# PROPOSED NEW DWELLING

AT

## **84 HILMA STREET**

## **COLLAROY PLATEAU**

FOR

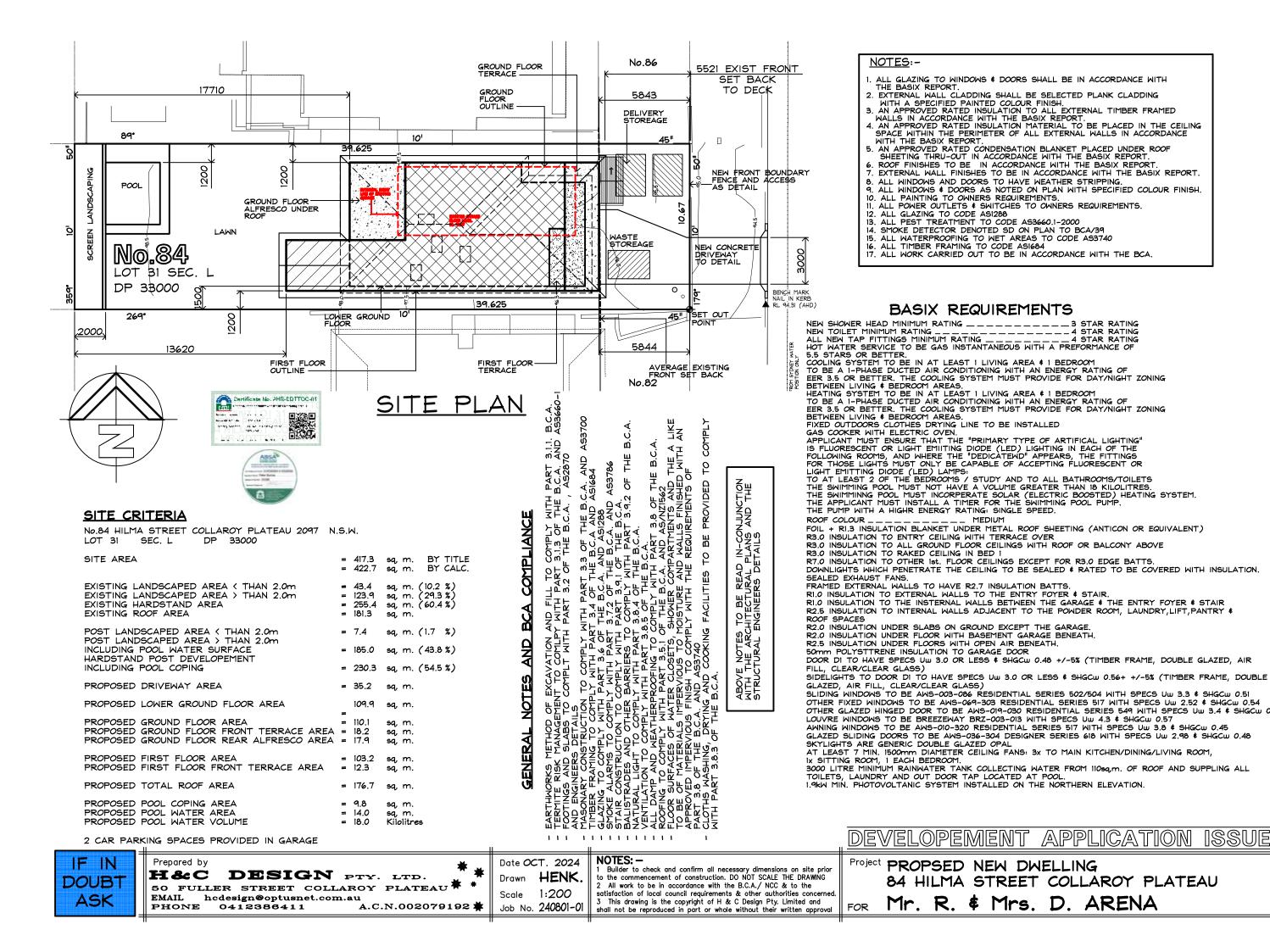
Mr. R. & Mrs. D. ARENA



## H&C DESIGN PTY. LTD.

## **OCTOBER 2024**

DEVELOPEMENT APPLICATION ISSUE



1. ALL GLAZING TO WINDOWS & DOORS SHALL BE IN ACCORDANCE WITH THE BASIX REPORT. 2. EXTERNAL WALL CLADDING SHALL BE SELECTED PLANK CLADDING A TERNAL WALL CLADDING SHALL DE SELETED TEN CLADDING
 WITH A SPECIFIED PAINTED COLOUR FINISH.
 AN APPROVED RATED INSULATION TO ALL EXTERNAL TIMBER FRAMED WALLS IN ACCORDANCE WITH THE BASIX REPORT.
 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. SHEETING THRU-OUT IN ACCORDANCE WITH THE BASIX REPORT.
6. ROOF FINISHES TO BE IN ACCORDANCE WITH THE BASIX REPORT.
7. EXTERNAL WALL FINISHES TO BE IN ACCORDANCE WITH THE BASIX REPORT.
8. ALL WINDOWS AND DOORS TO HAVE WEATHER STRIPPING.
9. ALL WINDOWS & DOORS AS NOTED ON PLAN WITH SPECIFIED COLOUR FINISH.
10. ALL POWER OUTLETS & SWITCHES TO OWNERS REQUIREMENTS.
11. ALL POWER OUTLETS & SWITCHES TO OWNERS REQUIREMENTS.
12. ALL GLAZING TO CODE ASI288
13. ALL PEET TREATMENT TO CODE ASI260 L2000 17. ALL WORK CARRIED OUT TO BE IN ACCORDANCE WITH THE BCA.

DOWNLIGHTS WHICH PENETRATE THE CEILING TO BE SEALED & RATED TO BE COVERED WITH INSULATION.

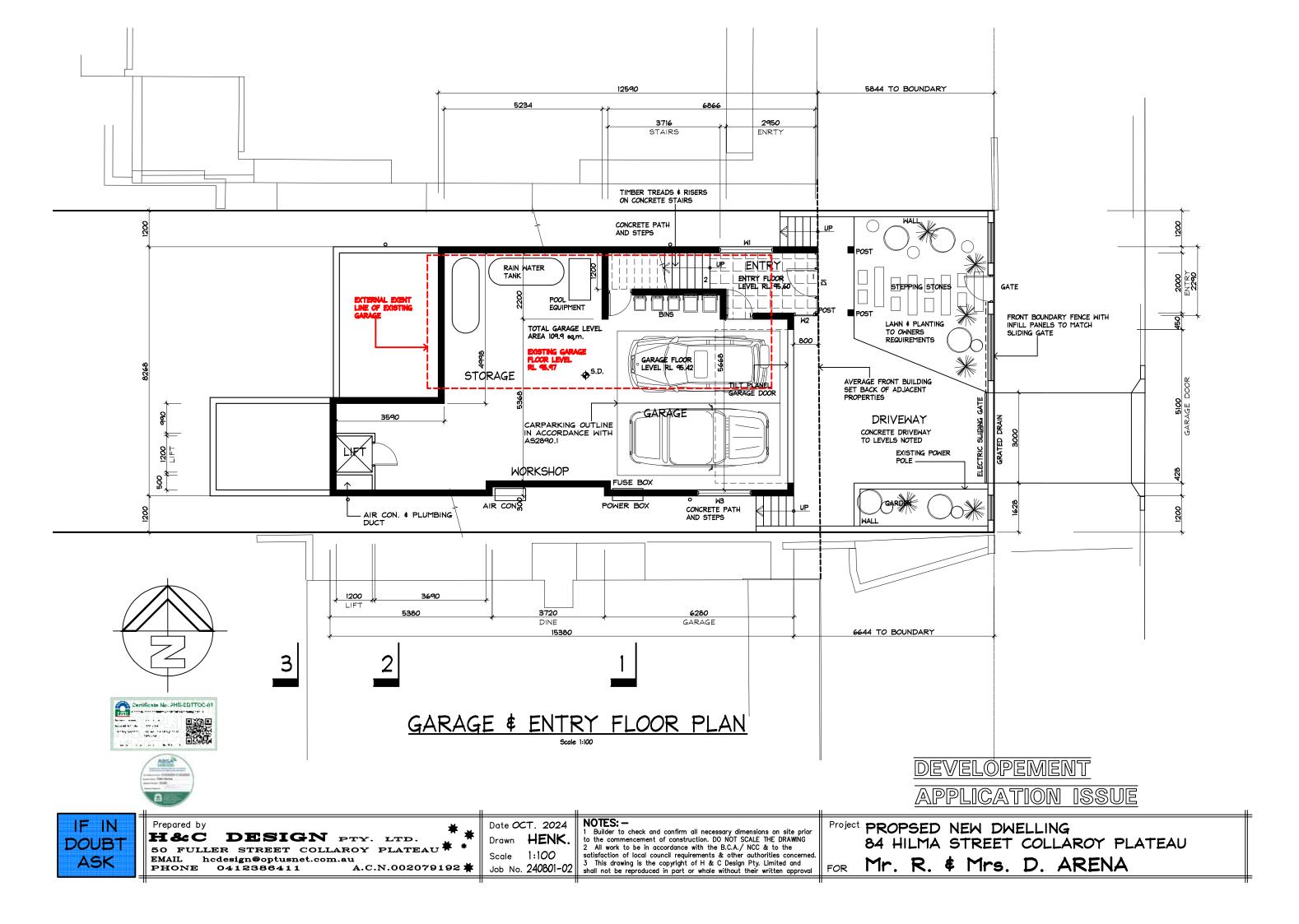
RIO INSULATION TO THE INSTERNAL WALLS BETWEEN THE GARAGE & THE ENTRY FOYER & STAIR R2.5 INSULATION TO INTERNAL WALLS ADJACENT TO THE POWDER ROOM, LAUNDRY, LIFT, PANTRY \$

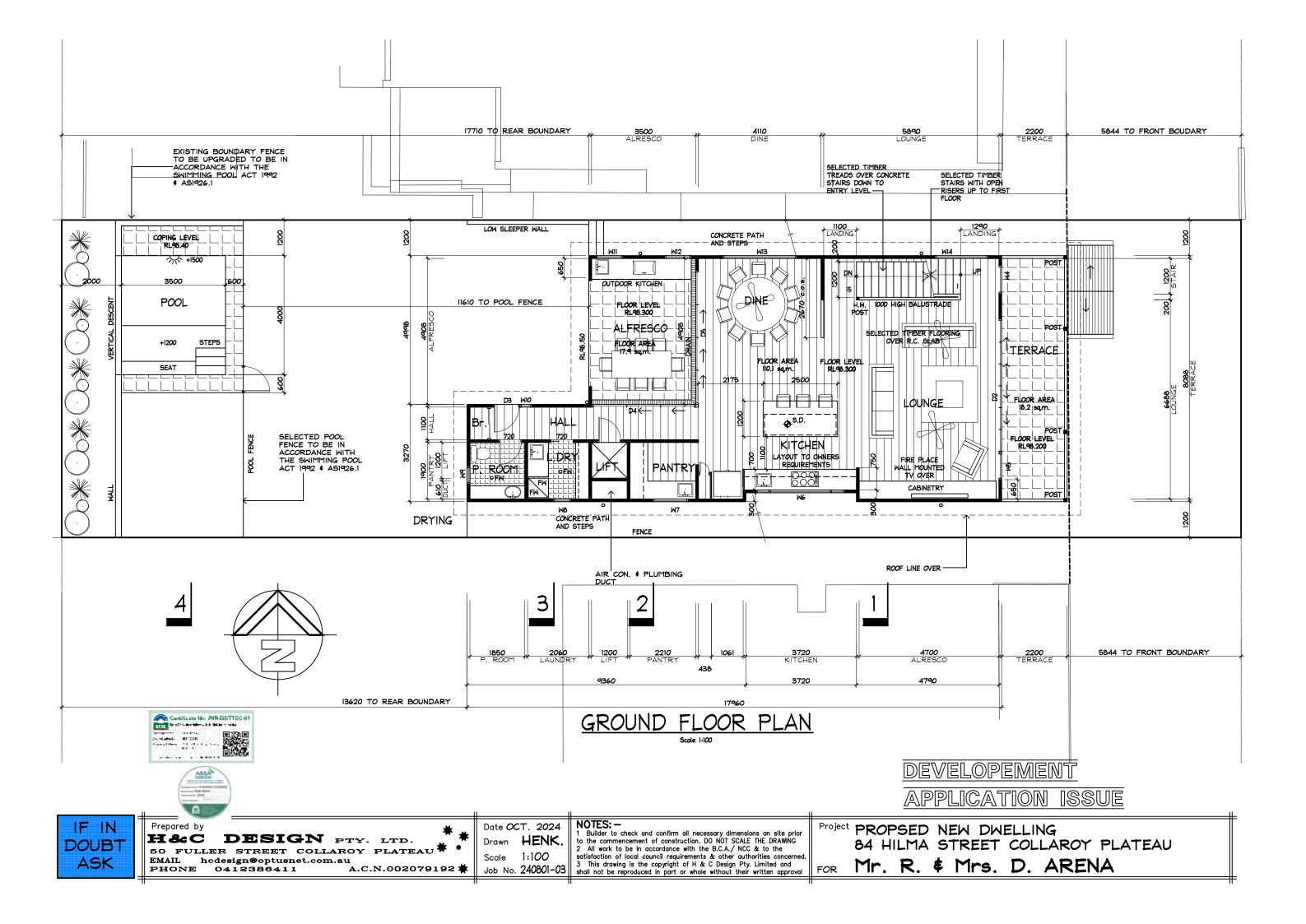
FILL, CLEAR/CLEAR GLASS) SIDELIGHTS TO DOOR DI TO HAVE SPECS UW 3.0 OR LESS & SHGCW 0.56+ +/-5% (TIMBER FRAME, DOUBLE

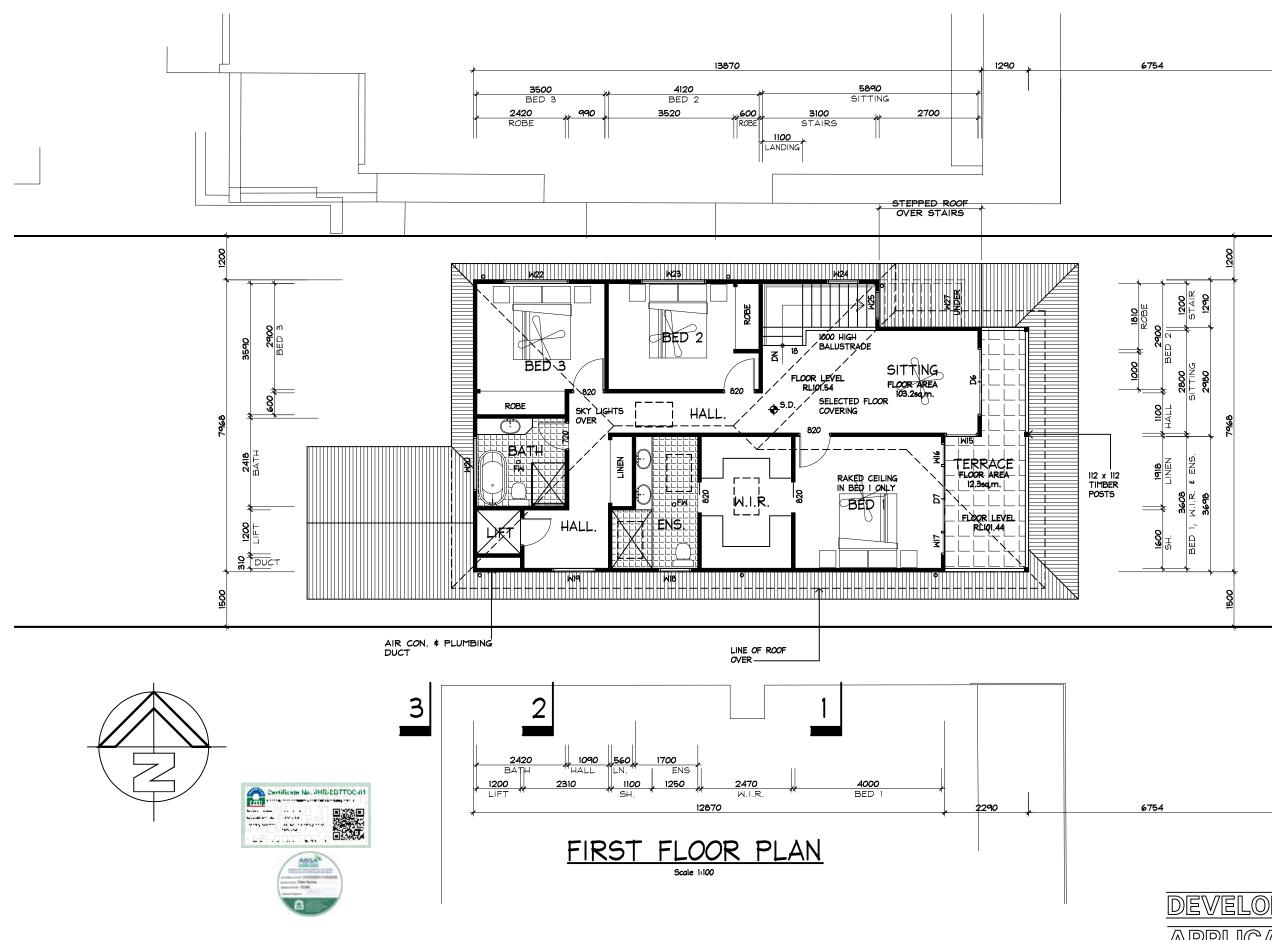
SLIDING WINDOWS TO BE AWS-003-086 RESIDENTIAL SERIES 502/504 WITH SPECS UW 3.3 \$ SHGCW 0.51 OTHER FIXED WINDOWS TO BE AWS-069-303 RESIDENTIAL SERIES 517 WITH SPECS UW 2.52 \$ SHGCW 0.54 OTHER GLAZED HINGED DOOR TO BE AWS-019-030 RESIDENTIAL SERIES 549 WITH SPECS UW 3.4 \$ SHGCW 0.48 LOUVRE MINDOWS TO BE BREEZEWAY BRZ-003-013 MITH SPECS UW 4.3 \$ SHGCW 0.57 AWNING WINDOWS TO BE AWS-010-320 RESIDENTIAL SERIES 517 WITH SPECS UW 3.8 \$ SHGCW 0.45

GLAZED SLIDING DOORS TO BE AWS-036-304 DESIGNER SERIES 618 WITH SPECS UW 2.98 \$ SHGCW 0.48

AT LEAST 7 MIN. 1500mm DIAMETER CEILING FANS: 3x TO MAIN KITCHEN/DINING/LIVING ROOM,



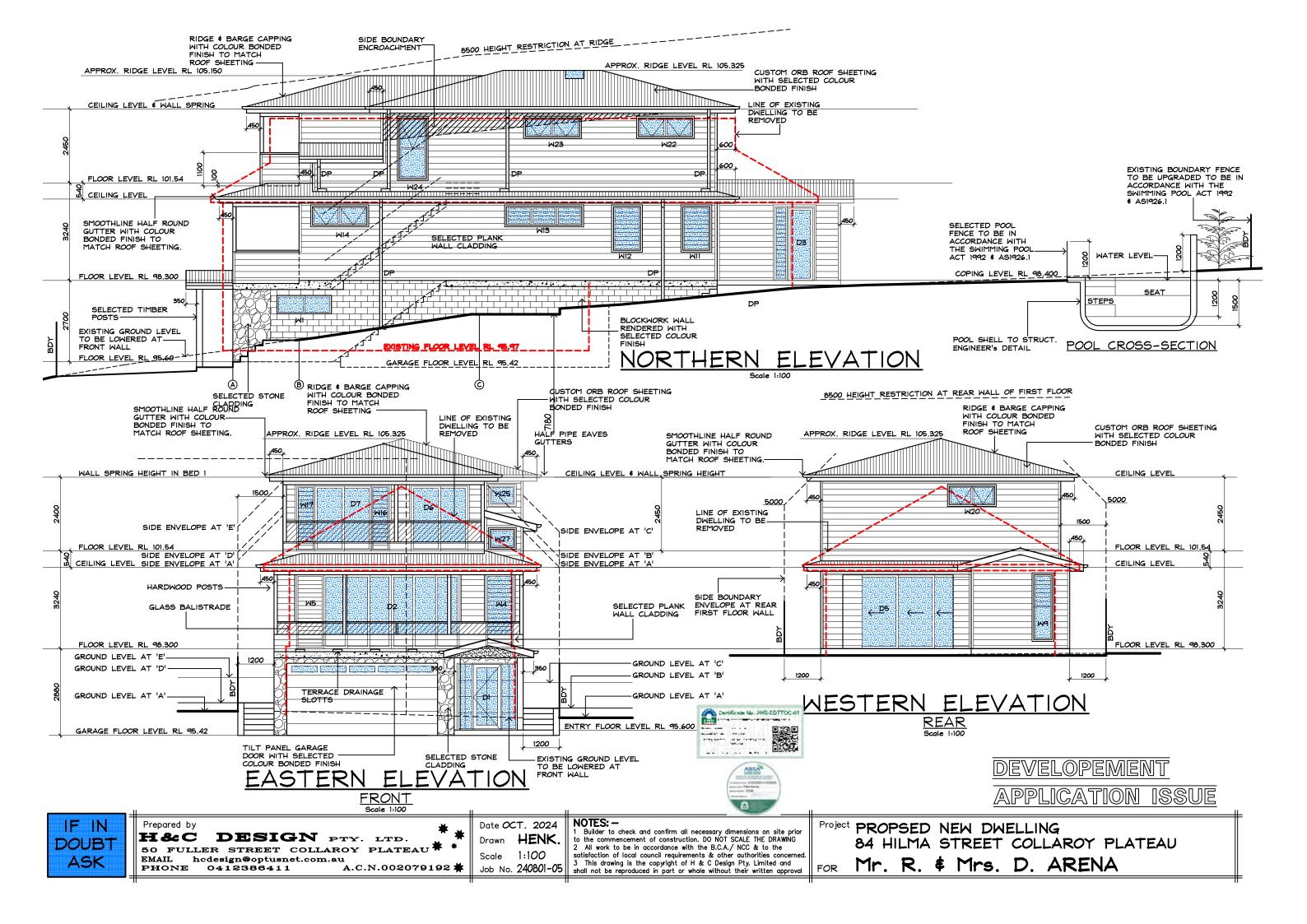


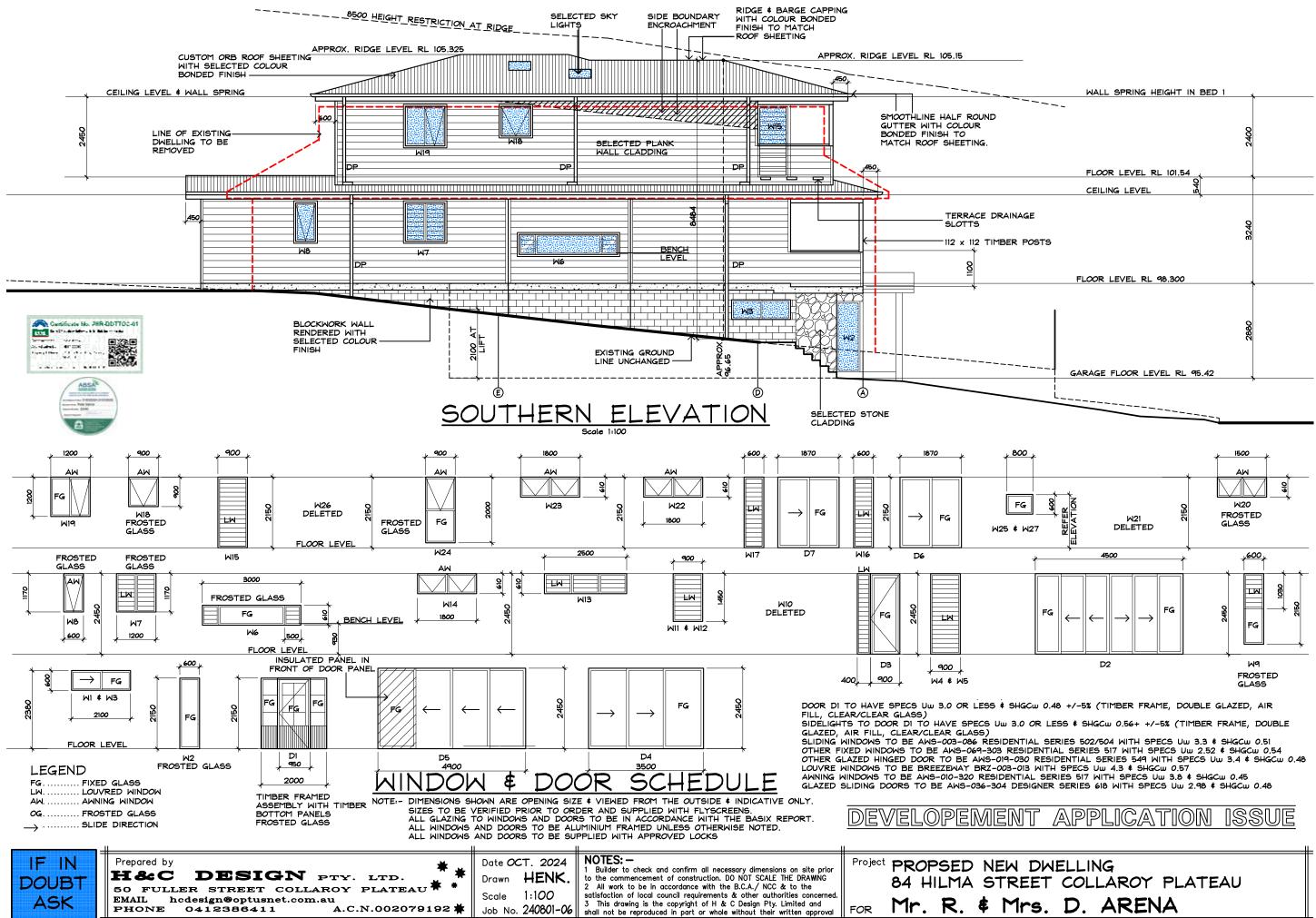


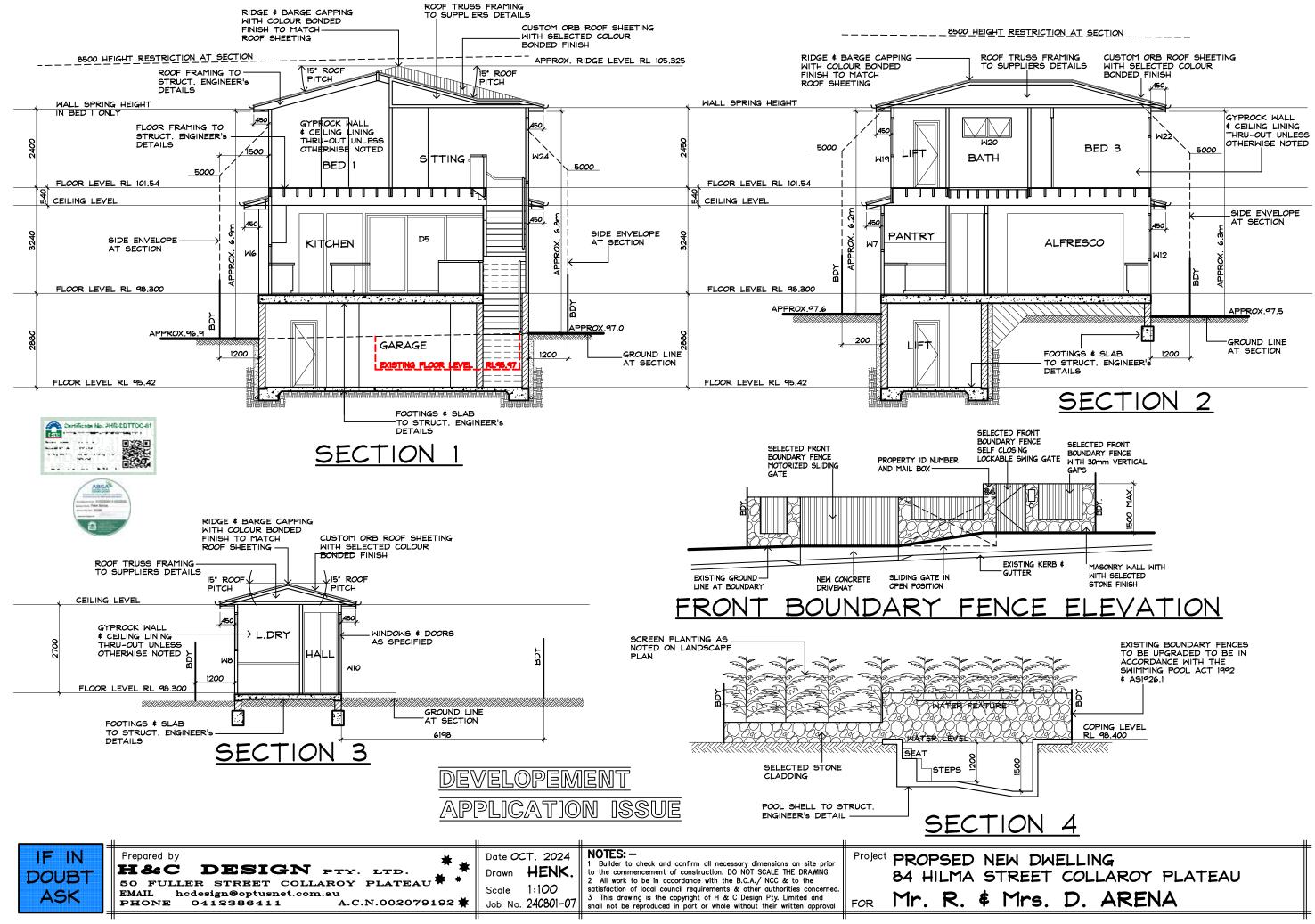


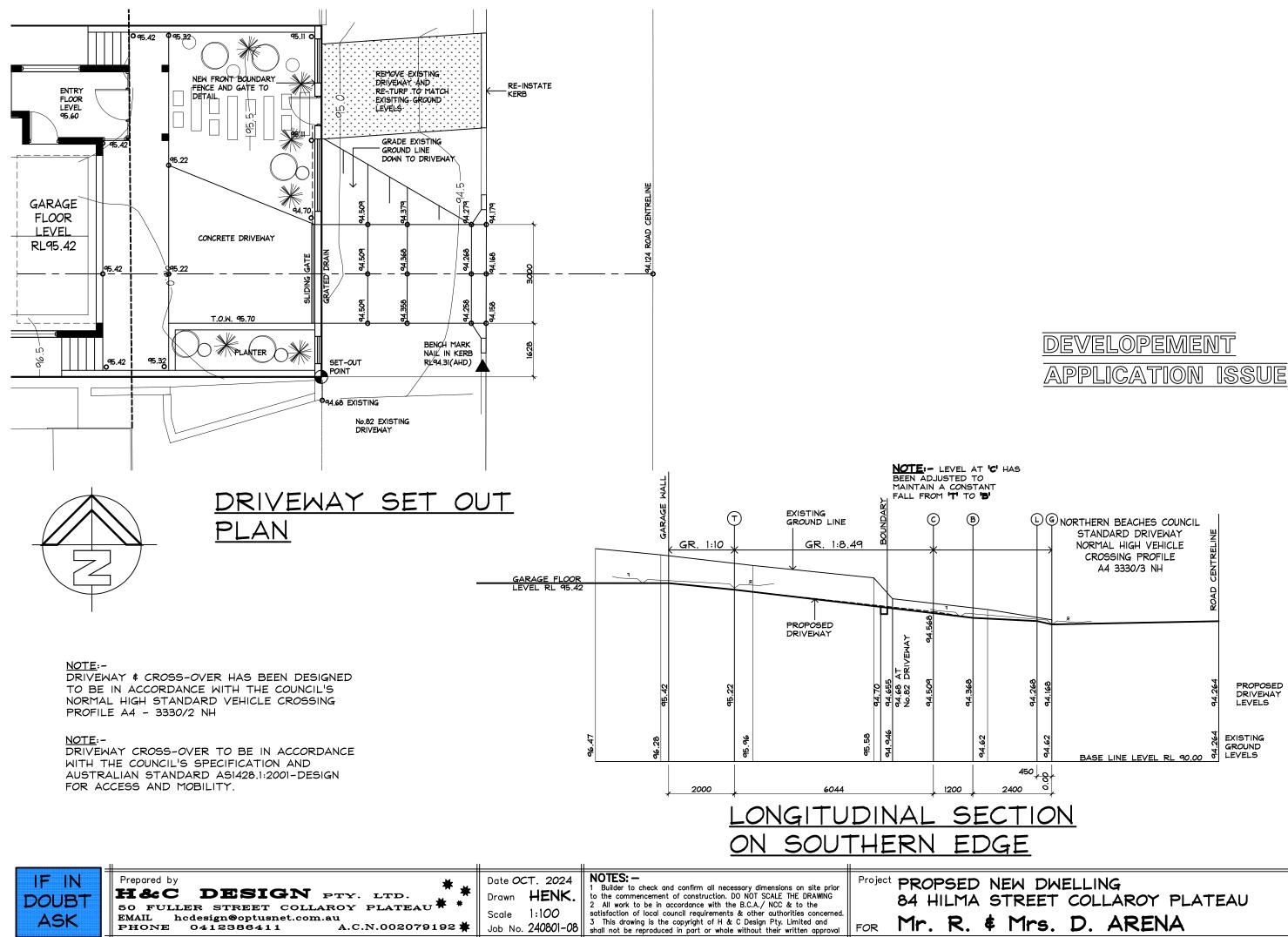
APPLICATION ISSUE

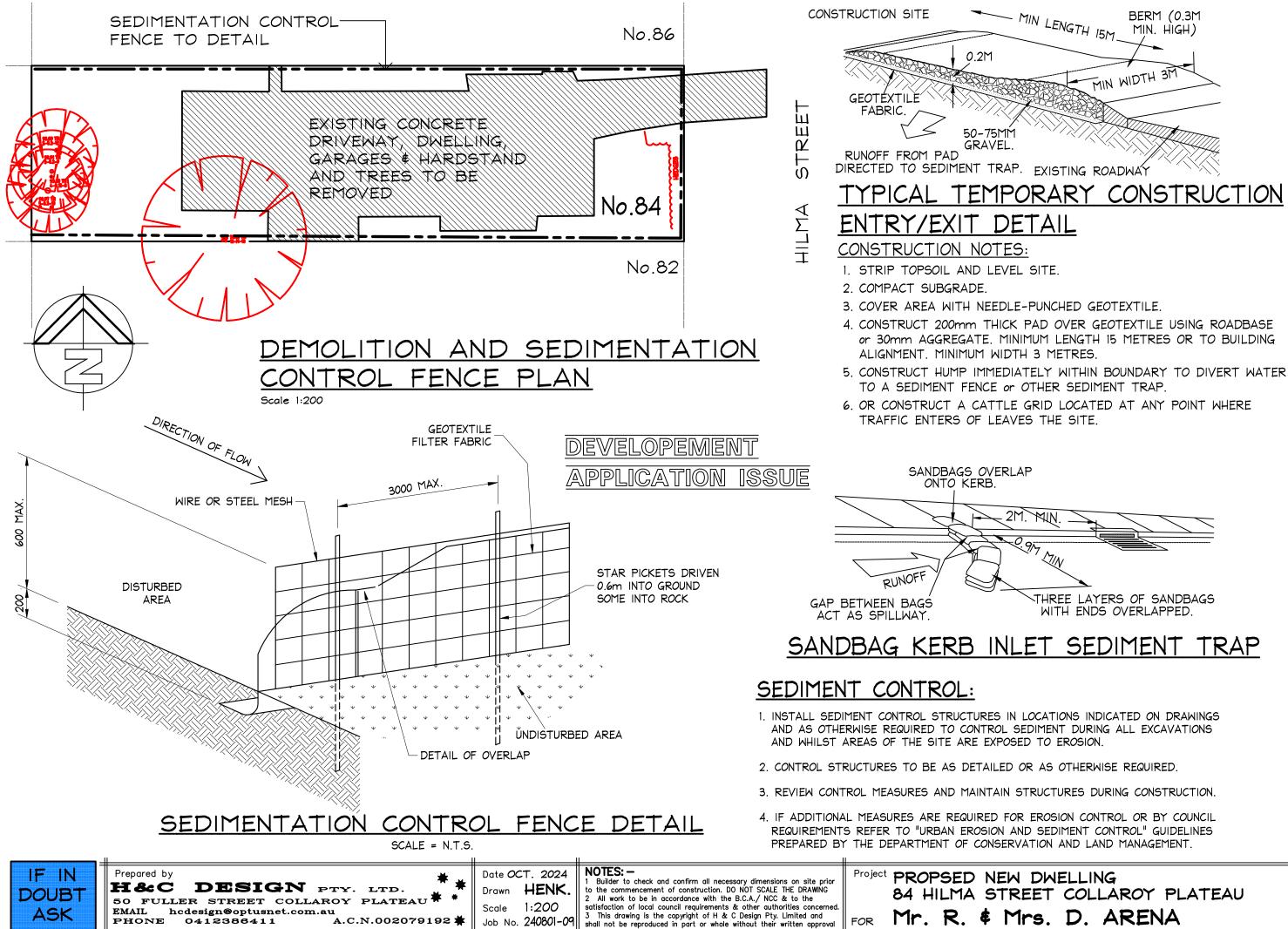
DEVELOPEMENT

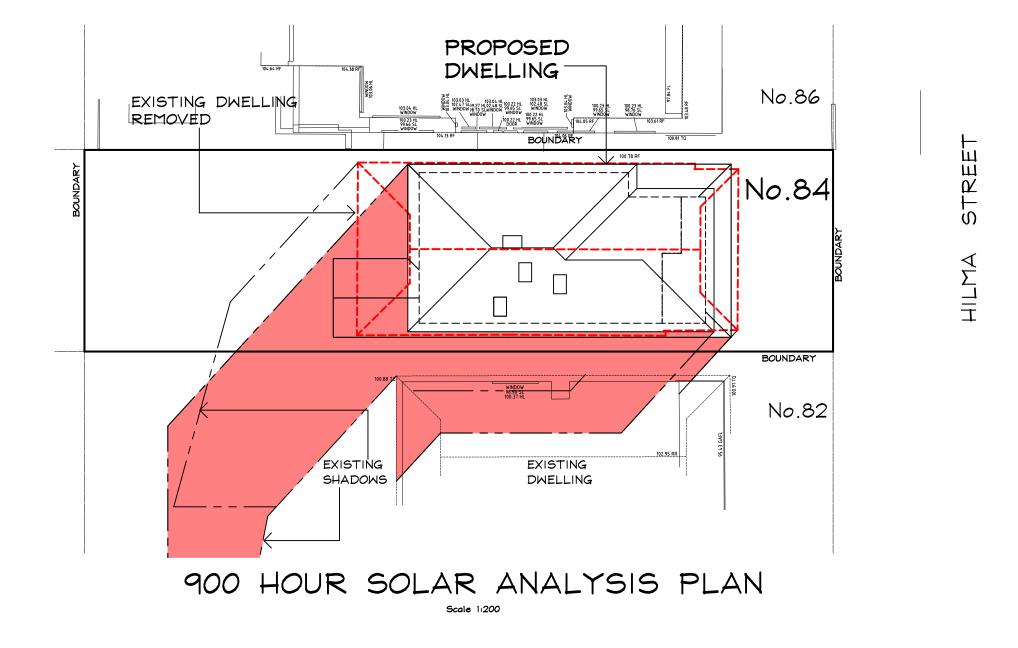


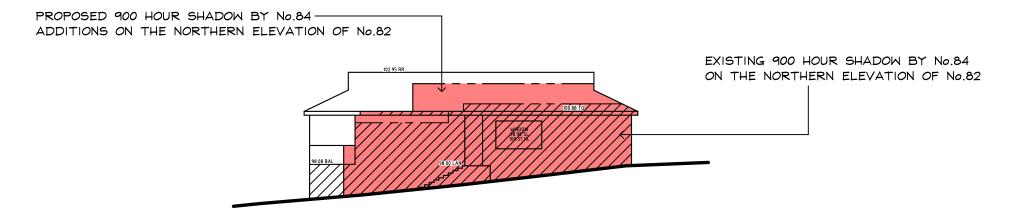












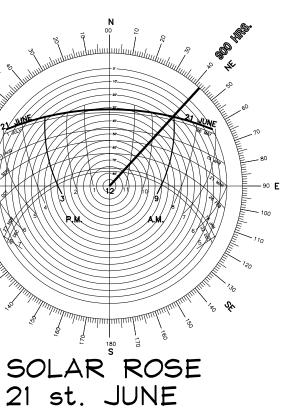
PROPOSED 900 HOUR SHADOW BY No.84 ADDITIONS ON THE NORTHERN ELEVATION OF No.82

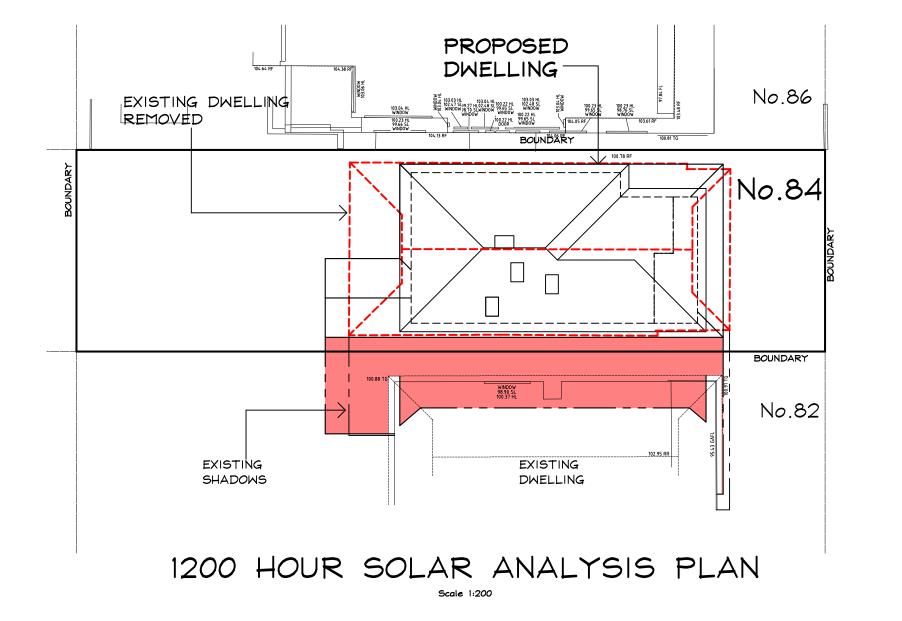


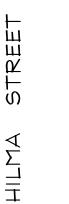
## 84 HILMA STREET COLLAROY PLATEAU Mr. R. & Mrs. D. ARENA

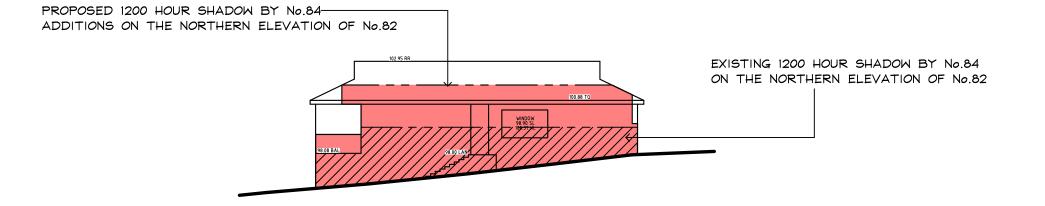
APPLICATION ISSUE

DEVELOPEMENT









PROPOSED 1200 HOUR SHADOW BY No.84 ADDITIONS ON THE NORTHERN ELEVATION OF No.82

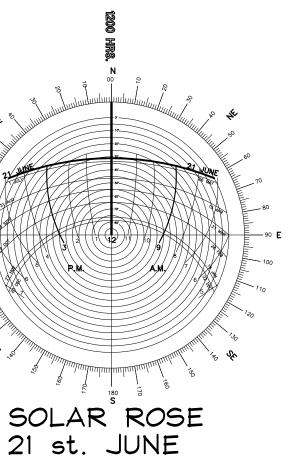


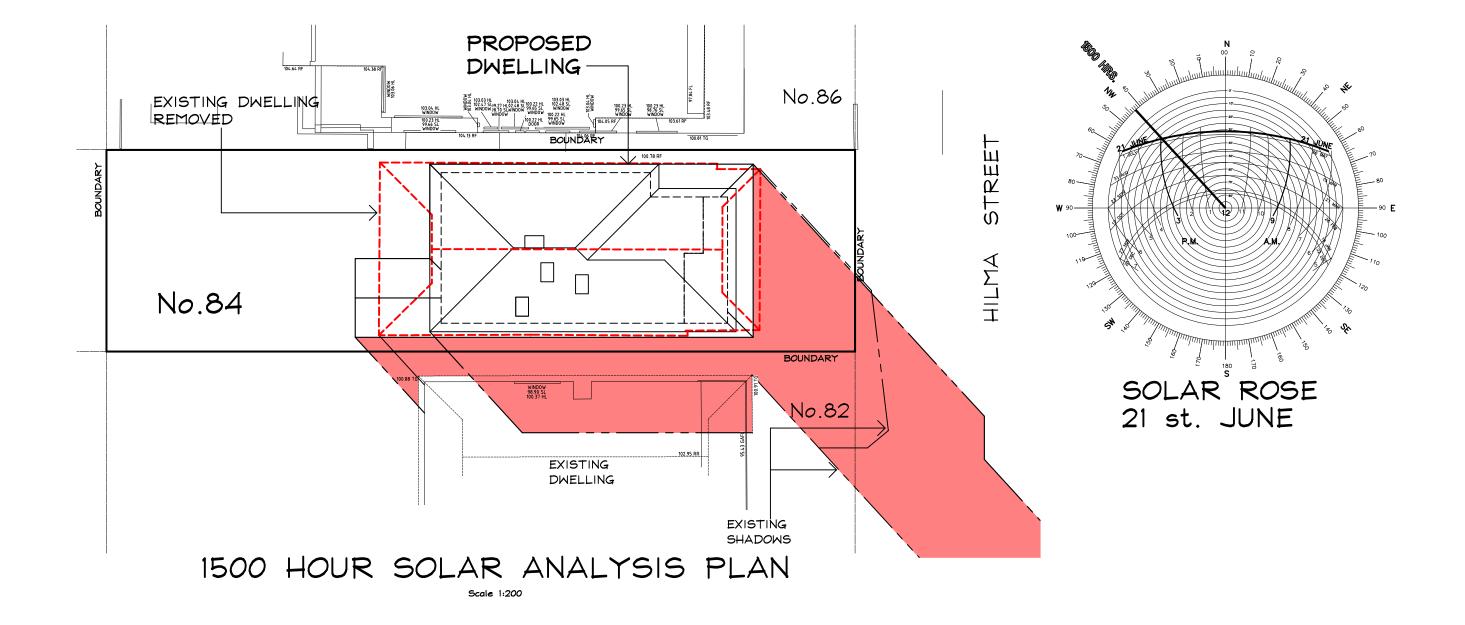
IF IN DOUBT ASK	Prepared by <b>H&amp;C DESIGN</b> PTY. LTD. 50 FULLER STREET COLLAROY PLATEAU EMAIL hcdesign@optusnet.com.au PHONE 0412386411 A.C.N.002079192	Date OCT. 2024 Drawn <b>HENK.</b> Scale 1:200	NOTES: — 1 Builder to check and confirm all necessary dimensions on site prior to the commencement 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. 3 This drawing is the copyright of H & C Design Pty. Limited and abell we be preserved.	PROPSED 84 HILMA Mr. R.	
	PHONE 0412386411 A.C.N.002079192	JOD NO. 240001-11	shall not be reproduced in part or whole without their written approval	1	<b>T</b> I (

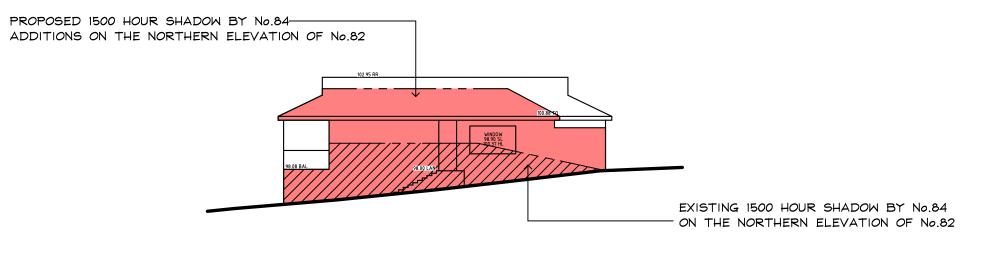
## W DWELLING REET COLLAROY PLATEAU Mrs. D. ARENA

APPLICATION ISSUE

DEVELOPEMENT







## PROPOSED 1500 HOUR SHADOW BY No.84 ADDITIONS ON THE NORTHERN ELEVATION OF No.82

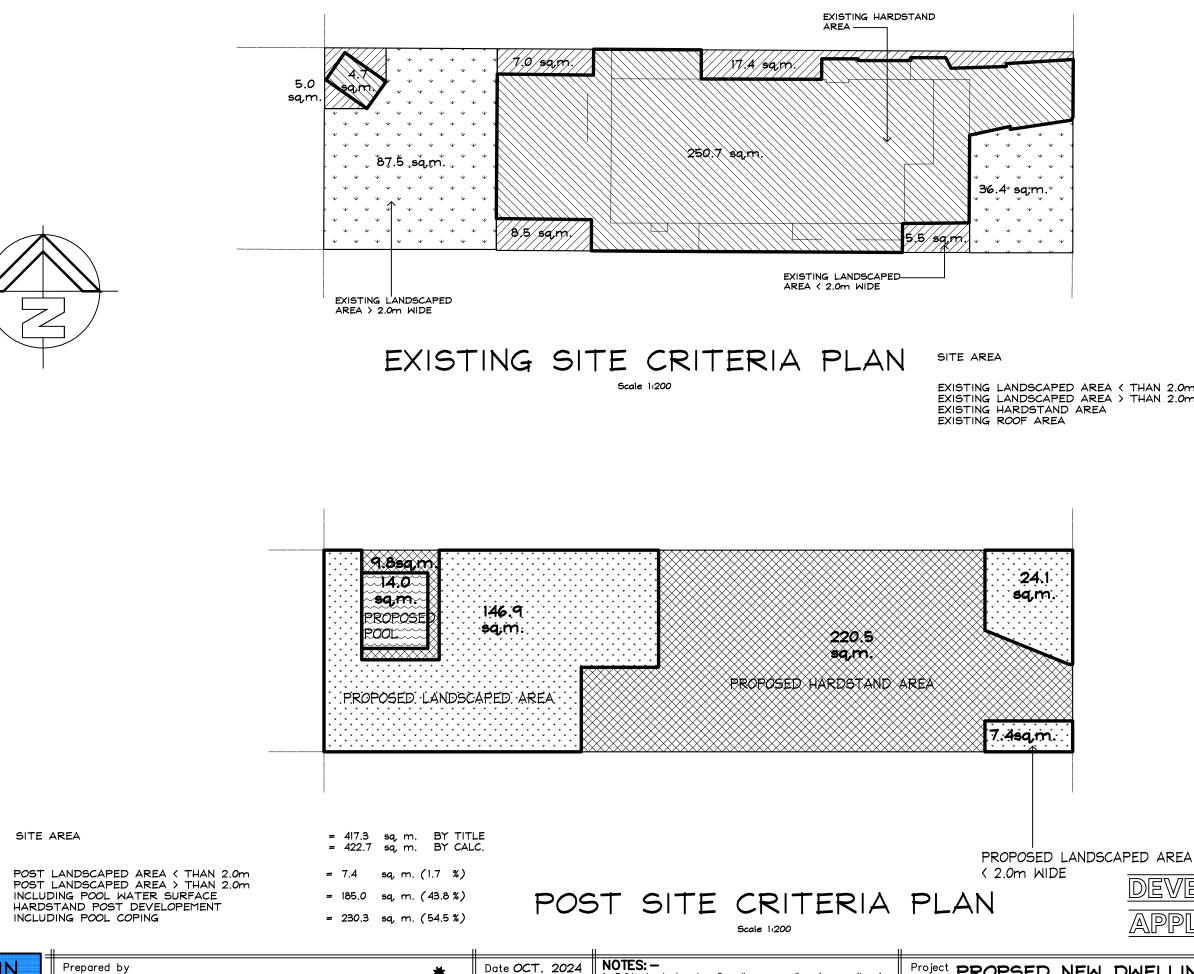
DEVE
APPL

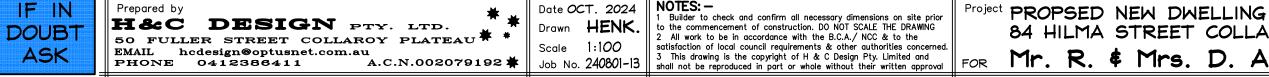
IF IN DOUBT	Prepared by H&C DESIGN PTY. LTD. 50 FULLER STREET COLLAROY PLATEAU EMAIL hcdesign@optusnet.com.au	Date OCT. 2024 Drawn <b>HENK.</b> Scale 1:200	<ol> <li>Builder to check and confirm all necessary dimensions on site prior to the commencement of construction. DO NOT SCALE THE DRAWING</li> <li>All work to be in accordance with the B.C.A./ NCC &amp; to the satisfaction of local council requirements &amp; other authorities concerned.</li> </ol>			OPSED HILMA	STR
ASK	EMAIL hcdesign@optusnet.com.au PHONE 0412386411 A.C.N.002079192		satisfaction of local council requirements & other authorities concerned. 3 This drawing is the copyright of H & C Design Pty. Limited and shall not be reproduced in part or whole without their written approval	11	Mr	. R.	<b>\$</b> M
	11		1	il –			

## N DWELLING REET COLLAROY PLATEAU **1rs. D. ARENA**

<u>ICATION ISSUE</u>

LOPEMENT

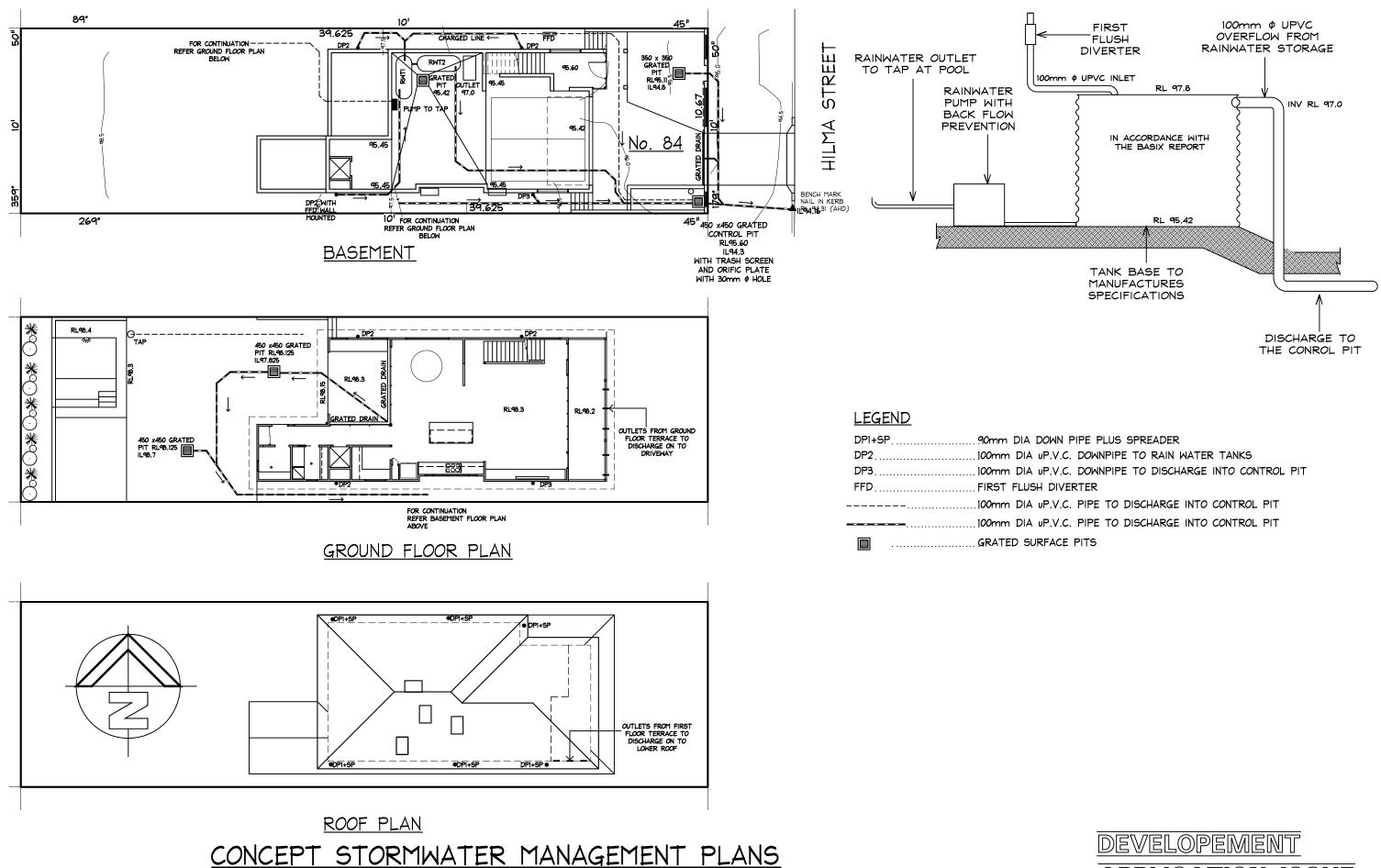




## 84 HILMA STREET COLLAROY PLATEAU Mr. R. & Mrs. D. ARENA

DEVELOPEMENT APPLICATION ISSUE

				BY TITLE BY CALC.
EA < THAN 2.0m EA > THAN 2.0m A	=	123.9 so 255.4 so	q, m.	(10.2 %) (29.3 %) (60.4 %)



IF IN DOUBT ASK	Prepared by H&C DESIGN PTY. LTD. 50 FULLER STREET COLLAROY PLATEAU EMAIL hcdesign@optusnet.com.au PHONE 0412386411 A.C.N.002079192	Date OCT. 2024 Drawn <b>HENK.</b> Scale 1:200 Job No. 240801-15	NOTES: — 1 Builder to check and confirm all necessary dimensions on site prior to the commencement of construction. D0 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. 3 This drawing is the copyright of H & C Design Pty. Limited and shall not be reproduced in part or whole without their written approval	Project PROPSED NEW 84 HILMA STRE FOR Mr. R. & Mr
				(I

## DWELLING EET COLLAROY PLATEAU Irs. D. ARENA

APPLICATION ISSUE

## 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 ommitted. superseded or replaced the contractor is to ensur 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

### Coordination

cable refer to and coordinate information here appli 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 setout 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 rdance 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 stormwate drainage system. Apply measures to ensure that the site ins 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 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 rence to the site survey document

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

IF IN

DOUBT

ASK

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

Prepared by

PHONE

## 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 he 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: n 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 termit 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 requency 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.

<u>Flashings and damp-proof courses</u> 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 equirements 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 ondition number 2 nodisina: 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 abricated ferrous articles Durability requirements To AS/NZS 2699.2\_Built-in components for masonry construction - Connectors and accesories 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 magnesiun Steel framing: Zinc-coated or aluminium/zinc allov coated steel: To AS 1397 (Steel sheet and strip - Hot dipped zinc-coated or aluminium/zinc-coated) Z450 or A7150

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 ed 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 cluding, but not limited to the relevant provisions of A3.7 and the nominated Australian Standard clauses

EMAIL hcdesign@optusnet.com.au

0412386411

## 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 b 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

## Farthworks

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 n accordance with BCA (Volume 2) Part 3.1.2.2 & Figure 3.1.2.1.

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).

n accordance with the Structural Engineer's details and

Principal Certifying Authority prior to the

Concrete construction is to comply with Spec A2.4,

Design and construct footings and slabs: In accordance

(Concrete structures) and AS 2159(Piling - Design and

Masonry construction: To be in accordance with Part

3.3 of the BCA (volume 2) and to AS 3700 (Masonry

Masonry units: To AS/NZS 4455 (Masonry units and

Clay brick durability below damp-proof course: Use

exposure category to AS/NZS 4456.10 (Masonry units

and segmental pavers - Methods of test - Determining

AS 4773 1 and AS 4773 2 (Masonry in small buildings)

A.C.N.002079192 🕊

sistance to salt attack) Appendix A (Salt attack

with Part 3.2 of the BCA (volume 2) and AS

Brick & block construction (masonry)

2870(Residential slabs and footings), AS 3600

B1.4 & AS 3600

installation).

structures).

segmental pavers).

resistance categories).

Footings and slabs

### Structural design Foundations footings reinforced concrete slabs

retaining walls, framing, bracing, tie-down and other structural elements are to be designed and constructed 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 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 installa 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 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)

## Building in bushfire prone areas

requires additional construction requirements beyond those

H&C DESIGN PTY. LTD.

50 FULLER STREET COLLAROY PLATEAU

Specify all measures installed on the certification

Wall ties Wall ties: To AS/NZS 2699.1(Built-in components for

masonry construction - Wall ties); Non-seismic areas ype A; Seismic areas: Type B. Wall tie type: To BCA Volume 2 clause 3.3.3.2 (Acceptable construction - Masonry - Ma accessories - Wall ties). Wall tie spacing: To BCA Volume 2 Figure 3.3.3.1

Lintels

(Typical brick ties spacings in cavity and vene construction). Nall tie corrosion protection: To BCA Volume 2 Table 3.3.3.1 (Corrosion protection for wall ties)

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-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: 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

Drawn

Scale

\*

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 tormwater 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

Date OCT. 2024

Job No. 240801-16

HENK.

N.T.S.

## Wall cladding To be in accordance with Part 3.5.3 of the BCA (volume

Ardboard cladding: To AS/NZS 1859.4 (Int) (Reconstituted wood-based panels - Specifications - Wetprocessed fibreboard). Fibre cement cladding: To AS/NZS 2908.2(Cellulosecement 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 Unplasticised polyvinyl chloride (uPVC) sheet: To AS/NZS 4256.4 (Plastic roof and wall cladding materials Unplasticised polyvinyl chloride (uPVC) wall cladding hoards) 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

### 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 lineral 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 d 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). ndard: 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 Security screen doors and windows grilles: To AS 5039 (Security screen doors and security window grilles) Vindow 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

Provide certification from a licensed installer that window framing and glazing is installed in accordance with the relevant standards.

Plasterboard: To AS/NZS 2588 (Gypsum plasterboard). Plasterboard installation: To AS/NZS 2589.1- (Gypsum linings in residential and light commercial construction lication and finishing - Gypsum plasterboard) Level 4

Fibre cement: To AS/NZS 2908 2 (Cellulose-cement products - Flat sheets), Type B, Category 2. Fibrous plaster products: To AS 2185 (Fibrous plaster

## Fire safety Fire separation

NOTES: -

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 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 instructions. Where consumer mains power is supplied smoke alarms must be connected to mains power. For Class 1A buildings smoke alarms must be installed or 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,

- If there is no corridor or hallway, between the part of the building containing the bedroom and the remainder of the

Builder to check and confirm all necessary dimensions on site prior

to the commencement of construction. DO NOT SCALE THE DRAWING

satisfaction of local council requirements & other authorities concerned

3 This drawing is the copyright of H & C Design Pty. Limited and shall not be reproduced in part or whole without their written approval

2 All work to be in accordance with the B.C.A. / NCC & to the

On storeys not containing bedrooms a smoke alarm must be provided and should be located along the path of travel High-pressure decorative laminate sheets: To 2924.1 (High pressure decorative laminates people will most likely take to evacuate the building. made from thermosetting resins - Classificatio vide certification from a Licensed electrical contractor specification). Domestic kitchen assemblies: To AS/NZS 438 certifying that the alarm systeme has been installed in ince with the relevant standards Domestic kitchen assemblies - Kitchen u

(Fire detection, warning, control and interc

systems - System design, installation, and

Connect smoke detectors to mains power.

commissioning - Fire) in accordance with the

requirements of the Building Code of Australia

## 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

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

To be in accordance with Parts 3832 and 3833 of the

To be in accordance with Parts 3.8.4.2 and 3.8.4.3 of the

Natural Ventilation: Parts 3.8.5.2 and 3.8.5.3 of the BCA

Mechanical Ventilation: Parts 3.8.5.0 and 3.8.5.3 of the

To be in accordance with Part 3.8.6.1 of the BCA (volume

Refer to architectural details of sound insulation measures

Stair construction To be in accordance with BCA (Volume 2) Part 3.9.1.1

Acceptable construction practice. Stair construction must

mply 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

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)

surface. Where ground height exceeds 4m from floor level

climbable between 150mm and 760mm above deck level

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

Adhesives: To AS 2358 (Adhesives - For fixing ceramic

To be in accordance with BCA (Volume 2) Part 3.8.1 and

Provide certification from a licensed installer certifying that

AS 3740 (Waterproofing of wet areas in residential

the waterproofing is installed in accordance with the

Carpeting: To AS/NZS 2455.1 (Textile floor coverings -

sheet and tiles - Laving and maintenance practices).

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

Preparation Prepare surfaces to be painted in accordance with the

Manufacturer's recomendations to suit the selected paint

Hardboard: To AS/NZS 1859.4 (Int) (Reconstituted wood-

based nanels - Specifications - Wet-processed fibrehoard)

Particleboard: To AS/NZS 1859.1 (Int) (Reconstituted

(Reconstituted wood-based panels - Specifications - Dry

Decorative overlaid wood panels: To AS/NZS 1859.3

(Reconstituted woodbased panels - Decorative overlaid

FOR

wood-based panels - Specifications - Particleboard).

Medium density fibrehoard: To AS/NZS 1859 2 (Int

system, the type of substrate and its condition

ilient finishes: To AS 1884 (Floor coverings - Resilient

Part 3.9.2. Balustrade height 1m above finished floor

of the deck / halcony halusters must be vertical / non-

To be in accordance with Part 3.8.5 of the BCA

Kitchen, sanitary and washing facilities

### Health and amenity Wet areas Refer to "Waterproofing

Room heights

BCA (volume 2)

BCA (volume 2)

(volume 2)

BCA (volume 2)

Sound insulation

Safe movement and access

between treads is 125mm.

Block and tile finishes

tiles).

Waterproofing

Floor coatings and covering

Installation practice - General)

buildings)

Painting

coatings).

Timber fixtures

processed fibrehoard)

Balustrades

Natural and artificial light

BCA

High-pressure decorative laminate sheets: To AS/NZS 2924.1 (High pressure decorative laminates - Sheets	Test electrical installations: To AS/NZS 3017 (Electrical installations - Testing guidelines). Certify compliance	Site Specific References
made from thermosetting resins - Classification and specification).	with AS/NZS 3018. Test telecommunications cabling: To AS/NZS 3086 and	1) Demolition of buildings and structures in accordance with AS2601-2001; Demolition of Structures
Domestic kitchen assemblies: To AS/NZS 4386.1 (Domestic kitchen assemblies - Kitchen units).	the recommendations of SAA HB29. Test the cable link performance in accordance with the recommendations of	2) Earthworks to comply with clause 3.1.1 of the BCA.
Hydraulic (plumbing) installations	SAA HB29 at the maximum frequency and data rate for the cable class, and the cable category. Certify	<ol> <li>Excavation adjacent to existing buildings is to comply</li> </ol>
Stormwater drainage, waste water drainage, fresh water, gas supply and other hydraulic services are to	compliance with AS/NZS 3086. Test television and audio systems: To AS/NZS 1367.	with clause 3.1.1.3 of the BCA.
be designed and constructed in accordance with the Local Authority, Statutory Authority, Hydraulic and/or	Test the complete television and audio system. Certify compliance with AS/NZS 1367.	<ol> <li>Excavation for drains adjacent to existing footings must be in accordance with clause 3.1.2.2 &amp; Figure 3.1.2.1 of the BCA.</li> </ol>
Civil Works Consultant's requirements. Where a discrepancy arises the hydraulic consultant 's, local or totat they authority 's requirements take a precedence.	Mechanical installations	
statutory authority 's requirements take precedence over the following standards to the extent of the discrepancy.	Mechanical ventilation: To AS 1668.2 (The use of ventilation and airconditioning in buildings - Mechanical ventilation for acceptable indoor quality) - Grade 2	5) A barrier to termites shall be provided in accordance with clause 3.1.3.0 of the BCA & AS 3660.1 - 2000.
Plumbing and drainage products: To SAA MP52-2001 (Manual of authorization procedures for plumbing and drainage products) and AS/NZS 3718 (Water supply -	amenity. Refrigeration systems: To AS1677.2 (Refrigerating systems - Safety requirements for fixed applications) and	6) Masonry construction is to comply with clause 3.3.1.0 & AS 3700 - 2001 Amdt 1, 2 & 3 or AS 4773. 1 & 2 - 2010.
Tap ware).	the recommendations of SAA HB40.1 (The Australian	
Stormwater: To AS/NZS 3500.3 (Plumbing and Drainage - Stormwater drainage) or AS/NZS 3500.5(National Plumbing and Drainage - Domestic	Refrigeration and Air Conditioning Code of Good Practice - Reduction of Emissions of Fluorocarbon Refrigerants in Commercial and Industrial	7) Concrete construction is to comply with Spec A2.4, B1.4 & AS 3600 – 2001
installations). Wastewater: To AS/NZS 3500.2 (Plumbing and	Refrigeration and Airconditioning Applications) and HB40.2 ( in Residential Airconditioning Applications).	8) Timber construction is to comply with clause 3.4.3.0 & AS 1684.2 – 2006 Amdt 1.
Drainage - Sanitary plumbing and drainage) or AS/NZS 3500.5.	Non-ducted airconditioners: To AS/NZS 3823.1.1 (Performance of electrical appliances - Room	9) Structural steel members are to comply with clause
Waterless composting toilets: To AS/NZS 1546.2 (On- site domestic wastewater treatment units - Waterless composting toilets).	airconditioners - Non-ducted airconditioners and heat pumps - Testing and rating for performance). Ducted airconditioners: To AS/NZS	<ul> <li>3.4.4.0 of the BCA and AS4100 – 1998.</li> <li>10) Metal roofing is to comply with clause 3.5.1.0 of the</li> </ul>
On-site domestic wastewater treatment units: To AS/NZS 1546.3 (On-site domestic wastewater		BCA & AS 1562.1 – 1992 Amdt 1 & 2.
treatment units - Aerated wastewater treatment units). Septic systems: To AS/NZS 1546.1 (On-site domestic		11) Gutters & downpipes is to comply with 3.5.2.0 of the BCA & AS/NZS 3500.3 - 2003 Amdt 1 & 2. or AS/NZS
wastewater treatment units - Septic tanks). Effluent disposal: To AS 1547 (On-site domestic	Airconditioners and heat pumps - Energy labelling and minimum energy performance standard (MEPS)	3500.5 - 2000 Amdt 1 to 4.
wastewater management). Freshwater: To AS/NZS 3500.1 (Plumbing and	requirements). Filters: Washable panel type with minimum average	12) Eaves & soffit lining is to comply with 3.5.3.4 of the BCA and AS/NZS 2908.2 - 2000 or ISO 8336 - 1993E.
Drainage - Water services) and AS/NZS 3500.4 (Plumbing and Drainage - Heated water services) or AS/NZS 3500.5	efficiency to AS 1324.2(Air filters for use in general ventilation and airconditioning - Methods of test) Refrigeration pipes: To AS/NZS 1571 (Copper -	13) Flashing to wall openings are to comply with 3.5.3.6 of the BCA and AS/NZS 2904 - 1995 Amdt 1.
Copper pipe: To AS 4809 (Copper pipe and fittings - Installation and commissioning).	Seamless tubes for airconditioning and refrigeration). Condensate drains: Provide trapped ≥ DN 20 condensate	14) Glazing assemblies are to comply with clause 3.6.1
Rainwater tanks installation: To AS/NZS 3500.1. Polyethylene tanks: To AS/NZS 4766 (Int).	drains to AS/NZS 3666.1 (Air-handling and water systems of buildings - Microbial control - Design,	of the BCA, AS 1288- 2006 Amdt 1. & AS2047 - 199 Amdt 1 & 2.
Gas: To AS 5601(Gas installation code). Gutters & downpipes: To comply with BCA (Volume 2) Part 3.5.2.0 &	installation and commissioning) Ductwork: To AS 4254 (Ductwork for air handling	15) Smoke alarms are to comply with clause 3.7.2.2 of the BCA & AS 3786 - 1993 Amdt 1 to 4.
AS/NZS 3500.3 (Amdt 1 & 2). or AS/NZS 3500.5 (Amdt 1 to 4).	systems in buildings). Insulation and sealing: To BCA clause 3.12.5.3	16) Waterproofing of wet areas are to comply with
Electrical installations	(Acceptable construction - Energy efficiency - Services - Heating and cooling ductwork).	clause 3.8.1.0 of the BCA and AS 3740 - 2004.
Where a discrepancy arrises the electrical consultant 's, local or statutory authority 's requirements		17) Ceiling heights are to comply with clause 3.8.2.2 of the BCA.
take precedence over the following standards to the extent of the discrepancy.		18) Natural light is to comply with clause 3.8.4.2 of the
Electrical installation: To AS/NZS 3018 (Electrical installations - Domestic installations).	and Paver Institute Technical Notes 21A (The Design of	BCA.
Circuit breakers: To AS/NZS 3947.2 (Low voltage switchgear and controlgear - Circuit-breakers). Electrical accessories: To AS/NZS 3100-(Approval and	Freestanding Clay-Brick Walls) and 21B(Brick Beam Garden Fences).	19) Ventilation of habitable rooms is to comply with clause 3.8.5.2 of the BCA.
test specification - General requirements for electrical equipment).	Swimming pool safety fencing / barriers To be in accordance with the Swimming Pools Act 1992	20) Mechanical ventilation to enclosed bathrooms and laundries must be in accordance with BCA 3.8.5.2 (c) &
Luminaries: To AS 3137 (Approval and test specification - Luminaries (lighting fittings)).	and AS 1926 Part 1 Refer to architectural details of swimming pool fencing.	AS 1668.2.
Smoke detectors: Refer to "Fire Safety, Smoke Alarms"	Paving	
Switchboards: To AS/NZS 3439.1 (Low-voltage switchgear and controlgear assemblies - Type-tested	Hot-mixed paving: Place and compact asphaltic concrete paving over the prepared base course to AS 2734	
and partially type-tested assemblies) or AS/NZS 3439.3 (Low-voltage switchgear and controlgear -	(Asphalt (hot-mixed) paving - Guide to good practice). Unit paving Standard: To AS/NZS 4455 (Masonry units	
Particular requirements), as appropriate. Telecommunications accessories: To AS/ACIF S008	and segmental pavers). In-situ concrete paving: To AS 1379 (Specification and	
(Requirements for authorised cabling products). Television antenna: To AS 1417.1 (Receiving antennas	supply of concrete).	
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.		

S2047 - 1999

Smoke detection installation and testing: To AS 1670.1

## Project PROPSED NEW DWELLING 84 HILMA STREET COLLAROY PLATEAU Mr. R. & Mrs. D. ARENA