel posts, ball type stanchions, or the like.

(2) The requirements of (1) do not apply to—

(a) a stairway or ramp providing a change in elevation of less than 1 m; or

(b) a *landing*; or

(c) a *winder* where a newel post is installed to provide a handhold.

Explanatory information

(a) 11.3.5 addresses requirements regarding location, height and extent of handrails. Where a barrier and handrail are installed together, 11.3.5 is to be read in conjunction with 11.3.3[17], 11.3.4[18] and 11.3.6[19].

(b) A handrail is *required* on at least one side of the stairway *flight* or ramp. The top rail of a barrier may be suitable as a handrail if it meets 11.3.5 and is able to be grasped by hand to provide support to the person using the stairway or ramp.

(c) 11.3.5(1)(b) requires a continuous handrail which must extend the full length of the stairway *flight* or ramp except where the handrail is associated with the barrier, in which case the handrail can terminate where the barrier is allowed to terminate. This allows for the barriers to geometric stairways such as elliptical, spiral, circular or curved stairways to finish a few treads from the bottom of the stairway.

(d) 11.3.5(1)(c) requires a minimum handrail height of 865 mm. This height provides comfort, stability, support and assistance for most users.

(e) 11.3.5(2) outlines where a handrail need not be provided, this includes—

(i) where a stairway or ramp is providing a change in elevation less than 1 m; or

(ii) a *landing* for a stairway or ramp; or

(iii) a *winder* in a stairway if a newel post is installed to provide a handhold.

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05.03.2025

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D 12.04.25	CLIENT REVIEW
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F 17.06.25	CONSULTANTS UPDATE
G 24.06.25	ISSUED FOR DA SUBMISSION

LEGEND

TITLE
AS3740 (WATERPROOFING)

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DWG # INHAUS-27

REVISION G

PROJECT # 2519

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2.2 Shower classification

2.2.1 Enclosed showers

For an enclosed shower, the shower screen shall be designed and installed to prevent the spread of water from the Category 1 area.

2.2.2 Unenclosed showers

2.2.2.1 General

An unenclosed shower shall include —

(a) Type 1 —

(i) a frameless shower screen, unless the shower screen is fitted with seals and deflectors, all of which control the spread of water from the shower area; or

(ii) a shower over bath with up to 900 mm fixed glass screen.

(b) Type 2 —

(i) a shower area with a curtain;

(ii) a shower over bath with curtain;

(iii) a shower area with no curtain; or

(iv) an area where a shower screen partitions one side of the shower, the entry to the shower is open, and the spray from the rose can still exit the shower past the screen 1 500 mm.

2.3 Requirements for fall

2.3.1 Falls in substrate

Where a floor waste is required in a wet area, the membrane shall be applied to a substrate with a minimum 1:100 fall towards the floor waste.

NOTE This requirement is intended to avoid ponding on the substrate.

2.3.2 Falls in shower area floor finishes (Category 1)

The fall to the floor waste in a shower area shall be a minimum of 1:80.

2.3.5 Whole of bathroom designed as an unenclosed shower

In a whole bathroom designed as an unenclosed shower without a shower screen installed, the floor substrate under the membrane shall have a minimum 1:80 fall.

3.3.2 Water-resistant substrates

For the purposes of this Standard, the following materials used in waterproofing systems, in conjunction with water-resistant surface materials in accordance with Clause 3.3.3, are deemed to be water resistant:

(a) Walls:

(i) Concrete in accordance with AS 3600.

(ii) Cement render.

(iii) Fibre cement sheeting manufactured in accordance with AS/NZS 2908.2.

(iv) Water-resistant plasterboard sheeting manufactured in accordance with AS/NZS 2588.

(v) Masonry in accordance with AS 3700.

(vi) Structural plywood manufactured in accordance with AS/NZS 2269 (series), and installed in accordance with AS 1684.2, AS 1684.3 and AS 1684.4.

(b) Floors:

(i) Concrete in accordance with AS 3600 and AS 2870.

(ii) Compressed fibre cement sheeting manufactured in accordance with AS/NZS 2908.2.

(iii) Fibre cement sheeting manufactured in accordance with AS 2908.2, and supported on a structural floor.

(iv) Structural plywood manufactured in accordance with AS/NZS 2269 (series), and installed in accordance with AS 1684.2, AS 1684.3 and AS 1684.4.

The substrate material shall not degrade when exposed to moisture.

3.7 Adhesives

Adhesives used in a waterproofing system shall be —

(a) waterproof in accordance with AS/NZS 4858, where waterproof to waterproof materials meet; and

NOTE 1 This is particularly important at the laps of sheet membranes.

(b) compatible with the materials to which they are adhered.

4.3 Membrane to drainage connection

4.3.1 Leak control flanges

For a membrane to drainage connection, the following shall apply:

(a) The waterproofing membrane shall be bonded onto the leak control flange. The membrane shall be terminated horizontally or both horizontally and vertically.

NOTE 1 For information regarding selection and installation of leak control flanges, refer to membrane product specifications.

NOTE 2 For typical examples of membrane terminations at drainage outlets, see Figure 4.3.1(A) and Figure 4.3.1(B).

(b) Leak control flanges shall be recessed into the substrate and not protrude above it. Leak control flanges shall be sealed to the riser and be secured to the substrate to prevent movement. The diameter of the leak control flange (DN) shall match the diameter of the riser pipe (DN). The transition from leak control flange to substrate shall have a fillet sealant applied.

(c) Where a shower tray is used, provision shall be made to drain the tile bed and provide a waterproof connection to the drain.

(d) The leak control flange shall not be installed in a location that interferes with bond breakers or wall floor junctions.

NOTE 3 For an example of a generic leak control flange adjacent to a wall, see Figure 4.3.1(C).

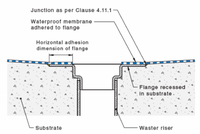

Figure 4.3.1(A) — Typical membrane termination at leak control flange

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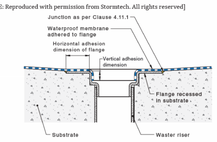


Figure 4.3.1(B) — Typical membrane termination at leak control flange with down leg

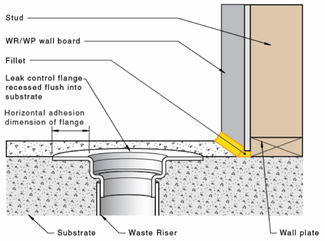


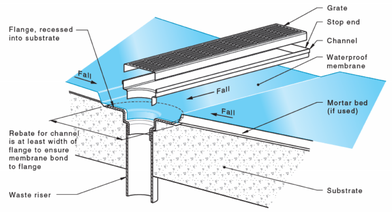
Figure 4.3.1(C) — Generic leak control flange adjacent to a wall

4.3.2 Linear drainage connections

The waterproof drainage shall be continuous for the membrane into the drainage outlet. Where the drainage channel does not have an integral horizontal or vertical surface of 50 mm for termination of the membrane, the membrane shall be continuous underneath the drainage channel, terminating at a recessed leak control flange.

When the drainage channels without integral flanges are installed against a wall, the installation shall conform to the waterproofing requirements of Clause 4.6.3.

NOTE See Figure 4.3.2 for an example of a linear drain with a centrally located single outlet.



NOTE Trim should not restrict substrate drainage at linear drain.

Figure 4.3.2 — Linear drain single outlet centrally located

4.4 Surface preparation

4.4.1 Surface preparation

The preparation of the substrate for membranes shall result in the surface of the substrate being smooth, without protrusions, voids or formwork distortions, and clean, dry, and free from dust and contamination.

Substrates shall be treated in order to eliminate pin-holing caused by substrate degassing during the wet film curing process, and for adhesion to the substrate.

NOTE 1 To aid in adhesion on a concrete or screeded surface, the smoothness of substrate should be at least the equivalent to that of a wood float or light broom finish. Priming may be required for some types of membrane.

NOTE 2 Refer to product specifications for guidance on appropriate treatments.

NOTE 3 All surfaces to which a waterproofing system is to be applied should be treated to improve adhesion of the membrane, with particular emphasis on liquid waterproofing systems. Cured materials should be well bonded to the substrate to prevent subsequent failure through shear, cyclical or elongation stress.

NOTE 4 Surface irregularities may be addressed by grinding, shot blasting, scarification, localized filling, self-levelling topping or any other mechanical means deemed appropriate. The importance of surface irregularities is reflected in the use of a standardized measure of concrete surface roughness known as the Concrete Surface Profile (CSP). For more information regarding CSP, refer to Appendix E of AS 1884:2021.

4.4.4 Wall sheeting preparation

Substrate sheet materials shall be mechanically fastened to the supporting structure.

NOTE 1 Substrate sheet materials should be installed in accordance with the manufacturer's instructions.

NOTE 2 Setting materials should be water resistant.

NOTE 3 Setting materials should not de-bond or de-laminate.

NOTE 4 It is recommended that fibre cement sheeting be a minimum of 6 mm.

NOTE 5 All free edges of sheet materials should be supported.

4.4.5 Render preparation

The surface of the render shall be smooth and uniform.

NOTE Guidance on rendering is provided in AS 3958.1.

4.8 Waterstops

4.8.1 General

Waterstops shall be installed to retain water within the shower area or wet area. Waterstops are an integral part of the waterproofing system and shall conform with Clauses 4.8 and 4.9.

4.8.2 Waterstop for unenclosed showers

An unenclosed shower shall incorporate a waterstop finishing at the perimeter of the shower area.

This clause sets out requirements for waterstops according to the type of unenclosed shower (see Clause 2.2.2.1) as follows:

(a) *Type 1 unenclosed showers* — A waterstop shall be placed under the splash restriction device and across the opening of the shower of a Type 1 shower screen.

NOTE 1 It is advisable to have either the screed drained, or a membrane placed on the top of the screed to prevent water retention in the screed beyond the waterstop.

NOTE 2 Type 1 unenclosed showers have a device that will restrict splashing during use.

(b) *Type 2 unenclosed showers* — The waterstop of a Type 2 shower shall be a minimum of 1 500 mm from the shower rose connection to the wall or the ceiling.

NOTE 3 See Figure 4.8.2(A) for an example of a Type 2 unenclosed shower.

NOTE 4 If using the waterstop at the door threshold for a Type 2 unenclosed shower see Clause 2.3.5.

4.8.3 Waterstops for enclosed showers

An enclosed shower shall incorporate a waterstop under the bottom rail of the shower screen and the opening. See Figure 4.8.2(B), Figure 4.8.2(C) and Figure 4.8.2(D).

4.8.4 Waterstop for enclosed showers without hobs or set-downs

At the extremity of the shower area —

(a) where a shower screen is to be installed, a waterstop shall be positioned so that its vertical leg will finish a minimum of 5 mm above the finished floor level (see Figure 4.8.4); and

(b) where the waterstop intersects with a wall or is joined, the junction shall be waterproof.

NOTE For a typical hobless construction, see Figure 4.8.4.

4.8.5 Showers located near exits to wet areas

Where the extremity of a shower area is located within 200 mm of an exit from a wet area, it shall —

(a) be an enclosed shower area as defined in Clause 1.3.31.

(b) have one of the following:

(i) A waterstop that finishes a minimum of 5 mm above the finished floor level, under the shower screen.

(ii) A hob at the extremity of the shower area.

(iii) A step-down of minimum 15 mm from the finished floor level at the extremity of the shower area.

(c) have a vertical waterstop where the shower screen abuts the wall.

NOTE It is recommended that the floor surface outside the shower area should have fall away from the exit to prevent water escaping from the wet area.

4.9 Door openings

4.9.1 Perimeter flashing at floor level openings

The following requirements apply to perimeter flashing at floor level openings:

(a) Whole wet area floor waterproofing shall incorporate —

(i) a waterstop that has a vertical leg finishing flush with the top of the finished floor level shall be installed at floor level openings; and

(ii) a floor membrane terminated to create a waterproof seal to the waterstop and to the perimeter flashing.

(b) Waterproofing other than whole wet area floor waterproofing shall incorporate a waterstop that —

(i) has a vertical leg finishing flush with the top of the finished floor level installed at floor level openings; and

(ii) is integral with the perimeter flashing.

(c) Perimeter flashing to wall, floor surfaces, and door openings shall —

(i) be continuously sealed to the horizontal surface;

(ii) have a vertical leg of a minimum of 25 mm above the finished floor level, except across doorways; and

(iii) have a horizontal leg with a minimum width of 50 mm.

(d) Waterstops at cavity sliders shall —

(i) be returned across the cavity opening; and

(ii) have a membrane applied to form a continuous perimeter flashing.

NOTE For an example of waterproofing installation, see Figure 4.9.1(B).

4.9.2 Protection of door frames and architraves

The requirements for protection of door frames and architraves are as follows:

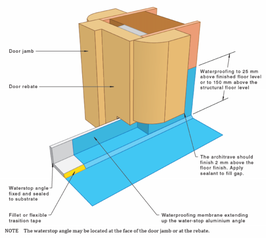
(a) Timber door frames shall not be embedded into the tiles.

(b) There shall be a sealed gap of a minimum of 2 mm between the door architrave and the floor.

(c) The underside of the door jamb and architrave shall be treated to resist moisture.

NOTE Some examples of moisture resistant treatments include paint, sealant, etc.

See examples of waterproofing installations in Figure 4.9.1(A), Figure 4.9.1(B), and Figure 4.9.1(C).



NOTE The waterstop angle may be located at the face of the door jamb or at the rebate.

Figure 4.9.1(A) — Example of liquid waterproofing at door opening framework

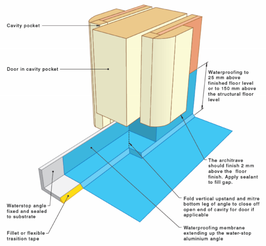


Figure 4.9.1(B) — Waterproofing at door opening cavity slider

4.10 Fillets and bond breakers — bond breaker installation for bonded membranes

At any change of plane or materials, and at movement joints, fillets or bond breakers shall be used where the membrane is bonded to the substrate. Bond breakers shall be of the type compatible with the flexibility class of the membrane to be used in accordance with Table 4.10.

NOTE 1 Typical transition tape details are shown in Figure 4.10.

NOTE 2 Additional information on bond breakers is given in Appendix A.

NOTE 3 Fillets or bond breakers are not needed in the internal angle of waterstops.

Table 4.10 — Bond breakers

Membrane class	Elongation at break	Minimum bond breaker/tape width
I	10 % to 59 %	100 mm
II	60 % to 299 %	35 mm
III	≥ 300 %	12 mm

NOTE 1 Bond breakers for Class I membranes (low extensibility) allow the membrane to flex rather than stretch.

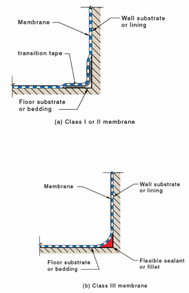


Figure 4.10 — Typical transition tape details

4.11 Junctions, transitions, and terminations

4.11.1 Types of junctions, transitions, and terminations

The following list specifies the minimum requirements for the treatment for various junctions. Junctions may be either wall to floor or wall to wall. Either the floor or wall may be waterproof, water resistant or have no treatment specified.

The types of junctions that shall be used are as follows:

(a) *Type 1* — Where waterproof to waterproof surfaces meet, the waterproofing shall be continuous across the junctions and shall be deemed to be a waterproof junction.

(b) *Type 2* — Where waterproof to water-resistant surfaces meet, a bead of sealant shall be deemed to be a waterproof junction.

(c) *Type 3* — Where water-resistant to water-resistant surfaces meet, a bead of sealant shall be deemed to be a water-resistant junction.

(d) *Type 4* — Where non-water-resistant or non-waterproof surfaces meet water-resistant surfaces, a bead of sealant shall be deemed to be a water-resistant junction.

NOTE Membrane connections to barrier stops in conjunction with a junction sealant ensures a transition that maintains even, required dry film thickness (DFT).

4.11.2 Vertical flashing for shower wall junctions

Vertical flashing may be external or internal and shall terminate a minimum of 1 800 mm above the finished floor level of the shower or base of the bath or tray, or 50 mm above the shower rose, whichever is the higher.

4.11.2 Vertical flashing for shower wall junctions

Vertical flashing may be external or internal and shall terminate a minimum of 1 800 mm above the finished floor level of the shower or base of the bath or tray, or 50 mm above the shower rose, whichever is the higher.

Vertical flashing shall be used as follows:

(a) External vertical flashing may be used with external membranes systems and installed behind the wall sheeting or render, provided they have legs of sufficient width to allow the wall sheeting or render to overlap by a minimum of 30 mm. The mechanical fastening of the wall sheeting shall not penetrate the flashing.

(b) Internal vertical flashing may be used with both external and internal membrane systems, provided each leg has a minimum overlap of 40 mm to the wall sheeting or render and, where used with —

(i) internal membranes, each leg extends vertically from within the shower tray;

(ii) external membranes, each leg overlaps the top edge of the floor waterproofing system, by a minimum of 20 mm; and

(iii) preformed shower bases or baths, each leg extends to the bottom edge of the wall sheeting or render.

NOTE 1 The membrane should be terminated to a Type 2 junction sealant as per Clause 4.11.1.

NOTE 2 Where a shower rose is ceiling mounted, the membrane should terminate to the full height of the wall to a Type 3 junction sealant as per Clause 4.11.1.

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4.12 Penetrations

4.12.1 Shower areas

Penetrations for fixtures such as taps, shower nozzles, recessed soap holders and the like, shall be waterproofed by sealing with pre-formed flange systems or a sealant. When sealing the tap body to the wall, allowance shall be made for the servicing of tap washers or ceramic disks without damaging the waterproofing or seal.

NOTE 1 Typical niche detail for shower areas is shown in Figure 4.12.4.

NOTE 2 Where shower roses are ceiling mounted, the penetration should be sealed and sheet fixings should be set with water resistant setting compounds.

NOTE 3 For mixer taps, drainage may be allowed at the base of the cover plate.

NOTE 4 Mixer taps that cannot be incorporated into a waterproofing membrane system and maintain the integrity of that waterproofing system are not addressed in this document.

Any penetrations of mechanical fixings or fastenings through surface materials shall be waterproofed.

4.12.2 Horizontal surface taps

Tap penetrations on horizontal surfaces surrounding baths and spas shall be waterproofed by sealing —

(a) with pre-formed flange systems;

(b) the tap body to the membrane; or

(c) the substrate where a membrane is not required.

Connection and sealing to tap bodies shall be treated as a Type 2 termination as per Clause 4.11.1

4.12.3 Other penetrations in Category 1 areas

Penetrations through water-resistant substrates and surface finishes shall be sealed in accordance with Clause 4.11.1.

Where fixings penetrate surfaces required to be waterproof, the flexible sealant shall be compatible with the waterproof membrane material.

4.12.4 Niches, inlaid soap holders, and footrests

The requirements for niches installed in the wall of a shower area are as follows:

(a) Niches shall be lined on all surfaces with a water-resistant substrate material in accordance with Clause 3.3.2.

(b) Internal linings of niches shall be separated from any wall linings on the opposite side of the wall.

(c) Waterproofing shall be applied to all surfaces and fillets or bond breakers shall be applied according to the membrane being used in accordance with Clause 4.10.

(d) The base of a niche shall have a minimum grade fall of 1:100 towards the shower.

4.13 Baths and spas

4.13.1 General

Baths and spas shall be supported to prevent distortion and cracking. Baths and spas that are recessed into the wall shall be installed to allow the water-resistant surface materials of the wall to pass down inside the rim of the bath or spa. The wall substrate shall be connected to the bath with a Type 2 junction sealant, as per Clause 4.11.1, compatible with the membrane.

Where a bath end wall is within a shower area, it shall be treated as a shower area wall.

NOTE 1 For typical bath/spa wall junctions, see Figure 4.13.3(A) to Figure 4.13.3(E).

When installing baths and spas, the integrity of the structure shall be maintained.

For insert baths, a waterstop shall be installed around the periphery.

NOTE 2 Where a Type 1 or 2 unenclosed shower is adjacent to a bath, it should be treated as a shower over bath.

4.13.2 Baths without showers over them

4.13.2.1 Baths without an integral upstand edge — insert baths

There shall be full waterproofing of walls around the bath to 150 mm above any shower rose connection.

4.13.2.2 Baths to be recessed into a wall with no shower over them

Baths recessed into a wall shall have an integral vertical upstand lip along the side of the bath walls to enable a waterproof junction between the bath and walls. There shall be full waterproofing of bath/wall junctions. The walls around the bath shall be water resistant to 150 mm above the bath edge.

Figures 4.13.2.2(A) to 4.13.2.2(E) show examples of baths recessed in to various wall types.

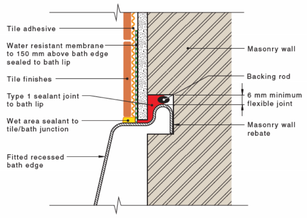

Figure 4.13.2.2(A) — Bath with no shower over it — Fitted bath — Masonry wall

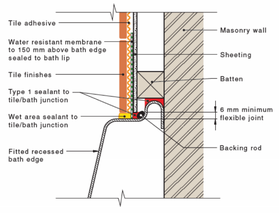

Figure 4.13.2.2(B) — Bath with no shower over it — Fitted bath — Masonry wall with sheet spaced via battens

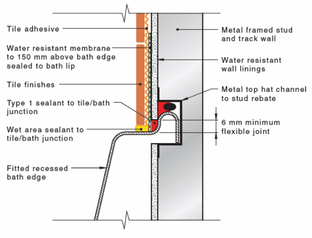

Figure 4.13.2.2(C) — Bath with no shower over it — Fitted bath — Metal framed wall

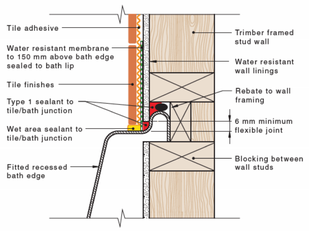

Figure 4.13.2.2(D) — Bath with no shower over it — Fitted bath — Timber-framed wall

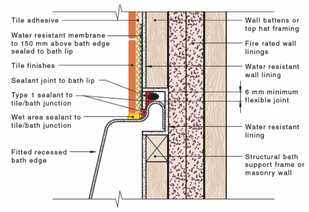

Figure 4.13.2.2(E) — Bath with no shower over it — Fitted bath — Fire rated framed wall

4.13.3 Baths with showers over them

4.13.3.1 Bath adjoining a Type 2 unenclosed shower

A bath installation adjoining a Type 2 unenclosed shower shall be waterproofed as a shower-over-bath installation for fitted or insert baths according to Clauses 4.13.3.2 and 4.13.3.3.

4.13.3.2 Baths recessed into a wall — fitted baths

There shall be full waterproofing of walls around the bath to 150 mm above the edge of the bath. There shall be full waterproofing to junctions and penetrations at a minimum of 1800 mm from the bath floor.

4.13.3.3 Baths without an integral upstand edge — insert baths

There shall be full waterproofing of walls around the bath to 150 mm above the edge of the bath. There shall be full waterproofing to junctions and penetrations at a minimum of 1800 mm from the bath floor.

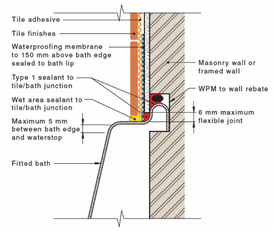

Figure 4.13.3(A) — Shower over bath — Fitted bath — Framed or masonry walls

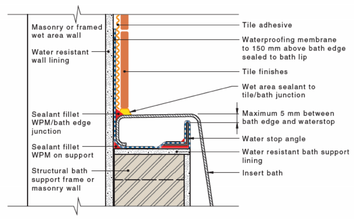

Figure 4.13.3(B) — Shower over bath — Fitted bath — Fitted against wall

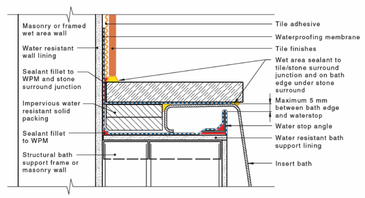

Figure 4.13.3(C) — Shower over bath — Insert bath — Stone surround

Figure 4.13.3(C) — Shower over bath — Insert bath — Stone surround

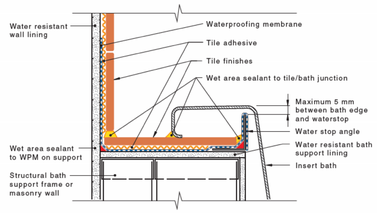

Figure 4.13.3(D) — Insert bath — Tile surround

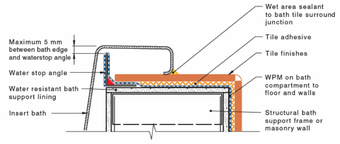

Figure 4.13.3(E) — Shower over bath — Insert bath — Bath compartment wall

4.13.4 Freestanding baths

The extent of waterproofing for freestanding baths with or without a shower over them shall be as for Type 2 unenclosed shower (see Clause 4.8.2 and Figure 4.8.2(A)).

4.13.5 Bath end walls abutting a shower

Where a bath end wall is within a shower area, it shall be treated as a shower area wall.

NOTE Where a Type 1 or 2 unenclosed shower is adjacent to a bath, it should be treated as a shower over bath.

4.13.6 Spa baths

When installing spa baths, the following shall apply:

(a) Waterproofing underneath spa to 150 mm vertical termination to internal spa shell.

(b) Provision of overflow to outer floor to conforming leak control flange to a maximum of 30 mm below waterproofing tanking to spa shell.

NOTE 1 Where drainage is provided under the spa, it should be at membrane level with falls to waste.

(c) Where non-proprietary access to the pump is provided, water is to be excluded from entering the access panel.

(d) Pump mountings to be sealed so as not to perforate the membrane.

(e) Provision of ventilation under spa shell to manage condensation.

(f) Where drainage is provided under the spa, provision of that drainage at membrane level with falls to waste.

NOTE 2 See Figure 4.13.6 for spa bath compartment detail at bath face.

4.15 Enclosed shower screen placement

4.15.1 Showers with hobs

The shower screen shall be installed so as to ensure it is —

(a) flush with the shower area side of the hob; or

(b) overhanging into the shower area; or

(c) inside the hob.

NOTE A self-draining sub-sill is considered to be part of the shower screen.

4.15.2 Showers with step-downs

The shower screen shall be installed so as to ensure it is —

(a) flush with the finished vertical surface of the step-down; or

(b) overhanging into the shower area; or

(c) inside the step-down of the shower area.

4.15.3 Showers without hobs or step-downs

The shower screen shall be positioned —

(a) over the top of the waterstop that defines the shower area; or

(b) inside the waterstop that defines the shower area.

4.17 Polished concrete

Waterproofing systems beneath polished concrete shall be installed in accordance with Clause 4.6, Clause 4.7, Clause 4.8, Clause 4.9, Clause 4.10, Clause 4.11 and their sub-clauses, and the following requirements:

(a) Membrane shall be protected from abrasive damage when placing and vibrating the topping concrete by installing a protective underlayment.

(b) Membrane detail to vertical surfaces and walls are to be protected against damage caused when placing and polishing the concrete and incompatible sealers.

(c) Topping concrete shall be bonded to the protective underlayment with a compatible bond coat.

NOTE Figure 4.17 shows a typical polished concrete floor installation.

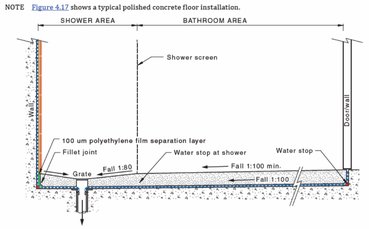

Figure 4.17 — Polished concrete floor for unenclosed shower

4.18 Floor heating

Underfloor heating cables shall not penetrate waterproofing membranes.

Underfloor heating cables shall not penetrate waterstop angles.