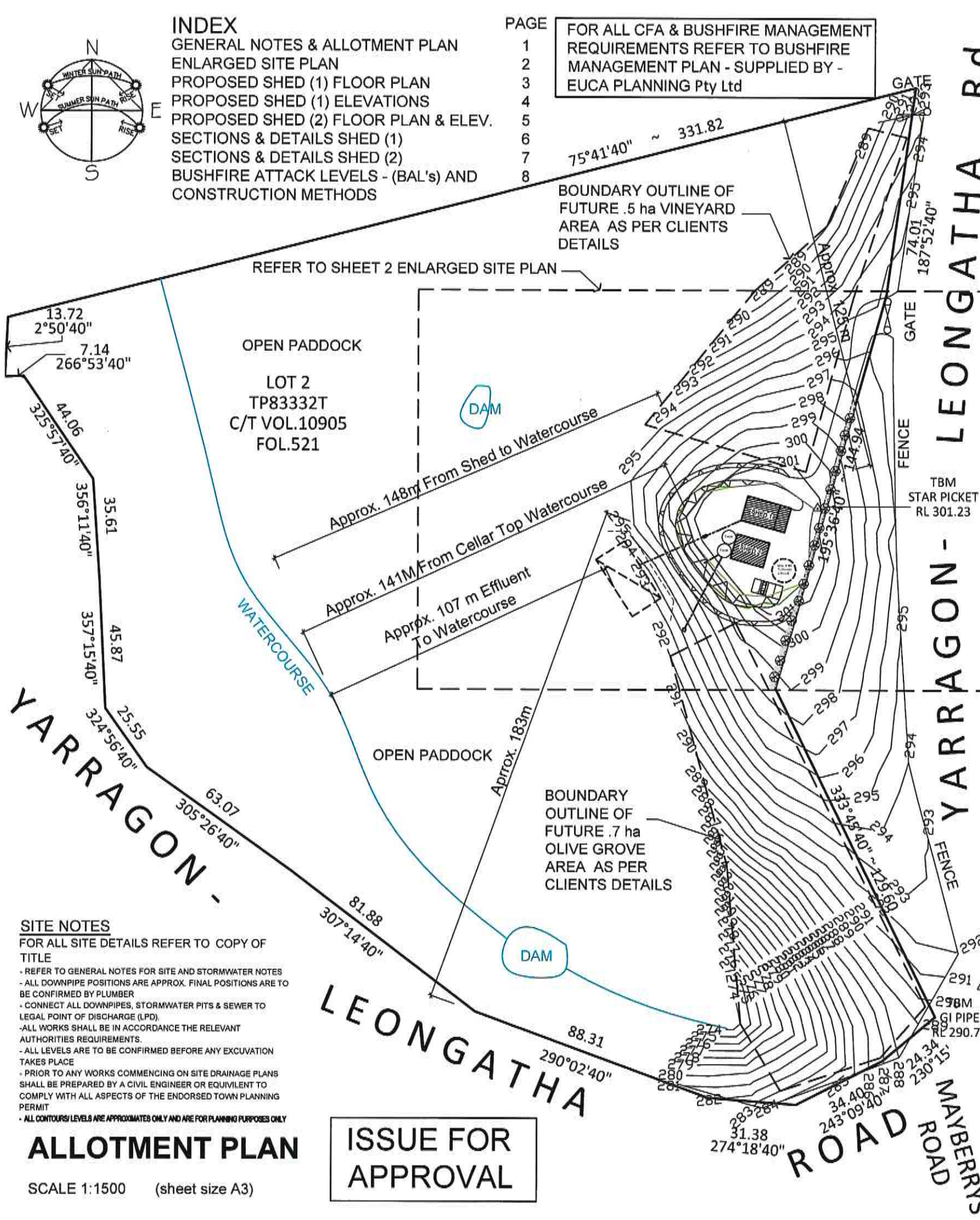


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FOR ALL CFA & BUSHFIRE MANAGEMENT REQUIREMENTS REFER TO BUSHFIRE MANAGEMENT PLAN - SUPPLIED BY - EUCA PLANNING Pty Ltd



SITE NOTES
 FOR ALL SITE DETAILS REFER TO COPY OF TITLE

- REFER TO GENERAL NOTES FOR SITE AND STORMWATER NOTES
- ALL DOWNPIPE POSITIONS ARE APPROX. FINAL POSITIONS ARE TO BE CONFIRMED BY PLUMBER
- CONNECT ALL DOWNPIPES, STORMWATER PITS & SEWER TO LEGAL POINT OF DISCHARGE (LPD)
- ALL WORKS SHALL BE IN ACCORDANCE THE RELEVANT AUTHORITIES REQUIREMENTS.
- ALL LEVELS ARE TO BE CONFIRMED BEFORE ANY EXCAVATION TAKES PLACE
- PRIOR TO ANY WORKS COMMENCING ON SITE DRAINAGE PLANS SHALL BE PREPARED BY A CIVIL ENGINEER OR EQUIVALENT TO COMPLY WITH ALL ASPECTS OF THE ENDORSED TOWN PLANNING PERMIT
- ALL CONTOURS/LEVELS ARE APPROXIMATED ONLY AND ARE FOR PLANNING PURPOSES ONLY

ALLOTMENT PLAN
 SCALE 1:1500 (sheet size A3)

ISSUE FOR APPROVAL

GENERAL NOTES (NCC 2022 BCA - Vol. 1 & 2)

THIS BUILDING IS TO BE CONSTRUCTED TO COMPLY WITH THE CURRENT 2022 NATIONAL CONSTRUCTION CODE, 2018 BUILDING REGULATIONS.

THE BUILDER, THE OWNER/BUILDER, AND/OR THE SUBCONTRACTOR SHALL BE RESPONSIBLE IRRESPECTIVE OF ANY NOTATIONS, OMISSIONS OR IRREGULARITIES HEREIN AND VERIFY ALL SPECIFICATIONS, DIMENSIONS, LEVELS AND SETBACKS PRIOR TO COMMENCING ANY WORKS OR ORDERING ANY MATERIALS. THEY SHALL ALSO BE RESPONSIBLE FOR ENSURING THAT ALL BUILDING WORKS CONFORM TO THE BUILDING CODE OF AUSTRALIA, ALL RELEVANT AUSTRALIAN STANDARDS (CURRENT EDITIONS) BUILDING REGULATIONS, LOCAL BY-LAWS AND TOWN PLANNING REQUIREMENTS.

THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL RELEVANT STRUCTURAL AND ALL OTHER CONSULTANTS DETAILS/DRAWINGS AND ANY OTHER WRITTEN INSTRUCTIONS ISSUED IN THE COURSE OF THE CONTRACT. THE BUILDER SHALL TAKE ALL STEPS NECESSARY TO ENSURE THE STABILITY AND GENERAL WATER TIGHTNESS OF ALL NEW AND/OR EXISTING STRUCTURES DURING ALL WORKS.

SITE CLASSIFICATION - THESE PLANS SHALL BE READ IN CONJUNCTION WITH EITHER THE ASSUMED SOIL TYPE OR THE ACCOMPANYING SOIL REPORT. FOOTINGS TO BE FOUNDED AT THE MINIMUM DEPTHS INDICATED IN THE PLANS OR AS PER THE SOIL REPORT.

TERMITE PROTECTION - WHERE THE BUILDING (EXCLUDES CLASS 10) IS LOCATED IN A TERMITE PRONE AREA THE AREA TO THE UNDERSIDE OF BUILDING AND PERIMETER IS TO BE TREATED AGAINST TERMITE ATTACK. THE BUILDING SHALL BE PROTECTED IN ACCORDANCE WITH THE RELEVANT AUSTRALIAN STANDARD, TERMITE CONTROL TO AS3660.1AS3660.1-2014

WINDOWS AND SAFETY GLAZING - TO COMPLY WITH AS2047 & AS1288-2021
 ALL MATERIALS AND WORK PRACTICES SHALL COMPLY WITH, BUT NOT LIMITED TO THE BUILDING REGULATIONS AND THE MOST RECENT BCA REQUIREMENTS AND ALL RELEVANT CURRENT AUSTRALIAN STANDARDS (AS AMENDED) REFERRED TO THEREIN.
 GLAZING INCLUDING SAFETY GLAZING SHALL BE INSTALLED TO A SIZE, TYPE AND THICKNESS SO AS TO COMPLY WITH AS1288 AND:
 -BCA PART 8.2 FOR CLASS 1 AND 10 BUILDINGS WITHIN A DESIGN WIND SPEED OF NOT MORE THAN N3, AND
 -BCA PART BIF2 & BIP3 FOR CLASS 2 TO 9 BUILDINGS

WET AREAS - WATERPROOFING OF WET AREAS, BEING BATHROOMS, SHOWERS, SHOWER ROOMS, LAUNDRIES, SANITARY COMPARTMENTS AND THE LIKE SHALL BE PROVIDED IN ACCORDANCE WITH AS 3740-2021: WATERPROOFING OF WET AREAS IN RESIDENTIAL BUILDINGS.
 PROVIDE AN IMPERVIOUS SUBSTRATE AND SELECT SURFACE FINISH TO FLOORS WITHIN 1500mm OF AN UNENCLOSED SHOWER AND SAME TO WALLS AT 1800mm ABOVE FLOORS AND 150mm ABOVE BATH, SINKS, BASINS AND TROUGH SPLASHBACKS AND THE LIKE.
 FOR EXTERNAL UPPER BALCONY TILING TO COMPLY WITH AS4654.1 & AS4654.2 2012

DESIGN GUST WIND SPEED/WIND CLASSIFICATION - BUILDING TIEDOWNS TO BE PROVIDED IN ACCORDANCE WITH A.S. 1684.2 : 2021 FOR AN ASSUMED DESIGN GUST WIND SPEED / WIND CLASSIFICATION TO BE VERIFIED BY THE RELEVANT BUILDING SURVEYOR. REFER TO AS 1884 FOR CONSTRUCTION REQUIREMENTS.

* DENOTES LOCATION OF SMOKE ALARMS TO BE PROVIDED AND INSTALLED IN ACCORDANCE WITH A.S. 3786 - 2014 AND UNLESS INSTALLED IN AN EXISTING PART OF CLASS 1,2 OR 3 BUILDING OR A CLASS 4 PART OF A BUILDING THE SMOKE ALARM SHALL BE HARD WIRED TO 240V WITH BATTERY BACKUP. INTERCONNECTED WHEN MORE THAN 1 PRESENT ALSO TO BE CONNECTED PURSUANT TO PART 9.5

REMOVABLE HINGES - PROVIDE REMOVABLE HINGES TO W.C.'S WHERE CLEARANCE FROM EDGE OF PAN TO DOOR OPENING IS LESS THAN 1200mm.

FOOTINGS NOT TO CLOSE PROXIMITY TO THE SEA ENSURE THAT ALL STEEL WORK, BRICK CAVITY TIES, AND STEEL LINTELS, ETC. THAT ARE EMBEDDED OR FIXED INTO MASONRY BE PROTECTED IN ACCORDANCE WITH A.S. 1650 OR A.S. 3700 - 2018 TABLE 2.2. HOT DIPPED GALV. S/LESS STEEL OR CADMIUM COATED. ALL FOOTINGS TO AS 2870 - 2011

SUB-FLOOR VENTS TO PROVIDE A RATE OF 7500mm SQ. CLEAR VENTILATION PER 1000mm RUN OF EXTERNAL MASONRY WALL AND 22000mm SQ. CLEAR VENTILATION 1000mm RUN OF INTERNAL DWARF WALLS. PROVIDE CLEARANCE FROM UNDERSIDE OF BEARER TO FINISHED GROUND LEVEL OF 150mm FOR FLOORS WITH STRIP FLOORING OR 200mm FOR FLOORS WITH PARTICLEBOARD FLOORING.

THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ANY HOUSE ENERGY RATING (HER) REPORT AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STAMPED PLANS ENDORSED BY THE ACCREDITED THERMAL PERFORMANCE ASSESSOR WITHOUT ALTERATION WINDOW SIZES NOMINATED ARE NOMINAL ONLY. ACTUAL SIZE MAY VARY ACCORDING TO MANUFACTURER. WINDOWS TO BE FLASHED ALL AROUND

STAIR REQUIREMENTS -
 - STAIR REQUIREMENTS:-
 - STEP SIZES (OTHER THAN FOR SPIRAL STAIRS) TO BE:
 - RISERS (R) 190MM MAXIMUM AND 115MM MINIMUM (180MM FOR COMMERCIAL)
 - GOING (G) 355MM MAXIMUM AND 240MM MINIMUM (250MM FOR COMMERCIAL)
 - 2R + 1G = 700MM MAXIMUM AND 550MM MINIMUM
 - WITH LESS THAN 125MM GAP BETWEEN OPEN TREADS
 - ALL TREADS, LANDINGS AND THE LIKE TO HAVE NON SLIP FINISH CLASSIFICATION NOT LESS THAN P3 OR R10 OR NOSING STRIPS WITH A RESISTANCE CLASSIFICATION NOT LESS THAN P3 (INTERNAL) OR P4 (EXTERNAL). (CAUSE 3.9.1.4 NCC 2022 VOLUME 2) & MUST COMPLY WITH AS. 4586-2013
 - PROVIDE BALUSTRADES WHERE CHANGE IN LEVEL EXCEEDS 100MM ABOVE THE SURFACE BENEATH LANDINGS, RAMPS AND/OR TREADS. BALUSTRADES (OTHER THAN TENSIONED WIRE BALUSTRADES) TO BE:
 - 100MM MIN. ABOVE FINISHED SURFACE LEVEL OF BALCONIES, LANDINGS OR THE LIKE, AND
 - 865MM MIN. ABOVE FINISHED SURFACE LEVEL OF STAIR NOSING OR RAMP, AND
 - VERTICAL WITH LESS THAN 125MM GAP BETWEEN, AND
 - ANY HORIZONTAL ELEMENT WITHIN THE BALUSTRADE BETWEEN 150MM AND 760MM ABOVE THE FLOOR MUST NOT FACILITATE CLIMBING WHERE CHANGES IN LEVEL EXCEEDS 400MM ABOVE THE SURFACE BENEATH LANDINGS, RAMPS AND/OR TREADS.
 - WIRE BALUSTRADE CONSTRUCTION TO COMPLY WITH NCC 2022 VOLUME 2 PART 11.3 FOR CLASS 1 AND 10 BUILDINGS AND NCC 2022 VOLUME 1 PART DIP3 FOR OTHER CLASSES OF BUILDINGS
 - STAIRWAY HAND RAILS TO BE 865MM MINIMUM ABOVE STAIR NOSING AND LANDINGS AND TO BE CONTINUOUS THROUGHOUT WHOLE FLIGHT.

STORMWATER STORMWATER DRAINAGE TO BE DESIGNED & CONTRACTED IN ACCORDANCE WITH AS/NZS 3500.3-2021. 90mm Dia PVC PIPE UNLESS NOTED OTHERWISE. CLASS 5UPVC STORMWATER LINE LAID TO A MINIMUM GRADE OF 1:100 AND CONNECTED TO THE LEGAL POINT OF STORMWATER DISCHARGE. PROVIDE INSPECTION OPENINGS AT 9000MM C/C AND AT EACH CHANGE OF DIRECTION. THE COVER TO UNDERGROUND STORMWATER DRAINS SHALL BE NOT LESS THAN - 100MM UNDER SOIL - 50MM UNDER PAVED OR CONCRETE AREAS - 100MM UNDER UNREINFORCED CONCRETE OR PAVED DRIVEWAYS - 75MM UNDER REINFORCED CONCRETE DRIVEWAYS

SERVICES, SEWER AND SEPTIC SHALL BE IN ACCORDANCE THE RELEVANT AUTHORITIES REQUIREMENTS & APPROVAL.

ROOF TRUSSES SHALL BE SUPPLIED AND INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS AND DETAILS. ALL ROOFING MEMBERS SHALL BE GENERALLY TIED DOWN WITH (OR EQUIVALENT TO) A CONT. HOOP IRON STRAP OVER THE MEMBER AND FIXED DOWN ONTO THE STUD BELOW. ALL OTHER WALL AND ROOF BRACING AND FIXING (TIE DOWN) SHALL BE IN ACCORDANCE WITH A.S. 1684.2 : 2021 - THE NATIONAL TIMBER FRAMING CODE

CHIMNEYS AND FLUES TO BE FITTED IN ACCORDANCE WITH THE B.C.A AND MANUFACTURERS SPECIFICATIONS

MECHANICAL VENTILATION TO BE VENTED EXTERNALLY IN ACCORDANCE WITH THE B.C.A AND MANUFACTURERS SPECIFICATIONS -EXHAUST FANS TO BE DUCTED DIRECTLY TO THE OUTSIDE AND HAVE FLOW RATES AS FOLLOWS: BATHROOMS, ENSUITES, W.C. = 25L/S & KITCHEN / LAUNDRIES = 40L/S

CONCRETE STUMPS
 -100mm SQ. UP TO 1500mm LONG (1 NO. H.D. WIRE)
 -100mm SQ. 1501mm TO 1800mm LONG (2 NO. H.D. WIRE)
 -125mm SQ. 1801mm TO 3000mm LONG (2 NO. H.D. WIRE)
 NOTE ALL STUMPS EXCEEDING 1500mm ABOVE GROUND TO BE BRACED WHERE NO PERIMETER BASE BRICKWORK PROVIDED. THE BUILDER SHALL TAKE ALL STEPS NECESSARY TO ENSURE THE STABILITY OF NEW AND EXISTING STRUCTURES DURING ALL WORKS.
 ANT CAPS MUST BE PROVIDED TO ALL STUMPS

FOR BUILDINGS IN MARINE OR OTHER EXPOSURE ENVIRONMENTS SHALL HAVE MASONRY UNITS, MORTAR AND ALL BUILT IN COMPONENTS AND THE LIKE COMPLYING WITH THE DURABILITY REQUIREMENTS OF TABLE 5.1 OF AS3700-2018 MASONRY STRUCTURES.

ALL DIMENSIONS IN MILLIMETERS UNLESS STATED OTHERWISE. WRITTEN DIMENSIONS TAKE PREFERENCE OVER SCALED. VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING CONSTRUCTION

THESE DRAWINGS ARE SUBJECT TO COPYRIGHT

THESE NOTES DO NOT REPLACE OR SUBSTITUTE ANY REGULATIONS, STATUTORY REQUIREMENTS AND/OR BUILDING PRACTICE. THEY ARE PROVIDED ONLY AS GUIDELINES.
 NO RESPONSIBILITY IS ACCEPTED FOR THEIR USE.

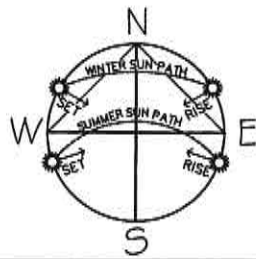
THE OWNER SHALL BE RESPONSIBLE FOR ENSURING THAT ALL SPECIFICATION ITEMS AND SIZES NOMINATED ARE CORRECT AND DOCUMENTED TO THEIR REQUIREMENTS.

BAL DISCLAIMER - THESE DOCUMENTS ARE SHOWING WHAT HAS BEEN ASSESSED PRIOR TO THE PLANS AS DATED. IT IS IMPORTANT TO NOTE THAT THIS ASSESSMENT IS AN OPINION/INTERPRETATION OF THE RELEVANT CODES. THIS OFFICE TAKES NO RESPONSIBILITY FOR ANY ACTIONS OR SUFFER ANY CONSEQUENCES WHICH MAY ARISE FROM A BUSHFIRE OR WILDFIRE EVENT DESTROYING OR DAMAGING ANY PART OF THE ASSESSED SITE OR BUILDING.

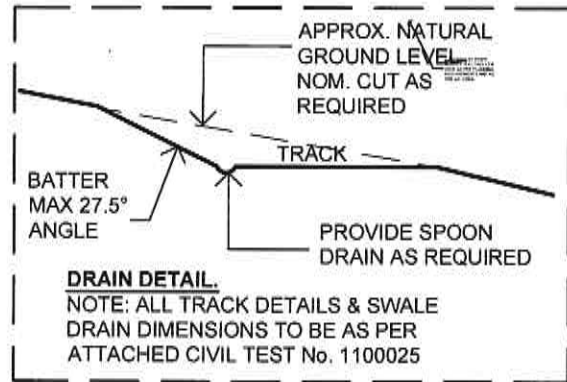
title: ISSUE FOR APPROVAL PLANS ~ 16-12-2024
 proposed: WINE/OLIVE GROVE AND PRODUCTION SHEDS.
 for: JOE AND LIZ BROGNO
 at: 2130 YARRAGON-LEONGATHA RD, HALLSTON 3953

drawn: PW chkd: DJT
 date: MARCH 2022
 scale: AS NOTED
 revision: 1 issue: A
 sheet: 1 of 8
 reg no: DP-AD 20801
 Project No: 21-2226





FOR ALL CFA & BUSHFIRE MANAGEMENT REQUIREMENTS REFER TO BUSHFIRE MANAGEMENT PLAN - SUPPLIED BY - EUCA PLANNING Pty Ltd



ENGINEERS AND SHED CO. NOTE:
-THESE PLANS ARE TO BE READ IN CONJUNCTION WITH ALL PLANS SUPPLIED BY THE RELEVANT SHED CO. AND/OR OTHERS AND WITH THE CORRESPONDING ENGINEERS DETAILS.

FUTURE .5 ha VINEYARD

CLASS 7b BUILDING (FARM SHED) TYPE C

PROPOSED NEW ENTRANCE CROSSOVER MIN NOM. 7.0 m WIDE ALL WEATHER TRACK NOM. 40mm CRUSHED ROCK 150mm THICK AS PER COUNCIL REQUIREMENTS

MAIN ENTRANCE GATES ARE NOM. 1.0M OFF ROAD EDGE TO PROVIDE SUITABLE ACCESS OR MODIFY IF REQUIRED AS PER RELEVANT AUTHORITIES

PROPOSED 4.5m WIDE ALL WEATHER TRACK NOM. 40mm CRUSHED ROCK 150mm THICK AS REQUIRED

PROVIDE MIN 8.8M WIDE TURNING CIRCLE AREA FOR SERVICE VEHICLES CAN TURNAROUND IN A SINGLE FORWARD MOTION AS PER CFA ACCESS NOTES

NOM. LOCATION OF MAX 4 CARPARKS AT RIGHT ANGLES - 4.9 LONG x 2.6 WIDE AS PER PLANNING REQUIREMENTS AND AS PER AS. 2890.6

PROPOSED NEW PRODUCTION AND PROCESSING SHEDS AREA ON EXISTING BEACHED LEVEL SITE

NOM. LOCATION OF TANK FOR NORMAL WATER SUPPLY

DESIGNATED TERMITE PRONE AREA
- SELECTED PHYSICAL TERMITE MANAGEMENT SYSTEM TO BE INSTALLED IN ACCORDANCE WITH AS 3660.1-2014

PROPOSED EFFLUENT TANK AND FIELD LOCATION AS PER LOCAL AUTHORITIES AND REQUIREMENTS

ISSUE FOR APPROVAL

NOM. LOCATION OF NEW MIN. 10,000ltr. RESERVE TANK AS PER BPM AND CONNECT TO THE EXISTING STORMWATER SYSTEM TO EXISTING LPD AS PER LOCAL AUTHORITIES APPROVAL

NOM. LOCATION OF CFA COUPLING WITHIN 4m OF TRACK AND MIN 60m FROM STRUCTURE AND NO MORE THAN 90m FROM THE STRUCTURE, CONNECTED TO EXISTING IRRIGATION DAM, WITH A MIN. RESERVE TOTAL CAPACITY WITH A MIN. 144,000 LTR.

ALL CONSTRUCTION METHODS ARE TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF - AS 3959-2018 AND ALL RELEVANT ATTACHED BUSHFIRE NOTES FOR - BAL 29

DOWNPIPE STORMWATER . NOTE:
-CONNECT ALL DOWNPIPES FROM DWELLING & OR SHED TO TANK, RUN OVERFLOW TO RUBBLE PIT. NOTE RUBBLE PIT TO BE DOWN HILL FROM ANY AGGI LINES PRESENT

SITE PLAN

SCALE 1:500 (sheet size A3)
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CONNECT ALL DOWNPIPES FROM DWELLING &/OR SHED TO TANK, RUN OVERFLOW TO RUBBLE PIT. NOTE RUBBLE PIT TO BE DOWN HILL FROM ANY AGGI LINES PRESENT

FUTURE .7 ha OLIVE GROVE

PROVIDE SCREENING TREES . ON BOUNDARY ALL DETAILS TO BE AS PER NATIVE FLORA PLANTING GUIDE OF THE SOUTH GIPPSLAND SHIRE. ALL PLANTING TO BE UNDERTAKEN & COMPLETED PRIOR TO CERTIFICATE OF OCCUPANCY

Title :
ISSUE FOR APPROVAL PLANS ~ 16-12-2024

Project Description :
WINE/OLIVE GROVE AND PRODUCTION SHEDS.

Client :
JOE AND LIZ BROGNO

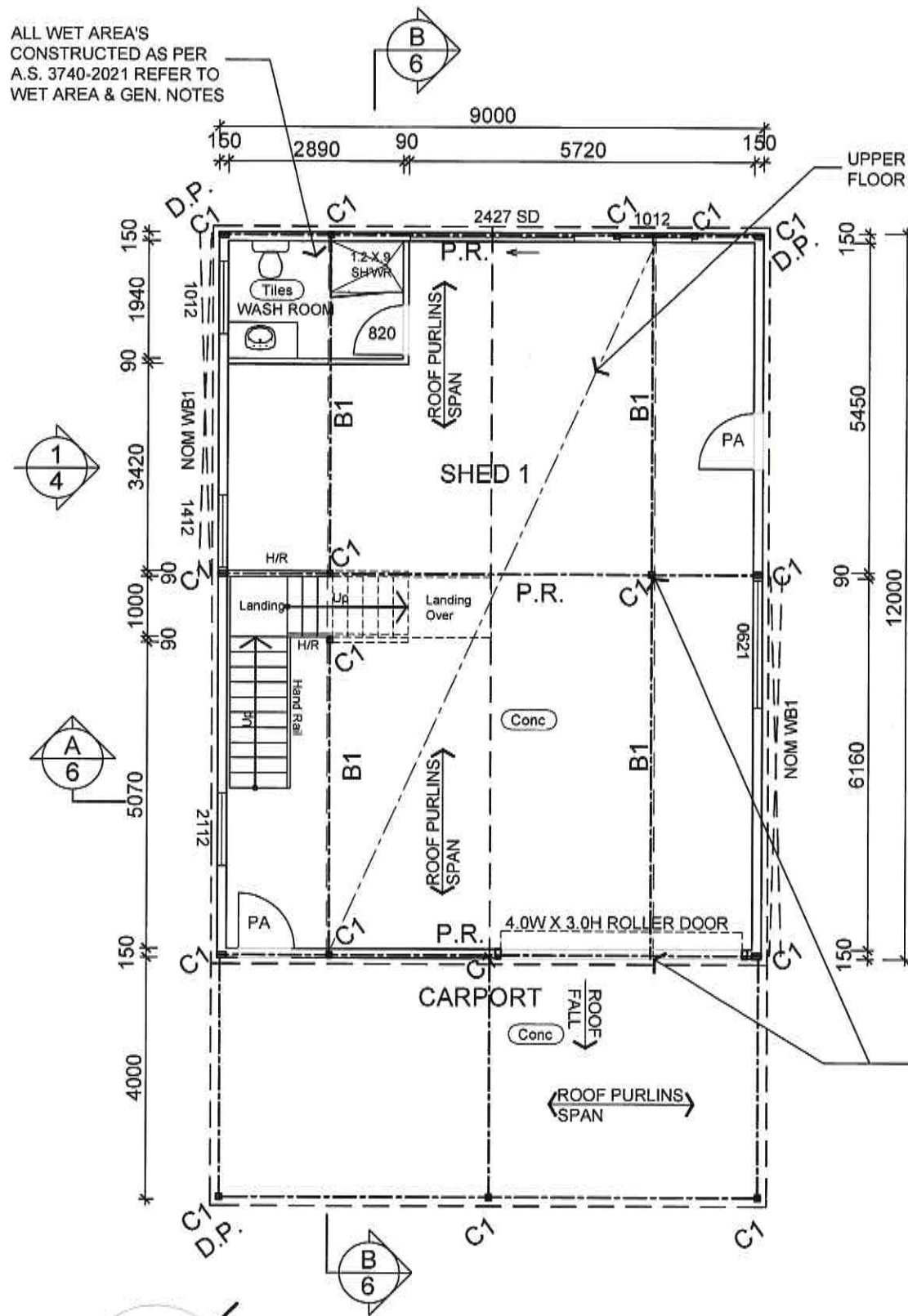
Project Address :
2130 YARRAGON-LEONGATHA RD, HALLSTON 3953

Date :
MARCH 2022

Revision: Issue :
1 A
Drawn: Chk'd By:
PW DJT

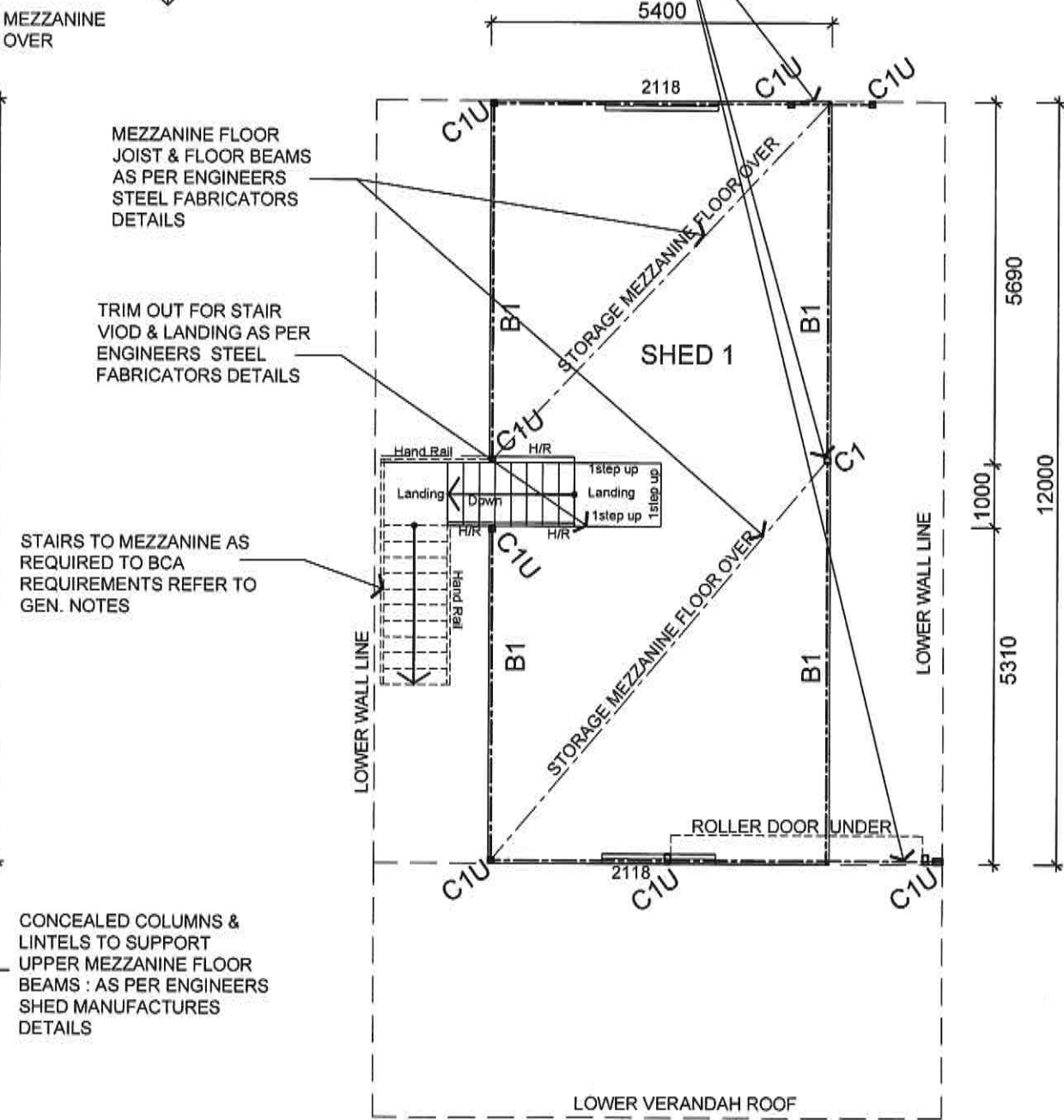
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Project No. :
21-2226

ALL WET AREA'S
CONSTRUCTED AS PER
A.S. 3740-2021 REFER TO
WET AREA & GEN. NOTES



LOWER FLOOR PLAN
SCALE 1:100

CONCEALED COLUMNS
UNDER (C1U) & LINTELS TO
SUPPORT UPPER
MEZZANINE FLOOR BEAMS :
AS PER ENGINEERS SHED
MANUFACTURES DETAILS



UPPER FLOOR PLAN
SCALE 1:100

MEMBER SCHEDULE :-

C1	STEEL COLUMNS : AS PER ENGINEERS SHED MANUFACTURES DETAILS
P.R.	PORTAL RAFTER : AS PER ENGINEERS SHED MANUFACTURES DETAILS
B1	FLOOR BEAMS : AS PER ENGINEERS SHED MANUFACTURES DETAILS
D.P.	NOM. POSITION OF DOWNPIPE. EACH DOWNPIPE TO SERVE A MAXIMUM GUTTER LENGTH OF 12M

ENGINEERS AND SHED CO. NOTE:
-THESE PLANS ARE TO BE READ IN CONJUNCTION WITH ALL PLANS SUPPLIED BY THE RELEVANT SHED CO. AND/OR OTHERS AND WITH THE CORRESPONDING ENGINEERS DETAILS.

WET AREA NOTE : - PROVIDE IMPERVIOUS SUBSTRATE IN ACCORDANCE TO WET AREA NOTES IN GENERAL NOTES AND AS PER BELOW AS WELL
- ALL WET AREAS TO BE CONSTRUCTED IN ACCORDANCE WITH THE NCC BCA 2022 AS 3740-2021
- FLOOR COVERINGS TO WET AREAS TO BE WATER RESISTANT
- SHOWERS THAT ARE NOT FULLY ENCLOSED TO HAVE GRADED TO FLOOR WASTE (1:80 MIN.) HAVE MIN. WITH IN 1500mm RADIUS EXTENT OF WATERPROOFING FROM SHOWER ROSE AS PER AS3740-2021.
- UN ENCLOSED SHOWER MIN. SHOWER SCREEN 1200mm WIDE OR FULLY ENCLOSE SHOWER WITH DOOR

BUILDERS NOTE
- EXHAUST FANS TO DISCHARGE DIRECTLY TO OUTSIDE
- AS PER TABLE BUILDER TO ENSURE ALL LIGHTING INSTALLED MEETS BCA REQUIREMENTS AS PER BELOW MAX.DWELLING 5w/m2, PORCH/VERANDAH 4w/m2 AND GARAGE 3w/m2

Title :
**ISSUE FOR APPROVAL
PLANS ~ 16-12-2024**
Project Description :
**WINE/OLIVE GROVE AND
PRODUCTION SHEDS.**
Client :
JOE AND LIZ BROGNO
Project Address :
**2130 YARRAGON-LEONGATHA
RD, HALLSTON 3953**

Date :
MARCH 2022

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Drawn: Chk'd By:
PW DJT

Sheet: 3 of 8

Project No. :
21-2226

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**ISSUE FOR
APPROVAL**

**CLASS 7b BUILDING
(FARM SHED)
TYPE C**

**ALL CONSTRUCTION METHODS ARE TO BE
IN ACCORDANCE WITH THE REQUIREMENTS
OF - AS 3959-2018 AND ALL RELEVANT
ATTACHED BUSHFIRE NOTES FOR - BAL 29**

FLOORING LEGEND :-

Tiles	TILE FLOORING
Conc	SELECTED CONCRETE FINISH

AREAS

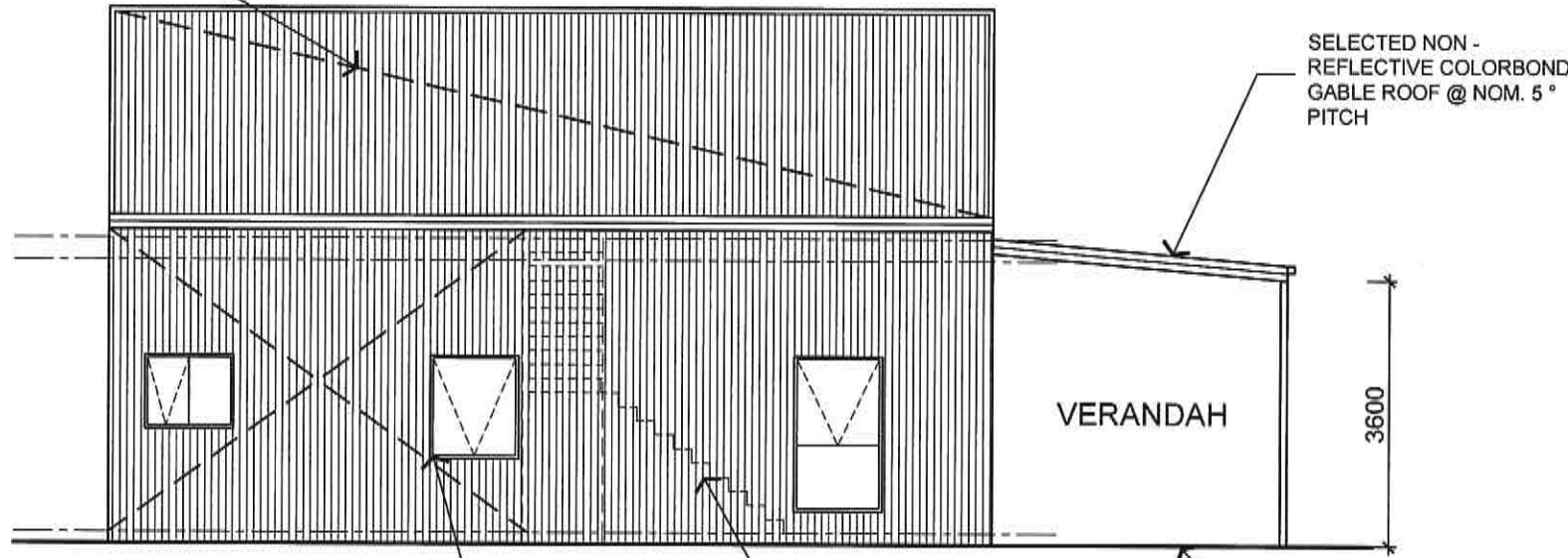
PROPOSED SHED (1) AREA (INC.) VER - 144 Sq m

PROPOSED SHED (1) FLOOR PLAN

SCALE 1:100 (sheet size A3)

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UPPER MEZZANINE FLOOR OVER



ELEVATION 1/3 SCALE 1:100

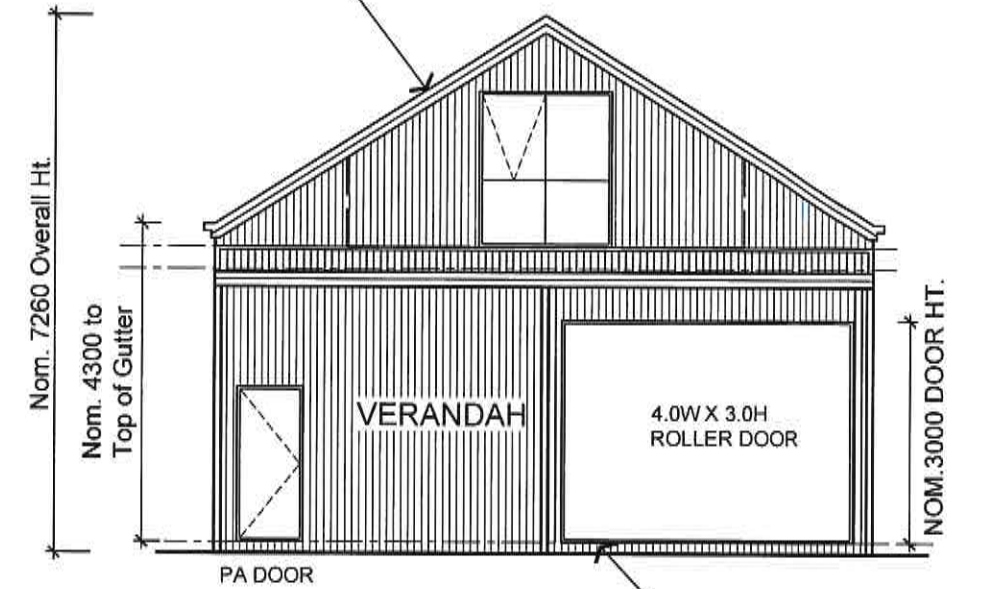
WALL CROSS BRACING AS PER ENGINEERS DETAILS WINDOWS TO CLEAR THESE AS REQUIRED

OUTLINE OF STAIRS TO MEZZANINE AS REQUIRED TO BCA REQUIREMENTS

SELECTED NON-REFLECTIVE COLORBOND GABLE ROOF @ NOM. 5° PITCH

EXISTING NATURAL LEVELED SITE GROUND LINES TO REMAIN

SELECTED NON-REFLECTIVE COLORBOND GABLE ROOF @ NOM. 32° PITCH

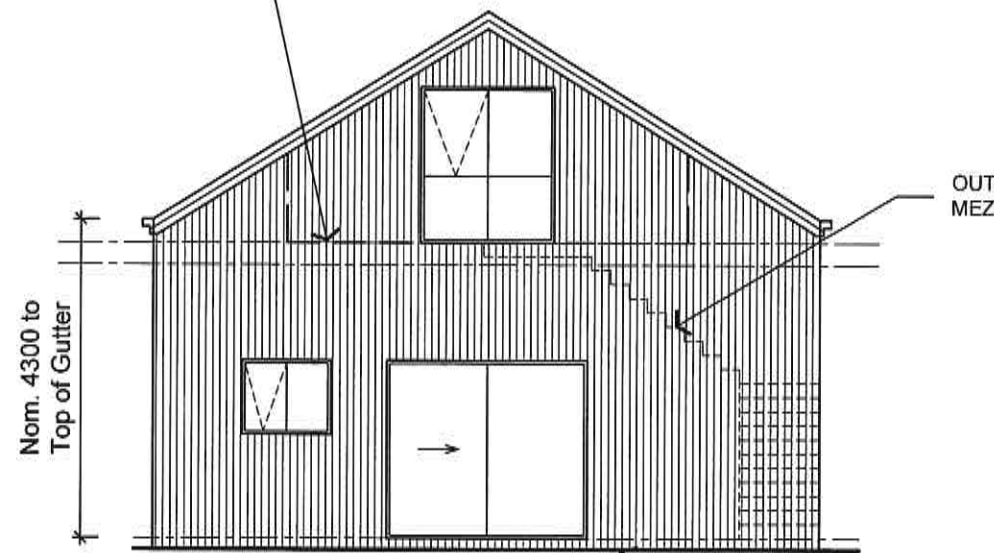


ELEVATION 2/3 SCALE 1:100

EXISTING NATURAL LEVELED SITE GROUND LINES TO REMAIN

ISSUE FOR APPROVAL

UPPER MEZZANINE FLOOR OVER

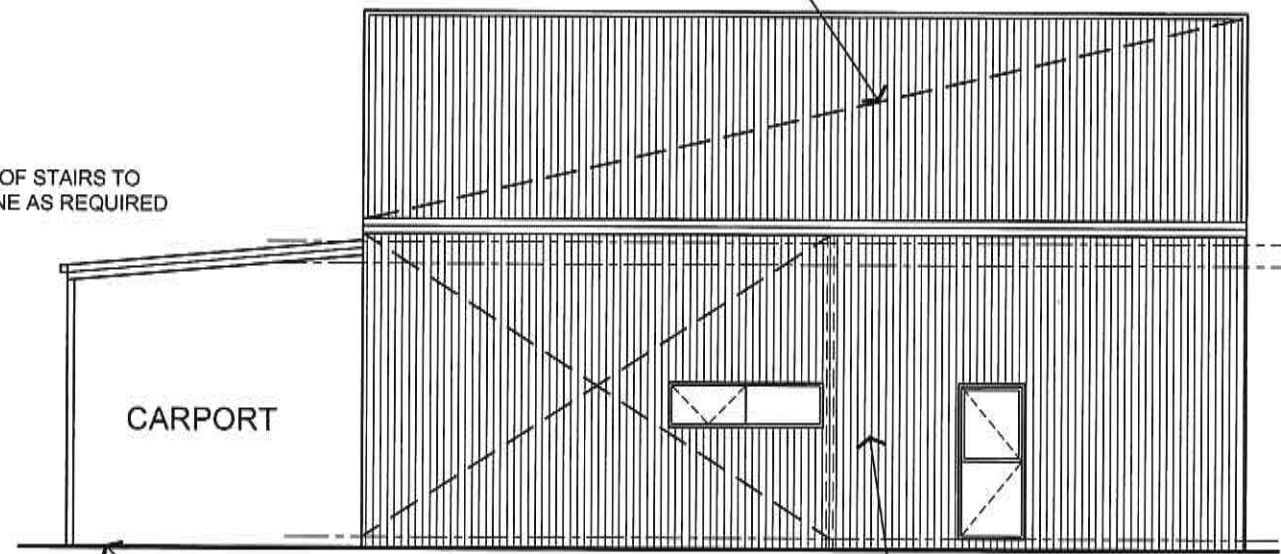


ELEVATION 3/3 SCALE 1:100

EXISTING NATURAL LEVELED SITE GROUND LINES TO REMAIN

OUTLINE OF STAIRS TO MEZZANINE AS REQUIRED

UPPER MEZZANINE FLOOR OVER



ELEVATION 4/3 SCALE 1:100

EXISTING NATURAL LEVELED SITE GROUND LINES TO REMAIN

PA DOOR

SELECTED NON-REFLECTIVE COLORBOND WALL CLADDING

ENGINEERS AND SHED CO. NOTE:
 -THESE PLANS ARE TO BE READ IN CONJUNCTION WITH ALL PLANS SUPPLIED BY THE RELEVANT SHED CO. AND/OR OTHERS AND WITH THE CORRESPONDING ENGINEERS DETAILS.

PROPOSED SHED (1) ELEVATIONS

SCALE 1:100 (sheet size A3)

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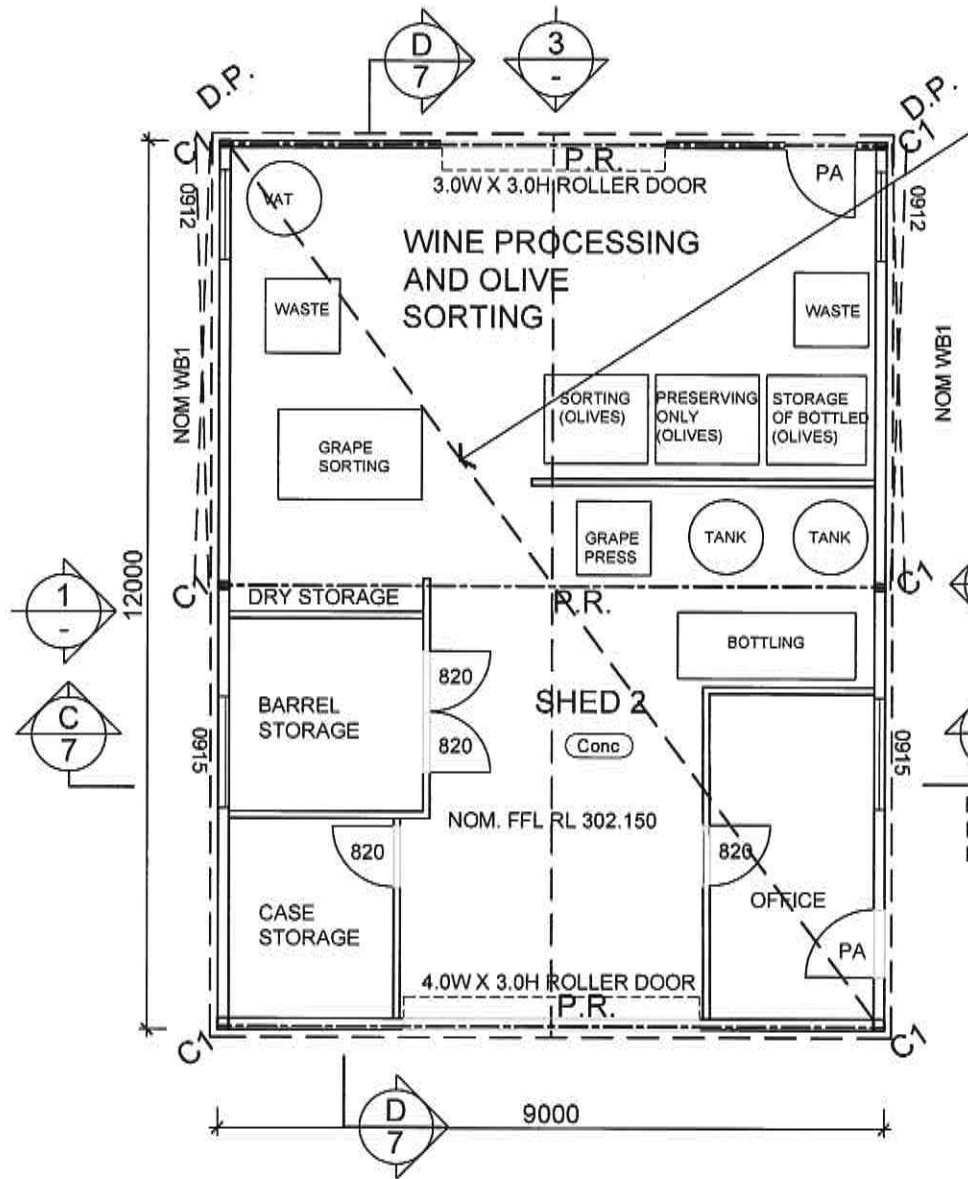
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ISSUE FOR APPROVAL PLANS ~ 16-12-2024	
Project Description :	
WINE/OLIVE GROVE AND PRODUCTION SHEDS.	
Client :	
JOE AND LIZ BROGNO	
Project Address :	
2130 YARRAGON-LEONGATHA RD, HALLSTON 3953	
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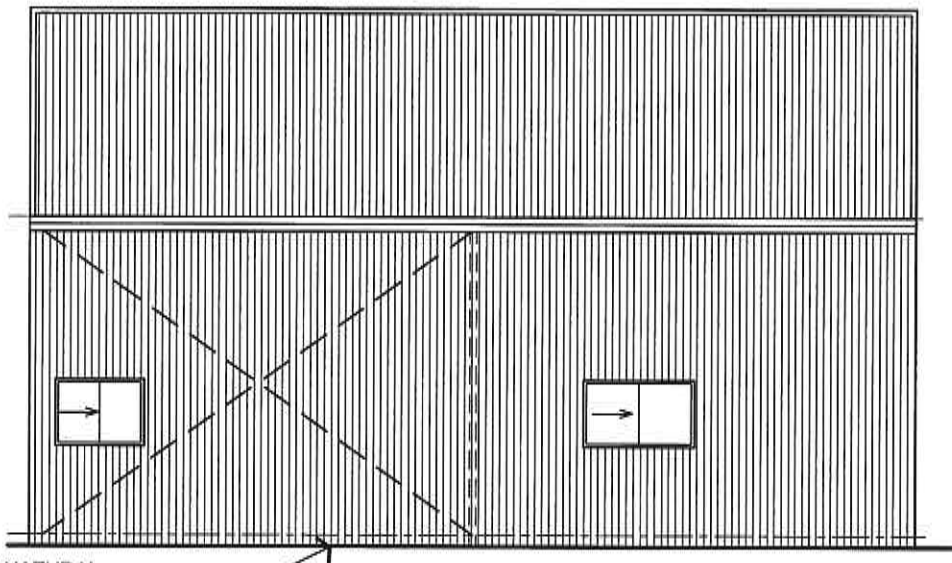
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CLASS 7b BUILDING (FARM SHED) TYPE C

ISSUE FOR APPROVAL



ALL INTERNAL FLOOR PLAN WALLS & RELEVANT ITEMS ARE TO BE CONFIRMED WITH CLIENT FOR FINAL APPROVED LAYOUT PRIOR TO CONSTRUCTION



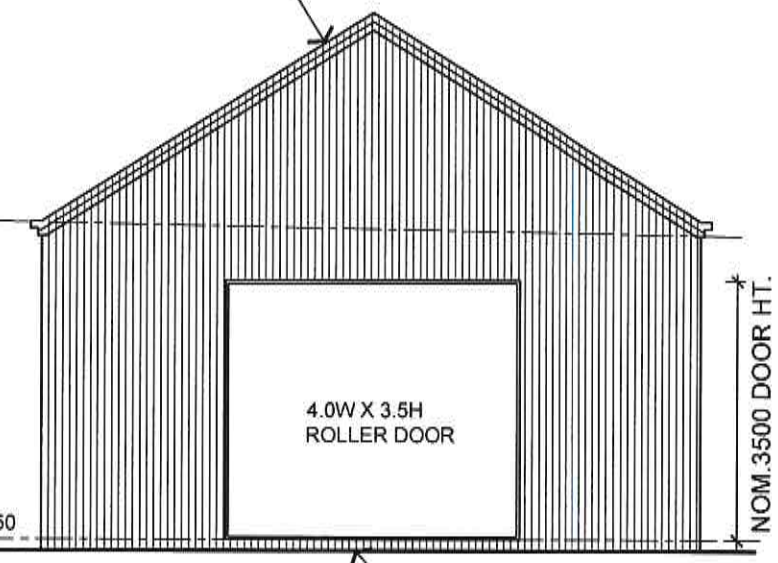
ELEVATION 1
SCALE 1:100

IF REQUIRED PROVIDE SOLAR PANELS AS PER MANUFACTURES DETAILS AND TO CLIENTS DETAILS IT IS UNDERSTOOD NO REFLECTION WILL OCCUR

ALL CONSTRUCTION METHODS ARE TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF - AS 3959-2018 AND ALL RELEVANT ATTACHED BUSHFIRE NOTES FOR - BAL 29

DOWNPIPE STORMWATER . NOTE:
-CONNECT ALL DOWNPIPES FROM DWELLING & OR SHED TO TANK, RUN OVERFLOW TO RUBBLE PIT. NOTE RUBBLE PIT TO BE DOWN HILL FROM ANY AGGI LINES PRESENT

SELECTED NON - REFLECTIVE COLORBOND GABLE ROOF @ NOM. 32° PITCH



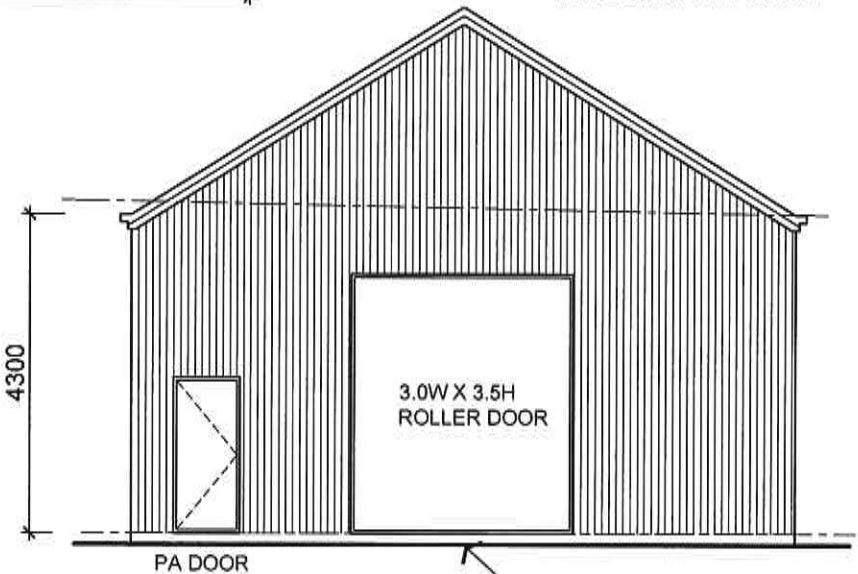
ELEVATION 2
SCALE 1:100

ENGINEERS AND SHED CO. NOTE:
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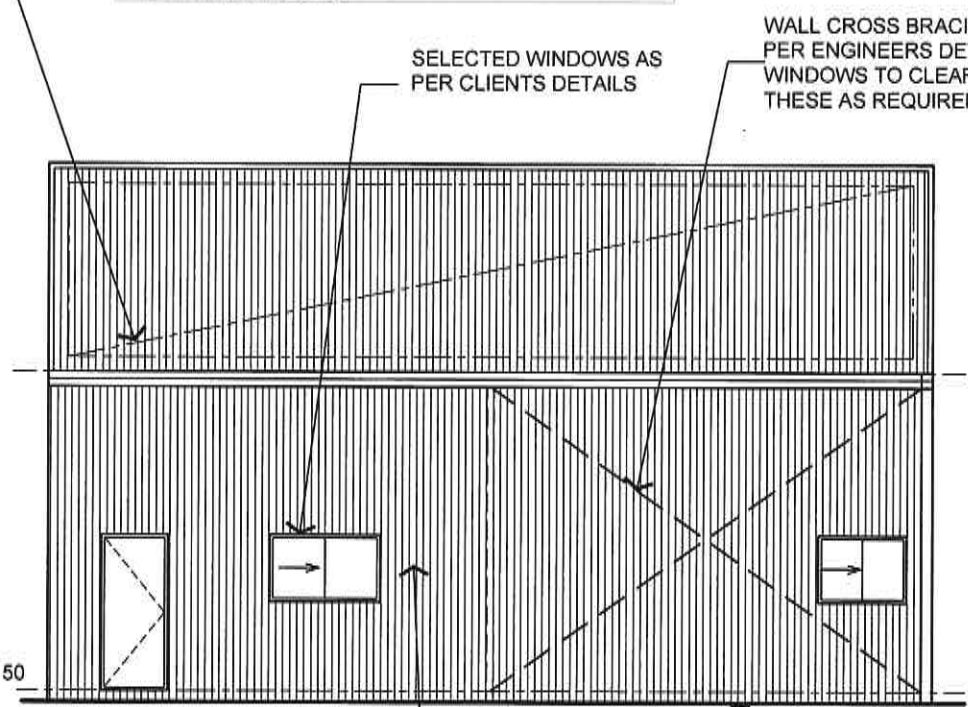
FLOORING LEGEND :-
Conc SELECTED CONCRETE FINISH

MEMBER SCHEDULE :-

C1	STEEL COLUMNS : AS PER ENGINEERS SHED MANUFACTURES DETAILS
P.R.	PORTAL RAFTER : AS PER ENGINEERS SHED MANUFACTURES DETAILS
B1	FLOOR BEAMS : AS PER ENGINEERS SHED MANUFACTURES DETAILS
D.P.	NOM. POSITION OF DOWNPIPE, EACH DOWNPIPE TO SERVE A MAXIMUM GUTTER LENGTH OF 12M



ELEVATION 3
SCALE 1:100



ELEVATION 4
SCALE 1:100

Title :
ISSUE FOR APPROVAL PLANS ~ 16-12-2024

Project Description :
WINE/OLIVE GROVE AND PRODUCTION SHEDS.

Client :
JOE AND LIZ BROGNO

Project Address :
2130 YARRAGON-LEONGATHA RD, HALLSTON 3953

Date :
MARCH 2022

Revision: 1 Issue: A

Drawn: PW Chk'd By: DJT

Sheet: 5 of 8

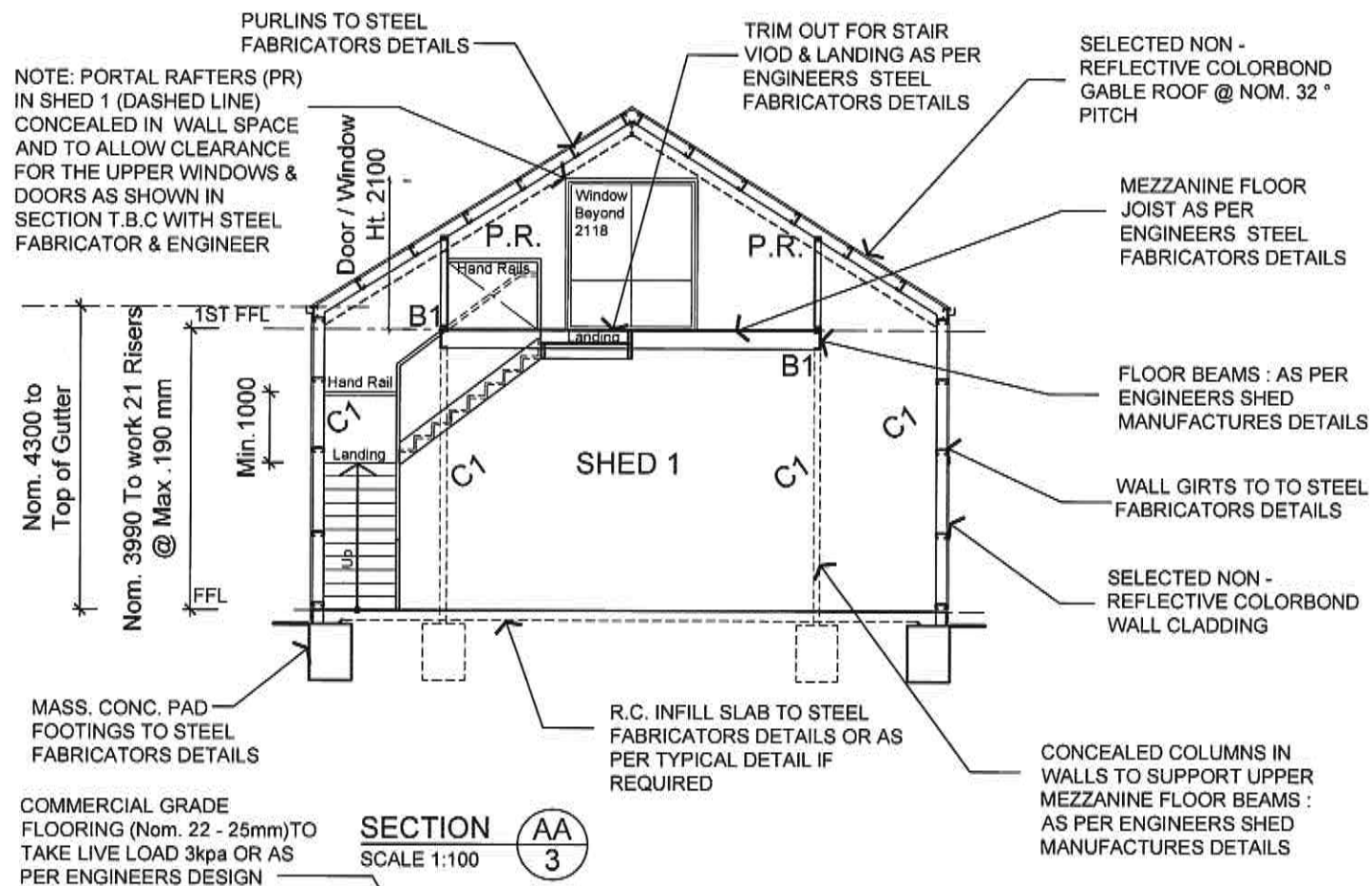
Project No. :
21-2226

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PROPOSED SHED (2) FLOOR PLAN & ELEVATIONS AREAS

SCALE 1:100 (sheet size A3)
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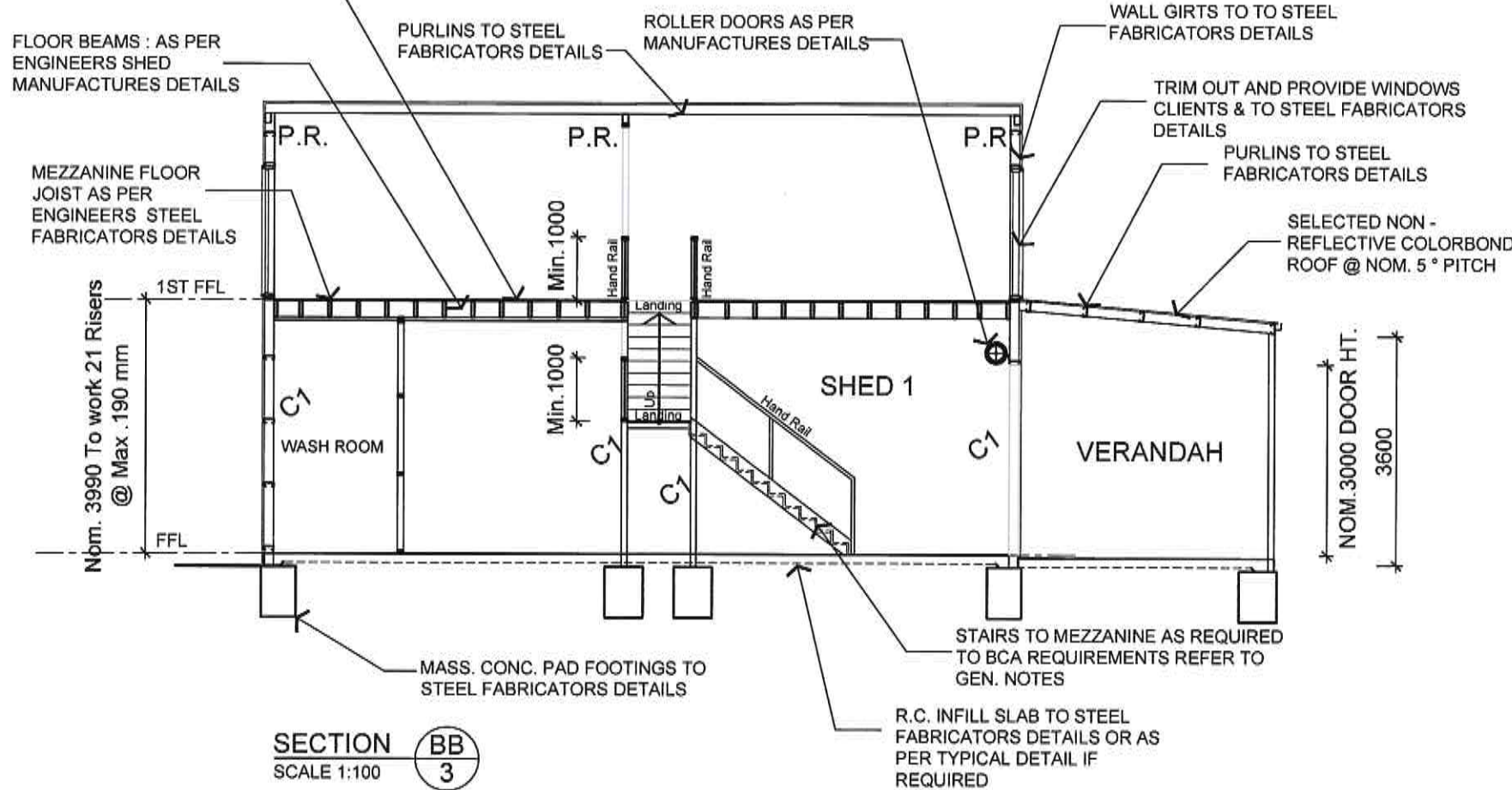
PROPOSED SHED (2) AREA - 108 Sq m



WALL FRAME DETAILS:
TYPICAL FOR ALL FRAMES -
 ADOPT DOUBLE 90 X 45 MGP10 PINE FOR TOP PLATES, SINGLE 90X45 MGP10 PINE FOR BOTTOM PLATES, NOGGINS TO BE 90 X 35 PINE WITH ROWS AT MAX. 1350MM SPACING. BRACING AND TIE DOWNS SHALL BE MAX. 20MM GALV. METAL ANGLE AS PER A.S. 1684 PART 2 -2021. REFER TO FRAME MANUFACTURERRS DETAILS FOR BRACING DETAILS UNO COMMON STUDS: 90 X 35 MGP10 PINE AT 450MM CTRS TO MAX. 3000MM HIGH. 2/90 X 35 PINE AT 450MM CTRS TO MAX. 3600MM HIGH. 2/90 X 45 PINE AT 450MM CTRS TO MAX. 4200MM HIGH. JAMB STUDS REFER TO LINTEL SCHEDULE

LINTEL SCHEDULE:
LOAD BEARING WALLS Sheet Roof Single Storey RLW 3000 Trusses 900 spacing
 0 UP TO 1700MM ADOPT: 90 X 45 F17 KDHW LINTEL
 1701 UP TO 2200MM ADOPT: 140 X 45 F17 KDHW LINTEL OR 120 x 45 HYPAN
 2201 UP TO 2800MM ADOPT: 2/ 140 X 45 F17 KDHW LINTEL OR 150 x 63 HYPAN
 2801 UP TO 3100 ADOPT: 190 X 45 F17 KDHW LINTEL OR 170 x 63 HYPAN
 3101 UP TO 3900 ADOPT: 240 X 45 F17 KDHW LINTEL OR 240 x 63 HYPAN
 3901 UP TO 4500 ADOPT: 2/240 X 45 F17 KDHW LINTEL OR 300 x 63 HYPAN
 4501 UP TO 5100 ADOPT: 2/ 290 X 45 F17 KDHW LINTEL OR 360 x 45 HYPAN
 5101 UP TP 6000 ADOPT: 400 X 75 HYPAN
LOAD BEARING WALLS Sheet Roof Single Storey RLW 4500 Trusses 900 spacing
 0 UP TO 1400MM ADOPT: 90 X 45 F17 KDHW LINTEL
 1401 UP TO 1800MM ADOPT: 140 X 35 F17 KDHW LINTEL OR 2/90 x 45 HYPAN
 1801 UP TO 2200 ADOPT: 140 X 45 F17 KDHW LINTEL OR 130 x 63 HYPAN
 2201 UP TO 2800 ADOPT: 190 X 45 F17 KDHW LINTEL OR 170 x 63 HYPAN
 2801 UP TO 3200 ADOPT: 240 X 45 F17 KDHW LINTEL OR 200 x 63 HYPAN
 3201 UP TO 3700 ADOPT: 290 X 45 F17 KDHW LINTEL OR 240 x 63 HYPAN
 3701 UP TO 4600 ADOPT: 2/290 X 45 F17 KDHW LINTEL OR 300 x 75 HYPAN
 4601 UP TO 5000 ADOPT: 360 x 63 HYPAN
 5001 UP TO 5500 ADOPT: 400 x 63 HYPAN
 5501 UP TP 6000 ADOPT: 525 X 75 HYPAN
 JAMB STUDS FOR OPENINGS UP TO 1000mm ADOPT 90x45 MGP10 PINE (2700mm UP TO 3000mm HIGH)
 JAMB STUDS FOR OPENINGS FROM 1001mm UP TO 2500mm ADOPT 2/90x45 MGP10 PINE (2700mm UP TO 3000mm HIGH)
 JAMB STUDS FOR OPENINGS FROM 2501mm UP TO 3600mm ADOPT 2/90x45 MGP10 PINE (2700mm UP TO 3000mm HIGH)
 NOTE: CARE SHALL BE TAKEN WHERE LINTELS ARE SUBJECT TO eg.GIRDER TRUSS LOADS etc. THOSE LINTELS ARE TO BE ADEQUATELY UPGRADED, BUILDER TO CONFIRM WITH BUILDING SURVEYOR OR TRUSS MANUFACTURER.

CLASS 7b BUILDING (FARM SHED) TYPE C



MEMBER SCHEDULE :-

C1	STEEL COLUMNS : AS PER ENGINEERS SHED MANUFACTURES DETAILS
P.R.	PORTAL RAFTER : AS PER ENGINEERS SHED MANUFACTURES DETAILS
B1	FLOOR BEAMS : AS PER ENGINEERS SHED MANUFACTURES DETAILS
D.P.	NOM. POSITION OF DOWNPIPE. EACH DOWNPIPE TO SERVE A MAXIMUM GUTTER LENGTH OF 12M

ENGINEERS AND SHED CO. NOTE:
 -THESE PLANS ARE TO BE READ IN CONJUNCTION WITH ALL PLANS SUPPLIED BY THE RELEVANT SHED CO. AND/OR OTHERS AND WITH THE CORRESPONDING ENGINEERS DETAILS.

TYPICAL CONC. NOTES:
 - TERMITE BARRIER REQUIRED IN STRICT ACCORDANCE WITH A.S. 3660.1 - 2014
 - SITE IS CLASSIFIED AS CLASS 'M' SITE. IN ACCORDANCE WITH AS2870-2011 & AS 3600. SOIL REPORT BY GEOCORE Pty Ltd
 - ALL GROUND LEVELS ARE NOMINAL AND/OR READ DIRECTLY OFF THE STAFF
 - NOTE THAT THE FOOTING DEPTHS INDICATED ON THE PLANS ARE MIN. RECOMMENDATIONS
 - FILL IF INDICATED SHALL BE (U.N.O.) SAND LAID AND COMPACTED IN 150MM LAYERS TO A MAX. DEPTH OF 600MM.
 - AT 'L' INTERSECTIONS, ONE OUTER BAR OF THE BOTTOM MESH SHALL BE BENT AND CONTINUED 500MM OR A BENT LAP BAR 500MM LONG EACH LEG SHALL BE PROVIDED.

ALL CONSTRUCTION METHODS ARE TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF - AS 3959-2018 AND ALL RELEVANT ATTACHED BUSHFIRE NOTES FOR - BAL 29

SECTIONS & DETAILS SHED (1)

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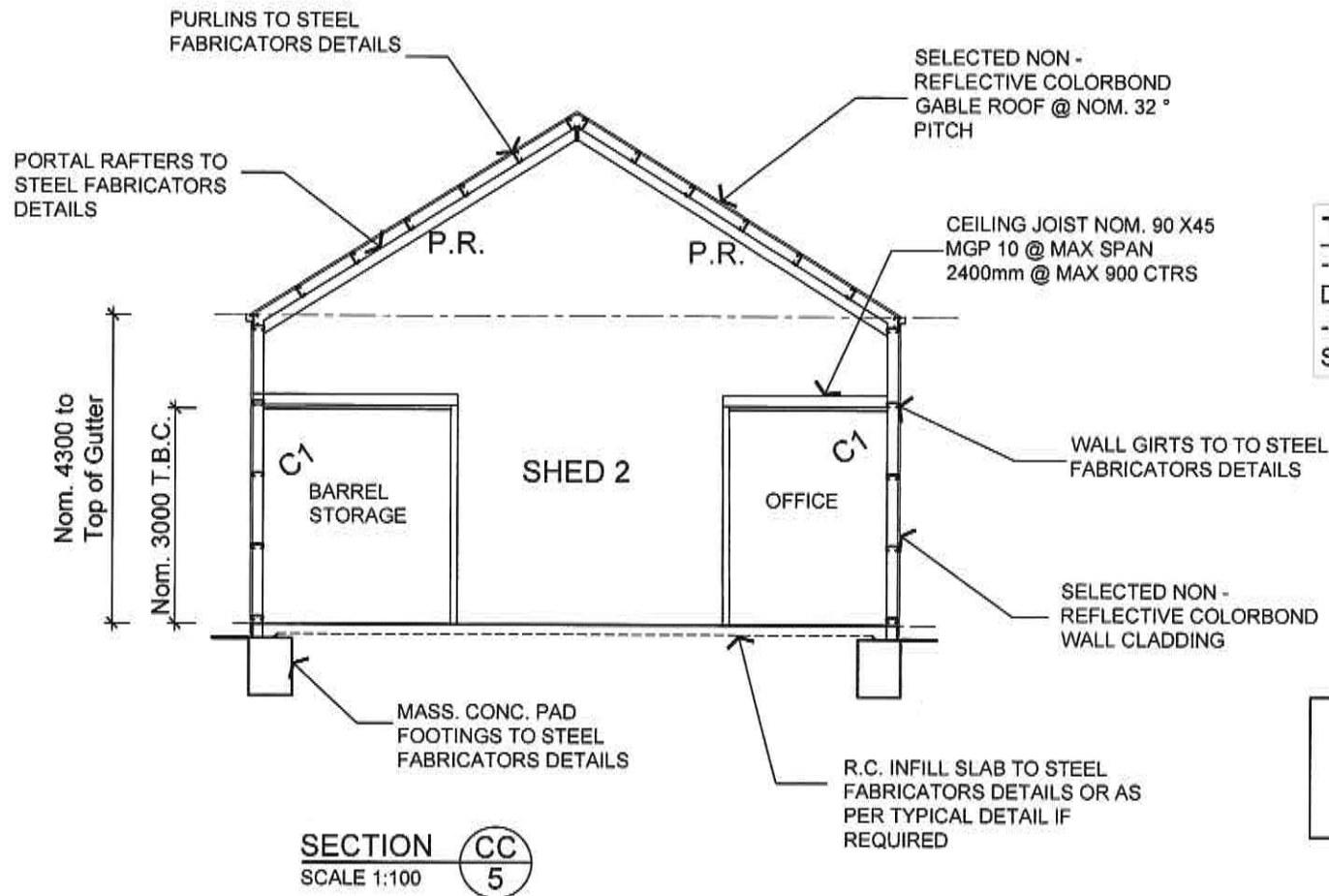
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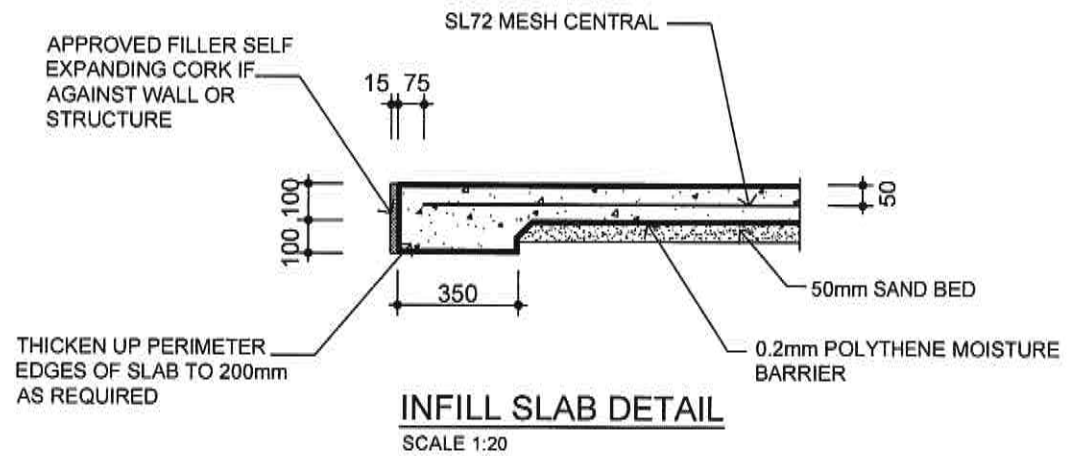


TIE DOWNS AND BRACING NOTE
 - FOR ALL TIE DOWNS AND BRACING DETAILS TO BE AS PER A.S. 1684 PART 2 - 2021- REFER TO GENERAL AND STRUCTURAL NOTES FOR WIND CLASS.

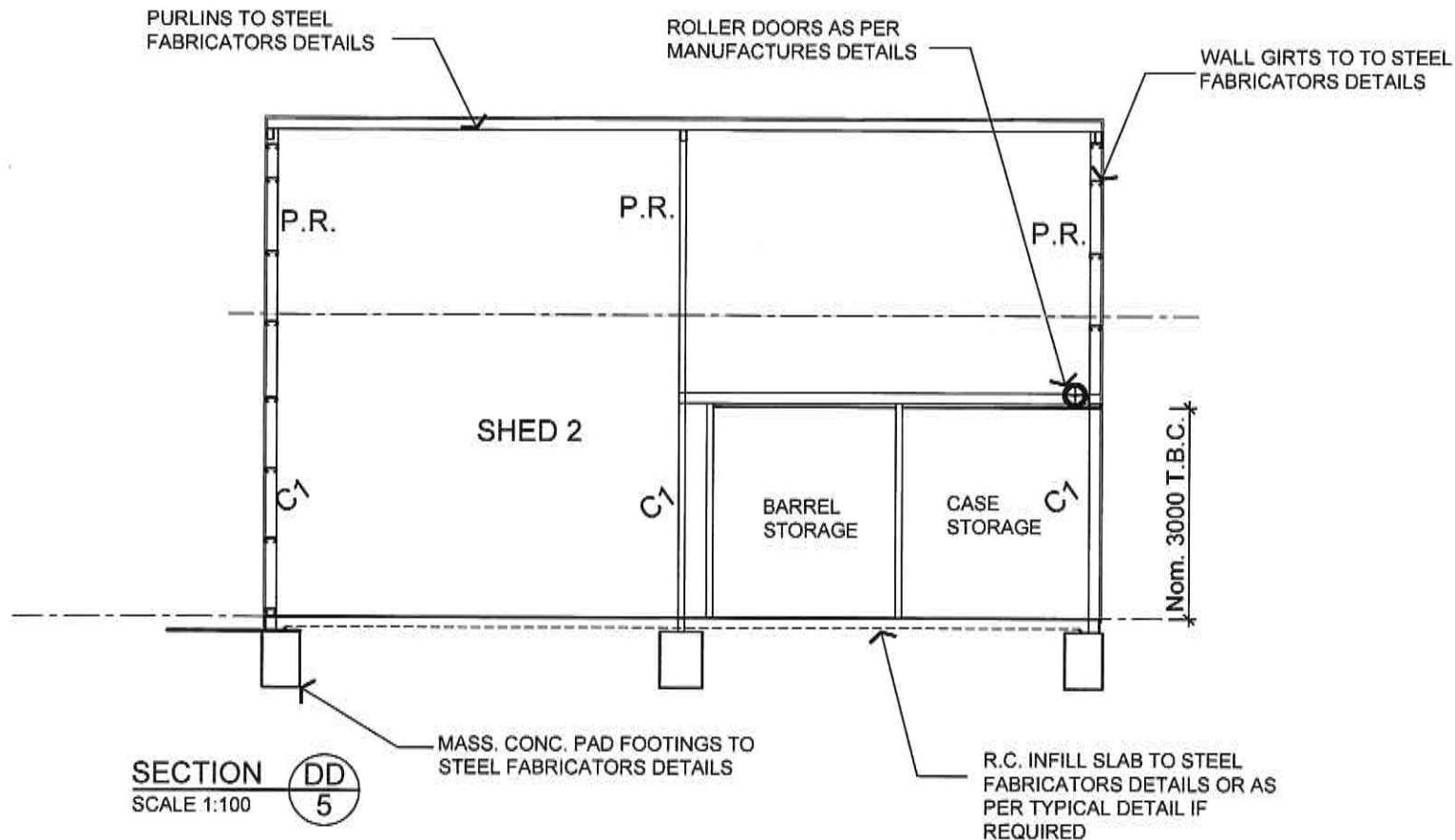
STRUCTURAL NOTES: WIND CLASSIFICATION N3

ROOFING: SELECTED COLORBOND ROOFING AND SELECTED GUTTERS, FLASHINGS AND DOWNPIPES AS REQUIRED. ROOF PITCH AS INDICATED ON THE PLANS. ROOF CLADDING AND TRUSSES SHALL BE SUPPLIED AND INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS.
EXTERNAL CLADDING: AS NOTED ON ELEVATIONS/SECTIONS FOR ANY HYPAN/SMARTFRAME DETAILS, STEEL AND OR DURAGAL DETAILS REFER TO MANUFACTURERS SPECIFICATIONS
 ALL TIE DOWNS AND BRACING AS PER A.S. 1684 PART 2 -2021

ISSUE FOR APPROVAL



BUILDERS NOTE
 - EXHAUST FANS TO DISCHARGE DIRECTLY TO OUTSIDE
 - AS PER TABLE BUILDER TO ENSURE ALL LIGHTING INSTALLED MEETS BCA REQUIREMENTS AS PER BELOW MAX. DWELLING 5w/m2, PORCH/VERANDAH 4w/m2 AND GARAGE 3w/m2



MEMBER SCHEDULE :-

C1	STEEL COLUMNS : AS PER ENGINEERS SHED MANUFACTURES DETAILS
P.R.	PORTAL RAFTER : AS PER ENGINEERS SHED MANUFACTURES DETAILS
B1	FLOOR BEAMS : AS PER ENGINEERS SHED MANUFACTURES DETAILS
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 - FOR ALL TIE DOWNS AND BRACING DETAILS TO BE AS PER A.S. 1684 PART 2 - 2021- REFER TO GENERAL AND STRUCTURAL NOTES FOR WIND CLASS.

ENGINEERS AND SHED CO. NOTE:
 -THESE PLANS ARE TO BE READ IN CONJUNCTION WITH ALL PLANS SUPPLIED BY THE RELEVANT SHED CO. AND/OR OTHERS AND WITH THE CORRESPONDING ENGINEERS DETAILS.

CLASS 7b BUILDING (FARM SHED) TYPE C

ALL CONSTRUCTION METHODS ARE TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF - AS 3959-2018 AND ALL RELEVANT ATTACHED BUSHFIRE NOTES FOR - BAL 29

SECTIONS & DETAILS SHED (2)

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**ACCEPTABLE CONSTRUCTION PRACTICE FOR
FIRE RATED CONSTRUCTION TO COMPLY WITH
AS - 3959-2018:**

BUSHFIRE ATTACK LEVEL - (BAL-29)

TESTED SYSTEMS -

AS1530.8.1 AT 29 KW/M2

TIMBER SUMMARY -

BUSHFIRE RESISTING TIMBER (7 LISTED TIMBER OR FIRE RETARDED)

FLOORING SYSTEM -

ENCLOSED - BEARERS, JOISTS, FLOORING - NO SPECIAL CONSTRUCTION REQUIREMENTS

UN-ENCLOSED - BEARERS, JOISTS, FLOORING LESS THAN 400mm TO BE EITHER - NON - COMBUSTIBLE OR PARTICLEBOARD OR PLYWOOD FLOORING THE UNDERSIDE LINED WITH SARKING OR MINERAL WOOL INSULATION.

- FLOORING GREATER THAN 400mm FROM G.L. - NO SPECIAL CONSTRUCTION REQUIRED

SUB-FLOOR -

ENCLOSED - POSTS, STUMPS, COLUMNS, - NO SPECIAL CONSTRUCTION REQUIREMENTS

UN-ENCLOSED - POSTS, STUMPS, COLUMNS, EITHER - NON, COMBUSTABLE MATERIAL OR BUSHFIRE RESISTING TIMBER

DECKING AND VERANDAH CONSTRUCTION -

ENCLOSED

- PREFERRED GAPS BETWEEN DECKING TO BE 3mm (MAX.5mm)

- DECK PERIMETER VERTICAL CLADDING ENCLOSING SUBFLOOR DECK SPACE EITHER - NON, COMBUSTABLE MATERIAL OR BUSHFIRE RESISTING TIMBER OR MESH OR PERFORATED SHEET WITH A MAX. APERTURE SIZE OF 2mm MADE OF CORROSION-RESISTANT STEEL, ALUMINIUM OR BRONZE.

- DECKING - EITHER NON -COMBUSTABLE MATERIAL OR BUSHFIRE RESISTING TIMBER

UN-ENCLOSED

- PREFERRED GAPS BETWEEN DECKING TO BE 3mm (MAX.5mm)

- SUPPORTS, FRAMING AND DECKING - EITHER NON -COMBUSTABLE MATERIAL OR BUSHFIRE RESISTING TIMBER.

BALUSTRADE, HANDRAIL CONSTRUCTION -

THOSE PARTS OF A HANDRAIL AND BALUSTRADE THAT ARE LESS THAN 125mm AWAY FROM GLAZING OR A COMBUSTIBLE WALL SHALL BE CONSTRUCTED FROM EITHER NON -COMBUSTABLE MATERIAL OR BUSHFIRE RESISTING TIMBER.

- THE PARTS OF A HANDRAIL AND BALUSTRADE THAT ARE 125mm OR MORE AWAY FROM A BUILDING HAVE NO SPECIAL CONSTRUCTION REQUIREMENTS.

VERANDAH POSTS -

- SHALL BE MADE FROM

(a) NON-COMBUSTABLE MATERIAL OR

(b) BUSHFIRE-RESISTING TIMBER - APPENDIX F OR

(c) A COMBINATION OF ITEMS (a) OR (b)

**ACCEPTABLE CONSTRUCTION
PRACTICE FOR FIRE RATED
CONSTRUCTION TO COMPLY WITH AS
- 3959-2018: CONT':**

EXTERNAL WALLS -

- WALL CLADDING TO BE - NON.COMBUSTABLE MATERIAL OR F.C. MIN. 6mm THICK OR BUSHFIRE RESISTING TIMBER

WINDOWS -

FRAMES - BUSHFIRE RESISTING TIMBER OR METAL OR METAL REINFORCED PVC-U

GLAZING - 5mm TOUGHENED GLASS AND IF LESS THAN 400mm FROM HORIZONTAL SURFACE OR GROUND LEVEL ALL GLASS MUST BE SCREENED. WITH OPENABLE PART OF WINDOW TO BE SCREENED WITH CORROSION-RESISTANT STEEL, ALUMINIUM OR BRONZE MESH WITH A MAX. APERTURE SIZE OF 2mm.

EXTERNAL DOORS -

- SHALL BE COMPLETELY PROTECTED EXTERNALLY BY A TIGHT FITTING FLY SCREEN DOOR WITH CORROSION-RESISTANT STEEL, ALUMINIUM OR BRONZE MESH WITH A MAX. APERTURE SIZE OF 2mm.

OR

SIDE HUNG -

- TIGHT FITTING TO THE DOOR JAMB MAX. 3mm GAPS BETWEEN DOORS AND DOOR JAMB OR

- WEATHER STRIPS OR DRAUGHT EXCLUDERS INSTALLED TO BASE AND/OR SURROUNDS OF THE DOOR(S)

UNGLAZED DOOR

JOINERY - NON.COMBUSTABLE MATERIAL OR SOLID HAVING MIN. THICKNESS OF 35mm

GLAZED DOOR

GLAZING - 5mm TOUGHENED GLASS

JOINERY - BUSHFIRE RESISTING TIMBER OR METAL OR METAL REINFORCED PVC-U

DOOR JAMBS

BUSHFIRE RESISTING TIMBER OR METAL OR METAL REINFORCED PVC-U

SLIDING DOORS -

GLAZING - 6mm TOUGHENED GLASS

DOOR JAMBS

BUSHFIRE RESISTING TIMBER OR METAL

VENTS AND WEEPHOLES -

- MUST BE PROTECTED SPARK GUARDS MADE FROM CORROSION-RESISTANT STEEL, ALUMINIUM OR BRONZE MESH SIZE CAN BE DETERMINED BY NOT BEING ABLE TO PASS A CIRCULAR PROBE OF 2mm DIA. THROUGH THE APERTURE.

**ACCEPTABLE CONSTRUCTION PRACTICE FOR
FIRE RATED CONSTRUCTION TO COMPLY WITH
AS - 3959-2018: CONT':**

ROOF CLADDINGS -

TILES

- FULLY SARKED THE ROOF ADOPT SARKING WITH A FLAMMABILITY INDEX OF NOT MORE THAN 5

- INSTALLED DIRECTLY BELOW THE BATTENS

- MUST COVER ENTIRE ROOF AREA INCLUDING RIDGE AND MUST EXTEND INTO THE GUTTERS, VALLEYS AND THE LIKE.

METAL SHEET

- FULLY SARKED THE ROOF ADOPT SARKING WITH A FLAMMABILITY INDEX OF NOT MORE THAN 5 INSTALLED DIRECTLY BELOW THE BATTENS

- FOIL BACKED INSULATION BLANKETS MAY BE INSTALLED OVER BATTENS

- GAPS GREATER THAN 3mm TO BE SEALED WITH CORROSION-RESISTANT STEEL, ALUMINIUM OR BRONZE MESH WITH A MAX. APERTURE SIZE OF 2mm OR MINERAL WOOL OR OTHER NON-COMBUSTIBLE MATERIAL.

FASCIAS, BARGEBOARDS -

- BUSHFIRE RESISTING TIMBER OR METAL FIXED AT 450mm CENTERS

EAVES LININGS -

- F.C. SHEET MIN. 4.5mm THICK OR BUSHFIRE RESISTING TIMBER OR BUSHFIRE RESISTING TIMBER

ROOF PENETRATIONS -

- ALL ROOF PENETRATIONS SHALL BE ADEQUATELY SEALED AT THE ROOF TO PREVENT GAPS GREATER THAN 3mm. THE MATERIAL USED FOR SEALING MUST BE A NON-COMBUSTABLE MATERIAL.

- OPENINGS IN THE VENTS ETC. ARE TO BE FITTED WITH EMBER GUARDS MADE OF CORROSION-RESISTANT STEEL, ALUMINIUM OR BRONZE MESH OR PERFORATED STEEL WITH A MAX. APERTURE SIZE OF 2mm OR

- EVAPORATIVE COOLING UNITS SHALL BE FITTED WITH NON-COMBUSTIBLE COVERS MADE OF CORROSION-RESISTANT STEEL, ALUMINIUM OR BRONZE MESH OR PERFORATED STEEL WITH A MAX. APERTURE SIZE OF 2mm

WATER AND GAS SUPPLY PIPES -

- ABOVE GROUND EXPOSED WATER AND GAS SUPPLY PIPING MUST BE OF METAL

GARAGE DOORS -

- DOORS SHALL BE OF NON-COMBUSTIBLE MATERIAL OR FIRE RESISTANT TIMBER.

- PANEL LIFT DOORS OR SIDE HUNG DOORS SHALL BE FITTED WITH SUITABLE WEATHER STRIPS, DRAUGHT EXCLUDERS, DRAUGHT SEALS OR GUIDE TRACKS, AS APPROPRIATE TO THE DOOR TYPE, WITH A MAX. GAP NO GREATER THAN 3mm.

- ROLLER DOORS SHALL HAVE GUIDE TRACKS WITH A MAX. GAP NO GREATER THAN 3mm AND SHALL BE FITTED WITH A NYLON BRUSH THAT IS IN CONTACT WITH THE DOOR.

-VEHICLE ACCESS DOORS SHALL NOT INCLUDE VENTILATION SLOTS.

**BUSHFIRE RESISTANT
TIMBERS FOR BAL 29**

BUSHFIRE-RESISTANT SPECIES

Standard trade name	Botanical name
Ash, silvertop	<i>Eucalyptus sieberi</i>
Blackbutt	<i>Eucalyptus pilularis</i>
Gum, red, river	<i>Eucalyptus camaldulensis</i>
Gum, spotted	<i>Corymbia maculata</i>
Ironbark, red	<i>Eucalyptus sideroxylon</i>
Kwila (Merbau)	<i>Intsia bijuga</i>
Turpentine	<i>Syncarpia glomulifera</i>

DISCLAIMER - THESE DOCUMENTS ARE SHOWING WHAT HAS BEEN ASSESSED PRIOR TO THE PLANS AS DATED. IT IS IMPORTANT TO NOTE THAT THIS ASSESSMENT IS AN OPINION/INTERPRETATION OF THE RELEVANT CODES. THIS OFFICE TAKES NO RESPONSIBILITY FOR ANY ACTIONS OR SUFFER ANY CONSEQUENCES WHICH MAY ARISE FROM A BUSHFIRE OR WILDFIRE EVENT DESTROYING OR DAMAGING ANY PART OF THE ASSESSED SITE OR BUILDING.

**ISSUE FOR
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**ALL CONSTRUCTION METHODS ARE TO BE
IN ACCORDANCE WITH THE REQUIREMENTS
OF - AS 3959-2018 AND ALL RELEVANT
ATTACHED BUSHFIRE NOTES FOR - BAL 29**

**FOR ALL CFA & BUSHFIRE MANAGEMENT
REQUIREMENTS REFER TO BUSHFIRE
MANAGEMENT PLAN - SUPPLIED BY -
EUCA PLANNING Pty Ltd**

**SECTION J NOTES - TYPICAL DEEMED TO SATISFY & THERMAL PERFORMANCE
REQUIREMENTS NOTES -**

THESE PLANS TO BE READ IN CONJUNCTION WITH SECTION J

(DTS) ENERGY EFFICIENCY REPORT

CONCRETE FLOOR - CONCRETE FLOOR COMPLIES WITH REQUIREMENTS NO INSULATION REQUIRED

WALLS - PROVIDE MIN R2.0 (BUT R2.5 IS HIGHLY RECOMMENDED) BULK INSULATION AND BREATHABLE DOUBLE SIDED REFLECTIVE FOIL BUILDING PAPER (OR SIMILAR) AS REQUIRED.

CEILING - PROVIDE BULK CEILING INSULATION MIN. R4.0. (BUT R5.0 OR R6.0 IS HIGHLY RECOMMENDED) AND BREATHABLE DOUBLE SIDED REFLECTIVE FOIL BUILDING PAPER (OR SIMILAR). WHERE THERE IS SHED CONSTRUCTION BEING CREATED PROVIDE Min. R1.3 ANTICON BLANKET (BUT R1.8 IS RECOMMENDED)

WINDOWS - ALL NEW WINDOWS HAVE ALLOWED TO BE A GOOD QUALITY SINGLE GLAZED, HOWEVER IT IS HIGHLY RECOMMENDED THAT DOUBLE GLAZED WINDOWS BE INSTALLED TO ALL NEW WINDOWS BUT AT THIS STAGE IS NOT MANDATORY UNLESS NOTED OTHERWISE.

- WHERE POSSIBLE ALL NEW WINDOWS TO BE DOUBLE GLAZED.

- SEAL EXHAUST FANS, EXTERNAL DOORS AND AROUND ALL WINDOWS AND GAPS AND CRACKS

**BUSHFIRE ATTACK LEVELS - (BAL'S)
AND CONSTRUCTION METHODS**

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