

Site Plan
Scale 1:2500

3000
600
150

SEDIMENT CONTROL FENCE WITH GEOTEXTILE FILTER FABRIC TO COUNCIL REQUIREMENTS

GEOTEXTILE FILTER FABRIC EMBEDDED MINIMUM OF 200mm INTO GROUND

1. ALL EROSION AND SEDIMENTATION CONTROL MEASURES INCLUDING REVEGETATION AND STORAGE OF SOIL AND TOPSOIL SHALL COMPLY WITH THE REQUIREMENTS OF LOCAL GOVERNMENT EROSION AND SEDIMENT CONTROL GUIDELINES.

2. ALL DRAINAGE WORKS SHALL BE CONSTRUCTED AND STABILISED AS EARLY AS POSSIBLE DURING DEVELOPMENT.

3. SEDIMENT TRAPS SHALL BE CONSTRUCTED AROUND ALL INLET PITS, CONSISTING OF 300mm WIDE x 300mm DEEP TRENCH.

4. ALL SEDIMENT BASINS AND TRAPS SHALL BE CLEARED WHEN THE STRUCTURES ARE A MAXIMUM OF 60% FULL OF SOIL MATERIALS, INCLUDING MAINTENANCE PERIOD.

5. ALL DISTURBED AREAS SHALL BE REVEGETATED AS SOON AS THE RELEVANT WORKS ARE COMPLETED.

6. SOIL AND TOPSOIL STOCKPILES SHALL BE LOCATED AWAY FROM DRAINAGE LINES AND AREAS WHERE WATER MAY CONCENTRATE.

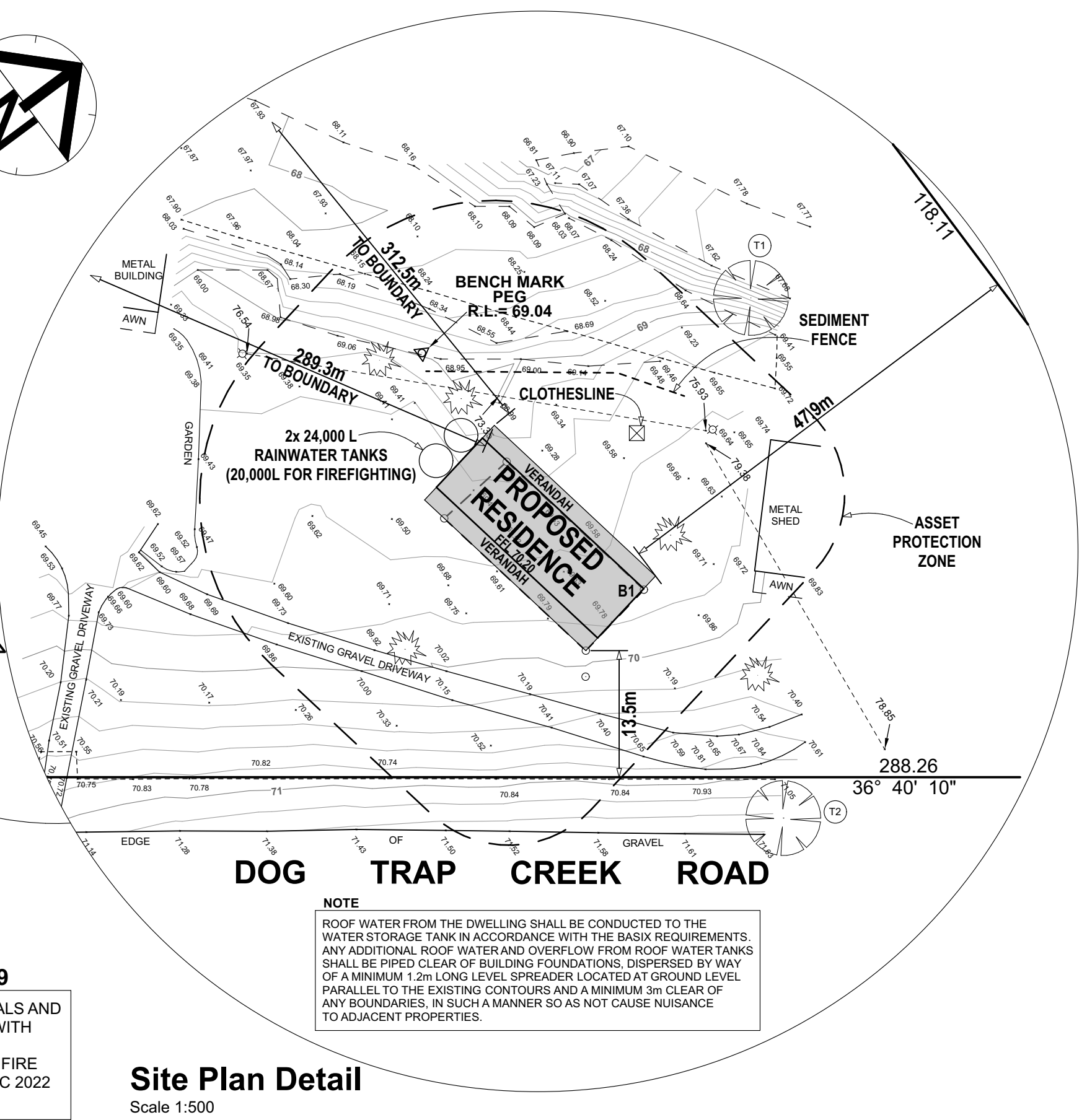
7. FILTER SHALL BE CONSTRUCTED BY STRETCHING A FILTER FABRIC (PROPEX OR APPROVED EQUIVALENT) BETWEEN POSTS AT 3.0m CENTRES. FABRIC SHALL BE BURIED 1500mm ALONG ITS LOWER EDGE.

NOTES

DESIGN WIND SPEED: N3
BUSHFIRE CATEGORY: BAL-29
GROUND SNOW LOADING: NONE

BUSHFIRE CATEGORY BAL-29

ALL CONSTRUCTION METHODS, MATERIALS AND GLAZING TO BE DESIGNED TO COMPLY WITH AS3959 BUSHFIRE CATEGORY BAL-29, "CONSTRUCTION OF BUILDINGS IN BUSHFIRE PRONE AREAS" AND PART H7 OF THE NCC 2022 "BUSHFIRE AREAS"



Site Plan Detail
Scale 1:500

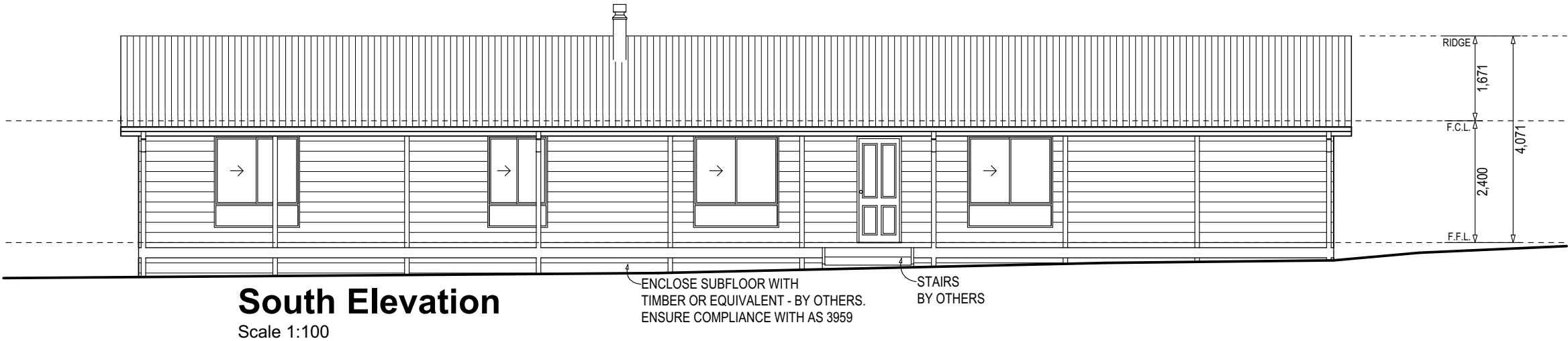
NOTE

ROOF WATER FROM THE DWELLING SHALL BE CONDUCTED TO THE WATER STORAGE TANK IN ACCORDANCE WITH THE BASIX REQUIREMENTS. ANY ADDITIONAL ROOF WATER AND OVERFLOW FROM ROOF WATER TANKS SHALL BE PIPED CLEAR OF BUILDING FOUNDATIONS, DISPERSED BY WAY OF A MINIMUM 1.2m LONG LEVEL SPREADER LOCATED AT GROUND LEVEL PARALLEL TO THE EXISTING CONTOURS AND A MINIMUM 3m CLEAR OF ANY BOUNDARIES, IN SUCH A MANNER SO AS NOT CAUSE NUISANCE TO ADJACENT PROPERTIES.

			DESIGNED AND SUPPLIED BY	SCALE	1:500,1:2500	PROPOSED NEW RESIDENCE FOR: Maree & Steve Bendeich at Lot 4, DP 729729, 3 Dog Trap Creek Road, East Gresford. NSW. 2311
			MetKit Homes Pty Ltd	PRINTED ON	06/02/2024	
			P.O Box 290 Penrith NSW 2751	DRAWN	A.A.	
			Ph: (02) 4735 4377 Copyright PAAL Homes 2023	DATE	29/03/2023	
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EXTERNAL FINISHES AND COLOURS

COLORBOND CORRUGATED ROOFING	SURFMIST
COLORBOND FASCIA COLOUR	SURFMIST
COLORBOND GUTTER COLOUR	SURFMIST
DOWNSPIPE COLOUR	SURFMIST
ALUMINIUM SLIDING WINDOWS	PEARL WHITE
HARDIPLANK EXTERNAL WALL CLADDING	SMOOTH



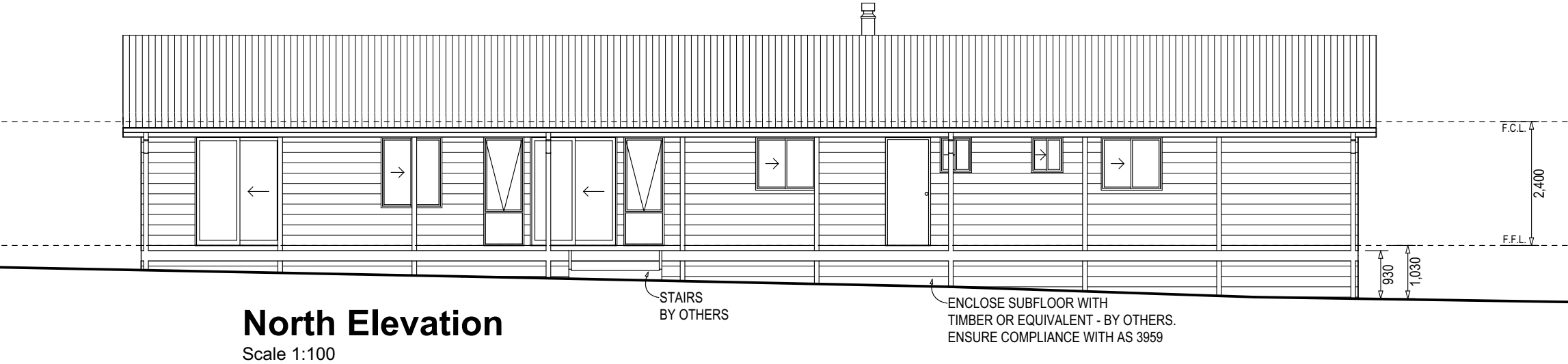
STAIRS BY OTHERS

NCC STEP REQUIREMENTS

GOING - MIN 240 MAX 355
RISER - MIN 155 MAX 190

THE RELATIONSHIP BETWEEN
GOING 'G' AND RISERS 'R' TO BE
2R+G > 550 BUT < 700

MAX SPACE BETWEEN OPEN
TREADS TO BE 125mm

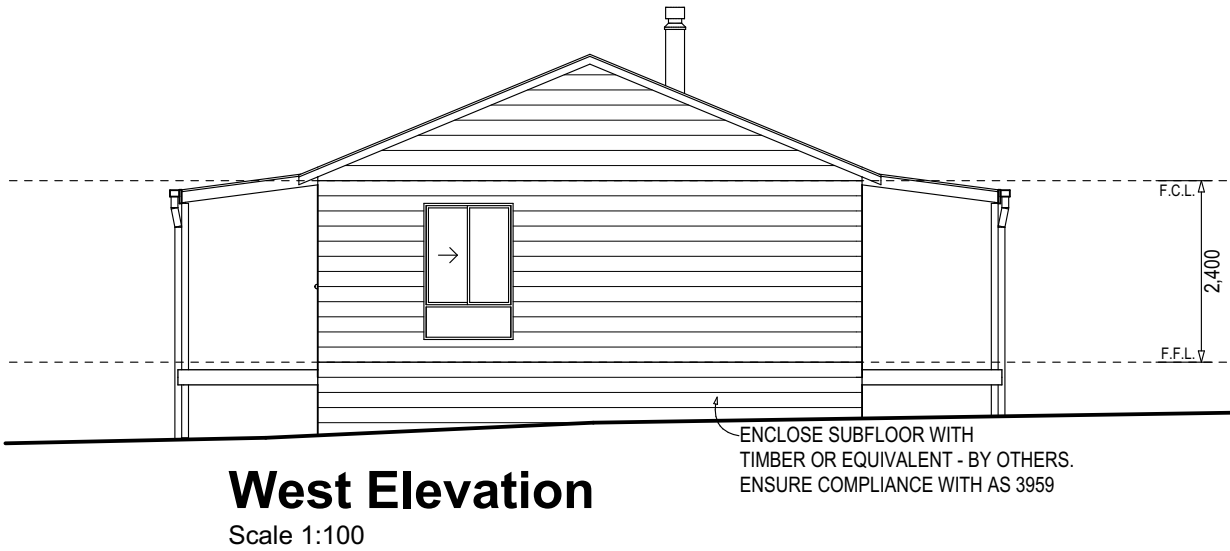
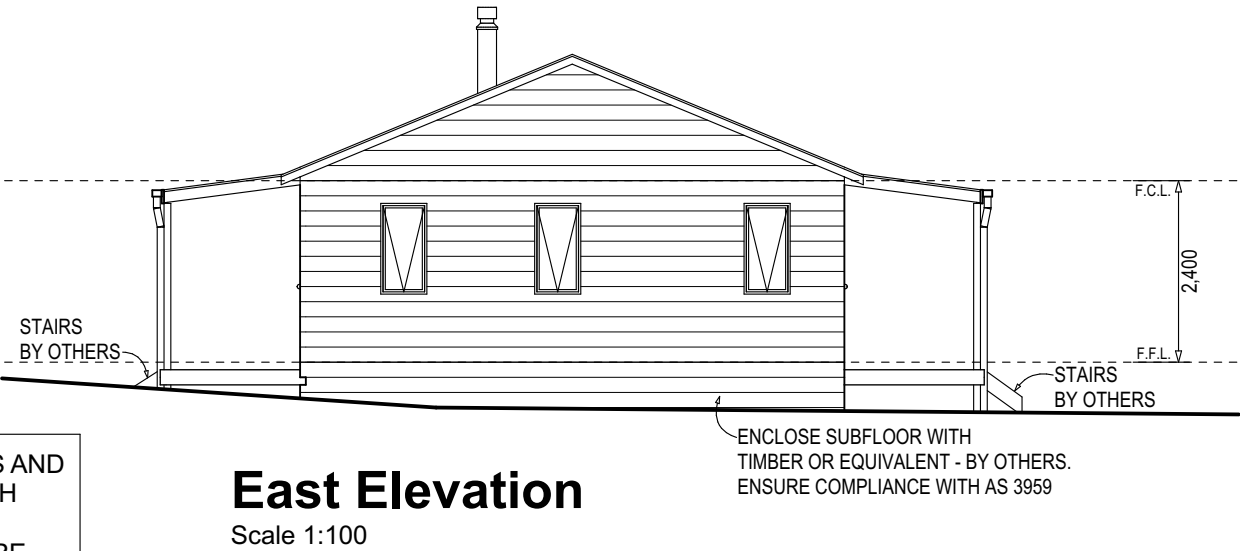


NOTES

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BUSHFIRE CATEGORY: BAL-29
GROUND SNOW LOADING: NONE

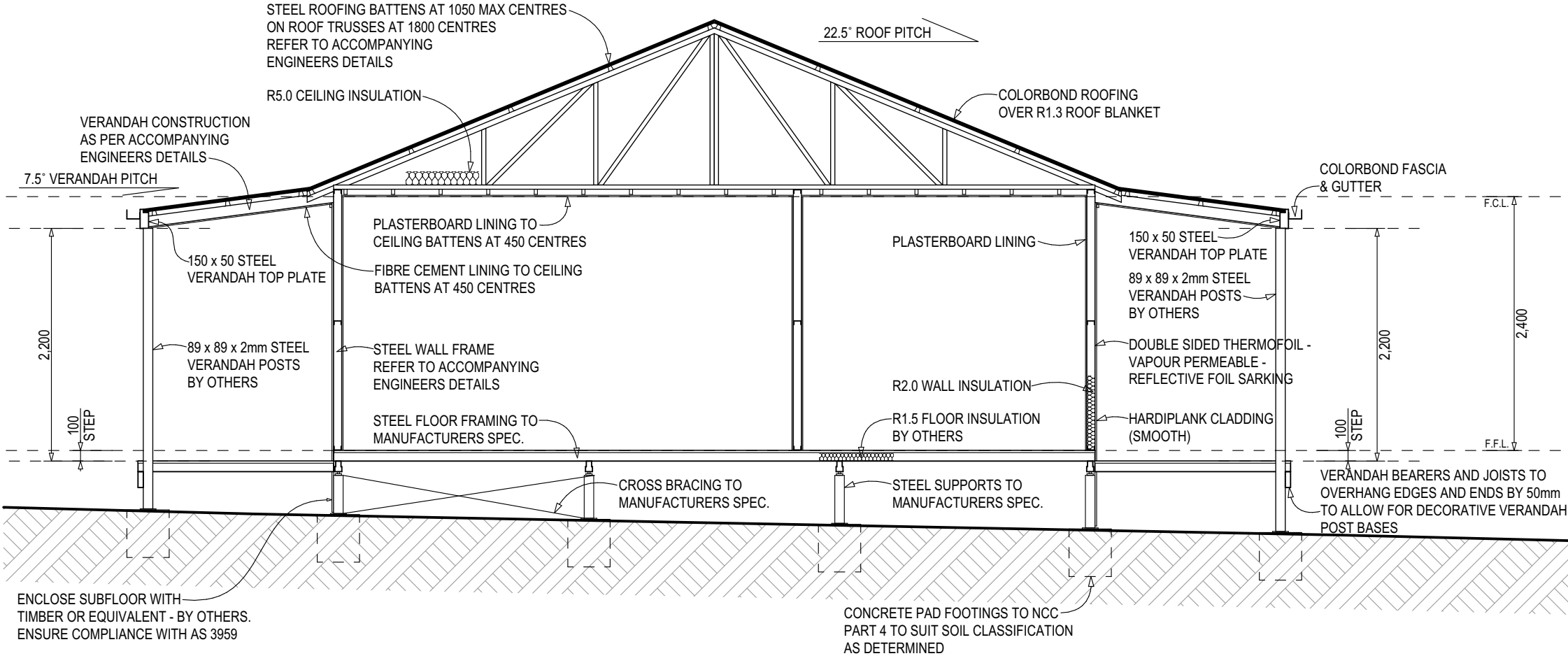
BUSHFIRE CATEGORY BAL-29

ALL CONSTRUCTION METHODS, MATERIALS AND
GLAZING TO BE DESIGNED TO COMPLY WITH
AS3959 BUSHFIRE CATEGORY BAL-29,
"CONSTRUCTION OF BUILDINGS IN BUSHFIRE
PRONE AREAS" AND PART H7 OF THE NCC 2022
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ALL SUB-FLOOR VENTILATION AND CLEARANCE REQUIREMENTS SHALL BE IN ACCORDANCE WITH THE NCC 2022 PART 6.2.



Section aa
Scale 1:50

CONDENSATION MANAGEMENT
ALL VENTILATION INCLUDING EXHAUST FANS BY OTHERS

NCC 2022 10.8.1 EXTERNAL WALL CONSTRUCTION:
WHERE FITTED, A PLIABLE BUILDING MEMBRANE MUST;
* COMPLY WITH AS4200.1
* BE INSTALLED IN ACCORDANCE WITH AS4200.2
* BE INSTALLED ON THE EXTERIOR SIDE OF THE PRIMARY INSULATION LAYER.
A PLIABLE BUILDING MEMBRANE MUST HAVE A VAPOUR PERMEANCE OF NOT LESS THAN -
* 0.143 µg/N.s IN CLIMATE ZONES 4 & 5
* 1.14 µg/N.s IN CLIMATE ZONES 6, 7 & 8
* 0.0131 µg/N.s IN NCC CLIMATE
ZONES 1, 2 & 3 = CLASS 1 OR 2 VAPOUR BARRIER

NCC 2022 10.8.2 EXHAUST SYSTEMS:
WHERE FITTED, EXHAUST FANS MUST MEET THE MINIMUM PERFORMANCE REQUIREMENTS OF;
* BATHROOM & WC 25L/s
* KITCHEN & LAUNDRY 40L/s
- EXHAUST FROM A KITCHEN, KITCHEN RANGE HOOD, BATHROOM, SANITARY COMPARTMENT, OR LAUNDRY MUST DISCHARGE DIRECTLY OR VIA A SHAFT OR DUCT TO OUTDOOR AIR.
- ANY CLOTHES DRYER REQUIRING VENTILATION MUST BE VENTILATED TO THE OUTSIDE AIR.
- IN A NON-VENTILATED WC OR BATHROOM THE EXHAUST MUST BE INTERLOCKED WITH THE LIGHT SWITCH AND INCLUDE A RUN-ON TIMER OF 10 MINS.

NCC 2022 10.8.3 VENTILATION OF ROOF SPACES:
ROOF SPACE MUST BE VENTILATED TO THE OUTSIDE AIR BY EVENLY SPACED VENTS IN ACCORDANCE WITH PART 10.8.3 FOR A ROOF PITCH OF >15° AND <75°
- 7000 mm²/M PROVIDED AT THE EAVES
- 5000 mm²/M PROVIDED AT THE RIDGE
(WITHIN 900mm VERTICALLY OF THE RIDGE)

VENTILATION OPENINGS ARE SPECIFIED AS A MINIMUM FREE OPEN AREA PER METRE OF THE LONGEST HORIZONTAL DIMENSION OF THE ROOF. A MINIMUM 20mm AIR GAP MUST BE MAINTAINED BETWEEN THE CEILING INSULATION AND THE UNDERSIDE OF THE ROOF SARKING AT THE POINT WHERE THE ROOFING PASSES OVER THE EXTERNAL WALL.

NOTE - BUSHFIRE PRONE AREAS
IN ACCORDANCE WITH AS3959 ADDITIONAL VENT COUNTER MEASURES (SUCH AS EMBER GUARD MESH) WILL BE REQUIRED WHERE THE STRUCTURE IS IN A BUSHFIRE PRONE AREA.

BUSHFIRE CATEGORY BAL-29

ALL CONSTRUCTION METHODS, MATERIALS AND GLAZING TO BE DESIGNED TO COMPLY WITH AS3959 BUSHFIRE CATEGORY BAL-29, "CONSTRUCTION OF BUILDINGS IN BUSHFIRE PRONE AREAS" AND PART H7 OF THE NCC 2022 "BUSHFIRE AREAS"

THERMAL REQUIREMENTS

ROOF COLOUR	- LIGHT
EXT. WALL INSUL.	- R2.0 BATTS
FLOOR INSUL.	- R1.5 BATTS BY OTHERS
CEILING INSUL.	- R5.0 BATTS
ROOF INSULATION	- REFLECTASHIELD PLUS
EXTERNAL DOORS	- WEATHER STRIPPED
WINDOWS	- WEATHER STRIPPED
GLAZING	- SINGLE CLEAR

NOTES

DESIGN WIND SPEED: N3
BUSHFIRE CATEGORY: BAL-29
GROUND SNOW LOADING: NONE

WHITE ANT PROTECTION SUBJECT TO COUNCIL REQUIREMENTS

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SCHEDULE OF BASIX COMMITMENTS

WATER COMMITMENTS:
FIXTURES:
THE APPLICANT MUST INSTALL SHOWERHEADS WITH A MINIMUM RATING OF 3 STAR (> 7.5 BUT <= 9 L/MIN) IN ALL SHOWERS IN THE DEVELOPMENT.
THE APPLICANT MUST INSTALL A TOILET FLUSHING SYSTEM WITH A MINIMUM RATING OF 4 STAR IN EACH TOILET IN THE DEVELOPMENT.
THE APPLICANT MUST INSTALL TAPS WITH A MINIMUM RATING OF 4 STAR IN THE KITCHEN IN THE DEVELOPMENT.
THE APPLICANT MUST INSTALL BASIN TAPS WITH A MINIMUM RATING OF 4 STAR IN EACH BATHROOM IN THE DEVELOPMENT.

ALTERNATIVE WATER:
THE APPLICANT MUST INSTALL A RAINWATER TANK OF AT LEAST 2,000 LITRES ON THE SITE. THIS RAINWATER TANK MUST MEET, AND BE INSTALLED IN ACCORDANCE WITH, THE REQUIREMENTS OF ALL APPLICABLE REGULATORY AUTHORITIES.
THE APPLICANT MUST CONFIGURE THE RAINWATER TANK TO COLLECT RAIN RUNOFF FROM AT LEAST 254.64 SQUARE METRES OF THE ROOF AREA OF THE DEVELOPMENT (EXCLUDING THE AREA OF THE ROOF WHICH DRAINS TO ANY STORMWATER TANK OR PRIVATE DAM).
THE APPLICANT MUST CONNECT THE RAINWATER TANK TO:
* ALL TOILETS IN THE DEVELOPMENT
* THE COLD WATER TAP THAT SUPPLIES EACH CLOTHES WASHER IN THE DEVELOPMENT
* AT LEAST ONE OUTDOOR TAP IN THE DEVELOPMENT
* ALL HOT WATER SYSTEMS IN THE DEVELOPMENT
* ALL INDOOR COLD WATER TAPS (EXCLUDING TAPS THAT SUPPLY CLOTHES WASHERS) IN THE DEVELOPMENT

THERMAL COMMITMENTS:
SIMULATION METHOD
THE APPLICANT MUST CONSTRUCT THE DEVELOPMENT IN ACCORDANCE WITH ALL THERMAL PERFORMANCE SPECIFICATIONS SET OUT IN THE ASSESSOR CERTIFICATE, AND IN ACCORDANCE WITH THOSE ASPECTS OF THE DEVELOPMENT APPLICATION OR APPLICATION FOR A COMPLYING DEVELOPMENT CERTIFICATE WHICH WERE USED TO CALCULATE THOSE SPECIFICATIONS.

ENERGY COMMITMENTS:
HOT WATER
THE APPLICANT MUST INSTALL THE FOLLOWING HOT WATER SYSTEM IN THE DEVELOPMENT, OR A SYSTEM WITH A HIGHER ENERGY RATING: ELECTRIC HEAT PUMP WITH A PERFORMANCE OF 31 TO 35 STCs OR BETTER.

COOLING SYSTEM
THE APPLICANT MUST INSTALL THE FOLLOWING COOLING SYSTEM, OR A SYSTEM WITH A HIGHER ENERGY RATING, IN AT LEAST 1 LIVING AREA: 1-PHASE AIRCONDITIONING; ENERGY RATING: EER 3.0 - 3.5.
THE BEDROOMS MUST NOT INCORPORATE ANY COOLING SYSTEM OR ANY DUCTING WHICH IS DESIGNED TO ACCOMMODATE IT.

HEATING SYSTEM
THE APPLICANT MUST INSTALL THE FOLLOWING HEATING SYSTEM, OR A SYSTEM WITH A HIGHER ENERGY RATING, IN AT LEAST 1 LIVING AREA: 1-PHASE AIRCONDITIONING; ENERGY RATING: EER 3.0 - 3.5.
THE BEDROOMS MUST NOT INCORPORATE ANY HEATING SYSTEM OR ANY DUCTING WHICH IS DESIGNED TO ACCOMMODATE IT.

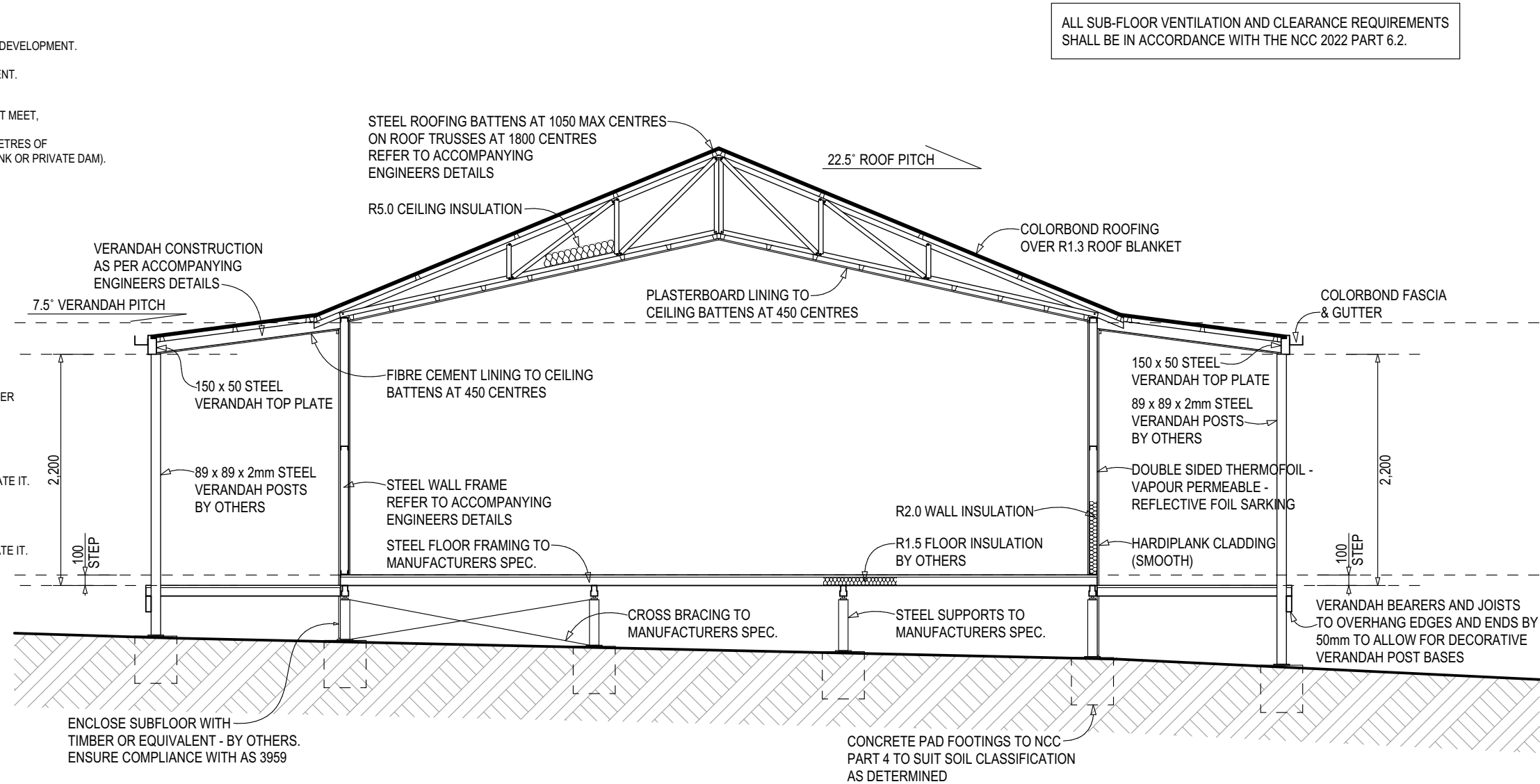
VENTILATION
THE APPLICANT MUST INSTALL THE FOLLOWING EXHAUST SYSTEMS IN THE DEVELOPMENT:
AT LEAST 1 BATHROOM: INDIVIDUAL FAN, NOT DUCTED; OPERATION CONTROL: MANUAL ON/OFF
KITCHEN: INDIVIDUAL FAN, NOT DUCTED; OPERATION CONTROL: MANUAL ON/OFF
LAUNDRY: INDIVIDUAL FAN, NOT DUCTED; OPERATION CONTROL: MANUAL ON/OFF

ARTIFICIAL LIGHTING
THE APPLICANT MUST ENSURE THAT THE "PRIMARY TYPE OF ARTIFICIAL LIGHTING" IS FLUORESCENT OR LIGHT EMITTING DIODE (LED) LIGHTING IN EACH OF THE FOLLOWING ROOMS, AND WHERE THE WORD "DEDICATED" APPEARS, THE FITTINGS FOR THOSE LIGHTS MUST ONLY BE CAPABLE OF ACCEPTING FLUORESCENT OR LIGHT EMITTING DIODE (LED) LAMPS:
* AT LEAST 5 OF THE BEDROOMS / STUDY; DEDICATED
* AT LEAST 3 OF THE LIVING / DINING ROOMS; DEDICATED
* THE KITCHEN; DEDICATED
* ALL BATHROOMS/TOILETS; DEDICATED
* THE LAUNDRY; DEDICATED
* ALL HALLWAYS; DEDICATED

NATURAL LIGHTING
THE APPLICANT MUST INSTALL A WINDOW AND/OR SKYLIGHT IN THE KITCHEN OF THE DWELLING FOR NATURAL LIGHTING.
THE APPLICANT MUST INSTALL A WINDOW AND/OR SKYLIGHT IN 3 BATHROOM(S)/TOILET(S) IN THE DEVELOPMENT FOR NATURAL LIGHTING.

ALTERNATIVE ENERGY
THE APPLICANT MUST INSTALL A PHOTOVOLTAIC SYSTEM WITH THE CAPACITY TO GENERATE AT LEAST 42 PEAK KILOWATTS OF ELECTRICITY AS PART OF THE DEVELOPMENT. THE APPLICANT MUST CONNECT THIS SYSTEM TO THE DEVELOPMENT'S ELECTRICAL SYSTEM.

OTHER
THE APPLICANT MUST INSTALL A FIXED OUTDOOR CLOTHES DRYING LINE AS PART OF THE DEVELOPMENT.



Section bb
Scale 1:50

BUSHFIRE CATEGORY BAL-29

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THERMAL REQUIREMENTS

ROOF COLOUR	- LIGHT
EXT. WALL INSUL.	- R2.0 BATTS
FLOOR INSUL.	- R1.5 BATTS BY OTHERS
CEILING INSUL.	- R5.0 BATTS
ROOF INSULATION	- REFLECTASHIELD PLUS
EXTERNAL DOORS	- WEATHER STRIPPED
WINDOWS	- WEATHER STRIPPED
GLAZING	- SINGLE CLEAR

NOTES

DESIGN WIND SPEED: N3
BUSHFIRE CATEGORY: BAL-29
GROUND SNOW LOADING: NONE

WHITE ANT PROTECTION SUBJECT TO COUNCIL REQUIREMENTS

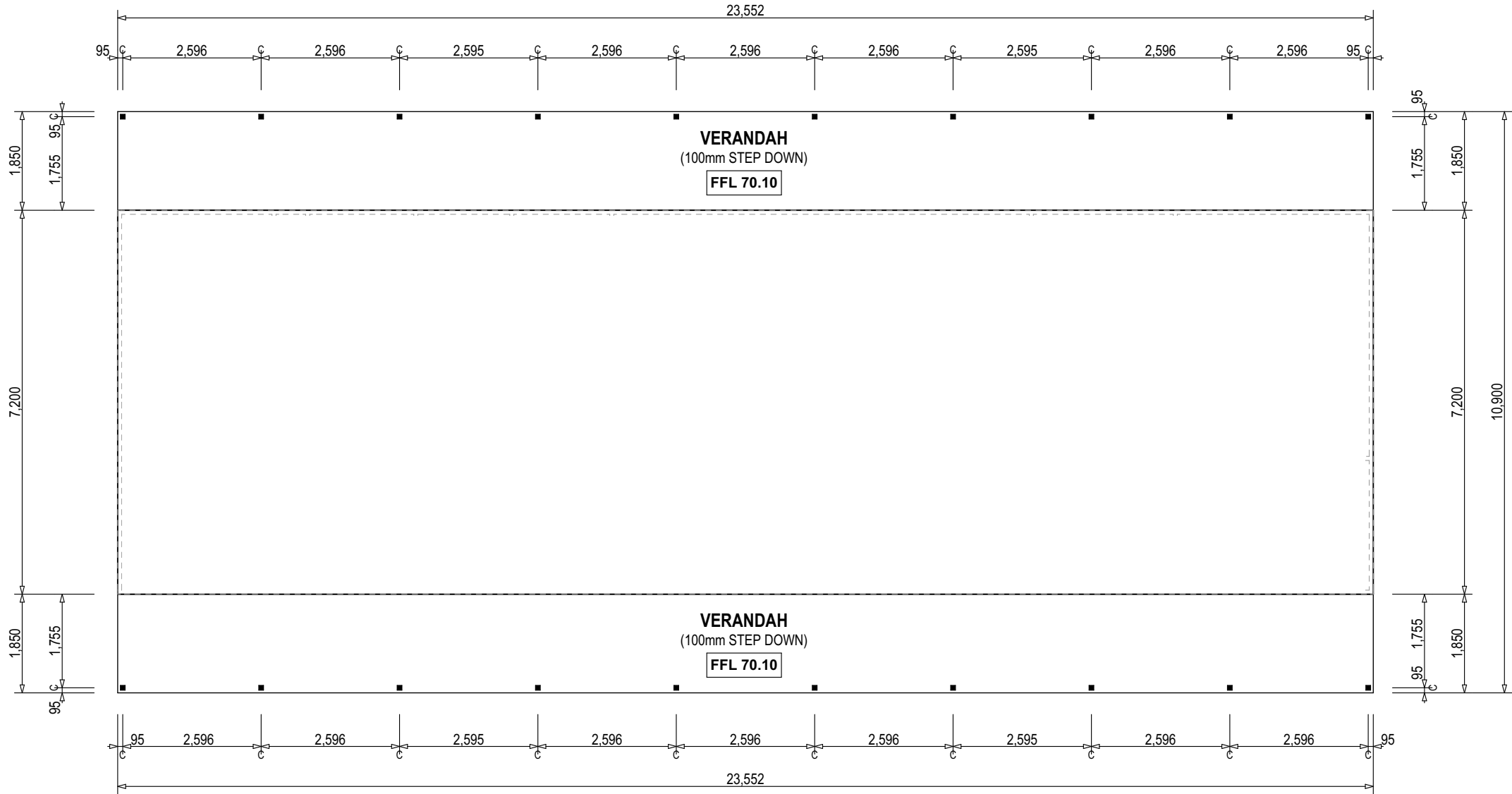
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STEEL FLOOR SYSTEM

STEEL FLOOR SYSTEM TO HOUSE, ALL FLOOR, FLOOR FRAME, SUB-FLOOR SUPPORTS AND BRACING TO MANUFACTURERS DESIGN.

PIER LAYOUT IS NOT SHOWN.
ACTUAL LAYOUT TO SUIT STEEL FLOOR SYSTEM AS SELECTED

REF. SPECIFICATION BY ENGINEER



NOTES

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Verandah Set Out Plan

Scale 1:100

NOTE

VERANDAH POST SETOUT TO MATCH DIMENSIONS SHOWN ON THIS PLAN.

89 x 89 x 2 VERANDAH POSTS BY OTHERS

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BUSH FIRE REQUIREMENTS SPECIFICATION - BAL 29							
ITEM		REQUIREMENTS		ITEM		REQUIREMENTS	
Subfloor Supports.		7.2 - No construction requirements for subfloor support where the subfloor space is enclosed with: (a) a wall that conforms 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 max aperture of 2mm, 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; or (iii) a combination of Items (i) and (ii). NOTE: This requirement applies to the subject building only and not to verandas, decks, steps, ramps and landings (see Clause 7.7). <i>C7.2 - Combustible materials stored in the subfloor space may be ignited by embers and impact the building.</i>		External Glazed Elements.		7.5.6 - The following applies to vehicle access doors: (a) Vehicle access doors shall be made from (i) non-combustible material; or (ii) bushfire-resisting timber; or (iii) fibre-cement sheet, a minimum of 6mm thickness; or (iv) a combination of any of Items (i), (ii) or (iii). (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. (c) Weather strips, draught excluders, draught seals or brushes to protect edge gaps or thresholds shall be manufactured from materials having a flammability index not exceeding five. (d) Vehicle access doors with ventilation slots shall be protected in accordance with Clause 3.6. <i>C7.5.6(b) - These guide tracks do not provide a direct passage for embers into the building.</i> <i>C7.5.6 - Components other than metal may be used provided they are shielded by the metal components of the door assembly.</i>	
Floors.		7.3.1 - No requirements for concrete slabs on the ground. <i>7.3.2.1 - Enclosed subfloor space</i> No construction requirements for elevated floors, including bearers, joists and flooring, where the subfloor space is enclosed with: (a) a wall that conforms 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 max aperture of 2mm, made of corrosion-resistant steel, bronze or aluminium; or (c) a combination of Items (a) and (b). <i>7.3.2.2 - Unenclosed subfloor space</i> Where the subfloor space is unenclosed, the bearers, joists and flooring, less than 400mm above finished ground level, shall be one of the following: (a) Materials that conform with the following: (i) Bearers & joists shall be - (A) non-combustible; or (B) bushfire-resisting timber; or (C) a combinations of Items (A) and (B). (ii) Flooring shall be - (A) non-combustible; or (B) bushfire-resisting timber; or (C) 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. No construction requirements for elements of elevated floors, including bearers, joists and flooring, if the underside of the element is 400mm or more above finished ground level.		Roofs.		7.6.1 - (a) Roof tiles, roof sheets and roof-covering accessories shall be non-combustible. (b) 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) A pipe or conduit that penetrates the roof covering shall be non-combustible. (e) Only evaporative coolers manufactured in accordance with AS/ NZS 60335.2.98 shall be used. Evaporative coolers with an internal damper to prevent the entry of embers into the roof space need not be screened externally. 7.6.2 - 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. 7.6.3 - Sheet roofs shall (a) be fully sarked in accordance with Clause 7.6.2, 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 with a maximum aperture of 2mm, 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). <i>C7.6.3 - 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.</i> 7.6.4 (a) - A veranda, carport or awning roof forming part of the main roof space shall meet all the requirements for the main roof, as specified in Clauses 7.6.1 to 7.6.6. (b) A veranda, carport or awning roof separated from the main roof space by an external wall conforming with Clause 7.4 shall have a non-combustible roof covering and the complete support structure shall be: (i) of non-combustible material; or (ii) bushfire-resisting timber; or (iii) timber rafters lined on the underside with fibre-cement sheeting a minimum of 6mm in thickness, or with material conforming with AS 1530.8.1; or (iv) a combination of any of Items (i), (ii), or (iii). 7.6.5 - (a) Roof penetrations 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. In the case of gas appliance flues, ember guards shall not be fitted. (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 min 4mm in thickness shall be used in the outer pane of the IGU. (e) Flashing elements of tubular skylights shall be non-combustible. However, they may be of an alternate material, provided the integrity of the roof covering is maintained by an under-flashing made of non-combustible material. (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 2mm, made of corrosion-resistant steel, bronze or aluminium. (g) External single pane glazed elements of roof lights and skylights, where the pitch of the glazed element is 18 degrees or less to the horizontal, shall be protected with ember guards made from a mesh or perforated sheet with a maximum aperture of 2mm, made of corrosion-resistant steel, bronze or aluminium. (h) Eaves lighting shall be adequately sealed and not compromise the performance of the element. 7.6.6 - The following apply to eaves linings, fascias and gables: (a) Gables shall conform with Clause 7.4. (b) Fascias and bargeboards shall: (i) be made from bushfire-resisting timber; or (ii) where made from metal, be fixed at 450mm centres; or (iii) be a combination of Items (i) and (ii). (c) Eave linings shall be: (i) fibre-cement sheet, a minimum 4.5mm in thickness; or (ii) bushfire-resisting timber; or (iii) a combination of Items (i) and (ii). (d) Eave penetrations shall be protected as for roof penetrations as specified in Clause 7.6.5. (e) Eave ventilation openings shall be fitted with ember guards in accordance with Clause 3.6 and made of corrosion-resistant steel, bronze or aluminium. (f) Joints in eaves linings, fascias and gables may be sealed with plastic joining strips or timber storm moulds. 7.6.7 - This standard does not provide requirements for downpipes. If installed, gutter and valley leaf guards shall be non-combustible. With the exception of box gutters, gutters shall be metal or uPVC. Box gutters shall be non-combustible and flashed at the junction with the roof with non-combustible material.	
External Walls.		7.4.1 - The exposed components of external walls shall be as follows : (a) Non-combustible material including the following provided the minimum thickness is 90mm: (i) Full masonry or masonry veneer walls with an outer leaf of clay, concrete, calcium silicate or natural stone. (ii) Precast or in situ walls of concrete or aerated concrete. (iii) Earth wall including mud brick; or (c) Cladding that is fixed externally to a timber-framed or a steel-framed wall that is sarked on the outside of the frame and is - (i) fibre-cement a minimum of 6mm in thickness; or (ii) steel sheet; or (iii) bushfire-resisting timber; or (iv) a combination of any of Items (i), (ii), or (iii). or (d) A combination of any of Items (a), (b) or (c). 7.4.2 - All joints in the external surface material of walls shall be covered, sealed, overlapped, backed, or butt-jointed. 7.4.3 - 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.		Verandahs, decks, steps, ramps and landings.		7.7.1 - Decking may be spaced. There is no requirement to enclose the subfloor spaces of verandahs, decks, steps, ramps or landings. <i>C7.7.1 - Spaced decking is nominally spaced at 3mm (in accordance with standard industry practice); however, due to the nature of timber decking with seasonal changes in moisture content, that spacing may range from 0-5mm during service. It should be noted that recent research studies have shown that gaps at 5mm spacing afford opportunity for embers to become lodged in between timbers, which may contribute to a fire. Larger gap spacings of 10mm may preclude this from happening but such a spacing regime may not be practical for a timber deck.</i> 7.7.2 Enclosed subfloor spaces of verandas, decks, steps, ramps and landings. 7.7.2.1 - The subfloor spaces of verandas, decks, steps, ramps, and landings are deemed to be 'enclosed' when: (a) the material used to enclose the subfloor space conforms with Clause 7.4, except that sarking is not required where specified in Clause 7.4.1(c); and (b) all openings are protected in accordance with Clause 3.6 and made of corrosion-resistant steel, bronze or aluminium. 7.7.2.2 - No construction requirements for support posts, columns, stumps, stringers, piers and poles. 7.7.2.3 - No construction requirements for the framing of verandas, pergolas, decks, ramps or landings (i.e., bearers & joists). 7.7.2.4 - Decking, stair treads and trafficable surfaces of ramps and landings shall be - (a) of non-combustible material; or (b) bushfire-resisting timber; or (c) a combination of Items (a) and (b). 7.7.3 Unenclosed subfloor spaces of verandas, decks, steps, ramps and landings. 7.7.3.1 - Support posts, columns, stumps, stringers, piers and poles shall be - (a) of non-combustible material; or (b) bushfire-resisting timber; or (c) a combination of Items (a) and (b). 7.7.3.2 -Framing of verandas, decks, ramps or landings (i.e., bearers & joists) shall be - (a) of non-combustible material; or (b) bushfire-resisting timber; or (c) a combination of Items (a)and(b). 7.7.3.3 - Decking, stair treads and trafficable surfaces of ramps and landings shall be - (a) of non-combustible material; or (b) bushfire-resisting timber; or (c) a combination of Items (a) and (b). 7.7.4 - Those parts of the handrails and balustrades less than 125mm from any glazing or any combustible wall shall be - (a) of non-combustible material; or (b) bushfire-resisting timber; or (c) a combination of Items (a) and (b). Those parts of the handrails and balustrades that are 125mm or more from the building have no requirements. 7.7.5 - Veranda posts - Shall be made from - (a) non-combustible material; or (b) bushfire-resisting timber; or (c) a combination of Items (a) and (b).	
External Glazed Elements.		7.5.1 - Where fitted, bushfire shutters shall conform with Clause 3.7 and be made from - (a) non-combustible material; or (b) bushfire-resisting timber; or (c) a combination of any of Items (a) and (b). 7.5.2 - 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 mesh shall be made from (a) metal; or (b) bushfire-resisting timber. Screen assemblies shall be attached using metal fixings. 7.5.3 - Window assemblies shall - (a) be completely protected by a bushfire shutter conforming with Clause 3.7 and Clause 7.5.1; or (b) conform with the following: (i) <i>Frame material.</i> Window frames and window joinery shall be made from : (A) Bushfire-resisting timber; or (B) Metal; or (C) Metal-reinforced uPVC and the reinforcing members shall be made from aluminium, stainless steel or corrosion-resistant steel. (ii) <i>Hardware.</i> Externally fitted hardware that supports the sash in its functions of opening and closing shall be metal; <i>C7.5.3 Components other than metal may be used provided they are shielded by the metal components of the window/ door frame.</i> Trims or other components may use material other than metal. (iii) <i>Glazing.</i> Glazing shall be toughened glass a minimum of 5mm thickness or glass blocks with no restriction on glazing methods. NOTE: Where double-glazed assemblies are used, 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) <i>Seals and weather strips.</i> There are no specific requirements for seals and weather strips at this BAL level. (v) <i>Screens.</i> Where glazing is less than 400mm from the ground or less than 400mm above decks, carport roofs, awnings and similar elements, having an angle less than 18 degrees to the horizontal, and extending more than 110mm in width from the window frame, the glazing shall be screened externally with a screen that conforms with Clause 3.6 and Clause 7.5.2. (vi) <i>In all other cases except for Clause 7.5.3(b)(v).</i> The openable portions of windows shall be screened internally or externally with screens that conform with Clause 3.6 and Clause 7.5.2. 7.5.4 - 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 7.5.1; or (b) be completely protected externally by screens that conform with Clause 3.6 and Clause 7.5.2; or (c) conform with the following: (i) <i>Door panel material.</i> Materials shall be - (A) non-combustible; or (B) solid timber, laminated timber or reconstituted timber door, having a min thickness of 35mm for the first 400mm above the threshold; or (D) for fully framed glazed door panels, the framing shall be made from metal or from bushfire-resisting timber or uPVC. (ii) <i>Door frame material.</i> Door frame materials shall be - (A) Bushfire-resisting timber; or (B) Metal; or (C) metal-reinforced uPVC. The reinforcing members shall be made from aluminium, stainless steel, or corrosion-resistant steel. (iii) <i>Hardware.</i> Externally fitted hardware that supports the panel in its functions of opening and closing shall be metal. Trims or other components may use material other than metal. (iv) <i>Glazing.</i> Where doors incorporate glazing, the glazing shall be toughened glass a minimum of 6mm in thickness. (v) <i>Seals and weather strips.</i> Weather strips, draught excluders or draught seals shall be installed. (vi) <i>Screens.</i> 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. 7.5.5 - Sliding doors shall - (a) be completely protected by a bushfire shutter that conforms with Clause 3.7 and Clause 7.5.1; or (b) be completely protected externally by screens that conform with Clause 3.6 and Clause 7.5.2; or (c) conform with the following: (i) <i>Frame material.</i> The material for door frames, including fully framed glazed doors, shall be - (A) bushfire-resisting timber; or (B) Metal; or (C) metal-reinforced uPVC and the reinforcing members shall be made from aluminium, stainless steel, or corrosion-resistant steel. (ii) <i>Hardware.</i> Externally fitted hardware that supports the panel in its functions of opening and closing shall be metal. Trims or other components may use material other than metal. (iii) <i>Glazing.</i> Where doors incorporate glazing, the glazing shall be toughened glass a minimum of 6mm thickness. (iv) <i>Seals and weather strips.</i> There are no specific requirements for seals and weather strips at this BAL level. (v) <i>Screens.</i> There is no requirement to screen the openable part of the sliding door at this BAL level. (vi) <i>Sliding panels.</i> Sliding panels shall be tight fitting in the frames.					

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