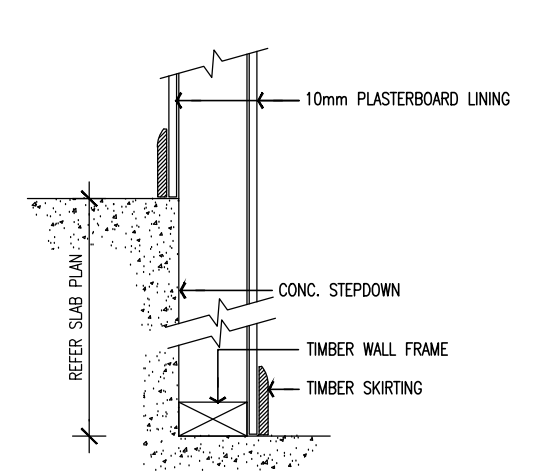
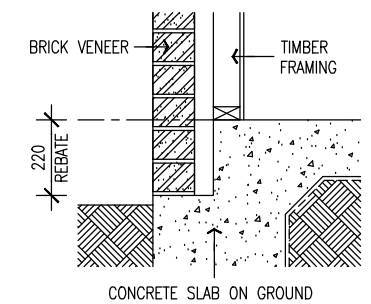


1 | SLAB PLAN
SCALE @ A3 1:100



2 | TYPICAL HOUSE/GARAGE STEP DETAIL
SCALE @ A3 1:10



3 | TYPICAL FOOTING BRICK REBATE DETAIL
SCALE @ A3 1:20

FINISHED SLAB HEIGHT

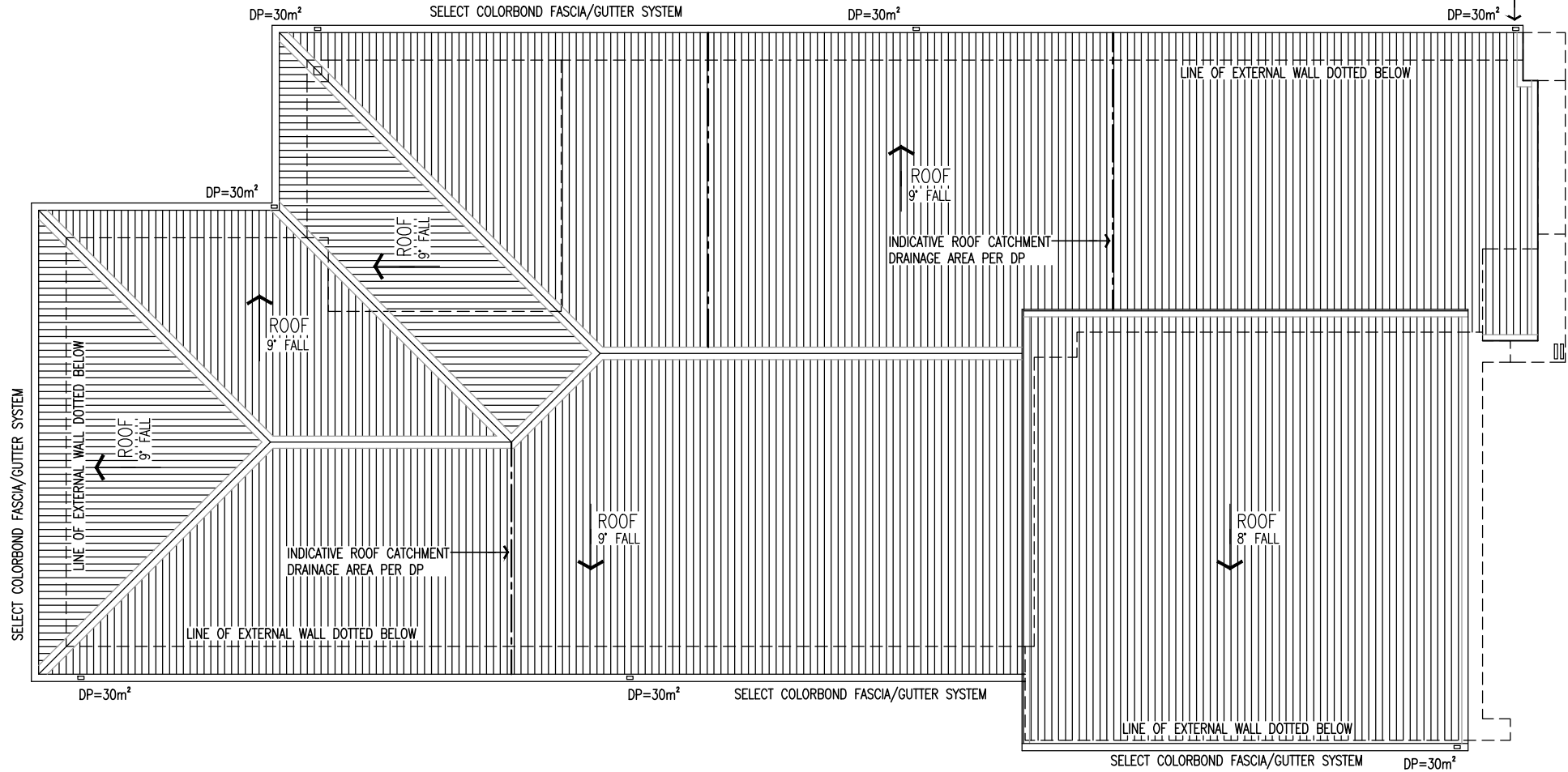
NOTE:	SLAB-ON-GROUND - FINISHED SLAB HEIGHTS: AS PER NCC VOL.2 PART 3.1.3.3(B)
	THE HEIGHT OF THE SLAB-ON-GROUND ABOVE EXTERNAL FINISHED SURFACES MUST BE NOT LESS THAN-
	(I) 100mm ABOVE THE FINISHED GROUND LEVEL IN LOW RAINFALL INTENSITY AREAS OR SANDY, WELL DRAINED AREAS; OR
	(II) 50mm ABOVE IMPERMEABLE (PAVED OR CONCRETED AREAS) THAT SLOPE AWAY FROM THE BUILDING IN ACCORDANCE WITH 3.1.3.3(A); OR
	(III) 150mm IN ANY OTHER CASE

TOTAL ROOF DRAINAGE AREA = 247m²

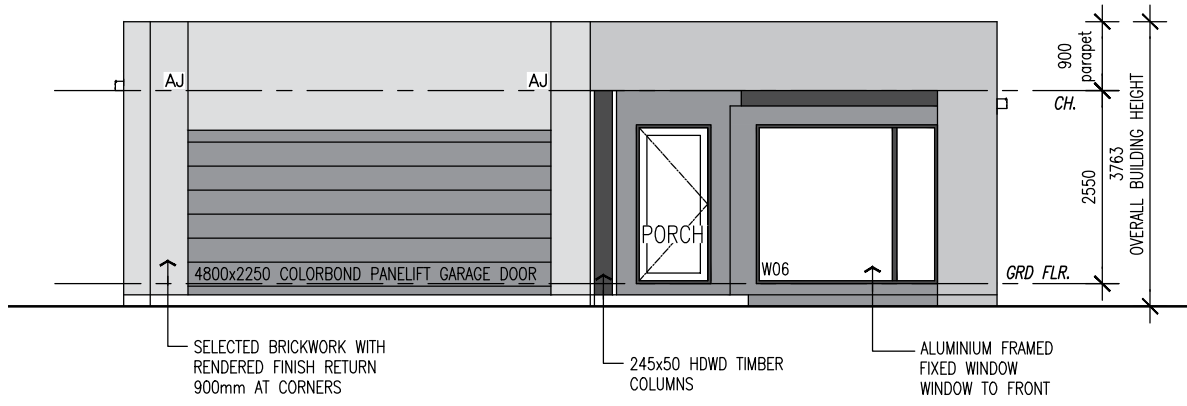
FOR WIND CLASSIFICATION REFER TO STRUCTURAL ENGINEERS, DESIGN & DOCUMENTATION

BARGE & FASCIA: 185mm COLORBOND
GUTTER: 115mm QUAD COLORBOND
DOWNPIPES: 100x50mm RECTANGLE

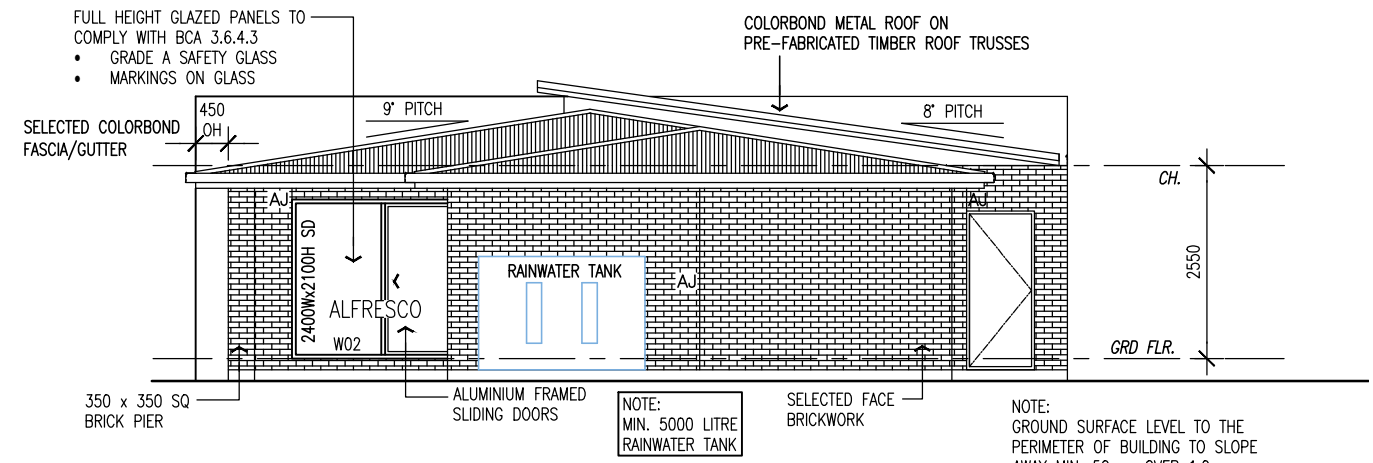
DOWNPIPES MUST SERVE NOT MORE THAN 12M OF GUTTER LENGTH FOR EACH DOWNPIPE WHICH MUST BE LOCATED AS CLOSE AS POSSIBLE TO VALLEY GUTTERS. EAVES GUTTERS MUST BE PROVIDED WITH AN OVERFLOW SYSTEM WHERE DOWNPIPES ARE LOACED MORE THAN 1.2M FROM A VALLEY GUTTER



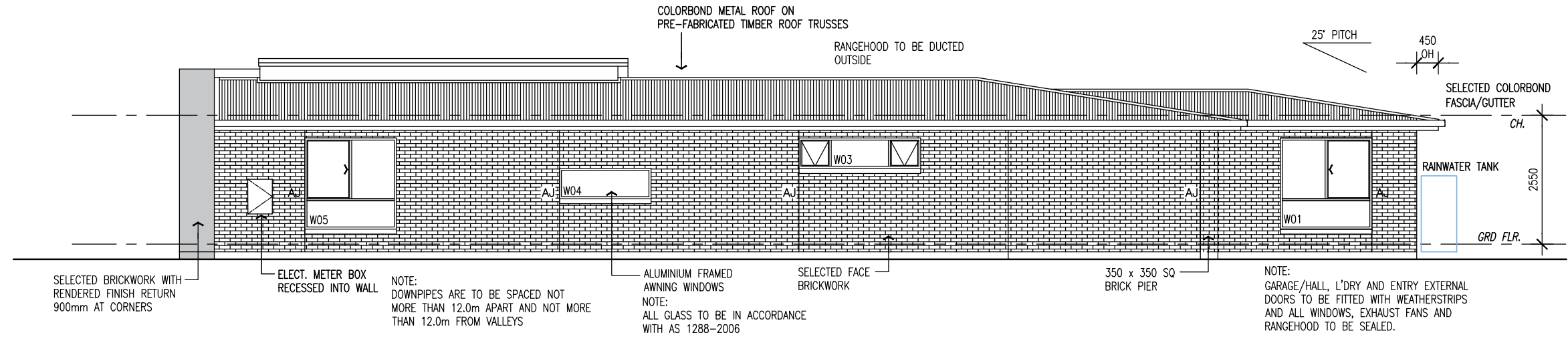
1 | ROOF PLAN
SCALE @ A3 1:100



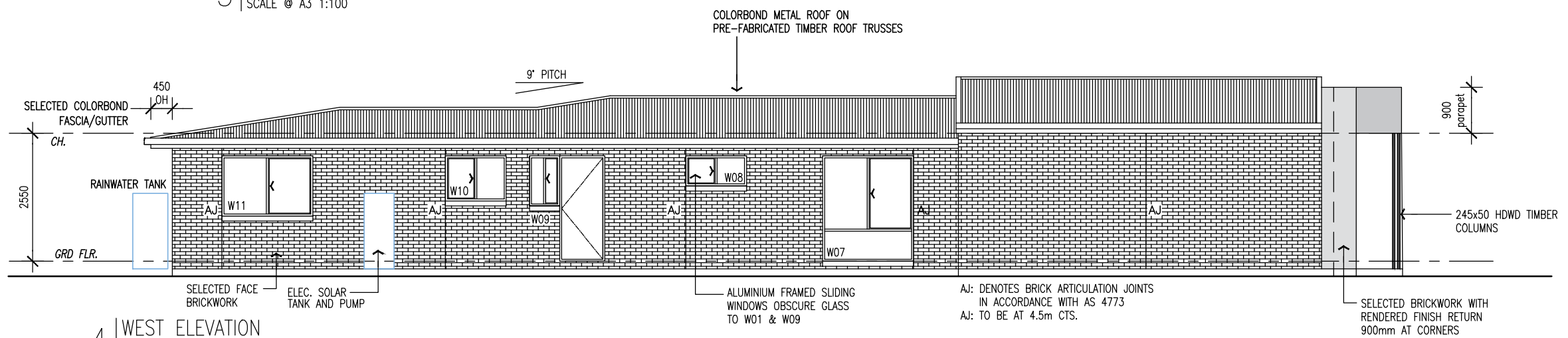
1 | SOUTH-WEST ELEVATION - FRONT
SCALE @ A3 1:100



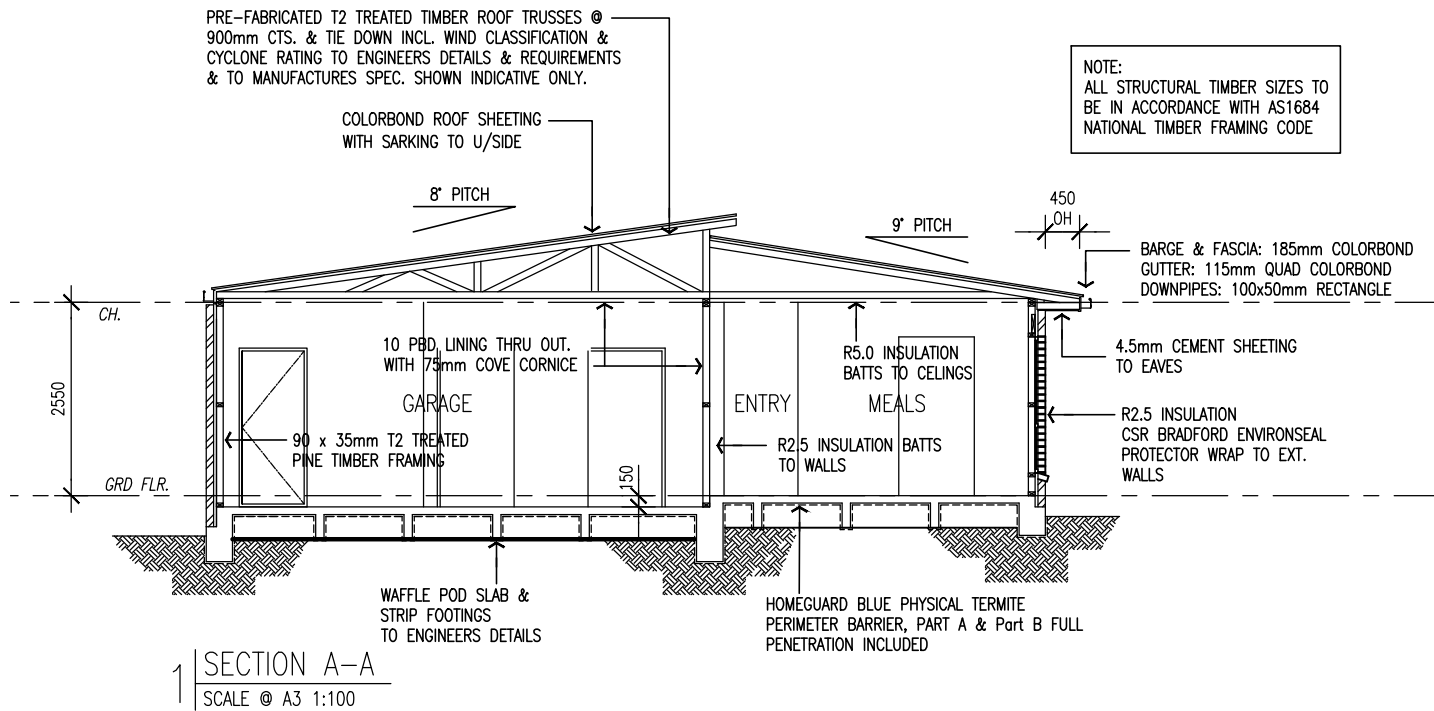
2 | NORTH-EAST ELEVATION
SCALE @ A3 1:100



3 | EAST ELEVATION
SCALE @ A3 1:100



4 | WEST ELEVATION
SCALE @ A3 1:100



NOTE:
ALL STRUCTURAL TIMBER SIZES TO BE IN ACCORDANCE WITH AS1684 NATIONAL TIMBER FRAMING CODE

INSULATION DETAILS AS SPECIFIED IN AUSTRALIAN STANDARDS

EXTERNAL - SCYON 'LINEA' CLAD WALLS WITH THERMOSEAL WRAP AND R2.5 BULK INSULATION BETWEEN STUDS LINED INTERNALLY
TOTAL R VALUE-R2.86
INTERNAL STUD WALLS WITH PLASTERBOARD LINING WITH R2.5 BULK INSULATION BETWEEN STUDS LINED INTERNALLY
TOTAL R VALUE-R2.76
ROOF - COLORBOND ROOFING, LINED CEILING WITH ANTICON ROOF BLANKET MIN R VALUE OF R1.3 AND INSULATION BETWEEN TRUSS, WITH R5.0 BULK INSULATION BETWEEN CEILING JOISTS TO RESIDENCE ONLY. TOTAL R VALUE 6.66
FLOOR - CONCRETE WAFFLE POD SLAB ON GROUND.

LINTEL SIZES (LVL)

NOTE:	RLW 6000 IRON ROOF DUE TO INTERNAL LOADBEARING WALLS LINTEL SIZES DESIGNED USING HYNEDSIGN
	130 x 44mm FOR 0-1700mm OPENING
	170 x 44mm FOR 1700-2200mm OPENING
	200 x 44mm FOR 2200-2700mm OPENING
	240 x 44mm FOR 2700-3200mm OPENING

OPENING STUDS (MGP10)

NOTE:	2700 CEILING HEIGHT MAX.
	90 x 35mm FOR 0-1300mm OPENING
	90 x 45mm FOR 1300-1700mm OPENING
	2/90 x 35mm FOR 1700-3300mm OPENING

OPENING STUDS (MGP12)

NOTE:	4200 CEILING HEIGHT
	2/90 x 35mm FOR 0-1100mm OPENING
	2/90 x 45mm FOR 1100-1700mm OPENING
	3/90 x 35mm FOR 1700-2100mm OPENING

WINDOW & DOOR SCHEDULE

NOTE: ALL WINDOWS & DOORS WILL REQUIRE SITE MEASURE PRIOR TO FABRICATION. DOOR HEIGHTS TO BE 2040H UNLESS NOTED OTHERWISE. WIDTHS NOTED ON PLAN. REFER ENERGY RATING REQUIREMENTS WD11 WINDOW SIZES SHOWN ARE BASED ON WUNDERBAR WINDOW SIZES

WINDOWS

ITEM	LOCATION	SIZE (Ht x W)	DESCRIPTION	FRAME	U-VALUE	SHGC
W.01	BED 3	1800ht x 1810w	SLIDING WINDOW DBL GLAZED (OBSCURE)	ALUMINIUM	4.10	0.52
W.02	LIVING	2100ht x 2410w	SLIDING DOOR DBL GLAZED	ALUMINIUM	4.10	0.52
W.03	LIVING	600ht x 2410w	AWNING WINDOW DBL GLAZED	ALUMINIUM	4.10	0.52
W.04	KITCHEN	600ht x 1810w	FIXED WINDOW DBL GLAZED	ALUMINIUM	4.10	0.52
W.05	MEALS	1800ht x 1810w	AWNING WINDOW DBL GLAZED	ALUMINIUM	4.10	0.52
W.06	MEALS	2000ht x 2410w	FIXED WINDOW DBL GLAZED	ALUMINIUM	4.10	0.52
W.07	BED 1	2000ht x 1810w	SLIDING WINDOW DBL GLAZED	ALUMINIUM	4.10	0.52
W.08	ENS	600ht x 1210w	SLIDING WINDOW DBL GLAZED (OBSCURE)	ALUMINIUM	4.10	0.52
W.09	L'DRY	1000ht x 610w	SLIDING WINDOW DBL GLAZED	ALUMINIUM	4.10	0.52
W.10	BATH	1000ht x 1210w	SLIDING WINDOW DBL GLAZED (OBSCURE)	ALUMINIUM	4.10	0.52
W.11	BED 2	1200ht x 1810w	SLIDING DOOR DBL GLAZED	ALUMINIUM	4.10	0.52

FLOOR/WALL FINISHES AREAS RESIDENCE

VINYL FLOOR BOARDS MEALS/KITCHEN/LIVING HALLWAYS/ENTRY	75.35sqm
-	00.00sqm
L'DRY. FLOOR TILES SKIRTING TILES	5.82sqm --sqm
CARPETED BEDRMS	46.18sqm
WC. FLOOR TILES SKIRTING/WALL TILES	1.78sqm --sqm
BATHRM FLOOR TILES SKIRTING/WALL TILES	4.48sqm --sqm
ENS. FLOOR TILES SKIRTING/WALL TILES	4.87sqm --sqm

WET AREA NOTES

ALL WET AREAS TO COMPLY WITH THE N.C.C 3.8.1 OR A.S 3740-2010 WALL FINISHED SHALL BE IMPERVIOUS TO HEIGHT OF 1800mm ABOVE FLOOR
SAFETY GLAZING TO BE USED IN THE FOLLOWING CASES
1. BATHROOMS - WITHIN 2000mm VERTICAL FROM THE BATH BASE
2. LAUNDRY - WITHIN 1200mm VERTICAL FROM FLOOR AND/OR 300mm HORIZONTAL FROM DOORS
3. SHOWER SCREENS SHALL BE GRADE A SAFETY GLASS, LEVEL TO SHOWER ENCLOSURES AND 150mm ABOVE BATHS, BASIN, SINK AND TROUGHS.
TOILET DOORS TO COMPLY WITH N.C.C 3.8.3.3 TO OPEN OUTWARDS, SLIDE OR BE REMOVABLE FROM THE OUTSIDE IF LESS THAN 1.2M BETWEEN THE PAN AND THE DOOR

TERMITE TREATMENT

ALL TIMBER TO BE FRAMESURE BLUE TIMBER IN ACCORDANCE WITH AS3660.1.2014

ROOF TRUSSES

PRIOR TO THE FRAME INSPECTION BUILDER MUST SUBMIT ONE COPY OF THE MANUFACTURERS TRUSS COMPUTATIONS AND LAYOUT TO THE RELEVANT BUILDING SURVEYOR FOR APPROVAL

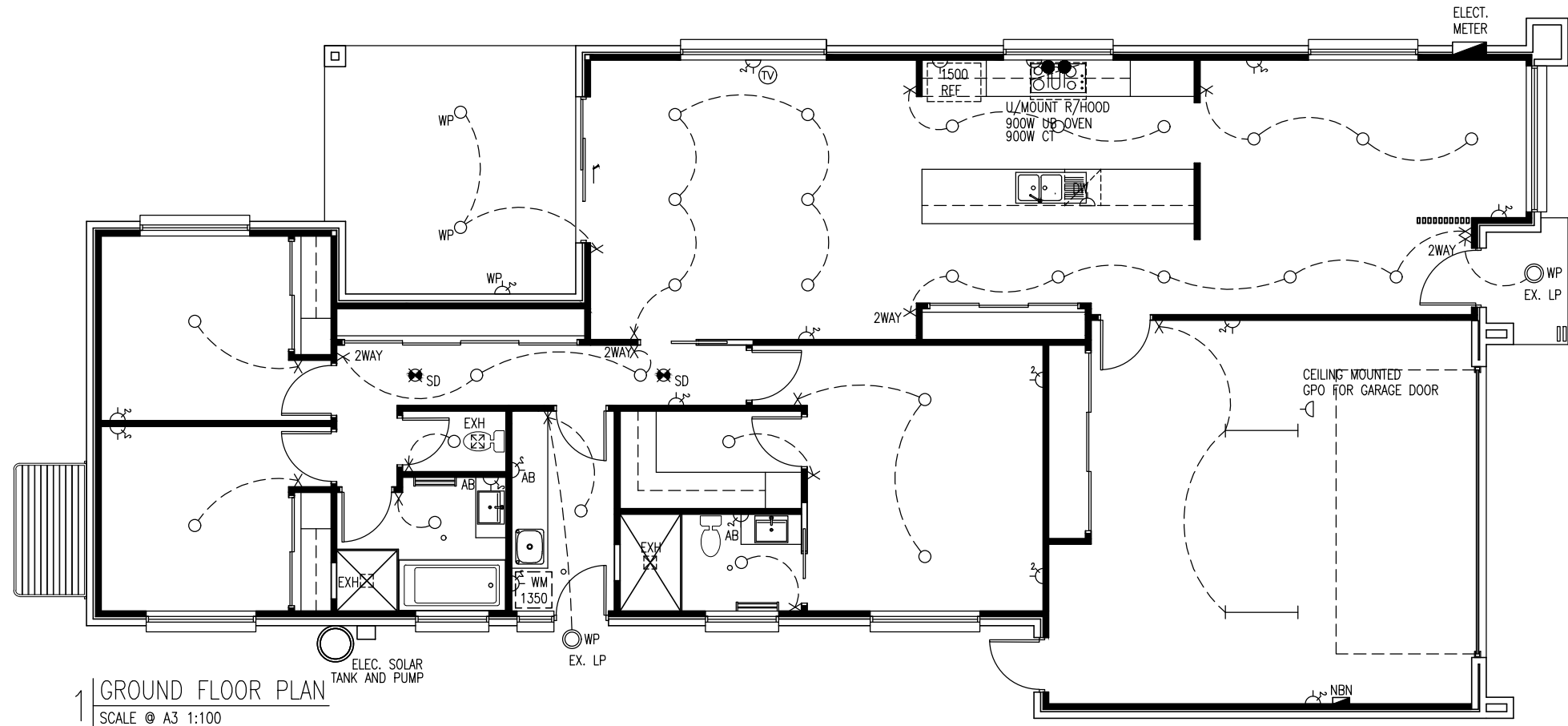
NOTE:

PROVIDE DOUBLE STUDS UNDER ALL GIRDER TRUSS SUPPORT LOCATIONS

SOIL CLASS - '-'

REFER TO SOIL REPORT No: -
BY: - CONSULTING ENGINEERS

ENERGY EFFICIENT LIGHTING i.e. FLUORESCENT LIGHTS OR COMPACT FLUORESCENT LIGHTS (CFLs) MUST BE USED FOR A MIN. OF 80% OF TOTAL FIXED INTERNAL LIGHTING. ALL HARDWIRED AIR CONDITIONING INSTALLED TO BE ENERGY EFFICIENT HAVING A MIN. 2.9 EER. HABITABLE ROOMS TO HAVE CEILING FANS WHICH SHALL BE FIXED, SPEED CONTROLLED & HAVE MIN. BLADE DIAMETER OF 900mm.



1 | GROUND FLOOR PLAN
SCALE @ A3 1:100

NOTE

CONFIRM ALL SETOUT LOCATIONS ON SITE PRIOR TO COMMENCING WORKS. DO NOT SCALE OFF DRAWINGS.

ELECTRICAL & LIGHTING LAYOUT IS INDICATIVE ONLY REFER TO QUALIFIED ELECTRICIAN SWITCH DESIGN TO BE CONFIRMED ON SITE.

COMPLY WITH ALL RELEVANT AUST. STANDARDS, BCA, ACTS & REGULATIONS & ENERGY EFFICIENCY REQUIREMENTS.

ALLOW FOR PROVISION OF AIR CONDITIONING. TO BE CONFIRMED ON SITE TO MANU. SPEC. & ENERGY EFFICIENCY REQUIREMENTS.

SMOKE ALARMS TO BE INSTALLED IN ACCORDANCE WITH BCA F.3.7.2.2 WITH INTERCONNECTED ALARMS TO ALL BEDROOMS.

LIGHTING LEGEND

- 1x 36W DIFFUSED FLUORESCENT LUMINAIRE
- RECESSED COMPACT FLUORESCENT DOWNLIGHT.
- WEATHERPROOF RECESSED COMPACT FLUORESCENT DOWNLIGHT.
- WEATHERPROOF SURFACE MOUNTED EXTERIOR WALL LIGHT
- WEATHERPROOF SURFACE MOUNTED EXTERIOR DOUBLE SPOTLIGHT
- EXHAUST FAN/LIGHT
- EXHAUST FAN/ LIGHT & HEATER COMBO.
- CEILING FAN. MIN. BLADE SIZE 900mm
- CEILING FAN WITH LIGHT. COMPACT ENERGY SAVING FLUORESCENT BULB. MIN. BLADE SIZE 900mm
- EXHA. EXHAUST FAN (LOCATIONS INDICATIVE ONLY) TO HAVE MANUAL SWITCH ON/OFF
- SMOKE ALARM

NATURAL LIGHT AND VENTILATION CALCULATIONS

NOTE: -

NATURAL LIGHT CALCULATIONS			
ROOM NAME	ROOM AREA SQM	10% AREA SQM	WINDOW AREA SQM
BED 1	18.00	1.8	3.6
-	-	-	-
BED 2	10.15	1.02	2.16
BED 3	10.15	1.02	3.24
-	-	-	-
KITCHEN/LIVING/MEALS	57.97	5.80	10.56
VENTILATION CALCULATIONS			
ROOM NAME	ROOM AREA SQM	5% AREA SQM	WINDOW AREA SQM
BED 1	18.00	0.9	3.6
-	-	-	-
BED 2	10.15	0.51	2.16
BED 3	10.15	0.51	3.24
-	-	-	-
KITCHEN/LIVING/MEALS	57.97	2.90	10.56
BATH	6.00	0.30	1.20
-	-	-	-
L'DRY	5.61	0.28	0.60
ENS.	4.80	0.24	0.72

NCC PART 3.12.5.5 ARTIFICIAL LIGHTING

NOTE: CLASS 1 BUILDING PROPOSED RESIDENCE MAX 5w/m² LIGHTING TYPE IS ASSUMED ONLY SUBSTITUTION MAY BE MADE PROVIDING MAX WATTAGES ARE NOT EXCEEDED

CALCULATIONS					
ROOM NAME	ROOM AREA SQM	MAX WATTS	TYPE	NUMBER	ACTUAL WATTS
ENTRY	7.18	36	BATTEN LIGHT	2	2x15w=30w
KITCHEN/MEALS/FAMILY	57.97	290	BATTEN LIGHTS	15	15x15w=225w
-	-	-	-	-	-
HALL	8	41	BATTEN LIGHTS	2	2x15w=30w
BED 1	18	90	BATTEN LIGHTS	2	2x15w=30w
BED 2	10.15	51	BATTEN LIGHT	1	1x15w=15w
BED 3	10.15	53	BATTEN LIGHT	1	1x15w=15w
-	-	-	BATTEN LIGHT	-	-
BATH	6.0	30	BATTEN LIGHT	1	1x15w=15w
LAUNDRY	5.61	28	BATTEN LIGHT	1	1x15w=15w
WC	1.71	9	BATTEN LIGHT	1	1x4w=4w
ENS	4.80	24	BATTEN LIGHT	1	1x15w=15w
VERANDAHS ATTACHED TO CLASS 1 BUILDING MAX 4w/m ²					
ROOM NAME	ROOM AREA SQM	MAX WATTS	TYPE	NUMBER	ACTUAL WATTS
ALFRESCO	16.59	66	BATTEN LIGHTS	2	2x12w=24w
PORCH	2.65	11	BATTEN LIGHTS	1	1x4w=4w

NCC PART 3.8.7 CONDENSATION MANAGEMENT

3.8.7.1 APPLICATION
Compliance with this Acceptable Construction Practice Satisfies Performance Requirement P2.4.7 Explanatory Information:
The intent of these requirements is to assist with the mitigation of condensation within a building. The installation of a condensation management system may not prevent condensation from occurring.

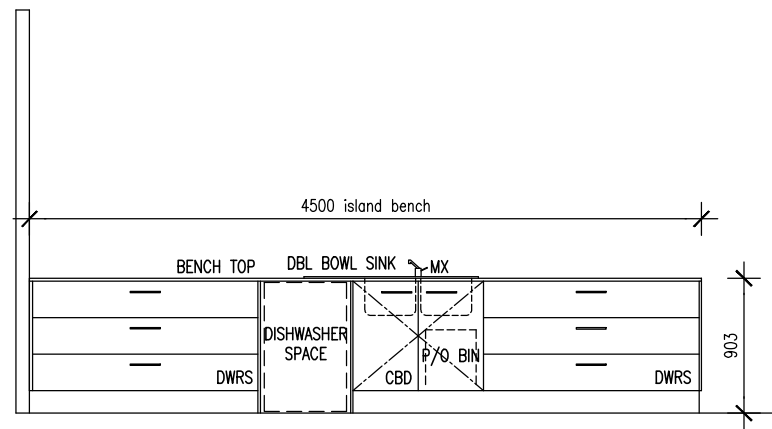
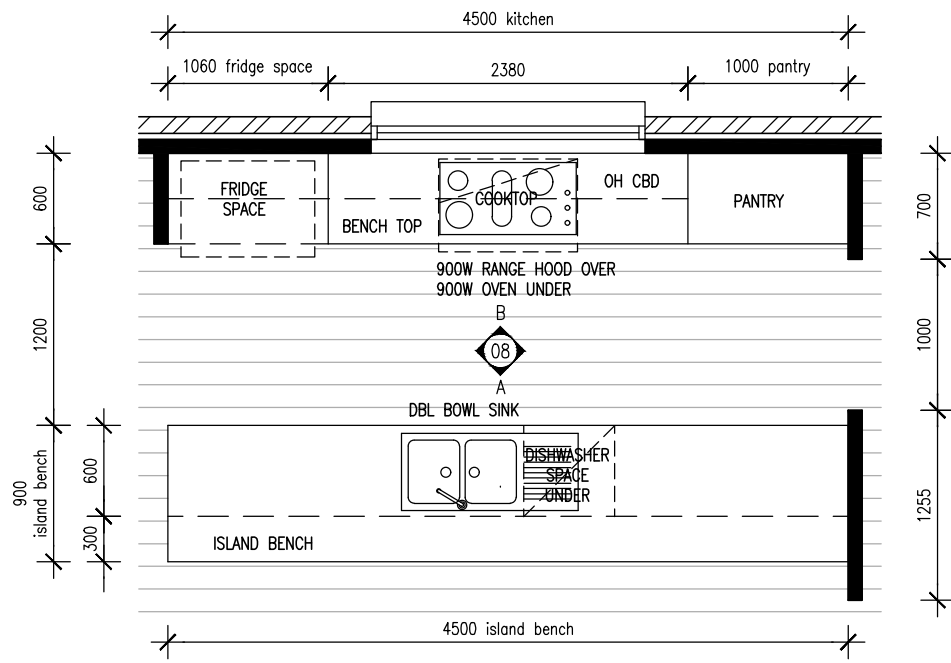
3.8.7.2 PLIABLE BUILDING MEMBRANE
(a) Where a pliable building membrane is installed in an external wall, it must-
(i) comply with AS/NZS 4200.1; and
(ii) be installed in accordance with 4200.2; and
(iii) be a vapour permeable membrane for climates 6, 7 and 8; and
(iv) be located on the exterior side of the primary insulation layer of wall assemblies that form the external envelope of a building.
(b) Except for single skin masonry or single skin concrete, where a pliable building membrane is not installed in an external wall, the primary water control layer must be separated from water sensitive materials by a drained cavity.

3.8.7.3 FLOW RATE AND DISCHARGE OF EXHAUST SYSTEMS
(a) An exhaust system installed in a kitchen, bathroom, sanitary compartment or laundry must have a minimum flow rate of-
(i) 25 L/s for a bathroom or sanitary compartment; and
(ii) 40 L/s for a kitchen or laundry
(b) Exhaust from bathroom, sanitary compartment or laundry must be discharged-
(i) directly or via a shaft or duct directly to outdoor air; or
(ii) to a roof space that is ventilated in accordance with 3.8.7.4

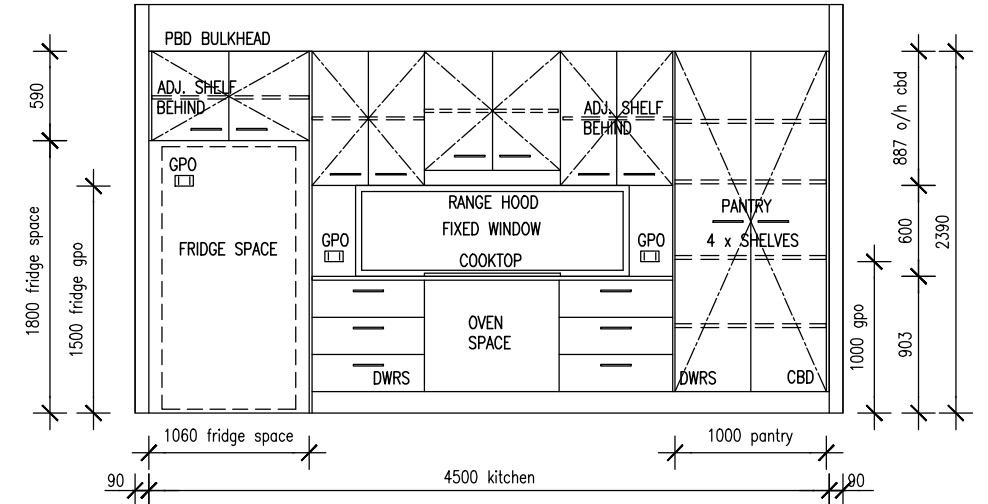
3.8.7.4 VENTILATION OF ROOF SPACES
(a) Where an exhaust system covered by 3.8.7.3 discharges into a roof space, the roof space must be ventilated to outdoor air through evenly distributed openings.
(b) Openings required by (a) must have a total unobstructed area of 1/300 of the respective ceiling area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

ELECTRICAL LEGEND

- SINGLE G.P.O.
 - DOUBLE G.P.O.
 - DUAL PHONE & DATA OUTLET
 - TELEVISION
 - PERMANENTLY CONNECTED SPECIAL PURPOSE OUTLET
 - FRIDGE PLUMBING TAP
 - SWITCH
 - SWITCH LINE
- NOTE:
AB INDICATES MOUNTED 150mm ABOVE BENCH SURFACE
UB INDICATES MOUNTED IN JOINERY CUPBOARD UNDER BENCH
WP INDICATES WEATHERPROOF OUTLET
OVN INDICATES FOR CONNECTION TO OVEN
DW INDICATES FOR CONNECTION TO DOWNSWITCH
STV INDICATES FOR CONNECTION TO HOT PLATE
MW INDICATES FOR CONNECTION TO MICROWAVE
RHO INDICATES FOR CONNECTION TO RANGE HOOD
FRG INDICATES FOR CONNECTION TO FRIDGE
2100 INDICATES MOUNTED AT HIGH LEVEL 2100H

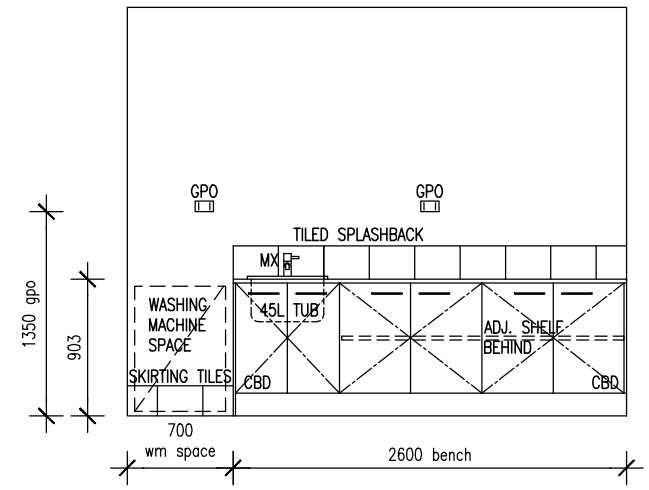
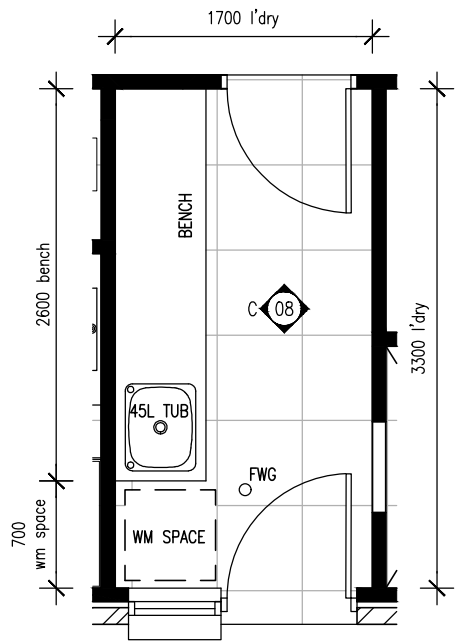


4 ELEVATION A
SCALE @ A3 1:50



5 ELEVATION B
SCALE @ A3 1:50

1 KITCHEN FLOOR PLAN
SCALE @ A3 1:50

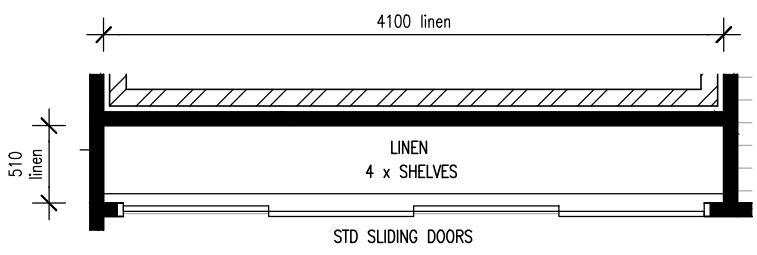


6 ELEVATION C
SCALE @ A3 1:50

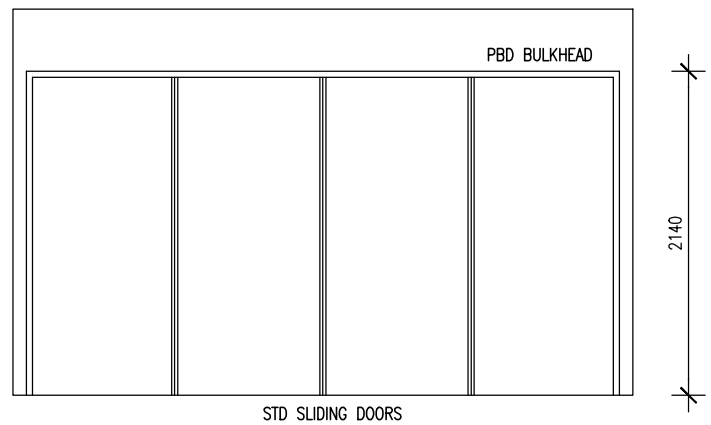
KEY

900V	900MM VANITY
ADJ	ADJUSTABLE SHELVES
FT	FAUCET/SHOWER ROSE
GPO	DOUBLE POWER POINT
LR	TOILET ROLL HOLDER
MX	MIXER
MR	MIRROR
RS	RAIN SHOWER
SC	SHOWER SCREEN
SW	LIGHT SWITCH
TR	TOWEL RING
TRL	TOWEL RAIL
FWG	FLOOR WASTE
SFG	STRIP GRATED DRAIN
WCT	TOILET SUITE

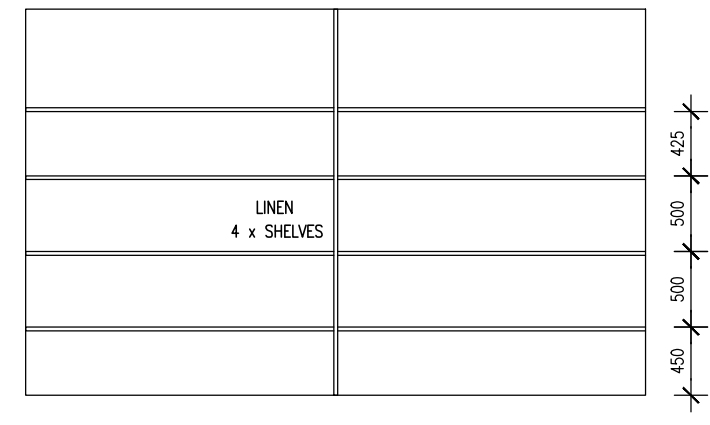
2 LAUNDRY FLOOR PLAN
SCALE @ A3 1:50



3 LINEN FLOOR PLAN
SCALE @ A3 1:50



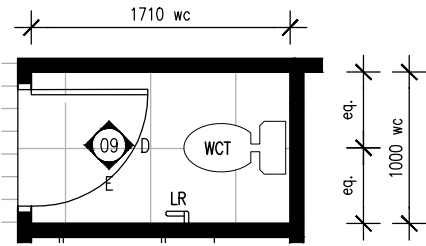
7 ELEVATION EXTERNAL-LINEN
SCALE @ A3 1:50



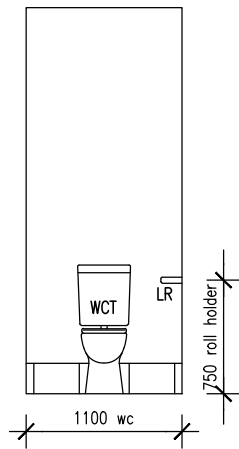
8 ELEVATION INTERNAL-LINEN
SCALE @ A3 1:50

NOTE

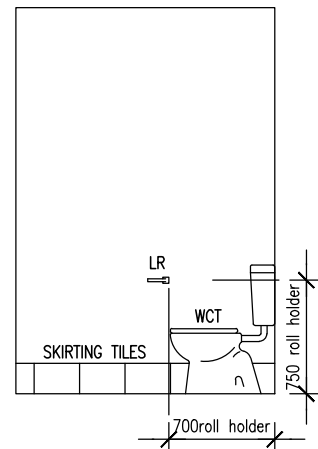
- * ALL ITEMS/ PRODUCTS TO BE SPECIFIED
- * ITEMS/PRODUCTS SHOWN INDICATIVE ONLY
- * TILE LAYOUT SHOWN INDICATIVE ONLY
- * ALLOW FOR ADDITIONAL NOGGINGS TO FIX FITTINGS TO
- * KITCHEN LAYOUT FOR DESIGN PURPOSES ONLY. ALL DIMENSIONS AND SIZES TBC



1 | PDR FLOOR PLAN
SCALE @ A3 1:50



4 | ELEVATION D
SCALE @ A3 1:50



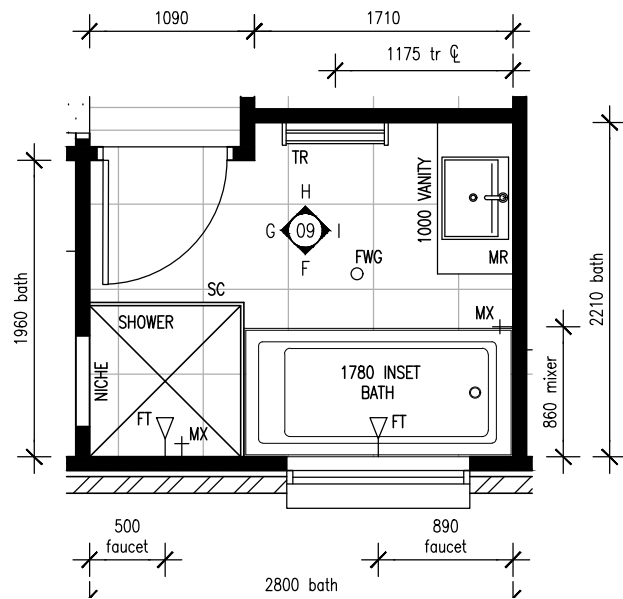
5 | ELEVATION E
SCALE @ A3 1:50

KEY

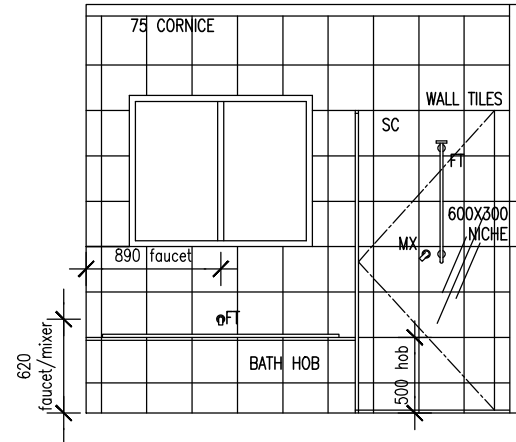
- | | |
|------|--------------------|
| 900V | 900MM VANITY |
| ADJ | ADJUSTABLE SHELVES |
| FT | FAUCET/SHOWER ROSE |
| GPO | DOUBLE POWER POINT |
| LR | TOILET ROLL HOLDER |
| MX | MIXER |
| MR | MIRROR |
| RS | RAIN SHOWER |
| SC | SHOWER SCREEN |
| SW | LIGHT SWITCH |
| TR | TOWEL RING |
| TRL | TOWEL RAIL |
| FWG | FLOOR WASTE |
| SFG | STRIP GRATED DRAIN |
| WCT | TOILET SUITE |

NOTE

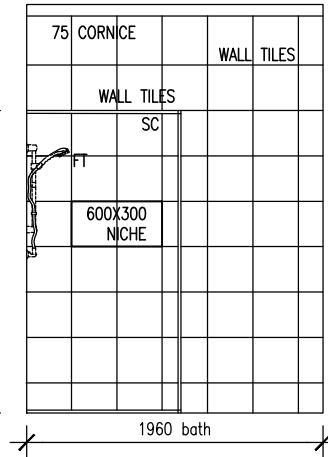
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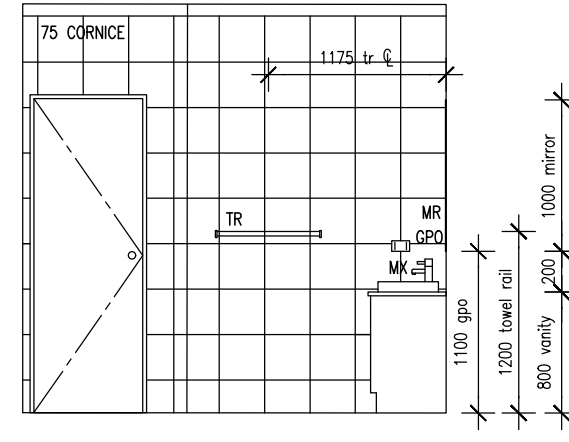
2 | BATHROOM FLOOR PLAN
SCALE @ A3 1:50



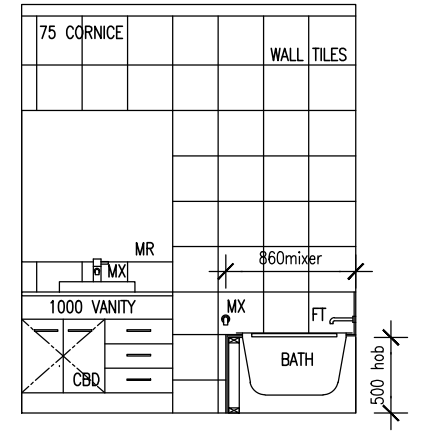
6 | ELEVATION F
SCALE @ A3 1:50



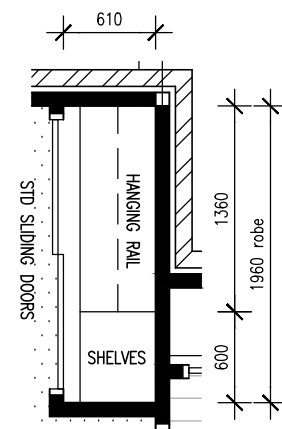
7 | ELEVATION G
SCALE @ A3 1:50



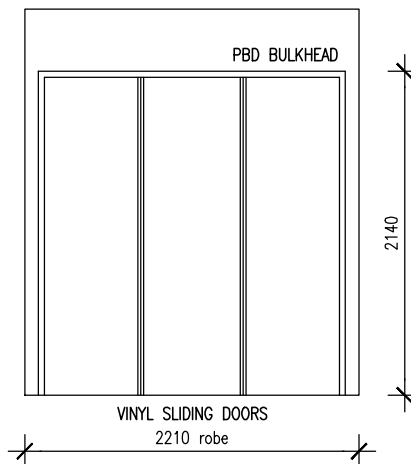
8 | ELEVATION H
SCALE @ A3 1:50



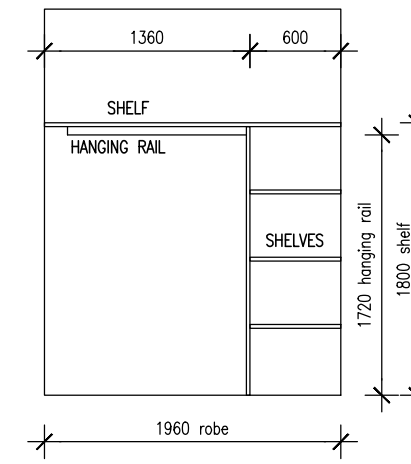
9 | ELEVATION I
SCALE @ A3 1:50



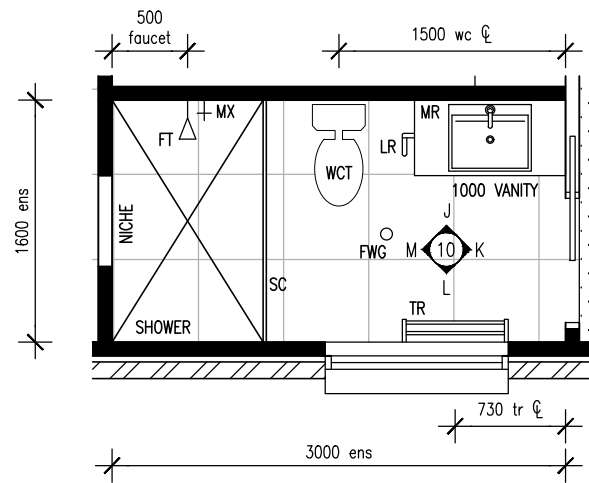
3 | ROBE FLOOR PLAN
SCALE @ A3 1:50
ALL ROBES SIMILAR



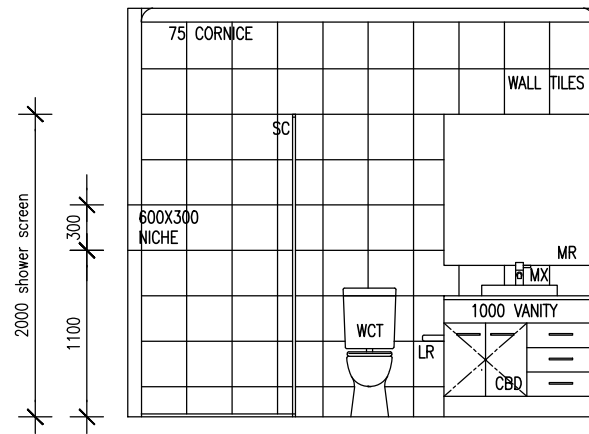
10 | ELEVATION EXTERNAL-ROBE
SCALE @ A3 1:50



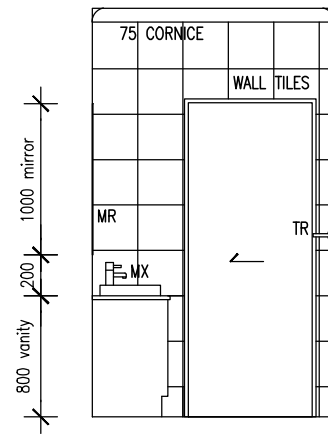
11 | ELEVATION INTERNAL-ROBE
SCALE @ A3 1:50



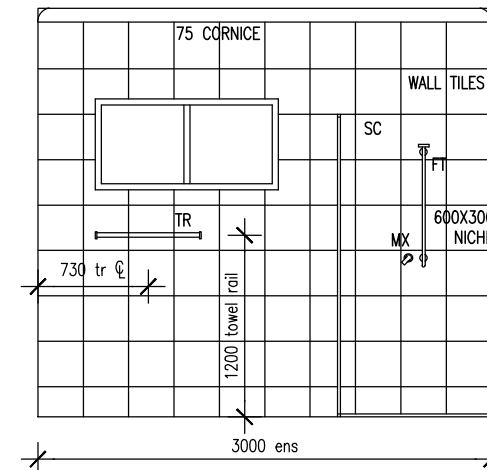
1 | ENS FLOOR PLAN
SCALE @ A3 1:50



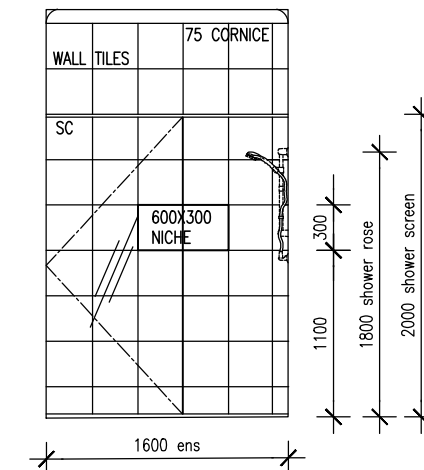
3 | ELEVATION J
SCALE @ A3 1:50



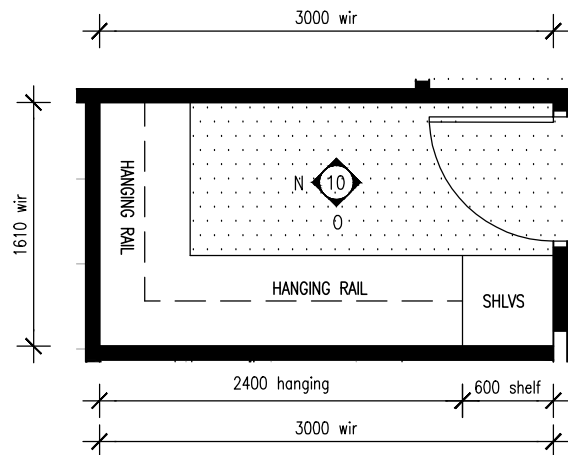
4 | ELEVATION K
SCALE @ A3 1:50



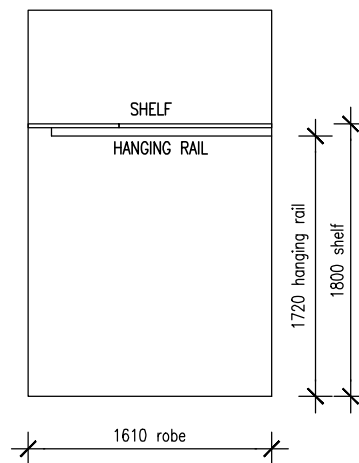
5 | ELEVATION L
SCALE @ A3 1:50



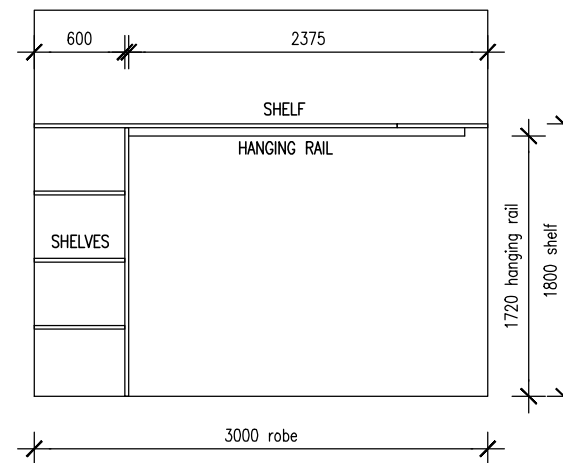
6 | ELEVATION N
SCALE @ A3 1:50



2 | WIR FLOOR PLAN
SCALE @ A3 1:50



7 | ELEVATION N
SCALE @ A3 1:50



8 | ELEVATION O
SCALE @ A3 1:50

NOTE

- * ALL ITEMS/ PRODUCTS TO BE SPECIFIED
- * ITEMS/PRODUCTS SHOWN INDICATIVE ONLY
- * TILE LAYOUT SHOWN INDICATIVE ONLY
- * ALLOW FOR ADDITIONAL NOGGINGS TO FIX FITTINGS TO
- * KITCHEN LAYOUT FOR DESIGN PURPOSES ONLY. ALL DIMENSIONS AND SIZES TBC

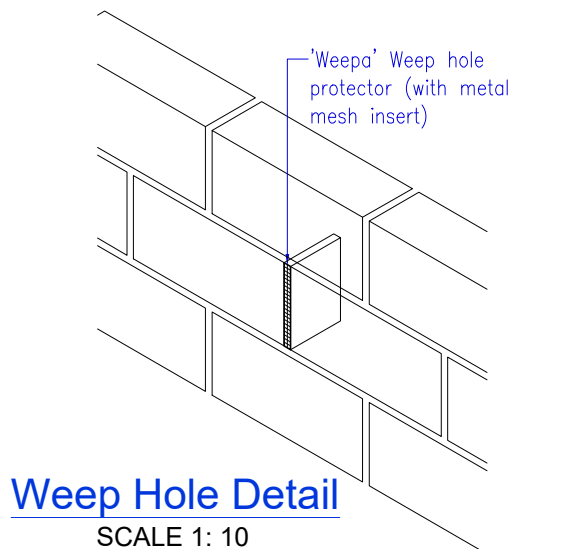
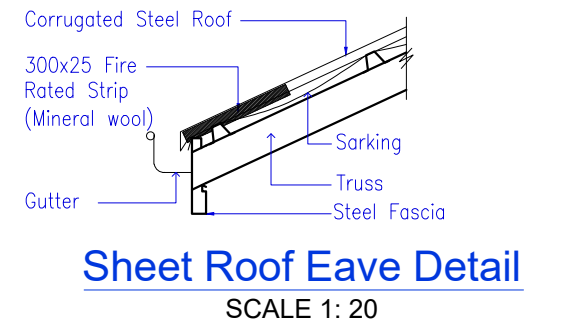
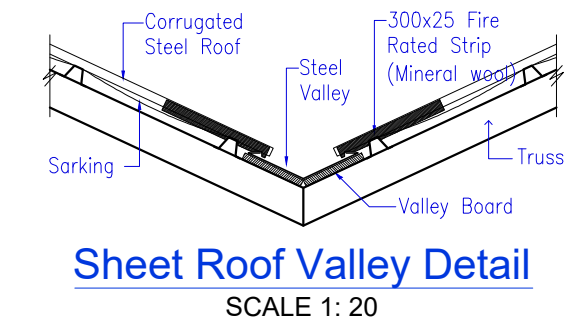
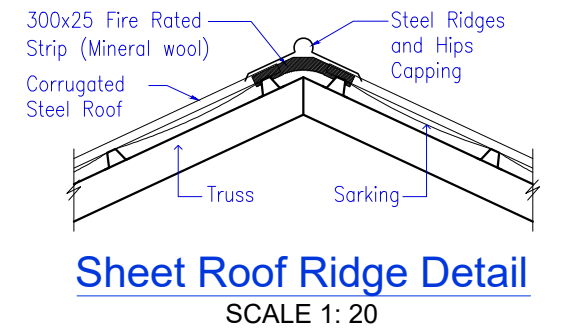
KEY

900V	900MM VANITY
ADJ	ADJUSTABLE SHELVES
FT	FAUCET/SHOWER ROSE
GPO	DOUBLE POWER POINT
LR	TOILET ROLL HOLDER
MX	MIXER
MR	MIRROR
RS	RAIN SHOWER
SC	SHOWER SCREEN
SW	LIGHT SWITCH
TR	TOWEL RING
TRL	TOWEL RAIL
FWG	FLOOR WASTE
SFG	STRIP GRATED DRAIN
WCT	TOILET SUITE

BAL COMPLIANCE REPORT - BAL 12.5

REGULATION	RESPONSE	RESPONSE
Reg 5.2 Sub Floor Supports	N/A	Complies
Reg 5.3 Floors	N/A	Complies
Reg 5.4 External Walls Non-combustible	Brick or 6mm F.C. Sheet infill	Complies
Reg 5.4.2 Joints Complies	Gaps no greater than 3mm	Complies
Reg 5.4.3 Vents & Weepholes	Install "Weepa" weep hole guards with metal mesh fire insert	Complies
Reg 5.5 External Windows & Doors		
Reg 5.5.1A Window & door screens	Metal mesh with metal frames	Complies
Reg 5.5.2 Windows	Metal frames	Complies
Glazing within 400mm of verandah or natural ground level.	Grade A safety glass	Complies
Reg 5.5.3 Side hung external doors	Metal frame & weather strip to base of door.	Complies
Reg 5.5.4 Sliding glass doors	Metal framed with grade A safety glass	Complies
Reg 5.5.5b Panel lift doors	To be fitted with draught seals or guide tracks with max. gaps of 3mm.	Complies

REGULATION	RESPONSE	RESPONSE
Reg 5.6 Roofs	To be non-combustible.	Complies
Reg 5.6.3 Sheet roofs	To be fully sarked. To be sealed at fascia, valleys, hips & ridge with mineral wool.	Complies
Reg 5.6.4 Verandah, carport & awning roofs.	If part of main roof, to be the same as main roof. If separated from main roof, to be non-combustible.	Complies
Reg 5.6.5 Roof penetrations	Roof penetrations to be sealed with a non-combustible material to prevent gaps greater than 3mm.	Complies
Reg 5.6.6 Eaves linings, fascias & gables	Gable ends to comply as per external walls. Eaves enetrations to be sealed with a non-combustible material to prevent gaps greater than 3mm.	Complies
Reg 5.6.7 Gutters & downpipes	No requirements except for box gutters which are to be non-combustible & flashed at the junction with the roof.	Complies
Reg 5.7 Verandahs, decks, steps, ramps, & landings.	The materials used to enclose a subfloor space within 400mm from the ground are to comply as per external walls. There are no requirements for unenclosed subfloor materials.	N/A
Reg 5.7.3.3 Decking, stair treads, ramps, & landings.	Decking, stair treads, ramps, & landings within 400mm of a glazed unit shall be non-combustible or a bushfire-resisting timber.	N/A
Reg 5.8 Water & Gas supply pipes	Above ground, exposed water & gas supply pipes shall be metal.	Complies



BUSHFIRE ATTACK LEVEL ASSESSMENT

Fire Danger Index	- 100
Vegetation Type	- Low Threat
Vegetation Distance	- 40m
Upslope/Downslope	- Level
Angle of Slope in Degrees	- 0°

BAL Level 12.5

WE HAVE REVIEWED THE AREA WITHIN THE 100m RADIUS AREA & BELIEVE THAT - THE AREA FROM THE HOUSE TO THE 20m LINE WILL BE WELL MAINTAINED IN THE FUTURE - WE HAVE REGARDED IT AS 'MAINTAINED'.

THE AREA BEYOND THIS LINE HAS BEEN CLASSIFIED AS NON MAINTAINED.

THE OWNER SHALL BE RESPONSIBLE FOR MAINTAINING ANY AREA OF WHICH THEY OWN WITHIN THIS 100m RADIUS FREE OF LEAVES, FIRE FUEL & ENSURE THE GRASS IS NO LONGER THAN 100mm WITHIN THE DESIGNATED AREA.

ALL LAND BEYOND 100m FROM THE HOUSE IS NOT RELEVANT TO BAL ASSESSMENT.

OFFSET DISTANCES

- 20m FROM EDGE OF DWELLING
- 100m FROM EDGE OF DWELLING

BAL PLAN

SCALE 1 : 200