

Proposed Group Home

PROPOSED GROUP HOME DEVELOPMENT

288 Taren Point Road Caringbah 2229

Lot/Section/Plan no:

1/-/DP651115

BUILDING CODE OF AUSTRALIA SPECIFICATIONS

3.1 – Termite Preparation

Termite protection will be undertaken in accordance with:-
AS 3660.1 – Protection of buildings from subterranean termites.

3.2 – Footings and Slabs

All footings and slabs will be designed and constructed in accordance with:-
AS 2870.1 – Residential slabs and footings – Construction. AS 3600 – Concrete Structures Code.

3.3 – Masonry

All masonry walls will be designed and constructed in accordance with:-
AS 3700 – Masonry Code.

3.4 – Framing

All timber framing, bracing and tie-downs will be constructed in accordance with:-
AS 1684 – National Timber Framing Code.

3.5.1 – Roof Cladding

All roof cladding will be undertaken in accordance with:-
AS 2049 – Roof Tiles.
AS 2050 – Fixing of Roof Tiles.
AS 1562 – Design and installation of sheet roof and wall cladding. AS 4256 – Plastic roof and wall cladding materials.

3.5.2 – Gutters and Downpipes

All gutters and downpipes will accord with:-
AS 3500.3.2 – Acceptable solutions.

3.6 – Glazing

All glazing will be selected and installed in accordance with:-
AS 1288 – Glass in buildings – Selection and Installation.

3.7 – Fire Safety

Smoke alarms will be provided in accordance with:-
AS/NZS 3000:2000 – Electrical installations AS 3786 – Smoke alarms.

Waterproofing of wet areas will be undertaken in accordance with:-

3.8.1 – Wet Areas

3.8.3.3 – Construction of sanitary compartments

The door to a fully enclosed sanitary compartment where within 1.2 m of the closet pan, will either open outwards, slide or be readily removable from the outside of the compartment.

3.8.5 – Ventilation

Any internal bathrooms and/or laundries will be mechanically ventilated in accordance with:-
AS 1668.2 – Mechanical ventilation for acceptable indoor air quality.

3.9 – Safe Movement and Access

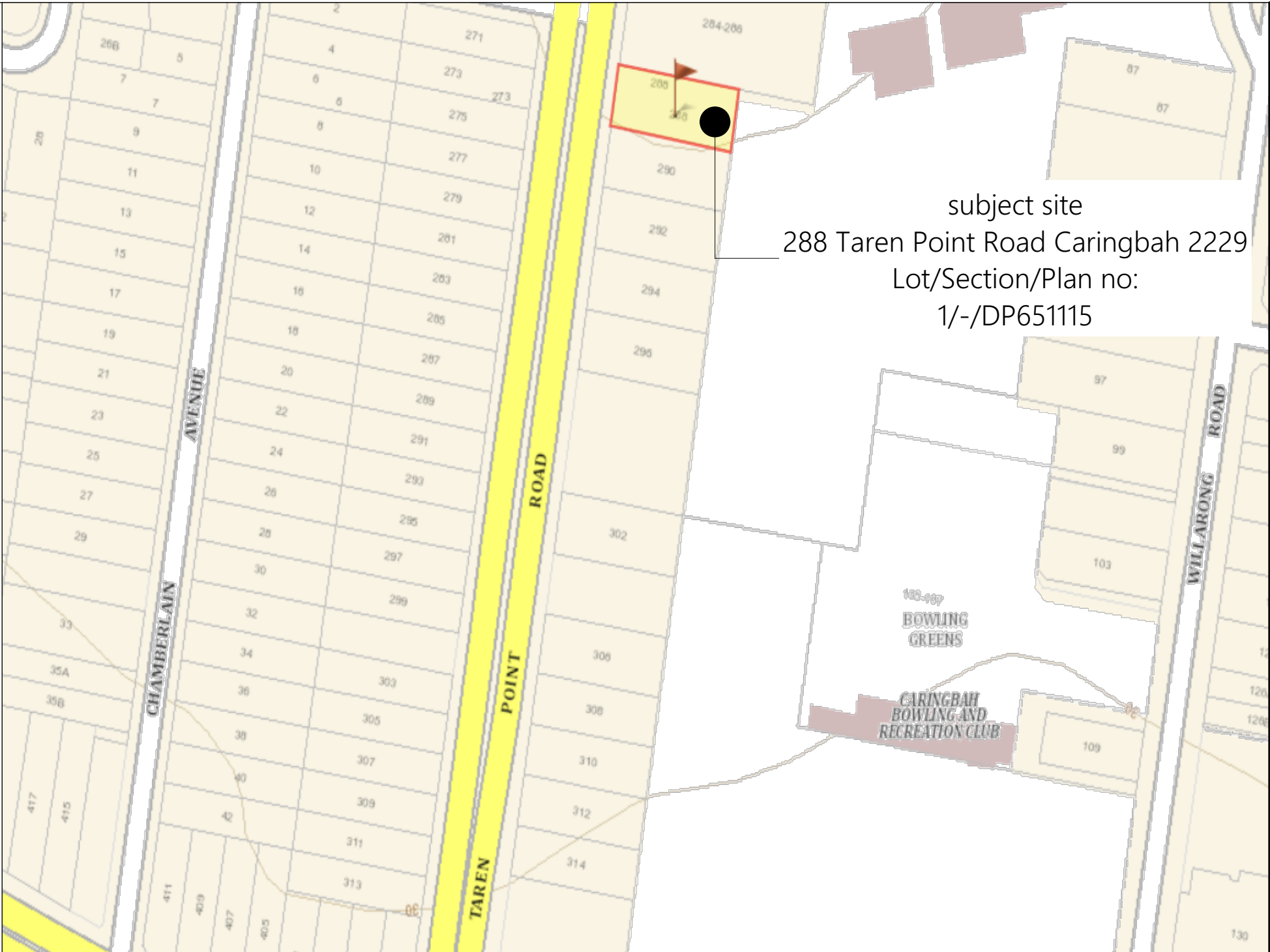
Construction of stairs will comply with BCA clauses 3.9.1.3 and 3.9.1.4. Construction of balustrades will comply with BCA clauses 3.9.2.3.

FIRE SAFETY SCHEDULE

Design & Installation	Measure	Compliance Details
Interconnected photoelectric smoke alarm system	New	Part 3.7.2.2 NCC Vol 2, AS3786-2014, AS1670.1-2018 (spacing)
Evacuation Lights (lighting to assist evacuation)	New	Part 3.7.2.5 NCC Vol 2
Evacuation Accomodation Unit Signs	New	AS 3745-2010
Exit Door Hardware	New	Part D2.21 NCC Vol 1
Fire Extinguisher and Blanket	New	AS 2444-2001, BCA E1.6

NOTE:

"Penetrations including, but not limited to, Metal Pipe Systems, Pipes penetrating sanitary compartments, wires & cables, electrical switchboards & outlets and fire stopping must comply with National Construction Code – Building Code of Australia 2019, Volume 1, Amendment 1, Clause C3.15 and Specification C3.15."



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DEVELOPMENT SUMMARY

State Environmental Planning Policy - Housing Code 2021

PROJECT: PROPOSED GROUP HOME DEVELOPMENT

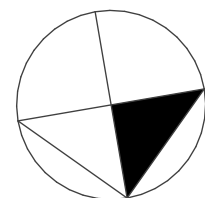
SITE: 288 Taren Point Road Caringbah 2229
Lot/Section/Plan no:
1/-/DP651115

SITE AREA: LOT 1 - 841m² BY CALC.

CONTROL	PROPOSED	COMPLIES
BUILDING HEIGHT Ht greater than 3.8 metres- 0.9 metres plus 0.25 per cent of the additional building height above	Height 6.4m Max.	YES
LANDSCAPE AREA Min. 20% of Site Area = 168.2m ²	169.73m ² / 20.1%	YES
PRIVATE OPEN SPACE Min 24m ²	180m ²	YES
OFF-STREET PARKING Min 2 Off-street parking spaces	2 Parking Spaces	YES
MAX. SITE COVERAGE Max. 70% total site coverage = 588.7m ²	46.06%/387.4m ²	YES
Setbacks Side & Rear Building Height of up to 3.8m - 0.9m 3.8m - 6.0 = 2.2m = 1.45m side setback min. Front Avg. of nearest 2 dwellings	6.4m height / 1.7m 3.0m Rear 9.0m Front (avg. 7m)	YES YES YES
GROSS FLOOR AREA (MEASURED FROM EXT. WALL)	646m ²	YES

NOTE: The following equipment is to be fire separated from the building:-

- (i) lift motors and lift control panels; or
- (ii) emergency generators used to sustain emergency equipment operating in the emergency mode; or
- (iii) central smoke control plant; or
- (iv) boilers; or
- (v) a battery system installed in the building that has a total voltage of 12 volts or more and a storage capacity of 200 kWh or more.
- (vi) on-site fire pumps



Description of project

Project address		Common area landscape	
Project name	288 Taren Point Road, Carrngahls	Common area lawn (m²)	250.0
Street address	288 Taren Point Road Carrngahls 2229	Common area garden (m²)	0.0
Local Government Area	Sutherland Shire Council	Area of indigenous or low water use species (m²)	0.0
Plan type and plan number	deposited 651115		
Lot no.	1		
Section no.	n/a		
Project type		Assessor details	
No. of residential flat buildings	0	Assessor number	171807
No. of units in residential flat buildings	0	Certificate number	0004445030
No. of multi-dwelling houses	10	Climate zone	56
No. of single dwelling houses	0	Ceiling fan in at least one bedroom	No
		Ceiling fan in at least one living room or other conditioned area	No
Site details		Project score	
Site area (m²)	841	Water	✓ 42 Target 40
Road area (m²)	480	Thermal Comfort	✓ Pass Target Pass
Non-residential floor area (m²)	0.0	Energy	✓ 53 Target 50
Residential car spaces	2		
Non-residential car spaces	0		

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Description of project

The tables below describe the dwellings and common areas within the project

Multi-dwelling houses

Dwelling no.	Mx. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Floor area (m²) = sum of conditioned & unconditioned floor area	Indigenous species floor area (m²)	Dwelling no.	Mx. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Floor area (m²) = sum of conditioned & unconditioned floor area	Indigenous species floor area (m²)	Dwelling no.	Mx. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Floor area (m²) = sum of conditioned & unconditioned floor area	Indigenous species floor area (m²)	Dwelling no.	Mx. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Floor area (m²) = sum of conditioned & unconditioned floor area	Indigenous species floor area (m²)
1	1	48.0	6.0	100.0	0.0	2	1	52.0	8.0	20.0	0.0	3	1	52.0	8.0	20.0	0.0	4	1	52.0	6.0	30.0	0.0
6	1	50.0	5.0	30.0	0.0	7	1	55.0	4.0	20.0	0.0	8	1	45.0	7.0	0.0	0.0	9	1	45.0	7.0	0.0	0.0

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(ii) Energy

	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Natural lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that each such room or area is fitted with a window and/or skylight.	✓	✓	✓
(g) This commitment applies if the applicant installs a water heating system for the dwelling's pool or spa. The applicant must:			
(aa) install the system specified for the pool in the "Individual Pool" column of the table below (or alternatively must not install any system for the pool). If specified, the applicant must install a timer to control the pool's pump; and	✓		
(ab) install the system specified for the spa in the "Individual Spa" column of the table below (or alternatively must not install any system for the spa). If specified, the applicant must install a timer to control the spa's pump.	✓		
(h) The applicant must install in the dwelling:			
(ba) the kitchen cook-top and oven specified for that dwelling in the "Appliances & other efficiency measures" column of the table below;	✓		
(bb) each appliance for which a rating is specified for that dwelling in the "Appliances & other efficiency measures" column of the table; and ensure that the appliance has that minimum rating; and	✓		✓
(cc) any clothes drying line specified for the dwelling in the "Appliances & other efficiency measures" column of the table.	✓		
(i) If specified in the table, the applicant must carry out the development so that each refrigerator space in the dwelling is "well ventilated".	✓		✓
(j) The applicant must install the photovoltaic system specified for the dwelling under the "Photovoltaic system" heading of the "Alternative energy" column of the table below, and connect the system to that dwelling's electrical system.	✓	✓	✓

	Hot water	Bathroom ventilation system	Kitchen ventilation system	Laundry ventilation system
Dwelling no.	Hot water system	Each bathroom Operation control	Each kitchen Operation control	Each laundry Operation control
All dwellings	gas instantaneous 5 star	individual fan, not ducted manual switch on/off	individual fan, not ducted manual switch on/off	natural ventilation only, or no laundry -

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		Cooling		Heating		Artificial lighting				Natural lighting			
Dwelling no.		living areas	bedroom areas	living areas	bedroom areas	No. of bedrooms &/or study	No. of living &/or dining rooms	Each kitchen	All bathroom/toilets	Each laundry	All hallways	No. of bathrooms &/or toilets	Main kitchen
All dwellings	-	-	-	-	-	1 (dedicated)	1 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	0	yes

Dwelling no.	Individual pool	Individual spa	Kitchen cooktop/oven	Refrigerator	Appliances & other efficiency measures						
	Pool heating system	Timer	Spa heating system	Timer	Well ventilated fridge space	Dishwasher	Clothes washer	Clothes dryer	Indoor or sheltered clothes drying line	Private outdoor or unsheltered clothes drying line	
All dwellings	-	-	-	-	gas cooktop & electric oven	-	yes	-	-	no	yes

Alternative energy	
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The tables below describe the dwellings and common areas within the project.

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The commitments set out below regulate how the proposed development is to be carried out. It is a condition of any development consent granted, or complying development certificate issued, for the proposed development, that BASIX commitments be complied with.

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Alternative water source								
Dwelling no.	Alternative water supply systems	Size	Configuration	Landscape connection	Toilet connection	Laundry connection	Pool top-up	Spa top-up
All dwellings	central water table (no. 1)	See central systems	See central systems	no	yes	no	no	no
None	-	-	-	-	-	-	-	-

(a) Energy	Show on DA plans	Show on CCQDC plans & specs	Certifier check
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in table 2A below.			
(i) The applicant must install each hot water system specified for the dwelling in the table below, so that the dwellings hot water is supplied by that system. If the table specifies a central hot water system for the dwelling, then the applicant must connect that central system to the dwelling, so that the dwelling's hot water is supplied by that central system.	✓	✓	✓
(ii) The applicant must install, in each bathroom, kitchen and laundry of the dwelling, the ventilation system specified for that room in the table below. Each such ventilation system must have the operation control specified for in the "Living area".	✓	✓	✓
(iii) The applicant must install the cooling and heating system specified for the dwelling under the "Living area" and "Bedroom areas" headings of the "Cooling" and "Heating" columns in the table below, in/for at least 1 living/bedroom area of the dwelling, if no cooling or heating system is specified in the table for "Living area" or "Bedroom areas", then no systems may be installed in any such areas. If the term "zone" is specified beside an air conditioning system, then the system must operate for daylight zoning between living areas and bedrooms.	✓	✓	✓
The consent specifies to each room or area of the dwelling which is referred to in the heading to the "Artificial lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that the "primary type of artificial lighting" for each room in the dwelling is fluorescent lighting ✓ light emitting diode (LED) lighting. If the term "dedicated" is specified for a particular room or area, then the light fittings in that room or area must only be capable of being used for fluorescent lighting or light emitting diode (LED) lighting.			

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	Hot water	Bathroom ventilation system		Kitchen ventilation system		Laundry ventilation system	
Dwelling no.	Hot water system	Each bathroom	Operation control	Each kitchen	Operation control	Each laundry	Operation control
All dwellings	gas instantaneous 5 star	individual fan, not ducted	manual switch on/off	individual fan, not ducted	manual switch on/off	natural ventilation only, or no laundry	-

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Alternative energy	
Dwelling no.	Photovoltaic system (min rated electrical output in peak kW)
1, 2, 3	1.0
All other dwellings	0.0

(iii) Thermal Comfort	Show on DA plans	Show on CCDCDC plans & specs	Certifier check
(a) The applicant must attach the certificate referred to under "Assessor details" on the front page of this BASiX certificate (the "Assessor Certificate") to the development application and construction certificate application for the proposed development (or, if the applicant is applying for a complying development certificate for the proposed development, to that application). The applicant must also attach the Assessor Certificate to the application for a final occupation certificate for the proposed development. (b) The Assessor Certificate must have been issued by an Accredited Assessor in accordance with the Thermal Comfort Protocol. (c) The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASiX Certificate, including the details shown in the "Thermal Loads" table below.			

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		Thermal loads			
Dwelling no.	Area adjusted heating load (in m ² im/yr)	Area adjusted cooling load (in m ² im/yr)			
All dwellings	22.0	25.0			

Construction of floors and walls					
Dwelling no.	Concrete slab on ground(m ²)	Suspended floor with open subfloor (m ²)	Suspended floor with encased subfloor (m ²)	Suspended floor above garage (m ²)	Primarily rammed earth or mudbrick walls
1	54	-	-	-	No
4	58	-	-	-	No
7	-	-	59	-	No
2, 3	60	-	-	-	No

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(c) Energy				Show on DA plans	Show on C/C/D/C plans & specs	Certifier check
(a) If, in carrying out the development, the applicant installs a ventilation system to service a common area specified in the table below, then that ventilation system must be of the type specified for the common area, and must meet the efficiency measure specified.					✓	✓
(b) In carrying out the development, the applicant must install, as the "primary type of artificial lighting" for each common area specified in the table below, the lighting specified for that common area. This lighting must meet the efficiency measure specified. The applicant must also install a centralised lighting control system or Building Management System (BMS) for the common area, where specified.					✓	✓
(c) The applicant must install the systems and fixtures specified in the "Central energy systems" column of the table below. In each case, the system or fixture must be of the type, and meet the specifications, listed for it in the table.				✓	✓	✓

Common area ventilation system				Common area lighting	
Common area	Ventilation system type	Ventilation efficiency measure	Primary type of artificial lighting	Lighting efficiency measure	Lighting control system/BMS
Lift car (No.1)	-	-	halogen	connected to lift call button	Yes

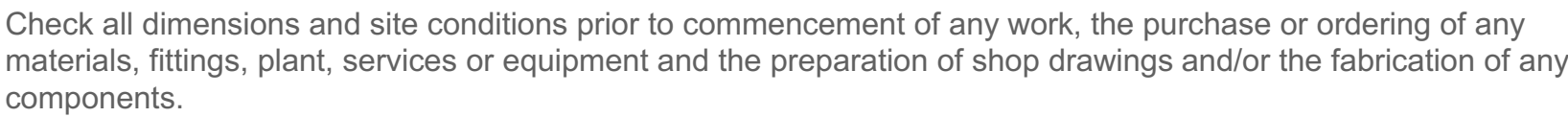
Central energy systems	Type	Specification
LIR (No. 1)	hydraulic	Number of levels (including basement): 2

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Do not scale drawings - refer to figured dimensions only. Any discrepancies shall immediately be referred to the architect for clarification.

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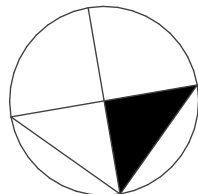
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Checked By : M.M
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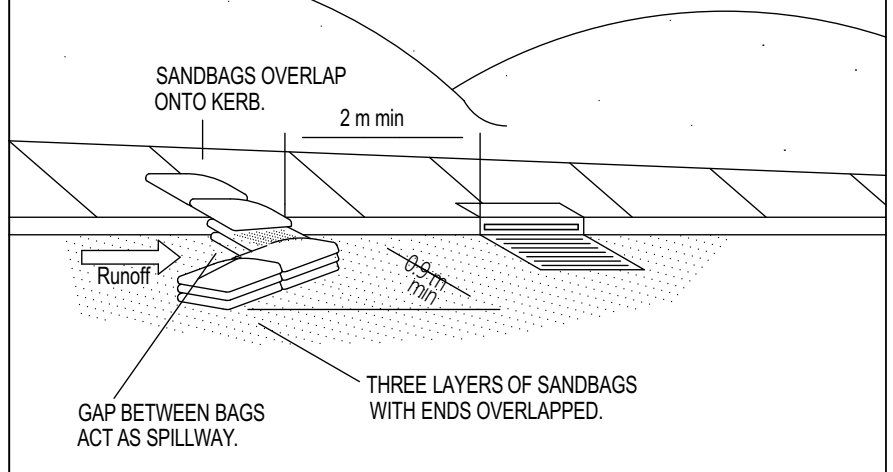
Project
288 Taren Point Road Caringbah 2229
Lot/Section/Plan no:
1/-/DP651115

Drawing Title :

BASIX Commitments

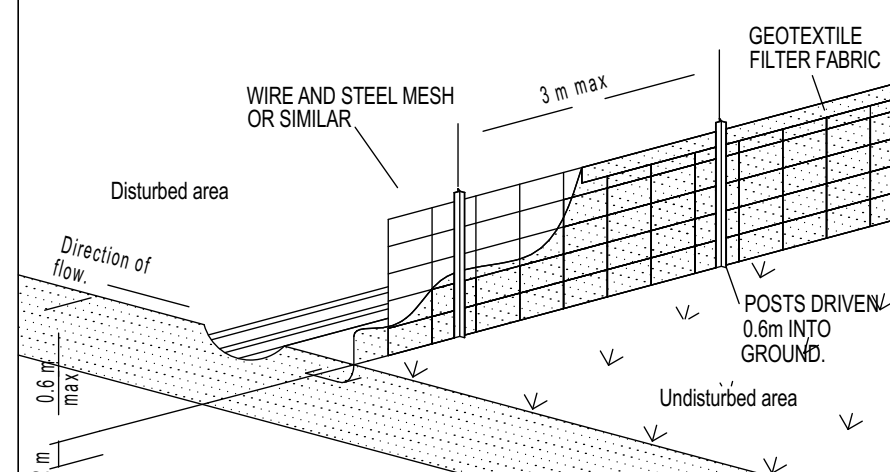
North :





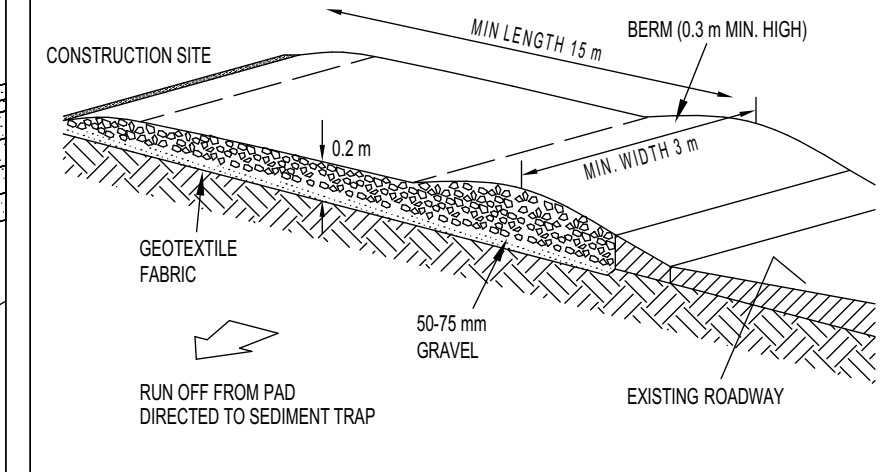
SANDBAG KERB INLET SEDIMENT TRAP

FIGURE 1 SCALE: NTS



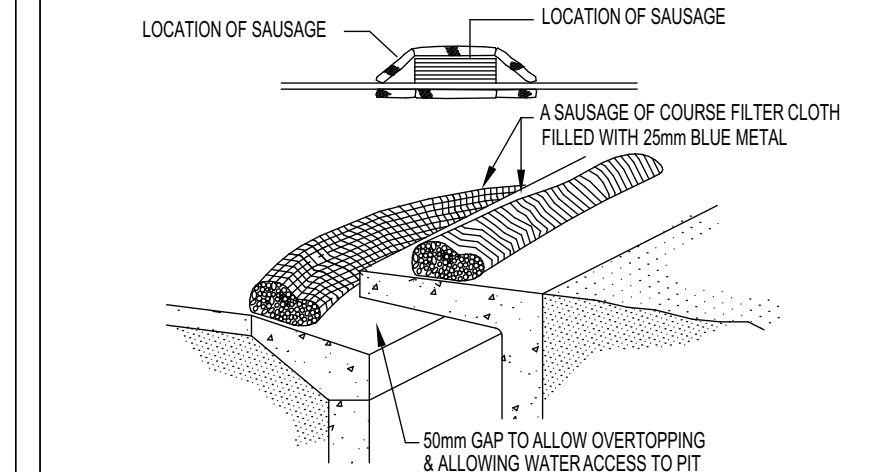
SEDIMENT FENCE

FIGURE 2 SCALE: NTS



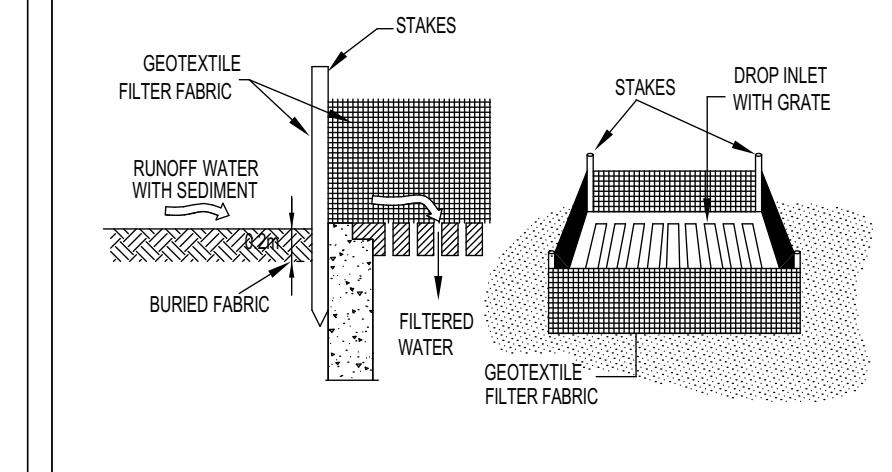
TEMPORARY CONSTRUCTION EXIT

FIGURE 3 SCALE: NTS



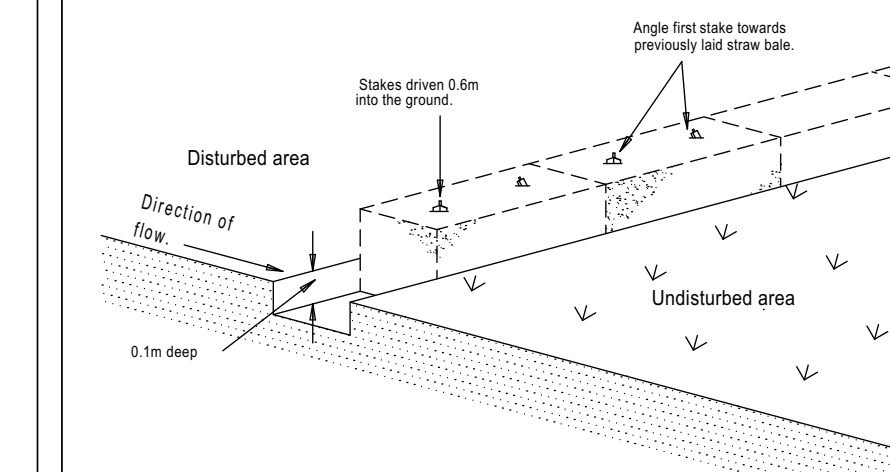
KERB INLET CONTROL

FIGURE 4 SCALE: NTS



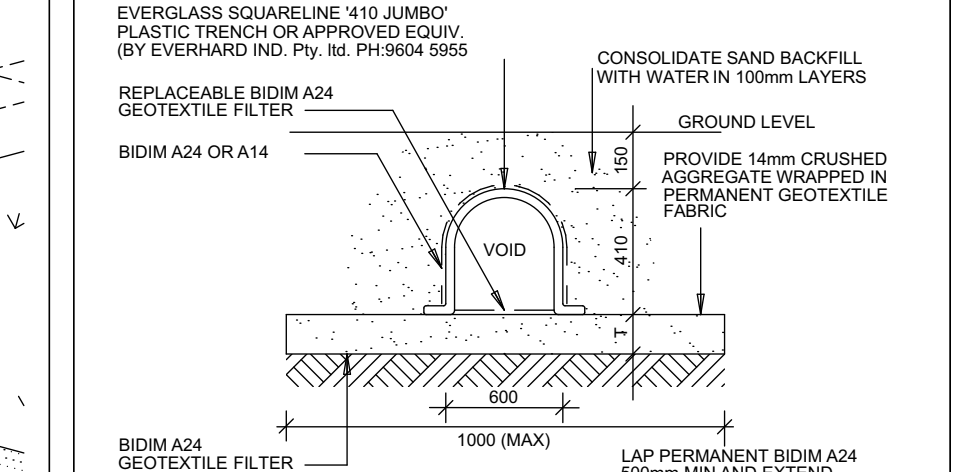
GEOTEXTILE FILTER FABRIC DROP INLET SEDIMENT TRAP

FIGURE 5 SCALE: NTS



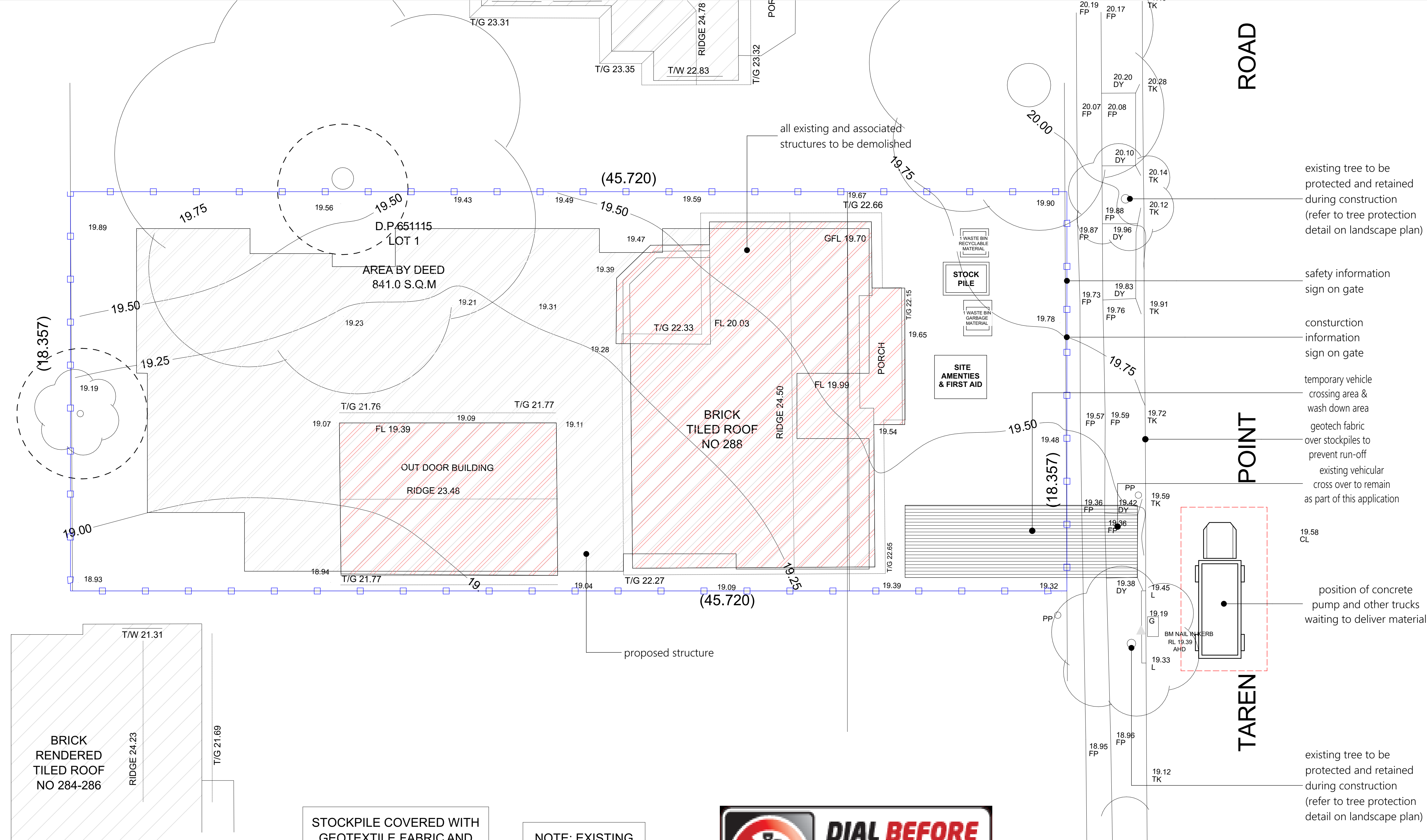
STRAW BALE SEDIMENT FILTER

FIGURE 6 SCALE: NTS



ABSORPTION TRENCH DETAIL

FIGURE 7 SCALE: NTS



1 EROSION & SEDIMENT CONTROL PLAN
SCALE - 1:100

STOCKPILE COVERED WITH
GEOTEXTILE FABRIC AND
WEIGHED DOWN WITH
BRICKS OR ROCKS AND
SAND AND MATERIAL
DROP OFF AREA

NOTE: EXISTING
DRIVEWAY TO BE
USED DURING
CONSTRUCTION.



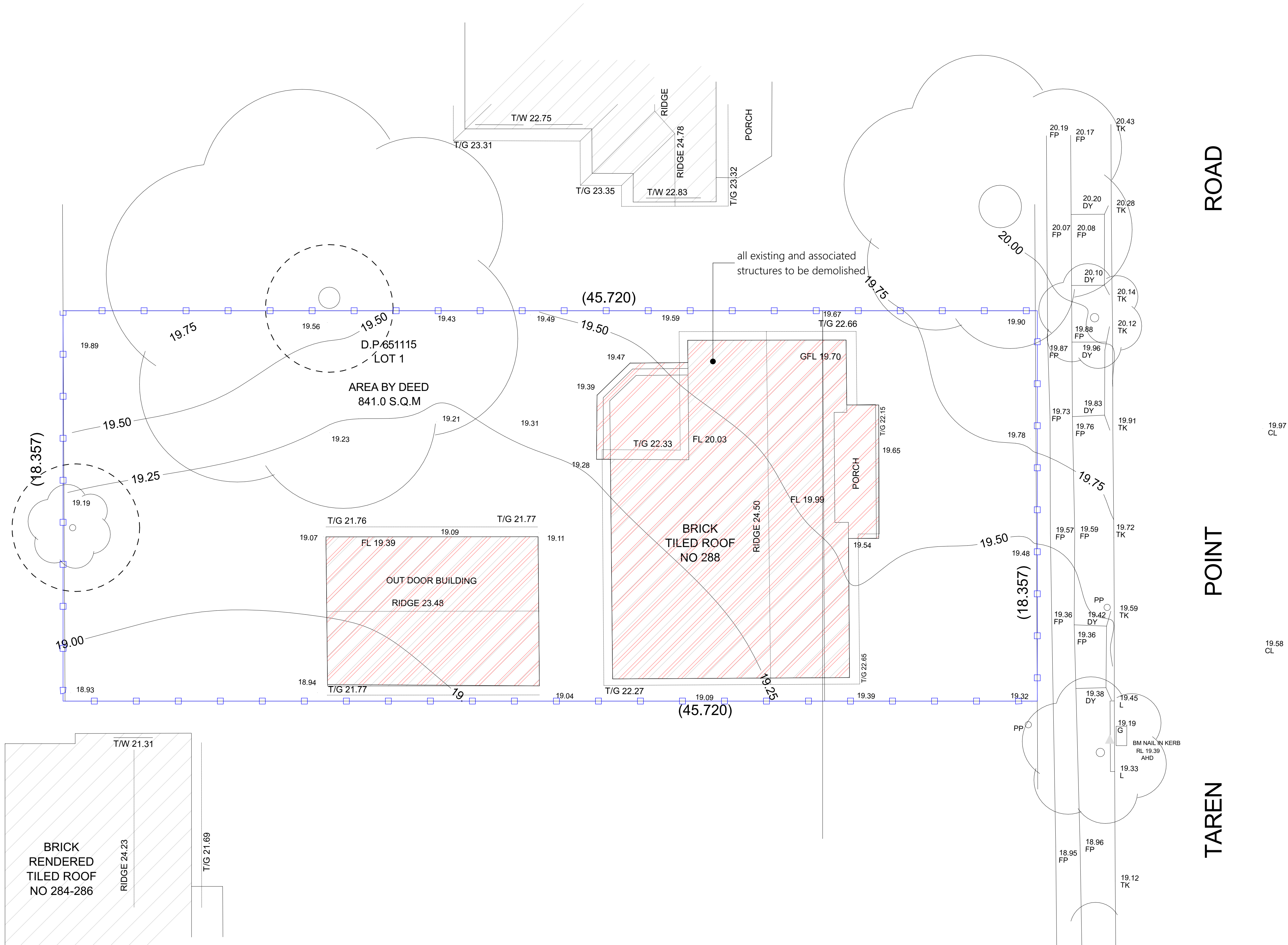
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A	04.05.22	Issue for review
B	06.05.22	Issue for consultants

Scale :	As Shown
Date :	04.05.22
Drawn By :	H.F
Checked By :	M.M
Drawing No.	CDC03

Project
288 Taren Point Road Caringbah 2229
Lot/Section/Plan no:
1/-/DP651115

Drawing Title :
**Erosion &
Sediment
Control Plan**

North :



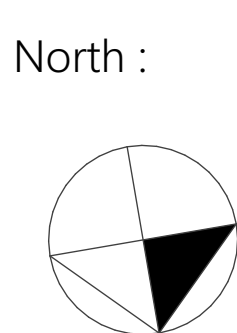
1 DEMOLITION PLAN
SCALE - 1:100

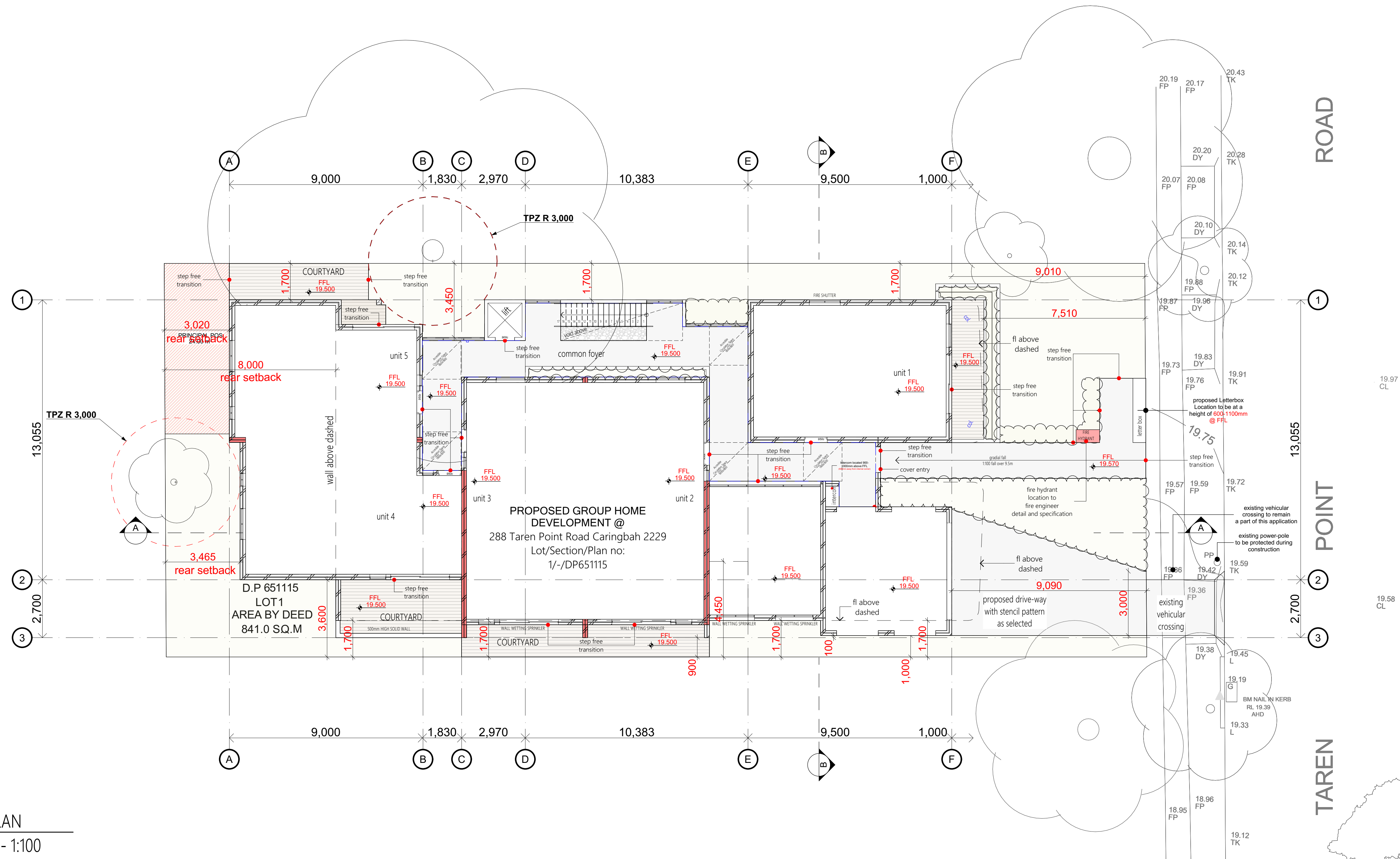
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B	06.05.22	Issue for consultants

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Drawn By :	H.F
Checked By :	M.M
Drawing No.	CDC04

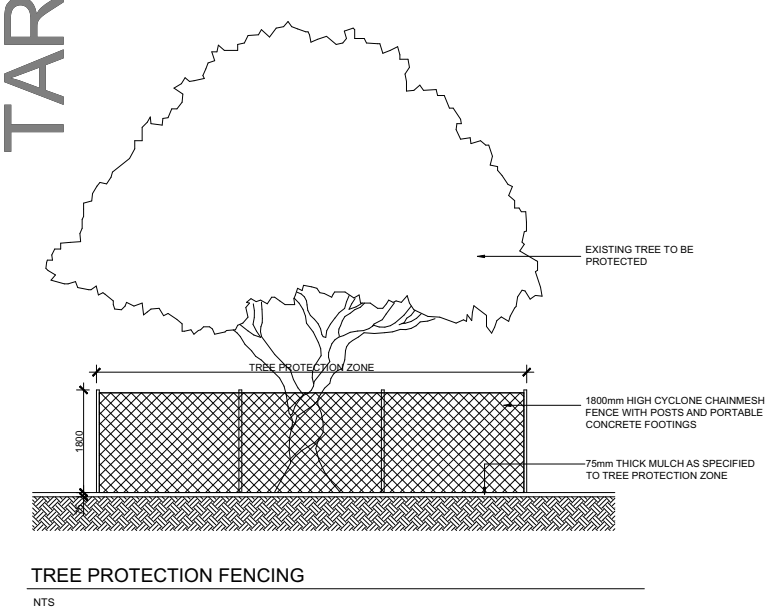
Project
288 Taren Point Road Caringbah 2229
Lot/Section/Plan no:
1/-/DP651115

Drawing Title :
Demolition
Plan



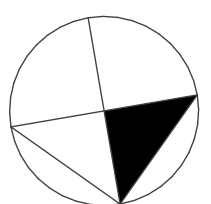


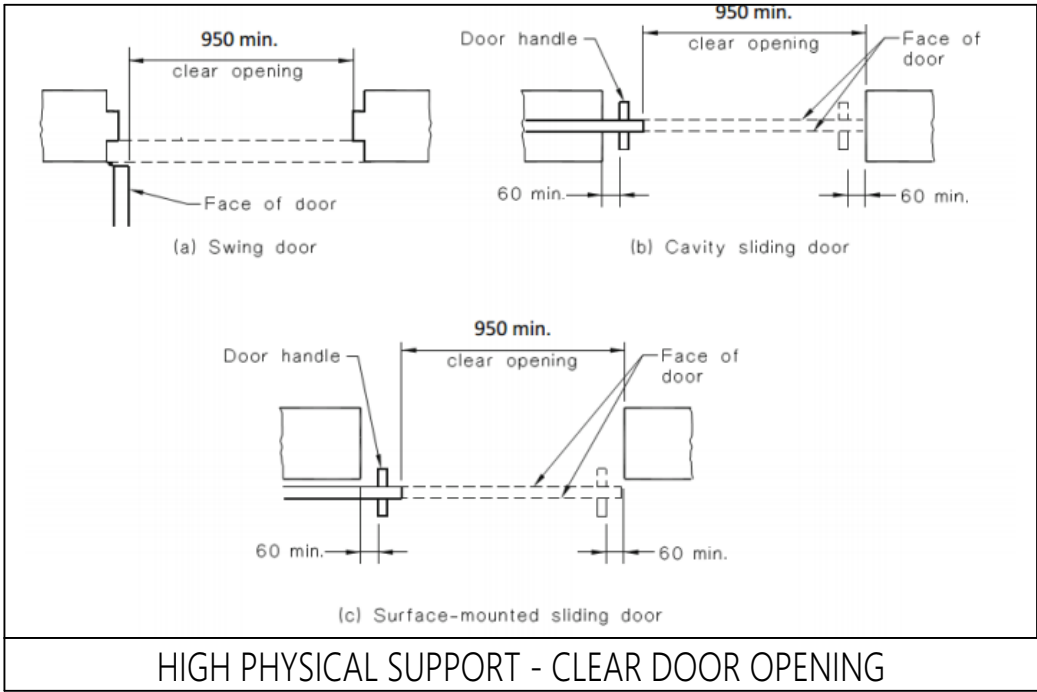
1 SITE PLAN
SCALE - 1:100



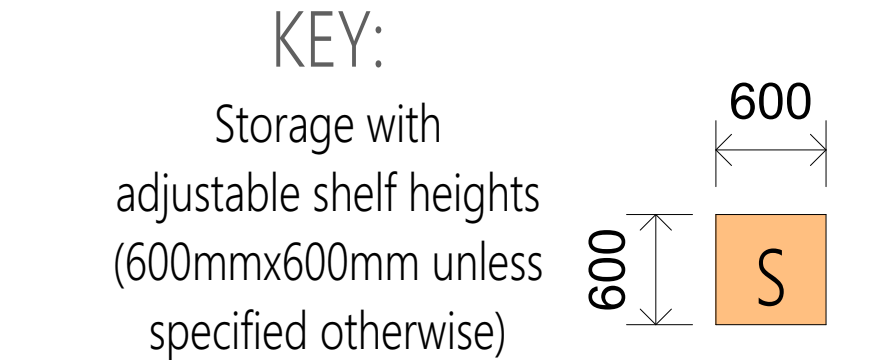
PROTECTION OF EXISTING TREES

Existing trees are to be protected and maintained during the course of construction to AS4790 Protection of Tree on Development Sites. The contractor is to abide by council regulations relating to any trees nominated in DA approval, which will require all on-site trees to be provided with a 1800mm high fully supported chainmesh to minimise disturbance to existing ground conditions within the canopy drip line for the duration of construction works. "Tree Protection Zone" is to be attached to the protective fence.





NOTE: BAINS, SINKS AND TUBS SHALL BE PROVIDED WITH SENSOR TYPE OR LEVER STYLE TAP. THE TAP SHALL BE LOCATED SUCH THAT THE OPERABLE PARTS OF THE LEVER TAP AND WATER SOURCE IS NOT MORE THAN 300MM FROM THE EDGE OF BENCHTOP/LAUNDRY TUB TROUGH/BENCH.



GROUND FLOOR PLAN

SCALE - 1:100

ACCESSIBILITY REQUIREMENTS - HIGH PHYSICAL SUPPORT DESIGN CATEGORY
FOR COMPLETE GUIDELINES REFER TO THE NDIS SPECIALIST DISABILITY ACCOMMODATION DESIGN STANDARD - EDITION 1.1, 25/10/2019

1.2 - ONE BEDROOM EXCLUSIVELY FOR USE OF A PARTICIPANT AND THE FOLLOWING NOTED FEATURES ON AN ENTRY LEVEL OR LEVEL SERVED BY A LIFT: ONE WC PAN, ONE SHOWER, ONE HAND WASH BASIN, ONE LIVING AREA, ONE KITCHEN, AND ONE LAUNDRY.

2.1 - A SAFE, CONTINUOUS STEP-FREE ACCESSWAY SHALL BE PROVIDED FROM THE FRONT BOUNDARY OF THE SITE TO AN ENTRY DOORWAY OF THE DWELLING.

2.3 - AN ACCESSWAY SHALL HAVE NO STEPS, A LEVEL TRANSITION OF SURFACE MATERIALS, A MAXIMUM VERTICAL TOLERANCE OF 3MM OR 5MM BETWEEN ABUTTING SURFACES IS PERMITTED, AS LONG AS THE UP IS ROUNDED OR BEVELLED, AN EVEN AND FIRM SURFACE, AND A CROSSFALL OF NOT MORE THAN 1:40.

2.8 - THE MINIMUM CLEAR WIDTH OF AN ACCESSWAY SHALL BE 1200MM MEASURED FROM A NARROWEST PART OF THE ACCESSWAY (FOR EXAMPLE SKIRTING TO SKIRTING). THIS INCLUDES ALL RAMPS WITHIN THE ACCESSWAYS.

3.4 - IF PROVIDING A CAR PARKING SPACE, FOR USE OF THE PARTICIPANT, IT SHALL BE PROVIDED WITH: MINIMUM DIMENSIONS OF 3800MM (WIDTH) X 5400MM (LENGTH) AND EVEN, FIRM AND SLIP-RESISTANT SURFACE OF P4 OR R11, A LEVEL SURFACE WITH A MAXIMUM 1:40 GRADIENT IN ANY DIRECTION, AND ROOF OVER SPACE WITH CLEAR VERTICAL CLEARANCE IN ACCORDANCE WITH AS2880.6

4.1.2 - A LEVEL LANDING AREA OF AT LEAST 1500MM X 1500MM WITH A MAXIMUM 1:40 GRADIENT AND CROSSFALL SHALL BE PROVIDED AT THE LEVEL (STEP-FREE) EXTERNAL ENTRY DOORWAY, ON THE ARRIVAL SIDE OF THE DOOR THE LEVEL LANDING AREA SHALL BE INCREASED TO ACCOMMODATE DOOR CIRCULATION SPACES AS PER AS1428.1. DOORWAY THRESHOLD RAMP (IF REQUIRED) IS PERMITTED TO BE WITHIN THE LANDING AREA.

4.1.3 - ALL DOOR CIRCULATION SPACES (EXCLUDING INTERNAL DOOR CIRCULATION SPACES FOR BEDROOMS) SHALL BE PROVIDED IN ACCORDANCE WITH AS1428.1 TO BOTH SIDES OF THE DOOR.

4.1.4 - A COVERED ROOF SHALL BE PROVIDED OVER THE ENTIRE REQUIRED LANDING AREA OUTSIDE MAIN EXTERNAL ENTRY DOORWAY.

4.1.5 - A STEP-FREE DOORWAY THRESHOLD SHALL BE PROVIDED TO AN EXTERNAL ENTRY DOORWAY. WHERE THE THRESHOLD AT AN EXTERNAL ENTRY DOORWAY EXCEEDS 5MM AND IS LESS THAN 35MM, A DOORWAY THRESHOLD RAMP IN ACCORDANCE WITH AS1428.1 SHALL BE PROVIDED WITH A MAXIMUM 1:8 GRADE AS SHOWN IN FIGURE 4.

4.2.2 - THE DWELLING SHALL PROVIDE ALL DOORS TO AND WITHIN ALL AREAS NORMALLY USED BY THE PARTICIPANTS), INCLUDING ALL EXTERNAL DOORWAYS WITH A MINIMUM CLEAR OPENING WIDTH OF 900MM

4.2.4 - ALL INTERNAL DOORWAYS SHALL HAVE A LEVEL (STEP-FREE) TRANSITION AND THRESHOLD (MAXIMUM VERTICAL TOLERANCE OF 3MM VERTICAL OR 5MM BETWEEN ABUTTING SURFACES IS ALLOWABLE PROVIDED THE UP IS ROUNDED OR BEVELLED).

4.2.5 - DOORWAYS SHALL HAVE DOOR HANDLES INSTALLED AT BETWEEN 900MM TO 1100MM ABOVE THE FFL.

LIFT OFF HINGES TO BATHROOM DOORS

Clause 3.8.3.3

Construction of sanitary compartments

4.2.6 - DOOR HANDLES SELECTION AND LOCATION SHALL COMPLY WITH AS1428.1

4.2.7 - DOORWAY CIRCULATION SPACES IN ACCORDANCE WITH AS1428.1 SHALL BE PROVIDED TO ALL DOORWAYS (EXCLUDING EXCLUSIVE STAFF USE AREAS, NON-ACCESSIBLE TOILETS AND STORAGE ROOMS). DOOR AUTOMATION CAN BE PROVIDED IN LIEU OF DOOR CIRCULATION SPACES THAT ARE REQUIRED AS PER AS1428.1 TO THE LATCH SIDE OF THE DOOR.

NOTE THAT IF DOOR CIRCULATION IS NOT PROVIDED AS PER AS1428.1 THEN DOOR AUTOMATION MUST BE PROVIDED AT THE ONSET AND NOT SIMPLY PROVISION FOR DOOR AUTOMATION AT A FUTURE TIME.

4.2.8 - POWER AND CONTROL CABLEING TO HAVE OF ENTRY DOORS OF PARTICIPANT BEDROOMS, ONE EXTERNAL ENTRY DOORWAY AND ONE EXTERNAL DOORWAY TO AN OPEN AREA (WHERE PROVIDED) SHALL BE PROVIDED FOR FUTURE AUTOMATION - A CAPPED GPO AT THE DOOR HEAD MAY BE PROVIDED TO COMPLY WITH THIS REQUIREMENT..

5.2 - ALL INTERNAL CORRIDORS AND PASSAGEWAYS SHALL PROVIDE A MINIMUM CLEAR WIDTH OF 1200MM WHEN MEASURED FROM SKIRTING TO SKIRTING.

5.3 - WIDTH OF THE CORRIDORS SHALL COMPLY WITH THE REQUIREMENTS OF DOOR CIRCULATION SPACES AS PER AS1428.1 BASED ON DIRECTION OF APPROACH.

6.1 - ALL WINDOW SILLS IN LIVING AREAS AND AT LEAST ONE WINDOW SILL IN EACH PARTICIPANT'S BEDROOM SHALL BE POSITIONED NO HIGHER THAN 1000MM ABOVE THE FFL.

6.2 - WINDOW CONTROLS SHALL BE LOCATED WITHIN EASY REACH FROM EITHER A SEATED OR STANDING POSITION (BETWEEN 600MM TO 1100MM ABOVE FFL).

6.3 - POWER AND CONTROL CABLEING TO WINDOWS OF BEDROOMS AND LIVING AREAS SHALL BE PROVIDED FOR FUTURE WINDOW BLIND AUTOMATION.

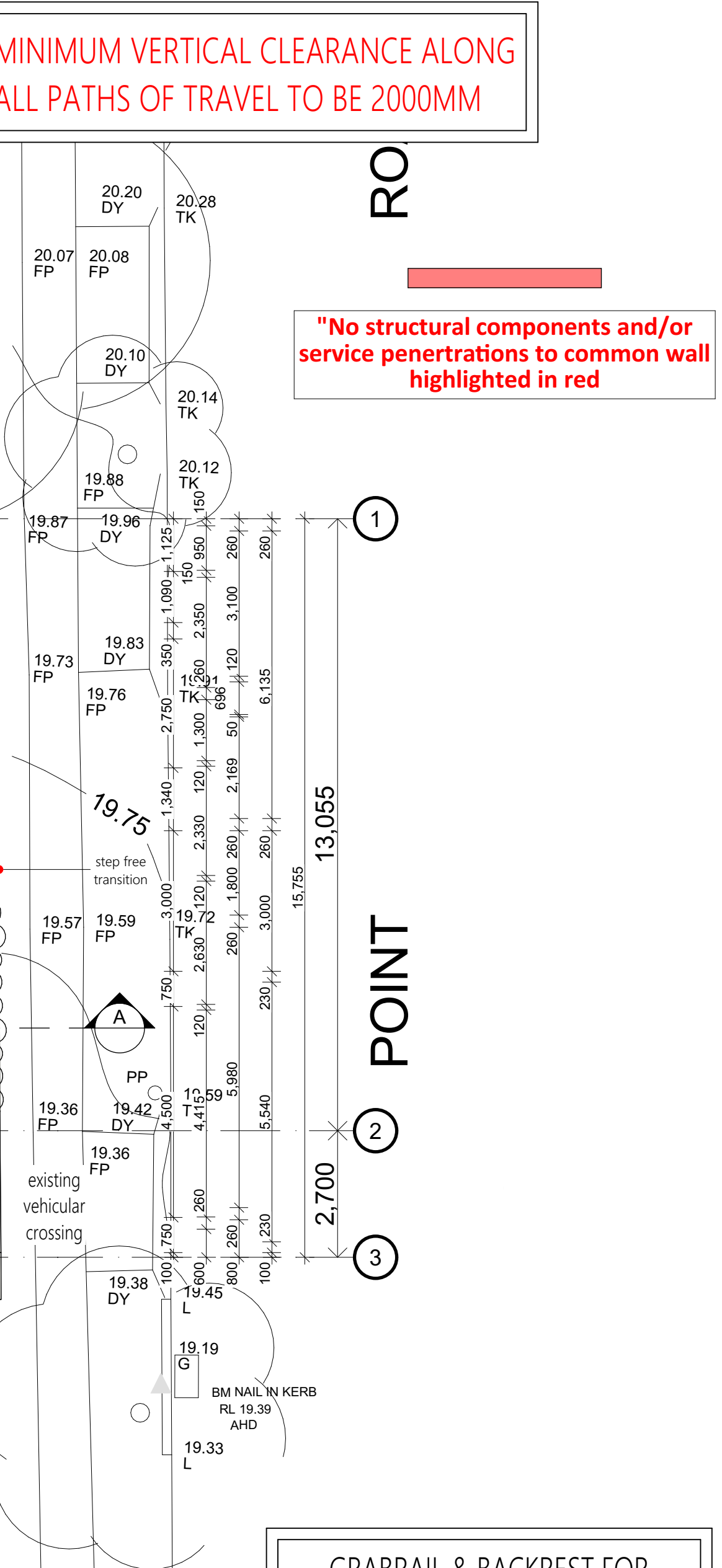
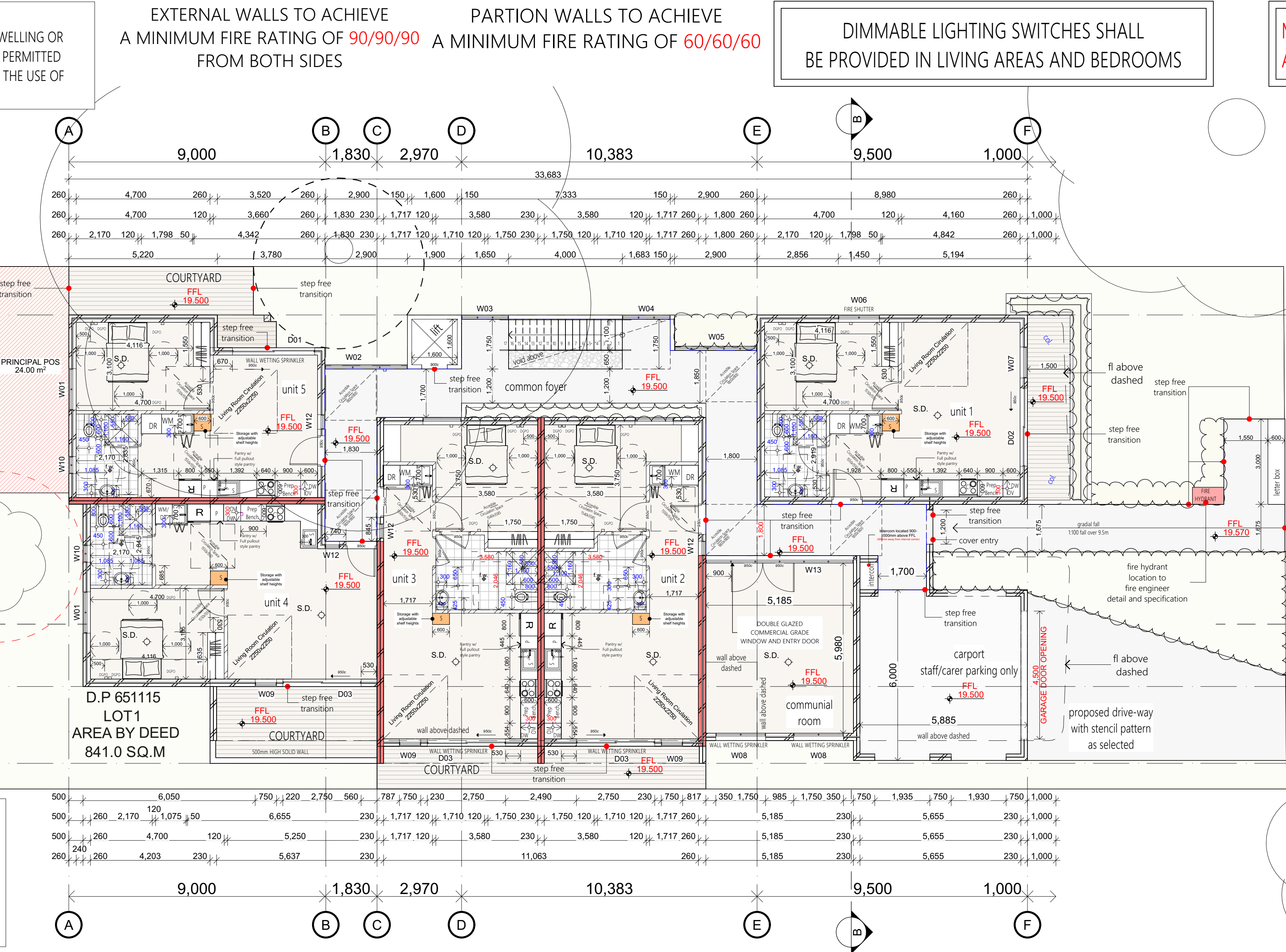
6.4 - PROVIDE LOCKABLE WINDOWS.

7.1.1 - THE ENTRY LEVEL, OR A LEVEL SERVED BY A LIFT, SHALL BE PROVIDED WITH SANITARY FACILITIES THAT INCLUDE A WC PAN, A SHOWER AND HAND WASH BASIN.

7.1.2 - THE REQUIRED WC PAN, SHOWER AND HAND WASH BASIN REFERRED TO IN CLAUSE 7.1.1 SHALL BE PROVIDED WITHIN THE SAME BATHROOM.

7.1.5 - AT LEAST ONE WC PAN ON THE ENTRY LEVEL, OR A LEVEL SERVED BY A LIFT SHALL BE: AS1428.1 COMPLIANT (AS PER REQUIREMENTS FOR UNSINK ACCESSIBLE TOILET AND NOT AS PER AMBULANT TOILET) AND WC PAN SHALL BE LOCATED WITH: C/L OF WC PAN AT 450MM - 460MM TO SIDE WALL, 800/-100MM FRONT EDGE OF WC PAN FROM BACK WALL, MINIMUM 600MM CLEAR OF CISTERN FROM FRONT EDGE OF WC PAN, MINIMUM CIRCULATION SPACE OF 1500MM X 2300MM AS REQUIRED BY AS1428.1. TOILET FLUSHING CONTROLS SHALL BE PROUD OF THE SURFACE REFER TO FIGURE 8(A) FOR PERMISSIBLE HAND WASH BASIN ENCRoACHMENT ZONE.

7.1.7 - AT LEAST ONE SHOWER ON THE ENTRY LEVEL, OR A LEVEL SERVED BY A LIFT, SHALL BE PROVIDED IN A CORNER OF THE ROOM WITH THE FOLLOWING PROVISIONS: THE SHOWER SIZE SHALL BE A MINIMUM OF 1100MM X 1100MM AND PROVIDED WITH ONE OF THE TWO CIRCULATION SPACES FOR SHOWER AS REQUIRED BY AS1428.1. REFER TO FIGURES 8(C) AND 8(D). SHOWER CURTAIN RAIL SHALL BE PROVIDED ALONG THE 1100X1100MM SHOWER SPACE. ONLY VERTICAL SUPPORT BRACKETING SHALL BE PROVIDED TO THE SHOWER, WITH PROVISION OF HEIGHT ADJUSTABLE SHOWER HEAD AND HOSE AS PER AS1428.1. LEVER STYLE SHOWER TAP SHALL BE PROVIDED AND LOCATED IN A ZONE BETWEEN 900MM TO 1100MM ABOVE FFL AND BETWEEN 300MM AND 800MM FROM THE INTERNAL CORNER. SHOWER FLOOR GRADIENT SHALL BE AS REQUIRED BY AS1428.1.



GRABRAIL & BACKREST FOR TOILET TO BE PROVIDED ONLY IF REQUESTED BY PARTICIPANTS

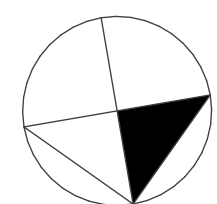
ALL WINDOWS ARE TO BE 1000mm TO GLASS LINE @ FFL

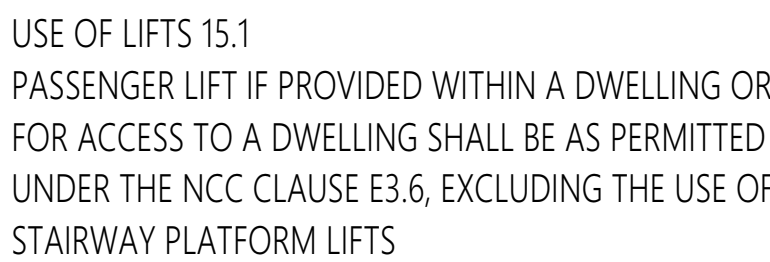
SHOWER F.W. TO BE BETWEEN 1 IN 80 TO 1 IN 100

CAPPED DGPO FOR FUTURE RETROFIT ON ALL DOORS AND WINDOWS

EMERGENCY POWER SOLUTIONS SHALL BE PROVIDED TO CATER FOR A MINIMUM OF 2-HOUR OUTAGE IN NO LESS THAN 2 DOUBLE GPOS IN PARTICIPANTS BEDROOMS AND ANY PROVIDED AUTOMATED DOORS THAT ARE USED FOR ENTRY OR EGRESS

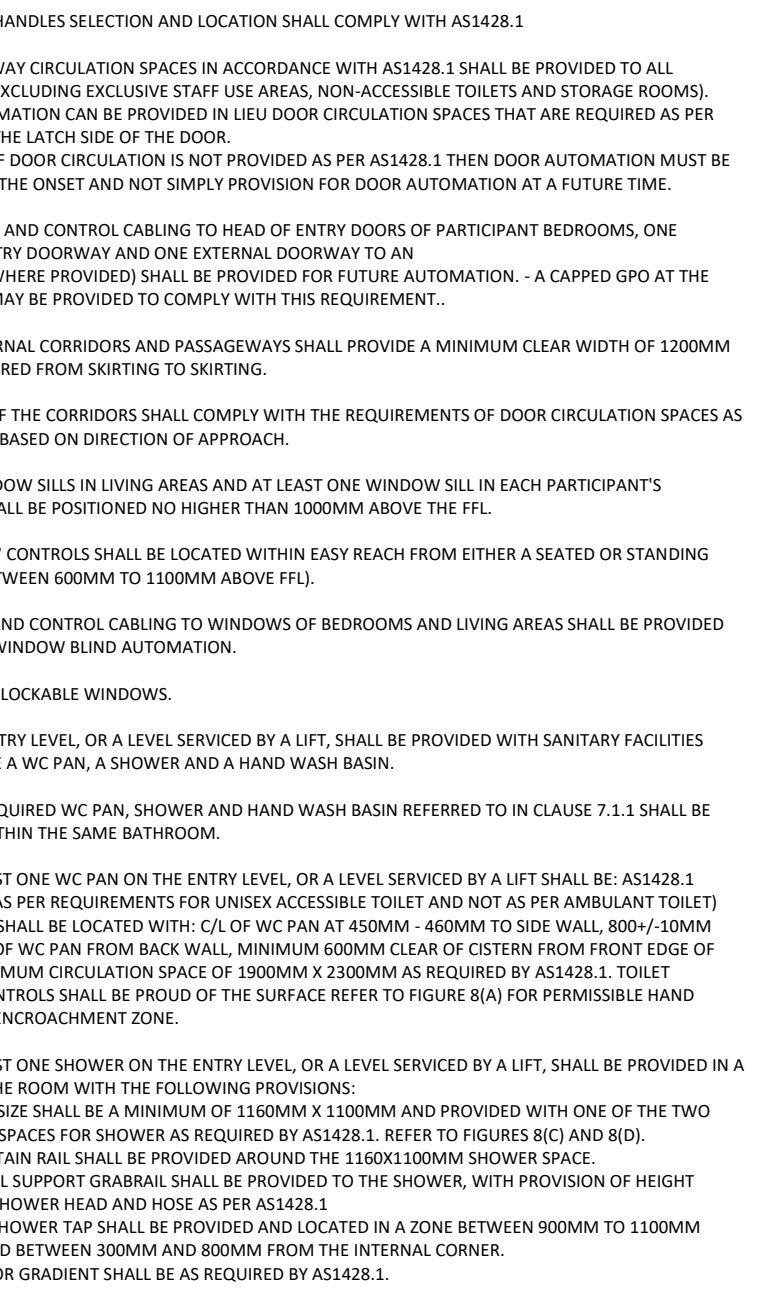
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B	06.05.22	Issue for consultants	Drawn By :	H.F	Lot/Section/Plan no:
			Checked By :	M.M	1/-/DP651115
			Drawing No.	CDC06	





EXTERNAL WALLS TO ACHIEVE A MINIMUM FIRE RATING OF 90/90/90 FROM BOTH SIDES	PARTITION WALLS TO ACHIEVE A MINIMUM FIRE RATING OF 60/60/60
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MINIMUM VERTICAL CLEARANCE ALONG
ALL PATHS OF TRAVEL TO BE 2000MM



7.1.7.1 - AT LEAST ONE HAND WASH BASIN ON THE ENTRY VEST, OR LEVEL SERVICES BY VEST, SHALL BE AS PER AS428.1 COMPLIANT AND SHALL BE PROVIDED WITH:

- A MINIMUM BASIN OF 800MM (W) X 400MM (D)
- MINIMUM CIRCULATION SPACE AS REQUIRED BY AS428.1.1
- ENCLOSUREMENT FREE KNEE AND TOE CLEARANCE SPACE AS PER AS428.1.1 UNDER THE BASIN FOR A MINIMUM WIDTH OF 800MM (W) X 400MM (D) ON THE BASIN.

7.1.7.2 - A MINIMUM 100MM (H) CLEARANCE SPACE SHALL BE PROVIDED TO COMPLY WITH AS428.1.1 AND LOCATED SUCH THAT THE OPERABLE PART OF LEVER TAP HANDLE AND WATER SOURCE ARE WITHIN 300MM FROM EDGE OF HAND WASH BASIN.

7.1.10 - SLIP RESISTANCE OF ALL FLOORS TO SANITARY FACILITIES SHALL BE MINIMUM OF P3 OR R10.

7.2.1 - EXCEPT FOR WALLS CONSTRUCTED OF MASONRY OR CONCRETE, THE INTERNAL SIDE OF THE FULL SANITARY ROOM WITH THE REQUIRED WC PAN, SHOWER, HAND WASH BASIN AND BATH/FIBROTUB (IF PROVIDED) SHALL HAVE WALL REINFORCEMENT OF MINIMUM 12MM THICK SHEETING, FROM FLA AND EXTENDING TO A HEIGHT OF MINIMUM 2100MM FROM FFL.

7.2.2 - THE WC PAN SHALL HAVE AN ADJACENT SIDE WALL (ON AT LEAST ONE SIDE OF THE WC PAN) WITH A MINIMUM HEIGHT OF 2100MM (H) FROM FFL TO TOP OF THE WALL.

7.2.3 - IN DESIGNS WHERE THE NEAREST WALL ADJACENT TO THE WC PAN INCLUDES A DOORWAY (AND THE IS NOT AVAILABLE ON THE OTHER SIDE OF THE WC PAN) THEN A 600MM MINIMUM LENGTH REINFORCED WALL SHALL BE CLEAR OF THE DOOR FRAME.

7.3.1 - A KITCHEN SHALL BE PROVIDED WITH THE FOLLOWING MINIMUM FIXTURES: A FIXED COOKTOP (VET RANGECOOK), AN IN-BUILT CUPB, A SINK (WITH TAP) AND A DISHWASHER.

7.3.2 - AT LEAST 1500MM CLEARANCE SHALL BE PROVIDED IN FRONT OF FIXED BENCHES AND APPLIANCES (BENCHED LEADING EDGE OF THE BENCH) TO PERMIT BENCH AND NOT FROM THE FACE OF CUPBOARDS OR IN KITCHENETTE AND EXCLUDING HANDS).

7.3.3 - WHERE THE APPLIANCES ARE NOT INSTALLED THE RECESSED AREA PROVISION FOR AN APPLIANCE SHALL BE A MINIMUM OF 700MM IN DEPTH.

7.4.1 - TASK LIGHTING SHALL BE PROVIDED ABOVE WORKSPACES, A MINIMUM LEVEL OF 300LUX SHALL BE ACHIEVED WHEN TESTED AT MAXIMUM INTERVALS OF 1500MM.

7.4.2 - DIRECTLY OVER THE SURFACE OF THE WORKSPACE.

7.5.1 - A WALL OVEN SHALL BE PROVIDED WITH FEATURES AS NOTED BELOW:

- SIDE HINGED DOOR WITH LATCH SIDE OF DOOR NEAR TO ACCESSIBLE BENCHTOP.
- AT LEAST A PART OF THE OPERABLE PART OF OPEN DOOR HANDLE SHALL BE LOCATED BETWEEN 600MM 1300MM ABOVE THE FFL, AT ONE SIDE ONLY ON TELESCOPIC RAILS WITHIN THE OVEN.

7.6 - AN ACCESSIBLE BENCHTOP SHALL BE PROVIDED WITH FEATURES AS NOTED BELOW:

- A BENCHTOP SURFACE OF MINIMUM 500MM DEPTH SHALL BE PROVIDED RIGHT NEXT TO THE COOKTOP (DO NOT BE LESS THAN 500MM FROM THE COOKTOP).
- THIS ACCESSIBLE BENCHTOP SHALL PROVIDE A MINIMUM SPACE OF 900MM (WIDTH) X 400MM (DEPTH) CLEAR OF ANY FIXTURES OTHER THAN WHAT IS PERMITTED UNDER KNEE / TOE REQUIREMENTS OF AS428.1.1 UNDER THE BENCHTOP.

7.7 - ONE HEIGHT-ADJUSTABLE BENCHTOP SURFACE, OF 600MM DEPTH, SHALL BE PROVIDED WITH FEATURES AS NOTED BELOW:

- A MINIMUM SPACE OF 900MM (WIDTH) X 400MM (DEPTH) CLEAR OF ANY FIXTURES OTHER THAN WHAT IS PERMITTED UNDER KNEE / TOE REQUIREMENTS OF AS428.1.
- UNDER THE BENCHTOP.

HEIGHT ADJUSTMENT CAPABILITY FROM 720MM CLEAR SPACE UNDERNEATH HEIGHT ADJUSTABLE BENCH TOP, 1020MM CLEAR SPACE UNDERNEATH HEIGHT ADJUSTABLE BENCH TOP.

- 8.2 - TYPES OF APPROPRIATE MECHANISMS FOR OPERATION OF KITCHEN CABINETS SHALL BE ONE OR MORE OF THE OPTIONS AS NOTED BELOW:
 - a. D-PULL CABINET HANDLES LOCATED TOWARDS THE TOP OF BELOW-BENCH CUPBOARDS; D-PULL CUPBOARD HANDLES LOCATED TOWARDS THE BOTTOM OF OVERHEAD CUPBOARDS; OR
 - b. OVERHANGING UP UP MINIMUM 200MM FOR OVERHEAD CUPBOARDS; PUSH TO RELEASE MECHANISMS FOR BOTH OVERHEAD AND BELOW-BENCH CUPBOARDS
- 8.3 - A COOKTOP SHALL BE PROVIDED WITH FEATURES AS NOTED BELOW:
 - a. EITHER ELECTRIC OR INDUCTION SHALL BE LOCATED AT LEAST 300MM FROM ANY INTERNAL CORNER OR WALL, EXCEPTING THE SPLASHBACK.
- 8.4 - THE COOKTOP CONTROLS SHALL BE ON THE SIDE OF THE ACCESSIBLE BENCHTOP OR NEAR THE FRONT EDGE OF THE BENCHTOP.
- 8.11 - LEVER OR SENSOR TYPE TAPWARE SHALL BE USED TO COMPLY WITH AS4242.1 AND SHALL BE LOCATED SUCH THAT THE OPERABLE PARTS OF THE LEVER TAP AND WATER SOURCE IS NOT MORE THAN 300MM FROM THE EDGE OF BENCHTOP.
- 8.12 - AT LEAST ONE DOUBLE GPO SHALL BE PROVIDED WITHIN 300MM FROM THE FRONT EDGE OF THE BENCHTOP (FROM THE EDGE WITHIN THE KITCHEN AREA) AND MAX HEIGHT OF 1100MM FROM FFL. GPO SHALL BE LOCATED ADJACENT TO A BENCH OF MINIMUM 600MM DEPTH.
- 8.14 - DRAWER STYLE DISHWASHER SHALL BE PROVIDED.
- 8.15 - A PANTRY SHALL BE PROVIDED WHICH IS WHEELCHAIR ACCESSIBLE.
- 8.17 - SLIP RESISTANCE OF ALL KITCHEN FLOORING SHALL BE MINIMUM OF P3 OR R10.
- 9.1 - LAUNDRY SHALL BE PROVIDED WITH THE FOLLOWING MINIMUM FIXTURES: A SINK OR TUB (WITH TAPS).
- 9.2 - AT LEAST 1500MM CLEARANCE SHALL BE PROVIDED IN FRONT OF FIXED BENCHES AND APPLIANCES (BEING THE LEADING EDGE OF THE OUTERMOST BENCH AND NOT THE FACE OF CUPBOARDS OR THICKPLATE AND EXCLUDING HANDLES).
- 9.4 - BASINS, SINKS AND TUBS SHALL BE PROVIDED WITH SENSOR TYPE OR LEVER STYLE TAP. THE TAP SHALL BE LOCATED SUCH THAT THE OPERABLE PARTS OF THE LEVER TAP AND WATER SOURCE IS NOT MORE THAN 300MM FROM THE EDGE OF BENCHTOP/LAUNDRY TUB TROUGH / BENCH.
- 9.5 - SLIP RESISTANCE OF ALL LAUNDRY FLOORING SHALL BE A MINIMUM OF P3 OR R10.
- 10.2 - BEDROOM SIZE SHALL ALLOW FOR A MINIMUM QUEEN BED OF SIZE 1500MM X 2100MM. CIRCULAR SPACES AROUND THREE SIDES OF THE BED OF THE BED NOT
- 10.3 - CIRCULAR SPACES AROUND THREE SIDES OF THE QUEEN BED OF SIZE 1500MM X 2100MM ON THE BED; SPACE WITH MINIMUM WIDTH OF 1000MM
- 10.4 - BETWEEN TWO SIDES OF THE BED.
- 10.5 - THE FOLLOWING DOOR CIRCULATION SPACES FOR BEDROOM SHALL BE PROVIDED: INTERNAL DOOR CIRCULATION SPACE OF THE DOOR TO BEDROOM SHALL BE A MINIMUM OF 1500MM (WIDTH AND 1400MM (DEPTH), AS SHOWN IN FIGURE 16. THIS CIRCULATION SPACE SHALL BE A MINIMUM OF 1500MM (WIDTH) AND 1400MM (DEPTH) FOR THE DOOR TO THE QUEEN BED OF SIZE 1500MM X 2100MM
- 10.6 - EXTERNAL DOOR CIRCULATION SPACE SHALL BE AS PER AS4242.1 BASED ON THE DIRECTION OF APPROACH TO THE DOOR
- 10.7 - SINKING TO SKIRTING (WHICHEVER IS MORE).

0.4. A ROBE OF 1400MM WIDTH SHALL BE PROVIDED WITHIN THE BEDROOM, CLEAR OF THE REQUIRED BEDROOM SIZE AND WITH A MINIMUM SPACE OF 1540MM IN FRONT OF THE ROBE.

0.5. FOLLOWING GPO'S SHALL BE PROVIDED: THREE DOUBLE GPO ON THE WALL WHERE THE HEAD OF THE BED IS LIKELY TO BE, AND AT LEAST ONE DOUBLE GPO ON THE WALL OPPOSITE THE WALL WHERE THE HEAD OF THE BED IS LIKELY TO BE.

0.6. THE 1.1. FAMILY/LIVING ROOM SHALL ACCOMMODATE A FREE SPACE, MINIMUM 2250MM IN DIAMETER, FREE OF FURNITURE.

0.7. ALL LIGHT SWITCHES SHALL BE POSITIONED IN A CONSISTENT LOCATION:
BETWEEN 900MM - 1000MM ABOVE THE FFL, AND HORIZONTALLY ALIGNED WITH THE DOOR HANDLE TO THE ENTRANCE TO A ROOM.

0.8. GPO SHALL BE INSTALLED BETWEEN 600MM AND 1100MM ABOVE THE FFL.

0.9. LIGHT AND GPO SWITCHES SHALL BE ROCKER ACTION, TOGGLE OR PUSH PAD IN DESIGN WITH A MINIMUM WIDTH OF 35MM.

0.10. DIMMABLE LIGHTING SWITCHES SHALL BE PROVIDED IN LIVING AREAS AND BEDROOMS.

0.11. ALL INTERNAL FLOORING (INCLUDING WET AREAS) SHALL BE FIRM, LEVEL AND FEATURE A LEVEL TRANSITION BETWEEN ADJUTING SURFACES OF A MAXIMUM TYPICAL TOLERANCE OF 3MM OR 5MM (ROUNDED THE UP IS ROUNDED OR BEVELLED).

0.12. ALL INTERNAL FLOOR FINISHES SHALL HAVE A MINIMUM SLP RESISTANCE OF 0.3 OR R10.

0.13. CARPETS IF PROVIDED WITHIN THE DWELLING, SHALL BE PROVIDED WITH PILE HEIGHT OR THICKNESS NOT MORE THAN 13MM AND CARPET BACKING NOT MORE THAN 4MM BRINGING THE TOTAL HEIGHT TO A MAXIMUM OF 15MM.

0.14. WHERE INTERNAL LETTER BOXES HAVE BEEN PROVIDED THEN, THEY SHALL BE:
FIXED TO AN HARD-STANDING AREA OF 140MM X 200MM. AND HAVE A GRADIENT AND CROSSFALL SUFFICIENT IN FRONT WHICH IS LESS THAN 1:40 IN ANY DIRECTION.

0.15. ALL WALLS HAVE WHEELCHairs ACCESS BY A CONTINUOUS ACCESSIBLE PATH OF TRAVEL FROM THE DWELLING TO THE LETTERBOX, SHALL BE LOCABLE.

0.16. THE HEIGHT OF THE LETTERBOX SHALL BE BETWEEN 600MM AND 1100MM ABOVE FFL.

0.17. ALL RAMPS AND ACCESSWAYS PROVIDED TO ALL EXTERNAL COMMON USE AND EXTERNAL PRIVATE USE AREAS SHALL COMPLY WITH THE REQUIREMENTS OF RAMPS AND ACCESSWAYS AS NOTED IN CLAUSES 2.4.12 AS APPLICABLE TO THE VARIOUS DESIGN CATEGORIES.

0.18. A DWELLING SHALL BE PROVIDED WITH A STORAGE CUPBOARD WITH A MINIMUM 600MM WIDTH AND A DUSTABLE SELF HEIGHTS.

0.19. BEDROOMS SHALL HAVE A PROVISION FOR POWER AND INBUILT STRUCTURE, CAPABLE OF THE INSTALLATION OF A POWER CEILING HOIST. THE HOIST SHALL BE CAPABLE OF GOING ACROSS THE CEILING AND DOWN THE BED. MIN LOAD CAPACITY OF THE HOIST SHALL BE 250KG. HOIST IS TO BE CAPABLE OF EITHER CEILING ELIMOUNT OR WALL MOUNTED.

0.20. EVIDENCE / CERTIFICATION DOCUMENT SHALL BE PROVIDED FOR THE BUILDING STRUCTURE TO BE ABLE TO PROVIDE FOR A CEILING HOIST IN THE FUTURE FOR DESIGN STAGE ASSESSMENTS, THE NOTATION OF THE REQUIREMENTS ON THE ASSESSED DRAWING OR SPECIFICATIONS IS ADEQUATE.

0.21. THE BUILDING STAGE OF SDA CERTIFICATION, THE STRUCTURE SHALL BE INSPECTED AND CERTIFIED BY A QUALIFIED STRUCTURAL ENGINEER AS BEING SUITABLE FOR CEILING HOISTS WITH MINIMUM LOAD

1.1 - REVERSE CYCLE AIR-CONDITIONING SHALL BE PROVIDED TO LIVING AREAS AND BEDROOMS WITH CONTROL PANELS IN AN ACCESSIBLE LOCATION BETWEEN 900MM AND 1300MM FROM FFL AND NOT CLOSER THAN 500MM TO ANY INTERNAL CORNER.

1.2 - WHERE DUCTED AIR-CONDITIONING IS USED, ZONING OF HABITABLE ROOMS SHALL BE PROVIDED.

2.1 - EMERGENCY POWER SOLUTIONS SHALL BE PROVIDED TO CATER FOR A MINIMUM 2-HOUR OUTAGE IN NO LESS THAN 2 DOUBLE GROSS PARTICIPANT BEDROOMS AND ANY PROVIDED AUTOMATED DOORS THAT ARE USED FOR ENTRY OR EGRESS.

3.1 - INTERNET CONNECTION SHALL BE PROVIDED WITH THE ABILITY FOR HIGH INTERNET SPEEDS TO BE MAINTAINED AND STABLE IN NATURE WITH WI-FI COVERAGE THROUGHOUT ALL AREAS OF THE DWELLING.

3.2 - A VIDEO, INTERCOM OR OTHER COMMUNICATION SYSTEM SHALL BE PROVIDED TO ENABLE COMMUNICATION BETWEEN THE PARTICIPANT AND THEIR SUPPORTS WHEN NOT WITHIN LINE OF SIGHT.

4.1 - SMOKE ALARMS THAT ARE IN KEEPING WITH A HOME ENVIRONMENT SHALL BE PROVIDED IN BEDROOMS AND LIVING SPACES.

4.2 - EMERGENCY EVACUATION PLAN SHALL BE PROVIDED TO THE OCCUPY OR THEIR SUPPORTS, WHICH MAY INCLUDE A PATH OF TRAVEL TO A SAFE PLACE.

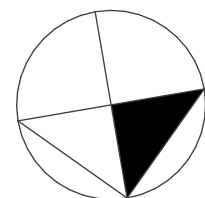
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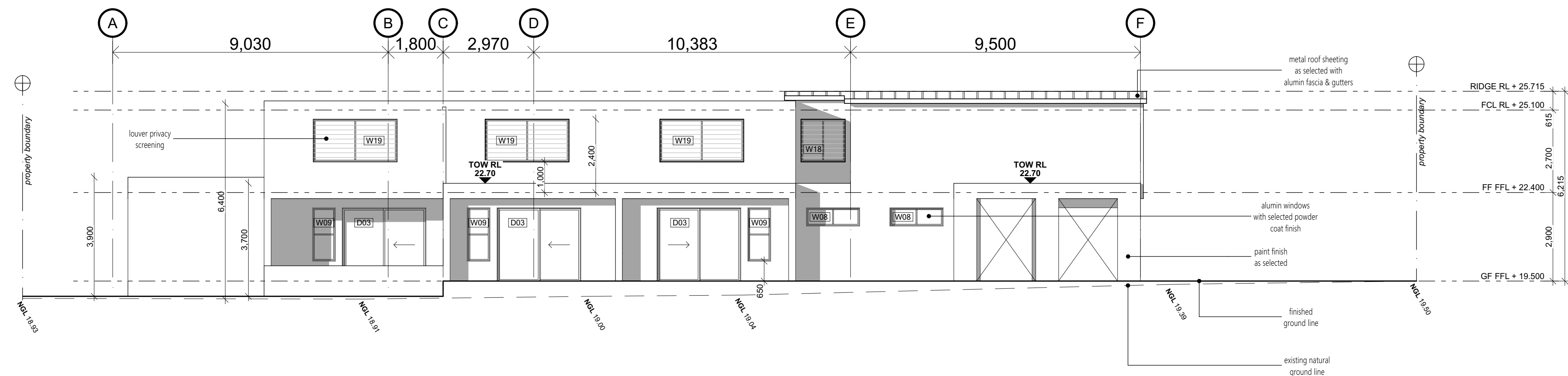
EMERGENCY POWER SOLUTIONS SHALL BE PROVIDED TO CATER FOR A MINIMUM OF 2-HOUR OUTAGE IN NO LESS THAN 2 DOUBLE GPOS IN PARTICIPANTS BEDROOMS AND ANY PROVIDED AUTOMATED DOORS THAT ARE USED FOR ENTRY OR EGRESS

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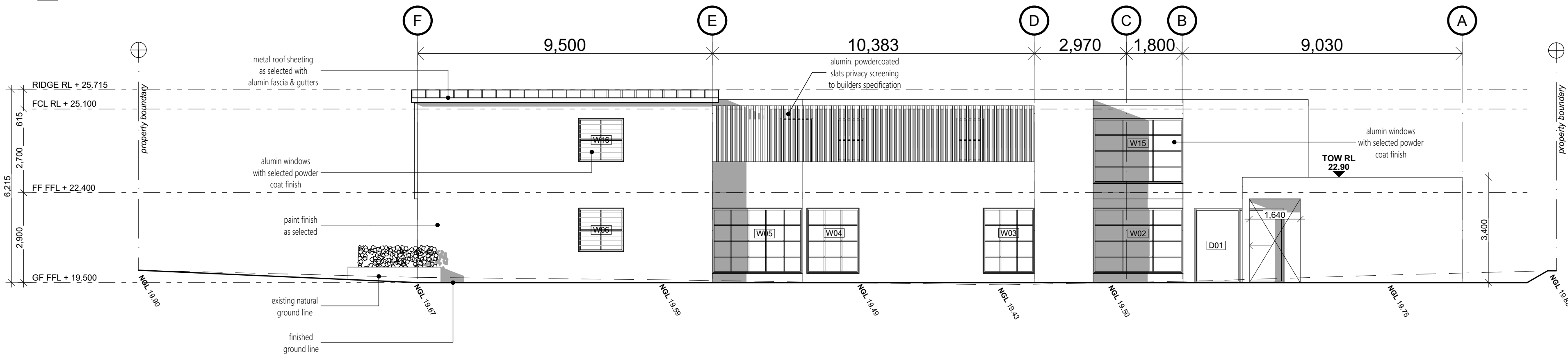
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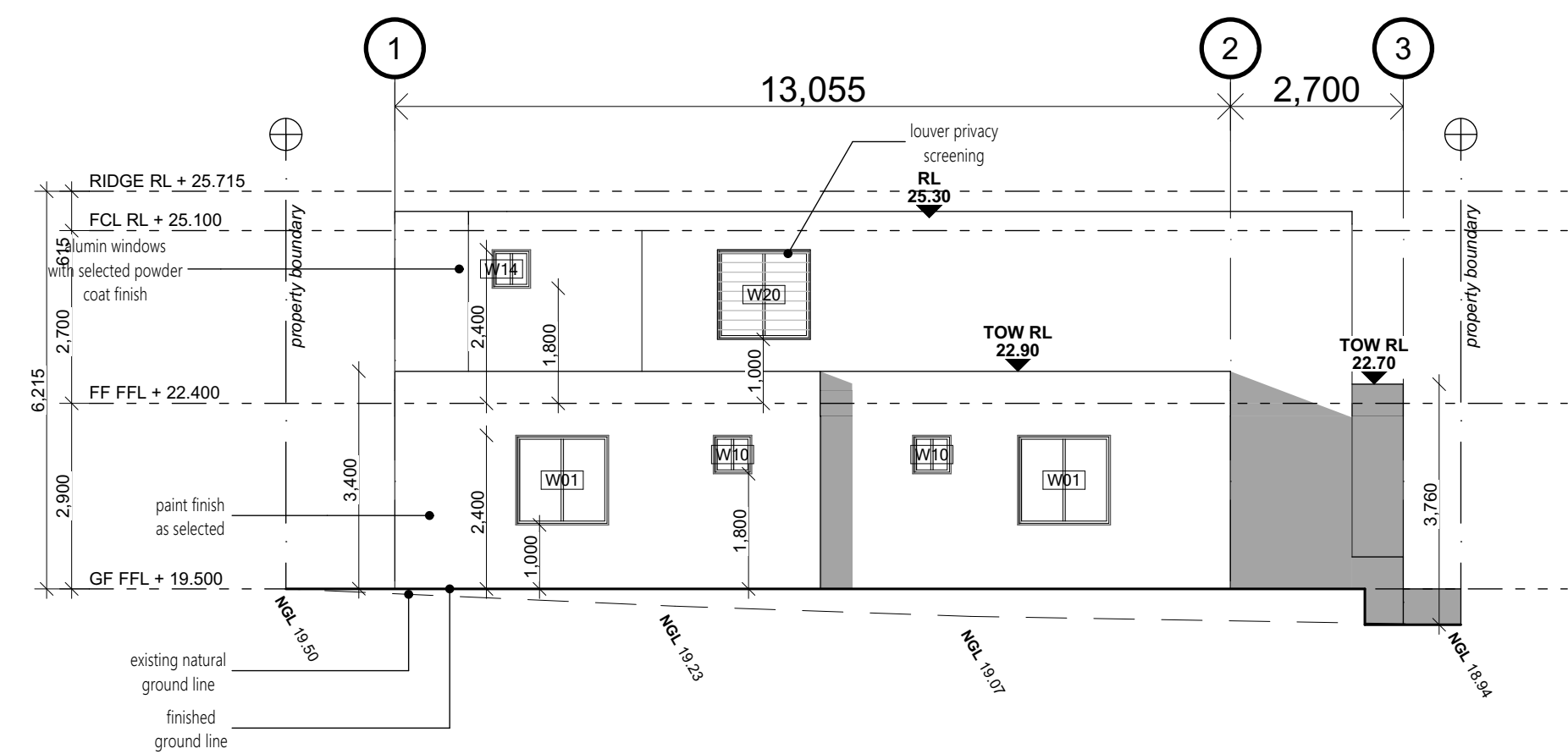




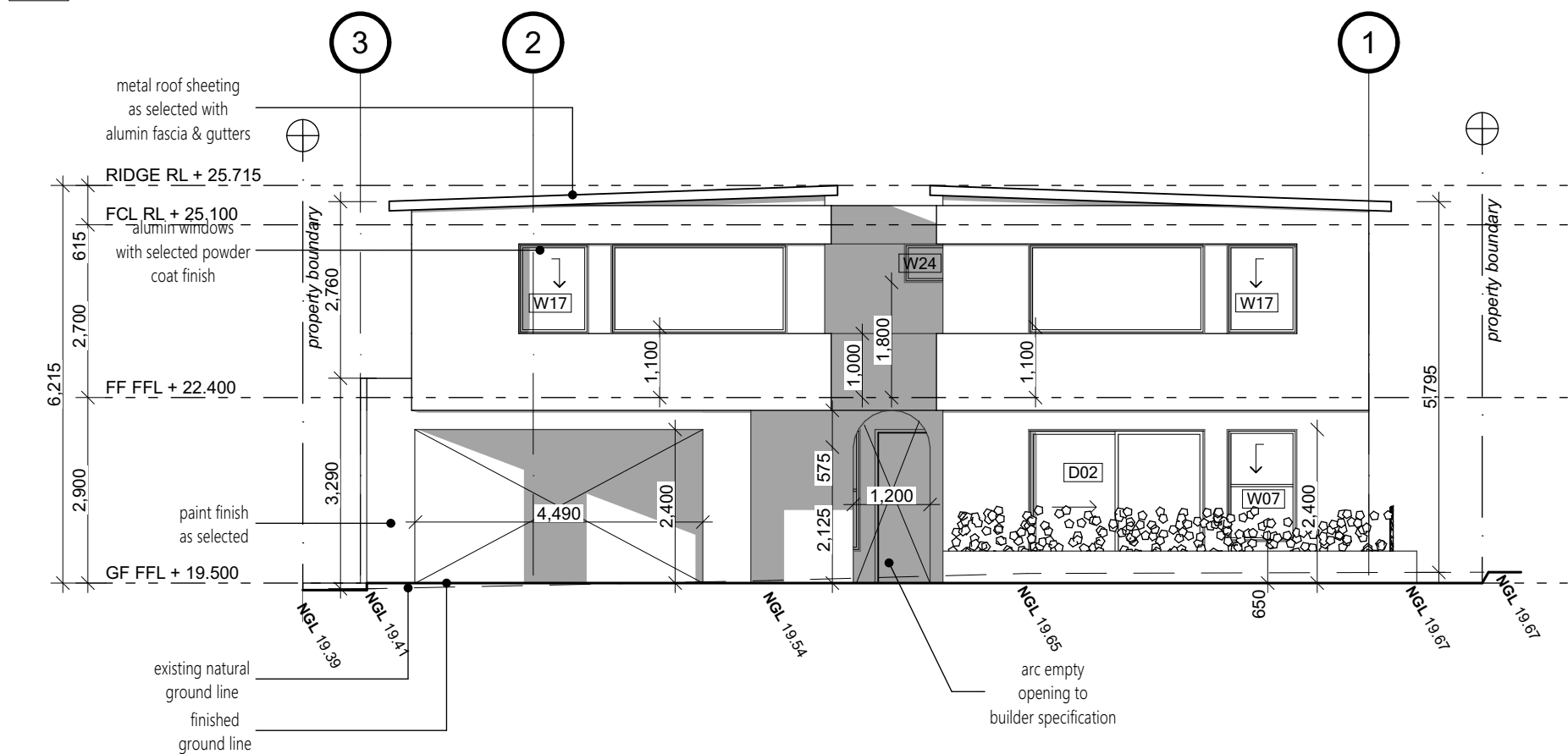
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3 SOUTH ELEVATION
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2 EAST ELEVATION
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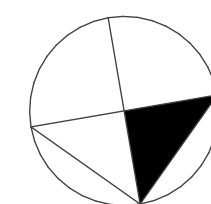
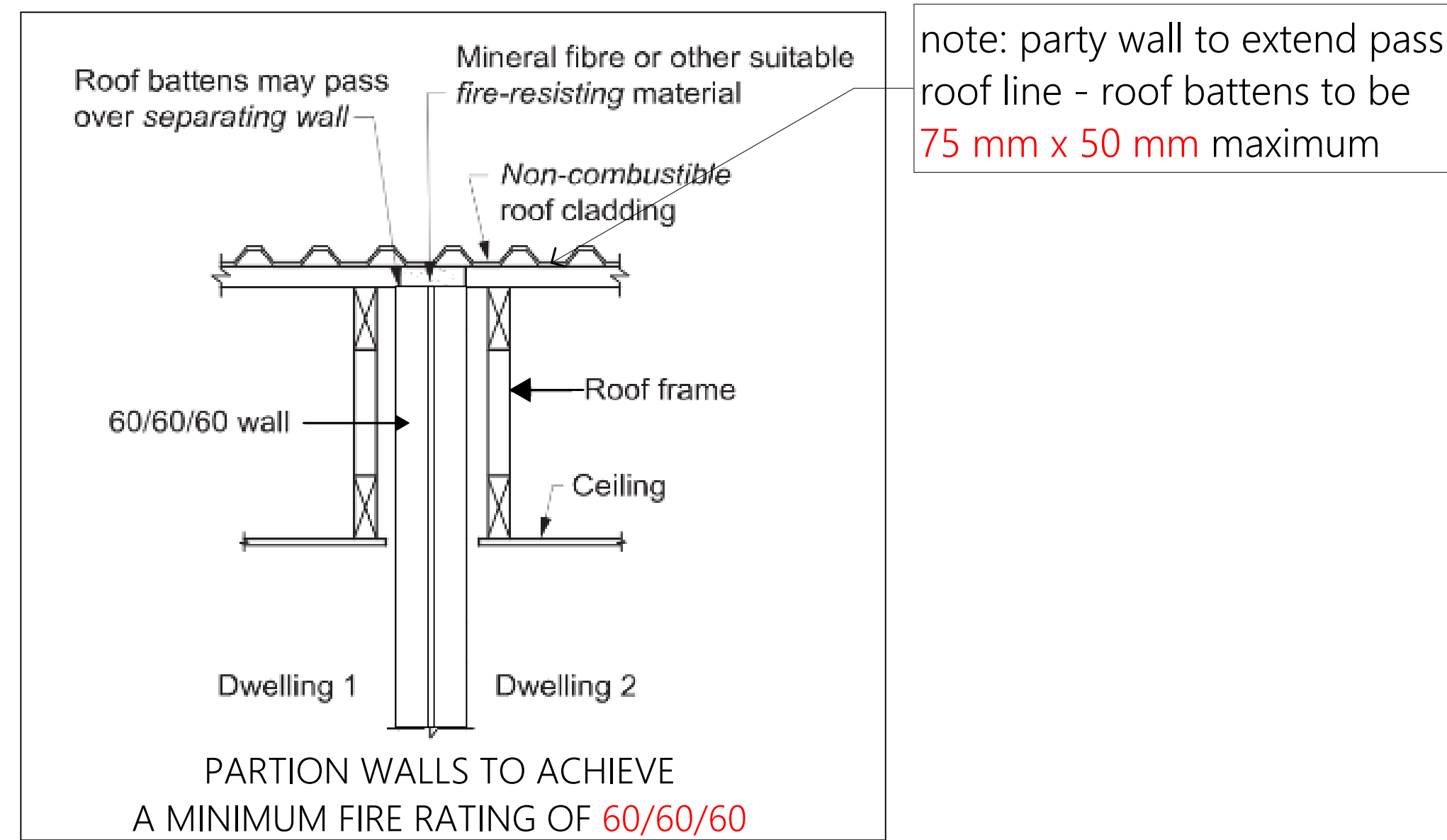


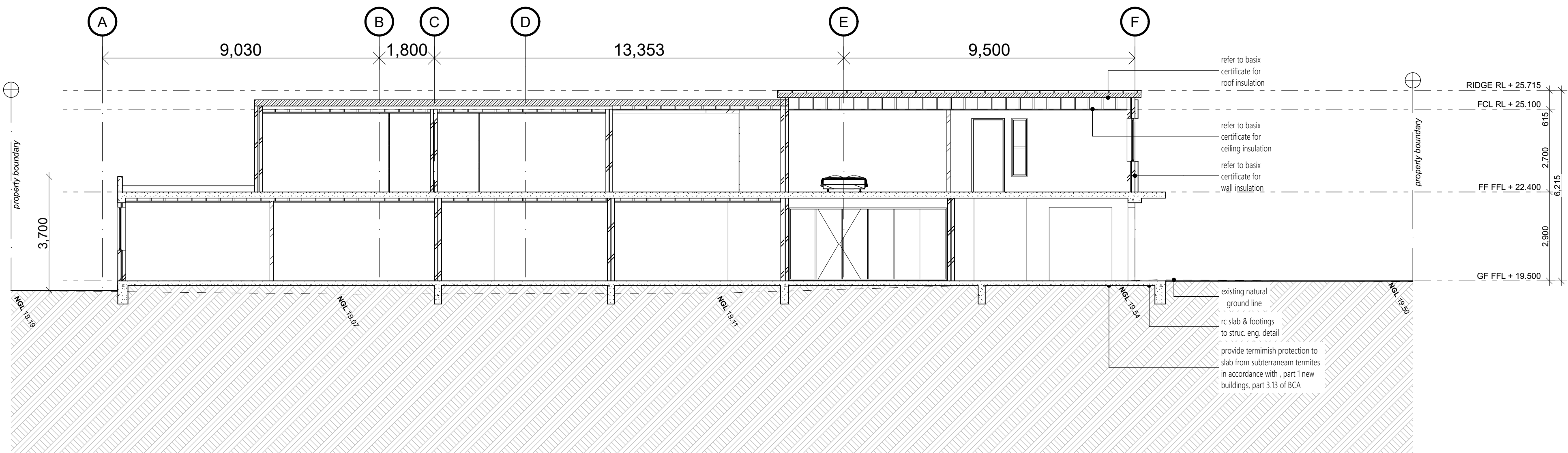
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NOTE: EXTERNAL WALL - (including any column and other building element incorporated therein) or other external building element, where the distance from any fire-source feature to which it is exposed is— **Less than 1.5 m 90/ 90/ 90 (to be achieved from the outside in)**

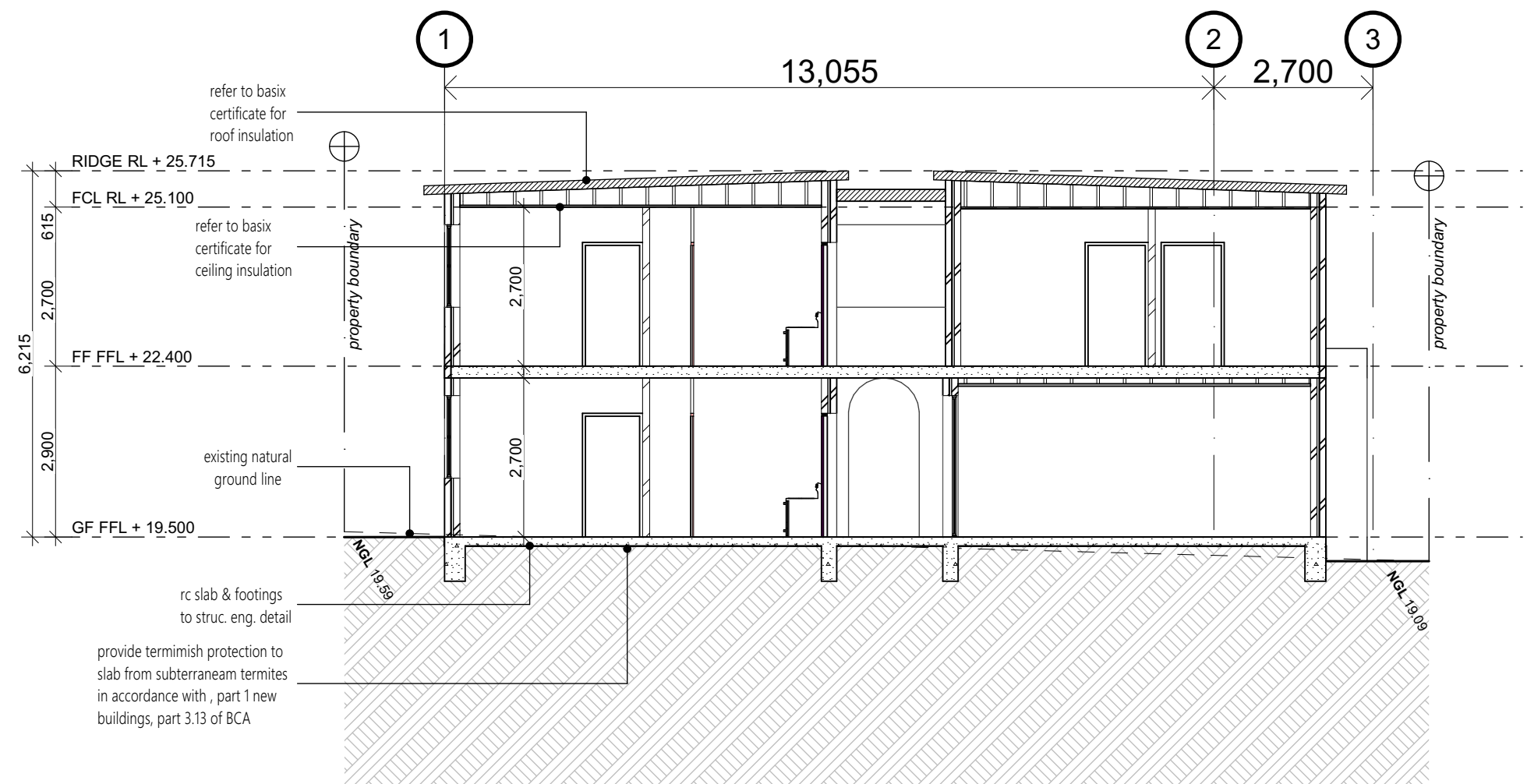
NOTE: FIRE DOORS -
A required fire door must—
(a) comply with AS 1905.1; and
(b) not fail by radiation through any glazed part during the period specified for integrity in the required FRL - **to be confirmed**

NOTE: FIRE SHUTTERS -
C3.2 Protection of openings in external walls
Openings in an external wall that is required to have an **FRL -/120/120**
(a) if the distance between the opening and the fire-source feature to which it is exposed is less than—
(i) 3 m from a side or rear boundary of the allotment; or
(ii) 6 m from the far boundary of a road, river, lake or the like adjoining the allotment, if not located in a storey at or near ground level; or
(iii) 6 m from another building on the allotment that is not Class 10, be protected in accordance with C3.4 and if wall-wetting sprinklers are used, they are located externally; and
(b) if required to be protected under (a), not occupy more than 1/3 of the area of the external wall of the storey in which it is located unless they are in a Class 9b building used as an open spectator stand





1 SECTION A - A
SCALE - 1:100

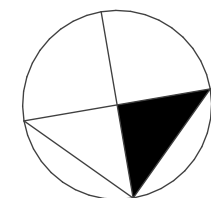
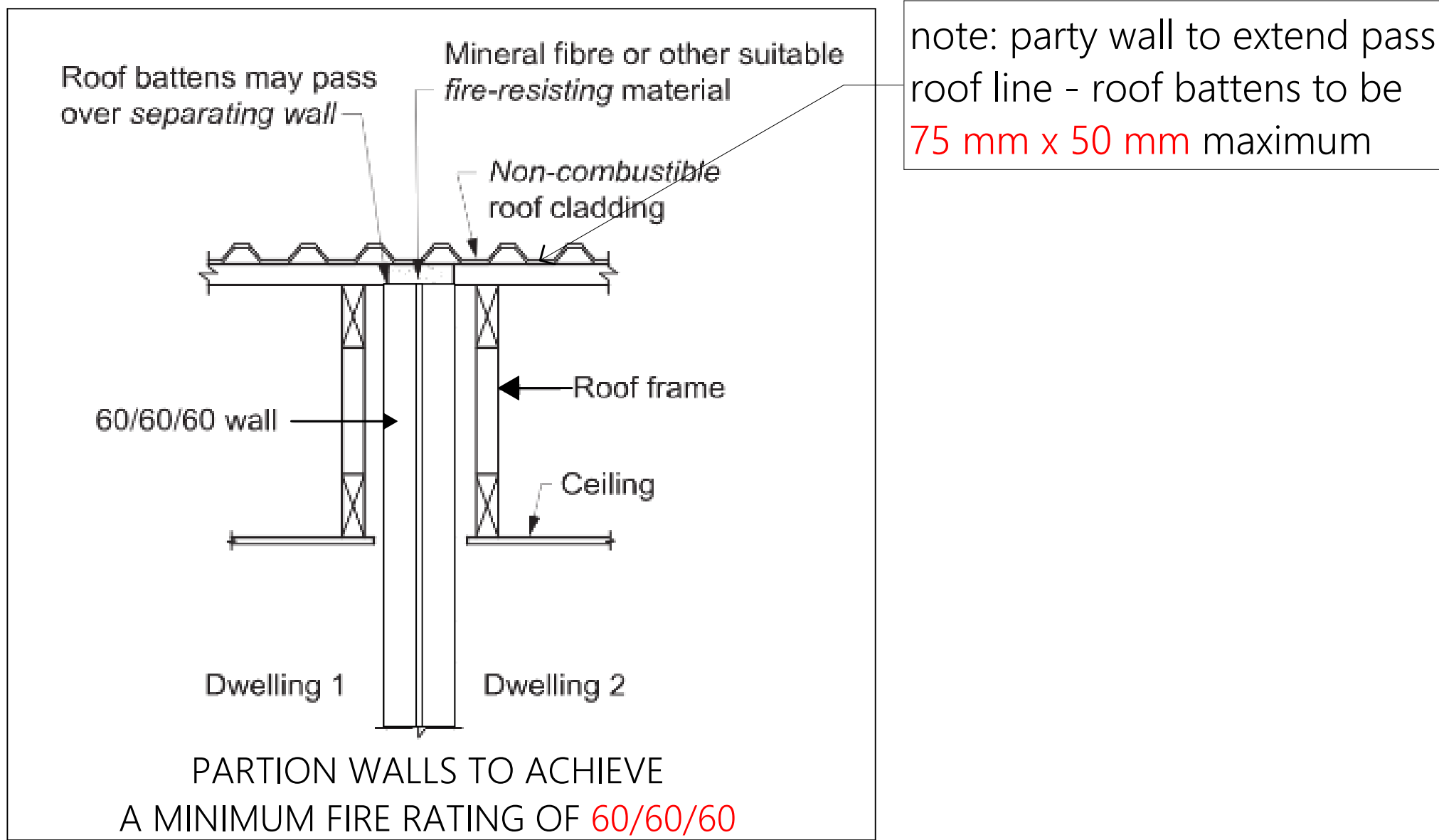


2 SECTION B - B
SCALE - 1:100

NOTE: EXTERNAL WALL -
(including any column and other building element incorporated therein) or other external building element, where the distance from any fire-source feature to which it is exposed is— **Less than 1.5 m 90/ 90/ 90 (to be achieved from the outside in)**

NOTE: FIRE DOORS -
A required fire door must—
(a) comply with AS 1905.1; and
(b) not fail by radiation through any glazed part during the period specified for integrity in the required FRL - **to be confirmed**

NOTE: FIRE SHUTTERS -
C3.2 Protection of openings in external walls
Openings in an external wall that is required to have an **FRL -/120/120**
(a) if the distance between the opening and the fire-source feature to which it is exposed is less than—
(i) 3 m from a side or rear boundary of the allotment; or
(ii) 6 m from the far boundary of a road, river, lake or the like adjoining the allotment, if not located in a storey at or near ground level; or
(iii) 6 m from another building on the allotment that is not Class 10,
be protected in accordance with C3.4 and if wall-wetting sprinklers are used, they are located externally; and
(b) if required to be protected under (a), not occupy more than 1/3 of the area of the external wall of the storey in which it is located unless they are in a Class 9b building used as an open spectator stand



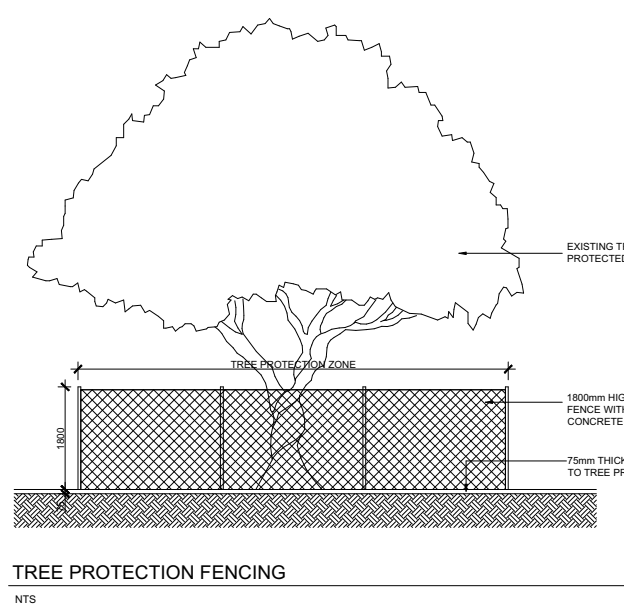
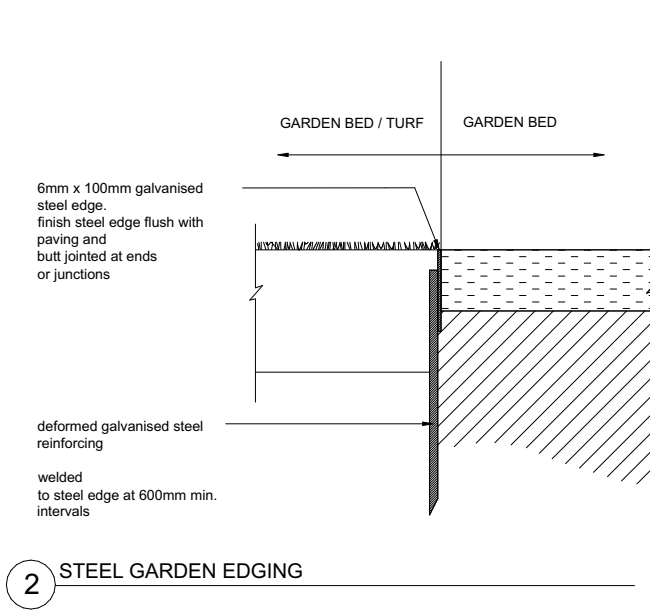
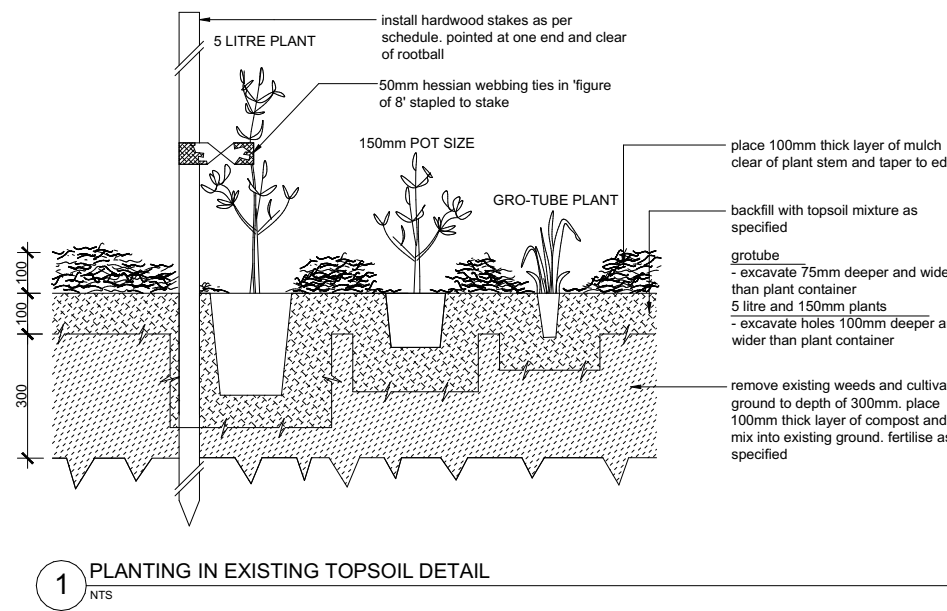




ELAEOCARPUS RETICULATES
(BLUE BERRY ASH) 8m

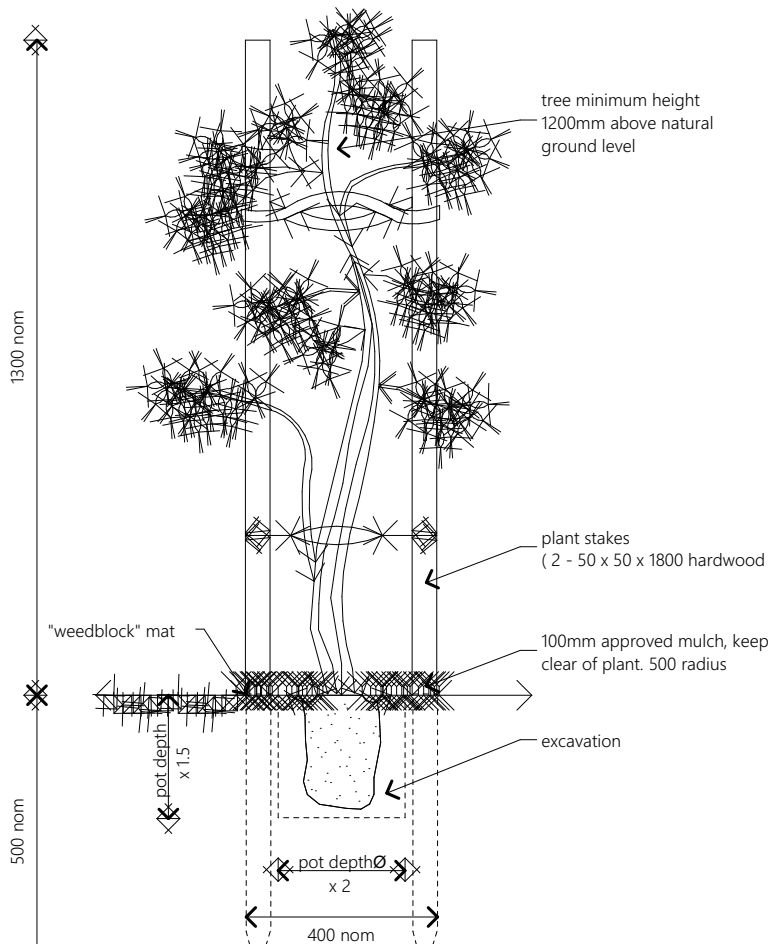
LIRIOPE EVERGREEN GLANT
(GLANT LIRIOPE) 0.5m

SCAEVOLA ALBIDA
(FAN FLOWER)

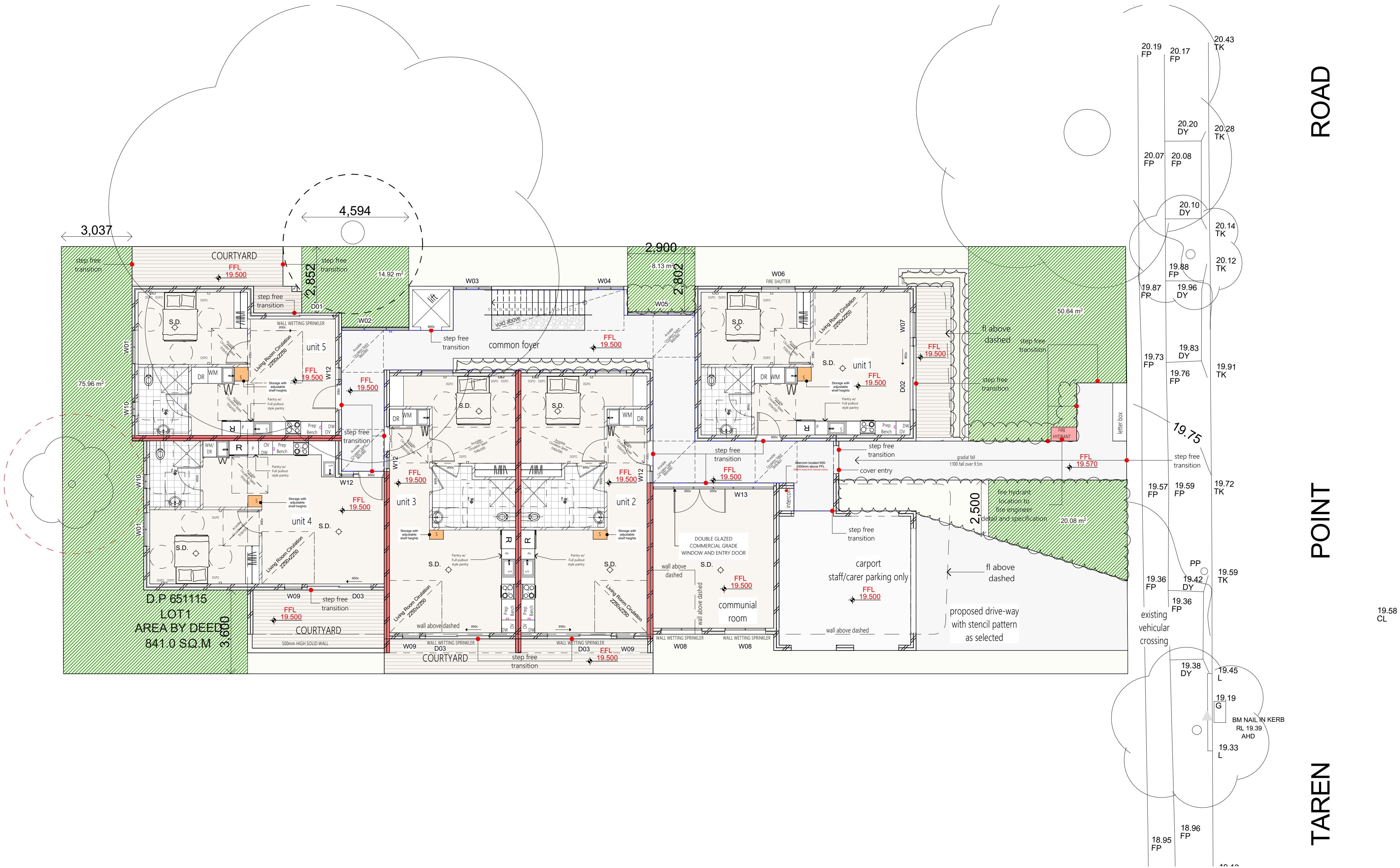


PROTECTION OF EXISTING TREES

Existing trees are to be protected and maintained during the course of construction to AS4790 Protection of Tree on Development Sites. The contractor is to abide by council regulations relating to any trees nominated in DA approval, which will require all on-site trees to be provided with a 1800mm high fully supported chainmesh to minimise disturbance to existing ground conditions within the canopy drip line for the duration of construction works. "Tree Protection Zone" is to be attached to the protective fence.



TREE PLANTING
AND STAKING



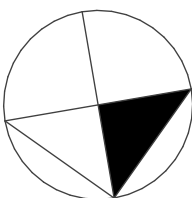
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A	04.05.22	Issue for review
B	06.05.22	Issue for consultants

Scale :	As Shown
Date :	04.05.22
Drawn By :	H.F
Checked By :	M.M
Drawing No.	CDC12

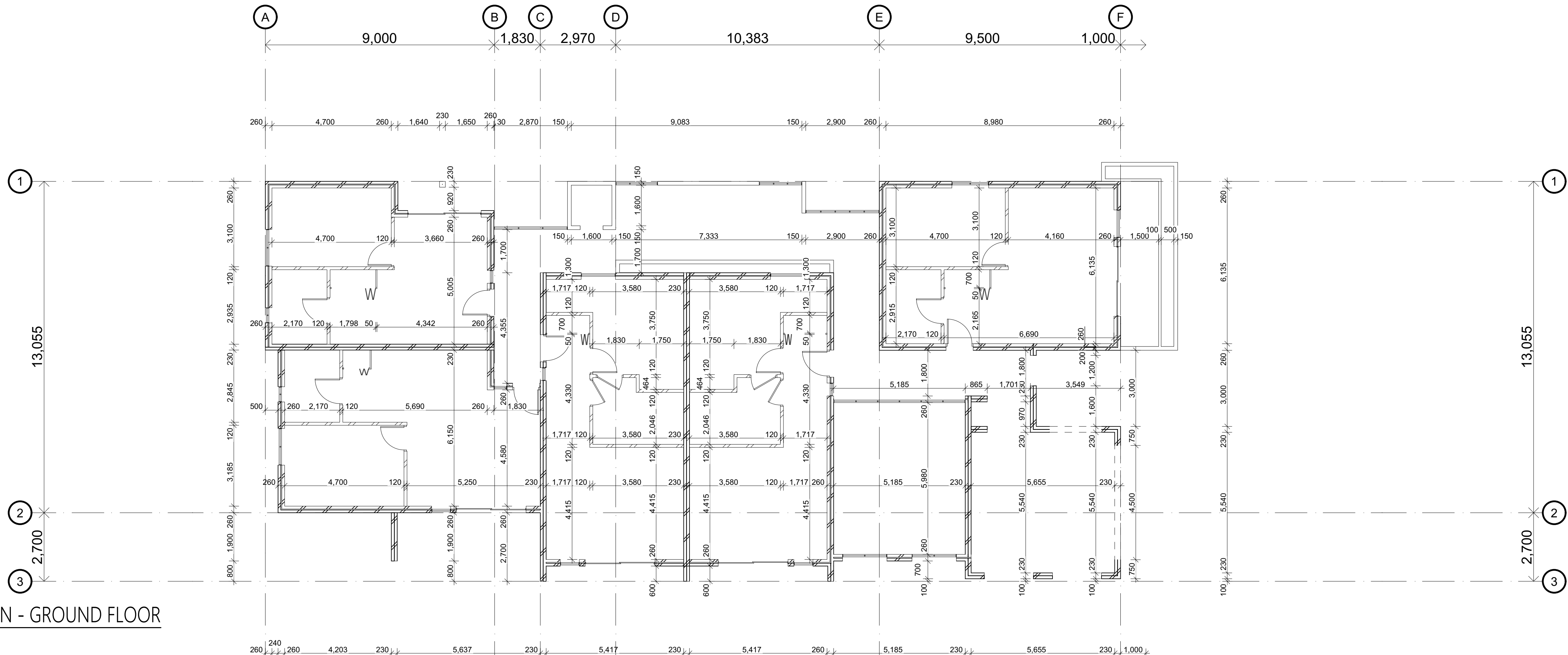
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Lot/Section/Plan no:	1/-/DP651115

Drawing Title :
Landscape
Plan

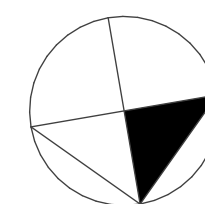
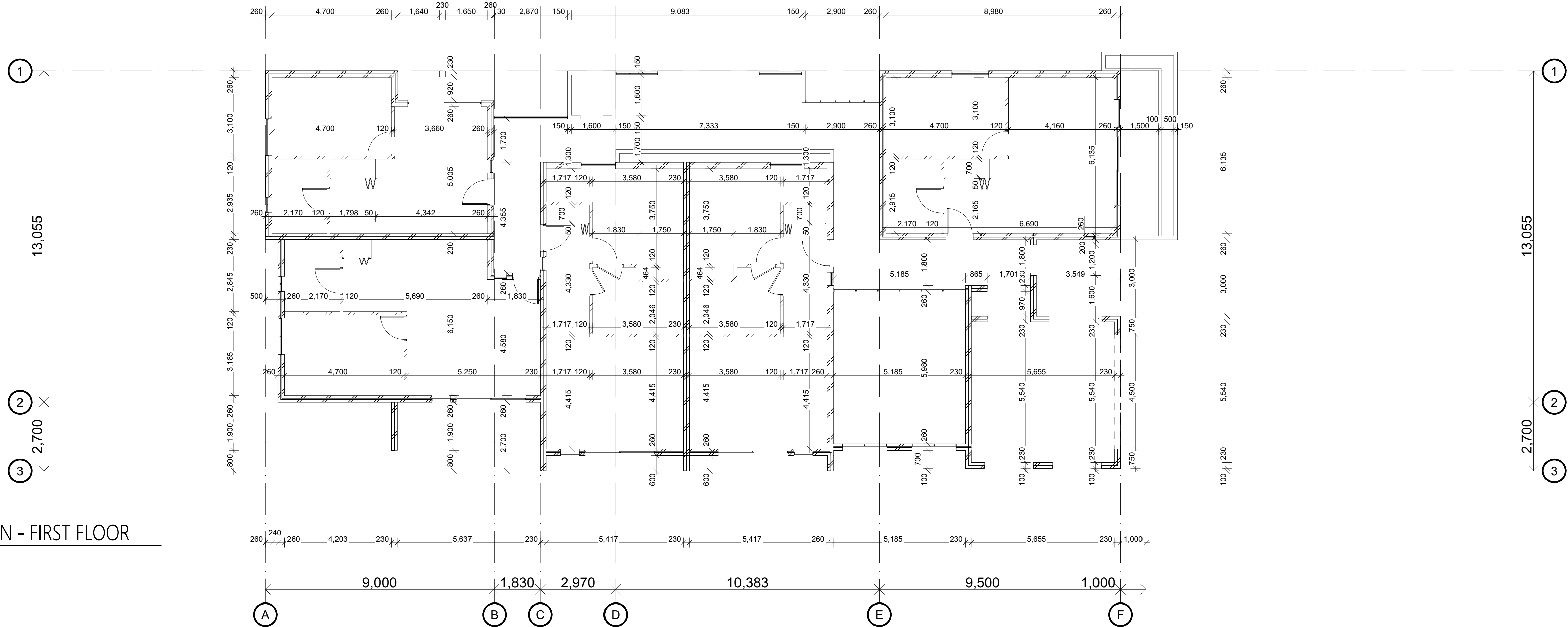
North :



1 WALL SET-OUT PLAN - GROUND FLOOR
SCALE - 1:100



2 WALL SET-OUT PLAN - FIRST FLOOR
SCALE - 1:100



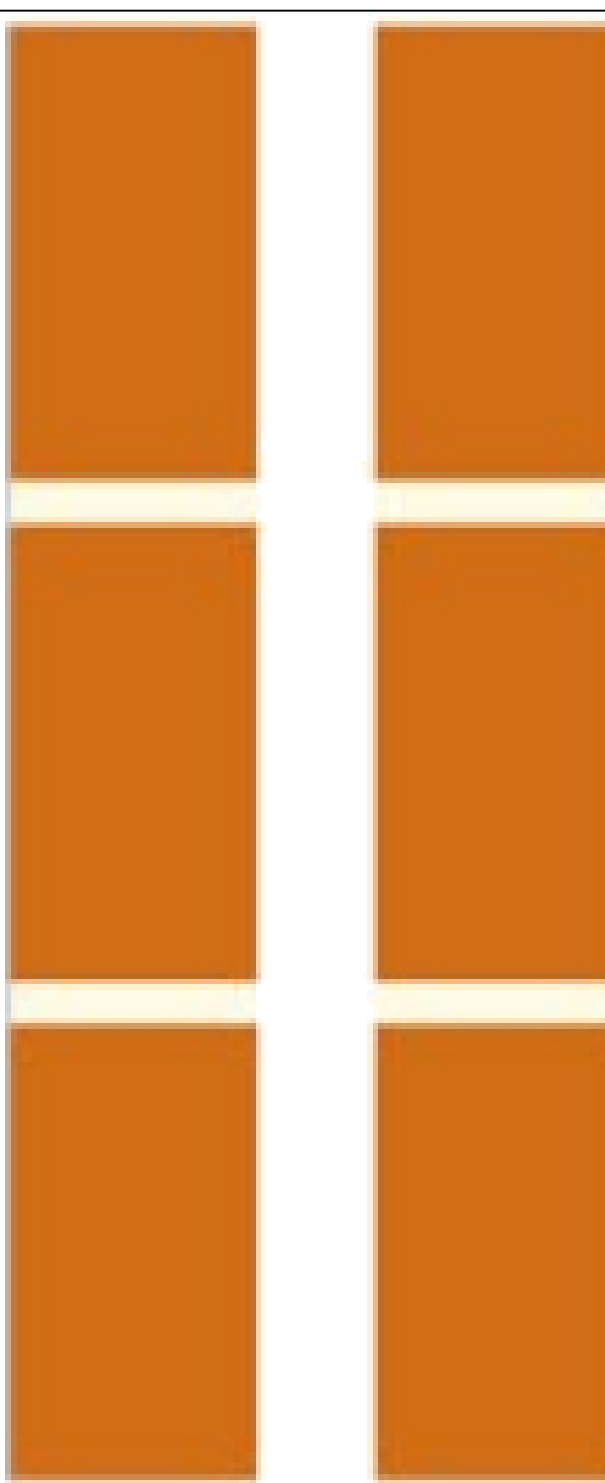
Internal Finishes Details

Kitchen		BRAND	COLOUR
	Bench Top	20mm bench top	to be advised
	Cupboard Door Fronts	Polytec	Porcelain
	Door Furniture	to be advised	timber & painted
	Kickboard	Polytec	Porcelain
	End Panels to Cupboards	Polytec	Porcelain
	Internal Carcass	Polytec	Porcelain
	Splash back	IKEA	Aluminium Window
	Kitchen Sink	IKEA	Black
	Wall Oven	to be advised	to be advised
	Cooktop	to be advised	to be advised
	Rangehood	to be advised	to be advised
	Dishwasher	to be advised	to be advised
Floor Finishes			
	Open living and bedrooms	Ceramic Tile	to be advised
Ceiling Finishes			
	Open living and bedrooms	Plaster	to be advised
Wall Finishes			
	Open living and bedrooms	Plaster	to be advised

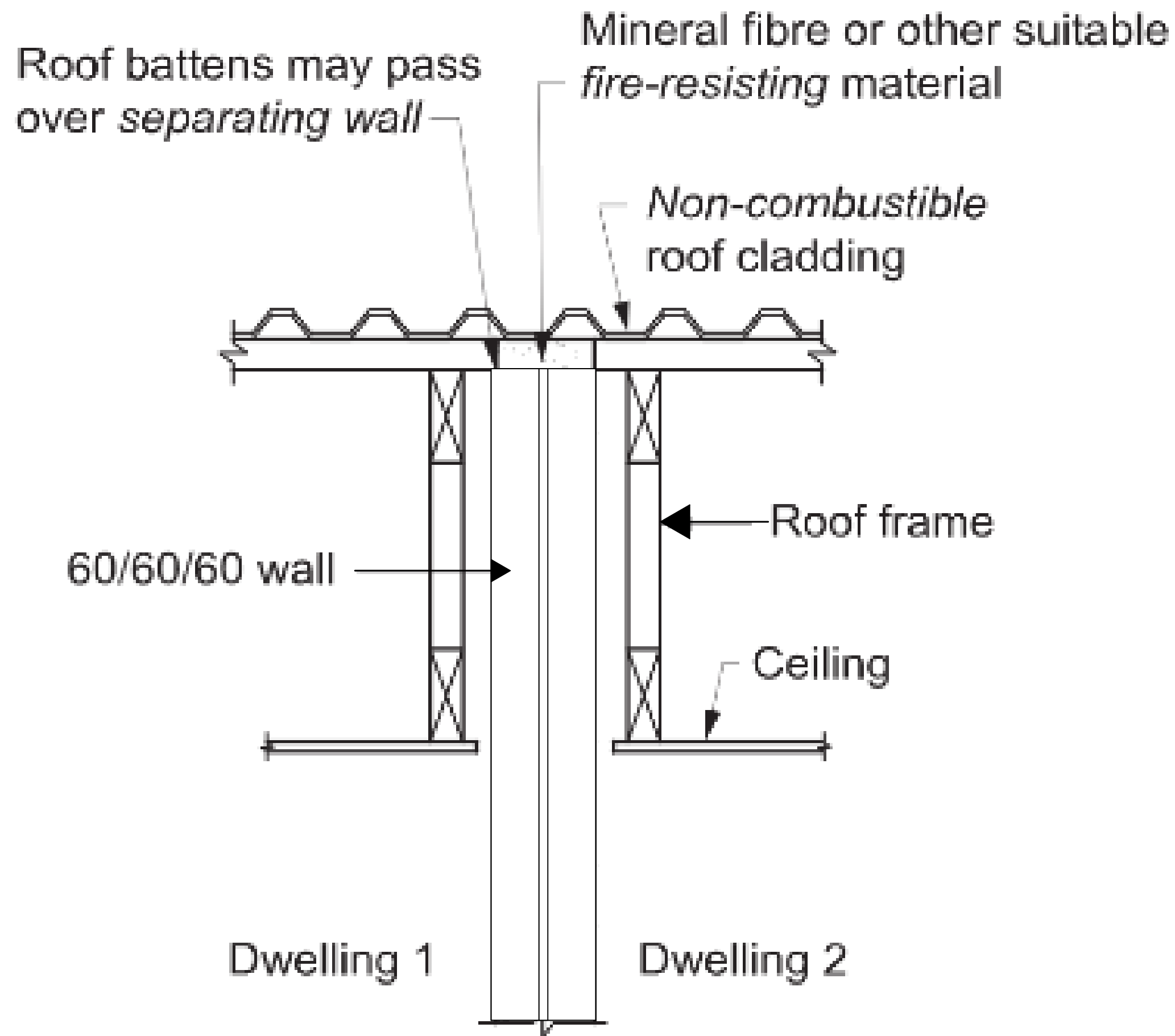
NOTE: INTERNAL FINISHES -
C1.10 Fire hazard properties
(a) The fire hazard properties of the following linings, materials and assemblies in a **Class 2 to 9 building must comply with Specification C1.10:**
(i) Floor linings and floor coverings.
(ii) Wall linings and ceiling linings.

Two leaves of 110 mm clay brick masonry with:

- (a) A cavity not less than 50mm between leaves; and
- (b) 13mm cement render on each outside face.



EXTERNAL WALLS TO ACHIEVE
A MINIMUM FIRE RATING OF 90/90/90
FROM BOTH SIDES



PARTION WALLS TO ACHIEVE
A MINIMUM FIRE RATING OF 60/60/60

NOTE: EXTERNAL WALL - (including any column and other building element incorporated therein) or other external building element, where the distance from any fire-source feature to which it is exposed is— Less than 1.5 m 90/ 90/ 90 (to be achieved from the outside in)

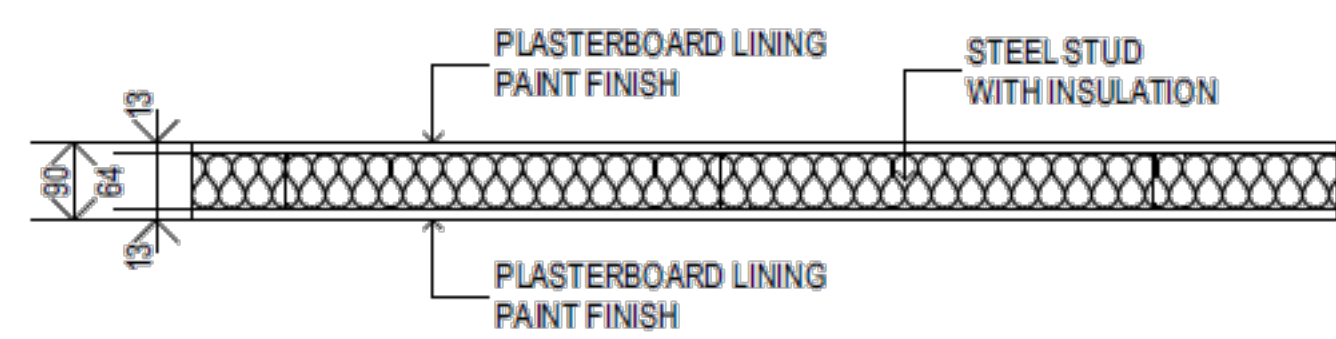
NOTE: FIRE DOORS -
A required fire door must—
(a) comply with AS 1905.1; and
(b) not fail by radiation through any glazed part during the period specified for integrity in the required FRL - to be confirmed

NOTE: FIRE SHUTTERS -
C3.2 Protection of openings in external walls
Openings in an external wall that is required to have an FRL -/120/120
(a) if the distance between the opening and the fire-source feature to which it is exposed is less than—
(i) 3 m from a side or rear boundary of the allotment; or
(ii) 6 m from the far boundary of a road, river, lake or the like adjoining the allotment, if not located in a storey at or near ground level; or
(iii) 6 m from another building on the allotment that is not Class 10, be protected in accordance with C3.4 and if wall-wetting sprinklers are used, they are located externally; and
(b) if required to be protected under (a), not occupy more than 1/3 of the area of the external wall of the storey in which it is located unless they are in a Class 9b building used as an open spectator stand

external waterproofing to meet and exceed the Standard AS4654.2. It is both the builder and the waterproofing contractor’s responsibility to understand and comply with the NCC and Australian Standard. This summary is a guide only.

1. Inspect and check the condition of the substrate before waterproofing:
 - Correct substrate materials installed
 - Movement Joints have been installed correctly
 - Flashings are correctly installed
 - Door sills are correctly installed
 - Plumbing and other penetrations have been correctly installed
 - Falls meet or exceed the Standard
2. Choose a Membrane system suitable for site purpose, incorporating final finishes requirements
3. Apply ‘Bond Breaker’ principle to all fillets, penetrations, vertical and horizontal joints
4. Ensure membrane system extends into drains, overflows, gutters etc. as required.
5. Install falls as required
6. Ensure all upturns and downturns extend to or exceed the Standard
7. Ensure the membrane system is working with the movement and control joints
8. Ensure the membrane system is protected and fully cured
9. Complete a final inspection, plus conduct membrane test
10. Issue a certificate of compliance that the waterproofing has met and exceeded the AS4654.2

note: party wall to extend pass
roof line - roof battens to be
75 mm x 50 mm maximum



TYPE	4B
DESCRIPTION	STUD INTERNAL WALL (DRY + DRY) APARTMENT INTERNAL WALL (SAME UNIT)
CONSTRUCTION	13MM PLASTERBOARD (DRY) 64MM STEEL STUD 13MM PLASTERBOARD (DRY)
FIRE RATING REQUIREMENT	NON FIRE RATED
ACOUSTIC REQUIREMENT	INSULATION REQUIRED IN WALLS 600MM BELOW CEILING ADJACENT WET AREAS
CSR SYSTEM	NOTE: FOR ADAPTABLE APARTMENTS ADDITIONAL NOGGING OR LINING IS REQUIRED TO SUPPORT GRAB RAILS

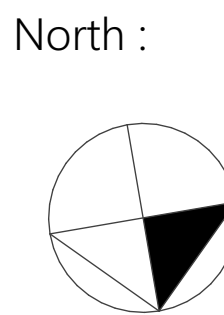
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Date :	04.05.22
Drawn By :	H.F
Checked By :	M.M
Drawing No.	CDC15

Project
288 Taren Point Road Caringbah 2229
Lot/Section/Plan no:
1/-/DP651115

Drawing Title :

Construction
Details





A puddle flange supplied by Reece plumbing that can be installed prior to the concrete pour(Insitu). Ensure the concrete substrate floors have the require relevant cross falls. Take note of a recessed shower substrate .

The puddle flange requires "dishing" by trowelling the concrete around the flange This is highly recommended.

Notch trowel of all wall and floor tiling. No spot fixing allowed TileTX image attached.

Substrate preparation

Concrete substrate at 1:100 fall and 1:80 in shower recess areas

Puddle Flanges to be installed to all floor wastes – Reece product with lid – recessed flush with substrate .

3.14 MEMBRANE TO DRAINAGE CONNECTION

3.14.1 Termination to a drainage flange

For membrane drainage connections in other floors, any one of the following shall apply:

- (a) A drainage flange shall be installed with the waterproofing membrane terminated at/in the drainage flange to provide a waterproof connection.

NOTES:

- 1 For typical membrane termination at drainage outlet, see Figure 3.8.
- 2 Drainage flanges may be set into the floor or fixed to the top surface of the floor substrate or tile bed.

- (b) Where a prefabricated shower tray is used, provision shall be made to drain the tile bed and provide a waterproof connection to the drain.

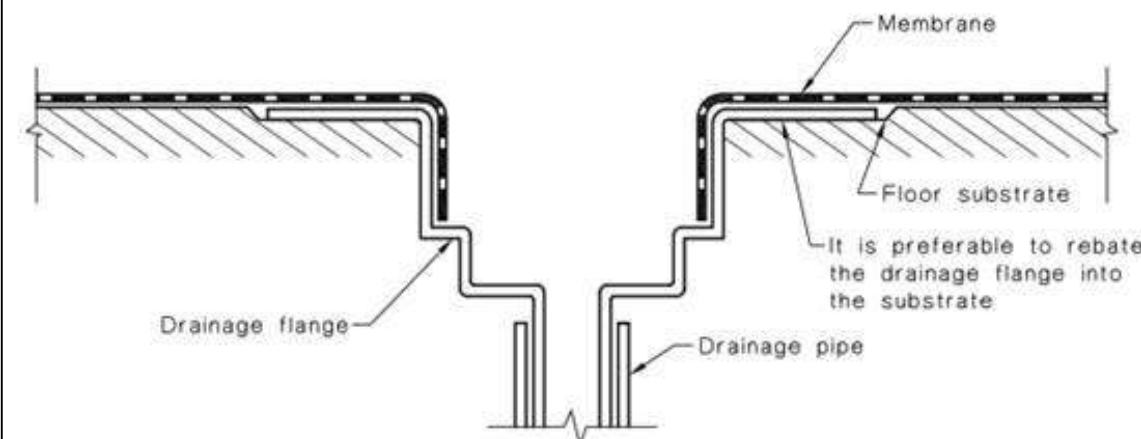


FIGURE 3.8 TYPICAL MEMBRANE TERMINATION AT DRAINAGE FLANGE

Wall penetrations such as Mixer body / spindles to be installed with tap penetration flanges – refer to websites of waterbar and TWS as required by AS 3740 section 3.10.1 – Penetrations

3.10 PENETRATIONS

3.10.1 Shower areas

Penetrations for taps, shower nozzles, recessed soap holders and similar fixtures shall be waterproofed by sealing with proprietary flange systems or a sealant. When sealing the tap body to the wall, allowance shall be made for the servicing of tap washers or ceramic disks without damaging the seal.

NOTE: Typical detail for recessed soap holders is shown in Figure 3.4.

For mixer taps, drainage shall be allowed at the base of the cover plate.

Any penetrations of mechanical fixings or fastenings through surface materials shall be waterproofed.

Vanity and toilet pipes should be upturned with a fillet junction at the base. The membrane upturned above the finished floor tile level .

Water stop angles – protrude past the floor tile level by5mm in shower areas.

Wall lining/Sheeting

Villaboard sheeting ONLY . No gypsum board
Screws fixed at 200mm spacing vertically and 450mm horizontally
Screws are to be countersunk and sealant applied.

2

No plaster setting to junctions
6mm junctions to all perimeter including ceiling , wall and floor junctions .Builder to seek clarity from the product manufacturer i.e. size of fillets requires
6mm Junctions to be caulked with manufacturer recommending sealant that is compatible with the primer and membrane

Membrane application

Contractor details and licence number
Product specifications – primer, membrane and sealants . provide MSDS Confirm AS 4858 compliant
Dry film testing to be in accordance with manufacturers specifications – external contractor and log sheet required . Example attached
Perimeter upturns are to be 220mm above the concrete substrate
1800mm minimum in shower areas
Fillets to be 15mm x 15mm as per section 3.13.7 referenced below

3.13.7 Bond breaker installation for bonded membranes

Bond breakers shall be included at all wall/floor, hob/wall junctions and at movement joints where the membrane is bonded to the substrate. Bond breakers shall be of the type compatible with the flexibility class of the membrane to be used.

27

AS 3740—2010

TABLE 3.2
APPROPRIATE BOND BREAKER

Membrane class	Elongation at break	Minimum bond breaker/tape width to bridge joints opening up by 5 mm
I	<60%	75 mm with backing rod
II	60% to 300%	35 mm
III	>300%	12 mm

NOTES:

- 1 Bond breakers for Class I membranes (low extensibility) allow the membrane to flex rather than stretch.
- 2 Bond breakers for Class II membranes (medium extensibility) allow the membrane to stretch. If a tape is used as a bond breaker, either the membrane will not bond to the tape or the tape will have elastic properties similar to the membrane; for example, for a Class II membrane, a 35 mm wide bond breaker/tape should be applied over a joint to accommodate the joint opening up by up to 5 mm.
- 3 Bond breakers for Class III membranes (high extensibility) allow the membrane to have even thickness.

11

AS 4654.2—2012

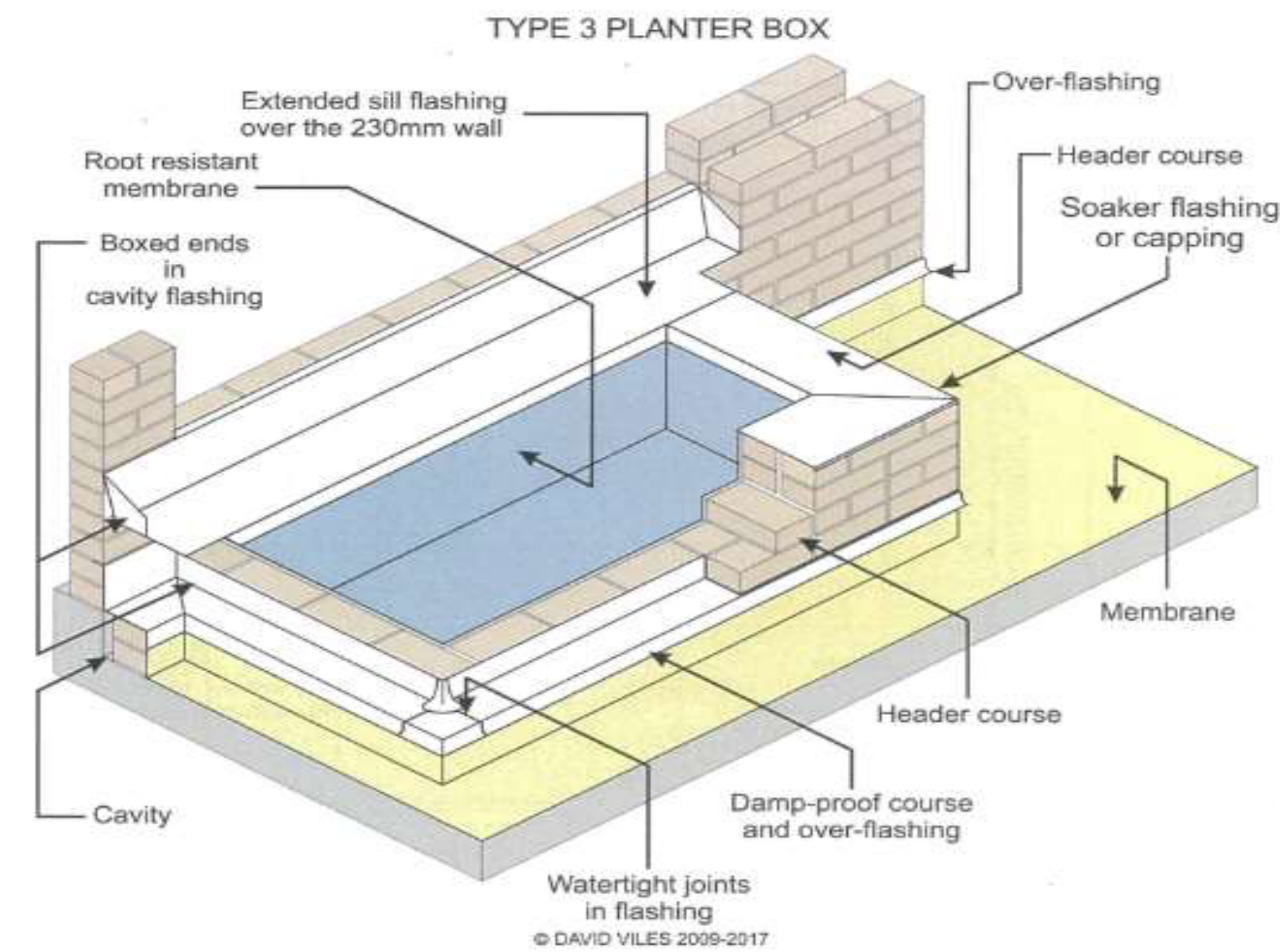
2.7 FILLETS

Fillets shall be used when a membrane changes from a horizontal to vertical or vertical to vertical plane.

NOTE: The cove should be dimensioned as a 40 mm × 40 mm fillet/cove for 'sheet' membranes and a 15 mm × 15 mm fillet/bond breaker for 'liquid' membranes.

Shower area to be screeded with a 15mm recess lower then remaining bathroom floor . Cross fall to be 1:80 to the floor waste in shower recess area
Notch trowel to all wall and floors
No spot fixing of tiles.

- Fillets are generally of what material ? Sealant/silicone bead? –
- The safety overflow pipe, is that mandatory? I have hardly seen any installed. I am assuming every floor waste requires this detail?
-
- Protection board - is corflute satisfactory ? It shows a sealant junction – optional. You can't have that with coreflute ,
- Im assuming "should be" is not mandatory for external waterproof of walls –
"shall" is mandatory "should" is suggestive in Aust Standards .
- Membrane 100 mm above soil level – that detail shows the membrane as continuous above up to the top if the sill
- A metal flashing is required for junctions between planter box and an external wall

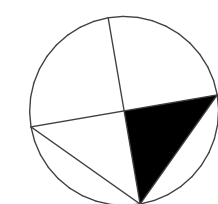
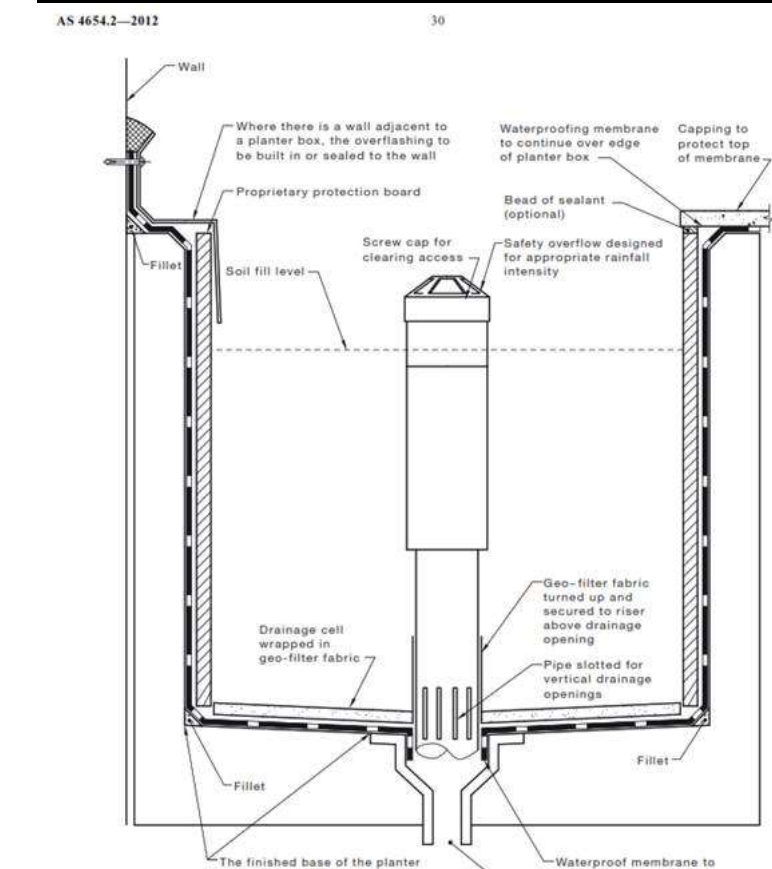


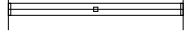
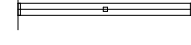
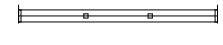
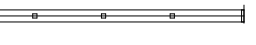
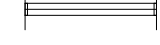
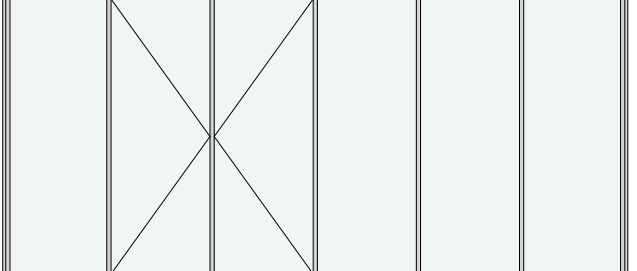
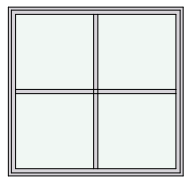
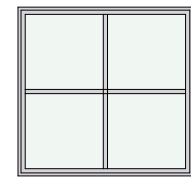
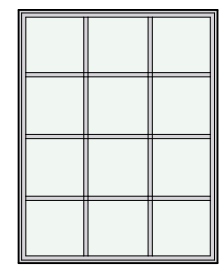
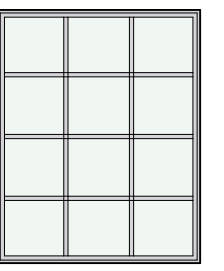
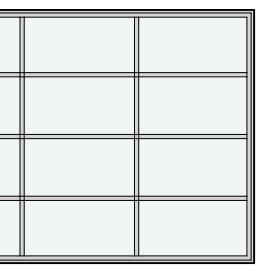
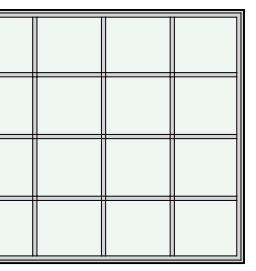
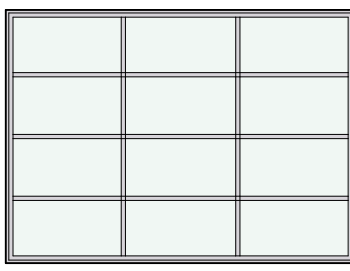
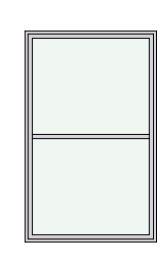
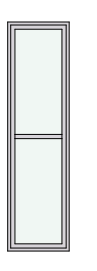
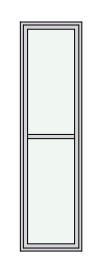
- If it's freestanding planterbox , just a capping is required
Always with fall

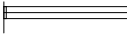
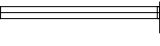
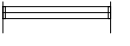
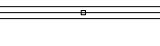
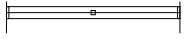
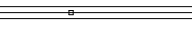
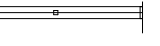
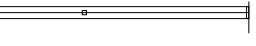
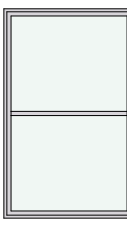
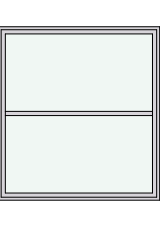
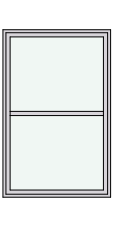
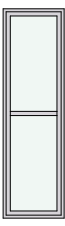
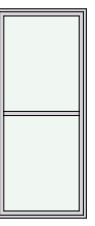
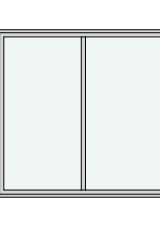
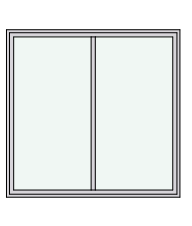
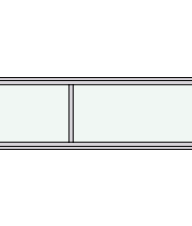
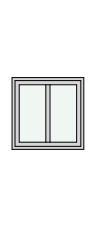
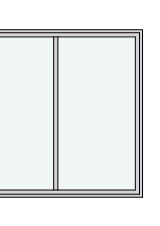
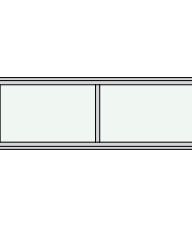
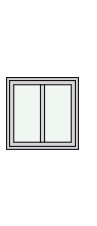
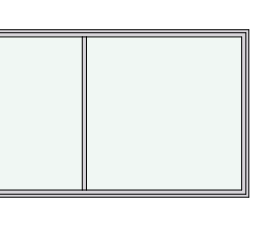
The first detail is from AS4654.2, which surprisingly most builders are not aware of. Noting The AS requires:

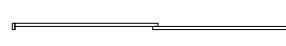
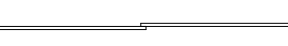
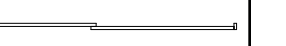
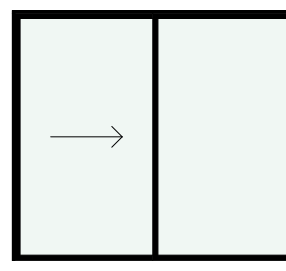
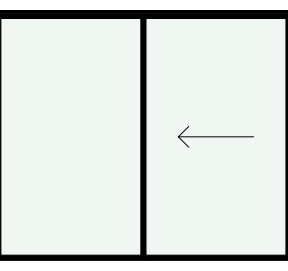
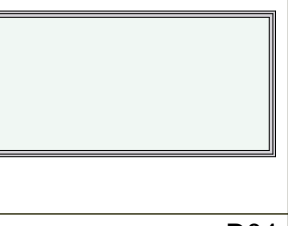
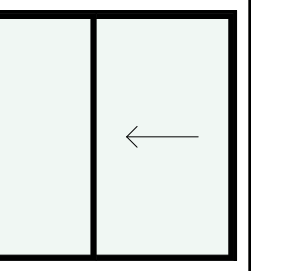
Falls to the base of the planter.
Membrane to be 100mm above soil level.
Have a suitable overflow.
Protection boards installed over the membrane.
External walls 'should be waterproofed' or acrylic render to avoid moisture ingress.
Tops of planter walls should have fall inwards for water run off.

Typical detail below:

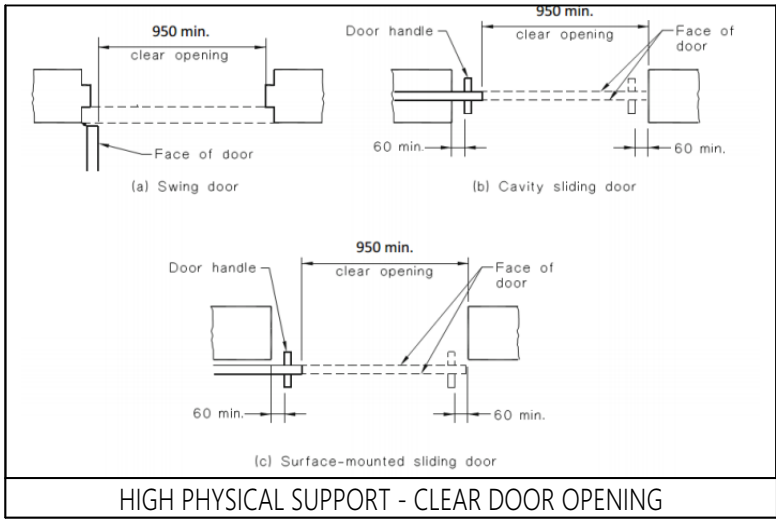
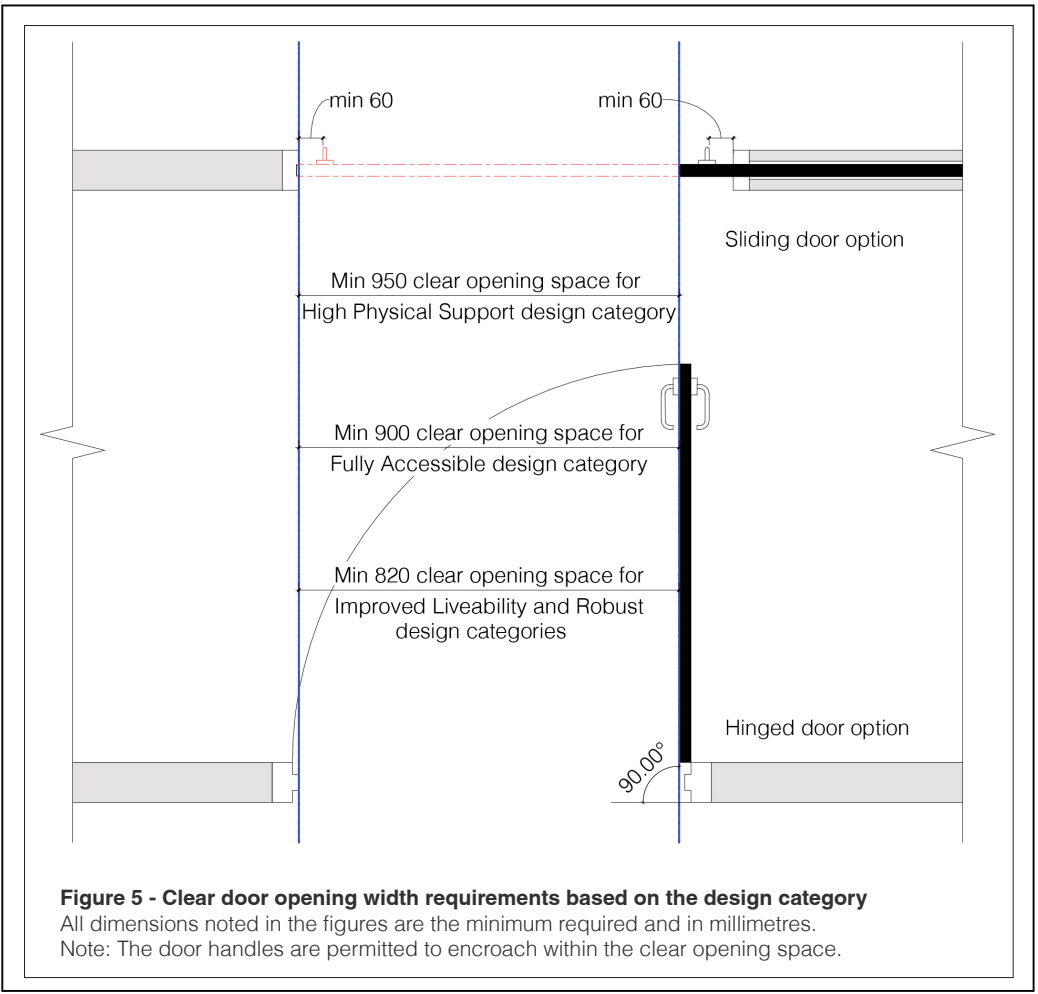


Window List											
Window type	Fixed glazing / Swing Doors	Fixed Window	Fixed Window	Fixed Window	Fixed Window	Fixed Window	Fixed Window	Fixed Window	Single Hung Window	Single Hung Window	Single Hung Window
Quantity	1	1	1	1	1	1	1	1	1	1	1
W x H Size	5,185×2,400	1,450×1,400	1,450×1,400	1,650×2,100	1,683×2,100	2,900×2,100	2,900×2,100	2,900×2,100	1,090×1,750	510×1,900	510×1,900
Window sill hei...	0	1,000	1,000	300	300	300	300	300	650	500	500
2D Symbol	 DOUBLE GLAZED COMMERCIAL WINDOW/DOOR	 WALL WETTING SPRINKLER TO BE PROVIDED	 WALL WETTING SPRINKLER TO BE PROVIDED								
3D Front View											
Element ID	W13	W06	W16	W03	W04	W02	W05	W15	W07	W12	W23

Window type	Single Hung Window	Single Hung Window	Single Hung Window	Single Hung Window	Single Hung Window	Sliding Window	Sliding Window	Sliding Window	Sliding Window	Sliding Window	Sliding Window	Sliding Window	Sliding Window
Quantity	2	2	2	3	3	1	1	1	1	2	2	2	3
W x H Size	1,090×1,400	1,350×1,450	900×1,400	510×1,750	750×1,750	1,450×1,400	1,450×1,400	2,170×600	600×600	1,450×1,400	1,750×600	600×600	2,750×1,400
Window sill hei...	650	1,000	1,000	500	650	1,000	1,000	1,800	1,800	1,000	1,800	1,800	1,000
2D Symbol											 WALL WETTING SPRINKLER TO BE PROVIDED		 WALL WETTING SPRINKLER TO BE PROVIDED
3D Front View											 WALL WETTING SPRINKLER TO BE PROVIDED		 WALL WETTING SPRINKLER TO BE PROVIDED
Element ID	W17	W11	W22	W12	W09	W18	W20	W24	W14	W01	W08	W10	W19

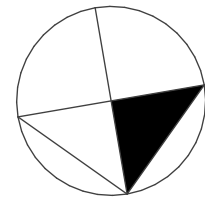
Door Name	Sliding door Multi-pa...	Sliding door Multi-panels	Awning Window	Sliding door Multi-pa...
Quantity	1	1	1	3
W x H Size	2,750×2,400	2,890×2,400	2,750×1,400	2,750×2,400
Door sill height	0	0	1,000	0
Door head height	2,400	2,400		2,400
2D Symbol				
3D Front View			 D04	
Element ID	D02	D01		D03

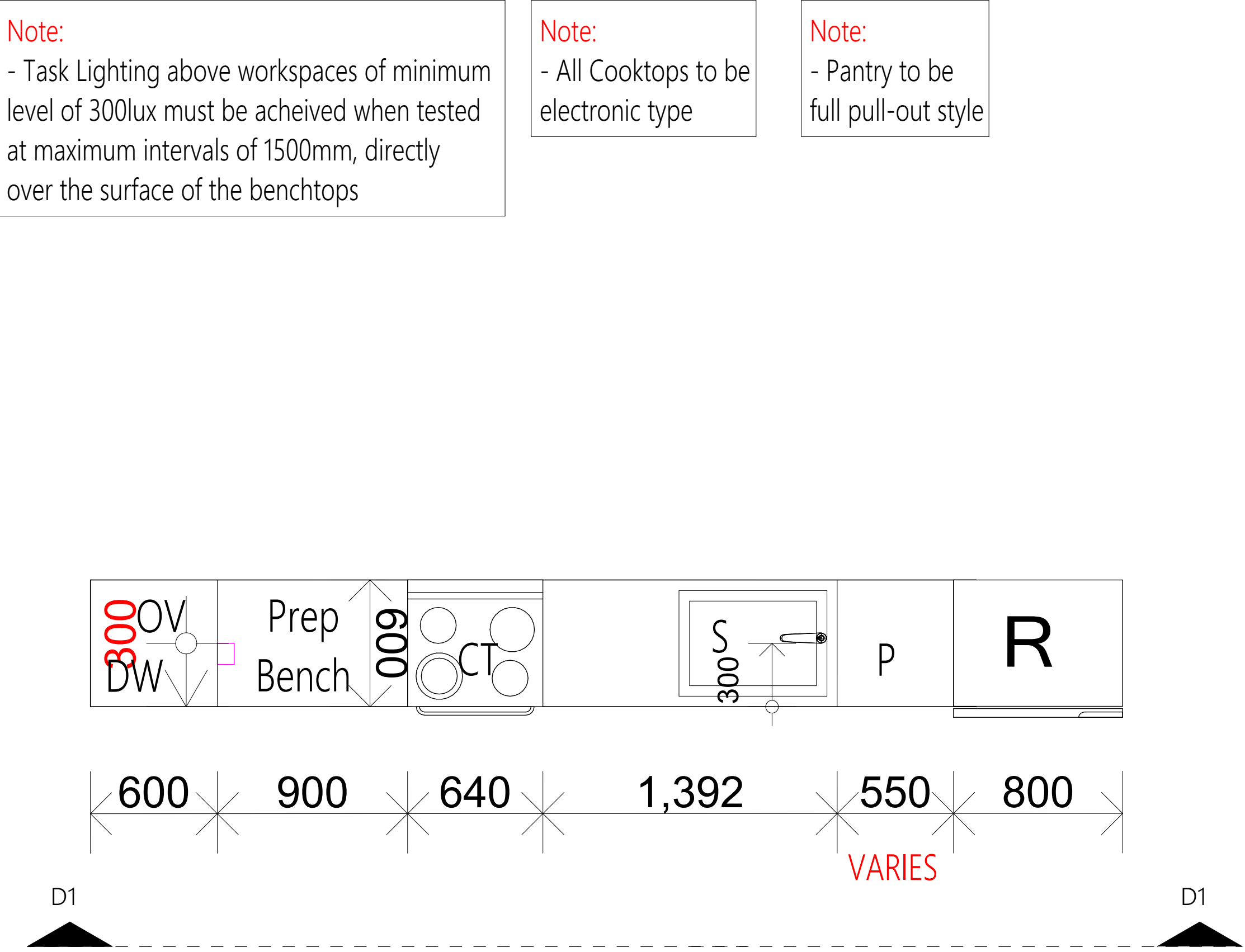
LIFT OFF HINGES TO
BATHROOM DOORS
Clause 3.8.3.3
Construction of sanitary
compartments



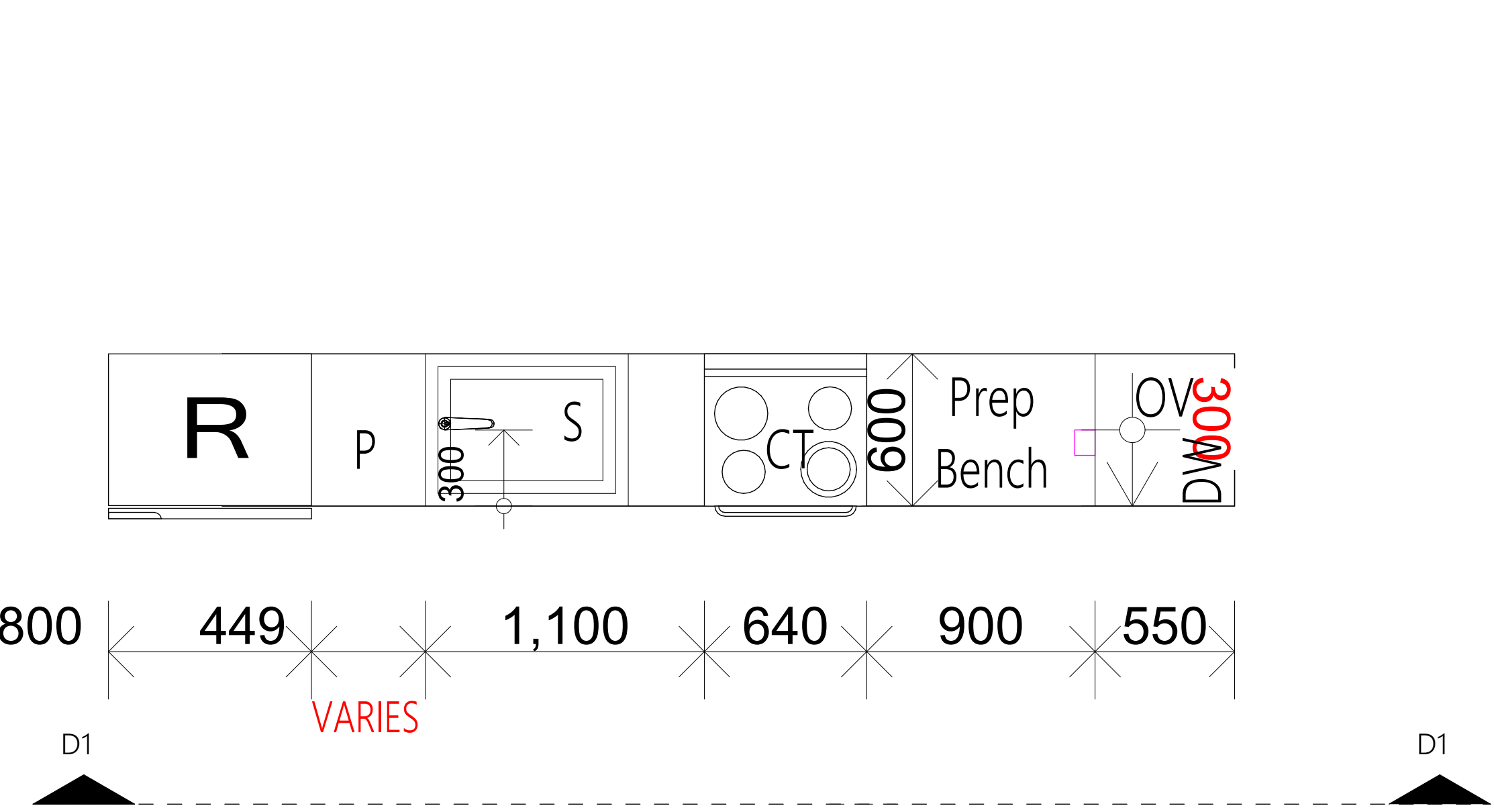
NOTE: ALL HIGH PHYSICAL
SUPPORT UNITS TO HAVE A
MINIMUM 950MM CLEAR OPENING

NOTE: ALL ROBUST UNITS TO HAVE A
MINIMUM 820MM CLEAR OPENING

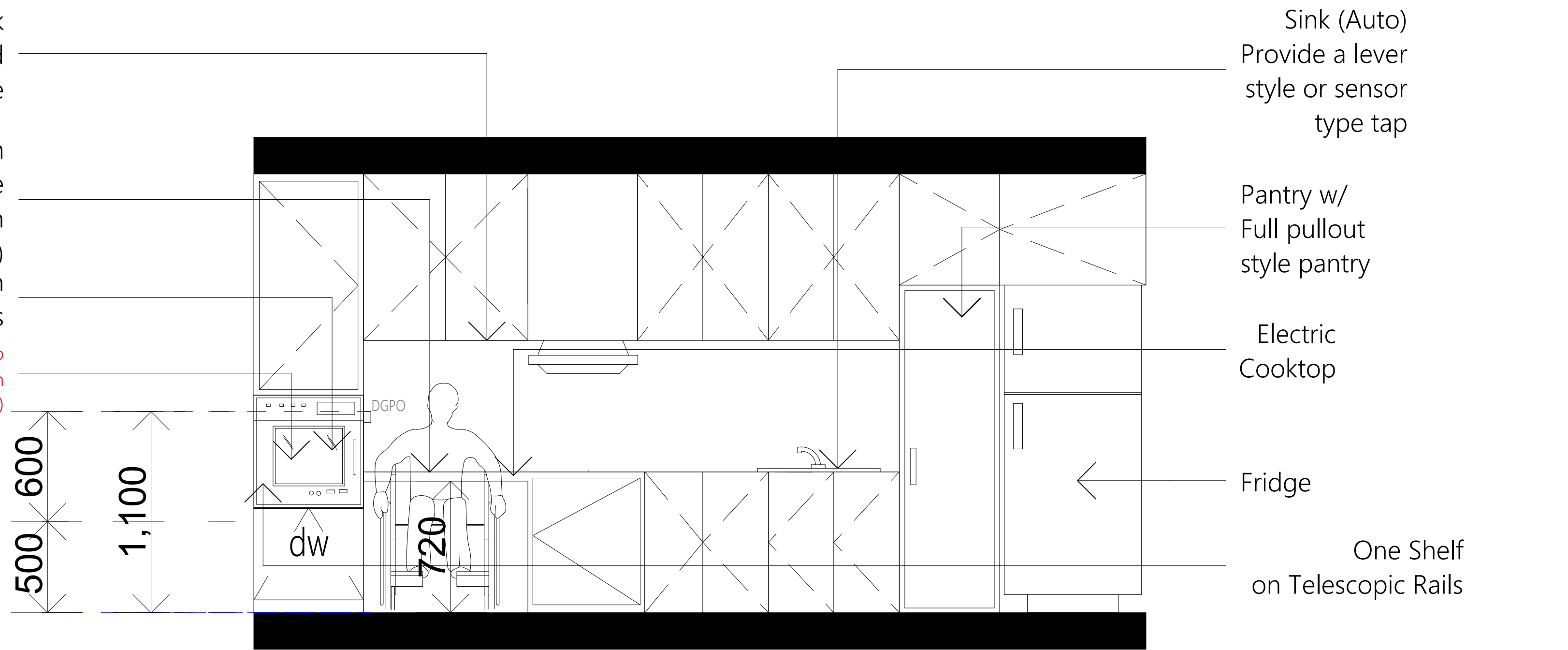




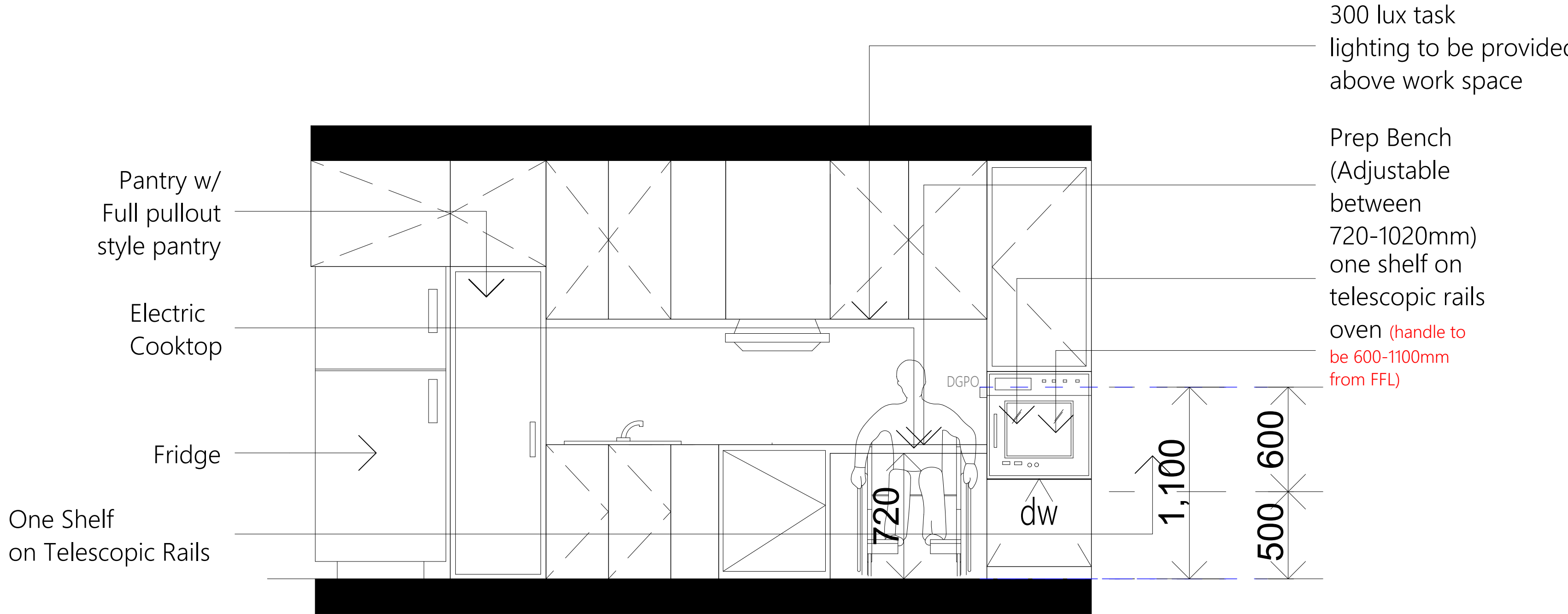
1 Accesble Kitchen Plan Layout - unit 1,5,6
Scale: 1:20



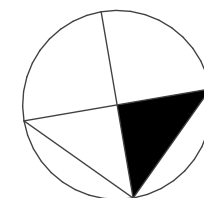
1 Accesble Kitchen Plan Layout - unit 2 & 3
Scale: 1:20



2 Accesble Kitchen - Detail 01
Scale: 1:20



2 Accesble Kitchen - Detail 01
Scale: 1:20



Note:

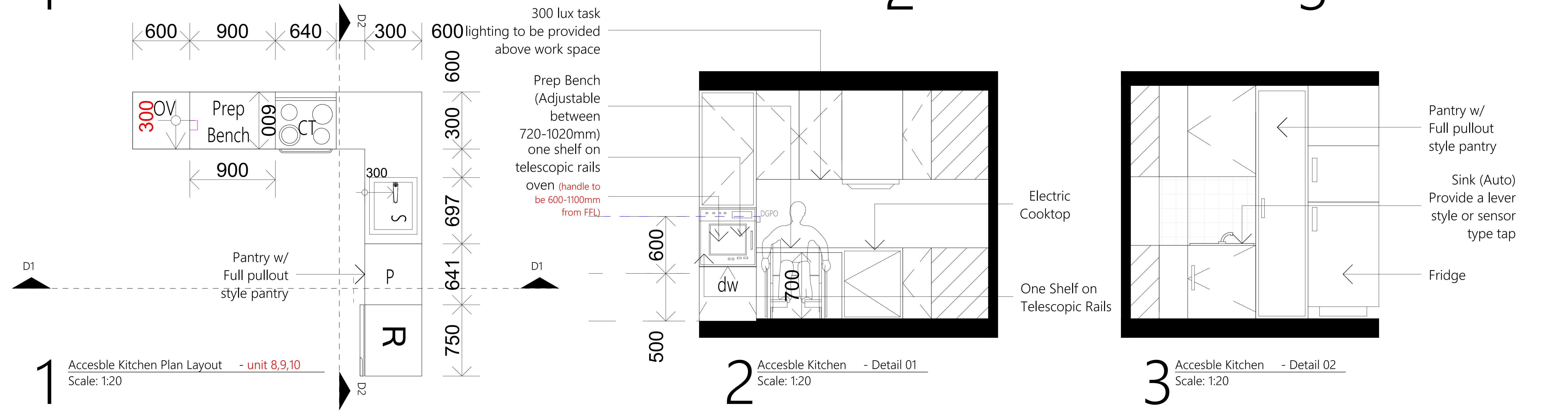
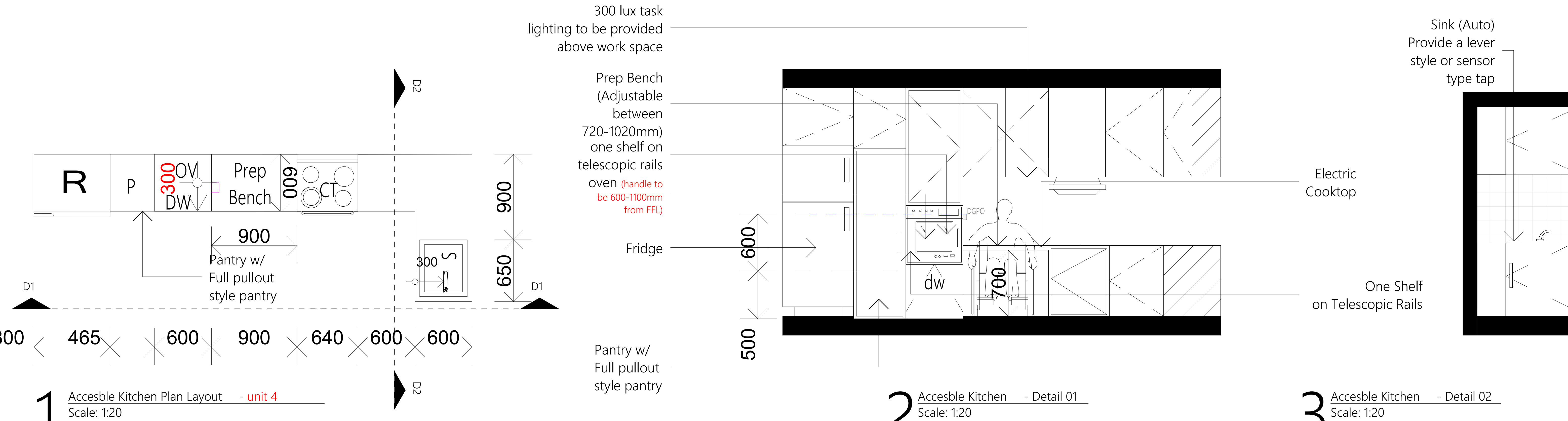
- Task Lighting above workspaces of minimum level of 300lux must be acheived when tested at maximum intervals of 1500mm, directly over the surface of the benchtops

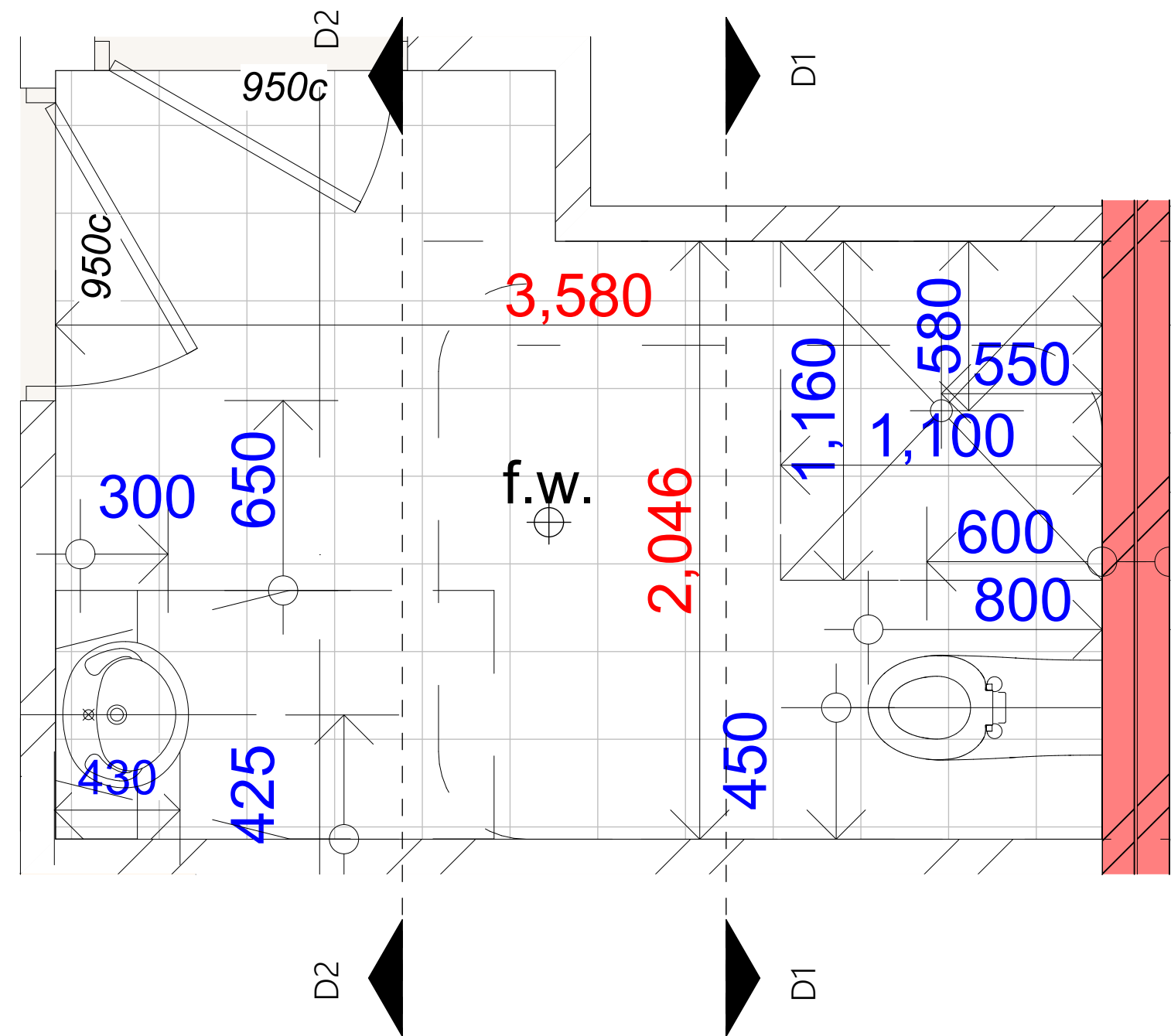
Note:

- All Cooktops to be electronic type

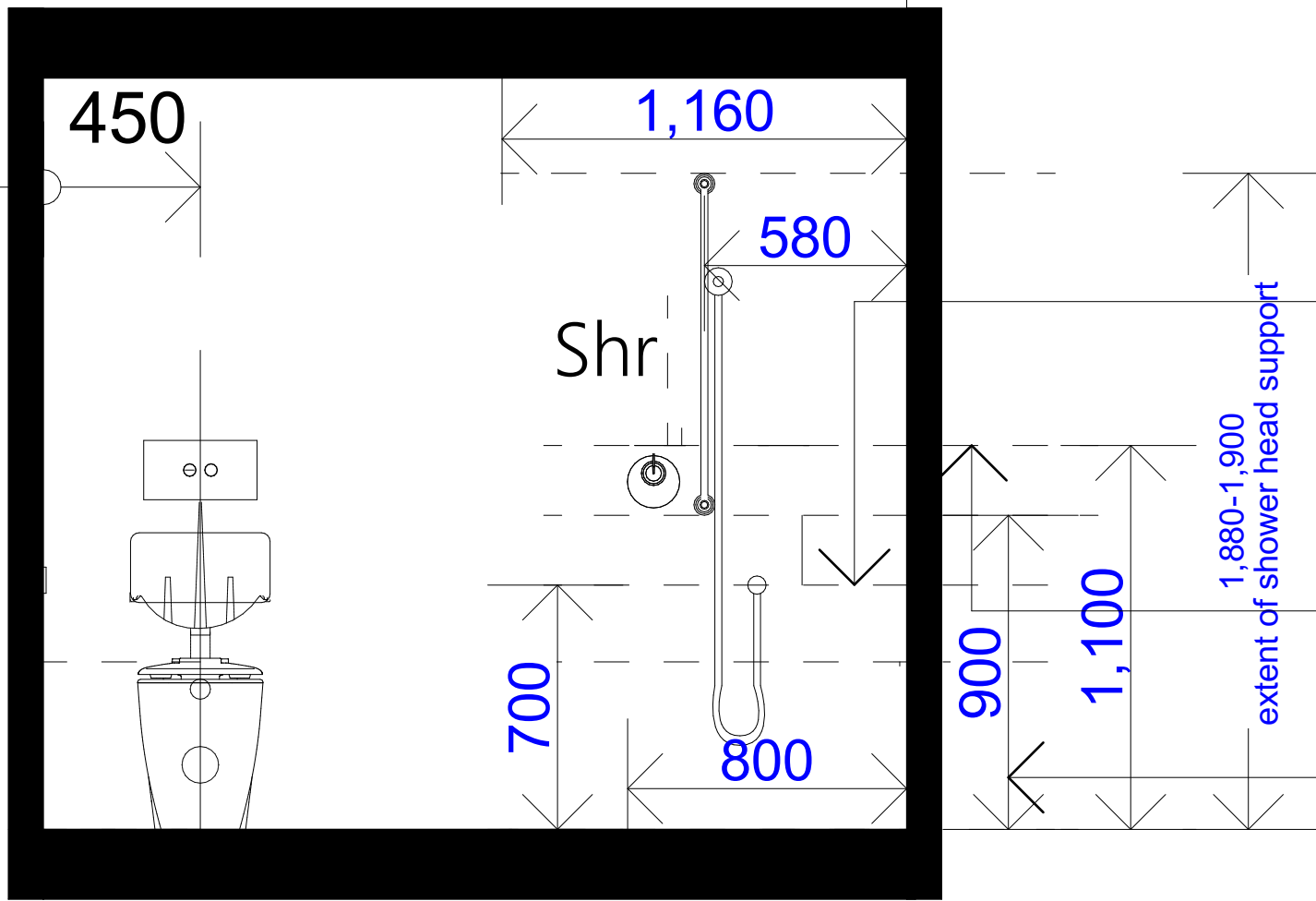
Note:

- Pantry to be full pull-out style

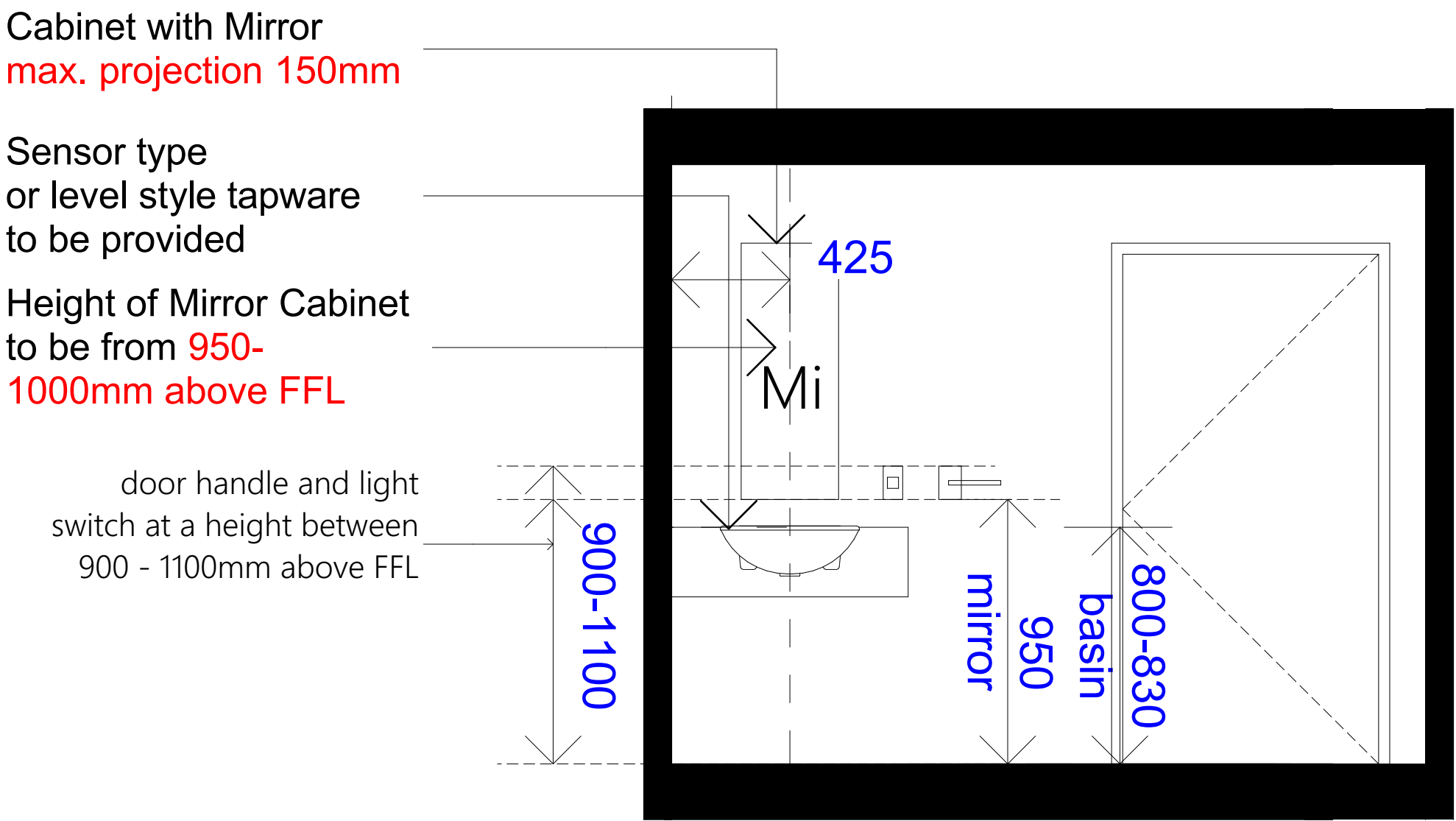




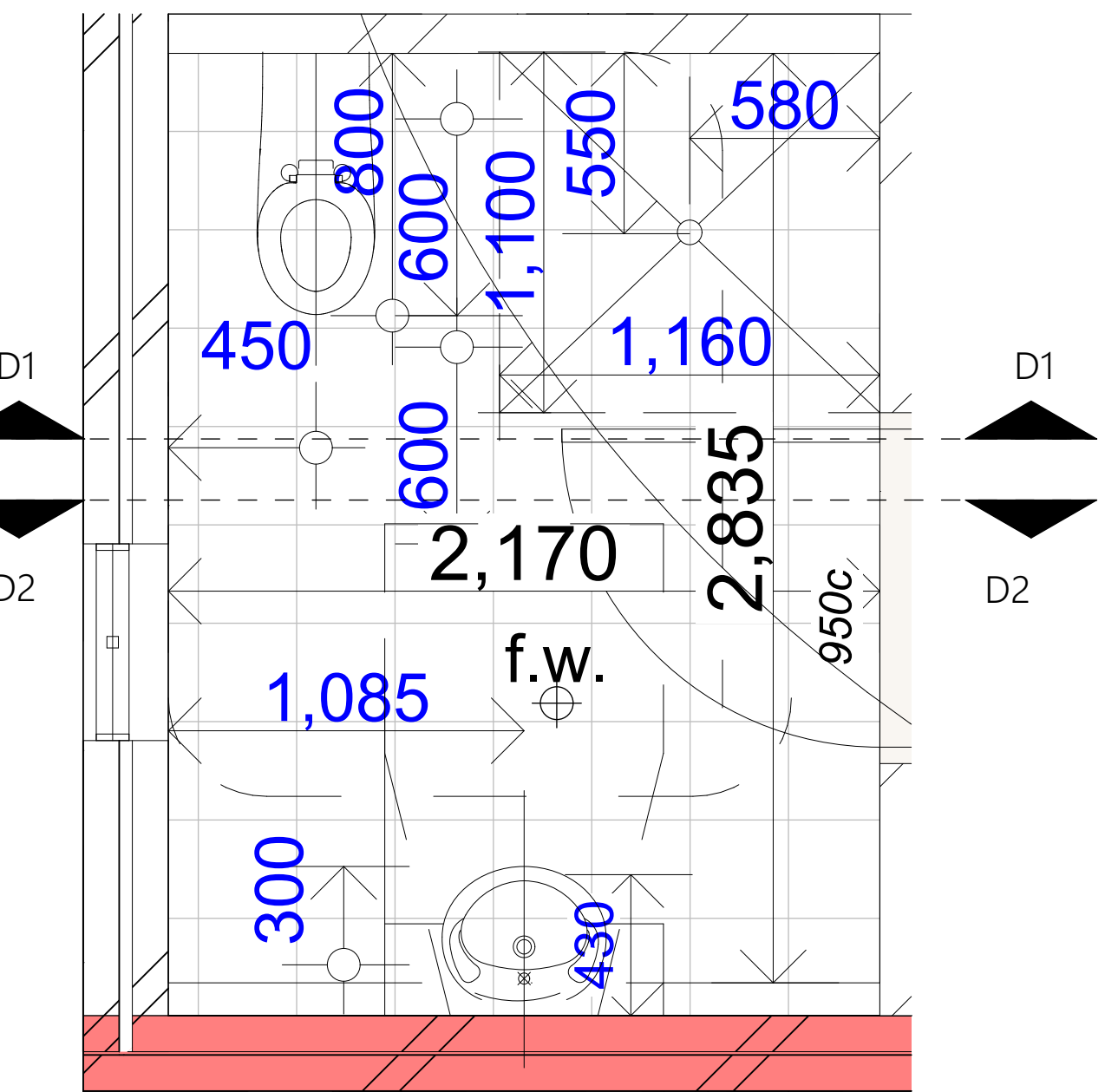
1 Accesble Bathroom Plan Layout - unit 2-3
Scale: 1:20



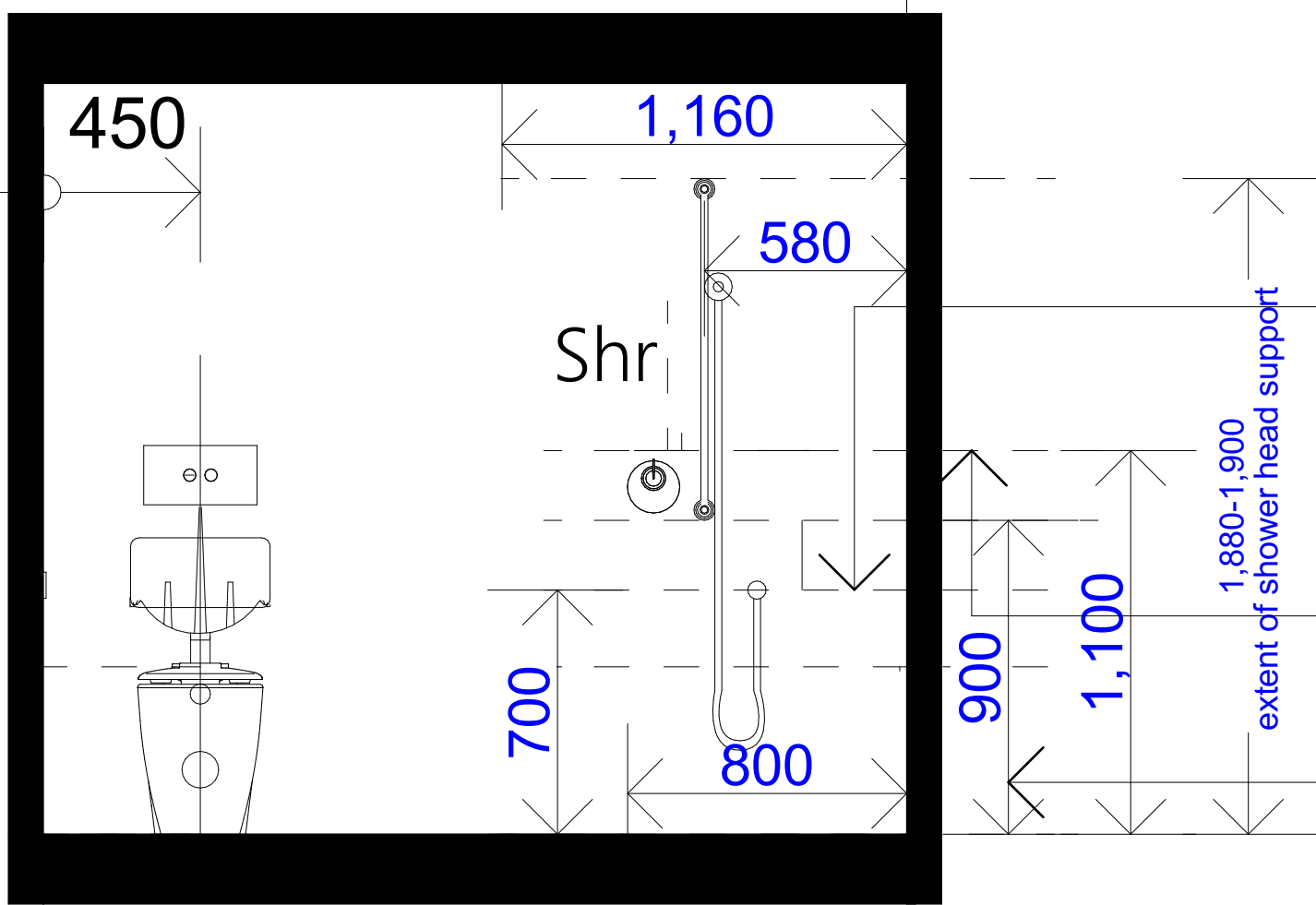
2 Accesble Bathroom - Detail 01
Scale: 1:20



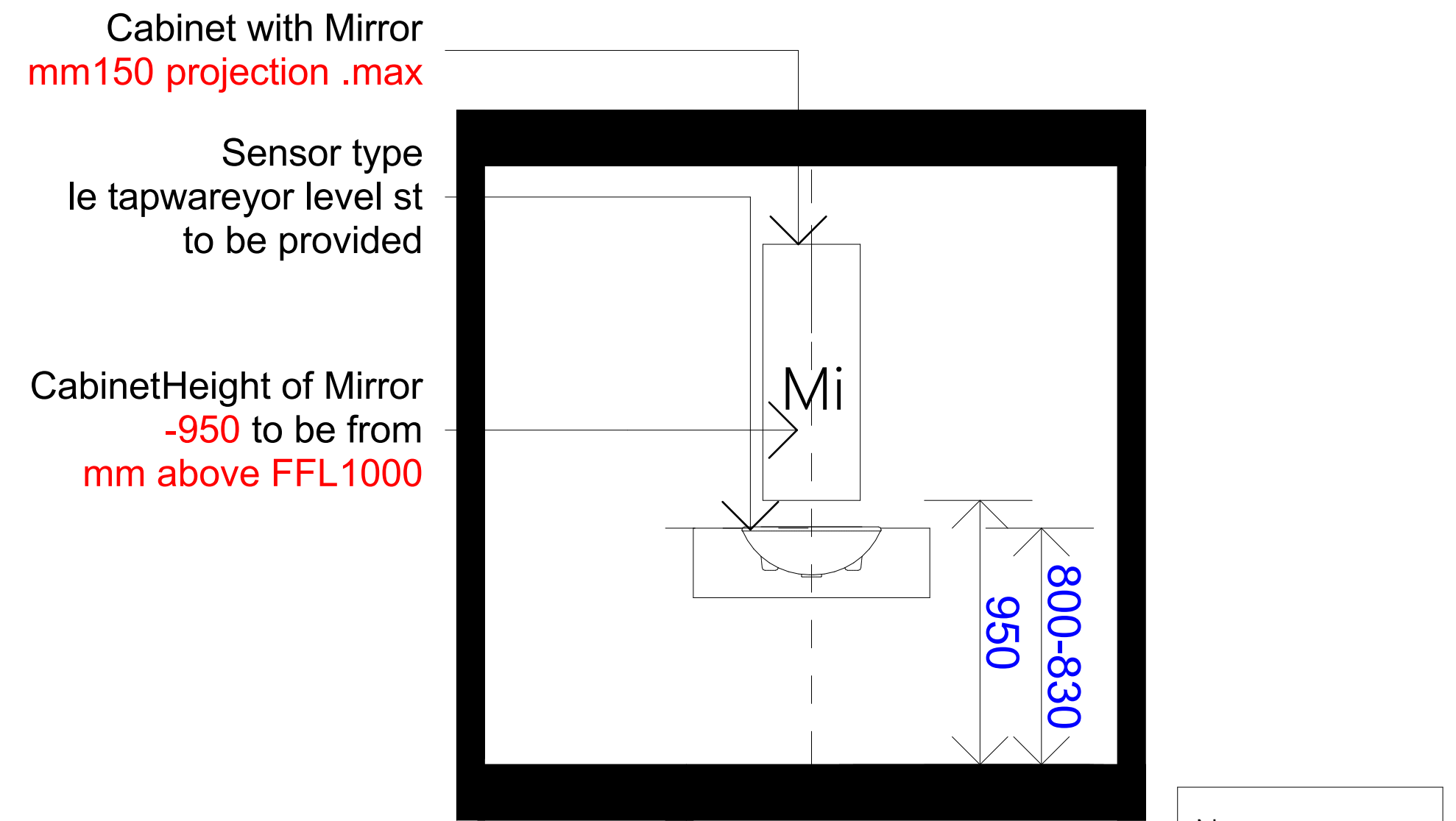
3 Accesble Bathroom - Detail 02
Scale: 1:20



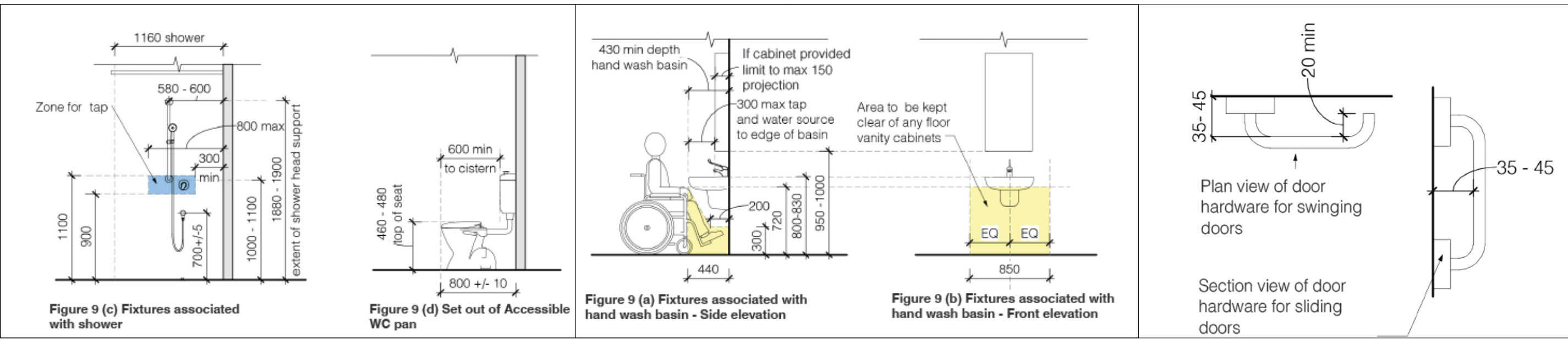
1 Accesble Bathroom Plan Layout - unit 1,4,5,6
Scale: 1:20



2 Accesble Bathroom - Detail 01
Scale: 1:20



3 Accesble Bathroom - Detail 02
Scale: 1:20



Accessible Toilets

- The accessible toilet to be constructed as per requirements of AS1428.1-2009
- Setout of pan to be 800+/10mm from the rear wall and the c/l of pan is to be 450-460mm from side wall
- Top of seat of WC pan is to be 460-480mm above FFL
- Seat to be full round, take 150kg weight and provide 30% luminance contrast to the background
- Flushing control to be proud of surface and located between 600-1100mm above FFL at back or side wall, clear of grabrail area
- Door to the accessible toilet requires AS1428.1 compliant door circulation spaces.
- When door swings next to the washbasin a clear 300mm is required between the door swing and the washbasin

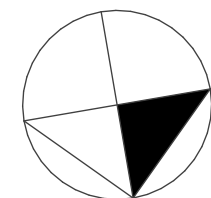
Note:
- Floor Waste to be provided in shower and to be between 1 in 60 to 1 in 80

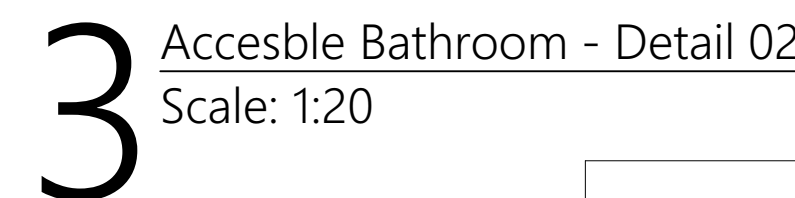
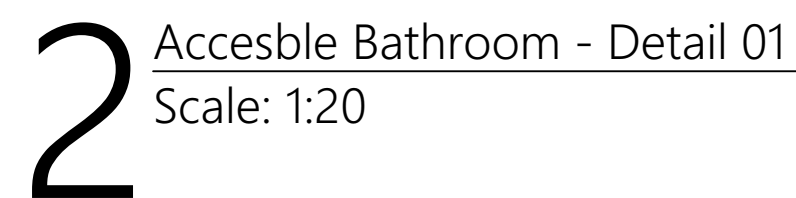
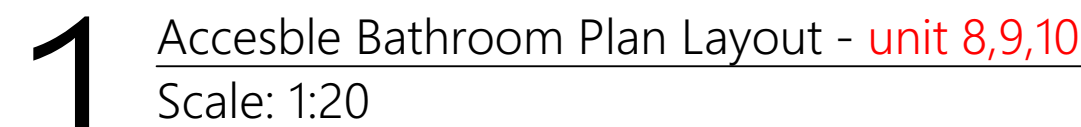
Note:
- Floor Waste to be provided in WC and to be between 1 in 80 to 1 in 100

Note:
- Fixtures, Fittings and appliances are to comply with Clause 15 of AS1428.1-2009
- Accesible bathroom details 01 & 02 - Refer to Sheet No. CDC11

Note:
- Toilet Flushing controls shall be proud of the surface

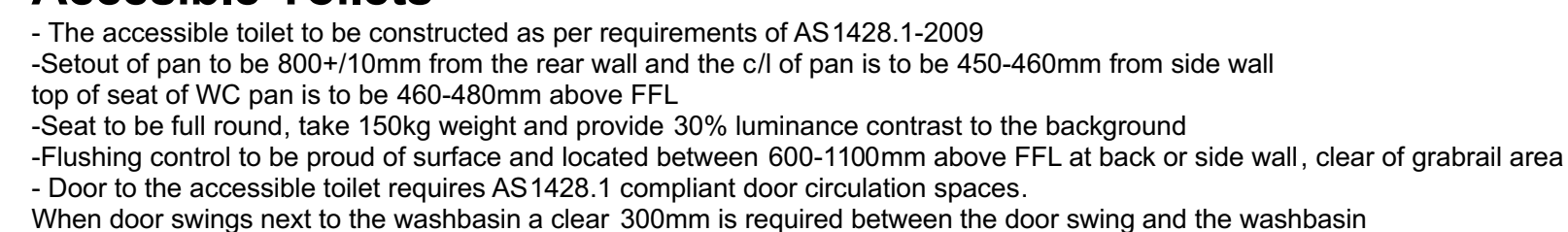
Note:
- Shower Curtain Rails to be provided to all showers.





Note:

- Fixtures, Fittings and appliances are to comply with Clause 15 of AS1428.1-2009
- Accessible bathroom details 01 & 02 - Refer to Sheet No. CDC11



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Scale :	As Shown
Date :	04.05.22
Drawn By :	H.F
Checked By :	M.M
Drawing No.	CDC21

As Shown
04.05.22
H.F
M.M
CDC21

Drawing Title :
Internal
Details

35MM Rocker action switch like the one below is to provided

Light Switches and Power Outlets

All Light switches & exposed GPO's to be CLIPSAL large format, min. 35mm x 35mm Rocker Action or approved equivalent. GPO's & Switches to be min. 500mm away from internal corners

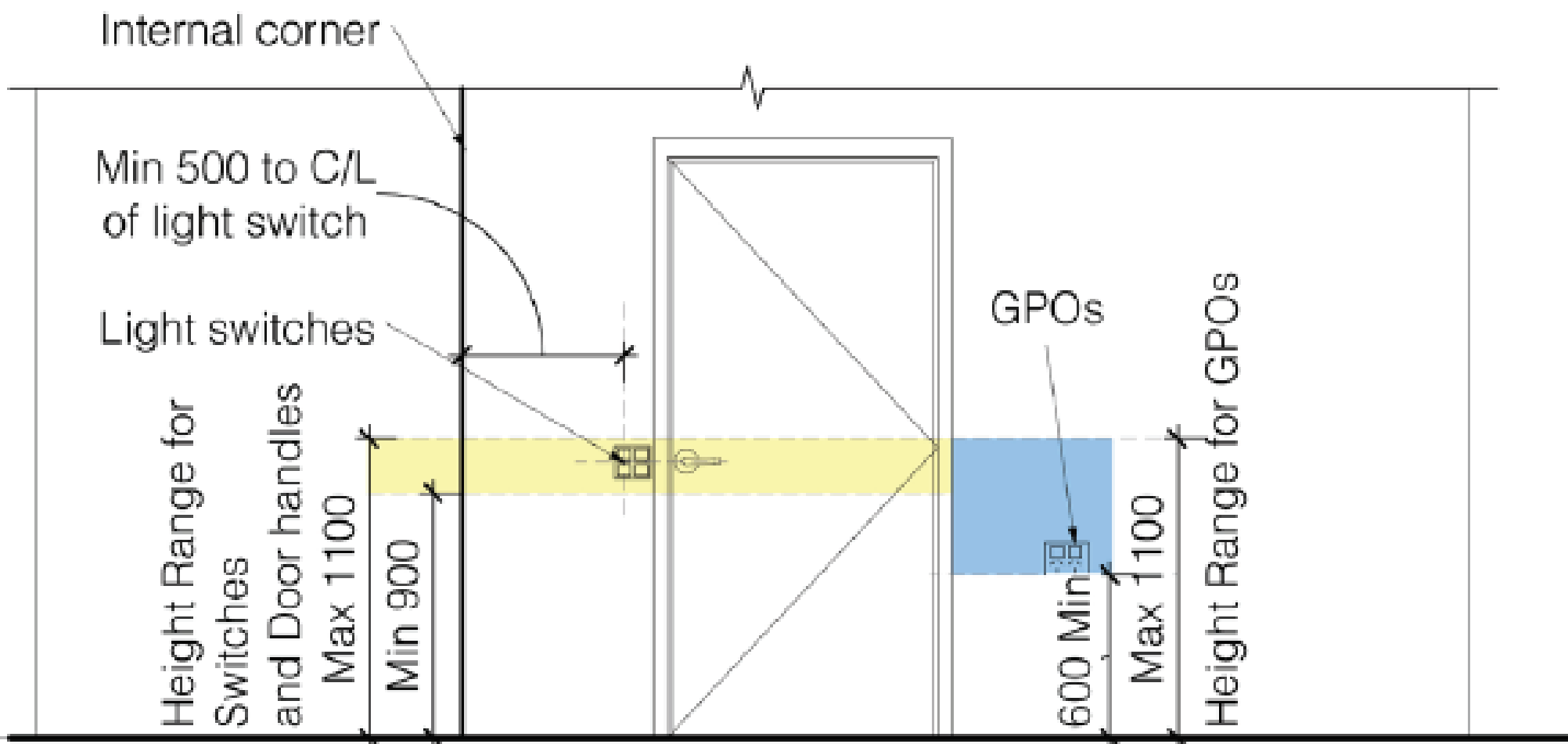
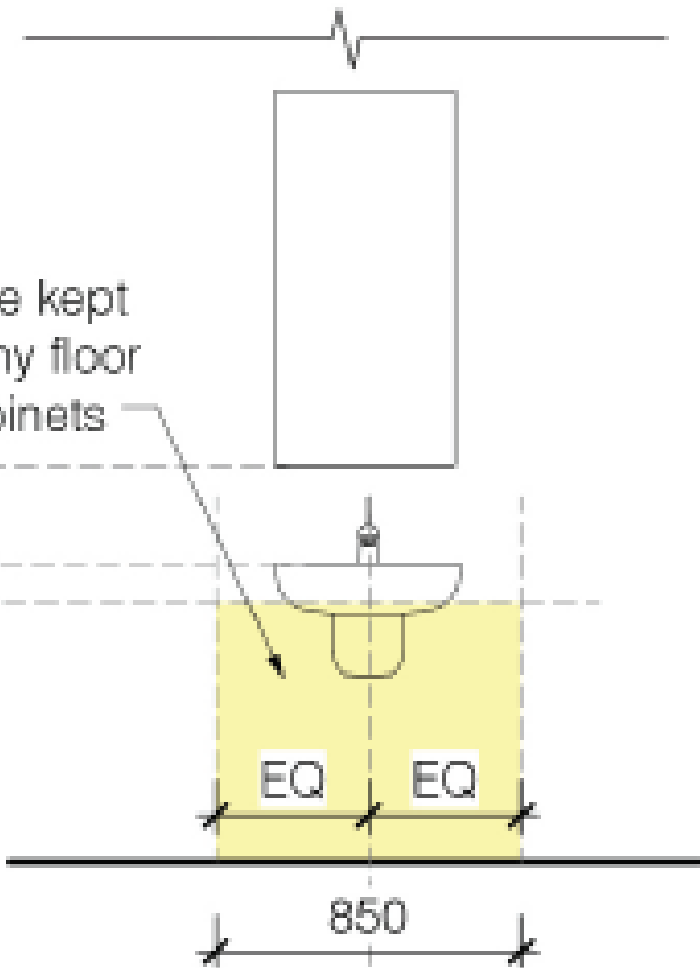
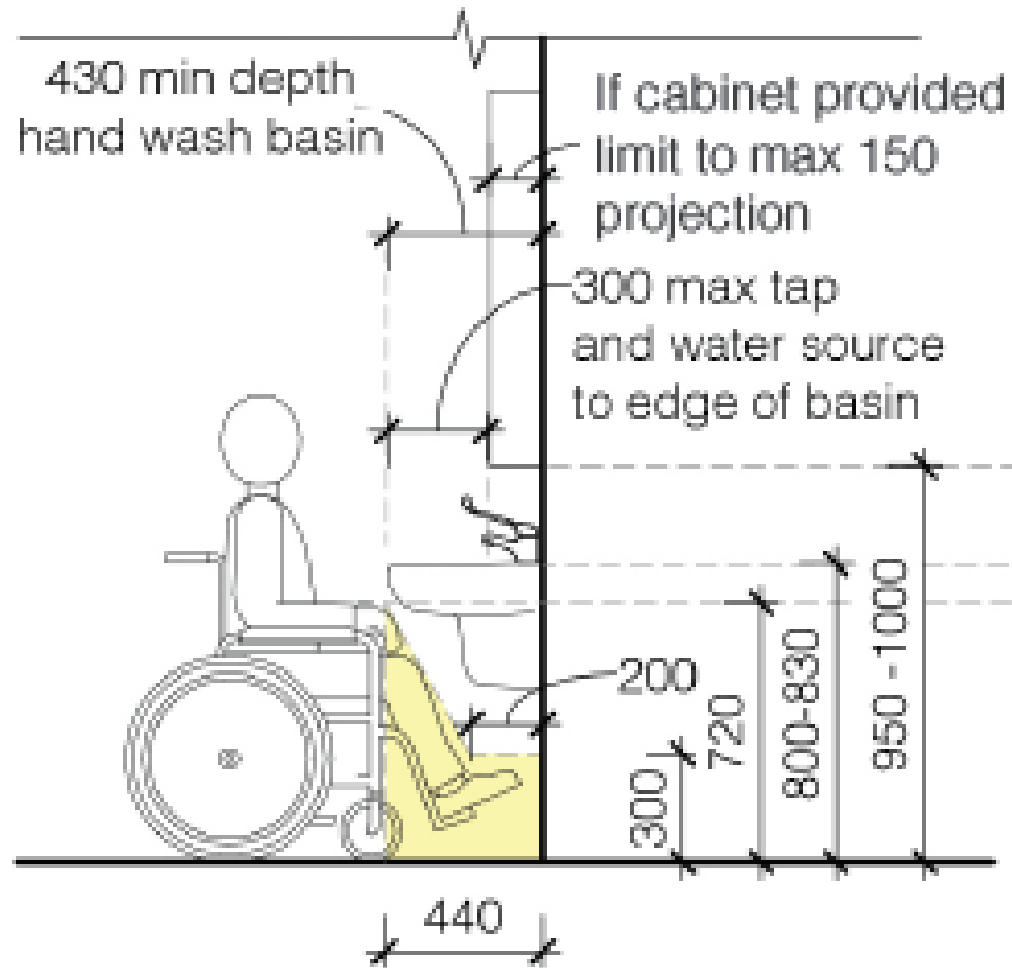
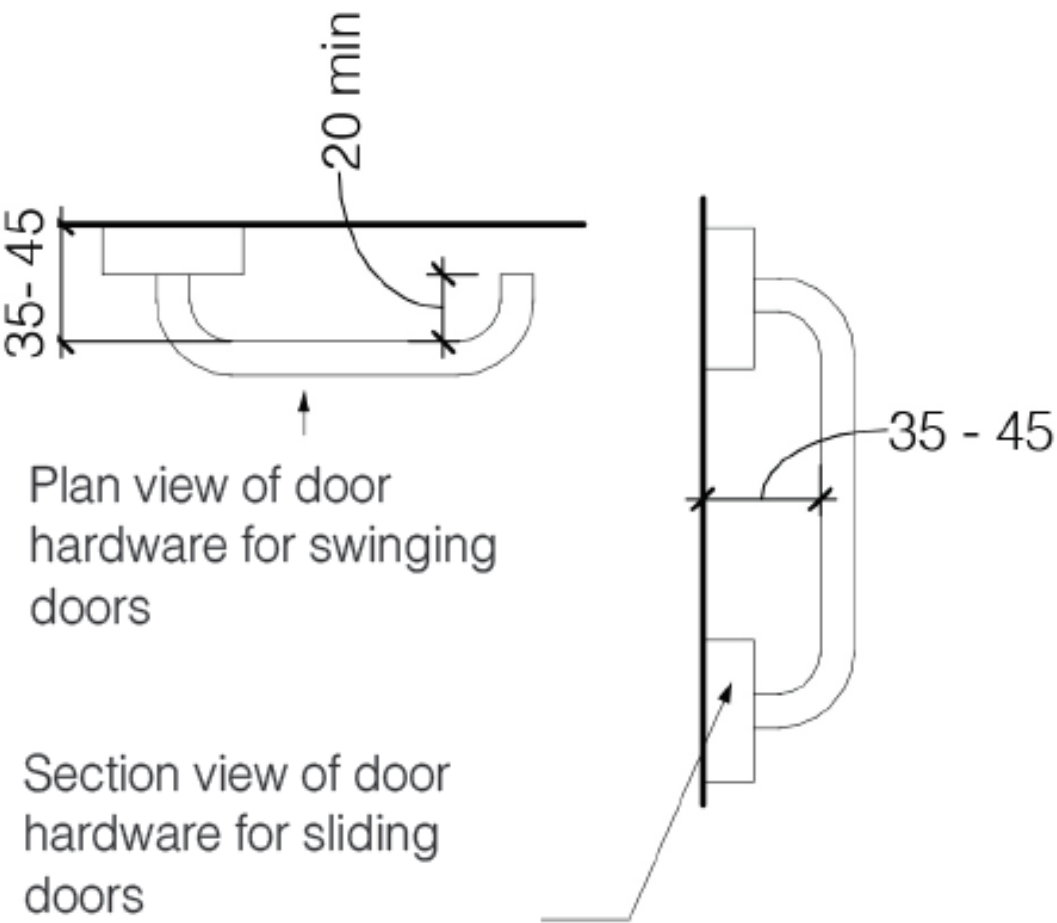
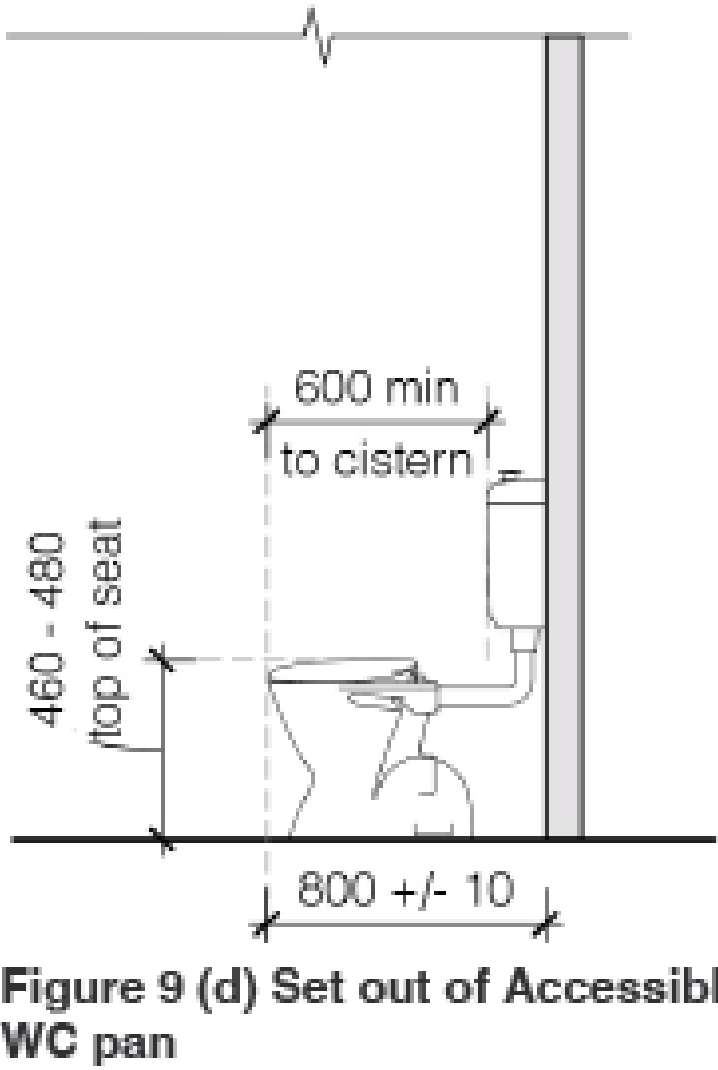
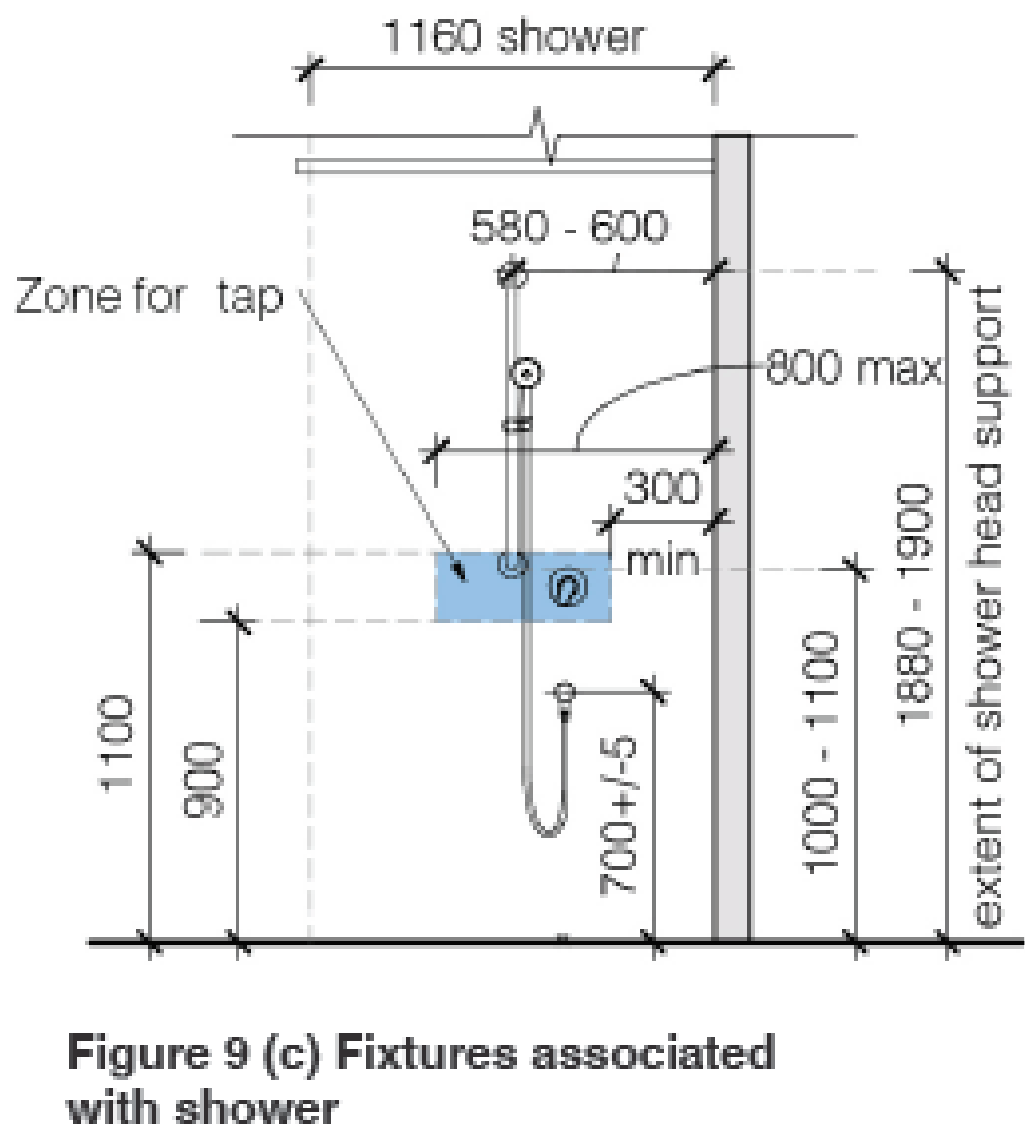
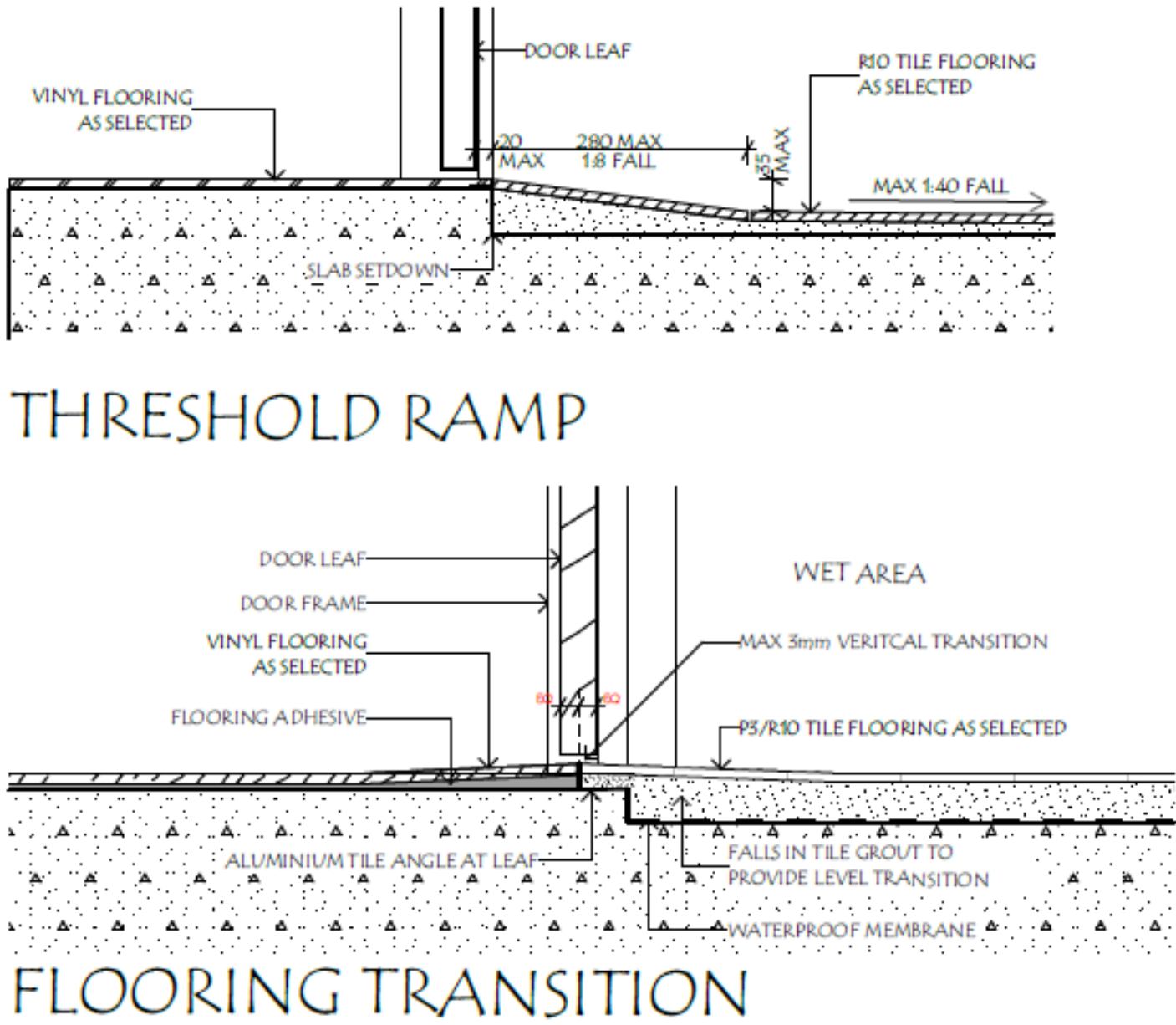
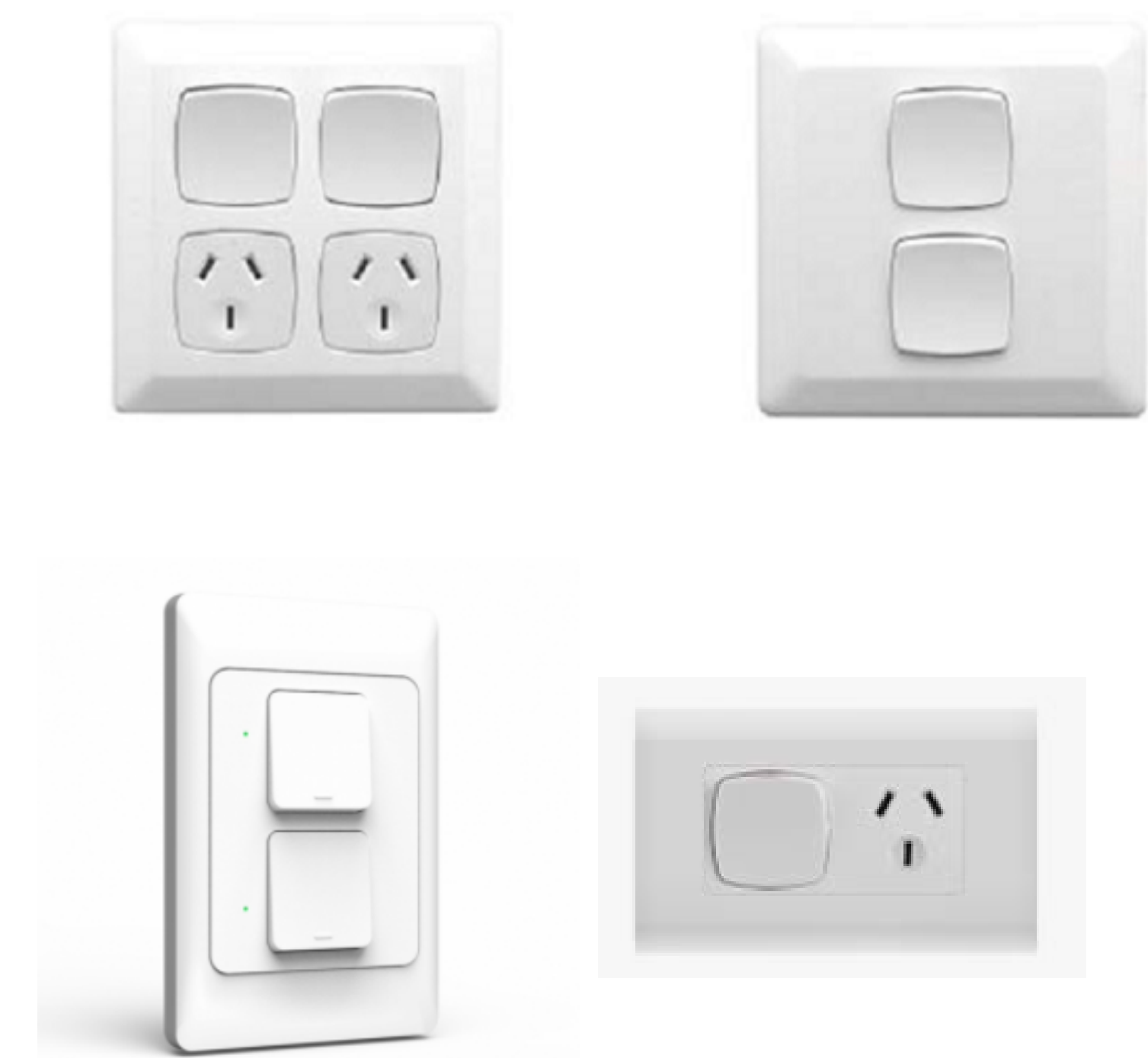
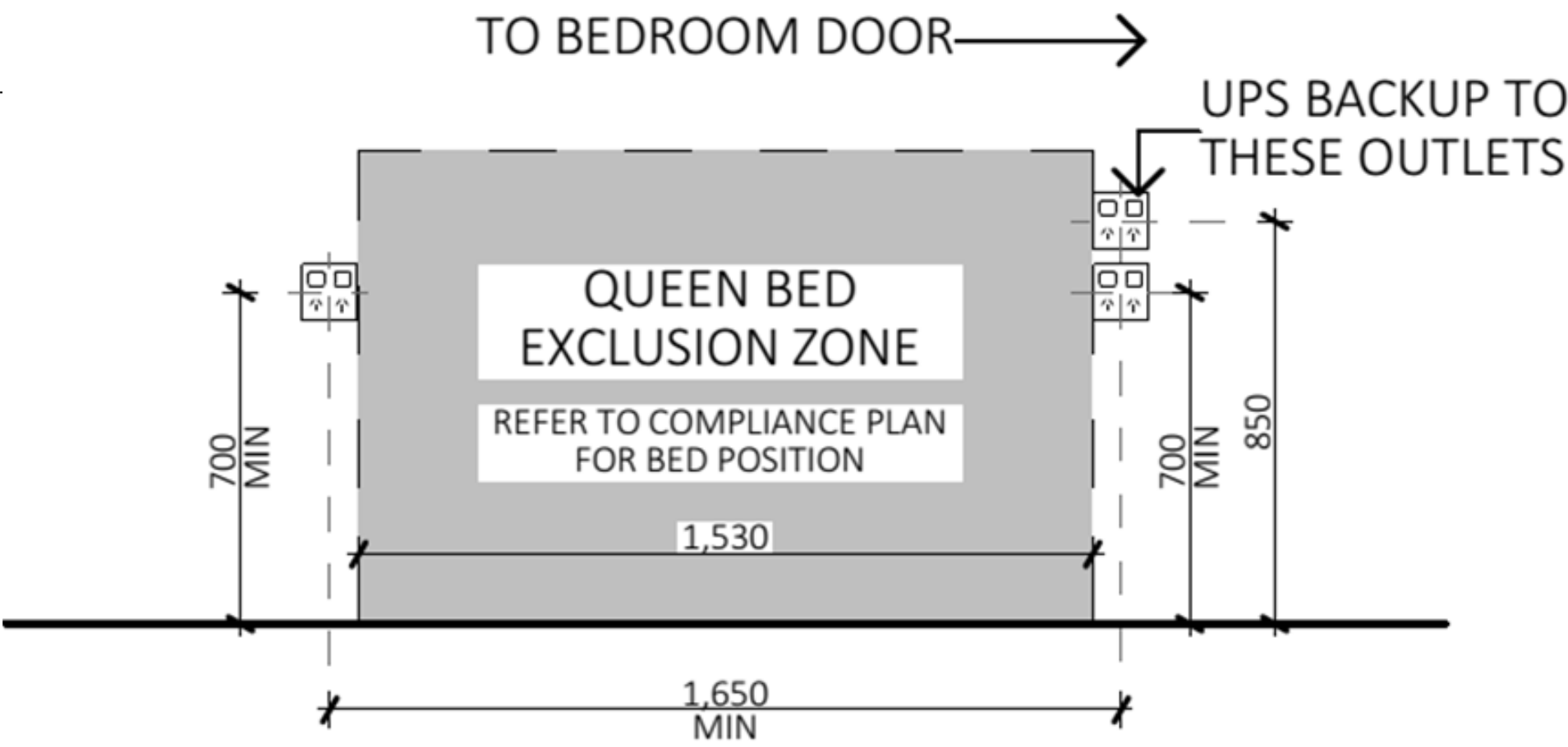
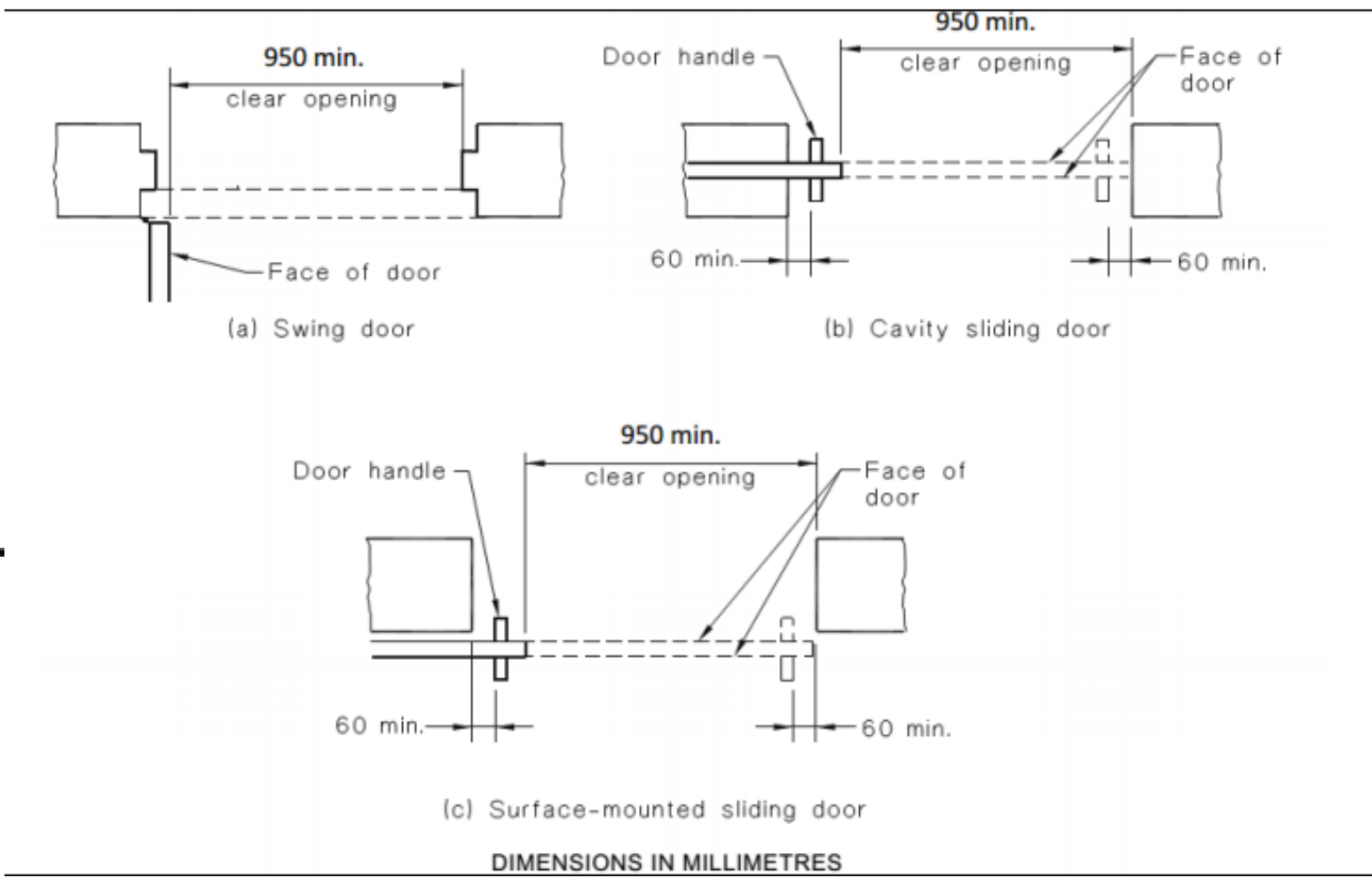
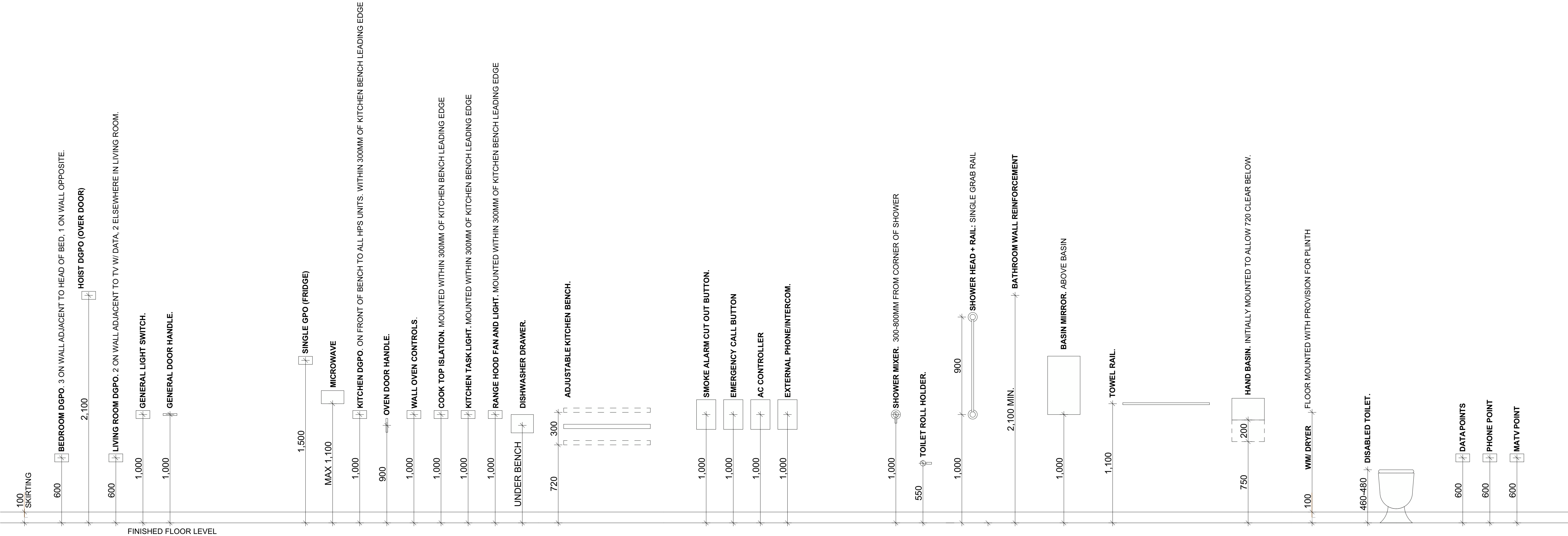


Figure 19 - Location of light switches, GPOs and door handles





SDA MOUNTING HEIGHT DIAGRAM
1:20

Issue	Date	Event
A	04.05.22	Issue for review
B	06.05.22	Issue for consultants

Scale :
Date :
Drawn By :
Checked By :
Drawing No.

As Shown
04.05.22
H.F
M.M
CDC23

Project
288 Taren Point Road Caringbah 2229
Lot/Section/Plan no:
1/-/DP651115

Drawing Title :
Wall Mounting
Diagram

