CURRENT REVISION + NOTES

Date:	Description:	Issue:	Drawn:
27.07.23	ENERGY FINALISED	C	KS
09.10.23	DA RFI	E	AE
30.09.24	DA MOD	F	MS

S455 MODIFICATION NOTES

- SUB-DIVISION TYPE: TORRENS
- POSITION OF U1 AND U2 ON SITE
- U1 CLOSER TO PEPPER TREE
- U2 CLOSER TO KING VALLEY DRIVE
- CLADDING TO U1 FACADE CHANGE
- LEVELS OF U1 AND U2 ON SITE
- U1 LOWERED
- U2 RAISED

NEW DUAL OCCUPANCY (TORRENS)

CLIENT: SAVAGE
STATUS: S4.55 MODIFICATION
LOT No: 106 **DP No:** 1291002
STREET NAME: 7 PEPPER TREE WAY, TAREE
CWC JOB #: A5638

CONTENTS

CONTENTS

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Building Designers
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T: 02 6583 4411
WWW. COLLINSWCOLLINS.COM.AU

GENERIC | TYPICAL KEY, LEGEND AND ABBREVIATIONS FOR COLLINS W COLLINS ARCHITECTURAL PLANS

THESE NOTES MUST BE READ AND UNDERSTOOD BY ALL INVOLVED IN THE PROJECT. THIS INCLUDES (but is not limited to): *OWNER, BUILDER, SUB-CONTRACTORS, CONSULTANTS, RENOVATORS, OPERATORS, MAINTAINERS, DEMOLISHERS. PLEASE USE THIS IN CONJUNCTION WITH ALL DRAWING SHEETS AND VIEWS CONTAINED FORTHWITH IN THIS PLAN SET.*

REVISED JANUARY 2023

SYMBOLS AND LINES

SITE PLAN | S68 S138 PLAN

- LOT BOUNDARY
- SEWER LINE
- STORMWATER LINE
- WATER CONNECTION LINE
- DOWNPIPE TO WATER TANK
- DOWNPIPE FROM TANK TO APPLIANCE
- SILTATION CONTROL FENCING
- SITE HOARDING FENCING
- BATTER EXTREMITIES LINE
- EASEMENT BOUNDARY
- OVERHEAD POWER LINES
- FALL OF BATTER SLOPE
- DRIVEWAY SURFACE
- GARDEN TAP
- WATER METER / ALTERNATE WATER METER
- SANDBAG
- TEMPORARY HOARDING GATES
- STREET TREE / SITE TREE
- LIGHT POLE (LP)
- POWER POLE (PP)
- ELECTRICAL CUBICLE / PIT (E.P)
- NBN PIT (NBN)
- TELECOMMUNICATIONS PIT (T.PIT)
- TO BE DEMOLISHED / REMOVED
- DEMOLITION LINE

RENOVATION / DEMOLITION SYMBOLS

- TO BE DEMOLISHED OR REMOVED
- EXISTING ITEM / ELEMENT (FLOOR/WALLS/WINDOWS ETC)
- PROPOSED NEW ITEM / ELEMENT
- TO BE DEMOLISHED OR REMOVED
- EXISTING AREA / FACADE / ROOM

MULTI STOREY SITE PLAN SYMBOLS / LEGEND

- LOWEST FLOOR (GROUND TYPICAL)
- MIDDLE FLOOR
- UPPER FLOOR

FLOOR PLANS / SECTIONS (INCL SETOUT, ROOF, DETAIL CALL OUTS)

- OVERHEAD ITEM
- DEMOLITION LINE
- UPPER FLOOR OUTLINE
- ROOF OUTLINE OVER
- RAKED CEILING LINE
- BEAM LINE
- SQUARE SET OPENING
- TERMITE PROTECTION: *TO AS 3660.1*
- NATURAL GROUND LINE (EXCAVATED)
- COLUMN (MATERIAL AS PER SCHEDULE OR PLAN) (COL.)
- MASONRY PIER (SIZE AS PER SCHEDULE OR PLAN) (COL.)
- ENGAGED PIERS: *TO COMPLY WITH AS 4773.1-2010 & AS 4773 2-2010*
- INSULATION BATTING
- TO BE DEMOLISHED / REMOVED
- EARTH / SOIL
- FILL (TO ENGINEERS DETAIL)
- WET AREA TILED FLOOR SURFACE
- COMMON / OUTDOOR TILED FLOOR SURFACE
- BROOM FINISH CONCRETE FLOOR SURFACE
- MASONRY WALL
- CONCRETE
- TIMBER/METAL STUD FRAMED WALL
- CONCRETE BLOCK WALL
- MASONRY VENEER WALL
- METAL SHEET ROOFING
- KLIP-LOK (OR SIMILAR) METAL SHEET ROOFING
- TILED ROOF
- WAFFLE POD (TO ENGINEERS DETAIL)
- TACTILE GROUND SURFACE INDICATORS: TO AS 1428.4.1:2009
- STAIRS INCLUDING DIRECTION OF TRAVEL (UP)
- RAMP INCLUDING DIRECTION OF TRAVEL (UP)
- GTAP — GARDEN TAP
- DP — RAINWATER DOWNPIPE: *TO AS 3500*
- SMOKE ALARMS: SMOKE ALARMS TO AS3786 AND NCC, VOL. 2, PART H3D6 AND PART 9.5 OF THE ABCB HOUSING PROVISIONS. *ALL ALARMS/DETECTORS ARE TO BE INTERCONNECTED. LOCATIONS ON PLANS ARE INDICATIVE. INSTALLATION TO BE AS PER STANDARDS ABOVE, AND MANUFACTURERS SPECIFICATIONS*
- (E) EXT. DUCT
- MECHANICAL VENTILATION: MECHANICAL VENTILATION EXTERNALLY DUCTED TO COMPLY WITH NCC, VOL. 2, PART H4D7 AND PART 10.6 AND 10.8.2 OF THE ABCB HOUSING PROVISIONS
- SLIDING DOOR UNIT OPENING DIRECTION
- SLIDING WINDOW OPENING DIRECTION
- AWNING/CASEMENT WINDOW OPENING DIRECTION
- HINGED DOOR OPENING DIRECTION
- GAS BOTTLES (MB)
- ELECTRICAL METER BOX (HWS)
- GAS INSTANTANEOUS HOT WATER SERVICE
- HOT WATER TANK
- SOLAR HOT WATER SERVICE
- COOKTOP
- SINK TYPICAL

GENERAL SYMBOLS AND ARCHITECTURAL SYMBOLS

- NORTH
- W01 — WINDOW TAG (DA/CC)
- D01 — DOOR TAG (DA/CC)
- TYPICAL SECTION MARKER (# / SHEET)
- TYPICAL ELEVATION MARKER (# / SHEET)
- TYPICAL CALL OUT MARKER (# / SHEET)
- VIEW TAG AND SCALE (VIEW / SCALE)

GENERAL ABBREVIATIONS

ARI	AVERAGE RECURRENCE INDEX	PB	PLASTER BOARD
AHD	AUSTRALIAN HEIGHT DATUM	RET. WALL	RETAINING WALL
CLT	CROSS LAMINATED TIMBER	RC	REINFORCED CONCRETE
COL.	COLUMN	PV	PHOTO VOLTAIC
COW	COST OF WORKS	RL	REDUCED LEVEL
DCP	DEVELOPMENT CONTROL PLAN	SB	SUB ELECTRICAL METER BOX
DEG.	DEGREES	SL	SURFACE LEVEL
DGPO	DOUBLE GENERAL POWER OUTLET	SW	STORM WATER
DH	DOUBLE HUNG WINDOW	TRH	TOILET ROLL HOLDER
DP	RAINWATER DOWNPIPE	T.O.K	TOP OF KERB
DTR	DOUBLE TOWEL RAIL	T.O.W	TOP OF WALL
HWS	HOT WATER SERVICE	WC	WATER CLOSET
FC	FIBRE CEMENT	1650B	BATH SIZING
F.S.L	FINISHED SURFACE LEVEL	900V	VANITY SIZING
F	FIXED GLASS / PANEL	820	INTERIOR DOOR SIZING
FG	FIXED GLASS WINDOW	LOH	LIFT OFF HINGE
GLT	GLUE LAMINATED TIMBER	LVL	LAMINATED VENEER LUMBER
GTAP	GARDEN TAP	MECH.	MECHANICAL
GPO	GENERAL POWER OUTLET	MB	ELECTRICAL METER BOX
GRG	GARAGE	MR	MOISTURE RESISTANT
HWS	HOT WATER SERVICE	MH	MAN HOLE
LEP	LOCAL ENVIRONMENT PLAN	NGL	NATURAL GROUND LINE

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PROJECT: NEW DUAL OCCUPANCY (TORRENS)		LEGENDS	
STATUS: S4.55 MODIFICATION	SHEET: 1 OF 24	SCALE:	1 : 100
LOT No: 106 DP No: 1291002		SHEET SIZE:	A3
STREET: 7 PEPPER TREE WAY, TAREE		START DATE:	09.01.2023
CLIENT: SAVAGE		DWG No:	A5638

DRAWING REVISION + NOTES

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SITE INFORMATION & LEGEND

SITE AREA:	= 902.9m²
OVERALL HABITABLE AREA (including garages/store)	=360.4m²
GROSS FLOOR AREA (as per LEP definition)	=333.6m²
FLOOR SPACE RATIO	= 36.95% ; 0.37:1
BUSHFIRE AFFECTED	YES
FLOOD AFFECTED	NO
APPROX HARDSTAND AREA	=488²
APPROX LANDSCAPED AREA	=397m²

SILTATION CONTROL IN ACCORDANCE WITH COUNCIL POLICY E1 AND THE ADOPTED AUSPEC STANDARD

SITE HOARDING AND SECURITY FENCE

WATER MAINS (APPROX ONLY)

STORMWATER LINES (APPROX ONLY)

SEWER LINES (APPROX ONLY)

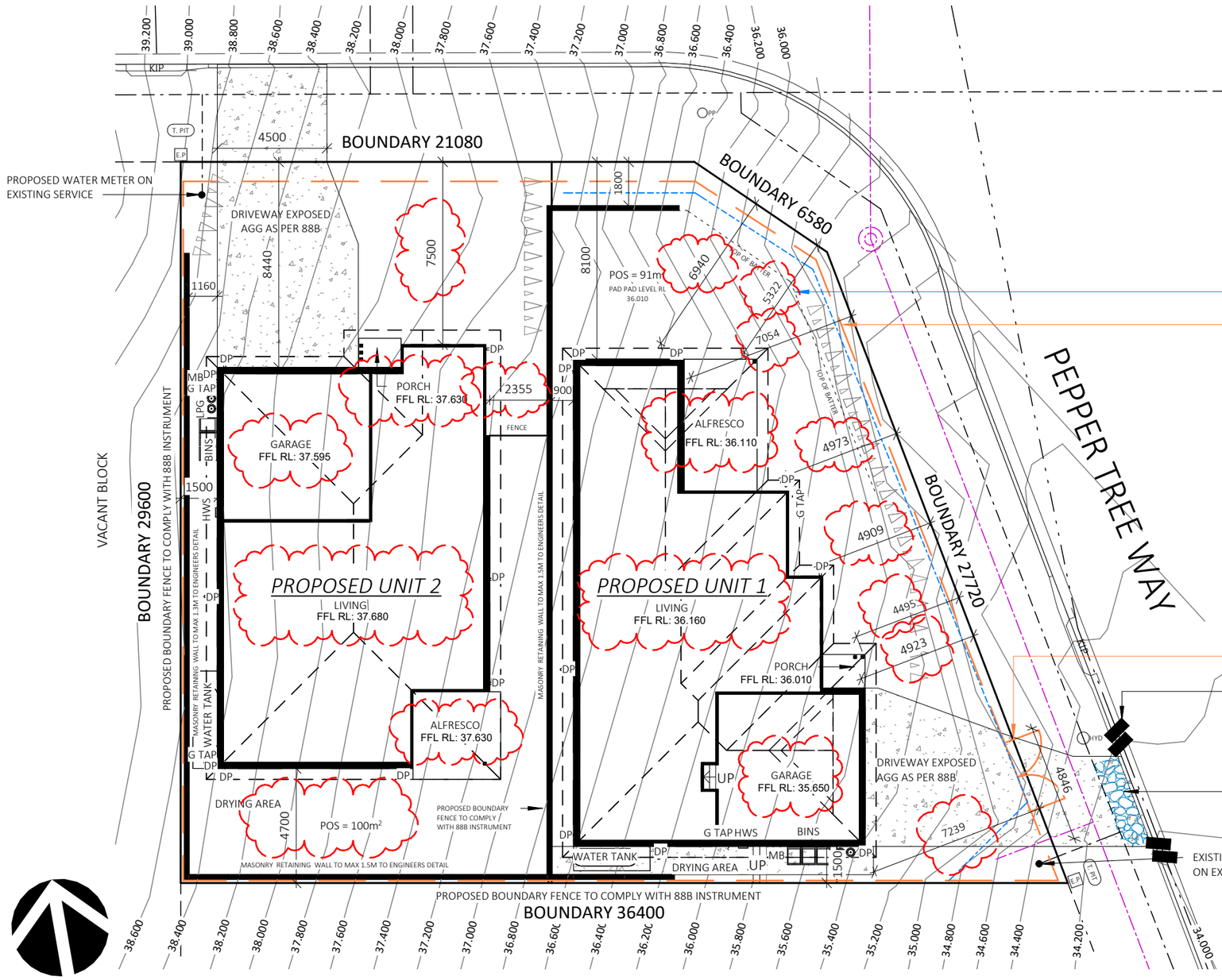
LINE OF EASEMENTS

GTAP — PROPOSED GARDEN TAP LOCATIONS (TO BE USED AS A GUIDE ONLY)

LINE OF BATTER TO GROUND LEVELS (TO BE USED AS A GUIDE ONLY)

ALL LEVELS ARE TO AHD AS PER SURVEY PLAN PREPARED BY *LSW SURVEYORS REF# 7564 DATED 21/10/22.* ALL LEVELS AND CONTOURS ARE TO BE CONFIRMED BY BUILDER / SURVEYOR PRIOR TO START OF CONSTRUCTION.

KING VALLEY DRIVE



BUILDER TO LOCATE THE ELECTRICAL AND TELSTRA SERVICES PRIOR TO THE START OF CONSTRUCTION

RETAINING WALL AND FOOTINGS WHOLLY INSIDE BOUNDARY

REFER TO ENGINEERS DETAILS FOR DRIVEWAY GRADIENT

ANY STOCKPILING OF SOILS ON SITE WILL NEED TO BE CONTROLLED FROM DUST BY WATERING OR COVERING AS REQUIRED TO PREVENT EROSION & DUST NUISANCE. HOSE TO BE AVAILABLE ON SITE.

SITE PLAN

1 : 200

AREAS - FLOOR SPACE RATIO (FSR)		
*MAX FSR AS PER GREATER TAREE LEP 2010 - 0.6:1		
GFA	SITE AREA	FSR
333.6 m²	903 m²	36.95%

S455 MODIFICATION NOTES

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- U1 CLOSER TO PEPPER TREE
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- U1 LOWERED
- U2 RAISED

BAL - 12.5

BUSHFIRE NOTES:
PLEASE REFER TO BUSHFIRE REPORT BY FIREBIRD ECOSULTANTS PTY LTD (SARAH JONES) DATED 12 JULY 2023 AND CONSTRUCTED IN ACCORDANCE WITH AS 3959-2018: CONSTRUCTION OF BUILDINGS IN BUSHFIRE PRONE AREAS

BASIX NOTES:
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PROJECT: NEW DUAL OCCUPANCY (TORRENS)		SITE PLAN	
STATUS: S4.55 MODIFICATION	SHEET: 2 OF 24	SCALE:	1 : 200
LOT No: 106 DP No: 1291002		SHEET SIZE:	A3
STREET: 7 PEPPER TREE WAY, TAREE		START DATE:	09.01.2023
CLIENT: SAVAGE		DWG No:	A5638

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S68 & S138 INFO & LEGEND

STORMWATER/RAINWATER TO BE DIRECTED TO ON-SITE RAINWATER STORAGE TANKS WITH OVERFLOWS TO BE CONNECTED TO PROPOSED STORMWATER JUNCTIONS, CONNECT TO COUNCIL SERVICES

(SURFACE AND SUB-SURFACE STORMWATER TO BE DISPOSED OF VIA PIPEWORK IN ACCORDANCE WITH AS 3500)

- CATCHMENT OF ROOF AREA TO ON-SITE RAINWATER TANKS: U1 & U2 = 2,000L
- PROPOSED RAINWATER TANKS **TO BE FILLED IN AS REQUIRED** L MIN. AS PER BASIX REQUIREMENTS
- SILTATION CONTROL IN ACCORDANCE WITH COUNCIL POLICY E1 AND THE ADOPTED AUSPEC STANDARD
- SEWER LINE (TO BE USED AS A GUIDE ONLY)
- WATER FLOW FROM RAINWATER STORAGE TANKS TO APPLIANCES AND FIXTURES (TO BE USED AS A GUIDE ONLY)
- WATER FLOW FROM DOWNPIPES TO RAINWATER TANKS (TO BE USED AS A GUIDE ONLY)
- STORMWATER FLOW (TO BE USED AS A GUIDE ONLY)
- GTAP — GARDEN TAP LOCATIONS (TO BE USED AS A GUIDE ONLY)
- DP — DOWNPIPE LOCATIONS (TO BE USED AS A GUIDE ONLY)
- ALL LEVELS ARE TO AHD AS PER SURVEY PLAN PREPARED BY *LSW SURVEYORS REF# 7564 DATED 21/10/22.* ALL LEVELS AND CONTOURS ARE TO BE CONFIRMED BY BUILDER / SURVEYOR PRIOR TO START OF CONSTRUCTION.

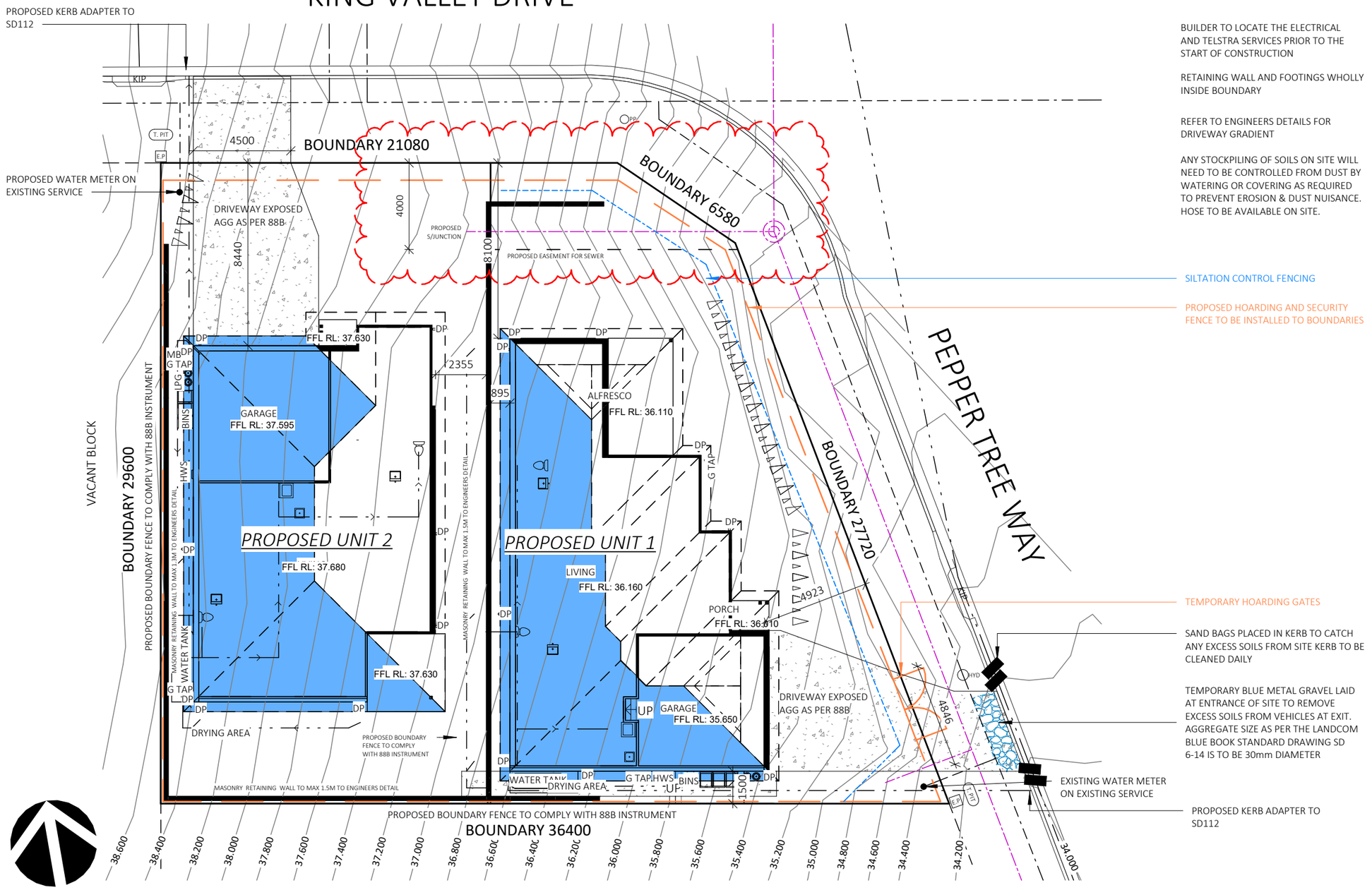
DRIVEWAY INFO

TO BE IN ACCORDANCE WITH SD0100

KERB & GUTTER INVERT LEVEL	U1: RL: 33.94 U2: RL: 38.22
GARAGE FFL	U1: RL: 35.650 U2: RL: 37.595
DISTANCE FROM KERB TO GARAGE	U1: 13082mm U2: 12956mm

REFER TO ENGINEERS DETAILS FOR DRIVEWAY GRADIENT
GRADIENT OVER 500mm LONG SECTION REQUIRED BY ENG

AREAS - ROOF AREAS	
NAME	AREA
U1 ROOF	232.3 m²
U2 ROOF	217.1 m²
TOTAL	449.5 m²



BUILDER TO LOCATE THE ELECTRICAL AND TELSTRA SERVICES PRIOR TO THE START OF CONSTRUCTION

RETAINING WALL AND FOOTINGS WHOLLY INSIDE BOUNDARY

REFER TO ENGINEERS DETAILS FOR DRIVEWAY GRADIENT

ANY STOCKPILING OF SOILS ON SITE WILL NEED TO BE CONTROLLED FROM DUST BY WATERING OR COVERING AS REQUIRED TO PREVENT EROSION & DUST NUISANCE. HOSE TO BE AVAILABLE ON SITE.

SILTATION CONTROL FENCING

PROPOSED HOARDING AND SECURITY FENCE TO BE INSTALLED TO BOUNDARIES

TEMPORARY HOARDING GATES

SAND BAGS PLACED IN KERB TO CATCH ANY EXCESS SOILS FROM SITE KERB TO BE CLEANED DAILY

TEMPORARY BLUE METAL GRAVEL LAID AT ENTRANCE OF SITE TO REMOVE EXCESS SOILS FROM VEHICLES AT EXIT. AGGREGATE SIZE AS PER THE LANDCOM BLUE BOOK STANDARD DRAWING SD 6-14 IS TO BE 30mm DIAMETER

EXISTING WATER METER ON EXISTING SERVICE

PROPOSED KERB ADAPTER TO SD112

S68 & S138 PLAN

1 : 200

BAL - 12.5

BUSHFIRE NOTES:
PLEASE REFER TO BUSHFIRE REPORT BY FIREBIRD ECOSULTANTS PTY LTD (SARAH JONES) DATED 12 JULY 2023 AND CONSTRUCTED IN ACCORDANCE WITH AS 3959-2018: CONSTRUCTION OF BUILDINGS IN BUSHFIRE PRONE AREAS

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Building Designers

PROJECT: NEW DUAL OCCUPANCY (TORRENS)		S68 & S138 PLAN	
STATUS: S4.55 MODIFICATION	SHEET: 3 OF 24	SCALE:	1 : 200
LOT No: 106 DP No: 1291002		SHEET SIZE:	A3
STREET: 7 PEPPER TREE WAY, TAREE		START DATE:	09.01.2023
CLIENT: SAVAGE		DWG No:	A5638

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AREAS - U1 FLOOR (GROSS BUILDING)

*FLOOR AREA MEASURED FROM EXTERNAL FACE
*UPPER FLOOR AREAS EXCLUDE STAIRS & VOIDS

NAME	AREA
U1 ALFRESCO	15.8 m²
U1 GARAGE	40.0 m²
U1 LIVING	143.5 m²
U1 PORCH	2.5 m²
TOTAL	201.7 m²

AREAS - ROOF AREAS U1

NAME	AREA
U1 ROOF	232.3 m²
TOTAL	232.3 m²

COLUMN SCHEDULE

LABEL	COLUMN TYPE	QTY
COL. 1	112 x 112mm HARDWOOD POST ON STIRRUP	7

SMOKE ALARMS/DETECTORS:

SMOKE ALARMS TO AS3786 AND NCC, VOL. 2, PART H3D6 AND PART 9.5 OF THE ABCB HOUSING PROVISIONS. ALL ALARMS AND DETECTORS ARE TO BE INTERCONNECTED. LOCATIONS ON PLANS ARE INDICATIVE. INSTALLATION TO BE AS PER THE STANDARDS NOTED ABOVE AND ANY MANUFACTURERS DETAILS AND SPECIFICATIONS.

CONSTRUCTION NOTES:

STAIRS, RAMPS, HANDRAILS & BALUSTRADE NOTES:

STAIRS TO COMPLY WITH NCC VOL. 2, H5D2 AND PART 11.2.2 OF THE ABCB HOUSING PROVISIONS. RAMPS TO COMPLY WITH PART 11.2.3. SLIP RESISTANCE TO STAIRS AND RAMPS AS PER PART 11.2.4 OF THE ABCB HOUSING PROVISIONS AND IN ACCORDANCE WITH AS4586.

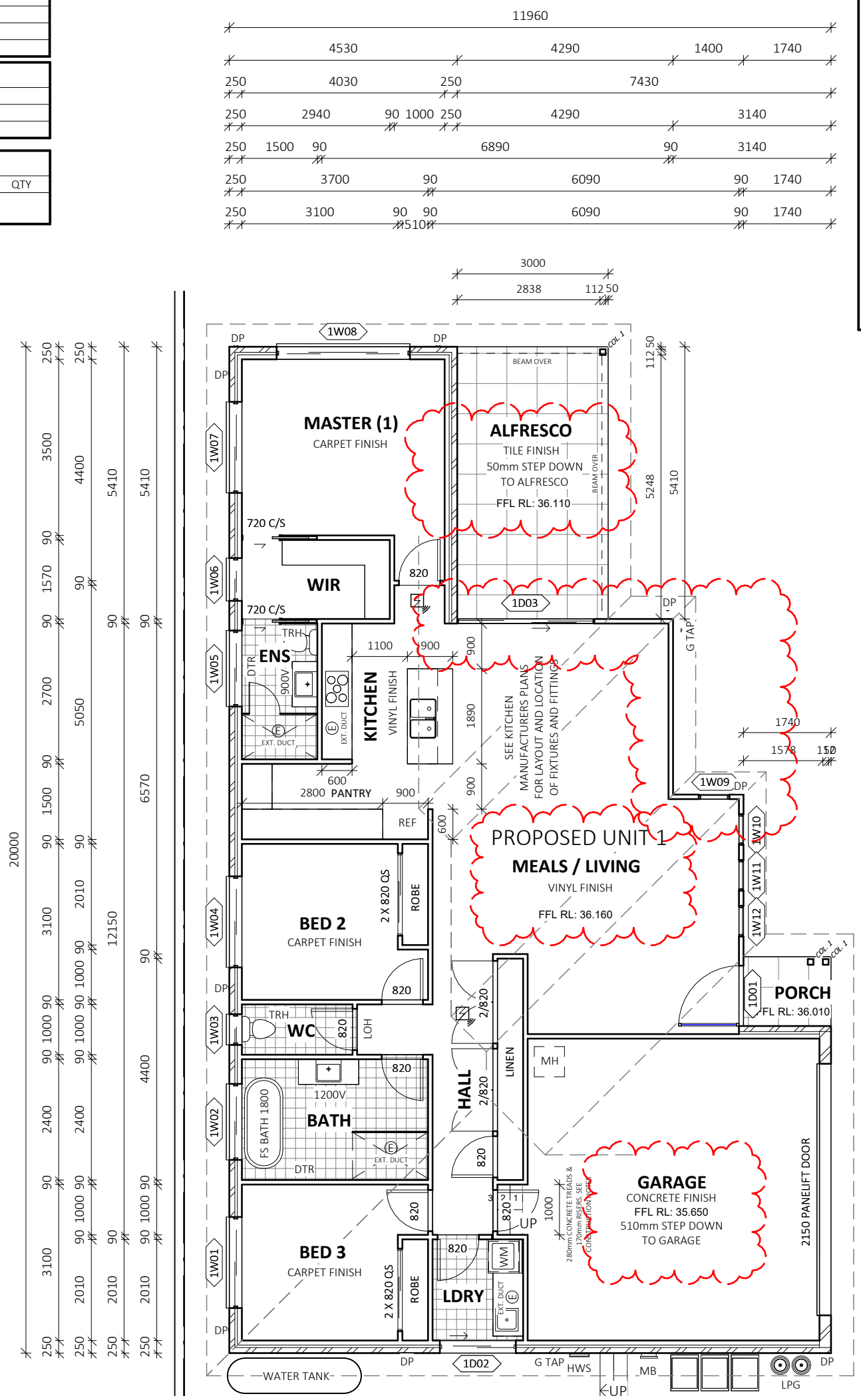
BARRIERS AND HANDRAILS TO BE NO LESS THAN 1000mm FROM PROPOSED FINISHED FL. BALUSTRADE & HANDRAIL TO BE IN ACCORDANCE WITH NCC, VOL. 2, H5D3 AND PARTS 11.3.3, 11.3.4, 11.3.5 AND 11.3.6 OF THE ABCB HOUSING PROVISIONS.

WINDOW NOTES:

BEDROOM WINDOWS - WHERE THE FLOOR LEVEL OF A BEDROOM IS 2M OR MORE ABOVE THE SURFACE BENEATH, BEDROOM WINDOWS ARE TO COMPLY WITH NCC, VOL. 2, H5P2 AND PART 11.3.7 OF THE ABCB HOUSING PROVISIONS

WINDOWS - WHERE THE FLOOR LEVEL IS 4m OR MORE ABOVE THE SURFACE BENEATH, WINDOWS ARE TO COMPLY WITH NCC, VOL. 2, H5P2 AND PART 11.3.8 OF THE ABCB HOUSING PROVISIONS.

WIND CATEGORY TO BE CONFIRMED PRIOR TO START OF CONSTRUCTION. IF N2 OR HIGHER, ENGAGED PIERS TO BRICKWORK AREA 'S ARE TO COMPLY WITH AS 4773.1-2010 & AS 4773 2-2010



U1 01 FL

1 : 100

BUSHFIRE NOTES:

BAL - 12.5

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PROJECT:	NEW DUAL OCCUPANCY (TORRENS)	U1 FLOOR PLAN	
STATUS:	S4.55 MODIFICATION	SHEET:	4 OF 24
LOT No:	106 DP No: 1291002	SCALE:	1 : 100
STREET:	7 PEPPER TREE WAY, TAREE	SHEET SIZE:	A3
CLIENT:	SAVAGE	START DATE:	09.01.2023
		DWG No:	A5638

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AREAS - U2 FLOOR (GROSS BUILDING)

*FLOOR AREA MEASURED FROM EXTERNAL FACE
*UPPER FLOOR AREAS EXCLUDE STAIRS & VOIDS

NAME	AREA
U2 GARAGE	39.1 m²
U2 LIVING	137.9 m²
U2 PORCH	2.1 m²
U2 ALFRESCO	13.0 m²
TOTAL	192.0 m²

AREAS - ROOF AREAS U2

NAME	AREA
U2 ROOF	217.1 m²
TOTAL	217.1 m²

COLUMN SCHEDULE

LABEL	COLUMN TYPE	QTY
COL. 1	112 x 112mm HARDWOOD POST ON STIRRUP	7

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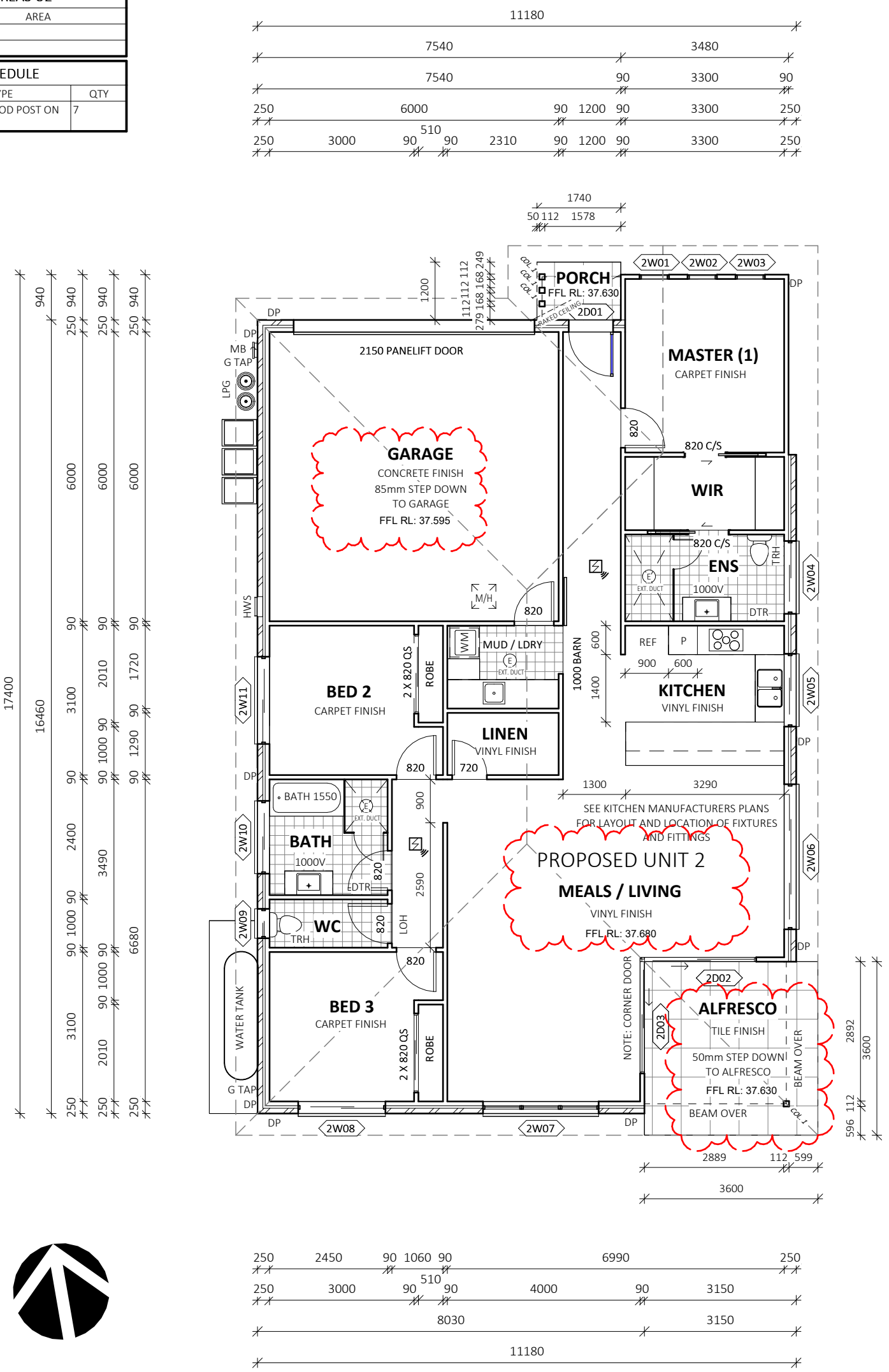

U2 01 FL

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BAL - 12.5

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PROJECT:	NEW DUAL OCCUPANCY (TORRENS)	U2 FLOOR PLAN	
STATUS:	S4.55 MODIFICATION	SHEET: 5 OF 24	SCALE: 1 : 100
LOT No:	106 DP No: 1291002		SHEET SIZE: A3
STREET:	7 PEPPER TREE WAY, TAREE		START DATE: 09.01.2023
CLIENT:	SAVAGE		DWG No: A5638

DRAWING REVISION + NOTES

Date:	Revision:	Issue:	Drawn:
30.06.23	DRAFT DA	A	KS
27.07.23	ENERGY FINALISED	C	KS
17.08.23	ADD SHADOWS/UPDATE FENCE NOTE	D	MH
09.10.23	DA RFI	E	AE
30.09.24	DA MOD	F	MS

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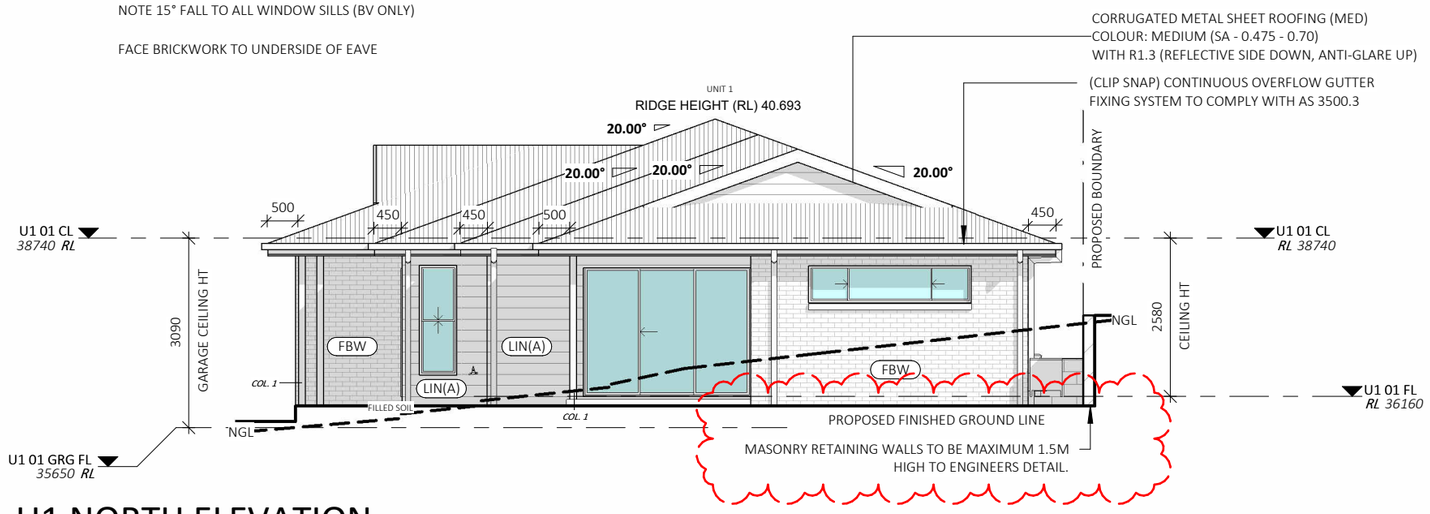
EXTERNAL FINISHES	
LABEL	MATERIAL DESCRIPTION
FBW	SELECT FACE BRICKWORK
LIN(A)	SCYON LINEA 150mm WIDE HORIZONTAL CLADDING

ALL TIMBER DECKS, STAIRS AND EXTERNAL TIMBER COLUMNS ARE TO BE CONSTRUCTED FROM BUSHFIRE RESISTING TIMBER SPECIES AS PER AS3959, APPENDIX F

NOTE 15° FALL TO ALL WINDOW SILLS (BV ONLY)

FACE BRICKWORK TO UNDERSIDE OF EAVE

PROPOSED DUAL OCCUPANCY



U1 NORTH ELEVATION

1 : 100

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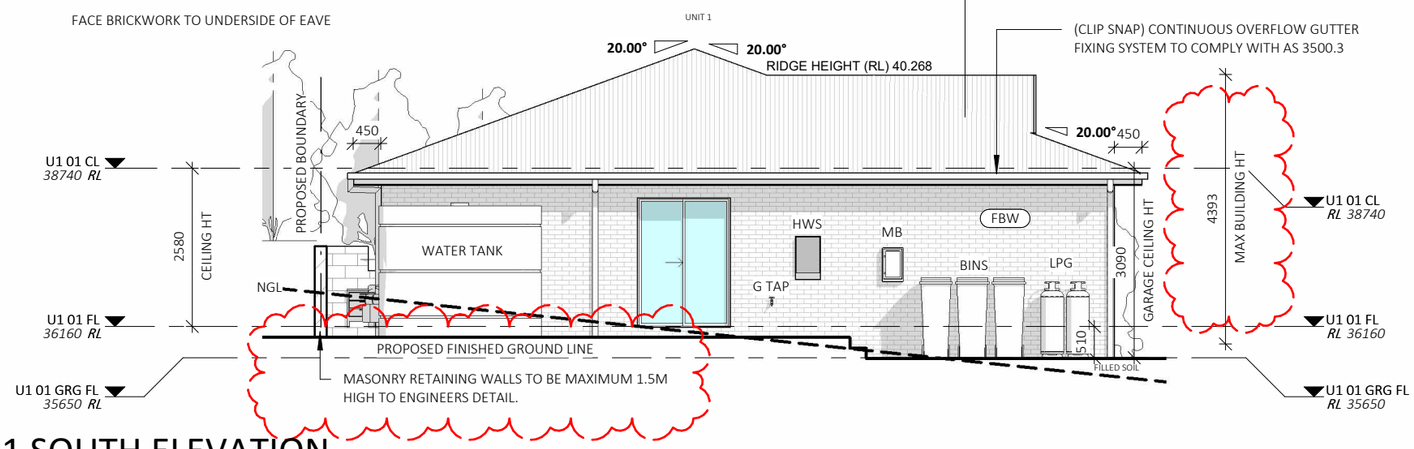
PROPOSED DUAL OCCUPANCY



U1 SOUTH ELEVATION

1 : 100

BAL - 12.5

BUSHFIRE NOTES:
PLEASE REFER TO BUSHFIRE REPORT BY FIREBIRD ECOSULTANTS PTY LTD (SARAH JONES) DATED 12 JULY 2023 AND CONSTRUCTED IN ACCORDANCE WITH AS 3959-2018: CONSTRUCTION OF BUILDINGS IN BUSHFIRE PRONE AREAS

BASIX NOTES:
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PROJECT: NEW DUAL OCCUPANCY (TORRENS)		ELEVATIONS - U1	
STATUS: S4.55 MODIFICATION	SHEET: 6 OF 24	SCALE:	1 : 100
LOT No: 106 DP No: 1291002		SHEET SIZE:	A3
STREET: 7 PEPPER TREE WAY, TAREE		START DATE:	09.01.2023
CLIENT: SAVAGE		DWG No:	A5638

DRAWING REVISION + NOTES			
Date:	Revision:	Issue:	Drawn:
30.06.23	DRAFT DA	A	KS
27.07.23	ENERGY FINALISED	C	KS
17.08.23	ADD SHADOWS/UPDATE FENCE NOTE	D	MH
09.10.23	DA RFI	E	AE
30.09.24	DA MOD	F	MS

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EXTERNAL FINISHES	
LABEL	MATERIAL DESCRIPTION
FBW	SELECT FACE BRICKWORK
LIN(A)	SCYON LINEA 150mm WIDE HORIZONTAL CLADDING

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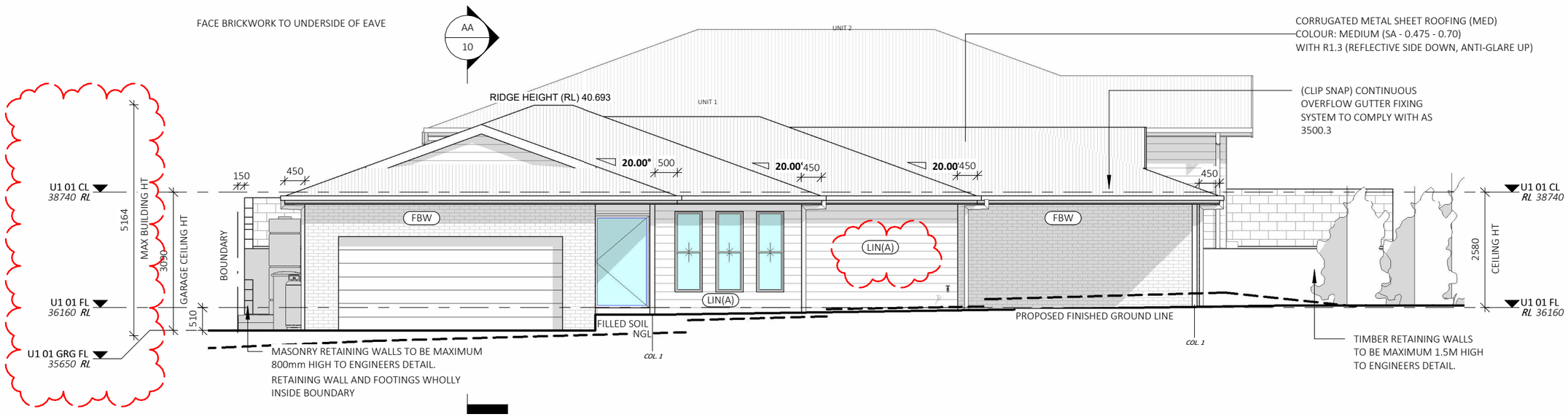

U1 EAST ELEVATION

1 : 100

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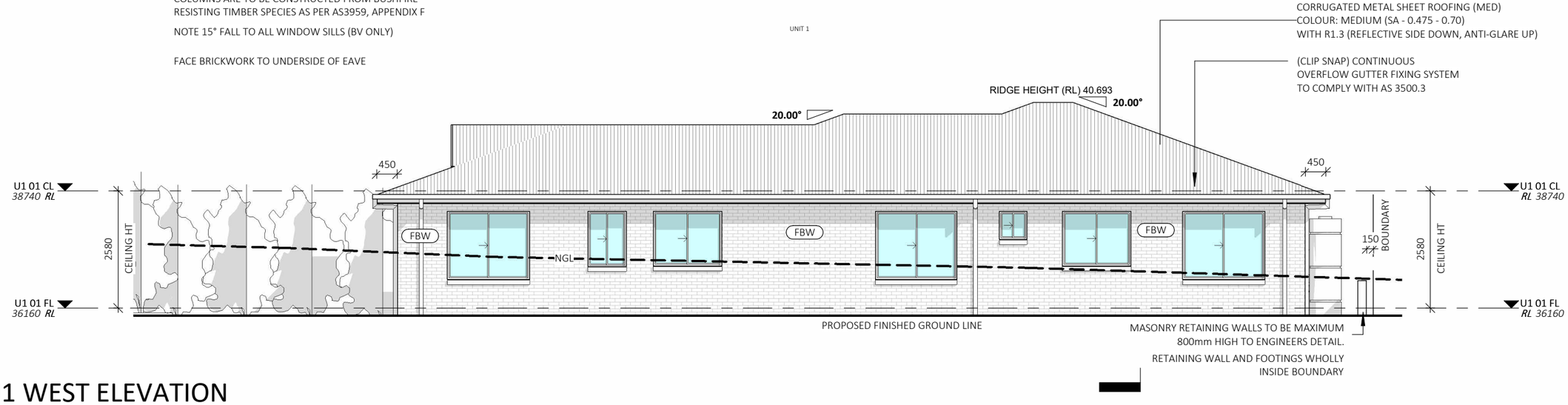
FACE BRICKWORK TO UNDERSIDE OF EAVE

PROPOSED DUAL OCCUPANCY



U1 WEST ELEVATION

1 : 100

BAL - 12.5

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PROJECT:	NEW DUAL OCCUPANCY (TORRENS)		
STATUS:	S4.55 MODIFICATION	SHEET:	7 OF 24
LOT No:	106 DP No: 1291002		
STREET:	7 PEPPER TREE WAY, TAREE		
CLIENT:	SAVAGE		

ELEVATIONS - U1	
SCALE:	1 : 100
SHEET SIZE:	A3
START DATE:	09.01.2023
DWG No:	A5638

DRAWING REVISION + NOTES

Date:	Revision:	Issue:	Drawn:
30.06.23	DRAFT DA	A	KS
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EXTERNAL FINISHES	
LABEL	MATERIAL DESCRIPTION
FBW	SELECT FACE BRICKWORK
LIN(A)	SCYON LINEA 150mm WIDE HORIZONTAL CLADDING

PROPOSED DUAL OCCUPANCY

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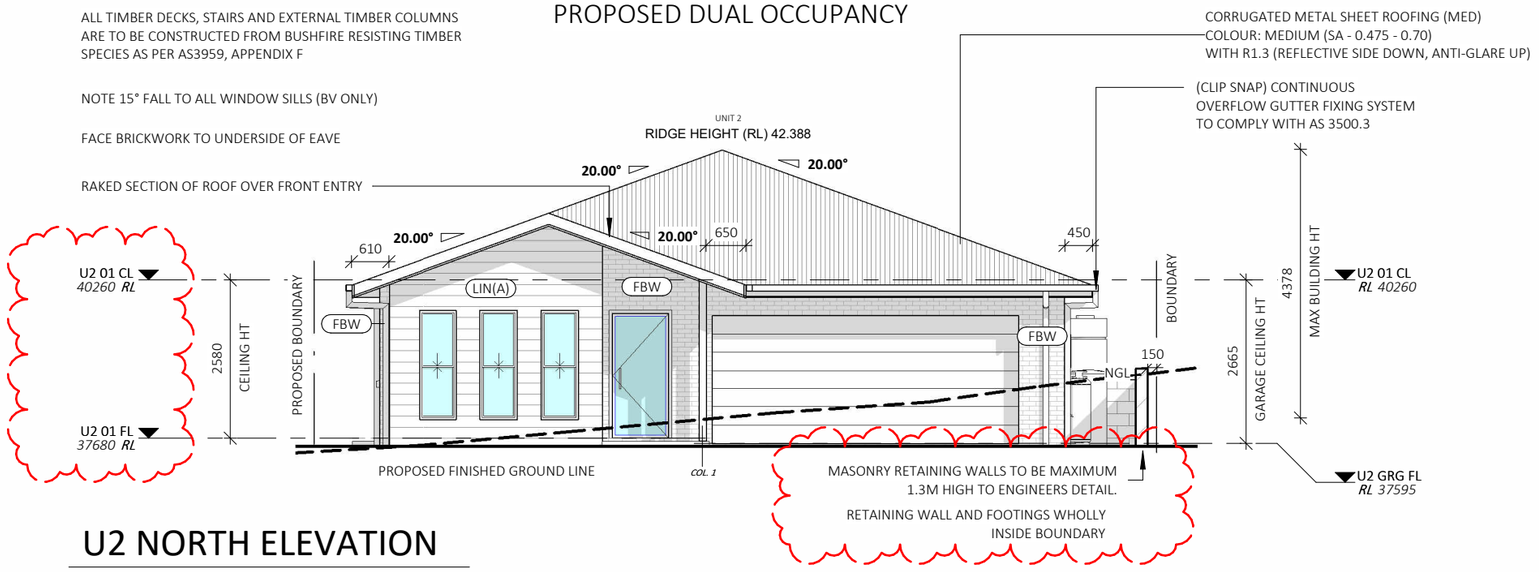
NOTE 15° FALL TO ALL WINDOW SILLS (BV ONLY)

FACE BRICKWORK TO UNDERSIDE OF EAVE

RAKED SECTION OF ROOF OVER FRONT ENTRY



U2 NORTH ELEVATION

1 : 100

PROPOSED DUAL OCCUPANCY

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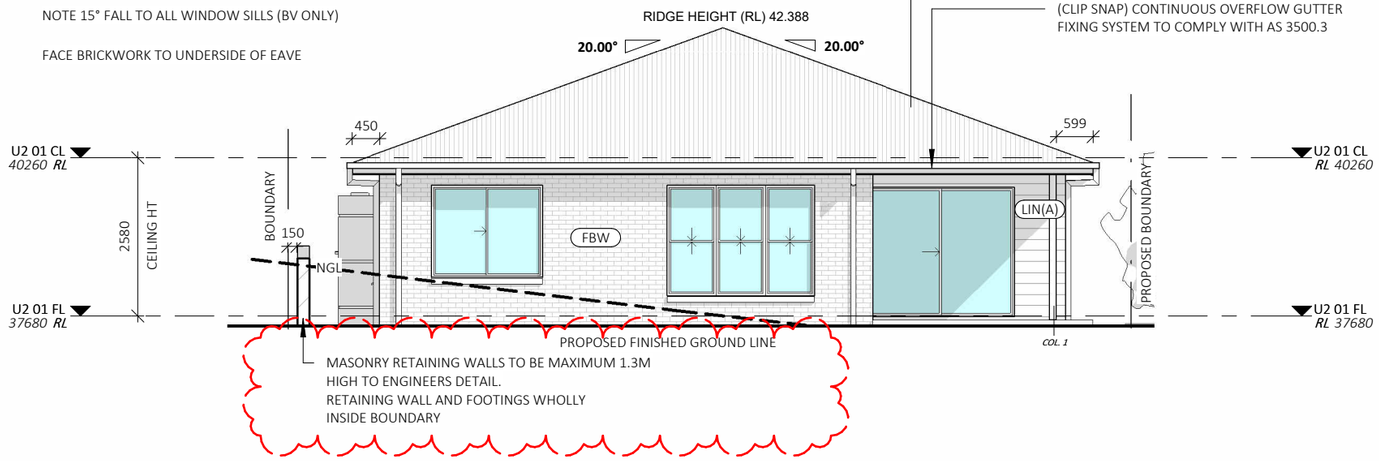
FACE BRICKWORK TO UNDERSIDE OF EAVE



U2 SOUTH ELEVATION

1 : 100

BAL - 12.5

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PROJECT: NEW DUAL OCCUPANCY (TORRENS)		ELEVATIONS - U2	
STATUS: S4.55 MODIFICATION	SHEET: 8 OF 24	SCALE:	1 : 100
LOT No: 106 DP No: 1291002		SHEET SIZE:	A3
STREET: 7 PEPPER TREE WAY, TAREE		START DATE:	09.01.2023
CLIENT: SAVAGE		DWG No:	A5638

DRAWING REVISION + NOTES

Date:	Revision:	Issue:	Drawn:
30.06.23	DRAFT DA	A	KS
27.07.23	ENERGY FINALISED	C	KS
17.08.23	ADD SHADOWS/UPDATE FENCE NOTE	D	MH
09.10.23	DA RFI	E	AE
30.09.24	DA MOD	F	MS

EXTERNAL FINISHES	
LABEL	MATERIAL DESCRIPTION
FBW	SELECT FACE BRICKWORK
LIN(A)	SCYON LINEA 150mm WIDE HORIZONTAL CLADDING

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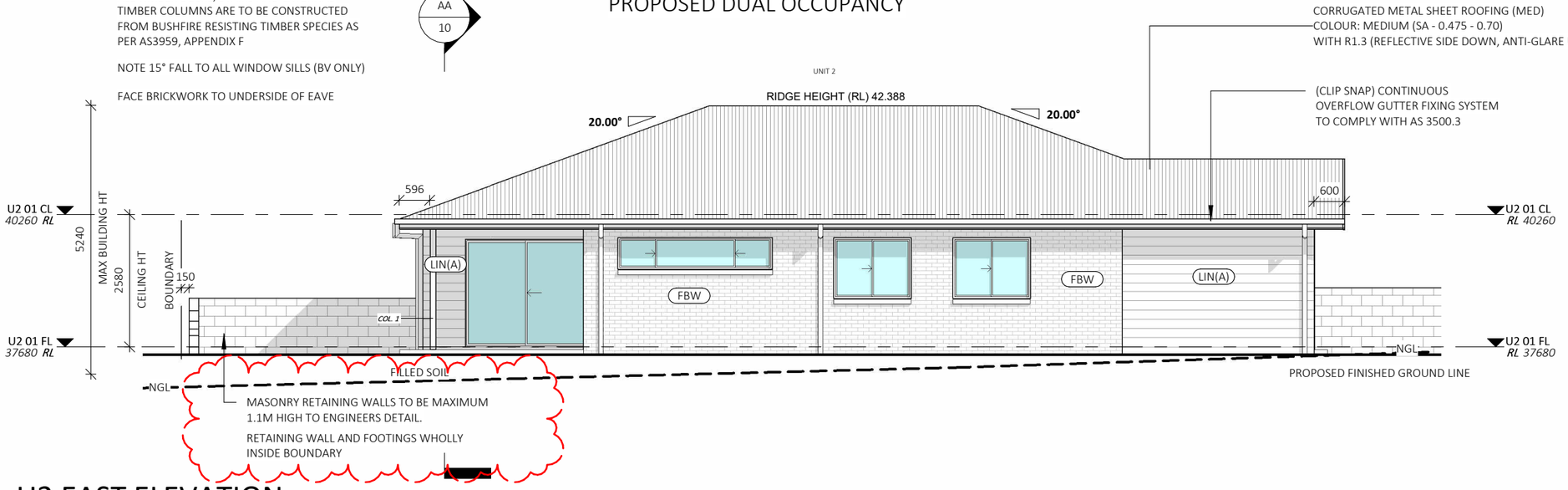
NOTE 15° FALL TO ALL WINDOW SILLS (BV ONLY)

FACE BRICKWORK TO UNDERSIDE OF EAVE

AA
10

PROPOSED DUAL OCCUPANCY



U2 EAST ELEVATION

1 : 100

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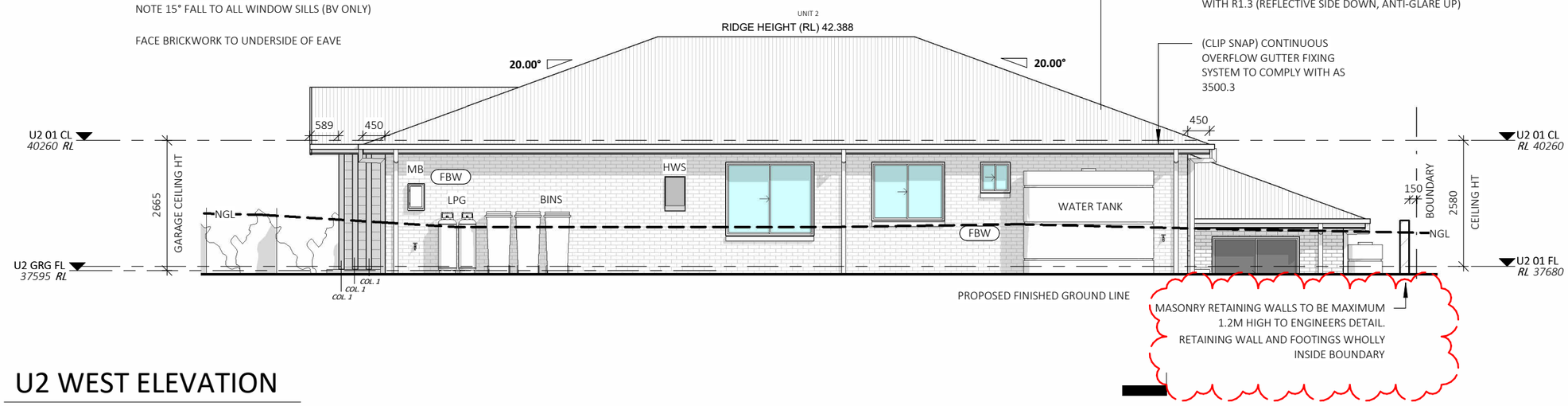
FACE BRICKWORK TO UNDERSIDE OF EAVE

PROPOSED DUAL OCCUPANCY

AA
10



U2 WEST ELEVATION

1 : 100

BAL - 12.5

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PROJECT: NEW DUAL OCCUPANCY (TORRENS)		ELEVATIONS - U2	
STATUS: S4.55 MODIFICATION	SHEET: 9 OF 24	SCALE:	1 : 100
LOT No: 106 DP No: 1291002		SHEET SIZE:	A3
STREET: 7 PEPPER TREE WAY, TAREE		START DATE:	09.01.2023
CLIENT: SAVAGE		DWG No:	A5638

DRAWING REVISION + NOTES			
Date:	Revision:	Issue:	Drawn:
30.06.23	DRAFT DA	A	KS
27.07.23	ENERGY FINALISED	C	KS
17.08.23	ADD SHADOWS/UPDATE FENCE NOTE	D	MH
09.10.23	DA RFI	E	AE
30.09.24	DA MOD	F	MS

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EXTERNAL FINISHES	
LABEL	MATERIAL DESCRIPTION
FBW	SELECT FACE BRICKWORK
LIN(A)	SCYON LINEA 150mm WIDE HORIZONTAL CLADDING

PROPOSED DUAL OCCUPANCY

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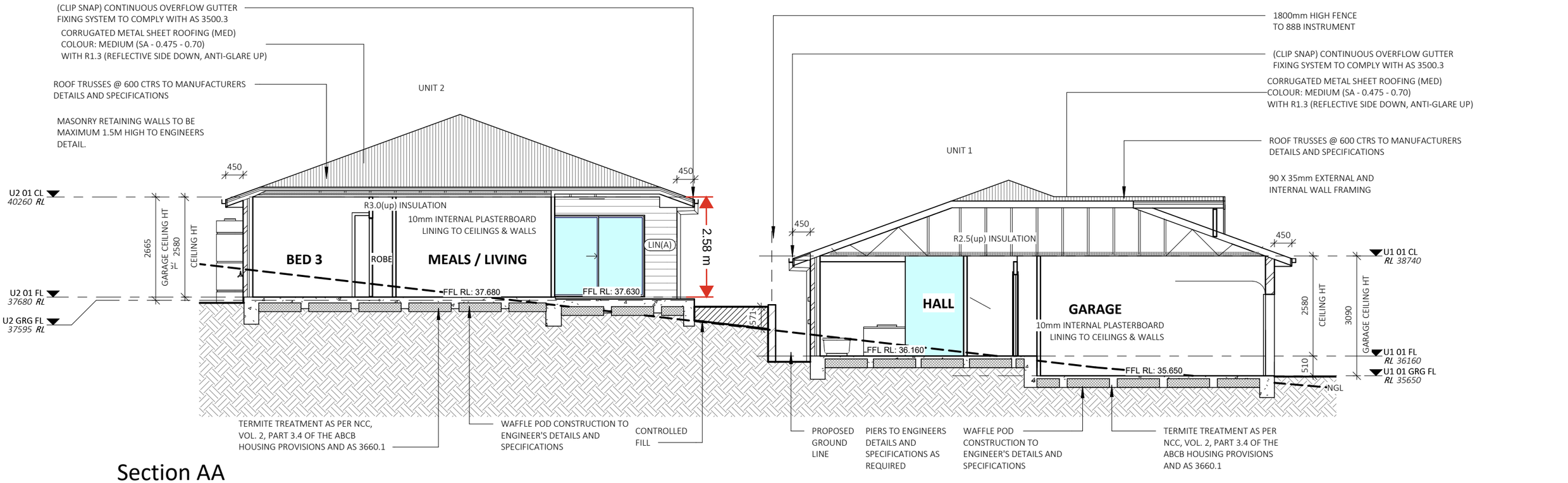

Section AA

1 : 100

CONSTRUCTION NOTES:

STAIRS, RAMPS, HANDRAILS & BALUSTRADE NOTES:
STAIRS TO COMPLY WITH NCC VOL. 2, H5D2 AND PART 11.2.2 OF THE ABCB HOUSING PROVISIONS. RAMPS TO COMPLY WITH PART 11.2.3. SLIP RESISTANCE TO STAIRS AND RAMPS AS PER PART 11.2.4 OF THE ABCB HOUSING PROVISIONS AND IN ACCORDANCE WITH AS4586.
BARRIERS AND HANDRAILS TO BE NO LESS THAN 1000mm FROM PROPOSED FINISHED FL. BALUSTRADE & HANDRAIL TO BE IN ACCORDANCE WITH NCC, VOL. 2, H5D3 AND PARTS 11.3.3, 11.3.4, 11.3.5 AND 11.3.6 OF THE ABCB HOUSING PROVISIONS.

WINDOW NOTES:
BEDROOM WINDOWS - WHERE THE FLOOR LEVEL OF A BEDROOM IS 2M OR MORE ABOVE THE SURFACE BENEATH, BEDROOM WINDOWS ARE TO COMPLY WITH NCC, VOL. 2, H5P2 AND PART 11.3.7 OF THE ABCB HOUSING PROVISIONS

WINDOWS - WHERE THE FLOOR LEVEL IS 4m OR MORE ABOVE THE SURFACE BENEATH, WINDOWS ARE TO COMPLY WITH NCC, VOL. 2, H5P2 AND PART 11.3.8 OF THE ABCB HOUSING PROVISIONS.

WIND CATEGORY TO BE CONFIRMED PRIOR TO START OF CONSTRUCTION. IF N2 OR HIGHER, ENGAGED PIERS TO BRICKWORK AREA 'S ARE TO COMPLY WITH AS 4773.1-2010 & AS 4773 2-2010

BAL - 12.5

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PROJECT: NEW DUAL OCCUPANCY (TORRENS)		SECTIONS	
STATUS: S4.55 MODIFICATION	SHEET: 10 OF 24	SCALE:	1 : 100
LOT No: 106 DP No: 1291002		SHEET SIZE:	A3
STREET: 7 PEPPER TREE WAY, TAREE		START DATE:	09.01.2023
CLIENT: SAVAGE		DWG No:	A5638

DRAWING REVISION + NOTES

Date:	Revision:	Issue:	Drawn:
30.06.23	DRAFT DA	A	KS
27.07.23	ENERGY FINALISED	C	KS
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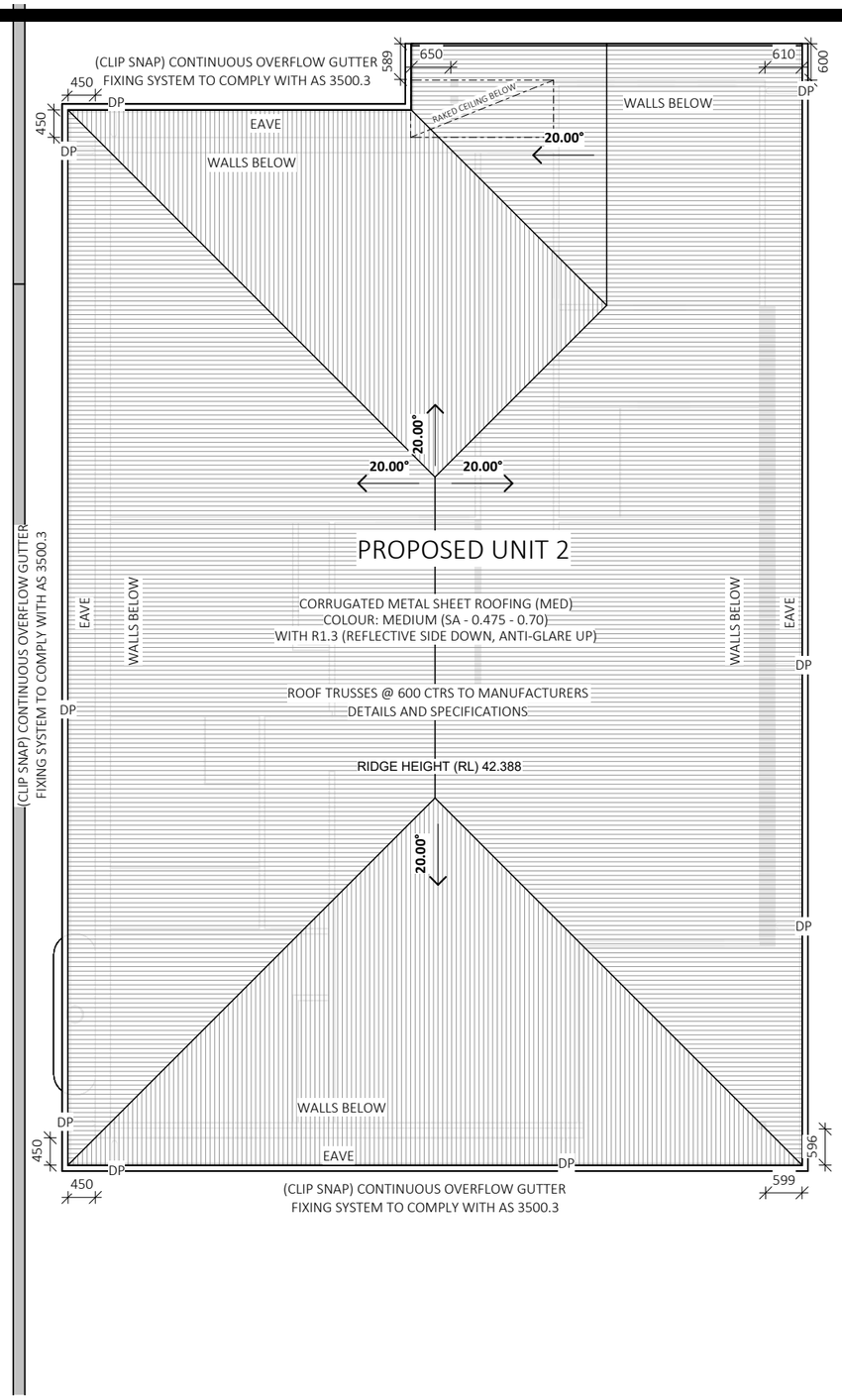
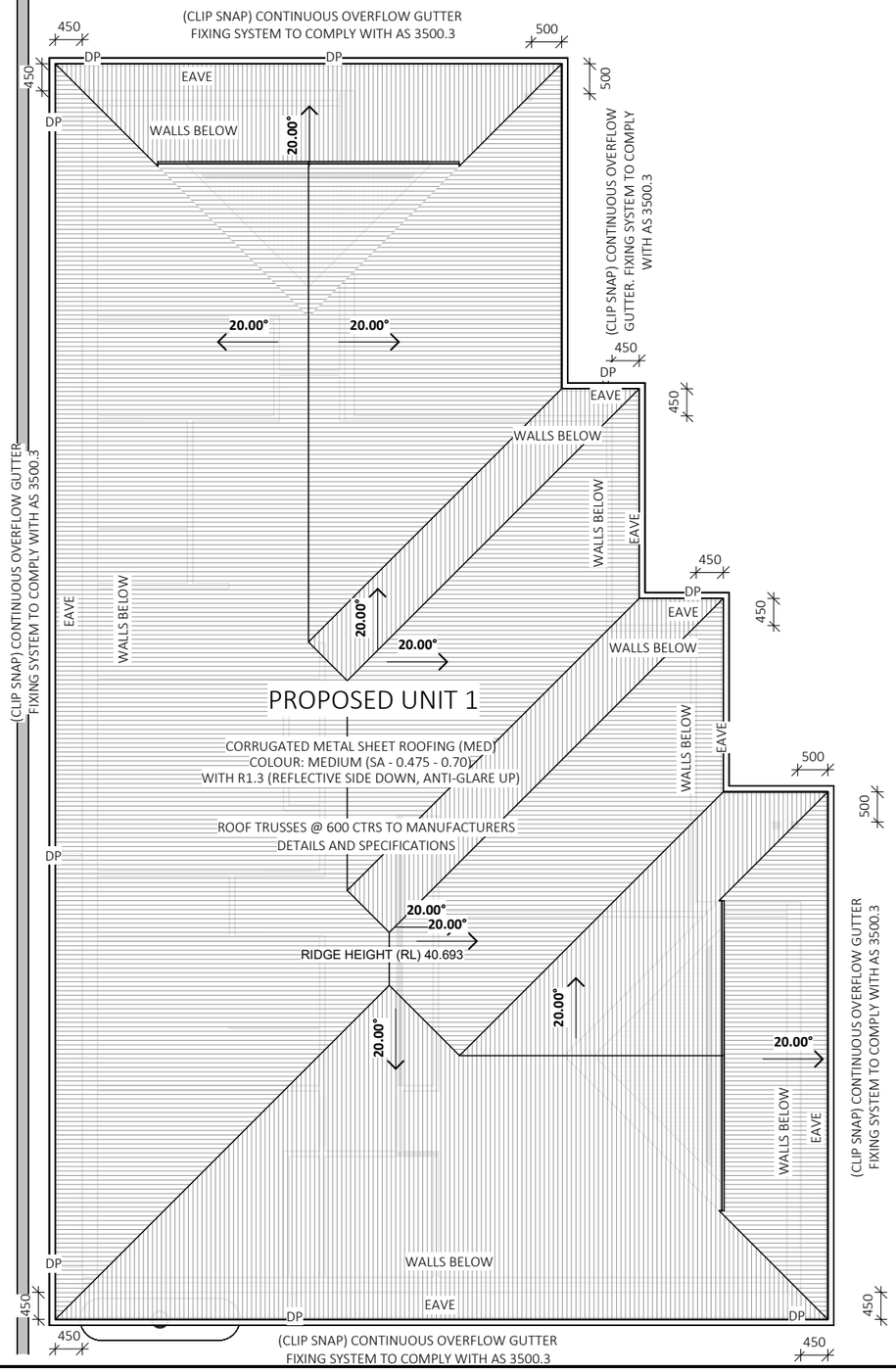
09.10.23	DA RFI	E	AE
30.09.24	DA MOD	F	MS

AREAS - ROOF AREAS	
NAME	AREA
U1 ROOF	232.3 m²
U2 ROOF	217.1 m²
TOTAL	449.5 m²





BAL - 12.5

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PROJECT: NEW DUAL OCCUPANCY (TORRENS)		ROOF PLAN	
STATUS: S4.55 MODIFICATION	SHEET: 11 OF 24	SCALE:	1 : 100
LOT No: 106 DP No: 1291002		SHEET SIZE:	A3
STREET: 7 PEPPER TREE WAY, TAREE		START DATE:	09.01.2023
CLIENT: SAVAGE		DWG No:	A5638

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U1 NORTH FACE GLAZING

1 : 200

U1 SOUTH FACE GLAZING

1 : 200

U1 EAST FACE GLAZING

1 : 200

U1 WEST FACE GLAZING

1 : 200

GLAZING SPECIFICATIONS:

WINDOWS SPECIFIED USE NFRC UW & SHGCW VALUES. WINDOWS AS SPECIFIED OR EQUIVALENT MUST BE INSTALLED ON SITE

STANDARD GLAZING: SINGLE CLEAR GLAZING WITH STANDARD ALUMINIUM FRAMES THROUGHOUT

WEATHER STRIPPING TO BE INSTALLED THROUGHOUT.

PLEASE NOTE: ALL GLAZING IN BATHROOMS, ENSUITES, SPA ROOMS OR THE LIKE TO COMPLY WITH THE NCC, VOL. 2, H1D8 AND PART 8.4.6 OF ABCB HOUSING PROVISIONS

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WINDOWS AND GLAZING TO COMPLY WITH:

AS 4055 : WIND LOADS FOR HOUSING
AS 1288 : GLASS IN BUILDING - SELECTION & INSTALLATION
AS 2047 : WINDOWS & EXTERNAL DOORS IN BUILDING
AS 1170-Part 2 : WIND ACTIONS
AS 3959 : CONSTRUCTION OF BUILDINGS IN BUSHFIRE PRONE AREAS
THE STANDARDS REFERRED ABOVE ARE THE VERSION ADOPTED BY THE NCC AT THE TIME THE RELEVANT CONSTRUCTION CERTIFICATE OR COMPLYING DEVELOPMENT CERTIFICATE APPLICATION IS MADE.

WINDOW GLAZING SCHEDULE U1

NUMBER	LEVEL	ROOM	HEIGHT	WIDTH	HEAD HEIGHT	TYPE	CONSTRUCTION	GLAZING
1W01	U1 01 FL	BED 3	1500	1810	2143	SLIDING	ALUMINIUM	STANDARD
1W02	U1 01 FL	BATH	1200	1510	2143	SLIDING	ALUMINIUM	STANDARD
1W03	U1 01 FL	WC	620	610	2143	SLIDING	ALUMINIUM	STANDARD
1W04	U1 01 FL	BED 2	1500	1810	2143	SLIDING	ALUMINIUM	STANDARD
1W05	U1 01 FL	ENS	1200	1510	2143	SLIDING	ALUMINIUM	STANDARD
1W06	U1 01 FL	WIR	1215	850	2143	SLIDING	ALUMINIUM	STANDARD
1W07	U1 01 FL	MASTER (1)	1500	1810	2143	SLIDING	ALUMINIUM	STANDARD
1W08	U1 01 FL	MASTER (1)	620	2650	2143	SLIDING	ALUMINIUM	STANDARD
1W09	U1 01 FL	MEALS / LIVING	1800	610	2150	DOUBLE HUNG	ALUMINIUM	STANDARD
1W10	U1 01 FL	MEALS / LIVING	1800	610	2150	DOUBLE HUNG	ALUMINIUM	STANDARD
1W11	U1 01 FL	MEALS / LIVING	1800	610	2150	DOUBLE HUNG	ALUMINIUM	STANDARD
1W12	U1 01 FL	MEALS / LIVING	1800	610	2150	DOUBLE HUNG	ALUMINIUM	STANDARD

DOOR GLAZING SCHEDULE U1

NUMBER	LEVEL	ROOM	HEIGHT	WIDTH	HEAD HEIGHT	TYPE	CONSTRUCTION	GLAZING
1D01	U1 01 FL	MEALS / LIVING	2050	1200	2050	HINGED	ALUMINIUM	STANDARD
1D02	U1 01 FL	LDRY	2112	1510	2112	SLIDING DOOR	ALUMINIUM	STANDARD
1D03	U1 01 FL	MEALS / LIVING	2112	2725	2112	SLIDING DOOR 3P	ALUMINIUM	STANDARD

BAL - 12.5

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Building Designers

PROJECT: NEW DUAL OCCUPANCY (TORRENS)
STATUS: S4.55 MODIFICATION
LOT No: 106 DP No: 1291002
SHEET: 12 OF 24
STREET: 7 PEPPER TREE WAY, TAREE
CLIENT: SAVAGE

GLAZING - U1

SCALE:	As indicated
SHEET SIZE:	A3
START DATE:	09.01.2023
DWG No:	A5638

DRAWING REVISION + NOTES

Date:	Revision:	Issue:	Drawn:
30.06.23	DRAFT DA	A	KS
27.07.23	ENERGY FINALISED	C	KS
17.08.23	ADD SHADOWS/UPDATE FENCE NOTE	D	MH
09.10.23	DA RFI	E	AE
30.09.24	DA MOD	F	MS

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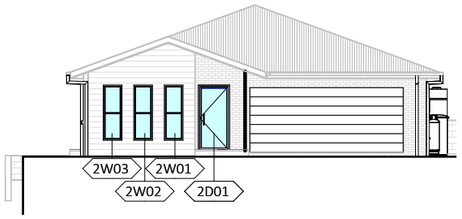
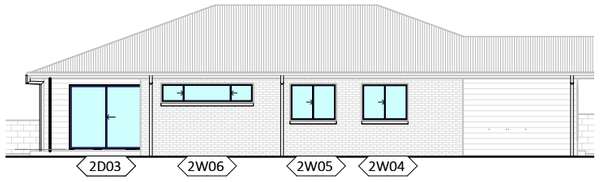


U2 NORTH FACE GLAZING

1 : 200

U2 SOUTH FACE GLAZING

1 : 200



U2 EAST FACE GLAZING

1 : 200

U2 WEST FACE GLAZING

1 : 200

GLAZING SPECIFICATIONS:

WINDOWS SPECIFIED USE NFRC UW & SHGCW VALUES. WINDOWS AS SPECIFIED OR EQUIVALENT MUST BE INSTALLED ON SITE

STANDARD GLAZING: SINGLE CLEAR GLAZING WITH STANDARD ALUMINIUM FRAMES THROUGHOUT

WEATHER STRIPPING TO BE INSTALLED THROUGHOUT.

PLEASE NOTE: ALL GLAZING IN BATHROOMS, ENSUITES, SPA ROOMS OR THE LIKE TO COMPLY WITH THE NCC, VOL. 2, H1D8 AND PART 8.4.6 OF ABCB HOUSING PROVISIONS

BEDROOM WINDOWS - WHERE THE FLOOR LEVEL OF A BEDROOM IS 2M OR MORE ABOVE THE SURFACE BENEATH, BEDROOM WINDOWS ARE TO COMPLY WITH NCC, VOL. 2, H5P2 AND PART 11.3.7 OF THE ABCB HOUSING PROVISIONS

WINDOWS - WHERE THE FLOOR LEVEL IS 4m OR MORE ABOVE THE SURFACE BENEATH, WINDOWS ARE TO COMPLY WITH NCC, VOL. 2, H5P2 AND PART 11.3.8 OF THE ABCB HOUSING PROVISIONS.

WINDOWS AND GLAZING TO COMPLY WITH:

AS 4055 : WIND LOADS FOR HOUSING
AS 1288 : GLASS IN BUILDING - SELECTION & INSTALLATION
AS 2047 : WINDOWS & EXTERNAL DOORS IN BUILDING
AS 1170-Part 2 : WIND ACTIONS
AS 3959 : CONSTRUCTION OF BUILDINGS IN BUSHFIRE PRONE AREAS

**THE STANDARDS REFERRED ABOVE ARE THE VERSION ADOPTED BY THE NCC AT THE TIME THE RELEVANT CONSTRUCTION CERTIFICATE OR COMPLYING DEVELOPMENT CERTIFICATE APPLICATION IS MADE.*

WINDOW GLAZING SCHEDULE U2

NUMBER	LEVEL	ROOM	HEIGHT	WIDTH	HEAD HEIGHT	TYPE	CONSTRUCTION	GLAZING
2W01	U2 01 FL	MASTER (1)	1800	610	2100	DOUBLE HUNG	ALUMINIUM	STANDARD
2W02	U2 01 FL	MASTER (1)	1800	610	2100	DOUBLE HUNG	ALUMINIUM	STANDARD
2W03	U2 01 FL	MASTER (1)	1800	610	2100	DOUBLE HUNG	ALUMINIUM	STANDARD
2W04	U2 01 FL	ENS	1200	1510	2143	SLIDING	ALUMINIUM	STANDARD
2W05	U2 01 FL	KITCHEN	1200	1510	2143	SLIDING	ALUMINIUM	STANDARD
2W06	U2 01 FL	MEALS / LIVING	620	3010	2150	SLIDING	ALUMINIUM	STANDARD
2W07	U2 01 FL	MEALS / LIVING	1800	2400	2143	DOUBLE HUNG/DOUBLE HUNG/DOUBLE HUNG	ALUMINIUM	STANDARD
2W08	U2 01 FL	BED 3	1500	1810	2143	SLIDING	ALUMINIUM	STANDARD
2W09	U2 01 FL	WC	620	610	2143	SLIDING	ALUMINIUM	STANDARD
2W10	U2 01 FL	BATH	1200	1510	2143	SLIDING	ALUMINIUM	STANDARD
2W11	U2 01 FL	BED 2	1500	1810	2143	SLIDING	ALUMINIUM	STANDARD

DOOR GLAZING SCHEDULE U2

NUMBER	LEVEL	ROOM	HEIGHT	WIDTH	HEAD HEIGHT	TYPE	CONSTRUCTION	GLAZING
2D01	U2 01 FL	KITCHEN	2050	920	2050	HINGED	ALUMINIUM	STANDARD
2D02	U2 01 FL		2112	2410	2112	SLIDING DOOR	ALUMINIUM	STANDARD
2D03	U2 01 FL	MEALS / LIVING	2112	2410	2112	SLIDING DOOR	ALUMINIUM	STANDARD

BAL - 12.5

BUSHFIRE NOTES:
PLEASE REFER TO BUSHFIRE REPORT BY FIREBIRD ECOSULTANTS PTY LTD (SARAH JONES) DATED 12 JULY 2023 AND CONSTRUCTED IN ACCORDANCE WITH AS 3959-2018: CONSTRUCTION OF BUILDINGS IN BUSHFIRE PRONE AREAS

BASIX NOTES:
PLEASE REFER TO THE "SUMMARY OF BASIX COMMITMENTS" ON PAGE 18 FOR FURTHER INFORMATION. PLEASE REFER TO THE BASIX CERTIFICATE FOR EXACT DETAILS

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collinswcollins PTY LTD
Building Designers

PROJECT: NEW DUAL OCCUPANCY (TORRENS)
STATUS: S4.55 MODIFICATION
LOT No: 106 DP No: 1291002
STREET: 7 PEPPER TREE WAY, TAREE
CLIENT: SAVAGE
SHEET: 13 OF 24

GLAZING - U2

SCALE:	As indicated
SHEET SIZE:	A3
START DATE:	09.01.2023
DWG No:	A5638

DRAWING REVISION + NOTES

Date:	Revision:	Issue:	Drawn:
30.06.23	DRAFT DA	A	KS
27.07.23	ENERGY FINALISED	C	KS
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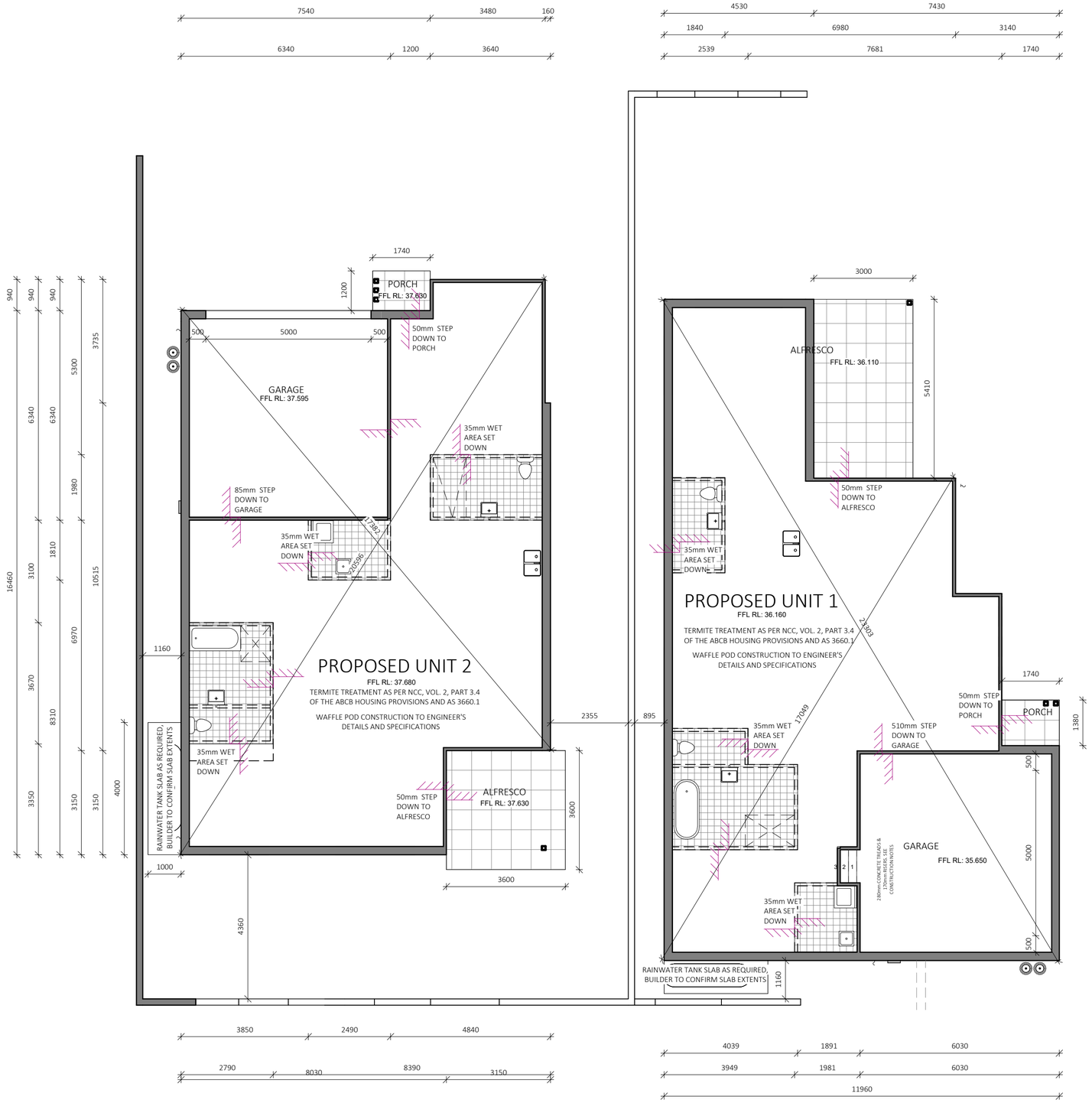

SETOUT PLAN

1 : 100

BAL - 12.5

BUSHFIRE NOTES:
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PROJECT: NEW DUAL OCCUPANCY (TORRENS)		SET-OUT PLAN	
STATUS: S4.55 MODIFICATION	SHEET: 14 OF 24	SCALE:	1 : 100
LOT No: 106 DP No: 1291002		START DATE:	09.01.2023
STREET: 7 PEPPER TREE WAY, TAREE		DWG No:	A5638
CLIENT: SAVAGE			

SHEET SIZE: **A2**

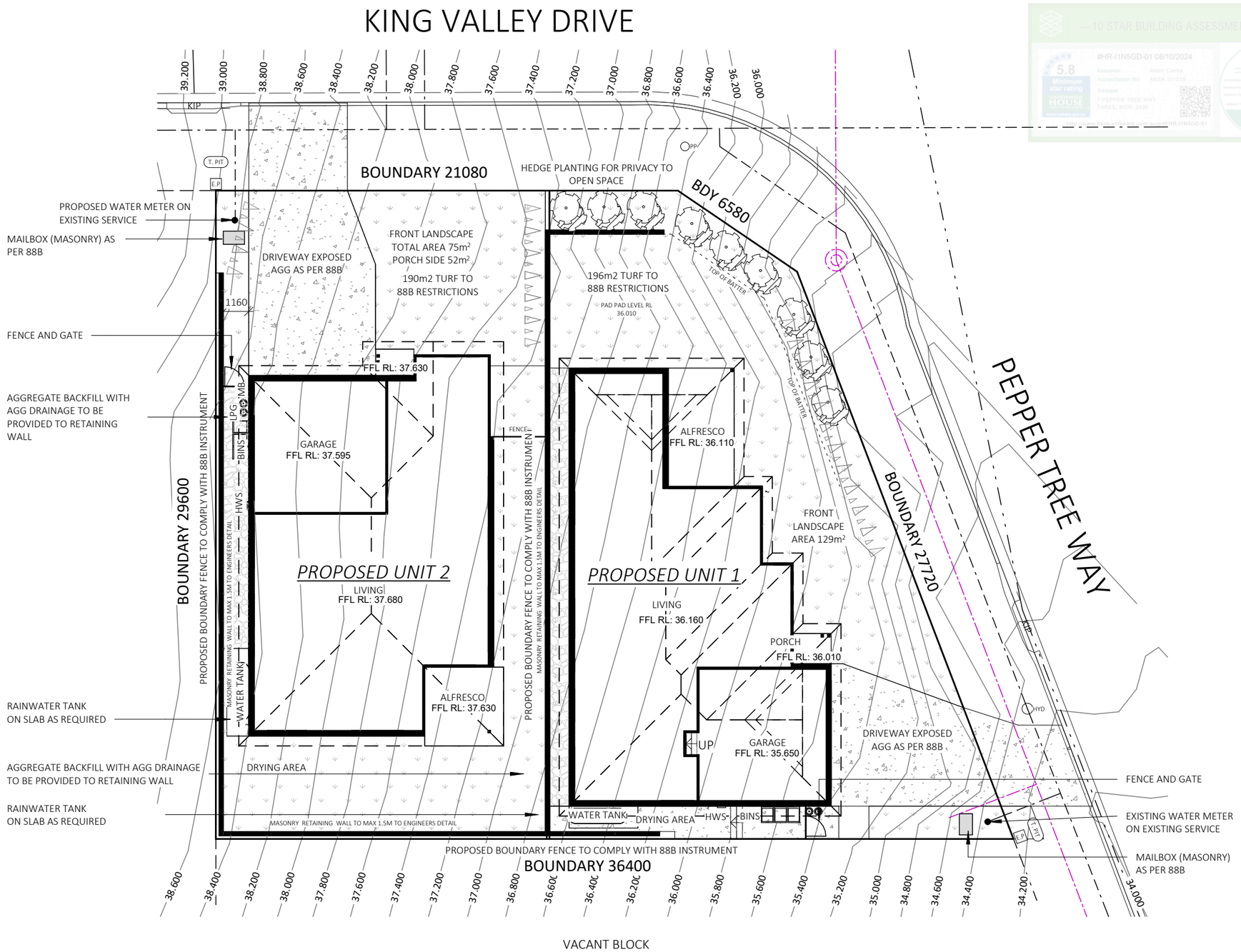
DRAWING REVISIONS + NOTES

Date:	Description:	Issue:	Drawn:
30.06.23	DRAFT DA	A	KS
27.07.23	ENERGY FINALISED	C	KS
17.08.23	ADD SHADOWS/UPDATE FENCE NOTE	D	MH
09.10.23	DA RFI	E	AE
30.09.24	DA MOD	F	MS

LEGEND AND NOTES

- NEW WARM SEASON TURF GRASS THROUGHOUT AS PER 88B
- UNSEALED SURFACE - GRAVEL FINISH (NOT HARDSTAND AREA)
- HARD SURFACE - DRIVEWAY/ PATHWAYS REFER BUILDING DESIGN FOR DETAILS
- HARD SURFACE - PATIOS REFER BUILDING DESIGN FOR DETAILS
- EXISTING NEIGHBOURING VEGETATION TO BE PRESERVED AND PROTECTED THROUGHOUT
- SMALL EVERGREEN NATIVE TREES
- FEATURE OR STATEMENT PLANTINGS
- NEW SMALL / MEDIUM EVERGREEN SHRUBS
- NEW SMALL / MEDIUM EVERGREEN SOFT WOODED PERENNIALS
- NEW EVERGREEN PROSTRATE SHRUBS OR GROUND COVER PLANTINGS

- THIS PLAN IS NOT BE USED FOR CONSTRUCTION
- THIS PLAN IS CONCEPTUAL ONLY AND IS DESIGNED TO HIGHLIGHT VARIOUS LANDSCAPE USES AROUND THE SITE,
- ANY SUGGESTED PLANTS OR PLANT LIST IS INDICATIVE ONLY AND THE FINAL SELECTION OF ACTUAL SPECIES WILL BE SITE AND MICRO CLIMATE DEPENDENT,
- ALL HARD-SCAPED SURFACES SHALL BE INSTALLED BY QUALIFIED LANDSCAPE TRADES AND AS PER MANUFACTURERS INSTRUCTIONS,
- TURF SPECIES SHALL CONSISTS OF A WARM SEASON SPECIES ONLY SUCH AS; BUFFALO, KIKUYU OR COUCH,
- THE ADVICE AND PLAN FROM A PROFESSIONAL LANDSCAPE DESIGNER IS TO BE SOUGHT PRIOR TO ANY CONSTRUCTION / LANDSCAPE WORKS COMMENCING,
- LANDSCAPE HAS A DOMINANT NORTHERN ASPECT AND SELECTED PLANTS ARE TO BE SUN TO FULL SUN TOLERANT CAPABLE OF WITHSTANDING YEAR ROUND NORTHERN SUN,
- PLANTS ON THE IMMEDIATE SOUTHERN SIDE OF BUILDINGS AND DWELLING MAY NEED SOME SHADE TOLERANCE,
- PLANTINGS ARE TO BE WATER WISE AND DROUGHT TOLERANT ONCE ESTABLISHED



VACANT BLOCK

BAL - 12.5

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INDICATIVE LANDSCAPE PLAN

1 : 200

collinswcollins PTY LTD
Building Designers

PROJECT: NEW DUAL OCCUPANCY (TORRENS)		INDICATIVE LANDSCAPE PLAN	
STATUS: S4.55 MODIFICATION	SHEET: 15 OF 24	SCALE:	1 : 200
LOT No: 106 DP No: 1291002		SHEET SIZE:	A3
STREET: 7 PEPPER TREE WAY, TAREE		START DATE:	09.01.2023
CLIENT: SAVAGE		DWG No:	A5638

DRAWING REVISION + NOTES

Date:	Revision:	Issue:	Drawn:
30.06.23	DRAFT DA	A	KS
27.07.23	ENERGY FINALISED	C	KS
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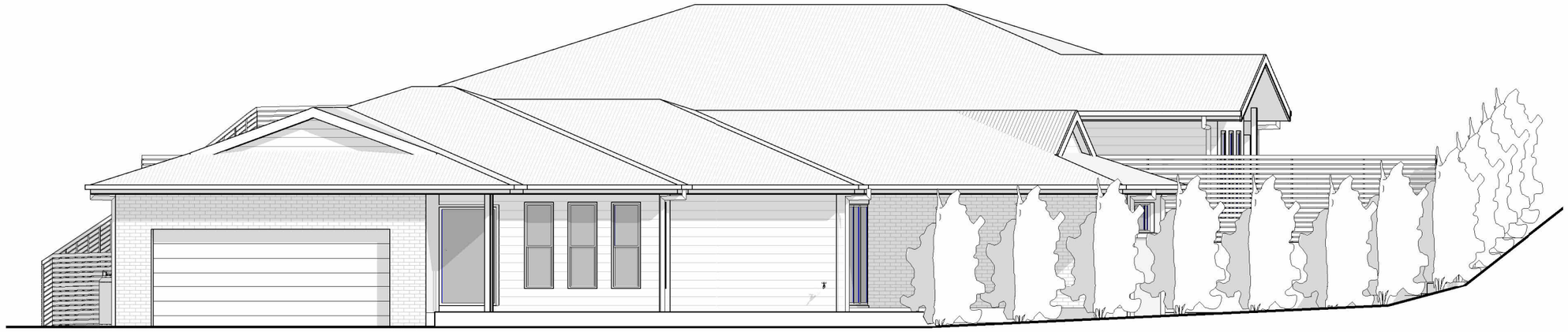
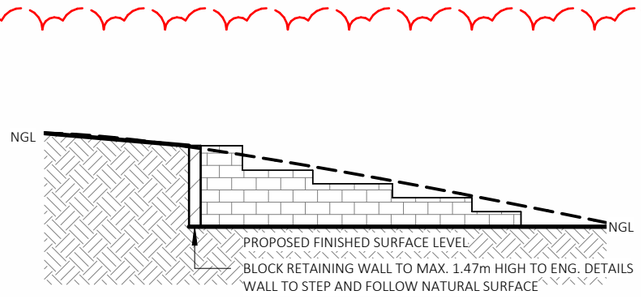


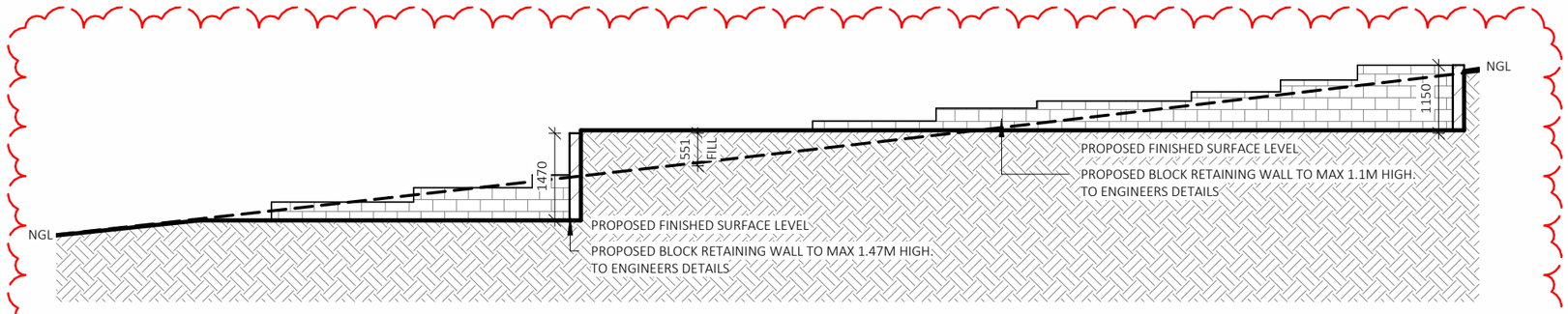
SCREENING ELEVATION

1 : 100



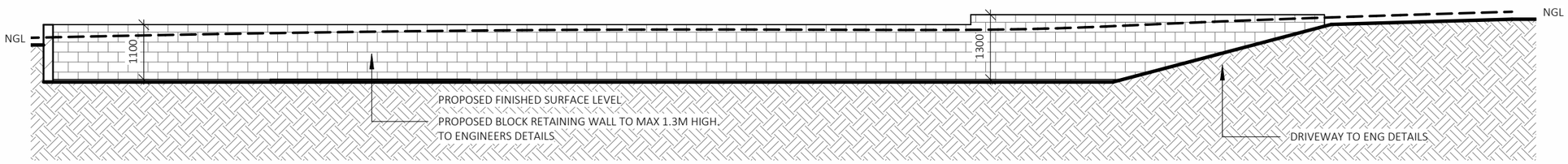
SECTION B-B

1 : 100



SECTION D-D

1 : 100



SECTION C-C

1 : 100

BAL - 12.5

BUSHFIRE NOTES:

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collinswcollins PTY LTD
Building Designers

PROJECT: NEW DUAL OCCUPANCY (TORRENS)		RETAINING + SCREENING	
STATUS: S4.55 MODIFICATION	SHEET: 16 OF 24	SCALE:	1 : 100
LOT No: 106 DP No: 1291002		SHEET SIZE:	A3
STREET: 7 PEPPER TREE WAY, TAREE		START DATE:	09.01.2023
CLIENT: SAVAGE		DWG No:	A5638

DRAWING REVISION + NOTES

Date:	Revision:	Issue:	Drawn:
30.06.23	DRAFT DA	A	KS
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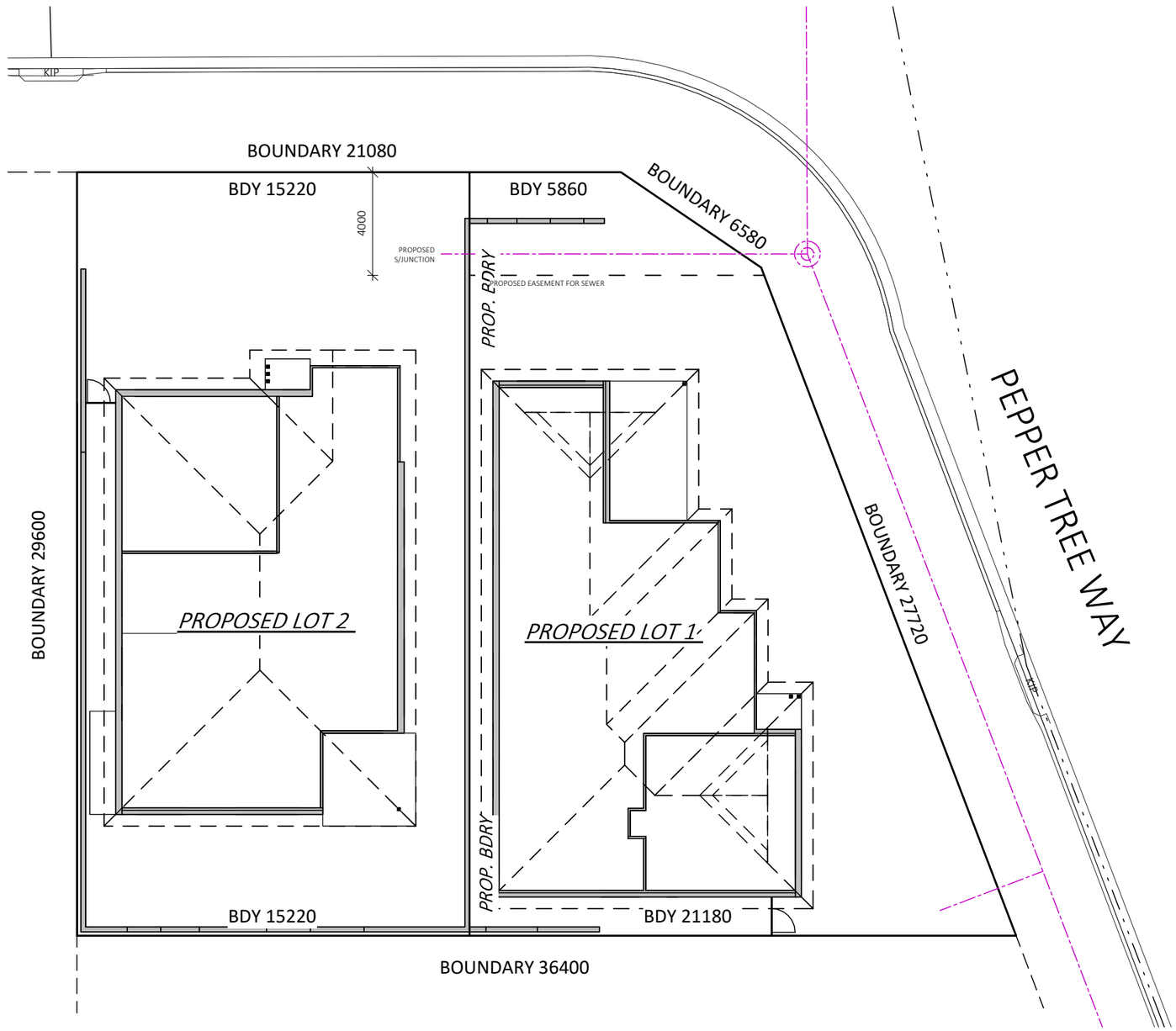
09.10.23	DA RFI	E	AE
30.09.24	DA MOD	F	MS

EXISTING LOT SCHEDULE	
NAME	AREA
EXISTING LOT 106	902.89 m²
TOTAL: 1	902.89 m²

PROPOSED LOT SCHEDULE	
NAME	AREA
PROPOSED LOT 2	450.51 m²
PROPOSED LOT 1	452.38 m²
TOTAL: 2	902.89 m²



BAL - 12.5

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DRAFT SUB-DIVISION PLAN

1 : 200

collinswcollins PTY LTD
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PROJECT: NEW DUAL OCCUPANCY (TORRENS)		DRAFT SUB-DIVISION PLAN	
STATUS: S4.55 MODIFICATION	SHEET: 17 OF 24	SCALE:	1 : 200
LOT No: 106 DP No: 1291002		SHEET SIZE:	A3
STREET: 7 PEPPER TREE WAY, TAREE		START DATE:	09.01.2023
CLIENT: SAVAGE		DWG No:	A5638

DRAWING REVISION + NOTES

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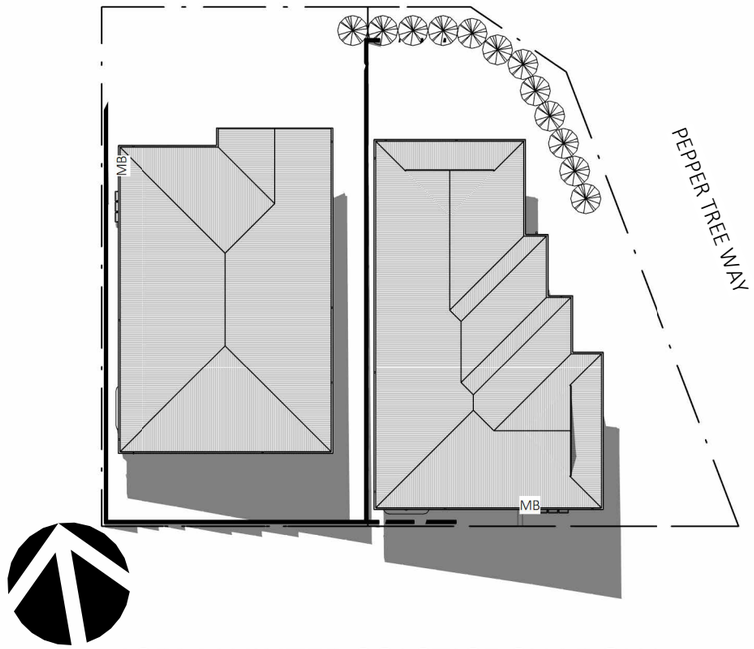
KING VALLEY DRIVE

9AM WINTER SOLSTICE SHADOW

1 : 350

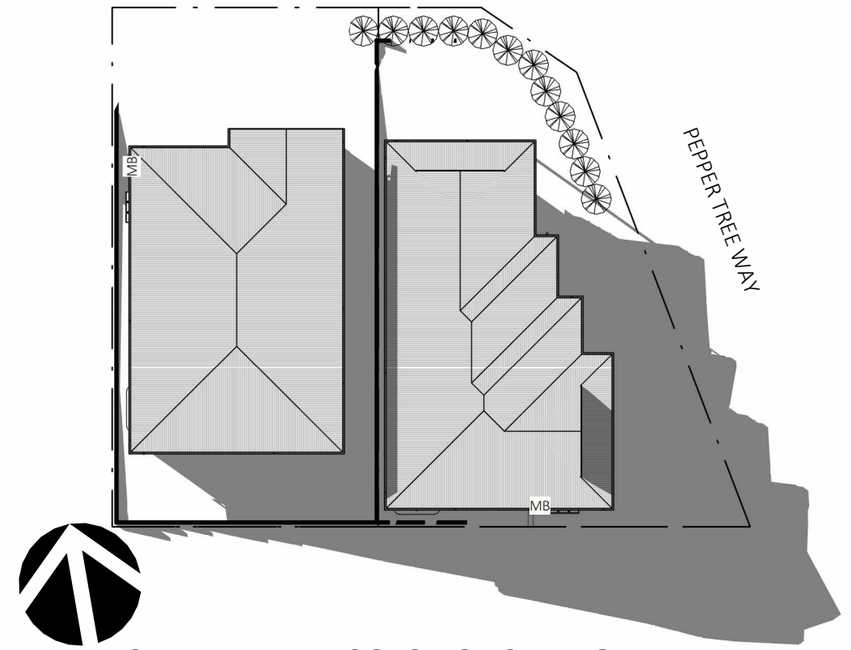
KING VALLEY DRIVE



12PM WINTER SOLSTICE SHADOW

1 : 350

KING VALLEY DRIVE



3PM WINTER SOLSTICE SHADOW

1 : 350

DA ISSUE ONLY

BAL - 12.5

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PROJECT: NEW DUAL OCCUPANCY (TORRENS)		SHADOWS	
STATUS: S4.55 MODIFICATION	SHEET: 18 OF 24	SCALE:	1 : 350
LOT No: 106 DP No: 1291002		SHEET SIZE:	A3
STREET: 7 PEPPER TREE WAY, TAREE		START DATE:	09.01.2023
CLIENT: SAVAGE		DWG No:	A5638

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GENERAL AND PROJECT SPECIFIC CONSTRUCTION NOTES FOR COLLINS W COLLINS ARCHITECTURAL PLANS

THESE NOTES MUST BE READ AND UNDERSTOOD BY ALL INVOLVED IN THE PROJECT. THIS INCLUDES (but is not limited to): *OWNER, BUILDER, SUB-CONTRACTORS, CONSULTANTS, RENOVATORS, OPERATORS, MAINTAINERS, DEMOLISHERS. PLEASE USE THIS IN CONJUNCTION WITH ALL DRAWING SHEETS AND VIEWS CONTAINED FORTHWITH IN THIS PLAN SET.*

REVISED JANUARY 2023

CONSTRUCTION NOTES:

STAIRS, RAMPS, HANDRAILS & BALUSTRADE NOTES:

STAIRS TO COMPLY WITH NCC VOL. 2, H5D2 AND PART 11.2.2 OF THE ABCB HOUSING PROVISIONS. RAMPS TO COMPLY WITH PART 11.2.3. SLIP RESISTANCE TO STAIRS AND RAMPS AS PER PART 11.2.4 OF THE ABCB HOUSING PROVISIONS AND IN ACCORDANCE WITH AS4586.

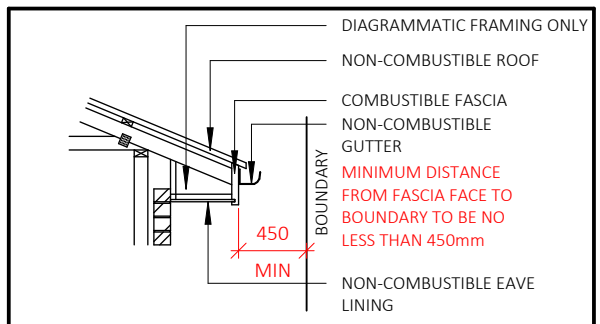
BARRIERS AND HANDRAILS TO BE NO LESS THAN 1000mm FROM PROPOSED FINISHED FL. BALUSTRADE & HANDRAIL TO BE IN ACCORDANCE WITH NCC, VOL. 2, H5D3 AND PARTS 11.3.3, 11.3.4, 11.3.5 AND 11.3.6 OF THE ABCB HOUSING PROVISIONS.

WINDOW NOTES:

BEDROOM WINDOWS - WHERE THE FLOOR LEVEL OF A BEDROOM IS 2M OR MORE ABOVE THE SURFACE BENEATH, BEDROOM WINDOWS ARE TO COMPLY WITH NCC, VOL. 2, H5P2 AND PART 11.3.7 OF THE ABCB HOUSING PROVISIONS

WINDOWS - WHERE THE FLOOR LEVEL IS 4m OR MORE ABOVE THE SURFACE BENEATH, WINDOWS ARE TO COMPLY WITH NCC, VOL. 2, H5P2 AND PART 11.3.8 OF THE ABCB HOUSING PROVISIONS.

WIND CATEGORY TO BE CONFIRMED PRIOR TO START OF CONSTRUCTION. IF N2 OR HIGHER, ENGAGED PIERS TO BRICKWORK AREA 'S ARE TO COMPLY WITH AS 4773.1-2010 & AS 4773 2-2010



ALLOWABLE ENCROACHMENTS FOR NON-COMBUSTIBLE CONSTRUCTION AS PER NCC, FIGURE 9.2.9a OF THE ABCB HOUSING PROVISIONS

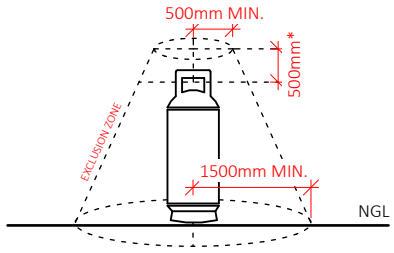
SUMMARY OF BASIX COMMITMENTS

WATER COMMITMENTS			
SHOWERHEADS: 4* (>6 but <=7.5L/min)		TOILETS: 4* STAR	
BASIN TAPS: 4* STAR		KITCHEN TAPS: 4* STAR	
INDIVIDUAL WATER TANK:	U1: 2,000 L U2: 2,000 L	INDVIDUAL ROOF COLLECTION :	U1: 116m² U2: 131m²
RAINWATER CONNECTION:	ALL TOILETS IN THE DEVELOPMENT COLD WATER TAP IN THE LAUNDRY AT LEAST 1 EXTERNAL TAP		
INDIGENOUS PLANTING:	0m² REQUIRED		

ENERGY COMMITMENTS	
HWS:	U1 & U2: GAS INSTANTANEOUS 6*STAR
COOLING:	U1 & U2: Ceiling Fans in at least 1 living room and 1 bedroom 1-phase air-conditioning in at least 1 living room and 1 bedroom (3.5 star, day/night zoned between living and bedrooms)
HEATING:	U1 & U2: 1-phase air-conditioning in at least 1 living room and 1 bedroom (3.5 star, day/night zoned between living and bedrooms)
VENTILATION:	U1: Bathroom, Kitchen: ducted, manual control Laundry: no mechanical ventilation U2: Bathroom, Kitchen, Laundry: ducted, manual control
APPLICANCES:	U1 & U2: Gas Cooktop & Electric Oven to be installed Well ventilated fridge space
ARTIFICIAL LIGHTING:	The following rooms are to be primarily lit by fluorescent or LED dedicated fittings: All Bedrooms/Study | All Living/Dining Rooms | The Kitchen | All Hallways | The Laundry | All Bathrooms/Toilets
CLOTHESLINE:	Fixed outdoor clothes drying line to be installed Indoor or sheltered clothes drying line to be installed

**REFER TO BASIX CERTIFICATE FOR EXACT DETAILS AND REQUIREMENTS*

LPG GAS BOTTLE STORAGE



*DISTANCE MEASURED FROM TOP OF ANY GAS BOTTLE VALVE

ALL GAS BOTTLE STORAGE AND HANDLING IN ACCORDANCE WITH AS1596-2014

GAS BOTTLES ON BUSHFIRE PRONE SITES:

DEVELOPMENT STANDARDS FOR BUSHFIRE PRONE LAND

- RETICULATED OR BOTTLED GAS ON THE LOT IS INSTALLED AND MAINTAINED IN ACCORDANCE WITH AS/NZS 1596-2008, THE STORAGE AND HANDLING OF LP GAS AND THE REQUIREMENTS OF RELEVANT AUTHORITIES (METAL PIPING MUST BE USED, AND
- ANY GAS CYLINDERS ON THE LOT THAT ARE WITHIN 10M OF A DWELLING HOUSE:
- HAVE THE RELEASE VALVES DIRECTED AWAY FROM THE DWELLING HOUSE, AND
- ARE ENCLOSED ON THE HAZARD SIDE OF THE INSTALLATION, AND
- HAVE METAL CONNECTIONS TO AND FROM THE CYLINDERS

THE REQUIREMENTS OF AS 3959—2018, CONSTRUCTION OF BUILDINGS IN BUSHFIRE-PRONE AREAS SET OUT IN THE BUILDING CODE OF AUSTRALIA ALSO APPLY.

BUSHFIRE NOTES:

BAL - 12.5

PLEASE REFER TO BUSHFIRE REPORT BY FIREBIRD ECOSULTANTS PTY LTD (SARAH JONES) DATED 12 JULY 2023 AND CONSTRUCTED IN ACCORDANCE WITH AS 3959-2018: CONSTRUCTION OF BUILDINGS IN BUSHFIRE PRONE AREAS

BASIX NOTES:

PLEASE REFER TO THE "SUMMARY OF BASIX COMMITMENTS" ON PAGE 18 FOR FURTHER INFORMATION. PLEASE REFER TO THE BASIX CERTIFICATE FOR EXACT DETAILS

GENERAL PLAN SET NOTES:

CHECK ALL DIMENSIONS ON SITE. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATIONS, REPORTS, DRAWINGS, LEGENDS, NATIONAL CONSTRUCTION CODE, AUS & NZ STANDARDS, ENGINEERING & COUNCIL APPROVALS

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PROJECT: NEW DUAL OCCUPANCY (TORRENS)

STATUS: S4.55 MODIFICATION

LOT No: 106 DP No: 1291002

STREET: 7 PEPPER TREE WAY, TAREE

SHEET: 19 OF 24

CLIENT: SAVAGE

CONSTRUCTION NOTES

SCALE:	As indicated
SHEET SIZE:	A3
START DATE:	09.01.2023
DWG No:	A5638

DRAWING REVISION + NOTES

Date:	Revision:	Issue:	Drawn:
30.06.23	DRAFT DA	A	KS
27.07.23	ENERGY FINALISED	C	KS
17.08.23	ADD SHADOWS/UPDATE FENCE NOTE	D	MH
09.10.23	DA RFI	E	AE
30.09.24	DA MOD	F	MS

THESE NOTES MUST BE READ AND UNDERSTOOD BY ALL INVOLVED IN THE PROJECT. THIS INCLUDES (but is not limited to):

OWNER, BUILDER, SUB-CONTRACTORS, CONSULTANTS, RENOVATORS, OPERATORS, MAINTAINERS, DEMOLISHERS.

REVISED JANUARY 2023

BUILDING SPECIFICATIONS FOR CLASS 1 AND 10 BUILDINGS

All works to be completed in accordance with the current version of the National Construction Code Series, including National Construction Code (NCC), Volume 2 and the Plumbing Code of Australia (PCA), Volume 3 as applicable.

All Australian Standards listed are the versions that have been adopted by the relevant version of the National Construction Code Series at the time of Construction Certificate or Complying Development Certificate Application.

STRUCTURAL PROVISIONS

Structural Design Manuals– is satisfied by complying with:

a) NCC, Vol. 2, Part H1D1 and Part 2.2 Structural Provisions of the ABCB Housing Provisions;

Structural Software– Must comply with the Australian Building Codes Board (ABCB) Protocol for Structural Software as per the NCC, Vol 2, Part H1D6 (7) and Part 2.2.5 of the ABCB Housing Provisions.

SITE PREPARATION

Earthworks - Earthworks are to be undertaken in accordance with the NCC, Vol. 2, Part H1D3 and Part 3.2 of the ABCB Housing Provisions

Earth Retaining structures (ie. retaining walls & batter) to be in accordance with AS4678.

Drainage– Stormwater drainage is to be undertaken in accordance with AS/NZS 3500.3, or, the Acceptable Construction Practice as detailed in the NCC, Vol. 2, Part H2D2 and Part 3.3 of the ABCB Housing Provisions

Termite Risk Management– Where a primary building element is considered susceptible to termite attack the building shall be protected in accordance with the following:

a) AS 3600.1, and

b) The Acceptable Construction Practice as detailed in accordance with the NCC, Vol. 2, Part H1P1 and Part 3.4 of the ABCB Housing Provisions

c) A durable notice is permanently fixed to the building in a prominent location, such as in a meter box or the like, including the details listed in the NCC, Vol. 2, Part 3.4.3 of the ABCB Housing Provisions

FOOTINGS AND SLABS

The footing or slab is to be constructed in accordance with AS 2870, except that for the purposes of Clause 5.3.3.1 of AS 2870, a damp-proofing membrane is required to be provided, or, the Acceptable Construction Practice detailed in the NCC, Vol. 2, Part H1D4 and Part 4.2 of the ABCB Housing Provisions

Piled footings are to be designed in accordance with AS 2159

MASONRY

Unreinforced Masonry– to be designed and constructed in accordance with;

a) AS 3700; or

b) AS 4773 Parts 1 and 2; or

c) NCC, Vol. 2, Part H1D5 and Part 5.4 of the ABCB Housing Provisions

Reinforced Masonry– to be designed and constructed in accordance with;

a) AS 3700; or

b) AS 4773 parts 1 and 2; or

c) NCC, Vol. 2, Part H1D5 and Part 5.2 and 5.3 of the ABCB Housing Provisions

Masonry Components and Accessories– to be constructed and installed in accordance with;

a) AS 3700; or

b) AS 4773 Parts 1 and 2;

c) NCC, Vol. 2, Part H1D5 and Part 5.6 of the ABCB Housing Provisions

Weatherproofing of Masonry

This Part applies to an external wall (including the junction between the wall and any window or door) of a Class 1 Building.

This Part does not apply to any Class 10 building except where its construction contributes to the weatherproofing of the Class 1 building.

The weatherproofing of masonry is to be carried out in accordance with;

a) AS 3700; except as provided for by NCC, Vol. 2, Part H1D5 (4); or

b) AS 4773 Parts 1 and 2

c) NCC, Vol. 2, Part H1D5 and Part 5.7 of the ABCB Housing Provisions

FRAMING

Sub-Floor Ventilation– Is to comply with the Acceptable Construction Practice of the NCC, Vol. 2, Part H2D5 and part 6.2 of the ABCB Housing Provisions

Steel Framing– is to be designed and constructed in accordance with the Acceptable Construction Practice of the NCC Vol.2, Part H1D6 and Part 6.3 of the ABCB Housing Provisions; or, one of the following manuals:

a) Steel structures: AS 4100.

b) Cold-formed steel structures: AS/NZS4600.

c) Residential and low-rise steel framing: NASH Standard.

Timber Framing– is to be designed and constructed in accordance with the following, as appropriate:

a) AS 1684.2.

b) AS 1684.4.

Structural Steel Members– is to be designed and constructed in accordance with the Acceptable Construction Practice of the NCC Vol.2, Part H1D6 and Part 6.3 of the ABCB Housing Provisions or, one of the following manuals:

a) Steel Structures: AS 4100.

b) Cold-formed steel structures: AS/NZS 4600.

ROOF AND WALL CLADDING

Roof Cladding– is to comply with the Acceptable Construction Practice of the NCC, Vol. 2, Part H1D7 and Part 7.2 and 7.3 of the ABCB Housing Provisions; or, one of the following:

a) Roofing tiles: NCC, Vol. 2, Part 7.3 of the ABCB Housing Provisions - AS4597, AS2050, AS2049 and AS 4200.1

b) Metal Roof Cladding: NCC, Vol. 2, Part 7.3 of the ABCB Housing Provisions - AS1562.1

c) Plastic sheet roofing: AS/NZS 4256 Parts 1, 2, 3 and 5; and AS/NZS 1562.3

Gutters and Downpipes– are to be designed and constructed in accordance with the Acceptable Construction Practice of of the NCC, Vol. 2, Part H2D2, H2D6 and Part 7.4 of the ABCB Housing Provisions, or, AS/NZS 3500.3 – Stormwater drainage.

Timber & Composite Wall Cladding– to be designed and constructed in accordance with Acceptable Construction Practice of the NCC, Vol. 2, Part 7.5 of the ABCB Housing Provisions - AS4200.1, AS2908.2 or ISO 8336, AS1859.4, AS2269.0 and AS2904

Autoclaved Aerated Concrete to AS5146.1

Metal wall cladding to be designed and constructed in accordance with AS 1562.1.

GLAZING

Glazing – to be designed and constructed in accordance with the Acceptable Construction Practice of the NCC, Vol. 2, Part H1D8 and Part 8.3 of the ABCB Housing Provisions, or, one of the following manuals as applicable under the NCC:

a) AS 2047.

b) AS 1288.

FIRE SAFETY

Fire Hazard properties of materials to comply with the NCC, Vol. 2, Part H3D2

Fire Separation of external walls to comply with the NCC, Vol. 2, Part H3D3 and Part 9.2 of the ABCB Housing Provisions

Fire Separation of separating walls & floors to comply with the NCC, Vol. 2, Part H3D4 and Part 9.3 of the ABCB Housing Provisions

Fire Separation of garage-top-dwellings to comply with the NCC, Vol. 2, Part H3D4 and Part 9.4 of the ABCB Housing Provisions

Smoke Alarms & Evacuation lighting to comply with the NCC, Vol. 2, Part H3D5 and Part 9.5 of the ABCB Housing Provisions

BUSHFIRE AREAS

Bushfire Areas– This section relates to:

a) A Class 1 building; or

b) A Class 10a building or deck associated with a Class 1 building,

If it is constructed in accordance with the following:

c) AS 3959, except as amended by planning for bushfire protection and, except for Section 9 Construction for Bushfire Attack Level FZ (BAL-FZ). Buildings subject to BAL-FZ must comply with specific conditions of development consent for construction at this level; or

d) The requirements of (c) above as modified by the development consent following consultation with the NSW Rural Fire Service undersection 79BA of the Environmental Planning and Assessment Act 1979; or

e) The requirements of (c) above as modified by the development consent with a bushfire safety authority issued under section 100B of the Rural Fire Act for the purposes of integrated development.

Alpine Areas– to be constructed in accordance with the Acceptable Construction Practice of the NCC, Vol. 2, Part H7D3 and Part 12.2 of the ABCB Housing Provisions if located in an alpine area.

HEALTH AND AMENITY

Wet Areas and External Waterproofing– building elements in wet areas within a building must:

a) Be waterproof or water resistant in accordance with the NCC, Vol. 2, Part H4D2, H4D3 and Part 10.2 of the ABCB Housing Provisions; and

b) Comply with AS 3740.

c) External areas to comply with AS4654.1 & AS4654.2

Room Heights– are to be constructed in accordance with the Acceptable Construction Practice of the NCC, Vol. 2, Part H4D4 and Part 10.3 and Figure 10.3.1 of the ABCB Housing Provisions

Facilities– are to be constructed in accordance with Acceptable Practice of the NCC, Vol. 2, Part H4D5 and Part 10.4 of the ABCB Housing Provisions

Light – is to be provided in accordance with the Acceptable Construction Practice of the NCC, Vol. 2, Part H4D6 and Part 10.5 of the ABCB Housing Provisions

Ventilation – is to be provided in accordance with the Acceptable Construction Practice of the NCC, Vol. 2, Part H4D7 and Part 10.6 of the ABCB Housing Provisions and installed in accordance with AS1668.2

Sound Insulation– (only applies to a separating wall between two or more class 1 buildings) is to be provided in accordance with the Acceptable Construction Practice of the NCC, Vol. 2, Part H4D8 and Part 10.7 of the ABCB Housing Provisions

Condensation Management to be provided in accordance with Acceptable Construction Practice of the NCC, Vol. 2, Part H4D9 and Part 10.8 of the ABCB Housing Provisions

SAFE MOVEMENT AND ACCESS

Stairway and Ramp Construction– to be constructed and installed in accordance with the Acceptable Construction Practice of the NCC, Vol. 2, Part H5D2 and Part 11.2 of the ABCB Housing Provisions

Barriers and Handrails– to be constructed and installed in accordance with the Acceptable Construction Practice of to be constructed and installed in accordance with the Acceptable Construction Practice of the NCC, Vol. 2, Part H5D3 and Part 11.3 of the ABCB Housing Provisions

ANCILLARY PROVISIONS & ADDITIONAL CONSTRUCTION REQUIREMENTS

H7D2 - Swimming Pools

H7P1 - Swimming Pool Access– to be designed and installed in accordance with the Swimming Pools Act 1992, Swimming Pool Regulation 2018 and AS 1926 Parts 1 and 2.

H7P2 - Swimming Pool Water recirculation Systems– is to be designed and constructed in accordance with AS1926.3.

High Wind Areas– Applies to a region that is subject to design wind speeds more than N3 or C1 (see Table 4 of the NCC). To be constructed in accordance with one or more of the relevant structural design manuals referenced in the NCC, Vol. 2, Part 2.2 of the ABCB Housing Provisions

H1D9 - Earthquake Areas subject to "seismic activity" to be constructed in accordance the NCC, Vol. 2, Part 2.2 of the ABCB Housing Provisions

H1D10 - Flood Hazard Areas– applies to areas on a site (weather or not mapped) encompassing the land lower than the flood hazard level (as defined by the NCC) which has been determined by the appropriate authority (statutory authority), are to be constructed in accordance with the ABCB Standard for Construction of Buildings in Flood Hazard Areas.

H7D3 - Construction "Alpine Areas" in accordance with NCC, Vol. 2, Part 12.2 of the ABCB Housing Provisions

H7D4 - Construction in Bushfire Prone Areas; dwellings are to be construced in accordance with AS3959-2018: Construction of buildings in bushfire-prone areas

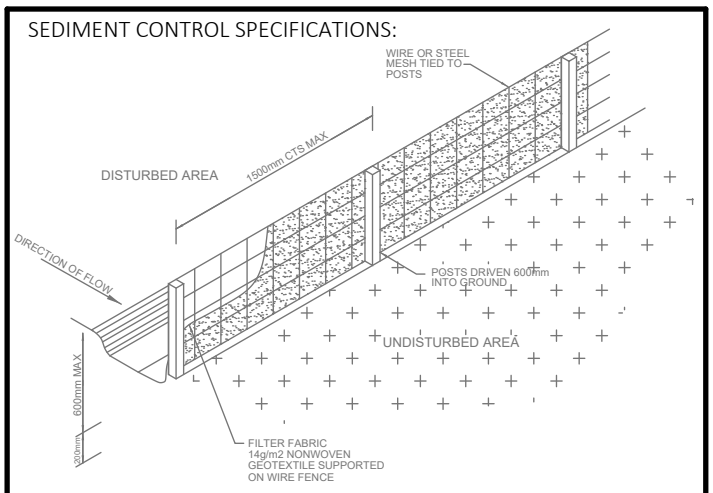
H1D11 - Attachment of Decks & Balconies to external walls of buildings to be in accordance with the NCC, Vol. 2, Part 12.3 of the ABCB Housing Provisions or alternatively must be designed by a professional engineer or other appropriately qualified person in accordance with the relevant structural design manuals referenced in the NCC, Vol. 2, Part 2.2 of the ABCB Housing Provisions

H7D5 - Heating Applicances, Fireplaces, Chimneys & Flues to be installed in accordance with the NCC, Vol.2, Part 12.4 of the ABCB Housing Provisions; or a) for a domestic solild fuel burning applicance, AS/NZS 2918

ENERGY EFFICIENCY

Energy Efficiency– to comply with the measures contained in the relevant BASIX certificate and the requirements of the NCC, Vol. 2, NSW Part H6 Energy Efficiency and the NSW Parts of Part 13.2 of the ABCB Housing Provisions

SEDIMENT CONTROL SPECIFICATIONS:



SILTATION CONTROL IN ACCORDANCE WITH COUNCIL POLICY E1 AND THE ADOPTED AUSPEC STANDARD

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PROJECT: NEW DUAL OCCUPANCY (TORRENS)

STATUS: S4.55 MODIFICATION

LOT No: 106 DP No: 1291002

STREET: 7 PEPPER TREE WAY, TAREE

SHEET: 20 OF 24

CLIENT: SAVAGE

BUILDING SPECIFICATIONS

SCALE:	As indicated
SHEET SIZE:	A3
START DATE:	09.01.2023
DWG No:	A5638

DRAWING REVISION + NOTES

Date:	Revision:	Issue:	Drawn:
30.06.23	DRAFT DA	A	KS
27.07.23	ENERGY FINALISED	C	KS
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30.09.24	DA MOD	F	MS

THESE NOTES MUST BE READ AND UNDERSTOOD BY ALL INVOLVED IN THE PROJECT. THIS INCLUDES (but is not limited to):

OWNER, BUILDER, SUB-CONTRACTORS, CONSULTANTS, RENOVATORS, OPERATORS, MAINTAINERS, DEMOLISHERS.

1. FALLS, SLIPS, TRIPS

A) WORKING AT HEIGHTS

DURING CONSTRUCTION

Wherever possible, components for this building should be prefabricated off-site or at ground level to minimise the risk of workers falling more than two metres. However, construction of this building will require workers to be working at heights where a fall in excess of two metres is possible and injury is likely to result from such a fall. The builder should provide a suitable barrier wherever a person is required to work in a situation where falling more than two metres is a possibility.

DURING OPERATION OR MAINTENANCE

For houses or other low-rise buildings where scaffolding is appropriate: Cleaning and maintenance of windows, walls, roof or other components of this building will require persons to be situated where a fall from a height in excess of two metres is possible. Where this type of activity is required, scaffolding, ladders or trestles should be used in accordance with relevant codes of practice, regulations or legislation. For buildings where scaffold, ladders, trestles are not appropriate: Cleaning and maintenance of windows, walls, roof or other components of this building will require persons to be situated where a fall from a height in excess of two metres is possible. Where this type of activity is required, scaffolding, fall barriers or Personal Protective Equipment (PPE) should be used in accordance with relevant codes of practice, regulations or legislation.

B) SLIPPERY OR UNEVEN SURFACES

FLOOR FINISHES Specified

If finishes have been specified by designer, these have been selected to minimise the risk of floors and paved areas becoming slippery when wet or when walked on with wet shoes/feet. Any changes to the specified finish should be made in consultation with the designer or, if this is not practical, surfaces with an equivalent or better slip resistance should be chosen.

FLOOR FINISHES By Owner

If designer has not been involved in the selection of surface finishes, the owner is responsible for the selection of surface finishes in the pedestrian trafficable areas of this building. Surfaces should be selected in accordance with AS HB 197:1999 and AS/NZ 4586:2004.

STEPS, LOOSE OBJECTS AND UNEVEN SURFACES

Due to design restrictions for this building, steps and/or ramps are included in the building which may be a hazard to workers carrying objects or otherwise occupied. Steps should be clearly marked with both visual and tactile warning during construction, maintenance, demolition and at all times when the building operates as a workplace. Building owners and occupiers should monitor the pedestrian access ways and in particular access to areas where maintenance is routinely carried out to ensure that surfaces have not moved or cracked so that they become uneven and present a trip hazard. Spills, loose material, stray objects or any other matter that may cause a slip or trip hazard should be cleaned or removed from access ways. Contractors should be required to maintain a tidy work site during construction, maintenance or demolition to reduce the risk of trips and falls in the workplace. Materials for construction or maintenance should be stored in designated areas away from access ways and work areas.

2. FALLING OBJECTS

LOOSE MATERIALS OR SMALL OBJECTS

Construction, maintenance or demolition work on or around this building is likely to involve persons working above ground level or above floor levels. Where this occurs one or more of the following measures should be taken to avoid objects falling from the area where the work is being carried out onto persons below.

1. Prevent or restrict access to areas below where the work is being carried out.
2. Provide toeboards to scaffolding or work platforms.
3. Provide protective structure below the work area.
4. Ensure that all persons below the work area have Personal Protective Equipment (PPE).

BUILDING COMPONENTS

During construction, renovation or demolition of this building, parts of the structure including fabricated steelwork, heavy panels and many other components will remain standing prior to or after supporting parts are in place. Contractors should ensure that temporary bracing or other required support is in place at all times when collapse which may injure persons in the area is a possibility.

Mechanical lifting of materials and components during construction, maintenance or demolition presents a risk of falling objects. Contractors should ensure that appropriate lifting devices are used, that loads are properly secured and that access to areas below the load is prevented or restricted.

3. TRAFFIC MANAGEMENT

For building on a major road, narrow road or steeply sloping road: Parking of vehicles or loading/unloading of vehicles on this roadway may cause a traffic hazard. During construction, maintenance or demolition of this building designated parking for workers and loading areas should be provided. Trained traffic management personnel should be responsible for the supervision of these areas. For building where on-site loading/unloading is restricted: Construction of this building will require loading and unloading of materials on the roadway. Deliveries should be well planned to avoid congestion of loading areas and trained traffic management personnel should be used to supervise loading/unloading areas. For all buildings: Busy construction and demolition sites present a risk of collision where deliveries and other traffic are moving within the site. A traffic management plan supervised by trained traffic management personnel should be adopted for the work site.

4. SERVICES

GENERAL

Rupture of services during excavation or other activity creates a variety of risks including release of hazardous material. Existing services are located on or around this site. Where known, these are identified on the plans but the exact location and extent of services may vary from that indicated. Services should be located using an appropriate service (such as Dial Before You Dig), appropriate excavation practice should be used and, where necessary, specialist contractors should be used. Locations with underground power: Underground power lines MAY be located in or around this site. All underground power lines must be disconnected or carefully located and adequate warning signs used prior to any construction, maintenance or demolition commencing. Locations with overhead power lines: Overhead power lines MAY be near or on this site. These pose a risk of electrocution if struck or approached by lifting devices or other plant and persons working above ground level. Where there is a danger of this occurring, power lines should be, where practical, disconnected or relocated. Where this is not practical adequate warning in the form of bright coloured tape or signage should be used or a protective barrier provided.

5. MANUAL TASKS

Components within this design with a mass in excess of 25kg should be lifted by two or more workers or by mechanical lifting device. Where this is not practical, suppliers or fabricators should be required to limit the component mass

All material packaging, building and maintenance components should clearly show the total mass of packages and where practical all items should be stored on site in a way which minimises bending before lifting. Advice should be provided on safe lifting methods in all areas where lifting may occur. Construction, maintenance and demolition of this building will require the use of portable tools and equipment. These should be fully maintained in accordance with manufacturer's specifications and not used where faulty or (in the case of electrical equipment) not carrying a current electrical safety tag. All safety guards or devices should be regularly checked and Personal Protective Equipment should be used in accordance with manufacturer's specification.

6. HAZARDOUS SUBSTANCES

ASBESTOS

For alterations to a building constructed prior to 1990: If this existing building was constructed prior to: asbestos 1990 - it therefore may contain asbestos 1986 - it therefore is likely to contain either in cladding material or in fire retardant insulation material. In either case, the builder should check and, if necessary, take appropriate action before demolishing, cutting, sanding, drilling or otherwise disturbing the existing structure.

POWDERED MATERIALS

Many materials used in the construction of this building can cause harm if inhaled in powdered form. Persons working on or in the building during construction, operational maintenance or demolition should ensure good ventilation and wear Personal Protective Equipment including protection against inhalation while using powdered material or when sanding, drilling, cutting or otherwise disturbing or creating powdered material.

TREATED TIMBER

The design of this building may include provision for the inclusion of treated timber within the structure. Dust or fumes from this material can be harmful. Persons working on or in the building during construction, operational maintenance or demolition should ensure good ventilation and wear Personal Protective Equipment including protection against inhalation of harmful material when sanding, drilling, cutting or using treated timber in any way that may cause harmful material to be released. Do not burn treated timber.

VOLATILE ORGANIC COMPOUNDS

Many types of glue, solvents, spray packs, paints, varnishes and some cleaning materials and disinfectants have dangerous emissions. Areas where these are used should be kept well ventilated while the material is being used and for a period after installation. Personal Protective Equipment may also be required. The manufacturer's recommendations for use must be carefully considered at all times.

SYNTHETIC MINERAL FIBRE

Fibreglass, rockwool, ceramic and other material used for thermal or sound insulation may contain synthetic mineral fibre which may be harmful if inhaled or if it comes in contact with the skin, eyes or other sensitive parts or the body. Personal Protective Equipment including protection against inhalation of harmful material should be used when installing, removing or working near bulk insulation material.

TIMBER FLOORS

This building may contain timber floors which have an applied finish. Areas where finishes are applied should be kept well ventilated during sanding and application and for a period after installation. Personal Protective Equipment may also be required. The manufacturer's recommendations for use must be carefully considered at all times.

7. CONFINED SPACES

EXCAVATION

Construction of this building and some maintenance on the building will require excavation and installation of items within excavations. Where practical, installation should be carried out using methods which do not require workers to enter the excavation. Where this is not practical, adequate support for the excavated area should be provided to prevent collapse. Warning signs and barriers to prevent accidental or unauthorised access to all excavations should be provided.

ENCLOSED SPACES

For buildings with enclosed spaces where maintenance or other access may be required: Enclosed spaces within this building may present a risk to persons entering for construction, maintenance or any other purpose. The design documentation calls for warning signs and barriers to unauthorised access. These should be maintained throughout the life of the building. Where workers are required to enter enclosed spaces, air testing equipment and Personal Protective Equipment should be provided.

SMALL SPACES

For buildings with small spaces where maintenance or other access may be required:

Some small spaces within this building will require access by construction or maintenance workers. The design documentation calls for warning signs and barriers to unauthorised access. These should be maintained throughout the life of the building. Where workers are required to enter small spaces they should be scheduled so that access is for short periods. Manual lifting and other manual activity should be restricted in small spaces.

8. PUBLIC ACCESS

Public access to construction and demolition sites and to areas under maintenance causes risk to workers and public. Warning signs and secure barriers to unauthorised access should be provided. Where electrical installations, excavations, plant or loose materials are present they should be secured when not fully supervised.

9. OPERATIONAL USE OF BUILDING

RESIDENTIAL BUILDINGS

This building has been designed as a residential building. If it, at a later date, it is used or intended to be used as a workplace, the provisions of the Work Health and Safety Act 2011 or subsequent replacement Act should be applied to the new use.

10.OTHER HIGH RISK ACTIVITY

Code All electrical work should be carried out in accordance with of Practice:

Managing Electrical Risks at the Workplace, AS/NZ and all licensing requirements. 3012 All work using Plant should be carried out in accordance with Code of Practice:

Managing Risks of Plant at the Workplace. Code of All work should be carried out in accordance with Practice:

Managing Noise and Preventing Hearing Loss at Work. Due to the history of serious incidents it is recommended that particular care be exercised when undertaking work involving steel construction and concrete placement. All the above applies.

EXCAVATIONS

1.Excavations

The part of the site to be covered by the proposed building or buildings and an area at least 1000mm wide around that part of the site or to boundaries of the site, whichever is the lesser, shall be cleared or graded as indicated on the site works plan.

Top soil shall be cut to a depth sufficient to remove all vegetation. Excavations for all footings shall be in accordance with the Engineer's Recommendations of the NCC requirements.

FOUNDATIONS AND FOOTINGS

1. Underfloor Fill

Underfloor fill shall be in accordance with the NCC.

2. Termite Risk Management

Termite treatment shall be carried out in accordance with the NCC.

3. Vapour Barrier

The vapour barrier installed under slab-on-ground construction shall be 0.2mm nominal thickness, high impact resistance polyethylene film installed in accordance with the NCC.

4. Reinforcement

Reinforcement shall conform and be placed in accordance with the Engineer's Recommendation and the NCC.

Support to all reinforcement shall be used to correctly position and avoid any undue displacement of reinforcement during the concrete pour.

5. Concrete

Structural shall not be less than Grade N20 except otherwise approved by the engineer and in accordance with the NCC.

6. Curing

All concrete slabs shall be cured in accordance with AS 3600.

7. Footings and Slabs on Ground

Concrete slabs and footings shall not be poured until approval to pour concrete is given by the engineer or the *Local Authority.*

8. Sub-Floor Ventilation

Where required, adequate cross ventilation will be provided to the space under suspended ground floor. Construction is to meet the requirements of the NCC. No section of the under floor area wall to be constructed in such manner that will hold pockets of still air.

9. Sub-Floor Access

If required, access will be provided under suspended floors in position where indicated on plan.

EFFLUENT DISPOSAL/DRAINAGE

1. Storm Water Drainage

Stormwater drainage shall be carried out in accordance with the NCC. The Builder will allow for the supplying and laying of stormwater drains where shown on the site plan.

TIMBER FRAMING

1. Generally

All timber framework sizes, spans, spacing, notching, checking and fixing to all floor, wall and roof structure shall comply with the NCC or AS 1684. Alternative structural framing shall be to structural engineer's details and certification.

The work shall be carried out in a proper and trades personal like manner and shall be in accordance with recognised and accepted building practices.

2. Roof Trusses

Where roof truss construction is used, trusses shall be designed in accordance with AS 1720 and fabricated in a properly equipped factory and erected, fixed and braced in accordance with the fabricator's written instructions.

3. Bracing

Bracing units shall be determined and installed in accordance with AS 1684 as appropriate for the design wind velocity for the site. Bracing shall be evenly distributed throughout the building.

4. Flooring

Floor joists will be covered with strip or sheet flooring as shown on plan with particular regard to ground clearance and installation in wet areas as required by the NCC. Thickness of the flooring is to be appropriate for the floor joist spacing.

Strip and sheet flooring shall be installed in accordance with AS 1684.

When listed in Schedule of Works, floors shall be sanded to provide an even surface and shall be left clean throughout.

5. Timber Posts

Posts supporting the carports, verandas and porches shall be timber suitable for external use, or as otherwise specified, supported on galvanised or treated metal post shoes, unless otherwise specified. Posts shall be bolted to all adjoining beams as required by AS 1684 for the wind speed classification assessed for the site.

6. Corrosion Protection

All metal brackets, facing plates and other associated fixings used in structural timber joints and bracing must have appropriate corrosion protection.

STEEL FRAMING

1. Generally

Steel floor, wall or roof framing shall be installed in accordance with the manufacturer's recommendations and the NCC.

ROOFING

All roof cladding is to comply with the relevant structural performance and weathering requirements of the NCC and be installed as per the manufacturer's recommendations.

1.Tiled Roofing

The Builder will cover the roof of the dwelling with approved tiles as selected. The tiles are to be fixed (as required for appropriate design and wind speed) to battens of sixes appropriate to the spacing of rafters/trusses in accordance with the manufacturer's recommendations. The Builder will cover hips and ridges with capping and all necessary accessories including starters and apex caps. Capping and verge tiles are to be well bedded and neatly pointed. Roofing adjacent to valleys should be fixed so as to minimise water penetration as far as practicable. As roof tiles are made of natural products slight variation in colour is acceptable.

2. Metal Roofing

The *Builder* will provide and install a metal roof together with accessories all in accordance with the manufacturer's recommendations.

Except where design prohibits, sheets shall be in single lengths from fascia to ridge. Fixing sheets shall be strictly in accordance with the manufacturer's recommendation as required for the appropriate design and wind speed. Incompatible materials shall not be used for flashings, fasteners or downpipes.

3. Gutters and Downpipes

Gutters and downpipes shall be manufactured and installed in accordance with the NCC. Gutters and downpipes are to be compatible with other materials used.

4. Sarking

Sarking under roof coverings must comply with and be fixed in accordance with manufacturer's recommendations.

5. Sealants

Appropriate sealants shall be used where necessary and in accordance with manufacturer's recommendations.

6. Flashing

Flashings shall comply with, and be installed in accordance with the NCC.

MASONRY

1. Damp Proof Courses

All damp proof courses shall comply with the NCC . The damp proof membrane shall be visible in the external face of the masonry member in which it is placed and shall not be bridged by any applied coatings, render or the like.

2. Cavity Ventilation

Open vertical joints (weepholes) must be created in the course immediately above any DPC or flashing at centres not exceeding 1.2m and must be in accordance with the NCC.

3. Mortar and Joining

Mortar shall comply with the NCC. Joint tolerances shall be in accordance with AS 3700.

4. Lintels

Lintels used to support brickwork opening in walls must be suitable for the purpose as required by the NCC. The *Builder* will provide one lintel to each wall leaf. The *Builder* will provide corrosion protection in accordance with the NCC as appropriate for the site environment and location of the lintels in the structure.

5. Cleaning

The *Builder* will clean all exposed brickwork with an approved cleaning system. Care should be taken not to damage brickwork or joints and other fittings.

CLADDING AND LININGS

1. External Cladding

Sheet materials or other external cladding shall be fixed in accordance with the manufacturer's recommendations and any applicable special details.

Where required in open verandas, porches and eave soffits, materials indicated on the plans shall be installed.

2.Internal Wall and Ceilings Linings

The *Builder* will provide gypsum plasterboards or other selected materials to walls and ceilings. Plasterboard sheets are to have recessed edges and will be a minimum of 10mm thick. Internal angles in walls from floor to ceiling are to be set. Suitable cornice moulds shall be fixed at the junction of all walls and ceilings or the joint set as required. The lining of wet area and walls shall be constructed in accordance with the NCC. Wet area lining is to be fixed in accordance with the manufacturers recommendations. The ceiling access hole shall be of similar material to the adjacent ceiling.

3.Waterproofing

All internal wet area and balconies over internal habitable rooms are to be waterproof in accordance with the NCC.

JOINERY

1. General

All joinery work (metal and timber) shall be manufactured and installed according to accepted building practices.

2. Door Frames

External door frames shall be a minimum of 32mm thick solid rebated 12mm deep to receive doors. Internal jamb linings shall be a minimum of 18mm thick fit with 12mm thick door stops. Metal doorframes shall be installed where indicated on drawings in accordance with the manufacturer's recommendations.

3. Doors and Doorsets

All internal and external timber door and door sets shall be installed in accordance with accepted building practices. Unless listed otherwise in the Schedule of Works, doors and door sets shall be manufactured in accordance with AS 2688 and AS 2689.

4. Window and Sliding Doors

Sliding and other timber windows and doors shall be manufactured and installed in accordance with AS 2047.

Sliding and other aluminium windows and the doors shall be installed in accordance with manufacturer's recommendations and AS 2047.

All glazing shall comply with the NCC and any commitments outlined in the relevant BASIX Certificate.

5. Stairs, Balustrades and other Barriers

The *Builder* will provide stairs or ramps to any change in levels, and balustrades or barriers to at least one side of ramps, landings and balconies as per the NCC.

SERVICES

1.Plumbing

All plumbing shall comply with the requirements of the relevant supply authority and AS 3500. The work is to be carried out by a licensed plumber.

Fittings, as listed in the Schedule of Works, shall be supplied and installed to manufacturer's recommendations. Fittings, hot water system and any rainwater harvesting facilities shall be appropriate to satisfy any commitment outlined in the relevant BASIX Certificate.

2.Electrical

The *Builder* will provide all labour and materials necessary for the proper installation of the electricity service by a licensed electrician in accordance with AS/NZS 3000 and the requirements of the relevant supply authority. Unless otherwise specified, the electrical service shall be 240 volt, single phase supply.

3.Gas

All installation (including LPG) shall be carried out in accordance with the rules and requirements of the relevant supply authority.

4.Smoke Detectors

The *Builder* will provide and install smoke alarms manufactured in accordance with AS 3786 AS specified or as indicated on the plans and in accordance with the NCC.

5.Thermal Insulation

Where thermal insulation is used in the building fabric or services, such as air conditioning ducting or hot water systems, it shall be installed in accordance with manufacturer's recommendations to achieve the R-Values required by the NCC or as outlined in the relevant BASIX Certificate.

TILING

1.Materials

Cement mortar and other adhesives shall comply with AS 3958.1 or tile manufacturer's recommendation.

2.Installation

Installation of tiles shall be in accordance with AS 3958.1, manufacturer's recommendations or accepted building practices. Where practicable, spacing between tiles should be even and regular. The *Builder* will provide expansion joints where necessary. All vertical and horizontal joints between walls and fixtures e.g. bench top, bath, etc. and wall/floor junctions to be filled with flexible mould resistant sealant. All joints in the body of tiled surfaces shall be neatly filled with appropriate grout material as specified by the tile manufacturer or accepted building practice. As tiles are made of natural products a slight variation in colour is acceptable.

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PROJECT: NEW DUAL OCCUPANCY (TORRENS)		WORK SAFETY NOTES	
STATUS: S4.55 MODIFICATION	SHEET: 21 OF 24	SCALE:	1 : 100
LOT No: 106 DP No: 1291002		SHEET SIZE:	A3
STREET: 7 PEPPER TREE WAY, TAREE		START DATE:	09.01.2023
CLIENT: SAVAGE		DWG No:	A5638

DRAWING REVISION + NOTES

Date:	Revision:	Issue:	Drawn:
30.06.23	DRAFT DA	A	KS
27.07.23	ENERGY FINALISED	C	KS
17.08.23	ADD SHADOWS/UPDATE FENCE NOTE	D	MH
09.10.23	DA RFI	E	AE
30.09.24	DA MOD	F	MS

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AS3959-2018 – SECTION 3 - GENERAL CONSTRUCTION REQUIREMENTS

THESE NOTES MUST BE READ AND UNDERSTOOD BY ALL INVOLVED IN THE PROJECT. THIS INCLUDES (but is not limited to):

OWNER, BUILDER, SUB-CONTRACTORS, CONSULTANTS, RENOVATORS, OPERATORS, MAINTAINERS, DEMOLISHERS.

3.1 GENERAL

This Section specifies general requirements for the construction of buildings for all Bushfire Attack Levels (BALs).
The BALs and the corresponding Sections for specific construction requirements are listed in Table 3.1.

TABLE 3.1

BUSHFIRE ATTACK LEVELS AND CORRESPONDING SECTIONS FOR SPECIFIC CONSTRUCTION REQUIREMENTS

Bushfire Attack Level (BAL)	Classified vegetation within 100 m of the site and heat flux exposure thresholds	Description of predicted bushfire attack and levels of exposure	Construction Section
BAL—LOW	See Clause 2.2.3.2	There is insufficient risk to warrant specific construction requirements	4
BAL—12.5	≤12.5 kW/m²	Ember attack	3 and 5
BAL—19	>12.5 kW/m² ≤19 kW/m²	Increasing levels of ember attack and burning debris ignited by windborne embers together with increasing heat flux	3 and 6
BAL—29	>19 kW/m² ≤29 kW/m²	Increasing levels of ember attack and burning debris ignited by windborne embers together with increasing heat flux	3 and 7
BAL—40	>29 kW/m² ≤40 kW/m²	Increasing levels of ember attack and burning debris ignited by windborne embers together with increasing heat flux with the increased likelihood of direct contact with flames	3 and 8
BAL—FZ	>40 kW/m²	Direct exposure to flames from fire front in addition to heat flux and ember attack	3 and 9

3.2 CONSTRUCTION REQUIREMENTS FOR SPECIFIC STRUCTURES

3.2.1 Attached structures and structures sharing a common roof space

Where any part of a garage, carport, veranda, cabana, studio, storage area or similar roofed structure is attached to, or shares a common roof space with, a building required to conform with this Standard, the entire garage, carport, veranda or similar roofed structure shall conform with the construction requirements of this Standard, as applicable to the subject building.
Alternatively, the structure shall be separated from the subject building by a wall that extends to the underside of a non-combustible roof covering, and that conforms with one of the following:
(a) The wall shall have an FRL of not less than 60/60/60 for loadbearing walls and –/60/60 for non-loadbearing walls when tested from the attached structure side and shall have openings protected as follows:
(i) *Doorways*—by self-closing fire doors with an FRL of –/60/30, conforming with AS 1905.1 and tested in accordance with AS 1530.4.
(ii) *Windows*—by fire windows with an FRL of –/60/– when tested in accordance with AS 1530.4 and permanently fixed in the closed position.
(iii) *Other openings*—by construction with an FRL of not less than –/60/– when tested in accordance with AS 1530.4.
NOTE: Control and construction joints, subfloor vents, weepholes and penetrations for pipes and conduits need not conform with Item (iii).
or
(b) The wall shall be of masonry, earth or masonry-veneer construction with the masonry leaf of not less than 90 mm in thickness and shall have openings protected as follows:
(i) *Doorways*—by self-closing fire doors with an FRL of –/60/30, conforming with AS 1905.1 and tested in accordance with AS 1530.4.
(ii) *Windows*—by fire windows with an FRL of –/60/– when tested in accordance with AS 1530.4 and permanently fixed in the closed position.
(iii) *Other openings*—by construction with an FRL of not less than –/60/– when tested in accordance with AS 1530.4.
NOTE: Control and construction joints, subfloor vents, weepholes and penetrations for pipes and conduits need not conform with Item (iii).

3.2.2 Garages and carports beneath the subject building

Where a garage or carport is beneath a building required to comply with this Standard, it shall conform with the construction requirements of this Standard, as applicable to the subject building.
Alternatively, any construction separating the garage or carport (including walls and flooring systems) from the remainder of the building shall conform with one of the following:
(a) The separating construction shall have an FRL of not less than 60/60/60 for loadbearing construction and –/60/60 for non-loadbearing construction when tested from the garage or carport side and shall have openings protected in accordance with the following:
(i) *Doorways*—by self-closing fire doors with an FRL of –/60/30, conforming with AS 1905.1 and tested in accordance with AS 1530.4.
(ii) *Windows*—by fire windows with an FRL of –/60/– when tested in accordance with AS 1530.4 and permanently fixed in the closed position.
(iii) *Other openings*—by construction with an FRL of not less than –/60/– when tested in accordance with AS 1530.4.
NOTE: Control and construction joints, subfloor vents, weepholes and penetrations for pipes and conduits need not conform with Item (iii).
or
(b) Where part or all of the separating construction is a wall, the wall need not conform with Item (a) above, provided the wall is of masonry, earth or masonry-veneer construction with the masonry leaf of not less than 90 mm in thickness and the wall has openings protected in accordance with the following:
(i) *Doorways*—by self-closing fire doors with an FRL of –/60/30 conforming with AS 1905.1 and tested in accordance with AS 1530.4.
(ii) *Windows*—by fire windows with an FRL of –/60/– when tested in accordance with AS 1530.4 and permanently fixed in the closed position.
(iii) *Other openings*—by construction with an FRL not less than –/60/– when tested in accordance with AS 1530.4.
NOTE: Control and construction joints, subfloor vents, weepholes and penetrations for pipes and conduits need not conform with Item (iii)

3.2.3 Adjacent structures on the subject allotment

Where any garage, carport, or similar roofed structure on the subject allotment is not attached to a building required to conform with this Standard, that structure shall conform with the construction requirements of this Standard.
Alternatively, the adjacent structure shall be separated from the subject building by one of the following:
(a) A distance of not less than 6 m from the building required to conform with this Standard. This distance is measured as any of the horizontal straight lines from the adjacent structure to the subject building.
or
(b) A wall of the building required to conform that extends to the underside of a non-combustible roof covering and has an FRL of not less than 60/60/60 for loadbearing walls and –/60/60 for non-loadbearing walls when tested from the outside. Any openings in the wall shall be protected in accordance with the following:
(i) *Doorways*—by self-closing fire doors with an FRL of –/60/30, conforming with AS 1905.1 and tested in accordance with AS 1530.4.
(ii) *Windows*—by fire windows with an FRL of –/60/– when tested in accordance with AS 1530.4 and permanently fixed in the closed position.
(iii) *Other openings*—by construction with an FRL of not less than –/60/– when tested in accordance with AS 1530.4.
NOTE: Control and construction joints, subfloor vents, weepholes and penetrations for pipes and conduits need not conform with Item (iii).
or
(c) A wall of the building required to conform that extends to the underside of a non-combustible roof covering and is of masonry, earth or masonry-veneer construction with the masonry leaf of not less than 90 mm in thickness. Any openings in the wall shall be protected in accordance with the following:
(i) *Doorways*—by self-closing fire doors with an FRL of –/60/30, conforming with AS 1905.1 and tested in accordance with AS 1530.4.
(ii) *Windows*—by fire windows with an FRL of –/60/– when tested in accordance with AS 1530.4 and permanently fixed in the closed position.
(iii) *Other openings*—by construction with an FRL of not less than –/60/– when tested in accordance with AS 1530.4.
NOTE: Control and construction joints, subfloor vents, weepholes and penetrations for pipes and conduits need not conform with Item (iii).

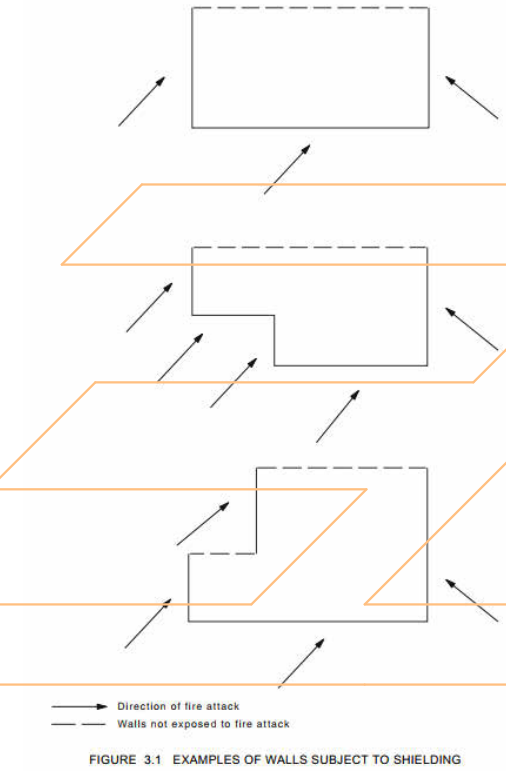

FIGURE 3.1 EXAMPLES OF WALLS SUBJECT TO SHIELDING

3.6 VENTS, WEEPHOLES, GAPS AND SCREENING MATERIALS

3.6.1 Vents, weepholes, joints and the like

All gaps including vents, weepholes and the like shall be screened, except for weepholes to the sills of windows and doors.
All joints shall be suitably backed with a breathable sarking or mesh, except as permitted by Clause 3.3.
The maximum allowable aperture size of any mesh or perforated material used as a screen shall be 2 mm.
C3.6.1 Weepholes in sills of windows and doors and those gaps between doors and door jambs, heads or sills (thresholds) are exempt from screening because they do not provide a direct passage for embers to the interior of the building or building cavity.

3.6.2 Gaps to door and window openings

Where screens are fitted to door openings for ember protection, they shall have a maximum aperture of 2.0 mm and be tight fitting to the frame in the closed position.
Gaps between doors including jambs, heads or sills (thresholds) shall be protected using draught seals and excluders or the like (see Figure 3.2).
Windows conformant with AS 2047 will satisfy the requirements for gap protection.
Screens fitted to window openings shall have a maximum aperture of 2.0 mm and these shall be tight fitting to the frames.
C3.6.2 There are no requirements to screen the openable parts of doors for ember protection at the lower BALs, however in many circumstances it may be desirable to screen the opening for insect protection. In such circumstances, where the insect screen is fitted internally, such screens may be considered as a door furnishing and the use of non-metallic mesh permissible, provided the screening system is fitted internally and wholly protected by the closed door.

(iii) *Other openings*—by construction with an FRL of not less than –/60/– when tested in accordance with AS 1530.4.
NOTE: Control and construction joints, subfloor vents, weepholes and penetrations for pipes and conduits need not conform with Item (iii).

3.3 EXTERNAL MOULDINGS

Unless otherwise required in Clause 3.6.1 and Sections 5 to 9, combustible external mouldings, jointing strips, trims and sealants may be used for decorative purposes or to cover joints between sheeting material.

3.4 HIGHER LEVELS OF CONSTRUCTION

The construction requirements specified for a particular BAL shall be acceptable for a lower level.
NOTE: For example, if the site has been assessed at BAL —12.5, BAL—12.5 construction is required; however, any element or combination of elements contained in BAL —19, BAL—29, BAL—40 and BAL—FZ levels of construction may be used to satisfy this Standard.

3.5 REDUCTION IN CONSTRUCTION REQUIREMENTS DUE TO SHIELDING

Where an elevation is not exposed to the source of bushfire attack, then the construction requirements for that elevation can reduce to the next lower BAL. However, it shall not reduce to below BAL —12.5.
An elevation is deemed to be not exposed to the source of bushfire attack if all the straight lines between that elevation and the source of bushfire attack are obstructed by another part of the same building (see Figure 3.1). However, it shall not reduce to below BAL 12.5.
The shielding of an elevation shall apply to all the elements of the wall, including openings, but shall not apply to subfloors or roofs.

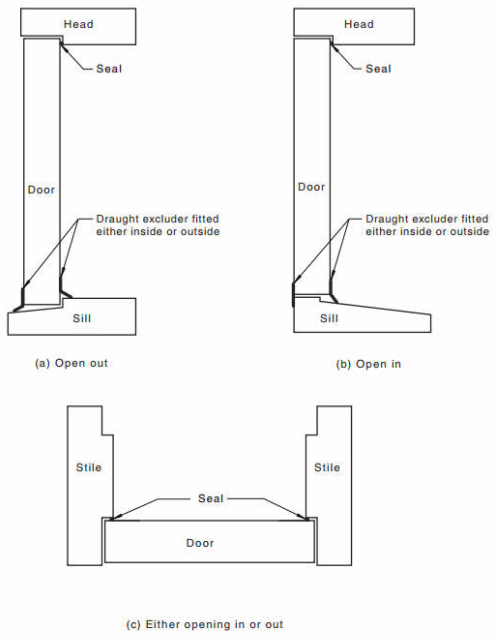

FIGURE 3.2 GAPS BETWEEN DOORS AND THE DOOR JAMBS, HEADS OR SILLS (THRESHOLDS)

3.7 BUSHFIRE SHUTTERS

Bushfire shutters shall—
(a) protect the entire window assembly including framing, glazing, sash, and sill;
(b) protect the entire door assembly including framing, glazing, sill and hardware;
(c) consist of materials specified in Clauses 5.5.1, 6.5.1, 7.5.1, 8.5.1 and 9.5.1 for the relevant BAL;
(d) be fixed to the building and be non-removable.
(e) be capable of being closed manually from either inside or outside or motorised shutter systems, where they are not reliant on mains power to close;
NOTE: If power-assisted shutter systems are used then that system is powered with continuous back-up energy such as a battery system.
(f) when in the closed position, have no gap greater than 2 mm between the shutter and the wall, frame or sill; and
(g) where perforated, have uniformly distributed perforations with a maximum aperture of 2 mm and 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.

3.8 TESTING OF MATERIALS, ELEMENTS OF CONSTRUCTION AND SYSTEMS TO THE AS 1530.8 SERIES

Unless otherwise specified, elements of construction and systems satisfy this Standard when tested in accordance with the AS 1530.8 series for the relevant BAL level and Crib Class in Table 3.2.
Elements of construction or systems tested in accordance with AS 1530.8.1—2007 with Crib Class A prior to the issue of this Standard are acceptable.

TABLE 3.2

TESTING OF MATERIALS, ELEMENTS OF CONSTRUCTION AND SYSTEMS

Acceptable test criteria	Relevant allowable BAL level	Crib class
AS 1530.8.1	BAL—12.5 to BAL—40	AA
AS 1530.8.2	BAL—FZ	Not applicable

Where any element of construction or system satisfies the test criteria in the AS 1530.8 series without screening for ember protection, the requirements of this Standard for screening of openable parts of windows shall still apply.
Where a window protected with a shutter satisfies the test criteria of the AS 1530.8 series, the additional requirements of this Standard for screening of openable parts of windows do not apply.
NOTE: The ember protection function of tested shutter has been verified by the testing.

3.9 GLAZING

Glazing requirements shall be in accordance with Sections 5 to 9 of this Standard.
NOTES:
1 Where double-glazed assemblies are used, the glazing requirements provided in this Standard apply to the external face of the glazed assembly only.
2 Refer to AS 1288 for an explanation of the terminologies used to describe various types of glass in this Standard.

3.10 SARKING

Where sarking is required in Sections 5 to 9, the flammability index shall not exceed five when tested to AS 1530.2.
C3.10 Sarking material is a principal component used to control condensation and is used for energy efficiency purposes under the NCC. It may be vapour permeable or impermeable dependant on its location within the structure. Seek independent advice regarding selection of sarking prior to installation.

3.11 TIMBER LOG WALLS

Where the thickness of a timber log wall is specified in Sections 5, 6 and 7, two criteria are nominated, as follows:
(a) The nominal overall thickness is the overall thickness of the wall.
(b) The minimum thickness is the thickness of the wall at the interface of two logs in the wall.
For most log profiles, the thickness of the log at the interface with an adjacent log is less than the overall thickness of the wall.

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PROJECT: NEW DUAL OCCUPANCY (TORRENS)		BUSHFIRE NOTES - GENERAL REQUIREMENTS	
STATUS: S4.55 MODIFICATION	SHEET: 22 OF 24	SCALE:	1 : 100
LOT No: 106 DP No: 1291002		SHEET SIZE:	A3
STREET: 7 PEPPER TREE WAY, TAREE		START DATE:	09.01.2023
CLIENT: SAVAGE		DWG No:	A5638

DRAWING REVISION + NOTES

Date:	Revision:	Issue:	Drawn:
30.06.23	DRAFT DA	A	KS
27.07.23	ENERGY FINALISED	C	KS
17.08.23	ADD SHADOWS/UPDATE FENCE NOTE	D	MH
09.10.23	DA RFI	E	AE
30.09.24	DA MOD	F	MS

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PLANNING FOR BUSHFIRE PROTECTION 2019

THESE NOTES MUST BE READ AND UNDERSTOOD BY ALL INVOLVED IN THE PROJECT. THIS INCLUDES (but is not limited to):

OWNER, BUILDER, SUB-CONTRACTORS, CONSULTANTS, RENOVATORS, OPERATORS, MAINTAINERS, DEMOLISHERS.

SECTION 7.5 (ADDITIONAL CONST. REQUIREMENTS)

7.5 Additional Construction Requirements

To ensure the performance criteria for construction standards given in section 7.4 can be met, PBP adopts additional measures over and above AS 3959 and NASH Standard as follows:

- construction measures for ember protection at BAL -12.5 and BAL-19 provided by AS 3959.
- construction measures for development in BAL -FZ; and
- requirements over and above the performance criteria contained within AS 1530.8.1 and AS 1530.8.2 apply regarding flaming.

7.5.1 Ember Protection

Based on the findings from the 2009 Victorian Bush Fires Royal Commission, PBP aims to maintain the safety levels previously provided by AS 3959:1999 in relation to ember protection at lower Bush Fire Attack Levels.
In particular, the areas addressed are in relation to:

- sarking.
- subfloor screening.
- floors.
- verandas, decks, steps, ramps, and landings.
- timber support posts and beams; and
- fascia's and bargeboards.

7.5.2 NSW State Variations under G5.2(a)(i) and 3.10.5.0(c)(i) of the NCC

Certain provisions of AS 3959 are varied in NSW based on the findings of the Victorian Bush Fires Royal Commission and bush fire industry research.
The following variations to AS 3959 apply in NSW for the purposes of NSW G5.2(a)(i) of Volume One and NSW 3.10.5.0(c)(i) of Volume Two of the NCC.

- clause 3.10 of AS 3959 is deleted and any sarking used for BAL -12.5, BAL-19, BAL-29 or BAL-40 shall:
- be non-combustible; or
- comply with AS/NZS 4200.1, be installed on the outside of the frame, and have a flammability index of not more than 5 as determined by AS 1530.2; and
- clause 5.2 and 6.2 of AS 3959 is replaced by clause 7.2 of AS 3959, except that any wall enclosing the subfloor space need only comply with the wall requirements for the respective BAL and
- clause 5.7 and 6.7 of AS 3959 is replaced by clause 7.7 of AS 3959, except that any wall enclosing the subfloor space need only comply with the wall requirements for the respective BAL and
- fascia's and bargeboards, in BAL-40, shall comply with:
- clause 8.4.1(b) of AS 3959; or
- clause 8.6.6 of AS 3959.

7.5.3 Construction in the Flame Zone

The flame zone is the area that has significant potential for sustained flame contact during a bush fire. The flame zone is determined by the calculated distance at which the radiant heat of the design fire exceeds 40kW/m².
The NCC references AS 3959 and the NASH Standard. The NSW variation to the NCC excludes
both AS 3959 and the NASH Standard as a Deemed to Satisfy solution for buildings that are required to be constructed to BAL -FZ as defined in AS 3959.
Although Chapter 9 of AS 3959 and the NASH Standard has not been adopted, they should still be used as a basis for a performance-based solution demonstrating compliance with the performance requirements of the NCC and PBP for construction in the flame zone.
All flame zone developments should be sited and designed to minimise the risk of bush fire attack. Buildings should be designed and sited in accordance with appropriate siting and design principles to ensure the safest protection from bush fire impacts.

7.5.4 Flaming

Materials that allow flaming can be problematic and are not supported by the NSW RFS for the following reasons:

- flaming materials increase the exposure of other elements of construction and the adjoining structure to flame contact after a bush fire front has passed; and
- flaming materials will potentially increase the exposure of occupants of the building to radiant heat, direct flame contact, smoke after a bush fire front has passed.

This increase in exposure can contribute to the risk of loss of life and compromise the ability of residents to defend their property and egress from the building once the bush fire front has passed.
In addition, it can reduce the ability of occupants to make safe and effective decisions about their safety.
Where there is potential for materials of construction to ignite because of bush fire attack, the proposed building solution generally fails the construction performance criteria for residential infill development.
For development which may be subject to flame contact (BAL-40 and BAL-FZ), systems tested
in accordance with AS 1530.8.1 and AS 1530.8.2 respectively will be considered, except that there is to be no flaming of the specimen except for:

- window frames that have passed the criteria of AS 1530.8.1 and AS 1530.8.2, may be approved provided their flaming is not considered to compromise the safety of other elements of the building; and
- use of other minor elements which allow flaming may be considered provided they do not compromise the integrity of the fire safety of the building (examples include address numbers, house names, decorative artwork, etc).

Flaming of other more significant elements of the building (such as aesthetic wall cladding) is considered to pose an unacceptable risk and will not be supported. permanently fixed in the closed position.

SECTION 7.6 (FENCES & GATES)

7.6 Fences and gates

Fences and gates in bush fire prone areas may play a significant role in the vulnerability of structures during bush fires. In this regard, all fences in bush fire prone areas should be made of either hardwood or non-combustible material.
However, in circumstances where the fence is within 6m of a building or in areas of BAL-29 or greater, they should be made of non-combustible material only

10 STAR BUILDING ASSESSMENTS

10 Star Building Assessments
Myrtle Street, Botany, NSW, 2019
admin@10sba.com
www.10sba.com
048 1010 999

NaTHERS REQUIREMENTS PLAN STAMP - 339.0 ESD-NAT-250723-A5638

NaTHERS requirements set out below are part of the requirements to achieve final occupation certification.

Any items that are changed or altered require a new NatHERS certificate to be issue.

Compliance with this is required to be demonstrated upon completion to the certifying authority. The Certifier must confirm that these commitments have been installed and not altered.

PROJECT DETAILS

ADDRESS	SUBURB / TOWN / POST CODE	LOT # DP#
UNITS (1-2) 7 PEPPER TREE WAY	Taree	LOT No: DP No: 1291002

ENERGY RATING

STAR RATING	DWELLING #	HEATING LOAD	COOLING LOADS
6.6	1	38.3	18.3
5.8	2	51.3	19.5

FLOORS

FLOOR TYPE	ADDITIONAL INSULATION	OTHER INFORMATION
85mm waflle pod slab	225mm pods	

FLOOR COVERINGS

AREA	COVERING	OTHER INFORMATION
AS PER PLANS	N/A	

WALL INSULATION

INTERNAL / EXTERNAL	WALL TYPE	ADDITIONAL INSULATION	OTHER INFORMATION
EXTERNAL	BRICK VENEER - REFLECTIVE CAVITY	R2.0	
EXTERNAL	SYCON LINEAR - DIRECT FIXED	R2.0	
INTERNAL	PB	R1.5	ADJACENT GARAGE, BATHROOMS, LDRY

SOLAR ABSORPTANCE MEDIUM (0.475-0.70)

ROOF AND CEILINGS

ROOF CONSTRUCTION TYPE	INSULATION	OTHER INFORMATION
METAL	R1.3 ANTICON BLANKET	

SOLAR ABSORPTANCE MEDIUM (0.475-0.70)

CEILING TYPE	INSULATION	OTHER INFORMATION
LINED	R2.5	DWELLING 1
LINED	R3.0	DWELLING 2

WINDOWS AND GLAZING

WINDOW DESCRIPTION	FRAME TYPE	U VALUE	SHGC
SLIDING	ALM - SG - CLEAR	6.38	0.72
ENTRY DOORS	ALM - SG - CLEAR	5.88	0.56
DOUBLE HUNG	ALM - SG - CLEAR	6.16	0.71
SLIDING DOORS	ALM - SG - CLEAR	6.24	0.72

SOLAR ABSORPTANCE MEDIUM (0.475-0.70)

CEILING FANS - EXHAUST FANS

AREA	TYPE	SIZE
AS PER PLANS	EXHAUST FAN	SEALED (max 250 x 250 penitration)
KITCHEN, WC, LDRY	EXHAUST FAN	SEALED (max 150 x 150 penitration)

LIGHTING

DESCRIPTION	OTHER INFORMATION
NO LIGHTING PLANS PROVIDED	

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Building Designers

PROJECT: NEW DUAL OCCUPANCY (TORRENS)
STATUS: S4.55 MODIFICATION
LOT No: 106 DP No: 1291002
SHEET: 23 OF 24
STREET: 7 PEPPER TREE WAY, TAREE
CLIENT: SAVAGE

BUSHFIRE NOTES - ADDITIONAL REQUIREMENTS
SCALE: 1 : 100
SHEET SIZE: A3
START DATE: 09.01.2023
DWG No: A5638

DRAWING REVISION + NOTES

Date:	Revision:	Issue:	Drawn:
30.06.23	DRAFT DA	A	KS
27.07.23	ENERGY FINALISED	C	KS
17.08.23	ADD SHADOWS/UPDATE FENCE NOTE	D	MH
09.10.23	DA RFI	E	AE
30.09.24	DA MOD	F	MS

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AS3959-2018 – CONSTRUCTION FOR BUILDINGS IN BUSHFIRE PRONE AREAS – SECTION 5 (BAL 12.5)

THESE NOTES MUST BE READ AND UNDERSTOOD BY ALL INVOLVED IN THE PROJECT. THIS INCLUDES (but is not limited to):

OWNER, BUILDER, SUB-CONTRACTORS, CONSULTANTS, RENOVATORS, OPERATORS, MAINTAINERS, DEMOLISHERS.

5.1 GENERAL
A building assessed in Section 2 as being BAL —12.5 shall conform with Section 3 and Clauses 5.2 to 5.8.
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 100 m from the source of bushfire attack.

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 2 mm, 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 verandas, decks, steps, ramps and landings (see Clause 5.7).
C5.2 Combustible materials stored in the subfloor space may be ignited by embers and cause an impact to the building.

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 and flooring, 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 2 mm, 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
Where the subfloor space is unenclosed, the bearers, joists and flooring, less than 400 mm above finished ground level, shall be one of the following:
(a) Materials that conform with the following:
(i) Bearers and joists shall be —
(A) non-combustible; or
(B) bushfire-resisting timber (see Appendix F);or
(C) a combination of Items (A) and (B).
(ii) Flooring shall be—
(A) non-combustible; or
(B) bushfire-resisting timber (see Appendix F); or
(C) timber (other than bushfire-resisting timber), particleboard or plywood flooring where the underside is lined with sarking-type material or mineral wool insulation; or
(D) a combination of any of Items (A), (B) or (C); or
(b) A system conforming with AS 1530.8.1.
This Standard does not provide construction requirements for elements of elevated floors, including bearers, joists and flooring, if the underside of the element is 400 mm or more above finished ground level.

5.4 WALLS
5.4.1 General
The exposed components of an external wall that are less than 400 mm from the ground or less than 400 mm 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 110 mm 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 90 mm:
(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 90 mm and a minimum thickness of 70 mm (see Clause 3.11); and gauge planed; or
(c) Cladding that is fixed externally to a timber-framed or a steel-framed wall and is—
(i) non-combustible material; or
(ii) fibre-cement a minimum of 6 mm 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 of 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 400 mm or more from the ground or 400 mm 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 110 mm 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 and weepholes
Except for exclusions provided in Clause 3.6, vents and weepholes in external walls shall be screened with a mesh made of corrosion-resistant steel, bronze or aluminium.

5.5 EXTERNAL GLAZED ELEMENTS, ASSEMBLIES AND DOORS
5.5.1 Bushfire shutters
Where fitted, bushfire shutters shall conform with Clause 3.7 and be made from—
(a) non-combustible material; or
(b) a timber species as specified in Paragraph E1, Appendix E; or
(c) bushfire-resisting timber (see Appendix F); or
(d) a combination of any of Items (a), (b) or (c).
5.5.2 Screens for windows and doors
Where fitted, screens for windows and 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—
(a) metal; or
(b) bushfire-resisting timber (see Appendix F); or
(c) a timber species as specified in Paragraph E2, Appendix E.
5.5.3 Windows and sidelights
Window assemblies shall:
(a) Be completely protected by a bushfire shutter that conforms with Clause 3.7 and Clause 5.5.1; or
(b) Be completely protected externally by screens that conform with Clause 3.6 and Clause 5.5.2.
C5.5.3 For Clause 5.5.3(b), the screening needs to be applied to cover the entire assembly, that is including framing, glazing, sash, sill and hardware. or
(c) Conform with the following:
(i) Frame material For window assemblies less than 400 mm from the ground or less than 400 mm above decks, carport roofs, awnings and similar elements or fittings having an angle less than 18 degrees to the horizontal and extending more than 110 mm in width from the window frame (see Figure D3, Appendix D),window frames and window joinery shall be made from one of the following:
(A) Bushfire-resisting timber (see Appendix F); or
(B) A timber species as specified in Paragraph E2, Appendix E; or
(C) Metal; or
(D) 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.
(ii) Hardware There are no specific restrictions on hardware for windows.
(iii) Glazing Where glazing is less than 400 mm from the ground or less than 400 mm above decks, carport roofs, awnings and similar elements or fittings having an angle less than 18 degrees to the horizontal and extending more than 110 mm in width from the window frame (see Figure D3, Appendix D), this glazing shall be Grade A safety glass a minimum of 4 mm in thickness or glass blocks with no restriction 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.
(iv) Seals and weather strips There are no specific requirements for seals and weather strips at this BAL level.
(v) 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.
C5.5.3 For Clause 5.5.3(c), screening to openable portions of all windows is required in all BALs to prevent the entry of embers to the building when the window is open.
For Clause 5.5.3(c)(v), screening of the openable and fixed portions of some windows is required to reduce the effects of radiant heat on annealed glass and must be externally fixed.
For Clause 5.5.3(c)(v), if the screening is required only to prevent the entry of embers, the screening may be fitted externally or internally.
5.5.4 Doors —Side-hung external doors (including French doors, panel fold and bifold doors)
Side-hung external doors, including French doors, panel fold and bi-fold doors, shall—
(a) be completely protected by bushfire shutters that conform with Clause 3.7 and Clause 5.5.1; or
(b) be completely protected externally by screens that conform with Clause 3.6 and Clause 5.5.2; or
(c) conform with the following:
(i) Door panel material Materials shall be —
(A) non-combustible; or
(B) solid timber, laminated timber or reconstituted timber, having a minimum thickness of 35 mm for the first 400 mm 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 400 mm 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 Appendix F) or a timber species as specified in Paragraph E2, Appendix E or uPVC.
(ii) Door frame material Door frame materials shall be —
(A) bushfire resisting timber (see Appendix F); or
(B) a timber species as specified in Paragraph E2 of Appendix E; or
(C) metal; or
(D) metal-reinforced uPVC. The reinforcing members shall be made from aluminium, stainless steel, or corrosion-resistant steel.
(iii) Hardware There are no specific requirements for hardware at this BAL level.
(iv) Glazing the glazing shall be Grade A safety glass a minimum of 4 mm 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.
(v) Seals and weather strips Weather strips, draft excluders or draft seals shall be installed.
(vi) Screens There are no requirements to screen the openable part of the door at this BAL level.
(vii) Doors shall be tight-fitting to the door frame and to an abutting door, if applicable.
5.5.5 Doors —Sliding doors
Sliding doors shall—
(a) be completely protected by a bushfire shutter that conforms with Clause 3.7 and Clause 5.5.1; or
(b) be completely protected externally by screens that conform with Clause 3.6 and Clause 5.5.2; or
(c) conform with the following:
(i) Frame material The material for door frames, including fully framed glazed doors, shall be—
(A) bushfire-resisting timber (see Appendix F); or
(B) a timber species as specified in Paragraph E2, Appendix E; or
(C) metal; or
(D) metal-reinforced uPVC and the reinforcing members shall be made from aluminium, stainless steel, or corrosion-resistant steel.
(ii) Hardware There are no specific requirements for hardware at this BAL level.
(iii) Glazing Where doors incorporate glazing, the glazing shall be grade A safety glass a minimum of 4 mm in thickness.
(iv) Seals and weather strips There are no specific requirements for seals and weather strips at this BAL level.
(v) Screens There is no requirement to screen the openable part of the sliding door at this BAL level.
(vi) Sliding panels Sliding panels shall be tight-fitting in the frames.
5.5.6 Doors —Vehicle access doors (garage doors)
The following applies to vehicle access doors:
(a) The lower portion of a vehicle access door that is within 400 mm of the ground when the door is closed (see Figure D4, Appendix D) shall be made from—
(i) non-combustible material; or
(ii) bushfire-resisting timber (see Appendix F); or
(iii) fibre-cement sheet a minimum of 6 mm in thickness; or
(iv) a timber species as specified in Paragraph E1, Appendix E; or
(v) a combination of any of Items (i), (ii), (iii) or (iv).
(b) All vehicle access doors shall be protected with suitable weather strips, draught excluders, draught seals or brushes. Door assemblies fitted with guide tracks do not need edge gap protection.
NOTES:
1 Refer to AS/NZS 4505 for door types.
2 Gaps of door edges or building elements should be protected as per Section 3.
C5.5.6(b) These guide tracks do not provide a direct passage for embers into the building.
(c) Vehicle access doors with ventilation slots shall be protected in accordance with Clause 3.6.

5.6 ROOFS (INCLUDING PENETRATIONS, EAVES, FASCIAS AND GABLES, AND GUTTERS AND DOWNPIPES)
5.6.1 General
The following applies to all types of roofs and roofing systems:
(a) Roof tiles, roof sheets and roof-covering accessories shall be non-combustible.
(b) The roof/wall and roof/roof junction shall be sealed or otherwise protected in accordance with Clause 3.6.
(c) Roof ventilation openings, such as gable and roof vents, shall be fitted with ember guards made of non-combustible material or a mesh or perforated sheet conforming with Clause 3.6 and made of corrosion-resistant steel, bronze or aluminium.
(d) 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 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.
5.6.3 Sheet roofs
Sheet roofs shall—
(a) be fully sarked in accordance with 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 and ridges by—
(i) a mesh or perforated sheet that conforms with Clause 3.6 and 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).
C5.6.3 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.
5.6.4 Veranda, carport and awning roof
The following applies to veranda, carport and awning roofs:
(a) A veranda, 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 Clauses 5.6.1 to 5.6.6.
(b) A veranda, carport or awning roof separated from the main roof space by an external wall [see Figures 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 veranda, carport or awning roof that is separated 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 and supports for solar collectors or the like, shall be sealed. The material used to seal the penetration shall be non-combustible.
(b) Openings in vented roof lights, roof ventilators or vent pipes shall conform with 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 technical regulators.
(c) All overhead glazing shall be Grade A safety glass conforming with AS 1288.
(d) Glazed elements in roof lights and skylights may be of polymer provided a Grade A safety glass diffuser, conforming with AS 1288, is installed under the glazing. Where glazing is an insulating glazing unit (IGU), Grade A toughened safety glass of minimum 4 mm in thickness shall be used in the outer pane of the IGU.
(e) Flashing elements of tubular skylights may be of a fire-retardant material, provided the roof integrity is maintained by an under-flashing of a material having a flammability index not exceeding five.
(f) 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.
(g) Vent pipes made from PVC are permitted.
(h) Eaves lighting shall be adequately sealed and not compromise the performance of the element.
5.6.6 Eaves linings, fascia 's and gables
The following applies to eaves linings, fascia's and gables:
(a) Gables shall conform with Clause 5.4.
(b) Eaves penetrations shall be protected in the same way as roof penetrations, as specified in Clause 5.6.5.
(c) Eaves ventilation openings shall be fitted with ember guards in accordance with Clause 3.6 and made of corrosion-resistant steel, bronze or aluminium.
Joints in eaves linings, fascia's and gables may be sealed with plastic joining strips or timber storm moulds.
This Standard does not provide construction requirements for fascia 's, bargeboards and eaves linings.
5.6.7 Gutters and 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 VERANDAS, DECKS, STEPS AND LANDINGS
5.7.1 General
Decking may be spaced.
There is no requirement to enclose the subfloor spaces of verandas, decks, steps, ramps or landings.
C5.7.7 Spaced decking is nominally spaced at 3 mm (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 0 mm–5 mm during service. It should be noted that recent research studies have shown that gaps at 5 mm spacing afford opportunity for embers to become lodged in between timbers, which may contribute to a fire. Larger gap spacing of 10 mm 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 verandas, decks, steps, ramps and 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 400 mm from the ground.
Where the materials used to enclose a subfloor space are less than 400 mm 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 and poles.
5.7.2.3 Framing
This Standard does not provide construction requirements for the framing of verandas, pergolas, decks, ramps or landings (i.e. bearers and joists).
5.7.2.4 Decking, stair treads and the trafficable surfaces of ramps and landings
This Standard does not provide construction requirements for decking, stair treads and the trafficable surfaces of ramps and landings that are more than 300 mm from a glazed element.
Decking, stair treads and the trafficable surfaces of ramps and landings less than 300 mm (measured horizontally at deck level) from glazed elements that are less than 400 mm (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; or
(e) a combination of any of Items (a), (b), (c) or (d).
5.7.3 Unenclosed subfloor spaces of verandas, decks, steps, ramps and landings
5.7.3.1 Supports
This Standard does not provide construction requirements for support posts, columns, stumps, stringers, piers and poles.
5.7.3.2 Framing
This Standard does not provide construction requirements for the framing of verandas, decks, ramps or landings (i.e. bearers and joists).
5.7.3.3 Decking, stair treads and the trafficable surfaces of ramps and landings
This Standard does not provide construction requirements for decking, stair treads and the trafficable surfaces of ramps and landings that are more than 300 mm from a glazed element.
Decking, stair treads and the trafficable surfaces of ramps and landings less than 300 mm (measured horizontally at deck level) from glazed elements that are less than 400 mm (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 of Items (a), (b) or (c) above.
5.7.4 Balustrades, handrails or other barriers
This Standard does not provide construction requirements for balustrades, handrails and other barriers.
5.7.5 Veranda posts
Veranda posts—
(a) shall be timber mounted on galvanized mounted shoes or stirrups with a clearance of not less than 75 mm above the adjacent finished ground level; or
(b) less than 400 mm (measured vertically) from the surface of the deck or ground (see Figure D2, Appendix D) shall be made from —
(i) non-combustible material; or
(ii) bushfire-resisting timber (see Appendix F); or
(iii) a timber species as specified in Paragraph E1, Appendix E; or
(iv) a combination of any of Items (a) or (b).

5.8 WATER AND 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 0.9 mm whichever is the greater. The metal pipe shall extend a minimum of 400 mm within the building and 100 mm below ground.
NOTE: Refer to State and Territory gas regulations, AS/NZS 5601.1 and AS/NZS 4645.1.
C5.8 Concern is raised for the protection of bottled gas installations. Location, shielding and venting of the gas bottles needs to be considered.

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PROJECT: NEW DUAL OCCUPANCY (TORRENS)		BUSHFIRE NOTES - BAL 12.5 REQUIREMENTS	
STATUS: S4.55 MODIFICATION	SHEET: 24 OF 24	SCALE:	1 : 100
LOT No: 106 DP No: 1291002		SHEET SIZE:	A3
STREET: 7 PEPPER TREE WAY, TAREE		START DATE:	09.01.2023
CLIENT: SAVAGE		DWG No:	A5638

DRAWING REVISION + NOTES

Date:	Revision:	Issue:	Drawn:
30.06.23	DRAFT DA	A	KS
27.07.23	ENERGY FINALISED	C	KS
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