

## Documentation of design and construction (suitability or evidence of suitability)

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| Project Name: 50 Quay Street                                                                                       |                     |
| Project address: 50 Quay Street Brisbane                                                                           | Site Plan attached: |
| Prepared by: Anya                                                                                                  |                     |
| Date: 6/10/23                                                                                                      |                     |
| Description of project:<br>50 Quay Street is a demolition of a 2 storey building and a rebuild of a 2 storey home. |                     |
| Site Classification/s:<br>Class 1                                                                                  |                     |



| Site preparation                                 | NCC / Australian Standards requirements                                                                                                                                                                                                                                            | Compliant Performance solution                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|--------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Termite risk management                          | Must have a design of 50 years otherwise the specified design life or is easily accessible for replacement and is capable of doing so                                                                                                                                              | Where a termite management system is required must be selected appropriate (table 3.4.2) and comply with AS3600.1 or have been tested and passed the test required by section 5 of AS3600.3 and have a visible notice installed.                                                                                                                                                                                                                                                                                               |
| Materials                                        | Timber                                                                                                                                                                                                                                                                             | is to be treated                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Footings and slabs                               |                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Site classification: class 5 (slightly reactive) |                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Footings and slabs                               | NCC / Australian Standards requirements                                                                                                                                                                                                                                            | Compliant Performance solution                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Footings and slabs                               | The footing is on a class A <sub>s</sub> or M site (AS 2870) with a uniform bearing capacity and any slab is not more than 18m long or wide and does not contain permanent joints excluding construction joints and is of a geometric shape containing only external right angles. | Footings and slab construction including size + placement of reinforcement must be in accordance with; footings for stumps must comply with the provisions of tables 4.2.1a 4.2.13b 4.2.13c for class 5, concrete stumps must be designed in accordance with 3600, steel stumps must be designed in accordance with AS4100, Timber stumps must be designed in accordance with AS1684.2, AS1684.3, AS1684.4 or AS1720.1, stumps must be braced by a full perimeter masonry base or for concrete stumps in accordance with 3600. |



| Footings and slabs         | NCC / Australian Standards requirements                                                                                                                                                                                                                                                                                                                                                                                                                                     | Compliant Performance solution                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|----------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Moisture Barrier           | <p>installed in accordance with AS 2870 AS 3600 section 4 of the ABCB Housing Provisions. Vapour barriers must be installed with vapour not less than 200mm at joints and tape or seal with a closed fitting sleeve around all service penetrations and fully sealed where punctured with additional polyethylene film + tape.</p> <p>0.2mm nominal thickness polyethylene film</p> <p>medium impact resistant</p> <p>welded wire reinforcing fabric</p> <p>trench mesh</p> | <p>Structure must withstand under all reasonably actions under HIP(1) with actions including liquid pressure action, ground water action, rainwater action.</p> <p>Filling under concrete slab must be controlled or rolled filled. Sand - controlled or rolled fill must not contain any gravel size material and achieve a blow count of 7 or more per 300mm using test methods described in AS 1289.6-3 clay used in construction must be moist during compaction controlled - sand fill up to 600mm deep by vibrating plate or vibratory roller clay up to 400mm deep by vibrating plate or vibratory roller not more than 150mm deep by vibrating plate or vibratory roller</p> <p>Compliant Performance solution</p> |
| Concrete and reinforcement | NCC / Australian Standards requirements                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Concrete and reinforcement | <p>concrete must comply with AS 3600</p>                                                                                                                                                                                                                                                                                                                                                                                                                                    | <p>Have a strength at 28 days of not less than 20 MPa and have a 20mm maximum nominal aggregated size &amp; have a nominal 100mm slump. concrete must be placed, compacted and cured in accordance with good building practice</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Materials                  | <p>Materials must be compliant of with AS 2870</p>                                                                                                                                                                                                                                                                                                                                                                                                                          | <p>welded wire reinforcing fabric or trench mesh or steel reinforcing bars. Steel reinforcing may be substituted for trench mesh</p> <p>any slab with a re-entrant corner must have two strips of 3-L8Tm or one strip of 3-L11Tm or 3-N12 bars</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |



| Masonry          |                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Masonry          | NCC / Australian Standards requirements                                                                                                                                                                                                                               | Compliant Performance solution                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Masonry          | Structure must perform adequately under all reasonably expected design action and withstand extreme or frequency repeated design action & be designed to sustain local damage with the structural damage                                                              | cavity masonry walls must be the height of the wall between lateral support must be not more than 3m. cavity subject to wind loads must be supported by masonry cross walls or by steel mullions. must be not less than 2m in length and at not more than 51m centres where the length of the cavity wall being supported does not contained any opening or control joints                                                                                                                                                          |
| Moisture Barrier | Structure must perform adequately under all reasonably expected design action and withstand extreme or frequency repeated design action & be designed to sustain local damage with the structural damage                                                              | damp proof courses and flashing must be located so as to form a continuous damp-proofing barrier around the bottom perimeter of walls where constructed on a concrete slab and in walls and piers below suspended floors and where a masonry wall passes through a roof and where a roof abuts on external masonry wall. The location of a damp-proof course or flashing serving as a damp-proof course must not be less than 150mm above the adjacent ground level or 75mm above the finished surface level of adjacent paved.     |
| Materials        | The Structure + its materials must perform adequately under all reasonably expected design action extreme/frequency repeated design action & be designed to sustain local damage with the structural damage materials must be able to sustain structure after damage. | <ul style="list-style-type: none"> <li>material must comply with AS2904</li> <li>embossed black Polyethylene film of high impact resistance and low slip with a nominal thickness of 0.5mm prior to embossing and comply with clause 7.6 of AS2904</li> <li>Polyethylene coated metal that has an aluminium core of not less than 0.1mm thick is coated both sides with butamen adhesive enclosed in polyethylene film of not less than 0.1mm thick.</li> <li>Butumen impregnated materials of not less than 2.5mm thick</li> </ul> |



| Framing/Structure |                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                            |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Framing/Structure | NCC / Australian Standards requirements                                                                                                                                                       | Compliant Performance solution                                                                                                                                                                                                                                                                                                                                                             |
| Framing           | Diagrams depicting framing members and associated terminology used to describe them are set out (H1D6c,d,e) & in most cases are applicable for both steel and timber framemembers<br>H1D7I && | Structural steel members may be used as follows; Beamer supporting a timber floor or non-loadbearing stud wall, strutting beams supporting roof and ceiling loads, lintel supporting roof, ceiling, frame and timber floors, columns <del>in accordance</del> must support the maximum area provided in tables 6.3.6a 6.3.6b + 6.3.6c.                                                     |
| Materials         | Effective beamer spacing<br>Acceptable beamer spans<br>All loads along beamers must be evenly distributed.<br>Structural steel                                                                | → single span joints figure H1D6d + H1D6a<br>continuous span joints figure H1D6e + Table H1D6b<br>→ single span Table 6.3.3a 6.3.3c<br>continuous spans Table 6.3.3b + 6.3.3d<br>Difference between supports for continuous span beamers must not be more than 10% of the span<br>→ minimum nominal yield strength of 250 mpa must be protected against corrosion in accordance with 6.3.9 |



| Roof and Wall Cladding |                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Roof and wall cladding | NCC / Australian Standards requirements                                                                                                                                                                     | Compliant Performance solution                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Roof and wall cladding | Structure must perform adequately under all reasonably expected design action and withstand extreme or frequency repeated design acted + be designed to sustain local damage with the structural damage     | metal roofing AS1562.1 + in wind regions C + D in accordance with figures 2.2.3 in section 2 of the ABCB housing provisions (cyclonic areas) metal roof assemblies their connections and imbedded supporting members must be capable of remaining in position and with standing any permanent distortion, fracture or damage.<br>Plastic sheet roofing- AS1562.3<br>metal sheet roofing.<br>Terracotta, fibre-cement + timber shingles + shingles AS4597                                                                                                                   |
| Materials              | Sheet roofing protected from corrosion<br><br>roof tiles fixing must consist of one or a combination of galvanized girth nails, self embedding head screws, purpose made clips, flexible pointing material. | Environment / location / metal coating in accordance with AS1397 + AS1397<br>Minimum pitch corrugated saegrees.<br>Galvanized clout nails with a minimum diameter of 2.8mm and of a length so that the nail will penetrate not less than 15mm into the batten.<br>Self embedding head screws of 8-18 gauge and of a length so that the screw will penetrate not less than 15mm into the batten<br>purpose made clips of non-ferrous metal, stands steel or steel protected from corrosion in accordance with tables.<br>flexible pointing materials complying with AS 2050 |



| Glazing   |                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|-----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Glazing   | NCC / Australian Standards requirements                                                                                                                                                              | Compliant Performance solution                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Glazing   | Structure must perform adequately under all reasonably expected design action and withstand extreme or frequency repeated design action + be designed to sustain local damage with structural design | Glazing and windows (they are designed and constructed in accordance with AS 2047 for glazed assemblies is an external wall including windows, sliding + swinging glazed doors with a frame, adjustable louvers, window wall with one-piece framing and installed such they comply with AS 2047 + structural buildings loads must not be transferred to the window assembly. A minimum down gap must be provided between the top of the window assembly and any load bearing |
| Materials | glass for natural light and natural ventilation that can hold human impact. must sustain under reasonably expected design action. and withstand extreme + frequency of the design action             | → legible marked, made visible, for 3mm monolithic annealed glass, maximum area must not be more than 0.85m² Perimeter building must comply with Table 8.3.3a / 8.3.3b / 8.3.3c.                                                                                                                                                                                                                                                                                             |



| Fire Safety |                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                |
|-------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Fire Safety | NCC / Australian Standards requirements                                                                                                                                                                                                                                                                                                       | Compliant Performance solution                                                                                                                                                                                                                                                 |
| Fire Safety | <p>must be protected from the spread of fire such that the probability of a building not being able to withstand the design heat flux of 92.6kw/m<sup>2</sup> for a period of 60 minutes shall not exceed 0.1 when located within a room from the <del>all other boundaries</del> <sup>class 1</sup> or within 1.8m from another building</p> | <p>separating walls must be constructed having FRL not less than 60/60/60 or of masonry not less than 90mm thick. must not be crossed by timber or other combustible building elements except for roof battens with dimensions of 75 x 50mm or less.</p>                       |
|             | <p>residents in class 1 must be provided with automatic warning on the detection of smoke with an efficacy greater than 0.95 and a reliability greater than 0.95 so that they may evacuate.</p>                                                                                                                                               | <p>smoke alarms must be located in any storey containing bedroom, every corridor or hallway associated with a bedroom or if there is no corridor or hallway, in an area between the bedrooms + the remainder of the building and each other storey not containing bedrooms</p> |



| Access/Stairs/Lifts/Ramps |                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|---------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Access/Stairs/Lifts/Ramps | NCC / Australian Standards requirements                                                                                                                                                                                                                                                                                  | Compliant Performance solution                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Access                    | <p>so people can move safely to and within a building any stairway or ramp must have suitable handrails where necessary to assist and provide stability to people using the stairway or ramp and have suitable landings to avoid undue fatigue have slip resistance walling surfaces or ramps and on stairways tread</p> | <p>- stairway must have no more than 18 and not less than 2 risers in each flight. Risers don't have any openings that would allow a 125mm sphere to pass through between the treads.<br/>Risers and going dimensions must be measured in accordance with figure 11.2.2f<br/>- <del>an</del> external ramp serving an external doorway or ramp within a building must be designed to take loading forces in accordance with AS 1170.1 and have a gradient not steeper than 1:8 and be provided with landings complying with 11.2.5 at the top and bottom of the ramp and at intervals not greater than 15m</p> |
| Materials                 |                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |



A swimming pool water recirculation must incorporate safety measures to avoid entrapment of or injury to a person.

Handout 1 - CPCBC4001 Apply building codes and standards to the construction process for Class 1 and 10 buildings

| Ancillary Provisions                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                 |
|-------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Ancillary Provisions                                                    | NCC / Australian Standards requirements                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Compliant Performance solution                                                                                                                                                                                                  |
| Swimming pool access and Recirculation system<br><br>Heating appliances | A Barrier must be provided to a swimming pool and must be continuous for the full extent of the hazard and be of a strength and rigidity to withstand the foreseeable impact of people and restrict the access of young children to the pool and the immediate pool surrounds and have any gates and doors fitted with latching devices not readily operated by young children.                                                                                                                                                                                                                                                                                                                                                                               | - with the depth of water more than 300mm and which is associated with class I if it has safety barriers installed in accordance with AS 1926.1 + AS 1926.2<br>- recirculation satisfied with a depth of water more than 500mm. |
| Buildings in Bushfire prone areas                                       | A heating appliance, open fire, place chimney or the like must be installed to withstand the temperatures likely to be generated by the appliance and so that it does not raise the temperature of any building element to a level that would adversely affect the elements physical or mechanical properties or function.<br><br>must be designed and construct to reduce the risk of ignition from a design bushfire with an exceedance probability not more than 1:50 years and take account of the assessed duration and intensity of the fire actions of the design bushfire and be designed to prevent internal ignition of the building and its contents and maintain the structural integrity of the building for the duration of the design bushfire | Constructed in accordance with AS 3959 or NASH standard-steel framed construction in bushfire areas.                                                                                                                            |



| Energy Efficiency   |                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                 |
|---------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Energy Efficiency   | NCC / Australian Standards requirements                                                                                                                                                                                                                                                                                                                                                                                                    | Compliant Performance solution                                                                                                                                                                                                                                  |
| Thermal Performance | <p>The total heating load of the habitable rooms and conditioned space in a building must not exceed the heating load limit in specification 4.4. The total cooling load of the habitable rooms and conditioned space in a building must not exceed the cooling load limit in specification 4.4. The total thermal load of the habitable rooms and conditioned spaces in a building must not exceed the thermal energy load. Spec 4.4.</p> | <p>(complying with - abouts or overlaps adjoining insulation other than at supporting members such as columns studs, hoggings, joists, furring channels and the like where the insulation must butt against the member.</p>                                     |
| Energy Usage        | <p>Energy Value of a building's domestic services must not exceed 70% of the energy value with a 3-star ducted heat pump rated under the 2016 Green Star heating all spaces that are provided with heating + "Cooling all spaces that are provided with cooling.</p>                                                                                                                                                                       | <p>The net equivalent energy usage of a building calculated in accordance with (a) must not exceed allowance calculated in accordance with (b)<br/>           (a) <math>A \times E_e + E_p + E_s - E_r</math><br/>           (b) <math>A \times E_f</math>.</p> |



### Consultation

- windows to be in every room at least 5% of room size. can be opened for natural light and ventilation
- Assess to the 2nd storey have a total of 10 risers per flight, open risers with gaps of 115mm. Handrail on either side
- All timber must be bought treated as this is a termite risk area. Note this on the plans.

### Policies

- HSEPOL001 Environmental management and sustainability Policy
- HSEPOL002 Risk management Policy
- HSEPOL004 Contractor management
- HSEPOL008 Hazardous substances Policy
- HSEPOL007 first aid Policy
- HSEPOL010 induction and further training Policy
- HSEPOL012 manual handling Policy
- HSEPOL013 mobile phone Policy
- HSEPOL014 Personal Protective equipment Policy
- HSEPOL016 Workplace wellness Policy
- HSEPOL019 Workplace Health and safety Policy.



## Procedures

|                                                                                       |                                                      |
|---------------------------------------------------------------------------------------|------------------------------------------------------|
| HSE SWP000 - Access + Egress - Workers must provide access + egress from the scaffold |                                                      |
| Design code requirements - All legislation around the design of scaffold              |                                                      |
| Foundation + ground conditions - all ground conditions + foundations that             |                                                      |
| High Risk work license - what you must have to do specific high risk                  |                                                      |
| Scaffold plan code requirements                                                       | work - for scaffold must have minimum Basic licence. |
| Vertical stacking of Scaffold components                                              |                                                      |
| HSE SWP001 - sole boards                                                              |                                                      |
| HSE SWP002 - Base jacks                                                               |                                                      |
| HSE SWP003 - Stagger requirements                                                     |                                                      |
| HSE SWP004 - Transom + ledgers                                                        |                                                      |
| HSE SWP005 boxing out a bay                                                           |                                                      |
| HSE SWP006 Build ladder                                                               |                                                      |
| HSE SWP007 Ladder beams                                                               |                                                      |
| HSE SWP008 Heal + toe braces                                                          |                                                      |
| HSE SWP012 Wall ties                                                                  |                                                      |
| HSE SWP013 Rafter tie                                                                 |                                                      |
| HSE SWP014 installation of containment                                                |                                                      |
| HSE SWP015 construction stair                                                         |                                                      |
| HSE SWP016 stretcher                                                                  |                                                      |
| HSE SWP020 working in the heat                                                        |                                                      |
| HSE SWP024 (H1) Dust removal system                                                   |                                                      |
| HSE SWP028 installation of bolt down handrail                                         |                                                      |



| Issues to be addressed and consultation           |                |                                            |                                                |                      |
|---------------------------------------------------|----------------|--------------------------------------------|------------------------------------------------|----------------------|
| Issue                                             | Who to consult | Improvements for consideration             | Feedback following consideration               | Supporting Resources |
| is there enough workforce?                        | Michelle       | to hire a few more people to complete demo | There is a few casuals that can go on the demo | N/A                  |
| is the glass for 2nd level human impact resistant | R.L.           | To ensure glass can take impact            | yes. Specs for glass with delivery             | N/A.                 |
| Timber treated from termite + Fungi               | R.L.           | Timber to be treated                       | Timber treated Specs with timber.              | N/A.                 |
|                                                   |                |                                            |                                                |                      |
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|                                                   |                |                                            |                                                |                      |

AS 2870

| Documentation of design and construction (suitability or evidence of suitability) |                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
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| Site preparation                                                                  |                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Site preparation                                                                  | NCC / Australian Standards requirements                                                                                                                                                                                                                                                                               | Compliant Performance solution                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Earthworks                                                                        | To maintain structure must perform adequately under all reasonably expected design action and withstand extreme or frequency repeated design actions & be designed to sustain local damage with the structural system. This could include wind action, earthquake, ground water action, earth pressure action, ground | Must be compliant of path 3.2 of ASCB housing provisions. A site cut using a unreinforced embankment must be within the allotment and not within the zone of influence of any existing structure or property not deeper than 2m from the natural ground level at any point.                                                                                                                                                                                                                                             |
| Site preparation                                                                  | Movement caused by swelling shrinking or freezing of subsoil and lands subsidence structures associated with the building or structure                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Site preparation                                                                  | NCC / Australian Standards requirements                                                                                                                                                                                                                                                                               | Compliant Performance solution                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Earth retaining structures                                                        | To maintain structure must perform adequately under all reasonably expected design action and withstand extreme or frequency repeated design actions & be designed to sustain local damage with the structural system. This includes earthquake, wind action, ground water                                            | Is satisfied for an earth retaining structure associated with the construction of a building or structure if it is designed and constructed in accordance with AS 4678                                                                                                                                                                                                                                                                                                                                                  |
| Drainage                                                                          | Areas adjoining area under buildings - surface water drainage in accordance with surface drainage water and where site conditions exist that create a need for subsoil water to be diverted away from footings, basement retaining walls etc. subsoil drainage in accordance with subsoil drainage.                   | Subwater must be diverted away from class 1 building as slab-on-ground - finished ground level adjacent to a building; external finished surface surrounding the slab must be drained to move surface water away from the building and grading to give a slope of not less than 25mm over the first 4m from the building in low rainfall intensity area or for any reasonably impermeable surface that forms part of an access path or ramp provided for the purpose of the ASCB standard for habitable housing design. |

