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BORONIA RD - TWO STOREY

7 BORONIA RD, INGLESIDE, NSW,

MATTHEW & MICHAEL GREEN

05.03.2025

NORTH POINT

SCALE	AS INDICATED	@ ^
SCALE	AS INDICATED	@ A

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Α	20.03.25	DRAFT PLANS
В	24.03.25	DRAFT PLANS
С	30.03.25	DRAFT PLANS
D	12.04.25	CLIENT REVIEW
Ε	14.05.25	ISSUED FOR CONSULTANTS

LEGEND

COVER SHEET

CHECKED BY REVISION **INHAUS-00**

PROJECT#

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 GROUND FLOOR PLAN INHAUS-03 **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

INHAUS-11

INHAUS-12 WALL SCHEDULE INHAUS-13 SITE ANALYSIS INHAUS-14 SHADOW DIAGRAMS SHADOW DIAGRAMS **INHAUS-15** INHAUS-16 DEMOLITION PLAN

INHAUS-17 PARKING PLAN/DRIVEWAY PROFILE SEDIMENT CONTROL PLAN INHAUS-18

WINDOW SCHEDULE

DOOR SCHEDULE

SCHEDULE OF COLOURS AND FINISHES INHAUS-19

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

AS3740 (WATERPROOFING) INHAUS-32 INHAUS-33 AS3740 (WATERPROOFING)

NP-01 NOTIFICATION PLAN NP-02 NOTIFICATION PLAN NP-03 NOTIFICATION PLAN



Certificate No. #HR-OXQ5LF-01

7 Boronia Road, Ingleside

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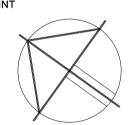
BORONIA RD - TWO STOREY

7 BORONIA RD, INGLESIDE, NSW,

MATTHEW & MICHAEL GREEN

05.03.2025

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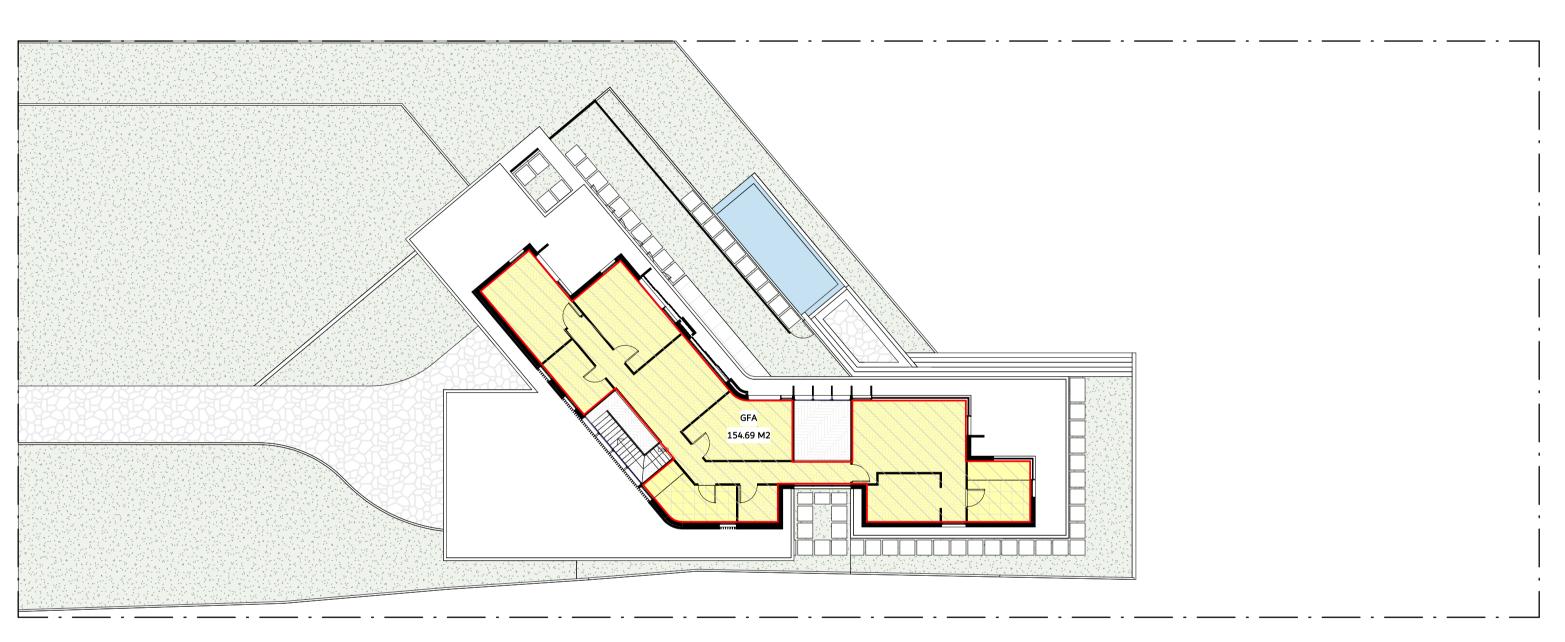
COMPLIANCE PAGE

CHECKED BY REVISION INHAUS-01 PROJECT# 2519

EXCLUDED 55.98 M2

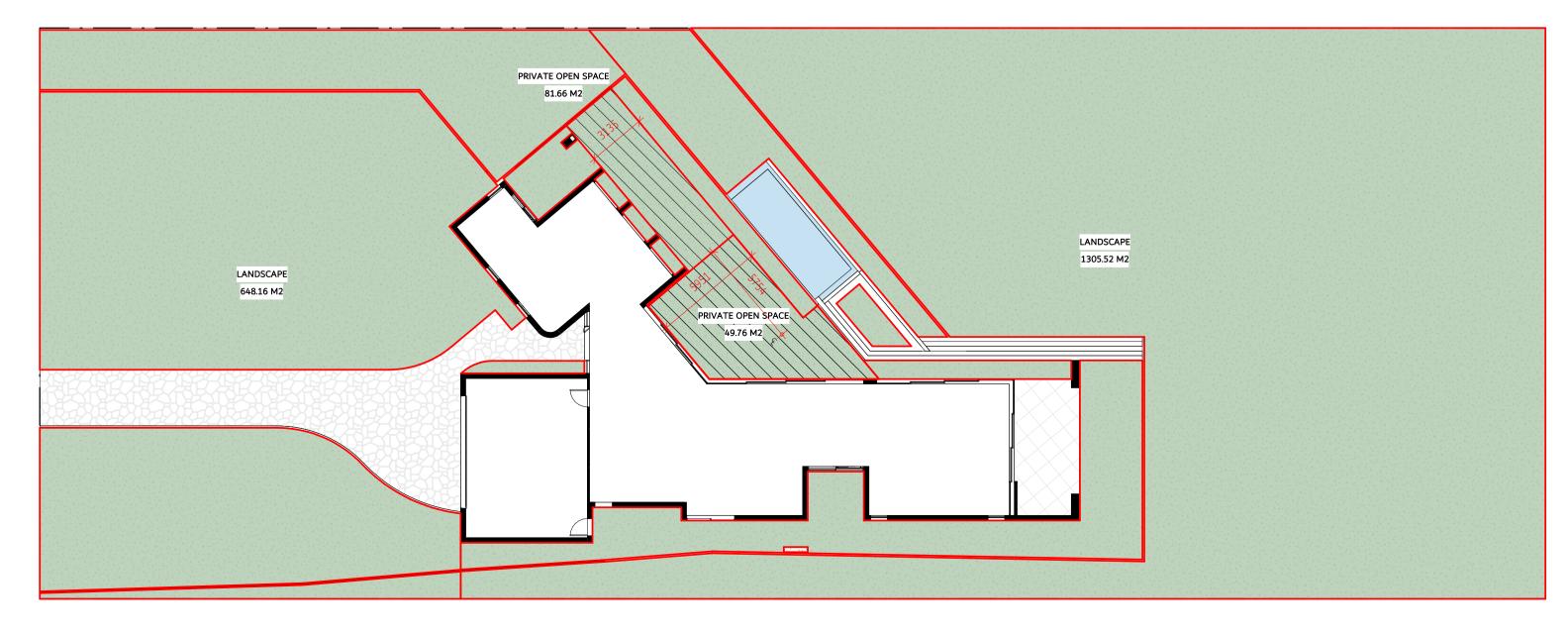
GFA GROUND FLOOR

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

∕IISSIBLE	PROPOSED
-	368.32M ²
	LOT
	213.63M ²
	154.69M ²
	368.32M ²
	М
	22.5M
	28.383M
	3M
	24.08M
	26.66M
	4.67M
2	81.66M ²

to be provided in the front yard. minimum dimension of 4m and grade no steeper than 1 in 20 (5%).

LANI	DSCAPE / DEEP SOIL: 96% - 400m²= 1954.61 m²	1954.61 M ²	1953.68 M ²
•	The following soil depths are required in order to be counted as landscaping: 300mm for lawn		
	600mm for shrubs 1 metre for trees In bushfire prone areas, species shall be appropriate to the bushfire hazard.		1305.52M ²
•	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 278.5 M ² 464.182M ² × 60% = 278.5 M ²	648.16M ²



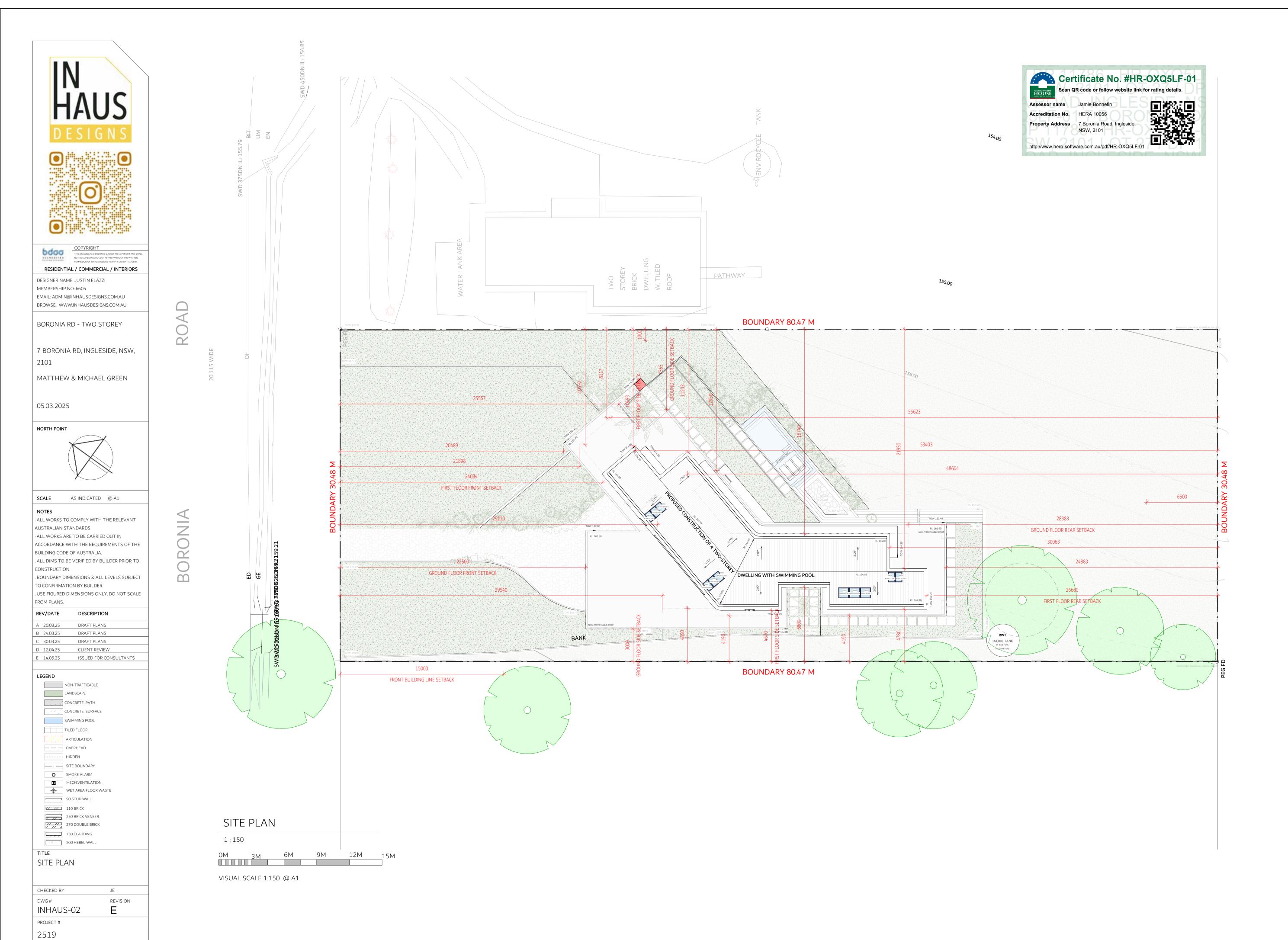
NOTES:

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





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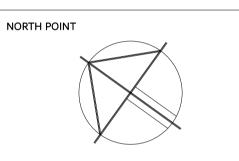
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CONSTRUCTION.

 FROM PLANS.

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 B 24.03.25
 DRAFT PLANS

 C 30.03.25
 DRAFT PLANS

 D 12.04.25
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ISSUED FOR CONSULTANTS E 14.05.25 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

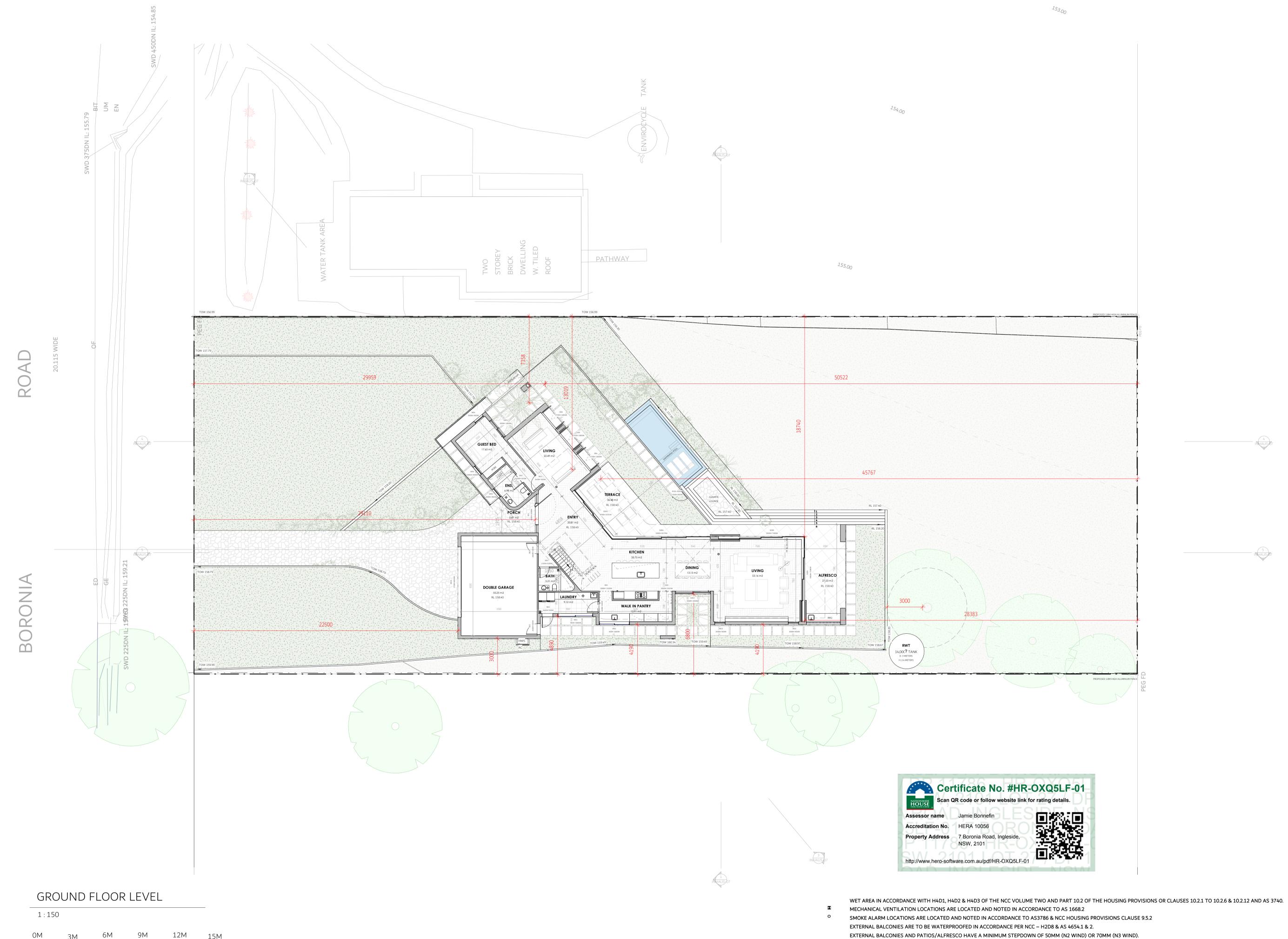
GROUND FLOOR PLAN

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E

PROJECT #

2519



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

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

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

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

PROPOSED DISCHARGE LOCATIONS OF MECHANICAL EXHAUSTS ARE EXTERNALLY DUCTED THROUGH WALLS

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.

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.

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)

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VISUAL SCALE 1:150 @ A1



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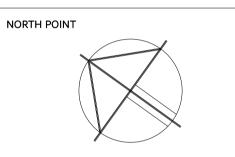
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MATTHEW & MICHAEL GREEN

05.03.2025



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TITLE FIRST FLOOR PLAN

CHECKED BY JE

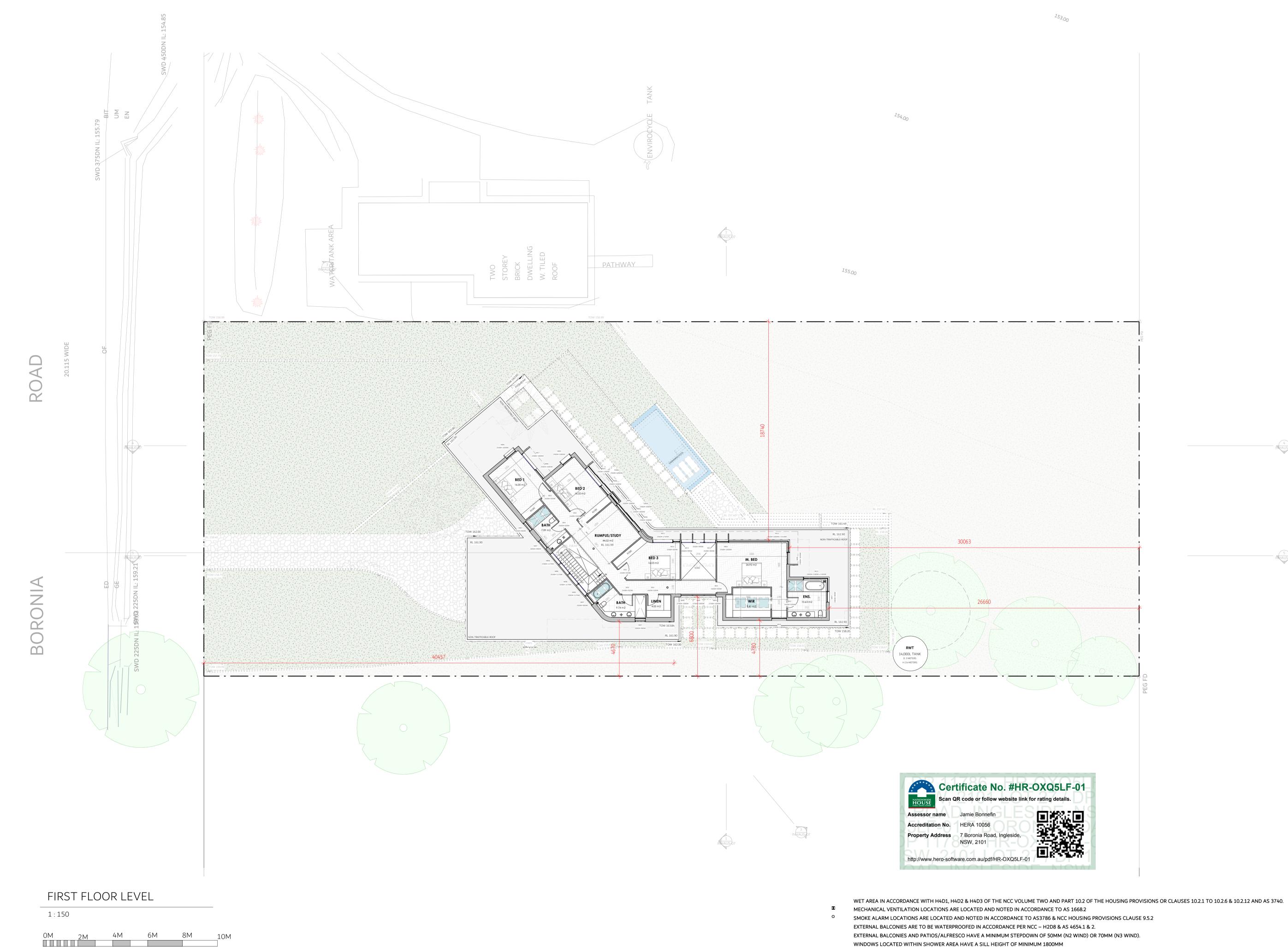
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PROJECT # 2519



VISUAL SCALE 1:100 @ A1



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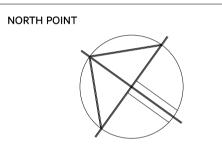
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MATTHEW & MICHAEL GREEN

05.03.2025



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ROOF PLAN

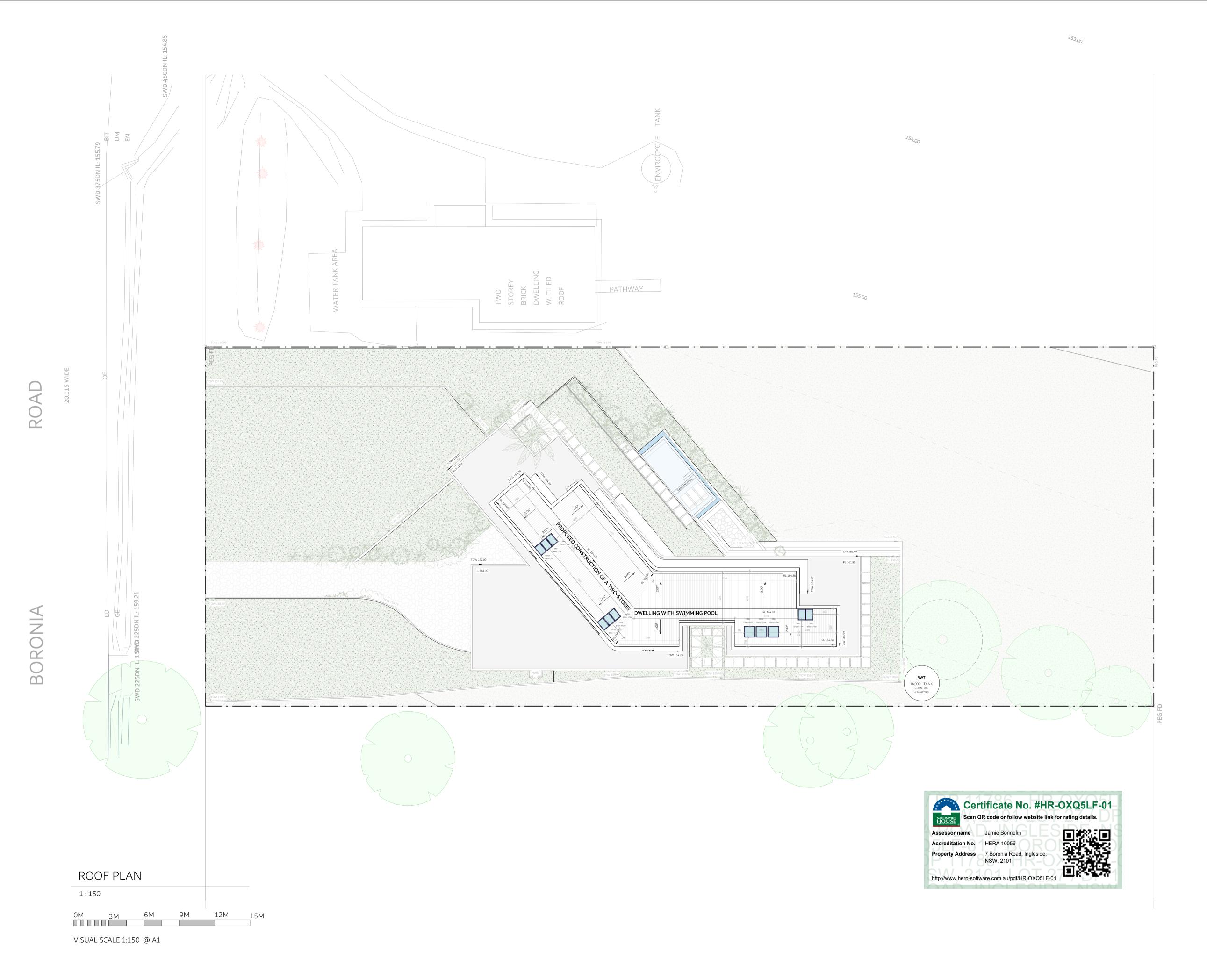
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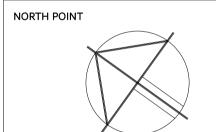
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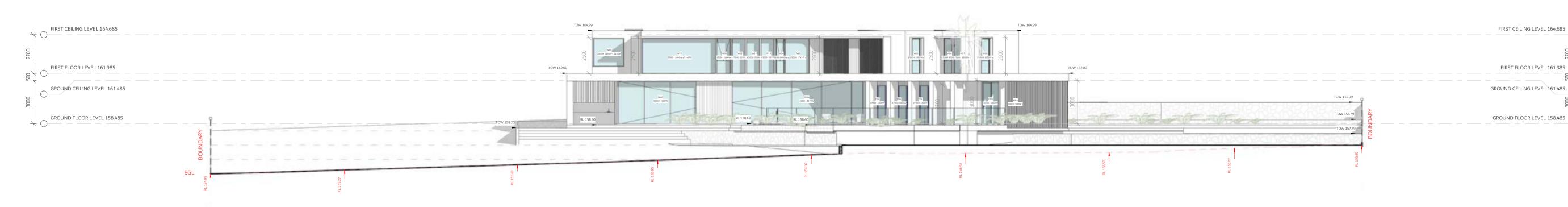
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REVISION
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PROJECT # 2519

8.5M ABOVE EGL FIRST CEILING LEVEL 164.685 FIRST CEILING LEVEL 164.685 FIRST CEILING LEVEL 164.685 FIRST FLOOR LEVEL 161.985 FIRST FLOOR LEVEL 161.985 FIRST FLOOR LEVEL 161.985 FIRST FLOOR LEVEL 161.985 GROUND CEILING LEVEL 161.485 GROUND CEILING LEVEL 161.485 GROUND CEILING LEVEL 161.485 GROUND CEILING LEVEL 161.485 GROUND FLOOR LEVEL 158.485 GROUND FLOOR LEVEL 158.485 GROUND FLOOR LEVEL 158.485 GROUND FLOOR LEVEL 158.485 EAST ELEVATION WEST ELEVATION 1:150 1:150



NORTH ELEVATION

1:150





SOUTH ELEVATION

1:150

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

VISUAL SCALE 1:150 @ A1



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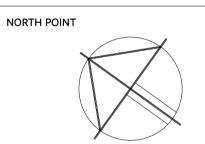
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SECTIONS

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CROSS SECTION 01

1:150



FIRST CEILING LEVEL 164.685

FIRST FLOOR LEVEL 161.985

GROUND CEILING LEVEL 161.485

GROUND FLOOR LEVEL 158.485

FIRST CEILING LEVEL 164.685

FIRST FLOOR LEVEL 161.985

GROUND CEILING LEVEL 161.485

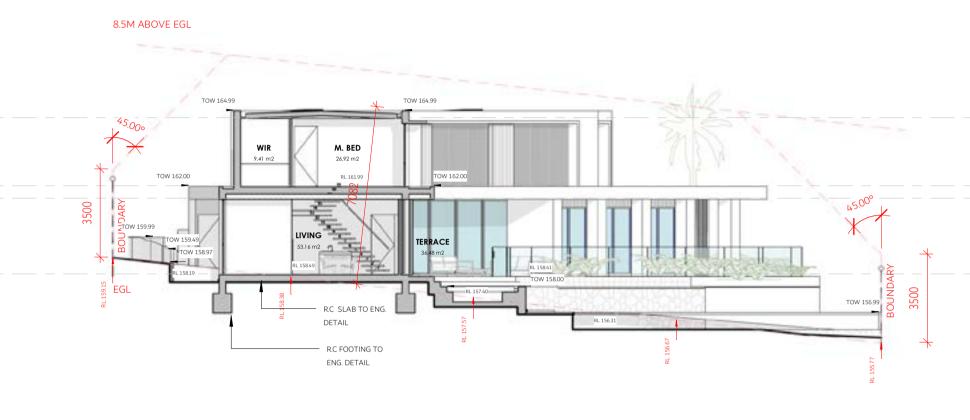
GROUND FLOOR LEVEL 158.485

FIRST CEILING LEVEL 164.685

FIRST FLOOR LEVEL 161.985

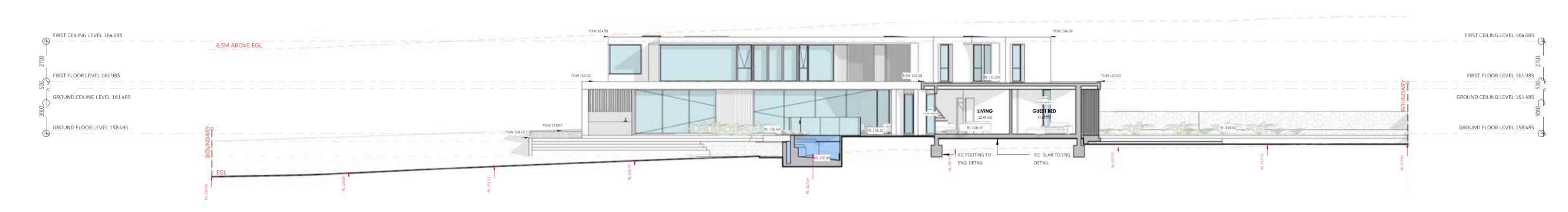
GROUND CEILING LEVEL 161.485

GROUND FLOOR LEVEL 158.485



CROSS SECTION 02

1:150



LONG SECTION 01

1:150



LONG SECTION 02

1:150

OM 3M 6M 9M 12M 15

VISUAL SCALE 1:150 @ A1





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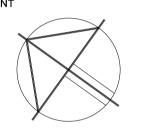
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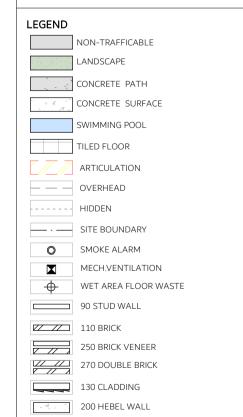
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TITLE POOL PLAN

2519

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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

TENSURE/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

- 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

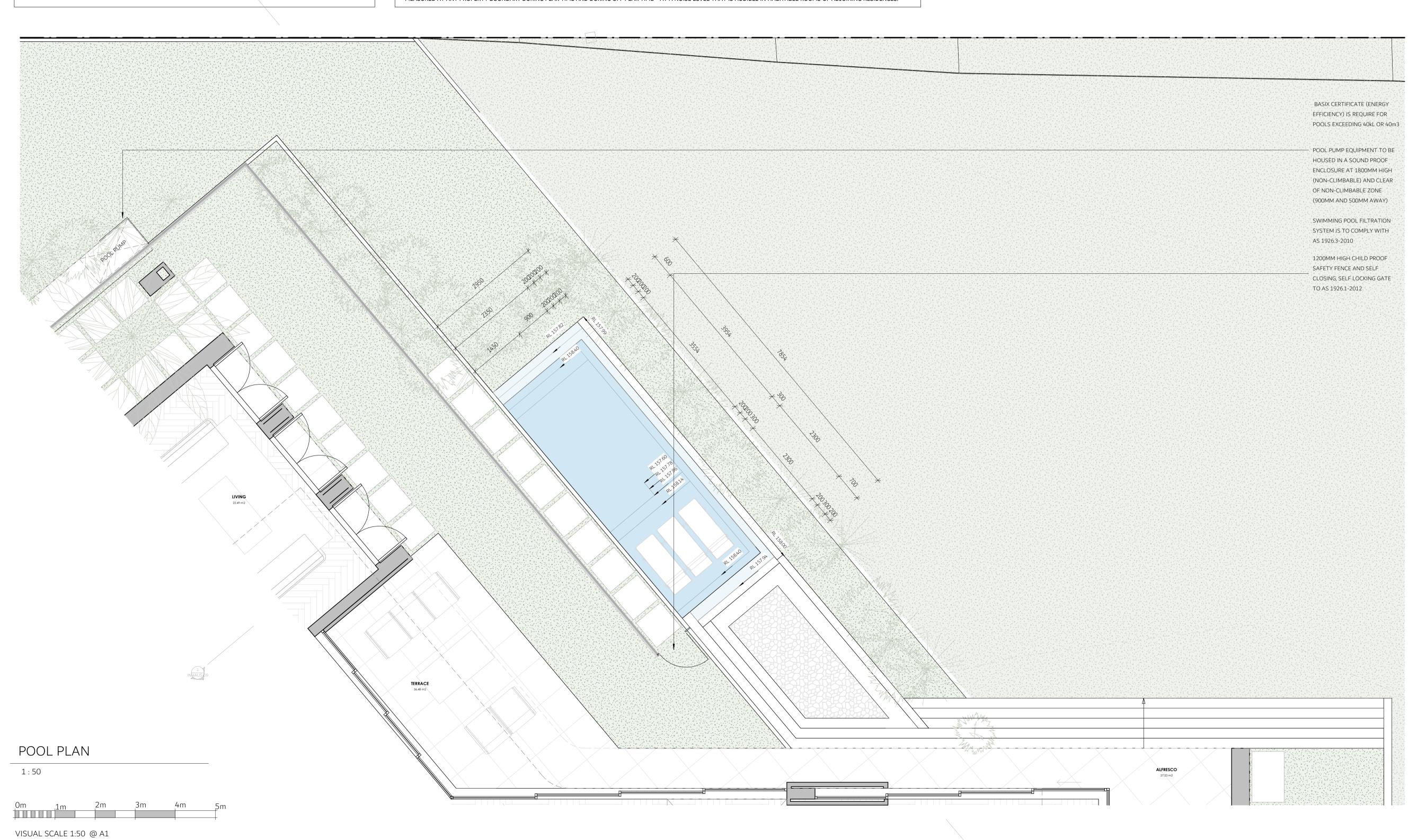
- THE PUMP MUST BE HOUSED IN AN ENCLOSURE THAT IS SOUNDPROOFED.

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.

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MEMBERSHIP NO: 6605
EMAIL: ADMIN@INHAUSDESIGNS.COM.AU
BROWSE: WWW.INHAUSDESIGNS.COM.AU

BORONIA RD - TWO STOREY

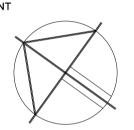
2101

7 BORONIA RD, INGLESIDE, NSW,

MATTHEW & MICHAEL GREEN

05.03.2025

NORTH POINT



SCALE AS INDICATED @ A1

NOTES

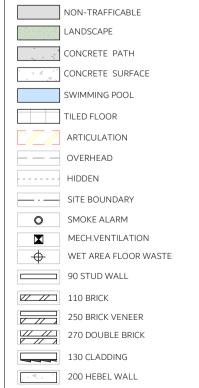
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С	30.03.25	DRAFT PLANS
D	12.04.25	CLIENT REVIEW
Е	14.05.25	ISSUED FOR CONSULTANTS

LEGEND



TITLE

POOL SECTION

CHECKED BY	JE
DWG#	REVISION
INHAUS-09	E
PRO IFCT #	

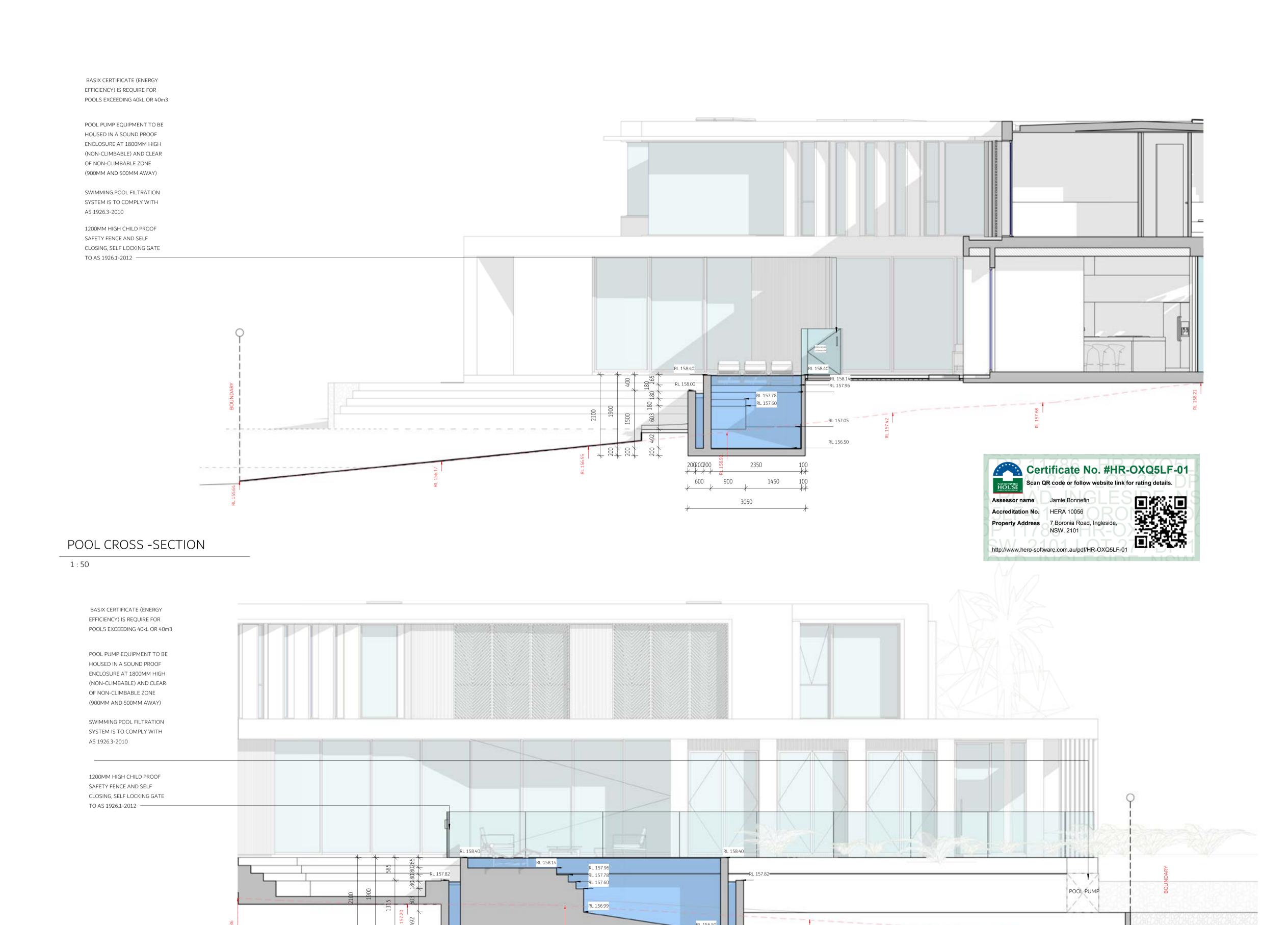
POOL LONG -SECTION

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

1:50

VISUAL SCALE 1:50 @ A1

2519



3554

200 300

300 200200



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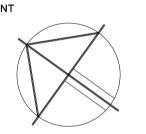
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130 CLADDING
200 HEBEL WALL

TITLE

WINDOW SCHEDULE

CHECKED BY

DWG #

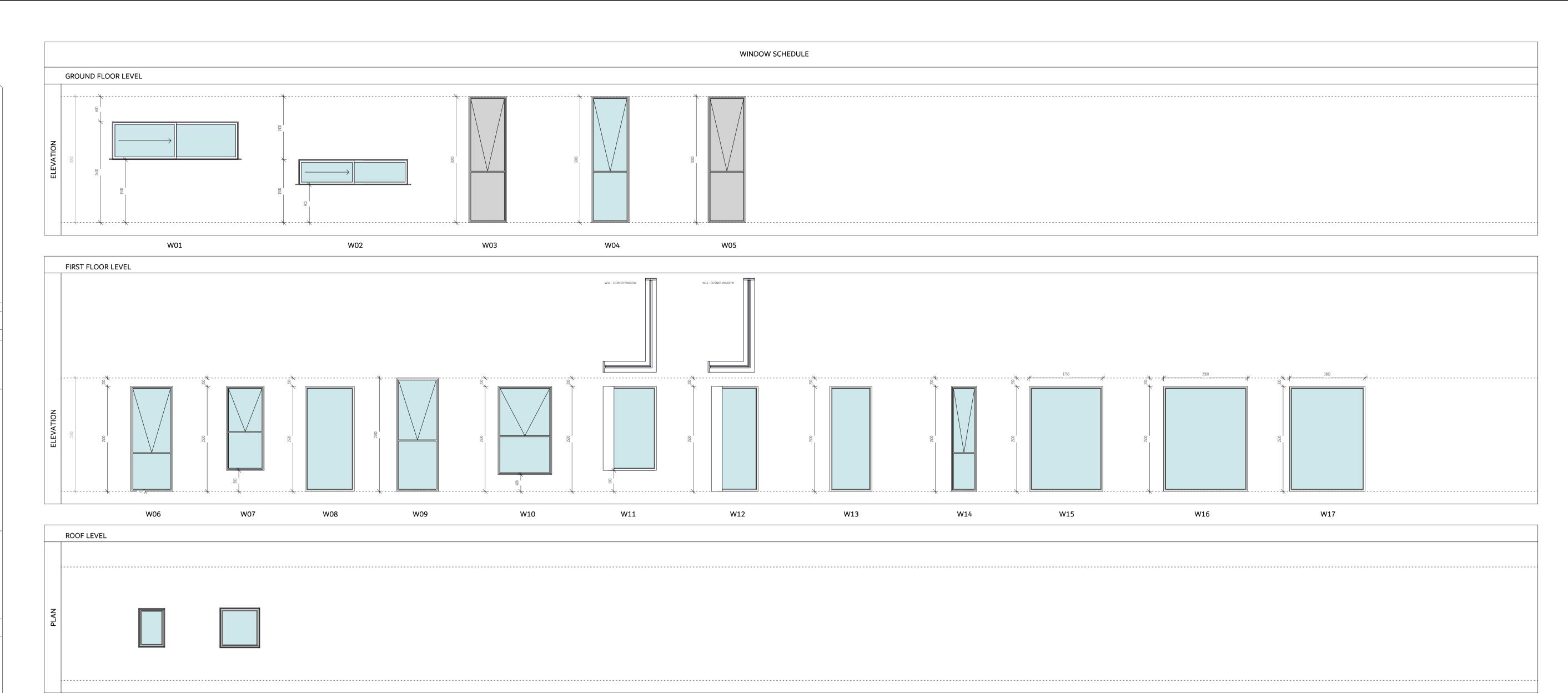
INHAUS-10

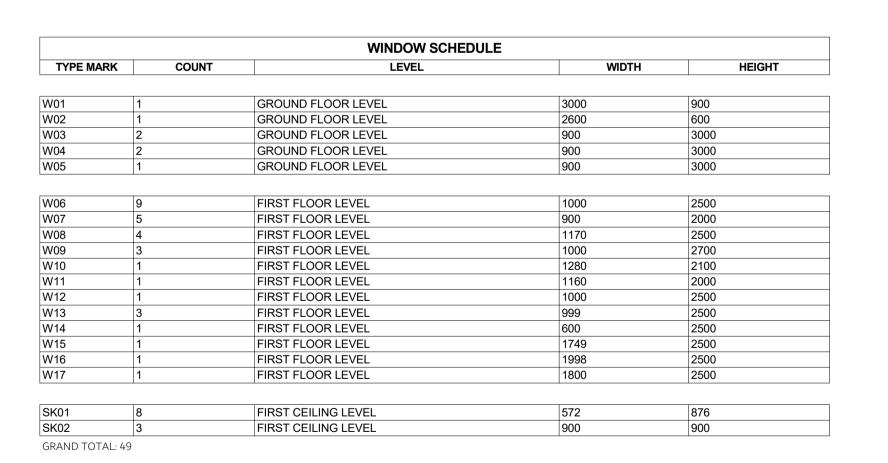
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SK02

SK01





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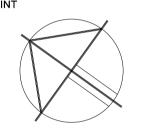
BORONIA RD - TWO STOREY

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05.03.2025

NORTH POINT



SCALE AS INDICATED @ A1

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LEGEND

DOOR SCHEDULE

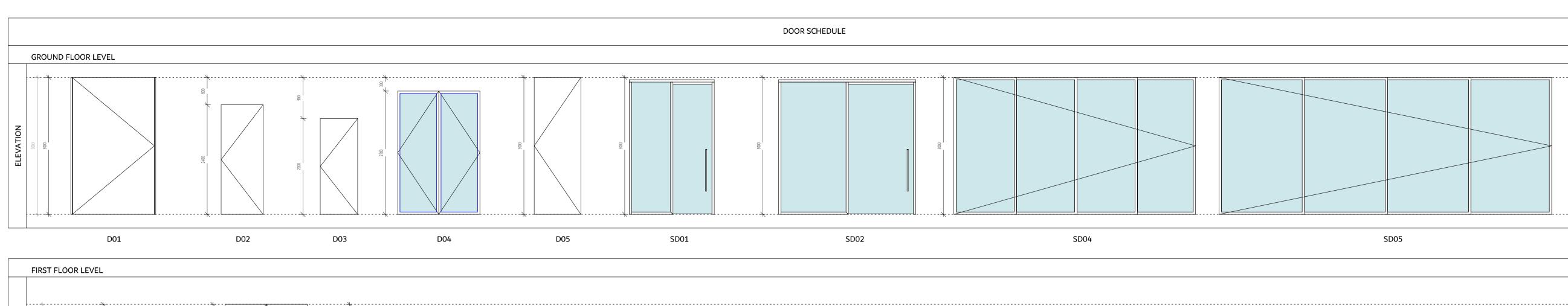
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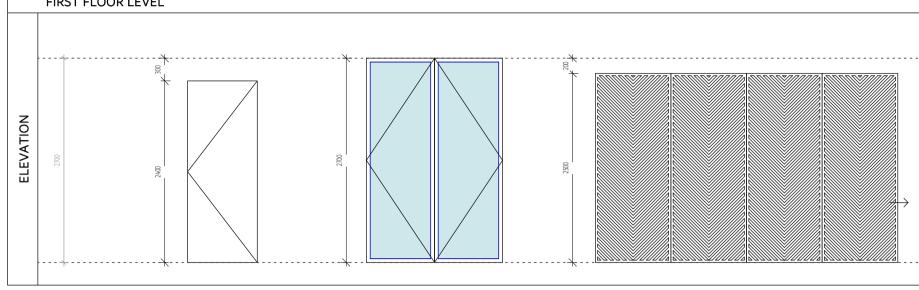
DWG# REVISION

INHAUS-11 E

PROJECT # 2519

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D04

SD06

DOOR SCHEDULE COUNT WIDTH HEIGHT GROUND FLOOR LEVEL GROUND FLOOR LEVEL GROUND FLOOR LEVEL D02 D03 D04 D05 GD01 1800 1020 6000 GROUND FLOOR LEVEL GROUND FLOOR LEVEL 3000 GROUND FLOOR LEVEL 2700 POOL DOOR SD01 SD02 SD03 SD04 GROUND FLOOR LEVEL 1200 1860 GROUND FLOOR LEVEL 3000 3000 5291 3000 GROUND FLOOR LEVEL 3000 GROUND FLOOR LEVEL GROUND FLOOR LEVEL GROUND FLOOR LEVEL SD05 3000 FIRST FLOOR LEVEL FIRST FLOOR LEVEL

D02

FIRST FLOOR LEVEL

GRAND TOTAL: 31







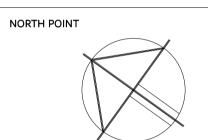
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MATTHEW & MICHAEL GREEN

05.03.2025



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250 BRICK VENEER 270 DOUBLE BRICK 130 CLADDING

200 HEBEL WALL WALL SCHEDULE

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PROJECT#

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WALL LEGEND

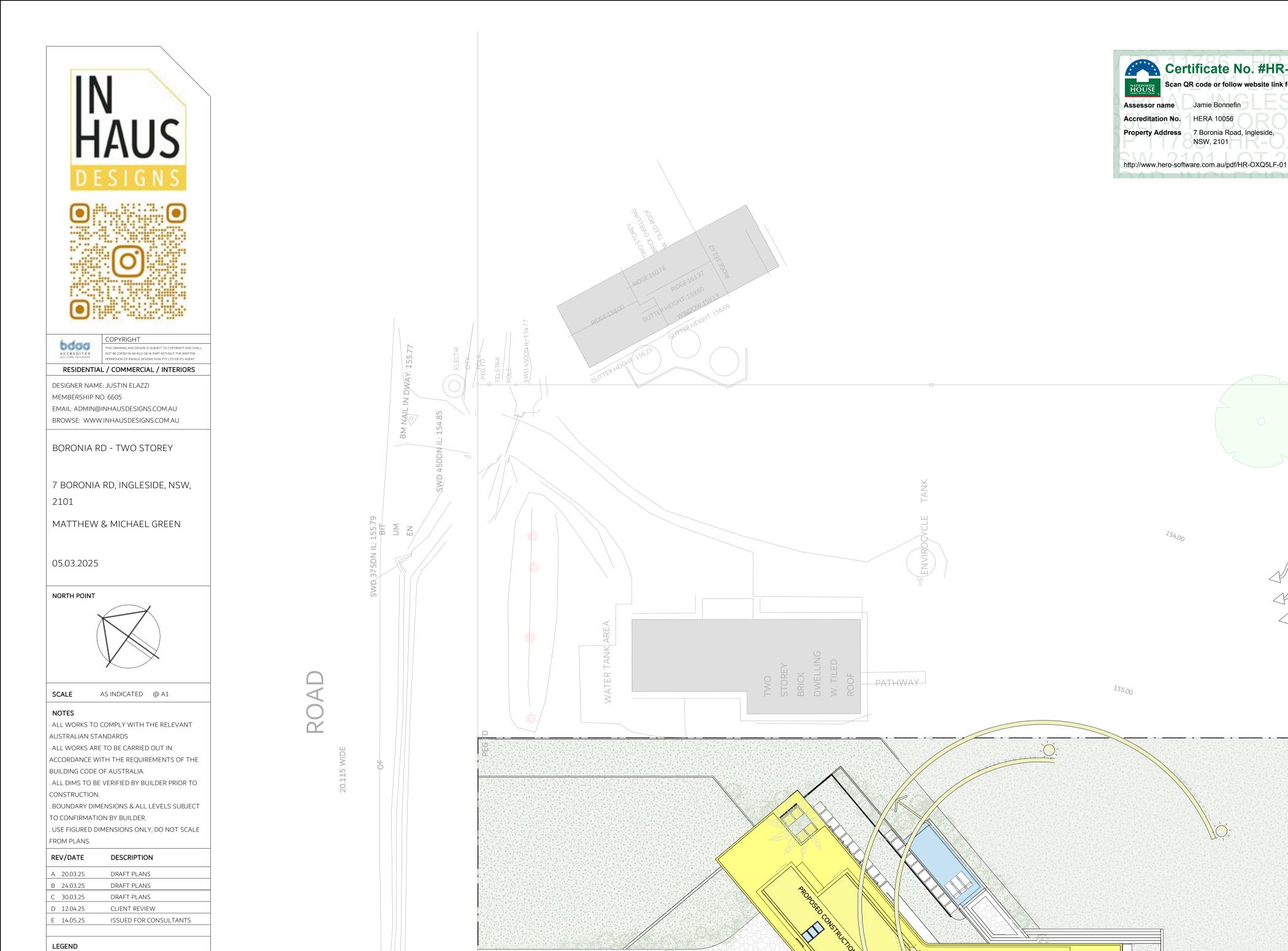
WALL TYPES	TYPE MARK	DESCRIPTION
	ST-01	STUD WALL - 90 MM INTERNAL WALLS - 90 MM TIMBER FRAME WITH 13 MM PLASTER LINING
	ST-02	STUD CLADDING - 130 MM 40MM CLADDED EXTERNAL WALLS - 90 MM STUD INTERIOR
	ST-03	STEEL FRAME CLADDING - 130 MM 40MM CLADDED EXTERNAL WALLS - 90 MM STEEL FRAME INTERIOR.
	H-01	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 LA FENCE COMPLIANCE NOTES: THE STANDARDS THAT FENCES MUST NEED TO BE BUILT WITHOUT		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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NSW, 2101

DWELLING WITH SWIMMING POOL.

NEIGHBOURING DWELLING



NEIGHBOURING DWELLING





SITE ANALYSIS

CONCRETE PATH

SWIMMING POOL

PREVAILING WINDS

CHECKED BY REVISION INHAUS-13

PROJECT# 2519

NOT FOR CONSTRUCTION

SITE ANALYSIS

VISUAL SCALE 1:200 @ A1

1:200

EXISTING SITE



BORONIA RD - TWO STOREY

7 BORONIA RD, INGLESIDE, NSW, 2101

MATTHEW & MICHAEL GREEN

05.03.2025





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REV/DATE DESCRIPTION DRAFT PLANS A 20.03.25 B 24.03.25 DRAFT PLANS C 30.03.25 DRAFT PLANS CLIENT REVIEW D 12.04.25

E 14.05.25 ISSUED FOR CONSULTANTS BORONIA 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

SHADOW DIAGRAMS

CHECKED BY REVISION INHAUS-14 PROJECT #

2519



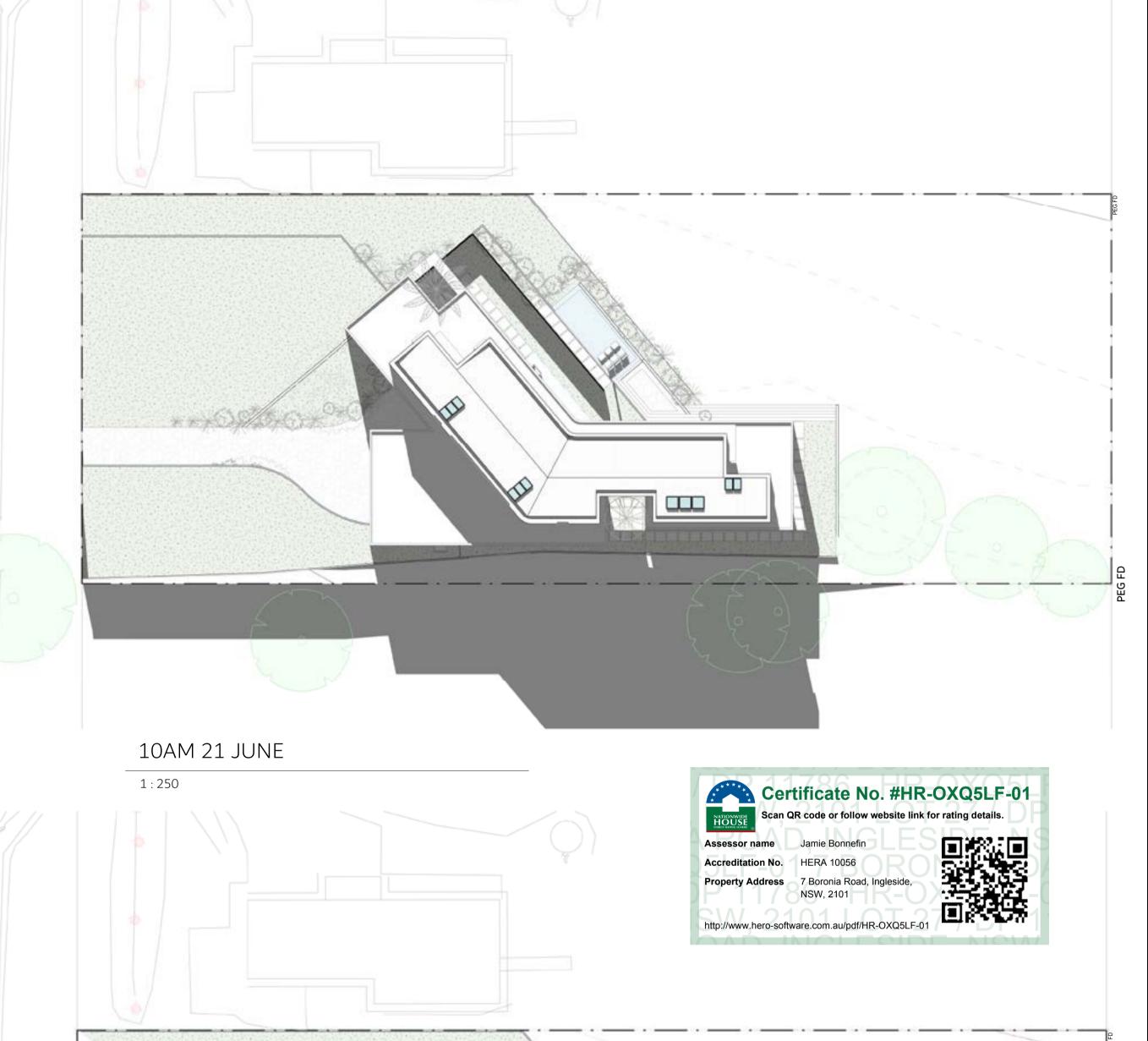
BORONIA

11AM 21 JUNE

1:250

VISUAL SCALE 1:250 @ A1

1:250





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



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BORONIA

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

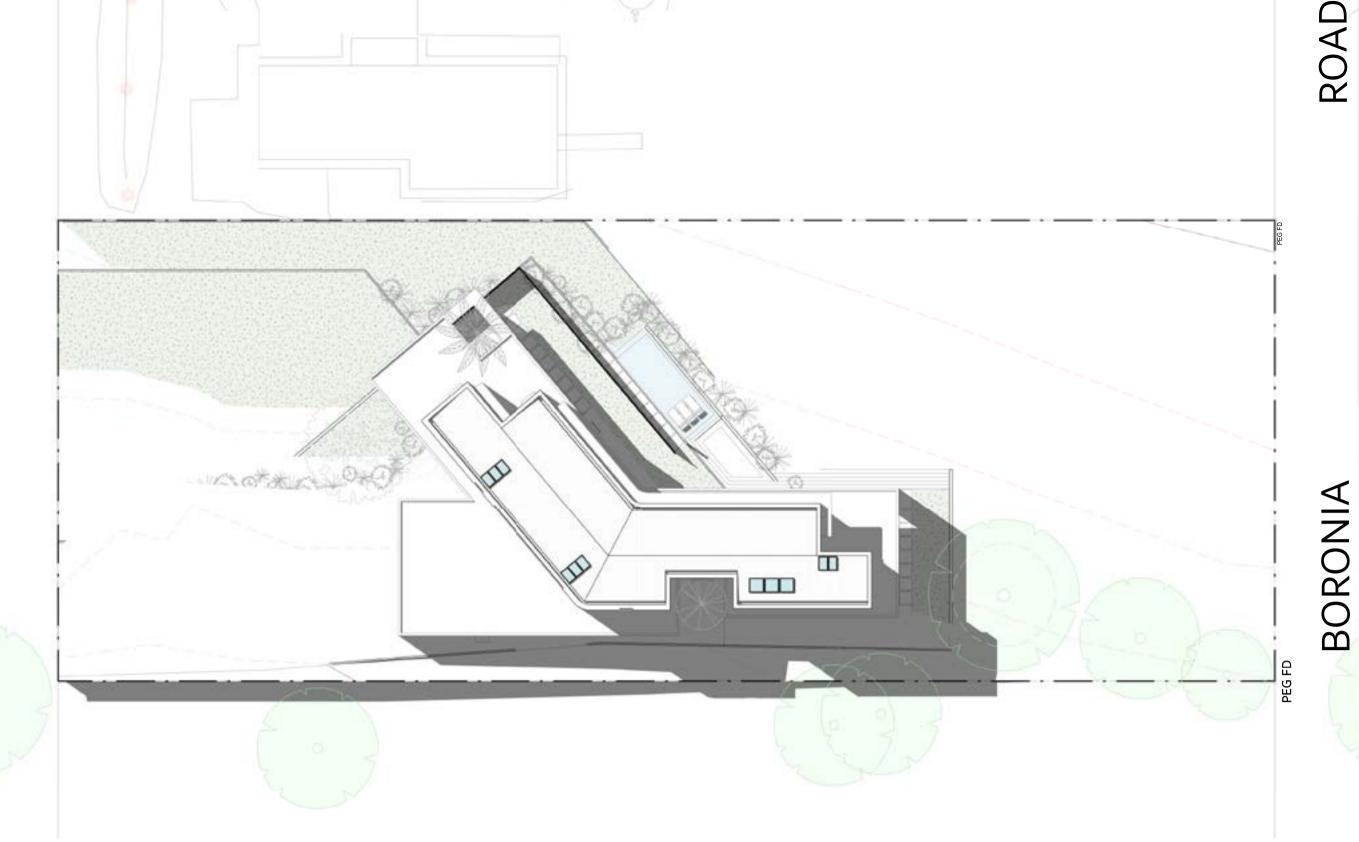
110 BRICK 250 BRICK VENEER 270 DOUBLE BRICK 130 CLADDING 200 HEBEL WALL

SHADOW DIAGRAMS

CHECKED BY REVISION INHAUS-15

PROJECT#

2519



1PM 21 JUNE

1:250



3PM 21 JUNE

1:250

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

VISUAL SCALE 1:250 @ A1

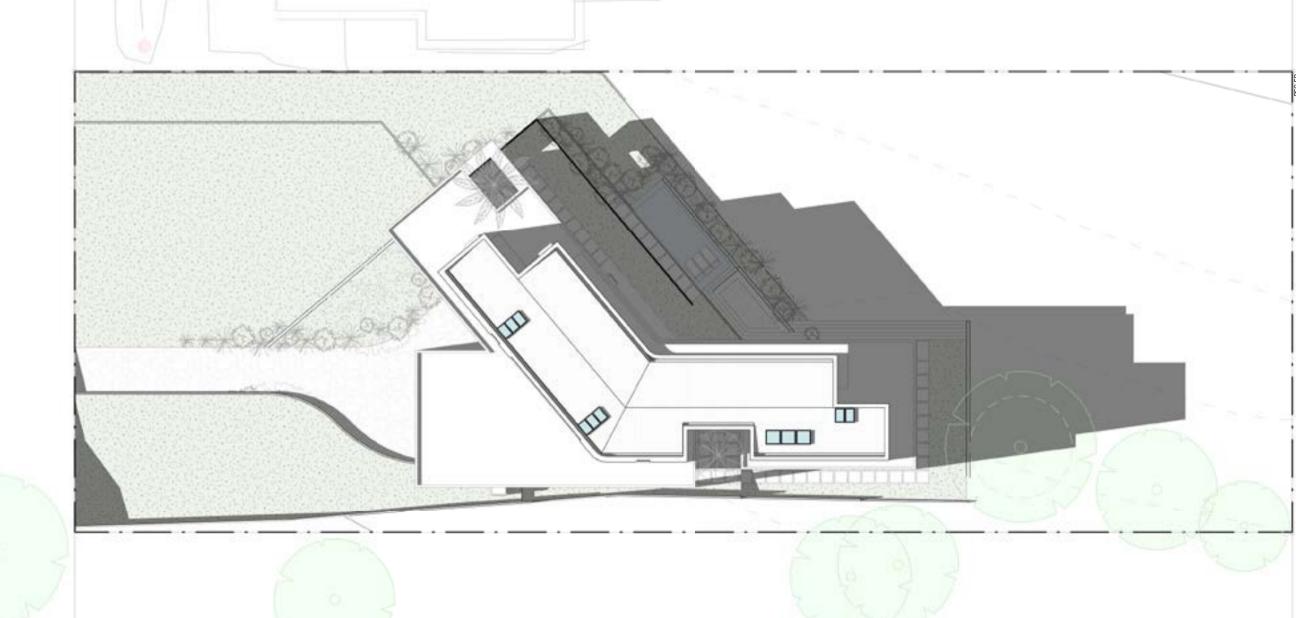


1:250



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4PM 21 JUNE

1:250



bdaa

THIS DRAWING A

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BORONIA RD - TWO STOREY

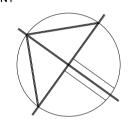
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SCALE AS INDICATED @ A1

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LEGEND

NOTE: RED DASH LINES INIDICATES
WHAT IS TO BE DEMOLISHED

NOTE: DEMOLITION TO BE UNDERTAKEN
IN ACCORDANCE WITH AS2601

DEMOLITION PLAN

CHECKED BY JE

DWG # REVISION

INHAUS-16

PROJECT # 2519

NOT FOR CONSTRUCTION

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.



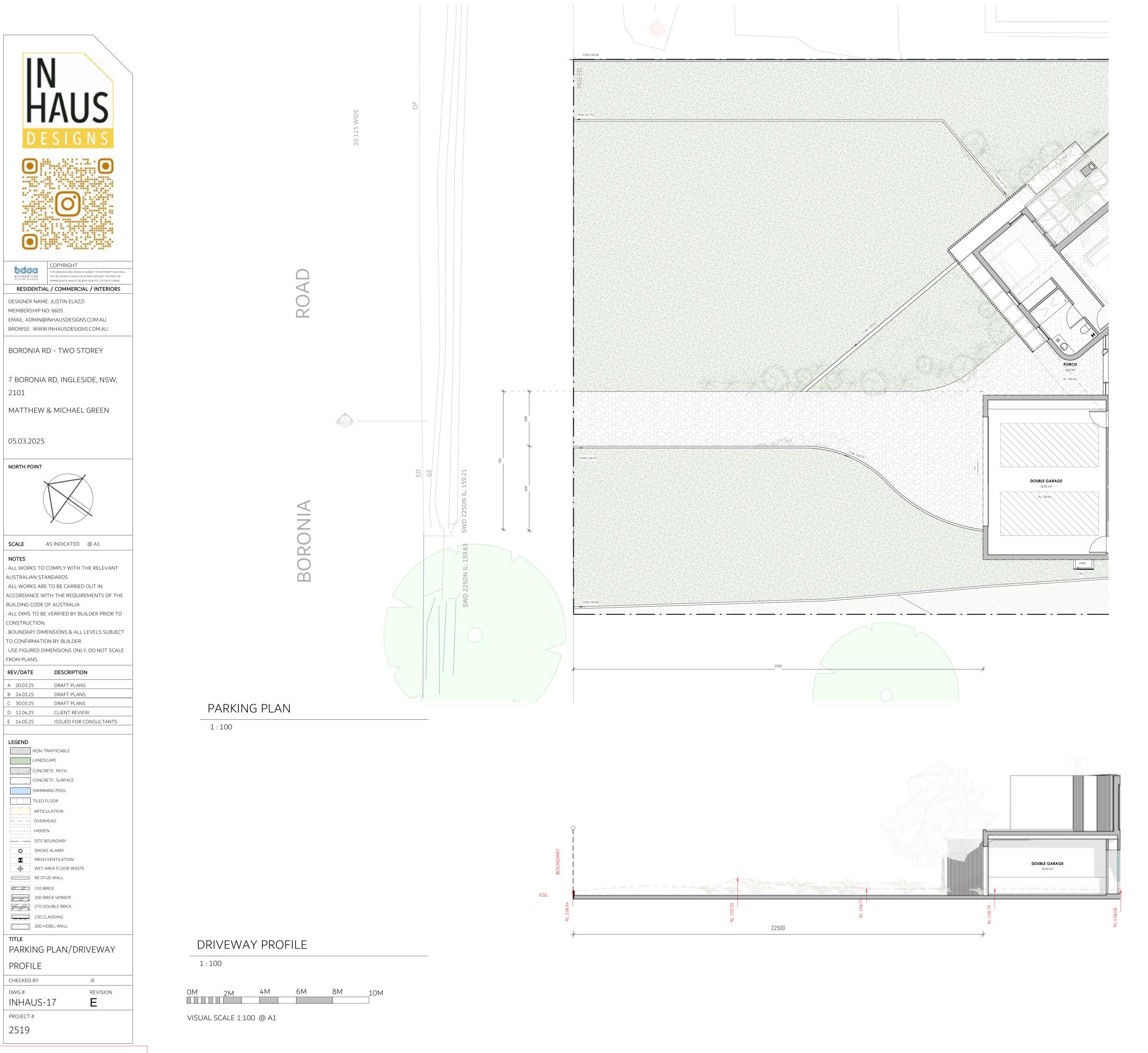
· 				
 - 				
	VACANT	SITE - NO DEMOLITION REQUIRED		
•				
! !				
L	 		 	

DEMOLITION PLAN

1:150

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

VISUAL SCALE 1:100 @ A1



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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

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



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

BROWSE: WWW.INHAUSDESIGNS.COM.AU

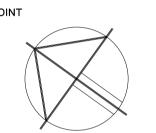
BORONIA RD - TWO STOREY

7 BORONIA RD, INGLESIDE, NSW,

MATTHEW & MICHAEL GREEN

05.03.2025

NORTH POINT



AS INDICATED @ A1

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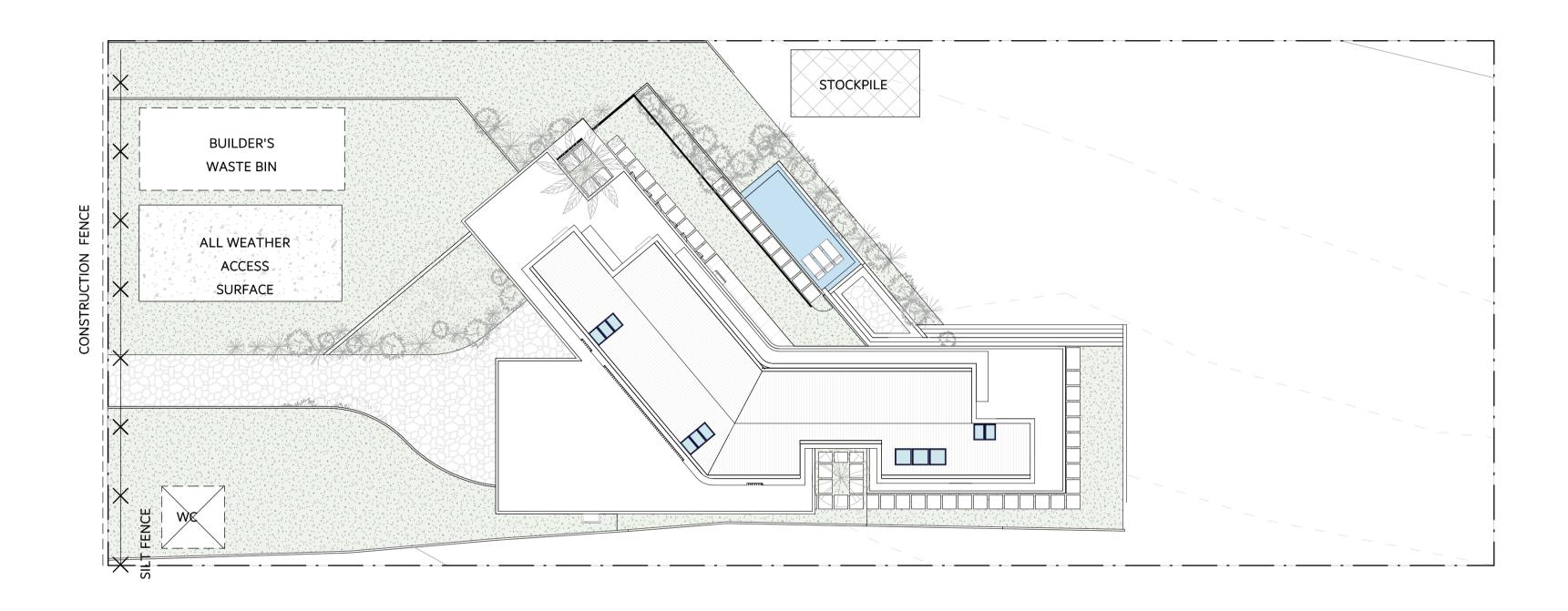
TITLE
SEDIMENT CONTROL PLAN

CHECKED BY	JE
DWG#	REVISION
INHAUS-18	E

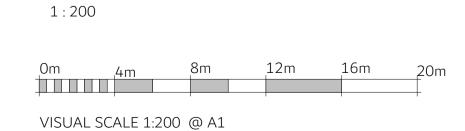
PROJECT# 2519

NOT FOR CONSTRUCTION





SEDIMENT CONTROL PLAN



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

> STORMWATER GRATE WRAPPED IN GEOTEXTILE FILTER SAND BAG BARRIERS

> > SEDIMENT DAM

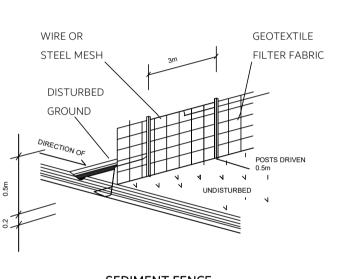
1. ALL EROSION AND SEDIMENTATION CONTROL MEASURES, INCLUDING REVEGETATION AND STORAGE OF SOIL AND TOPSOIL, SHALL BE IMPLEMENTED TO THE STANDARDS OF THE SOIL CONSERVATION OF NSW. 2. ALL DRAINAGE WORKS SHALL BE CONSTRUCTED AND STABILIZED AS EARLY AS POSSIBLE DURING

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

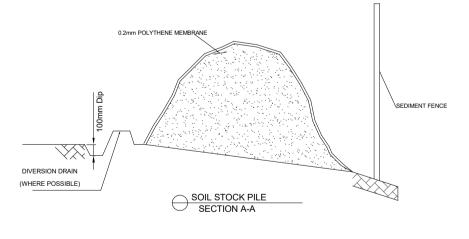
- 1. ERECT SILT FENCE AND GRAVEL DRAIN.
- 2. DEMOLISH EXISTING STRUCTURES.
- 3. EXCAVATE STRIP FOOTINGS, ACCORDING TO ENGINNERS DETAILS. 4. FINISH CONSTRUCTION.
- 5. FINISH LANDSCAPING.

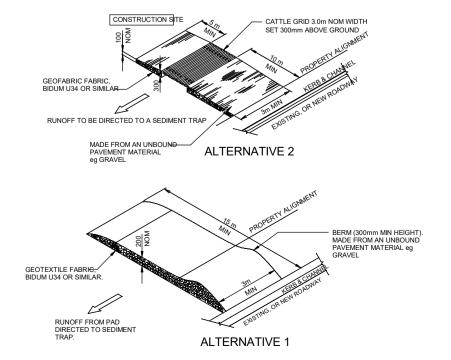
TRAPPED SEDIMENT WILL

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
- BE REMOVED TO A NOMINATED STOCKPILE.







bdaa

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BORONIA RD - TWO STOREY

7 BORONIA RD, INGLESIDE, NSW, 2101

MATTHEW & MICHAEL GREEN

05.03.2025





SCALE AS INDICATED @ A1

NOTES

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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
	A 20.03.25 B 24.03.25 C 30.03.25 D 12.04.25

LEGEND

TITLE
SCHEDULE OF COLOURS AND
FINISHES

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DWG#
REVISION
E

PROJECT # 2519

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SELECTED CSR HEBEL MOULDINGS. FROM HEBEL.

SELECTED DULUX

RENDER PAINT -

VIVID WHITE



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

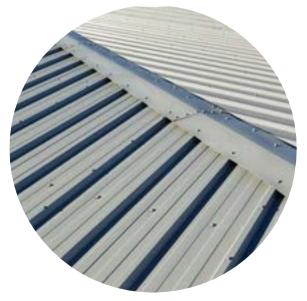
SHADING DEVICES



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



SELECTED STONE
CLADDING FROM
ARMSTONE; LOOSE
STONE CLADDING





TRAPEZOIDAL ROOF.

(MIN. 2 DEGREE

PITCH)





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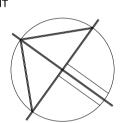
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05.03.2025

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LEGEND

BASIX COMMITMENTS

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INHAUS-20

PROJECT #

2519

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CERTIFIED ENERGY - SUMMARY COMMITMENTS TABLE

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

Project Details			Accredditat	ion Number: HERA 10056				
Project Details	Proposed:	Single Dwelling		Address:	7 Boronia Rd Ingleside NSW 2101			
Pr De	Lot Number:	27		DP NUMBER:	11786			
			NatHERS Cartifica	ate Number: #HR-OXQ5LF-0	1			
			Nathers Certifica	Windows				
			For detailed window spec	cifications please refer to NatHERS Certifica	ate			
		(NSW BASIX Therm		e of SHGC Value & U Value =< than w	,			
	Glazing		Glass Type	Alumain	Frame Type			
	Skylights		Double Glazed Clear	Alumin	ium (Standard)			
	Skylights		Double Glazed Clea	ar	Aluminium (Standard)			
	External walls			Requirements				
	Cavity brick			Light colour	R1.7 Bulk + Reflective foil			
	Internal walls							
			Garage internal walls, Laundry, FF					
	Cavity wall, direct fix plasterboard		Baths	R2.5 Bulk insulation				
	Cavity wall, direct fix plasterboard			No insulation				
Thermal Comfort	Floors			22.0	VDC (Futruded Delucturene) + D1 O Clab Edge			
mf	Concrete slab on ground Suspended concrete slab		Futorinal/avenaged areas	R2.0 R4.0	XPS (Extruded Polystyrene) + R1.0 Slab Edge			
Ö	Suspended concrete slab		External/exposed areas	K4.0				
al (Ceiling							
Ě	External ceiling -	Plasterboard		R6.0 Bulk insulation				
Jei	External ceiling -	Concrete, plasterboard		R6.0 Bulk insulation				
F	Internal ceiling -	Plasterboard		No insulation				
	Roof							
				Light Colour (solar absorptance < 0.475)				
	Corrugated iron			R1.8 Bulk + Reflective side down, No air				
	Concrete			R1.79 XPS (Extruded Polystyrene)				
	Calling Day stocking							
	Ceiling Penetrations Lighting specification			Duralling is vated with Assumed downli	ght as per NatHERS Tech Note "Ceiling Penetration	000 0 4 to 0 8"		
	Ceiling fans				lled in the rooms mentioned in the NatHERS repo			
	Overshadowing details			Adjoining units calculated into model ca				
	Site							
	Orientation of nominal north elevation	on		As shown on plans				
	* Approved fireproof downlight cove	ers HAVE been specified, which can be ful	ly covered by insulation. Ceiling penetrati	ons for exhaust dampers have been allowe	ed (to all			
	bathrooms, ensuites and internal laundry's) at the rate of 0.04 meters squared per exhaust fan penetration.							
	Fishers			ficate Number: 1797687S				
	Fixtures Shower head rating		Specification 4 star (> 4.5 but <= 6 L/min)	Alternative water details Rainwater tank size	lie dit dalue l	20001		
	Toilet rating		5 star	Connected to:	Individual Garden and lawn areas	2000L All toilets	Laundry	
	Kitchen taps rating		5 star	commedica to:	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	
Water	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	
Š	Control switch	Manual switch on/off	Control switch	Manual switch on/off	Control switch	Manual switch on/off	01 1001	
જ	Cooling	a.raar surteen sin, sin	control strices	Heating				
Energy	Individual systems - living areas	1-phase airconditioning	EER 3.0 - 3.5	Individual systems - living areas		1-phase airconditioning	EER 3.0 - 3.5	
era	Individual systems - bedroom areas	1-phase airconditioning	EER 3.0 - 3.5	Individual systems - bedroom areas		1-phase airconditioning	EER 3.0 - 3.5	
En	Appliances							
	Cooktop/oven		Electric cooktop & electric oven		Private Indoor or sheltered clothes drying line			
	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					



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



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BORONIA RD - TWO STOREY

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MATTHEW & MICHAEL GREEN

05.03.2025

NORTH POINT



AS INDICATED @ A1 SCALE

NOTES

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LEGEND

NATHERS COMMITMENTS

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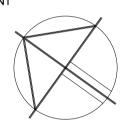
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LEGEND

TITLE

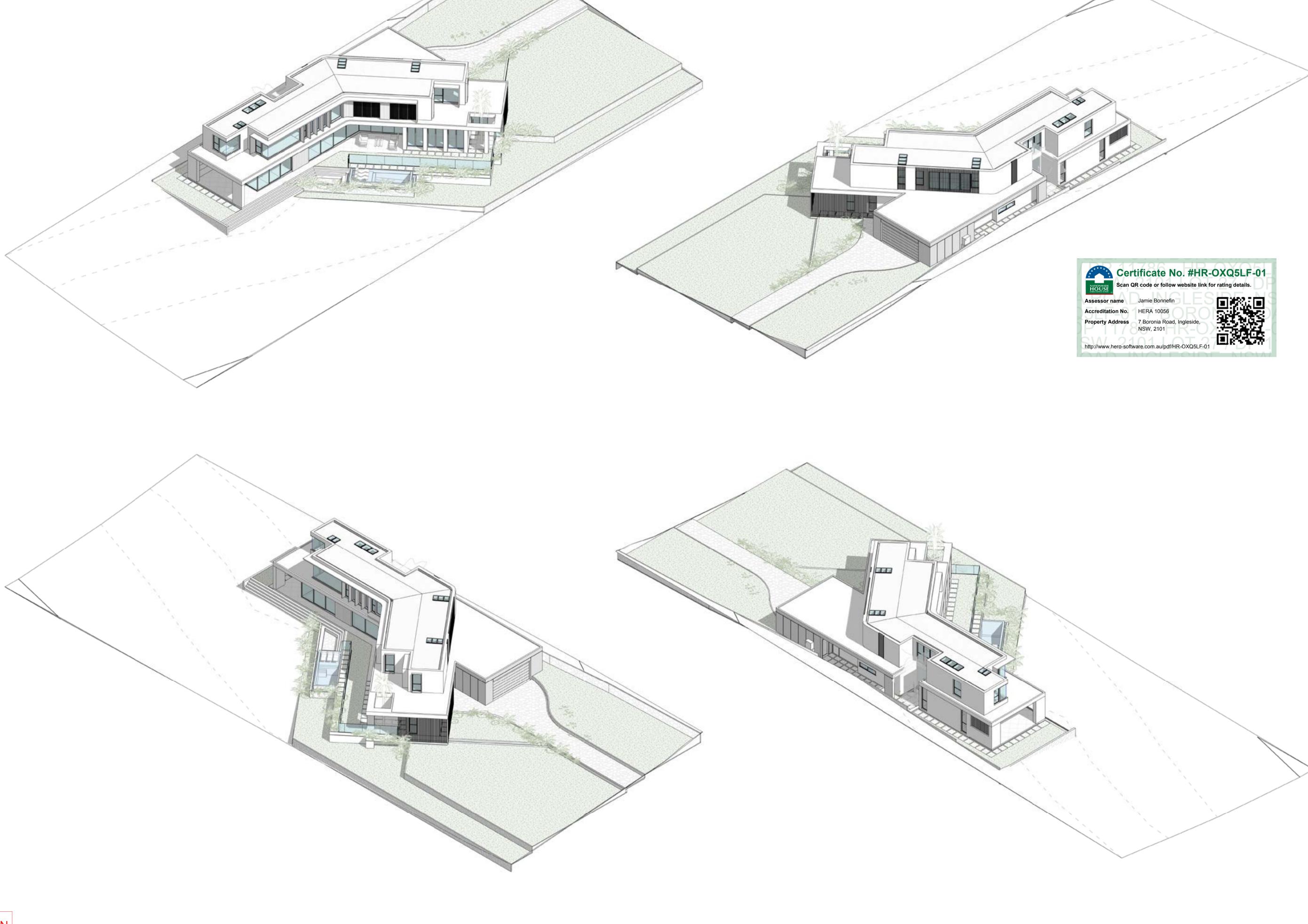
3D PERSPECTIVES

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05.03.2025





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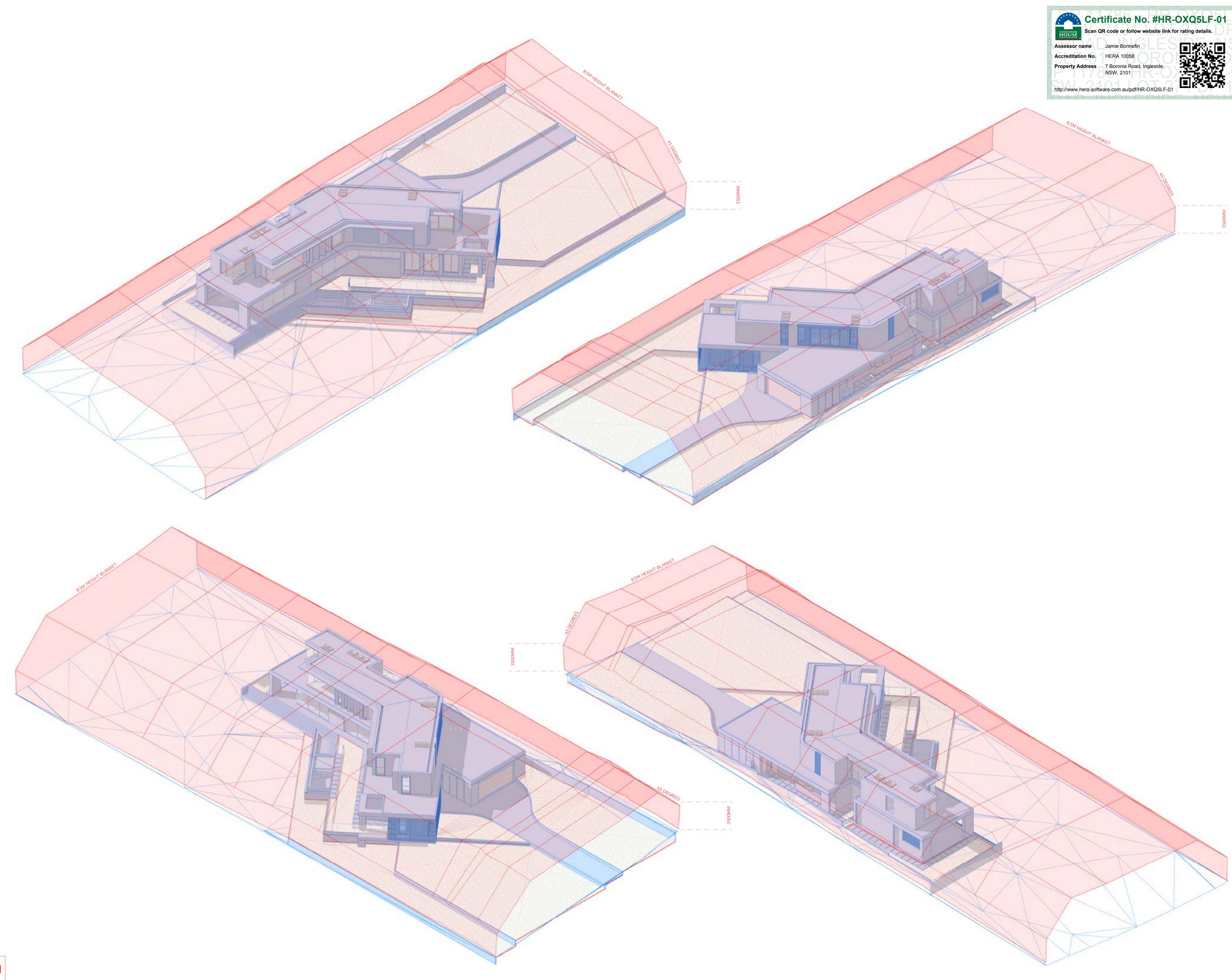
LEGEND

BUILDING ENVELOPE

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REVISION



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LEGEND

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

H1 STRUCTURE

* 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

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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

- 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

* 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)

* SUB-SOIL AREAS WHERE EXCESSIVE SOIL MOISTURE PROBLEMS MAY OCCUR

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

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

* 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

* STAIRS WILLL BE SERVICED BY A HANDRAIL IN ACCORDANCE WITH THE REQUIREMENTS OF CLAUSE 11.3.1 TO 11.3.6

* THRESHOLDS WILL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF CLAUSE 11.2.6 OF VOLUME 2 OF

* 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

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.

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

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

FLOOR WASTE - WET AREA - ALL PROVIDED FLOOR WASTE TO HAVE FLOOR FALLS TO THEM BETWEEN 1:50-1:80 AS PER NCC HOUSING PROVISIONS

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

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 14,000MM² 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

EXHAUST SYSTEMS - THE BATHROOM &/OR SANITY COMPARTMENT/S WITH AN EXHAUST SYSTEM AND NOT PROVIDED WITH COMPLIANT NATURAL

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

NCC/AS - GENERAL NOTES

INHAUS-30 PROJECT#

CHECKED BY

2519

NOT FOR CONSTRUCTION

REVISION





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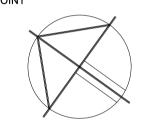
BORONIA RD - TWO STOREY

7 BORONIA RD, INGLESIDE, NSW,

MATTHEW & MICHAEL GREEN

05.03.2025





AS INDICATED @ A1

· ALL WORKS TO COMPLY WITH THE RELEVANT 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/DAT		V/DATE	DESCRIPTION
	Α	20.03.25	DRAFT PLANS
	В	24.03.25	DRAFT PLANS
	С	30.03.25	DRAFT PLANS
	D	12.04.25	CLIENT REVIEW
	Е	14.05.25	ISSUED FOR CONSULTANTS

LEGEND

NCC/AS - STAIRS

CHECKED BY **REVISION** INHAUS-31 PROJECT#

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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-
- not more than 18 and not less than 2 risers in each flight; and
- 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
- 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 betweenadjacent risers, or between adjacent goings, is not more than 5 mm;
- the largest and smallest riser within a flight, or the largest and smallest
- going within a flight, is not more than 10 mm; and risers which do not have any openings that would allow a 125 mm sphere to
- 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.

pass through between the treads; and

- (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-
- 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
- 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-
- for tapered treads, other than treads in a spiral stainwaynot more than 1 m in width, the middle of the unobstructed width of the

stairway (see Figure 11.2.2b); and

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

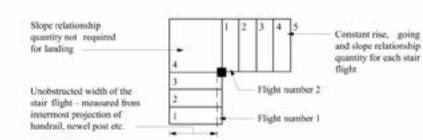
Riser (R) (see Figure 11.2.2f)		Going (G) (see Figure 11.2.2f)		Slope relationship (2R+G)	
Max	Min	Max	Min	Max	Min
190	115	355	240	700	550
220	140	370	210	680	590
	Max 190	Figure 11.2.2f) Max Min 190 115	Figure 11.2.2f) Figure 11.2.2f) Max Min Max 190 115 355	Figure 11.2.2f) Figure 11.2.2f) Max Min Max Min 190 115 355 240	Figure 11.2.2f) Figure 11.2.2f) relati Max Min Max Min Max 190 115 355 240 700

▼ Table Notes

Riser and going dimensions must be measured in accordance with Figure 11.2.21

Table 11.2.2h Ricer and going dimensions (mm) - etainwaye conving

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



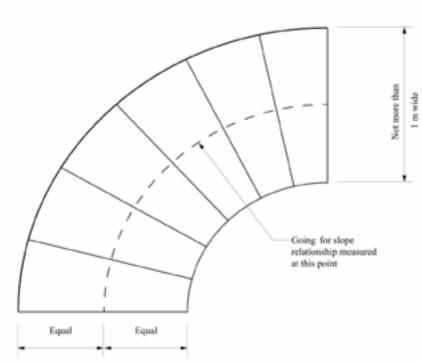


Figure 11.2.2c Measurement of slope relationship — Plan view — Tapered treads more than 1 m wide

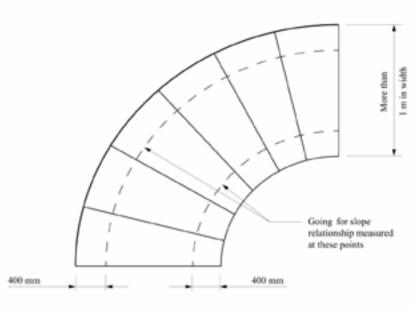
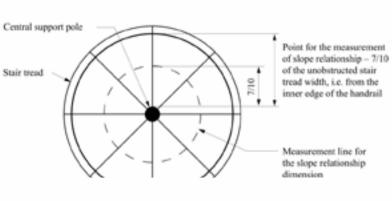


Figure 11.2.2d Spiral stairs — Measurement for slope relationship



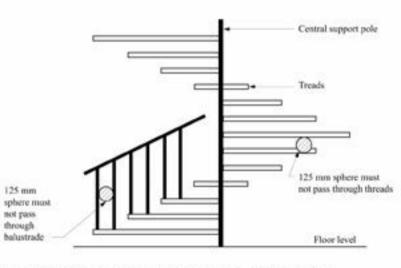
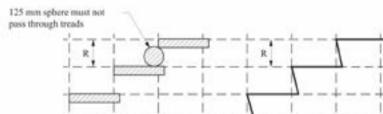


Figure 11.2.2f Riser and going dimensions — Measurement



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

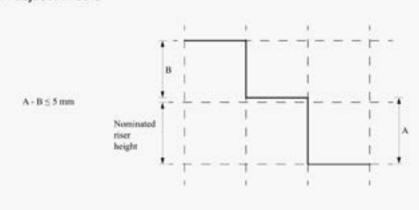
Explanatory information: Going and riser dimensions

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 gaings) 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 <u>riser</u> height is exceeded by <u>riser</u> A. As a consequence <u>riser</u> 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.

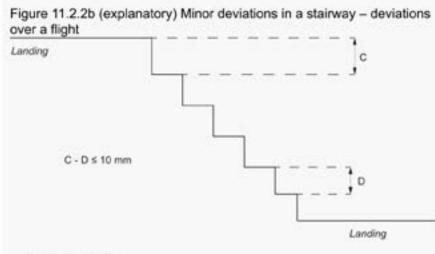
Figure 11.2.2a (explanatory) Minor deviations in a stairway — deviation in adjacent risers



▼ Figure Notes

1. A = larger riser of two adjacent risers

B = smaller <u>riser</u> of two adjacent <u>risers</u>. 3. This diagram only shows deviations in risers, however the same principle can



▼ Figure Notes

- 1. C = largest riser of the flight. D = smallest <u>riser</u> of the <u>flight</u>.
- 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 <u>riser</u> 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

- A barrier required by 11.3.3¹⁴ must comply with (2) to (11).
- (2) The height of a barrier must be in accordance with the following:
- 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).
- The height must not be less than-
- 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
- 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 fanding (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
- (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:
- 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
- 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 11.3.615.
- (10) A glass barrier or window serving as a barrier must comply with H1D8 16 and the elevant 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

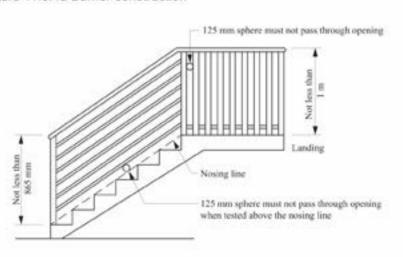
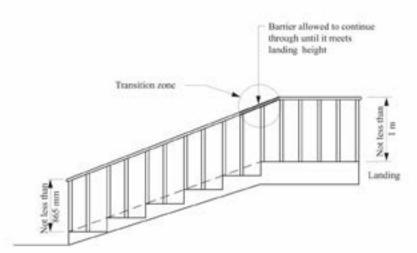


Figure 11.3.4b Measuring heights for barriers and handrails and where transition zones are allowed



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.

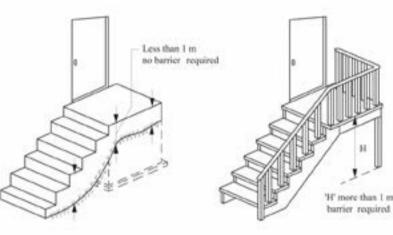
Section 8 contains the glazing assembly provisions for glass harriers and

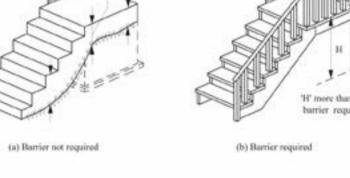
11.3.3 Barriers to prevent falls

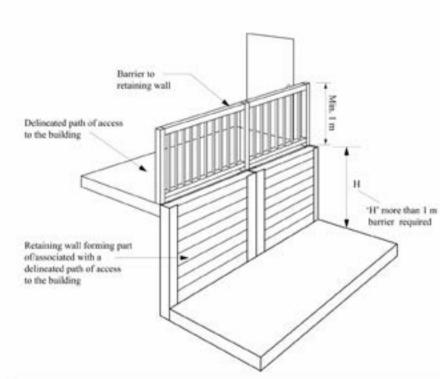
- (1) A continuous barrier must be provided along the side of a trafficable surface, such
- a stairway, ramp or the like; and
- a floor, corridor, hallway, balcony, deck, verandah, mezzanine, access bridge or the like; and
- a roof top space or the like to which general access is provided; and
- any 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 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 13 contains the requirements for the construction of

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-
- be located along at least one side of the stairway flight or ramp; and
- 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
- 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);
- 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
- a landing; or
- a winder where a newel post is installed to provide a handhold.

Explanatory information

- 11.3.5 addresses requirements regarding location, height and extent of handralls. Where a barrier and handrall are installed together, 11.3.5 is to
- be read in conjunction with 11.3.317, 11.3.418 and 11.3.619 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.
- 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
- 11.3.5(1)(c) requires a minimum handrail height of 865 mm. This height provides comfort, stability, support and assistance for most users.

few treads from the bottom of the stairway.

11.3.5(2) outlines where a handrail need not be provided, this includes where a stairway or ramp is providing a change in elevation less than 1 m; or

a landing for a stairway or ramp; or

a winder in a stairway if a newel post is installed to provide a









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BOUNDARY DIMENSIONS & ALL LEVELS SUBJECT

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

LEGEND

AS3740 (WATERPROOFING)

CHECKED BY REVISION INHAUS-32 PROJECT#

2519

AS3740 Summary

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 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

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

a shower area with a curtain; a shower over bath with curtain;

a shower area with no curtain; or an area where a shower screen partitions one side of the shower, the entry to

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.

the shower is open, and the spray from the rose can still exit the shower past the

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 3.3.1, are deemed to be

Walls

Concrete in accordance with AS 3600.

Cement render

Pibre cement sheeting manufactured in accordance with AS/NZS 2908.2. Water-resistant plasterboard sheeting manufactured in accordance with

Masonry in accordance with AS 3700

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.

Concrete in accordance with AS 3600 and AS 2870.

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

Fibre cement sheeting manufactured in accordance with AS 2908.2, and supported 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 -

waterproof in accordance with AS/NZS 4858, where waterproof to waterproof

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

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:

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

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

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.

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

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).

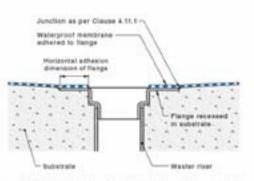


Figure 4.3.1(A) - Typical membrane termination at leak control flunge

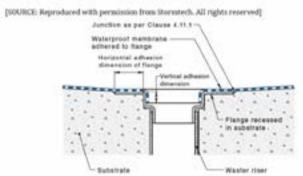


Figure 4.3.1(B) - Typical membrane termination at leak control flange with down leg

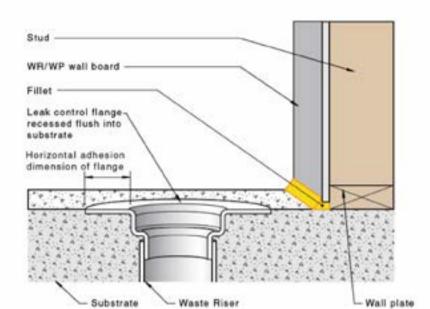


Figure 4.3.1(C) — Generic leak control flange adjacent to a wall

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 ecessed 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.

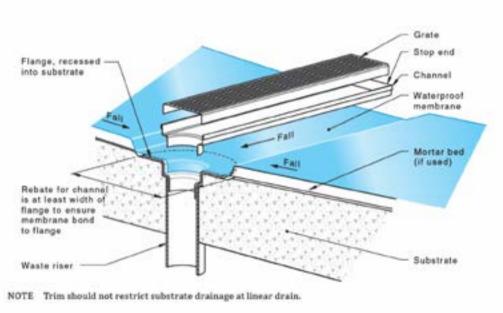


Figure 4.3.2 - Linear drain single outlet centrally located

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

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 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.

equivalent to that of a wood float or light broom finish. Priming may be required for some types of membrane.

NOTE 4 Surface irregularities may be addressed by grinding, shot blasting, scarification, localized filling, selflevelling 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

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

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 -

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

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 -

be an enclosed shower area as defined in Clause 1.3.31.

have one of the following:

A waterstop that finishes a minimum of 5 mm above the finished floor level, under

A hob at the extremity of the shower area.

A step-down of minimum 15 mm from the finished floor level at the extremity of the

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

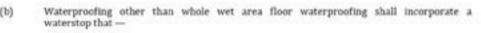
The following requirements apply to perimeter flashing at floor level openings:

have a vertical waterstop where the shower screen abuts the wall.

(a) Whole wet area floor waterproofing shall incorporate —

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

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



has a vertical leg finishing flush with the top of the finished floor level installed at

is integral with the perimeter flashing.

Perimeter flashing to wall, floor surfaces, and door openings shall -

be continuously sealed to the horizontal surface;

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.

Waterstops at cavity sliders shall -

be returned across the cavity opening; and

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

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

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

Timber door frames shall not be embedded into the tiles.

There shall be a sealed gap of a minimum of 2 mm between the door architrave and the floor. The underside of the door jamb and architrave shall be treated to resist moisture.

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

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

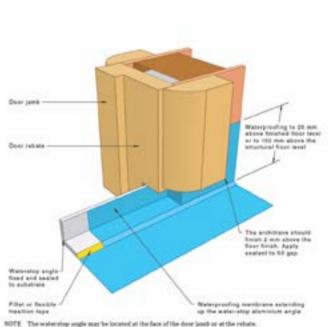
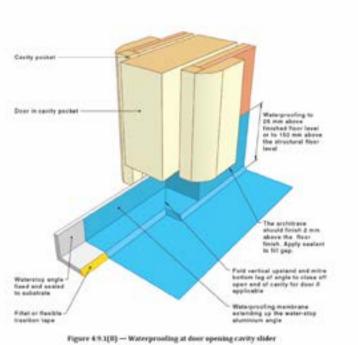


Figure 4.9.1(A) — Example of liquid waterproofing at door opening framework



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.

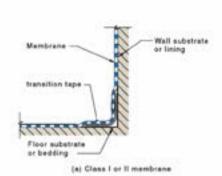
NOTE 1 Typical transition tape details are shown in Figure 4.10.

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
1	10 % to 59 %	100 mm
11	60 % to 299 %	35 mm
111	≥ 300 %	12 mm



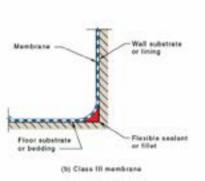


Figure 4.10 — Typical transition tape details

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:

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.

Type 2 — Where waterproof to water-resistant surfaces meet, a bead of sealant shall be

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

Type 4 — Where non-water-resistant or non-water-proof 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

4.11.2 Vertical flashing for shower wall junctions

deemed to be a water-resistant junction.

wall sheeting shall not penetrate the flashing.

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

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

Vertical flashing shall be used as follows: 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

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 -

full height of the wall to a Type 3 junction sealant as per Clause 4.11.1.

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

preformed shower bases or baths, each leg extends to the bottom edge of the wall NOTE 1 The membrane should be terminated to a Type 2 junction sealant as per

external membranes, each leg overlaps the top edge of the floor waterproofing

NOTE 2 Where a shower rose is ceiling mounted, the membrane should terminate to the











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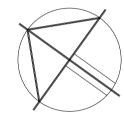
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REV/DATE DESCRIPTION

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Α	20.03.25	DRAFT PLANS
В	24.03.25	DRAFT PLANS
С	30.03.25	DRAFT PLANS
D	12.04.25	CLIENT REVIEW
Е	14.05.25	ISSUED FOR CONSULTANTS

LEGEND

AS3740 (WATERPROOFING)

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PROJECT# 2519

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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

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 --

with pre-formed flange systems; (b) the tap body to the membrane; or

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:

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

Waterproofing shall be applied to all surfaces and fillets or bond breakers shall be applied

Internal linings of niches shall be separated from any wall linings on the opposite side

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

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.

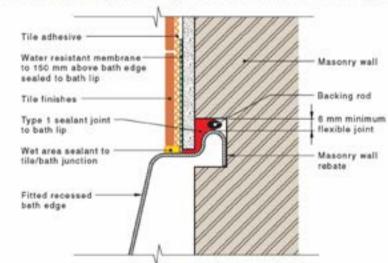


Figure 4.13.2.2(A) - Bath with no shower over it - Fitted bath - Masonry wall

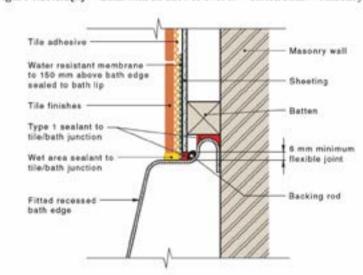


Figure 4.13.2.2(B) — Bath with no shower over it — Fitted bath — Masonry wall with sheet spaced via battens

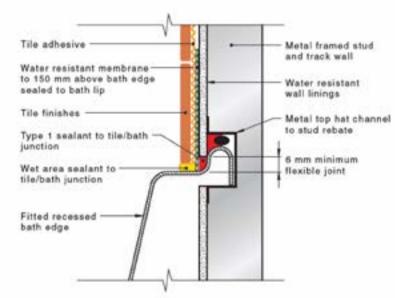


Figure 4.13.2.2(C) - Bath with no shower over it - Fitted bath - Metal framed wall

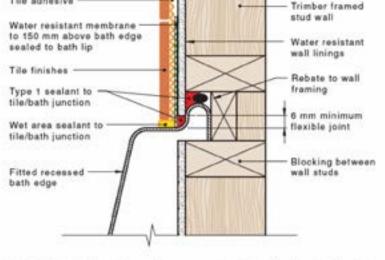


Figure 4.13.2.2(D) - Bath with no shower over it - Fitted bath - Timber-framed wall

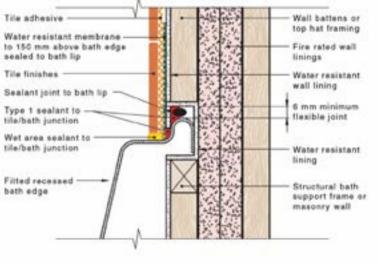


Figure 4.13.2.2(E) — Bath with no shower over it — Fitted bath — Fire rated framed wall

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.

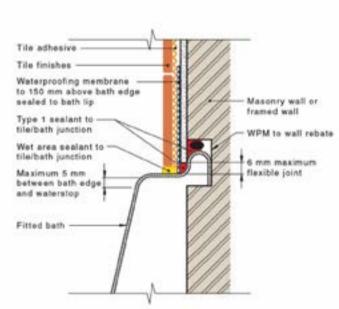


Figure 4.13.3(A) - Shower over bath - Fitted bath - Framed or masonry walls

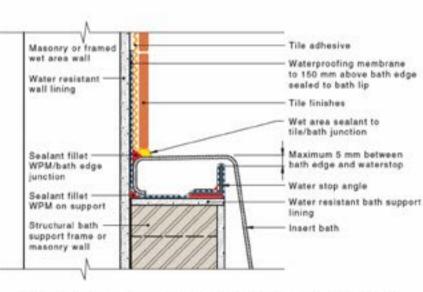


Figure 4.13.3(B) - Shower over bath - Fitted bath - Fitted against wall

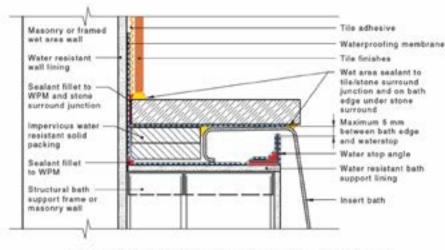


Figure 4.13.3(C) - Shower over bath - Insert bath - Stone surround

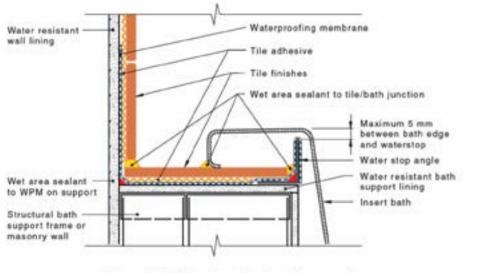


Figure 4.13.3(D) - Insert bath - Tile surround

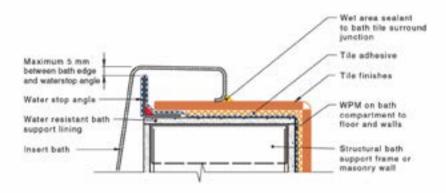


Figure 4.13.3(E) - Shower over bath - Insert bath - Bath compartment wall

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:

- Waterproofing underneath spa to 150 mm vertical termination to internal spa shell.
- 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.
- Where non-proprietary access to the pump is provided, water is to be excluded from entering
- Pump mountings to be sealed so as not to perforate the membrane.
- Provision of ventilation under spa shell to manage condensation.
- Where drainage is provided under the spa, provision of that drainage at membrane level with
- 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 -

- flush with the shower area side of the hob; or
- overhanging into the shower area; or

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 -

- flush with the finished vertical surface of the step-down; or
- overhanging into the shower area; or
- inside the step-down of the shower area.

4.15.3 Showers without hobs or step-downs The shower screen shall be positioned -

- over the top of the waterstop that defines the shower area; or
- 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

- Membrane shall be protected from abrasive damage when placing and vibrating the topping
- concrete by installing a protective underlayment. Membrane detail to vertical surfaces and walls are to be protected against damage caused
- when placing and polishing the concrete and incompatible sealers. 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.

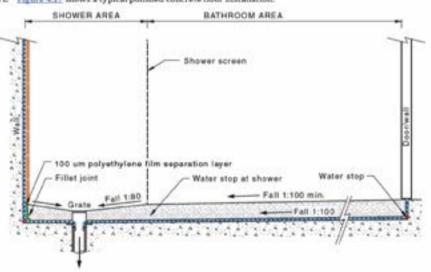


Figure 4.17 — Polished concrete floor for unenclosed shower

4.18 Floor heating

Underfloor heating cables shall not penetrate waterproofing membranes. Underfloor heating cables shall not penetrate waterstop angles.

