

INDEX

1. DEFINITIONS
2. SERVICES
3. EXCAVATOR
4. TERMITE TREATMENT
5. CONCRETOR
6. BRICKLAYER
7. CARPENTER & JOINER
8. ROOFER
9. PLUMBER
10. SANITARY PLUMBER
11. ELECTRICIAN
12. INTERNAL LININGS
13. WATERPROOFER
14. CERAMIC TILING
15. GLAZIER
16. PAINTER
17. CLEAN UP

1.0 DEFINITIONS

Where Owner(s) is mentioned throughout this specification it shall mean also Proprietor(s). Where the Builder is mentioned throughout this Specification it shall also mean Contractor. The Builder hereinafter referred to shall be Danny Constructions Pty Ltd.

1.1 Fees

The builder will obtain all permits, pay all fees and notify Local Authorities to enable the works to be carried out within the limits of the working drawing, this specification and the New Home Proposal (Tender).

1.2 Site & Boundaries

The house site shall be delivered to the builder, clear of all rubbish and vegetation, in time for the works to commence in accordance with the Home Building Contract. Should an all weather access be required to reach the site and to provide suitable traction for all types of vehicles and machinery which the builder considers necessary for the construction of the works then the Owner(s) will provide one at no expense to the builder.

The Owner shall indicate to the builder the boundaries of the said land and decide upon the position of the works and accept responsibility for the correctness of the position indicated to the Builder. If there are any doubts as to the accuracy of the boundary positions for the setting out of the works or fencing the Owner agrees to have the land resurveyed and pegged and certified by a Licensed Surveyor at the owners expense, as provided for in the contract.

1.3 Materials

All material used throughout the works are to be new (unless other specified) and of good quality of their several respective kinds as hereinafter specified. Any defective materials are not to be used in construction and are to be removed from the site.

1.4 Dimensions

Figured dimensions on the working drawing shall be given preference to scaled dimensions. Internal dimensions are to be taken between timber plates. External dimensions shall be taken over brickwork. Ceiling heights shall be taken between the top of the finished floor level to the underside of the ceiling timbers

2.0 SERVICES

2.1 Water

The contract price allows for the house water supply to be available from an existing main of the local authority located directly in front of the site. When the contract price provides for tapping an existing water main located on the opposite side of the street of the site such price allows for the existence of an under road conduit and does not allow under road boring or road opening costs. Should such additional work have to be undertaken the cost incurred shall be charged as an extra to the contract sum. When no reticulated water supply exists the owner is to arrange a temporary fresh water supply for tradesman and building purposes with tanks or other means satisfactory to the builder and is to be available prior to the commencement of construction.

2.2 Gas Service

Where Liquid Petroleum gas type equipment is specified the builder will provide the supply lines from the appliances to a wall connection point for the gas cylinders on the external brickwork. The gas cylinders and base supports are to be provided at the expense of the owner. The owner is responsible for the arrangement of the supply of the gas cylinders and connection of the cylinders to the supply line along with all other associated equipment and fittings.

2.3 Power Supply

The contract allows for the power supply to be connected to the dwelling directly from the Authority's 240 volt power supply pole or underground terminal. Refer to The New Home Proposal for details on connection of mains supply.

2.4 Colours

The Owner shall provide to the builder upon request selected colours for all items and materials specified on the colour selection schedule.

2.5 Substitution

Should any items or materials to be used in the construction of the works and which are the subject of selection by the Owner (s) be not available for use in construction of the works until after a period in which the opinion of the builder will cause unwarranted delay then the Owner (s) shall within seven (7) days from receipt from a written request from the builder select other readily available items or materials which shall take the place of those originally chosen. Should the Owner (s) fail to comply with the written request within the stipulated period, the Builder reserves the right to select an alternative item material equal in quality to the original choice and use in substitution.

2.6 Variation of Colour & Texture

Manufacturing processes may vary colour and texture of samples from which selections are made. Variations in clay base material deposits and climatic conditions may from time to time vary colour and texture of bricks supplied. The builder shall not accept any responsibility for any such variation in colour or texture provided that the supplied items or materials are of the same brand name, colour type or description as selected by the owner.

3.0 EXCAVATOR

3.1 Inspections

All footing trenches shall be inspected by the Local Authority, Private Certifier or a qualified Engineer and approved by the Local Authority, Private Certifier or a qualified engineer prior to concrete placement.

3.2 Footing Trenches

Provide concrete footings in accordance with engineer's details. Footings to comply with local authorities' requirements and the Building Code of Australia.

3.3 Service Trenches

The builder shall excavate service trenches in accordance with the relevant regulations or the project documents.

4.0 TERMITE TREATMENT

Provide an approved termite barrier treatment in accordance with AS3660.1 in all areas where the Local Authority requires such treatment.

NOTE: Many of the materials used in the construction of your home maybe subject to termite attack. You should ensure that your home is checked at least annually by an appropriate expert in termite control whose advice should be sought and followed. Details of the installer will generally be recorded in the electrical meter box.

5.0 CONCRETOR

5.1 Materials and Mix

Concrete shall be in accordance with the Building Code of Australia or AS 2870 - residential slabs and footings – construction.

5.2 Concrete Slab (Slab on Ground)

Concrete slab to be in accordance with engineers details or as specified by the engineer. Surface to be finished with a mechanical trowel to a smooth finish and cured in accordance with engineer requirements.

5.3 Footings

Footings to be reinforced concrete of a type and depth as required by engineering details.

5.4 Concrete Paths

External concrete paths shall be generally as shown on plans and finished with a wooden float/broom finish.

5.5 Concrete Driveways

Concrete driveways if included in the contract will generally be as shown on plans with the type and finish outlined in the New Home Proposal.

6.0 BRICKLAYER/BLOCKLAYER

6.1 General

Bricks/Blocks used shall be the same as those selected on the colour selection schedule. Brickwork/Blockwork is to be laid to the various heights and thickness as shown on the working drawing.

Brick cavity to be kept clean of mortar and to be within the tolerances of the Building Code of Australia and AS3700 with galvanised wall ties tied to timber frame at approximately 450mm spacings horizontally and approximately 600mm vertically.

Provide 1 damp proof course in brickwork/blockwork below the height of the top of the concrete slab in all external brickwork/blockwork.

6.2 Meter Box

Provide where indicated on working drawings a recess in brickwork/blockwork to accommodate a standard electric supply meter box.

6.3 Mortar

All mortar mix for both single and double storey homes shall be in accordance with the guidelines as set out in AS3700. Mortar must be thoroughly mixed prior to use.

6.4 Window Sills

Window sills shall be brickwork on edge or sill block unless otherwise specified.

6.5 Lintels

Brickwork where shown on working drawings over external openings shall be laid on galvanised steel bars or angles with end bearings to manufacturer's recommendations.

6.6 Steel Beams-Columns

Structural steel work where required in works shall be supplied to comply with the engineers details.

7.0 CARPENTER & JOINER

7.1 General

All wall, roof and floor frames shall be constructed in accordance with AS1684. Pre-fabricated trusses will be used in the works and they shall be certified by the manufacturer.

7.2 Top & Bottom Plates

Plates are to be in long lengths, halved and or butted at joints and intersections. Provide mechanical fasteners where top plates are butted.

7.3 Studs

Wall studs are to be at maximum 600 centres.

7.4 Heads Over Opening

All heads over openings shall comply with AS1684.

7.5 Bracing

Bracing shall be in accordance with AS1684 and appropriate for the design wind velocity for the building.

7.6 Nogging

Each wall panel shall be stiffened by means of solid noggings fixed between studs and finished flush with surface of studs.

7.7 Valley Boards

Valley Boards shall be sufficiently wide and thick enough to support valley gutters.

7.8 Roof Trusses

Roof trusses shall be fabricated in a workmanlike manner and each truss shall be suitably marked to identify the manufacturer. Roof trusses shall be erected fixed and braced in accordance with the fabricator's instructions.

7.9 Man Hole

Provide a manhole in ceiling trimmed between ceiling joist a minimum size of 600mm x 450mm. Provide a suitable cover.

7.10 Verandah Posts

To be located as shown on plan and where fixed to concrete the base of the post is to be supported on a galvanised metal base with a metal dowel set in concrete.

7.11 Gables

Provide gables as shown on drawings and provide cover as specified. Where a pre-formed metal verge system is used it is to be fixed in accordance with the manufacturer's specification.

7.12 Eaves

Rafters are to overhang the external walls as per the measurement shown on the drawings. Rafters to be plumb cut and fitted with the fascia as specified. Where a pre-formed metal fascia system is used it is to be fixed in accordance with the manufacturer's specification.

Line the eaves soffit with fibre cement sheets (or as specified in the working drawings) and plastic moulds at joints.

7.13 Flooring

Floor joists are to be covered with sheet flooring as specified. Sheet flooring is to be installed in accordance with manufacturer's instructions and to comply with AS1684.

7.14 Skirtings & Architraves

Provide and fix architraves and skirtings to all designated areas neatly joined at corners.

7.15 Door Jambs & Doors

Provide and fix door jambs to suit thickness of the finished wall. Hang front and rear doors with butt hinges. Hang internal doors with butt hinges. Doors to be specified and furnished with selected lock and furniture.

7.16 Windows

Windows shall be manufactured and glazed in accordance with AS1288 and fixed in the position as shown on the working drawings.

7.17 Kitchen Cupboards

Provide kitchen cupboards to floor and walls of kitchen as shown on working drawings. Provide doors and bench tops as selected.

7.18 Wardrobes

Provide built-in wardrobes as shown on working drawings finished with one shelf and one hanging rail or as specified in the working drawings.

7.19 Linen Cupboard

Provide linen cupboard as shown on working drawings.

8.0 ROOFER

Provide the roof of the dwelling with concrete roof tiles or colourbond roofing as specified. Roofs are to be fixed to approved battens appropriate to the spacing of the roof timbers in accordance with manufacturer's specification. All capping tiles are to be well bedded and neatly pointed with coloured cement mortar and include ridge security.

9.0 PLUMBER

9.1 General

All work must comply with the requirements of the relevant authority and all work is to be carried out by a licensed plumber.

9.2 Gutters

Provide selected guttering to all eaves set in position with fall to downpipes and secured with the appropriate brackets.

9.3 Downpipes

Provide downpipes as shown on plans connected to gutter and roof water drains. Downpipes to be secured to external walls with an approved fixing method.

9.4 Valley Gutters

Fix valley gutters to valley boards lapped in the direction of water flow.

9.5 Flashing

Flashing to be provided at the intersection of the roof and brick walls. Flash around exhaust flues. All flashing to be dressed down onto roof slope.

10.0 SANITARY PLUMBER

10.1 General

All work shall comply with the requirements of the relevant local authority and with AS3500.

10.2 Water Supply

Provide and lay 19mm poly pipe (or other approved) supply line from the meter to the house. Provide copper extensions (or other approved material) to the hot water service, kitchen sink, bath, basin (s), shower (s), W.C. cistern (s), laundry trough, washing machine, dishwasher (if applicable) as well as front and rear taps.

10.3 Hot Water Unit

Install hot water system in a position as shown on the working drawings. The hot water service shall be connected to the kitchen sink, basin (s), bath (s), showers (s), laundry trough and washing machine, unless specified differently by the local regulatory authority.

11.0 ELECTRICIAN

11.1 General

Provide all labour and materials suitable for the installation of the electrical service in accordance with AS3000, AS3006, AS3008 and AS3017. All work to be carried out by a licensed electrician and in accordance with the local supply authority.

11.2 Consumer Mains

Provide and install consumer mains from the supply line located in the front of the block to the meter and switchboard.

11.3 Lighting

Connect all light points (batten holders) in the approximate positions as shown on the working drawings.

11.4 Power

Connect all power points in the approximate positions as shown on working drawings.

11.5 Accessories

All accessories are to be quality fittings.

11.6 Appliances

Provide power to all electrical appliances as shown on the working drawings.

11.7 Telephone

Telephone connection from the connection point, unless otherwise stated shall be the responsibility of the owner.

11.8 Fire Detection

Fire detection units are to be placed in accordance with relevant statutory authority.

12.0 INTERNAL LININGS

12.1 General

Line all walls and ceilings with gypsum plasterboard or as specified in the working drawings. Wet areas are to be lined with approved water resistant sheets in accordance with the Building Code of Australia.

12.2 Wall Linings

Wall linings shall be fixed to studs. Sheets are to have recessed edges and fixed in accordance with the manufacturers recommendations.

12.3 Ceiling Lining

Ceiling linings shall be fixed in accordance with the manufacturers recommendations.

12.4 Cornice

Provide cornice to ceiling as specified in the working drawings. Cornices to be installed where possible in full wall lengths, properly fixed and set at all angles.

13.0 WATERPROOFER

All internal wet areas are to be waterproofed using an approved waterproofing method as per A.S. 3740.

14.0 CERAMIC TILING

14.1 Walls

Cover specified wall faces with selected tiles. Tiles are to be fixed directly to wall sheeting with approved adhesive and neatly grouted on completion.

14.2 Floors

Lay specified floor tiles to bathroom, ensuite, laundry and W.C in bedding mortar or approved adhesive where specified.

15.0 GLAZIER

All windows and doors to be glazed shall be done so in accordance with AS1288 and AS2047. Clean down on completion.

16.0 PAINTER

16.1 External woodwork

To be given two (2) coats of acrylic timber finish or as specified on the colour selection.

16.2 Metal work

Gutters, downpipes, service pipes, wrought iron and lintels etc. are to be cleaned primed and painted with 2 coats in accordance with the manufacturer's specification.

16.3 Fibre-Cement

Clean surfaces and finish with two (2) coats of acrylic paint.

16.4 Exterior brickwork (where applicable)

To be finished with two (2) coats of acrylic latex.

16.5 Internal Woodwork

Internal wood work is to be pre primed, stopped, and sanded and completed with two (2) finish coats.

16.6 Ceiling (Internal)

To be cleaned and finished with two (2) coats of flat ceiling paint.

16.7 Walls (Internal)

To be cleaned and finished with one (1) coat of sealer and two (2) top coats.

16.8 General

All paints, stains, sealers etc. are to be of approved brands as selected.

17.0 CLEAN UP

The builder is to generally carry out an initial cleaning of the dwelling and remove all builders' debris from the site.

Proposed New Single Storey Residences with Torrens Title Sub-Division

Located at:

**Lot 2263 in DP 1168993,
Tengala Drive,
Jordan Springs. NSW 2747**

Statement of Environmental Effects

Prepared By: JR Design & Drafting

Date: May 2014

Client: Meridian Homes

Introduction

The proposal consists of the following works at Lot 2263 in DP 1168993, Tengala Drive, Jordan Springs. NSW 2747.

- Proposed New Single Storey Residences with Torrens Title Sub-Division.

The statement accompanies plans prepared by:

- Architectural Plans by : JR design & Drafting
- Basix Certificate By: JR Design & Drafting

In this document, the scheme is presented and appraised having regard to the relevant planning controls of Penrith City Council DCP 2006 / 2010 & Penrith Local Environmental Plan.

Locations

The site is located on the Southern Side of Tengala Drive. The adjoining Block of Lot 2262 is occupied currently by a New Brick Residence & Lot 2264 is Vacant.

Site (Suitability of the Site)

The site is situated on the Southern Side of Tengala Drive.

- The site is currently Vacant.
- Site Area of 540.00m²

Present & previous land and Building uses:

- The local planning objectives on that areas have been considered when designing the proposed development,
- Compatibility with the adjoining development, visual setting (streetscape) and land zoning have been considered and taking the current regulation in the DCP and that the development will compliment the existing streetscape.

Complying with Penrith City Council Development Control Plan 2006 / 2010

Town Planning Controls.

The following planning instruments impact on the proposed development.

- Penrith City Development Control Plan 2006 / 2010
- Penrith City Council Local Environmental Plan

The proposed development complies with the requirements of each code that is set out by Penrith Council.

The external building complies with the existing streetscape which will add character and style to the suburb of Jordan Springs. NSW

Description of the Proposal

The proposal consists of the following:

- Proposed New Single Storey Residences with Torrens Title Sub-Division

Area Calculations

AREAS: Dwelling A	
Site Plan:	270.00m ²
Living Area:	121.19m ²
Porch:	2.02m ²
Alfresco:	9.60m ²
Garage:	18.62m ²
TOTAL:	151.43m ²
<u>Courtyard:</u>	
Required:	40.50m ²
Proposed:	50.05m ²
Provide 6 x 4 Dim:	Yes

AREAS: Dwelling B	
Site Plan:	270.00m ²
Living Area:	121.19m ²
Porch:	2.02m ²
Alfresco:	9.60m ²
Garage:	18.62m ²
TOTAL:	151.43m ²
<u>Courtyard:</u>	
Required:	40.50m ²
Proposed:	50.05m ²
Provide 6 x 4 Dim:	Yes

All areas and Site Coverage are in accordance with Penrith City Council Development Control Plan 2006 / 2010

Streetscape

The Streetscape of Tengala Drive is new with a mix of both single and double storey residences with a mix of materials.

The Proposed will be of high visual quality to the area and be a great new addition to the streetscape of Tengala Drive.

Complying with Penrith City Council Development Control Plan 2006 / 2010

Preservation of Views and Privacy

The visual and oral privacy of the adjoining properties and of the proposed dwelling have been considered by the placement of the windows to the side boundaries.

* Given the above, there are no apparent privacy issues arising from the proposal and complying with Penrith City Council Development Control Plan 2006 / 2010

Private Open Space

The private open space is located behind the proposed development. Proposed courtyard area is 50.05m² for each residence and has a minimum dimension of 4x4 metres (Required 40.50.00m² which is 15% site area).

Complying with Camden Council Development Control Plan 2011

Solar Access

The architectural plans show the designs to be Single Storey.

Given the above reason the proposed will not:

- No adverse overshadowing to adjoining properties,
- It is orientated the best way to suit the land,
- Achieves natural lighting to the inside rooms,
- Living areas faces north.
- Internal courtyard receives max sunlight through the day.

Complying with Penrith City Council Development Control Plan 2006 / 2010

Car Parking and Vehicular access

Access & Car Parking is to be in accordance with Penrith City Council Development Control Plan 2006 / 2010

The proposed Single garage for each dwelling provides (1) One parking space. Garage dimensions proposed is 3.000metres x 5.500metres. Also a driveway 3.0 metres wide at property boundaries as shown on the architectural plans for council info.

Stormwater Drainage

All stormwater lines are to be connected to the Rainwater Tank in accordance with basix certificate. All lines are to be verified on site by plumber and builder.

Setbacks

Refer to Page 2 of 8 in the architectural plans for setbacks.

Sedimentation and Waste Management

Sedimentation and waste management plans have been provided on the architectural plans showing:

- Sedimentation control fence and details to lower part of the site
- Temporary road crossing to have access to the site while constructing refer to plans
- Sandbag kerb inlet for sediment trap refer to details on plans

Sub-Division

We are proposing a Torrens Title Sub-Division of Lot 2263 Tengala Drive, Jordan Springs, NSW (Please refer to Sub-Division Plan attached to application).

The proposed sub-division will convert the block into two separate titles as proposed Lot 2263A & Lot 2263B, each having a total area of 270m² and rectangular dimension of 9.0m x 30.0m.

We are proposing to get the approval for the same time for both the Sub Division & the Detached Residences.

Compliance Checklist

Allotment Type			
Allotment Size (m2)		270-500sqm	
Typical Frontage (m)		9-20m	
Typical Depth (m)		25-30m	
Setbacks			
Primary	Building Frontage	4.5	Complies
	Garage Frontage	5.5	Complies
	Articulation Setback	3.5	Complies
Secondary	Building Frontage	1.5	N/A
	Garage Frontage	2.5	N/A
	Articulation Zone	1	N/A
Side	Internal	zero/0.9	Complies
Rear	Building	3	Complies
	Garage (Rear Loaded)	0.9	N/A
Zero Lot Line	max. m	13m	N/A
Open Space			
	Private (k)	20% (l)	Complies
	Min. width	3m	Complies
Height			
Max. Height.	Storeys	2	Complies
Parking (spaces)			
	Overall	1 to 2	Complies
	1 Bed		
	2 Bed		
	3 Bed		
	Visitor		

Conclusion

The proposal is consistent with and will compliment the streetscape characteristics of Lot 2263 in DP 1168993, Tengala Drive, Jordan Springs. NSW 2747.

- No overdue shadowing to the adjoining properties will occur,
- Complies with all Car parking requirements,
- Compliments the existing streetscape of the area,
- Complies with access and surveillance,
- Complies with landscaping and site coverage,
- Complies with Site Coverage.

The proposal is consistent with Penrith City Council DCP 2006 / 2010 & Penrith Local Environmental Plan., and therefore recommended that Council give supportive consideration to the proposed development application,