

SPECIFICATION

FOOTINGS
 -TYPE 1 FOOTINGS TO AS 1684.2
 200 x 225 x 38 TIMBER SOLE PLATES
 DURABILITY CLASS 1 OR 2 OR H5 TREATED

MIN. SOLE PLATE FOUNDING DEPTHS:
 IN ACCORDANCE WITH AS 2870

SITE CLASSIFICATION

MIN. DEPTH
A, S, M
M-D
H

NOTE: SOLE PLATES MUST ALSO BE FOUND ON A MIN. OF 100mm INTO NATURAL SOIL WITH A MIN. BEARING CAPACITY OF 100 kPa. A DEEPER FOUNDING DEPTH MAY BE REQUIRED TO ACHIEVE THIS

STUMPS
 -100x100 MIN. TIMBER STUMPS OF A DURABILITY CLASS 1 OR 2 OR H5 TREATED WITH A MIN. STRESS GRADE OF F4

BEARERS
 ROOF LOAD WIDTH- 4000mm
 FLOOR LOAD WIDTH- 1900mm INTERNALLY
 -1700mm ON EXT. WALLS

-2/90x45 MGPI0 BEARERS WITH A MAX. CONTINUOUS SPAN OF 1600mm or

-2/90x45 F5 BEARERS WITH A MAX. CONTINUOUS SPAN OF 1400mm

MINIMUM BEARER CLEARANCE TO GROUND LEVEL:

TERMITE INSPECTION REQUIRED:
 NDI REQUIRED:
 150mm

NOTE: ON SLOPING SITES, 400mm WHEN REQUIRED MAY BE REDUCED TO 150mm WITHIN 2m OF EXTERNAL WALLS

FLOOR JOISTS
 -90x45 MGPI0 FLOOR JOISTS AT MAX. 450 CENTRES WITH A MAX. CONTINUOUS OF 1800mm MAX. SINGLE SPAN OF 1300mm or

90x45 F5 FLOOR JOISTS AT MAX. 450 CENTRES WITH A MAX. CONTINUOUS OF 1600mm

FLOORING
 19mm THICK "YELLOW TONGUE" PARTICLEBOARD FLOORING.

TIMBER DURABILITY
 CLASS 1 OR 2 TIMBERS ARE SUITABLE FOR IN GROUND USE. ALTERNATIVELY, H5 TREATED TIMBER CAN BE USED

CLASS 1	CLASS 2
BELIAN CYPRESS (WHITE) IRONBARK TALLOWOOD TURPENTINE YELLOW CEDAR NORTHERN BOX	BLACKBUTT KWLIA (MERBAU) SPOTTED GUM WESTERN RED CEDAR RIVER RED GUM BALAU TEAK

WALL FRAMES
 -COMMON STUDS:
 -TOP PLATES:
 -BOTTOM PLATES:
 -NOGGINGS:
 -JAMB STUDS:
 -OPENING 0 - 900:
 -OPENING 900 - 2600:
 -OPENING 2600 - 4300:

90x35 F5 AT 600 CTS.
 2/25x30 F5
 45x30 MGPI0
 90x25 AT 1275 CTS.

90x35 F5
 2/90x25 F5
 3/90x25 F5

LINTELS
 -OPENINGS UP TO 1100: 90 x 45 F5
 -OPENINGS UP TO 1500: 90 x 45 LVL 15
 -OPENINGS UP TO 1800: 140 x 45 F7
 -OPENINGS UP TO 2200: 140 x 45 LVL 15
 -OPENINGS UP TO 2400: 190 x 45 F7
 -OPENINGS UP TO 2600: 190 x 45 MGPI0
 -OPENINGS UP TO 3000: 240 x 45 F7

*ALL STRUCTURAL TIMBER SIZES, FIXINGS & TIE-DOWNS ARE TO BE IN ACCORDANCE WITH AS 1684.2:2010

WATERPROOFING & WATER RESISTANCE

ALL WET AREA FLOORS:
 -ENSURE VINYL FLOORING IS DEEMED TO BE WATERPROOF & THAT ALL JOINTS ARE SEALED
 -UPTURN VINYL MIN. 25mm AT WALL/FLOOR JUNCTIONS TO CREATE WATERPROOF WATER STOP. SKIRTING BOARDS & ARCHITRAVES PLACED OVER UPTURN & SEALED TO VINYL WITH WATERPROOF ACRYLIC OR SILICONE SEALANT (REFER TO DETAIL)
 -SKIRTING BOARDS & ARCHITRAVES TO WET AREAS TO BE SOLID TIMBER (IE. PINE OR HARDWOOD, NOT MDE)

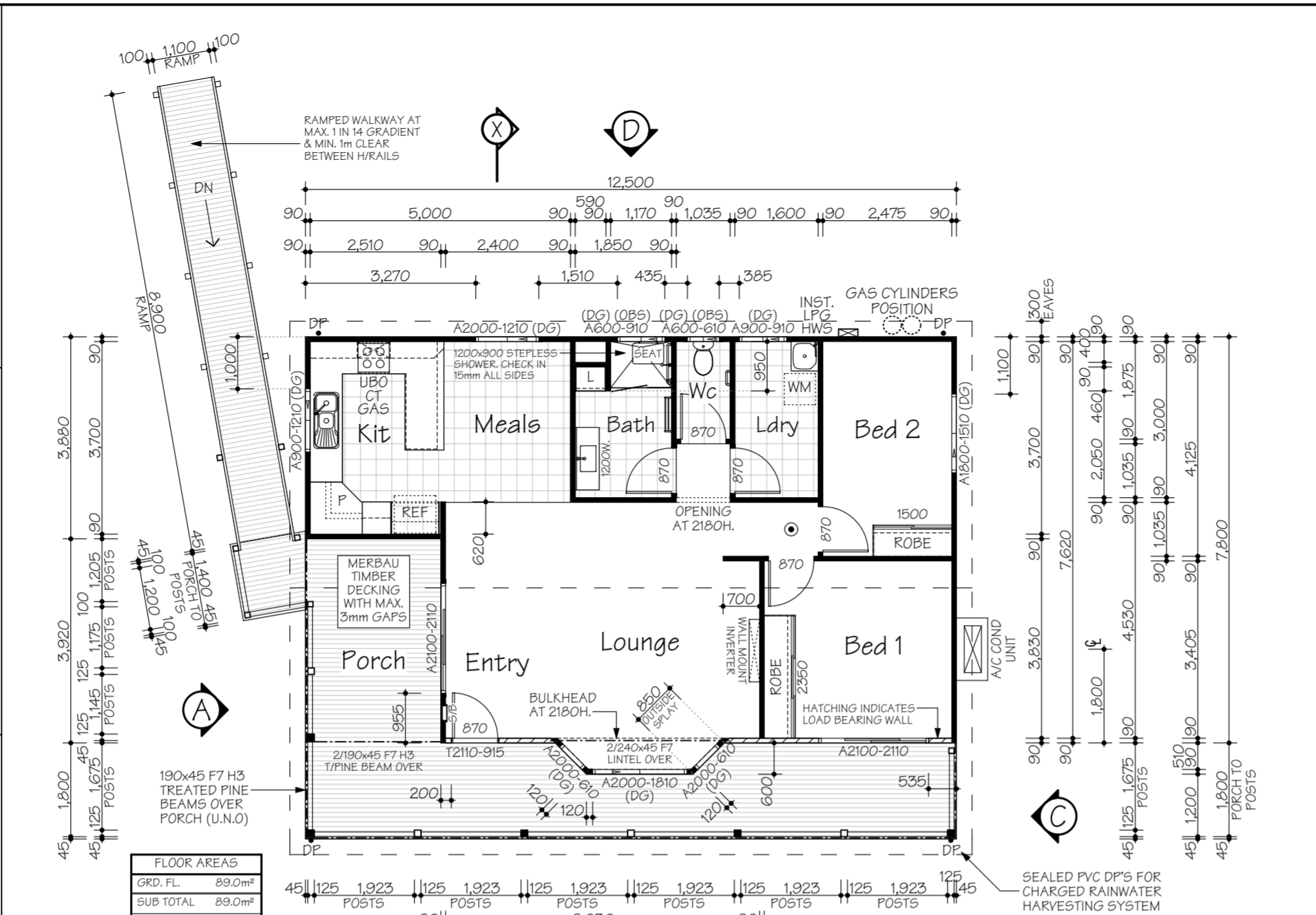
SHOWER CUBICLE:
 -42x42x2mm ALLUMIN. WATERSTOP ANGLE OR VINYL FLOORING STRIP WITH MIN. HORIZONTAL DIMENSION OF 40mm EITHER SIDE, SEALED TO WALL AT ALL WALL JUNCTIONS (CORNERS) EXTENDING A MIN. OF 1800mm FROM SHOWER BASE
 -THERMOSET LAMINATE WALL PANELS MIN. OF 1800mm HIGH FROM SHOWER BASE
 -ABOVE BASINS, TROUGHS & SINKS (KITCHEN BENCH)
 -150mm HIGH WALL TILES MIN. ABOVE VESSELS WITH WATERPROOF ACRYLIC OR SILICONE SEALANT TO JUNCTIONS

ELECTRICAL NOTES
 -LIGHT SWITCHES TO BE AT 1000mm ABOVE FLOOR LEVEL.
 -HEIGHTS OF POWER POINTS MEASURED FROM FLOOR LEVEL UNLESS OTHERWISE NOTED.
 -UNLESS DIMENSIONED POWER POINTS TO BE LOCATED TO THE NEAREST STUD.
 -POWER POINTS FOR APPLIANCES & SPLIT SYSTEM AIR-CONDITIONING TO SUIT MANUFACTURERS REQ. PROVIDE PHONE CABLING WITH CONDUIT & DRAW STRING PLUS TV. ANTENNA CABLING THROUGH BARGE END.

ENERGY EFFICIENCY- LIGHTING
 -ARTIFICIAL LIGHTING MUST NOT EXCEED: CLASS 1 BUILDINGS- 5 W/m² VERANDAH/PORCH- 4W/m² PERIMETER LIGHTING- MIN. 40 LUMENS/W IN ACCORDANCE WITH THE NCC 2016 PART 3.12
 -INTERNAL LIGHTING MUST NOT EXCEED: 445 WATTS TOTAL
 -PERIMETER LIGHTING COMPLIANT WITH: 8 WATT CFL GLOBE= 50 LUMENS/W 11 WATT CFL GLOBE= 75 LUMENS/W

ELECTRICAL LEGEND

○	- CEILING LIGHT OUTLET (240v)	▼	- PHONE POINT AT 200/1000
⊗	- EXHAUST FAN (SELF SEALING)	⊙	- SMOKE DETECTOR (DIRECT WIRED)
□	- INTERNAL SWITCH BOARD	⊕	- TV. POINT AT 200

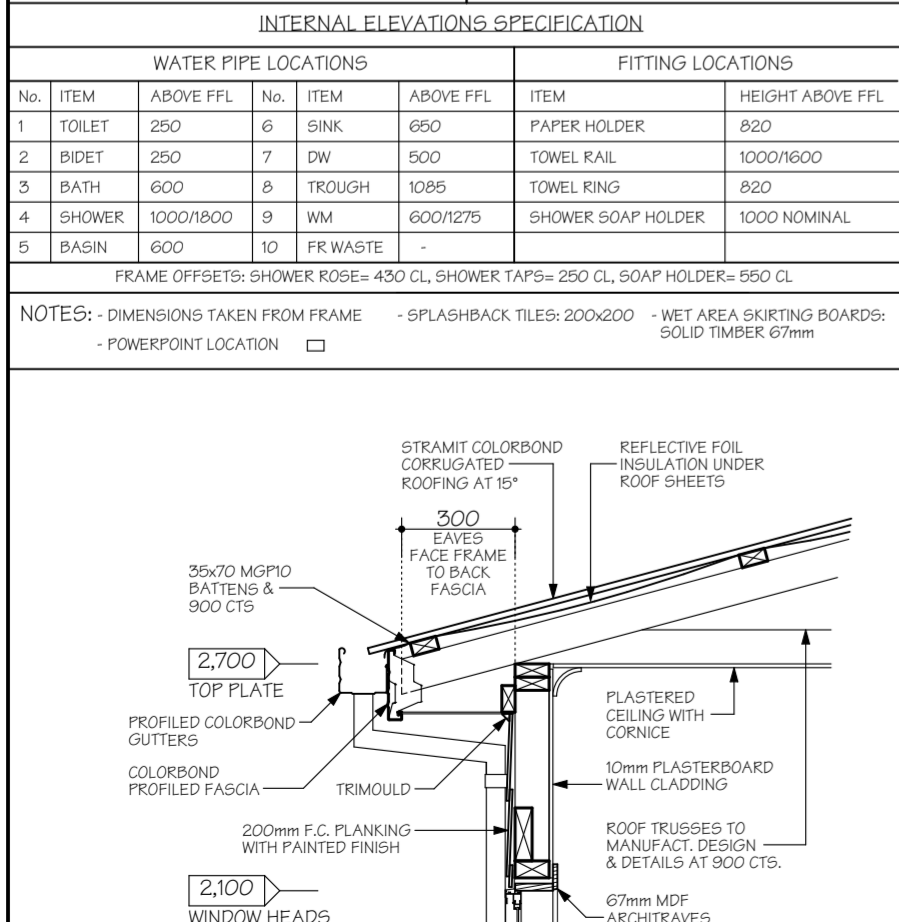


INTERNAL ELEVATIONS SPECIFICATION

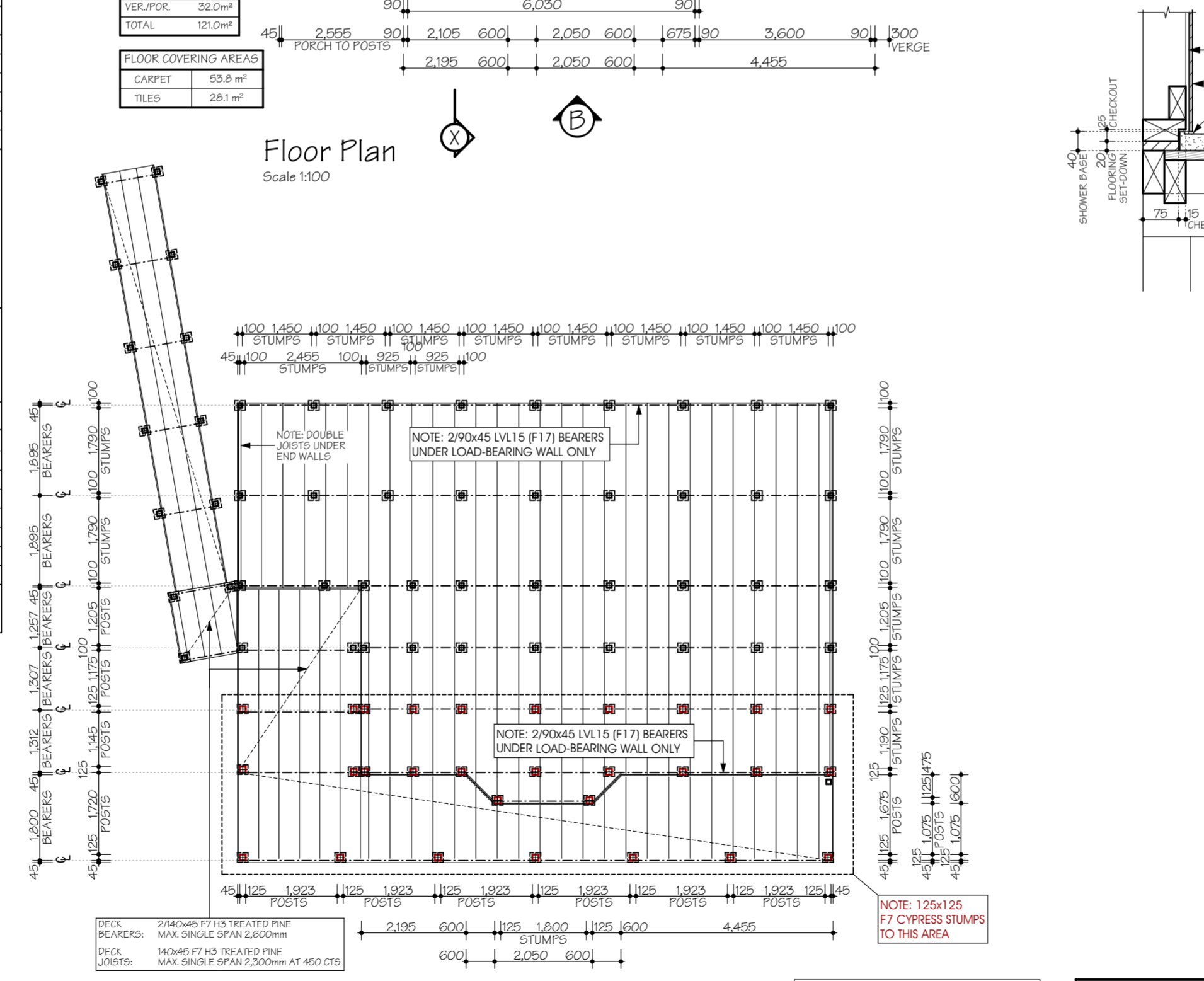
WATER PIPE LOCATIONS			FITTING LOCATIONS		
No.	ITEM	ABOVE FFL	No.	ITEM	HEIGHT ABOVE FFL
1	TOILET	250	6	SINK	650
2	BIDET	250	7	DW	500
3	BATH	600	8	TROUGH	1085
4	SHOWER	1000/1800	9	WM	600/1275
5	Basin	600	10	FR WASTE	-

FRAME OFFSETS: SHOWER ROSE= 430 CL, SHOWER TAPS= 250 CL, S/OAP HOLDER= 550 CL

NOTES:
 - DIMENSIONS TAKEN FROM FRAME
 - SPLASHBACK TILES: 200x200
 - WET AREA SKIRTING BOARDS: SOLID TIMBER 67mm
 - POWERPOINT LOCATION

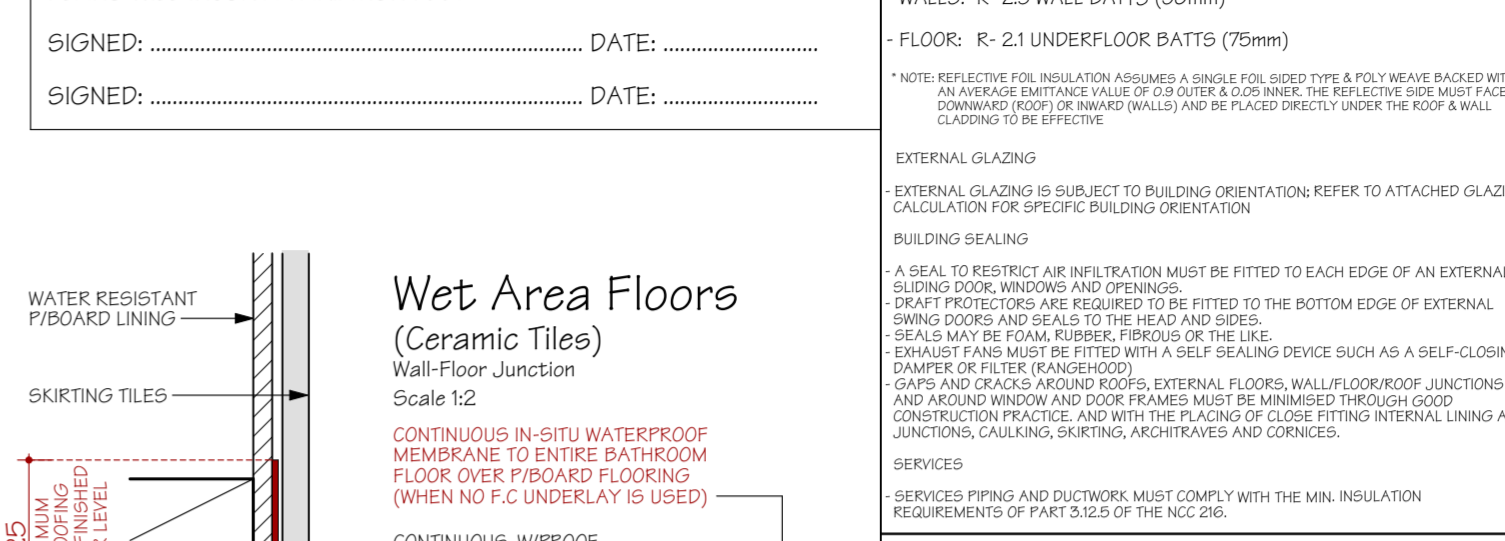


BAL 12.5
 CONSTRUCTION IN ACCORDANCE WITH AS 3959-2009 FOR A BAL OF 12.5



I/WE
 ACKNOWLEDGE THAT THESE PLANS ARE A TRUE AND ACCURATE REFLECTION OF OUR REQUIREMENTS AND AGREE THAT THESE PLANS ARE THE PLANS REFERRED TO IN THE MAJOR DOMESTIC BUILDING CONTRACT BETWEEN "BETNALE PTY LTD" (TRADING AS SUPERIOR GRANNY FLATS) AND MYSELF/OURSELVES AND AUTHORISE THEIR USE FOR NEXT STAGE PURPOSES. I/WE AM/ARE FULLY AWARE, IF ANY FURTHER CHANGES ARE TO BE MADE ON THESE PLANS WILL INCUR A VARIATION FEE.

SIGNED: DATE:
 SIGNED: DATE:



ENERGY EFFICIENCY
 CLASS 1 BUILDINGS IN CLIMATE ZONE 7 ARE REQUIRED TO ACHIEVE A MIN. 6 STAR ENERGY RATING IN ACCORDANCE WITH PART 3.12 OF THE NCC 2016. THIS IS ACHIEVED USING THE (DEEMED TO SATISFY PROVISIONS) OF PART 3.12 OF THE BCA. REFER TO ATTACHED REPORT FOR EXPLANATORY INFORMATION & OVERALL R-VALUES OF ROOF, WALL & FLOOR SYSTEMS

INSULATION VALUES
 - ROOF: R- 5.0 BATT5 (210mm) + REFLECTIVE FOIL INSULATION*
 - WALLS: R- 2.5 WALL BATT5 (90mm)
 - FLOOR: R- 2.1 UNDERFLOOR BATT5 (75mm)

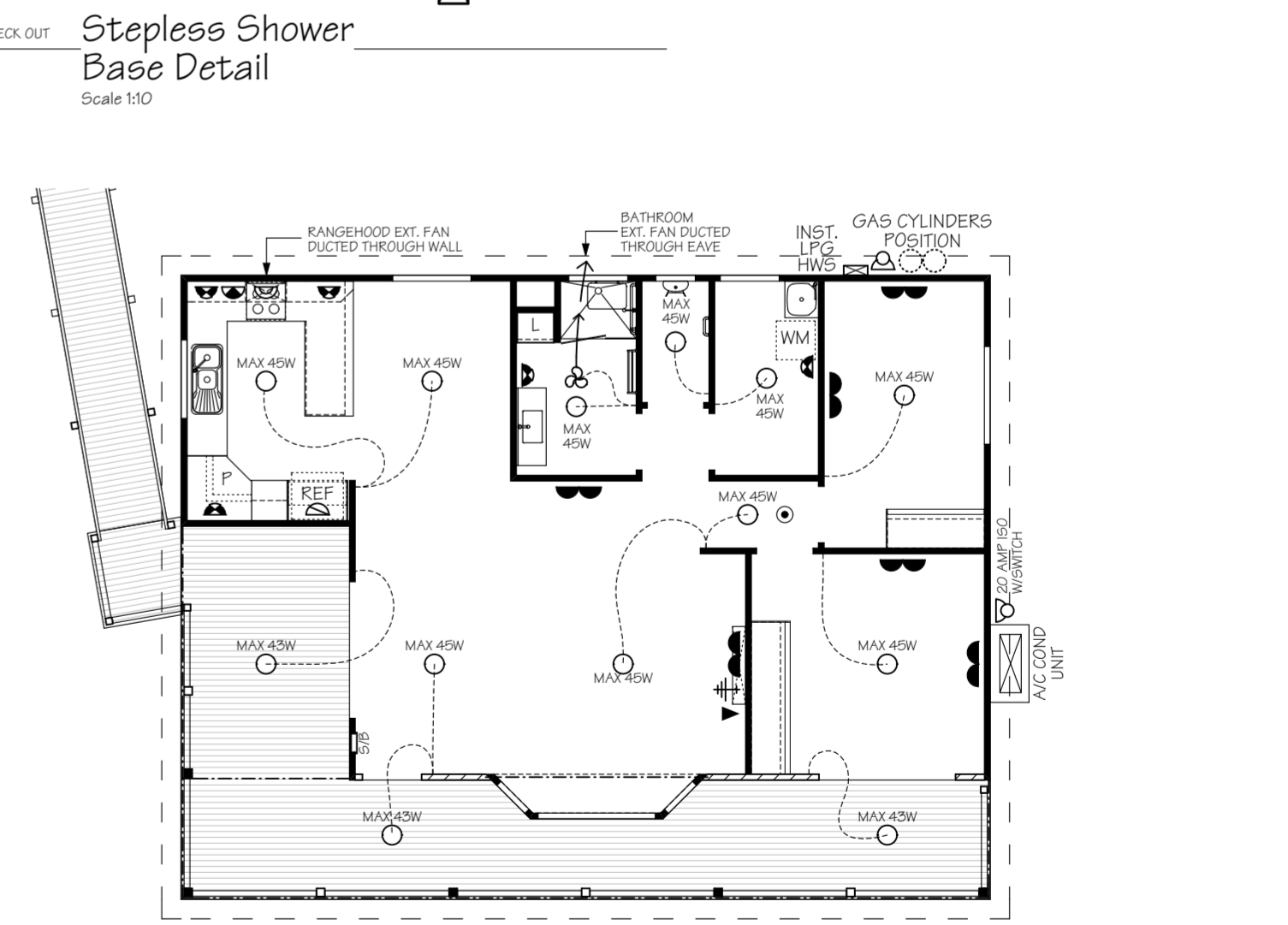
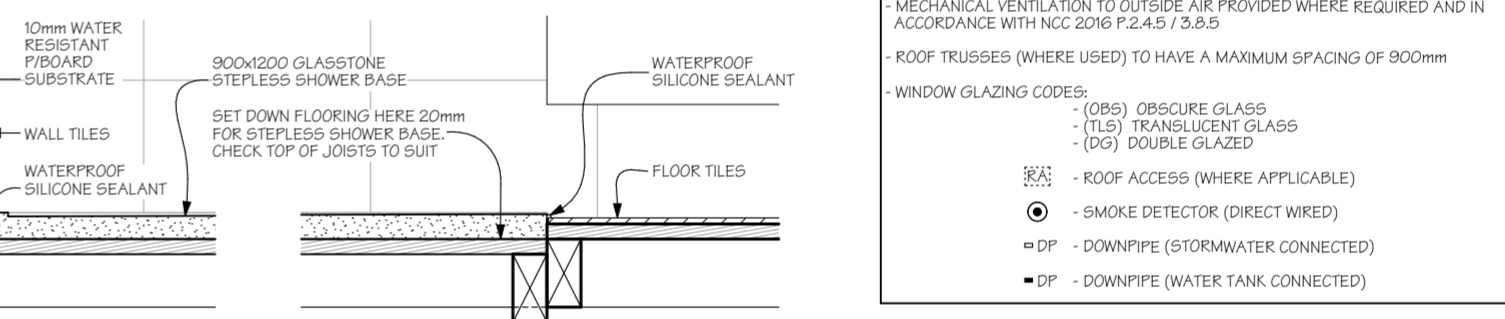
* NOTE: REFLECTIVE FOIL INSULATION ASSUMES A SINGLE FOIL SIDED TYPE & POLY WEAVE BACKED WITH AN AVERAGE EMITANCE VALUE OF 0.03 OUTWARD & 0.05 INWER. THE REFLECTIVE SIDE MUST FACE DOWNWARD (ROOF) OR INWARD (WALLS) AND BE PLACED DIRECTLY UNDER THE ROOF & WALL CLADDING TO BE EFFECTIVE

EXTERNAL GLAZING
 - EXTERNAL GLAZING IS SUBJECT TO BUILDING ORIENTATION. REFER TO ATTACHED GLAZING CALCULATION FOR SPECIFIC BUILDING ORIENTATION

BUILDING SEALING
 - A SEAL TO RESTRICT AIR INFILTRATION MUST BE FITTED TO EACH EDGE OF AN EXTERNAL SLIDING DOOR, WINDOWS AND OPENINGS.
 - DRAFT PROTECTORS ARE REQUIRED TO BE FITTED TO THE BOTTOM EDGE OF EXTERNAL SWING DOORS AND SEALS TO THE HEAD AND SIDES.
 - SEALS MAY BE FOAM RUBBER, FIBROUS OR THE LIKE.
 - EXHAUST FANS MUST BE FITTED WITH A SELF SEALING DEVICE SUCH AS A SELF-CLOSING DAMPER OR FILTER (RANGEHOOD).
 - GAPS AND CRACKS AROUND ROOFS, EXTERNAL FLOORS, WALL/FLOOR/ROOF JUNCTIONS AND AROUND WINDOW AND DOOR FRAMES MUST BE MINIMISED THROUGH GOOD CONSTRUCTION PRACTICE. AND WITH THE PLACING OF CLOSE FITTING INTERNAL LINING AT JUNCTIONS, CAULKING, SKIRTING, ARCHITRAVES AND CORNICES.

SERVICES
 - SERVICES PIPING AND DUCTWORK MUST COMPLY WITH THE MIN. INSULATION REQUIREMENTS OF PART 3.12.5 OF THE NCC 2016.

GENERAL NOTES
 - ENERGY EFFICIENCY (WALL, FLOOR, ROOF INSULATION & GLAZING) IN ACCORDANCE WITH PART 3.12 OF THE NCC 2016; REFER TO ENERGY EFFICIENCY NOTES & GLAZING CALCULATIONS FOR DETAILS.
 - WET AREAS IN ACCORDANCE WITH PART 3.8.1 OF THE NCC 2016 FOR WATERPROOFING & WATER RESISTANCE.
 - STEPS: TREAD- 250mm MIN, RISE- 190mm MAX.
 - BALUSTRADE :
 - AT STEPS- 865mm (MIN) HIGH
 - AT LANDING- 1000mm (MIN) HIGH
 - WHERE REQUIRED, HORIZONTAL & VERT. GAPS IN BALUSTRADES MUST BE LESS THAN 125mm IN ACCORDANCE WITH NCC 2016 PART 3.9.2
 - WRITTEN DIMENSIONS WILL TAKE PRECEDENCE OVER SCALE.
 - UNLESS OTHERWISE INDICATED ALL WALL DIMENSIONS ARE:
 - EXTERNAL 90mm STUD
 - INTERNAL 90mm STUD
 - WC / BATHROOM DOOR TO BE REMOVABLE WHERE REQUIRED AND FITTED WITH LIFT OFF HINGES IN ACCORDANCE WITH NCC 2016 PART 3.8.3.5
 - ALL GLAZING TO COMPLY WITH PART 3.6 OF THE NCC 2016 & AS 1288
 - MECHANICAL VENTILATION TO OUTSIDE AIR PROVIDED WHERE REQUIRED AND IN ACCORDANCE WITH NCC 2016 P.2.4.5 / 3.8.5
 - ROOF TRUSSES (WHERE USED) TO HAVE A MAXIMUM SPACING OF 900mm
 - WINDOW GLAZING CODES:
 - (OB5) OBTUSCURE GLASS
 - (TL5) TRANSLUCENT GLASS
 - (DG) DOUBLE GLAZED
 - ROOF ACCESS (WHERE APPLICABLE)
 - SMOKE DETECTOR (DIRECT WIRED)
 - DP - DOWNPIPE (STORMWATER CONNECTED)
 - DP - DOWNPIPE (WATER TANK CONNECTED)



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Proposed DP,
 At: No. 515 Beenak Road,
 Seville, VIC, 3139
 For: Margaretha Derksen

7.8m x 12.5m
 2 Bedroom

Sheet No: 1
 Issue: 4/04/17
 Rev: 1

Building Fabric R-Values

Roof Construction

- Climate Zone 7: Upward Heat Flow
- Unventilated Roof Space
- 0.75 Solar Absorptance (Dark Green)
- Min R-Value to be achieved R- 5.1

1. Outdoor Air Film (7 m/s)	R- 0.04
2. Metal Roof Cladding	R- 0.00
3. Poly Backed Ref. Foil Ins. (Ref. side down)	R- 0.00
4. Reflective Roof Airspace (as per NCC 2016 3.12.1.2)	R- 0.55
5. Ceiling Insulation Batts (210mm)	R- 5.00
6. Plasterboard Ceiling	R- 0.06
7. Inside Air Film (Still Air)	R- 0.11
Total	R- 5.8

Wall Construction

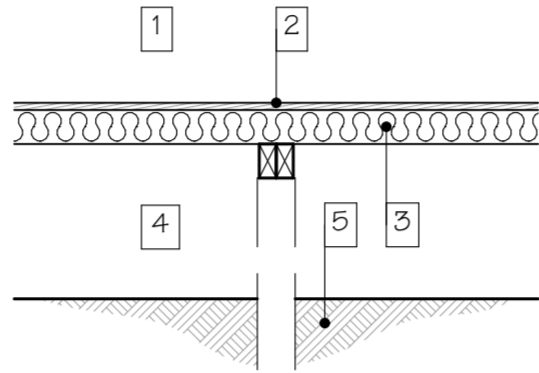
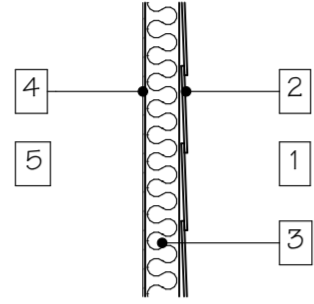
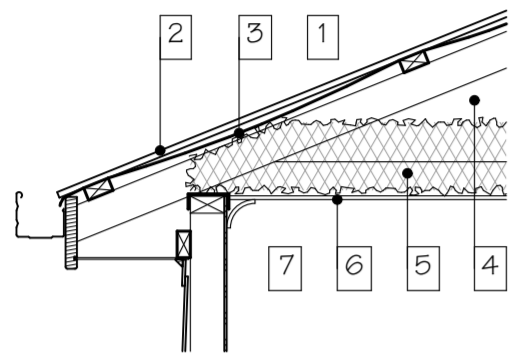
- Climate Zone 7
- Min R-Value to be achieved R- 2.8

1. Outdoor Air Film (7 m/s)	R- 0.04
2. F.C. Plank Cladding	R- 0.09
3. Wall Insulation Batts (90mm)	R- 2.50
4. Plasterboard (10mm)	R- 0.06
5. Inside Air Film (Still Air)	R- 0.12
Total	R- 2.8

Floor Construction

- Climate Zone 7: Downward Heat Flow
- Enclosed Sub-Floor
- Min R-Value to be achieved R- 2.75

1. Inside Air Film (Still Air)	R- 0.16
2. Particleboard Flooring (19mm)	R- 0.15
3. Underfloor Insulation Batts (75mm)	R- 2.10
4. Subfloor Air Film (Still Air)	R- 0.16
5. Ground Thermal Resistance (R _{gx})	R- 0.58
Total	R- 3.15



Orientation

(Refer to Site Plan)

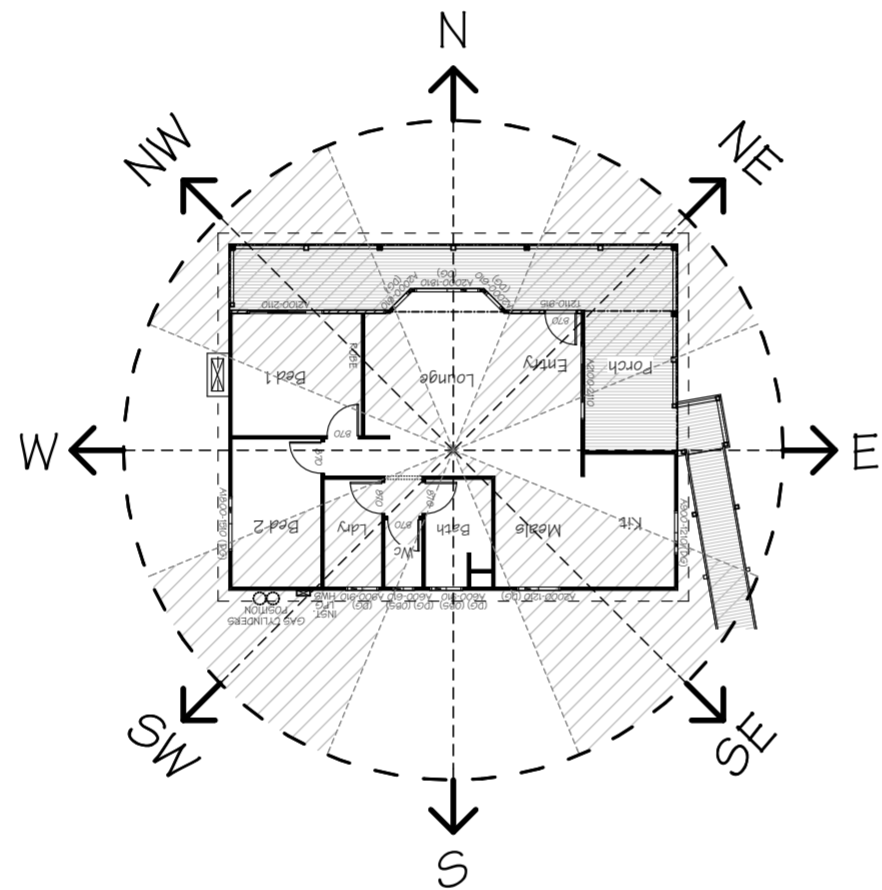
Glazing Calculations

Climate Zone: 6
Standard Air Movement

Windows 1-9: "Accent Windows"
Aluminium Framed, Double Glazed, Sliding Windows.
(3mm Energy Advantage / 10mm Argon Sealed / 3mm Clear)
SHGC: 0.60
Total U-Value: 3.3

Windows 10-11: "Accent Windows"
Aluminium Framed, Single Glazed, Sliding Doors.
(5mm Energy Advantage)
SHGC: 0.61
Total U-Value: 4.3

Window 12: Glazed Panels to Front Door, Single Clear Glazed (3mm)
SHGC: 0.77 (assumed worst case)
Total U-Value: 5.6 (assumed worst case)



NCC VOLUME TWO GLAZING CALCULATOR (first issued with NCC 2014)

Building name/description: **Proposed DPU 7.8m x 12.5m** Climate zone: **7**

Storey: **1** Floor Construction: **Area** Direct contact: **89m²** Wall insulation option chosen for 3.12.1.4: **No wall insulation concession used**

Air Movement: **Standard** Area of storey: **89m²** Area of glazing: **23.1m² (26% of area of storey)**

CONSTANTS: C_u 4.937 C_{SHGC} 0.170

ALLOWANCES: C_u (only) 4.9 C_{SHGC} x Area 15.1

GLAZING ELEMENTS, ORIENTATION SECTOR, SIZE and PERFORMANCE CHARACTERISTICS					SHADING		CALCULATION DATA				CALCULATED OUTCOMES				
ID	Description (optional)	Facing sector	Size		Performance		P&H or device		Exposure		Conductance - FAILED		Solar heat gain - PASSED		
			Height (m)	Width (m)	Total System U-Value (AFRC)	Total System SHGC (AFRC)	P	H	PH	Es	Area used (m²)	U x area / winter access	Element share of % of allowance used	SHGC x Es x area	Element share of % of allowance used
1	Meals	S	2.00	1.21	3.30	0.60	0.45	2.60	0.09	0.52	2.42	0.60	9% of 132%	0.8	9% of 53%
2	Bathroom	S	0.60	0.91	3.30	0.60	0.45	0.80	0.56	0.34	0.55	0.14	2% of 132%	0.1	1% of 53%
3	WC	S	0.60	0.61	3.30	0.60	0.45	1.20	0.19	0.46	0.37	0.09	1% of 132%	0.1	1% of 53%
4	Laundry	S	0.90	0.91	3.30	0.60	0.45	1.50	0.15	0.48	0.82	0.20	3% of 132%	0.2	3% of 53%
5	Bed 2	W	1.80	1.51	3.30	0.60	0.30	2.90	0.05	1.09	2.72	0.67	10% of 132%	1.8	22% of 53%
6	Lounge	N	2.00	1.81	3.30	0.60	1.70	2.60	0.33	0.48	3.62	0.90	14% of 132%	1.0	13% of 53%
7	Lounge	NE	2.00	0.61	3.30	0.60	1.80	2.60	0.35	0.70	1.22	0.30	5% of 132%	0.5	6% of 53%
8	Lounge	NW	2.00	0.61	3.30	0.60	1.80	2.60	0.35	0.70	1.22	0.30	5% of 132%	0.5	6% of 53%
9	Kitchen	E	0.90	1.21	3.30	0.60	0.30	1.90	0.08	1.07	1.09	0.27	4% of 132%	0.7	9% of 53%
10	Bed 1	N	2.10	2.11	4.30	0.61	2.30	2.70	0.43	0.39	4.43	1.43	22% of 132%	1.1	14% of 53%
11	Entry	E	2.10	2.11	4.30	0.61	2.90	2.50	1.16	0.42	4.43	1.43	22% of 132%	1.1	14% of 53%
12	Entry	N	1.40	0.25	5.60	0.77	1.80	1.80	1.00	0.25	0.25	0.17	2% of 132%	0.0	1% of 53%

IMPORTANT NOTICE AND DISCLAIMER IN RESPECT OF THE GLAZING CALCULATOR

The Glazing Calculator has been developed by the ABCB to assist in developing a better understanding of glazing energy efficiency parameters. While the ABCB believes that the Glazing Calculator, if used correctly, will produce accurate results, it is provided "as is" and without any representation or warranty of any kind, including that it is fit for any purpose or of merchantable quality, or functions as intended or at all. Your use of the Glazing Calculator is entirely at your own risk and the ABCB accepts no liability of any kind.



BUSHFIRE PRONE AREA - BAL: 12.5

CONSTRUCTION AS PER AS 3959-2009 FOR BAL LEVEL 12.5

SUBFLOOR SUPPORTS:
- NONE

FLOORS:
- NONE

EXTERNAL WALLS:
- MIN. 6mm F.C. WALL CLADDING. ALL JOINTS TO BE COVERED, SEALED, OVERLAPPED, BACKED OR BUTT-JOINTED TO PREVENT GAPS GREATER THAN 3mm

VENTS:
- EXTERNAL VENTS FITTED WITH EMBER GUARDS OF MAX. 2mm APERTURE STAINLESS STEEL, BRONZE OR ALUMINIUM MESH.

WINDOWS & GLAZING:

- FLY SCREENS OR SECURITY SCREEN WHEN FITTED TO HAVE MAX. 2mm APERTURE 5/STEEL, BRONZE OR ALUMINIUM MESH.
- FLY SCREEN OR SECURITY SCREEN FRAME WHEN FITTED TO BE EITHER METAL OR BUSHFIRE RESISTANT TIMBER OR A TIMBER SPECIES SPECIFIED IN PARAGAPH E2, APPENDIX E.
- WINDOWS TO BE COMPLETELY PROTECTED BY A BUSHFIRE SHUTTER THAT COMPLIES WITH AS 3959 CLAUSE 5.5.1 OR
- WINDOW FRAMES & JOINERY TO BE METAL OR BUSHFIRE RESISTANT TIMBER OR A TIMBER SPECIES SPECIFIED IN PARAGAPH E2, APPENDIX E. AND
- EXTERNALLY FITTED HARDWARE TO BE METAL AND
- GLAZING LESS THAN 400mm ABOVE THE GROUND OR DECK TO BE MIN. 4mm GRADE A SAFETY GLASS OR THICKER GLAZING MAY BE ANNEALED (EXTERNAL LEAF IN DOUBLE GLAZING ONLY) AND
- OPENABLE PORTIONS OF ALL WINDOWS TO BE SCREENED INTERNALLY OR EXTERNALLY WITH MAX. 2mm APERTURE 5/STEEL, BRONZE OR ALUMINIUM MESH WITH METAL OR BUSHFIRE RESISTANT TIMBER FRAME OR A TIMBER SPECIES SPECIFIED IN PARAGAPH E2, APPENDIX E.

EXTERNAL DOORS:

- SIDE HUNG EXTERNAL DOORS AND DOOR FRAMES TO BE COMPLETELY PROTECTED BY A BUSHFIRE SHUTTER THAT COMPLIES WITH AS 3959 CLAUSE 5.5.1 OR
- DOORS SHALL BE TIGHT-FITTING TO THE DOOR FRAME AND
- ALTERNATIVELY DOORS AND DOOR FRAMES COMPLY WITH THE FOLLOWING:

DOORS SHALL BE:

- NON-COMBUSTIBLE OR
- A SOLID TIMBER, LAMINATED TIMBER OR RECONSTITUTED TIMBER HAVING A MINIMUM THICKNESS OF 35mm FOR THE FIRST 400mm ABOVE THE THRESHOLD OR
- A HOLLOW CORE DOOR WITH A NON-COMBUSTIBLE KICKPLATE ON THE OUTSIDE FOR THE FIRST 400mm ABOVE THE THRESHOLD OR
- BE PROTECTED EXTERNALLY BY SCREENS WITH MAX. 2mm APERTURE 5/STEEL, BRONZE OR ALUMINIUM MESH WITH METAL OR BUSHFIRE RESISTANT TIMBER FRAME OR A TIMBER SPECIES SPECIFIED IN PARAGAPH E2, APPENDIX E AND

- GLAZING PANELS LESS THAN 400mm ABOVE THE GROUND OR DECK TO BE MIN. 4mm GRADE A SAFETY GLASS OR THICKER GLAZING MAY BE ANNEALED AND
- DOOR FRAMES LESS THAN 400mm ABOVE THE GROUND OR DECK TO BE METAL OR BUSHFIRE RESISTANT TIMBER OR A TIMBER SPECIES SPECIFIED IN PARAGAPH E2, APPENDIX E AND
- DOORS SHALL BE TIGHT-FITTING TO THE DOOR FRAME AND
- WEATHER STRIPS, DRAUGHT EXCLUDERS OR DRAUGHT SEALS SHALL BE INSTALLED AT THE BASE OF SIDE HUNG DOORS.

ROOF:

- NON-COMBUSTIBLE ROOFING (METAL) TO BE USED
- ROOF/WALL JUNCTIONS TO BE SEALED TO PREVENT GAPS GREATER THAN 3mm
- ROOF/GABLE/EAVES VENTS TO BE FITTED WITH EMBER GUARDS OF MAX. 2mm APERTURE 5/STEEL, BRONZE OR ALUMINIUM MESH
- METAL ROOFS TO BE:
- FULLY SARKED AND
- HAVE GAPS GREATER THAN 3mm (UNDER CORRUGATIONS & RIBS) SEALED AT THE FASCIA OR WALL LINE WITH MAX. 2mm APERTURE STAINLESS STEEL/ BRONZE/ALUMINIUM MESH OR MINERAL WOOL INSULATION.

EAVES, FASCIAS & GABLES:

- EAVES, BARGES & GABLE CLADDING TO BE:
- NON-COMBUSTIBLE OR
- MIN. 6mm FIBRE CEMENT OR
- BUSHFIRE RESISTANT TIMBER OR A TIMBER SPECIES SPECIFIED IN PARAGAPH E2, APPENDIX E

- JOINS IN EAVES LININGS, FASCIAS AND GABLES MAY BE SEALED WITH PLASTIC JOINING STRIPS OR TIMBER STORM MOULDS
- JUNCTIONS TO BE SEALED TO PREVENT GAPS GREATER THAN 3mm OR SEALED WITH MAX. 2mm APERTURE 5/STEEL, BRONZE OR ALUMINIUM MESH

GUTTERS & DOWNPIPES:

- IF INSTALLED, GUTTER GUARDS SHALL BE NON-COMBUSTIBLE

DECKS, STEPS & LANDINGS:

- MATERIALS USED TO ENCLOSE THE SUB-FLOOR THAT ARE LESS THAN 400mm ABOVE THE GROUND MUST BE:
- NON-COMBUSTIBLE OR
- MIN. 6mm FIBRE CEMENT OR
- BUSHFIRE RESISTANT TIMBER OR A TIMBER SPECIES SPECIFIED IN PARAGAPH E1, APPENDIX E

- DECKING AND STAIR TREADS THAT ARE LESS THAN 400mm BELOW GLAZING ELEMENTS BE NON-COMBUSTIBLE OR BUSHFIRE RESISTANT TIMBER OR A TIMBER SPECIES SPECIFIED IN PARAGAPH E1, APPENDIX E

BALUSTRADES & HANDRAILS:

- NONE

WATER & GAS SUPPLY PIPES:

- WHEN EXPOSED AND ABOVE GROUND MUST BE METAL

BUSHFIRE RESISTANT TIMBER:

- SILVERTOP ASH
- BLACKBUTT
- RIVER RED GUM
- SPOTTED GUM
- RED IRONBARK
- MERBAU (KWILA)
- TURPENTINE

ABOVE GROUND PROTECTED TIMBER MUST ALSO BE DURABILITY CLASS 1 OR 2:

- PARAGAPH E1, APPENDIX E COMPATIBLE SPECIES (GENERAL CONSTRUCTION):

- BELIAN
- BLACKBUTT
- MERBAU (KWILA)
- IRONBARK (RED & GREY)
- TALLOWOOD
- MERBAU (KWILA)
- TURPENTINE
- RIVER RED GUM
- BALAU
- NORTHERN BOX

- PARAGAPH E2, APPENDIX E COMPATIBLE SPECIES (WINDOWS & DOORS):

- BELIAN
- BLACKBUTT
- CYPRESS
- MERBAU (KWILA)
- IRONBARK (RED & GREY)
- SPOTTED GUM
- TALLOWOOD
- TURPENTINE
- RIVER RED GUM
- BALAU
- NORTHERN BOX

- BUSHFIRE RESISTANT TIMBER SPECIES:

- BLACKBUTT
- MERBAU (KWILA)
- RIVER RED GUM
- SPOTTED GUM
- TURPENTINE

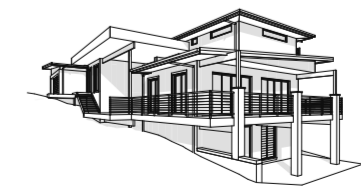
- ABOVE GROUND PROTECTED OR EXPOSED & PAINTED
- PARAGAPH E2, APPENDIX E COMPATIBLE SPECIES (WINDOWS & DOORS):
- MOUNTAIN ASH (VIC ASH, TASMANIAN OAK)

I/WE

ACKNOWLEDGE THAT THESE PLANS ARE A TRUE AND ACCURATE REFLECTION OF OUR REQUIREMENTS AND AGREE THAT THESE PLANS ARE THE PLANS REFERRED TO IN THE MAJOR DOMESTIC BUILDING CONTRACT BETWEEN "BETNALE PTY LTD" (TRADING AS SUPERIOR GRANNY FLATS) AND MYSELF/OURSELVES AND AUTHORISE THEIR USE FOR NEXT STAGE PURPOSES. I/WE AM/ARE FULLY AWARE, IF ANY FURTHER CHANGES ARE TO BE MADE ON THESE PLANS WILL INCUR A VARIATION FEE.

SIGNED: DATE:

SIGNED: DATE:



Callen Bray

Building Design & Drafting
Residential - Commercial - Industrial
ABN: 38 040 205 161
Phone: 0419 441 166
Email: Callen_Bray@hotmail.com
Registered Building Practitioner: DP-AD 36967

Proposed DPU,
At: No. 515 Beenak Road,
Seville, VIC, 3139
For: Margaretha Derksen

7.8m x 12.5m
2 Bedroom

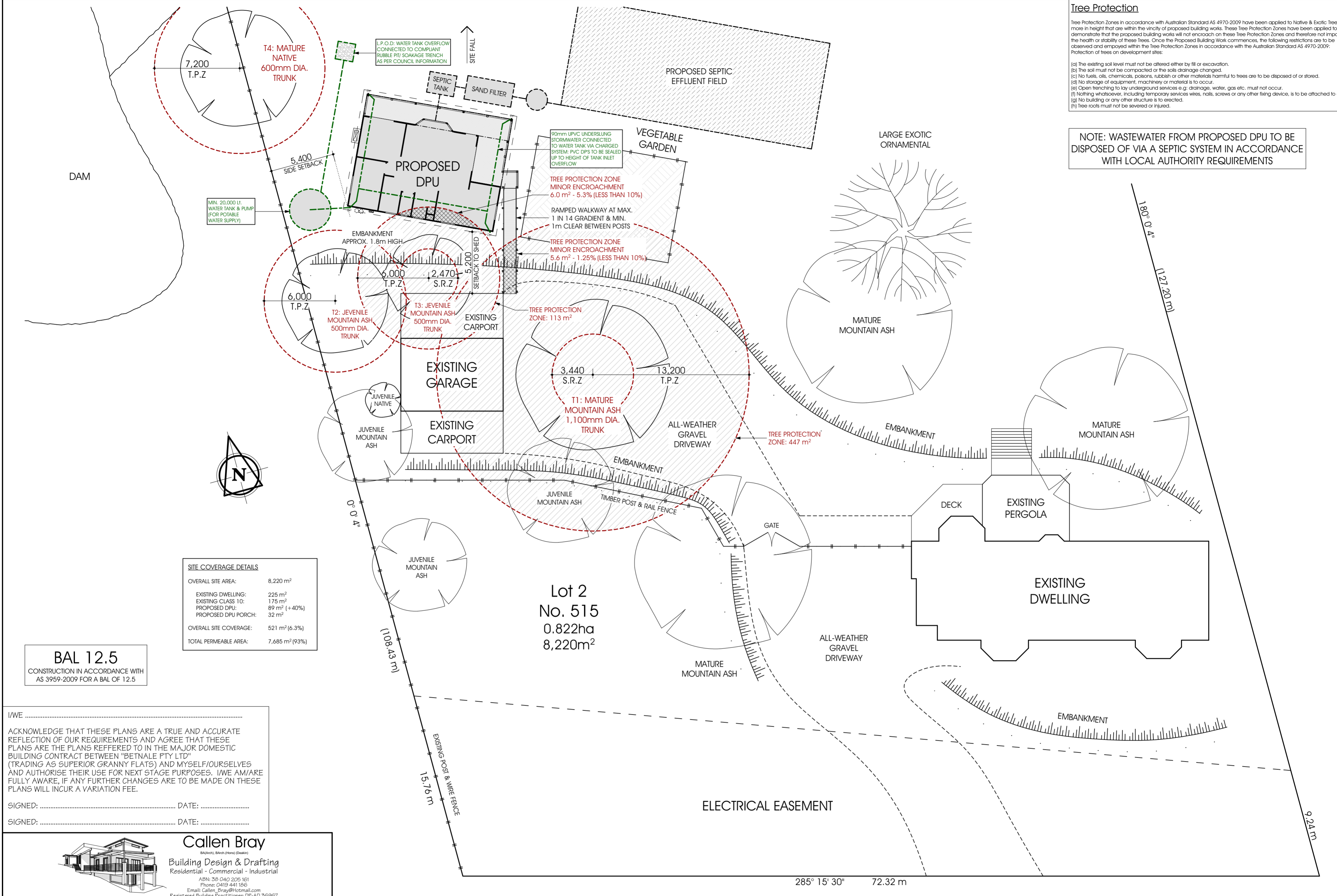
Sheet No: 3
Issue: 4/04/17
Rev: 1

Tree Protection

Tree Protection Zones in accordance with Australian Standard AS 4970:2009 have been applied to Native & Exotic Trees 5m or more in height that are within the vicinity of proposed building works. These Tree Protection Zones have been applied to demonstrate that the proposed building works will not encroach on these Tree Protection Zones and therefore not impact on the health or stability of these Trees. Once the Proposed Building Work commences, the following restrictions are to be observed and employed within the Tree Protection Zones in accordance with the Australian Standard AS 4970:2009. Protection of trees on development sites:

- (a) The existing soil level must not be altered either by fill or excavation.
- (b) The soil must not be compacted or the soils drainage changed.
- (c) No fuels, oils, chemicals, poisons, rubbish or other materials harmful to trees are to be disposed of or stored.
- (d) No storage of equipment, machinery or material is to occur.
- (e) Open trenching to lay underground services e.g. drainage, water, gas etc. must not occur.
- (f) Nothing whatsoever, including temporary services wires, nails, screws or any other fixing device, is to be attached to any tree.
- (g) No building or any other structure is to be erected.
- (h) Tree roots must not be severed or injured.

NOTE: WASTEWATER FROM PROPOSED DPU TO BE DISPOSED OF VIA A SEPTIC SYSTEM IN ACCORDANCE WITH LOCAL AUTHORITY REQUIREMENTS



SITE COVERAGE DETAILS

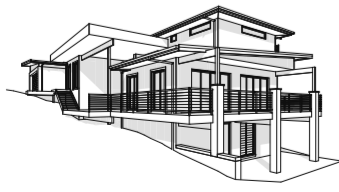
OVERALL SITE AREA:	8,220 m ²
EXISTING DWELLING:	225 m ²
EXISTING CLASS 10:	175 m ²
PROPOSED DPU:	89 m ² (+40%)
PROPOSED DPU PORCH:	32 m ²
OVERALL SITE COVERAGE:	521 m ² (6.3%)
TOTAL PERMEABLE AREA:	7,685 m ² (93%)

BAL 12.5
CONSTRUCTION IN ACCORDANCE WITH AS 3959-2009 FOR A BAL OF 12.5

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7.8m x 12.5m
2 Bedroom

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Site Plan
Scale 1:200

BEENAK ROAD

