

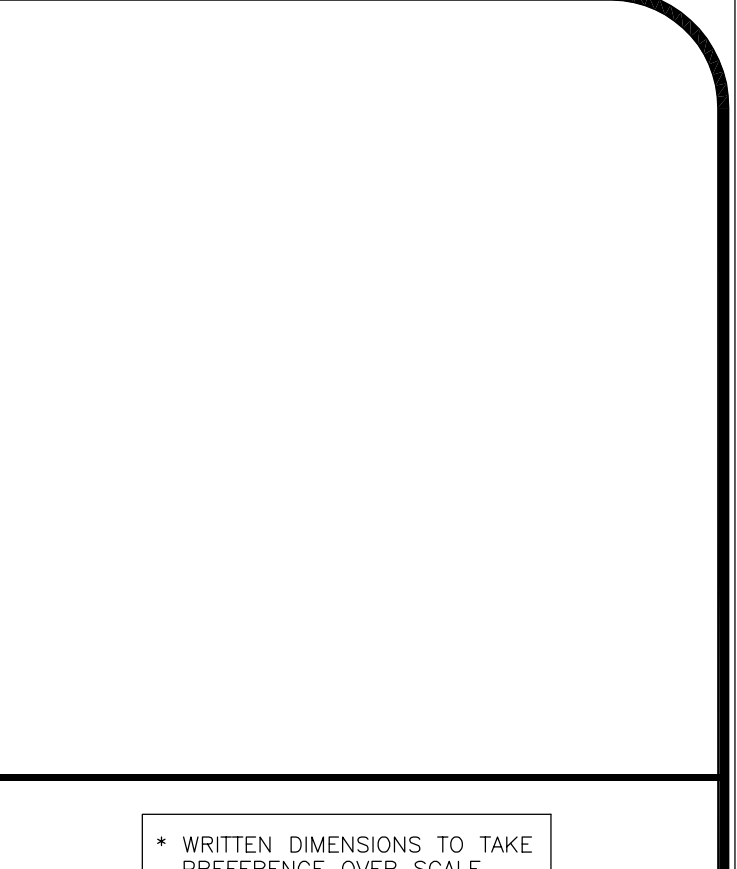
PROPOSED MULTI-UNIT DEVELOPMENT & SUBDIVISION THEREOF

12 GOLDINGHAM STREET TENAMBIT NSW 2323

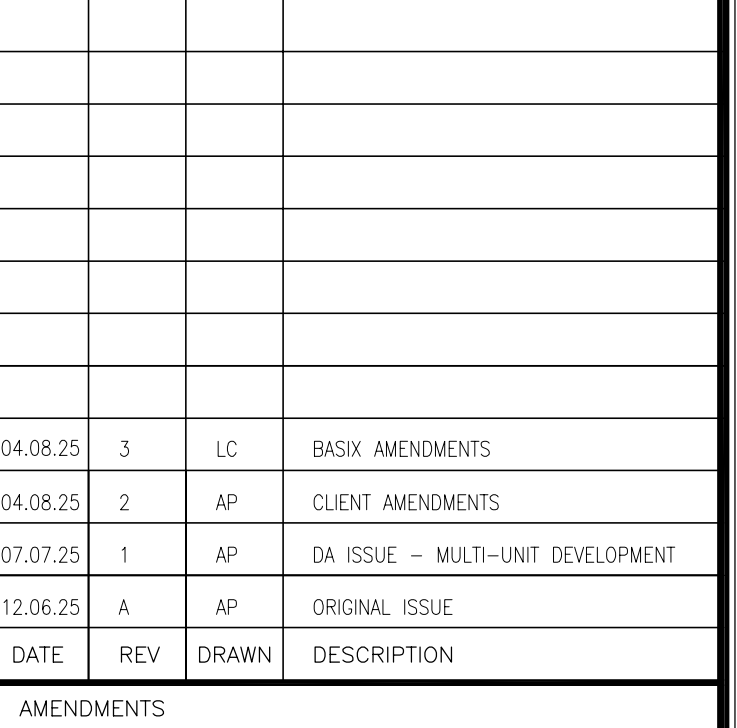
- S 01: COVER PAGE, EXISTING SITE PLAN, PROPOSED SUBDIVISION
S 02: PROPOSED SITE PLAN, LANDSCAPING CALCULATIONS, DRIVEWAY PROFILE
S 03: FLOOR PLANS, BASIX REQUIREMENTS
S 04: ELEVATIONS, SECTIONS
S 05: ELECTRICAL LAYOUT, ROOF PLAN

STANDARD NOTES

- GENERAL**
- REVIEW SITE PLAN FOR BUILDING DESIGN WIND CLASSIFICATION
 - ENSURE ALL BUILDING WORKS COMPLY WITH NCC VOLUME 2 2022
 - WRITTEN DIMENSIONS TO TAKE PRECEDENCE OVER SCALE
 - FLOOR PLAN DIMENSIONS ARE TO INSIDE STUD FRAME
 - INTERNAL ELEVATIONS DIMENSIONS ARE TO INSIDE PLASTERBOARD
 - THIS DESIGN DOES NOT PRESENT ANY UNUSUAL WORKPLACE HEALTH & SAFETY ISSUES IN ITS CONSTRUCTION, USE, MAINTENANCE OR DEMOLITION
- SITE & EARTHWORKS**
- ALL SITE PREPARATIONS AND BATTERS TO ENGINEER'S SPECIFICATIONS
 - CONTRACTOR MUST VERIFY ALL SITE LEVELS
 - DIRECT STORMWATER FROM ROOF TO LEGAL POINT OF DISCHARGE. USE AN APPROVED ADAPTOR WHEN DISCHARGING TO KERB
- TERMITE**
- INSTALL TERMITE PROTECTION AS PER AS3660.1 & OR AS3660.3
- SLAB & FOOTINGS**
- ALL CONCRETE COMPONENTS INCLUDING SLAB, PIERS, REINFORCING, ETC. TO COMPLY WITH ENGINEER'S SPECIFICATION
 - ENSURE VAPOUR BARRIER AND DAMP-PROOFING ON A MINIMUM 50mm SAND FILL BASE (NSW - HIGH IMPACT RESISTANCE AS PER 5.3.3.3, ITEMS B & C, OF AS2870)
- FRAMING**
- TIMBER FRAMING TO NCC H106 AND AS 1170.1-2002 / AS1170.2-2001 AS1684.2-2001 (N2/N3/N4 WIND RATING AREAS) AS1700.1-2010 / AS1700.5-2015 & AS4440-2004 INSTALLATION OF NALPATED TIMBER ROOF TRUSSES
 - INSTALL PREFAB TIMBER ROOF TRUSSES AT MAXIMUM 600mm CENTERS AS PER MANUFACTURER'S SPECIFICATIONS
 - ALL BRACING, FIXINGS AND TIE-DOWNS AS PER ENGINEER'S SPECIFICATIONS
- ROOF & WALL CLADDING**
- BRICK VENEER WALLS AND CONTROL JOINTS TO COMPLY WITH NCC H101, AS4773.1, AS4773.2 & AS3700
 - ALL EAVE SHEETS AND FIBRE CEMENT LININGS TO COMPLY WITH AS2902.2
 - ALL PLASTERBOARD TO BE INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS
 - ROOF & WALL CLADDING TO COMPLY WITH NCC H107 & ABCB HOUSING PROVISIONS SECTION 7H206 & RELEVANT STANDARDS IE ROOF SHEETING - AS1562.1, ROOF TILING - AS2056, ACC - AS3446.1, HARDBOARD - AS1694
 - INSTALL ALL FLASHINGS AS PER AS2304
 - INSTALL ALL SARKING AS PER AS4200.1
- GLAZING**
- WINDOWS TO COMPLY WITH NCC N6P2
 - WINDOWS TO UPPER FLOORS TO COMPLY WITH ABCB HOUSING PROVISIONS PARTS 11.3.7 PROTECTION FOR OPENABLE WINDOWS - BEDROOMS & 11.3.8 PROTECTION FOR OPENABLE WINDOWS - ROOMS OTHER THAN BEDROOMS
 - GLAZING TO COMPLY WITH NCC/AS4 VOLUME TWO SECTION 8 ABCB HOUSING PROVISIONS H108 & H107 & AS1288 / AS2047 / AS4055
- WATERPROOFING**
- WET AREA WATERPROOFING TO COMPLY WITH NCC H4D1, H4D3 & THE ABCB HOUSING PROVISIONS PART 10.2 WET AREA WATERPROOFING OR 10.2.1-10.2.6 & 10.2.12 & AS3740
 - FLOOR WASTE GRADES TO COMPLY WITH THE ABCB HOUSING PROVISIONS PART 10.2.12 CONSTRUCTION OF WET AREAS - FALLS
 - EXTERNAL WATERPROOFING TO COMPLY WITH NCC H208, AS4684.1 & AS4684.2
- VENTILATION**
- INSTALL EXHAUST FANS TO NCC H109 & AS1686.2
 - THE BATHROOMS & OR SANITARY COMPARTMENTS WITH AN EXHAUST FA SYSTEM AND NOT PROVIDED WITH COMPLIANT NATURAL VENTILATION MUST BE INTERLOCKED TO ROOMS LIGHT SWITCH & HAVE A OFF-TIMER SET FOR 10 MINUTES AFTER THE LIGHT IS SWITCHED OFF
 - THE ROOMS WITH AN EXHAUST SYSTEM AND NOT PROVIDED WITH COMPLIANT NATURAL VENTILATION MUST BE PROVIDED WITH MAKE-UP AIR FROM ADJACENT ROOM OF 14,000mm² WHICH IS APPROX. A 20mm UNDERCUT OR A 700mm DOOR OR 18mm FROM AN 820mm DOOR
 - THE EXHAUST SYSTEM INSTALLED IN A KITCHEN, BATHROOM, SANITARY COMPARTMENT OR LAUNDRY MUST HAVE A MIN FLOW RATE OF (a) 25L/s FOR BATHROOM OR SANITARY COMPARTMENT (b) 40L/s DOOR A KITCHEN OR LAUNDRY
 - DUCTED EXHAUSTS (FLOW RATE & DISCHARGE OF EXHAUST SYSTEM CALCULATIONS) TO COMPLY WITH NCC HAF7 & THE ABCB HOUSING PROVISIONS PART 10.8 CONDENSATION MANAGEMENT
 - CONDENSATION MANAGEMENT DETAILS AS PER BCA HOUSING PROVISIONS 10.8.2 (3), (4), (5)
- STAIRS & BALUSTRADES (WHERE APPLICABLE)**
- ALL STAIRS, BALUSTRADES AND HANDRAILS TO COMPLY WITH NCC H5, THE ABCB HOUSING PROVISIONS PARTS 11.2 STAIRWAY AND RAMP CONSTRUCTION & 11.3 BARRIERS AND HANDRAILS, AS1170.1 & AS4586
- DOWNPIPES & GUTTERS**
- DOWNPIPES AND GUTTERS TO COMPLY WITH NCC H107 & NCC ABCB HOUSING PROVISIONS PART 7.4
- OTHER**
- PASSAGE DOORS TO SANITARY COMPARTMENTS TO COMPLY WITH NCC HAF3 & THE ABCB HOUSING PROVISIONS PART 10.4.2 CONSTRUCTION OF SANITARY COMPARTMENTS
 - WALLS BUILT TO BOUNDARY TO COMPLY WITH NCC H301, AS & THE ABCB HOUSING PROVISIONS PARTS 9.1 SCOPE & APPLICATION, 9.2 FIRE SEPARATION OF EXTERNAL WALLS, 9.3 FIRE PROTECTION OF SEPARATING WALLS & FLOORS
 - SEPARATING & EXTERNAL WALLS TO BE BUILT TO FRL 60R/60W WHERE APPLICABLE
 - FIREPLACE FLUES TO BE INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS AND THE ABCB HOUSING PROVISIONS PART 12.4 HEATING APPLIANCES, FIREPLACES, CHIMNEYS & FLUES
- STEEL FRAMING (WHERE APPLICABLE)**
- STEEL FRAMING TO COMPLY WITH NCC H101, AS4500-2020, AS4505-2021, AS1170.1-2002, AS1170.2-2002, AS1170.3-2002, AS1170.4-2002, AS1170.5-2002, AS1170.6-2002, AS1170.7-2002, AS1170.8-2002, AS1170.9-2002, AS1170.10-2002, AS1170.11-2002, AS1170.12-2002, AS1170.13-2002, AS1170.14-2002, AS1170.15-2002, AS1170.16-2002, AS1170.17-2002, AS1170.18-2002, AS1170.19-2002, AS1170.20-2002, AS1170.21-2002, AS1170.22-2002, AS1170.23-2002, AS1170.24-2002, AS1170.25-2002, AS1170.26-2002, AS1170.27-2002, AS1170.28-2002, AS1170.29-2002, AS1170.30-2002, AS1170.31-2002, AS1170.32-2002, AS1170.33-2002, AS1170.34-2002, AS1170.35-2002, AS1170.36-2002, AS1170.37-2002, AS1170.38-2002, AS1170.39-2002, AS1170.40-2002, AS1170.41-2002, AS1170.42-2002, AS1170.43-2002, AS1170.44-2002, AS1170.45-2002, AS1170.46-2002, AS1170.47-2002, AS1170.48-2002, AS1170.49-2002, AS1170.50-2002, AS1170.51-2002, AS1170.52-2002, AS1170.53-2002, AS1170.54-2002, AS1170.55-2002, AS1170.56-2002, AS1170.57-2002, AS1170.58-2002, 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NOTES



SITE ADDRESS

LOT 5 DP 20566
12 GOLDINGHAM STREET
TENAMBIT NSW 2323

CLIENT

BROWN COMMERCIAL

PROJECT

**MULTI-UNIT DEVELOPMENT &
SUBDIVISION THEREOF**



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DESIGN CUSTOM		JOB No. 25052
SCALES 1:100		
SHEET S04	REV 3	