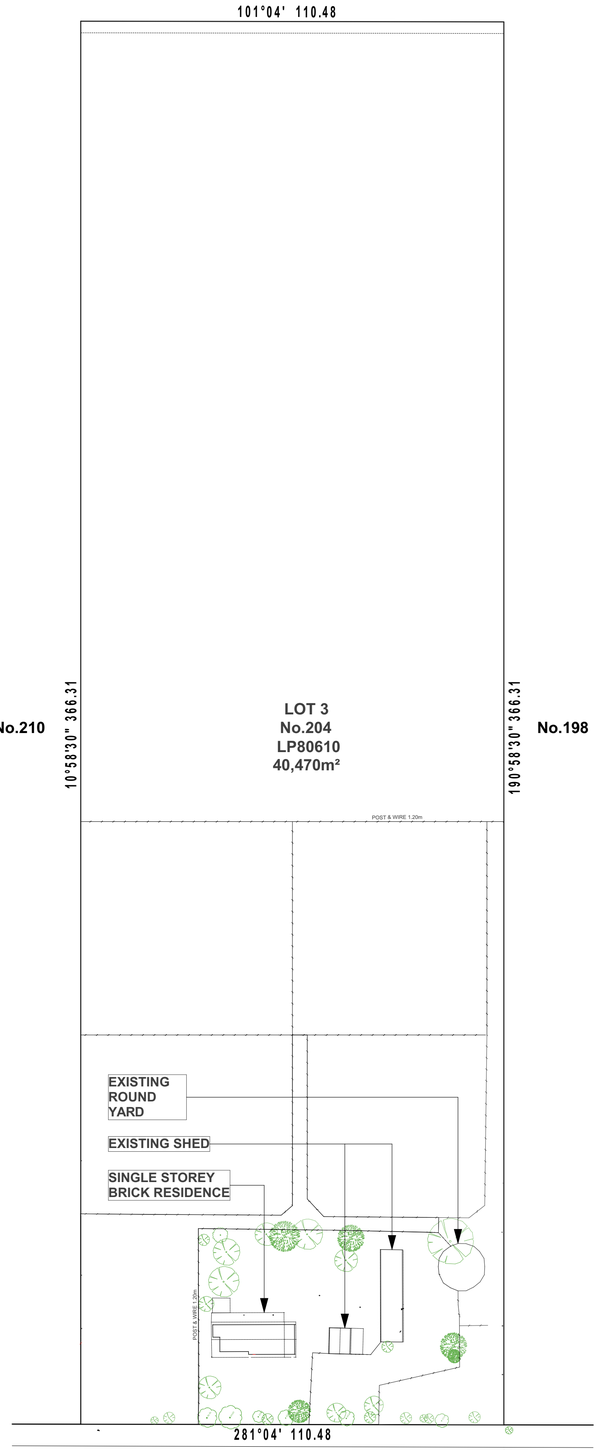
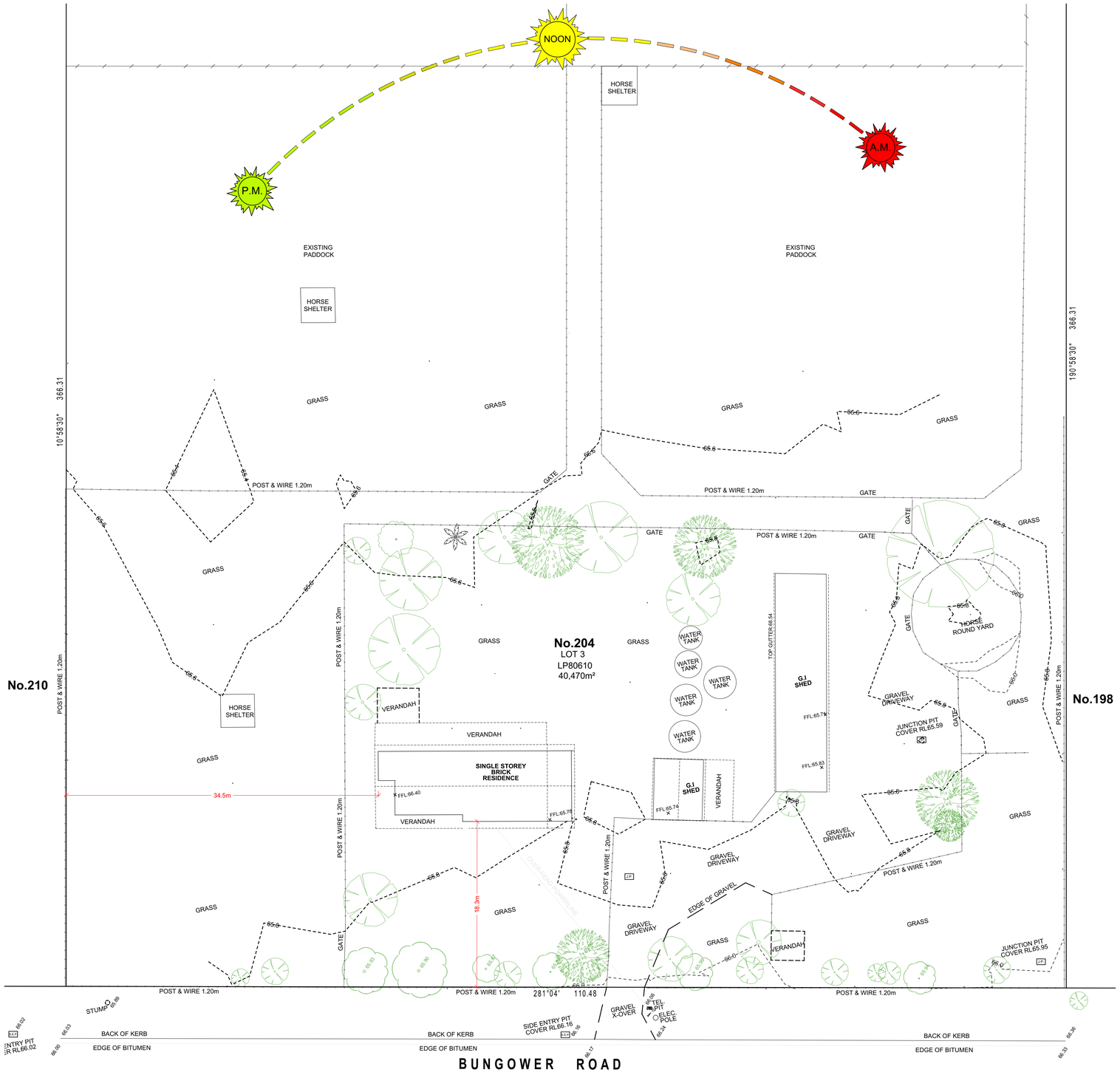


KEY LOCATION PLAN
TDD
1:800



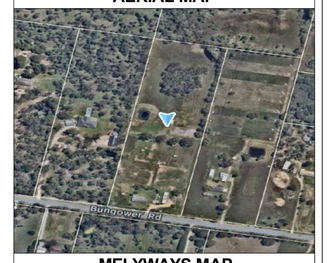
PART SITE CONTEXT PLAN
TDD
1:250

AREAS

SITE STATISTICS

	AREA NAME	AREA IN m2	RATIO
1	SITE	40,469.91	

AERIAL MAP



MELYWAYS MAP

LEGEND

EXISTING TREES TO BE RETAINED

EXISTING TREES TO BE REMOVED

CONTOUR LINES

SITE CONTEXT PLAN CERTIFICATION

THIS SITE CONTEXT PLAN HAS BEEN PREPARED FROM SITE VISITS, LICENSED SURVEYOR'S SURVEY & STATUTORY AUTHORITY RECORDS & IS A FAIR REPRESENTATION OF EXISTING CONDITIONS & FEATURES OF THE PROPOSED SUBJECT SITE & SURROUNDING ENVIRONS. FOR THE PURPOSE OF MEDIUM DENSITY DEVELOPMENT AS REQUIRED BY "THE GOOD DESIGN GUIDE" R2. APRIL 1998 NEIGHBOURS DIMENSIONS AND PLANT SPECIES ARE AS ACCURATE AS POSSIBLE

BUILDING PERMIT
APPROVED DOCUMENT

PERMIT NO: 7965904521052
ISSUE DATE: 09/09/2024

BAYLINE
BUILDING PERMITS

PROJECT:	PROPOSED RESIDENCE
SITE LOCATION:	204 BUNGOWER RD. MOOROODUC
CLIENTS:	RIVERWOLF HOMES

N

Date:	Issue:	Amendments:	Date:	Issue:	Amendments:

Ternel Design and Drafting
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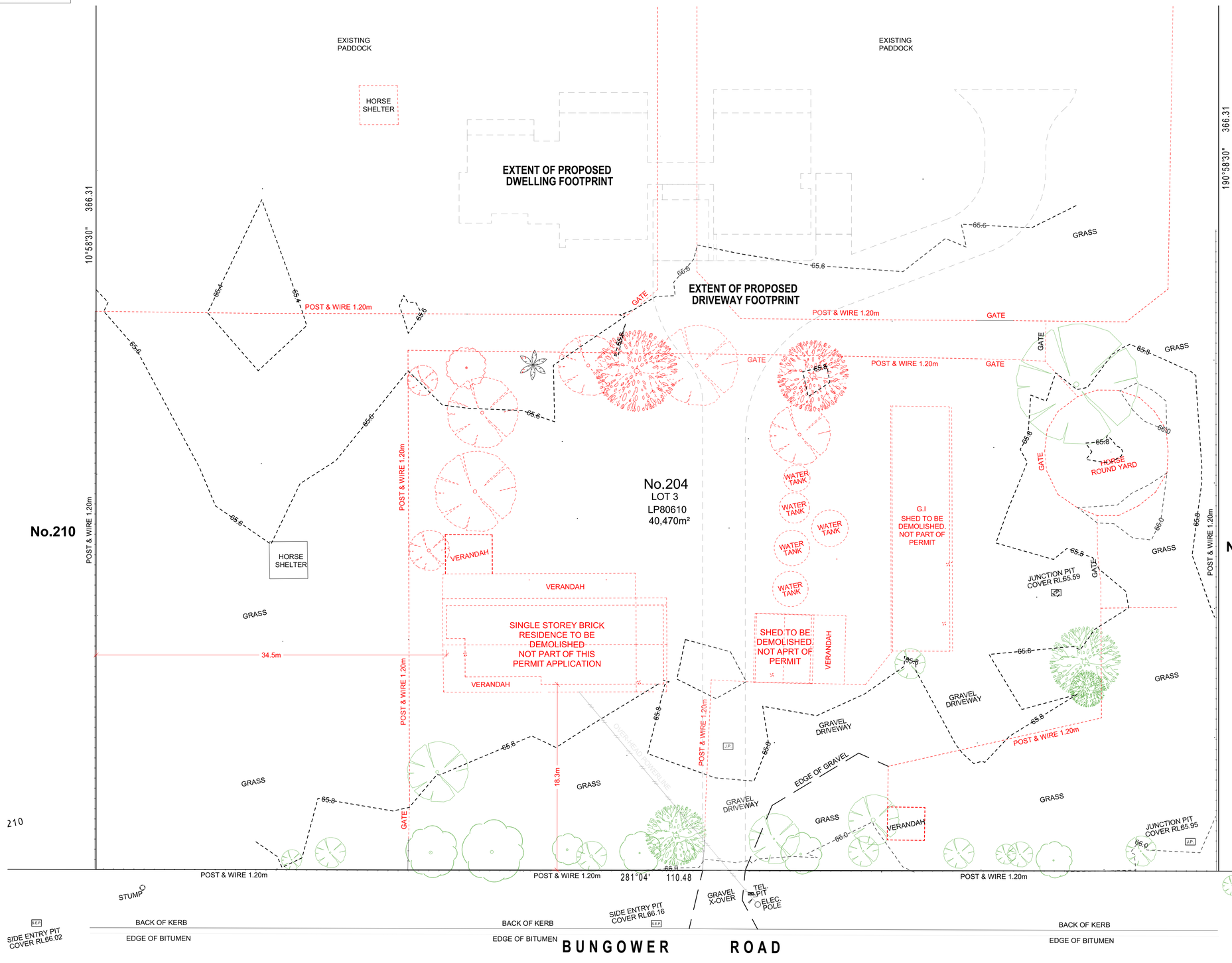
A B C D
ELEVATION

DRAWING TITLE:	WORKING DRAWINGS		SIZE A1
DATE:	01/07/24	DRAWN: MT	B.P.N: DP-AD 44755
JOB REF:	22-62	ISSUE: C	SHEET NO: 1

IMPORTANT INFORMATION
ALL DEMOLITION WORK NOT PART OF THIS BUILDING PERMIT APPLICATION



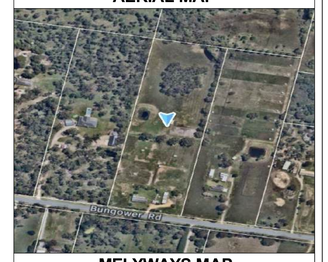
TDD DEMOLITION/VEGETATION REMOVAL PLAN
1:200

AREAS

SITE STATISTICS

	AREA NAME	AREA IN m2	RATIO
1	SITE	40,469.91	

AERIAL MAP



MELYWAYS MAP

LEGEND

- EXISTING TREES TO BE RETAINED
- EXISTING TREES TO BE REMOVED
- STRUCTURE/DWELLING TO BE DEMOLISHED
- CONTOUR LINES

SITE CONTEXT PLAN CERTIFICATION

THIS SITE CONTEXT PLAN HAS BEEN PREPARED FROM SITE VISITS, LICENSED SURVEYOR'S SURVEY & STATUTORY AUTHORITY RECORDS & IS A FAIR REPRESENTATION OF EXISTING CONDITIONS & FEATURES OF THE PROPOSED SUBJECT SITE & SURROUNDING ENVIRONS. FOR THE PURPOSE OF MEDIUM DENSITY DEVELOPMENT AS REQUIRED BY "THE GOOD DESIGN GUIDE" R2. APRIL 1998 NEIGHBOURS DIMENSIONS AND PLANT SPECIES ARE AS ACCURATE AS POSSIBLE

BUILDING PERMIT APPROVED DOCUMENT
PERMIT NO: 7965904521052
ISSUE DATE: 09/09/2024
BAYLINE BUILDING PERMITS

PROJECT:	**PROPOSED RESIDENCE**
SITE LOCATION:	**204 BUNGOWER RD. MOOROODUC**
CLIENTS:	**RIVERWOLF HOMES**

Date:	Issue:	Amendments:	Date:	Issue:	Amendments:

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A B C D **ELEVATION**

DRAWING TITLE:	**WORKING DRAWINGS**	SIZE	**A1**
DATE:	**01/07/24**	DRAWN: **MT**	B.P.N: **DP-AD 44755**
JOB REF:	**22-62**	ISSUE: **C**	SHEET NO: **2**

THIS PROPERTY IS IN A BUSHFIRE PRONE AREA. REFER TO SHEET 9 FOR BAL 12.5 NOTES

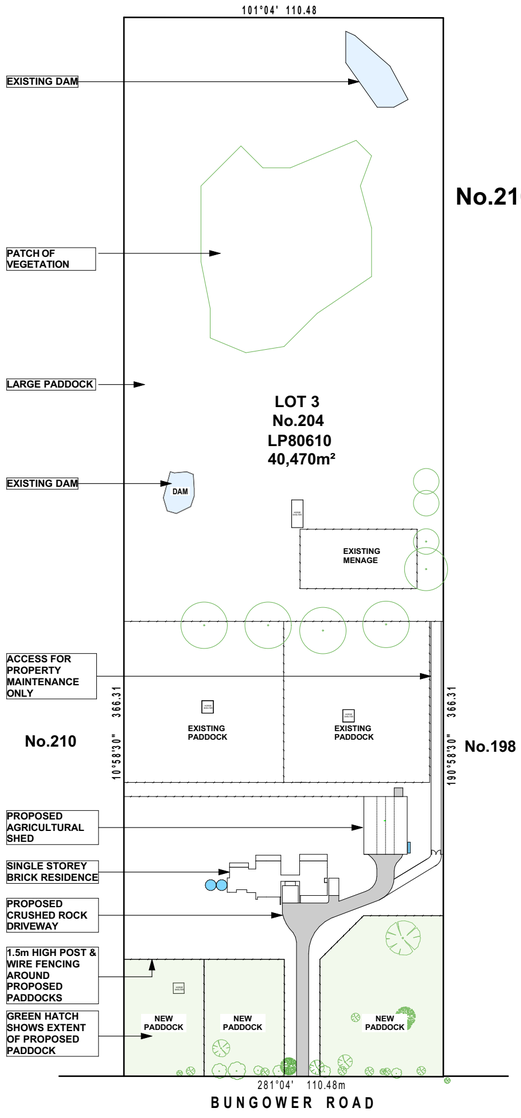
SITE STATISTICS

	AREA NAME	AREA IN m2	RATIO
1	SITE	40,469.91	
2	SITE COVER	503.29	56%
3	PERMEABILITY	39,422.49	65%
4	DRIVEWAY	544.79	

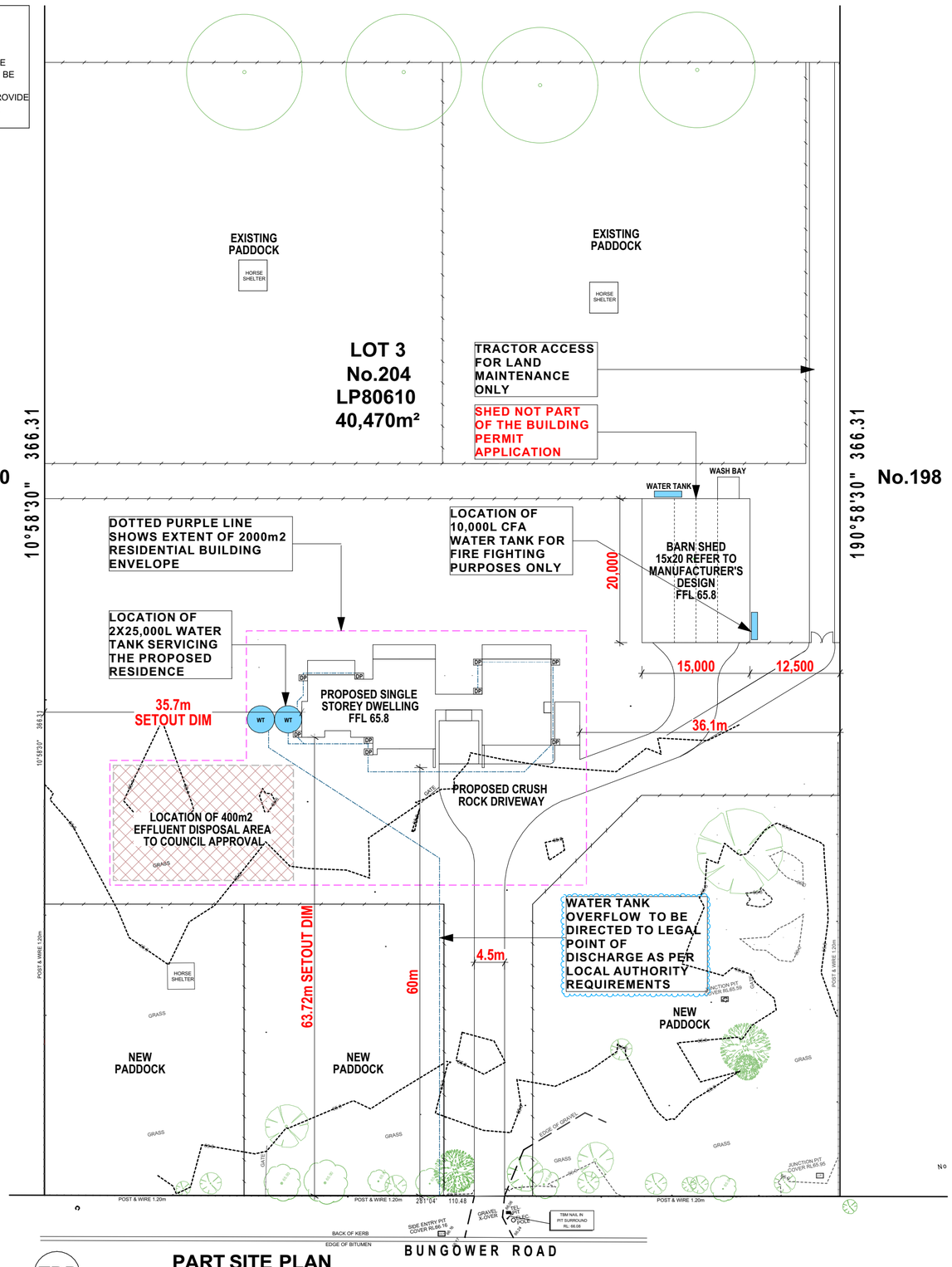
ALL DOWNPIPES TO BE DIRECTED & CONNECTED TO THE LEGAL POINT OF DISCHARGE AS PER LOCAL AUTHORITY REQUIREMENTS. REFER TO APPROVED DRAINAGE DESIGN

RAINWATER TANK OPTION

RAINWATER TANKS TO BE INSTALLED AS PER PLUMBING REGULATION AND LOCAL AUTHORITIES, 2000 LT TANKS INSTALLED IN SUCH A WAY TO RECEIVE A MIN 50M2 OF ROOF AREA. TANKS TO BE PROVIDED WITH AN AUTOMATIC OR MANUAL INTERCHANGE DEVICE TO PROVIDE A CONTINUAL SUPPLY OF WATER FOR SANITARY FLUSHING



TDD **PROPOSED KEY SITE PLAN** 1:1500



TDD **PART SITE PLAN** 1:500

GENERAL NOTES:

WRITTEN DIMENSIONS TAKE PREFERENCE OVER SCALE.

- THESE PLANS ARE TO BE READ IN CONJUNCTION WITH THE PROJECT SPECIFICATIONS, ENGINEERS DESIGNS, COMPUTATIONS, AND GEOTECHNICAL REPORTS.
- WRITTEN SPECIFICATIONS TAKE PRECEDENCE OVER THESE DRAWINGS UNLESS NOMINATED IN THE CONTRACT OR SPECIFICATION.
- SITE SPECIFIC REQUIREMENTS ie: TERMITE TREATMENT, GALVANISING FOR DURABILITY, SITE SURFACE DRAINAGE, TREE ROOT PROTECTION, RETAINING WALLS ETC, ARE TO BE PROVIDED AS A CONTRACT VARIATION, OR BY OWNER AT OWNER'S EXPENSE.
- DRAWING ARE ONLY ISSUED FOR CONSTRUCTION WHEN APPROVED AND SIGNED BY THE DESIGN OFFICE &/OR CONTRACTOR AUTHORISED SIGNATORY.
- ANY DOCUMENTS WITHOUT APPROVAL (INCLUDING ALL PDF OR EMAILED VERSIONS) ARE NOT TO BE USED FOR CONSTRUCTION.
- THIS DRAWING IS COPYRIGHT - ANY INFRINGEMENT WILL RESULT IN LEGAL PROCEEDINGS.

AHD - AUSTRALIAN HEIGHT DATUM
TBM -TEMPORARY BENCH MARK
UNO- UNLESS NOTED OTHERWISE
NGL - NATURAL GROUND LEVEL
FFL - FINISHED FLOOR LEVEL
GFL - GARAGE FLOOR LEVEL
FCL - FINISHED CEILING LEVEL

- BUILDER SHALL ENSURE THAT STRUCTURAL DIMENSIONS INCLUDE ALLOWANCES FOR FLOOR COVERINGS, CEILING LININGS, BATTENS ETC.
- ALL DIMENSIONS, AREAS, LEVELS & SITE CONDITIONS TO BE VERIFIED BY CONTRACTOR/OWNER PRIOR TO COMMENCEMENT OF ANT WORKS. ANY DISCREPANCIES OR ERRORS MUST BE REPORTED TO THE DESIGN OFFICE IMMEDIATELY. IF IN DOUBT ASK!
- THE BUILDER RESERVES THE RIGHT TO MAKE MINOR ALTERATIONS DURING CONSTRUCTION IN THE INTEREST OF PRODUCT IMPROVEMENT.
- OTHER THAN WHERE EXEMPTIONS APPLY, THE PROPOSAL IS TO COMPLY WITH BUILDING REGULATIONS 2018 (PART 5 - SITING).
- ALL STRUCTURAL TIMBERS FRAMING, BRACING & TIE DOWN ARE TO BE CONSTRUCTED & GRADED IN ACCORDANCE WITH:
  - NATIONAL TIMBER FRAMING CODE AS 1684, &
  - TIMBER FRAMING MANUAL AS 1684 N1/N2 SUPP 12.
- WALL DIMENSIONS: 240mm EXTERNAL & 90mm INTERNAL. 2/90x45 DOUBLE STUDS
- UNDER ALL BEAMS U.N.O. MEMBER SIZES: REFER TO PROJECT SPECIFICATIONS.
- PLASTERBOARD INTERNAL LININGS UNO.
- ALL SERVICES TO COMPLY WITH NCC 2022
- EXTENT OF PROTECTION AGAINST WATER IN WET AREAS ON WALLS, FLOOR AND ALL JUNCTIONS TO NCC 2022 AND AS 3740-2010.
- TIMBER FLOOR CONSTRUCTION:
  - BATHROOM / ENSUITE FLOORS TO BE GRADED TO FLOOR WASTE IN ACCORDANCE WITH NCC 2022.
- CONCRETE FLOOR CONSTRUCTION:
  -SHOWER ENCLOSURES TO BE SCREENED & / OR ENTIRE FLOOR TO BE GRADED TO FLOOR WASTE IN ACCORDANCE WITH NCC 2022.
- WINDOWS: REFER TO MANUFACTURER'S SCHEDULE. SIZES ARE NOMINAL, & TO BE VERIFIED BY BUILDER. WIND TERRAIN CATEGORY NOMINATED BY COUNCIL. ALL GLAZING TO COMPLY WITH AS1288. SAFETY GLASS TO AS1288 Sect 5 & NCC 2022
- TERMITE RISK MANAGEMENT TO SUB-FLOOR TO A.S. 3660.1
- A DURABLE NOTICE MUST BE INSTALLED IN THE METER BOX IN ACCORDANCE WITH NCC 2022 WITH METHOD OF PROTECTION, DATE OF INSTALLATION, LIFE EXPECTANCY (IF CHEMICAL BARRIER USED), AND MANUFACTURER'S RECOMMENDATIONS FOR FREQUENCY OF FUTURE INSPECTIONS.
- SMOKE ALARMS TO COMPLY WITH A.S.3786, AND TO BE INSTALLED IN ACCORDANCE WITH NCC 2 FOR ALL CLASS 1a AND 1b BUILDINGS. SMOKE ALARMS MUST BE DIRECT WIRED TO MAINS POWER AND, TO BE INTERCONNECTED WHERE THERE IS MORE THAN ONE ALARM.
- STAIRS AND STEPS:
  - MIN CLEARANCE 2000mm (MEASURED VERTICALLY ABOVE NOSING LINE)
  - MINIMUM & MAXIMUM GOING 240-355mm - MINIMUM & MAXIMUM RISERS 115 to 190mm
  - 1000mm HIGH CONTINUOUS HANDRAIL & BALUSTRADES FROM FINISHED SURFACE LEVEL
  - 125mm MAX BETWEEN BALLUSTERS AND UNDER BOTTOM RAIL
  - 125mm MAX OPENING BETWEEN TREADS
  - 190mm MAX STEP DOWN AT DOORWAYS
- MECHANICAL VENTILATION IS TO BE PROVIDED IN ACCORDANCE WHERE REQUIRED WITH AS 1668.2 & NCC 2022 DIRECTLY TO OUTSIDE THE BUILDING BY WAY OF DUCTS OR INTO A ROOF SPACE THAT:
  - IS ADEQUATELY VENTILATED BY OPEN EAVES & OR ROOF VENT & OR IS COVERED BY ROOF TILES WITHOUT SARKING OR SIMILAR MATERIALS.
  - SUB FLOOR VENTS TO BE SPACED EVENLY AT 1000mm MAX CENTRES, TO PROVIDE 6000mm2 CLEAR AIR PASSAGE PER METER OF WALL LENGTH, & MAX 600mm FROM CORNERS.
- OPEN FIRE PLACE CONSTRUCTION AS PER NCC 2022 AND CHIMNEY CONSTRUCTION AS PER NCC 2022 PROVIDE DAMPER OR FLAP TO CHIMNEY.
- INSERT FIRE PLACES AS PER NCC 2022
- FREE STANDING HEATING APPLIANCES AS PER NCC 2022
- STORM WATER DRAINS TO BE DRAINED TO LAWFUL POINT OF DISCHARGE (L.P.D.) AS DIRECTED BY LOCAL AUTHORITY AND IN ACCORD. WITH AS.3500.3.
- PIPES UNDER DRIVEWAYS: 100Ø uPVC. MIN 300mm COVER UNDER CONCRETE. MIN 450mm COVER UNDER CRUSHED ROCK.
- GUTTERS, DOWNPIPES AND ROOF FLASHINGS SHALL NOT CONTAIN LEAD ON ROOFS THAT ARE USED TO COLLECT POTABLE (DRINKING) WATER.
- EACH DOWNPIPE NOT TO SERVE MORE THAN 12.00m OF GUTTER LENGTH, AND TO BE LOCATED AS CLOSE AS POSSABLE TO VALLEY GUTTERS. IF THE DOWNPIPE IS MORE THAN 1.20m FROM A VALLEY, PROVISION FOR OVERFLOW ie; SLOTTED GUTTERS. TO COMPLY WITH Part 3.5.2 NCC 2022.
- WALLS ON BOUNDARIES TO COMPLY WITH RESCODE CLAUSE 54 A 11-13. MAX AVE. HEIGHT 3.20m ON OR WITHIN 200mm OF BOUNDARY. MIN 1.00m LIGHT COURT TO NEIGHBOURS HABITABLE WINDOW. NO PART OF BUILDING TO ENCROACH BOUNDARY.
- FLOOR LEVELS ARE DETERMINED BY ASSUMED LEVELS ADJACENT TO RESIDENCE AND MAY BE ADJUSTED ON SITE BY BUILDER AT BUILDER'S DISCRETION.
  -FFL MIN 150mm ABOVE FSL FOR SLABS.
  -FLOOR LEVEL MIN 225mm ABOVE FSL OR PAVING ADJACENT TO O.R.G. (OVER FLOW RELIEF GRATE).
  -FFL MIN 400mm (NOMINAL) ABOVE FSL FOR STUMPS
  -SHEET FLOORING: MIN 200mm CLEAR UNDER BEARER
  -STRIP FLOORING: MIN 150mm CLEAR UNDER BEARER
- TERMITE AREAS: MIN 400mm CLEAR UNDER BEARER UNLESS METHOD OF PROTECTION OR RELEVANT STANDARDS RECOMMEND OTHERWISE A MAXIMUM OF 600mm OF GRANULAR OR 300mm OF CLAY/SILT FILLING INCLUDING ANY EXISTING FILLING MAY BE PLACED UNDER SLAB PANELS.
- REFER TO APPENDIX OF SOIL REPORT FOR CONSTRUCTION AND MAINTENANCE REQUIREMENTS.
- ALL LEVELS ARE FINISHED SURFACE LEVELS U.N.O
- MAX 200mm FILL AT EXTERNAL DOORS
- GRADE FSL AWAY FROM RESIDENCE
- RETAINING WALLS TO BE CONSTRUCTED IMMEDIATELY AFTER EXCAVATION. ALLOW 5KPa SURCHARGE ON BOUNDARY U.N.O. RETAINING WALLS TO BE CONSTRUCTED & PROTECTION NOTICE SERVED IN ACCORDANCE WITH BUILDING ACT 1993.
- OWNER/CONTRACTOR IS TO PROVIDE INSURANCE, SURVEY OF EXISTING CONDITIONS & NEIGHBOUR'S CONSENT FOR CONSTRUCTION IN ACCORDANCE WITH ACT.
- BATTERS ARE AT 45° & THATCHED OR LANDSCAPED U.N.O. CUT OFF DRAINS AT BASE OF EXCAVATION TO CONNECT TO STORM WATER DRAINS VIA SILT PIT WITH GRATED COVER BY OWNER OR CONTRACT VARIATION.
- FIRE SEPARATION OF BUILDINGS ON BOUNDARY TO NCC 2022
- BUILDINGS ADJACENT TO EASEMENT TO HAVE FOOTINGS DIRECTED TO A DEPTH PAST ANGLE OF REPOSE OF PIPES AND TO HAVE FOOTING SYSTEM DESIGNED TO COMPLY ACCORDINGLY. REFER TO ENGINEER'S DESIGN, ATTACHED DETAIL &/OR AS DIRECTED BY LOCAL AUTHORITY.
- ALL STRUCTURAL STEEL IS TO BE PROTECTED FROM CORROSION IN MODERATE AND SEVERE ENVIRONMENTS IN ACCORDANCE WITH NCC 2022 WALL TIES TO BE STAINLESS STEEL, TO COMPLY WITH DURABILITY REQUIREMENTS RULE 3.4 A.S.3700.
- GENERAL PURPOSE CLASS
  - MORTAR TO BE 1:1:6 PROTECTED CLASS (WITHIN 1KM OF SEA)
  - MORTAR TO BE 1:2:9
  - EXPOSURE CLASS - MORTAR TO BE 1:½:4½
- BRICKWORK IN GABLES, OR OVER WINDOWS PROVIDE CONTINUOUS CAVITY HEAD FLASHING TO WEEP HOLES @ 1000 MAX CTRS. BASKETBALL RINGS OR OTHER SPORTING FOR THAT PURPOSE.
- BRICKWORK TOLERANCES TO COMPLY WITH PROJECT SPECIFICATIONS AND RELEVENT AUSTRALIAN STANDARDS.
  - NON-LOAD BRICKWORK
  - BED JOINTS 5mm - 20mm
  - PERP JOINTS 5mm - 30mm
  - INCONSISTANT BRICK SIZES AND BATCHING VARIATIONS ± 10mm
- THE DESIGN ENGINEER ADVISES THAT FLOOR TILES SHOULD NOT BE LAID ON CONCRETE FLOORS UP TO 18 MONTHS AFTER THE SLAB HAS BEEN POURED. ANY FLOOR TILES LAID DURING THIS PERIOD ARE DONE SO AT THE RISK OF THE OWNERS/PURCHASERS AND ARE NOT RECOMMENDED BY THE BUILDER.
- WHERE DISTANCE FROM TOILET PAN TO DOOR IS LESS THAN 1.20m THE DOOR IS TO OPEN OUTWARDS, SLIDE OR TO BE READILY REMOVABLE FROM OUTSIDE OF THE COMPARTMENT. THIS APPLIES TO ALL ROOMS CONTAINING A TOILET PAN.
- PROTECTION OF OPENABLE WINDOWS TO BE PROVIDED IN ACCORDANCE WITH NCC 2019 3.9.2.5 WHERE THE FLOOR BELOW THE WINDOW IN A BEDROOM IS 2.00m OR MORE ABOVE THE SURFACE BENEATH AND THE LOWEST LEVEL OF THE WINDOW OPENING IS LESS THAN 1.70m ABOVE THE FLOOR MUST BE PROTECTED WITH:
  - A DEVICE CAPABLE OF RESTRICTING THE WINDOW OPENING
  - A SUITABLE SCREEN NOT TO PERMIT A 125mm SPHERE TO PASS THROUGH
  - RESIST AN OUTWARD HORIZONTAL ACTION OF 250N
- ALL OH&S SAFE WORK PRACTICES & PROCEDURES MUST BE FOLLOWED & ADHERED TO, & TO INCLUDE, BUT IS NOT LIMITED TO, ELECTRICAL LEADS TAGGED, PROTECTIVE CLOTHING & EQUIPMENT USED, PROVISION OF COMPLETE FIRST AID KIT, & SITE KEPT CLEAN. BUILDER TO BE SUPPLIED WITH METHOD STATEMENT PRIOR TO COMMENCEMENT ONSITE BY CONTRACTORS & SUB CONTRACTORS.
- PROVIDE SITE AND WORK PLACE PROTECTION (FENCES / HOARDING /SAFETY BARRIERS, ETC) AS REQUIRED BY LOCAL AUTHORITY BY-LAWS, AND WORKSAFE PRACTICES, TO BE PROVIDED BY OWNER OR CONTRACT VARIATION. CHEMICAL TOILET AND RUBBISH BIN WITH LID TO BE PROVIDED DURING CONSTRUCTION WHEN REQUIRED.

SITE INVESTIGATION NOTES

SOIL CLASSIFICATION: "M"

REFER TO ENGINEERS SOIL REPORT:14610
SOILTEST EXPRESS

BRICKWORK CONTROL JOINTS

AJ — ARTICULATION JOINT LOCATION (PLAN OR ELEVATION) OR AS REQUIRED BY SITE INVESTIGATION REPORT SPACED AT CENTRES AS PER SOIL REPORT & \OR TN61

TREE ROOT PROTECTION, WHERE REQUIRED, SHALL BE IN ACCORDANCE WITH TN61, AND CONSTRUCTED IN ACCORDANCE WITH ENGINEER'S DESIGN. BARRIERS ARE TO BE PROVIDED BY OWNER OR CONTRACT VARIATION.

MAP REFERENCE: **REFER TO MELWAYS**

LOCAL AUTHORITIES TO ADVISE & CONFIRM
LOCATION OF L.P.D. & SEWER POINT REFER TO SITE PLAN.

DIAL BEFORE YOU DIG www.1100.com.au

TERMITE AREA	YES	SNOW LOADS	NO
FLOOD PRONE	NO	WIND SPEED	N2
OVER LAND DRAINAGE	NO	BUSHFIRE	BAL 12.5

CLIENT TO SUPPLY ANY ADDITIONAL DOCUMENT REQUIRED BY THE BUILDING SURVEYOR

BUILDING PERMIT APPROVED DOCUMENT

PERMIT NO: 7965904521052
ISSUE DATE: 09/09/2024

PROJECT: PROPOSED RESIDENCE
CLIENT: RIVERWOLF HOMES
AT: 204 BUNGOWER RD. MOOROODUC

ISS	DATE	AMENDMENTS

A B C D ELEVATION

SIZE	TITLE: WORKING DRAWINGS	REF:	ISSUE:
A2	SITE PLAN	22-62	C

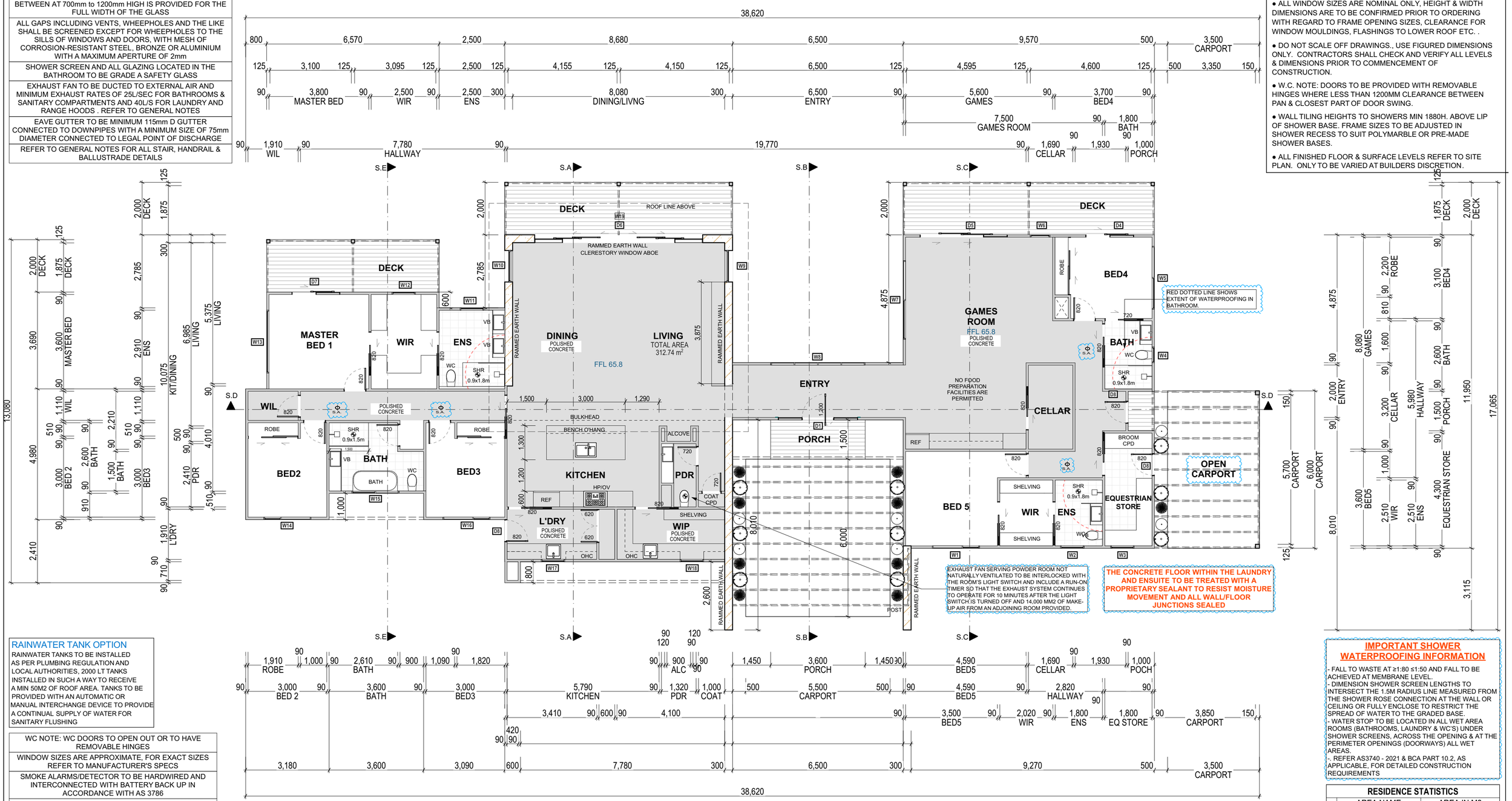
THIS IS SHEET 3 OF DRAWINGS REFERRED TO IN THE CONTRACT DATED:
SIGNED OWNER:
BUILDER:

DATE: 01/07/24
DRAWN: MT
CHECKED:
B.P.N.
DP-AD 44755

ALL OPENABLE PORTIONS OF WINDOWS TO BE COMPLETELY PROTECTED WETHER INTERNALLY OR EXTERNALLY BY SCREENS CONSTRUCTED OF MESH OF CORROSION-RESISTANT STEEL,BRONZE OR ALUMINUM WITH A MAXIMUM APETURE OF 2mm IN ACCORDANCE WITH CLAUSES 5.5.2& 5.5.3 AS 3959-2018
PROVIDE VISUAL INDICATORS TO FULL HEIGHT GLAZING AND ENSURE THAT A 20mm WIDE OPAQUE BAND WITH A HEIGHT BETWEEN AT 700mm to 1200mm HIGH IS PROVIDED FOR THE FULL WIDTH OF THE GLASS
ALL GAPS INCLUDING VENTS, WHEEPHOLES AND THE LIKE SHALL BE SCREENED EXCEPT FOR WHEEPHOLES TO THE SILLS OF WINDOWS AND DOORS, WITH MESH OF CORROSION-RESISTANT STEEL, BRONZE OR ALUMINIUM WITH A MAXIMUM APERTURE OF 2mm
SHOWER SCREEN AND ALL GLAZING LOCATED IN THE BATHROOM TO BE GRADE A SAFETY GLASS
EXHAUST FAN TO BE DUCTED TO EXTERNAL AIR AND MINIMUM EXHAUST RATES OF 25L/SEC FOR BATHROOMS & SANITARY COMPARTMENTS AND 40L/S FOR LAUNDRY AND RANGE HOODS . REFER TO GENERAL NOTES
EAVE GUTTER TO BE MINIMUM 115mm D GUTTER CONNECTED TO DOWNPIPES WITH A MINIMUM SIZE OF 75mm DIAMETER CONNECTED TO LEGAL POINT OF DISCHARGE
REFER TO GENERAL NOTES FOR ALL STAIR, HANDRAIL & BALLUSTRADE DETAILS

FLOOR PLAN NOTES

- GRADE SOIL AWAY FROM HOUSE TOWARDS DRAINS.
- LOCALLY FILL AROUND DOORWAYS TO AVOID THE NEED FOR STEPS. MAXIMUM 190MM STEP AT DOOR THRESHOLDS. EXTENT & NUMBER OF STEPS, LANDINGS & HANDRAILS TO BE DETERMINED ONSITE BY CONTRACT VARIATION AS REQUIRED.
- ALL WINDOW SIZES ARE NOMINAL ONLY, HEIGHT & WIDTH DIMENSIONS ARE TO BE CONFIRMED PRIOR TO ORDERING WITH REGARD TO FRAME OPENING SIZES, CLEARANCE FOR WINDOW MOULDINGS, FLASHINGS TO LOWER ROOF ETC. .
- DO NOT SCALE OFF DRAWINGS., USE FIGURED DIMENSIONS ONLY. CONTRACTORS SHALL CHECK AND VERIFY ALL LEVELS & DIMENSIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- W.C. NOTE: DOORS TO BE PROVIDED WITH REMOVABLE HINGES WHERE LESS THAN 1200MM CLEARANCE BETWEEN PAN & CLOSEST PART OF DOOR SWING.
- WALL TILING HEIGHTS TO SHOWERS MIN 1880H. ABOVE LIP OF SHOWER BASE. FRAME SIZES TO BE ADJUSTED IN SHOWER RECESS TO SUIT POLYMARBLE OR PRE-MADE SHOWER BASES.
- ALL FINISHED FLOOR & SURFACE LEVELS REFER TO SITE PLAN. ONLY TO BE VARIED AT BUILDERS DISCRETION.



RAINWATER TANK OPTION

RAINWATER TANKS TO BE INSTALLED AS PER PLUMBING REGULATION AND LOCAL AUTHORITIES, 2000 LT TANKS INSTALLED IN SUCH A WAY TO RECEIVE A MIN 50M2 OF ROOF AREA. TANKS TO BE PROVIDED WITH AN AUTOMATIC OR MANUAL INTERCHANGE DEVICE TO PROVIDE A CONTINUAL SUPPLY OF WATER FOR SANITARY FLUSHING

WC NOTE: WC DOORS TO OPEN OUT OR TO HAVE REMOVABLE HINGES
WINDOW SIZES ARE APPROXIMATE, FOR EXACT SIZES REFER TO MANUFACTURER'S SPECS
SMOKE ALARMS/DETECTOR TO BE HARDWIRED AND INTERCONNECTED WITH BATTERY BACK UP IN ACCORDANCE WITH AS 3786
ALL WET AREA TO BE WATERPROOFED WITH LIQUID MEMBRANE SIKA AQUA BLOK WPU IN ACCORDANCE WITH AS3740. REFER TO DETAIL
ALL GUTTERS TO HAVE OVERFLOW PROVISION
ALL GLAZING TO BE IN ACCORDANCE WITH AS2047
FOR ALL STRUCTURAL DETAIL & SPECIFICATION REFER TO ENGINEER'S DRAWINGS

TDD **FLOOR PLAN**
1:100

IMPORTANT SHOWER WATERPROOFING INFORMATION

- FALL TO WASTE AT ≥1:80 ≤1:50 AND FALL TO BE ACHIEVED AT MEMBRANE LEVEL.
- DIMENSION SHOWER SCREEN LENGTHS TO INTERSECT THE 1.5M RADIUS LINE MEASURED FROM THE SHOWER ROSE CONNECTION AT THE WALL OR CEILING OR FULLY ENCLOSE TO RESTRICT THE SPREAD OF WATER TO THE GRADED BASE.
- WATER STOP TO BE LOCATED IN ALL WET AREA ROOMS (BATHROOMS, LAUNDRY & WC'S) UNDER SHOWER SCREENS, ACROSS THE OPENING & AT THE PERIMETER OPENINGS (DOORWAYS) ALL WET AREAS
- REFER AS3740 - 2021 & BCA PART 10.2, AS APPLICABLE, FOR DETAILED CONSTRUCTION REQUIREMENTS

RESIDENCE STATISTICS

	AREA NAME	AREA IN M2
1	GROUND FLOOR	315.72
2	FEATURE ENTRANCE	33.00
3	CARPORT	21.00
4	PORCH	5.40
5	PORCH 2	1.49
6	DECK	49.10
		425.71 m²

REFER TO SHEET 10 & PERFORMANCE SOLUTION REF 2024247 COMPLETED BY CODECERT FOR RAMMED HEARTH WALL

PERGOLA MEMBER'S DETAILS
MIN 90x90 BLACKBUTT POST (UNO)
MIN 190x45, RAFTERS OR BLOCKING TO BE MIN 240x45mm H3 TREATED
- CONCRETE PAD TO BE MIN 300 DIA & 600mm DEEP. FOUNDING DEPTH MIN 100mm INTO

BUILDING PLANS APPROVED BY
PERMIT NO: 7965904521052
ISSUE DATE: 09/09/2024

PROJECT: PROPOSED RESIDENCE
CLIENT: RIVERWOLF HOMES
AT: 204 BUNGOWER RD. MOOROODUC

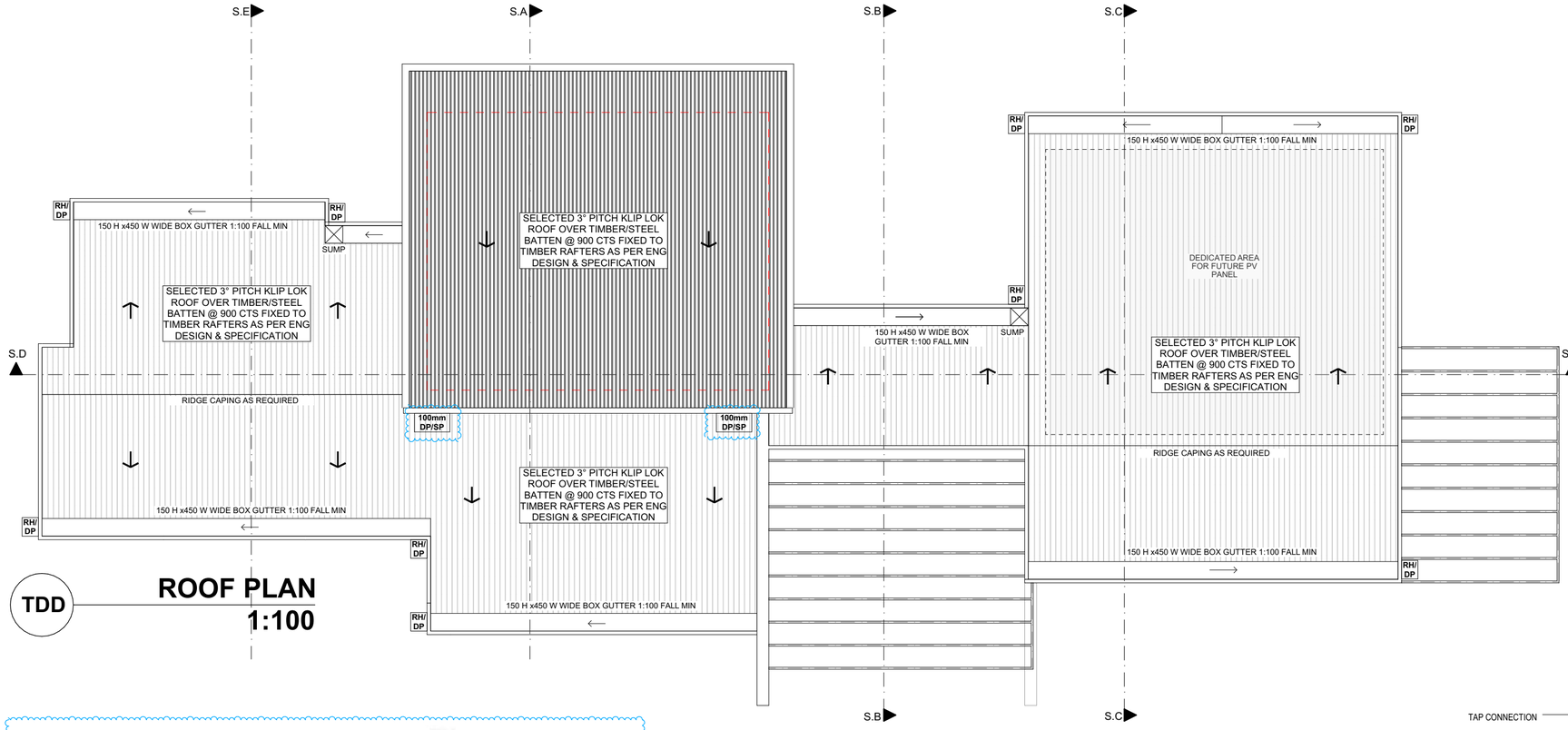
ISS	DATE	AMENDMENTS

ELEVATION

SIZE A2 | TITLE: WORKING DRAWINGS | GROUND FLOOR PLAN | REF: 22-62 | ISSUE: C

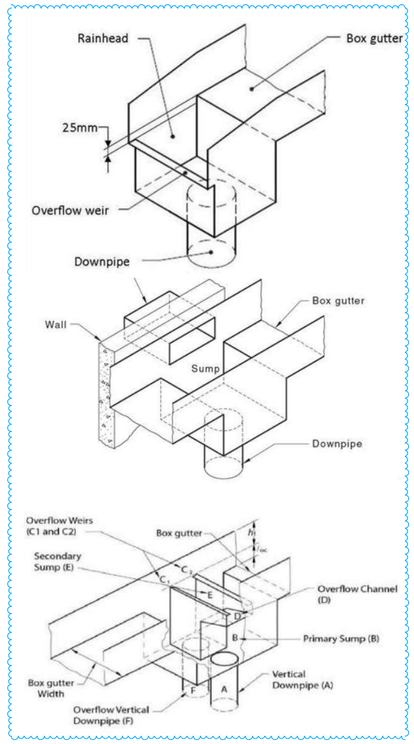
THIS IS SHEET 4 OF DRAWINGS REFERRED TO IN THE CONTRACT DATED:
SIGNED OWNER:
BUILDER:

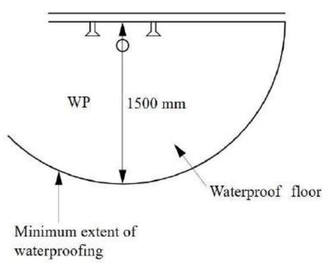
DATE: 01/07/24
DRAWN: MT
CHECKED:
B.P.N.
DP-AD 44755



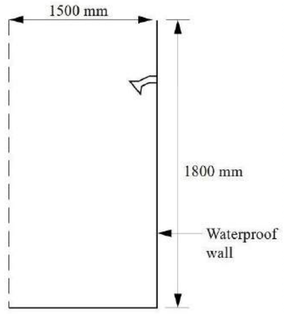
ROOF PLAN
1:100

TDD

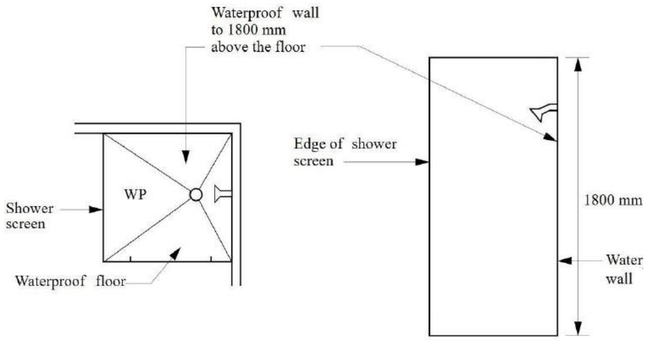




(i) Plan view

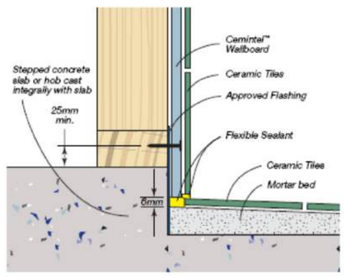


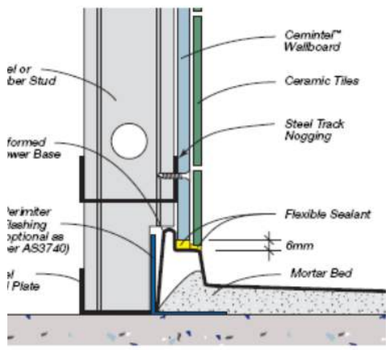
(ii) Side view



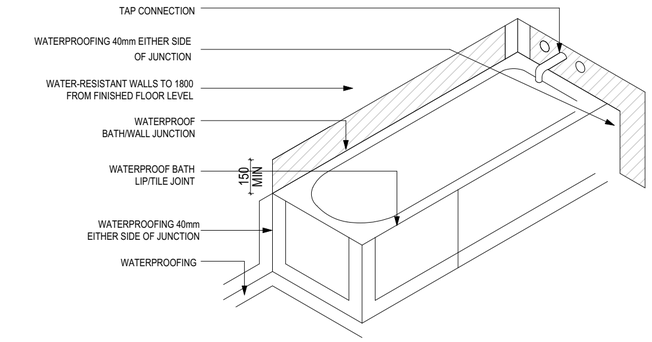
WATERPROOFING DETAIL REFER T0 NCC 10.2 & AS3740

WATER STOP TO BE LOCATED UNDERSHOWER SCREEN, ACROSS OPENINGS & AT THE DOOR WAYS OF OF AL WET AREAS
GUTTERS TO BE MIN 115 D TYPE WITH OVERFLOOW PROVISION. DOWNPIPE TO BE MIN 100x100 COLORBOND DOWNPIPES
PROVIDE VISUAL INDICATORS TO FULL HEIGHT GLAZING AND ENSURE THAT A 20mm WIDE OPAQUE BAND IS PROVIDED FOR THE FULL WIDTH OF THE GLASS
BOX GUTTER TO BE MIN 300 WIDE x 150mm HIGH GRADED TO SUMP AT MIN 1:100.
FOR ALL STRUCTURAL DETAIL & SPECIFICATION REFER TO ENGINEER'S DRAWINGS





TYPICAL WET AREA WATER PROOFING DETAIL NTS:



TYPICAL BATH TUB WATER FROOFING DETAIL NTS:

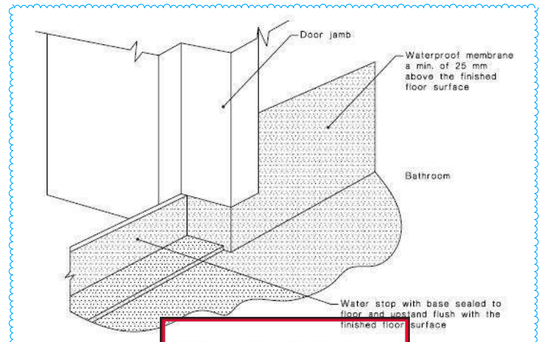


FIGURE 3.3 TYPICAL BATHROOM DOOR DETAIL FOR WHOLE BATHROOM WATERPROOFING

FLOOR PLAN NOTES

- GRADE SOIL AWAY FROM HOUSE TOWARDS DRAINS.
- LOCALLY FILL AROUND DOORWAYS TO AVOID THE NEED FOR STEPS. MAXIMUM 190MM STEP AT DOOR THRESHOLDS. EXTENT & NUMBER OF STEPS, LANDINGS & HANDRAILS TO BE DETERMINED ONSITE BY CONTRACT VARIATION AS REQUIRED.
- ALL WINDOW SIZES ARE NOMINAL ONLY, HEIGHT & WIDTH DIMENSIONS ARE TO BE CONFIRMED PRIOR TO ORDERING WITH REGARD TO FRAME OPENING SIZES, CLEARANCE FOR WINDOW MOULDINGS, FLASHINGS TO LOWER ROOF ETC.
- ARTICULATION JOINTS ARE TO BE LOCATED IN ACCORDANCE WITH TECHNICAL NOTES, AND TO THE SATISFACTION OF THE GEOTECHNICAL, STRUCTURAL ENGINEER & BUILDING SURVEYOR.
- GARAGE DOORS NOMINAL SIZE. REFER TO SPECIFICATION FOR TYPE & STYLE.
GARAGE DOORS SIZES ARE TO BE SITE MEASURED PRIOR TO INSTILLATION. REMOTE CONTROL UNITS UNLESS NOTED OTHERWISE ARE TO BE PROVIDED BY CONTRACT VARIATION.
- DO NOT SCALE OFF DRAWINGS., USE FIGURED DIMENSIONS ONLY. CONTRACTORS SHALL CHECK AND VERIFY ALL LEVELS & DIMENSIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- W.C. NOTE: DOORS TO BE PROVIDED WITH REMOVABLE HINGES WHERE LESS THAN 1200MM CLEARANCE BETWEEN PAN & CLOSEST PART OF DOOR SWING.
- WALL TILING HEIGHTS TO SHOWERS MIN 1880H. ABOVE LIP OF SHOWER BASE. FRAME SIZES TO BE ADJUSTED IN SHOWER RECESS TO SUIT POLYMARBLE OR PRE-MADE SHOWER BASES.
- ALL FINISHED FLOOR & SURFACE LEVELS REFER TO SITE PLAN. ONLY TO BE VARIED AT BUILDERS DISCRETION.

LEGEND

SA	SMOKE ALARM HARDWIRED & INTERCONNECTED
FAN	EXHAUST FAN DUCTED TO EXTERNAL AIR 40l/s
METER BOX	METER BOX LOCATION
TAP	GARDEN TAP
GAS	GAS METER
HWS	HOT WATER SERVICE
DP	DOWN PIPE

WALL LEGEND

	HEBEL WALL SYSTEM
	270mm BOral PARTY WALL
	LIGHTWEIGHT CLADDING

PROJECT: PROPOSED RESIDENCE

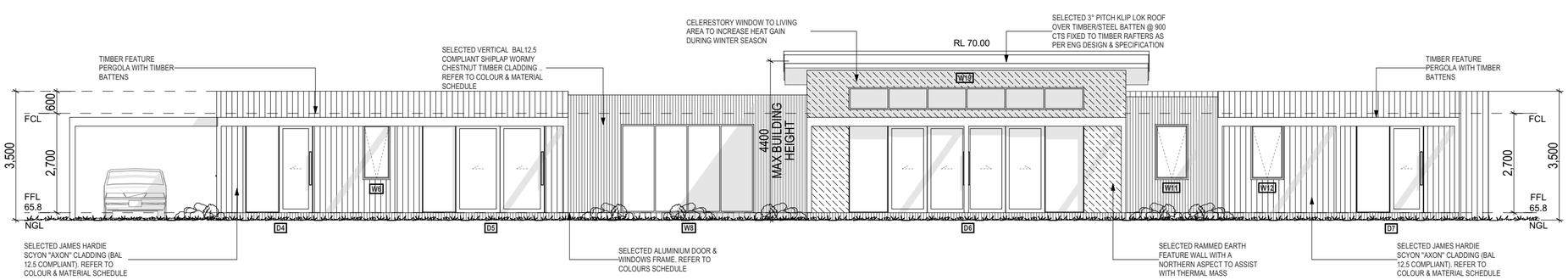
CLIENT: RIVERWOLF HOMES

AT: 204 BUNGOWER RD. MOOROODUC

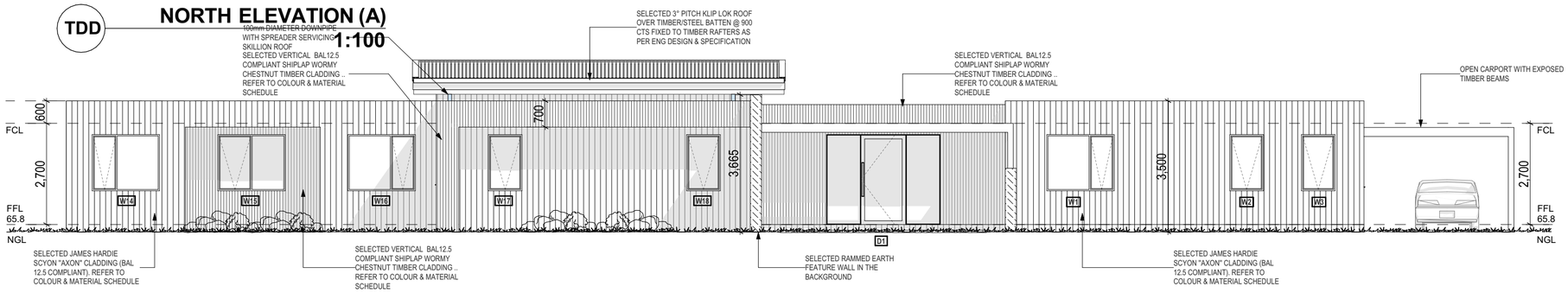
ISS	DATE	AMENDMENTS

ELEVATION

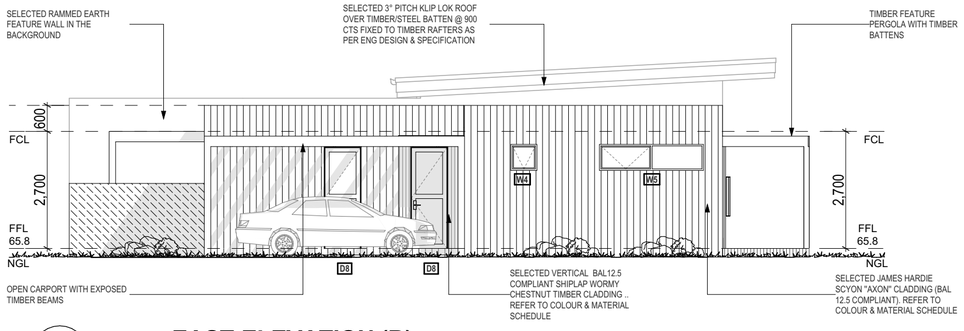
SIZE A2	TITLE: WORKING DRAWINGS ROOF PLAN	REF: 22-62	ISSUE: C
THIS IS SHEET 5 OF DRAWINGS REFERRED TO IN THE CONTRACT DATED:		DATE: 01/07/24	
SIGNED OWNER:		DRAWN: MT	
BUILDER:		CHECKED:	
		B.P.N.	
		DP-AD 44755	



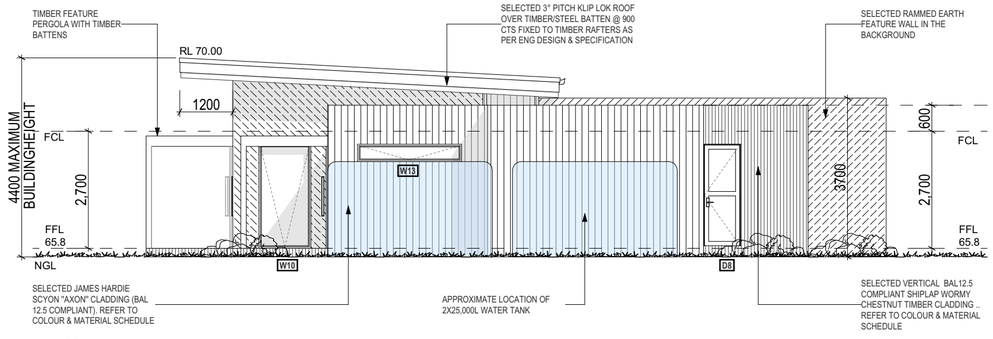
TDD NORTH ELEVATION (A) 1:100



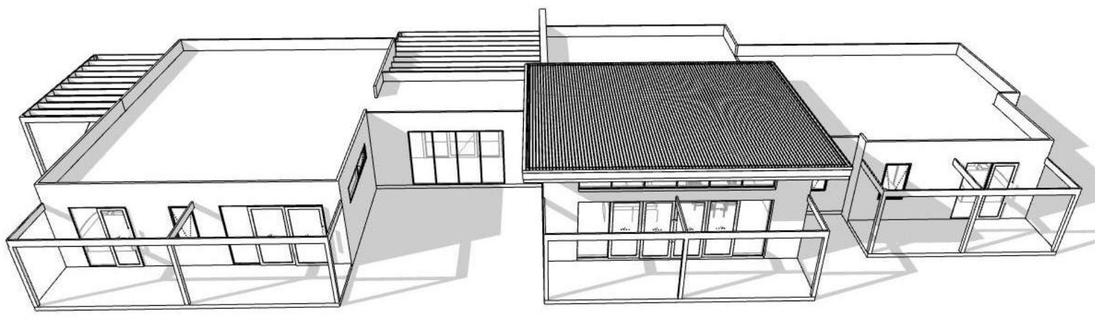
TDD 4 SOUTH ELEVATION (C) 1:100



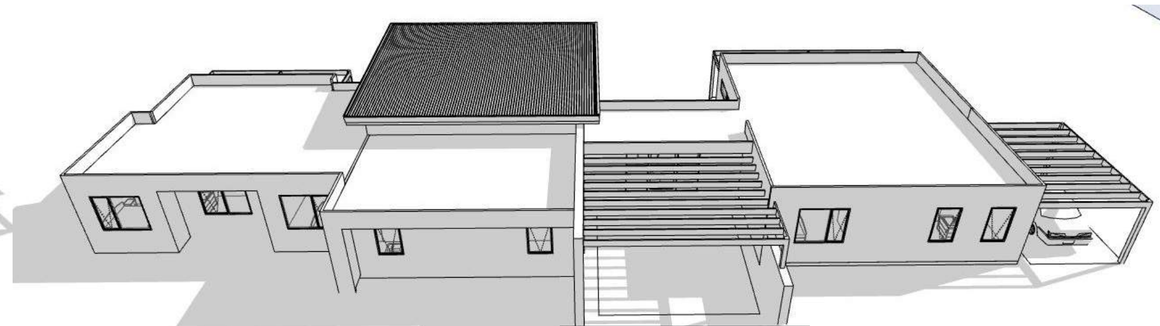
TDD EAST ELEVATION (B) 1:100



TDD WEST ELEVATION (D) 1:100



TDD PERSPECTIVE 1



TDD PERSPECTIVE 2

ELEVATION NOTES

- ALL SECOND STOREY EXTERNAL PLUMBING, DRAIN PIPES TO BE CONCEALED.
- LOCALLY FILL AROUND DOORWAYS TO AVOID THE NEED FOR STEPS.
- GRADE SOIL AWAY FROM HOUSE TOWARDS DRAINS.
- EXTENT & NUMBER OF STEPS, LANDINGS & HANDRAILS TO BE DETERMINED ONSITE BY CONTRACT VARIATION AS REQUIRED.
- QUOINING AS DRAWN IS FOR ILLUSTRATION PURPOSES ONLY AND MAY BE VARIED ONSITE TO WORK BRICK BOND. THE BUILDER RESERVES THE RIGHT TO ALTER BRICK QUOINING & BANDS AT HIS SOLE DISCRETION.
- ALL WINDOW SIZES ARE NOMINAL ONLY, HEIGHT & WIDTH DIMENSIONS ARE TO BE CONFIRMED PRIOR TO ORDERING WITH REGARD TO FRAME OPENING SIZES, CLEARANCE FOR WINDOW MOULDINGS, FLASHINGS TO LOWER ROOF ETC.
- ARTICULATION JOINTS ARE TO BE LOCATED IN ACCORDANCE WITH TECHNICAL NOTES, AND TO THE SATISFACTION OF THE GEOTECHNICAL, STRUCTURAL ENGINEER & BUILDING SURVEYOR.
- GARAGE DOORS NOMINAL SIZE.
  REFER TO SPECIFICATION FOR TYPE & STYLE.
  GARAGE DOORS SIZES ARE TO BE SITE MEASURED PRIOR TO INSTILLATION.
  REMOTE CONTROL UNITS U.N.O. ARE TO BE PROVIDED BY CONTRACT VARIATION.
- CEILING HEIGHTS ARE FLOOR TO CEILING FINISHED SURFACES. BUILDERS ARE TO ADJUST WALL HEIGHTS TO ALLOW FOR FLOOR COVERINGS & TOLERANCES.
- DO NOT SCALE OFF DRAWINGS., USE FIGURED DIMENSIONS ONLY. CONTRACTORS SHALL CHECK AND VERIFY ALL LEVELS & DIMENSIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- ALL FINISHED FLOOR & SURFACE LEVELS REFER TO SITE PLAN. ONLY TO BE VARIED AT BUILDERS DISCRETION.
- CAVITY FLASHING & WEEP HOLES ABOVE ALL OPENINGS IN BRICKWORK

Res colour schedule

AXON CLADDING	CB "MONUMENT" or Similar
VERTICAL TIMBER BOARD	"NATURAL STAIN" or similar
RAMMED HEARTH	"NATURAL HEARTHY FINISH" or similar
WINDOWS	Aluminium window "NIGHTSKY" or similar
ROOF	Colorbond roof CB "MONUMENT"
FASCIA	Colorbond roof CB "MONUMENT"
GUTTER	Colorbond roof CB "MONUMENT"

BUILDING PERMIT
APPROVED DOCUMENT
PERMIT NO: 7965904521052
ISSUE DATE: 09/09/2024
BAYLINE BUILDING PERMITS (e) 0413 507 289 (e) info@terneldesign.com.au (w) www.terneldesign.com.au

PROJECT: PROPOSED RESIDENCE
CLIENT: RIVERWOLF HOMES
AT: 204 BUNGOWER RD. MOOROODUC

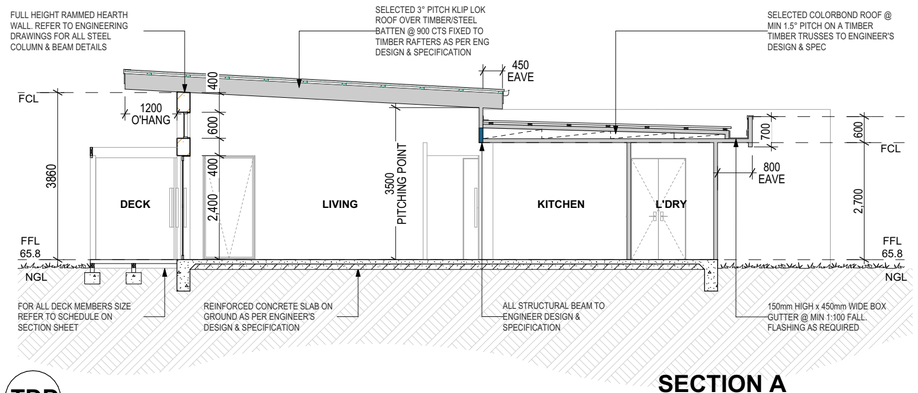
ISS	DATE	AMENDMENTS

A B C D ELEVATION

SIZE A2 | TITLE: WORKING DRAWINGS ELEVATIONS | REF: 22-62 | ISSUE: C

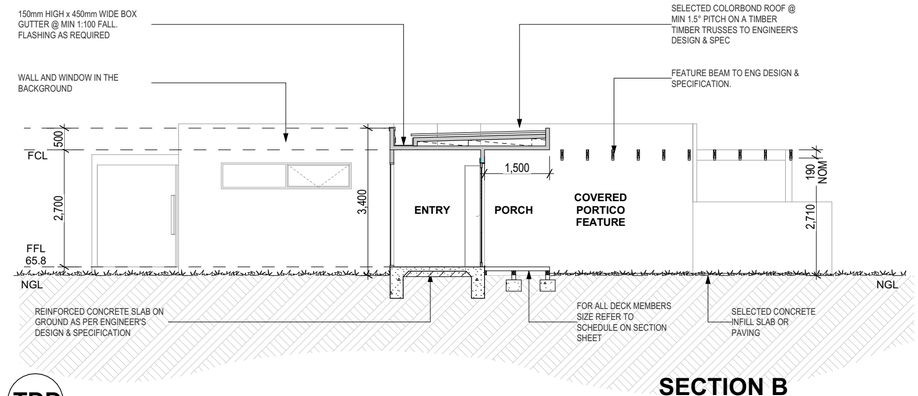
THIS IS SHEET 6 OF DRAWINGS REFERRED TO IN THE CONTRACT DATED:
SIGNED OWNER:
BUILDER:

DATE: 01/07/24
DRAWN: MT
CHECKED:
B.P.N.
DP-AD 44755



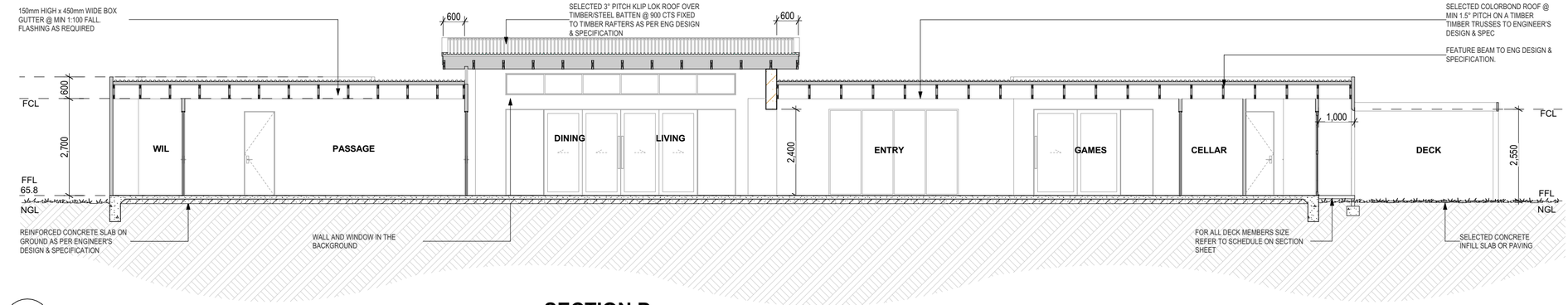
TDD

SECTION A
1:100



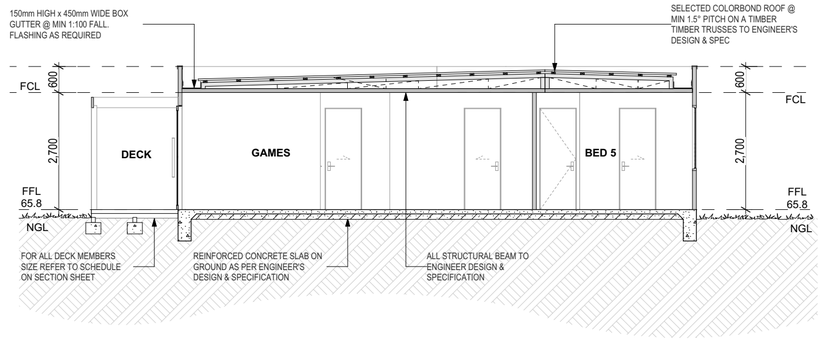
TDD

SECTION B
1:100



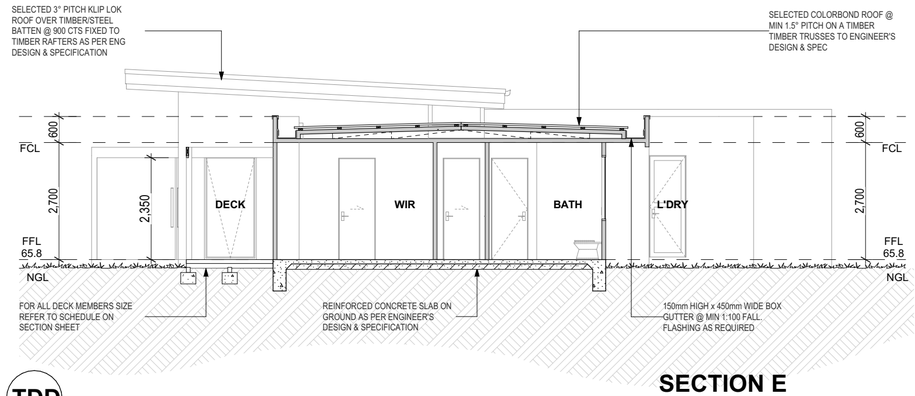
TDD

SECTION D
1:100



TDD

SECTION C
1:100



TDD

SECTION E
1:100

BUILDING PERMIT
APPROVED DOCUMENT

PERMIT NO: 7965904521052
ISSUE DATE: 09/09/2024

BAYLINE BUILDING PERMITS

PROJECT: PROPOSED RESIDENCE

CLIENT: RIVERWOLF HOMES

AT: 204 BUNGOWER RD. MOOROODUC

ISS	DATE	AMENDMENTS

A D B C

ELEVATION

N

SIZE A2

TITLE: WORKING DRAWINGS
SECTIONS

REF: 22-62

ISSUE: C

THIS IS SHEET 7 OF DRAWINGS REFERRED TO IN THE CONTRACT DATED:

SIGNED OWNER:

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DATE: 01/07/24
DRAWN: MT
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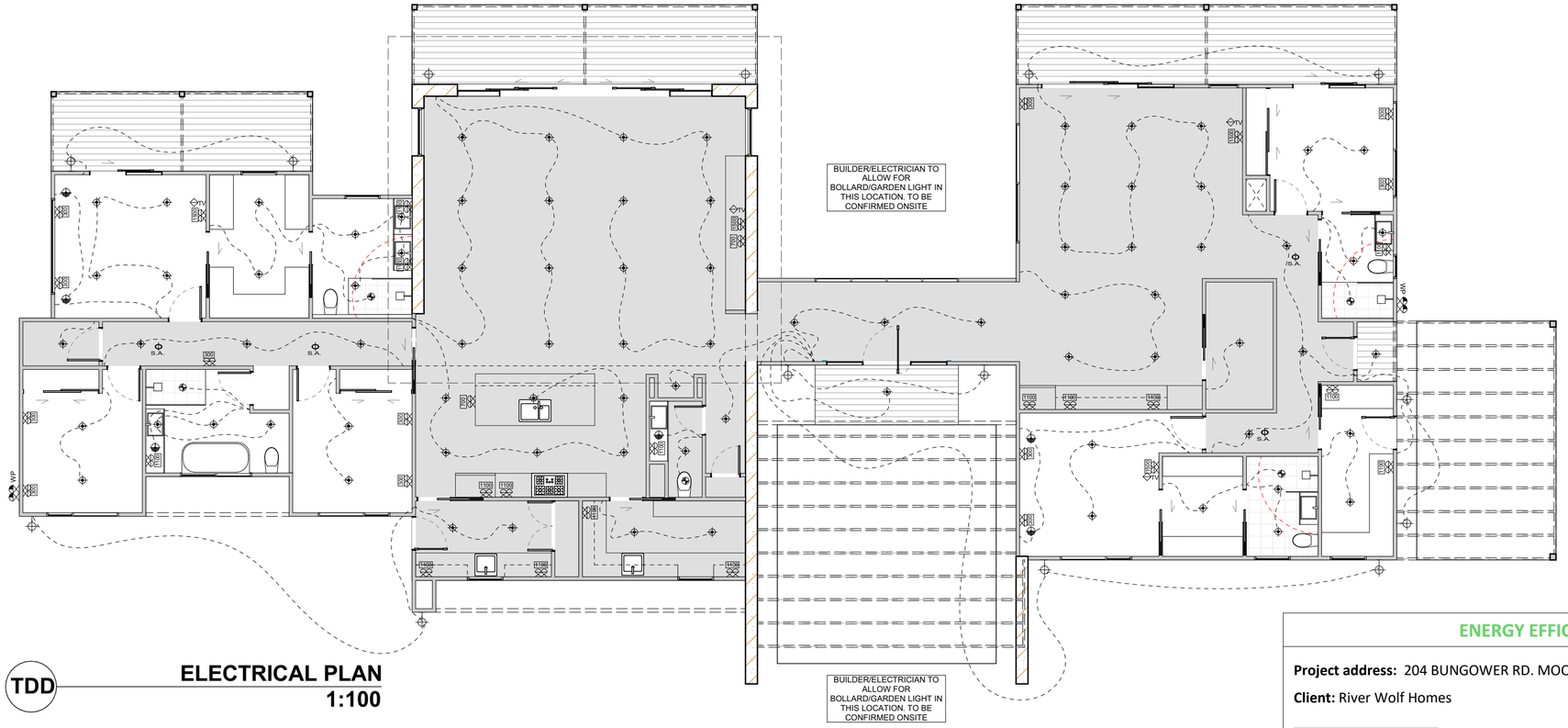

TDD

ELECTRICAL PLAN
1:100

WINDOW SCHDULE

WINDOW NO	W1	W2	W3	W4	W5	W6	W7	W8	W9	W10	W11
HEIGHT	1,500	1,500	1,500	600	600	1,500	600	2,400	2,400	2,400	1,500
WIDTH	1,800	900	900	600	2,400	750	3,000	3,600	1,200	1,200	900
OPENING TYPE	AWNING	AWNING	AWNING	AWNING	AWNING	AWNING	AWNING	F	AWNING	AWNING	AWNING
ELEVATION											

WINDOW SCHDULE

WINDOW NO	W12	W13	W14	W15	W16	W17	W18	W19
HEIGHT	1,500	400	1,500	1,500	1,500	1,500	1,500	600
WIDTH	900	2,400	1,800	1,800	1,800	900	900	6,400
OPENING TYPE	AWNING	AWNING	AWNING	AWNING	AWNING	AWNING	AWNING	FIXED
ELEVATION								

GRADE A SAFETY SHOWER GLAZING RATED FOR HUMAN IMPACT. REFER TO AS 1288

PROVIDE VISUAL INDICATORS TO FULL HEIGHT GLAZING AND ENSURE THAT A 20mm WIDE OPAQUE BAND IS PROVIDED FOR THE FULL WIDTH OF THE GLASS

DOOR SCHEDULE

DOOR NO	D1	D4	D5	D6	D7	D8	D8
HEIGHT	2,400	2,400	2,400	2,400	2,400	2,340	2,340
WIDTH	3,030	1,830	3,330	6,400	1,830	850	850
DOOR TYPE	FIXED & PIVOT	SLIDING	SLIDING	SLIDING	SLIDING	HINGE	HINGED
ELEVATION							

ENERGY EFFICIENCY REQUIREMENTS

Project address: 204 BUNGOWER RD. MOOROODUC **Job number:** 22-62

Client: River Wolf Homes **Date:** 11/07/24

FLOOR SPECIFICATION:

Floor construction: Raft Slab
Insulation: N/a
Insulation location: N/a

WALL SPECIFICATION:

Wall construction Lightweight cladding board (Axon & Timber)
Insulation: R2.7 batts + sarking to all external including garage – R2.5 batts to all internal wall
Insulation location: All external walls & internal wall

ROOF & CEILING SPECIFICATION:

Roof construction: Metal roof
Insulation: R5.0 batts + R1.3 roof Blanket
Insulation location: Entire ceiling footprint (porch excluded)

WINDOW & GLAZING:

Window frame type: Aluminium frame

Glazing min requirements: Double glazing

Refer to energy efficiency report for all U value

AIR LEAKAGE:

- Exhaust fans to be sealed
- Windows and sliding doors are to be fitted with weather seals
- External doors to be weather stripped
- Gaps & cracks around doors, windows and service penetrations are sealed
- All others requirement as per energy report.

LIGHTING:

The lamp illumination power density or artificial lighting shall not exceed:

- In Class1 building (dwelling) 5W/sqm
- On a verandah or balcony attached to the class 1 building 4W/sqm
- In a class 10 building (Garage, shed...) 3W/sqm

BUILDING PERMIT APPROVED DOCUMENT
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BAYLINE BUILDING PERMITS (m) 0457 507 289 (e) info@baylinepermits.com.au (w) www.baylinepermits.com.au

ELECTRICAL SCHEDULE

POWER OUTLETS

- SINGLE GPO - 300mm
- SINGLE GPO - 1100mm
- SINGLE GPO - 1350mm
- WP SINGLE GPO - EXTERNAL
- D SINGLE GPO - DISHWASHER
- M SINGLE GPO - MICROWAVE
- DOUBLE GPO - 300mm
- DOUBLE GPO - 1100mm
- DOUBLE GPO - 1350mm
- WP DOUBLE GPO - EXTERNAL
- FLOOR GPO

SWITCHES

- 2 WAY TWO WAY SWITCH
- 3 WAY THREE WAY SWITCH
- D DIMMER SWITCH

LIGHT FITTINGS

- 14w LED DOWN LIGHTS - 11watt (100mm CLEARANCE)
- 11w PENDANT LIGHT
- 11w INCANDESCENT WALL LIGHT
- 18w LINEAR FLUORESCENT - 30watt or 18watt LED
- 40w EXTERNAL FLOOD LIGHT - 120watt or 40watt LED
- 40w EXTERNAL SECURITY LIGHT WITH SENSOR
- 1600 INDICATION OF WALL LIGHT HEIGHT
- JB JUNCTION BOX
- CEILING FAN WITH LIGHT

OTHER OUTLETS & FITTINGS

- S.A. SMOKE ALARM
- FAN LIGHT (2) IXL TASTIC OR SIM
- LED STRIP (SWITCH LOCATION TBC ONSITE)
- PIN WALL LIGHT
- TRACK DOWNLIGHTS
- GAS HEATER STRIP
- EXHAUST FAN
- DUCTED A/C & HEATING POINT DOUBLE POWER POINT AND SINGLE LIGHT POINT FOR DUCTED HEATER IN CEILING
- TV TELEVISION COAXIAL POINT
- T TELEPHONE POINT
- I DATA POINT
- G CAPPED GAS POINT

ELECTRICAL NOTES

B.C.A 3.12.3
BUILDING SEALING & PENETRATION SEALING TO B.C.A 3.12.3
B.C.A 3.12.1.2(c)
PROVIDE THERMAL BREAK AS PER B.C.A 3.12.1.2()c (IF APPLICABLE)

B.C.A 3.12.5.5(d)
ARTIFICIAL LIGHTING AROUND THE PERIMETER OF A BUILDING MUST -
(I) BE CONTROLLED BY A DAYLIGHT SENSOR; OR
(II) HAVE AN AVERAGE LIGHT SOURCE EFFICACY OF NOT LESS THAN 40 LUMENS/W

ALTERNATE METER BOX LOCATION TO BE VERIFIED ONSITE TO BUILDERS DISCRETION TO SUIT SITE CONDITIONS & TO MINIMISE P.C. ADJUSTMENT

REFER TO PROJECT SPECIFICATION FOR:

- LIGHT SWITCHES COLOUR AND STYLE
- LIGHT FITTINGS DETAILS
- ELECTRIC/GAS WALL OVEN/UND BENCH OVEN
- ELECTRIC/GAS HOT PLATE
- ELECTRIC/GAS UPRIGHT COOKING RANGE
- DISHWASHER PROVISION
- RANGEHOOD
- ELECTRIC/GAS HOT WATER SERVICE
- HEATER TYPE, SIZE AND LOCATION
- COOLER TYPE, SIZE AND LOCATION

NEW LIGHTING TO BE MAX 5w/m2 TO AREA OF CLASS 1A (DWELLLING) & MAX 3w/m2 TO EXTENT OF CLASS 10A (GARAGE)

PROJECT: PROPOSED RESIDENCE
CLIENT: RIVERWOLF HOMES
AT: 204 BUNGOWER RD. MOOROODUC

ISS	DATE	AMENDMENTS

A B C D ELEVATION

N

SIZE A2 | TITLE: WORKING DRAWINGS | ELECTRICAL PLAN | REF: 22-62 | ISSUE: C

THIS IS SHEET 8 OF DRAWINGS REFERRED TO IN THE CONTRACT DATED:
SIGNED OWNER:
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DP-AD 44755

BUSHFIRE PROTECTION BAL 12.5 NOTES

Notes: to be read in conjunction with AS 3959 - 2018

Building Element		BAL-12.5
External Walls		The exposed components of an external wall that are within 400mm from a horizontal surface shall be a) non combustible material, or b) timber logs of a species with a density of 680 kg/m³ or greater at a 12 percent moisture content; of a minimum nominal overall thickness of 90mm and a minimum thickness of 70mm; and gauge planed,or c) cladding that is fixed externally to a timber- framed or a steel framed wall and is- i) non- combustible material; or ii) fibre-cement external cladding, a minimum of 6mm in thickness; or iii) bushfire- resisting timber; or iv) a timber species from E1; v) or a combination of items i),ii),iii) or iv) above or d) a combination of any of items a), b), or c) above
Joints		All joints in the external surface material of walls shall be covered, sealed, overlapped, backed or butt-jointed to prevent gaps greater than 3mm
External cladding		Shall be covered, sealed, overlapped, backed or butt-jointed to prevent gaps greater than 3mm or Shall be protected by sarking type material applied over the outer face of the frame prior to fixing any external cladding
Vents and weepholes		Shall be screened with a mesh with a maximum aperture of 2mm, made of corrosion resistant steel, bronze or aluminium, except where the vents and weepholes are less than 3mm, or are located in an external wall of a subfloor space
Floors (Bearers, joists, flooring)	Enclosed	NR
	Unenclosed	NR
Sub-Floors (Posts, stumps, columns, etc)	Enclosed	NR
	Unenclosed	NR
Verandahs, decks, steps, ramps and landings		· Decking may be spaced . Spaced decking is nominally spaced at 3mm; however that spacing may range from 0-5mm during service · There is no requirement to enclose the subfloor spaces · materials used to enclose a subfloor space less than 400mm from the ground shall comply as walls · Supports- NR · Framing- NR · Decking, stair treads, and the trafficable surfaces of ramps and landings less than 300mm from glazed elements that are less than 400 from the surface of the deck shall be made from a) Non-combustible material; *or* b) Bushfire-resisting timber; *or* c) Timber species listed in E1; *or* d) a combination of any items a), b) or c) including PVC-U for enclosed subfloor spaces
Balustrades, handrails		NR
Tested Systems		AS1530.8.1 at 12.5 kW / m²
Timber Summary		Window joinery - 650 kg / m² Remainder - 750 kg / m²
Roof		a) Roof tiles, roof sheets, and roof covering accessories shall be non-combustible b) The roof/ wall junction shall be sealed to prevent openings greater than 3mm c) Roof ventilation openings shall be fitted with ember guards
	Sheet	Sheet roofs shall- a) be fully sarked, except that foil backed insulation blankets may be installed over the battens; and b) have any gaps greater than 3mm sealed at the fascia or wall line and at valleys, hips and ridges by- i) a mesh or perforated sheet with a maximum aperture of 2mm, made of corrosion resistant steel, bronze or aluminium ; *or* ii) mineral wool; *or* iii) other non- combustible material; *or* iv) a combination of any items i), ii) iii) above
Roof Penetrations		a) shall be adequately sealed with non-combustible material at the roof to prevent gaps greater than 3mm b) openings shall be fitted with ember guards. (not applicable to exhaust flues c) all overhead glazing shall be grade A safety glass
Eaves linings, fascia & gables		a) gables shall comply as the same as walls b) eaves penetrations shall be protected the same as roof penetrations c) eaves ventilation openings greater than 3mm shall be fitted with amber guards
Gutters and downpipes		NA- with the exception of box gutters which shall be non-combustible and flashed at the junction with the roof with non-combustible material
Bushfire shutters		shall be made from a) non- combustible material, *or* b) timber species from E1, *or* c) bushfire- resisting timber, or a combination of a), b), c)

Screens		Screens protecting external doors and windows shall be a mesh or perforated sheet with a max 2mm aperture made of corrosion resistant steel, bronze or aluminum The frame supporting the screen shall be made from a) metal b) bushfire resisting timber c) timber species from E2
Windows		· Behind bushfire shutters -, *or* · Behind Screens -, *or* · Less than 400mm off horizontal surface frames shall be made from a) bushfire-resisting timber *or* b) timber species from E2 *or* c) metal *or* d) metal reinforced PVC-U · Glazing less than 400mm from horizontal surface shall be - Grade A safety glass minimum 4mm or glass blocks with no restriction on glazing methods Requirements apply to external face of double glazed unit s only · Openable portions of windows shall be screened
External Doors	Side Hung (including French doors, panel fold and bi-fold doors)	· Behind bushfire shutters -, *or* · Behind Screens -, *or* · Doors shall be- a) non-combustible; *or* b) solid having min thickness of 35mm for the lower 400mm c) hollow core with non-conbustible kickplate on the outside for the lower 400mm d) hollow core protected externally by screen e) fully framed glazed door, where the framing is made from materials specified for bushfire shutters, or from a timber species form E2 · Where doors incorporate glazing the glazing shall comply with the glazing requirements for windows · Joinery less than 400mm from horizontal surface a) Bushfire-resisting timber *or* b) Timber species from E2 *or* c) Metal *or* d) Metal reinf PVC-U Joinery greater than 400mm from horizontal surface NR Door jambs Less than 400mm from horizontal surface a) Bushfire-resisting timber *or* b) Timber species from E1 *or* c) Metal *or* d) Metal reinforced PVC-U Greater than 400mm from horizontal surface NR · Weather strips, draught excluders or draught seals shall be installed at the base of side hung external doors
	Sliding Door	· Behind bushfire shutters -, *or* · Behind Screens -, *or* · Glazed Door - grade A safety glass Joinery less than 400mm from horizontal surface a) Bushfire-resisting timber *or* b) Timber species from E2 *or* c) Metal *or* d) Metal reinforced PVC-U · There is no requirement to screen the openable part of the sliding door. However, if screened, the screens shall comply with prescribed requirements · Sliding doors shall be tight- fitting in the frames
Ember guards		Ember guards used to protect roof ventilation openings, sub-floor vents and weepholes to be, a mesh with a max 2mm aperture made of corrosion resistant steel, bronze or aluminum
Water and Gas supply pipes		Above ground, exposed water and gas supply pipes shall be metal

PROJECT: **PROPOSED RESIDENCE**

SITE LOCATION: **204 BUNGOWER RD. MOOROODUC**

CLIENTS: **RIVERWOLF HOMES**

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A B C D

ELEVATION

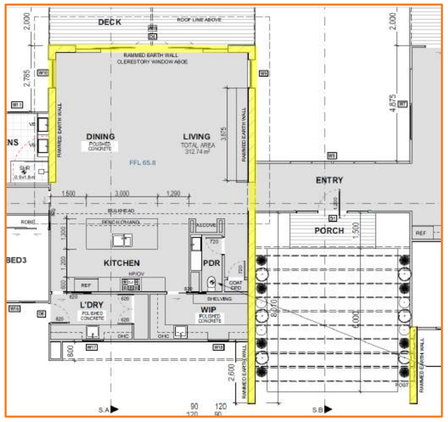
DRAWING TITLE: **WORKING DRAWINGS** SIZE **A3**

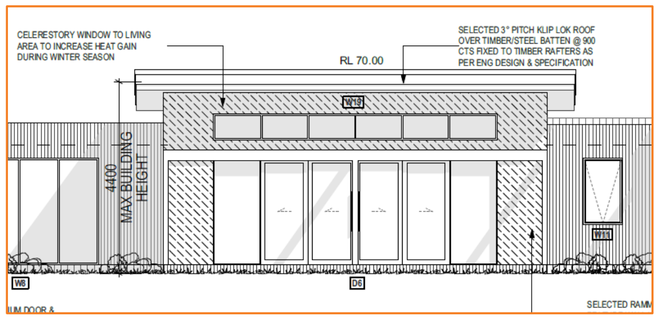
DATE: **01/07/24** DRAWN: **MT** B.P.N: **DP-AD 44755**

JOB REF: **22-62** ISSUE: **C** SHEET NO: **9**

PROPOSED SOLUTION

It is proposed to construct stabilised rammed earth walls to the dwelling dining and living rooms and also to an alfresco feature wing wall.





The SRE walls are to be cement stabilised (~9% Portland cement content) and constructed in accordance with the best practice guidelines given within *HB 195-2002 - The Australian Earth Building Handbook* published by Standards Australia International Ltd and also in reference to *Bulletin 5 Earth-Wall Construction* produced by the CSIRO in 1987. Installation is to be undertaken by a contractor with experience in SRE wall construction.

The walls are to be constructed over a reinforced concrete slab on ground designed and certified by a registered engineer in accordance with AS2870 – 2011. Along with typical soil classification, abnormally moisture conditions, etc, AS2870 requires that the footing design take into account the applicable wall movement tolerance (general considered articulated full masonry per AS2870) including the amount and form of articulation to be provided.

Figure 1 - Example of an RE wall with exposed edgebeam and window over showing shrinkage joint. Photo courtesy of https://www.aseg.net/rammed-earth-building-gallery/

The structural design of the wall has been certified by a registered engineer in accordance with HB 195-2002. Structural aspects of the wall have not been assessed or considered by CodeCert Pty Ltd as part of this performance solution report. All structural adequacy provisions are considered to be the responsibility of the design engineer, with suitable certification of the design provided to the relevant building surveyor.

It has been noted that a 10MPa minimum compressive strength has been specified. As a minimum it is suggested that the engineer specify relevant testing to Appendix A HB195 to be carried out and reported to the engineer/relevant building surveyor/architect/builder. Note that 10MPa is on the high side of compressive strengths achievable, which should be confirmed with the contractor and through testing prior to works commencing.

A lintel for the entry hallway opening should also be specified by the engineer .

Walls are specified as 300mm thick with reinforcing steel. Galvanised steel reinforcing should be specified by the engineer, at a minimum for all external walls where dampness may still occur within the wall.

The SRE wall is to be constructed with a minimum 150mm freeboard (distance of the base of the wall from the surrounding surface). This is to reduce the likelihood of the base of the wall having water pond or run against it during a flood/heavy rainfall event and to provide a termite inspection zone.

The surface drainage surrounding the wall is to be constructed in accordance with the DTS provisions of the NCC given in clause 3.1.3.3(a), including falling away a minimum of 50mm over the first 1m.

3.1.3.3 Surface water drainage

Surface water must be diverted away from Class 1 buildings as follows:

(a) Slab-on-ground — finished ground level adjacent to buildings:
the external finished surface surrounding the slab must be drained to move *surface water* away from the building and graded to give a slope of not less than (see Figure 3.1.3.2)—
(i) 25 mm over the first 1 m from the building in *low rainfall intensity areas* for surfaces that are reasonably impermeable (such as concrete or clay paving); or
(ii) 50 mm over the first 1 m from the building in any other case.

Figure 2 - Extract from NCC2019

A damp-proof course (DPC) is to be provided between the SRE wall and the slab footing. This DPC may be provided through use of malthoid or a slurry of Bondal Silasec or similar applied to the slab prior to the first layer of earth being installed. A rebate is detailed to prevent any moisture entering at the wall/slab junction from migrating into the dwelling.

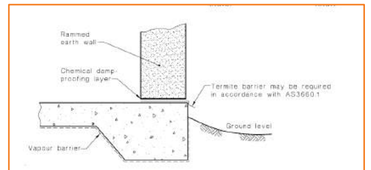


Figure 4.2—Typical base details

Where required by the engineer, control joints (to allow for articulation and shrinkage) are to be mechanically keyed per the engineers' details and suitably sealed as per Figure 3.2 of HB195, however adapted to suit the insulated setup proposed.

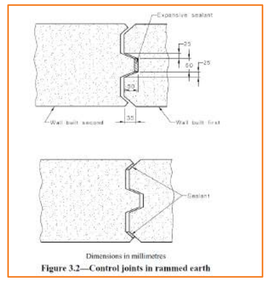


Figure 3.2—Control joints in rammed earth

Figure 3 - Construction joint detail - HB195

During construction, ponding of water against the SRE wall is to be prevented. This is particularly the case on the internal slab side of the wall.

The following additives will be provided to the SRE wall to increase the water/damp resistance. All additives are to be provided in accordance with the manufacturer's instructions by an experienced contractor. Test patches are required to be undertaken prior to application of sealers to ensure a suitable finish.

- **Tech-Dry Plasticure -** Provided as an admixture during the construction of the wall. Plasticure is a water repellent designed to make the wall permanently water repellent along with increasing salt and mould resistance.
- **Tech-Dry Earth Binder** – To be applied as an internal water-resistant dust binding acrylic sealer.
- **Tech-Dry Earth Shield** – To be applied to the external surface of the wall. As a solvent-based impregnant sealer, it will penetrate in the capillaries of the earth wall to provide further water repellent and dust-sealing to the wall.

Where windows and doors occur within the SRE wall, frames are to be sealed using a sealant compatible with both materials in line with the following diagram from Earth Building Association of Australia's *Building with earth bricks & rammed earth in Australia* ('EBAA') guidance book. Suitable sill flashings are to be provided, turned up at the rear and extending to face of all frames.

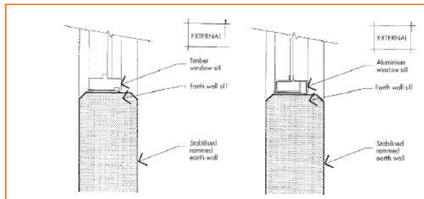


FIGURE 6.10.1(A) INSTALLATION OF SILLS (STABILISED RAMMED EARTH WALLS)

Figure 4 - Typical window detailing, noting the sill flashing and chamfered edge. Extract from Building with earth bricks and rammed earth in Australia

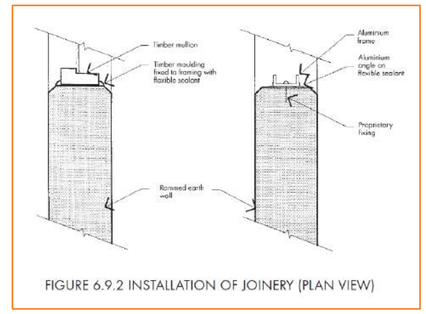


FIGURE 6.9.2 INSTALLATION OF JOINERY (PLAN VIEW)

Figure 5 - Typical window detailing. Extract from Building with earth bricks and rammed earth in Australia

The top of the wall is to be suitably capped with either a cement/render capping/coping, metal flashing or other suitable method of flashing to prevent the direct exposure of the top of wall to weather. To the garage, this capping is to terminate over the roof flashing and fall towards the adjoining roof at a minimum 3 degrees in accordance with Standards Australia HB39:2015.

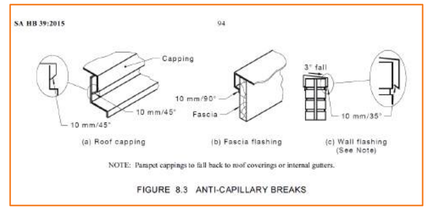


FIGURE 8.3 ANTI-CAPILLARY BREAKS

Figure 6 - Parapet flashing detail from HB39

Where the SRE wall occurs within wet areas, waterproofing must be provided in accordance with the DTS provisions. To the shower area it is expected that a suitable cement screed be utilised over the walls prior to the installation of a waterproofing membrane and tiles. These tiles are to terminate at a vertical waterstop installed at the intersection of the wall and glass shower screen.
At the vanity unit the installed vessels (basins) are to be 75mm min clear from the SRE walls.

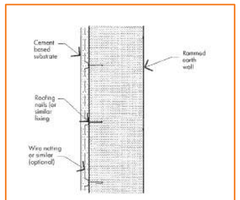


FIGURE 6.18.1(B) TILING SUBSTRATE USING CEMENT & WIRE NETTING

Figure 7 - Example of cement substrate of RE walling from EBAA

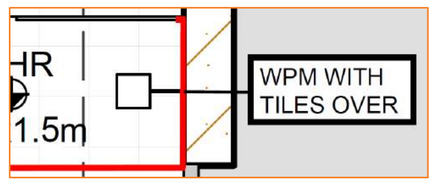


Figure 8 - Red line showing WPM to 1.8m min height with tiles over to DTS

BUILDING PERMIT
APPROVED DOCUMENT
PERMIT NO: 7965904521052
ISSUE DATE: 09/09/2024
BAYLINE BUILDING PERMITS

PROJECT: PROPOSED RESIDENCE	ISS	DATE	AMENDMENTS	A D B C		SIZE A2	TITLE: WORKING DRAWINGS PERFORMANCE SOLUTION NOTES	REF: 22-62	ISSUE: C
CLIENT: RIVERWOLF HOMES				ELEVATION	N	THIS IS SHEET 10 OF DRAWINGS REFERRED TO IN THE CONTRACT DATED:		DATE: 01/07/24	
AT: 204 BUNGOWER RD. MOOROODUC						SIGNED OWNER:		DRAWN: MT	
						BUILDER:		CHECKED:	
								B.P.N.	
								DP-AD 44755	