

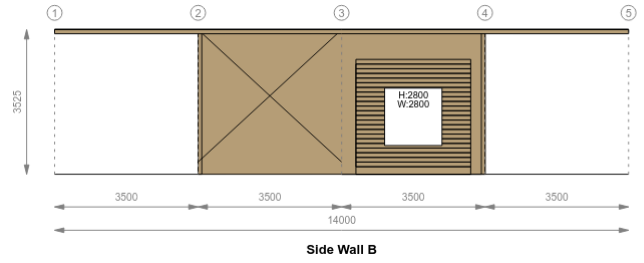
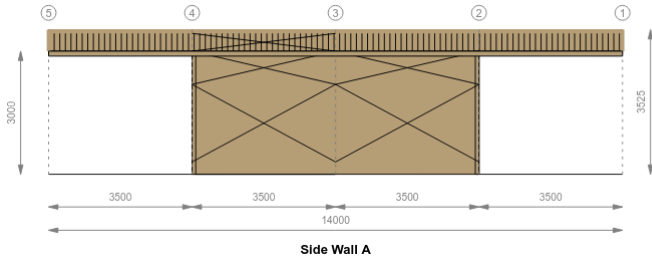
Rev	Date	Description

Client / Representative:
 Fiona
 Signature:
 Date:



Title Name: CONTRACT PLANS
 FOR A SHED 6.0M x 14.0M x 3.0M
 Client: Fiona
 Site address: 12 Pacific Haven Drive
 Howard, Queensland, 4659

Job No.	EZIBL-285246
Dwg No.	01
Date	27-Feb-2025
Rev	1 A3



Rev	Date	Description

Client / Representative:
Fiona

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Date:

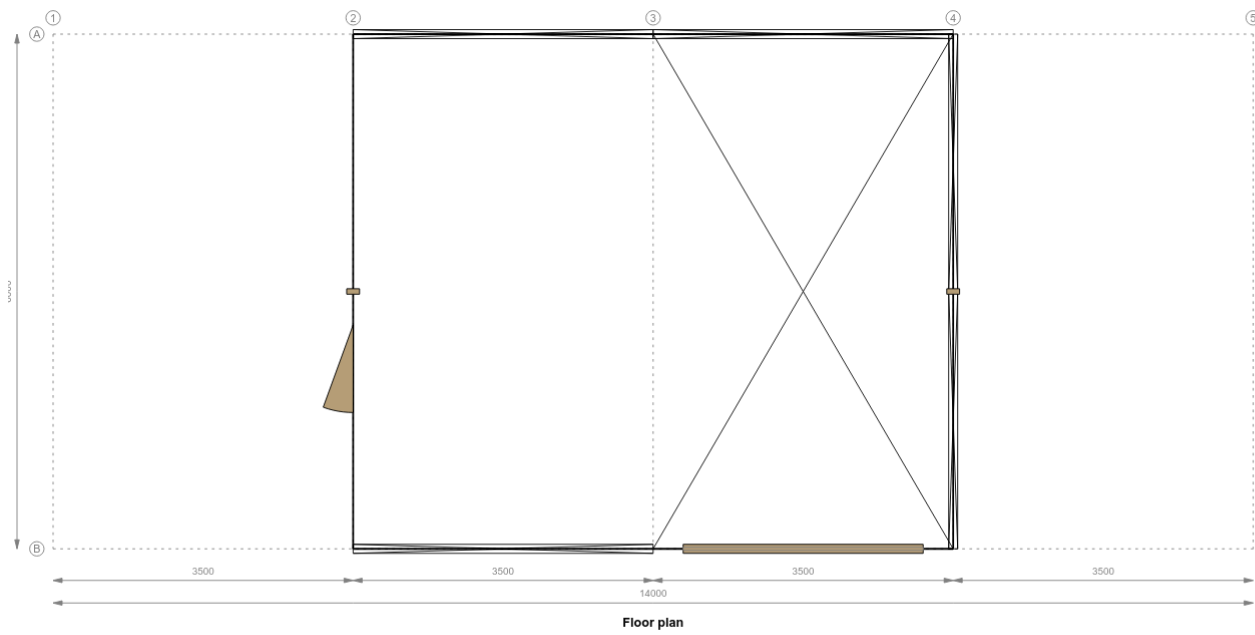


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Job No.	EZIBL-285246
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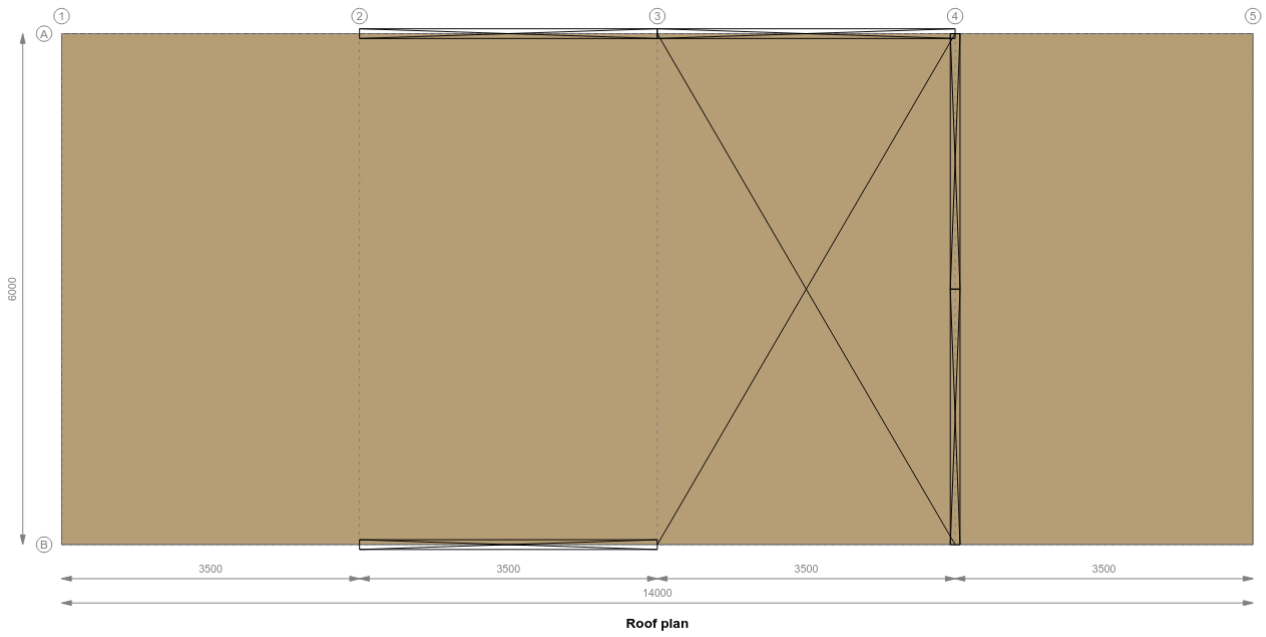
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Title Name: CONTRACT PLANS
 FOR A SHED 6.0M x 14.0M x 3.0M
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Job No.	EZIBL-285246
Dwg No.	04
Date	27-Feb-2025
Rev	1 A3

SPECIFICATON NOTES

GENERAL:

DRAWINGS PREPARED FROM INFORMATION SUPPLIED BY THE OWNER AND/OR BUILDER

ALL DIMENSIONS ARE IN MILLIMETRES AND SHALL BE VERIFIED ON SITE

DO NOT SCALE FROM DRAWING

ALL DIMENSIONS AND ALL FLOOR LEVELS PROVIDED ARE TO BE CONFIRMED PRIOR TO CONSTRUCTION

IT IS THE RESPONSIBILITY OF THE BUILDER TO VERIFY DOCUMENTS AS TO THEIR ACCURACY AND SUITABILITY

THESE PLANS ARE TO BE READ IN CONJUNCTION WITH ENGINEER'S DETAILS

ALL STRUCTURAL ELEMENTS ARE TO BE DESIGNED BY A PRACTICING STRUCTURAL ENGINEER

ALL METAL FITTINGS USED IN STRUCTURAL, TIMBER JOINTS AND BRACING MUST HAVE CORROSION PROTECTION

AUTOCALVED AERATED CONCRETE PRODUCTS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S PRODUCT SPECIFICATION

NCC REFERS TO THE NATIONAL CONSTRUCTION CODE OF AUSTRALIA - VOLUME 2 (NCC 2022)

ASCB REFERS TO AUSTRALIAN BUILDING CODES BOARD, (ASCB)

ALL CONSTRUCTION WORK MUST BE COMPLETED STRICTLY IN ACCORDANCE WITH THE NATIONAL CONSTRUCTION CODE (NCC 2022) VOLUME 2, NCC VOLUME 3 PLUMBING CODE OF AUSTRALIA & THE AUSTRALIAN BUILDING CODES BOARD (ASCB) HOUSING PROVISIONS

STATUTORY REQUIREMENTS:

ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE NCC, CONDITIONS IMPOSED BY THE LOCAL AUTHORITY AND THE COMMITMENTS OUTLINED IN THE RELEVANT BASIC CERTIFICATE AND/OR NATHER'S ASSESSMENT.

THE BUILDER IS TO COMPLY WITH THE REQUIREMENTS OF ALL LEGALLY CONSTITUTED AUTHORITIES HAVING JURISDICTION OVER THE BUILDING WORKS AND THE PROVISIONS OF THE HOME BUILDING ACT

PRIOR TO THE COMMENCEMENT OF BUILDING WORK, THE BUILDER SHALL PROVIDE TEMPORARY TOILET FACILITIES FOR THE USE OF SUBCONTRACTORS, WHERE THE LOCAL AUTHORITY REQUIRES THE TEMPORARY TOILET TO BE CONNECTED TO THE SEWER MAINS, THE ADDITIONAL COST SHALL BE BORNE BY THE OWNER. ON COMPLETION, THE BUILDER SHALL REMOVE THE AMENITY

NCC REQUIREMENTS:

SECTION H CLASS 1 & 10 BUILDINGS:

PART H1 STRUCTURE:

A CLASS 1 OR 10 BUILDING'S STRUCTURAL RELIABILITY & RESISTANCE SHALL COMPLY WITH **H1P1** OF NCC

A CLASS 1 OR CLASS 10 BUILDING MUST BE CONSTRUCTED IN ACCORDANCE WITH SECTION 2 (**PARTS 2.1 & 2.2**) OF THE AUSTRALIAN BUILDING CODES BOARD (ASCB) HOUSING PROVISIONS, OR THE RELEVANT PROVISIONS OF **H1D4, H1D5, H1D12** OF NCC FOR STRUCTURAL PROVISIONS OR ANY COMBINATION THEREOF

ALL SITE PREPARATION & EARTHWORKS SHALL BE IN ACCORDANCE WITH THE ENGINEER'S DETAILS AND **H1D4** OF NCC AND SECTION 3 (**PARTS 3.1-3.4**) & SECTION 4 (**PART 4.2.2**) OF THE AUSTRALIAN BUILDING CODES BOARD (ASCB) HOUSING PROVISIONS.

ALL FOOTINGS & SLABS, EXCAVATIONS AND UNDERFLOOR FILL SHALL BE IN ACCORDANCE WITH THE ENGINEER'S DETAILS AND **H1D4** AND **NSW H1D4.1** AND **H1D3** OF NCC & SECTION 4 (**PARTS 4.1 & 4.2**) OF THE AUSTRALIAN BUILDING CODES BOARD (ASCB) HOUSING PROVISIONS.

ALL MASONRY SHALL COMPLY WITH **H1D5** AND **H1D4** OF NCC & SECTION 5 (**PARTS 5.1-5.7**) OF THE AUSTRALIAN BUILDING CODES BOARD (ASCB) HOUSING PROVISIONS. APPROPRIATE TIES SHALL BE PROVIDED TO ARTICULATED MASONRY JOINTS

TIMBER FRAMEWORK SHALL COMPLY WITH **H1D6** OF NCC, **AS1684** & SECTION 6 (**PARTS 6.1-6.3**) OF THE AUSTRALIAN BUILDING CODES BOARD (ASCB) HOUSING PROVISIONS

STEEL FRAMING SHALL BE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATION AND **H1D6** OF NCC & SECTION 6 (**PARTS 6.1-6.3**) OF THE AUSTRALIAN BUILDING CODES BOARD (ASCB) HOUSING PROVISIONS

ALL ROOF CLADDING & WALL CLADDING SHALL COMPLY WITH **H1D7** AND **H2D8** OF NCC & SECTION 7 (**PARTS 7.1-7.5**) OF THE AUSTRALIAN BUILDING CODES BOARD (ASCB) HOUSING PROVISIONS, AND BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS

ALL GLAZING SHALL COMPLY WITH **H1D8** AND **H2D7** OF NCC & SECTION 8 (**PARTS 8.1-8.4**) OF THE AUSTRALIAN BUILDING CODES BOARD (ASCB) HOUSING PROVISIONS

A CLASS 1 BUILDING CONSTRUCTED IN A FLOOD HAZARD AREA SHALL COMPLY WITH **H1P2** & **H1D10** OF NCC & CONSTRUCTED IN ACCORDANCE WITH THE AUSTRALIAN BUILDING CODES BOARD (ASCB) STANDARD FOR CONSTRUCTION OF BUILDINGS IN FLOOD HAZARD AREAS

ATTACHMENT OF FRAMED DECKS & BALCONIES TO EXTERNAL WALLS OF BUILDINGS USING A WALING PLATE SHALL BE IN ACCORDANCE WITH **H1D11** OF NCC & SECTION 12 (**PART 12.3**) OF THE AUSTRALIAN BUILDING CODES BOARD (ASCB) HOUSING PROVISIONS

PILED FOOTINGS TO BE IN ACCORDANCE WITH **H1D12** OF NCC & IN ACCORDANCE WITH ENGINEERS SPECIFICATIONS.

PART H2 DAMP & WEATHER PROTECTION:

RAINFALL MANAGEMENT, INCL. SURFACE WATER SHALL COMPLY WITH PART **H2P1** OF NCC WEATHERPROOFING OF A BUILDING SHALL COMPLY WITH PART **H2P2** OF NCC

RIISING DAMP SHALL COMPLY WITH PART **H2P3** OF NCC & PART **NSW H2P3(1) & (2)**

DRAINAGE FOR SWIMMING POOLS SHALL COMPLY WITH PART **H2P4** OF NCC

DRAINAGE SHALL BE DESIGNED & CONSTRUCTED IN ACCORDANCE WITH PART **H2D2** OF NCC & SECTION 3 (**PART 3.3**) OF THE AUSTRALIAN BUILDING CODES BOARD (ASCB) HOUSING PROVISIONS

SUB-FLOOR VENTILATION TO BE IN ACCORDANCE WITH **H2D5** AND **H2P3** OF NCC & SECTION 5 (**PART 5.7**) & SECTION 6 (**PART 6.2**) OF THE AUSTRALIAN BUILDING CODES BOARD (ASCB) HOUSING PROVISIONS

EXTERNAL WATERPROOFING FOR ROOFING SYSTEMS ON FLAT ROOFS, ROOF TERRACES, BALCONIES & TERRACES & OTHER SIMILAR HORIZONTAL SURFACES LOCATED ABOVE INTERNAL SPACES OF A BUILDING SHALL COMPLY WITH **H2D8** OF NCC

PART H3 FIRE SAFETY:

A CLASS 1 BUILDING MUST BE PROTECTED FROM THE SPREAD OF FIRE IN ACCORDANCE WITH **H3P1** OF NCC

ALL OCCUPANTS OF A CLASS 1 BUILDING MUST BE PROVIDED WITH AUTOMATIC WARNING ON THE DETECTION OF SMOKE IN ACCORDANCE WITH **H3P2**

CLASS 1 & 10 BUILDINGS WITHIN THE BUSHFIRE ZONE MUST BE CONSTRUCTED WITH MATERIALS CONTAINING FIRE HAZARD PROPERTIES & NON-COMBUSTIBLE ELEMENTS IN ACCORDANCE WITH **H3D2** OF NCC

FIRE SEPARATION OF EXTERNAL WALLS MUST COMPLY WITH **H3D3** OF NCC & **PART 9.2** OF THE AUSTRALIAN BUILDING CODES BOARD (ASCB) HOUSING PROVISIONS.

FIRE PROTECTION OF SEPARATING WALLS AND FLOORS MUST COMPLY WITH **H3D4** OF NCC & **PART 9.3** OF THE AUSTRALIAN BUILDING CODES BOARD (ASCB) HOUSING PROVISIONS.

FIRE SEPARATION OF GARAGE-TOP DWELLINGS MUST COMPLY WITH **H3D5** AND **NSW H3D5** OF NCC & SECTION 9 (**PARTS 9.3 & 9.4**) OF THE AUSTRALIAN BUILDING CODES BOARD (ASCB) HOUSING PROVISIONS.

SMOKE ALARMS & EVACUATION LIGHTING TO BE INSTALLED IN ACCORDANCE WITH **H3D6** OF NCC & SECTION 9 (**PART 9.5**) OF THE AUSTRALIAN BUILDING CODES BOARD (ASCB) HOUSING PROVISIONS.

PART H4 HEALTH & AMENITY:

WET AREAS TO BE CONSTRUCTED & WEATHERPROOFED IN ACCORDANCE WITH **H4D2, H4P1 & H4D4** OF NCC & SECTION 10 (**PART 10.2**) OF THE AUSTRALIAN BUILDING CODES BOARD (ASCB) HOUSING PROVISIONS.

MATERIALS & INSTALLATION OF WET AREA COMPONENTS AND SYSTEMS MUST COMPLY WITH **H4D3** OF NCC & SECTION 10 (**PART 10.2**) OF THE AUSTRALIAN BUILDING CODES BOARD (ASCB) HOUSING PROVISIONS.

ROOM HEIGHTS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH **H4D4** AND **H4P2** OF NCC & SECTION 10 (**PART 10.3**) OF THE AUSTRALIAN BUILDING CODES BOARD (ASCB) HOUSING PROVISIONS.

HEALTH & AMENITY FACILITIES ARE TO BE CONSTRUCTED IN ACCORDANCE WITH **H4D5** AND **H4P3** OF NCC & SECTION 10 (**PART 10.4**) OF THE AUSTRALIAN BUILDING CODES BOARD (ASCB) HOUSING PROVISIONS.

LIGHT SHALL COMPLY WITH **H4D6** AND **H4P4** OF NCC & SECTION 10 (**PART 10.4**) OF THE AUSTRALIAN BUILDING CODES BOARD (ASCB) HOUSING PROVISIONS.

ARTIFICIAL LIGHTING IS TO BE INSTALLED IN ACCORDANCE WITH **H4D6** OF NCC & SECTION 10 (**PART 10.4.2**) TO ANY SANITARY COMPARTMENT, BATHROOM, SHOWER ROOM, AIRLOCK & LAUNDRIES IF NATURAL LIGHTING IN ACCORDANCE WITH THE RELEVANT PROVISIONS OF **PART 10.4.1** IS NOT AVAILABLE

VENTILATION IS TO BE INSTALLED IN ACCORDANCE WITH **H4D7** AND **H4P5** OF NCC & SECTION 10 (**PART 10.6**) OF THE AUSTRALIAN BUILDING CODES BOARD (ASCB) HOUSING PROVISIONS, AND INSTALLED TO MANUFACTURERS SPECIFICATIONS

SOUND INSULATION IS TO BE INSTALLED IN ACCORDANCE WITH **H4D8** AND **H4P6** OF NCC & SECTION 10 (**PART 10.7**) OF THE AUSTRALIAN BUILDING CODES BOARD (ASCB) HOUSING PROVISIONS, AND INSTALLED TO MANUFACTURERS SPECIFICATIONS

CONDENSATION AND WATER VAPOUR MANAGEMENT SHALL COMPLY WITH **H4D9** AND **H4P7** OF NCC & SECTION 10 (**PART 10.8**) OF THE AUSTRALIAN BUILDING CODES BOARD (ASCB) HOUSING PROVISIONS.

PART H5 SAFE MOVEMENT & ACCESS:

CLASS 1 AND 10 BUILDINGS MUST BE CONSTRUCTED IN ACCORDANCE WITH **H5P1** OF NCC

STAIRWAYS AND RAMPS MUST BE CONSTRUCTED IN ACCORDANCE WITH **H5D2** OF NCC & SECTION 11 (**PART 11.1**) OF THE AUSTRALIAN BUILDING CODES BOARD (ASCB) HOUSING PROVISIONS.

BARRIERS AND HANDRAILS MUST BE INSTALLED IN ACCORDANCE WITH **H5D3** AND **H5P2** OF NCC & SECTION 11 (**PART 11.3**) OF THE AUSTRALIAN BUILDING CODES BOARD (ASCB) HOUSING PROVISIONS.

PART H6 ENERGY EFFICIENCY:

THERMAL PERFORMANCE OF A CLASS 1 AND 10 BUILDING SHALL COMPLY WITH **H6D2** AND **H6P1** OF NCC AND SECTION 13 (**PARTS 13.2, 13.5**) OF THE AUSTRALIAN BUILDING CODES BOARD (ASCB) HOUSING PROVISIONS.

THE ENERGY VALUE AND/OR USAGE OF A BUILDING'S DOMESTIC SERVICES MUST COMPLY WITH **H6D3** AND **H6P2** OF NCC AND SECTION 13 (**PARTS 13.6-13.7**) OF THE AUSTRALIAN BUILDING CODES BOARD (ASCB) HOUSING PROVISIONS.

PART H7 ANCILLARY PROVISIONS & ADDITIONAL CONSTRUCTION REQUIREMENTS:

SWIMMING POOLS, INCLUDING POOL DEPTHS, SAFETY BARRIERS & WATER RETICULATION SYSTEMS MUST BE INSTALLED IN ACCORDANCE WITH **H7D2** AND **NSW H7D2(1)** AND **H7P1** AND **H7P2** OF NCC. SWIMMING POOL DRAINAGE IS TO COMPLY WITH **H7P4** OF NCC

ALL CLASS 1 AND 10 BUILDINGS LOCATED IN ALPINE AREAS MUST COMPLY WITH **H7D3** AND **H7P4** OF NCC & SECTION 12 (**PART 12.2**) OF THE AUSTRALIAN BUILDING CODES BOARD (ASCB) HOUSING PROVISIONS

ALL CLASS 1 AND 10 BUILDINGS LOCATED IN BUSHFIRE PRONE AREAS MUST COMPLY WITH **H7D4** AND **NSW H7D4** AND **H7P5**

A PRIVATE BUSHFIRE SHELTER IS TO BE CONSTRUCTED IN ACCORDANCE WITH **H7P6** OF NCC FOR CLASS 10C BUILDINGS LOCATED IN A BUSHFIRE PRONE AREA ONLY

HEATING APPLIANCES, FIREPLACES, CHIMNEYS AND FLUES ARE TO BE INSTALLED IN ACCORDANCE WITH **H7D5** AND **H7P3** AND SECTION 12 (**PART 12.4**) OF THE AUSTRALIAN BUILDING CODES BOARD (ASCB) HOUSING PROVISIONS.

AUSTRALIAN STANDARD (AS) REQUIREMENTS:

ALL SITE PREPARATION & EARTH RETAINING STRUCTURES SHALL BE IN ACCORDANCE WITH **AS4678** & STRICTLY IN ACCORDANCE WITH ENGINEERS SPECIFICATIONS

CONCRETE SLAB AND FOOTINGS TO BE DESIGNED & CONSTRUCTED IN ACCORDANCE WITH **AS2870** & STRICTLY IN ACCORDANCE WITH ENGINEERS SPECIFICATIONS

PILED FOOTINGS TO BE DESIGNED & CONSTRUCTED IN ACCORDANCE WITH **AS2159** & STRICTLY IN ACCORDANCE WITH ENGINEERS SPECIFICATIONS

ALL MASONRY TO BE DESIGNED & CONSTRUCTED IN ACCORDANCE WITH **AS3730**

THE STRUCTURAL DESIGN OF ALL BUILDING(S) TO BE DESIGNED & CONSTRUCTED IN ACCORDANCE WITH **AS/NZS3117** & STRICTLY IN ACCORDANCE WITH ENGINEERS SPECIFICATIONS

STEEL STRUCTURES TO BE DESIGNED & CONSTRUCTED IN ACCORDANCE WITH **AS4100** & STRICTLY IN ACCORDANCE WITH ENGINEERS SPECIFICATIONS

COLD-FORMED STEEL STRUCTURES TO BE DESIGNED & CONSTRUCTED IN ACCORDANCE WITH **AS/NZS4400** & STRICTLY IN ACCORDANCE WITH ENGINEERS SPECIFICATIONS

WINDOWS AND DOORS SHALL BE MANUFACTURED AND INSTALLED IN ACCORDANCE WITH **AS3207**

ROOF TRUSSES SHALL BE DESIGNED IN ACCORDANCE WITH AS1720 AND ERRECTED, FXED AND BRACED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS

SHEET METAL ROOFING SHALL BE DESIGNED, MANUFACTURED & INSTALLED IN ACCORDANCE WITH **AS1582**

TERRACOTTA, FIBRE-CEMENT AND TIMBER SLATES AND SHINGLES SHALL BE DESIGNED, MANUFACTURED & INSTALLED IN ACCORDANCE WITH **AS4987**

ROOF TILES SHALL BE DESIGNED, MANUFACTURED & INSTALLED IN ACCORDANCE WITH **AS2055**

METAL WALL CLADDING SHALL BE DESIGNED, MANUFACTURED & INSTALLED IN ACCORDANCE WITH **AS1562**

AUTOCALVED AERATED CONCRETE WALL CLADDING SHALL BE DESIGNED, MANUFACTURED & INSTALLED IN ACCORDANCE WITH **AS3146**

ALL WINDOWS & GLAZED DOORS SHALL BE DESIGNED, MANUFACTURED & INSTALLED IN ACCORDANCE WITH **AS3207** & STRICTLY IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS

ALL GLAZING & GLAZED ASSEMBLIES SHALL BE DESIGNED, MANUFACTURED & INSTALLED IN ACCORDANCE WITH **AS1688** & STRICTLY IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS

STRIP AND SHEET FLOORING SHALL BE INSTALLED IN ACCORDANCE WITH **AS1684**

INSTALLATION OF PARTICLEBOARD FLOORING SHALL BE INSTALLED IN ACCORDANCE WITH **AS1880**

ALL TIMBER DOORS AND DOOR SETS SHALL BE MANUFACTURED IN ACCORDANCE WITH **AS2688** AND **AS2689** UNLESS LISTED OTHERWISE IN SCHEDULE OF WORKS

TIMBER FRAMING IS TO BE DESIGNED & CONSTRUCTED IN ACCORDANCE WITH **AS1720** & RESIDENTIAL TIMBER-FRAMED CONSTRUCTION **AS1684** & STRICTLY IN ACCORDANCE WITH THE RESIDENTIAL TIMBER FRAMING CODE.

ALL PLUMBING SHALL COMPLY WITH THE REQUIREMENTS OF THE RELEVANT SUPPLY AUTHORITY AND AS3500, AND IN ACCORDANCE WITH THE AUSTRALIAN BUILDING CODES BOARD (ASCB), NCC VOLUME 3 PLUMBING CODE OF AUSTRALIA

ALL PLUMBING WORK MUST CARRIED OUT BY A LICENSED PLUMBER

DRAINAGE SHALL BE DESIGNED & CONSTRUCTED IN ACCORDANCE WITH **AS3500**

WATERPROOFING OF DOMESTIC WET AREAS SHALL BE IN ACCORDANCE WITH **AS3740** & CERAMIC TILES MUST BE IN ACCORDANCE WITH **AS3855** & STRICTLY IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS

INTERIOR & ARTIFICIAL LIGHTING SHALL BE DESIGNED & INSTALLED IN ACCORDANCE WITH **AS/NZS1680**

SWIMMING POOLS, INCLUDING POOL DEPTHS, SAFETY BARRIERS & WATER RETICULATION SYSTEMS MUST BE INSTALLED IN ACCORDANCE WITH **AS1928** & STRICTLY IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS

DOMESTIC COLOID-FUEL BURNING APPLIANCES MUST BE INSTALLED IN ACCORDANCE WITH **AS/NZS2918** & STRICTLY IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS

BUILDINGS LOCATED IN BUSHFIRE PRONE AREAS MUST COMPLY WITH **AS3959** & STRICTLY IN ACCORDANCE WITH THE CONSTRUCTION REQUIREMENTS PRESCRIBED WITHIN THE RELEVANT BAL RATING, ASSESSED WITHIN **AS3959**

ENGAGED PIERS IN SINGLE LEAF MASONRY WALLS SHALL BE CONSTRUCTED IN ACCORDANCE WITH TABLE B 2 PIER SPACINGS FOR ONE WAY SPANNING WALLS, OF AUSTRALIAN STANDARD **AS4773.1-2010** MASONRY IN SMALL BUILDINGS. REFER TO THE TABLE EXTRACT FOR DETAILS.

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