

Vukovic House

71 Quirk St Dee Why NSW 2099

Vukovic Family

General Notes

Coordination

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

Specifications and Schedules

Where applicable refer to and coordinate with relevant Specifications and Schedules. Written specifications and schedules take precedence to the extent of any discrepancy. Notify discrepancies between documents for direction prior to proceeding with 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. Notify discrepancies for direction prior to proceeding with the works.

Execution of the works (Standards)

Execute the works in compliance with the current edition of the Building Code of Australia (as amended), current editions of relevant Australian and other applicable published Standards and the relevant requirements of Local and Statutory Authorities.

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.

Structure

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.

Hydraulics

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.

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 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.

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.

Standard Abbreviations

A/W	Accordance with
AFFL	Above finished floor level
AP	Access Panel
Awn	Awning
Bal	Balustrade
Bdy	(Property) Boundary
Bhd	Bulkhead
Bldg	Building
Bldr	Builder or building contractor
CJ	Control / construction joint
CL	Centre line
COS	Check / confirm on site
Crs	Centres
Dp	Downpipe
D,Dr	Door
Dwg	Drawing
Eng	Engineer('s)
Est	Estimated
Exst	Existing
Ext	External
FFL	Finished floor level
FGL	Finished ground level
FR	Fire rated
Fxd	Fixed
Gnd	Ground
Hr	Handrail
Hyd	Hydraulic
Inst	Instruction(s)
Int	Internal
Man	Manufacturer('s)
Nom	Nominal
NTS	Not to scale
O/A	Overall
O/H	Overhead
Own	Owner Proprietor Principal
Req	Requirement(s)
RL	Relative Level (to Datum)
Schd	Schedule(s)
SFL	Structural floor level
Sld	Sliding
Spec	Specification(s)
SSL	Structural slab level
Std	Standard
SDr	Surface drainage
SSD	Sub-surface drainage
TBA	To be advised
TBC	To be confirmed
TBD	To be demolished
TBR	To be removed
TOW	Top of wall
Typ	Typical
U/G	Under ground
UNO	Unless noted otherwise
U/S	Underside
W,Win	Window
W/	With
W/O	Without

Location Plan



Source: Six Maps NSW Planning



Streetscape Perspective

Architectural Drawings

No.	Name	Rev	Date
D000	Cover Sheet, Title Page & Notes	1	16 Dec 2021
D001	Specifications	1	16 Dec 2021
D002	BASIX Commitments	1	16 Dec 2021
D010	Site Layout - Existing & Demolished	1	16 Dec 2021
D011	Site Layout & Site Analysis - Proposed	1	16 Dec 2021
D050	Compliance Plan	1	16 Dec 2021
D060	Erosion, Sediment, Stormwater Control & Waste Management Plan	1	16 Dec 2021
D070	Landscape Plan	1	16 Dec 2021
D100	Ground Floor Plan - Existing, Demo & Proposed	1	16 Dec 2021
D101	First Floor Plan - Existing, Demo & Proposed	1	16 Dec 2021
D300	Sections	1	16 Dec 2021
D301	Sections	1	16 Dec 2021
D400	North Elevations - Existing, Demo & Proposed	1	16 Dec 2021
D401	South Elevations - Existing, Demo & Proposed	1	16 Dec 2021
D402	East Elevations - Existing, Demo & Proposed	1	16 Dec 2021
D403	West Elevations - Existing, Demo & Proposed	1	16 Dec 2021
D900	Shadow Diagrams	1	16 Dec 2021
D901	Perspectives & Materials	1	16 Dec 2021

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/NZS/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 materials, 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. Termite Risk Management and to AS/NZS 3660.1_Termite 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 like, 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 AZ150.

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 ensure that 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 1270.1 (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 tie 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)
AS 1684.4 (Residential timber-framed construction - Simplified - Non-cyclonic) 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 (uPVC) sheet: To AS/NZS 4256.4 (Plastic roof and wall cladding materials - Unplasticised polyvinyl chloride (uPVC) 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

Cellulosic 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 - MI)).
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 1289(Glass in buildings - Selection and installation).
Timber doorsels: To AS 2688 (Timber doors).
Timber frames and jamb linings: To AS 2689 (Timber doorsels).
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).
Security screen doors and windows grilles: To AS 5039 (Security screen doors and security window grilles).
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 system 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 installations).
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 - Copper pipe and fittings - Installation 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 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 electrical appliances - Room airconditioners - Non-ducted airconditioners and heat pumps - Testing and rating for performance).

Alterations and Additions

Certificate number: A440340

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Alterations and Additions Definitions" dated 06/10/2017 published by the Department. This document is available at www.basix.nsw.gov.au

Secretary
Date of issue: Tuesday, 16, November 2021
To be valid, this certificate must be lodged within 3 months of the date of issue.



Description of project

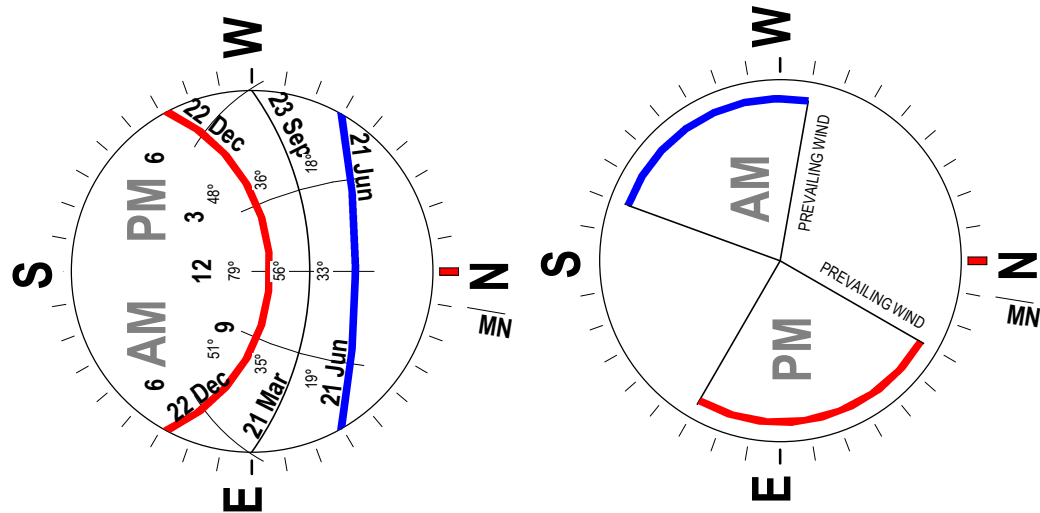
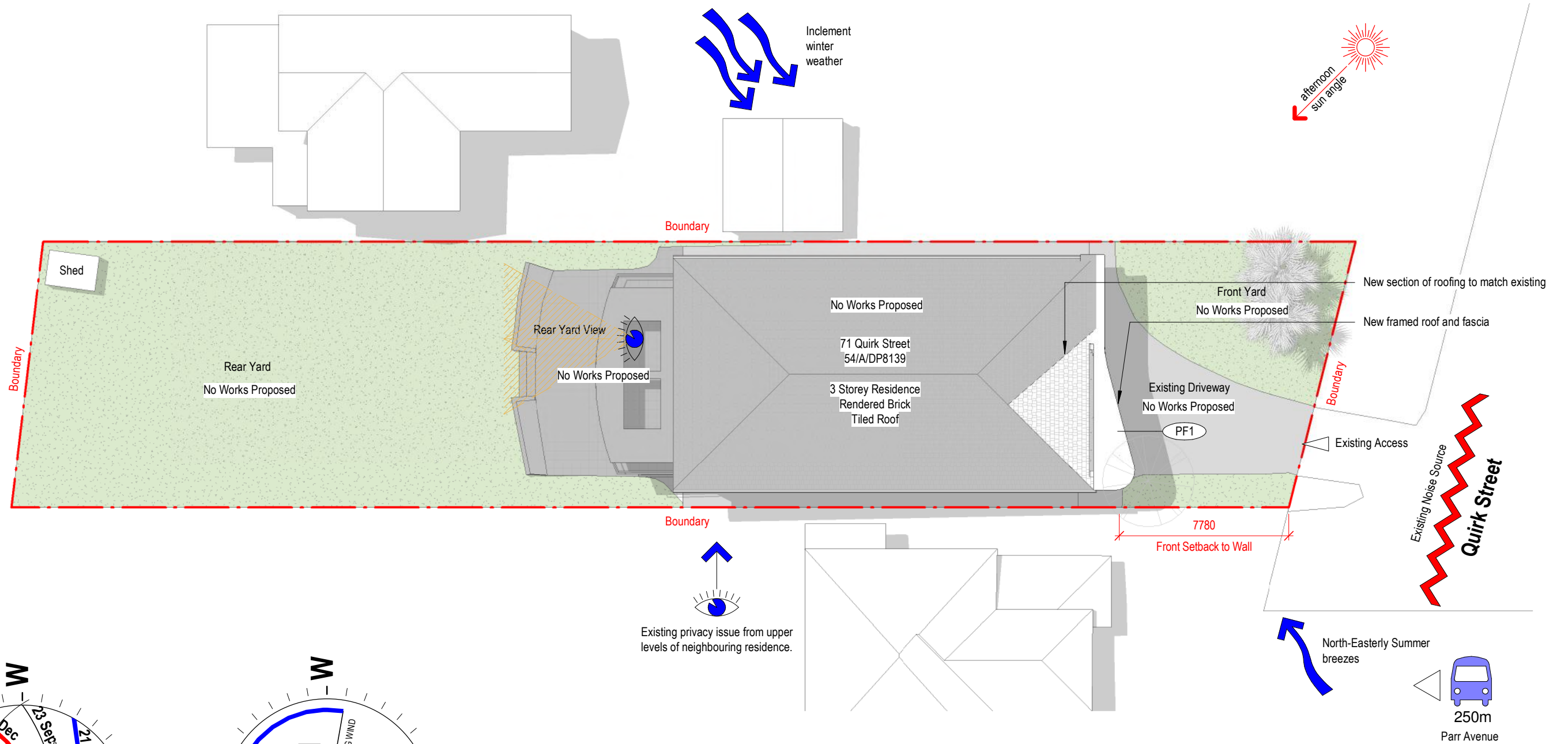
Project address	
Project name	Vukovic House - Dee Why
Street address	71 Quirk Street Dee Why 2099
Local Government Area	Northern Beaches Council
Plan type and number	Deposited Plan DP8139
Lot number	54
Section number	A
Project type	
Dwelling type	Separate dwelling house
Type of alteration and addition	My renovation work is valued at \$50,000 or more, and does not include a pool (and/or spa)..

Certificate Prepared by (please complete before submitting to Council or PCA)
Name / Company Name: buckandsimple
ABN (if applicable): 96408653621

Construction	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check									
Insulation requirements												
The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m2, b) insulation specified is not required for parts of altered construction where insulation already exists.	✓	✓	✓									
<table><tr><th>Construction</th><th>Additional insulation required (R-value)</th><th>Other specifications</th></tr><tr><td>suspended floor above garage: framed (R0.7).</td><td>nil</td><td></td></tr><tr><td>external wall: framed (weatherboard, fibro, metal clad)</td><td>R1.30 (or R1.70 including construction)</td><td></td></tr></table>	Construction	Additional insulation required (R-value)	Other specifications	suspended floor above garage: framed (R0.7).	nil		external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)				
Construction	Additional insulation required (R-value)	Other specifications										
suspended floor above garage: framed (R0.7).	nil											
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)											

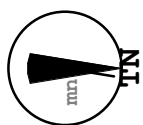
Glazing requirements						Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Windows and glazed doors								
<p>The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. Relevant overshadowing specifications must be satisfied for each window and glazed door.</p> <p>The following requirements must also be satisfied in relation to each window and glazed door:</p> <p>Each window or glazed door with standard aluminium or timber frames and single clear or toned glass may either match the description, or, have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions.</p> <p>External louvres and blinds must fully shade the window or glazed door beside which they are situated when fully drawn or closed.</p>						✓	✓	✓
Windows and glazed doors glazing requirements								
Window / door no.	Orientation	Area of glass inc. frame (m2)	Overshadowing		Shading device	Frame and glass type		
			Height (m)	Distance (m)				
W1.01	N	5.8	0	0	external louvre/blind (adjustable)	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		

Legend
In these commitments, "applicant" means the person carrying out the development.
Commitments identified with a "✓" in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development).
Commitments identified with a "✓" in the "Show on CC/CDC plans & specs" column must be shown in the plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development.
Commitments identified with a "✓" in the "Certifier check" column must be certified by a certifying authority as having been fulfilled, before a final occupation certificate for the development may be issued.



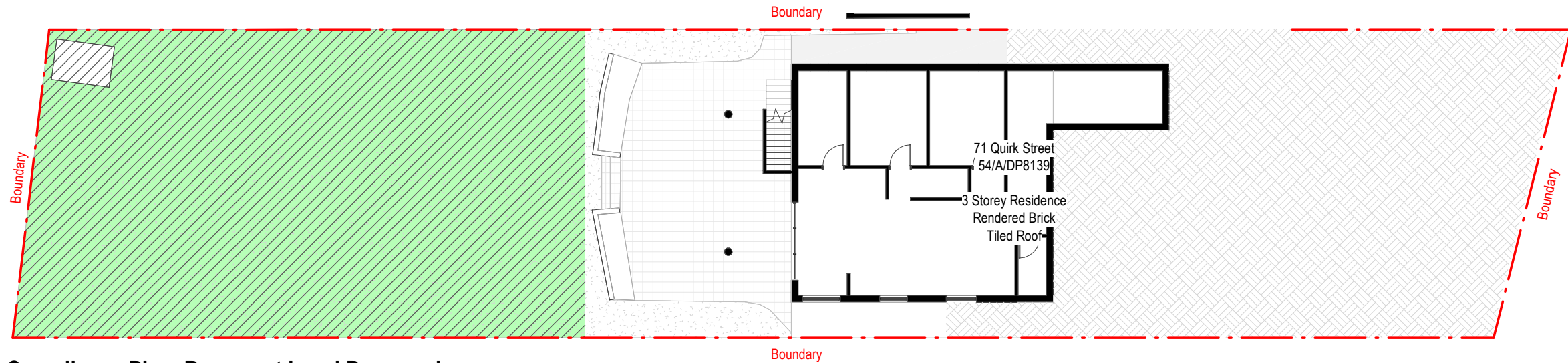
Key:			
	- Existing building fabric to be demolished		- Existing building fabric to remain (cut)
	- Existing area - No works proposed		- Ground plane and soft landscaping (cut)
	- Site Boundary		

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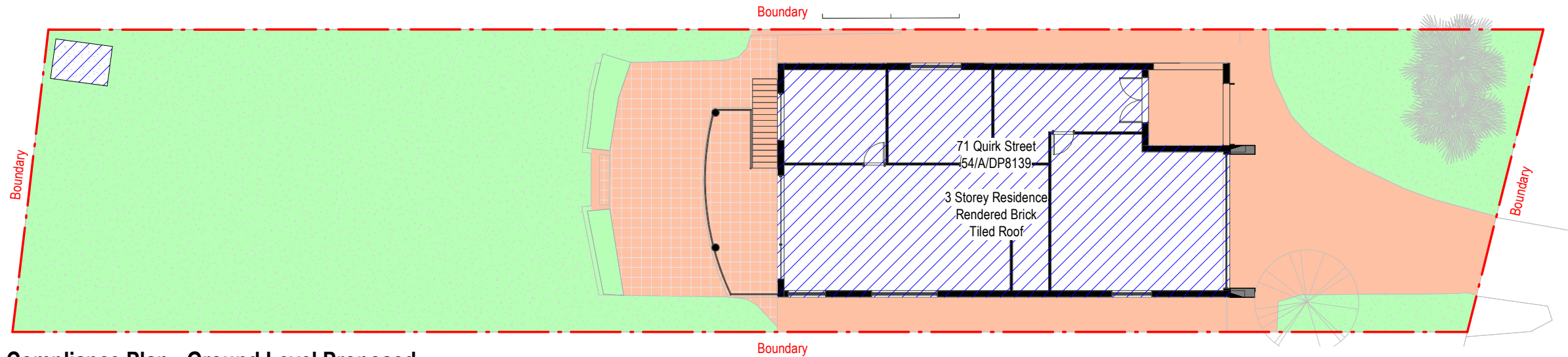


General Notes	No.	Description	Date	Project	Scale @ A3	Drawn by	Checked by
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Contact: info@buckandsimple.com ABN : 86 106 604 025 NSW #8631 VIC #19664 www.buckandsimple.com				Location 71 Quirk St Dee Why NSW 2099	Project Issue Date June 2021	Sheet Issue Date 16 Dec 2021	
				Client Vukovic Family	Project number 1214	Drawing # D011	Revision 1
				Drawing Site Layout & Site Analysis - Proposed			

Development Application



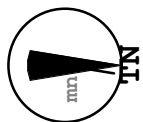
1 Compliance Plan -Basement Level Proposed
1 : 200



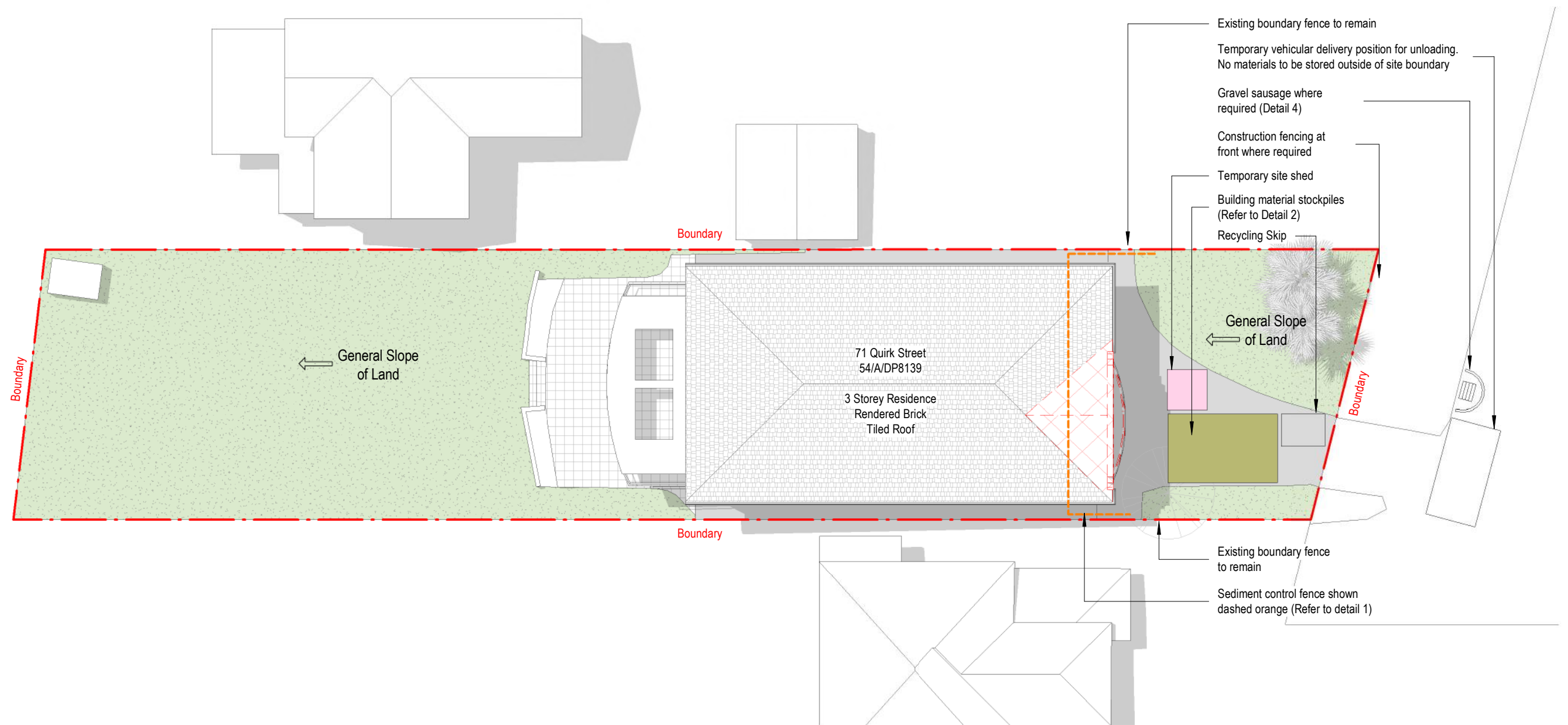
2 Compliance Plan - Ground Level Proposed
1 : 200

Legend	Calculation		Warringah DCP 2011 - D1 Landscaped Open Space and Bushland Setting		Warringah DCP 2011 - D2 Private Open Space		Warringah LEP 2011 - 4.3 Height of Buildings		Warringah DCP 2011 - B1 Wall Heights	
Soft Landscaping	368 m ²	51 %	Minimum Landscape Open Space in accordance with Warringah DCP 2011 Mapping = 40% (290m ²) Proposed = 51% - 368m ² Compliant:	YES	Minimum Private Open Space for dwelling houses with 3 or more bedrooms, in accordance with Warringah DCP 2011 = 60m ² - Minimum 5m dimensions Proposed = 300m ² / 12.1m Compliant:	YES	Maximum height of building in accordance with Warringah LEP 2011 mapping = 8.5m (l) Existing = 5.93m Compliant:	YES	Maximum wall height in accordance with Warringah LEP 2011 mapping = 7.2m Existing = 5.93m Compliant:	YES
Hard Landscaping	192 m ²	26 %								
Site Coverage	165 m ²	23 %								
Site Area	725 m ²									
Private Open Space	300 m ²	24m x 12.1m								

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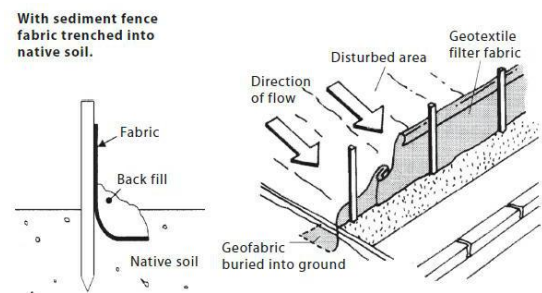


General Notes	No.	Description	Date	Project	Scale @ A3	Drawn by	Checked by
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Contact: info@buckandsimple.com ABN : 86 106 604 025 NSW #8631 VIC #19664 www.buckandsimple.com Development Application				Location 71 Quirk St Dee Why NSW 2099	Project Issue Date June 2021	Sheet Issue Date 16 Dec 2021	
				Client Vukovic Family	Project number 1214	Drawing # D050	Revision 1
				Drawing Compliance Plan			

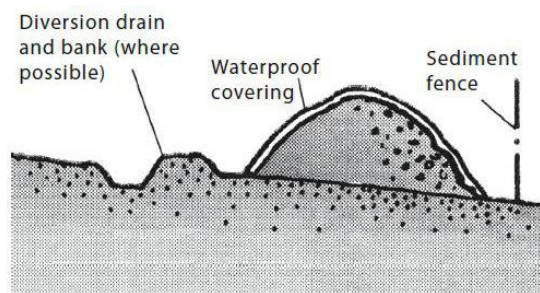


1 Erosion, Sediment, Stormwater Control & Waste Management 1 : 200

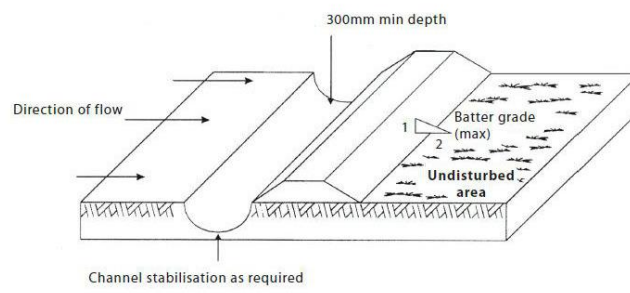
Note:
Gravel sausage to be used if there is any evidence of untreated runoff entering nearby stormwater inlets during construction (Refer to Detail 4)



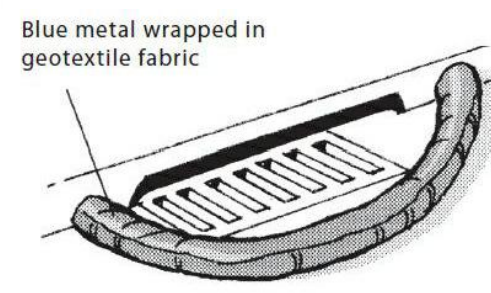
Detail 1 - Sediment Control Fence



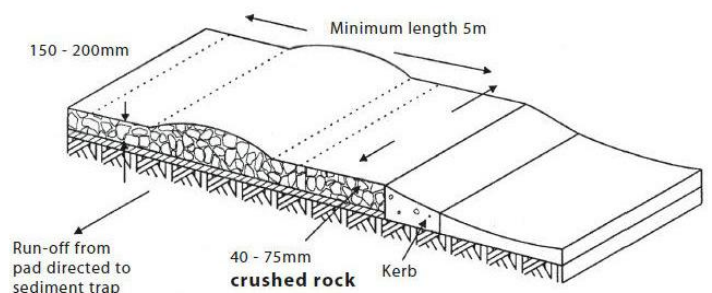
Detail 2 - Building Material Stockpiles



Detail 3 - Diversion Drain

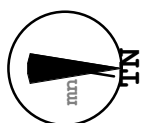


Detail 4 - Gravel Sausage

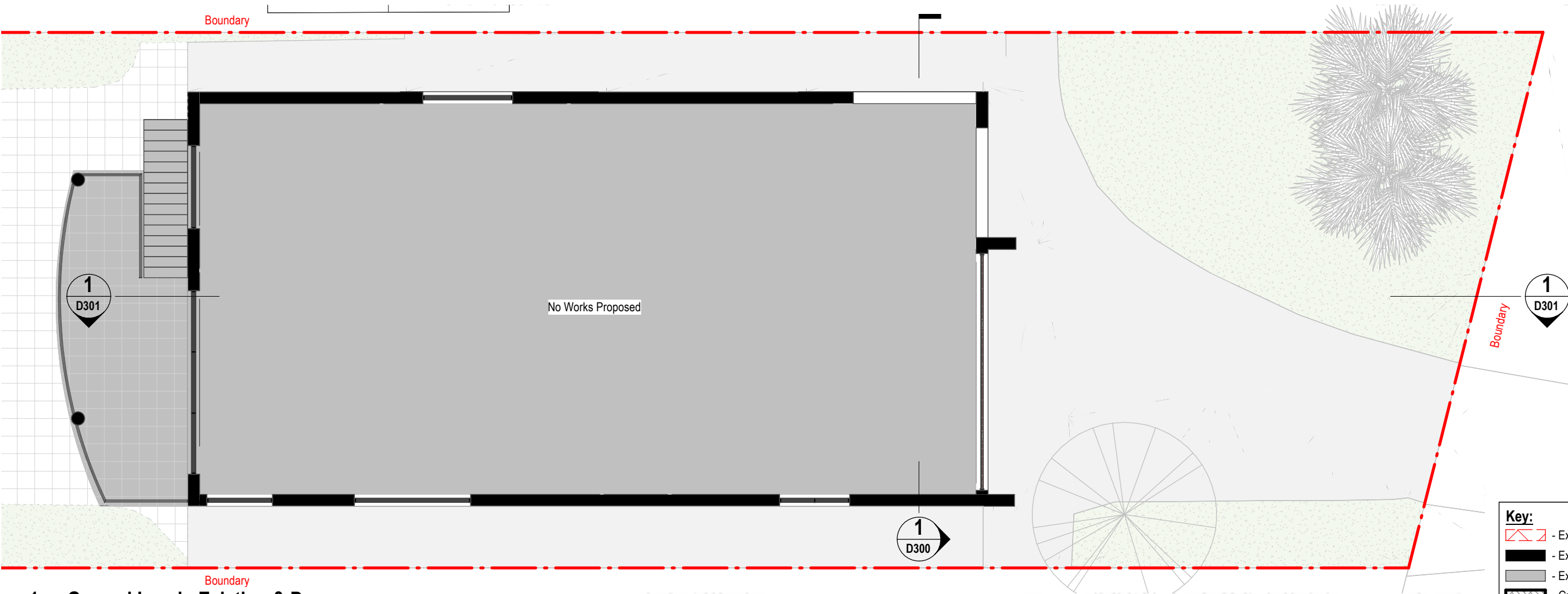


Detail 5 - Stabilised Channel

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Contact: info@buckandsimple.com ABN : 86 106 604 025 NSW #8631 VIC #19664 www.buckandsimple.com Development Application				71 Quirk St Dee Why NSW 2099	Project Issue Date June 2021	Sheet Issue Date 16 Dec 2021	
				Client Vukovic Family	Project number 1214	Drawing # D060	Revision 1
				Drawing Erosion, Sediment, Stormwater Control & Waste Management Plan			



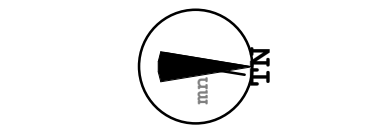
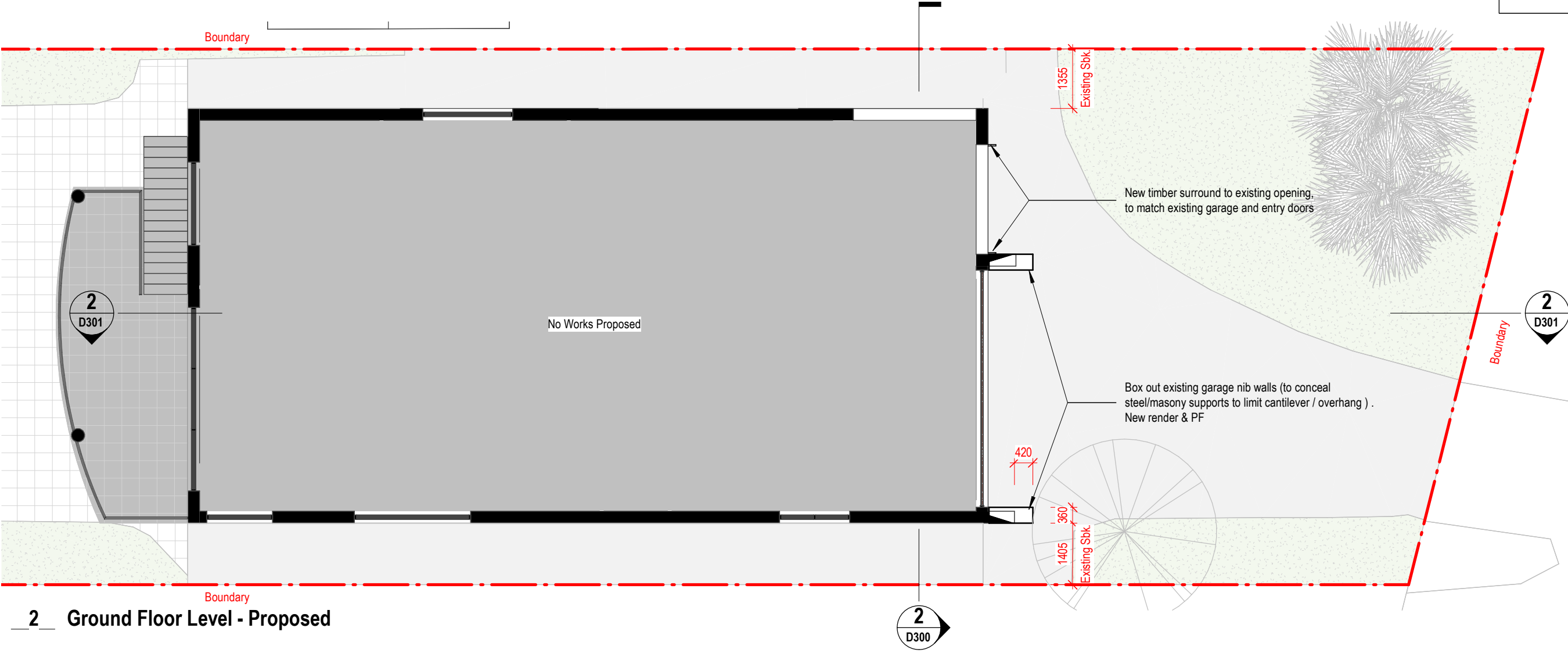
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No.	Description	Date
1	Issue For DA	16 Dec 2021

Key:

-  - Existing building fabric to be demolished
-  - Existing building fabric to remain (cut)
-  - Existing area - No works proposed
-  - Ground plane and soft landscaping (cut)
-  - Site Boundary

1 Ground Level - Existing & Demo



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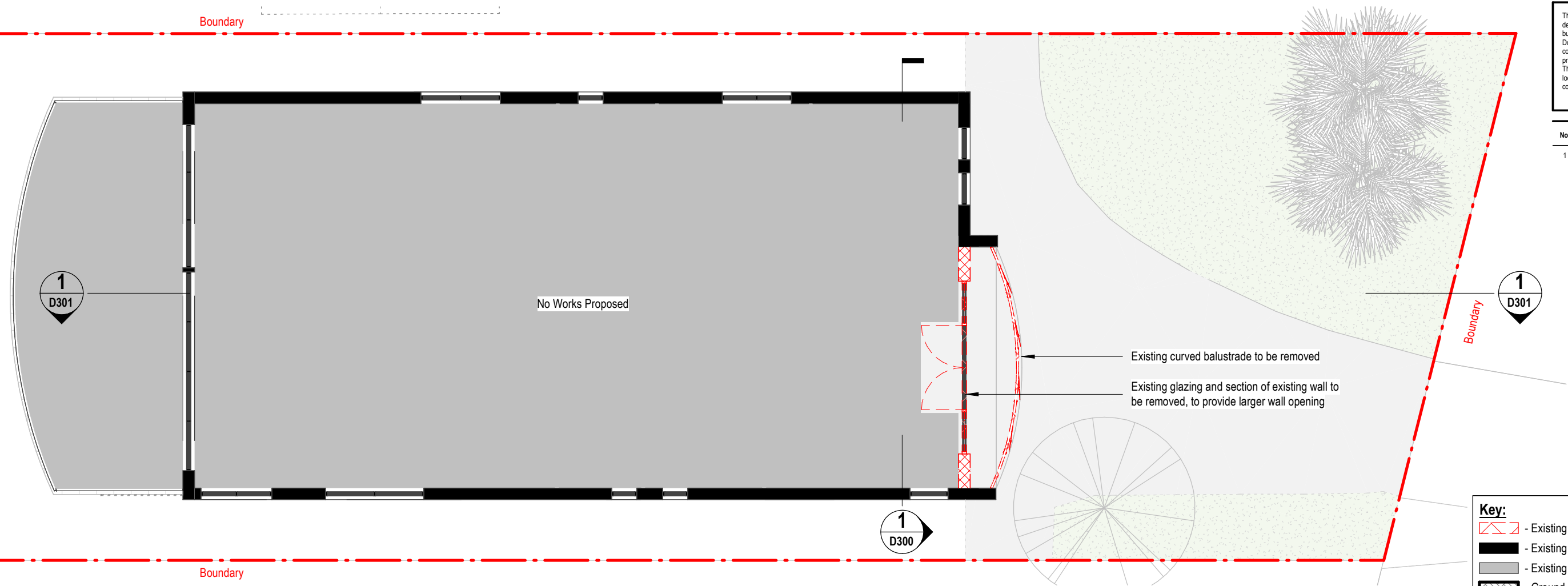
ABN : 86 106 604 025 NSW #8631 VIC #19664

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Development Application

Project	Vukovic House
Location	71 Quirk St Dee Why NSW 2099
Client	Vukovic Family
Drawing	Ground Floor Plan - Existing, Demo & Proposed

Scale @ A3	1 : 100	Drawn by	BS	Checked by	BS
Project Issue Date	June 2021				
Project number	1214	Drawing #	D100	Revision	1



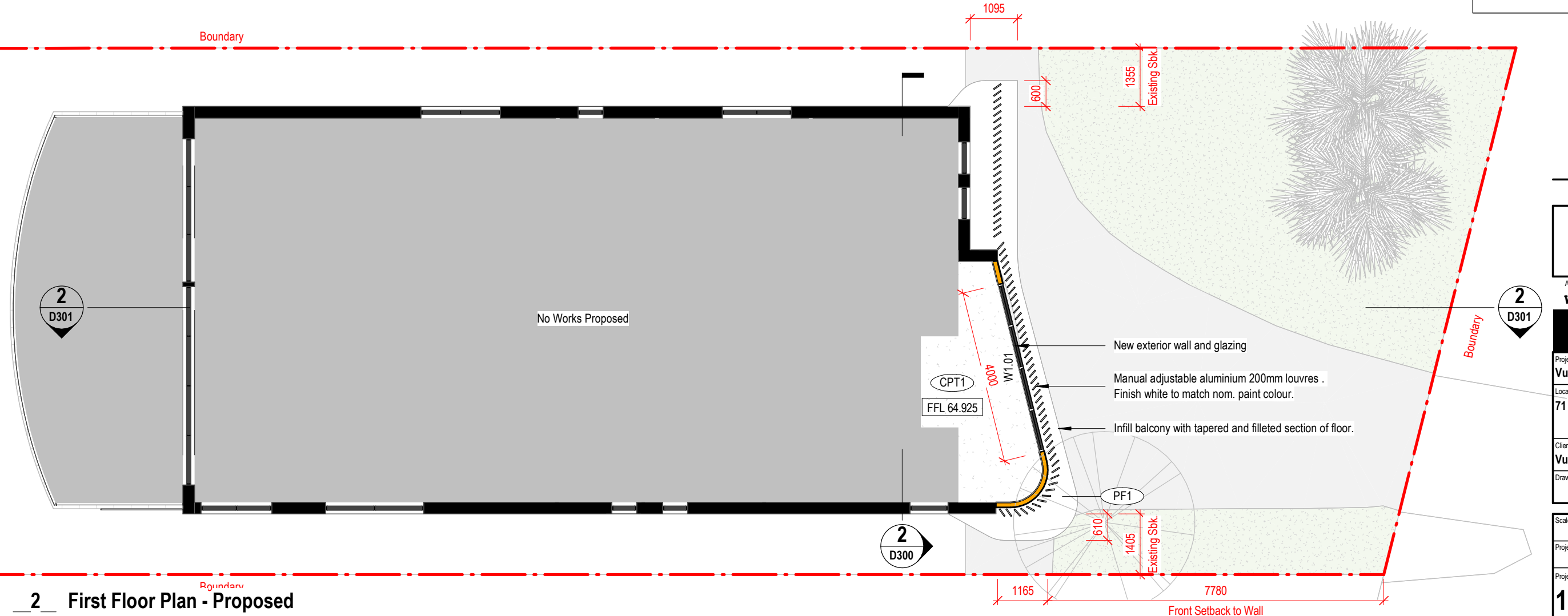
1 First Floor Plan - Existing & Demo

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No.	Description	Date
1	Issue For DA	16 Dec 2021

Key:

- Existing building fabric to be demolished
- Existing building fabric to remain (cut)
- Existing area - No works proposed
- Ground plane and soft landscaping (cut)
- Site Boundary



2 First Floor Plan - Proposed

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Development Application

Project
Vukovic House

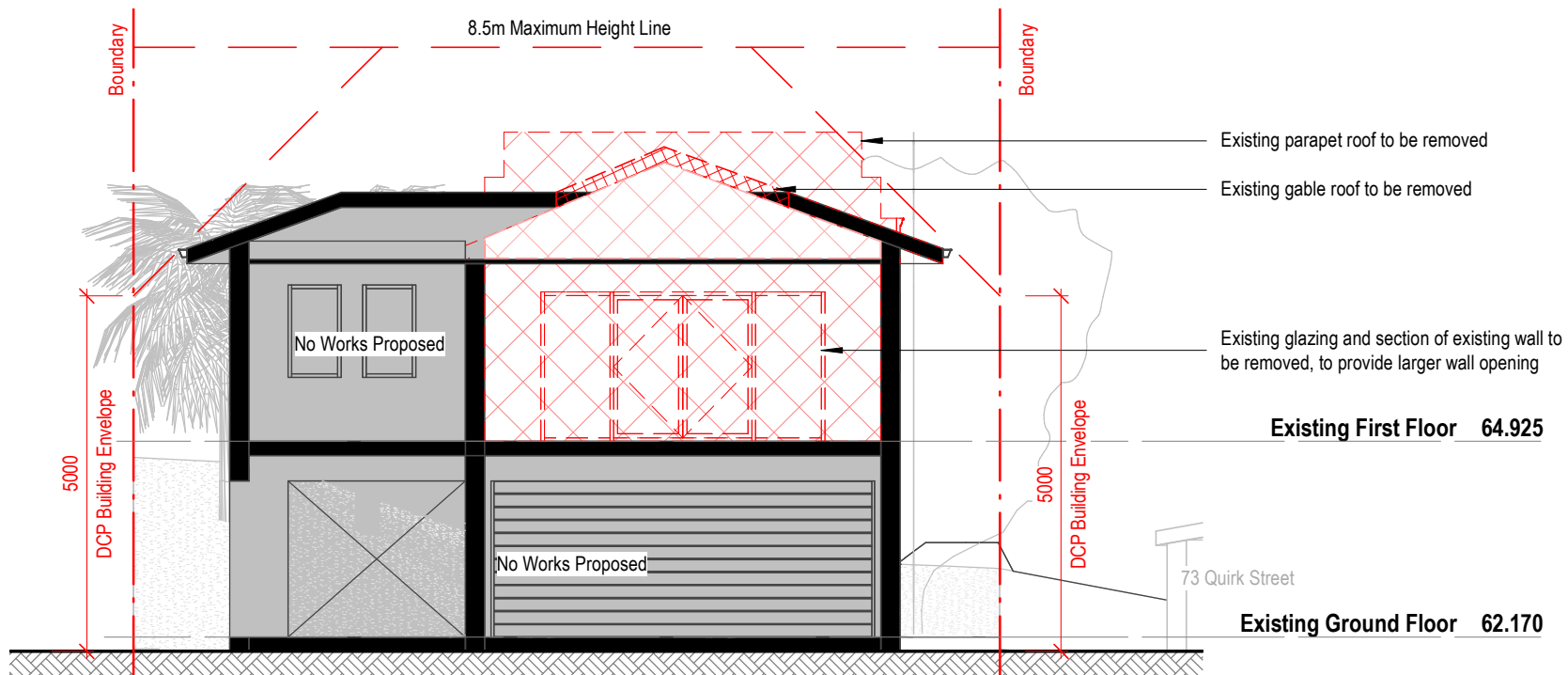
Location
71 Quirk St Dee Why NSW 2099

Client
Vukovic Family

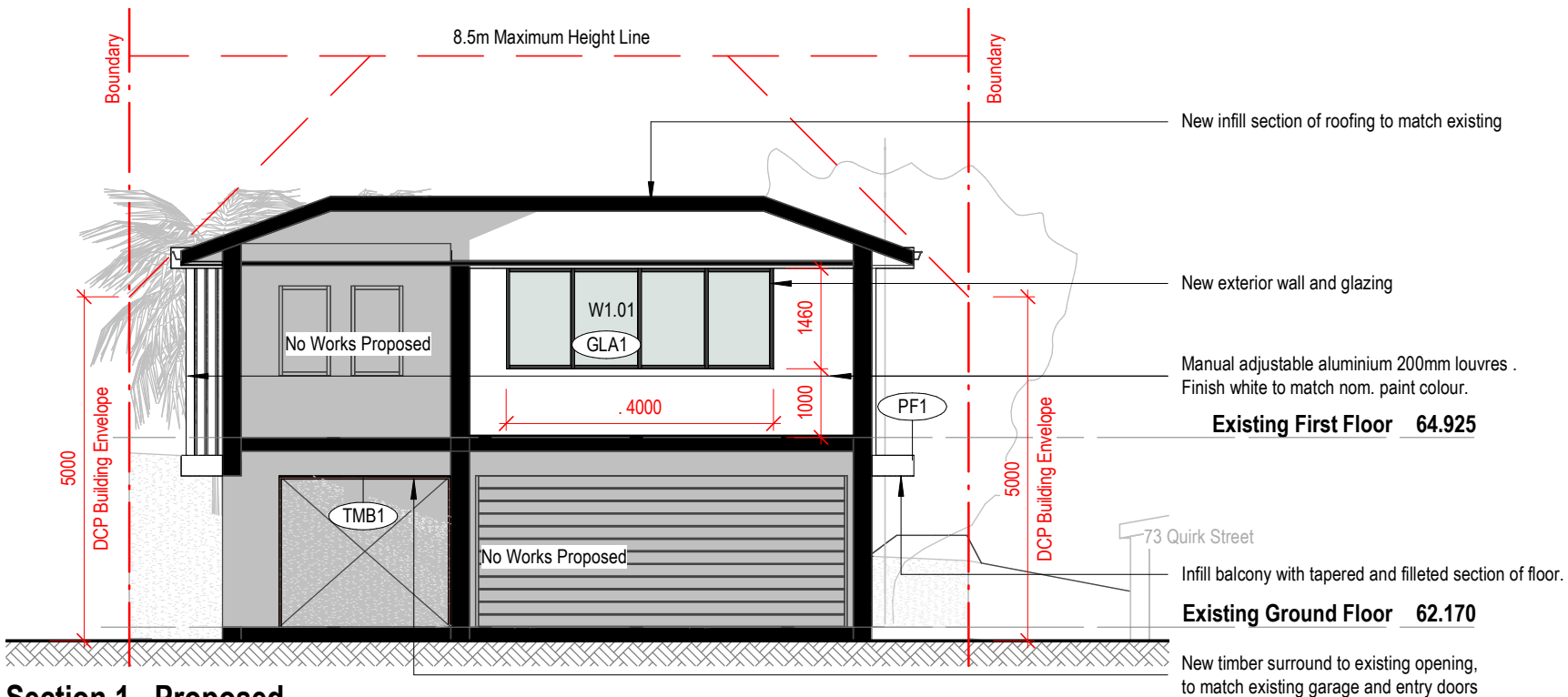
Drawing
First Floor Plan - Existing, Demo & Proposed

Scale @ A3 1 : 100	Drawn by BS	Checked by BS
Project Issue Date June 2021		
Project number 1214	Drawing # D101	Revision 1

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1 Section 1 - Existing & Demo



2 Section 1 - Proposed

Key:

- Existing building fabric to be demolished
- Existing building fabric to remain (cut)
- Existing area - No works proposed
- Ground plane and soft landscaping (cut)
- Site Boundary

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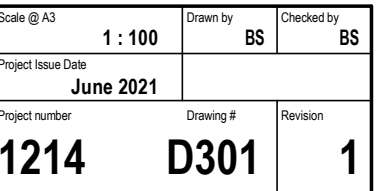
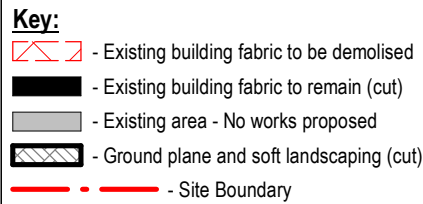
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Contact: info@buckandsimple.com
ABN : 86 106 604 025
NSW #8631 VIC #19664
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Development Application

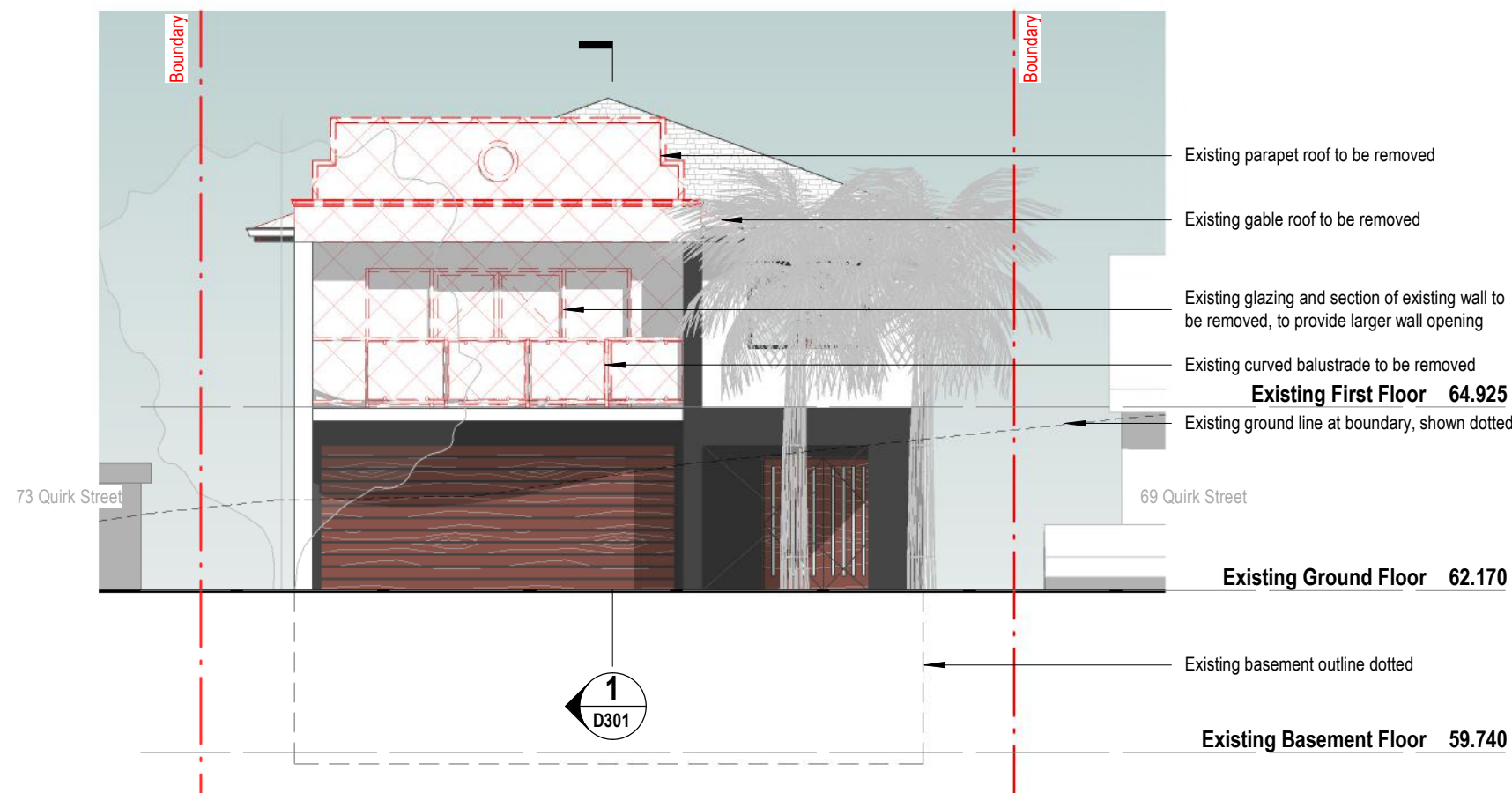
No.	Description	Date
1	Issue For DA	16 Dec 2021

Project Vukovic House
Location 71 Quirk St Dee Why NSW 2099
Client Vukovic Family
Drawing Sections

Scale @ A3 1 : 100	Drawn by BS	Checked by BS
Project Issue Date June 2021	Sheet Issue Date 16 Dec 2021	
Project number 1214	Drawing # D300	Revision 1



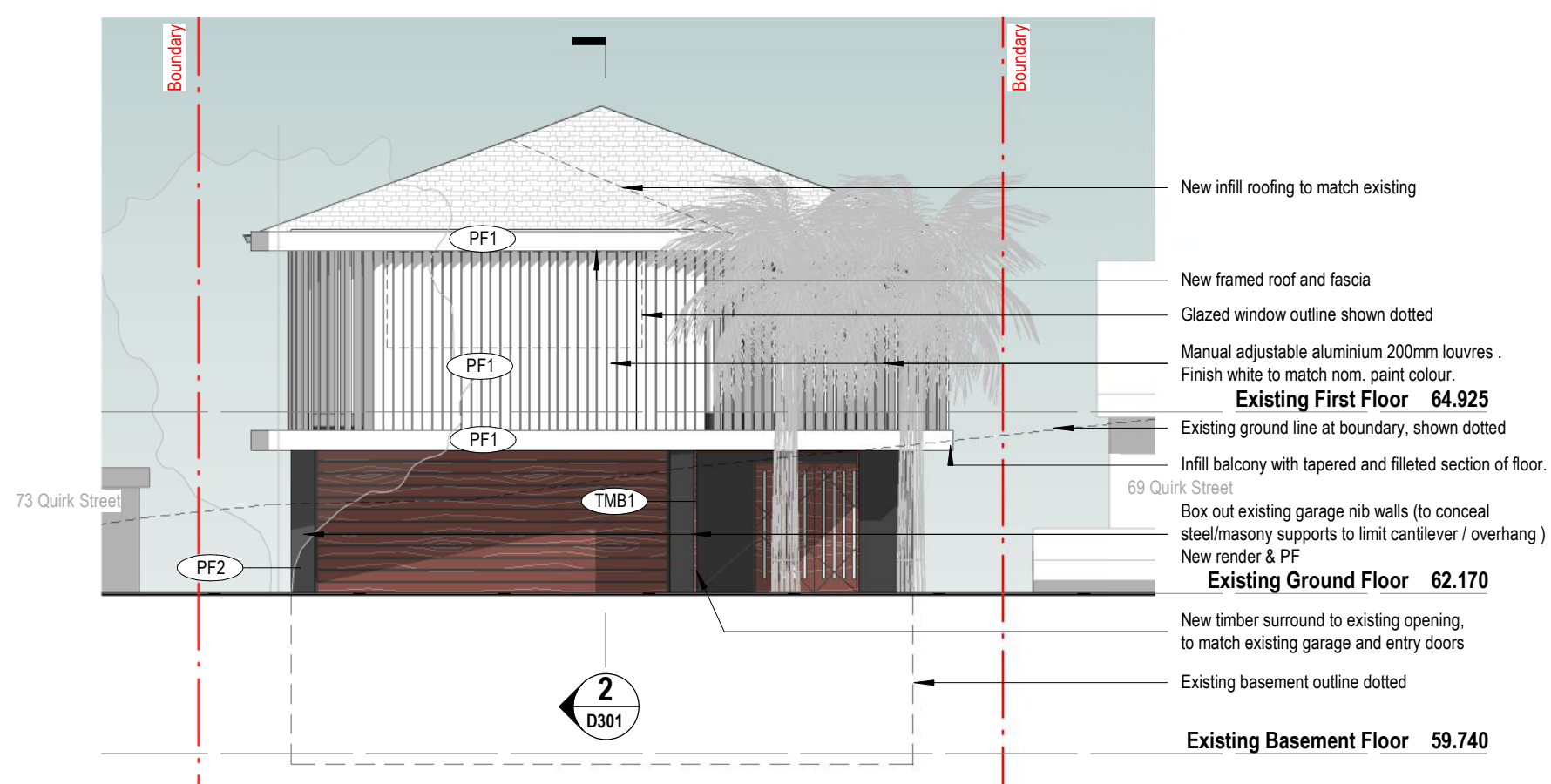
No.	Description	Date
1	Issue For DA	16 Dec 2021



1 North Elevation - Existing & Demo

Key:

- Existing building fabric to be demolished
- Existing building fabric to remain (cut)
- Existing area - No works proposed
- Ground plane and soft landscaping (cut)
- Site Boundary



2 North Elevation - Proposed

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Development Application

Project
Vukovic House

Location
71 Quirk St Dee Why NSW 2099

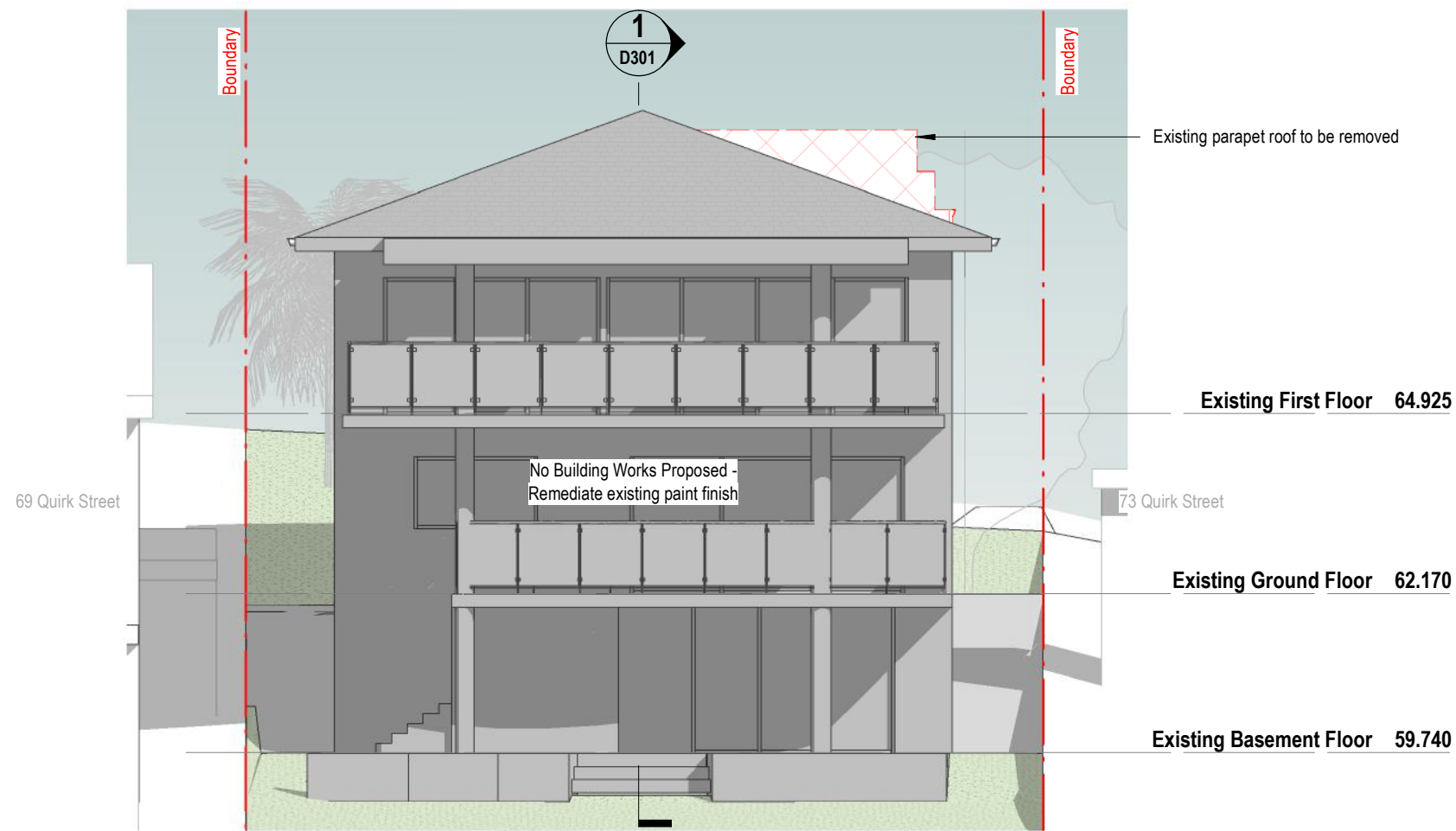
Client
Vukovic Family

Drawing
North Elevations - Existing, Demo & Proposed

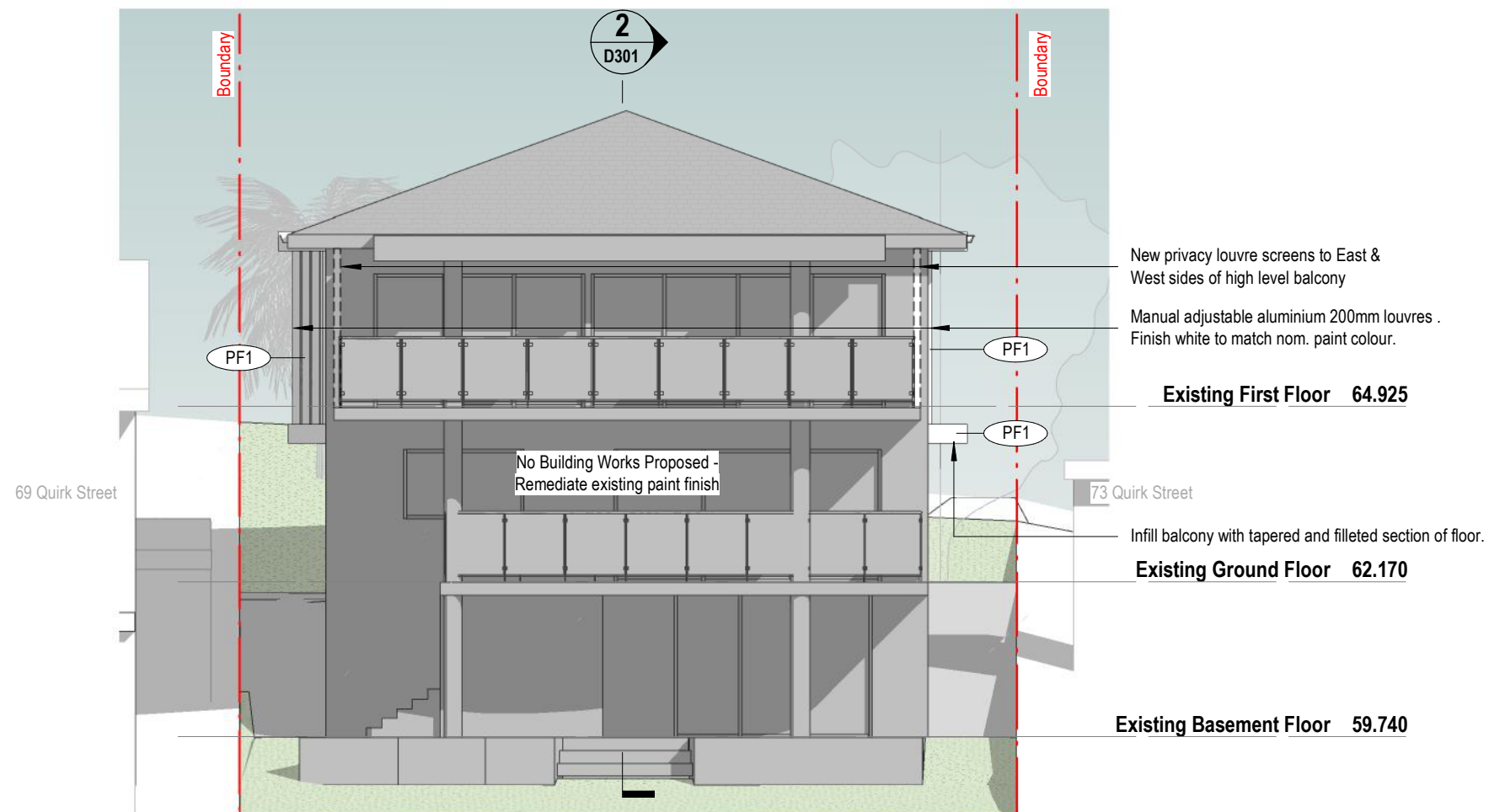
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Project Issue Date June 2021			
Project number 1214	Drawing # D400	Revision 1	

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No.	Description	Date
1	Issue For DA	16 Dec 2021



1 South Elevation - Existing & Demo



2 South Elevation - Proposed

- Key:**
- Existing building fabric to be demolished
 - Existing building fabric to remain (cut)
 - Existing area - No works proposed
 - Ground plane and soft landscaping (cut)
 - Site Boundary

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ABN : 86 106 604 025NSW #8631VIC #19664

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Development Application

Project

Vukovic House

Location

71 Quirk St Dee Why NSW 2099

Client

Vukovic Family

Drawing

South Elevations - Existing, Demo & Proposed

Scale @ A3

1 : 100

Drawn by

BS

Checked by

BS

Project Issue Date

June 2021

Project number

1214

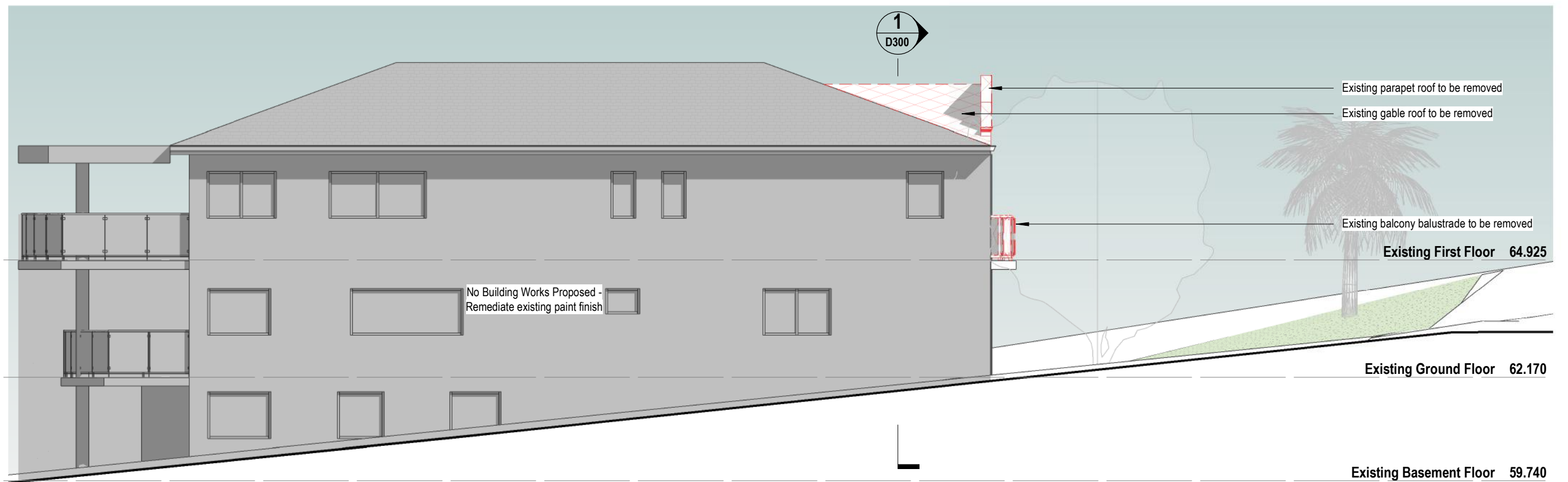
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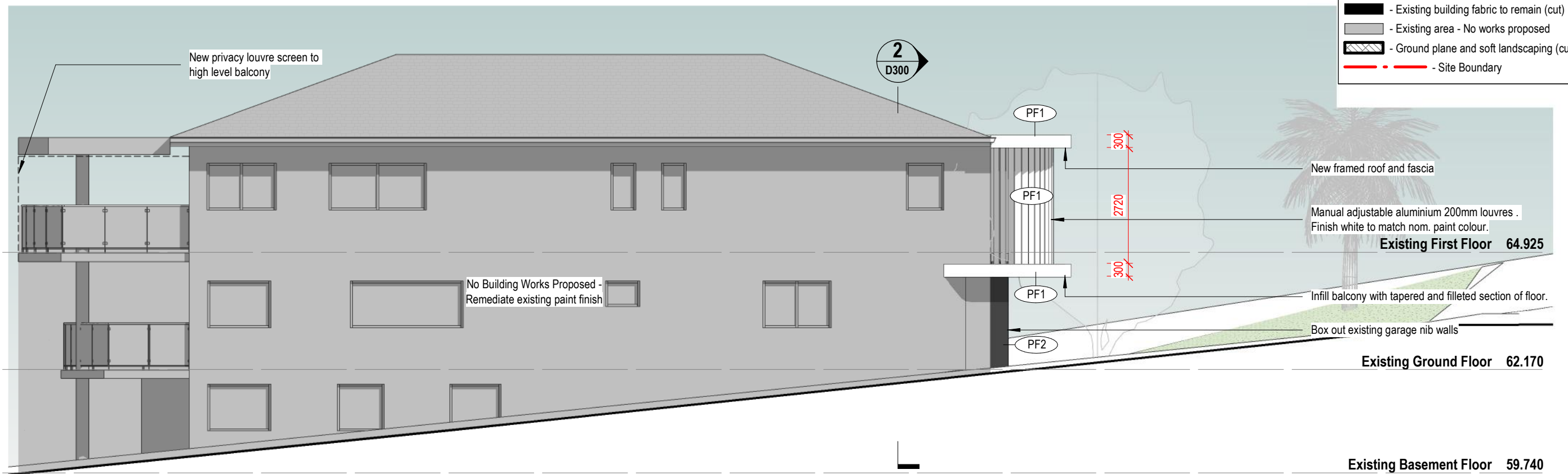
Revision

1

16/12/2021 11:56:51 AM



1 East Elevation - Existing & Demo

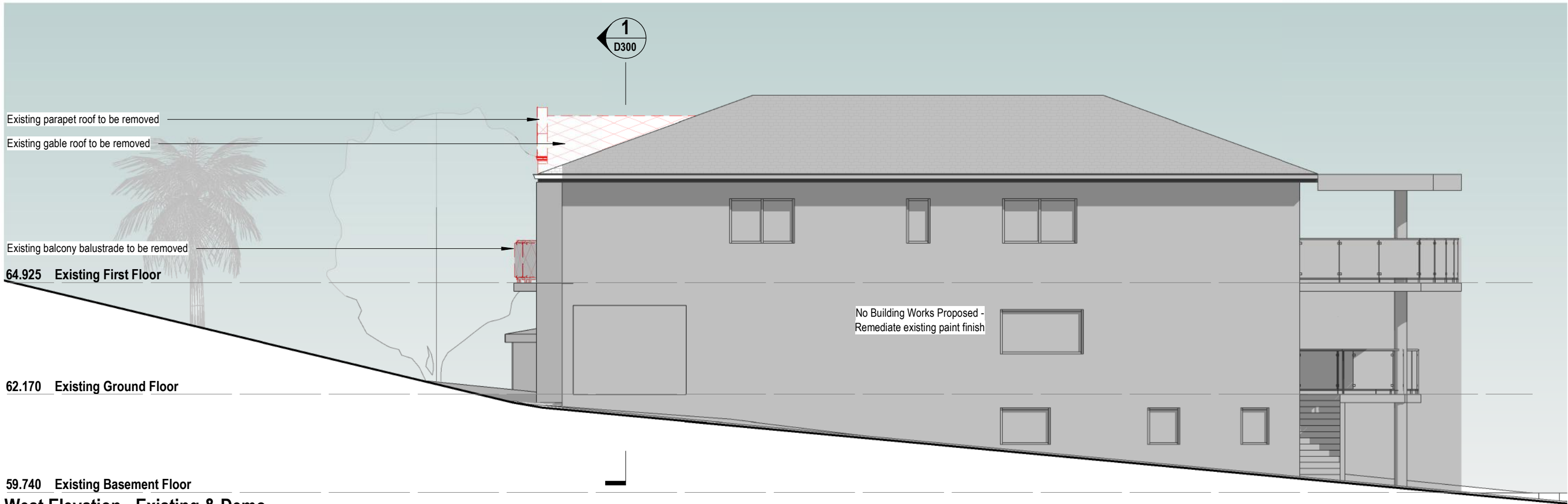


2 East elevation - Proposed

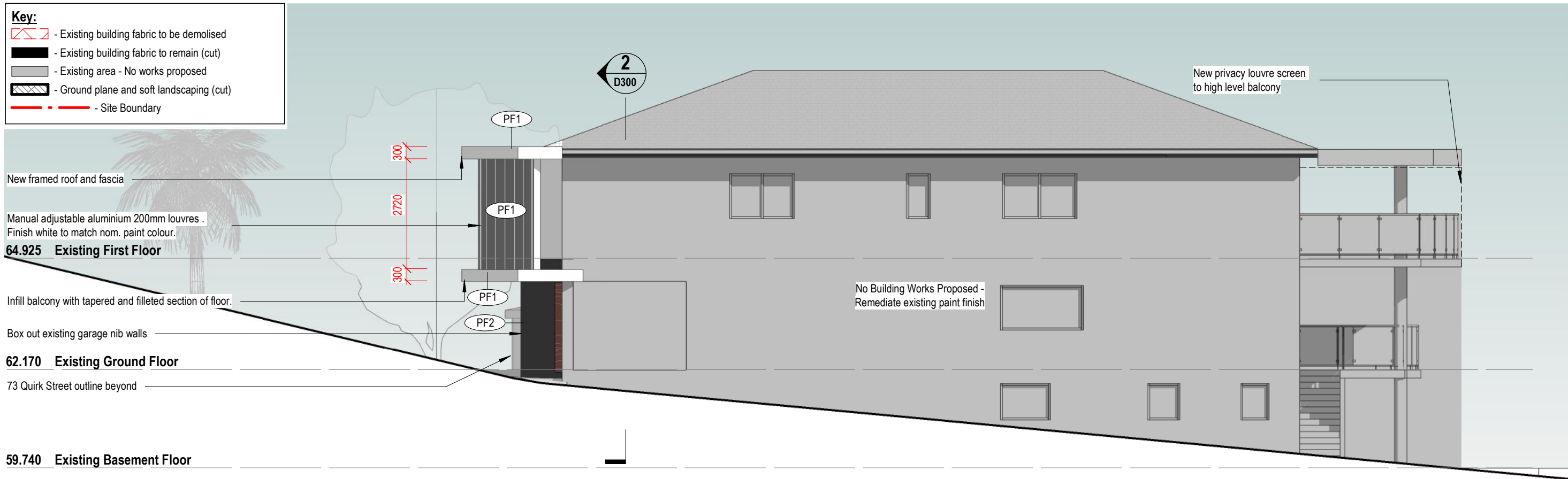
Key:	
	- Existing building fabric to be demolished
	- Existing building fabric to remain (cut)
	- Existing area - No works proposed
	- Ground plane and soft landscaping (cut)
	- Site Boundary

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General Notes		No. Description	Date	Project Vukovic House	Scale @ A3 1 : 100	Drawn by BS	Checked by BS
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	ABN : 86 106 604 025			Client Vukovic Family	Project number 1214	Drawing # D402	Revision 1
	NSW #8631 VIC #19664			Drawing East Elevations - Existing, Demo & Proposed			
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	Development Application						



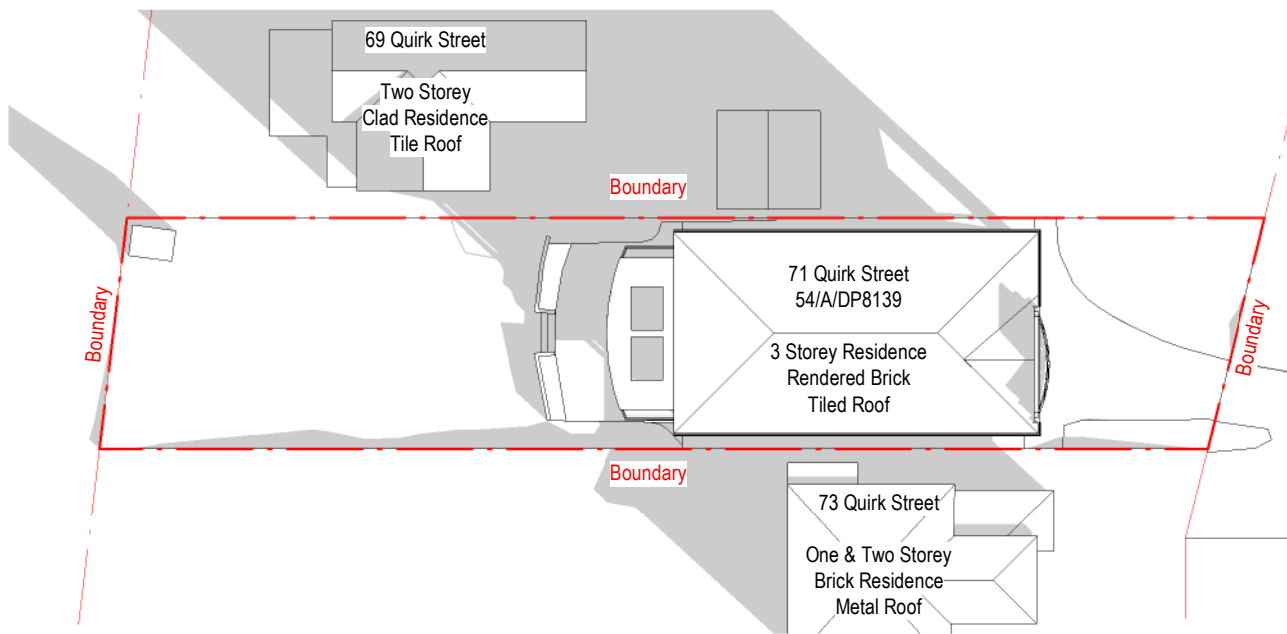
1 West Elevation - Existing & Demo



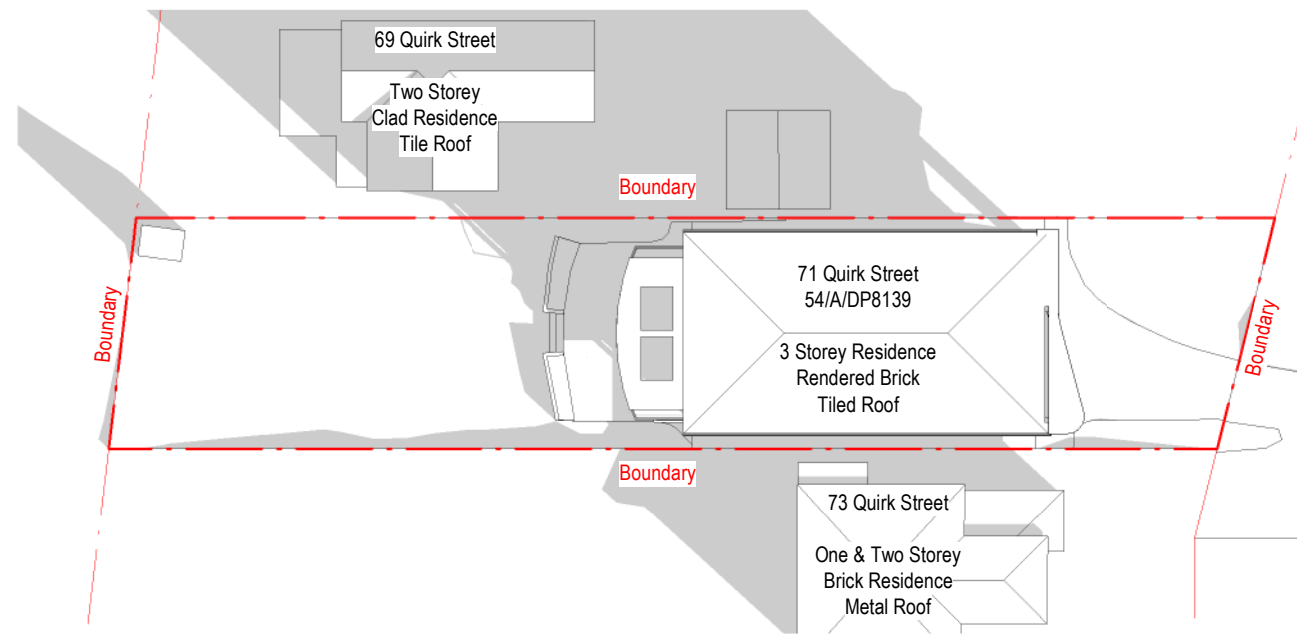
2 West Elevation - Proposed

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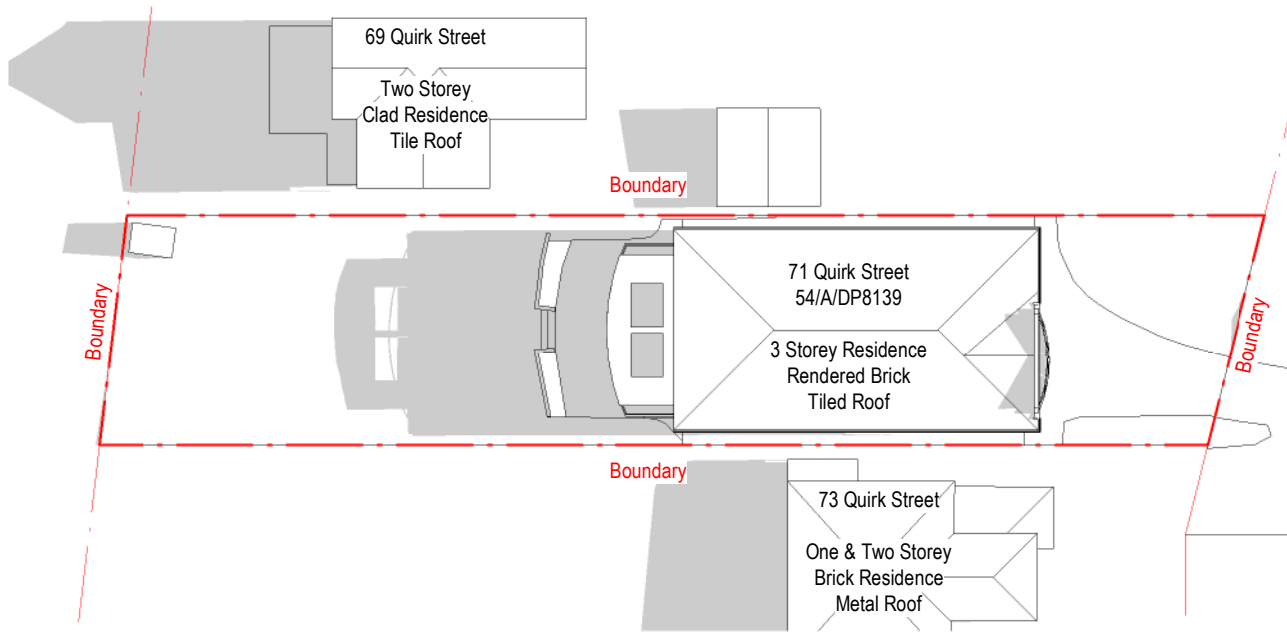
General Notes		No.	Description	Date	Project	Scale @ A3	Drawn by	Checked by
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	ABN : 86 106 604 025				Location	Project Issue Date	Sheet Issue Date	
	NSW #8631 VIC #19664				71 Quirk St Dee Why NSW 2099	June 2021	16 Dec 2021	
	www.buckandsimple.com				Client	Project number	Drawing #	Revision
	Development Application				Vukovic Family	1214	D403	1
					Drawing			
					West Elevations - Existing, Demo & Proposed			



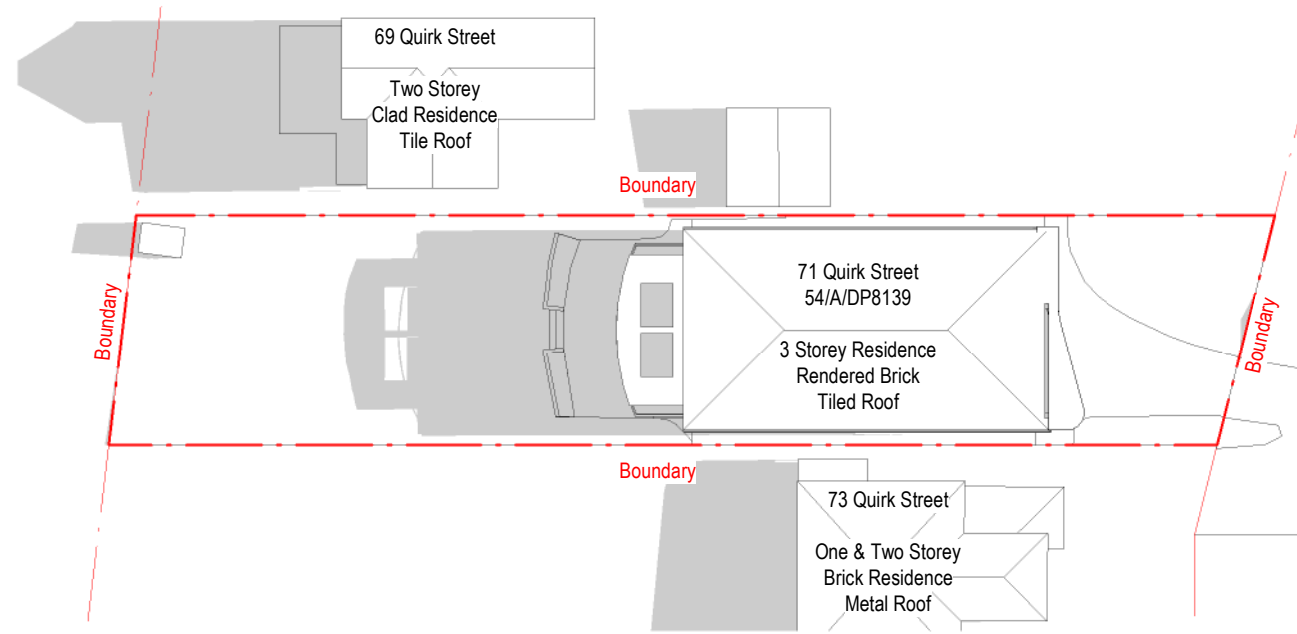
1 Existing Shadows - June 21 - 0900



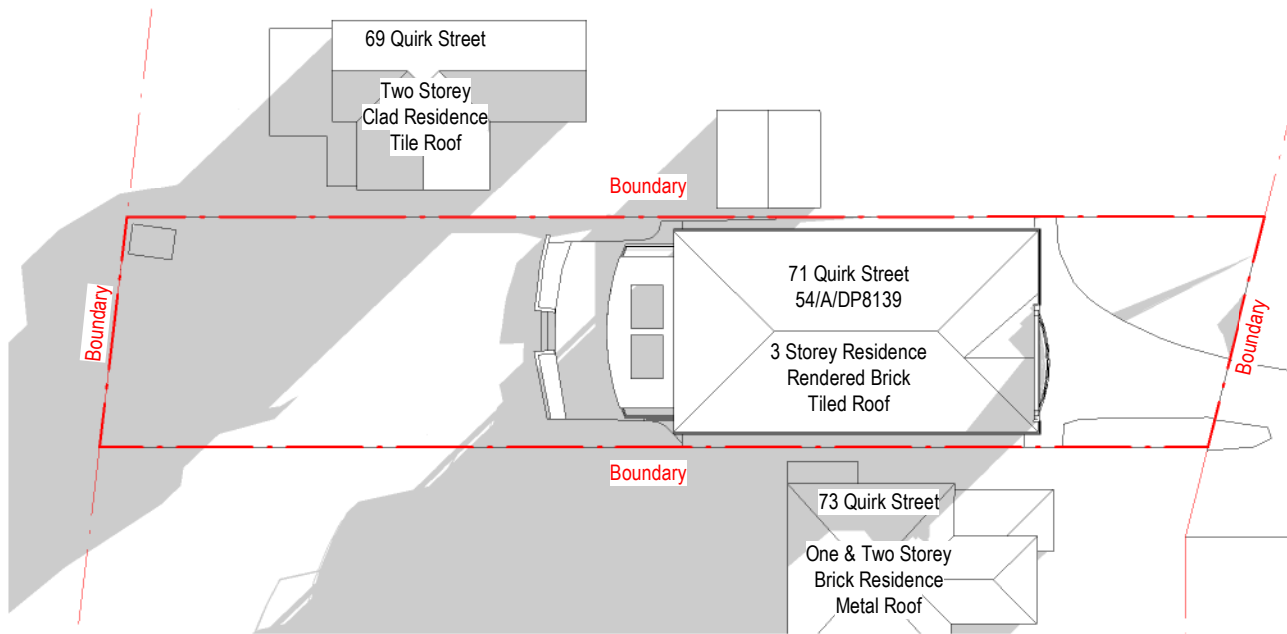
2 Proposed Shadows - June 21 - 0900



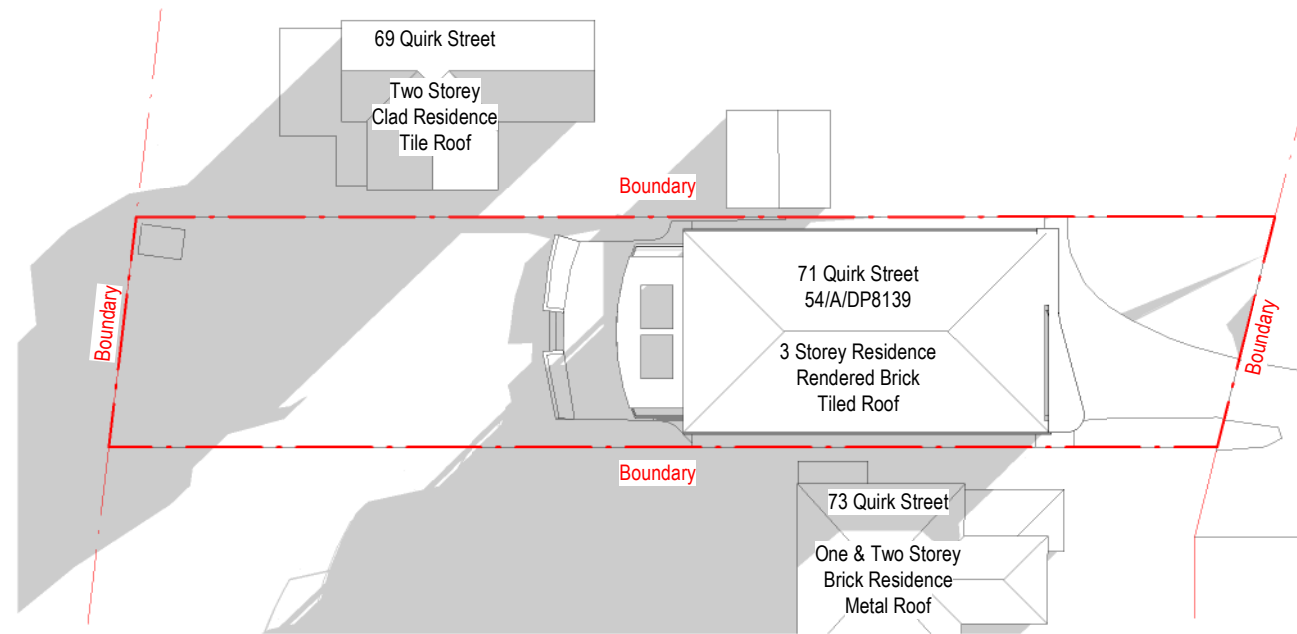
3 Existing Shadows - June 21 - 1200



4 Proposed Shadows - June 21 - 1200



5 Existing Shadows - June 21 - 1500

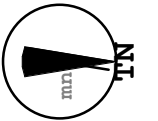


6 Proposed Shadows - June 21 - 1500

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No.	Description	Date
1	Issue For DA	16 Dec 2021

Note: No additional overshadowing to neighbouring glazing, due to proposed development



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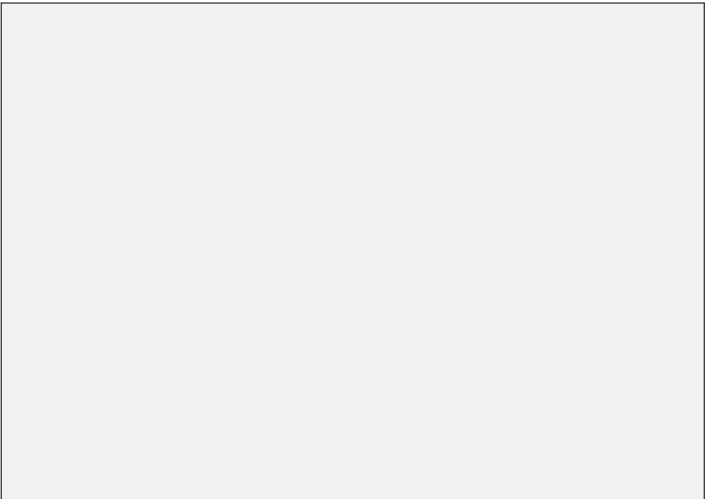
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Development Application

Project	Vukovic House	
Location	71 Quirk St Dee Why NSW 2099	
Client	Vukovic Family	
Drawing	Shadow Diagrams	

Scale @ A3	NTS	Drawn by	BS	Checked by	BS
Project Issue Date	June 2021				
Project number	Drawing #	Revision			
1214	D900	1			

16/12/2021 11:56:02 AM



PF1 - Dulux Lexicon Quarter Strength Paint Finish



PF1 - Powder coat aluminium RAL colour to match Dulux Lexicon Quarter



PF2 - Dulux Colorbond Monument Paint Finish



TMB1 - Existing feature timber details to be retained



Front Facade - Existing



Front Facade - Proposed

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No.	Description	Date
1	Issue For DA	16 Dec 2021

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Development Application

Project	Vukovic House	
Location	71 Quirk St Dee Why NSW 2099	
Client	Vukovic Family	
Drawing	Perspectives & Materials	

Scale @ A3	NTS	Drawn by	BS	Checked by	BS
Project Issue Date	June 2021				
Project number	Drawing #		Revision		
1214	D901		1		