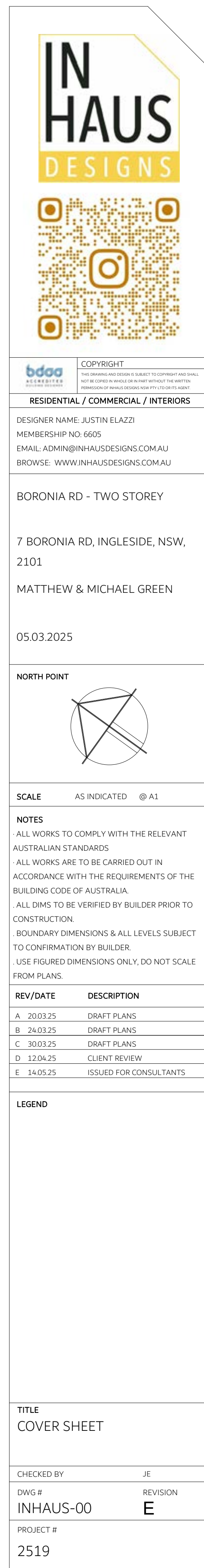


## DEMOLITION OF EXISTING STRUCTURES AND PROPOSED CONSTRUCTION OF A TWO-STOREY DWELLING WITH SWIMMING POOL.



INHAUS-00	COVER SHEET
INHAUS-01	COMPLIANCE PAGE
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
INHAUS-12	WALL SCHEDULE
INHAUS-13	SITE ANALYSIS
INHAUS-14	SHADOW DIAGRAMS
INHAUS-15	SHADOW DIAGRAMS
INHAUS-16	DEMOLITION PLAN
INHAUS-17	PARKING PLAN/DRIVEWAY PROFILE
INHAUS-18	SEDIMENT CONTROL PLAN
INHAUS-19	SCHEDULE OF COLOURS AND FINISHES
INHAUS-20	BASIX COMMITMENTS
INHAUS-21	NATHERS COMMITMENTS
INHAUS-22	3D PERSPECTIVES
INHAUS-23	BUILDING ENVELOPE
INHAUS-30	NCC/AS - GENERAL NOTES
INHAUS-31	NCC/AS - STAIRS
INHAUS-32	AS3740 (WATERPROOFING)
INHAUS-33	AS3740 (WATERPROOFING)
NP-01	NOTIFICATION PLAN
NP-02	NOTIFICATION PLAN
NP-03	NOTIFICATION PLAN



NOT FOR CONSTRUCTION



INHAUSDESIGNS

COPYRIGHT

THIS DRAWING AND DESIGN IS SUBJECT TO COPYRIGHT AND SHALL NOT BE COPIED OR REPRODUCED WITHOUT THE WRITTEN PERMISSION OF INHAUS DESIGNS NOR P/L OR ITS AGENT.

RESIDENTIAL / COMMERCIAL / INTERIORS

DESIGNER NAME: JUSTIN ELAZZI

MEMBERSHIP NO. 6605

EMAIL: ADMIN@INHAUSDESIGNS.COM.AU

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

- 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

A 20.03.25 DRAFT PLANS

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

LEGEND

EXCLUDED AREA

DEEP SOIL

GFA

SWIMMING POOL

PRIVATE OPEN SPACE

SITE BOUNDARY

REGION LIMIT

TITLE

COMPLIANCE PAGE

CHECKED BY

JE

DWG #

INHAUS-01

PROJECT #

2519

REVISION

E

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 DEVELOPMENT CONTROL PLAN ( PITTWATER 21 DCP)  
DP NUMBER - DP11786  
LOT NUMBER - 27  
ZONING - RU2

SITE AREA - 2452.726 M <sup>2</sup>	PERMISSIBLE	PROPOSED
	-	368.32M <sup>2</sup>
TOTAL GFA		LOT
GROUND FLOOR GFA		213.63M <sup>2</sup>
FIRST FLOOR GFA		154.69M <sup>2</sup>
TOTAL GFA		368.32M <sup>2</sup>
MAX HEIGHT	8.5M	M
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 <sup>2</sup>	81.66M <sup>2</sup>
<div><div><div></div><div>Minimum 80m<sup>2</sup> 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.</div></div><div><div></div><div>Within the private open space area, a minimum principal area of 1.6m<sup>2</sup> with a minimum dimension of 4m and grade no steeper than 1 in 20 (5%).</div></div></div>		
LANDSCAPE / DEEP SOIL: 96% - 400m <sup>2</sup> = 1954.61 m <sup>2</sup>	1954.61 M <sup>2</sup>	1953.68 M <sup>2</sup>
<div><div><div></div><div>The following soil depths are required in order to be counted as landscaping: 300mm for lawn 600mm for shrubs 1 metre for trees</div></div><div><div></div><div>In bushfire prone areas, species shall be appropriate to the bushfire hazard.</div></div><div><div></div><div>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</div></div><div><div></div><div>For species lists please refer to Pittwater Council's Native Plants for your Garden available on Council's website.</div></div><div><div></div><div>60% FRONT OF DWELLING</div></div></div>		1305.52M <sup>2</sup>
<div><div><div></div><div>60% FRONT OF DWELLING</div></div><div><div></div><div>278.5M<sup>2</sup></div></div><div><div></div><div>46A 132M<sup>2</sup> x 60% = 278.5M<sup>2</sup></div></div></div>		648.16M <sup>2</sup>

Certificate No. #HR-0XQ5LF-01

Scan QR code or follow website link for rating details.

Assessor name

Jamie Bonnellin

Accreditation No.

HERA 10056

Property Address

7 Boronia Road, Ingleside, NSW, 2101

<http://www.hero-software.com.au/pdf/HR-0XQ5LF-01>

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

NOT FOR CONSTRUCTION



INHAUSDESIGNS

bdaa

Building Design Australia

COPYRIGHT

THIS DRAWING AND DESIGN IS SUBJECT TO COPYRIGHT AND SHALL NOT BE COPIED, REPRODUCED OR RENTED WITHOUT THE WRITTEN PERMISSION OF INHAUS DESIGNS FROM PTY LTD OR ITS AGENT

RESIDENTIAL / COMMERCIAL / INTERIORS

DESIGNER NAME: JUSTIN ELAZZI

MEMBERSHIP NO: 6605

EMAIL: ADMIN@INHAUSDESIGNS.COM.AU

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

- 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
A 20.03.25	DRAFT PLANS
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

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

SITE PLAN

CHECKED BY

JE

DWG #

INHAUS-02

REVISION

E

PROJECT #

2519

BORONIA ROAD

20.115 WIDE

SITE PLAN

VISUAL SCALE 1:150 @ A1

Certificate No. #HR-OXQ5LF-01

Scan QR code or follow website link for rating details.

Assessor name

Jamie Bonnetin

Accreditation No.

HERA 10056

Property Address

7 Boronia Road, Ingleside, NSW, 2101

http://www.hero-software.com.au/pdf/HR-OXQ5LF-01

NOT FOR CONSTRUCTION





COPYRIGHT  
THIS DRAWING AND DESIGN IS SUBJECT TO COPYRIGHT AND SHALL NOT BE COPIED OR REPRODUCED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF INHAUS DESIGNS NOR ITS ITS AGENT.

RESIDENTIAL / COMMERCIAL / INTERIORS

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

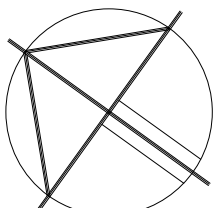
BORONIA RD - TWO STOREY

7 BORONIA RD, INGLESIDE, NSW,  
2101

MATTHEW & MICHAEL GREEN

05.03.2025

NORTH POINT



SCALE AS INDICATED @ A1

NOTES

- 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
A 20.03.25	DRAFT PLANS
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

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

GROUND FLOOR PLAN

CHECKED BY JE

DWG # INHAUS-03 REVISION E

PROJECT #

2519

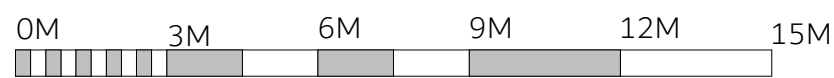
ROAD

BORONIA

20.115 WIDE

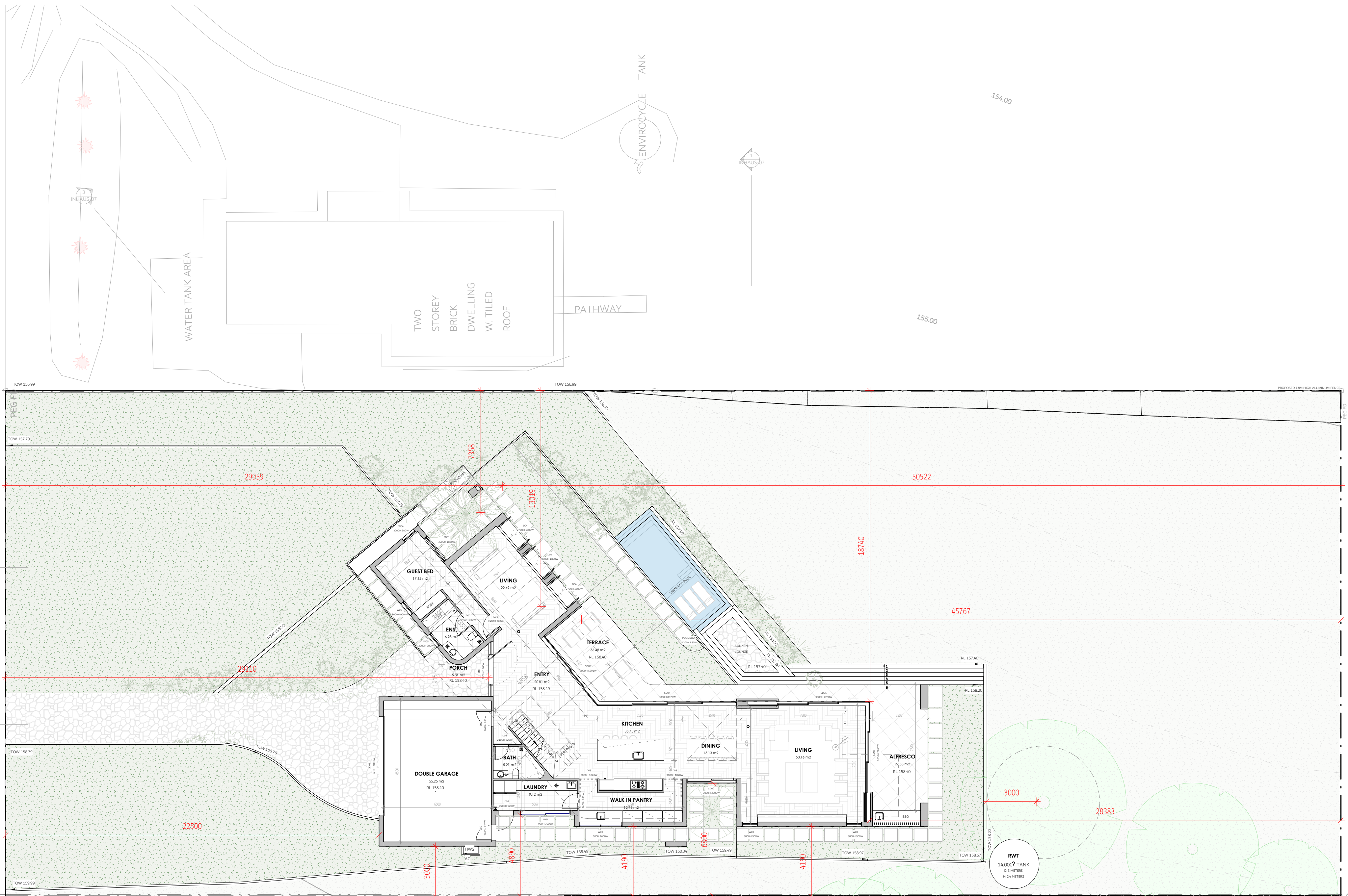
GROUND FLOOR LEVEL

1 : 150



VISUAL SCALE 1:150 @ A1

NOT FOR CONSTRUCTION



WET AREA IN ACCORDANCE WITH H4D1, H4D2 & H4D3 OF THE NCC VOLUME TWO AND PART 10.2 OF THE HOUSING PROVISIONS OR CLAUSES 10.2.1 TO 10.2.6 & 10.2.12 AND AS 3740.  
MECHANICAL VENTILATION LOCATIONS ARE LOCATED AND NOTED IN ACCORDANCE TO AS 1668.2  
SMOKE ALARM LOCATIONS ARE LOCATED AND NOTED IN ACCORDANCE TO AS3786 & NCC HOUSING PROVISIONS CLAUSE 9.5.2  
EXTERNAL BALCONIES ARE TO BE WATERPROOFED IN ACCORDANCE PER NCC - H2D8 & AS 4654.1 & 2.  
EXTERNAL BALCONIES AND PATIOS/ALFRESCO HAVE A MINIMUM STEPDOWN OF 50MM (N2 WIND) OR 70MM (N3 WIND).  
WINDOWS LOCATED WITHIN SHOWER AREA HAVE A SILL HEIGHT OF MINIMUM 1800MM  
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.  
NOMINATED HANDRAILS ARE LOCATED AND NOTED IN ACCORDANCE TO NCC HOUSING PROVISIONS CLAUSE 11.3.5.  
FIRST FLOOR BEDROOM WINDOWS ARE TO HAVE WINDOW RESTRICTORS OR SCREENS (CRIM-SAFE STYLE MESH) INSTALLED IN ACCORDANCE TO NCC HOUSING PROVISIONS CLAUSE 11.3.7.  
PROPOSED DISCHARGE LOCATIONS OF MECHANICAL EXHAUSTS ARE EXTERNALLY DUCTED THROUGH WALLS  
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  
MASONRY ARTICULATION JOINTS AS PER AS 4773.2 & NCC HOUSING PROVISIONS CLAUSE 5.6.8 (VERTICAL ARTICULATION JOINTS).



INHAUS  
DESIGNS



COPYRIGHT  
THIS DRAWING AND DESIGN IS SUBJECT TO COPYRIGHT AND SHALL NOT BE COPIED OR REPRODUCED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF INHAUS DESIGNS FROM PTY LTD OR ITS AGENT.

RESIDENTIAL / COMMERCIAL / INTERIORS

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

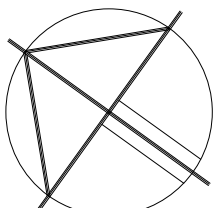
BORONIA RD - TWO STOREY

7 BORONIA RD, INGLESIDE, NSW,  
2101

MATTHEW & MICHAEL GREEN

05.03.2025

NORTH POINT



SCALE AS INDICATED @ A1

#### NOTES

- 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
A 20.03.25	DRAFT PLANS
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

#### 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

FIRST FLOOR PLAN

CHECKED BY JE

DWG # INHAUS-04 REVISION E

PROJECT #

2519

ROAD

BORONIA

201115 WIDE

OF

ED

GE

SWD 225DN IL 159.03

SWD 225DN IL 159.21

SWD 375DN IL 155.79

BIT

UM

EN

SWD 450DN IL 154.85

WATER TANK AREA

TWO STOREY  
BRICK  
DWELLING  
W/ TILED  
ROOF

PATHWAY

ENVIROCYCLE TANK

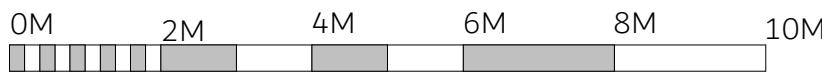
154.00

155.00

153.00

FIRST FLOOR LEVEL

1 : 150



VISUAL SCALE 1:100 @ A1



WET AREA IN ACCORDANCE WITH H4D1, H4D2 & H4D3 OF THE NCC VOLUME TWO AND PART 10.2 OF THE HOUSING PROVISIONS OR CLAUSES 10.2.1 TO 10.2.6 & 10.2.12 AND AS 3740.

MECHANICAL VENTILATION LOCATIONS ARE LOCATED AND NOTED IN ACCORDANCE TO AS 1668.2

SMOKE ALARM LOCATIONS ARE LOCATED AND NOTED IN ACCORDANCE TO AS3786 & NCC HOUSING PROVISIONS CLAUSE 9.5.2

EXTERNAL BALCONIES ARE TO BE WATERPROOFED IN ACCORDANCE PER NCC - H2D8 & AS 4654.1 & 2.

EXTERNAL BALCONIES AND PATIOS/ALFRESCO HAVE A MINIMUM STEPDOWN OF 50MM (N2 WIND) OR 70MM (N3 WIND).

WINDOWS LOCATED WITHIN SHOWER AREA HAVE A SILL HEIGHT OF MINIMUM 1800MM

WET AREA FLOOR WASTE LOCATIONS AND FALLS BETWEEN 150 - 180 TO ALL FLOOR WASTES IN ACCORDANCE TO NCC HOUSING PROVISIONS CLAUSE 10.2.12.

NOMINATED HANDRAILS ARE LOCATED AND NOTED IN ACCORDANCE TO NCC HOUSING PROVISIONS CLAUSE 11.3.5.

FIRST FLOOR BEDROOM WINDOWS ARE TO HAVE WINDOW RESTRICTORS OR SCREENS (CRIM-SAFE STYLE MESH) INSTALLED IN ACCORDANCE TO NCC HOUSING PROVISIONS CLAUSE 11.3.7.

PROPOSED DISCHARGE LOCATIONS OF MECHANICAL EXHAUSTS ARE EXTERNALLY DUCTED THROUGH WALLS

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

MASONRY ARTICULATION JOINTS AS PER AS 4773.2 & NCC HOUSING PROVISIONS CLAUSE 5.6.8 (VERTICAL ARTICULATION JOINTS).

NOT FOR CONSTRUCTION





COPYRIGHT  
THIS DRAWING AND DESIGN IS SUBJECT TO COPYRIGHT AND SHALL  
NOT BE COPIED OR REPRODUCED WITHOUT THE WRITTEN  
PERMISSION OF INHAUS DESIGNS FROM PTY LTD OR ITS AGENT

RESIDENTIAL / COMMERCIAL / INTERIORS

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

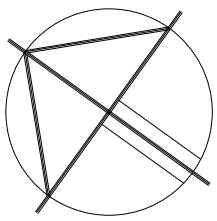
BORONIA RD - TWO STOREY

7 BORONIA RD, INGLESIDE, NSW,  
2101

MATTHEW & MICHAEL GREEN

05.03.2025

NORTH POINT



SCALE AS INDICATED @ A1

NOTES

- 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
A 20.03.25	DRAFT PLANS
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

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

ROOF PLAN

CHECKED BY JE

DWG # INHAUS-05 REVISION E

PROJECT #

2519

NOT FOR CONSTRUCTION

BORONIA ROAD

BORONIA ROAD

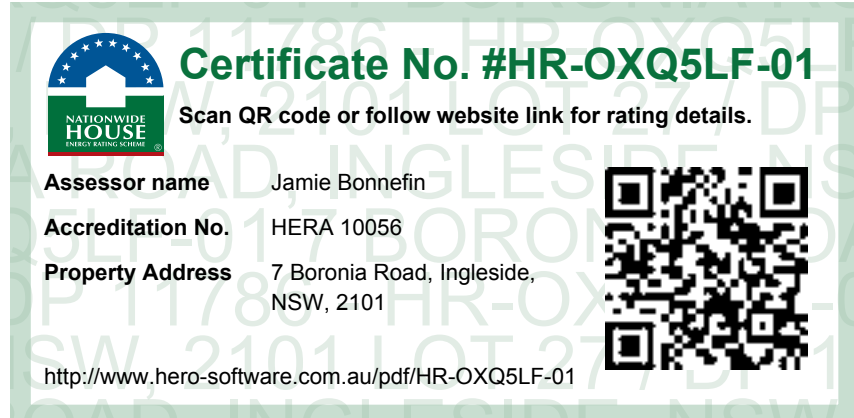
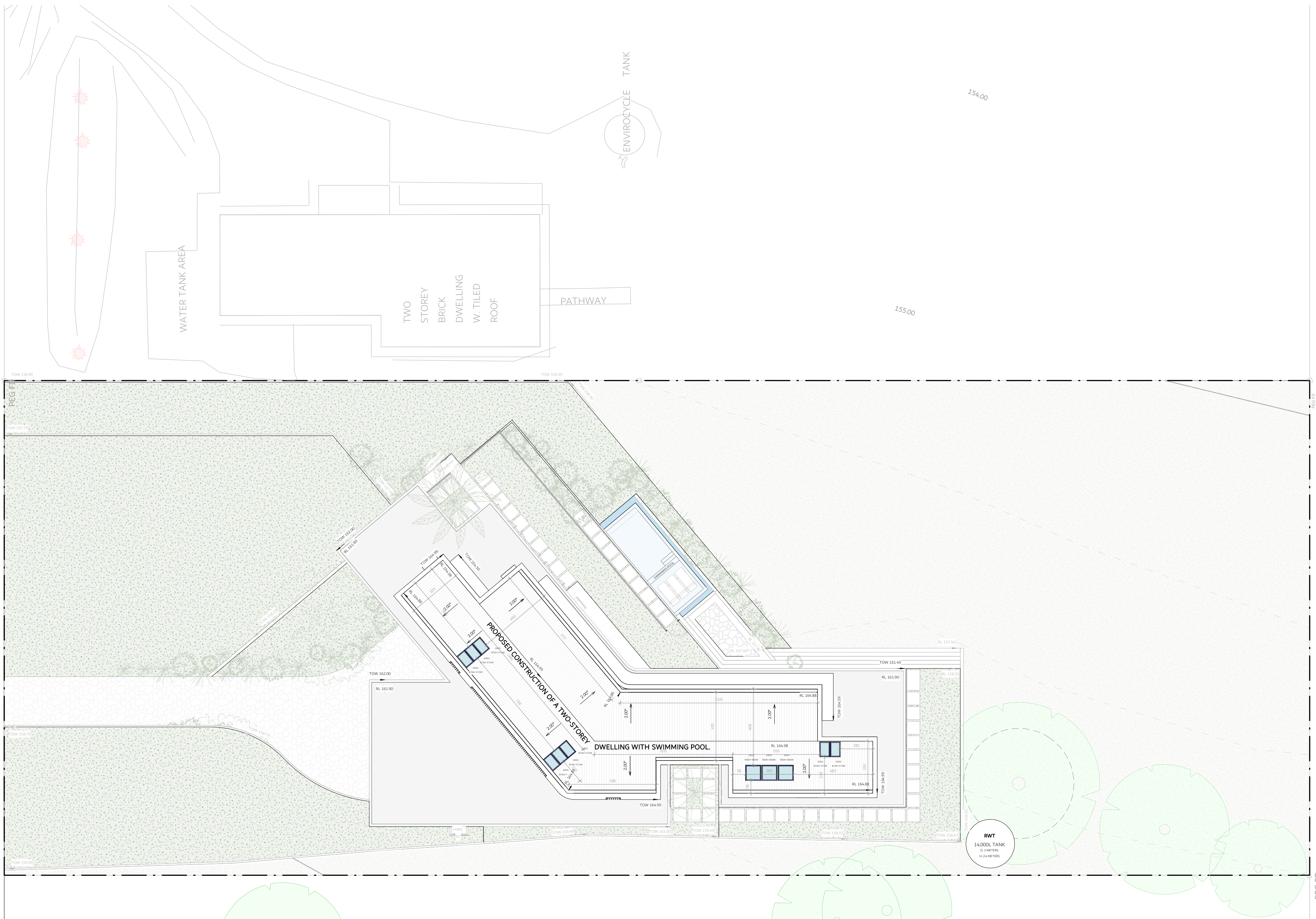
20115 WIDE

ROOF PLAN

1 : 150

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

VISUAL SCALE 1:150 @ A1







COPYRIGHT  
THIS DRAWING AND DESIGN IS SUBJECT TO COPYRIGHT AND SHALL  
NOT BE COPIED OR REPRODUCED WITHOUT THE WRITTEN  
PERMISSION OF INHAUS DESIGNS NOW PTY LTD OR ITS AGENT

RESIDENTIAL / COMMERCIAL / INTERIORS

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

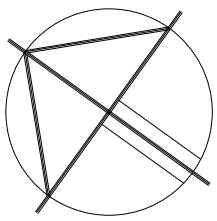
BORONIA RD - TWO STOREY

7 BORONIA RD, INGLESIDE, NSW,  
2101

MATTHEW & MICHAEL GREEN

05.03.2025

NORTH POINT



SCALE AS INDICATED @ A1

NOTES

- 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
A 20.03.25	DRAFT PLANS
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

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

ELEVATIONS

CHECKED BY JE

DWG # INHAUS-06 REVISION E

PROJECT #

2519



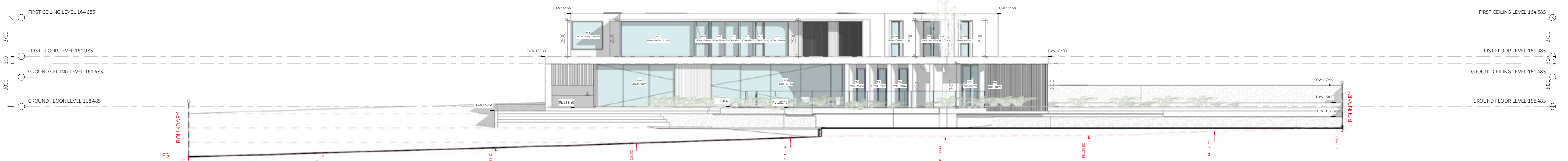
EAST ELEVATION

1 : 150



WEST ELEVATION

1 : 150



NORTH ELEVATION

1 : 150



SOUTH ELEVATION

1 : 150




VISUAL SCALE 1:150 @ A1



NOT FOR CONSTRUCTION



INHAUSDESIGNS



bdaa

Building Design Australia

COPYRIGHT

THIS DRAWING AND DESIGN IS SUBJECT TO COPYRIGHT AND SHALL NOT BE COPIED OR REPRODUCED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF INHAUS DESIGNS NOR ITS LTD OR ITS AGENT.

RESIDENTIAL / COMMERCIAL / INTERIORS

DESIGNER NAME: JUSTIN ELAZZI

MEMBERSHIP NO. 6605

EMAIL: ADMIN@INHAUSDESIGNS.COM.AU

BROWSE: WWW.INHAUSDESIGNS.COM.AU

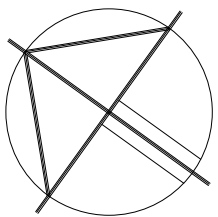
BORONIA RD - TWO STOREY

7 BORONIA RD, INGLESIDE, NSW, 2101

MATTHEW & MICHAEL GREEN

05.03.2025

NORTH POINT



SCALE

AS INDICATED @ A1

NOTES

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

A 20.03.25 DRAFT PLANS

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

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

SECTIONS

CHECKED BY

JE

DWG #

INHAUS-07

PROJECT #

2519

CROSS SECTION 01

1 : 150

CROSS SECTION 02

1 : 150

LONG SECTION 01

1 : 150

LONG SECTION 02

1 : 150

VISUAL SCALE 1:150 @ A1

CERTIFICATE

HERO

Certificate No. #HR-OXQ5LF-01

Scan QR code or follow website link for rating details.

Assessor name

Jamie Bonnefin


Accreditation No.

HERA 10056

Property Address

7 Boronia Road, Ingleside, NSW, 2101

http://www.hero-software.com.au/pdf/HR-OXQ5LF-01



NOT FOR CONSTRUCTION





**bdoo** BUILDING DESIGN  
COPYRIGHT  
THIS DRAWING AND DESIGN IS SUBJECT TO COPYRIGHT AND SHALL NOT BE COPIED, REPRODUCED OR PART THEREOF WITHOUT THE WRITTEN PERMISSION OF INHAUS DESIGNS FROM PTY LTD OR ITS AGENT

RESIDENTIAL / COMMERCIAL / INTERIORS

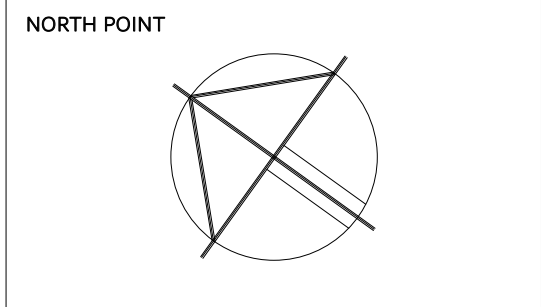
DESIGNER NAME: JUSTIN ELAZZI  
MEMBERSHIP NO. 6605  
EMAIL: ADMIN@INHAUSDESIGNS.COM.AU  
BROWSE: WWW.INHAUSDESIGNS.COM.AU

BORONIA RD - TWO STOREY

7 BORONIA RD, INGLESIDE, NSW,  
2101

MATTHEW & MICHAEL GREEN

05.03.2025



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.

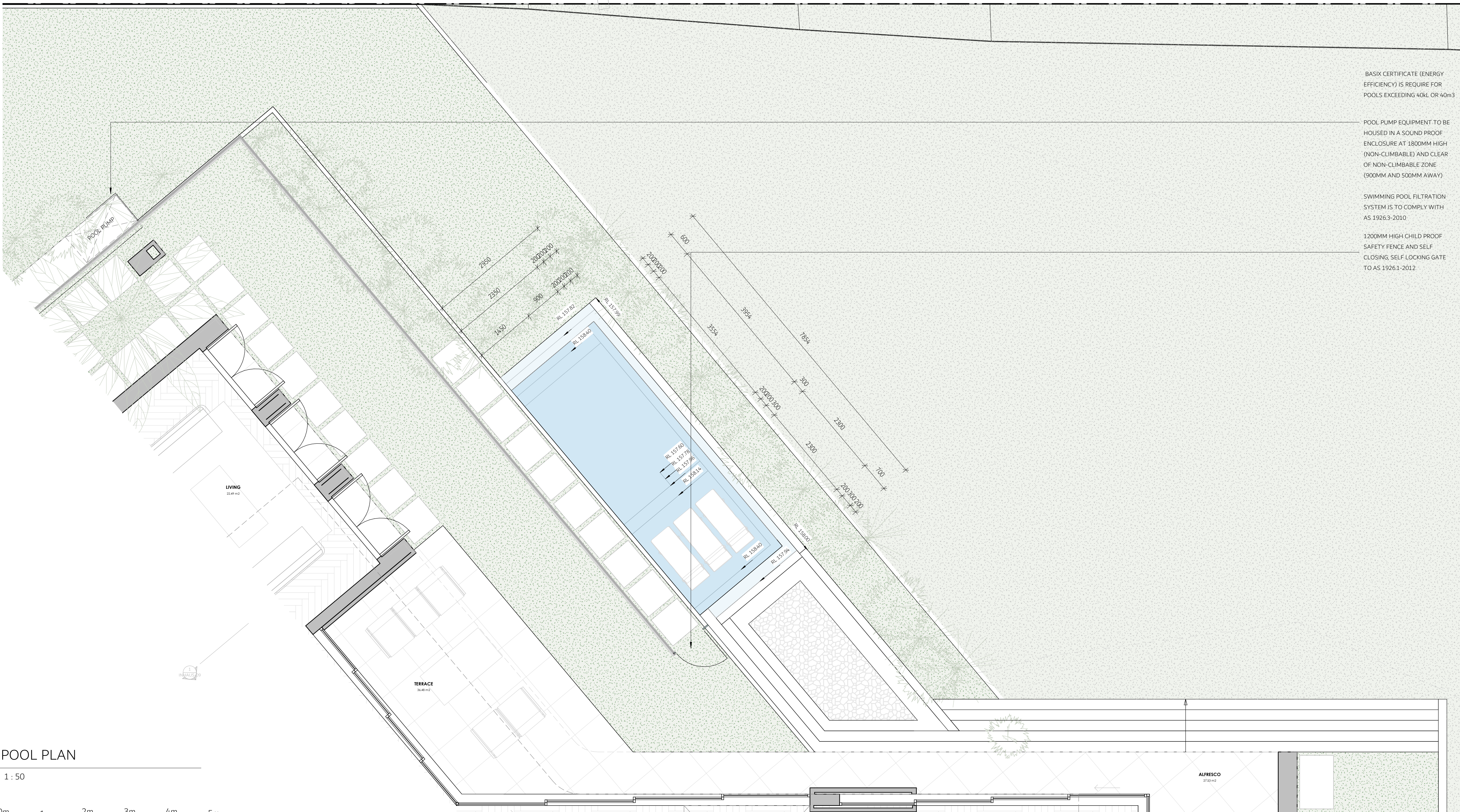
REV/DATE	DESCRIPTION
A 20.03.25	DRAFT PLANS
B 24.03.25	DRAFT PLANS
C 30.03.25	DRAFT PLANS
D 12.04.25	CLIENT REVIEW
E 14.05.25	ISSUED FOR CONSULTANTS

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
POOL PLAN
CHECKED BY JE
DWG # INHAUS-08
PROJECT # 2519
REVISION E

- 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 HOLDS, 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 AGAINST 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.



POOL PLAN

1 : 50



VISUAL SCALE 1:50 @ A1

**Certificate No. #HR-0XQ5LF-01**  
Scan QR code or follow website link for rating details.

Assessor name Jamie Bonnell  
Accreditation No. HERA 10056  
Property Address 7 Boronia Road, Ingleside, NSW, 2101  
<http://www.hero-software.com.au/pdf/HR-0XQ5LF-01>





COPYRIGHT  
THIS DRAWING AND DESIGN IS SUBJECT TO COPYRIGHT AND SHALL NOT BE COPIED OR REPRODUCED WITHOUT THE WRITTEN PERMISSION OF INHAUS DESIGNS NOR ITS LTD OR ITS AGENT

RESIDENTIAL / COMMERCIAL / INTERIORS

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

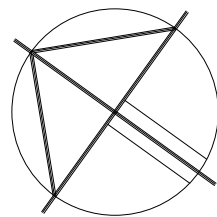
BORONIA RD - TWO STOREY

7 BORONIA RD, INGLESIDE, NSW,  
2101

MATTHEW & MICHAEL GREEN

05.03.2025

NORTH POINT



SCALE AS INDICATED @ A1

#### NOTES

- 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
A 20.03.25	DRAFT PLANS
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

#### 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

POOL SECTION

CHECKED BY JE

DWG # INHAUS-09  
REVISION E

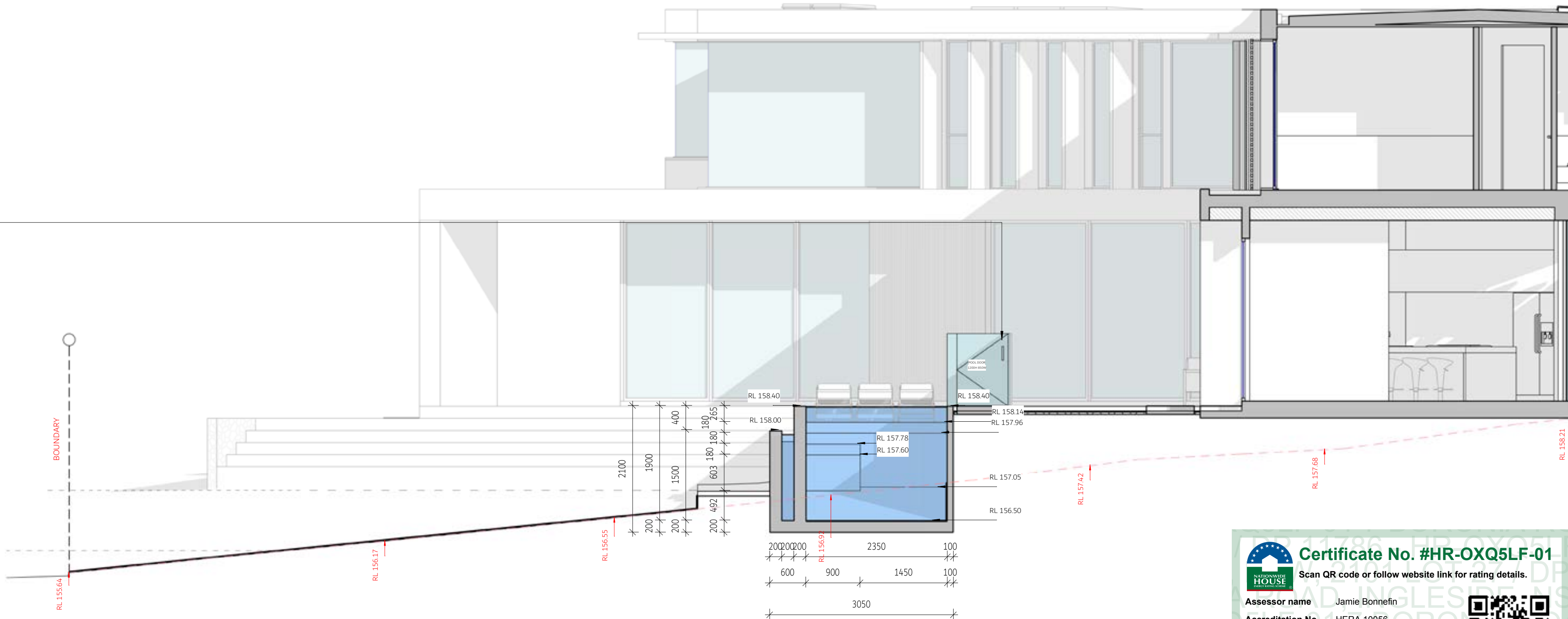
PROJECT #  
2519

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



### POOL CROSS -SECTION

1 : 50

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)

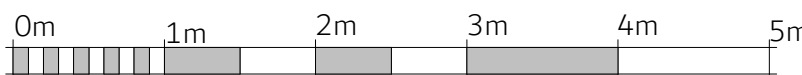
SWIMMING POOL FILTRATION SYSTEM IS TO COMPLY WITH AS 1926.3-2010

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



### POOL LONG -SECTION

1 : 50



VISUAL SCALE 1:50 @ A1




NOT FOR CONSTRUCTION



INHAUS

DESIGNS



bdoo

Building Design Overlay Overlay

COPYRIGHT

THIS DRAWING AND DESIGN IS SUBJECT TO COPYRIGHT AND SHALL NOT BE COPIED OR REPRODUCED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF INHAUS DESIGNS NOM PTY LTD OR ITS AGENT.

RESIDENTIAL / COMMERCIAL / INTERIORS

DESIGNER NAME: JUSTIN ELAZZI

MEMBERSHIP NO. 6605

EMAIL: ADMIN@INHAUSDESIGNS.COM.AU

BROWSE: WWW.INHAUSDESIGNS.COM.AU

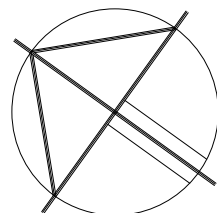
BORONIA RD - TWO STOREY

7 BORONIA RD, INGLESIDE, NSW,  
2101

MATTHEW & MICHAEL GREEN

05.03.2025

NORTH POINT



SCALE

AS INDICATED @ A1

NOTES

. 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
A 20.03.25	DRAFT PLANS
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

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

WINDOW SCHEDULE

CHECKED BY

JE

DWG #

INHAUS-10

REVISION

E

PROJECT #

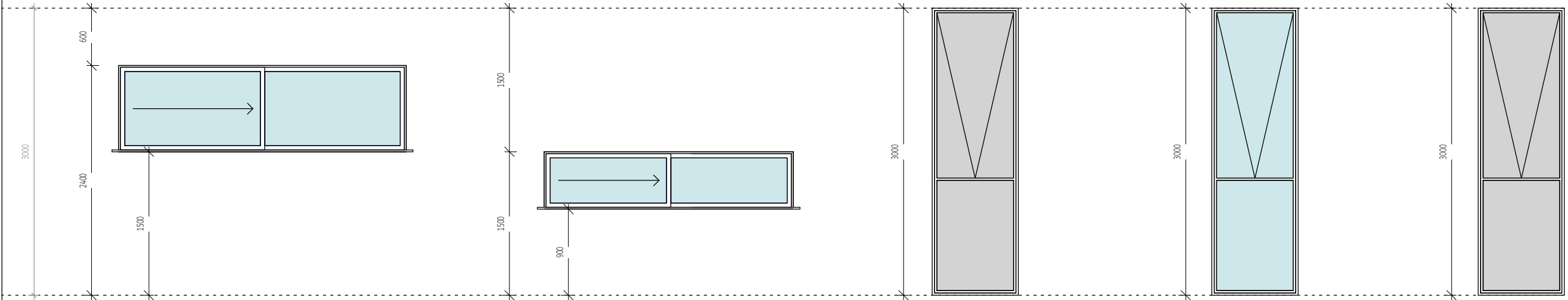
2519

NOT FOR CONSTRUCTION

WINDOW SCHEDULE

GROUND FLOOR LEVEL

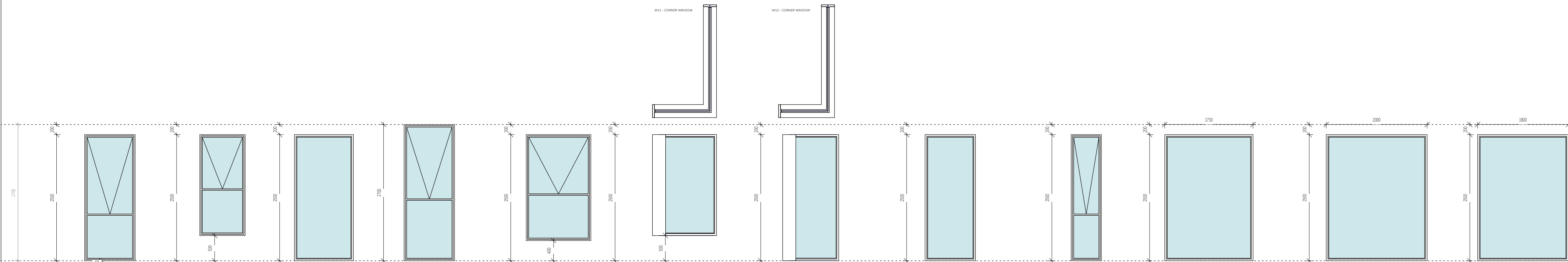
ELEVATION



W01W02W03W04W05

FIRST FLOOR LEVEL


ELEVATION



W06W07W08W09W10W11W12W13W14W15W16W17

ROOF LEVEL

PLAN



SK01SK02

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

CERTIFICATE

HOUSE

Certificate No. #HR-0XQ5LF-01

Scan QR code or follow website link for rating details.

Assessor name


HERA 10056

Accreditation No.

7 Boronia Road, Ingleside,  
NSW, 2101

Property Address


http://www.hero-software.com.au/pdf/HR-0XQ5LF-01





INHAUS

DESIGNS



bdoo

Building Design Overlay Overlay

COPYRIGHT

THIS DRAWING AND DESIGN IS SUBJECT TO COPYRIGHT AND SHALL NOT BE COPIED OR REPRODUCED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF INHAUS DESIGNS NOW PTY LTD OR ITS AGENT.

RESIDENTIAL / COMMERCIAL / INTERIORS

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

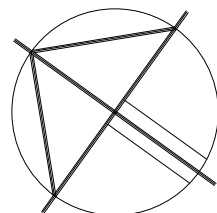
BORONIA RD - TWO STOREY

7 BORONIA RD, INGLESIDE, NSW,  
2101

MATTHEW & MICHAEL GREEN

05.03.2025

NORTH POINT



SCALE

AS INDICATED @ A1

NOTES

· 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

A 20.03.25 DRAFT PLANS

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

LEGEND

TITLE

DOOR SCHEDULE

CHECKED BY

JE

DWG #

INHAUS-11

REVISION

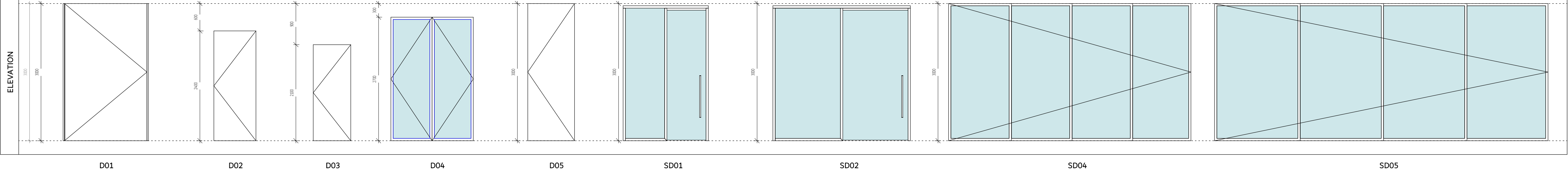
E

PROJECT #


2519

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				

CERTIFICATE

HERO

Assessor name

Jamie Bonnefin

Accreditation No.

HERA 10056


Property Address

7 Boronia Road, Ingleside,  
NSW, 2101

http://www.hero-software.com.au/pdf/HR-OXQ5LF-01

Certificate No. #HR-OXQ5LF-01

Scan QR code or follow website link for rating details.



NOT FOR CONSTRUCTION



INHAUS

DESIGNS

bdaa

REGISTERED DESIGNER

COPYRIGHT

THIS DRAWING AND DESIGN IS SUBJECT TO COPYRIGHT AND SHALL NOT BE COPIED OR REPRODUCED OR IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF INHAUS DESIGNS. THIS RPT IS FOR THE CLIENT'S USE ONLY.

RESIDENTIAL / COMMERCIAL / INTERIORS

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

· 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

A 20.03.25 DRAFT PLANS

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

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

E

PROJECT #

2519

NOT FOR CONSTRUCTION

HERO

HOUSE

Certificate No. #HR-OXQ5LF-01

Scan QR code or follow website link for rating details.

Assessor name

Jamie Bonnefin

Accreditation No.

HERA 10056

Property Address

7 Boronia Road, Ingleside,  
NSW, 2101

http://www.hero-software.com.au/pdf/HR-OXQ5LF-01

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		





**COPYRIGHT**

RESIDENTIAL / COMMERCIAL / INTERIORS

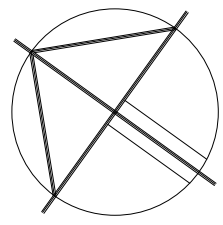
DESIGNER NAME: JUSTIN ELAZZI  
MEMBERSHIP NO: 6605  
EMAIL: ADMIN@INHAUSDESIGNS.COM.AU  
BROWSE: WWW.INHAUSDESIGNS.COM.AU

BORONIA RD - TWO STOREY

7 BORONIA RD, INGLESIDE, NSW,  
2101

MATTHEW &amp; MICHAEL GREEN

05.03.2025



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
20.03.25	DRAFT PLANS
24.03.25	DRAFT PLANS
30.03.25	DRAFT PLANS
12.04.25	CLIENT REVIEW
14.05.25	ISSUED FOR CONSULTANTS

## 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 \_\_\_\_\_

DWG # **INHAUS-13** REVISION **E**

PROJECT #

2519

NOT FOR CONSTRUCTION



**Scan QR code or follow website link for rating details**

**Assessor name** Jamie Bonnefin

**Accreditation No.** HERA 10056

**Property Address** 7 Boronia Road, Ingleside  
NSW, 2101

<http://www.hero-software.com.au/pdf/HR-OXQ5LF-01>

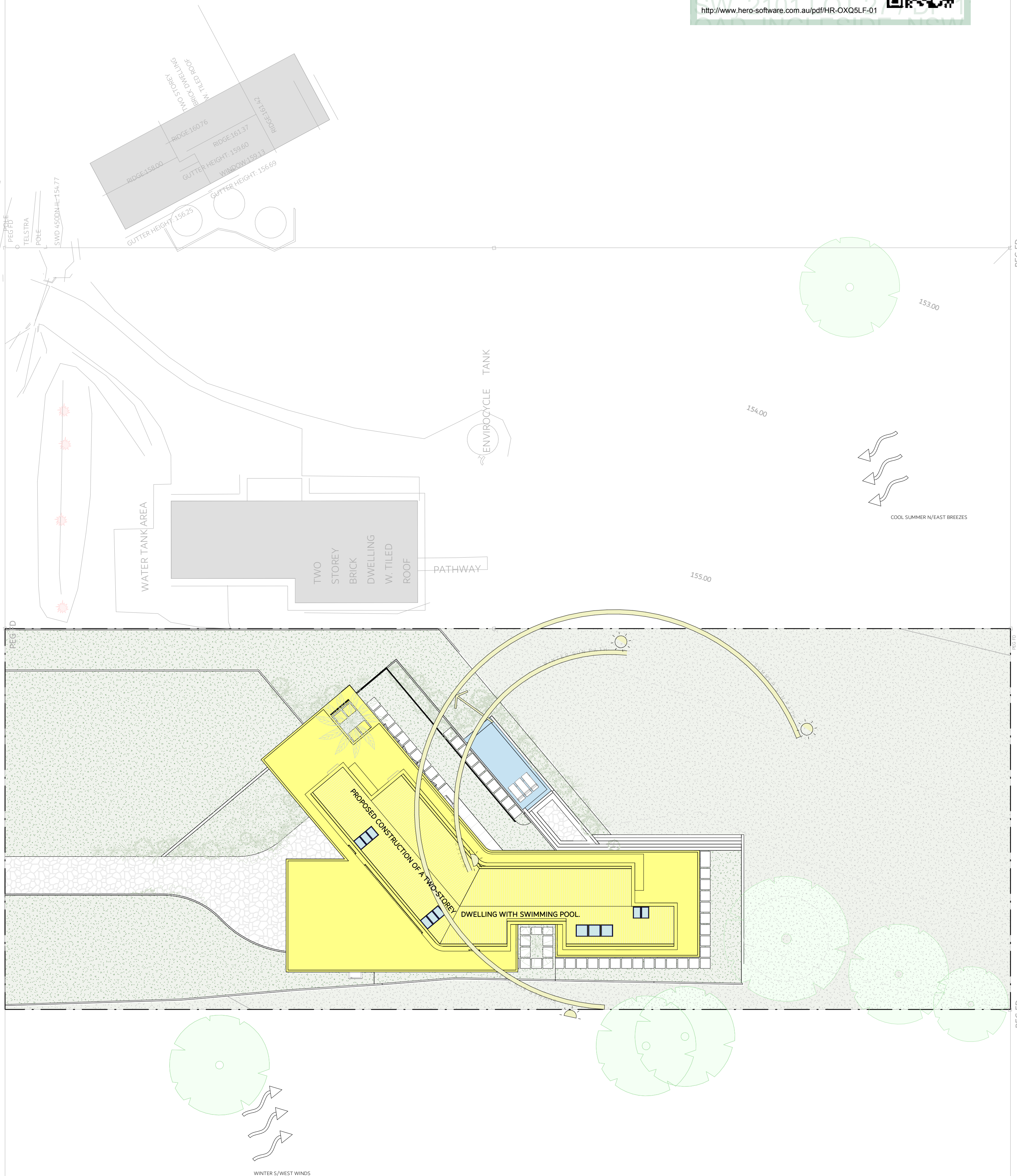


## SITE ANALYSIS

1 : 200



VISUAL SCALE 1:200 @ A1



## NEIGHBOURING DWELLING




NEIGHBOURING DWELLING



## EXISTING SITE



INHAUSDESIGNS



bdoo

Building Design Overlay Ordinance

COPYRIGHT

THIS DRAWING AND DESIGN IS SUBJECT TO COPYRIGHT AND SHALL NOT BE COPIED OR REPRODUCED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF INHAUS DESIGNS NOW PTY LTD OR ITS AGENT.

RESIDENTIAL / COMMERCIAL / INTERIORS

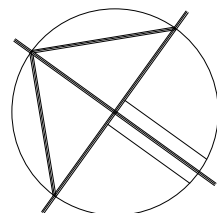
DESIGNER NAME: JUSTIN ELAZZI  
MEMBERSHIP NO: 6605  
EMAIL: ADMIN@INHAUSDESIGNS.COM.AU  
BROWSE: WWW.INHAUSDESIGNS.COM.AU

BORONIA RD - TWO STOREY

7 BORONIA RD, INGLESIDE, NSW, 2101  
MATTHEW & MICHAEL GREEN

05.03.2025

NORTH POINT



SCALE

AS INDICATED @ A1

NOTES

· 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
A 20.03.25	DRAFT PLANS
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

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

SHADOW DIAGRAMS

CHECKED BY

JE

DWG #

INHAUS-14

REVISION

E

PROJECT #

2519

ROAD  
BORONIA  
ROAD  
BORONIA

9AM 21 JUNE

1 : 250

11AM 21 JUNE

1 : 250

VISUAL SCALE 1:250 @ A1


ROAD  
BORONIA

10AM 21 JUNE

1 : 250

12PM 21 JUNE

1 : 250



Certificate No. #HR-OXQ5LF-01

Scan QR code or follow website link for rating details.

Assessor name

Jamie Bonnefin


Accreditation No.

HERA 10056

Property Address

7 Boronia Road, Ingleside, NSW, 2101

<http://www.hero-software.com.au/pdf/HR-OXQ5LF-01>



NOT FOR CONSTRUCTION



INHAUS  
DESIGNS

COPYRIGHT

THIS DRAWING AND DESIGN IS SUBJECT TO COPYRIGHT AND SHALL NOT BE COPIED OR REPRODUCED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF INHAUS DESIGNS FROM PTY LTD OR ITS AGENT.

RESIDENTIAL / COMMERCIAL / INTERIORS

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

· 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

A 20.03.25 DRAFT PLANS

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

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

SHADOW DIAGRAMS

CHECKED BY

JE

DWG #

INHAUS-15

REVISION

E

PROJECT #

2519

ROAD

BORONIA

ROAD

BORONIA

1PM 21 JUNE

1:250

3PM 21 JUNE

1:250

VISUAL SCALE 1:250 @ A1

ROAD

BORONIA

ROAD

BORONIA

2PM 21 JUNE

1:250

4PM 21 JUNE

1:250

Certificate No. #HR-0XQ5LF-01

Scan QR code or follow website link for rating details.

Assessor name

Jamie Bonnefin

Accreditation No.

HERA 10056

Property Address

7 Boronia Road, Ingleside,  
NSW, 2101

<http://www.hero-software.com.au/pdf/HR-0XQ5LF-01>

NOT FOR CONSTRUCTION



INHAUS  
DESIGNS

COPYRIGHT

THIS DRAWING AND DESIGN IS SUBJECT TO COPYRIGHT AND SHALL NOT BE COPIED OR REPRODUCED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF INHAUS DESIGNS NOW PTY LTD OR ITS AGENT.

RESIDENTIAL / COMMERCIAL / INTERIORS

DESIGNER NAME: JUSTIN ELAZZI

MEMBERSHIP NO. 6605

EMAIL: ADMIN@INHAUSDESIGNS.COM.AU

BROWSE: WWW.INHAUSDESIGNS.COM.AU

BORONIA RD - TWO STOREY

7 BORONIA RD, INGLESIDE, NSW, 2101

MATTHEW & MICHAEL GREEN

05.03.2025

NORTH POINT

SCALEAS 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/DATEDESCRIPTION

A200325DRAFT PLANS

B240325DRAFT PLANS

C300325DRAFT PLANS

D120425CLIENT REVIEW

E140525ISSUED FOR CONSULTANTS

LEGEND

NOTE: RED DASH LINES INIDICATES WHAT IS TO BE DEMOLISHED

NOTE: DEMOLITION TO BE UNDERTAKEN IN ACCORDANCE WITH AS2601

TITLE

DEMOLITION PLAN

CHECKED BYJE

DWG #INHAUS-16

REVISIONE

PROJECT #2519

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.

Certificate No. #HR-OXQ5LF-01

Scan QR code or follow website link for rating details.

Assessor nameJamie Bonnefin

Accreditation No.HERA 10056

Property Address7 Boronia Road, Ingleside, NSW, 2101

<http://www.hero-software.com.au/pdf/HR-OXQ5LF-01>

DEMOLITION PLAN

1 : 150

VISUAL SCALE 1:100 @ A1

NOT FOR CONSTRUCTION





COPYRIGHT  
THIS DRAWING AND DESIGN IS SUBJECT TO COPYRIGHT AND SHALL  
NOT BE COPIED OR REPRODUCED WITHOUT THE WRITTEN  
PERMISSION OF INHAUS DESIGNS NOW PTY LTD OR ITS AGENT

RESIDENTIAL / COMMERCIAL / INTERIORS

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

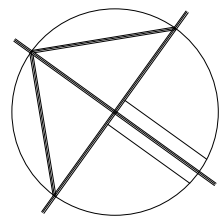
BORONIA RD - TWO STOREY

7 BORONIA RD, INGLESIDE, NSW,  
2101

MATTHEW & MICHAEL GREEN

05.03.2025

NORTH POINT



SCALE AS INDICATED @ A1

NOTES

- 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
A 20.03.25	DRAFT PLANS
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

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

PARKING PLAN/DRIVEWAY  
PROFILE

CHECKED BY JE

DWG # INHAUS-17 REVISION E

PROJECT #

2519

NOT FOR CONSTRUCTION

BORONIA ROAD



20.115 WIDE

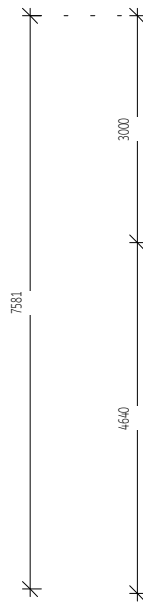
OF

ED

GE


SWD 225DN IL: 159.21

SWD 225DN IL: 159.63









COPYRIGHT

THIS DRAWING AND DESIGN IS SUBJECT TO COPYRIGHT AND SHALL NOT BE COPIED OR REPRODUCED WITHOUT THE WRITTEN PERMISSION OF INHAUS DESIGNS NOW PTY LTD OR ITS AGENT

RESIDENTIAL / COMMERCIAL / INTERIORS

DESIGNER NAME: JUSTIN ELAZZI

MEMBERSHIP NO: 6605

EMAIL: ADMIN@INHAUSDESIGNS.COM.AU

BROWSE: WWW.INHAUSDESIGNS.COM.AU

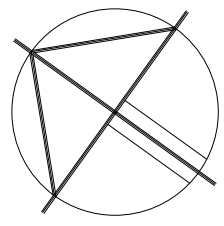
BORONIA RD - TWO STOREY

7 BORONIA RD, INGLESIDE, NSW, 2101

MATTHEW & MICHAEL GREEN

05.03.2025

NORTH POINT



SCALE

AS INDICATED @ A1

NOTES

· 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.

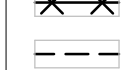
REV/DATE	DESCRIPTION
A 20.03.25	DRAFT PLANS
B 24.03.25	DRAFT PLANS
C 30.03.25	DRAFT PLANS
D 12.04.25	CLIENT REVIEW
E 14.05.25	ISSUED FOR CONSULTANTS


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

E

PROJECT #

2519



Certificate No. #HR-0XQ5LF-01

Scan QR code or follow website link for rating details.

Assessor name

Jamie Bonnefin

Accreditation No.

HERA 10056

Property Address

7 Boronia Road, Ingleside, NSW, 2101

http://www.hero-software.com.au/pdf/HR-0XQ5LF-01



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

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 REVEGETATED 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.

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

NOT FOR CONSTRUCTION



INHAUSDESIGNS

bdoo

Building Design Overlay Overlay

COPYRIGHT

THIS DRAWING AND DESIGN IS SUBJECT TO COPYRIGHT AND SHALL NOT BE COPIED OR REPRODUCED WITHOUT THE WRITTEN PERMISSION OF INHAUS DESIGNS NOW PTY LTD OR ITS AGENT.

RESIDENTIAL / COMMERCIAL / INTERIORS

DESIGNER NAME: JUSTIN ELAZZI

MEMBERSHIP NO: 6605

EMAIL: ADMIN@INHAUSDESIGNS.COM.AU

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

· 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
A 20.03.25	DRAFT PLANS
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

LEGEND

TITLE

SCHEDULE OF COLOURS AND FINISHES

CHECKED BY

JE

DWG #

INHAUS-19

REVISION

E

PROJECT #

2519

Certificate No. #HR-OXQ5LF-01

Scan QR code or follow website link for rating details.

Assessor name

Jamie Bonnefin

Accreditation No.

HERA 10056

Property Address

7 Boronia Road, Ingleside, NSW, 2101

<http://www.hero-software.com.au/pdf/HR-OXQ5LF-01>

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 -  
VIVID WHITE

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)

NOT FOR CONSTRUCTION



INHAUSDESIGNS

bdoo

Building Design Overlay Overlay

COPYRIGHT

THIS DRAWING AND DESIGN IS SUBJECT TO COPYRIGHT AND SHALL NOT BE COPIED OR REPRODUCED IN ANY FORM WITHOUT THE WRITTEN PERMISSION OF INHAUS DESIGNS NOW PTY LTD OR ITS AGENT.

RESIDENTIAL / COMMERCIAL / INTERIORS

DESIGNER NAME: JUSTIN ELAZZI

MEMBERSHIP NO. 6605

EMAIL: ADMIN@INHAUSDESIGNS.COM.AU

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

. 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

A 20.03.25DRAFT PLANS

B 24.03.25DRAFT PLANS

C 30.03.25DRAFT PLANS

D 12.04.25CLIENT REVIEW

E 14.05.25ISSUED FOR CONSULTANTS

LEGEND

TITLE

BASIX COMMITMENTS

CHECKED BY

JE

DWG #

INHAUS-20

REVISION

E

PROJECT #

2519

NOT FOR CONSTRUCTION

CERTIFIED ENERGY - SUMMARY COMMITMENTS TABLE


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

Project Details	Accreditation 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 Baths		R2.5 Bulk insulation						
	Cavity wall, direct fix plasterboard	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							
Energy & Water	BASIX Certificate Number: 1797687S									
	Fixtures		Specification							
	Shower head rating		4 star (> 4.5 but <= 6 L/min)							
	Toilet rating		5 star							
	Kitchen taps rating		5 star							
	Bathroom taps rating		5 star							
	Hot water		Specification	Rating						
	Individual system		Electric instantaneous	N/A						
	Ventilation									
	Bathroom Exhaust		Individual fan, ducted to façade or roof	Kitchen Exhaust						
	Control switch		Manual switch on/off	Control switch						
	Cooling									
	Individual systems - living 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 outdoor clothes drying line		Yes							
	Pool									
	Volume		19.69kL							
	Heating system		No heating							
	Pool cover		No							
	Pool shaded		No							
	Timer		Yes							
	Alternative water details									
	Rainwater tank size									
	Individual 2000L									
	Connected to:									
	Garden and lawn areas									
	Yes									
	All toilets									
	Yes									
	Laundry									
	No									
	Lighting		Alternative Energy							
	Refer to NathERS Certificate		Peak kW							
	Light-emitting diode (LED)		Photovoltaic System (Minimum)							
			3.0							
	Individual fan, ducted to façade or roof		Individual fan, ducted to façade or roof							
	Manual switch on/off		Manual switch on/off							
	Heating									
	Individual systems - living areas		1-phase airconditioning							
	Individual systems - bedroom areas		1-phase airconditioning							
	EER 3.0 - 3.5		EER 3.0 - 3.5							
	Private indoor or sheltered clothes drying line									
	Zoned Air-conditioning									
	No									
	Yes									
	BASIX Certificate Number: 1797687S									
	Fixtures									
	Specification									
	4 star (> 4.5 but <= 6 L/min)									
	5 star									
	5 star									
	5 star									
	Hot water									
	Specification									
	Rating									
	Alternative water details									
	Rainwater tank size									
	Individual 2000L									
	Connected to:									
	Garden and lawn areas									
	Yes									
	All toilets									
	Yes									
	Laundry									
	No									
	Lighting		Alternative Energy							
	Refer to NathERS Certificate		Peak kW							
	Light-emitting diode (LED)		Photovoltaic System (Minimum)							
			3.0							
	Individual fan, ducted to façade or roof		Individual fan, ducted to façade or roof							
	Manual switch on/off		Manual switch on/off							
	Heating									
	Individual systems - living areas		1-phase airconditioning							
	Individual systems - bedroom areas		1-phase airconditioning							
	EER 3.0 - 3.5		EER 3.0 - 3.5							
	Private indoor or sheltered clothes drying line									
	Zoned Air-conditioning									
	No									
	Yes									
	BASIX Certificate Number: 1797687S									
	Fixtures									
	Specification									
	4 star (> 4.5 but <= 6 L/min)									
	5 star									
	5 star									
	5 star									
	Hot water									
	Specification									
	Rating									
	Alternative water details									
	Rainwater tank size									
	Individual 2000L									
	Connected to:									
	Garden and lawn areas									
	Yes									
	All toilets									
	Yes									
	Laundry									
	No									
	Lighting		Alternative Energy							
	Refer to NathERS Certificate		Peak kW							
	Light-emitting diode (LED)		Photovoltaic System (Minimum)							
			3.0							
	Individual fan, ducted to façade or roof		Individual fan, ducted to façade or roof							
	Manual switch on/off		Manual switch on/off							
	Heating									
	Individual systems - living areas		1-phase airconditioning							
	Individual systems - bedroom areas		1-phase airconditioning							
	EER 3.0 - 3.5		EER 3.0 - 3.5							
	Private indoor or sheltered clothes drying line									
	Zoned Air-conditioning									
	No									
	Yes									
	BASIX Certificate Number: 1797687S									
	Fixtures									
	Specification									
	4 star (> 4.5 but <= 6 L/min)									
	5 star									
	5 star									
	5 star									
	Hot water									
	Specification									
	Rating									
	Alternative water details									
	Rainwater tank size									
	Individual 2000L									
	Connected to:									
	Garden and lawn areas									
	Yes									
	All toilets									
	Yes									



INHAUS

DESIGNS



bdaa

Building Design Australia

2018-2021

MEMBER

COPYRIGHT

THIS DRAWING AND DESIGN IS SUBJECT TO COPYRIGHT AND SHALL NOT BE COPIED OR REPRODUCED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF INHAUS DESIGNS NOW PTY LTD OR ITS AGENT.

RESIDENTIAL / COMMERCIAL / INTERIORS

DESIGNER NAME: JUSTIN ELAZZI

MEMBERSHIP NO. 6605

EMAIL: ADMIN@INHAUSDESIGNS.COM.AU

BROWSE: WWW.INHAUSDESIGNS.COM.AU

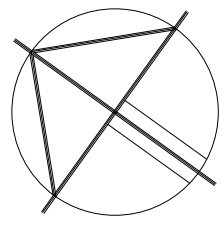
BORONIA RD - TWO STOREY

7 BORONIA RD, INGLESIDE, NSW,  
2101

MATTHEW & MICHAEL GREEN

05.03.2025

NORTH POINT



SCALE

AS INDICATED @ A1

NOTES

. 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
A 20.03.25	DRAFT PLANS
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

LEGEND

TITLE

NATHERS COMMITMENTS

CHECKED BY

JE

DWG #

INHAUS-21


REVISION

E

PROJECT #

2519

NOT FOR CONSTRUCTION



Certificate No. #HR-0XQ5LF-01

Scan QR code or follow website link for rating details.

Assessor name

Jamie Bonnefin


Accreditation No.

HERA 10056

Property Address

7 Boronia Road, Ingleside,  
NSW, 2101

<http://www.hero-software.com.au/pdf/HR-0XQ5LF-01>





IN  
HAUS  
DESIGNS



**COPYRIGHT**  
THIS DRAWING AND DESIGN IS SUBJECT TO COPYRIGHT AND SHALL NOT BE COPIED OR REPRODUCED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF INHAUS DESIGNS NOW PTY LTD OR ITS AGENT.

**RESIDENTIAL / COMMERCIAL / INTERIORS**

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

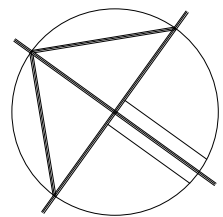
BORONIA RD - TWO STOREY

7 BORONIA RD, INGLESIDE, NSW,  
2101

MATTHEW & MICHAEL GREEN

05.03.2025

**NORTH POINT**



**SCALE** AS INDICATED @ A1

**NOTES**

· 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
A 20.03.25	DRAFT PLANS
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

**LEGEND**

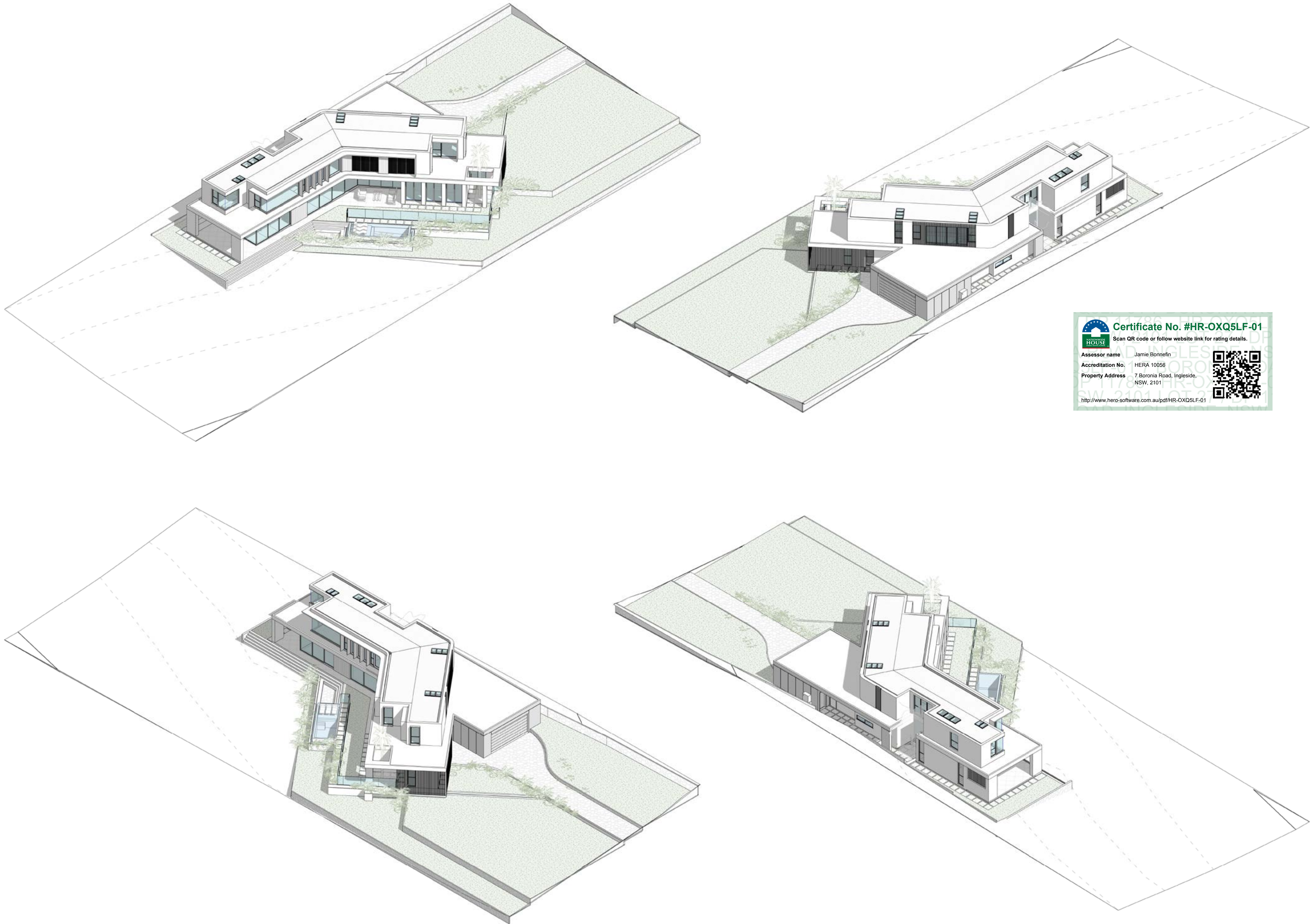
**TITLE**  
3D PERSPECTIVES


CHECKED BY JE

DWG # INHAUS-22 REVISION **E**

PROJECT #  
2519

NOT FOR CONSTRUCTION




**Certificate No. #HR-OXQ5LF-01**  
Scan QR code or follow website link for rating details.

**Assessor name** Jamie Bonnefin

**Accreditation No.** HERA 10056


**Property Address** 7 Boronia Road, Ingleside, NSW, 2101


<http://www.hera-software.com.au/pdf/HR-OXQ5LF-01>





INHAUSDESIGNS



COPYRIGHT

THIS DRAWING AND DESIGN IS SUBJECT TO COPYRIGHT AND SHALL NOT BE COPIED OR REPRODUCED WITHOUT THE WRITTEN PERMISSION OF INHAUS DESIGNS NOW PTY LTD OR ITS AGENT.

RESIDENTIAL / COMMERCIAL / INTERIORS

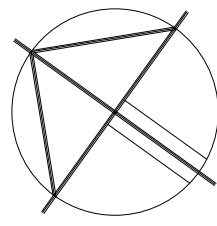
DESIGNER NAME: JUSTIN ELAZZI  
MEMBERSHIP NO. 6605  
EMAIL: ADMIN@INHAUSDESIGNS.COM.AU  
BROWSE: WWW.INHAUSDESIGNS.COM.AU

BORONIA RD - TWO STOREY

7 BORONIA RD, INGLESIDE, NSW,  
2101  
MATTHEW & MICHAEL GREEN

05.03.2025

NORTH POINT



SCALE

AS INDICATED @ A1

NOTES

- 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
A 20.03.25	DRAFT PLANS
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

LEGEND

TITLE

BUILDING ENVELOPE

CHECKED BY

JE

DWG #


INHAUS-23

REVISION

E

PROJECT #

2519

Certificate No. #HR-OXQ5LF-01

Scan QR code or follow website link for rating details.

Assessor name

Jamie Bonnefin


Accreditation No.

HERA 10056

Property Address

7 Boronia Road, Ingleside,  
NSW, 2101

<http://www.hero-software.com.au/pdf/HR-OXQ5LF-01>



NOT FOR CONSTRUCTION







INHAUSDESIGNS

bdoo

Building Design Openness

COPYRIGHT

THE DRAWING AND DESIGN IS SUBJECT TO COPYRIGHT AND SHALL NOT BE COPIED OR REPRODUCED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF INHAUS DESIGNS NOR ITS LTD OR ITS AGENT

RESIDENTIAL / COMMERCIAL / INTERIORS

DESIGNER NAME: JUSTIN ELAZZI

MEMBERSHIP NO: 6605

EMAIL: ADMIN@INHAUSDESIGNS.COM.AU

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

. 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

A 20.03.25 DRAFT PLANS

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

LEGEND

TITLE

NCC/AS - STAIRS

CHECKED BY

JE

DWG #

INHAUS-31

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	<i>Riser</i> (R) (see Figure 11.2.2f)		<i>Going</i> (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<sup>14</sup> 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 11.3.4a).

(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—

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<sup>15</sup>.

(10) A glass barrier or *window* serving as a barrier must comply with H1D8<sup>16</sup> 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 *stairway 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).

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

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<sup>13</sup> 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<sup>17</sup>, 11.3.4<sup>18</sup> and 11.3.6<sup>19</sup>.

(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.

Certificate No. #HR-0XQ5LF-01

Scan QR code or follow website link for rating details.

Assessor name

Jamie Bonnefin

Accreditation No.

HERA 10056

Property Address

7 Boronia Road, Ingleside, NSW, 2101

http://www.hero-software.com.au/pdf/HR-0XQ5LF-01

NOT FOR CONSTRUCTION







INHAUSDESIGNS

bdac

COPYRIGHT  
THIS DRAWING AND DESIGN IS SUBJECT TO COPYRIGHT AND SHALL NOT BE COPIED OR REPRODUCED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF INHAUS DESIGN GROUP PTY LTD OR ITS AGENTS.

RESIDENTIAL / COMMERCIAL / INTERIORS

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

BORONIA RD - TWO STOREY

7 BORONIA RD, INGLESIDE, NSW, 2101  
MATTHEW & MICHAEL GREEN

05.03.2025

NORTH POINT

SCALEAS 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/DATEDESCRIPTION

A	20.03.25	DRAFT PLANS
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

LEGEND

TITLE  
AS3740 (WATERPROOFING)

CHECKED BYJE

DWG #INHAUS-33E

PROJECT #2519

NOT FOR CONSTRUCTION

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 zones 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.

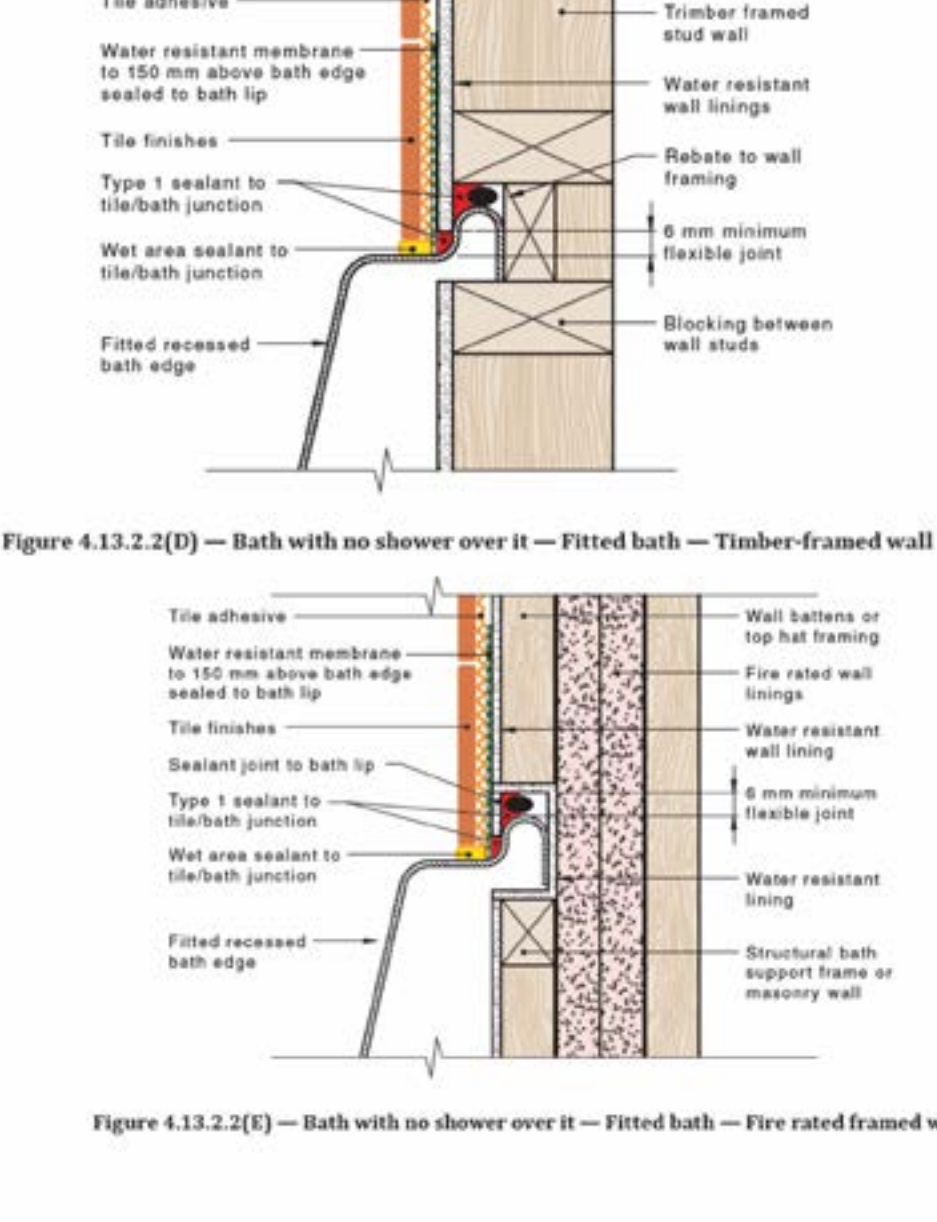


Figure 4.13.2.2(E) — Bath with no shower over it — Fitted bath — Fire rated framed wall

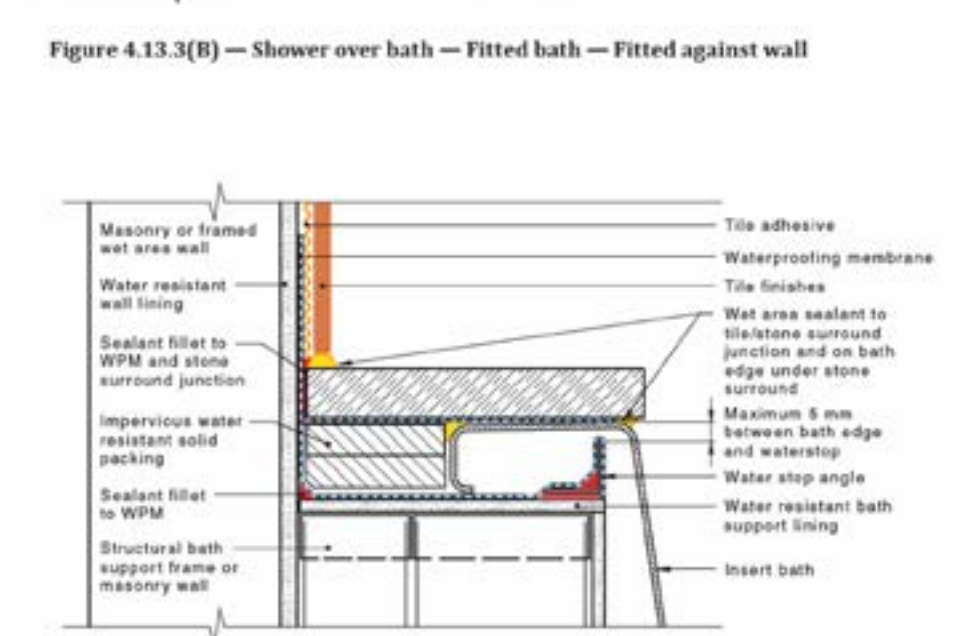
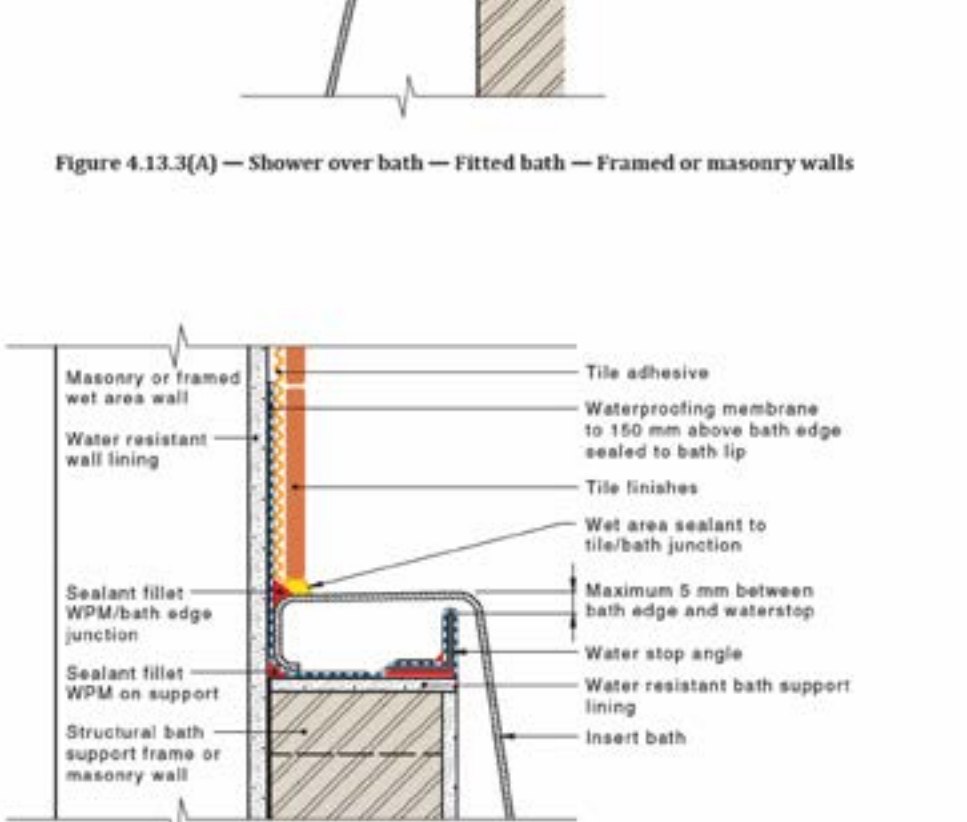
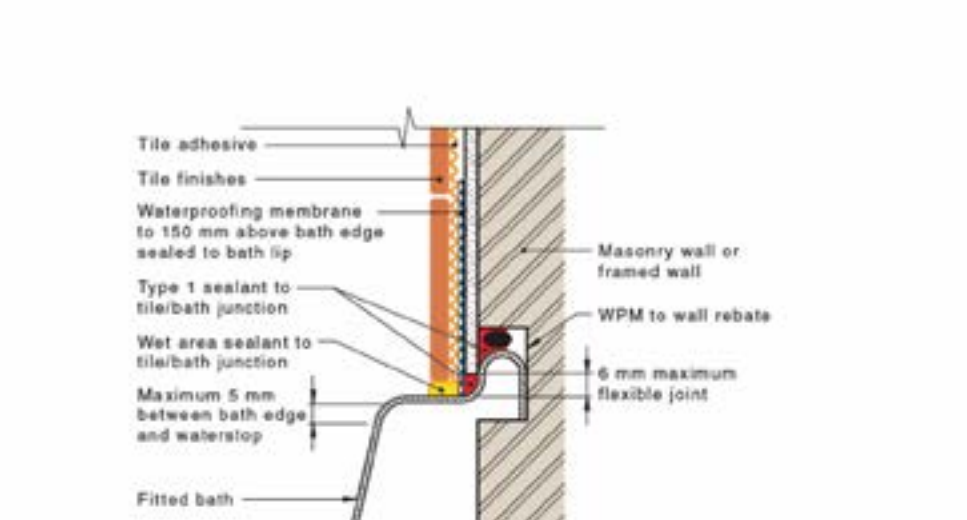
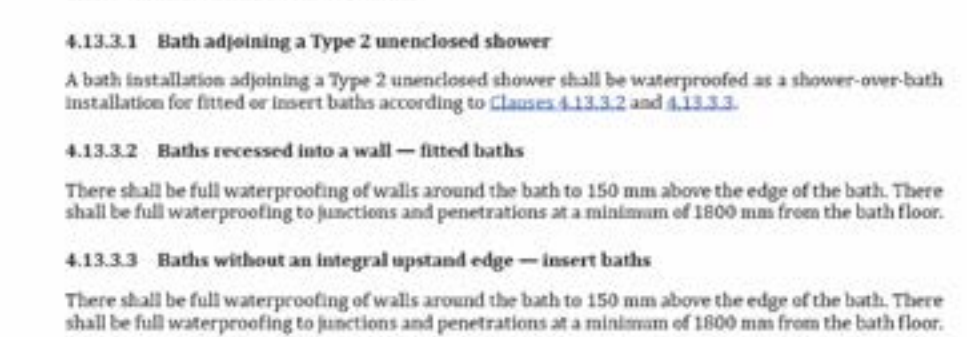
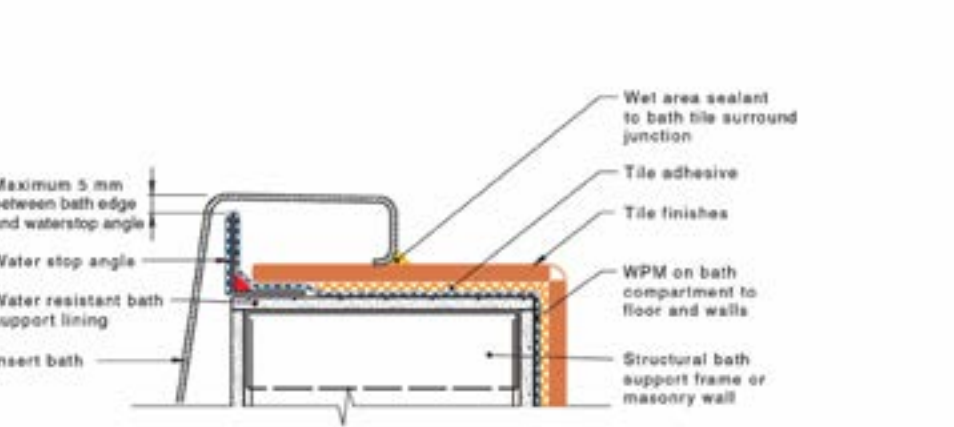
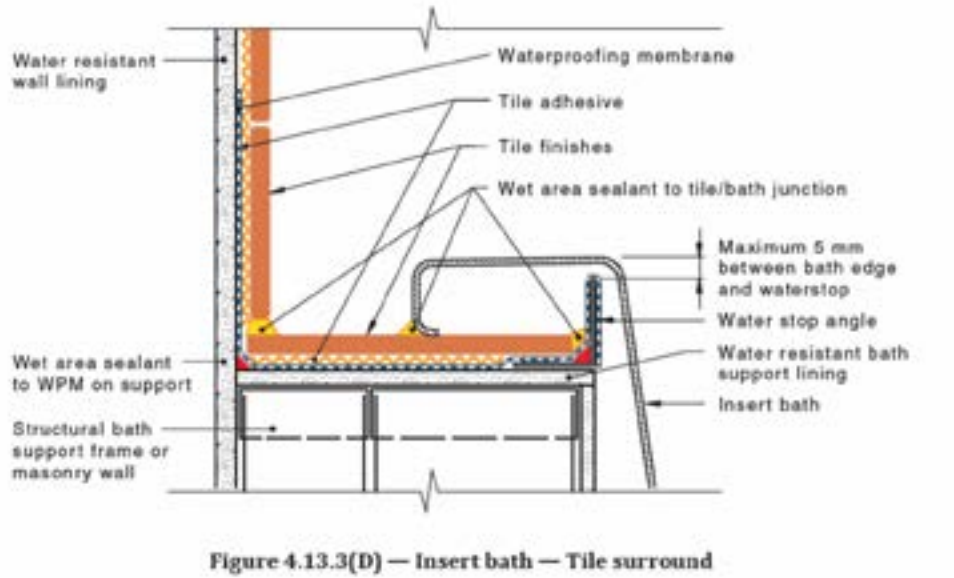


Figure 4.13.3(C) — Shower over bath — Insert bath — Stone surround



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.

(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 fall 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

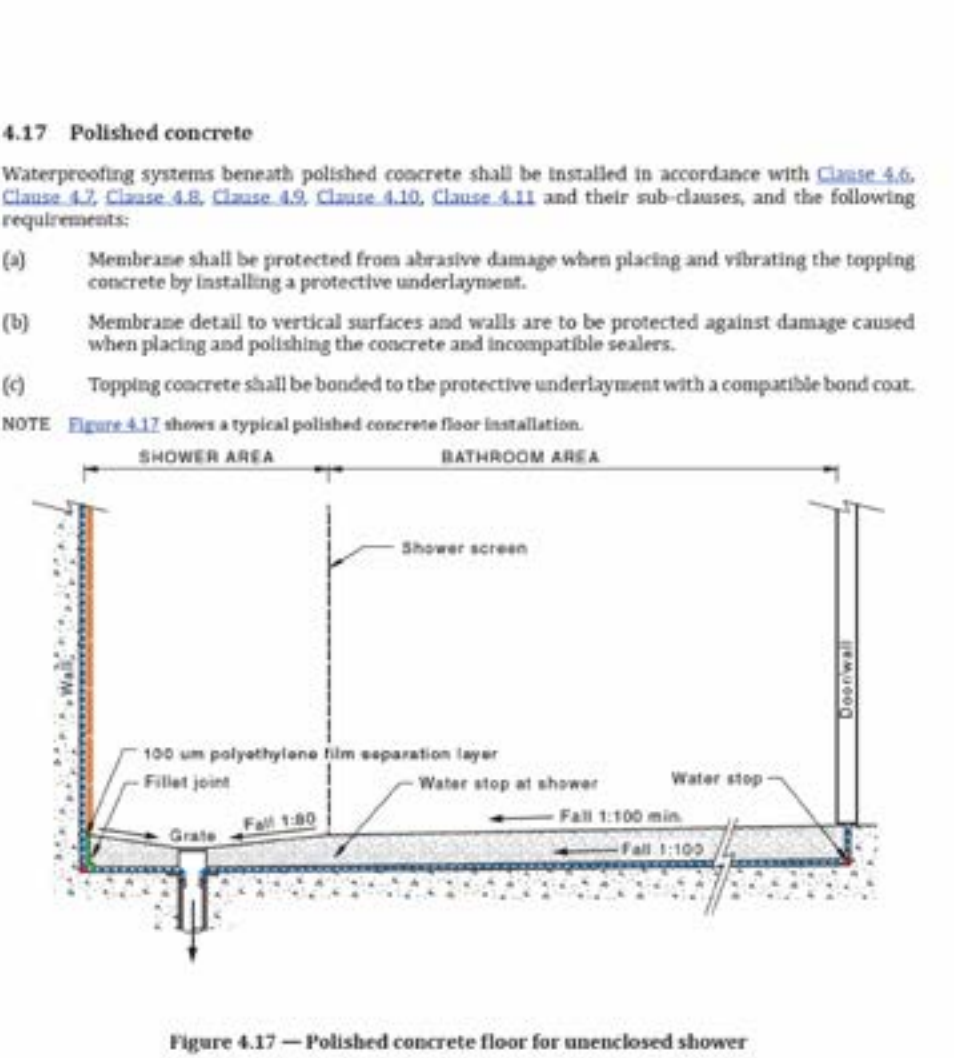
(c) inside the step-down of the shower area.

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.



4.18 Floor heating

Underfloor heating cables shall not penetrate waterproofing membranes.

Underfloor heating cables shall not penetrate waterstop angles.

Certificate No. #HR-OXQ5LF-01

Scan QR code or follow website link for rating details.

Assessor nameJamie Bonnefin

Accreditation No.HERA 10056

Property Address7 Boronia Road, Ingleside, NSW, 2101

<http://www.hero-software.com.au/pdf/HR-OXQ5LF-01>