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- THESE NOTES FORM AN INTEGRAL PART OF ALL DRAWINGS & DOCUMENTATION RELEVANT TO THIS PROJECT.
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- RESPECTIVE CONTRACTORS TO VERIFY ALL DIMENSIONS & LEVELS ON SITE, PRIOR TO COMMENCING ANY WORK OR THE MAKING OF ANY SHOP DRAWINGS. REPORT ANY DISCREPANCIES TO THIS OFFICE FOR CLARIFICATION.
- THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL RELEVANT STRUCTURAL AND ALL OTHER CONSULTANTS' DRAWINGS/DETAILS AND WITH ANY OTHER WRITTEN INSTRUCTIONS ISSUED IN THE COURSE OF THE CONTRACT.
- ALL MATERIALS AND METHODS OF CONSTRUCTION, TESTING ETC SHALL CONFORM WITH CURRENT, BUT NOT LIMITED TO THE RELEVANT SAA CODES & SPECIFICATIONS, THE "NATIONAL CONSTRUCTION CODE OF AUSTRALIA" AND WITH THE BY-LAWS OF LOCAL AUTHORITIES AND ALL OTHER RELEVANT CURRENT AUSTRALIAN STANDARDS (AS AMENDED) REFERED TO THEREIN. WHERE AN ALTERNATIVE SOLUTION IS PROPOSED THEN, PRIOR TO IMPLEMENTATION OR INSTALLATION, IT FIRST MUST BE ASSESSED AND APPROVED BY THE RELEVANT BUILDING SURVEYOR AS MEETING THE PERFORMANCE REQUIREMENTS OF THE BCA. UNLESS OTHERWISE SPECIFIED, THE TERM "BCA" SHALL REFER TO "NATIONAL CONSTRUCTION CODE" SERIES BUILDING CODE OF AUSTRALIA VOLUME 2.
- BUILDING TIE-DOWNS TO BE PROVIDED IN ACCORDANCE WITH AS 1684 FOR AN ASSUMED DESIGN GUST WIND SPEED / WIND CLASSIFICATION OF 33 M/S (N2) (SUBJECT TO CONFIRMATION ON SITE BY RELEVANT BUILDING SURVEYOR AT FIRST INSPECTION), REFER TO AS 1684 FOR CONSTRUCTION REQUIREMENTS.
- CONCRETE STUMPS:
  *UP TO 1400mm LONG TO BE 100mm x 100mm (1 No. H.D. WIRE)
  *1401mm TO 1800mm LONG TO BE 100mm x 100mm (2 No. H.D. WIRES)
  *1801mm TO 3000mm LONG TO BE 125mm x 125mm (2 No. H.D. WIRES)
  100mm x 100mm STUMPS EXCEEDING 1200mm ABOVE GROUND LEVEL TO BE BRACED WHERE NO PERIMETER BASE BRICKWORK PROVIDED.
- THE APPROVAL BY THIS OFFICE OF A SUBSTITUTE MATERIAL, WORK PRACTICE, VARIATION OR THE LIKE IS NOT AN AUTHORISATION FOR ITS USE OR A CONTRACT VARIATION. ANY SAID VARIATIONS MUST BE ACCEPTED BY ALL PARTIES TO THE AGREEMENT AND WHERE APPLICABLE THE RELEVANT BUILDING SURVEYOR PRIOR TO IMPLEMENTING THE SAID VARIATION.
- ALL EXPOSED STEEL LINTELS / BEAMS WITHIN 1KM OF OCEAN / BEACH TO BE HOT DIPPED GALVINIZED TO SATISFACTORY STANDARD.
- EXCAVATIONS TO BE CARRIED OUT IN ACCORDANCE WITH RELEVANT CONTROLLING AUTHORITIES REQUIREMENTS.
- ALL PLUMBING AND DRAINAGE WORKS TO BE IN STRICT COMPLIANCE WITH RELEVANT PLUMBING & DRAINAGE REGULATIONS, THE BUILDING CODE OF AUSTRALIA AND LOCAL AUTHORITY REQUIREMENTS. MINIMUM COVER TO STORMWATER DRAINS TO BE: 100mm UNDER CONCRETE AND 200mm ELSEWHERE. THE BUILDER SHALL ENSURE ALL SWD, PIPES AND THE LIKE ARE LOCATED AT SUFFICIENT DISTANCE FROM ANY BUILDING'S FOOTING AND/OR SLAB EDGE BEAMS SO AS TO PREVENT GENERAL MOISTURE PENETRATION, DAMPNESS, WEAKENING AND UNDERMINING OF ANY BUILDINGS AND ITS FOOTING SYSTEM.
- WHERE THE BUILDING (EXCLUDES A DETACHED CLASS 10) IS LOCATED IN A TERMITE PRONE AREA, THE AREA TO UNDERSIDE OF BUILDING AND PERIMETER IS TO BE TREATED AGAINST TERMITE ATTACK.
- ALL MASONRY WORK TO COMPLY WITH AS 3700 & RELEVANT SUBSEQUENT STANDARDS. PROVIDE FULL HEIGHT ARTICULATION JOINTS AS INDICATED ON RELEVANT ENGINEERING DOCUMENTATION. ALL BRICK TIES WITHIN 1KM OF OCEAN / BEACH TO BE STAINLESS STEEL OR PLASTIC COATED 'NEW TIES OF APPROVED MANUFACTURE.
- 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 4.1 OF AS4773.1: '*MASONRY IN SMALL BUILDINGS*' PART 1: DESIGN.
- ALL FRAMING TO CONFORM WITH AS1684 & RELEVANT CODES & SPECIFICATIONS.
- INSTALL SMOKE DETECTOR ALARMS IN ACCORDANCE WITH AS 3786. DIRECT WIRED TO ELECTRIC MAINS WITH STANDBY POWER (MARKED THUS: ◈ SD)
- WINDOW SIZES INDICATED ARE NOMINAL OVERALL OF FRAMES. CONTRACTOR TO VERIFY ALL SIZES ON SITE PRIOR TO COMMENCEMENT OF MANUFACTURE. WINDOWS TO BE FLASHED ALL AROUND.
- PROVIDE IMPERVIOUS FLOOR COVERINGS TO ALL WET AREAS TO THE SATISFACTION OF LOCAL AUTHORITY REQUIREMENTS.
- PROVIDE IMPERVIOUS WALL FINISH 150mm MIN. ABOVE SINKS , BASINS, TROUGHS, BATHS ETC IF FIXTURE WITHIN 75mm OF WALL.
- WATERPROOFING OF WET AREAS, BEING BATHROOMS, SHOWERS, SHOWER ROOMS, LAUNDRIES, SANITARY COMPARTMENTS AND THE LIKE SHALL BE PROVIDED IN ACCORDANCE WITH AS 3740: "WATERPROOFING OF DOMESTIC WET AREAS".
- STEP SIZES (OTHER THAN FOR SPIRAL STAIRS) TO BE: RISERS (R) 190MM MAXIMUM AND 115MM MINIMUM. GOING (G) 355MM MAXIMUM AND 240MM MINIMUM. 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 OR SUITABLE NON-SKID STRIP NEAR EDGE OF NOSING.
- PROVIDE BALUSTRADES WHERE CHANGE IN LEVEL EXCEEDS 1000mm ABOVE THE SURFACE BENEATH LANDINGS, RAMPS AND/OR TREADS. BALUSTRADES (OTHER THAN TENSIONED WIRE BALUSTRADES) & HANDRAILS TO BE: 1000mm 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 4000mm ABOVE THE SURFACE BENEATH LANDINGS, RAMPS AND/OR TREADS. WIRE BALUSTRADE CONSTRUCTION TO COMPLY WITH BCA/NCC PART 3.9.2.3 FOR CLASS 1 AND 10 BUILDINGS.
- ALL FOLD DOWN ATTIC LADDERS, WHERE INDICATED, TO COMPLY WITH AS 1657
- ALL GLAZING TO COMPLY WITH AS1288, BCA PART 3.6 FOR CLASS 1 AND 10 BUILDINGS WITHIN A DESIGN WIND SPEED OF NOT MORE THAN N3.
- SAFETY GLAZING TO BE USED IN THE FOLLOWING CASES:
  (i) ALL ROOMS - WITHIN 500mm VERTICAL OF FLOOR LEVEL.
  (ii) BATHROOMS / ENS - WITHIN 2000mm VERTICAL FROM FLOOR & BATH BASE - WITHIN 500mm HORIZONTAL FROM BATH / SHOWER TO SCREEN DOORS, SHOWER SCREENS AND BATH ENCLOSURES
  (iii) LAUNDRY - WITHIN 1200mm VERTICAL FROM FLOOR LEVEL AND/OR WITHIN 300mm VERTICAL OF TROUGH
  (iv) DOORWAY - WITHIN 300mm HORIZONTAL FROM ALL DOORS
- ALL ROOMS CONTAINING TOILET PANS SHALL BE FITTED WITH REMOVEABLE TYPE DOOR HINGES TO ALL HUNG DOORS WITHIN 1200mm OF PAN
- INSTALLATION OF ALL SERVICES SHALL COMPLY WITH THE RESPECTIVE SUPPLY AUTHORITY REQUIREMENTS.
- THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ANY HOUSE ENERGY RATING (HERS) REPORT AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STAMPED PLANS ENDORSED BY THE ACCREDITED THERMAL PERFORMANCE ASSESSOR WITHOUT ALTERATION - REFER ATTACHED ENERGY RATING SCHEDULE/S OVER.

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REGISTERED BUILDING PRACTITIONER
No. DP/AD - 1248

MEMBER
Building Designers Association Victoria

VIC/BDAV/10/1037

Building Practitioners Board

WORKING DRAWINGS

PROJECT DATE:	APRIL 2017
THIS ISSUE:	'C'
DATE ISSUED:	16/5/21
PROJECT No:	948/32

PROJECT: Proposed New Residence

CLIENT: Mitch Vipond

LOCATION: 111 Pasley Street
Bundalong

PROPOSED BUSHFIRE ASSESSMENT SCHEDULE - AS 3959 CONSTRUCTION OF BUILDINGS IN BUSHFIRE PRONE AREAS (1)

1 SUMMARY

This document analyses the threats to the proposed development at Lot 2 107-109 Pasley St, Bundalong from bushfire. The site is within an area of the state that has been designated as 'Bushfire Prone' and as such needs to demonstrate that the development has regard for the associated bushfire risk. This report has been produced to meet the requirements for a building permit application.

The site is located in a small rural setting adjacent to the Murray River tributary and Lake Mulwala. The surrounding land is largely used and low density residential holiday accommodation and farming land outside of the township to the south west.

The greatest bushfire hazard to this site is in form of grasslands on the farm lands that surround this township.

The site has been determined to have a **BAL of 12.5**.

1. BUILDING CLASSIFICATION: 1A BUILDING WORK - NEW / RENOVATION*(REFER BELOW)* : NEW

~~**EXTENSION WORK FLOOR AREA RATIO:**~~
PROPOSED EXTENSION AREA: _____m² / EXISTING HOUSE FLOOR AREA: _____m² = _____(_____%)
(REGISTERED BUILDING SURVEYOR DISCRETION REGARDING EXTENSION COMPLIANCE ONLY APPLICABLE WHEN FLOOR AREA IS LESS THAN 25%)

~~**ALTERATION WORK VOLUME RATIO:**~~
PROPOSED ALTERATIONS VOLUME: _____m³ / EXISTING HOUSE VOLUME: _____m³ = _____(_____%)
(EXISTING BUILDING TO COMPLY WITH THE FOLLOWING SPECIFICATIONS IF VOLUME RATIO GREATER THAN 50% - RBS DISCRETION APPLIES (REGULATION 608))

2. OVERLAY TYPE: (BPA / BMO): BPA MIN. BAL REQ'D UNDER O/LAY OR REPORT: 12.5

3. GENERAL CONSTRUCTION REQUIREMENTS (FOR ALL BAL'S):

3.1 GENERAL

This Part (3) specifies general requirements for the construction of buildings for all Bushfire Attack Levels (BAL's).

3.2 REQUIREMENTS FOR SPECIFIC STRUCTURES

3.1.1 ATTACHED STRUCTURES

Where any part of a garage, carport, veranda or similar roofed structure is attached to, or shares a common roof space with, a building required to comply with this Schedule, the entire garage, carport, veranda or similar roofed structure shall comply with the construction requirements of this Schedule, as applicable to the subject building. Alternatively, the structure shall be separated from the subject building by a wall that extends to the underside of a non-combustible roof covering, and that complies with one of the following:

(a) The wall shall have an FRL of not less than 60/60/60 for load bearing walls and –/60/60 for non-load bearing walls when tested from the attached structure side and shall have openings protected as follows:
(i) Doorways—by FRL –/60/30 self-closing fire doors.
(ii) Windows—by FRL –/60/– fire windows permanently fixed in the closed position.
(iii) Other openings—by construction with an FRL not less than –/60/–.
NOTE: Control and construction joints, subfloor vents, weep holes and penetrations for pipes and conduits need not comply with Item (iii).

(b) The wall shall be of masonry, earth wall or masonry-veneer construction with the masonry leaf of not less than 90mm in thickness and shall have openings protected as follows:
(i) Doorways—by FRL –/60/30 self-closing fire doors.
(ii) Windows—by FRL –/60/– fire windows permanently fixed in the closed position.
(iii) Other openings—by construction with an FRL not less than –/60/–.
NOTE: Control and construction joints, subfloor vents, weep holes and penetrations for pipes and conduits need not comply with Item (iii).

3.1.2 GARAGES & CARPORTS BELOW THE SUBJECT BUILDING

Where a garage or carport is below a building required to comply with this Schedule, it shall comply with the construction requirements of this Schedule, as applicable to the subject building. Alternatively, any construction separating the garage or carport (including walls and flooring systems) from the remainder of the building shall comply with one of the following:

(a) The separating construction shall have an FRL of not less than 60/60/60 for load bearing construction and –/60/60 for non-load bearing construction when tested from the garage or carport side and shall have openings protected in accordance with the following:
(i) Doorways—by –/60/30 self-closing fire doors.
(ii) Windows—by –/60/– fire windows permanently fixed in the closed position.
(iii) Other openings—by construction with an FRL not less than –/60/–.
NOTE: Control and construction joints, subfloor vents, weep holes and penetrations for pipes and conduits need not comply with Item (iii).

(b) Where part or all of the separating construction is a wall, the wall need not comply with Item (a) above, provided the wall is of masonry, earth wall or masonry-veneer construction with the masonry leaf of not less than 90mm in thickness and the wall has openings protected in accordance with the following:
(i) Doorways—by –/60/30 self-closing fire doors.
(ii) Windows—by –/60/– fire windows permanently fixed in the closed position.
(iii) Other openings—by construction with an FRL not less than –/60/–.
NOTE: Control and construction joints, subfloor vents, weep holes and penetrations for pipes and conduits need not comply with Item (iii).

3.1.3 ADJACENT STRUCTURES

Where any garage, carport, or similar roofed structure is not attached to a building required to comply with this Schedule, the entire garage, carport, or similar roofed structure on the subject allotment shall comply with the construction requirements of this Schedule.

Alternatively, the adjacent structure shall be separated from the subject building by one of the following:

(a) A distance of not less than 6 m from the building required to comply with this Schedule.

(b) A wall that extends to the underside of a non-combustible roof covering and has an FRL of not less than 60/60/60 for load bearing walls and –/60/60 for non-load bearing walls when tested from the attached structure side. Any openings in the wall shall be protected in accordance with the following:
(i) Doorways—by FRL –/60/30 self-closing fire doors.
(ii) Windows—by FRL –/60/– fire windows permanently fixed in the closed position.
(iii) Other openings—by construction with an FRL not less than –/60/–.
NOTE: Control and construction joints, subfloor vents, weep holes and penetrations for pipes and conduits need not comply with Item (iii).

(c) A wall that extends to the underside of a non-combustible roof covering and is of masonry, earth wall or masonry-veneer construction with the masonry leaf of not less than 90mm in thickness. Any openings in the wall shall be protected in accordance with the following:
(i) Doorways—by FRL –/60/30 self-closing fire doors.
(ii) Windows—by FRL –/60/– fire windows permanently fixed in the closed position.
(iii) Other openings—by construction with an FRL not less than –/60/–.
NOTE: Control and construction joints, subfloor vents, weep holes and penetrations for pipes and conduits need not comply with Item (iii).

3.3 EXTERNAL MOULDS

Unless otherwise required in Part 4, combustible external mouldings, jointing strips, trims and sealants may be used for decorative purposes or to cover joints between sheeting material.

3.4 HIGHER LEVELS OF CONSTRUCTION

Construction requirements specified for a particular Bushfire Attack Level (BAL) shall be acceptable for a lower level. For example, if the site has been assessed at BAL—12.5, BAL—12.5 construction is required; however any element or combination of elements contained BAL—19, BAL—29, BAL—40 and BAL—FZ levels of construction may be used to satisfy this Standard.

3.5 REDUCTION IN CONSTRUCTION REQUIREMENTS DUE TO SHIELDING

The construction requirements for the next lower BAL than that determined for the site may be applied to an elevation of the building where the elevation is not exposed to the source of bushfire attack. An elevation is deemed to be not exposed to the source of bushfire attack if all of the straight lines between that elevation and the source of bushfire attack are obstructed by another part of the building (see Figure 3.1 - AS 3959). The construction requirements for a shielded elevation shall be not less than that required for BAL—12.5, except where the exposed elevations have been determined as BAL—LOW.

3.6 VENTS, WEEP HOLES & GAPS

Where a circular probe of 3 mm diameter is capable of being passed through external vents, weep holes or gaps, the vents, weep holes and gaps shall be screened as specified in Part 4, except for weep holes from the frames of windows and glazed doors. To determine the maximum aperture size of screening material, it shall not be possible to pass a circular probe of 2mm diameter through the aperture. Gaps between doors and the door jambs, heads or sills (thresholds) shall be as shown in Figure 3.2 - AS 3959. Alternatively, gaps shall be protected by draught excluders.

Weep holes from the frames of windows and glazed doors and those gaps between doors and door jambs, heads or sills (thresholds) that may exceed 3mm are exempt from screening because they do not provide a direct passage for embers to the interior of the building or building cavity.

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REGISTERED BUILDING PRACTITIONER No. DP-AD 1248

PROJECT NAME: Proposed New Residence
CLIENT: Mitch Vipond
LOCATION: 111 Pasley Street Bundalong

B	AMENDED SWD ON SITE PLAN, ADD NEIGHBOUR TO SITE PLAN, ADDED SMOKE DETECTOR TO FIRST FLOOR, ADDED LIGHTING PLANS & LIGHTING CALCULATOR.	
A	AMENDED APPLICABLE CLIMATE ZONE	
P1	PRELIMINARY ISSUE	
PREVIOUS ISSUES & AMENDMENTS		

PROJECT DATE: APRIL 2017
SCALE: AS SHOWN
DRAWN: AS
CHECKED: AS
PLANNING REQ'D: N/A
PROJECT No: 948/32
SHEET: 2 OF 19
THIS ISSUE: 'C'
DATE ISSUED: 16/5/21

PROPOSED BUSHFIRE ASSESSMENT SCHEDULE - AS 3959 CONSTRUCTION OF BUILDINGS IN BUSHFIRE PRONE AREAS (2)

3.7 BUSHFIRE SHUTTERS

Bushfire shutters shall—

(a) be fixed to the building and be non-removable;
(b) when in the closed position, have no gap greater than 3mm between the shutter and the wall, the sill or the head;
(c) be readily manually operable from either inside or outside;
(d) protect the entire window assembly or door assembly;
(e) consist of materials specified in Clauses 5.5.1, 6.5.1, 7.5.1, 8.5.1 and 9.5.1 for the relevant BAL; and
(f) where perforated, have—
(i) uniformly distributed perforations with a maximum aperture of 3mm when the shutter is providing radiant heat protection or 2mm when the shutter is also providing ember protection (such as where the openable portion of the window is not screened in accordance with the requirements of the respective BAL); and
(ii) a perforated area no greater than 20% of the shutter.

If bushfire shutters are fitted to all external doors then at least one of those shutters shall be operable from the inside to facilitate safe egress from the building.

3.8 TESTING TO AS 1530.8

Where any material, element of construction or system satisfies the test criteria of either AS 1530.8.1, for BAL—12.5, BAL—19, BAL—29 and BAL—40 or AS 1530.8.2 for BAL—FZ, it satisfies the requirements of that BAL.
Where any material, element of construction or system satisfies the test criteria without screening for ember protection, the requirements of this Schedule for screening of openable parts of windows shall still apply.

3.9 GLAZING

Glazing requirements shall be in accordance with Sections 5 to 9 of AS 3959 (as noted in this schedule).
NOTE: Where double-glazed units are used, the glazing requirements provided in this Schedule apply to the external face of the window assembly only.
See AS 1288 for an explanation of the terminologies used to describe various types of glass in this Schedule.

3.10 SARKING

Where sarking is required in Part 4, it shall have a flammability index of not more than 5 when tested to AS 1530.2.

3.11 TIMBER LOG WALLS

Where the thickness of a timber log wall is specified in Part 4, two criteria are nominated, as follows:

(a) The nominal overall thickness is the overall thickness of the wall.
(b) The minimum thickness is the thickness of the wall at the interface of two logs in the wall.

For most log profiles, the thickness of the log at the interface with an adjacent log is less than the overall thickness of the wall.

5. CONSTRUCTION REQUIREMENTS FOR SPECIFIED BUSHFIRE ATTACK LEVEL - BAL **12.5**.

Applicable elements to be marked with an 'X' where appropriate and incorporate text explaining the construction requirement where required.

5.1 GENERAL
A building assessed in Section 2 as being BAL—12.5 shall comply with Section 3 and Clauses 5.2 to 5.8.
Any element of construction or system that satisfies the test criteria of AS 1530.8.1 may be used in lieu of the applicable requirements contained in Clauses 5.2 to 5.8 (see Clause 3.8).
NOTE: BAL—12.5 is primarily concerned with protection from ember attack and radiant heat up to and including 12.5 kW/m2 where the site is less than 100 m from the source of bushfire attack.
5.2 SUBFLOOR SUPPORTS
This Standard does not provide construction requirements for subfloor support posts, columns, stumps, piers and poles.
NOTE: The exclusion of requirements for subfloor supports applies to the principal building only and not to verandas, decks, steps, ramps and landings (see Clause 5.7).
C5.2 Ideally, storage of combustible materials beneath a floor at this BAL would not occur and, on this assumption, there is no requirement to enclose the subfloor space or to protect the subfloor supports, or the bearers, joists and flooring from bushfire attack; however, should combustible materials be stored, it is recommended the area be protected as materials stored in the subfloor space may be ignited by embers and cause an impact to the building.
5.3 FLOORS
5.3.1 Concrete slabs on ground
This Standard does not provide construction requirements for concrete slabs on the ground.
5.3.2 Elevated floors
This Standard does not provide construction requirements for elevated floors, including bearers, joists and flooring.

5.4 EXTERNAL WALLS

5.4.1 Walls

The exposed components of an external wall that are less than 400 mm from the ground or less than 400 mm above decks, carport roofs, awnings and similar elements or fittings having an angle less than 18 degrees to the horizontal and extending more than 110 mm in width from the wall (see Figure D3, Appendix D) shall be:

☐ (a) Non-combustible material.
NOTE: Examples include, but are not limited to, the following (with a minimum of 90 mm in thickness):
(a) Full masonry or masonry veneer walls with an outer leaf of clay, concrete, calcium silicate or natural stone.
(b) Precast or in situ walls of concrete or aerated concrete.
(c) Earth wall including mud brick.
or
☐ (b) Timber logs of a species with a density of 680 kg/m3 or greater at a 12 percent moisture content; of a minimum nominal overall thickness of 90 mm and a minimum thickness of 70 mm (see Clause 3.11); and gauge planed.
or
☐ (c) Cladding that is fixed externally to a timber-framed or a steel-framed wall and is—
☐ (i) non-combustible material;
or
☐ (ii) fibre-cement a minimum of 6 mm in thickness;
or
☐ (iii) bushfire-resisting timber (see Appendix F);
or
☐ (iv) a timber species as specified in Paragraph E1, Appendix E;
or
☐ (v) a combination of any of Items (i), (ii), (iii) or (iv) above.
or
☒ (d) A combination of any of Items (a), (b) or (c) above.

This Standard does not provide construction requirements for the exposed components of an external wall that are 400 mm or more from the ground or 400 mm or more above decks, carport roofs, awnings and similar elements or fittings having an angle less than 18 degrees to the horizontal and extending more than 110 mm in width from the wall (see Figure D3, Appendix D).

5.4.2 Joints

All joints in the external surface material of walls shall be covered, sealed, overlapped, backed or butt-jointed to prevent gaps greater than 3 mm.

5.4.3 Vents and weep holes

Vents and weep holes in external walls shall be screened with a mesh with a maximum aperture of 2 mm, made of corrosion-resistant steel, bronze or aluminium, except where the vents and weep holes have an aperture less than 3 mm (see Clause 3.6), or are located in an external wall of a subfloor space.

5.5 EXTERNAL GLAZED ELEMENTS AND ASSEMBLIES AND EXTERNAL DOORS

5.5.1 Bushfire shutters

Where fitted, bushfire shutters shall comply with Clause 3.7 and be made from—
☐ (a) non-combustible material;
or
☐ (b) a timber species as specified in Paragraph E1, Appendix E;
or
☐ (c) bushfire-resisting timber (see Appendix F);
or
☒ (d) a combination of any of Items (a), (b) or (c) above.

5.5.1A Screens for windows and doors

Where fitted, screens for windows and doors shall have a mesh or perforated sheet with a maximum aperture of 2 mm, made of corrosion-resistant steel, bronze or aluminium. Gaps between the perimeter of the screen assembly and the building element to which it is fitted shall not exceed 3 mm.
The frame supporting the mesh or perforated sheet shall be made from—
☒ (a) metal;
or
☐ (b) bushfire-resisting timber (see Appendix F);
or
☐ (c) a timber species as specified in Paragraph E2, Appendix E.

5.5.2 Windows

Window assemblies shall comply with one of the following:
☐ (a) They shall be completely protected by a bushfire shutter that complies with Clause 5.5.1.
or
☐ (b) They shall be completely protected externally by screens that comply with Clause 5.5.1A.
or
☒ (c) They shall comply with the following:
(i) For window assemblies less than 400 mm from the ground or less than 400 mm above decks, carport roofs, awnings and similar elements or fittings having an angle less than 18 degrees to the horizontal and extending more than 110 mm in width from the window frame (see Figure D3, Appendix D), window frames and window joinery shall be made from:
☐ (A) Bushfire-resisting timber (see Appendix F).
or
☐ (B) A timber species as specified in Paragraph E2, Appendix E.
or
☒ (C) Metal.
or
☐ (D) Metal-reinforced PVC-U. The reinforcing members shall be made from aluminium, stainless steel, or corrosion-resistant steel and the frame and sash shall satisfy the design load, performance and structural strength of the member.
(ii) Externally fitted hardware that supports the sash in its functions of opening and closing shall be metal.
(iii) Where glazing is less than 400 mm from the ground or less than 400 mm above decks, carport roofs, awnings and similar elements or fittings having an angle less than 18 degrees to the horizontal and extending more than 110 mm in width from the window frame (see Figure D3, Appendix D), the glazing shall be Grade A safety glass minimum 4 mm thickness, or glass blocks with no restriction on glazing methods.
NOTE: Where double glazed units are used the above requirements apply to the external face of the window assembly only.
(iv) Where glazing is other than that specified in Item (iii) above, annealed glass may be used.
(v) The openable portions of windows shall be screened internally or externally with screens that comply with Clause 5.5.1A.

C5.5.2 Screening of the openable portions of all windows is required in all BALs to prevent the entry of embers to the building when the window is open. Screening of the openable and fixed portions of some windows is required in some BALs to reduce the effects of radiant heat on some types of glass.
If the screening is required to reduce the effects of radiant heat on the glass, the screening has to be external so that the glass in the openable portion of the window will be 'protected' when it is shut.
If the screening is required only to prevent the entry of embers, the screening may be fitted externally or internally.

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

Side-hung external doors, including French doors, panel fold and bi-fold doors, shall comply with one of the following:
☐ (a) Doors and door frames shall be protected by bushfire shutters that comply with Clause 5.5.1.
or
☐ (b) Doors and door frames shall be protected externally by screens that comply with Clause 5.5.1A.
or
☒ (c) Doors and door frames shall comply with the following:
(i) 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;
or
☐ (D) a door, including a hollow core door, protected externally by a screen that complies with Clause 5.5.1A;
or
☒ (E) a fully framed glazed door, where the framing is made from materials specified for bushfire shutters (see Clause 5.5.1), or from a timber species as specified in Paragraph E2, Appendix E.
(ii) Where doors incorporate glazing, the glazing shall comply with the glazing requirements for windows.
(iii) Doors shall be tight-fitting to the door frame and to an abutting door, if applicable.
(iv) Where any part of the door frame is less than 400 mm from the ground or less than 400 mm above decks, carport roofs, awnings and similar elements or fittings having an angle less than 18 degrees to the horizontal and extending more than 110 mm in width from the door (see Figure D3, Appendix D), that part of the door frame shall be made from:
☐ (A) Bushfire-resisting timber (see Appendix F).
or
☐ (B) A timber species as specified in Paragraph E2, Appendix E.
or
☒ (C) Metal.
or
☐ (D) Metal-reinforced PVC-U. The reinforcing members shall be made from aluminium, stainless steel, or corrosion-resistant steel and the door assembly shall satisfy the design load, performance and structural strength of the member.
(v) Weather strips, draught excluders or draught seals shall be installed at the base of side-hung external doors.

5.5.4 Doors—Sliding doors
Sliding doors shall comply with one of the following:
☐ (a) They shall be completely protected by a bushfire shutter that complies with Clause 5.5.1.
or
☐ (b) They shall be completely protected externally by screens that comply with Clause 5.5.1A.
or
☒ (c) They shall comply with the following:
(i) Any glazing incorporated in sliding doors shall be Grade A safety glass complying with AS 1288.
(ii) Both the door frame supporting the sliding door and the framing surrounding any glazing shall be made from:
☐ (A) Bushfire-resisting timber (see Appendix F).
or
☐ (B) A timber species as specified in Paragraph E2, Appendix E.
or
☒ (C) Metal.
or
☐ (D) Metal-reinforced PVC-U. The reinforcing members shall be made from aluminium, stainless steel, or corrosion-resistant steel and the frame and the sash shall satisfy the design load, performance and structural strength of the member.
(iii) There is no requirement to screen the openable part of the sliding door. However, if screened, the screens shall comply with Clause 5.5.1A.
NOTE: The construction of manufactured sliding doors should prevent the entry of embers when the door is closed. There is no requirement to provide screens to the openable part of these doors as it is assumed that a sliding door will be closed if occupants are not present during a bushfire event. Screens of materials other than those specified may not resist ember attack.
(iv) Sliding doors shall be tight-fitting in the frames.

5.5.5 Doors—Vehicle access doors (garage doors)

The following apply to vehicle access doors:
(a) The lower portion of a vehicle access door that is within 400 mm of the ground when the door is closed (see Figure D4, Appendix D) shall be made from—
☐ (i) non-combustible material;
or
☐ (ii) bushfire-resisting timber (see Appendix F);
or
☐ (iii) fibre-cement sheet, a minimum of 6 mm in thickness;
or
☐ (iv) a timber species as specified in Paragraph E1, Appendix E;
or
☒ (v) a combination of any of Items (i), (ii), (iii) or (iv) above.
(b) Panel lift, tilt 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 maximum gap no greater than 3 mm.
(c) 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 (see Figure D4, Appendix D).
(d) Vehicle access doors shall not include ventilation slots.

5.6 ROOFS (INCLUDING VERANDA AND ATTACHED CARPORT ROOFS, PENETRATIONS, EAVES, FASCIAS, GABLES, GUTTERS AND DOWNPIPES)

5.6.1 General

The following apply to all types of roofs and roofing systems:
(a) Roof tiles, roof sheets and roof-covering accessories shall be non-combustible.
(b) The roof/wall junction shall be sealed, to prevent openings greater than 3 mm, 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.
(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 with a maximum aperture of 2 mm, made of corrosion-resistant steel, bronze or aluminium.

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REGISTERED BUILDING PRACTITIONER No. DP-AD 1248

PROJECT NAME: Proposed New Residence
CLIENT: Mitch Vipond
LOCATION: 111 Pasley Street Bundalong

B	AMENDED SWD ON SITE PLAN, ADD NEIGHBOUR TO SITE PLAN, ADDED SMOKE DETECTOR TO FIRST FLOOR, ADDED LIGHTING PLANS & LIGHTING CALCULATOR.	
A	AMENDED APPLICABLE CLIMATE ZONE	
P1	PRELIMINARY ISSUE	
PREVIOUS ISSUES & AMENDMENTS		

PROJECT DATE: APRIL 2017
SCALE: AS SHOWN
DRAWN: AS
CHECKED: AS
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PROJECT No: 948/32
SHEET: 3 OF 19
THIS ISSUE: 'C'
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PROPOSED BUSHFIRE ASSESSMENT SCHEDULE - AS 3959 CONSTRUCTION OF BUILDINGS IN BUSHFIRE PRONE AREAS (3)

5.6.2 Tiled roofs
Tiled roofs shall be fully sarked. The sarking shall—
(a) be located on top of the roof framing, except that the roof battens may be fixed above the sarking;
(b) cover the entire roof area including ridges and hips; and
(c) extend into gutters and valleys.
5.6.3 Sheet roofs
Sheet roofs shall—
(a) be fully sarked in accordance with Clause 5.6.2, except that foil-backed insulation blankets may be installed over the battens; and
(b) have any gaps greater than 3 mm (such as under corrugations or ribs of sheet roofing and between roof components) sealed at the fascia or wall line and at valleys, hips and ridges by—
☐ (i) a mesh or perforated sheet with a maximum aperture of 2 mm, 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) above.
C5.6.3 Sarking is used as a secondary form of ember protection for the roof space to account for minor gaps that may develop in sheet roofing.
5.6.4 Veranda, carport and awning roofs
The following apply to veranda, carport and awning roofs:
(a) A veranda, carport or awning roof forming part of the main roof space [see Figure D1(a), Appendix D] shall meet all the requirements for the main roof, as specified in Clauses 5.6.1, 5.6.2, 5.6.3, 5.6.5 and 5.6.6.
(b) A veranda, carport or awning roof separated from the main roof space by an external wall [see Figures D1(b) and D1(c), Appendix D] complying with Clause 5.4 shall have a non-combustible roof covering.
NOTE: There is no requirement to line the underside of a veranda, carport or awning roof that is separated from the main roof space.
5.6.5 Roof penetrations
The following apply to roof penetrations:
(a) Roof penetrations, including roof lights, roof ventilators, roof-mounted evaporative cooling units, aerials, vent pipes and supports for solar collectors, shall be adequately sealed at the roof to prevent gaps greater than 3 mm. The material used to seal the penetration shall be non-combustible.
(b) Openings in vented roof lights, roof ventilators or vent pipes shall be fitted with ember guards made from a mesh or perforated sheet with a maximum aperture of 2 mm, made of corrosion-resistant steel, bronze or aluminium. This requirement does not apply to the exhaust flues of heating or cooking devices with closed combustion chambers.
In the case of gas appliance flues, ember guards shall not be fitted.
NOTE: Gasfitters are required to provide a metal flue pipe above the roof and terminate with a certified gas flue cowl complying with AS 4566. Advice may be obtained from State gas technical regulators.
(c) All overhead glazing shall be Grade A safety glass complying with AS 1288.
(d) Glazed elements in roof lights and skylights may be of polymer provided a Grade A safety glass diffuser, complying with AS 1288, is installed under the glazing. Where glazing is an insulating glazing unit (IGU), Grade A toughened safety glass minimum 4 mm thickness, shall be used in the outer pane of the IGU.
(e) Flashing elements of tubular skylights may be of a fire-retardant material, provided the roof integrity is maintained by an under-flashing of a material having a flammability index no greater than 5.
(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 2 mm, made of corrosion-resistant steel, bronze or aluminium.
(g) Vent pipes made from PVC are permitted.
5.6.6 Eaves linings, fascias and gables
The following apply to eaves linings, fascias and gables:
(a) Gables shall comply with Clause 5.4.
(b) Eaves penetrations shall be protected the same as for roof penetrations, as specified in Clause 5.6.5.
(c) Eaves ventilation openings greater than 3 mm 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.
Joints in eaves linings, fascias and gables may be sealed with plastic joining strips or timber storm moulds.
This Standard does not provide construction requirements for fascias, bargeboards and eaves linings.

5.6.7 Gutters and downpipes
This Standard does not provide material requirements for—
(a) gutters, with the exception of box gutters; and
(b) downpipes.
If installed, gutter and valley leaf guards shall be non-combustible.
Box gutters shall be non-combustible and flashed at the junction with the roof with non- combustible material.
5.7 VERANDAS, DECKS, STEPS, RAMPS AND LANDINGS
5.7.1 General
Decking may be spaced.
There is no requirement to enclose the subfloor spaces of verandas, decks, steps, ramps or landings.
5.7.2 Enclosed subfloor spaces of verandas, decks, steps, ramps and landings
5.7.2.1 Materials to enclose a subfloor space
This Standard does not provide construction requirements for the materials used to enclose a subfloor space except where those materials are less than 400 mm from the ground.
Where the materials used to enclose a subfloor space are less than 400 mm from the ground, they shall comply with Clause 5.4.
5.7.2.2 Supports
This Standard does not provide construction requirements for support posts, columns, stumps, stringers, piers and poles.
5.7.2.3 Framing
This Standard does not provide construction requirements for the framing of verandas, decks, ramps or landings (i.e., bearers and joists).
C5.7.1 Spaced decking is nominally spaced at 3 mm (in accordance with standard industry practice); however, due to the nature of timber decking with seasonal changes in moisture content, that spacing may range from 0–5 mm during service. The preferred dimension for gaps is 3 mm (which is in line with other 'permissible gaps') in other parts of this Standard. It should be noted that recent research studies have shown that gaps at 5 mm spacing afford opportunity for embers to become lodged in between timbers, which may contribute to a fire. Larger gap spacings of 10 mm may preclude this from happening but such a spacing regime may not be practical for a timber deck.
5.7.2.4 Decking, stair treads and the trafficable surfaces of ramps and landings
This Standard does not provide construction requirements for decking, stair treads and the trafficable surfaces of ramps and landings that are more than 300 mm from a glazed element.
Decking, stair treads and the trafficable surfaces of ramps and landings less than 300 mm (measured horizontally at deck level) from glazed elements that are less than 400 mm (measured vertically) from the surface of the deck (see Figure D2, Appendix D) shall be made from—
☐ (a) non-combustible material;
or
☐ (b) bushfire-resisting timber (see Appendix F);
or
☐ (c) a timber species as specified in Paragraph E1, Appendix E;
or
☐ (d) PVC-U;
or
☒ (e) a combination of any of Items (a), (b), (c) or (d) above.
5.7.3 Unenclosed subfloor spaces of verandas, decks, steps, ramps and landings
5.7.3.1 Supports
This Standard does not provide construction requirements for support posts, columns, stumps, stringers, piers and poles.
5.7.3.2 Framing
This Standard does not provide construction requirements for the framing of verandas, decks, ramps or landings (i.e., bearers and joists).
5.7.3.3 Decking, stair treads and the trafficable surfaces of ramps and landings
This Standard does not provide construction requirements for decking, stair treads and the trafficable surfaces of ramps and landings that are more than 300 mm from a glazed element.
Decking, stair treads and the trafficable surfaces of ramps and landings less than 300 mm (measured horizontally at deck level) from glazed elements that are less than 400 mm (measured vertically) from the surface of the deck (see Figure D2, Appendix D) shall be made from—
☐ (a) non-combustible material;
or
☐ (b) bushfire-resisting timber (see Appendix F);
or
☐ (c) a timber species as specified in Paragraph E1, Appendix E;
or
☒ (d) a combination of any of Items (a), (b) or (c) above.

5.7.4 Balustrades, handrails or other barriers
This Standard does not provide construction requirements for balustrades, handrails and other barriers.
5.8 WATER AND GAS SUPPLY PIPES
Above-ground, exposed water and gas supply pipes shall be metal.

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PROPOSED ENERGY EFFICIENCY SCHEDULE - BCA VOL2 PART 3.12 REGULATORY PARAMETERS (1)

1. BUILDING CLASSIFICATION: 1A

2. APPLICABLE CLIMATE ZONE: (AS PER FIGURE 1.1.4 4

EXTENSION WORK FLOOR AREA RATIO:

PROPOSED EXTENSION AREA: _____m² / EXISTING HOUSE FLOOR AREA: _____m² = _____(_____%)

REGISTERED BUILDING SURVEYOR DISCRETION RE. EXTENSION CO... ...N FLOOR AREA IS LESS THAN 25%)

NOT APPLICABLE

ALTERATION WORK VOLUME RATIO:

PROPOSED ALTERATIONS VOLUME: _____m³ / EXISTING HOUSE VOLUME: _____m³ = _____(_____%)

(EXISTING BUILDING TO COMPLY WITH THE FOLLOWING SPECIFICATIONS IF VOLUME RATIO GREATER THAN 50% - RBS DISCRETION APPLIES (REGULATION 608))

3. BUILDING FABRIC - BCA PART 3.12.1:

3.1 BUILDING FABRIC THERMAL INSULATION:

INSULATION MUST COMPLY WITH AS/NZS 4859.1 AND BE INSTALLED SO THAT IT -

*ABUTS OR OVERLAPS ADJOINING INSULATION OTHER THAN AT SUPPORTING MEMBERS SUCH AS STUDS, NOGGINGS, JOISTS AND THE LIKE WHERE THE INSULATION MUST BUTT AGAINST THE MEMBER; AND

*FORMS A CONTINUOUS BARRIER WITH CEILING, WALLS, BULKHEADS, FLOORS OR THE LIKE THAT INHERENTLY CONTRIBUTE TO THE THERMAL BARRIER; AND

*DOES NOT AFFECT THE SAFE OR EFFECTIVE OPERATION OF A DOMESTIC SERVICE OR FITTING.

*ALL BULK AND REFLECTIVE INSULATION TO BE INSTALLED AS NOTED IN BCA PART 3.12.1.1 & MANUFACTURERS REQUIREMENTS.

ROOFS:

MINIMUM TOTAL R VALUE REQUIRED: R 4.6 *(IN ACC. WITH CLIMATE ZONE)*. SOLAR ABSORPTANCE </= 0.6

ROOF & CEILING CONSTRUCTED OF: METAL 'FLAT' ROOF* ACHIEVES R_____ THEREFORE MIN. BULK INSULATION REQ IS: R _____

ROOF & CEILING CONSTRUCTED OF: MEZZANINE FLR* ACHIEVES R_____ THEREFORE MIN. BULK INSULATION REQ IS: R _____

ROOF & CEILING CONSTRUCTED OF: _____ ACHIEVES R_____ THEREFORE MIN. BULK INSULATION REQ IS: R _____

***REFER TO SHEET 8 FOR R VALUE & LOSS OF INSULATION CALCULATIONS TO SHOW COMPLIANCE WITH MIN. R^T4.6**

ROOF LIGHTS:

*ROOF LIGHTS SERVING A HABITABLE ROOM OR AN INTERCONNECTING SPACE SUCH AS A HALL OR STAIRWAY BETWEEN 1.5% & 10% OF THE FLOOR AREA OF THE ROOM OR SPACE ARE AS FOLLOWS:

ROOF LIGHT TO ROOM: N/A TO HAVE MAX. *SHGC* OF:_____ & A MAX. *U-VALUE* OF: _____

ROOF LIGHT TO ROOM: _____ TO HAVE MAX. *SHGC* OF:_____ & A MAX. *U-VALUE* OF: _____

ROOF LIGHT TO ROOM: _____ TO HAVE MAX. *SHGC* OF:_____ & A MAX. *U-VALUE* OF: _____

ROOF LIGHT TO ROOM: TO HAVE MAX. *SHGC* OF: & A MAX. *U-VALUE* OF:

*IF THE TOTAL AREA OF ROOF LIGHTS IS MORE THAN 10% OF THE FLOOR AREA OF THE ROOM OR SPACE THEY SERVE THEY MAY ONLY BE USED IF COMPLIANCE WITH THE NATURAL LIGHT REQUIREMENTS OF BCA PART 3.8.4.2 CAN ONLY BE ACHIEVED BY A ROOF LIGHT AND THE TRANSPARENT AND TRANSLUCENT ELEMENTS OF THE ROOF LIGHTS, INCLUDING ANY IMPERFORATE CEILING DIFFUSER, ACHIEVE AN *SHGC* OF NOT MORE THAN 0.25 & A TOTAL *U-VALUE* OF NOT MORE THAN 1.3. TOTAL ROOF LIGHTS THAT MUST COMPLY: .

*THE AGGREGATE AREA OF ROOF LIGHTS SERVING A BUILDING MUST NOT EXCEED 3% OF THE TOTAL AREA OF THE STOREY SERVED.

EXTERNAL WALLS:

MINIMUM TOTAL R VALUE REQUIRED: R 2.8 *(IN ACC. WITH CLIMATE ZONE)*.

WALLS CONSTRUCTED OF METAL FRAMED* ACHIEVES R _____ THEREFORE MIN. BULK INSULATION REQUIRED IS: R _____.

WALLS CONSTRUCTED OF PLASTER LINED (GARAGE)* ACHIEVES R _____ THEREFORE MIN. BULK INSULATION REQUIRED IS: R _____.

WALLS CONSTRUCTED OF _____ ACHIEVES R _____ THEREFORE MIN. BULK INSULATION REQUIRED IS: R _____.

***REFER TO SHEET 8 FOR R VALUE CALCULATIONS TO SHOW COMPLIANCE WITH MIN. R^T2.8**

FLOORS:

MINIMUM TOTAL R VALUE REQUIRED: R _____ *(IN ACC. WITH CLIMATE ZONE)*. NOTE R VALUES SPECIFIED ARE FOR DOWNWARDS DIRECTION OF HEAT FLOW

FLOOR CONSTRUCTION OF: N/A - SLAB ON GRND ACHIEVES R _____ THEREFORE MIN. INSULATION REQUIRED IS: R _____

FLOOR CONSTRUCTION OF: _____ ACHIEVES R _____ THEREFORE MIN. INSULATION REQUIRED IS: R _____

NOT INCLUDING INTERMEDIATE FLOORS WITHIN BUILDING

☐ *tick if applicable* A CONCRETE SLAB ON GROUND WITH IN-SLAB HEATING OR COOLING MUST HAVE INSULATION INSTALLED AROUND THE VERTICAL EDGE OF ITS PERIMETER. THE INSULATION MUST HAVE AN R VALUE OF NOT LESS 1.0, BE WATER RESISTANT AND BE CONTINUOUS FROM THE ADJACENT FINISHED GROUND LEVEL TO A DEPTH OF 300mm OR FOR THE FULL DEPTH OF THE VERTICAL EDGE OF THE CONCRETE SLAB ON GROUND (SEE FIGURE 3.12.1.5). DOES NOT INCLUDE UNDER TILE HEATING TO NON HABITABLE ROOMS.

4. EXTERNAL GLAZING - BCA PART 3.12.2:

THE AGGREGATE CONDUCTANCE AND THE AGGREGATE SOLAR HEAT GAIN OF THE GLAZING IN EACH STOREY OF A BUILDING MUST NOT EXCEED THE ALLOWANCES OBTAINED BY MULTIPLYING THE AREA OF THE FLOOR OF THE STOREY, MEASURED WITHIN THE ENCLOSED WALLS, BY:

1) FOR CONDUCTANCE, THE CONSTANT C_U; AND

2) FOR SOLAR HEAT GAIN, THE CONSTANT C_{SHGC}.

FOR THE PURPOSES OF THE ABOVE CALCULATIONS THE *AUSTRALIAN BUILDING CODES BOARD* GLAZING CALCULATOR WAS USED - PLEASE REFER TO THE NEXT PAGE FOR GLAZING CALCULATOR DATA SPREADSHEETS.

AS NO DETAILS OF GLAZING SYSTEMS ARE PROVIDED ON THIS DOCUMENTATION THE TOTAL U VALUES AND SHGC REFERED TO IN THE GLAZING CALCULATIONS MUST BE APPLIED IN ORDER TO MEET THE MINIMUM STANDARDS FOR GLAZING.

5. BUILDING SEALING - BCA PART 3.12.3:

THIS SECTION IS TO INCLUDE ANY CLASS 10a BUILDING WITH A 'CONDITIONED SPACE'.

THIS SECTION IS TO BE EXCLUDED IF ANY OF THE FOLLOWING APPLY:

*A BUILDING IN CLIMATE ZONES 1,2,3 & 5 WHERE ONLY MEANS OF AIR CONDITIONING IS BY USING AN EVAPORATIVE COOLER.
*A PERMANENT BUILDING VENTILATION OPENING THAT IS NECESSARY FOR THE SAFE OPERATION OF A GAS APPLIANCE.
*A CLASS 10a BUILDING USED FOR THE ACCOMMODATION OF VEHICLES.

CHIMNEYS & FLUES

ANY CHIMNEYS OR FLUES OF AN OPEN SOLID FUEL BURNING APPLIANCE MUST BE PROVIDED WITH A DAMPER OR FLAP THAT CAN BE CLOSED TO SEAL THE CHIMNEY OR FLUE WHEN NOT IN USE.

ROOF LIGHTS

A ROOF LIGHT MUST BE SEALED, OR CAPABLE OF BEING SEALED, WHEN SERVING A 'CONDITIONED SPACE' OR A 'HABITABLE ROOM' IN CLIMATE ZONES 4,6,7 & 8.

A ROOF LIGHT REQUIRED BY THE ABOVE MUST BE CONSTRUCTED WITH:

*AN IMPERFORATE CEILING DIFFUSER OR THE LIKE INSTALLED AT THE CEILING OR INTERNAL LINING LEVEL; OR
*A WEATHERPROOF SEAL IF IT IS A ROOF WINDOW; OR
*A SHUTTER SYSTEM READILY OPERATED EITHER MANUALLY, MECHANICALLY OR ELECTRONICALLY BY THE OCCUPANT.

EXTERNAL WINDOWS & DOORS

A SEAL TO RESTRICT AIR INFILTRATION MUST BE FITTED TO EACH EDGE OF AN EXTERNAL DOOR, OPENABLE WINDOW AND OTHER SUCH OPENING WHEN SERVING A 'CONDITIONED SPACE' OR A 'HABITABLE ROOM' IN CLIMATE ZONES 4,6,7 & 8. A SEAL MAY BE A FOAM OR RUBBER COMPRESSIBLE STRIP, FIBROUS SEAL OR THE LIKE.

THE FOLLOWING NEED NOT COMPLY:

*AN EXTERNAL LOUVRE DOOR, LOUVRE WINDOW OR OTHER SUCH OPENING.
*A WINDOW COMPLYING WITH THE MAXIMUM AIR INFILTRATION RATES SPECIFIED IN AS 2047.

EXHAUST FANS

AN EXHAUST FAN MUST BE FITTED WITH A SEALING DEVICE SUCH AS A SELF-CLOSING DAMPER, FILTER OR THE LIKE WHEN SERVING A 'CONDITIONED SPACE' OR A 'HABITABLE ROOM' IN CLIMATE ZONES 4,6,7 & 8.

CONSTRUCTION OF ROOFS, WALLS & FLOORS

ROOFS, EXTERNAL WALLS, EXTERNAL FLOORS AND ANY OPENING SUCH AS A WINDOW, DOOR OR THE LIKE MUST BE CONSTRUCTED TO MINIMISE AIR LEAKAGE WHEN FORMING PART OF THE EXTERNAL FABRIC OF A 'CONDITIONED SPACE' OR A 'HABITABLE ROOM' IN CLIMATE ZONES 4,6,7 & 8 AND MUST BE:

*ENCLOSED BY INTERNAL LINING SYSTEMS THAT ARE CLOSE FITTING AT CEILING, WALL AND FLOOR JUNCTIONS; OR
*SEALED BY CAULKING, SKIRTING, ARCHITRAVES, CORNICES OR THE LIKE.

EVAPORATIVE COOLERS

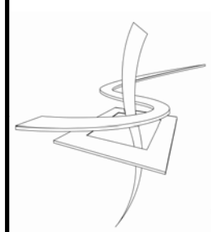
AN EVAPORATIVE COOLER MUST BE FITTED WITH A SELF-CLOSING DAMPER OR THE LIKE WHEN SERVING A 'HEATED SPACE' OR A 'HABITABLE ROOM' IN CLIMATE ZONES 4,6,7 & 8.

6. AIR MOVEMENT - BCA PART 3.12.4:

MINIMUM TOTAL VENTILATION OPENING AREA PER HABITABLE ROOM:
VENTILATION MUST BE PROVIDED TO A HABITABLE ROOM, SANITARY COMPARTMENT, BATHROOM, SHOWER ROOM, LAUNDRY AND ANY OTHER ROOM OCCUPIED BY A PERSON FOR ANY PURPOSE BY ANY OF THE FOLLOWING MEANS:

(a) PERMANENT OPENINGS, WINDOWS, DOORS OR OTHER DEVICES WHICH CAN BE OPENED-
(i) WITH AN AGGREGATE OPENING OR OPENABLE SIZE NOT LESS THAN 5% OF THE FLOOR AREA OF THE ROOM REQUIRED TO BE VENTILATED; AND
(ii) OPEN TO- (A) A SUITABLE SIZED COURT, OR SPACE OPEN TO THE SKY; OR
(B) AN OPEN VERANDAH, CARPORT, OR THE LIKE; OR
(C) AN ADJOINING ROOM IN ACCORDANCE WITH (b).

(b) NATURAL VENTILATION TO A ROOM MAY COME THROUGH A WINDOW, OPENING, VENTILATING DOOR OR OTHER DEVICE FROM AN ADJOINING ROOM (INCLUDING AN ENCLOSED VERANDAH) IF-
(i) THE ROOM TO BE VENTILATED OR THE ADJOINING ROOM IS NOT A SANITARY COMPARTMENT; AND THE WINDOW, OPENING, DOOR OR OTHER DEVICE HAS A VENTILATING AREA OF NOT LESS THAN 5% OF THE FLOOR AREA OF THE ROOM TO BE VENTILATED; AND
(ii) THE ADJOINING ROOM HAS A WINDOW, OPENING, DOOR OR OTHER DEVICE WITH A VENTILATING AREA OF NOT LESS THAN 5% OF THE COMBINED FLOOR AREAS OF BOTH ROOMS; AND
(iii) THE VENTILATING AREAS SPECIFIED MAY BE REDUCED AS APPROPRIATE IF DIRECT NATURAL VENTILATION IS PROVIDED FROM ANOTHER SOURCE.



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REGISTERED BUILDING PRACTITIONER No. DP-AD 1248

PROJECT NAME: Proposed New Residence

CLIENT: Mitch Vipond

LOCATION: 111 Pasley Street Bundalong

B	AMENDED SWD ON SITE PLAN, ADD NEIGHBOUR TO SITE PLAN, ADDED SMOKE DETECTOR TO FIRST FLOOR, ADDED LIGHTING PLANS & LIGHTING CALCULATOR.	
A	AMENDED APPLICABLE CLIMATE ZONE.	
P1	PRELIMINARY ISSUE.	
	PREVIOUS ISSUES & AMENDMENTS	

PROJECT DATE: APRIL 2017
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SHEET: 5 OF 19
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PROPOSED ENERGY EFFICIENCY SCHEDULE - BCA VOL2 PART 3.12 REGULATORY PARAMETERS (2)

7. SERVICES - BCA PART 3.12.5:

INSULATION OF SERVICES

THERMAL INSULATION FOR CENTRAL HEATING WATER PIPING AND HEATING AND COOLING DUCTWORK MUST BE-

(a) PROTECTED AGAINST THE EFFECTS OF WEATHER AND SUNLIGHT ; AND
(b) ABLE TO WITHSTAND THE TEMPERATURES WITHIN THE PIPING OR DUCTWORK .

CENTRAL HEATING WATER PIPING

CENTRAL HEATING WATER PIPING THAT IS NOT WITHIN A CONDITIONED SPACE MUST BE THERMALLY INSULATED TO ACHIEVE THE MINIMUM TOTAL R-VALUE IN ACCORDANCE WITH THE FOLLOWING:

1. INTERNAL PIPING - R 0.2 TOTAL R-VALUE
   (a) ALL FLOW AND RETURN PIPING THAT IS-
      (i) WITHIN AN UNVENTILATED WALL SPACE; OR
      (ii) WITHIN AN INTERNAL FLOOR BETWEEN STOREYS; OR
      (iii) BETWEEN CEILING INSULATION AND A CEILING.
   (b) ALL HOT WATER PIPING ENCASED WITHIN A CONCRETE FLOOR SLAB(EXCEPT THAT WHICH IS PART OF A FLOOR HEATING SYSTEM.
2. PIPING LOCATED WITHIN A VENTILATED WALL SPACE, AN ENCLOSED BUILDING SUB-FLOOR OR ROOF SPACE - R 0.45 TOTAL R-VALUE
   (a) ALL FLOW AND RETURN PIPING.
   (b) COLD WATER SUPPLY PIPING - WITHIN 500mm OF THE CONNECTION TO THE CENTRAL WATER HEATING SYSTEM .
   (c) RELIEF VALVE PIPING - WITHIN 500mm OF THE CONNECTION TO THE CENTRAL WATER HEATING SYSTEM.
3. PIPING LOCATED OUTSIDE THE BUILDING OR IN AN UNENCLOSED BUILDING SUB FLOOR OR ROOF SPACE - R 0.6 TOTAL R-VALUE
   (a) ALL FLOW AND RETURN PIPING
   (b) COLD WATER SUPPLY PIPING - WITHIN 500mm OF THE CONNECTION TO THE CENTRAL WATER HEATING SYSTEM .
   (c) RELIEF VALVE PIPING - WITHIN 500mm OF THE CONNECTION TO THE CENTRAL WATER HEATING SYSTEM.

HEATING AND COOLING DUCTWORK

(a) HEATING AND COOLING DUCTWORK AND FITTINGS MUST -
   (i) ACHIEVE THE TOTAL R-VALUE IN THE TABLE BELOW; AND
   (ii) USE THERMAL INSULATION MATERIAL IN ACCORDANCE WITH AS/NZS 4859.1; AND
   (iii) BE SEALED AGAINST AIR LOSS -
      (A) BY CLOSING ALL OPENINGS IN THE SURFACE, JOINTS AND SEAMS OF DUCTWORK WITH ADHESIVE, MASTICS, SEALANTS OR GASKETS IN ACCORDANCE WITH AS 4254 FOR A CLASS C SEAL; OR
      (B) FOR FLEXIBLE DUCTWORK, WITH A SEALANT AND DRAW BAND ENCASED WITH ADHESIVE TAPE.

(b) DUCT INSULATION LOCATED UNDER A SUSPENDED FLOOR, IN AN ATTACHED CLASS 10a BUILDING AND IN A ROOF SPACE MUST -
   (i) BE PROTECTED BY AN OUTER SLEEVE OF PROTECTIVE SHEETING TO PREVENT THE INSULATION BECOMING DAMP; AND
   (ii) HAVE AN OUTER PROTECTIVE SLEEVE SEALED WITH AN ADHESIVE TAPE NOT LESS THAN 48mm WIDE CREATING AN AIRTIGHT AND WATERPROOF SEAL.

(c) THE REQUIREMENTS OF (a) DO NOT APPLY TO HEATING AND COOLING DUCTWORK AND FITTINGS LOCATED WITHIN THE INSULATED BUILDING ENVELOPE INCLUDING A SERVICE RISER WITHIN THE CONDITIONED SPACE, INTERNAL FLOORS BETWEEN STOREYS AND THE LIKE.

A HOT WATER SUPPLY SYSTEM MUST BE DESIGNED AND INSTALLED IN ACCORDANCE WITH SECTION 8 OF AS/NZS 3500.4

HEATING AND COOLING DUCTWORK AND FITTINGS - MINIMUM TOTAL R-VALUES.

DUCTWORK ELEMENT	MINIMUM TOTAL R-VALUE FOR DUCTWORK & FITTINGS		
	EVAPORATIVE COOLING SYSTEM	HEATING-ONLY SYSTEM OR REFRIGERATIVE COOLING ONLY SYSTEM	COMBINED HEATING & REFRIGERATED COOLING SYSTEM
DUCTWORK	0.6	1.0	1.5
FITTINGS	0.4		

SUMMARY

CEILINGS:
R3.0 BULK INSULATION BATTS & R1.3 ROOF BLANKET TO FAMILY / MEALS &
R4.0 BULK INSULATION BATTS TO MEZZANINE FLOOR - REFER SHEET 8 FOR ALL CALCS.

SKYLIGHTS:
N/A

WALLS:
R2.5 BULK INSULATION BATTS.

FLOOR:
N/A

WINDOWS:
ALUMINIUM DOUBLE GLAZED WINDOWS AS SELECTED, REFER WINDOW SCHEDULE &
GLAZING CALCULATOR.

SEALING:
FOAM OR RUBBER SEALS TO EDGES OF OPENABLE DOORS AND WINDOW SASHES.
EXHAUST FANS TO BE SELF CLOSING WHEN NOT IN USE.
CONSTRUCT TO MINIMISE DRAFTS BY GAPS, CRACKS AND NON REQUIRED OPENINGS.
DAMPERS FITTED TO EVAPORATIVE COOLERS

AIR MOVEMENT:
MINIMUM TOTAL OPENINGS SIZE TO BE 5% OF APPLICABLE ROOM'S FLOOR AREA.

SERVICES:
ALL SERVICE DUCTS AND PIPES TO HAVE REQUIRED INSULATION.

ASSUMPTIONS & LIMITATIONS:

THIS SCHEDULE DOES NOT ASSESS THE USE OF THE VERIFICATION METHODS OR OTHER PERFORMANCE BASED SOLUTIONS SUCH AS HOUSE ENERGY RATING SOFTWARE. IT ALSO DOES NOT CONSIDER ANY WATER USAGE PROVISIONS.

THIS SCHEDULE DOES NOT ASSESS ANY OTHER 'DEEMED TO SATISFY' PROVISIONS OF THE 'BUILDING CODE OF AUSTRALIA' THEREFORE THESE SHOULD BE CHECKED BY THE RELEVANT BUILDING SURVEYOR.

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PROPOSED ENERGY EFFICIENCY SCHEDULE - BCA VOL2 PART 3.12 REGULATORY PARAMETERS (3)

ABCB GLAZING CALCULATOR DATA SHEETS:

NCC VOLUME TWO GLAZING CALCULATOR (first issued with NCC 2014)

Building name/description: **VIPOND - 111 PASLEY STREET, BUNDALONG**

Climate zone: **4**

	C_U	C_{SHGC}
CONSTANTS	6.418	0.153

Storey: **GROUND**

Floor Construction: Direct contact **69m²** / Suspended

Area: Area of storey **69m²**

Air Movement: **Standard**

Wall insulation option chosen for 3.12.1.4: ***No wall insulation concession used***

Area of glazing *33.9m²* *(49% of area of storey)*

	C_U (only)	C_{SHGC} x Area
ALLOWANCES	**6.4**	**10.6**

Number of rows for table below: **11** *(as currently displayed)*

GLAZING ELEMENTS, ORIENTATION SECTOR, SIZE and PERFORMANCE CHARACTERISTICS							SHADING		CALCULATION DATA			CALCULATED OUTCOMES - OK (if inputs are valid)			
Glazing element	Orientation	Size			Performance		P&H or device		Exposure		Size	Conductance - PASSED		Solar heat gain - PASSED	
ID / Description (optional)	Facing sector	Height (m)	Width (m)	Area (m²)	Total System U-Value (AFRC)	Total System SHGC (AFRC)	P (m)	H (m)	P/H	Es	Area used (m²)	U x area / winter access	Element share of % of allowance used	SHGC x Es x area	Element share of % of allowance used
1 W 1 FIX	E	1.80	0.90		2.20	0.34	*0.50*	6.00	*0.04*	1.07	1.62	0.23	4% of 98%	0.6	6% of 100%
2 W 2 FIX	E	1.80	0.90		2.20	0.34	*0.50*	6.00	*0.04*	1.07	1.62	0.23	4% of 98%	0.6	6% of 100%
3 W 3 SLIDING	N	1.75	3.00		3.30	0.30				0.84	5.25	1.13	18% of 98%	1.3	12% of 100%
4 D 1 SLIDING DR	N	2.40	3.00		3.00	0.31				0.84	7.20	1.41	23% of 98%	1.9	18% of 100%
5 W 4 SLIDING	W	1.80	1.80		3.30	0.30	*0.65*	4.50	*0.07*	1.28	3.24	0.70	11% of 98%	1.2	12% of 100%
6 W 5 SLIDING	W	1.20	1.80		3.30	0.30	*0.65*	4.00	*0.08*	1.27	2.16	0.47	7% of 98%	0.8	8% of 100%
7 W 6 SLIDING	W	1.80	1.80		3.30	0.30	*0.65*	4.50	*0.07*	1.28	3.24	0.70	11% of 98%	1.2	12% of 100%
8 W 7 FIXED	E	0.85	3.00		2.20	0.34	*0.45*	3.60	*0.06*	1.04	2.55	0.37	6% of 98%	0.9	8% of 100%
9 W 8 FIXED	N	0.85	3.00		2.20	0.34				0.84	2.55	0.37	6% of 98%	0.7	7% of 100%
10 W 9 FIXED	N	0.85	3.00		2.20	0.34				0.84	2.55	0.37	6% of 98%	0.7	7% of 100%
11 W 3 FIXED LWR	N	0.65	3.00		2.20	0.34				0.84	1.95	0.28	4% of 98%	0.6	5% of 100%

IMPORTANT NOTICE AND DISCLAIMER IN RESPECT OF THE GLAZING CALCULATOR

If inputs (including air movement levels) are valid

The Glazing Calculator has been developed by the ABCB to assist in developing a better understanding of glazing energy efficiency parameters. While the ABCB believes that the Glazing Calculator, if used correctly, will produce accurate results, it is provided "as is" and without any representation or warranty of any kind, including that it is fit for any purpose or of merchantable quality, or functions as intended or at all. Your use of the Glazing Calculator is entirely at your own risk and the ABCB accepts no liability of any kind.

*ALL WINDOW VALUES ABOVE ARE IN ACCORDANCE WITH AWS VALUES, REFER TO WINDOW SCHEDULE.

GLAZING CALCULATOR NOTES:

CALCULATION OF GLAZING REQUIREMENTS ARE BASED ON THE WHOLE STOREY

WINDOW MANUFACTURER TO PROVIDE DETAILS OF COMPLIANCE WITH THE ABOVE U VALUE AND SHGC VALUES.
U VALUE AND SHGC FIGURES ARE BASED ON VALUES CONTAINED ON www.wers.com.au WINDOW LISTINGS.

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VIC/BDAV/10/1037

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ROOF TOTAL R VALUE CALCULATION (MEZZANINE OVER)

Element	Heat flow up (winter)
Air film - outside	0.04
Metal sheeting 0.42 - 1.2mm (zincalume,galvanised, colorbond, aluminium, copper, lead, stainless steel,	0.00
Airspace roof/ceiling parallel. 02 - 90 deg pitch 20-90mm airgap - non reflective surfaces - unventilated	0.15
Particleboard 19mm (640kg/m3)	0.16
Airspace roof/ceiling parallel. 02 - 90 deg pitch 20-90mm airgap - non reflective surfaces - unventilated	0.15
Insulation batts - R4.0 - 175-190mm glasswool (ceiling batts)	4.00
Plasterboard 10mm - 880kg/m3	0.06
Air film - internal - on flat or near flat ceiling - non reflective eg beside plasterboard	0.11
Total R value	4.67

BCA/NCC PART 3.12.1.2(e) LOSS OF INSULATION CALCULATOR

To maintain the energy rating star rating, compensation for ceiling insulation loss around exhaust fans, recessed down lights and flues have been allowed for within this assessment as follows

Type of penetration	No.	Ind. Area	Total area	
Halogen down light		0.203	0	Ground floor ceiling insulated area = 69.00
Compact Fluoro		0.026	0	Upper floor ceiling insulated area = 0.00
L.E.D.	11	0.023	0.253	Total insulated ceiling area = 69.00
Exhaust fans:				
IXL Original (262x262)*		0.131	0	Uninsulated ceiling area = 0.34
IXL Silhouette (330x330)*		0.185	0	
250mm Dia. Exhaust fan	1	0.063	0.063	% of total ceiling uninsulated = 0.49%
Range hood (150x150)	1	0.023	0.023	*Note: "if total % of uninsulated ceiling area falls below*
Other:		0	0	*0.5% no penetrations need to be allowed for in the*
** additional 100mm clearance added to unit size to gain area*				*energy rating due to minimal impact".*

This table has been produced in accordance with NATHERS Technical note 2.

ADJUSTMENT OF MINIMUM R-VALUE FOR LOSS OF CEILING INSULATION

Min. R-value in accordance with 3.12.1.2(a)	R4.00	
% of total ceiling uninsulated (as above)	0.49%	(0.49% MAX)
Adjusted R-value to compensate for loss of ceiling insulation area	**R4.00**	*(in accordance with BCA/NCC table 3.12.1.1b)*
		**refer to energy efficiency schedule for roof details*

TABLE ABOVE SHOWS THE PROPOSED RESIDENCE SHALL HAVE MAXIMUM 1 EXHAUST FAN, 1 RANGE HOOD & MAXIMUM 11 LED DOWNLIGHTS (UNSEALED).

ROOF TOTAL R VALUE CALCULATION (FAMILY/MEALS)

Element	Heat flow up (winter)
Air film - outside	0.04
Metal sheeting 0.42 - 1.2mm (zincalume,galvanised, colorbond, aluminium, copper, lead, stainless steel,	0.00
Insulation blanket 060mm R1.3 glasswool 9.8kg/m3 with or without reflective foil	1.30
Airspace roof/ceiling parallel. 02 deg pitch 020mm airgap - one reflective surface - unventilated	0.39
Insulation batts - R3.0 - 140-155mm glasswool (ceiling batts)	3.00
Plasterboard 10mm - 880kg/m3	0.06
Air film - internal - on flat or near flat ceiling - non reflective eg beside plasterboard	0.11
Total R value	4.9

WALL TOTAL R VALUE CALCULATION (EXTERNAL)

Element	Walls
Air film - outside	0.04
Metal sheeting 0.42 - 1.2mm (zincalume,galvanised, colorbond, aluminium, copper, lead, stainless steel,	0.00
Airspace wall - vertical - non-reflective - unventilated	0.17
Insulation batts - R2.5 - 090mm glasswool High Density	2.50
Plasterboard 10mm - 880kg/m3	0.06
Air film - internal - on wall	0.12
Total Walls	2.9

WALL TOTAL R VALUE CALCULATION (TO GARAGE)

Element	Walls
Air film - internal - on wall	0.12
Plasterboard 10mm - 880kg/m3	0.06
Insulation batts - R2.5 - 090mm glasswool High Density	2.50
Plasterboard 10mm - 880kg/m3	0.06
Air film - internal - on wall	0.12
Total Walls	2.86

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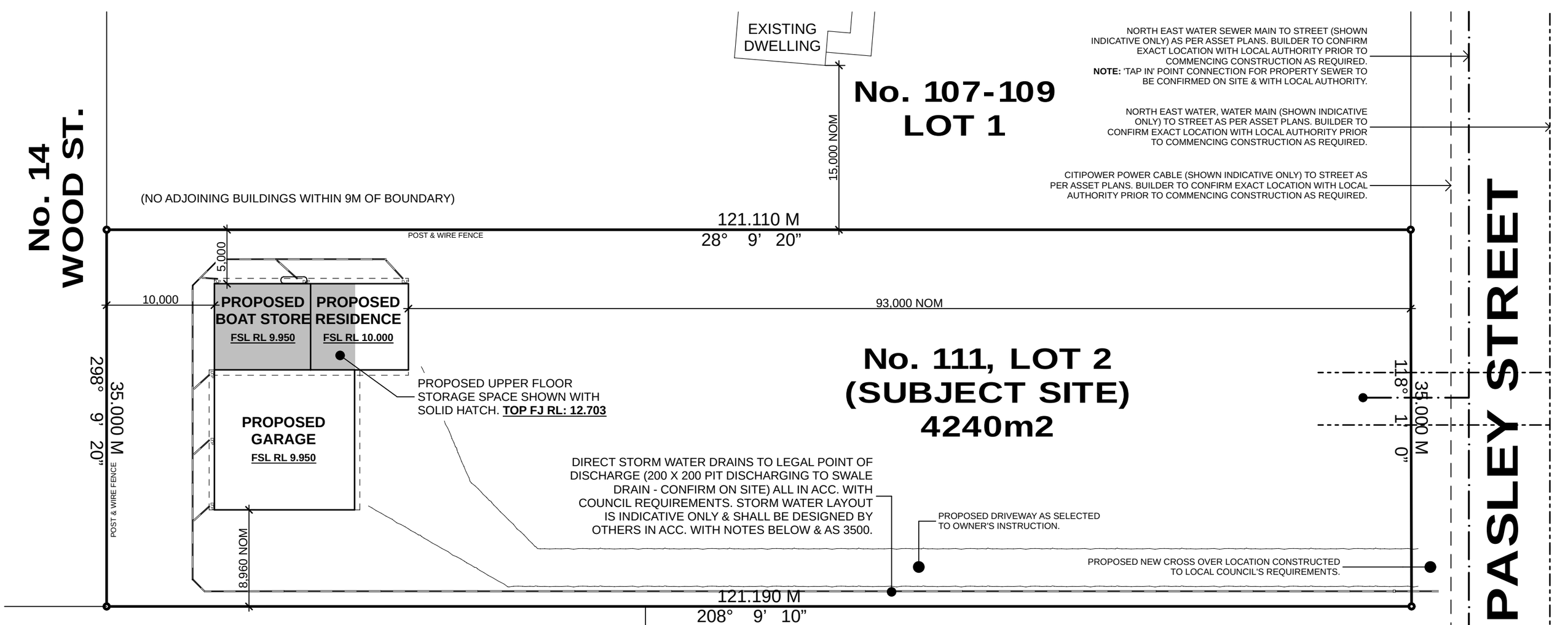

No. 13 LIGAR ST.

FRANCIS STREET
(UNMADE)

PROPOSED SITE PLAN SCALE 1:350

STORM WATER & SEWER NOTES:

- BUILDER SHALL CONFIRM THE EXACT LOCATION OF LEGAL POINT OF STORM WATER DISCHARGE PRIOR TO COMMENCEMENT OF ANY WORK & SHALL ENSURE THAT ALL NEW SWD IS DIRECTED & CONNECTED TO THE LEGAL POINT OF DISCHARGE ALL IN ACCORDANCE WITH THE REQUIREMENTS OF THE RELEVANT AUTHORITY.
- ALL NEW DP's WHERE SHOWN SHALL BE 100mm DIA. METAL IN SELECTED FINISH TO CONNECT INTO SWD SYSTEM WITH 1OOmm DIA. CLASS 6 UPVC 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.
- PROVIDE MINIMUM COVER TO ALL SWD AS FOLLOWS: -75mm UNDER REINFORCED CONCRETE DRIVEWAYS, -100mm UNDER UNREINFORCED CONCRETE & PAVED DRIVEWAYS, -200mm ELSEWHERE.
- CONNECT ALL NEW WASTE POINTS AND DISCHARGE INTO SEWER SYSTEM ALL IN ACCORDANCE WITH THE REQUIREMENTS OF THE RELEVANT AUTHORITY.

BAL 12.5 CLASSIFICATION

PROVIDE TERMITE PROTECTION AS REQUIRED TO U/SIDE & PERIMETER OF SLAB IN ACCORDANCE WITH AS 3660

PROVIDE MINIMUM 2,000 LTR RAIN WATER TANK AS SELECTED TO SERVICE TOILETS OR SOLAR HWS AS PER OWNER INSTRUCTION / ENERGY RATING SCHEDULE

BUILDER TO PROVIDE ADEQUATE SITE SCRAPE TO ACHIEVE MIN 150mm FREE BOARD WHERE REQUIRED

NOTE: ALL SETBACK DIMENSIONS ARE TO TITLE BOUNDARIES

AREA ANALYSIS:

SITE AREA:	4240m2
PROPOSED RESIDENCE:	**68.77m2 (7.40 SQS)**
PROPOSED GARAGE:	160.67m2 (17.29 SQS)
PROPOSED BOAT STORE:	67.78m2
PROPOSED STORE ROOM:	99.25m2
PROPOSED SITE COVERAGE:	297.22m2 OR 7.01% (60% MAX)

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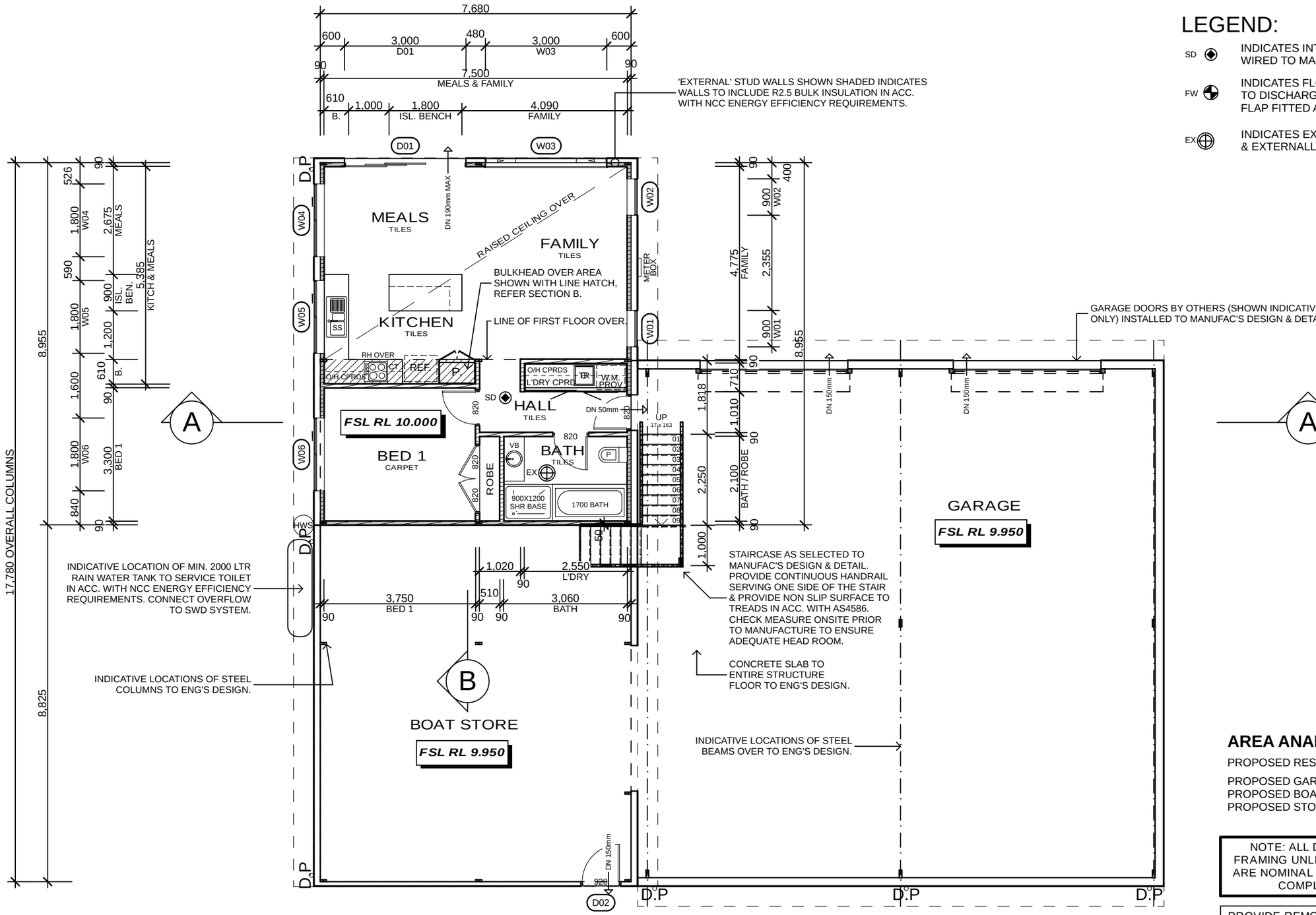

LEGEND:

SD — INDICATES INTERLINKED SMOKE DETECTOR ALARMS DIRECT WIRED TO MAINS WITH BATTERY BACKUP POWER SUPPLY

FW — INDICATES FLOOR WASTE DRAINAGE POINTS TO DISCHARGE TO OUTSIDE WALLS WITH SPIDER FLAP FITTED AT END

EX — INDICATES EXHAUST FAN TO BE WIRED TO LIGHT SWITCH & EXTERNALLY DUCTED TO OUTSIDE AIR

AREA ANALYSIS

PROPOSED RESIDENCE:	68.77m2 (7.40 SQS)
PROPOSED GARAGE:	160.67m2 (17.29 SQS)
PROPOSED BOAT STORE:	67.78m2 (7.30 SQS)
PROPOSED STORE ROOM:	99.25m2 (10.68 SQS)

NOTE: ALL DIMENSIONS REFERENCE TIMBER WALL FRAMING UNLESS NOTED OTHERWISE. ALL DIMENSIONS ARE NOMINAL AND SHALL BE CONFIRMED ON SITE UPON COMPLETION OF 'SHED' STEEL FRAMING.

PROVIDE REMOVABLE TYPE DOOR HINGES TO BATHROOM DOOR - REMOVABLE FROM OUTSIDE OF ENCLOSURE

PROPOSED GROUND FLOOR PLAN SCALE 1:100

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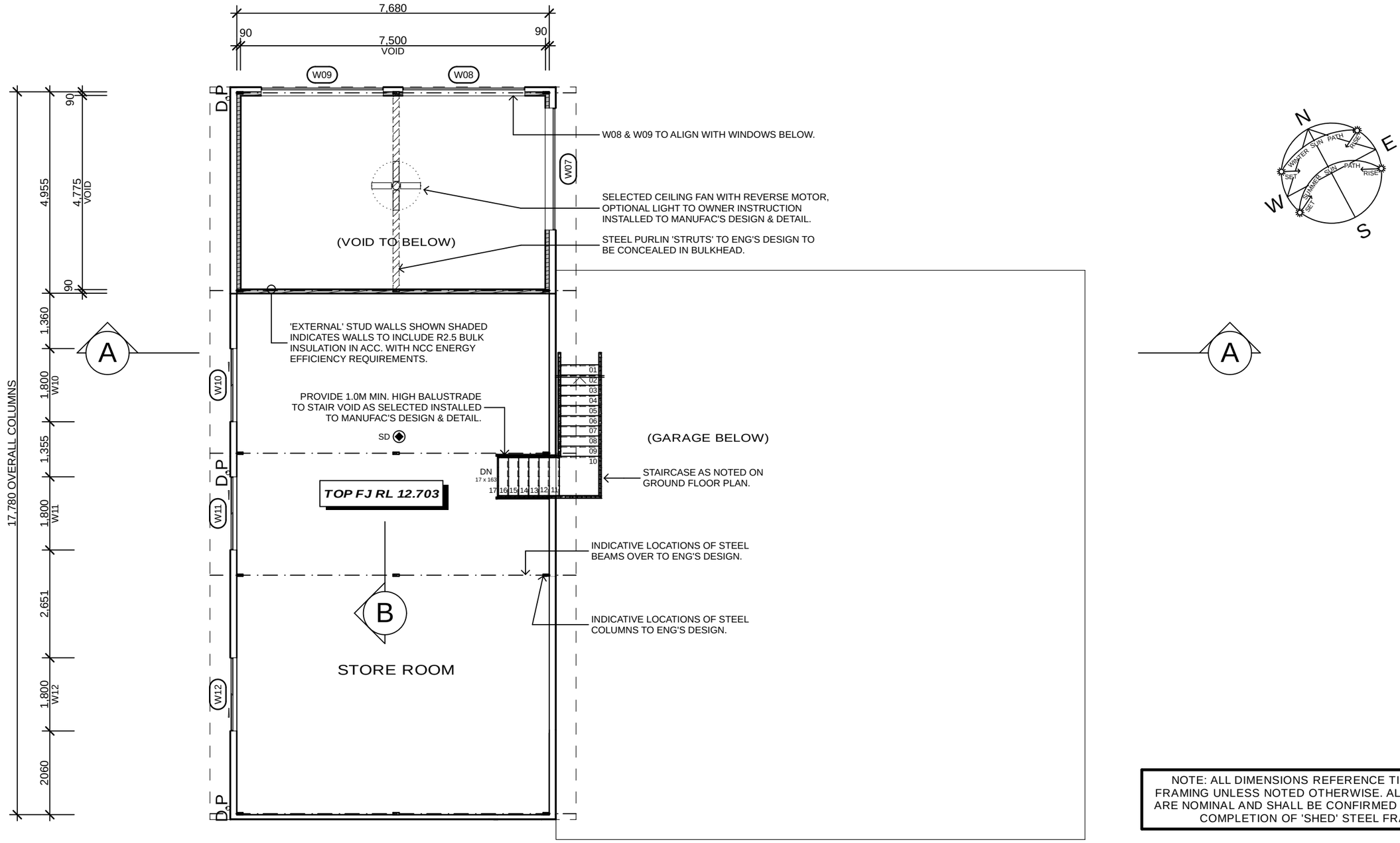

NOTE: ALL DIMENSIONS REFERENCE TIMBER WALL FRAMING UNLESS NOTED OTHERWISE. ALL DIMENSIONS ARE NOMINAL AND SHALL BE CONFIRMED ON SITE UPON COMPLETION OF 'SHED' STEEL FRAMING.

PROPOSED FIRST FLOOR PLAN SCALE 1:100

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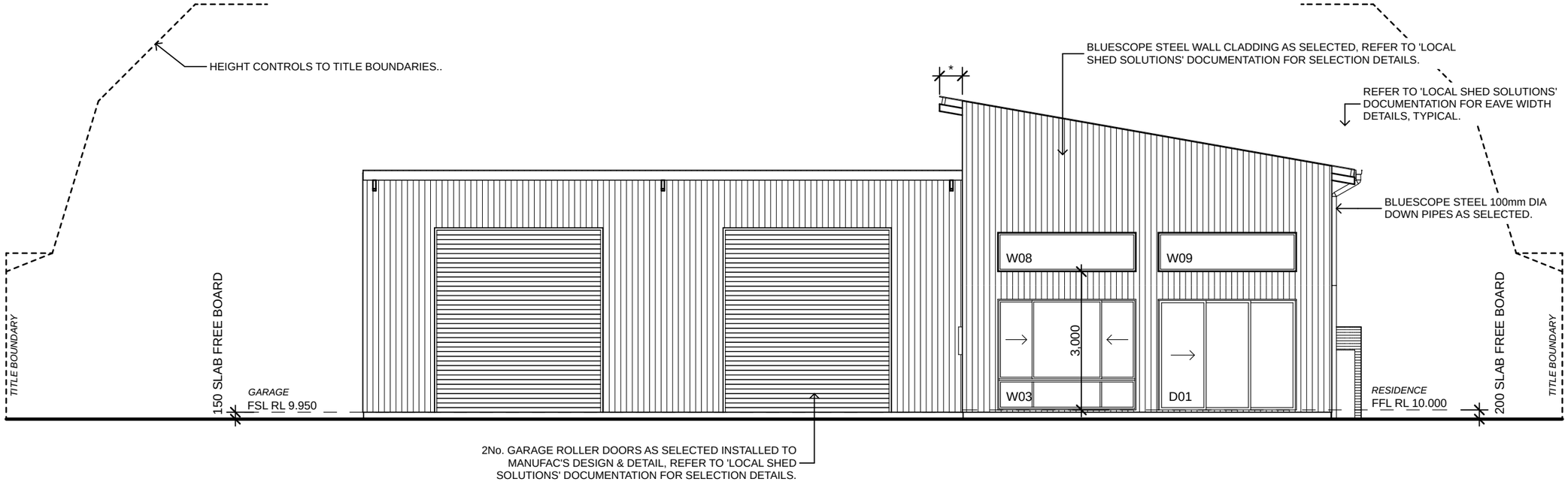
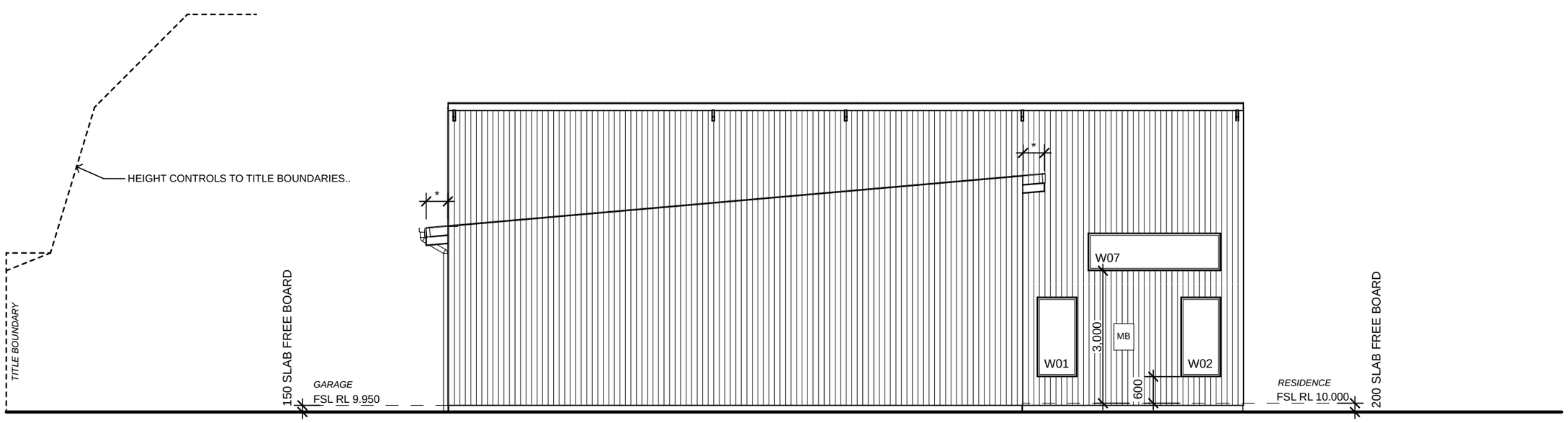
Bundalong

	PREVIOUS ISSUES & AMENDMENTS
B	AMENDED SWD ON SITE PLAN, ADD NEIGHBOUR TO SITE PLAN, ADDED SMOKE DETECTOR TO FIRST FLOOR, ADDED LIGHTING PLANS & LIGHTING CALCULATOR.
A	AMENDED APPLICABLE CLIMATE ZONE
P1	PRELIMINARY ISSUE

PROJECT DATE: APRIL 2017
SCALE: AS SHOWN
DRAWN: AS
CHECKED: AS
PLANNING REQ'D: NO
PROJECT No: 948/32
SHEET: 11 OF 19
THIS ISSUE: 'C'
DATE ISSUED: 16/5/21



2 NORTH ELEVATION 1:100



1 EAST ELEVATION 1:100

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HOUSE ENERGY RATING
VIC/BDAV/10/1037

Peter Jackson Design Pty. Ltd.
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REGISTERED BUILDING PRACTITIONER No. DP-AD 1248

PROJECT NAME:
Proposed New Residence
CLIENT:
Mitch Vipond
LOCATION:
111 Pasley Street
Bundalong

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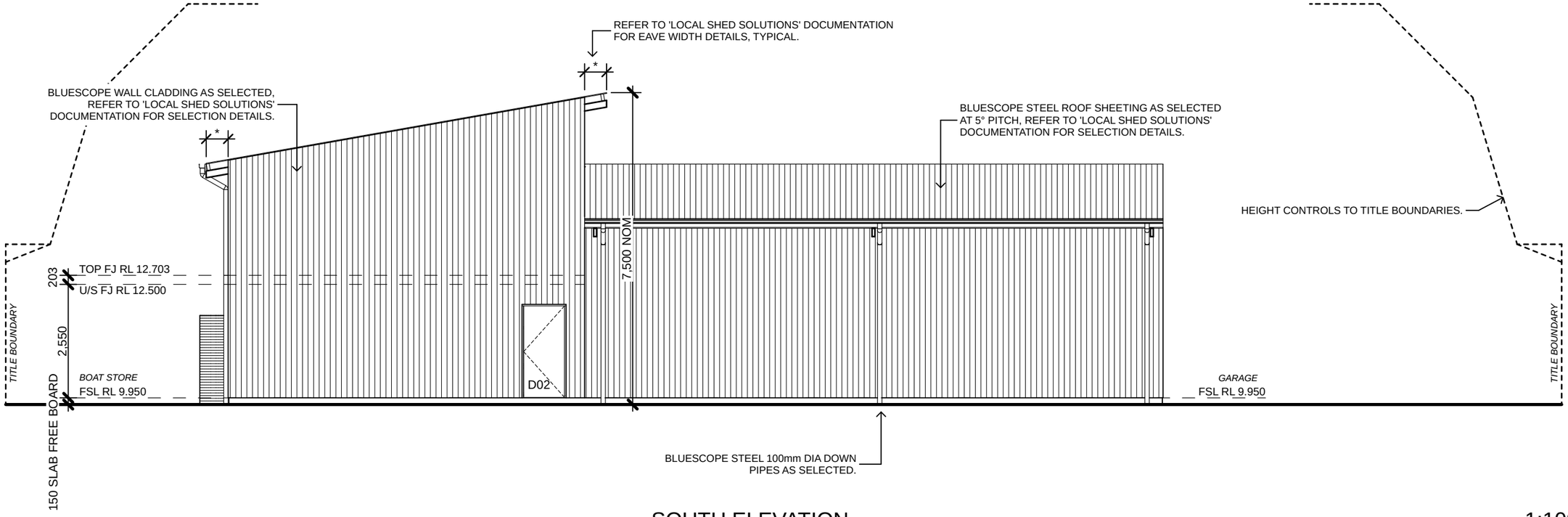
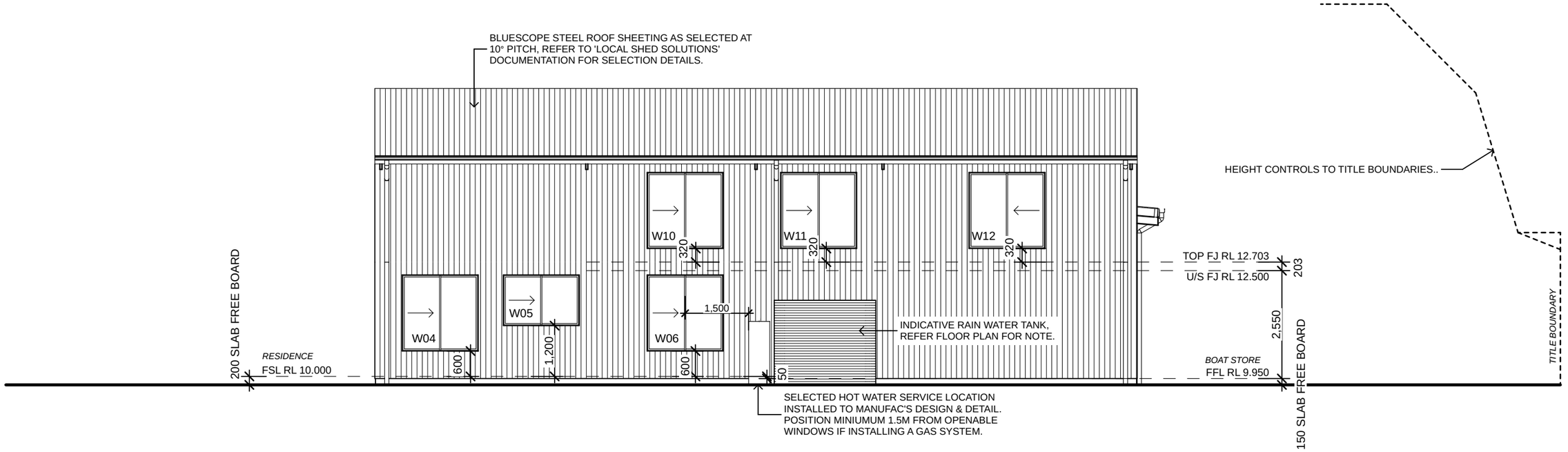


1 SOUTH ELEVATION 1:100



2 WEST ELEVATION 1:100

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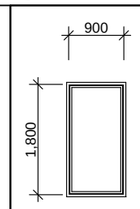
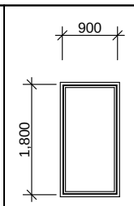
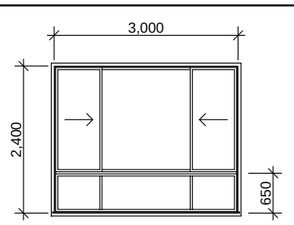
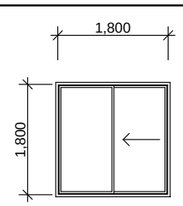
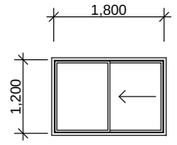
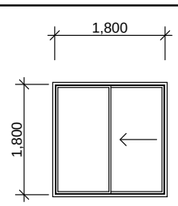
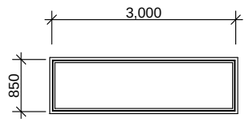
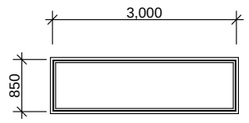
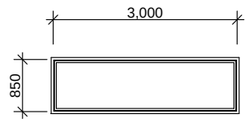
WINDOW SCHEDULE

DIMENSIONS									
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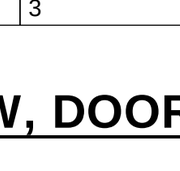
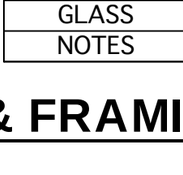
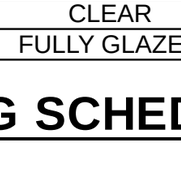
U	2.2	2.2	F=2.2 SL=3.3	3.3	3.3	3.3	2.2	2.2	2.2
SHGC	0.34	0.34	F=0.34 SL=0.30	0.30	0.30	0.30	0.34	0.34	0.34
TYPE	FIXED	FIXED	SLIDING	SLIDING	SLIDING	SLIDING	FIXED	FIXED	FIXED
GLASS	CLEAR	CLEAR	CLEAR	CLEAR	CLEAR	CLEAR	CLEAR	CLEAR	CLEAR

WINDOW SCHEDULE

DIMENSIONS			
ID	W10 Ⓢ	W11 Ⓢ	W12 Ⓢ
U	N/A	N/A	N/A
SHGC	N/A	N/A	N/A
TYPE	SLIDING	SLIDING	SLIDING
GLASS	CLEAR	CLEAR	CLEAR

WINDOW & DOOR SCHEDULE NOTES:

ALL WINDOW & DOOR SIZES SHALL BE CONFIRMED ONSITE PRIOR TO MANUFACTURE. DIMENSIONS SHOWN ARE OVERALL FRAME SIZES & DOESN'T INCLUDE REVEALS, PACKING & CLEARANCES, THEREFORE STUD OPENING SIZES SHALL BE LARGER.

Ⓢ INDICATES WINDOWS WITH GRADE 'A' LAMINATED SAFETY GLAZING IN ACC. WITH AS 1288

*ALL WINDOWS & DOORS TO BE ALUMINIUM AS SELECTED IN SELECTED POWDER COAT FINISH.

*REFER TO ENG'S DRAWINGS FOR ALL WINDOW & DOOR LINTEL SIZES.

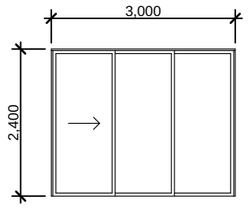
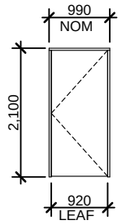
*ALL WINDOWS TO BE KEYED ALIKE, SWINGING DOORS ALIKE.

*ALL WINDOWS TO COMPLY WITH AS3959, REFER TO BUSHFIRE SCHEDULE AT THE FRONT OF THESE DOCS FOR ALL GLAZING & SEALING REQUIREMENTS. ALL EXTERNAL FACING GLASS SHALL BE TOUGHENED.

***ALL WINDOWS SHALL BE AWS 502/504, 516 & 541/542. ALL WINDOWS WITH NOMINATED U & SHGC ABOVE SHALL HAVE VIRIDIAN 'LIGHTBRIDGE' GREY 5/10/5 DOUBLE GLAZING IN ACC. WITH GLAZING CALCULATOR.**

*ALL WINDOWS TO COMPLY WITH AS2047 FOR AIR INFILTRATION AS REQUIRED BY THE NATIONAL CONSTRUCTION CODE (NCC) PART 3.12.3.3.

DOOR SCHEDULE

DIMENSIONS		
ID	D01 Ⓢ	D02
U	3.0	N/A
SHGC	0.31	N/A
TYPE	STACKING SLIDER	SOLID
GLASS	CLEAR	N/A
NOTES	FULLY GLAZED	EXTERNAL QUALITY

Internal Hinged Door List	
W x H Size	**Quantity**
1,640×2,040	1
820×2,040	3

FRAMING SCHEDULE

TO AS 1684 / 2010 RESIDENTIAL TIMBER FRAMED CONSTRUCTION
DESIGN GUST WIND SPEED 33 m/S (N2)

MEMBER	SIZE	GRADE	MAX. CENTRES	MAX. SPAN	
				SINGLE	CONTINUOUS
ROOF BRACING	REFER ENG'S DESIGN				
ROOF TRUSSES / RAFTERS	REFER ENG'S DESIGN				
FLOOR TRUSSES / JOISTS	REFER ENG'S DESIGN				
TOP PLATES (LOADBEARING WALLS)	REFER ENG'S DESIGN				
TOP PLATES (NON LOADBEARING)	2/45x90	MGP 1O			
LINTELS	REFER TO ENG'S DESIGN				
STUDS (LOADBEARING WALLS)	REFER TO ENG'S DESIGN				
STUDS (NON LOADBEARING)	90x45	MGP 1O	450		
JAMB STUDS	REFER ENG'S DESIGN				
NOGGINGS	35x70	MGP 1O	1350		
WALL BRACING	IN ACCORDANCE WITH AS 1684 & ENG'S DETAILS WHERE APPLICABLE				
BOTTOM PLATES (LOADBEARING WALLS)	REFER ENG'S DESIGN				
BOTTOM PLATES (NON LOADBEARING)	45x9O	MGP 1O			
FLOORING	CONCRETE SLAB TO ENGINEER'S DESIGN				

WINDOW, DOOR & FRAMING SCHEDULE SCALE 1:100

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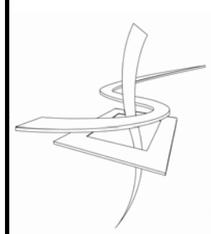

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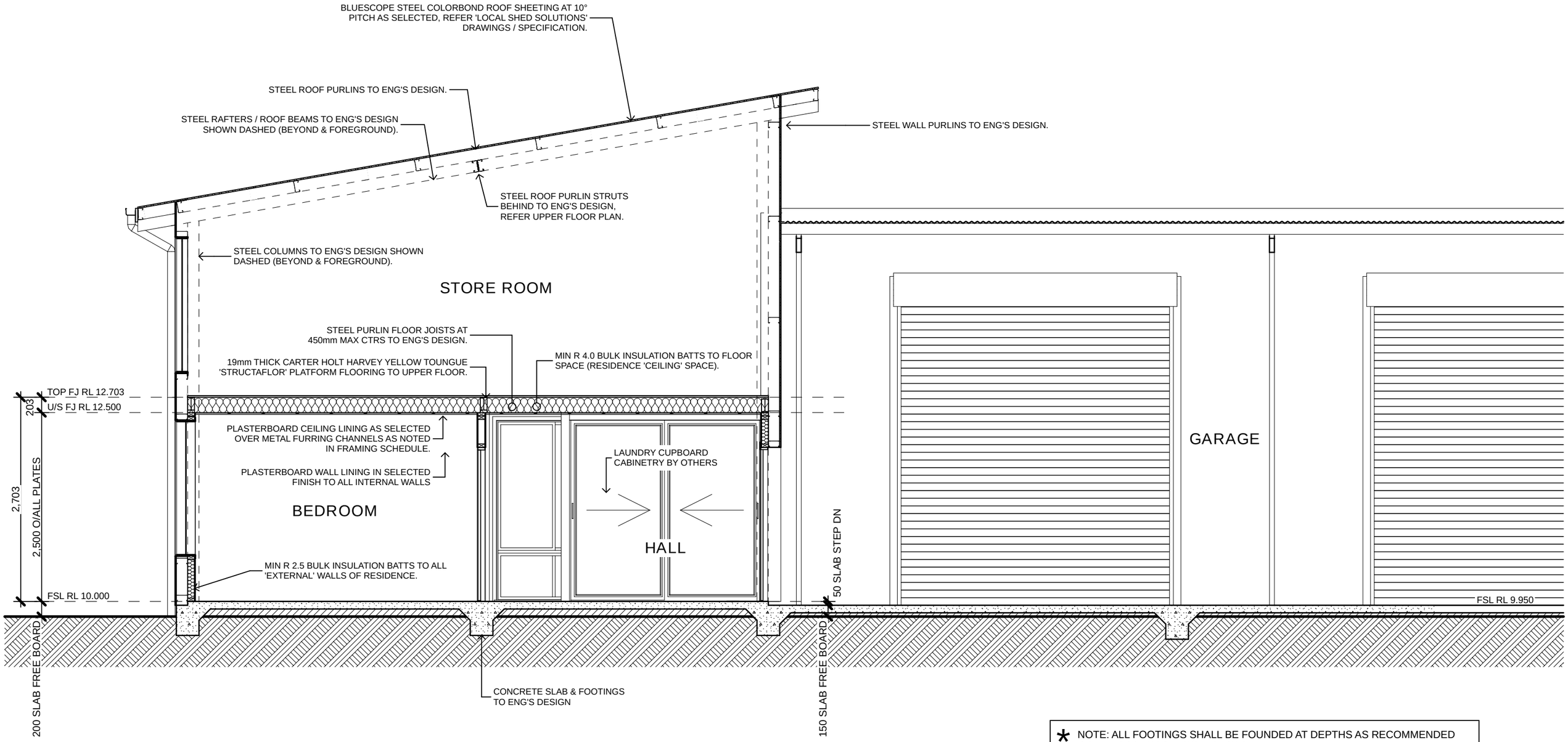

SECTION AA SCALE 1:50

* NOTE: ALL FOOTINGS SHALL BE FOUNDED AT DEPTHS AS RECOMMENDED BY THE APPLICABLE SOIL REPORT.
REPORT REF No: 4170089
GEOTECHNICAL CONSULTANT WHO PREPARED REPORT: CIVIL TEST P/L
SITE SOIL CLASSIFICATION AS PER SOIL REPORT: 'CLASS H1-D'

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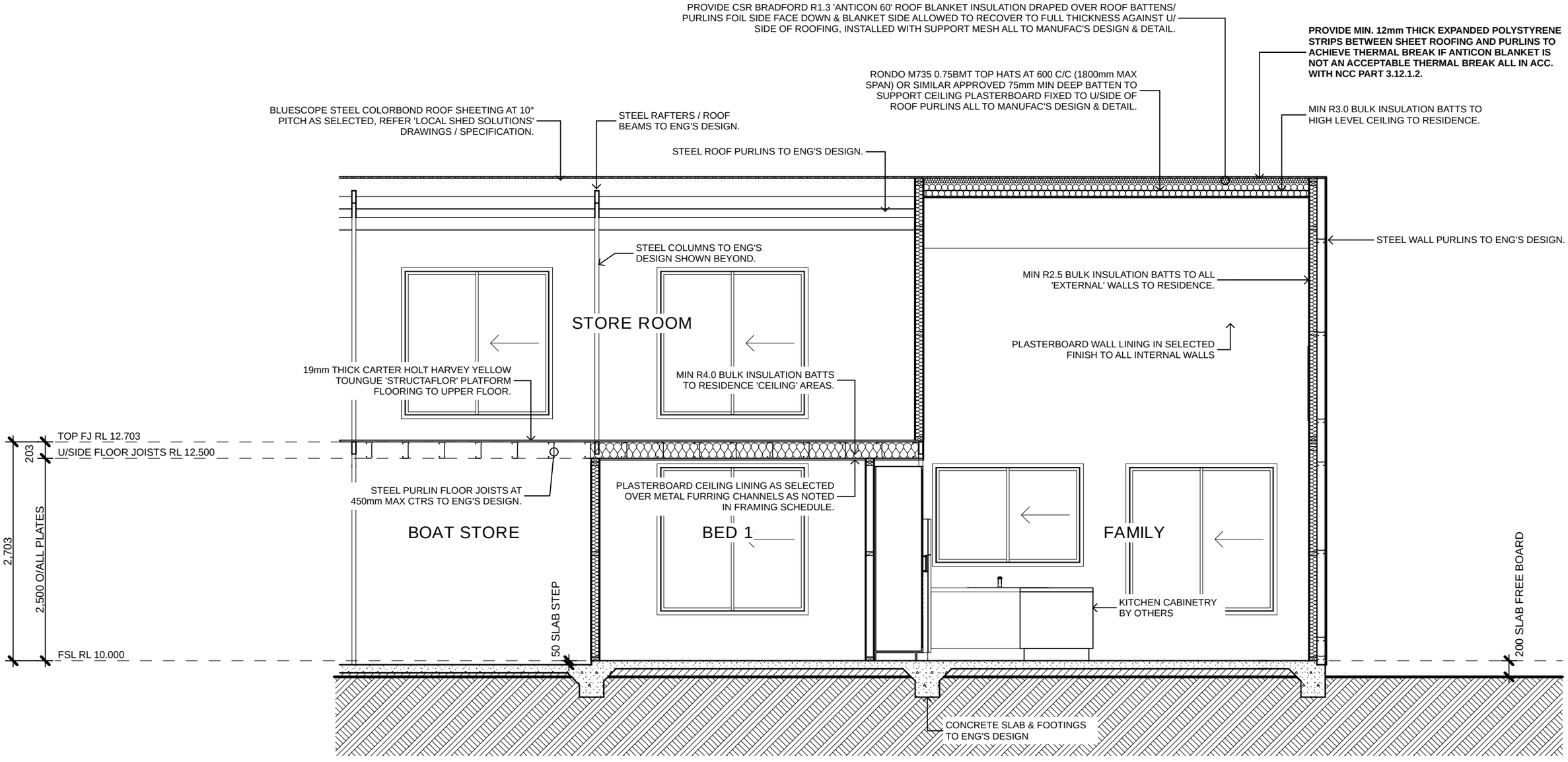

SECTION BB SCALE 1:50

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LIGHTING:

- CEILING MOUNTED INCANDESCENT
- WALL MOUNTED AT mm ABOVE FLOOR
- RECESSED 'SEALED' & 'IC RATED' DOWN LIGHT (20W MAX)
- SURFACE MOUNTED LED 'FLOOD LIGHT' AS SELECTED (50W MAX)
- HALOGEN RECESSED WALL LIGHT
- EXTERNAL FLOOD LIGHT - WALL MOUNTED
- SINGLE FLUORESCENT LIGHT SOURCE
- DOUBLE FLUORESCENT LIGHT SOURCE
- SWITCHING POINT mm ABOVE FLOOR
- T TIME DELAY SWITCH (WATERPROOF EXTERNALLY)
- M MOTION DETECTOR
- GARDEN LIGHT SOURCE

POWER OUTLETS:

- SINGLE POWER OUTLET AT 3OOmm ABOVE FLOOR
- DOUBLE POWER OUTLET AT 3OOmm ABOVE FLOOR
- SINGLE POWER OUTLET AT 1050mm ABOVE FLOOR
- DOUBLE POWER OUTLET AT 1050mm ABOVE FLOOR
- DOUBLE POWER OUTLET AT 1300mm ABOVE FLOOR
- SINGLE POWER OUTLET AT 1500mm ABOVE FLOOR
- DOUBLE POWER OUTLET AT 1500mm ABOVE FLOOR

- DIRECT WIRED OUTLET mm ABOVE FLOOR
  (PROVIDE ISOLATING SWITCHES AT mm ABOVE FLOOR AS DIRECTED ON SITE TO:-
  STOVE/HOTPLATES & WALL OVEN
  WASTE MASTER & DISHWASHER)
- W.P WATERPROOF POWER OUTLET AT mm ABOVE FLOOR
- W.P DOUBLE WATERPROOF POWER OUTLET AT mm ABOVE FLOOR
- C COMPUTER OUTLET COMPRISING:- 2 No. DOUBLE POWER OUTLETS
  TELEPHONE JACK
  3OOmm ABOVE FLOOR
  SEPARATE CIRCUIT

FIXTURE LEGEND:-

W.	'INSINKERATOR' WASTE DISPOSAL
D.W	DISHWASHER
W.O	WALL OVEN
M.O	MICROWAVE OVEN
C.T	COOK TOP
H.W.S	HOT WATER SERVICE
D.H.U	DUCTED HEATING UNIT
SPA	SPA
S.C.U	SPLIT SYSTEM HEATING/COOLING CONDENSER UNIT
D.V.U	DUCTED VACUUM UNIT

ALLOW WIRING FOR RANGE HOOD OVER STOVES & HOT PLATES

PROVIDE POWER OUTLET FOR MICROWAVE OVEN
AT HIGH LEVEL

PROVIDE DIMMER CONTROL SWITCHES TO: AS NOTED ON ELECTRICAL PLAN

ACCESSORIES:

- DOOR BELL CHIME LOCATION - ELECTRICALLY OPERATED. POSITION BUTTON AT FRONT DOOR AS PER OWNERS INSTRUCTION
- T TELEPHONE JACK POINT
- T.V TELEVISION AERIAL RETICULATION
- HEATED TOWEL RAIL - DIRECT WIRED
- EX 250mm DIA. EXHAUST FAN DUCTED EXTERNALLY AS NOTED ON FLOOR PLAN
- IXL 'FANTASTIC' HEAT LAMP, LIGHT & EXHAUST FAN UNIT AS SELECTED
- LIGHT & EXHAUST FAN UNIT (AS PER EXHAUST FAN ABOVE)
- CEILING FAN WITH REVERSE MOTOR. OPTIONAL LIGHT TO OWNER INSTRUCTION
- H ELECTRIC HEATER
  (BATHROOM HEATERS TO BE WALL MOUNTED 2100mm ABOVE FLOOR)
  (HEATERS TO LIVING AREAS & HALLWAYS TO BE FREESTANDING AND / OR WALL MOUNTED)
- N.S NIGHT STORE HEATER
- F/B FUSE BOARD / SWITCH BOARD - RECESSED IN WALL
- METER BOX METER BOARD - RECESSED IN WALL
- SD INTERLINKED SMOKE DETECTOR ALARMS DIRECT WIRED TO ELECTRICAL MAINS
- DUCTED VACUUM OUTLET AT 300mm ABOVE FLOOR
- DUCTED HEATING OUTLET
- WIRING BACK TO SWITCHES
- SPEAKER - CEILING MOUNTED OUT DOOR QUALITY. WIRED TO PROPOSED STEREO LOCATION AS PER OWNERS INSTRUCTION.

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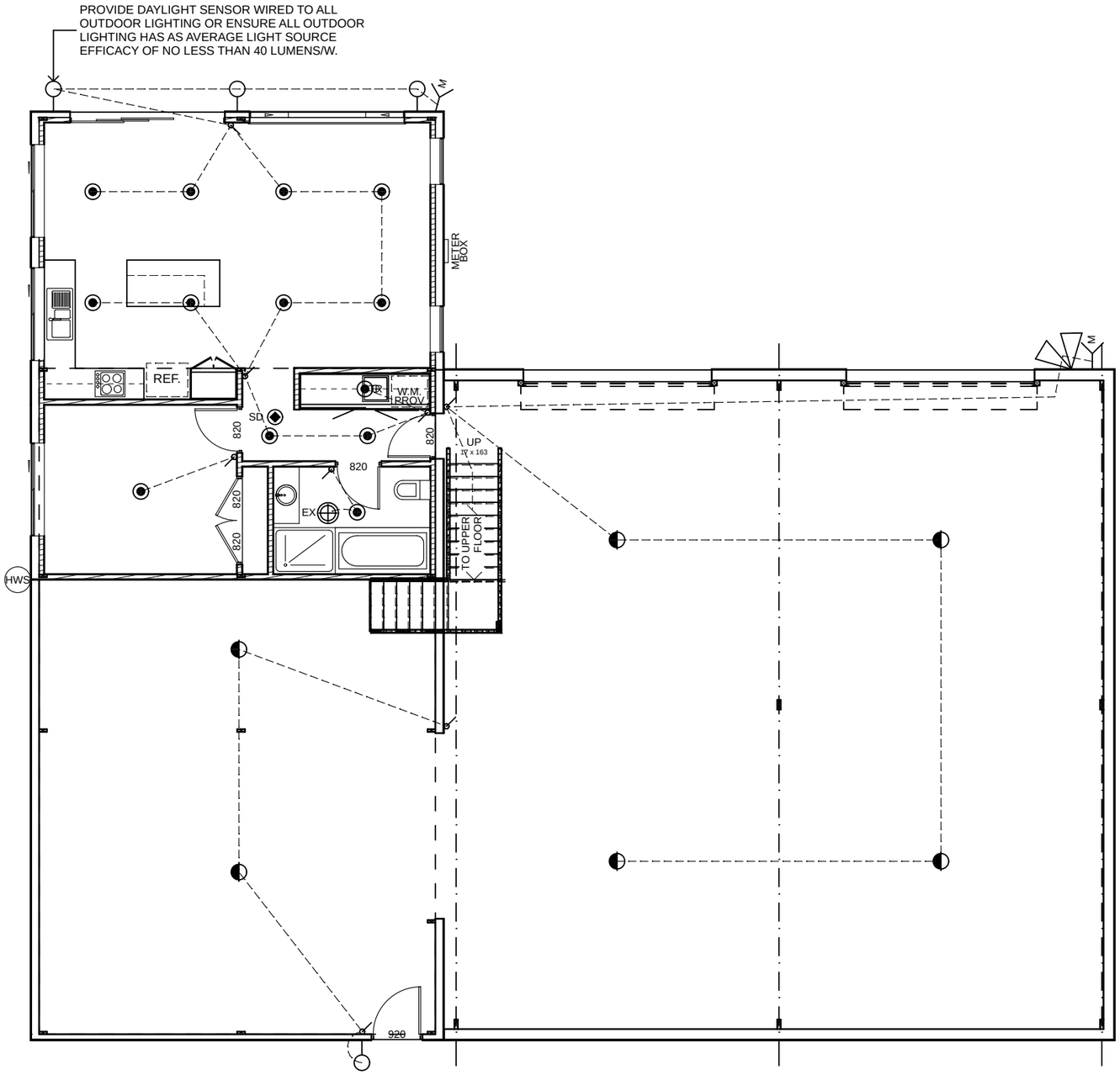

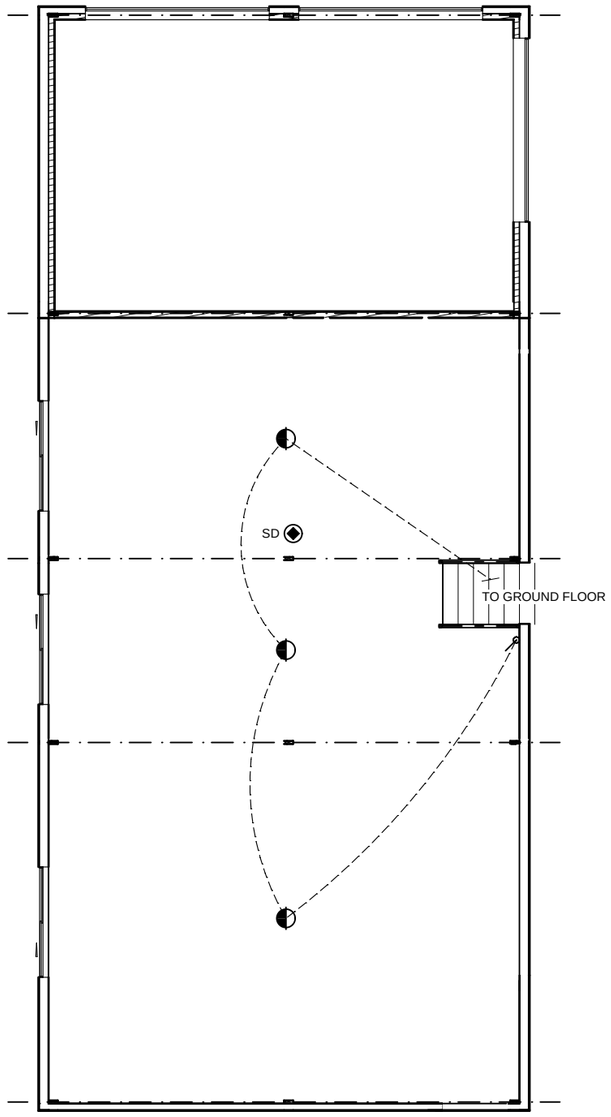

LIGHTING GROUND FLOOR PLAN SCALE 1:100

LIGHTING FIRST FLOOR PLAN SCALE 1:100

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Peter Jackson Design Pty. Ltd.

MULTI - AWARD WINNING BUILDING DESIGNERS

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REGISTERED BUILDING PRACTITIONER No. DP-AD 1248

PROJECT NAME:
Proposed New Residence

CLIENT:
Mitch Vipond

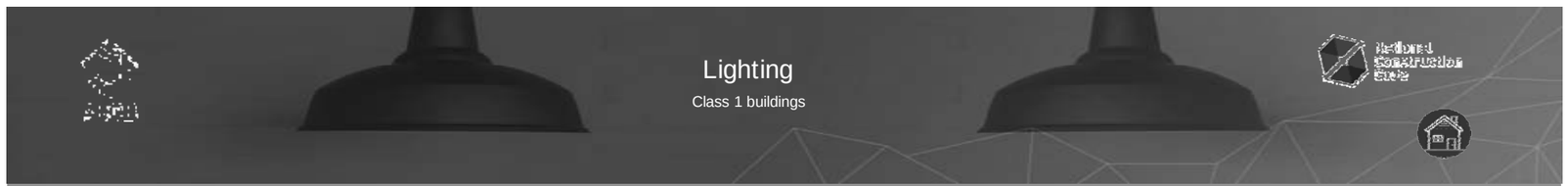
LOCATION:
111 Pasley Street
Bundalong

B	AMENDED SWD ON SITE PLAN, ADD NEIGHBOUR TO SITE PLAN, ADDED SMOKE DETECTOR TO FIRST FLOOR, ADDED LIGHTING PLANS & LIGHTING CALCULATOR.	
A	AMENDED APPLICABLE CLIMATE ZONE	
P1	PRELIMINARY ISSUE	
PREVIOUS ISSUES & AMENDMENTS		

PROJECT DATE: APRIL 2017
SCALE: AS SHOWN
DRAWN: AS
CHECKED: AS
PLANNING REQ'D: NO
PROJECT No: 948/32
SHEET: 18 OF 19

THIS ISSUE: 'C'

DATE ISSUED: 16/5/21



Lighting

Class 1 buildings

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Calculator

Building name/description	Classification
111 Pasley Street, BUNDALONG	Class 1

Number of rows preferred in table below 7 *(as currently displayed)*

Separate aggregate allowances are calculated for Class 1, 2 or 4 cases; for a verandah or balcony; or for a Class 10 building. The '% of Allowance Used' outcomes refer to these aggregate allowances.

ID	Description	Type of space	Floor area of the space	Design Lamp or Illumination Power Load	Location	Adjustment Factor	Adjustment Factor: Dimming % Area	Adjustment Factor: Dimming % of Full Power	Adjustment Factor: Design Lumen Depreciation Factor	SATISFIES PART 3.12.5.5: Lamp or Illumination Power Density: System Allowance	SATISFIES PART 3.12.5.5: Lamp or Illumination Power Density: System Design	SATISFIES PART 3.12.5.5: System Share of % of Aggregate Allowance Used
						Adjustment						
1	Kitch Family	Living room	37.8 m²	160 W	Class 1 building					5.0 W/m²	4.2 W/m²	**21% of 50%**
2	Bed 1	Bedroom	13.5 m²	20 W	Class 1 building					5.0 W/m²	1.5 W/m²	**8% of 50%**
3	Bathroom	Bathroom	6.3 m²	20 W	Class 1 building					5.0 W/m²	3.2 W/m²	**16% of 50%**
4	Hall & ldry	Corridor	6.3 m²	60 W	Class 1 building					5.0 W/m²	***9.5 W/m²***	**48% of 50%**
5	Garage	Other	160.7 m²	200 W	Class 10a building					3.0 W/m²	1.2 W/m²	**44% of 43%**
6	Boat store	Other	67.8 m²	100 W	Class 10a building					3.0 W/m²	1.5 W/m²	**56% of 43%**
7	Storage	Other	99.3 m²	150 W	Class 1 building					5.0 W/m²	1.5 W/m²	**8% of 50%**

			Allowance	*Design Average*
391.6 m²	710 W	**Class 1 building**	5.0 W/m²	2.5 W/m²
		Class 10a building (associated with a Class 1 building)	3.0 W/m²	1.3 W/m²

if inputs are valid ✓

IMPORTANT NOTICE AND DISCLAIMER IN RESPECT OF THIS LIGHTING CALCULATOR

By accessing or using this calculator, you agree to the following: While care has been taken in the preparation of this calcula tor, it may not be complete or up-to-date. You can ensure that you are using a complete and up-to-date version by checking the Australian Building Codes Board website(www.abcb. gov. au). The Australian Building Codes Board,the Commonwealth of Australia and States and Territories of Australia do not accept any liability, including liability for negligence, for any loss (howsoever caused), damage, injury, expense or cost incurred by any person as a result of accessing,using or relying upon this publication, to the maximum extent permitted by law. No representation or warranty is made or given as to the currency, accuracy, reliability, merchantability, fitness for any purpose or completeness of this publication or any information which may appear on any linked websites, or in other linked information sources, and all such representations and warranti es are excluded to the extent permitted by law. This calculator is not legal or professional advice. Persons rely upon this calculator entirely at their own risk and must take responsibility for assessing the relevance and accuracy of the information in relation to their particular circumstances.

- Check & verify all dimensions and levels on site prior to commencement of construction or shop drawings.
- Do not scale, use written dimensions only.
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MEMBER bdav Building Designers Association Victoria

HOUSE ENERGY RATING

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