

Part 1 Dwelling access
Part 2 Dwelling entrance
Part 3 Internal doors and corridors
Part 4 Sanitary compartment
Part 5 Shower
Part 6 Reinforcement of bathroom and sanitary compartment walls

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.

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

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 TO BE MARKED WITH POTENTIAL HAZARD WHEN POSSIBLE. PROTECT ALL VEGETATION TO BE RETAINED FROM DAMAGE DURING DEMOLITION + SITE CLEARING. CONTOUR LEVELS AREA APPROXIMATE. VERIFY ALL LEVELS ON SITE. RETAIN ALL TREES AND SHRUBS UNLESS NOTED OTHERWISE.

CONTROLS THROUGHOUT
CONSTRUCTION.

SEDIMENT CONTROL DETAIL



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.

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.

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

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

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.

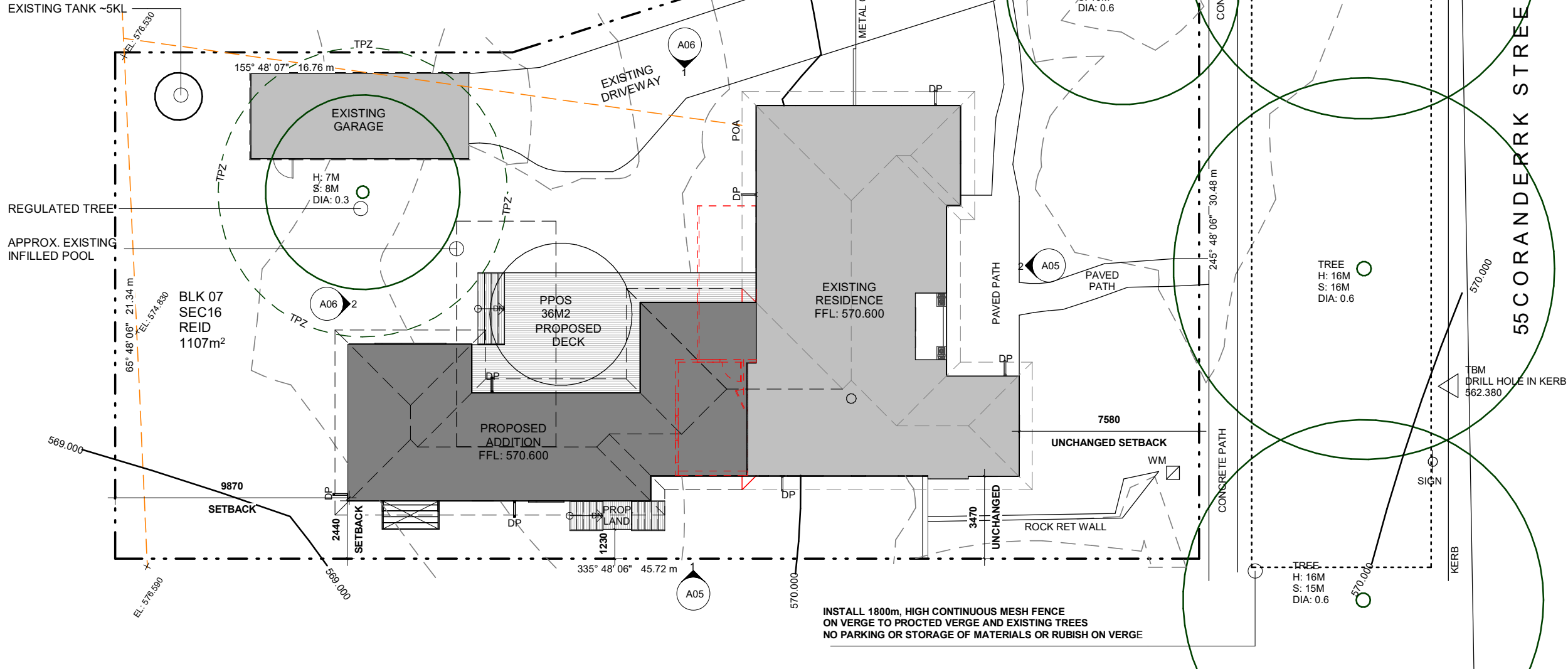
5: IF THE PROPERTY HAS A POOL, THE POOL FENCING IS REQUIRED TO COMPLY WITH PART 3.9.3 OF THE NCC
6: EXTERNAL WINDOWS AND DOORS ARE TO BE SEALED AS PER PART 3.12.3.3 OF THE NCC.

7: AIR LEAKAGE FROM ROOFS, WALLS AND FLOORS TO COMPLY WITH PART 3.12.3.5 OF THE NCC.

8: CEILING, WALL AND SUB FLOOR INSULATION IS TO BE PROVIDED IF IT CAN BE INSTALLED WITHOUT THE REMOVAL OF MORE THAN 10% OF THE

LINING/COVERING OF THE PART. THE REQUIREMENTS ARE PER CURRENT NCC.

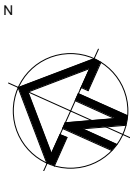
| Block Area | m ² | % | Requirement or allowance | Available m ² | Rule |
|---------------------------|---------------------|---------------------|--------------------------|--------------------------|---|
| Existing residence floor | 138 | | | | |
| Existing sunroom | 13.1 | | | | |
| Existing garage | 33 | | | | |
| New floor area | 87 | = 47.2% Of existing | 92 max | 5 | R17: Not triggered Less than 50% GFA |
| Proposed GFA & Plot ratio | 258 | = 23.30%Plot ratio | 298.9 max | 18.6 | R2: 27% max for heritage |
| PPOS | 36.0 | @ 6 wide | | | |
| 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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STREET ADDRESS:
55 CORANDERRK STREET

| | | |
|--------------|----------------|-----------------|
| BLOCK: 07 | SECTION: 16 | SUBURB: REID |
|--------------|----------------|-----------------|

SCALE:
1:200

| | | | | |
|---------------|------------|-----------|-----|-----|
| DESIGN BY: MH | DATE: | SHEET NO: | VP: | VC: |
| DRAWN BY: IM | 11.11.2025 | A01 | 3 | |