

GENERAL NOTES

- ALL DIMENSIONS ARE IN MILLIMETERS.
- DIMENSIONS TAKE PREFERENCE OVER SCALE AND ARE TO STRUCTURE NOT FINISH.
- CHECK AND VERIFY DIMENSIONS AND CONFIRM ANY EXISTING DIMENSIONS MARKED.
- WORK SHALL COMPLY WITH THE BCA AND ALL RELEVANT CURRENT AUSTRALIAN STANDARDS. ANY OUTDATED STANDARDS LISTED IN THESE NOTES ARE TO BE TAKEN TO REFER TO THE CURRENT EDITION.
- MANUFACTURES SPECIFICATION MEANS A CURRENT APPROVED SPECIFICATION FOR USE UNDER CONDITIONS APPLICABLE.
THESE NOTES ARE NOT EXHAUSTIVE AND SHALL NOT BE USED AS A SUBSTITUTE FOR NATIONAL CONSTRUCTION CODE REQUIREMENTS.
DO NOT SCALE FROM DRAWINGS, DIMENSIONS ONLY TO BE USED.
ALL MEASUREMENTS TO BE CONFIRMED ONSITE PRIOR.

ALL WORK SHALL COMPLY WITH THE NATIONAL CONSTRUCTION CODE 2022 AND ALL RELEVANT AUSTRALIAN STANDARDS INCLUDING BUT NOT LIMITED TO:

- AS 1562 - DESIGN AND INSTALLATION OF SHEET ROOF AND WALL CLADDING
- AS 4100 - STEEL STRUCTURES
- AS 1562 - DESIGN & INSTALLATION OF SHEET & WALL CLADDING - METAL
- AS 2870 - RESIDENTIAL SLABS AND FOOTINGS.
- AS 2904 - DAMP PROOF COURSES AND FLASHINGS
- AS 3500 - PLUMBING & DRAINAGE
- AS 3600 - CONCRETE STRUCTURES
- AS 3660 - PROTECTION OF BUILDINGS FROM SUBTERRANEAN TERMITES.
- AS 3740 - WATERPROOFING OF WET AREAS IN RESIDENTIAL BUILDINGS
- AS 3959:2018 - CONSTRUCTION OF BUILDINGS IN BUSHFIRE PRONE AREAS
- AS 4055 - WIND LOADINGS FOR HOUSING
- AS 4600 - COLD FORMED STEEL STRUCTURES
- AS 4687 - TEMPORARY FENCING AND HOARDINGS GENERAL REQ

BUILDER TO PROVIDE ALL LABOR, MATERIAL , FITTINGS, PLANT, TOOLS , PERMITS , INSURANCE , ETC NECESSARY FOR THE PROPER COMPLETION
OF THE WORK AND ENSURE THAT ALL TRADES ARE THE BEST OF THEIR RESPECTIVE KINDS. BUILDER IS TO VISIT THE SITE AND INFORM HIMSELF
OF SCOPE OF WORK PRIOR TO COMMENCING. FOLLOW FIGURED DIMENSIONS ON THE DRAWINGS CHECK AND VERIFY DIMENSIONS PRIOR
TO STARTING ANY WORK. MATERIAL & WORKMANSHIP TO BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA. THE ACT APPENDIX & ALL OTHER RELEVANT CODES BUILDER SHALL BE RESPONSIBLE FOR THE GENERAL WATER TIGHTNESS OF THE ENTIRE WORKS IN ALL TRADES.

SITE MANAGEMENT DURING CONSTRUCTION:

ALL BUILDERS AND CONTRATORS TO MANAGE ASITE IN ACCORDANCE WITH THE SEDIMENT & EROSION MEASURES ON THE SITE PLAN.
SEDIMENT CONTROL BARRIER TO BE ERECTED PRIOR TO ANY EXCAVATION WORKS COMMENCING.

SITE:

ALL STORMWATER & DRAINAGE TO BE COMPLIANT WITH NCC 2019 PART 3 AND AS/NZ3600
GROUND SURFACE TO BE SLOPED SO AS PONDING CANNOT OCCUR NEAR BUILDING. DISH DRAINS AND AG PIPES TO BE USED AS NECESSARY.
REFER TO ENGINEERING SPECIFICATION & DRAWINGS FOR FOOTINGS. THE BUILDER & SUBCONTRACTOR SHALL ENSURE ALL DRAINS, PIPES ETC TO BE LOCATED SUFFICIENT DISTANCE FROM ANY STRUCTURE TO PREVENT GENERAL MOISTURE, DAMPNES, WEAKENING AND UNDERMINING OF ANY BUILDING. NO JOINTS UNDER SLAB OR FOOTINGS.

ROOF:

- TRUSSES AT 900MM CENTERS IN ACT AND 600MM CENTERS IN NSW AND
 - FIX MANUFACTURERS SPECIFICATIONS.
 - LINTEL SIZE TO TRUSS MANUFACTURERS CHART.
 - STEEL ROOF AS SELECTED.
 - METAL FASCIA & GUTTER AS SELECTED.
 - PLASTER INTERNAL LINING. WALL FRAMING TO ALL ROOMS TO BE COVERED JOINTS BEING BACKED WITH EITHER NOGGINS OR STUDS AS REQUIRED BY MANUFACTURER.
 - ALL THINGS SHALL BE SECURELY FIXED PLASTER BOARD (MIN 10MM THICK) WALL & CEILING LINING.
 - FIBROUS CEMENT SHEET LINING TO EAVES.
- TERMITE TREATMENT:
- TERMITE BARRIER TO BE INSTALLED IN ACCORDANCE WITH AS3660.
 - TERMITE PROTECTION TO BE INSTALLED IN A RETICULATION SYSTEM

BUSHFIRE PRONE AREAS:

- SPECIFIES THE CONSTRUCTION REQUIREMENTS FOR BUILDINGS BUILT IN BUSHFIRE-PRONE AREAS IN ORDER TO IMPROVE THE BUILDINGS RESISTANCE TO BUSHFIRE ATTACK INCLUDING FROM BURNING EMBERS, RADIANT HEAT AND FLAME CONTACT OR A COMBINATION OF THESE.

DRAINAGE & PLUMBING:

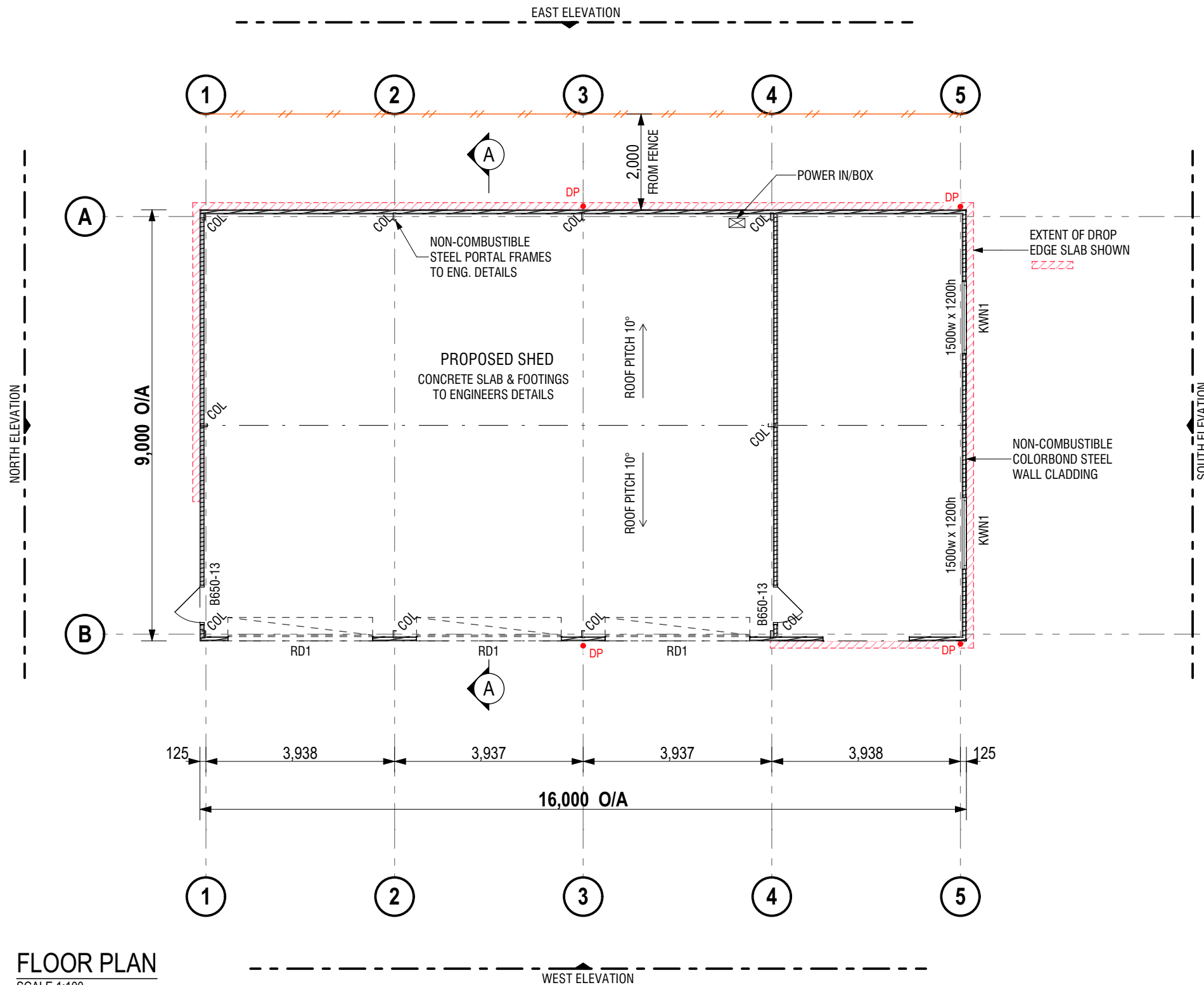
- PROVIDE ALL NECESSARY DRAINAGE REQUIRED FOR THE DISCHARGE & CONNECTIONS TO APPROPRIATE TIES OF STORMWATER & OTHER DRAINAGE SERVICES AS REQUIRED FOR THE PROPER FUNCTIONING OF FACILITIES AS REQUIRED BY THE APPROPRIATE AUTHORITIES PROVIDE ALL AGRICULTURAL DRAINS AS REQUIRED TO DIVERT WATER & MOISTURE, WHICH MAY CAUSE SEEPAGE TO THE BUILDING STRUCTURE.
- GROUND SURFACE TO BE SLOPED SO AS PONDING CANNOT OCCUR NEAR BUILDING. DISH DRAINS AND AG PIPES TO BE USED WHEN NECESSARY.
- ALL STORMWATER & DRAINAGE TO BE COMPLIANT WITH NCC 2019 PART 3 AND AS/NZ3600.

STRUCTURAL STEELWORK:

- ALL STEELWORK TO COMPLY WITH AS 4100-2020.
- ALL DIMENSIONS TO BE CHECKED ON SITE BEFORE FABRICATION COMMENCES.
- ALL WELDING TO COMPLY WITH AS 1554 - 2011 PARTS 1 & 2.
- ALL WELDS TO DEVELOP FULL STRENGTH OF MEMBERS JOINED U.O.N.
- FULLY SEAL ALL HOLLOW SECTIONS USING 5mm PLATES WHERE NECESSARY.
- PROVIDE ALL CLEATS, BRACKETS HOLES, ETC. NOT SHOWN BUT NECESSARY TO COMPLETE THE BUILDING.
- UNLESS OTHERWISE SHOWN, ALL BOLTED CONNECTIONS ARE TO DEVELOP FULL STRENGTH OF MEMBERS JOINED.
- STEEL BEAMS TO BE FABRICATED WITH NATURAL CAMBER UP.
- UNLESS OTHERWISE NOTED USE:
(A) 10mm THICK GUSSET FIN AND END PLATES AND 2-M16 8.8/S BOLTS OR (B) 6mm CONTINUOUS SP FILLET WELD.
- ALL BOLTED CONNECTIONS TO BE BOLTING CATEGORY 8.8/S BOLTS U.O.N.
- PROVIDE TEMPORARY BRACING DURING ERECTION.
- USE 1:2 CEMENT SAND GROUT UNDER THE ALL SEATING AND BASE PLATES ENSURING THE SPACE UNDER THE PLATES IS COMPLETELY FILLED.
- WHERE MASONRY WALLS ABUT OR ADJACENT TO STEEL COLUMNS WELD A VERTICAL R10 ROD TO COLUMN. LENGTH OF WELD TO BE 25mm EACH SIDE OF ROD EVERY 350mm. PROVIDE 5mm CLEARANCE BETWEEN ROD AND COLUMN FACE.
- EXTERNAL STEELWORK TO BE HOT DIPPED GALVANISED.
- COLD FORMED SECTIONS TO CONFORM TO AS 1397 - 2011- G450 (450MPa MIN YIELD STRESS).

ORIGINAL SHEET SIZE A3

<div>First Sheds Pty Ltd</div> <div>Ph: 6242 5927 M: 0431 229 355</div> <div>E: sales@firstsheds.com.au</div> <div>W: www.firstsheds.com.au</div> <div>A: 48 Hoskins Street Mitchell 2911</div> <div>ABN: 96 612 137 489</div> <div></div>	DESCRIPTION		DRAWN	DATE	PROJECT MANAGER:	CLIENT:	PROJECT TITLE:	PROJECT ADDRESS:		DRAWING NAME:	
	REV							16 WALGROVE ROAD, MANTON NSW 2582		ARCHITECTURAL SPECS	
	FIRST ISSUE	A	LD	20.03.2025				PROPOSED BIG G 9000 SPAN x 3500 EAVE x 16000 LONG			
	AMENDS	B	LD	24.03.2025	SIGN & DATE:	SIGN & DATE:		PROJECT CONSULTANT(S):	PROJECT MANAGER:	SCALE:	DRAWING No.
								NIC DARMODY	JORDAN FLYNN	NTS @ A3	A.01



- CONSTRUCTION NOTE:**
- FINAL RL TO BE CONFIRMED ON SITE PRIOR TO CONSTRUCTION.
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 - ALL FOOTINGS & PIERS TO BE TAKEN DOWN TO SOLID GROUND.
 - ALL CONSTRUCTION TO BE COMPLIANT WITH AUSTRALIAN NATIONAL CONSTRUCTION CODE, RELEVANT CONSTRUCTION MANUALS & STANDARDS.
 - ALL DOWNPIPES MUST LEAD TO EITHER A WATER STORAGE TANK OR BE DISCHARGED AND ATTACHED TO STORM WATER WITH LOCAL GOVERNMENT AUTHORITY APPROVAL.

FLOOR PLAN
SCALE 1:100

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AMENDS	B	LD	24.03.2025

PROJECT MANAGER:
JORDAN FLYNN
SIGN & DATE:

CLIENT:
ANDREW PIKE & SAM PAGE 0411 601 373
SIGN & DATE:

PROJECT TITLE:
PROPOSED BIG G 9000 SPAN x 3500 EAVE x 16000 LONG

PROJECT ADDRESS:
16 WALGROVE ROAD, MANTON NSW 2582
PROJECT CONSULTANT(S):
NIC DARMODY

DRAWING NAME:
FLOOR PLAN
SCALE:
1:100 @ A3
DRAWING No.
A.03



Woodland Grey®

Doors, roller doors, gutters, walls, windows, roller door trim,
corner flashing, barge & fascia flashing, water tank

Solar Absorptance 0.70
Solar Reflectance Index 31

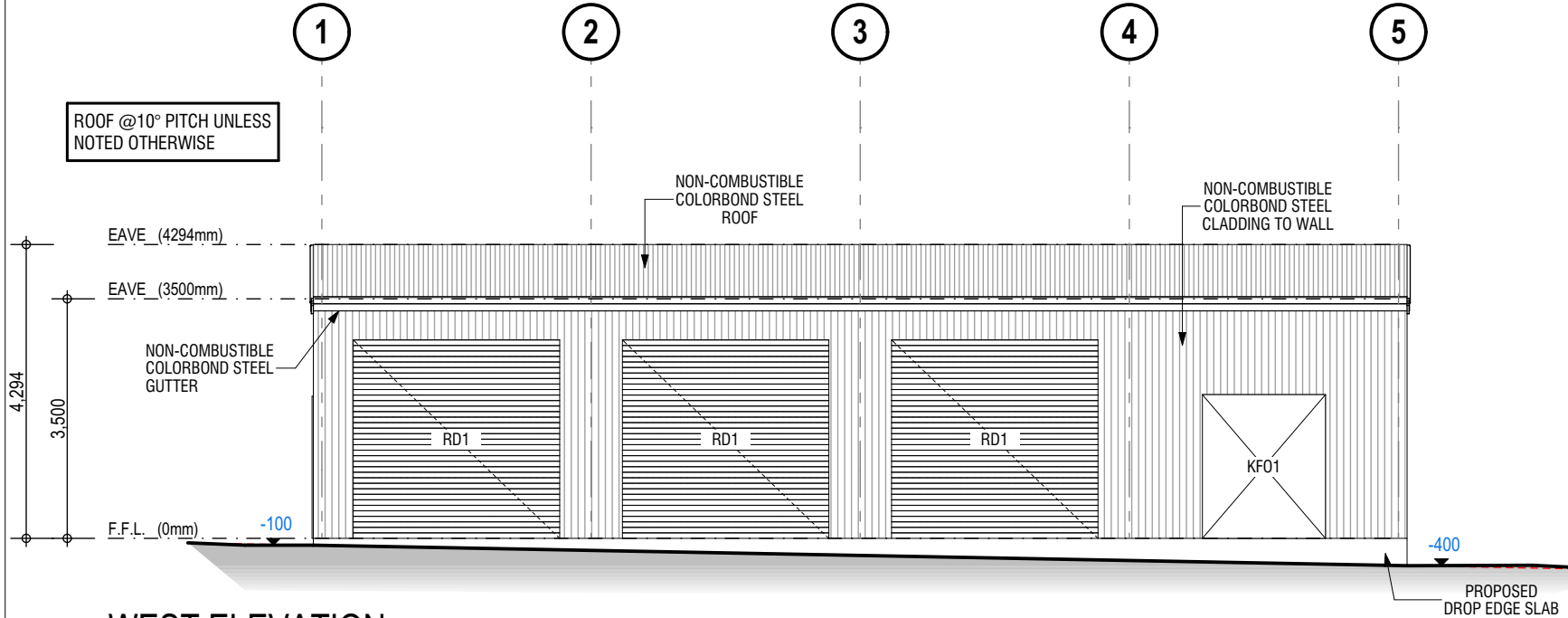


Shale Grey™

Roof
Solar Absorptance 0.44
Solar Reflectance Index 66

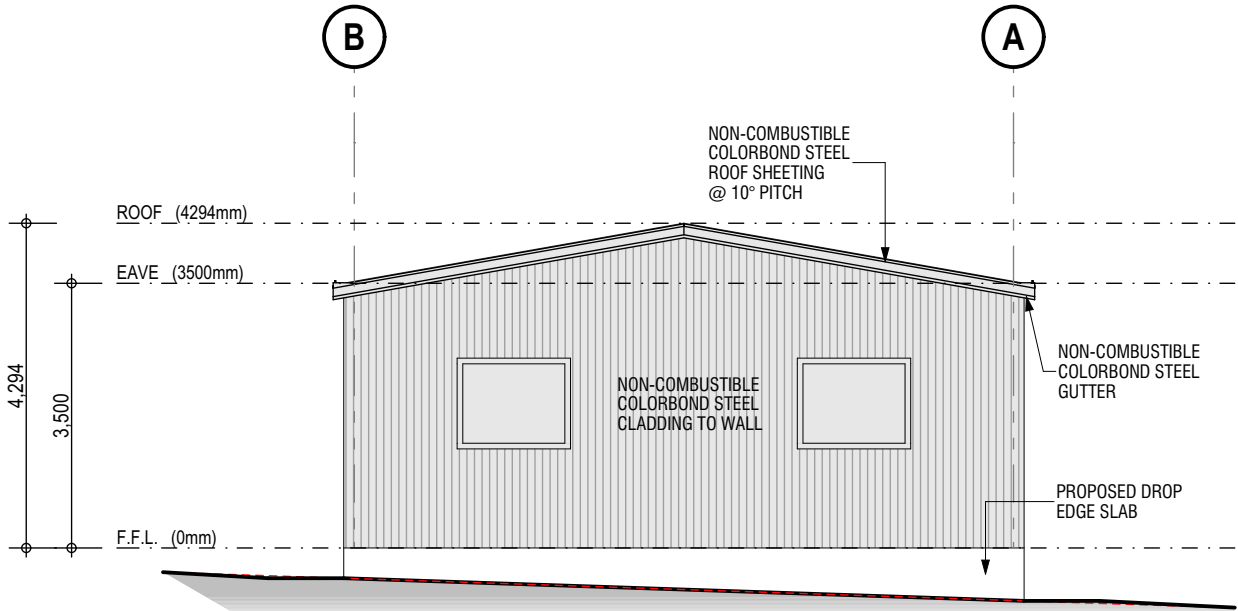
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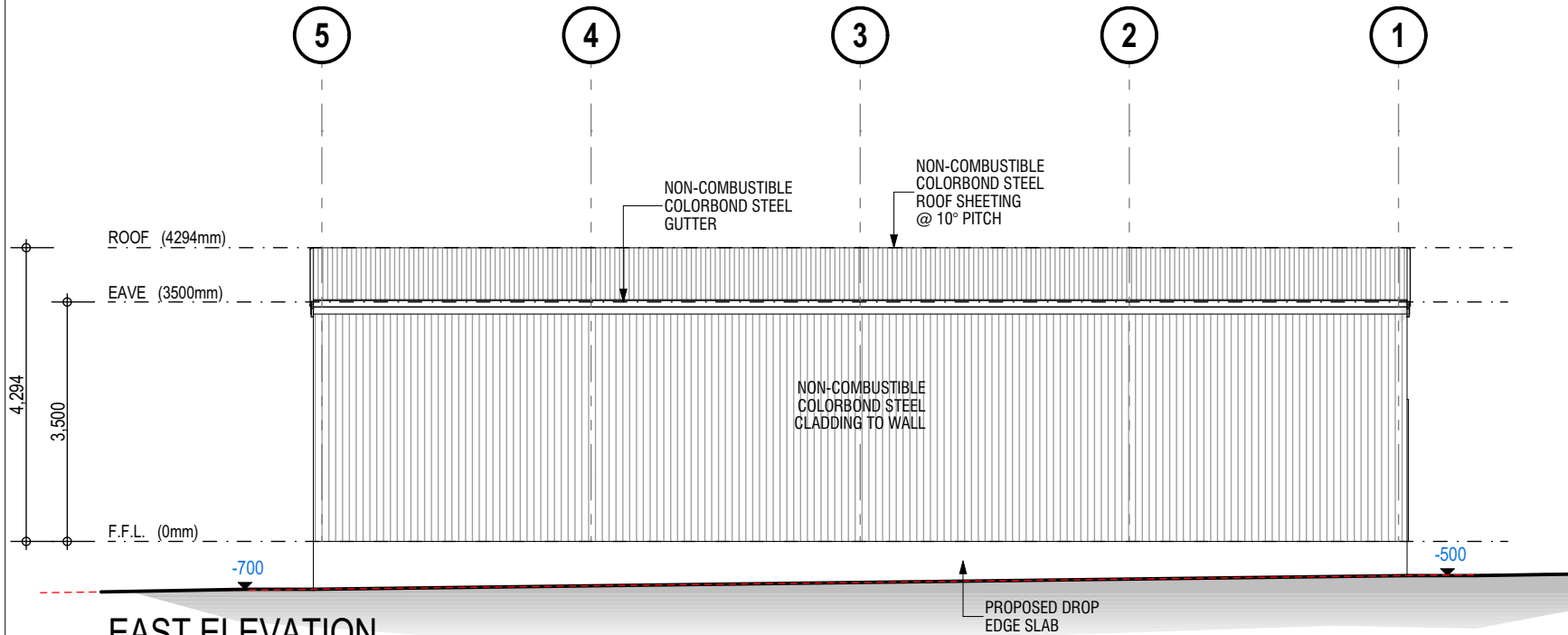
WEST ELEVATION

SCALE 1:100



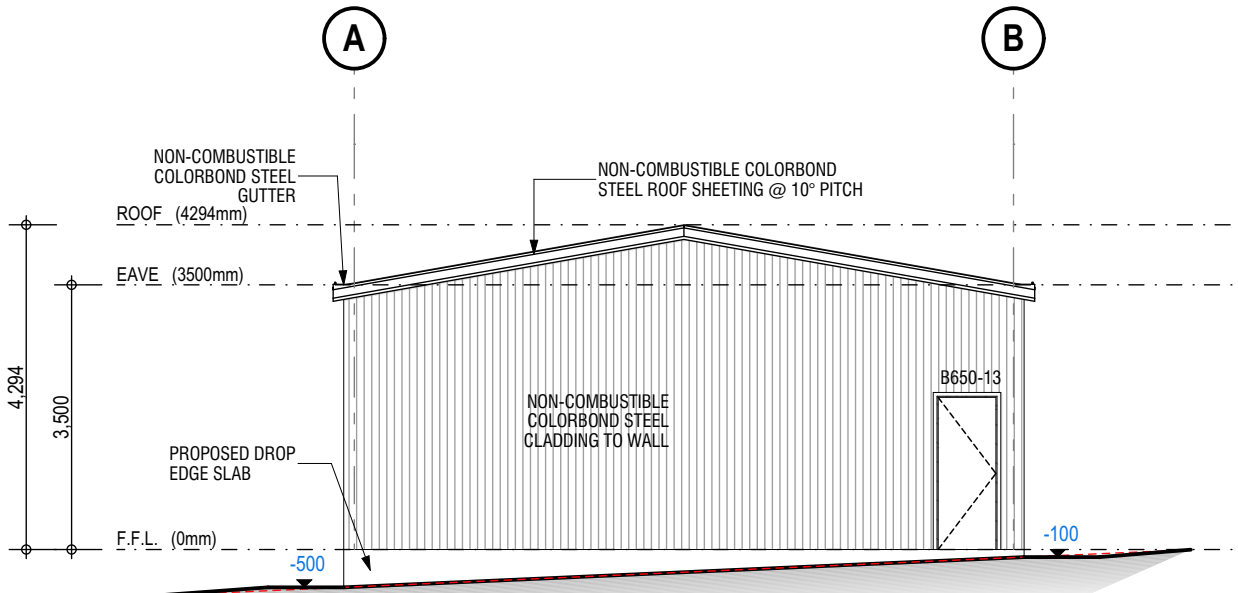
SOUTH ELEVATION

SCALE 1:100



EAST ELEVATION

SCALE 1:100



NORTH ELEVATION

SCALE 1:100

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JORDAN FLYNN

SIGN & DATE:

CLIENT:

ANDREW PIKE & SAM PAGE
0411 601 373

SIGN & DATE:

PROJECT TITLE:

PROPOSED BIG G
9000 SPAN x 3500 EAVE x
16000 LONG

PROJECT ADDRESS:

16 WALGROVE ROAD, MANTON
NSW 2582

PROJECT CONSULTANT(S):
NIC DARMODY

PROJECT MANAGER:
JORDAN FLYNN

DRAWING NAME:

ELEVATIONS

SCALE:
1:100 @ A3

DRAWING No.
A.04



Woodland Grey®

Doors, roller doors, gutters, walls, windows, roller door trim,
corner flashing, barge & fascia flashing, water tank

Solar Absorptance 0.70
Solar Reflectance Index 31

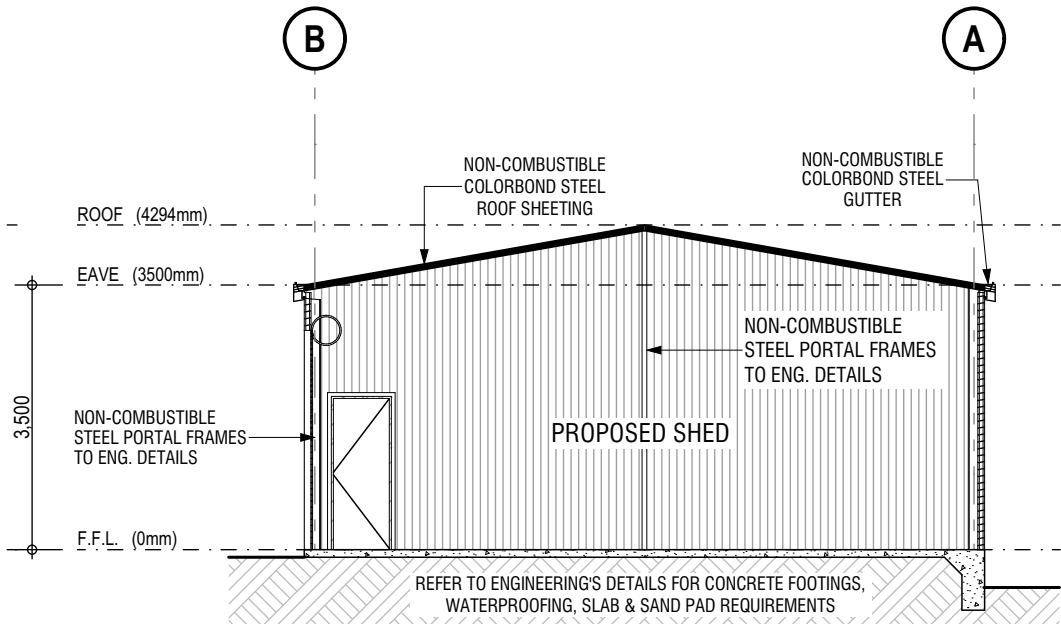


Shale Grey™

Roof

Solar Absorptance 0.44
Solar Reflectance Index 66

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SECTION A-A
SCALE 1:100

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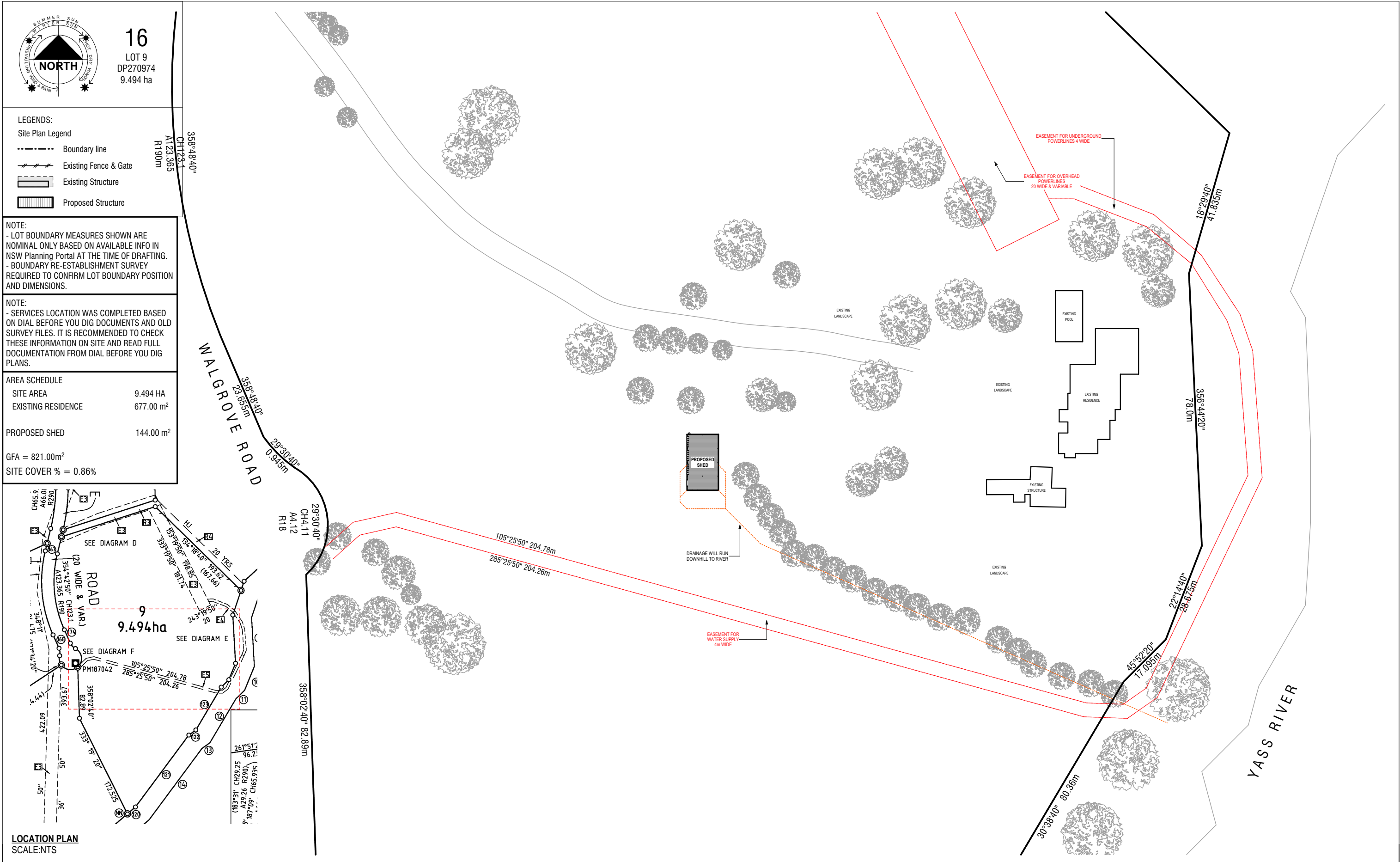
PROJECT MANAGER:
JORDAN FLYNN

DRAWING NAME:

SECTION

SCALE:
1:100 @ A3

DRAWING No.
A.05



16
LOT 9
DP270974
9.494 ha

LEGENDS:

Site Plan Legend

- Boundary line
- Existing Fence & Gate
- Existing Structure
- Proposed Structure

NOTE:

- LOT BOUNDARY MEASURES SHOWN ARE NOMINAL ONLY BASED ON AVAILABLE INFO IN NSW Planning Portal AT THE TIME OF DRAFTING.

- BOUNDARY RE-ESTABLISHMENT SURVEY REQUIRED TO CONFIRM LOT BOUNDARY POSITION AND DIMENSIONS.

NOTE:

- SERVICES LOCATION WAS COMPLETED BASED ON DIAL BEFORE YOU DIG DOCUMENTS AND OLD SURVEY FILES. IT IS RECOMMENDED TO CHECK THESE INFORMATION ON SITE AND READ FULL DOCUMENTATION FROM DIAL BEFORE YOU DIG PLANS.

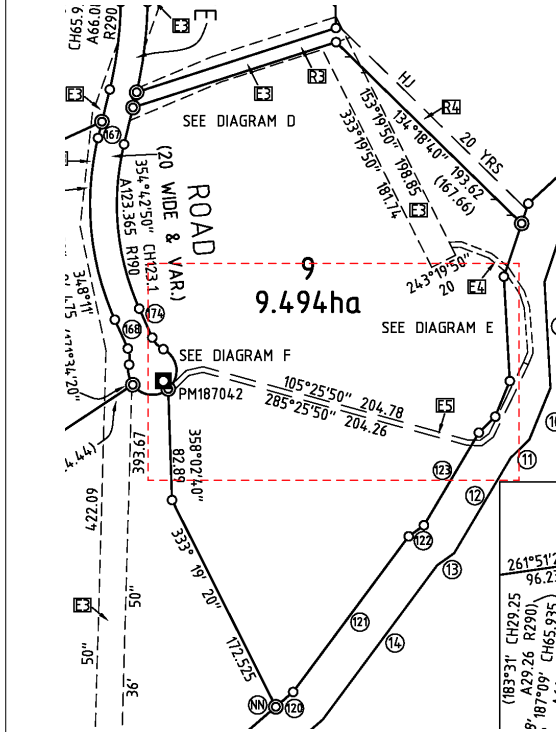
AREA SCHEDULE

SITE AREA	9.494 HA
EXISTING RESIDENCE	677.00 m ²

PROPOSED SHED 144.00 m²

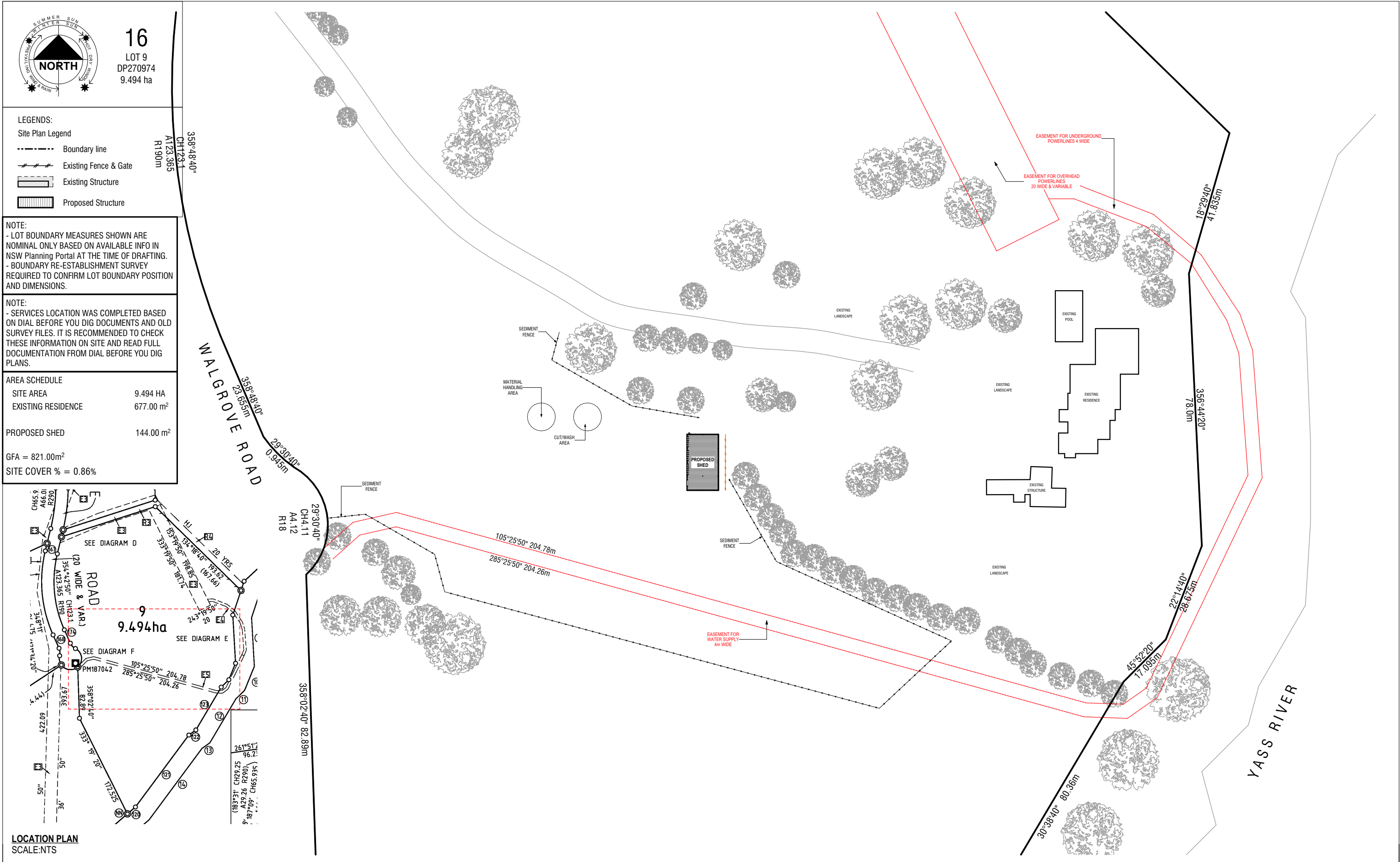
GFA = 821.00m²

SITE COVER % = 0.86%



LOCATION PLAN
SCALE:NTS

First Sheds Pty Ltd Ph: 6242 5927 M: 0431 229 355 E: sales@firstsheds.com.au W: www.firstsheds.com.au A: 48 Hoskins Street Mitchell 2911 ABN: 96 612 137 489	DESCRIPTION		REV	DRAWN	DATE	PROJECT MANAGER:	CLIENT:	PROJECT TITLE:	PROJECT ADDRESS:	DRAWING NAME:	
	FIRST ISSUE		A	LD	20.03.2025	JORDAN FLYNN	ANDREW PIKE & SAM PAGE 0411 601 373	PROPOSED BIG G 9000 SPAN x 3500 EAVE x 16000 LONG	16 WALGROVE ROAD, MANTON NSW 2582	STORMWATER PLAN	
	AMENDS		B	LD	24.03.2025						
						SIGN & DATE:	SIGN & DATE:			PROJECT CONSULTANT(S): NIC DARMODY	PROJECT MANAGER: JORDAN FLYNN
										SCALE: 1:1000 @ A3	DRAWING No. A.06



16
LOT 9
DP270974
9.494 ha

LEGENDS:

Site Plan Legend

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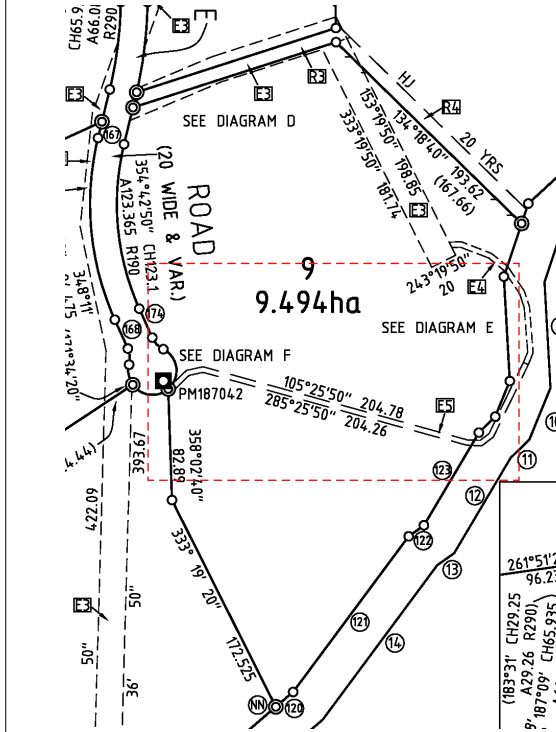
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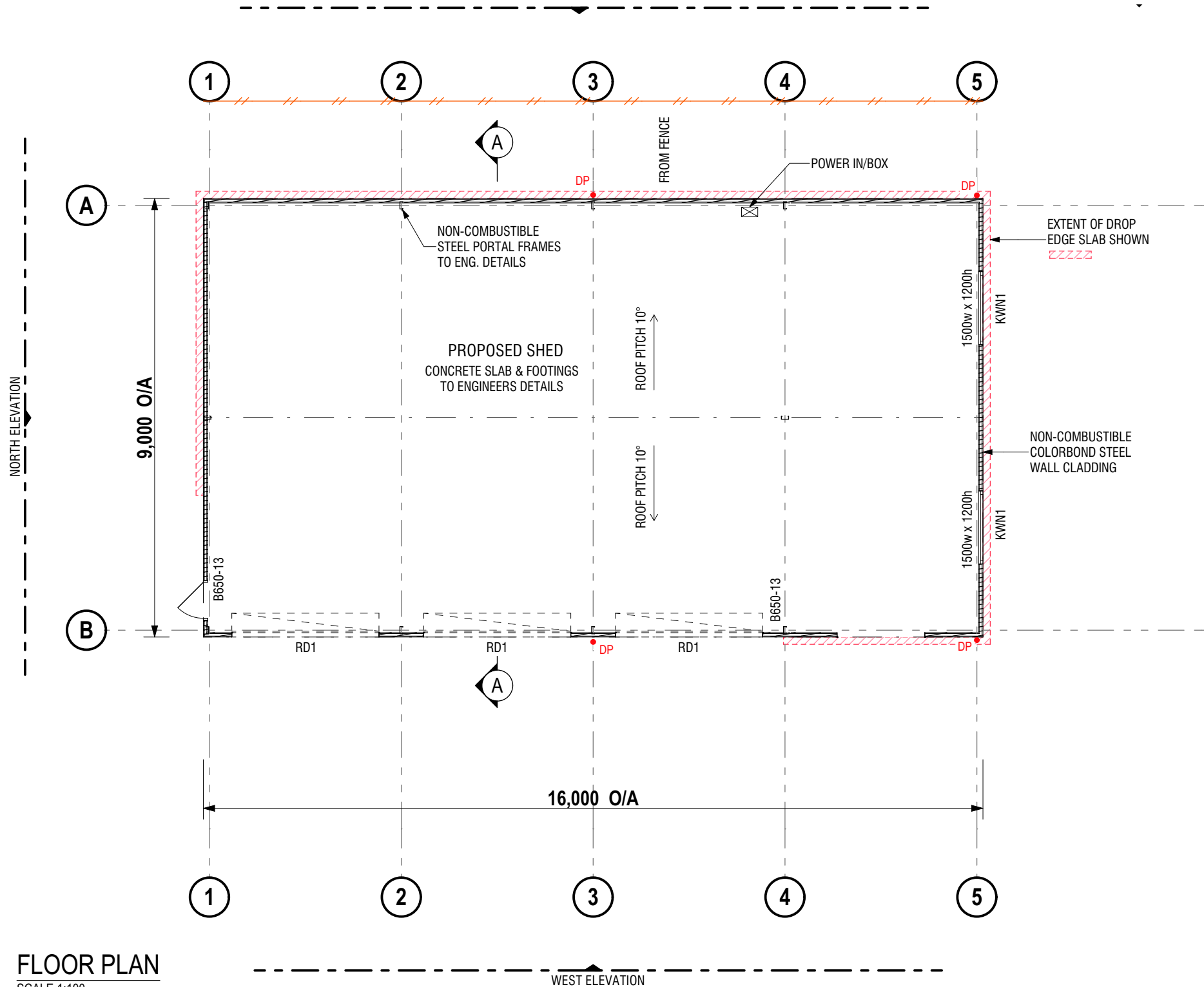
GFA = 821.00m²

SITE COVER % = 0.86%



LOCATION PLAN
SCALE:NTS

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			AMENDS	B	LD	24.03.2025					PROJECT CONSULTANT(S): NIC DARMODY	
											PROJECT MANAGER: JORDAN FLYNN	
							SIGN & DATE:	SIGN & DATE:			SCALE: 1:1000 @ A3	DRAWING No. A.07



FLOOR PLAN
SCALE 1:100

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ANDREW PIKE & SAM PAGE 0411 601 373
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PROJECT TITLE:
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PROJECT ADDRESS:
16 WALGROVE ROAD, MANTON NSW 2582
PROJECT CONSULTANT(S):
NIC DARMODY
PROJECT MANAGER:
JORDAN FLYNN

DRAWING NAME:
PUBLIC FLOOR PLAN
SCALE:
1:100 @ A3
DRAWING No.
A.08

CONSTRUCTION NOTES - SEPCIFICATIONS FOR BAL 12.5
NOTE: BUSH FIRE ZONE - BAL 12.5
STRUCTURE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE BUSH FIRE ATTACK LEVEL (BAL - 12.5) AS PER AUSTRALIAN STANDARDS 3959

Service Pipes (Water & Gas)
Above ground , water and gas supply pipes shall be metal and pipes buried to a depth of not less than 300 mm below FGL .

Eaves Lining , Fascias and Gables
- Gables shall comply with the requirements of External Walls above
- Eaves penetrations shall be protected the same as for roof penetrations
- Eaves ventilation openings greater than 3mm shall be fitted with ember guards made of non-combustible material or a mesh or perforated sheet with a maximum aperture of 2mm made of corrosion resistant steel, bronze or aluminium
- Joints in eaves linings, fascias and gables may be sealed with plastic joining strips or timber storm moulds

External Walls
That part of an external wall surface which is less than 400 mm from the ground to be of non-combustible material or fibre cement external cladding a minimum of 6mm in thickness. All joins in the external surface material of walls shall be covered , sealed , overlapped , backed or butt jointed to prevent gaps greater than 3mm. Alternatively sarking- type material can be applied over the frame prior to fixing any external cladding. (a reference to sarking is a reference to the material being either non-combustible or having a flammability index of less than 5 when tested to AS 1530.2)
Vents & weep holes in external walls shall be screened with a mesh with a maximum aperture of 2mm, made of corrosion resistant steel, bronze or aluminium , except where the vents & weepholes are less than 3mm or located in the external wall of a subfloor .

External Doors - Roller Doors
- The lower portion of a vehicle access door that is within 400 mm of the ground when the door is closed shall be made from—
(i) Non-combustible material; or
(ii) Bushfire-resisting timber (refer to the table at the end of this document);
- Roller doors shall have guide tracks with a maximum gap no greater than 3 mm and shall be fitted with a nylon brush that is in contact with the door.
- Vehicle access doors shall not include ventilation slots.

Roofs
-Roof sheets and roof covering accessories shall be noncombustible
-The roof /wall junction shall be sealed to prevent openings greater than 2mm either by the use of fascia and eaves linings or by sealing between the top of the wall and the underside of the roof and between the rafters at the line of the wall
-Roof ventilation openings , such as gables and roof vents , shall be fitted with ember guards made of non-combustible material or a mesh or perforated sheet with a maximum aperture of 2 mm made of corrosion resistant steel , bronze or aluminium
-Sheet roofs shall have foil backed insulation blankets installed over the battens

Gutters and Downpipes
-Box gutters shall be non-combustible and flashed at the junction with the roof with non-combustible material
-This standard does not provide specific material requirements for downpipes or gutters other than box gutters as above

Flooring and Sub Floor Supports to Principal Building
-Concrete Slab on Ground

External Doors - Side Hung Doors
- Doors 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) a door, including a hollow core door, with a non-combustible kick plate on the outside for the first 400 mm above the threshold;
- Doors shall be tight-fitting to the door frame and to an abutting door, if applicable.

BUSHFIRE CONSTRUCTION PLAN - BAL 12.5
SCALE 1:100

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			FIRST ISSUE	A	LD	20.03.2025							
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