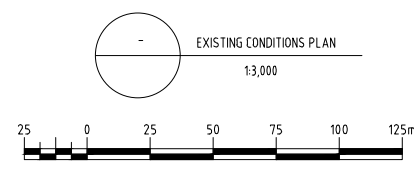


14	15	16
DATA		SOURCE (CO-ORDINATE SYSTEM)
PROPERTY BOUNDARIES	TITLE PLAN LP96904	
ROAD NETWORK	ROAD NETWORK - VICMAP TRANSPORT (WGS84)	
VHR IMAGERY	UAV AERIAL IMAGERY SPECIAL ORDER (WGS84)	
WATERCOURSES	WATERCOURSE NETWORK 1:25,000 - VICMAP HYDRO (WGS84)	
WATER BODIES	INFERRED FROM VHR IMAGERY (WGS84)	
EXISTING CONDITIONS PLAN	ABOVE REFERENCES (GDA94/MGA55)	



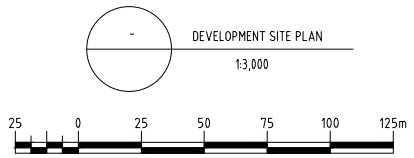
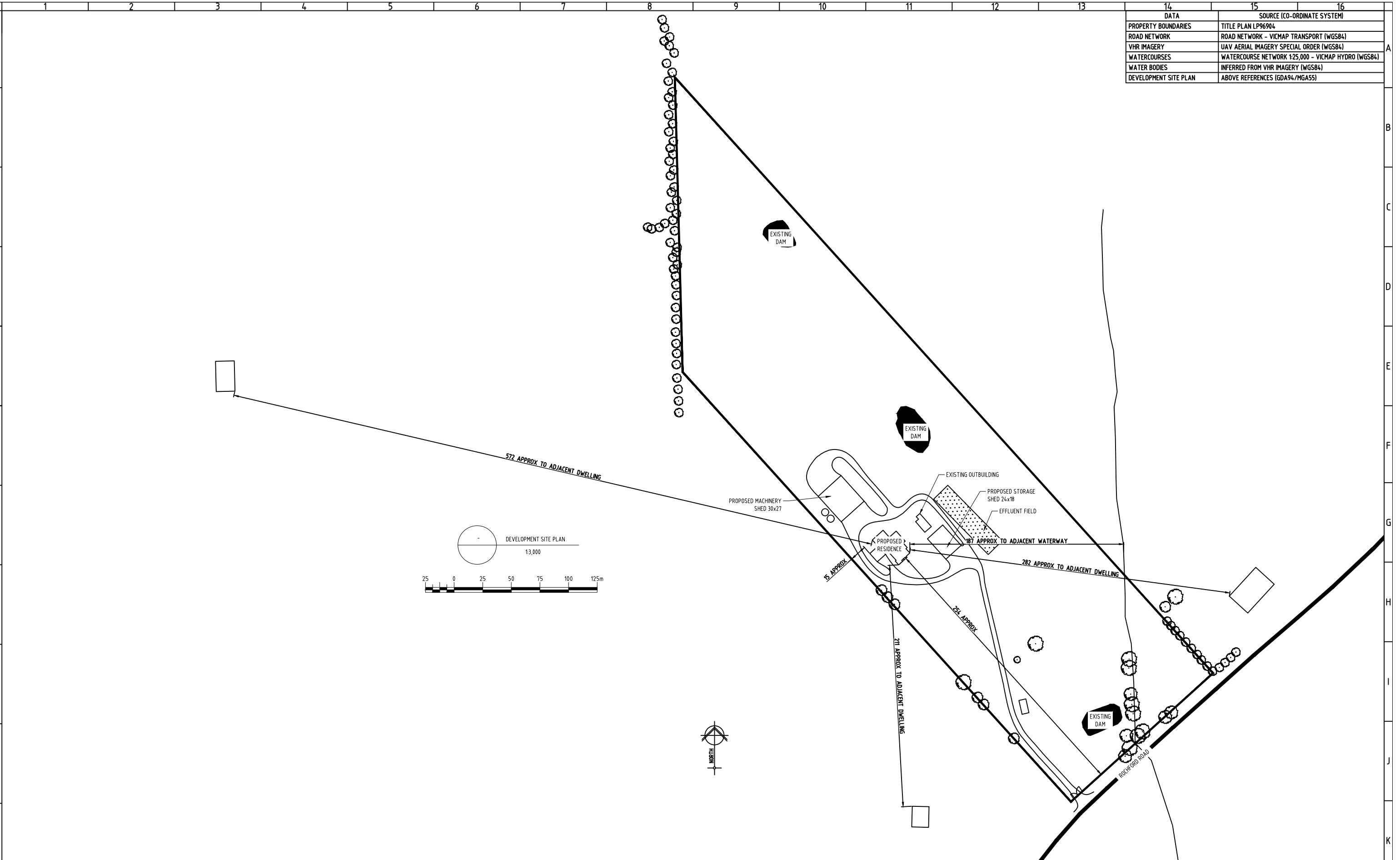
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K. SANKEY
 26 LANCEFIELD-WOODEND ROAD
 LANCEFIELD VIC
 EXISTING CONDITIONS PLAN

REV	AMENDMENT	DATE
1	INITIAL ISSUE	29/07/2019

SCALE: AS SHOWN SHEET 1/1 **A3**
 DRAWN: DJS
 CHECKED: LMC
 DRAWING No.: PIR-021-003SP-1

14	15	16
DATA	SOURCE (CO-ORDINATE SYSTEM)	
PROPERTY BOUNDARIES	TITLE PLAN LP96904	
ROAD NETWORK	ROAD NETWORK - VICMAP TRANSPORT (WGS84)	
VHR IMAGERY	UAV AERIAL IMAGERY SPECIAL ORDER (WGS84)	
WATERCOURSES	WATERCOURSE NETWORK 1:25,000 - VICMAP HYDRO (WGS84)	
WATER BODIES	INFERRED FROM VHR IMAGERY (WGS84)	
DEVELOPMENT SITE PLAN	ABOVE REFERENCES (GDA94/MGA55)	




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K. SANKEY
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 DEVELOPMENT SITE PLAN

REV	AMENDMENT	DATE
1	INITIAL ISSUE	29/07/2019

SCALE: AS SHOWN SHEET 1/1 A3
 DRAWN: DJS
 CHECKED: LMC
 DRAWING No.: PIR-021-002SP-1

14	15	16
DATA	SOURCE (CO-ORDINATE SYSTEM)	
PROPERTY BOUNDARIES	TITLE PLAN LP96904	
ROAD NETWORK	ROAD NETWORK - VICMAP TRANSPORT (WGS84)	
VHR IMAGERY	UAV AERIAL IMAGERY SPECIAL ORDER (WGS84)	
WATERCOURSES	WATERCOURSE NETWORK 1:25,000 - VICMAP HYDRO (WGS84)	
WATER BODIES	INFERRED FROM VHR IMAGERY (WGS84)	
LAND MANAGEMENT PLAN	ABOVE REFERENCES (GDA94/MGA55)	



SYMBOL	ZONE / ITEM	PROJECTED AREA (m ²)
—	TITLE BOUNDARY	N/A
□	PADDOCK SHELTER	N/A
○	STOCK WATER POINT	N/A
▨	SHELTER BELT PLANTING	5050
▩	WATERWAY PLANTING - SEE NOTE 1	8190
	PADDOCK 1	3895
	PADDOCK 2	5215
	PADDOCK 3	5455
	PADDOCK 4	10740
	PADDOCK 5	9460
	PADDOCK 6	12180
	PADDOCK 7	4780
	SPELLERS YARD	7035

NOTES:
- DAM PLANTINGS TO EXCLUDE DAM WALLS AND OVERFLOWS.

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K. SANKEY
26 LANCEFIELD-WOODEND ROAD
LANCEFIELD VIC
LAND MANAGEMENT PLAN

REV	AMENDMENT	DATE
2	REVISED TO SUIT BUILDER'S SITE PLAN	29/07/2019
1	INITIAL ISSUE	10/02/2019

SCALE: AS SHOWN SHEET 1/1 A3
DRAWN: DJS
CHECKED: AMD
DRAWING No.: PIR-021-001SP-2



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IssueID	ChID	Date
01		20/6/19

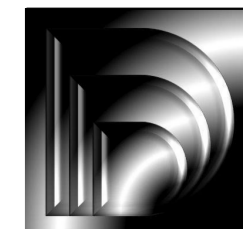


SANKEY RESIDENCE

LOT 5, 26 WOEND-LANCEFIELD RD,
 LANCEFIELD



PROPOSED RESIDENCE & SHEDS .project
 SANKEY FAMILY .client
 26 WOODEND-LANCEFIELD RD, LANCEFIELD .location
 SANKEY FAMILY .designer
 D DORIC .drawn
 01 .issue
 20/6/19 .issued
 170506 .proj no
 PLANNING DRAWINGS .version
 COVER SHEET .sheet name
 1 of 8 .sheet no
 26WOODENDLANCEFIELD.pln .filename



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IssueID	ChId	Date
01		20/6/19

BCANCC:
 ALL WORKS ARE TO COMPLY WITH, BUT NOT LIMITED TO, THE CURRENT BUILDING CODE OF AUSTRALIA AND NATIONAL CONSTRUCTION CODE SERIES (NCC).

BAL:
 ALL WORKS ARE TO COMPLY WITH, BUT NOT LIMITED TO, THE CURRENT AUSTRALIAN STANDARD AS3959 FOR THE CONSTRUCTION OF BUILDINGS IN BUHFIRE-PRONE AREAS.

Queries:
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Dimensioning:
 ALL DIMENSIONS WITHIN THESE DOCUMENTS ARE TO BE VERIFIED BY THE NOMINATED BUILDER PRIOR TO CONSTRUCTION. THE SET OUT OF THE BUILDING SHALL BE CARRIED OUT BY THE NOMINATED LAND SURVEYOR. ANY DISCREPANCIES IN DIMENSIONING SHOULD BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO THE COMMENCEMENT OF ANY WORKS. THESE DRAWINGS ARE STRICTLY NOT TO BE SCALED FROM. USE FIGURED DIMENSIONS ONLY.

Building Regulations:
 THESE NOTES ARE NOT A SUBSTITUTE FOR REGULATIONS, STATUTORY REQUIREMENTS, GOOD BUILDING PRACTICE OR CONTRACTUAL OBLIGATIONS AND UNLESS EXPRESSLY STATED OTHERWISE ARE PROVIDED ONLY AS GUIDELINES. IF ANY DISCREPANCY IN NOTATIONS OR DOCUMENTS IS DISCOVERED BY THE AUTHOR PRIOR TO THE COMMENCEMENT OF WORKS.

Responsible Authority Permits:
 THE RESPONSIBLE BUILDER SHALL ENSURE THAT ALL THE REQUIRED PERMITS AND DISPENSATIONS HAVE BEEN APPROVED IN ACCORDANCE WITH THE DOCUMENTS PROVIDED FOR CONSTRUCTION PRIOR TO ANY WORKS COMMENCING ON SITE.

Documents:
 THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL CONSULTANTS DOCUMENTS INCLUDING ARCHITECTURAL, STRUCTURAL ENGINEERING, CIVIL ENGINEERING, LAND SURVEYORS, LANDSCAPE DESIGNERS, GEOTECHNICAL ENGINEERS AND MECHANICAL ENGINEERS DRAWINGS AND SPECIFICATIONS.

Australian Standards:
 ALL WORKS SHALL COMPLY WITH BUT NOT LIMITED TO THE FOLLOWING CURRENT AUSTRALIAN STANDARDS:
 A.S. 3959 CONSTRUCTION OF BUILDINGS IN BUHFIRE-PRONE AREAS.
 A.S. 1288 GLASS IN BUILDINGS - SELECTION AND INSTALLATION.
 A.S. 1862 DESIGN AND INSTALLATION OF SHEET ROOF CLADDING.
 A.S. 1684 NATIONAL TIMBER FRAMING CODE.
 A.S. 1850 INSTALLATION OF PARTICLEBOARD FLOORING.
 A.S. 2049 ROOF TILES.
 A.S. 2050 FIXING OF ROOFING TILES.
 A.S. 2870 (P1) RESIDENTIAL SLABS AND FOOTINGS CONSTRUCTION.
 A.S. 2904 DAMP-PROOF COURSES AND FLASHINGS.
 A.S. 3600 CONCRETE STRUCTURAL AND LANDSCAPE DRAWINGS. PRIOR TO REMOVAL THE CONTRACTOR SHALL CONFIRM REMOVAL REQUIREMENTS AND PERMISSIONS WITH THE LOCAL AUTHORITY.
 A.S. 3700 MASONRY IN BUILDINGS.
 A.S. 3740 WATERPROOFING OF WET AREAS IN RESIDENTIAL BUILDINGS.
 A.S. 3786 SMOKE ALARMS.
 A.S. 4055 WIND LOADING FOR HOUSING.
 A.S. 4100 STEEL STRUCTURES.

SPECIFIC NOTES

- ALL MATERIALS AND BUILDING WORKS ARE TO COMPLY WITH THE REQUIREMENTS OF THE B.C.A. CURRENT AUSTRALIAN STANDARDS, AND THE STATUTORY REQUIREMENTS AND BY LAWS OF ALL LOCAL AUTHORITIES HAVING JURISDICTION OVER THE WORKS.
- ALL CONTRACTORS TO VERIFY ALL LEVELS AND DIMENSIONS ON SITE BEFORE COMMENCING ANY OF THE WORKS.
- ALL CONCRETE FOOTINGS, PADS AND FLOOR SLABS TO BE CONSTRUCTED IN ACCORDANCE WITH ATTACHED ENGINEERS DRAWINGS, COMPUTATIONS AND SOIL REPORTS.
- ALL FRAMING SHALL BE STRICTLY IN ACCORDANCE WITH THE TIMBER FRAMING MANUAL, TIMBER FRAMING CODE - AS1684 AND IN ACCORDANCE WITH ENGINEERS DRAWINGS AND OR COMPUTATIONS.
- ALL BRICKWORK IS TO COMPLY WITH AS3700 MASONRY CODE AND AMENDMENTS.
- PROVIDE EXPANSION JOINTS (CONTROL JOINTS) IN BRICKWORK IN ACCORDANCE WITH THE CEMENT AND CONCRETE ASSOCIATIONS TECHNICAL NOTE TN 61 AND IN COMPLIANCE WITH AS3700 AND AS PER THE RECOMMENDATIONS MADE IN THE GEOTECHNICAL SITE INVESTIGATION REPORT.
- PROVIDE IMPERVIOUS FLOOR AND WALL COVERINGS AS REQUIRED BY THE B.C.A CLAUSE 3.8.1 WATER RESISTANT SUBSTRATES TO CONSIST OF EITHER HARDIES VILBOARD OR WR PLASTERBOARD, WATER RESISTANT WALL LININGS TO CONSIST OF EITHER CERAMIC TILES OR PREFINISHED WALL PANELS SEALED WITH FLEXIBLE SEALANTS AT JOINTS.
- 10mm THICK PLASTERBOARD TO ALL INTERNAL WALLS AND CEILINGS U.N.O.
- INSULATION TO BE PROVIDED IN ACCORDANCE WITH VIC TABLE 1.2.3 OF THE B.C.A OPTION A, ACHIEVING THE FOLLOWING VALUES (UNLESS NOTED OTHERWISE ON AN ENERGY EFFICIENCY RATING REPORT) ROOF OR CEILING - R 3.5 Bulk Insulation between ceiling joists.
 EXTERNAL WALLS - R 2.0 Double sided insulation or R 2.0 Batts between studs, (R2.0 to Timber floors if applicable)
- SMOKE DETECTOR: INSTALL AS PER PART 3.7.2 OF THE B.C.A AND TO COMPLY WITH AS3786.
 SMOKE DETECTOR - self contained battery / mains type as AS3786.
- ALL WINDOWS ALUMINIUM IMPROVED, SLIDING OR FIXED SASHES UNLESS INDICATED OTHERWISE ALL GLAZING TO AS1288, INCLUDING SAFETY GLASS TO ALL GLAZING BELOW 500mm FROM FLOOR HEIGHT, SLIDING DOORS AND SIDELIGHTS, BATHROOM WINDOW AND SHOWER SCREENS.
- WHERE REQUIRED MECHANICAL VENTILATION DUCTED TO EXHAUST FAN SHALL PROVIDE 25 LITRES / SEC CLEAN AIR.
- THESE DRAWINGS TO BE READ IN CONJUNCTION WITH ATTACHED ENGINEERS DRAWINGS AND/OR COMPUTATIONS, SITE INVESTIGATION (SOIL REPORT), GENERAL SPECIFICATIONS FOR DOMESTIC AND OTHER APPROPRIATE BUILDINGS NOT EXCEEDING 12m IN HEIGHT PREPARED BY THE HOUSING INDUSTRY ASSOCIATION PTY LTD, AND ALL OTHER DOCUMENTS APPROVED AND ISSUED AS PART OF THE BUILDING AND OR PLANNING PERMITS.

Levels:
 ALL LEVELS INDICATED ON THESE DRAWINGS ARE INDICATED AS NATURAL SURFACE LEVELS (NSL 00.000) AND FINISHED SURFACE LEVELS (FSL 00.000). NOTE THAT FINISHED LEVELS ARE TO BE THE GOVERNING BUILDING LEVELS. ALL FINISHED LEVELS MAY VARY AT DESIGNERS DISCRETION DUE TO INCONSISTENT PRODUCT SUPPLY AND UNAVAILABLE PRODUCTS. ALL FINISHED LEVELS ARE TO BE CONFIRMED PRIOR TO APPLICATION OF FINISHES.

Cable Provider:
 ALLOW TO CONNECT TO EXISTING CABLE PROVIDER FOR AREA WITH THE 60mm UPVC CONDUIT FROM FRONT BOUNDARY TO UTILITY AND METER LOCATIONS.

Gas:
 ALLOW TO CONNECT TO THE GAS MAINS IN STRICT ACCORDANCE WITH THE RELEVANT AUTHORITIES REGULATIONS.

Sewer:
 ALLOW TO CONNECT TO THE BOUNDARY TRAP IN ACCORDANCE WITH MELBOURNE WATER AND THE LOCAL AUTHORITIES REQUIREMENTS. ALL PLUMBING WORKS TO COMPLY WITH THE CURRENT AUSTRALIAN STANDARDS.

Damp Proof Course:
 INSTALL BITUMINOUS DPC BETWEEN FLOOR LEVEL AND FOOTINGS IN ACCORDANCE WITH AS 3700.

Sub-Floor Ventilation:
 SUB-FLOOR VENTS TO PROVIDE A RATE OF 7500mm² SQ. CLEAR VENTILATION PER 1000mm² RUN OF EXTERNAL MASONRY WALL AND 2200mm² SQ. CLEAR VENTILATION PER 1000mm² RUN OF INTERNAL DWARF WALLS.

Storm Water:
 SUPPLY MINIMUM 100mm DIA. UPVC PIPES TO ALL STORM WATER DRAINS UNLESS OTHERWISE SPECIFIED. ALLOW TO ENSURE ALL FALLS ARE IN ACCORDANCE WITH THE AUSTRALIAN STANDARDS AND MAINTAINED WITH BLUE STONE SCREENINGS.

Smoke Detectors:
 INSTALL WATERLINKED HARDWIRED TYPE SMOKE DETECTORS WITH BATTERY BACK UP WHERE INDICATED UNLESS OTHERWISE SPECIFIED AND IN ACCORDANCE WITH AS3786.

Agricultural Drains:
 PROVIDE 100mm DIA. SLOTTED UPVC PIPE TO THE BASE OF ALL BANKS AND RETAINING WALLS AND WHERE INDICATED IN ARCHITECTURAL, CIVIL AND LANDSCAPE DOCUMENTS, CONNECT DRAIN TO STORM WATER VIA SILT PIT. ENSURE ALL DRAINS FALL IN ACCORDANCE WITH THE BCA.

External Down Pipes:
 PROVIDE 100x50 EXTERNAL DOWN PIPES (UNO) AS REQUIRED AND FIXED TO WALL VIA CONCEALED FIXING STAND OFF BRACKETS. ENSURE PENETRATION IS ALLOWED FOR WITHIN CONCRETE SLABS AND FOOTINGS TO CONNECT PIPE TO STORM WATER DRAINS.

Internal Down Pipes:
 MINIMUM 90mm DIA. PVC DOWN PIPES TO INTERNAL WALL CAVITIES UNLESS OTHERWISE SPECIFIED. ALLOW TO PROVIDE ADEQUATE ACOUSTIC INSULATION SURROUNDING THE PIPE TO DAMPEN ANY WATER SOUND. ENSURE A PENETRATION IS ALLOWED FOR WITHIN CONCRETE SLABS AND FOOTINGS TO CONNECT PIPE TO STORM WATER DRAINS.

Box Gutters:
 ALLOW TO INSTALL MINIMUM 150 DEEP x 300 WIDE ZINCALUME GUT GUTTER WHERE INDICATED. PROVIDE ZINCALUME FLASHING TO GUTTER AND ENSURE A WATER TIGHT FINISH.

Flashing and Cappings:
 ALLOW TO INSTALL ZINCALUME FLASHINGS AND CAPPINGS TO REQUIRED AREAS AND ALLOW TO SEAL AND PROVIDE A WATER TIGHT FINISH.

Stairs:
 STAIR REQUIREMENTS (OTHER THAN SPIRAL STAIRS) UNLESS OTHERWISE INDICATED: RISERS - 190mm MAXIMUM, 150mm MINIMUM. GOING - 355mm MAXIMUM, 240mm MINIMUM. RISERS AND TREADS TO BE CONSTANT IN SIZE THROUGHOUT FLIGHT. PROVIDE NON-SLIP FINISH OR SUITABLE NO-SKID STRIP NEAR EDGE OF NOSINGS. ENSURE MAXIMUM GAP BETWEEN RISERS NOT TO EXCEED 125mm OR USE CLOSED RISERS.

Wet Area Seal:
 PROVIDE FIBREGLASS TANKING AND SELECTED RESIN TO FLOORS OF BATHROOMS, EN SUITES AND LAUNDRIES. ALLOW TO RETURN SEAL UP WALLS 150mm. PROVIDE WATER RESISTANT PLASTERBOARD TO ALL WET AREA WALLS. ALLOW TO RETURN TANKING SEAL UP WALLS IN SHOWER AND BEHIND BATHS, VANITIES, SINKS AND TROUGHS IF WITHIN 75mm OF WALL. ALL WET AREAS TO COMPLY WITH BCA F1.7 AND AS3740.

Insulation:
 PROVIDE MINIMUM R3.0 INSULATION TO ALL ROOF FLOOR WITH STRIP FLOORING UP 200mm FOR WALLS TO R2.0 AND IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA. REFER TO 'FIRST RATE' ENERGY RATING REPORT FOR FURTHER DETAILS.

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Balustrading:
 REFER TO STRUCTURAL ENGINEERS DRAWINGS FOR SPECIFICATIONS ON THE PERFORMANCE CRITERIA FOR ARTICULATION JOINTS. REFER TO ARCHITECTURAL DRAWINGS FOR SUGGESTED LOCATIONS OF ARTICULATION JOINTS. ALL JOINTS TO BE SEALED AND FINISHED AS TYPICAL WALL FINISH SPECIFICS.

Termite Control:
 WHERE THE BUILDING (OTHER THAN A CLASS 10a) IS LOCATED IN A DESIGNATED TERMITE INFESTATION AREA THE BUILDING SHALL BE PROTECTED IN ACCORDANCE WITH A.S. 3660.1. CONTRACTOR TO PROVIDE CERTIFICATE STATING PROTECTION MEASURES TAKEN AND ATTACHED WITH MAINTENANCE LOG TO BE FIXED TO THE INSIDE OF THE METER BOX FOR RECORD.

External Timber:
 TIMBERS EMBEDDED IN EARTH TO BE RED GUM OR SIMILAR APPROVED. EXPOSED EXTERNAL STRUCTURES (INCLUDING PERGOLAS) TO BE CYPRINE PINE UNLESS OTHERWISE NOTED. PRIME ALL EXPOSED EXTERNAL TIMBERS BEFORE FIXING INTO POSITION, INCLUDING WEATHERBOARDS, JOISTS, BEARERS ETC.

Toilet Doors:
 ENSURE NO GAP BETWEEN PICKETS OR BALUSTRADING MEMBERS EXCEEDS MORE THAN 125mm, AND TO BE NON CLIMBABLE FORMAT IN ACCORDANCE WITH THE BCA.

Party Wall FRL's:
 PARTY WALL TO EXTEND TO ROOF LINE AND BE SEALED WITH FIRE RETARDING EXPANDING FOAM.

Concrete Slabs:
 REFER TO STRUCTURAL ENGINEERS DRAWINGS FOR CONCRETE SLAB SPECIFICATIONS. ALLOW TO PROVIDE TWO LAYERS OF SEALED 50mm POLYURETHANE WATER PROOF MEMBRANE ON A MINIMUM OF 50mm SAND BED UNDER SLAB.

Manholes:
 SUPPLY AND INSTALL 600x600 RONDO FLUSH MOUNTED MANHOLES AS REQUIRED.

Shower Base:
 PROVIDE 50mm STRUCTURAL RECESS TO SHOWER BASE. ALLOW TO TANK AND SEAL BASE AND WALLS OF SHOWER WITH FIBREGLASS MEMBRANE AND RESIN AND APPLY CEMENT SCREED TO ALLOW TILES TO FALL TO CHROME FLOOR WASTE. ENSURE THERE IS 5mm SET DOWN TO FINISHED TILED LEVEL FROM FLOOR TO BASE. DO NOT PROVIDE HOB TO SHOWER.

Cavity Brick:
 PROVIDE CAVITY BRICK WALL TIES TO BRICKWORK AT MAXIMUM 600mm CRS IN EACH DIRECTION AND WITHIN 300mm OF ARTICULATION JOINTS.

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Handrails:
 ALL HAND RAILS ARE TO BE SET A MINIMUM OF 1000mm ABOVE LANDINGS AND 900mm ABOVE THE NOSING OF STAIRS AND COMPLY WITH THE BCA.

External Timber:
 TIMBERS EMBEDDED IN EARTH TO BE RED GUM OR SIMILAR APPROVED. EXPOSED EXTERNAL STRUCTURES (INCLUDING PERGOLAS) TO BE CYPRINE PINE UNLESS OTHERWISE NOTED. PRIME ALL EXPOSED EXTERNAL TIMBERS BEFORE FIXING INTO POSITION, INCLUDING WEATHERBOARDS, JOISTS, BEARERS ETC.

Toilet Doors:
 ENSURE NO GAP BETWEEN PICKETS OR BALUSTRADING MEMBERS EXCEEDS MORE THAN 125mm, AND TO BE NON CLIMBABLE FORMAT IN ACCORDANCE WITH THE BCA.

Party Wall FRL's:
 PARTY WALL TO EXTEND TO ROOF LINE AND BE SEALED WITH FIRE RETARDING EXPANDING FOAM.

Concrete Slabs:
 REFER TO STRUCTURAL ENGINEERS DRAWINGS FOR CONCRETE SLAB SPECIFICATIONS. ALLOW TO PROVIDE TWO LAYERS OF SEALED 50mm POLYURETHANE WATER PROOF MEMBRANE ON A MINIMUM OF 50mm SAND BED UNDER SLAB.

Manholes:
 SUPPLY AND INSTALL 600x600 RONDO FLUSH MOUNTED MANHOLES AS REQUIRED.

Shower Base:
 PROVIDE 50mm STRUCTURAL RECESS TO SHOWER BASE. ALLOW TO TANK AND SEAL BASE AND WALLS OF SHOWER WITH FIBREGLASS MEMBRANE AND RESIN AND APPLY CEMENT SCREED TO ALLOW TILES TO FALL TO CHROME FLOOR WASTE. ENSURE THERE IS 5mm SET DOWN TO FINISHED TILED LEVEL FROM FLOOR TO BASE. DO NOT PROVIDE HOB TO SHOWER.

Cavity Brick:
 PROVIDE CAVITY BRICK WALL TIES TO BRICKWORK AT MAXIMUM 600mm CRS IN EACH DIRECTION AND WITHIN 300mm OF ARTICULATION JOINTS.

Wet Area Seal:
 PROVIDE FIBREGLASS TANKING AND SELECTED RESIN TO FLOORS OF BATHROOMS, EN SUITES AND LAUNDRIES. ALLOW TO RETURN SEAL UP WALLS 150mm. PROVIDE WATER RESISTANT PLASTERBOARD TO ALL WET AREA WALLS. ALLOW TO RETURN TANKING SEAL UP WALLS IN SHOWER AND BEHIND BATHS, VANITIES, SINKS AND TROUGHS IF WITHIN 75mm OF WALL. ALL WET AREAS TO COMPLY WITH BCA F1.7 AND AS3740.

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Carpet:
 SUPPLY AND INSTALL SELECTED CARPET AS SPECIFIED IN THE INTERIOR FITOUT DOCUMENTS WHERE INDICATED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS. SUPPLY AND INSTALL A STAINLESS STEEL CARPET STRIP AT JUNCTION BETWEEN CARPET AND OTHER FLOOR SURFACES.

Handrails:
 ALL HAND RAILS ARE TO BE SET A MINIMUM OF 1000mm ABOVE LANDINGS AND 900mm ABOVE THE NOSING OF STAIRS AND COMPLY WITH THE BCA.

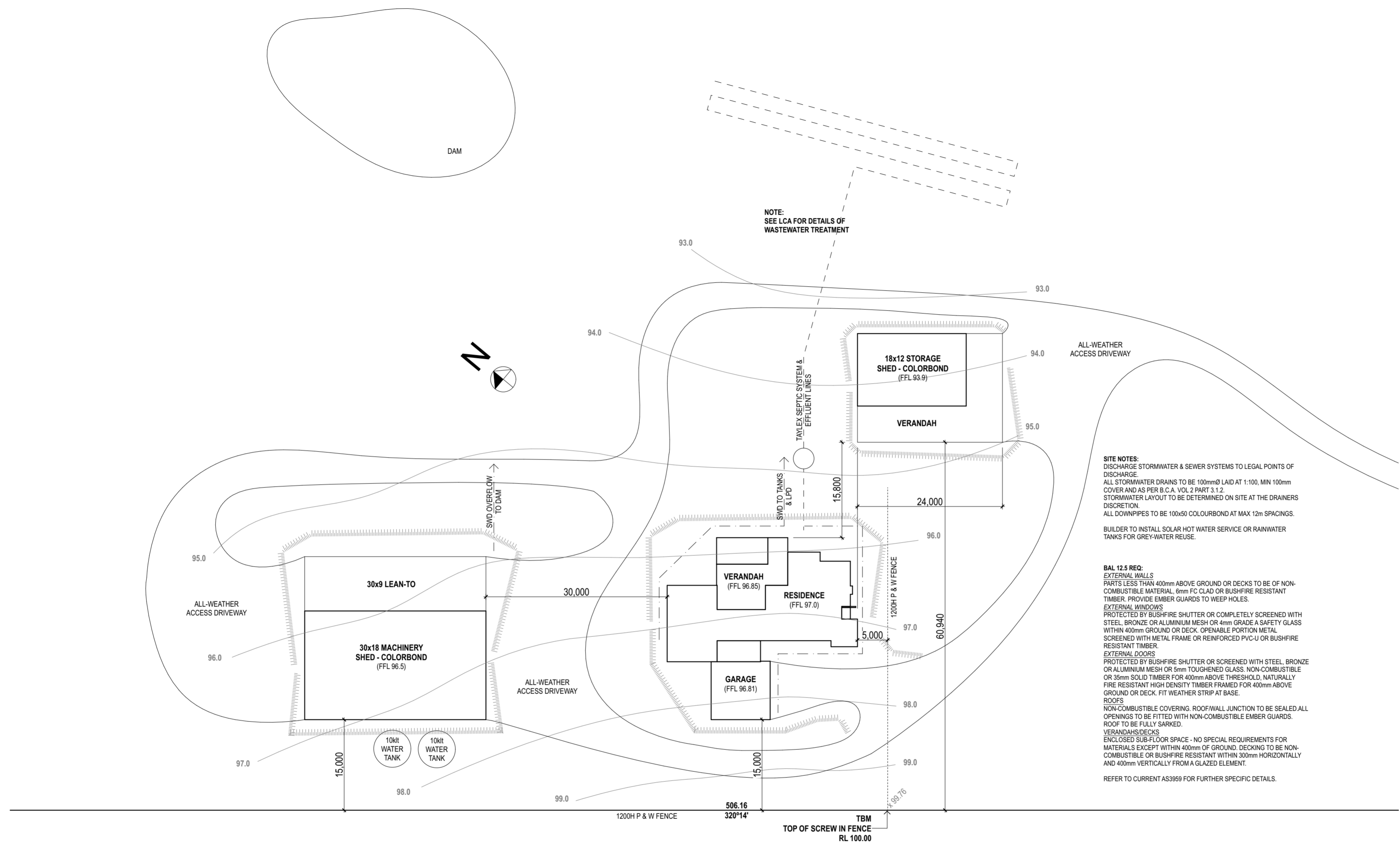
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SITE NOTES:
 DISCHARGE STORMWATER & SEWER SYSTEMS TO LEGAL POINTS OF DISCHARGE
 ALL STORMWATER DRAINS TO BE 100mmØ LAID AT 1:100, MIN 100mm COVER AND AS PER B.C.A. VOL 2 PART 3.1.2.
 STORMWATER LAYOUT TO BE DETERMINED ON SITE AT THE DRAINERS DISCRETION.
 ALL DOWNPIPES TO BE 100x50 COLOURBOND AT MAX 12m SPACINGS.
 BUILDER TO INSTALL SOLAR HOT WATER SERVICE OR RAINWATER TANKS FOR GREY-WATER REUSE.

BAL 12.5 REQ:
EXTERNAL WALLS
 PARTS LESS THAN 400mm ABOVE GROUND OR DECKS TO BE OF NON-COMBUSTIBLE MATERIAL, 6mm FC CLAD OR BUSHFIRE RESISTANT TIMBER. PROVIDE EMBER GUARDS TO WEEP HOLES.
EXTERNAL WINDOWS
 PROTECTED BY BUSHFIRE SHUTTER OR COMPLETELY SCREENED WITH STEEL, BRONZE OR ALUMINIUM MESH OR 4mm GRADE A SAFETY GLASS WITHIN 400mm GROUND OR DECK. OPENABLE PORTION METAL SCREENED WITH METAL FRAME OR REINFORCED PVC-U OR BUSHFIRE RESISTANT TIMBER.
EXTERNAL DOORS
 PROTECTED BY BUSHFIRE SHUTTER OR SCREENED WITH STEEL, BRONZE OR ALUMINIUM MESH OR 5mm TOUGHENED GLASS. NON-COMBUSTIBLE OR 35mm SOLID TIMBER FOR 400mm ABOVE THRESHOLD. NATURALLY FIRE RESISTANT HIGH DENSITY TIMBER FRAMED FOR 400mm ABOVE GROUND OR DECK. FIT WEATHER STRIP AT BASE.
ROOFS
 NON-COMBUSTIBLE COVERING. ROOF/WALL JUNCTION TO BE SEALED ALL OPENINGS TO BE FITTED WITH NON-COMBUSTIBLE EMBER GUARDS. ROOF TO BE FULLY SARKED.
VERANDAHS/DECKS
 ENCLOSED SUB-FLOOR SPACE - NO SPECIAL REQUIREMENTS FOR MATERIALS EXCEPT WITHIN 400mm OF GROUND. DECKING TO BE NON-COMBUSTIBLE OR BUSHFIRE RESISTANT WITHIN 300mm HORIZONTALLY AND 400mm VERTICALLY FROM A GLAZED ELEMENT.
 REFER TO CURRENT AS3959 FOR FURTHER SPECIFIC DETAILS.

BUSHFIRE ATTACK LEVEL ASSESSMENT:
 FDI (Section 2 table 2.1 of AS 3959-2009) = 100
 Vegetation Classification (Section 2 Clause 2.2.3 of AS 3959-2009) = MANAGED VEGETATION
 Distance from Vegetation (Section 2 Clause 2.2.4 of AS 3959-2009) = NA
 Effective Slope (Section 2 Clause 2.2.5 of AS 3959-2009) = 1° SLOPE
 DETERMINED BAL (Clause 2.2.6) = LOW
 ADOPTED BAL = 12.5 (LAND IS WITHIN A BUSHFIRE PRONE AREA)

1 SITE PLAN
 1:500

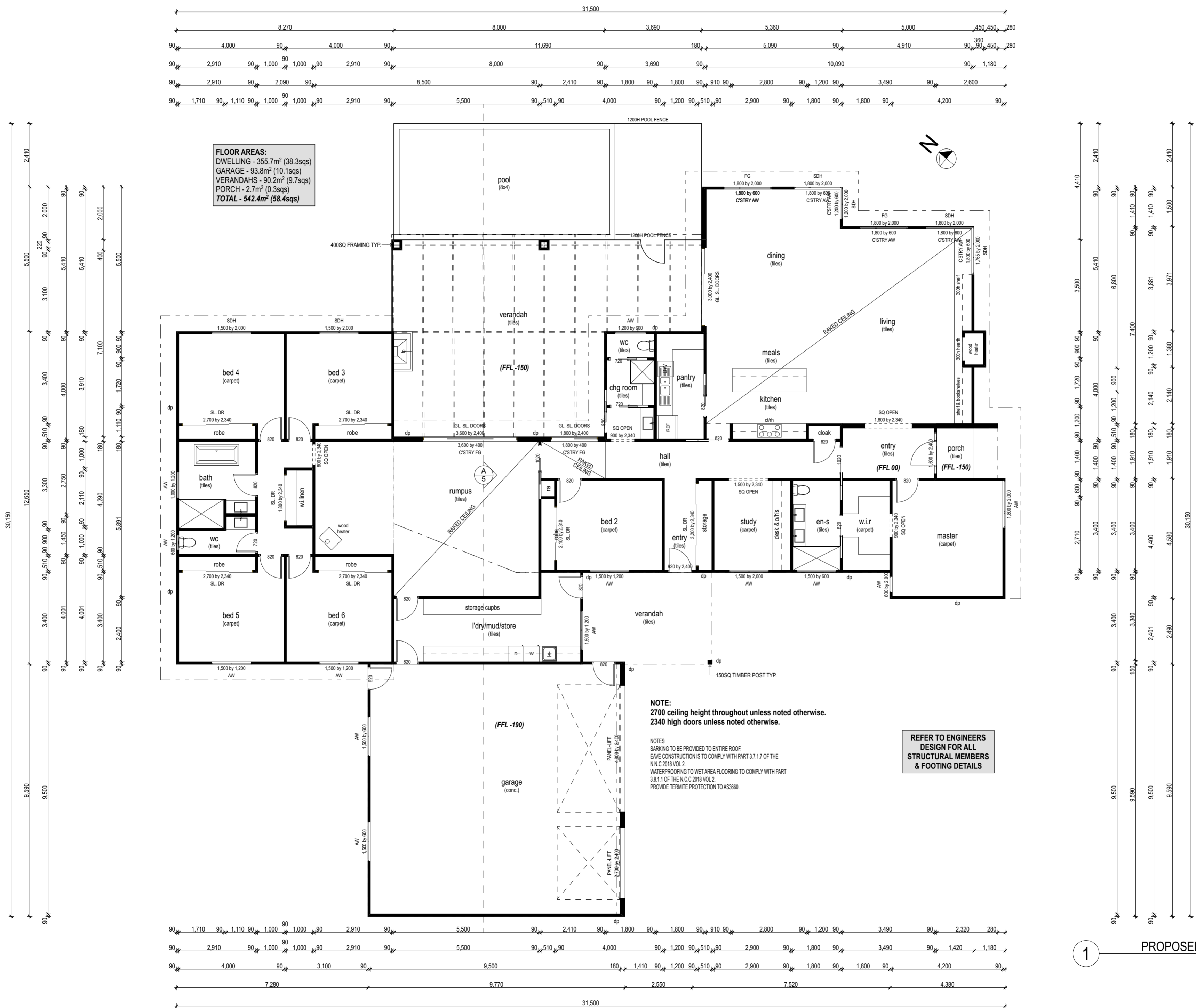
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1 PROPOSED FLOOR PLAN 1:100

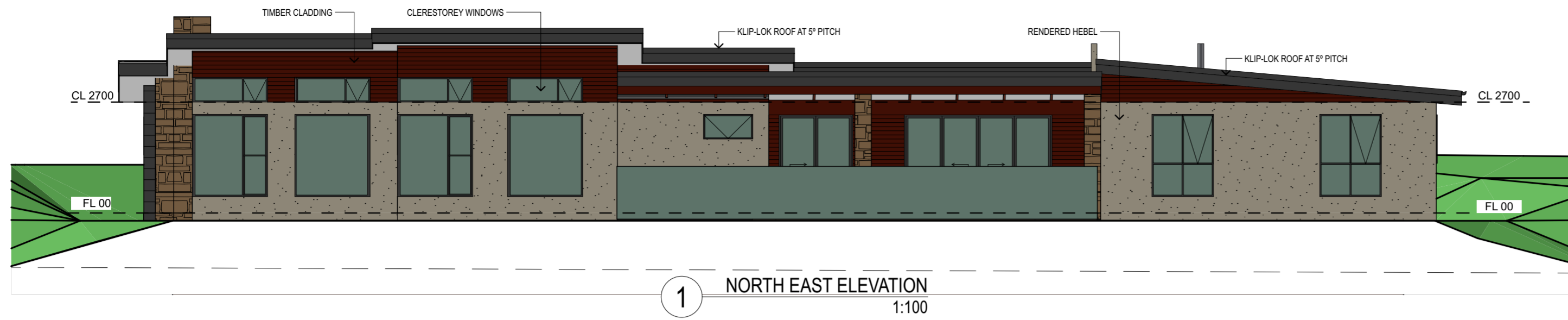
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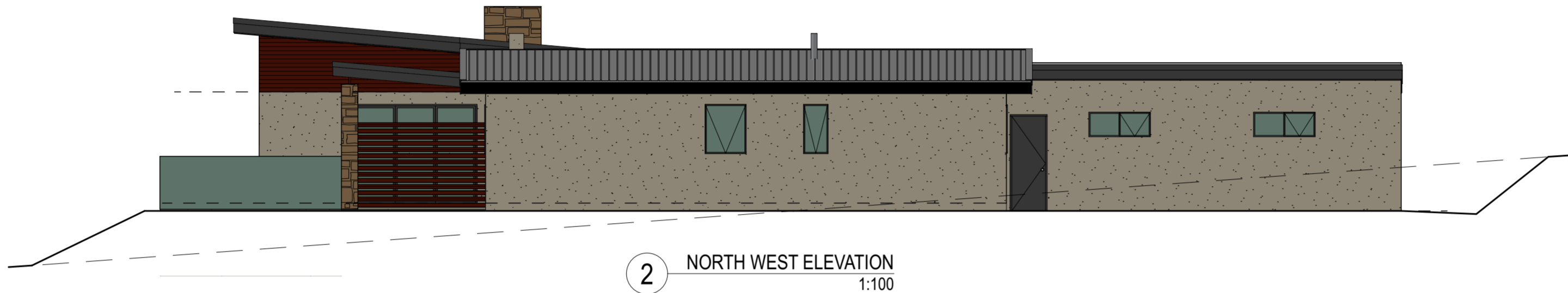
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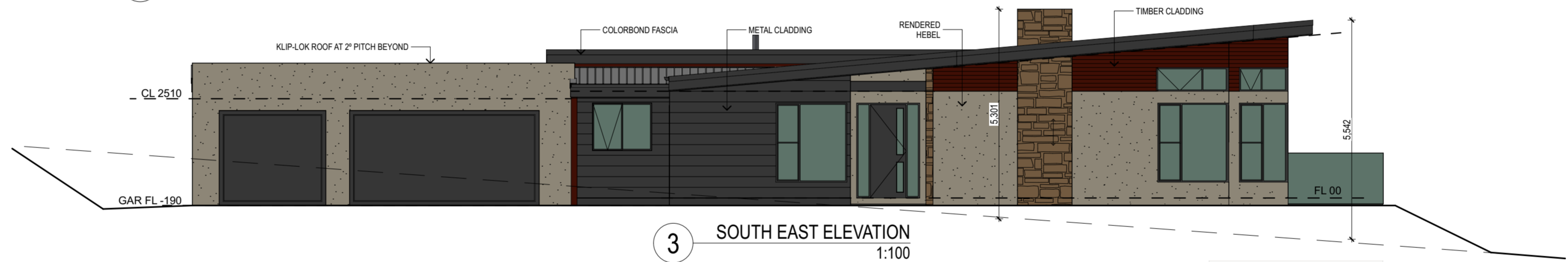
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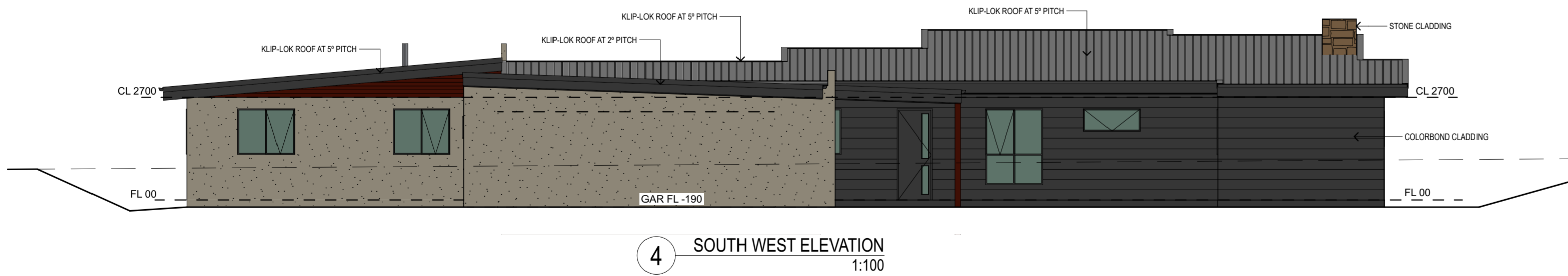
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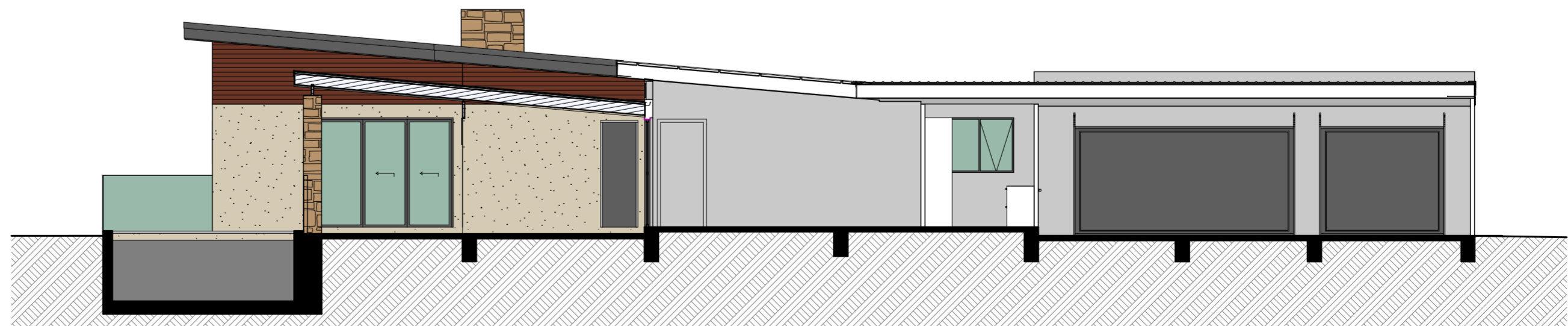
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3 SOUTH EAST ELEVATION
1:100



4 SOUTH WEST ELEVATION
1:100



5 TYPICAL SECTION A-A
1:100

MATERIALS SCHEDULE:
 ROOF - KLIP-LOK SHEET ROOFING IN COLORBOND 'MONUMENT'
 WALLS - SEE CLADDING OPTIONS/DETAILS BELOW.
 GARAGE DOOR - PANEL-LIFT IN COLORBOND MATT 'MONUMENT'.

- CLADDING OPTIONS:**
 Cladding, gutters, downpipes & rain head schedule:
 If using Lysaght as the supplier:
- Cladding: Enseam – 265mm pan width & 38mm rib height (Matt Monument)
 - Guttering: Flatback (Matt Monument)
 - Downpipes: Round (Matt Monument)
 - Rain head: Custom made square – specs to follow (Matt Monument)

- If using Fielders as the supplier:
- Cladding: Prominence – 265mm pan width (Matt Monument)
 - Guttering: Halfline (Matt Monument)
 - Downpipes: Round (Matt Monument)
 - Rain head: Standard Flat Bottom (Matt Monument)

- If using Metal Cladding Systems as the supplier:
- Cladding: Standing Seam – somewhere around 265mm pan width & 38mm rib height if available (Matt Monument)

- Facia:**
- Colorbond (Matt Monument)

- Rendered Hebel:**
- Colour in Colorbond (Paperbark or Evening haze)

- Timber cladding:**
- 135mm cover, roughly sawn (Silver Top Ash)

- Stone cladding:**
- Sandstone stack-stone

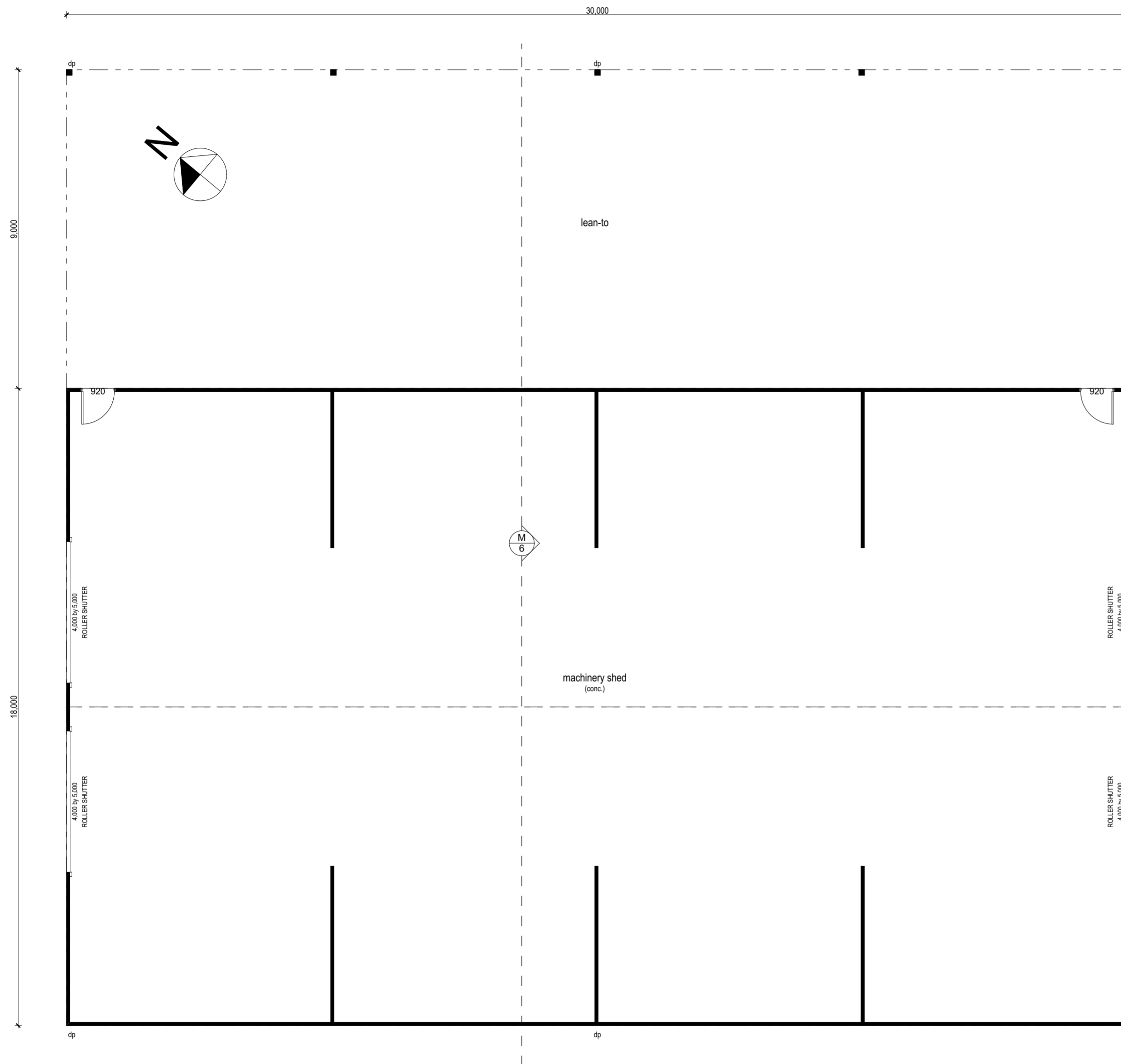
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1 MACHINERY SHED FLOOR PLAN
 1:100

MATERIALS SCHEDULE:
 ROOF - KLIP-LOK SHEET ROOFING IN COLORBOND 'MONUMENT'
 WALLS - SEE CLADDING OPTIONS/DETAILS BELOW.
 DOORS - ROLLER SHUTTER IN COLORBOND MATT 'MONUMENT'.

CLADDING OPTIONS:

Cladding, gutters, downpipes & rain head schedule:

If using Lysaght as the supplier:

- Cladding: Enseam – 265mm pan width & 38mm rib height (Matt Monument)
- Guttering: Flatback (Matt Monument)
- Downpipes: Round (Matt Monument)
- Rain head: Custom made square – specs to follow (Matt Monument)

If using Fielders as the supplier:

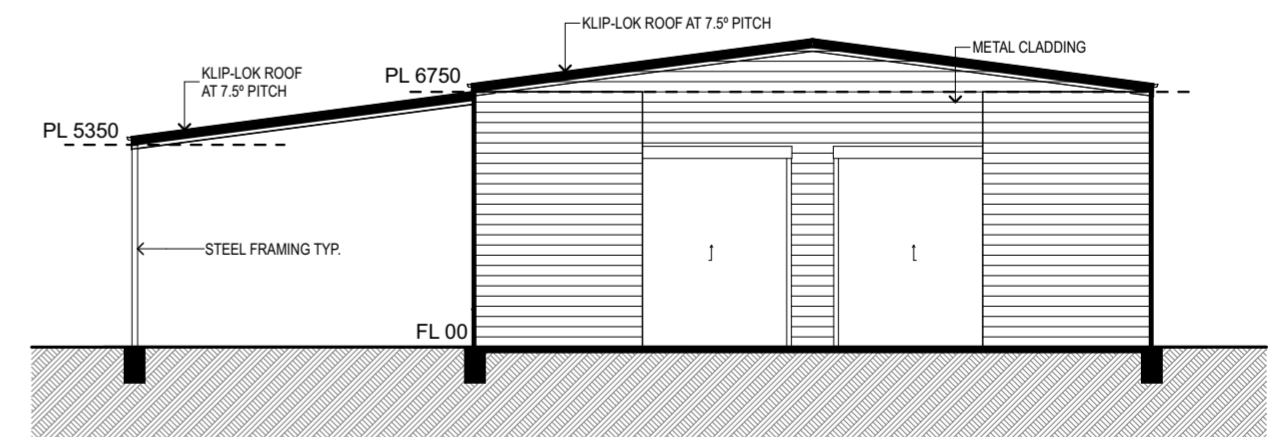
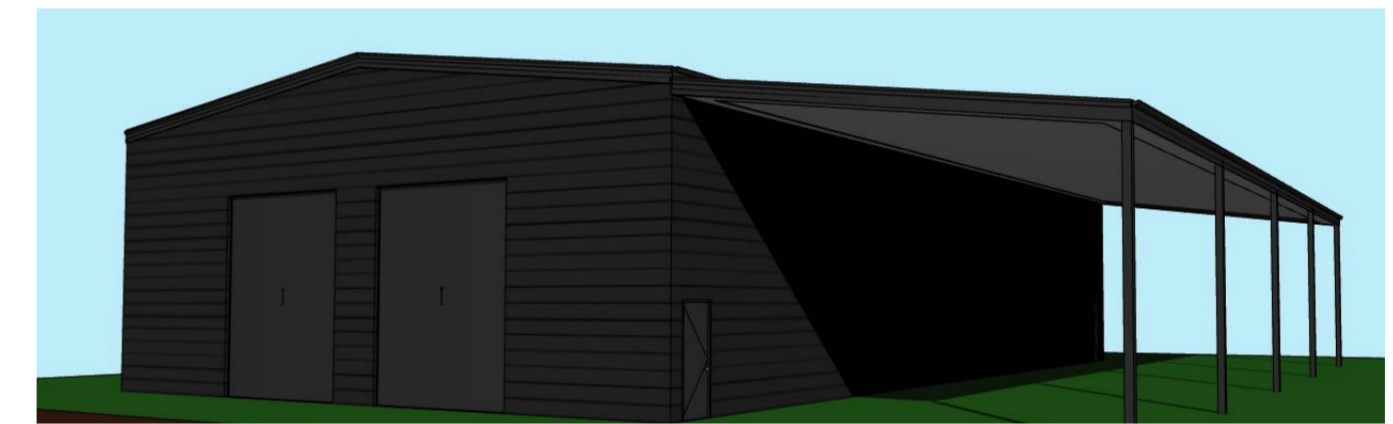
- Cladding: Prominence – 265mm pan width (Matt Monument)
- Guttering: Halfline (Matt Monument)
- Downpipes: Round (Matt Monument)
- Rain head: Standard Flat Bottom (Matt Monument)

If using Metal Cladding Systems as the supplier:

- Cladding: Standing Seam – somewhere around 265mm pan width & 38mm rib height if available (Matt Monument)

Facia:

- Colorbond (Matt Monument)



2 SECTION M-M
 1:200

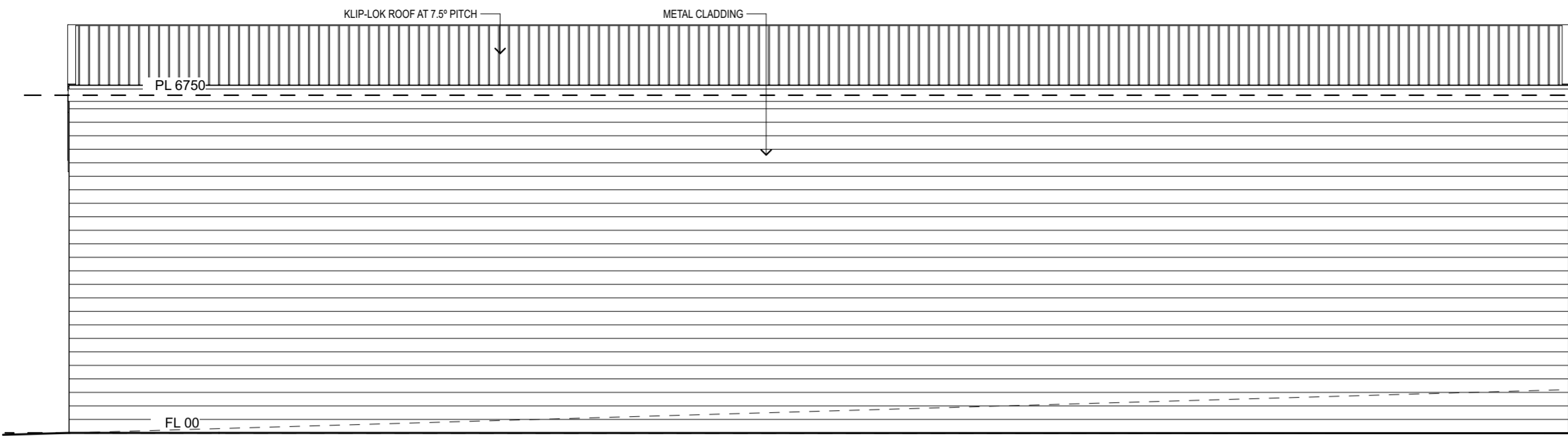
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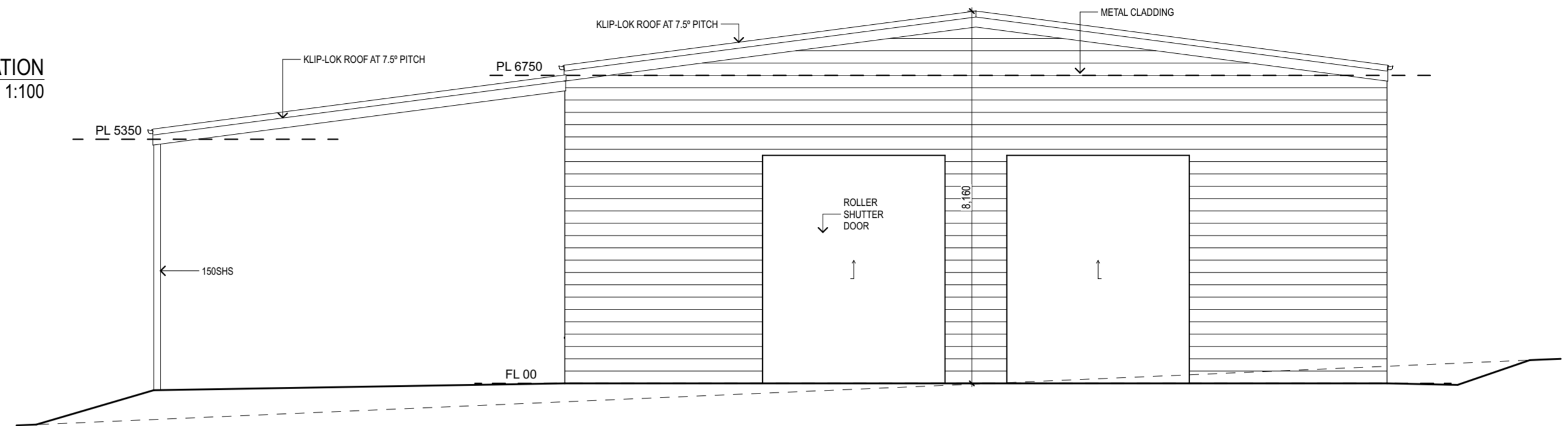
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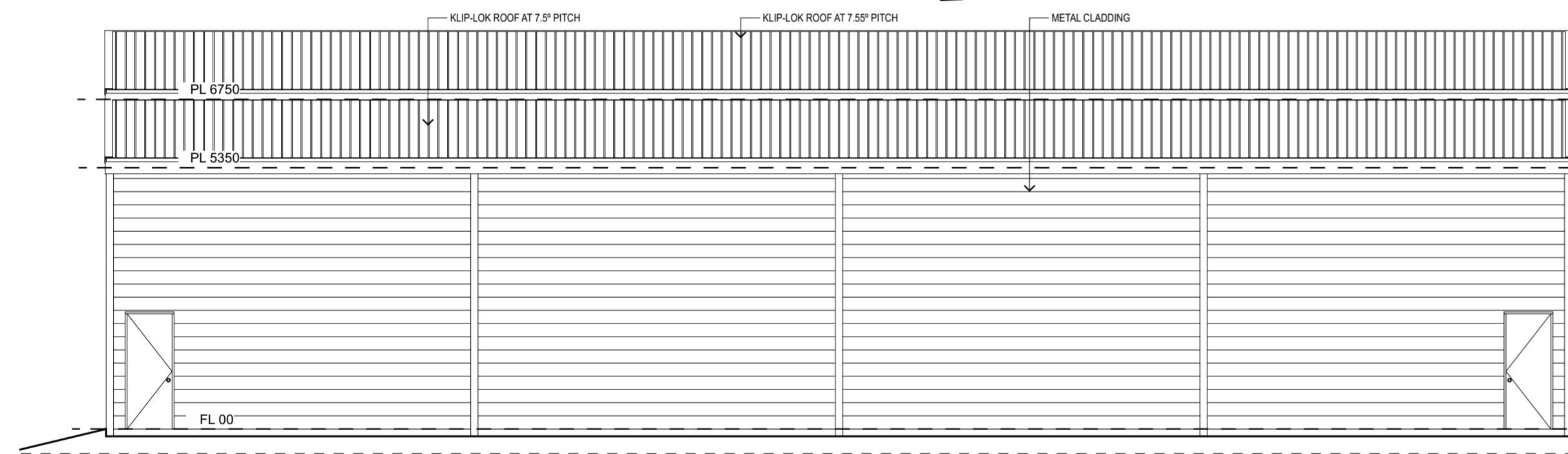
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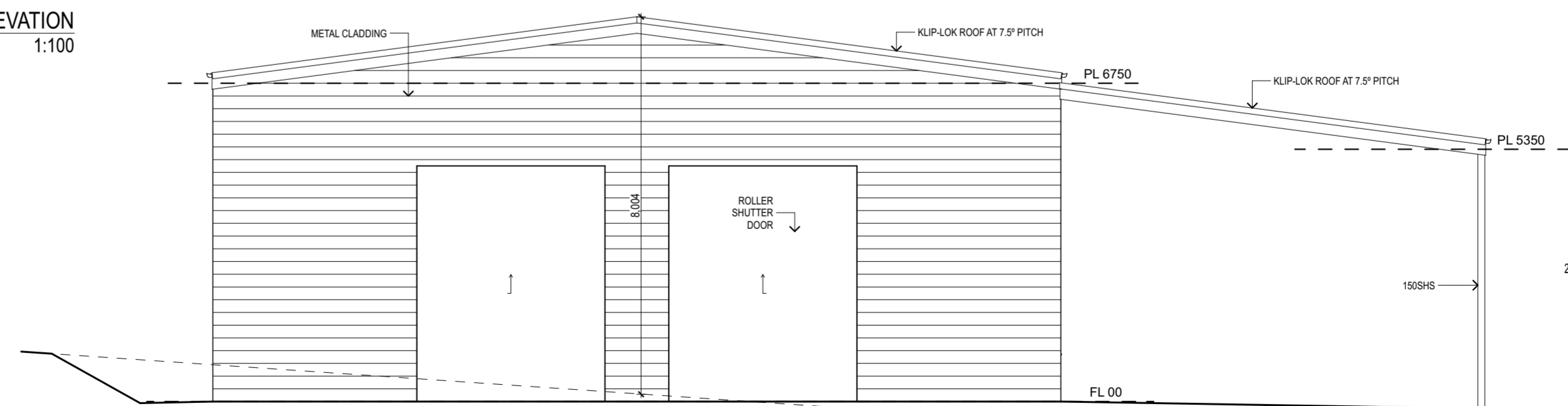
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 1:100



2 NORTH EAST ELEVATION
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4 SOUTH EAST ELEVATION
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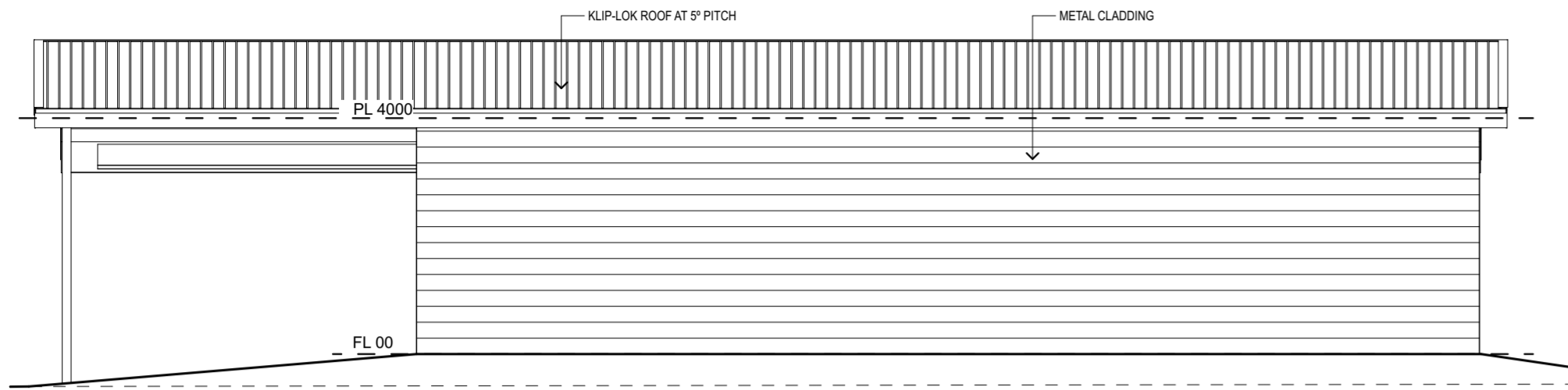
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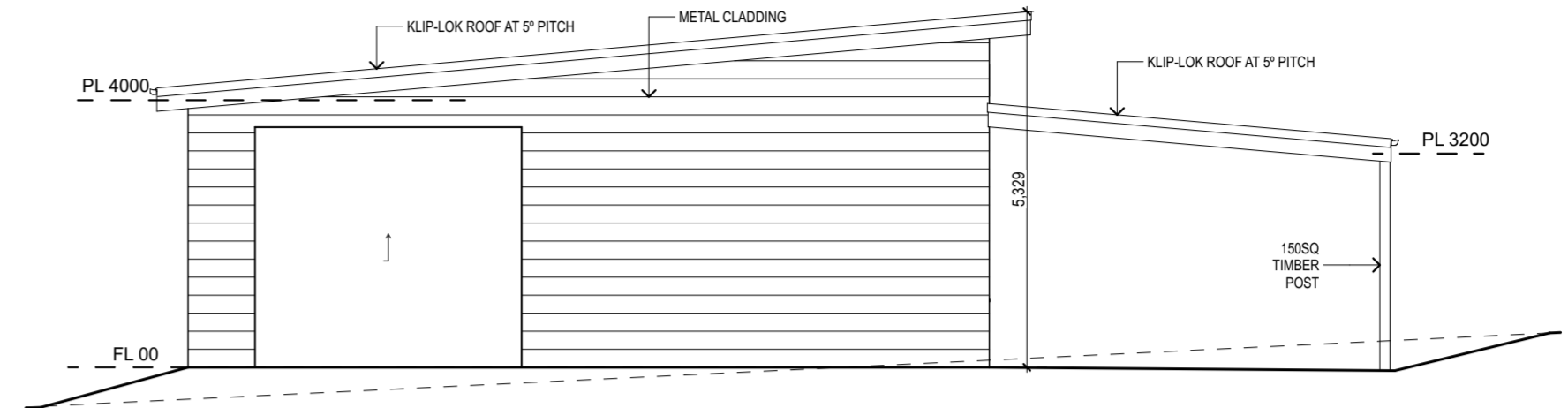
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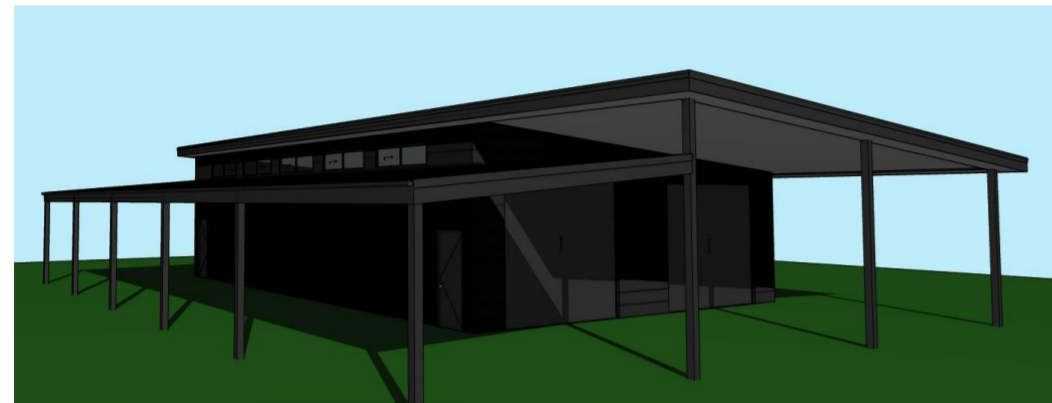
IssueID	ChID	Date
01		20/6/19



2 NORTH EAST ELEVATION
 1:100

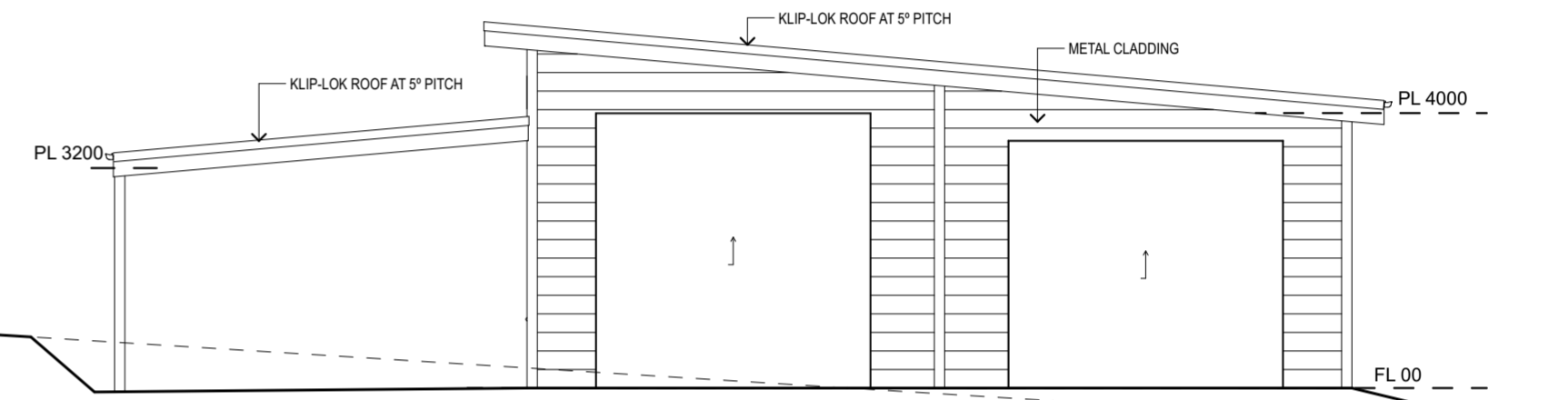


3 NORTH WEST ELEVATION
 1:100

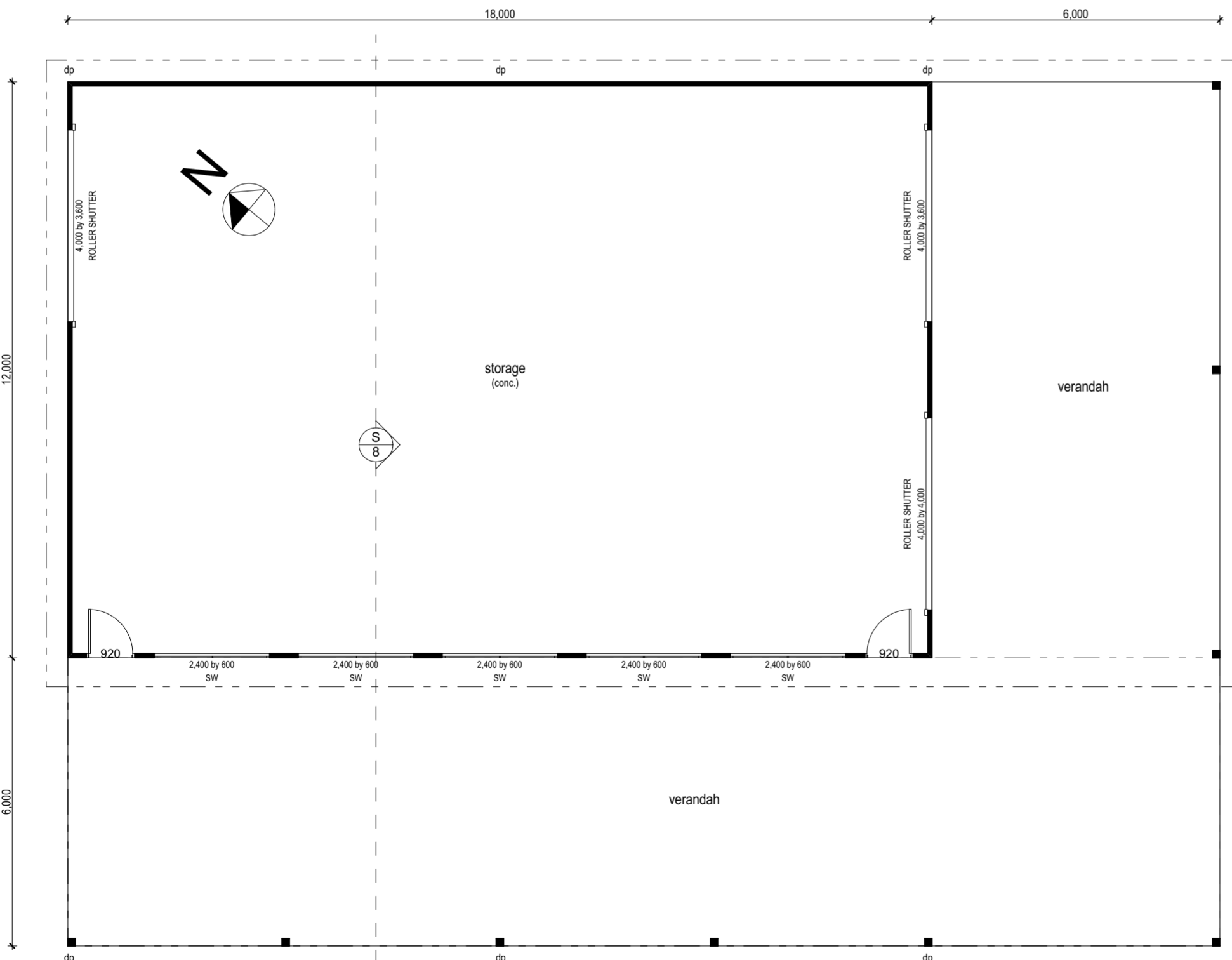


MATERIALS SCHEDULE:
 ROOF - KLIP-LOK SHEET ROOFING IN
 COLORBOND MONUMENT
 WALLS - SEE CLADDING OPTIONS/DETAILS.
 DOORS - ROLLER SHUTTER IN
 COLORBOND MATT MONUMENT.

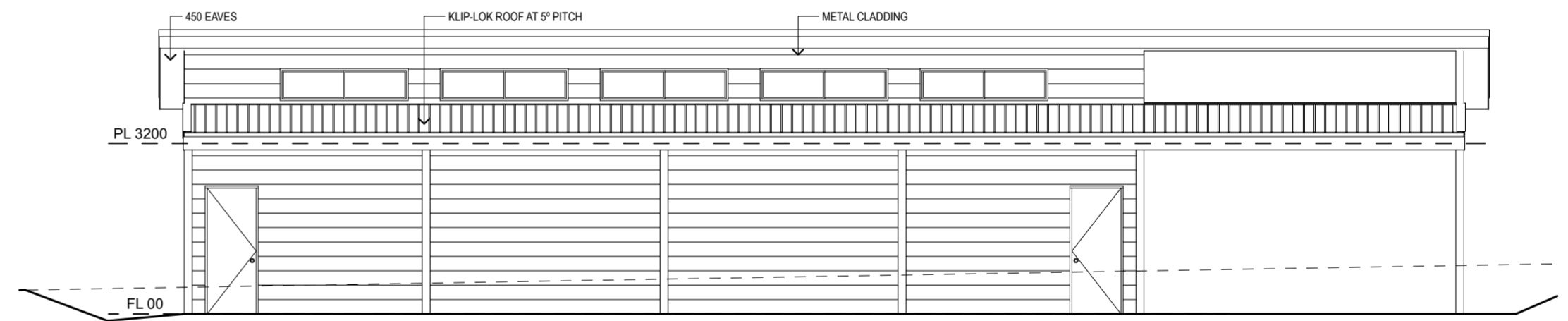
- CLADDING OPTIONS:**
 Cladding, gutters, downpipes & rain head schedule:
 If using Lysaght as the supplier:
- Cladding: Enseam - 265mm pan width & 38mm rib height (Matt Monument)
 - Guttering: Flatback (Matt Monument)
 - Downpipes: Round (Matt Monument)
 - Rain head: Custom made square - specs to follow (Matt Monument)
- If using Fielders as the supplier:
- Cladding: Prominence - 265mm pan width (Matt Monument)
 - Guttering: Halfline (Matt Monument)
 - Downpipes: Round (Matt Monument)
 - Rain head: Standard Flat Bottom (Matt Monument)
- If using Metal Cladding Systems as the supplier:
- Cladding: Standing Seam - somewhere around 265mm pan width & 38mm rib height if available (Matt Monument)
- Facia:
- Colorbond (Matt Monument)



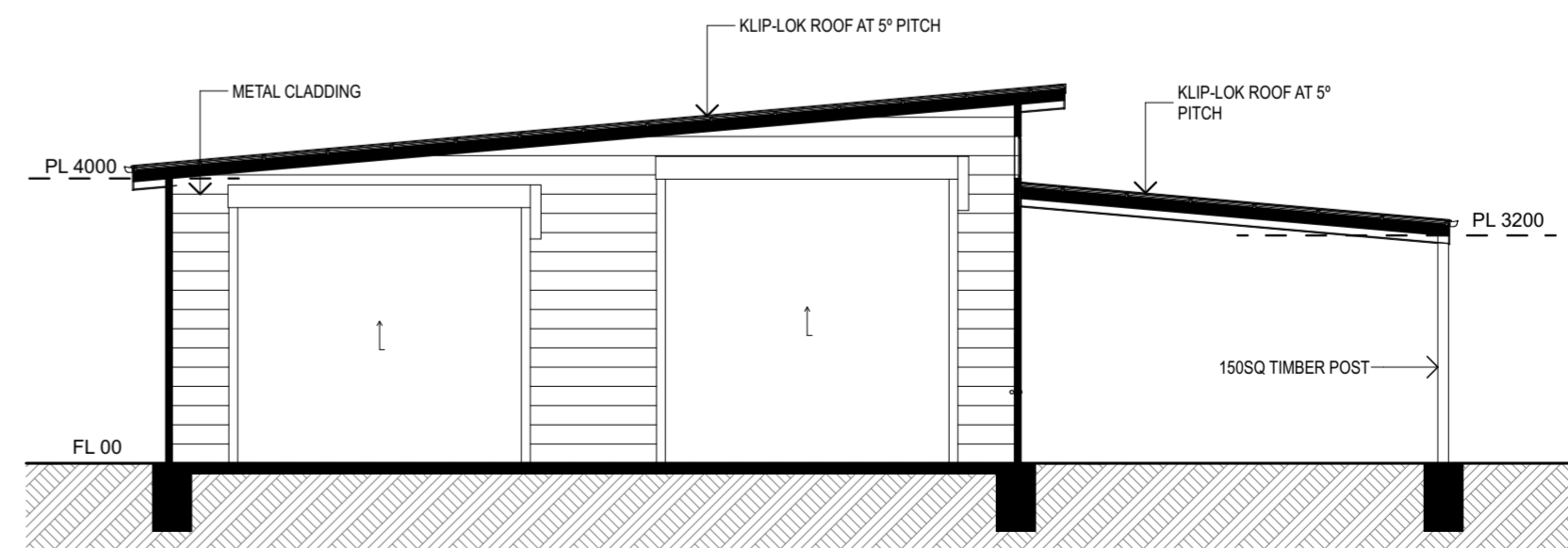
4 SOUTH EAST ELEVATION
 1:100



1 STORAGE SHED FLOOR PLAN
 1:100



5 SOUTH WEST ELEVATION
 1:100



6 SECTION S-S
 1:100

PROPOSED RESIDENCE & SHEDS	..project
SANKEY FAMILY	..client
26 WOODEND-LANCEFIELD RD, LANCEFIELD	..location
SANKEY FAMILY	..designer
D DORIC	..drawn
01	..issue
20/6/19	..issued
170506	..proj no
PLANNING DRAWINGS	..version
STORAGE SHED PLANS	..sheet name
8 of 8	..sheet no
26WOODENDLANCEFIELD.pln	..filename