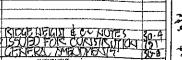


REQUIREMENTS OF THE NATIONAL CONSTRUCTION CODE (NCC 2022) & THE ABOB HOUSING PROVISIONS



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DAVID & ANNA BRACEY

# **CONSTRUCTION NOTES**

BUILDER TO CHECK & CONFIRM ALL NECESSARY DIMENSIONS ON SITE PRIOR TO CONSTRUCTION, DO NOT SCALE THE DRAWINGS.

ALL DIMENSIONS THAT RELATE TO SITE BOUNDARIES AND EASEMENTS ARE SUBJECT TO VERIFICATION BY SITE SURVEY BEFORE CONSTRUCTION.

MAKE GOOD & REPAIR ALL EXISTING FINISHES DAMAGED BY NEW WORK.

ALL DRAWINGS TO BE READ IN CONJUNCTION AND COMPLY WITH THE BASIX CERTIFICATE 146 1067, BUSHFIRE AND GEOTECHNICAL REPORTS.

ANY PROPOSED DESIGN AND OR PRODUCT CHANGES AFTER CONSTRUCTION CERTIFICATE APPROVAL ARE TO BE IMMEDIATELY NOTIFIED TO THE CERTIFYING AUTHORITY FOR REVIEW & COMMENT.

STRUCTURAL ENGINEERS INSPECTION REPORTS FOR ALL CONCRETE ELEMENTS, STEEL & TIMBER FRAMING & CERTIFICATION OF COMPLETED WORKS.

CIVIL/HYDROLIC ENGINEERS INSPECTION REPORTS AND OR CERTIFICATION OF COMPLETED WORKS.

GEOTECHNICAL ENGINEERS INSPECTION REPORTS AND OR CERTIFICATION.

SYDNEY WATER SEWER - WATER SERVICES COORDINATOR TO PROVIDE CERTIFICATION AS REQUIRED.

PROVIDE ASBESTOS CLEARANCE CERTIFICATE SHOULD ASBESTOS HAVE BEEN REMOVED FROM THE CONSTRUCTION SITE.

LIGHTING OF BATHROOMS & WC TO BE IN ACCORDANCE WITH NCC 2022 VOL.2 PART 3,8,4.2 AND AS/NZS 1680.0 1768.

VENTILATION OF BATHROOMS, ENSUITES & WC'S TO BE IN ACCORDANCE WITH NCC 2022 VOL.2 PART H4D9 & AS/NZS 4200.

TERMITE MANAGEMENT INSTALLATION OF PERIMETER & COLLARS TO NCC 2022. VOL 2, PART H1D3 – ABCB HOUSING PROVISIONS PART 3.4 & AS 3660.1 TERMITE MANAGEMENT – NEW BUILDING WORK.

ALL EXTERNAL TIMBER FRAMED WALLS TO BE WRAPPED IN A BREATHABLE VAPOUR PERMEABLE MEMBRANE THAT COMPLIES, INSTALLED WITH AS/NZS 4200.1 & AS/NZS 4200.2.

METAL ROOF DESIGN AND INSTALLATION SHALL BE IN ACCORDANCE WITH NCC 2022 – ABCB HOUSING PROVISIONS PART 7. AS 1562.

ALL EXTERNAL WALL CLADDING MUST BE COMPLIANT WITH THE REQUIREMENTS
OF NCC 2022 – ABCB HOUSING PROVISIONS PART 7, AS 1684 AND ALL
CODEMARK CERTIFICATES.

ALL BALUSTRADES TO COMPLY WITH NCC 2022 - ABCB HOUSING PROVISIONS PART 11, AS 1684, AS 1170, AS 1288 & AS/NZS 2208.

ALL STAIRS PROVIDING ACCESS TO COMPLY WITH NCC 2022 – ACBC HOUSING PROVISIONS PART 11, AS 4286 INCLUDING SLIP RESISTANCE P3 / R10 FOR DRY OR P4 / R11 FOR WET.

ALL EXTERNAL GLAZING TO HAVE A MAXIMUM REFLECTIVITY INDEX OF 25%.

ALL WINDOWS ARE TO BE RESTRICTED IN ACCORDANCE WITH NCC 2022 – ABCB HOUSING PROVISIONS PART 11.3.7 & PART 11.3.8 PROTECTION OF OPENABLE WINDOWS WHERE SURFACE BELOW IS MORE THAN 2m.

ALL BALCONY STEPDOWNS TO COMPLY WITH AS 4654 - 2012.

ALLOW FOR SEPARATE TAPS FOR WASHING MACHINE AND KEEP THEM SEPARATE FROM THOSE OF THE LAUNDRY TUB. A DECDICATED LAUNDRY SPACE COMPRISING OF ONE WASHTUB AND A SPACE FOR A WASHING MACHINE MUST BE PROVIDED IN ACCORDANCE WITH NCC 2022 – ABCB HOUSING PROVISIONS PART 10.4.

PROVIDE PLASTERBOARD LINING INSTALLED TO MANUFACTURERS SPECIFICATION & AS 2589.

ALL WATERPROOFING TO NCC 2022 – ABCB HOUSING PROVISIONS PART 10.2 OR AS 3740 AND PROVIDE A GUARANTEED FLEXIBLE WATERPROOF MEMBRANE TO ALL WET AREA FLOORS & SHOWER WALLS TO MANUFACTURERS SPECIFICATIONS & INSTALLATION INSTRUCTIONS, OR AS 4654 EXTERNAL.

PROVIDE LIFT-OFF HINGED WHERE THE TOILET PAN IS WITHIN 1.2 METRES OF THE HINGED SIDE OF THE DOOR IN ACCORDANCE WITH NCC 2022 - ABCB HOUSING PROVISIONS PART 10.4.

PROVIDE HARDWIRED & INTERCONNECTED SMOKE ALARM DEVICES. SMOKE ALARMS TO BE INSTALLED TO NCC 2022 - ABCB HOUSING PROVISIONS PART 9.5, NSW 9.5.1 & AS 3786.

CONDENSATION MANAGEMENT MUST BE ADHERED TO IN ACCORDANCE WITH NCC – ABCB HOUSING PROVISIONS PART 10.8.

A FINAL SURVEY REPORT INDICATING THAT THE RIDGE HEIGHTS, FLOOR LEVELS, WALL TO BOUNDARY AND SETOUT OF THE BUILDING ARE IN ACCORDANCE WITH THE REFERENCED STAMPED APPROVED PLANS.

THE CERTIFICATE MUST BE PREPARED BY A REGISTERED SURVEYOR.

FIRE SEPERATING WALL. A WALL WITHIN 900mm OF BOUNDARY INSTALLATION CERTIFICATE (FRL60/60/60) INCLUDING ACOUSTIC SOUND (Rw) + Ctr50 TO NCC 2022 - ABCB HOUSING PROVISIONS PART 9 & PART 10.7, AS 1530 ALL PARTS.

BUSFIRE PRONE AREAS CERTIFICATE FOR BUILDING - NCC 2022 - VOL. 2 PART NSW H7D4 CONSTRUCTION IN BUSHFIRE PRONE AREAS - AS 3959 CONSTRUCTION OF BUILDING IN BUSHFIRE-PRONE AREAS & PLANNING FOR BUSHFIRE PROTECTION 2019.

RESIDENTIAL SLABS, FOOTINGS & CONCRETE STRUCTURES TO NCC 2022 – ABCB HOUSING PROVISIONS PART 3 & PART 4, AS 2870 RESIDENTIAL SLABS & FOOTING & AS 3600 CONCRETE STRUCTURES.

DAMP PROOF COURSE AND FLASHINGS TO NCC 2022 – ABCB HOUSING PROVISIONS PART 5, PART 7 & PART 12 & AS/NZS 2904 DAMP-PROOF COURSES AND FLASHINGS.

TIMBER FRAMED INSTALLATION TO NCC 2022 – ABCB HOUSING PROVISIONS PART 6, AS 1684 RESIDENTIAL TIMBER FRAMED CONSTRUCTION & AS/NZS 1170 STRUCTURAL DESIGN ACTIONS.

MASONRY STRUCTURES TO NCC 2022 – ABCB HOUSING PROVISIONS PART 5 & AS 3700 MASONRY STRUCTURES.

WINDOW & DOOR GLAZING SUPPLY & INSTALLATION - WITH BASIX CERTIFICATE NUMBER AND COMMITMENTS CONFIRMED TO NCC 2022 - ABCB HOUSING PROVISIONS PART 8, AS 1288 GLASS IN BUILDINGS, AS/NZS 2208 SAFTEY GLAZING MATERIALS IN BUILDINGS & AS 2047 WINDOWS AND EXTERNAL DOORS IN BUILDINGS.

ROOF AND WALL CLADDING INSTALLATION TO NCC 2022 – ABCB HOUSING PROVISIONS PART 7 & AS 1562 DESIGN & INSTALLATION OF SHEET ROOF AND WALL CLADDING.

WATERPROOF INSTALLION NCC 2022 – ABCB HOUSING PROVISIONS PART 10.2 OR AS 3740 WATERPROOFING OF DOMESTIC WET AREAS (INTERNAL) & AS 4654 WATERPROOF MEMBRANES FOR EXTERNAL USE.

TILING INSTALLATION CERTIFICATE TO AS 3958.1 AND AS 3958.2.

SHOWER SCREEN/MIRRORS/WARDROBE GLASS INSTALLATION TO NCC 2022 - ABCB HOUSING PROVISIONS PART 8, AS1288 & AS/NZS 2208.

PLUMBER TO PROVIDE NSW FAIR TRADING PLUMBING & DRAINAGE CERTIFICATE TO AS 3500 PLUMBING AND DRAINAGE – STORMWATER DRAINAGE TO BE INCLUDING AS REQUIRED.

ELECTRICAL CERTIFICATE OF COMPLIANCE BY LICENCED ELECTRICIAN – AS/NZS 3000 WIRING RULES.

AIR CONDITIONING INSTALLATION BY A LICENCED CONTRACTOR TO NCC 20022 – ABCB HOUSING PROVISIONS PART 10 & PART 13 & AS 4254 DUCTWORK FOR AIR HANDLING SYSTEMS IN BUILDINGS.

GLASS BALUSTRADE INSTALLATION TO NCC 2022 – ABCB HOUSING PROVISIONS PART 11, AS 1288 GLASS IN BUILDINGS, AS/NZS 2208 SAFTEY GLAZING MATERIALS IN BUILDINGS & AS 1170 STRUCTURAL DESIGN ACTIONS.

TIMBER BALSTRADE/PRIVACY SCREEN CERTIFICATE NCC 2022 – ABCB HOUSING PROVISIONS PART 11, AS 1684 & AS 1170.

STEEL STRUCTURES INSTALLATION CERTIFICATE TO NCC 2022 – ACBC HOUSING PROVISIONS PART 4, PART 5 & PART 6 & AS 4100 STEEL STRUCTURES.

STEEL FRAMING TO NCC 2022 – ACBC HOUSING PROVISIONS PART 6, AS 4100 STEEL STRUCTURES, AS/NZS 4600 COLD-FORMED STEEL STRUCTURES & NASH STANDARD.

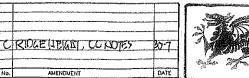
GAS FIRE SUPPLY & INSTALLATION TO COMPLY WITH NCC 2022 - ABCB HOUSING PROVISIONS PART 12.4, AS/NZS 5601 GAS INSTALLATIONS.

SLIP RESISTANCE TO COMPLY WITH NCC 2022 VOL 2. H5D2, ABCB HOUSING PROVISIONS PART 11.2.4 & AS4586.

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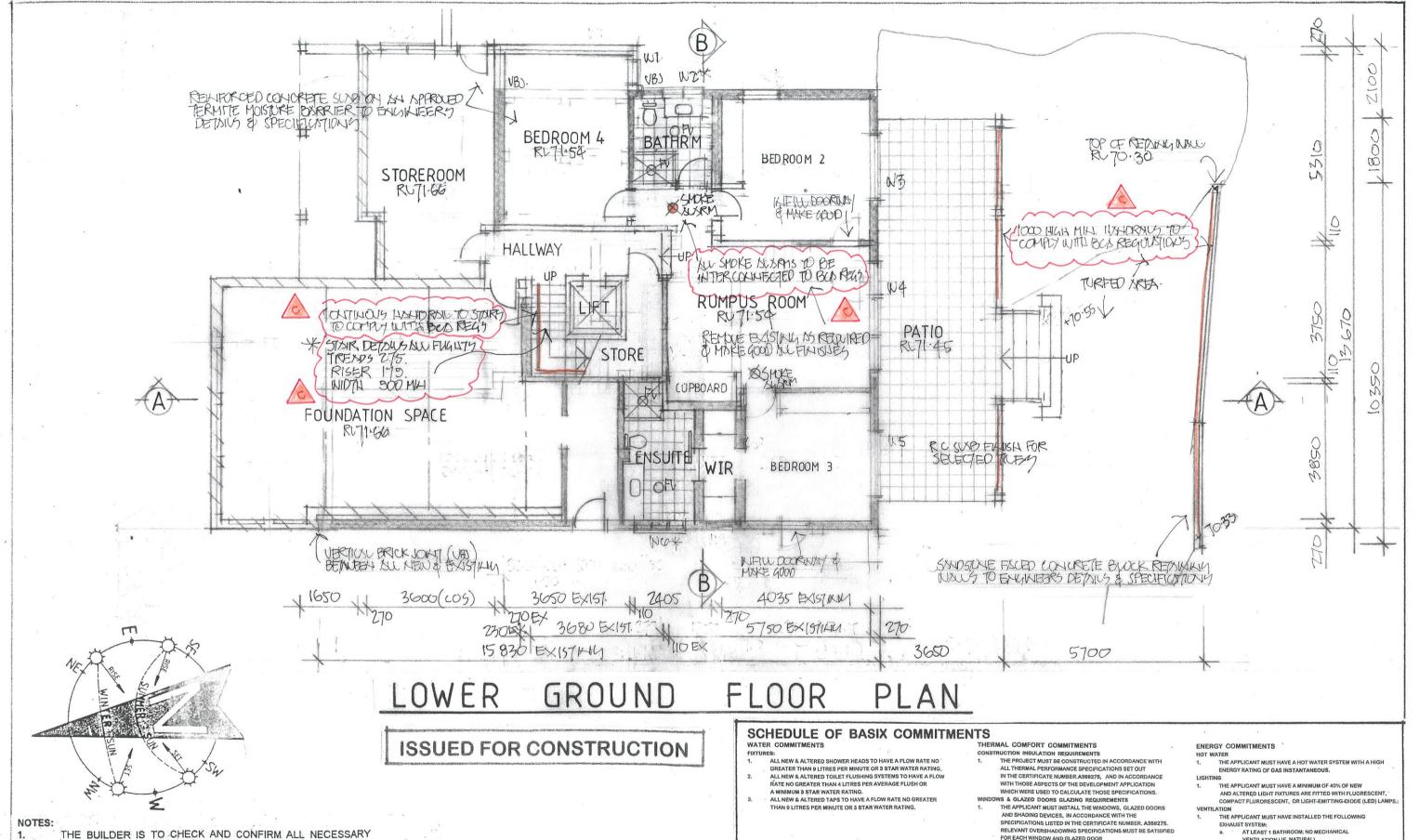
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BUILDING DEBONG COMMUTANTYS





PROJECT
PROPOSED ALTERATIONS/ADDITIONS
No. 35 NORMA ROAD
PALM BEACH N. S. W. 2108
CLIENT

DAVID & ANNA BRACEY



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2. FOR PROJECTIONS DESCRIBED IN MILLIMETRES, THE LEADING EDGE
OF EACH EAVE, PERGOLA, VERANDAH, BALCONY OR AWNING MUST
NOT BE OR MORE THAN SOOMM ABOVE THE HEAD OF A WINDOW OR
HEAD OF A GLAZED DOÖR & NO MORE THAN 2400MM ABOVE THE SILL

EXHAUST SYSTEM:

a. - AT LEAST 1 BATHROOM: NO MECHANICAL
VENTILATION (IE. NATURAL).

b. KITCHEN: INDIVIDUAL FAN, NOT DUCTED;
OPERATION CONTROL: MANUAL SWITCH ON:

OPERATION CONTROL: MANUAL SWITCH ON/OF c. LAUNDRY: NATURAL VENTILATION ONLY. ATURAL LIGHTING

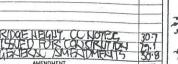
1. THE DEVELOPMENT MUST HAVE A WINDOW IN THE KITCHEN FOR NATURAL VENTILATION.
2. THE DEVELOPMENT MUST HAVE A WINDOW IN ALL BATHROOM!

## **CONSTRUCTION NOTES**

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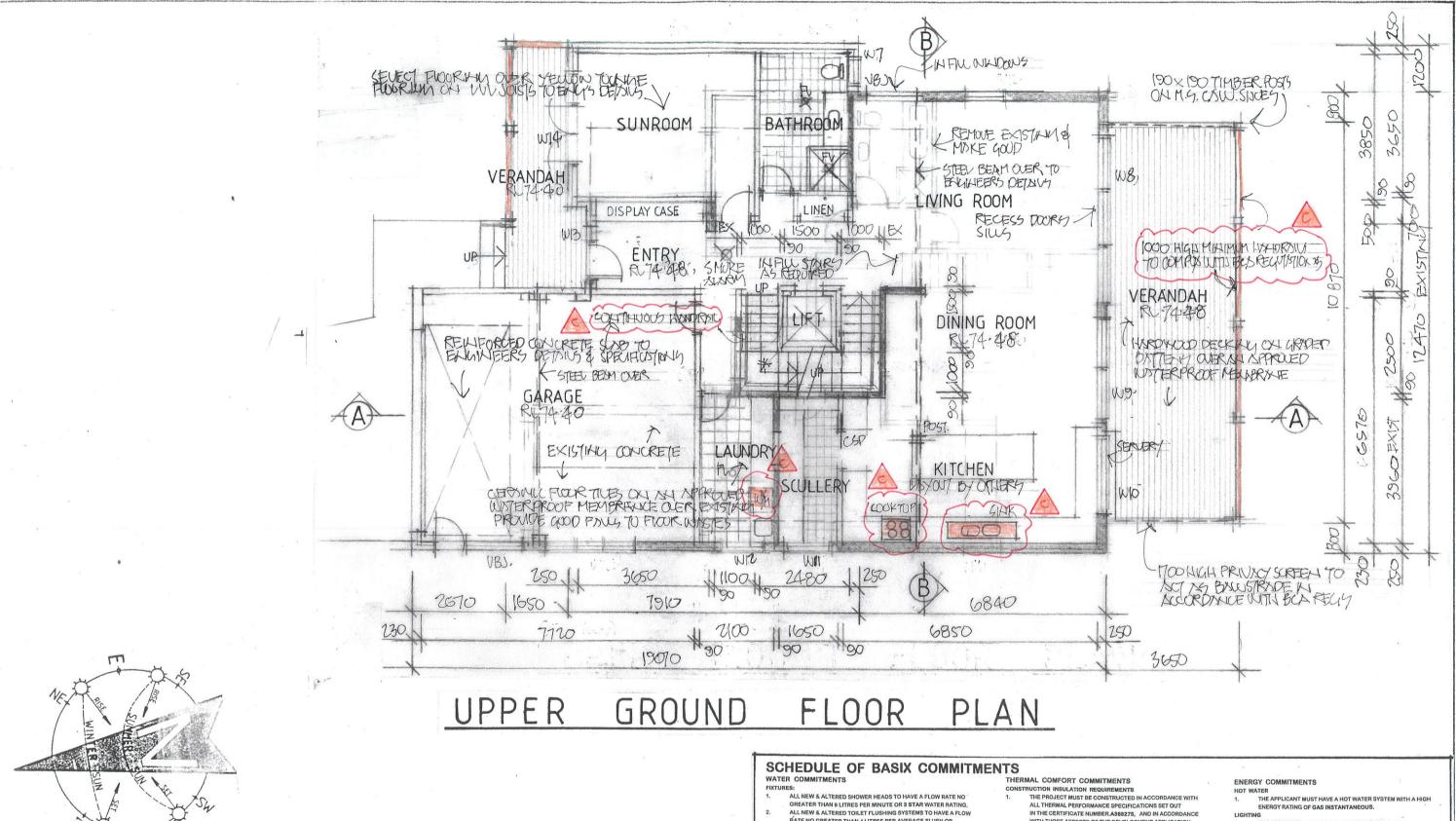
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THE DEVELOPMENT MUST HAVE A MINDOW IN ALL BATHROOMS AND TOILETS FOR NATURAL VENTILATION.

TIONS

DATE 8 /10/2019 | SCALE 1:100, . . . .

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#### NOTES:

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# ISSUED FOR CONSTRUCTION

RATE NO GREATER THAN A LITRES PER AVERAGE FLUSH OF

A MINIMUM 3 STAR WATER RATING.
ALL NEW & ALTERED TAPS TO HAVE A FLOW RATE NO GREATER HAN 9 LITRES PER MINUTE OR 3 STAR WATER RATING

IN THE CERTIFICATE NUMBER ASSESSES, AND IN ACCORDANCE WITH THOSE ASPECTS OF THE DEVELOPMENT APPLICATION WHICH WERE USED TO CALCULATE THOSE SPECIFICATIONS. OWS & GLAZED DOORS GLAZING REQUIREMENTS

THE APPLICANT MUST INSTALL THE WINDOWS, GLAZED DOORS AND SHADING DEVICES, IN ACCORDANCE WITH THE SPECIFICATIONS LISTED IN THE CERTIFICATE NUMBER. A388275. RELEVANT OVERSHADOWING SPECIFICATIONS MUST BE SATISFIED FOR EACH WINDOW AND GLAZED DOOR

FOR PROJECTIONS DESCRIBED IN MILLIMETRES. THE LEADING EDG OF EACH EAVE, PERGOLA, VERANDAH, BALCONY OR AWNING MUST NOT BE OR MORE THAN SOOMM ABOVE THE HEAD OF A WINDOW OR HEAD OF A GLAZED DOOR & NO MORE THAN 2400MM ABOVE THE SILL. THE APPLICANT MUST HAVE A MINIMUM OF 40% OF NEW AND ALTERED LIGHT FIXTURES ARE FITTED WITH FLUORESCENT

AT LEAST 1 BATHROOM: NO MECHANICAL
VENTILATION ( IE. NATURAL).
KITCHEN: INDIVIDUAL FAN, NOT DUCTED;
OPERATION CONTROL: MANUAL SWITCH ON/OF

LAUNDRY: NATURAL VENTILATION ONLY. THE DEVELOPMENT MUST HAVE A WINDOW IN THE KIT

FOR NATURAL VENTILATION.
THE DEVELOPMENT MUST HAVE A WINDOW IN ALL BA' AND TOILETS FOR NATURAL VENTILATION.

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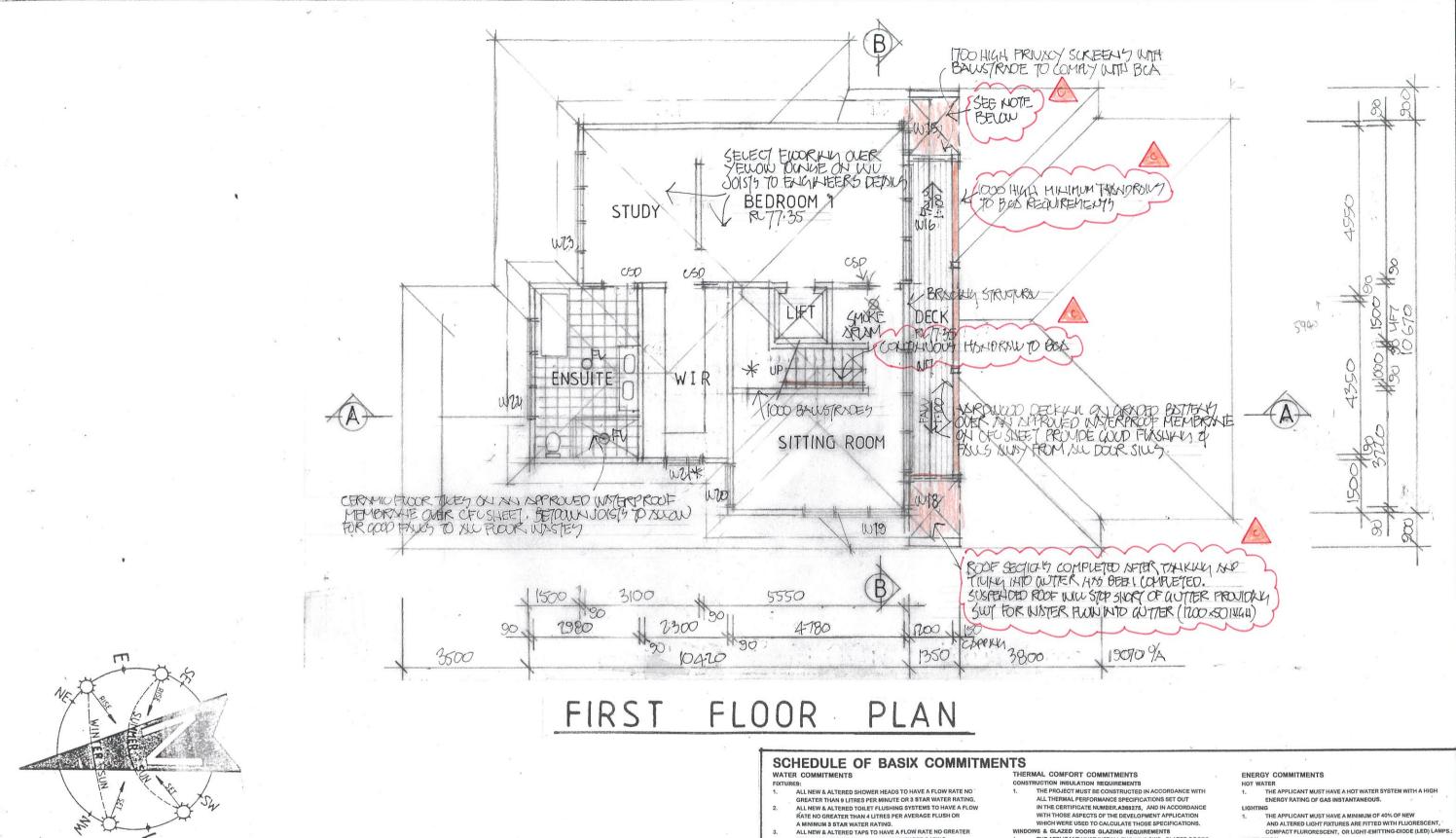


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PROJECT PROPOSED ALTERATIONS/ADDITIONS No. 35 NORMA ROAD PALM BEACH N. S. W. 2108 CLIENT DAVID & ANNA BRACEY

JDE MAN 1995-3



NOTES:

THE BUILDER IS TO CHECK AND CONFIRM ALL NECESSARY DIMENSIONS AND LEVELS ON SITE PRIOR TO ORDERING MATERIALS AND COMMENCING CONSTRUCTION DO NOT SCALE OFF THE DRAWING. SHOULD ANY DEVELOPMENT OR CONSTRUCTION OCCUR ON OR NEAR BOUNDARIES. THE BOUNDARIES SHOULD BE CLEARLY MARKED ON SITE BY THE REGISTERED LAND SURVEYORS.

# ISSUED FOR CONSTRUCTION

## IAN 9 LITRES PER MINUTE OR 3 STAR WATER RATIN

OWS & GLAZED DOORS GLAZING REQUIREMENTS

THE APPLICANT MUST INSTALL THE WINDOWS, GLAZED DOOR
AND SHADING DEVICES, IN ACCORDANCE WITH THE SPECIFICATIONS LISTED IN THE CERTIFICATE NUMBER. A368275. RELEVANT OVERSHADOWING SPECIFICATIONS MUST BE SATISFIED FOR EACH WINDOW AND GLAZED DOOR FOR PROJECTIONS DESCRIBED IN MILLIMETRES, THE LEADING EDGE

OF EACH EAVE, PERGOLA, VERANDAH, BALCONY OR AWNING MUST NOT BE OR MORE THAN 500MM ABOVE THE HEAD OF A WINDOW OR HEAD OF A GLAZED DOOR & NO MORE THAN 2400MM ABOVE THE SILL

THE APPLICANT MUST HAVE INSTALLED THE FOLLOWIN

EXHAUST SYSTEM: AT LEAST 1 BATHROOM: NO MECH

VENTILATION (IE. NATURAL).
KITCHEN: INDIVIDUAL FAN, NOT DUCTED;

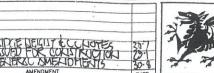
OPERATION CONTROL: MANUAL SWITCH ON/O LAUNDRY: NATURAL VENTILATION ONLY.

FOR NATURAL VENTILATION.

THE DEVELOPMENT MUST HAVE A WINDOW IN ALL BA AND TOILETS FOR NATURAL VENTILATION

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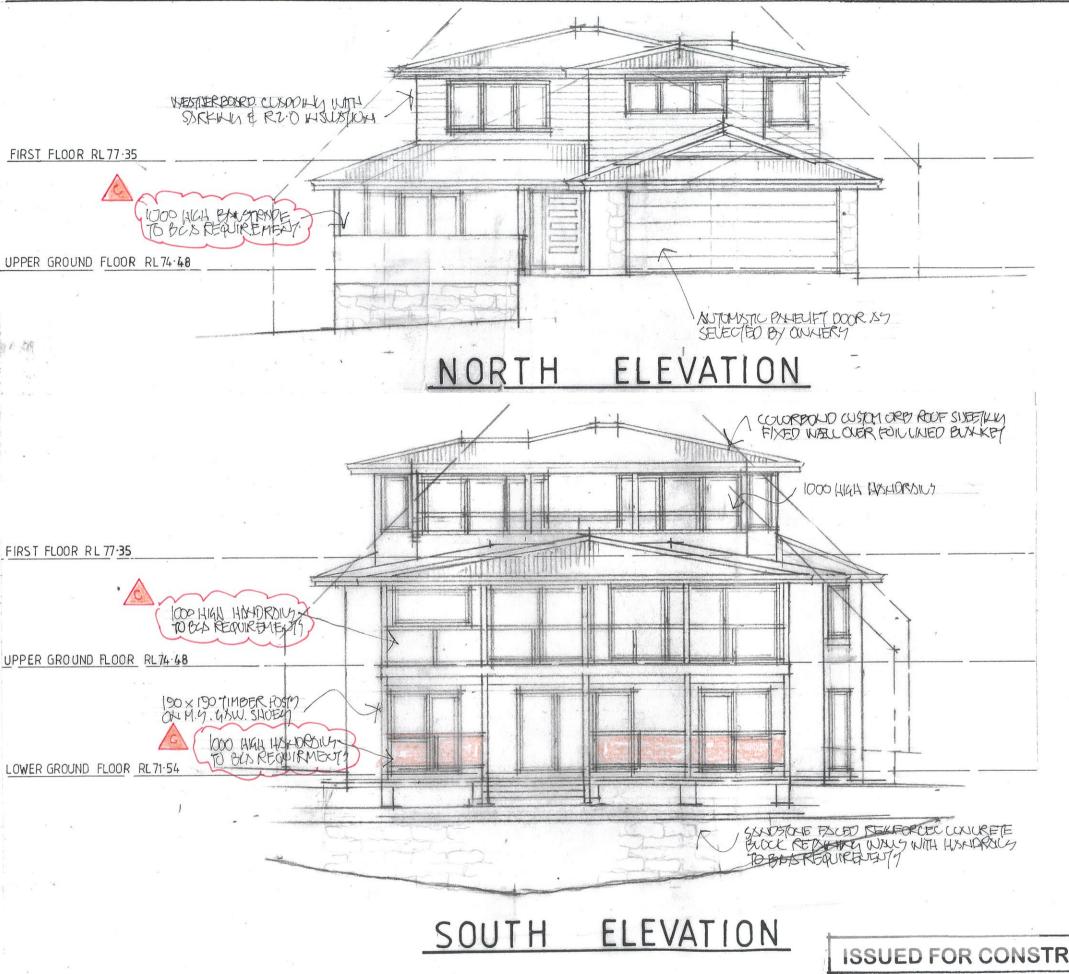


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PROPOSED ALTERATIONS/ADDITIONS No. 35 NORMA ROAD PALM BEACH N. S. W. 2108 DAVID & ANNA BRACEY

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ISSUED FOR CONSTRUCTION

## ALL NEW & ALTERED SHOWER HEADS TO HAVE A FLOW RATE NO

SCHEDULE OF BASIX COMMITMENTS

- ALL NEW & ALLERED SHOWEN HEADS TO HAVE A FLOW KATE NO GREATER THAN 9 LITRES PER MINUTE OR 3 STAR WATER RATING, ALL NEW & ALTERED TOILET FLUSHING SYSTEMS TO HAVE A FLOW RATE NO GREATER THAN 4 LITRES PER AVERAGE FLUSH OR A MINIMUM 3 STAR WATER RATING.
- ALL NEW & ALTERED TAPS TO HAVE A FLOW RATE NO GREATER THAN 9 LITRES PER MINUTE OR 3 STAR WATER RATING.
  THERMAL COMFORT COMMITMENTS

RUCTION INSULATION REQUIREMENTS
THE PROJECT MUST BE CONSTRUCTED IN ACC ALL THERMAL PERFORMANCE SPECIFICATIONS SET OUT IN THE CERTIFICATE NUMBER, A368275. AND IN ACCORDANCE WITH THOSE ASPECTS OF THE DEVELOPMENT APPLICATION WHICH WERE USED TO CALCULATE THOSE SPECIFICATIONS

WHICH WERE USED TO CALCULATE THOSE SPECIFICATIONS.

8 & GLAZED DOORS GLAZING REQUIREMENTS

THE APPLICANT MUST INSTALL THE WINDOWS, GLAZED DOORS

AND SHADING DEVICES, IN ACCORDANCE WITH THE SPECIFICATIONS LISTED IN THE CERTIFICATE NUMBER. A368275. RELEVANT OVERSHADOWING SPECIFICATIONS MUST BE SATISFIED FOR EACH WINDOW AND GLAZED DOOR

FOR EACH WINDOW AND GLAZED DOOR FOR PROJECTIONS DESCRIBED IN MILLIMETRES, THE LEADING EDGE OF EACH EAVE, PERGOLA, VERANDAH, BALCONY OR AWNING MUST NOT BE OR MORE THAN 500MM ABOVE THE HEAD OF A WINDOW OR HEAD OF A GLAZED DOOR & NO MORE THAN 2400MM ABOVE THE SILL **ENERGY COMMITMENTS** 

THE APPLICANT MUST HAVE A HOT WATER SYSTEM WITH A HIGH ENERGY RATING OF GAS INSTANTANEOUS.

THE APPLICANT MUST HAVE A MINIMUM OF 40% OF NEW AND ALTERED LIGHT FIXTURES ARE FITTED WITH FLUORESCENT COMPACT FLURORESCENT, OR LIGHT-EMITTING-DIODE (LED) LAMPS

EXHAUST SYSTEM:

AT LEAST 1 BATHROOM: NO MECHANICAL

VENTILATION (IE. NATURAL).

KITCHEN: INDIVIDUAL FAN, NOT DUCTED; OPERATION CONTROL: MANUAL SWITCH ON/OFF LAUNDRY: NATURAL VENTILATION ONLY.

THE DEVELOPMENT MUST HAVE A WINDOW IN THE KITCHEN FOR NATURAL VENTILATION.

THE DEVELOPMENT MUST HAVE A WINDOW IN ALL BATHROOMS AND TOILETS FOR NATURAL VENTILATION.

WINDOW & GLAZED DOOR SCHEDULE			
No.	HEIGHT	WIDTH	AREA
W1	2.10	0.75	1.58
W2*	0.75	1.50	1.13
W3	2.10	1.80	3.78
W4	2.10	3.30	6.93
W5	2.10	1.80	3.78
W6*	0.90	1.50	1.59
W7	1.50	0.60	0.90
W8	2.10	4.50	9.45
W9	2.10	2.70	5.67
W10	1.00	2.10	2.10
W11	1.00	1.20	1.20
W12	1.00	1.20	1.20
W13	2.10	0.60	1.262
W14	2.10	2.40	5.04
W15	1.50	0.75	1.03
. W16	2.10	3.30	6.93
W17	2.10	3,30	6.93
W18	1.50	0.75	1.13
W19	0.75	2.70	2.04
W20	1.20	0.90	1.08
W21*	1.20	0.90	1.08
W22	2.70	1.20	3.24
W23	2.70	1.50	4.05

#### NOTE:

- ALL WINDOWS & GLAZED DOORS TO BE FRAMED IMPROVED ALUMINIUM AND TO BE FITTED WITH. SINGLE CLEAR GLAZED (U - VALUE: 6.44, SHGC: 0.75).
- WINDOWS & GLAZED DOORS DENOTED THUS \* TO BE FITTED WITH SINGLE PROLYTIC LOW - E GLAZING (U - VALUE: 4.48, SHGC: 0.46).

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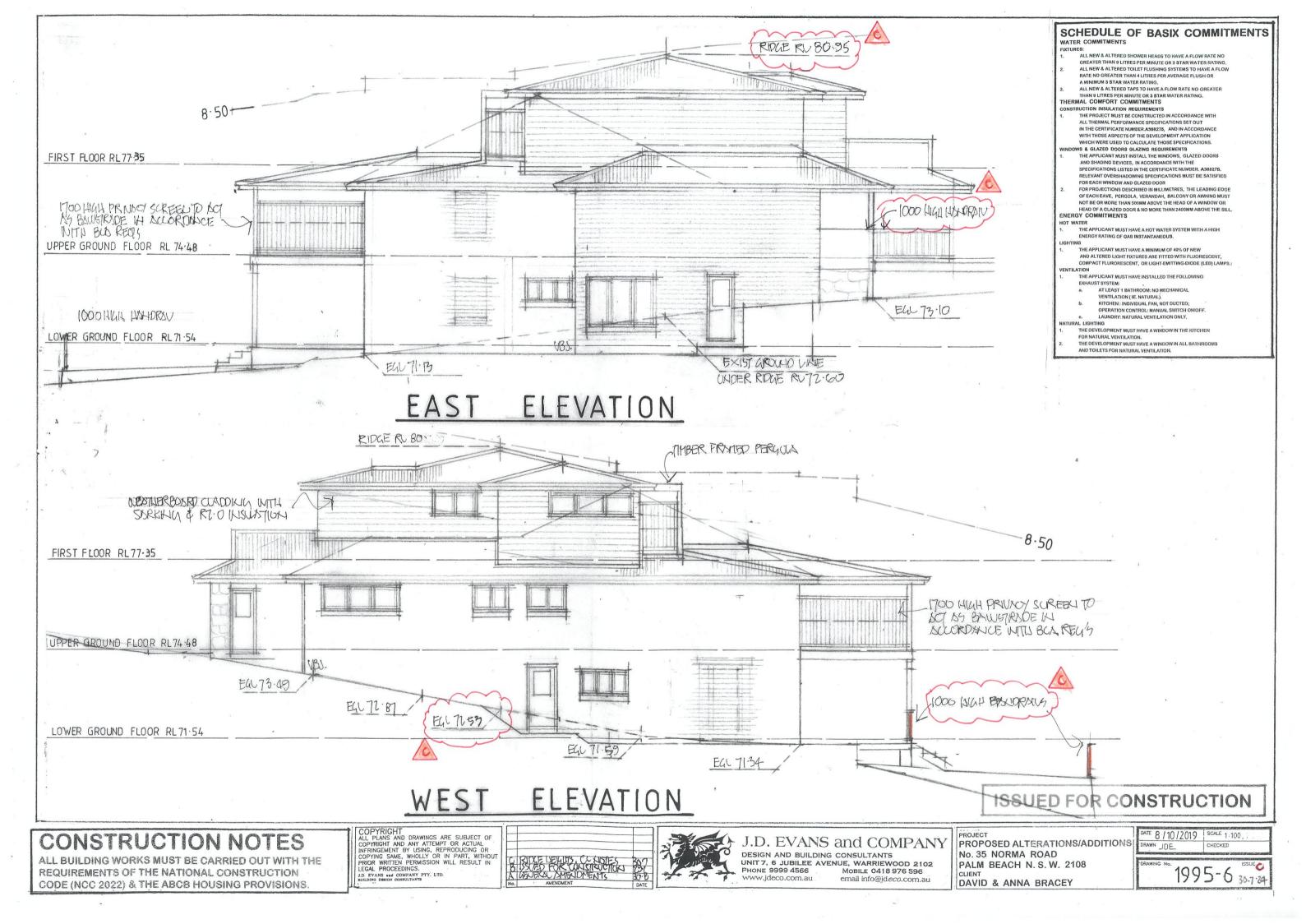
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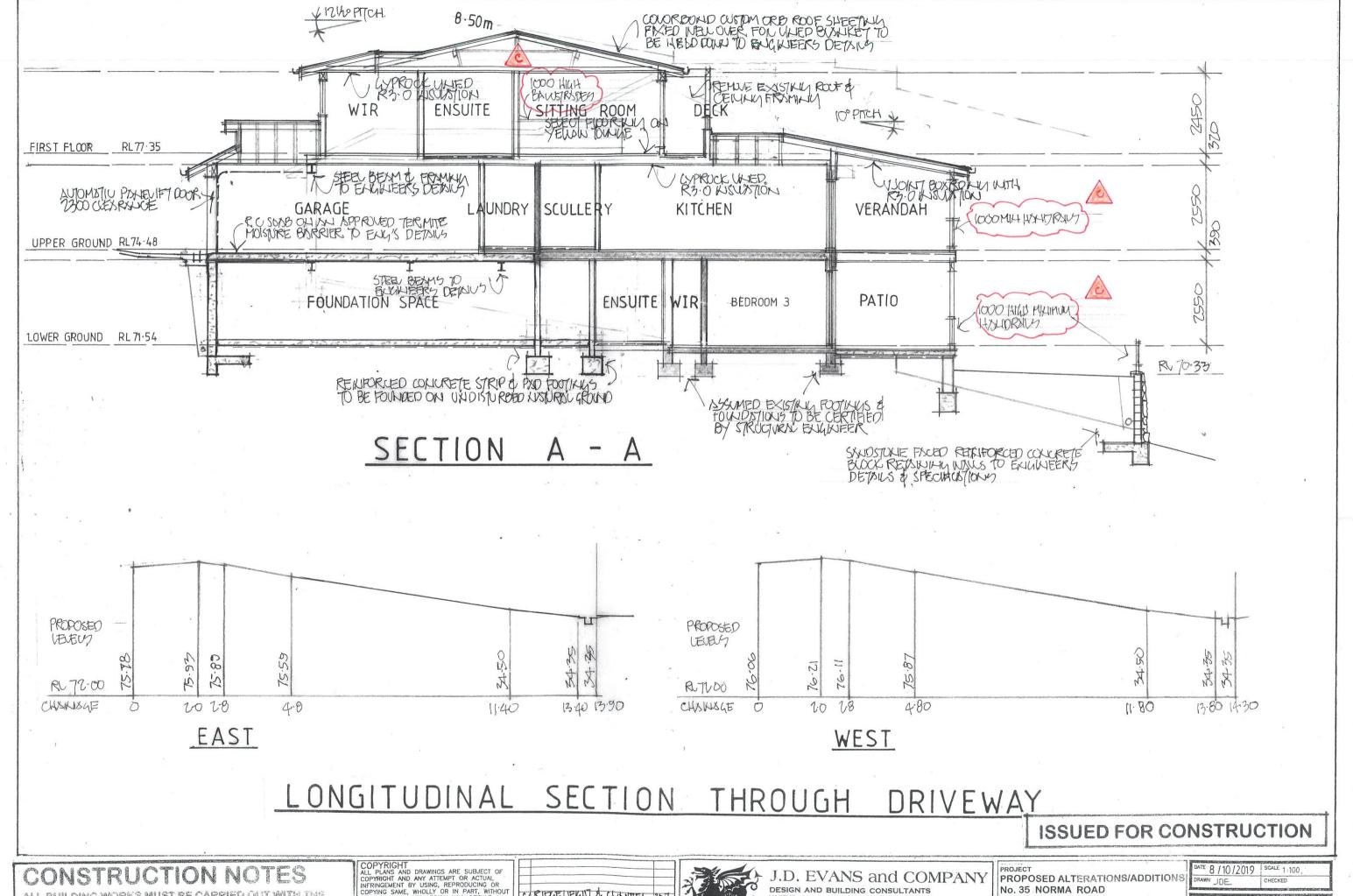
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PROPOSED ALTERATIONS/ADDITIONS No. 35 NORMA ROAD PALM BEACH N. S. W. 2108 DAVID & ANNA BRACEY

DATE 8 / 10 / 2019	SCALE 1:100 ,	
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PALM BEACH N. S. W. 2108

DAVID & ANNA BRACEY

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