

SHANE LUKE BUILDING PTY LTD **46 DARLING STREET** ECHUCA 3564 0429 806 508

ANY WORK OR MAKING ANY SHOP DRAWINGS

DO NOT SCALE DRAWINGS. ALWAYS USE WRITTEN DIMENSIONS.

www.independentbuilders.com.au

CHECKED:

CUSTOM

8=<u>1</u>

DA DPAD 15038 TIME: 12:45 PM TYPE: NH REVISION: JOB No: 21363 DATE: 01/12/2021 SCALE: 1:100 DRAFT No: FINAL



ALL WALL FRAMING TO BE PRE-FABRICATED TO MANUFACTURERS SPECIFICATIONS AND IN ACCORDANCE WITH CURRENT NCC & COMPLY TO AS1684 - 2010.

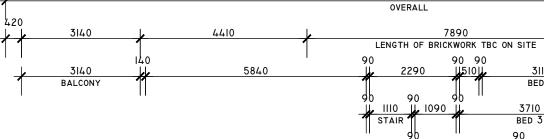
FIRST FLOOR PLAN

Residence

Balcony

120.54 sqm 17.14 sqm

TOTAL 352.35 sqm



WINDOW SIZE NOTE:

WINDOWS AND DOOR SIZES SHOWN ARE NOMINAL. BUILDER TO USE WINDOW MANUFACTURERS NEAREST STOCK SIZES.

STEP DOWN FROM FIRST FLOOR LEVEL AND CONSTRUCTED USING COMPRESSED SHEET WITH TILING OVER. BALCONIES TO BE TANKED WITH AN APPROVED SYSTEM, FALL TO BE PROVIDED AND

5490

BALCONIES TO BE MINIMUM 50mm

BALCONY CONSTRUCTION:

BED 3

2100

2700

FIRST FLOOR WINDOWS NOTE:

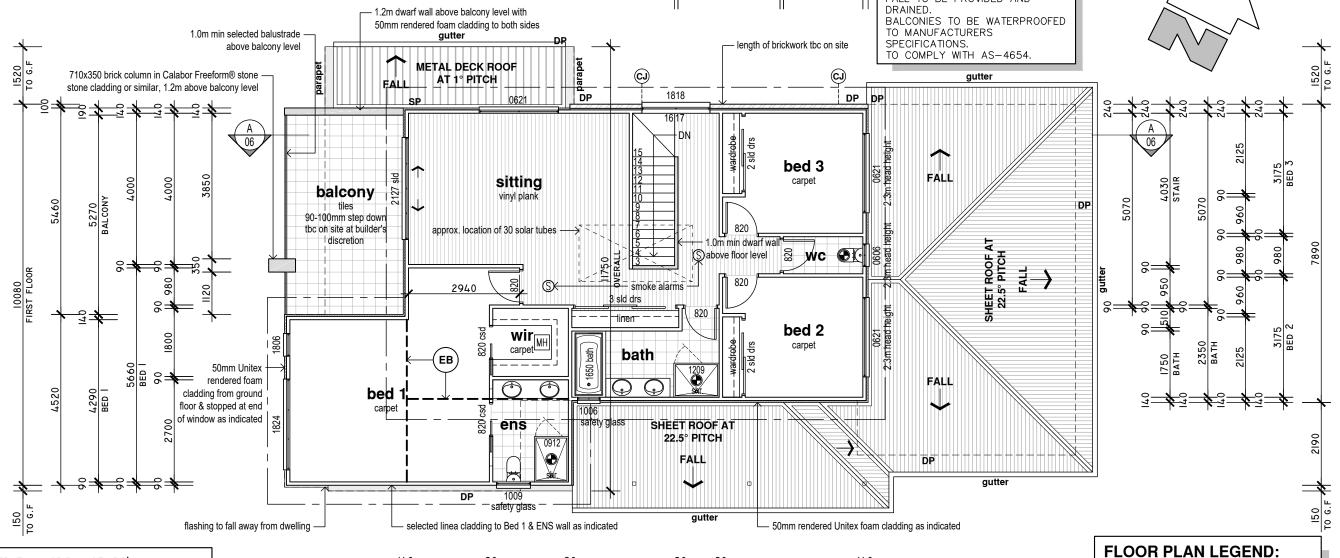
FALL PREVENTION SHALL BE PROVIDED TO A BEDROOM WINDOW WHEN THE OPENABLE PORTION OF THE WINDOW IS LESS THAN 1700mm ABOVE THE FLOOR LEVEL AND THE FLOOR BELOW THE WINDOW IS 2.0m OR MORE ABOVE THE SURFACE BENEATH. OPTIONS:

(I) WINDOW OPENING SHALL NOT EXCEED 125mm, OR (II) THE OPENABLE

PÓRTION PROTECTED WITH A MECHANICALLY FIXED METAL SCREEN (CAPABLE OF RESISTING 250N HORIZONTAL ACTION)

*IF THÉ SCREEN OR DEVICE IS ABLE TO BE REMOVED, UNLOCKED OR OVERRIDDEN. THE WINDOW SHALL BE FITTED WITH A CHILD RESISTANT DEVICE.

OTHER WINDOWS ARE REQUIRED TO HAVE BARRIER OF NOT LESS THAN 865MM ABOVE THE FLOOR LEVEL WHEN THE OPENABLE WINDOW IS 2M OR MORE ABOVE THE SURFACE BENEATH THE WINDOW.



JOB ADDRESS:

STAIR REQUIREMENTS - (OTHER THAN SPIRAL STAIRS)

RISERS - 190mm MAXIMUM, 115mm MINIMUM. GOING - 355mm MAXIMUM, 240mm MINIMUM

PRIVATE STAIRS (AND 250mm FOR PUBLIC STAIRS) RISERS AND TREADS TO BE CONSTANT IN SIZE THROUGHOUT FLIGHT. PROVIDE NON-SLIP FINISH OR SUITABLE NONSKID STRIP NEAR EDGE OF NOSINGS

ENSURE MAXIMUM GAP BETWEEN RISERS NOT TO EXCEED 125mm OR USE CLOSED RISERS.

PROVIDE CONTINUOUS HANDRAIL, 1000mm MINIMUM HEIGHT TO BALCONIES AND DECKS WHICH ARE 1000mm OR MORE ABOVE GROUND LEVEL

865mm MINIMUM HEIGHT HANDRAIL ABOVE STAIR NOSINGS. 1000mm MINIMUM HEIGHT HANDRAIL ABOVE LANDINGS. MAXIMUM OPENINGS BETWEEN BALUSTERS NOT TO EXCEED 125mm.

2850 980 3710 BATH 71 BALCONY BED 2 BFD I 5280 2000 3900 3110 BED I BATH BED 2 7790 7600 7GJY4DEXWI-01 20 Jan 2022 I hereby declare that I am a BDAV BASIX accredited assessor as at the Assessor Accreditation No. DMN/11/0538 HOUSI Assessor Name/Number Mark Schlegel VIC/BDAV/11/0538 Date__ 20/01/22 135.6

EXHAUST FAN (DISCHARGE TO OUTSIDE AIR)

SMOKE DETECTOR (INTERCONNECTED)

DOWNPIPE LOCATION

MANHOLE (CEILING ACCESS)

MSB ELECTRICAL METERBOARD (TBD)

(hws) HOT WATER SERVICE

PLANS APPROVED

BEAMS TO BE DESIGNED BY ENGINEER, BUT NOT LIMITED TO, AS DETERMINED BY ENGINEERS STRUCTURAL ASSESSMENT.

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BUILDER:

SHANE LUKE BUILDING PTY LTD **46 DARLING STREET** ECHUCA 3564 0429 806 508

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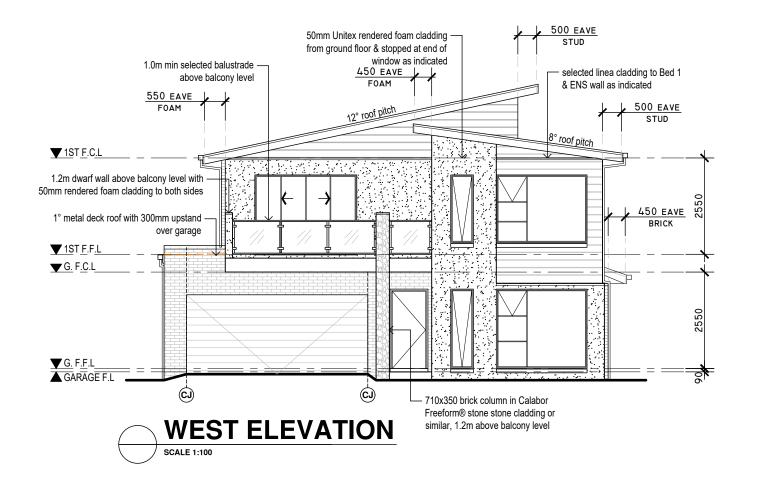
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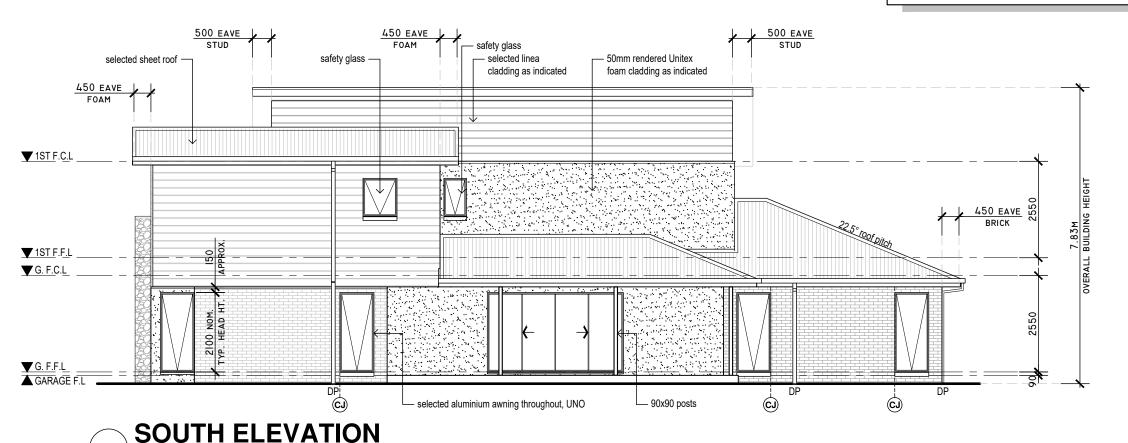
FRANK & NIKKI HARRIS

5490

TO G.F

ATE: **CUSTOM** ESIGN TYPE: EVISION: JOB No:





7GJY4DEXWI-01 20 Jan 2022

Assessor Mark Schlegel
Accreditation No. DMN/11/0538
Address

135.6

www.nathers.gov.au

Address

www.nathers.gov.au

https://www.frs.com.au/QRCodeLanding?Publiclet-rGJ
Y4DEXWI-01

I hereby declare that I am a BDAV BASIX accredited assessor as at the date of signature.

Assessor Name/Number Mark Schlegel VIC/BDAV/11/0538

or Signature Date 20/01/22

PRE-FABRICATED TIMBER FRAMING NOTE:

ALL WALL FRAMING TO BE PRE-FABRICATED TO MANUFACTURERS SPECIFICATIONS AND IN ACCORDANCE WITH CURRENT NCC & COMPLY TO AS1684 - 2010.

PROVIDE STRUCTURAL BRACING IN ACCORDANCE WITH AS1684 - 2010.

WEEP HOLES TO BRICKWORK MUST BE PROVIDED IN THE COURSE IMMEDIATELY ABOVE ANY DAMP PROOF COURSE OR FLASHING AT CTRS. NOT EXCEEDING 1.2m.

WINDOW SIZE NOTE:

WINDOWS AND DOOR SIZES SHOWN ARE NOMINAL. BUILDER TO USE WINDOW MANUFACTURERS NEAREST STOCK SIZES.

VERTICAL CONSTRUCTION JOINTS TO BE CONSTRUCTED IN ACCORDANCE WITH AS3700 & AS4773. ENGINEER'S PLACEMENT OVERRIDES CONSTRUCTION JOINTS ON THIS PLAN.

STAIR REQUIREMENTS — (OTHER THAN SPIRAL STAIRS)

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STAIR NOSINGS.

1000mm MINIMUM HEIGHT HANDRAIL ABOVE

1000mm MINIMUM HEIGHT HANDRAIL ABOVE LANDINGS.

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BALCONY CONSTRUCTION:

BALCONIES TO BE MINIMUM 50mm STEP DOWN FROM FIRST FLOOR LEVEL AND CONSTRUCTED USING COMPRESSED SHEET WITH TILING OVER. BALCONIES TO BE TANKED WITH AN APPROVED SYSTEM, FALL TO BE PROVIDED AND DRAINED.

BALCONIES TO BE WATERPROOFED TO

BALCONIES TO BE WATERPROOFED TO MANUFACTURERS SPECIFICATIONS. TO COMPLY WITH AS-4654.

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BUILDER: SHANE LUKE BUILDING PTY LTD 46 DARLING STREET ECHUCA 3564 0429 806 508

SCALE 1:100

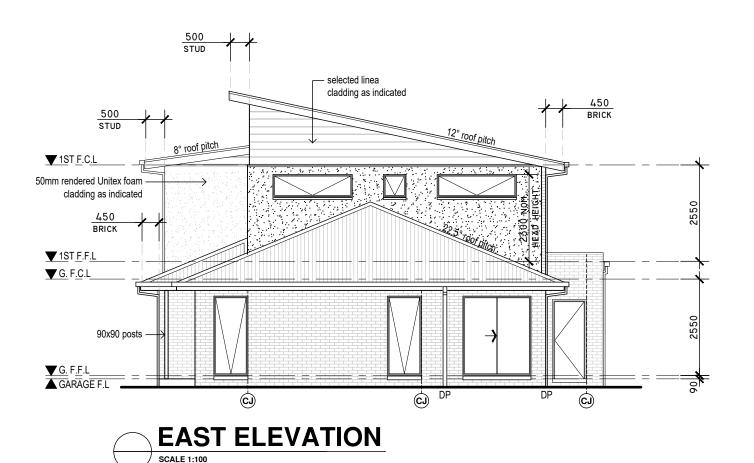
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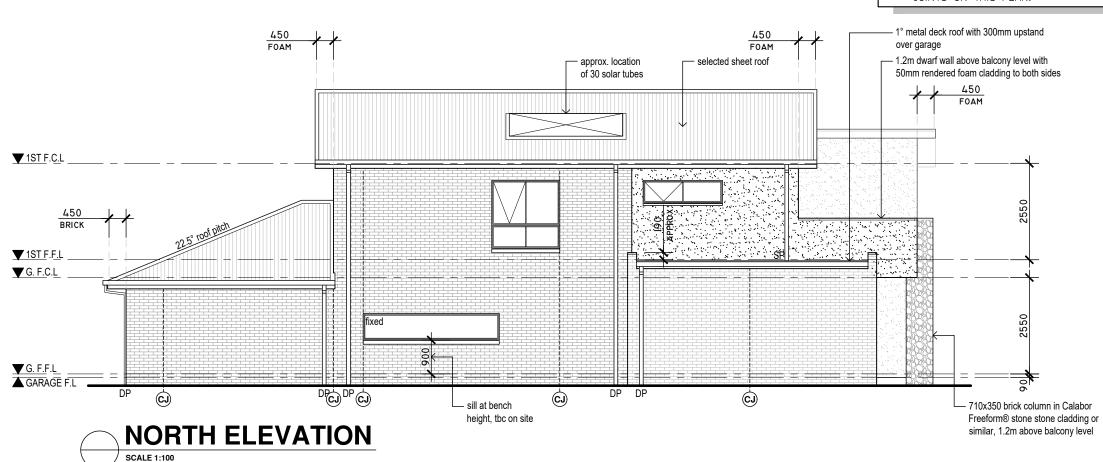
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JOB ADDRESS:		CLIENT:				PLANS APP	ROVED:	
LOT 8 (No. 48) MAR		FRANK & NIKKI HARRIS			CLIENT SIGNATURE:			
MOAMA, NSW 2731						DATE:	/	/
DRAWN:	EZ/ JL	SHEET:	04	CODE:	IB	DESIGN TY	PE:	CUSTOM
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DATE: 01/12/2021	SCALE: 1:100	DRAFT No:	FINAL	ISSUE:	·			Z 1303





7GJY4DEXWI-01 20 Jan 2022 Assessor Mark Schlegel Accreditation No. DMN/11/0538 Address 48 Marine Drive Marine Drive Marine Drive Marine Drive Marine Drive Normal NSW 2731 NSW 2731 NSW 2731 NSW 2731 I hereby declare that I am a BDAV BASIX accredited assessor as at the date of signature. Assessor Name/Number Mark Schlegel VIC/BDAV/11/0538 Assessor Signature Date 20/01/22

STAIRS)

GROUND LEVEL.

STAIR NOSINGS.

LANDINGS.

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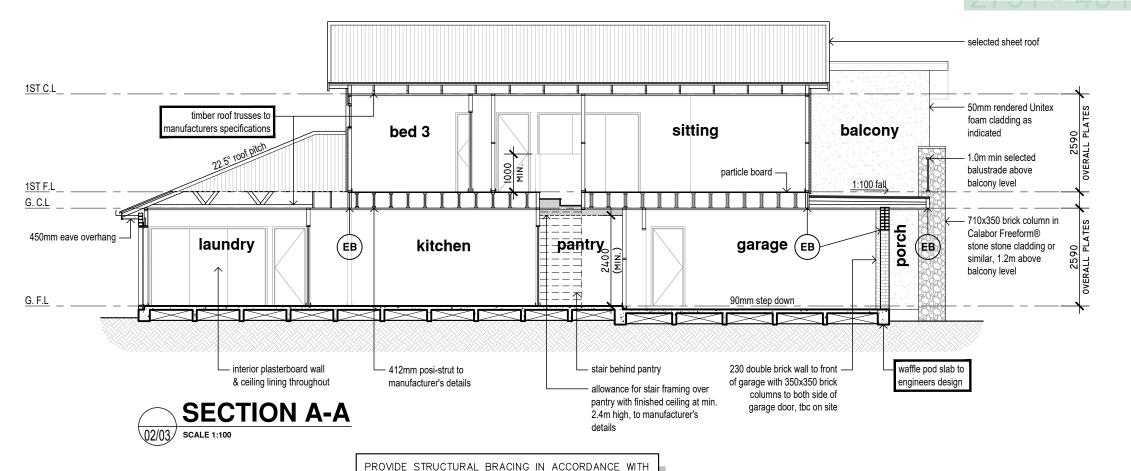
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DATE:	01/12/2021	SCALE:	1:100	DRAFT No:	FINAL	ISSUE:				21303	



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Assessor Name/Number Mark Schlegel VIC/BDAV/11/0538

Assessor Signature Date 20/01/22



SPECIFICATION:

TO COMPLY WITH AS 1684 - 2010 (FOR TRUSSED ROOF CONSTRUCTION - SHEET ROOF)

LAZING: ALL GLAZING SHALL BE CARRIED OUT IN ACCORDANCE

WITH AS1288. ALL GLASS SLIDING DOORS SHALL BE CLEARLY MARKED WITH SAFETY MARKINGS. ALL FRAMED GLAZING WHERE THE LOWEST SIGHT LINE OF THE GLAZING PANEL IS LESS THAN 500mm FROM THE HIGHEST ABUTTING FINISHED FLOOR LEVEL SHALL BE GRADE A SAFETY GLAZING MATERIAL IN ACCORDANCE WITH AS1288–2006 EXCEPT THAT ORDINARY ANNEALED GLASS MAYBE USED AS FOLLOWS:

MAXIMUM GLAZING PANEL AREA

STANDARD NOMINAL THICKNESS

UP TO AND INCLUDING 0.1 sqm UP TO AND INCLUDING 0.3 sqm UP TO AND INCLUDING 2.0 sqm

3mm 4mm 5mm

ALL GLAZING TO BE STANDARD NOMINAL THICK CLEAR ANNEALED UNLESS SHOWN OTHERWISE ON ELEVATIONS.

EAS: PROVIDE CERAMIC FLOOR TILES TO ALL WET AREAS AND

CERAMIC WALL TILES TO BEHIND WALLS TO A HEIGHT OF MIN. 2045mm ABOVE SHOWERS AND MIN. 150mm FOR SINKS, BASINS ETC. UNLESS OTHERWISE SPECIFIED OR NOTED.

INSULATION: AS NOTED OR AS SPECIFIED IN ENERGY RATING REPORT.

SES: BUILDER TO PROVIDE TRUSS COMPUTATIONS TO BUILDING SURVEYOR PRIOR TO FRAME INSPECTION WHEN TRUSSES

ARE NOMINATED ON DRAWINGS.

TRUSS MANUFACTURER TO NOTE:

ALL TRUSSES TO BE DESIGNED TO BE SUPPORTED BY ALL EXTERNAL WALLS FOR BOTH DEAD AND WIND LOADS.

ALL FLASHING TO BE INSTALLED IN ACCORDANCE

AS 1684 - 2010.

WITH AS/NZS 2904 - 1995.

PRE-FABRICATED TIMBER FRAMING NOTE:

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STEEL BF												
B/WORK	WORK CLEAR SPAN OF OPENINGS (mm)											
	1000	1200	1500	1800	2100	2400	2700	3000				
500	75X75X6	75X75X6	75X100X6	75X100X6	75X100X6	100X100X6	100X100X6	100X100X6				
1000	75X75X6	75X100X6	75X100X6	75X100X6	100X100X6	100X100X6	100X100X6	150X90X8				
1500	75X100X6	75X100X6	75X100X6	100X100X6	100X100X6	100X100X6	150X90X8	150X90X8				
2000	75X100X6	75X100X6	100X100X6	100X100X6	100X100X6	150X90X8	150X90X8	150X90X8				
2500	75X100X6	75X100X6	100X100X6	100X100X6	100X100X6	150X90X8	150X90X8	150X100X10				
3000	75X100X6	75X100X6	100X100X6	100X100X6	100X100X6	150X90X8		ENGINEERED				
LENGTH	NGTH 1200 1500 1800 2100 2400 2700 3000 3300											
NOTE:	FIRST DIMENSI	ON CORRESPO	NDS TO VERTIC	AL LINTEL LEG								

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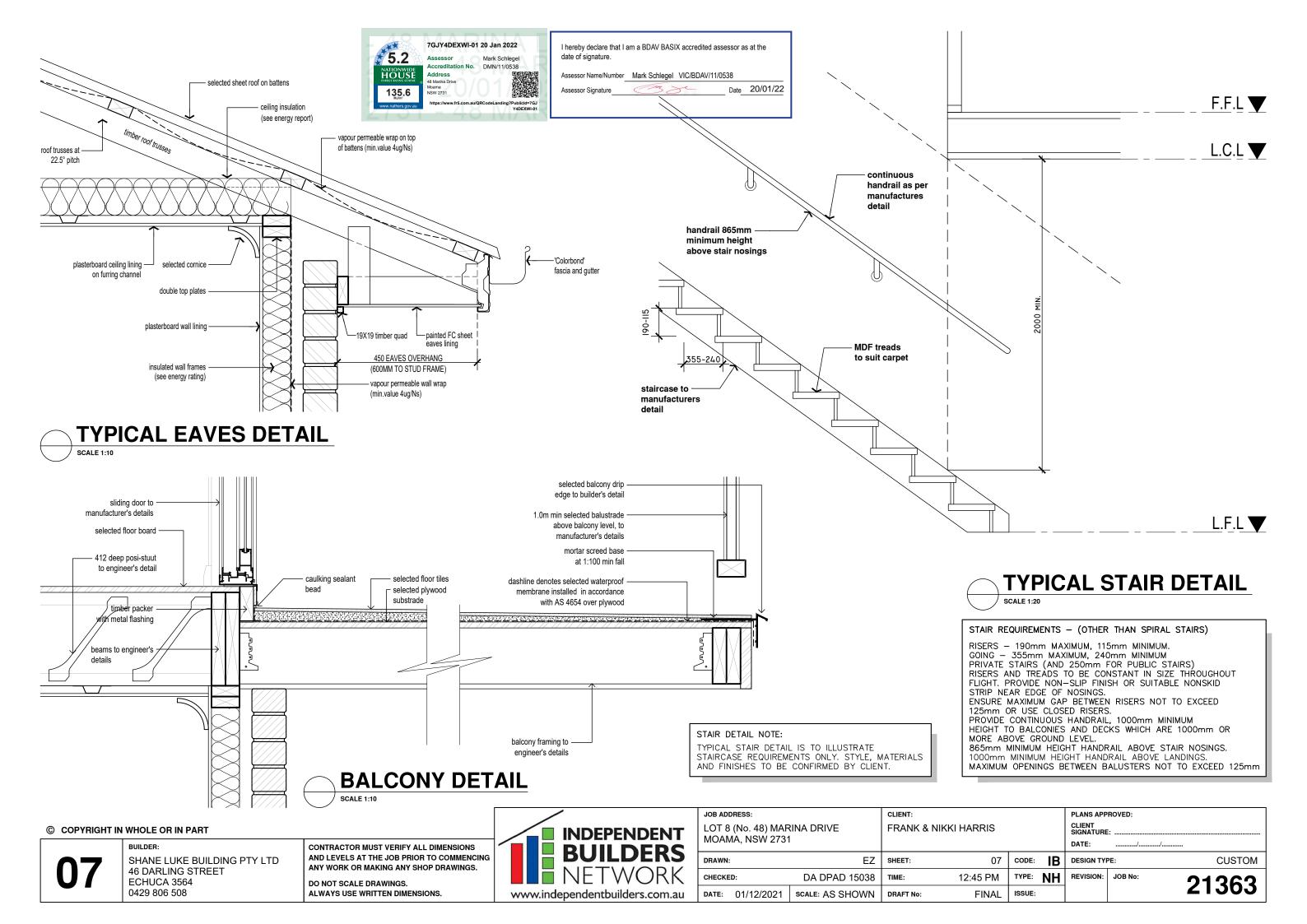
06

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SHANE LUKE BUILDING PTY LTD 46 DARLING STREET ECHUCA 3564 0429 806 508 CONTRACTOR MUST VERIFY ALL DIMENSIONS AND LEVELS AT THE JOB PRIOR TO COMMENCING ANY WORK OR MAKING ANY SHOP DRAWINGS.



	DRESS: 3 (No. 48) MAF MA, NSW 2731		E	CLIENT: FRANK & N	NIKKI HARRIS			PLANS APP CLIENT SIGNATURE DATE:	::	/
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ELECTRICAL LEGEND:

0 LIGHT POINT \otimes **DOWNLIGHT POINT** D WALL MOUNTED LIGHT POINT STAIR LIGHT 450MM ABOVE FFL \Diamond **EX. FLOOD LIGHT POINT**

Ф PENDANT

TRACK LIGHTING

FLUORESCENT LIGHT POINT

MOVEMENT SENSOR FOR LIGHT

(TASTIC COMBINATION SINGLE POWER POINT

* **DOUBLE POWER POINT**

EX. WEATHERPROOF DOUBLE POWER POINT

 \bigcirc **EX. WEATHERPROOF SINGLE POWER POINT**

EXHAUST FAN

 \bigcirc SMOKE DETECTOR INTERCONNECTED

Н **DUCTED HEATING OUTLET (GUIDE ONLY)**

С **DUCTED COOLING OUTLET (GUIDE ONLY)** МН MANHOLE (CEILING ACCESS POINT)

MSB **ELECTRICAL METERBOARD**

TV **TELEVISION POINT**

TELECOMMUNICATIONS POINT

CEILING FAN

FAN & LIGHT COMBINATION

—О ТАР **GARDEN TAP WATER POINT −**@ WATER

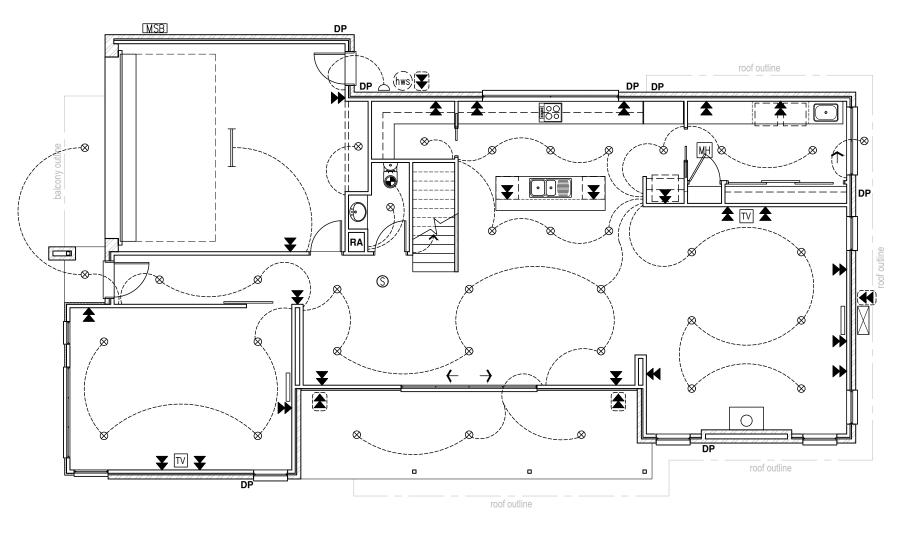
-ΦDATA DATA POINT

(hws) **HOT WATER SYSTEM**

 $\hat{\mathbb{T}}$ **DOOR BELL**

SPLIT SYSTEM

SPLIT SYSTEM CONDENSER \sim







I hereby declare that I a date of signature.	am a BDAV BASIX accredited a	assessor a	s at the
Assessor Name/Number	Mark Schlegel VIC/BDAV/11	/0538	
Assessor Signature	35	Date	20/01/22

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JOB ADDRESS:		CLIENT:				PLANS APP	ROVED:	
LOT 8 (No. 48) MARIN MOAMA, NSW 2731	A DRIVE	FRANK & NIKKI HARRIS			CLIENT SIGNATURE DATE:	/	/	
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EX. FLOOD LIGHT POINT

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MOVEMENT SENSOR FOR LIGHT

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TELECOMMUNICATIONS POINT

CEILING FAN

FAN & LIGHT COMBINATION

-OTAP GARDEN TAP

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-ФDATA DATA POINT

(hws) HOT WATER SYSTEM

DOOR BELL

____ SPLIT SYSTEM

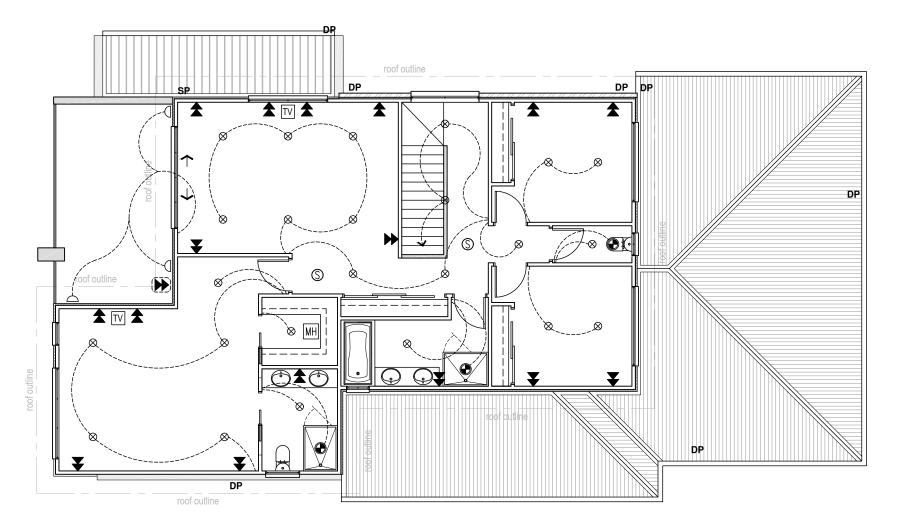
SPLIT SYSTEM CONDENSER



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BASIX COMMITMEN DEVELOPMENT APPLICATION DEVE	ON AND CONSTRUCTION CERTIFICATE S	PECIFICATION
2212201111211171112107111		
WATER COMMITMENTS		
Landscape		
Maximum total area of gar	den and lawn:	* 95 m²
Total area of indigenous or	r low water use species of vegetation:	
		0 m^2
Fixtures		
Shower Head:	4 star, maximum flow rate	<=7.5 L/min
Toilets:		4 Star
Kitchen Taps:		4 Star
Basin Taps:		4 Star
Alternative Water		
Roof area collected:		0 m2
Rainwater Tank size:		0 litres
* A maximum of 95sqm of	landscape/lawn to be serviced by town	water
Any remaining areas to be	serviced with river water	
THERMAL COMFORT COM	MITMENTS	
Simulation Method		
See Thermal Performance	Specification.	
ENERGY COMMITMENTS		
Hot Water		
Solar (Electric Boosted)		36-40 STC's
Cooling System		
3 Phase R/Cycle air conditi	oning to Living Areas	3.0 - 3.5 EER
3 Phase R/Cycle air conditi	oning to Bedrooms	3.0 - 3.5 EER
Ceing fans as marked on the	ne plans	Yes
Heating System		
3 Phase R/Cycle air conditi	oning to Living Areas	3.0 - 3.5 EER
3 Phase R/Cycle air conditi	oning to Bedrooms	3.0 - 3.5 EER
Ventilation		
Exhaust Fan(s) to bathroor	n(s) with manual on/off switch	Ducted
Exhaust Fan to Kitchen wit	h manual on/off switch	Ducted
Exhaust Fan to Laundry		N/A
Artificial Lighting		
As per Electrical Plan		
Natural Lighting		
As per floor plan & elevation	ons.	
Other		
Electric cooktop/Electric o	ven	
5kw Solar System		
Outdoor clothesline		

MINIMUM CONSTRUCTION REQUIREMENTS

- 1. Additional Insulation to standard Sub-Floor construction: Min 300mm waffle pods. R2.0 to floors over Garage and Outside Living
- 2. Additional Insulation to standard External Wall construction: R2.0 plus RFL (incl. R2.0 to internal walls of the Ldry and Bath)
- 3. Additional Insulation to standard Ceiling construction (except Garage): R4.0
- 4. Additional Insulation (sarking) to standard Roof Construction: Yes
- 5. % of Exhaust fans to be sealed (damper fitted): 100%
- 6. % of Windows to be sealed (weather strip between frame and window): 100%
- 7. % of External Doors to be sealed (weather strip between frame and door, draught excluder to bottom of door): 100%
- 8. Gaps and cracks in building fabric are required to be sealed
- 9. Floor Coverings: as per floor plan.
- 10. Window Treatments: All windows are designated Dowell Aluminium framed, single glazed



I hereby declare that I am a BDAV BASIX accredited assessor as at the date of signature.

Assessor Name/Number Mark Schlegel VIC/BDAV/11/0538

Assessor Signature Date 20/01/22

Lighting Assessment BCA Volume 2 Section 3.12

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Job N°: **21363**

Job Address: Lot 8 (No. 42) Marina Drive, Moama NSW 2731

Date: 16/09/2021

LIGHTING					
Dwelling			Watts	Quantity	Total Watts
Downlight			11	53	583
				Total	583
		Ceiling Area	W/m²	Max W/m ²	Complies
		254.4	2.29	5	Yes
Porch/Outside Livin	ng		Watts	Quantity	Total Watts
Downlight			11	5	55
Downlight			11		
Downlight		Ceiling Area	11 W/m²	5 Total	55
Downlight		Ceiling Area 27		.5	55 55
Downlight Garage/ Storage			W/m²	5 Total Max W/m²	55 Complies Yes
			W/m² 2.04	Total Max W/m² 4	55 Complies Yes
Garage/ Storage			W/m² 2.04 Watts	Total Max W/m² 4 Quantity	55 Complies Yes Total Watts
Garage/ Storage Downlight			W/m ² 2.04 Watts 11	Total Max W/m² 4 Quantity 1 1	55 Complies Yes Total Watts
Garage/ Storage Downlight		27	W/m ² 2.04 Watts 11 80	Total Max W/m² 4 Quantity 1 1	55 Complies Yes Total Watts 11
Garage/ Storage Downlight			W/m ² 2.04 Watts 11	Total Max W/m² 4 Quantity 1 1	55 Complies Yes Total Watts 11

Note - All external lighting must be controlled by a daylight sensor or have a minimum efficiency of 40 lumens per watt.

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BUILDER:

SHANE LUKE BUILDING PTY LTD 46 DARLING STREET ECHUCA 3564 0429 806 508 CONTRACTOR MUST VERIFY ALL DIMENSIONS AND LEVELS AT THE JOB PRIOR TO COMMENCING ANY WORK OR MAKING ANY SHOP DRAWINGS.



JOB ADDRESS:		CLIENT:			PLANS APF	PROVED:	
LOT 8 (No. 48) MAR MOAMA, NSW 2731		FRANK & NIKKI HARRIS			CLIENT SIGNATURI DATE:	≣:/	/
DRAWN:	EZ	SHEET:	10	CODE: IB	DESIGN TY	PE:	CUSTOM
CHECKED:	DA DPAD 15038	TIME:	12:45 PM	TYPE: NH	REVISION:	JOB No:	21363
DATE: 01/12/2021	SCALE: N/A	DRAFT No:	FINAL	ISSUE:			21303

GENERAL NCC NOTES

ALL MATERIALS AND WORK PRACTICES SHALL COMPLY WITH, BUT NOT LIMITED TO THE BUILDING REGULATIONS 2018, NATIONAL CONSTRUCTION CODE SERIES 2019 BUILDING CODE OF AUSTRALIA VOL 2 AND ALL RELEVANT CURRENT AUSTRALIAN STANDARDS (AS AMENDED) REFERRED TO THEREIN.

UNLESS OTHERWISE SPECIFIED, THE TERM NCC SHALL REFER TO NATIONAL CONSTRUCTION CODE SERIES 2019 BUILDING CODE OF AUSTRALIA VOLUME 2.

ALL MATERIALS AND CONSTRUCTION PRACTICE SHALL MEET THE PERFORMANCE REQUIREMENTS OF THE NCC. WHERE A PERFORMANCE SOLUTION IS PROPOSED THEN, PRIOR TO IMPLEMENTATION OR INSTALLATION, IT FIRST MUST BE ASSESSED AND APPROVED BY THE RELEVANT BUILDING SURVEYOR AS MEETING THE PERFORMANCE REQUIREMENTS OF THE NCC.

ALL WORKS SHALL COMPLY TO THE FOLLOWING AUSTRALIAN STANDARDS;

- AS 1288 GLASS IN BUILDINGS: SELECTION AND INSTALLATION
- AS 1562 DESIGN AND INSTALLATION OF SHEET ROOF AND WALL CLADDING
- AS 1684 NATIONAL TIMBER FRAMING CODE
- AS 1860 INSTALLATION OF PARTICLEBOARD FLOORING
- AS 2049 ROOF TILES
- AS 2050 FIXING OF ROOF TILES
- AS 2870 RESIDENTIAL SLABS AND FOOTINGS
- AS 2904 DAMP PROOF COURSES AND FLASHINGS
- AS 3600 CONCRETE STRUCTURES
- AS 3660.1 CODE OF PRACTICE FOR PHYSICAL BARRIERS USED IN THE PROTECTION OF BUILDINGS AGAINST SUBTERRANEAN TERMITES
- AS 3700 MASONRY IN BUILDINGS
- AS 3786 SMOKE ALARMS
- AS 4055 WIND LOADINGS FOR HOUSING
- AS 4100 STEEL STRUCTURES

GLAZING

GLAZING, INCLUDING SAFETY GLAZING, SHALL BE INSTALLED TO A SIZE, TYPE AND THICKNESS SO AS TO COMPLY WITH:

- NCC PART 3.6 FOR CLASS 1 AND 10 BUILDINGS WITHIN A DESIGN WIND SPEED OF NOT MORE THAN N3; AND
- NCC VOL 1 PART B1.4 FOR CLASS 2 AND 9 BUILDINGS.

WINDOW SIZES NOMINATED ARE NOMINAL ONLY. ACTUAL SIZE MAY VARY ACCORDING TO MANUFACTURER. WINDOWS TO BE FLASHED ALL AROUND.

WET AREAS

WATERPROOFING OF WET AREAS, BEING BATHROOMS, SHOWERS, SHOWER ROOMS, LAUNDRIES, SANITARY COMPARTMENTS AND THE LIKE SHALL BE PROVIDED IN ACCORDANCE WITH AS 3740-2010: WATERPROOFING OF DOMESTIC WET AREAS

PROVIDE IMPERVIOUS FLOOR & WALL FINISHES TO ALL WET AREAS IN ACCORDANCE WITH NCC PART 3.8.1.2.

ENERGY RATING REPOR

THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ANY HOUSE ENERGY RATING (HERS) REPORT AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STAMPED PLANS ENDORSED BY THE ACCREDITED THERMAL PERFORMANCE ASSESSOR WITHOUT ALTERATION.

STAIRS & BARRIERS:

STEP SIZES (OTHER THAN FOR SPIRAL STAIRS) TO BE:

- RISERS (R) 190MM MAXIMUM AND 115MM MINIMUM
- GOING (G) 355MM MAXIMUM AND 240MM MINIMUM
- 2R + 1G = 700MM MAXIMUM AND 550MM MINIMUM
- WITH LESS THAN 125MM GAP BETWEEN OPEN TREADS.

ALL TREADS, LANDINGS AND THE LIKE TO HAVE A SLIP-RESISTANCE CLASSIFICATION OF P3 OR R10 FOR DRY SURFACE CONDITIONS AND P4 OR R11 FOR WET SURFACE CONDITIONS, OR A NOSING STRIP WITH A SLIP-RESISTANCE CLASSIFICATION OF P3 FOR DRY SURFACE CONDITIONS AND P4 FOR WET SURFACE CONDITIONS.

PROVIDE BARRIERS WHERE CHANGE IN LEVEL EXCEEDS 1000MM ABOVE THE SURFACE BENEATH LANDINGS, RAMPS AND/OR TREADS. BARRIERS (OTHER THAN TENSIONED WIRE BARRIERS) TO BE:

- 1000MM MIN. ABOVE FINISHED SURFACE LEVEL OF BALCONIES, LANDINGS OR THE LIKE, AND
- \bullet 865MM MIN. ABOVE FINISHED SURFACE LEVEL OF STAIR NOSING OR RAMP, AND
- VERTICAL WITH LESS THAN 125MM GAP BETWEEN, AND

• ANY HORIZONTAL ELEMENT WITHIN THE BARRIER BETWEEN 150MM AND 760MM ABOVE THE FLOOR MUST NOT FACILITATE CLIMBING WHERE CHANGES IN LEVEL EXCEEDS 4000MM ABOVE THE SURFACE BENEATH LANDINGS, RAMPS AND/OR TREADS.

WIRE BARRIER CONSTRUCTION TO COMPLY WITH NCC 2019 NCC PART 3.9.2.3 FOR CLASS 1 AND 10 BUILDINGS AND NCC 2019 NCC VOLUME 1 PART D2.16 FOR OTHER CLASSES OF BUILDINGS.

TOP OF HAND RAILS TO BE MINIMUM 865MM VERTICALLY ABOVE STAIR NOSING AND FLOOR SURFACE OF RAMPS.

TERMITE PROTECTION

WHERE THE BUILDING (EXCLUDES A DETACHED CLASS 10) IS LOCATED IN A TERMITE PRONE AREA THE BUILDING IS TO BE PROVIDED WITH A TERMITE MANAGEMENT SYSTEM.

CONCRETE STUMPS

- UP TO 1400MM LONG TO BE 100MM X 100MM(1 NO. H.D. WIRE)
- 1401MM TO 1800MM LONG TO BE 100MM X 100MM(2 NO. H.D. WIRES)
- 1801MM TO 3000MM LONG TO BE 125MM X 125MM(2 NO. H.D. WIRES)

100MM X 100MM STUMPS EXCEEDING 1200MM ABOVE GROUND LEVEL TO BE BRACED WHERE NO PERIMETER BASE BRICKWORK PROVIDED.

TOILET DOORS:

TOILET DOORS ARE TO BE FITTED WITH REMOVABLE HINGES, OR ARE TO SWING OUT, OR BE SLIDING WHERE THE HINGE SIDE OF DOORWAY IS WITHIN 1200MM OF THE PAN.

SMOKE ALARMS

SMOKE ALARMS TO BE INSTALLED IN ACCORDANCE WITH B.C.A PART 3.7.2. SMOKE ALARMS MUST BE CONNECTED DIRECTLY TO MAINS POWERS AND INTERCONNECTED

MECHANICAL VENTILATION:

MECHANICAL VENTILATION MUST BE DUCTED TO THE EXHAUST TO THE OUTSIDE OF THE BUILDING TO COMPLY WITH PART 3.8.5 OF THE NCC & AS1668.2 MIN. FLOW RATE OF 25L/S TO BATHROOM, POWDER ROOM AND ENSUITE. MIN. FLOW RATE OF 40L/S TO KITCHEN AND LAUNDRY.

UNDER PART 3.8.7 CONDENSATION MANAGEMENT OF THE CURRENT NCC 2019, MECHANICAL VENTILATION MUST BE INSTALLED TO A KITCHEN, BATHROOM, SANITARY COMPARTMENT OR LAUNDRY AND HAVE A MINIMUM FLOW RATE OF

- 25L/S FOR A BATHROOM OR SANITARY COMPARTMENT; AND
- 40L/S FOR KITCHEN OR LAUNDRY.

EXHAUST FROM A BATHROOM, SANITARY COMPARTMENT OR LAUNDRY MUST BE DISCHARGED

- DIRECTLY OR VIA A SHAFT OR DUCT TO OUTSIDE AIR, OR
- TO A ROOF SPACE THAT IS VENTILATED IN ACCORDANCE WITH PART 3.8.7.4.

MASONRY

BUILDINGS IN MARINE OR OTHER EXPOSURE ENVIRONMENTS SHALL HAVE MASONRY UNITS, MORTAR AND ALL BUILT-IN COMPONENTS AND THE LIKE COMPLYING WITH THE DURABILITY REQUIREMENTS OF TABLE 4.1 OF AS 4773.1-2010 'MASONRY IN SMALL BUILDINGS' PART 1: DESIGN.

STORMWATER

ALL STORMWATER TO BE TAKEN TO THE LEGAL POINT OF DISCHARGE TO THE RELEVANT AUTHORITIES APPROVAL.

CLASS 6 UPVC STORMWATER LINE LAID TO A MINIMUM GRADE OF 1:100 AND CONNECTED TO THE LEGAL POINT OF STORMWATER DISCHARGE. PROVIDE INSPECTION OPENINGS AT 9000MM C/C AND AT EACH CHANGE OF DIRECTION.THE COVER TO UNDERGROUND STORMWATER DRAINS SHALL BE NOT LESS THAN:

- 100MM UNDER SOIL
- 50MM UNDER PAVED OR CONCRETE AREAS
- 100MM UNDER UNREINFORCED CONCRETE OR PAVED DRIVEWAYS
- 75MM UNDER REINFORCED CONCRETE DRIVEWAYS

THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL RELEVANT STRUCTURAL AND ALL OTHER CONSULTANTS' DRAWINGS/DETAILS AND WITH ANY OTHER WRITTEN INSTRUCTIONS ISSUED IN THE COURSE OF THE CONTRACT.

BAL (BUSHFIRE ATTACK LEVEL):

SITE BUSHFIRE ATTACK ASSESSMENT (SIMPLIFIED METHOD) REFERENCE DOCUMENT 'AS 3959-2009 CONSTRUCTION OF BUILDINGS IN BUSH FIRE PRONE AREAS'. CLASSIFICATION = BUSHFIRE ATTACK LEVEL TO BE DETERMINED BY BUSHFIRE ASSESSMENT REPORT

DESIGN GUST WIND SPEED / WIND CLASSIFICATION:

BUILDING TIE-DOWNS TO BE PROVIDED IN ACCORDANCE WITH AS1684-2015 FOR AN ASSUMED DESIGN GUST WIND SPEED/WIND CLASSIFICATION TO BE CONFIRMED ON SITE BY RELEVANT BUILDING SURVEYOR AT FIRST INSPECTION. REFER TO AS1684 FOR CONSTRUCTION

REQUIREMENTS.

CORROSION PROTECTION OF BUILT-IN STRUCTURAL MEMBERS:

PROVIDE CORROSION PROTECTION OF BUILT-IN STRUCTURAL STEEL MEMBERS SUCH AS STEEL LINTELS, SHELF ANGLES, CONNECTORS, ACCESSORIES (OTHER THAN WALL TIES) IN ACCORDANCE WITH TABLE 4.1 OF AS4773.1-2015 MASONRY IN SMALL BUILDINGS PART 1: DESIGN SUITABLE FOR THE ENVIRONMENT CLASSIFICATION.

CORROSION PROTECTION FOR SHEET ROOFING:

PROVIDE CORROSION PROTECTION FOR SHEET ROOFING IN ACCORDANCE WITH NCC TABLE 3.5.1.1A SUITABLE FOR THE ENVIRONMENT CLASSIFICATION OF

SITE CLASSIFICATION:

REFER TO SOIL REPORT PROVIDED BY LICENSED SOIL ENGINEER FOR SITE CLASSIFICATION.

SITE PLAN MEASUREMENTS IN METRES - ALL OTHER MEASUREMENTS IN MILLIMETRES UNLESS NOTED OTHERWISE

FIGURED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.

THE BUILDER SHALL TAKE ALL STEPS NECESSARY TO ENSURE THE STABILITY AND GENERAL WATER TIGHTNESS OF ALL NEW AND/OR EXISTING STRUCTURES DURING ALL WORKS.

THE BUILDER AND SUBCONTRACTORS SHALL CHECK AND VERIFY ALL DIMENSIONS, SETBACKS, LEVELS AND SPECIFICATIONS AND ALL OTHER RELEVANT DOCUMENTATION PRIOR TO THE COMMENCEMENT OF ANY WORKS. REPORT ALL DISCREPANCIES TO THIS OFFICE FOR CLARIFICATION.

INSTALLATION OF ALL SERVICES SHALL COMPLY WITH THE RESPECTIVE SUPPLY AUTHORITY REQUIREMENTS.

THE BUILDER AND SUBCONTRACTOR SHALL ENSURE THAT ALL STORMWATER DRAINS, SEWER PIPES AND THE LIKE ARE LOCATED AT A SUFFICIENT DISTANCE FROM ANY BUILDINGS FOOTING AND/OR SLAB EDGE BEAMS SO AS TO PREVENT GENERAL MOISTURE PENETRATION, DAMPNESS, WEAKENING AND UNDERMINING OF ANY BUILDING AND ITS FOOTING SYSTEM.

THESE PLANS HAVE BEEN PREPARED FOR THE EXCLUSIVE USE BY THE CLIENT OF 'SKETCH BUILDING DESIGN' ('THE DESIGNER') FOR THE PURPOSE EXPRESSLY NOTIFIED TO THE DESIGNER. ANY OTHER PERSON WHO USES OR RELIES ON THESE PLANS WITHOUT THE DESIGNER'S WRITTEN CONSENT DOES SO AT THEIR OWN RISK AND NO RESPONSIBILITY IS ACCEPTED BY THE DESIGNER FOR SUCH USE AND/OR RELIANCE.

THE CLIENT AND/OR THE CLIENT'S BUILDER SHALL NOT MODIFY OR AMEND THE PLANS WITHOUT THE KNOWLEDGE AND CONSENT OF 'SKETCH BUILDING DESIGN' EXCEPT WHERE A REGISTERED BUILDING SURVEYOR MAKES MINOR NECESSARY CHANGES TO FACILITATE THE BUILDING PERMIT APPLICATION AND THAT SUCH CHANGES ARE PROMPTLY REPORTED BACK TO 'SKETCH BUILDING DESIGN'

THE APPROVAL BY THIS OFFICE OF A SUBSTITUTE MATERIAL, WORK PRACTICE, VARIATION OR THE LIKE IS NOT AN AUTHORISATION FOR ITS USE OR A CONTRACT VARIATION. ALL VARIATIONS MUST BE ACCEPTED BY ALL PARTIES TO THE AGREEMENT AND WHERE APPLICABLE THE RELEVANT BUILDING SURVEYOR PRIOR TO IMPLEMENTING ANY VARIATION.



I hereby declare that I am a BDAV BASIX accredited assessor as at the date of signature.									
Assessor Name/Number Mark Schlegel VIC/BDAV/11/0538									
Assessor Signature	Date	20/01/22							

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BUILDER:

SHANE LUKE BUILDING PTY LTD 46 DARLING STREET ECHUCA 3564 0429 806 508 CONTRACTOR MUST VERIFY ALL DIMENSIONS AND LEVELS AT THE JOB PRIOR TO COMMENCING ANY WORK OR MAKING ANY SHOP DRAWINGS.



	JOB ADDRESS:				CLIENT:			PLANS APPROVED:			
LOT 8 (No. 48) MARINA DRIVE MOAMA, NSW 2731				FRANK & NIKKI HARRIS			CLIENT SIGNATURE:				
	IVIOAIVIA, INSVV 2731							DATE:/			
	DRAWN:			EZ	SHEET:	11	CODE:	IB	DESIGN TY	PE:	CUSTOM
	CHECKE	D:	DA DP	AD 15038	TIME:	12:45 PM	TYPE:	НИ	REVISION:	JOB No:	21363
	DATE:	01/12/2021	SCALE:	N/A	DRAFT No:	FINAL	ISSUE:				21303