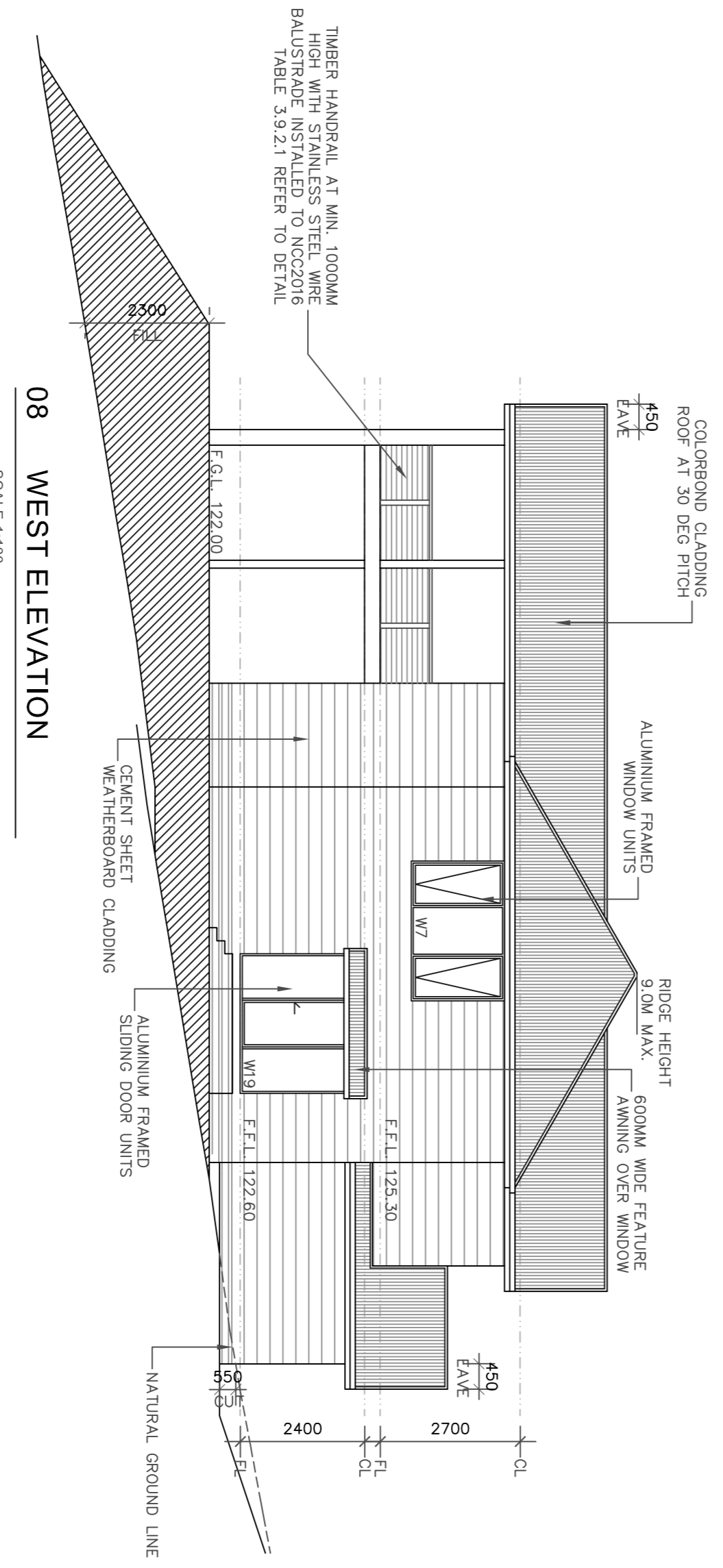
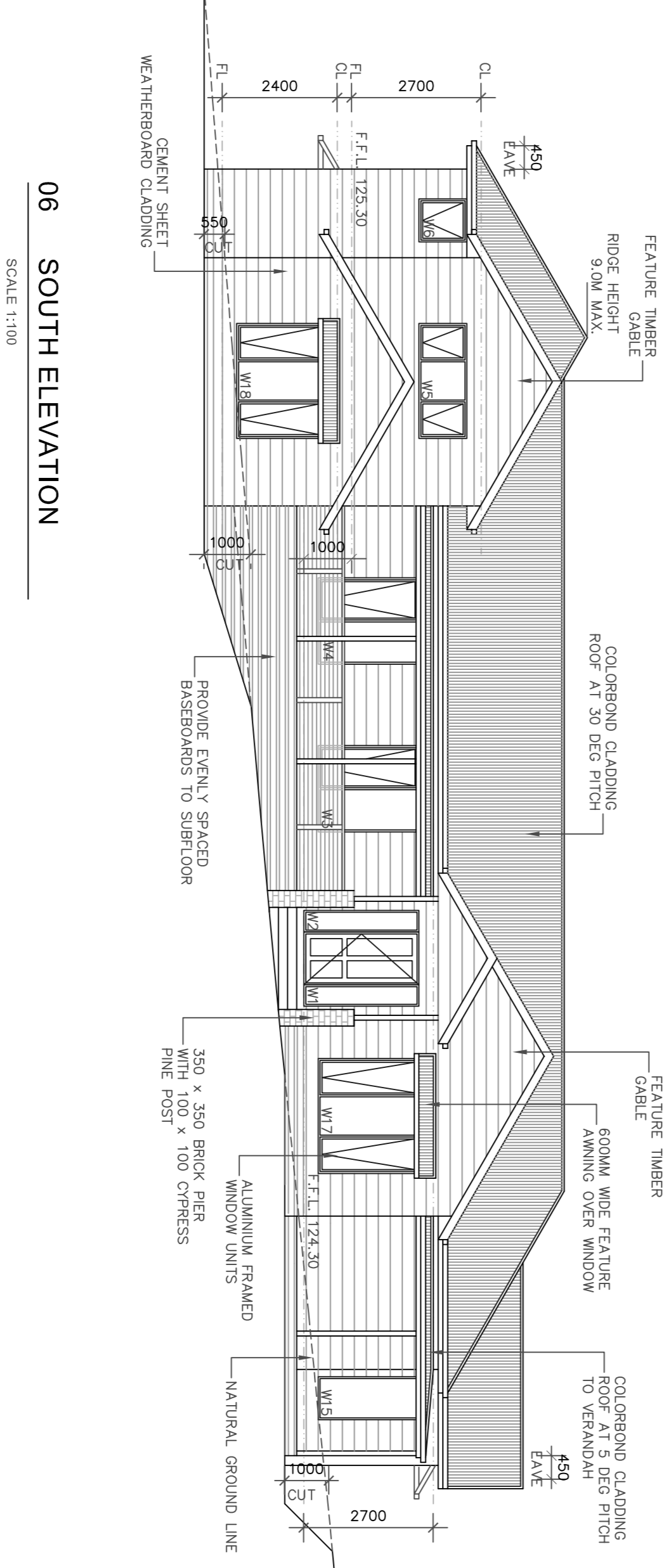


NOTE: ALL BATTERS HIGHER THAN 1M OR STEEPER THAN 2H:1V TO BE DESIGNED AND DETAIL BY AN ENGINEER DESIGNED RETAINING WALL.

**BALUSTRADE / HANDRAIL CONSTRUCTION:**  
 HEIGHT: 1000MM MIN.  
 SPACING: 125MM MAX.  
 PROVIDE A HANDRAIL TO AT LEAST ONE SIDE OF ANY TIMBER HANDRAIL AT MIN. 1000MM HIGH WITH STAINLESS STEEL WIRE BALUSTRADE INSTALLED TO NCC2016 TABLE 3.9.2.1 TO VERANDAH, DECKING AND ALFRESCO



**BAL-29 - MINIMUM BUILDING REQUIREMENTS**

SUBFLOOR SUPPORTS  
 ENCLOSURE BY EXTERNAL WALL THAT COMPLIES WITH BAL-29 (REFER BELOW) RATING OR BY STEEL, BRONZE OR ALUMINIUM MESH.  
**FLOORS**  
 CONCRETE SLAB ON GROUND OR ENCLOSURE BY EXTERNAL WALL THAT COMPLIES WITH BAL-29 RATING (REF BELOW)  
 A) A MESH OR PERFORATED SHEET WITH A MAXIMUM APERTURE OF 2MM, MADE OF CORROSION-RESISTANT STEEL, BRONZE OR ALUMINIUM, OR EXTERNAL WALLS (OF THE ABOVE ITEMS A) AND B)  
**EXTERNAL WALLS**  
 EXPOSED COMPONENTS OF EXTERNAL WALLS SHALL BE:  
 A) NON-COMBUSTIBLE MATERIAL (MASONRY, BRICK VENEER, MUD BRICK, APARTED CONCRETE, CONCRETE), OR DENSITY OF 600KG/CUM, OR  
 B) CLADDING THAT IS FIXED EXTERNALLY TO A TIMBER-FRAMED OR A STEEL-FRAMED WALL THAT IS SARKED ON THE OUTSIDE OF THE FRAME AND IS -  
 i) FIBRE CEMENT A MINIMUM OF 6 MM IN THICKNESS, OR  
 ii) BUSHFIRE-RESISTING TIMBER, OR  
 iii) A COMBINATION OF ANY OF THE ABOVE.

**JOINTS:**  
 JOINTS IN THE EXTERNAL SURFACE MATERIAL OF WALLS SHALL BE COGGED, SEALED, OVERLAPPED BACKED OR BUTT-JOINTED TO PREVENT GAPS GREATER THAN 3MM.  
**VENIS & WEPHOLES:**  
 VENIS IN EXTERNAL WALLS SHALL BE SCREENED WITH A CORROSION-RESISTANT STEEL, BRONZE OR ALUMINIUM.  
**EXTERNAL WINDOWS**  
 EXPOSED WINDOW JOINERY SHALL BE MADE FROM:  
 A) BUSHFIRE RESISTING TIMBER, OR  
 B) METAL, OR  
 C) METAL-REINFORCED PVC-U.  
 GLAZING SHALL BE MINIMUM 5MM TOLUENED GLASS - EXTERNALLY WITH SCREENS, REFER BELOW.  
 SCREENS FOR WINDOWS AND DOORS:  
 WHERE FITTED, SCREENS FOR WINDOWS AND DOORS SHALL HAVE A MESH PERMETER OF THE SCREEN ASSEMBLY AND THE BUILDING ELEMENT TO WHICH IT IS SUPPORTING THE MESH OR PERFORATED SHEET SHALL BE MADE FROM STEEL.

**EXTERNAL DOORS**  
 EXPOSED SUB-FLOOR SUPPORTS, OR SCREENED WITH STEEL, BRONZE OR ALUMINIUM, OR NON-COMBUSTIBLE, OR 35 MM SOLID TIMBER FOR 200 MM ABOVE THRESHOLD, METAL OR BUSHFIRE RESISTING TIMBER FRAMED RIGHT-FITTING WITH WEATHER STRIPS AT BASE.  
**ROOF-TILES, ROOF SHEETS AND ROOF-COVERING ACCESSORIES** SHALL BE NON-COMBUSTIBLE.  
**ROOF/WALL JUNCTION** TO BE SEALED TO PREVENT OPENINGS GREATER THAN 3MM.  
**OPENINGS** FITTED WITH NON-COMBUSTIBLE EMERGENCY MADE OF NON-COMBUSTIBLE MATERIAL OR A MESH.  
**SHEET ROOFS** SHALL BE FITTED WITH FOL-BACKED INSULATION BLANKETS.  
**VERANDAH DECKS ETC.**  
 ENCLOSED SUB-FLOOR SPACE OR NON-COMBUSTIBLE OR BUSHFIRE RESISTANT TIMBER SUPPORTS, DECKING TO BE NON-COMBUSTIBLE OR BUSHFIRE-RESISTING TIMBER.

**BAL-29 TIMBER REQUIREMENTS**  
 ALL TIMBER UP TO 400MM ABOVE THE GROUND BELOW AND ANY OTHER PARTS WITH 7% MOISTURE TO BE GRADE D OR BETTER, OR GRADE E OR BETTER WITH 7% MOISTURE. ALL TIMBER SHALL BE TREATED TO PROTECT AGAINST TERMITE AND OTHER INSECTS. SOME ALLOWABLE TIMBERS ARE LISTED BELOW.  
 - BLACKOQUIT  
 - MEROBU  
 - RIVER REDGUM  
 - SILVERTOP ASH  
 - SPOTTED GUM  
 ALTERNATIVELY, TIMBER BASEBOARDS TO BE PAINTED USING FIRE RESISTANT FIRE-RESISTANT PAINT ABOVE ANY GROUND OR FLOOR FINISH WITH A ANGLE LESS THAN 18 DEGREES.

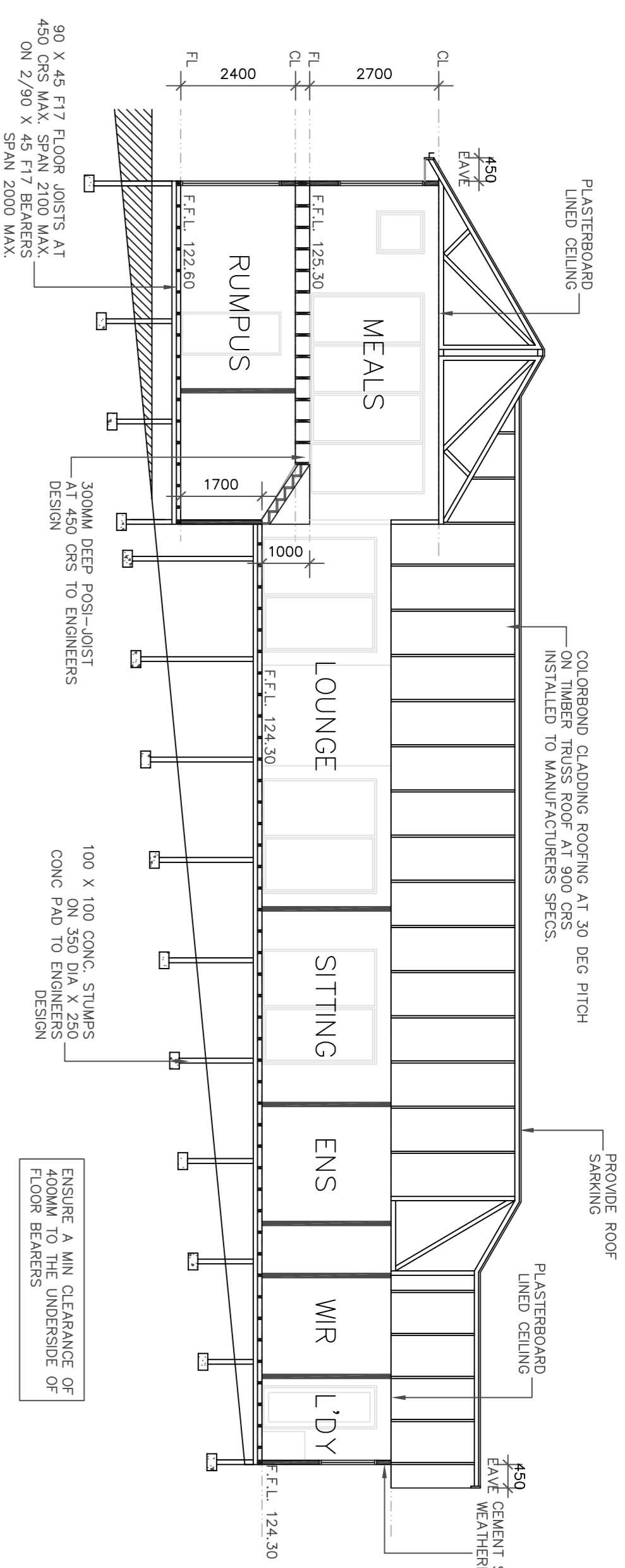
**PROPOSED RESIDENCE & SHED**  
 130 MILNERS ROAD, YARRA JUNCTION  
**G. SHARP & A. BURGE**

**NEW EDGE BUILDING DESIGN**  
 PO BOX 121, YARRA JUNCTION 3797  
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 REGISTRATION: DP-AD 40191

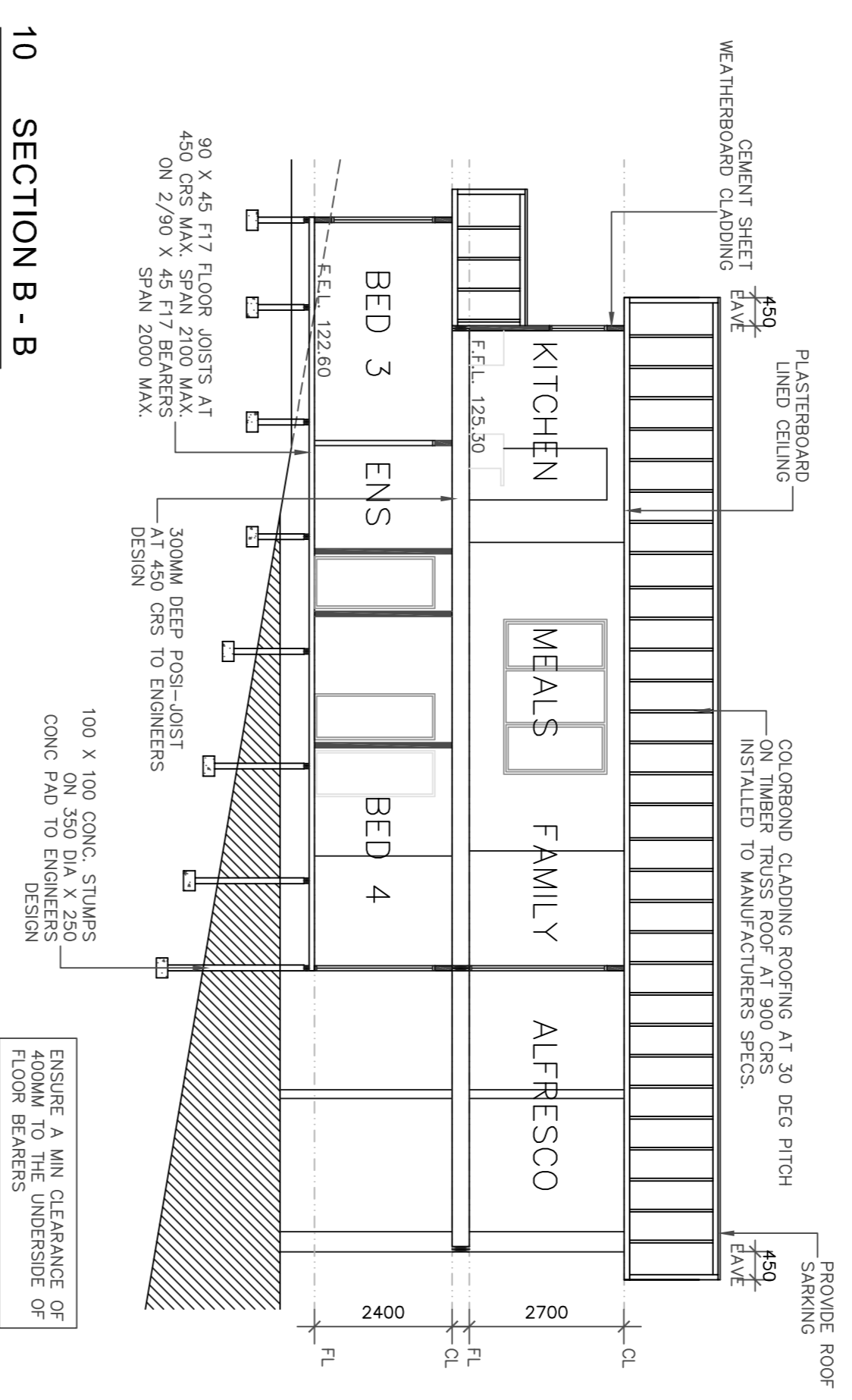
REVISIONS:  
 A - NOV. 2018 - PLANS REVISED TO AMEND KITCHEN BED 2 & DRY WALLS TO CREATE CHANGE OF LINE FROM VERANDAHS ALONG WITH INCREASING PORCH IN SIZE

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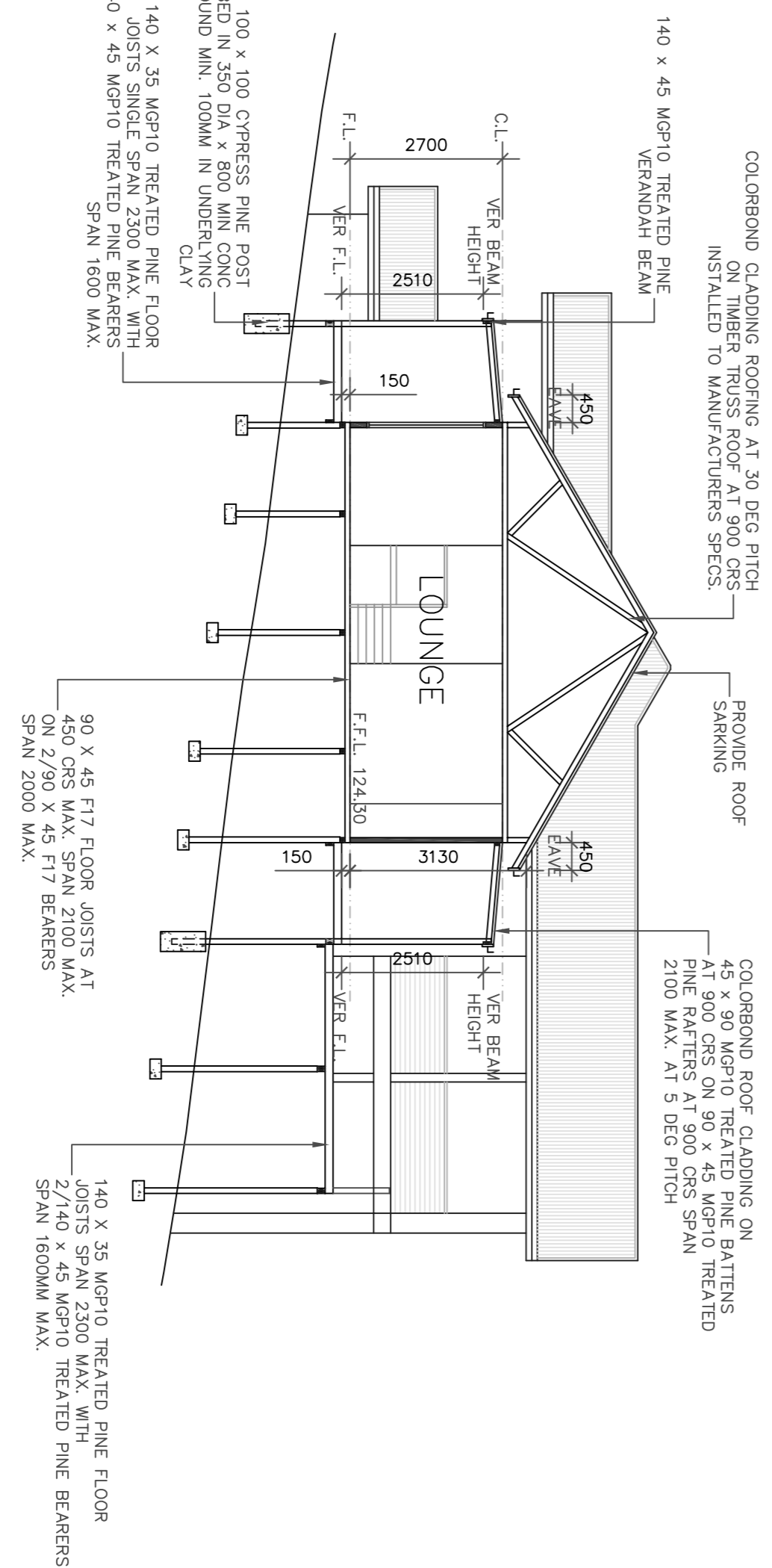
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 SCALE: 1:100 @ A1  
 DATE: JUNE 2018  
 PROJECT REF: 17-0347  
 REVISION: A



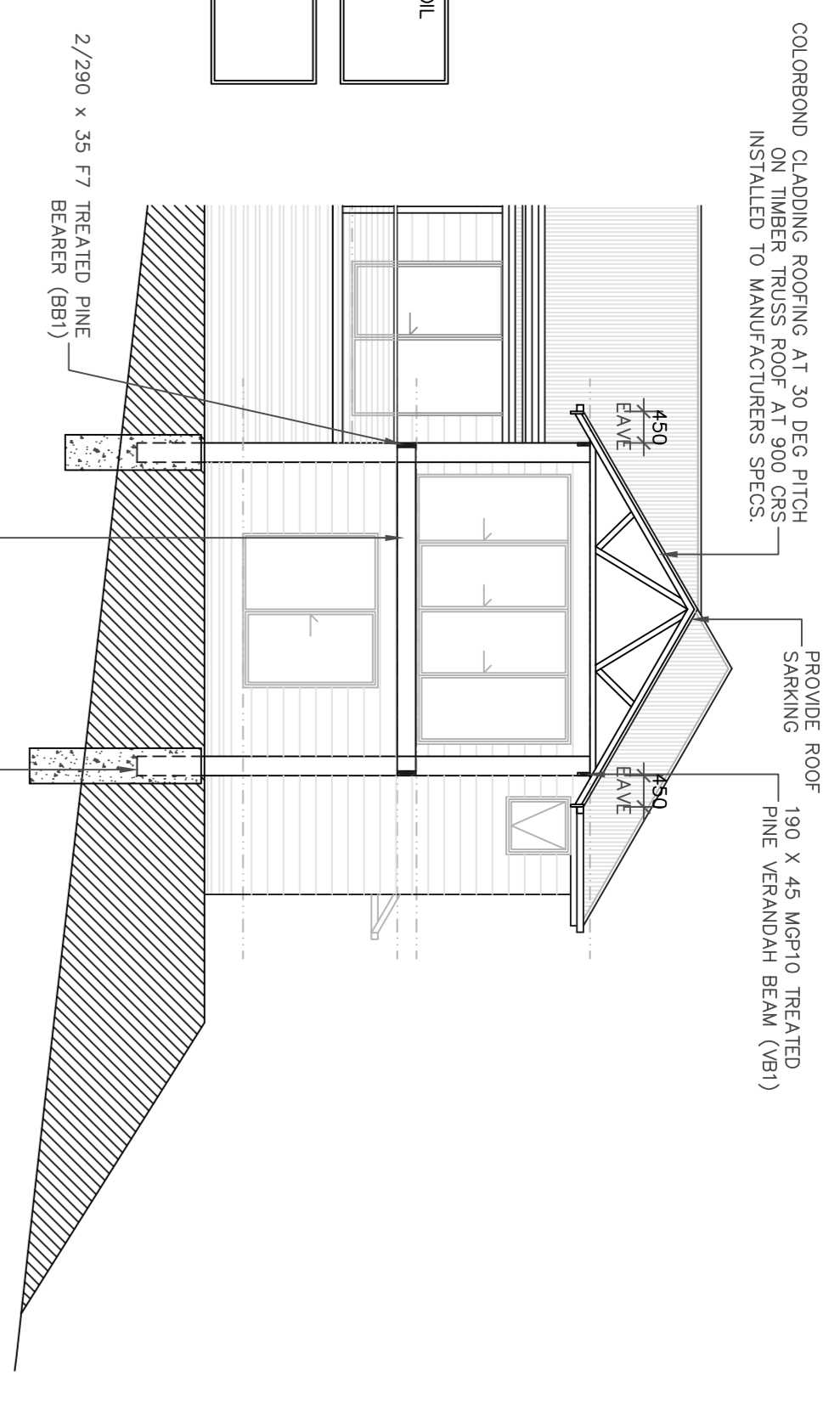
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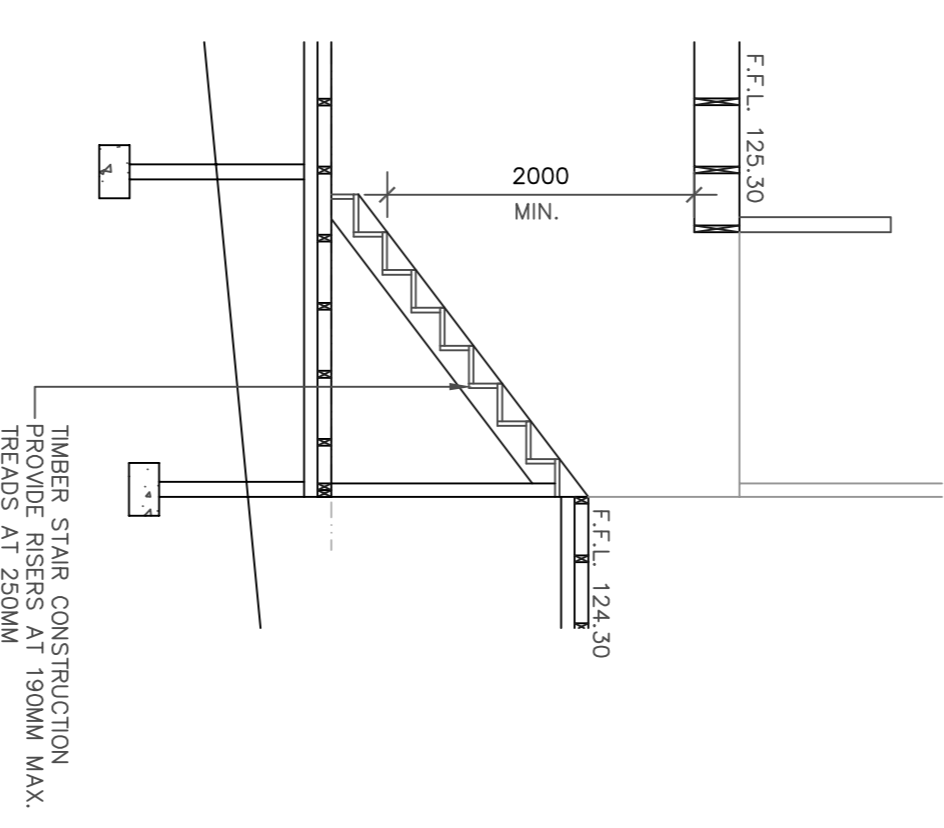
10 SECTION B - B  
SCALE 1:100



11 SECTION C - C  
SCALE 1:100



12 SECTION D - D  
SCALE 1:100



13 STAIR SECTION  
SCALE 1:50

**TIMBER FRAMING SCHEDULE**  
TIMBER FRAMING TO COMPLY WITH AS 1684.2

ROOF CLADDING:	SHEET ROOF (20KG/M2)	CEILING LINING:	PLASTERBOARD	WIND CLASSIFICATION:	N1
ROOF LOAD WIDTH:	GROUND FLOOR: 4800 MAX.	LOWER FLOOR: 3000 MAX.	FLOOR LOAD WIDTH:	GROUND FLOOR: 4800 MAX.	LOWER FLOOR: 4800 MAX.
MEMBER	MINIMUM SIZE (mm)	SINGLE	CONTINUOUS	MINIMUM SPAN (mm)	MAXIMUM SPAN (mm)

SINGLE STOREY SECTION		LOWER STOREY SECTION		UPPER STOREY SECTION	
ROOFING BATTENS	ROOF TRUSSES	ROOFING BATTENS	ROOF TRUSSES	ROOFING BATTENS	ROOF TRUSSES
45 x 90	1200	45 x 90	1200	45 x 90	900 CRS
90 x 45	2400	90 x 45	2400	90 x 45	450 CRS
190 x 35	3200	190 x 35	3200	190 x 35	450 CRS
240 x 45	450 CRS	240 x 45	450 CRS	240 x 45	450 CRS
90 x 35	600 CRS	90 x 35	600 CRS	90 x 35	600 CRS
90 x 35	800 CRS	90 x 35	800 CRS	90 x 35	800 CRS
90 x 35	1000	90 x 35	1000	90 x 35	1000
90 x 45	1200	90 x 45	1200	90 x 45	1200
90 x 45	1500	90 x 45	1500	90 x 45	1500
90 x 45	1800	90 x 45	1800	90 x 45	1800
90 x 45	2000	90 x 45	2000	90 x 45	2000
90 x 45	2200	90 x 45	2200	90 x 45	2200
90 x 45	2400	90 x 45	2400	90 x 45	2400
90 x 45	2600	90 x 45	2600	90 x 45	2600
90 x 45	2800	90 x 45	2800	90 x 45	2800
90 x 45	3000	90 x 45	3000	90 x 45	3000
90 x 45	3200	90 x 45	3200	90 x 45	3200
90 x 45	3400	90 x 45	3400	90 x 45	3400
90 x 45	3600	90 x 45	3600	90 x 45	3600
90 x 45	3800	90 x 45	3800	90 x 45	3800
90 x 45	4000	90 x 45	4000	90 x 45	4000
90 x 45	4200	90 x 45	4200	90 x 45	4200
90 x 45	4400	90 x 45	4400	90 x 45	4400
90 x 45	4600	90 x 45	4600	90 x 45	4600
90 x 45	4800	90 x 45	4800	90 x 45	4800
90 x 45	5000	90 x 45	5000	90 x 45	5000
90 x 45	5200	90 x 45	5200	90 x 45	5200
90 x 45	5400	90 x 45	5400	90 x 45	5400
90 x 45	5600	90 x 45	5600	90 x 45	5600
90 x 45	5800	90 x 45	5800	90 x 45	5800
90 x 45	6000	90 x 45	6000	90 x 45	6000
90 x 45	6200	90 x 45	6200	90 x 45	6200
90 x 45	6400	90 x 45	6400	90 x 45	6400
90 x 45	6600	90 x 45	6600	90 x 45	6600
90 x 45	6800	90 x 45	6800	90 x 45	6800
90 x 45	7000	90 x 45	7000	90 x 45	7000
90 x 45	7200	90 x 45	7200	90 x 45	7200
90 x 45	7400	90 x 45	7400	90 x 45	7400
90 x 45	7600	90 x 45	7600	90 x 45	7600
90 x 45	7800	90 x 45	7800	90 x 45	7800
90 x 45	8000	90 x 45	8000	90 x 45	8000
90 x 45	8200	90 x 45	8200	90 x 45	8200
90 x 45	8400	90 x 45	8400	90 x 45	8400
90 x 45	8600	90 x 45	8600	90 x 45	8600
90 x 45	8800	90 x 45	8800	90 x 45	8800
90 x 45	9000	90 x 45	9000	90 x 45	9000
90 x 45	9200	90 x 45	9200	90 x 45	9200
90 x 45	9400	90 x 45	9400	90 x 45	9400
90 x 45	9600	90 x 45	9600	90 x 45	9600
90 x 45	9800	90 x 45	9800	90 x 45	9800
90 x 45	10000	90 x 45	10000	90 x 45	10000

PLANS TO BE READ IN CONJUNCTION WITH SOIL REPORT ASSESSMENT BY: BARRASON'S ENGINEERS JOB NO: 1807243 - CLASSIFIED AS CLASS M

PLANS TO BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEERING BY: BARRASON'S ENGINEERS PTY LTD JOB NO: 1807243

ENSURE A MIN CLEARANCE OF 400MM TO THE UNDERSIDE OF FLOOR BEARERS

ENSURE A MIN CLEARANCE OF 400MM TO THE UNDERSIDE OF FLOOR BEARERS

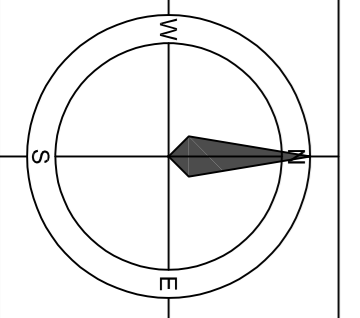
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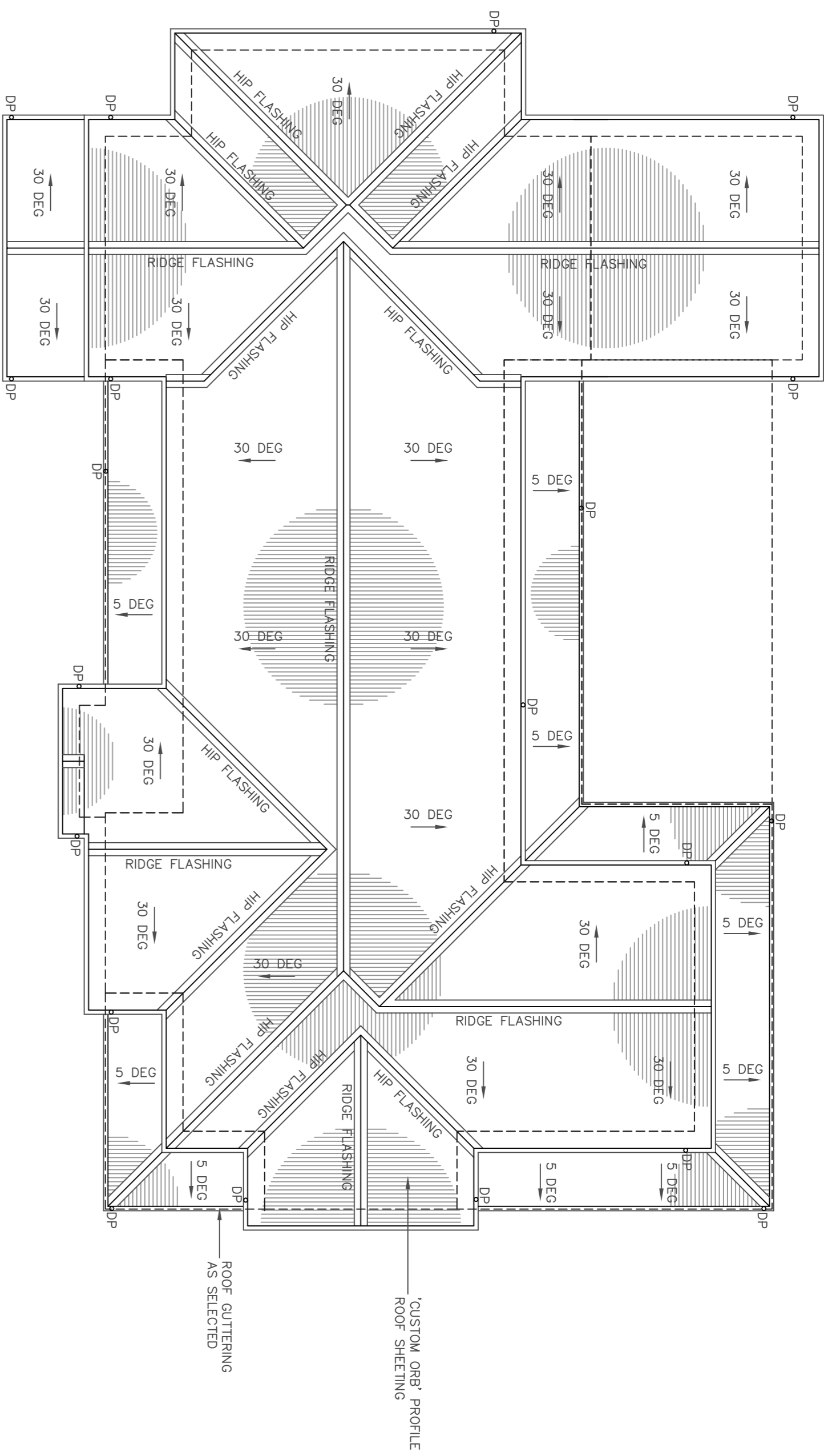
**NEW EDGE BUILDING DESIGN**  
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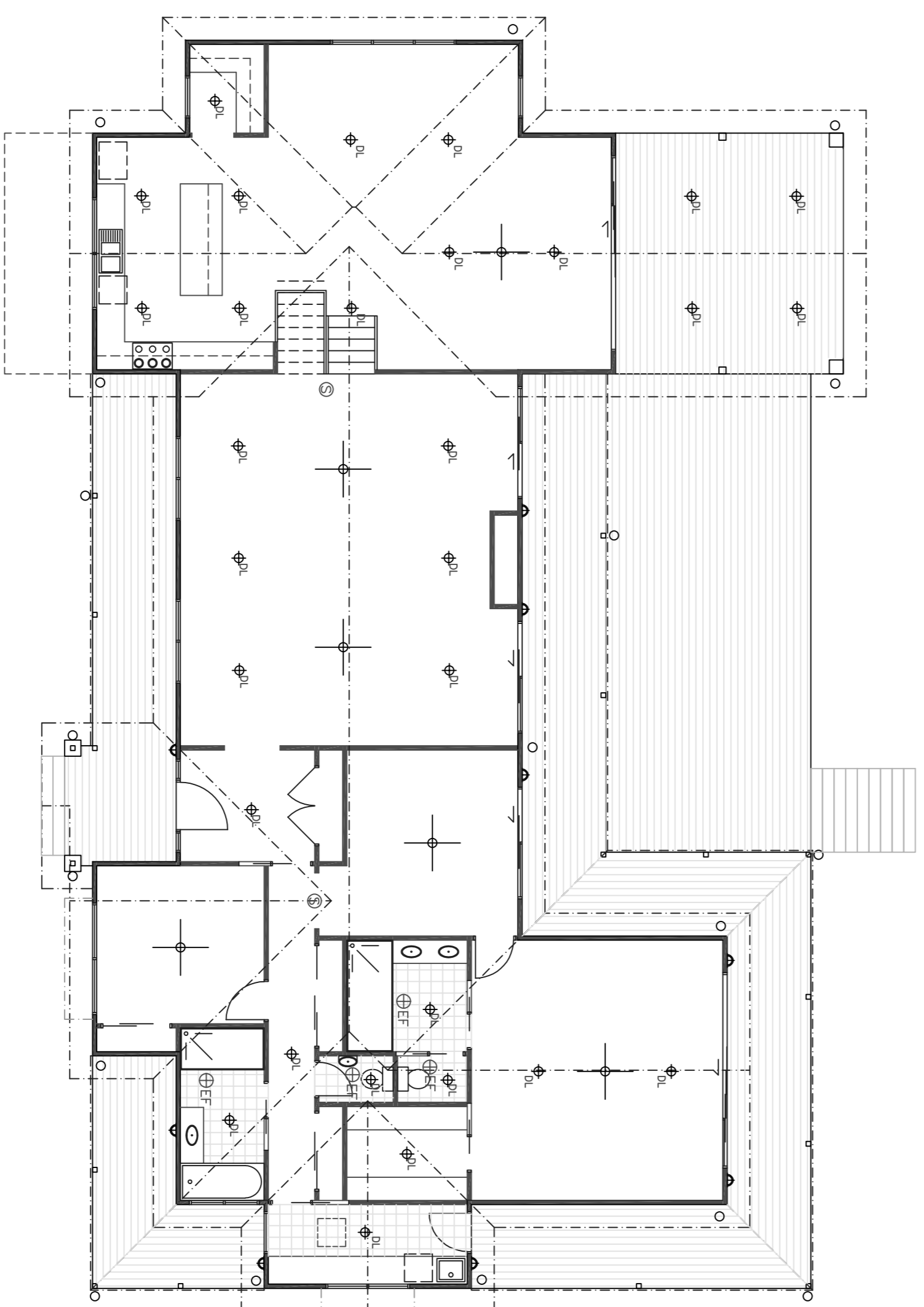
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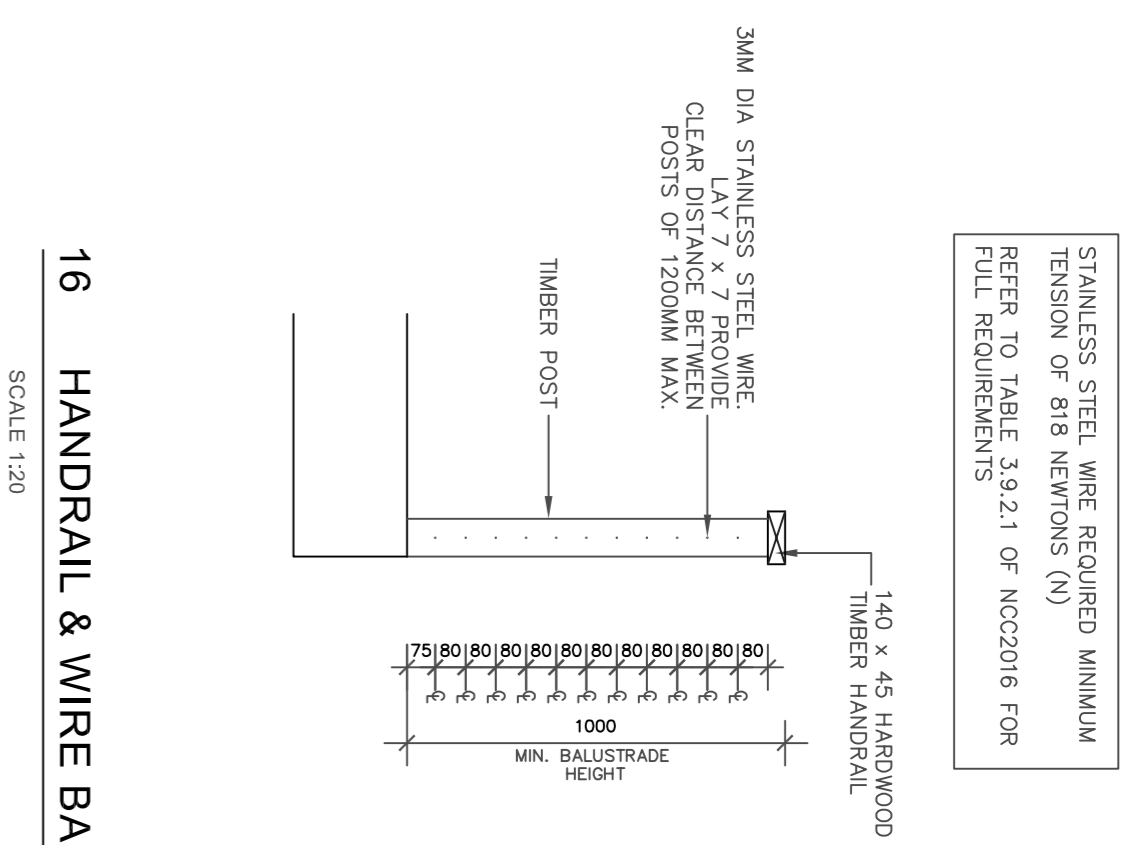


14 ROOFING PLAN  
SCALE 1:100

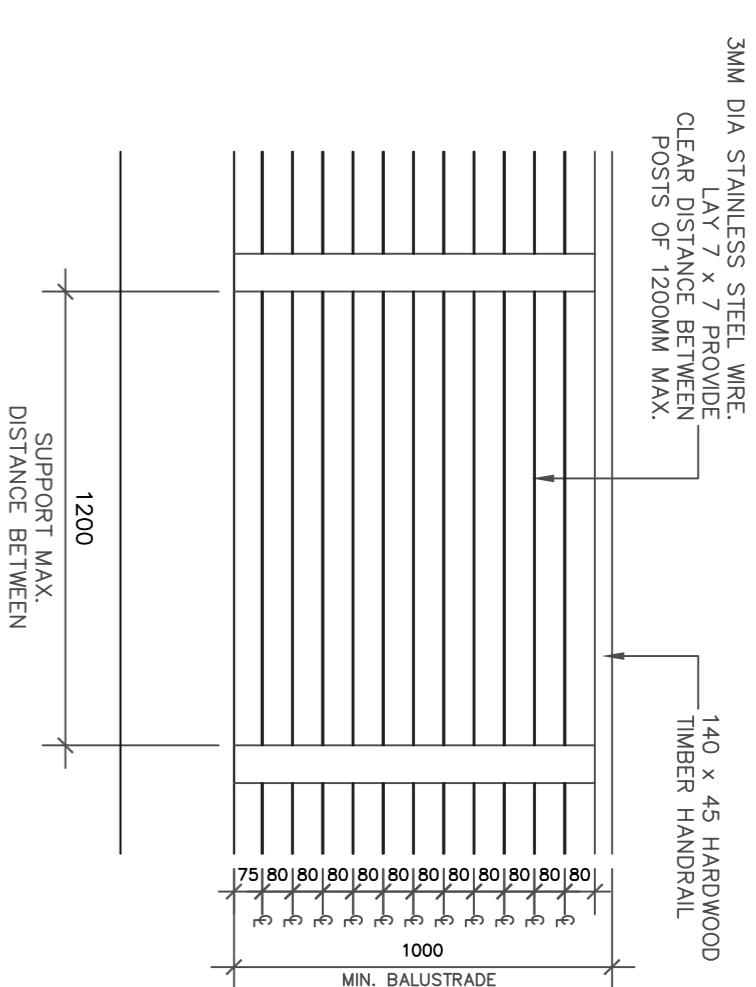


15 ELECTRICAL PLAN  
SCALE 1:100

- ⊕ BATTEN LIGHT
  - ⊕<sub>RL</sub> RECESSED DOWN LIGHT
  - ⊕<sub>P</sub> PENDANT LIGHT (AS SELECTED)
  - ⊕<sub>3</sub> TASTIC 3 IN 1 LIGHT (AS SELECTED)
- ALL DOWN LIGHTS SHALL BE FITTED WITH TENMAT APPROVED FIRE PROOF DOWN LIGHT COVER
- ALL ELECTRICAL WORK TO COMPLY WITH ASSOCIATED REGULATIONS.



16 HANDRAIL & WIRE BALUSTRADE DETAIL  
SCALE 1:20



**ARTIFICIAL LIGHTING GENERAL NOTES**

ILLUMINATION (LUX) SHALL BE AS NOTED IN THE SCHEDULE. EXCEEDING 10 WATTS PER SQUARE METRE PER SQUARE METRE FOR PERENNIAL AND DECK IN CLASS 1 BUILDINGS & 3 WATTS PER SQUARE METRE FOR CLASS 10A BUILDINGS ASSOCIATED WITH A CLASS 1 BUILDING, AND TO COMPLY WITH B.C.A. 3.12.5.5

HALOGEN LAMPS MUST BE SEPARATELY SWITCHED FROM FLUORESCENT LAMPS TO COMPLY WITH B.C.A. 3.12.5.5 (C)

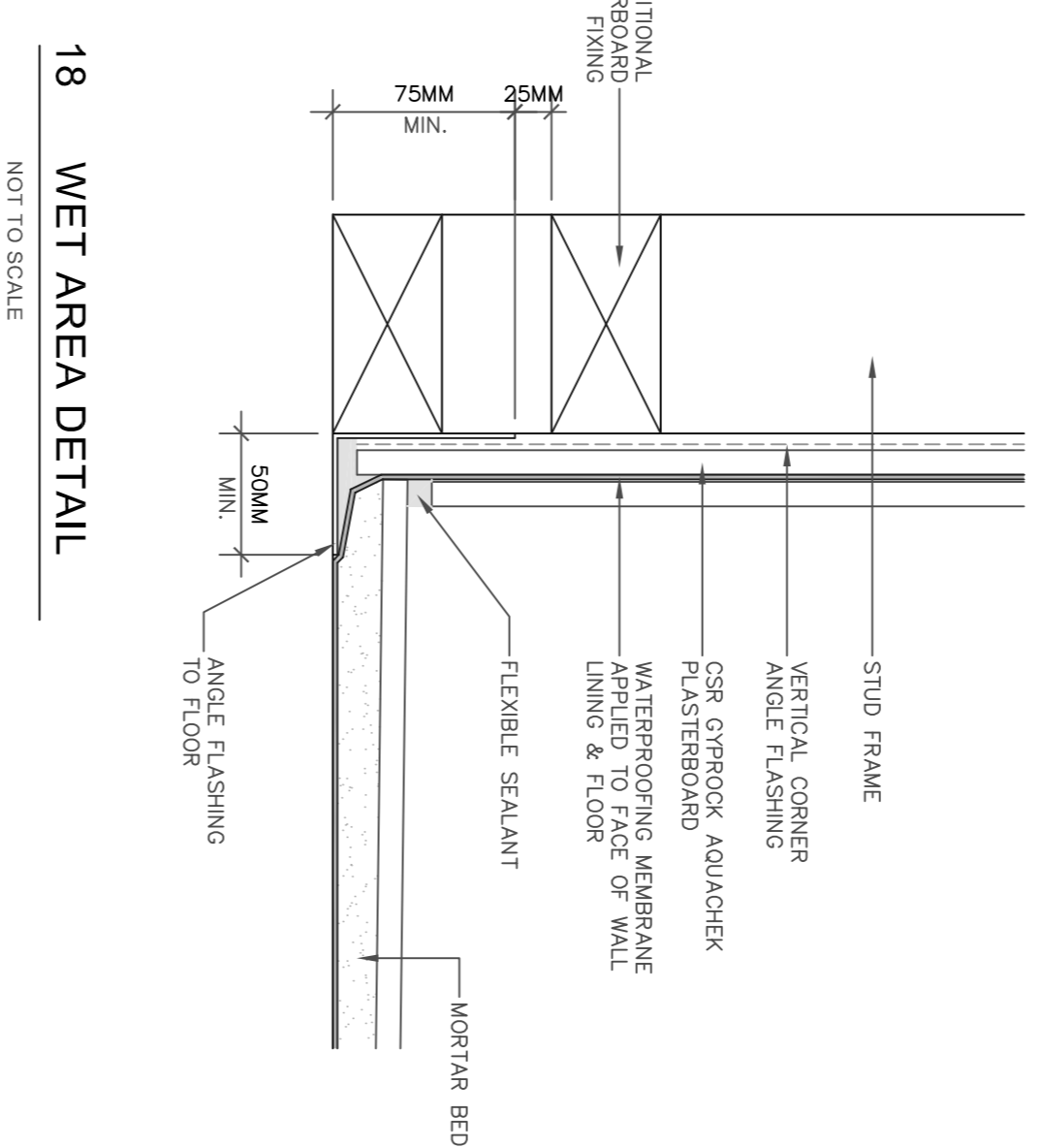
ARTIFICIAL LIGHTING AROUND THE PERIMETER OF A BUILDING MUST BE CONTROLLED BY DAYLIGHT SENSOR OR HAVE AN AVERAGE LIGHT SOURCE EFFICIENCY OF NOT LESS THAN 40 LUMENS/WATT TO COMPLY WITH B.C.A. 3.12.5.5 (D)

ILLUMINATION POWER DENSITY CAN BE ALTERNATIVELY DETERMINED AND COMPLY TO B.C.A. TABLE 3.12.5.3

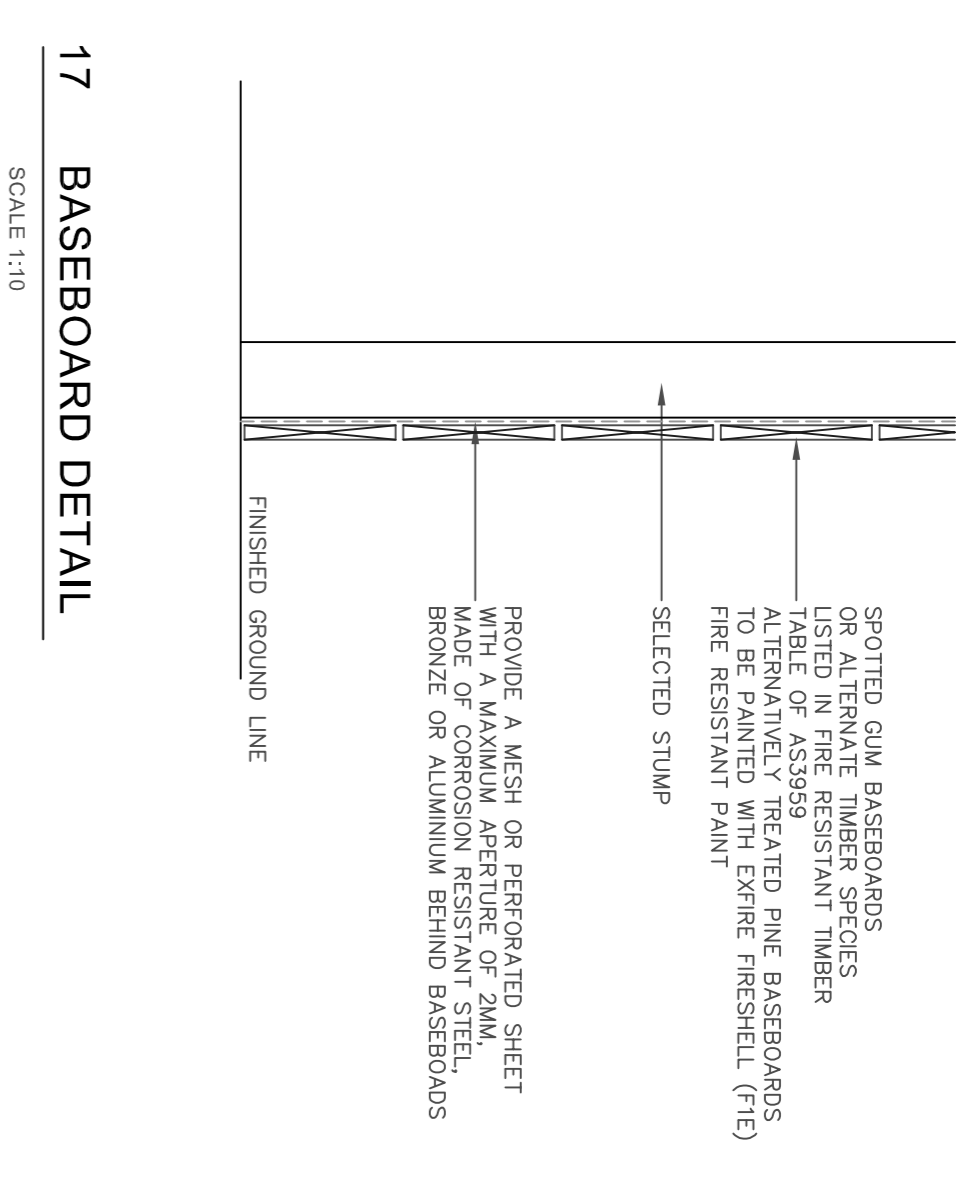
ILLUMINATING POWER DENSITY ADJUSTMENT FACTOR FOR A CONTROL DEVICE, TO THE ILLUMINATION POWER DENSITY ADJUSTMENT FACTOR IS ONLY APPLIED TO THE ILLUMINATION POWER DENSITY ADJUSTMENT FACTOR DOES NOT APPLY TO TUNGSTEN HALOGEN OR OTHER INCANDESCENT SOURCES

SANITARY COMPARTMENTS, BATHROOM, SHOWER ROOMS, AIRLOCKS AND LAUNDRIES MUST BE PROVIDED WITH ARTIFICIAL LIGHT IF NATURAL LIGHTING, AVAILABLE, DOES NOT MEET THE RELEVANT PROVISIONS OF B.C.A. 3.8.4.2, 3.9 NOT AVAILABLE - AT A RATE OF NOT LESS THEN ONE FITTING PER 16 SQUARE METRES OR IN ACCORDANCE TO A.S.1680.0

ROOM NAME	ROOM AREA SQ.M	LIGHTING TYPE	MAX. WATT SIZE (ROOM TOTAL)
ENTRANCE	6.9 SQ.M	AS SELECTED	24.5W
BED 1	2.4 SQ.M	AS SELECTED	9.2W
BED 2	6.4 SQ.M	AS SELECTED	23.2W
BED 3	6.4 SQ.M	AS SELECTED	23.2W
LDRY	7.3 SQ.M	AS SELECTED	36.5W
HALL	7.2 SQ.M	AS SELECTED	36.5W
SITTING	15.6 SQ.M	AS SELECTED	78W
MASTER BED	30.3 SQ.M	AS SELECTED	151.5W
ENS	7.7 SQ.M	AS SELECTED	38.5W
WIR	5.2 SQ.M	AS SELECTED	28W
WIR	1.8 SQ.M	AS SELECTED	8W
WIR	8.8 SQ.M	AS SELECTED	42.5W
WIR	8.6 SQ.M	AS SELECTED	42.5W
LIVING / FAMILY / KITCHEN	3.6 SQ.M	AS SELECTED	18W
PANTRY	17.9 SQ.M	AS SELECTED	89.5W
BED 4	4.5 SQ.M	AS SELECTED	22.5W
BATH	5.8 SQ.M	AS SELECTED	29W
STAIR	2.6 SQ.M	AS SELECTED	13W
BED 3	4.8 SQ.M	AS SELECTED	24W
BED 2	16.7 SQ.M	AS SELECTED	83.5W
ROOMS	22.0 SQ.M	AS SELECTED	110W
TOTAL	302.3 SQ.M		5.0W/SQ.M
ALFRESCO	25.4 SQ.M	AS SELECTED	101.6W
VERANDAH	86.0 SQ.M	AS SELECTED	344W
TOTAL	111.4 SQ.M		4.0W/SQ.M



18 WET AREA DETAIL  
NOT TO SCALE



17 BASEBOARD DETAIL  
SCALE 1:10

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