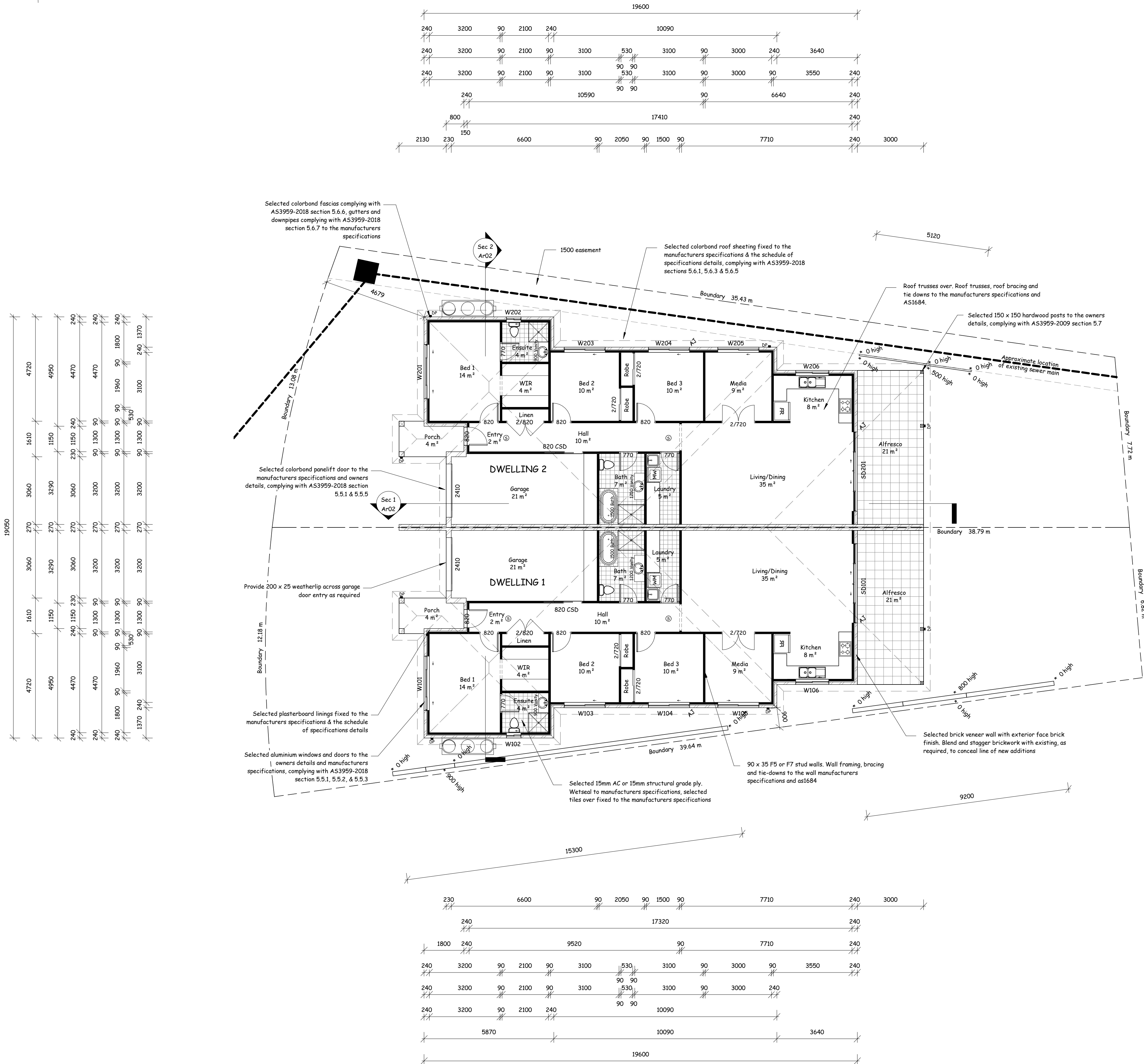




Ground Floor Electrical Fixtures		
Key	Description	Count
⊙	Smoke Detector	4



Plan Vision Australia enquiries@planvision.com.au		Ph: 4954 2422	Mob: 0414 011 483
BDAV Assessor #18/1880		20/07/2020	Certificate No: 0005029921
<b>Important Note For Development Applicants:</b> The following specification was used to achieve the thermal performance values indicated on the Assessor Certificate. If they vary from the drawings or other specifications, this specification shall take precedence. If only one specification option is detailed for a building element, that specification must apply to all instances of that element for the whole project. If alternate specifications are detailed, the location and extent of the alternate specification must be detailed below and/or clearly indicated on referenced documentation. Once the development is approved by the consent authority, these specifications will become a condition of consent and must be included in the built works. If you do not want to include these requirements, the proposed construction varies to those detailed, or need further information, please contact Plan Vision. This assessment has assumed that BCA provisions for building sealing will be complied with.			
<b>Thermal Performance Specifications</b>			
<b>External Wall Construction</b>		Insulation	Colour Absorbance
Brick Veneer		Bulk Insulation R1	Medium
			Detail
			As drafted
<b>Internal Wall Construction</b>		Insulation	Detail
Cavity wall, direct fix plasterboard, single gap		None	All internal walls
<b>Cavity Brick</b>		None	All internal walls
<b>Ceiling Construction</b>		Insulation	Detail
Plasterboard		Bulk insulation R2.5	All ceilings
<b>Roof Construction</b>		Insulation	Detail
Corrugated iron		Foil, No Gap, reflective side down, anti-glare up	All ceilings
<b>Floor Construction</b>		Insulation	Covering/Detail
225mm waffle pad slab		None	Tiles, Carpet & bare. All Floors
<b>Window Type</b>			
Window ID	Description	Max. U-Value	SHGC
ALUM-001-01 A	Aluminum A 56 Clear	6.7	0.57
<b>Windows</b>		Height	Width
		Opening (%)	Orientation
			Shading/Detail
Bedroom 1	ALUM-001-01 A	1800	2400
		42	West
			No
Bedroom 2	ALUM-001-01 A	1200	1800
		42	South
			No
Bedroom 3	ALUM-001-01 A	1200	1800
		42	South
			No
Media	ALUM-001-01 A	1200	1800
		42	South
			No
Kitchen/Living	ALUM-001-01 A	2300	3584
		42	East
			No
Kitchen/Living	ALUM-001-01 A	1200	1450
		42	South
			No
For construction in NSW the BCA Vol 1 or 2 must be complied with, in particular the following: - Thermal construction in accordance with Vol 1 Section 3.1.2 or Vol 2 Part 3.12.1.1 - Thermal break in accordance with Section 3.1.3(6) & 3.1.3(1) or Part 3.12.1.2(3) & 3.12.1.4(6) - Compensating for loss of ceiling insulation in accordance with Section 3.1.3(c) or Part 3.12.1.1(c) - Floor insulation in accordance with Section 3.1.4(c) & (d) or Part 3.12.1.5(a) (ii) or (c) & (d) - Building sealing in accordance with Section 3.3 or Part 3.12.3.1 to 3.12.3.6			

Plan Vision Australia enquiries@planvision.com.au		Ph: 4954 2422	Mob: 0414 011 483
BDAV Assessor #18/1880		20/07/2020	Certificate No: 0005029989
<b>Important Note For Development Applicants:</b> The following specification was used to achieve the thermal performance values indicated on the Assessor Certificate. If they vary from the drawings or other specifications, this specification shall take precedence. If only one specification option is detailed for a building element, that specification must apply to all instances of that element for the whole project. If alternate specifications are detailed, the location and extent of the alternate specification must be detailed below and/or clearly indicated on referenced documentation. Once the development is approved by the consent authority, these specifications will become a condition of consent and must be included in the built works. If you do not want to include these requirements, the proposed construction varies to those detailed, or need further information, please contact Plan Vision. This assessment has assumed that BCA provisions for building sealing will be complied with.			
<b>Thermal Performance Specifications</b>			
<b>External Wall Construction</b>		Insulation	Colour Absorbance
Brick Veneer		Bulk Insulation R1	Medium
			Detail
			As drafted
<b>Internal Wall Construction</b>		Insulation	Detail
Cavity wall, direct fix plasterboard, single gap		None	All internal walls
<b>Cavity Brick</b>		None	All internal walls
<b>Ceiling Construction</b>		Insulation	Detail
Plasterboard		Bulk insulation R2.5	All ceilings
<b>Roof Construction</b>		Insulation	Detail
Corrugated iron		Foil, No Gap, reflective side down, anti-glare up	All ceilings
<b>Floor Construction</b>		Insulation	Covering/Detail
225mm waffle pad slab		None	Tiles, Carpet & bare. All Floors
<b>Window Type</b>			
Window ID	Description	Max. U-Value	SHGC
ALUM-001-01 A	Aluminum A 56 Clear	6.7	0.57
<b>Windows</b>		Height	Width
		Opening (%)	Orientation
			Shading/Detail
Bedroom 1	ALUM-001-01 A	1800	2400
		42	West
			No
WIR	ALUM-001-01 A	860	610
		42	North
			No
Bedroom 2	ALUM-001-01 A	1200	1800
		42	North
			No
Bedroom 3	ALUM-001-01 A	1200	1800
		42	North
			No
Media	ALUM-001-01 A	1200	1800
		42	North
			No
Kitchen/Living	ALUM-001-01 A	2300	3584
		42	East
			No
Kitchen/Living	ALUM-001-01 A	1200	1450
		42	East
			No
For construction in NSW the BCA Vol 1 or 2 must be complied with, in particular the following: - Thermal construction in accordance with Vol 1 Section 3.1.2 or Vol 2 Part 3.12.1.1 - Thermal break in accordance with Section 3.1.3(6) & 3.1.3(1) or Part 3.12.1.2(3) & 3.12.1.4(6) - Compensating for loss of ceiling insulation in accordance with Section 3.1.3(c) or Part 3.12.1.1(c) - Floor insulation in accordance with Section 3.1.4(c) & (d) or Part 3.12.1.5(a) (ii) or (c) & (d) - Building sealing in accordance with Section 3.3 or Part 3.12.3.1 to 3.12.3.6			

- General Notes**
1. Bracing and tie-down details to the engineers details and AS1684.2
  2. All timber and steel to be installed and treated to the manufacturers specifications, especially for any exterior applications
  3. All white ant protection to be strictly within the guidelines of AS3660 and installed by a qualified licenced pest control consultant
  4. All masonry construction joint, to be installed to AS 3700 section 4.8 requirements

Note: boundaries to be pegged and setout confirmed before commencement of construction

**FOOTING INSPECTION REQUIRED**  
The excavated footing shall be inspected by the design engineer prior to the placement of the damp-proofing membrane or steel reinforcement

Plan Vision Australia enquiries@planvision.com.au		Ph: 4954 2422	Mob: 0414 011 483
<b>Important Note For Development Applicants</b> The following specification details the requirements necessary to achieve the thermal performance values as indicated on the BASIX Certificate. Once the development is approved by Council, these specifications will become a condition of consent and must be included in the built works. If you do not want to include these requirements, or need further information, please contact Plan Vision Australia			
<b>BASIX Certificate Number 1120332M</b>		<b>July 2020</b>	
These are the specifications upon which the Certified Assessment is based. If they vary from drawings or other written specifications, these specifications shall take precedence. If only one specification option is detailed for a building element, that specification must apply to all instances of that element for the whole project. If alternate specifications are detailed, the location and extent of the alternate specification must be detailed below and/or clearly indicated on referenced documentation.			
<b>Water Commitments</b>			
Refer to TPA Spec on Plans			
<b>Energy Commitments</b>			
Bath Dwelling			
Electric Heat Pump - air sourced 41-45 STCs			
<b>Heating System</b>			
Living			
Bedrooms			
<b>Cooling System</b>			
Living			
Bedrooms			
<b>Ventilation</b>			
Bathrooms			
Kitchen			
Laundry			
<b>Natural Lighting</b>			
Window/Skylight in Kitchen			
Window/Skylight in Bathrooms/Toilets			
<b>Artificial Lighting</b>			
Number of bedrooms			
Number of living/dining rooms			
Kitchen			
All bedrooms/toilets			
Laundry			
All Hallways			
<b>Other Commitments</b>			
Outdoor clothes line			
Indoor clothes line			
Stove/oven			
Other			

Note: All construction, especially timber components to comply with AS3959-2009, and planning for bushfire protection 2006, for Bal-12.5 construction. In particular note types of timbers that can be used in the Bal-12.5 zone. Excerpt from AS3959-2018 attached to last sheet



12A Whitewater Drive, Lakeland  
W/ (02) 4954 2422 M/ 0414 011 483

#### BUILDERS NOTE:

Use Dimensions in preference to scale. Site verify all dimensions before ordering Materials. Footings information shown on these plans may have to be changed if Builders site excavations reveal non-virgin ground. Consultation of Plan Vision Australia Pty Ltd would then be necessary to determine the required changes. Materials are under no circumstances to be ordered direct off plans. Materials to be ordered are only to be ordered from a Builders or applicable product manufacturers separate site confirmed Materials list. Plans are not intended to be the absolute medium for construction information accuracy due to site discrepancies. See schedule of specifications for further details.

Wind Class: N2 (W33N) (Assumed)

Site Class: 'M' Soil Class: 'M'

Site / Soil Class Assumed

#### SURVEY NOTE:

Boundary dimensions are assumed only and taken from site information, others or owners information. Confirm boundaries before commencement of construction. Full project specific detailed survey plans have not been supplied to Plan Vision for planning purposes. See schedule of specifications for details.

#### Revision Schedule

Rev	Date	Description
A	15/07/20	Changes
B	01/09/20	Internal Garage Length Changes

#### New Dwelling

#### Client:

#### Address:

Date: 22-06-2020

Drawing No: 320-7128

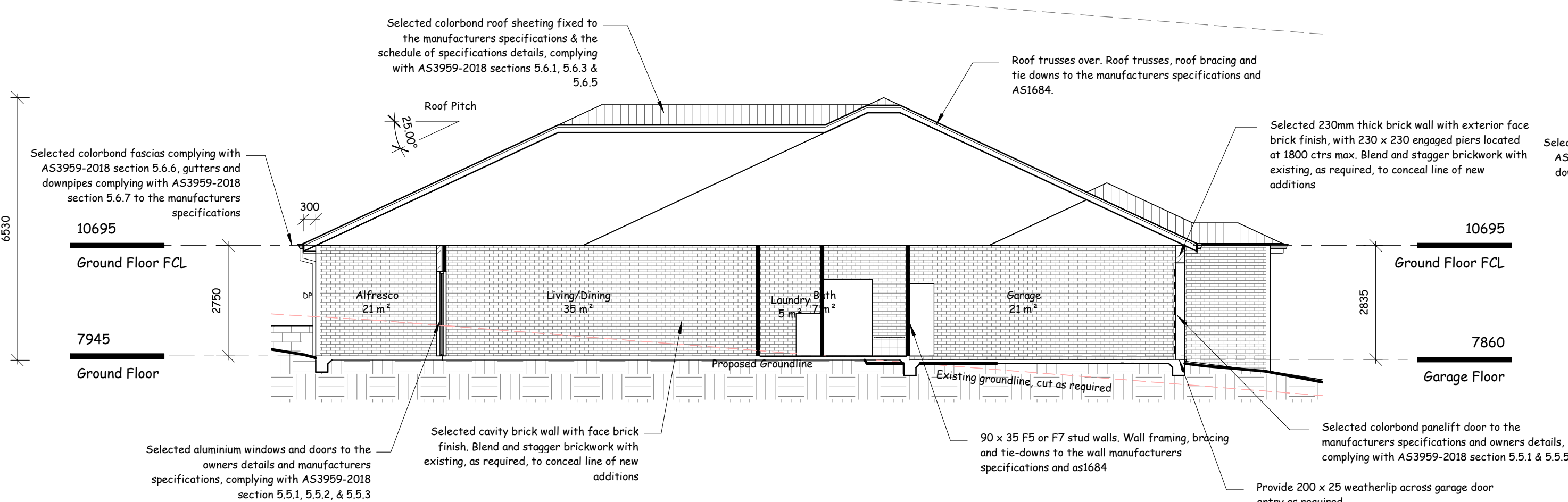
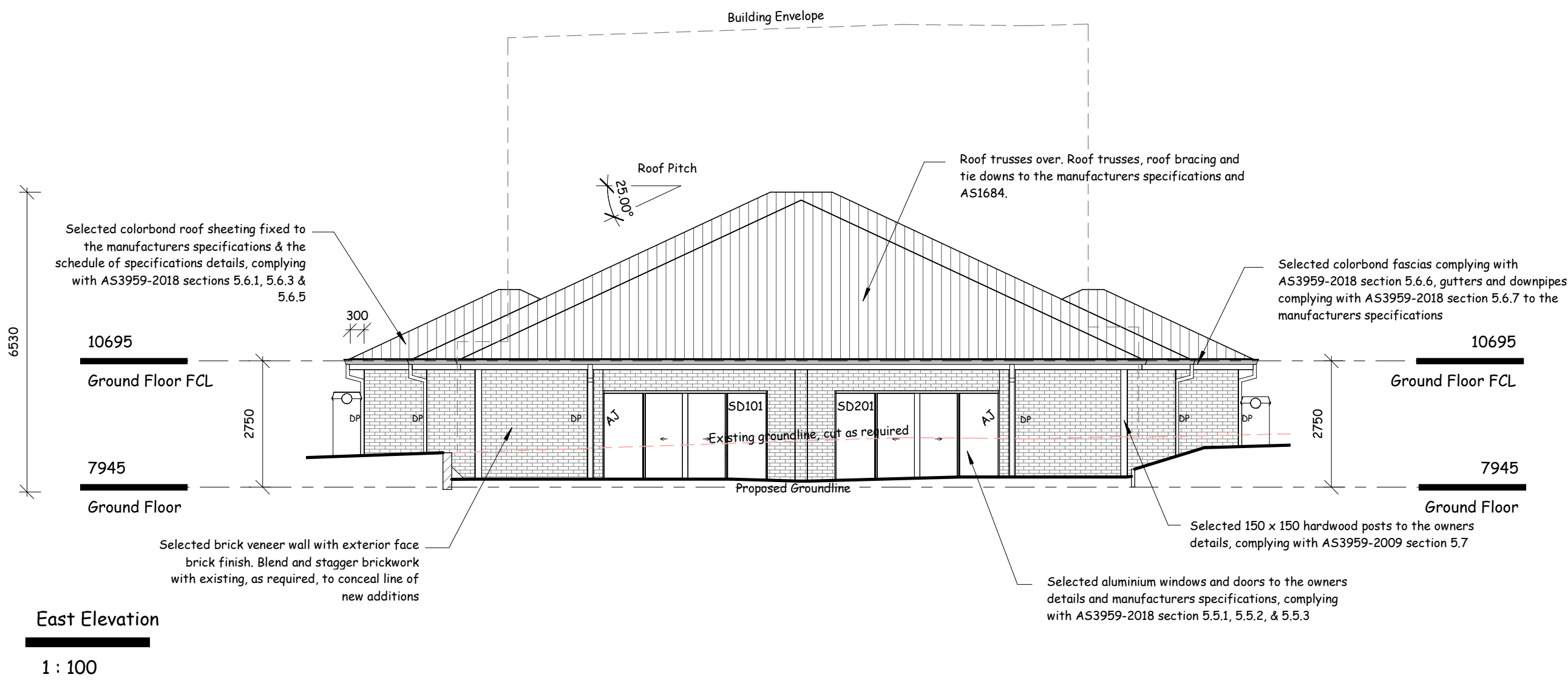
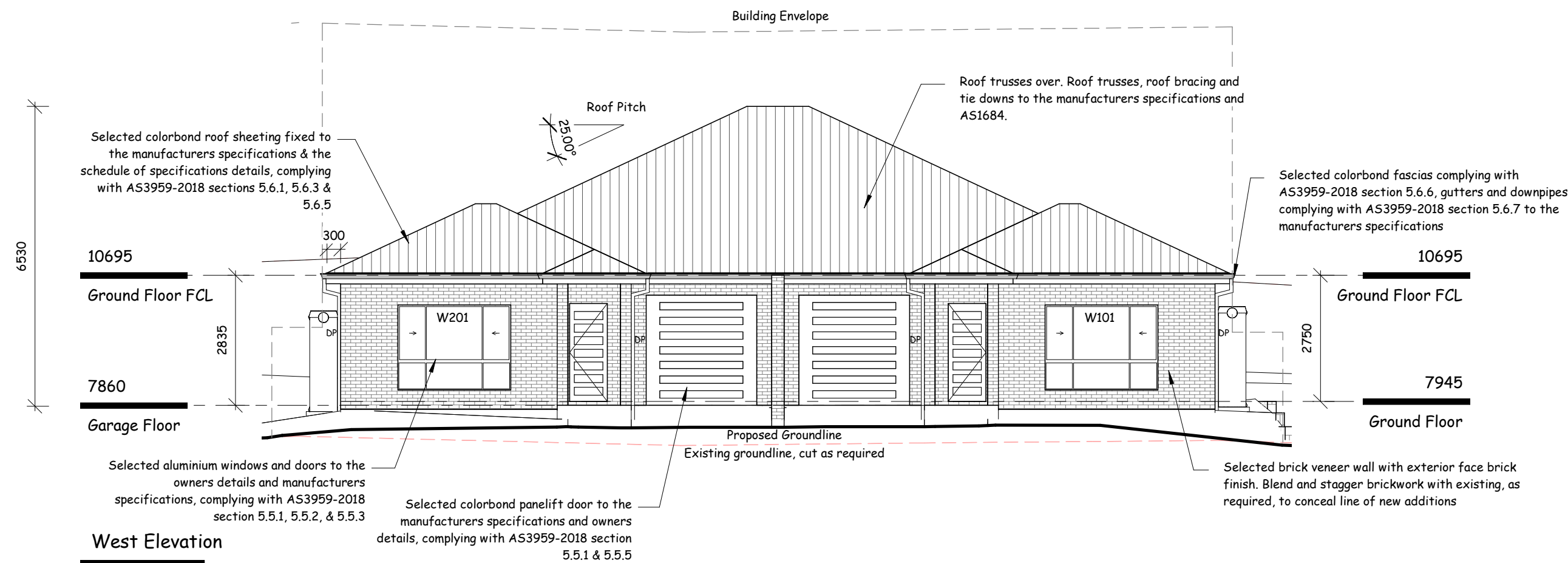
Sheet: Ar01

Scale: 1 : 100 © A1

#### Ground Floor

1 : 100

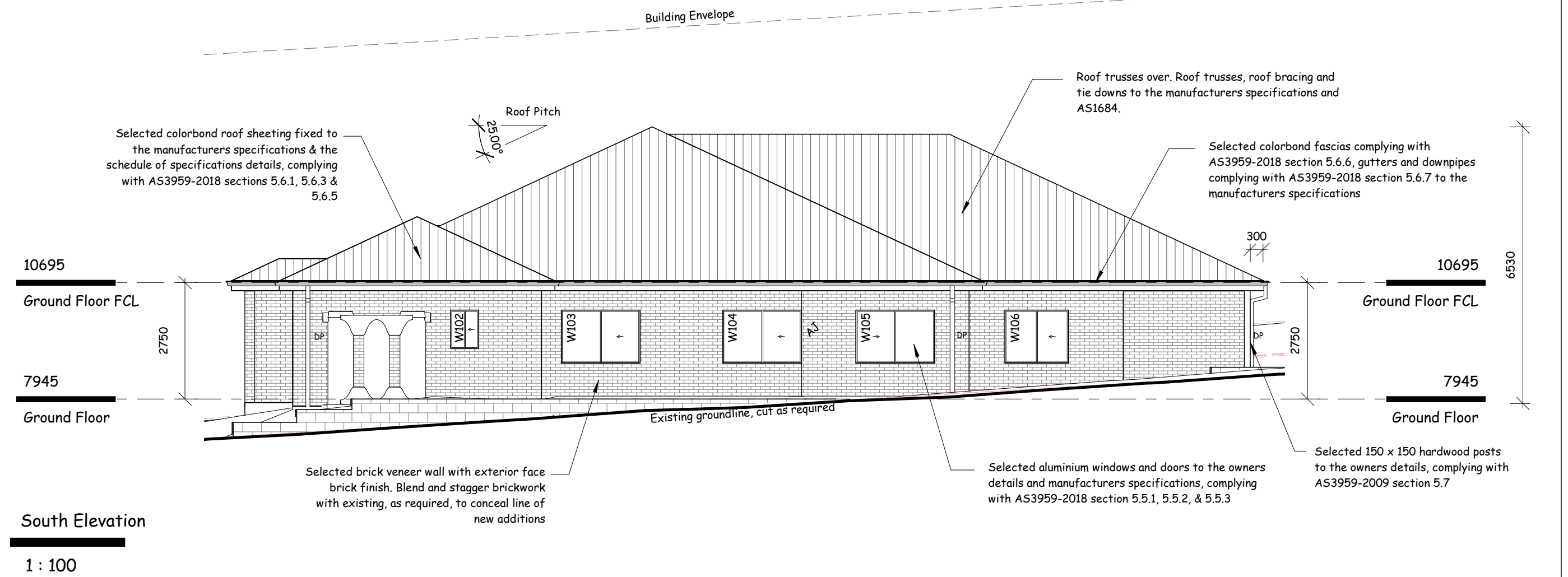




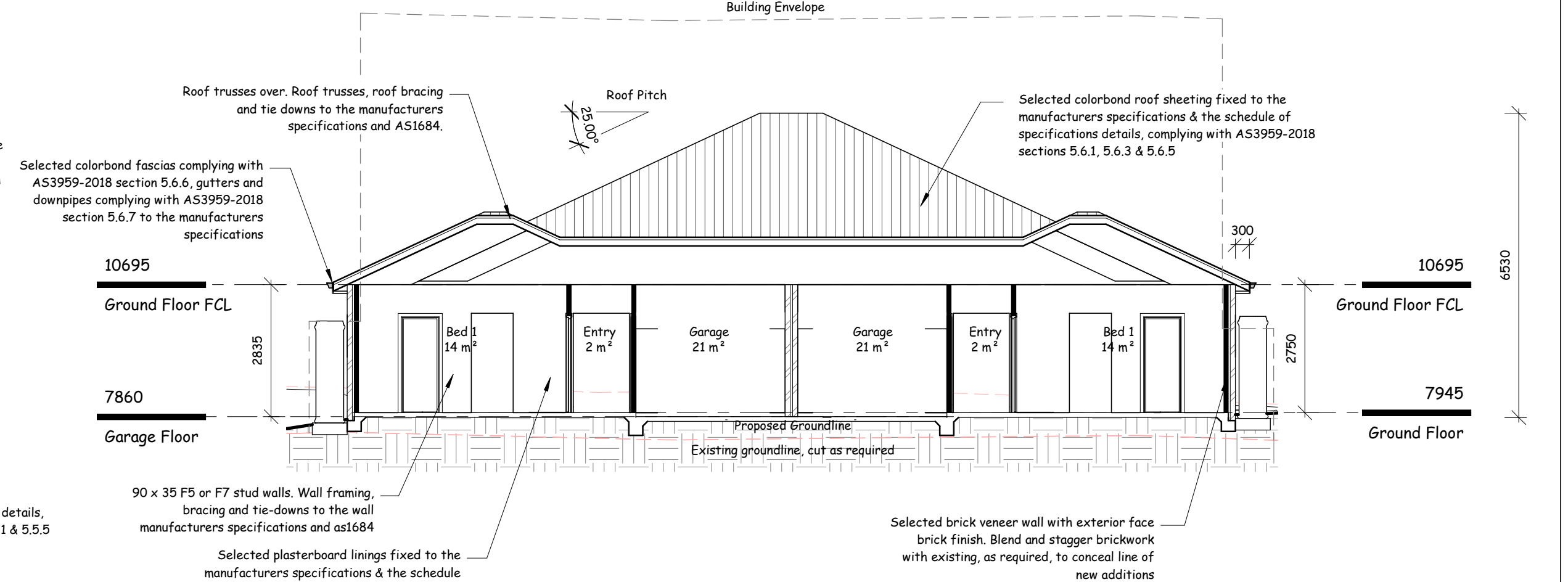
Sec 1  
1:100



North Elevation  
1:100



South Elevation  
1:100



Sec 2  
1:100

- General Notes**
1. Bracing and tie-down details to the engineers details and AS1684.2
  2. All timber and steel to be installed and treated to the manufacturers specifications, especially for any exterior applications
  3. All white ant protection to be strictly within the guidelines of AS3660 and installed by a qualified licenced pest control consultant
  4. AJ denotes masonry articulation joint, to be installed to AS 3700 section 4.8 requirements

Note: boundaries to be pegged and setout confirmed before commencement of construction

**FOOTING INSPECTION REQUIRED**  
The excavated footing shall be inspected by the design engineer prior to the placement of the damp-proofing membrane or steel reinforcement

Note: All construction, especially timber components to comply, with AS3959-2009, and planning for bushfire protection 2006, for Bal-12.5 construction. In particular note types of timbers that can be used in the Bal-12.5 zone. Excerpt from AS3959-2009 attached to last sheet



**BUILDERS NOTE:**  
Use Dimensions in preference to scale. Site verify all dimensions before ordering Materials. Footings information shown on these plans may have to be changed if Builders site excavations reveal non-virgin ground. Consultation of Plan Vision Australia Pty Ltd would then be necessary to determine the required changes. Materials are under no circumstances to be ordered direct off plans. Materials to be ordered are only to be ordered from a Builders or applicable product manufacturers separate site confirmed Materials list. Plans are not intended to be the absolute medium for construction information accuracy due to site discrepancies. See schedule of specifications for further details.

Wind Class: N2 (W33N) (Assumed)  
Site Class: 'M' Soil Class: 'M'  
Site / Soil Class Assumed

**SURVEY NOTE:**  
Boundary dimensions are assumed only and taken from site information, others or owners information. Confirm boundaries before commencement of construction. Full project specific detailed survey plans have not been supplied to Plan Vision for planning purposes. See schedule of specifications for details.

Revision Schedule		
Rev	Date	Description
A	15/07/20	Changes
B	01/09/20	Internal Garage Length Changes

New Dwelling

Client:

Address:

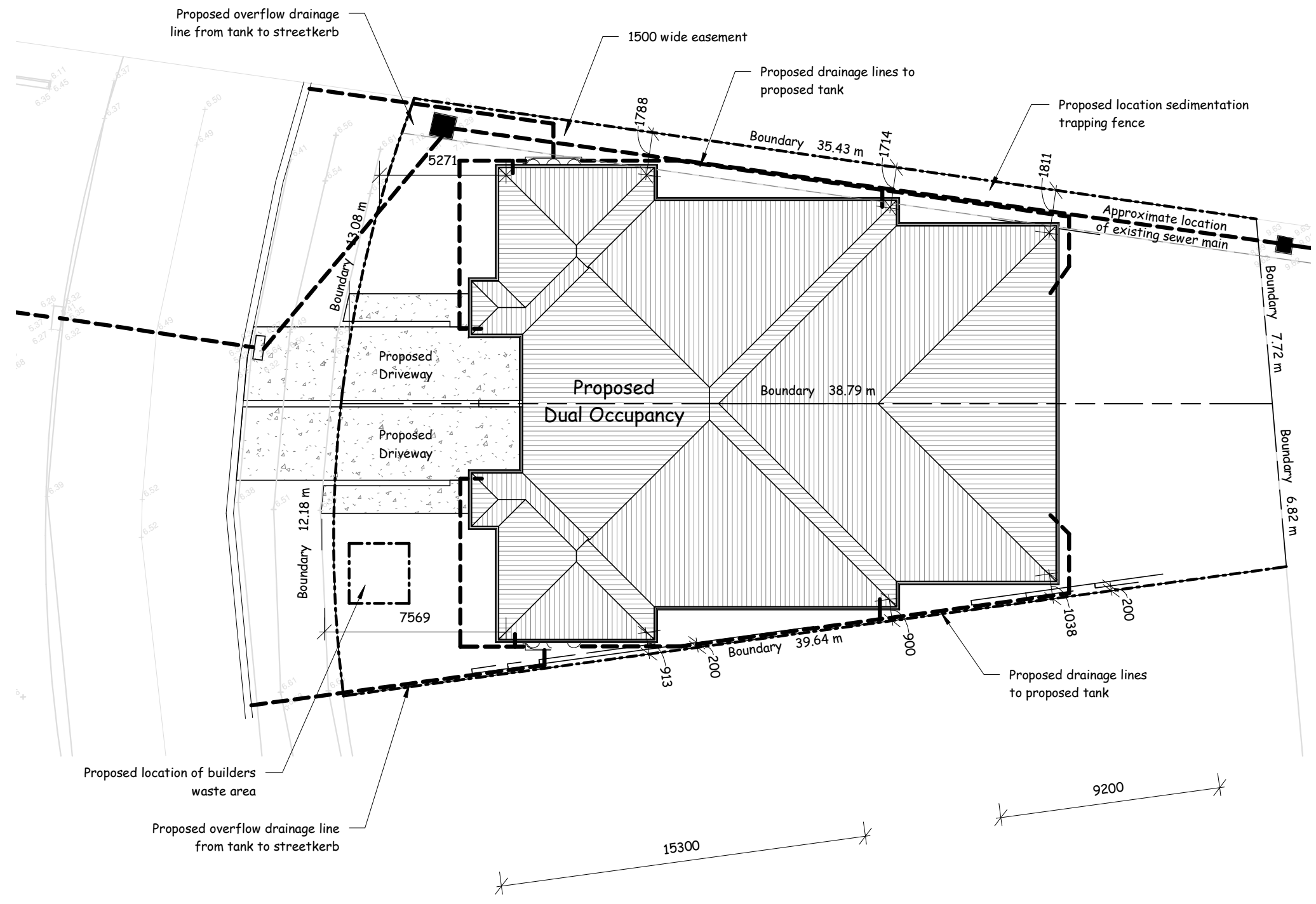
Date: 22-06-2020

Drawing No: 320-7128

Sheet: Ar02

Scale: 1:100 © A1





## Site Plan

1 : 200

### Bushfire Construction Notes BAL-12.5 (AS3959-2009 Section 5)

Below is an Excerpt from AS3959. Please refer to the AS for further details.

NOTE: BAL-12.5 is primarily concerned with protection from ember attack and radiant heat up to and including 12.5 kW/m<sup>2</sup> 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).

CS: 2 Ideally, storage of combustible materials beneath a floor at the BAL would not occur and in this assumption, there is no requirement to enclose the subfloor space or to protect flooring materials 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

- That part of an external wall surface that 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 wall (see Figure D3, Appendix D) shall be one of the following:

- (a) non-combustible material, non-combustible material; or
- (b) fire-resistant external cladding, a minimum of 6 mm in thickness; fire-resistant external cladding, a minimum of 6 mm in thickness; or
- (c) bushfire-resistant timber (see Appendix F); bushfire-resistant timber (see Appendix F); or
- (d) a timber species as specified in Paragraph E2 and listed in Table E1, Appendix E; a timber species as specified in Paragraph E1 and listed in Table E1, Appendix E; or
- (e) a combination of any of items (a), (b), (c) or (d) above.

- There are no requirements for external surfaces 400 mm or more from the ground or for external wall surfaces 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 Joists

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

Alternatively, sarking type material may be applied over the outer face of the frame prior to fixing any external cladding.

##### 5.4.3 Vents and weepholes

- Vents and weepholes 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 weepholes are less than 3 mm (see Clause 5.6), 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; non-combustible material; or
- (b) a timber species as specified in Paragraph E2 and listed in Table E1, Appendix E; or
- (c) bushfire-resistant timber (see Appendix F); or
- (d) a combination of any of items (a), (b), (c) or (d) above.

##### 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 with a mesh with a maximum aperture of 2 mm, made of corrosion-resistant steel, bronze or aluminium; 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), the glazing shall be Grade A safety glass minimum 4 mm, 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.

- (ii) Where glazing is other than that specified in item (i) above, annealed glass may be used.
- (iii) The operable portions of windows shall be screened with mesh with a maximum aperture of 2 mm, made of corrosion-resistant steel, bronze or aluminium.

##### 5.5.3 External doors

(A) doors shall be one of the following:

- (i) non-combustible; or
- (ii) a solid timber door, having a minimum thickness of 35 mm for the first 400 mm above the threshold; or
- (iii) a door, including a hollow core door, with a non-combustible kickplate on the outside for the first 400 mm above the threshold; or
- (iv) a fully framed glazed door, where the framing is made from materials suitable for bushfire shutters (see Clause 5.5.1), or from a timber species specified in Paragraph E2 and listed in Table E1, Appendix E.

NOTE: There is no requirement to line the underside of a veranda, carport or awning roof that is separated from the main roof space.

- (v) Where doors incorporate glazing, the glazing shall comply with the glazing requirements for windows.
- (vi) Doors shall be tight fitting to the doorframe and to an abutting door, if applicable.
- (vii) Where any part of the door assembly 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 assembly shall be made from one of the following:

- (A) bushfire-resistant timber (see Appendix F); or
- (B) A timber species specified in Paragraph E2 and listed in Table E1, 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.

(i) Weatherstrips, draught excluders or draught seals shall be installed at the base of sliding external doors.

5.5.4 Doors-sliding doors

Sliding doors shall comply with one of the following:

- (i) They shall be protected by a bushfire shutter that complies with Clause 5.5.1; or
- (ii) They shall be completely protected externally by screens with a mesh with a maximum aperture of 2 mm, made of corrosion-resistant steel, bronze or aluminium; or
- (iii) They shall comply with the following:

- (A) Any glazing incorporated in sliding doors shall be Grade A safety glass complying with AS 1288.
- (B) There is no requirement to screen the operable part of the sliding door. However, if screened, the screens shall be a mesh or perforated sheet made of corrosion-resistant steel, bronze or aluminium.

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 operable part of these doors as it is assumed that a sliding door will be closed if occupants are not present or during a bushfire event. Screens of materials other than those specified may not resist ember attack.

- (i) 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-resistant timber (see Appendix F); or
- (iii) fire-resistant external cladding, a minimum of 6 mm in thickness; or
- (iv) a timber species specified in Paragraph E1 and listed in Table E1, Appendix E; or
- (v) a combination of any of items (i), (ii), (iii) or (iv) above.

(b) Panel lift, lift doors or side-hung doors shall be fitted with suitable weather strips, draught excluders, draught seals or guide tracks, as appropriate to the door type, with a 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/valley junction shall be sealed, to prevent openings greater than 3 mm, either by the use of fascias and eaves linings or by sealing between the top of the wall and the underside of the roof over the rafters at the line of the wall.
- (c) Roof/valley 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.

5.6.2 Tiled roofs

Tiled roofs shall be fully sarked. The sarking shall:

- (a) have a flammability index of not more than 5;
- (b) be located directly below the roof battens;
- (c) cover the entire roof area including the ridge;
- (d) be installed so that there are no gaps that would allow the entry of embers when the sarking meets fascias, gutters, valleys and the like.

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;
- (b) have any gaps greater than 3 mm, under corrugations or ribs of sheet roofing and between roof components, sealed at the fascia or wall line and at valleys, hips and ridges;
- (c) be a mesh or perforated sheet with a maximum aperture of 2 mm, made of corrosion-resistant steel, bronze or aluminium; or
- (d) mineral wool; or
- (e) other non-combustible material; or
- (f) a combination of any of items (b), (c), (d), (e) or (f) above.

5.6 WATER AND GAS SUPPLY PIPES

Above-ground, exposed water and gas supply pipes shall be metal.

### Erosion and Sediment Controls

#### General Notes

This plan shows the control objectives, philosophy and key control works for the site. The contractor shall provide supplementary works that reflect the adapted construction program and practices to ensure that erosion and sediment movement are managed in accordance with the objectives of this plan.

- Erosion and sediment hazard areas include stockpiles, exposed ground, embankments, cuttings concentrated flow paths and waterways.
- This plan is to be used as a guide only. The suitability of erosion and sediment control measures to be evaluated on site and where required, are to be modified under the supervision of a suitably qualified engineer and Council.

#### Pre-Construction Phase Notes

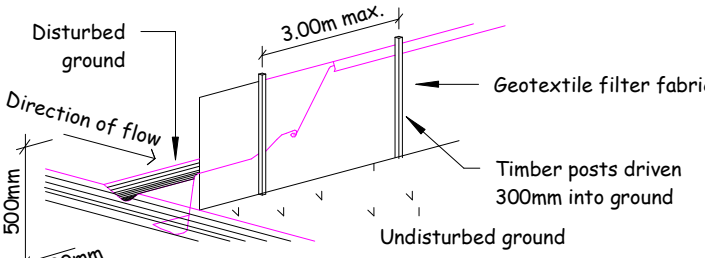
- Site works are not to start until the erosion and sediment control measures are installed and functional.
- Temporary sediment traps to be installed during construction (where applicable)
- Waste bins are to be provided for building waste or waste enclosure min. 1800 x 1800 x 1200mm high constructed using star pickets and 1200mm high weed control mat. Arrangement to be made for regular collection and disposal or recycling of construction waste.
- Entry and departure of vehicles is to be confined to the nominated existing vehicle access or stabilised site access. Sediment or barrier fencing will be used to restrict all vehicular movements to that access point. Stabilisation will be achieved by either:
  - a) constructing a sealed (eg concrete or asphalt) driveway to the street
  - b) constructing a stabilised site access according to Council's engineering standards.

#### Construction Phase Notes

- Topsoil is to be stripped from building site and stockpiled for later use in landscaping the site.
- The footpath and driveway, other than stabilised site access, is not to be disturbed, including stockpiling of materials. Where essential works (eg drainage) are required, the footpath is to be rehabilitated (turfed) as soon as possible.
- Where appropriate, an aggregate bag shall be placed in the gutter below the site access. The bag shall be made from green sediment fence material, or similar. The bag must be at least 450mm long, 200mm diameter, filled with less than 20mm blue metal or crushed rock. If the bag breaks or deteriorates, the bag shall be replaced immediately and the material cleaned out from any gutter, kerb, road surface or stormwater system it has entered. The use of hessian bags, and sand filled bags is not acceptable.
- All sedimentation controls are to be checked daily (at a min. weekly) and after all rain events. All structures to be cleaned on reaching 50% storage capacity to ensure they are maintained and in full functional condition. Excess materials and water from cleaning tools and equipment should not be washed down stormwater drains.

#### Post-Construction Phase Notes:

- Topsoil is to be re-spread and all disturbed areas rehabilitated (turfed) within 20 working days of completion of works. Where necessary, spray and seed disturbed areas.
- Roof downpipes to be connected to street kerb or other stormwater disposal system as nominated in the plans on completion of roof and guttering as soon as possible.



## Sediment Fence

N.T.S

The proposal does not exceed 50% of the site

Site Area Schedule				
Name	Area	Coverage	Overall	
Dwelling 1 Alfresco	21.3 m <sup>2</sup>	Covered	3%	
Dwelling 1 Garage	27.1 m <sup>2</sup>	Covered	4%	
Dwelling 1 Living Space	131.1 m <sup>2</sup>	Covered	17%	
Dwelling 1 Patio	4.5 m <sup>2</sup>	Covered	1%	
Dwelling 2 Alfresco	21.3 m <sup>2</sup>	Covered	3%	
Dwelling 2 Garage	27.1 m <sup>2</sup>	Covered	4%	
Dwelling 2 Living Space	131.1 m <sup>2</sup>	Covered	17%	
Dwelling 2 Patio	4.5 m <sup>2</sup>	Covered	1%	
Dwelling 1 Driveway	367.8 m <sup>2</sup>		49%	
Dwelling 2 Driveway	27.1 m <sup>2</sup>	Uncovered	4%	
Dwelling 2 Driveway	25.9 m <sup>2</sup>	Uncovered	3%	
Other Site Area	336.9 m <sup>2</sup>	Uncovered	44%	
	389.9 m <sup>2</sup>		51%	

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.
- (c) All overhead glazing shall be Grade A limited 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, shall be used in the outer pane of the IGU.
- (e) Flashing elements of tubular skylights may be of a fire-resistant material, provided the roof integrity is maintained by an under-flashing of a material having a flammability index not greater than 5.
- (f) Evaporative cooling units shall be fitted with butterfly closers at or near the ceiling 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.

#### 5.6.5 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 jointing strips or timber storm moulds.

- This Standard does not provide construction requirements for fascias, bargeboards and eaves linings.

- (d) gutters, with the exception of box gutters; and
- (e) 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

- Decking shall be either spaced or continuous (i.e., without spacing).

- There is no requirement to enclose the subfloor spaces of verandas, decks, steps, ramps or landings.
- CS 7.1 Spaced decking is normally 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) at other parts of this Standard. It should be noted that recent research studies have shown that gaps as 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 Enclosed subfloor spaces of verandas, decks, steps, ramps and landings

- This Standard does not provide construction requirements for the framing of verandas, decks, ramps or landings (i.e., bearers and joists).

5.7.2.1 Materials to enclose a subfloor space

- The 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

- The 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).

#### 5.7.2.4 Decking

- This Standard does not provide construction requirements for decking that is more than 300 mm from a glazed element.

Decking 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-resistant timber (see Appendix F); or
- (c) a timber species, as specified in Paragraph E1 and listed in Table E1 of Appendix E; or
- (d) 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

- This Standard does not provide construction requirements for support posts, columns, stumps, stringers, piers and poles.

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

- This Standard does not provide construction requirements for decking unless it is less than 300 mm from a glazed element.

Decking 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:

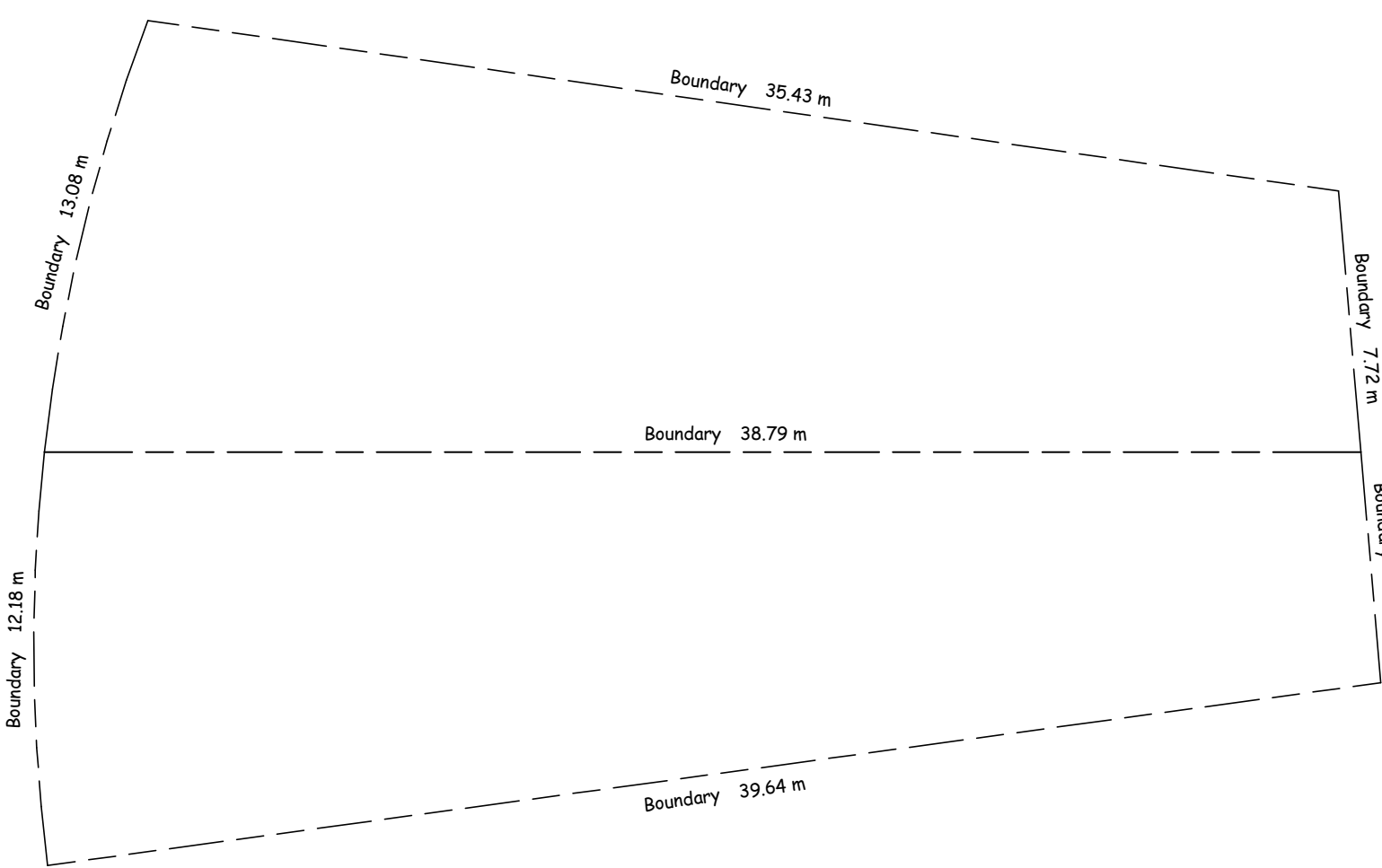
- (a) non-combustible material; or
- (b) bushfire-resistant timber (see Appendix F); or
- (c) a timber species, as specified in Paragraph E1 and listed in Table E1 of Appendix E; or
- (d) a combination of any of items (a), (b), (c) or (d) above.

#### 5.7.4 Balustrades, handrails or other barriers

- The Standard does not provide construction requirements for balustrades, handrails and other barriers.

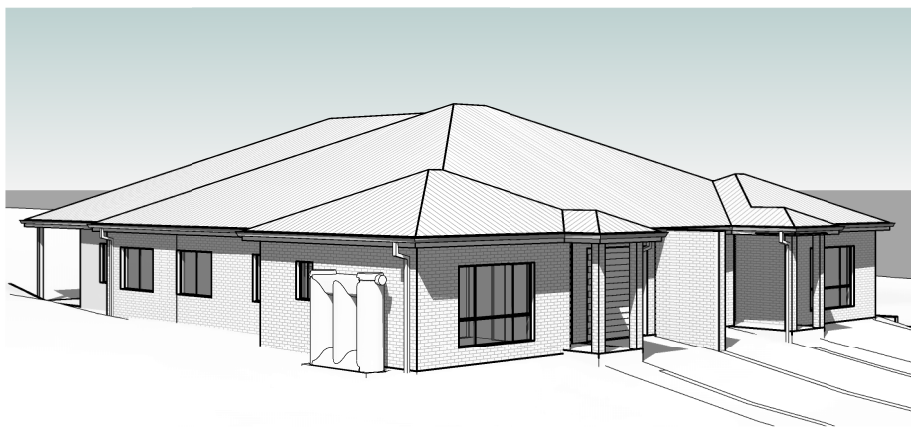
## Driveway Section (Dwelling 2)

1 : 100



## Subdivision Plan

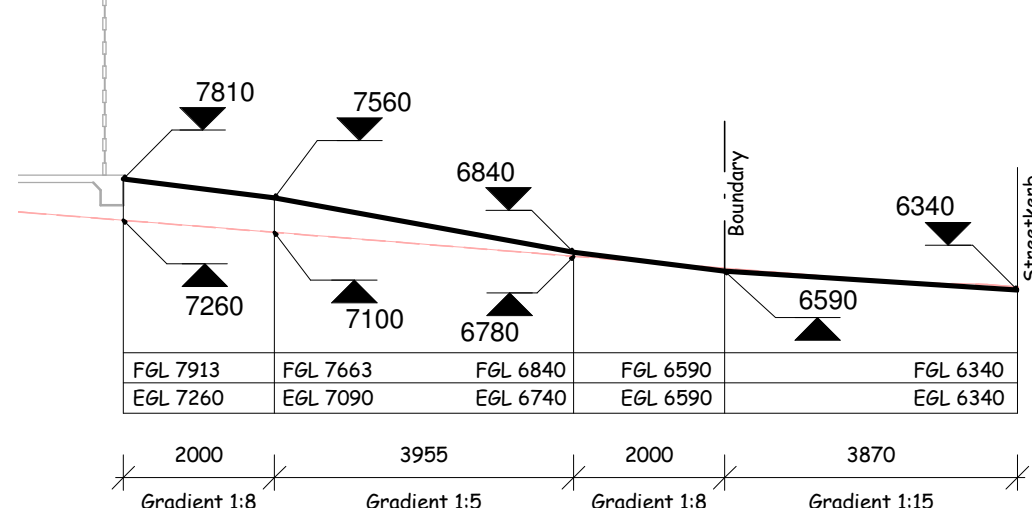
1 : 200



## 3D View 1

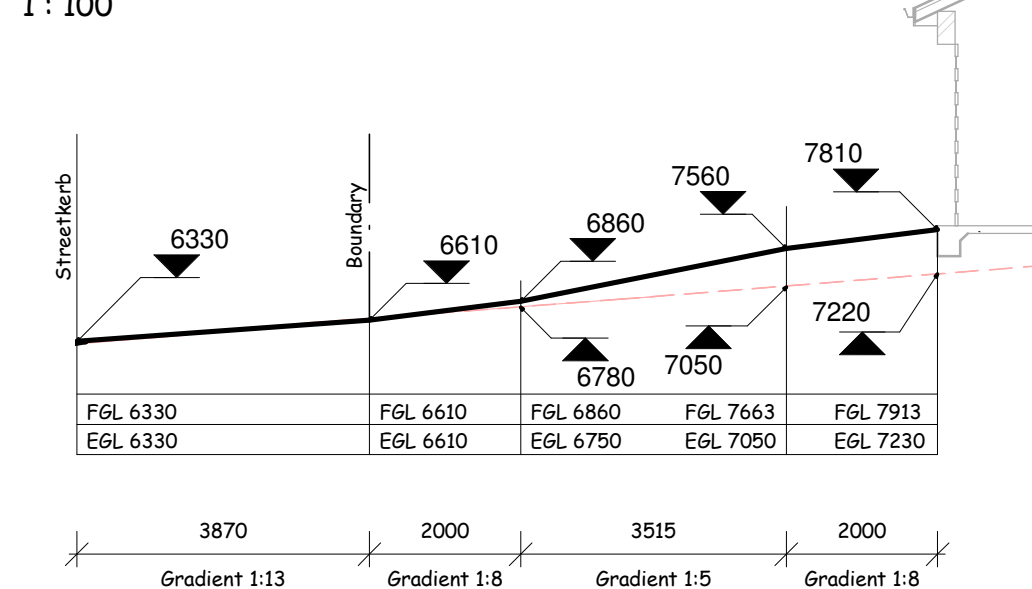


## 3D View 2



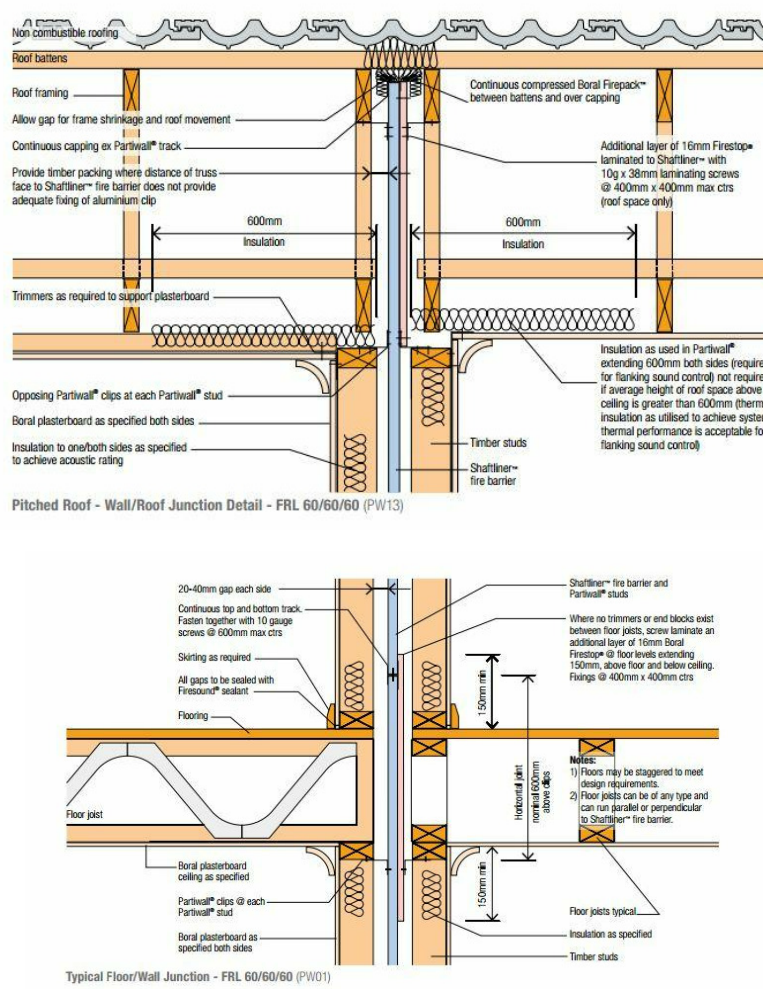
## Driveway Section (Dwelling 1)

1 : 100



## Driveway Section (Dwelling 2)

1 : 100



## Boral Fire Rated Party Wall Details

(or similar by other manufacturers to relevant standards)

NTS

- General Notes**
1. Bracing and tie-down details to the engineers details and AS1684.2
  2. All timber and steel to be installed and treated to the manufacturers specifications, especially for any exterior applications
  3. All white ant protection to be strictly within the guidelines of AS3660 and installed by a qualified licenced pest control consultant
  4. A1 denotes mandatory articulation joint, to be installed to AS 3700 section 4.8 requirements

Note: boundaries to be pegged and setout confirmed before commencement of construction

**FOOTING INSPECTION REQUIRED**  
The excavated footing shall be inspected by the design engineer prior to the placement of the damp-proofing membrane or steel reinforcement

Note: All construction, especially timber components to comply with AS3959-2009, and planning for bushfire protection 2006, for Bal-12.5 construction. In particular note types of timbers that can be used in the Bal-12.5 zone. Excerpt from AS3959-2009 attached to last sheet



124 Whitehaven Drive, Lakeland W/ (02) 4954 2422 M/0414 011 483

### BUILDERS NOTE:

Use Dimensions in preference to scale. Site verify all dimensions before ordering Materials. Footings information shown on these plans may have to be changed if Builders site excavations reveal non-virgin ground. Consultation of Plan Vision Australia Pty Ltd would then be necessary to determine the required changes. Materials are ordered on circumstances to be ordered direct off plans. Materials to order are only to be ordered from a Builders or applicable product. Full project specific detailed survey plans have not been supplied to Plan Vision for planning purposes. See schedule of specifications for further details.

Wind Class: N2 (W33N) (Assumed)

Site Class: 'M' Soil Class: 'M'

Site / Soil Class Assumed

### SURVEY NOTE:

Boundary dimensions are assumed only and taken from site information, others or owners information. Confirm boundaries before commencement of construction. Full project specific detailed survey plans have not been supplied to Plan Vision for planning purposes. See schedule of specifications for details.

### Revision Schedule

Rev	Date	Description
A	15/07/20	Changes
B	01/09/20	Internal Garage Length Changes

### New Dwelling

### Client:

### Address:

Date: 22-06-2020

Drawing No: 320-7128

Sheet: A103

Scale: As indicated © A1