

LOT 14, 155 SUZANNE RD TALLAWANG, NSW 2852

NCC 2019- SPECIFICATIONS FOR RESIDENTIAL BUILDINGS
NOTE: THE BUILDING WILL BE CONSTRUCTED IN ACCORDANCE WITH THE RELEVANT STANDARDS REFERRED TO BELOW.

3.1.1 EARTHWORKS
All earthworks will be carried out in accordance with details design.

3.1.3 DRAINAGE

REFERENCED BELOW WILL BE APPLICABLE.

CLADDING
Cladding will be designed and constructed in accordance with the relevant standards referred to below. Weatherboard cladding will be installed in accordance with the relevant standards referred to below. In cladding will be flashed in accordance with Part 3.4.4.4 (Acceptable Construction Practice) of the BCA.

Installation of Sheet Roof & Wall Cladding will be designed and constructed in accordance with Part 3.8.4 (Acceptable Construction Practice) of the BCA.

Installation of Sheet Roof & Wall Cladding will be designed and constructed in accordance with Part 3.8.5 (Acceptable Construction Practice) of the BCA.

CLIENT: **KIRSTEN & DECLAN BOYCE**

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provided, or:
Footings and slabs will be designed in accordance with AS 2870 - Residential Slabs and Footings - Construction.

3.3 MASONRY
Unreinforced masonry, reinforced masonry and concrete masonry will be designed and constructed in accordance with AS 773 - Masonry for Small Buildings, Parts 1 and 2 and AS 4773 - Masonry for Small Buildings, Parts 1 and 2 with CSIRO - NBTC Bulletin 5, Earthwall Construction 4th Edition 1987.

3.4.1 SUBFLOOR VENTILATION
Subfloor ventilation will be designed in accordance with the BCA Part 3.4.1.2 (Acceptable Construction Practice).

Hinged doors including French doors, Revolving doors, Fixed Louvers, Skylights and roof lights and windows, Sliding doors without a frame, Windows constructed on-site and in accordance with AS 2047, Second hand, reused, recycled, and Heritage windows will be designed and constructed in accordance with the relevant standards referred to below. Glazed assemblies not in an external wall, Sliding doors, Louvers.

not design tested in accordance with AS 1288 - Windows and Doors - Performance Requirements.

BUSHFIRE REQUIREMENTS
The building will be designed and constructed in accordance with the relevant standards referred to below. The building will be designed and constructed in accordance with the relevant standards referred to below. The swimming pool will comply with the Swimming Pool Safety, Part 1: Safety Barriers for Swimming Pools and the relevant standards referred to below. Circulation systems shall comply with AS 1926.3 - Swimming Pool Circulation Systems.

3.4.4 STRUCTURAL STEEL MEMBERS
Structural steel members will be designed and constructed in accordance with the relevant standards referred to below. Structural steel framing will be designed and constructed in accordance with the relevant standards referred to below.

3.5 ROOF CLADDING
Roof tiles will be installed in accordance with the relevant standards referred to below. Metal sheet roofing will be installed in accordance with the relevant standards referred to below. Corrugated fibre-reinforced concrete sheet roof and wall cladding will be installed in accordance with the relevant standards referred to below. Asphalt shingles will be installed in accordance with the relevant standards referred to below. A pliable membrane underlay will be installed in accordance with the relevant standards referred to below.

NOTATION
Roof tiles will be constructed in accordance with the relevant standards referred to below, except for Section 9 Construction for Bushfire Standard 'Steel Framed Construction in Bushfire Attack Level FZ (BAL-FZ)'. Requirements of (c) or (d) above as modified by the relevant standards referred to below. Requirements of (c) or (d) above as modified by the relevant standards referred to below.

Bushfire Attack Level FZ (BAL-FZ) will be designed and constructed in accordance with the relevant standards referred to below.

Waterproofing of domestic wet areas will be designed and constructed in accordance with the relevant standards referred to below.

CLADDING
Cladding will be sealed in accordance with Part 3.12.3.1 of the BCA.

SERVICES
Services (the hot water service) will be designed and installed in accordance with Part 3.12.5.1 of the BCA.



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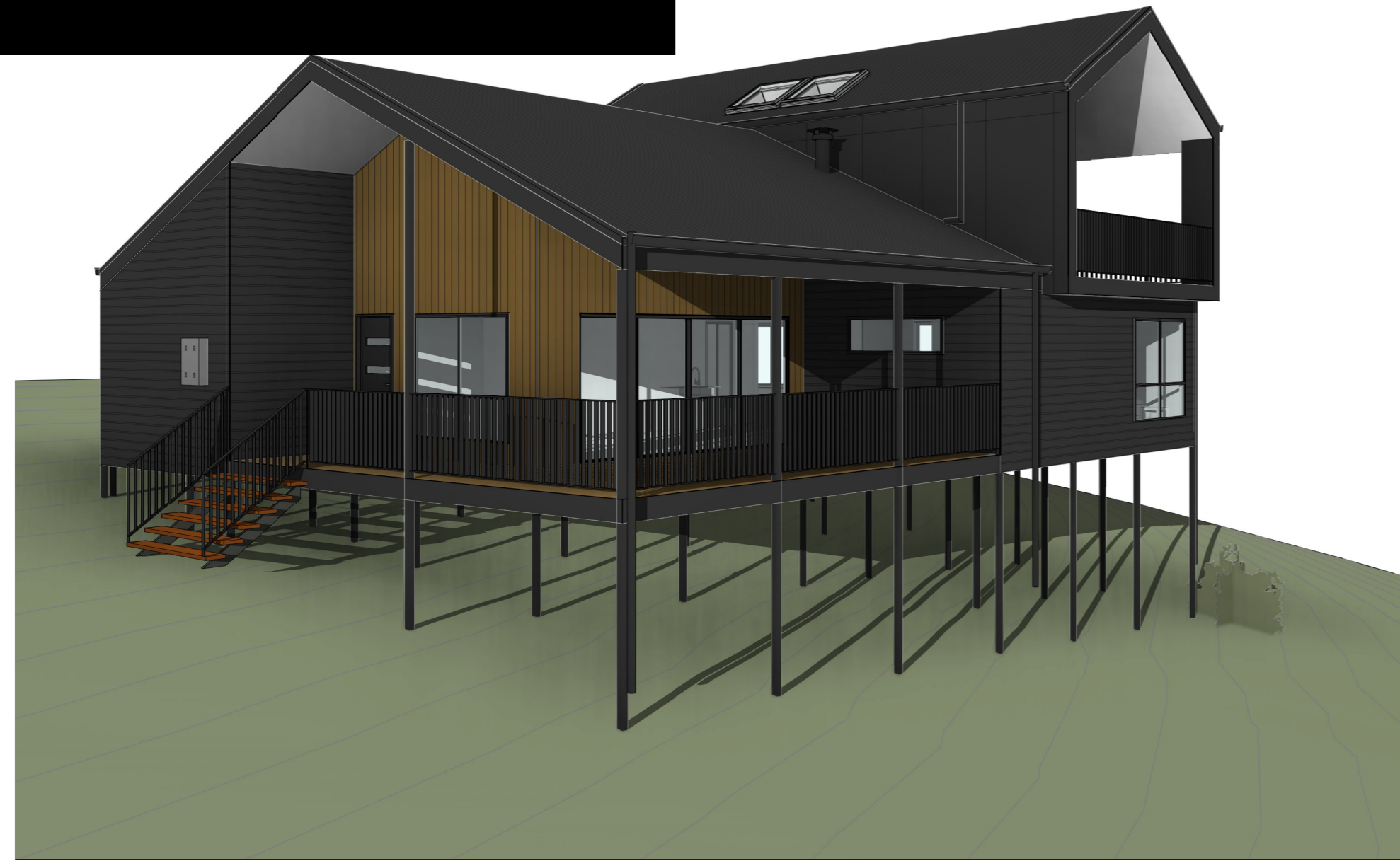
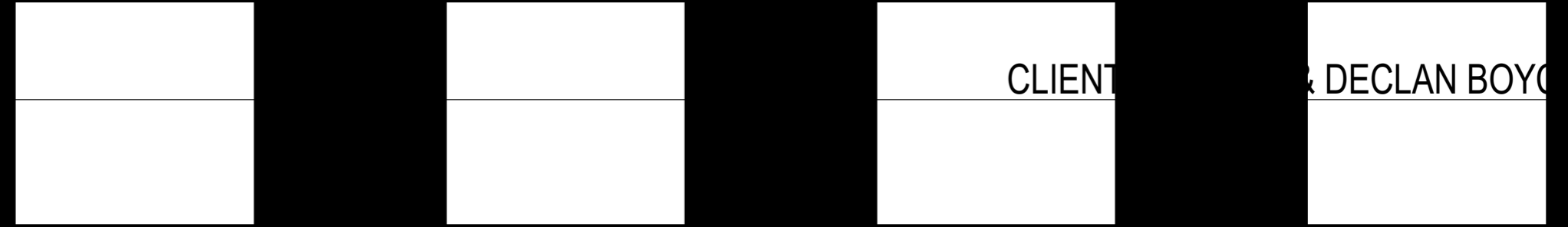
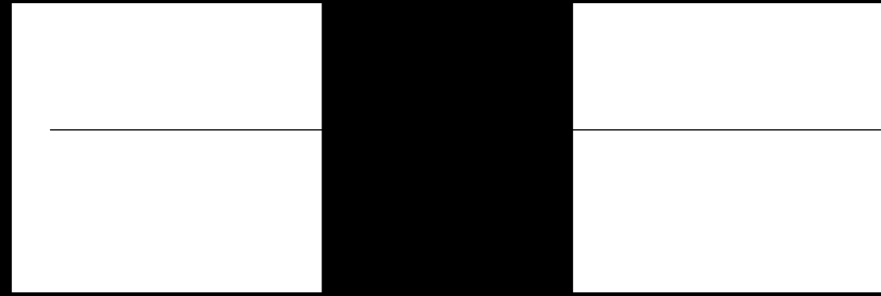


Cover Page & General Construction Notes

DESIGN: PROPOSED RESIDENCE	JOB ADDRESS: LOT 14, 155 SUZANNE RD TALLAWANG, NSW 2852	S.P.: DP253275	ISSUE: C	REV	DATE	DESCRIPTION	DRAWN	CHECKED
STAGED PLAN: WORKING DRAWINGS		SCALE: @ A2		A	24.01.22	WORKING DRAWINGS	JAW	JAW
CLIENT: KIRSTEN & DECLAN BOYCE	USE FIGURED DIMENSIONS AT ALL TIMES. REFER ANY ENQUIRIES TO BUILDING CONTRACTOR. ALL DIMENSIONS TO BE VERIFIED ON SITE PRIOR TO CONSTRUCTION. ALL WORK TO COMPLY WITH LOCAL AUTHORITY REGULATIONS.	DWG No: 000	LAND AREA:	B	12.04.22	SETTING	AM	JAW
				C	05.10.22	RPT/ CLADDING AMEND TO SUITS BAL REPORT	AM	JAW



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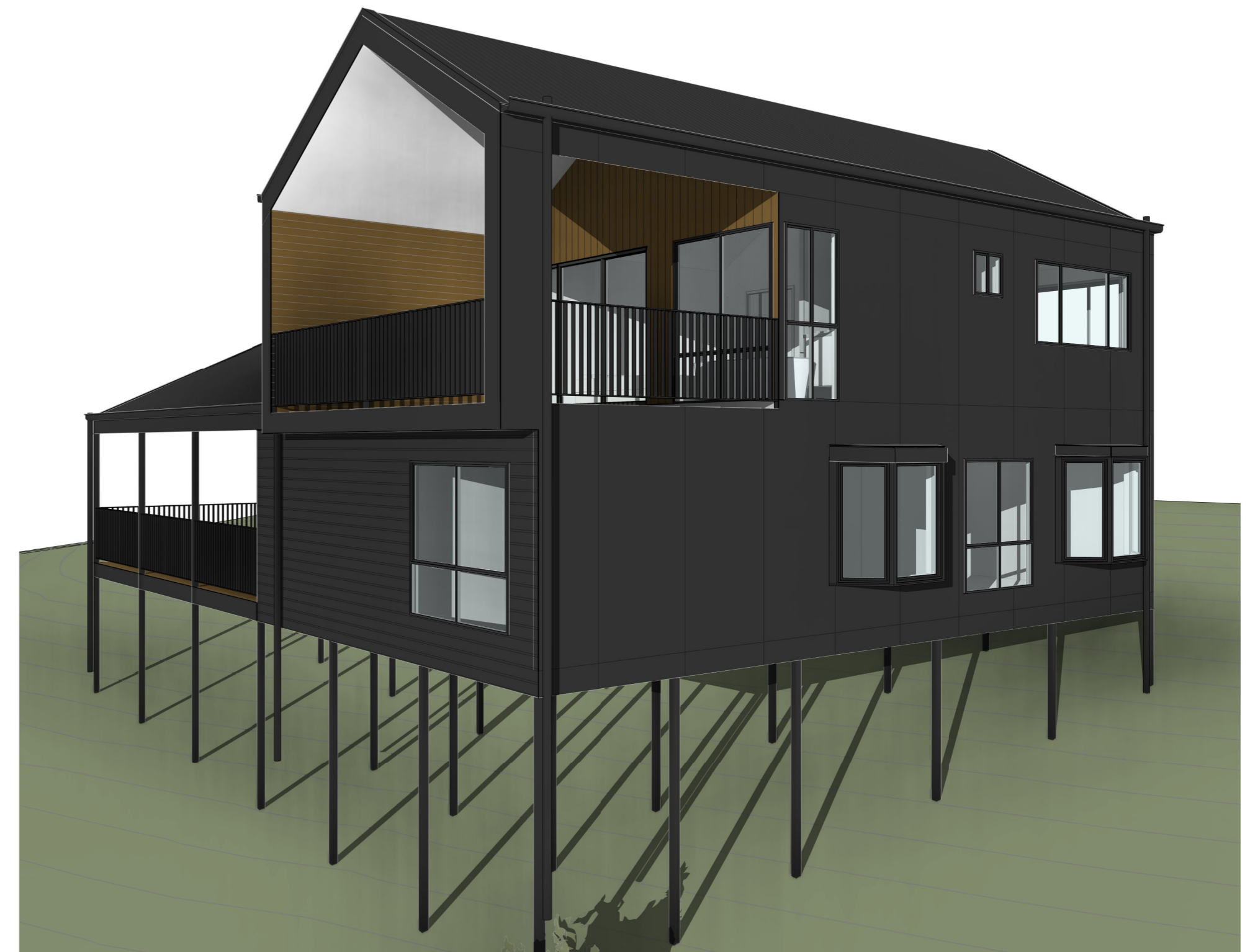


Illustration of Design	JOB ADDRESS	LOT TALL	S.P.	DATE	WORKING DRAWINGS
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CONSTRUCTION STANDARDS TO COMPLY WITH AUSTRALIAN STANDARD 3959 – 2009 & APPENDIX 3 OF PLANNING FOR BUSHFIRE PROTECTION - BUSHFIRE ATTACK LEVEL (BAL) - 29
NOTE: THE BUILDING WILL BE CONSTRUCTED IN ACCORDANCE WITH THE RELEVANT STANDARDS REFERRED TO BELOW, NOT ALL STANDARDS REFERENCED BELOW WILL BE APPLICABLE.

ANY ELEMENT OF CONSTRUCTION OR SYSTEM THAT SATISFIES THE TEST CRITERIA OF AS 1530.8.1 MAY BE USED IN LIEU OF THE APPLICABLE REQUIREMENTS BELOW (SEE CLAUSE 3.8 OF THE STANDARD).

1.0 SARKING

- SARKING, WHERE USED FOR BUSHFIRE PROTECTION SHALL BE:
 - A) NON-COMBUSTIBLE; OR
 - B) BREATHER-TYPE SARKING COMPLYING WITH AS/NZS4200.1 AND WITH A FLAMMABILITY INDEX OF NOT MORE THAN 5 AND SARKED ON THE OUTSIDE OF THE FRAME, OR
 - C) AN INSULATION MATERIAL CONFORMING TO THE APPROPRIATE AUSTRALIAN STANDARD FOR THAT MATERIAL.

NOTE: WHERE DOUBLE-GLAZED UNITS ARE USED, THE ABOVE REQUIREMENTS APPLY TO THE EXTERNAL FACE OF THE WINDOW ASSEMBLY ONLY.

- (IV) WHERE GLAZING IS LESS THAN 400mm FROM THE GROUND OR LESS THAN 400mm ABOVE DECKS, CARPORT ROOFS, AWNINGS AND SIMILAR ELEMENTS OR FITTINGS, HAVING AN ANGLE LESS THAN 18 DEGREES TO THE HORIZONTAL AND EXTENDING MORE THAN 110mm IN WIDTH FROM THE WINDOW FRAME, THAT PORTION SHALL BE SCREENED WITH A SCREEN THAT COMPLIES WITH NOTE 2 BELOW.
- (V) THE OPENABLE PORTION OF WINDOWS SHALL BE SCREENED WITH SCREENS COMPLYING WITH NOTE 2 BELOW.

2.0 SUBFLOOR SUPPORTS

THIS STANDARD DOES NOT PROVIDE CONSTRUCTION REQUIREMENTS FOR SUBFLOOR SUPPORTS WHERE THE SUBFLOOR SPACE IS ENCLOSED WITH—

- 1) A WALL THAT COMPLIES WITH THE REQUIREMENTS FOR AN EXTERNAL WALL BELOW; OR
- 2) A MESH OR PERFORATED SHEET WITH A MAXIMUM APERTURE OF 2 MM, MADE OF CORROSION RESISTANT STEEL, BRONZE OR ALUMINIUM; OR
- 3) A COMBINATION OF ITEMS (A) AND (B) ABOVE.

2) SCREENS

SCREENING OF THE OPENABLE PORTIONS OF ALL WINDOWS IS REQUIRED IN ALL BALS TO PREVENT THE ENTRY OF EMBERS TO THE BUILDING WHEN THE WINDOW IS OPEN. SCREENING OF THE OPENABLE AND FIXED PORTIONS OF SOME WINDOWS IS REQUIRED IN SOME BALS TO REDUCE THE EFFECTS OF RADIANT HEAT ON SOME TYPES OF GLASS.

IF THE SCREENING IS REQUIRED TO REDUCE THE EFFECTS OF RADIANT HEAT ON THE GLASS, THE SCREENING HAS TO BE EXTERNAL SO THAT THE GLASS IN THE OPENABLE PORTION OF THE WINDOW WILL BE 'PROTECTED' WHEN IT IS SHUT.

IF THE SCREENING IS REQUIRED ONLY TO PREVENT THE ENTRY OF EMBERS, THE SCREENING MAY BE FITTED EXTERNALLY OR INTERNALLY.

3) DOORS—SIDE-HUNG EXTERNAL DOORS (INCLUDING FRENCH DOORS, PANEL FOLD AND BI-FOLD DOORS)

SIDE-HUNG EXTERNAL DOORS, INCLUDING FRENCH DOORS, PANEL FOLD AND BI-FOLD DOORS, SHALL COMPLY WITH ONE OF THE FOLLOWING:

- (A) DOORS AND DOOR FRAMES SHALL BE PROTECTED BY BUSHFIRE SHUTTERS THAT COMPLY WITH NOTE 1; OR
- (B) DOORS AND DOOR FRAMES SHALL BE PROTECTED EXTERNALLY BY SCREENS THAT COMPLY WITH NOTE 2; OR
- (C) DOORS AND DOOR FRAMES SHALL COMPLY WITH THE FOLLOWING:

(I) DOORS SHALL BE—

- (A) NON-COMBUSTIBLE; OR
- (B) A SOLID TIMBER, LAMINATED TIMBER OR RECONSTITUTED TIMBER DOOR, HAVING A MINIMUM THICKNESS OF 35mm FOR THE FIRST 400mm ABOVE THE THRESHOLD; OR
- (C) A DOOR, INCLUDING A HOLLOW CORE DOOR, PROTECTED EXTERNALLY BY A SCREEN THAT COMPLIES WITH NOTE 2 BELOW; OR
- (D) A FULLY FRAMED GLAZED DOOR, WHERE THE FRAMING IS MADE FROM NONCOMBUSTIBLE MATERIALS OR FROM BUSHFIRE RESISTING TIMBER

- (III) EXTERNALLY FITTED HARDWARE THAT SUPPORTS THE PANEL IN ITS FUNCTION OF OPENING AND CLOSING SHALL BE METAL.
- (IV) WHERE DOORS INCORPORATE GLAZING, THE GLAZING SHALL BE TOUGHENED GLASS WITH A MINIMUM THICKNESS OF 6mm.
- (V) DOORS SHALL BE TIGHT-FITTING TO THE DOOR FRAME AND TO AN ABUTTING DOOR, IF APPLICABLE.
- (VI) DOOR FRAMES SHALL BE MADE FROM:

- (A) BUSHFIRE-RESISTING TIMBER
- (B) METAL; OR
- (C) METAL-REINFORCED PVC-U. THE REINFORCING MEMBERS SHALL BE MADE FROM ALUMINIUM, STAINLESS STEEL, OR CORROSION-RESISTANT STEEL AND THE DOOR ASSEMBLY SHALL SATISFY THE DESIGN LOAD, PERFORMANCE AND STRUCTURAL STRENGTH OF THE MEMBER.

- (VI) WHERE GLAZING IS LESS THAN 400mm FROM THE GROUND OR LESS THAN 400mm ABOVE DECKS, CARPORT ROOFS, AWNINGS AND SIMILAR ELEMENTS OR FITTINGS, HAVING AN ANGLE LESS THAN 18 DEGREES TO THE HORIZONTAL AND EXTENDING MORE THAN 110mm IN WIDTH FROM THE WINDOW FRAME, THAT PORTION SHALL BE SCREENED WITH A SCREEN THAT COMPLIES WITH NOTE 2 BELOW.
- (VII) WEATHER STRIPS, DRAUGHT EXCLUDERS OR DRAUGHT SEALS SHALL BE INSTALLED AT THE BASE OF SIDE-HUNG EXTERNAL DOORS

(D) SLIDING DOORS

SLIDING DOORS SHALL COMPLY WITH ONE OF THE FOLLOWING:

- (A) THEY SHALL BE COMPLETELY PROTECTED BY A BUSHFIRE SHUTTER THAT COMPLIES WITH NOTE 1; OR
- (B) THEY SHALL BE COMPLETELY PROTECTED EXTERNALLY BY SCREENS THAT COMPLY WITH NOTE 2; OR
- (C) THEY SHALL COMPLY WITH THE FOLLOWING:

- (I) ANY GLAZING INCORPORATED IN SLIDING DOORS SHALL BE TOUGHENED GLASS WITH A MINIMUM THICKNESS OF 6mm.
- (II) BOTH THE DOOR FRAME SUPPORTING THE SLIDING DOOR AND THE FRAMING SURROUNDING ANY GLAZING SHALL BE MADE FROM:

- (A) BUSHFIRE-RESISTING TIMBER; OR
- (B) METAL; OR
- (C) METAL-REINFORCED PVC-U. THE REINFORCING MEMBERS SHALL BE MADE FROM ALUMINIUM, STAINLESS STEEL, OR CORROSION-RESISTANT STEEL AND THE FRAME AND THE SASH SHALL SATISFY THE DESIGN LOAD, PERFORMANCE AND STRUCTURAL STRENGTH OF THE MEMBER.

- (III) THERE IS NO REQUIREMENT TO SCREEN THE OPENABLE PART OF THE SLIDING DOOR, HOWEVER, IF SCREENED, THE SCREENS SHALL COMPLY WITH NOTE 2.

NOTE: THE CONSTRUCTION OF MANUFACTURED SLIDING DOORS SHOULD PREVENT THE ENTRY OF EMBERS WHEN THE DOOR IS CLOSED. THERE IS NO REQUIREMENT TO PROVIDE SCREENS TO THE OPENABLE PART OF THESE DOORS AS IT IS ASSUMED THAT A SLIDING DOOR WILL BE CLOSED IF OCCUPANTS ARE NOT PRESENT DURING A BUSHFIRE EVENT. SCREENS OF MATERIALS OTHER THAN THOSE SPECIFIED MAY NOT RESIST EMBER ATTACK.

- (IV) EXTERNALLY FITTED HARDWARE THAT SUPPORTS THE PANEL IN ITS FUNCTION OF OPENING AND CLOSING SHALL BE METAL.
- (V) SLIDING DOORS SHALL BE TIGHT-FITTING IN THE FRAMES

(E) GARAGE DOORS

THE FOLLOWING APPLY TO VEHICLE ACCESS DOORS:

- (A) THE LOWER PORTION OF A VEHICLE ACCESS DOOR THAT IS WITHIN 400mm OF THE GROUND WHEN THE DOOR IS CLOSED SHALL BE MADE FROM—

- (I) NON-COMBUSTIBLE MATERIAL; OR
- (II) BUSHFIRE-RESISTING TIMBER; OR
- (III) FIBRE CEMENT SHEET, A MINIMUM OF 6mm IN THICKNESS; OR
- (V) A COMBINATION OF ANY OF ITEMS (I), (II) OR (III) ABOVE.

- (B) PANEL LIFT, TILT DOORS OR SIDE-HUNG DOORS SHALL BE FITTED WITH SUITABLE WEATHER STRIPS, DRAUGHT EXCLUDERS, DRAUGHT SEALS OR GUIDE TRACKS, AS APPROPRIATE TO THE DOOR TYPE, WITH A MAXIMUM GAP NO GREATER THAN 3mm.
- (C) ROLLER DOORS SHALL HAVE GUIDE TRACKS WITH A MAXIMUM GAP NO GREATER THAN 3mm AND SHALL BE FITTED WITH A NYLON BRUSH THAT IS IN CONTACT WITH THE DOOR.
- (D) VEHICLE ACCESS DOORS SHALL NOT INCLUDE VENTILATION SLOTS

NOTE 1: WHERE FITTED, BUSHFIRE SHUTTERS SHALL BE MADE FROM

- A) NON-COMBUSTIBLE MATERIAL, OR
- B) BUSHFIRE-RESISTING TIMBER, OR
- C) A COMBINATION OF ANY OF ITEMS (A) OR (B) ABOVE; AND

- (I) BE FIXED TO THE BUILDING AND BE NON-REMOVABLE;
- (II) WHEN IN THE CLOSED POSITION, HAVE NO GAP GREATER THAN 3mm BETWEEN THE SHUTTER AND THE WALL, THE SILL OR THE HEAD;
- (III) BE READILY MANUALLY OPERABLE FROM EITHER INSIDE OR OUTSIDE;
- (IV) PROTECT THE ENTIRE WINDOW ASSEMBLY OR DOOR ASSEMBLY;
- (V) WHERE PERFORATED, HAVE—

- (A) UNIFORMLY DISTRIBUTED PERFORATIONS WITH A MAXIMUM APERTURE OF 3mm WHEN THE SHUTTER IS PROVIDING RADIANT HEAT PROTECTION OR 2 MM WHEN THE SHUTTER IS ALSO PROVIDING EMBER PROTECTION (SUCH AS WHERE THE OPENABLE PORTION OF THE WINDOW IS NOT SCREENED IN ACCORDANCE WITH THE REQUIREMENTS OF THE RESPECTIVE BAL); AND

- (B) A PERFORATED AREA NO GREATER THAN 20% OF THE SHUTTER. IF BUSHFIRE SHUTTERS ARE FITTED TO ALL EXTERNAL DOORS THEN AT LEAST ONE OF THOSE SHUTTERS SHALL BE OPERABLE FROM THE INSIDE TO FACILITATE SAFE EGRESS FROM THE BUILDING.

NOTE 2: WHERE FITTED, SCREENS FOR WINDOWS AND DOORS SHALL HAVE A MESH OR PERFORATED SHEET WITH A MAXIMUM APERTURE OF 2mm, MADE OF CORROSION-RESISTANT STEEL, BRONZE OR ALUMINIUM. GAPS BETWEEN THE PERIMETER OF THE SCREEN ASSEMBLY AND THE BUILDING ELEMENT TO WHICH IT IS FITTED SHALL NOT EXCEED 3mm. THE FRAME SUPPORTING THE MESH OR PERFORATED SHEET SHALL BE MADE FROM METAL OR A TIMBER SPECIES AS SPECIFIED AT THE END OF THIS DOCUMENT.

NOTE 3: WHERE DOUBLE GLAZED UNITS ARE USED THE ABOVE REQUIREMENTS APPLY TO THE EXTERNAL FACE OF THE WINDOW ASSEMBLY ONLY.

6.0 ROOFS (INCLUDING VERANDA AND ATTACHED CARPORT ROOFS, PENETRATIONS, EAVES, FASCIAS, GABLES, GUTTERS AND DOWNPIPES)

1. GENERAL

THE FOLLOWING APPLY TO ALL TYPES OF ROOFS AND ROOFING SYSTEMS:

- (A) ROOF TILES, ROOF SHEETS AND ROOF-COVERING ACCESSORIES ARE TO BE NON-COMBUSTIBLE.
- (B) THE ROOF/WALL JUNCTION IS TO BE SEALED TO PREVENT OPENINGS GREATER THAN 3mm, EITHER BY THE USE OF FASCIA AND EAVES LININGS OR BY SEALING BETWEEN THE TOP OF THE WALL AND THE UNDERSIDE OF THE ROOF AND BETWEEN THE RAFTERS AT THE LINE OF THE WALL.
- (C) ROOF VENTILATION OPENINGS, SUCH AS GABLE AND ROOF VENTS, ARE TO BE FITTED WITH EMBER GUARDS MADE OF NON-COMBUSTIBLE MATERIAL OR A MESH OR PERFORATED SHEET WITH A MAXIMUM APERTURE OF 2mm, MADE OF CORROSION-RESISTANT STEEL, BRONZE OR ALUMINIUM.
- (D) A PIPE OR CONDUIT THAT PENETRATES THE ROOF COVERING SHALL BE NON-COMBUSTIBLE.

2. TILED ROOFS.

TILED ROOFS SHALL BE FULLY SARKED. THE SARKING SHALL—

- (A) BE LOCATED ON TOP OF THE ROOF FRAMING, EXCEPT THAT THE ROOF BATTENS MAY BE FIXED ABOVE THE SARKING;
- (B) COVER THE ENTIRE ROOF AREA INCLUDING RIDGES AND HIPS; AND
- (C) EXTEND INTO GUTTERS AND VALLEYS.

3. SHEET ROOFS

SHEET ROOFS SHALL—

- (A) BE FULLY SARKED, EXCEPT THAT FOIL-BACKED INSULATION BLANKETS MAY BE INSTALLED OVER THE BATTENS; AND
- (B) HAVE ANY GAPS GREATER THAN 3mm (SUCH AS UNDER CORRUGATIONS OR RIBS OF SHEET ROOFING AND BETWEEN ROOF COMPONENTS) SEALED AT THE FASCIA OR WALL LINE AND AT VALLEYS, HIPS AND RIDGES BY—

- (I) A MESH OR PERFORATED SHEET WITH A MAXIMUM APERTURE OF 2mm, MADE OF CORROSION-RESISTANT STEEL, BRONZE OR ALUMINIUM; OR
- (II) MINERAL WOOL; OR
- (III) OTHER NON-COMBUSTIBLE MATERIAL; OR
- (IV) A COMBINATION OF ANY OF ITEMS (I), (II) OR (III) ABOVE.

NOTE: SARKING IS USED AS A SECONDARY FORM OF EMBER PROTECTION FOR THE ROOF SPACE TO ACCOUNT FOR MINOR GAPS THAT MAY DEVELOP IN SHEET ROOFING.

VERANDAH, CARPORT AND AWNING ROOFS - THE FOLLOWING APPLY TO VERANDA, CARPORT AND AWNING ROOFS:

- (A) A VERANDA, CARPORT OR AWNING ROOF FORMING PART OF THE MAIN ROOF SPACE SHALL MEET ALL THE REQUIREMENTS FOR THE MAIN ROOF.
- (B) A VERANDA, CARPORT OR AWNING ROOF SEPARATED FROM THE MAIN ROOF SPACE BY A WALL THAT COMPLIES WITH THE SPECIFICATION ABOVE FOR AN EXTERNAL WALL SHALL HAVE A NON-COMBUSTIBLE ROOF COVERING AND THE SUPPORT STRUCTURE SHALL BE—

- (I) OF NON-COMBUSTIBLE MATERIAL; OR
- (II) BUSHFIRE-RESISTING TIMBER; OR
- (III) TIMBER RAFTERS LINED ON THE UNDERSIDE WITH FIBRE-CEMENT SHEETING A MINIMUM OF 6mm IN THICKNESS, OR WITH MATERIAL COMPLYING WITH AS 1530.8.1; OR
- (IV) A COMBINATION OF ANY OF ITEMS (I), (II) OR (III) ABOVE.

ROOF PENETRATIONS - THE FOLLOWING APPLY TO ROOF PENETRATIONS:

- (A) ROOF PENETRATIONS, INCLUDING ROOF LIGHTS, ROOF VENTILATORS, ROOF-MOUNTED EVAPORATIVE COOLING UNITS, AERIALS, VENT PIPES AND SUPPORTS FOR SOLAR COLLECTORS, SHALL BE ADEQUATELY SEALED AT THE ROOF TO PREVENT GAPS GREATER THAN 3 MM. THE MATERIAL USED TO SEAL THE PENETRATION SHALL BE NON-COMBUSTIBLE.
- (B) OPENINGS IN VENTED ROOF LIGHTS, ROOF VENTILATORS OR VENT PIPES SHALL BE FITTED WITH EMBER GUARDS MADE FROM A MESH OR PERFORATED SHEET WITH A MAXIMUM APERTURE OF 2mm, MADE OF CORROSION-RESISTANT STEEL, BRONZE OR ALUMINIUM. THIS REQUIREMENT DOES NOT APPLY TO THE EXHAUST FLUES OF HEATING OR COOKING DEVICES WITH CLOSED COMBUSTION CHAMBERS. IN THE CASE OF GAS APPLIANCE FLUES, EMBER GUARDS SHALL NOT BE FITTED.

NOTE: GAS FITTERS ARE REQUIRED TO PROVIDE A METAL FLUE PIPE ABOVE THE ROOF AND TERMINATE WITH A CERTIFIED GAS FLUE COWL COMPLYING WITH AS 4566. ADVICE MAY BE OBTAINED FROM STATE GAS TECHNICAL REGULATORS.

- (C) ALL OVERHEAD GLAZING SHALL BE GRADE A SAFETY GLASS COMPLYING WITH AS 1288.
- (D) GLAZED ELEMENTS IN ROOF LIGHTS AND SKYLIGHTS MAY BE OF POLYMER PROVIDED A GRADE A SAFETY GLASS DIFFUSER, COMPLYING WITH AS 1288, IS INSTALLED UNDER THE GLAZING. WHERE GLAZING IS AN INSULATING GLAZING UNIT (IGU), GRADE A TOUGHENED SAFETY GLASS MINIMUM 4mm THICKNESS, SHALL BE USED IN THE OUTER PANE OF THE IGU.
- (E) FLASHING ELEMENTS OF TUBULAR SKYLIGHTS SHALL BE NON-COMBUSTIBLE. HOWEVER, THEY MAY BE OF AN ALTERNATIVE MATERIAL, PROVIDED THE INTEGRITY OF THE ROOF COVERING IS MAINTAINED BY AN UNDER-FLASHING MADE OF NON-COMBUSTIBLE MATERIAL.
- (F) EXTERNAL SINGLE PLANE GLAZED ELEMENTS OF ROOF LIGHTS AND SKYLIGHTS, WHERE THE PITCH OF THE GLAZED ELEMENT IS 18 DEGREES OR LESS TO THE HORIZONTAL, SHALL BE PROTECTED WITH EMBER GUARDS MADE FROM A MESH OR PERFORATED SHEET WITH A MAXIMUM APERTURE OF 2mm, MADE OF CORROSION-RESISTANT STEEL, BRONZE OR ALUMINIUM.
- (G) EVAPORATIVE COOLING UNITS SHALL BE FITTED WITH NON-COMBUSTIBLE BUTTERFLY CLOSERS AS CLOSE AS PRACTICABLE TO THE ROOF LEVEL OR THE UNIT SHALL BE FITTED WITH NON-COMBUSTIBLE COVERS WITH A MESH OR PERFORATED SHEET WITH A MAXIMUM APERTURE OF 2 MM, MADE OF CORROSION-RESISTANT STEEL, BRONZE OR ALUMINIUM.

EAVES LININGS, FASCIAS AND GABLES - THE FOLLOWING APPLY TO EAVES LININGS, FASCIAS AND GABLES:

- (A) GABLES SHALL COMPLY WITH THE REQUIREMENTS FOR AN EXTERNAL WALL.

- (B) FASCIAS AND BARGEBOARDS SHALL—
 - (I) WHERE TIMBER IS USED, BE MADE FROM BUSHFIRE-RESISTING TIMBER; OR
 - (II) WHERE MADE FROM METAL, BE FIXED AT 450 MM CENTRES; OR
 - (III) BE A COMBINATION OF ITEMS (I) AND (II) ABOVE.

(C) EAVES LININGS SHALL BE—

- (I) FIBRE-CEMENT SHEET, A MINIMUM 4.5mm IN THICKNESS; OR
- (II) BUSHFIRE-RESISTING TIMBER (REFER TO THE TABLE AT THE END OF THIS DOCUMENT); OR
- (III) A COMBINATION OF ITEMS (I) AND (II) ABOVE.

- (D) EAVES PENETRATIONS SHALL BE PROTECTED THE SAME AS FOR ROOF PENETRATIONS.
- (E) EAVES VENTILATION OPENINGS GREATER THAN 3 MM SHALL BE FITTED WITH EMBER GUARDS MADE OF NON-COMBUSTIBLE MATERIAL OR A MESH OR PERFORATED SHEET WITH A MAXIMUM APERTURE OF 2mm, MADE OF CORROSION-RESISTANT STEEL, BRONZE OR ALUMINIUM.
- (F) JOINTS IN EAVES LININGS, FASCIAS AND GABLES MAY BE SEALED WITH PLASTIC JOINING STRIPS OR TIMBER STORM MOULDS.

GUTTERS AND DOWNPIPES

THE STANDARD DOES NOT PROVIDE MATERIAL REQUIREMENTS FOR DOWNPIPES. IF INSTALLED, GUTTER AND VALLEY LEAF GUARDS SHALL BE NON-COMBUSTIBLE. WITH THE EXCEPTION OF BOX GUTTERS, GUTTERS SHALL BE METAL OR PVC-U. BOX GUTTERS SHALL BE NON-COMBUSTIBLE AND FLASHED AT THE JUNCTION WITH THE ROOF WITH NON-COMBUSTIBLE MATERIAL.

7.0 VERANDAHS, DECKS, STEPS, RAMPS AND LANDINGS

1) GENERAL

DECKING MAY BE SPACED. THERE IS NO REQUIREMENT TO ENCLOSE THE SUBFLOOR SPACES OF VERANDAS, DECKS, STEPS, RAMPS OR LANDINGS.

2) ENCLOSED SUBFLOOR SPACES OF VERANDAS, DECKS, STEPS, RAMPS AND LANDINGS

A) MATERIALS TO ENCLOSE A SUBFLOOR SPACE

THE SUBFLOOR SPACES OF VERANDAS, DECKS, STEPS, RAMPS AND LANDINGS ARE CONSIDERED TO BE 'ENCLOSED' WHEN—

- I) THE MATERIAL USED TO ENCLOSE THE SUBFLOOR SPACE COMPLIES WITH THE STANDARDS FOR EXTERNAL WALLS ABOVE; AND
- II) ALL OPENINGS GREATER THAN 3 MM ARE SCREENED WITH A MESH OR PERFORATED SHEET WITH A MAXIMUM APERTURE OF 2mm, MADE OF CORROSION-RESISTANT STEEL, BRONZE OR ALUMINIUM.

B) SUPPORTS

THE STANDARD DOES NOT PROVIDE CONSTRUCTION REQUIREMENTS FOR SUPPORT POSTS, COLUMNS, STUMPS, STRINGERS, PIERS AND POLES.

C) FRAMING

THE STANDARD DOES NOT PROVIDE CONSTRUCTION REQUIREMENTS FOR THE FRAMING OF VERANDAS, DECKS, RAMPS OR LANDINGS (I.E., BEARERS AND JOISTS).

- D) DECKING, STAIR TREADS AND THE TRAFFICABLE SURFACES OF RAMPS AND LANDINGS
- E) DECKING, STAIR TREADS AND THE TRAFFICABLE SURFACES OF RAMPS AND LANDINGS SHALL BE—

- I) OF NON-COMBUSTIBLE MATERIAL; OR
- II) OF BUSHFIRE-RESISTING TIMBER (REFER TO THE TABLE AT THE END OF THIS DOCUMENT); OR
- III) A COMBINATION OF ITEMS (I) AND (II) ABOVE.

3) UNENCLOSED SUBFLOOR SPACES OF VERANDAS, DECKS, STEPS, RAMPS AND LANDINGS

A) SUPPORTS

SUPPORT POSTS, COLUMNS, STUMPS, STRINGERS, PIERS AND POLES SHALL BE—

- I) OF NON-COMBUSTIBLE MATERIAL; OR
- II) OF BUSHFIRE-RESISTING TIMBER; OR
- III) A COMBINATION OF ITEMS (I) AND (II) ABOVE.

B) FRAMING

FRAMING OF VERANDAS, DECKS, RAMPS OR LANDINGS (I.E., BEARERS AND JOISTS) SHALL BE—

- I) OF NON-COMBUSTIBLE MATERIAL; OR
- II) OF BUSHFIRE-RESISTING TIMBER; OR
- III) A COMBINATION OF ITEMS (I) AND (II) ABOVE.

- C) DECKING, STAIR TREADS AND THE TRAFFICABLE SURFACES OF RAMPS/LANDINGS/DECKING, STAIR TREADS AND THE TRAFFICABLE SURFACES OF RAMPS AND LANDINGS SHALL BE—

- I) OF NON-COMBUSTIBLE MATERIAL; OR
- II) OF BUSHFIRE-RESISTING TIMBER (REFER TO THE TABLE AT THE END OF THIS DOCUMENT); OR
- III) A COMBINATION OF ITEMS (I) AND (II) ABOVE.

4) BALUSTRADES, HANDRAILS OR OTHER BARRIERS - THOSE PARTS OF THE HANDRAILS AND BALUSTRADES LESS THAN 125mm FROM ANY GLAZING OR ANY COMBUSTIBLE WALL SHALL BE—

- I) OF NON-COMBUSTIBLE MATERIAL; OR
- II) OF BUSHFIRE-RESISTING TIMBER (REFER TO THE TABLE AT THE END OF THIS DOCUMENT); OR
- III) A COMBINATION OF ITEMS (I) AND (II) ABOVE.

THOSE PARTS OF THE HANDRAILS AND BALUSTRADES THAT ARE 125mm OR MORE FROM THE BUILDING HAVE NO REQUIREMENTS.

8.0 WATER AND GAS SUPPLY PIPES

ABOVE-GROUND, EXPOSED WATER AND GAS SUPPLY PIPES ARE TO BE METAL.

Bushfire Requirements

DESIGN: PROPOSED RESIDENCE	JOB ADDRESS: LOT 14, 155 SUZANNE RD TALLAWANG, NSW 2852	S.P. DP253275	ISSUE: C	REV C	DATE 15.04.22 05.10.22	DESCRIPTION SETTINGS RFI / CLADDING AMEND TO SUITS BAL REPORT	DRAWN AM	CHECKED JMW
STAGED PLAN: WORKING DRAWINGS		SCALE: @ A2						
CLIENT: KIRSTEN & DECLAN BOYCE	USE FIGURED DIMENSIONS AT ALL TIMES. REFER ANY ENQUIRES TO BUILDING CONTRACTOR. ALL DIMENSIONS TO BE VERIFIED ON SITE PRIOR TO CONSTRUCTION. ALL WORK TO COMPLY WITH LOCAL AUTHORITY REGULATIONS.	DWG No: 003	LAND AREA:					



3968 PACIFIC HIGHWAY
 LOGANHOLME, QLD 4129
 Phone: +61 73806 5100
QBCC: 1511 1256

SITE COVERAGE:	T.B.C
ZONE:	RURAL
SITE CLASSIFICATION	M
CLIMATIC ZONE:	T.B.C
WIND RATING:	N2
GROUND FLOOR F.F.L RL	
FIRST FLOOR F.F.L RL	

DP	DOWNPIPE
	lower roof
MB	METER BOX

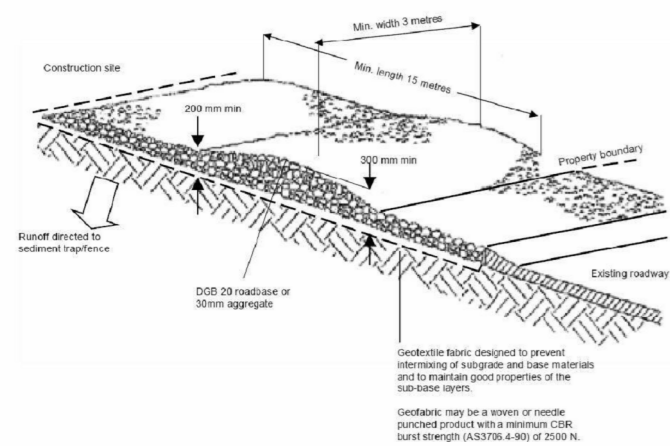
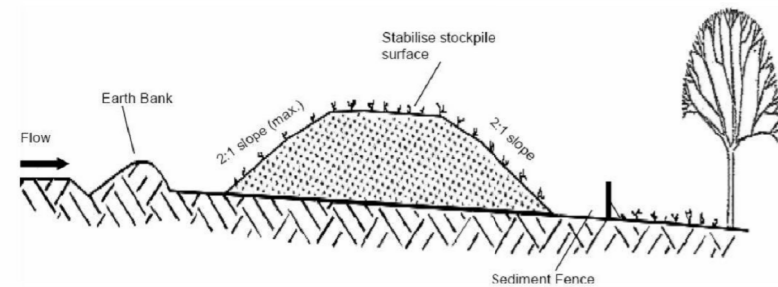
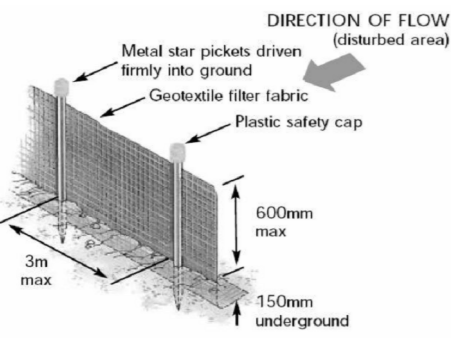
ALERT: THIS PROPERTY IS LOCATED IN A BUSHFIRE PRONE AREA. REFER TO BUSHFIRE REPORT FOR "BAL 29" RATING

AREA SCHEDULE

Name	Area
LAUNDRY LANDING	1.8 m ²
GROUND FLOOR LIVING	138
DECK	30.5 m ²
DRCH DECK	8.9
Ground Floor	179
FIRST FLOOR LIVING	48.5 m ²

Construction Notes:

- Construct sediment fences as close as possible to follow the contours of the site.
- Drive 1.5 metre long posts into ground, maximum 3 metres apart.
- Staple to 40 mm square hardwood posts or wire tied to steel posts.
- Dig a 150 mm deep trench along the up-slope line of the fence for the bottom of the fabric to be entrenched.
- Backfill trench over base of fabric and compact on both sides.



SEDIMENT CONTROL CONSTRUCTION NOTES:

- CONSTRUCT SEDIMENT FENCES AS CLOSE AS POSSIBLE TO FOLLOW THE CONTOURS OF THE SITE.
- DRIVE 1.5 METRE LONG POSTS INTO GROUND, MAXIMUM 3 METRES APART.
- STAPLE TO 40 MM SQUARE HARDWOOD POSTS OR WIRE TIED TO STEEL POSTS.
- DIG A 150 MM DEEP TRENCH ALONG THE UP-SLOPE LINE OF THE FENCE FOR THE BOTTOM OF THE FABRIC TO BE ENTRENCHED.
- BACKFILL TRENCH OVER BASE OF FABRIC AND COMPACT ON BOTH SIDES.

NOTE:

- STORMWATER DRAINAGE CALCULATED FOR BUILDING ROOF AREAS AND OR PAVED AREAS SHOWN ON THIS PROPOSED DEVELOPMENT ONLY, AND MAY NOT BE ADEQUATE FOR ANY SUBSEQUENT ROOF OR PAVED AREAS.
- MIN GRADE TO RUBBLE PITS ON SITE TO BE 1%. ALL STORMWATER & DRAINAGE TO BE IN COMPLIANCE WITH BCA PARTS 3.1.2 & 3.5.2 AS WELL AS AS/NZS3500
- BATTERS TO COMPLY WITH APPROPRIATE SOIL CLASSIFICATION DESCRIBED IN TABLE 3.1.1.1 BCA VOL 2.
- ENGINEER TO PROVIDE DESIGN TO ADDRESS FOOTINGS IF BUILT IN CLOSE PROXIMITY TO SEWER, STORMWATER OR EASEMENTS.
- BUILDER TO CHECK ALL LEVELS AND DIMENSIONS PRIOR TO COMMENCEMENT OF WORK.
- ALL STRUCTURAL REINFORCED CONCRETE TO ENGINEER'S SPECIFICATIONS.

SEWERAGE CONNECTION IN ACCORDANCE WITH LOCAL AUTHORITY REQUIREMENTS AND APPROVED DRAINAGE PLAN.

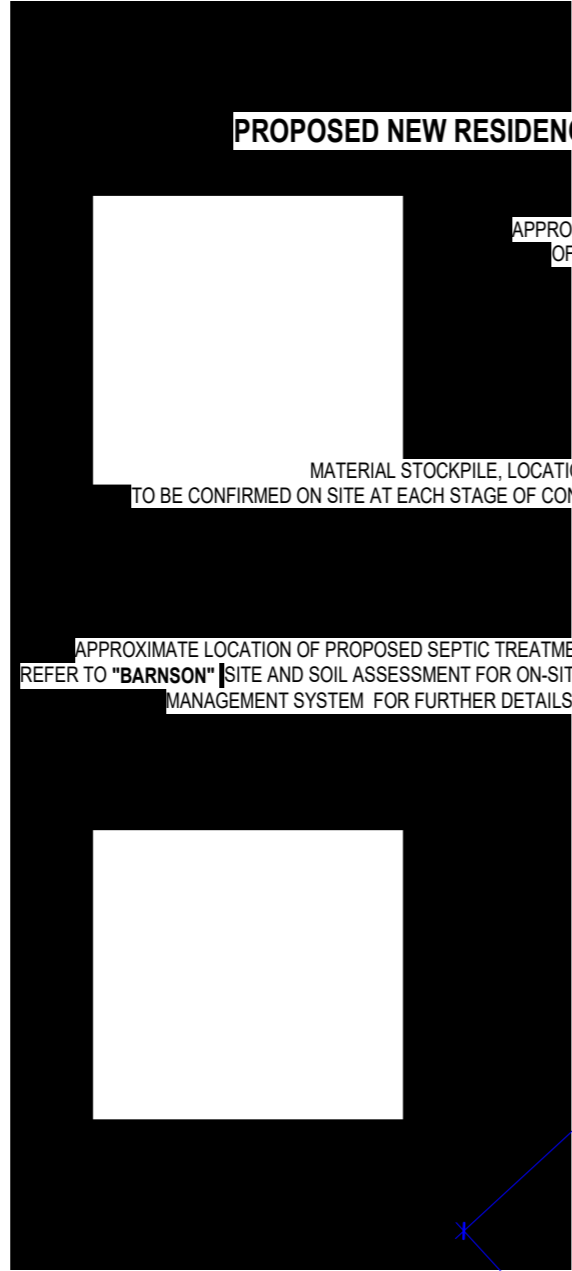
CONNECT STORMWATER DRAINAGE TO LEGAL POINT OF DISCHARGE TO THE SATISFACTION OF THE RESPONSIBLE LOCAL AUTHORITY.

FINAL POSITIONS OF DOWNPIPES, METERBOX, TAPS, AC ODU, WATERTANK, GAS BOTTLES AND HOT WATER SYSTEM, MAY DIFFER TO PLAN DUE TO SITE CONDITIONS.

Site Plan - CA

DESIGN:	JOB ADDRESS:
PROPOSED RESIDENCE	LOT TALL
SEWER PLAN:	
PARKING DRAWINGS:	

1 SITE PLAN
1:300



PROPOSED NEW RESIDENCE

APPROX. LOCATION OF SILT FENCE

MATERIAL STOCKPILE, LOCATION AND SIZE TO BE CONFIRMED ON SITE AT EACH STAGE OF CONSTRUCTION

APPROXIMATE LOCATION OF PROPOSED SEPTIC TREATMENT SYSTEM. REFER TO "BARNSON" SITE AND SOIL ASSESSMENT FOR ON-SITE EFFLUENT MANAGEMENT SYSTEM FOR FURTHER DETAILS. - 29/03/2022

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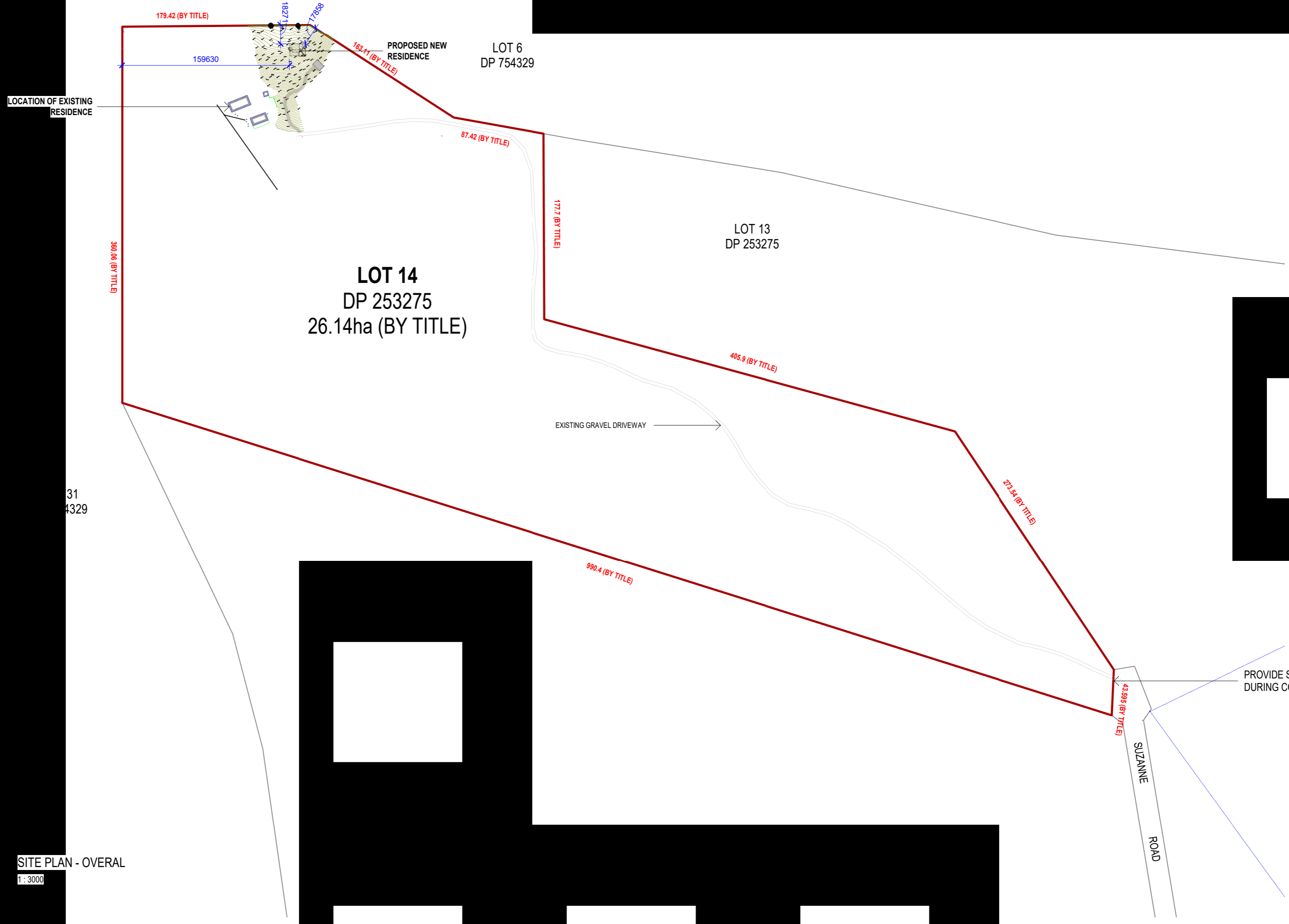
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ALERT: THIS PROPERTY IS LOCATED IN A BUSHFIRE PRONE AREA. REFER TO BUSHFIRE REPORT FOR "BAL 29" RATING

LA	REDLAND
SITE AREA:	618000 m ²
SITE COVERAGE:	T.B.C
ZONE:	RURAL
SITE CLASSIFICATION	M
CLIMATIC ZONE:	T.B.C
WIND RATING:	N2
GROUND FLOOR F.F.L RL	
FIRST FLOOR F.F.L RL	

LAUNDRY LANDING	1.8 m ²
DECK	30.5 m ²
FIRST FLOOR LIVING	48.5 m ²
FF BALCONY	
First Floor	
Grand total	



1 SITE PLAN - OVERAL
1 : 3000

NOTE:
STORMWATER DRAINAGE CALCULATED FOR BUILDING ROOF AREAS AND OR PAVED AREAS SHOWN ON THIS PROPOSED DEVELOPMENT ONLY, AND MAY NOT BE ADEQUATE FOR ANY SUBSEQUENT ROOF OR PAVED AREAS.
MIN GRADE TO RUBBLE PITS ON SITE TO BE 1%. ALL STORMWATER & DRAINAGE TO BE IN COMPLIANCE WITH BCA PARTS 3.1.2 & 3.5.2 AS WELL AS AS/NZS3500.
BATTERS TO COMPLY WITH APPROPRIATE SOIL CLASSIFICATION DESCRIBED IN TABLE 3.1.1.1 BCA VOL 2.
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BUILDER TO CHECK ALL LEVELS AND DIMENSIONS PRIOR TO COMMENCEMENT OF WORK.
ALL STRUCTURAL REINFORCED CONCRETE TO ENGINEER'S SPECIFICATIONS.

SEWERAGE CONNECTION IN ACCORDANCE WITH LOCAL AUTHORITY REQUIREMENTS AND APPROVED DRAINAGE PLAN.

CONNECT STORMWATER DRAINAGE TO LEGAL POINT OF DISCHARGE TO THE SATISFACTION OF THE RESPONSIBLE LOCAL AUTHORITY.

FINAL POSITIONS OF DOWNPIPES, METERBOX, TAPS, AC ODU, WATERTANK, GAS BOTTLES AND HOT WATER SYSTEM, MAY DIFFER TO PLAN DUE TO SITE CONDITIONS.

Site Plan - Overall

DESIGN:	PROPOSED RESIDENCE	JOB ADDRESS:	LOT TALL
DESIGNED PLAN:			
WORKING DRAWINGS:			

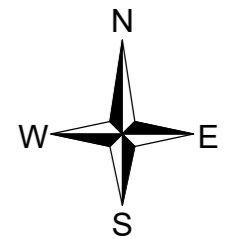
S.P:	DP253275	ISSUE:	C
SCALE:	1 : 3000 @ A2		
DWG No:	110	LAND AREA:	

DATE	DESCRIPTION
24.07.22	WORKING DRAWINGS
12.04.22	SETTING
05.10.22	RPT / CLADDING AMEND TO

DRAWN	CHECKED
JAW	JAW
AM	JAW
AM	JAW



3968 PACIFIC HIGHWAY
LOGANHOLME, QLD 4129
Phone: +61 73806 5100
QBCC: 1511 1256



ALERT: THIS PROPERTY IS LOCATED IN A BUSHFIRE PRONE AREA. REFER TO BUSHFIRE REPORT FOR "BAL 29" RATING

750 VAN	VANITY UNIT - 750 LONG
DP	DOWNPIPE
HS	GAS HOT WATER SYST
GHP+RH	GAS HOT PLATE AND RANGEHOOD
	LAUNDRY TUB
MB	METER BOX
	SHOWER
SK	SINK
	WATER CLOSET
WM	WASHING MACHINE SPACE

LAUNDRY LANDING	1.8 m ²
GROUND FLOOR LIVING	138.1
DECK	30.5 m ²
RCH DECK	8.9 m ²
Ground Floor	179.2
FIRST FLOOR LIVING	48.5 m ²
BALCONY	20.7
1st Floor	69.2
Grand total	248.4

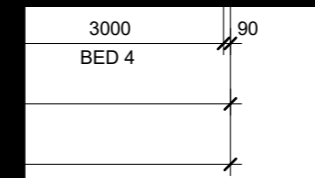
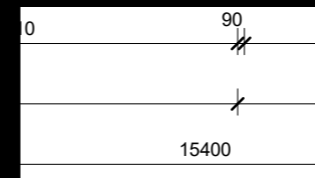
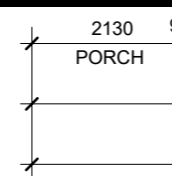
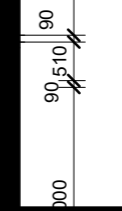
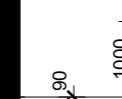
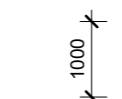
WINDOW SCHEDULE

01	SW-0918	900	1810	Sliding Window - XO
03	SW-0918	900	1810	Sliding Window - XO
05	SW-1815	1800	1510	Sliding Window - XO-OO
07	SW-1821	1800	2110	Sliding Window - XO-OO
09	SW-1821	1800	2110	Sliding Window - XO-OO
11	FG-1803	1800	300	Fixed Glass - O
	SW-1224	1200	2410	Sliding Window - XOX
13	SW-1224	1200	2410	Sliding Window - XOX
	SW-0606	600	610	Sliding Window - XOX
15	SW-2109	2100	910	Sliding Window - XO-O
	SW-2118	2100	1810	Sliding Window - XO-O
	Grand total:			16

DOOR SCHEDULE

ID	Type	Height	Width	Notes
01	820	2040	820	820 External Door
03	820	2040	820	820 Third Glass Door

LOCATION TO BE CONFIRMED



1 GROUND FLOOR PLAN
1:100

ORDERING APPLIANCES, PLUMBING FIXTURES & SPECIFICATIONS. THIS DRAWING IS FOR INFORMATION ONLY. FINAL ARRANGEMENTS TO BE CONFIRMED WITH THE SUPPLIER.
Ground Floor Plan
DESIGN: PROPOSED RESIDENCE
SCALE: AS SHOWN

JOB ADDRESS: LOT TALL

S.P. DP SCAL

NO	DATE	DESCRIPTION
1	24.07.22	WORKING DRAWINGS
2	12.04.22	BITTING
3	05.10.22	RFT / CLADDING AMEND TO

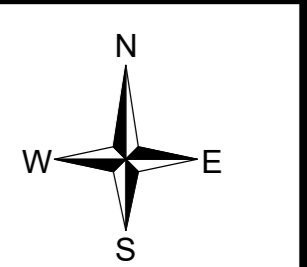
DRAWN	CHECKED
JAW	JAW
JAW	JAW
JAW	JAW

imagine
by design

3968 PACIFIC HIGHWAY
LOGANHOLME, QLD 4723

Phone: +61 73806 5100

QBCC: 1511 1256



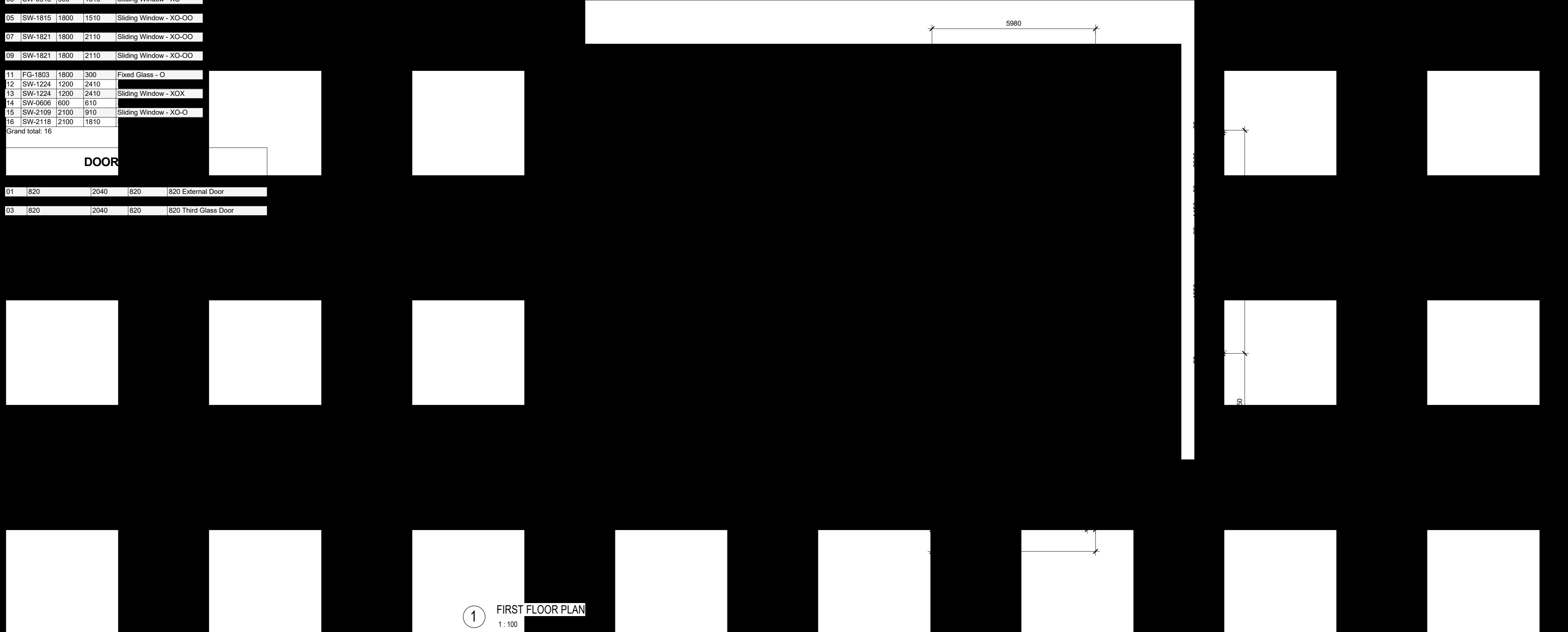
ALERT: THIS PROPERTY IS LOCATED IN A BUSHFIRE PRONE AREA. REFER TO BUSHFIRE REPORT FOR "BAL 29" RATING

LAUNDRY LANDING	1.8 m ²
GROUND FLOOR LIVING	1.8 m ²
DECK	30.5 m ²
PORCH DECK	8.2 m ²
Ground Floor	17.3 m ²
FIRST FLOOR LIVING	48.5 m ²
FF BALCONY	2.0 m ²
First Floor	6.0 m ²
Grand total	23.3 m ²

25° PITCH	ROOF PITCH @ 25°
BT	BATHTUB
	UMN - 90x90 SHS. REFER MAN
	BS
Cs	Colorbond Steel Roofing
	DNPIPE
DPS	DOWNPIPE WITH SPREADER. To lower roof
	OWER
WC	WATER CLOSET

01	SW-0918	900	1810	Sliding Window - XO
03	SW-0918	900	1810	Sliding Window - XO
05	SW-1815	1800	1510	Sliding Window - XO-OO
07	SW-1821	1800	2110	Sliding Window - XO-OO
09	SW-1821	1800	2110	Sliding Window - XO-OO
11	FC-1803	1800	300	Fixed Glass - O
12	SW-1224	1200	2410	Sliding Window - XOX
13	SW-1224	1200	2410	Sliding Window - XOX
14	SW-0606	600	610	Sliding Window - XO-O
15	SW-2109	2100	910	Sliding Window - XO-O
16	SW-2118	2100	1810	Sliding Window - XO-O
Grand total: 16				

01	820	2040	820	820 External Door
03	820	2040	820	820 Third Glass Door



ORDERING APPLIANCES, PLUMBING FIXTURES & SPECIFICATIONS SYMBOLOGICALLY ONLY. FINAL ARRANGEMENTS TO BE DETERMINED BY THE ARCHITECT.

First Floor Plan

DESIGN: PROPOSED RESIDENCE

SCALE: AS SHOWN

JOB ADDRESS	LOT TALL
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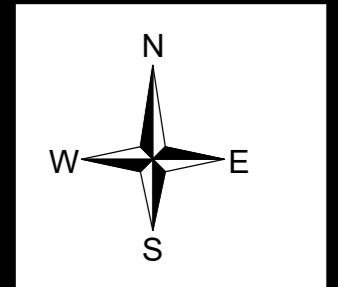
S.P.	DP	SCALE
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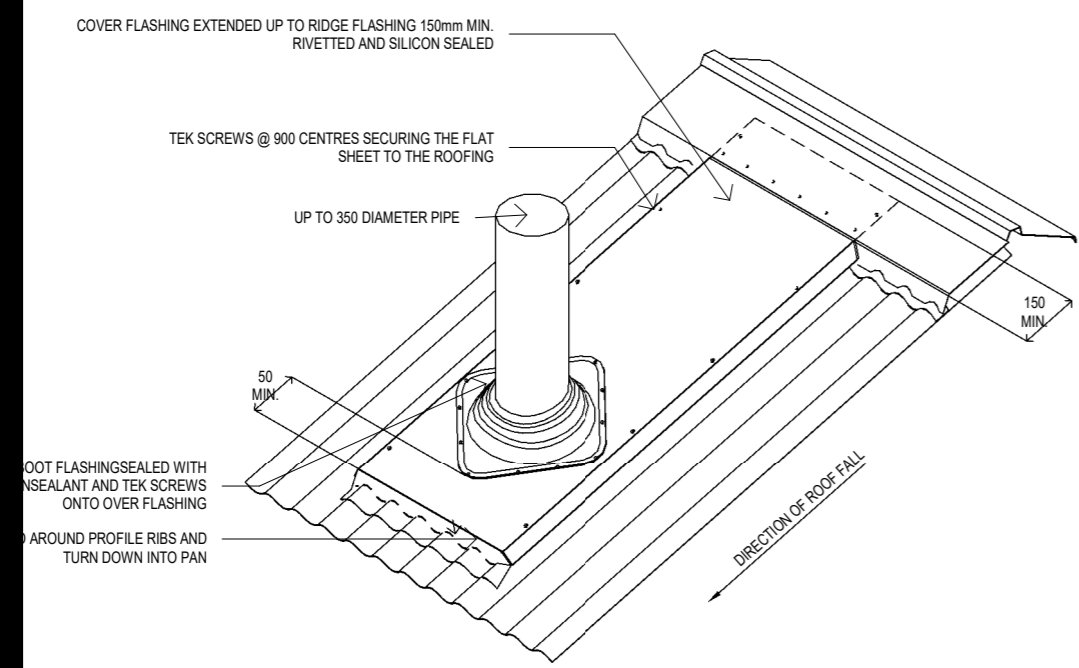
DATE	WORKING DRAWINGS
24.07.22	ISSUE
12.04.22	BITTING
05.10.22	RPT / CLADDING AMEND TO

DRAWN	CHECKED
JAW	JAW
JAW	JAW
JAW	JAW

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by design

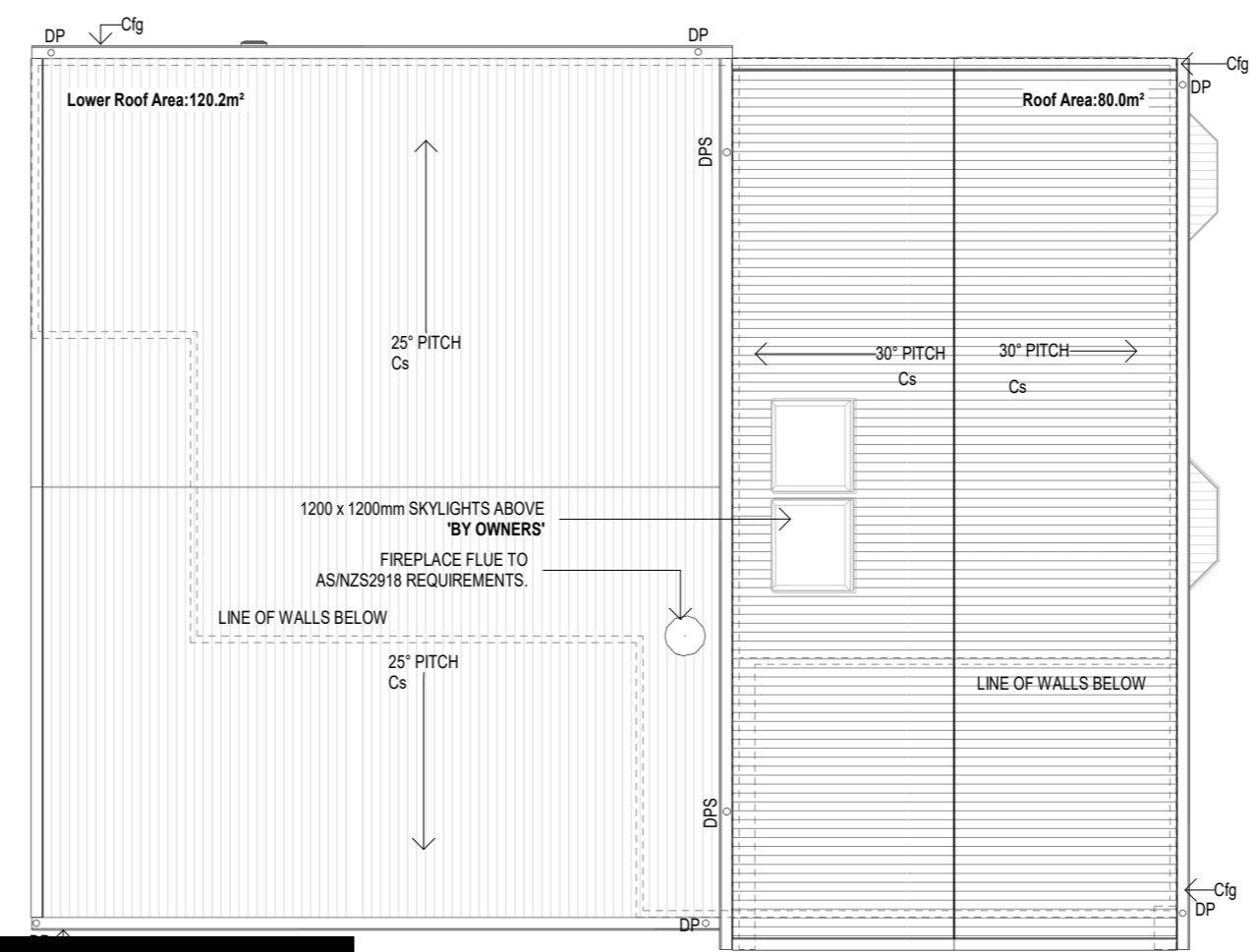
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ONLY APPLICABLE FOR PENETRATIONS UP TO 350mm DIAMETER

2 ROOF PIPE PENETRATION DETAIL
1:15



1 ROOF PLAN
1:100

25° PITCH	ROOF PITCH @ 25°
CfG	Colorbond Fascia & Gutter
DP	Colorbond Steel Roofing
	DOWNPIPE
	DOWNPIPE WITH SPREADER TO lower roof

- NOTES:**
- DOWNPIPES ARE TO SERVICE 12m MAXIMUM GUTTER LENGTH & BE LOCATED AS CLOSE AS POSSIBLE TO VALLEY GUTTERS AND BE SELECTED IN ACCORDANCE WITH THE APPROPRIATE EAVES GUTTER SELECTION AS SHOWN IN (NCC VOL 2, TABLE 3.5.2.2)
 - GUTTERS, DOWNPIPES & FLASHINGS FABRICATED WITH METAL ARE TO MEET AS/NZ2179 REQUIREMENTS WHILE UPVC COMPONENTS ARE TO COMPLY WITH AS1273
 - ALL SARKING MATERIAL TO BE INSTALLED ACCORDING TO MANUFACTURER'S INSTALLATION INSTRUCTIONS & AS/NZS4200 INSTALLATION OF PLIABLE MEMBRANE AND UNDERLAY (NCC VOL 2, P3.5.1(F)) & HAVE A MAXIMUM 5 FLAMMABILITY INDEX (NCC VOL 2, P3.7.1.9(A))
 - ANY FLEXIBLE DUCTING THAT HAS A SOURCE FROM A FLAME HAZARD MUST MEET AS4254 HAZARD PROPERTIES
 - DOWNPIPES ARE TO BE PROTECTED FROM POTENTIAL MECHANICAL DAMAGE, BE INSTALLED NO LESS THAN 100mm FROM ELECTRICAL CABLES & GAS PIPES & NO LESS THAN 50mm FROM OTHER SERVICES (AS/NZS3500.3.2 S4.11)
 - CONNECT STORMWATER DRAINAGE TO LEGAL POINT OF DISCHARGE TO THE SATISFACTION OF THE RESPONSIBLE LOCAL AUTHORITY
 - CALCULATED ROOF CATCHMENTS & ROOFING TO BE INSTALLED AS PER AS/NZS3500.3
 - OVERFLOW MEASUREMENTS IN ACCORDANCE WITH (NCC2016 VOL. 2 TABLE 3.5.2.4)
 - ROOF PLAN PROVIDED IS A GUIDE ONLY.

Roof Plan

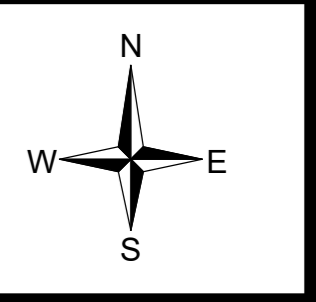
DESIGN:	JOB ADDRESS:	S.P.:
PROPOSED RESIDENCE	LOT TALL	DP
SCALE:		SCALE:

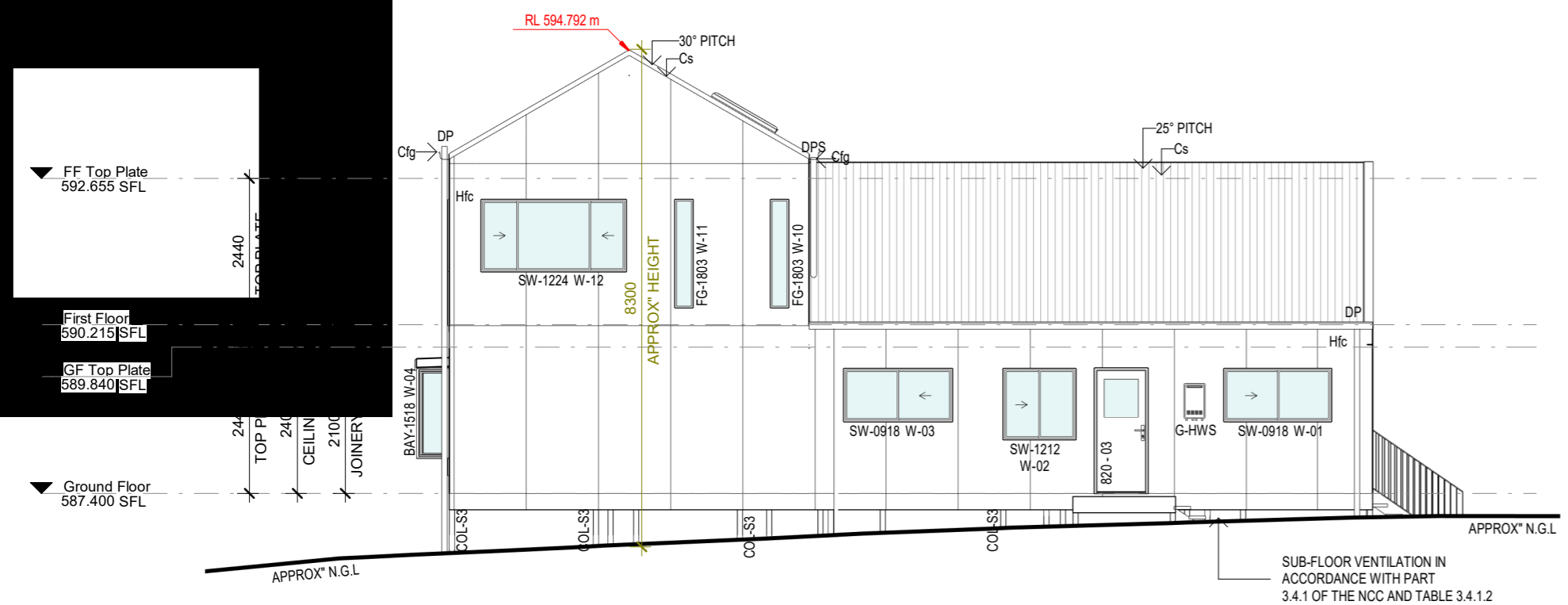
DATE	WORKING DRAWINGS
24.01.22	ISSUE
12.04.22	SETTING
05.10.22	RPI / CLADDING AMEND TO

DRAWN	CHECKED
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JAW	JAW
JAW	JAW

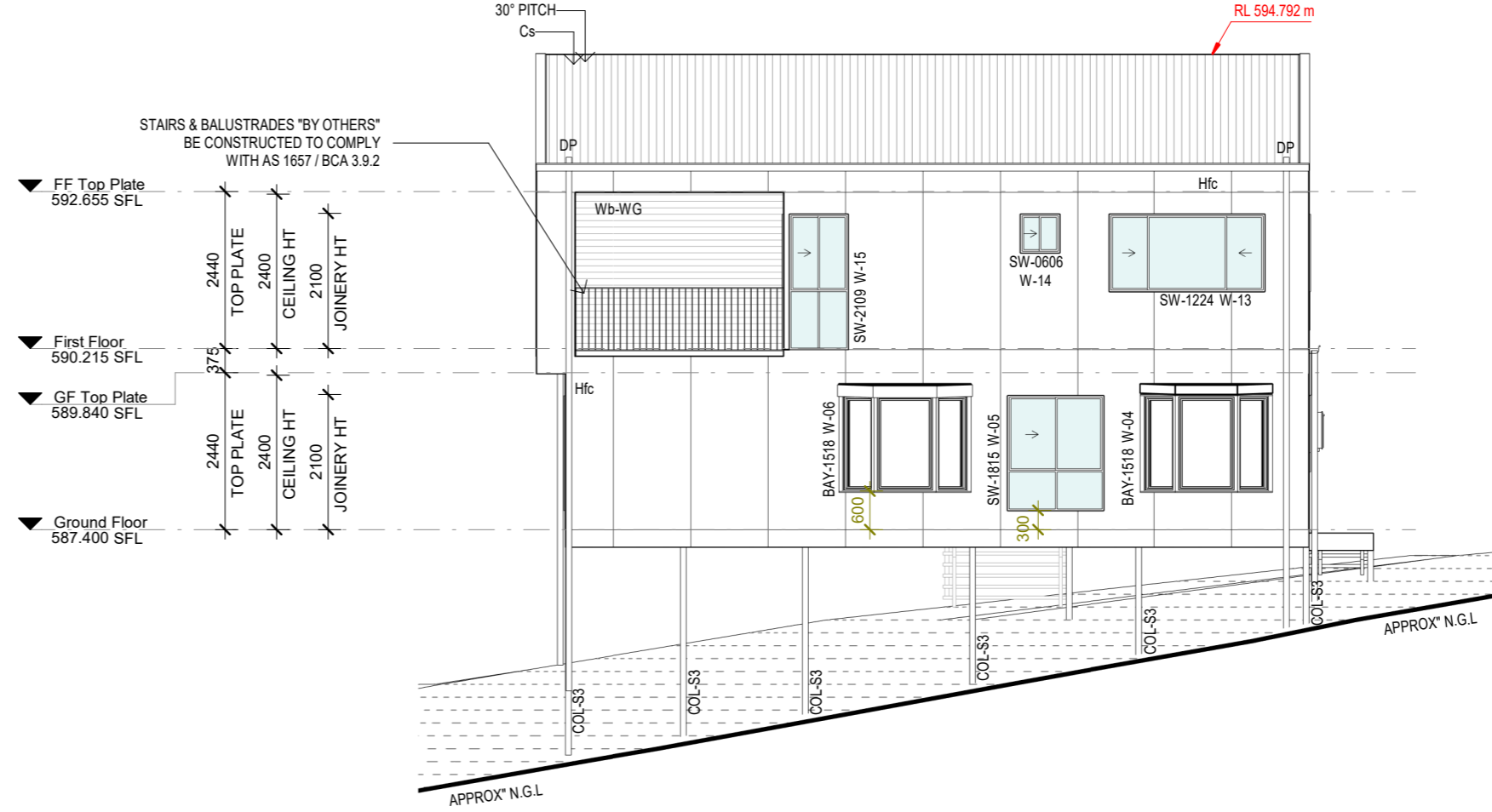


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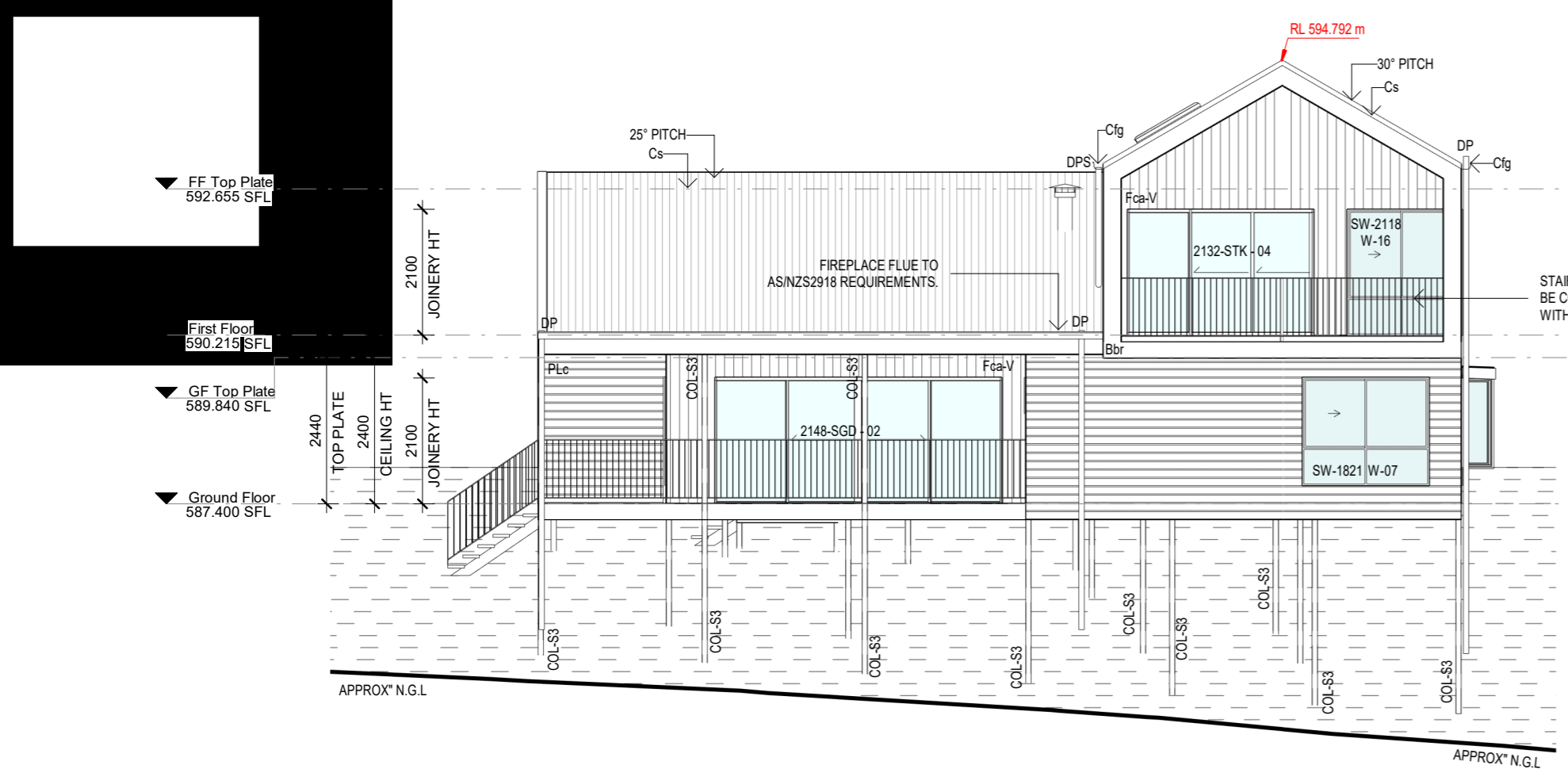




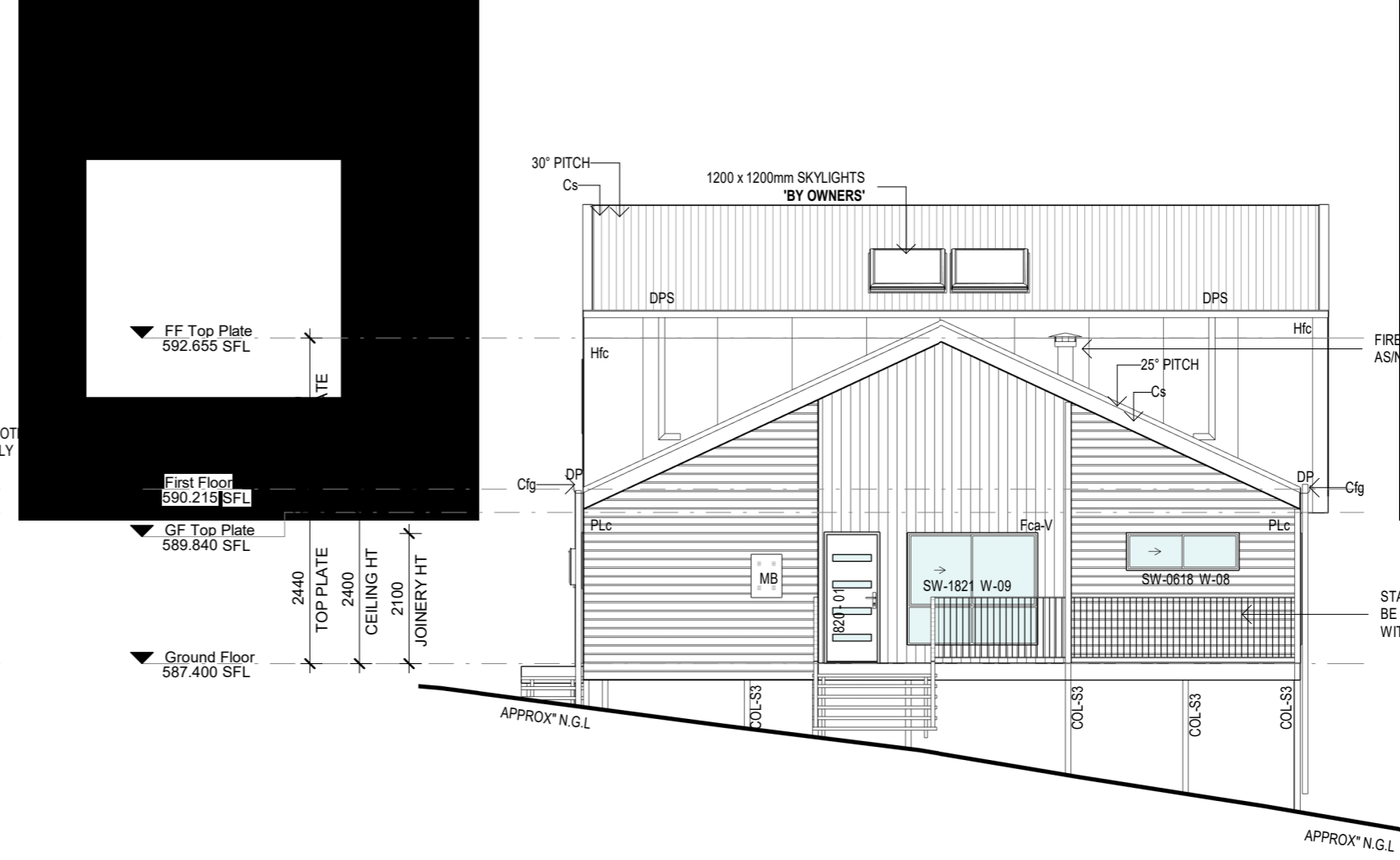
1 NORTH. ELEVATION
1:100



2 EAST. ELEVATION
1:100



3 SOUTH. ELEVATION
1:100



4 WEST. ELEVATION
1:100

25° PITCH	ROOF PITCH @ 25°
Bbr	Hardietex Blue Board lining, Render Finish
COL-S3	Colorbond Fascia & G
	COLUMN - 90x90 SHS. REFER MANU. DWG'S
DP	Colorbond Steel Roof
	DOWNPIPE
Fca-V	DOWNPIPE WITH SP To lower roof
	Scyon Axon Vertical Cladding
Hfc	James Hardie - 'Hardieflex' cladding.
PLc	James Hardie - 'PrimeLine' Chamfer cladding.

Elevations

PROPOSED RESIDENCE
WORKING DRAWINGS

LOT TALL

DATE	WORKING DRAWINGS
24.07.22	ISSUE
12.04.22	SETTING
05.10.22	RPT1 / CLADDING AMEND TO

DRAWN	CHECKED
JAW	JAW
JAW	JAW
JAW	JAW



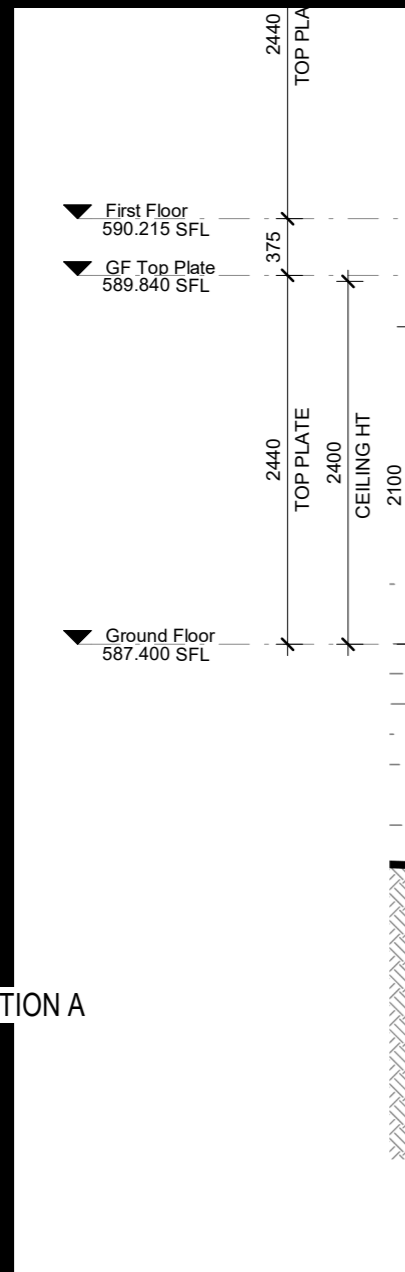
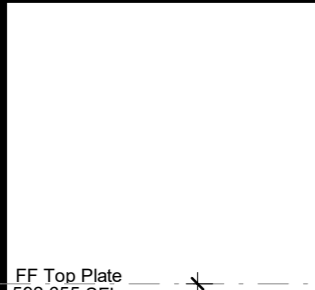
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CLUB & FOOTINGS TO ENGINEER'S DETAIL.
 FLOORING MEMBERS TO STRUCTURAL FABRICATION.
 PERMITE TREATMENT TO BE INSTALLED AS
 PER AS 3660.1 BY LICENSED CONTRACTOR

ACCORDANCE

ALERT: THIS PROPERTY IS LOCATED IN A
 BUSHFIRE PRONE AREA. REFER TO BUSHFIRE
 REPORT FOR "BAL 29" RATING

25° PITCH	ROOF PITCH @ 25°
	PITCH @ 30°
Cfg	Colorbond Fascia & Gutter MN - 90x90 SHS. REFER MANU S
Cs	Colorbond Steel Roofing NPIPE
PLc	James Hardie - 'PrimeLine' Chamfer cladding. GHT - TO MANUFACTURER'S SPECIFICATIONS
SSD	SUSPENDED STEEL FRAMED DECK, To Eng's Details



SECTION A
1:50



Section

DESIGN:
 PROPOSED RESIDENCE
 PREPARED PLAN:
 WORKING DRAWINGS

JOB ADDRESS:
 LOT TALL

SCALE:
 DP

DATE	WORKING DRAWINGS
24.07.22	ISSUE
12.04.22	BITTING
05.10.22	RFT / CLADDING AMEND TO

DRAWN	CHECKED
JAW	JAW
AM	JAW
AM	JAW



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CLUB & FOOTINGS TO ENGINEERS DETAIL.
 FLOORING MEMBERS TO STRUCTURAL FABRICATION.
 PERMITE TREATMENT TO BE INSTALLED AS PER
 AS 3660.1 BY LICENSED CONTRACTOR

ACCORDANCE

ALERT: THIS PROPERTY IS LOCATED IN A
 BUSHFIRE PRONE AREA. REFER TO BUSHFIRE
 REPORT FOR "BAL 29" RATING

30° PITCH	ROOF PITCH @ 30°
	Feature Balustrade - (BCA Compliant)
Bbr	Hardietex Blue Board lining, Render Finish
3	COLUMN - 90x90 SHS. RE MANU. DWG'S
Cs	Colorbond Steel Roofing
	SUSPENDED STEEL FRA FLOOR, To Eng's Details
TR	TOWEL RAIL



1 SECTION B
 1:50

Section
 PROPOSED RESIDENCE
 WORKING DRAWINGS

JOB ADDRESS
 LOT TALL

DP
 SCALE

DATE	DESCRIPTION
24.07.22	WORKING DRAWINGS
12.04.22	BITTING
05.10.22	RFT / CLADDING AMEND TO

DRAWN	CHECKED
JAW	JAW
AM	JAW
AM	JAW

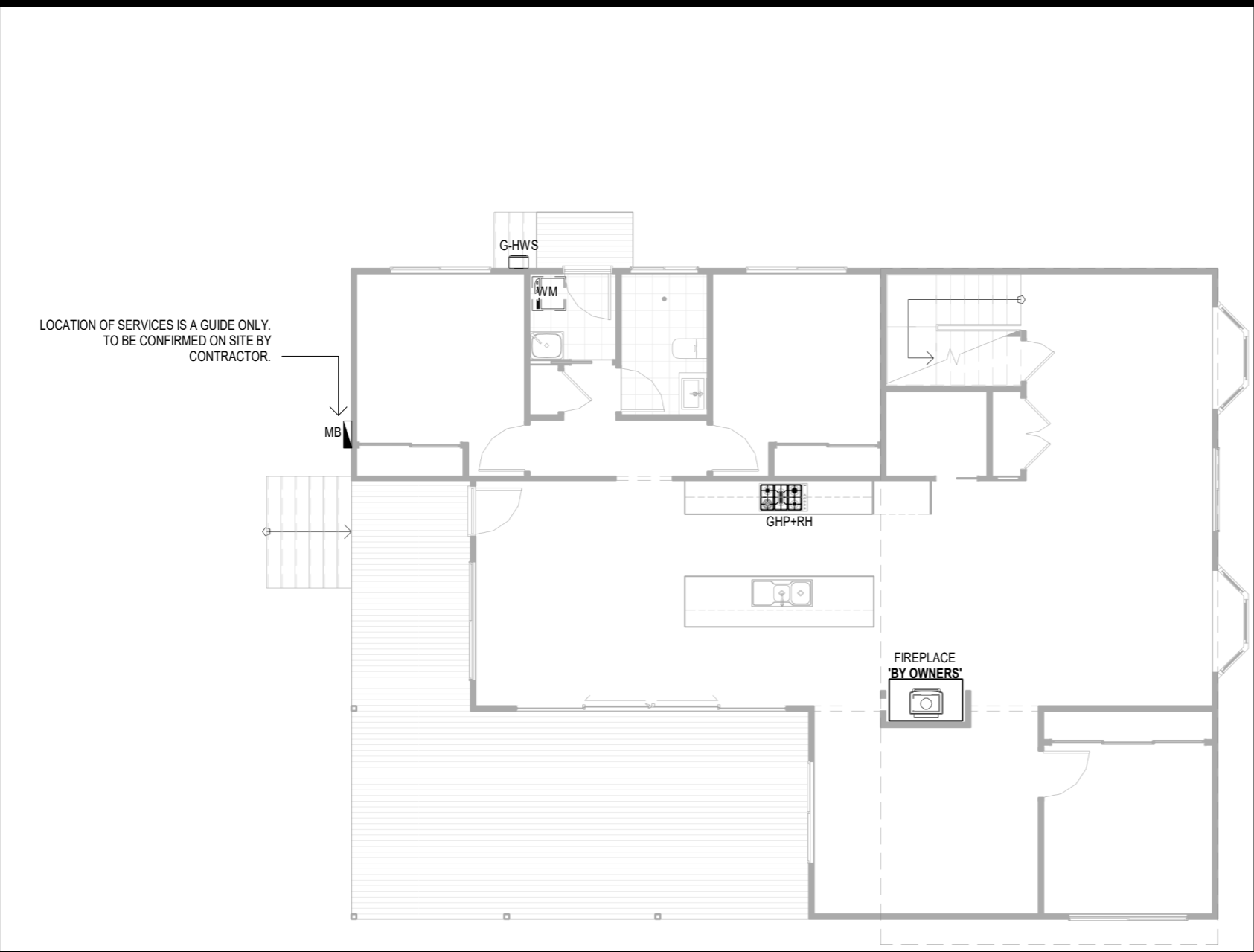


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ELECTRICAL LEGEND

- Smoke Detector
 - Single Flood Light With Sensor
 - Single Flood Light
 - Pendulum Light
 - Batten Light Fitting
 - LED Downlight
 - Fluorescent Ceiling Light
 - Exhaust Fan
 - Exhaust Fan with Light
 - 3 in 1 Heater Fan Light
 - Wall Mounted Light
 - Double Tube Fluorescent
 - Single Tube Fluorescent
 - Ceiling Fan with Light (900mm minimum)
 - Ceiling Fan (900mm minimum)
 - Single GPO
 - Double GPO
 - Ceiling Mounted GPO
 - Single External GPO
 - Double External GPO
 - Telephone Point
 - Data Point
 - Television Point
 - Isolation Switch
 - Reverse Cycle AC Condenser
 - Water Heater
 - Underground Connection Point
 - NBN Network Termination Device with GPO as required
 - NBN Premises Connection Device
- For all lights with GPO attachments please place outlet no further than 500mm from light fitting location
- IP66 Rated Switches to Ensuite & Bathroom
 - Light Switches at 1150mm AFFL

G-HWS	GAS HOT WATER SYSTEM
	HOT PLATE AND BEHOOD
MB	METER BOX
	WASHING MACHINE SPACE



1 G.F. ELECTRICAL LAYOUT
1:100

2 F.F. Electrical Plan
1:100

NOTES:

ALL ELECTRICAL WIRING & ELECTRICAL INSTALLATIONS ARE TO COMPLY WITH AS/NZS3000:2007 WIRING RULES

AIR CONDITIONING UNITS ARE TO MEET THE RELEVANT MEPS OF AS/NZS3823.1, AS/NZS3823.2 OR AS/NZS3823.3:2011 FOR BOTH SINGLE AND THREE PHASE <http://www.energyrating.gov.au>

AS/NZS3000:2007 S6.2.4.2 REQUIRES NO ELECTRICAL SOCKET OUTLETS, SWITCHES OR ELECTRICAL ACCESSORIES TO BE INSTALLED WITHIN 300mm FROM A WET PLACE

ALLOWANCE FOR NBN TO BE CONFIRMED

ALL ELECTRICAL DRAWINGS ARE PRELIMINARY, FINAL ARRANGEMENTS TO OWNERS REQUIREMENTS.

Electrical Plans

DESIGN: PROPOSED RESIDENCE
SCALE: WORKING DRAWINGS

JOB ADDRESS	LOT TALL
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DATE	DESCRIPTION
24.07.22	WORKING DRAWINGS
12.04.22	BITTING
05.10.22	RFT / CLADDING AMEND TO

DRAWN	CHECKED
JAW	JAW
JAW	JAW
JAW	JAW



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LEGEND

- AL ALUMINIUM FRAME
- CL CLEAR GLASS
- BC BRUSHED CHROM
- FG FIXED GLASS
- GL GLASS INFILL
- MF METAL FRAME
- OBS OBSCURE GLASS
- PCF POWDERCOAT FINISH
- PF PAINT FINISH
- TF TIMBER FRAME
- TG TRANSLUCENT GLASS
- MIR MIRROR GLASS FINISH

ALERT: THIS PROPERTY IS LOCATED IN A BUSHFIRE PRONE AREA. REFER TO BUSHFIRE REPORT FOR "BAL 29" RATING

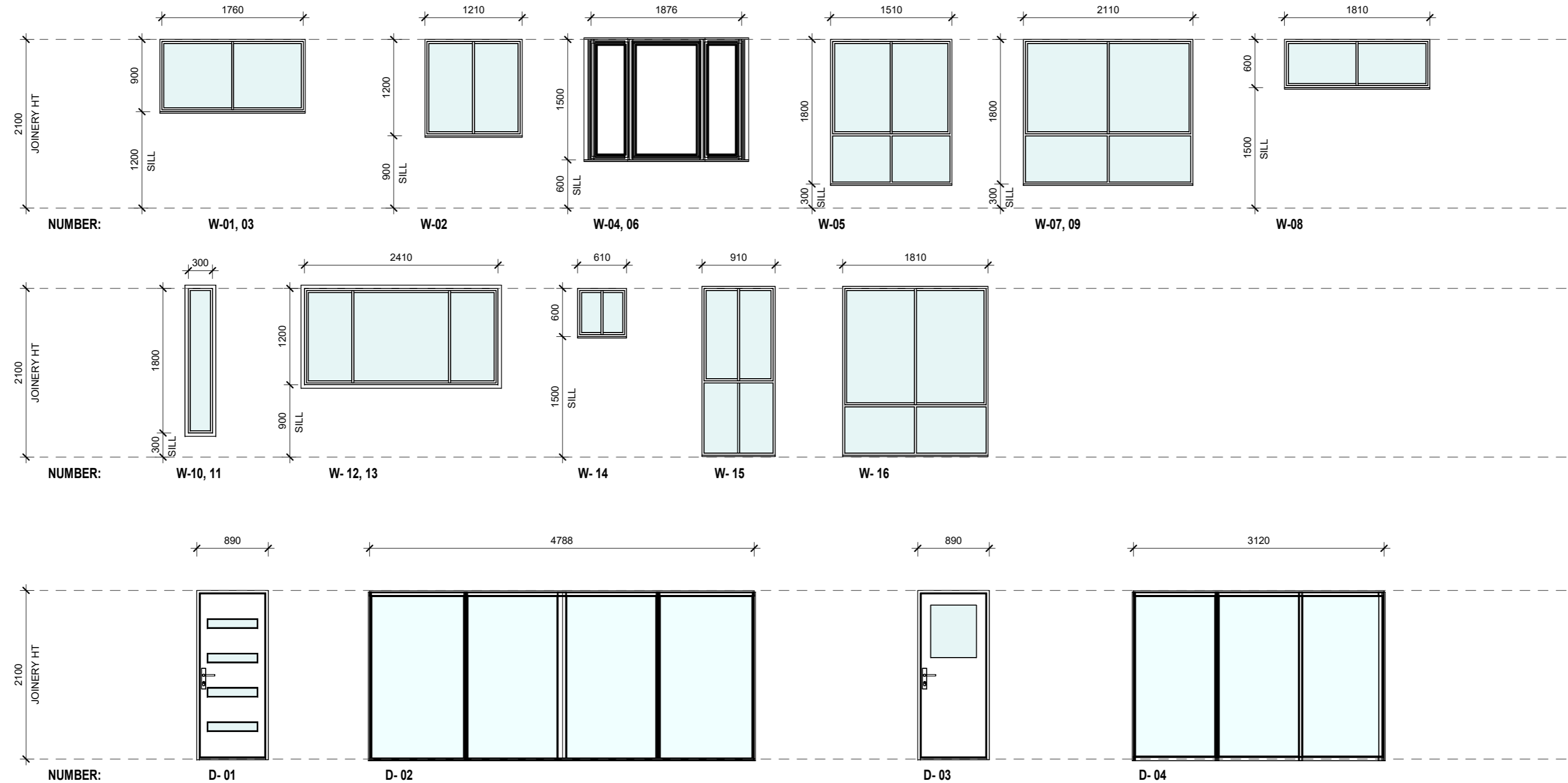
DOOR SCHEDULE

Mark	Type	Height	Width	Comments	Finish.	Glazing.
01	820	2040	820	820 External Door	ALUMN.	CLEAR.
02	2148-SGD	2100	4788	Sliding Glass Door _XOOX	ALUMN.	CLEAR.
03	820	2040	820	820 Third Glass Door	ALUMN.	CLEAR.
04	2132-STK	2100	3120	Stacker Door _XOO	ALUMN.	CLEAR.

Grand total: 4

WINDOW SCHEDULE.

No.	Type	Height	Width	Level	Description	Finish	Glazing
01	SW-0918	900	1810	Ground Floor	Sliding Window - XO	ALUMN.	CLEAR.
02	SW-1212	1200	1210	Ground Floor	Sliding Window - XO	ALUMN.	CLEAR.
03	SW-0918	900	1810	Ground Floor	Sliding Window - XO	ALUMN.	CLEAR.
04	BAY-1518	1500	1927	Ground Floor	Bay Window	ALUMN.	CLEAR.
05	SW-1815	1800	1510	Ground Floor	Sliding Window - XO-OO	ALUMN.	CLEAR.
06	BAY-1518	1500	1927	Ground Floor	Bay Window	ALUMN.	CLEAR.
07	SW-1821	1800	2110	Ground Floor	Sliding Window - XO-OO	ALUMN.	CLEAR.
08	SW-0618	600	1810	Ground Floor	Sliding Window - XO	ALUMN.	CLEAR.
09	SW-1821	1800	2110	Ground Floor	Sliding Window - XO-OO	ALUMN.	CLEAR.
10	FG-1803	1800	300	First Floor	Fixed Glass - O	ALUMN.	CLEAR.
11	FG-1803	1800	300	First Floor	Fixed Glass - O	ALUMN.	CLEAR.
12	SW-1224	1200	2410	First Floor	Sliding Window - XOX	ALUMN.	CLEAR.
13	SW-1224	1200	2410	First Floor	Sliding Window - XOX	ALUMN.	CLEAR.
14	SW-0606	600	610	First Floor	Sliding Window - XO	ALUMN.	CLEAR.
15	SW-2109	2100	910	First Floor	Sliding Window - XO-O	ALUMN.	CLEAR.
16	SW-2118	2100	1810	First Floor	Sliding Window - XO-OO	ALUMN.	CLEAR.



Window & Door Schedule

DESIGN: PROPOSED RESIDENCE	JOB ADDRESS: LOT 14, 155 SUZANNE RD TALLAWANG, NSW 2852	S.P: DP253275	ISSUE: C	REV	DATE	DESCRIPTION	DRAWN	CHECKED
STAGED PLAN: WORKING DRAWINGS		SCALE: 1 : 50 @ A2		A	24.01.22	WORKING DRAWINGS	AM	JAW
CLIENT: KIRSTEN & DECLAN BOYCE	USE FIGURED DIMENSIONS AT ALL TIMES. REFER ANY ENQUIRES TO BUILDING CONTRACTOR. ALL DIMENSIONS TO BE VERIFIED ON SITE PRIOR TO CONSTRUCTION. ALL WORK TO COMPLY WITH LOCAL AUTHORITY REGULATIONS.	DWG No: 700	LAND AREA:	B	12.04.22	SETTING	AM	JAW
				C	05.10.22	RPI / CLADDING AMEND TO SUITS BAL REPORT	AM	JAW



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Single Dwelling

Certificate number: 12730805_02

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Definitions" dated 10/09/2020 published by the Department. This document is available at www.basix.nsw.gov.au

Secretary
Date of issue: Tuesday, 15 February 2022
To be valid, this certificate must be lodged within 3 months of the date of issue.



Project summary		
Project name	155 Suzanne Road Tallawang_02	
Street address	155 Suzanne Road Tallawang 2852	
Local Government Area	Mid-Western Regional Council	
Plan type and plan number	deposited Z53275	
Lot no.	14	
Section no.	n/a	
Project type	separate dwelling house	
No. of bedrooms	4	
Project score		
Water	✓ 40	Target 30
Thermal Comfort	✓ Pass	Target Pass
Energy	✓ 95	Target 45

Certificate Prepared by	
Name / Company Name:	Certified Energy 1
ABN (if applicable):	95164564210

Description of project

Project address	
Project name	155 Suzanne Road Tallawang_02
Street address	155 Suzanne Road Tallawang 2852
Local Government Area	Mid-Western Regional Council
Plan type and plan number	deposited Plan 253275
Lot no.	14
Section no.	n/a
Project type	
Project type	separate dwelling house
No. of bedrooms	4
Site details	
Site area (m ²)	260000
Roof area (m ²)	181
Conditioned floor area (m ²)	165.2
Unconditioned floor area (m ²)	6.2
Total area of garden and lawn (m ²)	300

Assessor details and thermal loads		
Assessor number	10056	
Certificate number	0006977938-02	
Climate zone	48	
Area adjusted cooling load (MJ/m ² .year)	50	
Area adjusted heating load (MJ/m ² .year)	87	
Ceiling fan in at least one bedroom	Yes	
Ceiling fan in at least one living room or other conditioned area	Yes	
Project score		
Water	✓ 40	Target 30
Thermal Comfort	✓ Pass	Target Pass
Energy	✓ 95	Target 45

Schedule of BASIX commitments

The commitments set out below regulate how the proposed development is to be carried out. It is a condition of any development consent granted, or complying development certificate issued, for the proposed development, that BASIX commitments be complied with.

Water Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Fixtures			
The applicant must install showerheads with a minimum rating of 4 star (> 6 but <= 7.5 L/min plus spray force and/or coverage tests) in all showers in the development.		✓	✓
The applicant must install a toilet flushing system with a minimum rating of 3 star in each toilet in the development.		✓	✓
The applicant must install taps with a minimum rating of 3 star in the kitchen in the development.		✓	
The applicant must install basin taps with a minimum rating of 3 star in each bathroom in the development.		✓	
Alternative water			
Rainwater tank			
The applicant must install a rainwater tank of at least 100000 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.	✓	✓	✓
The applicant must configure the rainwater tank to collect rain runoff from at least 100 square metres of the roof area of the development (excluding the area of the roof which drains to any stormwater tank or private dam).		✓	✓
The applicant must connect the rainwater tank to:			
• all toilets in the development		✓	✓
• the cold water tap that supplies each clothes washer in the development		✓	✓
• at least one outdoor tap in the development (Note: NSW Health does not recommend that rainwater be used for human consumption in areas with potable water supply.)		✓	✓
• all hot water systems in the development		✓	✓
• all indoor cold water taps (not including taps that supply clothes washers) in the development		✓	✓

Thermal Comfort Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Simulation Method			
The applicant must attach the certificate referred to under "Assessor Details" on the front page of this BASIX certificate (the "Assessor Certificate") to the development application and construction certificate application for the proposed development (or, if the applicant is applying for a complying development certificate for the proposed development, to that application). The applicant must also attach the Assessor Certificate to the application for an occupation certificate for the proposed development.			
The Assessor Certificate must have been issued by an Accredited Assessor in accordance with the Thermal Comfort Protocol.			
The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX certificate, including the Cooling and Heating loads shown on the front page of this certificate.			
The applicant must show on the plans accompanying the development application for the proposed development, all matters which the Assessor Certificate requires to be shown on those plans. Those plans must bear a stamp of endorsement from the Accredited Assessor to certify that this is the case. The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), all thermal performance specifications set out in the Assessor Certificate, and all aspects of the proposed development which were used to calculate those specifications.	✓	✓	✓
The applicant must construct the development in accordance with all thermal performance specifications set out in the Assessor Certificate, and in accordance with those aspects of the development application or application for a complying development certificate which were used to calculate those specifications.		✓	✓
The applicant must show on the plans accompanying the development application for the proposed development, the locations of ceiling fans set out in the Assessor Certificate. The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), the locations of ceiling fans set out in the Assessor Certificate.	✓	✓	✓
The applicant must construct the floors and walls of the dwelling in accordance with the specifications listed in the table below.	✓	✓	✓
Floor and wall construction			
Area			
floor - suspended floor/open subfloor		All or part of floor area square metres	

Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Hot water			
The applicant must install the following hot water system in the development, or a system with a higher energy rating: solar (electric boosted).	✓	✓	✓
Cooling system			
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: 1-phase airconditioning; Energy rating: EER 3.0 - 3.5		✓	✓
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase airconditioning; Energy rating: EER 3.0 - 3.5		✓	✓
Heating system			
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 living area: wood heater; Energy rating: n/a		✓	✓
The bedrooms must not incorporate any heating system, or any ducting which is designed to accommodate a heating system.		✓	✓
The wood heater must have a compliance plate confirming that it complies with the relevant Australian standards, and must be installed in accordance with the requirements of all applicable regulatory authorities.		✓	✓
Ventilation			
The applicant must install the following exhaust systems in the development:			
At least 1 Bathroom: individual fan, not ducted; Operation control: manual switch on/off		✓	✓
Kitchen: individual fan, not ducted; Operation control: manual switch on/off		✓	✓
Laundry: individual fan, not ducted; Operation control: manual switch on/off		✓	✓
Artificial lighting			
The applicant must ensure that the "primary type of artificial lighting" is fluorescent or light emitting diode (LED) lighting in each of the following rooms, and where the word "dedicated" appears, the fittings for those lights must only be capable of accepting fluorescent or light emitting diode (LED) lamps:			
• at least 4 of the bedrooms / study; dedicated		✓	✓
• at least 4 of the living / dining rooms; dedicated		✓	✓

Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Hot water			
• the kitchen; dedicated		✓	✓
• all bathrooms/toilets; dedicated		✓	✓
• the laundry; dedicated		✓	✓
• all hallways; dedicated		✓	✓
Natural lighting			
The applicant must install a window and/or skylight in 3 bathroom(s)/toilet(s) in the development for natural lighting.	✓	✓	✓
Alternative energy			
The applicant must install a photovoltaic system with the capacity to generate at least 10 peak kilowatts of electricity as part of the development. The applicant must connect this system to the development's electrical system.	✓	✓	✓
Other			
The applicant must install a gas cooktop & electric oven in the kitchen of the dwelling.		✓	
The applicant must construct each refrigerator space in the development so that it is "well ventilated", as defined in the BASIX definitions.		✓	
The applicant must install a fixed outdoor clothes drying line as part of the development.		✓	

BASIX Requirements

DESIGN: PROPOSED RESIDENCE	JOB ADDRESS: LOT 14, 155 SUZANNE RD TALLAWANG, NSW 2852	S.P. DP253275	ISSUE: C	REV	DATE	DESCRIPTION	DRAWN	CHECKED
STAGED PLAN: WORKING DRAWINGS		SCALE: @ A2		1	15/02/22	SETTINGS	AM	JMW
CLIENT: KIRSTEN & DECLAN BOYCE	USE FIGURED DIMENSIONS AT ALL TIMES. REFER ANY ENQUIRES TO BUILDING CONTRACTOR. ALL DIMENSIONS TO BE VERIFIED ON SITE PRIOR TO CONSTRUCTION. ALL WORK TO COMPLY WITH LOCAL AUTHORITY REGULATIONS.	DWG No: 800	LAND AREA:			RFI / CLADDING AMEND TO SUITS BAL REPORT		



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