NCC PART H8: LIVEABLE HOUSING Livable Housing Design standard 2022 v1.3

Part 1 Dwelling access

Part 3 Internal doors and corridors

Part 4 Sanitary compartment Part 5 Shower

Part 6 Reinforcement of bathroom and sanitary compartment walls

CONSTRUCTION NOTES:
ALL WORK TO COMPLY WITH THE "NATIONAL CONSTRUCTION CODE"
AND ALL ASSOCIATED/RELEVANT STANDARDS AND CODES. CONFIRM
ALL DIMENSIONS ON SITE BEFORE COMMENCING OR PRODUCING SHOP DRAWINGS, USE FIGURED DIMENSIONS ONLY, DO NOT SCALE OFF THE DRAWINGS. DIMENSIONS NOTES ON PLANS WITH AN * ARE SITE MEASURE HEIGHTS FROM FINISHED GROUND LEVELS TO

FINISHED FLOOR LEVELS.
ALL MATERIALS AND/OR COLOURS TO MATCH EXISTING UNLESS
OTHERWISE NOTED ON THE CONTRACT DOCUMENTS OR DIRECTED

CONNECT NEW DOWNPIPES TO EXISTING STORMWATER LINES. STAIRS SLIP RESISTANCE TO COMPLY WITH 3.9.1 OF THE NCC: P3 INTERNAL & P4 EXTERNAL

<u>DEMOLITION NOTES:</u> ALL DEMOLITION TO AS 2601. CONTRACTOR TO REMOVE ALL DEMOLISHED MATERIAL TO APPROPRIATE RECYCLING PART TO ACT GOVERNMENT REGULATIONS. ASBESTOS TO BE REMOVED BY SUITABLY QUALIFIED ASBESTOS REMOVALIST, STOCKPILE SITE TOPSOIL FOR REUSE IN THE NEW WORK WHERE POSSIBLE. PROTECT 8: CEILING, WALL AND SUB FLOOR INSULATION IS TO BE ALL VEGETATION TO BE RETAINED FROM DAMAGE DURING PROVIDED IF IT CAN BE INSTALLED WITHOUT THE DEMOLITION + SITE CLEARING. CONTOUR LEVELS AREA APPROXIMATE. VERIFY ALL LEVELS ON SITE. RETAIN ALL TREES AND SHRUBS UNLESS NOTED OTHERWISE.

EROSION CONTROL
DEVELOPMENT WILL COMPLY WITH THE ENVIRONMENT
PROTECTION GUIDELINES FOR CONSTRUCTION AND DEVELOPMENT ACT, AUGUST 2007 MAINTAIN AS MANY GRASSED AREAS AS POSSIBLE, PARTICULARLY VERGES TO TRAP SOIL BEFORE IT REACHES THE ROADWAY AND STORMWATER SYSTEM. FENCE OFF UNDISTURBED AREAS. USE ONLY ONE ENTRY AND EXIT POINT TO SITE. KEEP STOCKPILES OF MATERIAL WITHIN THE SITE AREA AWAY FROM THE STORMWATER SYSTEM. ALL BUILDING WASTE TO BE STORED ON SITE IN SUITABLE RECEPTACLES AND COLLECTED REGULARLY. ENSURE THE WIND BORNE LITTER DOES NOT AFFECT ADJOINING OR ADJACENT PROPERTIES.
REGULARLY REMOVE ANY SEDIMENT FROM ROADS ADJACENT TO THE SITE. DO NOT WASH INTO THE STORM WATER 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 THE STORMWATER DRAINS ENSURE THE AREA IS LARGE ENOUGH TO CONTAIN ALL EXCESS WATER, RESIDUES AND WASTE REGULARLY CHECK AND MAINTAIN POLLUTION CONTROLS THROUGHOUT SEDIMENT CONTROL DETAIL CONSTRUCTION.

VERGE MANAGEMENT PLAN

1. NO PART OF THE VERGE IS PLANNED FOR USE
DURING CONSTRUCTION. NO MATERIALS ARE TO BE
STORED OR PLACED ON THE VERGE AND ALL CONSTRUCTION VEHICLES WILL USE THE BLOCK ACCESS POINT/S. IF THERE IS SUBSEQUENTLY A NEED TO USE UNLEASED LAND, THE BUILDER WILL APPLY IN THE CORRECT MANNER.

2. ANY TREES ON THE VERGE ARE TO BE PROTECTED FOR THE DURATION OF THE JOB, BY CONTINUOUS TEMPORARY CHAIN MESH FENCING 1800 HIGH, TO THE THE DURATION FOR THE TOPE THE TOPE.

FULL PERIMETER OF THE TREE. 3. THE BUILDER WILL BE RESPONSIBLE FOR THE REINSTATEMENT OF ALL DAMAGED INCURRED TO THE LAND VEGETATION, SERVICES, PATHS AND ROADS AS A RESULT OF THIS CONSTRUCTION WORK. VERGE AREAS IF USED, WILL BE HANDED BACK TO URBAN SERVICES IN THE SAME STATE THAT THEY WERE IN PRIOR TO COMMENCEMENT OF WORK.

UNDERGROUND SERVICES HAVE NOT BEEN LOCATED

UNLESS OTHERWISE STATED, OPEN AREAS ARE DRY-LAND GRASSED OR OTHER PLANTING AS NOTED, EXCEPT FOR MINOR PATHWAYS.

50% RULE FOR EXTENSIONS WHERE EXTENSIONS & ALTERATIONS INCREASE THE FLOOR AREA BY MORE THAN 50% OF EXISTING,THE FOLLOWING INFORMATION TO BE NOTED ON THE

1: EXISTING GLAZING WHERE THERE ARE HUMAN IMPACT SAFETY REQUIREMENTS IS TO COMPLY WITH PART 3.6.4 OF THE NCC OR BE COATED ON AT LEAST 1 SIDE WITH A CONTINUOUS POLYMERIC COATING,

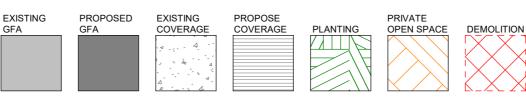
2: SMOKE ALARMS ARE TO BE INSTALLED THROUGHOUT THE BUILDING AS PER PART 3.7.2 OF THE

NCC. 3: EXISTING STAIRS ARE TO COMPLY WITH PART 3.9.1 OF THE NCC OR HAVE CONSTANT GOINGS AND RISERS THROUGHOUT EACH STAIR FLIGHT, RISERS NO TALLER THAN 250mm AND THE OPENING BETWEEN RISERS NO GREATER THAN 125mm

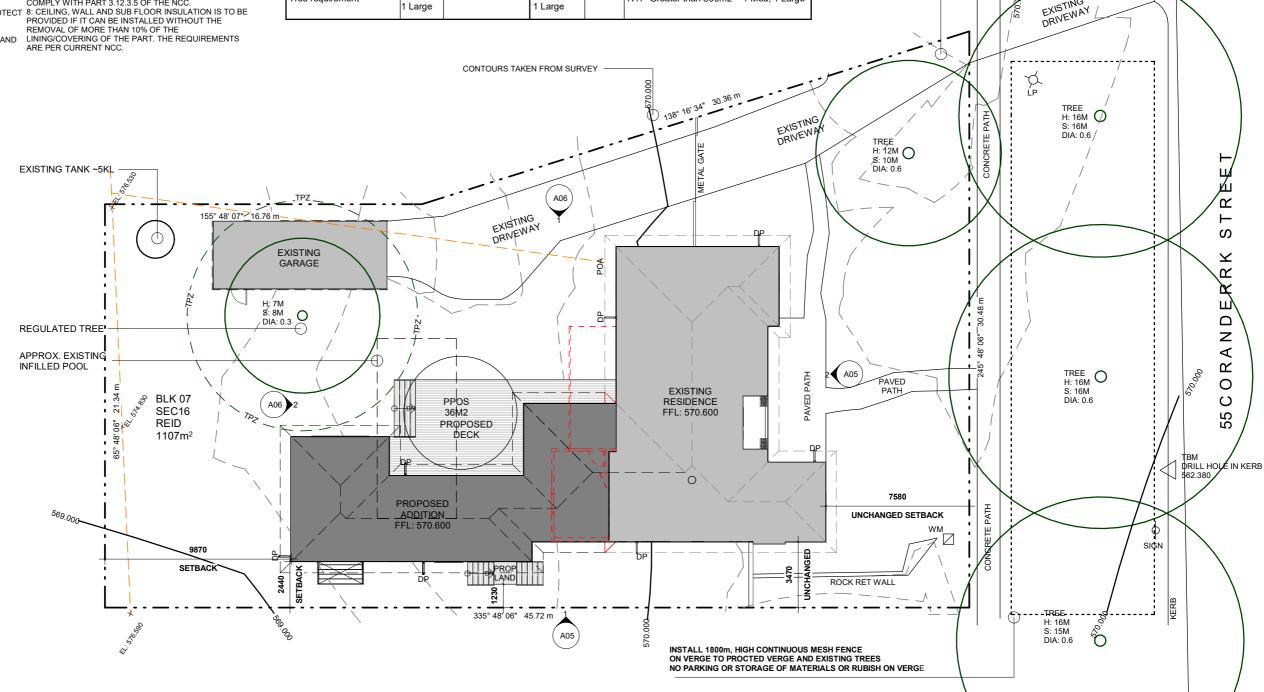
4: EXISTING BALUSTRADES ARE TO COMPLY WITH PART

3.9.2 OF THE NCC 5: IF THE PROPERTY HAS A POOL, THE POOL FENCING IS REQUIRED TO COMPLY WITH PART 3.9.3 OF THE NCC 6: EXTERNAL WINDOWS AND DOORS ARE TO BE SEALED AS PER PART 3.12.3.3 OF THE NCC.

7: AIR LEAKAGE FROM ROOFS, WALLS AND FLOORS TO COMPLY WITH PART 3.12.3.5 OF THE NCC. PROVIDED IF IT CAN BE INSTALLED WITHOUT THE REMOVAL OF MORE THAN 10% OF THE



Block Area	m ² 1107.0	/0	Requirement or allowance		Rule
Existing residence floor	138				
Existing sunroom	13.1				
Existing garage New floor area Proposed GFA & Plot ratio PPOS	33 87 258 36.0	= 47.2% Of existing = 23.30%Plot ratio @6 wide	92 max 298.9 max	5 18.6	R17: Not triggered Less than 50% GFA R2: 27% max for heritage
Private open space	715	= 64%	664.2 min	39.8	R4a: 60% min*
Planting Area	505	= 45.6%	332.1 min	317.9	R16 30% min*
Site Coverage	258	= 23.3%	442.8 max	184.8	R1: 40% of the block area
Tree requirement	1 Medium 1 Large		1 Medium 1 Large		R17 Greater than 800m2 = 1 Med, 1 Large





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INTERIOR/ EXTERIOR ALTERATIONS/ ADDITIONS

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JOE RITCHIE & SITE PLAN VANESSA HIGGINS STREET ADDRESS: SCALE 55 CORANDERRK STREET 1:200 CONTRACT DS2 DATE: SHEET NO: BLOCK: SECTION: SUBURB: DESIGN BY: MH REID DRAWN BY: .IM

EXISTING DRIVEWAY AND VERGE CROSSING

TO REMAIN UNCHANGED

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