

PROPOSED SHED F.F.L. 103.60

WO 43

STORMWATER DISCHARGE - TO RUBBLE PIT 1M WIDE × 1M DEEP

121.0

120.0

118.0

117.0

119.0

122.0

124.0

TBM NAIL IN FENCE RL 125.21

LL BATTER AX. 1:1 GRADE

16000`

## PLANS TO BE READ IN CONJUNCTION WITH THE BUSHFIRE MANAGEMENT STATEMENT & PLAN PREPARED BY: BUSHFIRE MANAGEMENT STATEMENT: DEFENDABLE SALLY VAN DE PAVERD — FIRE FRONT CONSULTANCIES LEVEL — BAL—29 CONNECTED BE LOCATED THIS PROPER. TERMITE INFESTATION AREA. IC..... 3E USED IN ACCORDANCE WITH NCC2016 JEAN ACCORDANCE WITH NCC2016 JEAN ACCORDANCE WITH NCC2016 JEAN ACCORDANCE WITH NCC2016 JEAN ACCORDANCE OF DURABILITY AND ACCEPTIFICATE OF NCTALLATION (PARTS A & B) IN RELATION TO THE METHOD OF TERMITE PREVENTION USED ARE TO BE JAVIDED TO THE BUILDING SURVEYOR PRIOR TO THE BUILDING SURVEYOR PRIOR TO THE BUILDING SURVEYOR PRIOR TO DOWNPIPES TO BE 100MM × 50MM. TO EXISTING STORM WATER DRAINS TO ) ON SITE. SPACE TO PROPERTY BOUNDARIES PLANS TO BE READ IN CONJUNCTION STRUCTURAL ENGINEERING BY: BARRASON'S ENGINEERS PTY LTD JOB NO: 1807243 PLANS TO BE READ IN CONJUNCTION WITH SOI REPORT ASSESSMENT BY: BARRASON'S ENGINEERS JOB NO: 1807243 — CLASSIFIED AS CLASS M THAN N3; AND - BCA VOL 1 PART B1.4 FOR CLASS 2 AND 9 BUILDINGS. - WATERPROOFING OF WET AREAS, BEING BATHROOMS, SHOWER ROOMS, LAUNDRIES, SANITARY COMPARTMENTS AND THE LIKE SHALL BE PROVIDED IN ACCORDANCE WITH AS3740-2010: WATERPROOFING OF DOMESTIC WET AREA. - THESE DRAWINGS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STAMPED PLANS ENDORSED BY THE ACCREDITED THERMAL PERFORMANCE ASSESSOR WITHOUT ALTERATION. - STEP SIZES (OTHER THAN FOR SPIRAL STAIRS) TO BE: - RISERS (R) 190MM MAXIMUM AND 240MM MINIMUM - GOING (G) 355MM MAXIMUM AND 240MM MINIMUM - WITH LESS THAN 125MM GAP BETWEEN OPEN TREADS. - ALL TREADS, LANDINGS AND THE LIKE TO HAVE A SLID-RESISTANCE CONDITIONS, OR A NOSING STRIP WITH A SLIP-RESISTANCE CLASSIFICATION OF P3 OR R10 FOR DRY SURFACE CONDITIONS AND P4 OR R11 FOR WET SURFACE CONDITIONS AND P4 OR R11 FOR WET SURFACE CONDITIONS AND P4 FOR WET SURFACE CONDITIONS AND P5 OR DRY SURFACE CONDITIONS AND P6 OR DRY SURFACE CONDITIONS. - PROVIDE BARRIERS WHERE CHANGE IN LEVEL EXCEEDS 1000MM ABOVE THE SURFACE BENEATH LANDINGS, RAMPS AND/OR TREADS. BARRIERS (OTHER THAN TENSIONED WIRE BARRIERS) TO BE: - 1000MM MIN. ABOVE FINISHED SURFACE LEVEL OF STAIR NOSING OR RAMP, AND - VERTICAL WITH LESS THAN 125MM GAP BETWEEN, AND - VERTICAL WITH LESS THAN 125MM GAP BETWEEN, AND - VERTICAL WITH LESS THAN 125MM GAP BETWEEN SIDOMM AND 760MM ABOVE THE FINISHED SURFACE LEVEL OF STAIR NOSING OR RAMP, AND - VERTICAL WITH LESS THAN 125MM GAP BETWEEN, AND 760MM ABOVE THE SURFACE BENEATH LANDINGS, RAMPS AND/OR TREADS. - WIRE BARRIER CONSTRUCTION TO COMPLY WITH NOC 2016 BCA PART 3.9.2.3 FOR CLASSES OF BUILDINGS.

## NOTES (NCC 2016 BCA Vol 2)

PARTIAL SITE PLAN

110.0 111.0

SIDENCE ...

181°26'

127.0

128.0

193.33M

CUT BATTER MAX. 1:1 GRADE

129.0 10,000L WATER TANK FOR TIREFIGHTING PURPOSES

- INTERIM REGULATIONS 2017, NATIONAL CONSTRUCTION CODE SERIES 2016 BUILDING CODE OF AUSTRALIA VOL 2 AND ALL RELEVANT CURRENT AUSTRALIAN STANDARDS (AS AMENDED) REFERRED TO THEREIN....

  UNLESS OTHERWISE SPECIFIED, THE TERM BCA SHALL REFER TO NATIONAL CONSTRUCTION CODE SERIES 2016 BUILDING CODE OF AUSTRALIA VOLUME 2.

  ALL MATERIALS AND CONSTRUCTION PRACTICE SHALL MEET THE PERFORMANCE REQUIREMENTS OF THE BCA. WHERE A PERFORMANCE SOLUTION IS PROPOSED THEN, PRIOR TO IMPLEMENTATION OR INSTALLATION, IT FIRST MUST BE ASSESSED AND APPROVED BY THE RELEVANT BUILDING SURVEYOR AS MEETING THE PERFORMANCE REQUIREMENTS OF THE BCA.

  GLAZING, INCLUDING SAFETY GLAZING, SHALL BE INSTALLED TO A SIZE, TYPE AND THICKNESS SO AS TO COMPLY WITH:

   BCA PART 3.6 FOR CLASS 1 AND 10 BUILDINGS WITHIN A DESIGN WIND SPEED OF NOT MORE IN N.3; AND

- OF HAND RAILS TO BE MINIMUM 865MM VERTICALLY ABOVE STAIR NOSING AND FLOOR SURFACE RAMPS.
- SIZES NOMINATED ARE NOMINAL ONLY. ACTUAL SIZE MAY VARY ACCORDING TO STURER. WINDOWS TO BE FLASHED ALL AROUND.

  "HE BUILDING (EXCLUDES A DETACHED CLASS 10) IS LOCATED IN A TERMITE PRONE AREALDING IS TO BE PROVIDED WITH A TERMITE MANAGEMENT SYSTEM.

  "E STUMPS:

- LOWER FLOOR PROPOSED ALFRESCO: PROPOSED DECK: PROPOSED VERANDAHS:

246.8 82.5 25.4 45.4 86.0

TOTAL

AT GROUND:

607.8

SQ.M

PROPOSED SHED:

194.4

SQ.M

PROPOSED - G

ED RESIDENCE:
GROUND FLOOR

SITE

AREA:

14.89

ha

AREA

ANALYSIS

- TO 1400MM LONG TO BE 100MM X 100MM (1 NO. H.D. WIRES)
  -01MM TO 1800MM LONG TO BE 100MM X 100MM (2 NO. H.D. WIRES)
  -01MM TO 3000MM LONG TO BE 125MM X 125MM (2 NO. H.D. WIRES)
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  -01MM TO 3000MM TO BE 100MM TO BE 100MM (2 NO. H.D. WIRES)
  -01MM TO 3000MM TO BE 100MM TO BE 100MM

- IGS SHALL BE READ IN CONJUNCTION WITH ALL RELEVANT STRUCTURAL AND ALL LTANTS' DRAWINGS/DETAILS AND WITH ANY OTHER WRITTEN INSTRUCTIONS ISSUED IN OF THE CONTRACT.

  ASUREMENTS IN METRES ALL OTHER MEASUREMENTS IN MILLIMETRES UNLESS NOTED
- DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.

  DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.

  DER SHALL TAKE ALL STEPS NECESSARY TO ENSURE THE STABILITY AND GENERAL WATER S OF ALL NEW AND/OR EXISTING STRUCTURES DURING ALL WORKS.

  LDER AND SUBCONTRACTORS SHALL CHECK AND VERIFY ALL DIMENSIONS, SETBACKS, ND SPECIFICATIONS AND ALL OTHER RELEVANT DOCUMENTATION PRIOR TO THE NO SPECIFICATIONS. REPORT ALL DISCREPANCIES TO THIS OFFICE FOR CLARIFICATION.

- SHALL ENSURE THAT ALL STORMWATER DRAINS,
  LOCATED AT A SUFFICIENT DISTANCE FROM ANY
  EDGE BEAMS SO AS TO PREVENT GENERAL MOISTURE
  AND UNDERMINING OF ANY BUILDING AND ITS
- CANS HAVE BEEN PREPARED LANS HAVE BEEN PREPARED 2017 GENERAL NOTES FOR RECORD FOR THE NOTES OF THESE DOCUMENTS IS CONSULTING PERMIT. RED FOR THE EXCLUSIVE USE PAGE 2 OF 2 PAGES OR RESIDENTIAL WORKS – REVISED JUNE 2017 BY THE DESIGN FOR THE PURPOSE EXPRESSLY NOTIFIED TO SON WHO USES OR RELIES ON THESE PLANS WITHOUT NIT DOES SO AT THEIR OWN RISK AND NO THE DESIGNER FOR SUCH USE AND/OR RELIANCE. PRIOR TO THE COMMENCEMENT OF THESE WORKS. THE IS CONDITIONAL TO THE OWNER OBTAINING THE
- BUILDER SHALL NOT MODIFY OR AMEND THE PLANS SENT OF NEW EDGE BUILDING DESIGN EXCEPT WHERE MAKES MINOR NECESSARY CHANGES TO FACILITATE AND THAT SUCH CHANGES ARE PROMPTLY REPORTED 3N. A SUBSTITUTE MATERIAL, WORK PRACTICE, VARIATION FOR ITS USE OR A CONTRACT VARIATION. ALL ALL PARTIES TO THE AGREEMENT AND WHERE SURVEYOR PRIOR TO IMPLEMENTING ANY VARIATION.

STORMWATER

100MM DIA. CLASS 6 UPVC STORMWATER LINE LAID TO A MINIMUM GRADE OF 1:100
AND CONNECTED TO THE LEGAL POINT OF STORMWATER DISCHARGE. PROVIDE
INSPECTION OPENINGS AT 9000MM C/C AND AT EACH CHANGE OF DIRECTION.
THE COVER TO UNDERGROUND STORMWATER DRAINS SHALL BE NOT LESS THAN
- 100MM UNDER SOIL
- 50MM UNDER PAVED OR CONCRETE AREAS
- 100MM UNDER UNREINFORCED CONCRETE OR PAVED DRIVEWAYS
- 75MM UNDER REINFORCED CONCRETE DRIVEWAYS

## BUSHFIRE ATTACK ASSESSMENT. RENCE DOCUMENT 'AS 3959-2009 CONSTRUCTION OF BUILDINGS IN BUSH FIRE PRONE

DESIGN GUST WIND SPEED / WIND CLASSIFICATION
BUILDING TIE—DOWNS TO BE PROVIDED IN ACCORDANCE WITH AS1684—2010 FOR AN
ASSUMED DESIGN GUST WIND SPEED / WIND CLASSIFICATION OF N1 (SUBJECT TO
CONFIRMATION ON SITE BY RELEVANT BUILDING SURVEYOR AT FIRST INSPECTION) REFER TO
AS1684 FOR CONSTRUCTION REQUIREMENTS. SOIL CLASSIFICATION
CLASSIFICATION AS CLASS: M
R TO SOIL REPORT NO: 427
SOIL TEST EXPRESS . TO BUSHFIRE ATTACK LEVEL REPORT OR BUSHFIRE MANAGEMENT STATEMENT FOR FULL S MINATION OF BUSHFIRE ATTACK LEVEL (BAL)— 29

CORROSION PROTECTION FOR SHEET ROOFING IN ACCORDANCE WITH BCA TABLE PROVIDE CORROSION PROTECTION FOR SHEET ROOFING IN ACCORDANCE WITH BCA TABLE ORROSION PROTECTION OF BUILT-IN STRUCTURAL MEMBERS
PROVIDE CORROSION PROTECTION OF BUILT-IN STRUCTURAL STEEL MEMBERS SUCH AS STEEL
INTELS, SHELF ANGLES, CONNECTORS, ACCESSORIES (OTHER THAN WALL TIES) IN
CCORDANCE WITH TABLE 4.1 OF AS4773.1-2010 MASONRY IN SMALL BUILDINGS, PART 1. CONSULTANTS

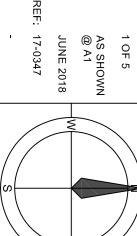
YARRA RANGES COUNCIL BARRASON'S ENGINEERS SOILTEST EXPRESS COMPLIANCE ENERGY

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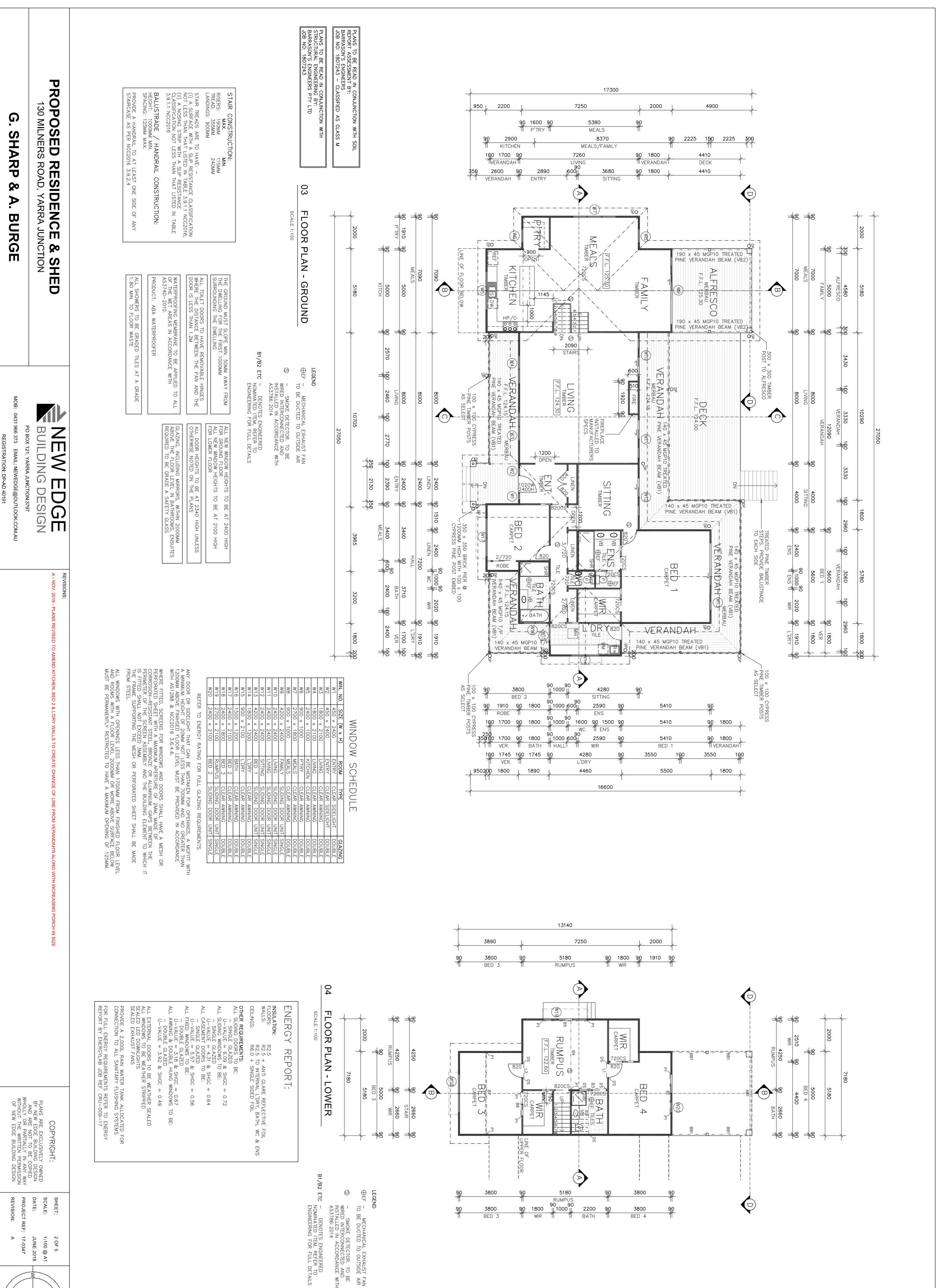


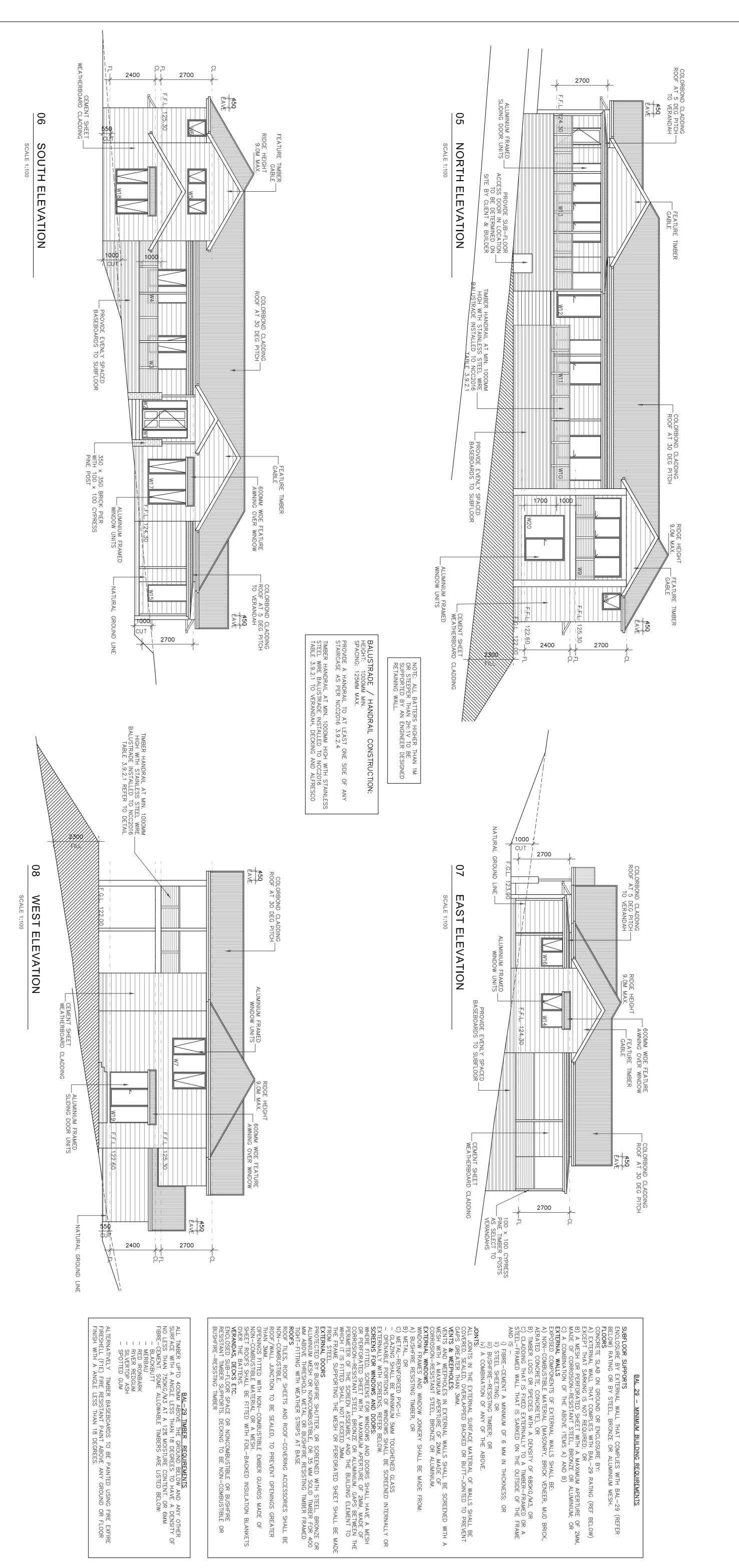
SHARP 80 **BURGE** 

> BUILDING ED DE SIGN GE

0431 966 373 EMAIL: NEWEDGE@OUT

REGISTRATION: DP-AD 40191





G. SHARP & A. BURGE



REGISTRATION: DP-AD 40191

PLANS REVISED TO AMEND KITCHEN, BED 2 & L'DRY WALLS TO CREATE CHANGE OF LINE FROM VERANDAH'S ALONG WITH INCREASING PORCH IN SIZE

SHEET: 3 OF 5

SCALE: 1:100 @ A1

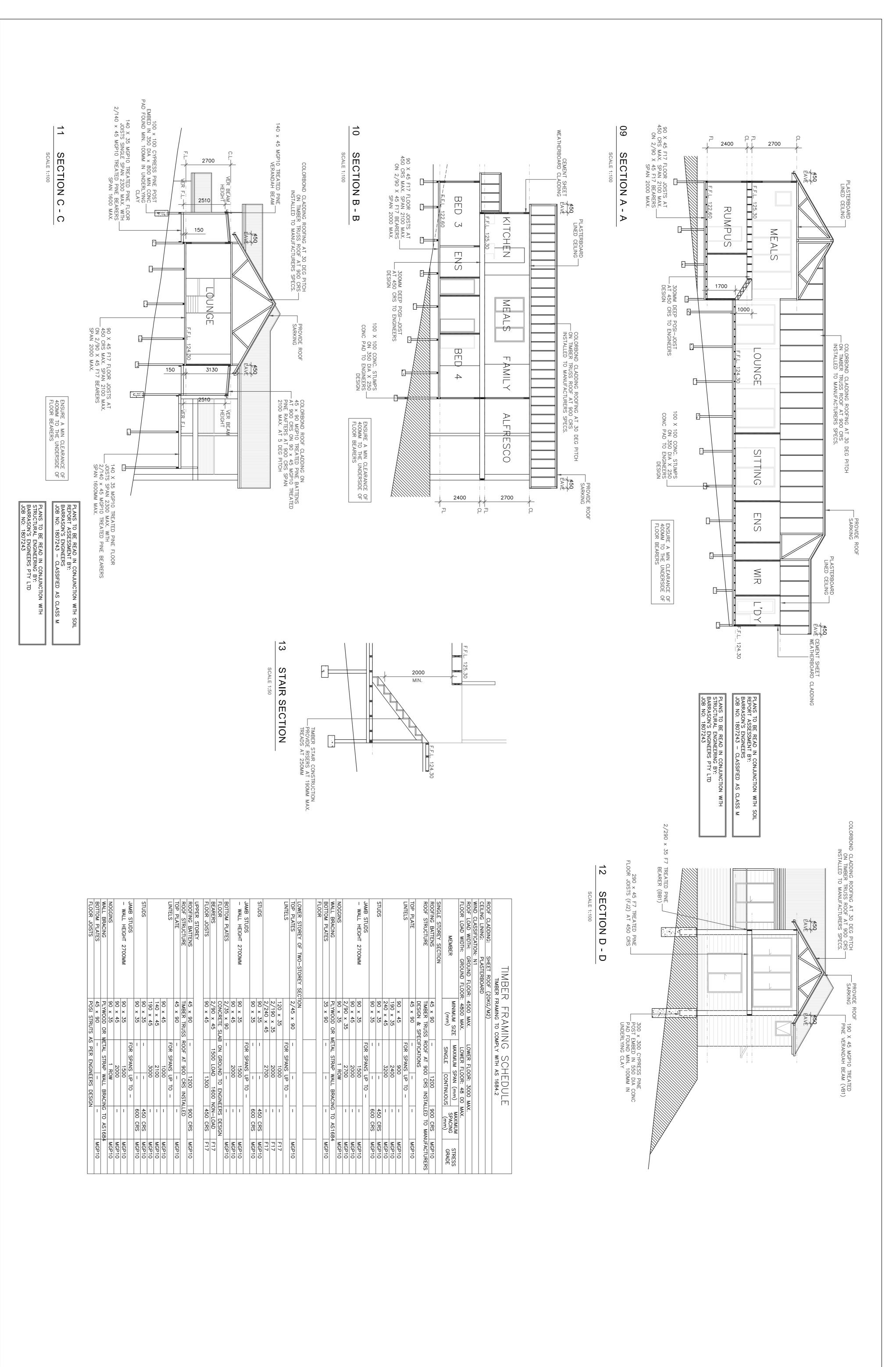
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SHEET: 4 OF 5

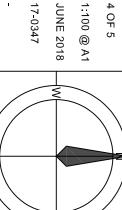
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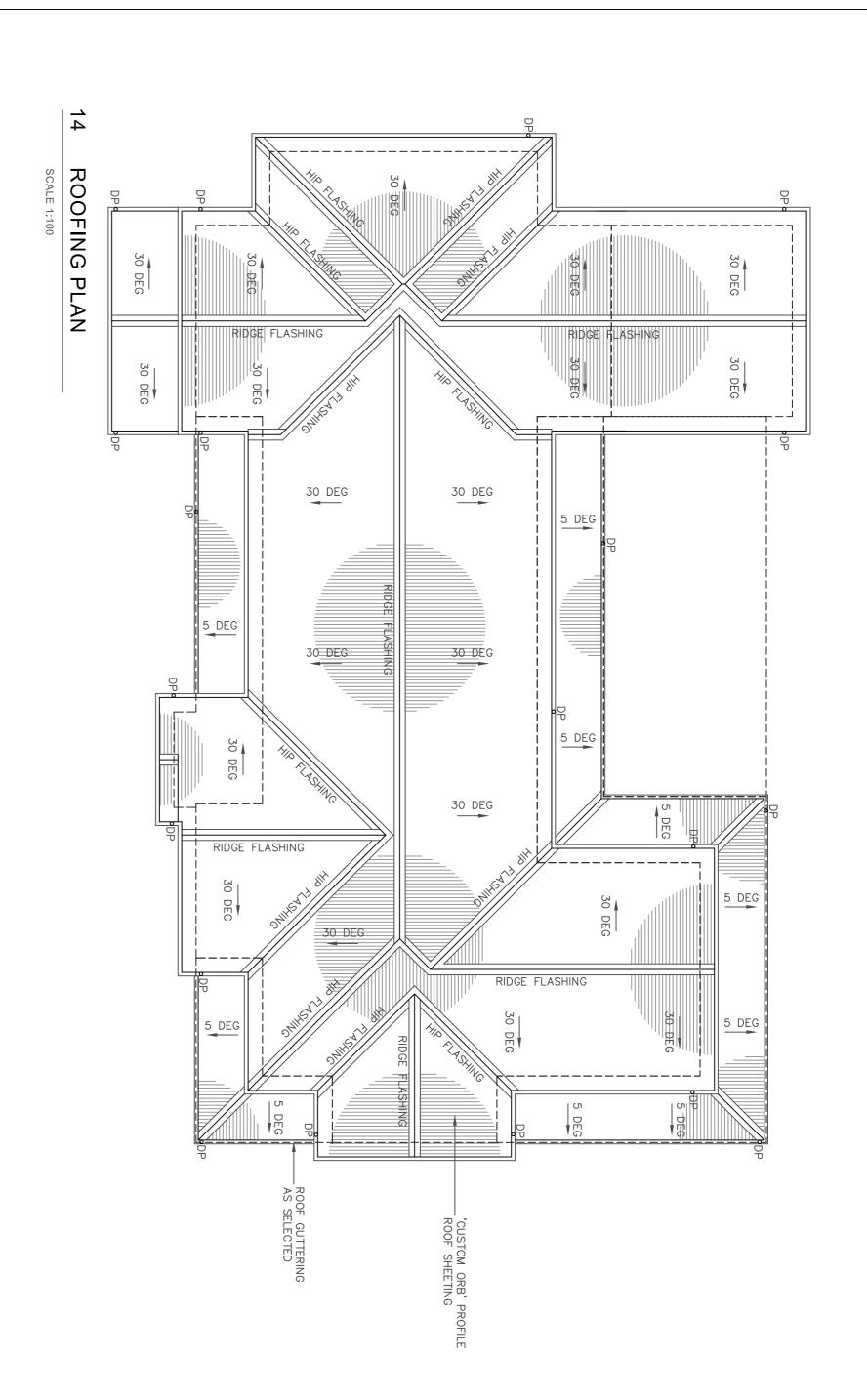
SCALE: 1:100 @ A1

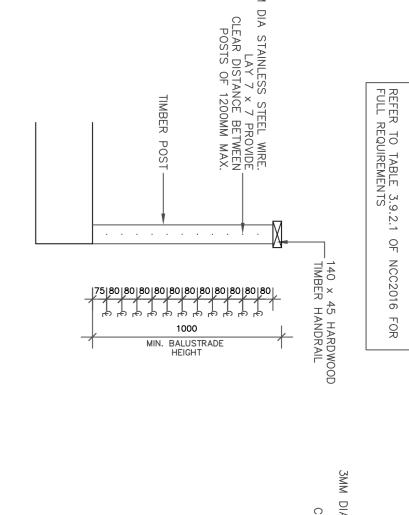
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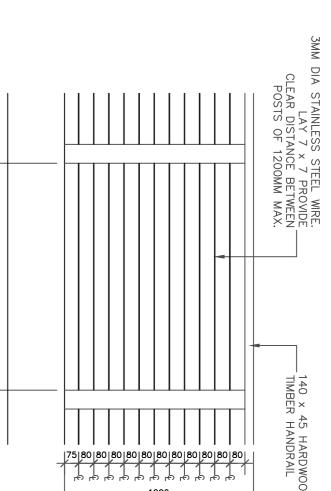
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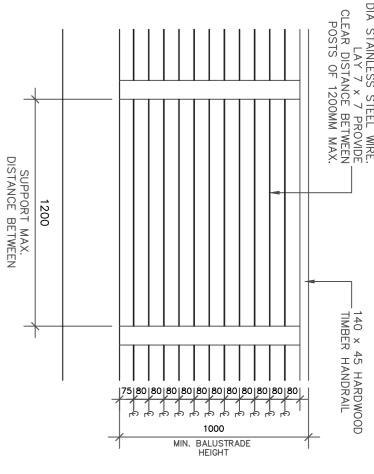




STAINLESS STEEL WIRE REQUIRED MINIMUM TENSION OF 818 NEWTONS (N)



SPOTTED GUM BASEBOARDS
OR ALTERNATE TIMBER SPECIES
LISTED IN FIRE RESISTANT TIMBER
— TABLE OF AS3959
ALTERNATIVELY TREATED PINE BASEBOARDS
TO BE PAINTED WITH EXFIRE FIRESHELL (F1E)
FIRE RESISTANT PAINT



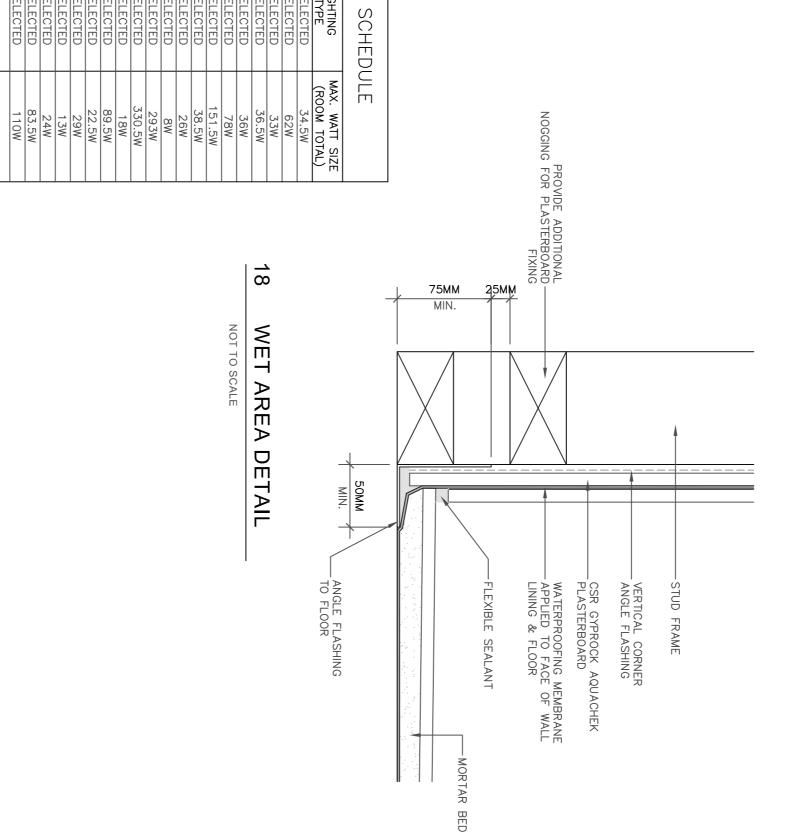
PROVIDE A MESH OR PERFORATED SHEET WITH A MAXIMUM APERTURE OF 2MM, MADE OF CORROSION RESISTANT STEEL, BRONZE OR ALUMINIUM BEHIND BASEBOADS



16

17 BASEBOARD DETAIL

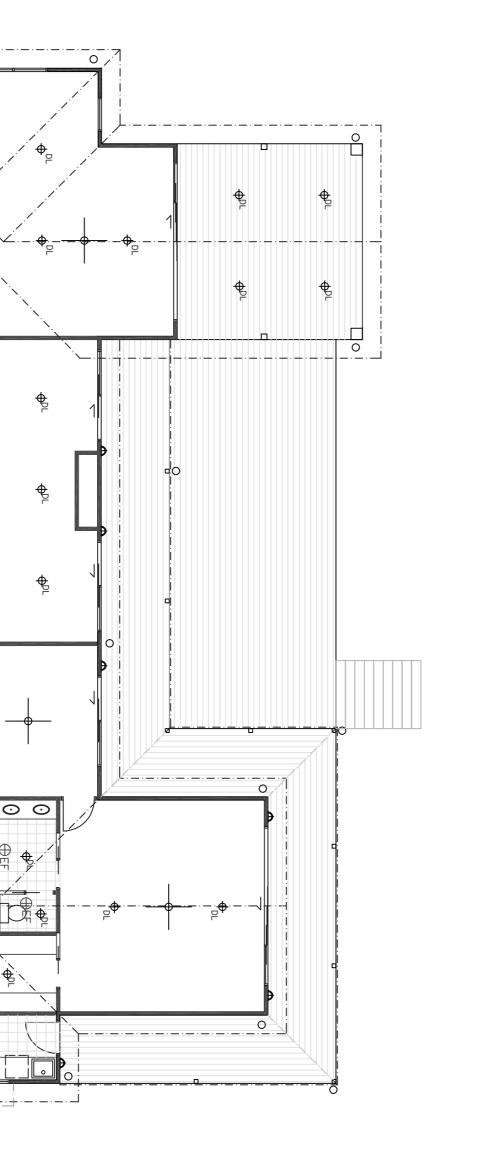
GROUND LINE



18 WET AREA DETAIL

ARTIFICIAL

LIGHTING



₽

₽

ARTIFICIAL LIGHTING GENERAL NOTES

ILLUMINATION POWER DENSITY MUST NOT EXCEED 5 WATTS PER SQUARE
METRE, 4 WATTS PER SQUARE METRE FOR VERANDAH 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

25.4 SQ.M 86.0 SQ.M

4.0W/SQ.M

101.6W 344W

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

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

15 ELECTRICAL PLAN

0

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.

## PROPOSED RESIDENCE & SHED 130 MILNERS ROAD, YARRA JUNCTION

SHARP & **BURGE** 







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

THE ILLUMINATION POWER DENSITY ADJUSTMENT FACTOR FOR A CONTROL DEVICE.

TO LIGHTS CONTROLLED BY THAT ITEM. THIS 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, IN ACCORDANCE WITH THE RELEVANT PROVISIONS OF B.C.A 3.8.4.2, IS NOT AVAILABLE.

AT A RATE OF NOT LESS THEN ONE FITTING PER 16 SQUARE METRES OR IN ACCORDANCE TO A.S 1680.0

AILABLE. AT A RATE OF NOT LESS THEN ONE FITTING PER 16 SQUARE METRES ACCORDANCE TO A.S 1680.0

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