

PLANNING APPROVAL

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M & J COLLINS

PKL BUILDING DESIGN

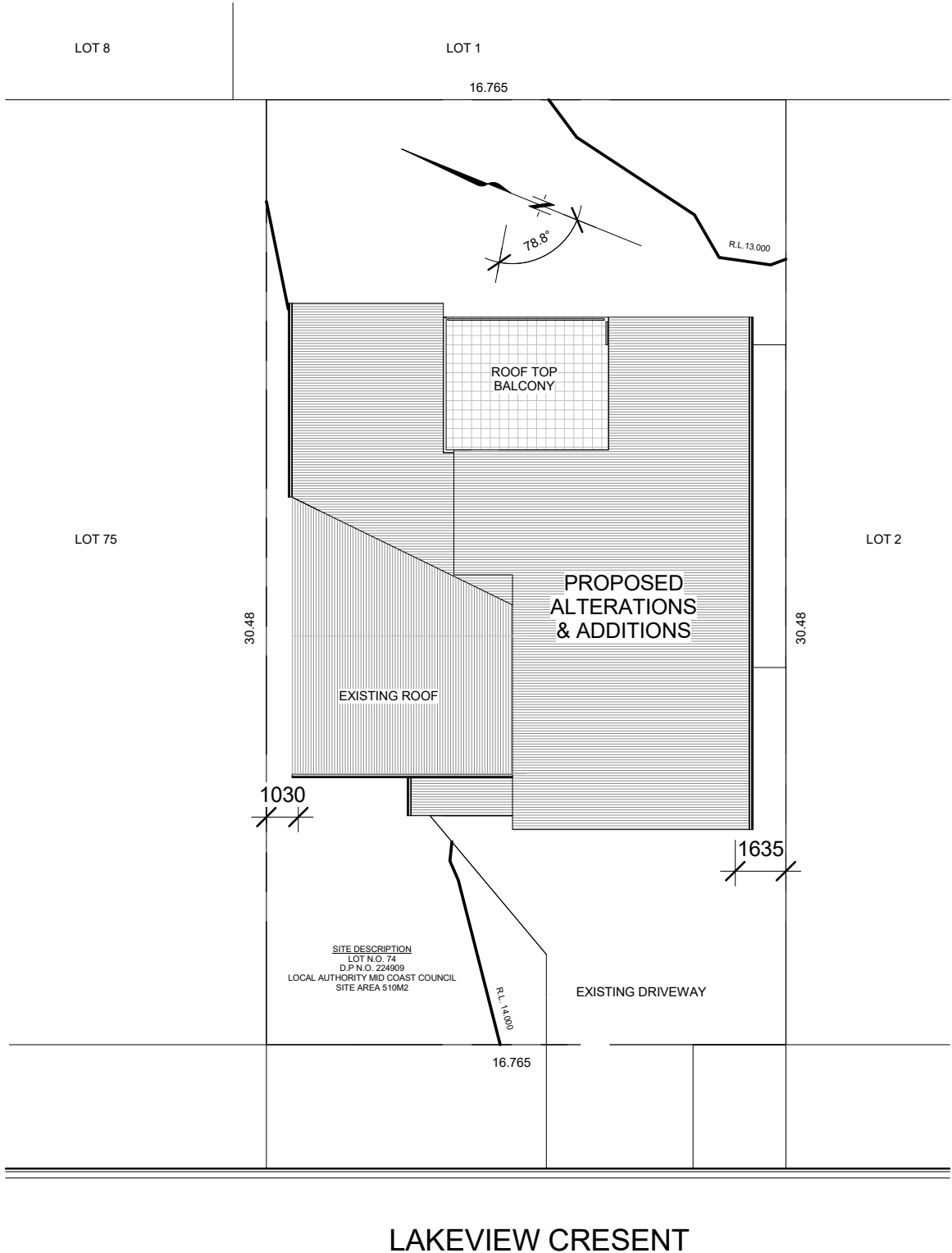
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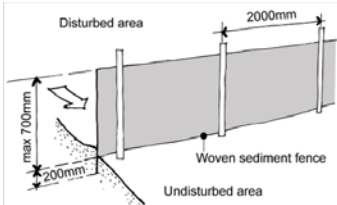
PROPOSED ALTERATIONS AND ADDITIONS

For M & J COLLINS

24 LAKEVIEW CRES FORSTER



1 SITE PLAN
1 : 200



- SEDIMENT CONTROL NOTES
- 1-ALL EROSION AND SEDIMENTATION CONTROL MEASURES, INCLUDING REVEGETATION AND STORAGE OF SOIL AND TOPSOIL, SHALL BE IMPLEMENTED TO THE STANDARDS OF THE SOIL CONSERVATION OF NSW
 - 2-ALL DRAINAGE WORKS SHALL BE CONSTRUCTED AND STABILISED AS EARLY AS POSSIBLE
 - 3-SEDIMENT TRAPS SHALL BE CONSTRUCTED AROUND ALL INLET PITS, CONSISTING OF 300mm WIDE X 300mm DEEP TRENCH
 - 4-ALL SEDIMENT BASINS AND TRAPS SHALL BE CLEANED WHEN THE STRUCTURES ARE A 60% FULL OF SOIL MATERIALS, INCLUDING THE MAINTENANCE PERIOD
 - 5-ALL DISTURBED AREAS SHALL BE REVEGETATED AS SOON AS THE RELEVANT WORKS ARE COMPLETED
 - 6-SOIL AND TOPSOIL STOCKPILES SHALL BE LOCATED AWAY FROM DRAINAGE LINES AND AREA WHERE WATER MAY CONCENTRATE
 - 7-FILTER SHALL BE CONSTRUCTED BY STRECHING A FILTER FABRIC (PROPEX OR APPROVED EQUIVAENT) BETWEEN POST AT 3.0M CENTRES. FABRIC SHALL BE BURIED 150mm ALONG ITS LOWER EDGE.

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						25/03/2017		DRAFT				

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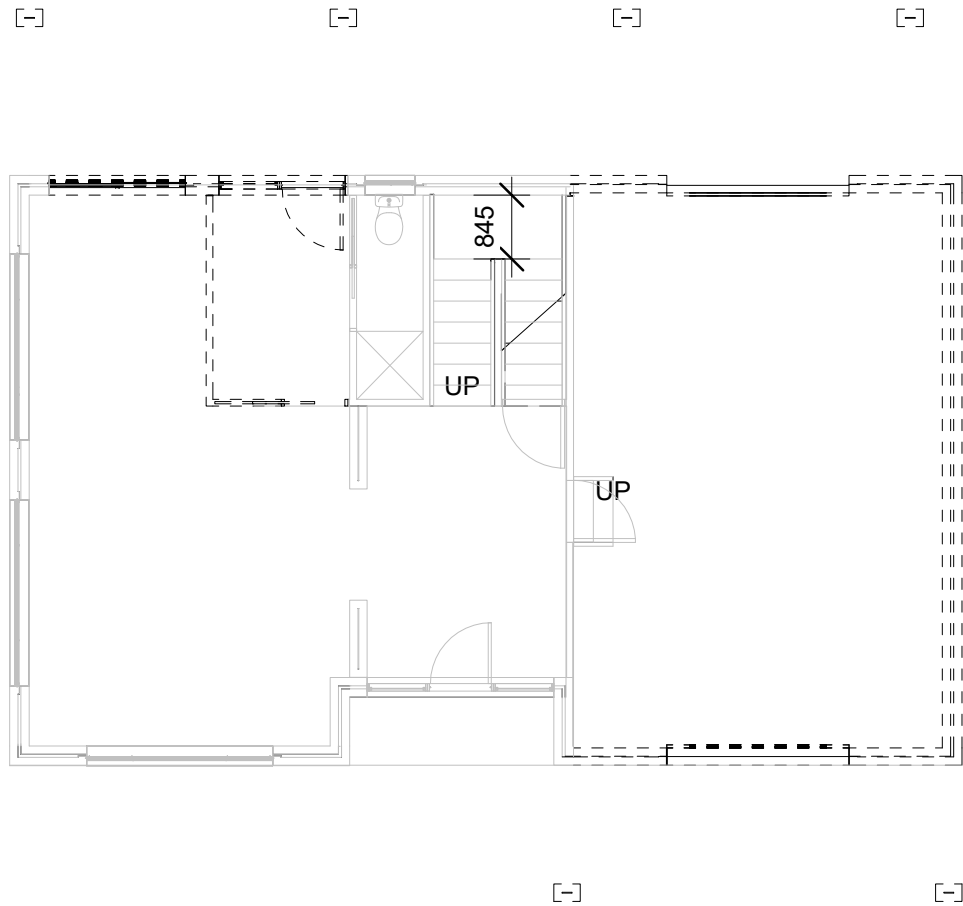
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Site Address

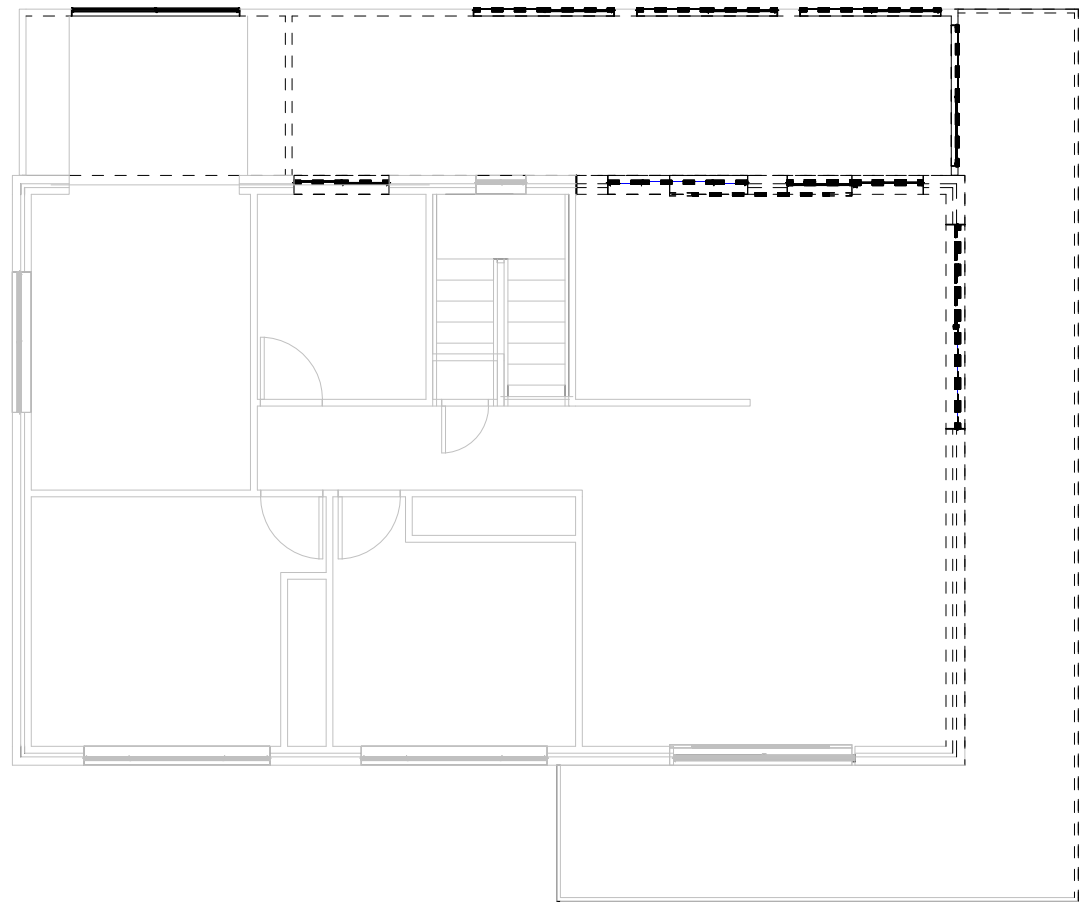
24 LAKEVIEW CRES FORSTER

Design

CUSTOM



1 GROUND FLOOR
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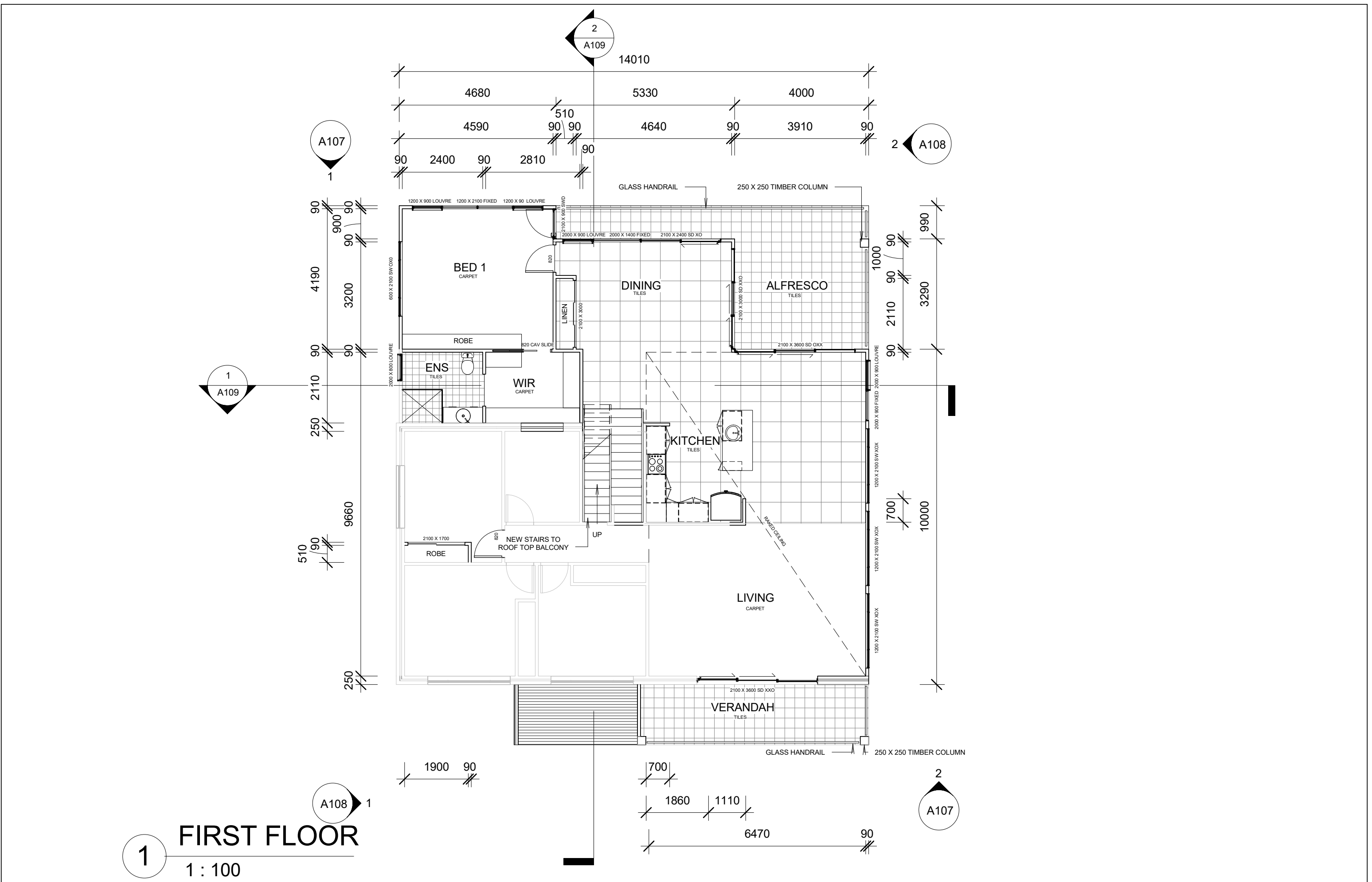
2 FIRST FLOOR
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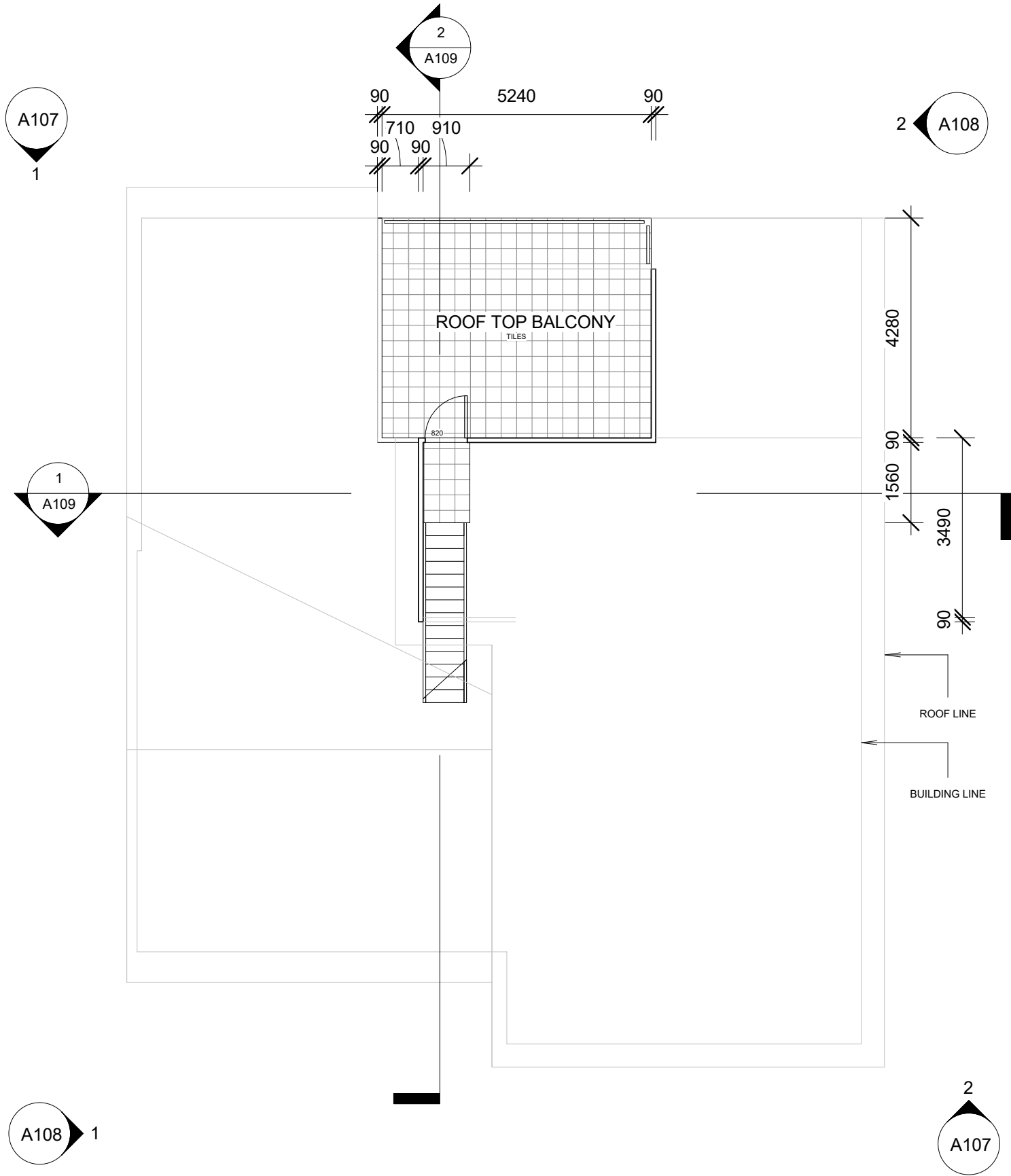


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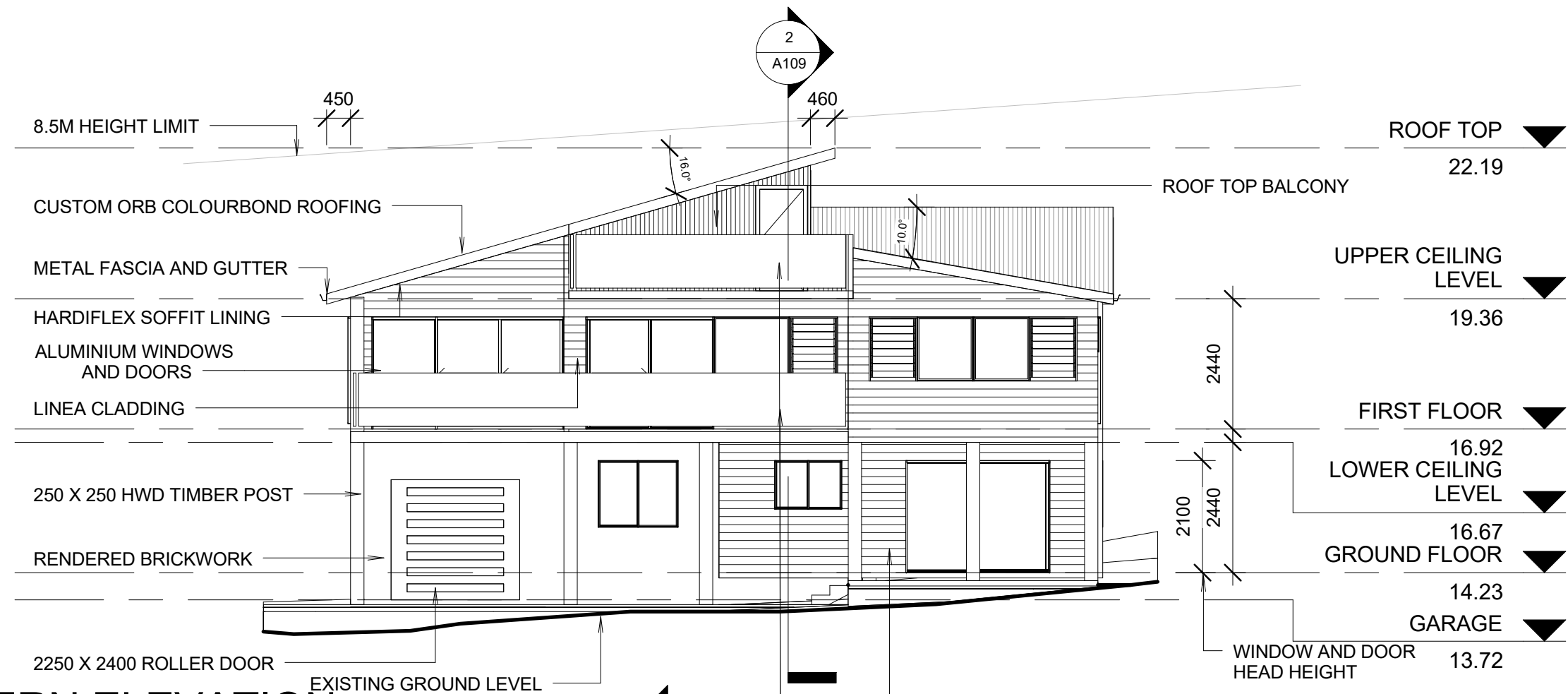


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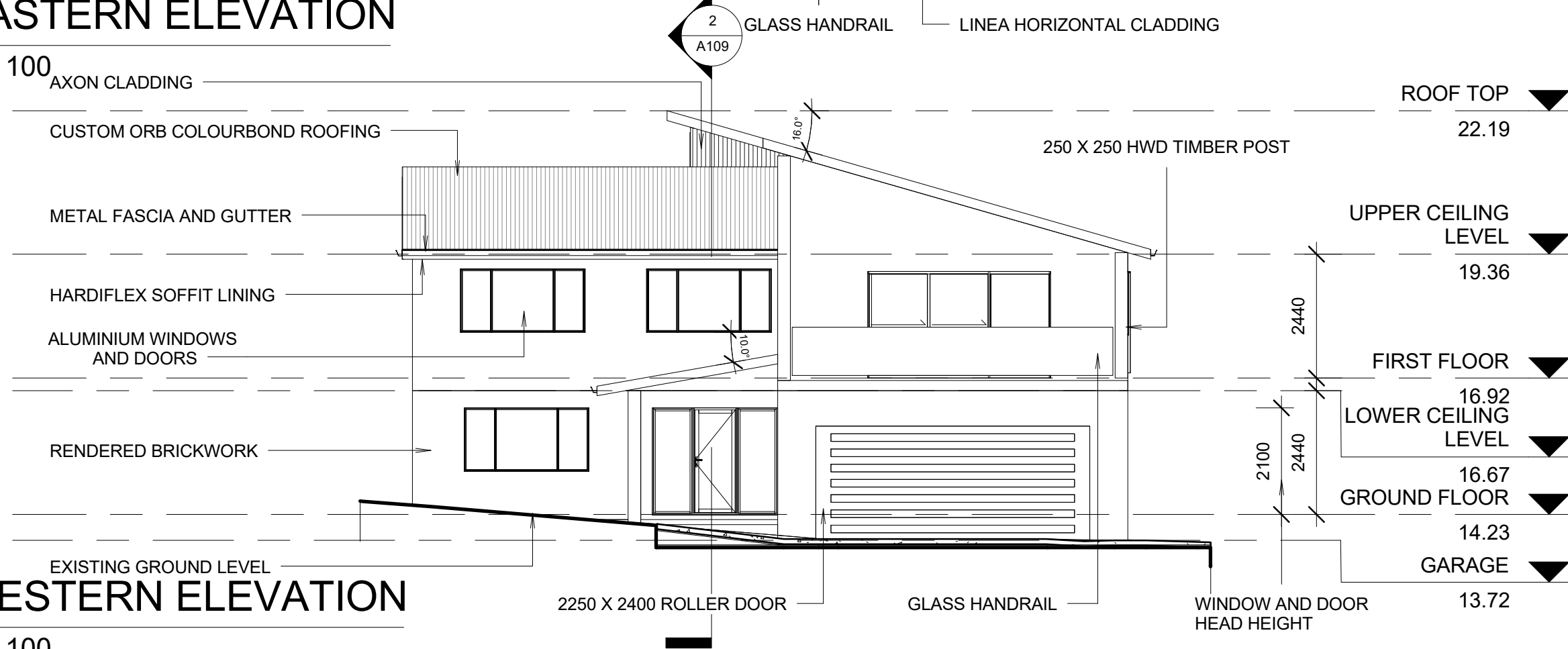


1 ROOF TOP
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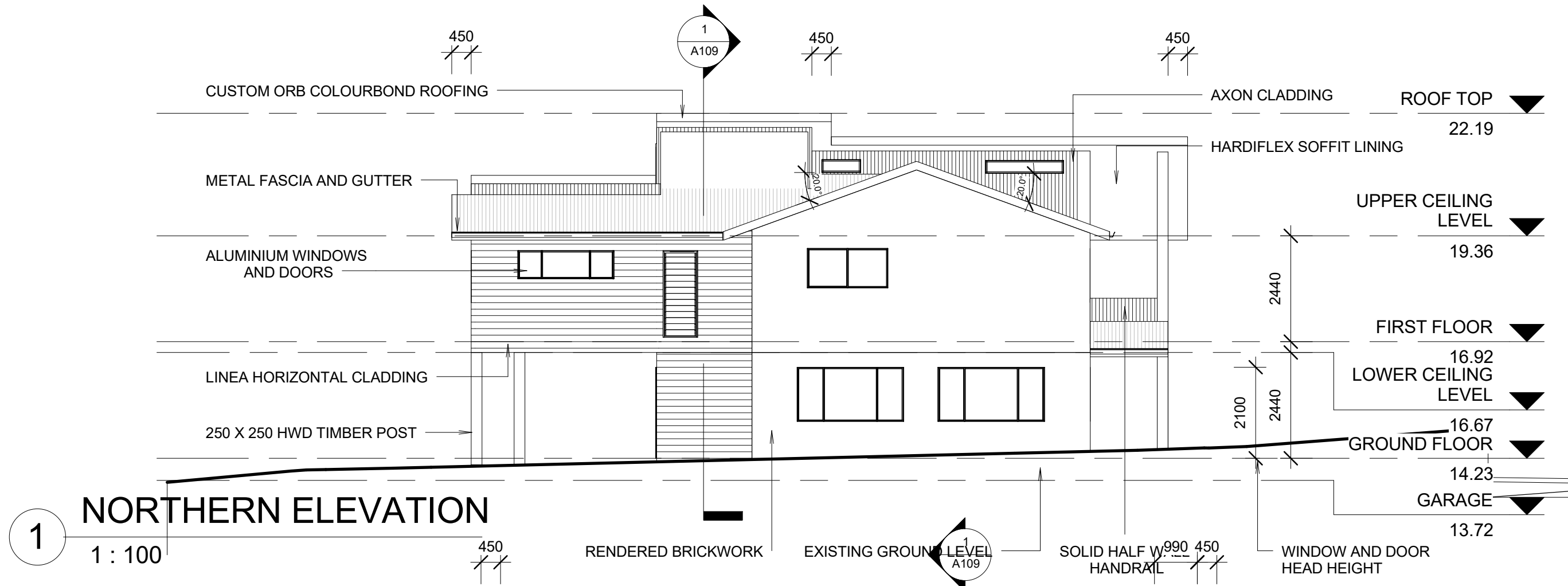


1 EASTERN ELEVATION
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2 WESTERN ELEVATION
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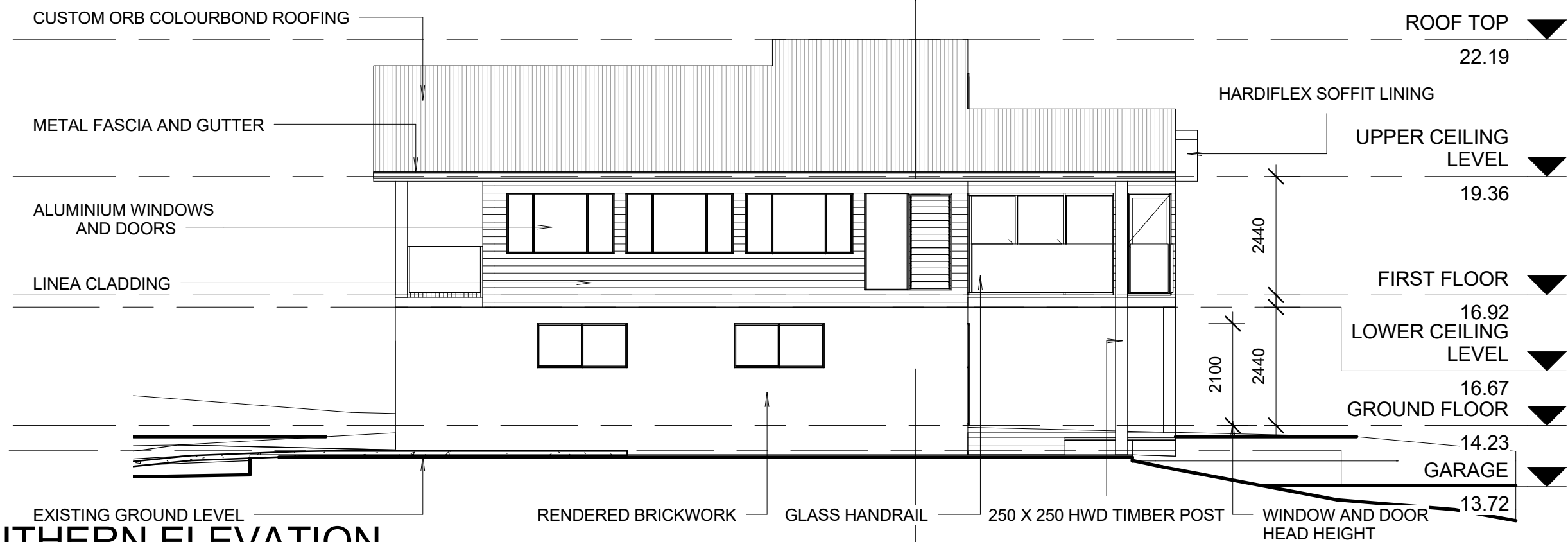
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								Project Number0916			
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NORTHERN ELEVATION

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1



SOUTHERN ELEVATION

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2

PKL BUILDING DESIGN

Client
For M & J COLLINS

Title
ELEVATIONS

Site Address
24 LAKEVIEW CRES FORSTER

Design
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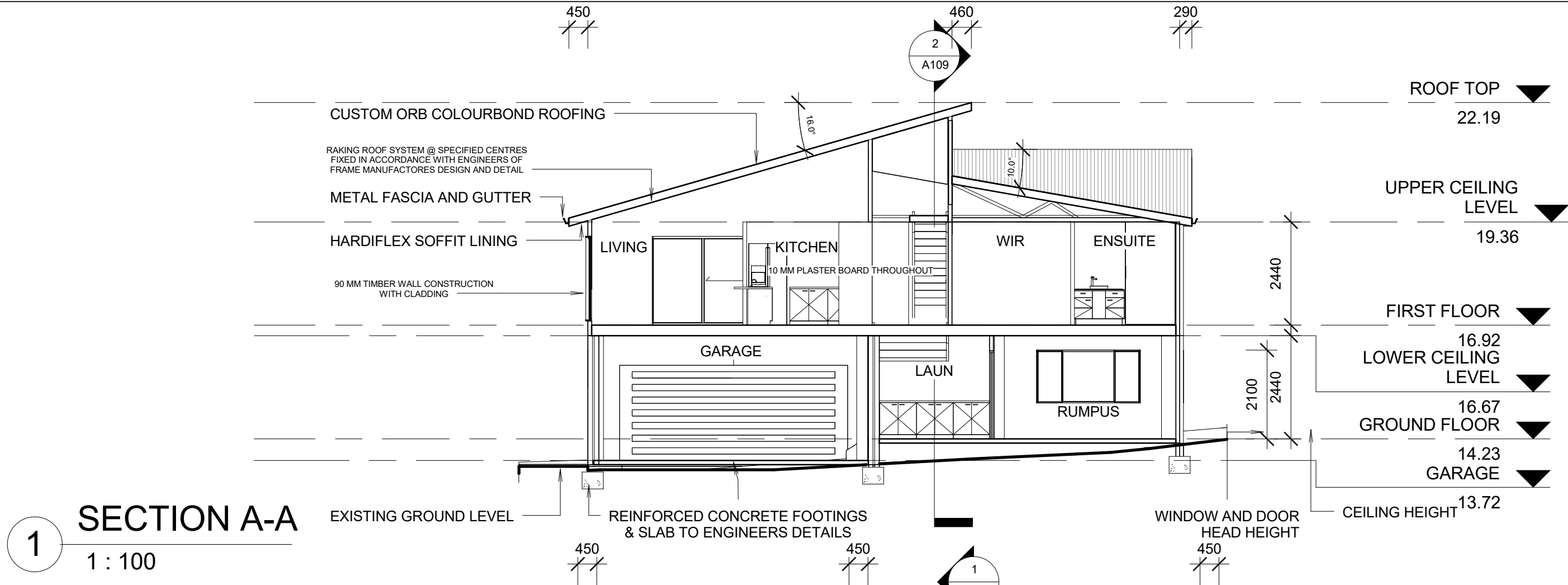
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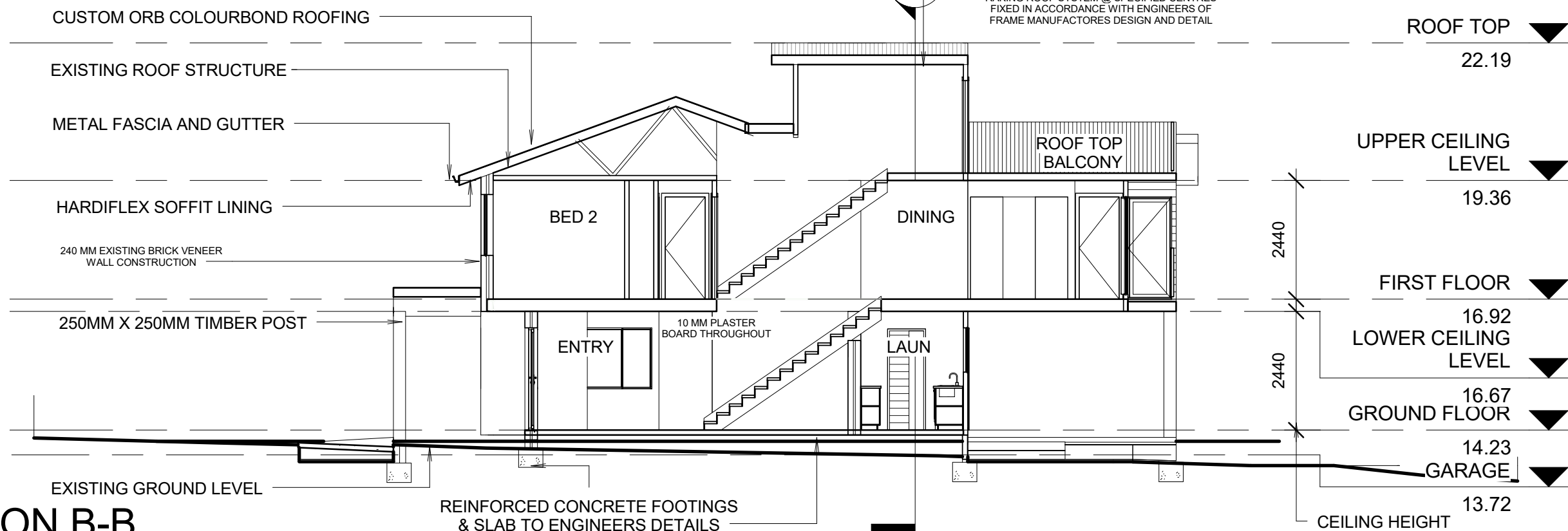
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1 SECTION A-A
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2 SECTION B-B
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PKL BUILDING DESIGN	Client For M & J COLLINS		Title SECTIONS			Issue	Date	Description	Sheet No.	Scale @A3 1 : 100
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GENERAL NOTES

- Provide insect screens to all external windows & sliding doors
- Ventilation to internal WC to be an exhaust fan in accordance with BCA F5.4 & AS - 1668.2
- 900mm vanity units throughout unless otherwise stated
- 1800mm bath to bathroom unless otherwise stated
- O/head cupboards to 2100mm AFL
- All openings to have 2100mm AFL
- Top shelf & hanging rail to all robes
- Rainwater tank as documented
- Dimensions are to be verified prior to commencement of work
- Given dimensions are to have priority to scaled dimensions
- All steps are to have 190mm maximum risers and 240mm minimum goings
- All wet areas to be in accordance with the current Building Code of Australia 3.8.1

SITE NOTES

- Builder to verify all boundary clearances & site set-out dimensions prior to commencement of construction
- Levels & contours are based on assumed datum. Prior to construction the relevant authority should be contacted for possible minimumfloor level requirements & flood information
- This site plan is based on a disclosure plan; therefore the floor level is subject to change
- Retaining walls greater than 1m high (cut or fill) are required to be engineer designed & certified prior to building approval
- Retaining walls greater than 1.5m from boundary require a building relaxation (fill side only)
- Batters to comply appropriate soil classification described in table 3.1.1.1. BCA Vol. 2
- Vehicular cross-over to be constructed as per local council requirements and/or approval
- Scrape away vegetation & cut and fill to provide a level building platform
- Finish surface to be graded away from house at minimum of 1.20 for at least 1m
- Surface water to be channelled to council stormwater drainage system
- This site plan is a transcript of the original contour survey and the builder is to verify all information contained hereon prior to site start
- The driveway and pathways indicated on plan are suggested layouts
- All ground levels are approximate only
- All works to be constructed in accordance with the current Building Code of Australia, the current Australian Standards and all relevant current trade and technical manuals

LEGEND

BCA	Building Code of Australia
AS	Australia Standards
DP	Downpipe
HWS	Hot Water System
SHS	Steel Post
FW	Floor Waste
T.B.C	To Be Confirmed
R.L.	Relative Level
AFL	Above Floor Level
NGL	Natural Ground Level
FGL	Finished Ground Level
OHC	Overhead Cupboard
WM	Washing Machine
W.I.R	Walk in Robe
WC	Water Closet
SGD	Sliding Glass Door
SW	Sliding Window
AW	Awning Window
DH	Double Hung Window
LV	Louvre Window
FG	Fixed Glass Window
SL	Side Light
CSD	Cavity Sliding Door
SWL	Stormwater Line
MH	Manhole
MSB	Main Switch Board
SD	Smoke Detector

CONSTRUCTION NOTES

This building has been designed in accordance with the current building code of Australia, building act ammendment & australian standards

Roofing	Custom Orb Colourbond roofing
Ceiling height	As specified on drawings
Joinery Level	As specified on drawings
Footings/ Slab	To engineers design and detail
Slab Height	To engineers design and detail
Termite Management	In accordance with BCA volume 2, 3.1.3 termite risk management and A.S. 3660.1/1995
External walls- Brick Veneer	250mm- Select Face Brick, 50mm cavity, 90mm timber studs/frame
External walls- Lightweight	90mm Timber Frame, Lightweight Cladding as per Specifications
Internal Walls	90mm Timber Frame
Internal Linings	10mm Plasterboard
	10mm Wet board to Wet Areas
Ceiling Linings	10mm Super Ceil
Soffit Linings	4.5mm Hardie Flex
Window Flashing	To all Windows sides and bottom
Fascia	Colourbond
Downpipes	Round PVC
Gutter	Colourbond
Smoke Alarms	To be hard wire installed in accordance with Part 3.7.2 of the BCA

STORMWATER / DRAINAGE NOTES:

- Drainage to be in accordance with part 3 of the BCA. Point to meet local authority requirements
- All plumbing & drainage is to comply with the standard sewerage by-laws & requirements of the local authority
- All downpipes to be installed in accordance with the current Building Code of Australia 3.5.2.5, each downpipe must not serve more than 12m of gutter length
- Stormwater system to local authority requirements (owner / applicant / builder to ensure no stormwater runoff occurs onto adjoining properties, back onto any structures & no ponding under sub floor areas
- Stormwater approval for legal discharge to be obtained from local authority prior to work commencing
- Discharge is proposed to kerb & channel, rubble pit to council requirements, inter allotment drainage, storm water service main, canal or river

ALL WORKS SHALL COMPLY WITH BUT NOT LIMITED TO THE BUILDING CODE OF AUSTRALIA AND THE CURRENT AUSTRALIAN STANDARDS

PKL BUILDING DESIGN

Client
For M & J COLLINS

Title
CONSTRUCTION NOTES

Site Address
24 LAKEVIEW CRES FORSTER

Design
CUSTOM

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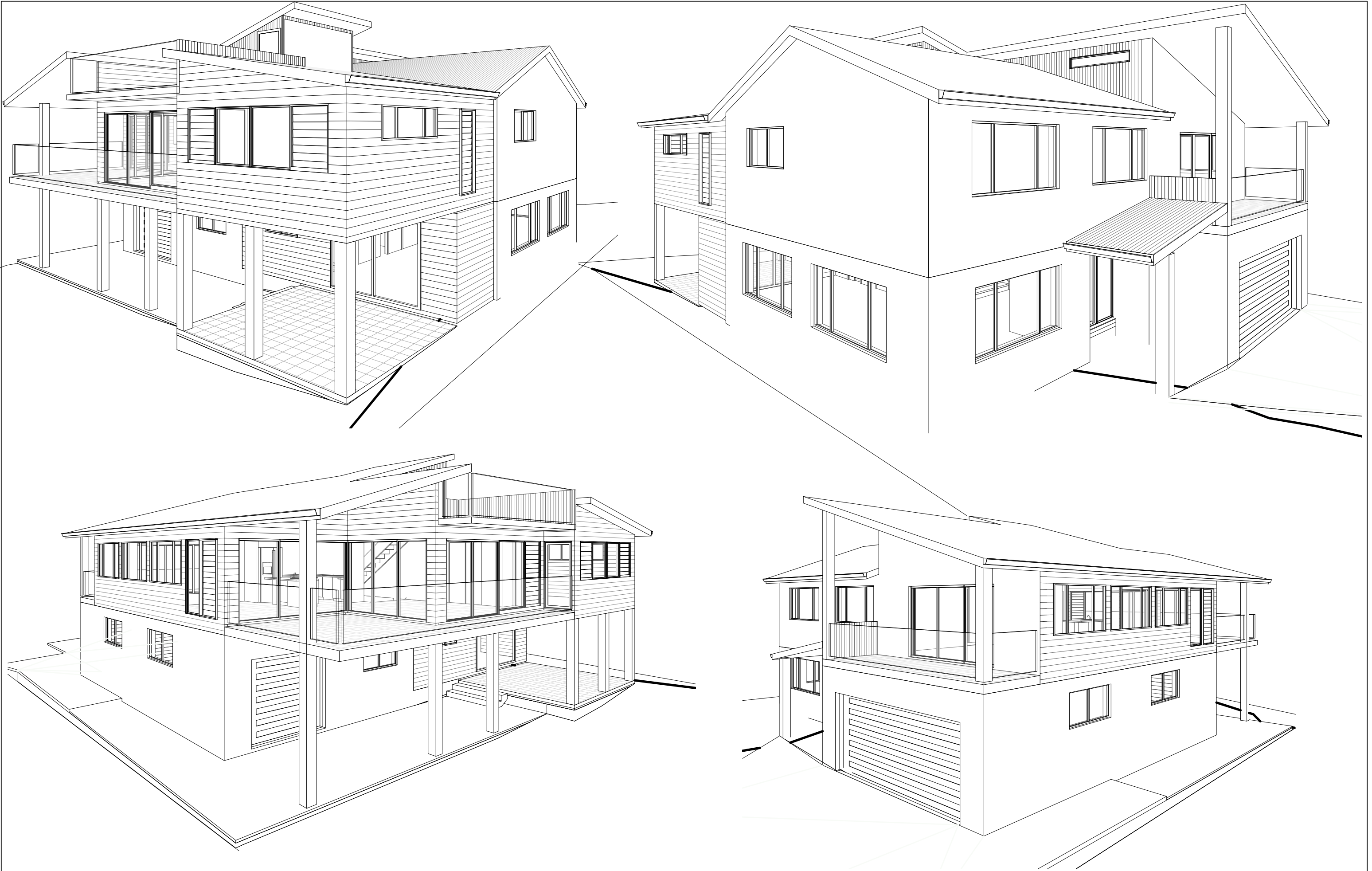
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				Checked by	PKL
				Project Number	0916
	30/07/2017	WORKING DRAWINGS			
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GENERAL HOUSING SPECIFICATION

<p>1.1 INTRODUCTION</p> <p>1.2 General</p> <p>This Specification details the works to be executed and the materials to be used in carrying out those works at the site.</p> <p>This Specification shall be read as a general specification only. The extent of the works shall be governed by the approved plans and other requirements under the contract.</p> <p>Any works not fully detailed shall, where appropriate, be sufficiently performed if carried out in accordance with the relevant manufacturer's recommendations or Engineer's Recommendations, and the Building Code of Australia (BCA).</p> <p>1.3 Preliminary Use</p> <p>This Specification forms part of the contract and should be read in conjunction with the other contract documents.</p> <p>1.4 Prevailing Documents</p> <p>Where there is a difference between the plans and this specification, the plans will take precedence. The Contractor must at all times maintain a legible copy of the plans and this Specification bearing the approval of the relevant Local Authority.</p> <p>1.5 Size and Dimensions</p> <p>All sizes and dimensions given in this Specification are in millimeters unless otherwise stated and are nominal only.</p> <p>1.6 Prime Cost and Provisional Sum Items</p> <p>Prime cost items and provisional sum items are listed in the Schedule of Works.</p> <p>1.7 Definitions</p> <p>In this Specification:</p> <p>"Engineers Recommendations" includes any soil classification report, geotechnical footing report, construction footing report and any other report, recommendation, site or other instruction, calculations or plans prepared by an engineer in respect of the works.</p> <p>Where the words "Local Authority" are mentioned they shall mean the local council, or other governing authority, or private certifier with statutory responsibility for the compliance of the work performed.</p> <p>Where referred to in this Specification, "regulations" shall mean the building regulations and codes (including the SCA, as amended) statutorily enforceable at the time application is made for a construction certificate or other permits, consents or approvals relating to the contract.</p> <p>Unless the context suggests otherwise, terms used in this Specification shall have the same meaning as in the</p>	<p>HIA NSW Residential Building Contract between the Owner and the Builder ("contract")</p> <p>2.1 STATUTORY REQUIREMENTS</p> <p>2.2 The Building Works</p> <p>The building works shall be constructed in accordance with:</p> <p>a. the regulations and in particular the Performance Requirements of the BCA, Housing Provisions, Volume 2,</p> <p>b. any conditions imposed by the relevant development consent or complying development certificate,</p> <p>c. commitments outlined in the relevant BASIX Certificate,</p> <p>in so far as the Builder is required in accordance with the Schedule of Works added to this Specification.</p> <p>2.3 Compliance with Requirements of Authorities</p> <p>The Builder is to comply with the requirements of all legally constituted authorities having jurisdiction over the building works and the provisions of the Home Building Act.</p> <p>2.4 Electricity</p> <p>Where there is no existing building, the Builder is to make arrangements for any electrical power to be used in the construction of the building works and is to pay fees and costs incurred therein. The cost of providing and installing any additional poles, wiring, service risers or underground wiring etc., as may be required by the electricity supply authority, shall be borne by the Owner.</p> <p>2.6 Sanitary Accommodation</p> <p>Prior to the commencement of the building works, unless toilet facilities exist on the site, the Builder shall provide temporary toilet accommodation for the use of subcontractors. Where the Local Authority requires the temporary toilet to be connected to sewer mains, the additional cost of this work shall be borne by the Owner. On completion the Builder shall remove the convenience.</p> <p>3.1 OWNER'S OBLIGATIONS</p> <p>3.2 Engineer's Recommendations</p>	<p>If the contract so indicates, the Owner shall, at the Owner's expense, provide the Builder with reports and recommendations (including soil classification) as to the foundations or footings requirements for the building works prepared by an engineer.</p> <p>In these circumstances, if the Builder instructs any party to provide such recommendations, the Builder does so only as agent for the Owner.</p> <p>3.3 Trades Persons Engaged by Owner</p> <p>The Owner shall not engage or employ any tradesperson, trade-contractor or any other person to work on the site without the consent of the Builder which consent may be subject to such terms, and conditions as the Builder may stipulate.</p> <p>3.4 Items Supplied by Owner</p> <p>For all items referred to in this Specification to be supplied by the Owner, it is the responsibility of the Owner to arrange payment for delivery of and protection against damage and theft of all these items.</p> <p>3.5 Water Supply</p> <p>Where there is no existing building on the site, the Owner shall, at the Owner's expense, supply adequate water to the site for construction purposes. Unless otherwise specified, the Builder shall pay the standard water meter connection fee to the water supply authority providing this service is pre-arranged to the site ready for use. The Owner shall be responsible for any fee to be paid in excess of the standard water meter connection fee.</p> <p>3.6 Sanitation</p> <p>Unless otherwise specified:</p> <p>(a) the Owner shall, at the Owner's expense, supply sewerage connection riser or common effluent drainage connection riser on the site;</p> <p>(b) the Builder shall pay the standard sewer connection fee to the sewerage supply authority providing this service is pre-arranged to the site ready for use; and</p> <p>(c) The Owner shall be responsible for any fee to be paid in excess of the standard sewer connection fee.</p> <p>4.1 PLANS, PERMITS AND APPLICATION FEES</p>	<p>4.2 Permits and Fees</p> <p>Subject to a contrary requirement under the contract, the Builder shall lodge all necessary application notices, plans and details with the Local Authority for approval prior to commencement of construction.</p> <p>4.3 Mines Subsidence</p> <p>In areas affected by mines subsidence the appropriate authority is to be consulted and any work carried out in accordance with the authority's requirements.</p> <p>4.4 Setting Out</p> <p>The Builder shall accurately set out the building works in accordance with the site plan and within the boundaries of the site.</p> <p>5.1 EXCAVATIONS</p> <p>5.2 Excavations</p> <p>The part of the site to be covered by the proposed building or buildings and an area at least 1000mm wide around that part of the site or to the boundaries of the site whichever is the lesser, shall be cleared or graded as indicated on the site works plan.</p> <p>Top soil shall be cut to a depth sufficient to remove all vegetation.</p> <p>Excavations for all footings shall be in accordance with the Engineer's Recommendations and BCA Volume 2, Housing Provisions, Part 3.2.2.</p> <p>6.1 FOUNDATIONS AND FOOTINGS</p> <p>6.2 Underfloor Fill</p> <p>Underfloor fill shall be in accordance with BCA Volume 2, Housing Provisions, Part 3.2.2 or Performance Requirements P2.1, P2.2.3 and Clause 1.0.10.</p> <p>6.2 Termite Risk Management</p> <p>Termite treatment shall be carried out in accordance with BCA Volume 2, Housing Provisions, Part 3.1.3 or Performance Requirement P2.1 and Clause 1.0.10.</p> <p>6.3 Vapour Barrier</p> <p>The underfloor vapour barrier shall be 0.2 mm nominal thickness, high impact resistance, polyethylene film installed in accordance with BCA Volume 2, Housing Provisions, Part 3.2.2 or Performance</p>	<p>Requirements P2.1, P2.2.3 and Clause 1.0.10.</p> <p>6.4 Reinforcement</p> <p>Reinforcement shall conform and be placed in accordance with the Engineer's Recommendations and BCA Volume 2, Housing Provisions, Part 3.2.3 or Performance Requirements P2.1 and Clause 1.0.10.</p> <p>Support to all reinforcement shall be used to correctly position and avoid any undue displacement of reinforcement during the concrete pour.</p> <p>6.5 Concrete</p> <p>Structural concrete shall not be less than Grade N20 except where otherwise approved by the engineer and in accordance with BCA Volume 2, Housing Provisions, Part 3.2.3 or Performance Requirements P2.1 and Clause 1.0.10.</p> <p>Pre-mixed concrete shall be manufactured in accordance with AS1379 with delivery tickets kept on site and available for inspection by the engineer.</p> <p>Concrete shall be placed and compacted in accordance with good building practice.</p> <p>6.6 Curing</p> <p>All concrete slabs shall be cured in accordance with AS3600.</p> <p>6.7 Footings and Slabs on Ground</p> <p>Concrete slabs and footings shall not be poured until approval to pour concrete is given by the engineer or the Local Authority.</p> <p>NOTE: Bench levels and floor levels on the site works plan shall be regarded as nominal, unless specified otherwise.</p> <p>6.8 Suspended Slabs</p> <p>All concrete slabs, other than those supported on solid ground or properly compacted filling, shall be constructed as suspended slabs. These slabs shall be constructed in accordance with the Engineer's Recommendations.</p> <p>6.9 Foundation Walls</p> <p>On footings as previously specified build brick walls to the thickness shown on plan to level underside of floor bearers or</p>	<p>plates.</p> <p>6.10 Sub-Floor Ventilation</p> <p>Provide adequate cross ventilation to the space under suspended ground floor. No section of the under floor area wall to be constructed in such a manner that will hold pockets of still air and to meet with the requirements of BCA Volume 2, Housing Provisions, Part 3.4.1 or Performance Requirement P2.2.3 and Clause 1.0.10.</p> <p>6.11 Sub-Floor Access</p> <p>Provide access under suspended floors in position where indicated on plan.</p> <p>7.1 RETAINING WALLS</p> <p>7.2 Retaining Walls</p> <p>Where the Builder is required by the Schedule of Works added to this Specification, the Builder shall construct retaining walls as shown on the approved plans. Where a retaining wall is not included in the Schedule of Works, the construction of the retaining wall shall be the responsibility of the Owner.</p> <p>8.1 EFFLUENT DISPOSAL/DRAINAGE</p> <p>8.2 Effluent Disposal/Drainage</p> <p>In both sewer and unsewered areas, fit bath, wash basin, kitchen, wash tubs, pedestal pan and floor grate to show recess in positions shown on plan (refer to Schedule of Works). Provide waste pipes with traps to the above fittings and connect to the drainage system. The whole of the work to be performed in accordance with the rules and requirements of the sewerage authority concerned.</p> <p>8.3 Septic System</p> <p>Provide and install a septic system where applicable to the requirements of the Local Authority and in accordance with the manufacturer's recommendations.</p> <p>8.4 Storm Water Drainage</p> <p>Stormwater drainage shall be carried out in accordance with BCA, Volume 2, Housing Provisions, Part 3.1.2 or Performance Requirement P2.2.1 and</p>	<p>Clause 1.0.10.</p> <p>Allow for the supplying and laying of stormwater drains where shown on the site plan.</p> <p>9.1 TIMBER FRAMING</p> <p>9.2 Generally</p> <p>All timber framework sizes, spans, spacing, notching, checking and fixing to all floor, wall and roof structures shall comply with BCA, Volume 2, Housing Provisions, Part 3.4.3 or Performance Requirement P2.1 and Clause 1.0.10 or AS1684. Alternative structural framing shall be to structural engineer's details and certification.</p> <p>The work shall be carried out in a proper and tradesperson like manner and shall be in accordance with recognised and accepted building practices.</p> <p>9.2 Floor Framing</p> <p>All floors not specified to be concrete are to be framed at the level shown. Span and spacing of bearers is to conform to the requirements of the span tables for the appropriate member size. Deep joists to upper floors, where shown, are to be fitted with solid blocking or herringbone strutting as required. All sizes and stress grades of timber members and tie down methods are to be in accordance with AS1684.</p> <p>9.3 Wall Framing</p> <p>Plates may be trenced to provide uniform thickness where studs occur. Where plates are machine gauged to a uniform thickness, breaching may be omitted. Wall framing is to be erected plumb and straight and securely fastened to floor framing. Provide a clear space of 40mm between outer face of wall frame and inner face of brick veneer walls. Tie brickwork to studs with approved veneer ties. Ties are to slope downwards towards the veneer wall.</p> <p>Studs in each panel of walling shall be stiffened by means of solid noggings or bridging pieces at not more than 1350mm centres over the height of the wall. Bottom plates shall be fixed to the floor structure in accordance with AS1684.</p> <p>9.4 Heads Over Opening (Lintels)</p> <p>and Clause 1.0.10.</p> <p>15.5 Thermal Insulation</p> <p>Where thermal insulation is used in the building fabric or services, such as air conditioning ducting or hot water systems, it shall be installed in accordance with manufacturer's recommendations to achieve the R-Values required by BCA Part 3.12.1 to meet Performance Requirement NSW P2.6.1 (a) or as outlined in the relevant BASIX Certificate.</p> <p>16.1 TILING</p> <p>16.2 Materials</p> <p>Cement mortar and other adhesives shall comply with AS3958.1 or tile manufacturer's recommendations.</p> <p>16.3 Installation</p> <p>Installation of tiles shall be in accordance with AS3958.1, manufacturer's recommendations or accepted building practices.</p> <p>Where practicable, spacing between tiles should be even and regular. Provide expansion joints where necessary. All vertical and horizontal joints between walls and fixtures e.g. bench top, bath, etc. and wall/floor junctions to be sealed with flexible mould resistant grout. All joints in the body of tiled surfaces shall be neatly filled with appropriate grout material as specified by the tile manufacturer or accepted building practice. As tiles are made of natural products a slight variation in colour is acceptable.</p> <p>16.4 Walls</p> <p>Cover wall surfaces where indicated on the drawings with selected tiles. Tiles are to be fixed to the wall substrate with adhesives compatible with the substrate material. Provide all required strips, vent tiles and recess fittings.</p> <p>16.5 Floors</p>	<p>All sizes, stress grade and bearing area shall conform to AS1684. Heads exceeding 175mm in depth shall be seasoned or a low shrinkage timber species used. Plywood web lintels conforming to the requirements of the Plywood Association of Australia may be used. Glue laminated beams conforming to AS1328 or laminated veneer lumber beams to manufacturer's specification and data sheets may be used.</p> <p>9.5 Roof Trusses</p> <p>Where roof truss construction is used, trusses shall be designed in accordance with AS1720 and fabricated in a properly equipped factory and erected, fixed and braced in accordance with the fabricator's written instructions.</p> <p>9.6 Bracing</p> <p>Bracing units shall be determined and installed in accordance with AS1684 as appropriate for the design wind velocity for the site. Bracing shall be evenly distributed throughout the building.</p> <p>9.7 Flooring</p> <p>Cover floor joists with strip or sheet flooring as shown on plan with particular regard to ground clearance and installation in wet areas as required by the BCA. Thickness of flooring to be appropriate for the floor joist spacing.</p> <p>Strip and sheet floor ing shall be installed in accordance with AS1684.</p> <p>When listed in Schedule of Works, floors shall be sanded to provide an even surface and shall be left clean throughout.</p> <p>9.8 Roof Framing</p> <p>Roofs are to be pitched to the slope shown on plan. Provide tie-down as required for the appropriate site design wind speed and roof covering. Provide all rafters, ridges, hips, valleys, purlins, struts, collar ties and wind bracing as appropriate with all sizes and stress grades in accordance with AS1684.</p> <p>Metal fascias shall be installed in accordance with the manufacturer's recommendations and shall meet the requirements of AS1684.</p> <p>9.9 Timber Posts</p> <p>Posts supporting carports.</p>
<p>verandas and porches shall be timber suitable for external use, or as otherwise specified, supported on galvanneal or treated metal post shoes, unless otherwise specified. Post shall be bolted to all adjoining beams as required by AS1684 for the wind speed classification assessed for the site.</p> <p>9.10 Corrosion Protection</p> <p>All metal brackets, facing plates and other associated fixings used in structural timber joints and bracing must have appropriate corrosion protection.</p> <p>9.11 Hot Water Storage Tank Platforms</p> <p>Where a hot water storage tank is to be installed in the roof space, the tank platform shall be supported directly off the wall plates and must not be supported on ceiling joists. Where installed in the roof space the storage tank shall be fitted with an appropriate spill tray and overflow drain pipe.</p> <p>Where a hot water storage tank is supported by the roof structure the structure shall be specifically designed to support all imposed loads.</p> <p>10.1 STEEL FRAMING</p> <p>10.2 Generally</p> <p>Steel floor, wall or roof framing shall be installed in accordance with the manufacturer's recommendations and BCA, Volume 2, Housing Provisions, Part 3.4.2 or Performance Requirement P2.1 and Clause 1.0.10.</p> <p>11.1 ROOFING</p> <p>All roof cladding to comply with the relevant structural performance and weathering requirements of BCA, Volume 2, Housing Provisions, Part 3.5.1 or Performance Requirements P2.1, P2.2.2 and Clause 1.0.10 and be installed as per the manufacturer's recommendations.</p> <p>11.2 Tiled Roofing</p>	<p>Cover the roof of the dwelling with approved tiles as selected. The tiles are to be fixed as required for the appropriate design wind speed to battens of sizes appropriate to the spacing of rafters/trusses in accordance with manufacturer's recommendations. Cover hips and ridges with capping and all necessary accessories including starters and apex caps. Capping and verge tiles are to be well bedded and neatly pointed. Roofing adjacent to valleys should be fixed so as to minimise water in structural timber joints and bracing must have appropriate corrosion protection. As roof tiles are made of natural products slight variation in colour is acceptable.</p> <p>11.3 Metal Roofing</p> <p>Provide and install a metal roof together with accessories all in accordance with the manufacturer's recommendations.</p> <p>Except where design prohibits sheet shall be in single lengths from fascia to ridge. Fixings of sheet shall be strictly in accordance with the manufacturer's recommendations as required for the appropriate design wind speed. Incompatible materials shall not be used for flashings, fasteners or downpipes.</p> <p>11.4 Gutters and Downpipes</p> <p>Gutters and downpipes shall be manufactured and installed in accordance with BCA, Volume 2, Housing Provisions, Part 3.5.2 or Performance Requirement P2.2.1 and Clause 1.0.10. Gutters and downpipes are to be compatible with other materials used.</p> <p>11.4 Sarking</p> <p>Sarking if used under roof coverings must comply and be fixed in accordance with AS/NZS4200.1 for materials and AS/NZS4200.2 for installation.</p> <p>11.5 Sealants</p> <p>Appropriate sealants shall be used where necessary and in accordance with manufacturer's recommendations.</p> <p>11.6 Flashing</p>	<p>Flashings shall comply with, and be installed in accordance with BCA, Volume 2, Housing Provisions, Part 3.3.4 or Performance Requirement P2.2.2 and Clause 1.0.10.</p> <p>12.1 MASONRY</p> <p>12.2 Bricks</p> <p>All clay bricks and brickwork shall comply with AS/NZS4455, AS/NZS4456, AS3700 and BCA, Volume2, Housing Provisions, Part 3.3 or Performance Requirement P2.1 and Clause 1.0.10. Clay bricks are a natural kiln fired product and as such their individual size may vary.</p> <p>Tolerances shall only be applied to the total measurements over 20 units, not to the individual units.</p> <p>12.3 Concrete Blocks</p> <p>Concrete blocks are to be machine pressed, of even shape, well cured and shall comply with AS3700. Concrete blockwork shall be constructed in accordance with BCA, Volume 2, Housing Provisions, Part 3.3 or Performance Requirement P2.1 and Clause 1.0.10.</p> <p>Autoclaved aerated concrete blocks shall be in accordance with the manufacturer's product specification at the time the work is being carried out.</p> <p>12.4 Damp Proof Courses</p> <p>All damp proof courses shall comply with BCA, Volume 2, Housing Provisions, Part 3.3.4 or Performance Requirement P2.2.2 and Clause 1.0.10. The damp proof membrane shall be visible in the external face of the masonry member in which it is placed and shall not be bridged by any applied coatings, render or the like.</p> <p>12.5 Cavity Ventilation (Weep Holes)</p> <p>Open perpendicular joints (weepholes) must be created in the course immediately above any DPC or flashing at centres not exceeding 1.2m and be in accordance with BCA, Volume 2, Housing Provisions, Part 3.3.4 or Performance Requirement P2.2.2 and Clause 1.0.10.</p> <p>12.6 Mortar and Joining</p> <p>Mortar shall comply with BCA, Volume 2, Housing Provisions, Part 3.3.1 or Performance Requirement 2.1 and Clause 1.0.10. Joint tolerances shall be in accordance with AS3700.</p>	<p>12.6 Masonry Accessories</p> <p>Masonry accessories shall comply with BCA, Volume 2, Housing Provisions, Part 3.3.3 or Performance Requirement P2.1 and Clause 1.0.10 and accepted building practices. Wall ties to meet corrosion resistant rating appropriate for the exposure conditions of the site. Provide appropriate ties to articulated joints in masonry.</p> <p>12.7 Lintels</p> <p>Lintels used to support brickwork opening in walls must be suitable for the purpose as required by BCA Volume 2, Housing Provisions, Part 3.3.3 or Performance Requirement P2.1 and Clause 1.0.10. Provide one lintel to each wall leaf. Provide corrosion protection in accordance with BCA Part 3.4.4 as appropriate for the site environment and location of the lintels in the structure.</p> <p>12.8 Cleaning</p> <p>Clean all exposed brickwork with an approved cleaning system. Care should be taken not to damage brickwork or joints and other fittings.</p> <p>13.1 CLADDING AND LININGS</p> <p>13.2 External Claddings</p> <p>Sheet materials or other external cladding shall be fixed in accordance with the manufacturer's recommendations and any applicable special details.</p> <p>Where required in open verandas, porches and eaves soffits, material indicated on the plans shall be installed.</p> <p>13.3 Internal Wall and Ceilings Linings</p> <p>Provide gypsum plasterboards or other selected materials to walls and ceilings. Plasterboard sheets to have recessed edges and be a minimum of 10mm thick. Internal angles in walls from floor to ceiling to be set. Suitable cornice moulds shall be fixed at the junction of all walls and ceilings or the joint set as required. The lining of wet area walls shall be constructed in accordance with BCA, Volume 2, Housing Provisions, Part 3.8.1 or Performance Requirement P2.4.1 and Clause 1.0.10. Wet area lining is to be</p>	<p>fixed in accordance with the manufacturer's recommendations.</p> <p>The ceiling access hole shall be of similar material to the adjacent ceiling.</p> <p>13.4 Waterproofing</p> <p>All internal wet areas and balconies over internal habitable rooms to be waterproofed in accordance with BCA, Volume 2, Housing Provisions, Part 3.8.1 or Performance Requirement P2.4.1 and Clause 1.0.10.</p> <p>14.1 JOINERY</p> <p>14.2 General</p> <p>All joinery work (metal and timber) shall be manufactured and installed according to accepted building practices.</p> <p>14.2 Door Frames</p> <p>External door frames shall be a minimum of 32mm thick solid related 12 mm deep to receive doors. Internal jamb linings shall be a minimum of 18mm thick fit with 12mm thick door stops. Metal door frames shall be installed where indicated on drawings in accordance with the manufacturer's recommendations.</p> <p>14.3 Doors and Doorsets</p> <p>All internal and external timber door and door sets shall be installed in accordance with the manufacturer's recommendations. Unless listed otherwise in the Schedule of Works doors and door sets shall be manufactured in accordance with AS2688 and AS2689.</p> <p>14.4 Window and Sliding Doors</p> <p>Sliding and other timber windows and doors shall be manufactured and installed in accordance with AS2047.</p> <p>Sliding and other aluminium windows and doors shall be installed in accordance with manufacturer's recommendations and AS2047.</p> <p>All glazing shall comply with BCA, Volume 2, Housing Provisions, Part 3.6 or Performance Requirements P2.1, P2.2.2 and Clause 1.0.10, and any commitments outlined in the relevant BASIX Certificate</p>	<p>14.5 Architraves and Skirting</p> <p>Provide architraves and skirting as nominated on the plans or listed in the Schedule of Works.</p> <p>14.6 Cupboards/Kitchens/Bathroom</p> <p>Units shall be installed to manufacturer's recommendations. Bench tops shall be in a water resistant material.</p> <p>14.7 Stairs, Balustrades and other Barriers</p> <p>Provide stairs or ramps to any change in levels, and balustrades or barriers to at least one side of ramps, landings and balconies as per BCA, Volume 2, Housing Provisions, Part 3.9.1 or Performance Requirement P2.5.1 and Clause 1.0.10 for stair construction and Part 3.9.2 or Performance Requirements P2.1, P2.5.2 and Clause 1.0.10 for balustrades.</p> <p>15.1 SERVICES</p> <p>15.2 Plumbing</p> <p>All plumbing shall comply with the requirements of the relevant supply authority and AS3500. The work is to be carried out by a licensed plumber. Fittings as listed in the Schedule of Works shall be supplied and installed to manufacturer's recommendations. Fittings, hot water system and any rainwater harvesting facilities shall be appropriate to satisfy any commitment outlined in the relevant BASIX Certificate.</p> <p>15.3 Electrical</p> <p>Provide all labour and materials necessary for the proper installation of electricity service by a licensed electrician in accordance with AS3000 and the requirements of the relevant supply authority. Unless otherwise specified, the electrical service shall be 240 volt, single phase supply.</p> <p>15.3 Gas</p> <p>All installation (including LPG) shall be carried out in accordance with the rules and requirements of the relevant supply authority.</p> <p>15.4 Smoke Detectors</p> <p>Provide and install smoke alarms manufactured in accordance with AS3786 as specified or as indicated on the plans and in accordance with BCA, Volume 2, Housing Provisions, Part 3.7.2 or Performance Requirement P2.3.2</p>	<p>Clause 1.0.10.</p> <p>15.5 Thermal Insulation</p> <p>Where thermal insulation is used in the building fabric or services, such as air conditioning ducting or hot water systems, it shall be installed in accordance with manufacturer's recommendations to achieve the R-Values required by BCA Part 3.12.1 to meet Performance Requirement NSW P2.6.1 (a) or as outlined in the relevant BASIX Certificate.</p> <p>16.1 TILING</p> <p>16.2 Materials</p> <p>Cement mortar and other adhesives shall comply with AS3958.1 or tile manufacturer's recommendations.</p> <p>16.3 Installation</p> <p>Installation of tiles shall be in accordance with AS3958.1, manufacturer's recommendations or accepted building practices.</p> <p>Where practicable, spacing between tiles should be even and regular. Provide expansion joints where necessary. All vertical and horizontal joints between walls and fixtures e.g. bench top, bath, etc. and wall/floor junctions to be sealed with flexible mould resistant grout. All joints in the body of tiled surfaces shall be neatly filled with appropriate grout material as specified by the tile manufacturer or accepted building practice. As tiles are made of natural products a slight variation in colour is acceptable.</p> <p>16.4 Walls</p> <p>Cover wall surfaces where indicated on the drawings with selected tiles. Tiles are to be fixed to the wall substrate with adhesives compatible with the substrate material. Provide all required strips, vent tiles and recess fittings.</p> <p>16.5 Floors</p>	<p>Lay selected floor tiles in sand and cement mortar, or adhesive compatible with the substrate material, to areas indicated on the drawings. Where required, fit approved edge strips or metal angle to exposed edges in doorways or hobless showers in wet areas in accordance with BCA, Volume 2, Housing Provisions, Part 3.8.1 or Performance Requirement P2.4.1 and Clause 1.0.10. Provide adequate and even fall to wastes where required.</p> <p>17.1 PAINTING</p> <p>17.2 General</p> <p>All paint used shall be of a quality suitable for the purpose intended and the application shall be as per the manufacturer's recommendations. The colours used shall be as listed in the Schedule of Works or other relevant contract document. All surfaces to be painted shall be properly prepared to manufacturer's recommendations.</p>

PKL BUILDING DESIGN	Client		Title		Issue	Date	Description	Sheet No.	Scale @A3 1 : 50	
	For M & J COLLINS		SPECIFICATION					A112	Designer	PKL
	Site Address		Design						Drawn by	PKL
	24 LAKEVIEW CRES FORSTER		CUSTOM						Checked by	PKL
	pklbuilding18@outlook.com		0417 517 116			30/07/2017	WORKING DRAWINGS	Project Number 0916		
						25/03/2017	DRAFT			



PKL BUILDING DESIGN		Client		Title			Issue	Date	Description		Sheet No.	Scale @A3	
		For M & J COLLINS		3D VIEWS							A113	Designer	PKL
pklbuilding18@outlook.com0417 517 116		Site Address		Design								Drawn by	PKL
		24 LAKEVIEW CRES FORSTER		CUSTOM								Checked by	PKL
												Project Number	
							30/07/2017	WORKING DRAWINGS					
							25/03/2017	DRAFT					

Alterations and Additions

Certificate number: A288519

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 Alterations and Additions Definitions" dated 18/09/2014 published by Planning & Infrastructure. This document is available at www.basix.nsw.gov.au

Director-General
Date of issue: Sunday, 30, July 2017
To be valid, this certificate must be lodged within 3 months of the date of issue.



Description of project

Project address	
Project name	M & J COLLINS
Street address	24 Lakeview Crescent FORSTER 2428
Local Government Area	Great Lakes Council
Plan type and number	Deposited Plan 224909
Lot number	74
Section number	0
Project type	
Dwelling type	Separate dwelling house
Type of alteration and addition	My renovation work is valued at \$50,000 or more, and does not include a pool (and/or spa).

Certificate Prepared by (please complete before submitting to Council or PCA)	
Name / Company Name: PKL Building	
ABN (if applicable): 46754306711	

Fixtures and systems	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Lighting			
The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.		✓	✓
Fixtures			
The applicant must ensure new or altered showerheads have a flow rate no greater than 9 litres per minute or a 3 star water rating.		✓	✓
The applicant must ensure new or altered toilets have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating.		✓	✓
The applicant must ensure new or altered taps have a flow rate no greater than 9 litres per minute or minimum 3 star water rating.		✓	

Construction	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Insulation requirements			
The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m ² , b) insulation specified is not required for parts of altered construction where insulation already exists.			
Construction	Additional insulation required (R-value)	Other specifications	
concrete slab on ground floor.	nil		
suspended floor above garage: concrete and in-floor heating system (R0.6)	R0.40 (down) under + slab edge (or R1 including construction)	in-slab heating system	
floor above existing dwelling or building.	nil		
external wall: brick veneer	R1.16 (or R1.70 including construction)		
external wall: cavity brick	nil		
external wall: framed (weatherboard, fibre, metal clad)	R1.30 (or R1.70 including construction)		
flat ceiling, pitched roof	ceiling: R1.45 (up), roof: foil backed blanket (55 mm)	medium (solar absorptance 0.475 - 0.70)	
raked ceiling, pitched/skillion roof: framed	ceiling: R1.74 (up), roof: foil backed blanket (55 mm)	medium (solar absorptance 0.475 - 0.70)	

Glazing requirements	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check			
Windows and glazed doors						
The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. Relevant overshadowing specifications must be satisfied for each window and glazed door.	✓	✓	✓			
The following requirements must also be satisfied in relation to each window and glazed door:		✓	✓			
Each window or glazed door with standard aluminium or timber frames and single clear or toned glass may either match the description, or, have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions.		✓	✓			
Each window or glazed door with improved frames, or pyrolytic low-e glass, or clear/air gap/clear glazing, or toned/air gap/clear glazing must have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions. The description is provided for information only. Alternative systems with complying U-value and SHGC may be substituted.		✓	✓			
For projections described in millimetres, the leading edge of each eave, pergola, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill.		✓	✓			
Pergolas with polycarbonate roof or similar translucent material must have a shading coefficient of less than 0.35.		✓	✓			
Pergolas with fixed battens must have battens parallel to the window or glazed door above which they are situated, unless the pergola also shades a perpendicular window. The spacing between battens must not be more than 50 mm.		✓	✓			
Overshadowing buildings or vegetation must be of the height and distance from the centre and the base of the window and glazed door, as specified in the 'overshadowing' column in the table below.	✓	✓	✓			
Windows and glazed doors glazing requirements						
Window / door no.	Orientation	Area of glass inc. frame (m ²)	Overshadowing Height (m) Distance (m)	Shading device	Frame and glass type	
D1	E	5.67	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W1,2	E	3.15	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)

Glazing requirements							Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Window / door no.	Orientation	Area of glass inc. frame (m ²)	Overshadowing		Shading device	Frame and glass type			
			Height (m)	Distance (m)					
W3,4	S	3.24	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W5,6	N	2.86	5	2	eave/verandah/pergola/balcony ≥450 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W7,8,9	E	4.68	0	0	eave/verandah/pergola/balcony ≥450 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)			
D2	S	1.89	0	0	eave/verandah/pergola/balcony ≥900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W10,11	E	4.6	0	0	eave/verandah/pergola/balcony ≥900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
D3	E	5.04	0	0	eave/verandah/pergola/balcony ≥900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
D4	S	6.3	0	0	eave/verandah/pergola/balcony ≥900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
D5	E	7.56	0	0	eave/verandah/pergola/balcony ≥900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W12-16	S	11.16	0	0	eave/verandah/pergola/balcony ≥450 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
D6	W	7.56	0	0	eave/verandah/pergola/balcony ≥900 mm	standard aluminium, single toned, (or U-value: 7.57, SHGC: 0.57)			

Legend
In these commitments, "applicant" means the person carrying out the development.
Commitments identified with a "✓" in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development).
Commitments identified with a "✓" in the "Show on CC/CDC plans & specs" column must be shown in the plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development.
Commitments identified with a "✓" in the "Certifier check" column must be certified by a certifying authority as having been fulfilled, before a final occupation certificate for the development may be issued.

PKL BUILDING DESIGN

Client
For M & J COLLINS

Title
BASIX CERTIFICATE

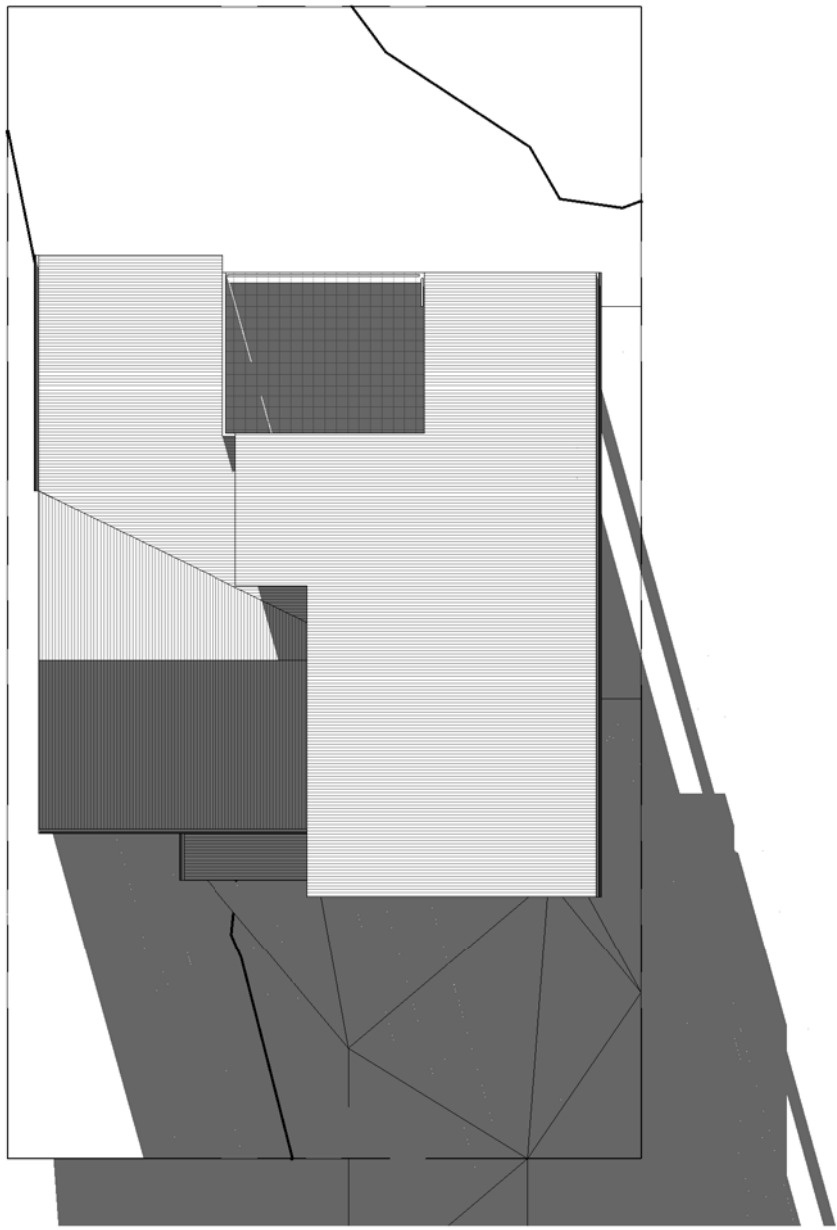
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24 LAKEVIEW CRES FORSTER

Design
CUSTOM

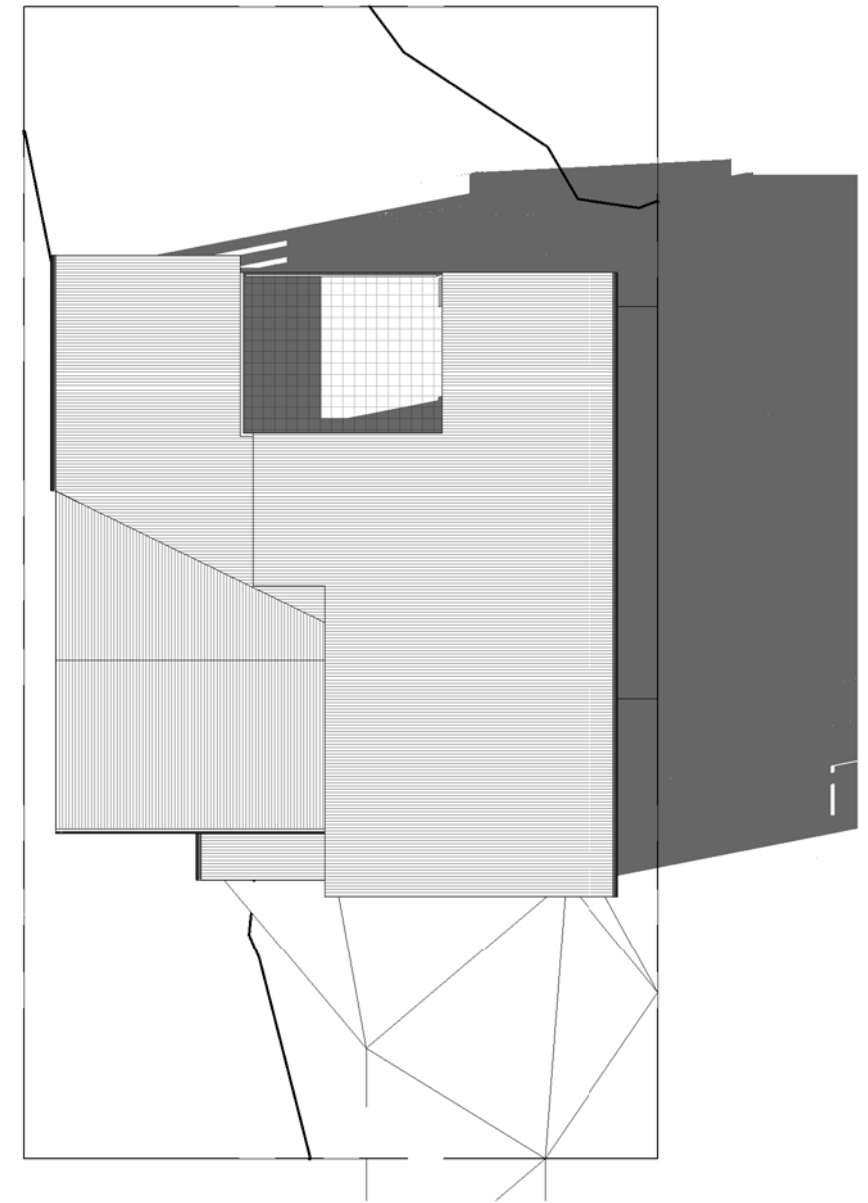
pklblding18@outlook.com

0417 517 116

Issue	Date	Description	Sheet No.	Scale @A3
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				Drawn by PKL
				Checked by PKL
30/07/2017		WORKING DRAWINGS		
25/03/2017		DRAFT		
			Project Number	0916



1 WINTER SOLSTICE 9.00AM
1 : 200



2 WINTER SOLSTICE 3.00PM
1 : 200

PKL BUILDING DESIGN		Client		Title				Issue	Date	Description	Sheet No.	Scale @A3 1 : 200
		For M & J COLLINS		SHADOW DIAGRAM							A115	Designer PKL
pklbuilding18@outlook.com0417 517 116		Site Address 24 LAKEVIEW CRES FORSTER		Design CUSTOM								Drawn by PKL
												Checked by PKL
								30/07/2017	WORKING DRAWINGS			
								25/03/2017	DRAFT		Project Number0916	

PKL BUILDING
DESIGN

0417 517 116

pklbuiding18@outlook.com

CLIENT

M & J COLLINS

SITE ADDRESS

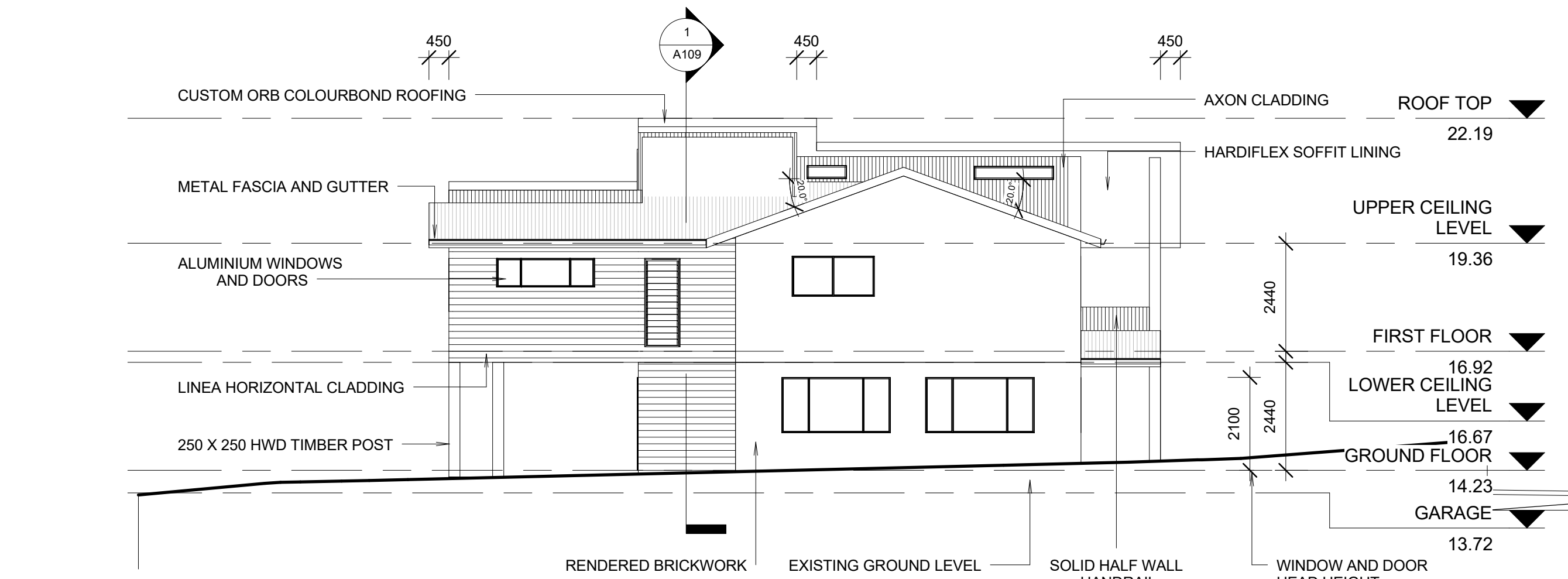
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CRES FORSTER

TITLE

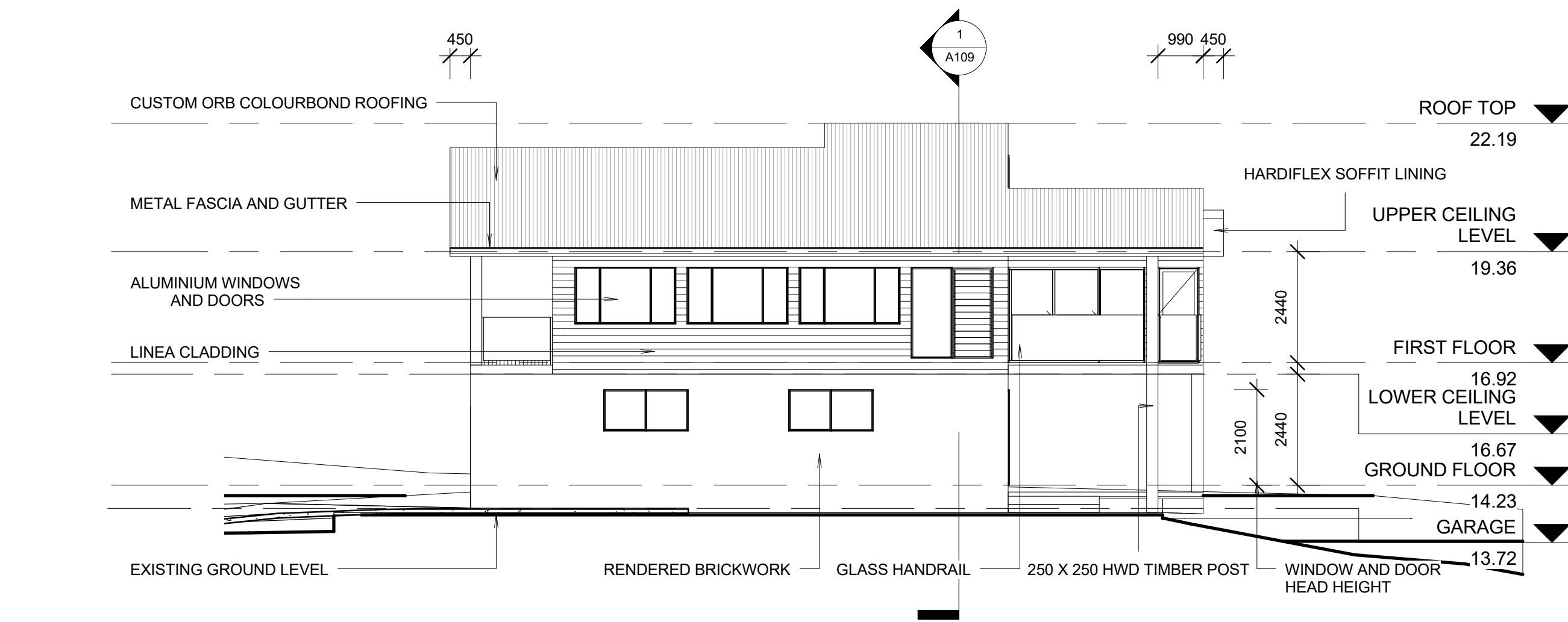
NOTIFICATION
PLAN

No.	Description	Date

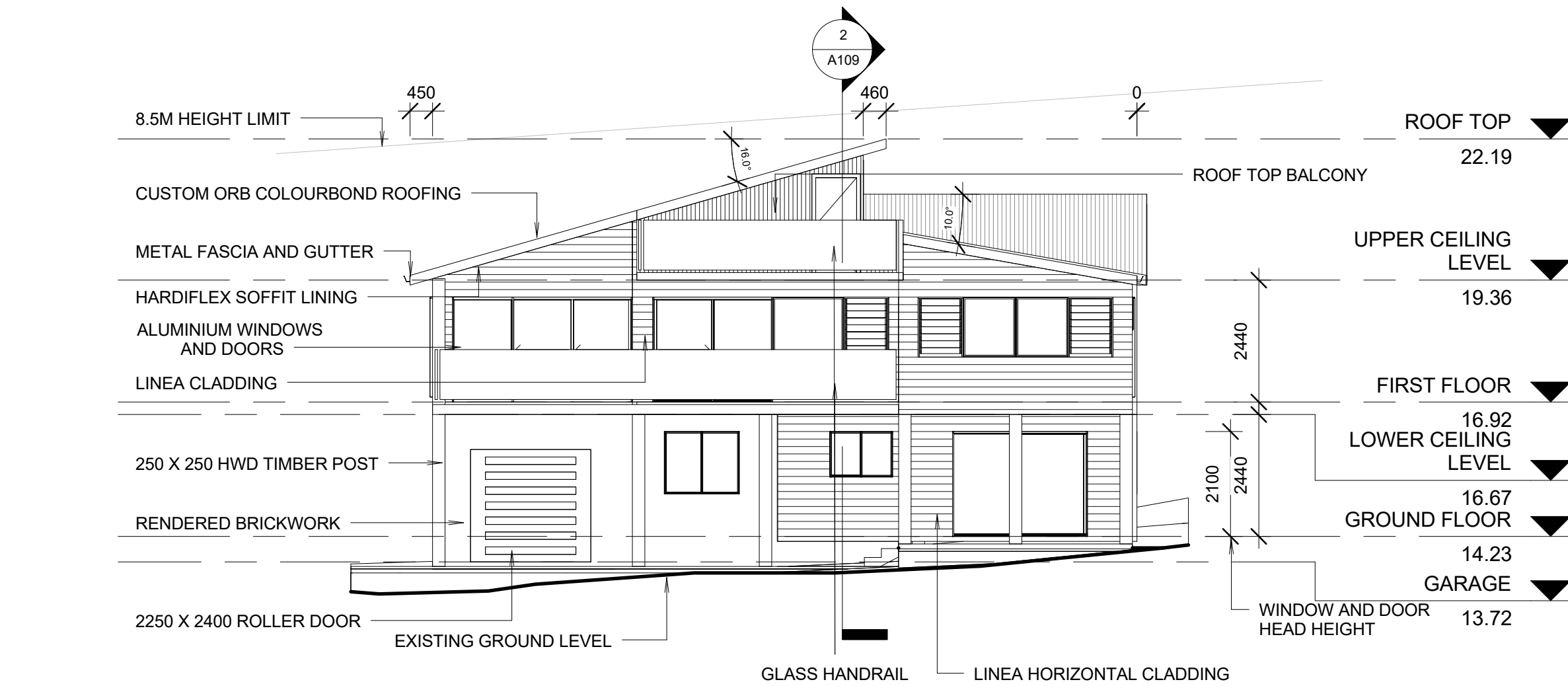
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Date	25/03/2017
Drawn by	PKL
Checked by	PKL
A117	
Scale	As indicated



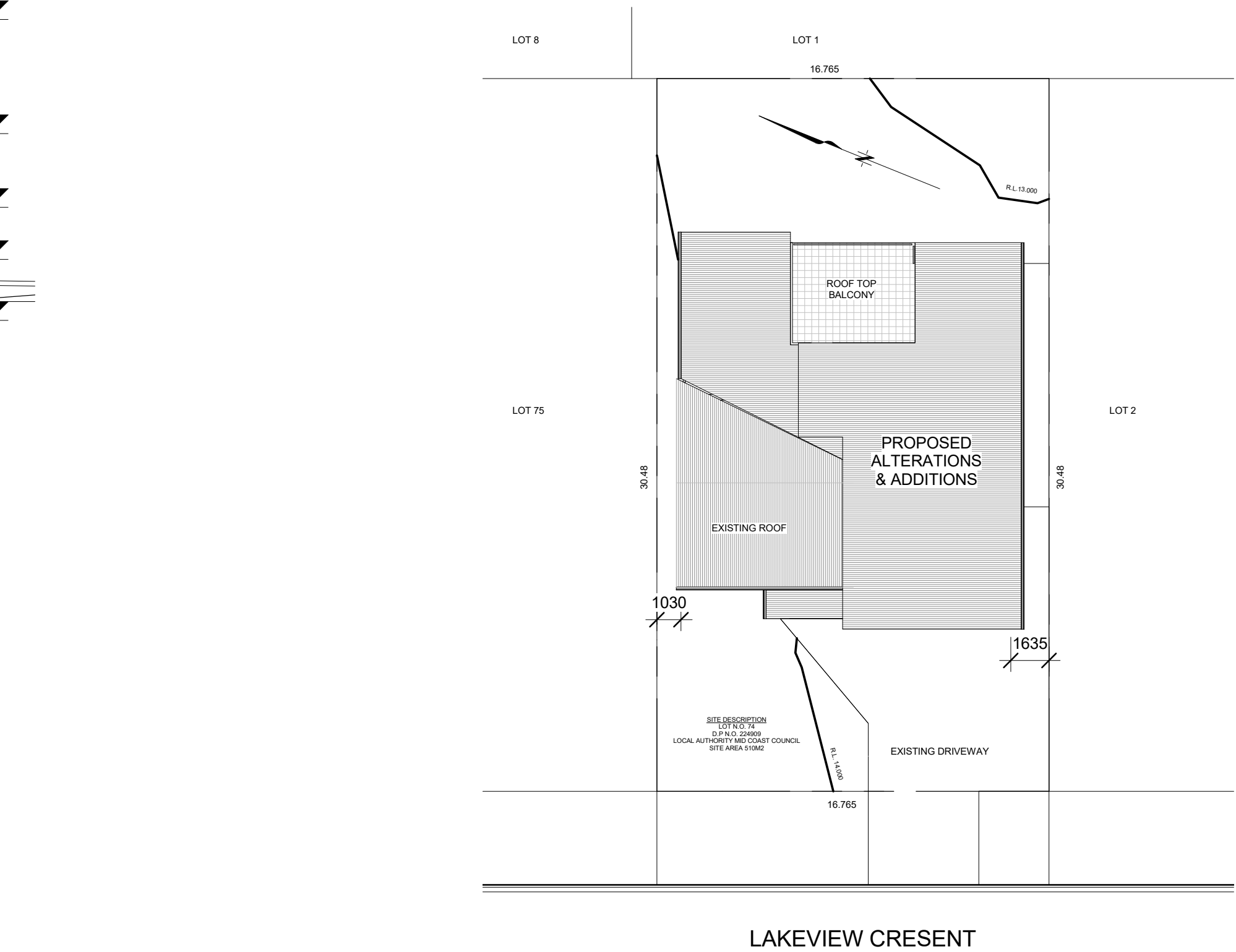
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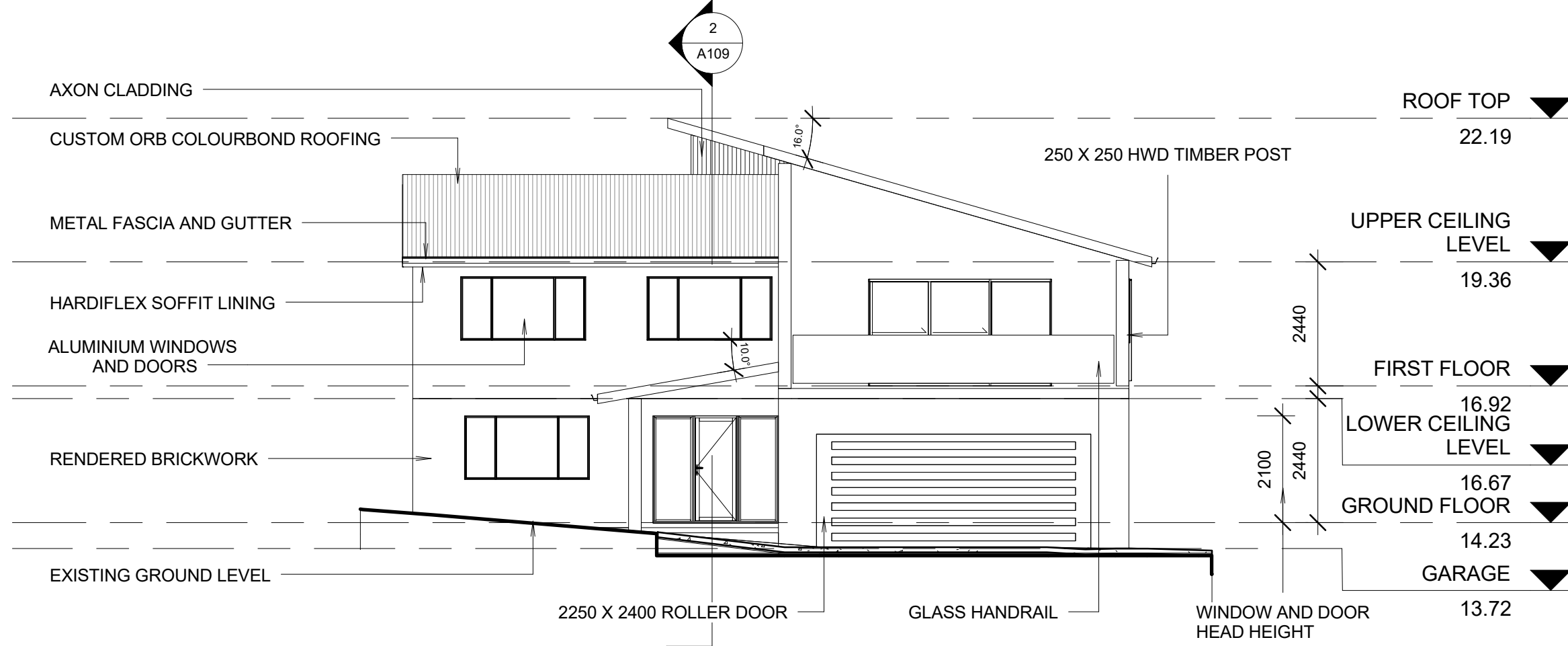
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1 : 100



2 EASTERN ELEVATION
1 : 100



1 SITE PLAN
1 : 200



5 WESTERN ELEVATION
1 : 100