

PROPOSED ALTERATIONS & ADDITIONS

AT

52A CONSUL ROAD

BROOKVALE N.S.W. 2100

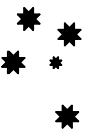
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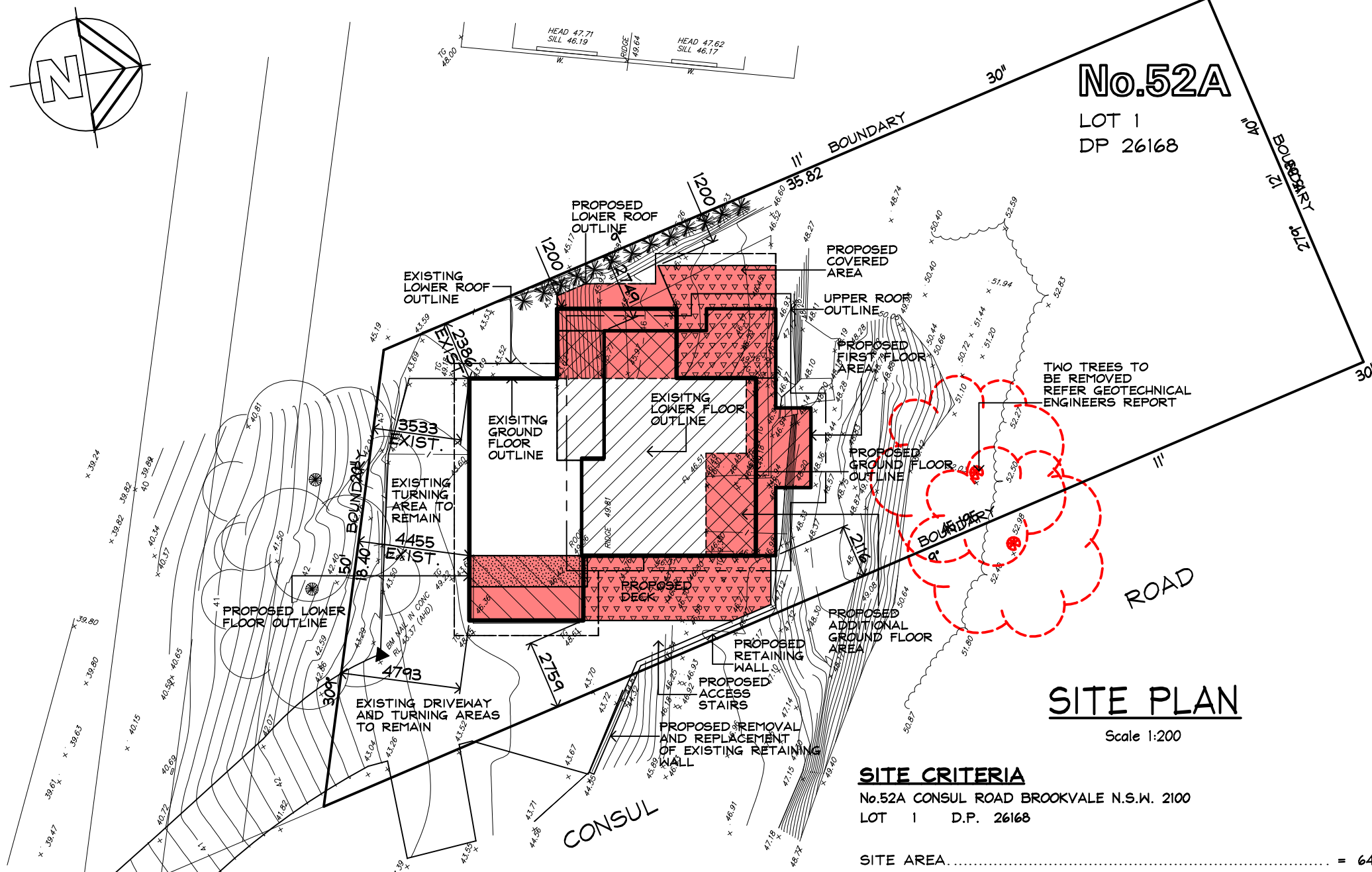
Mr. M. & Mrs. J. ANDERSON

AUGUST 2023

DEVELOPEMENT
APPLICATION ISSUE

H&C DESIGN PTY. LTD.





SITE PLAN

Scale 1:200

SITE CRITERIA

No.52A CONSUL ROAD BROOKVALE N.S.W. 2100
LOT 1 D.P. 26168

SITE AREA = 641.5 sq. m. (BY CALC.)

EXISTING LOWER GROUND FLOOR AREA = 50.3 sq. m.
PROPOSED LOWER GROUND FLOOR AREA = 5.9 sq. m.
POST LOWER GROUND FLOOR AREA = 55.2 sq. m.

EXISTING GROUND FLOOR AREA = 71.8 sq. m.
PROPOSED GROUND FLOOR AREA = 34.5 sq. m.
POST GROUND FLOOR AREA = 106.3 sq. m.
PROPOSED GROUND FLOOR FRONT DECK AREA = 19.1 sq. m.
PROPOSED GROUND FLOOR REAR DECK AREA = 21.2 sq. m.

PROPOSED TOTAL FIRST FLOOR AREA = 72.1 sq. m.
PROPOSED FIRST FLOOR FRONT DECK AREA = 9.7 sq. m.

POST LOWER ROOF AREA = 66.5 sq. m.
POST UPPER ROOF AREA = 100.9 sq. m.
POST ROOF AREA = 167.4 sq. m.

POST LANDSCAPED AREA > 2.0m WIDE = 349.7 sq. m. 54.5 %
POST LANDSCAPED AREA < 2.0m WIDE = 28.3 sq. m.

POST SOFT OPEN SPACE AREA = 379.0 sq. m.
POST HARDSTAND OPEN SPACE AREA = 95.1 sq. m.
POST TOTAL OPEN SPACE = 474.1 sq. m.
TOTAL HARDSTAND POST DEVELOPEMENT = 262.5 sq. m. 40.9 %

BASIX REQUIREMENTS

TO BE READ INCONJUNCTION WITH THE
BASIX CERTIFICATE NUMBER *

ROOF AREA TO TANK TO BE USED
FOR GARDEN USE 170 sq.m.

WATER STORAGE TANK CAPACITY 5000 MIN. LITRES

NEW SHOWER HEAD MINIMUM RATING 3 STAR RATING

NEW TOILET MINIMUM RATING 3 STAR RATING

ALL NEW TAP FITTINGS MINIMUM RATING 3 STAR RATING

GLAZING TO ALUMINIUM FRAMED WINDOWS AND DOORS OR OTHERWISE
NOTED ARE TO BE IN ACCORDANCE WITH THE BASIX & BUSH FIRE REPORTS

ROOF COLOUR MEDIUM 0.45 - 0.70 SA

FLOOR ABOVE ENCLOSED SUBFLOOR R2.5 RATING

ROOF SHEETING ON INSULATION R1.3 RATING

EXTERNAL WALLS INSULATION R2.5 RATING

RAKED CEILING INSULATION R2.5 RATING

HEAT PUMP HOT WATER SERVICE

COOLING SYSTEM TO BE IN AT LEAST 1 LIVING AREA & 1 BEDROOM TO BE A
1-PHASE AIR CONDITIONING WITH AN ENERGY RATING OF EER 3.0-3.5 OR
BETTER PLUS A CEILING FAN TO BEDROOM ONLY. THE COOLING SYSTEM MUST
MUST PROVIDE FOR DAY/NIGHT ZONING BETWEEN LIVING & BEDROOM AREAS.

HEATING SYSTEM IN AT LEAST 1 LIVING AREA & 1 BEDROOM TO BE 1-PHASE
AIR CONDITIONING WITH AN ENERGY RATING OF EER 3.0 - 3.5 OR BETTER.

ELECTRIC FIRE PLACE

FIXED OUTDOORS CLOTHES DRYING LINE TO BE INSTALLED

INDUCTION COOKER WITH ELECTRIC OVEN.

APPLICANT MUST ENSURE THAT THE "PRIMARY TYPE OF ARTIFICIAL LIGHTING"
IS FLUORESCENT OR LIGHT EMITTING DIODE (LED) LIGHTING IN EACH OF THE
FOLLOWING ROOMS, AND WHERE THE "DEDICATED" APPEARS, THE FITTINGS
FOR THOSE LIGHTS MUST ONLY BE CAPABLE OF ACCEPTING FLUORESCENT OR
LIGHT EMITTING DIODE (LED) LAMPS:

- . THE LAUNDRY, AT LEAST 5 OF THE BEDROOMS (DEDICATED)
- . STUDY, LIVING/DINING, FAMILY & RUMPUS ROOMS (DEDICATED)
- . ALL BATHROOMS/TOILETS, KITCHEN, HALLWAYS (DEDICATED)

NOTE:-

ALL CONSTRUCTION TO BE CARRIED OUT IN STRICT
ACCORDANCE WITH THE BUSH FIRE REPORT PREPARED
BY CONTROL LINE CONSULTING.

NOTES:-

1. ALL GLAZING TO WINDOWS & DOORS SHALL BE IN ACCORDANCE WITH THE BASIX AND THE BUSH FIRE REPORTS.
2. EXTERNAL WALL CLADDING SHALL BE SELECTED IN ACCORDANCE WITH THE BUSH FIRE REPORT WITH A SPECIFIED PAINTED COLOUR FINISH.
3. AN APPROVED RATED INSULATION TO ALL EXTERNAL TIMBER FRAMED WALLS IN ACCORDANCE WITH THE BASIX REPORT.
4. AN APPROVED RATED INSULATION MATERIAL TO BE PLACED IN THE CEILING SPACE WITHIN THE PERIMETER OF ALL EXTERNAL WALLS IN ACCORDANCE WITH THE BASIX REPORT.
5. AN APPROVED RATED CONDENSATION BLANKET PLACED UNDER ROOF SHEETING THRU-OUT IN ACCORDANCE WITH THE BASIX REPORT.
6. ROOF FINISHES TO BE IN ACCORDANCE WITH THE BASIX REPORT AND THE BUSH FIRE REPORT.
7. EXTERNAL WALL FINISHES TO BE IN ACCORDANCE WITH THE BASIX REPORT. AND THE BUSH FIRE REPORT.
8. ALL WINDOWS AND DOORS TO HAVE WEATHER STRIPPING.
9. ALL WINDOWS & DOORS AS NOTED ON PLAN WITH SPECIFIED COLOUR FINISH.
10. ALL PAINTING TO OWNERS REQUIREMENTS.
11. ALL POWER OUTLETS & SWITCHES TO OWNERS REQUIREMENTS.
12. ALL GLAZING TO CODE AS1288
13. ALL PEST TREATMENT TO CODE AS3660.1-2000
14. SMOKE ALARM DENOTED SA ON PLAN TO BCA 3.7.2 & AS3786
15. ALL WATERPROOFING TO WET AREAS TO CODE AS3740
16. ALL TIMBER FRAMING TO CODE AS1684
17. ALL WORK CARRIED OUT TO BE IN ACCORDANCE WITH THE BCA.

IF IN
DOUBT
ASK

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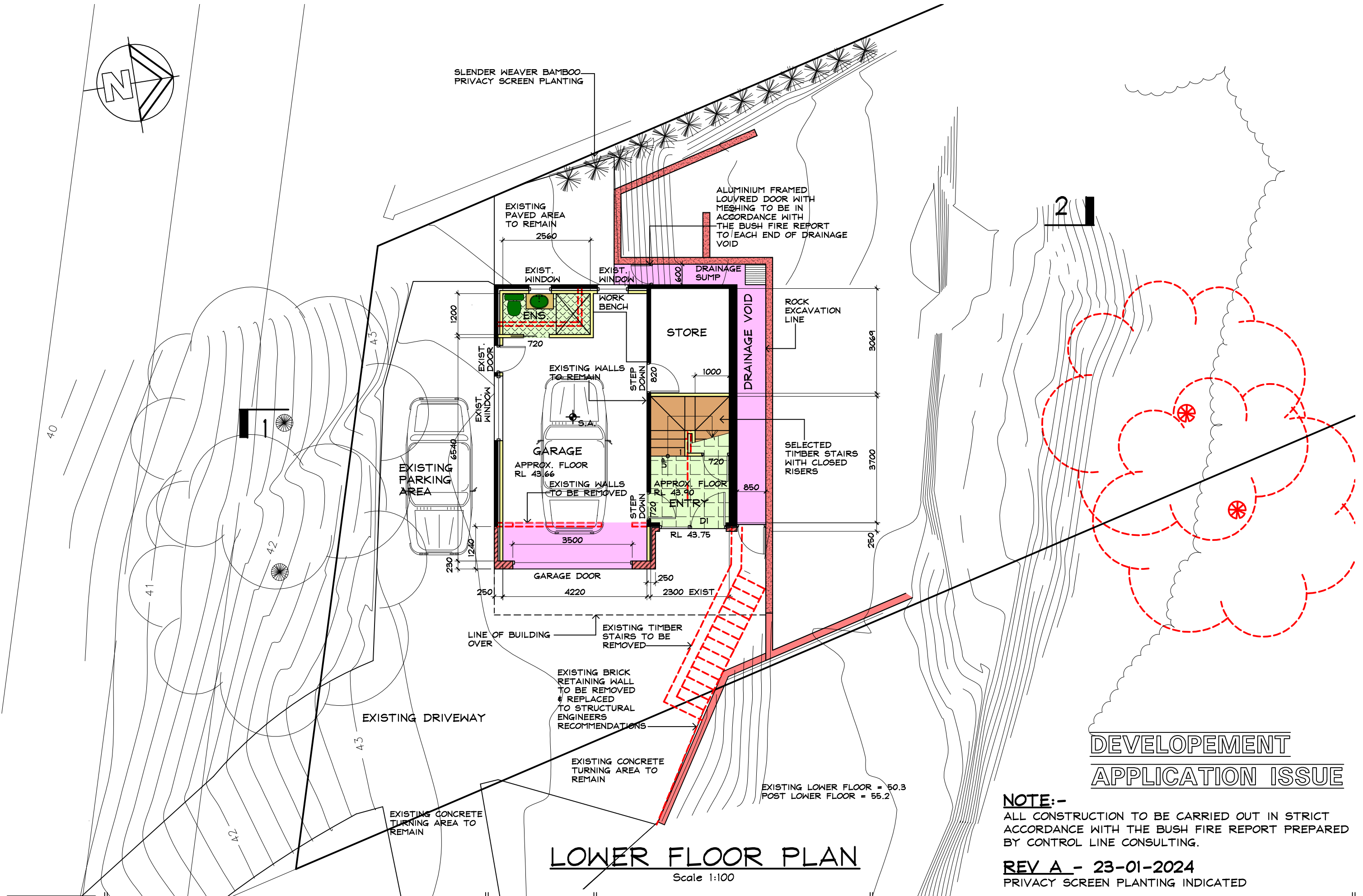
Date AUG. 2023
Drawn HENK.
Scale 1:200
Job No. 230402-01

NOTES:-

1. Builder to check and confirm all necessary dimensions on site prior to the commencement of construction. DO NOT SCALE THE DRAWING
2. All work to be in accordance with the B.C.A./ NCC & to the satisfaction of local council requirements & other authorities concerned.
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Project **PROPOSED ALTERATIONS & ADDITIONS
52A CONSUL ROAD BROOKVALE**
FOR **Mr. M. & Mrs. J. ANDERSON**

DEVELOPEMENT
APPLICATION ISSUE



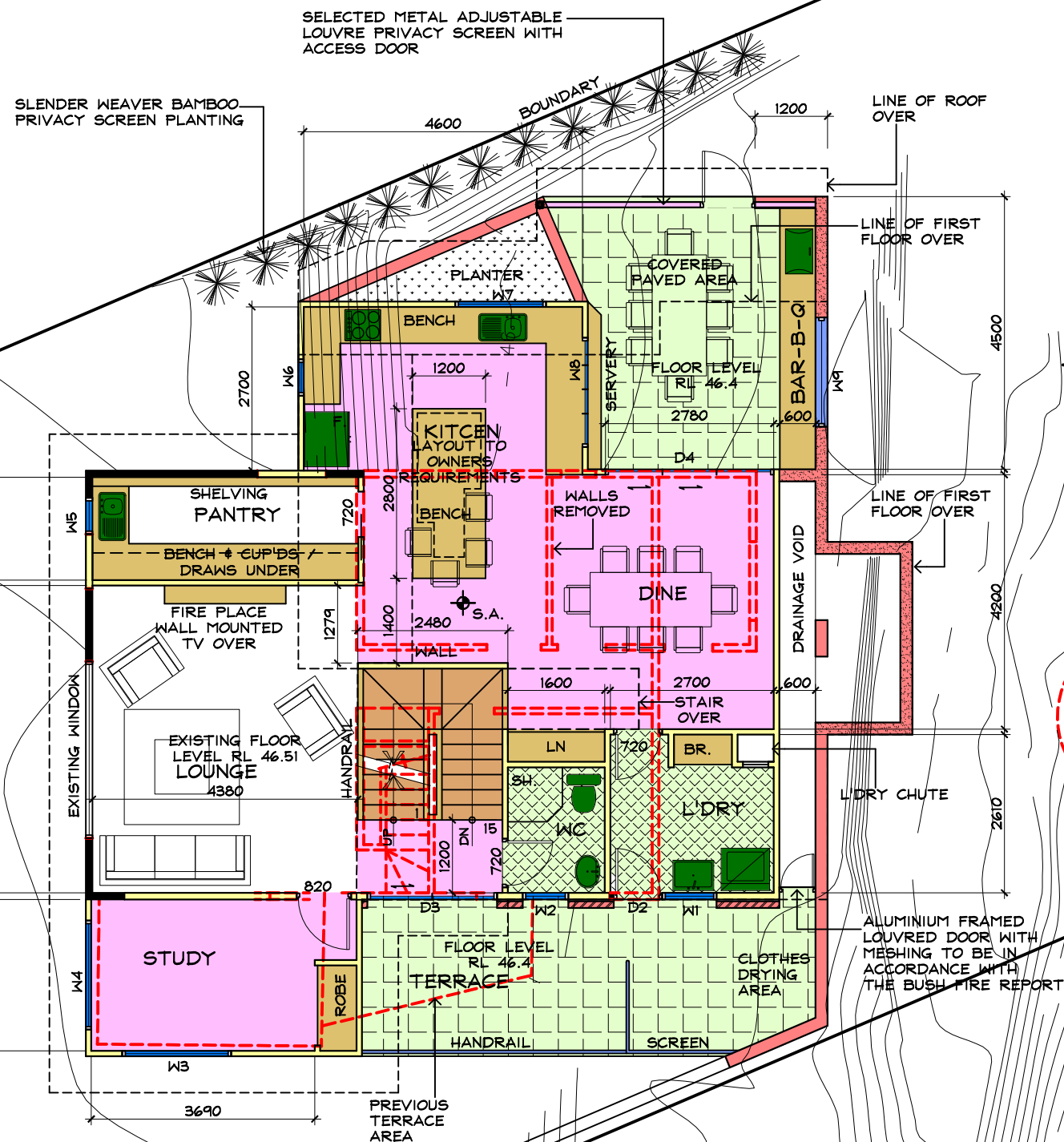
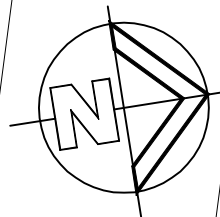
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Date AUG. 2023
Drawn HENK.
Scale 1:100
Job No. 230402-02

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Project PROPOSED ALTERATIONS & ADDITIONS
52A CONSUL ROAD BROOKVALE
FOR Mr. M. & Mrs. J. ANDERSON



GROUND FLOOR PLAN

Scale 1:100

EXISTING GROUND FLOOR = 71.8
POST GROUND FLOOR = 106.3
PAVED AREA = 21.2
TERRACE = 19.1

DEVELOPEMENT APPLICATION ISSUE

NOTE:-

ALL CONSTRUCTION TO BE CARRIED OUT IN STRICT ACCORDANCE WITH THE BUSH FIRE REPORT PREPARED BY CONTROL LINE CONSULTING.

REV. A:- 23/01/2024

COVERED TERRACE REDUCED, PRIVACY SCREEN WITH ACCESS DOOR, & PRIVACY SCREEN PLANTING ADDED

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ASK

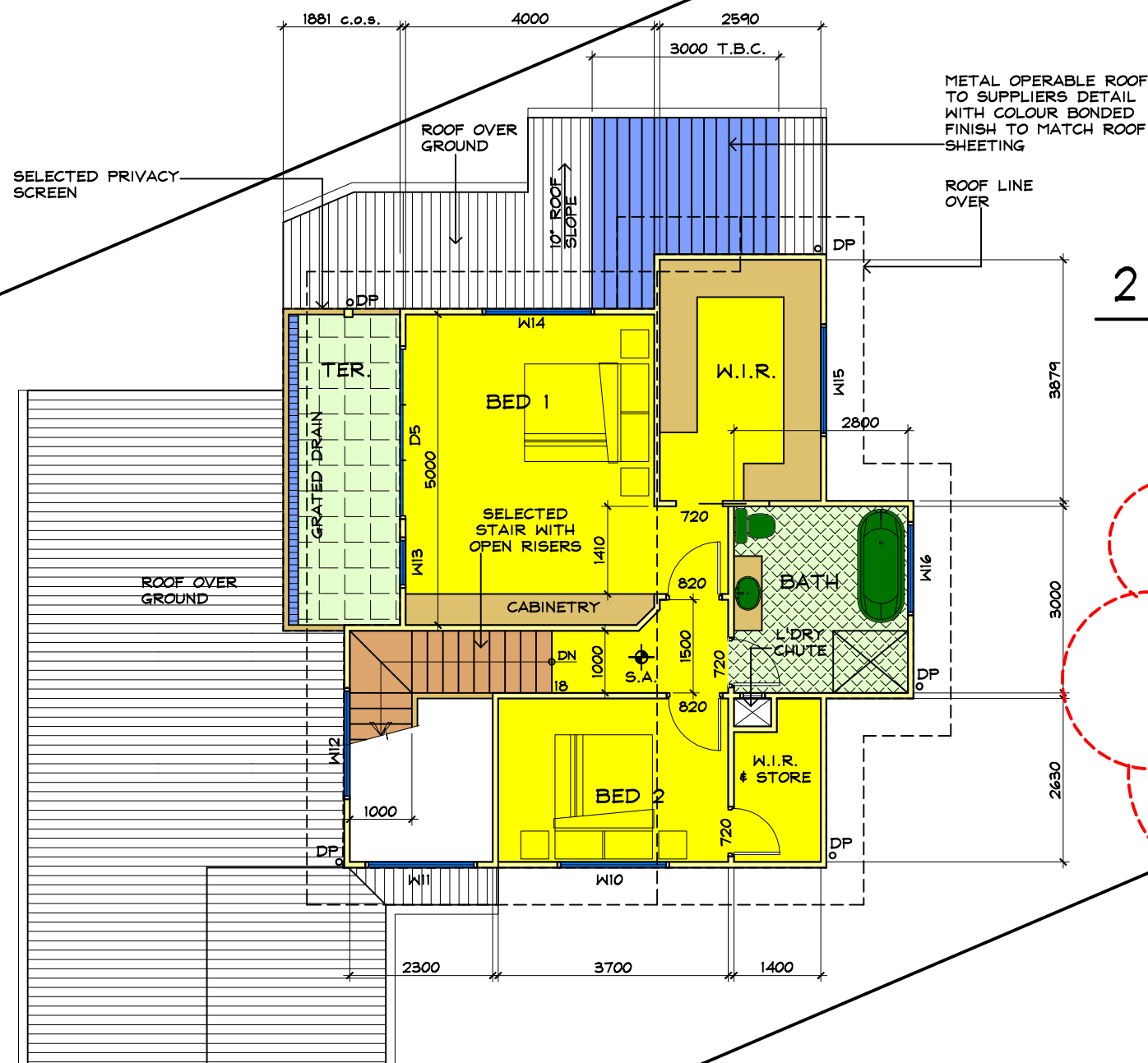
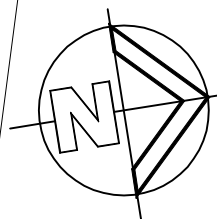
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Date AUG. 2023
Drawn HENK.
Scale 1:100
Job No.230402-03

NOTES:-

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Project **PROPOSED ALTERATIONS & ADDITIONS**
52A CONSUL ROAD BROOKVALE
FOR **Mr. M. & Mrs. J. ANDERSON**



UPPER ROOF = 100.9
LOWER ROOF = 74.3
FIRST FLOOR = 72.1
TERRACE = 9.7

FIRST FLOOR PLAN

Scale 1:100

REV A:- 23-01-2024
PRIVACY SCREEN ADDED TO FIRST
FLOOR TERRACE

NOTE:-

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ACCORDANCE WITH THE BUSH FIRE REPORT PREPARED
BY CONTROL LINE CONSULTING.

**DEVELOPEMENT
APPLICATION ISSUE**

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ASK

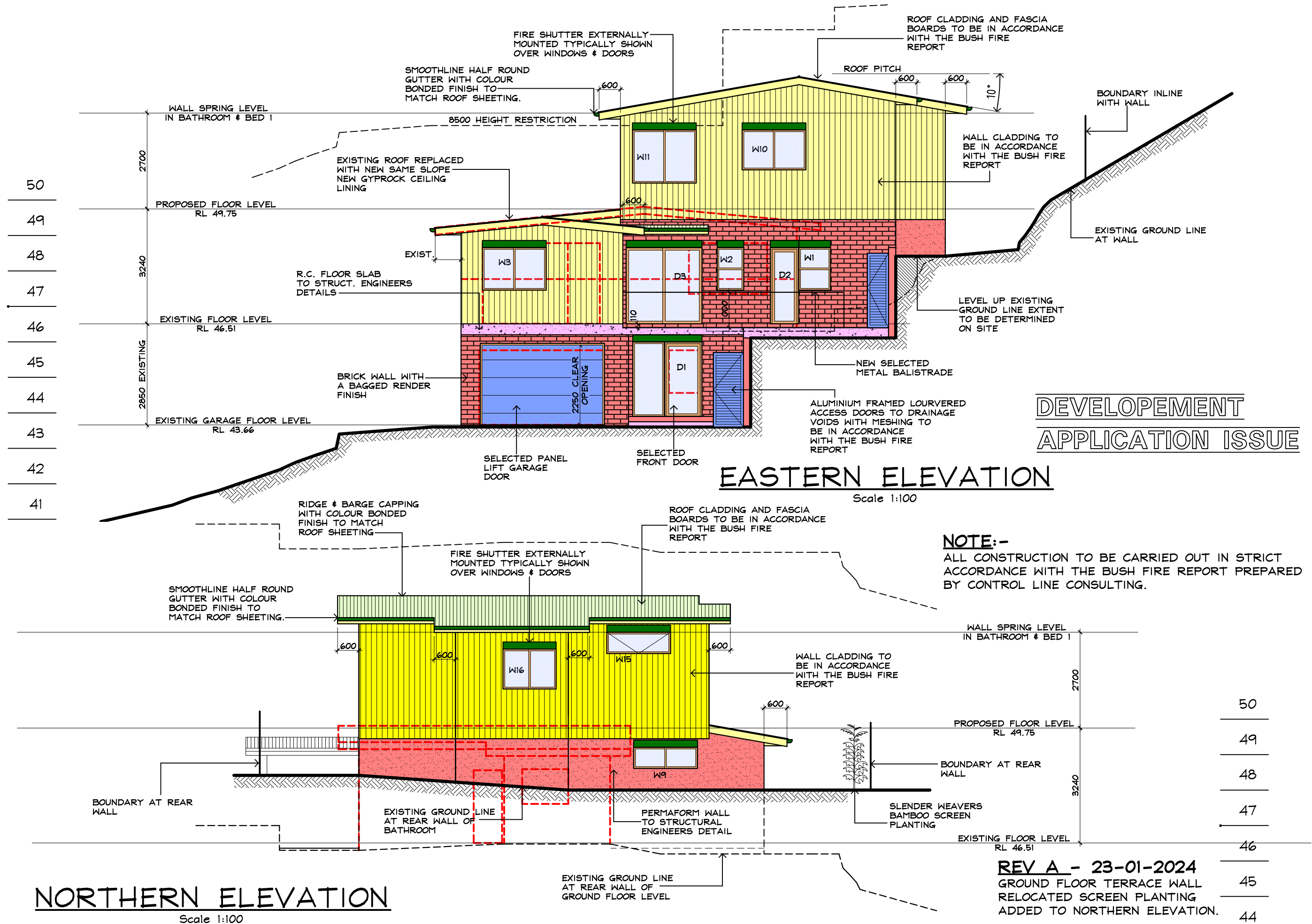
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Drawn HENK.
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Job No. 230402-04

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Project **PROPOSED ALTERATIONS & ADDITIONS
52A CONSUL ROAD BROOKVALE**
FOR **Mr. M. & Mrs. J. ANDERSON**



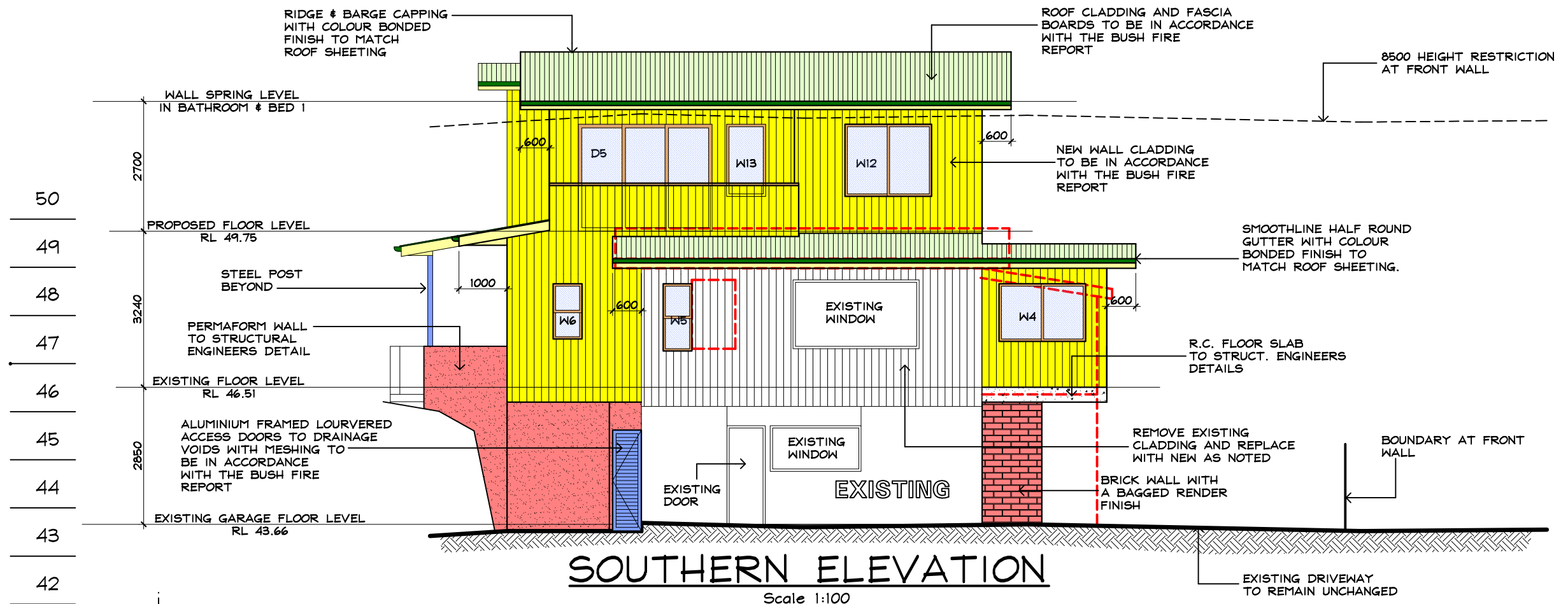
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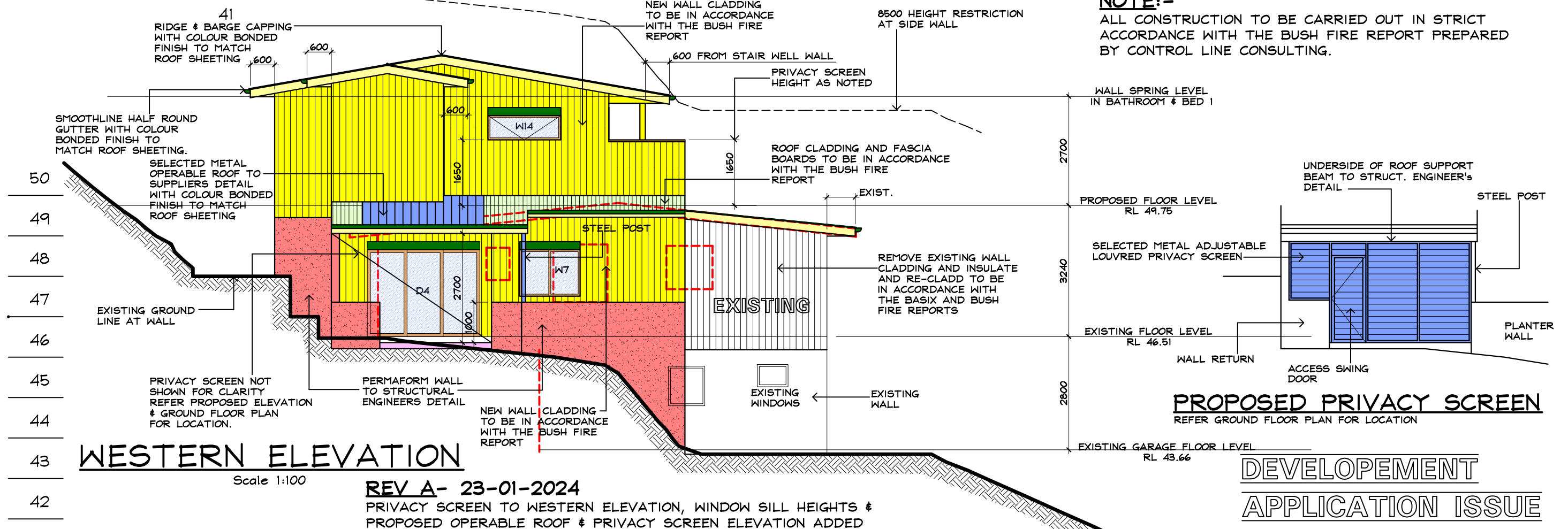
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Scale 1:100
Job No.230402-05

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Project **PROPOSED ALTERATIONS & ADDITIONS**
52A CONSUL ROAD BROOKVALE
FOR **Mr. M. & Mrs. J. ANDERSON**



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REV A- 23-01-2024
 PRIVACY SCREEN TO WESTERN ELEVATION, WINDOW SILL HEIGHTS & PROPOSED OPERABLE ROOF & PRIVACY SCREEN ELEVATION ADDED

**DEVELOPEMENT
 APPLICATION ISSUE**

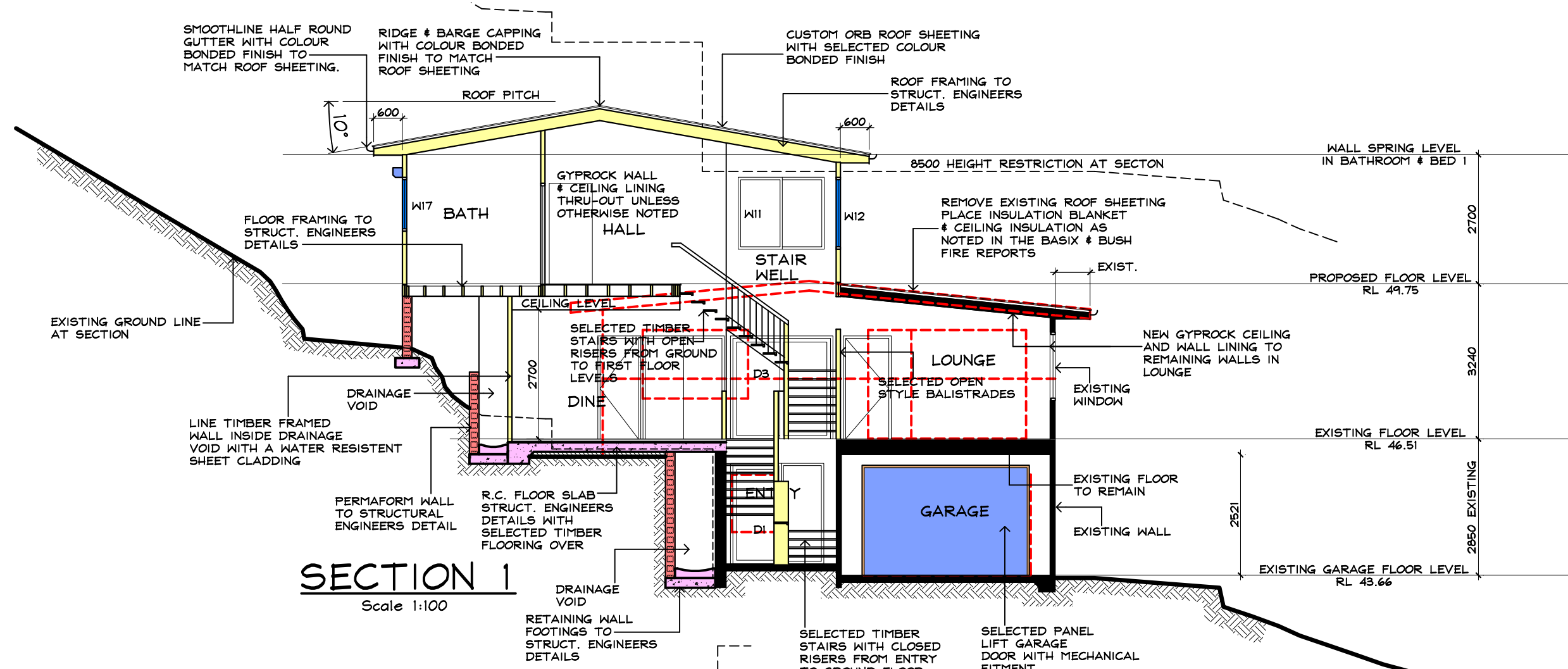
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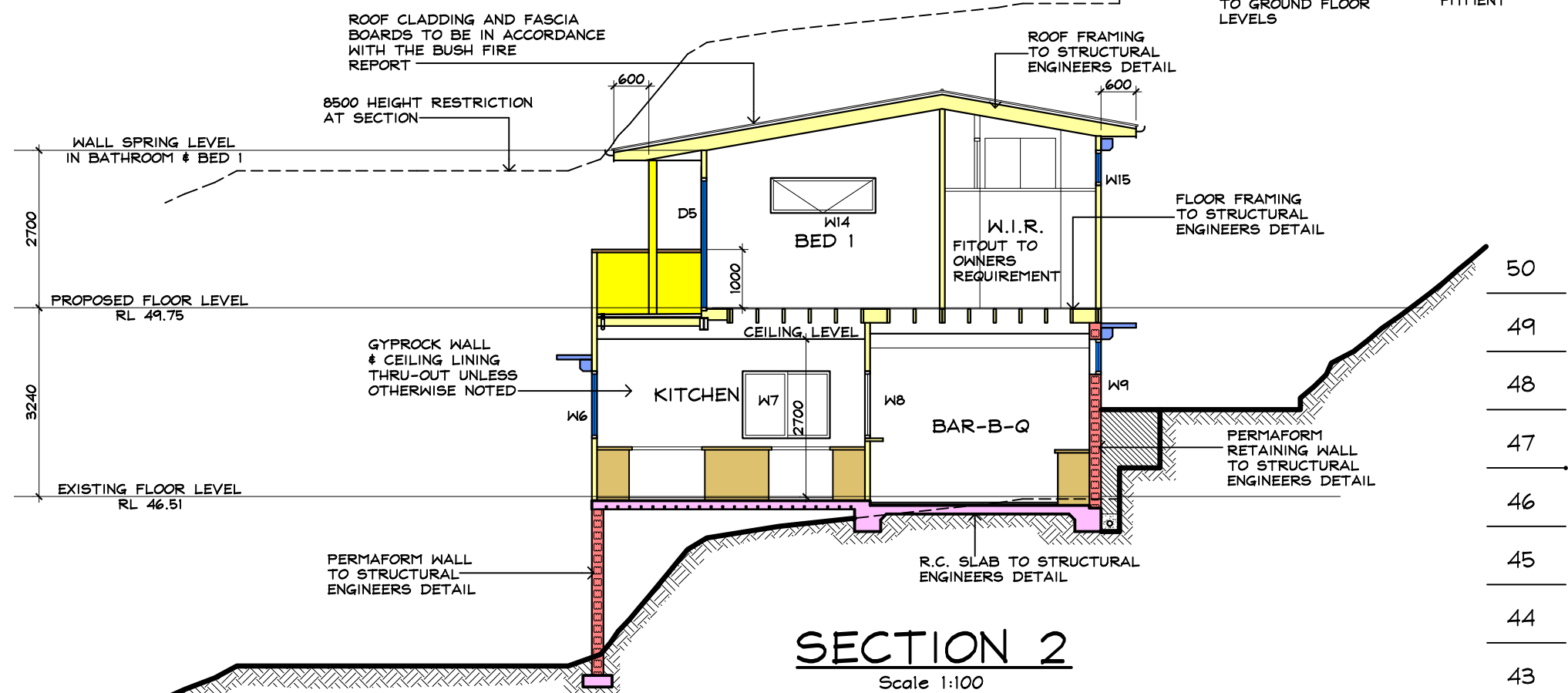
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 Drawn **HENK.**
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 Job No.230402-06

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Project **PROPOSED ALTERATIONS & ADDITIONS
 52A CONSUL ROAD BROOKVALE**
 FOR **Mr. M. & Mrs. J. ANDERSON**



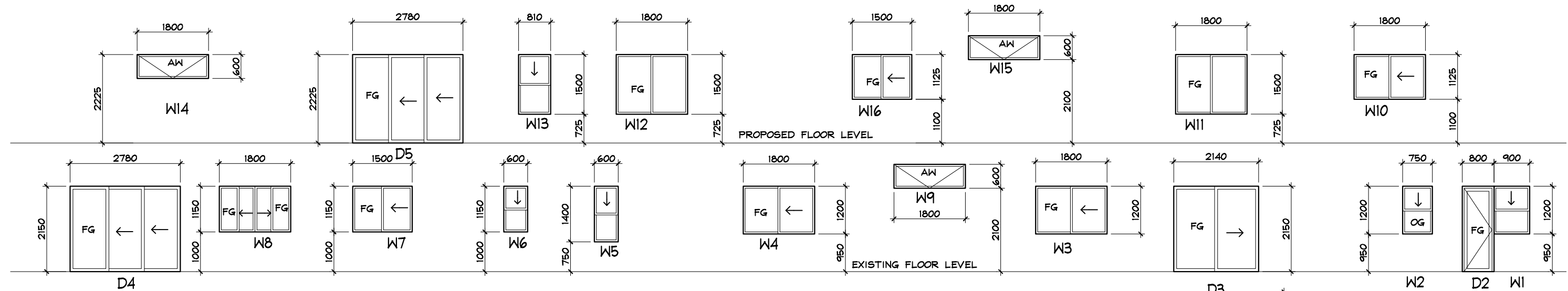
SECTION 1
Scale 1:100



SECTION 2
Scale 1:100

NOTE:-
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**DEVELOPEMENT
APPLICATION ISSUE**



WINDOW & DOOR SCHEDULE

NOTE:-

ALL WINDOWS & DOORS TO BE ALUMINIUM FRAMED AND IN ACCORDANCE WITH THE BASIX & THE BUSH FIRE REPORT REQUIREMENTS.

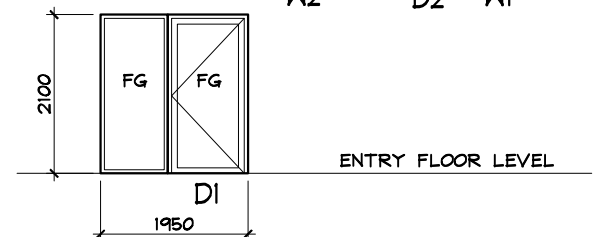
NOTE:- DIMENSIONS SHOWN ARE OPENING SIZE & VIEWED FROM THE OUTSIDE & INDICATIVE ONLY. SIZES TO BE VERIFIED PRIOR TO ORDER AND SUPPLIED WITH FLYSCREENS IN ACCORDANCE WITH THE BUSH FIRE REPORT. ALL GLAZING TO WINDOWS AND DOORS TO BE IN ACCORDANCE WITH THE BASIX AND BUSH FIRE REPORTS. ALL WINDOWS AND DOORS TO BE ALUMINIUM FRAMED UNLESS OTHERWISE NOTED. ALL WINDOWS AND DOORS TO BE SUPPLIED WITH APPROVED LOCKS

LEGEND

FG..... FIXED GLASS
AW..... AWNING WINDOW
OG..... FROSTED GLASS
→ SLIDE DIRECTION

NOTE:-

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DEVELOPEMENT
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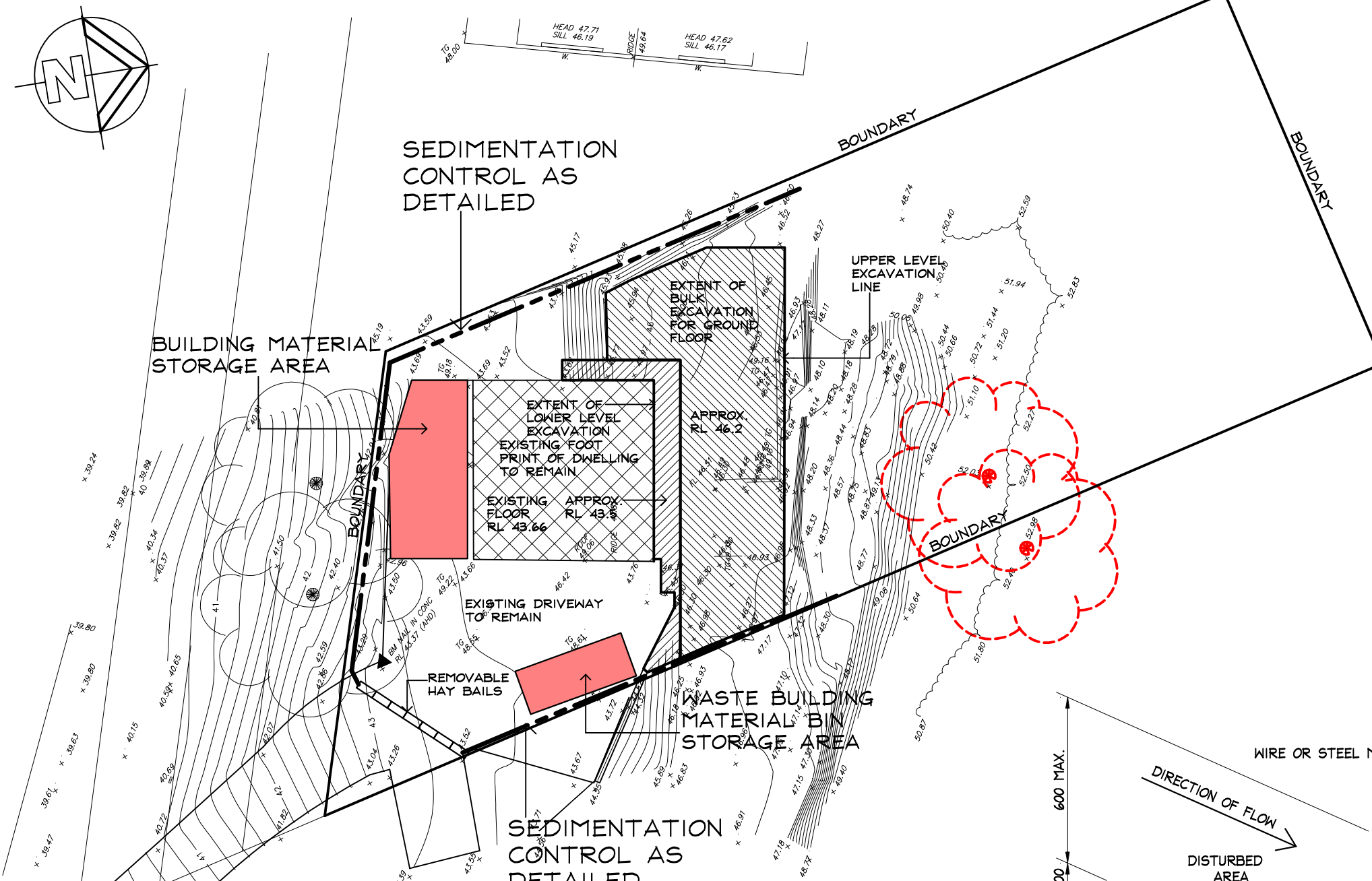
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Date AUG. 2023
Drawn HENK.
Scale 1:100
Job No.230402-08

NOTES:-

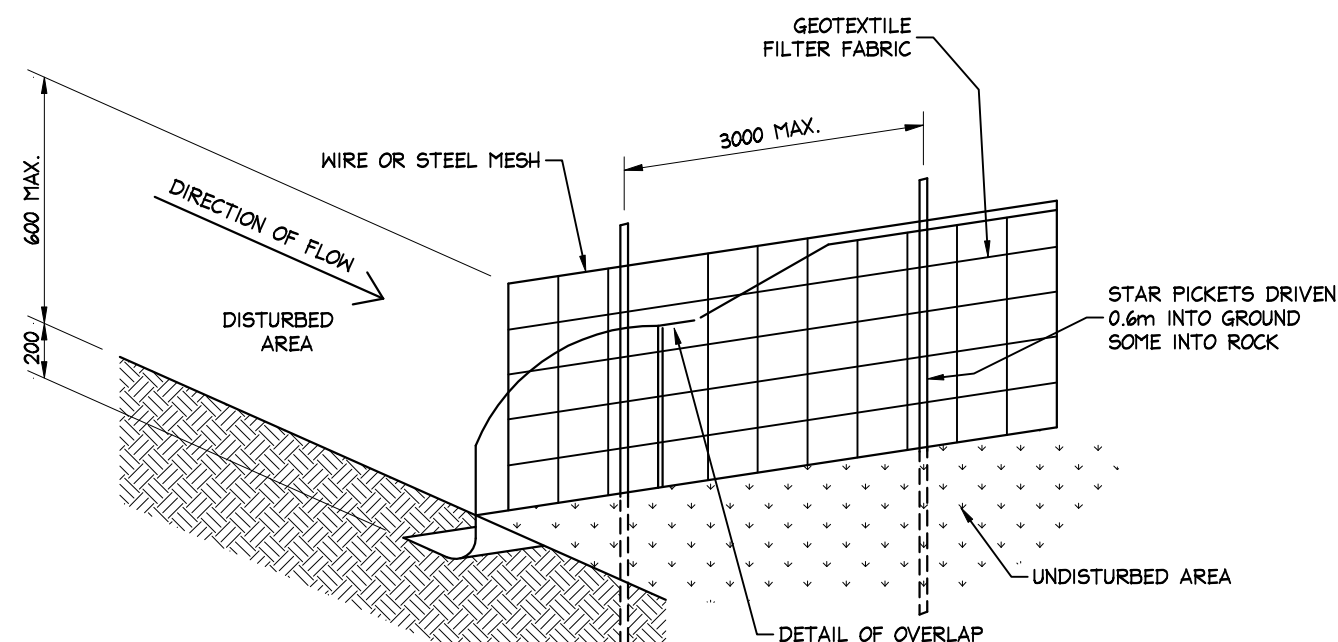
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52A CONSUL ROAD BROOKVALE**
FOR **Mr. M. & Mrs. J. ANDERSON**



SEDIMENTATION CONTROL & MATERIAL STORAGE AREA PLAN

Scale 1:200



SEDIMENTATION CONTROL FENCE DETAIL

SCALE = N.T.S.

SEDIMENT CONTROL:

1. INSTALL SEDIMENT CONTROL STRUCTURES IN LOCATIONS INDICATED ON DRAWINGS AND AS OTHERWISE REQUIRED TO CONTROL SEDIMENT DURING ALL EXCAVATIONS AND WHILST AREAS OF THE SITE ARE EXPOSED TO EROSION.
2. CONTROL STRUCTURES TO BE AS DETAILED OR AS OTHERWISE REQUIRED.
3. REVIEW CONTROL MEASURES AND MAINTAIN STRUCTURES DURING CONSTRUCTION.
4. IF ADDITIONAL MEASURES ARE REQUIRED FOR EROSION CONTROL OR BY COUNCIL REQUIREMENTS REFER TO "URBAN EROSION AND SEDIMENT CONTROL" GUIDELINES PREPARED BY THE DEPARTMENT OF CONSERVATION AND LAND MANAGEMENT.

DEVELOPEMENT APPLICATION ISSUE

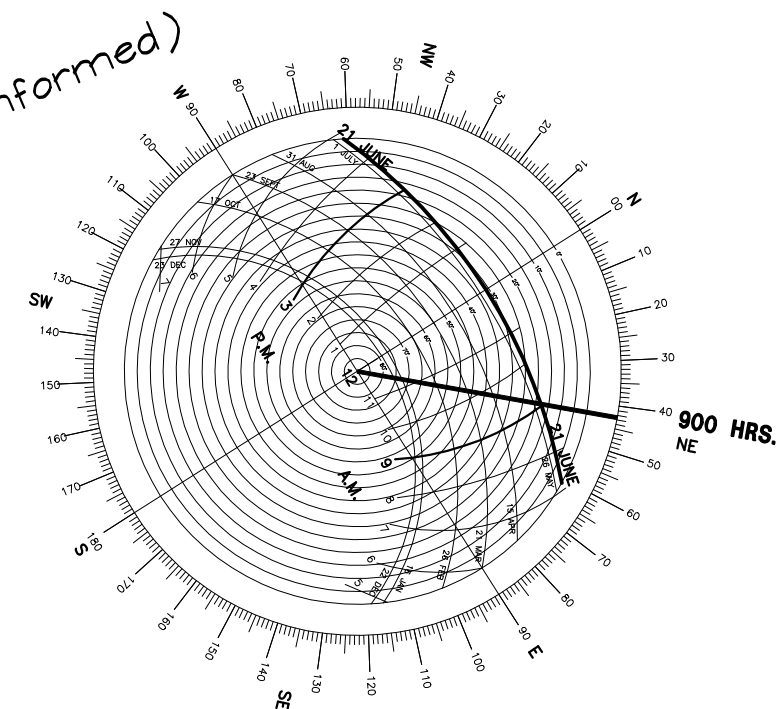
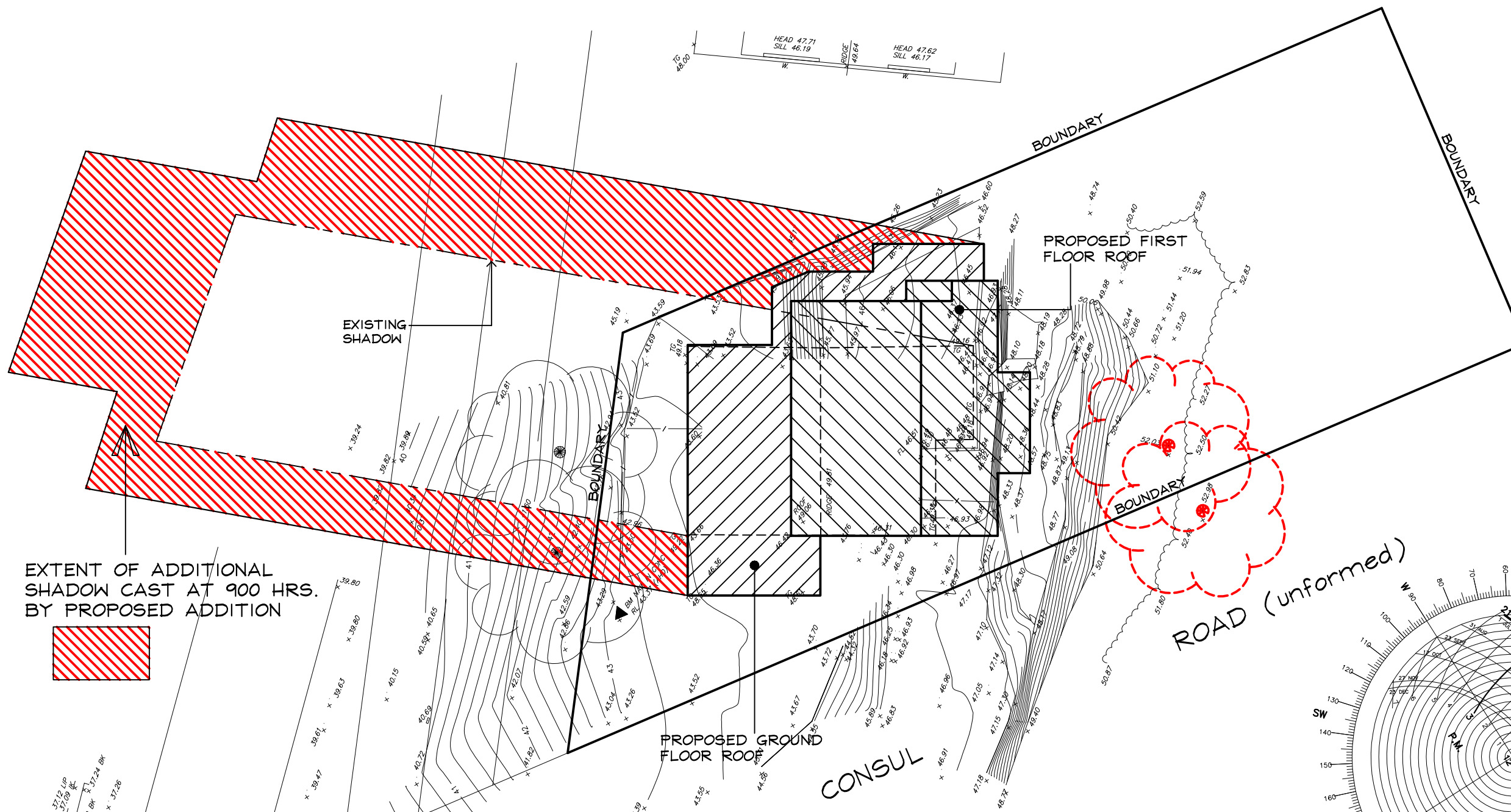
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Date AUG. 2023
Drawn HENK.
Scale 1:200
Job No. 230402-09

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Project **PROPOSED ALTERATIONS & ADDITIONS
52A CONSUL ROAD BROOKVALE**
FOR **Mr. M. & Mrs. J. ANDERSON**



0900 HRS. SOLAR ANALYSIS PLAN

Scale 1:200

NOTE:-

1. NO EXISTING STRUCTURES ARE AFFECTED BY THE SHADOWS CAST AT THIS TIME.
2. SHADOWS SHOWN ON PLAN ARE INDICATIVE ONLY AT THIS TIME OF DAY AND DAY OF YEAR (WINTER SOLSTICE) THE SUN DOES NOT CAST A SHADOW DUE TO THE ELEVATED EXISTING TERRAIN BEHIND THE PROPERTY.

SOLAR ROSE
21 st. JUNE

DEVELOPEMENT
APPLICATION ISSUE

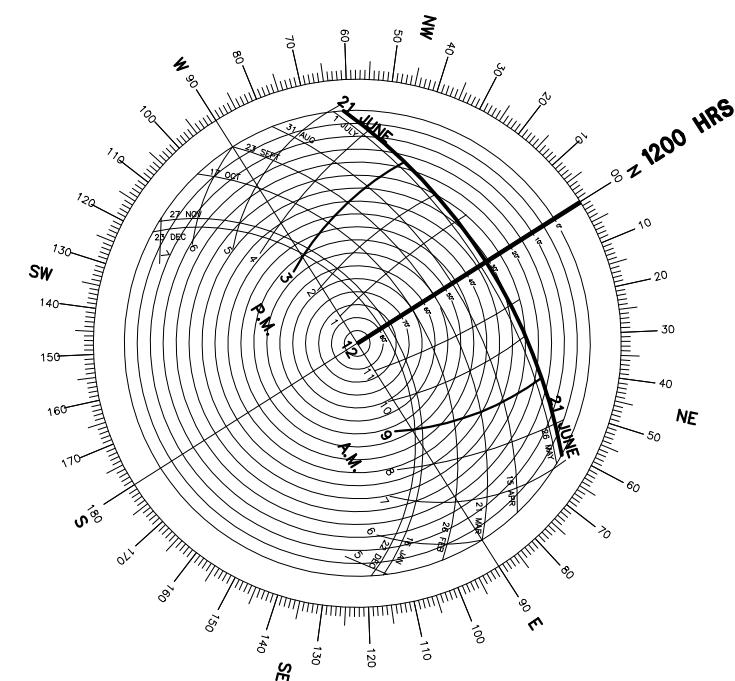
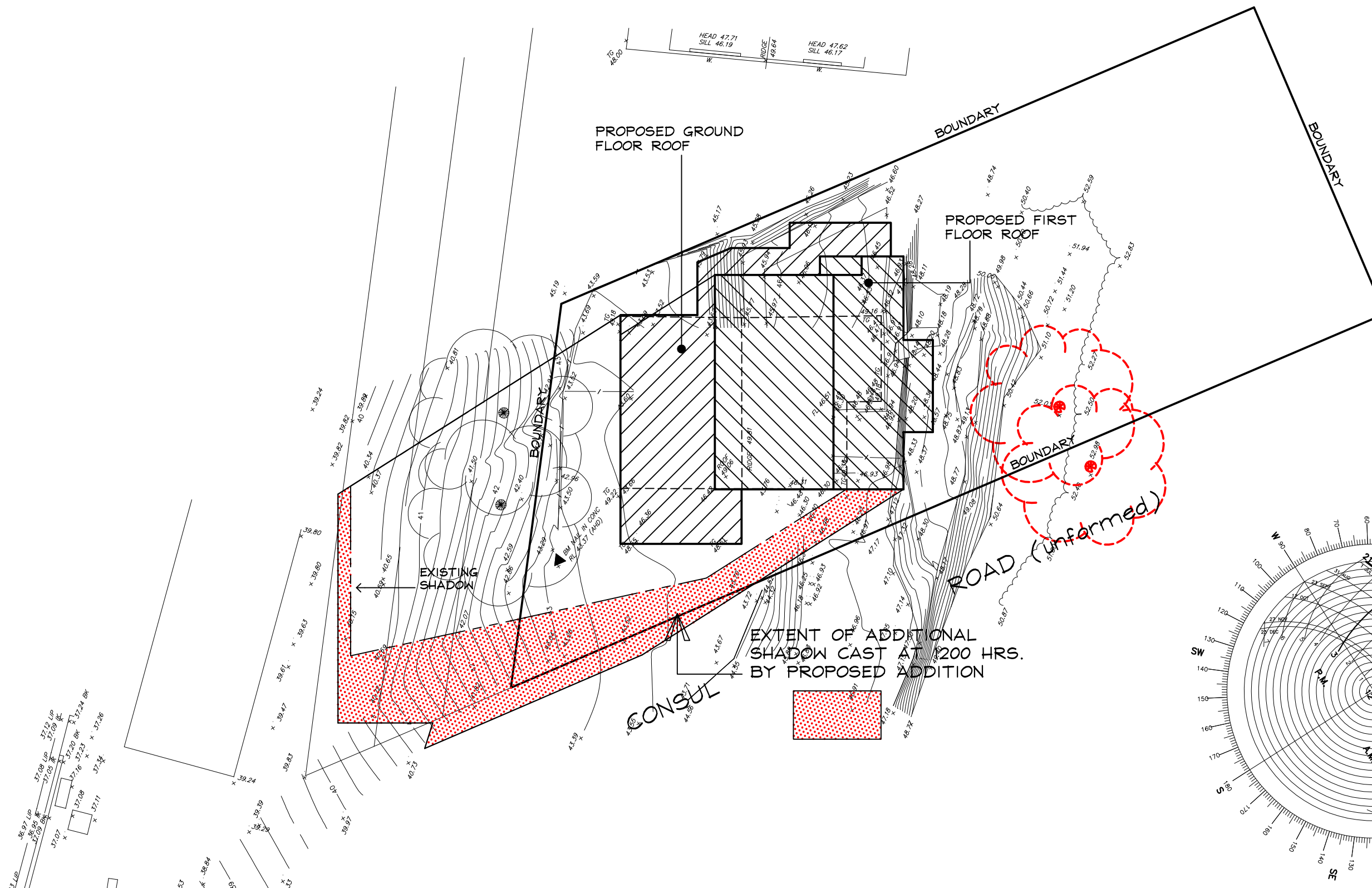
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Date AUG. 2023
Drawn HENK.
Scale 1:200
Job No. 230402-10

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Project **PROPOSED ALTERATIONS & ADDITIONS
52A CONSUL ROAD BROOKVALE**
FOR **Mr. M. & Mrs. J. ANDERSON**



1200 HRS. SOLAR ANALYSIS PLAN

Scale 1:200

SOLAR ROSE
21 st. JUNE

NOTE:-

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DEVELOPEMENT
APPLICATION ISSUE

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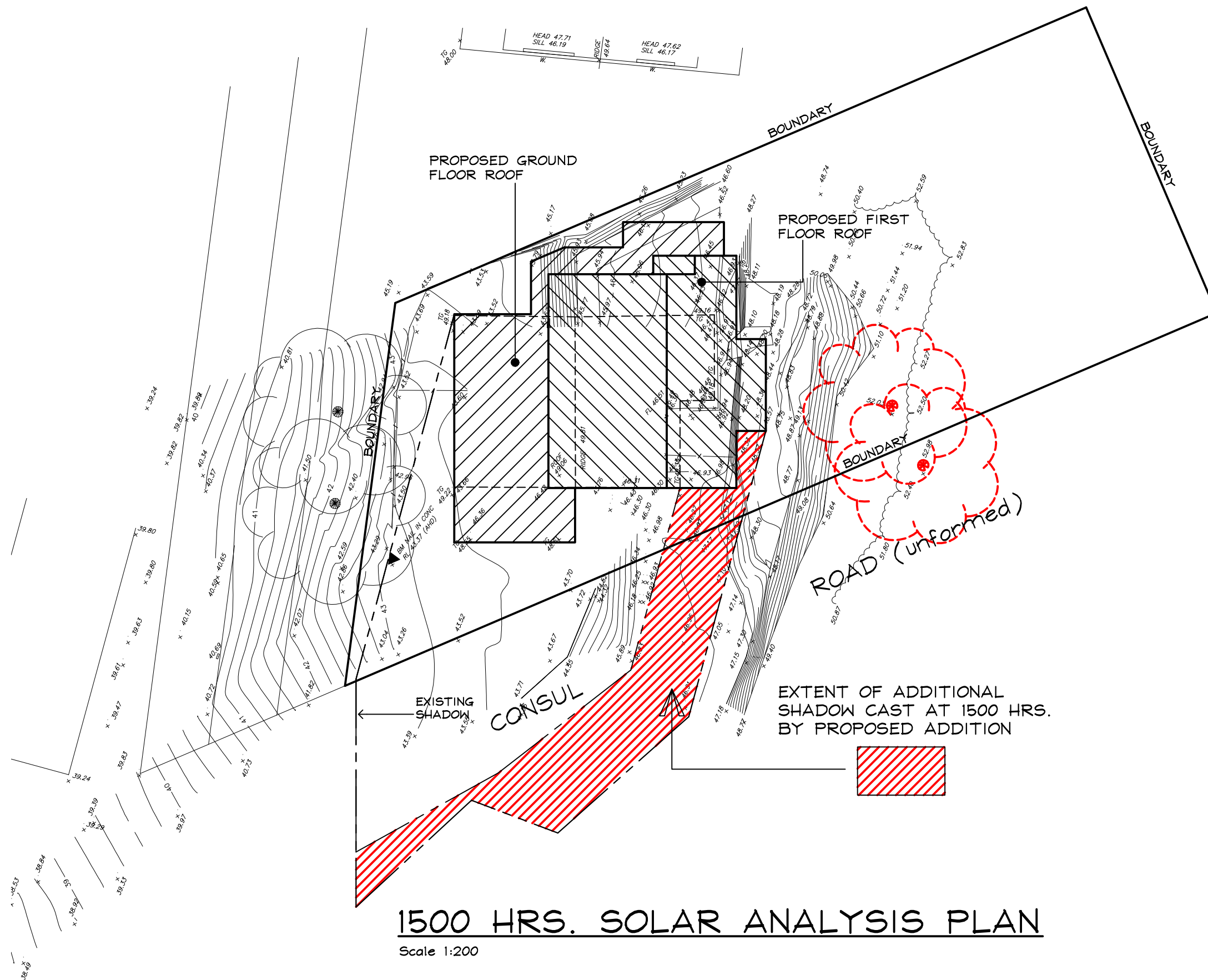
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Date AUG. 2023
Drawn HENK.
Scale 1:200
Job No. 230402-11

NOTES:-

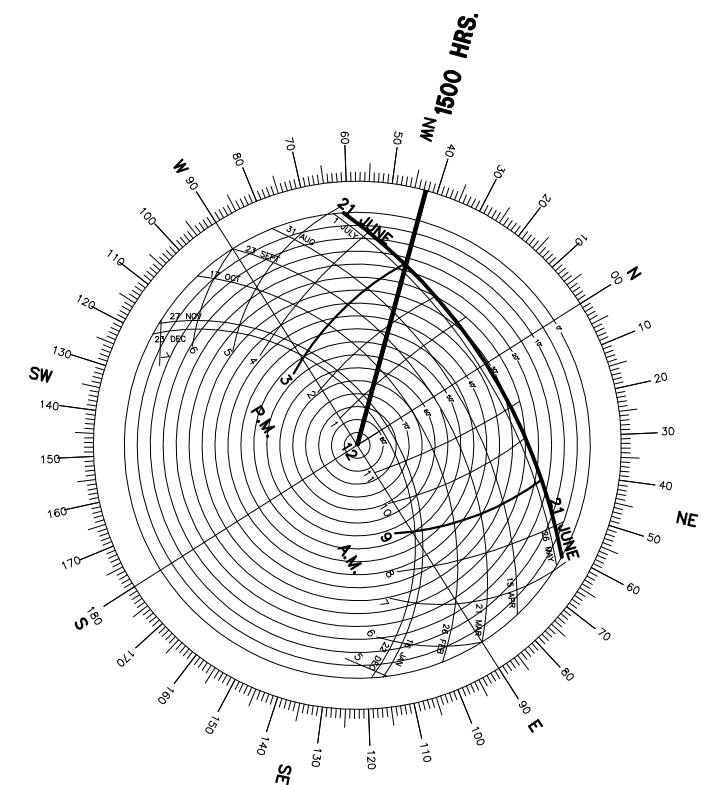
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FOR **Mr. M. & Mrs. J. ANDERSON**



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Date AUG. 2023
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Scale 1:200
Job No. 230402-12

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Project **PROPOSED ALTERATIONS & ADDITIONS
52A CONSUL ROAD BROOKVALE**
FOR **Mr. M. & Mrs. J. ANDERSON**

General

General Notes and Abbreviations
Refer also to the General Notes and Abbreviations where included with this drawing set.

This specification table forms a non-exhaustive list of the Standards and provisions applicable to the works.
Where an Australian Standard (AS/NZ/int) or provision of the NCC has been omitted, superseded or replaced the contractor is to ensure all works are carried out, completed and warranted in accordance with the most current form of the standard or provision.
Where a discrepancy arises, notify the contract administrator immediately
*refer to Execution of Works.

Coordination

Where applicable refer to and coordinate information contained in the architectural drawings, and the documentation of other consultants. Notify the project administrator of any discrepancies between architectural and/or other consultant's documentation for direction prior to proceeding with the affected part of the works.

Detail Drawings

Unless noted otherwise, refer to detail drawings for set-out information. Drawings at larger scales take precedence over drawings at smaller scales to the extent of any discrepancy. Notify the project administrator of any discrepancies prior to proceeding with the affected part of the works.

Units of measurement

Unless noted otherwise:
- Dimensions are shown in millimetres; and
- Levels are shown in meters

To detail

Where a notation refers to an item as "...to detail" the applicable item is to be in accordance with the relevant Architect's detail.

Materials handling and storage

Unless noted otherwise material, fixtures and fittings are to be handled, stored and installed in accordance with the Manufacturer's current written instructions.

Erosion & Sediment Control

Apply erosion and sediment control measures in accordance with the Local Authority and, where applicable, Hydraulic or Civil Works Consultant's requirements to avoid erosion, sedimentation and/or contamination of the site, surrounds and stormwater drainage system. Apply measures to ensure that the site remains free of water and to prevent water flow over the new work. Erosion & sediment control measures are to be effective from commencement of the site works (including demolition) and maintained throughout the course of the works until the site is fully stabilised.

Services (existing & proposed)

Confirm location of existing under and above-ground services and coordinate with the relevant service authority to ensure that services are handled in accordance with the relevant authorities instructions prior to commencement of demolition, excavation and/or construction works.

Levels

Levels shown are consistent with the datum and benchmarks shown on the associated detail survey. In most instances the surveyed levels will be indicated relative to Australian Height Datum. However the existing site levels and datum are to be confirmed on site with reference to the site survey documents.

Falls

Finish surfaces typically to fall as required to facilitate effective drainage.

Interpretation

"Provide" means to supply and install.
"Required" means required by the contract documents or by the Local or Statutory Authorities.
"Proprietary" means identifiable by naming the manufacturer, supplier, installer, trade name, brand name, catalogue or reference number.

Specifications and schedules

Where a written specification and/or schedule exist and a discrepancy between documents is identified, the written documents take precedence over this document to the extent of the discrepancy. Where a discrepancy is identified notify the project administrator for direction prior to proceeding with the part of the works affected by the discrepancy.

Execution of the works (Specifications)

Execute the works in compliance with:
- The relevant deemed-to-satisfy provisions of the current edition of the Building Code of Australia (Volume 2- Housing Provisions) (as amended at the time of execution of the works);
- Current editions of relevant Australian and other applicable published Standards; and
- The relevant requirements of Local and/or Statutory Authorities applicable to the execution of the works. The specification of codes and standards included herein outlines the minimum acceptable standards.

Termite protection

Provide termite protection:
In accordance with the BCA (Volume 2) Part 3.1.3. Termitte Risk Management and to AS/NZS 3660.1. Termitte Management - New building work.
Upon completion, a durable notice must be permanently fixed to the building in a prominent location, such as a meter box or the lake, indicating: The method of termite protection, the date of installation of the system, where a chemical barrier is used, its life expectancy as listed on the National Registration Authority label and the installer 's or manufacturer 's recommendations for the scope and frequency of future inspections for termite activity.
Provide professional certification of the termite protection measures to the principal certifying authority, confirming compliance with the relevant provisions of the BCA and Australian Standards.

Flashings and damp-proof courses

Flashings and damp-proof courses: To AS/NZS 2904
_Damp-proof courses and flashings

Fasteners

Steel nails: Hot-dip galvanized to AS/NZS 4680_Hot-dip galvanized (zinc) coatings on fabricated ferrous articles. Self-drilling screws: To AS 3566_Self-drilling screws for the building and construction industries - General requirements and mechanical properties

Metal finishes

Corrosion protection:
In accordance with the BCA (Volume 2) Part 3.4.2.2_Steel framing - General.
Preparation of metal surfaces:
To AS 1627.(Various)_Metal finishing - Preparation and pretreatment of surfaces.
Zinc plating:
To AS 1789_Electroplated zinc (electrogalvanized) coatings on ferrous articles (batch process), at least service condition number 2.
Anodising:
To AS 1231_Aluminium and aluminium alloys - Anodic oxidation coatings, at least class AA10.
Thermoset powder coating: To AS 3715_Metal finishing - Thermoset powder coating for architectural applications of aluminium and aluminium alloys.
Galvanize mild steel components (including fasteners);
To AS 1214_Hot-dip galvanized coatings on threaded fasteners (ISO metric coarse thread series) (ISO 10684:2004, MOD) or AS/NZS 4680_Hot-dip galvanized (zinc) coatings on fabricated ferrous articles, as appropriate, if exposed to weather, embedded in masonry or in contact with chemically treated timber.
Galvanized other components:
To AS/NZS 4680_Hot-dip galvanized (zinc) coatings on fabricated ferrous articles.
Durability requirements:
To AS/NZS 2699.2_Built-in components for masonry construction - Connectors and accessories
Steel sheeting:
To AS/NZS 2728_Prefinished/prepainted sheet metal products for interior/exterior building applications - Performance requirements.
Cold-form sections from metallic-coated steel:
To AS 1397_Continuous hot-dip metallic coated steel sheet and strip - Coatings of zinc and zinc alloyed with aluminium and magnesium.

Steel framing:
Zinc-coated or aluminium/zinc alloy coated steel;
To AS 1397 (Steel sheet and strip - Hot dipped zinc-coated or aluminium/zinc-coated) Z450 or A2150.

Building in bushfire prone areas

Provide certification that **all construction methods** and any required bushfire prevention measures are installed in accordance with the approvals documentation, the NSW Rural Fire Service and **AS 3959**.

In order to provide a suitable combination of bush fire protection measures the NSW Rural Fire Service also requires additional construction requirements beyond those prescribed in AS3959 as deemed appropriate.

Construction methods must comply with these requirements, including, but not limited to: *Addendum Appendix 3 of Planning for bushfire fire protection*, including, but not limited to the relevant provisions of A3.7 and the nominated Australian Standard clauses.

Specify all measures installed on the certification.

Demolition

Demolish existing structures as shown: To AS 2601 (The demolition of structures)
Temporary Support: Provide temporary support for part(s) of the existing structure as required where part(s) of the works to be altered rely on work to be demolished for support .
Temporary Cover: Provide temporary cover as necessary to prevent damage from the weather and authorities to the site remains secure so as to prevent unauthorised entry.
Secure Site: Prior to the commencement of demolition works ensure that the site is secure and that erosion and other environmental protection measures are in place and operational.
Asbestos: Demolition involving the removal of asbestos or materials containing asbestos fibre must only be carried out by persons licensed by Workcover NSW and be in accordance with the National Occupational Health and Safety Commission (WorkSafe Australia), Code of practice for the safe removal of asbestos.

Earthworks

To be carried out in accordance with:
- The requirements of the Environmental Planning & Assessment Act 1979;
- Relevant conditions of development consent; and
- The relevant requirements of BCA (Volume 2) Part 3.1.1 of the BCA (volume 2)
Excavation adjacent to existing buildings:
To comply with BCA (Volume 2) Part 3.1.1.3
Excavation for drains adjacent to existing footings: To be in accordance with BCA (Volume 2) Part 3.1.2.2 & Figure 3.1.2.1.

Piling

Timber piled footing systems: Proprietary System designed to AS 2870 (Residential slabs and footings - Construction).
Screw-in foundations: Proprietary System designed to AS 2159 (Piling - Design and installation).

Structural design

Foundations, footings, reinforced concrete, slabs, retaining walls, framing, bracing, tie-down and other structural elements are to be designed and constructed in accordance with the Structural Engineer's details and specifications and in accordance with the relevant provisions of the following structural design manuals.

Site classification

To be in accordance with Part 3.2.4 of the BCA (volume 2)

Structural design manuals

AS 1170.1 (Dead and live loads and load combinations)
AS 1170.2 (Wind loads) or AS 4055 (Wind loads for housing)
AS 1170.4 (Earthquake loads)
AS 1720.1 (Timber structures code)
AS2870 (Residential slabs and footings)
AS 2159 (Piling - design and installation)
AS 2327.1 (Composite structures)
AS 3600 (Concrete structures)
AS 3700 (Masonry Structures)
AS 4100 (Steel structures)
AS 4773 (Masonry in small buildings)

Structural design certification

Submit structural engineer 's design certification, in accordance with Local Authority requirements, to the Principal Certifying Authority prior to the commencement of works.

Concrete construction

Concrete structures generally: To AS 3600 (Concrete structures).
Ground slabs and footings: To AS 2870 (Residential slabs and footings - Construction).
Ready mixed supply: To AS 1379 (Specification and supply of concrete).
Concrete construction is to comply with Spec A2.4, B1.4 & AS 3600

Footings and slabs

Design and construct footings and slabs: In accordance with Part 3.2 of the BCA (volume 2) and AS 2870(Residential slabs and footings), AS 3600 (Concrete structures) and AS 2159(Piling - Design and installation).

Brick & block construction (masonry)

Masonry construction: To be in accordance with Part 3.3 of the BCA (volume 2) and to AS 3700 (Masonry structures).
Masonry units: To AS/NZS 4455 (Masonry units and segmental pavers).
Clay brick durability below damp-proof course: Use exposure category to AS/NZS 4456.10 (Masonry units and segmental pavers - Methods of test - Determining resistance to salt attack) Appendix A (Salt attack resistance categories).
AS 4773.1 and AS 4773.2 (Masonry in small buildings)

Wall ties

Wall ties: To AS/NZS 2699.1(Built-in components for masonry construction - Wall ties);Non-seismic areas: Type A; Seismic areas: Type B.
Wall tie type: To BCA Volume 2 clause 3.3.3.2 (Acceptable construction - Masonry - Masonry accessories - Wall ties).
Wall tie spacing: To BCA Volume 2 Figure 3.3.3.1 (Typical brick ties spacings in cavity and veneer construction).
Wall tie corrosion protection: To BCA Volume 2 Table 3.3.3.1 (Corrosion protection for wall ties).

Lintels

Lintels generally: In accordance with Part 3.3.3.4 of the BCA (volume 2)
Cold-formed lintels: Proprietary cold-formed flat-based type designed to AS/NZS 4600(Cold-formed steel structures), manufactured from mild steel galvanized to AS/NZS 4680 (Do not cut after galvanizing).
Steel lintels (flats and angles): To BCA Volume 2 Figure 3.3.3.5, manufactured from mild steel galvanized to AS/NZS 4680 (Do not cut after galvanizing).
Lintel corrosion protection: To AS/NZS 2699.3 (Built-in components for masonry construction - Lintels and shelf angles (durability requirements)).

Timber & steel framed construction

Sub-floor ventilation
Sub floor ventilation: To be in accordance with Part 3.4.1 of the BCA (volume 2)

Timber wall, floor and roof framing

Timber framing: To be in accordance with Part 3.4 of the BCA (volume 2) and
AS 1684.4 (Residential timber-framed construction - Simplified - Non-yclonic) or AS 1720.1 (Timber structures - Design methods).
Natural durability class of heartwood: To AS 5604(Timber - Natural durability ratings).
Preservative treatment: To the AS 1604 series (*Specification* for preservative treatment).
Contractor to ensure compliance with clause 3.4.3.0 of the BCA and AS 1684.2 (Amdt 1), AS1684.3(Amdt 1) or AS 1684.4 (Amdt 1).
Timber construction is to comply with clause 3.4.3.0 & AS 1684.2 ~ (Amdt 1).

Steel framing and structural steel members

Steel framing: to be in accordance with Part 3.4.2 of the BCA (volume 2)
Acceptable construction practice (Part 3.4.2.1 of the BCA) and / or
AS 4100 (Steel structures)
Steel structural members: To be in accordance with Part 3.4.4 of the BCA (volume 2) Acceptable construction practice and AS 4100 (Steel structures)
Structural steelwork: To AS 4100 (Steel structures).
Cold-formed steel framing: Provide a proprietary system designed to AS 3623(Domestic metal framing).
Welding: To AS/NZS 1554.1 (Structural steel welding - Welding of steel structures).

Floors

Floors: To AS 1684.4
Particleboard flooring: To AS/NZS 1860.1 (Particleboard flooring - Specifications) and install to AS 1860 (Installation of particleboard flooring).
Compressed Fibre cement flooring: To AS/NZS 2908.2 (Cellulosecement products - Flat sheets), Type A, Category 5.
Plywood flooring: To AS/NZS 2269 (Plywood - Structural), bond type A, tongue and grooved.

Roof trusses

Roof trusses installation: To AS 4440 (Installation of nail-plated timber trusses).
Anti-ponding boards: To AS/NZS 4200.2(Pliable building membranes and underlays - Installation requirements).

Roof and wall cladding

Roof tiling
To be in accordance with Parts 3.5.1.1 & 3.5.1.2 of the BCA (volume 2) and AS 2049 (Roof tiles).
Roof tile installation: To AS 2050 (Installation of roofing tiles).

Metal roof sheeting

To be in accordance with the BCA (Volume 2) Part 3.5.10, 3.5.1.1 & 3.5.1.3
Metal roofing design and installation: To AS 1562.1(Design and installation of sheet roof and wall cladding - Metal).

Roof plumbing

To be in accordance with BCA (Volume 2) Part 3.5.2 and AS/NZS 3500 (Part 3 - Stormwater drainage) and AS/NZS 3500/Part 5 - Domestic installation - section 5 - stormwater drainage)
PVC rainwater goods and accessories: To AS/NZS 2179.2 (Int) (Specification for rainwater goods, accessories and fasteners - PVC rainwater goods and accessories).

Eaves & soffits

lining is to comply with 3.5.3.4 of the BCA and AS/NZS 2908.2 - 2000 or ISO 8336 - 1993E.

Wall cladding

To be in accordance with Part 3.5.3 of the BCA (volume 2)
Hardboard cladding: To AS/NZS 1859.4 (Int)
(Reconstituted wood-based panels - Specifications - Wet-processed fibreboard).
Fibre cement cladding: To AS/NZS 2908.2(Cellulose-cement products - Flat sheets), Type A, Category 3.
Metal cladding design and installation: To AS 1562.1 (Design and installation of sheet roof and wall cladding - Metal).
Unplasticised polyvinyl chloride (pUPVC) sheet: To AS/NZS 4256.4 (Plastic roof and wall cladding materials - Unplasticised polyvinyl chloride (pUPVC) wall cladding boards).
Glass fibre reinforced polyester (GRP) sheet: To AS/NZS 4256.3 (Plastic roof and wall cladding materials - Glass fibre reinforced polyester (GRP)).
Polycarbonate: To AS/NZS 4256.5 (Plastic roof and wall cladding materials - Polycarbonate).
Installation of plastic claddings: To AS/NZS 1562.3 (Design and installation of sheet roof and wall cladding - Plastic).
Timber cladding to comply with BCA (Volume 2) Part 3.5.3.2

Insulation and sarking

Cellulose fibre (loose fill): To AS/NZS 4859.1 (Materials for the thermal insulation of buildings - General criteria and technical provisions), Section 5.
Mineral wool blankets and cut pieces: To AS/NZS 4859.1, Section 8.
Polystyrene (extruded rigid cellular sheets): To AS 1366.4 (Rigid cellular plastics sheets for thermal insulation - Rigid cellular polystyrene - Extruded (RC/PSE)).
Polystyrene (moulded rigid cellular sheets): To AS 1366.3 (Rigid cellular plastics sheets for thermal insulation - Rigid cellular polystyrene - Moulded (RC/PS - M)).
Reflective insulation: To AS/NZS 4859.1, Section 9.
Wool: To AS/NZS 4859.1, Section 6.
Sarking material: To AS/NZS 4200.1 (Pliable building materials and underlays - Materials).
Standard: To AS 3999 (Thermal insulation of dwellings - Bulk insulation - Installation requirements).
Sarking material: To AS/NZS 4200.2 (Pliable building materials and underlays - Installation requirements).

Windows and doors

Glazing to be in accordance with Part 3.6 of the BCA (volume 2).
Glass Selection and installation: To AS 1288(Glass in buildings - Selection and installation).
Timber doorsets: To AS 2688 (Timber doors).
Timber frames and jamb linings: To AS 2689 (Timber doorsets).
Security screen doors and windows grilles: To AS 5039 (Security screen doors and security window grilles).
Window selection and installation: To AS 2047 (Windows in buildings - Selection and installation).
Doorset installation: To AS 1909 (Installation of timber doorsets).
Garage doors: To AS/NZS 4505 (Domestic garage doors).
Provide certification from a licensed installer that window framing and glazing is installed in accordance with the relevant standards.

Lining

Plasterboard: To AS/NZS 2588 (Gypsum plasterboard).
Plasterboard installation: To AS/NZS 2589.1 - (Gypsum linings in residential and light commercial construction - Application and finishing - Gypsum plasterboard) Level 4 finish.
Fibre cement: To AS/NZS 2908.2 (Cellulose-cement products - Flat sheets), Type B, Category 2.
Fibrous plaster products: To AS 2185 (Fibrous plaster products).

Fire safety

Fire separation
To be in accordance with BCA (Volume 2) Part 3.7.1
Fire separation - Separating wall construction: To BCA (Volume 2) Part 3.7.1.8
Fire separation - Roof lights: BCA (Volume 2) Part 3.7.1.10
Refer to architectural details of fire separation methods.

Flashing

Flashing to wall openings are to comply with BCA (Volume 2) Part 3.5.3.6 and AS/NZS 2904 - 1995 Amdt 1

Smoke alarms

To be in accordance with Part 3.7.2 of the BCA (volume 2), AS 3786 (Smoke alarms) and the Manufacturer 's instructions. Where consumer mains power is supplied smoke alarms must be connected to mains power. For Class 1A buildings smoke alarms must be installed on every storey. In storeys containing bedrooms smoke alarms are to be located on or near the ceiling:
- In every corridor or hallway associated with a bedroom, or
- If there is no corridor or hallway, between the part of the building containing the bedroom and the remainder of the building.

On storeys not containing bedrooms a smoke alarm must be provided and should be located along the path of travel people will most likely take to evacuate the building.
Provide certification from a Licensed electrical contractor certifying that the alarm systeme has been installed in accordance with the relevant standards.

All smoke alarms to be interlinked

Heating appliances

Part 3.7.3 of the BCA (volume 2) and
AS 2918 - Domestic solid - fuel burning appliances - installation

Health and amenity

Wet areas
Refer to "Waterproofing "

Room heights

To be in accordance with Part 3.8.2 of the BCA (volume 2)
Ceiling heights are to comply with clause 3.8.2.2 of the BCA.

Kitchen, sanitary and washing facilities

To be in accordance with Parts 3.8.3.2 and 3.8.3.3 of the BCA (volume 2)

Natural and artificial light

To be in accordance with Parts 3.8.4.2 and 3.8.4.3 of the BCA (volume 2)

Ventilation

To be in accordance with Part 3.8.5 of the BCA
Natural Ventilation: Parts 3.8.5.2 and 3.8.5.3 of the BCA (volume 2)
Mechanical Ventilation: Parts 3.8.5.0 and 3.8.5.3 of the BCA (volume 2)

Sound insulation

To be in accordance with Part 3.8.6.1 of the BCA (volume 2)
Refer to architectural details of sound insulation measures

Safe movement and access

Stair construction
To be in accordance with BCA (Volume 2) Part 3.9.1.1
_Acceptable construction practice. Stair construction must comply with the provisions of the BCA (Volume 2) Part 3.9.1, i.e., treads min 240mm nosing to nosing; risers 115mm - 190mm; slope relationship (2R+G); handrail height 865mm above nosing; open treads maximum gap between treads is 125mm.

Balustrades

To be in accordance with BCA (Volume 2) Part 3.9.2.1
_Acceptable construction practice. Balustrade construction must comply with the provisions of the BCA (Volume 2) Part 3.9.2. Balustrade height 1m above finished floor surface. Where ground height exceeds 4m from floor level of the deck / balcony balusters must be vertical / non-climbable between 150mm and 760mm above deck level.

Block and tile finishes

Ceramic tiling: Follow the guidance provided by AS 3958.1 (Ceramic tiles - Guide to the installation of ceramic tiles) and AS 3958.2 (Ceramic tiles - Guide to the selection of a ceramic tiling system).
Adhesives: To AS 2358 (Adhesives - For fixing ceramic tiles).

Waterproofing

To be in accordance with BCA (Volume 2) Part 3.8.1 and AS 3740 (Waterproofing of wet areas in residential buildings)
Provide certification from a licensed installer certifying that the waterproofing is installed in accordance with the relevant standards.

Floor coatings and coverings

Carpeting: To AS/NZS 2455.1 (Textile floor coverings - Installation practice - General).
Resilient finishes: To AS 1884 (Floor coverings - Resilient sheet and tiles - Laying and maintenance practices).

Painting

Painting generally: Follow the guidance provided by AS/NZS 2311 (Guide to the painting of buildings) and AS/NZS 2312 (Guide to the protection of structural steel against atmospheric corrosion by the use of protective coatings).
Preparation
Prepare surfaces to be painted in accordance with the Manufacturer's recommendations to suit the selected paint system, the type of substrate and its condition.

Timber fixtures

Hardboard: To AS/NZS 1859.4 (Int) (Reconstituted wood-based panels - Specifications - Wet-processed fibreboard).
Particleboard: To AS/NZS 1859.1 (Int) (Reconstituted wood-based panels - Specifications - Particleboard).
Medium density fibreboard: To AS/NZS 1859.2 (Int) (Reconstituted wood-based panels - Specifications - Dry-processed fibreboard).
Decorative overlaid wood panels: To AS/NZS 1859.3 (Reconstituted woodbased panels - Decorative overlaid wood panels).

High-pressure decorative laminate sheets: To AS/NZS 2924.1 (High pressure decorative laminates - Sheets made from thermosetting resins - Classification and specification).
Domestic kitchen assemblies: To AS/NZS 4386.1 (Domestic kitchen assemblies - Kitchen units).

Hydraulic (plumbing) installations

Stormwater drainage, waste water drainage, fresh water, gas supply and other hydraulic services are to be designed and constructed in accordance with the Local Authority, Statutory Authority, Hydraulic and/or Civil Works Consultant's requirements. Where a discrepancy arises the hydraulic consultant 's, local or statutory authority 's requirements take precedence over the following standards to the extent of the discrepancy.

Plumbing and drainage products: To SAA MP52-2001 (Manual of authorization procedures for plumbing and drainage products) and AS/NZS 3718 (Water supply - Tap ware).
Stormwater: To AS/NZS 3500.3 (Plumbing and Drainage - Stormwater drainage) or AS/NZS 3500.5(National Plumbing and Drainage - Domestic Drainage - Sanitary plumbing and drainage) or AS/NZS 3500.5.
Wastewater: To AS/NZS 3500.2 (Plumbing and Drainage - Sanitary plumbing and drainage) or AS/NZS 3500.5.
Waterless composting toilets: To AS/NZS 1546.2 (On-site domestic wastewater treatment units - Waterless composting toilets).
On-site domestic wastewater treatment units: To AS/NZS 1546.3 (On-site domestic wastewater treatment units - Aerated wastewater treatment units).
Septic systems: To AS/NZS 1546.1 (On-site domestic wastewater treatment units - Septic tanks).
Effluent disposal: To AS 1547 (On-site domestic wastewater management).
Freshwater: To AS/NZS 3500.1 (Plumbing and Drainage - Water services) and AS/NZS 3500.4 (Plumbing and Drainage - Heated water services) or AS/NZS 3500.5 (Plumbing and Drainage - Heated water services) or AS/NZS 3500.5 (Plumbing and commissioning).
Rainwater tanks installation: To AS/NZS 3500.1.
Polyethylene tanks: To AS/NZS 4766 (Int).
Gas: To AS 5601(Gas installation code).
Gutters & downpipes:
To comply with BCA (Volume 2) Part 3.5.2.0 & AS/NZS 3500.3 (Amdt 1 & 2), or AS/NZS 3500.5 (Amdt 1 to 4).

Electrical installations

Where a discrepancy arises the electrical consultant 's, local or statutory authority 's requirements take precedence over the following standards to the extent of the discrepancy.
Electrical installation: To AS/NZS 3018 (Electrical installations - Domestic installations).
Circuit breakers: To AS/NZS 3947.2 (Low voltage switchgear and controlgear - Circuit-breakers).
Electrical accessories: To AS/NZS 3100(Approval and test specification - General requirements for electrical equipment).
Luminaries: To AS 3137 (Approval and test specification - Luminaries (lighting fittings)).
Smoke detectors: Refer to "Fire Safety, Smoke Alarms"
Switchboards: To AS/NZS 3439.1 (Low-voltage switchgear and controlgear assemblies - Type-tested and partially type-tested assemblies) or AS/NZS 3439.3 (Low-voltage switchgear and controlgear - Particular requirements ...), as appropriate.
Telecommunications accessories: To AS/ACIF S008 (Requirements for authorised cabling products).
Television antenna: To AS 1417.1 (Receiving antennas for radio and television in the frequency range 30 MHz to 1 GHz - Construction and installation) and AS 1417.2 (Receiving antennas for radio and television in the frequency range 30 MHz to 1 GHz - Performance).
Telecommunications installation: To AS/ACIF S009 (Installation Requirements for Customer Cabling (Wiring Rules))and the recommendations of SAA HB29 (Communications Cabling Manual, Module 2: Communications Cabling Handbook).

Small office/home office installations: To AS/ACIF S009 and AS/NZS 3086 (Telecommunications installations - Integrated communications cabling systems for small office/home office premises) and in accordance with the recommendations of SAA HB29.
Television and audio systems: To AS/NZS 1367 (Coaxial cable systems for the distribution of analogue television and sound signals in single and multiple unit installations) and conforming to the recommendations of Digital Broadcasting Australia.
Smoke detection installation and testing: To AS 1670.1 (Fire detection, warning, control and intercom systems - System design, installation, and commissioning - Fire) in accordance with the requirements of the Building Code of Australia.
Connect smoke detectors to mains power.

Test electrical installations: To AS/NZS 3017 (Electrical installations - Testing guidelines). Certify compliance with AS/NZS 3018.
Test telecommunications cabling: To AS/NZS 3086 and the recommendations of SAA HB29. Test the cable link performance in accordance with the recommendations of SAA HB29 at the maximum frequency and data rate for the cable class, and the cable category. Certify compliance with AS/NZS 3086.
Test television and audio systems: To AS/NZS 1367.
Test the complete television and audio system. Certify compliance with AS/NZS 1367.

Mechanical installations

Mechanical ventilation: To AS 1668.2 (The use of ventilation and airconditioning in buildings - Mechanical ventilation for acceptable indoor quality) - Grade 2 amenity.
Refrigeration systems: To AS1677.2 (Refrigerating systems - Safety requirements for fixed applications) and the recommendations of SAA HB40.1 (The Australian Refrigeration and Air Conditioning Code of Good Practice - Reduction of Emissions of Fluorocarbon Refrigerants in Commercial and Industrial Refrigeration and Airconditioning Applications) and HB40.2 (... in Residential Airconditioning Applications).
Non-ducted airconditioners: To AS/NZS 3823.1.1 (Performance of