

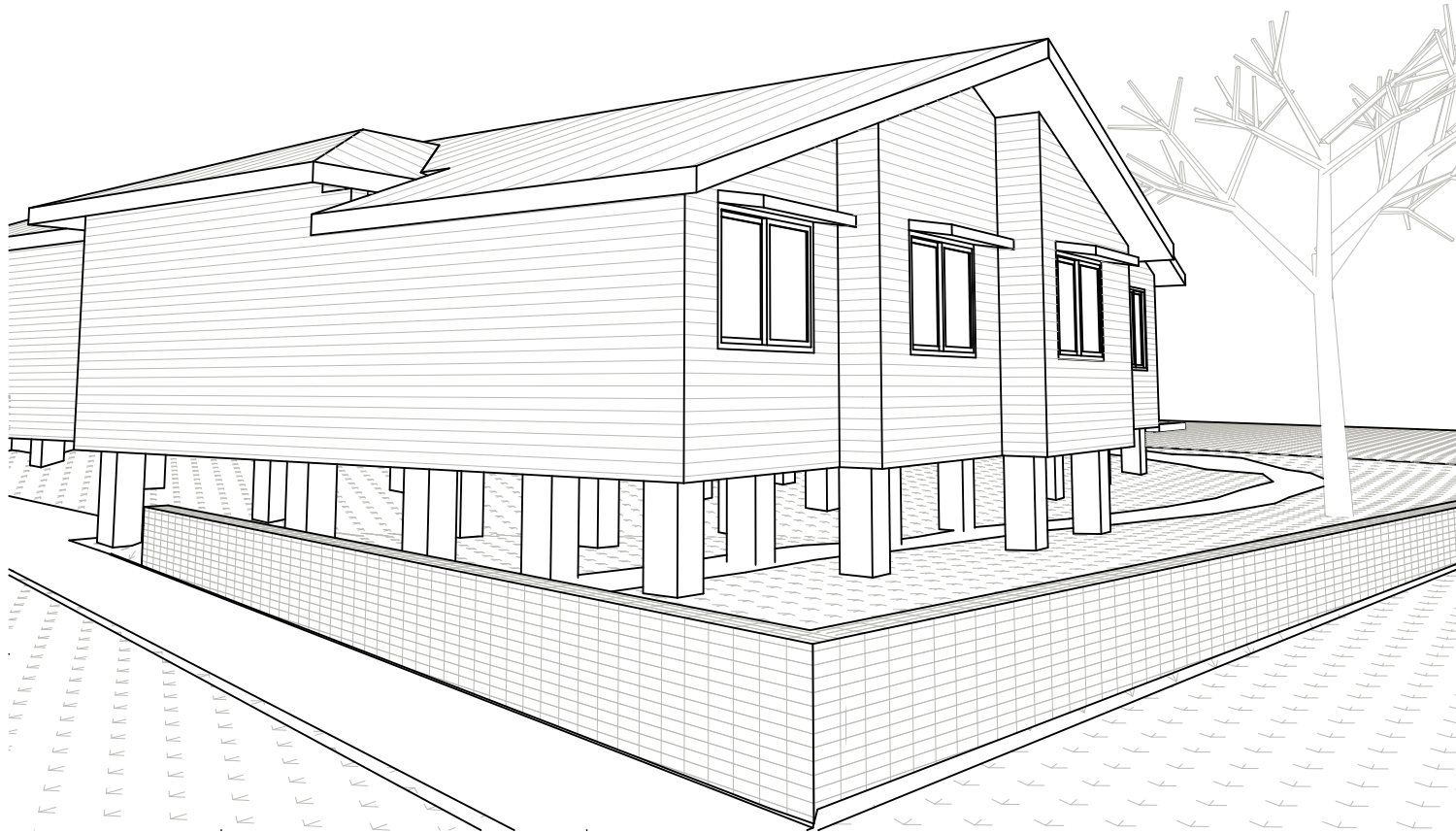
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Alterations & Additions to Existing Health Services Facility





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01	1st Revision	19/03/2025
02	2nd Revision	20/03/2025
03	3rd Revision	21/03/2025
04	For Consultant	27/03/2025
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06	Finishes Sheet	17/04/2025

1.0 GENERAL

1.1 ALL DIMENSIONS SHALL BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF ANY WORK

1.2 ALL MATERIALS SHALL COMPLY WITH RELEVANT CURRENT AUSTRALIAN STANDARDS AND UNLESS OTHERWISE STATED ON THE PLANS SHALL BE NEW AND THE BEST OF THE THEIR RESPECTIVE KIND AND SUITABLE FOR THEIR INTENDED PURPOSES.

1.3 ALL WORKMANSHIP SHALL COMPLY WITH RELEVANT CURRENT AUSTRALIAN STANDARDS AND TO GOOD TRADE PRACTICES

1.4 ALL WORK SHALL BE IN ACCORDANCE WITH REQUIREMENTS OF THE RESPECTIVE AUTHORITY HAVING JURISDICTION OVER THE WORKS.

1.5 THE ARCHITECTURAL DRAWINGS SHOULD BE READ IN CONJUNCTION WITH THE SPECIFICATION, SCHEDULES AND CONSULTANTS DRAWINGS THAT FORM PART OF THE CONSTRUCTION DOCUMENTS REFERRED TO IN THE "BUILDING CONTRACT".

1.6 DO NOT SCALE FROM DRAWINGS. NOTIFY OF ANY ERRORS OR OMISSIONS BEFORE PROCEEDING WITH ANY WORKS

1.7 ENSURE THAT SUBSTRATES ARE SUITABLE FOR THE INTENDED SUBSEQUENT FINISHES. COMMENCEMENT OF WORK ON THE SUBSTRATES IMPLIES ACCEPTANCE BY THE SUBCONTRACTOR OF THE SUBSTRATES ON WHICH FINISHES ARE APPLIED.

1.8 CONTRACTOR IS TO SUPPLY ALL EQUIPMENT NECESSARY FOR THE COMPLETION OF THE RESPECTIVE WORKS.

1.9 CONTRACTOR IS RESPONSIBLE FOR THE PROGRESSIVE CLEAN UP DURING AND AFTER THE COMPLETION OF RESPECTIVE WORKS

2.0 EARTHWORKS2.1 UNLESS OTHERWISE STATED, REMOVE TOPSOIL TO A MINIMUM DEPTH OF 200mm INCLUDING ALL ROOTS, AND OTHER MATTER, AND REQUIRED BY THE SOIL CONDITION AND/OR BUILDER. PROVIDE SUITABLE CLEAN FILL AND COMPACT IN LAYERS NOT GREATER THAN 300mm TO REDUCE LEVELS AS SHOWN.2.2 DO NOT EXCAVATE SERVICES TRENCHES WITHIN AN ANGLE OF 45 DEGREES DOWN FROM THE BOTTOM EDGE OF THE FOOTING.2.3 ALL RETAINING WALLS TO BE TREATED WITH "BITKOTE" WATERPROOFING AGENT

3.0 CONCRETE

3.1 ALL CONCRETE REINFORCEMENT AND FORMWORK SHALL BE TO STRUCTURAL ENGINEERS DETAILS, RELEVANT BUILDING CODES AND STANDARDS

3.2 THE FOOTING AND SLAB CONSTRUCTION IS TO COMPLY WITH AS 2870

3.3 PROVIDE A PROPRIETARY VAPOUR BARRIER WHICH CONSISTS OF HIGH IMPACT RESISTANT POLYTHENE FILM MIN 0.2mm THICK WHICH HAS BEEN PIGMENTED AND BRANDED BY THE MANUFACTURER.

4.0 TERMITE PROTECTION:

4.1 PROVIDE ANTI-TERMITE TREATMENT UNDER THE BUILDING AREAS IN ACCORDANCE WITH AS 2057, AS 3660.1 AND APPENDIX D, FOR RETICULATED SYSTEMS.

4.2 BUILDER SHALL PROVIDE "BIFLEX" OR SIMILAR APPROVED ANTI-TERMITE TREATMENT IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARD CODES

5.0 BRICKWORK

5.1 BRICK WORK SHALL COMPLY WITH :

AS 3700 MASONRY CODE

AS A123 MASONRY CODE

5.2 BRICK GAUGE 7 STANDARD COURSES = 600mm. MORTAR FOR MASONRY CONSTRUCTION

5.3 TIES SHALL BE 3.5mm DIAMETER GALVANIZED WIRE KINKED FOR AND BUILT IN EVERY 5TH COURSE AT APPROXIMATELY 900mm CENTRES, WITH ADDITIONAL TIES AT THE RATE OF 1 TIE/300mm HEIGHT OF OPENINGS AND VERTICAL CONTROL JOINTS AND WITHIN 150mm OF OPENINGS. BUILD TIES INTO EACH LEAF AT LEAST 50mm.

5.4 VERTICAL CONTROL JOINTS SHALL BE 12mm WIDE FILLED AT COMPLETION WITH A CONTINUOUS FILLER STRIP.

5.5 CAVITIES TO BE KEPT CLEAR OF MORTAR. PROVIDE CAVITY BOARDS. TEMPORARILY OMIT BRICKS TO PERMIT RAKING OUT OF CAVITY BOTTOMS.

5.6 FORM WEEP HOLES EVERY FOURTH PERPEND ABOVE FLASHING AND CAVITY FILL KEEP CLEAR OF MORTAR. DO NOT LOCATE WEEPHOLES CLOSER THAN 500mm TO JOINTS IN DAMP PROOF COURSES OR FLASHING.

5.7 PROVIDE DAMP PROOF COURSES (DPC) IN THE BOTTOM 3 COURSES OF BRICK WORK AND SLAB AND/OR FOOTINGS. DPC ADDITIVE SHALL BE CLEAR IN ALL FACEWORK.

5.8 SETOUT BRICKWORK ACCURATELY, PLUMP, LEVEL AND PROPERLY BONDED. RISING WORK TO BE RAKED BACK, JAMBS, REVEALS, CORNERS, PERPENDS, ETC TO BE TRUE, PLUMB AND IN LINE WITH PERPENDS TRUE LINE. SETOUT DOOR FRAMES NEAR PERPENDICULAR WALL WITH A MERGIN OF 12mm OR GREATER THAN 50mm

5.11 BUILD IN ALCOR/PGI FLASHINGS AS FOLLOWS:

- WHEREVER SHOWN ON DRAWINGS
- CAVITY WALLS BUILT OF SLAB ON GROUND (WHERE NOT PARGED)
- OVER LINTELS TO EXPOSED OPENINGS - EXTEND THE FULL WIDTH OF OUTER LEAF CONTINUOUS ACROSS CAVITY 50mm INTO INNER LEAF 2c ABOVE
- OVER ROOF - EXTEND THE FULL WIDTH OF EXTERNAL LEAF, STEPPED TO ROOF SLOPE TURNED DOWN MIN. 50mm OVER BASE FLASHING. TURN UP IN CAVITY SLOPING INWARDS AND BUILT INTO INNER LEAF 1c ABOVE.
- DOOR/WINDOW STILES - EXTEND THE FULL HEIGHT 150mm WIDE FIXED TO FRAMES INTERLEAVED WITH SILL AND HEAD FLASHING AT EACH END.
- STRUCTURE OR SERVICES WITHIN 30mm OF OUTER BRICK LEAF IN CAVITY: VERTICAL FLASHING CONTINUOUS 1c BELOW FL TO ABOVE STRUCTURE OR FRAME. NOMINAL 300m WIDE.
- FOR HORIZONTAL STRUCTURES/SERVICES: CONTINUOUS FLASHING BUILT IN AS FOR OVER LINTELS
- AT CAVITY WALLS WITH GLASS BLOCK 300mm WIDE FIXED TO GLASS BLOCK FRAME AND TURNED AWAY IN CAVITY FROM INNER LEAF.

5.12 WHERE NECESSARY REINFORCE BELOW AND OVER OPENINGS WITH GALVANISED WOVEN WIRE FABRIC 75mm WIDE IN CENTRE OF EACH LEAF OPENING EXTENDING ALUMINIUM OF 600mm BEYOND THE OPENING.

5.13 UNLESS OTHERWISE SHOWN ON DRAWINGS

EXTERNAL FACE WORK: 230x110x76mm

WINDOW SILLS: 2c FACE BRICK SPLAYED SILLS

WINDOW HEADS: SOLID FACEBRICK COURSE

MAX SPAN (mm)	LINTEL SIZE (VERT X HORIZ X THICK)	BEARING EACH END (mm)
900	75x10x8	150
1200	75x75x8	150
1500	90x90x8	150
1800	100x75x8	230
2100	125x75x8	230
2400	125x75x10	230
2500	100x100x8	230
3000	150x90x10	230

7.0 CARPENTRY WORK

7.1 ROOF AND CEILING FRAMING SHOULD COMPLY WITH AS 1684 LIGHT TIMBER FRAMING CODE. DRAW STRAP FIRMLY OVER WALL PLATES AND SECURELY FIX TO TOP OF PLATE BY 2x30mm GALV. CLOUTS/STRAP.

7.2 REFER TO AS 1684 FOR ROOF FRAMING SIZES UNLESS SPECIFIED ON DRAWINGS.

7.3 SUPPLY AND FIX ALL BULKHEADS & FALSE CEILINGS AS SHOWN ON THE DRAWINGS.

8.0 ROOFING

8.1 SELECTED ROOFING MATERIAL SHALL BE INSTALLED AND FIXED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATION AND RELEVANT BUILDING CODES

8.2 GUTTER, FASCIA, DOWNPIPES, FLASHING SHALL BE IN LONGEST POSSIBLE LENGTHS

8.3 ALLOW FOR ALL JOINTS AND JOINING MATERIALS, COLLARS, STRAPS & FASTENINGS NECESSARY TO COMPLETE WORK.

8.4 ALLOW FOR ALL ROOF PENETRATIONS, ROOF COWLS, FLASHING, FLUMES THROUGH ROOF

8.5 FIX GUTTERS & FLASHING TO PERMIT THERMAL MOVEMENT IN THEIR FULL LENGTH

8.6 SEAL BETWEEN OVERLAPPING FLASHING; FLASHING TURNED DOWN OVER BASE OR APRON FLASHING; FLASHING OVER METAL ROOF;

FLASHING OVER SECRET GUTTERS; AROUND ROOF PENETRATIONS ETC.

9.0 WINDOWS/GLAZING

9.1 UNLESS OTHERWISE STATED ON THE DRAWINGS WINDOW FRAMES SHALL BE ALUMINIUM RESIDENTIAL OR COMMERCIAL IN SECTION WITH POWDERCOAT FINISH AS SELECTED BY OWNER.

9.2 ALLOW FOR FLYSCREENS TO BE FITTED TO ALL WINDOWS.

9.3 ANGLED WINDOW UNITS SHALL BE FACTORY MADE AND FIXED AND DELIVERED ON SITE AS A COMPLETE UNIT.

9.4 WHERE RELEVANT WINDOWS ARE TO COMPLY WITH THE SPECIFICATIONS PROVIDED BY THE THERMAL PERFORMANCE ASSESSOR.

9.5 CLEAR GLASS GENERALLY: OBSCURE GLASS TO BATHROOMS, REFER TO DRAWINGS.

9.6 WHERE GLASS BLOCKS HAVE BEEN NOMINATED, THEY SHALL BE IN FRAMES AND INSTALLED TO MANUFACTURERS SPECIFICATIONS

10.0 JOINERY

10.1 ALL JOINERY SHALL BE OF HIGHEST QUALITY MATERIALS TO BEST TRADE PRACTICES AND HIGH QUALITY FINISH.

11.0 CEILINGS

11.1 CEILINGS SHALL BE RECESSED EDGE, MINIMUM 8.0mm PLASTERGLASS OR GYPROCK.

11.2 FLUSH JOINTS, SCREW HEADS, AND OTHER BLEMISHES IN THE SHEETS USING APPROVED SYSTEMS TO PROVIDE FLUSH SMOOTH CONTINUOUS SURFACE

11.3 PROVIDE AND FIX ALL FLUSH STOP BEADS & CASING BEADS TO ALL CORNERS & EDGES

11.4 PROVIDE ALL SELECTED MOLDINGS AND CORNICES TO ALL CEILINGS AS SHOWN ON THE DRAWINGS.

12.0 PLASTERING

12.1 INTERNAL WALL FINISHES INCLUDING CUPBOARD, BIN & FRIDGE RECESSES ETC SHALL BE (OTHER THAN FACE FINISHES OR WHERE COVERED BY FEATURE MATERIALS) FLOAT AND SET IN HARDWALL PLASTER U.N.O.

12.2 PLASTERED WALLS SHALL BE NOMINAL 12mm THICK CONSISTING OF 1:1:9, CEMENT:LIME:SAND RENDER, AND FINISHED WITH NOMINALLY 3mm HARDWALL PLASTER

12.3 SUPPLY AND FIX EXTERNAL CORNER BEADS TO ALL EXTERNAL CORNERS.

12.4 PROVIDE STOP BEADS WHERE PLASTER WORK ABUTS TIMBER FRAMES, OR FACEWORK

12.5 EXTERNAL RENDER WHEN APPLICABLE SHALL BE 2 COAT SAND FINISH. (FOR PAINTING).

12.6 NIBS IN INTERNAL CORNERS ADJACENT TO DOOR FRAMES GREATER THAN 40mm SHALL NOT BE FLUSHED UP WITH FRAMES.

12.7 PROVIDE V-JOINTS IN RENDER & FINISHING PLASTER WHERE BRICK WORK ABUTS OR JOINS ONTO CONCRETE WORK.

13.0 FLOORING FINISHES

13.1 CARPET FLOOR COVERINGS TO NOMINATED AREAS COMPLETE WITH SELECTED UNDERLAY SMOOTH EDGE, DIMINISHING STRIPS ETC, TO COMPLETE THE WORKS: REFER TO DRAWINGS AND FINISHES SCHEDULE

13.2 PROVIDE TILED FLOOR FINISHES TO NOMINATED AREAS COMPLETE WITH ALL MATERIALS, ANGLE TRIMS ETC. TO COMPLETE THE WORKS: REFER TO DRAWINGS AND FINISHES SCHEDULE

13.3 PROVIDE TIMBER FLOOR FINISHES TO NOMINATED AREAS COMPLETE WITH ALL MATERIALS, DIMINISHING BOARDS ETC TO COMPLETE THE WORKS: FLOOR BOARDS TO BE SANDED AND POLISHED TO HIGH STANDARD WITH PREMIUM QUALITY SEALER (2 COATS). REFER TO DRAWINGS AND FINISHES SCHEDULE.

14.0 SIGNAGE

14.1 WHERE NECESSARY SUPPLY & FIX SELECTED UNIT AND HOUSE NUMBERS TO EACH UNIT AND TO LETTERBOXES AS SCHEDULED.

14.2 "PLANZONE" RESERVES THE RIGHT TO ERECT A BUILDERS SIGN ON THE PROPERTY FACING THE STREET FRONTAGE IN COMPLIANCE WITH AUTHORITY REQUIREMENTS.

15.0 PAVING

15.1 GENERALLY: WHEN PAVING IS INCLUDED IN THE BUILDING CONTRACT THE FOLLOWING SHALL APPLY AS A MINIMUM STANDARD

- SUPPLY AND LAY ALL PAVING TO EXTERNAL AREAS AS SHOWN ON WORKING DRAWINGS.
- CUT, FILL & COMPACT SAND TO REQUIRED LEVELS. SCREED TO UNIFORM THINNESS AND LEVELS
- PROVIDE BRICK EDGE RETAINING FOOTING EMBEDDED IN MORTAR BENEATH THE PAVING BRICK
- TO DRIVEWAY AREAS, PROVIDE NOMINAL 300x150mm CONCRETE FOOTING ALONG PERIMETER OF DRIVEWAY AND BED EDGE BRICK IN MORTAR.

15.2 PROVIDE 100mm COMPACTED LIMESTONE BASE TO DRIVEWAY TOPPED WITH 50mm CLEAN SAND AND GRADE TO FALLS.

15.3 UNLESS NOTED PAVING PATTERN IS TO CLIENTS DETAIL

15.4 BRICK PAVERS SHALL BE:

TRAFFICABLE AREAS: MIN. 65mm SOLID CLAY OR CONCRETE

PEDESTRIAN AREAS: MIN. 43mm SOLID CLAY OR CONCRETE

16.0 ENERGY EFFICIENCY

16.1 INSULATION MUST FORM A CONTINUOUS BARRIER WITH CEILINGS, WALLS AND FLOORS BY ABUTTING OR OVERLAPPING ADJOINING INSULATION

16.2 INSULATION MUST NOT ADVERSELY AFFECT DOMESTIC SERVICES OR FITTINGS

16.3 REFLECTIVE INSULATION IS TO BE PROVIDED WITH A MINIMUM 25mm AIRSPACE AND IS FITTED CLOSE TO OPENINGS SUCH AS WINDOWS/DOORS ETC. AND IS PROVIDED WITH ADEQUATE SUPPORT.

16.4 BULK INSULATION MUST MAINTAIN ITS POSITION, THICKNESS.

ENSURE THAT CEILING INSULATION OVERLAPS UN-INSULATED WALLS

16.5 CONSTRUCTION JOINTS, SUCH AS BETWEEN WALL AND FLOOR, ARE TO BE TIGHT FITTING OR SEALED USING CAULKING OR JOINERY ITEMS SUCH AS SKIRTING OR CORNICES

16.6 EXHAUST FANS ARE TO BE FITTED WITH A SELF CLOSING DAMPER

16.7 ROOF LIGHTS MUST BE SEALED WITH WEATHERPROOF SEALS

16.8 HEATED WATER PIPING MUST BE THERMALLY INSULATED AND PROTECTED AGAINST THE WEATHER AND SUN

16.9 INTERNAL HEATED WATER PIPING TO HAVE AN R VALUE OF 0.2



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PROPOSAL
Alterations & Additions to Existing Health Services Facility

ADDRESS
1791 Pittwater Road Mona Vale NSW

LGA
Northern Beaches Council

CLIENT
Amal El Masri

PROJECT NO.
230829

DRAWING TITLE
Specification

DRAWN BY
KK (BDAA No. 6433)

REVISION NO.
06

SCALE

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04	For Consultant	27/03/2025
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Appendix 1

AMENDMENTS OF ‘SPECIFICATION OF BUILDING WORKS’ REV. 26 TO
UPDATE NOMINATION OF CONSTRUCTION TO COMPLY WITH REQUIREMENTS OF
NCC 2022

References to NCC Vol. 2 2019 amendment 1 as noted should now be read as referencing to relevant and applicable sections and parts of NCC Vol.2 2022, including the ABCB Housing Provisions as follows;

NATIONAL CONSTRUCTION CODE: Where NCC is referenced that nomination refers to the National Construction Code of Australia BCA Vol.1 and/or Vol.2 and/or PCA Vol.3 as amended.

FLOOD HAZARD AREAS: NCC Vol. 2 Part H1D10
BUSHFIRE PRONE AREAS: NCC Vol. 2 Part H7D4, and as varied by; NSW H7D4, QLD H7D4 and SA H7D4
ALPINE AREAS: NCC Vol.2 Part H7D3 and Section 12.2 of the ABCB Housing Provisions
EARTHQUAKE: NCC Vol 2 H1D9 and Section 2 of the ABCB Housing Provisions
CLIMATE ZONES: NCC Vol. 2 Table 2, and Table 3

TERMITE MANAGEMENT SYSTEM: NCC Vol. 2 Part H1D3 and Part 3.4 of the ABCB Housing Provisions

EARTHWORKS AND EXCAVATIONS: NCC Vol. 2 Part H1D3 and Part 3.2 of the ABCB Housing Provisions
Piled footings: NCC Vol. 2 Part H1D12

CONCRETE: NCC Vol. 2 Part H1D4

MASONRY: NCC Vol. 2 Part H1D5 and Part 5 of the ABCB Housing Provisions
Weatherproofing of Masonry: H2D4 or Part 5.7 part 8.3 of the ABCB Housing Provisions

FRAMING: Generally: NCC Vol. 2 part H1D6(1)&(7) and Part 6 of the ABCB Housing Provisions
Timber: H1D6(4)
Steel: H1D6(3)
Structural Steel: H1D6(2),(5)&(6)
Attachment of framed decks and balconies to external walls of buildings using a waling plate: H1D11 and clause 12.3.2 & 12.3.4 of the ABCB Housing Provisions
Sub-Floor Ventilation: H2D5 and Part 6.2 of the ABCB Housing Provisions

ROOFING: Generally: NCC Vol. 2 part H1D7(1)
Sheet Roofing and Flashings: NCC Vol. 2 part H1D7(2) and part 7.2 of the ABCB Housing Provisions
Roof Tiles and Flashings: NCC Vol. 2 part H1D7(3)(a)&(b) and / or part 7.3 of the ABCB Housing Provisions
Sarkings: NCC Vol. 2 part H3D2 and part 7.3.4 of the ABCB Housing Provisions
Fibre-Cement, Timber Slates and Shingles: NCC Vol. 2 part H1D7(3)(a)
Gutters and Downpipes: NCC Vol. 2 part H2D6 and part 7.4 of the ABCB Housing Provisions

EXTERNAL WALL CLADDING: Generally: NCC Vol. 2 part H1D7(4) and Part 7.5 of the ABCB Housing Provisions
Metal Wall Cladding: NCC Vol. 2 part H1D7(5)

GLAZING, WINDOWS AND EXTERNAL GLAZED DOORS: Generally: NCC Vol. 2 part H1D8(1) and part 8.2 of the ABCB Housing Provisions as applicable
Glass and Framed / Glazed Assemblies: NCC Vol. 2 part H1D8(2)&(3), and / or part 8.3 & 8.4 of the ABCB Housing Provisions
Protection of openable windows: NCC Vol. 2 part H5D3 and clause 11.3.7 & 11.3.8 of the ABCB Housing Provisions
Glass Balustrades: NCC Vol. 2 part H1D8(2)(b) or part 8.3 of the ABCB Housing Provisions

SMOKE DETECTORS / ALARMS AND EVACUATION LIGHTING: NCC Vol. 2 H3D6 and Part 9.5 of the ABCB Housing Provisions

SLIP RESISTANCE: NCC BCA Vol.2 Part H5D2 and clause 11.2.4 of the ABCB Housing Provisions
STAIRS, HANDRAILS AND BALUSTRADES: NCC Vol. 2 parts H5D2, H5D3 and parts 11.2 and 11.3 of the ABCB Housing Provisions

HEATING APPLIANCES: NCC Vol.2 H7D5 and / or part 12.4 of the ABCB Housing Provisions
OPEN AND INSERT FIREPLACES, CHIMNEYS AND FLUES: NCC Vol. 2 part H1D5 and part 12.4 clauses 2 to 5 of the ABCB Housing Provisions

SWIMMING POOLS: NCC Vol 2 H7D2, and as varied by; NSW H7D2, QLD H7D2, SA H7D2 and NT H7D2

SOUND INSULATION: NCC Vol. 2 Part H4D8 and part 10.7 of the ABCB Housing Provisions

NCC 20022 Vol 2; AS FROM 1 MAY 2023

WATERPROOFING OF WET AREAS: NCC Vol. 2 part H4D2 and either Part 10.2 of the ABCB Housing Provisions, or, AS3740 and Clauses 10.2.1 to 10.2.6 and 10.2.12 of the ABCB Housing Provisions. Building elements in wet areas must be protected with a waterproofing system that is either water resistant and/or waterproof in accordance with Clauses 10.2.1 to 10.2.6 and 10.2.12 of the ABCB Housing Provisions, and, constructed in accordance with Section 10.2 of the ABCB Housing Provisions or AS3740. Waterproof Membranes to comply with AS/NZS 4858.

CONDENSATION MANAGEMENT: NCC Vol.2 Part H4D9 and Section 10.8 of the ABCB Housing Provisions. Mitigation of condensation within buildings is achieved by;

- Installation of pliable building membrane on the exterior side of primary insulation layer of the external wall in accordance with the requirements of clause 10.8.1 of the ABCB Housing Provisions, and the inclusion of a drained cavity where a pliable building membrane is not installed in accordance with requirements of clause 10.8.1(c) of the ABCB Housing Provisions.
- Provision of an exhaust system installed in a kitchen, bathroom, sanitary compartment or laundry must discharge directly to outside air in accordance with the requirements of clause 10.8.2 of the ABCB Housing Provisions
- Ventilation of Roof spaces in climate zones 6,7 and 8 in accordance with the requirements of clause 10.8.3 of the ABCB Housing Provisions

Pliable building membrane in exterior walls must comply with and be installed in accordance with AS/NZS 4200 clauses 1 and 2. In Climate Zones 4 and 5 the membrane must be vapour permeable minimum Class 4. In Climate Zones 6, 7 and 8 the membrane must be vapour permeable minimum Class 4.

Note: Adoption of **NCC 2022 Condensation Management** is subject to transitional periods and differing adoption dates between states and territories. Refer to ABCB [NCC 2022 State and Territory Adoption Dates](#) for current transition and adoption dates. NCC 2019 Amendment 1 requirements apply in the interim.

ENERGY EFFICIENCY: NCC Vol.2 Parts H6D1 and H6D2, and;

- **Thermal Performance:** Complying with NCC Vol. 2 Specification 42 - S42C2 – A building in climate zones 3 to 8 must achieve an energy rating, including separate heating and cooling load limits, of equal to or greater than 7 stars using accredited house energy rating software and NCC Vol. 2 Part S42C4(1); **or**, complying with Parts 13.2 to 13.5 of the ABCB Housing Provisions.
- **Energy Usage:** Complying with NCC Vol. 2 Specification 42 - S42C3 - A building must achieve a whole-of-home rating of not less than 60 using an accredited house energy rating software and comply with Part 13.7 of the ABCB Housing Provisions; **or**, complying with Parts 13.6 and 13.7 of the ABCB Housing Provisions for a building with a total area no greater than 500m².

State and Territory Variations;

- **NSW Variation:** In NSW, Class 1 buildings and certain Class 10 buildings are subject to BASIX (the Building Sustainability Index). NSW Part H6 Energy Efficiency applies and is designed to complement requirements that arise under BASIX. Where BASIX is not applied to alterations and additions to these buildings, the provisions will also complement council development controls that require energy efficiency measures to be incorporated as part of the alterations and additions
- **NT Variation:** NT Part H6 Energy Efficiency applies
- **Tasmania Variation:** TAS Part H6 Energy Efficiency applies - BCA 2019 Amendment 1 Part 2.6

NOTE: Adoption of **NCC 2022 Energy Efficiency requirements** is subject to individual State and Territory adoption, and where adopted fully or partially, transitional periods and differing adoption dates. Refer to ABCB [NCC 2022 State and Territory Adoption Dates](#) for current transition and adoption dates. NCC 2019 Amendment 1 requirements apply in the interim.



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Addition of this list of standards and referenced documents to 'Specification of Building Works' Rev. 26 will comply with the nomination of construction required by the National Construction Code 2022 Vols.1 and 2, building Classes 1 and 10 and the simpler types of building Classes 2 to 9.

REVISED STANDARDS AND DOCUMENTS REFERENCED by NCC 2022 Vol.2

STANDARD / DOCUMENT	PART	YEAR	AMD'T	TITLE
AS/NZS 1170	2	2021		Structural design actions — Wind actions
AS 1288		2021		Glass in buildings — Selection and installation
AS 1670	1	2018	1	Fire detection, warning, control and intercom systems — System design, installation and commissioning — Fire
AS 1684	2	2021		Residential timber framed const. - Non-cyclonic areas
“	3	2021		Residential timber framed const. - Cyclonic areas
AS 1720	4	2019		Timber structures - Fire resistance of timber elements
AS/NZS 2327		2017	1	Composite structures — Composite steel-concrete construction in buildings
AS/NZS 2699	1	2020		Built-in components for masonry construction - Wall ties
“	3	2020		Built-in components for masonry construction - Lintels & shelf angles
AS/NZS 3500	0	2021		Plumbing and drainage - Glossary of terms
“	3	2021		Plumbing and drainage - Stormwater drainage
AS 3600		2018	1,2	Concrete structures
AS 3740		2021		Waterproofing of domestic wet areas
AS 3959		2018	1,2	Construct of buildings in bushfire prone areas
AS 4055		2021		Wind loads for housing
AS 4100		2020		Steel structures
AS/NZS 4200	1	2017	1	Pliable building membranes and underlays — Materials
“	2	2017	1,2	Pliable building membranes and underlays — Installation requirements
AS 4254	1	2021		Ductwork for air-handling systems in buildings — Flexible duct
AS 4773	2	2015	1	Masonry in small buildings — Construction
AS 5216		2021		Design of post-installed and cast-in fastenings in concrete
ABCB		2022	Version 2022.1	Standard for NatHERS Heating and Cooling Load Limits
NASH STANDARD		2021		Steel Framed Construction in Bushfire Areas

REFERENCED STANDARDS AND DOCUMENTS ADDED by NCC 2022 Vol.2

STANDARD / DOCUMENT	PART	YEAR	AMDT	TITLE
AS 1397		2021		Continuous hot-dip metallic coated steel sheet and strip
AS/NZS 1546	1	2008		On-site domestic wastewater treatment units - Septic tanks
AS/NZS 1546	2	2008		On-site domestic wastewater treatment units - Waterless composting toilets
AS/NZS 1546	3	2017	1	On-site domestic wastewater treatment units - Secondary treatment systems
AS/NZS 1546	4	2016		On-site domestic wastewater treatment units - Domestic greywater treatment systems
AS/NZS 1547		2012		On-site domestic wastewater management
AS 2312	1	2014		Guide - Protection of structural steel - Paint coatings
AS/NZS 2312	2	2014		Guide - Protection of structural steel - Hot dip galv.
AS/NZS 4858		2004		Wet area membranes
AS 5146	3	2018		Reinforced autoclaved aerated concrete — Construction
AS/NZS 5601	1	2013		Gas installations — General installations
ABCB		2022		Housing Provisions Standard
ABCB		2022		Livable Housing Design
ABCB		2022		Standard for Whole-of-Home Efficiency Factors

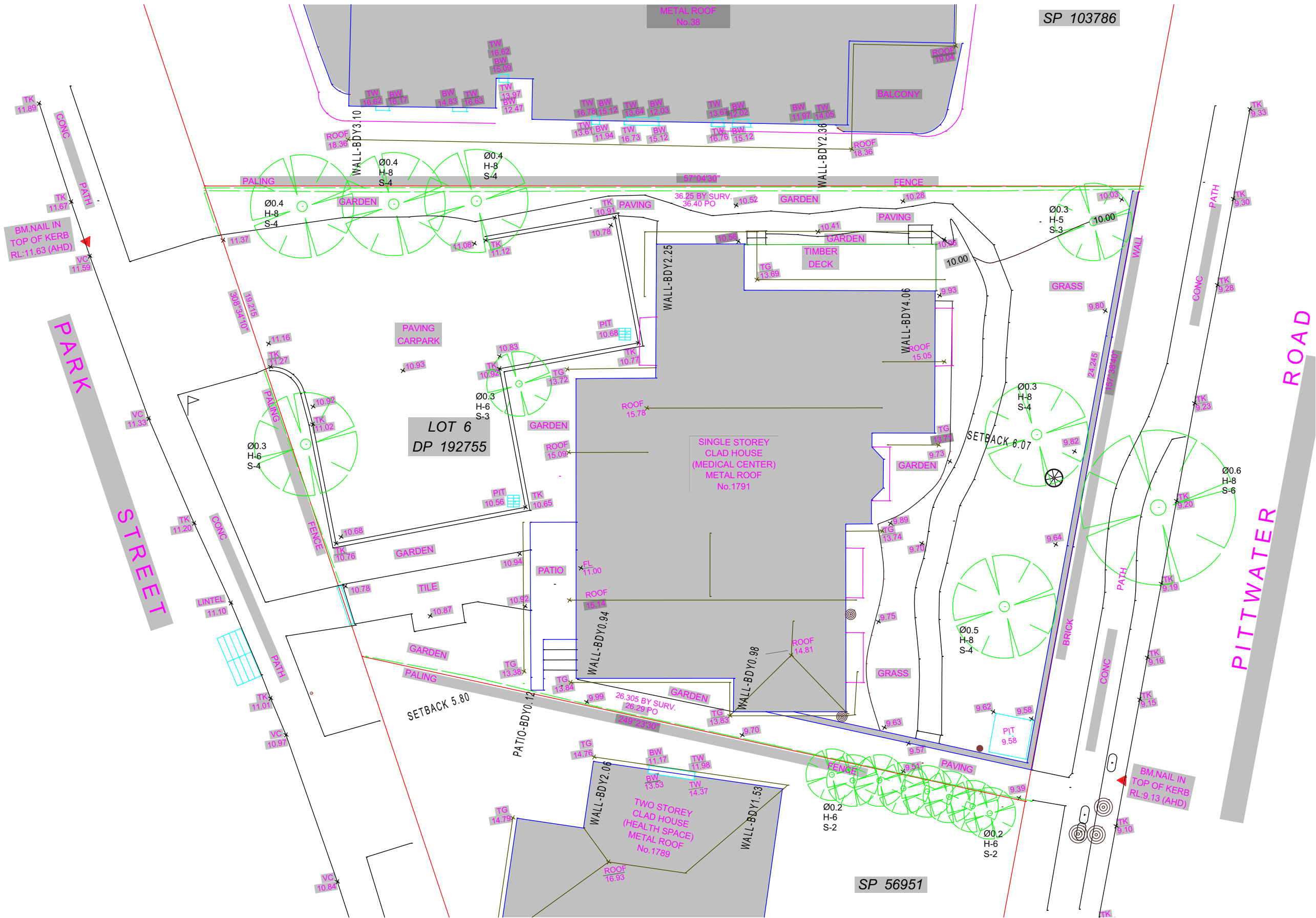
Rev #	Revision Name	Date
04	For Consultant	27/03/2025
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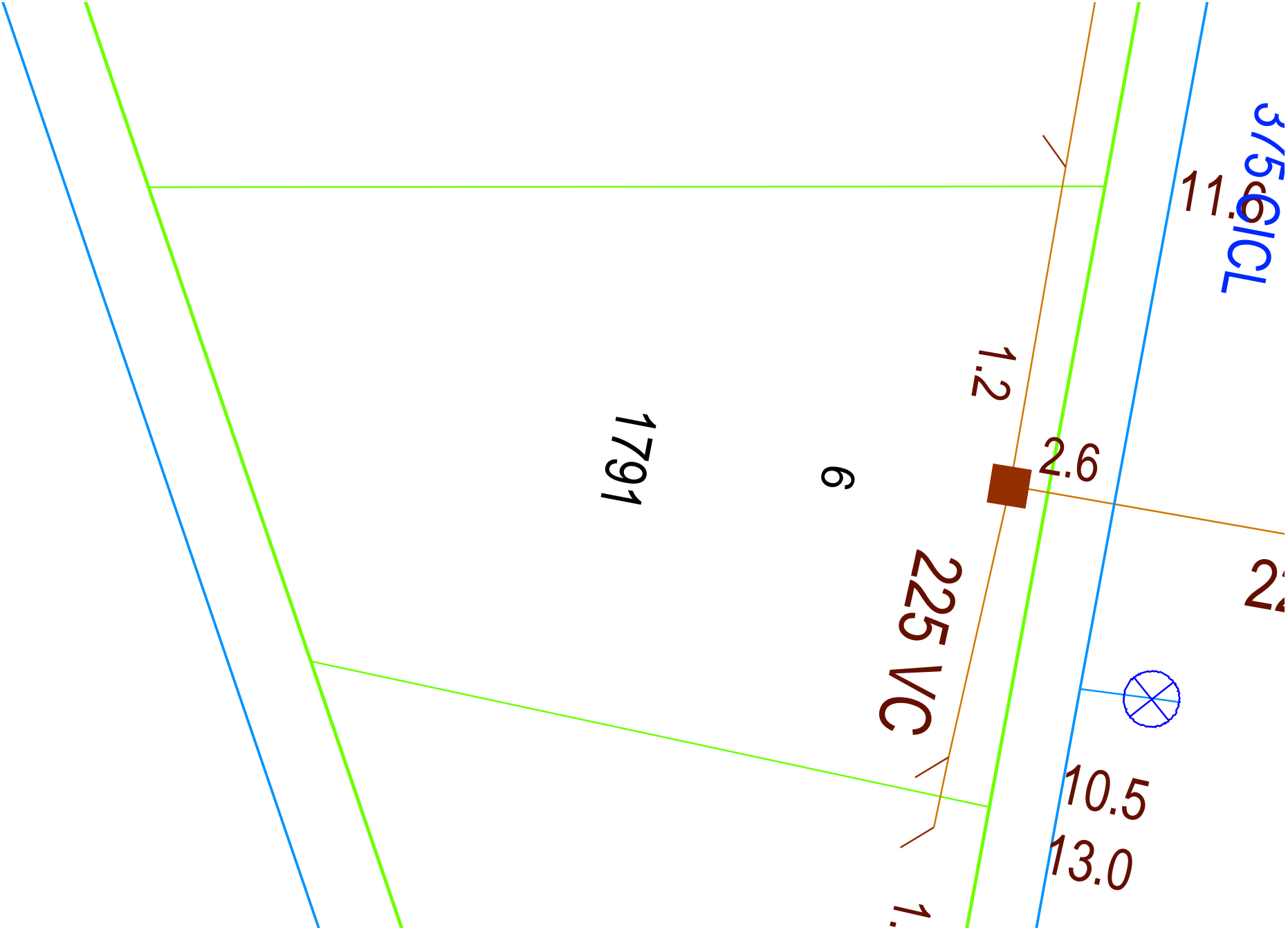
SUBJECT SITE
1791 Pittwater Road Monvale NSW

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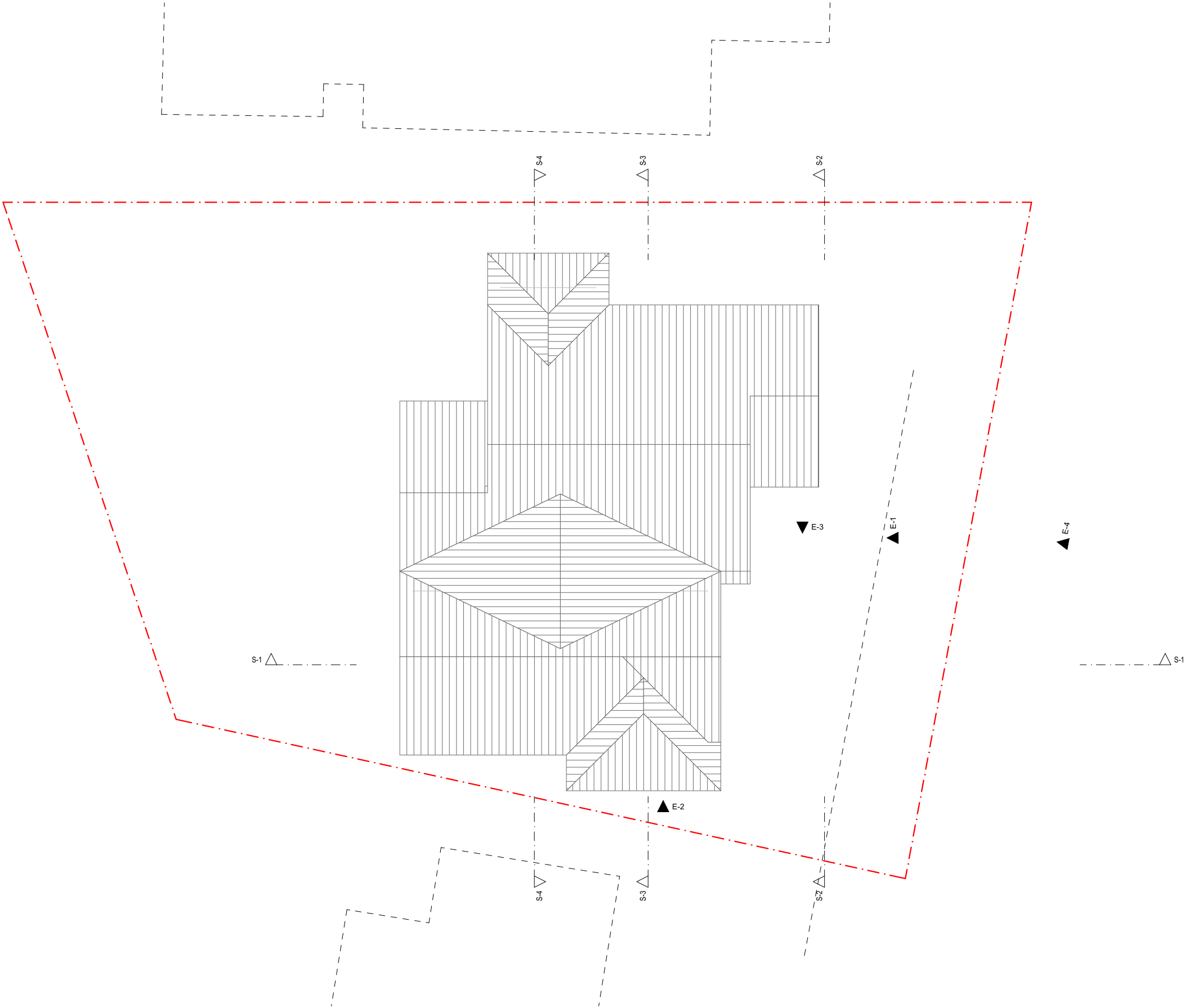
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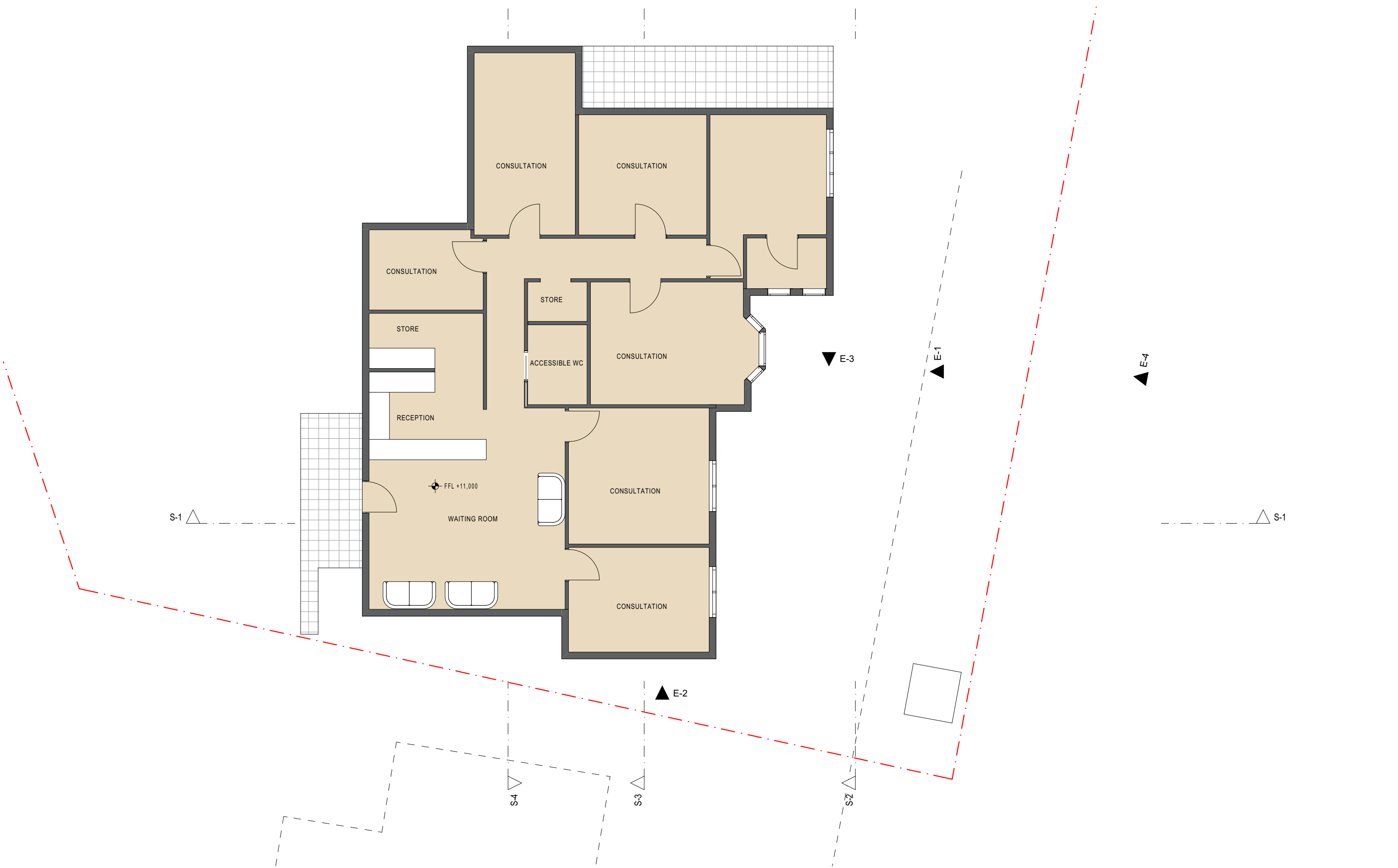




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Remember to...



NOTES:

ALL EXISTING STRUCTURES TO BE DEMOLISHED IN ACCORDANCE WITH AS 2601-2001 THE DEMOLITION OF STRUCTURES.ALL WORKS INVOLVING THE DEMOLITION, REMOVAL, TRANSPORT AND DISPOSAL OFASBESTOS CEMENT IS TO BE CARRIED OUT IN ACCORDANCE WITH THE 'WORKSAFECODE OF PRACTICE FOR REMOVAL OF ASBESTOS' AND THE REQUIREMENTS OF THEWORKCOVER AUTHORITY OF NSW AND THE NSW OFFICE OF ENVIRONMENT AND HERITAGE.



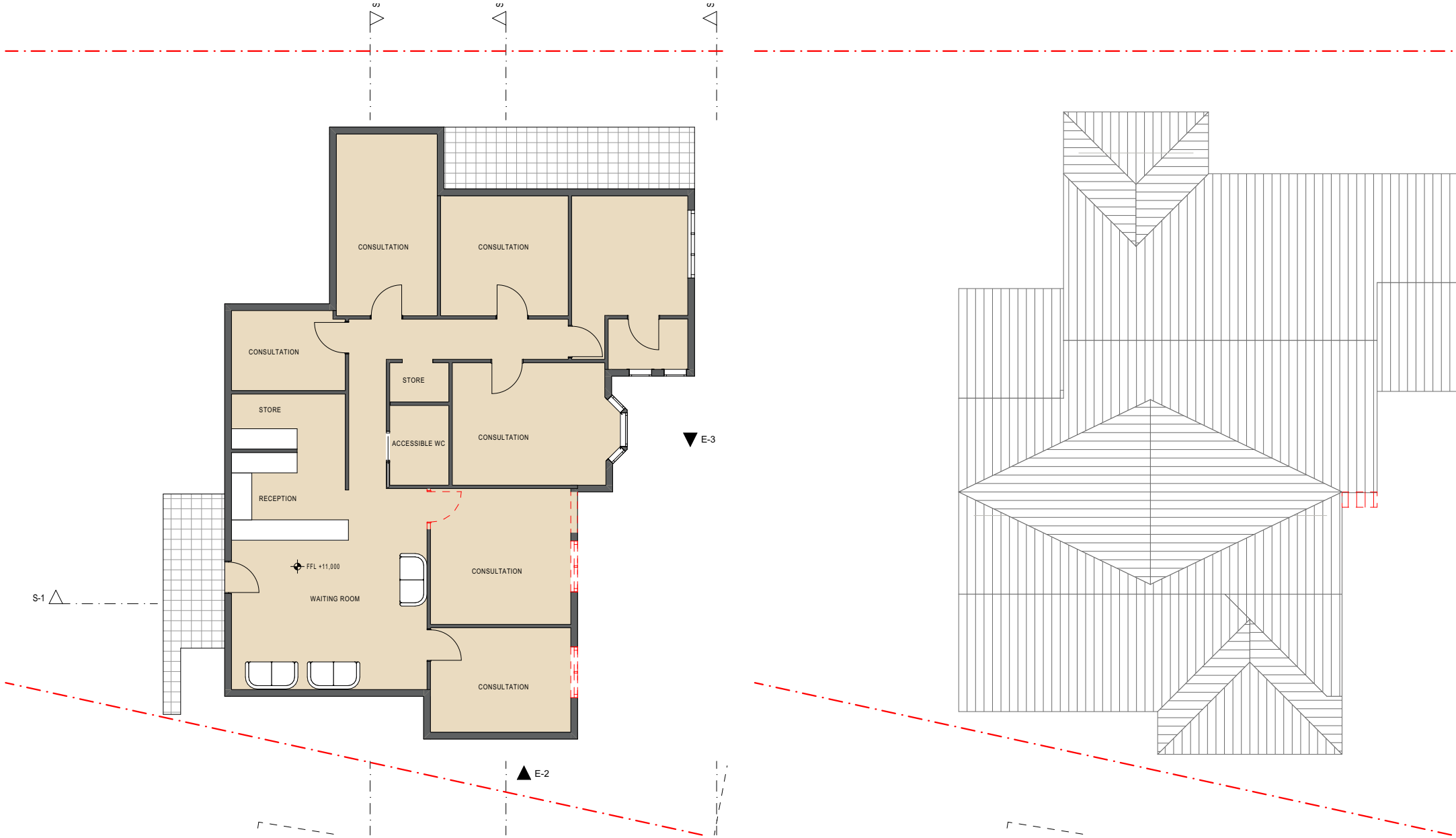
DEMOLISH TREE



DEMOLISH STRUCTURE



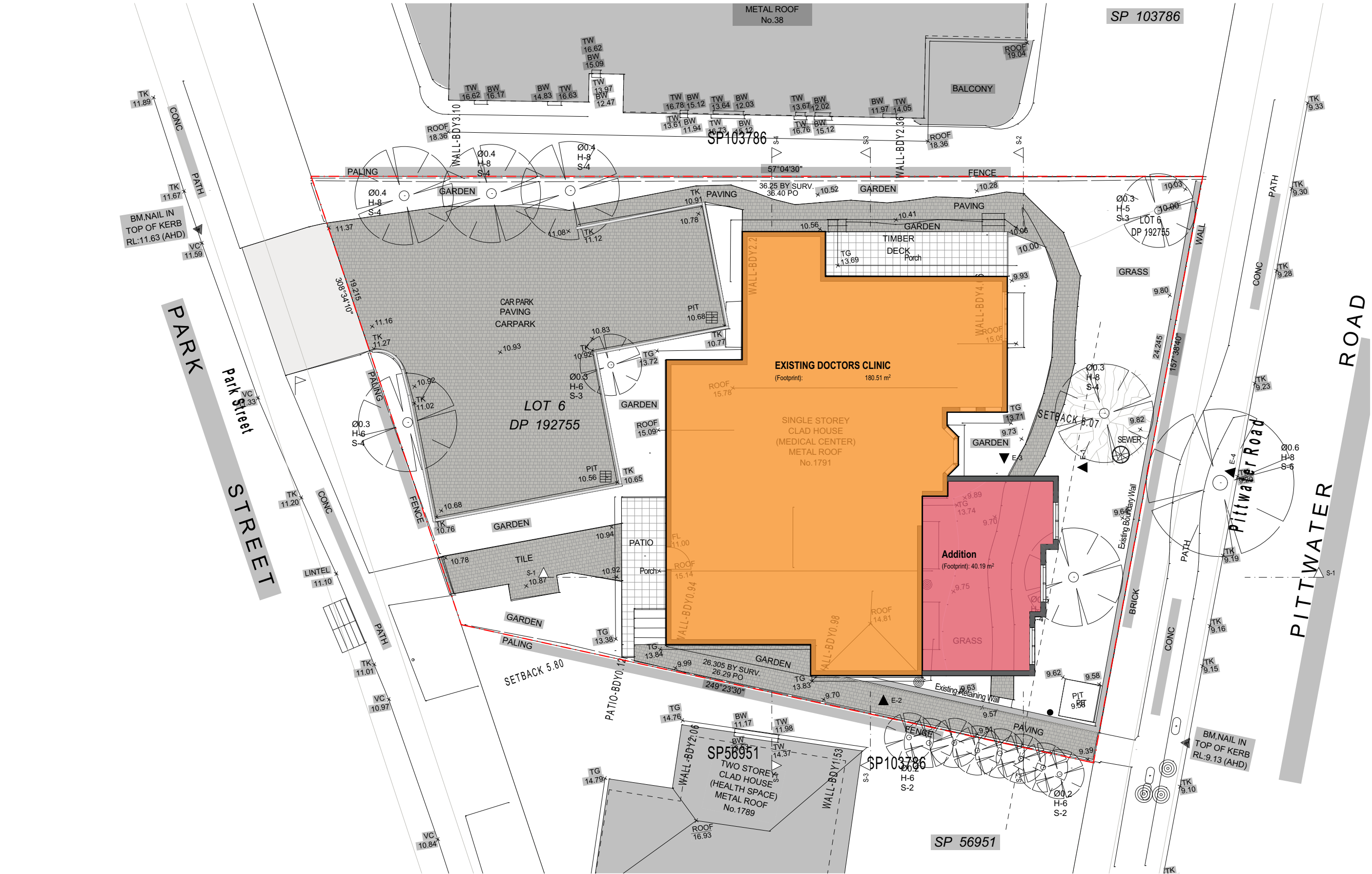
DEMOLISH ITEM



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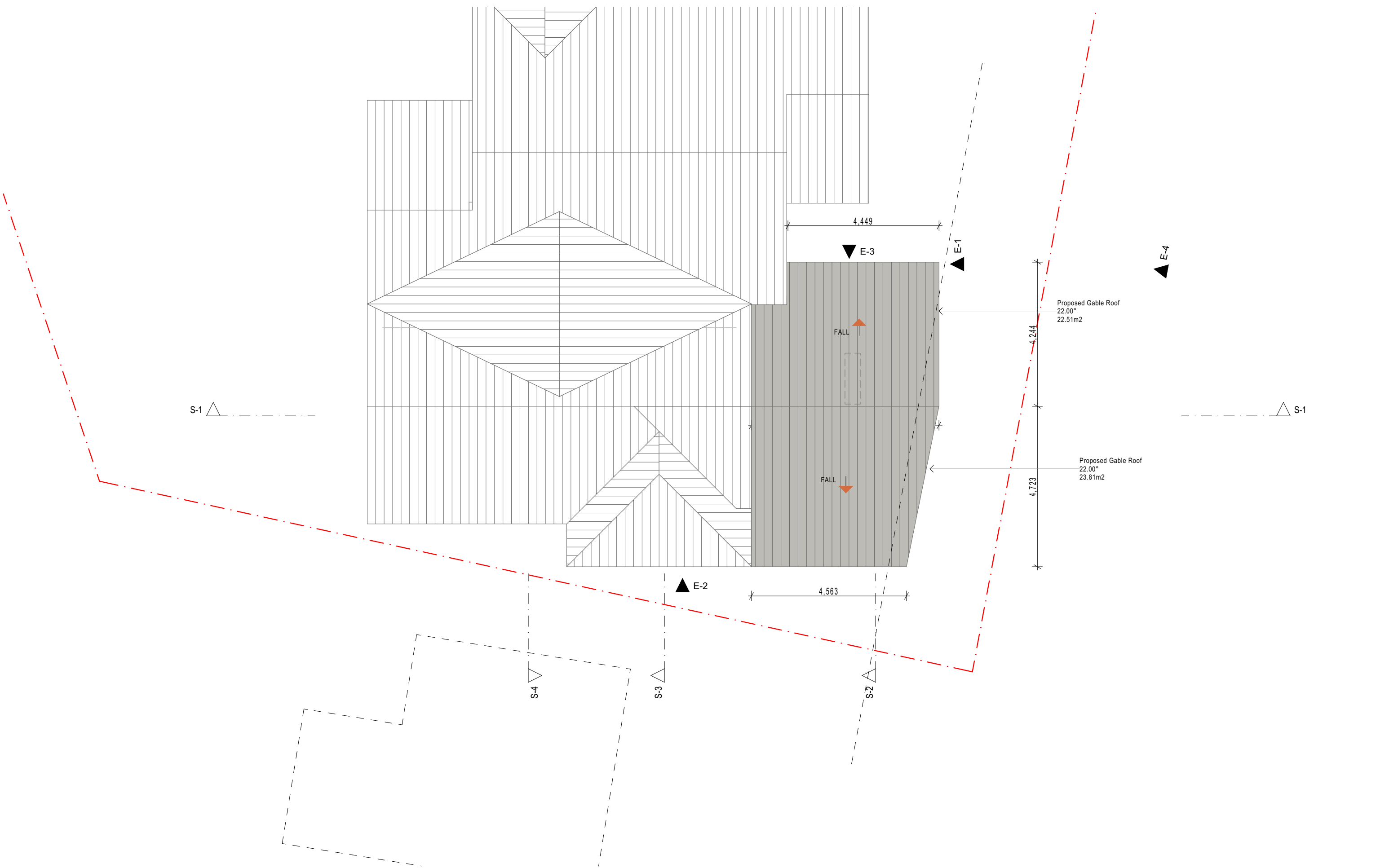


Landscape Area Schedule		
Zone Number	Total Area	
1	123.92	
2	19.62	
3	38.70	
4	16.62	
	198.86 m ²	

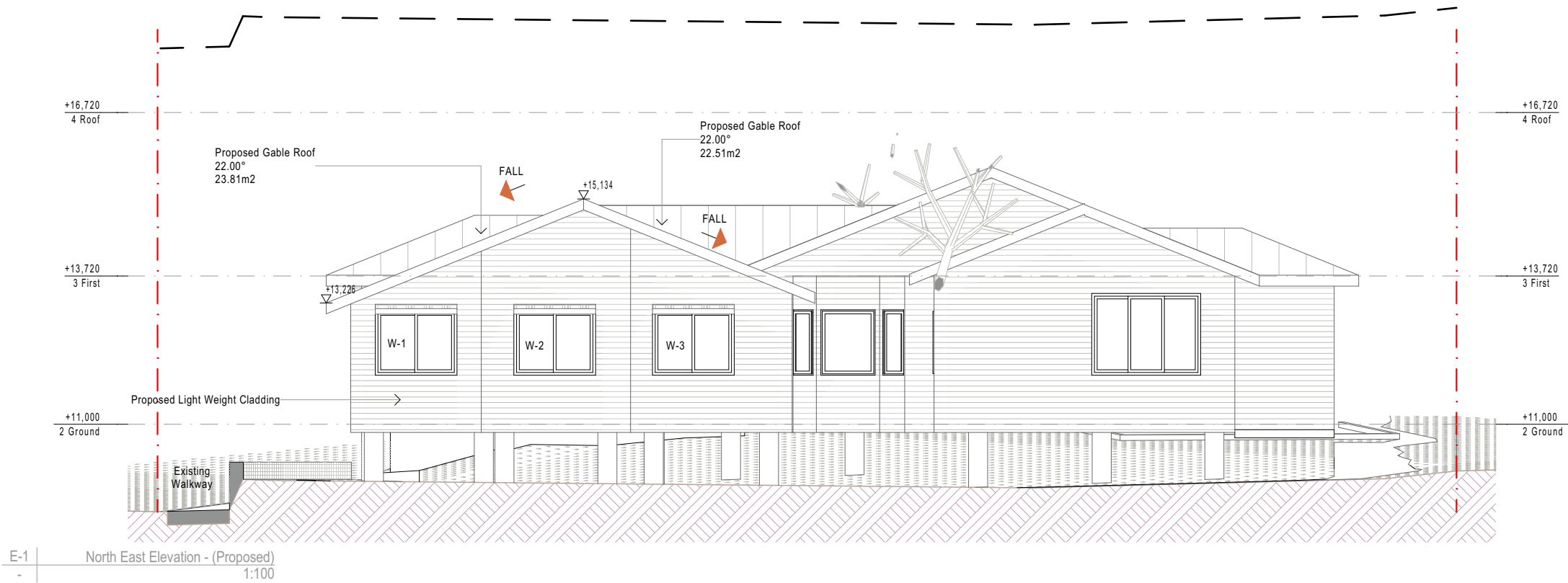
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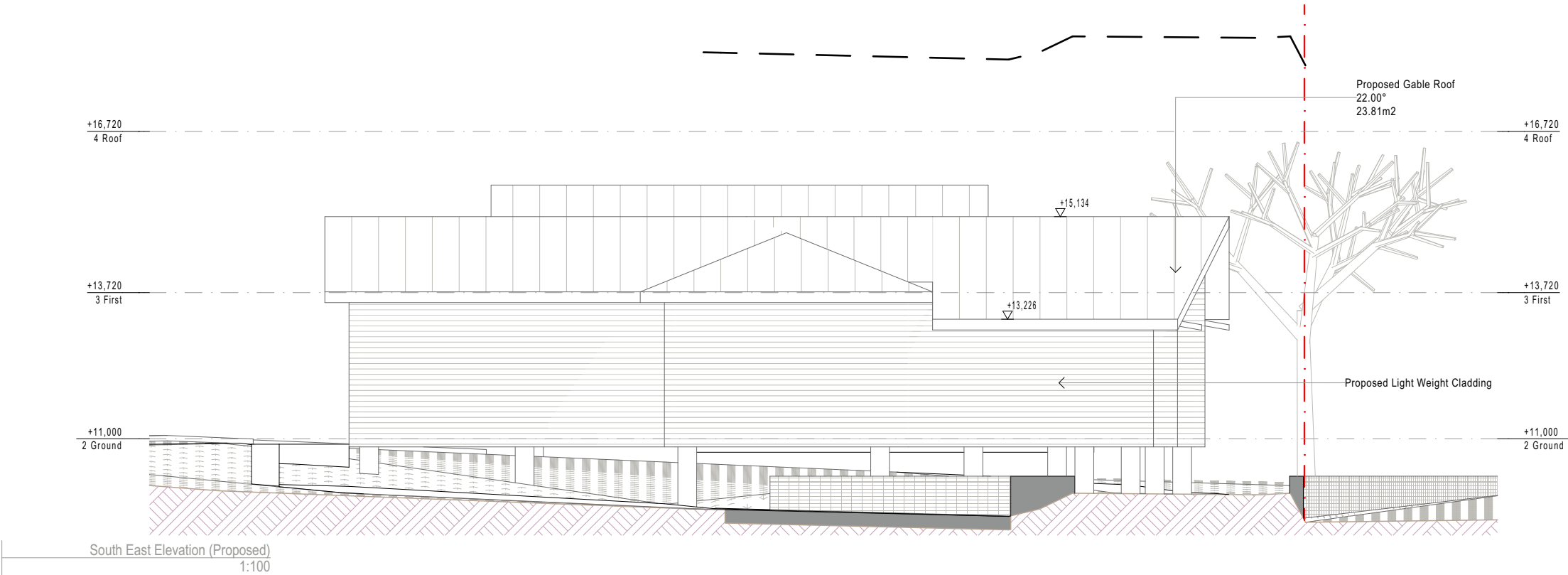
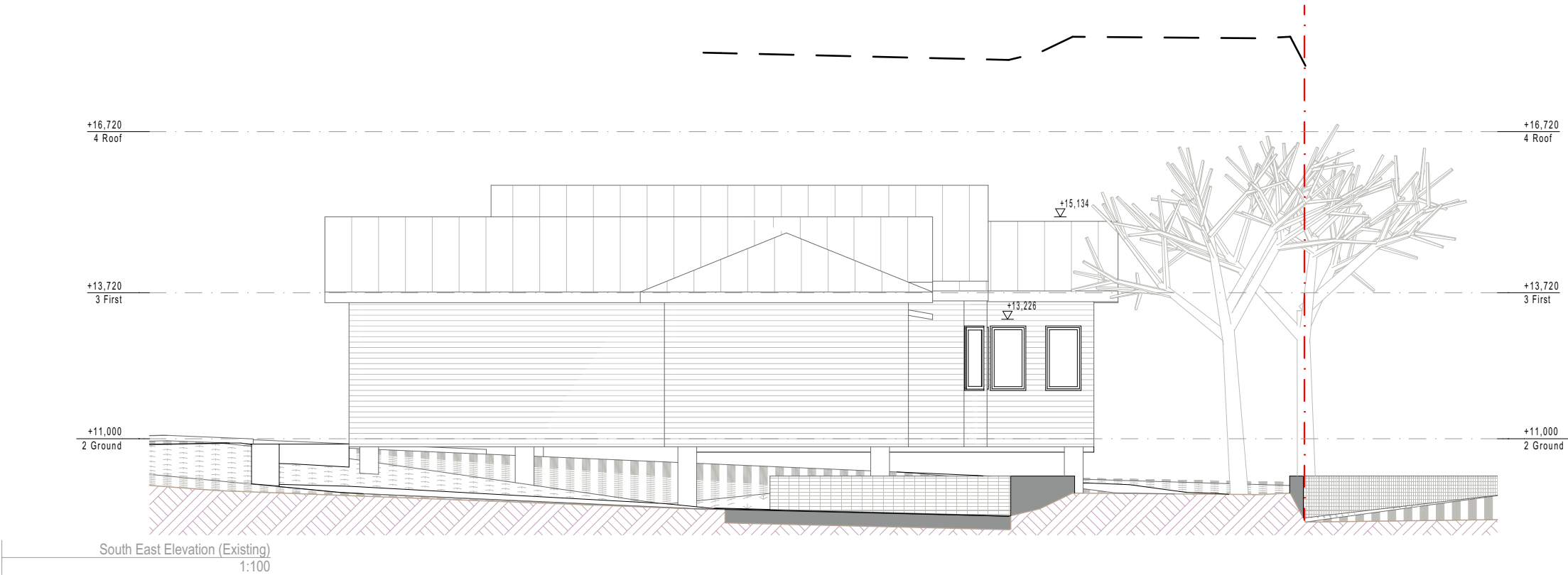
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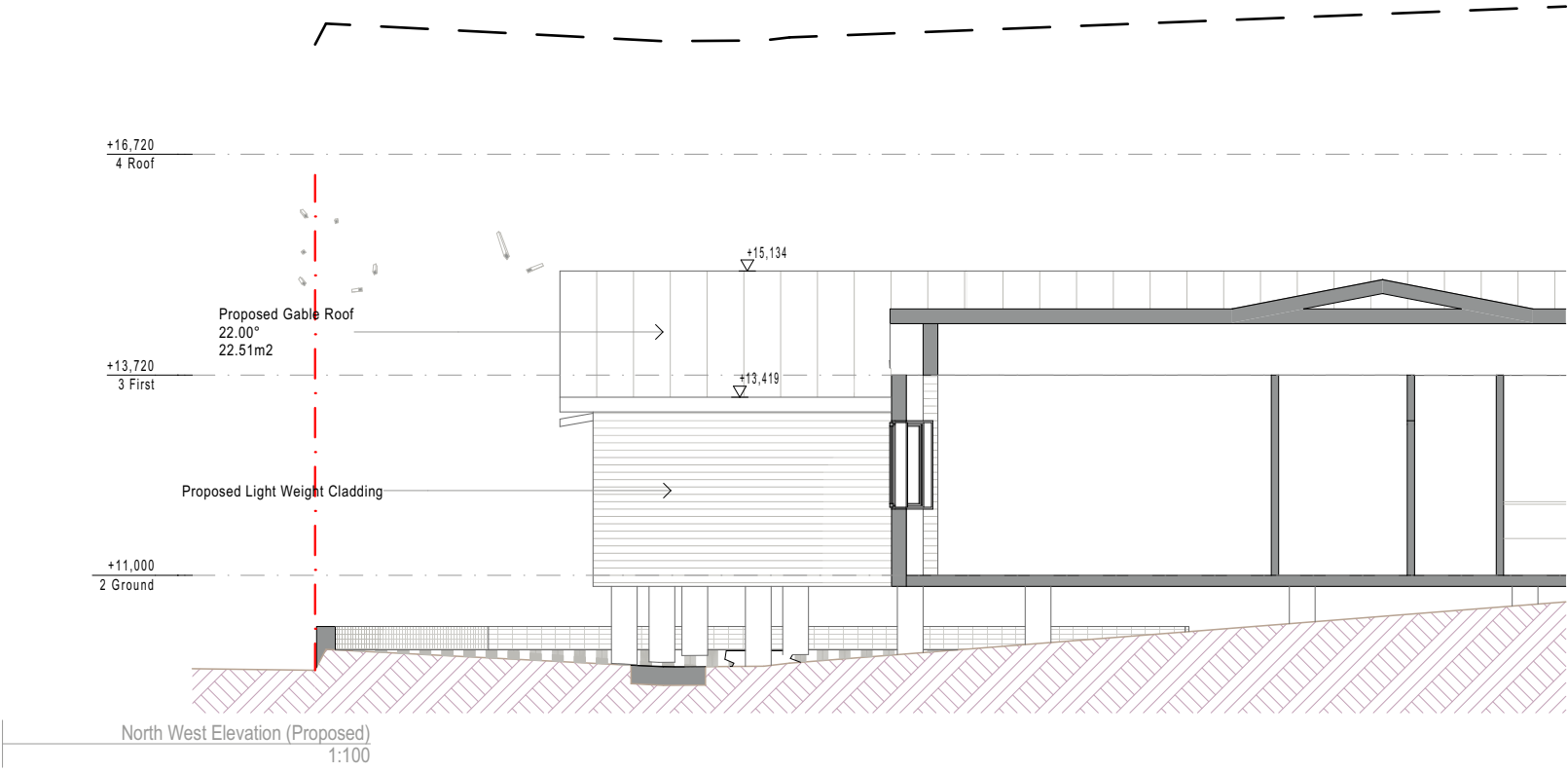
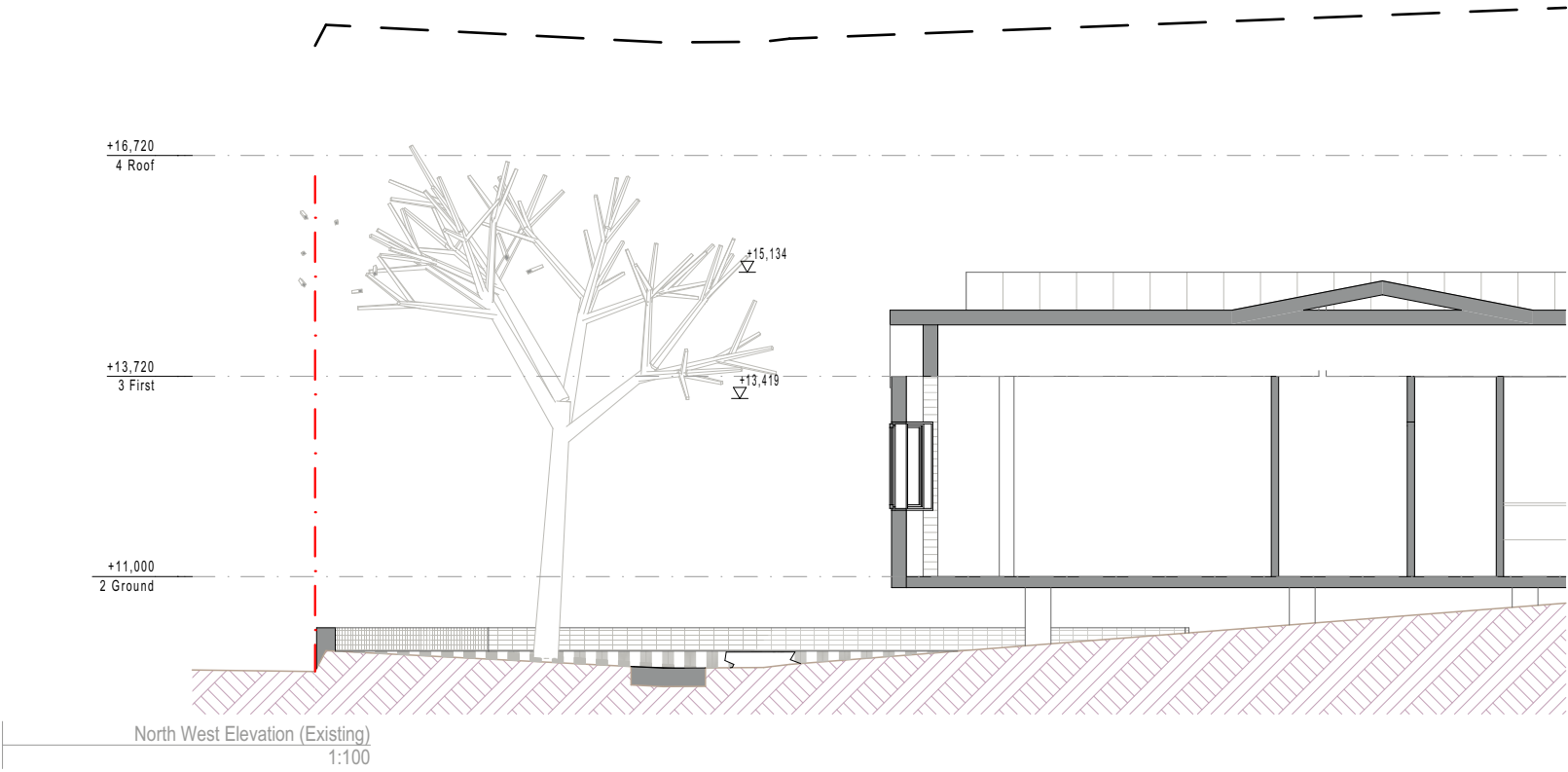


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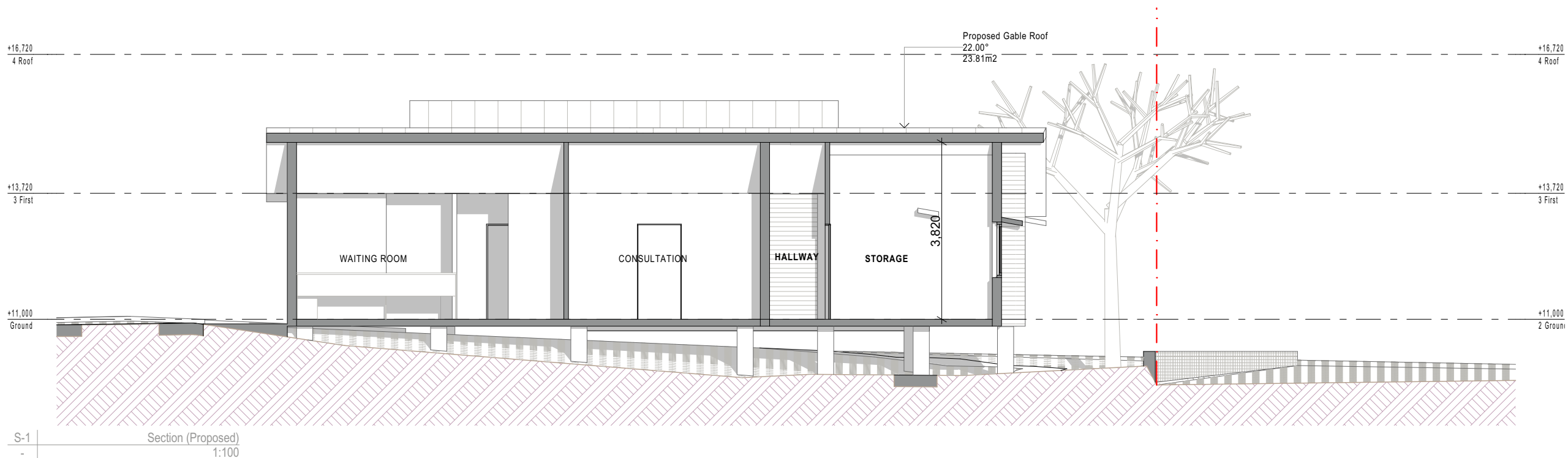
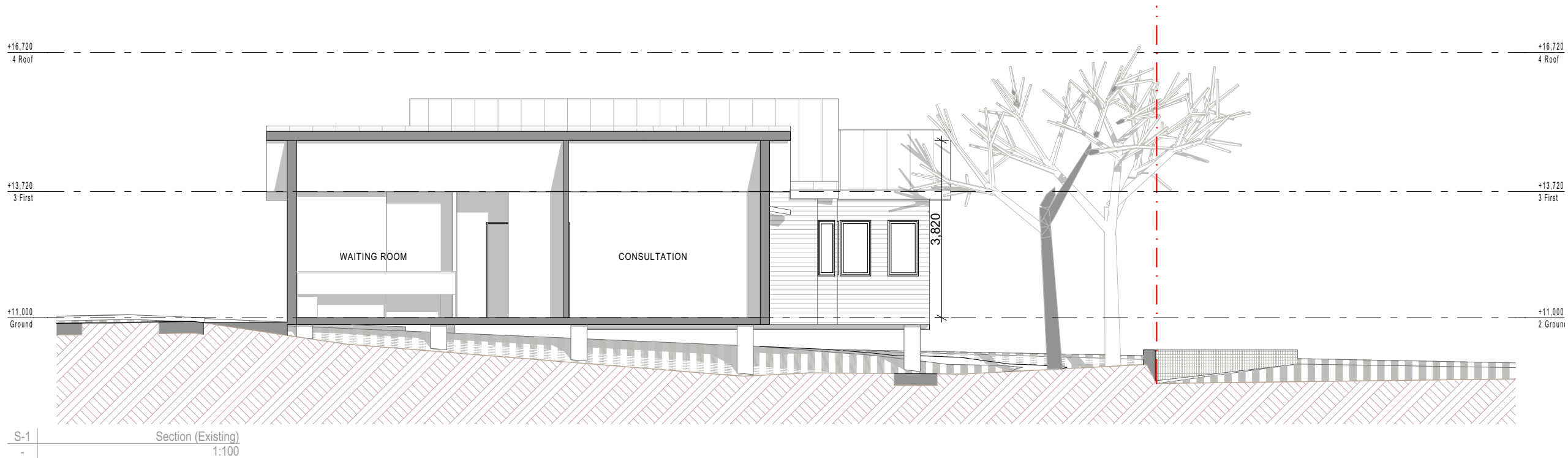




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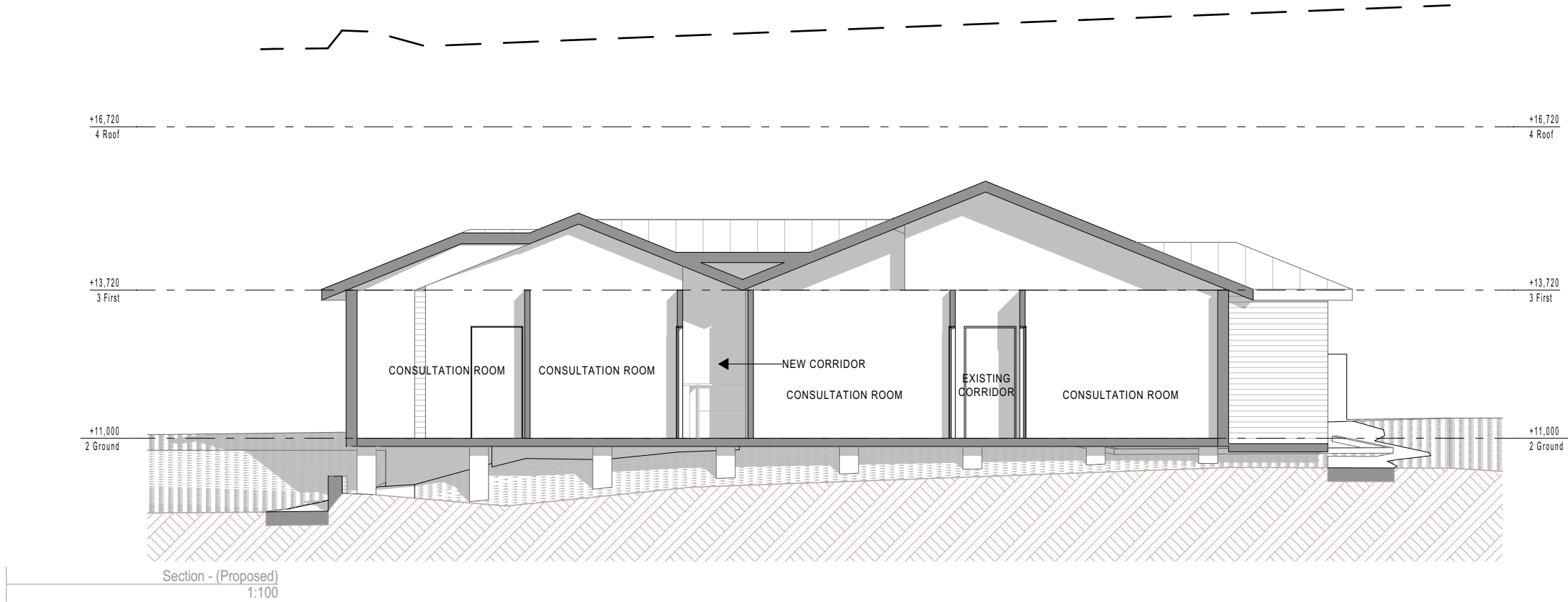
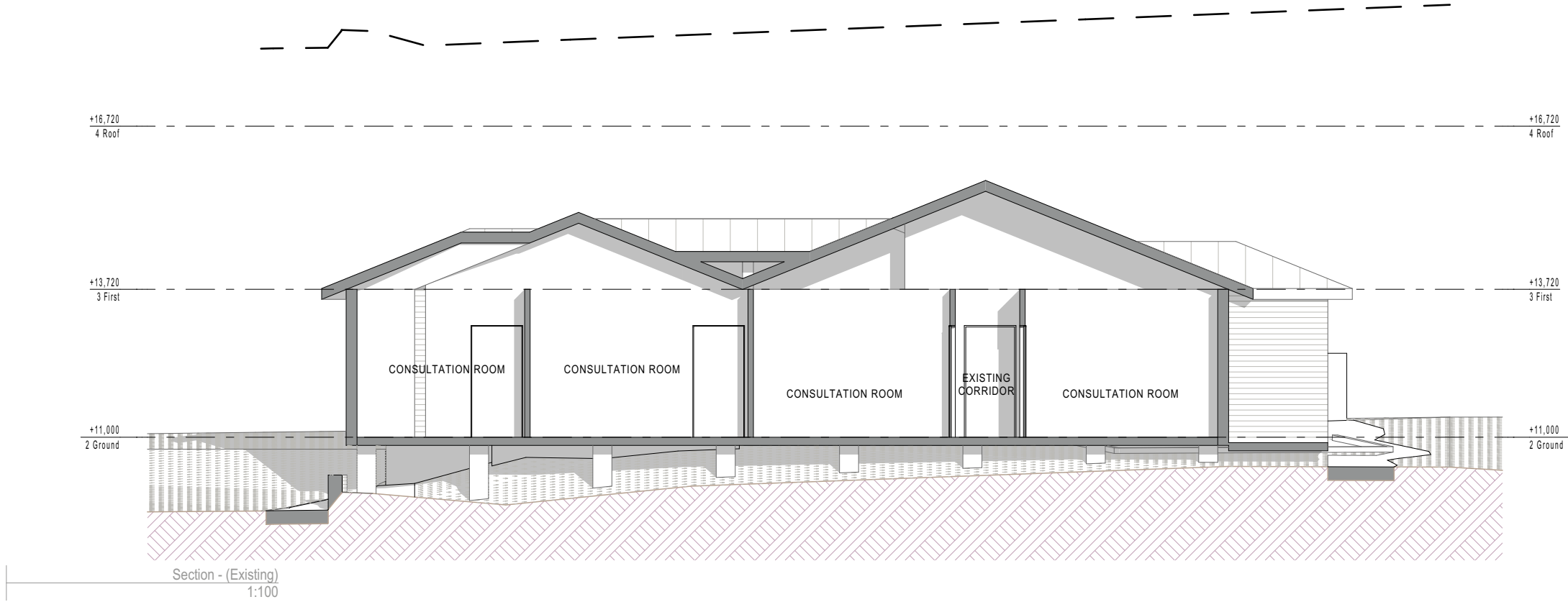
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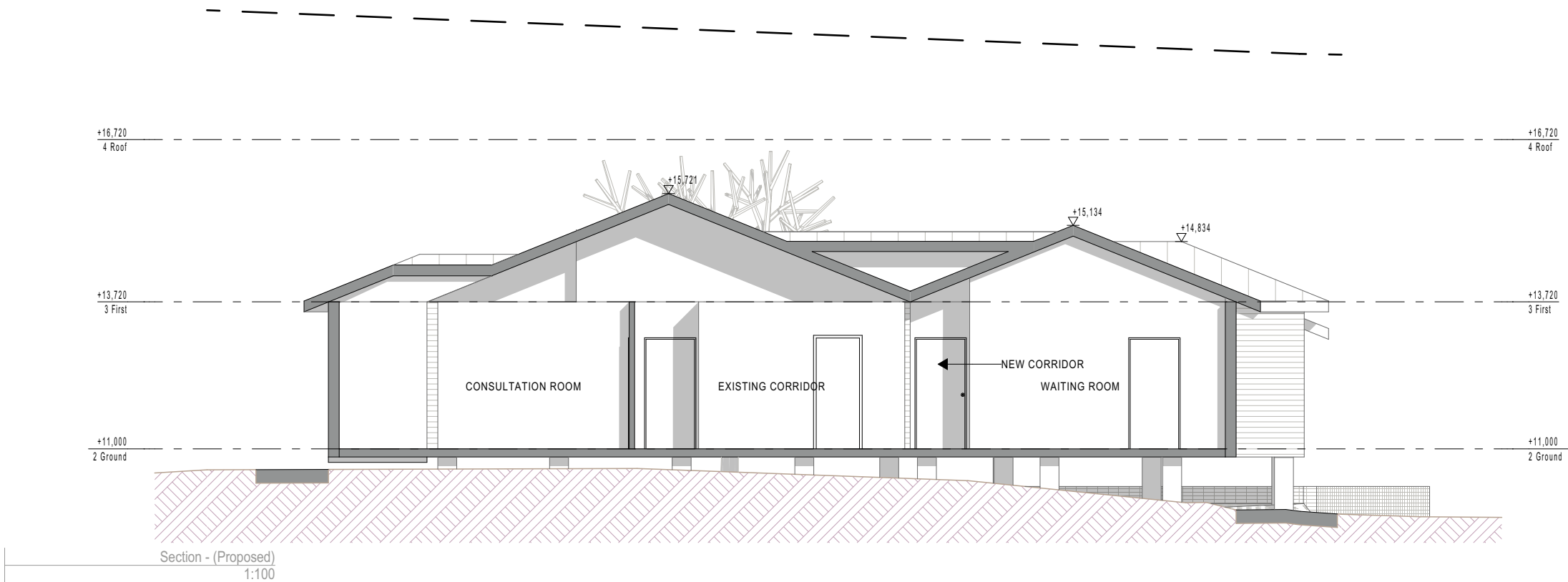
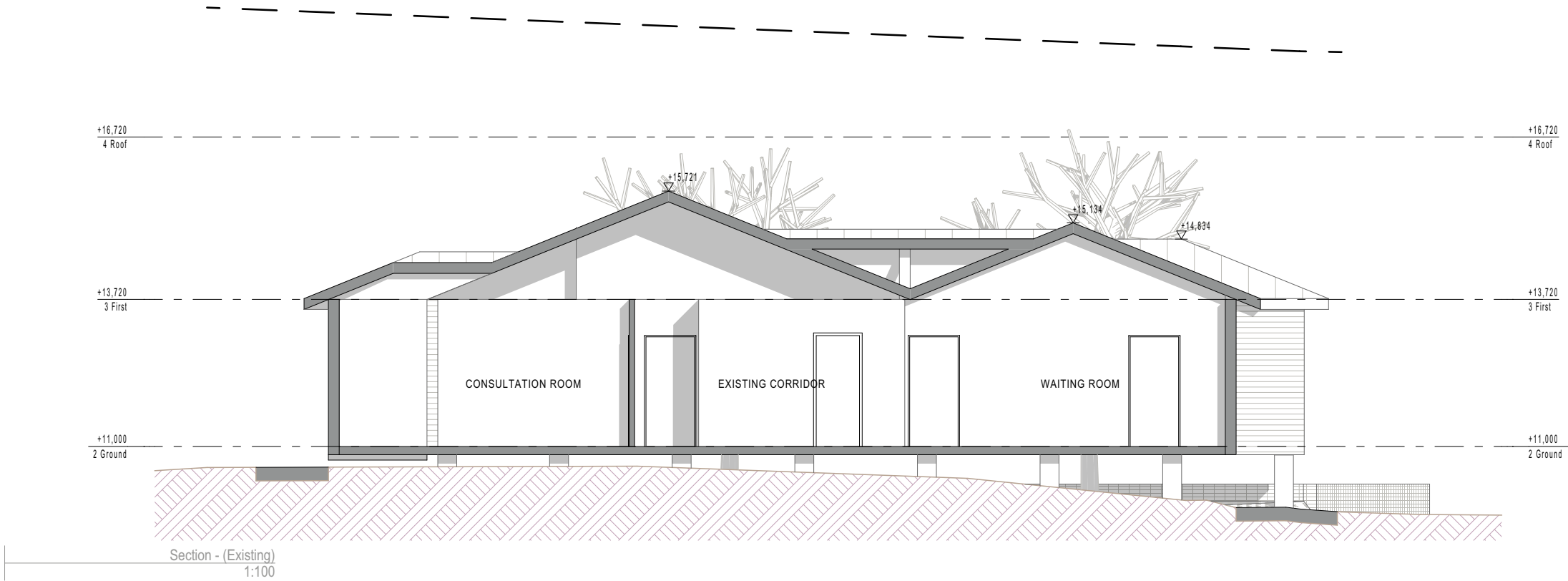
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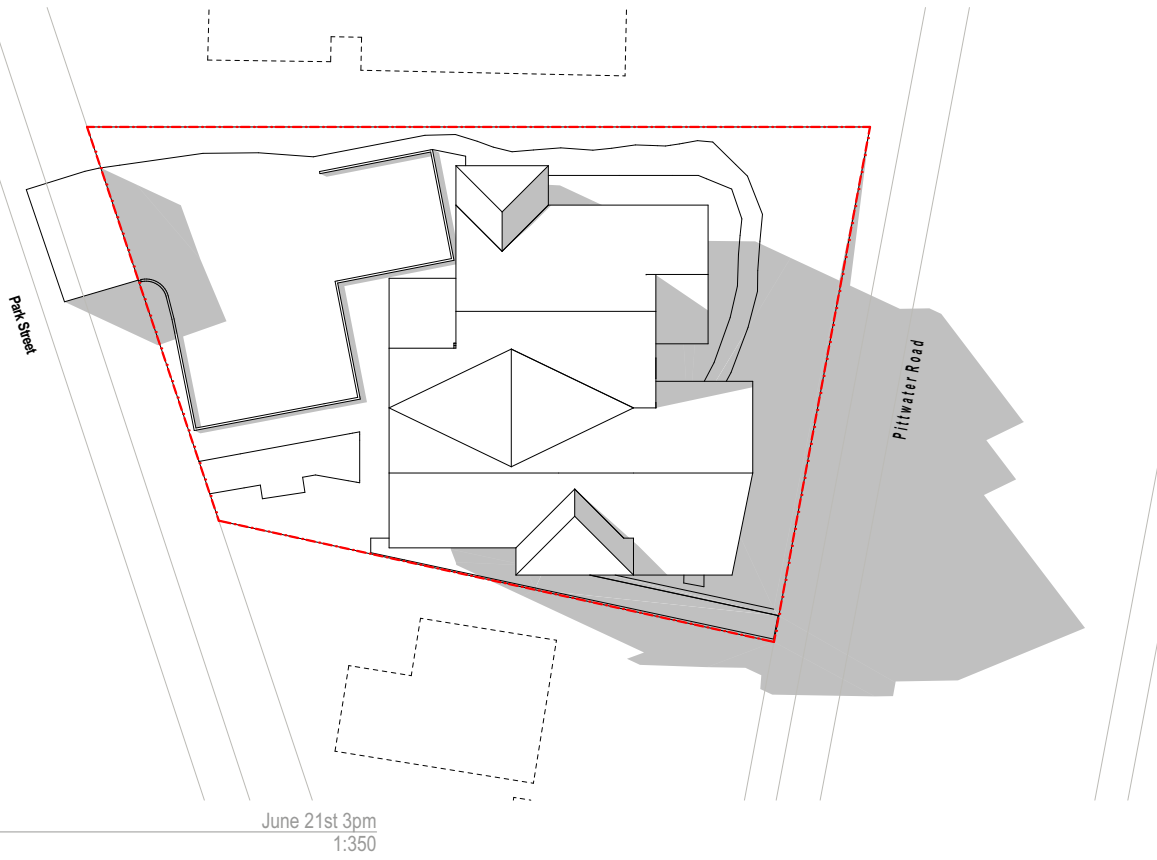
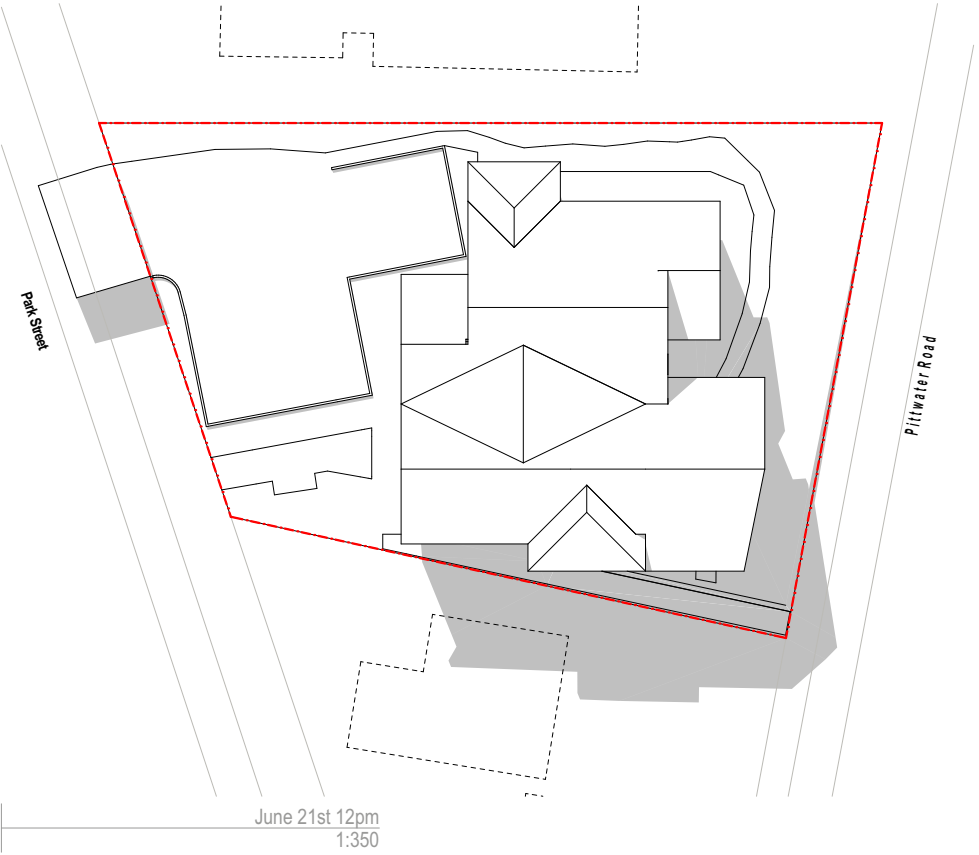
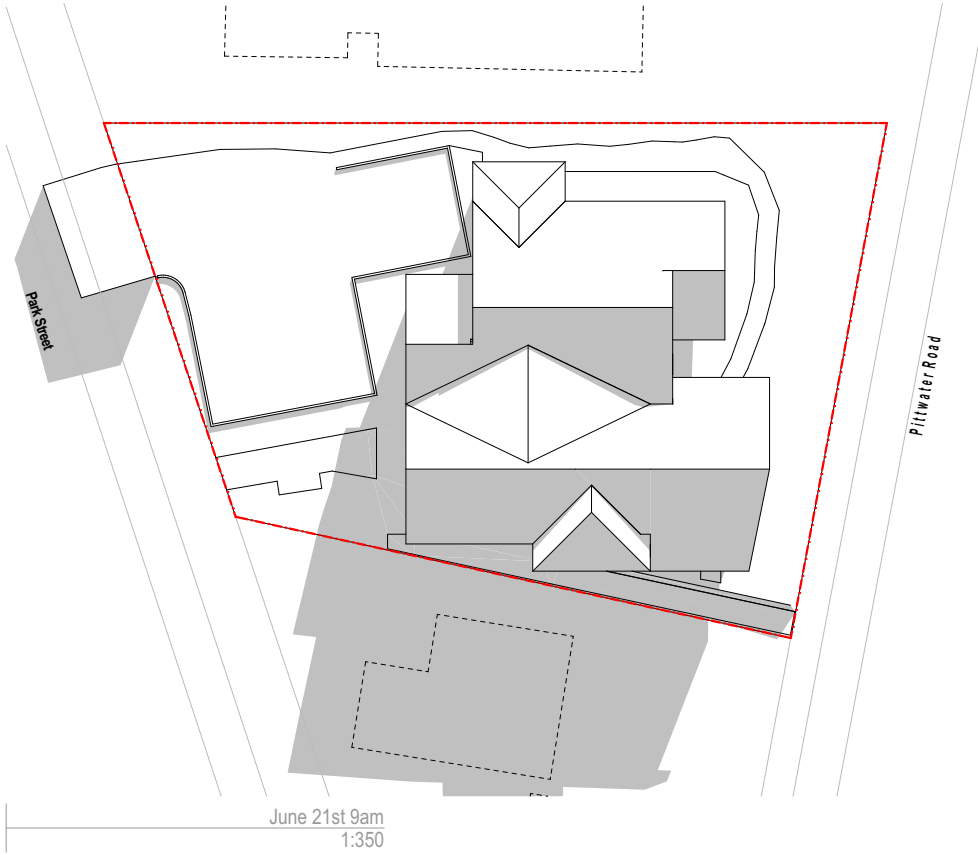
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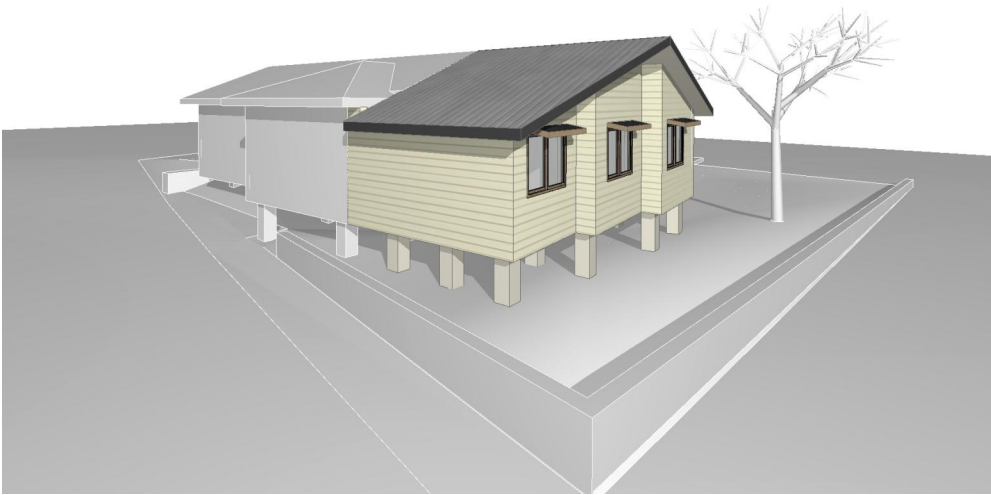
3D View #1
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3d View #1 - Demolition
1:486.11



3D View #1 - Proposed
1:486.11



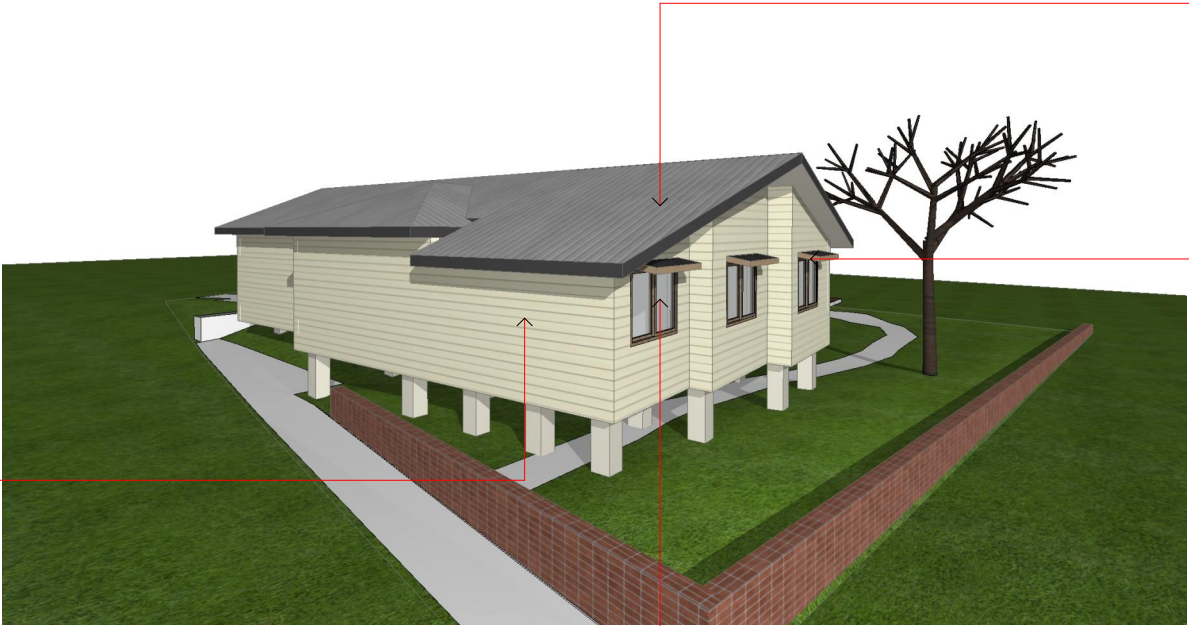
3D View #1 - Renovation Style
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Network: 14 Mar 2025 at 11:41:38 AEDT
Local: 14 Mar 2025 at 11:41:38 AEDT
S 33° 40' 28.237", E 151° 18' 10.141"
1791 Pittwater Rd
Mona Vale NSW 2103
Australia

LIGHT WEIGHT CLADDING TO
MATCH EXISTING BUILDING
CLADDING IN STYLE AND
COLOUR



PROPOSED COLORBOND ROOF TO
MATCH THAT OF EXISTING BUILDING IN
STYLE AND COLOUR

WINDOW EAVES TO
MATCH EXISTING
DWELLING IN STYLE AND
COLOUR

WINDOW FRAMES TO MATCH
EXISTING BUILDING IN STYLE AND
COLOUR

Finishes
1:486.11



Weathertex Cladding - To Match
Existing



Colorbond Deep Ocean Gutters
and Eaves to Match Existing



Corrugated Iron Roof Sheets to
Match Existing



Window Frames to
Match Existing

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