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BCA Compliance Report for a Building Information Certificate Application

3 Clive Crescent Bayswater NSW 2104


BCA Compliance Report for a Building Information Certificate Submission

Document Reference: KGP240012

Document Details

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Report prepared by:

Kyriacos (Gary) Pavlou

KGP Building Certifiers + Consultants

director@kgpconsulting.com.au

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1 Executive Summary

The primary purpose of the report is to identify any non-compliances with the deemed-to-satisfy provision of the BCA and provide recommendations to best comply with the requirements of the BCA, with a view to ensuring that the Council can be reasonably be satisfied that the works constructed complies with the regulations and applicable standards at that time in order to be in a position to issue a Building Information Certificate.

Subject to compliance with the recommendations of this report, it is considered that the development can readily comply with the relevant requirements of the BCA.

TABLE 1. SUMMARY OF KEY BCA COMPLIANCE ISSUES

#	DTS Clause	Compliance Comment	Status
BCA Compliance Issues			
1.	PART 2.2, 4.2 & 6.3	STRUCTURAL PROVISIONS Certification must be provided by the structural engineer, confirming that the building's change of use to a secondary dwelling is structurally adequate for its intended purpose.	Certification to be provided by others
2.	PART 3.3	DRAINAGE Certification is to be provided by a drainage engineer confirming that the building's Change of Use to a secondary dwelling complies with Part 3.3 of the Deemed-to-Satisfy Provisions of the BCA	Certification to be provided by others
3.	PART 3.4	TERMITE RISK MANAGEMENT Certification is to be provided by a pest controller confirming that the building's Change of Use to a secondary dwelling will complies with Part 3.4 of Deemed-to-Satisfy Provisions of the BCA.	Certification to be provided by others
4.	PART 7.2	SHEET ROOFING Certification is to be provided by a roofing contractor or similar qualified person confirming that the sheet roofing complies with Part 7.2 of the BCA.	Certification to be provided by others
5.	PART 7.4	GUTTERS & DOWNPIPES Certification is to be provided by a drainage engineer or plumber confirming that the Gutters & Downpipes complies with Part 7.4 of the Deemed-to-Satisfy Provisions of the BCA.	Certification to be provided by others
6.	PART 8.2, 8.3 & 8.5	GLAZING Certification is to be provided by a Glazer confirming that the windows and glazed doors complies with Part 8.2, 8.3 & 8.4 of the Deemed-to-Satisfy Provisions of the BCA.	Certification to be provided by others

#	DTS Clause	Compliance Comment	Status
		GLAZING – VISBLE GLAZING BAND In addition to the above, observations made during the site inspection revealed that a visible glazing band was not present. A glazing band is required to be installed in accordance with Clause 8.4.7 of the BCA.	Does Not Comply
7.	PART 9.5	SMOKE ALARMS AND EVACUATION LIGHTING Smoke detectors were not visible during the site inspection. Installation of smoke detectors will be required on each storey and be interconnected in accordance with the requirements of Part 9.5 and AS3786 of the BCA. Appropriate certification is to be provided from a licensed electrician once works is complete.	Does Not Comply
8.	PART 10.2	WET AREA WATERPROOFING Compliance with AS 3740 or Part 10.2 of the ABCB Housing Provisions satisfies Performance Requirement H4P1 for wet areas provided the wet areas are protected in accordance with the appropriate requirements of 10.2.1 to 10.2.6 and 10.2.12 of the ABCB Housing Provisions. <i>In this regard certification to be provided from an appropriately qualified and licensed waterproofing contractor.</i>	Certification to be provided by others
9.	BCA CLAUSE H2D8	EXTERNAL WATERPROOFING Certification to be provided from an appropriately qualified and licensed waterproofing contractor that the first-floor balcony waterproofing complies with the requirements of AS4654 to satisfy Performance Requirement H2P2.	Certification to be provided by others
10.	PART 10.4	FACILITIES The secondary dwelling appears to lack a wash tub in accordance with the requirements of this clause. Installation of a washtub is required in order to satisfy the requirements of clause 10.4.1 of the BCA.	Does Not Comply
11.	PART 10.8	CONDENSATION MANAGEMENT Based on visual observations evidence that condensation management has been installed to the external wall could not be established. Certification from a licensed builder is to be provided confirming that compliance with Clause 10.8.1 Additionally, a mechanical contractor is to verify that any exhaust systems installed in the building complies with the requirements in Clause 10.8.2 of the BCA.	Certification to be provided by others
12.	PART 11.2	STAIRWAY CONSTRUCTION Slip resistance of the stairway connecting ground to first floor could not be established based on visual inspection. Appropriate certification is to be provided from competent person to verify the timer stairs comply or install slip	Certification to be provided by others

#	DTS Clause	Compliance Comment	Status
		resistance strips (Minimum P4 classification) in accordance with Table 11.2.4 of the BCA.	
13.	PART 11.3	BARRIER & HANDRAILS A glazed barrier serves the first-floor balcony. A fall from the first-floor balcony exceeds 1m. Therefore, certification that the glazed barrier achieved compliance with 1170 and AS1288 is to be provided in accordance with the requirements of this clause.	Certification to be provided by others
		Further to the above, a handrail is required to be installed along 1 side of the external stairway connecting the ground and first floor stories.	Does Not Comply

2 Assessed Information

The following information was specifically relied upon for this assessment:

- Desktop assessment of **3 Clive Crescent Bayswater NSW 2104** architectural plans prepared RCD Projects (refer Appendix A – Assessed Plans)
- Site Inspection carried out on the 18 September 2024
- The Building Code of Australia Volume Two 2022
- ABCB Housing Provisions Standard 2022

3 Purpose and Basis of Report

3.1 Report Purpose

The key objective of the report is to make an:

- Assessment under the current Building Code of Australia 2022 (BCA) Volume Two & ABCB Housing Provisions Standard 2022 and list any non-compliances and information applicable from the BCA that will need to be addressed prior to the issue of the Building Certificate.
- Provide BCA compliance advice and information where non-compliances are identified.

4 Limitations & Exclusions of the Report

The report solely focuses on the content outlined in Section 2.0 "Assessed Information" and Section 3.0 "Purpose & Basis of Report." It is subject to specific limitations:

- The report is based on onsite observations including a desktop review of the architectural documentation referenced above. This report does not include nor implies any detailed assessment of the building with respect to structural engineering or engineering services, material fire resistance levels or compliance with any Australian Standards. Therefore, the following are excluded from this assessment:
- The structural adequacy or design of the building;
- The fire-resistance ratings of any structural elements of the building, unless specifically referred to;
- The design basis and/or operating capabilities of electrical, mechanical, hydraulic, fire services and fire protection services;
- The National Construction Code Volume 3 – Plumbing Code of Australia;
- Australian Standards not referenced in the deemed-to-satisfy provisions or Schedule 4 of the BCA;
- Disability Discrimination Act 1992 including the Disability (Access to Premises – Buildings) Standards 2010;
- Requirements of other regulatory authorities and utilities including, but not limited to, Telstra and the like
- Communications authority, Gas Supply Authority, Water Supply Authority, Electricity Supply Authority, Work Cover,
- Roads and Maritime Services (RMS), Local Council, ARTC, Department of Planning and the like;
- Any existing conditions of Development Consent issued by the Consent Authority;
- Consideration of Councils local and development control plans;
- Heritage significance, unless specifically referred to in the report (e.g. clause B1.4 and F1.13);
- Reporting on
- Hazardous materials, OH&S matters or construction site contamination
- Consideration of local planning policies
- Environmental, planning or heritage issues
- Ancillary Provisions and Additional Construction Requirements Part 3.10.
- Structural Design Manuals Part 3.11.
- Energy efficiency Part 3.12.
- Assessment of slip-resistance ratings for all accessible paths of travel, except where called upon in the deemed-to-satisfy provisions of the BCA.

5 Building Characteristics

5.1 Building Details

The development covered in this report is located at **3 Clive Crescent Bayswater NSW 2104**, within the Northern Beaches Council local government area. It is understood that the building was previously used as a pool house but is now the subject of a change of use application as a secondary dwelling.

The ground floor features a lightweight-clad structure with concrete flooring on both the ground and first levels, topped by a metal roof.



5.2 BCA Assessment Data

TABLE 2. BCA ASSESSMENT DATA

BCA Clause		Proposed
1.3.2	Classification	Class 1a (Residential Dwelling)
-	Storeys Contained	2

6 BCA Compliance Assessment

Outlined below is a detailed assessment of the Deemed-to-Satisfy Provisions of the Building Code of Australia (BCA) including the State variations where applicable. All Deemed-to-Satisfy clauses that are applicable to the subject building have been referred to below, including a comment adjacent to each clause of the proposal's ability to satisfy each respective clause.

The abbreviations outlined below have been used in the following tables.

Key of Compliance Status

Status	Description
N/A	Not Applicable. The Deemed-to-Satisfy clause does not appear apply to the subject building.
Complies	The relevant provisions of the Deemed-to-Satisfy clause have generally been satisfied through onsite observation or certification provided by an appropriately qualified person, in accordance with BCA Clause 1.2.2 (Evidence of Suitability).
DNC	Does Not Comply – Works do not comply with the requirements set out within this provision.
Further Details Required	Further Information is necessary to determine the compliance potential of the building.
Certification to be provided by others	Assessment and certification is required from the installation contractor, specialist or the like to confirm compliance with the specified requirements of the BCA &/or referenced Australian Standards.

PART 2.2 – STRUCTURAL PROVISIONS

Clause	Requirement	N/A	Complies	DNC	Certification required by Others
2.2.1	2.2.1 Application of Part 2.2				✓
2.2.2	Resistance to actions				✓
2.2.3	Determination of individual actions				✓
2.2.4	Determination of structural resistance of materials and forms of				✓
2.2.5	Structural software				✓
Comment	Certification is to be provided by the Structural Engineer confirming that the Change of Use to a secondary dwelling is structurally adequate for its intended use.				

PART 3.2 – EARTHWORKS

Clause	Requirement	N/A	Complies	DNC	Certification required by Others
3.2.1	Un-retained bulk earthworks – site cut and fill	✓			
Comment	Not applicable.				

PART 3.3 – DRAINAGE

Clause	Requirement	N/A	Complies	DNC	Certification required by Others
3.3.2	Drainage requirements				✓
3.3.3	Surface water drainage				✓
3.3.4	Subsoil drainage	✓			
3.3.5	Stormwater drainage				✓
Comment	Certification is to be provided by a drainage engineer confirming that the Change of Use to a secondary dwelling complies with Part 3.3 of the Deemed-to-Satisfy Provisions of the BCA.				

PART 3.4 – TERMITE RISK MANAGMENET

Clause	Requirement	Note or N/A	Complies	DNC	Certification required by Others
3.4.1	Requirements for termite management systems				✓
3.4.2	Termite management systems				✓
3.4.3	Durable notice				✓
Comment	Certification is to be provided by a pest controller confirming that the Change of Use to a secondary dwelling will complies with Part 3.4 of Deemed-to-Satisfy Provisions of the BCA.				

PART 4.2 – FOOTINGS & SLABS

Clause	Requirement	N/A	Complies	DNC	Certification required by Others
4.2.2	Site classification				✓
4.2.3	Excavation for footings				✓
4.2.4	Filling under concrete slabs				✓
4.2.5	Foundations for footings and slabs				✓
4.2.6	Slab edge support on sloping sites				✓
4.2.7	Stepped footings				✓
4.2.8	Vapour barriers				✓
4.2.9	Edge rebates				✓
4.2.10	Concrete				✓
4.2.11	Steel reinforcement				✓
4.2.12	Footing and slab construction				✓
4.2.13	Stump footing details				✓
4.2.14	Stiffened rafts Class A, S and M sites				✓
4.2.15	Strip footings Class A, S and M sites				✓
4.2.16	Footing slabs for Class A sites				✓
4.2.17	Footings for single leaf masonry, mixed construction and earth wall construction				✓

4.2.18	Footings for fireplaces on Class A and S sites	✓
4.2.19	Shrinkage control	✓
4.2.20	Concentrated loads	✓
4.2.21	Minimum edge beam dimensions	✓
4.2.22	Recessed areas of slabs	✓
Comment	Certification must be provided by the structural engineer, confirming that the building's change of use to a secondary dwelling is structurally adequate for its intended purpose.	

PART 5 – MASONRY

No masonry formed part of the building work, so this part of the BCA is not applicable. Hence no further assessment is required.

PART 6.2 – SUBFLOOR VENTILATION

No subfloor formed part of the building work, so this part of the BCA is not applicable. Hence no further assessment is required.

PART 6.3 – STRUCTURAL STEEL MEMBERS

Clause	Requirement	N/A	Complies	DNC	Certification required by Others
6.3.2	Structural steel members				✓
6.3.3	Bearers				✓
6.3.4	Strutting beams				✓
6.3.5	Lintels				✓
6.3.6	Columns				✓

6.3.7	Fixings and bearing for structural steel members	✓
6.3.8	Penetrations through structural steel members	✓
6.3.9	Corrosion protection	✓
Comment	Certification must be provided by the structural engineer, confirming that the building's change of use to a secondary dwelling is structurally adequate for its intended purpose.	

PART 7.2 – SHEET ROOFING

Clause	Requirement	N/A	Complies	DNC	Certification required by Others
7.2.2	Corrosion protection and compatibility requirements for roofing				✓
7.2.3	Minimum pitches for metal sheet roofing profiles				✓
7.2.4	Maximum spans				✓
7.2.5	Fixing of metal sheet roofing				✓
7.2.6	Installation of roofing sheets				✓
7.2.7	Flashings and cappings				✓
7.2.8	Water discharge				✓
Comment	Certification is to be provided by a roofing contractor or similar qualified person confirming that the sheet roofing complies with Part 7.2 of the BCA.				

PART 7.3 – ROOF TILES & SHINGLES

No Roof Tiles or Shingles formed part of the building work, so this part of the BCA is not applicable. Hence no further assessment is required.

PART 7.4 – GUTTERS & DOWNPIPES

Clause	Requirement	N/A	Complies	DNC	Certification required by Others
7.4.2	Materials				✓
7.4.3	Selection of guttering				✓
7.4.4	Installation of gutters				✓
7.4.5	Downpipes – size and installation				✓
7.4.6	Acceptable continuous overflow measure				✓
7.4.7	Acceptable dedicated overflow measure per downpipe				✓
Comment	Certification is to be provided by a drainage engineer or plumber confirming that the Gutters & Downpipes complies with Part 7.4 of the Deemed-to-Satisfy Provisions of the BCA.				

PART 8.2 – WINDOWS & EXTERNAL GLAZED DOORS

Clause	Requirement	N/A	Complies	DNC	Certification required by Others
8.2.2	Installation of windows				✓
Comment	Certification is to be provided by a Glazer confirming that the windows and glazed doors complies with Part 8.2 of the Deemed-to-Satisfy Provisions of the BCA.				

PART 8.3 – GLASS

Clause	Requirement	N/A	Complies	DNC	Certification required by Others
8.3.2	Glazing sizes and installation				✓
8.3.3	Fully framed glazing installed in perimeter of buildings				✓
Comment	Certification is to be provided by a Glazer confirming that the glass complies with Part 8.3 of the Deemed-to-Satisfy Provisions of the BCA.				

PART 8.4 – GLAZING HUMAN IMPACT

Clause	Requirement	N/A	Complies	DNC	Certification required by Others
8.4.2	Doors, side panels and other framed glazed panels				✓
8.4.3	Door side panels				✓
8.4.4	Full height framed glazed panels				✓
8.4.5	Glazed panels, other than doors or side panels, on the perimeter of rooms				✓
8.4.6	Kitchen, bathroom, ensuite, spa room and splash-back glazing				✓
8.4.7	Visibility of glazing			✓	
8.4.8	Identification of safety glass				✓
Comment	<p>Certification is to be provided by a Glazer confirming that the glass complies with Part 8.4 of the Deemed-to-Satisfy Provisions of the BCA.</p> <p>Additionally, a visible glazing band was not present during the site inspection. A glazing band is required to be installed in accordance with Clause 8.4.7 of the BCA</p>				

PART 9.2 - 9.4 – FIRE SAFETY

The external walls of the building do not appear to require protection in accordance with the provisions these parts, however a boundary survey should be provided to confirm the above.

PART 9.5 – SMOKE ALARMS AND EVACUATION LIGHTING

Clause	Requirement	N/A	Complies	DNC	Certification required by Others
9.5.1	Smoke alarm requirements			✓	
9.5.2	Location – Class 1a buildings			✓	
9.5.3	Location – Class 1b buildings	✓			
9.5.4	Installation of smoke alarms			✓	
9.5.5	Lighting to assist evacuation – Class 1b buildings	✓			
Comment	Smoke detectors were not visible during the site inspection. Installation of smoke detectors will be required on each storey and be interconnected in accordance with the requirements of Part 9.5 and AS3786 of the BCA. Appropriate certification is to be provided from a licensed electrician once works is complete.				

PART 10.2 – WET AREA WATERPROOFING

Compliance with AS 3740 or Part 10.2 of the ABCB Housing Provisions satisfies Performance Requirement H4P1 for wet areas provided the wet areas are protected in accordance with the appropriate requirements of 10.2.1 to 10.2.6 and 10.2.12 of the ABCB Housing Provisions. ***In this regard certification to be provided from an appropriately qualified and licensed waterproofing contractor.***

BCA CLAUSE H2D8 – EXTERNAL WATERPROOFING

Compliance with H2D8 of the BCA 2022 Volume 2 satisfies Performance Requirement H2P2 for the design and construction of 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 provided—

- membranes used in the external waterproofing system comply with AS 4654.1; and
- the design and installation of the external waterproofing system is in accordance with AS 4654.2.

Having regard to the above, certification to be provided from an appropriately qualified and licensed waterproofing contractor that the first-floor balcony waterproofing complies with the requirements of AS654.

PART 10.3 – ROOM HEIGHTS

Clause	Requirement	N/A	Complies	DNC	Certification required by Others
10.3.1	Height of rooms and other spaces		✓		
Comment	Generally, room heights comply with the provisions of this clause.				

PART 10.4 – FACILITIES

Clause	Requirement	N/A	Complies	DNC	Certification required by Others
10.4.1	Required facilities			✓	
10.4.2	Construction of sanitary compartments		✓		
Comment	Generally, the secondary dwelling complies however the secondary dwelling appears to lack a wash tub in accordance with the requirements of this clause. Installation of a washtub is required in order to satisfy the requirements of clause 10.4.1 of the BCA.				

PART 10.5 – LIGHT

Clause	Requirement	N/A	Complies	DNC	Certification required by Others
10.5.1	Natural light		✓		
10.5.2	Artificial lighting		✓		
Comment	Natural lighting is provided to all parts of the building (habitable and non-habitable rooms).				

PART 10.6 – VENTILATION

Clause	Requirement	N/A	Complies	DNC	Certification required by Others
10.6.2	Ventilation requirements		✓		
10.6.3	Location of sanitary compartments		✓		
Comment	Natural ventilation is provided to all parts of the building (habitable and non-habitable rooms).				

PART 10.7 – SOUND INSULATION

The secondary dwelling does not require any sound insulation. Hence no further assessment is required.

PART 10.8 – CONDENSATION MANAGEMENT

Clause	Requirement	N/A	Complies	DNC	Certification required by Others
10.8.1	External wall construction				✓
10.8.2	Exhaust systems				✓
10.8.3	Ventilation of roof spaces	✓			
Comment	<p>Based on visual observations evidence that condensation management has been installed to the external wall could not be established. Certification from a licensed builder is to be provided confirming that compliance with Clause 10.8.1</p> <p>Additionally, a mechanical contractor is to verify that any exhaust systems installed in the building complies with the requirements in Clause 10.8.2 of the BCA.</p>				

PART 11.2 – STAIRWAY & RAMP CONSTRUCTION

Clause	Requirement	N/A	Complies	DNC	Certification required by Others
11.2.2	Stairway construction		✓		
11.2.3	Ramps	✓			
11.2.4	Slip resistance				✓
11.2.5	Landings		✓		
11.2.6	Thresholds		✓		
Comment	Slip resistance of the stairway connecting ground to first floor could not be established based on visual inspection. Appropriate certification is to be provided from competent person to verify the timer stairs comply or install slip resistance strips (Minimum P4 classification) in accordance with Table 11.2.4 of the BCA.				

PART 11.3 – BARRIERS & HANDRAILS

Clause	Requirement	N/A	Complies	DNC	Certification required by Others
11.3.3	Barriers to prevent falls		✓		
11.3.4	Construction of barriers to prevent falls			✓	
11.3.5	Handrails			✓	
11.3.6	Construction of wire barriers	✓			
11.3.7	Protection of openable windows – bedrooms	✓			
11.3.8	Protection of openable windows – rooms other than bedrooms	✓			
Comment	<p>A glazed barrier serves the first-floor balcony. A fall from the first-floor balcony exceeds 1m. Therefore, certification that the glazed barrier achieves compliance with 1170 and AS1288 is to be provided in accordance with the requirements of this clause.</p> <p>Furthermore, a handrail is required to be installed along 1 side of the external stairway connecting the ground and first floor stories.</p>				

PART 12.2 – CONSTRUCTION IN ALPINE AREAS

The secondary dwelling does not appear to be constructed in an alpine area. Hence no further assessment is required.

PART 12.3 – ATTACHMENT OF FRAMED DECKS AND BALCONIES TO EXTERNAL WALLS OF BUILDINGS USING A WALING PLATE

Provisions are noted. Where the secondary dwelling incorporates framed decks and/or balconies structural engineers certification should be provided accordingly.

PART 12.4 – HEATING APPLIANCES, FIREPLACES, CHIMNEYS & FLUES

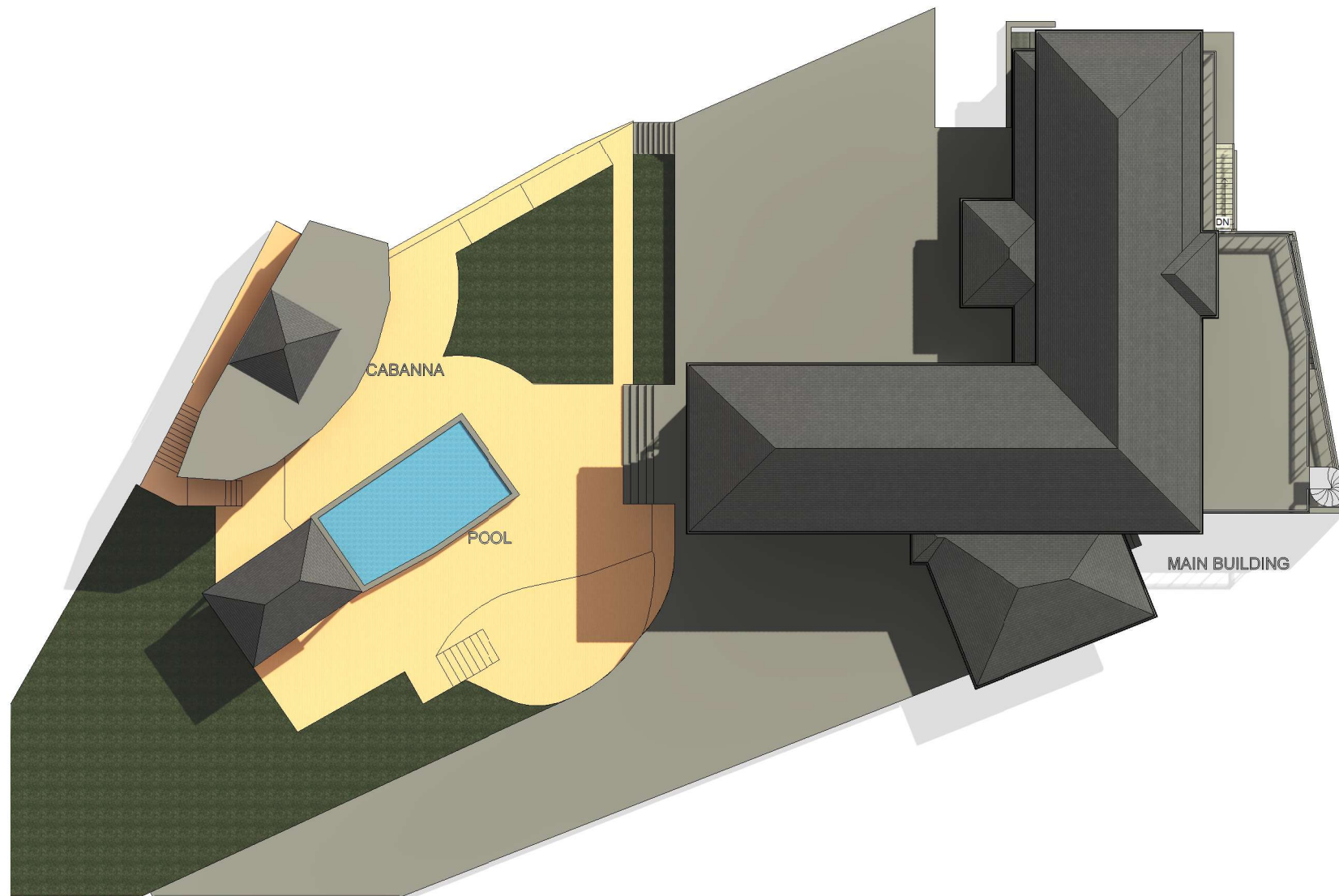
The secondary dwelling does not incorporate heating appliances and the like. Hence no further assessment is required.

7 Conclusion

The primary purpose of the report is to identify any significant issues with the deemed-to-satisfy provision of the BCA and provide recommendations to best comply with the requirements of the BCA, with a view to ensuring that the Council can be reasonably be satisfied that the works constructed complies with the regulations and applicable standards at that time in order to be in a position to issue a Building Information Certificate.

In summary, the proposal is capable of complying with the Performance Requirements of the BCA. Should you require any further information, please contact the author of this report.

8 APPENDIX A – ASSESSED PLANS



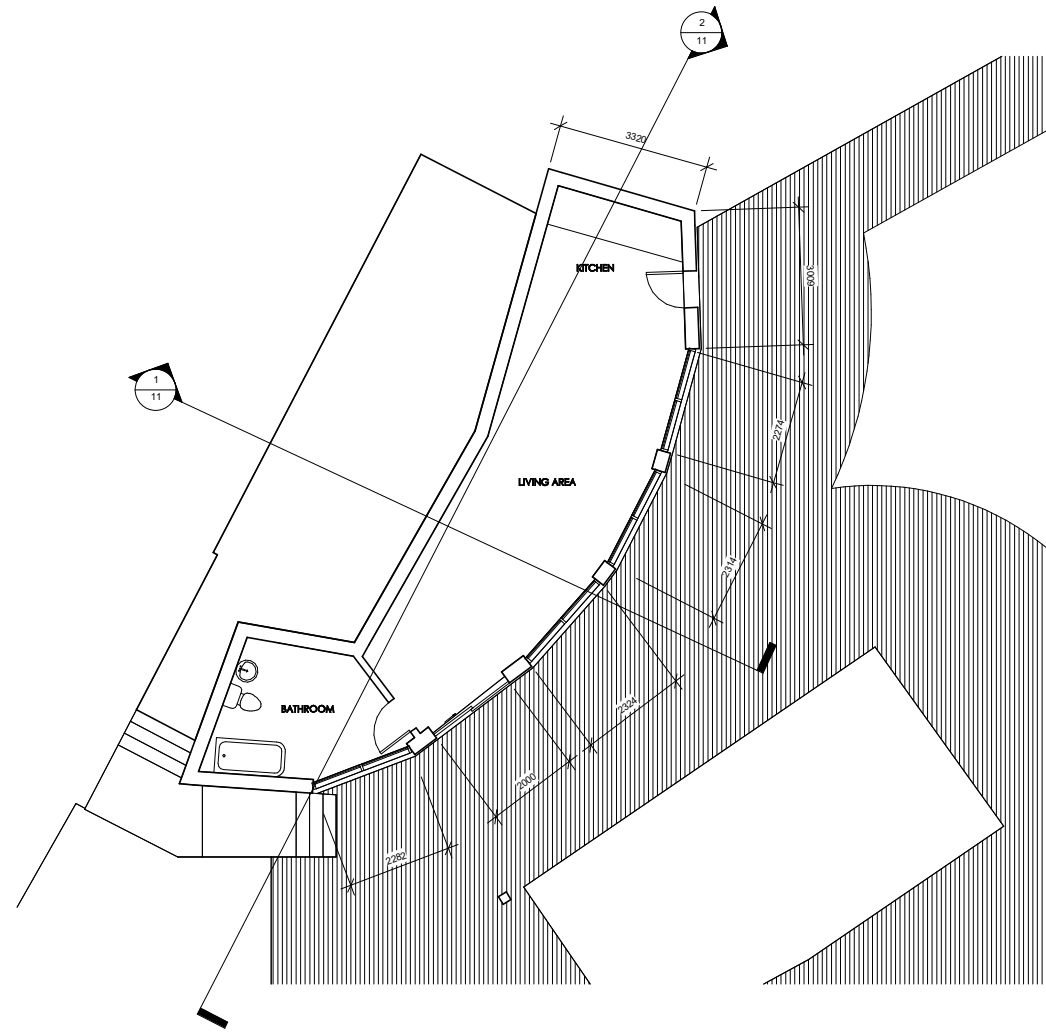
1 SITE DEVELOPMENT PLAN
1:150

NOTES:

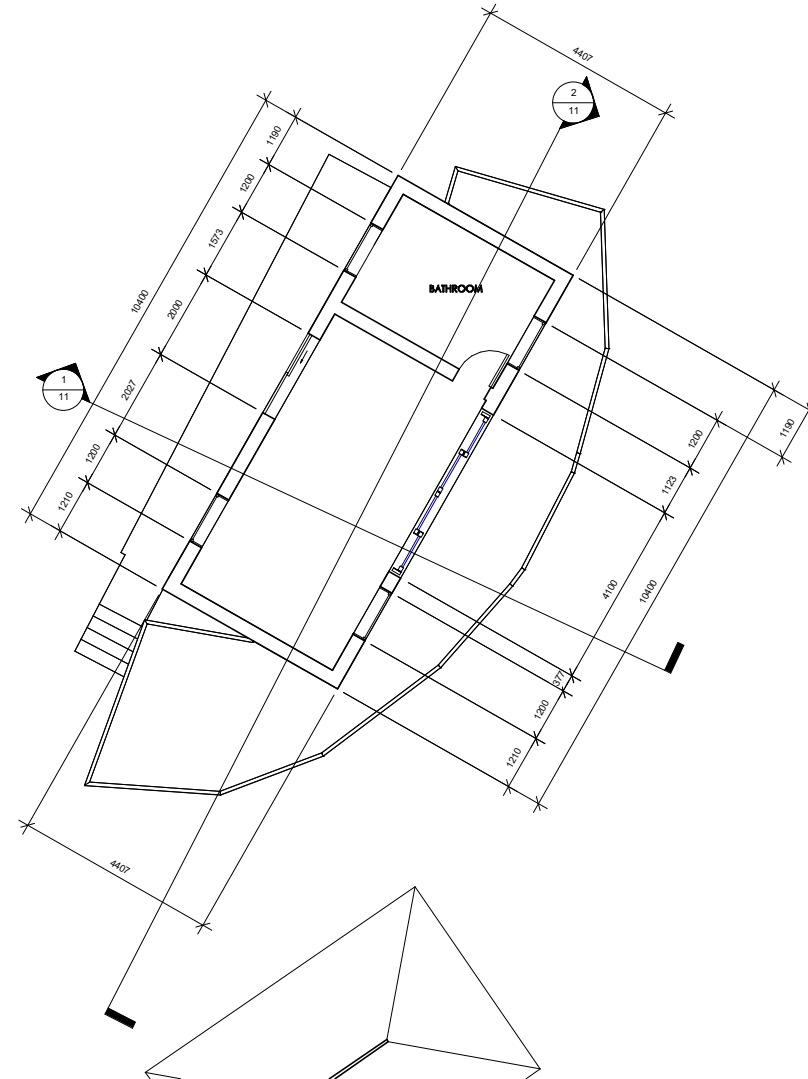
- 1. NEVER SCALE OFF DRAWINGS, USE FIGURED DIMENSIONS ONLY.
- 2. VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT & REPORT DISCREPANCIES TO THE ARCHITECT.
- 3. DRAWINGS DESCRIBE SCOPE OF WORKS AND GENERAL SET OUT. THESE DRAWINGS ARE NOT SHOP DRAWINGS. SET OUT TO TO BE UNDERTAKEN BY SURVEYOR ON SITE. SHOP DRAWINGS SHOULD BE PREPARED WHERE REQUIRED OR NECESSARY
- 4. VERIFY ALL DIMENSIONS AND LEVELS ON SITE PRIOR TO COMMENCEMENT OF WORK. IMMEDIATELY ADVISE ARCHITECT OF ANY DISCREPANCIES. ALLOW FOR ADJUSTMENTS TO SUIT DISCREPANCIES.
- 5. ALL WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF LOCAL AUTHORITIES, THE BUILDING CODE OF AUSTRALIA AND RELEVANT AUSTRALIAN STANDARD

3 CLIVE CRESCENT BAYVIEW

PROJECT NUMBER:	
DATE: 07/01/2024	
DRAWN BY: RCD PROJECTS	
CHECKED BY:	SCALE:



1 CABANA GROUND FLOOR PLAN
1:75



2 CABANA FIRST FLOOR PLAN
1:75

NOTES:

1. NEVER SCALE OFF DRAWINGS, USE FIGURED DIMENSIONS ONLY.
2. VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT & REPORT DISCREPANCIES TO THE ARCHITECT.
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4. VERIFY ALL DIMENSIONS AND LEVELS ON SITE PRIOR TO COMMENCEMENT OF WORK. IMMEDIATELY ADVISE ARCHITECT OF ANY DISCREPANCIES. ALLOW FOR ADJUSTMENTS TO SUIT DISCREPANCIES.
5. ALL WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF LOCAL AUTHORITIES, THE BUILDING CODE OF AUSTRALIA AND RELEVANT AUSTRALIAN STANDARD

3 CLIVE CRESCENT BAYVIEW

PROJECT NUMBER:

DATE: 07/01/2024

DRAWN BY: RCD

PROJECTS

CHECKED BY:

SCALE:



1 CABANA - FRONT ELEVATION
1:50



3 CABANA - RIGHT SIDE ELEVATION
1:50



2 CABANA - REAR ELEVATION
1:50



4 CABANA - LEFT SIDE ELEVATION
1:50

NOTES:

1. NEVER SCALE OFF DRAWINGS, USE FIGURED DIMENSIONS ONLY.
2. VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT & REPORT DISCREPANCIES TO THE ARCHITECT.
3. DRAWINGS DESCRIBE SCOPE OF WORKS AND GENERAL SET OUT. THESE DRAWINGS ARE NOT SHOP DRAWINGS. SET OUT TO TO BE UNDERTAKEN BY SURVEYOR ON SITE. SHOP DRAWINGS SHOULD BE PREPARED WHERE REQUIRED OR NECESSARY
4. VERIFY ALL DIMENSIONS AND LEVELS ON SITE PRIOR TO COMMENCEMENT OF WORK. IMMEDIATELY ADVISE ARCHITECT OF ANY DISCREPANCIES. ALLOW FOR ADJUSTMENTS TO SUIT DISCREPANCIES.
5. ALL WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF LOCAL AUTHORITIES, THE BUILDING CODE OF AUSTRALIA AND RELEVANT AUSTRALIAN STANDARD

3 CLIVE CRESCENT BAYVIEW

PROJECT NUMBER:

DATE: 07/01/2024

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PROJECTS

CHECKED BY:

SCALE:



1 CABANA CROSS SECTION
1 : 50



2 CABANA LONGITUDINAL SECTION
1 : 50

NOTES:

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3 CLIVE CRESCENT BAYVIEW

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