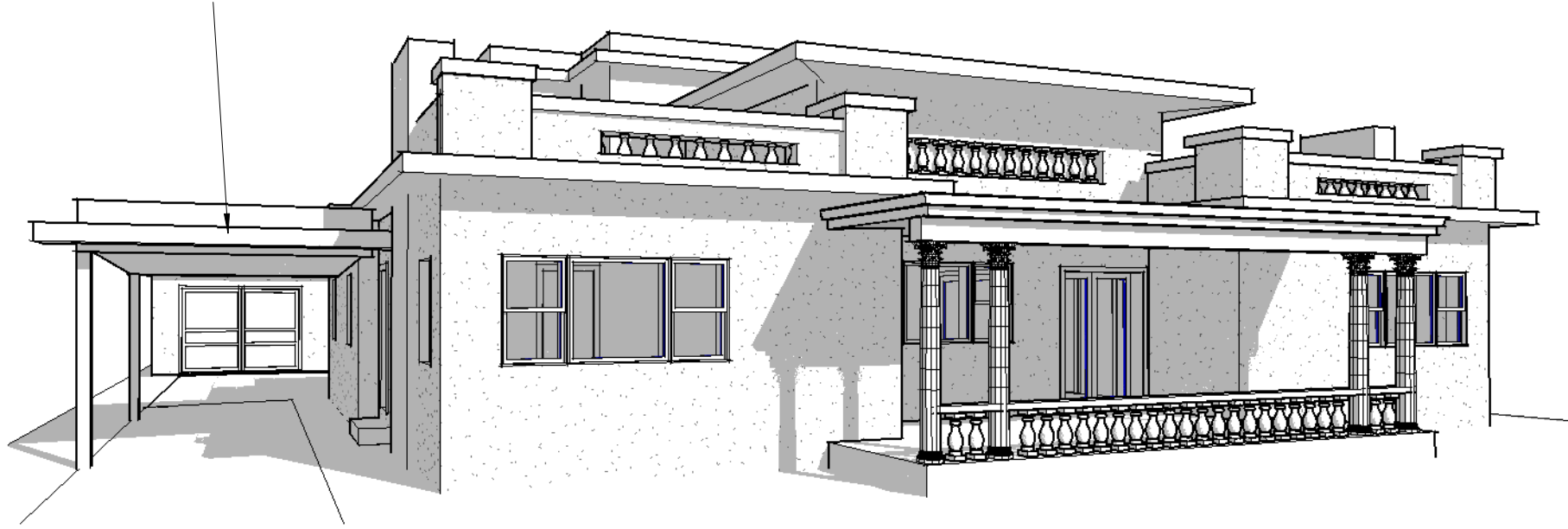
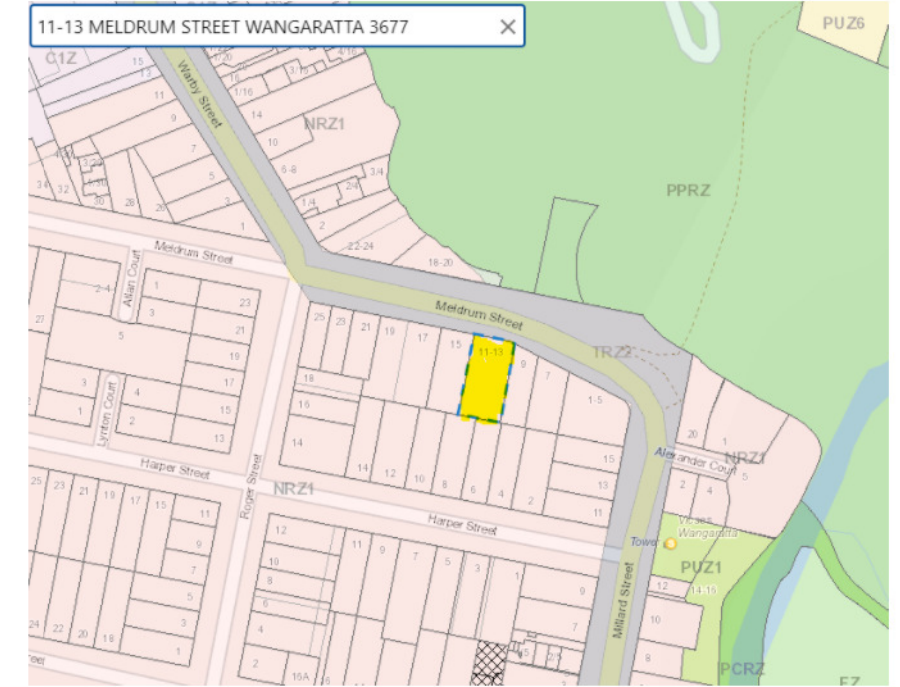


PROPOSED CARPORT



1 3D View 1



LOCALITY PLAN

WORKING DRAWING SET
REVISED 25 11 24

| Sheet List | |
|----------------------------|--------------|
| Sheet Name | Sheet Number |
| LEGEND | A300 |
| GENERAL NOTES | A301 |
| SITE | A302 |
| FLOOR PLAN | A303 |
| ELEVATIONS | A304 |
| ELEVATIONS 2 | A305 |
| COLOUR & MATERIAL SCHEDULE | A306 |
| BAL 12.5 REQUIREMENTS | A307 |
| SECTION | A308 |



for: Glenn Mills

PROPOSED CARPORT AT
11-13 MELDRUM STREET
WANGARATTA

LEGEND

| | |
|-------------------------------|-------|
| Date 26/11/2024 8:38:28 AM | A300 |
| Drawn by - JOHN CARTER | |
| DP-AD 44937 | |
| john@carterperspective.com.au | Scale |

General Notes (NCC 2019 BCA Vol 2)

- **All materials and work practices** shall comply with, but not limited to the Building Regulations 2019, National Construction Code Series 2022 Building Code of Australia Vol 2 amendment 1 and all relevant current Australian Standards (as amended) referred to therein.
- Unless otherwise specified, the term BCA shall refer to National Construction Code Series 2022 Building Code of Australia Volume 2 amendment 1.
- All materials and construction practice shall meet the Performance Requirements of the BCA. Where a performance 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.

CARPORT ROOF INSULATE WITH-ANTICON BLANKET ROLL R1.3

- Where the building (excludes a detached Class 10) is located in a **termite prone area** the building is to be provided with a termite management system.

- 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 AS 4773.1-2015 'Masonry in small buildings' Part 1: Design.
- All **stormwater** to be taken to the legal point of discharge to EXISTING PVC SWD AT HOUSE to the Relevant Authorities approval.
- 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.
- Site plan measurements in metres – all other measurements in millimetres unless noted otherwise.
- Figured dimensions take precedence over scaled dimensions.
- 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.
- The **Builder** and Subcontractors shall **check and verify all dimensions**, setbacks, levels and specifications and all other relevant documentation prior to the commencement of any works. Report all discrepancies to this office for clarification.
- Installation of all services shall comply with the respective supply authority requirements.
- The Builder and Subcontractor shall ensure that all stormwater drains, sewer pipes and the like are located at a sufficient distance from any buildings footing and/or slab edge beams so as to prevent general moisture penetration, dampness, weakening and undermining of any building and its footing system.
- These plans have been prepared for the exclusive use by the Client of CARTER PERSPECTIVE ('The Designer') for the purpose expressly notified to the Designer. Any other person who uses or relies on these plans without the Designer's written consent does so at their own risk and no responsibility is accepted by the Designer for such use and/or reliance.
- A **building Permit is required** prior to the commencement of these works. The release of these documents is conditional to the Owner obtaining the required Building Permit.
- The Client and/or the Client's Builder shall not modify or amend the plans without the knowledge and consent of CARTER PERSPECTIVE except where a Registered Building Surveyor makes minor necessary changes to facilitate the Building Permit application and that such changes are promptly reported back to CARTER PERSPECTIVE.
- 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. All variations must be accepted by all parties to the agreement and where applicable the Relevant Building Surveyor prior to implementing any variation.

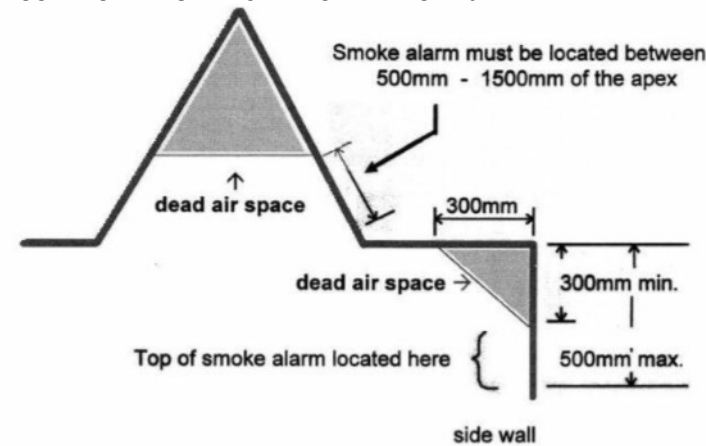
STORMWATER

90mm DIA. Class 6 UPVC stormwater line laid to a minimum grade of 1:100 and connected to the legal point of stormwater discharge EXISTING SWD AT HOUSE. 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

ALL SMOKE ALARMS ARE TO BE INSTALLED IN THE HOUSE ON ALL LEVELS AND BE INTERCONNECTED AS PER 3.7.2.2 OF THE BCA VOL 2



SITE ENVIRONMENT DESIGN INFORMATION

DESIGNATED BUSHFIRE PRONE AREA-BMO1
BUILDING WORK TO MEET BAL 12.5 REQUIREMENTS OF AS 3959

Site Classification

- Site classification as Class: ASSUMED CLASS M refer ENGINEERS DESIGN
- Design Gust Wind Speed / Wind Classification ASSUMED N2 REFER ENGINEERS DESIGN
- Building tie-downs to be provided in accordance with AS1684-2010 for an assumed design gust wind speed / wind classification of N2 (subject to confirmation on site by Relevant Building Surveyor at first inspection) refer to AS1684 for construction requirements.

Climate Zone

- Climate zone for thermal design / thermal performance assessment: Zone 7.

Corrosion protection of built-in structural members

- Provide corrosion protection of built-in structural steel members such as steel lintels, shelf angles, connectors, accessories (other than wall ties) in accordance with Table 4.1 of AS4773.1-2015 Masonry in Small Buildings, Part 1: Design suitable for an Environment Classification of LOW

Corrosion protection for sheet roofing

- Provide corrosion protection for sheet roofing in accordance with BCA Table 3.5.1.1a suitable for an Environment Classification of LOW.

AUTHORITIES / CONSULTANTS

MUNICIPALITY

RURAL CITY WANGARATTA

SEWERAGE AUTHORITY

NERWA _____ PH 1300361633

RELEVANT BUILDING SURVEYOR

TBA

CONSULTING STRUCTURAL ENGINEER

CHRIS SUCIU STRUCTURE A



for: Glenn Mills

**PROPOSED CARPORT AT
11-13 MELDRUM STREET
WANGARATTA**

GENERAL NOTES

Date 26/11/2024 8:38:28 AM

Drawn by - JOHN CARTER

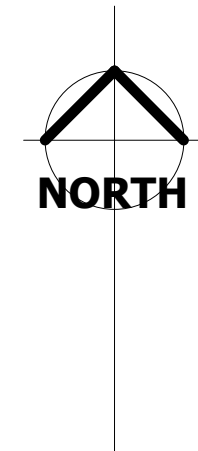
DP-AD 44937

john@carterperspective.com.au

A301

Scale

MELDRUM STREET



1 Site
1 : 250



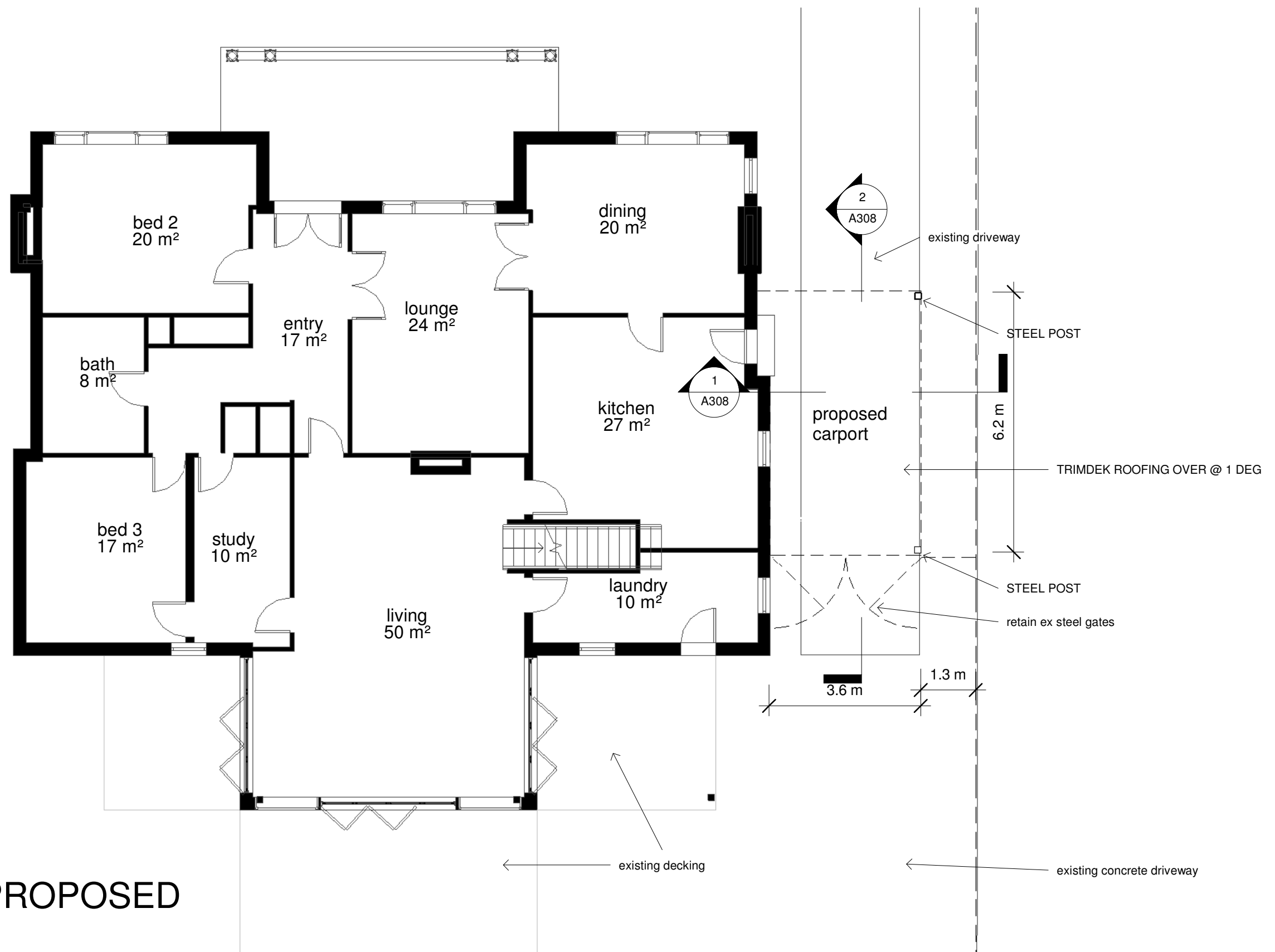
for: Glenn Mills



PROPOSED CARPORT AT 11-13 MELDRUM STREET WANGARATTA

SITE

| | |
|-------------------------------|---------------|
| Date 26/11/2024 8:38:28 AM | A302 |
| Drawn by - JOHN CARTER | |
| DP-AD 44937 | Scale 1 : 250 |
| john@carterperspective.com.au | |



1 Ground Floor PROPOSED
1 : 100

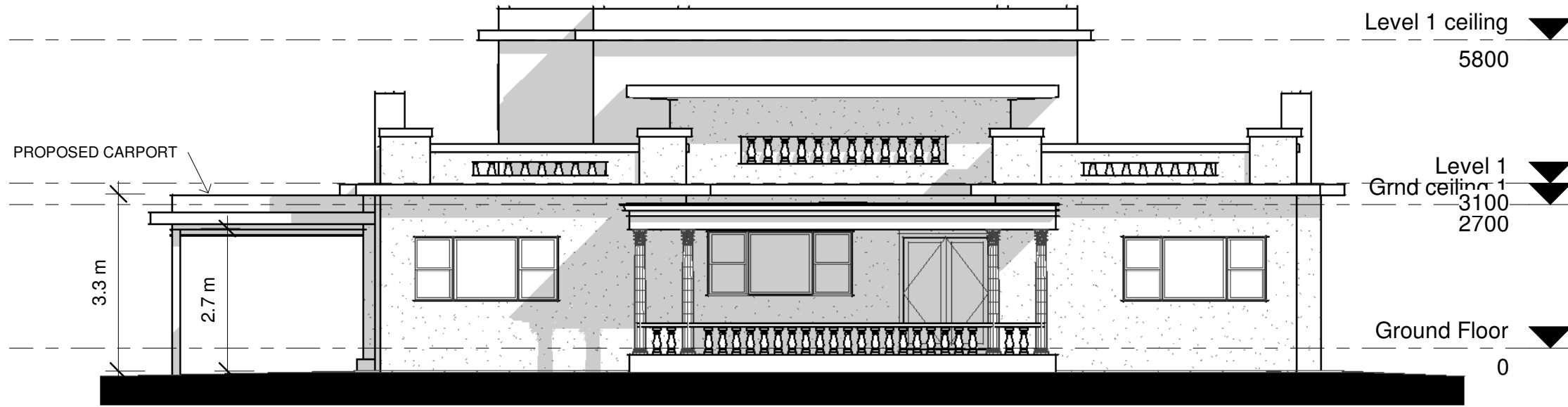


for: Glenn Mills

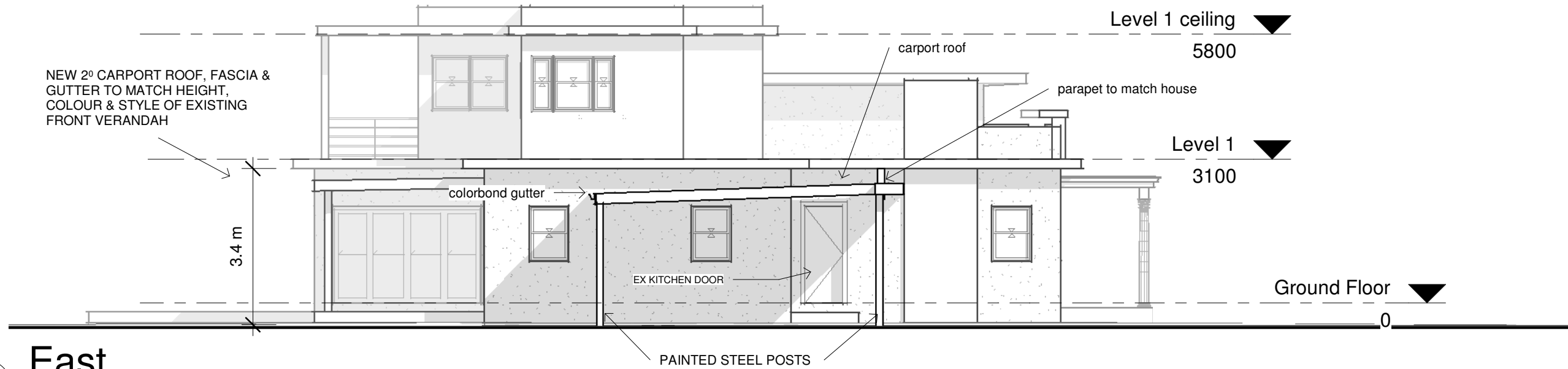
Design Matters Member
Enable, advocate and celebrate good building design

**PROPOSED CARPORT AT
11-13 MELDRUM STREET
WANGARATTA**

| | | |
|-------------------------------|-----------------------|---------------|
| FLOOR PLAN | | A303 |
| Date | 26/11/2024 8:38:28 AM | |
| Drawn by | JOHN CARTER | |
| DP-AD | 44937 | |
| john@carterperspective.com.au | | Scale 1 : 100 |



1 North
1 : 100



2 East
1 : 100



for: Glenn Mills



PROPOSED CARPORT AT
11-13 MELDRUM STREET
WANGARATTA

ELEVATIONS

Date 26/11/2024 8:38:29 AM

Drawn by - JOHN CARTER

DP-AD 44937

john@carterperspective.com.au

A304

Scale

1 : 100

ALL WORKS TO MEET BAL 12.5 REQUIREMENTS OF AS 3959

ROOF PENETRATIONS SHALL BE ADEQUATELY SEALED AT THE ROOF TO PREVENT GAPS GREATER THAN 3MM. THE MATERIAL USED TO SEAL THE GAPS SHALL BE NON-COMBUSTIBLE. OPENINGS SHALL BE FITTED WITH EMBER GUARDS MADE FROM A MESH OR PERFORATED SHEET WITH A MAX APERTURE OF 2MM MADE OF CORROSION RESISTANT STEEL, BRONZE OR ALUMINIUM.

EAVES LININGS, FASCIA'S SHALL WITH OPENINGS GREATER THAN 3MM SHALL BE FITTED WITH EMBER GUARDS MADE OF NON-COMBUSTIBLE MATERIAL OR A MESH OR PERFORATED SHEET WITH A MAX APERTURE 2MM MADE OF CORROSION RESISTANT STEEL, BRONZE OR ALUMINIUM. JOINTS IN EAVES LININGS, FASCIA'S AND GABLES MAY BE SEALED WITH A PLASTIC JOINING STRIP OR TIMBER MOULD. THERE ARE NO CONSTRUCTION REQUIREMENTS FOR FASCIA'S, BARGEBOARDS AND EAVES LININGS.

GUTTER LEAF GUARDS AND BOX GUTTERS SHALL BE NON-COMBUSTIBLE AND BOX GUTTERS SHALL BE FLASHED AT THE JUNCTION WITH THE ROOF WITH A NON-COMBUSTIBLE MATERIAL.



1 South
1 : 100



for: Glenn Mills

PROPOSED CARPORT AT
11-13 MELDRUM STREET
WANGARATTA

ELEVATIONS 2

Date 26/11/2024 8:38:29 AM

Drawn by - JOHN CARTER

DP-AD 44937

john@carterperspective.com.au

A305

Scale

1 : 100

COLOUR & MATERIALS SCHEDULE

| ITEM | DESCRIPTION | MATERIAL | COLOUR |
|-----------|---------------------|-------------------|--------------------------|
| ROOFING | METAL TRIMDECK | GALVANISED STEEL | UNPAINTED MATCH EXISTING |
| GUTTERS | OGEE PROFILE | COLORBOND STEEL | WOODLAND GREY |
| FASCIAS | METAL FOLDED | COLORBOND STEEL | SURFMIST |
| CEILING | CEMENT SHEET | 6MM HARDIES PLAIN | PAINTED FLAT WHITE |
| POSTS | METAL SQUARE HOLLOW | STEEL | PAINTED WOODLAND GREY |
| DOWNPIPES | METAL ROUND | COLORBOND STEEL | WOODLAND GREY |
| | | | |



for: Glenn Mills

**PROPOSED CARPORT AT
11-13 MELDRUM STREET
WANGARATTA**

COLOUR & MATERIAL SCHEDULE

Date 26/11/2024 8:38:29 AM

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A306

Scale

CONSTRUCTION REQUIREMENTS FOR BAL 12.5
REFER AS3959 SECTION 3 & 5

5.4. EXTERNAL WALLS

EXTERNAL WALL SURFACE THAT IS LESS THAN 400MM FROM THE GROUND, ABOVE DECKS, CARPORT ROOFS, AWNINGS AND SIMILAR ELEMENTS SHALL BE OF A NON-COMBUSTIBLE MATERIAL OR BUSHFIRE RESISTING TIMBER OR A TIMBER SPECIES AS NOMINATED IN AS3959 OR A COMBINATION.

ALL JOINTS IN THE EXTERNAL SURFACE MATERIAL OF WALLS SHALL BE COVERED, SEALED, OVERLAPPED, BACKED, BUTT-JOINTED TO PREVENT GAPS GREATER THAN 3MM - ALTERNATIVELY SARKING TYPE MATERIAL MAY BE APPLIED OVER THE OUTER FACE OF THE FRAME PRIOR TO FIXING ANY EXTERNAL CLADDING.

5.5 EXTERNAL GLAZED ELEMENTS

WINDOW ASSEMBLIES SHALL BE PROTECTED BY SCREENS WITH A MESH WITH A MAX APERTURE OF 2MM MADE OF CORROSION RESISTANT STEEL, BRONZE OR ALUMINIUM OR SHALL COMPLY WITH THE FOLLOWING;

FOR WINDOW ASSEMBLIES LESS THAN 400MM FROM THE GROUND, ABOVE DECKS, CARPORT ROOFS, AWNINGS AND SIMILAR ELEMENTS OR FITTINGS WINDOW FRAMES AND JOINERY SHALL BE METAL OR 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.

EXTERNALLY FITTED HARDWARE THAT SUPPORTS THE SASH IN ITS FUNCTIONS OF OPENING AND CLOSING SHALL BE METAL. WHERE GLAZING IS LESS THAN 400MM FROM THE GROUND, ABOVE DECKS, CARPORT ROOFS, AWNINGS AND SIMILAR ELEMENTS THE GLAZING SHALL BE GRADE 'A' SAFETY GLASS MINIMUM 4MM THICK OR GLASS BLOCKS WITH NO RESTRICTION ON GLAZING METHODS - WHERE DOUBLE GLAZED UNITS ARE USED THE ABOVE REQUIREMENTS APPLY TO THE EXTERNAL FACE OF THE WINDOW ASSEMBLY ONLY. WHERE GLAZING IS OTHER THAN THAT SPECIFIED ABOVE, ANNEALED GLASS MAY BE USED. THE OPENABLE PORTIONS OF WINDOWS SHALL BE SCREENED WITH MESH WITH A MAX APERTURE OF 2MM MADE OF CORROSION RESISTANT STEEL, BRONZE OR ALUMINIUM.

DOORS - SIDE-HUNG FRENCH DOORS SHALL BE PROTECTED BY A BUSHFIRE SHUTTER OR BE COMPLETELY PROTECTED EXTERNALLY BY SCREENS WITH A MESH WITH A MAX APERTURE OF 2MM AND MADE OF CORROSION RESISTANT STEEL, BRONZE OR ALUMINIUM OR COMPLY WITH ONE OF THE FOLLOWING;

SHALL BE NON-COMBUSTIBLE OR SOLID TIMBER DOOR HAVING A MAX THICKNESS OF 35MM FOR THE FIRST 400MM ABOVE THE THRESHOLD OR A HOLLOW CORE DOOR FITTED WITH A NON-COMBUSTIBLE KICK PLATE ON THE OUTSIDE FOR THE FIRST 400MM ABOVE THE THRESHOLD OR A FULLY FRAMED GLAZED DOOR WHERE THE FRAMING IS MADE FROM MATERIALS REQUIRED FOR BUSHFIRE SHUTTERS OR TIMBER SPECIES AS SPECIFIED IN AS3959.

WHERE THERE IS GLAZING INSTALLED, GLAZING MUST COMPLY WITH 5.5 EXTERNAL GLAZED ELEMENTS. WHERE ANY PART OF THE DOOR ASSEMBLY IS LESS THAN 400MM FROM THE GROUND, ABOVE DECKS, CARPORT ROOFS, AWNINGS AND SIMILAR ELEMENTS OR FITTINGS THE DOOR ASSEMBLY SHALL BE MADE FROM A BUSHFIRE RESISTING TIMBER OR A TIMBER SPECIES SPECIFIED IN AS3959 OR METAL OR 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 STRENGTH OF THE MEMBER. WEATHER-STRIPS, DRAUGHT EXCLUDERS OR DRAUGHT SEALS SHALL BE INSTALLED AT THE BASE OF THE SIDE HUNG DOORS.

DOORS - SLIDING DOORS SHALL BE PROTECTED BY A BUSHFIRE SHUTTER OR SHALL BE COMPLETELY PROTECTED EXTERNALLY BY SCREENS WITH MESH WITH A MAX APERTURE OF 2MM MADE OF CORROSION RESISTANT STEEL, BRONZE OR ALUMINIUM OR SHALL COMPLY WITH ONE OF THE FOLLOWING;

ANY GLAZING INCORPORATED IN THE SLIDING DOOR SHALL BE GRADE 'A' SAFETY GLASS. THERE IS NO REQUIREMENT TO SCREEN THE OPENABLE PART OF A SLIDING DOOR, HOWEVER IF SCREENED THE SCREENS SHALL BE MESH OR PERFORATED STEEL MADE OF CORROSION RESISTANT STEEL, BRONZE OR ALUMINIUM. SLIDING DOORS SHALL BE TIGHT FITTING IN THE FRAMES.

DOORS - VEHICLE ACCESS DOORS LOWER PORTION OF THE DOOR WITHIN 400MM OF THE GROUND WHEN THE DOOR IS CLOSED SHALL BE OF A NON-COMBUSTIBLE MATERIAL OR BUSHFIRE RESISTING TIMBER OR FIBRE CEMENT SHEET MIN 6MM THICK OR A TIMBER SPECIES SPECIFIED IN AS3959 OR A COMBINATION. PANEL LIFT TILT DOORS OR SIDE HUNG DOORS SHALL BE FITTED WITH SUITABLE WEATHERSTRIPS, DRAUGHT EXCLUDERS, DRAUGHT SEALS OR GUIDE TRACKS WITH A MAX GAP OF 3MM. ROLLER DOORS SHALL HAVE GUIDE TRACKS MAX GAP OF 3MM. DOORS SHALL NOT INCLUDE VENTILATION SLOTS.

5.6 ROOFS

ALL ROOFING TO BE NON-COMBUSTIBLE, ALL ROOF/WALL JUNCTIONS TO BE SEALED TO PREVENT OPENINGS GREATER THAN 3MM AND ROOF VENTILATION OPENINGS SHALL BE FITTED WITH EMBER GUARDS MADE OF A NON-COMBUSTIBLE MATERIAL OR A MESH OR PERFORATED STEEL WITH A MAX APERTURE OF 2MM MADE OF CORROSION RESISTANT STEEL, BRONZE OR ALUMINIUM. SHEET ROOFING TO BE FULLY SARKED OR ANY GAPS GREATER THAN 3MM SHALL BE SEALED BY A MESH OR PERFORATED STEEL WITH A MAX APERTURE OF 2MM MADE OF CORROSION RESISTANT STEEL, BRONZE OR ALUMINIUM OR MINERAL WOOL OR OTHER NON-COMBUSTIBLE MATERIAL OR ANY COMBINATION.

VERANDA, CARPORT OF AWNING ROOFS FORMING PART OF THE MAIN ROOF TO COMPLY WITH ABOVE. IF SEPARATE FROM THE MAIN ROOF THE ROOFING SHALL HAVE A NON-COMBUSTIBLE ROOF COVERING.

ROOF PENETRATIONS SHALL BE ADEQUATELY SEALED AT THE ROOF TO PREVENT GAPS GREATER THAN 3MM. THE MATERIAL USED TO SEAL THE GAPS SHALL BE NON-COMBUSTIBLE. 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 MAX APERTURE OF 2MM MADE OF CORROSION RESISTANT STEEL, BRONZE OR ALUMINIUM. ALL OVERHEAD GLAZING SHALL BE GRADE 'A' TOUGHENED SAFETY GLAZING MIN 4MM THICK. FLASHINGS ELEMENTS OF TUBULAR SKYLIGHTS TO BE MADE OF A FIRE RETARDANT MATERIAL FLAMMABILITY INDEX NO GREATER THAN 5. EVAPORATIVE COOLING UNITS TO BE FITTED WITH BUTTERFLY CLOSERS OR NON-COMBUSTIBLE COVERS WITH A MESH OR PERFORATED STEEL WITH A MAX APERTURE OF 2MM MADE OF CORROSION RESISTANT STEEL, BRONZE OR ALUMINIUM.

EAVES LININGS, FASCIA'S AND GABLES - GABLES TO COMPLY WITH 5.4, EAVES PENETRATIONS SHALL BE PROTECTED THE SAME AS ROOF PENETRATIONS AND EAVES VENTILATION OPENINGS GREATER THAN 3MM SHALL BE FITTED WITH EMBER GUARDS MADE OF NON-COMBUSTIBLE MATERIAL OR A MESH OR PERFORATED SHEET WITH A MAX APERTURE 2MM MADE OF CORROSION RESISTANT STEEL, BRONZE OR ALUMINIUM. JOINTS IN EAVES LININGS, FASCIA'S AND GABLES MAY BE SEALED WITH A PLASTIC JOINING STRIP OR TIMBER MOULD. THERE ARE NO CONSTRUCTION REQUIREMENTS FOR FASCIA'S, BARGEBOARDS AND EAVES LININGS. THERE ARE NO MATERIAL REQUIREMENTS FOR GUTTERS AND DOWNPIPES. HOWEVER GUTTER LEAF GUARDS AND BOX GUTTERS SHALL BE NON-COMBUSTIBLE AND BOX GUTTERS SHALL BE FLASHED AT THE JUNCTION WITH THE ROOF WITH A NON-COMBUSTIBLE MATERIAL.

5.7 VERANDAS, DECKS, STEPS, RAMPS AND LANDINGS

THERE IS NO CONSTRUCTION REQUIREMENTS FOR MATERIALS USED TO ENCLOSE A SUBFLOOR SPACE EXCEPT WHERE THE MATERIALS ARE 400MM FROM GROUND LEVEL, THEN 5.4 APPLIES. THERE ARE NO CONSTRUCTION REQUIREMENTS FOR SUPPORTS OR FRAMING. THERE ARE NO CONSTRUCTION REQUIREMENTS IF THE DECKING IS MORE THAN 300MM FROM A GLAZED ELEMENT. DECKING LESS THAN 300MM FROM GLAZED ELEMENTS THAT ARE LESS THAN 400MM FROM THE SURFACE OF THE DECK SHALL BE NON-COMBUSTIBLE MATERIAL OR BUSHFIRE RESISTING TIMBER (REFER AS3959) OR A TIMBER SPECIES SPECIFIED IN AS3959 OR PVC-U OR A COMBINATION. DECKING SHALL BE SPACED AT MAX 3MM GAPS. THERE ARE NO CONSTRUCTION REQUIREMENTS FOR BALUSTRADES, HANDRAILS OR OTHER BARRIERS.

5.8 WATER AND GAS SUPPLY LINES

ABOVE GROUND, EXPOSED WATER AND GAS SUPPLY PIPES SHALL BE METAL.



for: Glenn Mills

**PROPOSED CARPORT AT
11-13 MELDRUM STREET
WANGARATTA**

BAL 12.5 REQUIREMENTS

Date 26/11/2024 8:38:29 AM

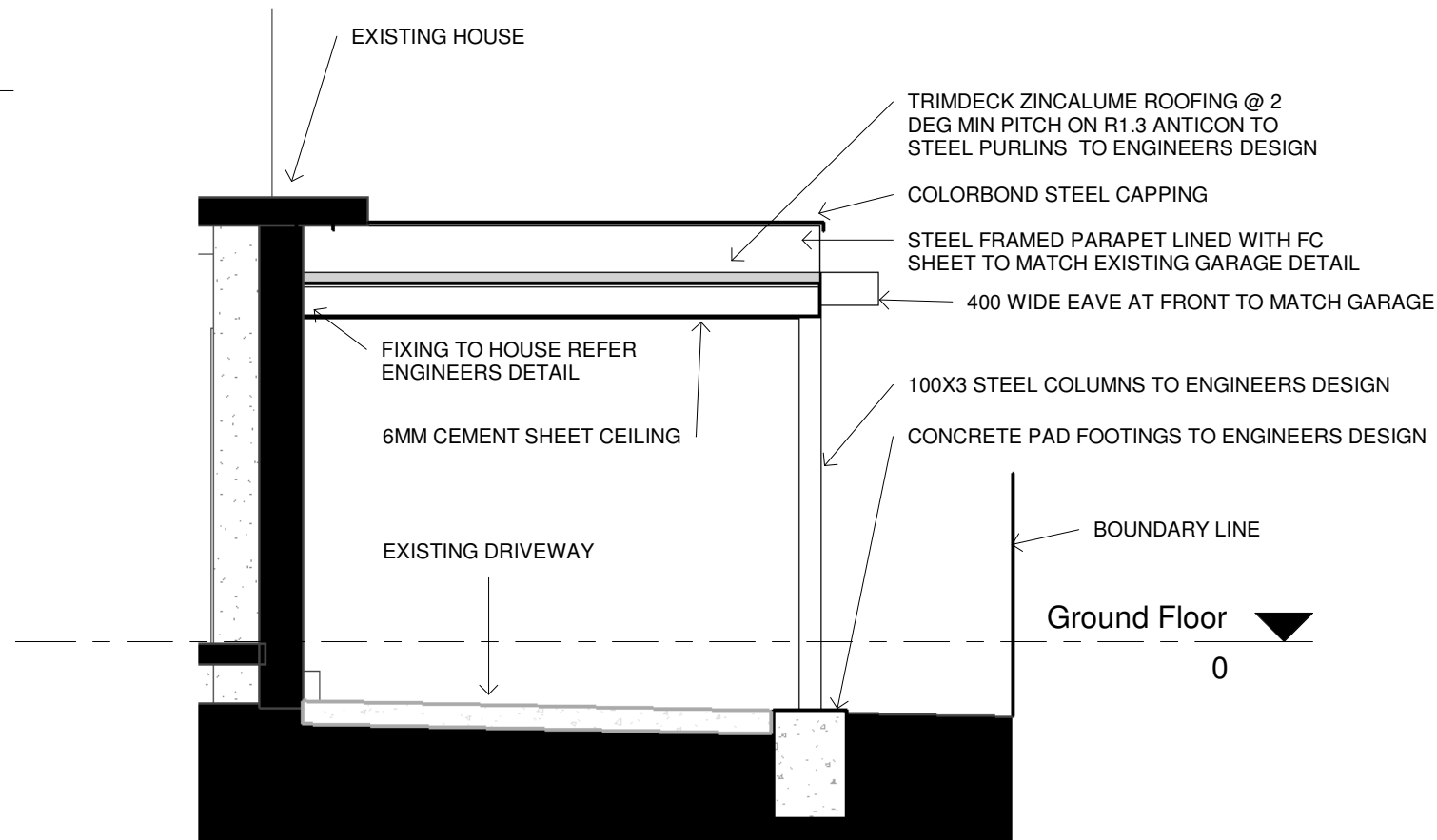
Drawn by - JOHN CARTER

DP-AD 44937

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A307

Scale



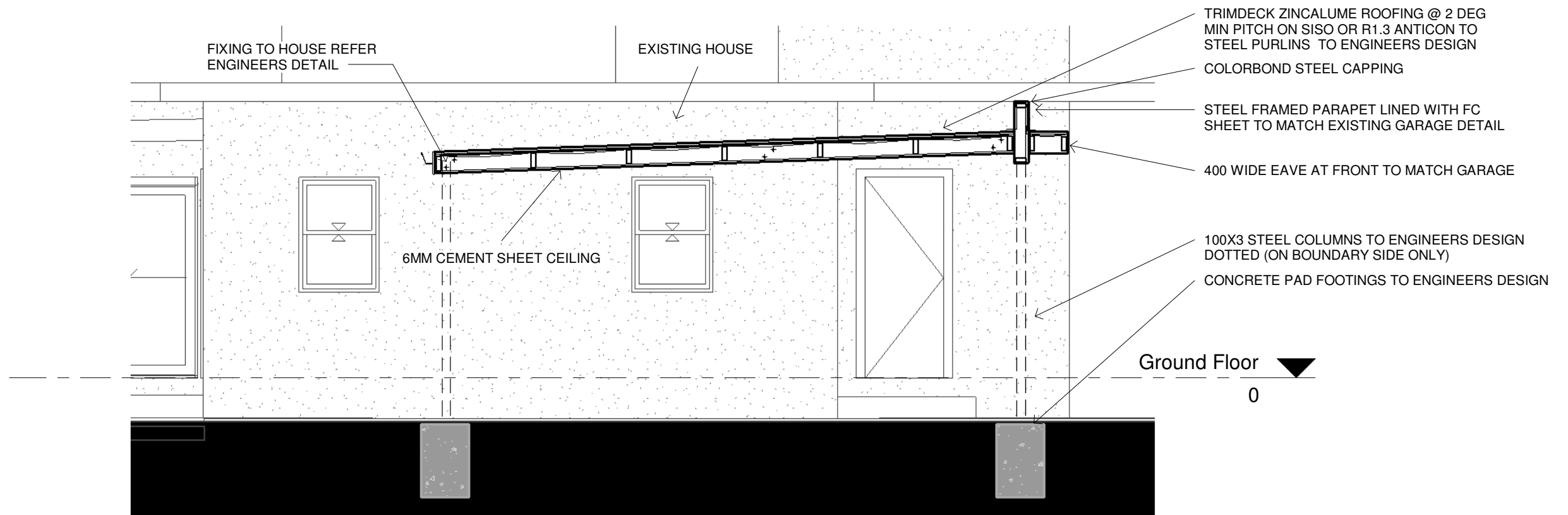
ALL WORKS TO MEET BAL 12.5 REQUIREMENTS OF AS 3959

ROOF PENETRATIONS SHALL BE ADEQUATELY SEALED AT THE ROOF TO PREVENT GAPS GREATER THAN 3MM. THE MATERIAL USED TO SEAL THE GAPS SHALL BE NON-COMBUSTIBLE. OPENINGS SHALL BE FITTED WITH EMBER GUARDS MADE FROM A MESH OR PERFORATED SHEET WITH A MAX APERTURE OF 2MM MADE OF CORROSION RESISTANT STEEL, BRONZE OR ALUMINIUM.

EAVES LININGS, FASCIA'S SHALL WITH OPENINGS GREATER THAN 3MM SHALL BE FITTED WITH EMBER GUARDS MADE OF NON-COMBUSTIBLE MATERIAL OR A MESH OR PERFORATED SHEET WITH A MAX APERTURE 2MM MADE OF CORROSION RESISTANT STEEL, BRONZE OR ALUMINIUM. JOINTS IN EAVES LININGS, FASCIA'S AND GABLES MAY BE SEALED WITH A PLASTIC JOINING STRIP OR TIMBER MOULD. THERE ARE NO CONSTRUCTION REQUIREMENTS FOR FASCIA'S, BARGEBOARDS AND EAVES LININGS.

GUTTER LEAF GUARDS AND BOX GUTTERS SHALL BE NON-COMBUSTIBLE AND BOX GUTTERS SHALL BE FLASHED AT THE JUNCTION WITH THE ROOF WITH A NON-COMBUSTIBLE MATERIAL.

1 Section 1
1 : 50



2 Section 2
1 : 50