ARCHITECTURAL DRAWINGS

As per Bushfire Prone Area Report, this property is in a designated bushfire prone area. **Special Bushfire construction requirements apply.**

BAL-40

DRAWING LIST

Sheet Number	Issue	Sheet Name	Sheet Issue Date	Drawn By	Current Revision	Current Revision Date
A101	FINAL WD	GENERAL NOTES	17.11.2022	CML	E	17.11.22
A301	FINAL WD	PROPOSED FLOOR PLAN	17.11.2022	CML	E	17.11.22
A302	FINAL WD	PROPOSED ELEVATIONS	17.11.2022	CML	E	17.11.22
A401	FINAL WD	PROPOSED SECTION	17.11.2022	CML	E	17.11.22
A402	FINAL WD	ROOF MEMBER DETAILS	17.11.2022	CML	E	17.11.22
A403	FINAL WD	WATER STAND DETAILS	17.11.2022	CML	E	17.11.22
A404	FINAL WD	DOOR DETAILS	17.11.2022	CML	E	17.11.22
A405	FINAL WD	ORIENTATION DESIGN	17.11.2022	CML	E	17.11.22
A501	FINAL WD	ACCESSIBLE SANITARY COMPARTMENT NOTES	17.11.2022	CML	E	17.11.22
A502	FINAL WD	ACCESSIBLE SANITARY COMPARTMENT DIAGRAMS	17.11.2022	CML	E	17.11.22
A503	FINAL WD	AMBULANT SANITARY COMPARTMENTS	17.11.2022	CML	E	17.11.22
A504	FINAL WD	OPTIONAL ACCESSIBLE RAMP	17.11.2022	CML	E	17.11.22
A601	FINAL WD	BAL NOTES	17.11.2022	CML	E	17.11.22
A701	FINAL WD	3D VIEWS	17.11.2022	CML	E	17.11.22

PLANS TO BE SITING PRIOR TO ISSUING FINAL CONSTRUCTION DRAWINGS
DUPLICATES FROM ORIGINAL PLAN SHALL NOT BE USED ON MULTIPLE SITES WITHOUT DMC APPROVAL

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PROJECT: AS4 - FOUR POST AMENITY BLOCK - WITH WATER TANK & GUTTER

ADDRESS: **** SITING REQUIRED PRIOR TO ISSUE OF FINAL CONSTRUCTION DRAWINGS***

CLIENT: DJA DJA WARRUNG - BRAD CREME

REF: DMC616-03-22 **DATE:** 17.11.2022

NCC COMMERCIAL GENERAL NOTES

Classification of Buildings and Structures

- Building classification shall be in accordance with the NCC 2019 – A6.0.
- For building with multiple or part with more than one classification, classes shall be determined in accordance with the NCC 2019 – A6.11.

Fire Hazard Properties

- Specification C1.10 sets out the procedures for determining the fire hazard properties of assemblies tested to AS/NZS 1530.3.
- Fire hazard properties must comply with the NCC 2019 – C1.10.

Fire Resistance

- Type of fire-resisting construction of a building to be specified in accordance with NCC 2019 – C1.1, relevant to the number of storeys calculated as per provisions in the NCC 2019 – C1.2.
- Buildings with multiple or mixed fire-resisting constructions must be in accordance with the NCC 2019 – C1.3 & C1.4.
- Lightweight construction must comply with the NCC 2019 – C1.8.
- Materials specified in accordance with the NCC 2019 – C1.9, may be used where non-combustible materials are required.
- Fire-protected timber must be in accordance with the NCC 2019 – C1.13.

Compartmentation and Separation

- General floor area and volume limitation for Class 5, 6, 7, 8 or 9 building must not exceed the specified in accordance with the NCC 2019 – C2.2.
- Large isolated building shall be in accordance with the NCC 2019 – C2.3.
- Open spaces required by C2.3 and vehicular access required by Part C2.0 shall comply with the NCC 2019 – C2.4.
- Construction of fire walls to separate building and fire compartments shall comply with the NCC 2019 – C2.7.
- Separation of classifications in the same storey and different storeys shall be in accordance with the NCC – C2.8 & C2.9.
- Separation of lift shafts, stairways and lift in on shaft and equipment must comply with the NCC 2019 – C2.10, C2.11 & C2.12.
- Electricity supply systems must be in accordance with the NCC 2019 – C2.13.
- Public corridors with a length greater than 40m in a Class 2 or 3 building must be in accordance with the NCC 2019 – C2.14.

Protection of Openings

- Openings in external walls that have a required FRL must be protected in accordance with the NCC 2019 – C3.2.
- Separation of external walls and associated openings in different fire compartments separated by a fire wall must comply with the NCC 2019 – C3.3.
- Doorways, windows and other opening required to have protection, must be protected in accordance with the NCC 2019 – C3.4.
- Doorways in fire walls, sliding fire doors must be in accordance with the NCC 2019 – C3.5 & C3.6.
- Protection of doorways in horizontal exits and openings in fire-isolated exits must comply with the NCC 2019 – C3.7 & C3.8.
- Service penetrations in fire-isolated exits and openings in fire-isolated lift shafts must be in accordance with the NCC 2019 – C3.9 & C3.10.
- Openings in floors and ceiling for services must be installed and comply with the NCC 2019 – C3.12.
- In a Type A construction, opening in shafts must be in accordance with the NCC 2019 – C3.13.
- Openings for electrical, electronic, plumbing, mechanical ventilation, air-conditioning or other services penetrations requiring openings in building elements requiring an FRL must comply with the NCC 2019 – C3.15.
- Construction joints must comply with the NCC 2019 – C3.16.
- Columns protected with lightweight construction to achieve an FRL must be in accordance with the NCC 2019 – 3.17.

Access and Egress

- Number of exits required for each building classification must be determined in accordance with the NCC 2019 – D1.2.
- Class 2, 3, 5, 6, 7, 8 or 9 buildings must provide a minimum number of fire-isolated stairways and ramps complying with the NCC 2019 – D1.3.
- Distances to required exits and distances between alternative exits must comply with the NCC 2019 – D1.4 & D1.5.
- Exits and paths of travel to exits, travel via fire-isolated and non-fire-isolated exits and external stairways or ramps in lieu of fire-isolated exits must comply with provisions in accordance with the NCC 2019 – D1.6, D1.7, D1.8 & D1.9.
- Discharge from exits and horizontal exits must comply with the NCC 2019 – D1.10 & D1.11.

Access and Egress Cont.

- Non-required stairways, ramps and escalators must comply with the NCC 2019 – D1.12.
- Number of persons accommodated in a storey, room or mezzanine must be determined in accordance with the NCC 2019 – D1.13.
- Measurements of distances and method of measurements must comply with the NCC 2019 – D1.15.
- Plant rooms, lift machine rooms and electricity network substations may be provide alternative access in accordance with the NCC 2019 – D1.16.
- Access to lift pits must comply with the NCC 2019 – D1.17.
- Construction of fire-isolated and non-fire-isolated stairways and ramps must comply with the NCC 2019 – D2.2 & D2.3
- Separation of rising and descending stair flights and open access ramps and balconies must be in accordance with the NCC 2019 – D2.4 & D2.5.
- Smoke lobbies must comply with the NCC 2019 – D2.6.
- Access to service shafts, openings to any chute or duct, gas or other fuel services, services and equipment (including electricity meters, distribution boards or ducts; or central telecommunications distribution boards or equipment; or electrical motors or other motors serving equipment in the building) and electrical wiring installed in exits and paths of travel must comply with the NCC 2019 – D2.7.
- Enclosure of space under stairs and ramps shall be in accordance with the NCC 2019 – D2.8.
- Width of required stairways and ramps and pedestrian ramps must be in accordance with the NCC 2019 – D2.9 & D2.10.
- Fire-isolated passageways must comply with the NCC 2019 – D2.11.
- If an exit has egress to a roof of a building used as open space, the roof must be in accordance with the NCC 2019 – D2.12.
- Stairways required to a required and non-required exit and that discharge to a sloping public walkway or public road must have going and rises complying in accordance with the NCC 2019 – D2.13.
- Landing and threshold landings must be in accordance with the NCC 2019 – D2.14 & D2.15.
- Barriers to prevent falls must be provide to all stairs, ramps, roof, floor, corridor, hallway, balcony, deck, verandah, mezzanine, access bridge, any delineated path of access to a building or the like with a trafficable surface 1 metre or greater above the surface below and must be in accordance with the NCC 2019 – D2.16
- All handrails must be in accordance with the NCC 2019 – D2.17, excluding handrails referred to in D2.18. Handrails in accordance with the NCC 2019 – D2.18 must comply with AS1657.
- Doorways and doors in a resident use are of a Class 9c building, and/or servicing as a required exit or forming part of a required exit, or a doorway in a patient care area of a Class 9a health-care building must be in accordance with the NCC 2019 – D2.19.
- Swinging door in a required exit or forming part of a required exit mist be in accordance with the NCC 2019 – D2.20.
- Operation of latches for doors in a or forming part of a required exit or in the path of travel must be readily operation without a key from the side that faces a person seeking egress in accordance with the NCC 2019 – D2.21(a). These requirements to not apply to doors specified in the NCC 2019 – D2.21(b). Provision in D2.21(a) also do not apply to a Class 9b building (other than a school, an early childhood centre or a building used for religious purposes) accommodating more than 100 persons (determined in accordance with the NCC 2019 – D1.13) in accordance with the NCC 2019 – D2.21(c).
- Re-entry from fire-isolated exits must comply with the NCC 2019 – D2.22.
- Signs on doors must be in accordance with the NCC 2019 – D2.23.
- Protection of openable windows must be in accordance with the NCC 2019 – D2.24.
- Timber stairways may be used within a required fire-isolated stairway or passage if constructed from fire-protected timber (in accordance with the NCC 2019 – C1.13); the building is protected by a compliant sprinkler system (in accordance with the NCC 2019 – E1.5); has fire-protection underside of the stair flight, in accordance with the NCC 2019 – D2.25.
- Buildings and parts of building must be accessible for people with a disability in accordance with Table D3.1 of the NCC 2019 – D3.1.
- Access to a building and part of building to be accessible must be in accordance with the NCC 2019 – D3.2 & D3.3.
- The following areas of a building exempt from D3.2 & D3.3 and therefore, not required to be accessible in accordance with the NCC 2019 – D3.4. *An area where access would be inappropriate because of the particular purpose for which the area is used; an area that would pose a health or safety risk for people with a disability; any path of travel providing access only to an above area.*
- Accessible carparking must be provided in accordance with the NCC 2019 – D3.5.
- In a building required to be accessible signage must be provided complying with the NCC 2019 – D3.6.

Access and Egress Cont.

- Hearing augmentation and tactile indicators must comply with the NCC 2019 – D3.7 & D3.8.
- Wheelchair seating spaces in Class 9b assembly buildings must be in accordance with the NCC 2019 -D3.9
- Swimming pools provided for people with a disability must comply with the NCC 2019 – D3.10.
- Accessible ramps must be in accordance with the NCC 2019 – D3.11.
- Glazing on an accessway must comply with the NCC 2019 – D3.12 and must be clearly marked complying with AS1428.1.
- Non-required stairways, ramps and escalators must comply with additional provision in the NCC 2019 – Specification D1.12.

Services and Equipment

- Fire fighting equipment must be in accordance with the NCC 2019 – Part E1.
- Fire sprinkler systems must comply with the NCC 2019 – Specification E1.5. & Specification E1.5a.
- Smoke hazard management must be in accordance with the NCC 2019 – Part E2. Smoke detection and alarm systems and smoke exhaust systems must comply with the NCC 2019 – Specification E2.2a & E2.2b.
- Lifts installation must be in accordance with the NCC 2019 – Part E3.
- Visibility in an emergency, exit signs and warning systems must be in accordance with the NCC 2019 – Part E4.
- Photoluminescent exit signs must comply with the NCC 2019 – Specification E4.8.

Health and Amenity

- Stormwater drainage must be in accordance with the NCC 2019 – F1.1 and comply with AS/NZS 3500.3.
- External above ground membrane must be in accordance with the NCC 2019 – F1.4 and comply with AS4654 Part 1 & 2.
- Roof covering, including concrete and terracotta roof tiles (AS2049 & AS2050), cellulose cement (AS/NZS 2908.1 & AS/NZS 1562.2), plastic (AS/NZS 4256 Part 1, 2, 3 & 5 and AS/NZS 1562.3) and metal corrugated sheeting (AS1562.1) and asphalt shingles (ASTM D3018-90, Class A) must be in accordance with the NCC 2019 – F1.5.
- Sarking-type materials used for weatherproofing of roofs and walls must be in accordance with the NCC 2019 – F1.6.
- Waterproofing of wet areas in building must be in accordance with the NCC 2019 – F1.7.
- Damp-proofing and damp-proofing of floors on the ground must comply with the NCC 2019 – F1.9 & F1.10.
- Provision of floor wastes in a Class 2 or 3 building or Class 4 part of a building must comply with the NCC 2019 – F1.11.
- Subfloor ventilation must be in accordance with the NCC 2019 – F1.12.
- Glazed assemblies must be in accordance with the NCC 2019 – F1.13 and AS2047.
- Sanitary and other facilities in residential buildings must comply with the NCC 2019 – F2.1.
- Calculation of number of occupants and facilities shall be determined in accordance with the NCC 2019 – F2.2.
- Facilities in Class 3 to 9 buildings must be in accordance with the NCC 2019 – F2.3.
- Accessible sanitary facilities must be provided in accordance with the NCC 2019 – F2.4.
- Construction of sanitary compartments must comply with the NCC 2019 – F2.5.
- Urinals and washbasin must comply with the NCC 2019 – F2.6.
- Hot and warm water and cooling water systems in a building other than a system serving only a single *sole-occupancy unit* in a Class 2 or 3 building or Class 4 part of a building must be in accordance with the NCC 2019 – F2.7 and be installed to comply with AS/NZS 3666.1.
- Waste management in a Class 9a health-care building and Class 9c building must be in accordance with the NCC 2019 – F2.8.
- Height of rooms and other spaces must be in accordance with the NCC 2019 – F3.1.
- Natural light must be provided in a Class 2, 3, 4, 9a, 9c and 9b building in accordance with the NCC 2019 – F4.1.
- Methods and extent of natural light to be provided shall be in accordance with the NCC 2019 – F4.2.
- Natural light borrowed from adjoining rooms and artificial lighting must be in accordance with the NCC 2019 – F4.3 & F4.4.
- Ventilation of habitable room, office, shop, factory, workroom, *sanitary compartment*, bathroom, shower room, laundry and any other room occupied by a person for any purpose must have natural ventilation in accordance with the NCC 2019 – F4.5 & F4.6 or mechanical ventilation or air-conditioning systems complying with AS1668.2 and AS/NZS 3666.1.

Health and Amenity Cont.

- Ventilation borrowed from adjoining rooms must comply with the NCC 2019 – F4.7.
- Sanitary compartments must not open directly into specified rooms in accordance with the NCC 2019 – F4.8. Airlocks to a sanitary compartment must comply with the NCC 2019 – F4.9.
- Every storey of carparking, except an open-deck carpark must have ventilation in accordance with the NCC 2019 – F4.11.
- A commercial kitchen must be provided with a kitchen exhaust hood in accordance with the NCC 2019 – F4.12 and comply with AS/NZS 1668.1 and AS1668.2
- Sound transmission and insulation must be in accordance with the NCC 2019 – Part F5.

Ancillary Amenity

- Minor structures and components (including swimming pools, refrigerated chambers, strong-rooms, vaults and outdoor playspaces) must be in accordance with the NCC 2019 – Part G1.
- Boilers, pressure vessels, heating appliances, fireplaces, chimneys and flue must be in accordance with the NCC 2019 – Part G2.
- Atrium construction, separation, boundary walls, balconies, roofs, fire and smoke control systems and means of egress etc. to be in accordance with the NCC 2019 – Part G3.
- Construction in Alpine Areas to comply with the NCC 2019 – Part G4.
- Construction in Bushfire Prone Area to comply with the NCC 2019 – Part G5 & Australian Standard AS3959-2009.
- Occupiable outdoor areas (including, space on a roof, balcony or similar part of a building, that is open to the sky, have direct access and is not connected to an open space) must comply with the NCC 2019 – Part G6.

Special Use Buildings

- Special use buildings to comply with the NCC 2019 – Section H. Class 9b Buildings, Public Transport Buildings, Farm Buildings and Farm Sheds must be in accordance with the NCC 2019 – Part H1, H2 & H3, respectively.

Energy Efficiency

- Energy efficiency heating and cooling leads, air-conditioning and ventilation, artificial lighting and power, heat water supply and swimming pools and spa pool plant and facilities for monitoring must comply with the NCC 2019 – Part J0.
- Thermal construction where required, must comply with and be installed in accordance with the NCC 2019 – J1.12 and AS/NZS 4859.1.
- Roof and ceiling, roof lights, walls, floors thermal construction must be in accordance with the NCC 2019 – J1.3, J1.4, J1.5 & J1.6
- Chimneys and flues of an open solid-fuel burning appliance must be fitted with a device to seal the chimney or fuel in accordance with the NCC 2019 – J3.2.
- Roof lights must be sealed, or capable of being sealed in accordance with the NCC 2019 – J3.3.
- Windows and doors must be sealed in accordance with the NCC 2019 – J3.4. These requirements do not apply to the situation specified in J3.4(b).
- Exhaust fans must be fitted with a sealing device to comply with the NCC 2019 – J3.5.
- Construction of roofs, walls and floors and any openings must be constructed to minimise air leakage in accordance with the NCC 2019 – J3.6, when forming part of the envelope or the external fabric of a habitable rooms as specified in J3.6(b). These requirements do not apply to elements specified in J3.6(c).
- Evaporative coolers must be fitted with a self-closing device of the like in accordance with the NCC 2019 – J3.7.
- Air-conditioning and ventilation systems must be in accordance with the NCC 2019 – Part J5.
- Artificial lighting in a building other than a sole-occupancy unit or a sole-occupancy unit of a Class 2 building or a Class 4 part of a building must be in accordance with the NCC 2019 – J6.2. These requirements do not apply to the scenarios specified in J6.2(c).
- Interior artificial lighting and power controls, interior decorative and display lighting and artificial light around the perimeter of a building must comply with the NCC 2019 – J6.3, 6.4 & 6.5.
- Power supple to boiling water and chilled water storage units must be in accordance with the NCC 2019 – J6.6 and Specification J6.
- Heated water supply and swimming pool and spa pool plant must be in accordance with the NCC 2019 – Part J7. Heated water supply must comply with the NCC 2019 – Volume 3 – Plumbing Code of Australia.
- Facilities for energy monitoring to be in accordance with the NCC 2019 – Part J8.

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REVISIONS

Rev. #	Date	Drawn	Description
A	23.05.22	CML	PRELIM. WD
E	17.11.22	CML	IFC

PROJECT CLIENT: DJA DJA WARRUNG - BRAD CREME

ADDRESS: **** SITING REQUIRED PRSUBURB & POSTCODE OF FINAL CONSTRUCTION

PROJECT: AS4 -\FOUR POST AMENITY BLOCK - WITH WATER TANK & GUTTER

PROJECT NUMBER: DMC616-03-22

DATE:	17.11.2022
ISSUE NUMBER:	FINAL WD
DRAWN BY:	CML
APPROVED BY:	DMC

SHEET NAME: GENERAL NOTES

SCALE:

DRAWING NO: A101

LEGEND:

820	- Door width (Nom.)
1012	- Window size H x W (Nom.)
C.H	- Ceiling Height
C.O.S	- Confirm on site
CSD	- Cavity Sliding Door
DP	- Downpipe
DS	- Double Stud
DW	- Dishwasher
EF	- Exhaust Fan
EX.	- Existing
F	- Fixed
F.F.L	- Finished Floor Level
FW	- Floor Waste
Ⓗ	- Lift off hinges to WC
HR	- Handrail
HWS	- Hot Water Service
LBW	- Load-bearing Wall
MV	- Microwave
N.G.L	- Natural Ground Line
O	- Openable
OHCB	- Overhead Cupboards
PDP	- Proposed Downpipe
REF	- Refrigerator
R/H	- Rangehood
R.L	- Arbitary raised level
RWH	- Rainwater Head
SD	- Smoke Detector
SGD	- Sliding Glass Door
SHWR	- Shower
SSS	- Stainless Steel Sink
T	- Trough
TR	- Towel Rail
V	- Vent
VB	- Vanity Basin
WC	- Water Closet
WIR	- Walk in Robe
WM	- Washing Machine
WN	- Wall Niche
WO	- Wall Oven
WP	- Water Point
WT	- Water Tap

CHECK & VERIFY ALL DIMENSIONS, LEVELS & CONDITIONS ON SITE BEFORE COSTING, ORDERING OR PREFABRICATING ANY COMPONENTS FROM THIS DRAWING.

NATURAL LIGHT & VENTILATION

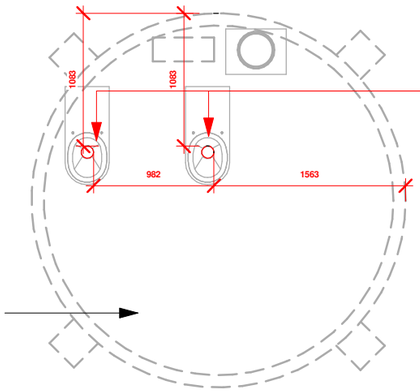
NL - NATURAL LIGHT = Min. 10%
V - VENTILATION = Min. 5%

Minimum natural light and ventilation requirements for habitable room areas as per Clauses 3.8.4 & 3.8.5 of the NCC Vol 2 2019.
This excludes: Bathroom, laundry, water-closet, pantry, walk-in wardrobe, corridor, hallway, lobby, photographic darkroom and clothes-drying room.

*If no natural ventilation is provided to bathrooms ,ensuite and WC's then mechanical ventilation must be provided.

PROPOSED AREA SCHEDULE

NAME	AREA	SQUARES



WC - Ø 100

10,000L CONCRETE WASTE TANK
REFER TO ENGINEERS FOR
DESIGN & INSTALLATION

1 TANK DETAILS
1 : 50

MEMBER/CLADDING SCHEDULE

COL - A	150 X 150 IRONBARK POSTS INTO POST STIRRUP AS PER ENG. SPECS.
COL.	89 X 89 X 2.5 GALVANISED SHS COLUMNS AS PER ENG. SPECS.
ICP	75MM COOLASPAN DOUBLE CORROPANEL™ WALL SYSTEM COLOUR: GALVANISED OR COLORBOND WOODLAND GREY®
CB	CORRUGATED MINI ORB (ZINCALUME)® COLORBOND WALL SHEETING COLOUR: GALVANISED OR COLORBOND WOODLAND GREY®
AC	DECOCLAD ALUMINIUM CLADDING (REFER TO SPECIFICATIONS)

PROVIDE BRACING SUPPORT TO FRAME AT HANDRAIL LOCATIONS TO WITHSTAND A FORCE NO LESS THAN 1100N

PUMP OUT PORT AS PER ENGINEERS SEPCS.

STAINLESS STEEL DROP TOILET PEDESTAL PAN

OPTIONAL SOLAR POWERED EXHAUST FAN TO BE INSTALLED AS PER MANU. SPEC.

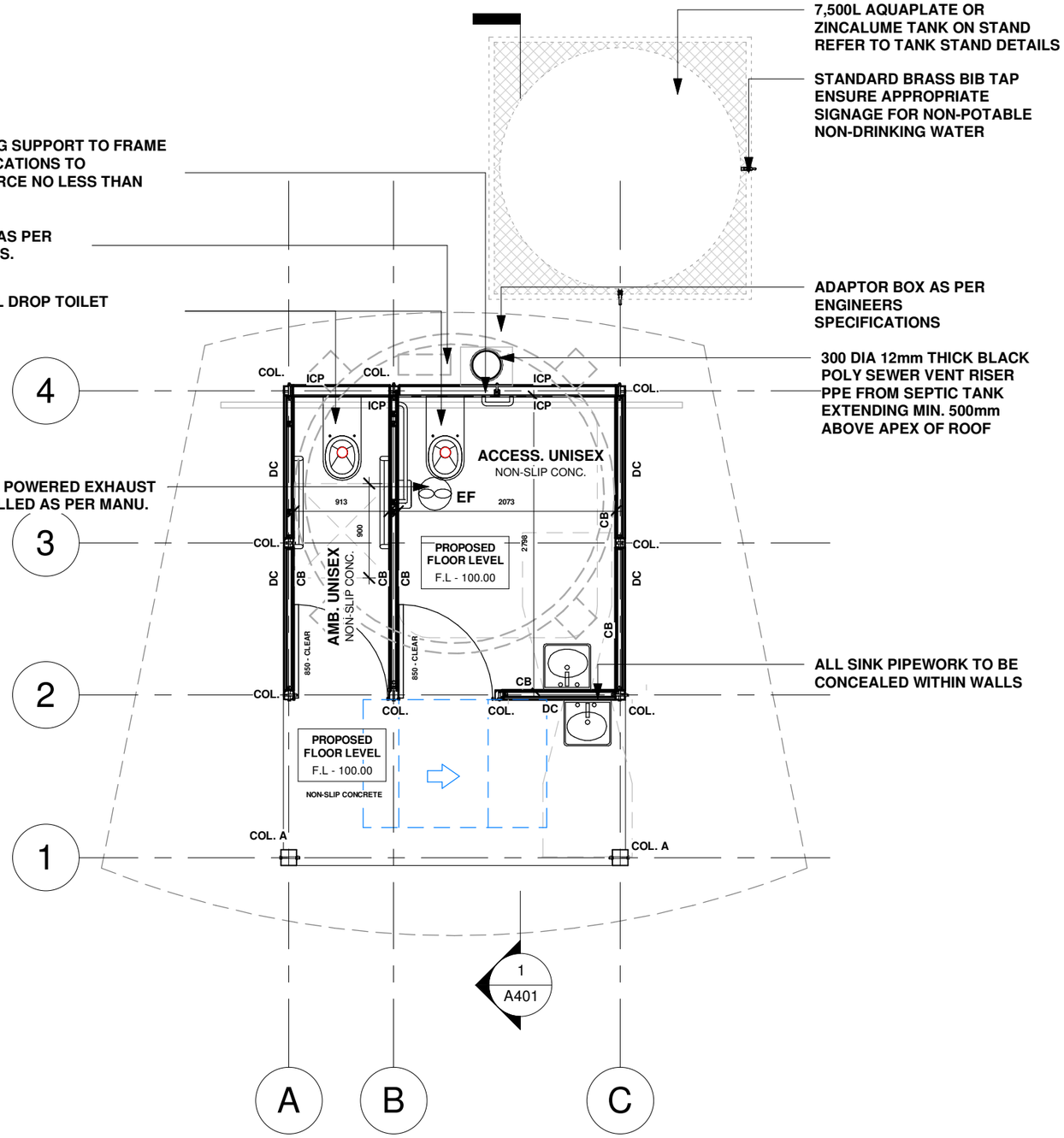
7,500L AQUAPLATE OR ZINCALUME TANK ON STAND REFER TO TANK STAND DETAILS

STANDARD BRASS BIB TAP ENSURE APPROPRIATE SIGNAGE FOR NON-POTABLE NON-DRINKING WATER

ADAPTOR BOX AS PER ENGINEERS SPECIFICATIONS

300 DIA 12mm THICK BLACK POLY SEWER VENT RISER PPE FROM SEPTIC TANK EXTENDING MIN. 500mm ABOVE APEX OF ROOF

ALL SINK PIPEWORK TO BE CONCEALED WITHIN WALLS



2 PROPOSED FLOOR PLAN
1 : 50

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REVISIONS

Rev. #	Date	Drawn	Description
A	23.05.22	CML	PRELIM. WD
C	22.06.22	CR	WD REVISION
E	17.11.22	CML	IFC

PROJECT CLIENT: DJA DJA WARRUNG - BRAD CREME

ADDRESS: **** SITING REQUIRED PRSUBURB & POSTCODE OF FINAL CONSTRUCTION

PROJECT: AS4 -\FOUR POST AMENITY BLOCK - WITH WATER TANK & GUTTER

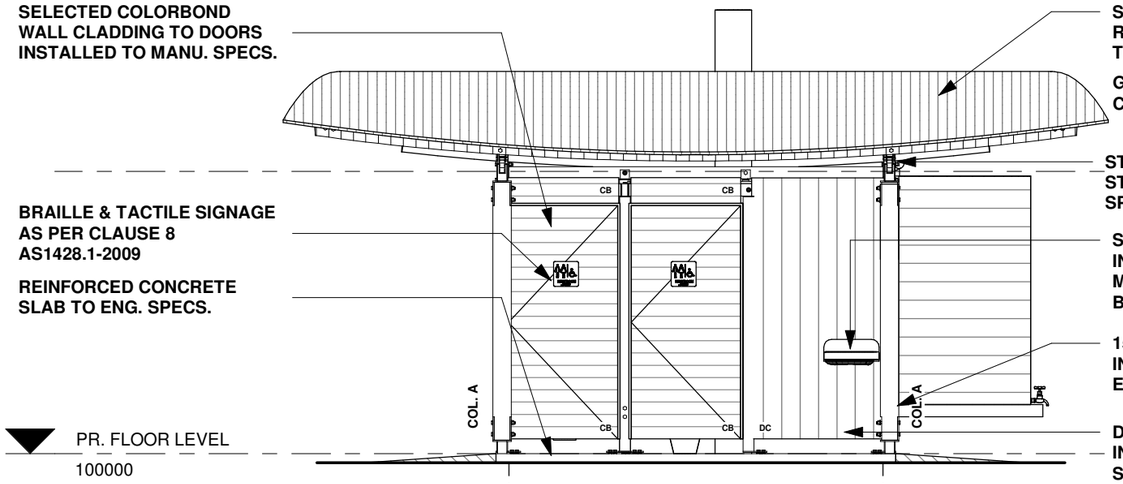
PROJECT NUMBER: DMC616-03-22

DATE:	17.11.2022
ISSUE NUMBER:	FINAL WD
DRAWN BY:	CML
APPROVED BY:	DMC

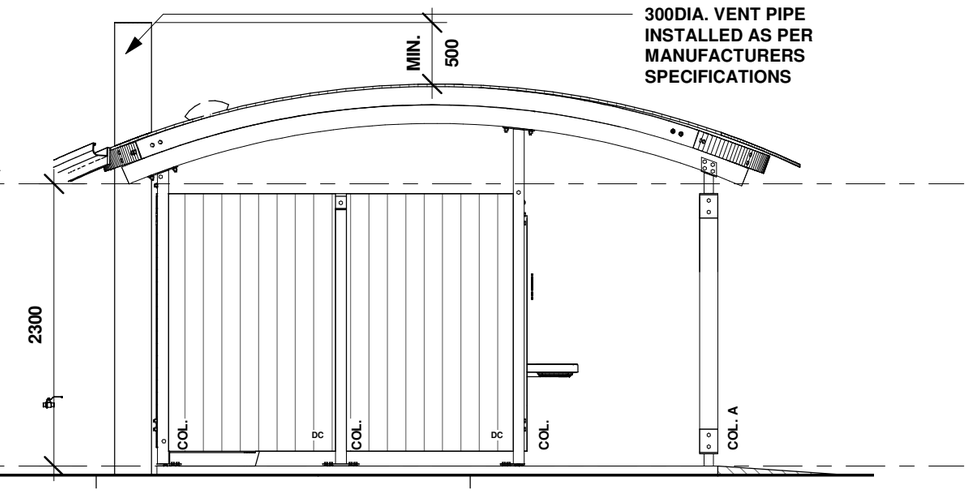
SHEET NAME: PROPOSED FLOOR PLAN

SCALE: 1 : 50

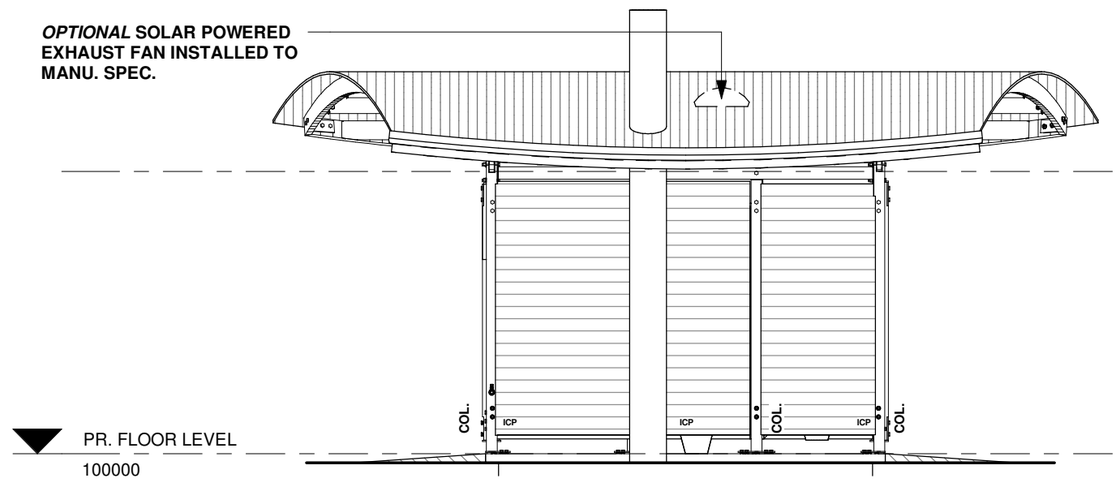
DRAWING NO: A301



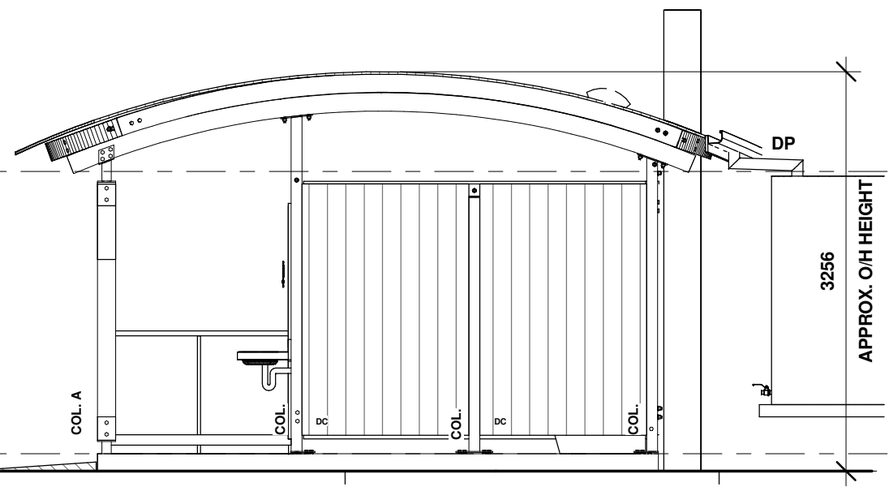
1 FRONT ELEVATION
1 : 50



2 SIDE ELEVATION 01
1 : 50



3 REAR ELEVATION
1 : 50



4 SIDE ELEVATION 02
1 : 50

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REVISIONS

Rev. #	Date	Drawn	Description
A	23.05.22	CML	PRELIM. WD
B	08.06.22	CR	WD REVISION
C	22.06.22	CR	WD REVISION
D	27.10.22	CML	WD REVISION
E	17.11.22	CML	IFC

PROJECT CLIENT: DJA DJA WARRUNG - BRAD CREME

ADDRESS: **** SITING REQUIRED PRSUBURB & POSTCODE OF FINAL CONSTRUCTION

PROJECT: AS4 -\FOUR POST AMENITY BLOCK - WITH WATER TANK & GUTTER

PROJECT NUMBER: DMC616-03-22

DATE:	17.11.2022
ISSUE NUMBER:	FINAL WD
DRAWN BY:	CML
APPROVED BY:	DMC

SHEET NAME: PROPOSED ELEVATIONS

SCALE: 1 : 50

DRAWING NO: A302

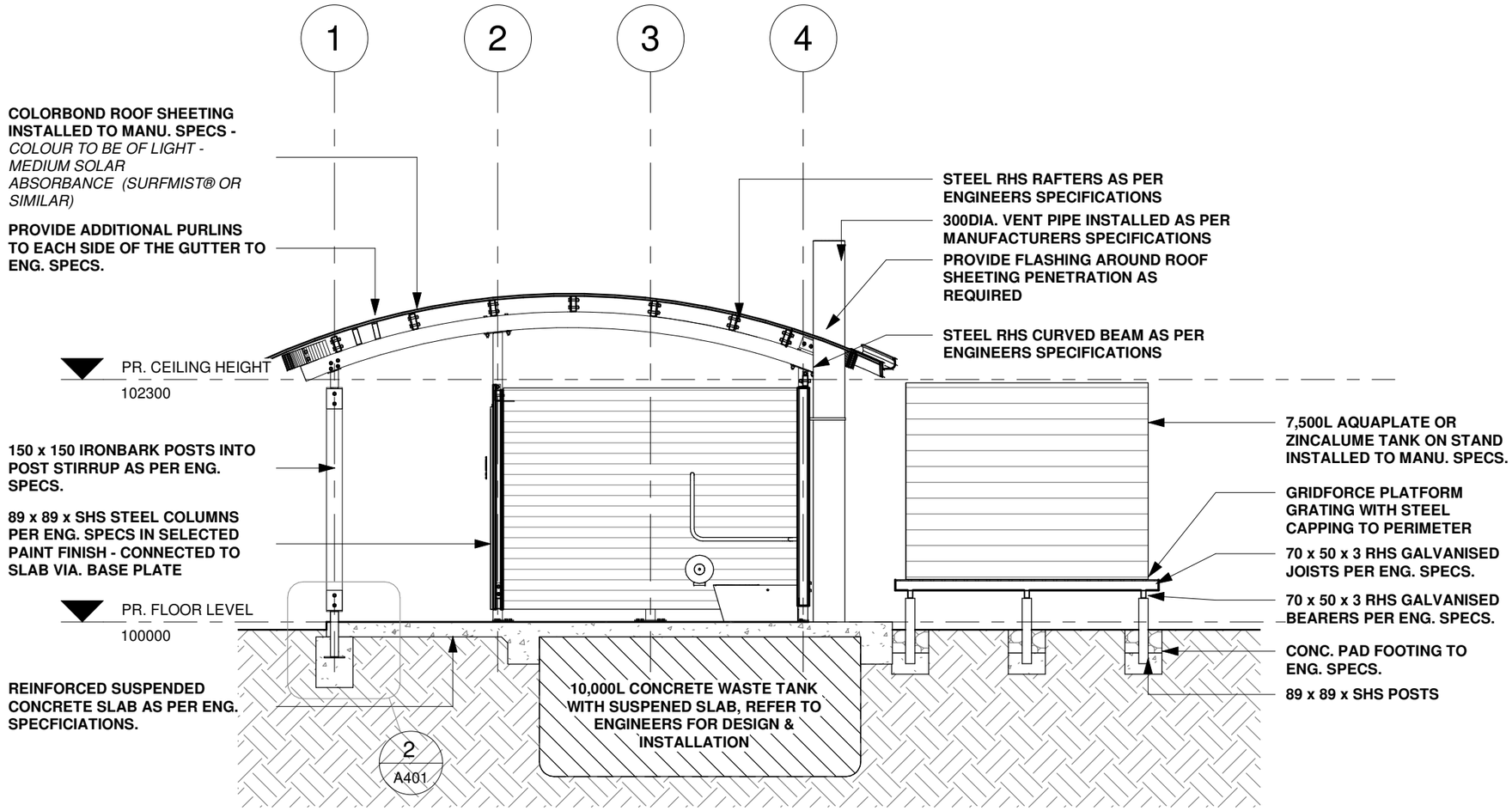
ENSURE ALL PLANS ARE READ IN CONJUCTION WITH THE ENGINEERS DRAWINGS AND COMPUTATIONS

ALL TIMBER SIZES HAVE BEEN DETERMINED FROM AS1684.4 SUPPLEMENT TABLES (N1/N2) or DESIGNIT SOFTWARE IF hySPAN HAS BEEN NOMINATED

ANY TIMBER THAT IS OUTSIDE ABOVE GROUND MUST BE **H3 TREATED**

ANY TIMBER THAT IS OUTSIDE AND HAS IN-GROUND CONTACT MUST BE **H4 TREATED**

CHECK & VERIFY ALL DIMENSIONS, LEVELS & CONDITIONS ON SITE BEFORE COSTING, ORDERING OR PREFABRICATING ANY COMPONENTS FROM THIS DRAWING.



1 SECTION - A
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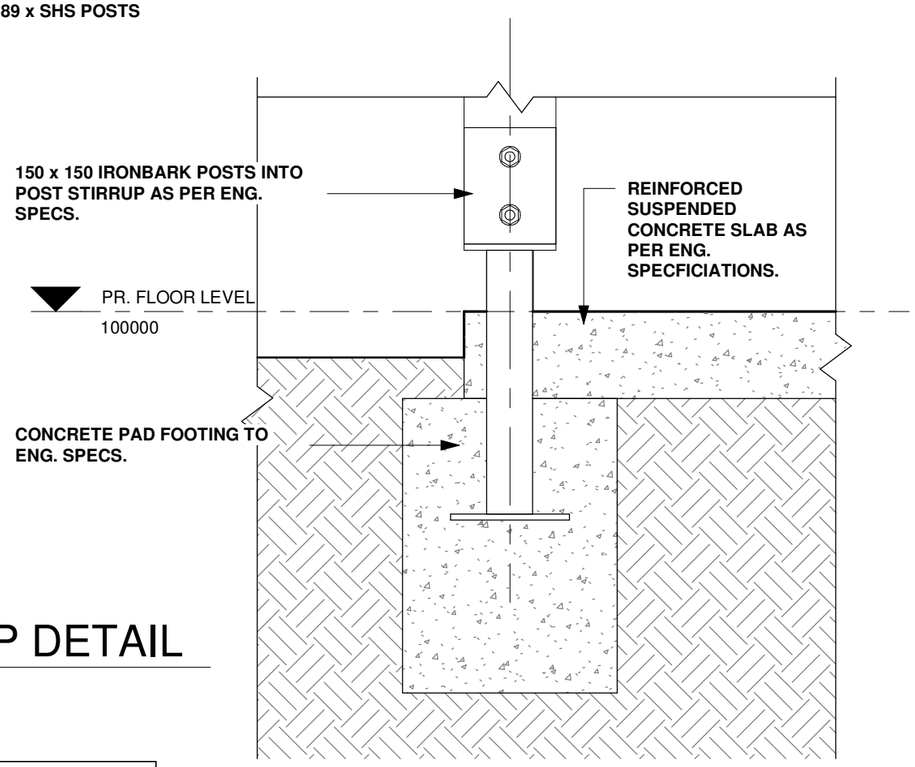

2 POST & STIRRUP DETAIL
1 : 10

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D	27.10.22	CML	WD REVISION
E	17.11.22	CML	IFC

PROJECT CLIENT: DJA DJA WARRUNG - BRAD CREME

ADDRESS: **** SITING REQUIRED PRSUBURB & POSTCODE OF FINAL CONSTRUCTION

PROJECT: AS4 -\FOUR POST AMENITY BLOCK - WITH WATER TANK & GUTTER

PROJECT NUMBER: DMC616-03-22

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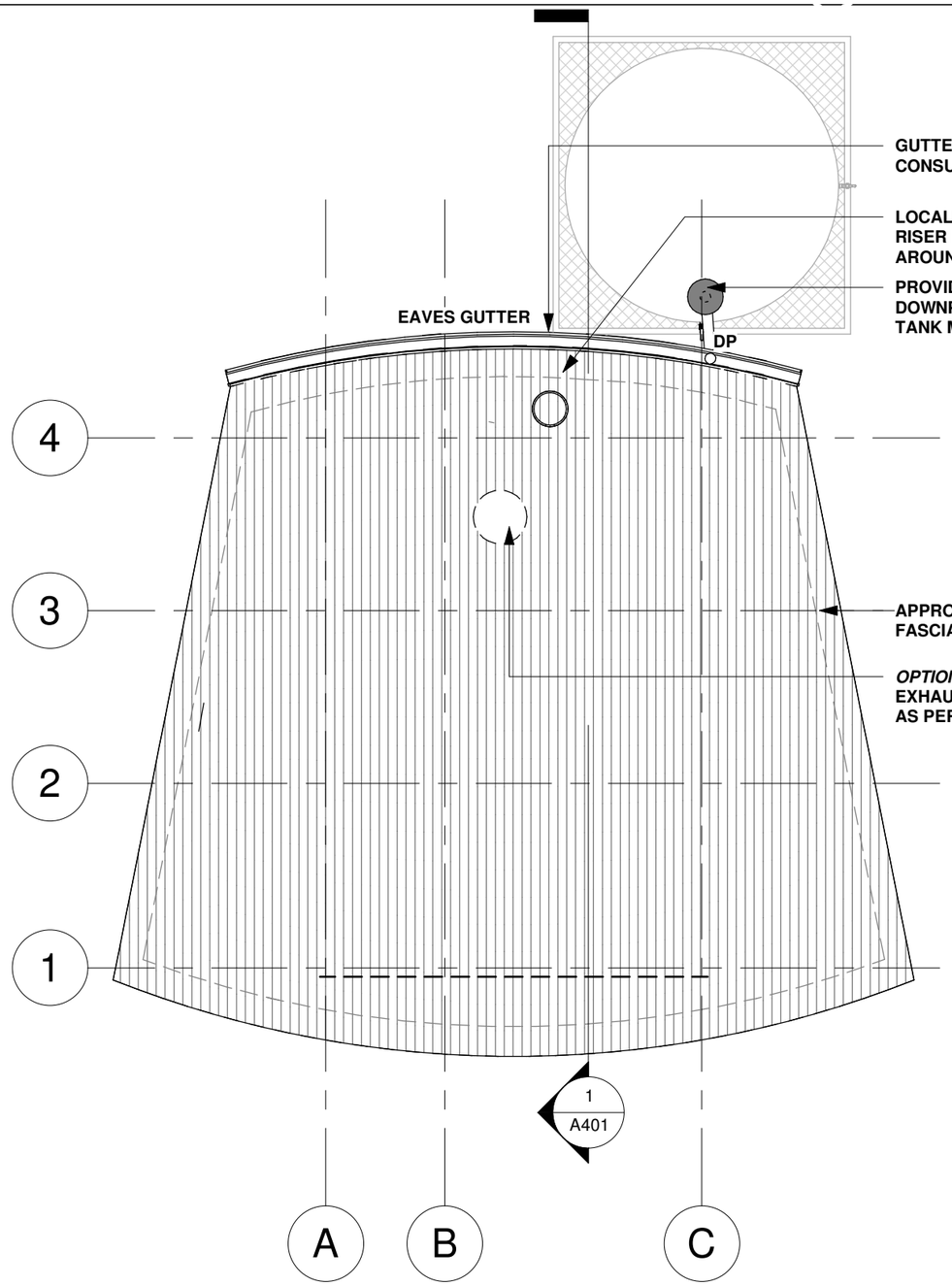
APPROVED BY:	DMC

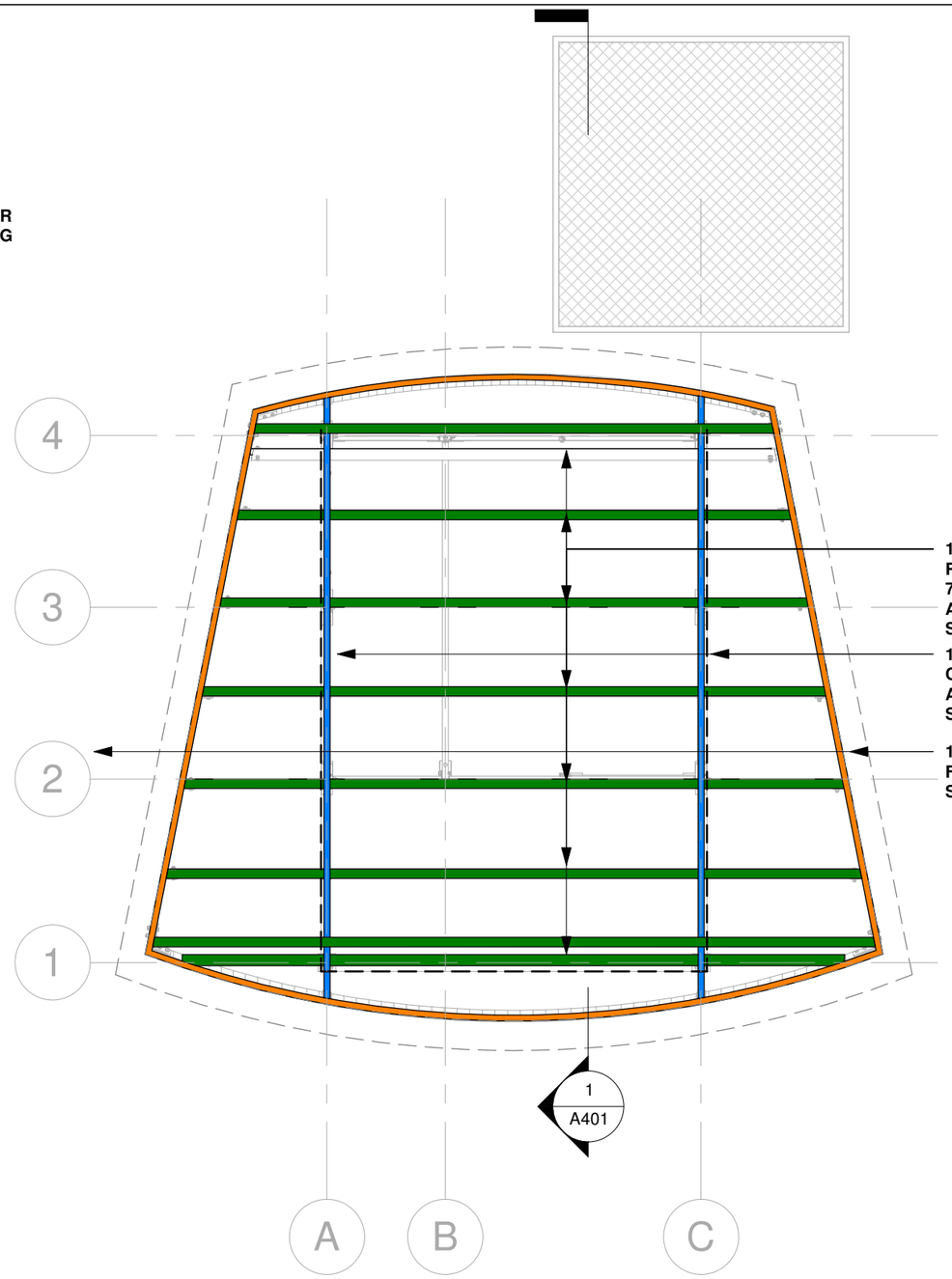
SHEET NAME: PROPOSED SECTION

SCALE: As indicated

DRAWING NO: A401



1 ROOF PLAN
1 : 50



2 ROOF STRUCTURE
1 : 50

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DRAWN BY: CML
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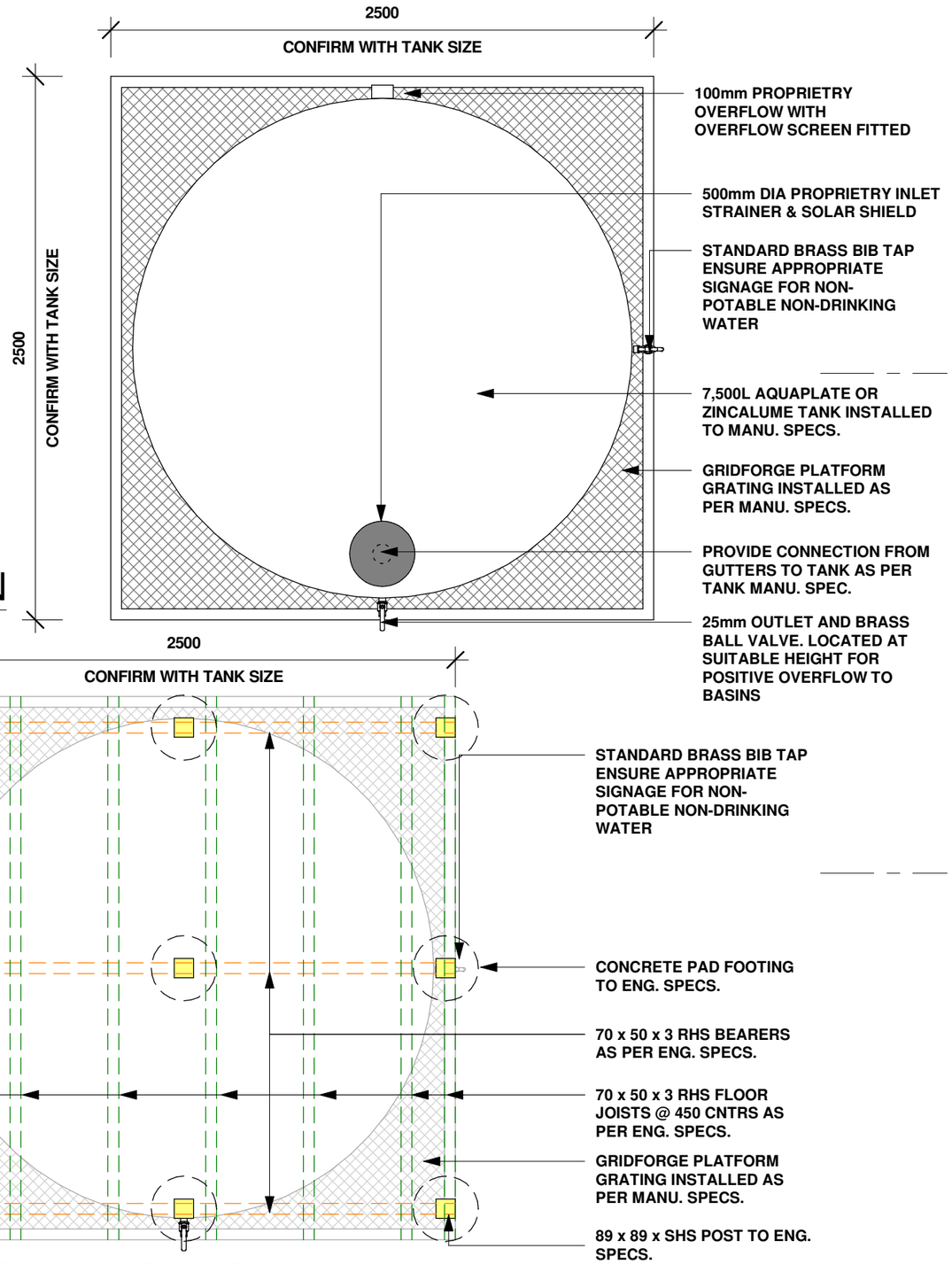
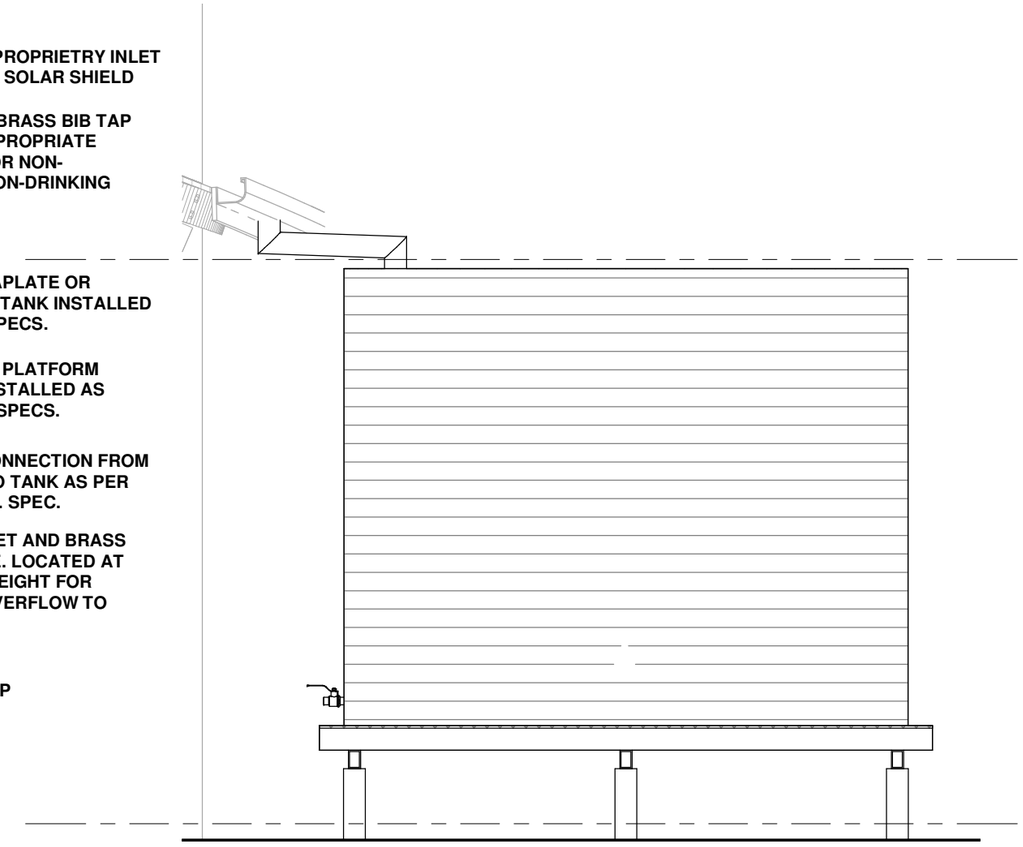
SHEET NAME: ROOF MEMBER DETAILS

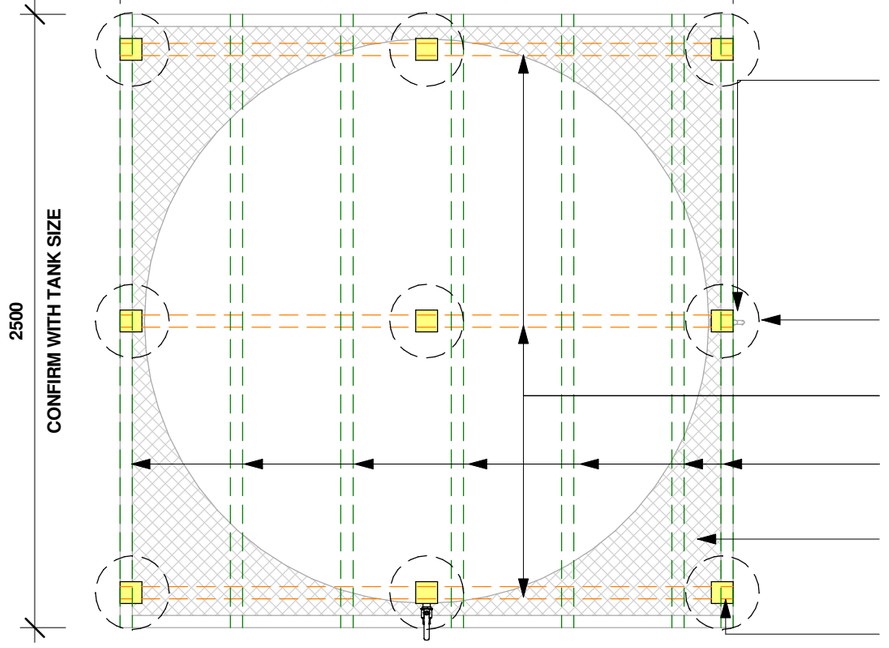
SCALE: 1 : 50
DRAWING NO: A402



1 TANK FLOOR PLAN
1 : 25



2 WATER TANK ELEVATION
1 : 25



3 TANK STAND SET-OUT
1 : 25

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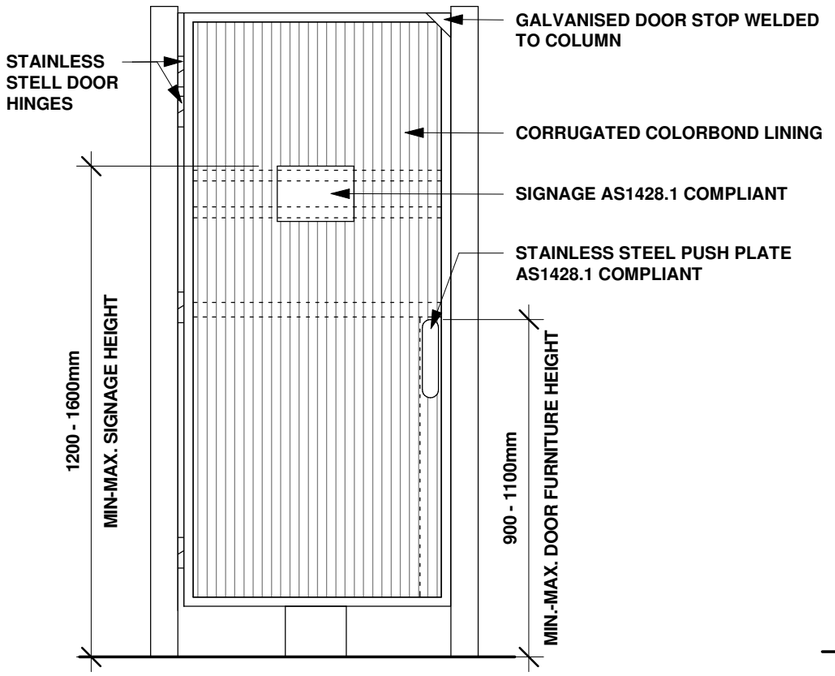
SHEET NAME: WATER STAND DETAILS

SCALE: 1 : 25

DRAWING NO: A403



1 EXTERNAL DOOR DETAIL
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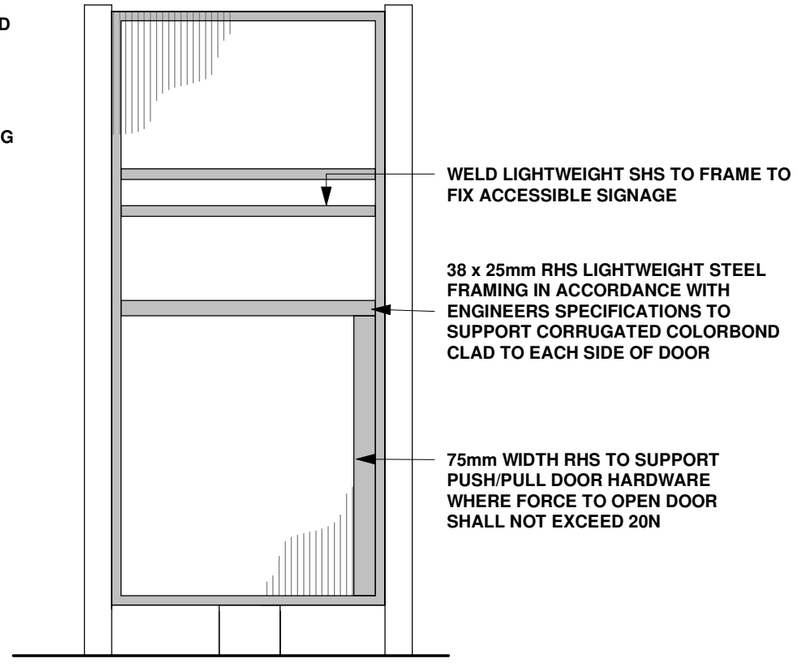

2 DOOR FRAMING DETAIL
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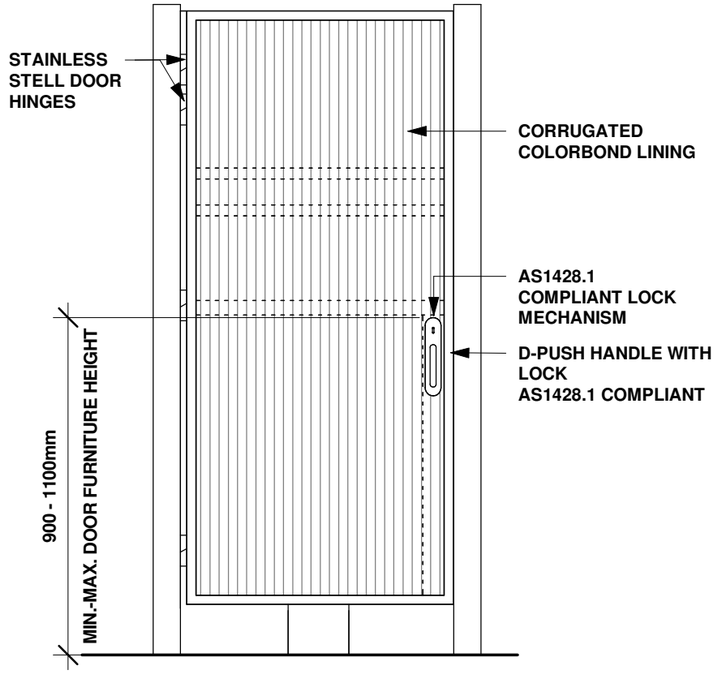
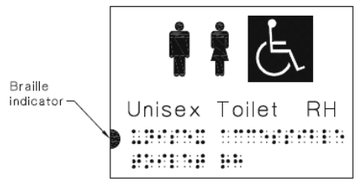


3 INTERNAL DOOR DETAIL
1 : 20



SIGNAGE REQUIREMENTS AS PER AS1428.1-2009

METAL FINISH IS PREFERRED

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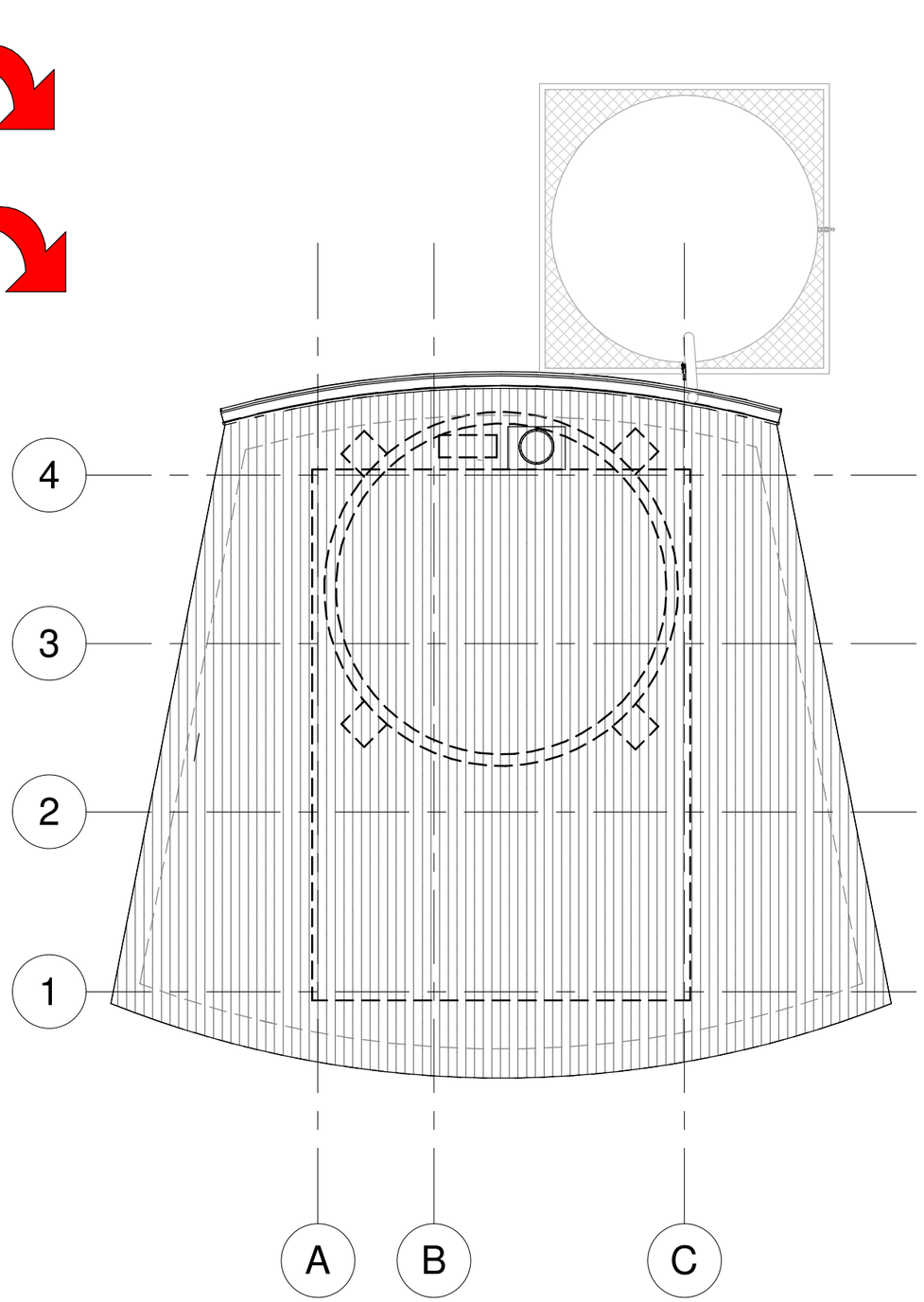
SHEET NAME: DOOR DETAILS

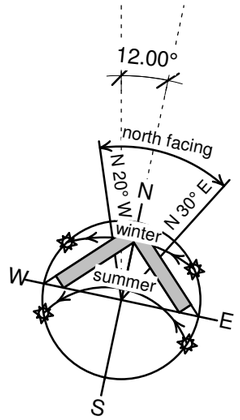
SCALE: 1 : 20

DRAWING NO: A404

HOT BREEZES FROM THE NORTH-WEST



1 ORIENTATION DESIGN
1 : 50



PREFFERED ORIENTATION 12° NORTH-EAST

NORTH TO BE CONFIRMED ON SITE

NOTES FOR OPTIMAL VENTILATION AND ODOUR MANAGEMENT:

TOILET ORIENTATION TO POSITION (BLACK) BREATHER PIPE TO RECEIVE DIRECT SUN NORTH OR NORTH-WEST TO PROMOTE TEMPERATURE DIFFERENTIAL AND AIR CIRCULATION TO APPROPRIATELY VENT AND MINIMISE ODOUR.

TEMPERATURE DIFFERENTIAL BETWEEN INSIDE THE BUILDING AND OUTSIDE OF THE BUILDING IS IMPERATIVE TO APPROPRIATE AIR CIRCULATION AND ODOUR VENTILATION. (INSIDE IS NOT TO EXCEED AMBIENT AIR TEMPERATURE)

BLACK BREATHER PIPE TO BE LOCATED NORTH OR WITHIN 15° WEST OF NORTH IN ORDER TO PROMOTE TEMPERATURE DIFFERENCE AND AIR CIRCULATION AS TO PROPERLY VENT THE SEPTIC SYSTEM AND MINIMISE ODOUR.

ENSURE THE NORTH WALL IS INSULATED AS PER PLAN TO ENSURE A COMFORTABLE ENVIRONMENT WITHIN THE TOILET SPACE AND OPTIMAL VENTILATION & ODOUR MANAGEMENT IS PROVIDED.

COOL BREEZES FROM THE SOUTH-EAST TO PASSIVELY COOL THE INTERNAL ENVIRONMENT AND PROMOTE VENTILATION WITHIN THE TOILET BLOCK

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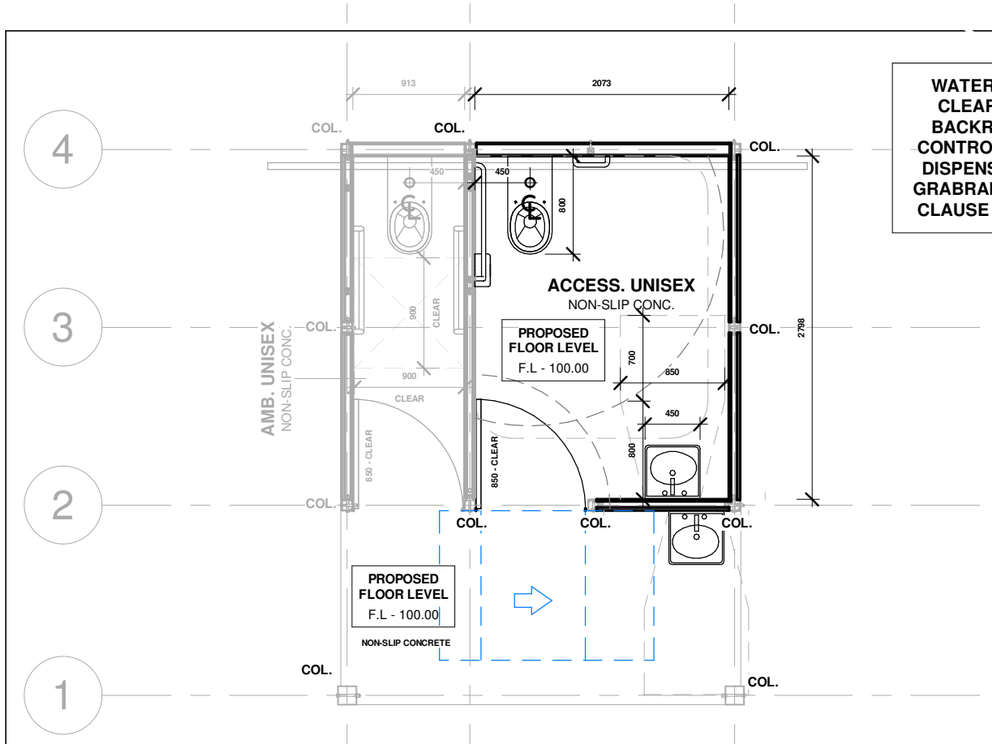
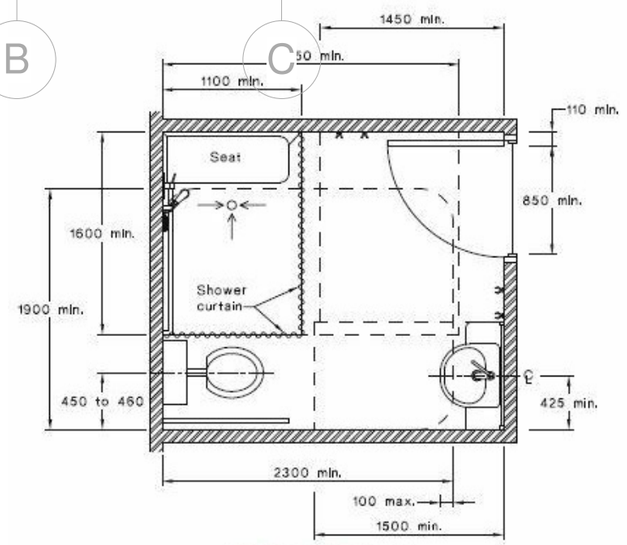
SHEET NAME: ORIENTATION DESIGN
SCALE: 1 : 50
DRAWING NO: A405



1 ACCESSIBLE TOILET DETAILS

1 : 50

WATER TAPS, WC PAN CLEARANCES, SEAT, BACKREST, FLUSHING CONTROL, TOILET PAPER DISPENSER LOCATION & GRABRAILS TO BE AS PER CLAUSE 15 AS1428.1-2009



DIMENSIONS IN MILLIMETRES

FIGURE 50 SANITARY COMPARTMENT SHOWING OVERLAP OF WASHBASIN FIXTURE INTO SHOWER CIRCULATION SPACE

SECTION F - HEALTH AND AMENITY

IN ACCORDANCE WITH CLAUSE F2.4 - ACCESSIBLE SANITARY FACILITIES, ACCESSIBLE UNISEX SANITARY COMPARTMENTS MUST BE PROVIDED IN ACCESSIBLE PARTS OF THE BUILDING IN ACCORDANCE WITH TABLE F2.4(A).
- ACCESSIBLE UNISEX SHOWERS MUST BE PROVIDED IN ACCORDANCE WITH TABLE F2.4(B).
- AN ACCESSIBLE SANITARY COMPARTMENT MUST CONTAIN A CLOSET PAN, WASHBASIN, SHELF OR BENCH TOP AND ADEQUATE MEANS OF DISPOSAL OF SANITARY PRODUCTS.
- THE CIRCULATION SPACES, FIXTURES AND FITTINGS OF ALL ACCESSIBLE SANITARY FACILITIES PROVIDED IN ACCORDANCE WITH TABLE F2.4(A) AND TABLE F2.4(B) MUST COMPLY WITH THE REQUIREMENTS OF AS1428.1-2009.

AUSTRALIAN STANDARD AS1428.1-2009: DESIGN FOR ACCESS AND MOBILITY

SANITARY COMPARTMENTS SHALL BE PROVIDED AND CONSTRUCTION IN ACCORDANCE WITH PART 15 (SANITARY FACILITIES) OF THIS STANDARD.

15.2.1 WATER TAPS
- WATER TAPS SHALL HAVE LEVER HANDLES, SENSOR PLATES, OR OTHER SIMILAR CONTROLS.
- LEVER HANDLES SHALL HAVE NOT LESS THAN 50mm CLEARANCE FROM AN ADJACENT SURFACE.
- WHERE SEPARATE TAPS ARE PROVIDED FOR HOT AND COLD WATER, THE HOT WATER TAP SHALL BE PLACED TO THE LEFT OF THE COLD TAP FOR HORIZONTAL CONFIGURATIONS, OR ABOVE THE COLD WATER TAP FOR VERTICAL CONFIGURATIONS.
- WHERE HOT WATER IS PROVIDED, THE WATER SHALL BE DELIVERED THROUGH A MIXING SPOUT.

15.2.2 WC PAN CLEARANCES
- WC PAN CLEARANCES, INCLUDING SET-OUT, SEAT HEIGHT AND SEAT WIDTH SHALL BE AS SHOWN IN FIGURE 38 *BELOW.*

15.2.3 SEAT
- A TOILET SEAT SHALL BE PROVIDED ON ALL ACCESSIBLE TOILETS.
- BE OF THE FULL-ROUND TYPE, (I.E NOT OPEN FRONTED) AND WITH MINIMAL CONTOURS TO THE TOP SURFACE.
- BE SECURELY FIXED IN POSITION WHEN IN USE.
- HAVE SEAT FIXINGS THAT CREATE LATERAL STABILITY FOR THE SEAT WHEN IN USE.
- BE LOAD-RATED TO 150KG.
- HAVE A MINIMUM LUMINANCE CONTRAST OF 30% WITH THE BACKGROUND (E.G PAN, WALL OR FLOOR AGAINST WHICH IT IS VIEWED).

15.2.4 BACKREST
- A BACKREST SHALL BE PROVIDED ON ACCESSIBLE TOILETS.
- BE CAPABLE OF WITHSTANDING A FORCE IN ANY DIRECTION OF 1100 N.
- HAVE A HEIGHT, AT THE LOWER EDGE OF BACKREST TO THE TOP OF THE WC SEAT, OF 120mm TO 150mm, AS SHOWN IN FIGURE 39(A) *BELOW.*
- THE FRONT EDGE OF THE CENTER OF THE BACKREST BE POSITIONED TO ACHIEVE AN ANGLE OF BETWEEN 95° TO 100° BACK FROM THE SEAT HINGE (FIGURE 39(B) *BELOW).*

15.2.5 FLUSHING CONTROL
- FLUSHING CONTROLS SHALL BE USER ACTIVATED, EITHER HAND OPERATED OR AUTOMATIC AND BE LOCATED WITHIN NOMINATED ZONES IN ACCORDANCE WITH FIGURE 40(A) & (B).

15.2.6 TOILET PAPER DISPENSER
- THE OUTLET FOR THE TOILER PAPER DISPENSER SHALL BE LOCATED WITHIN THE ZONE SPECIFIED IN FIGURE 41 AND SHALL NOT ENCROACH UPON THE CLEARANCE SPACE REQUIRED AROUND THE GRABRAIL SPECIFIED IN CLAUSE 15.2.7.

15.2.7 GRABRAILS
- WHERE A CONCEALED OR HIGH-LEVEL CISTERN OF FLUSH VALUE IS USED, A CONTINUOUS GRABRAIL, AS SPECIFIED IN CLAUSE 17, SHALL BE PROVIDED ACROSS THE REAR WALL AND SIDE WALL NEAREST THE WC PAN, AS SHOWN IN FIGURE 42 *BELOW.* WHERE A LOW-LEVEL NON-CONCEALED CISTERN OR FLUSH VALUE IS USED, THE GRABRAIL SHALL BE TERMINATED AT EACH SIDE OF THE CISTERN, AS SHOWN IN FIGURE 42 *BELOW.*

15.2.8 CIRCULATION SPACE
- FOR EACH WC, THE UNOBSTRUCTED CIRCULATION SPACE FROM THE FINISH FLOOR TO A HEIGHT OF NOT LESS THAN 2000mm SHALL BE AS SHOWN IN FIGURE 43 *BELOW,* EXCEPT FOR THE FOLLOWING, WHICH ARE ALLOWED TO INTRUDE INTO THE CIRCULATION SPACE:
  - THE TOILET PAPER DISPENSER (SEE CLAUSE 15.2.6).
  - GRABRAILS (SEE CLAUSE 15.2.7).
  - WASHBASIN LIMITED TO 100mm INTRUSION AS SHOWN IN FIGURE 43 *BELOW.*
  - HAND DRYERS AND TOWEL DISPENSERS.
  - SOAP DISPENSERS (SEE CLAUSE 15.4.3).
  - SHELVES (SEE CLAUSE 15.4.2).
  - WALL CABINETS (SEE CLAUSE 15.2.8.1(G)).
  - CLOTHES HANGING DEVICES (SEE CLAUSE 15.4.4).
  - PORTABLE SANITARY DISPOSAL UNITS AS SHOWN IN FIGURE 43 *BELOW.*
  - OTHER WALL MOUNTED FIXTURES (SEE CLAUSE 15.2.8.1(J)).
- THE OVERLAPPING OF CIRCULATION SPACES SHALL BE IN ACCORDANCE WITH CLAUSE 15.6 OF THIS STANDARD.

15.2.9 WC DOORS
- WC DOORS MAY BE EITHER HINGED OR SLIDING.
- OUTWARD-OPENING DOORS SHALL HAVE A MECHANISM THAT HOLDS THE DOOR IN A CLOSED POSITION WITHOUT THE USE OF A LATCH.
- DOORS SHALL BE PROVIDED WITH AN IN-USE INDICATOR AND A BOLT OR CATCH.
- THE FORCE REQUIRED TO OPERATE THE DOOR SHALL BE IN ACCORDANCE WITH CLAUSE 13.5.2(E).
- DOOR HANDLES AND HARDWARE SHALL BE IN ACCORDANCE WITH CLAUSE 13.5.

15.3.1 WASHBASINS
- THE WASHBASIN SHALL BE OUTSIDE THE PAN CIRCULATION SPACE AS SHOWN IN FIGURE 43 *BELOW.*
- WATER TAPS SHALL COMPLY WITH CLAUSE 15.2.1
- FOR EACH WASHBASIN FIXTURE, THE UNOBSTRUCTED CIRCULATION SPACE SHALL BE AS SHOWN IN FIGURE 46 *BELOW.*

15.4 FIXTURES AND FITTINGS WITHIN A SANITARY FACILITY
- FIXTURES AND FITTINGS (INCLUDING MIRROR, SHELVES, SOAP DISPENSERS, CLOTHES-HANGING DEVICES, SANITARY DISPOSAL UNITS, SWITCHES AND GENERAL PURPOSES OUTLETS) MUST COMPLY WITH PROVISIONS IN ACCORDANCE WITH CLAUSE 15.4.1-15.4.6.

15.5.1 SHOWERS
- SHOWER RECESSES AND THE CIRCULATION SPACE FOR EACH RECESS FROM THE FINISHED FLOOR TO A HEIGHT OF NOT LESS THAN 900mm SHALL BE AS SHOWN IN FIGURE 47 *BELOW.* GRABRAILS, SHOWER HOSE FITTINGS/TAPS, SOAP HOLDER, SHELF AND THE FOLDING SEAT ARE THE ONLY FIXTURES PERMITTED IN THESE SPACES.
- NOT LESS THAN TWO CLOTHES-HANGING DEVICES, AS SPECIFIED IN CLAUSE 15.4.4, SHALL BE FITTED OUTSIDE THE SHOWER RECESS.

15.5.2 FLOOR AND WASTE OUTLET
- THE FLOOR OF THE SHOWER RECESS AND ASSOCIATED CIRCULATION SPACE SHALL BE SELF-DRAINING AND WITHOUT A STEP-DOWN, RAISED STEP KERB OR HOB AT THE ENTRY TO THE RECESS.
- THE WASTE OUTLET FOR THE SHOWER RECESS SHALL BE PROVIDED IN ACCORDANCE WITH FIGURE 47 *BELOW,* HAVE A GRADIENT BETWEEN 1:60 AND 1:80 (AS SHOWN IN FIGURE 49). THE SLOPE OF THE REMAINDER OF THE SANITARY FACILITY SHALL HAVE A GRADIENT BETWEEN 1:80 AND 1:100.

15.5.3 OPENING SHOWER SCREENS
- THE MEANS OF SCREENING A SHOWER RECESS SHALL BE EITHER BY A CURTAIN OF A DOOR SYSTEM THAT MAINTAINS THE REQUIRED CIRCULATIONS SPACE OF 1600mm x 2350mm.

15.5.4 - 15.5.8 & 15.5.10 GRABRAILS, SHOWER HEAD SUPPORT GRABRAIL, SHOWER HEAD, SOAP HOLDER, TAPS & CLOTHES HANGING DEVICES
- ALL GRABRAILS, SHOWER HEAD SUPPORT GRABRAIL, SHOWER HEAD, SOAP HOLDER, TAPS & CLOTHES HANGING DEVICES SHALL COMPLY WITH PROVISIONS IN ACCORDANCE WITH CLAUSE 15.5.4-15.5.8.

15.5.9 FOLDING SEAT
- A FOLDABLE SEAT SHALL BE PROVIDED INSIDE THE SHOWER RECESS, AS SHOWN IN FIGURE 47 AND 48 *BELOW.*
- FOLDABLE SEAT SHALL BE SELF-DRAINING, SLIP-RESISTANT, HAVE FRONT CORNERS THAT ARE ROUNDED TO A RADIUS OF 10mm TO 15mm.
- HAVE TOP EDGES THAT ARE ROUNDED WITH A MINIMUM RADIUS OF 2mm TO 3mm.
- SHALL FOLD IN AN UPWARDS DIRECTION AND WHEN FOLDED THE GRABRAIL SHALL BE ACCESSIBLE.

15.6 CIRCULATION SPACES IN ACCESSIBLE SANITARY FACILITIES
- THE CIRCULATION SPACES IN ACCESSIBLE SANITARY FACILITIES SHALL BE IN ACCORDANCE WITH CLAUSE 15.2.8 AND FIGURE 43-47 AND 50 *BELOW.* CIRCULATION SPACES, INCLUDING DOOR CIRCULATION SPACES, MAY BE OVERLAPPED.
- WITH THE EXCEPTION OF WASHBASINS (INTRUDING INTO WC AND DOOR CIRCULATION SPACES, IN ACCORDANCE WITH FIGURE 43 AND 50, 51(A) AND 51(B), FIXTURES SHALL NOT ENCROACH INTO CIRCULATION SPACES.
- CIRCULATION SPACES BENEATH THE WASHBASIN SHALL BE IN ACCORDANCE WITH CLAUSE 15.3 AND DOOR CIRCULATION SPACES SHALL BE IN ACCORDANCE WITH CLAUSE 13.3

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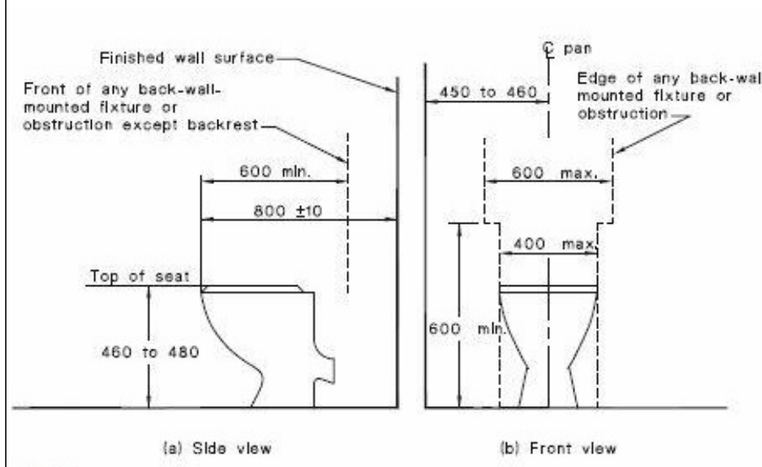
APPROVED BY:	DMC

SHEET NAME: ACCESSIBLE SANITARY COMPARTMENT NOTES

SCALE: 1 : 50 **DRAWING NO:** A501



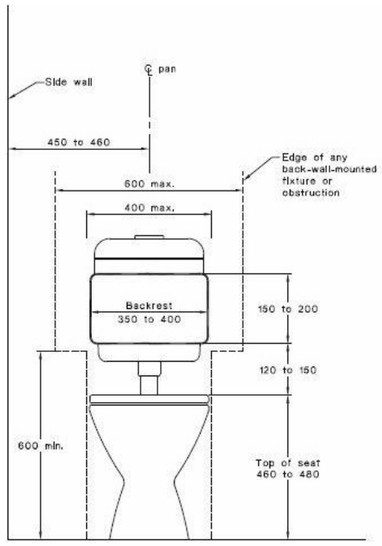
NOTES:

1 For the purpose of dimensioning, the front of the WC pan has been taken as the datum plane.

2 The dimension of 800 ±10 mm from the front of the WC pan to the wall is a critical dimension.

DIMENSIONS IN MILLIMETRES

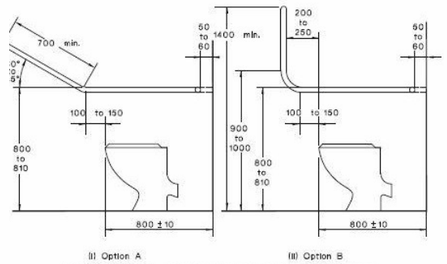
FIGURE 38 WATER CLOSET PAN CLEARANCES, SEAT HEIGHT AND SEAT WIDTH



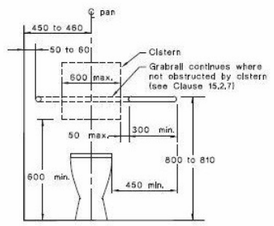
(a) Front view

DIMENSIONS IN MILLIMETRES

FIGURE 39 (in part) WATER CLOSET INSTALLATION



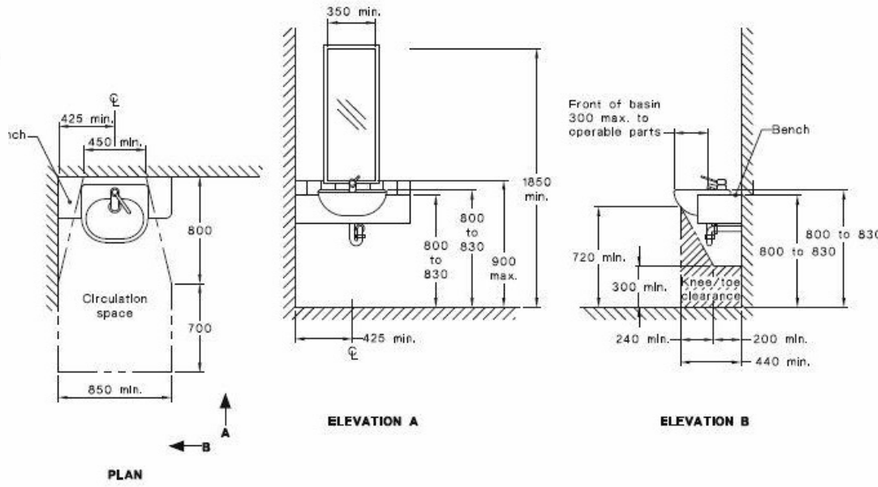
(a) Side view showing optional systems for grabrail at sides of pan



(b) Grabrail at back of pan and sectional view of grabrail at side of pan

DIMENSIONS IN MILLIMETRES

FIGURE 42 POSITIONS OF GRABRAILS IN WATER CLOSETS



E: 'Operable parts' means the centre-line of the tap, or where a level handle is provided, the end point of the level measure throughout its of movement, or where a sensor is provided where the sensor is reliably activated.

DIMENSIONS IN MILLIMETRES

FIGURE 44(A) SEMI-RECESSED WASHBASIN INSTALLATION —OTHER THAN FOR SOLE-0CCUPANCY UNIT

(a) Shower recess with two walls

DIMENSIONS IN MILLIMETRES

FIGURE 47 (in part) SHOWER RECESS AND CIRCULATION SPACE—PLAN

DIMENSIONS IN MILLIMETRES

FIGURE 48 SHOWER RECESS FITTINGS—ELEVATION

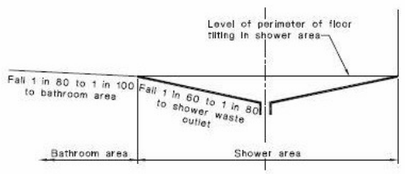


FIGURE 49 GRADES FOR BATHROOM AND SHOWER FLOORS

DIMENSIONS IN MILLIMETRES

FIGURE 52 EXAMPLE OF OVERLAPPING CIRCULATION SPACES IN A SANITARY COMPARTMENT

NOTE: This circulation space may overlap any other circulation spaces specified in this Standard.

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SECTION F - HEALTH AND AMENITY

IN ACCORDANCE WITH CLAUSE F2.4 - ACCESSIBLE SANITARY FACILITIES, FOR A CLASS 3 TO 9 BUILDING AT EACH BANK OF TOILETS WHERE THERE IS ONE OR MORE TOILETS IN ADDITION TO AN ACCESSIBLE UNISEX SANITARY COMPARTMENT AT THAT BANK OF TOILETS, A SANITARY COMPARTMENT SUITABLE FOR A PERSON WITH A AMBULANT DISABILITY IN ACCORDANCE WITH AS1428.1-2009 MUST BE PROVIDED FOR USE BY BOTH MALES AND FEMALES.

AUSTRALIAN STANDARD AS1428.1-2009: DESIGN FOR ACCESS AND MOBILITY

SANITARY COMPARTMENTS SHALL BE PROVIDED AND CONSTRUCTION IN ACCORDANCE WITH PART 16 (SANITARY COMPARTMENT FOR PEOPLE WITH AMBULANT DISABILITIES) OF THIS STANDARD.
- SANITARY COMPARTMENTS OF PEOPLE WITH AMBULANT DISABILTIES SHALL BE IN ACCORDANCE WITH FIGURE 53(A) AND 53(B) *BELOW.*
- GRABRAILS SHALL BE INSTALLED IN ACCORDANCE WITH CLAUSE 17 AND FIGURE 53(A) *BELOW.*
- DOORS TO SANITARY COMPARTMENTS FOR PEOPLE WITH AMBULANT DISABILITIES SHALL HAVE A OPENINGS WITH A MINIMUM CLEARANCE OF 700mm AND SHALL COMPLY WITH FIGURE 53(B) *BELOW.*
- SANITARY COMPARTMENTS FOR PEOPLE WITH AMBULANT DISABILITIES SHALL BE IDENTIFIED BY SYMBOL OR WORDS, AS SPECIFIED IN CLAUSE 8.
- A COAT HOOK SHALL BE PROVIDED WITHIN THE SANITARY COMPARTMENT AND AT A HEIGHT BETWEEN 1350mm TO 1500mm FROM THE FLOOR.

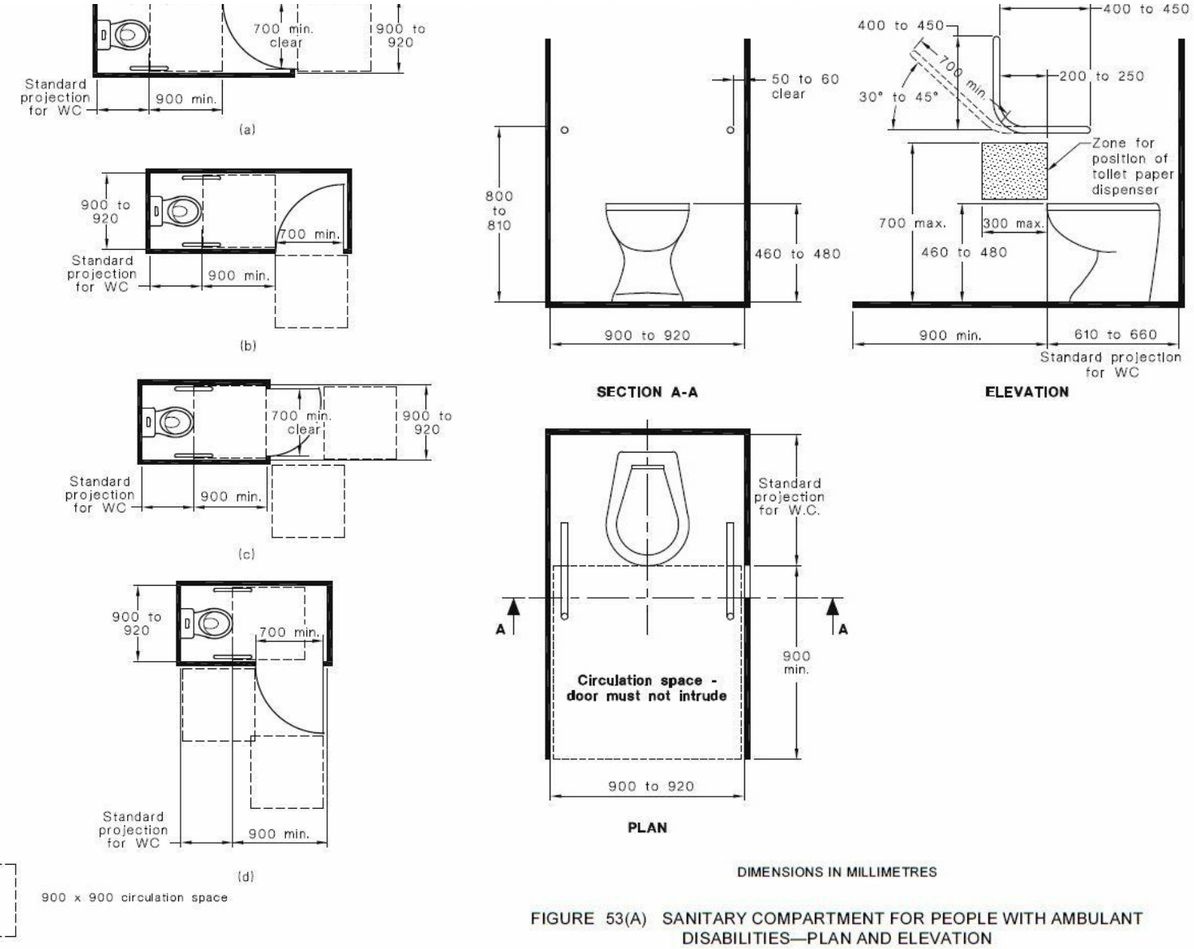
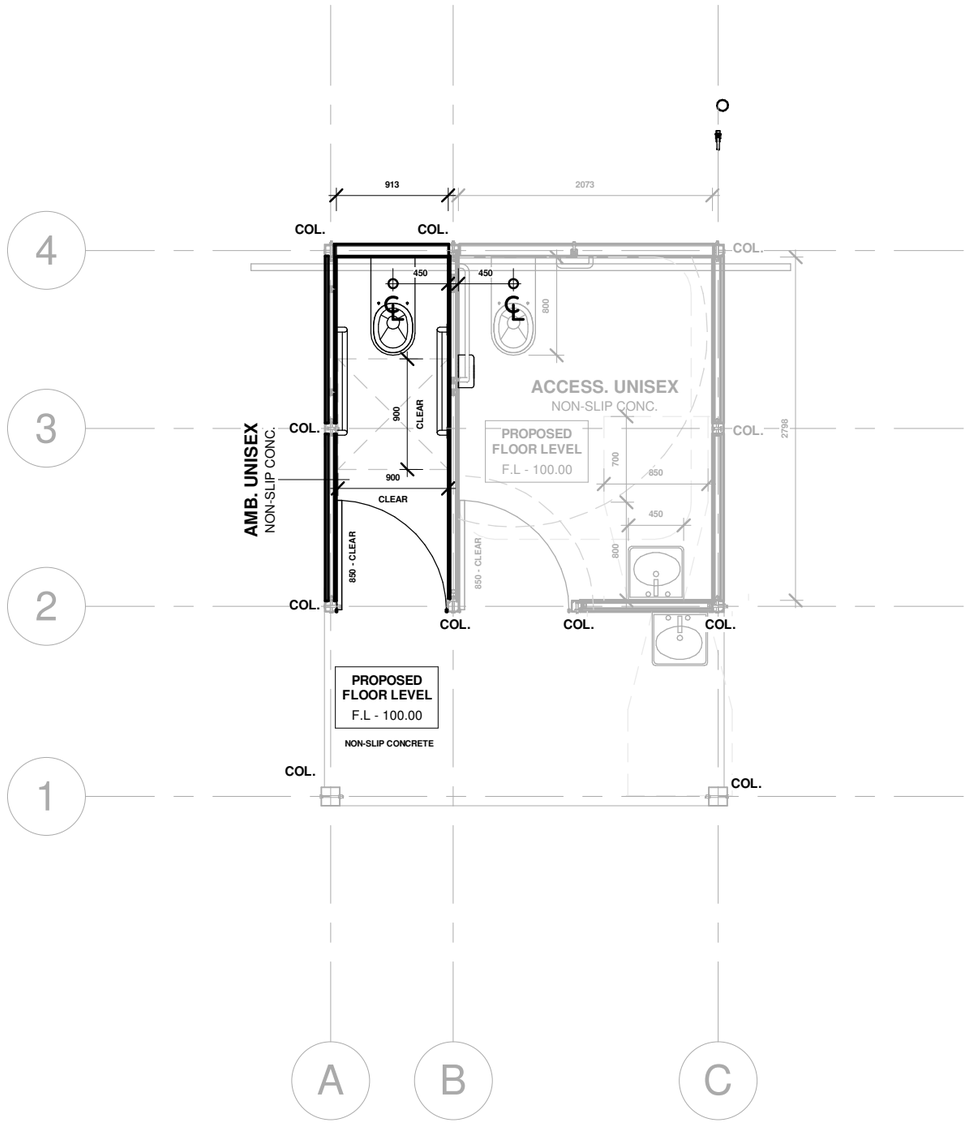


FIGURE 53(A) SANITARY COMPARTMENT FOR PEOPLE WITH AMBULANT DISABILITIES—PLAN AND ELEVATION

FIGURE 53(B) SANITARY COMPARTMENT FOR PEOPLE WITH AMBULANT DISABILITIES—DOORWAY OPTIONS



1 AMBULANT TOILET DETAILS

1 : 50

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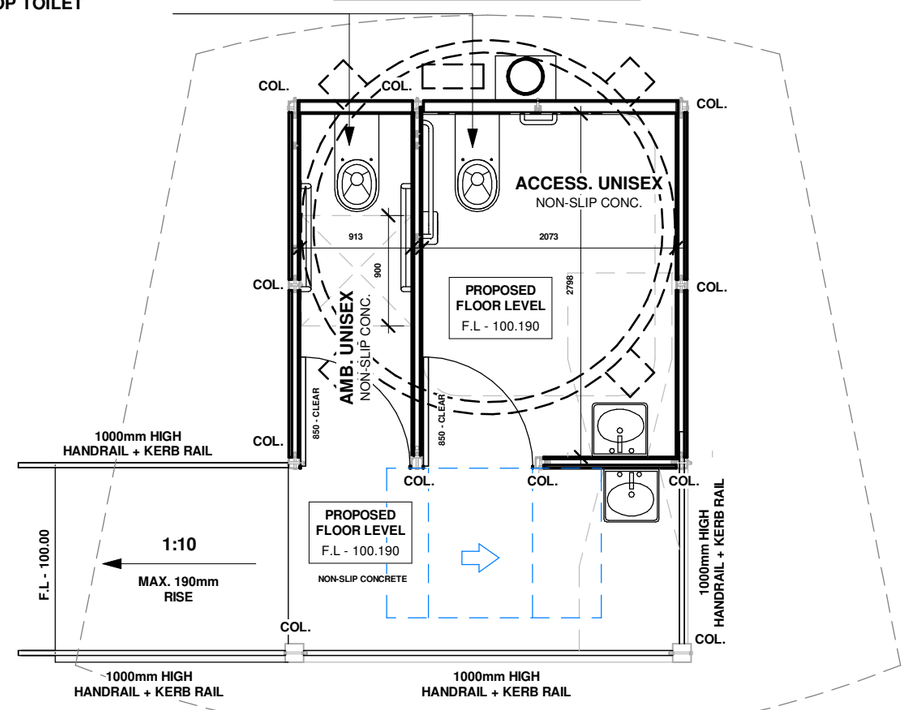
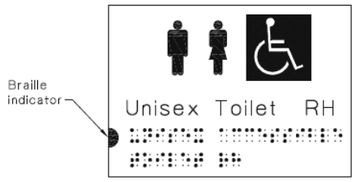
7,500L AQUAPLATE OR ZINCALUME TANK ON STAND. REFER TO TANK STAND DETAILS

STANDARD BRASS BIB TAP ENSURE APPROPRIATE SIGNAGE FOR NON-POTABLE NON-DRINKING WATER

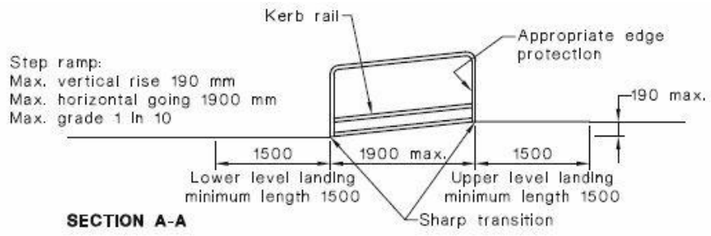
STAINLESS STEEL DROP TOILET PEDESTAL PAN

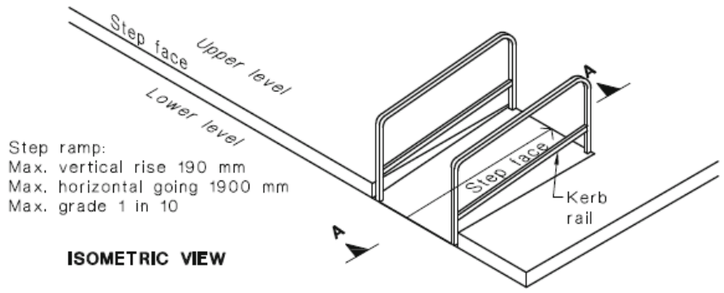




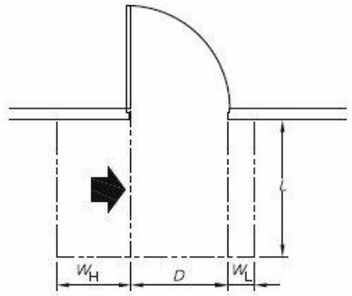
SIGNAGE REQUIREMENTS AS PER AS1428.1-2009

METAL FINISH IS PREFERRED





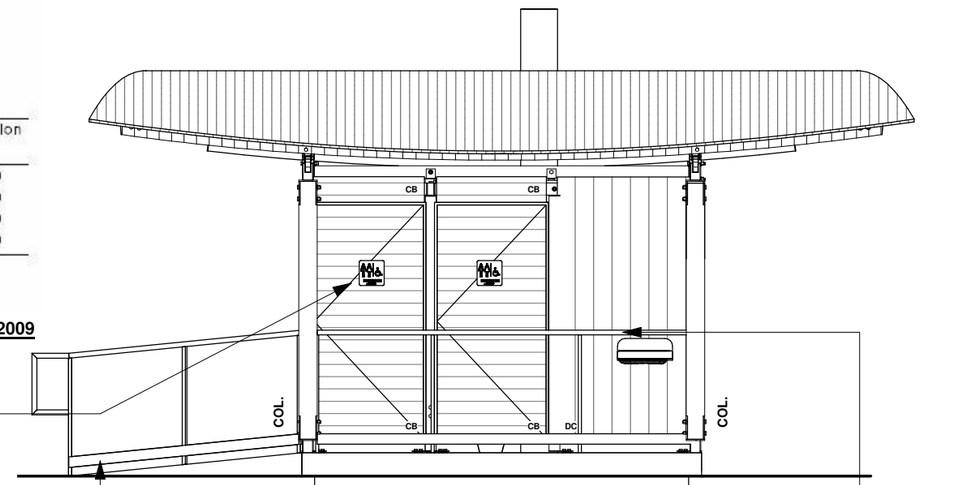
STEP RAMP AS PER AS1428.1-2009



Dimension D	Dimension L	Dimension W_H	Dimension W_L
850	1220	560	340
900	1185	510	340
950	1160	460	340
1000	1140	410	340

(a) Hinge-side approach, door opens away from user

CIRCULATION SPACE AS PER AS1428.1-2009



BRAILLE & TACTILE SIGNAGE AS PER CLAUSE 8 AS1428.1-2009

CONCRETE STEP RAMP MAX. 1:10 GRADIENT WITH MAX. 190mm RISE AS PER CLAUSE 10.6 AS1428.1-2009

WATER TAPS, WC PAN CLEARANCES, SEAT, BACKREST, FLUSHING CONTROL, TOILET PAPER DISPENSER LOCATION & GRABRAILS TO BE AS PER CLAUSE 15 AS1428.1-2009

IF THE RISE BETWEEN GROUND AND TOP OF SLAB IS GREATER THAN 190mm CONTACT DMC DRAFTING & DESIGN FOR FURTHER ADVICE

10,000L PUREABLUE WASTE TANK REFER TO MANUFACTURERS SPECIFICATIONS FOR DESIGN & INSTALLATION

PROPOSED MIN. 1000mm HIGH HANDRAIL WITH KERB RAIL AS PER CLAUSE 10.3 (j) AS1428.1-2009

1 RAMP ACCESS FLOOR PLAN
1 : 50

2 FRONT ELEVATION - ACCESS
1 : 50

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ADDRESS: **** SITING REQUIRED PRIOR TO ISSUE Approver OF FINAL CONSTRUCTION

PROJECT: AS4 -\FOUR POST AMENITY BLOCK - WITH WATER TANK & GUTTER

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BUSHFIRE (BAL) NOTES: Refer to the NCC 2019 - PART 3.10.5 & AS3959 -2018 for Further Information

CONSTRUCTION REQUIREMENTS FOR **BAL - 40**

SUBFLOOR SYSTEMS

- Special construction requirements for subfloor supports is not required where the subfloor space is enclosed with an external wall. If the subfloor space is unenclosed the support posts, columns, stumps, piers and poles shall be of non-combustible material or a system complying with AS1530.8.1.

FLOOR SYSTEMS

The flooring system must be one of the following:-

- Concrete Slab on Ground
  There are no special construction requirements

- Elevated Floor
  There are no special construction requirements for elevated floors, including bearers, joists and flooring when the subfloor space is enclosed as above (Subfloor Systems).

EXTERNAL WALLS

- The exposed components of an external wall shall be of non-combustible material eg. masonry, precast walls etc, timber logs or cladding that is fixed externally to a fully sarked timber (or steel) frame eg. min. 9mm cement sheet, bushfire resistant timber etc., a system complying with as AS1530.8.1 or a combination of any of the items.

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.

VENTS AND WEEPHOLES

- Vents and weepholes in external walls and sub-floor spaces must be fitted with ember guards made from corrosion-resistent steel, bronze, aluminium mesh or perforated sheet with a maximum aperture size of 2mm.

WINDOWS

- If not completely protected by a bushfire shutter all windows must be a minimmum 6mm toughened glass. Where double glazed units are used, the glass only requires to be 6mm toughened glass on the external face of the window.
  Openable and fixed parts of windows must be metal screened with steel or bronze mesh and with the frame being metal.

EXTERNAL DOORS

- Doors must be protected by a bushfire shutter or screened with bronze, aluminium mesh or perforated sheet with a maximum aperture size of 2mm. unless glazed with 5mm toughened glass or is made from non-combustible or 35mm solid timber. The door frames must be of metal with tight fitting weather strips at the base. Where glazing is incorporated the glazing shall be min. 6mm toughened glass. Sliding glass doors are the same requirements.

ROOFS

- Roof tiles, roof sheeting and roof covering accessories shall be non-combustible. All wall junctions require to be sealed to prevent openings greater than 3mm, either by the use of fascia, eave linings etc. Roof openings such as gables and roof vents must be fitted with ember guards.
  All roof types require to be fully sarked. No roof mounted evaporative coolers are to be installed in a BAL 40 zone.

OTHER ROOF PENETRATIONS

- Roof penetrations, including roof lights, roof ventilators, aerials, vent pipes and supports for solar collectors, shall be adequately sealed at the roof to prevent gaps greater than 3mm. The material used to seal the penetration shall be non-combustible. Glazed assemblies for skylights shall have an FRL of -/30/-.

EAVES LININGS, FASCIAS & GABLES

- Gables shall be constructed as per external walls. Fascias and bargeboards shall comply with AS1530.8.1.
  Eave linings must be min. 6mm thick fibre-cement or calcium silicate sheet. Eave penetrations shall be protected the same as for roof penetrations. Eave ventilation openings greater than 3mm must be fitted with ember guards as per vents & weepholes. Joins may be sealed with plastic joining strips or timber moulds.

VERANDAH & DECKS etc.

- The subfloor floor space to the deck etc. must either be enclosed with materials as per external walls OR all supporting and framing members (support posts, columns, stumps, bearers and joists etc.) shall be of a non-combustible material OR a system complying with AS1530.8.1.
  Decking must not be spaced.
  Decking, trafficable surfaces, stair treads etc. must be made of a non-combustible material or a system complying with AS1530.8.1.
- Veranda posts shal be made from non-combustible material

GUTTERS AND DOWNPIPES

No special construction requirements apply to the materials for downpipes. Gutters and box gutters shall be non-combustible. Box gutters shall be non-combustible and flashed at the junction with the roof with non-combustible material.

WATER AND GAS SUPPLY PIPES

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

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