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Project Details

Project Name:	PROPOSED RESIDENCE
Client Name:	EDUARDO FLORES
Project Address:	LOT 68 SUTTON DP 271494 14 GUISE STREET, SUTTON NSW 2620
Project No:	5377-A
Print Date:	22.10.2024



Building Design, Drafting, Architectural illustrations, BASIX & Energy Ratings ABN: 42 613 049 264

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ABBREVIA	TIONS:	INSTA
NGL:	NATURAL GROUND LINE	COME CORF MATE
FFL: FCL:	FINISHED FLOOR LEVEL	MATE
UFL: UCL:	UPPER FLOOR LEVEL UPPER CEILING LEVEL	ROOF
AW: FW: SW:	AWNING WINDOW FIXED WINDOW SLIDING WINDOW	ROOF THE P
BW:		
STD: BF:	STACKER DOOR BIFOLD DOOR	COME
DP: SP:	DOW NPIPE SPREADER	WATE SUPP
PPOS:	PRINCIPAL PRIVATE OPEN SPACE	
POS: CSD FJ:	PRIVATE OPEN SPACE CSD FLUSH JAMB	
NOTE:		
CONT	OURS AS PER PLANS PF	ROVIDED
DATE:	& M SURVEYS 05.08.2024	
REF: 4	938201.DWG	

NOTE: ALL RETAINING WALLS TO BE BUILT WHOLLY WITHIN BLOCK

ALL CUTS & FFL TO BE VERIFIED ON SITE BY A REGISTERED SURVEYOR EXTERNAL WALLS -EXPOSED COMPONENTS TO BE NON-COMBUSTIBLE MATERIALS. CEMINTAL WALL CLADDING FIXED EXTERNALLY TO THE FRAME SUITED TO BAL-29. ALL JOINTS IN THE EXTERNAL SURFACE OF THE WALLS WILL BE COVERED, SEALED, OVERLAPPED, BACKED OR BUTT-JOINTED TO PREVENT GAPS 33MM. VENTS IN EXTERNAL WALLS SHALL BE SCREENED WITH A MESH WITH A MAXIMUM APERTURE OF ZMM, MADE OF CORROSION RESISTANT STEEL, BRONZE OR ALUMINIUM, EXCEPT VENTS THAT HAVE AN APERTURE OF <3MM. EXTERNAL GLAZED ELEMENTS & ASSEMBLIES AND EXTERNAL SCREENS FOR WINDOWS AND DOORS WILL HAVE A MESH WITH A MAXIMUM APERTURE OF 2MM, MADE OF CORROSION RESISTANT STEEL, BRONZE OR ALUMINIUM, AGRS BETWEEN THE SCREENS AND THE BUILDING WILL NOT EXCEED 3MM. WINDOW FRAMES ARE ALUMINIUM. GLAZING WILL BE TOUGHENED GLASS MIN. OF 5MM. GLAZING LESS THAN 400MM FROM THE GROUND WILL BE SCREENED EXTERNALLY. OPENABLE PORTIONS OF WINDOWS WILL BE SCREENED WITH SCREENS DOORS – SIDE-HUNG EXTERNAL DOORS – COMPLETELY SCREENED AS FOR WINDOWS, OR DOOR & DOOR FRAME MATERIALS TO BE NON-COMBUSTIBLE, SOLID TIMBER/LAMINATED/RECONSTITUTED TIMBER, MIN. THICKNESS OF 35MM FOR FIRST 400MM ABOVE THRESHOLD HEIGHT, OR FULLY FRAME GLAZED DOORS WITH FRAMING FROM METAL OR BUSH-FIRE RESISTING TIMBER (APPENDIX F). DOOR HARDWARE TO BE METAL. DOORS – SLIDING – BOTH THE DOOR FRAME SUPPORTING THE DOOR AND THE FRAMING SURROUNDING THE GLAZING ARE ALLMINIUM. THE GLAZING TO BE TOUGHENED GLASS MIN. 6MM THICK. TO BE TIGHT-FITTING IN THE FRAME. DOORS – GARAGE DOORS – NON-COMBUSTIBLE MATERIAL, OR BUSHFIRE RESISTING TIMBER (APPENDIX F) OR FC SHEET, MIN. 6MM. PROTECTED WITH WEATHER STRIPS OR BRUSHES OR GUIDE TRACKS. ANY VENTILATION SLOTS TO BE FITTED WITH EMBER PROTECTION ROOF TO WALL JUNCTIONS TO BE SEALED TO ELIMINATE GAPS >3MM. ROOF VENTILATION OPENINGS TO BE FITTED WITH NON-COMBUSTIBLE EMBER GUARDS WITH A MAX. 2MM APERTURE. PIPE OR CONDUIT PENETRATING THE ROOF COVERING TO BE NON-COMBUSTIBLE. SHEET ROOFS – FULLY SARKED (SARKING TO AS/NZS 4200.1, INSTALLED EXTERNALLY TO FRAME, HAVE A FLAMMABILITY INDEX OF NOT MORE THAN 5). GAPS SEALED WITH A COMBINATION OF MINERAL WOOL AND OTHER NON-COMBUSTIBLE MATERIALS HAVE ANY GAPS -33MM SEALED BY CORROSION-RESISTANT STEEL, BRONZE OR ALUMINIUM MESH MATERIAL, OR MINERAL WOOL OR OTHER ON-COMBUSTIBLE MATERIAL, OR MINERAL WOOL OR OTHER ON-COMBUSTIBLE MATERIAL, OR MINERAL WOOL OR OTHER ON-COMBUSTIBLE WERANDAH ROOF FRAME & SHEETING, METAL GUTTERING AND DOWNPIPES & METAL FASCIA & BARGEBOARDS ROOF PENETRATIONS – SHALL BE ADEQUATELY SEALED AT THE ROOF TO PREVENT GAPS >3MM, THE MATERIAL USED TO SEAL THE PENETRATION TO BE NON-COMBUSTIBLE.

BAL - 29 REQUIREMENTS BUSHFIRE CONSTRUCTION SPECIFICATION BAL-29

GAPS WHERE A CIRCULAR PROBE OF 3MM DIAMETER IS CAPABLE OF BEING PASSED THROUGH EXTERNAL VENTS OR GAPS, WILL BE SCREENED.

SUBFLOOR SUPPORTS - ARE TO BE NON-COMBUSTIBLE STEEL. FLOORS - UNENCLOSED SUBFLOOR SPACE – PIERS, BEARERS & FLOORING TO BE NON-COMBUSTIBLE MATERIALS.

AS3959:2018

STEPS & LANDINGS -UNENCLOSED STEPS AND LANDINGS – SUPPORTS, FRAMING AND DECKING TO BE NON-COMBUSTIBLE OR BUSHFIRE-RESISTANT TIMBER OR A COMBINATION OF BOTH. WATER & GAS - ABOVE GROUND, EXPOSED WATER & GAS SUPPLY PIPES SHALL BE METAL.



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PROPOSED SITE PLAN 1:200

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Client Name:	EDUARDO FLORES	Sheet Name SIT
Project :	PBOPOSED RESIDENCE	Project number
		Date
Address:	14 GUISE STREET, SUTTON NSW 2620	Drawn by STUDI

TE PLAN			
5377-A	Scale @A1	Sheet Number	Rev No
22.10.2024	1 : 200	100	
IO56	Design by STUDIO56	100	

AREA:

SITE COVERAGE

LIVING

. GARAGE

2. VERANDAH 2

. VERANDAH 1

2. ALFRESCO 2 2. ALFRESCO 1

2. ALFRESCO 3

FOR CONSTRUCTION

Tota

SITE COVERAGE

PROPOSED GFA AREA

PROPOSED NON GFA

5050m²

1037.04 m²

1037.04 m²

886.13 m

90.58 m² 976.71 m²

48.38 m²

30.90 m²

26.00 m² 20.76 m²

15.12 m² 141.16 m²



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ABBREVIATIC	NS:
NGL:	NATURAL GROUND LINE
RL:	RELATIVE LEVEL
FFL:	FINISHED FLOOR LEVEL
FCL:	FINISHED CEILING LEVEL
UFL:	UPPER FLOOR LEVEL
UCL:	UPPER CEILING LEVEL
AW:	AWNING WINDOW
FW:	FIXED WINDOW
SW:	SLIDING WINDOW
BW:	BIFOLD WINDOW
SD:	SLIDING DOOR
STD:	STACKER DOOR
BF:	BIFOLD DOOR
DP:	DOW NPIPE
SP:	SPREADER
PPOS:	PRINCIPAL PRIVATE OPEN SPACE
POS:	PRIVATE OPEN SPACE
CSD FJ:	CSD FLUSH JAMB





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Client Name:	EDUARDO FLORES	Sheet Name LANDSCAPE MANAGEMENT PLAN				
Project ·	PBOPOSED BESIDENCE	Project number	5377-A	Scale @A1	Sheet Number Rev No	
		Date	22.10.2024	1 : 200	101	
Address:	14 GUISE STREET, SUTTON NSW 2620	Drawn by STUDIO56		Design by STUDIO56		



METHODS OF SEDIMENT CONTROL

BUILDER MUST COMPLY WITH THE APPROVED LANDSCAPE MANAGEMENT PROTECTION PLAN FOR THEIR SITE (LMPP). FENCING OF NATURE STRIP AND OR FOOTPÁTHS AS REQUIRED.

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

FOR CONSTRUCTION

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PLANT SCHEDULE		
ТҮРЕ	BOTANICAL NAME / COMMON NAME	QTY
CANOPY TREES	Eucalyptus melliodora / Yellow Box	8
MIDSTOREY TREES	Allocasuarina verticillata / Drooping Sheoak	6
<u>SHRUBSTOREY</u>	Banksia marginata / Silver Banksia	50
<u>GROUNDSTOREY</u>	Leucopogon virgatus / Common Beard Heath	28
SEDGE, RUSH	Lomandra bracteata / Mat-rush	60

Elymus scaber / Wheat Grass

N/A

APPROX. 2600m2

N/A



GRASS

FORB, LILY, ORCHID



Building Design, Architectural illustrations, BASIX & Energy Ratings ABN: 42 613 049 264 PH: 02- 6280 4157 : info@studio56.com.au

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LANDSCAPE PLAN 1:200

GUISE STREET

Client Name:	EDUARDO FLORES	Sheet Name LAN
Project :	PROPOSED RESIDENCE	Project number
		Date
Address:	14 GUISE STREET, SUTTON NSW 2620	Drawn by STUDIC

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NDSCAPE PLAN			
5377-A	Scale @A1	Sheet Number	Rev No
22.10.2024	1 : 200	102	
O56	Design by STUDIO56	102	





NOTE:

For sub-surface drip irrigation, the effluent must be secondary treated effluent, which can be treated in an NSW Health

accredited AWTS system and should be installed as per the Plumber's installation manual. The list of NSW Health

accredited secondary treatment system can be found on https://www.health.nsw.gov.au/environment/domesticwa stewater/Pages/awts.aspx.

The system shall have adequate capacity to treat the design flow rate (1300L/day) for the proposed dwelling. The septic

tank should be fitted with an outlet filter. The tanks should be installed so that the lid of the tank is exposed at least 100mm

off the ground surface level to ensure that it is properly sealed, and no stormwater enters the tank. The tank should be

installed to comply with the local council requirements and the standard AS3500.2:2003 – "Plumbing and Drainage Part 2

Sanitary Plumbing and Drainage", and the manufacturer's recommendations.

The location of the AWTS should be decided in conjunction with the licensed plumber in consultation with

the property owner. The AWTS must be positioned on a stable, level base and be downslope of the building so there is

sufficient fall from drainage outlets in the dwelling. The location of AWTS must be:

• The exact location of the AWTS is to be decided by the installer in consultation with the property owner; • A power supply (and telephone line if telemetry or an

automated monitoring/ alarm is fitted), will be required to deliver power to the treatment unit; · Shall be located above the 1% AEP (1:100) flood

contour;

· 3 metres from any building;

· 3 metres from land application system and any property boundary;

· 6 metres downstream from any in-ground rainwater storage tank or swimming pool;

· 3 metres downstream from any above-ground rainwater storage tank.

The sub-surface drip irrigation system with a minimum application area of **371 m2** and additional a dedicated nutrient uptake

area (NUA) of 104 m2 downslope or around the irrigation area is required for the proposed residence. Both the irrigation

area and NUA herein are referred to as the effluent management area (EMA). No structures should be built within the EMA

and is best to remain landscaped as a lawn or planted with trees and shrubs suited to receive treated wastewater.

Irrigation system should be installed in accordance with the requirements of AS1547: 2012.

The area will need to be covered with at least 200mm of fertile topsoil to act as an immediate storage media for effluent

applied to it, and to support the rapid growth of suitable vegetation to maximize evapo-transpiration. A list of suitable plants

is provided in "The Easy Septic Guide" produced by the NSW Department of Local Government. In the case of system failure, a reserve area is required

of the same size as 475m2. This is highlighted in Figure attached

Signage, complying with AS1319 shall be placed in at least two places at the boundary of the application area, clearly

visible to property uses, with wording such as "Recycled Water – Avoid Contact – DO NOT DRINK". The treated effluent is not suitable for vegetable gardens

or areas where people can come in contact with the effluent. The area should not be used for any purposes that

compromise the effectiveness of the system or access for future

maintenance purposes.



EFFLUENT MANAGEMENT PLAN 1:200





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NORTH



GUISE STREET

Client Name:	EDUARDO FLORES	Sheet Name EFFLUENT MANAGMENT PLAN				
Project :	PBOPOSED BESIDENCE	Project number	5377-A	Scale @A1	Sheet Number	Rev No
		Date	22.10.2024	1 : 200	102	
Address:	14 GUISE STREET, SUTTON NSW 2620	Drawn by STUDIO56		Design by STUDIO56	103	



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BBREVIATIONS: 3L: NATURAL GROUND LINE L: RELATIVE LEVEL FL: FINISHED FLOOR LEVEL L: FINISHED CEILING LEVEL L: FINISHED CEILING LEVEL L: FINISHED CEILING LEVEL CL: UPPER FLOOR LEVEL CL: UPPER CEILING LEVEL V: AWNING WINDOW W: SLIDING WINDOW W: BIFOLD WINDOW D: SLIDING DOOR
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AL: NATURAL GROUND LINE L: RELATIVE LEVEL 'L: FINISHED FLOOR LEVEL 'L: FINISHED CEILING LEVEL 'L: UPPER FLOOR LEVEL 'L: UPPER FLOOR LEVEL 'L: UPPER FLOOR LEVEL 'L: UPPER VELONG LEVEL 'L: UPPER VELONG LEVEL 'L: UPPER VELONG LEVEL 'N: AWNING WINDOW 'N: FIXED WINDOW N: BIFOLD WINDOW 'L: BIFOLD WINDOW 'L: SLIDING DOOR
L. RELATIVE LEVEL FIL: FINISHED FLOOR LEVEL CL: FINISHED CEILING LEVEL CL: UPPER FLOOR LEVEL W: AWNING WINDOW W: FIXED WINDOW W: SLIDING WINDOW W: BIFOLD WINDOW W: BIFOLD WINDOW
L: FINISHED CEILING LEVEL EL: UPPER FLOOR LEVEL CL: UPPER CEILING LEVEL W: AWNING WINDOW W: FIXED WINDOW W: SLIDING WINDOW W: BIFOLD WINDOW W: BIFOLD WINDOW D: SLIDING DOOR
FL: UPPER FLOOR LEVEL CL: UPPER CEILING LEVEL W: AWNING WINDOW W: FIXED WINDOW W: SLIDING WINDOW W: BIFOLD WINDOW D: SLIDING DOOR
V: AWNING WINDOW V: FIXED WINDOW V: SLIDING WINDOW V: BIFOLD WINDOW V: SLIDING DOOR
W: AWNING WINDOW V: FIXED WINDOW W: SLIDING WINDOW W: BIFOLD WINDOW D: SLIDING DOOR
W: FIXED WINDOW W: SLIDING WINDOW W: BIFOLD WINDOW
V: BIFOLD WINDOW
D: STACKER DOOR
BIFOLD DOOR
C DOWNPIPE C SPREADER
. Gribbell
POS: PRINCIPAL PRIVATE OPEN
SPACE S: PRIVATE OPEN SPACE
23. IIIIIAIL OFEN OFAGE



Building Design, Architectural illustrations, BASIX & Energy Ratings ABN: 42 613 049 264 PH: 02- 6280 4157 E: info@studio56.com.au W: studio56.com.au

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Client Name:	EDUARDO FLORES	Sheet Name RC
Proiect :	PROPOSED RESIDENCE	Project number
Address:	LOT 68 SUTTON DP 271494	Date
///////////////////////////////////////	14 GUISE STREET, SUTTON NSW 2620	Drawn by STUDI

BASIX Certificate Building Sustainability Index www.basix.nsw.gov.au

Single Dwelling

Certificate number: 1769602S

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Definitions" dated 10/09/2020 published by the Department. This document is available at www.basix.nsw.gov.au

Secretary Date of issue: Monday, 21 October 2024

To be valid, this certificate must be submitted with a development application or lodged with a complying development certificate application within 3 months of the date of issue.

14 Guise Street, Sutton N	ISW 2620
14 GUISE STREET SUTT	ON 2620
Yass Valley Council	
Deposited Plan 271494	
68	
-	
dwelling house (detached)	
9	
96	Target 40
Pass	Target Pass
66	Target 63
-100	Target n/a
	14 Guise Street, Sutton N 14 GUISE STREET SUTT Yass Valley Council Deposited Plan 271494 68 - dwelling house (detached) 9 9 Pass 66 • 66 • -100

		Certificate Prepared by Name / Company Name: Energy Rating Group		
		ABN (if applicable): 34 835 436 73	37	
Project address		Assessor details and ther	rmal loads	_
Project name	14 Guise Street, Sutton NSW 2620	Assessor number	HERA10132	
Street address	14 GUISE STREET SUTTON 2620	Certificate number	QSC6GOXG7O	
Local Government Area	Yass Valley Council	Climate zone	24	
Plan type and plan number	Deposited Plan 271494	Area adjusted cooling load (MJ/	13	
Lot no.	68	m-year)		
Section no.		Area adjusted heating load (MJ/ m ² .year)	107	
Project type		Project score		
Project type	dwelling house (detached)	Water		Toront 40
No. of bedrooms	9		A 30	Target 40
Site details		Thermal Performance	Pass	Target Pass
Site area (m ²)	1037		112 111	
Roof area (m ²)	920	Energy	66	Target 63
Conditioned floor area (m ²)	789.4	Materials	-100	Target n/a
Unconditioned floor area (m ²)	130.8			
Total area of garden and lawn (m ²)	150			
Roof area of the existing dwelling (m ²)	0			

Water Commitments

Fixtures

The applicant must install showerheads with a minimum rating of 4 star (> 4.5 but <= 6 L/min plus spray force and/or cover all showers in the development. The applicant must install a toilet flushing system with a minimum rating of 4 star in each toilet in the development.

The applicant must install taps with a minimum rating of 4 star in the kitchen in the development.

The applicant must install basin taps with a minimum rating of 4 star in each bathroom in the development.

Alternative water

Rainwater tank

The applicant must install a rainwater tank of at least 100000 litres on the site. This rainwater tank must meet, and be instal accordance with, the requirements of all applicable regulatory authorities.

The applicant must configure the rainwater tank to collect rain runoff from at least 920.2 square metres of the roof area of the development (excluding the area of the roof which drains to any stormwater tank or private dam).

The applicant must connect the rainwater tank to: all toilets in the development

• the cold water tap that supplies each clothes washer in the development

· at least one outdoor tap in the development (Note: NSW Health does not recommend that rainwater be used for human consumption in areas with potable water supply.)

all hot water systems in the development

Water Commitments

all indoor cold water taps (not including taps that supply clothes washers) in the development

Thermal Performance and Materials commitments

Simulation Method

Assessor details and thermal loads

The applicant must attach the certificate referred to under "Assessor Details" on the front page of this BASIX certificate (the Certificate") to the development application and construction certificate application for the proposed development (or, if the applying for a complying development certificate for the proposed development, to that application). The applicant must also Assessor Certificate to the application for an occupation certificate for the proposed development.

The Assessor Certificate must have been issued by an Accredited Assessor in accordance with the Thermal Comfort Proto The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BAS certificate, including the Cooling and Heating loads shown on the front page of this certificate and the "Construction" and " tables below.

The applicant must show on the plans accompanying the development application for the proposed development, all matter the Assessor Certificate requires to be shown on those plans. Those plans must bear a stamp of endorsement from the Ac Assessor to certify that this is the case. The applicant must show on the plans accompanying the application for a construct certificate (or complying development certificate, if applicable), all thermal performance specifications set out in the Assess Certificate, and all aspects of the proposed development which were used to calculate those specifications.

The applicant must construct the development in accordance with all thermal performance specifications set out in the Asse Certificate, and in accordance with those aspects of the development application or application for a complying development which were used to calculate those specifications.

The applicant must show on the plans accompanying the development application for the proposed development, the locati ceiling fans set out in the Assessor Certificate. The applicant must show on the plans accompanying the application for a c certificate (or complying development certificate, if applicable), the locations of ceiling fans set out in the Assessor Certificate

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	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
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essor ent certificate		~	~
tions of construction ate.	~	~	~

Thermal Performance and Materials commitme	Show on DA plans	Show on CC/CDC plans & specs	Certifier check			
Construction						
The applicant must construct the floors, walls, roofs, ceilings a the tables below.	ind glazing of the dwelling in accordance	with the specifications listed in	~	~	~	
The applicant must show through receipts that the materials p the tables below.	urchased for construction are consistent v	vith the specifications listed in	3		~	
Construction	Area - m²	Insulatio	on			
floor - concrete slab on ground, conventional slab.	920.2	polystyre	ene			
garage floor - concrete slab on ground.	84.8	polystyre	ene	e		
external wall: framed (fibre cement sheet or boards); frame: timber - H2 treated softwood.	all external walls	fibreglas	s batts or roll+	foil/sarking		
external garage wall: framed (fibre cement sheet or boards); frame: timber - H2 treated softwood.	30.24	fibreglas	s batts or roll+	foil/sarking		
internal wall: plasterboard; frame: timber - H2 treated softwood.	207.38	fibreglas	s batts or roll			
internal wall: plasterboard; frame: timber - H2 treated softwood.	385.8	none				
ceiling and roof - flat ceiling / flat roof, framed - metal roof, timber - H2 treated softwood.	920.2	ceiling: fi	breglass batts	or roll; roof: foil/sarking.		

Thermal Performance and Materials commitme	Show on DA plans	Show on CC/CDC plans & specs	Certifier check			
Construction						
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internal wall: plasterboard; frame: timber - H2 treated softwood.	385.8	none				
ceiling and roof - flat ceiling / flat roof, framed - metal roof, timber - H2 treated softwood.	920.2	ceiling: fi	breglass batts	or roll; roof: foil/sarking.		

Thermal Performance and Materials commitments		Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Glazing				
The applicant must install windows, glazed doors and skylights as listed in the table.	described in the table below, in accordance with the specifications	~	~	~
Frames	Maximum area - m2			
aluminium	163.1			
timber	0			
uPVC	0			
steel	0			
composite	0			
Glazing	Maximum area - m2			
single	0			
double	163.1			
triple	0			

Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Hot water			
The applicant must install the following hot water system in the development, or a system with a higher energy rating: electric instantaneous.	~	~	~
Cooling system			
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: 3-phase airconditioning; Energy rating: EER 3.5 - 4.0		~	~
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: 3-phase airconditioning; Energy rating: EER 3.5 - 4.0		~	~
Heating system			
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 living area: 3-phase airconditioning; Energy rating: EER 3.5 - 4.0		~	~
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 bedroom: 3-phase airconditioning; Energy rating: EER 3.5 - 4.0		~	~
Ventilation			
The applicant must install the following exhaust systems in the development:			1
At least 1 Bathroom: individual fan, ducted to façade or roof; Operation control: manual switch on/off		~	~
Kitchen: individual fan, ducted to façade or roof; Operation control: manual switch on/off		~	~
Laundry: individual fan, ducted to façade or roof; Operation control: manual switch on/off		~	~
Artificial lighting			
The applicant must ensure that a minimum of 80% of light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting- diode (LED) lamps.		~	~
Natural lighting	- 22 78		
The applicant must install a window and/or skylight in the kitchen of the dwelling for natural lighting.	~	~	~
Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier chec <mark>k</mark>
The applicant must install a window and/or skylight in 10 bathroom(s)/toilet(s) in the development for natural lighting.	~	~	~
			-

Alt	ernative energy
The dev	applicant must install a photovoltaic system as part of the development. The applicant must connect this system to the velopment's electrical system.
The	photovolatic system must consist of:
•	photovolatic collectors with the capacity to generate at least 4 peak kilowatts of electricity, installed at an angle between 10 degrees and 25 degrees to the horizontal facing north

Other

The applicant must install a fixed outdoor clothes drying line as part of the development.

Client Name:	EDUARDO FLORES	Sheet Name BASIX CERTIFICATE		
Project :		Project number 5377-A	Scale @A1	Sheet Number Rev No
		Date 22.10.2024		100
Address:	14 GUISE STREET, SUTTON NSW 2620	Drawn by STUDIO56	Design by STUDIO56	109
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Elevation 1

Elevation 2

Client Name:	ent Name: EDUARDO FLORES Sheet Name ELEVATION 1 & 2					
Project :		Project number	5377-A	Scale @A1	Sheet Number	Rev No
		Date	22.10.2024	1 : 100	200	
Address:	14 GUISE STREET, SUTTON NSW 2620	Drawn by STUDIO56		Design by STUDIO56		

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ABBREVIATI	ONS:
NGL: BL:	NATURAL GROUND LINE
FFL:	FINISHED FLOOR LEVEL
FCL:	FINISHED CEILING LEVEL
UFL:	UPPER FLOOR LEVEL
UCL:	UPPER CEILING LEVEL
AW:	AWNING WINDOW
SW:	SLIDING WINDOW
BW:	BIFOLD WINDOW
SD:	SLIDING DOOR
BF:	BIFOLD DOOR
DP:	DOW NPIPE
SP:	SPREADER
PPOS:	PRINCIPAL PRIVATE OPEN SPACE
POS:	PRIVATE OPEN SPACE
CSD FJ:	CSD FLUSH JAMB

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Elevation 4

Client Name:	EDUARDO FLORES	Sheet Name ELEVATION 3	Sheet Name ELEVATION 3 & 4			
Project :	PROPOSED RESIDENCE	Project number	5377-A	Scale @A1	Sheet Number	Rev No
		Date 22	2.10.2024	1 : 100	201	
Address:	14 GUISE STREET, SUTTON NSW 2620	Drawn by STUDIO56		Design by STUDIO56	301	

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Client Name:	EDUARDO FLORES	Sheet Name CROSS SECTION				
Project :	PBOPOSED RESIDENCE	Project number	5377-A	Scale @A1	Sheet Number	Rev No
		Date	22.10.2024	1:100	400	
Address:	14 GUISE STREET, SUTTON NSW 2620	Drawn by STUDIO56		Design by STUDIO56	400	

Section A-A 1:100

COLORBOND ROOF AS SELECTED. PREFABRICATED

ROOF TRUSSES AT 600ctrs MAX. LINTEL SIZES AS PER TRUSS MANUFACTURERS CHARTS. R5.0 CEILING INSULATION + VAPOUR PERMEABLE BARRIER & BLANKET MIN. R2.5 WALL INSULATION + VAPOUR PERMIBLE

BARRIER

BARRIER R2.0 WALL INSULATION AROUND WET AREAS & GARAGE INTERNAL WALLS MIN. R1.0 INSULATION TO SLAB WEATHER STRIPS TO EXTERNAL DOORS +⁶⁰⁰ _TRIMDEK ROOF AS SELECTED _ _ _ _ _ SAFETY GUARDRAIL 140MM STUD WALL WITH R4 BATTS —SELECTED CEMINTEL AS REQUIRED 2.00° BARESTONE CLADDING ON BATTEN JON JON ENS CRAFT AREA LOUNGE BED 2 SD 2124 SD 2124

90x35mm PINE PLATES & NOGGINGS

90x35mm PINE STUDS AT 450ctrs TO LOAD BEARING WALLS AND 600ctrs TO NON-LOAD BEARING WALLS. PLASTERBOARD INTERNAL WALL AND CEILING LINING. CEMENT SHEET LINING TO WET AREAS.

___RETAINING WALL AS REQUIRED ON SITE

10.2.21 Membrane installation for screed, 10.2.22 Substrate surface preparation for application of membrane, 10.2.23 Penetrations, 10.2.24				
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floors, 10.2.32 S	nower screens			
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Acceptable forms	s of construction for autoclaved aerated			
concrete walls, 1	0.7.8 Acceptable forms of construction			
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talls, 11.3.5 Han barriers, 11.3.7 F bedrooms, 11.3.8	Protection of openable windows –			
rooms other than PART 12 ANCILL	ARY PROVISIONS			
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12.2.4 Clear spa	ces around buildings			
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BLACONIES TO	EXTERNAL WALLS OF BUILDLINGS			
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pumping, 13.7.9	Spa pool heating and pumping			
ABBREVIATIO	NS:			
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FFL: FCL:	FINISHED FLOOR LEVEL			
UFL:	UPPER FLOOR LEVEL			
UCL:	UPPER CEILING LEVEL			
AW:				
SW:	SLIDING WINDOW			
BW:	BIFOLD WINDOW			
SD:	SLIDING DOOR			
STD:	STACKER DOOR			
BF:	BIFOLD DOOR			
DP:	DOW NPIPE			
SP:	SPREADER			
PPOS:	PRINCIPAL PRIVATE OPEN SPACE			
POS:	PRIVATE OPEN SPACE			
CSD FJ:	CSD FLUSH JAMB			

WATERPROOFING DETAILS:

Shower Areas

Enclosed and unenclosed (including shower over bath) must consider the following: •• Floor of the shower area must be waterproof - including any hob or stepdown.

•• Walls to be waterproof to not less than 1800 mm above floor substrate for entire shower area and waterproof > not less than 150 mm above floor substrate; or > not less than 25 mm above maximum retained water level; and • Wall junctions and joints to be waterproof not less than 40 mm either side of the junction. • • Wall/floor junctions to be waterproof. • Penetrations to be waterproof - Protection caps must be removed prior to waterproofing

Outside shower areas

•• Floor concrete and compressed fibre-cement sheet flooring must be waterproof. •• Timber floors including particleboard, plywood and other timber-based flooring materials must be waterproof.

• Wall/floor junctions must be waterproof.

• Bathroom entry to be waterproof min 25mm above finished floor surface. • The doorway waterstop requires the base to be sealed to floor and upstand flush with finished floor surface

Areas adjacent to baths and spas (vessel) •• Floor concrete, compressed fibre-cement and fibre-cement sheet - must be waterproof.

•• Timber floors including particleboard, plywood and other timber-based flooring materials - must be waterproof. •• Walls water resistant to a height of not less than 150 mm above the vessel, for the extent of the vessel, where the vessel is within 75 mm of a wall. All exposed surfaces below vessel lip - must

be waterproof. •• Wall junctions and joints to be waterproofed when located within 150 mm above a vessel for

the extent of the vessel. • Wall/floor junctions to be waterproof for the extent of the vessel. • Penetrations tap and spout penetrations to be waterproof where they occur in horizontal surfaces. Protection caps must be removed prior to waterproofing

Inserted baths and spas

•• Floor Waterproof shelf area, incorporating waterstop under the bath lip. • Wall to be waterproof to not less than 150 mm above the lip of the bath or spa; and

• • no requirement under bath. • • Wall junctions and joints within 150 mm above bath or spa; and no requirement under bath.

• Penetrations tap and spout penetrations to be waterproof where they occur in horizontal surfaces. Protection caps must be removed prior to waterproofing

Laundries and WCs Floor required to be waterproof.

• • Wall/floor junctions required to be waterproof.

Walls adjoining sink, basin or laundry tub (vessel) •• Walls to be waterproof to a height of not less than 150 mm above the vessel, for the extent

of the vessel, where the vessel is within 75 mm of a wall. • • Wall junctions waterproof where a vessel is fixed to a wall. • Penetrations Waterproof where they occur in surfaces required to be waterproof or water

resistant.

Materials — waterproof

The following materials used in waterproofing systems are deemed to be waterproof: Stainless steel.

• Flexible waterproof sheet flooring material with waterproof joints.

• • Membranes complying with AS/NZS 4858. • • Waterproof sealant.

Materials — waterproof substrates The following materials are deemed to be water resistant:

For walls:

- Concrete complying with AS 3600, treated to resist moisture movement.
- Cement render, treated to resist moisture movement. • Compressed fibre-cement sheeting manufactured in accordance with AS/NZS 2908.2.
- • Water resistant plasterboard sheeting. • Masonry in accordance with AS 3700, treated to resist moisture movement.

For floors: •• Concrete complying with AS 3600.

 Concrete slabs complying with AS 2870. Compressed fibre-cement sheeting manufactured in accordance with AS/NZS 2908.2 and supported on a structural floor.

Materials — water resistant surface materials The following surface materials are deemed to be water resistant: For walls:

• • Thermosetting laminate. • Pre-decorated compressed fibre-cement sheeting manufactured in

accordance with AS 2908.2. •• Tiles when used in conjunction with a compliant substrate systems. • • Water resistant flexible sheet wall material with sealed joints when used in conjunction with a compliant substrate system. • • Sanitary grade acrylic linings.

Recommendations

It is recommended building certifiers ensure adequate documentation is submitted with the building approval as required under Building Act 2004 Section 28A & Section 151 -Minimum Documentation requirements for building lodgement Class 1 & 10 -Residential Construction. Builders should supervise and inspect waterproofing to ensure compliance prior to

proceeding to tiling and fitout. Enforcement Action

Where identified, insufficient or incorrect waterproofing of wet areas and lack of documentation may result in the issuance of a Stop Work Notice in accordance with section 53 of the Building Act 2004, and formal licencing action including issuing of demerit points in accordance with section 55 of the Construction Occupations (Licensing) Act 2004

Installation Installation of the waterproofing to the internal wet areas and external areas to be carried out in accordance with Australian Standard 3740-2021

and the Building Code of Australia Volume 2, clause H4D2 The product used complies with AS/NZS 4654.1:2012; The installation is in accordance with AS/NZS 4654.2:2012.

Water proof product or compound used : Fillet and bond breaker used : Number of coats applied :

TYPICAL BOND BREAKER CLASS II

1. MUD ROOM

1. LAUNDRY

1:50

uilding Design, Architectural illustrations, BASIX & Energy Ratings ABN: 42 613 049 264 PH: 02- 6280 4157 : info@studio56.com.au W: studio56.com.au

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Sheet Name WA EDUARDO FLORES Client Name: Project number PROPOSED RESIDENCE Project : Date LOT 68 SUTTON DP 271494 Address: Drawn by STUDIC 14 GUISE STREET, SUTTON NSW 2620

1. GYM POWDER

1. BED 5 ENS 1:50

1:50

1:50

1. BATH 2

1. BED 2 ENS 1:50

1. BED 8 ENS & BED 9 ENS

TERPROOFING DETAILS					
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ABBREVIATIO	DNS:
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RL:	RELATIVE LEVEL
EEL:	FINISHED FLOOR LEVEL
	FINISHED CEILING LEVEL
FCL:	
FCL: UFL: UCL:	UPPER CEILING LEVEL
FCL: UFL: UCL:	UPPER FLOOR LEVEL
FCL: UFL: UCL: AW: FW:	UPPER FLOOR LEVEL UPPER CEILING LEVEL AWNING WINDOW FIXED WINDOW
FCL: UFL: UCL: AW: FW: SW:	UPPER CEILING LEVEL AWNING WINDOW FIXED W INDOW SLIDING W INDOW
FCL: UFL: UCL: AW: FW: SW: BW:	AWNING WINDOW FIXED WINDOW SLIDING WINDOW BIFOLD WINDOW
FCL: UFL: UCL: AW: FW: SW: BW: SD:	UPPER FIDUAL LEVEL AWNING WINDOW FIXED WINDOW SLIDING WINDOW BIFOLD WINDOW SLIDING DOOR
FCL: UFL: UCL: AW: FW: SW: BW: SD: STD:	UPPER CELING LEVEL AWNING WINDOW FIXED WINDOW BIFOLD WINDOW SLIDING WINDOW SLIDING DOOR STACKER DOOR
FCL: UFL: UFL: UCL: AW: FW: SW: BW: SD: STD: BF:	UPPER CEUELING LEVEL AWNING WINDOW FIXED WINDOW BIFOLD WINDOW SLIDING WINDOW SLIDING DOOR STACKER DOOR BIFOLD DOOR
FCL: UFL: UCL: AW: FW: SW: BW: SD: STD: BF: DP: SP:	UPPER FLOOR LEVEL AWNING WINDOW FIXED WINDOW SLIDING WINDOW BIFOLD WINDOW SLIDING DOOR STACKER DOOR BIFOLD DOOR DOWNPIPE SPREADER
FCL: UFL: UCL: AW: FW: SW: BW: SD: STD: BF: DP: SP: PPOS:	UPPER CELLING LEVEL AWNING WINDOW FIXED WINDOW SLIDING WINDOW BIFOLD WINDOW SLIDING DOOR STACKER DOOR BIFOLD DOOR BIFOLD DOOR DOWNPIPE SPREADER PRINCIPAL PRIVATE OPEN
FGL: UFL: UCL: AW: FW: SW: SD: SD: STD: BF: PPOS: PPOS:	UPPER CELLING LEVEL AWNING WINDOW FIXED WINDOW SLIDING WINDOW SLIDING WINDOW SLIDING DOOR STACKER DOOR BIFOLD DOOR DOWNPIPE SPREADER PRINCIPAL PRIVATE OPEN SPACE DDW SDACT
FGL: UFL: UGL: AW: FW: SW: SW: SD: STD: BF: DP: SP: PPOS: POS: CSD FJ:	UPPER CELLING LEVEL AWNING WINDOW FIXED WINDOW BIFOLD WINDOW SLIDING WINDOW SLIDING DOOR STACKER DOOR BIFOLD WINDOW DOWNPIPE SPREADER PRINCIPAL PRIVATE OPEN SPACE PRIVATE OPEN SPACE CSD FLUSH JAMB
PCL: UFL: UFL: UCL: AW: FW: SW: BW: SD: STD: BF: DP: SP: SP: PPOS: CSD FJ:	UPPER CELLING LEVEL AWNING WINDOW FIXED WINDOW BIFOLD WINDOW SLIDING WINDOW SLIDING DOOR STACKER DOOR BIFOLD DOOR DOWNPIPE SPREADER PRINCIPAL PRIVATE OPEN SPACE CSD FLUSH JAMB

(b) where a *flashing* is used, the horizontal leg must be not less than 40 mm.

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(b) For timber floors including particleboard, plywood and other timber based flooring materials, the floor of the room

- (i) to a height of not less than 150 mm above the vessel, for the extent of the vessel, where the vessel is within

- (i) Any shelf area adjoining the bath or spa must be waterproof and include a waterstop under the vessel lip.

10.2.18 Unenclosed showers

- (1) Unenclosed showers must be constructed as follows:
- (a) A waterstop must be installed a minimum horizontal distance of 1500 mm from the shower rose.
- (b) The vertical leg of the waterstop must finish-
- (i) flush with the top surface of the floor (see Figure 10.2.18); and (ii) where the waterstop intersects with a wall or is joined-
- (A) the junction must be waterproof, or

(B) the whole wet area floor must be waterproofed and drained to a floor waste as for the shower area. (2) In the case of (1)(b)(ii)(B), at doorways, where the height of the tiling angle needs to be adjusted for tiling purposes the angle must be fixed with a sealant compatible with the waterproofing membrane without damaging the waterproofing system.

[New for 2022]

[New for 2022]

Figure 10.2.18: Typical termination of membrane at extent of shower area

10.2.24 Flashings/junctions

Flashings must be installed in accordance with 10.2.2 to 10.2.5 and the following:

- (a) Perimeter flashing to wall/floor junctions must have a-(i) vertical leg that extends a minimum of 25 mm above the finished floor level, except across doorways; and
- (ii) horizontal leg that has a minimum width of not less than 50 mm. (b) Where a water resistant substrate is used in conjunction with a water resistant surface material, a waterproof sealant must be installed at the substrate junction at the wall/floor junction.
- (c) Perimeter flashings at a floor level opening must comply with the following: (i) Where the whole wet area floor is waterproof, at floor level openings, a waterstop must be installed that has a vertical leg finishing flush with the top of the finished floor level with the floor membrane being terminated to create a waterproof seal to the waterstop and to the perimeter flashing (see Figure 10.2.24)
- (ii) In any other case, at a floor level opening a waterstop must be installed that has a vertical leg finishing flush with the top of the finished floor level and waterproofed to the perimeter flashing. (d) A vertical *flashing*, either external to the wet area or internal, must extend a minimum of 1800 mm above the finished floor level.

(b) Prior to installation of architrave

- 10.2.25 Shower area floor membrane application
- [New for 2022] The membrane must be applied over the floor and up the vertical face of the wall substrate material as follows (a) For showers with hobs or stepdowns, to a height the greater of-
- (i) a minimum height of 150 mm above the finished tile level of the floor; or (ii) 25 mm above the maximum retained water level

(b) For hobless showers, a minimum height of 150 mm above the finished tile level of the floor.

10.2.26 Shower area membrane requirements for wall sheeting substrates

- [New for 2022] (1) Where wall sheeting is used with an external membrane system in a shower area it must be waterproof to prevent
- water movement by capillary action. (2) Where water resistant plasterboard is used all cut edges that have the potential to be affected by water and moisture must be waterproofed, including the bottom edge over a preformed shower base.

Bond breaker installation for bonded membranes 10.2.27

- [New for 2022] (1) Bond breakers must be installed at all wall/wall, wall/floor, hob/wall junctions and at movement joints where the
- membrane is bonded to the substrate. (2) Bond breakers must be of the type compatible with the flexibility class of the membrane to be used.

Figure 10.2.27 (explanatory): Typical bond breaker details

Drainage pipe Explanatory Information: Drainage flanges For membrane drainage connections in concrete floors: drainage flange may be either cast into the concrete slat
 or set into the top surface of the concrete slab or the tile bed. For membrane drainage connections in other floors: drainage flange may be either set into the floor substrate or

5.6.8 Vertical articulation joints

the tile bed.

Drainage flange -

- [2019: 3.3.5.13] (1) Vertical articulation joints must be provided in masonry walls in accordance with (2), except in walls constructed on
- sites where the soil classification is A or S (see 4.2.2). (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).

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Jure 10.2.24: Typical bathroom door details for whole bathroom waterproofing

5.7.4 Damp-proof courses and flashings – installation

(1) Damp-proof courses and flashings 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
- where a root abuts an external masonry wall; and
- (v) to the bottom and tops of windows and doors and the like in accordance with (3), except a damp-proof course or a flashing need not be provided to the top of a *window* 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 damp-proof course, or flashing serving as a damp-proof course, 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) and protected from the direct effects of the weather by a carport, verandah or the like; or
- (d) in low rainfall intensity areas-
- (i) 15 mm above finished paved, concreted or landscaped areas; or 0 mm above finished paved, concreted or landscaped areas if the *damp-proof course* is protected from the direct effects of the weather by a carport, verandah or the like.
- (3) Sill and head *flashings* serving openings must be-
- (a) installed so that the flashing 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 cavity 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 cavity masonry, the outer masonry leaf; and
- (e) attached to the window or wall framing.

5.7.5 Weepholes

- [2019: 3.3.5.9] (1) Except where excluded by (2), open perpend joints (weepholes) must be created in the course immediately above
- any flashing (including above any damp-proof course acting as a flashing) 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 required in the following locations:
- (a) Where head openings are less than 1.2 m wide.
- (b) Beneath window and door sills.
- (c) Where the level of the external impervious surface is elevated for the purpose of providing step-free access required by H8P1

10.8.2 Exhaust systems

[2019: 3.8.7.3] (1) An exhaust system installed in a kitchen, bathroom, sanitary compartment or laundry must have a minimum flow rate

[2019: 3.3.5.8]

- (a) 25 L/s for a bathroom or sanitary compartment; and
- (b) 40 L/s for a kitchen or laundry.
- (2) Exhaust from a kitchen, kitchen range hood, bathroom, sanitary compartment or laundry must discharge directly or
- via a shaft or duct to outdoor air. (3) Where a venting clothes dryer is installed, it must discharge directly or via a shaft or duct to outdoor air.
- (4) An exhaust system that is not run continuously and is serving a bathroom or sanitary compartment that is not ventilated in accordance with 10.6.2(a) must-
- (a) be interlocked with the room's light switch; and (b) include a run-on timer so that the exhaust system continues to operate for 10 minutes after the light switch is turned off.

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EXAMPLE OF CEMINTEL CLADDING

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EXTERNAL CLADDING CEMINTEL BARESTONE ORIGINAL	EXTERNAL CLADDING 88x21mm SPOTTED GUM WOOD ELEMENTS CLADDING BY HURFORDS (70mm COVER)

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Project :		Project number
		Date
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EXTERNAL CLADDING NAILSTRIP 265mm COLORBOND CLADDING IN MONUMENT

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BBREVIATIO	NS:	
GL: L: FL: CL: FL: CL:	NATURAL GROUND LINE RELATIVE LEVEL FINISHED FLOOR LEVEL FINISHED CEILING LEVEL UPPER FLOOR LEVEL UPPER CEUING LEVEL	
W: W: W: W:	AWNING WINDOW FIXED W INDOW SLIDING W INDOW BIFOLD W INDOW	
D: TD: F:	SLIDING DOOR STACKER DOOR BIFOLD DOOR	
P: P:	DOW NPIPE SPREADER	
POS: DS: SD FJ:	PRINCIPAL PRIVATE OPEN SPACE PRIVATE OPEN SPACE CSD FLUSH JAMB	
0010.	SSS I LOOT DAMD	

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Project : PROPOSED RESIDENCE Data 00.10.0004	Client Name: EDUARDO FLORES Project : PROPOSED RESIDENCE LOT 68 SUTTON DB 271494		Sheet Name PERSPEC	TIVES	
			Project number	5377-A	Scale @A1
Date 22.10.2024			Date	Date 22.10.2024	
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FOR CONSTRUCTION

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NOTE: PERSPECTIVE VIEWS ARE INDICATIVE ONLY. ELEVATIONS OVERRIDE THE 3D VIEWS

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BBREVIATIO	NS:			
IGL:	NATURAL GROUND LINE			
iL: FL:	FINISHED FLOOR LEVEL			
CL:	FINISHED CEILING LEVEL			
IFL:	UPPER FLOOR LEVEL			
0L.	OF THE OFICING LEVEL			
W:	AWNING WINDOW			
W:	FIXED WINDOW SLIDING WINDOW			
W:				
	BIFOLD WINDOW			
:D·				
D: TD:	BIFOLD WINDOW SLIDING DOOR STACKER DOOR			
D: TD: F:	BIFOLD WINDOW SLIDING DOOR STACKER DOOR BIFOLD DOOR			
iD: iTD: iF:	BIFOLD WINDOW SLIDING DOOR STACKER DOOR BIFOLD DOOR DOWNPIPE			
5D: 5TD: 5F: 0P: 5P:	BIFOLD WINDOW SLIDING DOOR STACKER DOOR BIFOLD DOOR DOWNPIPE SPREADER			
:D: :TD: :F: :P: :P:	BIFOLD WINDOW SLIDING DOOR STACKER DOOR BIFOLD DOOR DOW NPIPE SPREADER			
D: FD: F: PP: POS:	BIFOLD WINDOW SLIDING DOOR STACKER DOOR BIFOLD DOOR DOWNPIPE SPREADER PRINCIPAL PRIVATE OPEN SPACE			
:D: :TD: :F: :P: :P: :POS: :OS:	BIFOLD WINDOW SUDING DOOR STACKER DOOR BIFOLD DOOR DOWNPIPE SPREADER PRINCIPAL PRIVATE OPEN SPACE PRIVATE OPEN SPACE			
id: ITD: IF: IF: PP: POS: OS: ISD FJ:	BIFOLD WINDOW SUDING DOOR STACKER DOOR BIFOLD DOOR DOWNPIPE SPREADER PRINCIPAL PRIVATE OPEN SPACE PRIVATE OPEN SPACE CSD FLUSH JAMB			
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D: TD: F: P: POS: OS: SD FJ:	BIFOLD WINDOW SUDING DOOR STACKER DOOR BIFOLD DOOR DOWNPIPE SPREADER PRINCIPAL PRIVATE OPEN SPACE PRIVATE OPEN SPACE CSD FLUSH JAMB			

EL	ECTRICAL LEGEND	ELECTR
	DOUBLE GPO - UNDER BENCH HEIGHT	1. ALLOW GP
Ы	DOUBLE GPO - APPROX BENCH HEIGHT	DISHWASHER SHOWN ON PL
Ľ	4 PORT GPO - UNDER BENCH HEIGHT	CENTRED TO F 2. ALL GPO'S
Ъ	DOUBLE GPO - RECESSED IN FLOOR	
ä	GPO - BENCHTOP LIFT UP TOWER	
	SINGLE GPO - UNDER BENCH HEIGHT	
Z	SINGLE GPO - APPROX. BENCH HEIGHT	
	DOUBLE EXTERNAL GPO	
0	DOUBLE CEILING GPO	
	DBL GPO & USB - UNDER BENCH HEIGHT	
15AMP	15AMP DBL GPO - UNDER BENCH HEIGHT	
15AMP	15AMP DBL GPO - APPROX. BENCH HEIGHT	
15AMP	15AMP SINGLE GPO - UNDER BENCH HEIGHT	
15AMP	15AMP SINGLE GPO - APPROX. BENCH HEIGHT	
± TV	TV AERIAL - UNDER BENCH HEIGHT	
± ™	TV AERIAL - APPROX. BENCH HEIGHT	
	DATA (CAT # SELECTED) - UNDER BENCH	
P	PHONE - APPROX. BENCH HEIGHT	
HMDI	CEILING MOUNT HDMI - PROJECTOR	
V H	HDMI - UNDER BENCH HEIGHT	
NBN	NBN CONNECTION	
_		-
SE	CURITY DEVICES	
\Diamond	SECURITY CAMERA LOCATION	
NT NT	INTERCOM (INTERIOR AND EXTERIOR)	
LIC	GHTING LEGEND	
	SWITCH - CONNECTIONS AS PER LOCATION	-
à	SWITCH - WITH TIMER	
т> Q	SWITCH - WITH DIMMER	
_{D/SW} >	RECESSED LED DOWNLIGHT	
	ADJUSTABLE LED DOWNLIGHT	
	PENDANT - STYLE TBC	
	CHANDELIER - STYLE TBC	
<u>ر</u> الح	EXTRACTION FAN & LIGHT COMBINATION	
\boxtimes	EXTRACTION FAN	
	4 LIGHT TASTIC	
	STRIP LED - APPROX. LENGTH TBC IN SCHEDULE	
Ħ	SINGLE FLURO TUBE	
	DOUBLE FLURO TUBE	
		1

8 SENSOR LIGHT WALL LIGHT ↔ WALL SCONCE CEILING FAN LOCATION TRACK LIGHT

RICAL NOTES PO FOR APPLIANCES SUCH AS R AND RANGEHOOD (NOT PLAN) FANS, LIGHTS ETC. D ROOM WHERE PRACTICAL S MIN 300mm ABOVE F.L.

Count

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Count	
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FIXTURES - ELECTRI	CAL
Туре	Comments
NTENNA - BENCH HEIGHT	
EILING MOUNT DBL GPO	RD
ATA - BENCH HEIGHT	
BL GPO - BENCH	
BL GPO - FLOOR	
XTERNAL DBL GPO - FLOOR	
XTERNAL SINGLE GPO - ABOVE	AC
XTERNAL SINGLE GPO - ABOVE	HWS
INGLE GPO - BENCH	FR
INGLE GPO - BENCH	RH
INGLE GPO - FLOOR	
INGLE GPO - FLOOR	СТ
INGLE GPO - FLOOR	DM
INGLE GPO - FLOOR	DW
INGLE GPO - FLOOR	OV
INGLE GPO - FLOOR	WM

FIXTURES - LIGHTING			
Count	Туре	Comments	
29	1 CONNECTION SWITCH		
21	2 CONNECTION SWITCH		
7	2 LIGHT TASTIC		
8	3 CONNECTION SWITCH		
5	4 CONNECTION SWITCH		
1	5 CONNECTION SWITCH		
12	DOUBLE FLURO TUBE		
6	FAN/LIGHT COMBO		
23	LED ADJUSTABLE DOWNLIGHT		
147	LED DOWNLIGHT (RECESSED)		
4	SENSOR LIGHT		
2	TRACK LIGHT		

	EQUIPMENT - ELECTR	CAL
Count	Туре	Comments

Count		Туре	Comments
16	CEILING FAN		

ALTERNATE DEVICES

SMOKE ALARMS	
Туре	Comments
SMOKE ALARM	

SECURITY INCLUSIONS						
	Count	Туре	Comments			
	2	CEILING MOUNT SECURITY CAMERA				

Client Name:	EDUARDO FLORES	Sheet Name ELECTRIC AND LIGHT SCHEDULE			
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