

SPECIFICATION:
3 Beryl Road, Gulgong
(Proposed 2nd Dwelling)

Bushfire (BAL) requirements: n/a

Flood area requirements: n/a

Floor slab: 100mm thick 25MPa reinforced concrete (FM82 / 35mm top cover) with edge and intermediate beams (3F11TM with R6 stirrups @ 900 c/c) over 200um high impact moisture barrier as per Sheet 4 to **AS2870** Deemed to comply with **NCC / BCA 3.3.5**

White ant protection: Maintain 75mm visual barrier to external slab edge, install physical barrier to all slab penetrations to **BCA Part 3.1.1** and **AS3660**. Provide permanent record of installation to meter box or similar. Provide PCA with certificate of compliance.

Frame: Wall: 90mm MGP10 treated (H2) pine to **AS 1684**. Install type A (tensioned metal strap or metal angle) bracing to each wall section as per **BCA part 3.4.2** and **AS1684.2** LVL lintels as per Meyer Timber design design.

Roof: 20⁰ manufactured roof trusses installed to manufacturers specification to **AS 4440**

Verandah: 90 x 90 timber posts @ 2.820 centres, 180 x 63 laminated pine beam with 90 x 45 treated MGP10 pine rafters at 600mm centres to **AS 1684**

Carport: 115 x 155 timber posts with LVL perimeter beams to Meyer Timber design.

Windows / doors: Aluminium framed sliding sash units to **AS 2047** and **BCA part 3.6** with glazing to **AS 1288**. Provide PCA with certificate of compliance.

Cladding: Wall & Roof: Colourbond corrugated metal with cappings and flashings to match to **BCA part 3.5.1.3** and **AS / NZS 1562**

Eaves / carport lining: 4.5mm rfc sheeting with pvc joining strips.

Insulation: all to AS/ NZS 4200 and BCA part 3.12.1.1

External walls: R3.2 or R3.6 including construction

Roof: 55mm foil backed blanket

Ceilings: R3.2 (up)

Wall / ceiling linings: 10mm plasterboard (6mm rfc to wet area walls) with 90mm cornice to wall / ceiling junction all to **AS 2589**

Roof drainage: Stormwater connected to 60,000ltr in ground water tank for domestic use to **AS / NZS 2179**

Waste water drainage: Connected to on-site waste water management system as designed by Calare-Civil and to local authority (Mid- Western Regional Council) requirements.

Electrical provision: Self- supporting off-grid solar power system. No mains connection. Installation to **AS / NZS 1680**. Ensure smoke detector installation complies with **BCA part 3.7.2** and **AS 3786**. Provide PCA with certificate of compliance.

Waterproofing: Install approved waterproofing system to wet areas (bathroom, w.c. & laundry) to **AS 3740**. Provide PCA with certificate of compliance.

Wall & floor tiling: Install selected wall and floor tiles to **AS 3958 parts 1 & 2**

Painting: Internal surfaces to be painted in accordance with **AS / NZS 2311**

BASIX Commitments

As per Basix Certificate **1326863S** issued: **30/07/2022**. Provide PCXA with certificate of compliance.

Landscape: Indigenous or low water species to 20m² of site.

Fixtures: Minimum 4 star rating to all taps, toilets and shower heads.

Alternative water: Minimum 60,000 litre water tank collecting runoff from 160m² of roof area and connected to all outlets.

Thermal comfort commitments: (windows & external doors) Aluminium framed, single glazed.

(Insulation) All external walls : R3.2 or R3.6 including
construction. Ceiling and roof: R3.2 plus 55mm foil backed
blanket

Energy commitments: (hot water) gas instantaneous.

(cooling system) Ceiling fans to living and bedrooms.

(heating system) No system installed

(Ventilation) Ducted fans to bathroom and kitchen, natural
ventilation only to laundry

(Artificial lighting) Dedicated LED lighting throughout.

(Natural lighting) Windows to laundry, bathroom and toilet.

(Alternative energy) Min 6kw Photovoltaic system only.

(Other) gas cooktop / electric oven, well ventilated 'fridge space,
outdoor clothes drying line