

Drawing List	
Sheet No.	Sheet Name
A00	COVER SHEET
A000	3D
A01	SITE PLAN
A02	ROOF PLAN
A03	FLOOR PLAN
A04	ELEVATIONS
A05	ELEVATIONS
A06	PERSPECTIVE

Door Schedule			
Count	Type	Height	Width
1	CSD 720	2100	720
8	820	2100	820
3	820 GLASS	2100	820
1	4800mm WIDE PANEL LIFT DOOR	2300	4800
1	SD 2127	2100	2700
Total: 14			

Window Schedule			
Count	Type	Height	Width
1	AW 1006	1000	600
2	AW 2121	2100	2100
1	AW 2127	2100	2700
2	SW 1015	1000	1500
1	SW 1215	1200	1500
1	SW 1218	1200	1800
Total: 8			

Area Schedule	
BACK PORCH	4.63 m²
FRONT LANDSCAPING	175.83 m²
GARAGE	38.28 m²
REAR LANDSCAPING	243.23 m²
RESIDENCE	122.99 m²
VERANDAH	31.78 m²
TOTAL	616.75 m²



-All levels, dimensions, aspects, areas etc are to be confirmed by owner/builder before commencing works. dimensions take preference over scale. owner/builder to verify dimensions before commencing works/ordering materials.
any discrepancy found in areas, dimensions aspects etc to be reported to New Age Design Services before proceeding with works. All construction work to be done in accordance with the Building Code of Australia/relevant codes and engineers details. ground lines as indicated must be confirmed onsite by a registered surveyor. confirm the location of subterranean services prior to works. New Age Design Services takes no reasonability for errors or omissions resulting in financial loss. All plans remain the property of New Age Design Service pty ltd.

MJ BUILDING

Site: Lot 70 Bungendore

Date: 21.5.26

Scale:

Project

26015

A00

COVER SHEET

PROJECT DETAILS

Location: Lot 70 Bungendore

Client Name: MJ BUILDING

Project No: 26015

Date: 21.5.26

Ventilation space between insulation and roof covering is required, Achieve via eave vent or gutter vent

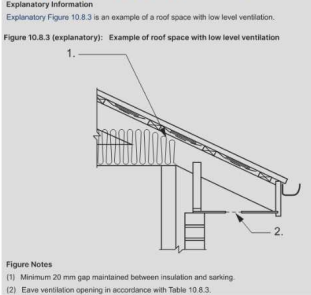


Figure 10.8.3 (explanatory): Example of roof space with low level ventilation

BLOCK AREA: 964 SQM

EROSION AND SEDIMENT CONTROL

THE DEVELOPMENT WILL COMPLY WITH THE ENVIRONMENT PROTECTION AUTHORITY, ENVIRONMENT PROTECTION GUIDELINES FOR CONSTRUCTION AND LAND DEVELOPMENT IN THE ACT, AUGUST 2007

- MAINTAIN AS MANY GRASSED AREAS AS POSSIBLE PARTICULARLY ON THE VERGES TO TRAP SOIL BEFORE REACHES THE ROADWAY AND STORMWATER SYSTEM. FENCE OFF UNDISTURBED AREAS.
- USE ONLY ONE EXIT/ENTRY TO THE SITE. BUILD A STABILISED ACCESS POINT BY USING ROAD BASE, 50MM AGGREGATE, RECYCLED CONCRETE OR SIMILAR.
- ASSIGN A DESIGNATED PARKING AREA. PARKING IS NOT PERMITTED ON VERGES.
- LIMIT ACCESS TO THE SITE DURING AND IMMEDIATELY AFTER WET WEATHER.
- KEEP STOCKPILES WITHIN THE SITE AREA AND AWAY FROM THE STORMWATER SYSTEM.
- INSTALL ONSITE WASTE COLLECTION.
- REGULARLY REMOVE ANY SEDIMENT FROM ROADS ADJACENT TO SITE. DO NOT WASH INTO THE STORMWATER SYSTEM.
- INSTALL A SEDIMENT CONTROL BARRIER OF GEOTEXTILE FABRIC ON THE LOW SIDE/S OF THE BLOCK.
- DESIGNATE A BRICK CUTTING AND WASH AREA AWAY FROM STORMWATER DRAINS. ENSURE THE AREA IS LARGE ENOUGH TO CONTAIN ALL EXCESS WATER, RESIDUES AND WASTE.
- REGULARLY CHECK AND MAINTAIN POLLUTION CONTROLS THROUGHOUT CONSTRUCTION.

Area Schedule

BACK PORCH	4.63 m²
FRONT LANDSCAPING	175.83 m²
GARAGE	38.28 m²
REAR LANDSCAPING	243.23 m²
RESIDENCE	122.00 m²

- VERGE AREA TO BE KEPT CLEAR OF VEHICLES BUILDING MATERIALS/EQUIPMENT
- SEDIMENT & EROSION CONTROL TO COMPLY WITH-BEST PRACTICE GUIDELINES- PREVENT POLLUTION FROM RESIDENTIAL BUILDING SITES - 2009
-THE PROPOSED DEVELOPMENT SHALL COMPLY WITH THE ENVIRONMENT PROTECTION AUTHORITY, ENVIRONMENT PROTECTION GUIDELINES FOR CONSTRUCTION AND LAND DEVELOPMENT IN THE ACT, MARCH 2011.

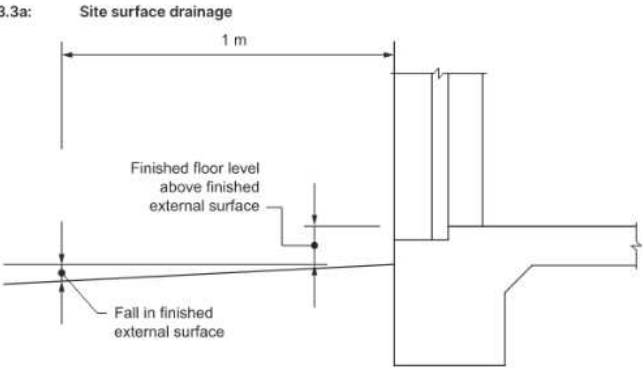
- SILT BARRIER DURING CONSTRUCTION TO LOW POINT OF SITE
- DOOR AND WINDOW LOCATIONS SUBJECT TO BRICK DIMENSIONS POSITIONS MAY NOT MATCH ELEVATIONS
- ARTIFICIAL LIGHTING IS TO COMPLY WITH NCC 2022 13.7.6
WATER HEATER IN HOT WATER SUPPLY SYSTEM TO COMPLY WITH THE NCC 2022



New Age
Design Services

- ALL TIMBER FRAMING AND CONSTRUCTION TO BE IN ACCORDANCE WITH LATEST
- TIMBER FRAMING CODE AS1684 AND NCC 2022
- EXTERNAL WALL TO BE BRICK VENEER UNLESS STATED ON PLANS. WHEN LIGHTWEIGHT
- CLADDING IS USED IT IS TO BE INSTALLED TO MANU SPEC - INSULATED AS PER NCC 2022 AND EER
- ALL INSULATION R VALUE AND WINDOWS (SHGC & U VALUE) AS PER EER AND
- WINDOW MANU SPEC
- ALL OPERABLE WINDOWS TO HAVE FLY SCREENS ON POWDER COATED ALUMINUM FRAMES TO MATCH
- WINDOWS.
- METALLIC FLY SCREEN ARE REQUIRED IN BUSH FIRE PRONE AREAS AS PER BAL LEVEL
- REFER TO STRUCTURAL ENGINEERS ATTACHED DOCUMENTATION FOR ALL STRUCTURAL DETAILS, TIE
- DOWN, ETC.
- ALL LINTELS HEIGHTS AS INDICATED ON PLAN
- ALL EXTERNAL WINDOWS TO HAVE BRICK ON EDGED WINDOW SILL WITH DAMP PROOF MEMBRANE
- UNDER TO NCC 2022
- DEVELOPMENT TO COMPLY WITH BEST PRACTICE GUIDELINES-PREVENT POLLUTION FROM
- RESIDENTIAL BUILDING SITES MARCH 2006
- MATERIALS AND WORKMANSHIP TO BE IN ACCORDANCE WITH THE BCA. ALL OTHER RELEVANT CODES
- AND AUSTRALIAN STANDARDS
- SMOKE ALARMS IN ACCORDANCE WITH PART 9.5 OF THE BCA AND AS 3786. WIRING TO AS3000
- PROVIDE TERMITE PROTECTION TO CODE AND AS3660-2014
- FFL TO BE CONFIRMED ONSITE BY REGISTERED SURVEYOR AND BUILDING CONTRACTOR PRIOR TO
- CONSTRUCTION
- PROVIDE DOWN PIPES AS PART 7.4.5 OF THE NCC 2022
- DRAINAGE TO COMPLY WITH NCC 2022
- CONDENSATION MANAGEMENT TO COMPLY WITH NCC 2022 PART 10.8
- ALL STAIRS TO BE BUILT IN ACCORDANCE WITH THE NCC 2022 PART 11.2
- LICENSED PLUMBER TO SUBMIT WORKS AS EXECUTED PLAN
- FULL REVIEW TO BE UNDERTAKEN BY OWNER/BUILDER & FULL APPROVAL TO BE ISSUED PRIOR TO
- WORKING DRAWINGS BEING USED IN ANY WAY. NEW AGE DESIGN TAKES NO RESPONSIBILITY FOR AN
- LOSS INCURRED DUE TO PLAN ERRORS
- 1.8 M HIGH STANDARD HARDWOOD PALING FENCE TO BOUNDARY
- ALL FENCING TO COMPLY WITH FENCING CODE AND ANY APPLICABLE DEVELOPER CONDITIONS
- NO INTERNAL DRAINAGE FOR PROPOSED STRUCTURE TO BE LOCATED IN SEWER EASEMENT/PIPE
- PROTECTION ENVELOPE - ALL WORKS DONE TO ACTEW GUIDELINES
- GLAZING AND WINDOWS TO COMPLY WITH AS1288-2006 & AS2047-2014
- ALL WC DOORS TO HAVE LIFT OFF HINGES AS PER NCC 2022
- ALL WALL SARKING TO BE VAPOR PERMEABLE
- BUILDING SEALED TO NCC 2022 SPEC
- CONTROL JOINTS TO AS3700-2018 OR AS4773.1.2-2015
- ALL LAUNDRY AND WC TO HAVE MECH VENT OR NATURAL VENTILATION
- NOTE: ALL SITE CUTS, FINISHED FLOOR AND GROUND LEVELS TO BE VERIFIED BY REGISTERED
- SURVEYOR
- ALL BUILDING WASTE TO BE COLLECTED IN HOPPER LOCATED ON SITE. RESIDENTIAL WASTE TO BE
- COLLECTED BY ROAD SIDE PICKUP AND BINS TO BE LOCATED ON SITE.
- NON-COMBUSTIBLE MATERIALS USED FOR EAVES, GUTTERS, FASCIAS WITHIN CLEARANCE ZONE
- FRL - 60[60]60 TO STRUCTURE WITHIN 900MM OF ADJOINING BLOCKS

Figure 3.3.3a:

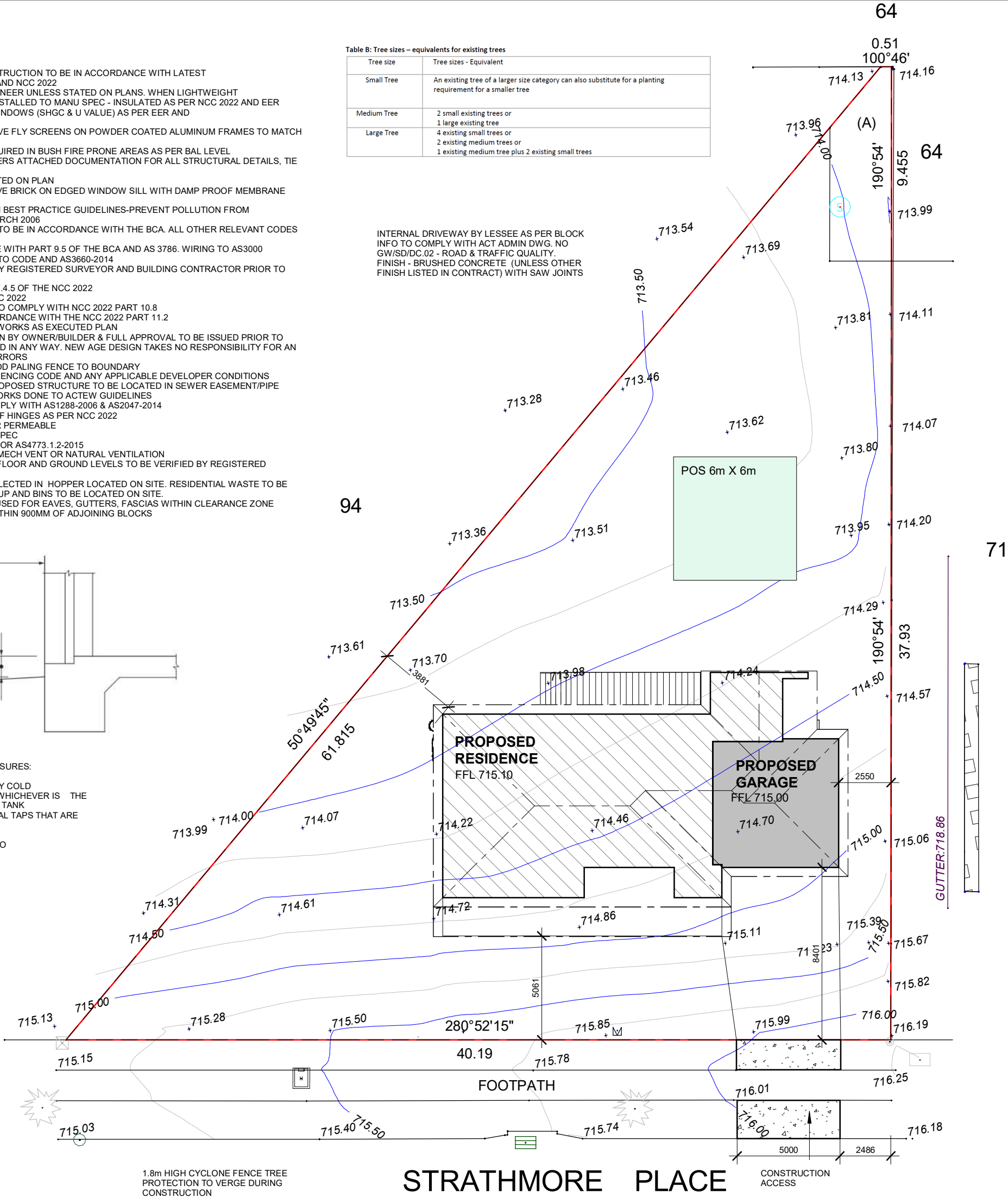


22,500 ltr RAINWATER TANK
INDICATIVE WATER SAVING MEASURES:
- TANK CONNECTED TO TOILET
- TANK CONNECTED TO LAUNDRY COLD
- 50% or 100m2 OF ROOF AREA. WHICHEVER IS THE LESSER, IS CONNECTED TO THE TANK
- TANK CONNECTED TO EXTERNAL TAPS THAT ARE ATTACHED TO HOUSE
- TANK PUMP REQUIRED
- PROVIDE WEATHER PROOF GPO

Table B: Tree sizes – equivalents for existing trees

Tree size	Tree sizes - Equivalent
Small Tree	An existing tree of a larger size category can also substitute for a planting requirement for a smaller tree
Medium Tree	2 small existing trees or 1 large existing tree
Large Tree	4 existing small trees or 2 existing medium trees or 1 existing medium tree plus 2 existing small trees

INTERNAL DRIVEWAY BY LESSEE AS PER BLOCK INFO TO COMPLY WITH ACT ADMIN DWG. NO GW/SD/DC.02 - ROAD & TRAFFIC QUALITY. FINISH - BRUSHED CONCRETE (UNLESS OTHER FINISH LISTED IN CONTRACT) WITH SAW JOINTS



1.8m HIGH CYCLONE FENCE TREE PROTECTION TO VERGE DURING CONSTRUCTION

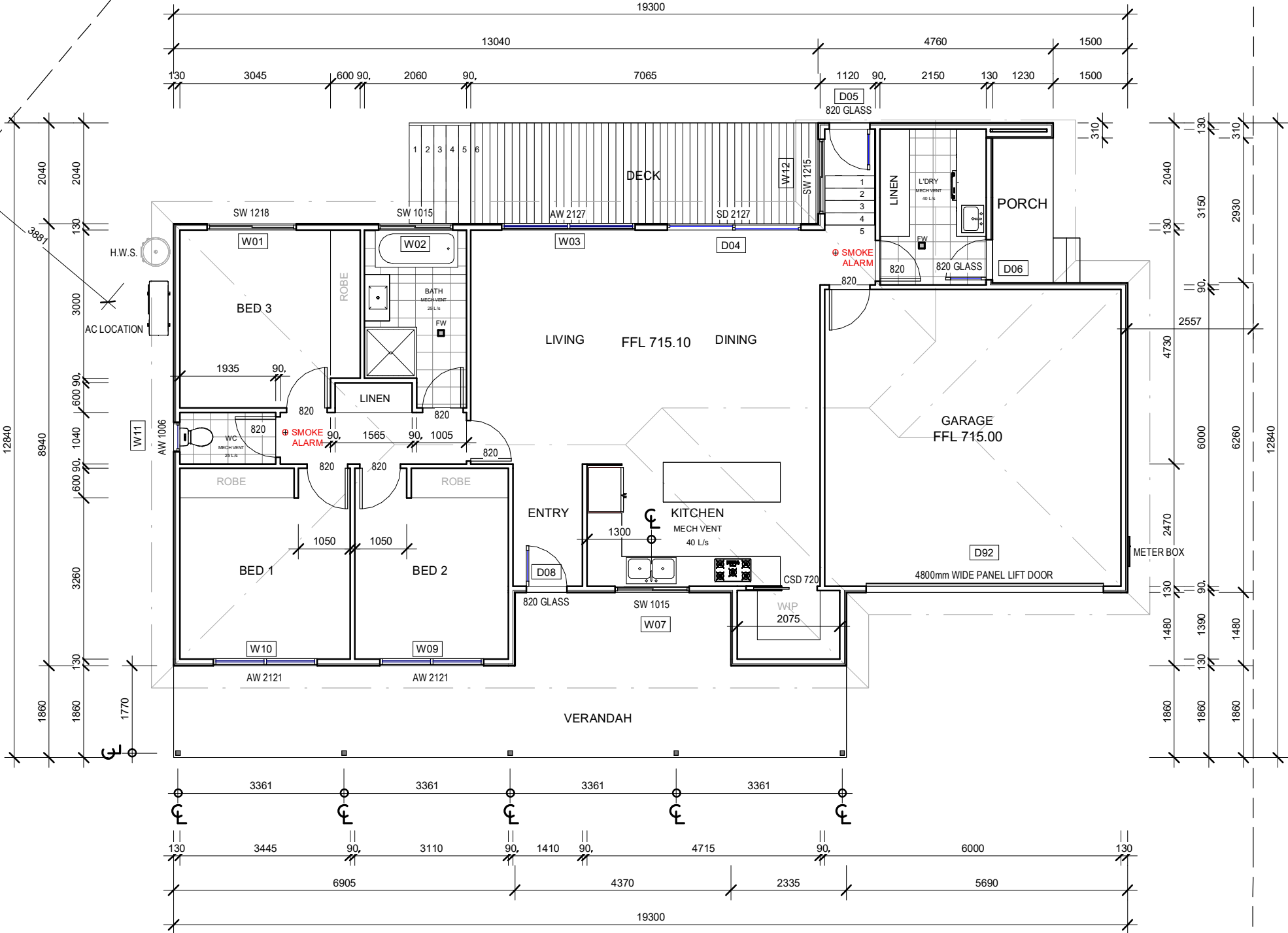
STRATHMORE PLACE

CONSTRUCTION ACCESS

Roof Notes:
All eaves, gutters to be colorbond quad guttering;
installed to manufacturers specifications.
All roofing to be installed to manufactures specifications- see
attached (builder to provide).
Provide fascia, flashing and parapet capping as required.
Down pipes and spreaders to be colorbond to match guttering
Provide painted FCC or Mini Orb cladding linings to all eaves.

ALL BUILDING MATERIALS WITH 900MM OF BOUNDARY TO
BE NON COMBUSTIBLE

STANDARD WATER PROOFING NOTES-
WATER PROOFING OF WET AREAS AS PER BUT
NOT LIMITED TO AS 3740-
WATERPROOFING NOT LESS THEN 150MM
ABOVE FFL
PENETRATIONS IN SHOWERS
WALL AND FLOOR JUNCTIONS IN SHOWERS
NOT LESS THEN 1800MM ABOVE FFL IN THE
SHOWER AREA
WATERPROOFING NOT LESS THEN 25MM
ABOVE MAXIMUM RETAINED WATER LEVEL.
SHOWER FLOOR TO BE FULLY WATERPROOFED
AS PER AS 3740



Area Schedule

BACK PORCH	4.63 m ²
FRONT LANDSCAPING	175.83 m ²
GARAGE	38.28 m ²
REAR LANDSCAPING	243.23 m ²
RESIDENCE	122.99 m ²
VERANDAH	31.78 m ²
TOTAL	616.75 m ²



-All levels, dimensions, aspects, areas etc are to be confirmed
by owner/builder before commencing works. dimensions take
preference over scale. owner/builder to verify dimensions before
commencing works/ordering materials.
any discrepancy found in areas, dimensions aspects etc to be
reported to New Age Design Services before proceeding with
works. All construction work to be done in accordance with the
Building Code of Australia/relevant codes and engineers details.
ground lines as indicated must be confirmed onsite by a
registered surveyor. confirm the location of subterranean
services prior to works. New Age Design Services takes no
reasonability for errors or omissions resulting in financial loss.
All plans remain the property of New Age Design Service pty ltd.

MJ BUILDING

Site: Lot 70 Bungendore

Date: 21.5.26

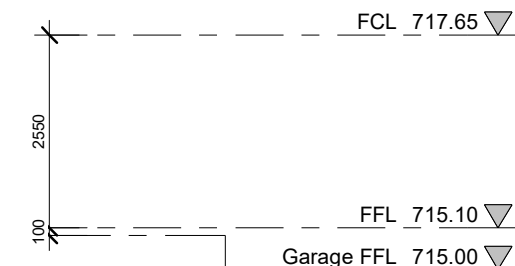
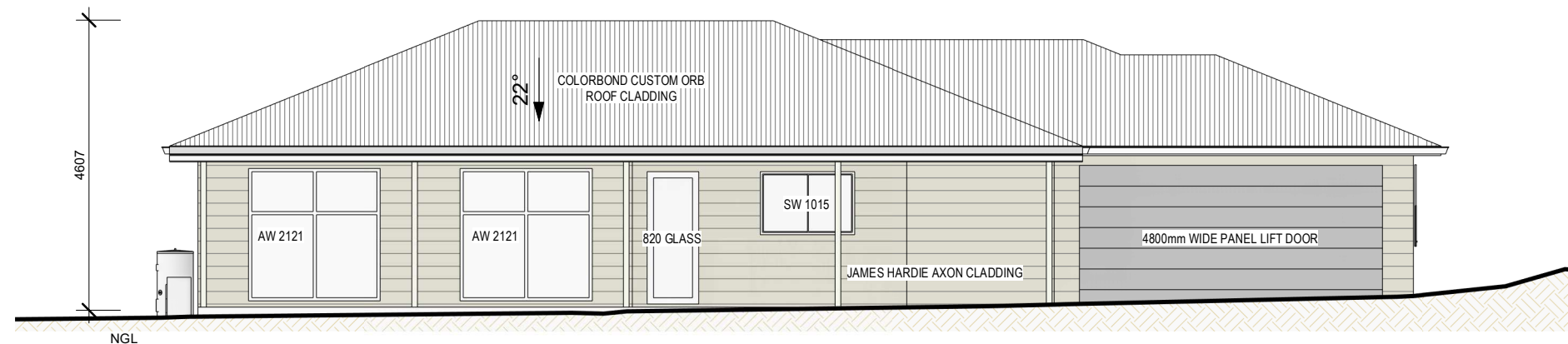
Scale: 1 : 100

Project

26015

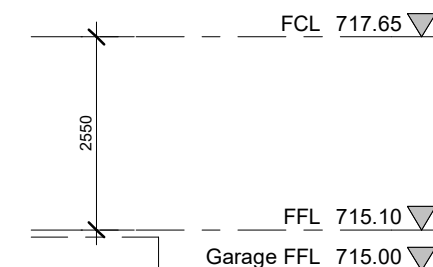
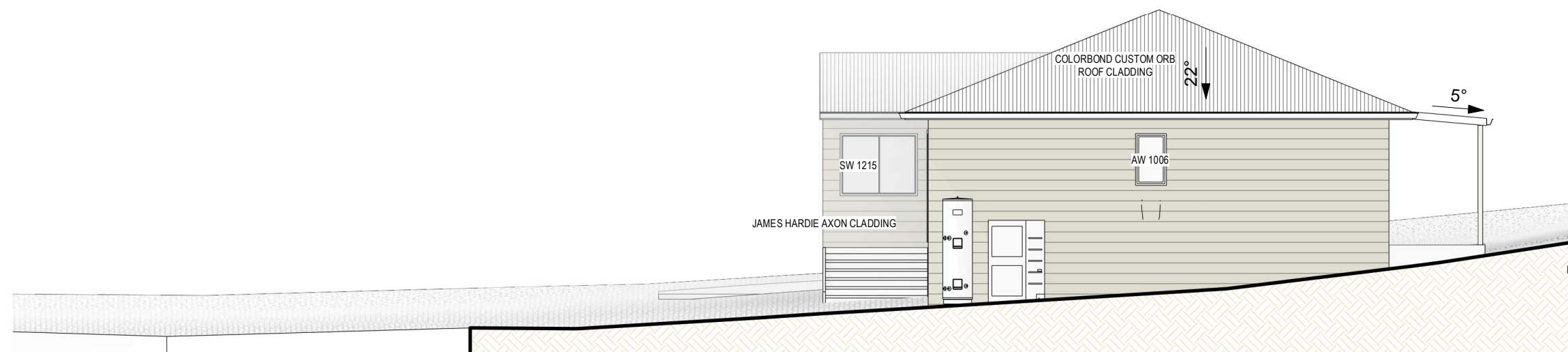
A03

FLOOR PLAN



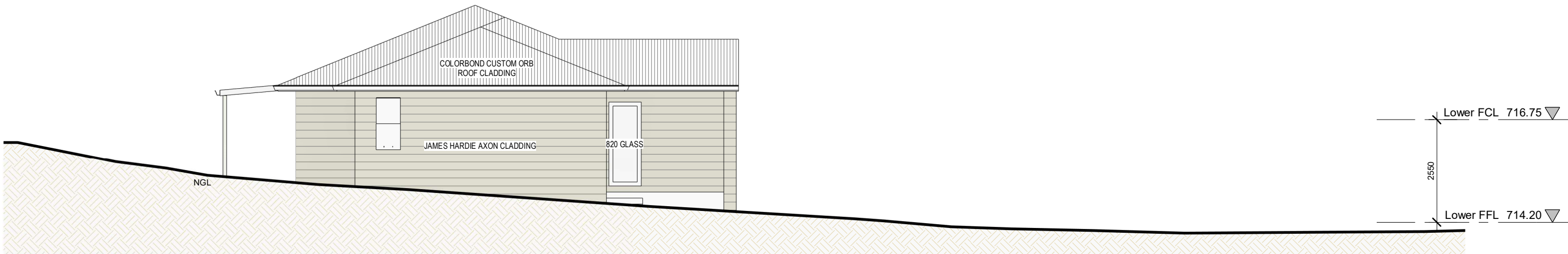
South

1 : 100



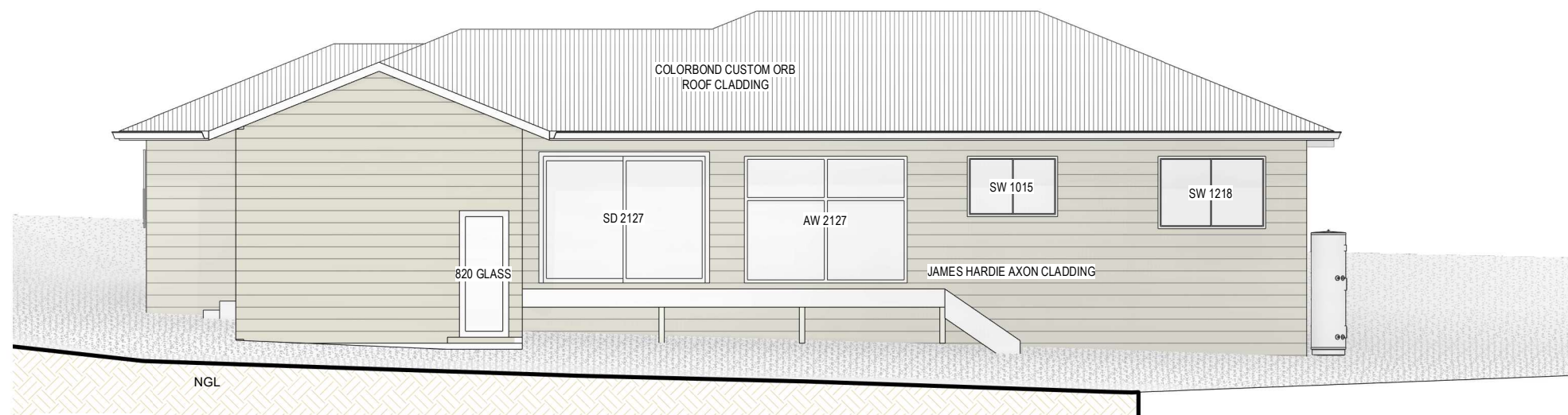
West

1 : 100



East

1 : 100



North

1 : 100



-All levels, dimensions, aspects, areas etc are to be confirmed by owner/builder before commencing works. dimensions take preference over scale. owner/builder to verify dimensions before commencing works/ordering materials.
any discrepancy found in areas, dimensions aspects etc to be reported to New Age Design Services before proceeding with works. All construction work to be done in accordance with the Building Code of Australia/relevant codes and engineers details. ground lines as indicated must be confirmed onsite by a registered surveyor. confirm the location of subterranean services prior to works. New Age Design Services takes no reasonability for errors or omissions resulting in financial loss. All plans remain the property of New Age Design Service pty ltd.

MJ BUILDING

Site:	Lot 70 Bungendore	Project	26015	A05
Date:	21.5.26			
Scale:	1 : 100			ELEVATIONS



New Age
Design Services



-All levels, dimensions, aspects, areas etc are to be confirmed by owner/builder before commencing works. dimensions take preference over scale. owner/builder to verify dimensions before commencing works/ordering materials.
any discrepancy found in areas, dimensions aspects etc to be reported to New Age Design Services before proceeding with works. All construction work to be done in accordance with the Building Code of Australia/relevant codes and engineers details. ground lines as indicated must be confirmed onsite by a registered surveyor. confirm the location of subterranean services prior to works. New Age Design Services takes no responsibility for errors or omissions resulting in financial loss. All plans remain the property of New Age Design Service pty ltd.

MJ BUILDING

Site: **Lot 70 Bungendore**

Date: **21.5.26**

Scale:

Project

26015

A06

PERSPECTIVE

PROJECT DETAILS

Location: **Lot 70 Bungendore**

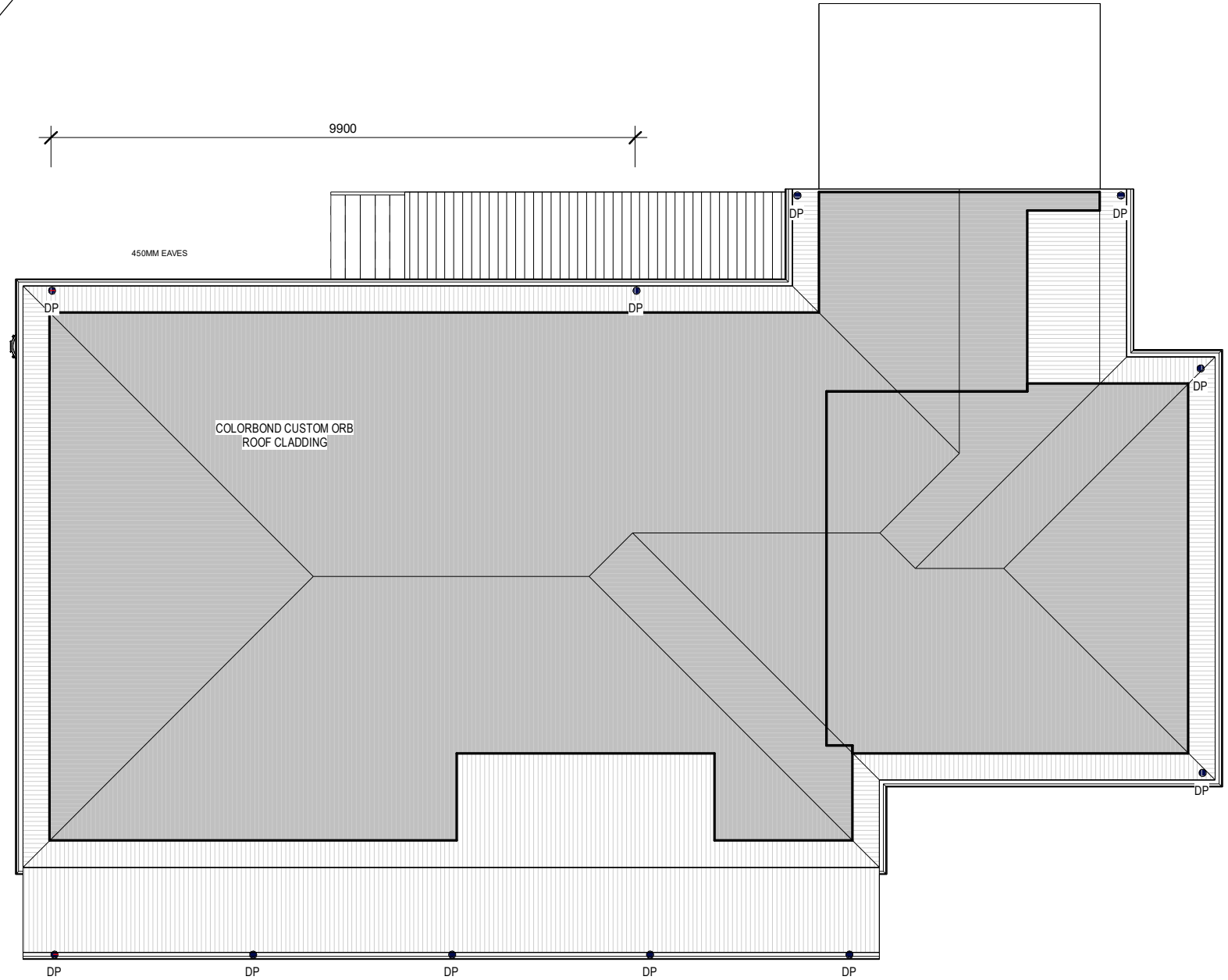
Client Name: **MJ BUILDING**

Project No: **26015**

Date: **21.5.26**



New Age
Design Services



Roof Plan
1 : 100



-All levels, dimensions, aspects, areas etc are to be confirmed by owner/builder before commencing works. dimensions take preference over scale. owner/builder to verify dimensions before commencing works/ordering materials.
any discrepancy found in areas, dimensions aspects etc to be reported to New Age Design Services before proceeding with works. All construction work to be done in accordance with the Building Code of Australia/relevant codes and engineers details. ground lines as indicated must be confirmed onsite by a registered surveyor. confirm the location of subterranean services prior to works. New Age Design Services takes no reasonability for errors or omissions resulting in financial loss. All plans remain the property of New Age Design Service pty ltd.

MJ BUILDING

Site:	Lot 70 Bungendore	Project	A02
Date:	21.5.26	26015	
Scale:	1 : 100	ROOF PLAN	

CLASS 4 VAPOR CONTROL MEMBRANE TO ALL EXTERNAL WALLS

90X35 PINE PLATES AND NOGGINS 90X45 PINE STUDS 450MM EXTERNAL SPACING

ALL TIMBER FRAMING & BRACING TO BE IN ACCORDANCE WITH THE TIMBER FRAMING CODE PLASTERBOARD INTERNAL WALLS AND CEILINGS

ROOF PITCH AS INDICATED ON ELEVATIONS / SECTION

EAVE OVERHANG AS INDICATED ON PLAN

ROOF CLADDING AS INDICATED ON PLANS / ELEVATION / SECTION

BATTEN SPACING AS PER MANUFACTURER'S SPECIFICATION PREFABRICATED ROOF TRUSSES AND SPACING AS PER MANUFACTURES SPECIFICATION

LINTEL SIZES AS PER TRUSS MANU. CHARTS AND ENGINEERS DETAIL

ALL MECHANICAL VENTILATION TO BE DUCTED DIRECTLY OUTSIDE ROOF SPACE IN ACCORDANCE WITH NCC VOL 2 & ABCB HOUSING PROVISIONS STANDARD 2022 PART 10.8.2

FLOW RATE OF MECHANICAL SYSTEMS TO COMPLY WITH NCC VOL 2 & ABCB HOUSING PROVISIONS STANDARD 2022 PART 10.8.2

R4 INSULATION TO EXISTING AND PROPOSED CEILINGS

R2 INSULATION TO EXISTING AND PROPOSED WALLS

OTHERWISE INSULATION TO BE INSTALLED AS PER EER

CLASS 4 VAPOR CONTROL MEMBRANE TO ALL EXTERNAL WALLS

INSULATION TO BE INSTALLED AROUND PIPES AND SERVICES

ALL EXTERNAL SWING DOORS AND INTERNAL ACCESS DOOR TO BE FULLY SEALED

WINDOW SPECIFICATION AS PER EER

H5D2 STAIRWAY AND RAMP CONSTRUCTION

SLIP RESISTANCE TO BE COMPLIANCE TO NCC WHEN TEST IN ACCORDANCE TO AS4586

ALL CONCRETE FOOTINGS & SLABS IN ACCORDANCE WITH ENGINEERS DETAILS

CONCRETE SLABS & FOOTING TO COMPLY WITH AS 2870.1 PROVIDE CONTINUOUS DAMP PROOF MEMBRANE UNDER SLAB ROOF & EXTERNAL WALL COLORS NOT TO BE WHITE OR OFF WHITE AS MEASURED AGAINST NCC

COMPLIANCE WITH STANDARDS

THE CONSTRUCTION MUST COMPLY WITH RELEVANT AUSTRALIAN STANDARDS, INCLUDING THE FOLLOWING:

AS 3700 - 2011	MASONRY STRUCTURES
AS 1684	RESIDENTIAL TIMBER FRAMED CONSTRUCTION
AS 4440 - 2004	INSTALLATION OF NAILPLATED TIMBER ROOF TRUSSES
AS 3740 - 2010	WATERPROOFING OF DOMESTIC WET AREAS
AS 2047 - 2014	WINDOWS AND EXTERNAL GLAZED DOORS IN BUILDINGS
AS 1288 - 2006	GLASS IN BUILDINGS - SELECTION AND INSTALLATION
AS4586 - 2013	SLIP RESISTANCE CLASSIFICATION OF NEW PEDESTRIAN SURFACE MATERIALS

COMPLIANCE WITH NCC

THE CONSTRUCTION MUST COMPLY WITH RELEVANT ELEMENTS OF THE NATIONAL CONSTRUCTION CODE 2015 BCA VOLUME TWO, INCLUDING THE FOLLOWING:

PART 3.6	GLAZING
PART 3.7.2	SMOKE ALARMS
PART 3.8.1	WET AREAS AND EXTERNAL WATERPROOFING
PART 3.9.1	STAIR CONSTRUCTION
PART 3.4.1	SUBFLOOR VENTILATION

REFER TO STRUCTURAL ENGINEERS DRAWINGS FOR ALL CONSTRUCTION DETAILS.

ANY CHANGES TO THE STRUCTURAL ENGINEERS DRAWINGS ARE TO BE ADVISED AND CONFIRMED WITH THE ENGINEER, CERTIFIER AND ARCHITECT FOR SIGN OFF PRIOR TO CONSTRUCTION ON SITE.

Figure 3.3.3a:

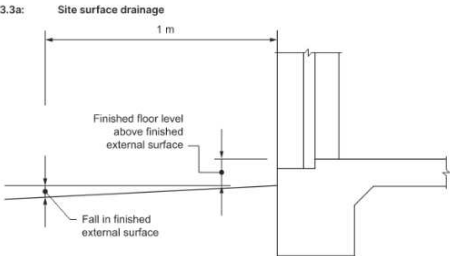
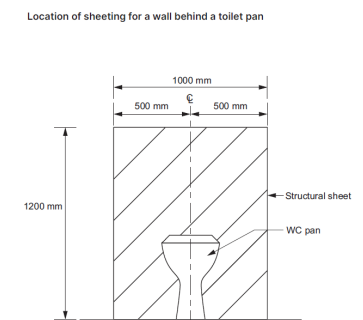
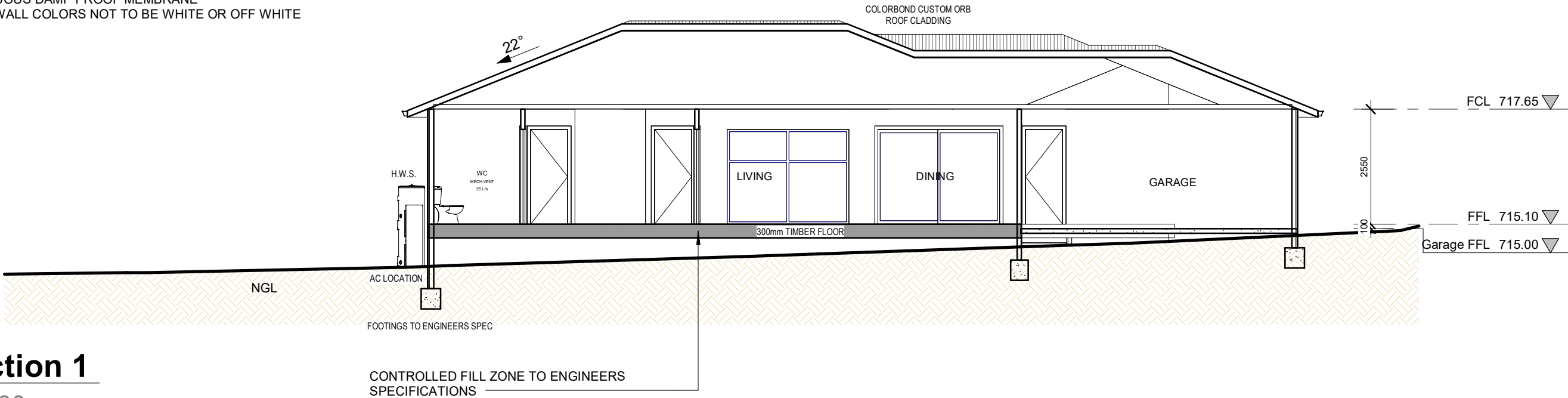


Figure 6.2g:



Section 1

1 : 100



- 0409 946 200

- info@newagedrafting.com.au

- www.newagedrafting.com.au

COPYRIGHT - NEW AGE DESIGN SERVICES PTY LTD
THIS DESIGN REMAINS THE INTELLECTUAL PROPERTY
OF NEW AGE DESIGN SERVICES PTY LTD. LEGAL
ACTION WILL RESULT IF ANY PART OF THIS DOCUMENT
IS REPRODUCED IN PART OR IN WHOLE WITHOUT
WRITTEN PERMISSION.

-All levels, dimensions, aspects, areas etc are to be confirmed by owner/builder before commencing works. Dimensions take preference over scale.
Owner/builder to verify dimensions before commencing works/ordering materials.
Any discrepancy found in areas, dimensions aspects etc to be reported to New Age Design Services before proceeding with works. All construction work to be done in accordance with the NCC 2022/relevant codes and engineers details.
Ground lines as indicated must be confirmed onsite by a registered surveyor.
Confirm the location of subterranean services prior to works. New Age Design Services takes no responsibility for errors or omissions resulting in financial loss.
All plans remain the property of New Age Design Service pty ltd.

MJ BUILDING

Site: Lot 70 Bungendore

Date: 21.5.26

Scale: 1 : 100

Project

26015

A07

SECTION

Shower Areas

Enclosed and unenclosed (including shower over bath) must consider the following:

- **Floor** of the shower area must be waterproof - including any hob or stepdown.
- **Walls** to be water resistant to not less than 1800 mm above finished floor level and waterproof > not less than 150 mm above floor substrate; or > not less than 25 mm above maximum retained water level; and
- **Wall junctions and joints** to be waterproof not less than 40 mm either side of the junction.
- **Wall/floor junctions** to be waterproof.
- **Penetrations** to be waterproof - Protection caps must be removed prior to waterproofing

Outside shower areas

- **Floor concrete** and compressed fibre-cement sheet flooring must be water resistant.
- **Timber floors** including particleboard, plywood and other timber-based flooring materials must be waterproof.
- **Wall/floor junctions** must be waterproof.
- **Bathroom entry** to be waterproof min 25mm above finished floor surface.
- **The doorway waterstop** requires the base to be sealed to floor and upstand flush with finished floor surface

Areas adjacent to baths and spas (vessel)

- **Floor** concrete, compressed fibre-cement and fibre-cement sheet – must be water resistant.
- **Timber floors** including particleboard, plywood and other timber-based flooring materials – must be waterproof.
- **Walls** water resistant to a height of not less than 150 mm above the vessel, for the extent of the vessel, where the vessel is within 75 mm of a wall. All exposed surfaces below vessel lip – must be water resistant.
- **Wall junctions and joints** to be water resistant when located within 150 mm above a vessel for the extent of the vessel.
- **Wall/floor junctions** to be water resistant for the extent of the vessel.
- **Penetrations** tap and spout penetrations to be waterproof where they occur in horizontal surfaces. Protection caps must be removed prior to waterproofing

Inserted baths and spas

- **Floor** Waterproof shelf area, incorporating waterstop under the bath lip.
- **Wall** to be waterproof to not less than 150 mm above the lip of the bath or spa; and
- no requirement under bath.
- **Wall junctions and joints** within 150 mm above bath or spa; and no requirement under bath.
- **Penetrations** tap and spout penetrations to be waterproof where they occur in horizontal surfaces. Protection caps must be removed prior to waterproofing

Laundries and WCs

- **Floor** required to be water resistant.
- **Wall/floor junctions** required to be water resistant.

Walls adjoining sink, basin or laundry tub (vessel)

- **Walls** to be water resistant to a height of not less than 150 mm above the vessel, for the extent of the vessel, where the vessel is within 75 mm of a wall.
- **Wall junctions** waterproof where a vessel is fixed to a wall.
- **Penetrations** Waterproof where they occur in surfaces required to be waterproof or water resistant.

Materials — waterproof

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

- Stainless steel.
- Flexible waterproof sheet flooring material with waterproof joints.
- Membranes complying with AS/NZS 4858.
- Waterproof sealant.

Materials — water resistant substrates

The following materials are deemed to be water resistant:

For walls:

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

For floors:

- Concrete complying with AS 3600.
- Concrete slabs complying with AS 2870.
- Compressed fibre-cement sheeting manufactured in accordance with AS/NZS 2908.2 and supported on a structural floor.

Materials — water resistant surface materials

The following surface materials are deemed to be water resistant:

For walls:

- Thermosetting laminate.
- Pre-decorated compressed fibre-cement sheeting manufactured in accordance with AS 2908.2.
- Tiles when used in conjunction with a compliant substrate systems.
- Water resistant flexible sheet wall material with sealed joints when used in conjunction with a compliant substrate system.
- Sanitary grade acrylic linings.

Recommendations

It is recommended building certifiers ensure adequate documentation is submitted with the building approval as required under *Building Act 2004 Section 28A & Section 151* - Minimum Documentation requirements for building lodgement Class 1 & 10 – Residential Construction.

Builders should supervise and inspect waterproofing to ensure compliance prior to proceeding to tiling and fitout.

Enforcement Action

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

Installation

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

Building Code of Australia Volume 2, clause H4D2

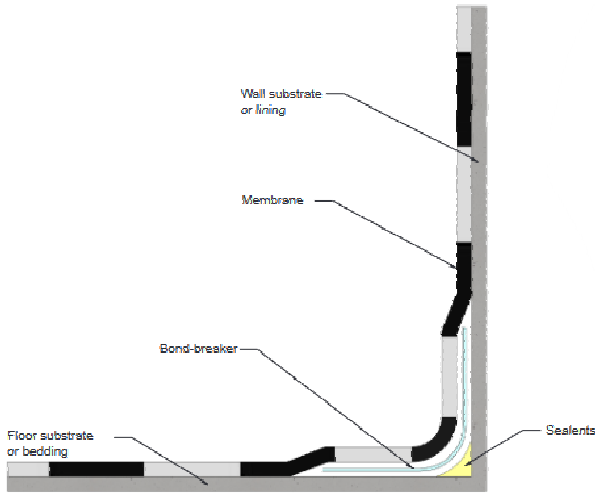
The product used complies with AS/NZS 4654.1:2012;

The installation is in accordance with AS/NZS 4654.2:2012.

Water proof product or compound u

Fillet and bond breaker used :

Number of coats applied :



TYPICAL BOND BREAKER
CLASS II



New Age

Design Services

- 0409 946 200
- info@newagedrafting.com.au
- www.newagedrafting.com.au

COPYRIGHT - NEW AGE DESIGN SERVICES PTY LTD
THIS DESIGN REMAINS THE INTELLECTUAL PROPERTY
OF NEW AGE DESIGN SERVICES PTY LTD. LEGAL
ACTION WILL RESULT IF ANY PART OF THIS DOCUMENT
IS REPRODUCED IN PART OR IN WHOLE WITHOUT
WRITTEN PERMISSION.

-All levels, dimensions, aspects, areas etc are to be confirmed by owner/builder before commencing works. Dimensions take preference over scale.
Owner/builder to verify dimensions before commencing works/ordering materials.
Any discrepancy found in areas, dimensions aspects etc to be reported to New Age Design Services before proceeding with works. All construction work to be done in accordance with the NCC 2022/relevant codes and engineers details.
Ground lines as indicated must be confirmed onsite by a registered surveyor.
Confirm the location of subterranean services prior to works. New Age Design Services takes no responsibility for errors or omissions resulting in financial loss.
All plans remain the property of New Age Design Service pty ltd.

MJ BUILDING

Site: Lot 70 Bungendore

Date: 21.5.26

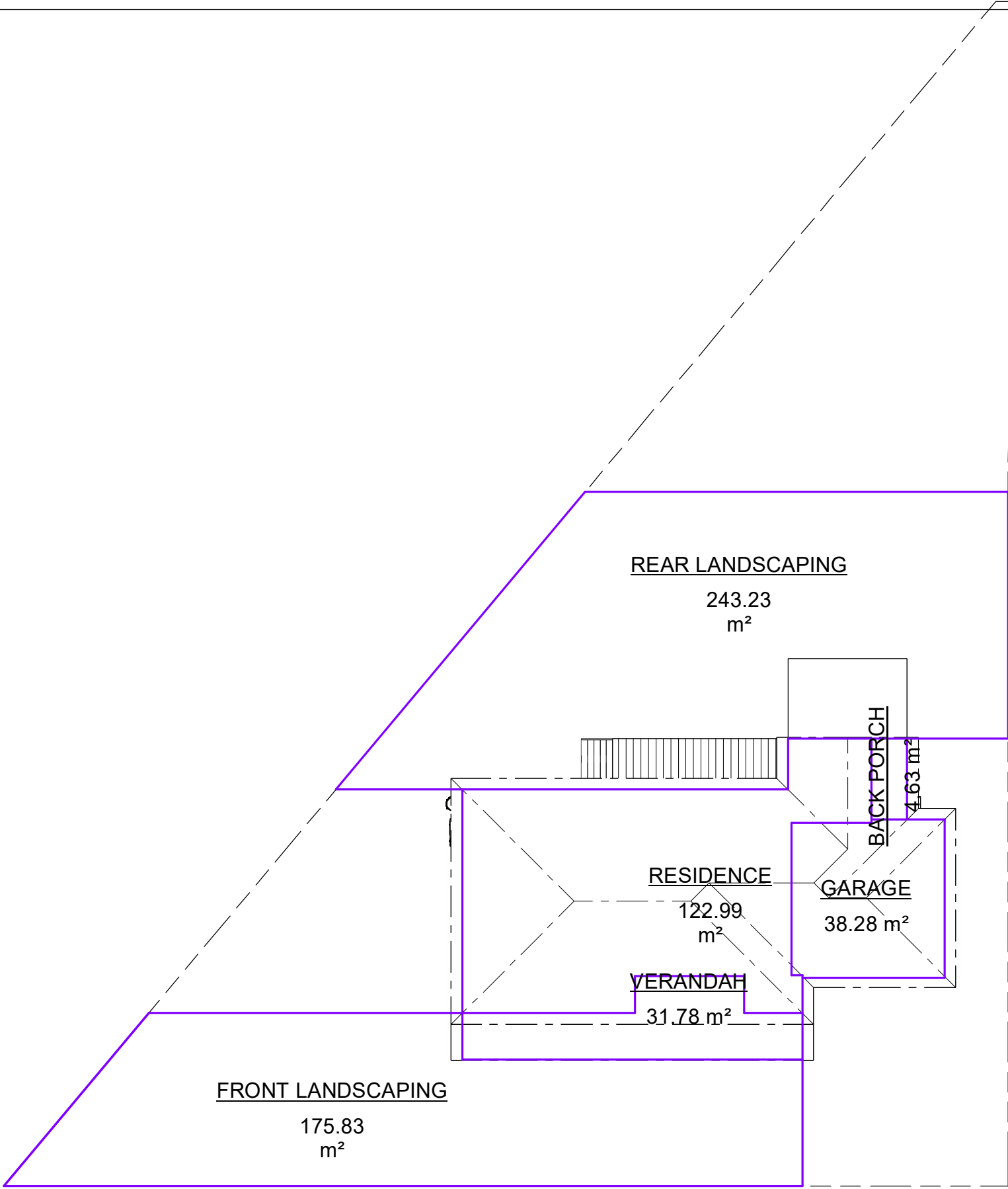
Scale:

Project

26015

A08

WATERPROOF NOTES



- 0409 946 200
- info@newagedrafting.com.au
- www.newagedrafting.com.au

COPYRIGHT - NEW AGE DESIGN SERVICES PTY LTD
THIS DESIGN REMAINS THE INTELLECTUAL PROPERTY
OF NEW AGE DESIGN SERVICES PTY LTD. LEGAL
ACTION WILL RESULT IF ANY PART OF THIS DOCUMENT
IS REPRODUCED IN PART OR IN WHOLE WITHOUT
WRITTEN PERMISSION.

-All levels, dimensions, aspects, areas etc are to be confirmed by owner/builder before commencing works. Dimensions take preference over scale.
Owner/builder to verify dimensions before commencing works/ordering materials.
Any discrepancy found in areas, dimensions aspects etc to be reported to New Age Design Services before proceeding with works. All construction work to be done in accordance with the NCC 2022/relevant codes and engineers details.
Ground lines as indicated must be confirmed onsite by a registered surveyor.
Confirm the location of subterranean services prior to works. New Age Design Services takes no responsibility for errors or omissions resulting in financial loss.
All plans remain the property of New Age Design Service pty ltd.

MJ BUILDING

Site: Lot 70 Bungendore

Date: 21.5.26

Scale: 1 : 200

Project

26015

A09

COVERAGE&PLANTING

PART 5.6 MASONRY COMPONENTS AND ACCESSORIES

5.6.4 Mortar Joints

- (1) Unless otherwise specified, masonry bed and perpendicular joints must have a nominal thickness of 10 mm.
- (2) Raked joints are not to be used in saline environments or areas subject to heavy industrial airborne pollution.
- (3) Where raked joints are used the depth of raking must not be—
 - (a) closer than 5 mm to any perforation in cored unit masonry or 20 mm in hollow unit masonry; or
 - (b) more than 5 mm for masonry units at least 90 mm wide; or
 - (c) more than 10 mm for masonry units at least 110 mm wide

DOORS AND WINDOWS

All windows to be aluminum framed, unless otherwise specified.

LIGHTS

To comply with NCC 2022 Part 13.7.6

WATER HEATER

In hot water supply system to comply with NCC 2022 Part 13.7.7

TIMBER FRAMING

All timber works to be done in accordance with the timber framing code and manufacturers spec. Frames to be built and constructed to AS 1684.

INSULATION REQUIREMENTS

Refer to EER report.

BUSHFIRE

There is no bushfire mitigation on this block

WALL TIES

Standard to AS 2699.1

Type A

Spacing: to AS 4773.2 Clause 9.7 and 10.6

Corrosion protection to AS 2699.1

FLASHING AND DAMP PROOF COURSE

Standard to AS 2904

BRICKS

Materials and construction to AS 4773.1 Clause 4.3

Standard to AS 4455.1 and 4455.3

Mortar materials sand: fine aggregate with a low clay content and free from efflorescing salts, selected for grading and color for brickwork.

Proportions: to AS 4773.1 table 3.1

BUILT IN COMPONENTS

Durability class of built to AS 4773.1 table 4.1

STEEL LINTELS

Angles and flats sizes to AS 4773.1 table 12.1, cold framed lintels designed to AS 4600, corrosion protection to AS 2699.3

Galvanizing: do not cut after galvanizing.

5.6.8 Vertical Articulation Joints

5.6.8 Vertical articulation joints

(1) Vertical articulation joints must be provided in masonry walls in accordance with (2), except in walls constructed on where the soil classification is A or S (see 4.2.24).

(2) Articulation joints between masonry elements must have a width of not less than 10 mm and be provided (see Figures 5.6.8a and 5.6.8b)—

- (a) in straight, continuous walls with openings less than 900 mm x 900 mm or walls without openings — at not more than 6 m centers and within 4.5 m, but not closer than 470 mm of all corners; and
 - (b) in straight, continuous walls with openings more than 900 mm x 900 mm — at not more than 5 m centers and located so that they are not more than 1.2 m away from openings; and
 - (c) where the height of the wall changes by more than 20% — at the position of change in height; and
 - (d) where a wall changes in thickness; and
 - (e) at control or construction joints in footings or slabs; and
 - (f) at junctions of walls constructed of different masonry materials.
- (3) Articulation joints must not be located adjacent to arched openings.
- (4) Articulation joints must be filled with flexible sealant that is supported during installation by—
- (a) a compressible foam or polystyrene filler (see Figures 5.6.8d and 5.6.8e); or
 - (b) a purpose made backer rod (see Figures 5.6.8c, 5.6.8d, 5.6.8e and 5.6.8f).

NCC 2022 PART 10.4.2 construction of sanitary compartments

The door to fully close in sanitary compartments must:

- a) open outwards, or
- b) slide, or
- c) be readily removable from outside of compartment, unless there is a clear space of at least 1.2m, measured in accordance with figure 10.4.2, between the closet pan within the sanitary compartment and the doorway.

ARTIFICIAL LIGHTING

13.7.6 Artificial lighting

(1) The or of artificial lighting, excluding heaters that emit light, must not exceed the allowance of—

- (a) 5 W/m2 in a Class 1 building; and
 - (b) 4 W/m2 on a verandah, balcony or the like attached to a Class 1 building; and
 - (c) 3 W/m2 in a Class 10a building associated with a Class 1 building.
- (2) The allowance in (1) may be increased by dividing it by the relevant adjustment factor for a control device in (6) as applicable.
- (3) When designing the or , the power of the proposed installation must be used rather than nominal allowances for exposed batten holders or luminaires.
- (4) If halogen lamps are installed, they must be separately switched from fluorescent lamps.
- (5) Artificial lighting around the perimeter of a building must—
- (a) be controlled by a daylight sensor; or
 - (b) have an average light source efficacy of not less than 40 Lumens/W.

(a) be controlled by a daylight sensor; or

(b) have an average light source efficacy of not less than 40 Lumens/W.

WINDOW AND GLAZING DETAILS TO EER REPORT

Windows selection and installation to AS 2047.

Glazing selection and installation to AS 1288.

Flashing to AS 2904.

Aluminum extrusions to AS 1866.

Safety glass to AS 2208.

Aluminum frame finishes powder coating to AS 3715- grade architectural coating.

Anodizing to AS1231, Thickness : >= 15 microns to 20 microns.

Insect screens: Aluminum extruded or folded box frame sections with mesh fixing channels, mitered, staked and screwed at corners. Provide and extruded frame section where necessary to adapt to window opening gear.

Mesh: Bend the mesh into the frame channel with a continuous resistant gasket so that the mesh is taut and without distortion.

Bushfire screen and sills: Protect windows and doors from the ingress of embers to AS 3959.

RETAINING WALLS

All retaining walls to engineers specification and design.

WATER SUPPLY AND DRAINAGE

To Hydraulics engineers specification and design.

ELECTRICAL INSTALLATION

Electrical installation to AS 3008.1.1 and SAA HB 301

Luminaires to AS 60598.1

Minimum energy performance standards:

-general to AS 4783.2 and AS 4782.2

-Self ballasted lamps to AS 4847.2

-Incandescent lamps to AS 4934.2

SERVICES PLAN

To hydraulic engineers specifications.

NCC 2022 figure 10.4.2

Construction on sanitary compartments

STAIRCASE CONSTRUCTION

In accordance with NCC 2022 Part 3.9.1 Stairways and ramp construction & Part 3.9.2 Barriers and handrails

NCCS 2022 PART 9.3 FIRE PROTECTION OF SEPARATING WALLS AND FLOORS

9.3 SEPARATING WALLS

(a) Separating wall between class 1 building, or a wall that separates a class 1 building from a class 10a building which is not associated to that class 1 building must:

- (a) be constructed-
 - (i) have an FRL of not less than 60/60/60 and
 - (ii) of masonry not less than 90 mm thick; and
- (b) Commence at footings or ground slab (see Figure 9.3.1a), except for horizontal projections to which 9.3.41 applies (see Figure 9.3.4); and
- (c) extend-
 - (i) if the building has a roof covering, to the underside of the roof covering (see Figure 9.3.1a and Figure 9.3.1b); or
 - (ii) if the building has a roof covering, to not less than 450 mm above the roof covering (see Figure 9.3.1a); and
- (d) comply with (2) to (5) and 9.3.22 as applicable.

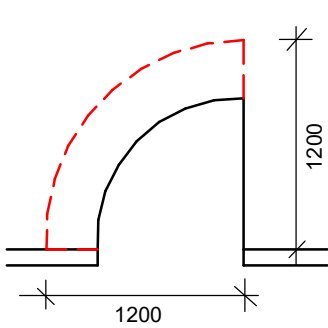


FIG. 10.4.2.

MORTAR MIXING

Measure volumes accurately to achieve the documented proportions, machine mix for at least 6 minute.

Bond: stretcher bond.

Clearance for timber frame shrinkage: as follows:

Timber frame shrinkage in brick veneer timber frame construction, leave clearance between window frames and brick sills and between roof frames and brick veneer as follows:

Accommodate for unseasoned floor timbers, single story frames and ground floor windows 10mm , 2 storey frames and upper floor windows 20mm.

Mortar joints:

Externally tool to give a dense water shedding finish.

Internally if walls are to be plastered to not rake more than 10mm to give a key.

Thickness: 10mm

Face brickwork:

Clean progressively as the work proceeds to remove mortar smears, stains and discoloration. Do not erode joints if using pressure spraying.

Sills and thresholds:

Solidly bed sills and thresholds and lay them with the top surface drain away from the building.

Cavity work:

Provide minimum cavity widths in conformance with the following:

Masonry walls 50mm.

Masonry veneer walls 40mm between the masonry leaf and the load bearing frame and a 25mm min. gap between the masonry leaf and sheet bracing.

FLASHING

Location: Sandwich flashing between mortar except where on lintels.

Pointing: Point up joints around flashing to fill voids.

5.7.5 Weepholes

(1) Except where excluded by (2), open perpendicular joints (weepholes) must be created in the course immediately above any (including above any acting as a) and be—

- (a) a minimum of 50 mm in height, by the width of the vertical mortar joint; and
 - (b) at not more than 1.2 m centers; and
- (2) Weepholes are not in the following locations:

- (a) Where head openings are less than 1.2 m wide.
- (b) Beneath and door sills.

MEMBRANE SYSTEMS

Provide a proprietary membrane system certified as suitable for a current Branz Appraisal Certificate intended external water proofing by the following:

A current BRANZ appraisal certificate.

Shower tray: Purpose made water proof jointless shower tray with all upstands at least 50mm higher than the hob upstand. Set the hob masonry on the inside of the tray hob upstand.

Provide bond breakers at wall/floor and hob/wall junctions and at control joints where the membrane is bonded to the substrate.

DRAINAGE CONNECTIONS

Floor wastes: Turn membrane down at least 50mm into the floor waste drainage flanges and adhere to form a water proof connection.

Enclosed shower with hob: Extend internal membrane over the hob and into the room at least 50mm.

Unenclosed showers: Extend membranes at least 1500mm into the room from the shower rose outlet on the wall.

Membrane vertical penetrations: Pipes, ducts and vents: Provide separate sleeves for all pipes, ducts and vents and have fixed to the substrate .

Membrane horizontal Protection: Sleeves: provide a flexible flange to all penetrations, bonded to the penetration and to the membrane.

Overlaying finishes on membrane: Protect water proof membrane with compatible water resistant surface materials that do not cause damage to the membrane bonded or partially bonded systems.

If the topping or bedding mortar requires to be bonded to the membrane provide control joints in the topping or bedding mortar to reduce the control over the membrane.

Keep traffic off membrane surfaces until bonding has set 24 hours after laying. Replace or repair any damaged work.

9.3.3 Roof Lights

Combustible roof lights, skylights or the like installed in a roof or part of a roof to have a covering must—

- (a) have an aggregate area not more than 20% of the roof or part of the roof; and
- (b) be not less than 900 mm from the vertical projection of a extending to the underside of the roof covering.

(c)

5.7.3 Damp-proof courses and flashings – material

Damp-proof courses and flashings must consist of—

- (a) a material that complies with AS/NZS 2904; or

(b) embossed black polyethylene film of high impact resistance and low slip, with a nominal thickness of 0.5 mm prior to embossing, and comply with clause 7.6 of AS/NZS 2904; or

(c) polyethylene coated metal, that has an aluminum core of not less than 0.1 mm thick, is coated both sides with bitumen adhesive enclosed in polyethylene film of not less than 0.1 mm thick on each face, and has a nominal total thickness of not less than 0.5 mm prior to embossing; or

(d) bitumen impregnated materials of not less than 2.5 mm thick, that comply with clause 7.5 of AS/NZS 2904; or

(e) termite sheet materials complying with Part 3.45 (with no penetrations) serving the purpose of a and/or that is continuous through the wall or pier.

5.7.4 Damp-proof courses and flashings – installation

(1) and must be—

- (a) located so as to form a continuous damp-proofing barrier—
 - (i) around the bottom perimeter of walls where constructed on a concrete slab; and
 - (ii) in walls and piers below suspended floors; and
 - (iii) where a masonry wall passes through a roof; and
 - (iv) where a roof abuts an external masonry wall; and
 - (v) to the bottom and tops of and doors and the like in accordance with (3), except a or a need not be provided to the top of a or door where the opening is protected by an eave of a width more than 3 times the height of the masonry veneer above the opening; and
 - (b) continuous through the wall or pier and be visible from the outside face of the wall.
- (2) The location of a , or serving as a , must be not less than—
- (a) 150 mm above the adjacent ground level; or
 - (b) 75 mm above the finished surface level of adjacent paved, concreted or landscaped areas that slope away from the wall; or
 - (c) 50 mm above finished paved, concreted or landscaped areas complying with 3.3.3(b)(ii)6 and protected from the direct effects of the weather by a carport, verandah or the like; or
 - (d) in —
 - (i) 15 mm above finished paved, concreted or landscaped areas; or
 - (ii) 0 mm above finished paved, concreted or landscaped areas if the is protected from the direct effects of the weather by a carport, verandah or the like.
- (3) Sill and head serving openings must be—
- (a) installed so that the extends not less than 150 mm beyond the reveals on each side of the opening; and
 - (b) located not more than—
 - (i) one course below the sill brick course; and
 - (ii) 300 mm above the opening; and
 - (c) turned up in the not less than 150 mm above the opening; and
 - (d) embedded not less than 30 mm into—
 - (i) for masonry veneer, the masonry leaf; and
 - (ii) for masonry, the outer masonry leaf; and
 - (e) attached to the or wall framing

NCC 2022 PART 9.2 FIRE SEPARATION OF

EXTERNAL WALLS

9.2.3 Construction of external walls

External walls (including gable walls) require to be fire resisting, and must commence from footings or ground slab, extend to the underside of a non-combustible roof covering or a non-combustible eaves lining. for further details of wall protection refer to:

9.2.5 Protection of Class 1 buildings — Class

10a between Class 1 and the allotment boundary

9.2.6 Protection of Class 1 buildings— Class

10a between Class 1 and other buildings on

allotment

9.2.7 Protection of Class 1 buildings—separation of Class 10a buildings

on an allotment

NCC 2022 PART 9.5 SMOKE ALARMS AND

EVACUATION LIGHTING

9.5.1 Smoke alarm requirements

Smoke alarms must—

- (a) be located in—
 - (i) a Class 1a building in accordance with 9.5.26 and 9.5.47 and
 - (ii) a Class 1b building in accordance with 9.5.38 and 9.5.49 and
- (b) comply with AS 3786, except that in a Class 10a where the use of the area is likely to result in smoke alarms causing spurious signals, any other alarm deemed suitable in accordance with AS 1670.1 may be installed provided that smoke alarms complying with AS 3786 are installed elsewhere in the Class 1 building; and
- (c) be powered from the consumer mains source where a consumer mains source is supplied to the building; and
- (d) be interconnected where there is more than one alarm

- 0409 946 200

- info@newagedrafting.com.au

- www.newagedrafting.com.au

COPYRIGHT - NEW AGE DESIGN SERVICES PTY LTD
THIS DESIGN REMAINS THE INTELLECTUAL PROPERTY
OF NEW AGE DESIGN SERVICES PTY LTD. LEGAL
ACTION WILL RESULT IF ANY PART OF THIS DOCUMENT
IS REPRODUCED IN PART OR IN WHOLE WITHOUT
WRITTEN PERMISSION.

-All levels, dimensions, aspects, areas etc are to be confirmed by owner/builder before commencing works. Dimensions take preference over scale.
Owner/builder to verify dimensions before commencing works/ordering materials.
Any discrepancy found in areas, dimensions aspects etc to be reported to New Age Design Services before proceeding with works. All construction work to be done in accordance with the NCC 2022/relevant codes and engineers details.
Ground lines as indicated must be confirmed onsite by a registered surveyor.
Confirm the location of subterranean services prior to works. New Age Design Services takes no responsibility for errors or omissions resulting in financial loss.
All plans remain the property of New Age Design Service pty ltd.

MJ BUILDING

Site: Lot 70 Bungendore

Date: 21.5.26

Scale:

Project

26015

A10

GENERAL NOTES