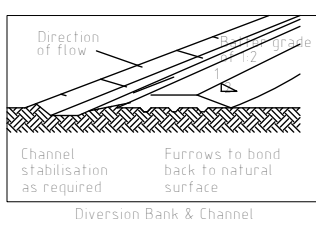
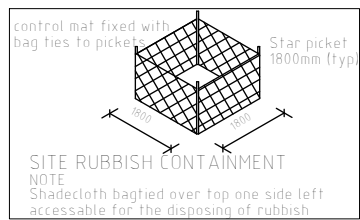


- 1 ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF COUNCIL, THE BUILDING CODE OF AUSTRALIA AND CURRENT AUSTRALIAN STANDARDS.
- 2 ALL DIMENSIONS AND LEVELS TO BE CONFIRMED PRIOR TO CONSTRUCTION.
- 3 REPORT ANY DISCREPANCIES TO THE DESIGNER.
- 4 DO NOT SCALE OFF THESE DRAWINGS.
- 5 THESE PLANS ARE TO BE READ TOGETHER WITH THE ENGINEERS DRAWINGS AND SPECIFICATIONS.
- 6 SCALES APPLY TO SHEET SIZE SHOWN IN THE TITLE.
- 7 THE BUILDER IS TO CHECK ALL FLOOR, CEILING AND ROOF LEVELS TO ENSURE THAT THE FINISHED ROOF HEIGHT DOES NOT EXCEED THE DA APPROVED RL & HEIGHT LIMIT.
- 8 A REGISTERED SURVEYOR IS TO SET OUT THE BUILDINGS, & CONFIRM ALL LEVELS.

AW	AWNING WINDOW
BFD	BI-FOLD DOOR
DH	DOUBLE-HUNG WINDOW
DP	DOWNPIPE
CONC	CONCRETE
CPT	CARPET
CW	CASEMENT WINDOW
CSD	CAVITY SLIDING DOOR
FG	FIXED GLASS
F.W	FLOOR WASTE
GB	GLASS BLOCKS
HWS	HOT WATER SYSTEM
LVS	LOUVRE WINDOW
PLD	PANEL LIFT DOOR
REF	REFRIGERATOR
RD	ROLLER DOOR
SH	SHOWER
SD	SLIDING DOOR
SW	SLIDING WINDOW
S.D.	SMOKE DETECTOR
VA	VANITY BASIN
WM	WASHING MACHINE
WC	WATER CLOSET



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PROJECT:	PROPOSED SINGLE STOREY DWELLING AT 63 BLACK ROCK ROAD, MARTINS CREEK		
CLIENT:	MASON		
TITLE:	SITE PLAN		
FILE:	2403660	DATE:	12/12/2024
		SHEET:	1 OF 8
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PROJECT:	PROPOSED SINGLE STOREY DWELLING AT 63 BLACK ROCK ROAD, MARTINS CREEK		
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TITLE:	LOCATION PLAN		
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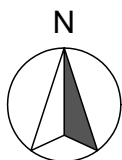
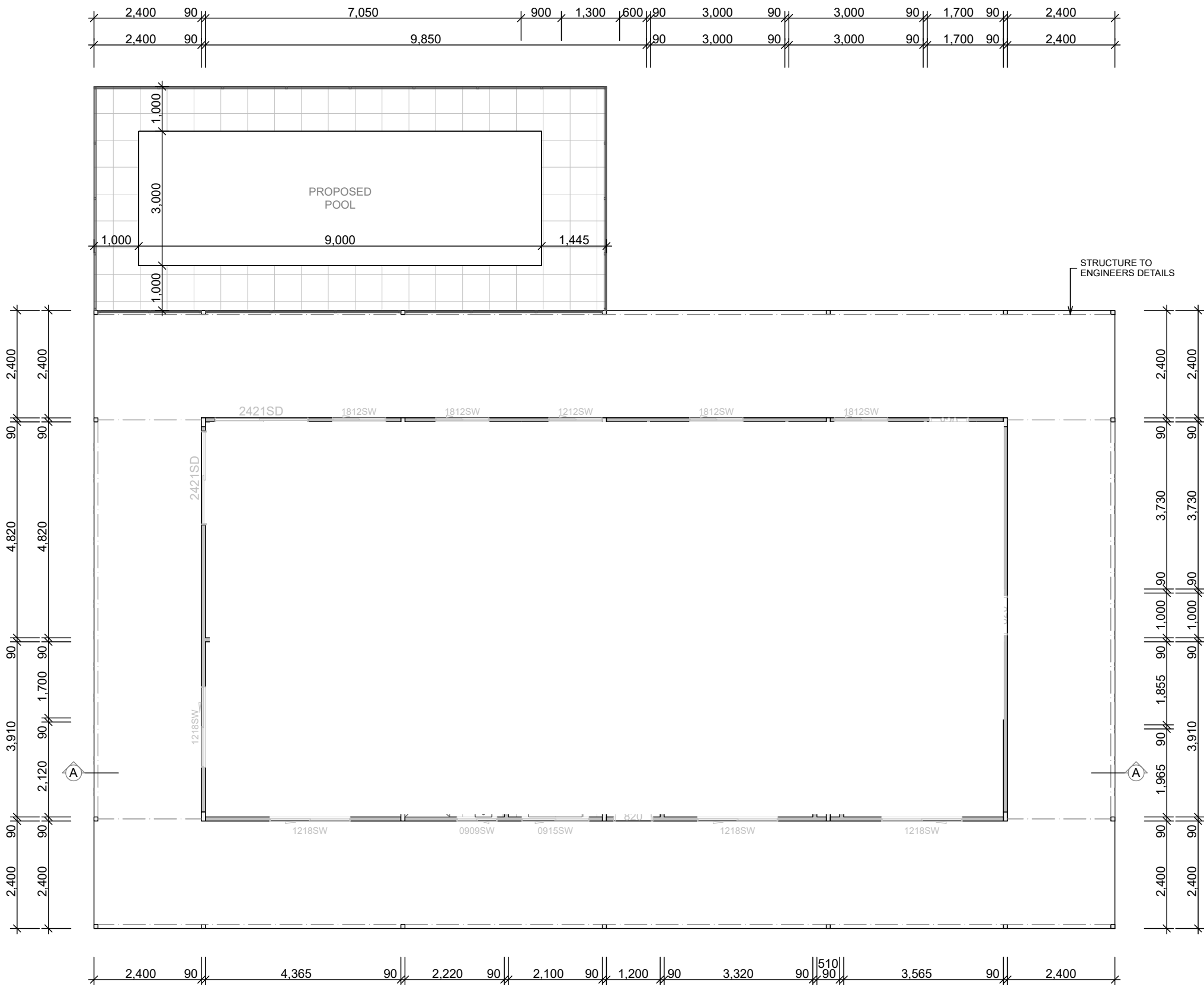
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PROJECT:	PROPOSED SINGLE STOREY DWELLING AT 63 BLACK ROCK ROAD, MARTINS CREEK		
CLIENT:	MASON		
TITLE:	3D VIEWS		
FILE:	2403660	DATE:	12/12/2024
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MASON				
63 BLACK ROCK ROAD, MARTINS CREEK				
BASIX Certificate No.: 17764365				
Site Area (m²)	6600 m²	Roof Area (m²)	310 m²	
Total Area of Garden & Lawn (m²)			500 m²	
Area of Indigenous or low water use plants (m²)			0 m²	
SUMMARY OF BASIX COMMITMENTS				
This is a summary of the BASIX Commitments as detailed in the BASIX Certificate. Builders and Owners must refer to the CURRENT BASIX Certificate for Complete details. For definitions refer to www.basix.nsw.gov.au				
WATER COMMITMENTS				
Fixtures:				
Shower Heads	4" (>6 - <7.5)	Toilet	4"	
Kitchen Taps	4"	Basin Taps	4"	
Clothes Washers	~	Dishwashers	~	
Hot Water Recirculation	~			
Pool/Spa	YES			
Alternative Water:				
Rainwater Tank Size (L)	20000 L			
Collected from Roof Area (m²)	310 m²			
Tank Connected To:				
All Toilets	YES	Laundry W/M Cold Tap	YES	
One Outdoor Tap	YES	All Hot Water Systems	~	
THERMAL COMFORT COMMITMENTS - Refer to TPA Specification on plans				
ENERGY COMMITMENTS				
Hot Water	ELECTRIC HEAT PUMP 26 TO 30 RECs			
Cooling	Living	CEILING FAN + A/C	5.5"	
System	Bedrooms	A/C	5.5"	
Heating	Living	WOOD HEATER	~	
System	Bedrooms	~	~	
Ventilation	Bathroom	FAN (DUCTED)	MANUAL ON/OFF	
	Kitchen	FAN (DUCTED)	MANUAL ON/OFF	
	Laundry	FAN (DUCTED)	MANUAL ON/OFF	
	Window/Skylight in Kitchen		YES	
Natural Lighting	YES	Bedrooms lit by fluorescent lamps	Dedicated	YES
	YES	Living/Dining lit by fluorescent lamps	Dedicated	YES
	YES	Kitchen lit by fluorescent lamps or LED's	Dedicated	YES
	YES	Bathrooms/Toilets lit by fluoro lamps or LED's	Dedicated	YES
Artificial Lighting	YES	Laundry lit by fluorescent lamps or LED's	Dedicated	YES
	YES	Hallways lit by fluorescent lamps or LED's	Dedicated	YES
	YES	Other		
OTHER COMMITMENTS				
Clothes line	YES	Ventilated refrigerator space	YES	
Stove/Oven	ELECTRIC COOKTOP / ELECTRIC OVEN			
Other	Insulation & Window glazing - refer to BASIX Certificate			

Important Note for Development Applicants: The following specification details the requirements necessary to achieve the thermal performance values as indicated on the BASIX Certificate. Once the development is approved by Council, these specifications will become a condition of consent and must be included in the built works. If you do not want to include these requirements, or need further information, please contact Sorensen Design.				
Thermal Performance Specifications - BASIX Certificate Number: 17764365				
These are the Specifications upon which the Certified Assessment is based. If they vary from drawings or other written specifications, these Specifications shall take precedence. If only one specification option is detailed for a building element, that specification must apply to all instances of that element for the whole project. If alternate specifications are detailed, the location and extent of the alternate specification must be detailed below and / or clearly indicated on referenced documentation.				
External Wall Construction	Insulation	Colour (Solar Absorbance)	Detail	
Framed	3.00 (or 3.50 inc. const.)	Any		
Internal Wall Construction	Insulation	Detail		
Plasterboard on studs	none			
Ceiling Construction	Insulation	Detail		
Plasterboard	Flat - 5 (up) - (75mm Blanket R1.8 - R3.5 Ceiling bat)			
Roof Construction	Insulation	Colour (Solar Absorbance)	Detail	
Metal	75mm Blanket	Medium (0.475-0.70)		
Floor Construction	Insulation	Covering	Detail	
Concrete	nil			
Windows	Glass and frame type	U SHGC	Detail	
Aluminium	Single clear	refer to certificate		
Skylights	Glass and frame type	U SHGC Area sq m	Detail	
None				
U and SHGC values are according to ANAC 2005. Alternate products may be used if the U value is lower and the SHGC is less than 10% higher or lower than the above figures.				
External Window Cover	Detail			
None				
Fixed shading - Eaves	Width includes guttering, offset is distance above windows			
Width: 450-2500	Offset: 500	Nominal only - including awnings, refer to plan for detail		
Fixed shading - Other	Verandahs, Pergolas (type and description)			
Shaded porch and deck areas as drawn				
Ventilation and Infiltration to Habitable Rooms				
Open fire no damper	no	Exhaust fans no dampers	no	
Door and window seals	yes	Vented skylights	no	
Vented downlights	no	Fixed wall or ceiling vents	no	
*No means that the item was not included in the assessment and shall not be installed.				
Yes to door & window seals means that seals are to be fitted to all external doors and windows				



GROUND FLOOR PLAN

1:100



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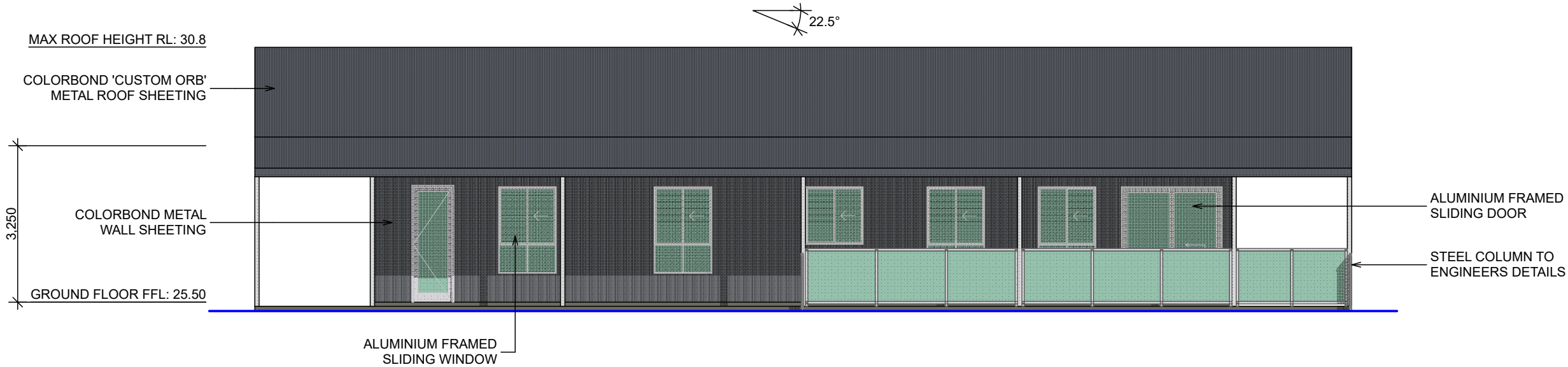
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CLIENT:	MASON		
TITLE:	FLOOR PLAN		
FILE:	2403660	DATE:	12/12/2024
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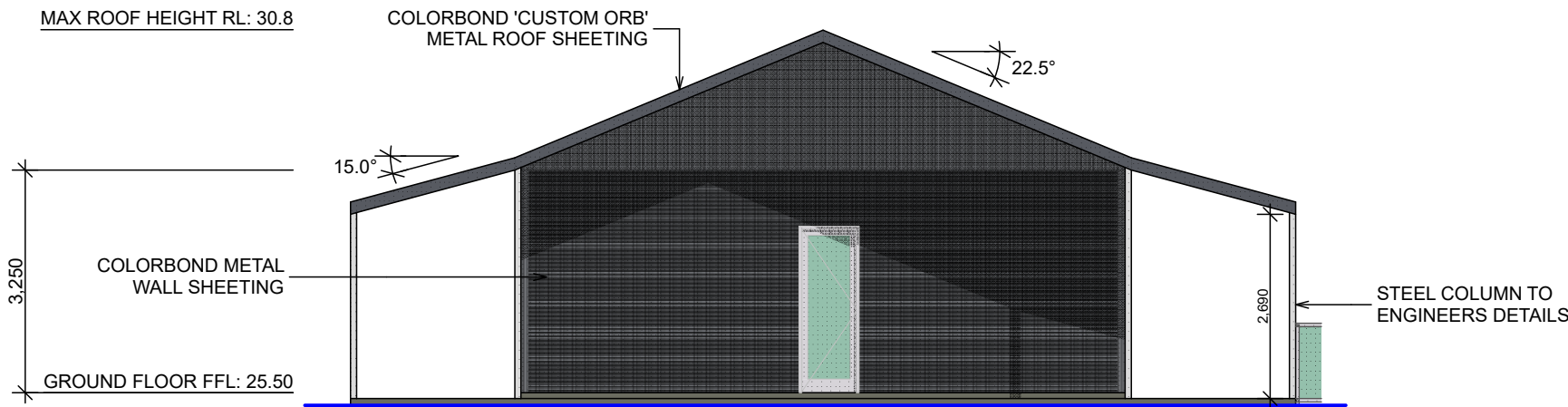
COLORBOND ROOFING
- IRONSTONE



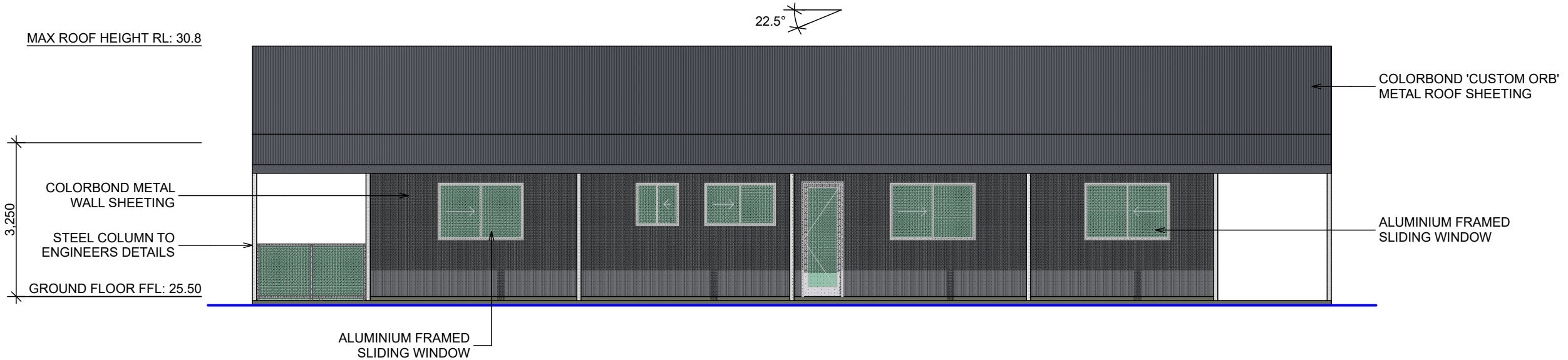
COLORBOND WALL SHEETING
- BASALT



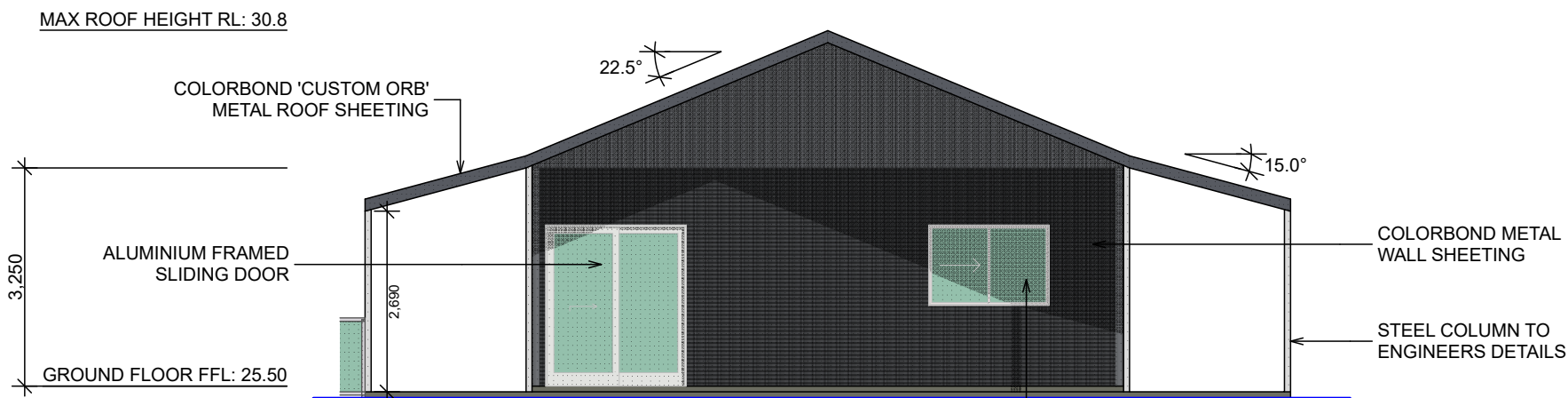
NORTH ELEVATION
1:100



EAST ELEVATION
1:100



SOUTH ELEVATION
1:100



WEST ELEVATION
1:100



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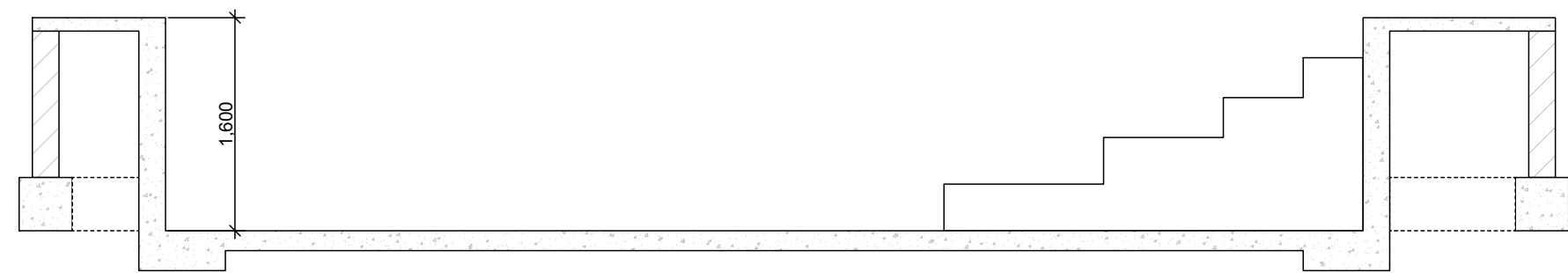
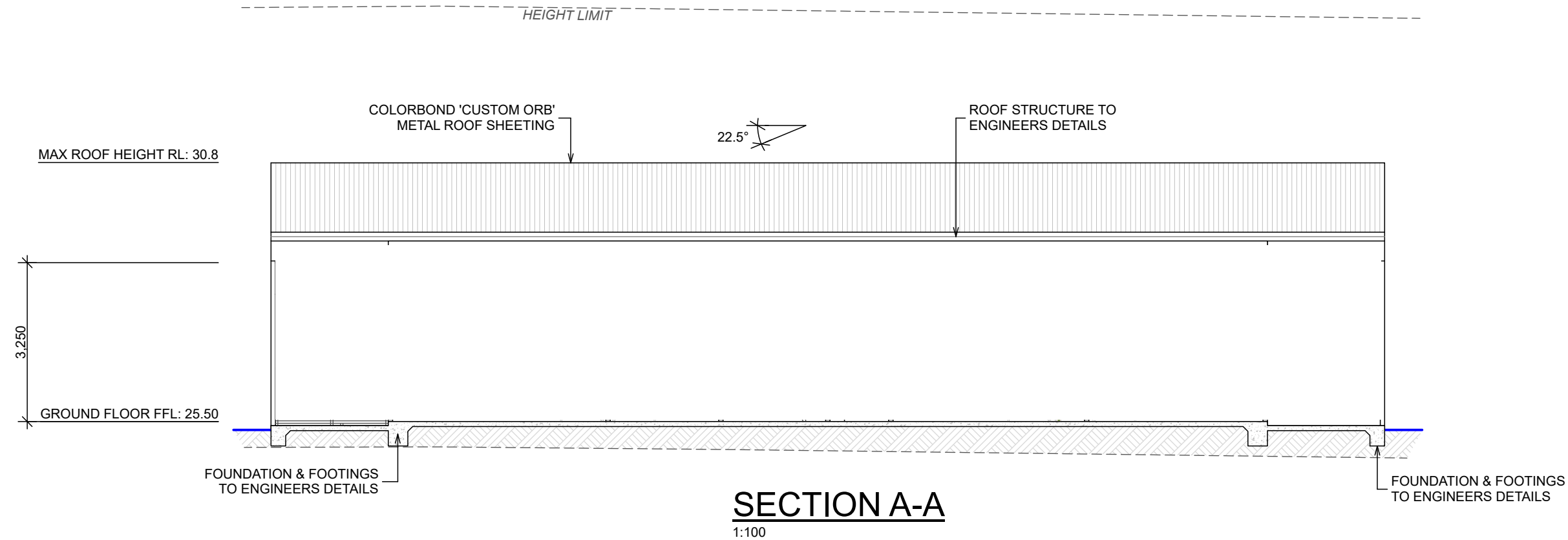


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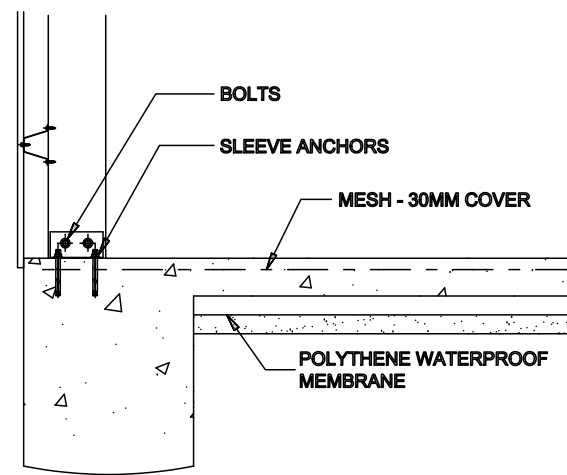
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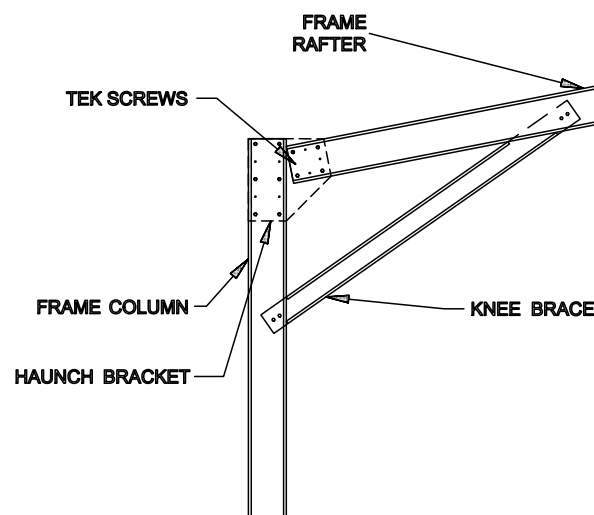
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CLIENT:	MASON
TITLE:	ELEVATIONS
FILE:	2403660
DATE:	12/12/2024
SHEET:	5 OF 8
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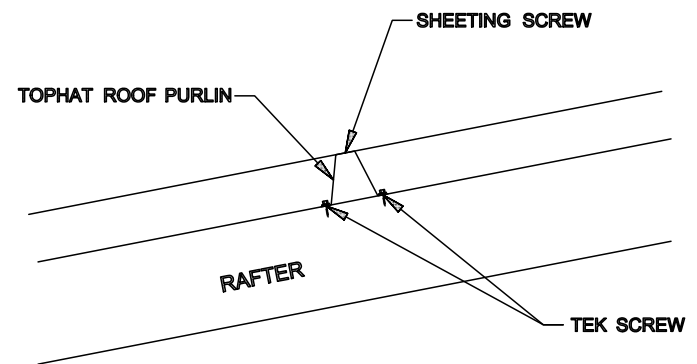
POOL CROSS-SECTION
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DETAILS TO BE CONFIRMED BY ENGINEER/POOL BUILDER



PORTAL FRAME SLAB DETAIL
1:20



PORTAL FRAME HAUNCH DETAIL
1:20



PORTAL FRAME PURLIN DETAIL
1:20

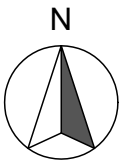
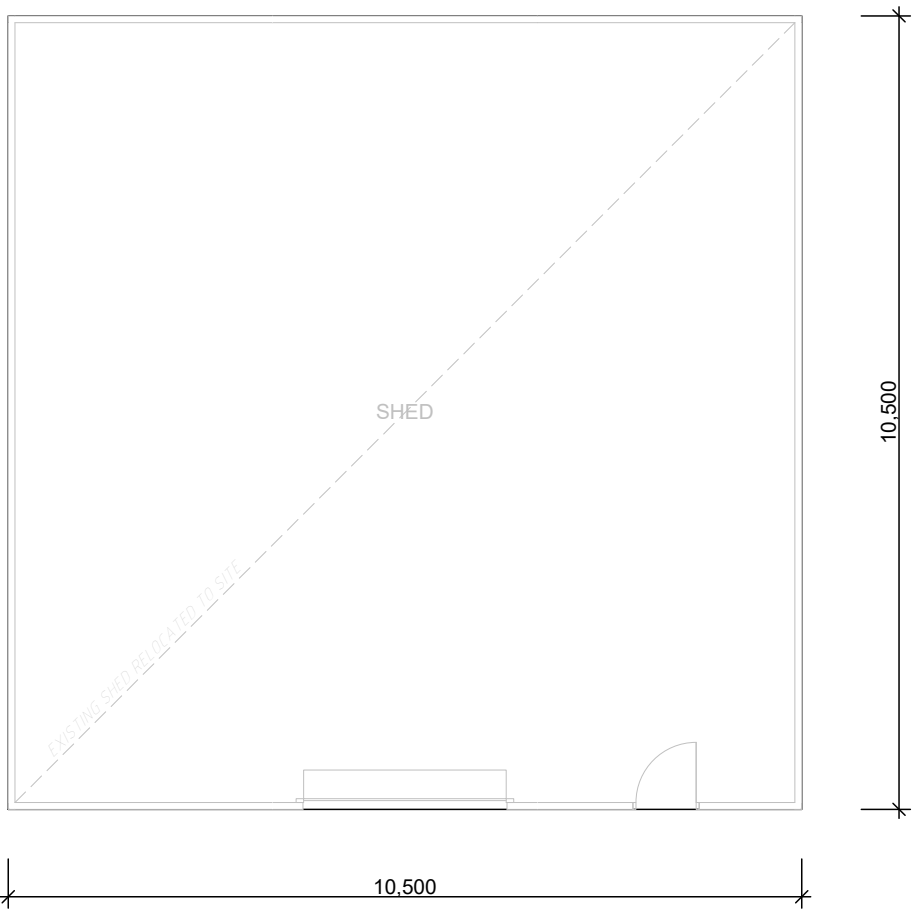


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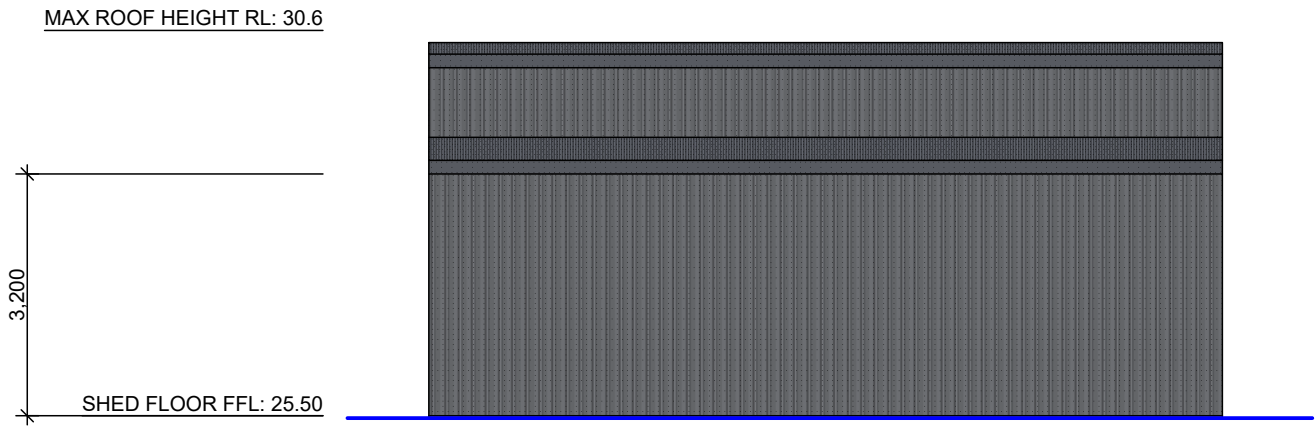


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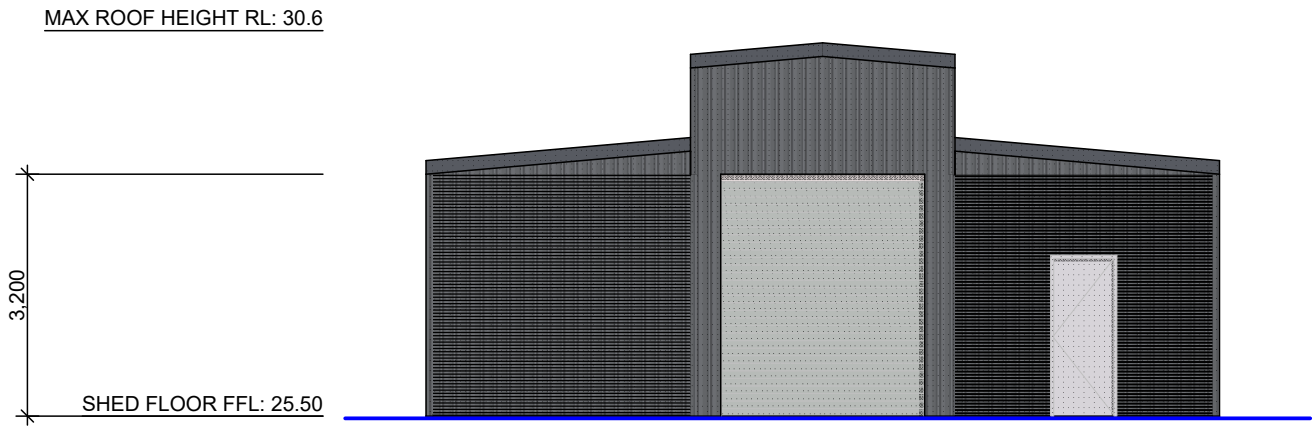
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CLIENT:	MASON
TITLE:	SECTIONS
FILE:	2403660
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SHEET:	6 OF 8
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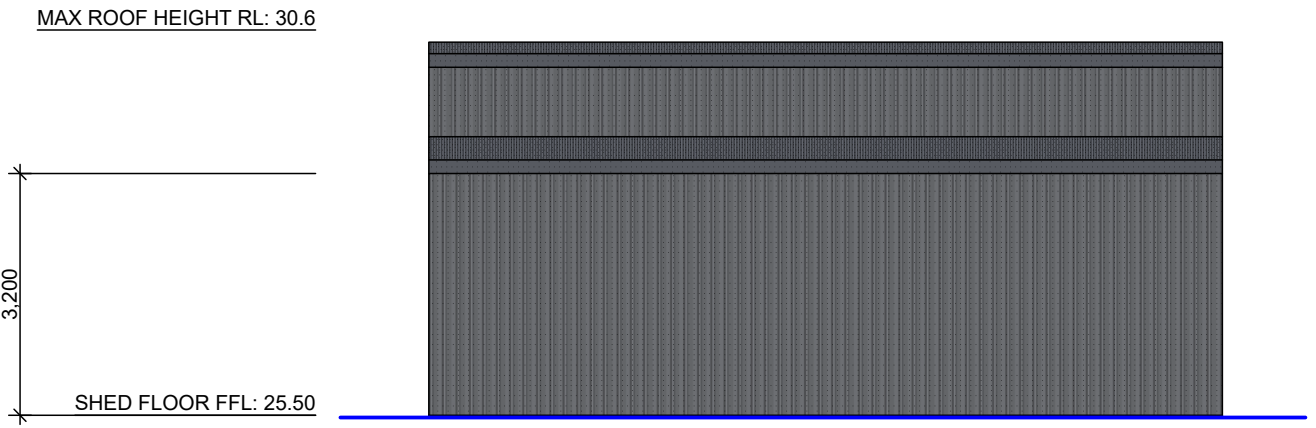
RELOCATED SHED PLAN
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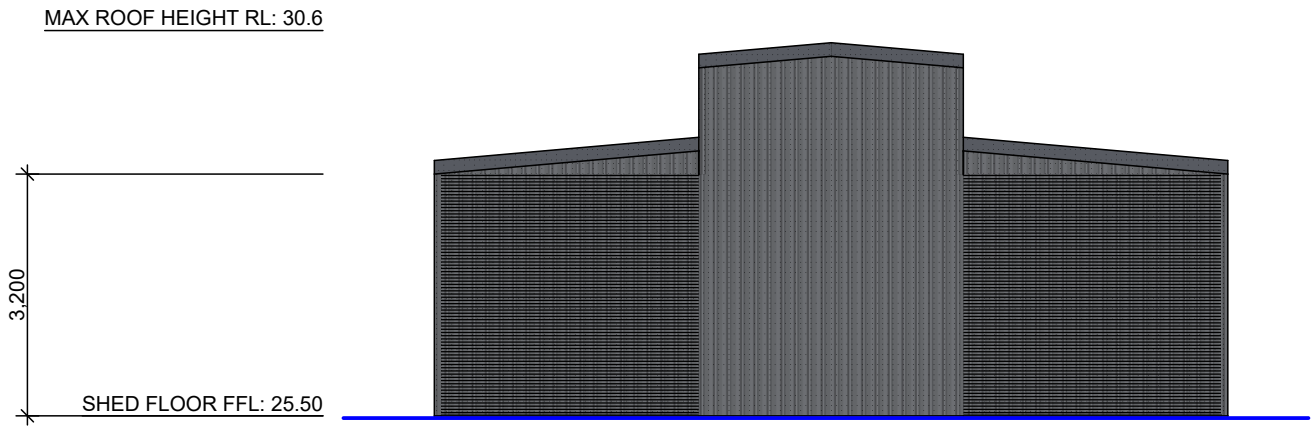
EAST ELEVATION
1:100
RELOCATED SHED



SOUTH ELEVATION
1:100
RELOCATED SHED



WEST ELEVATION
1:100
RELOCATED SHED



NORTH ELEVATION
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RELOCATED SHED



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PROJECT:	PROPOSED SINGLE STOREY DWELLING AT 63 BLACK ROCK ROAD, MARTINS CREEK		
CLIENT:	MASON		
TITLE:	RELOCATED SHED PLANS		
FILE:	2403660	DATE:	12/12/2024
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BUSHFIRE ATTACK LEVEL REQUIREMENTS BAL 12.5 AS PER AS3959 & PLANNING FOR BUSHFIRE PROTECTION

GENERAL:

5.1 - General

A building assessed in Section 2 as being BAL-12.5 shall comply 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 12.5 kW/m² where the site is less than 100 m from the source of bushfire attack.

SUB FLOOR:

5.2 - Subfloor supports

(NSW Variation PFBP1)

7.2 - Subfloor supports

This Standard does not provide construction requirements for subfloor supports where the subfloor space is enclosed with:-

- (a) a wall that complies with Clause 7.4, except that sarking is not required where specified in Clause 7.4.1(c); 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).
- Where the subfloor space is unenclosed, the support posts, columns, stumps, piers and poles shall be:-

- (i) of non-combustible material; or
- (ii) of bushfire-resisting timber (see Appendix F); or
- (iii) a combination of Items (i) and (ii).

NOTE: This requirement applies to the principal building only and not to verandas, decks, steps, ramps and landings (see Clause 7.7).

Combustible materials should not be stored in the subfloor space as these may be ignited by embers and cause an additional impact to the building.

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).

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) Material that conform with the following:-
 - (i) Bearers and joists shall be:-
 - (A) non-combustible; or
 - (B) bushfire-resistant timber (see Appendix F); or
 - (C) a combination of Items (A) and (B).
 - (ii) Flooring shall be:-
 - (A) non-combustible; or
 - (B) bushfire-resistant 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 Items (A), (B) or (C).
- (b) be a system conforms 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.

EXTERNAL WALLS:

(NSW Variation PFBP1)

7.4.1 GENERAL

The exposed components of external walls shall be as follows:-

- (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.
- (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 sarked on the outside of the frame, and is:-
 - (i) fibre-cement a minimum of 6 mm in thickness; or
 - (ii) steel sheeting; or
 - (iii) bushfire-resisting timber (see Appendix F); or
 - (iv) a combination of any of Items (i), (ii) or (iii).
- (d) a combination of any of Items (a), (b) or (c).

7.4.2 Joists

All joists in the external surface material of walls shall be covered, sealed, overlapped, backed or butt-jointed.

7.4.3 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.

EXTERNAL GLAZED ELEMENTS, ASSEMBLIES AND DOORS:

5.5.1 Bushfire shutters

Where fitted, bushfire shutters shall comply with Clause 3.7 and be made from:-

- (a) non-combustible material; or
- (b) a timber species as specified in Parsgraph 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 Parsgraph E2, Appendix E; or

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 by a bushfire shutter that conforms with Clause 3.6 and Clause 5.5.2; or
- (c) **C5.5.3(A)** For Clause 5.5.3(b), the screening needs to be applies to cover the entire assembly, that is including the 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 Parsgraph E2, Appendix E; or
- (C) Metal; or
- (C) Metal-reinforced uPVC and 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 AS1288.

- (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 (B) Screening of openable portions of all windows is required in all BALs to prevent the entry of embers to the building when the window is open.

5.5.4 Doors-Side-hung external doors (including French doors, panel fold and bi-fold doors)

Side-hung external doors, including French doors, panel fold and bi-fold doors, shall:-

- (a) be completely protected by bushfire shutters that comply with Clause 3.7 and Clause 5.5.1; or
- (b) be completely protected externally by screens that comply with Clause 3.6 and Clause 5.5.2; or
- (c) conform with the following:

- (i) Door panel material - Material shall be:-
 - (A) non-combustible; or
 - (B) a solid timber, laminated timber or reconstituted timber door, having a minimum thickness of 35 mm for the first 400 mm above the threshold; or
 - (C) hollow core door, solid timber or reconstituted timber with a non-combustible kickplate on the outside for the first 400 mm above the threshold; or
 - (D) hollow core door, solid 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 from a timber species as specified in Paragraph E2, Appendix E or uPVC.
 - (ii) Door frame material - 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. The reinforcing members shall be made from aluminium, stainless steel, or corrosion-resistant steel.
 - (iii) Hardware - There are no specific requirements for hardware at the BAL level.
 - (iv) Glazing - Where doors incorporate 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, draught excluders or draught seals shall be installed.
 - (vi) Screens - There is no requirement 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 5.5.2; or
- (c) conform with the following:
 - (i) Frame material - The material of the 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 the 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.
 - (vi) 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:
- Refer to AS/NZS 4505 for door types.
 - 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.

ROOFS (Including - penetrations, eaves, fascias & gables, and gutters & downpipes):

5.6.1 General

The following apply 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 that conforms 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 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 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] complying with Clause 5.4 shall have a non-combustible roof covering, except where the roof covering is 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) In the case of gas appliance flues, roof ventilators, roof-mounted evaporative cooling units, aerials, vent pipes and supports for solar collectors or the like, shall conform with Clause 3.6 and be made of corrosion-resistant steel, bronze or aluminium.
- (b) Openings in vented roof lights, roof ventilators or vent pipes shall conform with Clause 3.6 (be fitted with ember guards made from a mesh or perforated sheet with a maximum aperture of 2 mm, 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.
- (c) 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 cowl. Advice can be obtained from manufacturers and State and Territory gas technical regulators.
- (d) All overhead glazing shall be Grade A safety glass complying with AS 1288.
- (e) Glazed elements in roof lights and skylights may be of polymer, provided a Grade A safety glass diffuser, that conforms 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.
- (f) 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 greater than 5.
- (g) Evaporative cooling units shall be fitted with non-combustible butterfly closers as close as practicable to the roof level, or the unit shall be fitted with non-combustible covers with a mesh or perforated sheet with a maximum aperture of 2 mm, made of corrosion-resistant steel, bronze or aluminium.
- (h) Vent pipes can be made from PVC are permitted.
- (i) Eaves lighting shall be adequately sealed and not compromise the performance of the element.

5.6.6 Eaves linings, fascias and gables

The following applies to eaves linings, fascias and gables:-

- (a) Gables shall comply with Clause 5.4.
 - (b) Eaves penetrations shall be protected as for 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.
 - (d) Joists in eaves linings, fascias and gables may be sealed with plastic joining strips or timber storm moulds.
- This Standard does not provide construction requirements for fascias, bargeboards and eaves linings.

5.6.7 Gutters 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.

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.

C5.7.1 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 0-5 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 material used to enclose a subfloor space except where those materials are less than 400 mm from the ground.

Where the material 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 the 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) of non-combustible material; or
- (b) of 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 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 300mm (measured horizontally at the 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) a non-combustible material; or
- (b) a bushfire-resisting timber (see Appendix F); or
- (c) a timber species as specified in Paragraph E1, Appendix E; or
- (d) a combination of Items (a), (b) or (c).

5.7.4 Balustrades, handrails or other barriers

This Standard does not provide construction requirements for balustrades, handrails and other barriers.

5.7.5 Veranda posts

Veranda posts:-

- (a) Shall be timber mounted on galvanneal 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) a non-combustible material; or

- (ii) a bushfire-resisting timber (see Appendix F); or
- (iii) a timber species as specified in Paragraph E1, Appendix E; or
- (iv) a combination of Items (i), (ii) and (iii) above.

WATER AND GAS SUPPLIES:

5.8 WATER AND GAS SUPPLY PIPES

Above-ground, exposed water and gas 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 Venting is raised for the protection of bottled gas installations. Location, shielding and venting of the gas bottles needs to be considered.

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, that conforms with AS1905.1 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 comply with [Item (iii)].
- or
- (b) The wall shall be of masonry, earth wall 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, that conforms with AS1905.1 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 comply with [Item (iii)].

3.2.2 Garages and carports below the subject building

Where a garage or carport is below 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 comply 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, that conforms with AS1905.1 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 comply 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, that conforms with AS1905.1 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 comply 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 comply with this Standard. This distance is measured as any 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, that conforms with AS1905.1 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 comply 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