



3d Image



Certificate No. #HR-MGTIIF-01

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Assessor name

Victoria Walker

Accreditation No.

DMN/15/1675

Property Address

49 Broughton Street, TUMUT,
NSW, 2720

http://www.hero-software.com.au/pdf/HR-MGTIIF-01



50.810

WIND RATING - TBC
FIRE RATING - NA

FLOORS:

Sub Structure - Footings / retaining walls to SE details
Round HWD or Steel posts or unit piers to SE details - TBC
Car Slab Structure - Concrete slab on ground - Finish TBC with client
Ground Floor Structure - Suspended Bearers and Joists to SE details - ensure min clearance 150mm min within 2m of external wall then 400mm to US of structure.
Flooring - 10.5mm Readycork 'Harmony Ivory' on 19mm YT. 19mm Pineboard floor on mezz floor
Ground Floor Wet areas - Tiles on Screed to falls (depth TBC with floor finish) on WP mebrane to enable flush thresholds - on raking 19mm Hardie Secura Flooring. Internal waterproofing must comply with AS3740 or ABCBHP Part 10.2..Slip resistant flooring
External Decking - HWD decking
Insulation - R4.0 in subfloor between joists - optional FC or similar lining to US of joists for vermin protection by client

EXTERNAL WALLS:

90mm Timber frameSupply and install vapour permeable membrane (Sisalation Wall Wrap Breather or similar) over the external face of all timber wall framing.
Termite barrier to comply with AS 3660 - 2004 Barriers for Subterranean Termites,
Weathertex Selflok Ecogroove Natural 150mm
Horizontal metal cladding - colorbond customorb steel sheeting colorbond 'Bluegum matt' as shown on elevations (TBC with client prior to procurement) to 1m above Deck levels and full height to long side of both annexes.
All external materials to be installed to strict manufacturers manuals.
Insulation: Reflective foil Sarking R0.48, with 90mm Earthwool high density batts (R2.7) - Total R Value is R3.2 throughout
66 x 18mm Pine architraves to all wall, ceiling and window joints internally
92 x 18mm pine skirting's to all internal walls excluding only the internal walls of the wet areas scheduled to receive ceramic wall/ skirting tiles. Timber skirting's to be installed to all other walls including wardrobes, linen cupboards etc.

INTERNAL WALLS:

90mm Timber frame
Supply and install 10mm thick flush set plasterboard wall linings to both sides of all internal timber stud framed walls (including inside wardrobes and cupboards) throughout the entire building.
Plasterboard wall linings to be installed in strict compliance with manufacturers specifications.
Note that waterproof plasterboard is to be installed behind all kitchen splash backs and to all walls throughout the Laundry
Villaboard to Wet areas with additional noggins or 12 ply for future WC handrail supports to walls each side of WC and showers.
Full height tiles to shower / wet zones - waterproofing to min 1800 above the floor substrate - remaining walls TBC by client.
Acoustic Insulation to internal walls between habitable rooms and wet areas and habitable rooms and others shown on plan.

WINDOWS / DOORS / FURNISHINGS

Supply and install powder coated aluminum framed and timber framed door and window suites as shown on the drawings. Powder coat colour to be selected from the standard domestic colour range (monument).
Glass Type - Double glazed - thicknesses as recommended by manufacturer for size and fire rating
Glazing with the following Total Window System Values: Maximum U-Val ≤ 2.9 and SHGC 0.51 +/- 5%
(Please note if the window supplier/manufacturer can match the U values and $\pm 5\%$ of the SHGC values, you can substitute the double glazing for a single glazed option.)
All windows to be screened to window frame.
Cupola glazing and ventilated openings to AR details.
Weather stripping to all external doors & windows
Dead bolts and frame mounted bolts to external doors and sliding doors.
Pelmet / Curtains / Blinds TBC
External main front door - HWD TBC by client
External secondary door - HWD TBC by client
One external door accessible from carport / street etc. bo have flush threshold for Liveability standards
Cavity sliders used in wet areas that are tiled require a tested cavity wall system.Please provide copy of test report.

SOFFIT AND CEILING:

Supply and install flush Cypress pine T&G ceiling lining fixed as per notes on plan.
Soffit lining - 4.5mm FC sheeting with axent trims over joints.
Ceiling linings to be installed in strict compliance with manufacturers specifications. All ceilings to be square set finished to adjoining wall
Ceiling Insulation ceiling batts and between rafters - R-Value 4.0

ROOFS:

Main residence:
Supply and install BlueScope Lysaght (or equal) colorbond Custom-Orb steel roof sheeting to all roof areas nominated - colorbond 'Bluegum Matt'
Supply and install Bradford Anticon 60mm insulation blanket (R1.3) over the roof battens to the entire metal roofed area of the building. Lay insulation/sarking at 90 degrees to the roof battens. Fix securely to roof battens and tension so that insulation/sarking is in contact with roof sheeting. Sarking joints to be lapped 150mm and securely taped.
Roof Battens @ 600 crs, Rafters and battens to SE details.
Provide colorbond 'basalt' pressed metal proprietary fascia/barge system to the perimeter eaves. Supply fascias and barges complete with all accessories (brackets, stop ends etc)
Stratco 150mm Smoothline gutter (unless noted otherwise) colorbond 'basalt', 90 dia round PVC RWP's to match fascia / gutter colour unless noted differently on plans.

STAIRS / BALUSTRADE:

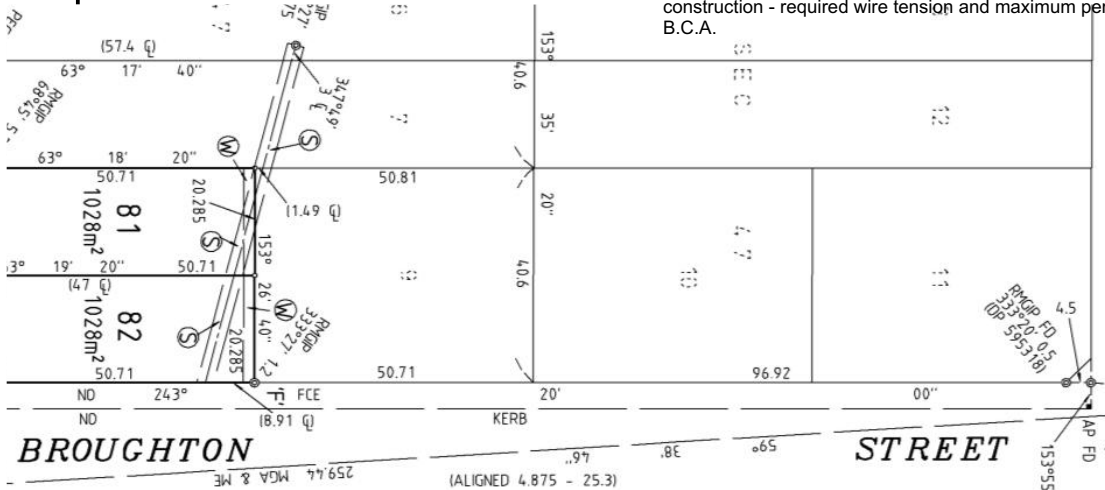
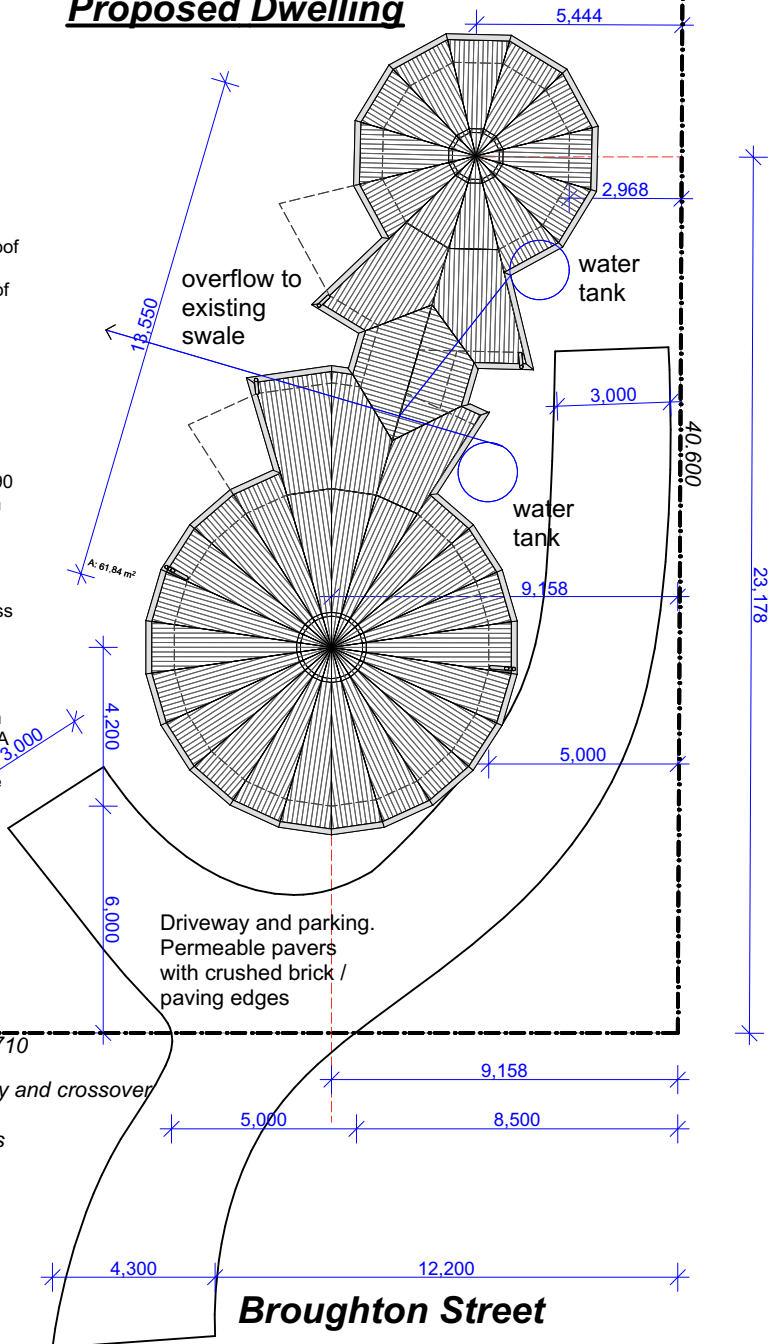
Material: Australian hardwood if required
Stairs to be constructed in accordance with the BCA 3.9: Goings - 240 min (class 1&10). 250 min (class 2-9), 355 max 2r+g - 550 min 700 max.
Riser 115mm min, 190mm max, Space between open Treads Max 125mm.
Treads to be Non-Slip Surface.
Handrail material if required / installed: 90x45 Hardwood with SS wires
Note: Balustrades if over 990mm above NGL: Vertical S.S. wires. Min. 1000mm above nosing of tread with max. opening of 124mm and in accordance with BCA 3.9.2. For Stainless Steel Balustrade refer to table 3.9.2.1 (Wire Balustrade construction - required wire tension and maximum permissible deflection) of the B.C.A.

49 Broughton St. Tumut
Lot 9 on DP1125641
Site Area - 2,060 m²

Gross Floor Areas:
Total Internal GFA: 84 m²
Decks - 34 m²

Existing Shed

Proposed Dwelling



DP Plan - Not to scale

BUILDING CODE OF AUSTRALIA, NCC, ACTS, STANDARDS, CODES, ETC.:

The Builder shall ensure that all works are constructed in strict compliance with the NCC2022 as amended and as applicable to the particular State or Territory in which the building is to be constructed. Comply with all requirements of the legally constituted local Authority having jurisdiction over the works. Where an Australian Standard (AS) or Australian New Zealand Standard (AS/NZS) is nominated in the specification then that nomination shall refer to the latest revision of that Standard unless the NCC2022 references a different version.

All design, construction & materials to be in accordance with: the national construction code (NCC2022) and the Queensland development code (QDC) for QLD projects only

Relevant Australian Standards:

- AS 1288 - 2006 Glass in Buildings - Selection and Installation
- AS 1362 - 2018 Design and Installation of Steel Roof and Wall Cladding
- AS 1684 - 2010 National Timber Framing Code
- AS 1720 - 2010 SAA Timber Structures Code
- AS 1860 - 1998 Installation of Particleboard Flooring
- AS 2269 Structural Plywood
- AS 2870 - 2011 Residential Slab and Footings - Construction
- AS/NZS 2904 - 1995 Damp-proof Courses and Flashings
- AS 3600 - 2018 Concrete Structures
- AS 3660 Barriers for Subterranean Termities
- AS 3700 - 2018 Masonry in Buildings
- AS 3750 - 1994 Waterproofing of Wet Areas in Residential Buildings
- AS 3786 - 2014 Smoke Alarms
- AS 4055 - 2012 Wind Loadings for Housing
- AS 4100 - 1998 Steel Structures



WHS: All work shall be carried out in accordance with the Workplace Health and Safety Act 1989 and Regulations. Carry out all necessary provisions to ensure the support of adjoining public and private property. Provide all necessary safety protection for the Works. The Works are a 'notifiable project' under the Workplace Health & Safety Act 1995. The Builder shall be appointed 'Principal Contractor' in respect of the project as defined by the Act, and shall be responsible for submitting all necessary notification forms and paying all prescribed fees.

ASSOCIATED DRAWINGS:

All dimensions in millimetres unless otherwise noted. Figured dimensions take precedence over measurements by scale and larger scale drawings take precedence over smaller scale drawings. All relative dimensions shall be checked on site before materials are ordered or work commenced.

These drawings are for approval. The contractor shall satisfy himself as to the suitability of all structural details and be responsible for compliance with all relevant codes and ordinances. Be aware: substitution of any structural members & or variations to any part of the design will void any responsibilities of the building designer for the structural integrity & design performance of the building.

All Tie Down, Bracing, Footing, foundation, Soil, Walls, Wall Framing etc. to SE details / Specification.

SITE NOTES:

All earthworks shall be constructed in accordance with the guidelines of AS3798, Stormwater and other surface water drainage by underground piping or surface diversions shall be in accordance with AS/NZS3500. All site works shall be in accordance with the Environmental Planning and Assessment Act and Regulations for site works for the erection of a building, safeguarding excavations, backfilling, preventing soil movement and supporting neighbouring buildings.

Excavate for all footings, piers etc.: to dimensions and minimum depth shown on plans or otherwise specified, or to depths necessary to secure solid bottoms and even bearing throughout similar strata. Bottom of excavations to be level and stepped where necessary. At completion of foundations, all excavations to be filled, well compacted to ground level and surplus spoil removed from site. All seepage and soakage water to be effectively dealt with and diverted clear of the building. Excavate for and lay agricultural drains to back of walls retaining earth and to any other sections of foundations as may be necessary and/or directed.

GROUND LEVELS:

Ground levels are to be graded away from building in accordance ASGBHP Part 3.3 and external surfaces are to be installed as per nominated wind category classification in conjunction with AS3740.

External Step down and Surface drainage details in accordance with AS4654.2-2012 and comply with NCC2022 Part 3.3 Drainage

Surface drainage is to discharge evenly within the site and without nuisance to adjoining properties.

All subfloor areas must be graded to avoid the ponding of water.

1000 maximum high retaining walls with 65%Ag pipe behind (to discharge to stormwater line) and granular backfill behind, to be wholly contained within the site only if indicated on the plans.

The height of fences, including the height of retaining walls are not to exceed 1.8 m above finished ground level, only if indicated on the plans and to local authority approval.

PATHWAYS AND DRIVEWAYS:

Domestic driveway design requirements: *3m minimum width (as/nzs2890,2004 and t1, s2.6.1), * maximum 1 in 4 (25%) gradient (as/nzs2890), * changes in grade for straight driveways to prevent vehicle scraping driveway require grade transitions of 2m in length when- summit changes in grade is over 1 in 8 (12.5%), - sag changes in grade is over 1 in 6.7 (15%) (as/nzs2890)

Builder is to follow the best practice guidelines for controlling stormwater pollution from building sites by local council

All pathways and pavements shall have a minimum fall of 1 in 100, the maximum grade of pavements shall not exceed 1 in 5. Where grades are near the maximum, a transition zone at either end may be required.

Check with local authority requirements prior to constructing any driveways, pathways or crossovers between the property boundary and road kerb. Clear the area of all topsoil and organic matter.

Provide a layer of sand a minimum of 20mm thick under the slab, compacted and levelled. An optional 0.2mm polyethylene moisture barrier may be provided under the slab in saline areas, lapped 200mm at joints and lapped. Slab thickness shall be: pedestrian pathways - 75mm thick with 1 layer SL52 mesh, vehicular driveways (to 3t gross) - 100mm thick with 1 layer SL62 mesh,

30mm minimum top cover to all reinforcement, concrete strength shall be N20 min. *SE details / specification take precedence over architectural specification* *Joists are required in all concrete pathway and driveway slabs - isolation joints must be provided where abutting existing structures, expansion joints shall be provided at 15 meter centres and at locations where there is a likelihood a crack would occur (i.e. re-entrant corners),waste.*

DRAINAGE:

Comply with all relevant Acts, Regulations and By Laws and particularly comply with the following regulations where applicable: Current BCA, Local Authorities Ordinances, Authorities Approved drawings, AS 3500 Plumbing and Drainage. Discharge all stormwater / tank overflows towards gullies and away from foundations and sub floor.

TERMITES:

A termite management system be installed in accordance with NCC2022 3.4.2 & AS3660 - Termite management for a slab conforming to AS2870 - Slabs and Footings construction. Termite barriers must be installed in accordance with manufacturer's recommendations or by an accredited technician. Where a concrete slab-on-ground is used as the barrier, not less than 75mm of the slab edge must remain exposed above finished ground level, must be a clean, smooth finish and must not be concealed be render, tiles, claddings or flashings.

The termite protection installation sub-contractor is to provide a TEN (10) year written repair and replacement warranty, in favour of the Proprietor and fully transferable, for the entire installation.

A durable notice shall be placed in the electrical meter box indicating type of barrier and required periodic inspections.

Visual inspection & antitaps take preference, 75mm clearance to horizontal surfaces (skirts / cladding), Kordon or HomeGuard termite protection system or similar to be installed in accordance with AS3660.1 to underside of slab, perimeter & penetrations. To be installed by an accredited technician. Min. 150mm clearance to joists & 400mm within 2m of exterior wall.

VENTILATION:

Sub-floor ventilation required at opposing ends of house in accordance with Part 6.2 of the ABCB Housing Provisions. Mechanical Ventilation Sanitary compartments to achieve a minimal flow rate of 25 L/s and 40 L/s for a kitchen or laundry and where exhaust discharges into the roof space the roof must be ventilated as follows: 1. For roof pitches less than 22 degrees, an unobstructed area of 1/150 of the respective ceilings space. 2. For roof pitches greater than 22 degrees an unobstructed area of 1/300 of the respective ceiling space

FOUNDATIONS / SUBSTRUCTURE:

All footings and structural concrete slabs to engineers details prepared after soil testing of the site. Slab & Footings to engineers design- Refer to soil report for details. Slab reinforced concrete to SE details 0.2mm Polythene vapour barrier directly under slab lapped 200mm minimum at joints and lapped with approved tape to provide waterproof seal...SE details / specification take precedence over architectural specification 50mm Minimum thick sand bedding, compacted and levelled.

STEEL / DURABILITY:

Materials and workmanship shall comply with relevant AS or other specified codes. All structural steelwork to be fabricated to details shown on the engineer's drawings - all work to be in accordance with AS4100 Steel Structures.

TIMBER NOTES:

(SE details / specification take precedence over architectural specification) Reclaimed timber to be in accordance with the gecca reclaimed timber standard. All new structural timber to be LOSP treated (or similar) Hazard level to SE requirements. Bracing, tie-down and framing to SE design. Timber frame supplier / merchant to verify details in accordance with AS1684.2 Residential timber framed construction.

The roof trusses are to be designed and certified by the truss manufacturer for Council Approval (including binders, bracing, etc.). All kinnigs, plates etc.. to be galvanneal. Supply and install all tie-down, bracing etc.. in accordance with the structural engineer's drawings.

Timber floors to meet the requirements of AS4786.2 timber flooring - sanding & finishing Ensure that the flooring is securely fixed to the timber floor frame in strict compliance with the flooring manufacturers installation instructions. Sand as required to provide an even surface suitable to accept the t&g flooring.

The t&g timber strip flooring is to be nailed above every joist (max 450c/s) and glued with polyurethane flooring adhesive between nail centres in accordance with the t&g strip flooring manufacturer's installation instructions. Provide a minimum expansion gap at all walls and obstructions of 12mm. Floor widths over 6m will require intermediate expansion joints in accordance with AS1684.

Ensure that the entire timber strip floor is supplied and installed in strict compliance with the timber manufacturers written specifications and installation instructions. Sand and finish the timber flooring with selected finish in accordance with AS4786.

WATERPROOFING / MEMBRANES:

A vapour permeable membrane (Reflective foil Sarking R0.48 or better) must be installed under cladding sheets in accordance with the AS/NZS 4200.2 Pliable building membranes and underlays - installation and the manufacturer's specifications. The membrane must have the following properties in accordance with AS/NZS 4200.1: Vapour barrier - low or medium, Water barrier - high

Damp proof courses & flashings are to comply with AS/NZS2905

Waterproofing & water resistance requirements for showers, baths, basins, sinks, tubs & toilets to NCC2022 10.2

All products to be installed as per the manufacturer's specifications

All timber and steel framed walls to wet areas are to be lined with tc or approved wet area cladding, fixed in accordance with manufacturer's specifications.

Suspended timber or steel framed floors to have wet area flooring to all wet areas, fixed in accordance with manufacturers specifications.

Acceptable waterproofing systems include: stainless steel, copper (min 99.9%), waterproof flexible sheet flooring material with waterproof joints, waterproofing membranes as/nzs4868 compliant (as3470)

Waterproof acceptable water resistant substrates used with waterproof system include: - for walls: water resistant plasterboard sheathing to AS/NZS2588

- for floors: compressed fibre cement sheathing compliant with AS/NZS2908.2 (AS3740)

All wet areas waterproofing is to be in accordance with NCC2022 Part H4D2. Compliance with either AS 3740 and Clause 10.2.12 of the ABCB Housing Provisions or AS 3740 and Clause 10.2 of the Housing Provisions. Bathroom / Ensuite Driveways, including Fully Enclosed or Unenclosed showers, Floor wastes and Water stop locations

Waterproofing system is to allow for creep, expansion & contraction of substrate (AS3470 s2.5)

An unenclosed shower to comply to AS3740. A water stop is required at a minimum 1500mm from the shower head and the floor within this zone to fall to at least one floor

WINDOWS / DOOR NOTES:

Provide draft seals for all external doors

Windows & Doors fixed as per AS1684 & manufacturers recommendations. Provide all flashings and fixings to Windows and doors.

Doors to wheelchair compliant WCs to have a minimum clear width of 850mm, and which swing 'in', are to have lift-off hinges. Provide adequate clearance at top of door to suit hinges. Sanitary compartments that are completely enclosed must have a door that is readily removable from the outside but this is not required when there is 1200mm min between the doorway & the wc pan as per NCC2022 10.4.2

Safety Glazing to be used in all rooms within 500mm vertical of the floor, within 300mm of a door and <1200mm above the floor, all Fully Glazed doors. In bathrooms it should be within 1500mm vertical from the floor & shower screens.

All glazing to comply with NCC2022 8.3 and must be designed for the wind loads specific to the building.

WINDOWS / DOORS / FURNISHINGS:

Materials and workmanship shall comply with the following standards and codes excepting only such parts as may be expressly modified by this Specification.

- AS 1170.1 Structural Design Actions - General Principles
- AS 1231 Aluminium and Aluminium Alloys - Anodic Oxidation
- AS 1288 Coatings
- AS 1288 Glass in Buildings - Selection and Installation
- AS/NZS 1866 Aluminium and Aluminium Alloys
- AS 2047 Aluminium Windows in Building - Selection and Installation
- AS/NZS 2208 Safety Glazing Materials in Buildings
- AS/NZS 2904 Damp-proof Courses and Flashings
- AS 3715 Metal Finishing - Thermoset Powder Coating
- AS/NZS 4666 Insulating Glass Units
- AS/NZS 4667 Quality Requirements for Cut-to-size and Processed Glass

The whole glazing and door systems shall comply with the current edition of the relevant codes. The design for wind forces shall comply with Australian Standards AS 1170 (Part 2), AS 2047 and AS 2048.

All window & door sizes & locations T B C with clients before start of construction. Finger jointed pine timber reveals are required to all window and door suiters. Note that reveals must be sized to accommodate the applicable wall linings. Supply all windows with proprietary Keyed locks and all sliding doors with proprietary keyed patio bolts to all operable sashes. All door and window locks to be keyed alike. Dead bolts and frame mounted bolts to external doors and sliding doors.

ROOF NOTES:

Materials and workmanship shall comply with the following standards and codes excepting only such parts as may be expressly modified by this Specification.

- AS 1273 Downpipe and Fittings for Rainwater
- AS 1562 Design and Installation of Metal Roofing (Part 1)
- AS/NZS 2179 Metal Rainwater Goods (Part 1)
- AS/NZS 2904 Damp-proof Courses and Flashings
- AS/NZS 3500 Plumbing and Drainage - Stormwater Drainage (Part 3)
- AS 3999 Thermal Insulation of Dwellings - Bulk Insulation
- AS/NZS 4389 Safety Mesh
- AS/NZS 4659 Materials for Thermal Insulation of Buildings (Part 1)

All roofing penetrations to be fully sealed with corrosion resistant metal

Install all colorbond flashings, cappings, etc... as required to ensure a completely waterproof installation. Provide 'Dektile' pipe flashings to all service pipe penetrations through roof sheeting, colorbond colour to match roof sheeting. All flashings and capping's are to comply with NCC2022 7.2.7

Recommend builder have certified roof hardware design & installation to AS 1891.4

Building owner is to ensure annual maintenance & inspection of system

Skylights are to be waterproofed in accordance with as4654.1 & 2 by installing min 100mm from the finished roof surface the waterproof membrane turned up along the perimeter of the skylight frame or nob when water could be detained to prevent water entry (AS4654.2 s2.8.5). Install to manufacturer's instructions

All scaffolding material to be installed according to manufacturer's installation instructions & AS/NZS4200 installation of pliable membrane and underlay

Any flexible ducting that has a source from a flame hazard must meet as4254 hazard properties

Prevailing weather roof sheets to be lapped away from prevailing weather ingress

NCC2022 7.2.6 Lay roofing in single lengths with uniform fall at right angles to the roof battens in strict accordance with manufacturers printed specifications and generally in accordance with AS1562

The sheets shall extend 40mm into eaves gutters with the pans crimped down to form a drip edge (refer AS1362 for box gutters). Form turn-ups where sheets abut vertical surfaces and at ridges/parapets.

Provide non corrosive gutter guard to all gutters in vegetative and fire zones.

ROOMWATER DRAINAGE

Downpipes are to be located where they will not create a hazard to building users nor impede window & door openings and the like. They are to be installed as close as practicable to the supporting structure while maintaining termite inspection clearances of 25mm. Downpipes are to be protected from potential mechanical damage, be installed no less than 100mm from electrical cables & gas pipes & no less than 50mm from other services (AS/NZS3300.3.2 s4.1.1)

All roof water drainage systems must be connected to a stormwater drainage system / water tanks as required to complying with NCC2022 drainage or AS/NZS3500.

The roof drainage system must be provided with an overflow to prevent the backflow of water into the building.

The area specific rainfall intensity must be selected from NCC2022 7.4.3d or from AS/NZS3500.

Eaves gutters must be installed at a fall not less than 1 in 500 NCC2022 7.4.4

Box gutters must be installed at a fall not less than 1 in 100, in accordance with AS/NZS3500.3.

The width of the gutters shall be in accordance with AS/NZS3500.3 and NCC2022 7.5.3

Refer to roof sheathing manufacturer's specifications for limitations on sheet overhangs into valley gutters.

The maximum roof catchment area for valley gutters is 20m2. Valley gutters on roof pitched less than 12.5% must be designed as box gutters.

Downpipes must serve not more than 12 meters of gutter length for each downpipe which must be located as close as possible to valley gutters.

Eaves gutters must be provided with an overflow system where downpipes are located more than 1.2 meters from a valley gutter.

EXTERNAL WALLS:

Refer NCC2022 7.5 Wall Cladding

INTERNAL WALLS:

Materials and workmanship shall comply with relevant SAA or other specified Codes/specifications including:

- AS/NZS 2588 Gypsum Plasterboard
- AS/NZS 2589 Gypsum Linings - Application and Finishing
- AS/NZS 2908 Cellulose-Cement Products - Flat Sheets(Part 2)

STAIR / BALUSTRADE NOTES:

Horizontal wire if required to be in accordance with NCC2022 11.3.6. Stairs to be constructed in accordance with the NCC2022 11.2.2, Goings - 240 min (class 1&10), 250 min (class 2-9), 355 max 2t+9 - 550 min 700 max. Riser 115mm min, 190mm max. Space between open Treads Max 125mm. Balustrades: Min. 1000mm above nosing of tread with max. Opening of 124mm and in accordance with NCC2022 11.3.3. For Weather exposed above ground or in most locations of timber handrails, posts, newels, balusters & balustrade infill must be above ground durability class 1 timber species.

Posts & newel posts are to be 15 minimum for handrail & balustrade loads. 80 x 80mm minimum for 3600mm maximum spacing at 2700mm maximum height for supporting floor & or roof loads size to AS1684.3 for weather exposed applications all metal fasteners including nails, screws, bolts & brackets are to be hot dipped galvanneal. Class 3 corrosion resistant screws to comply with AS3566.

JOINERY NOTES:

Materials and workmanship shall comply with the following standards and codes excepting only such parts as may be expressly modified by this Specification.

- AS 1604 Timber- Preservative Treated- Sawn and Round
- AS 1684.2 National Timber Framing Code
- AS/NZS 1859 Flat Pressed Particleboard (Parts 1, 2, 3, 4)
- AS 2082 Timber - Hardwood - Visually stress graded for structural purposes
- AS/NZS 2270 Plywood and Blockboard for Interior Use
- AS/NZS 1859.4 Reconstituted wood based panels - Hardboard
- AS 2796 Timber Seasoned Hardwood - Milled Products (Parts 1, 2, 3)
- AS/NZS 2924 Decorative Thermosetting Laminated Sheets (Parts 1, 2)
- AS/NZS 4386 Domestic Kitchen Assemblies (Parts 1, 2)
- AS 4785 Timber - Softwood - Sawn and milled Products (Parts 1, 2)

Ensure that all joinery is sealed with colour matched silicon sealant to all surrounding surfaces (walls, floors etc...) to render vermin proof. Note that the above

FINISHES:

Use low or zero VOC paints and stains.

Materials and workmanship shall comply with relevant AS or other specified Codes/specifications including:

- AS 1627 Metal finishing - Preparation and Treatment of Surfaces (All parts)
- AS/NZS 2311 Guide to the Painting of Buildings
- AS/NZS 2312 Guide to the Protection of Structural Steel against Atmospheric Corrosion by Use of Protective Coatings
- AS/NZS 3750 Paint for Steel Structures (All parts)

TILE NOTES:

Materials and workmanship shall comply with the following standards and codes:

- AS/NZS 1428 Design for Access and Mobility - Tactile ground Indicators (Part 4)
- AS 1672 Limes and Limestones - Limes for Building (Part 1)
- AS 2358 Adhesives for Fixing Ceramic Tiles
- AS 3740 Waterproofing of Wet Areas within Residential Buildings
- AS 3958 Ceramic tiles - Installation and Selection (Parts 1 & 2)
- AS 3972 Portland and Blended Cements
- AS 4662 Ceramic Tiles - definitions, classification, characteristics & marking require ceramic tiles of the best commercial quality (first quality), ceramic floor, tiles shall be tested to as/nzs4586 to meet Australian standards for the first quality ceramic tiles
- AS 4992 Ceramic tiles - Grouts and Adhesives (Parts 1, 2, 3 & 4)
- Provide a bed of even thickness with cement mortar as previously specified. Bed thickness to be 18mm minimum - 40mm maximum.

ELECTRICAL NOTES:

All electrical wiring & electrical installations are to comply with AS/NZS3000 wiring rules when the manufacturer's installation instructions exclude clearances for recessed lights, refer to default dimensions from AS/NZS3000 f4.7

Internal & external artificial lighting for new & renovated residential buildings must meet NCC2022 10.5.2 or have 80% minimum fixed lighting of energy efficient fittings (i.e.: 27 lumens/watt minimum excluding bathroom heat lamps) (ddc mp4.1.03)

AS/NZS3000 s6.2.4.2 requires no electrical socket outlets, switches or electrical accessories to be installed within 300mm from a wet place. Therefore, it is recommended that all electrical services be located 200mm minimum above fit to be 300mm above q100

Supply and install smoke alarms connected to consumer mains power in accordance with NCC2022 9.5 and AS 3786. The licensed electrician must provide a certificate of installation at final inspection.

Supply and install an exhaust fan fan-light system (to outside air) to NCC2022 10.6.3 - refer to the Electrical Plan for locations of exhaust fans and fanlights.



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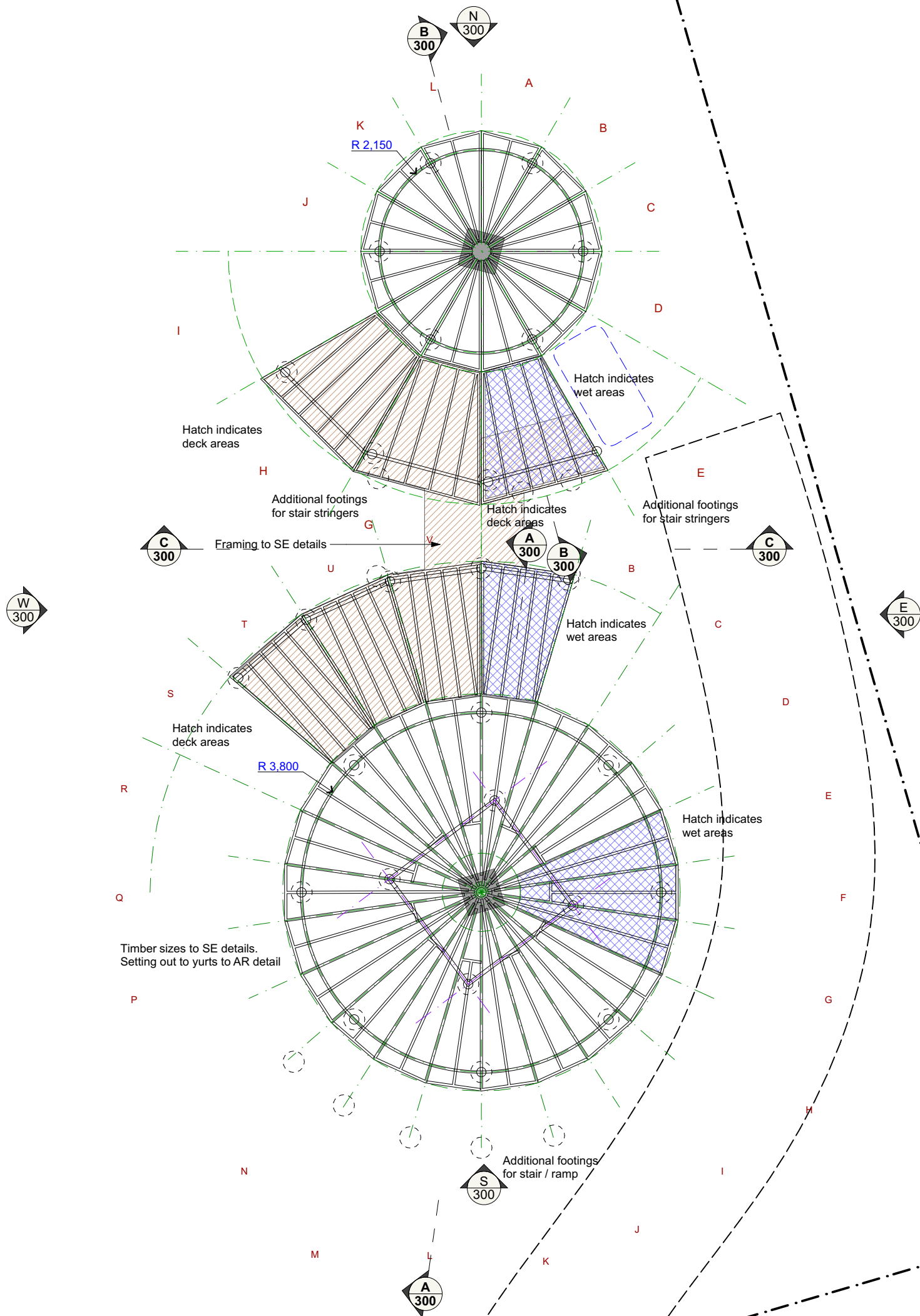
Assessor name Victoria Walker

Accreditation No. DMN/15/1675

Property Address 49 Broughton Street, TUMUT,
NSW, 2720



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rev.	date	drawn	description
B	30.01.26	TQ	Revised Concept Issue
C	10.02.26	TQ	Documentation for SE works, approval and construction
D	12.02.26	TQ	Revised Issue
E	20.02.26	TQ	Revised Issue for BASIX, SE works, approval and construction
F	24.02.26	TQ	Electrical plan adjusted

Subfloor



Quennell Building Design
14 Kooyan Close, Currumbin, Qld. 4223
m:0411323133 e:Travis@qubd.com.au
ABN: 62 133 602 605 QBCC:1152243

drawing title

Sub Floor Framing Plan

New Roundhouse Residence at
49 Broughton Street Tumut NSW

dwg number

BEV-TUM-200

rev.

F

scale
1:100
@ A3

FOR APPROVAL

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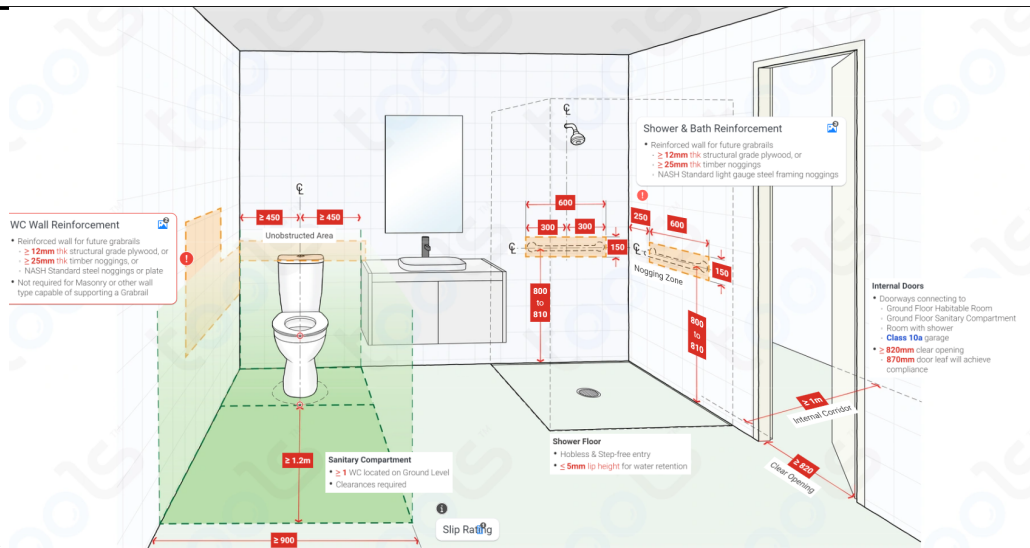
0m 2m 4m 6m

LEGEND:

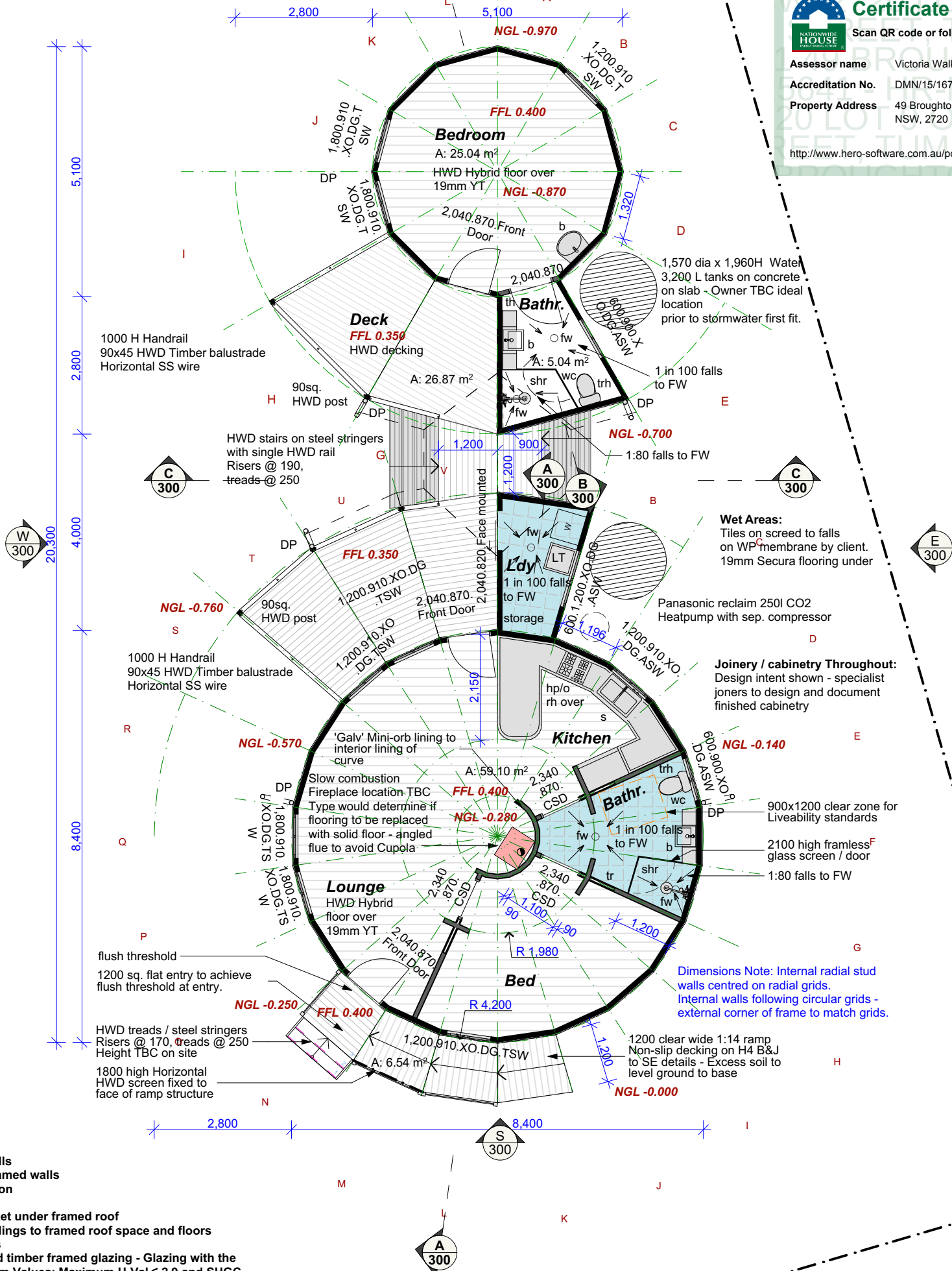
Windows - 12.21 = 1200 high, 2100 wide (allow an additional 50mm in framing for reveals).
Note - louvre frame size TBC with selected manufacturer to ensure height matches standard gallery size.
Doors - 2040.820 - leaf size
Opening Types: X - sliding, O - fixed, A - awning, C - casement, DH - double hung, L - Louvres, T - Timber blades,
Glass / Door Types: obs-obscure glass, S - Sound rated glass, al - Aluminium blades (colour TBC), CS - Cavity Slider, SD - sliding door,
R - Restricted opening (or security screens) to max 120mm up to 1700mm above FFL for bedrooms if FFL over 2m from GL and to 1000mm for all general Living areas when FFL to GL over 1m.

shr - shower, hw - hot water cylinder, fw - floor waste, wc - toilet suite, f - refrigerator, s - sink, t - laundry tub, w - washing machine, o - oven and cooktop, cup - cupboard, dp - rain water down pipe, gm - gas meter, gb - gas booster, em - electric meter, st - illum Shaftless Solar Skylights
, p - pantry, vst - vented solar tube, b - basin, ff - First flush device, rh - range hood, gd - grated drain, tr - towel rail, trh - toilet roll holder, th - towel hook

Ground levels are to be graded away from building in accordance ABCBHP Part 3.3.3 and external surfaces are to be installed as per nominated wind category classification in conjunction with AS3740.
External Step down and Surface drainage details in accordance with AS4654.2-2012 and comply with NCC2022 Part 3.3 Drainage



Livability standards reinforced wall locations



Certificate No. #HR-MGTIIF-01
Scan QR code or follow website link for rating details.

Assessor name: Victoria Walker
Accreditation No.: DMN/15/1675
Property Address: 49 Broughton Street, TUMUT, NSW, 2720

<http://www.hero-software.com.au/pdf/HR-MGTIIF-01>

Energy Commitments:
Medium coloured external walls
R 2.7 insulation to external framed walls
Timber floor with R1.3 insulation
Medium coloured roof
R 1.3 anti-condensation blanket under framed roof
R 4.0 bulk insulation to all ceilings to framed roof space and floors
Dark coloured window frames
Double Glazed Aluminium and timber framed glazing - Glazing with the following Total Window System Values: Maximum U-Val ≤ 2.9 and SHGC 0.51 +/- 5%
Allowance made for recessed lights to not be covered by insulation
1300mm (minimum diameter) ceiling fans to all beds and living room
Main Space Heating/Cooling System: single phase aircon-non ducted with minimum 3 Stars (average zone) New star rating under BASIX
Hot water System Type: Electric Heat pump with a performance of 15 to 20 STCs or better.
VOC's (Volatile Organic Compounds) to be minimised.
Substrates - use low formaldehyde EO Particle Board or EO MDF

SERVICES LEGEND:

Heights to outlets indicate height from FFL (t.b.c client on site with sub-contractor)

- Wall mounted downlight / uplight
- Wall mounted downlight/uplight - external
- Ceiling mounted recessed LED fitting
- Ceiling mounted fitting - pendant, heat lamp
- Smoke detector to be mains powered and interconnected and wired in accordance with BCA 2019, Part 3.7.2
- Low level LED sensor light
- Television aerial port
- IT communications port
- Telephone port
- Gas connection point
- Extract fan
- Blind Motor power required

- Pelmets up LED strip lighting with opaque diffusers
- LED strip for wet rooms
- LED strip 45° pointing into
- Feature LED strip light
- Double switch socket outlet at 300mm above FFL
- Double switch socket outlet at bench height above FFL
- Weatherproof double switch socket - Height above FFL / benches TBC
- Sensor
- Electrical Meterbox
- Photovoltaic Inverter
- AC Unit

Gas Meterbox

Gas Booster

Reverse cycle fans ceiling mounted

Electrical Notes:
Energy efficient lighting to all of residence.
Air conditioning vents / grills / power and controls to specialist design

NOTE: Light switch locations, double switching and dimmer locations to be confirmed by client on site once frame is installed.
All light locations to be confirmed on site by clients prior to first fit

Panasonic CS/CU Z50 split reverse system
Location TBC

Roof framing shown dashed
To SE details

1,570 dia x 1,960H Water
3,200 L tanks on concrete
on slab - Owner TBC ideal
location
prior to stormwater first fit.

Beams to SE details

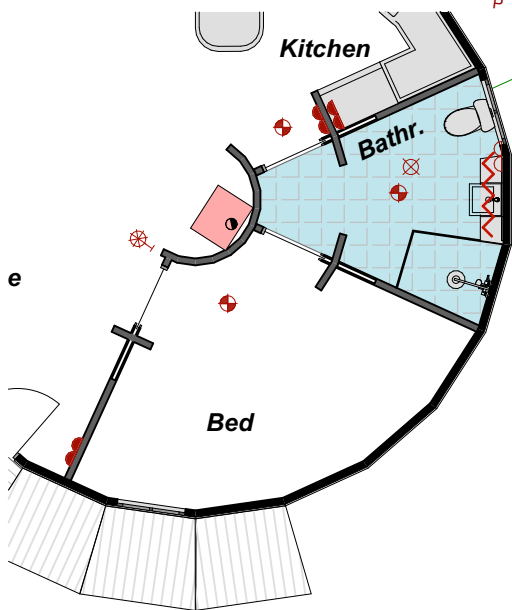
Cupola - HWD skylights with fixed laminated glass
Windows as per AR detail

Roof framing shown dashed
To SE details

Mezzanine Floor (storage - non-habitable) - Framing
to SE details. Pyneboard flooring with
ceiling linings to bathroom - TBC by client

NOTE: Lighting layout is purely an
indication of fittings and fixtures.
The owner needs to confirm the
type / size and locations
of all fittings and fixtures during
the first fit stage of works.
Furniture layout to be considered

Panasonic CS/CU Z95
split reverse system
Location TBC



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rev. date drawndescription

- B 30.01.26 TQ Revised Concept issue
- C 10.02.26 TQ Documentation for SE works, approval and construction
- D 12.02.26 TQ Revised Issue
- E 20.02.26 TQ Revised Issue for BASIX, SE works, approval and construction
- F 24.02.26 TQ Electrical plan adjusted



Quennell Building Design
14 Kooyan Close, Currumbin, Qld. 4223
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ABN: 62 133 602 605 QBCC:1152243

drawing title

Clerestorey / Framing Plan BEV-TUM-202

client name,
project &
address

**New Roundhouse Residence at
49 Broughton Street Tumut NSW**

dwg number

scale **1:100**
@ A3

FOR APPROVAL

rev.

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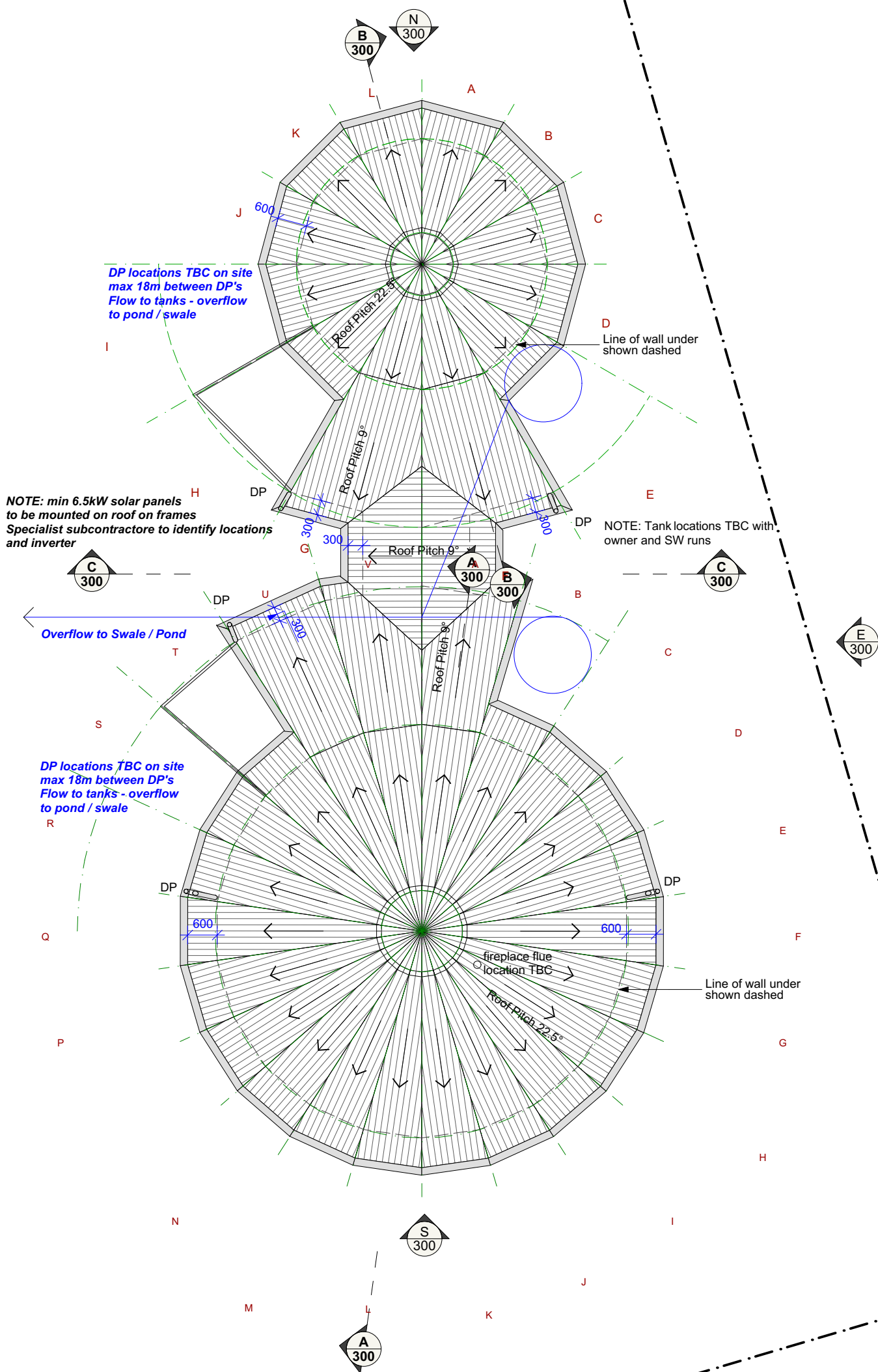
0m 2m 4m 6m



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Assessor name Victoria Walker
Accreditation No. DMN/15/1675
Property Address 49 Broughton Street, TUMUT, NSW, 2720
<http://www.hero-software.com.au/pdf/HR-MGTIIF-01>



rev.	date	drawn	description
B	30.01.26	TQ	Revised Concept issue
C	10.02.26	TQ	Documentation for SE works, approval and construction
D	12.02.26	TQ	Revised Issue
E	20.02.26	TQ	Revised Issue for BASIX, SE works, approval and const.
F	24.02.26	TQ	Electrical plan adjusted



Quennell Building Design
14 Kooyan Close, Currumbin, Qld. 4223
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ABN: 62 133 602 605 QBCC:1152243

drawing title

Roof Plan

client name, project & address
**New Roundhouse Residence at
49 Broughton Street Tumut NSW**

dwg number

BEV-TUM-203

rev.

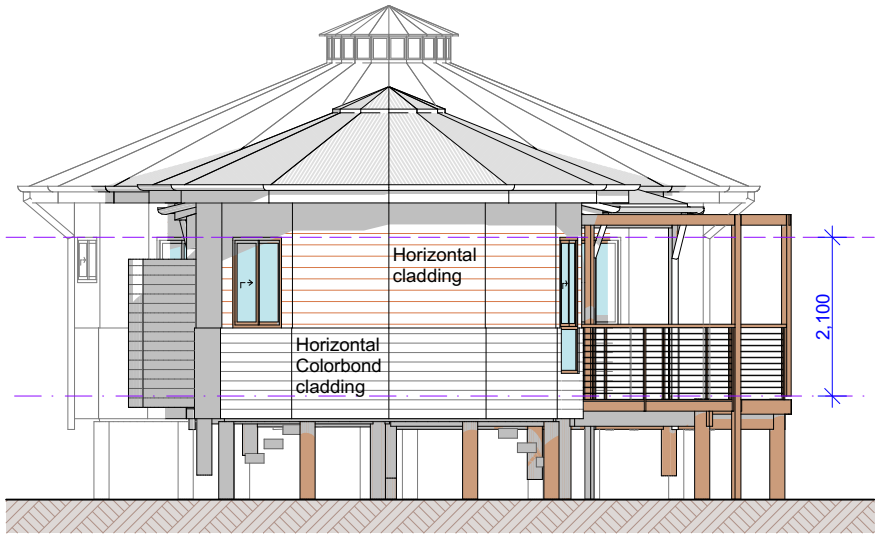
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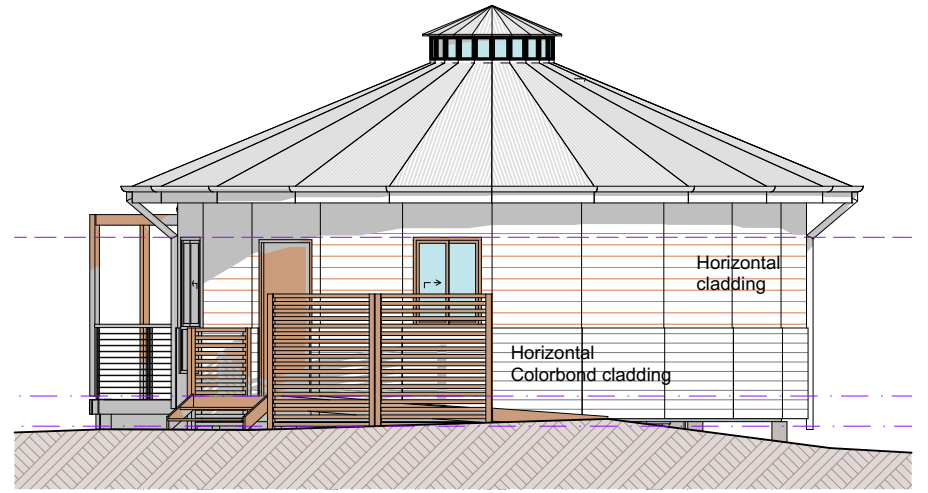
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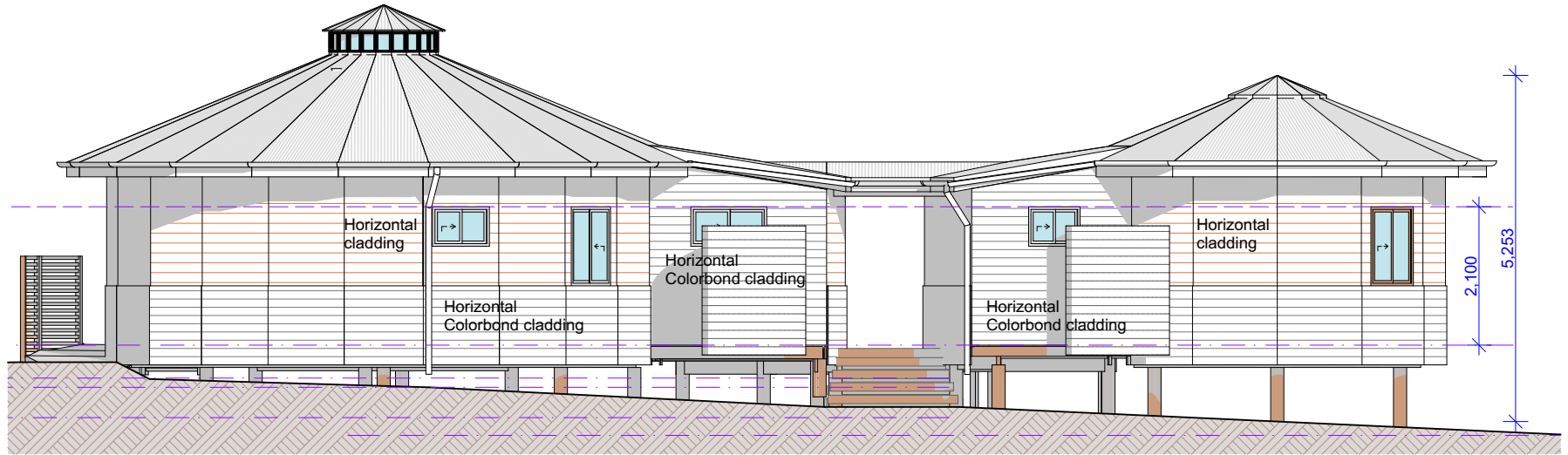
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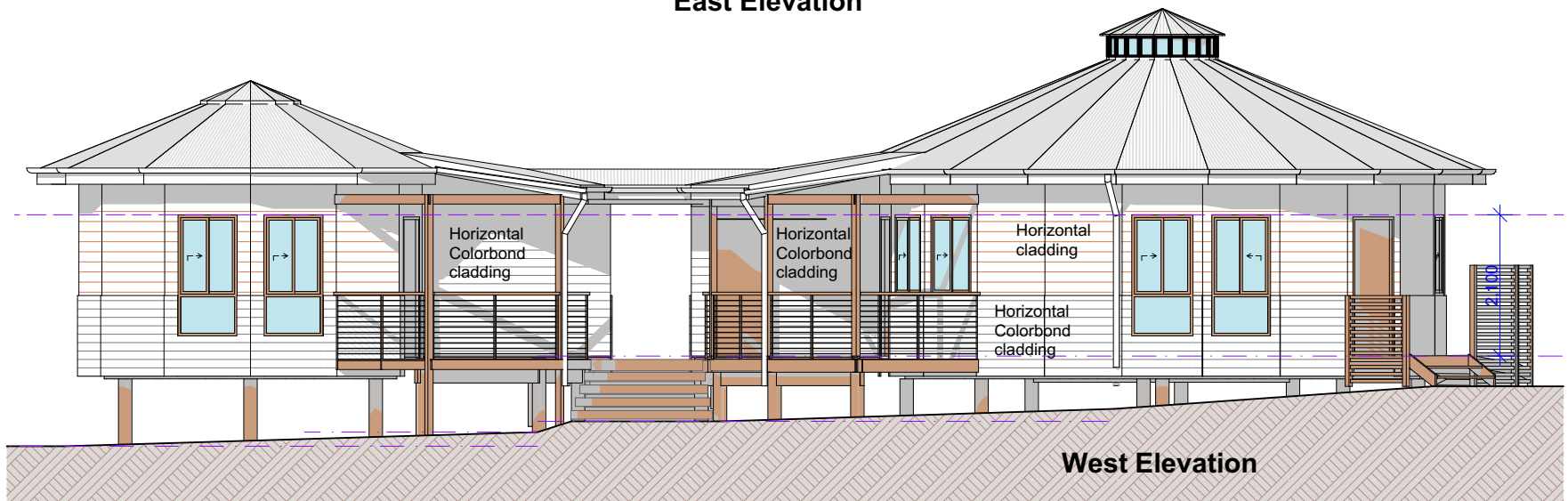
North Elevation



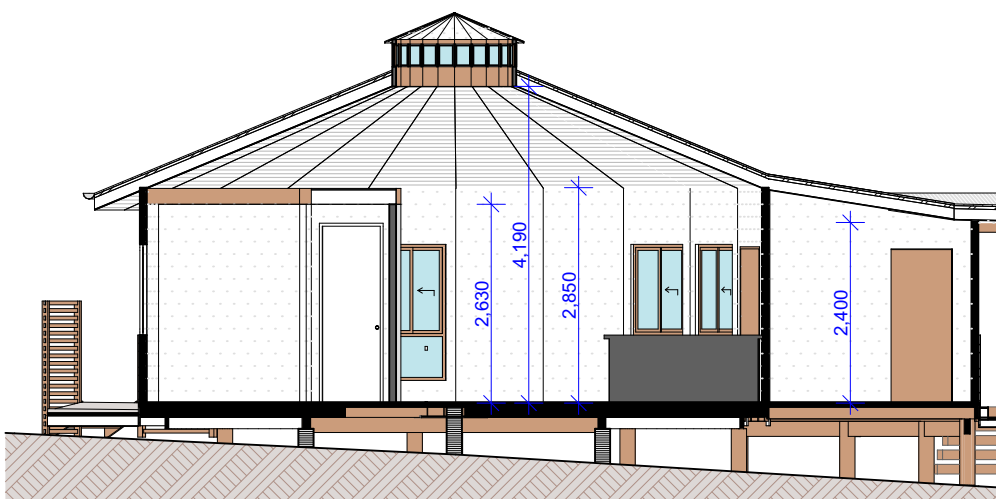
South Elevation



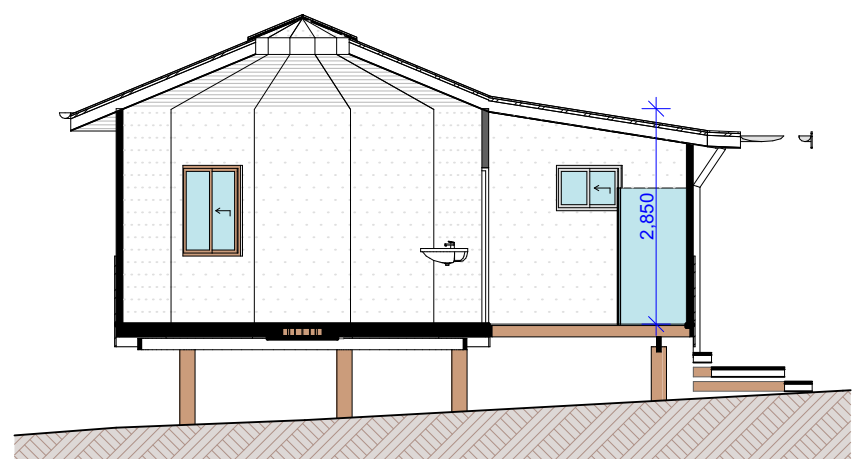
East Elevation



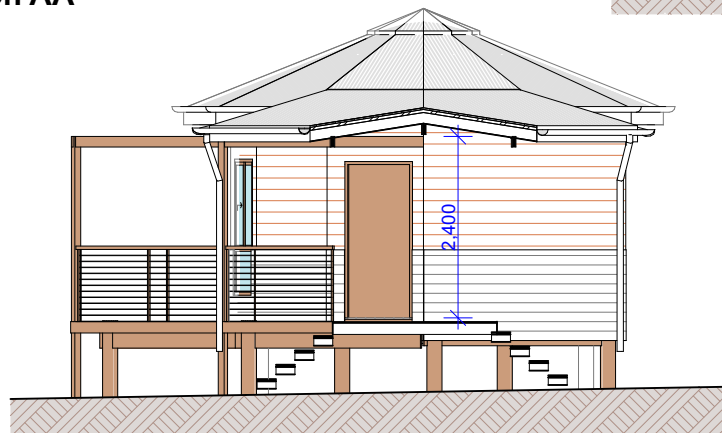
West Elevation



Section AA



Section BB



Section CC

