ACT Government
Chief Minister, Treasury and Economic Development

Freedom of Information Disclosure Log Publication Coversheet

The following information is provided pursuant to section 28 of the *Freedom of Information Act 2016*.

Application Details	
Ref. No.	CMTEDDFOI 2024-197
Date of Application	13 June 2024
Date of Decision	13 August 2024
Processing time (in working days)	43
Fees	Waived
Decision on Access	Partial Release
Information Requested (summary)	Development approval drawings for a property in Dickson.

Publication Details				
Original application	☑	Published	☐	N/A
Decision notice	☑	Published	☐	N/A
Documents and schedule	☑	Published	☐	N/A
Decision made by Ombudsman	N/A			
Additional information identified by Ombudsman	N/A			
Decision made by ACAT	N/A			
Additional information identified by ACAT	N/A			

From: no-reply@act.gov.au
To: CMTEDD FOI
Subject: CMTEDDFOI 2024-197 - Freedom of Information request
Date: Thursday, 13 June 2024 11:53:44 AM

Please find online enquiry details below. Please ensure this enquiry is responded to within fourteen working days.

Your details

All fields are optional, however an email address OR full postal address must be provided for us to process your request. An email address and telephone contact number will assist us to contact you quickly if we need to discuss your request.

Title:
First Name:
Last Name:
Business/Organisation:
Address:
Suburb:
Postcode:
State/Territory:
Phone/mobile:
Email address:

Request for information

(Please provide as much detail as possible, for example subject matter and relevant dates, and also provide details of documents that you are not interested in.)

Under the Freedom of Information Act 2016 I want to access the following document/s (*required field):

I [redacted] and would like to access the development approval drawings lodged through exempt development process (BA) for the proposed new development on [redacted] Dickson.

I do not want to access the following documents in relation to my request::

Thank you.
Freedom of Information Coordinator

ACT Government
Chief Minister, Treasury and Economic Development

Our ref: CMTEDDFOI 2024-197

[redacted]

FREEDOM OF INFORMATION REQUEST – NOTICE OF DECISION

I refer to your application under section 30 of the *Freedom of Information Act 2016* (the Act), received by the Chief Minister, Treasury and Economic Development Directorate (CMTEDD) on 13 June 2024.

Specifically, you have sought access to the following information:

> *"I* [redacted] *and would like to access the development approval drawings lodged through exempt development process (BA) for the proposed new development on* [redacted] *Dickson."*

Authority

I am an Information Officer appointed by the CMTEDD Director-General under section 18 of the Act to deal with access applications made under Part 5 of the Act.

Timeframes

In accordance with section 40 of the Act, CMTEDD is required to provide a decision on your access application within 30 days.

As this matter required third party consultation, the decision due date was extended by 15 working days, in accordance with section 40(2) of the Act.

Therefore, a decision is due by **15 August 2024.**

Decision on access

Searches of CMTEDD records have identified 7 documents within the scope of your request.

I have decided to grant **partial access** to 7 documents.

The records identified as relevant to your application are listed in the schedule at **Attachment A**. This schedule provides a description of each document that falls within the scope of your request and the access decision for each of those documents.

Release of documents

The information being released to you is provided at **Attachment B**.

Statement of Reasons

In accordance with section 54(2) of the Act a statement of reasons outlining my decisions is below. In reaching my access decisions, I have taken the following into account:

- the Act
- the information that falls within the scope of your request
- third party views
- *Human Rights Act 2004.*

As a decision maker, I am required to determine whether the information within scope is in the public interest to release. To make this decision, I am required to:

- assess whether the information would be contrary to public interest to disclose as per **Schedule 1** of the Act.
- perform the public interest test as set out in section 17 of the Act by balancing the factors favouring disclosure and factors favouring non-disclosure in **Schedule 2** of the Act.

There are no Schedule 1 provisions relevant to the information being considered for disclosure.

Public Interest Test

The Act has a presumption in favour of disclosure. As a decision maker I am required to decide where, on balance, public interest lies. As part of this process, I must consider factors favouring disclosure and non-disclosure.

In *Hogan v Hinch* (2011) 243 CLR 506, [31] French CJ stated that when 'used in a statute, the term [public interest] derives its content from "the subject matter and the scope and purpose" of the enactment in which it appears'. Section 17(1) of the Act sets out the test, to be applied to determine whether disclosure of information would be contrary to the public interest. These factors are found in subsection 17(2) and Schedule 2 of the Act.

Schedule 2: Factors to be considered when deciding the public interest.

Taking into consideration the information contained in the documents found to be within the scope of your request, I have identified that the following public interest factors are relevant to determine if release of the information contained within these documents is within the 'public interest'.

Factors favouring disclosure (Section 2.1)

- *Section 2.1(a)(i) - promote open discussion of public affairs and enhance the government's accountability.*
- *Section 2.1(a)(iii) - inform the community of the government's operations, including the policies, guidelines and codes of conduct followed by the government in its dealings with members of the community.*

I have placed substantial weight on the above factors favouring disclosure. The release of this information will promote open discussion and enhance Government's accountability regarding the building application for the property. Release of this information can also reasonably be expected to reveal the guidelines followed by the government when dealing with building approvals.

I am satisfied that these factors favouring disclosure carry some weight. However, these factors are to be balanced against the factors favouring nondisclosure.

Factors favouring nondisclosure (Section 2.2)

- *Section 2.2(a)(ii) - prejudice the protection of an individual's right to privacy or any other right under the Human Rights Act 2004.*

When considering this information against the factors favouring nondisclosure, I am satisfied that the protection of an individual's right to privacy is a significant factor. The parties involved did not provide their consent to release their personal information which include names, contact number and the floor plan of the property. These individuals are entitled to expect that the personal information they have supplied as part of this process will be dealt with in a manner that protects their privacy and safety.

Having applied the test outlined in section 17 of the Act and deciding that release of personal information contained in the documents is not in the public interest to release, I have chosen to redact this specific information in accordance with section 50(2). Noting the pro-disclosure intent of the Act, I am satisfied that redacting only the information that I believe is not in the public interest to release will ensure that the intent of the Act is met and will provide you with access to the majority of the information held by CMTEDD within the scope of your request.

Charges

Processing charges are not applicable for this request because the number of pages released to you is below the charging threshold of 50 pages.

Online publishing – Disclosure Log

Under section 28 of the Act, CMTEDD maintains an online record of access applications called a disclosure log.

Your original access application and my decision will be published on the CMTEDD disclosure log. Your personal contact details will not be published.

Ombudsman Review

My decision on your access request is a reviewable decision as identified in Schedule 3 of the Act. You have the right to seek Ombudsman review of this outcome under section 73 of the Act within 20 working days from the day that my decision is provided to you, or a longer period allowed by the Ombudsman.

We recommend using this form *Applying for an Ombudsman Review* to ensure you provide all of the required information. Alternatively, you may write to the Ombudsman at:

The ACT Ombudsman
GPO Box 442
CANBERRA ACT 2601

Via email: actfoi@ombudsman.gov.au

ACT Civil and Administrative Tribunal (ACAT) Review

Under section 84 of the Act, if a decision is made under section 82(1) on an Ombudsman review, you may apply to the ACAT for review of the Ombudsman decision. Further information may be obtained from the ACAT at:

ACT Civil and Administrative Tribunal
GPO Box 370
Canberra City ACT 2601
Telephone: (02) 6207 1740
http://www.acat.act.gov.au/

Should you have any queries in relation to your request please contact the Information Access Team by telephone on 6207 7754 or email CMTEDDFOI@act.gov.au.

Yours sincerely

Katharine Stuart

Information Officer
Chief Minister, Treasury and Economic Development Directorate

13 August 2024

ACT Government
Chief Minister, Treasury and Economic Development

FREEDOM OF INFORMATION REQUEST SCHEDULE

WHAT ARE THE PARAMETERS OF THE REQUEST	Reference NO.
"I [redacted] and would like to access the development approval drawings lodged through exempt development process (BA) for the proposed new development on [redacted] Dickson."	CMTEDDFOI 2024-197

Ref No	Page number	Description	Date	Status	Reason for Exemption	Online Release Status
1	1	[redacted] Approved Plans - Demolition-SITE DEMO PLAN-01	1 September 2023	Partial	Sch 2 s2.2 (a)(ii)	Yes
2	2-4	[redacted] Approved Plans - Elevations and Sections-APP PLANS - ELEV & SECT-01	1 September 2023	Partial	Sch 2 s2.2 (a)(ii)	Yes
3	5-8	[redacted] Approved Plans - Floor-APP PLANS - FLOOR-01	1 September 2023	Partial	Sch 2 s2.2 (a)(ii)	Yes
4	9-13	[redacted] Approved Plans - Other-APP PLANS - OTHER-01	1 September 2023	Partial	Sch 2 s2.2 (a)(ii)	Yes
5	14-17	[redacted] Approved Plans - Site-APP PLANS - SITE-01	1 September 2023	Partial	Sch 2 s2.2 (a)(ii)	Yes
6	18-22	[redacted] Approved Plans - Structural-APP PLANS - ENGINEER-01	8 September 2023	Partial	Sch 2 s2.2 (a)(ii)	Yes
7	23-33	Energy Rating	15 September 2023	Partial	Sch 2 s2.2 (a)(ii)	Yes
Total No of Docs						
7						

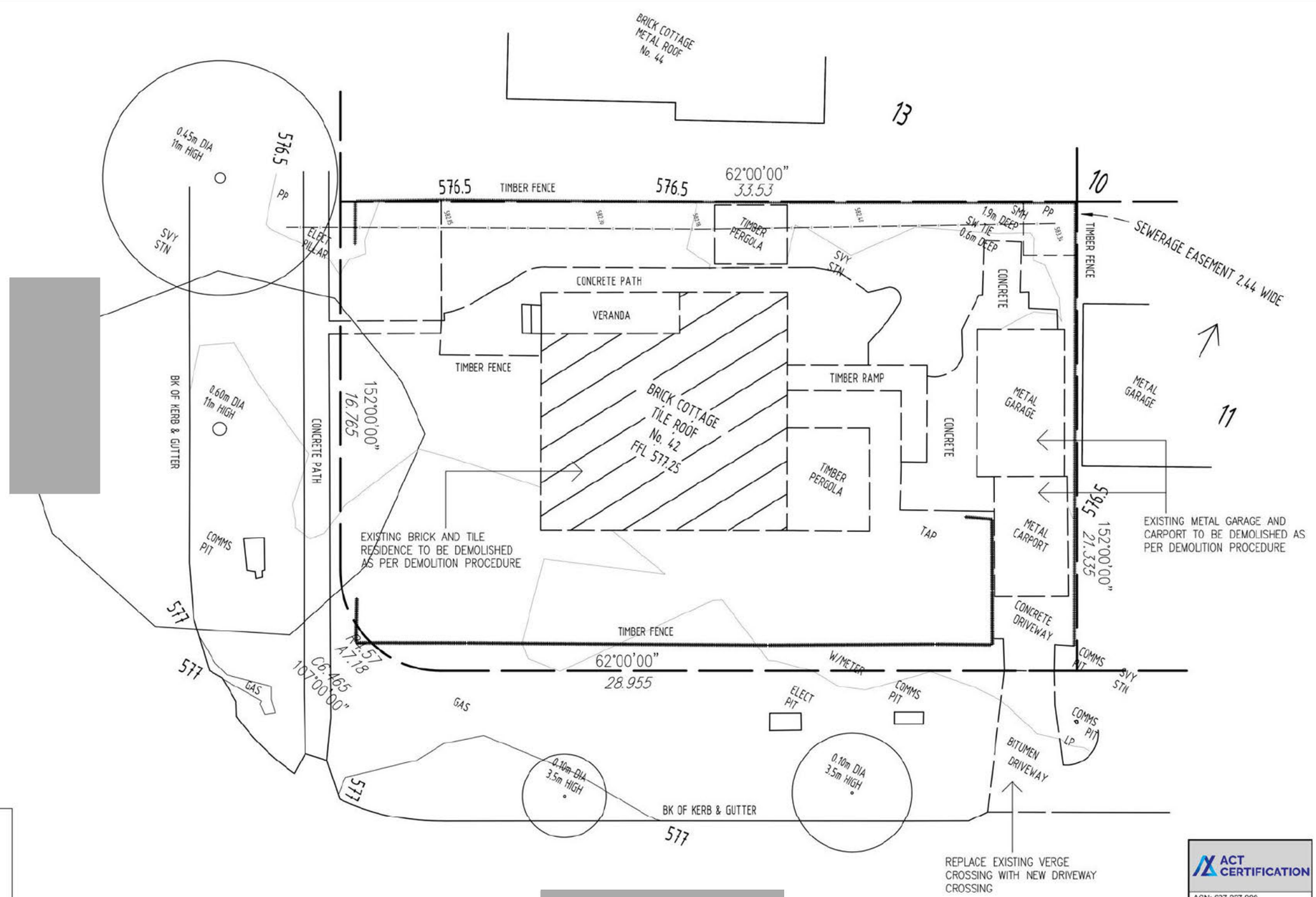
DEMOLITION NOTES

A PROPOSED METHOD-DISMANTLE ROOF,TIMBER TRUSSES AND TIMBER BEAMS FOR SALVAGE AND RE USE. REMOVAL OF ALL GLASS AND WINDOWS FOR RE USE. BRICK WALLS TO BE DISMANTLED BY HAND AND SOLD. ANY BROKEN REMAINS TO BE CRUSHED FOR RECYCLING. INTERNAL GYPROCK WALLS AND FRAMES TO BE DISMANTLED BY HAND AND TAKEN TO TIP. THE REMAINS WOULD THEN BE MADE UP OF CONCRETE SLABS AND VERANDAHS AND CONCRETE DRIVEWAYS AND CAR PARKING. THIS WOULD BE DELIVERED TO CANBERRA RECYCLERS AT PIALLAGO FOR RECYCLING.

B:POLLUTION- AS PER ABOVE AND A.C.T. POLLUTION CONTROL LAWS.

C:ASBESTOS- AN ASBESTOS INSPECTION BY A LICENSED ASSESSOR TO BE UNDERTAKEN PRIOR TO ANY WORKS BEING UNDERTAKEN. ASBESTOS CONTAINED MATERIALS TO BE REMOVED BY A LICENSED CONTRACTOR ONLY.

D:EXISTING SERVICES- ELECTRICITY TO BE DISCONNECTED AS PER ACTEW REQUIREMENTS AND RECONNECTED THROUGH TEMPORARY SUPPLY. SEWERAGE AND STORMWATER TO BE CAPPED OFF WHERE REQUIRED. WATER SUPPLY TO BE CAPPED OF WHERE NECESSARY TO ALLOW FOR CONSTRUCTION. TELEPHONE LINE TO BE RELOCATED IF NECESSARY TO TELSTRA REQUIREMENTS.



○	TREES TO BE RETAINED
○	TREES TO BE REMOVED

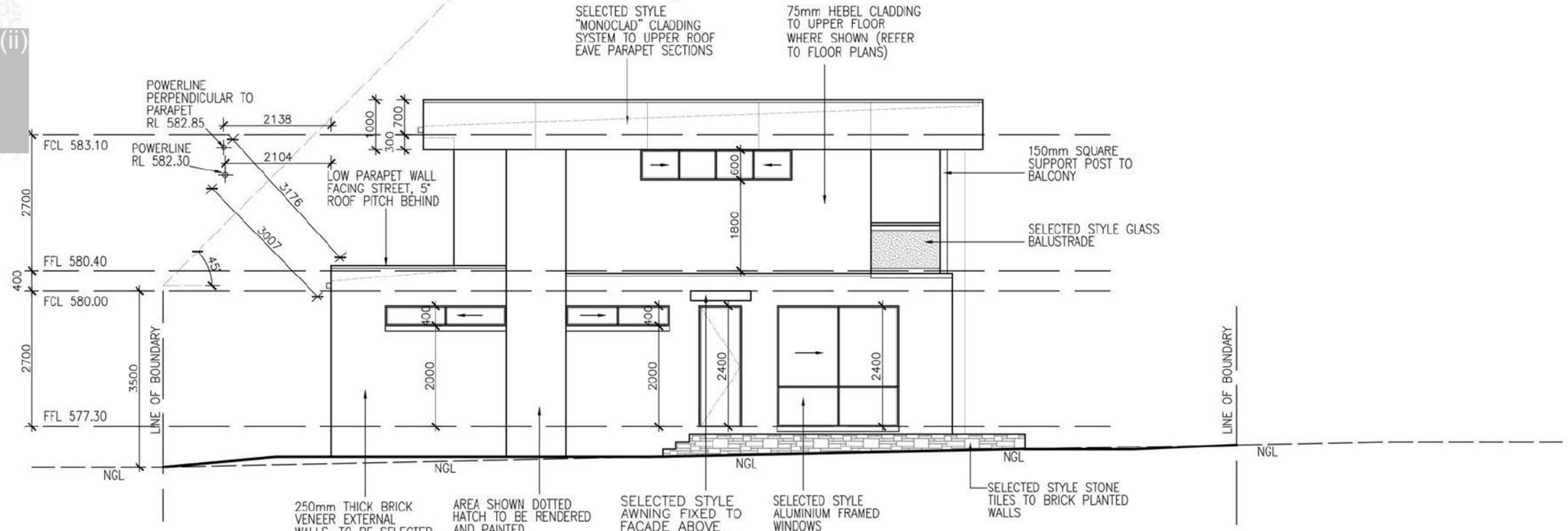
DEMOLITION PLAN
1:200 @ A3

NORTH

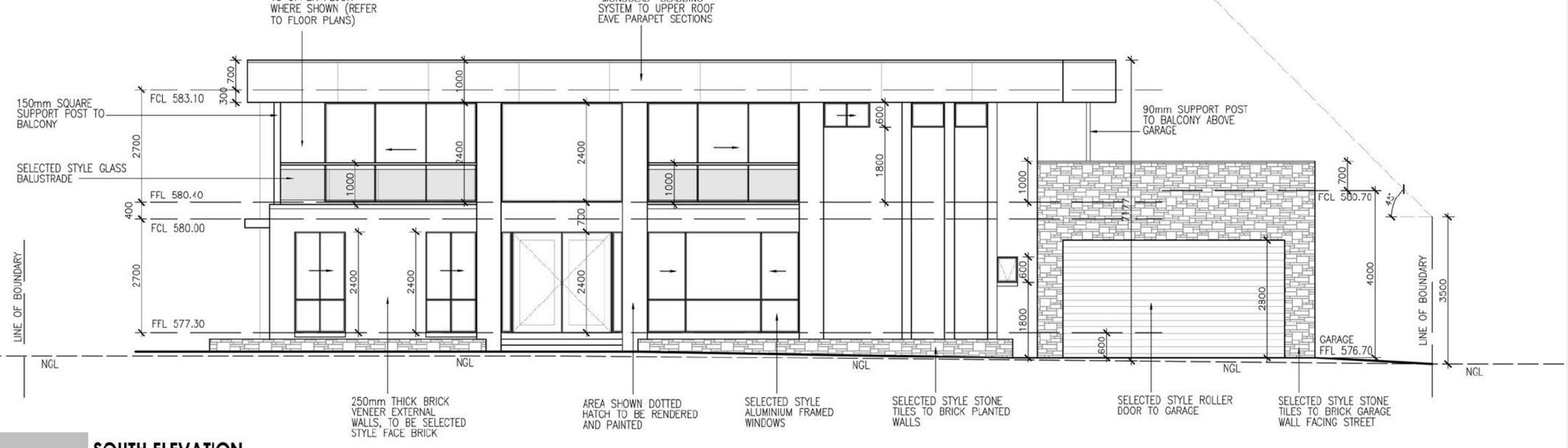
ACT CERTIFICATION
ACN: 627 227 990
Lic No: 2018757
Date Issued: 04/10/2023
BUILDING APPROVAL
Issued under section 28 of the Building Act 2004
Sch 2.2(a)(ii)
Name of Certifier: Scott Wrigley
1a & 10a
BCA Occupancy Class
N/A
BCA Type of Construction
Approved Building Plans are to be read in conjunction with the Building Approval Letter

INVENTIVE BUILDING DESIGN
7 DIBBLER CRECSENT
THROSBY
ACT
2914
MOB: 0407908688

BLOCKS	
SECTION	
SUBURB	DICKSON
SCALE	1:200 @A2
DRAWING	DEMOLITION PLAN
PROJECT	PROPOSED NEW SINGLE DWELLING
CLIENT	
DRAWN	RJ
REVISION	
REVISION DATE	
JOB No:	
PRINT DATE	01/09/2023
DWG No	



WEST ELEVATION
Scale 1:100 @ A3



SOUTH ELEVATION
Scale 1:100 @ A3

SEE EXEMPT DEC DATED 18/09/2023
FOR APPROVED ENCROACHMENTS

INVENTIVE BUILDING DESIGN
7 DIBBLER CRECSENT
THROSBY
ACT
2914
MOB: 0407908688

BLOCKS	
SECTION	
SUBURB	DICKSON
SCALE	1:100 @A2
DRAWING	ELEVATIONS
PROJECT	PROPOSED NEW SINGLE DWELLING
CLIENT	
DRAWN	RJ
REVISION	
REVISION DATE	
JOB No:	
PRINT DATE	01/09/2023
DWG No	

6.0 STARS

This rating is prepared by a non-accredited assessor.

0008913840 15 Sep 2023

Prepared By Sch 2.2(a)(ii)

ACT CERTIFICATION

ACN: 627 227 990

Lic No: 2018757

Date Issued: 04/10/2023

BUILDING APPROVAL

Issued under section 28 of the Building Act 2004

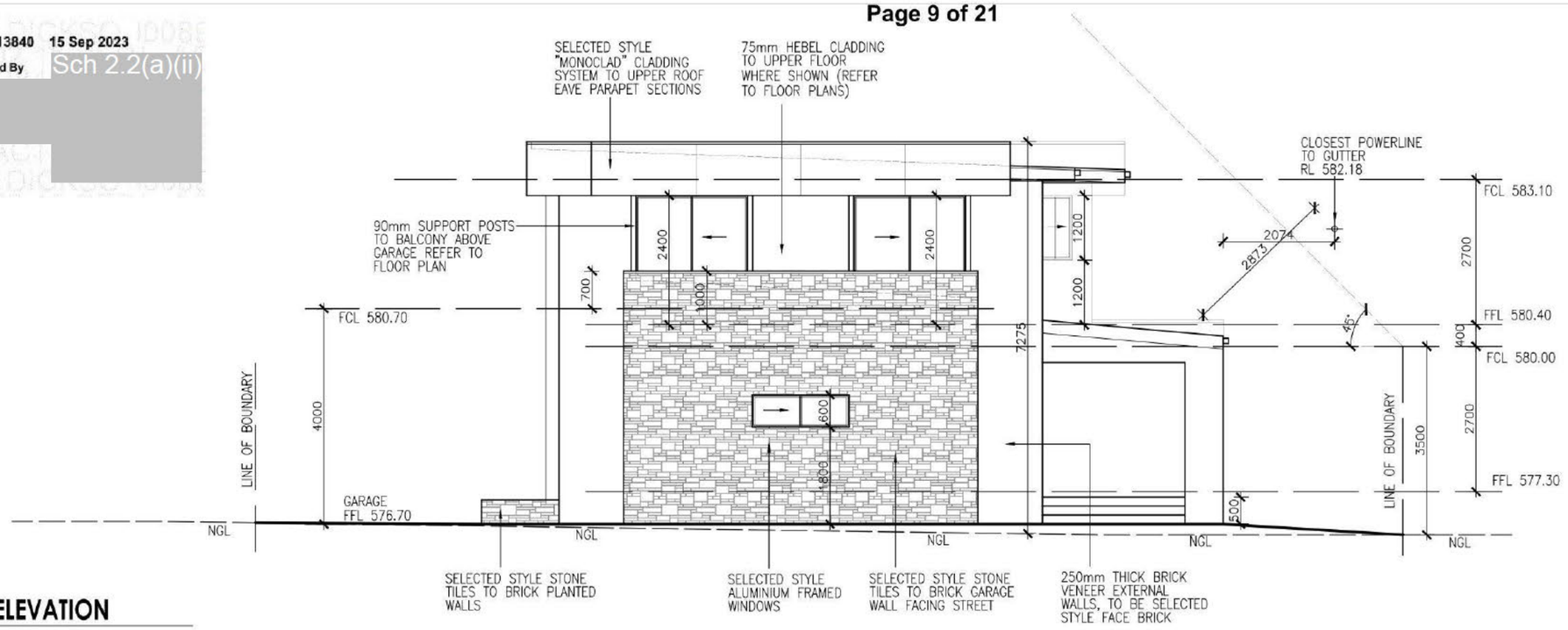
Sch 2.2(a)(ii)

Name of Certifier: Scott Wrigley

1a & 1b
BCA Occupancy Class

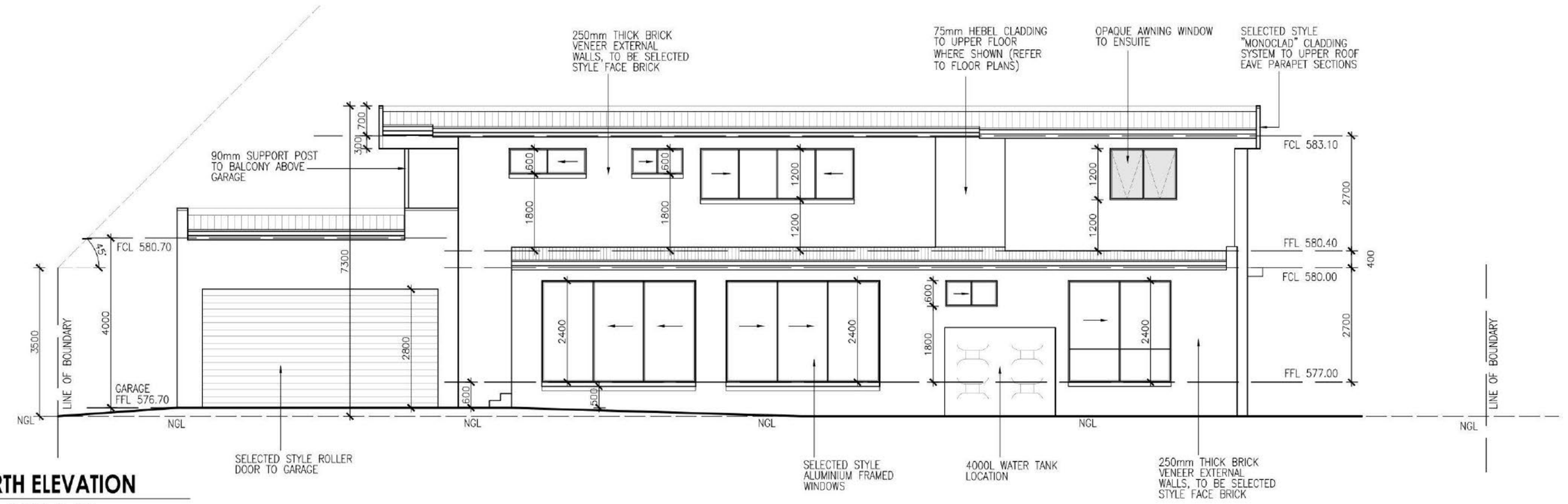
N/A
BCA Type of Construction

Approved Building Plans are to be read in conjunction with the Building Approval Letter



EAST ELEVATION

Scale 1:100 @ A3



NORTH ELEVATION

Scale 1:100 @ A3

SEE EXEMPT DEC DATED 18/09/2023
FOR APPROVED ENCROACHMENTS

INVENTIVE BUILDING DESIGN
7 DIBBLER CRECSENT
THROSBY
ACT
2914
MOB: 0407908688

BLOCKS	
SECTION	
SUBURB	DICKSON
SCALE	1:100 @A2
DRAWING	ELEVATIONS
PROJECT	PROPOSED NEW SINGLE DWELLING
CLIENT	
DRAWN	RJ
REVISION	
REVISION DATE	
JOB No:	
PRINT DATE	01/09/2023
DWG No	

6.0 STARS

This rating is prepared by a non-accredited assessor.

0008913840 15 Sep 2023

Prepared By: Sch 2.2(a)(ii)

Sch 2.2(a)(ii)

ACT CERTIFICATION

ACN: 627 227 990

Lic No: 2018757

Date Issued: 04/10/2023

BUILDING APPROVAL

Issued under section 28 of the Building Act 2004

Sch 2.2(a)(ii)

Name of Certifier: Scott Wrigley

1a & 10a
BCA Occupancy Class

N/A
BCA Type of Construction

Approved Building Plans are to be read in conjunction with the Building Approval Letter

LINE OF BOUNDARY

NGL

SECTION A-A
Scale 1:100 @ A3

Sch 2.2(a)(ii)

LINE OF BOUNDARY

NGL

SECTION B-B
Scale 1:100 @ A3

Sch 2.2(a)(ii)

SEE EXEMPT DEC DATED 18/09/2023
FOR APPROVED ENCROACHMENTS

INVENTIVE BUILDING DESIGN
7 DIBBLER CRECSENT
THROSBY
ACT
2914
MOB: 0407908688

BLOCKS
SECTION
SUBURB DICKSON
SCALE 1:100 @A2

DRAWING SECTIONS
PROJECT PROPOSED NEW SINGLE DWELLING
CLIENT

DRAWN RJ
REVISION
REVISION DATE
JOB No:
PRINT DATE 01/09/2023
DWG No

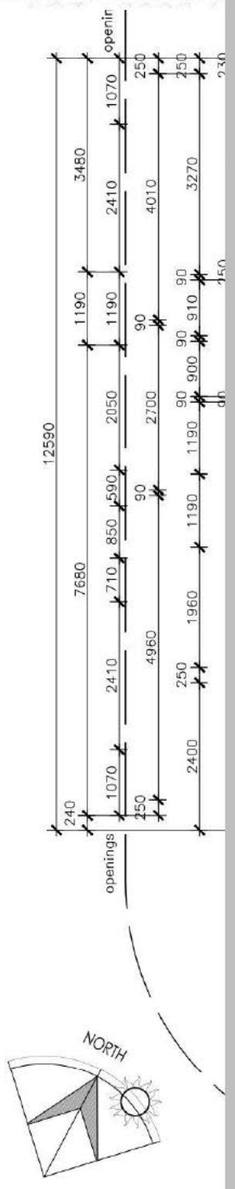
6.0 STARS

0008913840 15 Sep 2023

Prepared By

This rating is prepared by a non-accredited assessor.

Sch 2.2(a)(ii)



GROUND FLOOR PLAN

Scale 1:100 @ A3

SEE EXEMPT DEC DATED 18/09/2023
FOR APPROVED ENCROACHMENTS

ACT CERTIFICATION

ACN: 627 227 990
Lic No: 2018757
Date Issued: 04/10/2023

BUILDING APPROVAL

Issued under section 28 of the Building Act 2004

Sch 2.2(a)(ii)

Name of Certifier: Scott Wrigley

1a & 10a
BCA Occupancy Class

N/A
BCA Type of Construction

Approved Building Plans are to be read in conjunction with the Building Approval Letter

INVENTIVE BUILDING DESIGN
7 DIBBLER CRECSENT
THROSBY
ACT
2914
MOB: 0407908688

BLOCKS
SECTION
SUBURB DICKSON
SCALE 1:100 @A2

DRAWING GROUND FLOOR PLAN
PROJECT PROPOSED NEW SINGLE DWELLING
CLIENT

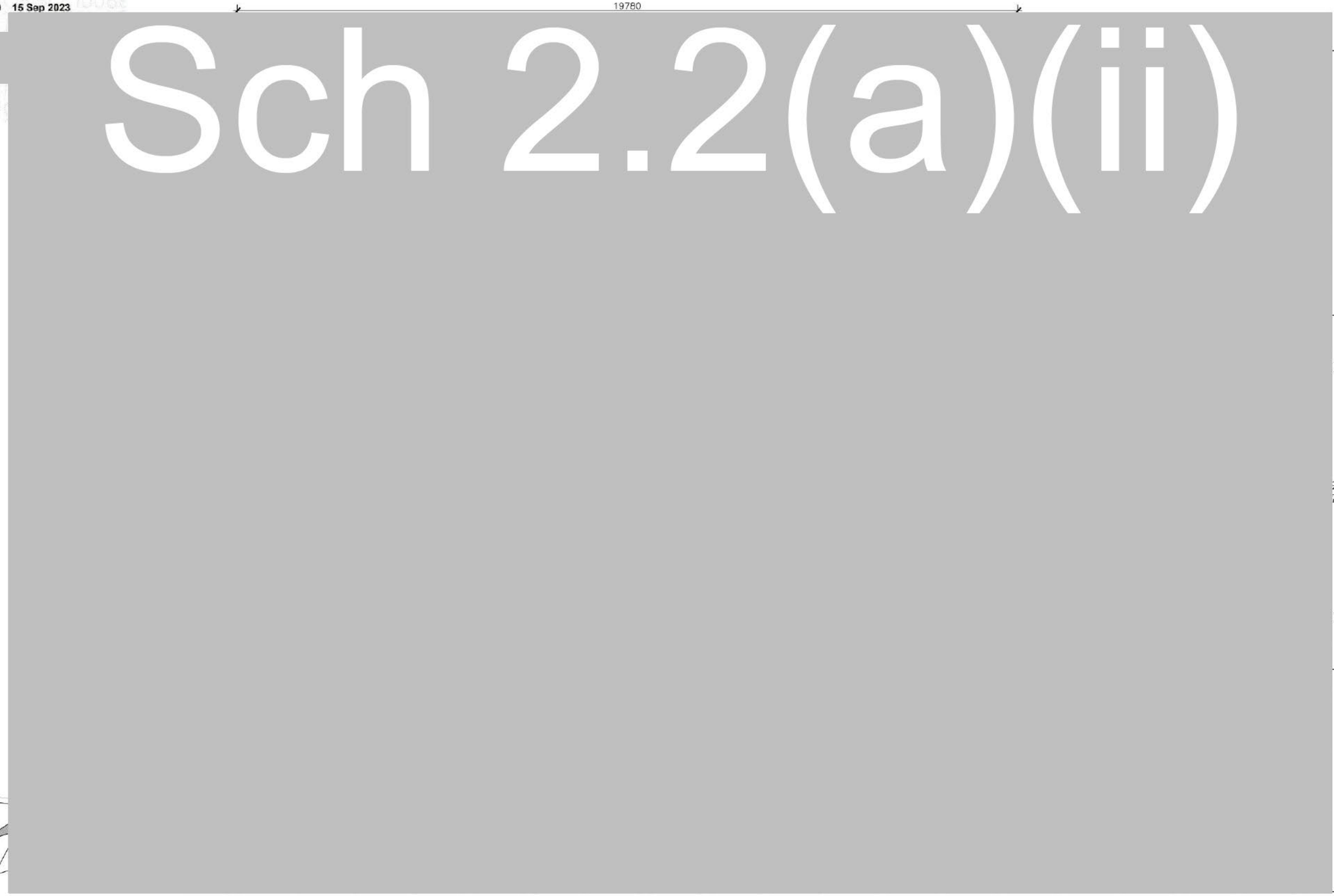
DRAWN RJ
REVISION
REVISION DATE
JOB No:
PRINT DATE 01/09/2023
DWG No

6.0 STARS

This rating is prepared by a non-accredited assessor.

0008913840 15 Sep 2023

Prepared By



LEVEL 1 FLOOR PLAN

Scale 1:100 @ A3

SEE EXEMPT DEC DATED 18/09/2023
FOR APPROVED ENCROACHMENTS

ACT CERTIFICATION
ACN: 627 227 990
Lic No: 2018757
Date Issued: 04/10/2023
BUILDING APPROVAL
Issued under section 26 of the Building Act 2004
Sch 2.2(a)(ii)
1a & 10a
BCA Occupancy Class
N/A
BCA Type of Construction
Approved Building Plans are to be read in conjunction with the Building Approval Letter

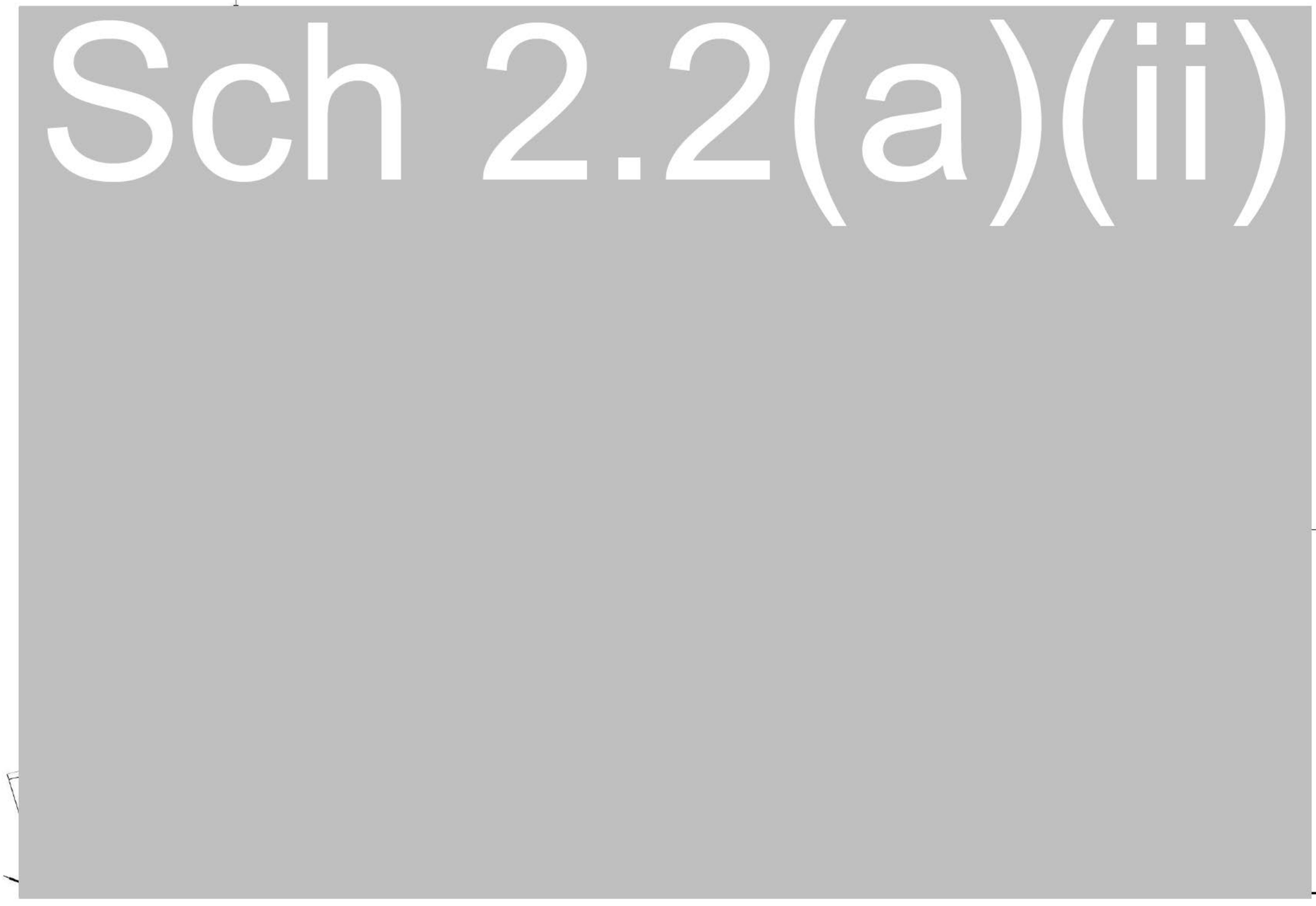
INVENTIVE BUILDING DESIGN
7 DIBBLER CRECSENT
THROSBY
ACT
2914
MOB: 0407908688

BLOCKS
SECTION
SUBURB DICKSON
SCALE 1:100 @A2

DRAWING LEVEL 1 FLOOR PLAN
PROJECT PROPOSED NEW SINGLE DWELLING
CLIENT

DRAWN RJ
REVISION
REVISION DATE
JOB No:
PRINT DATE 01/09/2023
DWG No

Sch 2.2(a)(ii)



GROUND FLOOR AREA DIAGRAM

Scale 1:100 @ A3

SEE EXEMPT DEC DATED 18/09/2023
FOR APPROVED ENCROACHMENTS

INVENTIVE BUILDING DESIGN
7 DIBBLER CRECSENT
THROSBY
ACT
2914
MOB: 0407908688

BLOCKS		DRAWING	GROUND FLOOR AREA DIAGRAM	DRAWN	RJ
SECTION				REVISION	
SUBURB	DICKSON			REVISION DATE	
SCALE	1:100 @A2	PROJECT	PROPOSED NEW SINGLE DWELLING	JOB No:	
				PRINT DATE	01/09/2023
		CLIENT		DWG No	

ACT CERTIFICATION
ACN: 627 227 990
Lic No: 2018757
Date Issued: 04/10/2023
BUILDING APPROVAL
Issued under section 28 of the Building Act 2004
Sch 2.2(a)(ii)
1a & 10a
BCA Occupancy Class
N/A
BCA Type of Construction
Approved Building Plans are to be read in conjunction with the Building Approval Letter

Sch 2.2(a)(ii)

NORTH

LEVEL 1 AREA DIAGRAM
Scale 1:100 @ A3

SEE EXEMPT DEC DATED 18/09/2023
FOR APPROVED ENCROACHMENTS

INVENTIVE BUILDING DESIGN
7 DIBBLER CRECSENT
THROSBY
ACT
2914
MOB: 0407908688

BLOCKS
SECTION
SUBURB DICKSON
SCALE 1:100 @A2

DRAWING LEVEL 1 AREA DIAGRAM
PROJECT PROPOSED NEW SINGLE DWELLING
CLIENT

DRAWN RJ
REVISION
REVISION DATE
JOB No:
PRINT DATE 01/09/2023
DWG No

6.0 STARS

This rating is prepared by a non-accredited assessor.

0008913840 15 Sep 2023

Prepared By Sch 2.2(a)(ii)

ACT CERTIFICATION

ACN: 627 227 990

Lic No: 2018757

Date Issued: 04/10/2023

BUILDING APPROVAL

Issued under section 28 of the Building Act 2004

Sch 2.2(a)(ii)

1a & 10a

BCA Occupancy Class

N/A

BCA Type of Construction

Approved Building Plans are to be read in conjunction with the Building Approval Letter

ROOF NOTES:

-CUSTOM ORB COLORBOND ROOF SHEETING ON 5° ROOF PITCH.
-KLIP-LOCK COLORBOND ROOF SHEETING ON 2° ROOF PITCH.

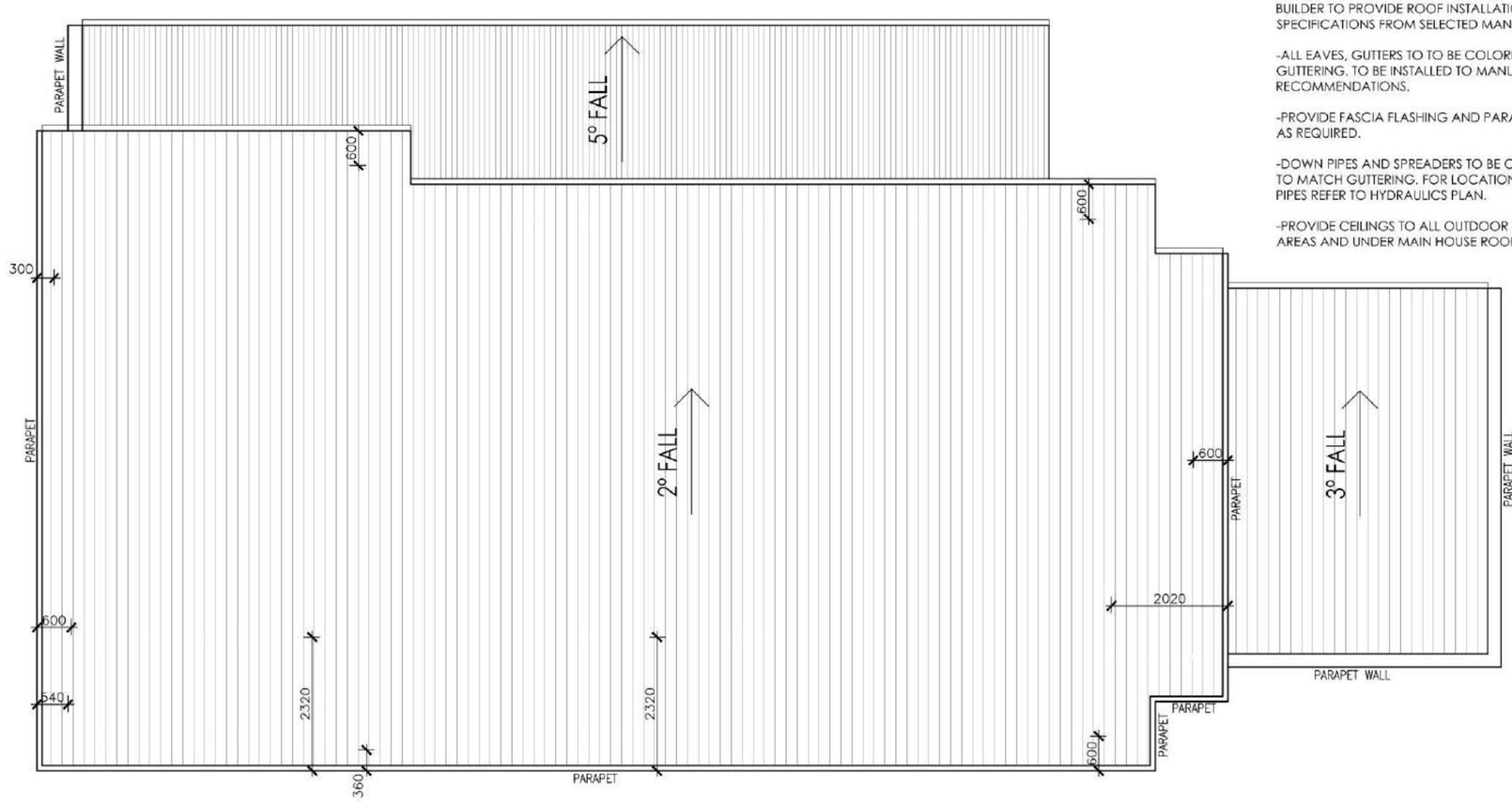
INSTALL TO MANUFACTURERS RECOMMENDATIONS. BUILDER TO PROVIDE ROOF INSTALLATION SPECIFICATIONS FROM SELECTED MANUFACTURER.

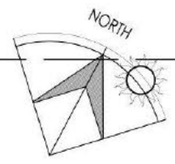
-ALL EAVES, GUTTERS TO TO BE COLORBOND QUAD GUTTERING, TO BE INSTALLED TO MANUFACTURERS RECOMMENDATIONS.

-PROVIDE FASCIA FLASHING AND PARAPET CAPPING AS REQUIRED.

-DOWN PIPES AND SPREADERS TO BE COLORBOND TO MATCH GUTTERING. FOR LOCATION OF DOWN PIPES REFER TO HYDRAULICS PLAN.

-PROVIDE CEILINGS TO ALL OUTDOOR ROOFED AREAS AND UNDER MAIN HOUSE ROOF.





ROOF PLAN

Scale 1:100 @ A3

SEE EXEMPT DEC DATED 18/09/2023
FOR APPROVED ENCROACHMENTS

INVENTIVE BUILDING DESIGN
7 DIBBLER CRECSENT
THROSBY
ACT
2914
MOB: 0407908688

BLOCKS
SECTION
SUBURB DICKSON
SCALE 1:100 @A3

DRAWING ROOF PLAN
PROJECT PROPOSED NEW SINGLE DWELLING
CLIENT

DRAWN RJ
REVISION
REVISION DATE
JOB No:
PRINT DATE 01/09/2023
DWG No

Sch 2.2(a)(ii)

BEDROOM 2 & RUMPUS BA
Scale 1:20 @ A3

BEDROOM 3&4 BALCOY DI
Scale 1:20 @ A3

FOR APPROVED ENCROACHMENTS

INVENTIVE BUILDING DESIGN
7 DIBBLER CRECSENT
THROSBY
ACT
2914
MOB: 0407908688

BLOCKS
SECTION
SUBURB DICKSON
SCALE 1:100 @A2

DRAWING **BALCONY DETAILS**
PROJECT **PROPOSED NEW SINGLE DWELLING**
CLIENT

DRAWN RJ
REVISION
REVISION DATE
JOB No:
PRINT DATE 01/09/2023
DWG No

PART 5.6 MASONRY COMPONENTS AND ACCESSORIES

5.6.4 Mortar Joints

(1) Unless otherwise specified, masonry bed and perpend joints must have a nominal thickness of 10 mm.
(2) Raked joints are not to be used in saline environments or areas subject to heavy industrial airborne pollution.
(3) Where raked joints are used the depth of raking must not be—
(a) closer than 5 mm to any perforation in cored unit masonry or 20 mm in hollow unit masonry; or
(b) more than 5 mm for masonry units at least 90 mm wide; or
(c) more than 10 mm for masonry units at least 110 mm wide

5.6.8 Vertical Articulation Joints

5.6.8 Vertical articulation joints
(1) Vertical articulation joints must be provided in masonry walls in accordance with (2), except in walls constructed on where the soil classification is A or S (see 4.2.24).
(2) Articulation joints between masonry elements must have a width of not less than 10 mm and be provided (see Figures 5.6.8a and 5.6.8b)—
(a) in straight, continuous walls with openings less than 900 mm x 900 mm or walls without openings — at not more than 6 m centres and within 4.5 m, but not closer than 470 mm of all corners; and
(b) in straight, continuous walls with openings more than 900 mm x 900 mm — at not more than 5 m centres and located so that they are not more than 1.2 m away from openings; and
(c) where the height of the wall changes by more than 20% — at the position of change in height; and
(d) where a wall changes in thickness; and
(e) at control or construction joints in footings or slabs; and
(f) at junctions of walls constructed of different masonry materials.
(3) Articulation joints must not be located adjacent to arched openings.
(4) Articulation joints must be filled with flexible sealant that is supported during installation by—
(a) a compressible foam or polystyrene filler (see Figures 5.6.8d and 5.6.8e); or
(b) a purpose made backer rod (see Figures 5.6.8c, 5.6.8d, 5.6.8e and 5.6.8f).

5.7.3 Damp-proof courses and flashings – material

Damp-proof courses and flashings must consist of—
(a) a material that complies with AS/NZS 2904; or
(b) embossed black polyethylene film of high impact resistance and low slip, with a nominal thickness of 0.5 mm prior to embossing, and comply with clause 7.6 of AS/NZS 2904; or
(c) polyethylene coated metal, that has an aluminium core of not less than 0.1 mm thick, is coated both sides with bitumen adhesive enclosed in polyethylene film of not less than 0.1 mm thick oneach face, and has a nominal total thickness of not less than 0.5 mm prior to embossing; or
(d) bitumen impregnated materials of not less than 2.5 mm thick, that comply with clause 7.5 of AS/NZS 2904; or
(e) termite sheet materials complying with Part 3.45 (with no penetrations) serving the purpose of a and/or that is continuous through the wall or pier.

5.7.4 Damp-proof courses and flashings – installation

(1) and must be—
(a) located so as to form a continuous damp-proofing barrier—
(i) around the bottom perimeter of walls where constructed on a concrete slab; and
(ii) in walls and piers below suspended floors; and
(iii) where a masonry wall passes through a roof; and
(iv) where a roof abuts an external masonry wall; and
(v) to the bottom and tops of and doors and the like in accordance with (3), except a or a need not be provided to the top of a or door where the opening is protected by an eave of a width more than 3 times the height of the masonry veneer above the opening; and
(b) continuous through the wall or pier and be visible from the outside face of the wall.
(2) The location of a , or serving as a , must be not less than—
(a) 150 mm above the adjacent ground level; or
(b) 75 mm above the finished surface level of adjacent paved, concreted or landscaped areas that slope away from the wall; or
(c) 50 mm above finished paved, concreted or landscaped areas complying with 3.3.3(b)(ii)6 and protected from the direct effects of the weather by a carport, verandah or the like; or
(d) in —
(i) 15 mm above finished paved, concreted or landscaped areas; or
(ii) 0 mm above finished paved, concreted or landscaped areas if the is protected from the direct effects of the weather by a carport, verandah or the like.
(3) Sill and head serving openings must be—
(a) installed so that the extends not less than 150 mm beyond the reveals on each side of the opening; and
(b) located not more than—
(i) one course below the sill brick course; and
(ii) 300 mm above the opening; and
(c) turned up in the not less than 150 mm above the opening; and
(d) embedded not less than 30 mm into—
(i) for masonry veneer, the masonry leaf; and
(ii) for masonry, the outer masonry leaf; and
(e) attached to the or wall framing.

5.7.5 Weepholes

(1) Except where excluded by (2), open perpend joints (weepholes) must be created in the course immediately above any (including above any acting as a) and be—
(a) a minimum of 50 mm in height, by the width of the vertical mortar joint; and
(b) at not more than 1.2 m centres; and
(2) Weepholes are not in the following locations:
(a) Where head openings are less than 1.2 m wide.
(b) Beneath and door sills.

FLASHING

Location: Sandwich flashing between mortar except where on lintels.
Pointing: Point up joints around flashing to fill voids.

MEMBRANE SYSTEMS

Provide a proprietary membrane system certified as suitable for a current Branz Appraisal Certificate intended external water proofing by the following:
A current BRANZ appraisal certificate.
Shower tray: Purpose made water proof jointless shower tray with all upstands at least 50mm higher then the hob upstand. Set the hob masonary on the inside of the tray hob upstand.
Provide bond breakers at wall/floor and hob/wall junctions and at control joints where the membrane is bonded to the substrate.

MORTAR MIXING

Measure volumes accurately to achieve the documented proportions, machine mix for at least 6 minute.
Bond: stretcher bond.
Clearance for timber frame shrinkage: as follows:
Timber frame shrinkage in brick veneer timber frame construction, leave clearance between window frames and brick sills and between roof frames and brick veneer as follows:
Accommodate for unseasoned floor timbers.
single story frames and ground floor windows 10mm , 2 storey frames and upper floor windows 20mm.
Mortar joints:
Externally tool to give a dense water shedding finish.
Internally if walls are to be plastered to not rake more then 10mm to give a key.
Thickness: 10mm
Face brickwork:
Clean progressively as the work proceeds to remove mortar smears, stains and discoloration. Do not erode joints if using pressure spraying.
Sills and thresholds:
Solidly bed sills and thresholds and lay them with the top surface drain away from the building.
Cavity work:
Provide minimum cavity widths in conformance with the following:
Masonary walls 50mm.
Masonary veneer walls 40mm between the masonary leaf and the load bearing frame and a 25mm min. gap between the masonary leaf and sheet bracing.

NCC 2022 PART 9.2 FIRE SEPERATION OF EXTERNAL WALLS

9.2.3 Construction of external walls

External walls (including gable walls) require to be fire resisting, and must commence from footings or ground slab, extend to the underside of a non-combustible roof covering or a non-combustible eaves lining. for further details of wall protection refer to:

9.2.5 Protection of Class 1 buildings — Class 10a between Class 1 and the allotment boundary
9.2.6 Protection of Class 1 buildings—Class 10a between Class 1 and other buildings on allotment
9.2.7 Protection of Class 1 buildings—separation of Class 10a buildings on an allotment

NCCS 2022 PART 9.3 FIRE PROTECTION OF SEPARATING WALLS AND FLOORS

9.3 SEPERATING WALLS

(a) Seperating wall between class 1 building, or a wall that separates a class 1 building from a class 10a building which is not associated to that class 1 building must:
(a) be constructed-
(i) have an FRL of not less then 60/60/60 and
(ii) of masonry not less than 90 mm thick; and
(b) Commence at footings or ground slab (see Figure 9.3.1a), except for horizontal projections to which 9.3.41 applies (see Figure 9.3.4); and
(c) extend-
(i) if the building has a roof covering, to the underside of the roof covering (see Figure 9.3.1a and Figure 9.3.1b); or
(ii) if the building has a roof covering, to not less than 450 mm above the roof covering (see Figure 9.3.1a); and
(d) comply with (2) to (5) and 9.3.22 as applicable.

9.3.3 Roof Lights

Combustible roof lights, skylights or the like installed in a roof or part of a roof to have a covering must—
(a) have an aggregate area not more than 20% of the roof or part of the roof; and
(b) be not less than 900 mm from the vertical projection of a extending to the underside of the roof covering.
(c)

NCC 2022 PART 9.5 SMOKE ALARMS AND EVACUATION LIGHTING

9.5.1 Smoke alarm requirements

Smoke alarms must—
(a) be located in—
(i) a Class 1a building in accordance with 9.5.26 and 9.5.47 and
(ii) a Class 1b building in accordance with 9.5.38 and 9.5.49 and
(b) comply with AS 3786, except that in a Class 10a where the use of the area is likely to result in smoke alarms causing spurious signals, any other alarm deemed suitable in accordance with AS 1670.1 may be installed provided that smoke alarms complying with AS 3786 are installed elsewhere in the Class 1 building; and
(c) be powered from the consumer mains source where a consumer mains source is supplied to the building; and
(d) be interconnected where there is more than one alarm

STAIRCASE CONSTRUCTION

In accordance with NCC 2022 Part 3.9.1 Stairways and ramp construction & Part 3.9.2 Barriers and handrails

DOORS AND WINDOWS

All windows to be aluminium framed, unless otherwise specified.

LIGHTS

To comply with NCC 2022 Part 13.7.6

ARTIFICIAL LIGHTING

13.7.6 Artificial lighting

(1) The or of artificial lighting, excluding heaters that emit light, must not exceed the allowance of—
(a) 5 W/m2 in a Class 1 building; and
(b) 4 W/m2 on a verandah, balcony or the like attached to a Class 1 building; and
(c) 3 W/m2 in a Class 10a building associated with a Class 1 building.
(2) The allowance in (1) may be increased by dividing it by the relevant adjustment factor for a control device in (6) as applicable.
(3) When designing the or , the power of the proposed installation must be used rather than nominal allowances for exposed batten holders or luminaires.
(4) If halogen lamps are installed, they must be separately switched from fluorescent lamps.
(5) Artificial lighting around the perimeter of a building must—
(a) be controlled by a daylight sensor; or
(b) have an average light source efficacy of not less than 40 Lumens/W.

WATER HEATER

In hot water supply system to comply with NCC 2022 Part 13.7.7

TIMBER FRAMING

All timber works to be done in accordance with the timber framing code and manufacturers spec. Frames to be built and constructed to AS 1684.

INSULATION REQUIREMENTS

Refer to EER report.

BUSHFIRE

There is no bushfire mitigation on this block

BRICKS

Materials and construction to AS 4773.1 Clause 4.3
Standard to AS 4455.1 and 4455.3

Mortar materials sand: fine aggregate with a low clay content and free from efflorescing salts, selected for grading and colour for brickwork.
Proportions: to AS 4773.1 Table 3.1

DRAINAGE CONNECTIONS

Floor wastes: Turn membrane down at least 50mm into the floor waste drainage flanges and adhere to form a water proof connection.
Enclosed shower with hob: Extend internal membrane over the hob and into the room at least 50mm.
Uninclosed showers: Extend membranes at least 1500mm into the room from the shower rose outlet on the wall.
Membrane vertical penetrations: Pipes, ducts and vents: Provide seperate sleeves for all pipes, ducts and vents and have fixed to the substrate .
Membrane horizontal Protection: Sleeves: provide a flexible flange to all penetrations, bonded to the penetration and to the membrane.
Overlaying finishes on membrane: Protect water proof membrane with compatible water resistant surface materials that do not cause damage to the membrane bonded or partially bonded systems.
If the topping or bedding mortar requires to be bonded to the membrane provide control joints in the topping or bedding mortar to reduce the control over the membrane.
Keep traffic off membrane surfaces until bonding has set 24 hours after laying. Replace or repair any damaged work.

STEEL LINTELS

Angles and flats sizes to AS 4773.1 table 12.1, cold framed lintels designed to AS 4600, corrosion protection to AS 2699.3
Galvanizing: do not cut after galvanizing.

BUILT IN COMPONENTS

Durability class of built in comonents to AS 4773.1 table 4.1

WALL TIES

Standard to AS 2699.1
Type A
Spacing: to AS 4773.2 Clause 9.7 and 10.6
Corrosion protection to AS 2699.1

FLASHING AND DAMP PROOF COURSE

Standard to AS 2904

WINDOW AND GLAZING DETAILS TO EER REPORT

Windows selection and installation to AS 2047.
Glazing selection and installation to AS 1288.
Flashing to AS 2904.
Aluminium extrusions to AS 1866.
Safety glass to AS 2208.
Aluminium frame finishes powder coating to AS 3715- grade architectural coating.
Anodising to AS1231, Thickness : >= 15 microns to 20 microns.
Insect screens: Aluminium extruded or folded box frame sections with mesh fixing channels, mitered, staked and screwed at corners. Provide and extruded frame section where necessary to adapt to window opening gear.
Mesh: Bend the mesh into the frame channel with a continuous resistant gasket so that the mesh is taut and without distortion.
Bushfire screen and sills: Protect windows and doors from the ingress of embers to AS 3959.

RETAINING WALLS

All retaining walls to engineers specification and design.

WATER SUPPLY AND DRAINAGE

To Hydraulics engineers specification and design.

ELECTRICAL INSTALLATION

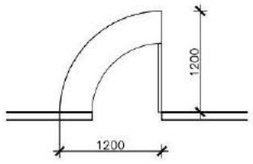
Electrical installation to AS 3008.1.1 and SAA HB 301
Luminairs to AS 60598.1
Minimum enegry performance standards:
-general to AS 4783.2 and AS 4782.2
-Self ballasted lamps to AS 4847.2
-Incandescent lamps to AS 4934.2

SERVICES PLAN

To hydraulic engineers specifications.

NCC 2022 PART 10.4.2 construction of sanitary compartments

The door to fully close in sanitary compartments must:
a) open outwards, or
b) slide, or
c) be readily removable from outside of compartment, unless there is a clear space of at least 1.2m, measured in accordance with figure 10.4.2, between the closet pan within the sanitary compartment and the doorway.



NCC 2022 figure 10.4.2
Construction on sanitary compartments

ACT CERTIFICATION
ACN: 627 227 990
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Issued under section 28 of the Building Act 2004
Sch 2.2(a)(ii)
1a & 10a
BCA Occupancy Class
N/A
BCA Type of Construction
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THROSBY
ACT
2914
MOB: 0407908688

BLOCKS
SECTION
SUBURB DICKSON
SCALE NTS

DRAWING SPECIFICATIONS
PROJECT PROPOSED NEW SINGLE DWELLING
CLIENT

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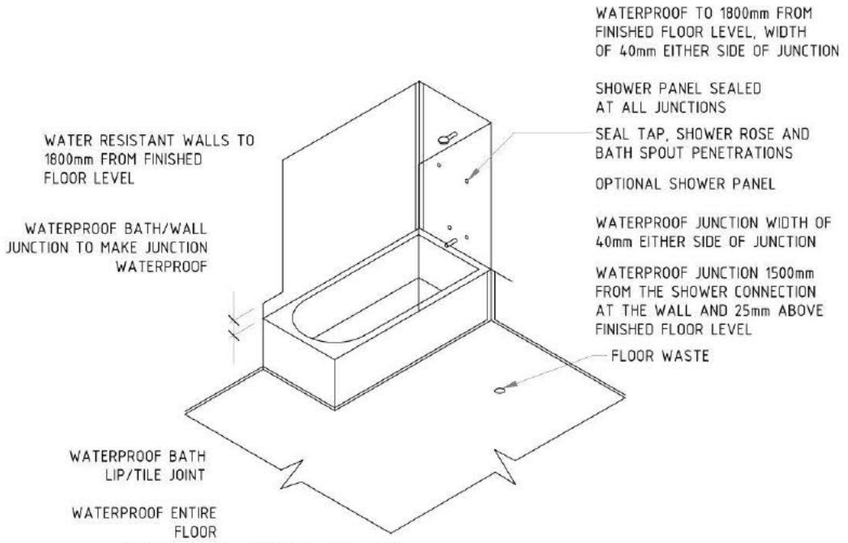
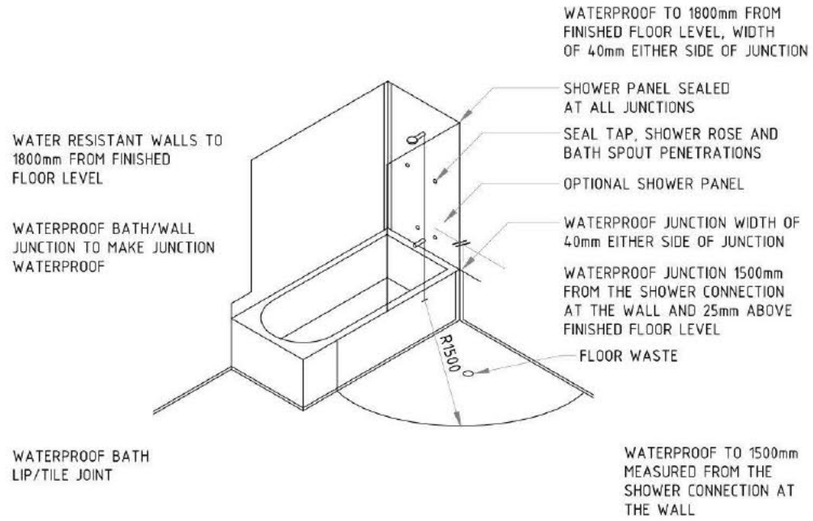


SHOWER OVER BATH

AREA PROTECTED FOR TIMBER FLOORS INCLUDING PARTICLEBOARD, PLYWOOD AND OTHER FLOOR MATERIALS.

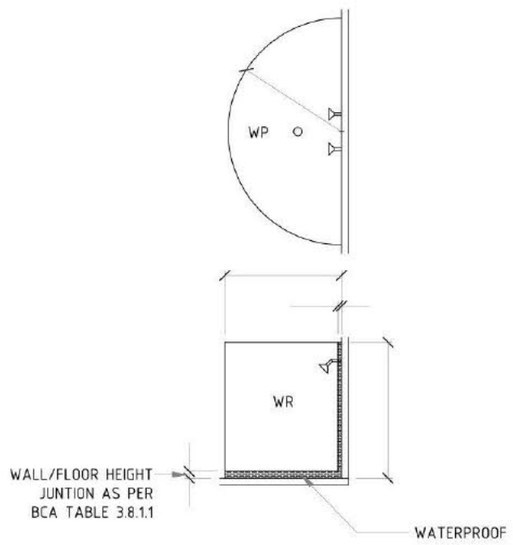


SHOWER OVER BATH

AREA PROTECTED FOR CONCRETE AND COMPRESSED FIBRE CEMENT SHEET FLOORING

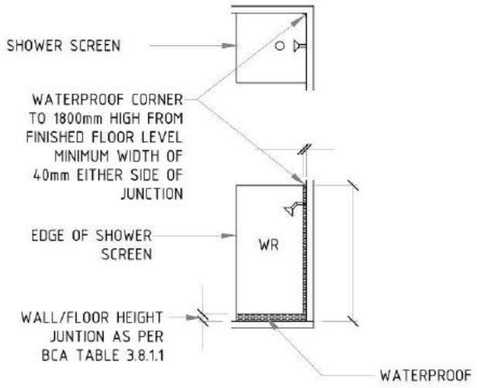
WET AREA NOTES:

1. THIS IS A GENERAL GUIDE ONLY. ALL WET AREA SURFACES ARE TO COMPLY WITH AS3740, AND NCC 2022 ABCB Housing Provisions PART 10.2 WET AREAS.
2. ALL WET AREAS INCLUDING SHOWER RECESSES, BACKS OF BASINS, TROUGHS, BATHS AND SINKS TO BE LINED WITH WATER RESISTANT "VILLABOARD".
3. SHOWER RECESSES (IF CAST-IN SLAB) ARE TO HAVE "SUPERFLEX 3" TREATMENT APPLIED AS PER SEPARATE NOTES.
4. SHOWER AREA WALLS ARE TO BE COATED USING 'AGA' "SUPERFLEX 3" OR SIMILAR FIBREGLASS MATTING FINISH. WALLS ARE TO BE COATED 1800mm HIGH FROM FINISHED FLOOR LEVEL AND COATED IN A 1500mm RADIUS FROM SHOWER HEAD / TAPS AROUND WALLS. TREATMENT TO BE APPLIED AS PER MANUFACTURER'S SPECIFICATIONS AND AND NCC 2022 ABCB Housing Provisions PART 10.2 WET AREAS.
5. ALL PLASTER TO BE 10mm 'WR' SHEETS NAILED AND GLUED TO WALL AT EVERY STUD AND AT ALL EDGES. CEILINGS TO BE SCREWED AND GLUED TO METAL FURRING CHANNELS AT 450 CENTRES AT EDGES AND CENTRE OF SHEET. ALL PLASTERBOARD WORK IS TO COMPLY WITH AS2588.

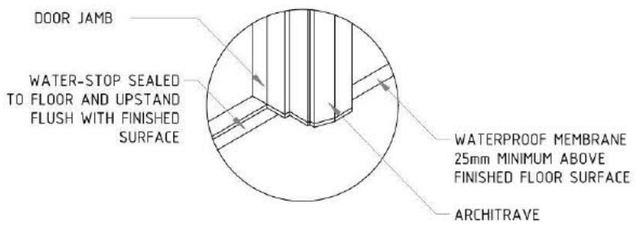


UNENCLOSED SHOWER

CONCRETE AND COMPRESEED FIBRE CEMENT FLOORING

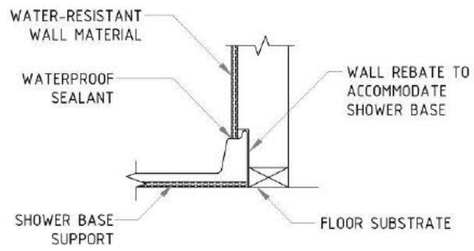


ENCLOSED SHOWER



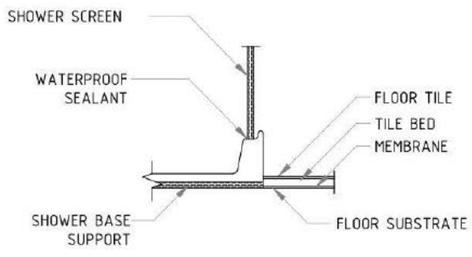
BATHROOM DOOR

WHERE ENTIRE BATHROOMFLOOR IS REQUIRED TO BE WATERPROOFED



PREFORMED BASE

SHOWER BASE FLOOR / WALL JUNCTION



PREFORMED BASE

SHOWER BASE / FLOOR JUNCTION ON TIMBER FLOORS INCLUDING PARTICLE-BOARD AND PLYWOOD

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Issued under section 28 of the Building Act 2004
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1a & 10a
BCA Occupancy Class
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BCA Type of Construction
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INVENTIVE BUILDING DESIGN
7 DIBBLER CRECSENT
THROSBY
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2914
MOB: 0407908688

BLOCKS
SECTION
SUBURB DICKSON
SCALE 1:100 @A2

DRAWING WET AREA NOTES AND DETAILS
PROJECT PROPOSED NEW SINGLE DWELLING
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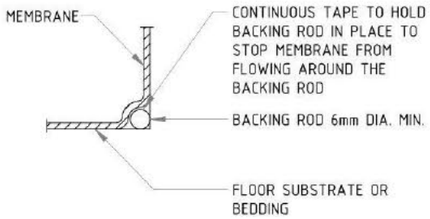
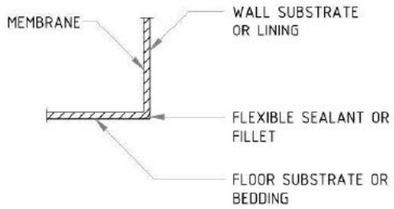
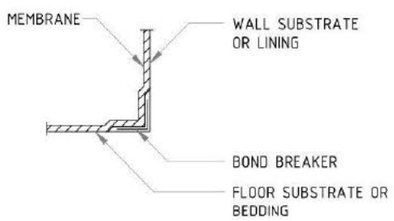


BOND BREAKER DETAIL
CLASS 1 MEMBRANES



BOND BREAKER DETAIL
CLASS 1 MEMBRANES



BOND BREAKER DETAIL
CLASS 2 MEMBRANES

WATERPROOFING NOTES:

1. SHOWER BASES, BATHS AND SPAS RECESSED INTO THE WALL MUST BE INSTALLED TO ALLOW THE WATER RESISTANT SURFACE MATERIALS OF THE WALL TO PASS DOWN INSIDE THE RIM OF THE BATH OR SPA AS PER NCC 2022 ABCB Housing Provisions PART 10.2 WET AREAS, FIGURE 10.2.19, AND FIGURE 10.2.20
2. WATER RESISTANT SURFACE MATERIALS ARE TO BE AS PER NCC 2022 ABCB Housing Provisions PART 10.2 WET AREAS PARTS 10.2.7 & 10.2.8.
3. PERIMETER FLASHINGS TO WALL / FLOOR JUNCTIONS MUST HAVE A VERTICAL LET OF NOT LESS THAN 25mm ABOVE FINISHED FLOOR LEVEL, EXCEPT ACROSS DOORWAYS, AND THE HORIZONTAL LEG MUST HAVE A WIDTH OF NOT LESS THAN 50mm.
4. WHERE A WATER RESISTANT SUBSTRATE IS USED IN CONJUNCTION WITH A WATER RESISTANT SURFACE MATERIAL, A WATERPROOF SEALANT MUST BE INSTALLED AFTER THE FINISHES HAVE BEEN APPLIED AT THE WALL / FLOOR JUNCTION.

BATHROOM, ENSUITE AND SPA

ROOM GLAZING:

1. ALL GLAZING IN BATHROOMS, ENSUITES, SPA OR THE LIKE, INCLUDING SHOWER DOORS, SHOWER SCREENS, BATH ENCLOSURES, AND ASSOCIATED WINDOWS, WHERE THE LOWEST SIGHT LINE IS LESS THAN 2.0m ABOVE THE HIGHEST ABUTTING FINISHED FLOOR LEVEL, BOTTOM OF THE BATH, OR SHOWER BASE, MUST BE IN ACCORDANCE WITH NCC 2022 ABCB Housing Provisions PART 8 Glazing:
   (i) FOR FRAMED PANELS, BE GLAZED WITH:
      (a) FOR FRAMED GLASS DOORS & PANELS GLAZING MATERIAL IN ACCORDANCE WITH TABLE 8.4.2
      OR
      (b) FOR SAFETY GLAZING MATERIAL FOR SHOWER DOORS, SCREENS AND BATH ENCLOSURES ACCORDANCE WITH TABLE 8.4.6 (SEE ALSO FIGURE 8.4.6)
   (ii) FOR PANELS OR DOORS WITH ANY EDGE EXPOSED, BE TOUGHENED SAFETY GLASS IN ACCORDANCE WITH TABLE 8.4.2 WITH A MINIMUM NOMINAL THICKNESS OF 5mm.
2. WINDOWS REFERRED TO IN (1), MAY INCORPORATE ANNEALED GLASS PANELS OF NOT LESS THAN 5mm THICKNESS, PROVIDED THAT THEY ARE NOT MORE THAN 0.3m SQ IN AREA OR NOT LESS THAN 6mm THICKNESS NOT MORE THAN 0.9m SQ IN AREA.
3. ORDINARY ANNEALED GLASS INCLUDING MIRROR, MAY BE USED PROVIDED A FIXED VANITY OR BENCH WITH A HEIGHT OF NOT LESS THAN 760mm, DEPTH OF NOT LESS THAN 300mm AND EXTENDING THE FULL WIDTH OF THE GLASS OR MIRROR IS LOCATED IN FRONT OF THE GLASS MIRROR.

SHOWER AND WET AREA FLOOR FALLS:

WHERE A FLOOR WASTE IS INSTALLED TO A SHOWER OR WET AREA-
(a)THE MINIMUM CONTINUOUS FALL OF A FLOOR PLANE TO THE WASTE MUST BE 1:80; AND
(b)THE MAXIMUM CONTINUOUS FALL OF A FLOOR PLANE TO THE WASTE MUST BE 1:50.

ENCLOSED OR UNENCLOSED SHOWERS WITH A:
(I) STEPDOWN COMPLYING WITH PART10.2.15
OR
(II) HOB COMPLYING WITH PART 10.2.16
OR
(III) LEVEL THRESHOLD COMPLYING WITH PART 10.2.17

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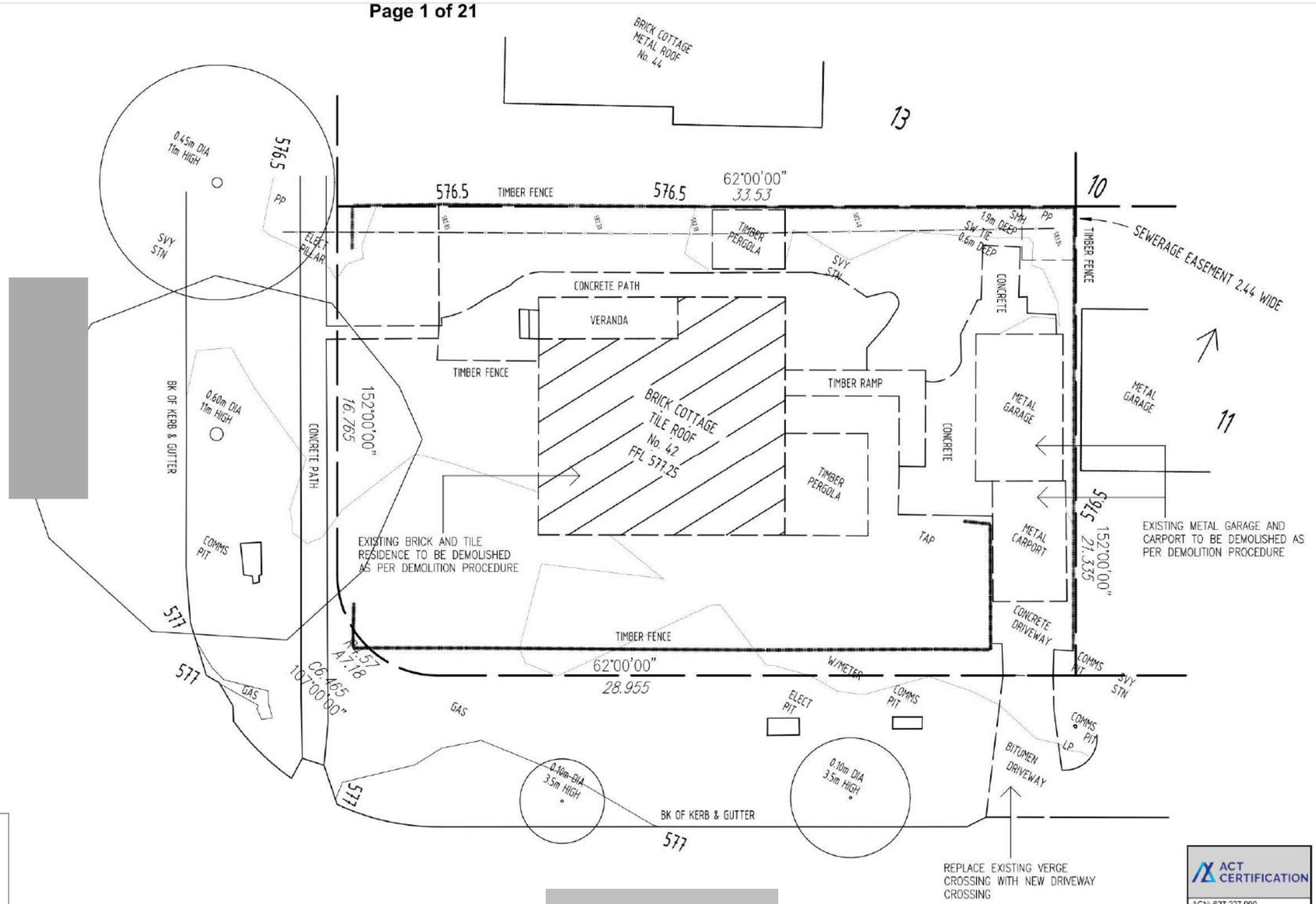
DEMOLITION NOTES

A PROPOSED METHOD-DISMANTLE ROOF,TIMBER TRUSSES AND TIMBER BEAMS FOR SALVAGE AND RE USE. REMOVAL OF ALL GLASS AND WINDOWS FOR RE USE. BRICK WALLS TO BE DISMANTLED BY HAND AND SOLD. ANY BROKEN REMAINS TO BE CRUSHED FOR RECYCLING. INTERNAL GYPROCK WALLS AND FRAMES TO BE DISMANTLED BY HAND AND TAKEN TO TIP. THE REMAINS WOULD THEN BE MADE UP OF CONCRETE SLABS AND VERANDAHS AND CONCRETE DRIVEWAYS AND CAR PARKING. THIS WOULD BE DELIVERED TO CANBERRA RECYCLERS AT PIALLAGO FOR RECYCLING.

B:POLLUTION- AS PER ABOVE AND A.C.T. POLLUTION CONTROL LAWS.

C:ASBESTOS- AN ASBESTOS INSPECTION BY A LICENSED ASSESSOR TO BE UNDERTAKEN PRIOR TO ANY WORKS BEING UNDERTAKEN. ASBESTOS CONTAINED MATERIALS TO BE REMOVED BY A LICENSED CONTRACTOR ONLY.

D:EXISTING SERVICES- ELECTRICITY TO BE DISCONNECTED AS PER ACTEW REQUIREMENTS AND RECONNECTED THROUGH TEMPORARY SUPPLY. SEWERAGE AND STORMWATER TO BE CAPPED OFF WHERE REQUIRED. WATER SUPPLY TO BE CAPPED OF WHERE NECESSARY TO ALLOW FOR CONSTRUCTION. TELEPHONE LINE TO BE RELOCATED IF NECESSARY TO TELSTRA REQUIREMENTS.



○	TREES TO BE RETAINED
○	TREES TO BE REMOVED

DEMOLITION PLAN
1:200 @ A3

NORTH

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FOR APPROVED ENCROACHMENTS

ACT CERTIFICATION
ACN: 627 227 990
Lic No: 2018757
Date Issued: 04/10/2023
BUILDING APPROVAL
Issued under section 28 of the Building Act 2004
Sch 2.2(a)(ii)
1a & 10a
BCA Occupancy Class
N/A
BCA Type of Construction
Approved Building Plans are to be read in conjunction with the Building Approval Letter

INVENTIVE BUILDING DESIGN
7 DIBBLER CRECSENT
THROSBY
ACT
2914
MOB: 0407908688

BLOCKS
SECTION
SUBURB DICKSON
SCALE 1:200 @A2

DRAWING DEMOLITION PLAN
PROJECT PROPOSED NEW SINGLE DWELLING
CLIENT

DRAWN RJ
REVISION
REVISION DATE
JOB No:
PRINT DATE 01/09/2023
DWG No

GENERAL NOTES

-Brick on edge sills throughout
-All concrete slabs and footings shall be determined by site classification and AS 2870.1
-Provide termite protection to code in accordance with AS 3660-2000 part 1,2 and 3.
-All timber framing and construction must comply with the current version of the timber framing code AS 1684 and the NCC 2022
-All insulation to comply with Energy Rating Report.

-Provide smoke alarms in accordance with NCC 2022 Part 9.5 and AS 3786. Wiring to AS 3000

-All windows and glazing to all relevant codes and standards and in accordance with Energy Rating Report.
-All operable windows and doors to have fly screens on aluminium frames, powdercoat colour to match door and window frames.
-All operable doors and windows to have factory fitted fly screens on exterior

-All fire rated separation must be undertaken in accordance with the NCC 2022 and all relevant Australian standards. All fire rating construction must be certified by a qualified professional.

-Refer to structural engineers documents for all structural components.
-Bathroom, w.c, Ens and Laundry doors: fit frame type so that door is readily removable from outside of compartment. Sliding cavity doors allow lock set readily openable from outside of compartment.

-All windows to have brick on edge window sills with damp proof membrane under, all to meet code.

-Where proprietary light weight party wall systems specified between dwellings, all to manufacturers details as per NCC requirements.

-Provide mechanical ventilation and artificial lighting to NCC requirements where required.

-FFL's are subject to change and are up to builders discretion, to be discussed and agreed upon with client.

-Confirm all levels and contours on site against levels shown on site plan prior to commencement of construction. Builder is responsible to ensure all information shown in these documents regarding levels is accurate and represents existing on site levels.

-For sites less than 3,000m2, development complies with the Environment Protection Authority, *Environment Protection Guidelines for Construction and Land Development in the ACT*, August 2007.

-Block boundaries, contours, services and easements to be verified on site prior to construction.

-Retaining wall heights and all levels to suite site conditions, final heights to be confirmed by builder.

-Builder to provide all labour, materials, fittings, paint, permits, insurances etc. necessary for the proper completion of the works and ensure that all labour and materials in all trades are the best of the respective kinds.

- Verify all services, ie storm water and sewer flies.

-All contractors to inform themselves of the scope of work before commencing.

-Follow figure dimensions only. Check and verify dimensions before starting and report any discrepancies to designer.

-Building setbacks, easements and dimensions to be verified by the surveyor and certifier prior to commencing of any work.

-Materials and workmanship to be in accordance with the NCC, and all other relevant codes and Australian Standards.

-Water tightness to main subcontractors responsibility.

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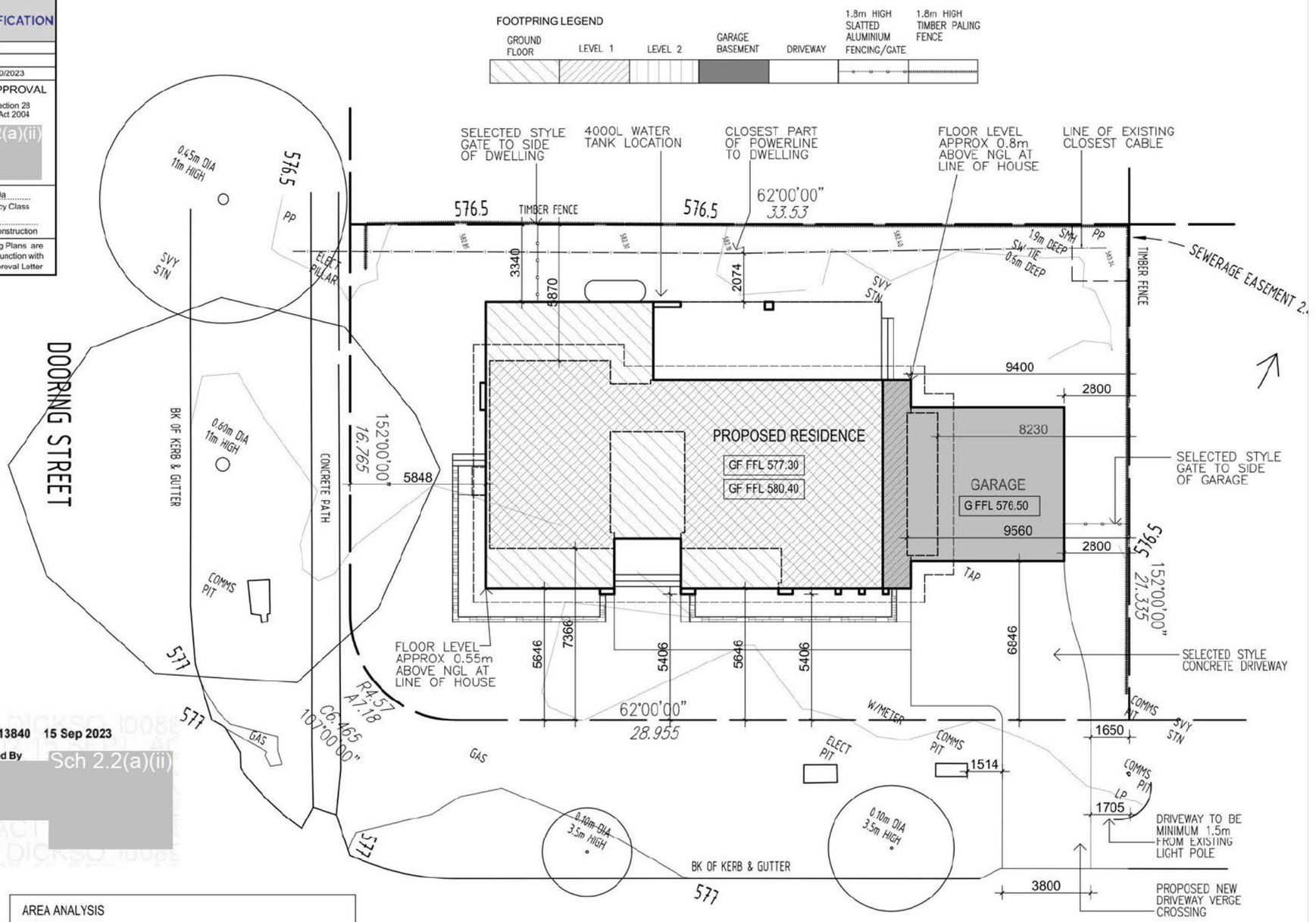

NOTES:

ON LARGE SIZED BLOCKS –
i) MINIMUM ON SITE WATER STORAGE OF WATER FROM ROOF HARVESTING IS 4,000 LITRES
ii) 50% OR 100M2 OF ROOF PLAN AREA, WHICHEVER IS THE LESSER, IS CONNECTED TO THE TANK
III) THE TANK IS CONNECTED TO AT LEAST A TOILET, LAUNDRY COLD WATER AND EXTERNAL TAPS THAT ARE ATTACHED TO THE HOUSE. THE CONNECTION WILL REQUIRE A PUMP WHERE IT CANNOT BE ELEVATED SUFFICIENTLY TO GIVE ADEQUATE PRESSURE.

6.0 STARS

This rating is prepared by a non-accredited assessor.

0008913840 15 Sep 2023
Prepared By
Sch 2.2(a)(ii)

AREA ANALYSIS		
TOTAL SITE AREA	710m²	
GROUND FLOOR LIVING AREA		171.4m²
LEVEL 1 LIVING AREA		128.5m²
GARAGE AREA		54.3m²
TOTAL GFA		354.2m²
PLOT RATIO		49.9%
ALFRESCO AREA		33.1m²
PORTICO AREA		6.9m²
RUMPUS BALCONY AREA		6.9m²
BED 2 BALCONY AREA		8.5m²
BED 3&4 BALCONY AREA		8.2m²

NORTH

SITE PLAN
1:200 @ A3

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SECTION
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SCALE 1:200 @A2

DRAWING SITE PLAN
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MAINTENANCE SCHEDULE MONTHLY

1. TURN OVER STABILISED CONSTRUCTION ENTRY MATERIAL AND TOP UP AS REQUIRED.

WEEKLY

2. CHECK AND REINSTATE SILT CONTROL FENCES.

DAILY

3. SWEEP AND REMOVE ANY DIRT TRACKED ONTO PUBLIC ROADS BY VEHICLES. ALL NECESSARY STEPS SHOULD BE TAKEN THAT ARE PRACTICAL AND REASONABLE TO MINIMISE DUST POLLUTION ON LAND DEVELOPMENT AND CONSTRUCTION SITE.

DURING/AFTER WET WEATHER

4. LIMIT CONSTRUCTION VEHICLE ACCESS TO SITE DURING AND IMMEDIATELY FOLLOWING WET WEATHER.

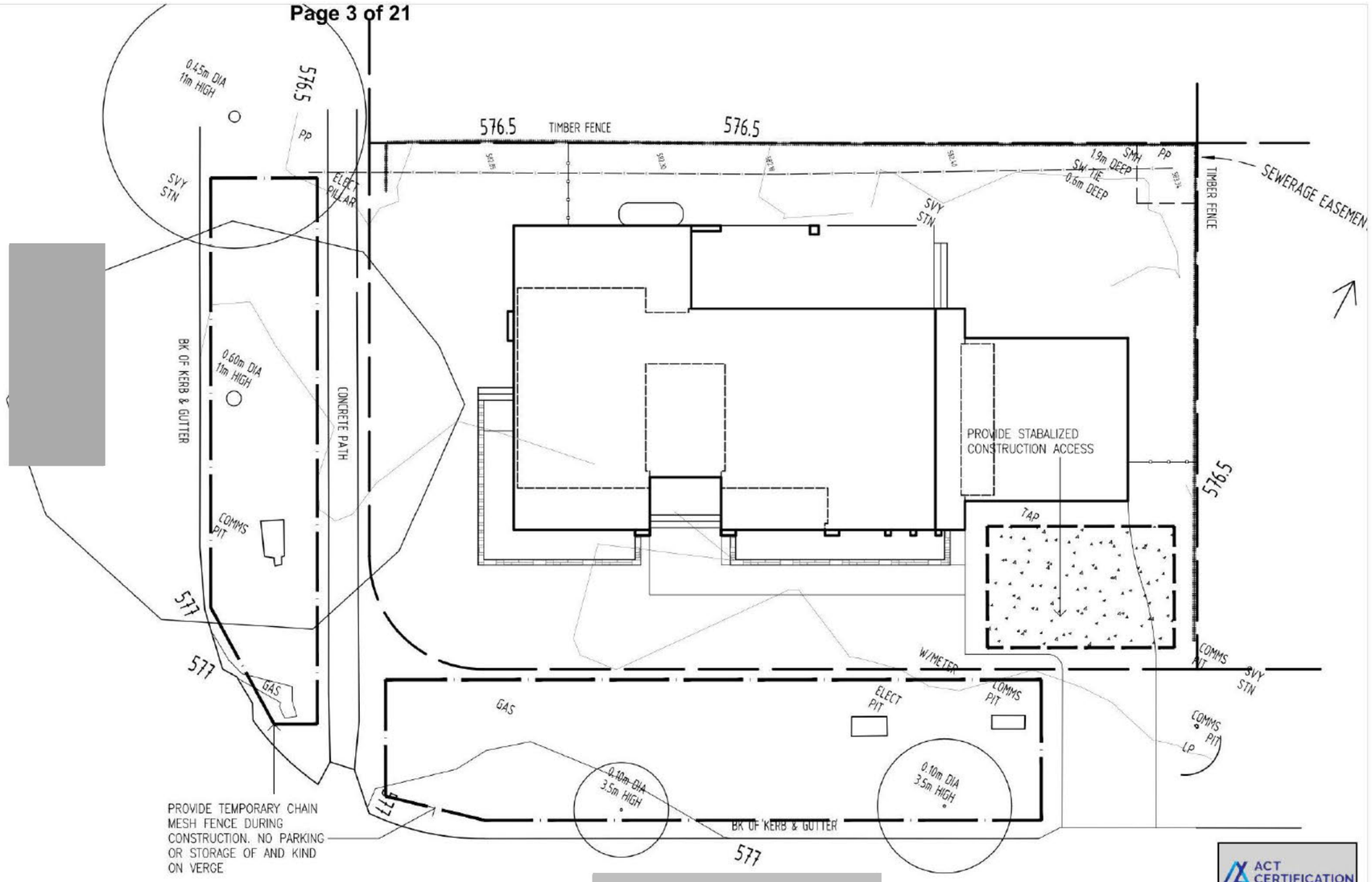
DUST MANAGEMENT

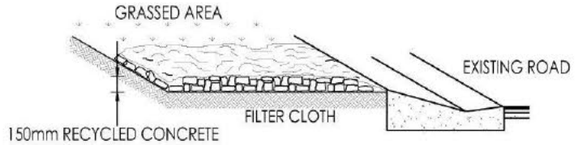
1. A WATER CART OR SUFFICIENT WATER SPRAYS SHALL BE MADE AVAILABLE IN DRY AND WINDY CONDITIONS TO MAINTAIN DUST SUPPRESSION.
2. WATER SHALL BE APPLIED TO SUPPRESS DUST FROM OPEN EARTHWORKS AS WELL AS UNPROTECTED STOCKPILES.
3. STOCKPILES SHALL BE EITHER COVERED OR SEEDED TO PREVENT DUST.
4. AREAS OF COMPLETED EARTHWORKS SHALL BE PROGRESSIVELY REHABILITATED WITH DRYLAND GRASS AND FENCED OFF AS SOON AS PRACTICABLE TO PREVENT FURTHER EROSION.
5. THE CONTRACTOR SHALL CONTACT ACTEWAGL TO OBTAIN AN EXEMPTION TO USE WATER ON THE SITE.

ACCESS

ACCESS POINT SHOULD BE STABILISED TO THE FOLLOWING CRITERIA:
STABILISED PAD OF AGGREGATE UNDERLAIN WITH FILTER CLOTH.
-AGGREGATE SIZE 50mm AGGREGATE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
-THICKNESS: NOT LESS THAN 150mm.
-WIDTH: 3M MINIMUM BUT NOT LESS THAN THE FULL WIDTH OF VEHICLE ACCESS.
-LENGHT: AS REQUIRED, BUT NOT LESS THAN 15M
-FILTER CLOTH: TO BE PLACED OVER THE ENTIRE AREA TO BE COVERED WITH AGGREGATE.
THE LOCATION OF ANY WASH DOWN AND BRICK/PAVING CUTTING AREAS ARE LOCATED UPSTREAM OF THE SEDIMENT FENCE WITH TRENCHING OR SMALL PONDS TO COLLECT WASTE WATER.
THE KERB IS TO BE SWEPT DAILY, AND THE SEDIMENT IS TO BE COLLECTED AND RETURNED TO SITE.
THE DUST FROM THE SITE IS TO BE MANAGED TO PREVENT SIGNIFICANT ADVERSE IMPACT ON NEIGHBOURING SITES.
REGULAR MONITORING AND MAINTENANCE OF THE ABOVE POLLUTION CONTROLS ARE TO BE UNDERTAKEN.
CARPARKING IS NOT PERMITTED ON VERGES

Development complies with the Environment Protection Authority, Environment Protection Guidelines for Construction and Land Development in the ACT, August 2007

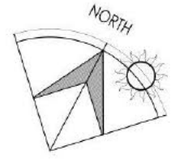




STABILISED CONSTRUCTION ENTRANCE NTS

DESIGN CRITERIA
AGGREGATE SIZE-USE 50mm AGGREGATE OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT
THICKNESS - NOT LESS THAN 150mm
WIDTH - 6mm MINIMUM BUT NOT LESS THAN THE FULL WIDTH OF VEHICLE ACCESS
LENGTH - AS REQUIRED BUT NOT LESS THAN 15m
FILTER CLOTH TO BE PLACED OVER THE ENTIRE AREA TO BE COVERED WITH AGGREGATE
BIDIM U14 OR EQUIVALENT FILTOR CLOTH TO BE USED

SITE PLAN
1:200 @ A3



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BLOCKS		DRAWING	SEDIMENT & EROSION CONTROL- LMPP
SECTION			
SUBURB	DICKSON	PROJECT	PROPOSED NEW SINGLE DWELLING
SCALE	1:200 @A2	CLIENT	
		DRAWN	RJ
		REVISION	
		REVISION DATE	
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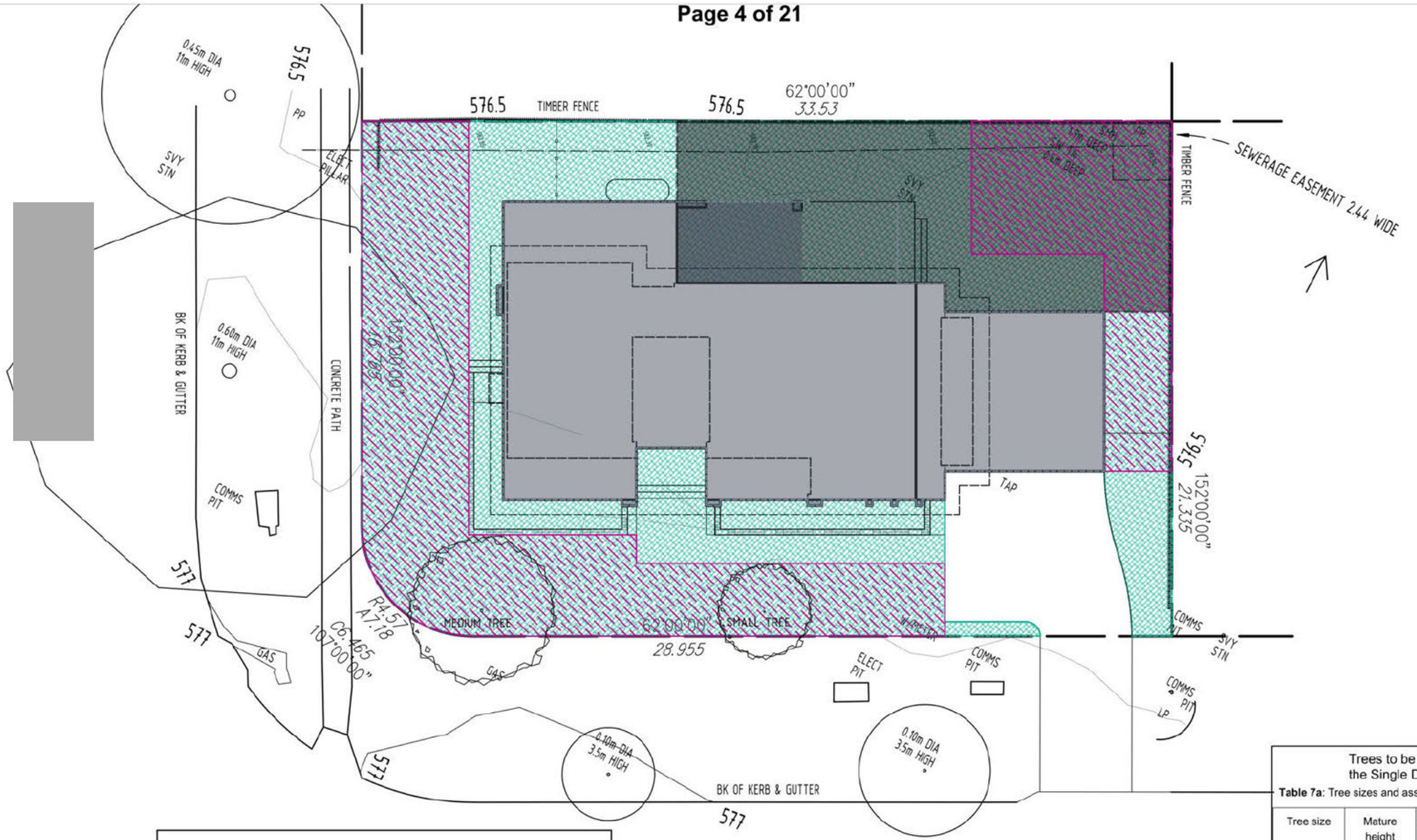

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Name of Certifier: Scott Wrigley
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12
710@

RZ4 LARGE -SIZE BLOCK 710M²

R38A - POS: 40%
a) REQUIRED = >426.0 m²
ACHIEVED = 444.9 m² (pos includes pools,alfresco, porch)

b) Min POS Dimension
10% BLOCK AREA: 71m² (a minimum dimension 6m)
ACHIEVED = 148.5m²

c) MIN PLANTING AREA 30%
REQUIRED = 213 m² (with min dimension of 2.5m)
ACHIEVED: 227.8 m²

R40B - SITE COVERAGE: 40%
REQUIRED = NO GREATER THEN 284 m²
SITE COVERAGE: 244m² (all proposed roof structrals)(excluding eaves)

RULE 40C - REQUIRED TREES
REQUIRED 1 SMALL CANOPY TREE (4m DIAMETER) + 1 MEDIUM TREE (6m DIAMETER)
ACHIEVED: BOTH TREES LOCATED

A licenced Plumber to submit works Executed plan to plumbing section of Access Canberra

A licenced Electrician to submit C.E.S form to Electrical section of Access Canberra.

Wet Areas to be in accordance with ABCB Housing Provisions Part 10.2

Glazing to be in accordance with ABCB Housing Provisions Part 8

Smoke Alarms to be in accordance With ABCB Housing Provisions Part 9.5

Stairways to be in accordance with ABCB Housing Provisions Part 11.2

Barriers & Handrails to be in accordance with ABCB Housing Provisions Part 11.3

Energy Efficiency to be in accordance with ABCB Housing Provisions Part 13

Water tank to be in accordance with R43 of Single dwelling Housing Development Code

Erosion & sediment Control
- Development to comply with ACT environment protection authority, environment protection guidelines for construction & land Development in the ACT August 2007

Note points only apply if applicable to project

Trees to be Planted in accordance with rule 40c of the Single Dwelling Housing Development Code

Table 7a: Tree sizes and associated planting requirements

Tree size	Mature height	Minimum canopy diameter***	Minimum soil surface area dimension	Minimum pot size (litres)*	Minimum soil volume
Small Tree	5-8m	4m	3m	45**	18m³
Medium Tree	8-12m	6m	5m	75**	42m³
Large Tree	>12m	8m	7m	75**	85m³

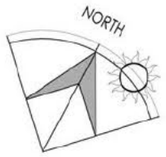
Notes:

For the purposes of this table, a tree is defined as a woody perennial plant suitable for the Canberra climate. Any new trees cannot be a plant described in schedule 1 of the Pest Plants and Animals (Pest Plants) Declaration 2015 (No 1) or any subsequent declaration made under section 7 of the Pest Plants and Animals Act 2005, unless the tree is included on the ACT tree register.

*Minimum pot size refers to the container size of new trees prior to planting.

**The maximum pot size for small, medium and large *eucalyptus sp.* trees if selected is 45 litres, with maximum height at planting of 2.5m and maximum trunk caliper of 3cm.

***Provided the minimum canopy diameter of the respective tree size can be met, this can be counted as meeting the tree size requirement.



SITE COVERAGE CALCULATIONA DIAGRAM
1:200 @ A3

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GENERAL NOTES:

G.1 THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL ARCHITECTURAL AND OTHER CONSULTANTS DRAWINGS AND SPECIFICATIONS AND WITH SUCH OTHER WRITTEN INSTRUCTIONS AS MAY BE ISSUED DURING THE COURSE OF THE CONTRACT. ALL DISCREPANCIES SHALL BE REFERRED TO THE ARCHITECT/ENGINEER FOR DECISION BEFORE PROCEEDING WITH THE WORK.

G.2 DIMENSIONS SHALL NOT BE OBTAINED BY SCALING THE STRUCTURAL DRAWINGS.

G.3 SETTING OUT DIMENSIONS SHOWN ON THE DRAWINGS SHALL BE VERIFIED BY THE BUILDER.

G.4 DURING CONSTRUCTION THE STRUCTURE SHALL BE MAINTAINED A STABLE CONDITION AND NO PART SHALL BE OVERSTRESSED.

G.5 ALL WORKMANSHIP AND MATERIAL SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CURRENT EDITIONS OF THE A.S. CODES AND THE BY-LAWS AND ORDINANCES OF THE RELEVANT BUILDING AUTHORITY.

G.6 THE STRUCTURAL ELEMENTS SHOWN ON THE DRAWINGS HAVE BEEN DESIGNED IN ACCORDANCE WITH THE FOLLOWING CODES:

CONCRETE - A.S 3600
FOOTING - A.S 2870
STEEL - A.S 4100 & A.S. 4600

FOUNDATIONS AND FOOTINGS:

F.1 FOOTINGS HAVE BEEN DESIGNED FOR A UNIFORM BEARING PRESSURE (refer to sheet 2). FOUNDATION MATERIAL SHALL BE APPROVED FOR THIS PRESSURE BEFORE PLACING CONCRETE FOOTING.

F.2 THE SITE IS CLASSIFIED IN ACCORDANCE WITH GEOTECHNICAL REPORT (refer to sheet 2). WE DISCLOSE THAT WE HAVE NOT VERIFIED THIS REPORT AND THAT WE RELY ON ITS FINDINGS.

F.3 FOOTING SHALL BE PLACED CENTRALLY UNDER WALLS AND COLUMNS UNLESS OTHERWISE NOTED.

F.4 ALL WORKMANSHIP & MATERIALS SHALL BE IN ACCORDANCE WITH A.S. 2870

F.5 THE FOOTING DETAILS SHOWN ARE FOR THE SITE CLASSIFICATION STIPULATED, PDCE CONSULTING ENGINEERS TAKES NO RESPONSIBILITY FOR VARIATIONS WHICH MAY OCCUR DUE TO VARIATIONS IN SITE CONDITIONS.

F.6 FILL USED IN THE CONSTRUCTION OF A SLAB EXCEPT WHERE THE SLAB IS SUSPENDED SHALL CONSIST OF A CONTROLLED FILL OR ROLLED FILL IN ACCORDANCE WITH A.S. 2870

A) ROLLED FILL CONSISTS OF MATERIAL COMPACTED IN LAYERS BY REPEATED ROLLING WITH AN EXCAVATOR. ROLLED FILL SHALL NOT EXCEED 600mm COMPACTED IN LAYERS NOT MORE THAN 300mm, FOR SAND MATERIEL OR 400mm COMPACTED IN LAYERS NOT MORE THAN 150mm FOR OTHERS MATERIAL.

B) CONTROLLED FILL SHALL CONSIST OF WELL GRADED SAND FILL UP TO 800mm DEEP, WELL COMPACTED IN NOT MORE THAN 300mm LAYERS BY VIBRATING PLATE OR VIBRATING ROLLER NON SAND FILL UP TO 400mm DEEP, WELL COMPACTED IN NOT MORE THAN 150 LAYERS BY A MECHANICAL ROLLER, CLAY FILL SHOULD BE MOIST DURING COMPACTION. THE DEPTHS OF FILL GIVEN ABOVE ARE DEPTHS MEASURED AFTER COMPACTION.FOR DEPTHS GREATER THAN THAT GIVEN ABOVE THE FILL SHALL BE SUBJECT TO CONTROL AND TESTING. IF TEST FAILS THEN PIERS ARE REQUIRED. CONTACT THIS OFFICE PRIOR TO FURTHER CONSTRUCTION.

EDGE BEAMS MAY BE FOUNDED ON CONTROLLED FILL EDGE BEAMS SHALL NOT BE FOUNDED ON ROLLED FILL

F.7 TOP SOIL CONTAINING GRASS ROOTS OR OTHER ORGANIC MATERIAL SHALL BE REMOVED FROM THE AREA ON WHICH THE SLAB IS TO REST.

F.8 IF ANY FOOTING IS LOCATED SUCH THAT A LINE DRAWN AT 45 DEGREES FOR CLAY AND 30 DEGREES FOR SAND FROM ITS BASE INTERSECTS A SERVICE TRENCH THEN PIERS ARE REQUIRED AS PER DETAIL BELOW.

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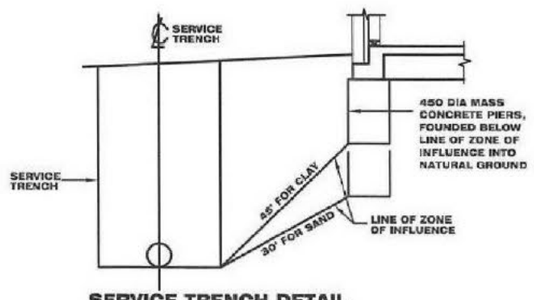


SERVICE TRENCH DETAIL
N.T.S.

CONCRETE WORK:

C.1 ALL WORKMANSHIP AND MATERIAL SHALL BE IN ACCORDANCE WITH A.S. 3600. & A.S. 2870

C.2 CONCRETE QUALITY SHALL BE AS TABULATED BELOW U.N.O. AND SHALL BE VERIFIED BY TESTS.

ELEMENT	SLUMP mm	MAX. SIZE AGG. mm	CEMENT TYPE	EXPOSURE CLASSIFIC.	CONCRETE GRADE	COVER mm
SLABS ON GROUND	100	20	A	A1	25N	20 TOP 30 BTM 40 EXTERNAL
FOOTINGS	100	20	A	A1	25N	40
SUSPENDED SLAB	80	20	A	A1	32N	30 TOP 20 BTM 40 EXTERNAL

C.3 ALL CONCRETE SHALL BE PLACED AND CURED IN ACCORDANCE WITH A.S. 3600. WHERE CURING COMPOUNDS ARE USED IT MUST BE APPLIED AS FOLLOWS:
A) ONTO SLAB WITHIN 2HRS OF FINISHING OPERATION
B) ONTO WALLS AND COLUMNS IMMEDIATELY AFTER REMOVAL OF FORMWORK.

C.4 SIZES OF CONCRETE ELEMENTS DO NOT INCLUDE THICKNESS OF APPLIED FINISHES.

C.5 CONSTRUCTION JOINTS WHERE NOT SHOWN SHALL BE TO THE APPROVAL OF THE ENGINEER.

C.6 BEAM DEPTHS ARE WRITTEN FIRST AND INCLUDE SLAB THICKNESS, IF ANY.

C.7 HORIZONTAL FORMWORK SHALL BE STRIPPED WHEN APPROVED BY THE ENGINEER.

C.8 UNLESS NOTED OTHERWISE NO ALLOWANCE HAS BEEN MADE FOR STACKED MATERIALS OR MACHINERY ON THE CONCRETE STRUCTURE.

C.9 NO HOLES OR CHASES OTHER THAN THOSE SHOWN ON THE STRUCTURAL DRAWINGS SHALL BE MADE IN CONCRETE ELEMENTS WITHOUT THE PRIOR APPROVAL OF THE ENGINEER.

C.10 REINFORCEMENT IS REPRESENTED DIAGRAMMATICALLY, IT IS NOT NECESSARILY SHOWN IN TRUE PROJECTION.

C.11 SPLICES IN REINFORCEMENT MADE IN POSITIONS OTHER THAN SHOWN SHALL BE TO THE APPROVAL OF THE ENGINEER. WHERE THE LAP LENGTH IS NOT SHOWN IT SHALL BE SUFFICIENT TO DEVELOP THE FULL STRENGTH OF THE REINFORCEMENT.

C.12 WELDING OF REINFORCEMENT SHALL NOT BE PERMITTED UNLESS SHOWN ON THE STRUCTURAL DRAWINGS.

C.13 PIPES OR CONDUITS SHALL NOT BE PLACED WITHIN THE CONCRETE COVER TO REINFORCEMENT WITHOUT THE APPROVAL OF THE ENGINEER.

C.14 ALL REINFORCING BARS SHALL COMPLY WITH A.S. 4671. ALL FABRIC SHALL COMPLY WITH A.S. 4671 AND SHALL BE SUPPLIED IN FLAT SHEETS.

C.15 REINFORCING SYMBOLS:
N - DENOTES GRADE D500 HIGH STRENGTH DEFORMED BARS TO A.S. 4671.
R - DENOTES GRADE R250 HOT ROLLED PLAIN BARS TO A.S. 4671.
SL - DENOTES HARD-DRAWN WIRE SQUARE REINFORCING FABRIC TO A.S. 4671.
RL - DENOTES HARD-DRAWN WIRE RECTANGULAR REINFORCING FABRIC TO A.S. 4671.
THE NUMBER IMMEDIATELY FOLLOWING THESE SYMBOLS IS THE BAR DIAMETER IN MILLIMETRES.

C.16 FABRIC REINFORCEMENT TO BE LAPPED ONE MESH PLUS 30mm. LAPS IN POSITIONS OF MAXIMUM MOMENT ARE NOT PERMITTED.

C.17 ALL REINFORCEMENT SHALL BE FIRMLY SUPPORTED ON INSULATED STEEL, PLASTIC OR CONCRETE CHAIRS GENERALLY AT NOT GREATER THAN 800 CENTERS BOTH WAYS. RODS SHALL BE TIED AT ALTERNATE INTERSECTIONS.

C.18 ALL TENSILE REINFORCEMENT TO BE LAPPED AS SHOWN (u.n.o.):-

REINF. BAR	N12	N16	N20	N24
LAP LENGTH mm	500	600	700	800

DRAINAGE NOTES:

D.1 ALL WORKMANSHIP & MATERIALS SHALL BE IN ACCORDANCE WITH A.S. 2870

D.2 DRAINAGE SHALL BE CONSTRUCTED TO AVOID WATER PONDING AGAINST OR NEAR THE FOOTING. THE GROUND IN THE IMMEDIATE VICINITY OF THE PERIMETER FOOTING, INCLUDING THE GROUND UPHILL FROM THE SLAB ON CUT-AND-FILL SITES, SHALL BE GRADED TO FALL 50mm MINIMUM AWAY FROM THE FOOTING OVER A DISTANCE OF 1m. SURFACE OR SUBSURFACE DRAINS SHALL BE USED TO CHANNEL WATER AWAY AND CONNECTED TO STORM WATER SYSTEM. ANY PAVING SHALL ALSO BE SUITABLY SLOPED

D.3 PLUMBING TRENCHES SHALL BE SLOPED AWAY FROM THE HOUSE AND SHALL BE BACKFILLED WITH CLAY IN THE TOP 300mm WITHIN 1.5m OF THE HOUSE. THE CLAY USED FOR BACKFILLING SHALL BE COMPACTED. WHERE PIPES PASS UNDER THE FOOTING. SYSTEM, THE TRENCH SHALL BE BACKFILLED WITH CLAY OR CONCRETE TO RESTRICT THE INGRESS OF WATER BENEATH THE FOOTING SYSTEM.

D.4 EXCAVATIONS NEAR THE EDGE OF THE FOOTING SYSTEM SHALL BE BACKFILLED IN SUCH A WAY AS TO PREVENT ACCESS OF WATER TO THE FOUNDATION. FOR EXAMPLE, EXCAVATIONS SHOULD BE BACKFILLED ABOVE OR ADJACENT TO THE FOOTING. WITH MOIST CLAY COMPACTED BY HAND-RODDING OR -TAMPING. POROUS MATERIAL SUCH AS SAND, GRAVEL OR BUILDING RUBBLE SHOULD NOT BE USED.

D.5 WATER RUN-OFF SHALL BE COLLECTED AND CHANNELLED AWAY FROM THE HOUSE DURING CONSTRUCTION.

D.6 PENETRATIONS OF THE EDGE BEAMS AND FOOTING BEAMS ARE TO BE AVOIDED, BUT WHERE NECESSARY SHALL BE SLEEVED TO ALLOW FOR MOVEMENT.

D.7 CONNECTION OF STORMWATER DRAINS AND WASTE DRAINS SHALL INCLUDE FLEXIBLE CONNECTION.

STRUCTURAL STEEL:

S.1 ALL WORKMANSHIP & MATERIALS SHALL BE IN ACCORDANCE WITH A.S. 4100 EXCEPT WHERE VARIED BY THE CONTRACT DOCUMENTS.

S.2 UNLESS OTHERWISE NOTED, ALL STEEL SHALL BE IN ACCORDANCE WITH:
A.S. 3679.1 GRADE 300 FOR ROLLED SECTIONS.
A.S. 1163 GRADE 350 FOR RHS SECTIONS.
A.S. 1163 GRADE 350 FOR CHS SECTIONS.
A.S. 3378 GRADE 350 FOR ALL PLATE.
A.S. 3679.1 GRADE 350 FOR ALL FLAT
A.S. 1397 GRADE 450 FOR 1.5, 1.9, 2.4 AND 3.0 BMT OF COLD-FORMED STEEL SECTIONS.

S.3 UNLESS NOTED OTHERWISE ALL WELDS SHALL BE 6mm CONTINUOUS FILLET WELDS AND ALL GUSSET PLATES SHALL BE 10mm THICK.

S.4 BUTT WELDS WHERE INDICATED IN THE DRAWINGS ARE TO BE COMPLETE PENETRATION BUTT WELDS AS DEFINED IN A.S. 1554.

S.5 UNLESS OTHERWISE SHOWN ALL BOLTS SHALL BE 16mm DIA HIGH STRENGTH (H.S.) BOLTS SHALL CONFORM TO A.S. 1252 AND SHALL BE INSTALLED IN ACCORDANCE. WITH A.S. 4100 AS DIRECTED BY THE ENGINEER.

S.6 UNLESS NOTED OTHERWISE ALL BEAMS TO BE SUPPORTED ON BRICKWORK/ENGAGED BRICK PIERS (110mm BRICK BEARING REQUIRED) PLACE INCOMPRESSIBLE PACKING AS REQUIRED UNDER THE ENDS OF THE BEAM TO ENSURE EVEN BEARINGN ON BRICKWORK.

S.7 UNLESS NOTED OTHERWISE PROTECTIVE COATINGS FOR STEELWORK SHALL BE AS TABULATED BELOW AND IN ACCORDANCE WITH THE CURRENT EDITION OF THE BSA.

ENVIRONMENT (EXPOSURE CLASSIFICATION AS PER BCA)	GENERAL STRUCTURAL MEMBERS (NOT BUILT INTO MASONRY OR CONCRETE)		LINTELS (BUILT INTO MASONRY OR CONCRETE)
	INTERNAL	EXTERNAL	
VERY LOW	R0		
LOW	R0	R1	R2
MEDIUM	R0	R2	R3
HIGH	R1	R3	R4
VERY HIGH	R1	R4	R5
PROTECTIVE COATING SPECIFICATION TO A.S. 2699.3			

Sch 2.2(a)(ii)

REVISION DETAILS

NO.	DESCRIPTION	DATE	NAME

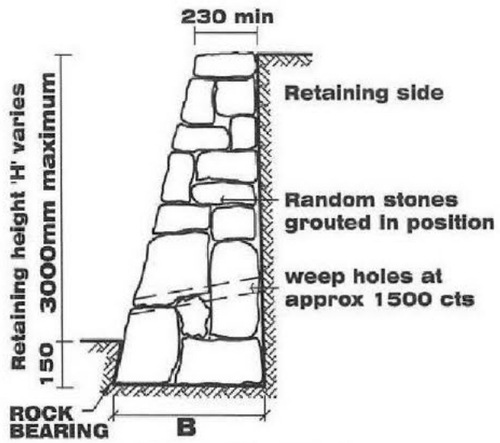
PIERRE DRAGH
CONSULTING ENGINEERS
OFFICE: 16 VICTORIA STREET, HALL, ACT, 2618
PH : 0438 625 440 Web: www.pdcengineers.com.a
FAX : (02) 6230 9695 email : pdragh@bigpond.com

DRAWING
GENERAL NOTES

Job No.
Rev.
SCALE: 1:100
DATE: 08/09/23
Dwg No. S1
DESIGNED:
DRAWN: AZHAR
CHECKED: PD

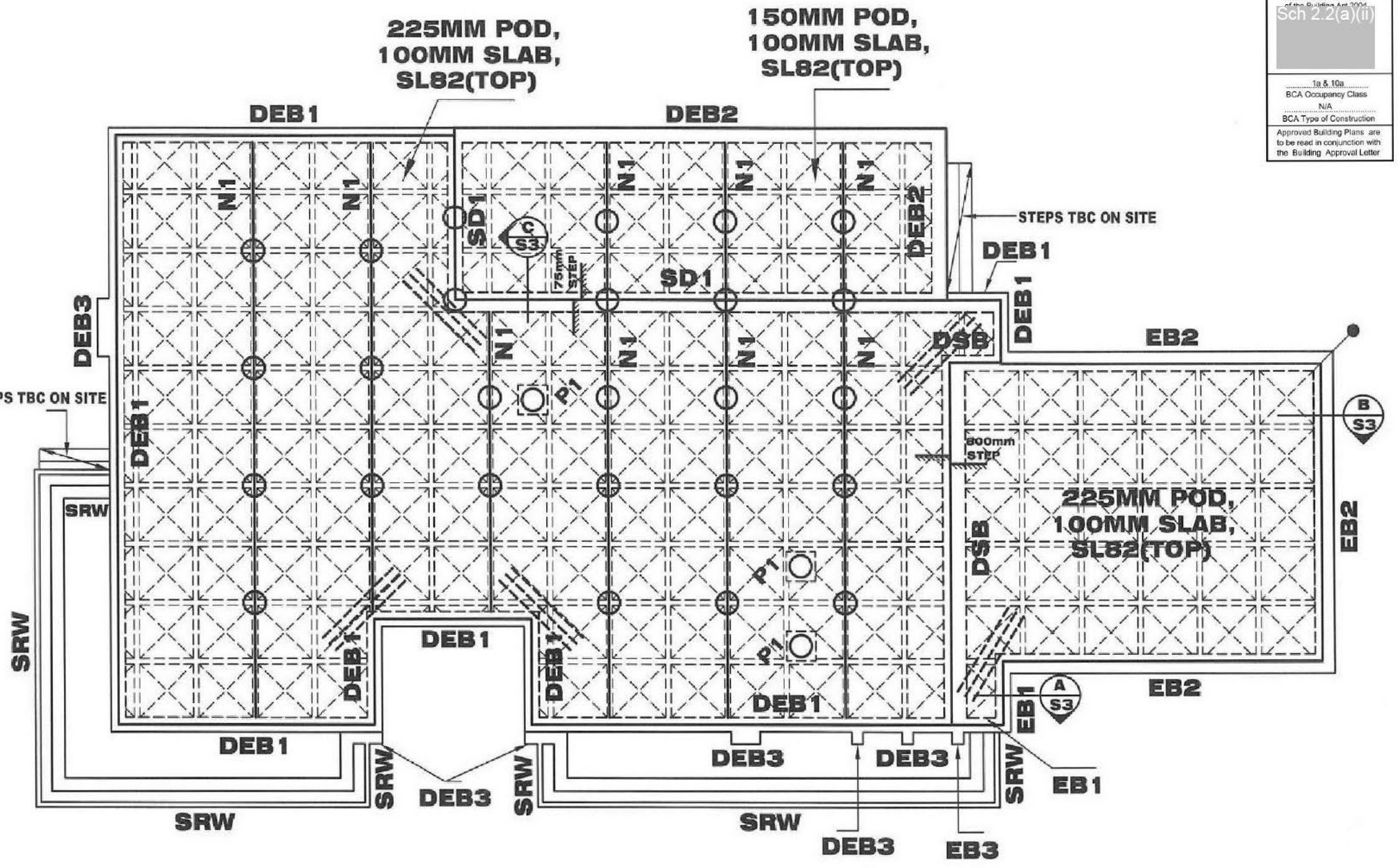
SLAB DESIGN SUMMARY

BOX HEIGHT (mm)	225 / 150
SLAB THICKNESS (mm)	100
OVERALL DEPTH (mm)	325 / 250
BOX SIZE (mm)	1090 X 1090
SLAB REINFORCEMENT	SL82
110mm INTERNAL RIB REINFORCEMENT	1N12 BTM OR EQUIVALENT
300 INTERNAL BEAM REINFORCEMENT	3N12 BTM OR EQUIVALENT
300mm EXTERNAL EDGE BEAM REINFORCEMENT	3N12 BTM OR EQUIVALENT



B: For wall retaining fill = 'H' x 0.45

SRW
TYPICAL STONE RETAINING WALL
SCALE = 1:20



WAFFLE SLAB PLAN

"P" CLASS

LEGEND

1 STANDARD 1090X1090 POD

CRACK CONTROL BARS : 3N12 OR 3L11TM , 2000mm LONG TIED TO TOP OF SLAB MESH

Ø450mm DIA CONCRETE PIER TO MIN 500mm INTO NATURAL GROUND

DENOTES STARTING POINT FOR POD LAYOUT.

P1 : 600X600 CUT-OFF IN POD UNDER STEEL COLUMN

N1 : 1N12 (TOP) OVER PIERS, TIED TO TOP OF SLAB MESH

FOOTING & SLAB LAYOUT

SCALE = 1 : 100

REVISION DETAILS			
NO.	DESCRIPTION	DATE	NAME

PIERRE DRAGH
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Sch 2.2(a)(ii)

PROJECT

CLIENT

DRAWING: FOOTING & SLAB LAYOUT

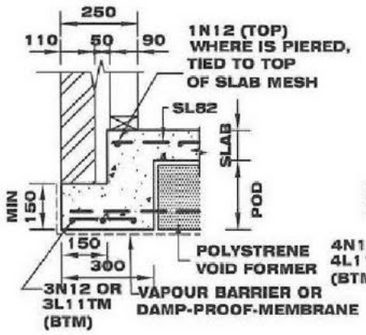
Job No. | Rev.

SCALE: 1:100 DATE: 08/09/23 | Dwg No. S2

DESIGNED:

DRAWN: AZHAR

CHECKED: PD

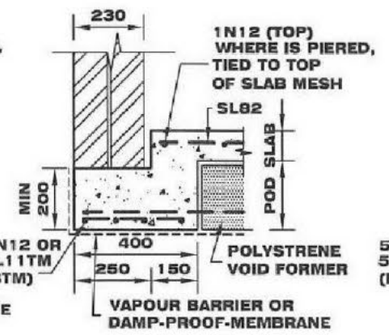


BEARING ONTO NATURAL STRATA OR PIERS(SEE NOTES)

STANDARD EDGE BEAM EB1

SECTION A S2

SCALE = 1:20

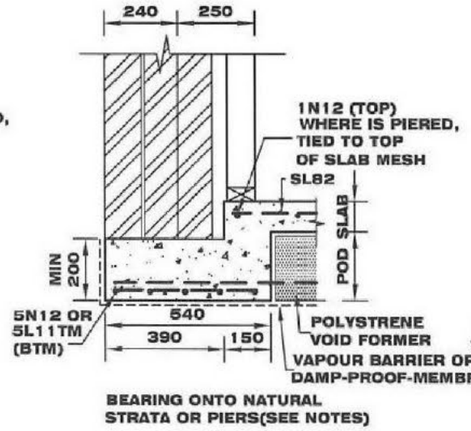


BEARING ONTO NATURAL STRATA OR PIERS(SEE NOTES)

STANDARD EDGE BEAM EB2

SECTION B S2

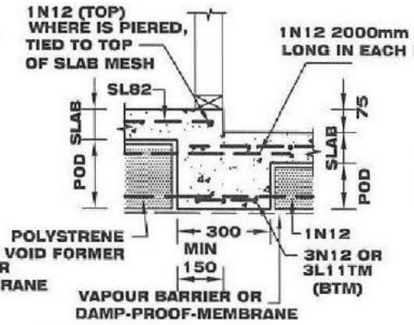
SCALE = 1:20



BEARING ONTO NATURAL STRATA OR PIERS(SEE NOTES)

STANDARD EDGE BEAM EB3

SCALE = 1:20

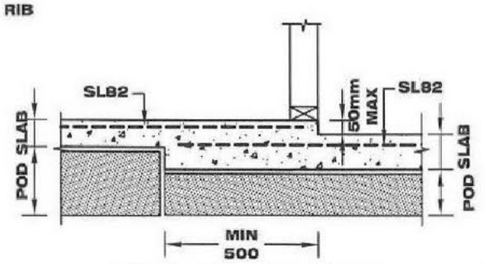


BEARING ONTO NATURAL STRATA OR PIERS(SEE NOTES)

75mm STEPDOWN BEAM SD1

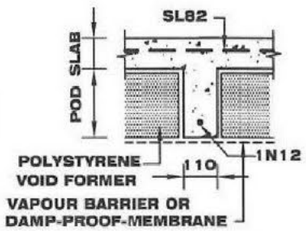
SECTION C S2

SCALE = 1:20



WET AREAS SLAB SETDOWN TO BUILDER'S SPECIFICATIONS

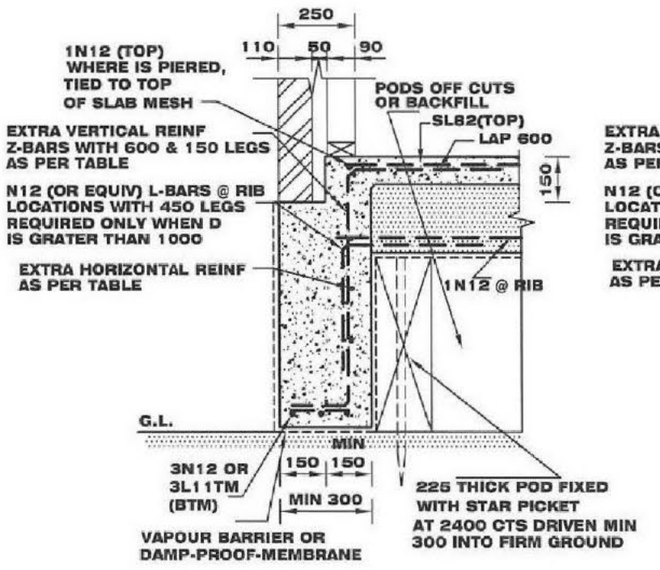
SCALE = 1:20



STANDARD INTERNAL RIB

(GARAGE SIMILAR)

SCALE = 1:20

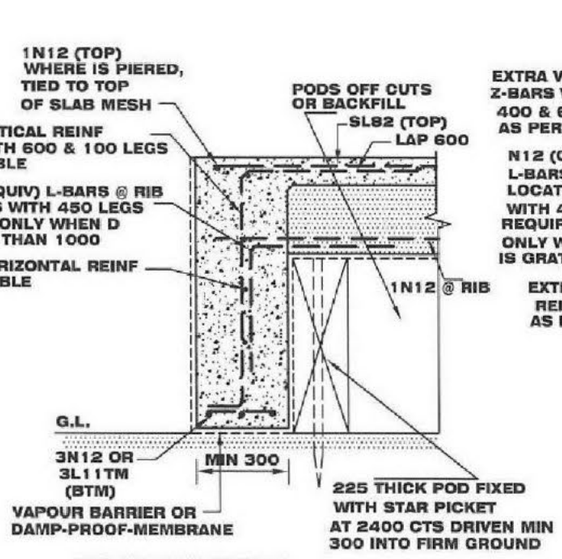


BEARING ONTO NATURAL STRATA OR PIERS(SEE NOTES)

DEB1

DEEP EDGE BEAM (1800 MAX)

SCALE = 1:20

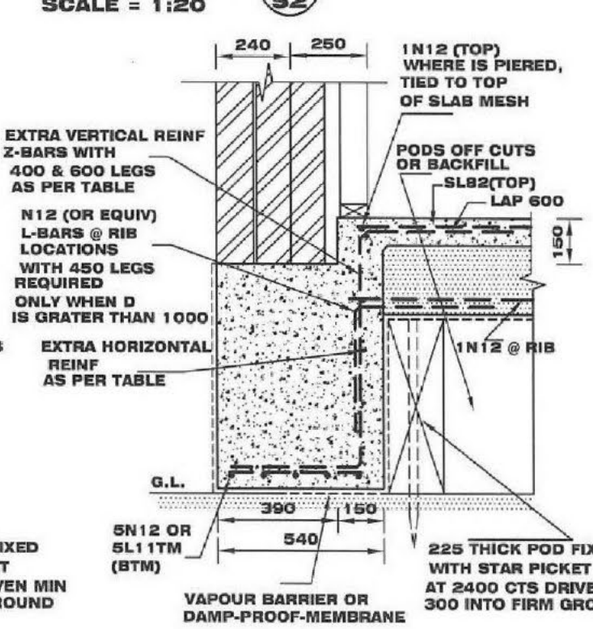


BEARING ONTO NATURAL STRATA OR PIERS(SEE NOTES)

DEB2

DEEP EDGE BEAM (1800 MAX)

SCALE = 1:20

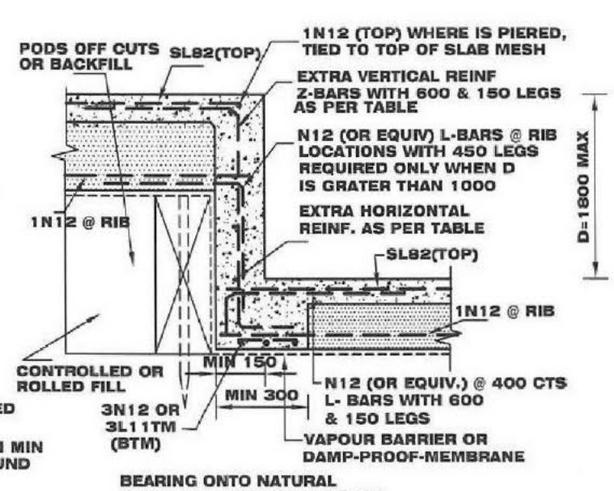


BEARING ONTO NATURAL STRATA OR PIERS(SEE NOTES)

DEB3

DEEP EDGE BEAM (1800 MAX)

SCALE = 1:20



BEARING ONTO NATURAL STRATA OR PIERS(SEE NOTES)

DSB

DEEP STEP BEAM (1800 MAX)

SCALE = 1:20

EXTRA REINFORCEMENT TO DEEP EDGE & DEEP STEP BEAM		
DEPTH 'D'	EXTRA VERTICAL REINFORCEMENT	EXTRA HORIZONTAL REINFORCEMENT
'D' IS LESS THAN 400	NONE	NONE
'D' IS BETWEEN 401 & 900	N12 @400CTS	N12 @400CTS
'D' IS BETWEEN 901 & 1200	N12 @300CTS	N12 @400CTS
'D' IS BETWEEN 1201 & 1800	N12 @200CTS	N12 @300CTS

ACT CERTIFICATION
ACN: 627 227 990
Lic No: 2018757
Date Issued: 04/10/2023
BUILDING APPROVAL
Issued under section 28 of the Building Act 2004
Sch 2.2(a)(ii)
1a & 10a
BCA Occupancy Class
N/A
BCA Type of Construction
Approved Building Plans are to be read in conjunction with the Building Approval Letter

REVISION DETAILS			
NO.	DESCRIPTION	DATE	NAME

PIERRE DRAGH
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Sch 2.2(a)(ii)

PROJECT

DRAWING

FOOTING & SLAB DETAILS

Job No. | Rev.

SCALE: 1:100 DATE: 08/09/23

DESIGNED:

DRAWN: AZHAR

CHECKED: PD

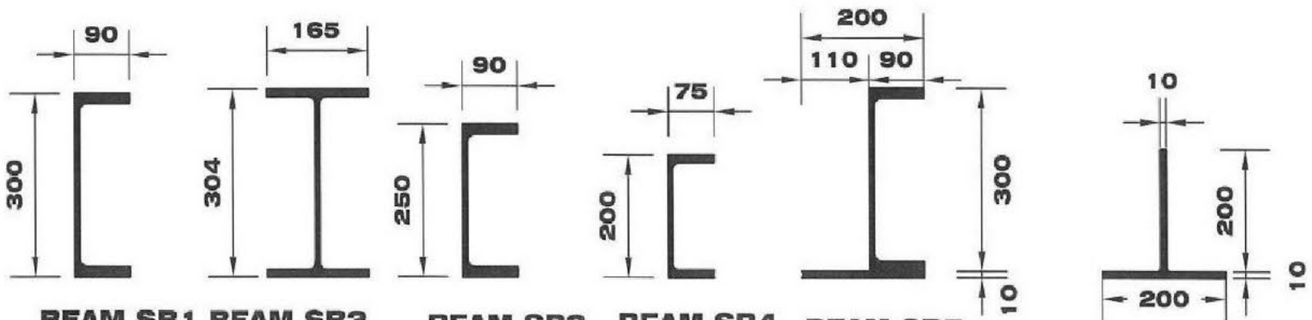
Dwg No. **S3**

Sch 2.2(a)(ii)

MEMBER SCHEDULE		
MARK	SIZE	REMARKS
SB1	300 PFC FLOOR BEAM	
SB2	310 UB 40.4 FLOOR BEAM	
SB3	250 PFC LINTEL	
SB4	200 PFC LINTEL	
SB5	300 PFC + 200X10 BASE PLATE GARAGE LINTEL, MIN 300mm END BEARING EACH END.	
SB6	200X200X10 T- SECTION BRICK LINTEL	
TB1	2X300X45 LVL FLOOR BEAM	
TB2	2X240X45 LVL LINTEL	
TB3	2X200X45 LVL LINTEL	
TB4	150X45 LVL LINTEL	
SC1	89X89X5 SHS	-
SC2	75X75X4 SHS STUB COLUMN BETWEEN STEEL BEAMS	
DS	2X90X45 MGP10	DOUBLE STUD
JOISTS	JOISTS TO MANU. SPEC.	
BJ	BALCONY JOISTS TO MANU. SPEC	

BEAM & JOISTS LAYOUT

SCALE = 1 : 100



BEAM SB1 300 PFC SCALE 1:10

BEAM SB2 310 UB 40.4 SCALE 1:10

BEAM SB3 250 PFC SCALE 1:10

BEAM SB4 200 PFC SCALE 1:10

BEAM SB5 300 PFC+200x10 BASE PLATE SCALE 1:10

BEAM SB6 200X200X10 T- Section SCALE 1:10

Sch 2.2(a)(ii)

CERTIFICATION

ACN: 627 227 990

Lic No: 2018757

Date Issued: 04/10/2023

BUILDING APPROVAL

Issued under section 28 of the Building Act 2004

Sch 2.2(a)(ii)

1a & 10a
BCA Occupancy Class

N/A
BCA Type of Construction

Approved Building Plans are to be read in conjunction with the Building Approval Letter

REVISION DETAILS			
NO.	DESCRIPTION	DATE	NAME

PIERRE DRAGH
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PH : 0438 625 440 Web: www.pdcengineer
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Sch 2.2(a)(ii)

DRAWING
BEAM & JOISTS LAYOUT

Job No.		Rev.
SCALE: 1:100	DATE: 08/09/23	Dwg No. S4
DESIGNED:		
DRAWN: AZHAR		
CHECKED: PD		

MEMBER SCHEDULE

MARK	SIZE	REMARKS
RB1	2X240X45 LVL ROOF BEAM	
RB2	2X200X45 LVL ROOF BEAM	
RB3	2X90X45 LVL ROOF BEAM	
TP1	MIN 150X150 TIMBER POST TO MANU. SPEC	
TP2	MIN 90X90 TIMBER POST TO MANU. SPEC	

SCALE - 1:100

REVISION DETAILS

NO.	DESCRIPTION	DATE	NAME

PIERRE DRAGH
CONSULTING ENGINEERS
OFFICE:
16 VICTORI
STREET,HA
ACT,2618
PH : 0438 625 440 Web: www.pdcengineers
FAX : (02) 6230 9695 email : pdragh@bigpond.

PROJECT

DRAWING
ROOF BEAM LAYOUT

Job No.

Rev.

SCALE: 1:100 DATE: 08/09/23

DESIGNED:

DRAWN: AZHAR

CHECKED: PD

Dwg No.
S5

Residential Energy Rating — Non-Accredited 0008913840

This rating report has been completed by a **rater (non-accredited assessor)***. For more details see the NatHERS House Energy Rating Schema (NatHERS) website www.nathers.gov.au

About the rating NatHERS software models expected thermal energy loads using information on design and construction, climate and common patterns of household use. The software does not take into account appliances apart from the airflow impacts from ceiling fans.

Star rating [6.0]

Annual thermal performance

Total 162.8 MJ/m^2, **Heating** 146.0 MJ/m^2, **Cooling** 16.8 MJ/m^2

Property

Address [redacted]
DICKSON , ACT , 2602
Lot/DP 921
NCC Class* 1A
Type New Dwelling

Plans

Main Plan JOB NO 2067
Prepared by R INVENTIVE BUILDING DESIGN

Construction and environment

Assessed floor area (m^2)*

Conditioned*	235.0
Unconditioned*	91.0
Total	326.0
Garage	46.0

Exposure type
Suburban

NatHERS climate zone
24

Rater*

Name Sch 2.2(a)(ii)
Business na
Email Sch 2.2(a)(ii)
Phone
Declaration of interest Declaration completed: no conflicts

National Construction Code (NCC) requirements

The NCC's requirements for NatHERS-rated houses are detailed in 3.12.0(a)(i) and 3.12.5 of the NCC Volume Two. For apartments the requirements are detailed in J0.2 and J5 to J8 of the NCC Volume One.

In NCC 2019, these requirements include minimum star ratings and separate heating and cooling load limits that need to be met by buildings and apartments through the NatHERS assessment. Requirements additional to the NatHERS assessment that must also be satisfied include, but are not limited to: insulation installation methods, thermal breaks, building sealing, water heating and pumping, and artificial lighting requirements. The NCC and NatHERS Heating and Cooling Load Limits (Australian Building Codes Board Standard) are available at www.abcb.gov.au.

State and territory variations and additions to the NCC may also apply.

*Raters (non-accredited assessors) are not required to have any formal qualifications, ongoing professional development or quality assurance checks on their ratings. This is distinct from NatHERS accredited assessors who are required to have qualifications, ongoing professional development and have quality assurance checks on their ratings.

Rating report check

Ensure the dwelling is designed and then built as per the rating report. While you need to check the accuracy of the whole rating report, the following spot check covers some important items impacting the dwelling's rating.

Genuine rating report
Does this rating report match the one available at the web address or QR code in the verification box on the front page?
Does the set of stamped plans for the dwelling have a rating report number on the stamp that matches this rating report?

Ceiling penetrations*
Does the 'number' and 'type' of ceiling penetrations (e.g. downlights, exhaust fans, etc) shown on the stamped plans or
installed, match what is shown in this rating report?

Windows
Does the installed window meet the substitution tolerances (SHGC and U-value) and window type, of the window shown
on this rating report? Substituted values must be based on the Australian Fenestration Rating Council (AFRC) protocol.

Apartment entrance doors
Does the 'External Door Schedule' show apartment entrance doors? Please note that an "external door" between the
modelled dwelling and a shared space, such as an enclosed corridor or foyer, should not be included in the assessment
(because it overstates the possible ventilation) and would invalidate the rating report.

Exposure*
Has the appropriate exposure level (terrain) been applied? For example, it is unlikely that a ground-floor apartment is
"exposed" or a top floor high-rise apartment is "protected".

Provisional* values
Have provisional values been used in the assessment and, if so, noted in "additional notes" below?

Additional notes

I have modeled the shading in accordance with NatHERS principles

Window and glazed door *type and performance*

Default* windows					
Window ID	**Window Description**	**Maximum U-value***	**SHGC***	**Substitution tolerance ranges**	
				SHGC lower limit	SHGC upper limit
No Data Available					

Custom* windows					
Window ID	**Window Description**	**Maximum U-value***	**SHGC***	**Substitution tolerance ranges**	
				SHGC lower limit	SHGC upper limit
TND-001-14 A	TND-001-14 A Trend Al Sliding Window DG 4/10/4EA	3.7	0.54	0.51	0.57

Window and glazed door *schedule*

Location	Window ID	Window no.	Height (mm)	Width (mm)	Window type	Opening %	Orientation	Window shading device*
MASTER	TND-001-14 A	n/a	2400	2410	n/a	30	NW	No
MASTER	TND-001-14 A	n/a	400	2050	n/a	45	SW	No
LDRY	TND-001-14 A	n/a	600	1210	n/a	30	NW	No
ENS	TND-001-14 A	n/a	400	2050	n/a	45	SW	No
LIVING	TND-001-14 A	n/a	2400	1210	n/a	30	SE	No
LIVING	TND-001-14 A	n/a	2400	1210	n/a	30	SE	No
LIVING	TND-001-14 A	n/a	2400	2410	n/a	30	SW	No
DIN/FAM/KIT	TND-001-14 A	n/a	2400	3610	n/a	66	NW	No
DIN/FAM/KIT	TND-001-14 A	n/a	2400	3610	n/a	66	NW	No
DIN/FAM/KIT	TND-001-14 A	n/a	2400	3610	n/a	30	SE	No
DIN/FAM/KIT	TND-001-14 A	n/a	2400	245	n/a	00	SE	No
DIN/FAM/KIT	TND-001-14 A	n/a	2400	245	n/a	00	SE	No
GARAGE WC	TND-001-14 A	n/a	600	490	n/a	90	SE	No
Garage	TND-001-14 A	n/a	600	1810	n/a	30	NE	No
B2 ENS	TND-001-14 A	n/a	1200	1570	n/a	90	NW	No
B2 ENS	TND-001-14 A	n/a	1200	610	n/a	45	NE	No
B2/WIR	TND-001-14 A	n/a	2400	3610	n/a	33	SE	No
B2/WIR	TND-001-14 A	n/a	600	3010	n/a	45	SW	No
RUMPUS	TND-001-14 A	n/a	1200	3610	n/a	45	NW	No
RUMPUS	TND-001-14 A	n/a	2400	3610	n/a	33	SE	No
RUMPUS	TND-001-14 A	n/a	2400	2890	n/a	00	SE	No
B3 ENS	TND-001-14 A	n/a	600	1210	n/a	45	NW	No
Bedroom 3	TND-001-14 A	n/a	600	1810	n/a	45	NW	No
Bedroom 3	TND-001-14 A	n/a	2400	2170	n/a	45	NE	No
Bedroom 4	TND-001-14 A	n/a	2400	2170	n/a	45	NE	No
Bedroom 4	TND-001-14 A	n/a	600	790	n/a	00	SE	No
Bedroom 4	TND-001-14 A	n/a	600	790	n/a	00	SE	No

* Refer to glossary.

Location	Window ID	Window no.	Height (mm)	Width (mm)	Window type	Opening %	Orientation	Window shading device*
B4 ENS	TND-001-14 A	n/a	600	1090	n/a	45	SE	No

Roof window *type and performance*

Default* roof windows					
Window ID	Window Description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
No Data Available					

Custom* roof windows					
Window ID	Window Description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
No Data Available					

Roof window *schedule*

Location	Window ID	Window no.	Opening %	Height (mm)	Width (mm)	Orientation	Outdoor shade	Indoor shade
No Data Available								

Skylight *type and performance*

Skylight ID	Skylight description
No Data Available	

Skylight *schedule*

Location	Skylight ID	Skylight No.	Skylight shaft length (mm)	Area (m^2)	Orientation	Outdoor shade	Diffuser	Skylight shaft reflectance
No Data Available								

External door *schedule*

Location	Height (mm)	Width (mm)	Opening %	Orientation
LIVING	2400	820	90	SW
DIN/FAM/KIT	2400	2400	90	SE

* Refer to glossary.

Location	Height (mm)	Width (mm)	Opening %	Orientation
Garage	2800	5290	90	NW
Garage	2800	5290	90	SE

External wall *type*

Wall ID	Wall type	Solar absorptance	Wall shade (colour)	Bulk insulation (R-value)	Reflective wall wrap*
EW-1	Brick Veneer	0.50	Medium	Anti-glare foil with bulk no gap R2.5	No
EW-2	Cavity Brick	0.50	Medium	No insulation	No
EW-3	AAC Cavity Panel Direct Fix	0.50	Medium	Anti-glare foil with bulk no gap R2.5	No

External wall *schedule*

Location	Wall ID	Height (mm)	Width (mm)	Orientation	Horizontal shading feature* maximum projection (mm)	Vertical shading feature (yes/no)
MASTER	EW-1	2700	5095	NW	0	NO
MASTER	EW-1	2700	4095	SW	0	NO
LDRY	EW-1	2700	1695	NW	0	NO
LDRY	EW-1	2700	3395	NE	10100	YES
LDRY HALL	EW-1	2700	195	NW	3400	YES
ENS	EW-1	2700	2790	SW	0	NO
LIVING	EW-1	2700	2200	NE	12800	YES
LIVING	EW-1	2700	5100	SE	600	NO
LIVING	EW-1	2700	4995	SW	0	NO
DIN/FAM/KIT	EW-1	2700	9890	NW	3400	NO
DIN/FAM/KIT	EW-1	2700	5495	SE	600	NO
DIN/FAM/KIT	EW-1	2700	2200	SW	8400	YES
DIN/FAM/KIT	EW-1	2700	3290	SE	2800	YES
WIP	EW-1	2700	2990	SE	600	NO
GARAGE WC	EW-1	2700	1200	NE	0	YES
GARAGE WC	EW-1	2700	995	SE	600	NO
Garage	EW-1	2700	995	NW	0	NO
Garage	EW-1	2700	1200	NE	0	YES
Garage	EW-2	4000	6600	NW	0	YES
Garage	EW-2	4000	6100	NE	0	NO
Garage	EW-2	4000	6595	SE	0	YES

* Refer to glossary.

Location	Wall ID	Height (mm)	Width (mm)	Orientation	Horizontal shading feature* maximum projection (mm)	Vertical shading feature (yes/no)
B2 ENS	EW-3	2701	5100	NW	700	NO
B2 ENS	EW-3	2701	1000	NE	13400	YES
B2 ENS	EW-3	2701	695	NW	1700	YES
B2 ENS	EW-3	2701	1795	SW	600	NO
B2/WIR	EW-1	2700	600	NE	14650	YES
B2/WIR	EW-3	2701	5100	SE	2300	NO
B2/WIR	EW-3	2701	6095	SW	600	NO
RUMPUS	EW-3	2701	1095	NW	700	NO
RUMPUS	EW-1	2700	5595	NW	700	NO
RUMPUS	EW-1	2700	4095	SE	2300	YES
RUMPUS	EW-1	2700	600	SW	9000	YES
RUMPUS	EW-1	2700	3295	SE	2900	YES
B3 ENS	EW-1	2700	1590	NW	700	NO
Bedroom 3	EW-1	2700	3795	NW	700	NO
Bedroom 3	EW-1	2701	400	NE	600	NO
Bedroom 3	EW-1	2700	3795	NE	1850	NO
Bedroom 4	EW-1	2700	3895	NE	1850	NO
Bedroom 4	EW-1	2701	400	NE	600	NO
Bedroom 4	EW-1	2700	3695	SE	700	NO
B4 ENS	EW-1	2700	1695	SE	700	NO
B4 ENS	EW-1	2700	1600	SW	13100	YES

Internal wall *type*

Wall ID	Wall type	Area (m^2)	Bulk insulation
IW-1 - Cavity wall, direct fix plasterboard, single gap		240.00	Bulk Insulation, Air Gap R2.5

Floor *type*

Location	Construction	Area (m^2)	Sub-floor ventilation	Added insulation (R-value)	Covering
MASTER	Concrete Slab on Ground 100mm	20.50	None	No Insulation	Carpet+Rubber Underlay 18mm
LDRY	Concrete Slab on Ground 100mm	5.60	None	No Insulation	Ceramic Tiles 8mm

* Refer to glossary.

Location	Construction	Area (m^2)	Sub-floor ventilation	Added insulation (R-value)	Covering
LDRY HALL	Concrete Slab on Ground 100mm	1.50	None	No Insulation	Ceramic Tiles 8mm
PWDR	Concrete Slab on Ground 100mm	1.80	None	No Insulation	Ceramic Tiles 8mm
WIR	Concrete Slab on Ground 100mm	6.00	None	No Insulation	Carpet+Rubber Underlay 18mm
ENS	Concrete Slab on Ground 100mm	7.50	None	No Insulation	Ceramic Tiles 8mm
LIVING	Concrete Slab on Ground 100mm	25.10	None	No Insulation	Ceramic Tiles 8mm
DIN/FAM/KIT	Concrete Slab on Ground 100mm	66.70	None	No Insulation	Ceramic Tiles 8mm
DIN/FAM/KIT	Concrete Slab on Ground 100mm	6.00	None	No Insulation	Ceramic Tiles 8mm
LOWER STAIRS	Concrete Slab on Ground 100mm	7.40	None	No Insulation	Ceramic Tiles 8mm
WIP	Concrete Slab on Ground 100mm	7.10	None	No Insulation	Ceramic Tiles 8mm
GARAGE WC	Concrete Slab on Ground 100mm	2.00	None	No Insulation	Ceramic Tiles 8mm
Garage	Concrete Slab on Ground 100mm	46.20	None	No Insulation	Bare
B2 ENS/MASTER	Timber Above Plasterboard 19mm	8.40		Bulk Insulation R4	Ceramic Tiles 8mm
B2 ENS/LDRY HALL	Timber Above Plasterboard 19mm	0.50		Bulk Insulation R4	Ceramic Tiles 8mm
B2/WIR/PWDR	Timber Above Plasterboard 19mm	0.70		Bulk Insulation R4	Carpet+Rubber Underlay 18mm
B2/WIR/WIR	Timber Above Plasterboard 19mm	6.10		Bulk Insulation R4	Carpet+Rubber Underlay 18mm
B2/WIR/ENS	Timber Above Plasterboard 19mm	7.40		Bulk Insulation R4	Carpet+Rubber Underlay 18mm
B2/WIR/LIVING	Timber Above Plasterboard 19mm	17.00		Bulk Insulation R4	Carpet+Rubber Underlay 18mm
RUMPUS/LDRY HALL	Timber Above Plasterboard 19mm	1.10		Bulk Insulation R4	Carpet+Rubber Underlay 18mm
RUMPUS/PWDR	Timber Above Plasterboard 19mm	1.40		Bulk Insulation R4	Carpet+Rubber Underlay 18mm

Location	Construction	Area (m^2)	Sub-floor ventilation	Added insulation (R-value)	Covering
RUMPUS/DIN/FAM/KIT	Timber Above Plasterboard 19mm	30.70		Bulk Insulation R4	Carpet+Rubber Underlay 18mm
RUMPUS/DIN/FAM/KIT	Timber Above Plasterboard 19mm	6.20		Bulk Insulation R4	Carpet+Rubber Underlay 18mm
RUMPUS/LOWER STAIRS	Timber Above Plasterboard 19mm	7.80		Bulk Insulation R4	Carpet+Rubber Underlay 18mm
B3 ENS/DIN/FAM/KIT	Timber Above Plasterboard 19mm	3.90		Bulk Insulation R4	Ceramic Tiles 8mm
Bedroom 3/DIN/FAM/KIT	Timber Above Plasterboard 19mm	13.90		Bulk Insulation R4	Carpet+Rubber Underlay 18mm
Bedroom 3/Garage	Timber Above Plasterboard 19mm	4.10		Bulk Insulation R4	Carpet+Rubber Underlay 18mm
Bedroom 4/DIN/FAM/KIT	Timber Above Plasterboard 19mm	7.40		Bulk Insulation R4	Carpet+Rubber Underlay 18mm
Bedroom 4/WIP	Timber Above Plasterboard 19mm	6.60		Bulk Insulation R4	Carpet+Rubber Underlay 18mm
Bedroom 4/GARAGE WC	Timber Above Plasterboard 19mm	2.10		Bulk Insulation R4	Carpet+Rubber Underlay 18mm
Bedroom 4/Garage	Timber Above Plasterboard 19mm	2.00		Bulk Insulation R4	Carpet+Rubber Underlay 18mm
B4 ENS/DIN/FAM/KIT	Timber Above Plasterboard 19mm	3.60		Bulk Insulation R4	Ceramic Tiles 8mm
B4 ENS/WIP	Timber Above Plasterboard 19mm	0.70		Bulk Insulation R4	Ceramic Tiles 8mm

Ceiling *type*

Location	Construction material/type	Bulk insulation R-value (may include edge batt values)	Reflective wrap*
MASTER	Plasterboard	Bulk Insulation R5	No
MASTER	Timber Above Plasterboard	Bulk Insulation R4	No
LDRY	Plasterboard	Bulk Insulation R5	No
LDRY HALL	Timber Above Plasterboard	Bulk Insulation R4	No
PWDR	Timber Above Plasterboard	Bulk Insulation R4	No
WIR	Timber Above Plasterboard	Bulk Insulation R4	No
ENS	Timber Above Plasterboard	Bulk Insulation R4	No
LIVING	Plasterboard	Bulk Insulation R5	No
LIVING	Timber Above Plasterboard	Bulk Insulation R4	No

Location	Construction material/type	Bulk insulation R-value (may include edge batt values)	Reflective wrap*
DIN/FAM/KIT	Plasterboard	Bulk Insulation R5	No
DIN/FAM/KIT	Timber Above Plasterboard	Bulk Insulation R4	No
DIN/FAM/KIT	Timber Above Plasterboard	Bulk Insulation R4	No
LOWER STAIRS	Timber Above Plasterboard	Bulk Insulation R4	No
WIP	Timber Above Plasterboard	Bulk Insulation R4	No
GARAGE WC	Timber Above Plasterboard	Bulk Insulation R4	No
Garage	Plasterboard	Bulk Insulation R5	No
Garage	Timber Above Plasterboard	Bulk Insulation R4	No
B2 ENS	Plasterboard	Bulk Insulation R5	No
B2/WIR	Plasterboard	Bulk Insulation R5	No
RUMPUS	Plasterboard	Bulk Insulation R5	No
B3 ENS	Plasterboard	Bulk Insulation R5	No
Bedroom 3	Plasterboard	Bulk Insulation R5	No
Bedroom 4	Plasterboard	Bulk Insulation R5	No
B4 ENS	Plasterboard	Bulk Insulation R5	No

Ceiling *penetrations**

Location	Quantity	Type	Diameter (mm)	Sealed/unsealed
No Data Available				

Ceiling *fans*

Location	Quantity	Diameter (mm)
No Data Available		

Roof *type*

Construction	Added insulation (R-value)	Solar absorptance	Roof shade
Corrugated Iron	Bulk, Reflective Side Down, No Air Gap Above R1.5	0.85	Dark

Explanatory notes

About this report

A residential energy rating is a comprehensive, dynamic computer modelling evaluation of a home, using the floorplans, elevations and specifications to estimate an energy load. It addresses the building layout, orientation and fabric (i.e. walls, windows, floors, roofs and ceilings), but does not cover the water or energy use of appliances or energy production of solar panels

Ratings are based on a unique climate zone where the home is located and are generated using standard assumptions, including occupancy patterns and thermostat settings. The actual energy consumption of a home may vary significantly from the predicted energy load, as the assumptions used in the rating will not match actual usage patterns. For example, the number of occupants and personal heating or cooling preferences will vary.

While the figures are an indicative guide to energy use, they can be used as a reliable guide for comparing different dwelling designs and to demonstrate that the design meets the energy efficiency requirements in the National Construction Code. Homes that are energy efficient use less energy, are warmer on cool days, cooler on hot days and cost less to run. The higher the star rating the more thermally efficient the dwelling is.

Raters
Raters (non-accredited assessors) may not have completed a recognised software training course, do not have quality assurance checks conducted through NatHERS processes, do not have any ongoing training requirements and **are not supported or recognised under NatHERS**.

Any questions or concerns about this report should be directed to the rater in the first instance. If the rater is unable to address these questions or concerns, the state or territory building code authority should be contacted.

Disclaimer
The format of the energy rating report was developed by the NatHERS Administrator. However the content of each individual rating report is entered and created by the rater. It is the responsibility of the rater who prepared this rating report to use NatHERS accredited software correctly and follow the NatHERS Technical Notes to produce the rating report.

The predicted annual energy load in this rating report is an estimate based on an assessment of the building by the rater. It is not a prediction of actual energy use, but may be used to compare how other buildings are likely to perform when used in a similar way.

Information presented in this report relies on a range of standard assumptions (both embedded in NatHERS accredited software and made by the rater who prepared this report), including assumptions about occupancy, indoor air temperature and local climate.

Not all assumptions that may have been made by the rater while using the NatHERS accredited software tool, are presented in this report. Further details or data files may be available from the rater.

Glossary

Annual energy load	the predicted amount of energy required for heating and cooling, based on standard occupancy assumptions.
Assessed floor area	the floor area modelled in the software for the purpose of the NatHERS assessment. Note, this may not be consistent with the floor area in the design documents.
Ceiling penetrations	features that require a penetration to the ceiling, including downlights, vents, exhaust fans, rangehoods, chimneys and flues. Excludes fixtures attached to the ceiling with small holes through the ceiling for wiring, e.g. ceiling fans; pendant lights, and heating and cooling ducts.
Conditioned	a zone within a dwelling that is expected to require heating and cooling based on standard occupancy assumptions. In some circumstances it will include garages.
Custom windows	windows listed in NatHERS software that are available on the market in Australia and have a WERS (Window Energy Rating Scheme) rating.
Default windows	windows that are representative of a specific type of window product and whose properties have been derived by statistical methods.
Entrance door	these signify ventilation benefits in the modelling software and must not be modelled as a door when opening to a minimally ventilated corridor in a Class 2 building.
Exposure category â€“ exposed	terrain with no obstructions e.g. flat grazing land, ocean-frontage, desert, exposed high-rise unit (usually above 10 floors).

Exposure category â€“ open	terrain with few obstructions at a similar height e.g. grasslands with few well scattered obstructions below 10m, farmland with scattered sheds, lightly vegetated bush blocks, elevated units (e.g. above 3 floors).
Exposure category â€“ suburban	terrain with numerous, closely spaced obstructions below 10m e.g. suburban housing, heavily vegetated bushland areas.
Exposure category â€“ protected	terrain with numerous, closely spaced obstructions over 10 m e.g. city and industrial areas.
Horizontal shading feature	provides shading to the building in the horizontal plane, e.g. eaves, verandahs, pergolas, carports, or overhangs or balconies from upper levels.
National Construction Code (NCC) Class	the NCC groups buildings by their function and use, and assigns a classification code. NatHERS software models NCC Class 1, 2 or 4 buildings and attached Class 10a buildings. Definitions can be found at www.abcb.gov.au.
Opening percentage	the openability percentage or operable (moveable) area of doors or windows that is used in ventilation calculations.
Provisional value	an assumed value that does not represent an actual value. For example, if the wall colour is unspecified in the documentation, a provisional value of ‘medium’ must be modelled. Acceptable provisional values are outlined in the NatHERS Technical Note and can be found at www.nathers.gov.au
Reflective wrap (also known as foil)	can be applied to walls, roofs and ceilings. When combined with an appropriate airgap and emissivity value, it provides insulative properties.
Roof window	for NatHERS this is typically an operable window (i.e. can be opened), will have a plaster or similar light well if there is an attic space, and generally does not have a diffuser.
Shading device	a device fixed to windows that provides shading e.g. window awnings or screens but excludes eaves.
Shading features	includes neighbouring buildings, fences, and wing walls, but excludes eaves.
Solar heat gain coefficient (SHGC)	the fraction of incident solar radiation admitted through a window, both directly transmitted as well as absorbed and subsequently released inward. SHGC is expressed as a number between 0 and 1. The lower a windowâ€™s SHGC, the less solar heat it transmits.
Skylight (also known as roof lights)	for NatHERS this is typically a moulded unit with flexible reflective tubing (light well) and a diffuser at ceiling level.
U-value	the rate of heat transfer through a window. The lower the U-value, the better the insulating ability.
Unconditioned	a zone within a dwelling that is assumed to not require heating and cooling based on standard occupancy assumptions.
Vertical shading features	provides shading to the building in the vertical plane and can be parallel or perpendicular to the subject wall/window. Includes privacy screens, other walls in the building (wing walls), fences, other buildings, vegetation (protected or listed heritage trees).