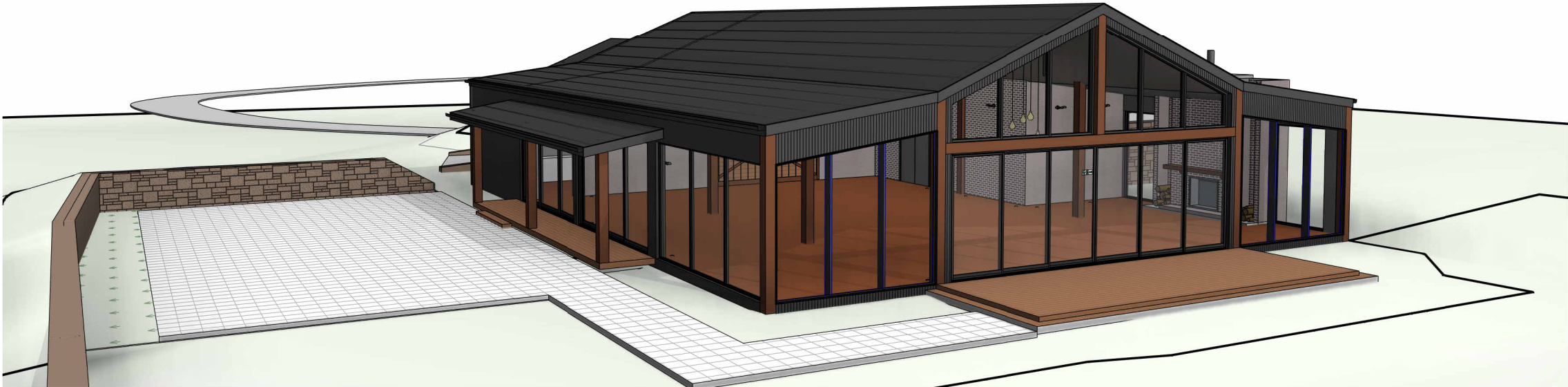


PROPOSED NEW FUNCTION CENTRE (SHED) & BRIDAL SUITE AT LOT 1 IN DP 793121
1450 CAOURA ROAD, TALLONG, NSW, 2580

DWG #	REV #	TITLE OF DRAWING
DA-01	A	TITLE
DA-02		COMPLIANCE NOTES
DA-03	A	BAL 12.5 NOTES
DA-04	A	BAL 12.5 NOTES
DA-05	A	LOCATION PLAN
DA-06	A	PART SITE PLAN
DA-07	A	FLOOR PLAN
DA-08	A	AERIAL MAP
DA-09	A	CARPARK - PART SITE PLAN
DA-10	A	CARPARK - TURNING CIRCLES



ISSUED FOR MOD. DEVELOPMENT APPLICATION

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MOD. DEVELOPMENT APPLICATION
NOT FOR CONSTRUCTION

DRAWING AMENDMENTS			PROJECT TITLE	<div><div><div><div></div><div></div></div><div>TIM LEE ARCHITECTS</div><div>residential commercial industrial</div></div><div>P: 02 4822 5934 ABN: 71425067537 ROSS PLACE GOULBURN NSW 2580</div><div>NOMINATED ARCHITECT: TIM LEE NSW REG: 7304 ACT REG: 1030</div></div>	DRAWING TITLE	TITLE	DRAWING COMMENCED	DRAWING VERIFIED BY	
REVISION A	DESCRIPTION MOD. DEVELOPMENT APPLICATION	DATE 15/07/2024	NEW SHED - FUNCTION CENTRE & BRIDAL SUITE		LOT AND DEPOSITED PLAN NO.	LOT 1, DP 793121	JUL 24	TL	
			CLIENT				MR D. HART	DRAWING SCALE	DRAWN BY
			Figured dimensions take precedence. Do not scale drawings. Builder to check all levels datum and dimensions on the job, conflicting information to be resolved by the project manager prior to commencing work. All materials and workmanship to be in restrict accordance with current Australian standards, BCA, Local regulation and manufacturers current printed instructions. Unless noted otherwise use only best quality materials, fittings and fixtures. COPYRIGHT TIM LEE ARCHITECTS Drawings subject to copyright and may not be reproduced in any form without the written permission of the architect.				AT SHEET SIZE	JOB NUMBER	
				STREET ADDRESS	1450 CAOURA ROAD, TALLONG NSW 2580	DRAWING IDENTIFICATION NUMBER	AMENDMENT ISSUE		
						DA-01	A		

BCA (NCC) & AUSTRALIAN STANDARDS COMPLIANCE NOTES

ALL BUILDING WORKS, SIGNAGE, FITTINGS & FIXTURES TO BE INSTALLED IN STRICT ACCORDANCE TO MEET AS1428.1. & BE INSTALLED TO MANUFACTURER'S CURRENT PRINTED INSTRUCTIONS.

BUILDER TO SHOW FULL COMPLIANCE WITH ALL CURRENT REQUIRED CODES, STANDARDS & PARTS OF THE BCA (NCC), INCLUDING BUT NOT LIMITED TO THE FOLLOWING:

BCA (NCC) SECTION C - FIRE RESISTANCE
BCA (NCC) SECTION D - ACCESS & EGRESS
BCA (NCC) SECTION E - SERVICES & EQUIPMENT
BCA (NCC) SECTION F - HEALTH & AMENITY
BCA (NCC) SECTION H - SPECIAL USE BUILDINGS
BCA (NCC) SECTION J - ENERGY EFFICIENCY
BCA (NCC) C1.10 & SPEC C1.10 - ALL SURFACES
BCA (NCC) D2.19, D2.20 & D2.21 - ALL DOORS
BCA (NCC) PART E4 - EMERGENCY LIGHTS & EXIT SIGNS
BCA (NCC) PART E4.2 - EMERGENCY LIGHTING SYSTEM
BCA (NCC) PART E4.5, E4.6 & E4.8 - EXIT SIGNS
BCA (NCC) F2.4 - FACILITIES FOR PEOPLE WITH DISABILITIES

BCA (NCC) PART F2.5 DOORS TO SANITARY COMPARTMENTS
BCA (NCC) PART F4 - LIGHT & VENTILATION
BCA (NCC) PART F1.13 & AS 1288 - GLAZING MATERIALS
AS 1668 & AS 3666 - MECHANICAL VENTILATION
AS 3740 - WET AREAS
AS 3600.1- TERMITES

SCHEDULE OF FIRE SAFETY MEASURES
EMERGENCY LIGHTING AS 2293.1, E4.2 & E4.4 OF NCC
FIRE HYDRANTS AS 2419.1, E1.3 OF NCC
FIRE HOSE REELS AS 2441 & E1.4 OF NCC
EXIT SIGNS AS 2293.1, E4.5, E4.6 & E4.8 OF NCC
PORTABLE FIRE EXTINGUISHERS AS 2444 & E1.6 OF NCC
FIRE BLANKETS AS 2444 & E1.6 OF NCC
EXIT DOORS D2.19, D2.20 & D2.21 OF NCC
NOTE : EMERGENCY DOORS TO REMAIN CLEAR AT ALL TIMES.

NOTE : SITE INFORMATION HAS BEEN ASSUMED, FINAL SET OUT, SITE LEVELS, CONTOURS, FLOOR LEVELS, ETC, TO BE CONFIRMED ONSITE BY SURVEYOR PRIOR TO COMMENCING WORKS.

CONTRACTOR TO "DIAL BEFORE YOU DIG" BEFORE ANY WORKS ARE CARRIED OUT.

VENTILATION IS REQUIRED TO ALL BUILDINGS TO MEET PART F4 OF THE BCA (NCC).

INGRESS TO AND EGRESS FROM THE SITE, CAR PARKING AND ACCESS, DRIVEWAYS WIDTHS, TURNING CIRCLES AND THE DIMENSIONS OF ALL LOADING BAYS MUST BE DESIGNED IN ACCORDANCE WITH :

- AS/NZS 2890.1:2004, PARKING FACILITIES, PART 1 : OFF-STREET CAR PARKING

- AS 2890.2:2018, PARKING FACILITIES, PART 2 : OFF-STREET COMMERCIAL VEHICLE FACILITIES

- AS 2890.3:2015, PARKING FACILITIES, PART 3 : BICYCLE PARKING

- AS 2890.5:2020, PARKING FACILITIES, PART 5 : ON-STREET PARKING

- AS 2890.6:2009, PARKING FACILITIES, PART 6 : OFF-STREET PARKING FOR PEOPLE WITH DISABILITIES

- RMS AUSTRALIAN STANDARD SUPPLEMENTS

- GUIDE TO TRAFFIC GENERATING DEVELOPMENTS, VERSION 2.2 BY RTA OCTOBER 2002

- GOULBURN MULWAREE COUNCIL DCP

COMPLIANCE NOTES:

ALL LEVELS SHOWN ARE BASED ON SUPPLIED 3rd PARTY SURVEY INFORMATION. TIM LEE ARCHITECTS ACCEPTS NO RESPONSIBILITY OR INDEMNITY FOR THE ACCURACY OF SUPPLIED SITE INFORMATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONFIRM ALL LEVELS ON SITE PRIOR TO COMMENCING ANY EXCAVATION OR SITE WORKS. TIM LEE ARCHITECTS TO BE NOTIFIED OF ANY ANOMALIES PRIOR TO THE CONTRACTOR STARTING ANY WORKS.

ALL BUILDING WORKS, SIGNAGE, FITTINGS & FIXTURES TO BE INSTALLED IN STRICT ACCORDANCE TO MEET AS 1428.1 & BE INSTALLED TO MANUFACTURER'S CURRENT PRINTED INSTRUCTIONS.

REGISTERED SURVEYOR TO ESTABLISH BOUNDARY & SET OUT BUILDING IN STRICT ACCORDANCE WITH THIS DOCUMENTATION SET. ALL DIMENSIONS SUBJECT TO SITE SURVEY.

SUPPLY & INSTALL ALL NECESSARY FITTINGS & FIXTURES IN STRICT ACCORDANCE WITH MANUFACTURER'S CURRENT PRINTED INSTRUCTIONS.

ALL FLOOR LEVELS & GROUND LEVELS ARE ASSUMED & ARE TO BE CONFIRMED ONSITE, PRIOR TO COMMENCING ANY WORKS.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND SUB-CONTRACTORS TO MAKE THEMSELVES FULLY AWARE OF CONDITIONS WHICH WILL AFFECT THE EXECUTION OF THE WORKS.

THE CONTRACTOR IS TO ENSURE COMPLETE COMPLIANCE WITH ALL RELEVANT NCC CODES, AUSTRALIAN STANDARDS AND LOCAL REGULATIONS AND BY-LAWS AS REQUIRED.

ALL MATERIALS & WORKMANSHIP ARE TO BE IN STRICT ACCORDANCE WITH THE MANUFACTURER'S CURRENT PRINTED INSTRUCTIONS.

ALL MATERIALS & WORKMANSHIP ARE TO BE OF BEST QUALITY UNDERTAKEN BY FULLY QUALIFIED TRADESMEN. ALL MATERIALS TO BE SUPPLIED NEW. ALL DAMAGED MATERIALS TO BE REJECTED AND REPLACED WITH NEW.

IF ALTERNATIVE MATERIAL OR PRODUCT IS PROPOSED TO THAT SPECIFIED, THE BUILDER MUST PROVIDE EVIDENCE SHOWING COMPLIANCE WITH THE BCA AND ALL RELEVANT STANDARDS RELATING TO THE APPLICATION OF THE PROPOSED MATERIAL. FURTHER THE ARCHITECT ACCEPTS NO LIABILITY OR INDEMNITY FOR THE SUBSTITUTION OF A MATERIAL CONTRARY TO THAT SPECIFIED BY THE ARCHITECT WITHOUT THE PROVISION OF WRITTEN DOCUMENTATION SHOWING COMPLIANCE WITH THE BCA AND AUSTRALIAN STANDARDS AND THE EXPRESS WRITTEN APPROVAL OF THE ARCHITECT.

THE CONTRACTOR IS TO NOTIFY THE PROJECT MANAGER OF ANY ERRORS OR OMISSIONS IN THE DOCUMENTATION PRIOR TO COMMENCING WORK. THE PROJECT MANAGER TO CONTACT THE APPROPRIATE CONSULTANT FOR ADVICE PRIOR TO COMMENCING THE WORKS.

COMMENCEMENT OF THE WORKS BY THE CONTRACTOR CONSTITUTES A FULL UNDERSTANDING OF THE PROJECT & ACCEPTANCE OF ALL SITE CONDITIONS & THE SUPPLIED DOCUMENTATION.

TIM LEE ARCHITECTS ACCEPTS NO RESPONSIBILITY OR INDEMNITY FOR CONDITIONS, LATENT OR OTHERWISE, ARISING WITHOUT NOTIFICATION PRIOR TO COMMENCING THE WORKS.

ALL WORK TO BE CARRIED OUT BY COMPETENT, SKILLED & QUALIFIED TRADESPEOPLE HOLDING CURRENT CERTIFICATION WITH THE REQUIRED AUTHORITY.

PROVIDE ALL MATERIALS, LABOUR & EQUIPMENT NECESSARY TO COMPLETE THE WORK AS PER THE DRAWING SET & ASSOCIATED DOCUMENTATION.

GRADE FINISHED GROUND LINE TO GIVE FALLS AWAY FROM BUILDINGS.

TERMITE CONTROL TO ALL AREAS AS REQUIRED BY PART B OF THE BCA, AS 3660.1 & 3660.2.

INSTALL HARD WIRED SMOKE ALARMS TO AS 3786 ADJACENT TO SLEEPING AREAS AS DIRECTED ONSITE.

COMPLIANCE NOTES:

ALL WALLS TO BE WRAPPED IN ENVIROSEAL COMMERCIAL WALL WRAP. ALL JOINTS TO BE LAPPED MIN. 300mm AND TAPED. FIX TO MANUFACTURER'S CURRENT PRINTED INSTRUCTIONS.

RANGE HOODS EXHAUST SYSTEMS TO HAVE A MINIMUM FLOW RATE OF 40L/s. INSTALL TO MANUFACTURER'S CURRENT PRINTED INSTRUCTIONS. REFER TO MECHANICAL DETAILS.

EXHAUSTS FROM BATHROOMS & LAUNDRY MUST BE DISCHARGED DIRECTLY OR VIA A SHAFT OR DUCT TO OUTSIDE AIR. INSTALL TO MANUFACTURER'S CURRENT PRINTED INSTRUCTIONS. REFER TO MECHANICAL DETAILS.

MECHANICAL VENTILATION & LIGHTING TO MEET PART F4 OF THE BCA.

ONCE WINDOWS ARE INSTALLED, CONTRACTOR TO SEAL WINDOW PERIMETERS WITH EXPANDING FOAM FILLER FIRE RETARDANT TO GIVE FULLY AIR-TIGHT SEAL AGAINST FRAME. INSTALL TO MANUFACTURERS CURRENT PRINTED INSTRUCTIONS.

SITE PREPARATION SHALL BE CARRIED OUT IN ACCORDANCE WITH ENGINEER'S DETAILS.

A JAS-ANZ ACCREDITED 3RD PARTY PROCESSOR CERTIFICATE (ACRS OR EQUIVALENT) MUST BE SUPPLIED WITH ALL STEEL REINFORCEMENT AT PROCUREMENT, BEFORE ANY CONCRETE IS PLACED TO GUARANTEE CONFORMANCE OF THE REINFORCEMENT TO AS/NZS 4671.

LIFT OFF HINGES TO ALL WC COMPARTMENT DOORS WHERE OPENING INWARDS TO SATISFY THE REQUIREMENTS OF NCC 3.8.3.3 OR PROVIDE ALTERNATIVE CONFIGURATION TO SATISFY THE LOCAL AUTHORITIES.

CLADDING TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S CURRENT PRINTED INSTRUCTIONS. INSTALL OVER ENVIROSEAL RW. LAP & TAPE ALL JOINTS & FRAME PENETRATIONS TO ENSURE AN AIRTIGHT BUILDING SEAL.

ALL FIRST FLOOR WINDOWS TO HAVE A CHILD RESTRICTIVE OPENING DEVICE TO PREVENT THEM OPENING MORE THAN 120mm TO MEET D2.24 OF THE BCA. INSTALL TO MANUFACTURER'S CURRENT PRINTED INSTRUCTIONS.

ALL PAINT FINISHES (EXTERNAL AND INTERNAL) TO BE LEVEL 4 PAINT FINISH (MIN. 4 COATS), SEAL COAT, UNDERCOAT, 2 x TOP COATS.

ALL EXTERNALLY LOCATED MANUFACTURED TIMBER PRODUCTS PROTECTED IN ACCORDANCE WITH MANUFACTURER'S CURRENT PRINTED INSTRUCTIONS.

WET AREAS COMPLIANCE NOTES

WET AREAS SHOWN HATCHED, LAY NON-SLIP CERAMIC TILES TO EQUAL R11 / P4 SLIP RATING ON MORTAR BED GRADED TO GIVE FALLS TO FW'S AS SHOWN. AREAS TO BE TREATED IN ACCORDANCE WITH AUSTRALIAN STANDARDS AS 3740 WATERPROOFING OF WET AREAS WITHIN RESIDENTIAL BUILDINGS.

THE WATERPROOFING SYSTEM TO BE APPROPRIATE FOR THE BASE CONSTRUCTION. DO NOT WATERPROOF OVER PARTICLEBOARD OR TIMBER FLOORING.

PROVIDE EVIDENCE OF MANUFACTURER'S PRODUCT INSTALLATION DATA SHEETS & REQUIREMENTS REQUIREMENTS FOR ALL WATERPROOFING SYSTEMS.

INSTALL ALL PRODUCTS TO MANUFACTURER'S CURRENT PRINTED INSTRUCTIONS.

TILING COMPLIANCE NOTES

TILING TO BE COMPLETED WITH NO RAISED EDGES OR TIGHT JOINTS.

APPROPRIATE TRIMS & FINISH BEADS TO BE INSTALLED.

SUB-STANDARD TILING WILL BE REJECTED. REJECTED WORK TO BE REMOVED. BASE WORK IS TO BE REPREPARED & NEW MATCHING MATERIALS SUPPLIED & LAID AT CONTRACTOR'S EXPENSE.

FOOD PREMISES DESIGNED & INSTALLED TO MEET:

FOOD SAFETY STANDARDS

- 3.1.1 INTERPRETATIONS & APPLICATION

- 3.2.1 FOOD SAFETY PROGRAMS

- 3.2.2 FOOD SAFETY PRACTICES & GENERAL REQUIREMENTS

- 3.2.3 FOOD PREMISES & EQUIPMENT

- 3.3.1 FOOD SAFETY PROGRAMS FOR FOOD SERVICE TO VUNERABLE PERSONS

- AS4674-2004 DESIGN, CONSTRUCTION & FIT-OUT OF FOOD PREMISES

FOOD ACT 2003, AS1428.1. & BCA

GMC SUPPLIED - FOOD PREMISES DESIGN, CONSTRUCTION & FIT-OUT GUIDE

KITCHEN FITOUT NOTES :

CONTRACTOR TO HAVE MANUFACTURER'S REPRESENTATIVE ONSITE PRIOR TO SUBMISSION OF PROPOSED DESIGN, TO VERIFY EQUIPMENT CHOICE & PROPOSED INSTALLATION.

CONTRACTOR TO HAVE MANUFACTURER'S REPRESENTATIVE CERTIFY ALL INSTALLATIONS.

CONTRACTOR TO BE TO PROVIDE 3No. SETS OF AS CONSTRUCTED DRAWINGS.

CONTRACTOR TO PROVIDE 3No. MAINTENANCE MANUALS CONTAINING ALL RELEVANT LITERATURE, COPIES OF ALL CERTIFICATES, WARRENTIES & APPROVALS RELATING TO THE WORKS.

ALL DESIGN WORK & SHOP DRAWINGS TO BE SUBMITTED TO THE ARCHITECT & TO RELEVANT LOCAL AUTHORITIES PRIOR TO COMMENCING ANY WORKS.

ANTI-ROTATION PINS TO ALL TAPWARE & FITTINGS.


ALL EQUIPMENT, FITTINGS & FIXTURES TO BE INSTALLED BY THE CONTRACTOR ARE TO BE INSTALLED TO MANUFACTURER'S CURRENT PRINTED INSTRUCTIONS, FULLY COMMISSIONED & CONNECTED TO ALL RELEVANT SERVICES.



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					STREET ADDRESS	1450 CAOURA ROAD, TALLONG NSW 2580	DRAWING IDENTIFICATION NUMBER	AMENDMENT ISSUE	
							DA-02		

BAL 12.5 COMPLIANCE NOTES

THE DEVELOPMENT IS TO BE CONSTRUCTED IN ACCORDANCE WITH AS-3959 "CONSTRUCTION OF BUILDINGS IN BUSHFIRE PRONE AREAS" 2018, BUSHFIRE ATTACK LEVEL **(BAL) 12.5** "PLANNING FOR BUSHFIRE PROTECTION" 2019.

A BUILDING ASSESSED IN SECTION 2 OF AS-3959:2018 AS BEING**BAL 12.5** SHALL CONFORM WITH SECTION 3 & CLAUSES 5.2 TO 5.8 OF AS-3959:2018.

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 CONTAINED IN CLAUSES 5.2 TO 5.8 (SEE CLAUSE 3.8).

NOTE : BAL 12.5 IS PRIMARILY CONCERNED WITH PROTECTION FROM EMBER ATTACK AND RADIANT HEAT UP TO AND INCLUDING 12.5 kW/m² WHERE THE SITE IS LESS THAN 100m FROM THE SOURCE OF BUSHFIRE ATTACK.

THE FOLLOWING NOTES ARE A GUIDE ONLY, CONFIRM ALL BAL 12.5 COMPLIANCE REQUIREMENTS WITH AS-3959.

5.2 SUB-FLOOR SUPPORTS

THIS STANDARD DOES NOT PROVIDE CONSTRUCTION REQUIREMENTS FOR SUBFLOOR SUPPORT WHERE THE SUBFLOOR SPACE IS ENCLOSED WITH:

(a) A WALL THAT CONFORMS WITH CLAUSE 5.4; OR

(b) A MESH OR PERFORATED SHEET WITH A MAXIMUM APERTURE OF 2mm, MADE OF CORROSION-RESISTANT STEEL, BRONZE OR ALUMINIUM; OR

(c) A COMBINATION OF ITEMS (a) AND (b)

NOTE : THIS REQUIREMENT APPLIES TO THE SUBJECT BUILDING ONLY AND NOT TO VERANDAHS, DECKS, STEPS, RAMPS AND LANDINGS (SEE CLAUSE 5.7)

5.3 FLOORS

5.3.1 GENERAL
THIS STANDARD DOES NOT PROVIDE CONSTRUCTION REQUIREMENTS FOR CONCRETE SLABS ON THE GROUND.

5.3.2 ELEVATED FLOORS

5.3.2.1 ENCLOSED SUBFLOOR SPACE

THIS STANDARD DOES NOT PROVIDE CONSTRUCTION REQUIREMENTS FOR ELEVATED FLOORS, INCLUDING BEARERS, JOISTS & FLOORING, WHERE SUBFLOOR SPACE IS ENCLOSED WITH:

(a) A WALL THAT CONFORMS WITH CLAUSE 5.4; OR

(b) A MESH OR PERFORATED SHEET WITH A MAXIMUM APERTURE OF 2mm, MADE OF CORROSION-RESISTANT STEEL, BRONZE OR ALUMINIUM; OR

(c) A COMBINATION OF ITEMS (a) AND (b) ABOVE.

5.3.2.2 UNENCLOSED SUBFLOOR SPACE (N/A)

5.4 WALLS

5.4.1 GENERAL

THE EXPOSED COMPONENTS OF AN EXTERNAL WALL THAT ARE LESS THAN 400mm FROM THE GROUND OR LESS THAN 400mm ABOVE DECKS, CARPORT ROOFS, AWNINGS AND SIMILAR ELEMENTS OR FITTINGS HAVING AN ANGLE OF LESS THAN 18 DEGREES TO THE HORIZONTAL AND EXTENDING MORE THAN 110mm IN WIDTH FROM THE WALL (SEE FIGURE D3, APPENDIX D) SHALL BE ONE OF THE FOLLOWING:

(a) NON-COMBUSTIBLE MATERIAL INCLUDING THE FOLLOWING PROVIDED THE MINIMUM THICKNESS IS 90mm :

(i) FULL MASONRY OR MASONRY VENEER WALLS WITH AN OUTER LEAF OF CLAY, CONCRETE, CALCIUM SILICATE OR NATURAL STONE.

(ii) PRECAST OR IN SITU WALLS OF CONCRETE OR AERATED CONCRETE.

(iii) EARTH WALL INCLUDING MUD BRICK; OR

b) TIMBER LOGS OF A SPECIES WITH A DENSITY OF 680 kg/m3 OR GREATER AT A 12% MOISTURE CONTENT; OF A MINIMUM NOMINAL OVERALL THICKNESS OF 90mm AND A MINIMUM THICKNESS OF 70mm (SEE CLAUSE 3.11); AND GAUGE PLANED; OR

(c) CLADDING THAT IS FIXED EXTERNALLY TO A TIMBER-FRAMED OR STEEL-FRAMED WALL AND IS;

(i) NON-COMBUSTIBLE MATERIAL; OR

(ii) FIBRE-CEMENT A MINIMUM OF 6mm IN THICKNESS; OR

(iii) BUSHFIRE-RESISTING TIMBER (SEE APPENDIX F); OR

(iv) A TIMBER SPECIES AS SPECIFIED IN PARAGRAPH E1, APPENDIX E; OR

(v) A COMBINATION OF ANY ITEMS (i), (ii), (iii) OR (iv) OR

(d) A COMBINATION OF ANY OF ITEMS (a), (b) OR (c).

THIS STANDARD DOES NOT PROVIDE CONSTRUCTION REQUIREMENTS FOR THE EXPOSED COMPONENTS OF AN EXTERNAL WALL THAT ARE 400mm OR MORE FROM THE GROUND OR 400mm OR MORE 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 WALL (SEE FIGURE D3, APPENDIX D).

5.4.2 JOINTS

ALL JOINTS IN THE EXTERNAL SURFACE MATERIAL OF WALLS SHALL BE COVERED, SEALED, OVERLAPPED, BACKED OR BUTT-JOINTED.

5.4.3 VENTS & WEEPHOLES

EXCEPT FOR EXCLUSIONS PROVIDED IN CLAUSE 3.6, VENTS & WEEPHOLES IN EXTERNAL WALLS SHALL BE SCREENED WITH A MESH MADE OF CORROSION-RESISTANT STEEL, BRONZE OR ALUMINIUM.

5.5 EXTERNAL GLAZED ELEMENTS, ASSEMBLIES & DOORS

5.5.1 BUSHFIRE SHUTTERS (N/A)

5.5.2 SCREENS FOR WINDOWS & DOORS

SCREENS : WHERE FITTED, SCREENS FOR WINDOWS & DOORS SHALL HAVE A MESH OR PERFORATED SHEET MADE OF CORROSION-RESISTANT STEEL, BRONZE OR ALUMINIUM. THE FRAME SUPPORTING THE MESH OR PERFORATED SHEET SHALL BE MADE FROM METAL OR BUSHFIRE-RESISTING TIMBER OR TIMBER SPECIES AS SPECIFIED IN PARAGRAPH E2, APPENDIX E.

5.5.3 WINDOWS & SIDELIGHTS

WINDOW ASSEMBLIES : TO BE COMPLETEY PROTECTED EXTERNALLY BY SCREENS THAT CONFORM WITH CLAUSE 3.6 AND CLAUSE 5.5.2 ; OR

FRAME MATERIAL : FOR WINDOW ASSEMBLIES 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 (SEE FIGURE D3, APPENDIX D), WINDOW FRAMES AND WINDOW JOINERY SHALL BE MADE FROM ONE OF THE FOLLOWING:

FRAME MATERIAL SHALL BE BUSHFIRE-RESISTING TIMBER (SEE APPENDIX F); OR A TIMBER SPECIES AS SPECIFIED IN PARAGRAPH E2, APPENDIX E; OR METAL; OR METAL-REINFORCED uPVC.THE REINFORCING MEMBERS SHALL BE MADE FROM ALUMINIUM, STAINLESS STEEL OR CORROSION-RESISTANT STEEL.

THERE ARE NO SPECIFIC RESTRICTIONS ON FRAME MATERIAL FOR ALL OTHER WINDOWS.

HARDWARE : THERE ARE NO SPECIFIC RESTRICTIONS ON HARDWARE FOR WINDOWS

GLAZING : 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 (SEE FIGURE D3, APPENDIX D), THIS GLAZING SHALL BE GRADE A SAFETY GLASS A MINIMUM OF 4mm IN THICKNESS OR GLASS BLOCKS WITH NO RESTRICTIONS ON GLAZING METHODS.

NOTE : WHERE DOUBLE-GLAZED ASSEMBLIES ARE USED ABOVE, THE REQUIREMENTS APPLY TO THE EXTERNAL PANE OF THE GLAZED ASSEMBLY ONLY. FOR ALL OTHER GLAZING, ANNEALED GLASS MAY BE USED IN ACCORDANCE WITH AS-1288.

SEALS & WEATHER STRIPS : THERE ARE NO SPECIFIC REQUIREMENTS FOR SEALS & WEATHER STRIPS AT THIS BAL LEVEL.

SCREENS : THE OPENABLE PORTIONS OF WINDOWS SHALL BE SCREENED INTERNALLY OR EXTERNALLY WITH SCREENS THAT CONFORM WITH CLAUSE 3.6 AND CLAUSE 5.5.2.

5.5.4 DOOR - SIDE-HUNG EXTERNAL DOORS (INCLUDING FRENCH DOORS, PANEL FOLD & BI-FOLD DOORS)

DOORS : TO BE COMPLETELY PROTECTED EXTERNALLY BY SCREENS THAT CONFORM WITH AS-3959 : CLAUSE 3.6 & CLAUSE 5.5.2.; OR

CONFORM WITH THE FOLLOWING :

DOOR PANEL MATERIAL:

(a) NON-COMBUSTIBLE; OR

(b) SOLID TIMBER, LAMINATED TIMBER OR RECONSTITUTED TIMBER, HAVING A MINIMUM THICKNESS OF 35mm FOR THE FIRST 400mm ABOVE THE THRESHOLD; OR

(c) HOLLOW CORE, SOLID TIMBER. LAMINATED TIMBER OR RECONSTITUTED TIMBER WITH A NON-COMBUSTIBLE KICKPLATE ON THE OUTSIDE FOR THE FIRST 400mm ABOVE THE THRESHOLD; OR

(d) HOLLOW CORE, SOLID TIMBER, LAMINATED TIMBER OR RECONSTITUTED TIMBER PROTECTED EXTERNALLY BY A SCREEN THAT CONFORMS WITH CLAUSE 5.5.2; OR

(e) FOR FULLY FRAMED GLAZED DOOR PANELS, THE FRAMING SHALL BE MADE FROM METAL OR BUSHFIRE RESISTING TIMBER (SEE APPRENDIX F) OR A TIMBER SPECIES AS SPECIFIED IN PARAGRAPH E2, APPENDIX E OR uPVC.

DOOR FRAME MATERIAL : SHALL BE BUSHFIRE-RESISTING TIMBER (APPENDIX F); OR A TIMBER SPECIES AS SPECIFIED IN PARAGRAPH E2, APPENDIX E; OR METAL; OR METAL-REINFORCED uPVC. THE REINFORCING MEMBERS SHALL BE MADE FROM ALUMINIUM, STAINLESS STEEL OR CORROSION-RESISTANT STEEL.

HARDWARE : THERE ARE NO SPECIFIC RESTRICTIONS ON HARDWARE AT THIS BAL LEVEL.

GLAZING : THE GLAZING SHALL BE GRADE A SAFETY GLASS A MINIMUM OF 4mm IN THICKNESS OR GLASS BLOCKS WITH NO RESTRICTION ON GLAZING METHODS.

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

SEALS & WEATHER STRIPS : WEATHER STRIPS, DRAFT EXCLUDERS OR DRAFT SEALS SHALL BE INSTALLED.

SCREENS : THERE ARE NO REQUIREMENTS TO SCREEN THE OPENABLE PART OF THE DOOR AT THIS BAL LEVEL.

DOORS: DOORS SHALL BE TIGHT-FITTING TO THE DOOR FRAME AND TO AN ABUTTING DOOR, IF APPLICABLE.

5.5.5 DOORS - SLIDING DOORS

DOORS : TO BE COMPLETELY PROTECTED EXTERNALLY BY SCREENS THAT CONFORM WITH AS-3959 : CLAUSE 3.6 & CLAUSE 5.5.2.; OR

CONFORM WITH THE FOLLOWING :

DOOR FRAME MATERIAL : THE MATERIAL FOR DOOR FRAMES, INCLUDING FULLY FRAMED GLAZED DOORS,SHALL BE BUSHFIRE-RESISTING TIMBER (APPENDIX F); OR A TIMBER SPECIES AS SPECIFIED IN PARAGRAPH E2, APPENDIX E; OR METAL; OR METAL-REINFORCED uPVC AND THE REINFORCING MEMBERS SHALL BE MADE FROM ALUMINIUM, STAINLESS STEEL OR CORROSION-RESISTANT STEEL.

HARDWARE : THERE ARE NO SPECIFIC REQUIREMENTS FOR HARDWARE AT THIS BAL LEVEL.

GLAZING : WHERE DOORS INCORPORATE GLAZING, THE GLAZING SHALL BE GRADE A SAFETY GLASS A MINIMUM OF 4mm IN THICKNESS.

SEALS & WEATHER STRIPS : THERE ARE NO SPECIFIC REQUIREMENTS FOR SEALS AND WEATHER STRIPS AT THIS BAL LEVEL.

SCREENS : THERE ARE NO REQUIREMENTS TO SCREEN THE OPENABLE PART OF THE SLIDING DOOR AT THIS BAL LEVEL.

SLIDING PANELS: SLIDING PANELS SHALL BE TIGHT-FITTING IN THE FRAMES.

5.5.6 DOORS - VEHICLE ACCESS DOORS (GARAGE DOORS) (N/A)

5.6 ROOFS (INCLUDING PENETRATIONS, EAVES, FASCIAS & GABLES, & GUTTERS & DOWNPIPES)

5.6.1 GENERAL

THE FOLLOWING APPLIES TO ALL TYPES OF ROOFS & ROOFING SYSTEMS:

(a) ROOF TILES, ROOF SHEETS & ROOF-COVERING ACCESSORIES SHALL BE NON-COMBUSTIBLE.

(b) THE ROOF/WALL & ROOF/ROOF JUNCTION SHALL BE SEALED OR OTHERWISE PROTECTED IN ACCORDANCE WITH AS-3959 : CLAUSE 3.6.

(c) ROOF VENTILATION OPENINGS, SUCH AS GABLE & ROOF VENTS, SHALL BE FITTED WITH EMBER GUARDS MADE OF NON-COMBUSTIBLE MATERIAL OR A MESH OR PERFORATED SHEET CONFORMING WITH AS-3959 : CLAUSE 3.6 & MADE OF CORROSION-RESISTENT STEEL, BRONZE OR ALUMINIUM.

(d) A PIPE OR CONDUIT THAT PENETRATES THE ROOF COVERING SHALL BE NON-COMBUSTIBLE.

(e) ONLY EVAPORATIVE COOLERS MANUFACTURED IN ACCORDANCE WITH AS/NZS 60335.2.98 SHALL BE USED. EVAPORATIVE COOLERS WITH AN INTERNAL DAMPER TO PREVENT THE ENTRY OF EMBERS INTO THE ROOF SPACE NEED NOT BE SCREENED EXTERNALLY.

5.6.2 TILED ROOF

TILED ROOFS SHALL BE FULLY SARKED. THE SARKING SHALL : BE LOCATED ON TOP OF THE ROOF FRAMING, EXCEPT THAT THE ROOF BATTENS MAY BE FIXED ABOVE THE SARKING; COVER THE ENTIRE ROOF AREA INCLUDING RIDGES AND HIPS; AND EXTEND INTO GUTTERS AND VALLEYS.

5.6.3 SHEET ROOFS

SHEET ROOFS SHALL :

(a) BE FULLY SARKED IN ACCORDANCE WITH AS-3959 : CLAUSE 5.6.2, EXCEPT THAT FOIL-BACKED INSULATION BLANKETS MAY BE INSTALLED OVER THE BATTENS; OR

(b) HAVE ANY GAPS SEALED AT THE FASCIA OR WALL LINE, HIPS & RIDGES BY:

(i) A MESH OR PERFORATED SHEET THAT CONFORMS WITH AS-3959 : CLAUSE 3.6 & THAT IS 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).

NOTE : BAL 12.5 COMPLIANCE ISSUED FOR MOD. DEVELOPMENT APPLICATION

NOTES CONTINUE ON NEXT SHEET... NOT FOR CONSTRUCTION

DRAWING AMENDMENTS			PROJECT TITLE NEW SHED - FUNCTION CENTRE & BRIDAL SUITE	<div><div><div><div><div></div></div></div><div><div><div>TIM LEE ARCHITECTS</div><div>residential commercial industrial</div></div></div><div><div><div>P: 02 4822 5934</div><div>ABN: 71425067537</div><div>ROSS PLACE</div><div>GOULBURN NSW 2580</div></div></div><div><div><div>NOMINATED ARCHITECT:</div><div>TIM LEE</div><div>NSW REG: 7304</div><div>ACT REG: 1030</div></div></div></div></div>	DRAWING TITLE BAL 12.5 NOTES	DRAWING COMMENCED	DRAWING VERIFIED BY	
REVISION A	DESCRIPTION MOD. DEVELOPMENT APPLICATION	DATE 15/07/2024				JUL 24	TL	
CLIENT MR D. HART						LOT AND DEPOSITED PLAN NO. LOT 1, DP 793121	DRAWING SCALE 1 : 100	DRAWN BY AH
Figured dimensions take precedence. Do not scale drawings. Builder to check all levels datum and dimensions on the job, conflicting information to be resolved by the project manager prior to commencing work. All materials and workmanship to be in restrict accordance with current Australian standards, BCA, Local regulation and manufacturers current printed instructions. Unless noted otherwise use only best quality materials, fittings and fixtures. COPYRIGHT TIM LEE ARCHITECTS Drawings subject to copyright and may not be reproduced in any form without the written permission of the architect.						STREET ADDRESS 1450 CAOURA ROAD, TALLONG NSW 2580	AT SHEET SIZE A3 SHEET	JOB NUMBER 1121-1443
					DRAWING IDENTIFICATION NUMBER DA-03	AMENDMENT ISSUE A		

5.6.4 VERANDAH, CARPORT & AWNING ROOF

(a) A VERANDAH, CARPORT OR AWNING ROOF FORMING PART OF THE MAIN ROOF SPACE (SEE FIGURE D1(a), APPENDIX D) SHALL MEET ALL THE REQUIREMENTS FOR THE MAIN ROOF, AS SPECIFIED IN AS-3959 : CLAUSE 5.6.1 TO 5.6.6.

(b) A VERANDAH, CARPORT OR AWNING ROOF SEPERATED FROM THE MAIN ROOF SPACE BY AN EXTERNAL WALL (SEE FIGURE D1(b) AND D1(c), APPENDIX D) CONFORMING WITH CLAUSE 5.4 SHALL HAVE A NON-COMBUSTIBLE ROOF COVERING, EXCEPT WHERE THE ROOF COVERING IS A TRANSLUCENT OR TRANSPARENT MATERIAL.

NOTE : THERE IS NO REQUIREMENT TO LINE THE UNDERSIDE OF A VERANDAH, CARPORT OR AWNING ROOF THAT IS SEPERATED FROM THE MAIN ROOF SPACE.

5.6.5 ROOF PENETRATIONS

THE FOLLOWING APPLIES TO ROOF PENETRATIONS:

(a) ROOF PENETRATIONS, INCLUDING ROOF LIGHTS, ROOF VENTILATORS, ROOF-MOUNTED EVAPORATIVE COOLING UNITS, AERIALS, VENT PIPES & SUPPORTS FOR SOLAR COLLECTORS OR THE LIKE, SHALL BE SEALED. THE MATERIAL USED TO SEAL THE PENETRATIONS SHALL BE NON-COMBUSTIBLE.

(b) OPENINGS IN VENTED ROOF LIGHTS, ROOF VENTILATORS OR VENT PIPES SHALL CONFORM WITH AS-3959 : CLAUSE 3.6 AND BE MADE OF CORROSION-RESISTANT STEEL, BRONZE OR ALUMINIUM.

THIS REQUIREMENT DOES NOT APPLY TO A ROOM SEALED GAS APPLIANCE.

NOTE: A GAS APPLIANCE DESIGNED SUCH THAT AIR FOR COMBUSTION DOES NOT ENTER FROM, OR COMBUSTION PRODUCTS ENTER INTO, THE ROOM IN WHICH THE APPLIANCE IS LOCATED.

IN THE CASE OF GAS APPLIANCE FLUES, EMBER GUARDS SHALL NOT BE FITTED.

NOTE: AS/NZS 5601 CONTAINS REQUIREMENTS FOR GAS APPLIANCE FLUE SYSTEMS AND COWLS. ADVICE CAN BE OBTAINED FROM MANUFACTURERS AND STATE AND TERRITORY GAS TECHINICAL REGULATORS.

(g) VENT PIPES MADE FROM PVC ARE PERMITTED.

(h) EAVES LIGHTING SHALL BE ADEQUATELY SEALED & NOT COMPROMISE THE PERFORMANCE OF THE ELEMENT.

5.6.6 EAVES LININGS, FASCIAS & GABLES

GABLES : SHALL CONFORM WITH AS-3959 : CLAUSE 5.4.

EAVE PENETRATIONS : SHALL BE PROTECTED IN THE SAME WAY AS FOR ROOF PENETRATIONS, AS SPECIFIED IN AS-3959 : CLAUSE 5.6.5.

EAVE VENTILATION OPENINGS : SHALL BE FITTED WITH EMBER GUARDS IN ACCORDANCE WITH AS-3959 : CLAUSE 3.6 & MADE OF CORROSION-RESISTANT STEEL, BRONZE OR ALUMINIUM.

JOINTS IN EAVES LININGS, FASCIAS & GABLES :MAY BE SEALED WITH PLASTIC JOINING STRIPS OR TIMBER STORM MOULDS.

THIS STANDARD DOES NOT PROVIDE CONSTRUCTION REQUIREMENTS FOR FASCIAS, BARGEBOARDS AND EAVES LININGS.

5.6.7 GUTTERS & DOWNPIPES

THIS STANDARD DOES NOT PROVIDE MATERIAL REQUIREMENTS FOR:

(a) GUTTERS, WITH THE EXCEPTION OF BOX GUTTERS; AND

(b) DOWNPIPES

IF INSTALLED, GUTTER AND VALLEY LEAF GUARDS SHALL BE NON-COMBUSTIBLE.

BOX GUTTERS SHALL BE NON-COMBUSTIBLE AND FLASHED AT THE JUNCTION WITH THE ROOF WITH NON-COMBUSTIBLE MATERIAL.

5.7 VERANDAHS, DECKS, STEPS & LANDINGS

5.7.1 GENERAL

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

(C7.7.1 SPACED DECKING IS NOMINALLY SPACED AT 3mm (IN ACCORDANCE WITH STANDARD INDUSTRY PRACTICE); HOWEVER, DUE TO THE NATURE OF TIMBER DECKING WITH SEASONAL CHANGES IN MOISTURE CONTENT, THAT SPACING MAY RANGE FROM 0mm-5mm DURING SERVICE. IT SHOULD BE NOTED THAT RECENT RESEARCH STUDIES HAVE SHOWN THAT GAPS AT 5mm SPACING AFFORD OPPORTUNITY FOR EMBERS TO BECOME LODGED IN BETWEEN TIMBERS, WHICH MAY CONTRIBUTE TO A FIRE. LARGER GAP SPACING OF 10mm MAY PRECLUDE THIS FROM HAPPENING BUT SUCH A SPACING REGIME MAY NOT BE PRACTICAL FOR A TIMBER DECK.

5.7.2 ENCLOSED SUBFLOOR SPACES OF VERANDAHS, DECKS, STEPS, RAMPS & LANDINGS

5.7.2.1 MATERIALS TO ENCLOSE A SUBFLOOR SPACE

THIS STANDARD DOES NOT PROVIDE CONSTRUCTION REQUIREMENTS FOR THE MATERIALS USED TO ENCLOSE A SUBFLOOR SPACE EXCEPT WHERE THOSE MATERIALS ARE LESS THAN 400mm FROM THE GROUND.

WHERE THE MATERIALS USED TO ENCLOSE A SUBFLOOR SPACE ARE LESS THAN 400mm FROM THE GROUND, THEY SHALL CONFORM WITH CLAUSE 5.4.

5.7.2.2 SUPPORTS

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

5.7.2.3 FRAMING

THIS STANDARD DOES NOT PROVIDE CONSTRUCTION REQUIREMENTS FOR THE FRAMING OF VERANDAHS, PERGOLAS, DECKS, RAMPS OR LANDINGS (i.e. BEARERS & JOINTS).

5.7.2.4 DECKING, STAIR TREADS & THE TRAFFICABLE SURFACES OF RAMPS & LANDINGS

THIS STANDARD DOES NOT PROVIDE CONSTRUCTION REQUIREMENTS FOR DECKING, STAIR TREADS AND THE TRAFFICABLE SURFACES OF RAMPS AND LANDINGS THAT ARE MORE THAN 300mm FROM A GLAZED ELEMENT.

DECKING, STAIR TREADS & THE TRAFFICABLE SURFACES OF RAMPS & LANDINGS LESS THAN 300mm (MEASURED HORIZONTALLY AT DECK LEVEL) FROM GLAZED ELEMENTS THAT ARE LESS THAN 400mm (MEASURED VERTICALLY) FROM THE SURFACE OF THE DECK (SEE FIGURE D2, APPENDIX D) SHALL BE MADE FROM:

(a) NON-COMBUSTIBLE MATERIAL; OR

(b) BUSHFIRE-RESISTING TIMBER (SEE APPENDIX F); OR

(c) A TIMBER SPECIES AS SPECIFIED IN PARAGRAPH E1, APPENDIX E; OR

(d) uPVC

(e) A COMBINATION OF ANY ITEMS (a), (b), (c) OR (d).

5.7.3 UNENCLOSED SUBFLOOR SPACES OF VERANDAHS, DECKS, STEPS, RAMPS & LANDINGS

5.7.3.1 SUPPORTS

SUPPORTS : THIS STANDARD DOES NOT PROVIDE CONSTRUCTION REQUIREMENTS FOR SUPPORT POSTS, COLUMNS, STUMPS, STRINGERS, PIERS OR POLES.

5.7.3.2 FRAMING

FRAMING : THIS STANDARD DOES NOT PROVIDE CONSTRUCTION REQUIREMENTS FOR THE FRAMING OF VERANDAHS, DECKS, RAMPS OR LANDINGS (i.e. BEARERS AND JOISTS).

5.7.3.3 DECKING, STAIR TREADS & THE TRAFFICABLE SURFACES OF RAMPS & LANDINGS

THIS STANDARD DOES NOT PROVIDE CONSTRUCTION REQUIREMENTS FOR DECKING, STAIR TREADS AND THE TRAFFICABLE SURFACES OF RAMPS AND LANDINGS THAT ARE MORE THAN 300mm FROM A GLAZED ELEMENT.

DECKING, STAIR TREADS & THE TRAFFICABLE SURFACES OF RAMPS & LANDINGS LESS THAN 300mm (MEASURED HORIZONTALLY AT DECK LEVEL) FROM GLAZED ELEMENTS THAT ARE LESS THAN 400mm (MEASURED VERTICALLY) FROM THE SURFACE OF THE DECK (SEE FIGURE D2, APPENDIX D) SHALL BE MADE FROM:

(a) NON-COMBUSTIBLE MATERIAL; OR

(b) BUSHFIRE-RESISTING TIMBER (SEE APPENDIX F); OR

(c) A TIMBER SPECIES AS SPECIFIED IN PARAGRAPH E1, APPENDIX E; OR

(d) A COMBINATION OF ANY ITEMS (a), (b) OR (c).

5.7.4 BALUSTRADES, HANDRAILS OR OTHER BARRIERS

THIS STANDARD DOES NOT PROVIDE CONSTRUCTION REQUIREMENTS FOR BALUSTRADES, HANDRAILS AND OTHER BARRIERS.

5.7.5 VERANDAH POST

(a) SHALL BE TIMBER MOUNTED ON GALVANIZED MOUNTED SHOES OR STIRRUPS WITH A CLEARANCE OF NOT LESS THAN 75mm ABOVE THE ADJACENT FINISHED GROUND LEVEL; OR

(b) LESS THAN 400mm (MEASURED VERTICALLY) FROM THE SURFACE OF THE DECK OR GROUND (SEE FIGURE D2, APPENDIX D) SHALL BE MADE FROM :

(a) NON-COMBUSTIBLE MATERIAL; OR

(b) BUSHFIRE-RESISTING TIMBER (SEE APPENDIX F); OR

(c) A TIMBER SPECIES AS SPECIFIED IN PARAGRAPH E1, APPENDIX E; OR

(d) A COMBINATION OF ANY ITEMS (a), (b) OR (c).

5.8 WATER & GAS SUPPLY PIPES

ABOVE-GROUND, EXPOSED WATER SUPPLY PIPES SHALL BE METAL.

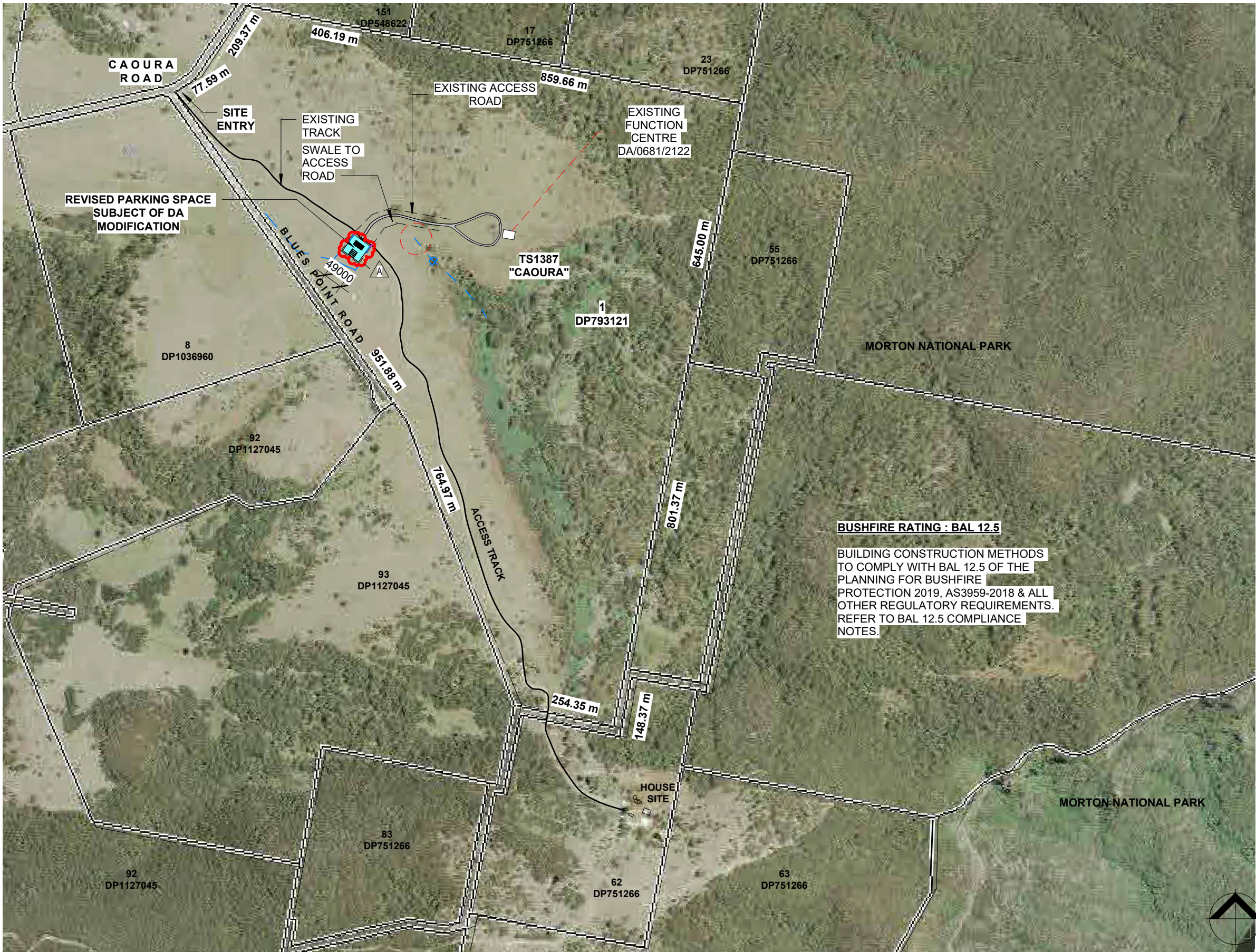
EXTERNAL GAS PIPES AND FITTINGS ABOVE GROUND SHALL BE OF STEEL OR COPPER CONSTRUCTION HAVING A MINIMUM WALL THICKNESS IN ACCORDANCE WITH GAS REGULATIONS OR 0.9mm WHICHEVER IS THE GREATER. THE METAL PIPE SHALL EXTEND A MINIMUM OF 400mm WITHIN THE BUILDING AND 100mm BELOW GROUND.

NOTE: REFER TO STATE AND TERRITORY GAS REGULATIONS, AS/NZS-5601.1 AND AS/NZS-4645.1.

ISSUED FOR

MOD. DEVELOPMENT APPLICTION
NOT FOR CONSTRUCTION

DRAWING AMENDMENTS			PROJECT TITLE	<div><div><div><div><div></div><div></div></div><div>TIM LEE ARCHITECTS</div><div>residential commercial industrial</div></div><div><div>P: 02 4822 5934</div><div>ABN: 71425067537</div><div>ROSS PLACE</div><div>GOULBURN NSW 2580</div></div><div><div>NOMINATED ARCHITECT:</div><div>TIM LEE</div><div>NSW REG: 7304</div><div>ACT REG: 1030</div></div></div><div><div><div>Figured dimensions take precedence. Do not scale drawings.</div><div>Builder to check all levels datum and dimensions on the job, conflicting information to be resolved by the project manager prior to commencing work.</div><div>All materials and workmanship to be in restrict accordance with current Australian standards, BCA, Local regulation and manufacturers current printed instructions. Unless noted otherwise use only best quality materials, fittings and fixtures.</div><div>COPYRIGHT TIM LEE ARCHITECTS</div><div>Drawings subject to copyright and may not be reproduced in any form without the written permission of the architect.</div></div><div>C</div></div></div>	DRAWING TITLE		DRAWING COMMENCED	DRAWING VERIFIED BY
REVISION	DESCRIPTION	DATE	NEW SHED - FUNCTION CENTRE & BRIDAL SUITE		BAL 12.5 NOTES		JUL 24	TL
A	MOD. DEVELOPMENT APPLICATION	15/07/2024	CLIENT		LOT 1, DP 793121		DRAWING SCALE	DRAWN BY
			MR D. HART		STREET ADDRESS		AT SHEET SIZE	JOB NUMBER
				1450 CAOURA ROAD, TALLONG NSW 2580		A3 SHEET	1121-1443	
						DRAWING IDENTIFICATION NUMBER	AMENDMENT ISSUE	
						DA-04	A	



SITE AREA 1348094.41 m²

- AREA OF MOD. DA WORKS
- AREA OF COMPLETED WORKS

BUSHFIRE RATING : BAL 12.5

BUILDING CONSTRUCTION METHODS TO COMPLY WITH BAL 12.5 OF THE PLANNING FOR BUSHFIRE PROTECTION 2019, AS3959-2018 & ALL OTHER REGULATORY REQUIREMENTS. REFER TO BAL 12.5 COMPLIANCE NOTES.

1 LOCATION PLAN
1 : 10000 @ A3

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DRAWING AMENDMENTS		
REVISION	DESCRIPTION	DATE
A	MOD. DEVELOPMENT APPLICATION	15/07/2024

PROJECT TITLE	NEW SHED - FUNCTION CENTRE & BRIDAL SUITE
CLIENT	MR D. HART
<small>Figured dimensions take precedence. Do not scale drawings. Builder to check all levels datum and dimensions on the job, conflicting information to be resolved by the project manager prior to commencing work. All materials and workmanship to be in restrict accordance with current Australian standards, BCA, Local regulation and manufacturers current printed instructions. Unless noted otherwise use only best quality materials, fittings and fixtures. COPYRIGHT TIM LEE ARCHITECTS Drawings subject to copyright and may not be reproduced in any form without the written permission of the architect.</small>	

TIM LEE ARCHITECTS

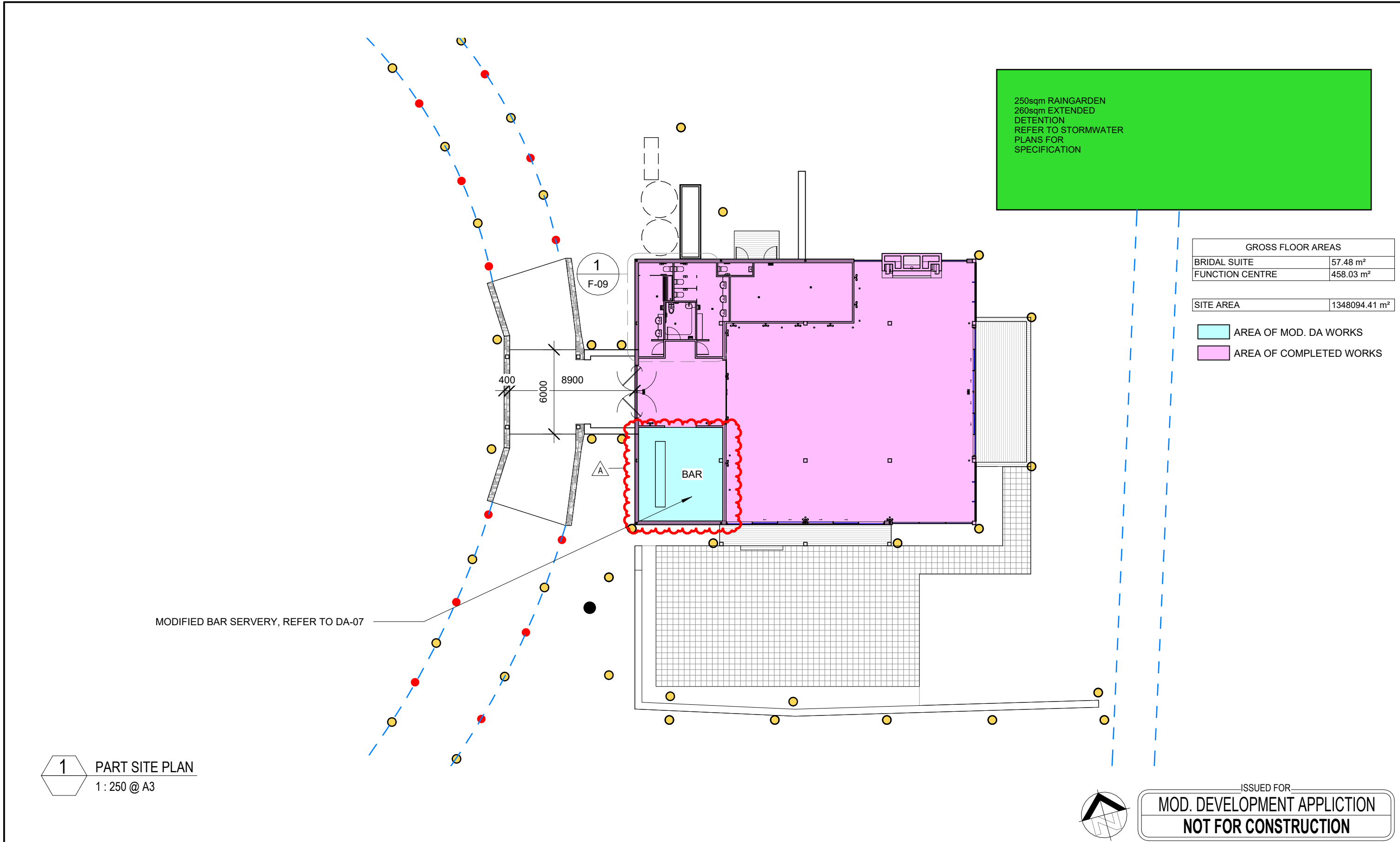
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ABN: 71425067537
ROSS PLACE
GOULBURN NSW
2580

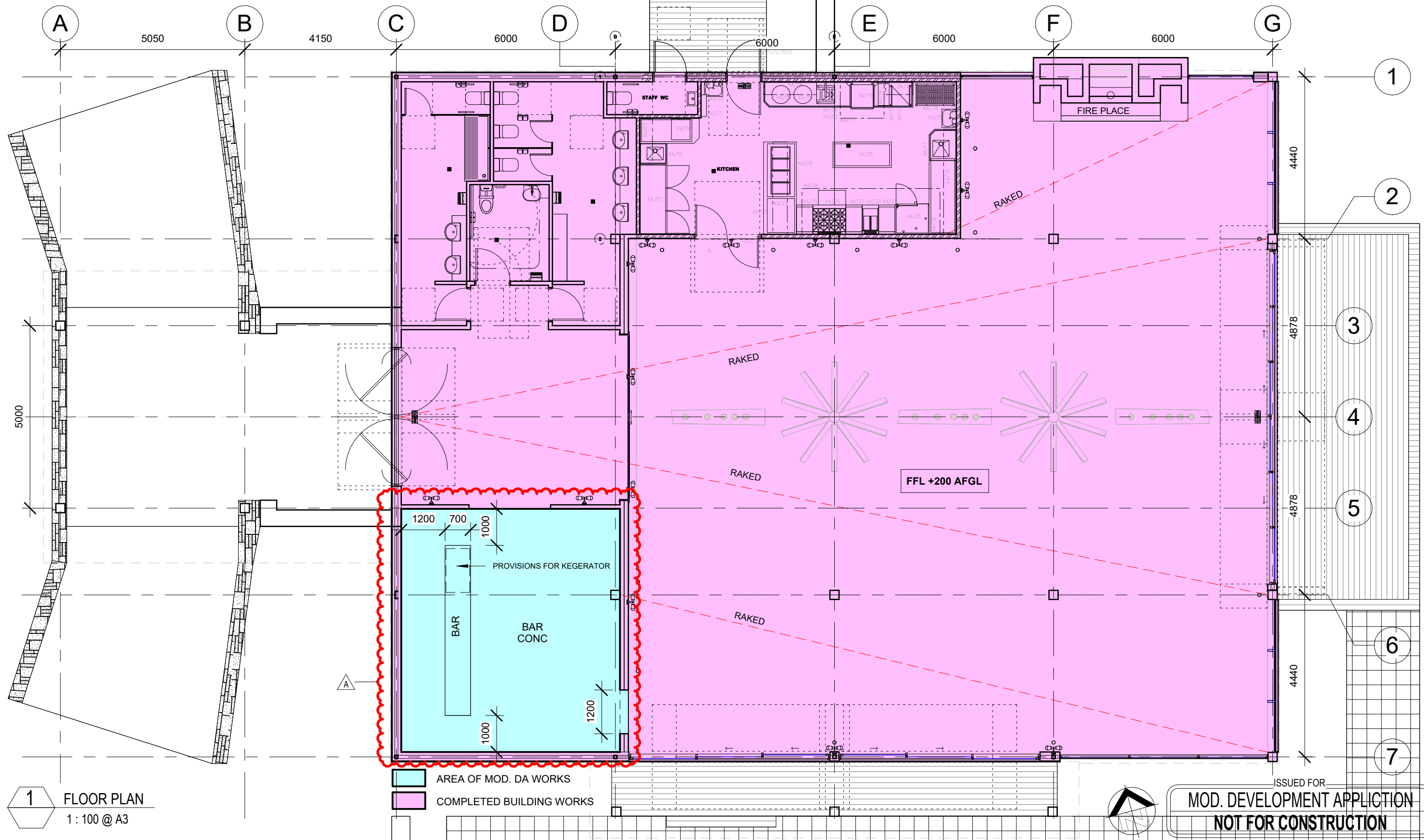
NOMINATED ARCHITECT:
TIM LEE
NSW REG: 7304
ACT REG: 1030

DRAWING TITLE	LOCATION PLAN
LOT AND DEPOSITED PLAN NO.	LOT 1, DP 793121
STREET ADDRESS	1450 CAOURA ROAD, TALLONG NSW 2580

DRAWING COMMENCED	JUL 24	DRAWING VERIFIED BY	TL
DRAWING SCALE	As indicated	DRAWN BY	AW
AT SHEET SIZE	A3 SHEET	JOB NUMBER	1121-1443
DRAWING IDENTIFICATION NUMBER	DA-05	AMENDMENT ISSUE	A



DRAWING AMENDMENTS			PROJECT TITLE	<div>TIM LEE ARCHITECTS residential commercial industrial P: 02 4822 5934 ABN: 71425067537 ROSS PLACE GOULBURN NSW 2580 NOMINATED ARCHITECT: TIM LEE NSW REG: 7304 ACT REG: 1030</div>	DRAWING TITLE	DRAWING COMMENCED	DRAWING VERIFIED BY
REVISION	DESCRIPTION	DATE	NEW SHED - FUNCTION CENTRE & BRIDAL SUITE		PART SITE PLAN	JUL 24	TL
A	MOD. DEVELOPMENT APPLICATION	15/07/2024	CLIENT		LOT AND DEPOSITED PLAN NO.	DRAWING SCALE	DRAWN BY
			MR D. HART		LOT 1, DP 793121	As indicated	AW
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						DRAWING IDENTIFICATION NUMBER	AMENDMENT ISSUE
						DA-06	A

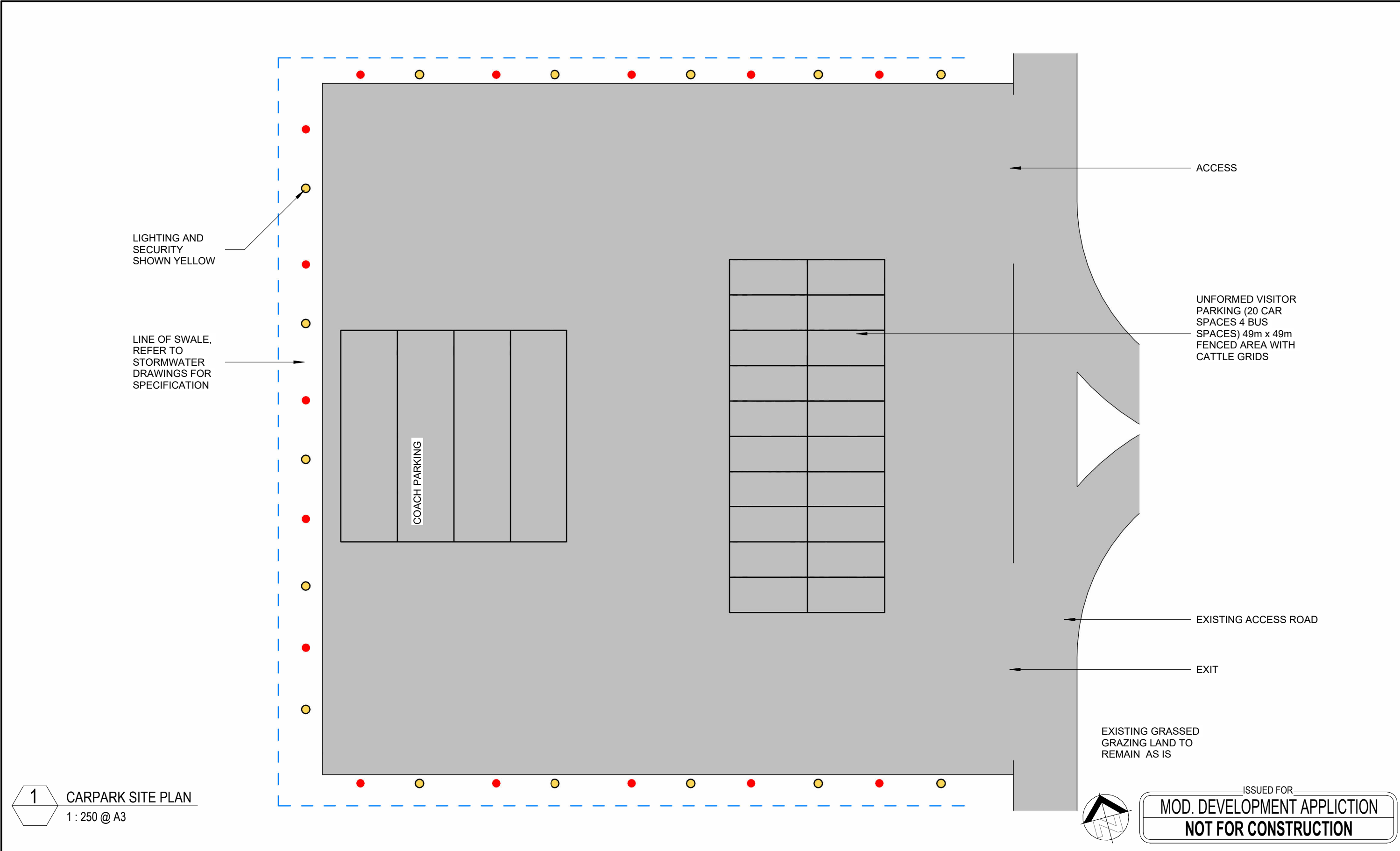




1 AERIAL MAP SITE PLAN
1 : 2000 @ A3

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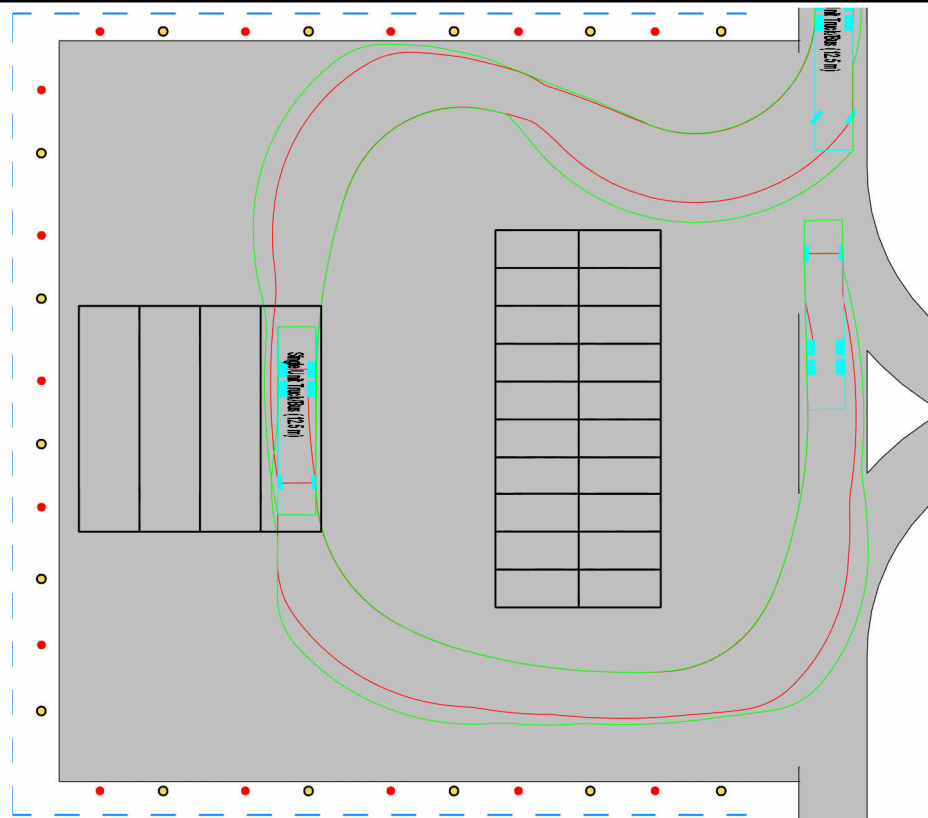
DRAWING AMENDMENTS			PROJECT TITLE	<div><div><div><div></div></div><div>TIM LEE ARCHITECTS</div><div>residential commercial industrial</div></div><div>P: 02 4822 5934 ABN: 71425067537 ROSS PLACE GOULBURN NSW 2580 NOMINATED ARCHITECT: TIM LEE NSW REG: 7304 ACT REG: 1030</div></div>	DRAWING TITLE	DRAWING COMMENCED	DRAWING VERIFIED BY
REVISION	DESCRIPTION	DATE	NEW SHED - FUNCTION CENTRE & BRIDAL SUITE		AERIAL MAP	JUL 24	TL
A	MOD. DEVELOPMENT APPLICATION	15/07/2024	CLIENT		LOT AND DEPOSITED PLAN NO.	DRAWING SCALE	DRAWN BY
			MR D. HART		LOT 1, DP 793121	1 : 2000	AH
			Figured dimensions take precedence. Do not scale drawings. Builder to check all levels datum and dimensions on the job, conflicting information to be resolved by the project manager prior to commencing work. All materials and workmanship to be in restrict accordance with current Australian standards, BCA, Local regulation and manufacturers current printed instructions. Unless noted otherwise use only best quality materials, fittings and fixtures. COPYRIGHT TIM LEE ARCHITECTS Drawings subject to copyright and may not be reproduced in any form without the written permission of the architect.	STREET ADDRESS		AT SHEET SIZE	JOB NUMBER
				1450 CAOURA ROAD, TALLONG NSW 2580		A3 SHEET	1121-1443
						DRAWING IDENTIFICATION NUMBER	AMENDMENT ISSUE
						DA-08	A



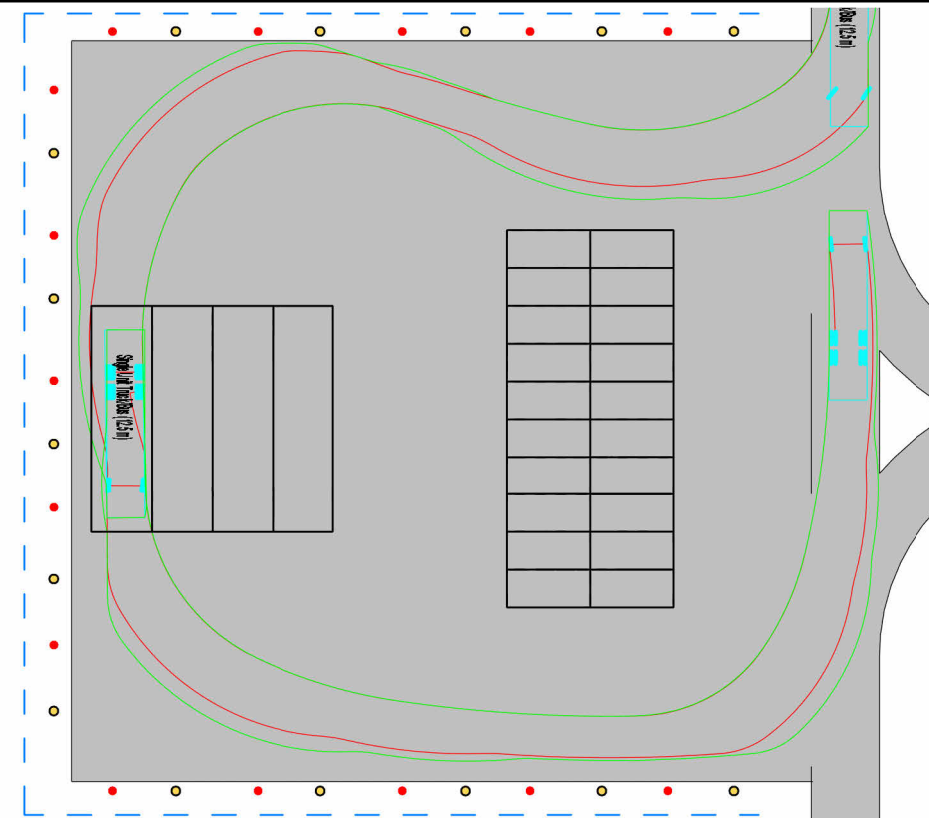
1 CARPARK SITE PLAN
1 : 250 @ A3

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NOT FOR CONSTRUCTION

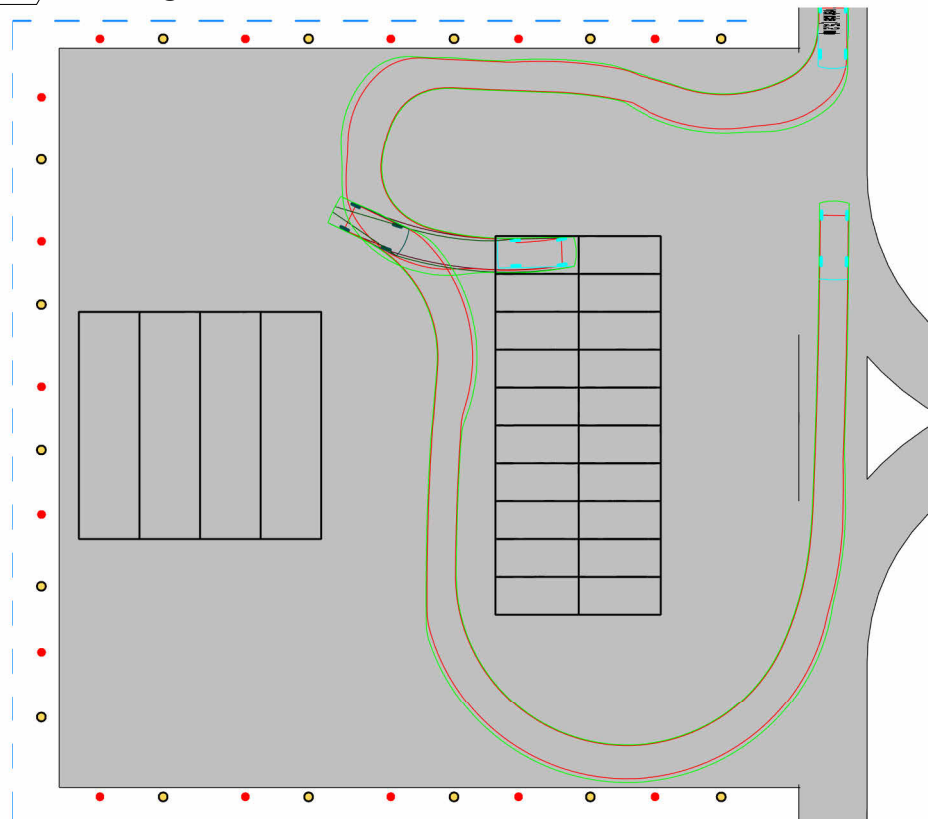
DRAWING AMENDMENTS			PROJECT TITLE	<div><div><div><div></div><div>TIM LEE ARCHITECTS</div><div>residential commercial industrial</div></div><div>P: 02 4822 5934 ABN: 71425067537 ROSS PLACE GOULBURN NSW 2580</div><div>NOMINATED ARCHITECT: TIM LEE NSW REG: 7304 ACT REG: 1030</div></div></div>	DRAWING TITLE		DRAWING COMMENCED	DRAWING VERIFIED BY
REVISION	DESCRIPTION	DATE	NEW SHED - FUNCTION CENTRE & BRIDAL SUITE		CARPARK - PART SITE PLAN		JUL 24	TL
A	MOD. DEVELOPMENT APPLICATION	15/07/2024	CLIENT		LOT AND DEPOSITED PLAN NO.		DRAWING SCALE	DRAWN BY
			MR D. HART		LOT 1, DP 793121		1 : 250	AH
			Figured dimensions take precedence. Do not scale drawings. Builder to check all levels datum and dimensions on the job, conflicting information to be resolved by the project manager prior to commencing work. All materials and workmanship to be in restrict accordance with current Australian standards, BCA, Local regulation and manufacturers current printed instructions. Unless noted otherwise use only best quality materials, fittings and fixtures. COPYRIGHT TIM LEE ARCHITECTS Drawings subject to copyright and may not be reproduced in any form without the written permission of the architect.		STREET ADDRESS		AT SHEET SIZE	JOB NUMBER
				1450 CAOURA ROAD, TALLONG NSW 2580		A3 SHEET	1121-1443	
						DRAWING IDENTIFICATION NUMBER	AMENDMENT ISSUE	
						DA-09	A	



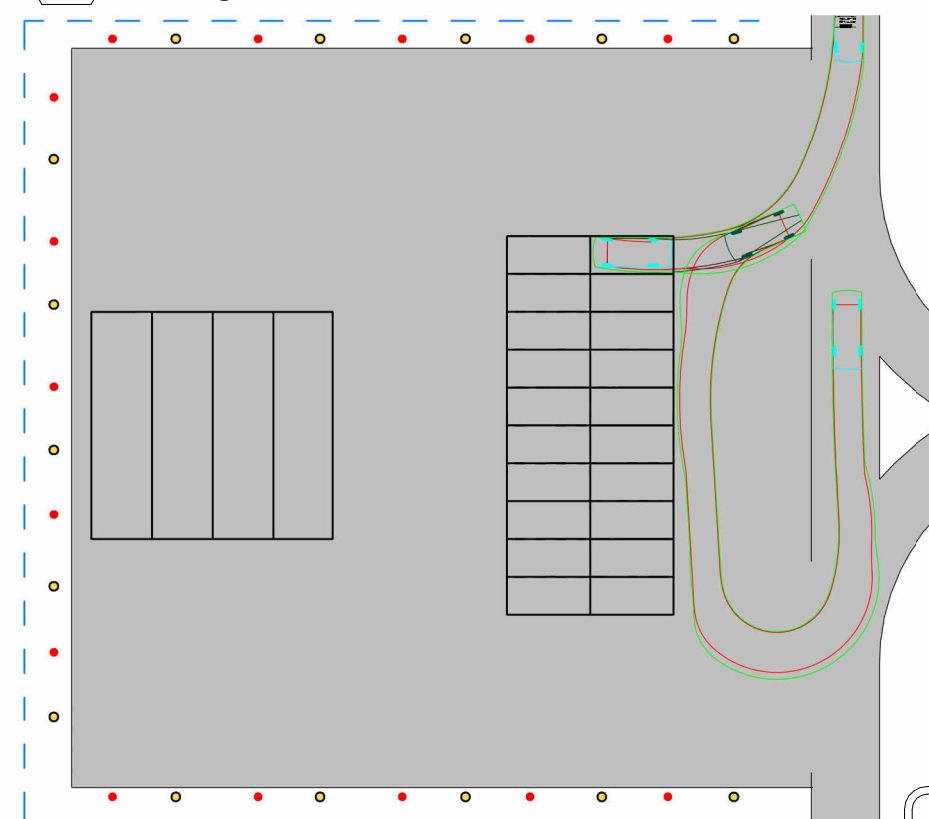
1 TURNING CIRCLES - BUS 1
1 : 500 @ A3



2 TURNING CIRCLES - BUS 2
1 : 500 @ A3



3 TURNING CIRCLES - CAR 1
1 : 500 @ A3



4 TURNING CIRCLES - CAR 2
1 : 500 @ A3

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DRAWING AMENDMENTS			PROJECT TITLE	<div><div><div></div><div>TIM LEE ARCHITECTS</div><div>residential commercial industrial</div></div><div>P: 02 4822 5934 ABN: 71425067537 ROSS PLACE GOULBURN NSW 2580</div><div>NOMINATED ARCHITECT: TIM LEE NSW REG: 7304 ACT REG: 1030</div></div>	DRAWING TITLE	DRAWING COMMENCED	DRAWING VERIFIED BY
REVISION	DESCRIPTION	DATE	NEW SHED - FUNCTION CENTRE & BRIDAL SUITE		CARPARK - TURNING CIRCLES	JUL 24	TL
A	MOD. DEVELOPMENT APPLICATION	15/07/2024	CLIENT		LOT AND DEPOSITED PLAN NO.	DRAWING SCALE	DRAWN BY
			MR D. HART		LOT 1, DP 793121	1 : 500	AH
			<small>Figured dimensions take precedence. Do not scale drawings. Builder to check all levels datum and dimensions on the job, conflicting information to be resolved by the project manager prior to commencing work. All materials and workmanship to be in restrict accordance with current Australian standards, BCA, Local regulation and manufacturers current printed instructions. Unless noted otherwise use only best quality materials, fittings and fixtures. COPYRIGHT TIM LEE ARCHITECTS Drawings subject to copyright and may not be reproduced in any form without the written permission of the architect.</small>		STREET ADDRESS	AT SHEET SIZE	JOB NUMBER
					1450 CAOURA ROAD, TALLONG NSW 2580	A3 SHEET	1121-1443
						DRAWING IDENTIFICATION NUMBER	AMENDMENT ISSUE
						DA-10	A