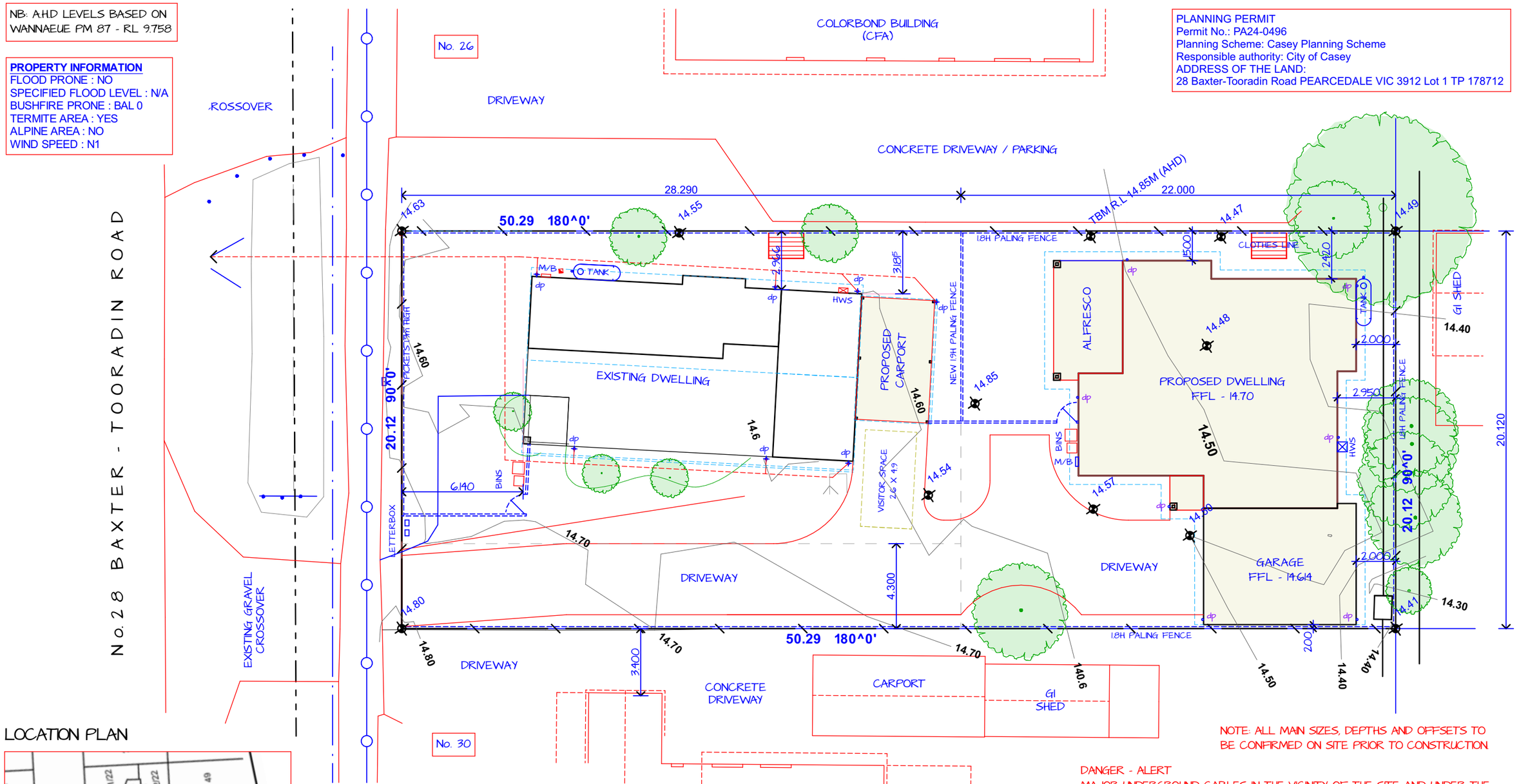
NB: A.H.D LEVELS BASED ON
WANNAEUE PM 87 - RL 9.758

PROPERTY INFORMATION
FLOOD PRONE : NO
SPECIFIED FLOOD LEVEL : N/A
BUSHFIRE PRONE : BAL 0
TERMITE AREA : YES
ALPINE AREA : NO
WIND SPEED : N1

PLANNING PERMIT
Permit No.: PA24-0496
Planning Scheme: Casey Planning Scheme
Responsible authority: City of Casey
ADDRESS OF THE LAND:
28 Baxter-Tooradin Road PEARCEDALE VIC 3912 Lot 1 TP 178712



LOCATION PLAN

SITE PLAN SCALE - 1:200

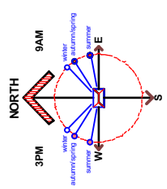
SITE AREA - 1011.83 m2 m2

Site Coverage - 35.0 %
Permeability - 386.76 m2 , 38.20 %
Garden Area - 456.69 m2 , 45.13 %

Driveway - 200.89 m2

* LANDSCAPING LAYOUT BY OTHER IN ACCORDANCE WITH PLANNING PERMIT CONDITIONS

* DRAINAGE DESIGN BY ENGINEER IN ACCORDANCE WITH PLANNING PERMIT CONDITIONS



NOTE: ALL MAIN SIZES, DEPTHS AND OFFSETS TO BE CONFIRMED ON SITE PRIOR TO CONSTRUCTION

DANGER - ALERT
MAJOR UNDERGROUND CABLES IN THE VICINITY OF THE SITE AND UNDER THE DUTY OF CARE CONTRACTORS MUST ASCERTAIN CABLE LOCATIONS PRIOR TO EXCAVATION WORKS.

NOTE: TREES & LARGE SHRUBS SHOULD NOT BE PLANTED OR ALLOWED TO EXIST CLOSER TO THE BUILDING THAN 0.75 TIMES THEIR MATURE HEIGHT. THIS DISTANCE MUST BE INCREASED TO 1.25 TIMES THE MATURE HEIGHT WHERE GROUPS OF TREES EXIST ON OR ADJACENT TO THE SITE

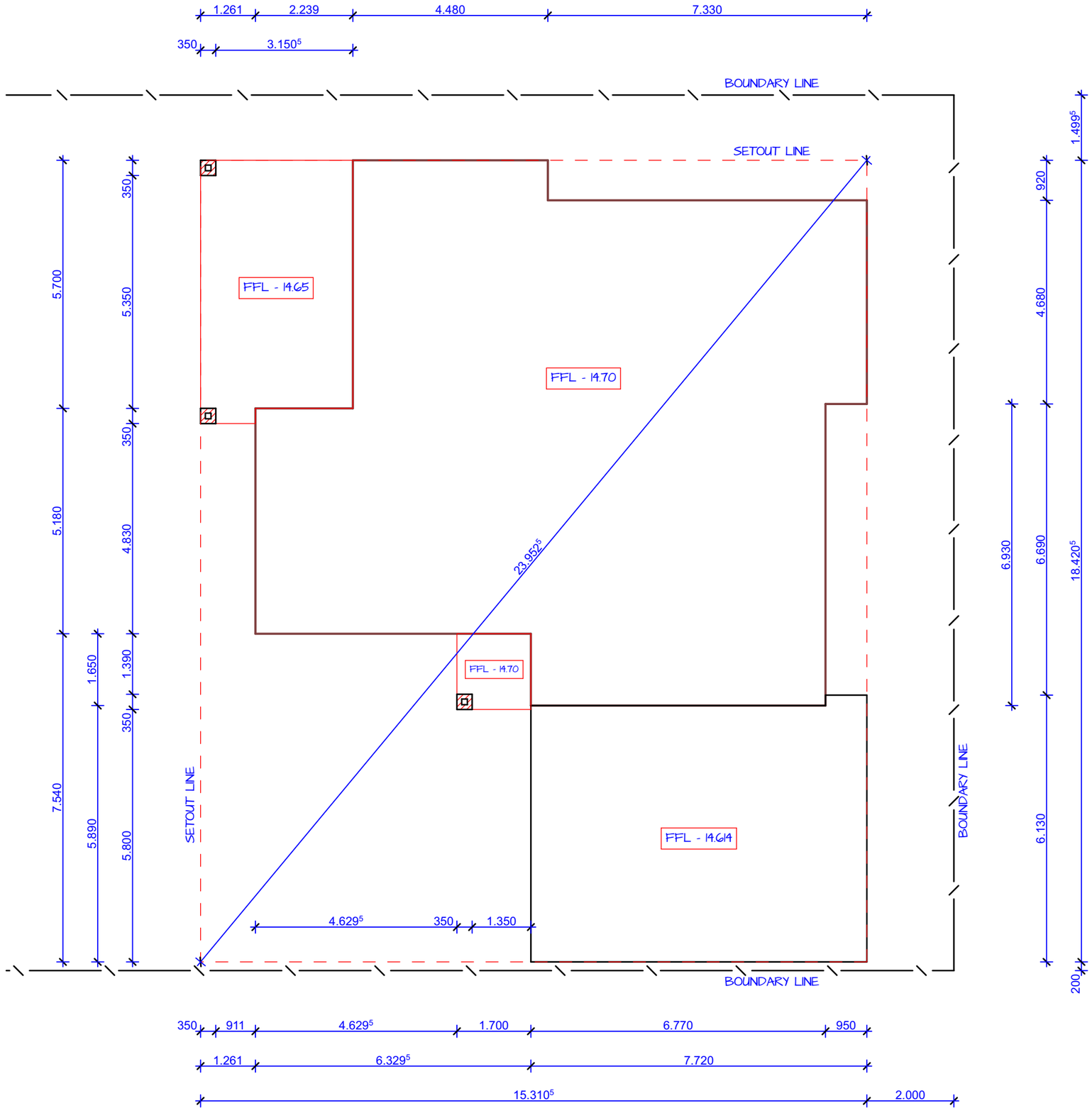
Diane Bodley **DESIGN & DRAFTING**
425 Baxter-Tooradin Rd, Langwarrin South. 3911
Ph. (03) 59715500 DP-AD 1550

THESE DRAWINGS ARE TO BE READ IN CONJUCTION
WITH THE CONTRACT DATED:
SIGNED OWNER:
SIGNED BUILDER:

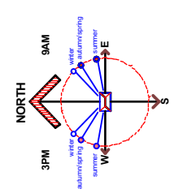
PLANNING

Daniel BAKKER
No. 28 Baxter-Tooradin Rd, Pearcedale

DATE:	22/07/2024	SCALE:	1:50,100,200
Version:	08/01/2025	Job No :	1/16
MEL REF:		Second Dwelling	



SETOUT PLAN



NOTE :
ALL MECHANICAL EXHAUST FANS ARE REQUIRED TO DISCHARGE DIRECTLY OUTSIDE. DISCHARGE VIA A FLEXABLE DUCT THROUGH THE ROOF TO A EAVE SOFFIT VENT IN ACCORDANCE WITH NCC 2019 - Reg 3.8.7.4

NCC 2019 - 3.8.7.4 Ventilation of roof spaces
(a) Where an exhaust system covered by 3.8.7.3 discharges into a roof space, the roof space must be ventilated to outdoor air through evenly distributed openings.
(b) Openings required by (a) must have a total unobstructed area of 1/300 of the respective ceiling area if the roof pitch is more than 22°, or 1/150 of the respective ceiling area if the roof pitch is not more than 22°.
(c) 30% of the total unobstructed area required by (b) must be located not more than 900 mm below the ridge or highest point of the roof space, measured vertically, with the remaining required area provided by eave vents.

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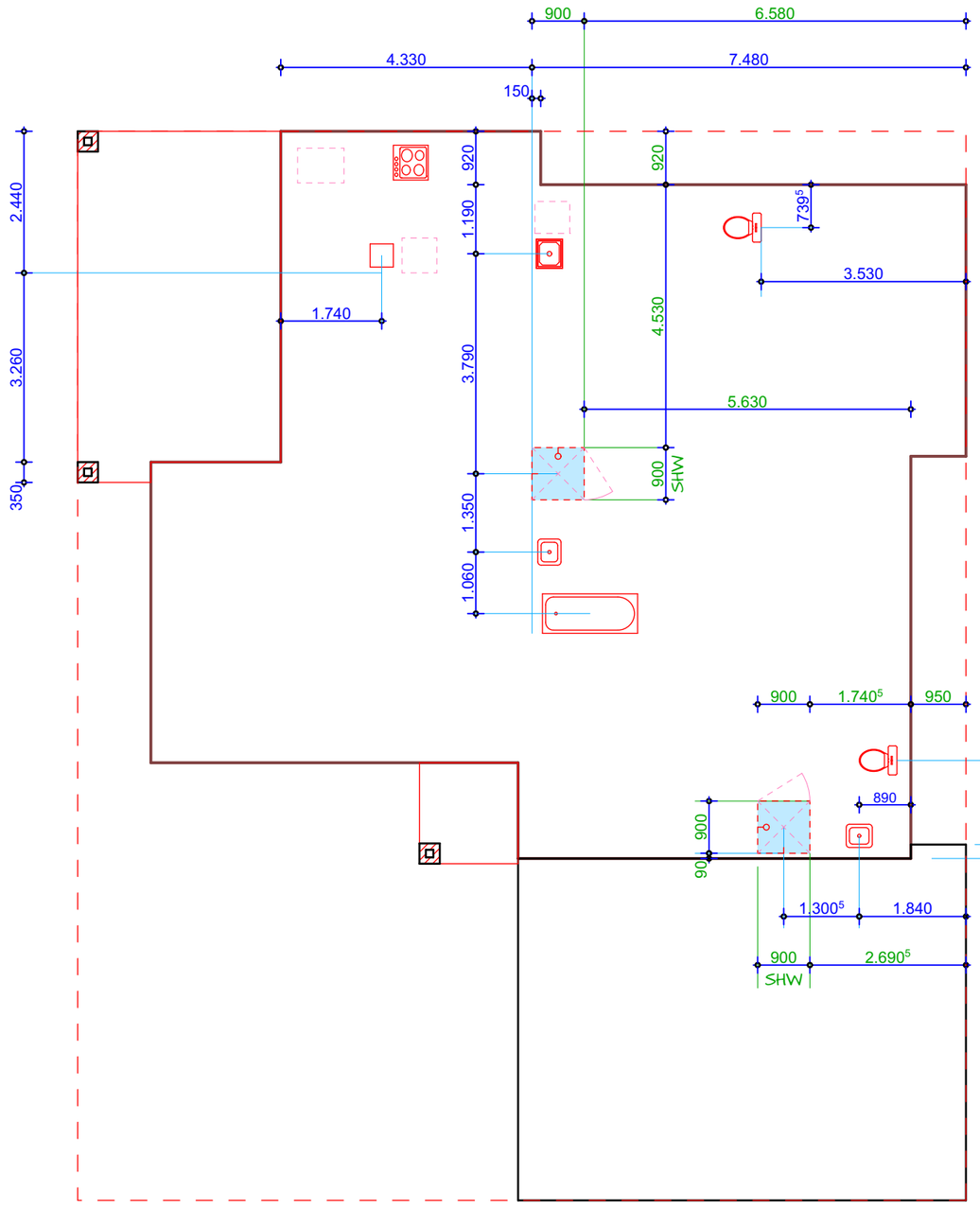

SETOUT PLAN - PLUMBING

Pliable building membrane Reg NCC 3.8.7.2

Explanatory information:
The intent of these requirements is to assist in the mitigation of condensation within a building. The installation of a condensation management system may not prevent condensation from occurring.

(a) Where a pliable building membrane is installed in an external wall, it must-
(i) comply with AS/NZS 4200.1, and
(ii) be installed in accordance with AS 4200.2, and
(iii) be a vapour permeable membrane for climate zones 6, 7 and 8, and
(iv) be located on the exterior side of the primary insulation layer of wall assemblies that form the external envelope of a building.

(b) Except for single skin masonry or single skin concrete, where a pliable building membrane is not installed in an external wall, the primary water control layer must be separated from water sensitive materials by a drained cavity.

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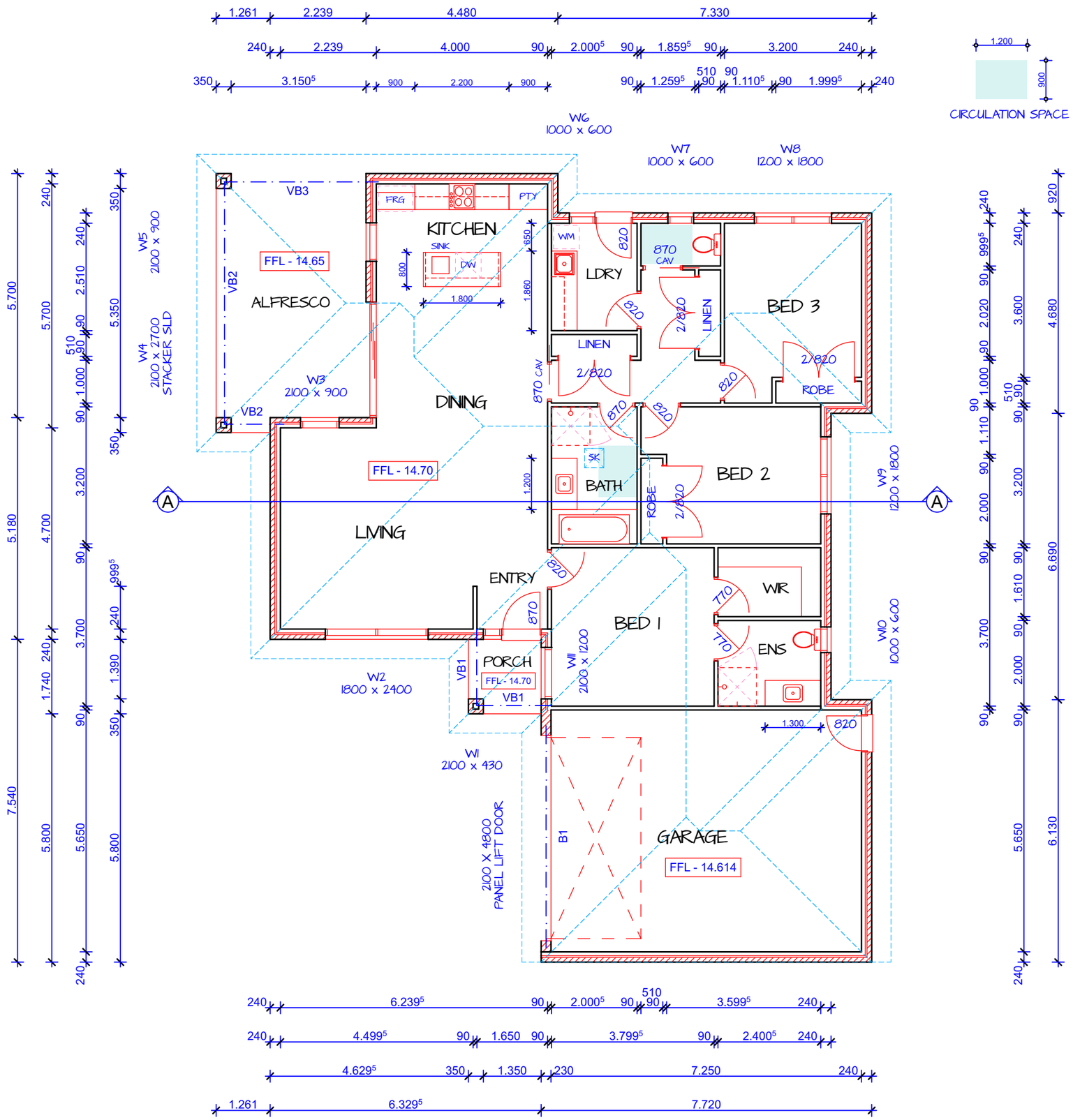
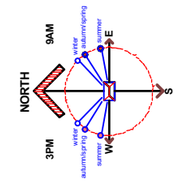


FLOOR PLAN

AREA'S :
Dwelling - 139.50 m2
Garage / store - 45.70 m2
Porch - 2.96 m2
Alfresco - 20.39 m2
Total - 208.55 m2

Open Space - 73.81 m2



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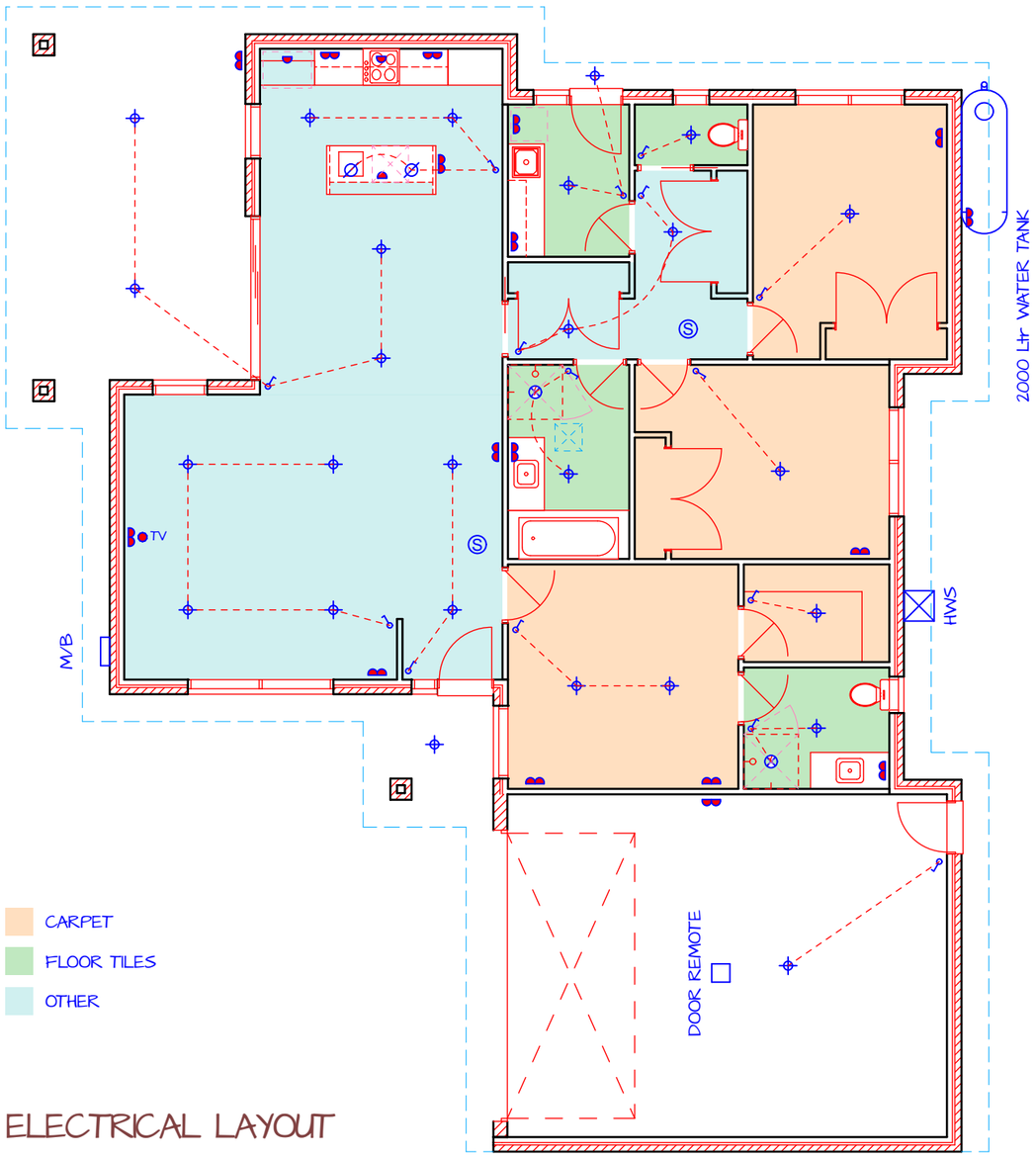
MEL REF:		**Second Dwelling**	

Ⓢ DENOTES POSITION OF HARD WIRED & INTERCONNECTED SMOKE DETECTORS TO AS 3786

⊗ DENOTES MECHANICAL VENTILATION TO AS 16682 & AS 3666.1 TO BE LINKED TO RELATIVE LIGHT SWITCH



ELECTRICAL LAYOUT

ELECTRICAL SCHEDULE

NB: Some Items may not apply

⌀	WALL MOUNT LIGHT	BATTEN FIXED
○	CEILING LIGHT	BATTEN FIXED
⌖	DOWNLIGHT	RECESSED CEILING
▬	DOUBLE POWER POINT	HPM OR SIMILAR
▭	SINGLE POWER POINT	HPM OR SIMILAR
⊗	EXHAUST FAN	CEILING TYPE
Ⓢ	SMOKE DETECTOR	DIRECT WIRED WITH BATTERY BACK UP
● tv	TV POINT	COAXIAL CABLE TYPE
⚲	SWITCH	
PH	PHONE POINT	WIRE ONLY CONNECTION BY OWNER
▭	HEATING DUCT	CEILING / FLOOR

T.B.A

APPLIANCES :

HEATING & COOLING - 14 kW Reverse-Cycle , Ducted

WATER HEATING - Electric Heat Pump

COOKING - Electric Oven , Induction Cooptop

ON SITE RENEWABLE ENERG - Min 1 kW

LIGHTING REQUIREMENTS :

			No.	Watts
House ⌀	CFL Light Globe	14W each x	2	28
House ⌖	LED Downlight	7W each x	21	147
Garage	CFL Light Globe	7W each x	1	7
External	CFL Light Globe	7W each x	4	28

House Area - 139.50m2 COMPLIES YES
175W / 139.50m2 = 1.25 W/m2

Lighting to Comply with BCA 2011 Pat 3.12.5
5W per m2 for internal areas of the house, averaged across the whole house
4W per m2 for attached verandahs or balconies
3W per m2 for Class 10 buildings (ie. Garage)

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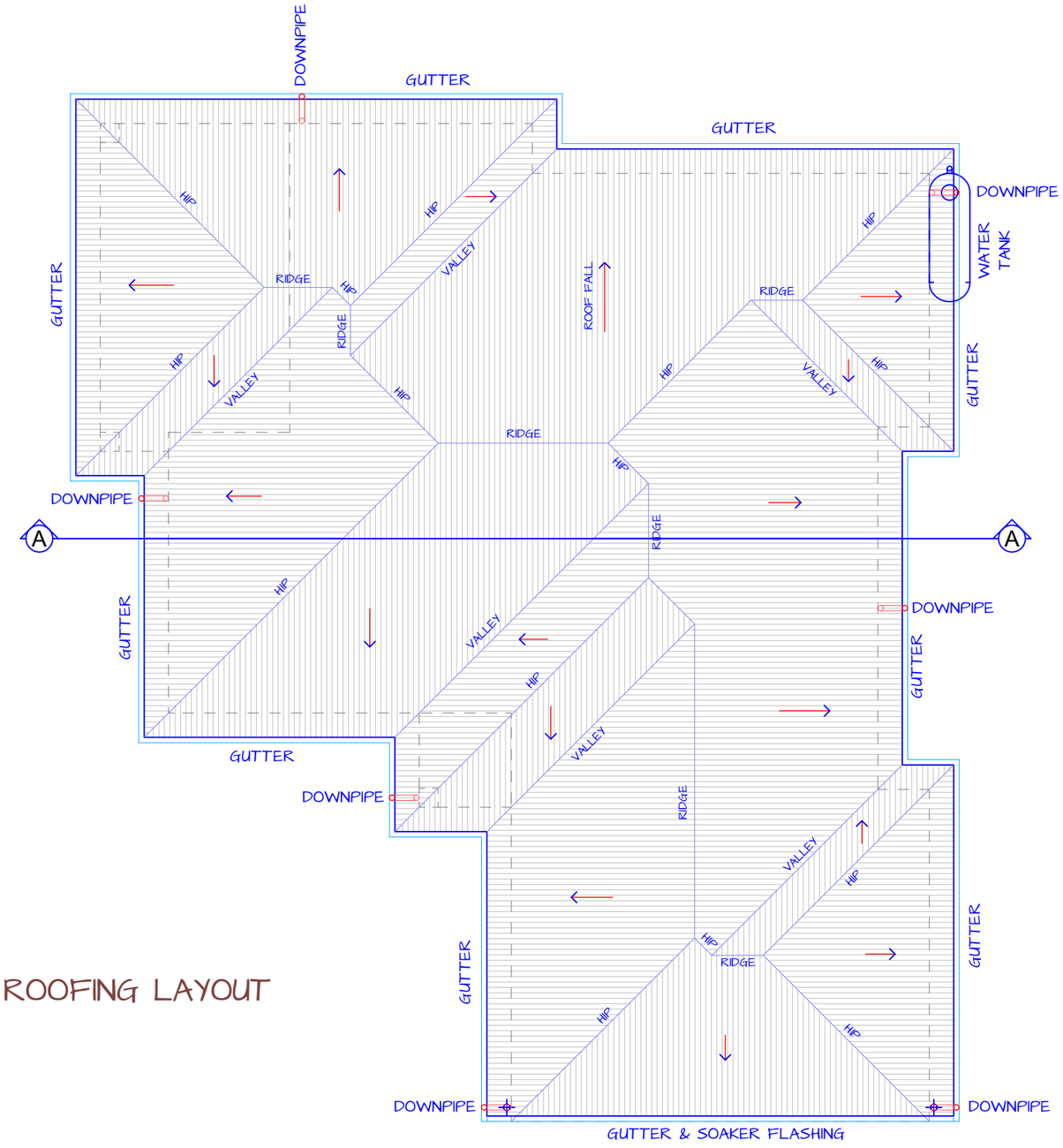

ROOFING LAYOUT

FRAMING SCHEDULE :

Trusses - F5 Pine to manufacturers spec
at 600mm Ctrs
Roof Bracing as per Manufacturers Specification
Battens - 25 x 50 F8 HW at 330mm Ctrs

Wall Plates - 90 x 45 F5 Pine
Wall Plates (Truss Roof) - 90 x 70 F5
Pine Studs - Up to 2700 , 90 x 35 MGP10 Pine at 450mm Ctrs
Studs - Up to 3600 , 90 x 45 MGP10 Pine at 450mm Ctrs
Studs - Above 3600 , 90 x 45 F17 HW at 450mm Ctrs
Jamb Studs - 90 x 45 MGP10 up to 1.2M
Jamb Studs - 90 x 70 MGP10 up to 1.8
Jamb Studs - 90 x 90 MGP10 up to 2.7
Corner Studs - 90 x 45 F5 Pine
Noggings - 90 x 35 F5 Pine
Angle Bracing - 22mm Galv Strap 'L'

NB : ALL EXTERNAL TIMBERS TO BE SUITABLY
TREATED FOR EXTERNAL APPLICATION (IE-H3)

BODLEY
DESIGNER HOMES

Diane Bodley DESIGN & DRAFTING
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MEL REF:		Second Dwelling	

EXISTING TREES

Tree	DBH @ 1.4M High	SRZ	TPZ	Type	
1-S	160mm	1.53M	2.0M	Desert Ash	#
2-S	250mm	N/A	2.0M	Bird of Paradise (x3)	#
3-N	120mm	1.5M	2.0M	Scarlet Bottlebrush	#
4-N	500mm	2.47M	6.0M	Chinese Elm	
5-N	200mm	1.68M	2.4M	River Tea Tree	
6-N	160mm	1.53M	2.0M	Mirror Bush	
7-S	200mm	1.68M	2.4M	Lemon	#
8-S	240mm	1.82M	2.16M	Ornamental Standard Cherry	

Tree protection must be undertaken in accordance with the Arborist report approved as part of this permit and to the satisfaction of the Responsible Authority.

TREE PROTECTION FENCING :
THE FENCING IS TO BE A 1.8 METRE HIGH TEMPORARY FENCE CONSTRUCTED USING STEEL OR TIMBER POSTS FIXED IN THE GROUND OR TO A CONCRETE PAD, WITH THE FENCE'S SIDE PANELS TO BE CONSTRUCTED OF CYCLONE MESH WIRE OR SIMILAR STRONG METAL MESH OR NETTING

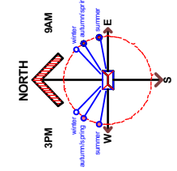
S - Tree within Site
N - Neighbouring Tree
C - Council Tree

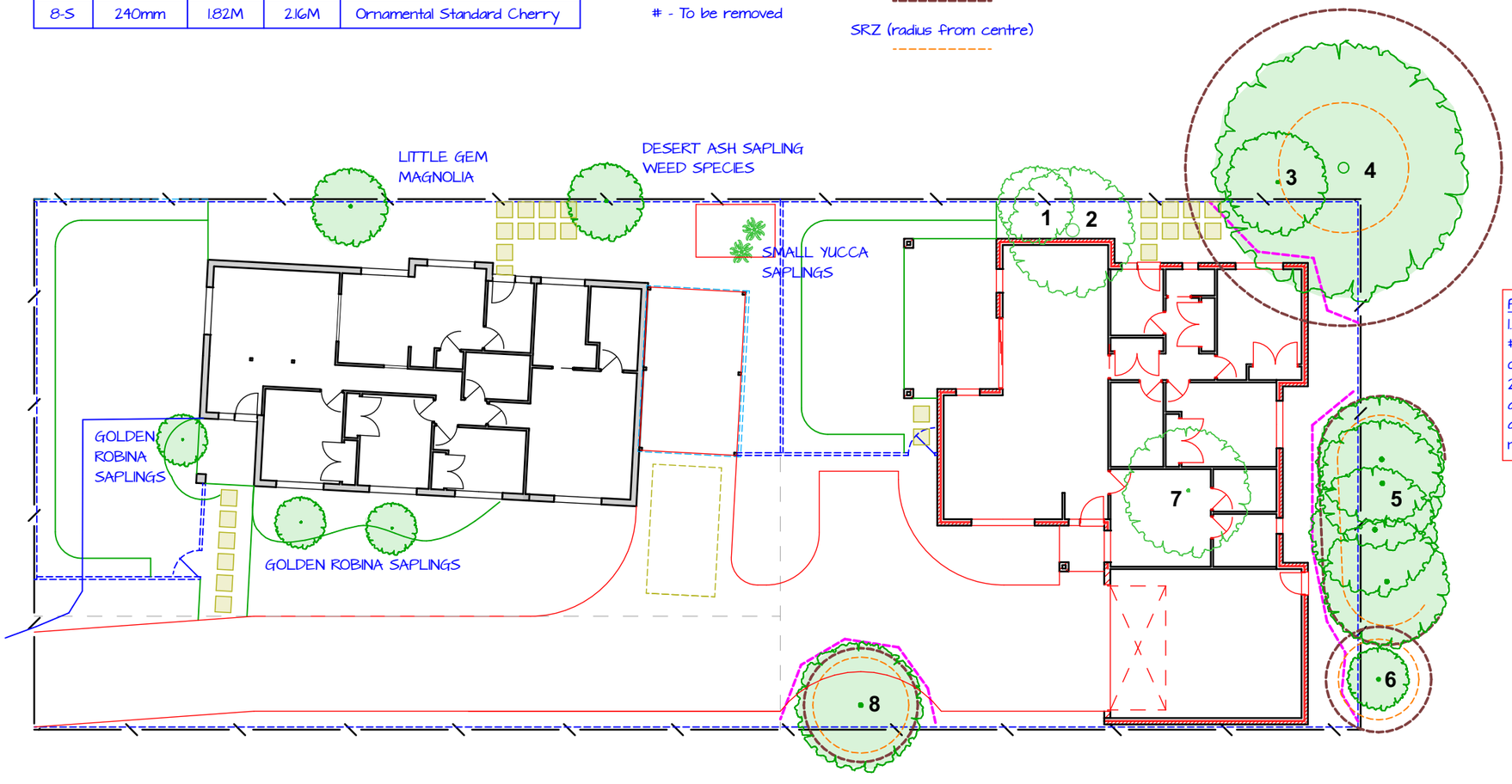
- To be removed

TREE PROTECTION FENCING

TPZ (radius from centre)

SRZ (radius from centre)





Planning Permit Notes :
1. Construction within the Tree Protection Zone of Tree #4 must consist of pier and beam construction or other root sensitive construction methods.
2. Internal paths and driveways must be constructed above grade where located within a tree's defined TPZ, and must consist of permeable materials of a pH neutral composition.

TREE PLAN

Refer ARBORIST REPORT for greater detail

PLANNING PERMIT
Permit No.: PA24-0496
Planning Scheme: Casey Planning Scheme
Responsible authority: City of Casey
ADDRESS OF THE LAND:
28 Baxter-Tooradin Road PEARCEDALE VIC 3912 Lot 1 TP 178712

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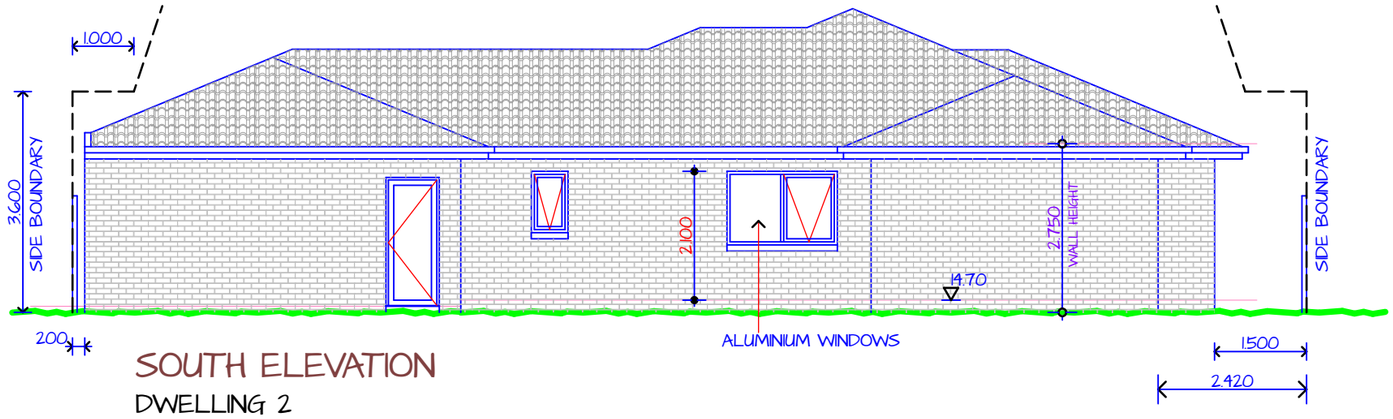
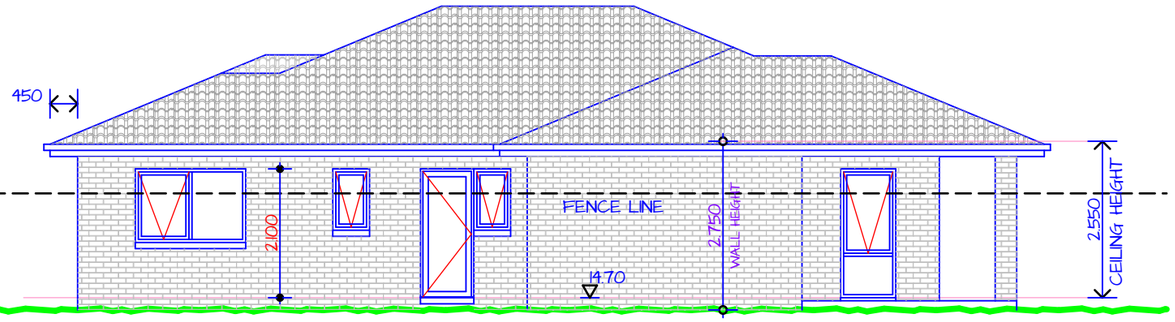
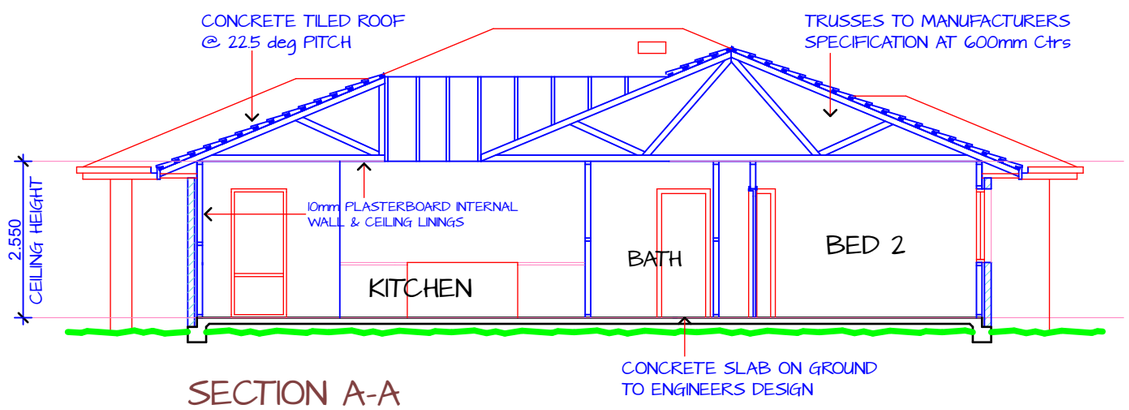


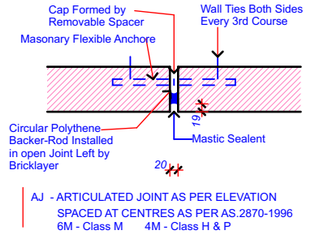
SOUTH ELEVATION
DWELLING 2



EAST ELEVATION



SECTION A-A



ARTICULATION - JOINT DETAIL FOR
EXTERNAL MASONARY WALL

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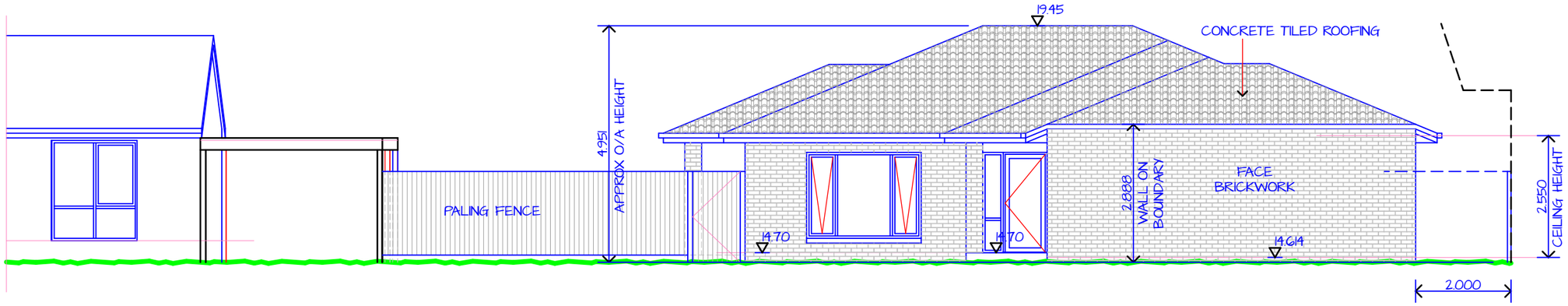


WEST ELEVATION

DWELLING 2

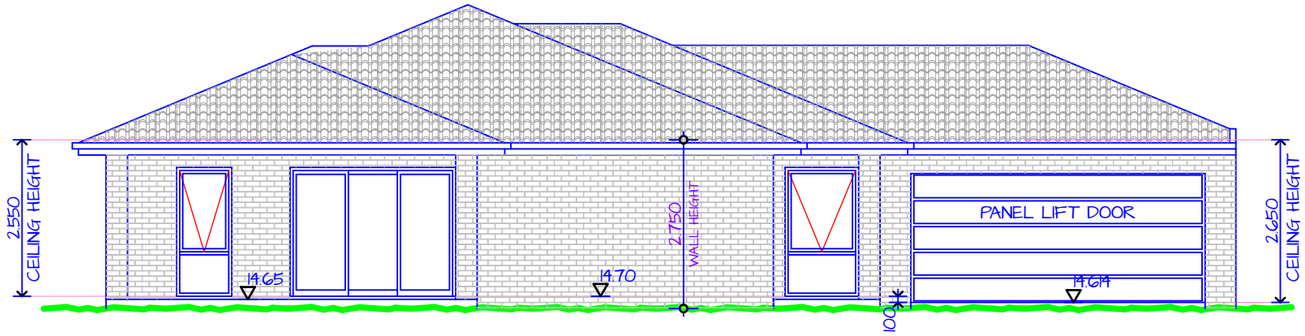
NOTES :

OB = OBSCURE GLAZING

GARAGE WALLS ON THE ON WEST PROPERTY BOUNDARY ARE TO BE NO GREATER THAN AN AVERAGE HEIGHT OF 3.2M AND MUST NOT EXCEED MAXIMUM HEIGHT OF 3.6M

COLOUR & MATERIAL SCHEDULE :

		Material -	Colour -
Roofing -	A	Concrete Tiles	Light Grey
Fascia -	B	Colourbond	Wallaby
Guttering -	C	Colourbond	Surfmist
Windows -	C	Aluminium	White
Cladding -	D	Brickwork - PGH	Flannel Grey
Piers -	D	Brickwork -	
Water Tank -			Slate Grey
Garage Doors -		Panel Lift , Contemporary	Wallaby
Driveway -		Gravel (to match existing)	



NORTH ELEVATION

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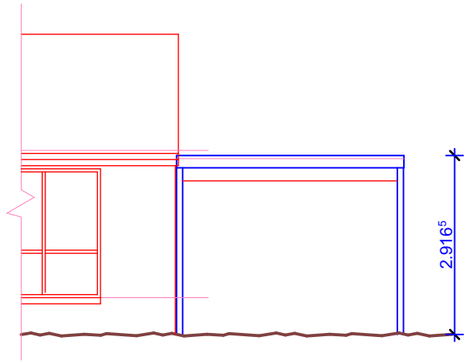

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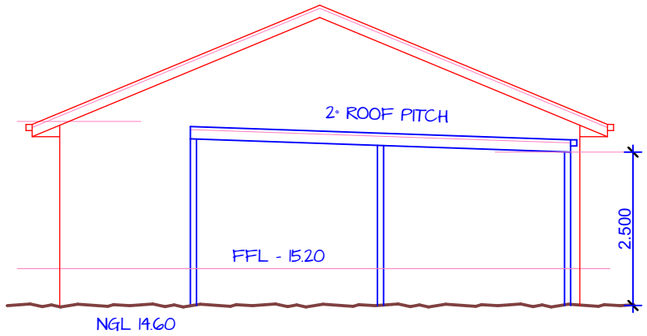

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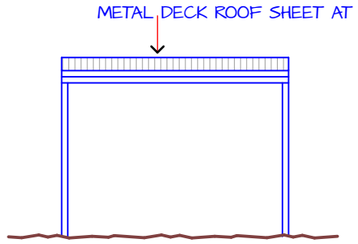

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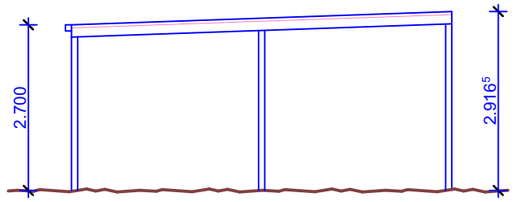
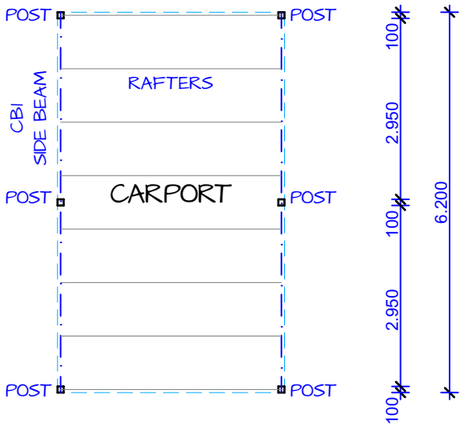
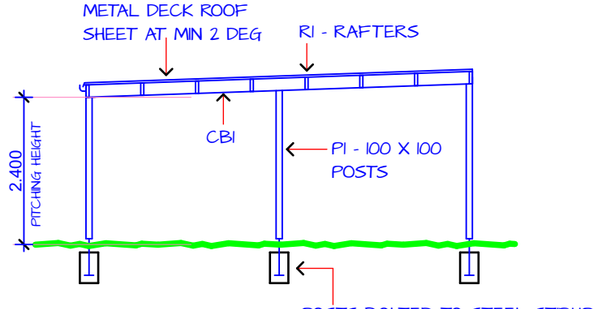


WEST ELEVATION



FLOOR PLAN



SECTION B-B

NB : ALL EXTERNAL TIMBERS TO BE SUITABLY TREATED FOR EXTERNAL APPLICATION (IE-H3)

CARPORT FRAMING :

P1 (POSTS) - 100 X 100 Cypress or T/P
CBI (BEAMS) - 190 x 45 MGP10 T/P or Hy-Span LVL
R1 (RAFTERS) - 190 x 45 MGP10 T/P or Hy-Span LVL @ 900mm Ctrs

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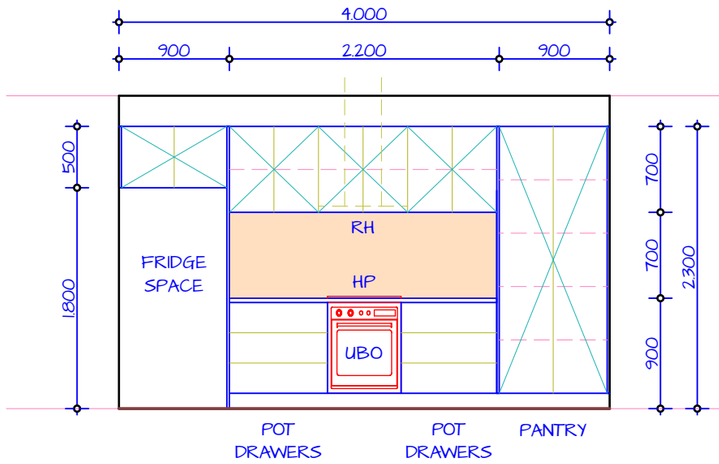
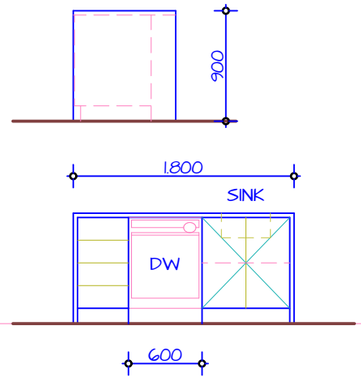
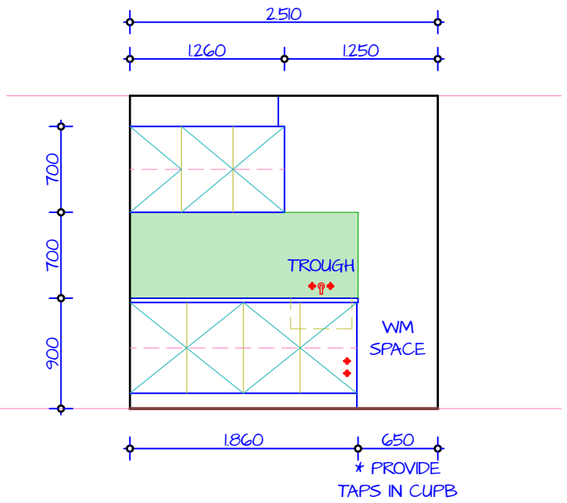
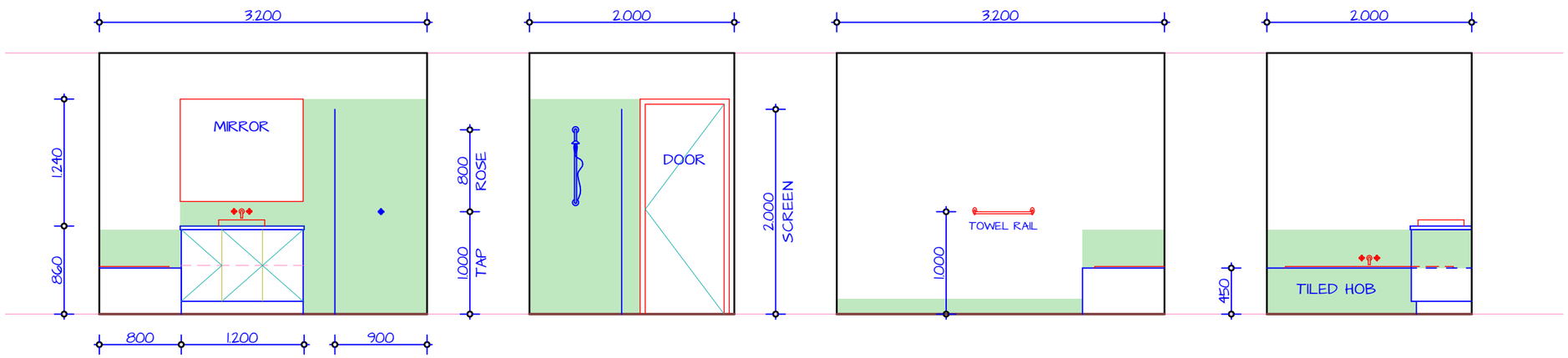


KITCHEN 1



KITCHEN 2





BATHROOM 1 | BATHROOM 2 | BATHROOM3 | BATHROOM 4

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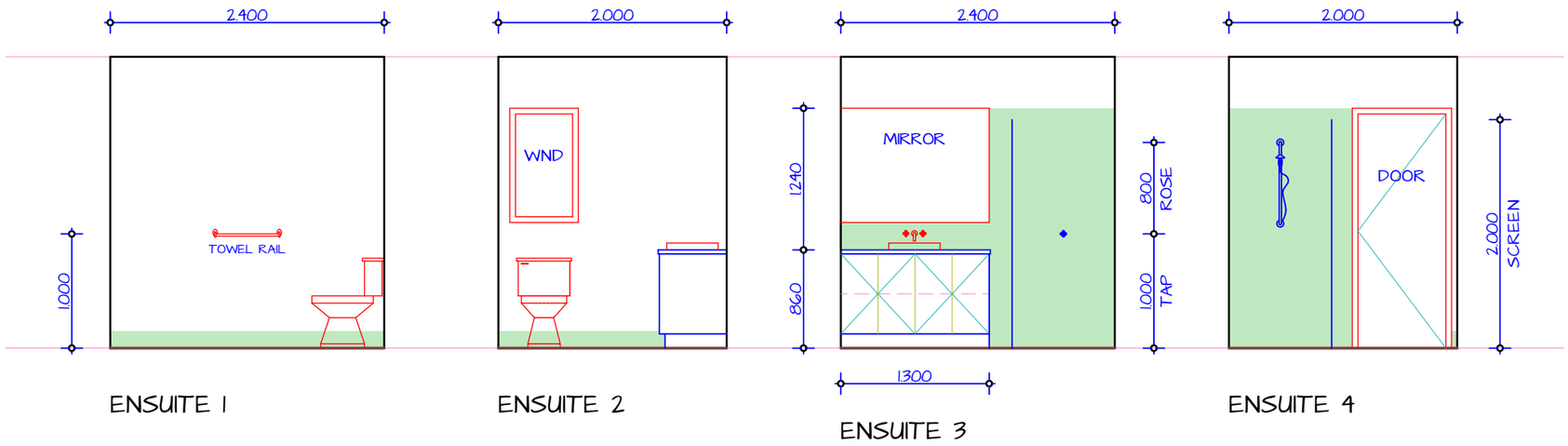
MEL REF:			

11/16

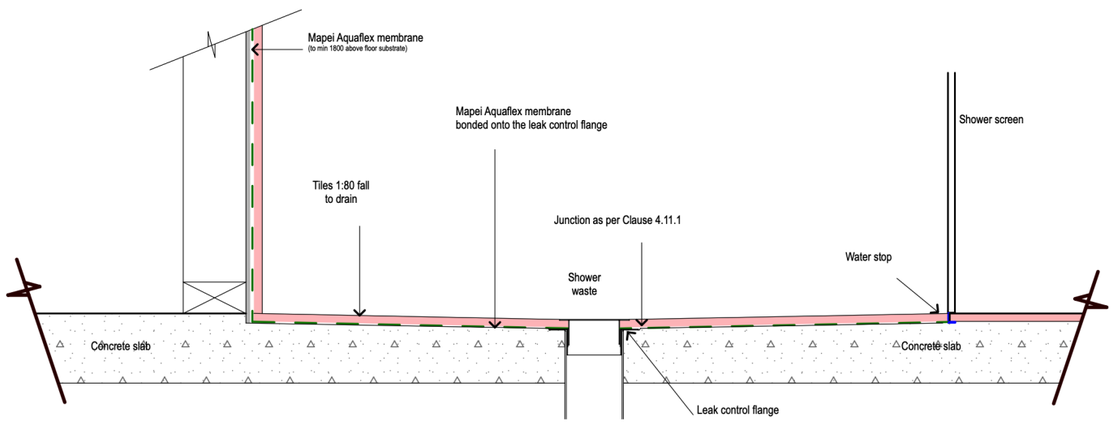


WATERPROOFING OF WET AREAS - Details

Ground Floor - Ensuite & Bathroom - Timber subfloor with tile overlay. Enclosed Shower

All Wet Area waterproofing to comply with AS 3740, including:
- waterproof shower walls to min 1800mm above floor substrate
- floor wastes to fall Min 1:80

Livable Housing Design - Hobless or Step Free Showers
- 5mm lip is permitted to comply with waterproofing requirements



Ensuite & Bathroom - Waterproofing detail
(Enclosed shower with tiles over concrete sub-floor)

Diane Bodley DESIGN & DRAFTING
425 Baxter-Tooradin Rd, Langwarrin South. 3911
Ph. (03) 59715500 DP-AD 1550

THESE DRAWINGS ARE TO BE READ IN CONJUCTION
WITH THE CONTRACT DATED:
SIGNED OWNER:
SIGNED BUILDER:

FOR CONSTRUCTION

Daniel BAKKER
No. 28 Baxter-Tooradin Rd, Pearcedale

DATE:	22/07/2024	SCALE:	1:50,100,200
Version:	08/01/2025	Job No :	12/16
MEL REF:		Second Dwelling	

All Dwellings must comply with the
LIVABLE HOUSING DESIGN STANDARDS - NCC 2022

1. Dwelling Access

Step-free access path :

(1) A continuous path to a dwelling entrance door must be provided from-

(a) the pedestrian entry at the allotment boundary from the ground level of the adjoining land, or
(b) an appurtenant Class 10a garage or carport, or
(c) a car parking space within the allotment that is provided for the exclusive use of the occupants of the dwelling

(2) Access for the purposes of (1) must be-

(a) via a pathway that-
(i) has no steps, and
(ii) except for a step ramp provided under (5), has a maximum gradient of 1:14 in the direction of travel, and
(iii) if crossfall is provided, has a crossfall not more than 1:40, and
(iv) has a minimum width of 1000 mm, and
(v) if it incorporates a section suspended above finished ground level, is able to take loading forces in accordance with AS/NZS 1170.1, and
(vi) connects to a dwelling entrance door that complies with Section 2, or
(b) provided directly from an attached Class 10a garage or carport, via a door complying with the requirements of Section 2, other than Clause 2.3.

(3) For the purposes of (2), the following applies:

(a)Any gates along the access path must have a minimum clear opening width of 820 mm, measured as if the gate were an entrance door.
(b) A deck or boardwalk-style path constructed in accordance with AS 1684 or NASH Standard -Residential and Low-rise Steel Framing would satisfy the requirements of (2)(a)(v).

(4) Where one or more ramps are used, the following applies:

(a) The aggregate length of ramping (excluding landings) must not be more than-
(i) 9 m for a 1:14 gradient; or
(ii) 15 m for a 1:20 gradient; or
(iii) a length determined by linear interpolation for ramps with a gradient between 1:14 and 1:20.
(b) The minimum width of the ramp must be maintained at 1000 mm between any handrails and/or kerbs (if provided) at each side of the ramp.
(c) At each end of a ramp there must be a landing that is-
(i) not less than 1200 mm long, and
(ii) at least as wide as the ramp to which it connects, and
(iii) level, or has a gradient not more than 1:40 if a gradient is necessary for drainage.

(d) A landing area required by Clause 2.3 may also be counted as a landing for the purposes of (c).

(5) The access path may incorporate one step ramp having a-

(a) height of not more than 190 mm; and
(b) gradient not more than 1:10; and
(c) width of at least 1000 mm or equivalent to that of the access path, whichever is the greater; and maximum length of 1900 mm. Parking space incorporated into step-free access path :
(1) Where one or more car parking spaces are connected to or form part of a required access path, at least one of the car parking spaces must have-
(a) a minimum unobstructed car parking space of 3200 mm wide x 5400 mm long, and
(b) a gradient not more than 1:33 for bitumen, or 1:40 for any other surface material.

-

2. Dwelling Entrance

Clear opening width :

- At least one entrance door to the dwelling must have a minimum clear opening width of 820 mm.

Threshold :

(a) have a sill height not more than 5 mm if the lip is rounded or bevelled, or
(b) have a ramped threshold that -
(c) does not extend beyond the depth of the door jamb; and
(i) has a gradient not steeper than 1:8; and
(ii) is at least as wide as the minimum clear opening width of the entrance door; and
(iii) does not intrude into the minimum dimensions of a landing area
(d) entrance doors containing a raised door or sill - have no lip or upstand greater than 15 mm within the sill profile, and
(i) have no more than 5 mm height difference between the edge of the top surface of the sill and the adjoining finished surface.

Landing area :

An entrance door must have a space of at least 1200 mm x 1200 mm on the external (arrival) side of the door that is-
(a) unobstructed (other than by a gate or a screen door); and
(b) level, or has a gradient not more than 1:40 if a gradient is necessary to allow for drainage.

Wayerproofing :

Weatherproofing for an external step-free entrance must be provided in accordance with one or a combination of the following:
Where the external surface is concrete or another impermeable surface, a channel drain that meets the requirements
(a) of Volume Two H2D2 is to be provided for the width of the entrance.
Where the external trafficable surface is decking or another raised permeable surface, a drainage surface below the
(b) trafficable surface is to be provided that meets the requirements of Volume Two H2D2, and drainage gaps in the trafficable surface, such as those between decking boards, are to be no greater than-
(i) 8 mm: or
(ii) in a designated bushfire prone area, that permitted by AS 3959.
(c) A roof covering an area no smaller than 1200 mm by 1200 mm, where the area is provided with a fall away from the building not greater than 1:40.

3. Internal Doors & Corridors

Clear opening width :

- Internal doorways must provide a minimum clear opening width of 820 mm
- applies to a doorway that connects to, or is in the path of travel to :
a. Habitable room or laundry on the ground or entry level
b. Attached Class 10a garage or carport that forms part of an access path.
c. A WC on the ground or entry level.
d. A room containing a shower.

Threshold :

- The threshold of an internal doorway must:
a. be level
b. have a height not more than 5 mm
c. have a ramped threshold that -
(i) does not extend beyond the depth of the door jamb; and
(ii) has a gradient not steeper than 1:8, and
(iii) is at least as wide as the minimum clear opening width of the doorway it serves.

Corridor Width :

- Internal corridors, hallways, passageways or the like, if connected to a door must have a minimum clear width of 1000 mm, measured between the finished surfaces of opposing walls.

4. Sanitary Compartments

- There must be at least one WC on the Ground / Entry Level.
- Circulation space , a clear min space of 1200mm by 900mm from front edge of wc.
- Circulation space , any fixed obstruction, such as a basin or a vanity unit, must be located at least 450 mm from the centreline of the toilet pan normal to the front face of the cistern.

5. Showers

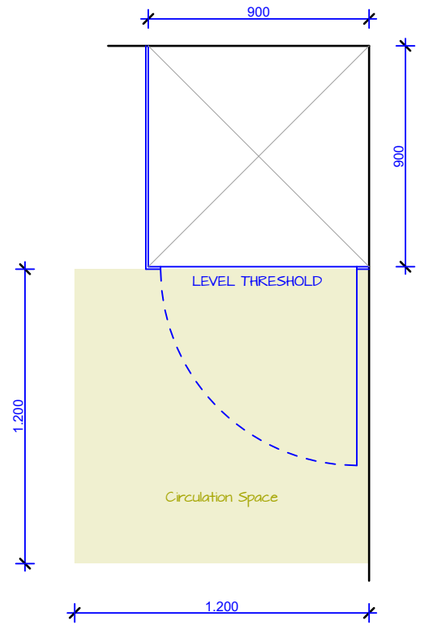
- At least one shower must have a hobless & step-free entry.
- A lip not more than 5mm in height may be provided for water retention.

6. Reinforcement of Bathroom & Sanitary Compartment Walls

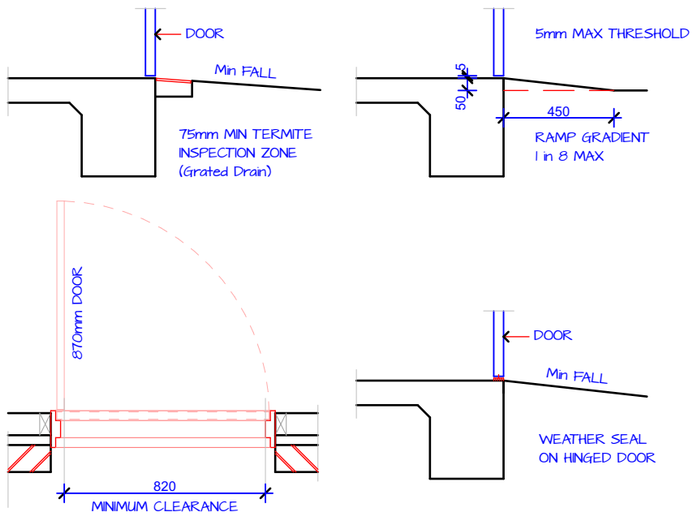
- Provide a fixing surface able to support future installation of grabrails in walls adjacent to toilet pans, showers and bath.

SHOWER

A bathroom that contains a hobless shower base



DWELLING ENTRANCE



Internal corridors/passageways to the doorways should provide a minimum clear width of 1000mm.

LIVABLE HOUSING DEISGN GUIDELINES

Core Design Elements :

1. A safe continuous & step free path of travel from the street entrance and / or parking area to a dwelling entrance that is level
2. At least one, level (step-free) entrance into the dwelling
3. Internal doors & corridors that facilitate comfortable & unimpeded movement between spaces.
4. A toilet on the ground (or entry) level that provides easy access
5. A bathroom that contains a hobless shower recess
6. Reinforced walls around the toilet, shower and bath to support the safe installation of grabrails at a later date
7. Staiways are designed to reduce the likelihood of injury and also enable future adaptation

FOR CONSTRUCTION

Daniel BAKKER
No. 28 Baxter-Tooradin Rd, Pearcedale

DATE:	22/07/2024	**SCALE:**	1:50,100,200
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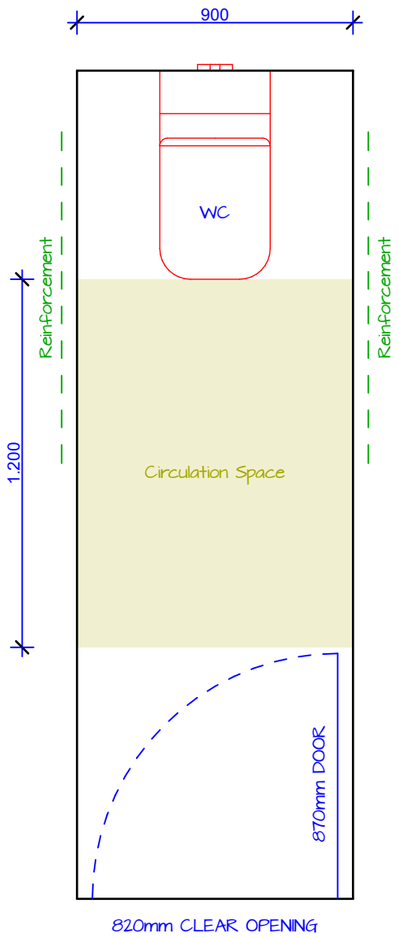
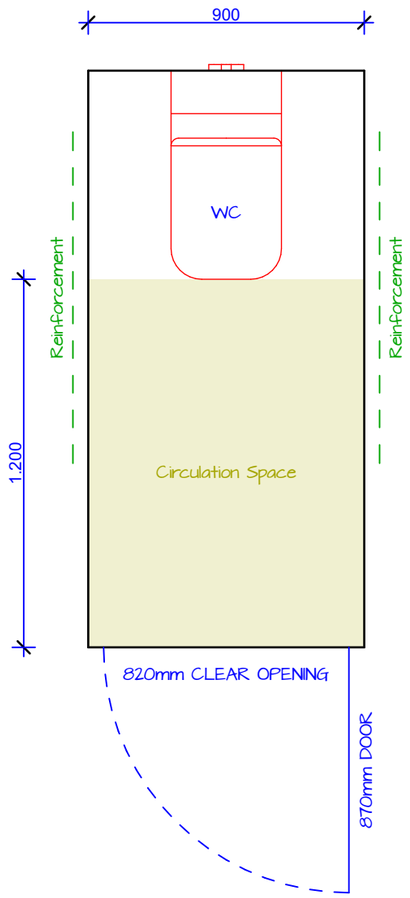
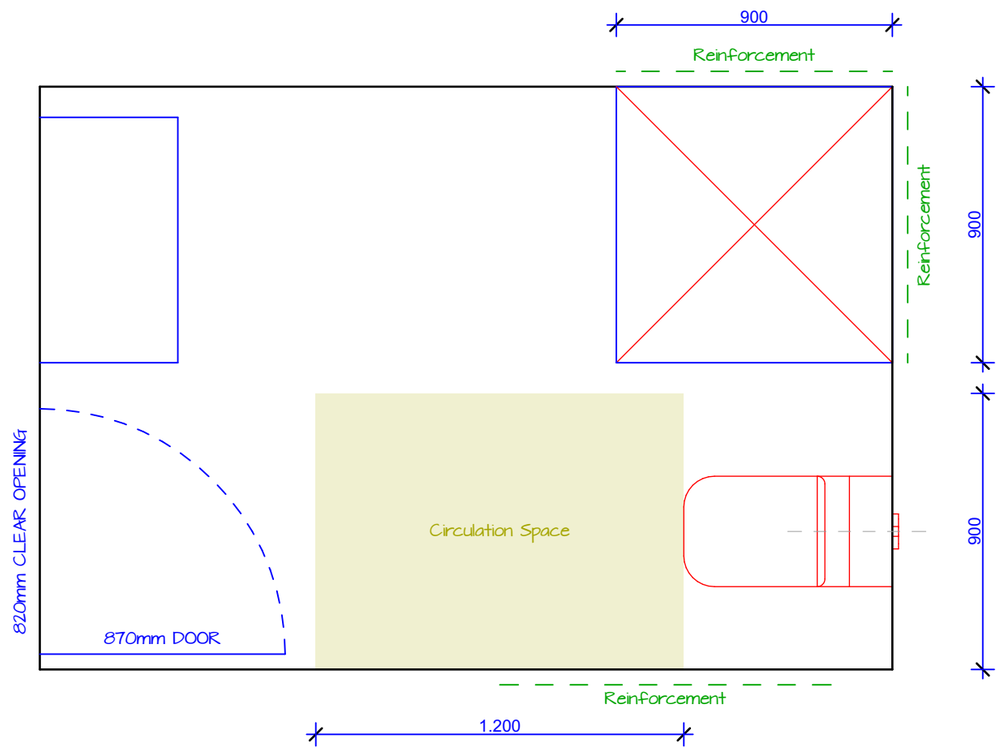
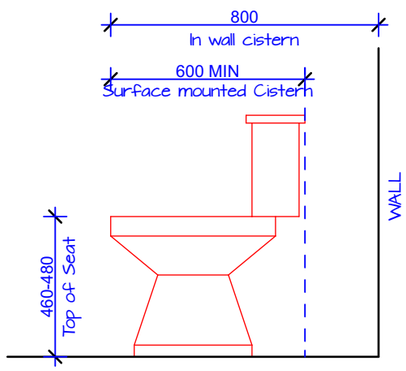
MEL REF:		**Second Dwelling**	

TOILET

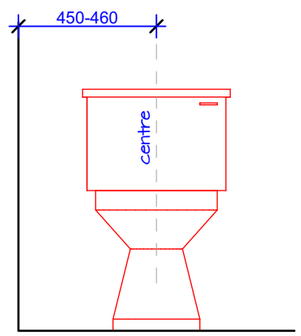








SIDE VIEW



FRONT VIEW

The ground (or entry) level has a toilet to support easy access for home occupants & visitors

FOR CONSTRUCTION

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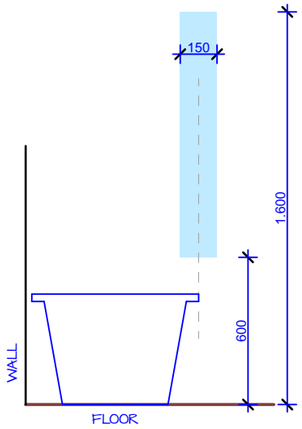
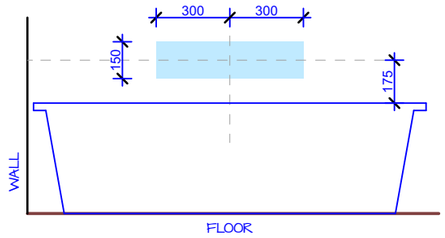
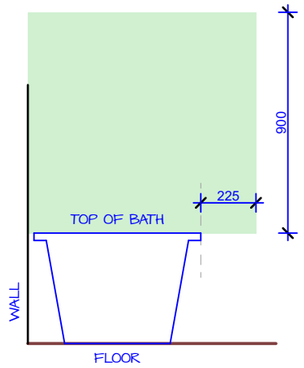
REINFORCEMENT OF BATHROOM & SANITARY COMPARTMENTS WALLS

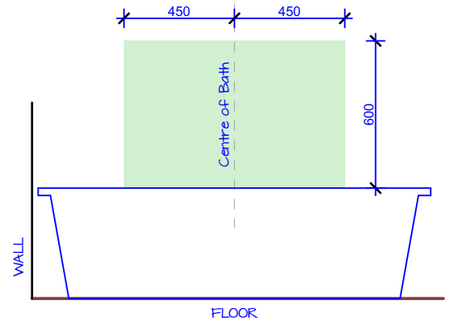




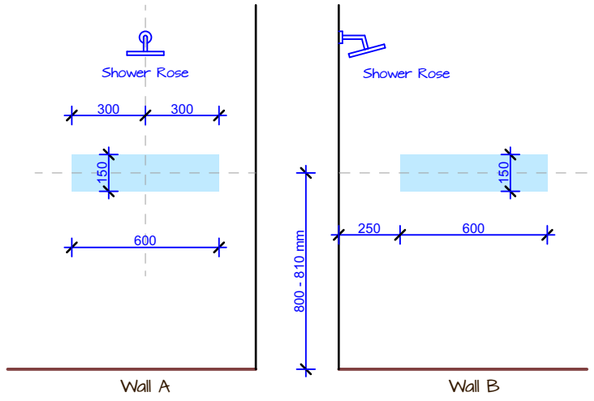
LOCATION OF NOGGINGS FOR WALLS SURROUNDING A BATH

Taps, bath niches, soap holders and the like may be located within the positions designated for wall reinforcing



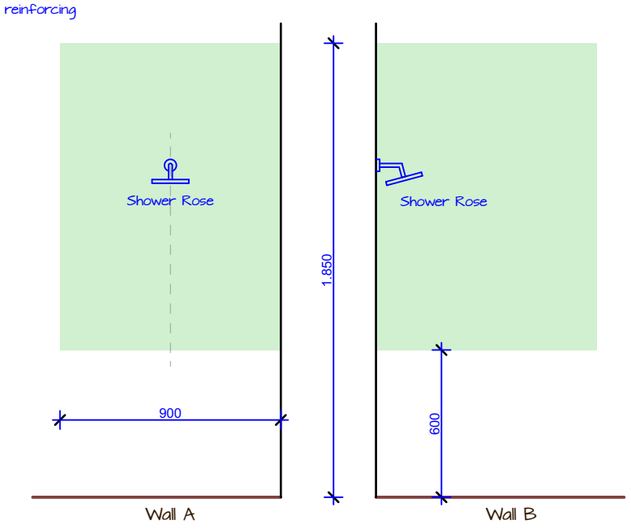


LOCATION OF SHEETING FOR WALLS SURROUNDING A BATH

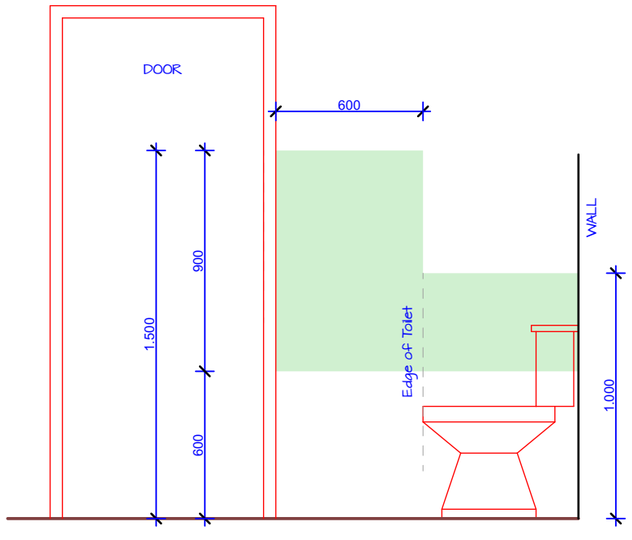


LOCATION OF NOGGINGS FOR SHOWER WALLS

Taps, bath niches, soap holders and the like may be located within the positions designated for wall reinforcing

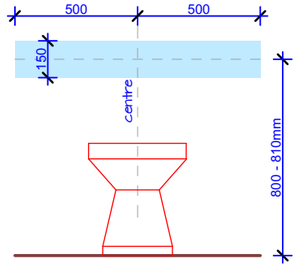


LOCATION OF SHEETING FOR SHOWER WALLS

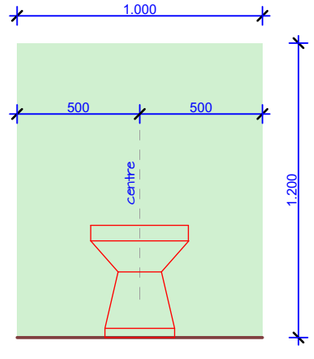


MINIMUM EXTENT OF SHEETING FOR WALL ADJACENT TO TOILET

Minimum extent of structural sheeting clear of any door frame, window frame or wall opening



LOCATION OF NOGGINGS FOR A WALL BEHIND A TOILET PAN



LOCATION OF SHEETING FOR A WALL BEHIND A TOILET PAN

FOR CONSTRUCTION

Daniel BAKKER
No. 28 Baxter-Tooradin Rd, Pearcedale

DATE:	22/07/2024	**SCALE:**	1:50,100,200
Version:	08/01/2025	**Job No :**	
MEL REF:		**Second Dwelling**	15/16

GENERAL NOTES

INTELLECTUAL PROPERTY AND USE OF THIS DOCUMENT

- This document has been prepared for the exclusive use of the client of Diane Bodley 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.
- This document is to be read in conjunction with all drawings, details and information provided by the consultants named herein, and with any other written instructions issued in the course of the contract.
- A building permit is required prior to the commencement of these works. The release of this document is conditional on the client obtaining the required building permit.

MATERIALS AND TRADE PRACTICES

- All materials, construction and work practices shall comply with but not be limited to the current issue of the building regulations , National Construction Code 2022 Building Code Of Australia Vol. 2 (hereafter referred to as BCA), and all relevant current Australian Standards referred to therein.
- Work and site management practices shall comply with all relevant laws and by-laws.
- If any performance solution is proposed, it shall be assessed and approved by the [relevant building surveyor/building certifier] as meeting BCA performance requirements prior to implementation or installation.
- Installation of all services shall comply with the respective supply authority's requirements.

VARIATIONS

- Should any conflict arise between these plans and BCA, Australian Standards or a manufacturer's instructions, this discrepancy shall be reported immediately to the designer, before any other action is taken.
- The client and/or the client's builder shall not modify or amend the plans without the knowledge and consent of the designer, except where the [relevant building surveyor/building certifier] makes minor necessary changes to facilitate the building permit application, and where such changes are reported back to the designer within 48 hours of their making.
- The approval by the designer of a substitute material, work practice or the like is not an authorisation for its use or a contract variation. Any variations and/or substitutions to materials or work practices shall be accepted by all parties to the building contract and, where applicable, the [relevant building surveyor/building certifier], prior to implementation.

MEASUREMENTS

- Figured dimensions take precedence over scaled dimensions.
- Site plan measurements are in metres. All other measurements are in millimetres, unless noted otherwise.
- Unless noted otherwise, dimensions on floor plans, sections and external elevations represent timber frame and structural members, not finished linings/cladding.
- Window sizes are nominal only. Actual size may vary according to manufacturer.
- The builder and subcontractors shall check and verify all dimensions, setbacks, levels, specifications, and all other relevant documentation prior to the commencement of any works. Report all discrepancies to the designer for clarification.

SUPPLEMENTARY NOTES

SITE PROTECTION DURING THE CONSTRUCTION PERIOD

- Protective outriggers, fences, awnings, hoarding, barricades and the like shall be installed where necessary to guard against danger to life or property or when required by the relevant building surveyor and/or council.
- Where required by council, the builder shall construct a temporary crossing placed over the footpath.
- All practicable measures shall be implemented to minimise waste to landfill. The builder may use a construction waste recovery service, or sort and transport recyclable materials to the appropriate registered recycler. Materials shall not be burned on site.
- A site management plan shall be implemented from the commencement of works, to control sediment run-off in accordance with [insert relevant state/council guidelines or regulation]. Silt fences shall be provided to the low side of the allotment and around all soil stockpiles and storm water inlet pits/ sumps and 'silt stop' filter bags or equivalent shall be placed over all storm water entry pits. Erosion control fabric shall be placed over garden beds to prevent surface erosion.
- Dust-creating material shall be kept sprayed with water so as to prevent any nuisance from dust.
- Waste materials shall not be placed in any street, road or right of way.
- Earthworks (unretained) shall not exceed 2m.
- Cut and fill batters shall comply with BCA Table 3.2.1.

PROTECTION OF THE BUILDING FABRIC

- 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.
- Windows, doors and service penetrations shall be flashed all around.
- All pliable membranes shall be installed to comply and be in accordance with BCA 10.8.1
- Gutters and drainage shall be supplied and installed in accordance with AS3500.3 - 2021
- Anti-ponding devices/boards shall be installed according to BCA 7.3.5.
- Dampcourses with weepholes and cavity flashings shall be installed in accordance with AS4773.2 - 2010
- Surfaces around the perimeter of a residential slab shall fall away from that slab by not less than 50mm over the first 1m. Where not stipulated in the geotechnical report, freeboard shall be not less than 50mm from an impermeable surface or 150mm from a permeable surface.
- Subfloor vents shall be located >600mm from corners and be installed below bearers. Such vents shall provide a rate per 1000mm run of external or internal cross walls of:
  7,500mm^2 clear ventilation where particle board flooring is used; or
  6,000mm^2 for other subfloor types.
- [Where a building other than detached class 10 is located in a termite-prone area] the building shall be provided with a termite management system compliant with AS3660.1 - 2014 or AS3660.2.- 2014
- In saline or industrial environments, masonry units, mortar, and all built-in components shall comply with the durability requirements of Table 4.1 of AS4773.1 - 2010 Part 1: Design.
- Building tie-downs shall be appropriate for the site wind classification and provided in accordance with BCA 5.6.6.
- Corrosion protection shall be suited to the site context and provided for 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 - 2010 Masonry in Small Buildings, Part 1: Design.
- Sheet roofing shall be protected from corrosion in a manner appropriate to the site context, in accordance with BCA Table 7.2.2a.
- Single leaf masonry walls shall be weatherproofed per BCA 5.7.6.
- [In climate zones 6, 7 and 8] Unless excluded by BCA 10.8.3(2) roofs shall be provided with ventilation openings per BCA 10.8.3.
- External waterproofing for on flat roofs, roof terraces, balconies and terraces and other similar horizontal surfaces located above internal spaces of a building shall comply with BCA H2D8.
- Waterproofing of wet areas - being bathrooms, showers, shower rooms, laundries, sanitary compartments and the like - shall be provided in accordance with BCA 10.2.
- Balcony waterproofing shall be installed in accordance with AS4654.1 2012 & AS4654.2. - 2012

GLAZING

- Glazed units shall be installed in accordance with BCA 8.3.2.
- Fully framed glazing installed in the perimeter of buildings shall comply with BCA 8.3.3.
- Glass - including, but not limited to, windows, doors, screens, panels, splashbacks and barriers - shall comply with BCA 3.3.3.
- Glazing subject to human impact shall comply with BCA 8.4.

FOOTINGS

- Footings shall not, under any circumstance, encroach over title boundaries or easement lines.
- Where concrete stumps are to be used, these shall be:
  100 x 100mm (1x 5mm HD wire) if up to 1400mm long
  100 x 100mm (2x 5mm HD wires) if 1401mm to 1800mm long
  125 x 125mm (2x 5mm HD wires) if 1801mm to 3000mm long.
- 100mm x 100mm stumps that exceed 1200mm above ground level shall be braced where no perimeter base brickwork is provided.
- All concrete footings shall be founded at a depth to a minimum required bearing capacity and/or in accordance with recommendations contained in soil report (or otherwise at engineer's discretion).

Stormwater and sewers

- 90mm dia. Class 6 UPVC stormwater line min grade 1:100 shall be connected to the legal point of discharge to the relevant authority's approval. Provide inspection openings at 9m centres and at each change of direction.
- Covers 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
- 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.

Safety of building users

- Where stairs, ramps and balustrades are to be constructed, these shall comply with all provisions of BCA 11.2.
- Other than spiral stairs:
  Risers shall be 190mm max and 115mm min
  Goings shall be 355mm max and 240mm min
  2r+g shall be 700mm max and 550mm min
  There shall be less than 125mm gap between open treads.
- All treads, landings and the like shall have a slip resistance classification of P3 or R10 for dry surface conditions and P4 or R11 for wet surface conditions, or a nosing strip with a slip-resistance classification of P3 for dry surface conditions and P4 for wet surface conditions.
- Barriers shall be provided where it is possible to fall 1m or more from the level of the trafficable surface to the surface beneath. Such barriers (other than tensioned wire barriers) shall be:
  1000mm min above finished stair level (FSL) of balconies, landings etc, and
  865mm min above FSL of stair nosing or ramp, and
  vertical, with gaps of no more than 125mm.
- Where the floor below a bedroom window is 2m or more above the surface beneath, the window shall comply with BCA Clause 11.3.7.
- Where the floor below a window other than in a bedroom is 4m or more above the surface beneath, the window shall comply with BCA Clause 11.3.8.
- Where a bedroom window is 2m or more above the surface beneath, or it is possible to fall 4m or more from the level of any trafficable surface to the surface beneath, any horizontal element within a barrier between 150mm and 760mm above the floor shall not facilitate climbing.
- Handrails shall be continuous, with tops set >865mm vertically above stair nosing and floor surface of ramps.
- Wire barriers shall comply with BCA 11.3.4 and 11.3.6.
- A glass barrier or window serving as a barrier shall comply with BCA H1D8.
- Class 1 buildings with air permeability of not more than 5 m^3/ hr.m^2 at 50 Pa shall be provided with a mechanical ventilation system complying with HGV3.Inward-opening swing doors to fully enclosed sanitary compartments shall comply with BCA Clause 10.4.2.
- All shower walls and walls adjacent to toilet shall be braced with 12mm ply for future grab rails or supply noggings with a thickness of at least 25mm in accordance with recommendations of Liveable Housing Design Guidelines.
- Flooring in wet areas, laundry and kitchen shall be slip resistant.
- Door hardware shall be installed 900mm - 1100mm above the finished floor.
- There shall be a level transition between abutting internal surfaces (a maximum vertical tolerance of 5mm between abutting surfaces is allowable provided the lip is rounded or bevelled).

SERVICES

- Solar collector panel locations are indicative only. Location and size are dependent on manufacturer's/installer's recommendation.
- Ductwork for heating and cooling systems shall comply with AS4254 & AS/NZS 4859.1 - 2002 Amd 1in accordance with climate zone requirements set down in BCA Table 3.

TIMBER FRAMING

- Standard timber roofing and wall framing shall be provided in accordance with AS1684 - 2021 (Residential Timber-Framed Construction) and all relevant supplements.

Electrical

- Smoke detectors shall be fitted where none are present, or where existing are non-compliant with AS3786 - 2023
- New smoke detectors shall be interconnected, mains-powered, and located and installed per BCA 9.5.2 and 9.5.4.
- In a Class 10a private garage, an alternative alarm may be installed per BCA 9.5.1(b).
- Light switches shall be positioned in a consistent location 900mm - 1100mm above the finished floor level, horizontally aligned with the door handle at the entrance to a room.
- Power points shall not be installed lower than 300mm above finished floor level.
- All electrical penetrations shall be sealed using material appropriate to the rating of the cable and/or device.
- Only stamped IC4-rated downlights shall be installed and insulation shall not be penetrated for downlights.
- Ductwork for exhaust fans and heating and cooling systems shall comply with AS4254 - 2021 & AS/NZS 4859.1 - 2002 Amd 1 in accordance with climate zone requirements set down in BCA 13.7.4.
- Exhaust from a bathroom, sanitary compartment or laundry shall be discharged directly via an insulated shaft or R1 insulated ducting to outdoor air. Minimum flow rates shall be:
  40 l/s for kitchen & laundry
  25 l/s for bathroom or sanitary compartment.
- An exhaust system that is not run continuously and is serving a bathroom or sanitary compartment that is not ventilated in accordance with BCA 10.6.2(a) shall be interlocked with the room's light switch, and include a 10 minute run-on timer.
- Exhaust fans, rangehoods and the like shall be installed with self-closing dampers.

Lighting to Comply with Part H6 of NCC 2022 Volume Two
5W per m2 for internal areas of the house, averaged across the whole house
4W per m2 for attached verandahs or balconies
3W per m2 for Class 10 buildings (ie. Garage)

Waterproofing of wet areas, being bathrooms, showers, shower rooms, laundries, sanitary compartments and the like shall be provided in accordance with AS 3740-2021: Waterproofing of Wet Areas in Residential Buildings NCC Part 10.2.2

- Pliable building membrane Reg NCC 2022 Part 10.8.

FOR CONSTRUCTION

Daniel BAKKER
No. 28 Baxter-Tooradin Rd, Pearcedale

DATE:	22/07/2024	**SCALE:** 1:50,100,200	
Version:	08/01/2025	**Job No :**	**16/16**
MEL REF:		**Second Dwelling**	