

# LOT 139 LORIKEET LANE, MULLUMBIMBY, NSW. 2482

NCC 2019- SPECIFICATIONS FOR RESIDENTIAL (CLASS 1 AND 10) BUILDINGS

NOTE: THE BUILDING WILL BE CONSTRUCTED IN ACCORDANCE WITH THE RELEVANT STANDARDS REFERRED TO BELOW, NOT ALL STANDARDS REFERENCED BELOW WILL BE APPLICABLE.

## 3.1.1 EARTHWORKS

- All earthworks will be carried out in accordance with relevant conditions of consent and Part 3.1.1 of the BCA or in accordance with details designed by a practising structural engineer.

## 3.1.3 DRAINAGE

- All drainage works will be carried out in accordance with AS/NZS 3500.5 – Domestic Installations – Stormwater Drainage or in accordance with Parts 3.1.2.3 to 3.1.2.5 of the BCA.

## 3.1.4 TERMITE RISK MANAGEMENT

- Termite barriers will be installed to minimise the risk of termite attack to primary building elements in accordance with AS 3660.1 – Termite Management – New Building Work.
- Termite barriers will be installed to minimise the risk of termite attack to primary building elements
- for concrete slabs on ground in accordance with Part 3.1.3.3 of the BCA.
- Termite barriers will be installed to minimise the risk of termite attack to primary building elements or suspended floors in accordance with Part 3.1.3.4 of the BCA.
- Attachments to buildings will be installed to minimise the risk of termite attack to primary buildingelements in accordance with Part 3.1.3.5 of the BCA.

## 3.2 FOOTINGS AND SLABS

- Footings and slabs will be designed and installed in accordance with AS 2870 – Residential Slabs and Footings – Construction, except that for the purposes of Clause 5.3.3.1 of AS 2870 a damp-proofing membrane is required to be provided; or,
- Footings and slabs will be designed by a practising structural engineer in accordance with AS 2870 – Residential Slabs and Footings – Construction.

## 3.3 MASONRY

- Unreinforced masonry, reinforced masonry, masonry accessories and weatherproofing of masonry will be designed and installed in accordance with AS 3700 – Masonry Structures; or, AS 4773 – Masonry for Small Buildings, Parts 1 and 2.
- Earthwall construction will be designed and installed in accordance with CSIRO – NBTC Bulletin 5, Earthwall Construction 4th Edition 1987.

## 3.4.1 SUBFLOOR VENTILATION

- Subfloor ventilation will be designed and installed in accordance with Part 3.4.1.2 (Acceptable Construction Practice) of the BCA

## 3.4.2 STEEL FRAMING

- Steel framing will be designed and constructed by a practising structural engineer in accordance with one of the following manuals:
  - AS 4100 – Steel structures.
  - AS/NZS 4600 – Cold-formed steel structures.
- Residential and low-rise steel framing: NASH Standard 'Residential and Low-Rise Steel Framing' Part 1 or Part 2.
- Steel framing will be designed and constructed in accordance with Parts 3.4.2.1 to 3.4.2.6 (Acceptable Construction Practice) of the BCA.

## 3.4.3 TIMBER FRAMING

- Timber framing will be designed and constructed in accordance with AS 1684.2 – Residential Timber Framed Construction – Non-Cyclonic Areas; or,
- Timber framing will be designed and constructed in accordance with details provided by a practising structural engineer.
- Prefabricated wall frames and roof trusses will be designed and constructed in accordance with structural engineer's details supplied by the manufacturer.

## 3.4.4 STRUCTURAL STEEL MEMBERS

- Structural steel members will be designed and constructed in accordance with the details provided by a practising structural engineer; or,
- Structural steel framing will be designed and constructed in accordance with Parts 3.4.4.1 to 3.4.4.4 (Acceptable Construction Practice) of the BCA.

## 3.5 ROOF CLADDING

- Roof tiles will be installed in accordance with AS 2049 – Roof Tiles & AS 2050 – Installation of Roof Tiles.
- Metal sheet roofing will be installed in accordance with AS 1562.1 – Design and installation of sheet roof and wall cladding – Metal.
- Corrugated fibre-reinforced cement roofing will be installed in accordance with AS/NZS 1562.2 – Design and Installation of Sheet Roof and Wall Cladding.
- Asphalt shingles will be installed in accordance with ASTM D3018-90 - Asphalt shingles.
- A pliable membrane underlay will be installed in accordance with AS/NZS 4200 – Installation of pliable membrane underlay.

## 3.5.3 GUTTERS AND DOWNPIPES

- Gutters and downpipes will be designed and installed in accordance with Parts 3.5.2.1 to 3.5.2.5 (Acceptable Construction Practice) of the BCA.

## 3.5.5 WALL CLADDING

- Metal wall cladding will be designed and constructed in accordance with AS 1562.1 – Design and Installation of Sheet Roof & Wall Cladding – Metal.
- Timber weatherboard cladding will be installed in accordance with Part 3.5.3.2 (Acceptable Construction Practice) of the BCA. Openings in cladding will be flashed in accordance with Part 3.5.3.6
- Fibre cement and hardboard wall cladding boards will be installed in accordance with Part 3.5.3.3 (Acceptable Construction Practice) of the BCA. Openings in cladding will be flashed in accordance with Part 3.5.3.6.
- Fibre cement , hardboard and plywood sheet cladding will be installed in accordance with Part 3.5.3.4 (Acceptable Construction Practice) of the BCA. Openings in cladding will be flashed in accordance with part 3.5.3.6.
- Eaves and soffit linings will be designed and installed in accordance with part 3.5.3.5 (Acceptable Construction Practice) of the BCA.

## 3.6 GLAZING AND WINDOWS

- a) Glazing and windows will be designed and constructed in accordance with AS 2047 for the following glazed assemblies in an external wall:
- Windows excluding those listed in (b).
  - Sliding and swinging glazed doors with a frame, including french and bi-fold doors with a frame.
  - Adjustable louvres.
  - Window walls with one piece framing.The following glazed assemblies will be designed and constructed in accordance with AS 1288 – Glass in buildings – Selection and Installation:
    - All glazed assemblies not in an external wall
    - Hinged doors including French doors and bi-fold doors
    - Revolving doors
    - Fixed Louvres
    - Skylights and roof lights and windows in other than the vertical plane
    - Sliding doors without a frame
    - Windows constructed on-site and architectural one-off windows that are not design tested in accordance with AS 2047
    - Second hand, reused, recycled, and replacement windows
    - Heritage windows
- b) Glazing will be designed and constructed in accordance with AS 1288 for all glazed assemblies not covered by (a) and the following glazed assemblies:
- All glazed assemblies not in an external wall.
  - Revolving doors.
  - Fixed louvres.
  - Skylights, roof lights and windows in other than the vertical plane.
  - Sliding and swinging doors without a frame.
  - Windows constructed on site and architectural one-off windows, which are not design tested in accordance with AS 2047.
  - Second-hand windows, re-used windows and recycled windows.
  - Heritage windows.
  - Glazing used in balustrades and sloping overhead glazing.

## 3.7.2 FIRE SEPARATION

- Fire separation will be designed and constructed in accordance with parts 3.7.1.1 to 3.7.1.10 (Acceptable Construction Practice) of the BCA.

## 3.7.5 SMOKE ALARMS

- 240 volt smoke alarms will be designed and constructed and interconnected in accordance with Parts 3.7.2.1 to 3.7.2.5 (Acceptable Construction Practice) of the BCA.

## 3.10.5 BUSHFIRE PROTECTION

- The building/s will be constructed in accordance with the following:
  - AS 3959, except for Section 9 Construction for Bushfire Attack Level FZ (BAL–FZ); or
  - NASH Standard 'Steel Framed Construction in Bushfire Areas'; except for buildings subject to Bushfire Attack Level FZ (BAL–FZ); or
  - the requirements of (c) or (d) above as modified by the development consent following consultation with the NSW Rural Fire Service under section 79BA of the Environmental Planning and Assessment Act 1979; or
  - the requirements of (c) or (d) above as modified by development consent with a bushfire safety authority issued under section 100B of the Rural Fires Act 1997 for the purposes of integrated development.

## 3.8.1 WET AREAS & EXTERNAL WATERPROOFING

- Wet areas will be constructed to be waterproof or water resistant in accordance with AS3740 – Waterproofing of domestic wet areas.
- Waterproofing for external above ground membranes will comply with AS4654 Parts 1 & 2.

## 3.8.2 ROOM HEIGHTS

- Ceiling heights will be constructed in accordance with Part 3.8.2 (Acceptable Construction Practice) of the BCA.

## 3.8.3 SANITARY COMPARTMENTS

- Sanitary compartments will be constructed in accordance with part 3.8.3 (Acceptable Construction Practice) of the BCA.

# CLIENT: MARISSA BETTIOL & WAYNE CLARKE

## 3.8.4 LIGHT

- Lighting will be provided in accordance with Part 3.8.4 (Acceptable Construction Practice) of the BCA.

## 3.8.5 VENTILATION

- Ventilation will be provided in accordance with Part 3.8.5 (Acceptable Construction Practice) of the BCA.

## 3.8.6 SOUND INSULATION

- Sound insulation will be provided in accordance with part 3.8.6 (Acceptable Construction Practice) of the BCA.

## 3.9.1 STAIR CONSTRUCTION

- Stairs will be constructed in accordance with Part 3.9.1.1 to 3.9.1.5 (Acceptable Construction Practice) of the BCA.
- Stair treads will have a slip resistance classification in accordance with Table 3.9.1.1 of the BCA.

## 3.9.2 BARRIERS & HANDRAILS

- Barriers and handrails will be constructed in accordance with Part 3.9.2.1 to 3.9.2.4 (Acceptable Construction Practice) of the BCA.

## 3.9.2.6 PROTECTION OF OPENABLE WINDOWS

- Openable windows will be constructed and protected in accordance with Part 3.9.2.5 (Acceptable Construction Practice) of the BCA.

## 3.10 ADDITIONAL CONSTRUCTION REQUIREMENTS

- Where relevant the entire building will be designed and constructed in accordance with Part 3.10.2 (Earthquake Zones) of the BCA.
- Where relevant the entire building will be designed and constructed in accordance with Part 3.10.3 (Flood Hazard Areas) of the BCA.
- Where relevant the entire building will be designed and constructed in accordance with Part 3.10.5 (Bushfire Prone Areas) of the BCA.

## 3.10.1 SWIMMING POOLS

- Child proof barriers around the swimming pool will comply with the Swimming Pools Act 1992 and regulations and AS 1926.1 - Swimming Pool Safety, Part 1: Safety Barriers for Swimming Pools and AS 1926.2 - Swimming Pool Safety, Part 2: Location of Safety Barriers for Swimming Pools.
- Swimming pool water recirculation systems shall comply with AS 1926.3 – Water Recirculation and Filtration Systems.
- Spa pool water recirculation systems shall comply with AS 1926.3 – Water Recirculation and Filtration Systems except that the specified distance between two outlets connected to a common line must not be less than 600mm.

## 3.12.1 INSULATION

- Thermal insulation will be installed in the building fabric in accordance with Part 3.12.1.1 of the BCA.

## 3.12.3 BUILDING SEALING

- The building will be sealed in accordance with Part 3.12.3.1 of the BCA.

## 3.12.5 BUILDING SERVICES

- Building services (the hot water service) will be designed and installed in accordance with Part 3.12.5.1 of the BCA.

## DRAWING LIST

000	Cover Page & General Notes
100	Illustration of Design
105	Illustration of Design
110	BAL 29 Bushfire Requirements
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130	BAL 29 Bushfire Requirements
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## DRAWING LIST

500	Elevations - East
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560	Elevations - North
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640	Sections
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700	Setout - Floor Layout
701	Setout - Column Layout
800	Window & Door Schedule
900	Electrical Plans
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# Cover Page & General Notes

DESIGN: <b>PROPOSED RESIDENCE</b>	JOB ADDRESS: <b>LOT 139 LORIKEET LANE, MULLUMBIMBY, NSW. 2482</b>	S.P: DP1265934	ISSUE: <b>D</b>	REV	DATE	DESCRIPTION	DRAWN	CHECKED
STAGED PLAN: <b>WORKING DRAWING</b>		SCALE: <b>@ A3</b>		A	27.05.22	WORKING DRAWING	AGC	JMW
				B	10.06.22	WORKING DRAWING - BASIX COMMITMENTS	AGC	JMW
				C	16.06.22	BASIX WINDOW AMENDMENTS	AGC	JMW
				D	21.06.22	PRE PLANNING RFI	AGC	JMW
CLIENT: <b>MARISSA BETTIOL &amp; WAYNE CLARKE</b>	USE FIGURED DIMENSIONS AT ALL TIMES. REFER ANY ENQUIRES TO <b>BUILDING CONTRACTOR</b> . ALL DIMENSIONS TO BE VERIFIED ON SITE PRIOR TO CONSTRUCTION. ALL WORK TO COMPLY WITH LOCAL AUTHORITY REGULATIONS.	DWG No: 000	LAND AREA: 1193Ha					

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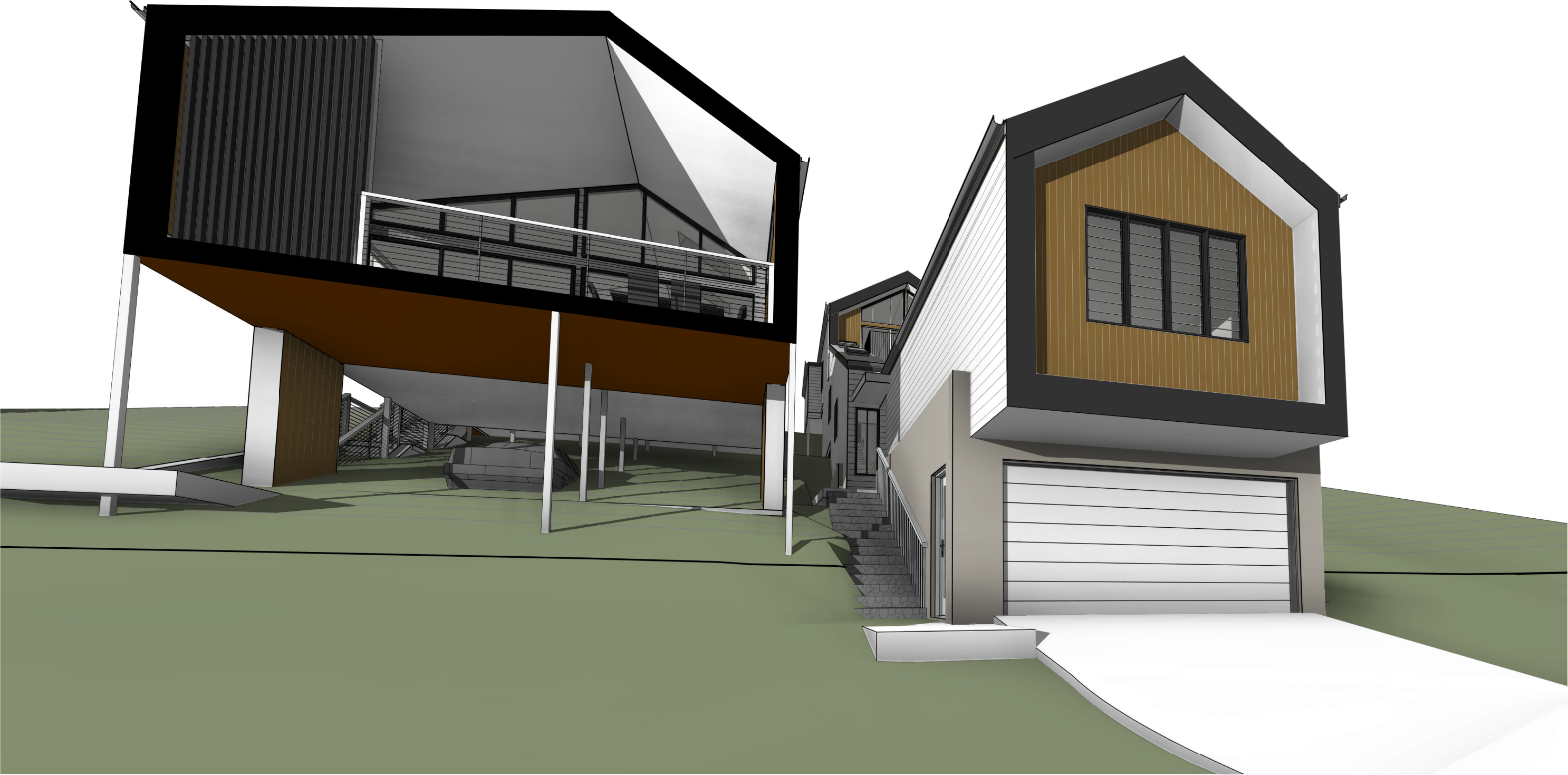


Illustration of Design

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## Illustration of Design

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ANY ELEMENT OF CONSTRUCTION OR SYSTEM THAT SATISFIES THE TEST CRITERIA OF AS 1530.8.1 MAY BE USED IN LIEU OF THE APPLICABLE REQUIREMENTS BELOW (SEE CLAUSE 3.8 OF THE STANDARD).

1.0 SARKING

- SARKING, WHERE USED FOR BUSHFIRE PROTECTION SHALL BE:
  - A) NON-COMBUSTIBLE; OR
  - B) BREATHER-TYPE SARKING COMPLYING WITH AS/NZS4200.1 AND WITH A FLAMMABILITY INDEX OF NOT MORE THAN 5 AND SARKED ON THE OUTSIDE OF THE FRAME; OR
  - C) AN INSULATION MATERIAL CONFORMING TO THE APPROPRIATE AUSTRALIAN STANDARD FOR THAT MATERIAL.

2.0 SUBFLOOR SUPPORTS

- THIS STANDARD DOES NOT PROVIDE CONSTRUCTION REQUIREMENTS FOR SUBFLOOR SUPPORTS WHERE THE SUBFLOOR SPACE IS ENCLOSED WITH—
  - 1) A WALL THAT COMPLIES WITH THE REQUIREMENTS FOR AN EXTERNAL WALL BELOW; OR
  - 2) A MESH OR PERFORATED SHEET WITH A MAXIMUM APERTURE OF 2 MM, MADE OF CORROSION RESISTANT STEEL, BRONZE OR ALUMINIUM; OR
  - 3) A COMBINATION OF ITEMS (A) AND (B) ABOVE.
- WHERE THE SUBFLOOR SPACE IS UNENCLOSED, THE SUPPORT POSTS, COLUMNS, STUMPS, PIERS AND POLES SHALL BE—
  - (1) OF NON-COMBUSTIBLE MATERIAL; OR
  - (2) OF BUSHFIRE-RESISTING TIMBER (REFER TO THE TABLE AT THE END OF THIS DOCUMENT); OR
  - (3) A COMBINATION OF ITEMS (I) AND (II) ABOVE.

NOTE: THIS REQUIREMENT APPLIES TO THE PRINCIPAL BUILDING ONLY. SEE REQUIREMENTS BELOW FOR VERANDAS, DECKS, STEPS, RAMPS AND LANDINGS.

3.0 FLOORS

- 1) ELEVATED FLOORS
  - A) ENCLOSED SUBFLOOR SPACE

THE STANDARD DOES NOT PROVIDE CONSTRUCTION REQUIREMENTS FOR ELEVATED FLOORS, INCLUDING BEARERS, JOISTS AND FLOORING, WHERE THE SUBFLOOR SPACE IS ENCLOSED WITH—

- I) A WALL THAT COMPLIES WITH THE STANDARDS FOR AN EXTERNAL WALL BELOW; OR
- II) A MESH OR PERFORATED SHEET WITH A MAXIMUM APERTURE OF 2mm, MADE OF CORROSION RESISTANT STEEL, BRONZE OR ALUMINIUM; OR
- III) A COMBINATION OF ITEMS (A) AND (B) ABOVE.

- B) UNENCLOSED SUBFLOOR SPACE

WHERE THE SUBFLOOR SPACE IS UNENCLOSED, THE BEARERS, JOISTS AND FLOORING, LESS THAN 400mm ABOVE FINISHED GROUND LEVEL, SHALL BE ONE OF THE FOLLOWING:

- I) MATERIALS THAT COMPLY WITH THE FOLLOWING:

- (A) BEARERS AND JOISTS SHALL BE—

- I) NON-COMBUSTIBLE; OR
- II) BUSHFIRE-RESISTING TIMBER (REFER TO THE TABLE AT THE END OF THIS DOCUMENT); OR
- III) A COMBINATION OF ITEMS (I) AND (II) ABOVE.

- (B) FLOORING SHALL BE—

- I) NON-COMBUSTIBLE; OR
- II) BUSHFIRE-RESISTING TIMBER (REFER TO THE TABLE AT THE END OF THIS DOCUMENT); OR
- III) TIMBER (OTHER THAN BUSHFIRE-RESISTING TIMBER), PARTICLEBOARD OR PLYWOOD FLOORING WHERE THE UNDERSIDE IS LINED WITH SARKING-TYPE MATERIAL OR MINERAL WOOL INSULATION; OR

- C) A COMBINATION OF ANY OF ITEMS (I), (II) OR (III) ABOVE; OR

- II) A SYSTEM COMPLYING WITH AS 1530.8.1

THIS STANDARD DOES NOT PROVIDE CONSTRUCTION REQUIREMENTS FOR ELEMENTS OF ELEVATED FLOORS, INCLUDING BEARERS, JOISTS AND FLOORING, IF THE UNDERSIDE OF THE ELEMENT IS 400mm OR MORE ABOVE FINISHED GROUND LEVEL.

4.0 EXTERNAL WALLS

- 1) WALLS

THE EXPOSED COMPONENTS OF AN EXTERNAL WALL SHALL BE:

- (A) NON-COMBUSTIBLE MATERIAL SUCH AS CAVITY BRICK, MASONRY VENEER WALLS WITH AN OUTER LEAF OF CLAY, CONCRETE, CALCIUM SILICATE OR NATURAL STONE, PRECAST OR IN SITU WALLS OF CONCRETE OR AERATED CONCRETE OR EARTH WALLING INCLUDING MUD BRICK; 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 (SEE CLAUSE 3.11 OF STANDARD); AND GAUGE PLANED; OR

- (C) CLADDING THAT IS FIXED EXTERNALLY TO A TIMBER-FRAMED OR A STEEL-FRAMED WALL AND IS—

- (I) FIBRE-CEMENT A MINIMUM OF 6mm IN THICKNESS; OR
- (II) BUSHFIRE-RESISTING TIMBER (REFER TO THE TABLE AT THE END OF THIS DOCUMENT); OR
- (III) STEEL SHEETING; OR
- (IV) A COMBINATION OF ANY OF ITEMS (I), (II) OR (III) ABOVE; OR

- (D) A COMBINATION OF ANY OF ITEMS (A), (B) OR (C) ABOVE.

- 2) 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.

- 3) VENTS AND WEEPHOLES

VENTS AND WEEPHOLES IN EXTERNAL WALLS 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 HAVE AN APERTURE LESS THAN 3mm.

5.0 EXTERNAL WINDOWS AND DOORS

- 1) WINDOWS

WINDOW ASSEMBLIES SHALL COMPLY WITH ONE OF THE FOLLOWING:

- (A) THEY SHALL BE COMPLETELY PROTECTED BY A BUSHFIRE SHUTTER THAT COMPLIES WITH NOTE 1 BELOW; OR

- (B) THEY SHALL COMPLY WITH THE FOLLOWING:

- (I) WINDOW FRAMES AND WINDOW JOINERY SHALL BE MADE FROM:

- (A) BUSHFIRE-RESISTING TIMBER; OR
- (B) METAL; OR
- (C) METAL-REINFORCED PVC-U. THE REINFORCING MEMBERS SHALL BE MADE FROM ALUMINIUM, STAINLESS STEEL, OR CORROSION-RESISTANT STEEL AND THE FRAME AND SASH SHALL SATISFY THE DESIGN LOAD, PERFORMANCE AND STRUCTURAL STRENGTH OF THE MEMBER.

- (II) EXTERNALLY FITTED HARDWARE THAT SUPPORTS THE SASH IN ITS FUNCTIONS OF OPENING AND CLOSING SHALL BE METAL.

- (III) GLAZING SHALL BE A MINIMUM OF 5 MM TOUGHENED GLASS.

NOTE: WHERE DOUBLE-GLAZED UNITS ARE USED, THE ABOVE REQUIREMENTS APPLY TO THE EXTERNAL FACE OF THE WINDOW ASSEMBLY ONLY.

- (IV) WHERE GLAZING IS LESS THAN 400mm FROM THE GROUND OR LESS THAN 400mm ABOVE DECKS, CARPORT ROOFS, AWNINGS AND SIMILAR ELEMENTS OR FITTINGS, HAVING AN ANGLE LESS THAN 18 DEGREES TO THE HORIZONTAL AND EXTENDING MORE THAN 110mm IN WIDTH FROM THE WINDOW FRAME, THAT PORTION SHALL BE SCREENED WITH A SCREEN THAT COMPLIES WITH NOTE 2 BELOW.

- (IV) THE OPENABLE PORTION OF WINDOWS SHALL BE SCREENED WITH SCREENS COMPLYING WITH NOTE 2 BELOW.

- 2) SCREENS

SCREENING OF THE OPENABLE PORTIONS OF ALL WINDOWS IS REQUIRED IN ALL BALS TO PREVENT THE ENTRY OF EMBERS TO THE BUILDING WHEN THE WINDOW IS OPEN. SCREENING OF THE OPENABLE AND FIXED PORTIONS OF SOME WINDOWS IS REQUIRED IN SOME BALS TO REDUCE THE EFFECTS OF RADIANT HEAT ON SOME TYPES OF GLASS.

IF THE SCREENING IS REQUIRED TO REDUCE THE EFFECTS OF RADIANT HEAT ON THE GLASS, THE SCREENING HAS TO BE EXTERNAL SO THAT THE GLASS IN THE OPENABLE PORTION OF THE WINDOW WILL BE 'PROTECTED' WHEN IT IS SHUT.

IF THE SCREENING IS REQUIRED ONLY TO PREVENT THE ENTRY OF EMBERS, THE SCREENING MAY BE FITTED EXTERNALLY OR INTERNALLY.

# BAL 29 Bushfire Requirements

DESIGN: <b>PROPOSED RESIDENCE</b>	JOB ADDRESS: <b>LOT 139 LORIKEET LANE, MULLUMBIMBY, NSW. 2482</b>	S.P: DP1265934	ISSUE: <b>D</b>	REV A B C D	DATE 27.05.22 10.06.22 16.06.22 21.06.22	DESCRIPTION WORKING DRAWING WORKING DRAWING - BASIX COMMITMENTS BASIX WINDOW AMENDMENTS PRE PLANNING RFI	DRAWN AGC AGC AGC AGC	CHECKED JMW JMW JMW JMW
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CLIENT: <b>MARISSA BETTIOL &amp; WAYNE CLARKE</b>	USE FIGURED DIMENSIONS AT ALL TIMES. REFER ANY ENQUIRES TO <b>BUILDING CONTRACTOR</b> . ALL DIMENSIONS TO BE VERIFIED ON SITE PRIOR TO CONSTRUCTION. ALL WORK TO COMPLY WITH LOCAL AUTHORITY REGULATIONS.	DWG No: 110	LAND AREA: 1193m²					



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ANY ELEMENT OF CONSTRUCTION OR SYSTEM THAT SATISFIES THE TEST CRITERIA OF AS 1530.8.1 MAY BE USED IN LIEU OF THE APPLICABLE REQUIREMENTS BELOW (SEE CLAUSE 3.8 OF THE STANDARD).

3) DOORS—SIDE-HUNG EXTERNAL DOORS (INCLUDING FRENCH DOORS, PANEL FOLD AND BI-FOLD DOORS)

SIDE-HUNG EXTERNAL DOORS, INCLUDING FRENCH DOORS, PANEL FOLD AND BI-FOLD DOORS, SHALL COMPLY WITH ONE OF THE FOLLOWING:

(A) DOORS AND DOOR FRAMES SHALL BE PROTECTED BY BUSHFIRE SHUTTERS THAT COMPLY WITH NOTE 1; OR

(B) DOORS AND DOOR FRAMES SHALL BE PROTECTED EXTERNALLY BY SCREENS THAT COMPLY WITH NOTE 2; OR

(C) DOORS AND DOOR FRAMES SHALL COMPLY WITH THE FOLLOWING:

(I) DOORS SHALL BE—

- (A) NON-COMBUSTIBLE; OR
- (B) A SOLID TIMBER, LAMINATED TIMBER OR RECONSTITUTED TIMBER DOOR, HAVING A MINIMUM THICKNESS OF 35mm FOR THE FIRST 400mm ABOVE THE THRESHOLD; OR
- (C) A DOOR, INCLUDING A HOLLOW CORE DOOR, PROTECTED EXTERNALLY BY A SCREEN THAT COMPLIES WITH NOTE 2 BELOW; OR
- (D) A FULLY FRAMED GLAZED DOOR, WHERE THE FRAMING IS MADE FROM NONCOMBUSTIBLE MATERIALS OR FROM BUSHFIRE RESISTING TIMBER

(II) EXTERNALLY FITTED HARDWARE THAT SUPPORTS THE PANEL IN ITS FUNCTION OF OPENING AND CLOSING SHALL BE METAL.

(III) WHERE DOORS INCORPORATE GLAZING, THE GLAZING SHALL BE TOUGHENED GLASS WITHA MINIMUM THICKNESS OF 6mm.

(IV) DOORS SHALL BE TIGHT-FITTING TO THE DOOR FRAME AND TO AN ABUTTING DOOR, IFAPPLICABLE.

(V) DOOR FRAMES SHALL BE MADE FROM:

- (A) BUSHFIRE-RESISTING TIMBER
- (B) METAL; OR
- (C) METAL-REINFORCED PVC-U. THE REINFORCING MEMBERS SHALL BE MADE FROM ALUMINIUM, STAINLESS STEEL, OR CORROSION-RESISTANT STEEL AND THE DOOR ASSEMBLY SHALL SATISFY THE DESIGN LOAD, PERFORMANCE AND STRUCTURAL STRENGTH OF THE MEMBER.

(VI) WHERE GLAZING IS LESS THAN 400mm FROM THE GROUND OR LESS THAN 400mm ABOVE DECKS, CARPORT ROOFS, AWNINGS AND SIMILAR ELEMENTS OR FITTINGS, HAVING AN ANGLE LESS THAN 18 DEGREES TO THE HORIZONTAL AND EXTENDING MORE THAN 110mm IN WIDTH FROM THE WINDOW FRAME, THAT PORTION SHALL BE SCREENED WITH A SCREEN THAT COMPLIES WITH NOTE 2 BELOW.

(VII) WEATHER STRIPS, DRAUGHT EXCLUDERS OR DRAUGHT SEALS SHALL BE INSTALLED AT THE BASE OF SIDE-HUNG EXTERNAL DOORS

(D) SLIDING DOORS

SLIDING DOORS SHALL COMPLY WITH ONE OF THE FOLLOWING:

(A) THEY SHALL BE COMPLETELY PROTECTED BY A BUSHFIRE SHUTTER THAT COMPLIES WITH NOTE 1; OR

(B) THEY SHALL BE COMPLETELY PROTECTED EXTERNALLY BY SCREENS THAT COMPLY WITH NOTE 2; OR

(C) THEY SHALL COMPLY WITH THE FOLLOWING:

- (I) ANY GLAZING INCORPORATED IN SLIDING DOORS SHALL BE TOUGHENED GLASS WITH A MINIMUM THICKNESS OF 6mm.
- (II) BOTH THE DOOR FRAME SUPPORTING THE SLIDING DOOR AND THE FRAMING SURROUNDING ANY GLAZING SHALL BE MADE FROM:
  - (A) BUSHFIRE-RESISTING TIMBER; OR
  - (B) METAL; OR
  - (C) METAL-REINFORCED PVC-U. THE REINFORCING MEMBERS SHALL BE MADE FROM ALUMINIUM, STAINLESS STEEL, OR CORROSION-RESISTANT STEEL AND THE FRAME AND THE SASH SHALL SATISFY THE DESIGN LOAD, PERFORMANCE AND STRUCTURAL STRENGTH OF THE MEMBER.

(III) THERE IS NO REQUIREMENT TO SCREEN THE OPENABLE PART OF THE SLIDING DOOR. HOWEVER, IF SCREENED, THE SCREENS SHALL COMPLY WITH NOTE 2.

NOTE: THE CONSTRUCTION OF MANUFACTURED SLIDING DOORS SHOULD PREVENT THE ENTRY OF EMBERS WHEN THE DOOR IS CLOSED. THERE IS NO REQUIREMENT TO PROVIDE SCREENS TO THE OPENABLE PART OF THESE DOORS AS IT IS ASSUMED THAT A SLIDING DOOR WILL BE CLOSED IF OCCUPANTS ARE NOT PRESENT DURING A BUSHFIRE EVENT. SCREENS OF MATERIALS OTHER THAN THOSE SPECIFIED MAY NOT RESIST EMBER ATTACK.

(IV) EXTERNALLY FITTED HARDWARE THAT SUPPORTS THE PANEL IN ITS FUNCTION OF OPENING AND CLOSING SHALL BE METAL.

(V) SLIDING DOORS SHALL BE TIGHT-FITTING IN THE FRAMES

(E) GARAGE DOORS

THE FOLLOWING APPLY TO VEHICLE ACCESS DOORS:

- (A) THE LOWER PORTION OF A VEHICLE ACCESS DOOR THAT IS WITHIN 400mm OF THE GROUND WHEN THE DOOR IS CLOSED SHALL BE MADE FROM—
  - (I) NON-COMBUSTIBLE MATERIAL; OR
  - (II) BUSHFIRE-RESISTING TIMBER; OR
  - (III) FIBRE CEMENT SHEET, A MINIMUM OF 6mm IN THICKNESS; OR
  - (V) A COMBINATION OF ANY OF ITEMS (I), (II) OR (III) ABOVE.

(B) PANEL LIFT, TILT DOORS OR SIDE-HUNG DOORS SHALL BE FITTED WITH SUITABLE WEATHER STRIPS, DRAUGHT EXCLUDERS, DRAUGHT SEALS OR GUIDE TRACKS, AS APPROPRIATE TO THE DOOR TYPE, WITH A MAXIMUM GAP NO GREATER THAN 3mm.

(C) ROLLER DOORS SHALL HAVE GUIDE TRACKS WITH A MAXIMUM GAP NO GREATER THAN 3mm AND SHALL BE FITTED WITH A NYLON BRUSH THAT IS IN CONTACT WITH THE DOOR.

(D) VEHICLE ACCESS DOORS SHALL NOT INCLUDE VENTILATION SLOTS

NOTE 1: WHERE FITTED, BUSHFIRE SHUTTERS SHALL BE MADE FROM

A) NON-COMBUSTIBLE MATERIAL, OR

B) BUSHFIRE-RESISTING TIMBER, OR

C) A COMBINATION OF ANY OF ITEMS (A) OR (B) ABOVE; AND

(I) BE FIXED TO THE BUILDING AND BE NON-REMOVABLE;

(II) WHEN IN THE CLOSED POSITION, HAVE NO GAP GREATER THAN 3mm BETWEEN THE SHUTTER AND THE WALL, THE SILL OR THE HEAD;

(III) BE READILY MANUALLY OPERABLE FROM EITHER INSIDE OR OUTSIDE;

(IV) PROTECT THE ENTIRE WINDOW ASSEMBLY OR DOOR ASSEMBLY;

(A) UNIFORMLY DISTRIBUTED PERFORATIONS WITH A MAXIMUM APERTURE OF 3mm WHEN THE SHUTTER IS PROVIDING RADIANT HEAT PROTECTION OR 2 MM WHEN THE SHUTTER IS ALSO PROVIDING EMBER PROTECTION (SUCH AS WHERE THE OPENABLE PORTION OF THE WINDOW IS NOT SCREENED IN ACCORDANCE WITH THE REQUIREMENTS OF THE RESPECTIVE BAL); AND

(B) A PERFORATED AREA NO GREATER THAN 20% OF THE SHUTTER. IF BUSHFIRE SHUTTERS ARE FITTED TO ALL EXTERNAL DOORS THEN AT LEAST ONE OF THOSE SHUTTERS SHALL BE OPERABLE FROM THE INSIDE TO FACILITATE SAFE EGRESS FROM THE BUILDING.

NOTE 2: WHERE FITTED, SCREENS FOR WINDOWS AND DOORS SHALL HAVE A MESH OR PERFORATED SHEET WITH A MAXIMUM APERTURE OF 2mm, MADE OF CORROSION-RESISTANT STEEL, BRONZE OR ALUMINIUM. GAPS BETWEEN THE PERIMETER OF THE SCREEN ASSEMBLY AND THE BUILDING ELEMENT TO WHICH IT IS FITTED SHALL NOT EXCEED 3mm. THE FRAME SUPPORTING THE MESH OR PERFORATED SHEET SHALL BE MADE FROM METAL OR A TIMBER SPECIES AS SPECIFIED AT THE END OF THIS DOCUMENT.

NOTE 3: WHERE DOUBLE GLAZED UNITS ARE USED THE ABOVE REQUIREMENTS APPLY TO THE EXTERNAL FACE OF THE WINDOW ASSEMBLY ONLY.

6.0 ROOFS (INCLUDING VERANDA AND ATTACHED CARPORT ROOFS, PENETRATIONS, EAVES, FASCIAS, GABLES, GUTTERS AND DOWNPIPES)

1. GENERAL

THE FOLLOWING APPLY TO ALL TYPES OF ROOFS AND ROOFING SYSTEMS:

(A) ROOF TILES, ROOF SHEETS AND ROOF-COVERING ACCESSORIES ARE TO BE NON-COMBUSTIBLE.

(B) THE ROOF/WALL JUNCTION IS TO BE SEALED TO PREVENT OPENINGS GREATER THAN 3mm, EITHER BY THE USE OF FASCIA AND EAVES LININGS OR BY SEALING BETWEEN THE TOP OF THE WALL AND THE UNDERSIDE OF THE ROOF AND BETWEEN THE RAFTERS AT THE LINE OF THE WALL.

(C) ROOF VENTILATION OPENINGS, SUCH AS GABLE AND ROOF VENTS, ARE TO BE FITTED WITH EMBER GUARDS MADE OF NON-COMBUSTIBLE MATERIAL OR A MESH OR PERFORATED SHEET WITH A MAXIMUM APERTURE OF 2mm, MADE OF CORROSION-RESISTANT STEEL, BRONZE OR ALUMINIUM.

(D) A PIPE OR CONDUIT THAT PENETRATES THE ROOF COVERING SHALL BE NON-COMBUSTIBLE.

2. TILED ROOFS.

TILED ROOFS SHALL BE FULLY SARKED. THE SARKING SHALL—

(A) BE LOCATED ON TOP OF THE ROOF FRAMING, EXCEPT THAT THE ROOF BATTENS MAY BE FIXED ABOVE THE SARKING;

(B) COVER THE ENTIRE ROOF AREA INCLUDING RIDGES AND HIPS; AND

(C) EXTEND INTO GUTTERS AND VALLEYS.

3. SHEET ROOFS

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 (SUCH AS UNDER CORRUGATIONS OR RIBS OF SHEET ROOFING AND BETWEEN ROOF COMPONENTS) 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 OF ITEMS (I), (II) OR (III) ABOVE.

NOTE: SARKING IS USED AS A SECONDARY FORM OF EMBER PROTECTION FOR THE ROOF SPACE TO ACCOUNT FOR MINOR GAPS THAT MAY DEVELOP IN SHEET ROOFING.

VERANDAH, CARPORT AND AWNING ROOFS - THE FOLLOWING APPLY TO VERANDA, CARPORT AND AWNING ROOFS:

(A) A VERANDA, CARPORT OR AWNING ROOF FORMING PART OF THE MAIN ROOF SPACE SHALL MEET ALL THE REQUIREMENTS FOR THE MAIN ROOF.

(B) A VERANDA, CARPORT OR AWNING ROOF SEPARATED FROM THE MAIN ROOF SPACE BY A WALL THAT COMPLIES WITH THE SPECIFICATION ABOVE FOR AN EXTERNAL WALL SHALL HAVE A NON-COMBUSTIBLE ROOF COVERING AND THE SUPPORT STRUCTURE SHALL BE—

(I) OF NON-COMBUSTIBLE MATERIAL; OR

(II) BUSHFIRE-RESISTING TIMBER; OR

(III) TIMBER RAFTERS LINED ON THE UNDERSIDE WITH FIBRE-CEMENT SHEETING A MINIMUM OF 6mm IN THICKNESS, OR WITH MATERIAL COMPLYING WITH AS 1530.8.1; OR

(IV) A COMBINATION OF ANY OF ITEMS (I), (II) OR (III) ABOVE.

## BAL 29 Bushfire Requirements

DESIGN: <b>PROPOSED RESIDENCE</b>	JOB ADDRESS: <b>LOT 139 LORIKEET LANE, MULLUMBIMBY, NSW. 2482</b>	S.P: DP1265934	ISSUE: <b>D</b>	<table><tr><th>REV</th><th>DATE</th><th>DESCRIPTION</th><th>DRAWN</th><th>CHECKED</th></tr><tr><td>A</td><td>27.05.22</td><td>WORKING DRAWING</td><td>AGC</td><td>JMW</td></tr><tr><td>B</td><td>10.06.22</td><td>WORKING DRAWING - BASIX COMMITMENTS</td><td>AGC</td><td>JMW</td></tr><tr><td>C</td><td>16.06.22</td><td>BASIX WINDOW AMENDMENTS</td><td>AGC</td><td>JMW</td></tr><tr><td>D</td><td>21.06.22</td><td>PRE PLANNING RFI</td><td>AGC</td><td>JMW</td></tr></table>	REV	DATE	DESCRIPTION	DRAWN	CHECKED	A	27.05.22	WORKING DRAWING	AGC	JMW	B	10.06.22	WORKING DRAWING - BASIX COMMITMENTS	AGC	JMW	C	16.06.22	BASIX WINDOW AMENDMENTS	AGC	JMW	D	21.06.22	PRE PLANNING RFI	AGC	JMW
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ROOF PENETRATIONS - THE FOLLOWING APPLY TO ROOF PENETRATIONS:

- (A) ROOF PENETRATIONS, INCLUDING ROOF LIGHTS, ROOF VENTILATORS, ROOF-MOUNTED EVAPORATIVE COOLING UNITS, AERIALS, VENT PIPES AND SUPPORTS FOR SOLAR COLLECTORS, SHALL BE ADEQUATELY SEALED AT THE ROOF TO PREVENT GAPS GREATER THAN 3 MM. THE MATERIAL USED TO SEAL THE PENETRATION SHALL BE NON-COMBUSTIBLE.
- (B) OPENINGS IN VENTED ROOF LIGHTS, ROOF VENTILATORS OR VENT PIPES SHALL BE FITTED WITH EMBER GUARDS MADE FROM A MESH OR PERFORATED SHEET WITH A MAXIMUM APERTURE OF 2mm, MADE OF CORROSION-RESISTANT STEEL, BRONZE OR ALUMINIUM. THIS REQUIREMENT DOES NOT APPLY TO THE EXHAUST FLUES OF HEATING OR COOKING DEVICES WITH CLOSED COMBUSTION CHAMBERS. IN THE CASE OF GAS APPLIANCE FLUES, EMBER GUARDS SHALL NOT BE FITTED.

NOTE: GASFITTERS ARE REQUIRED TO PROVIDE A METAL FLUE PIPE ABOVE THE ROOF AND TERMINATE WITH A CERTIFIED GAS FLUE COWL COMPLYING WITH AS 4566. ADVICE MAY BE OBTAINED FROM STATE GAS TECHNICAL REGULATORS.

- (C) ALL OVERHEAD GLAZING SHALL BE GRADE A SAFETY GLASS COMPLYING WITH AS 1288.

(D) GLAZED ELEMENTS IN ROOF LIGHTS AND SKYLIGHTS MAY BE OF POLYMER PROVIDED A GRADE A SAFETY GLASS DIFFUSER, COMPLYING WITH AS 1288, IS INSTALLED UNDER THE GLAZING. WHERE GLAZING IS AN INSULATING GLAZING UNIT (IGU), GRADE A TOUGHENED SAFETY GLASS MINIMUM 4mm THICKNESS, SHALL BE USED IN THE OUTER PANE OF THE IGU.

(E) FLASHING ELEMENTS OF TUBULAR SKYLIGHTS SHALL BE NON-COMBUSTIBLE. HOWEVER, THEY MAY BE OF AN ALTERNATIVE MATERIAL, PROVIDED THE INTEGRITY OF THE ROOF COVERING IS MAINTAINED BY AN UNDER-FLASHING MADE OF NON-COMBUSTIBLE MATERIAL.

(F) EXTERNAL SINGLE PLANE GLAZED ELEMENTS OF ROOF LIGHTS AND SKYLIGHTS, WHERE THE PITCH OF THE GLAZED ELEMENT IS 18 DEGREES OR LESS TO THE HORIZONTAL, SHALL BE PROTECTED WITH EMBER GUARDS MADE FROM A MESH OR PERFORATED SHEET WITH A MAXIMUM APERTURE OF 2mm, MADE OF CORROSION-RESISTANT STEEL, BRONZE OR ALUMINIUM.

(G) EVAPORATIVE COOLING UNITS SHALL BE FITTED WITH NON-COMBUSTIBLE BUTTERFLY CLOSERS AS CLOSE AS PRACTICABLE TO THE ROOF LEVEL OR THE UNIT SHALL BE FITTED WITH NON-COMBUSTIBLE COVERS WITH A MESH OR PERFORATED SHEET WITH A MAXIMUM APERTURE OF 2 MM, MADE OF CORROSION-RESISTANT STEEL, BRONZE OR ALUMINIUM.

EAVES LININGS, FASCIAS AND GABLES - THE FOLLOWING APPLY TO EAVES LININGS, FASCIAS AND GABLES:

- (A) GABLES SHALL COMPLY WITH THE REQUIREMENTS FOR AN EXTERNAL WALL.

- (B) FASCIAS AND BARGEBOARDS SHALL—
- (I) WHERE TIMBER IS USED, BE MADE FROM BUSHFIRE-RESISTING TIMBER; OR
  - (II) WHERE MADE FROM METAL, BE FIXED AT 450 MM CENTRES; OR
  - (III) BE A COMBINATION OF ITEMS (I) AND (II) ABOVE.

- (C) EAVES LININGS SHALL BE—
- (I) FIBRE-CEMENT SHEET, A MINIMUM 4.5mm IN THICKNESS; OR
  - (II) BUSHFIRE-RESISTING TIMBER (REFER TO THE TABLE AT THE END OF THIS DOCUMENT); OR
  - (III) A COMBINATION OF ITEMS (I) AND (II) ABOVE.

- (D) EAVES PENETRATIONS SHALL BE PROTECTED THE SAME AS FOR ROOF PENETRATIONS.

(E) EAVES VENTILATION OPENINGS GREATER THAN 3 MM SHALL BE FITTED WITH EMBER GUARDS MADE OF NON-COMBUSTIBLE MATERIAL OR A MESH OR PERFORATED SHEET WITH A MAXIMUM APERTURE OF 2mm, MADE OF CORROSION-RESISTANT STEEL, BRONZE OR ALUMINIUM.

- (F) JOINTS IN EAVES LININGS, FASCIAS AND GABLES MAY BE SEALED WITH PLASTIC JOINING STRIPS OR TIMBER STORM MOULDS.

GUTTERS AND DOWNPIPES

THE STANDARD DOES NOT PROVIDE MATERIAL REQUIREMENTS FOR DOWNPIPES. IF INSTALLED, GUTTER AND VALLEY LEAF GUARDS SHALL BE NON-COMBUSTIBLE. WITH THE EXCEPTION OF BOX GUTTERS, GUTTERS SHALL BE METAL OR PVC-U. BOX GUTTERS SHALL BE NON-COMBUSTIBLE AND FLASHED AT THE JUNCTION WITH THE ROOF WITH NON COMBUSTIBLE MATERIAL.

7.0 VERANDAHS, DECKS, STEPS, RAMPS AND LANDINGS

- 1) GENERAL
- DECKING MAY BE SPACED. THERE IS NO REQUIREMENT TO ENCLOSE THE SUBFLOOR SPACES OF VERANDAS, DECKS, STEPS, RAMPS OR LANDINGS.

- 2) ENCLOSED SUBFLOOR SPACES OF VERANDAS, DECKS, STEPS, RAMPS AND LANDINGS

- A) MATERIALS TO ENCLOSE A SUBFLOOR SPACE
- THE SUBFLOOR SPACES OF VERANDAS, DECKS, STEPS, RAMPS AND LANDINGS ARE CONSIDERED TO BE 'ENCLOSED' WHEN —
- I) THE MATERIAL USED TO ENCLOSE THE SUBFLOOR SPACE COMPLIES WITH THE STANDARDS FOR EXTERNAL WALLS ABOVE; AND
  - II) ALL OPENINGS GREATER THAN 3 MM ARE SCREENED WITH A MESH OR PERFORATED SHEET WITH A MAXIMUM APERTURE OF 2mm, MADE OF CORROSION-RESISTANT STEEL, BRONZE OR ALUMINIUM.
- B) SUPPORTS
- THE STANDARD DOES NOT PROVIDE CONSTRUCTION REQUIREMENTS FOR SUPPORT POSTS, COLUMNS, STUMPS, STRINGERS, PIERS AND POLES.
- C)FRAMING
- THE STANDARD DOES NOT PROVIDE CONSTRUCTION REQUIREMENTS FOR THE FRAMING OF VERANDAS, DECKS, RAMPS OR LANDINGS (I.E., BEARERS AND JOISTS).
- D) DECKING, STAIR TREADS AND THE TRAFFICABLE SURFACES OF RAMPS AND LANDINGS
- E) DECKING, STAIR TREADS AND THE TRAFFICABLE SURFACES OF RAMPS AND LANDINGS SHALL BE—
- I) OF NON-COMBUSTIBLE MATERIAL; OR
  - II) OF BUSHFIRE-RESISTING TIMBER (REFER TO THE TABLE AT THE END OF THIS DOCUMENT); OR
  - III) A COMBINATION OF ITEMS (I) AND (II) ABOVE.

- 3) UNENCLOSED SUBFLOOR SPACES OF VERANDAS, DECKS, STEPS, RAMPS AND LANDINGS

- A) SUPPORTS
- SUPPORT POSTS, COLUMNS, STUMPS, STRINGERS, PIERS AND POLES SHALL BE—
- I) OF NON-COMBUSTIBLE MATERIAL; OR
  - II) OF BUSHFIRE-RESISTING TIMBER; OR
  - III) A COMBINATION OF ITEMS (I) AND (II) ABOVE.

- B) FRAMING
- FRAMING OF VERANDAS, DECKS, RAMPS OR LANDINGS (I.E., BEARERS AND JOISTS) SHALL BE—

- I) OF NON-COMBUSTIBLE MATERIAL; OR
- II) OF BUSHFIRE-RESISTING TIMBER;OR
- III) A COMBINATION OF ITEMS (I) AND (II) ABOVE.

- C) DECKING, STAIR TREADS AND THE TRAFFICABLE SURFACES OF RAMPS/LANDINGS/DECKING, STAIR TREADS AND THE TRAFFICABLE SURFACES OF RAMPS AND LANDINGS SHALL BE—

- I) OF NON-COMBUSTIBLE MATERIAL; OR
- II) OF BUSHFIRE-RESISTING TIMBER (REFER TO THE TABLE AT THE END OF THIS DOCUMENT);OR
- III) A COMBINATION OF ITEMS (I) AND (II) ABOVE.

- 4) BALUSTRADES, HANDRAILS OR OTHER BARRIERS - THOSE PARTS OF THE HANDRAILS AND BALUSTRADES LESS THAN 125mm FROM ANY GLAZING OR ANY COMBUSTIBLE WALL SHALL BE—

- I) OF NON-COMBUSTIBLE MATERIAL; OR
- II) OF BUSHFIRE-RESISTING TIMBER (REFER TO THE TABLE AT THE END OF THIS DOCUMENT);OR
- III) A COMBINATION OF ITEMS (I) AND (II) ABOVE.

THOSE PARTS OF THE HANDRAILS AND BALUSTRADES THAT ARE 125mm OR MORE FROM THE BUILDING HAVE NO REQUIREMENTS.

8.0 WATER AND GAS SUPPLY PIPES

ABOVE-GROUND, EXPOSED WATER AND GAS SUPPLY PIPES ARE TO BE METAL.

BAL 29 Bushfire Requirements

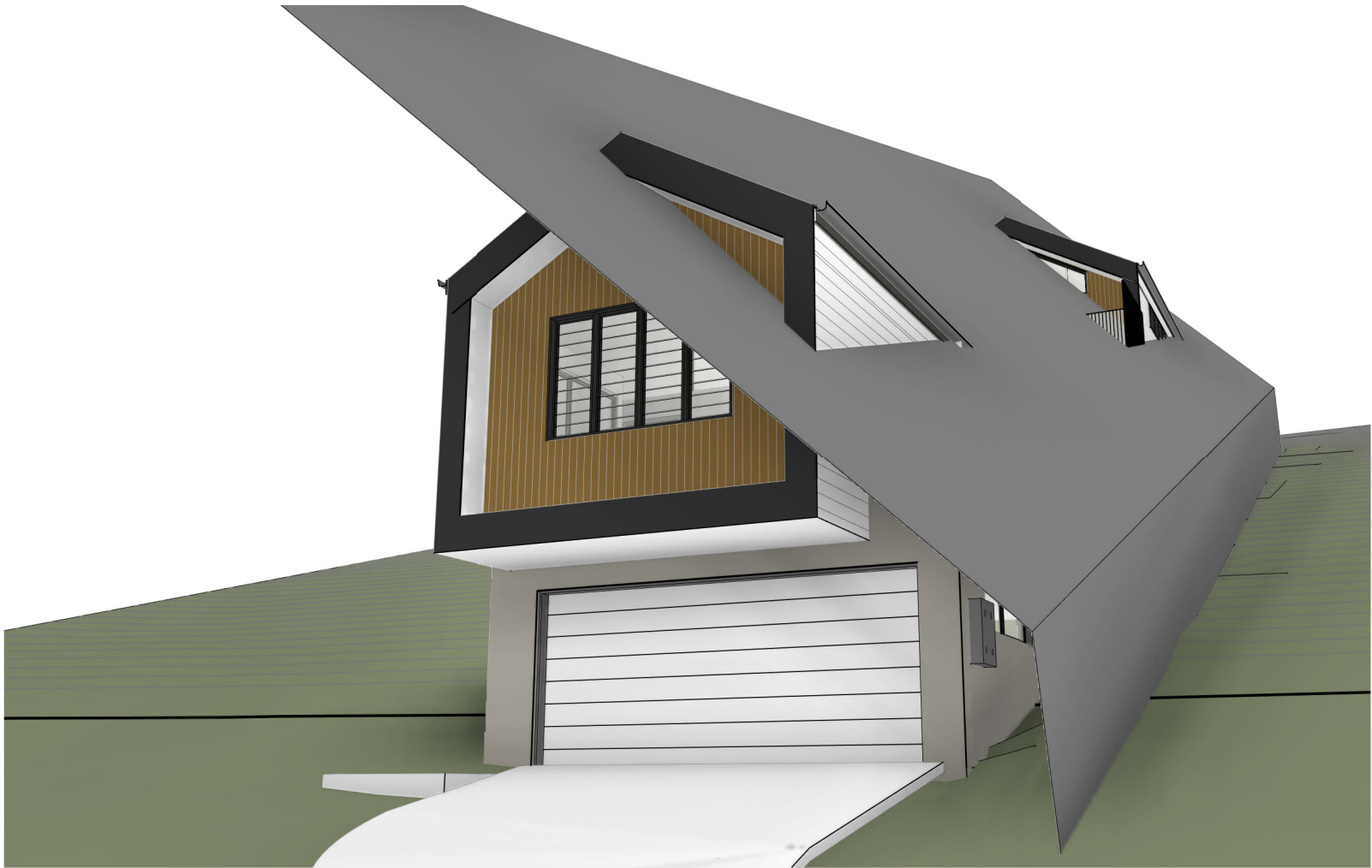
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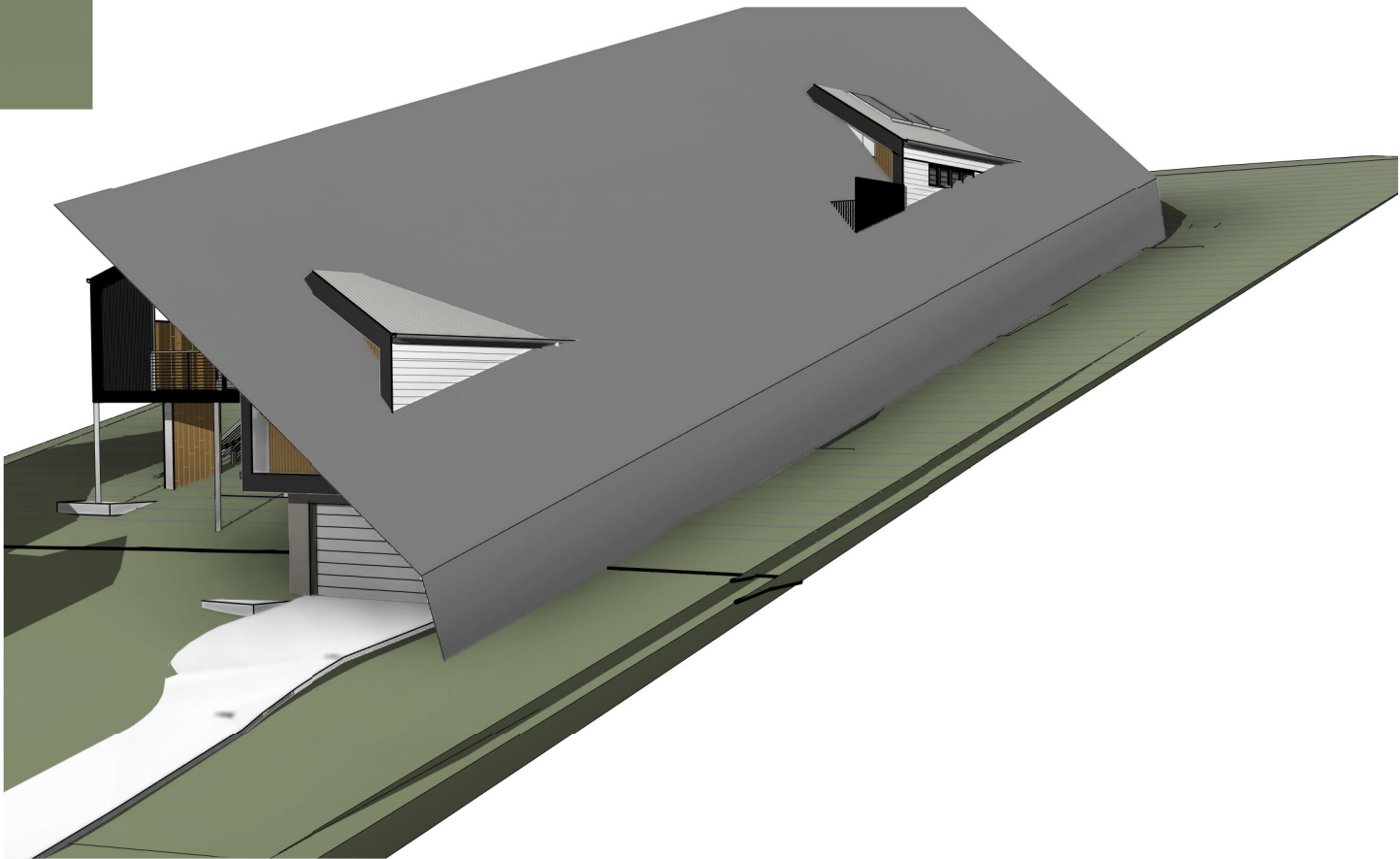
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**QBCC: 1511 1256**



BUILDING HEIGHT PLANE



## Building Height Plane Encroachment

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CLIENT: <b>MARISSA BETTIOL &amp; WAYNE CLARKE</b>	USE FIGURED DIMENSIONS AT ALL TIMES. REFER ANY ENQUIRES TO <b>BUILDING CONTRACTOR</b> . ALL DIMENSIONS TO BE VERIFIED ON SITE PRIOR TO CONSTRUCTION. ALL WORK TO COMPLY WITH LOCAL AUTHORITY REGULATIONS.	DWG No: 160	LAND AREA: 1193m <sup>2</sup>																										

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QBCC: 1511 1256

AREA SCHEDULE	
Name	Area
GARAGE	46.4 m <sup>2</sup>
	46.4 m <sup>2</sup>
FRONT FIRST FLOOR	60.2 m <sup>2</sup>
FRONT PORCH	1.9 m <sup>2</sup>
	62.2 m <sup>2</sup>
REAR GROUND FLOOR	35.4 m <sup>2</sup>
LINK	6.8 m <sup>2</sup>
MASTER SUITE DECK	9.1 m <sup>2</sup>
	51.3 m <sup>2</sup>
REAR FIRST FLOOR	58.7 m <sup>2</sup>
REAR FF FRONT DECK	13.6 m <sup>2</sup>
	72.3 m <sup>2</sup>
Grand total	232.2 m <sup>2</sup>

**ALERT:** THIS PROPERTY IS LOCATED IN A BUSHFIRE PRONE AREA. REFER TO BUSHFIRE REPORT FOR "BAL" RATING

## Site Plan

DESIGN: <b>PROPOSED RESIDENCE</b>	JOB ADDRESS: <b>LOT 139 LORIKEET LANE, MULLUMBIMBY, NSW. 2482</b>	S.P: DP1265934	ISSUE: <b>D</b>	REV	DATE	DESCRIPTION	DRAWN	CHECKED
STAGED PLAN: <b>WORKING DRAWING</b>		SCALE: 1 : 250 @ A3		A	27.05.22	WORKING DRAWING	AGC	JMW
CLIENT: <b>MARISSA BETTIOL &amp; WAYNE CLARKE</b>	USE FIGURED DIMENSIONS AT ALL TIMES. REFER ANY ENQUIRES TO <b>BUILDING CONTRACTOR</b> . ALL DIMENSIONS TO BE VERIFIED ON SITE PRIOR TO CONSTRUCTION. ALL WORK TO COMPLY WITH LOCAL AUTHORITY REGULATIONS.	DWG No: 200	LAND AREA: 1193m <sup>2</sup>	B	10.06.22	WORKING DRAWING - BASIX COMMITMENTS	AGC	JMW
				C	16.06.22	BASIX WINDOW AMENDMENTS	AGC	JMW
				D	21.06.22	PRE PLANNING RFI	AGC	JMW

APPROVED DRIVEWAY UNDER CONSTRUCTION. LOCALISED ADJUSTMENT TO ACCOMODATE PROPOSED GARAGE

GROUND FLOOR OMP SETBACK

FIRST FLOOR OMP SETBACK

PROPOSED RESIDENCE

ACCESS PATHWAY TO REAR

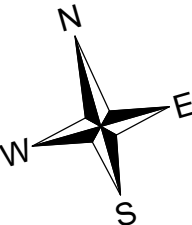
FIRST FLOOR OMP SETBACK

10,000lt STORMWATER DETENTION / RAIN WATER TANK LOCATED UNDERNEATH HOUSE

3.13 (3) - 168m2 TOTAL AREA TO FRONT OF BUILDING  
86M2 = 51% - COMPLIES

APPROVED DRIVEWAY UNDER CONSTRUCTION

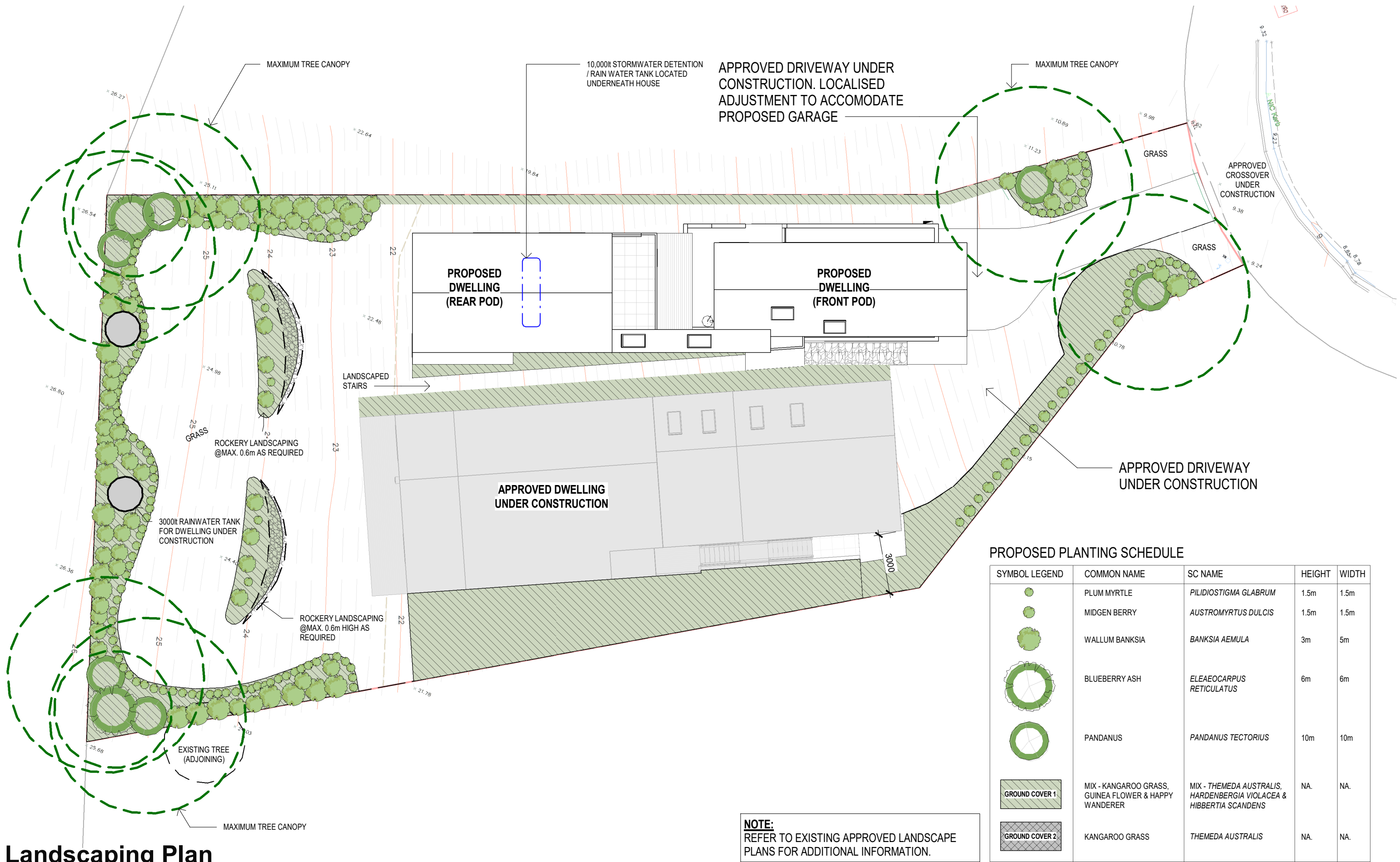
EXISTING APPROVED RESIDENCE UNDER CONSTRUCTION



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## Landscaping Plan

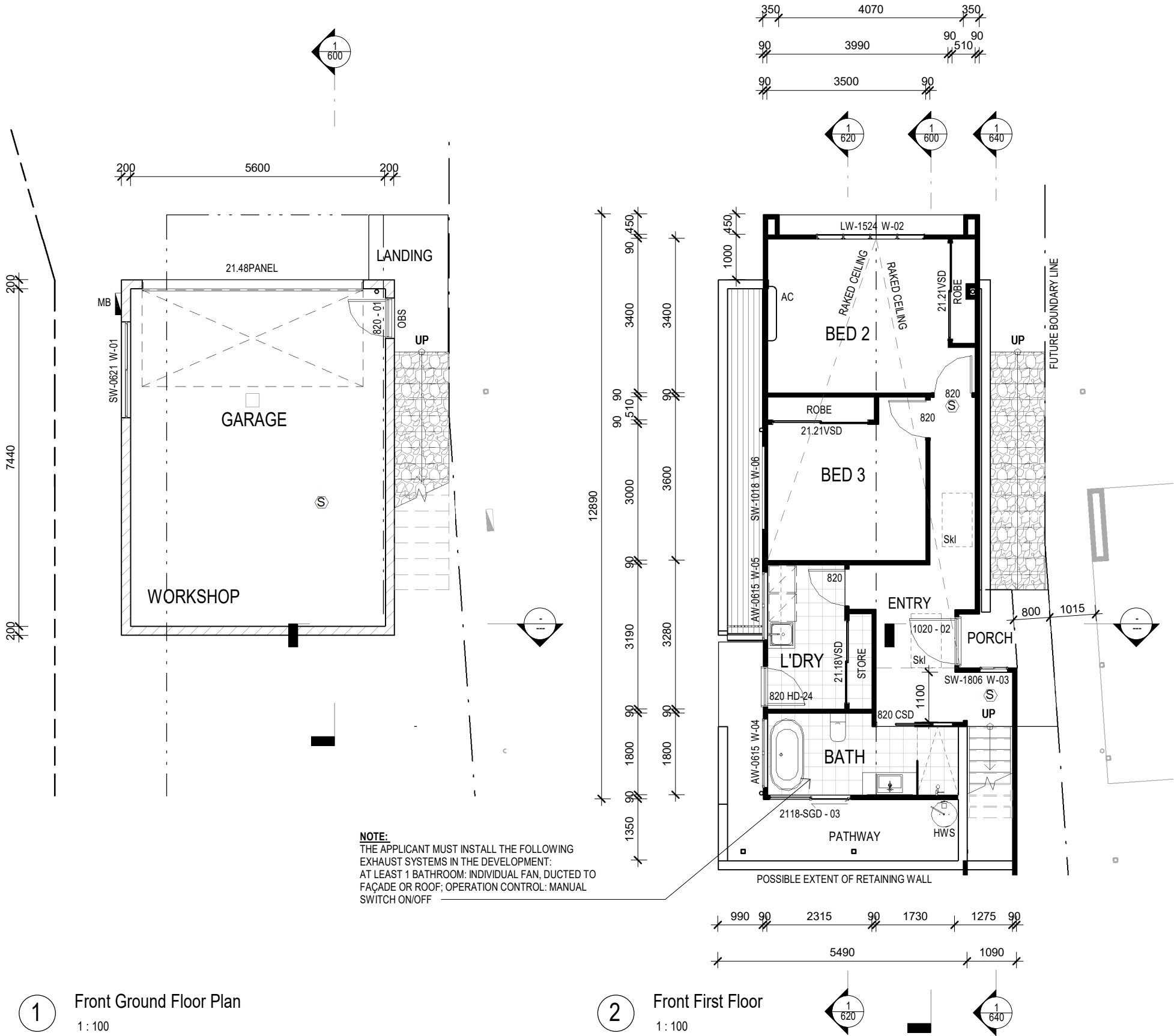
DESIGN: <b>PROPOSED RESIDENCE</b>	JOB ADDRESS: <b>LOT 139 LORIKEET LANE, MULLUMBIMBY, NSW. 2482</b>	S.P: DP1265934	ISSUE: <b>D</b>	REV	DATE	DESCRIPTION	DRAWN	CHECKED
STAGED PLAN: <b>WORKING DRAWING</b>		SCALE: 1 : 175 @ A3		A	27.05.22	WORKING DRAWING	AGC	JMW
CLIENT: <b>MARISSA BETTIOL &amp; WAYNE CLARKE</b>	USE FIGURED DIMENSIONS AT ALL TIMES. REFER ANY ENQUIRES TO <b>BUILDING CONTRACTOR</b> . ALL DIMENSIONS TO BE VERIFIED ON SITE PRIOR TO CONSTRUCTION. ALL WORK TO COMPLY WITH LOCAL AUTHORITY REGULATIONS.	DWG No: 210	LAND AREA: 1193m <sup>2</sup>	B	10.06.22	WORKING DRAWING - BASIX COMMITMENTS	AGC	JMW
				C	16.06.22	BASIX WINDOW AMENDMENTS	AGC	JMW
				D	21.06.22	PRE PLANNING RFI	AGC	JMW

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Phone: +61 73806 5100  
QBCC: 1511 1256

AREA SCHEDULE	
Name	Area
GARAGE	46.4 m <sup>2</sup>
	46.4 m <sup>2</sup>
FRONT FIRST FLOOR	60.2 m <sup>2</sup>
FRONT PORCH	1.9 m <sup>2</sup>
	62.2 m <sup>2</sup>
REAR GROUND FLOOR	35.4 m <sup>2</sup>
LINK	6.8 m <sup>2</sup>
MASTER SUITE DECK	9.1 m <sup>2</sup>
	51.3 m <sup>2</sup>
REAR FIRST FLOOR	58.7 m <sup>2</sup>
REAR FF FRONT DECK	13.6 m <sup>2</sup>
	72.3 m <sup>2</sup>
Grand total	232.2 m <sup>2</sup>

**ALERT:** THIS PROPERTY IS LOCATED IN A BUSHFIRE PRONE AREA. REFER TO BUSHFIRE REPORT FOR "BAL-29" RATING AND BUSHFIRE REQUIREMENTS.

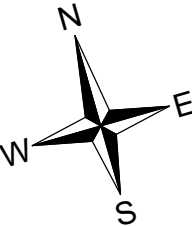


Window Schedule Summary				
No.	Type	Height	Width	Description
01	SW-0621	600	2110	Sliding Window - XO
02	LW-1524	1500	2400	Louvre Window - X
03	SW-1806	1800	610	Sliding Window - XO
04	AW-0615	600	1510	Awning Window XX
05	AW-0615	600	1510	Awning Window XX
06	SW-1018	1000	1810	Sliding Window - XO
07	LW-1209	1200	900	Louvre Window - X
08	SW-0618	600	1810	Sliding Window - XO
09	LW-1209	1200	900	Louvre Window - X
10	SW-0612	600	1210	Sliding Window - XO
11	LW-0624	600	2400	Louvre Window - X
12	LW-0624	600	2400	Louvre Window - X
13	LW-1209	1200	900	Louvre Window - X
14	FW-1517	1565	1750	Fixed Glass Angled Window
15	FW-1517	1565	1750	Fixed Glass Angled Window
16	LW-2109	2051	910	Louvre Window - X

**RESIDENTIAL ZONES AND OVERLAYS**  
ZONES: CHARACTER RESIDENTIAL

**OVERLAYS:**  
RCC KOALA HABITAT

- NOTES :**
- LIFT OFF HINGES TO WC DOOR/S TO COMPLY WITH THE NCC SECTION 3.8.3 UNDER ROOF INSULATION - ANTICON BLANKET.
  - INSULATION TO EXTERNAL WALLS & SARKING.
  - ROOMS WITH NO NATURAL VENTILATION TO HAVE MECHANICAL VENTILATION INSTALLED.
  - PROVIDE WATER AND POWER PROVISION TO DISHWASHER SPACE.
  - WINDOW, SGD & INTERNAL DOOR SIZES ARE NOMINAL ONLY & TO BE CONFIRMED WITH MANUFACTURER.
  - FLOOR WASTES SHOWN DIAGRAMMATICALLY ONLY.
  - THIS DRAWING IS TO BE READ IN-CONJUNCTION WITH ENGINEER'S DRAWINGS.
  - FINAL HEIGHTS & FRAME THICKNESS TO BE CONFIRMED BY MANUFACTURER PRIOR TO ORDERING.
  - ALL APPLIANCES, PLUMBING FIXTURES & SPECIALTY EQUIPMENT SHOWN DIAGRAMMATICALLY ONLY. FINAL ARRANGEMENTS TO OWNERS REQUIREMENTS.
  - TERMITE MANAGEMENT SYSTEM TO BE PROVIDED TO PENETRATIONS AND PERIMETER IN ACCORDANCE WITH THE NCC VOL.2 PART 3.1.4.
  - WATERPROOFING IN WET AREAS TO BE IN ACCORDANCE WITH THE NCC VOL.2 & AS 3740.



## Front Pod Plans

DESIGN: <b>PROPOSED RESIDENCE</b>	JOB ADDRESS: <b>LOT 139 LORIKEET LANE, MULLUMBIMBY, NSW. 2482</b>	S.P: DP1265934	ISSUE: <b>D</b>	REV	DATE	DESCRIPTION	DRAWN	CHECKED
STAGED PLAN: <b>WORKING DRAWING</b>		SCALE: 1 : 100 @ A3		A	27.05.22	WORKING DRAWING	AGC	JMW
				B	10.06.22	WORKING DRAWING - BASIX COMMITMENTS	AGC	JMW
				C	16.06.22	BASIX WINDOW AMENDMENTS	AGC	JMW
				D	21.06.22	PRE PLANNING RFI	AGC	JMW
CLIENT: <b>MARISSA BETTIOL &amp; WAYNE CLARKE</b>	USE FIGURED DIMENSIONS AT ALL TIMES. REFER ANY ENQUIRES TO <b>BUILDING CONTRACTOR</b> . ALL DIMENSIONS TO BE VERIFIED ON SITE PRIOR TO CONSTRUCTION. ALL WORK TO COMPLY WITH LOCAL AUTHORITY REGULATIONS.	DWG No: 300	LAND AREA: 1193m <sup>2</sup>					

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QBCC: 1511 1256

AREA SCHEDULE	
Name	Area
GARAGE	46.4 m²
	46.4 m²
FRONT FIRST FLOOR	60.2 m²
FRONT PORCH	1.9 m²
	62.2 m²
REAR GROUND FLOOR	35.4 m²
LINK	6.8 m²
MASTER SUITE DECK	9.1 m²
	51.3 m²
REAR FIRST FLOOR	58.7 m²
REAR FF FRONT DECK	13.6 m²
	72.3 m²
Grand total	232.2 m²

**ALERT:** THIS PROPERTY IS LOCATED IN A BUSHFIRE PRONE AREA. REFER TO BUSHFIRE REPORT FOR "BAL-29" RATING AND BUSHFIRE REQUIREMENTS.

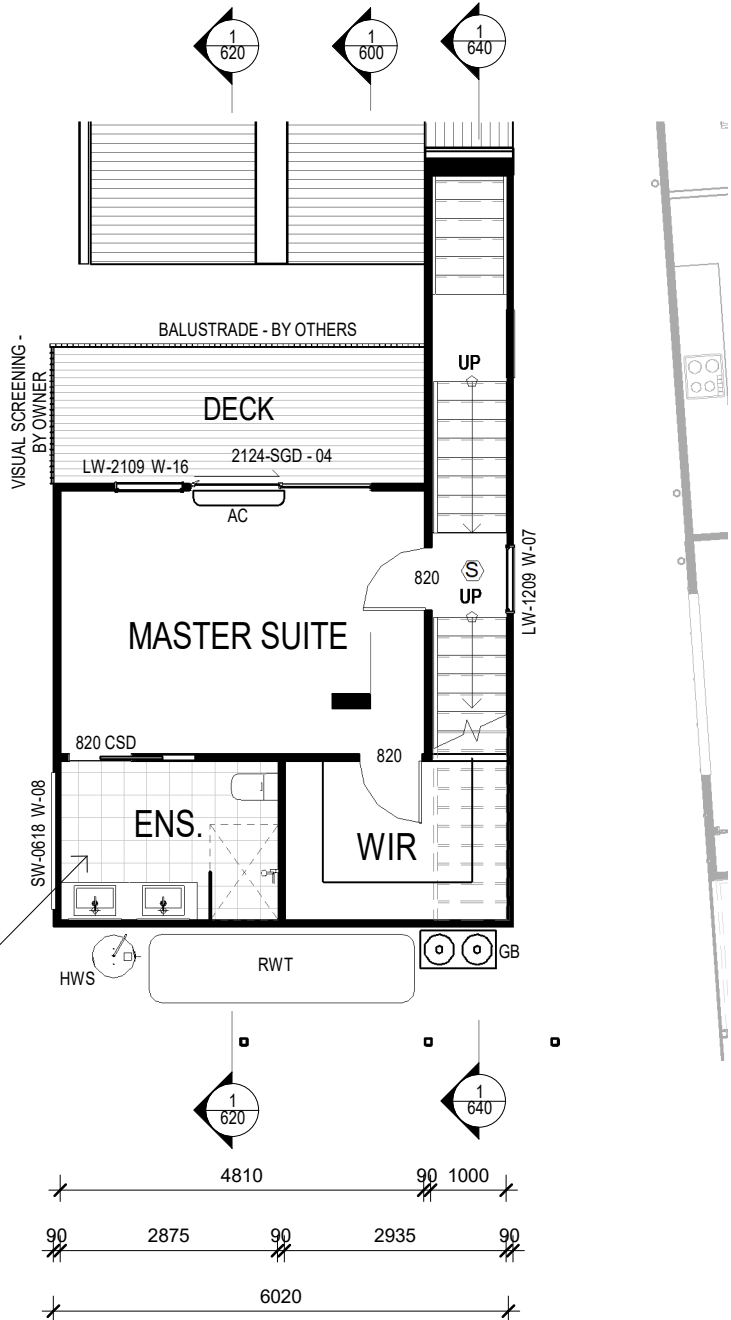
**NOTE:**  
THE APPLICANT MUST INSTALL THE FOLLOWING EXHAUST SYSTEMS IN THE DEVELOPMENT:  
AT LEAST 1 BATHROOM: INDIVIDUAL FAN, DUCTED TO FAÇADE OR ROOF; OPERATION CONTROL: MANUAL SWITCH ON/OFF

**RESIDENTIAL ZONES AND OVERLAYS**  
ZONES: CHARACTER RESIDENTIAL

**OVERLAYS:**  
RCC KOALA HABITAT

- NOTES :
- LIFT OFF HINGES TO WC DOOR/S TO COMPLY WITH THE NCC SECTION 3.8.3 UNDER ROOF INSULATION - ANTICON BLANKET.
  - INSULATION TO EXTERNAL WALLS & SARKING.
  - ROOMS WITH NO NATURAL VENTILATION TO HAVE MECHANICAL VENTILATION INSTALLED.
  - PROVIDE WATER AND POWER PROVISION TO DISHWASHER SPACE.
  - WINDOW, SGD & INTERNAL DOOR SIZES ARE NOMINAL ONLY & TO BE CONFIRMED WITH MANUFACTURER.
  - FLOOR WASTES SHOWN DIAGRAMMATICALLY ONLY.
  - THIS DRAWING IS TO BE READ IN-CONJUNCTION WITH ENGINEER'S DRAWINGS.
  - FINAL HEIGHTS & FRAME THICKNESS TO BE CONFIRMED BY MANUFACTURER PRIOR TO ORDERING.
  - ALL APPLIANCES, PLUMBING FIXTURES & SPECIALTY EQUIPMENT SHOWN DIAGRAMMATICALLY ONLY. FINAL ARRANGEMENTS TO OWNERS REQUIREMENTS.
  - TERMITE MANAGEMENT SYSTEM TO BE PROVIDED TO PENETRATIONS AND PERIMETER IN ACCORDANCE WITH THE NCC VOL.2 PART 3.1.4.
  - WATERPROOFING IN WET AREAS TO BE IN ACCORDANCE WITH THE NCC VOL.2 & AS 3740.

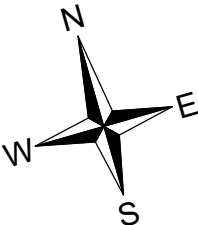
2 Rear Ground Floor  
1 : 100



1 Rear First Floor  
1 : 100



**NOTE:**  
THE APPLICANT MUST INSTALL THE FOLLOWING EXHAUST SYSTEMS IN THE DEVELOPMENT:  
KITCHEN - INDIVIDUAL FAN, DUCTED TO FAÇADE OR ROOF; OPERATION CONTROL: MANUAL SWITCH ON/OFF



## Rear Pod Plans

DESIGN: <b>PROPOSED RESIDENCE</b>	JOB ADDRESS: <b>LOT 139 LORIKEET LANE, MULLUMBIMBY, NSW. 2482</b>	S.P: DP1265934	ISSUE: <b>D</b>	REV	DATE	DESCRIPTION	DRAWN	CHECKED
STAGED PLAN: <b>WORKING DRAWING</b>		SCALE: 1 : 100 @ A3		A	27.05.22	WORKING DRAWING	AGC	JMW
				B	10.06.22	WORKING DRAWING - BASIX COMMITMENTS	AGC	JMW
				C	16.06.22	BASIX WINDOW AMENDMENTS	AGC	JMW
				D	21.06.22	PRE PLANNING RFI	AGC	JMW
CLIENT: <b>MARISSA BETTIOL &amp; WAYNE CLARKE</b>	USE FIGURED DIMENSIONS AT ALL TIMES. REFER ANY ENQUIRES TO <b>BUILDING CONTRACTOR</b> . ALL DIMENSIONS TO BE VERIFIED ON SITE PRIOR TO CONSTRUCTION. ALL WORK TO COMPLY WITH LOCAL AUTHORITY REGULATIONS.	DWG No: 350	LAND AREA: 1193m²					

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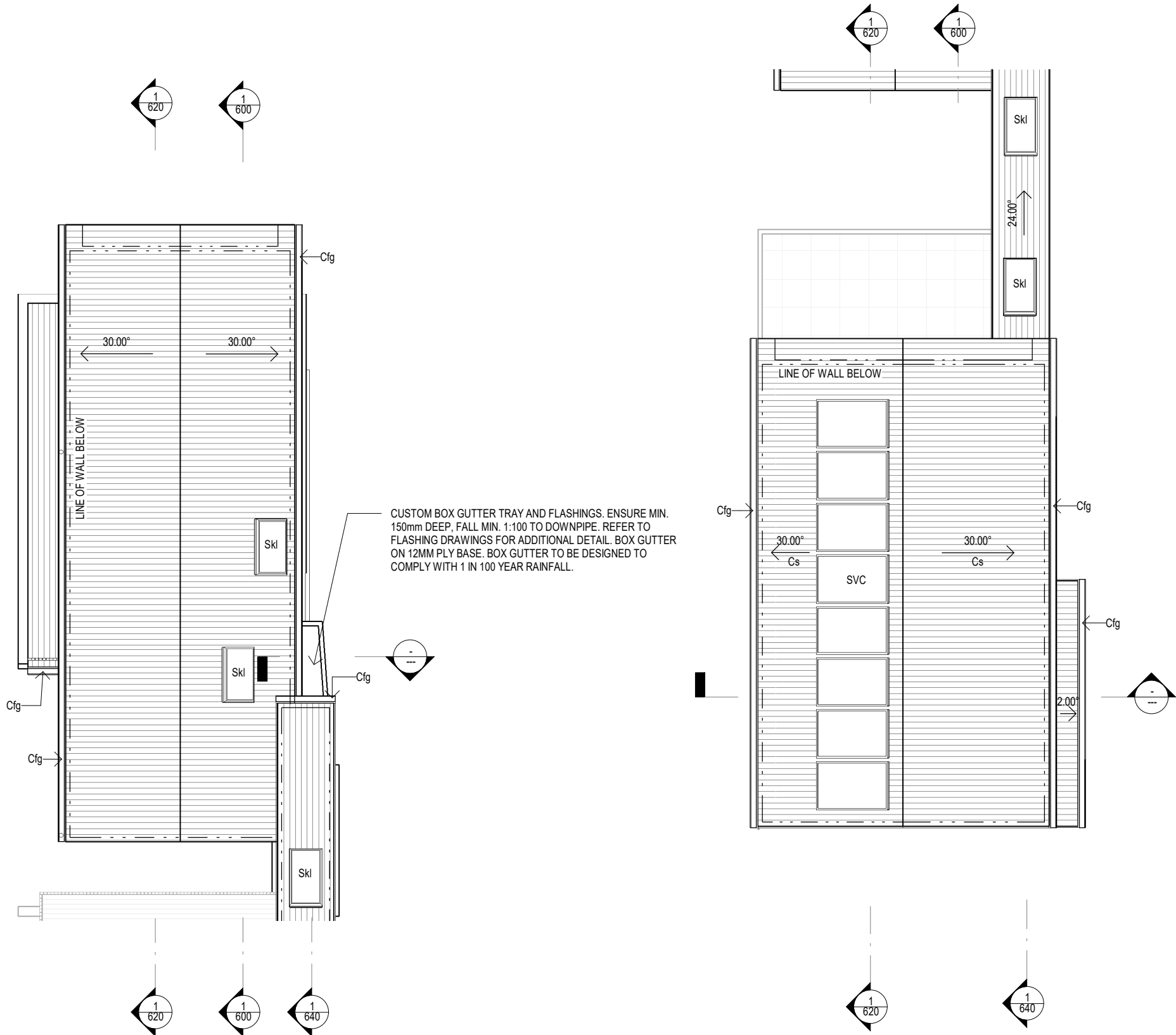
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LOGANHOLME, QLD 4129

Phone: +61 73806 5100

QBCC: 1511 1256



- NOTES:**
- DOWNPIPES ARE TO SERVICE **12m** MAXIMUM GUTTER LENGTH & BE LOCATED AS CLOSE AS POSSIBLE TO VALLEY GUTTERS AND BE SELECTED IN ACCORDANCE WITH THE APPROPRIATE EAVES GUTTER SELECTION AS SHOWN IN (NCC VOL 2. TABLE 3.5.2.2)
  - GUTTERS, DOWNPIPES & FLASHINGS FABRICATED WITH METAL ARE TO MEET AS/NZ2179 REQUIREMENTS WHILE UPVC COMPONENTS ARE TO COMPLY WITH AS1273
  - ALL SARKING MATERIAL TO BE INSTALLED ACCORDING TO MANUFACTURER'S INSTALLATION INSTRUCTIONS & AS/NZS4200 INSTALLATION OF PLIABLE MEMBRANE AND UNDERLAY (NCC VOL 2. P3.5.1(F)) & HAVE A MAXIMUM **5** FLAMMABILITY INEDX (NCC VOL 2. P3.7.1.9(A))
  - ANY FLEXIBLE DUCTING THAT HAS A SOURCE FROM A FLAME HAZARD MUST MEET AS4254 HAZARD PROPERTIES
  - DOWNPIPES ARE TO BE PROTECTED FROM POTENTIAL MECHANICAL DAMAGE, BE INSTALLED NO LESS THAN **100mm** FROM ELECTRICAL CABLES & GAS PIPES & NO LESS THAN **50mm** FROM OTHER SERVICES (AS/NZS3500.3.2 S4.11)
  - CONNECT STORMWATER DRAINAGE TO LEGAL POINT OF DISCHARGE TO THE SATISFACTION OF THE RESPONSIBLE LOCAL AUTHORITY
  - CALCULATED ROOF CATCHMENTS & ROOFING TO BE INSTALLED AS PER AS/NZS3500.3
  - OVERFLOW MEASURERS IN ACCORDANCE WITH (NCC2016 VOL. 2 TABLE 3.5.2.4)
  - ROOF PLAN PROVIDED IS A **GUIDE ONLY**.



LEGEND	
Cfg	Colorbond Fascia & Gutter
Cs	Colorbond Steel Roofing
Skl	Skylight - To Manufacturer's Specification - By Owner
SVC	SOLAR VOLTIAc CELLS - By Others

## Roof Plan

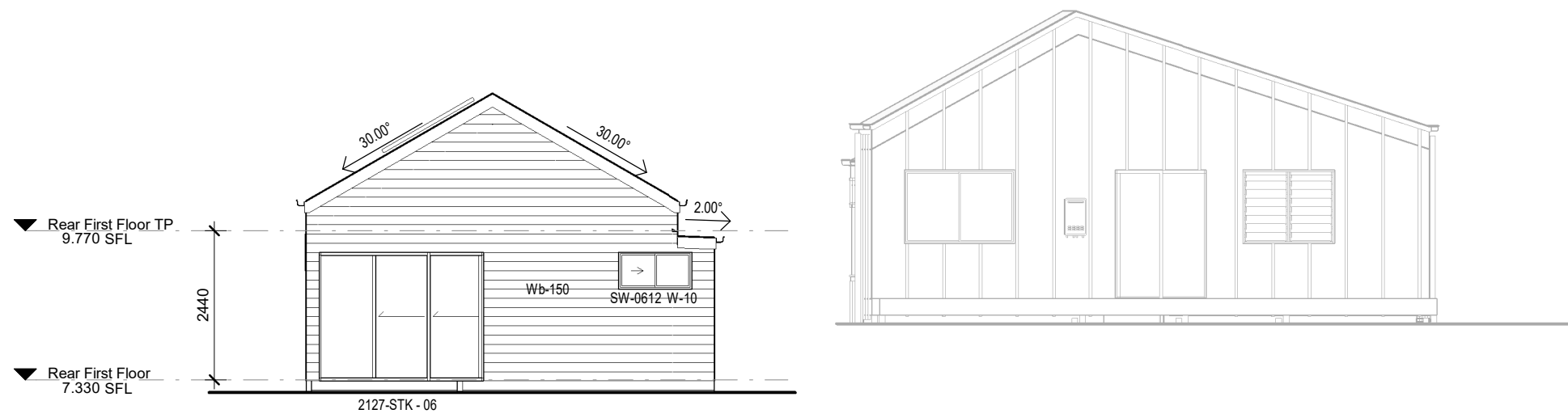
DESIGN: <b>PROPOSED RESIDENCE</b>	JOB ADDRESS: <b>LOT 139 LORIKEET LANE, MULLUMBIMBY, NSW. 2482</b>	S.P: DP1265934	ISSUE: <b>D</b>	<table><tr><th>REV</th><th>DATE</th><th>DESCRIPTION</th><th>DRAWN</th><th>CHECKED</th></tr><tr><td>A</td><td>27.05.22</td><td>WORKING DRAWING</td><td>AGC</td><td>JMW</td></tr><tr><td>B</td><td>10.06.22</td><td>WORKING DRAWING - BASIX COMMITMENTS</td><td>AGC</td><td>JMW</td></tr><tr><td>C</td><td>16.06.22</td><td>BASIX WINDOW AMENDMENTS</td><td>AGC</td><td>JMW</td></tr><tr><td>D</td><td>21.06.22</td><td>PRE PLANNING RFI</td><td>AGC</td><td>JMW</td></tr></table>	REV	DATE	DESCRIPTION	DRAWN	CHECKED	A	27.05.22	WORKING DRAWING	AGC	JMW	B	10.06.22	WORKING DRAWING - BASIX COMMITMENTS	AGC	JMW	C	16.06.22	BASIX WINDOW AMENDMENTS	AGC	JMW	D	21.06.22	PRE PLANNING RFI	AGC	JMW
REV	DATE	DESCRIPTION	DRAWN	CHECKED																									
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D	21.06.22	PRE PLANNING RFI	AGC	JMW																									
STAGED PLAN: <b>WORKING DRAWING</b>		SCALE: 1 : 100 @ A3																											
CLIENT: <b>MARISSA BETTIOL &amp; WAYNE CLARKE</b>	USE FIGURED DIMENSIONS AT ALL TIMES. REFER ANY ENQUIRES TO <b>BUILDING CONTRACTOR</b> . ALL DIMENSIONS TO BE VERIFIED ON SITE PRIOR TO CONSTRUCTION. ALL WORK TO COMPLY WITH LOCAL AUTHORITY REGULATIONS.	DWG No: 400	LAND AREA: 1193m <sup>2</sup>																										

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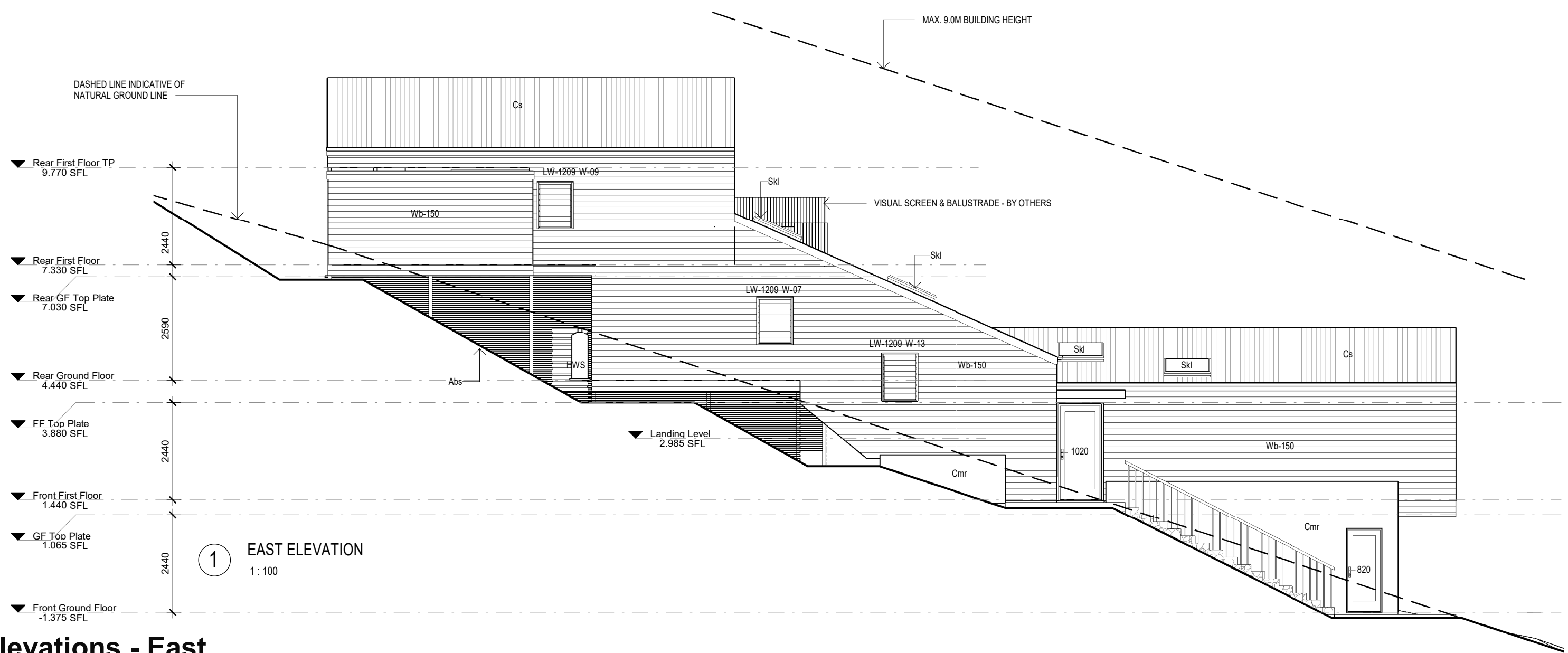
Phone: +61 73806 5100

**QBCC: 1511 1256**



LEGEND	
Abs	Aluminium Batten Screen - By Others
Cmr	Concrete Masonry - Render Finish
Cs	Colorbond Steel Roofing
HWS	HOT WATER SYSTEM
Skl	Skylight - To Manufacturer's Specification - By Owner
Wb-150	Scyon Linea Weatherboards 150mm Cladding

2 SOUTH ELEVATION  
1 : 100



1 EAST ELEVATION  
1 : 100

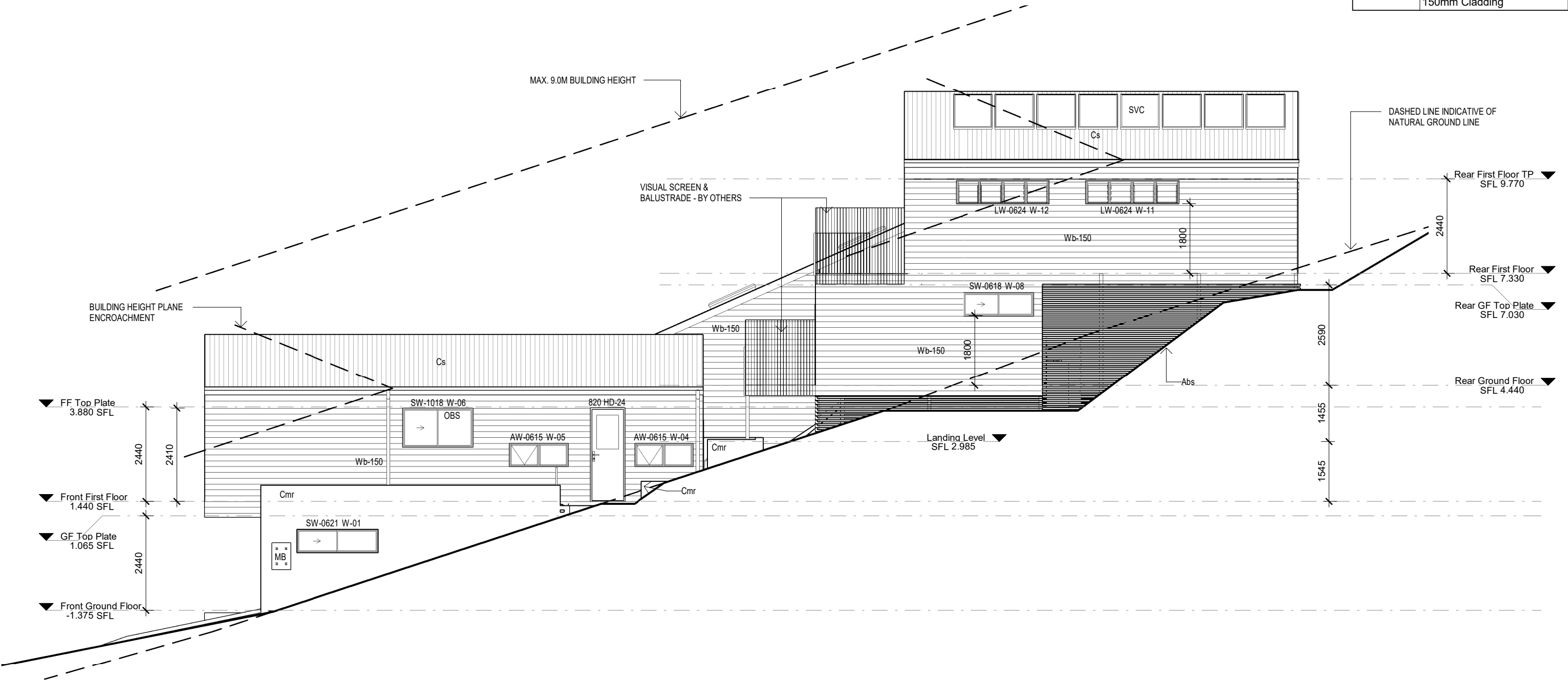
## Elevations - East

DESIGN: <b>PROPOSED RESIDENCE</b>	JOB ADDRESS: <b>LOT 139 LORIKEET LANE, MULLUMBIMBY, NSW. 2482</b>	S.P: DP1265934	ISSUE: <b>D</b>	REV	DATE	DESCRIPTION	DRAWN	CHECKED
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QBCC: 1511 1256

LEGEND	
Abs	Aluminium Batten Screen - By Others
Cmr	Concrete Masonry - Render Finish
Cs	Colorbond Steel Roofing
MB	METER BOX
SVC	SOLAR VOLT/AC CELLS - By Others
Wb-150	Scyon Linea Weatherboards 150mm Cladding



## Elevations - West

DESIGN: <b>PROPOSED RESIDENCE</b>	JOB ADDRESS: <b>LOT 139 LORIKEET LANE, MULLUMBIMBY, NSW. 2482</b>	S.P: DP1265934	ISSUE: <b>D</b>	<table><tr><th>REV</th><th>DATE</th><th>DESCRIPTION</th><th>DRAWN</th><th>CHECKED</th></tr><tr><td>A</td><td>27.05.22</td><td>WORKING DRAWING</td><td>AGC</td><td>JMW</td></tr><tr><td>B</td><td>10.06.22</td><td>WORKING DRAWING - BASIX COMMITMENTS</td><td>AGC</td><td>JMW</td></tr><tr><td>C</td><td>16.06.22</td><td>BASIX WINDOW AMENDMENTS</td><td>AGC</td><td>JMW</td></tr><tr><td>D</td><td>21.06.22</td><td>PRE PLANNING RFI</td><td>AGC</td><td>JMW</td></tr></table>	REV	DATE	DESCRIPTION	DRAWN	CHECKED	A	27.05.22	WORKING DRAWING	AGC	JMW	B	10.06.22	WORKING DRAWING - BASIX COMMITMENTS	AGC	JMW	C	16.06.22	BASIX WINDOW AMENDMENTS	AGC	JMW	D	21.06.22	PRE PLANNING RFI	AGC	JMW
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CLIENT: <b>MARISSA BETTIOL &amp; WAYNE CLARKE</b>	USE FIGURED DIMENSIONS AT ALL TIMES. REFER ANY ENQUIRES TO <b>BUILDING CONTRACTOR</b> . ALL DIMENSIONS TO BE VERIFIED ON SITE PRIOR TO CONSTRUCTION. ALL WORK TO COMPLY WITH LOCAL AUTHORITY REGULATIONS.	DWG No: 550	LAND AREA: 1193m <sup>2</sup>																										

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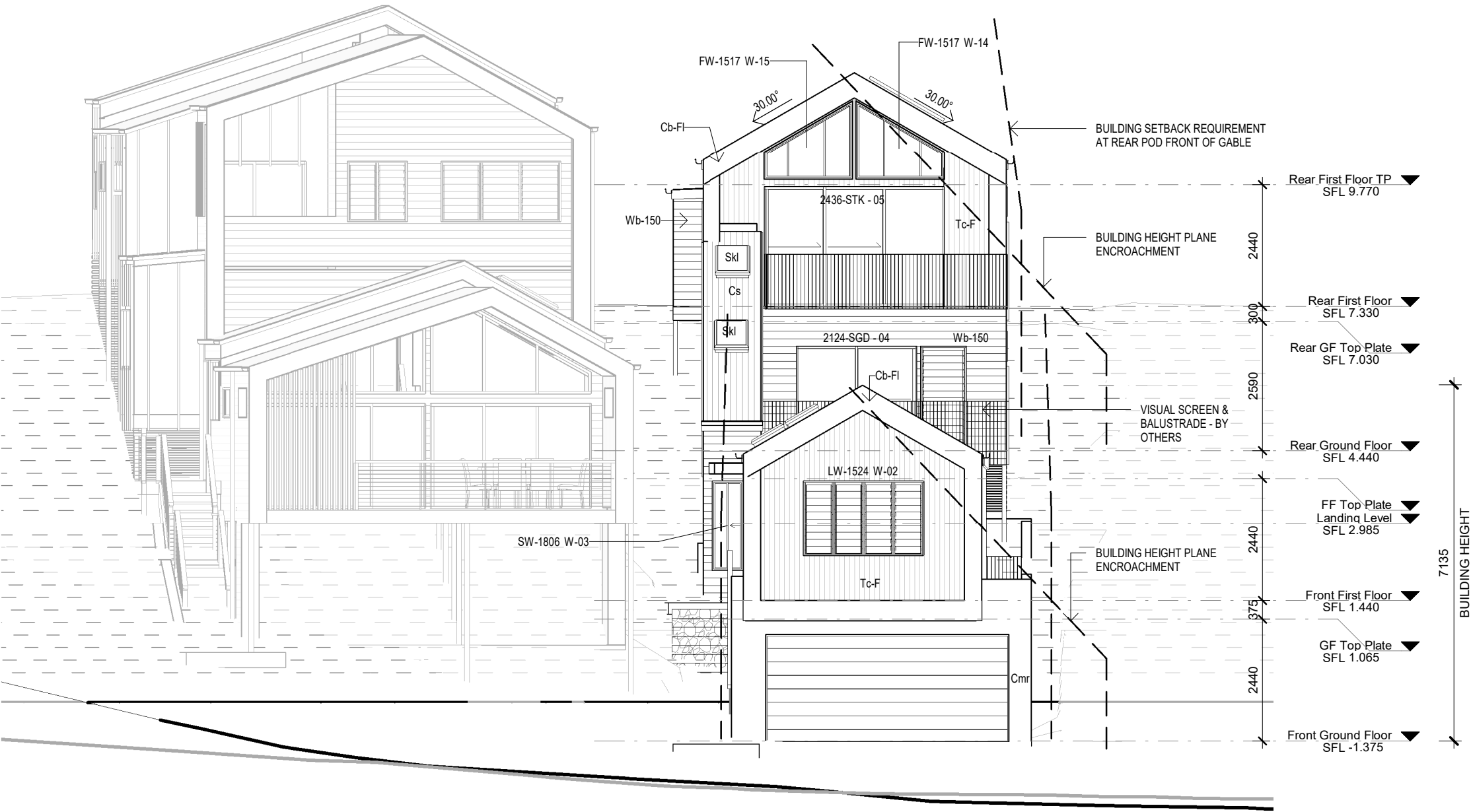
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LOGANHOLME, QLD 4129

Phone: +61 73806 5100

QBCC: 1511 1256



LEGEND	
Cb-Fi	Colorbond Flashing
Cmr	Concrete Masonry - Render Finish
Cs	Colorbond Steel Roofing
Skl	Skylight - To Manufacturer's Specification - By Owner
Tc-F	Feature Timber Cladding
Wb-150	Scyon Linea Weatherboards 150mm Cladding



Elevations - North

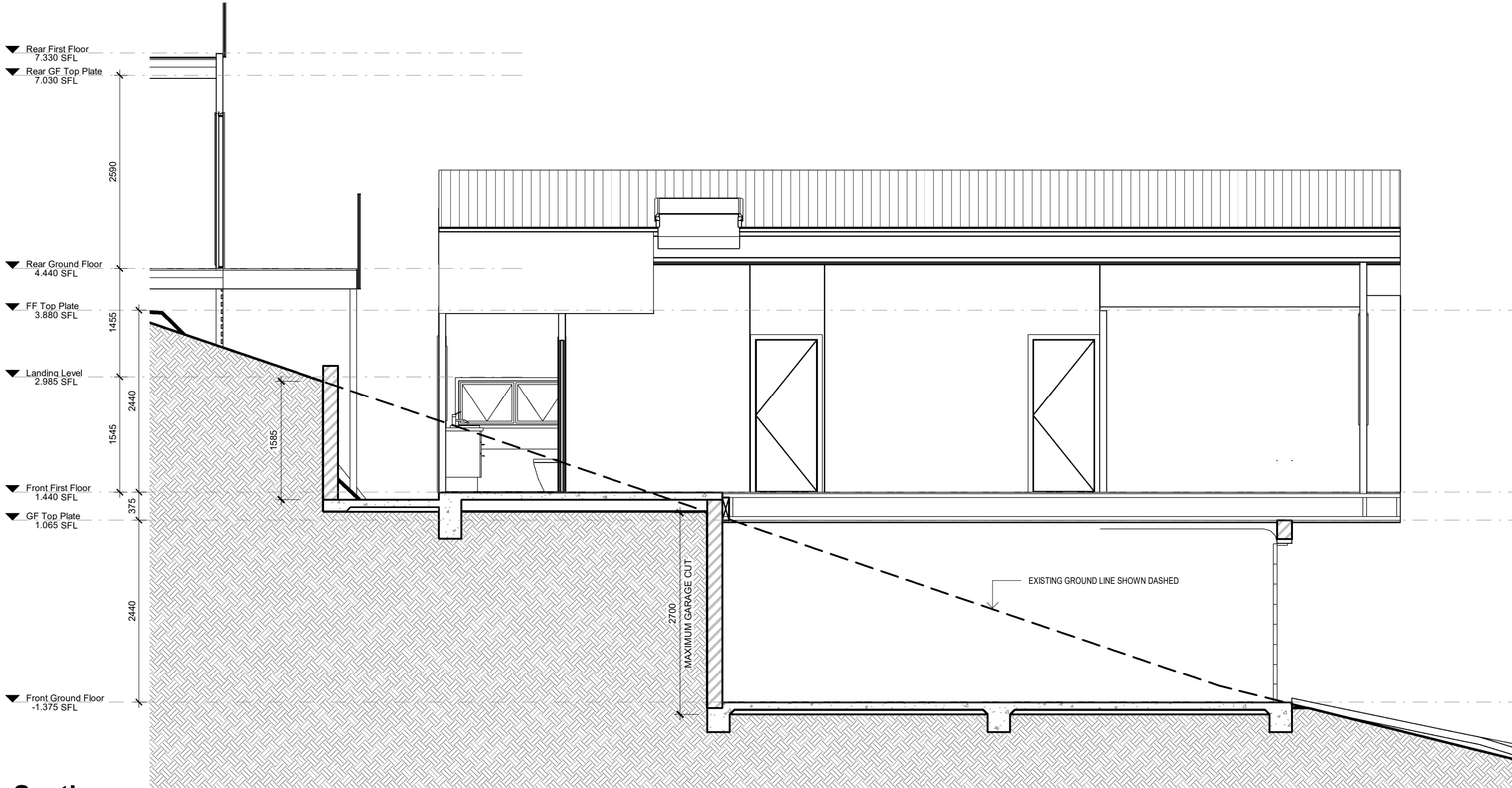
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Phone: +61 73806 5100  
QBCC: 1511 1256

- NOTES:**
1. SELECTED ROOF FIXED IN ACCORDANCE WITH STRUCTURAL FABRICATION DRAWINGS.
  2. ROOF BATTENS FIXED IN ACCORDANCE WITH STRUCTURAL FABRICATION DRAWINGS.
  3. ROOF TRUSSES TO STRUCTURAL FABRICATION DRAWINGS.
  4. BRACING OF TRUSSES & SUB-FLOOR TO BE IN ACCORDANCE WITH STRUCTURAL FABRICATION DRAWINGS.
  5. SLAB & FOOTINGS AS PER ENGINEERS DETAILS.
  6. FLOORING MEMBERS AS PER STRUCTURAL FABRICATION DRAWINGS.
  7. TERMITE TREATMENT TO BE INSTALLED AS PER MANUFACTURERS SPEC. & IN ACCORDANCE WITH AS 3660.1 BY LICENSED CONTRACTOR.

LEGEND



Sections

DESIGN: <b>PROPOSED RESIDENCE</b>	JOB ADDRESS: <b>LOT 139 LORIKEET LANE, MULLUMBIMBY, NSW. 2482</b>	S.P: DP1265934	ISSUE: <b>D</b>	<table><tr><th>REV</th><th>DATE</th><th>DESCRIPTION</th><th>DRAWN</th><th>CHECKED</th></tr><tr><td>A</td><td>27.05.22</td><td>WORKING DRAWING</td><td>AGC</td><td>JMW</td></tr><tr><td>B</td><td>10.06.22</td><td>WORKING DRAWING - BASIX COMMITMENTS</td><td>AGC</td><td>JMW</td></tr><tr><td>C</td><td>16.06.22</td><td>BASIX WINDOW AMENDMENTS</td><td>AGC</td><td>JMW</td></tr><tr><td>D</td><td>21.06.22</td><td>PRE PLANNING RFI</td><td>AGC</td><td>JMW</td></tr></table>	REV	DATE	DESCRIPTION	DRAWN	CHECKED	A	27.05.22	WORKING DRAWING	AGC	JMW	B	10.06.22	WORKING DRAWING - BASIX COMMITMENTS	AGC	JMW	C	16.06.22	BASIX WINDOW AMENDMENTS	AGC	JMW	D	21.06.22	PRE PLANNING RFI	AGC	JMW
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CLIENT: <b>MARISSA BETTIOL &amp; WAYNE CLARKE</b>	USE FIGURED DIMENSIONS AT ALL TIMES. REFER ANY ENQUIRES TO <b>BUILDING CONTRACTOR</b> . ALL DIMENSIONS TO BE VERIFIED ON SITE PRIOR TO CONSTRUCTION. ALL WORK TO COMPLY WITH LOCAL AUTHORITY REGULATIONS.	DWG No: 600	LAND AREA: 1193m <sup>2</sup>																										

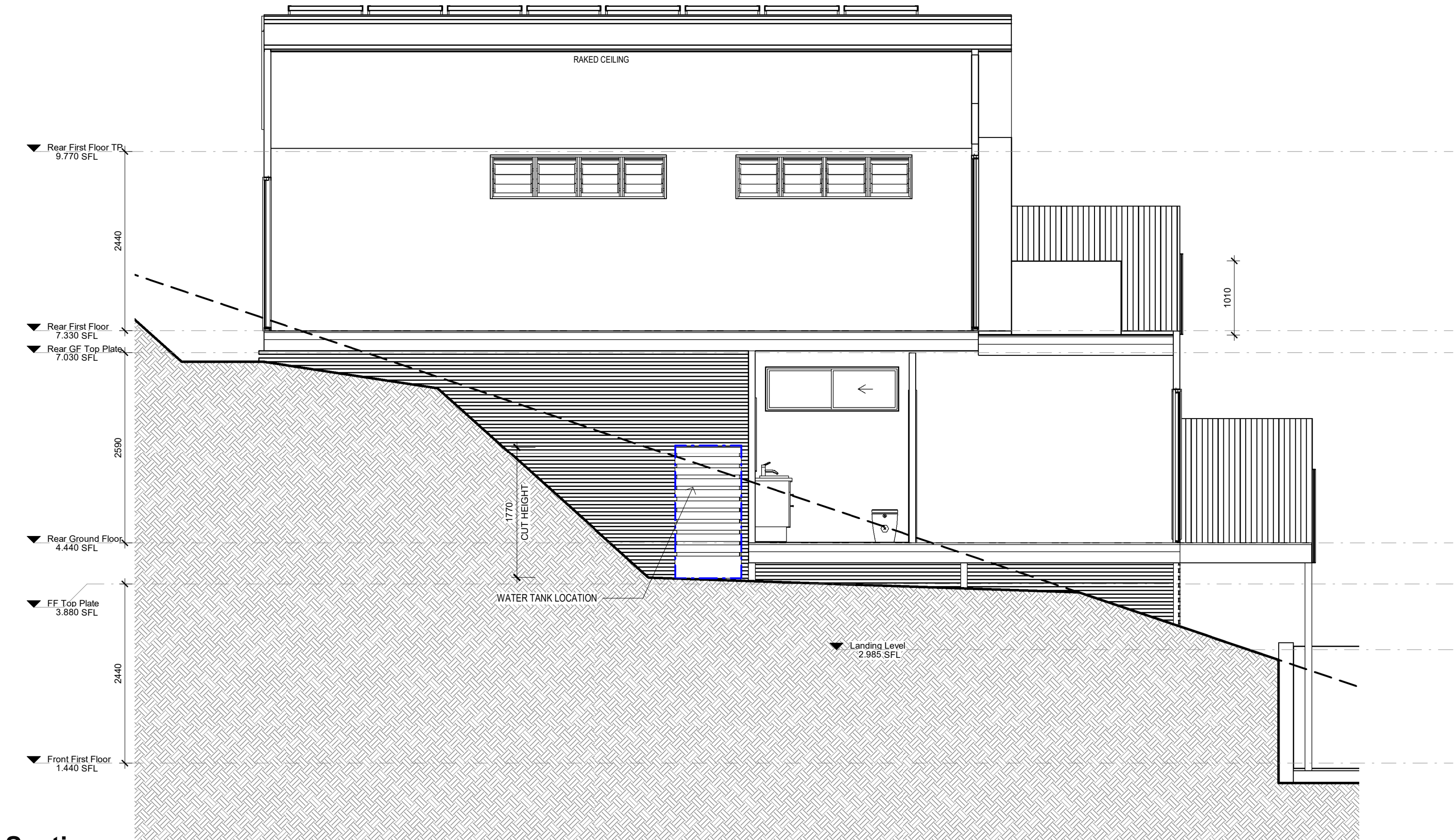
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## Sections

DESIGN: <b>PROPOSED RESIDENCE</b>	JOB ADDRESS: <b>LOT 139 LORIKEET LANE, MULLUMBIMBY, NSW. 2482</b>	S.P: DP1265934	ISSUE: <b>D</b>	REV A B C D	DATE 27.05.22 10.06.22 16.06.22 21.06.22	DESCRIPTION WORKING DRAWING WORKING DRAWING - BASIX COMMITMENTS BASIX WINDOW AMENDMENTS PRE PLANNING RFI	DRAWN AGC AGC AGC AGC	CHECKED JMW JMW JMW JMW
STAGED PLAN: <b>WORKING DRAWING</b>		SCALE: 1 : 50 @ A3						
CLIENT: <b>MARISSA BETTIOL &amp; WAYNE CLARKE</b>	USE FIGURED DIMENSIONS AT ALL TIMES. REFER ANY ENQUIRES TO <b>BUILDING CONTRACTOR</b> . ALL DIMENSIONS TO BE VERIFIED ON SITE PRIOR TO CONSTRUCTION. ALL WORK TO COMPLY WITH LOCAL AUTHORITY REGULATIONS.	DWG No: 620	LAND AREA: 1193m <sup>2</sup>					

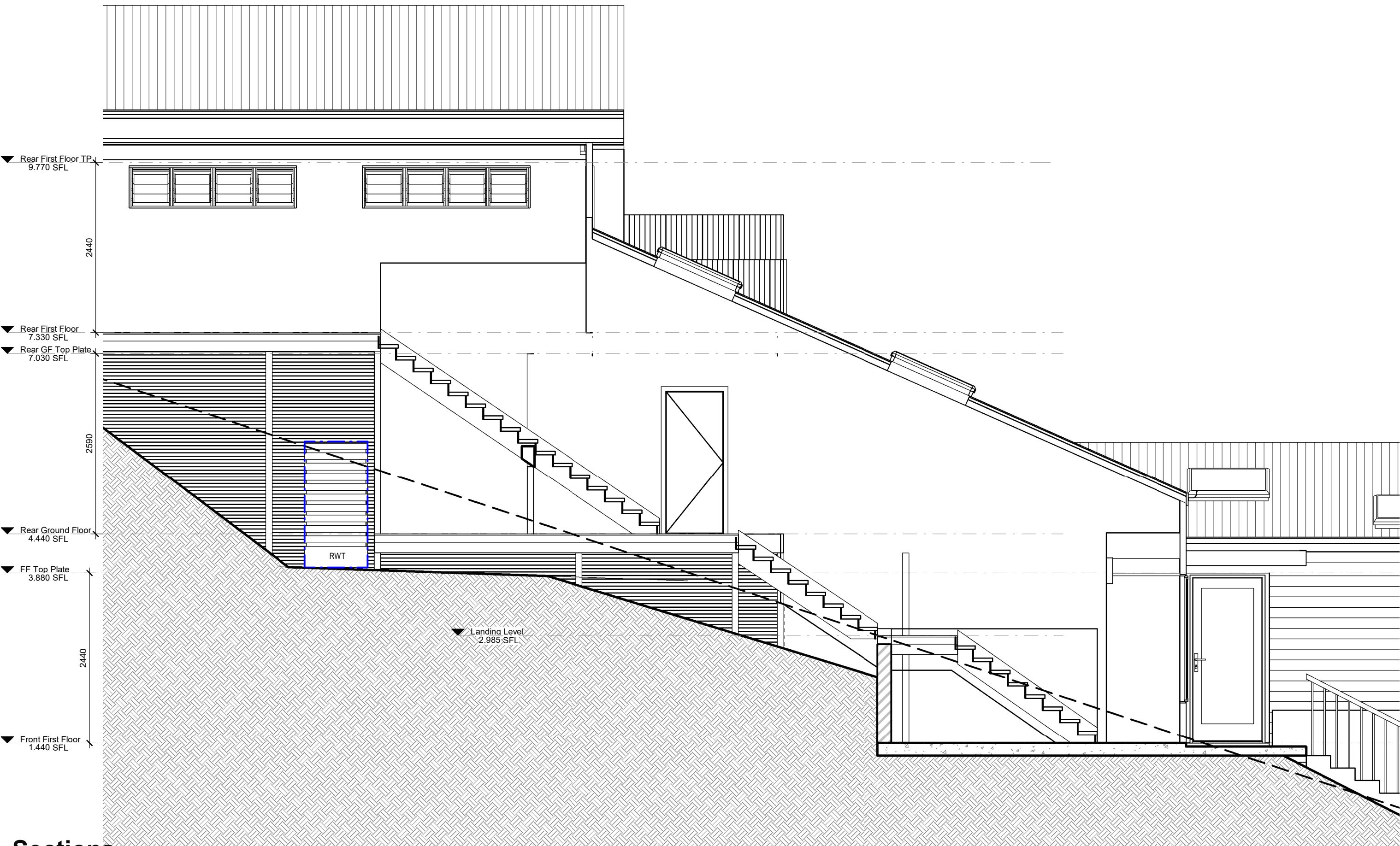
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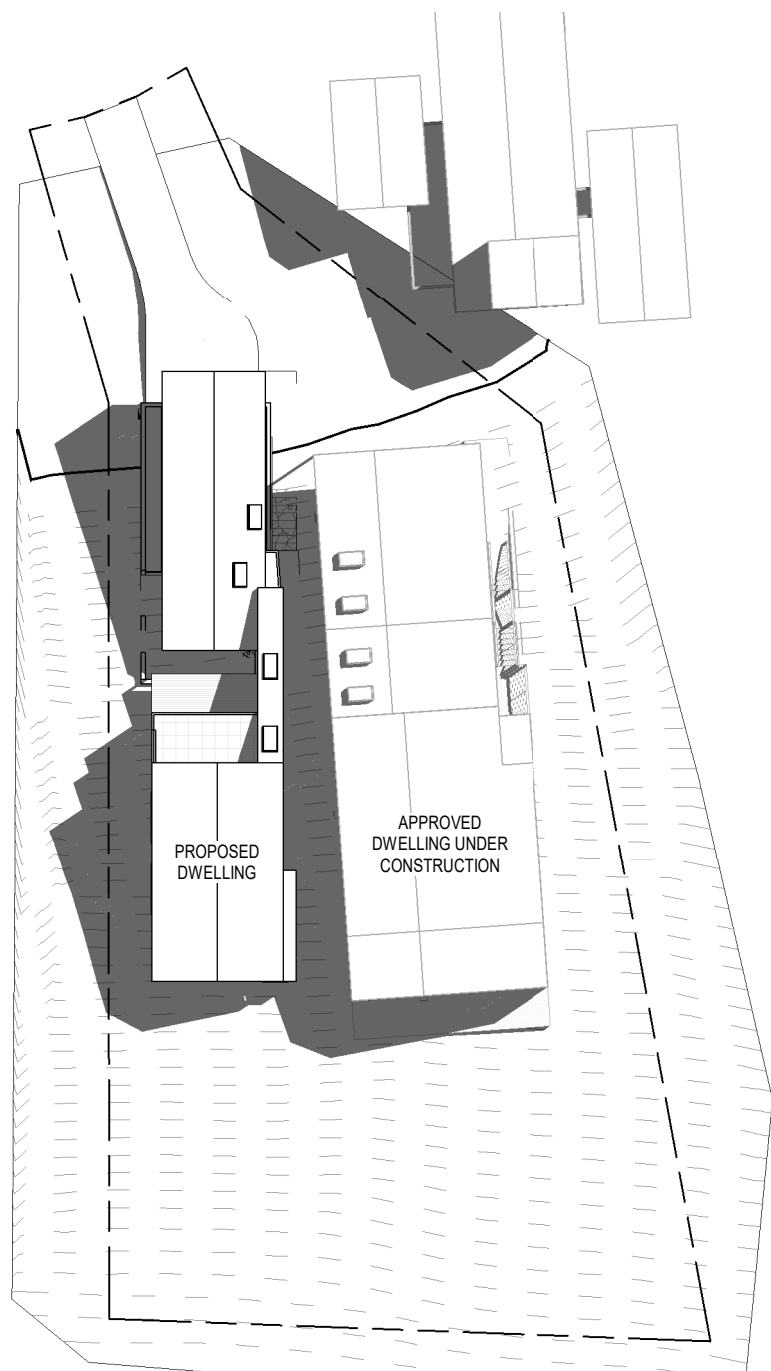
QBCC: 1511 1256



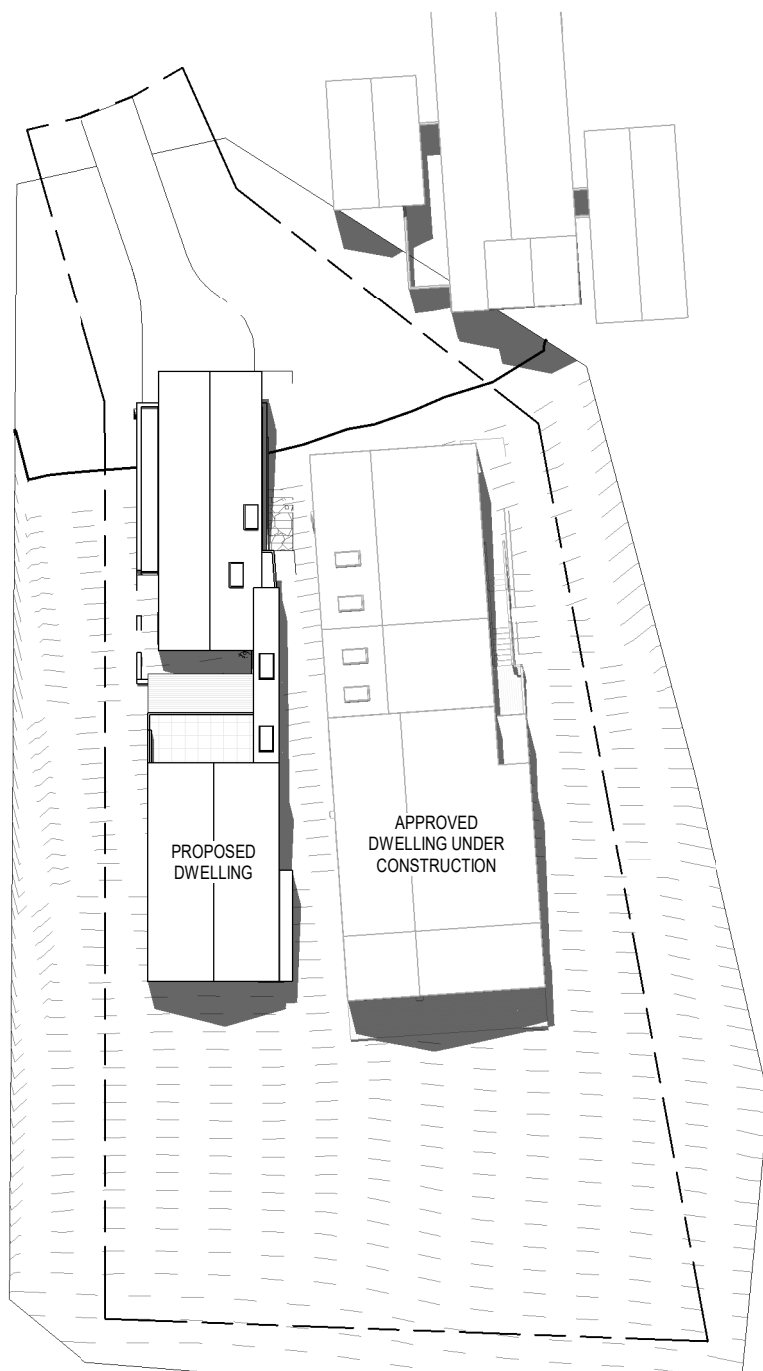


Sections

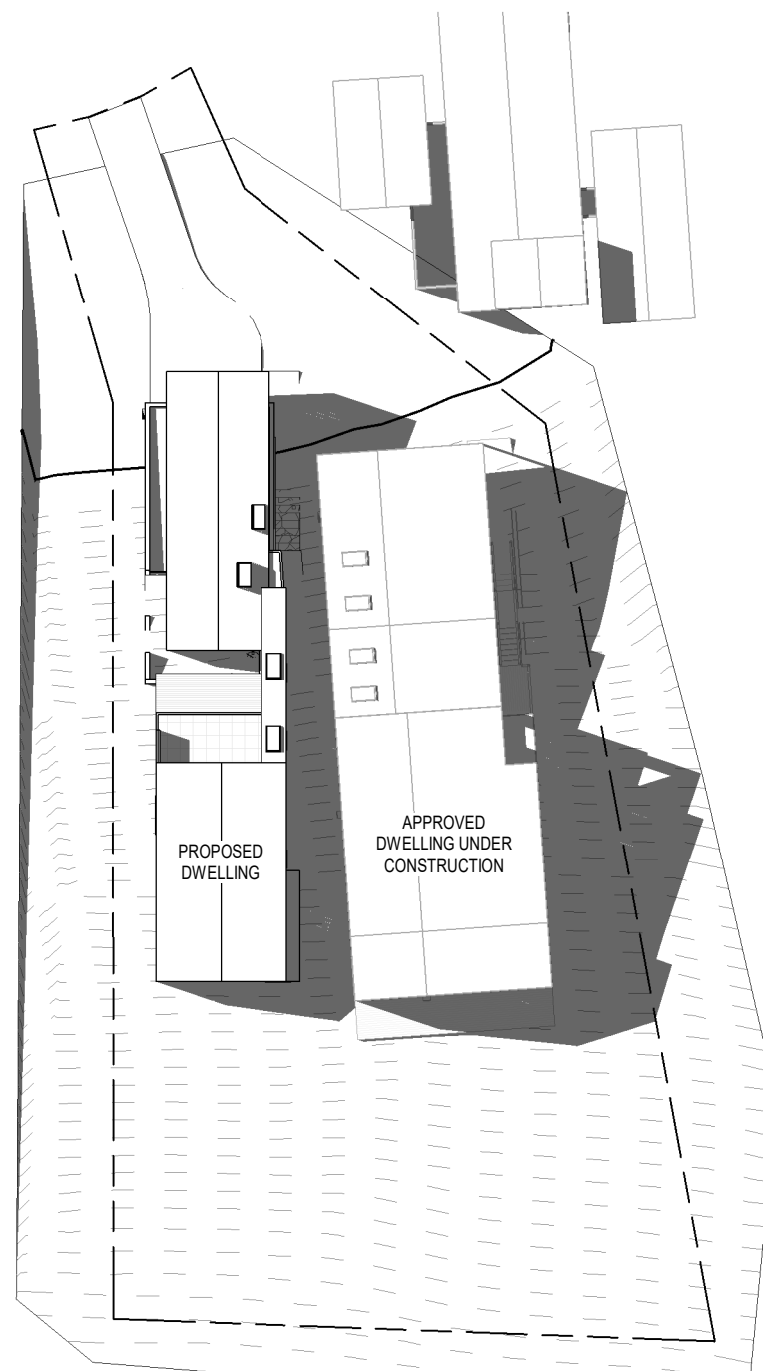
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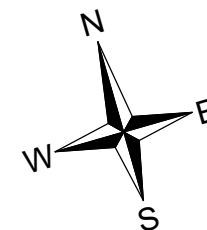
1 9am Building Shadow 22/09  
1 : 350



2 12pm Building Shadow 22/09  
1 : 350



3 3pm Building Shadow 22/09  
1 : 350



# Shadow Diagrams

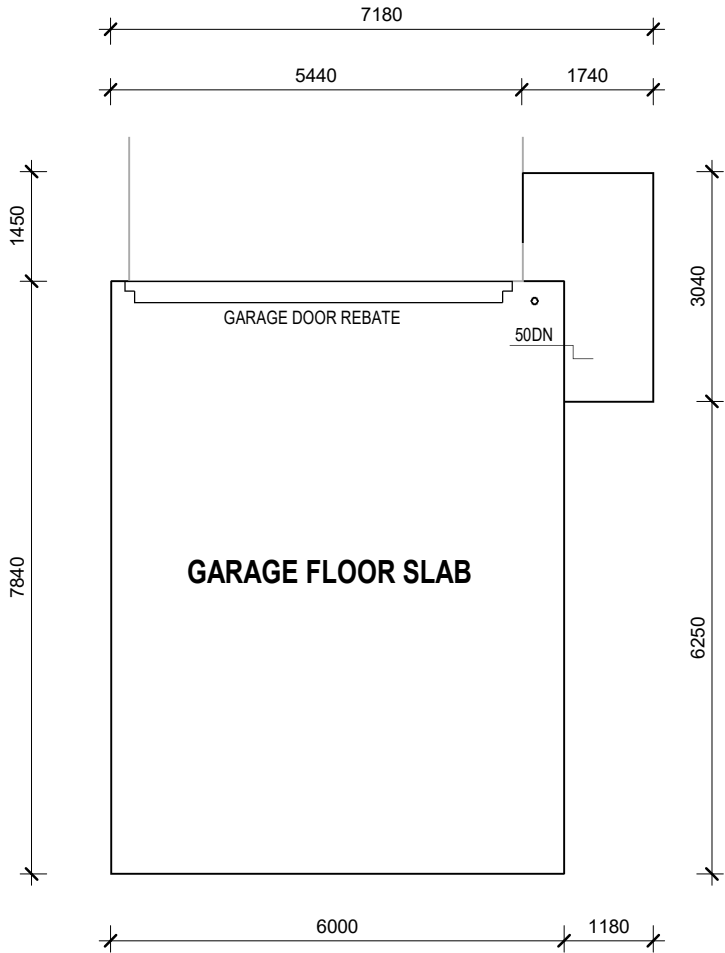
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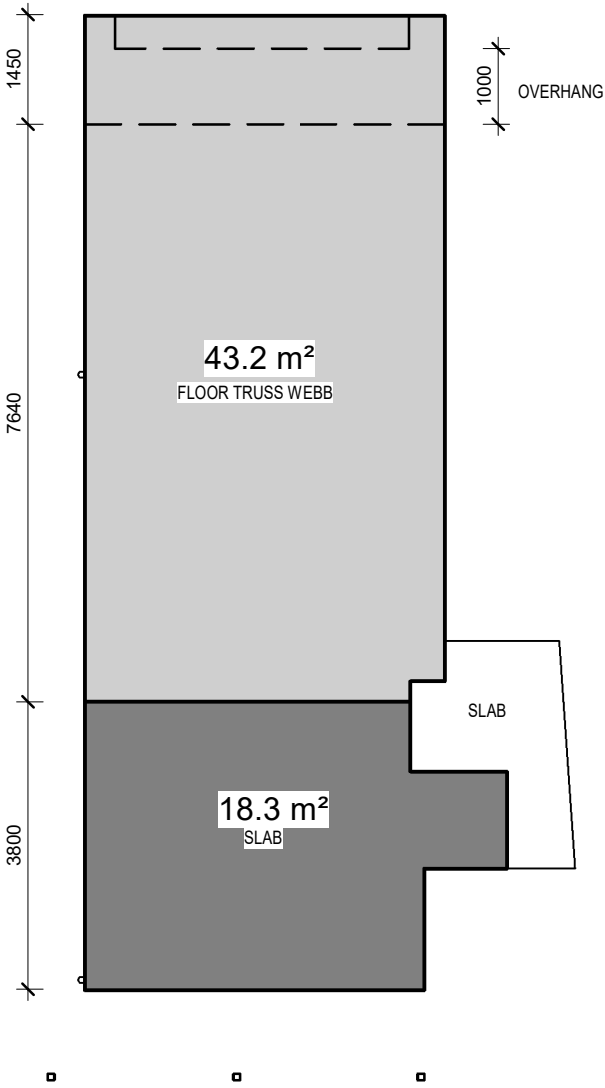
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LOGANHOLME, QLD 4129  
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NOTES:  
- LAYOUT OF FLOOR MEMBERS IS A GUIDE ONLY - TO BE CONFIRMED BY ENGINEER & STRUCTURAL FABRICATION DESIGNERS  
- BEARER & JOIST SIZES BY ENGINEER OR MANUFACTURER.  
- ALL FIXINGS AND DETAILS TO ENGINEERS OR MANU. SPECIFICATIONS.  
- ENSURE PROVISION TO RUN UPPER FLOOR PLUMBING TO NOMINATED DUCTS WITH REQUIRED FALL OF PIPEWORK TAKEN INTO CONSIDERATION AND MINIMAL SERVICE HOLES CUT INTO JOISTS & BEARERS  
- LOCATION OF SERVICE HOLES AS PER MANUFACTURERS DESIGN GUIDES  
- ALL BRACING AS PER ENGINEER'S & STRUCTURAL FABRICATION DESIGN DETAILS.

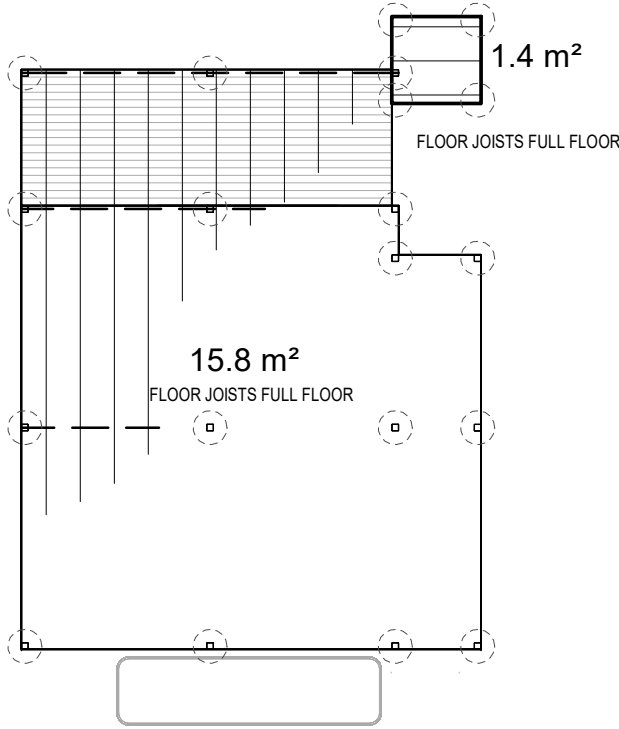
LEGEND



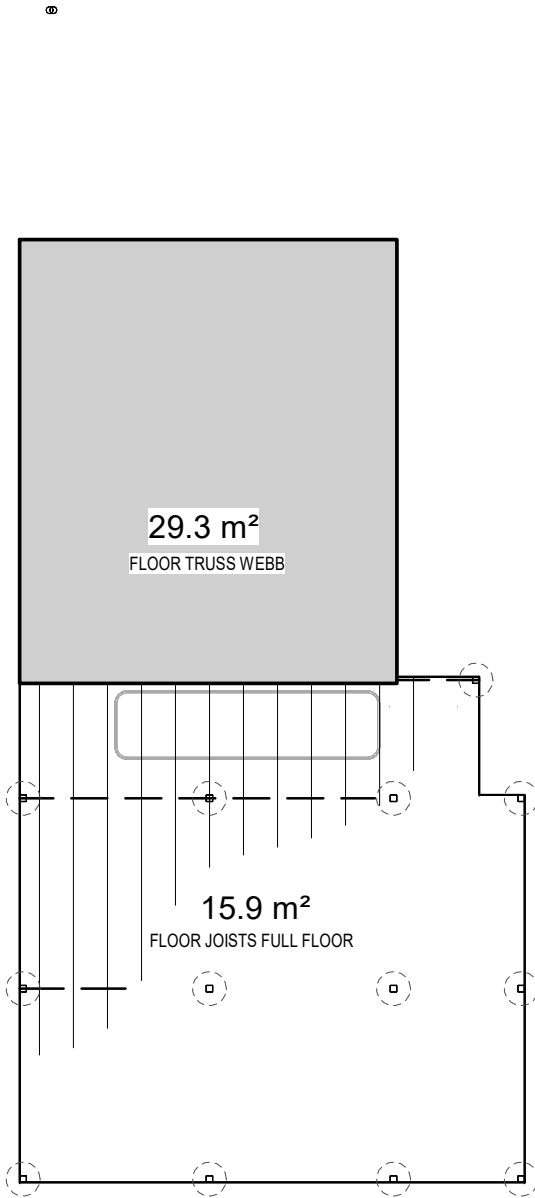
4 Front GF Footing Layout  
1 : 100



1 Front First Floor Footing Layout  
1 : 100



3 Rear GF Footing Layout  
1 : 100



2 Rear First Floor Footing Layout  
1 : 100

Setout - Floor Layout

DESIGN: <b>PROPOSED RESIDENCE</b>	JOB ADDRESS: <b>LOT 139 LORIKEET LANE, MULLUMBIMBY, NSW. 2482</b>	S.P: DP1265934	ISSUE: <b>D</b>	REV	DATE	DESCRIPTION	DRAWN	CHECKED
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DOOR SCHEDULE						
Mark	Type	Height	Width	Description	Finish	Glazing
01	820	2040	820	FULLY GLAZED EXTERIOR DOOR	TD	OBSCURE
02	1020	2340	1000	FULLY GLAZED FEATURE ENTRY DOOR	TD	CLEAR
408	820 HD-24	2340	820	HALF GLAZED FEATURE EXTERIOR DOOR	AL	CLEAR

LEGEND	
AL	ALUMINIUM FRAME
CL	CLEAR GLASS
BC	BRUSHED CHROM
FG	FIXED GLASS
GL	GLASS INFILL
MF	METAL FRAME
OBS	OBSCURE GLASS
PCF	POWDERCOAT FINISH
PF	PAINT FINISH
TF	TIMBER FRAME
TG	TRANSLUCENT GLASS
MIR	MIRROR GLASS FINISH

**NOTE:**  
ALL WINDOW SIZES ARE INDICATIVE ONLY.  
REFER TO MANUFACTURERS SPECIFICATION  
FOR WINDOW & DOOR SIZES AND OPENINGS.

**ALERT:** THIS PROPERTY IS LOCATED IN  
A BUSHFIRE PRONE AREA. REFER TO  
BUSHFIRE REPORT FOR "**BAL-29**"  
RATING AND BUSHFIRE REQUIREMENTS.

WINDOW SCHEDULE.						
No.	Type	Height	Width	Description	Finish	Glazing
01	SW-0621	600	2110	Sliding Window - XO	AL	CLEAR
02	LW-1524	1500	2400	Louvre Window - X	AL	CLEAR
03	SW-1806	1800	610	Sliding Window - XO	AL	CLEAR
04	AW-0615	600	1510	Awning Window XX	AL	CLEAR
05	AW-0615	600	1510	Awning Window XX	AL	CLEAR
06	SW-1018	1000	1810	Sliding Window - XO	AL	CLEAR
07	LW-1209	1200	900	Louvre Window - X	AL	CLEAR
08	SW-0618	600	1810	Sliding Window - XO	AL	CLEAR
09	LW-1209	1200	900	Louvre Window - X	AL	CLEAR
10	SW-0612	600	1210	Sliding Window - XO	AL	OBSCURE
11	LW-0624	600	2400	Louvre Window - X	AL	CLEAR
12	LW-0624	600	2400	Louvre Window - X	AL	CLEAR
13	LW-1209	1200	900	Louvre Window - X	AL	CLEAR
14	FW-1517	1565	1750	Fixed Glass Angled Window	AL	CLEAR
15	FW-1517	1565	1750	Fixed Glass Angled Window	AL	CLEAR
16	LW-2109	2051	910	Louvre Window - X	AL	CLEAR

## Window & Door Schedule






























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ELECTRICAL LEGEND	
	Smoke Alarm
	Single Flood Light With Sensor
	Single Flood Light
	Pendulum Light
	Batten Light Fitting
	LED Downlight
	Fluorescent Ceiling Light
	Exhaust Fan
	Exhaust Fan with Light
	3 in 1 Heater Fan Light
	Wall Mounted light
	Double Tube Fluorescent
	Single Tube Fluorescent
	Ceiling Fan with Light (900mm minimum)
	Ceiling Fan (900mm minimum)
	Single GPO
	Double GPO
	Ceiling Mounted GPO
	Single External GPO
	Double External GPO
	Telephone Point
	Data Point
	Television Point
	Isolation Switch
	Reverse Cycle AC Condenser
	Water Heater
	Underground Connection Point
	NBN Network Termination Device with GPO as required
	NBN Premises Connection Device
For all lights with GPO attachments please place outlet no further than 500mm from light fitting location IP66 Rated Switches to Ensuite & Bathroom Light Switches at 1150mm AFFL	

LEGEND

HWS	HOT WATER SYSTEM
MB	METER BOX

SERVICES LOCATIONS ARE INDICATIVE ONLY. CONFIRM ONSITE



NOTES:

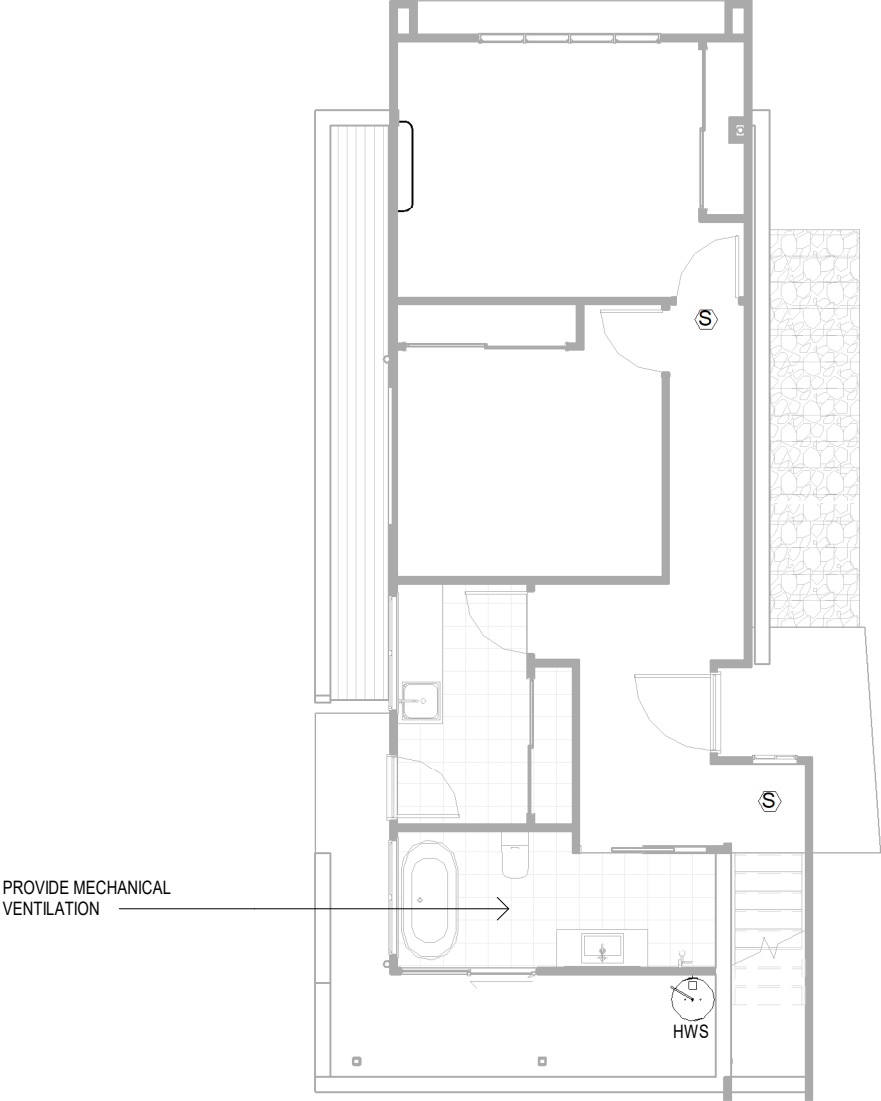
ALL ELECTRICAL WIRING & ELECTRICAL INSTALLATIONS ARE TO COMPLY WITH AS/NZS3000:2007 WIRING RULES

AIR CONDITIONING UNITS ARE TO MEET THE RELEVANT MEPS OF AS/NZS3823.1, AS/NZS3823.2 OR AS/NZS3823.3:2011 FOR BOTH SINGLE AND THREE PHASE  
(<http://www.energyrating.gov.au>)

AS/NZS3000:2007 S6.2.4.2 REQUIRES NO ELECTRICAL SOCKET OUTLETS, SWITCHES OR ELECTRICAL ACCESSORIES TO BE INSTALLED WITHIN 300mm FROM A WET PLACE.






























ALLOWANCE FOR NBN TO BE CONFIRMED

ALL ELECTRICAL DRAWINGS ARE PRELIMINARY. FINAL ARRANGEMENTS TO OWNERS REQUIREMENTS.



## Electrical Plans

DESIGN: <b>PROPOSED RESIDENCE</b>	JOB ADDRESS: <b>LOT 139 LORIKEET LANE, MULLUMBIMBY, NSW. 2482</b>	S.P: DP1265934	ISSUE: <b>D</b>	<table><tr><th>REV</th><th>DATE</th><th>DESCRIPTION</th><th>DRAWN</th><th>CHECKED</th></tr><tr><td>A</td><td>27.05.22</td><td>WORKING DRAWING</td><td>AGC</td><td>JMW</td></tr><tr><td>B</td><td>10.06.22</td><td>WORKING DRAWING - BASIX COMMITMENTS</td><td>AGC</td><td>JMW</td></tr><tr><td>C</td><td>16.06.22</td><td>BASIX WINDOW AMENDMENTS</td><td>AGC</td><td>JMW</td></tr><tr><td>D</td><td>21.06.22</td><td>PRE PLANNING RFI</td><td>AGC</td><td>JMW</td></tr></table>	REV	DATE	DESCRIPTION	DRAWN	CHECKED	A	27.05.22	WORKING DRAWING	AGC	JMW	B	10.06.22	WORKING DRAWING - BASIX COMMITMENTS	AGC	JMW	C	16.06.22	BASIX WINDOW AMENDMENTS	AGC	JMW	D	21.06.22	PRE PLANNING RFI	AGC	JMW
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STAGED PLAN: <b>WORKING DRAWING</b>		SCALE: 1 : 100 @ A3																											
CLIENT: <b>MARISSA BETTIOL &amp; WAYNE CLARKE</b>	USE FIGURED DIMENSIONS AT ALL TIMES. REFER ANY ENQUIRES TO <b>BUILDING CONTRACTOR</b> . ALL DIMENSIONS TO BE VERIFIED ON SITE PRIOR TO CONSTRUCTION. ALL WORK TO COMPLY WITH LOCAL AUTHORITY REGULATIONS.	DWG No: 900	LAND AREA: 1193m²																										

ELECTRICAL LEGEND	
	Smoke Alarm
	Single Flood Light With Sensor
	Single Flood Light
	Pendulum Light
	Batten Light Fitting
	LED Downlight
	Fluorescent Ceiling Light
	Exhaust Fan
	Exhaust Fan with Light
	3 in 1 Heater Fan Light
	Wall Mounted light
	Double Tube Fluorescent
	Single Tube Fluorescent
	Ceiling Fan with Light (900mm minimum)
	Ceiling Fan (900mm minimum)
	Single GPO
	Double GPO
	Ceiling Mounted GPO
	Single External GPO
	Double External GPO
	Telephone Point
	Data Point
	Television Point
	Isolation Switch
	Reverse Cycle AC Condenser
	Water Heater
	Underground Connection Point
	NBN Network Termination Device with GPO as required
	NBN Premises Connection Device
For all lights with GPO attachments please place outlet no further than 500mm from light fitting location IP66 Rated Switches to Ensuite & Bathroom Light Switches at 1150mm AFFL	

LEGEND	
HWS	HOT WATER SYSTEM

NOTES:

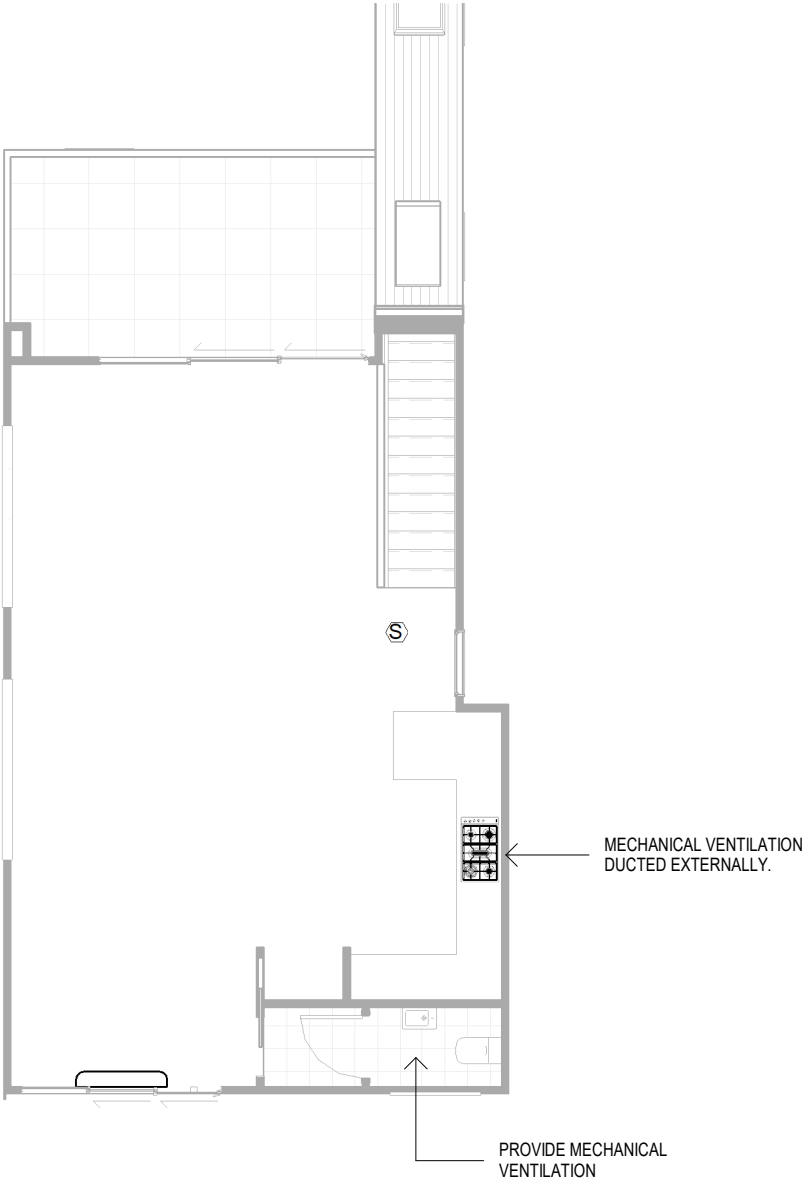
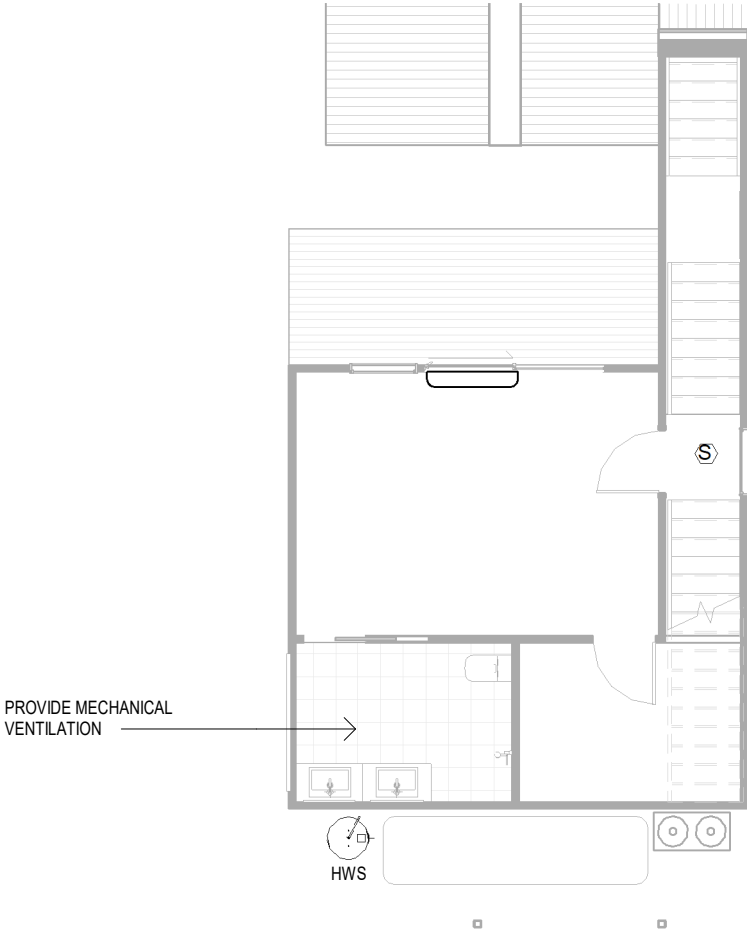
ALL ELECTRICAL WIRING & ELECTRICAL INSTALLATIONS ARE TO COMPLY WITH AS/NZS3000:2007 WIRING RULES

AIR CONDITIONING UNITS ARE TO MEET THE RELEVANT MEPS OF AS/NZS3823.1, AS/NZS3823.2 OR AS/NZS3823.3:2011 FOR BOTH SINGLE AND THREE PHASE (<http://www.energyrating.gov.au>)

AS/NZS3000:2007 S6.2.4.2 REQUIRES NO ELECTRICAL SOCKET OUTLETS, SWITCHES OR ELECTRICAL ACCESSORIES TO BE INSTALLED WITHIN 300mm FROM A WET PLACE.

ALLOWANCE FOR NBN TO BE CONFIRMED

ALL ELECTRICAL DRAWINGS ARE PRELIMINARY. FINAL ARRANGEMENTS TO OWNERS REQUIREMENTS.



## Electrical Plans

DESIGN: <b>PROPOSED RESIDENCE</b>	JOB ADDRESS: <b>LOT 139 LORIKEET LANE, MULLUMBIMBY, NSW. 2482</b>	S.P: DP1265934	ISSUE: <b>D</b>	<table><tr><th>REV</th><th>DATE</th><th>DESCRIPTION</th><th>DRAWN</th><th>CHECKED</th></tr><tr><td>A</td><td>27.05.22</td><td>WORKING DRAWING</td><td>AGC</td><td>JMW</td></tr><tr><td>B</td><td>10.06.22</td><td>WORKING DRAWING - BASIX COMMITMENTS</td><td>AGC</td><td>JMW</td></tr><tr><td>C</td><td>16.06.22</td><td>BASIX WINDOW AMENDMENTS</td><td>AGC</td><td>JMW</td></tr><tr><td>D</td><td>21.06.22</td><td>PRE PLANNING RFI</td><td>AGC</td><td>JMW</td></tr></table>	REV	DATE	DESCRIPTION	DRAWN	CHECKED	A	27.05.22	WORKING DRAWING	AGC	JMW	B	10.06.22	WORKING DRAWING - BASIX COMMITMENTS	AGC	JMW	C	16.06.22	BASIX WINDOW AMENDMENTS	AGC	JMW	D	21.06.22	PRE PLANNING RFI	AGC	JMW
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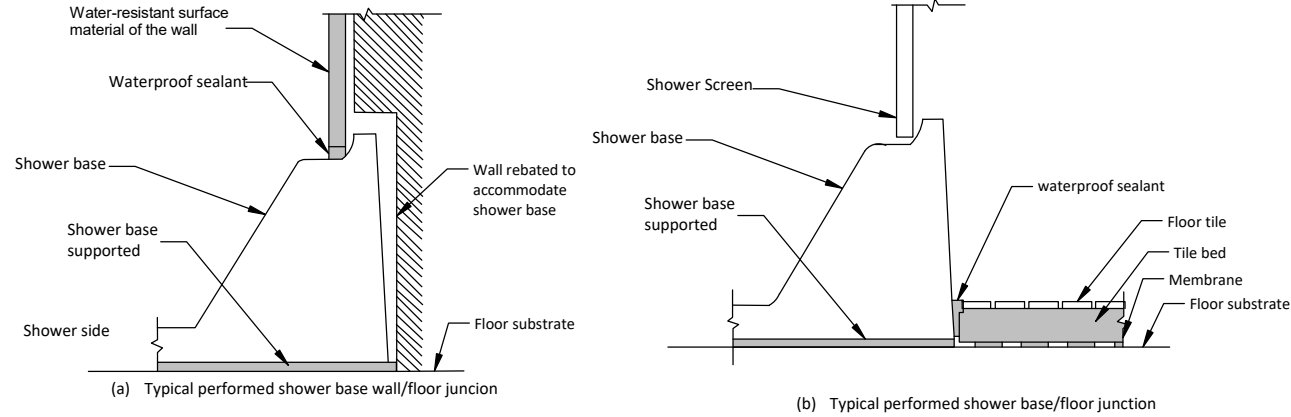
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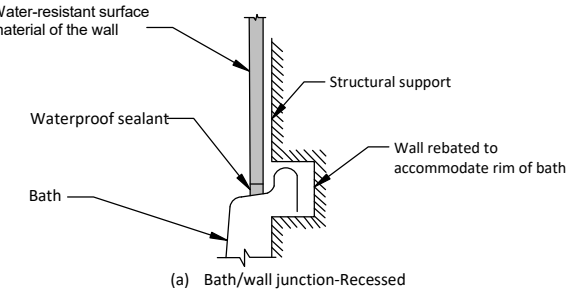
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QBCC: 1511 1256

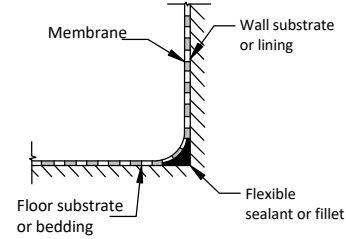
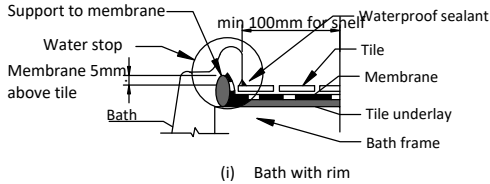




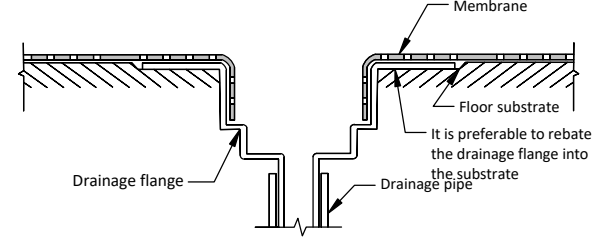
TYPICAL PREFORMED SHOWER BASE JUNCTION DETAIL



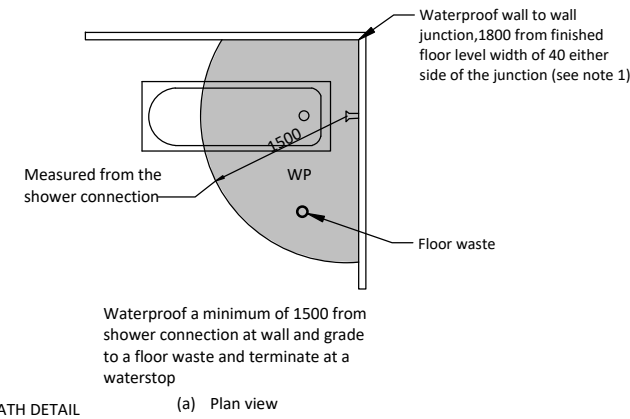
TYPICAL BATH JUNCTION DETIAL



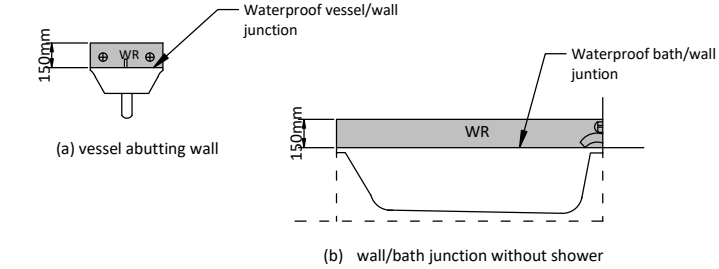
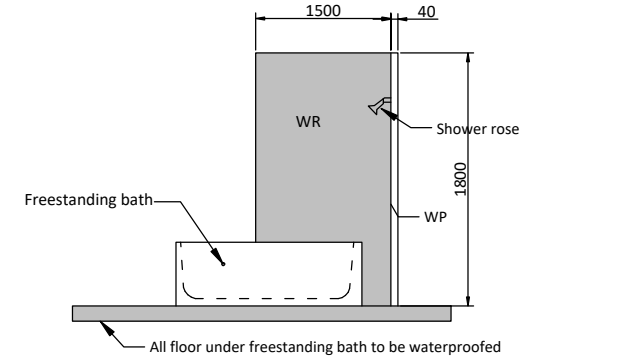
TYPICAL BOND BREAKER DETIAL



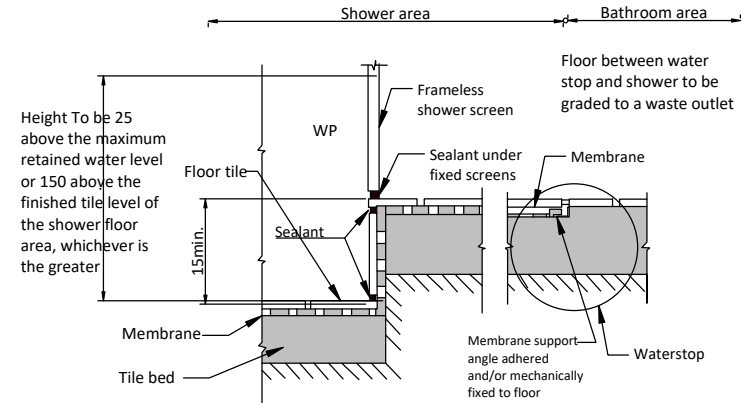
TYPICAL DRAINAGE FLANGE / MEMBRANE DETIAL



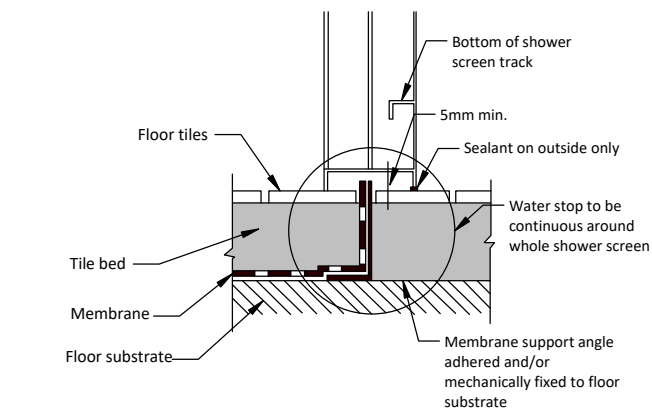
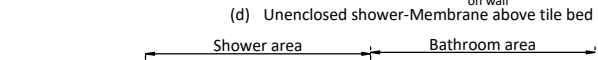
TYPICAL FREESTANDING BATH DETAIL



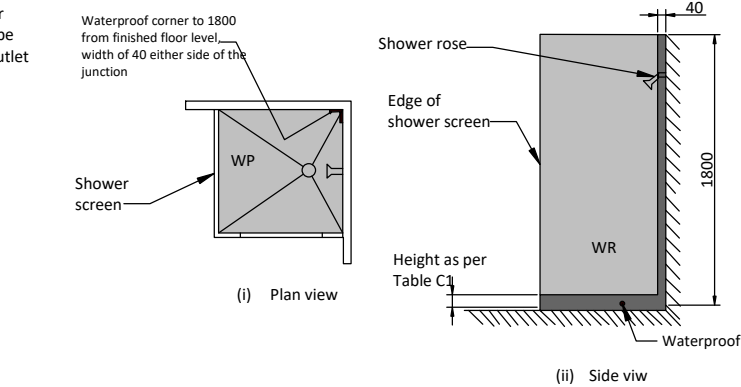
TYPICAL BATH AND VESSEL ABUTTING WALL DETAIL



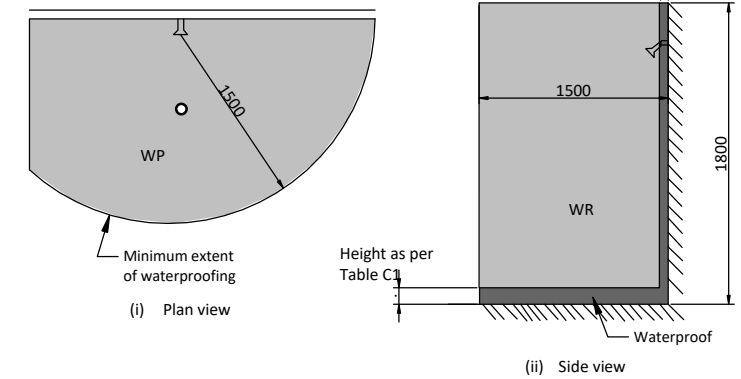
TYPICAL STEPPED DOWN SHOWER DETAILS



TYPICAL HOBBLER SHOWER DETIAL

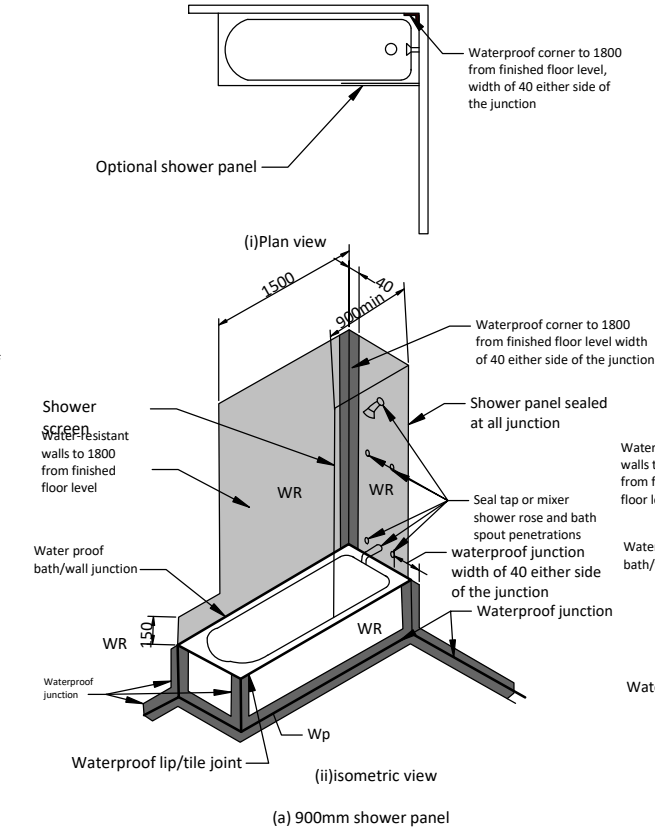


(a) Enclosed shower



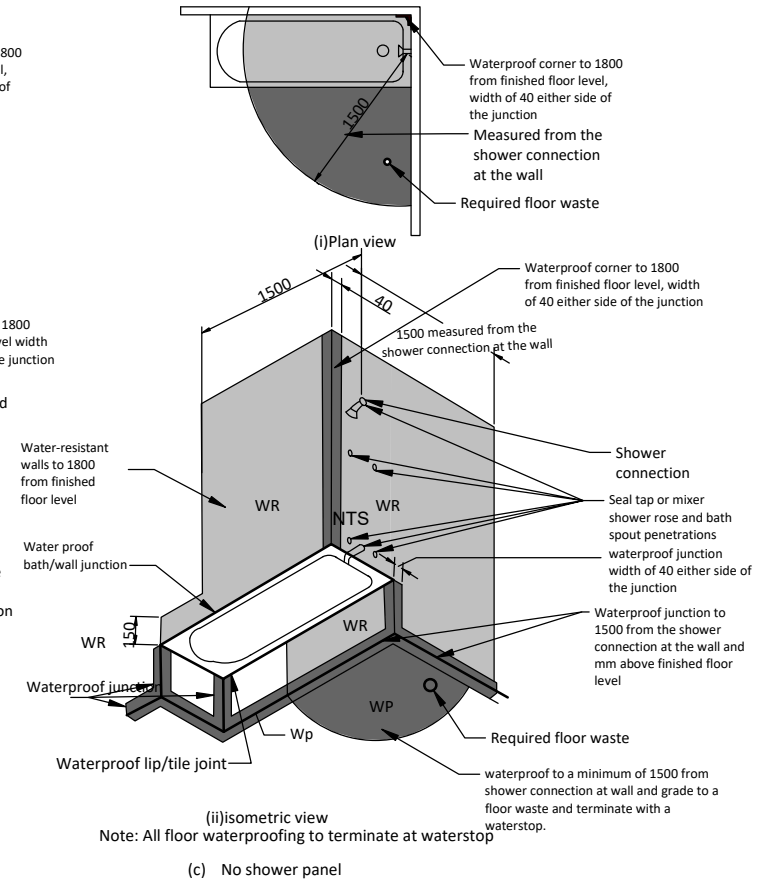
(b) unenclosed showers-Concrete and compressed fibre cement sheet floors

TYPICAL WATERPROOFING TREATMENT SHOWER DETAIL  
(CONCRETE AND COMPRESSED FIBRE CEMENT SHEET FLOORS)



TYPICAL WATERPROOFING TREATMENT UNCLOSURED SHOWER ABOVE BATHS DETAIL  
(CONCRETE AND COMPRESSED FIBRE-CEMENT SHEET FLOORS)

NOTE: Above details has been sourced from AS 3740 - Waterproofing of Domestic Wet Areas, refer to manufacturer's details for an specific installation details.  
All waterproofing to comply with AS 3740 and N.C.C. Part 3.8.1 Wet areas and external waterproofing. All waterproofing and water resistance requirements for building elements in wet areas to comply with Table 3.8.1.1 of the N.C.C



(c) No shower panel

## Typical Wet Area Details

DESIGN: <b>PROPOSED RESIDENCE</b>	JOB ADDRESS: <b>LOT 139 LORIKEET LANE, MULLUMBIMBY, NSW. 2482</b>	S.P: DP1265934	ISSUE: <b>D</b>	REV	DATE	DESCRIPTION	DRAWN	CHECKED
STAGED PLAN: <b>WORKING DRAWING</b>		SCALE: <b>@ A3</b>		A	27.05.22	WORKING DRAWING	AGC	JMW
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CLIENT: <b>MARISSA BETTIOL &amp; WAYNE CLARKE</b>	USE FIGURED DIMENSIONS AT ALL TIMES. REFER ANY ENQUIRES TO <b>BUILDING CONTRACTOR</b> . ALL DIMENSIONS TO BE VERIFIED ON SITE PRIOR TO CONSTRUCTION. ALL WORK TO COMPLY WITH LOCAL AUTHORITY REGULATIONS.	DWG No: 1000	LAND AREA: 1193Ha					


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LOGANHOLME, QLD 4129

Phone: +61 73806 5100

QBCC: 1511 1256

## BASIX Assessment

<b>Project Details</b>	<p><b>Address:</b> Lot 139 Lorikeet Lane, Mullumbimby, NSW, 2482</p> <p><b>Lot and Plan:</b></p> <p><b>Council:</b> Byron Shire Council</p> <p><b>NCC Climate Zone:</b> 2</p> <p><b>Project Description:</b> New Secondary Dwelling</p> <p><b>Building Classification:</b> 1a</p>																												
<b>Result</b>	<p><b>Complies with Building Sustainability Index subject to the minimum construction requirements below and the BASIX certificate attached:</b></p>																												
<b>Construction Details and Minimum Requirements</b>	<table> <tr> <td><b>External Walls:</b></td><td>Concrete blockwork &amp; Lightweight cladding</td></tr> <tr> <td><b>Insulation:</b></td><td>Reflective foil &amp; R2.0 batts</td></tr> <tr> <td><b>Internal Walls:</b></td><td>Plasterboard</td></tr> <tr> <td><b>Insulation:</b></td><td>N/A</td></tr> <tr> <td><b>Floor:</b></td><td>Waffle pod &amp; Suspended timber</td></tr> <tr> <td><b>Insulation:</b></td><td>N/A</td></tr> <tr> <td><b>Ceiling:</b></td><td>Plasterboard</td></tr> <tr> <td><b>Insulation:</b></td><td>R3.0 batts</td></tr> <tr> <td><b>Roof:</b></td><td>Colorbond (Medium)</td></tr> <tr> <td><b>Insulation:</b></td><td>R1.3 blanket</td></tr> <tr> <td><b>Glazing:</b></td><td>All glazing must not exceed a max total U-value of 5.6 and a max SHGC value of 0.36. (total system value)</td></tr> <tr> <td colspan="2"> <p>Note: NSW BASIX Thermal Comfort Protocol allows a +/- 10% tolerance of SHGC value which overrides the values shown on the NatHERS Certificate.</p> </td></tr> <tr> <td><b>Ceiling Penetrations:</b></td><td>Skylights with adjustable awnings or blinds</td></tr> <tr> <td><b>Other:</b></td><td> <p>Building must also comply with Parts 3.12.1, 3.12.3 and 3.12.5 of the NCC 2019</p> <p>Minimum 2kw solar panel system</p> </td></tr> </table>	<b>External Walls:</b>	Concrete blockwork & Lightweight cladding	<b>Insulation:</b>	Reflective foil & R2.0 batts	<b>Internal Walls:</b>	Plasterboard	<b>Insulation:</b>	N/A	<b>Floor:</b>	Waffle pod & Suspended timber	<b>Insulation:</b>	N/A	<b>Ceiling:</b>	Plasterboard	<b>Insulation:</b>	R3.0 batts	<b>Roof:</b>	Colorbond (Medium)	<b>Insulation:</b>	R1.3 blanket	<b>Glazing:</b>	All glazing must not exceed a max total U-value of 5.6 and a max SHGC value of 0.36. (total system value)	<p>Note: NSW BASIX Thermal Comfort Protocol allows a +/- 10% tolerance of SHGC value which overrides the values shown on the NatHERS Certificate.</p>		<b>Ceiling Penetrations:</b>	Skylights with adjustable awnings or blinds	<b>Other:</b>	<p>Building must also comply with Parts 3.12.1, 3.12.3 and 3.12.5 of the NCC 2019</p> <p>Minimum 2kw solar panel system</p>
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<b>Assessor Details</b>	<p><b>Name:</b> Michael Young</p> <p><b>Accreditation Number:</b> ABSA 90121</p> <p><b>Signature:</b> </p>																												

DISCLAIMER: The report and results above have been calculated using information made available to Accelerate Sustainability Assessments as supplied on the referenced drawings. The report and subsequent results are specific to this data and shall become null and void if any variations are made. Unless information has been noted on the drawings, or advised in writing, the results and report reflect a worst-case scenario whereby default values and assumptions have been applied.

# BASIX<sup>®</sup>Certificate

Building Sustainability Index [www.basix.nsw.gov.au](http://www.basix.nsw.gov.au)

## Single Dwelling

Certificate number: 1307163S\_02

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Definitions" dated 10/09/2020 published by the Department. This document is available at [www.basix.nsw.gov.au](http://www.basix.nsw.gov.au)




Secretary

Date of issue: Thursday, 09 June 2022

To be valid, this certificate must be lodged within 3 months of the date of issue.



Planning,  
Industry &  
Environment

Project summary		
Project name	221582_02	
Street address	35 Lorikeet Lane Mullumbimby 2482	
Local Government Area	Byron Shire Council	
Plan type and plan number	deposited 1265934	
Lot no.	139	
Section no.	-	
Project type	separate dwelling house - secondary dwelling	
No. of bedrooms	3	
Project score		
Water	 41	Target 40
Thermal Comfort	 Pass	Target Pass
Energy	 54	Target 50

Certificate Prepared by
Name / Company Name: Accelerate Sustainability Assessments
ABN (if applicable): 81625027778



# Description of project

## Project address

Project name	221582_02
Street address	35 Lorikeet Lane Mullumbimby 2482
Local Government Area	Byron Shire Council
Plan type and plan number	Deposited Plan 1265934
Lot no.	139
Section no.	-

## Project type

Project type	separate dwelling house - secondary dwelling
No. of bedrooms	3

## Site details

Site area (m <sup>2</sup> )	1193
Roof area (m <sup>2</sup> )	149
Conditioned floor area (m2)	136.74
Unconditioned floor area (m2)	16.81
Total area of garden and lawn (m2)	257
Roof area (m2) of the existing dwelling	217
No. of bedrooms in the existing dwelling	4

## Assessor details and thermal loads

Assessor number	n/a
Certificate number	n/a
Climate zone	n/a
Area adjusted cooling load (MJ/m <sup>2</sup> .year)	n/a
Area adjusted heating load (MJ/m <sup>2</sup> .year)	n/a
Ceiling fan in at least one bedroom	n/a
Ceiling fan in at least one living room or other conditioned area	n/a

## Project score

Water	✓ 41	Target 40
Thermal Comfort	✓ Pass	Target Pass
Energy	✓ 54	Target 50

## Schedule of BASIX commitments

The commitments set out below regulate how the proposed development is to be carried out. It is a condition of any development consent granted, or complying development certificate issued, for the proposed development, that BASIX commitments be complied with.

Water Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
<b>Fixtures</b>			
The applicant must install showerheads with a minimum rating of 3 star (> 7.5 but <= 9 L/min) in all showers in the development.		✓	✓
The applicant must install a toilet flushing system with a minimum rating of 3 star in each toilet in the development.		✓	✓
The applicant must install taps with a minimum rating of 3 star in the kitchen in the development.		✓	
The applicant must install basin taps with a minimum rating of 3 star in each bathroom in the development.		✓	
<b>Alternative water</b>			
<b>Rainwater tank</b>			
The applicant must install a rainwater tank of at least 6000 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.	✓	✓	✓
The applicant must configure the rainwater tank to collect rain runoff from at least 149 square metres of the roof area of the development (excluding the area of the roof which drains to any stormwater tank or private dam).		✓	✓
The applicant must connect the rainwater tank to: <ul style="list-style-type: none"> <li>all toilets in the development</li> <li>at least one outdoor tap in the development (Note: NSW Health does not recommend that rainwater be used for human consumption in areas with potable water supply.)</li> </ul>		✓ ✓	✓ ✓

Thermal Comfort Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
<b>General features</b>			
The dwelling must not have more than 2 storeys.	✓	✓	✓
The conditioned floor area of the dwelling must not exceed 300 square metres.	✓	✓	✓
The dwelling must not contain open mezzanine area exceeding 25 square metres.	✓	✓	✓
The dwelling must not contain third level habitable attic room.	✓	✓	✓
<b>Floor, walls and ceiling/roof</b>			
The applicant must construct the floor(s), walls, and ceiling/roof of the dwelling in accordance with the specifications listed in the table below.	✓	✓	✓

Construction	Additional insulation required (R-Value)	Other specifications
floor - concrete slab on ground, 18.3 square metres	nil	
floor - suspended floor above open subfloor, 130.31 square metres, framed	nil	
floor - above habitable rooms or mezzanine, 4.59 square metres, framed	nil	
floor - suspended floor above garage, framed	nil	
external wall - framed (weatherboard, fibre cement, metal clad)	1.80 (or 2.20 including construction)	
external wall - concrete block/plasterboard	1.68 (or 2.20 including construction)	
ceiling and roof - flat ceiling / pitched roof	ceiling: 2.31 (down), roof: foil backed blanket (55 mm)	unventilated; medium (solar absorptance 0.475-0.70)
ceiling and roof - raked ceiling / pitched or skillion roof, framed	ceiling: 2.26 (down), roof: foil backed blanket (55 mm)	framed; medium (solar absorptance 0.475-0.70)

Note	<ul style="list-style-type: none"> <li>Insulation specified in this Certificate must be installed in accordance with Part 3.12.1.1 of the Building Code of Australia.</li> </ul>
Note	<ul style="list-style-type: none"> <li>In some climate zones, insulation should be installed with due consideration of condensation and associated interaction with adjoining building materials.</li> </ul>



Thermal Comfort Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
<b>Windows, glazed doors and skylights</b>			
The applicant must install the windows, glazed doors and shading devices described in the table below, in accordance with the specifications listed in the table. Relevant overshadowing specifications must be satisfied for each window and glazed door.	✓	✓	✓
The dwelling may have 1 skylight (<0.7 square metres) which is not listed in the table.	✓	✓	✓
<p>The following requirements must also be satisfied in relation to each window and glazed door:</p> <ul style="list-style-type: none"> <li>For the following glass and frame types, the certifier check can be performed by visual inspection. <ul style="list-style-type: none"> <li>- Aluminium single clear</li> <li>- Aluminium double (air) clear</li> <li>- Timber/uPVC/fibreglass single clear</li> <li>- Timber/uPVC/fibreglass double (air) clear</li> </ul> </li> <li>For other glass or frame types, each window and glazed door must be accompanied with certification showing a U value no greater than that listed and a Solar Heat Gain Coefficient (SHGC) within the range of those listed. Total system U values and SHGC must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions. Frame and glass types shown in the table below are for reference only.</li> <li>Overshadowing buildings/vegetation must be of the height and distance from the centre and the base of the window and glazed door, as specified in the 'overshadowing' column.</li> </ul>	✓	✓	✓ ✓ ✓
The applicant must install the skylights described in the table below, in accordance with the specifications listed in the table. Total skylight area must not exceed 3 square metres (the 3 square metre limit does not include the optional additional skylight of less than 0.7 square metres that does not have to be listed in the table).	✓	✓	✓
<p>The following requirements must also be satisfied in relation to each skylight:</p> <ul style="list-style-type: none"> <li>External awnings and louvres must fully shade the skylight above which they are situated when fully drawn or closed</li> </ul>		✓ ✓	✓ ✓

Skylight no.	Maximum area (square metres)	Type	Shading device
S01	1.44	timber, double clear/air fill	adjustable awning or blind
S02	1.44	timber, double clear/air fill	adjustable awning or blind

Window/glazed door no.	Maximum height (mm)	Maximum width (mm)	Type	Shading Device (Dimension within 10%)	Overshadowing
<b>North facing</b>					
Bed 2	1500	2400	U-value: 5.6, SHGC: 0.324 - 0.396 (aluminium, single, Lo-Tsol Low-e)	eave 453 mm, 1075 mm above head of window or glazed door	not overshadowed
Entry	1800	600	U-value: 5.6, SHGC: 0.324 - 0.396 (aluminium, single, Lo-Tsol Low-e)	solid overhang 1700 mm, 140 mm above head of window or glazed door	not overshadowed
Living	2400	3600	U-value: 5.6, SHGC: 0.324 - 0.396 (aluminium, single, Lo-Tsol Low-e)	eave 540 mm, 1300 mm above head of window or glazed door	not overshadowed
Master	2100	3600	U-value: 5.6, SHGC: 0.324 - 0.396 (aluminium, single, Lo-Tsol Low-e)	none	1-2 m high, <1.5 m away
Clerestory	1055	1800	U-value: 5.6, SHGC: 0.324 - 0.396 (aluminium, single, Lo-Tsol Low-e)	eave 540 mm, 100 mm above head of window or glazed door	not overshadowed
Clerestory	1055	1800	U-value: 5.6, SHGC: 0.324 - 0.396 (aluminium, single, Lo-Tsol Low-e)	eave 540 mm, 100 mm above head of window or glazed door	not overshadowed
<b>East facing</b>					
Entry Door	2400	1020	U-value: 5.6, SHGC: 0.324 - 0.396 (aluminium, single, Lo-Tsol Low-e)	solid overhang 570 mm, 100 mm above head of window or glazed door	>4 m high, 2-5 m away
Living	1200	910	U-value: 5.6, SHGC: 0.324 - 0.396 (aluminium, single, Lo-Tsol Low-e)	none	>4 m high, 2-5 m away
Stairs	1200	910	U-value: 5.6, SHGC: 0.324 - 0.396 (aluminium, single, Lo-Tsol Low-e)	none	>4 m high, 2-5 m away
Garage door	2100	820	U-value: 5.6, SHGC: 0.324 - 0.396 (aluminium, single, Lo-Tsol Low-e)	none	>4 m high, 2-5 m away
Stairs	1200	910	U-value: 5.6, SHGC: 0.324 - 0.396 (aluminium, single, Lo-Tsol Low-e)	none	>4 m high, 2-5 m away
<b>South facing</b>					
Bath	2100	1800	U-value: 5.6, SHGC: 0.324 - 0.396 (aluminium, single, Lo-Tsol Low-e)	none	>4 m high, 2-5 m away
PDR	600	1200	U-value: 5.6, SHGC: 0.324 - 0.396 (aluminium, single, Lo-Tsol Low-e)	none	not overshadowed

Window/glazed door no.	Maximum height (mm)	Maximum width (mm)	Type	Shading Device (Dimension within 10%)	Overshadowing
Dining	2100	2700	U-value: 5.6, SHGC: 0.324 - 0.396 (aluminium, single, Lo-Tsol Low-e)	none	not overshadowed
<b>West facing</b>					
Laundry Door	900	600	U-value: 5.6, SHGC: 0.324 - 0.396 (aluminium, single, Lo-Tsol Low-e)	eave 150 mm, 600 mm above head of window or glazed door	>4 m high, 2-5 m away
Garage	600	2100	U-value: 5.6, SHGC: 0.324 - 0.396 (aluminium, single, Lo-Tsol Low-e)	eave 150 mm, 420 mm above head of window or glazed door	>4 m high, 2-5 m away
Bath	600	1500	U-value: 5.6, SHGC: 0.324 - 0.396 (aluminium, single, Lo-Tsol Low-e)	eave 150 mm, 1320 mm above head of window or glazed door	>4 m high, 2-5 m away
Ensuite	600	1800	U-value: 5.6, SHGC: 0.324 - 0.396 (aluminium, single, Lo-Tsol Low-e)	none	>4 m high, 2-5 m away
Dining	600	2400	U-value: 5.6, SHGC: 0.324 - 0.396 (aluminium, single, Lo-Tsol Low-e)	none	>4 m high, 2-5 m away
Bed 3	1000	1800	U-value: 5.6, SHGC: 0.324 - 0.396 (aluminium, single, Lo-Tsol Low-e)	eave 150 mm, 420 mm above head of window or glazed door	>4 m high, 2-5 m away
Laundry	600	1500	U-value: 5.6, SHGC: 0.324 - 0.396 (aluminium, single, Lo-Tsol Low-e)	eave 150 mm, 1320 mm above head of window or glazed door	>4 m high, 2-5 m away
Living	600	2400	U-value: 5.6, SHGC: 0.324 - 0.396 (aluminium, single, Lo-Tsol Low-e)	none	>4 m high, 2-5 m away





Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
<b>Hot water</b>			
The applicant must install the following hot water system in the development, or a system with a higher energy rating: electric storage.	✓	✓	✓
<b>Cooling system</b>			
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: 1-phase airconditioning; Energy rating: EER 3.0 - 3.5		✓	✓
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase airconditioning; Energy rating: EER 3.0 - 3.5		✓	✓
<b>Heating system</b>			
The living areas must not incorporate any heating system, or any ducting which is designed to accommodate a heating system.		✓	✓
The bedrooms must not incorporate any heating system, or any ducting which is designed to accommodate a heating system.		✓	✓
<b>Ventilation</b>			
The applicant must install the following exhaust systems in the development:			
At least 1 Bathroom: individual fan, ducted to façade or roof; Operation control: manual switch on/off		✓	✓
Kitchen: individual fan, ducted to façade or roof; Operation control: manual switch on/off		✓	✓
Laundry: natural ventilation only, or no laundry; Operation control: n/a		✓	✓
<b>Artificial lighting</b>			
The applicant must ensure that the "primary type of artificial lighting" is fluorescent or light emitting diode (LED) lighting in each of the following rooms, and where the word "dedicated" appears, the fittings for those lights must only be capable of accepting fluorescent or light emitting diode (LED) lamps:			
• at least 3 of the bedrooms / study; dedicated		✓	✓
• at least 2 of the living / dining rooms; dedicated		✓	✓
• the kitchen; dedicated		✓	✓


Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
<ul style="list-style-type: none"> <li>all bathrooms/toilets; dedicated</li> </ul>		✓	✓
<ul style="list-style-type: none"> <li>the laundry; dedicated</li> </ul>		✓	✓
<ul style="list-style-type: none"> <li>all hallways; dedicated</li> </ul>		✓	✓
<b>Natural lighting</b>			
The applicant must install a window and/or skylight in 3 bathroom(s)/toilet(s) in the development for natural lighting.	✓	✓	✓
<b>Alternative energy</b>			
The applicant must install a photovoltaic system with the capacity to generate at least 2 peak kilowatts of electricity as part of the development. The applicant must connect this system to the development's electrical system.	✓	✓	✓
<b>Other</b>			
The applicant must install a gas cooktop & electric oven in the kitchen of the dwelling.		✓	
The applicant must install a fixed outdoor clothes drying line as part of the development.		✓	

## Legend

In these commitments, "applicant" means the person carrying out the development.

Commitments identified with a  in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development).

Commitments identified with a  in the "Show on CC/CDC plans and specs" column must be shown in the plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development.

Commitments identified with a  in the "Certifier check" column must be certified by a certifying authority as having been fulfilled, before a final occupation certificate (either interim or final) for the development may be issued.