

PROJECT DETAILS

CLIENT: Sch 2.2(a)(ii)
 PROJECT NAME: RESIDENCE
 BLOCK: [REDACTED]
 SECTION: [REDACTED]
 SUBURB: STRATHNAIRN
 PROJECT ADDRESS: [REDACTED]
 PROJECT NO: 211201
 DATE: 22/6/22
 VERSION: FOR APPROVAL



IMPORTANT BLOCK INFORMATION

BLOCK SIZE: 567 m² (RZ3)
 OPEN SPACE MIN: 290.2 m²
 (60% - 50.0m²)
 MAX GFA (50%): 283.5 m²
 PPOS: 24 m²
 POS: 56.7m² (6m FOR AN AREA NOT LESS THAN 10% OF THE BLOCK AREA AND TOTAL AREA OF HARD LANDSCAPE NOT TO EXCEED 50% AREA OF P.O.S.)

SITE AREA	
OPEN SPACE	404.38 m ²
Footprint	133.25 m ²
Total	537.63 m²

GFA		
Number	Name	Area
1	Sch 2.2(a)(ii)	132.87 m ²
2	[REDACTED]	62.12 m ²
3	[REDACTED]	58.57 m ²
4	[REDACTED]	29.74 m ²
Grand total		283.31 m²

Construction Area		
Number	Name	Area
1	Sch 2.2(a)(ii)	132.87 m ²
2	[REDACTED]	62.12 m ²
3	[REDACTED]	58.57 m ²
4	[REDACTED]	29.74 m ²
5	[REDACTED]	36.01 m ²
6	[REDACTED]	13.38 m ²
7	[REDACTED]	4.05 m ²
8	[REDACTED]	2.80 m ²
9	[REDACTED]	4.40 m ²
10	[REDACTED]	6.10 m ²
Grand total		350.04 m²

Drawing List			
Sheet No	Sheet Name	Drawn By	Checked By
A000	COVER PAGE	B.Virk	Client
A100	SITE PLAN	B.Virk	Client
A103	EROSION&SEDIMENT PLAN	B.Virk	Client
A105	FENCING PLAN	B.Virk	Client
A200	GROUND FLOOR PLAN	B.Virk	Client
A201	UPPER FLOOR PLAN	B.Virk	Client
A300	ELEVATION 1&2	B.Virk	Client
A301	ELEVATION 3&4	B.Virk	Client
A400	SECTION A	B.Virk	Client
A500	ROOF PLAN	B.Virk	Client
A700	3D VIEWS	B.Virk	Client
A800	SAFE DESIGN CODE		

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Virk Building Design Services

Email: virk.bds@gmail.com Mob: 0425677755

Sch 2.2(a)(ii)
 RESIDENCE
 [REDACTED]
 SUBURB: STRATHNAIRN

COVER PAGE		FOR APPROVAL	
Project number	211201	A000	
Drawn Date	22/6/22		
Drawn by	B.Virk	Checked by	Client
Version	FOR APPROVAL	Print Date:	22/06/2022 6:31:00 PM
		Scale:	on A3

IMPORTANT NOTES:
 *THE REQUIREMENT OF REGULATIONS TAKES PRECEDENCE OVER THE DRAWINGS. DETAIL DRAWINGS TAKE PRECEDENCE OVER GENERAL DRAWINGS.
 *DO NOT SCALE DRAWINGS - ALL DIMENSIONS IN "mm".
 *BUILDER TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF CONSTRUCTION WORKS, PRODUCING SHOP DRAWINGS OR FABRICATING COMPONENTS.
 *BUILDER TO CHECK DOORS/WINDOWS DIMENSIONS BEFORE ORDERING ON FLOOR PLAN AND ELEVATIONS.
 *ALUMINIUM FRAMED DOORS/WINDOWS WITH OPENING STYLES IN ACCORDANCE WITH ELEVATIONS AND FROM APPROVED MANUFACTURER UNO.
 *LINTELS TO TRUSS MANUFACTURERS TABLES, ROOF TRUSSES TO MANUFACTURER'S SPECIFICATION.
 *ALL CONSTRUCTION WORK TO BE DONE IN ACCORDANCE WITH BCA AND RELEVANT AUSTRALIAN STANDARDS AND DEVELOPMENT CODES.
 *TERMITE PROTECTION TO COMPLY WITH AS1694 'PHYSICAL BARRIERS' & AS3660 'APPENDIX D' AND TO ACT BUILDING CONTROL BUILDING NOTE NO3, FRAMING TO AS1684 'NATIONAL TIMBER FRAMING CODE' AND SUPPLIMENTS, HARDWOOD TO AS.2796, ELECTRICAL TO AS.3000, PLUMBING TO AS3500, CONCRETE TO AS.3600, BRICKWORK TO AS.3700, 'SAA MASONRY CODE' AND AS.1640 'SAA BRICKWORK CODE', STRUCTURAL STEEL TO AS.1170 & AS.4100, WET SEAL TO AS.3740 AND .
 *SMOKE ALARMS CONNECTED TO MAINS POWER SUPPLY, WITH BATTERY BACKUP, ARE TO BE INSTALLED IN ACCORDANCE WITH AS3786.

*BLOCK BOUNDARIES, CONTOURS, SERVICES AND EASEMENTS TO BE VERIFIED ON SITE PRIOR TO CONSTRUCTION.
 *CONFIRM ALL LEVELS AND CONTOURS ON SITE PRIOR TO COMMENCEMENT OF CONSTRUCTION. BUILDER IS RESPONSIBLE TO ENSURE ALL INFORMATION SHOWN HERE REGARDING LEVELS ARE ACCURATE AND REPRESENTS EXISTING ON SITE LEVELS.
 *THE FFLS ARE SUBJECT TO CHANGE AND ARE UP TO BUILDERS DISCRETION TO BE VERIFIED ON SITE, MAXIMUM CHANGE UNDER 340 mm, TO BE CONFIRMED BY CERTIFIER.
 *LOCATION OF CUTS ARE INDICATIVE ONLY AND TO BE VERIFIED ON SITE. THEREFORE, ALL CUTS & FFL TO BE VERIFIED ON SITE BY A REGISTERED SURVEYOR.

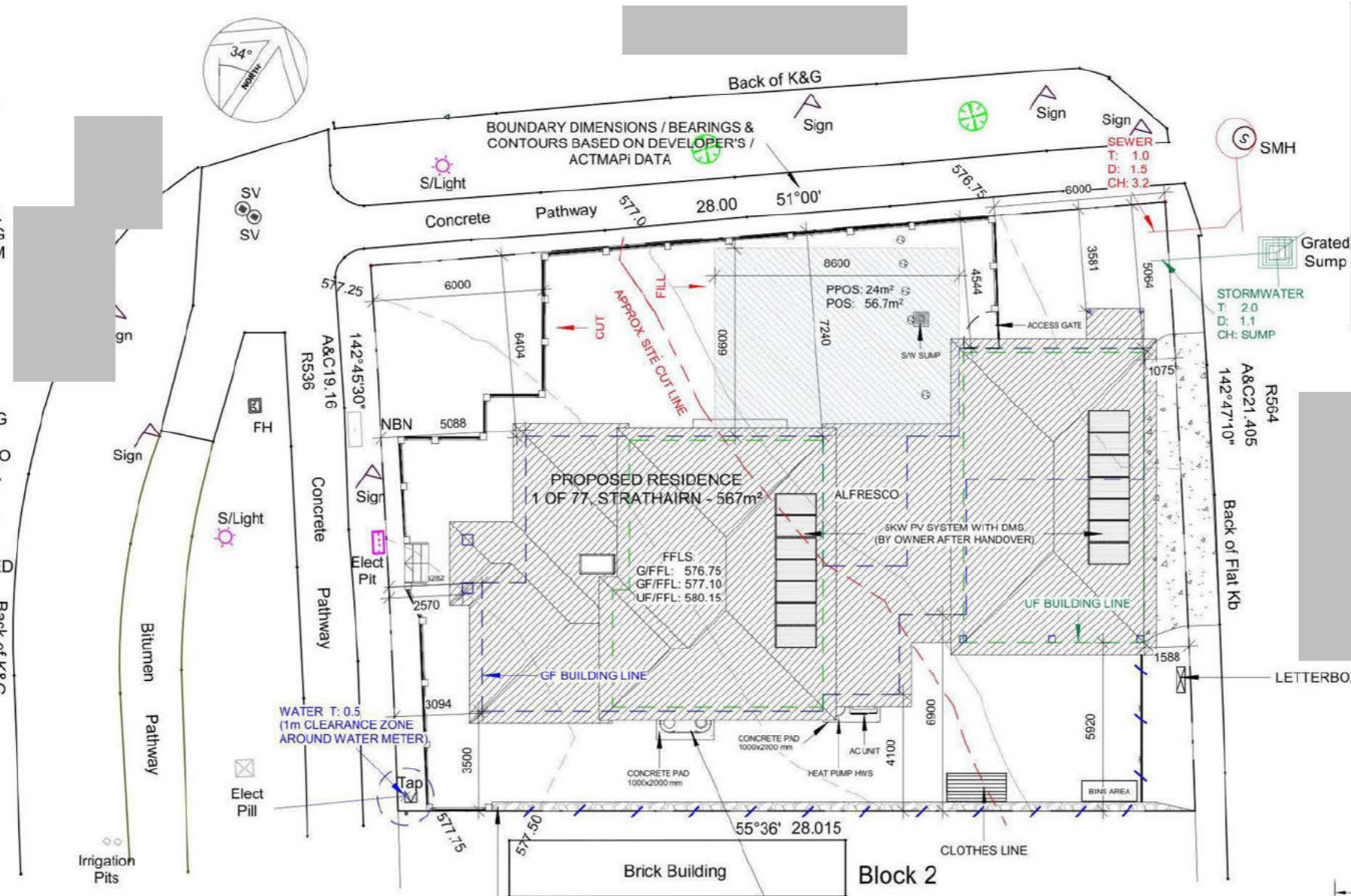
*0.3 M CUT APPROX AT LINE OF HOUSE - SITE TO BE LEVELED / GRADED TO ALLOW FOR SURFACE DRAINAGE AS PER BCA.
 *RETAINING WALL TO BE BUILT ENSURING DRAINAGE AS PER RELEVANT CODES/BCA V2. HEIGHTS AND ALL LEVELS TO SUIT SITE CONDITIONS. FINAL HEIGHTS TO BE CONFIRMED BY BUILDER ON SITE.

*SEDIMENT & EROSION CONTROL TO COMPLY WITHIN THE BEST PRACTICE GUIDELINES - PREVENT SOULTION FOR RESIDENTIAL BUILDING SITES MARCH 2006 AND ENVIRONMENT PROTECTION GUIDELINES FOR CONSTRUCTION AND LAND DEVELOPMENT IN THE ACT, MARCH 2011.
 *BUILDER TO PROVIDE CRUSHED GRANITE OR AGGREGATES AT ACCESS POINT TO SITE DURING CONSTRUCTION

AC UNITS MUST BE INSTALLED AS PER PART 5 OF THE HOUSING DEVELOPMENT REQUIREMENTS. AC UNITS MUST BE ONE (OR MORE) OF THE FOLLOWING:
 * Reverse cycle air conditioning that achieves a minimum Energy Efficiency Ratio (EER) of 3.5 for the cooling cycle
 * Coefficient of Performance (COP) of 3.5 for the heating cycle
 * Air conditioning with a cooling cycle only that achieves a minimum Energy Efficiency Ratio (EER) of 3.5
 * ducted evaporative cooling with a self-closing damper
 * ground source heat pump

NOISE AFFECTED BLOCK - TO COMPLY WITH:
 * AS/NZS 2107:2000 - Acoustics - Recommended design sound levels and reverberation times for building interiors (the relevant satisfactory recommended interior design sound level)
 * AS/NZS 3671 - Acoustics - Road Traffic Noise Intrusion Building Siting and Design and Ginninderry Noise Management Plan

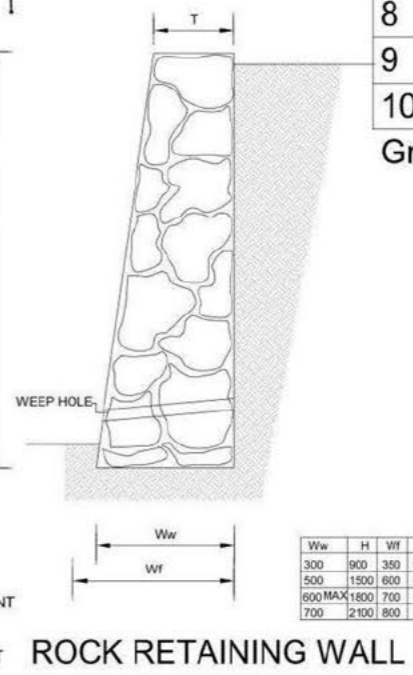
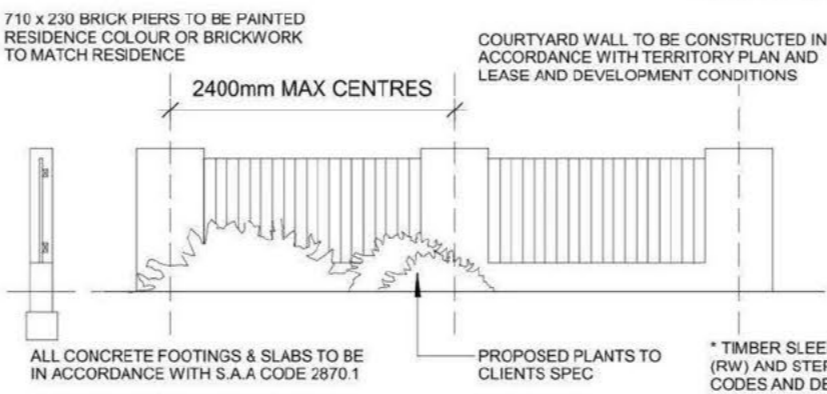
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10		6.10 m ²
Grand total		350.04 m ²

RETAINING WALL (MAX CUT / RW HT: 1.5m WITH IN 1.5m OF BOUNDARIES) AND STEPS TO SITE CONDITION - TO BE PROVIDED BY CLIENT AFTER HANDOVER
 * MIN 400L RAINWATER TANK, 50% OR 100m² OF ROOF AREA, WHICHEVER IS THE LESSER, IS CONNECTED TO THE TANK.
 * TANK IS CONNECTED TO ATLEAST A TOILET, LAUNDRY COLD WATER AND ALL EXTERNAL TAPS, AS PER ACT TERRITORY PLAN.
 * THE CONNECTION WILL REQUIRE A PUMP WHERE IT CANNOT BE ELEVATED SUFFICIENTLY TO GIVE ADEQUATE PRESSURE
 * DRIVEWAY TO COMPLY WITH GW/SD/DC.02 & FINISH TO COMPLY WITH ALL LEASE & DEVELOPMENT CONDITIONS AND RELEVANT LOCAL CODES
 * IF LEVELS & CONTOURS ARE DIFFERENT ON SITE FROM THE DRAWING BUILDER TO PROVIDE CONTOUR PLAN & REPORT BACK TO THE DESIGNER TO ADJUST LEVELS ACCORDINGLY.
 * NO PART OF CUT SHOULD ENCRACH OUT OF THE BOUNDARY OR EASEMENT



Ww	H	Wf	T
300	900	350	300
500	1500	600	350
600 MAX	1800	700	350
700	2100	800	400

1. SITE PLAN
 1 : 200

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Sch 2.2(a)(ii)
RESIDENCE
 SUBURB: STRATHNAIRN

SITE PLAN		FOR APPROVAL	
Project number	211201	A100	
Date	22/6/22		
Drawn by	B.Virk		
Checked by	Client		
Scale		1 : 200 on A3	

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BUILDER NOTE:

BUILDER TO PROVIDE CRUSHED GRANITE OR AGGREGATES AT ACCESS POINT TO SITE DURING CONSTRUCTION

NO CONSTRUCTION MATERIAL TO BE STORED ON THE VERGE
VERGE TO BE COMPLETELY REINSTATED ON COMPLETION INCLUDING GRADING, GRASSING AND/OR TURF TO CITY PARKS AS PER TAMS REQUIREMENT.

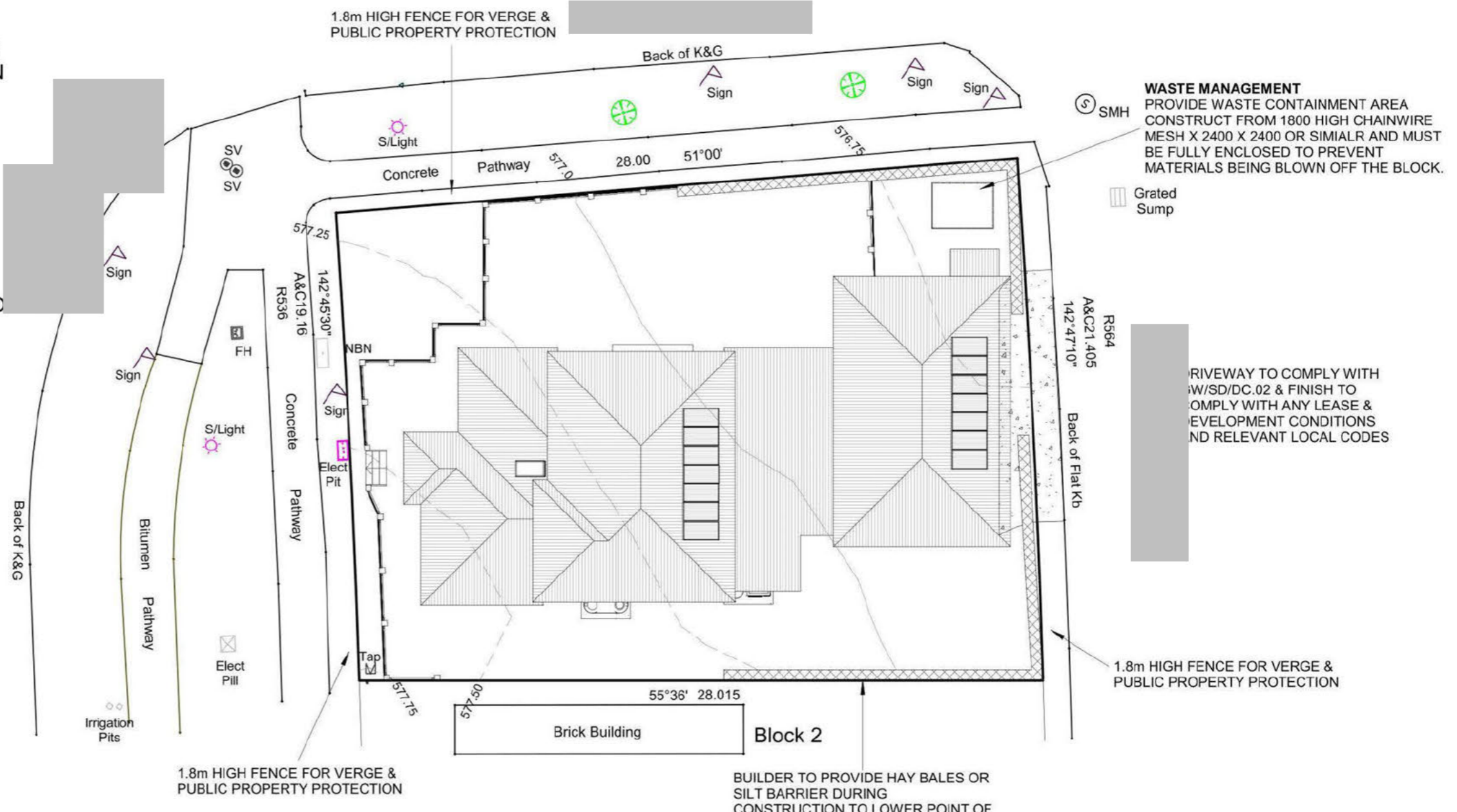
PROVIDE GEOTEXTILE FENCE, FIXED TO STARPICKETS AT 2m MAX. CTS 600mm DEEP OR PROVIDE HAY BALES AT LOWER SIDE OF THE SITE FOR SEDIMENT CONTROL

PROVIDE 1.8m HIGH FENCE AROUND THE BLOCK DURING CONSTRUCTION

PROVIDE TEMPORARY WASTE LOCATION & UTILITY FACILITIES ON SITE

IF DRIVEWAY IS NOT POUR ON THE VERGE BUILDER TO LAY 150-200mm THICK LAYOUT OF GRAVEL OR CRUSHED BRICK OR CONCRETE TO VEHICULAR ACCESS POINT

ANY & ALL DAMAGE CAUSED TO THE SURROUNDING PUBLIC INFRASTRUCTURE INCLUDING STREET KERBS, STREET TREES, FOOTPATHS, KERB CROSSOVERS, VERGE (NATURE STRIP) SERVICES & ADJOINING LAND, CAUSED BY THE CONSTRUCTION OF THE RESIDENCE IS TO BE REPAIRED & REINSTATED TO ITS ORIGINAL STATE



SEDIMENT & EROSION CONTROL
Development complies with the ACT Environment Protection Authority, Environment Protection Guidelines for Construction and Land Development. Prevent pollution from residential building sites - Best Practice

1

EROSION & SEDIMENT

1 : 200

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Sch 2.2(a)(ii)

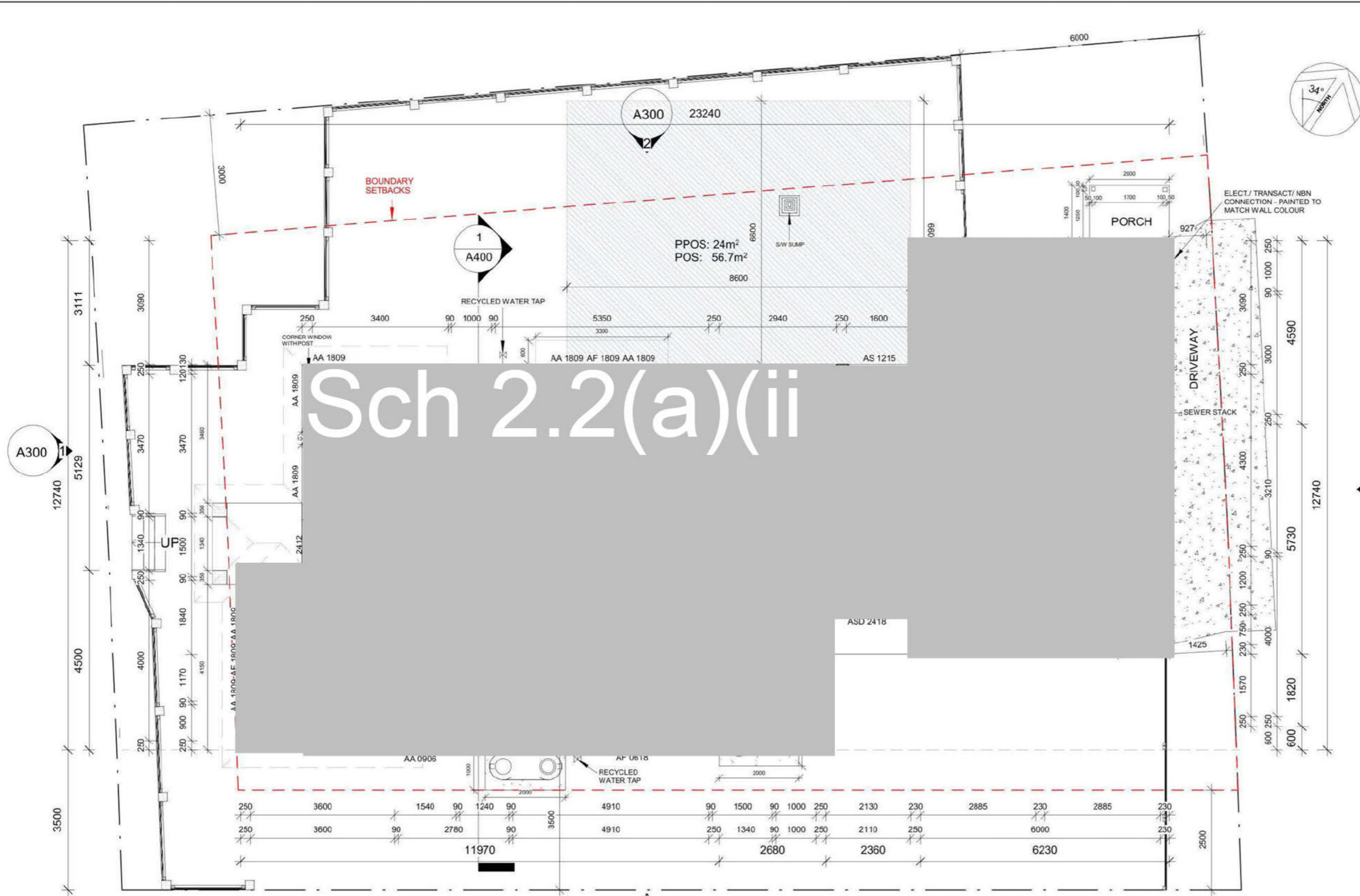
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SUBURB: STRATHNAIRN

EROSION&SEDIMENT PLAN FOR APPROVAL

Project number	211201	A103
Date	22/6/22	
Drawn by	B.Virk	
Checked by	Client	
Scale	1 : 200	on A3

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SITE AREA	
OPEN SPACE	404.38 m ²
Footprint	133.25 m ²
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GFA		
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10		6.10 m ²
Grand total		350.04 m²

2. GROUND FLOOR PLAN

1 : 100

- ALL MECHANICAL VENTILATION TO BE DUCTED DIRECTLY TO OUTSIDE ROOF SPACE IN ACCORDANCE WITH BCA V2 PART 3.8.7.4
- FLOW RATE OF MECHANICAL SYSTEMS TO COMPLY WITH BCA V2 3.8.7.3
- UPPER FLOOR WINDOWS TO BE RESTRICTED IN ACCORDANCE WITH BCA V2 3.9.2.6
- ALL WINDOWS AND SLIDERS AS PER AS2047 & AS1288 AND DOUBLE GLAZED
- FLOOR DRAINS IN ALL WET AREAS / BLACONY / OUTDOOR AS REQUIRED
- ALL INTERNAL DOORS HEIGHT: 2040mm

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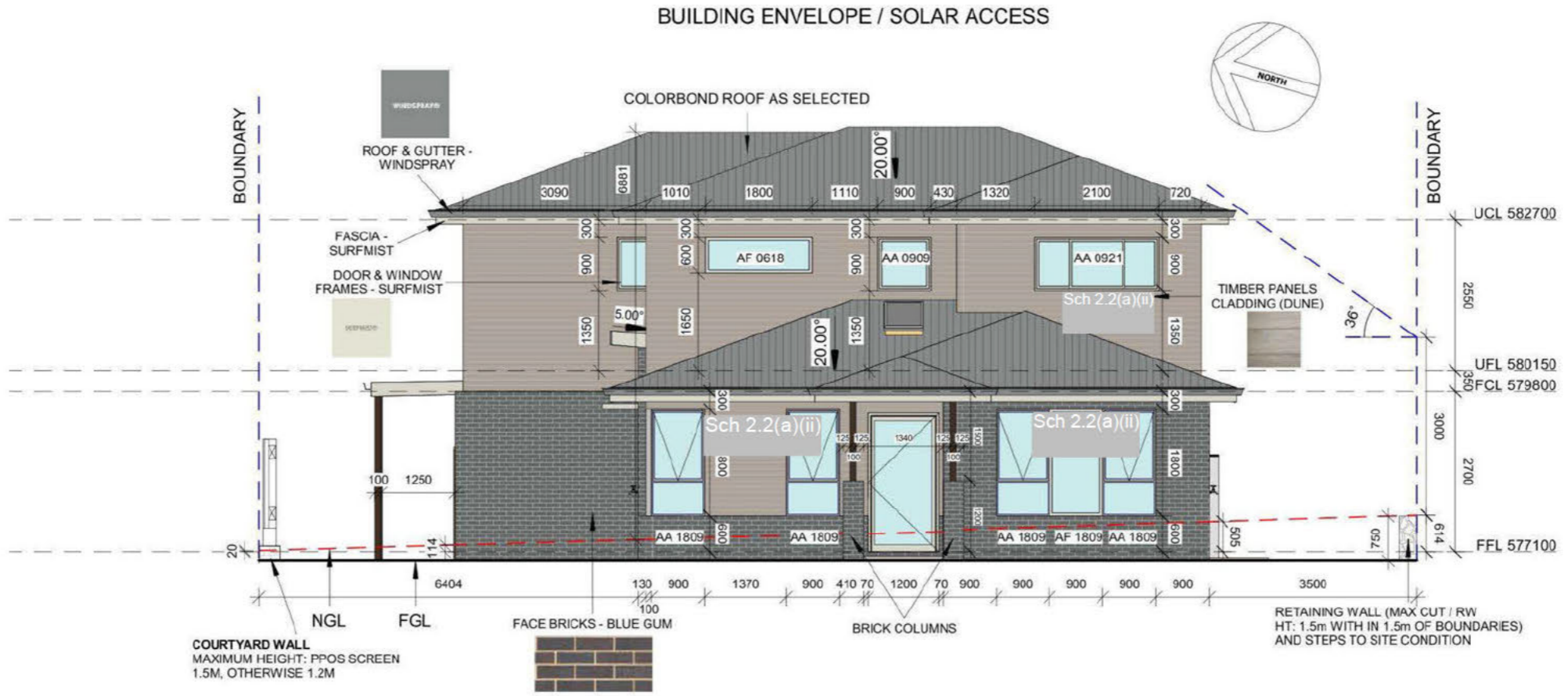
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Sch 2.2(a)(ii)
RESIDENCE
 SUBURB: STRATHNAIRN

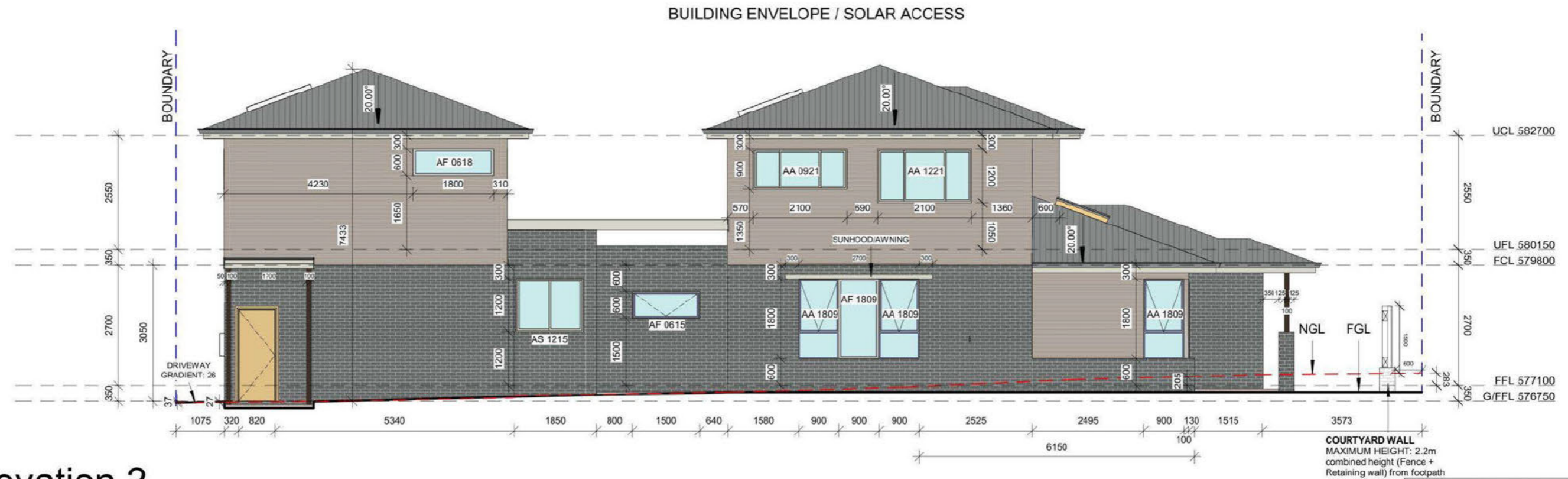
GROUND FLOOR PLAN FOR APPROVAL

Project number	211201	A200
Date	22/6/22	
Drawn by	B.Virk	
Checked by	Client	
Scale	1 : 100	on A3

1 Elevation 1
1 : 100



2 Elevation 2
1 : 100



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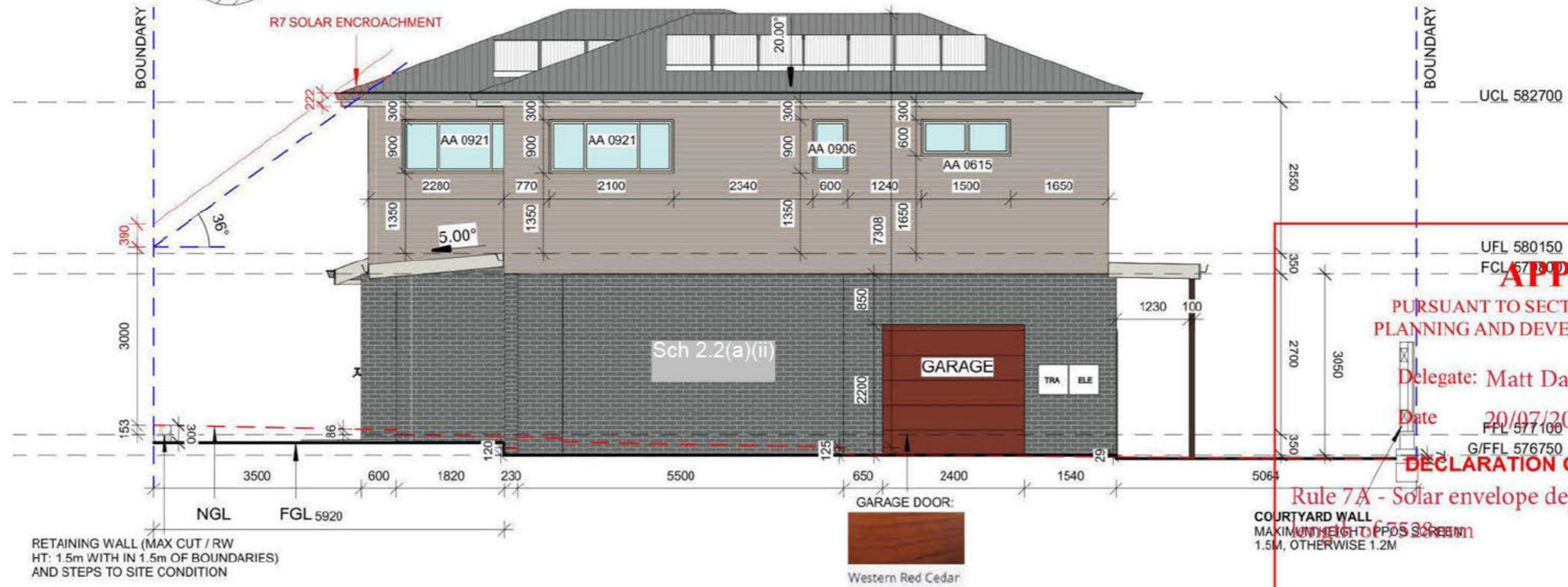
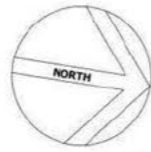
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Sch 2.2(a)(ii)
RESIDENCE
SUBURB: STRATHNAIRN

ELEVATION 1&2		FOR APPROVAL	
Project number	211201	A300	
Date	22/6/22		
Drawn by	B.Virk		
Checked by	Client	Scale	1 : 100 on A3

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BUILDING ENVELOPE / SOLAR ACCESS



Elevation 3

1 : 100

APPROVED

PURSUANT TO SECTION 1.100A/1.100AB OF THE
PLANNING AND DEVELOPMENT REGULATION 2008

Delegate: Matt Davis
Date: 20/07/2022

DECLARATION OF EXTENDED DISTANCE
Rule 7A - Solar envelope departure of a maximum 222mm for a
COURTYARD WALL
MAXIMUM HEIGHT: 1.5M, OTHERWISE 1.2M

BUILDING ENVELOPE / SOLAR ACCESS



Elevation 4

1 : 100

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Sch 2.2(a)(ii)
RESIDENCE
SUBURB: STRATHNAIRN

ELEVATION 3&4		FOR APPROVAL	
Project number	211201	A301	
Date	22/6/22		
Drawn by	B.Virk		
Checked by	Client		
Scale	1 : 100	on A3	

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WINDOWS / DOORS:

* ALL MATERIALS, FIXING, FRAMES, GLAZING, FLY SCREENS, ETC TO CONFORM TO AS2047 & AS1288 / RELEVANT CODES / BEST TRADE PRACTICES.
* ENSURE CORRECT OPERATION OF WINDOWS, SLIDING DOORS, ENSURING CORRECT PROTECTION FROM THE WATER.
* ALL ALUMINIUM DOORS AND WINDOWS TO BE ALUMINIUM IMPROVED.

ELECTRICAL:

* ALL ELECTRICAL MATERIALS, CONNECTIONS AND INSTALLATION FOR FULL SATISFACTORY OPERATION IN ACCORDANCE WITH AUTHORITY REQUIREMENTS, RELEVANT CODES / REGULATIONS AND AS DIRECTED BY THE BUILDER.
* LIGHTING TO COMPLY WITH CLAUSE 3.12.5.5 OF BCA.
* DOWNLIGHTS INSTALLED WITH APPROVED NON-VENTILATED COVER OR SHIELD ALLOWING INSTALLATION OF INSULATION TO SIDES AND TOP.
* SMOKE ALARMS ARE TO BE INSTALLED IN ACCORDANCE WITH BCA , BUILDING NOTE 19 & TO COMPLY WITH AS3786. SMOKE ALARMS TO BE CONNECTED MAIN POWER WITH BATTERY BACKUP AND WIRED, IN ACCORDANCE WITH AS3000.

WATER HEATER IN HOT WATER SUPPLY SYSTEM TO COMPLY WITH CLAUSE 3.12.5.6 OF BCA V2.

FOOTINGS:

* ALL CONCRETE FOOTINGS AND SLABS TO BE IN ACCORDANCE WITH S.A.A. CODE 2870.1 & ENGINEER'S DESIGN / SPECIFICATIONS.
* CONTINUOUS DAMPPROOF MEMBRANE UNDER SLAB.
* DAMPROOF COURSE AT BEARER SEATING LEVELS, STEPPED CAVITY FLASHING WITH WEEP HOLES AT 1200MM CENTERS TO THE EXTERNAL BRICK SKIN AT GROUND FLOOR LEVEL, UNDER WINDOW SILLS AND BRICKWORK ABOVE WINDOWS.

BRICKWORK:

* MASONRY STONE / BRICKWORK AS SELECTED, GENERALLY 230 X 110 X76 MM BRICKS BONDED IN STRETCHER BOND.
* MORTAR TO COMPLY WITH THE REQUIREMENTS OF RELEVANT CODES & AUSTRALIAN STANDARDS. COLOUR TO NOT BE WHITE OR OFF WHITE.
* MASONRY ARTICULATION REQUIRED (VERTICAL ARTICULATION JOINTS) IN ACCORDANCE WITH BCA V2 3.3.5.13

LINTELS FOR BRICKWORK. ALL BEAMS & LINTELS AS PER ENGINEER'S DESIGN / SPECIFICATION & MANUFACTURER'S TABLE.

MATERIAL & FINISHES TO BE CONFIRMED BY THE CLIENT

TIMBER STUD WORK:

* ALL TIMBER WORK TO COMPLY WITH AS 1684.2 "RESIDENTIAL TIMBER FRAMED CONSTRUCTION"
* 90X35MM PINE STUDS AT 450 MM CENTERS TO ALL LOAD - BEARING WALLS & AT 600 MM CENTERS TO NON LOAD-BEARING WALLS
* 90X35MM PINE PLATE & NOGGING AND PROVIDE SECOND 90X45 MM TOP PLATE TO ALL LOAD-BEARING WALLS
* PROVIDE 90X45 F8 STUDS TO BOTH SIDES OF OPENING CARRYING LINTELS
* 50X38 MM CEILING BATTENS AT 450 MM CENTERS.
* 10 MM PLASTER BOARD INTERNAL WALL & CEILING *LINING FIBROUS CEMENT SHEET LINING TO EAVES.

STEEL FRAME WORK:

* ALL STEEL WORK TO COMPLY WITH:
AS/NZS 4600, COLD FORMED STEEL STRUCTURES
AS 3623, DOMESTIC METAL FRAMING
AS 4100, STEEL STRUCTURES
* BCA STANDARDS ADHERED TO BCA VOLUME 2, PART 3.4.2 STEEL FRAMING

ROOFING:

* TRUSSES AT 600mm CENTERS, FIXED TO MANUFACTURERS SPECIFICATIONS.
* LINTEL SIZE TO TRUSS MANUFACTURERS CHART.
* METAL FASCIA & GUTTER AS SELECTED.
* PLASTER INTERNAL LININGS WALL FRAMING TO ALL ROOMS TO BE COVERED JOINTS BEING BACKED WITH EITHER NOGGINGS OR STUDS AS REQUIRED BY MANUFACTURER
* ALL ELEMENTS TO BE SECURELY FIXED.
* PLASTER BOARD (MIN 10MM THICK) WALL & CEILING LINING.
* FIBROUS CEMENT SHEET WALL LINING TO WET AREAS.
* PROVIDE CORNICE, AS SELECTED SHALL BE FIXED AT INTERSECTION OF ALL BEAMS AND WALL JUNCTIONS WITH CEILINGS.
* PROVIDE ROOF LIGHTS & VENTILATION TO COMPLY WITH THE NCC.
* ROOF PLUMBING, FLASHING, ETC AS NECESSARY, TO COMPLY WITH RELEVANT AUSTRALIAN STANDARDS.

WATERPROOFING:

* WET AREAS WATERPROOFING: AS 3740 - 2010 AND AMDT 1 - 2012, AND BCA V2: 3.8.1.2
* EXTERNAL / BALCONIES WATERPROOFING: AS 4654 - 2012 AND BCA V2: 3.8.1.3

INSULATION SCHEDULE (NCC-2016 PART3.12):

* R 4.0 CEILING INSULATION + R1.3 BLANKET/SARKING
* R 2.0 WALL INSULATION + BUILDING WRAPS
* R 2.0 INSULATION TO INTERNAL WET AREA WALLS
* R 2.0 FLOOR INSULATION
* ALL WINDOWS / SLIDERS TO BE DOUBLE GLAZED
* HEAVY DRAPES WITH PELMETS, WEATHER STRIPS TO EXTERNAL DOORS & SEAL EXHAUST FANS

COLORBOND ROOF AS SELECTED

TRUSSES TO MANUFACTURERS DESIGN / SPECIFICATIONS

Gutter - Bevel
125 x 125mm

FASCIA
19X235

EAVES

WEATHERTEX
ECOGROOVE CLADDING
(DUNE)

BRICK VENEER -
FACE BRICK

NGL

FGL

RETAINING WALL (MAX CUT / RW
HT: 1m WITHIN 1.5m OF BOUNDARIES)
AND STEPS TO SITE CONDITION

Sch 2.2(a)(ii)

NOISE AFFECTED BLOCK - TO COMPLY WITH:
* AS/NZS 2107:2000 - Acoustics - Recommended design sound levels and reverberation times for building interiors (the relevant satisfactory recommended interior design sound level)
* AS/NZS 3671 - Acoustics - Road Traffic Noise Intrusion Building Siting and Design and Ginnindery Noise Management Plan

WAFFLE POD SLAB TO
ENGINEER'S DESIGN

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1 Section A
1 : 50

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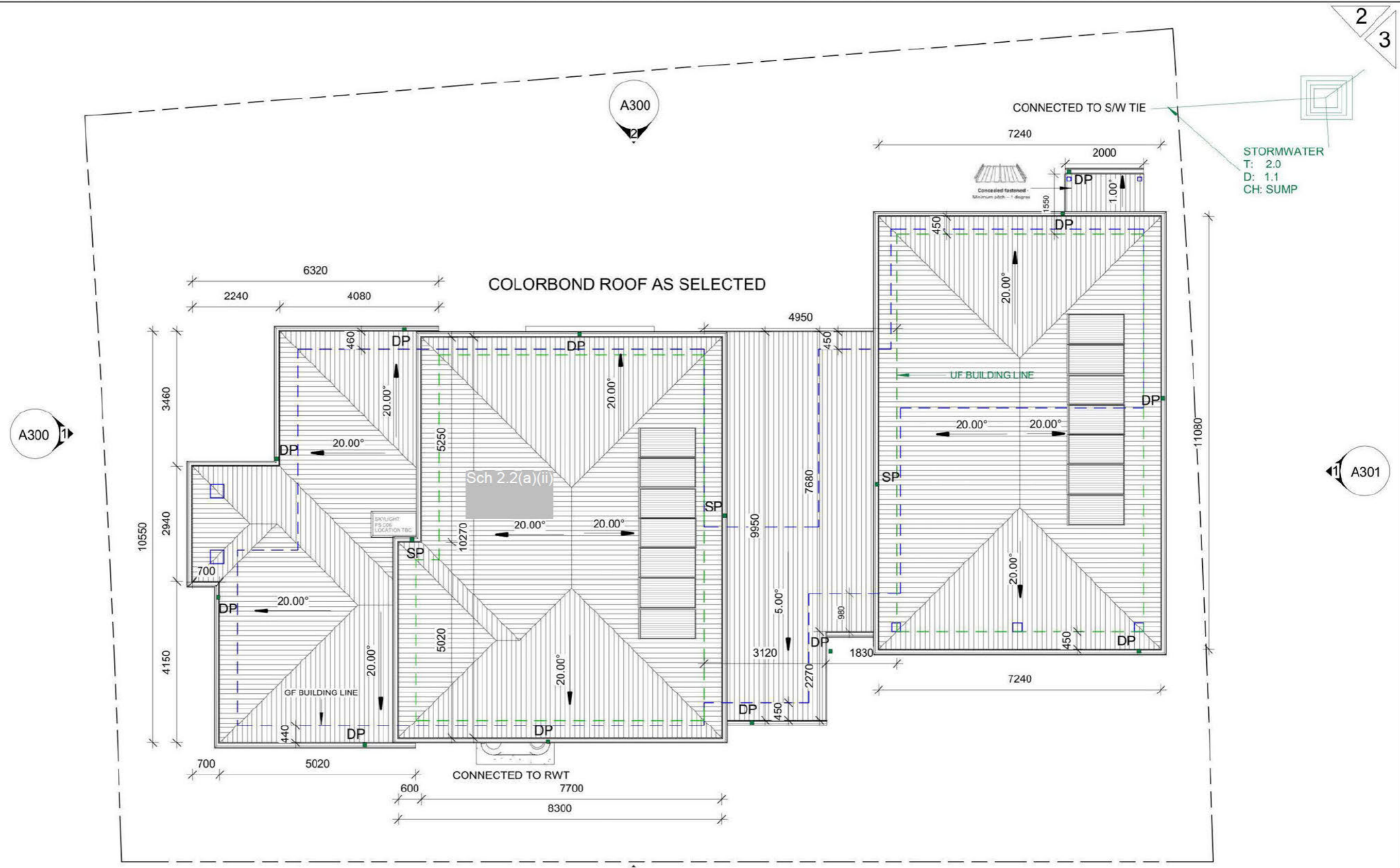
Email: virk.bds@gmail.com Mob: 0425677755

NOTE: The drawings are indicative only and are required to be verified / confirmed by the owner and/or builder and engineer and/or certifier in accordance with the relevant Building Legislation/Regulations, Housing Development Codes, NCC, Australian Standards, etc.
Virk BDS will not be held liable / responsible in any form by any party whatsoever for any design or structural component, notation or accuracy of documentation herein. Client / Builder accepts Plans and responsibility once plans are accepted for approvals.

Sch 2.2(a)(ii)
RESIDENCE
SUBURB: STRATHNAIRN

SECTION A		FOR APPROVAL	
Project number	211201	A400	
Date	22/6/22		
Drawn by	B.Virk		
Checked by	Client		
Scale	1 : 50	on A3	

22/06/2022 6:31:04 PM



STORMWATER
 T: 2.0
 D: 1.1
 CH: SUMP

4. ROOF PLAN

1 : 100

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Sch 2.2(a)(ii)
 RESIDENCE
 SUBURB: STRATHNAIRN

ROOF PLAN

Project number	211201
Date	22/6/22
Drawn by	B.Virk
Checked by	Client

FOR APPROVAL

A500

Scale 1 : 100 on A3

22/06/2022 6:31:05 PM



1 3D-FRONT VIEW



2 3D-LT SIDE VIEW



3 3D-RT SIDE VIEW

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Sch 2.2(a)(ii)

RESIDENCE

SUBURB: STRATHNAIRN

3D VIEWS

Project number	211201
Date	22/6/22
Drawn by	B.Virk
Checked by	Client

FOR APPROVAL

A700

Scale on A3

22/06/2022 6:31:06 PM

SAFE DESIGN OF STRUCTURES CODE OF PRACTICE

1. FALLS, SLIPS, TRIPS

WORKING AT HEIGHTS

DURING CONSTRUCTION

Wherever possible, components for this building should be prefabricated off-site or at ground level to minimise the risk of workers falling more than two metres. However, construction of this building will require workers to be working at heights where a fall in excess of two metres is possible and injury is likely to result from such a fall. The builder should provide a suitable barrier wherever a person is required to work in a situation where falling more than two metres is a possibility

DURING OPERATION OR MAINTENANCE

For houses or other low-rise buildings where scaffolding is appropriate:

Cleaning and maintenance of windows, walls, roof or other components of this building will require persons to be situated where a fall from a height in excess of two metres is possible. Where this type of activity is required, scaffolding, ladders or trestles should be used in accordance with relevant codes of practice, regulations or legislation. For buildings where scaffold, ladders, trestles are not appropriate: Cleaning and maintenance of windows, walls, roof or other components of this building will require persons to be situated where a fall from a height in excess of two metres is possible. Where this type of activity is required, scaffolding, fall barriers or Personal Protective Equipment (PPE) should be used in accordance with relevant codes of practice, regulations or legislation.

FLOOR FINISHES - Specified

If finishes have been specified by designer, these have been selected to minimise the risk of floors and paved areas becoming slippery when wet or when walked on with wet shoes/feet. Any changes to the specified finish should be made in consultation with the designer or, if this is not practical, surfaces with an equivalent or better slip resistance should be chosen

FLOOR FINISHES - By Owner

If designer has not been involved in the selection of surface finishes, the owner is responsible for the selection of surface finishes in the pedestrian trafficable areas of this building. Surfaces should be selected in accordance with AS HB 197:1999 and AS/NZ 4586:2004.

STEPS, LOOSE OBJECTS AND UNEVEN SURFACES

Due to design restrictions for this building, steps and/or ramps are included in the building which may be a hazard to workers carrying objects or otherwise occupied. Steps should be clearly marked with both visual and tactile warning during construction, maintenance, demolition and at all times when the building operates as a workplace. Building owners and occupiers should monitor the pedestrian access ways and in particular access to areas where maintenance is routinely carried out to ensure that surfaces have not moved or cracked so that they become uneven and present a trip hazard. Spills, loose material, stray objects or any other matter that may cause a slip or trip hazard should be cleaned or removed from access ways. Contractors should be required to maintain a tidy work site during construction, maintenance or demolition to reduce the risk of trips and falls in the workplace. Materials for construction or maintenance should be stored in designated areas away from access ways and work areas.

2. FALLING OBJECTS

LOOSE MATERIALS OR SMALL OBJECTS

Construction, maintenance or demolition work on or around this building is likely to involve persons working above ground level or above floor levels. Where this occurs one or more of the following measures should be taken to avoid objects falling from the area where the work is being carried out onto persons below.

1. Prevent or restrict access to areas below where the work is being carried out.
2. Provide toeboards to scaffolding or work platforms.
3. Provide protective structure below the work area.
4. Ensure that all persons below the work area have Personal Protective Equipment (PPE).

BUILDING COMPONENTS

During construction, renovation or demolition of this building, parts of the structure including fabricated steelwork, heavy panels and many other components will remain standing prior to or after supporting parts are in place. Contractors should ensure that temporary bracing or other required support is in place at all times when collapse which may injure persons in the area is a possibility.

Mechanical lifting of materials and components during construction, maintenance or demolition presents a risk of falling objects. Contractors should ensure that appropriate lifting devices are used, that loads are properly secured and that access to areas below the load is prevented or restricted

3. TRAFFIC MANAGEMENT

For building on a major road, narrow road or steeply sloping road: Parking of vehicles or loading/unloading of vehicles on this roadway may cause a traffic hazard. During construction, maintenance or demolition of this building designated parking for workers and loading areas should be provided. Trained traffic management personnel should be responsible for the supervision of these areas.

For building where on-site loading/unloading is restricted: Construction of this building will require loading and unloading of materials on the roadway. Deliveries should be well planned to avoid congestion of loading areas and trained traffic management personnel should be used to supervise loading/unloading areas.

For all buildings: Busy construction and demolition sites present a risk of collision where deliveries and other traffic are moving within the site. A traffic management plan supervised by trained traffic management personnel should be adopted for the work site.

4. SERVICES

GENERAL

Rupture of services during excavation or other activity creates a variety of risks including release of hazardous material. Existing services are located on or around this site. Where known, these are identified on the plans but the exact location and extent of services may vary from that indicated. Services should be located using an appropriate service (such as Dial Before You Dig), appropriate excavation practice should be used and, where necessary, specialist contractors should be used.

Locations with underground power: Underground power lines MAY be located in or around this site. All underground power lines must be disconnected or carefully located and adequate warning signs used prior to any construction, maintenance or demolition commencing.

Locations with overhead power lines: Overhead power lines MAY be near or on this site. These pose a risk of electrocution if struck or approached by lifting devices or other plant and persons working above ground level. Where there is a danger of this occurring, power lines should be, where practical, disconnected or relocated. Where this is not practical adequate warning in the form of bright coloured tape or signage should be used or a protective barrier provided.

5. MANUAL TASKS

Components within this design with a mass in excess of 25kg should be lifted by two or more workers or by mechanical lifting device. Where this is not practical, suppliers or fabricators should be required to limit the component mass. All material packaging, building and maintenance components should clearly show the total mass of packages and where practical all items should be stored on site in a way which minimises bending before lifting. Advice should be provided on safe lifting methods in all areas where lifting may occur. Construction, maintenance and demolition of this building will require the use of portable tools and equipment. These should be fully maintained in accordance with manufacturer's specifications and not used where faulty or (in the case of electrical equipment) not carrying a current electrical safety tag. All safety guards or devices should be regularly checked and Personal Protective Equipment should be used in accordance with manufacturer's specification.

6. HAZARDOUS SUBSTANCES ASBESTOS

ASBESTOS

For alterations to a building constructed prior to 1990: If this existing building was constructed prior to: 1990 - it therefore may contain asbestos 1986 - it therefore is likely to contain asbestos either in cladding material or in fire retardant insulation material. In either case, the builder should check and, if necessary, take appropriate action before demolishing, cutting, sanding, drilling or otherwise disturbing the existing structure.

POWDERED MATERIALS

Many materials used in the construction of this building can cause harm if inhaled in powdered form. Persons working on or in the building during construction, operational maintenance or demolition should ensure good ventilation and wear Personal Protective Equipment including protection against inhalation while using powdered material or when sanding, drilling, cutting or otherwise disturbing or creating powdered material.

TREATED TIMBER

The design of this building may include provision for the inclusion of treated timber within the structure. Dust or fumes from this material can be harmful. Persons working on or in the building during construction, operational maintenance or demolition should ensure good ventilation and wear Personal Protective Equipment including protection against inhalation of harmful material when sanding, drilling, cutting or using treated timber in any way that may cause harmful material to be released. Do not burn treated timber.

VOLATILE ORGANIC COMPOUNDS

Many types of glue, solvents, spray packs, paints, varnishes and some cleaning materials and disinfectants have dangerous emissions. Areas where these are used should be kept well ventilated while the material is being used and for a period after installation. Personal Protective Equipment may also be required. The manufacturer's recommendations for use must be carefully considered at all times.

SYNTHETIC MINERAL FIBRE

Fibreglass, rockwool, ceramic and other material used for thermal or sound insulation may contain synthetic mineral fibre which may be harmful if inhaled or if it comes in contact with the skin, eyes or other sensitive parts or the body. Personal Protective Equipment including protection against inhalation of harmful material should be used when installing, removing or working near bulk insulation material.

TIMBER FLOORS

This building may contain timber floors which have an applied finish. Areas where finishes are applied should be kept well ventilated during sanding and application and for a period after installation. Personal Protective Equipment may also be required. The manufacturer's recommendations for use must be carefully considered at all times.

7. CONFINED SPACES

EXCAVATION

Construction of this building and some maintenance on the building will require excavation and installation of items within excavations. Where practical, installation should be carried out using methods which do not require workers to enter the excavation. Where this is not practical, adequate support for the excavated area should be provided to prevent collapse. Warning signs and barriers to prevent accidental or unauthorised access to all excavations should be provided.

ENCLOSED SPACES

For buildings with enclosed spaces where maintenance or other access may be required:

Enclosed spaces within this building may present a risk to persons entering for construction, maintenance or any other purpose. The design documentation calls for warning signs and barriers to unauthorised access. These should be maintained throughout the life of the building. Where workers are required to enter enclosed spaces, air testing equipment and Personal Protective Equipment should be provided.

SMALL SPACES

For buildings with small spaces where maintenance or other access may be required: Some small spaces within this building will require access by construction or maintenance workers. The design documentation calls for warning signs and barriers to unauthorised access. These should be maintained throughout the life of the building. Where workers are required to enter small spaces they should be scheduled so that access is for short periods. Manual lifting and other manual activity should be restricted in small spaces.

8. PUBLIC ACCESS

Public access to construction and demolition sites and to areas under maintenance causes risk to workers and public. Warning signs and secure barriers to unauthorised access should be provided. Where electrical installations, excavations, plant or loose materials are present they should be secured when not fully supervised.

9. OPERATIONAL USE OF BUILDING

RESIDENTIAL BUILDINGS

This building has been designed as a residential building. If it, at a later date, it is used or intended to be used as a workplace, the provisions of the Work Health and Safety Act 2011 or subsequent replacement Act should be applied to the new use.

10. OTHER HIGH RISK ACTIVITY

All electrical work should be carried out in accordance with Code of Practice: Managing Electrical Risks at the Workplace, AS/NZ 3012 and all licensing requirements. All work using Plant should be carried out in accordance with Code of Practice: Managing Risks of Plant at the Workplace. All work should be carried out in accordance with Code of Practice: Managing Noise and Preventing Hearing Loss at Work. Due to the history of serious incidents it is recommended that particular care be exercised when undertaking work involving steel construction and concrete placement. All the above applies.


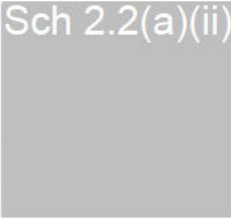
THESE NOTES MUST BE READ AND UNDERSTOOD BY ALL INVOLVED IN THE PROJECT. THIS INCLUDES (BUT NOT LIMITED TO): OWNER, BUILDER, SUB-CONSULTANTS, RENOVATORS, OPERATORS, MAINTENORS, DEMOLISHERS.

Confirmation of Staged Inspection

STRATHNAIRN 

B20223378

Inspection Stage:	Pre-Sheet
Inspection Result:	Unsatisfactory

Inspected by: 		BCA Certifiers (Aust) Pty Ltd COLA LIC: 200714	23 June 2023
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Note 1: A visual inspection of a representative sample of the building work was undertaken from the floor level only and was found to be substantially in accordance with Section 42 of the Building Act 2004.

Note 2: The results of the inspection are based on the status of the building work at the time of inspection and do not cover works undertaken after the inspection or between inspection stages.

Note 3: It is the responsibility of the licenced builder to ensure all building works, including, but limited to, the items identified during the inspection, are complete in a proper and skilful way.

Note 4: Consent to proceed does not relieve other parties of their responsibilities in ensuring compliance with relevant statutes.

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the 1990s, the number of people with a mental health problem has increased in the UK (Mental Health Act 1983, 1990).

There is a growing awareness of the need to improve the lives of people with mental health problems. The Department of Health (1999) has set out a vision of a new mental health system, which will be based on the following principles:

- (i) People with mental health problems should be treated as individuals, with their own needs and wishes.
- (ii) People with mental health problems should be given the opportunity to participate in decisions about their care.
- (iii) People with mental health problems should be given the opportunity to live in their own homes and communities.

There is a growing awareness of the need to improve the lives of people with mental health problems. The Department of Health (1999) has set out a vision of a new mental health system, which will be based on the following principles:

- (iv) People with mental health problems should be given the opportunity to live in their own homes and communities.
- (v) People with mental health problems should be given the opportunity to live in their own homes and communities.
- (vi) People with mental health problems should be given the opportunity to live in their own homes and communities.

There is a growing awareness of the need to improve the lives of people with mental health problems. The Department of Health (1999) has set out a vision of a new mental health system, which will be based on the following principles:

- (vii) People with mental health problems should be given the opportunity to live in their own homes and communities.
- (viii) People with mental health problems should be given the opportunity to live in their own homes and communities.
- (ix) People with mental health problems should be given the opportunity to live in their own homes and communities.

There is a growing awareness of the need to improve the lives of people with mental health problems. The Department of Health (1999) has set out a vision of a new mental health system, which will be based on the following principles:

- (x) People with mental health problems should be given the opportunity to live in their own homes and communities.
- (xi) People with mental health problems should be given the opportunity to live in their own homes and communities.
- (xii) People with mental health problems should be given the opportunity to live in their own homes and communities.

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- (xiii) People with mental health problems should be given the opportunity to live in their own homes and communities.
- (xiv) People with mental health problems should be given the opportunity to live in their own homes and communities.
- (xv) People with mental health problems should be given the opportunity to live in their own homes and communities.

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- (xvi) People with mental health problems should be given the opportunity to live in their own homes and communities.
- (xvii) People with mental health problems should be given the opportunity to live in their own homes and communities.
- (xviii) People with mental health problems should be given the opportunity to live in their own homes and communities.

Confirmation of Staged Inspection

STRATHNAIRN [REDACTED]

B20223378

Inspection Stage:	Pre-Sheet
Inspection Result:	Unsatisfactory

Inspected by: Sch 2.2(a)(ii)	[REDACTED] Sch 2.2(a)(ii)	BCA Certifiers (Aust) Pty Ltd COLA LIC: 200714	28 August 2023
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Note 1: A visual inspection of a representative sample of the building work was undertaken from the floor level only and was found to be substantially in accordance with Section 42 of the Building Act 2004.

Note 2: The results of the inspection are based on the status of the building work at the time of inspection and do not cover works undertaken after the inspection or between inspection stages.

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Confirmation of Staged Inspection

STRATHNAIRN 

B20223378

Inspection Stage:	Pre-Sheet
Inspection Result:	Unsatisfactory

Inspected by: 		BCA Certifiers (Aust) Pty Ltd COLA LIC: 200714	13 September 2023
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Note 1: A visual inspection of a representative sample of the building work was undertaken from the floor level only and was found to be substantially in accordance with Section 42 of the Building Act 2004.

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the 1990s, the number of people in the UK who are employed in the public sector has increased from 10.5 million to 12.5 million, and the number of people in the public sector who are employed in health care has increased from 2.5 million to 3.5 million (Department of Health 2000). The number of people in the public sector who are employed in health care has increased from 2.5 million to 3.5 million (Department of Health 2000).

There are a number of reasons why the number of people in the public sector who are employed in health care has increased. One reason is that the number of people in the public sector who are employed in health care has increased. Another reason is that the number of people in the public sector who are employed in health care has increased. A third reason is that the number of people in the public sector who are employed in health care has increased.

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Confirmation of Staged Inspection

STRATHNAIRN 

B20223378

Inspection Stage:	Slab
Inspection Result:	Satisfactory

Inspected by:  Sch 2.2(a)(ii)	 Sch 2.2(a)(ii)	BCA Certifiers (Aust) Pty Ltd COLA LIC: 200714	14 November 2022
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Note 1: A visual inspection of a representative sample of the building work was undertaken from the floor level only and was found to be substantially in accordance with Section 42 of the Building Act 2004.

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Electricity Networks

STATEMENT OF

CONDITIONAL COMPLIANCE

Application No: 200963 **Suburb:** Strathnairn **Block/Section** [REDACTED]

Appcn Type: Single residential/New Construction Inclusions : Garage

Attached Plans

Strathnairn [REDACTED] Referral Plans.pdf

[REDACTED] Strathnairn POE and Meterbox location.pdf

This application is approved subject to compliance with the following conditions:

Conditions

A Minimum of 1.0M clearance is required within the block boundary for the proposed or existing Meter Box.

Installation of electrical conduits (on or off block) will be the responsibility of the proponent.

See attached site plan indicating mandatory service marking and meter box location.

The location of the proposed or existing Point of Entry/ Meter Box is to comply with Evoenergy's Service and Installation rules.

Please Note

- WARNING Evoenergy underground assets may be in or adjacent to this block. It is your responsibility to ascertain the location of such assets.
- Development and Building Applications will need to include any proposed Evoenergy works.
- If Evoenergy approval conditions are not met, a breach of the law may result.
- Separate applications are required for water & sewerage and communication network services.
- Construction of unapproved works may result in action being taken to require the property owner to remove non-compliant structures and/or the property owner to fund rectification works on Evoenergy's electricity network.
- Any attached reticulation or servicing plan is preliminary only. Contact Evoenergy for final plans prior to the commencement of any construction activity.
- A failure of this application to show accurately located electricity assets may result in damage and costs for which the proponent will be liable. Damage to network assets must be reported to Evoenergy.

Please refer to Info Sheets

Underground service conduit requirements 8912-02.pdf

Comments:

Signed [REDACTED] Sch 2.2(a)(ii)

Date 03 May 2022

For further information please phone Evoenergy Electricity Networks: 6293 5770

Application Number: 2000160
 Sheet 1 of 7

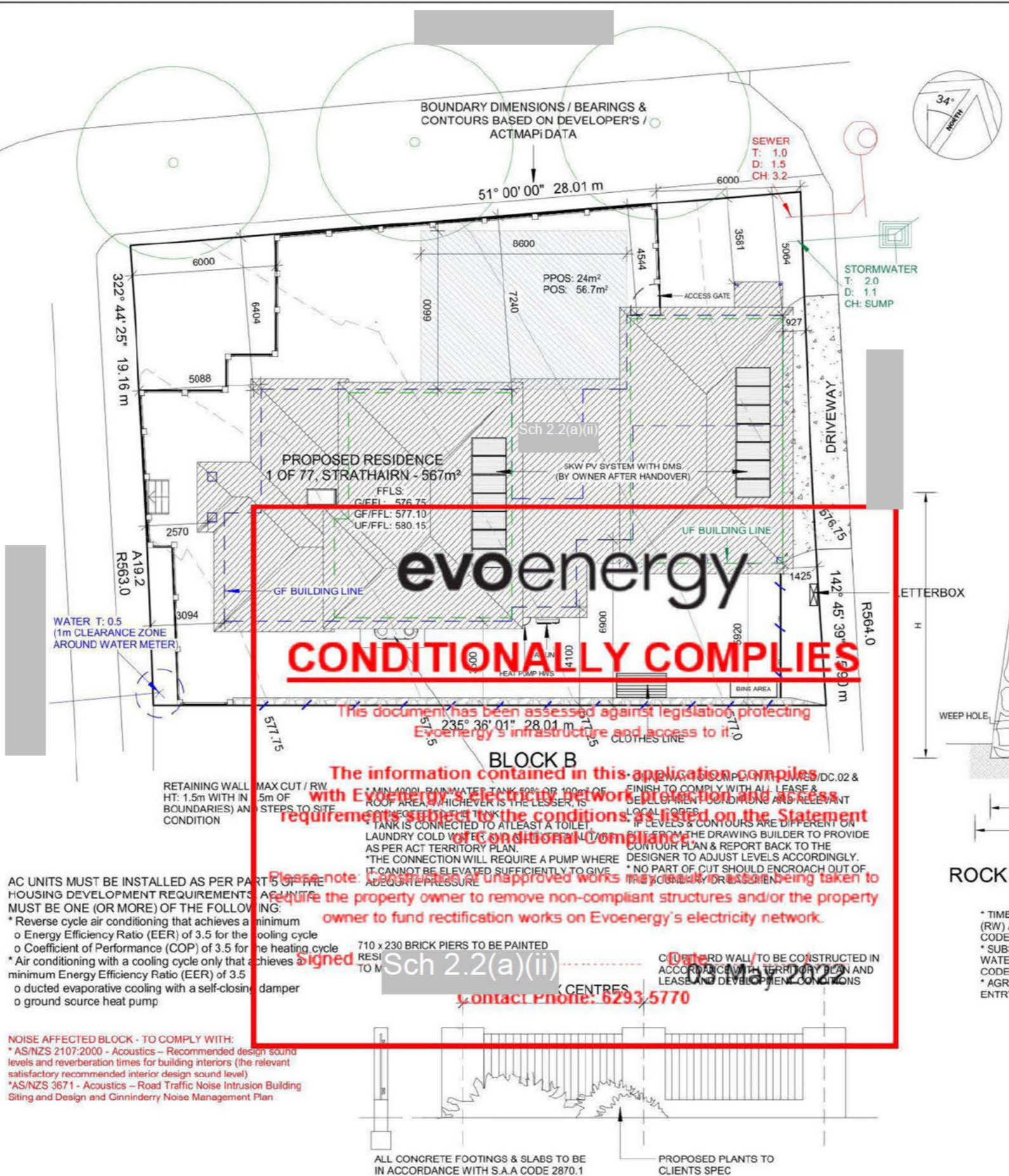
NOTES:
 THE PRECEDENCE OF REGULATIONS TAKE PRECEDENCE OVER THE DRAWINGS. DETAIL DRAWINGS TAKE PRECEDENCE OVER GENERAL DRAWINGS.
 *DO NOT SCALE DRAWINGS - ALL DIMENSIONS IN "mm".
 *BUILDER TO CHECK ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF CONSTRUCTION WORKS, PRODUCING SHOP DRAWINGS OR FABRICATING COMPONENTS.
 *BUILDER TO CHECK ALL WINDOW DIMENSIONS BEFORE ORDERING ON FLOOR PLAN AND ELEVATIONS.
 *ALUMINIUM FRAMED DOORS/WINDOWS WITH OPENING STYLES IN ACCORDANCE WITH ELEVATIONS AND FROM APPROVED MANUFACTURER UNO.

ENTRANCES TO CROSS MANUFACTURERS TABLES, ROOF TRUSSES TO MANUFACTURER'S SPECIFICATION.
 *ALL CONSTRUCTION WORK TO BE DONE IN ACCORDANCE WITH BCA AND RELEVANT AUSTRALIAN STANDARDS AND DEVELOPMENT CODES.
 *TERMITE PROTECTION TO COMPLY WITH AS1694 'PHYSICAL BARRIERS' & AS3660 'APPENDIX D' AND TO ACT BUILDING CONTROL BUILDING NOTE NO3, FRAMING TO AS1684 'NATIONAL TIMBER FRAMING CODE' AND SUPPLIMENTS, HARDWOOD TO AS.2796, ELECTRICAL TO AS.3000, PLUMBING TO AS3500, CONCRETE TO AS.3600, BRICKWORK TO AS.3700, 'SAA MASONRY CODE' AND AS.1640 'SAA BRICKWORK CODE', STRUCTURAL STEEL TO AS.1170 & AS.4100, WET SEAL TO AS.3740 AND .
 *SMOKE ALARMS CONNECTED TO MAINS POWER SUPPLY, WITH BATTERY BACKUP, ARE TO BE INSTALLED IN ACCORDANCE WITH AS3786.

*BLOCK BOUNDARIES, CONTOURS, SERVICES AND EASEMENTS TO BE VERIFIED ON SITE PRIOR TO CONSTRUCTION.
 *CONFIRM ALL LEVELS AND CONTOURS ON SITE PRIOR TO COMMENCEMENT OF CONSTRUCTION. BUILDER IS RESPONSIBLE TO ENSURE ALL INFORMATION SHOWN HERE REGARDING LEVELS ARE ACCURATE AND REPRESENTS EXISTING ON SITE LEVELS.
 *THE FFLs ARE SUBJECT TO CHANGE AND ARE UP TO BUILDERS DISCRETION TO BE VERIFIED ON SITE, MAXIMUM CHANGE UNDER 340 mm, TO BE CONFIRMED BY CERTIFIER.
 *LOCATION OF CUTS ARE INDICATIVE ONLY AND TO BE VERIFIED ON SITE. THEREFORE, ALL CUTS & FFL TO BE VERIFIED ON SITE BY A REGISTERED SURVEYOR.

*0.3 M CUT APPROX AT LINE OF HOUSE - SITE TO BE LEVELED / GRADED TO ALLOW FOR SURFACE DRAINAGE AS PER BCA.
 *RETAINING WALL TO BE BUILT ENSURING DRAINAGE AS PER RELEVANT CODES/BCA V2. HEIGHTS AND ALL LEVELS TO SUIT SITE CONDITIONS. FINAL HEIGHTS TO BE CONFIRMED BY BUILDER ON SITE.

*SEDIMENT & EROSION CONTROL TO COMPLY WITHIN THE BEST PRACTICE GUIDELINES - PREVENT SOULUTION FOR RESIDENTIAL BUILDING SITES MARCH 2006 AND ENVIRONMENT PROTECTION GUIDELINES FOR CONSTRUCTION AND LAND DEVELOPMENT IN THE ACT, MARCH 2011.
 *BUILDER TO PROVIDE CRUSHED GRANITE OR AGGREGATES AT ACCESS POINT TO SITE DURING CONSTRUCTION



IMPORTANT BLOCK INFORMATION
 BLOCK SIZE: 567 m² (RZ3)
 OPEN SPACE MIN: 290.2 m² (60% - 50.0m²)
 MAX GFA (50%): 283.5 m²
 PPOS: 24 m²
 POS: 56.7m² (6m FOR AN AREA NOT LESS THAN 10% OF THE BLOCK AREA AND TOTAL AREA OF HARD LANDSCAPE NOT TO EXCEED 50% AREA OF P.O.S.)

SITE AREA	
OPEN SPACE	404.38 m²
Footprint	133.25 m²
Total	537.63 m²

Construction Area		
Number	Name	Area
1	Sch 2.2(a)(ii)	132.87 m²
2		61.79 m²
3		58.42 m²
4		29.74 m²
5		36.01 m²
6		13.38 m²
7		4.05 m²
8		2.80 m²
9		4.40 m²
10		6.12 m²
Grand total		349.58 m²

CONDITIONALLY COMPLIES

This document has been assessed against legislation protecting Evoenergy's infrastructure and access to it

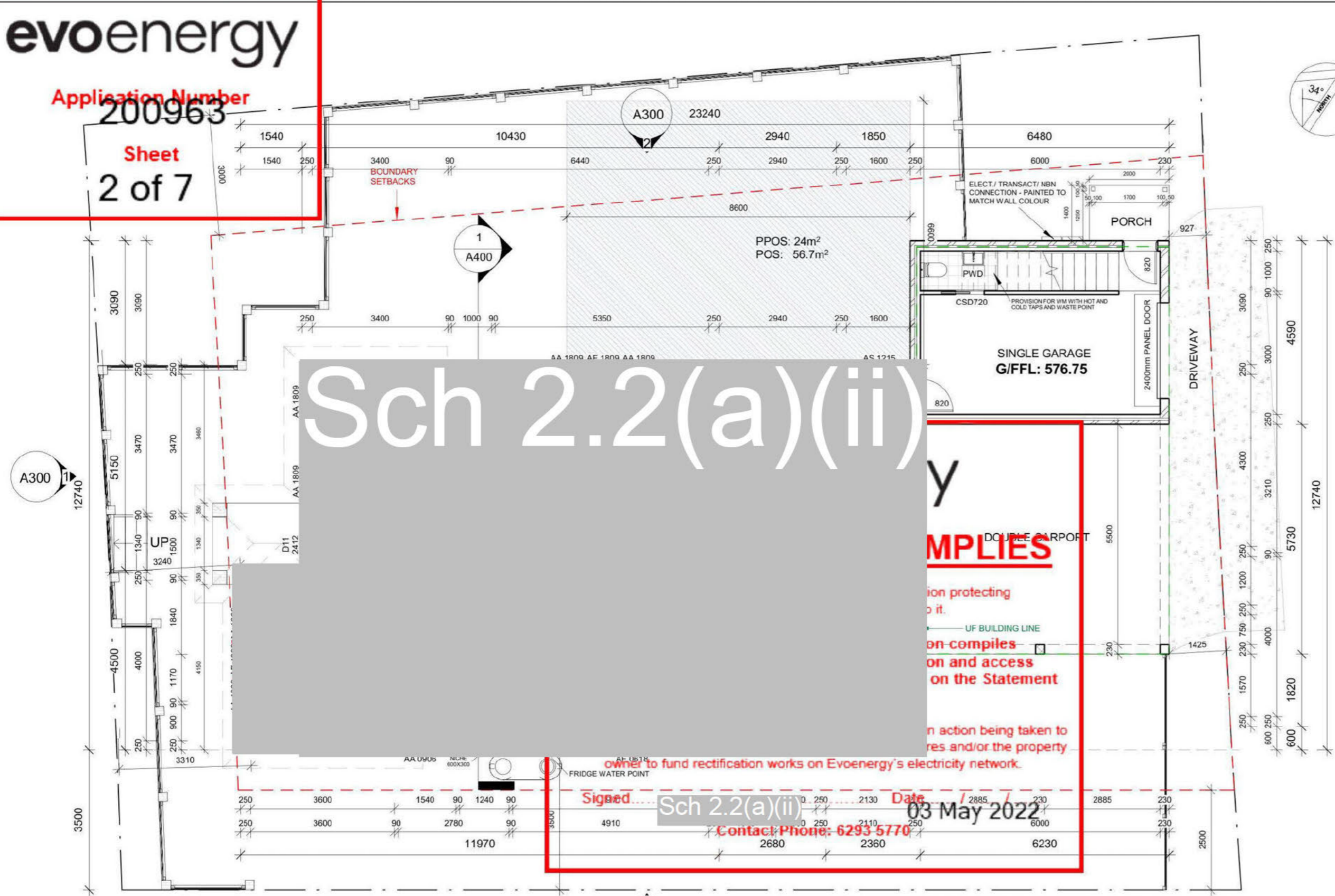
BLOCK B
 The information contained in this application complies with Evoenergy's Electricity network protection and access requirements subject to the conditions listed on the Statement of Conditional Compliance.
 Please note: Construction of unapproved works may result in action being taken to require the property owner to remove non-compliant structures and/or the property owner to fund rectification works on Evoenergy's electricity network.

Signed: [Signature]
 Date: 15 May 2022
 Contact phone: 6293 5770

AC UNITS MUST BE INSTALLED AS PER PART 5 OF THE HOUSING DEVELOPMENT REQUIREMENTS. AC UNITS MUST BE ONE (OR MORE) OF THE FOLLOWING:
 * Reverse cycle air conditioning that achieves a minimum Energy Efficiency Ratio (EER) of 3.5 for the cooling cycle
 * Coefficient of Performance (COP) of 3.5 for the heating cycle
 * Air conditioning with a cooling cycle only that achieves a minimum Energy Efficiency Ratio (EER) of 3.5
 * ducted evaporative cooling with a self-closing damper
 * ground source heat pump

NOISE AFFECTED BLOCK - TO COMPLY WITH:
 * AS/NZS 2107:2000 - Acoustics - Recommended design sound levels and reverberation times for building interiors (the relevant satisfactory recommended interior design sound level)
 * AS/NZS 3671 - Acoustics - Road Traffic Noise Intrusion Building Siting and Design and Ginninderry Noise Management Plan

1. SITE PLAN
 1 : 200



SITE AREA	
OPEN SPACE	404.38 m ²
Footprint	133.25 m ²
Total	537.63 m²

GFA		
Number	Name	Area
1	Sch 2.2(a)(ii)	132.87 m ²
2		61.79 m ²
3		58.42 m ²
4		29.74 m ²
Grand total		282.83 m²

Construction Area		
Number	Name	Area
1	Sch 2.2(a)(ii)	132.87 m ²
2		61.79 m ²
3		58.42 m ²
4		29.74 m ²
5		36.01 m ²
6		13.38 m ²
7		4.05 m ²
8		2.80 m ²
9		4.40 m ²
10		6.12 m ²
Grand total		349.58 m²

2. GROUND FLOOR PLAN

1 : 100

- ALL MECHANICAL VENTILATION TO BE DUCTED DIRECTLY TO OUTSIDE ROOF SPACE IN ACCORDANCE WITH BCA V2 PART 3.8.7.4
- FLOW RATE OF MECHANICAL SYSTEMS TO COMPLY WITH BCA V2 3.8.7.3
- UPPER FLOOR WINDOWS TO BE RESTRICTED IN ACCORDANCE WITH BCA V2 3.9.2.6
- ALL WINDOWS AND SLIDERS AS PER AS2047 & AS1288 AND DOUBLE GLAZED
- FLOOR DRAINS IN ALL WET AREAS / BLACONY / OUTDOOR AS REQUIRED
- ALL INTERNAL DOORS HEIGHT: 2040mm

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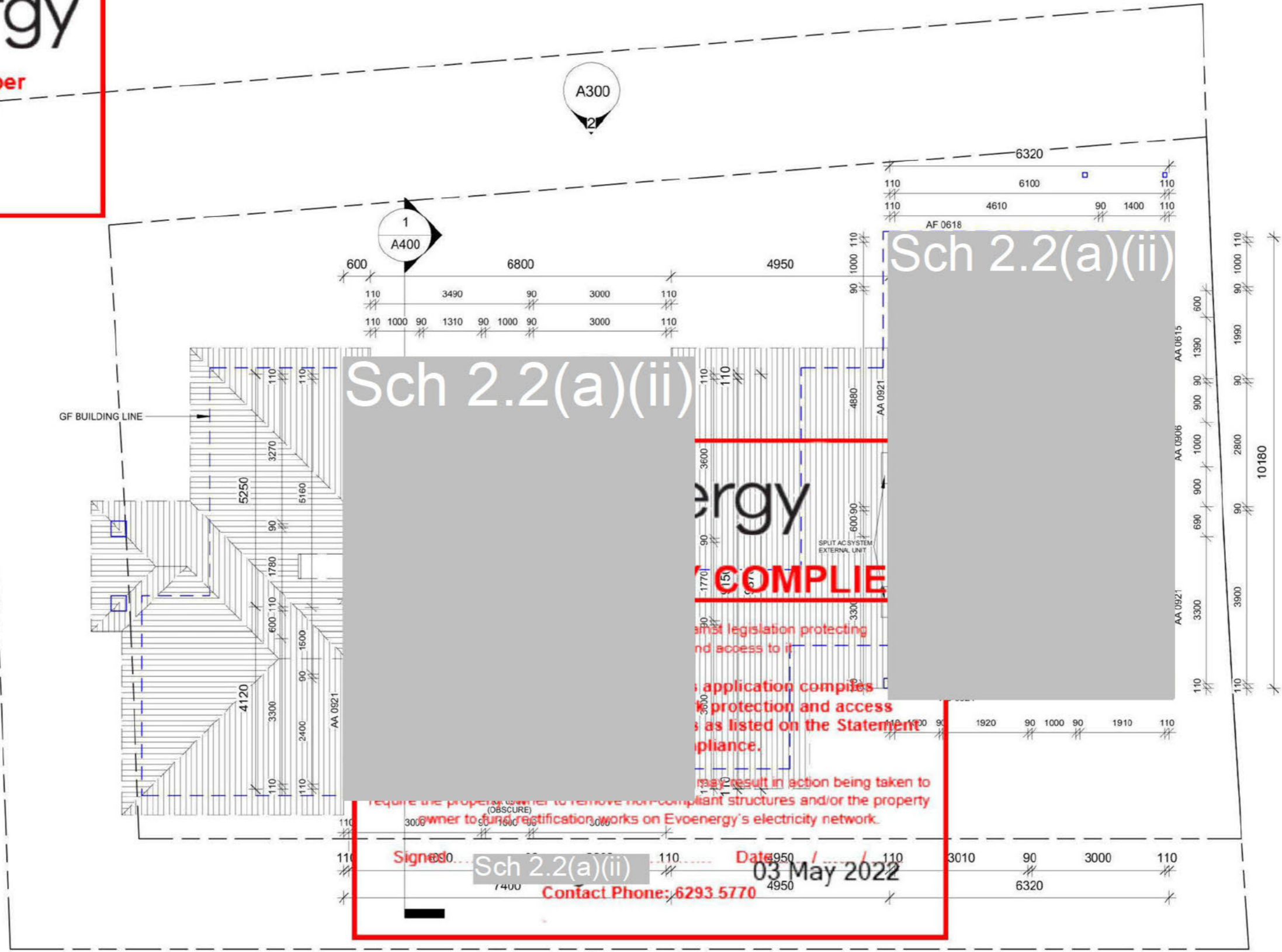
Email: virk.bds@gmail.com Mob: 0425677755

NOTE: The drawings are indicative only and are required to be verified / confirmed by the owner and/or builder and engineer and/or certifier in accordance with the relevant Building Legislation/Regulations, Housing Development Codes, NCC, Australian Standards, etc.
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Sch 2.2(a)(ii)
RESIDENCE
 SUBURB: STRATHNAIRN

GROUND FLOOR PLAN FOR APPROVAL

Project number	211201	A200
Date	6/3/22	
Drawn by	B.Virk	
Checked by	Client	
Scale		1 : 100 on A3



3. UPPER FLOOR PLAN

1 : 100

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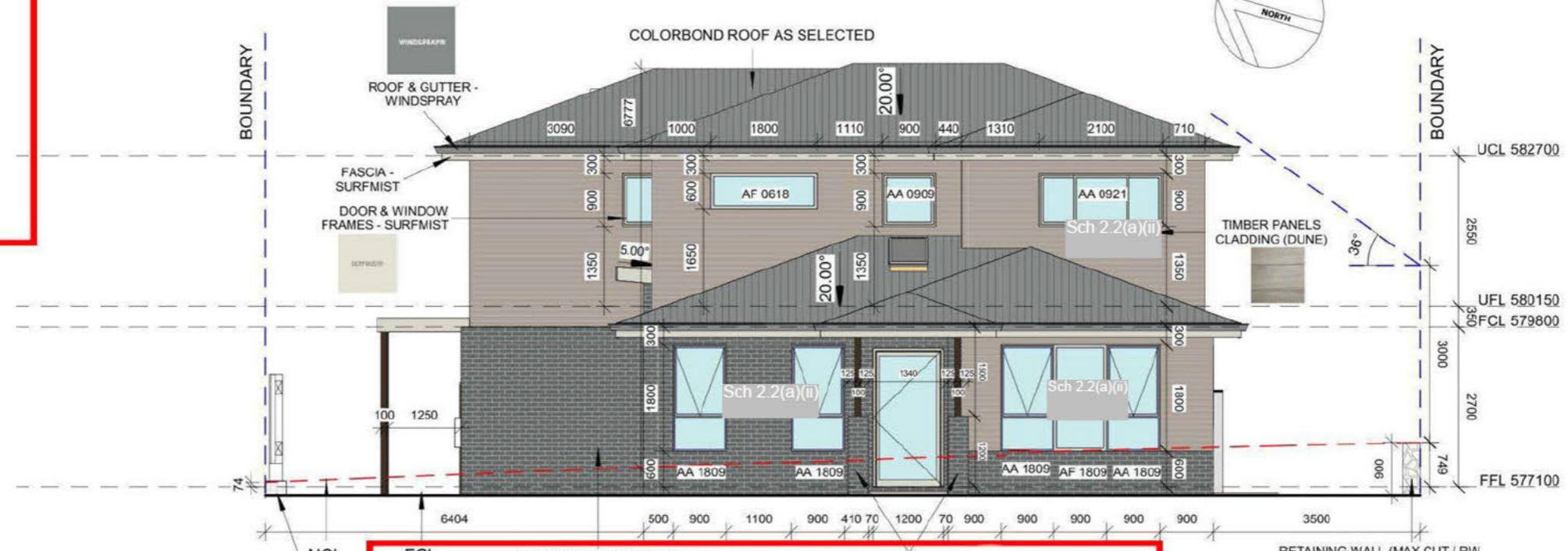
Sch 2.2(a)(ii)
RESIDENCE
SUBURB: STRATHNAIRN

UPPER FLOOR PLAN FOR APPROVAL

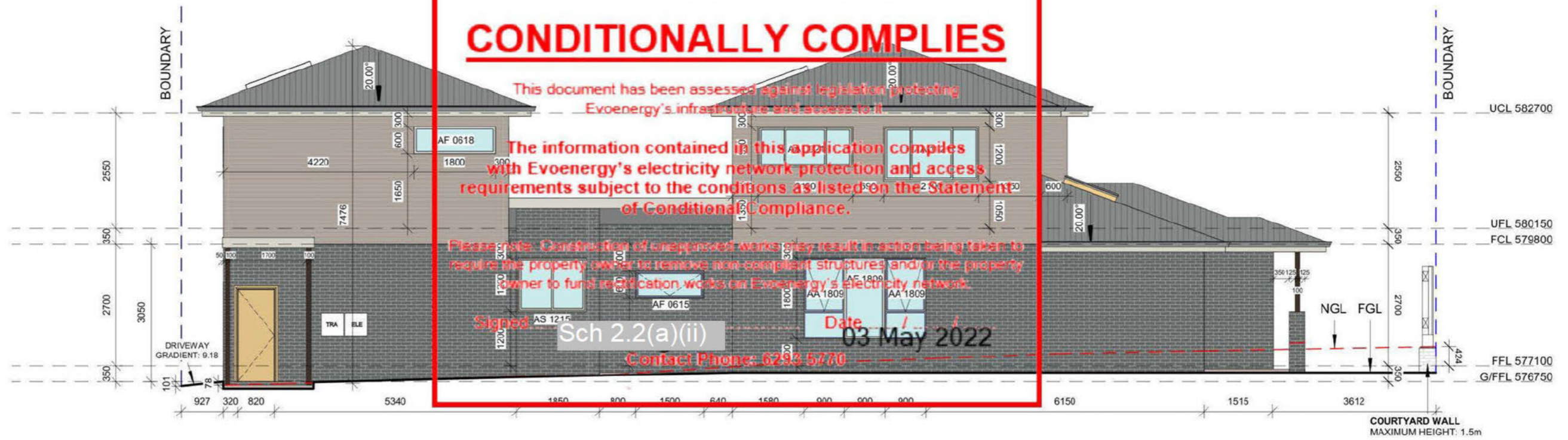
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Date	6/3/22	
Drawn by	B.Virk	Scale 1 : 100 on A3
Checked by	Client	

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BUILDING ENVELOPE / SOLAR ACCESS



1 Elevation 1
1 : 100



2 Elevation 2
1 : 100

evoenergy
BUILDING ENVELOPE / SOLAR ACCESS

CONDITIONALLY COMPLIES

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Signed: [Signature] Date: 03 May 2022
Contact Phone: 6293 5770

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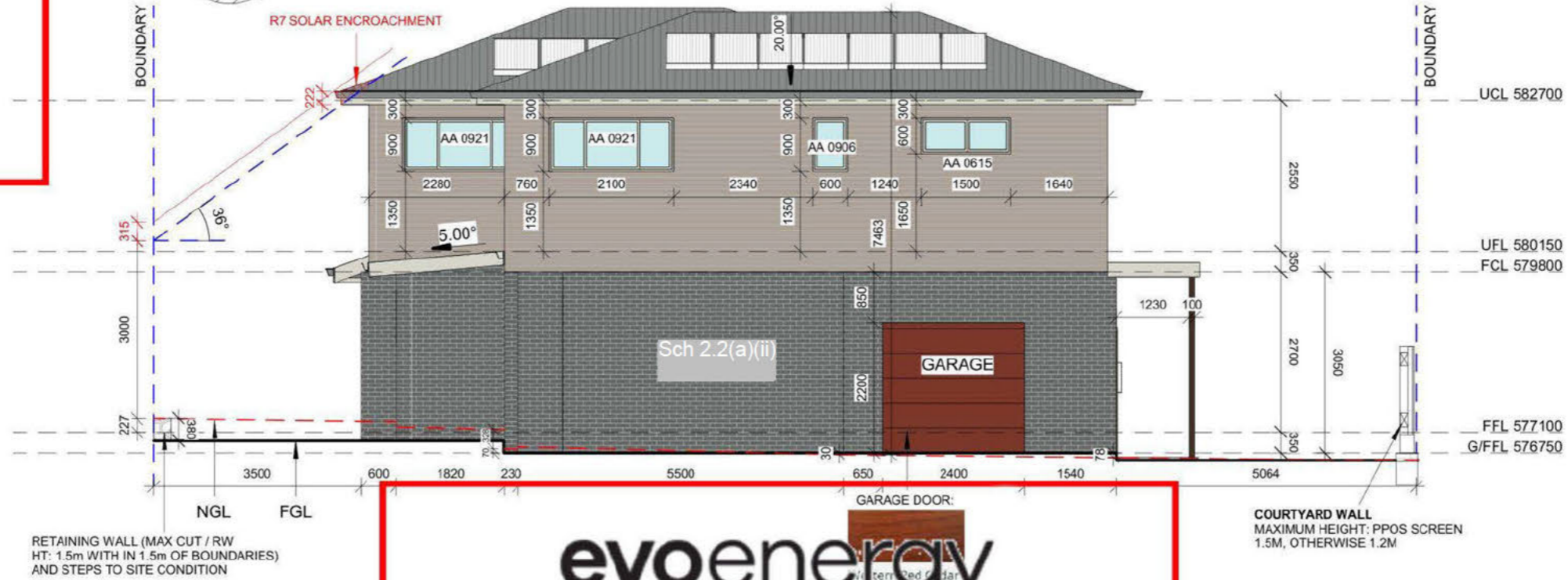
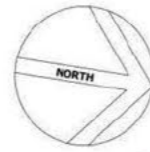
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Sch 2.2(a)(ii)
RESIDENCE
SUBURB: STRATHNAIRN

ELEVATION 1&2		FOR APPROVAL	
Project number	211201	A300	
Date	6/3/22		
Drawn by	B.Virk		
Checked by	Client	Scale	1 : 100 on A3

BUILDING ENVELOPE / SOLAR ACCESS



1 Elevation 3
1 : 100

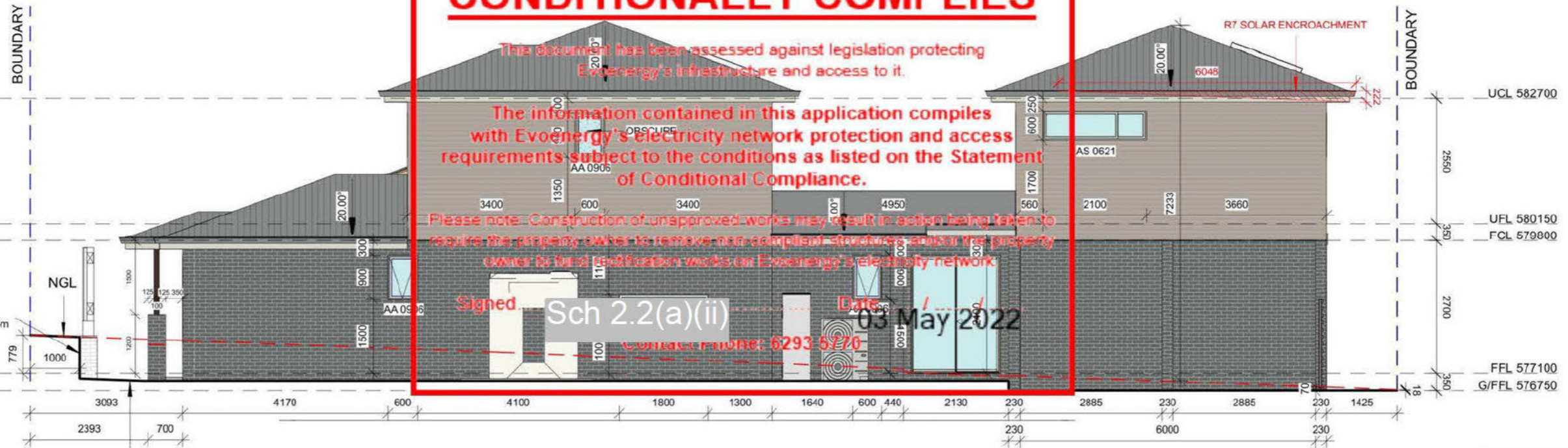
evoenergy
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Signed: Sch 2.2(a)(ii) Date: 03 May 2022
 CONTACT NUMBER: 6293 5770



2 Elevation 4
1 : 100

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Sch 2.2(a)(ii)
RESIDENCE
 SUBURB: STRATHNAIRN

ELEVATION 3&4		FOR APPROVAL	
Project number	211201	A301	
Date	6/3/22		
Drawn by	B.Virk		
Checked by	Client		
Scale	1 : 100	on A3	

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WINDOWS / DOORS:
 * ALL MATERIALS, INCLUDING FRAMES, GLAZING, AND SCREENS, ETC TO CONFORM TO AS/NZS 4204:2012 (GLAZING) / AS/NZS 1228:2012 (ELECTRICAL CODES) / BEST TRADE PRACTICES.
 * ENSURE CORRECT OPERATION OF WINDOWS / SLIDING DOORS, ENSURING CORRECT PROTECTION FROM THE WATER.
 * ALL ALUMINIUM DOORS AND WINDOWS TO BE ALUMINIUM IMPROVED.

ELECTRICAL:
 * ALL ELECTRICAL WORK TO BE IN ACCORDANCE WITH AUTHORITY REQUIREMENTS, RELEVANT CODES, REGULATIONS AND AS DIRECTED BY THE BUILDER.
 * LIGHTING TO COMPLY WITH CLAUSE 3.12.5.5 OF BCA.
 * DOWNLIGHTS INSTALLED WITH APPROVED NON-VENTILATED COVER OR SHIELD ALLOWING INSTALLATION OF INSULATION TO SIDES AND TOP.
 * SMOKE ALARMS TO BE INSTALLED IN ACCORDANCE WITH BCA, BUILDING NOTE 19 & TO COMPLY WITH AS3786. SMOKE ALARMS TO BE CONNECTED MAIN POWER WITH BATTERY BACKUP AND WIRED, IN ACCORDANCE WITH AS3000.
 * WATER HEATER IN HOT WATER SUPPLY SYSTEM TO COMPLY WITH CLAUSE 3.12.5.6 OF BCA V2.

Application Number
 200963
 Sheet
 6 of 7

FOOTINGS:
 * ALL CONCRETE FOOTINGS AND SLABS TO BE IN ACCORDANCE WITH S.A.A. CODE 2870.1 & ENGINEER'S DESIGN / SPECIFICATIONS.
 * CONTINUOUS DAMPPROOF MEMBRANE UNDER SLAB.
 * DAMPROOF COURSE AT BEARER SEATING LEVELS, STEPPED CAVITY FLASHING WITH WEEP HOLES AT 1200MM CENTERS TO THE EXTERNAL BRICK SKIN AT GROUND FLOOR LEVEL, UNDER WINDOW SILLS AND BRICKWORK ABOVE WINDOWS.

BRICKWORK:
 * MASONRY STONE / BRICKWORK AS SELECTED, GENERALLY 230 X 110 X76 MM BRICKS BONDED IN STRETCHER BOND.
 * MORTAR TO COMPLY WITH THE REQUIREMENTS OF RELEVANT CODES & AUSTRALIAN STANDARDS. COLOUR TO NOT BE WHITE OR OFF WHITE.
 * MASONRY ARTICULATION REQUIRED (VERTICAL ARTICULATION JOINTS) IN ACCORDANCE WITH BCA V2 3.3.5.13

LINTELS FOR BRICKWORK. ALL BEAMS & LINTELS AS PER ENGINEER'S DESIGN / SPECIFICATION & MANUFACTURER'S TABLE.

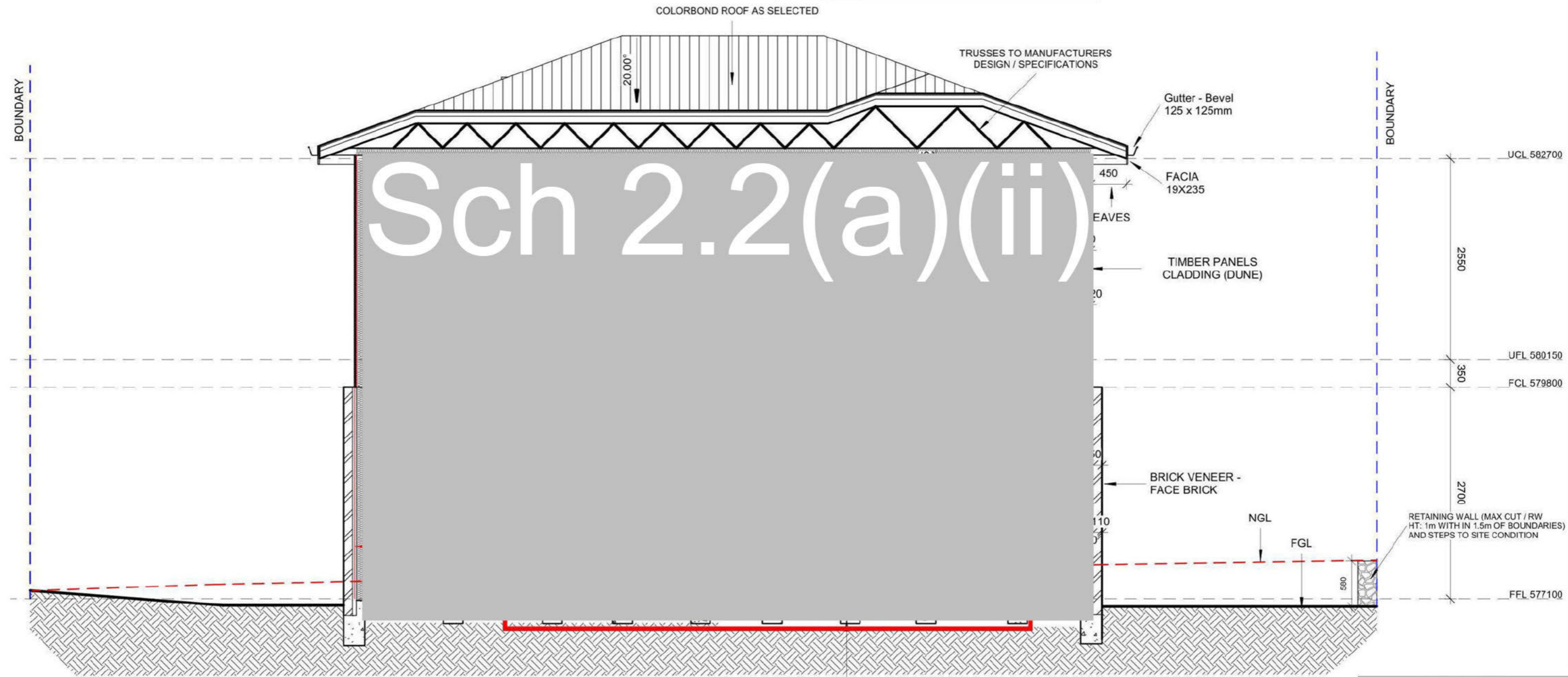
MATERIAL & FINISHES TO BE CONFIRMED BY THE CLIENT

TIMBER STUD WORK:
 * ALL TIMBER WORK TO COMPLY WITH AS 1684.2 "RESIDENTIAL TIMBER FRAMED CONSTRUCTION"
 * 90X35MM PINE STUDS AT 450 MM CENTERS TO ALL LOAD - BEARING WALLS & AT 600 MM CENTERS TO NON LOAD-BEARING WALLS
 * 90X35MM PINE PLATE & NOGGING AND PROVIDE SECOND 90X45 MM TOP PLATE TO ALL LOAD-BEARING WALLS
 * PROVIDE 90X45 F8 STUDS TO BOTH SIDES OF OPENING CARRYING LINTELS
 * 50X38 MM CEILING BATTENS AT 450 MM CENTERS.
 * 10 MM PLASTER BOARD INTERNAL WALL & CEILING *LINING FIBROUS CEMENT SHEET LINING TO EAVES.

INSULATION SCHEDULE (NCC-2016 PART3.12):
 * R 4.0 CEILING INSULATION + R1.3 BLANKET/SARKING
 * R 2.0 WALL INSULATION + BUILDING WRAPS
 * R 2.0 INSULATION TO INTERNAL WET AREA WALLS
 * R 2.0 FLOOR INSULATION
 * ALL WINDOWS / SLIDERS TO BE DOUBLE GLAZED
 * HEAVY DRAPES WITH PELMETS, WEATHER STRIPS TO EXTERNAL DOORS & SEAL EXHAUST FANS

ROOFING:
 * TRUSSES AT 600mm CENTERS, FIXED TO MANUFACTURERS SPECIFICATIONS.
 * LINTEL SIZE TO TRUSS MANUFACTURERS CHART.
 * METAL FASCIA & GUTTER AS SELECTED.
 * PLASTER INTERNAL LININGS WALL FRAMING TO ALL ROOMS TO BE COVERED JOINTS BEING BACKED WITH EITHER NOGGINGS OR STUDS AS REQUIRED BY MANUFACTURER.
 * ALL ELEMENTS TO BE SECURELY FIXED.
 * PLASTER BOARD (MIN 10MM THICK) WALL & CEILING LINING.
 * FIBROUS CEMENT SHEET WALL LINING TO WET AREAS.
 * PROVIDE CORNICE, AS SELECTED SHALL BE FIXED AT INTERSECTION OF ALL BEAMS AND WALL JUNCTIONS WITH CEILINGS.
 * PROVIDE ROOF LIGHTS & VENTILATION TO COMPLY WITH THE NCC.
 * ROOF PLUMBING, FLASHING, ETC AS NECESSARY, TO COMPLY WITH RELEVANT AUSTRALIAN STANDARDS.

WATERPROOFING:
 * WET AREAS WATERPROOFING: AS 3740 - 2010 AND AMDT 1 - 2012, AND BCA V2: 3.8.1.2
 * EXTERNAL / BALCONIES WATERPROOFING: AS 4654 - 2012 AND BCA V2: 3.8.1.3



1 Section A
 1 : 50

NOISE AFFECTED BLOCK - TO COMPLY WITH:
 * AS/NZS 2107:2000 - Acoustics - Recommended design sound levels and reverberation times for building interiors (the relevant satisfactory recommended interior design sound level)
 * AS/NZS 3671 - Acoustics - Road Traffic Noise Intrusion Building Siting and Design and Ginninderry Noise Management Plan

WAFFLE POD SLAB TO ENGINEER'S DESIGN

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