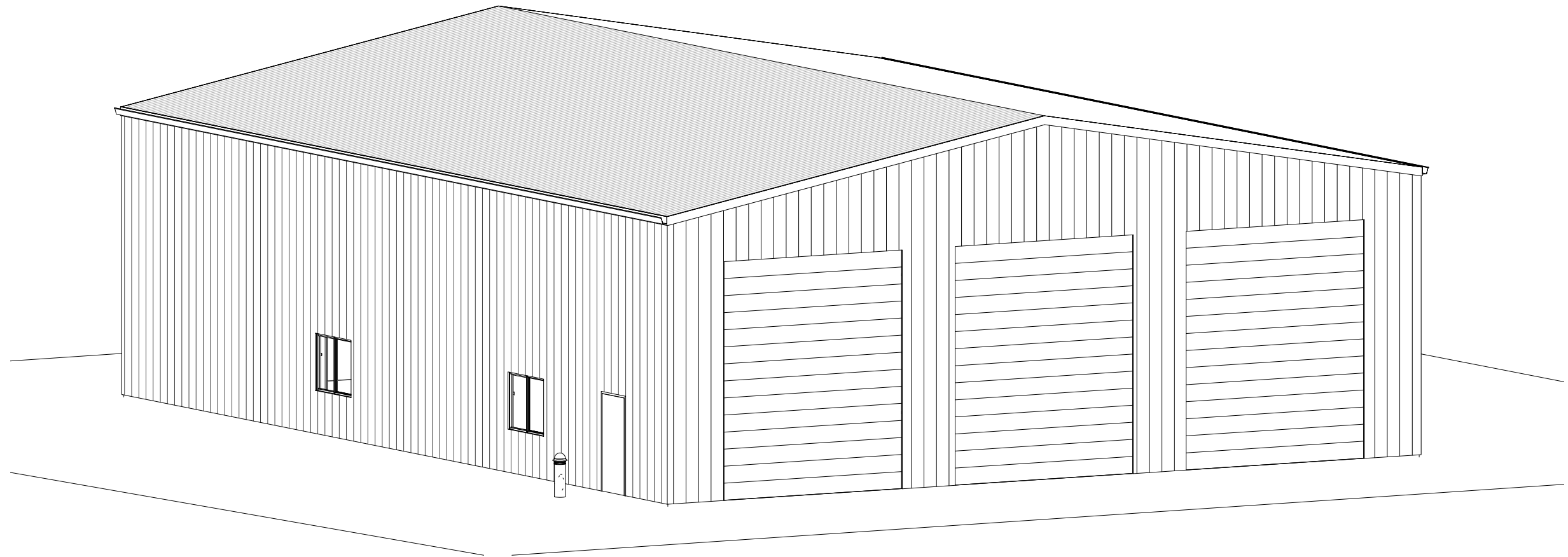


**PROPOSED NEW INDUSTRIAL SHED AT
103 ROWAN AVENUE, URALLA NSW 2358
LOT 1 / DP800641**

FOR T. LEVINGSTON



SCHEDULE OF DRAWINGS

SHEET NAME	SHEET NUMBER	Current Revision
COVER SHEET	A001	1
SITE PLAN	A002	1
LANDSCAPING	A003	1
VEHICLE MOVEMENTS PLAN	A004	1
FLOOR PLAN	A005	1
CEILING PLAN	A006	1
ROOF PLAN	A007	1
ELEVATIONS 1	A008	1
ELEVATIONS 2	A009	1
SECTION	A010	1
GENERAL NOTES	A011	1
BAL	A012	1

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 JACK BENNETT
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 ABN - 60 559 198 952

PROJECT
 PROPOSED INDUSTRIAL SHED
LOCATION
 107 ROWAN AVENUE, URALLA NSW 2358
CLIENT
 T. LEVINGSTON

TITLE:

COVER SHEET

DATE 05/12/2025
 DRAWN JB
 DESIGNED JB
 SCALE

A001

PROJECT No.
 1125-147

No.	Description	Date
1	CONSTRUCTION ISSUE	5/12/2025

LEGEND

B - BASIN	REF - FRIDGE/FREEZER
BTH - BATH	RH - RANGE HOOD
CF - CEILING FAN	SC - STRUCTURAL COLUMN
CK - COOK TOP	SH - SHOWER
CONC. - CONCRETE	SK - SINK
CPT - CARPET	TL - TILE SURFACE
DP - DOWNPIPE	TU - TUB SINK
FTB - FLOATING TIMBER	VAN - VANITY
FW - FLOOR WASTE	WC - WATER CLOSET
MV - MECH. VENTILATION	WM - WASHING MACHINE

SITE DETAILS

ADDRESS:	103 ROWAN AVENUE, URALLA NSW 2358
LOT / DP:	LOT 1 / DP800641
SITE AREA:	1.921HA (EX. RACE (790m ²))
EXISTING FLOOR AREA	SHEDS - COMBINED - 1550.08m ²
PROPOSED FLOOR AREA	SHED - 410.4m ²
LGA	URALLA SHIRE COUNCIL
LEP - ZONING:	E4 - GENERAL INDUSTRIAL
DEVELOPMENT TYPE:	PROPOSED SHED
WIND CLASSIFICATION:	N3 SITE CLASSIFICATION TO AS 4055-2021
SOIL CLASSIFICATION:	REFER TO ENG. DETAILS
CLIMATE ZONE:	4 (WWW.ABCB.GOV.AU MAP)
BAL LEVEL:	TBC

ADDITIONAL INFORMATION

- All paths of travel both during and after construction are to remain free of obstructions.
- All access to the site during construction is to remain limited to authorised personnel who are to be made aware of this report.
- Future demolished to adhere to The Code of Practice for demolition work.
- Adequate ventilation is to be allowed for both during and after construction to prevent injury due to heat and/or air born contaminants.
- All components of the construction are to comply with NCCA and all relevant Australian Standards and any additional future work is to be designed and carried out with reference to these.
- Positioning of noisy plant equipment both during and after construction must be carried out to prevent nuisance and/or injury to neighboring properties.
- The Project Manager, Construction Manager, Builder and anyone In charge of the site/building both during and after construction must implement all safety requirements in compliance with this report, the NCCA and all relevant standards unless otherwise negotiated with the designer in writing. Any actions not in compliance become the responsibility of the person/persons who carried them out.
- All products selected by the owner and not approved in writing by the designer are the responsibility of the owner.

SEPP (Exempt and Complying Development Codes) 2008	(1) A NEW BUILDING MUST— (A) AS PART OF A FACADE THAT FACES A PRIMARY ROAD— HAVE A DOOR OR WINDOW, AND (B) AS PART OF THE FACADE OF THE FRONT OF THE BUILDING— (I) HAVE A FRONT DOOR, OR (II) HAVE AN ENTRY WITH AN AWNING OR PORTICO, OR (III) BE DISTINGUISHED BY THE USE OF DIFFERENT BUILDING MATERIALS. (2) (REPEALED) (3) SUN SHADING DEVICES, SCREENS OR CANOPIES MUST BE PROVIDED FOR EACH GLAZED WALL OR WINDOW IN A NEW BUILDING IF THE GLAZED WALL OR WINDOW FACES IN A DIRECTION THAT IS BETWEEN NORTH AND EAST OR NORTH AND WEST. (4) ALL GLAZING IN A NEW BUILDING MUST BE OF LOW REFLECTIVE GLASS.
CLAUSE 5A.12	



SITE PLAN

1 : 1000

BAL SITE ACCESS DETAILS

AT THE COMMENCEMENT OF BUILDING WORKS AND IN PERPETUITY, THE PROPERTY SHALL BE MANAGED AS AN INNER PROTECTION AREA (IPA) AS OUTLINED IN THE NSW RFS DOCUMENT 'STANDARDS FOR ASSET PROTECTION ZONES' + NSW RFS 2019 'PLANNING FOR BUSHFIRE PROTECTION (PFBP) (APPENDIX 4)'.
 MINIMUM CARRIAGEWAY WIDTH OF 4.0m
 VEHICLE PASSING BAYS ARE REQUIRED AT EVERY 200m ALONG ENTRANCE WAY, MIN. 20.0m LONG + 2.0m WIDE;
 A MINIMUM VERTICAL CLEARANCE OF 4m TO ANY OVERHANGING OBSTRUCTIONS, INCLUDING TREE BRANCHES;
 CURVES HAVE A MINIMUM INNER RADIUS OF 6m AND ARE MINIMAL IN NUMBER TO ALLOW FOR RAPID ACCESS AND EGRESS;
 THE MINIMUM DISTANCE BETWEEN INNER AND OUTER CURVES IS 6m;
 THE CROSSFALL IS NOT MORE THAN 10 DEGREES;
 MAXIMUM GRADES FOR SEALED ROADS DO NOT EXCEED 15 DEGREES AND NOT MORE THAN 10 DEGREES FOR UNSEALED ROADS;
 PROPERTY ACCESS ROADS SHALL COMPLY WITH NSW RFS DOCUMENT 'STANDARDS FOR ASSET PROTECTION ZONES' + NSW RFS 2019 'PLANNING FOR BUSHFIRE PROTECTION (APPENDIX 4)'.
 NEW CONSTRUCTION SHALL COMPLY WITH AS3959 CONSTRUCTION OF BUILDING IN BUSHFIRE PRONE LAND
 ALL LANDSCAPING IS TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF AN INNER PROTECTION AREA (IPA) DOCUMENT TITLED 'PLANNING FOR BUSHFIRE PROTECTION' (APPENDIX 4 – ASSET PROTECTION ZONE Requirements, pp.106-107)
 ALL FENCING IS TO BE HARDWOOD OR NON-COMBUSTIBLE IN ACCORDANCE WITH THE DOCUMENT TITLED 'PLANNING FOR BUSHFIRE PROTECTION' (SECTION 7.6 – FENCES AND GATE, P.70)

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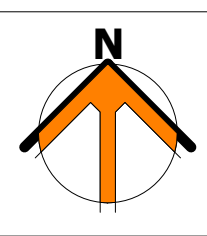
PROJECT
 PROPOSED INDUSTRIAL SHED
LOCATION
 107 ROWAN AVENUE, URALLA NSW 2358
CLIENT
 T. LEVINGSTON

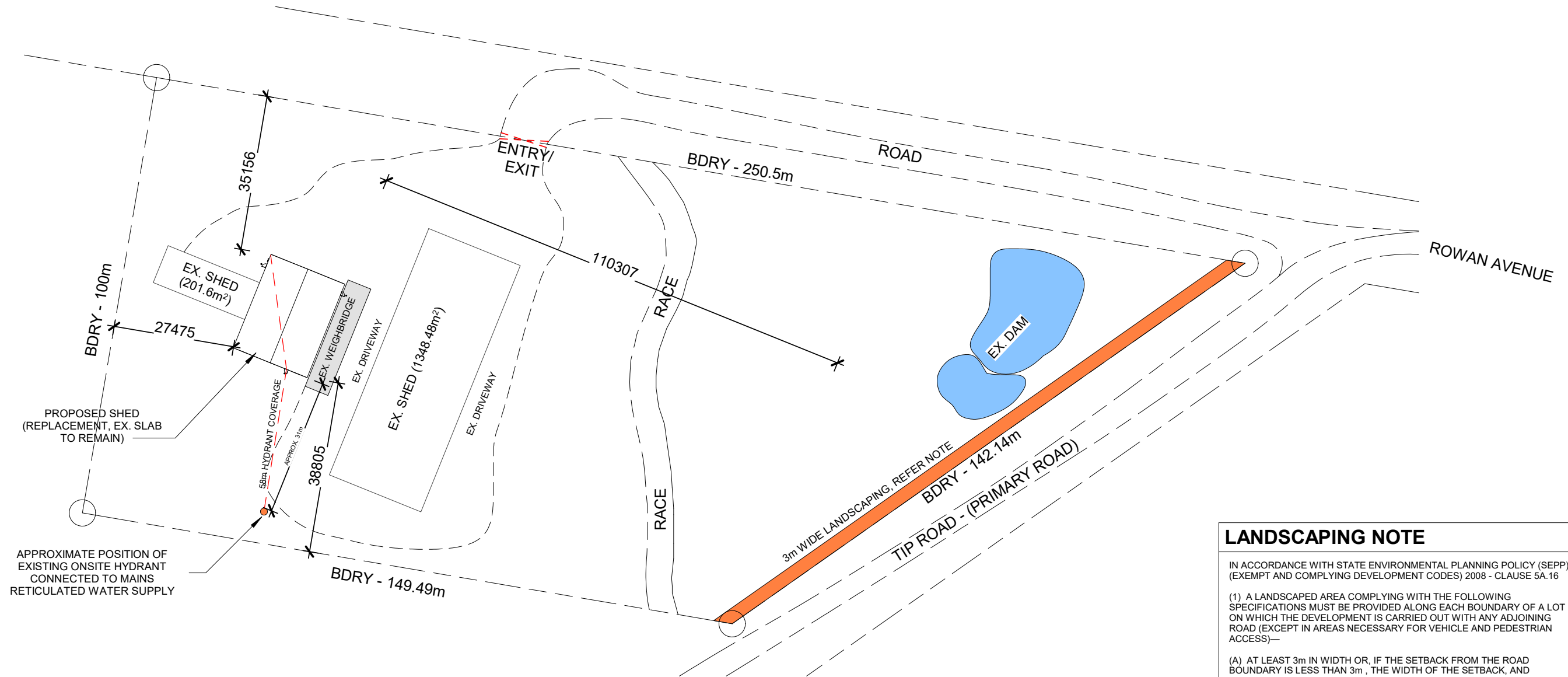
TITLE:
 SITE PLAN
DATE 05/12/2025
DRAWN JB
DESIGNED JB
SCALE As indicated
A002
PROJECT No.
 1125-147

No.	Description	Date
1	CONSTRUCTION ISSUE	5/12/2025

LEGEND

B - BASIN	REF - FRIDGE/FREEZER
BTH - BATH	RH - RANGE HOOD
CF - CEILING FAN	SC - STRUCTURAL COLUMN
CK - COOK TOP	SH - SHOWER
CONC. - CONCRETE	SK - SINK
CPT - CARPET	TL - TILE SURFACE
DP - DOWNPIPE	TU - TUB SINK
FTB - FLOATING TIMBER	VAN - VANITY
FW - FLOOR WASTE	WC - WATER CLOSET
MV - MECH. VENTILATION	WM - WASHING MACHINE





LANDSCAPING PLAN

1 : 1000

LANDSCAPING NOTE

IN ACCORDANCE WITH STATE ENVIRONMENTAL PLANNING POLICY (SEPP) (EXEMPT AND COMPLYING DEVELOPMENT CODES) 2008 - CLAUSE 5A.16

(1) A LANDSCAPED AREA COMPLYING WITH THE FOLLOWING SPECIFICATIONS MUST BE PROVIDED ALONG EACH BOUNDARY OF A LOT ON WHICH THE DEVELOPMENT IS CARRIED OUT WITH ANY ADJOINING ROAD (EXCEPT IN AREAS NECESSARY FOR VEHICLE AND PEDESTRIAN ACCESS)—

(A) AT LEAST 3m IN WIDTH OR, IF THE SETBACK FROM THE ROAD BOUNDARY IS LESS THAN 3m, THE WIDTH OF THE SETBACK, AND

(B) WITH A SOIL DEPTH OF AT LEAST 1m, AND

(C) IF THE WIDTH OF A LOT IS MORE THAN 10m AT THE PRIMARY STREET FRONTAGE—WITH A SPECIES OF TREES PLANTED AT 3m INTERVALS ALONG THAT FRONTAGE THAT ARE CAPABLE OF ACHIEVING A HEIGHT OF AT LEAST 8m AT MATURITY AND AT LEAST 2m WITHIN 2 YEARS OF THE OCCUPATION OF THE DEVELOPMENT.

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PROJECT
 PROPOSED INDUSTRIAL SHED

LOCATION
 107 ROWAN AVENUE, URALLA NSW 2358

CLIENT
 T. LEVINGSTON

TITLE:
 LANDSCAPING

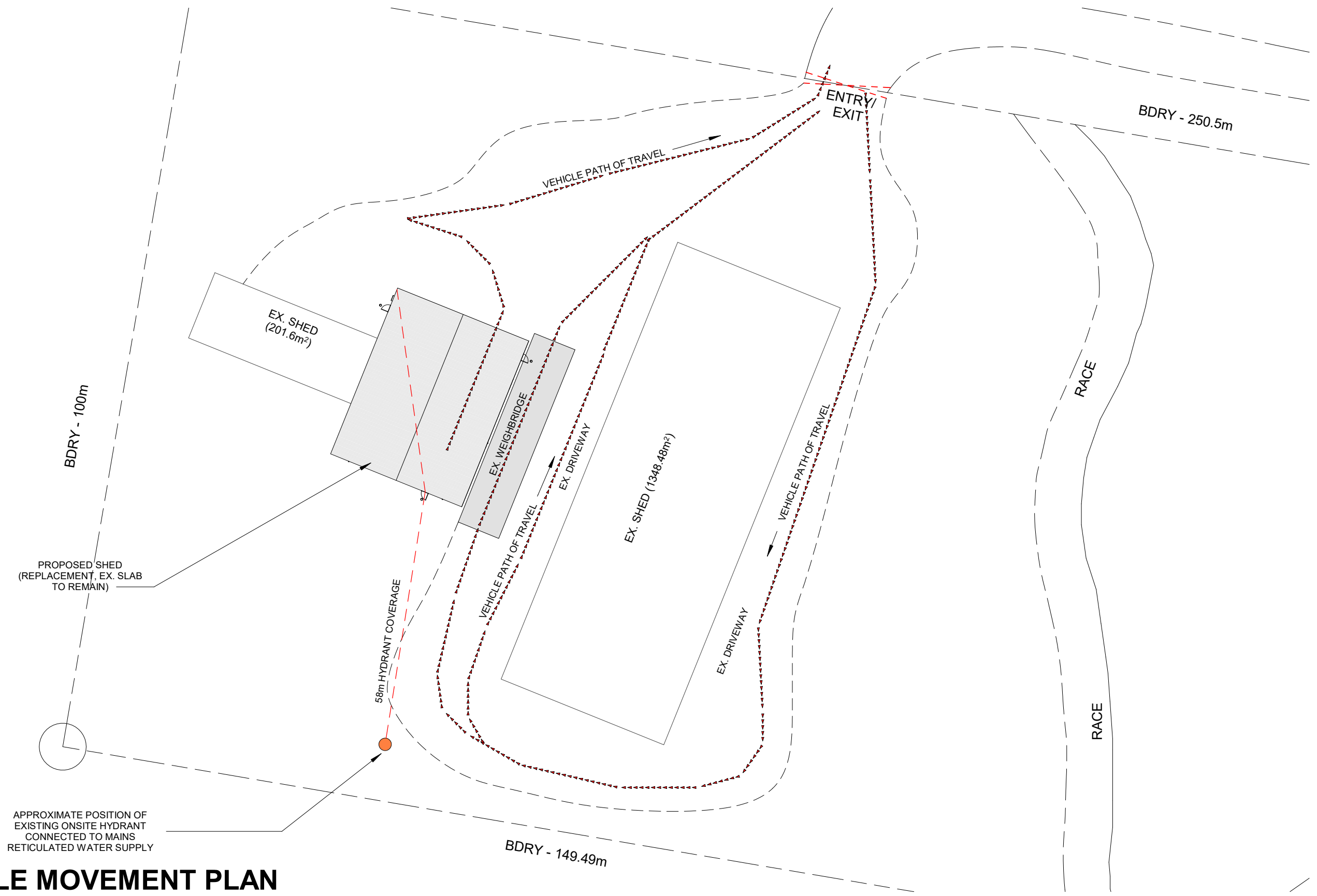
DATE 05/12/2025
 DRAWN JB
 DESIGNED JB
 SCALE As indicated

A003
 PROJECT No.
 1125-147

No.	Description	Date
1	CONSTRUCTION ISSUE	5/12/2025

LEGEND

B - BASIN	REF - FRIDGE/FREEZER
BTH - BATH	RH - RANGE HOOD
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MV - MECH. VENTILATION	WM - WASHING MACHINE



VEHICLE MOVEMENT PLAN

1 : 500

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PROJECT
 PROPOSED INDUSTRIAL SHED
LOCATION
 107 ROWAN AVENUE, URALLA NSW 2358
CLIENT
 T. LEVINGSTON

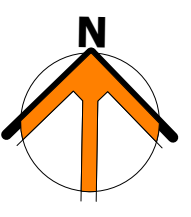
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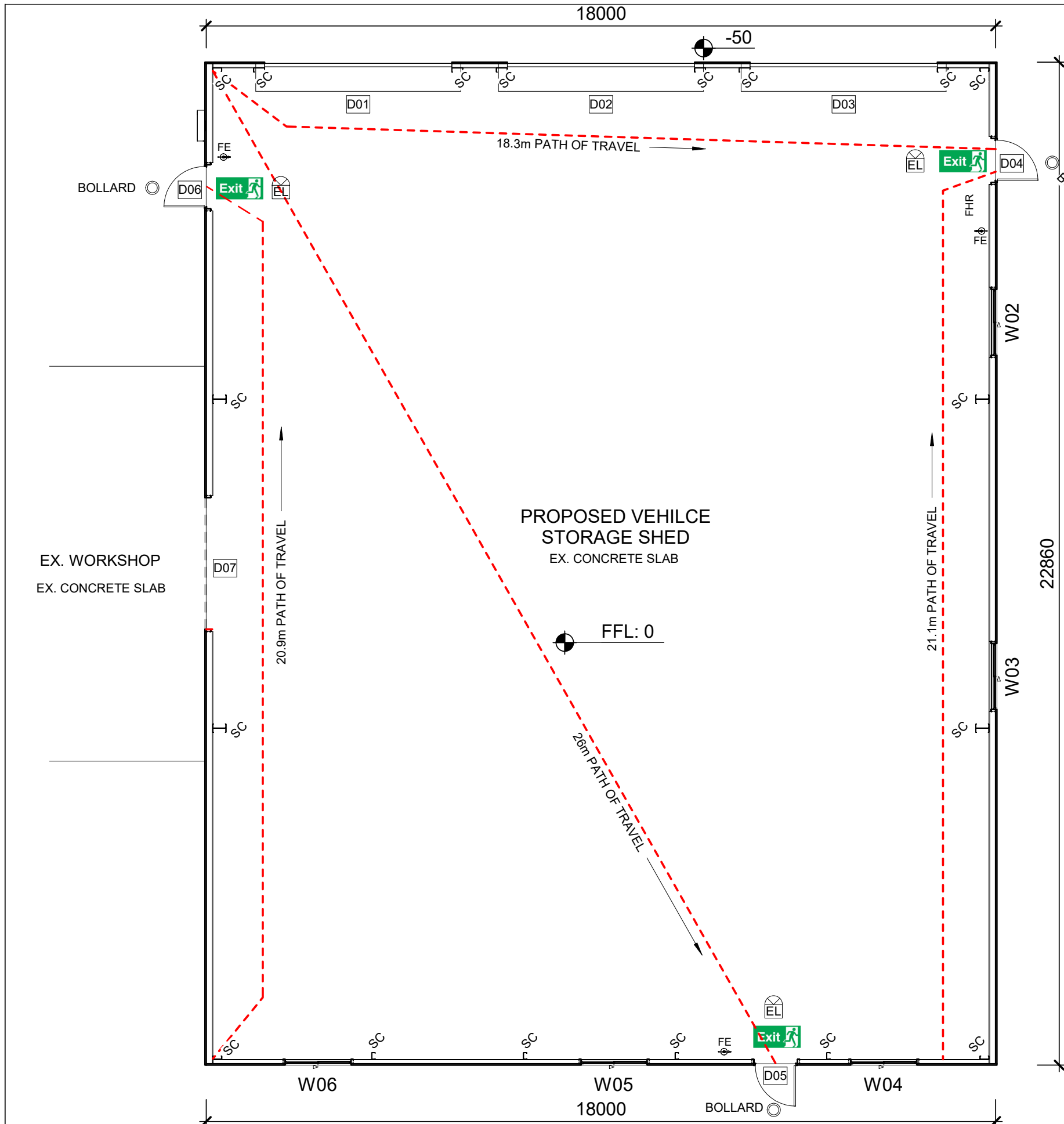
DATE 05/12/2025
 DRAWN JB
 DESIGNED JB
 SCALE 1 : 500

A004
 PROJECT No.
 1125-147

No.	Description	Date
1	CONSTRUCTION ISSUE	5/12/2025

LEGEND	
B - BASIN	REF - FRIDGE/FREEZER
BTH - BATH	RH - RANGE HOOD
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MV - MECH. VENTILATION	WM - WASHING MACHINE





General Areas		
Name	Area	Comments
PROPOSED SHED	412.85 m ²	

NOTES

GENERAL:

- BUILDING CLASSIFICATION= 8
- RISE IN STOREYS = 1
- EFFECTIVE HEIGHT = <12
- TYPE OF CONSTRUCTION = C

ALL DIMENSIONS TO BE CONFIRMED ON SITE.

ALL EXISTING UNDERGROUND SERVICES MUST BE LOCATED & EXPOSED PRIOR TO EARTHWORKS COMMENCING & IT IS THE RESPONSIBILITY OF THOSE PERSONS USING THIS PLAN TO CONFIRM BOTH POSITION & LEVEL OF THESE UTILITIES IN CONJUNCTION WITH THE APPROPRIATE AUTHORITY.

OPENINGS & GLAZING:

ALL WINDOWS & DOORS SHOWN ARE NOMINAL ONLY. OPENING SIZES ARE TO BE CONFIRMED ON SITE PRIOR TO MANUFACTURER.

ALL WINDOW FRAMES & GLAZING TO AS1248, AS1288 & AS2047. REFER TO BASIX CERTIFICATE FOR FRAME & GLAZING PROPERTIES.

WATER PROOFING & WEATHERPROOFING:

SARKING TO COMPLY WITH AS4200.1 AND WILL HAVE A FLAMMABILITY INDEX NOT GREATER THAN 5

PART F6 LIGHT AND VENTILATION

ALL ARTIFICIAL LIGHTING TO COMPLY WITH **NCC 2022, Volume 1, Amendment 2** - PART F6D5 ARTIFICIAL LIGHTING, PART J7 ARTIFICIAL LIGHTING & POWER & AS/NZS 1680-0-2009.

PART D3 ACCESS FOR PEOPLE WITH A DISABILITY

BOLLARDS TO BE LOCATED AT ALL EXITS TO PREVENT EXITS BEING BLOCKED.

DOOR HARDWARE IS TO BE INSTALLED IN ACCORDANCE WITH **NCC 2022, Volume 1, Amendment 2** - PART D3D26.

FIRE HAZARD PROPERTIES

Fire Hazard Properties are to comply with:
NCC 2022, Volume 1, Amendment 2 – C2D11 & Spec 7. & AS/NZS 2293.1-2018.

EMERGENCY LIGHTING - to be in accordance with **NCC 2022, E4D2, E4D4, AS/NZS2293.1-2018**

EXIT SIGNS - to be in accordance with **NCC 2022, E4D5, E4D6, E4D8, AS/NZS2293.1-2018**

PORTABLE FIRE EXTINGUISHERS - to be in accordance with **NCC 2022, E1D14, E4D6, E4D8, AS/NZS2441-2001**

Not less than one fire extinguisher to suit Class A, B and C fires and electrical fires is to be provided at all times on each storey adjacent to each required exit or temporary stairway or exit.

FIRE HOSE REELS - to be in accordance with **NCC 2022, E1D3 & AS2441-2001**

FIRE HYDRANTS - to be in accordance with **NCC 2022, E1D2 & AS2419.1-2021**

Door Schedule

Mark	Height	Width	Orientation-	Material-
D01	5000	4270	NORTH	STEEL FRAME ROLLER DOOR
D02	5000	4270	NORTH	STEEL FRAME ROLLER DOOR
D03	5000	4270	NORTH	STEEL FRAME ROLLER DOOR
D04	2040	920	EAST	STEEL FRAMED PA DOOR
D05	2040	920	SOUTH	STEEL FRAMED PA DOOR
D06	2040	920	WEST	STEEL FRAMED PA DOOR
D07	2100	3000	WEST	PERMANENT OPENING

Window Schedule

Mark	Height	Width	Orientation	Glazing Area	Material	SHGC	U-Value
W02	1200	1500	EAST	1.8	AL. FRAMED SLIDING - SINGLE CLEAR		
W03	1200	1500	EAST	1.8	AL. FRAMED SLIDING - SINGLE CLEAR		
W04	1200	1500	EAST	1.8	AL. FRAMED SLIDING - SINGLE CLEAR		
W05	1200	1500	SOUTH	1.8	AL. FRAMED SLIDING - SINGLE CLEAR		
W06	1200	1500	SOUTH	1.8	AL. FRAMED SLIDING - SINGLE CLEAR		

FLOOR PLAN

1 : 100

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PROJECT
PROPOSED INDUSTRIAL SHED
LOCATION
107 ROWAN AVENUE, URALLA NSW 2358
CLIENT
T. LEVINGSTON

TITLE:

FLOOR PLAN

DATE 05/12/2025
DRAWN JB
DESIGNED JB
SCALE 1 : 100

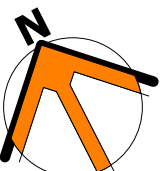
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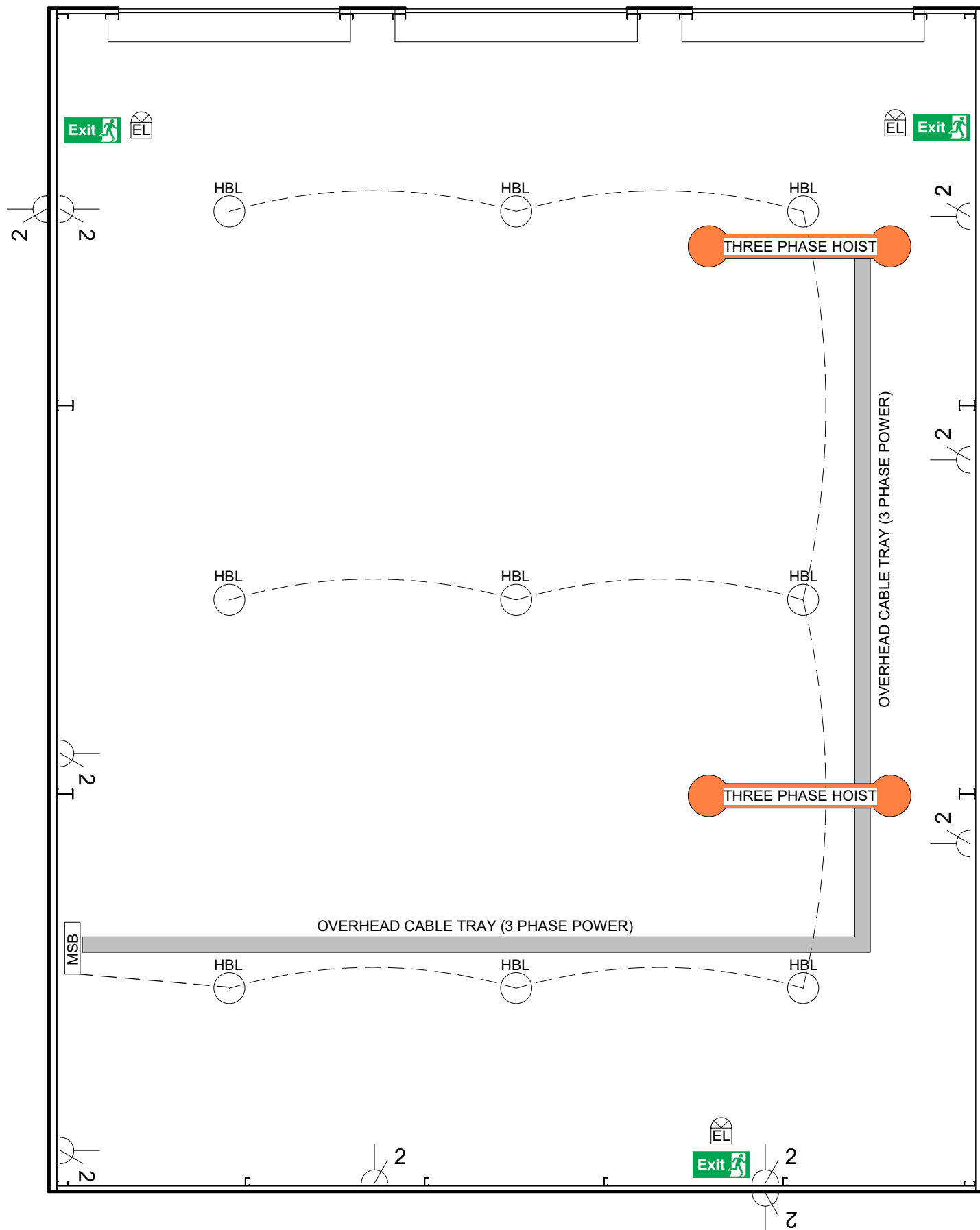
PROJECT No.
1125-147

No.	Description	Date
1	CONSTRUCTION ISSUE	5/12/2025

LEGEND

B - BASIN	REF - FRIDGE/FREEZER
BTH - BATH	RH - RANGE HOOD
CF - CEILING FAN	SC - STRUCTURAL COLUMN
CK - COOK TOP	SH - SHOWER
CONC. - CONCRETE	SK - SINK
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FW - FLOOR WASTE	WC - WATER CLOSET
MV - MECH. VENTILATION	WM - WASHING MACHINE





LEGEND

	MAIN SWITCH BOARD
	EMERGENCY LIGHTING - to be in accordance with NCC 2022, E4D2, E4D4, AS/NZS2293.1-2018
	EXIT SIGNS - to be in accordance with NCC 2022, E4D5, E4D6, E4D8, AS/NZS2293.1-2018
	HIGH BAY LED LIGHTING
	GENERAL PURPOSE OUTLET (SOCKETS AS PER PLAN)

ALL ELECTRICAL WORKS TO BE IN ACCORDANCE WITH:

- a) NCC 2022, Volume 1, Amendment 2
- b) E4D2, E4D4, & AS/NZS 2293.1-2018
- c) E4D5, E4D6, E4D8
- d) AS/NZS2293.1-2018
- e) AS/NZS 3000:2018 Wiring Rules
- f) AS/NZS 3008:2017 Electrical Installations – Selection of Cables
- g) NCC 2022, Volume 1, Amendment 2 - Section J7 – Artificial Lighting & Power

CEILING / ELECTRICAL LAYOUT PLAN

1 : 100

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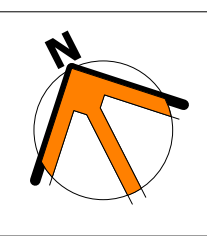
PROJECT
 PROPOSED INDUSTRIAL SHED
LOCATION
 107 ROWAN AVENUE, URALLA NSW 2358
CLIENT
 T. LEVINGSTON

TITLE:
 CEILING PLAN
 DATE 05/12/2025
 DRAWN JB
 DESIGNED JB
 SCALE 1 : 100
A006
 PROJECT No.
 1125-147

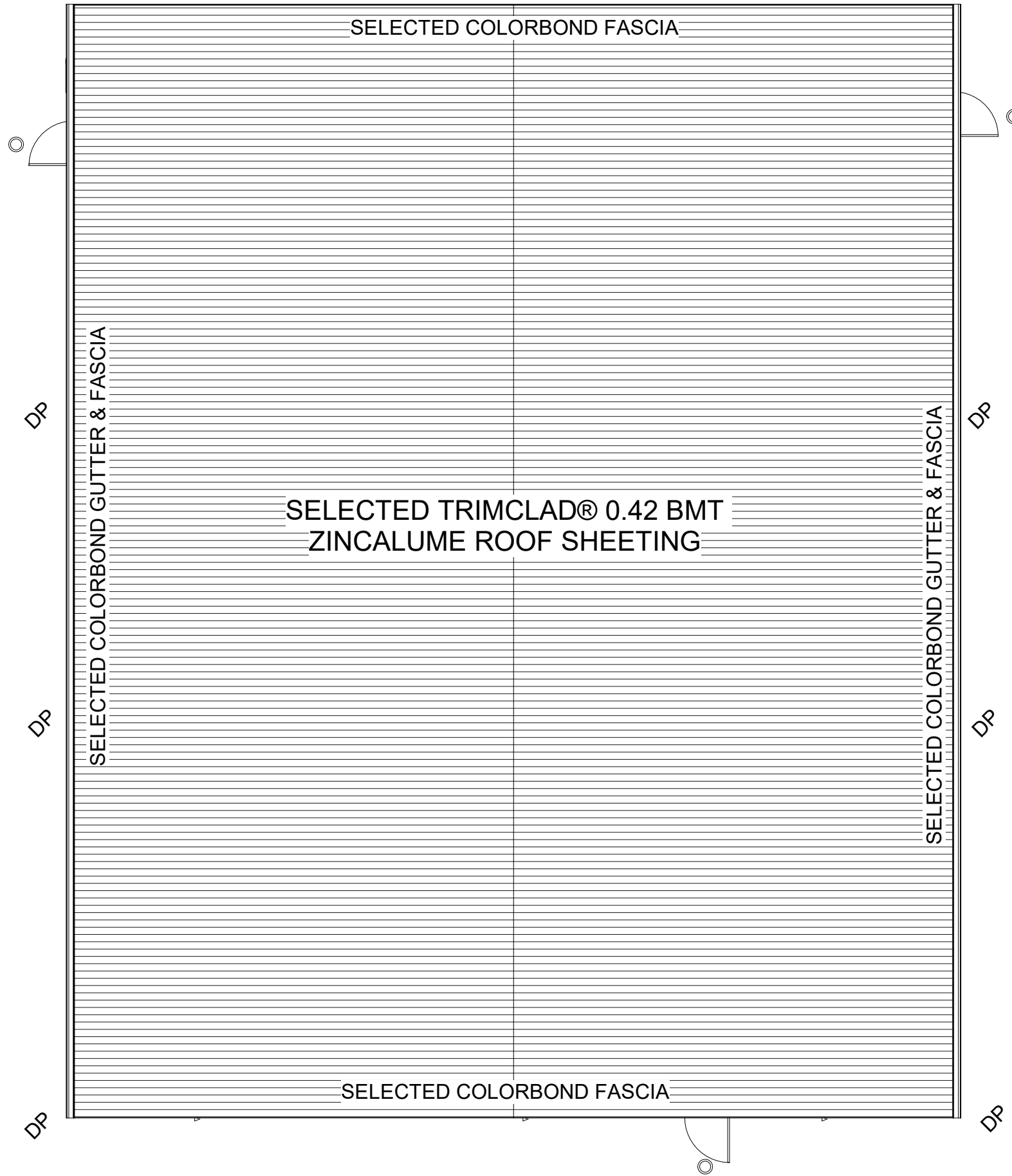
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LEGEND

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MV - MECH. VENTILATION	WM - WASHING MACHINE



LEGEND	
DP	90mm STEEL DOWNPIPE
	SELECTED COLORBOND STEEL FASCIA AND GUTTER
	SELECTED TRIMCLAD® 0.42 BMT ZINCALUME ROOF SHEETING



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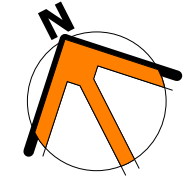
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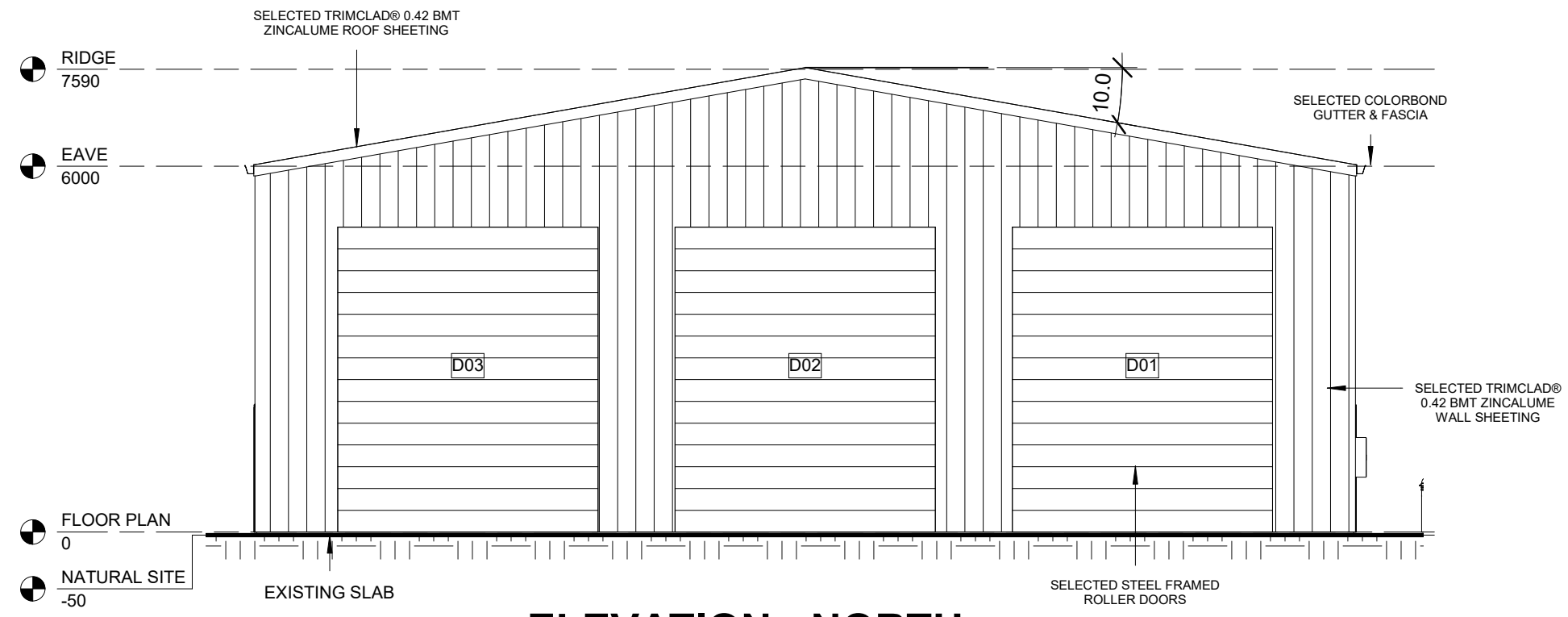
PROJECT
 PROPOSED INDUSTRIAL SHED
LOCATION
 107 ROWAN AVENUE, URALLA NSW 2358
CLIENT
 T. LEVINGSTON

TITLE:
 ROOF PLAN
 DATE 05/12/2025
 DRAWN JB
 DESIGNED JB
 SCALE 1 : 100
A007
 PROJECT No.
 1125-147

No.	Description	Date
1	CONSTRUCTION ISSUE	5/12/2025

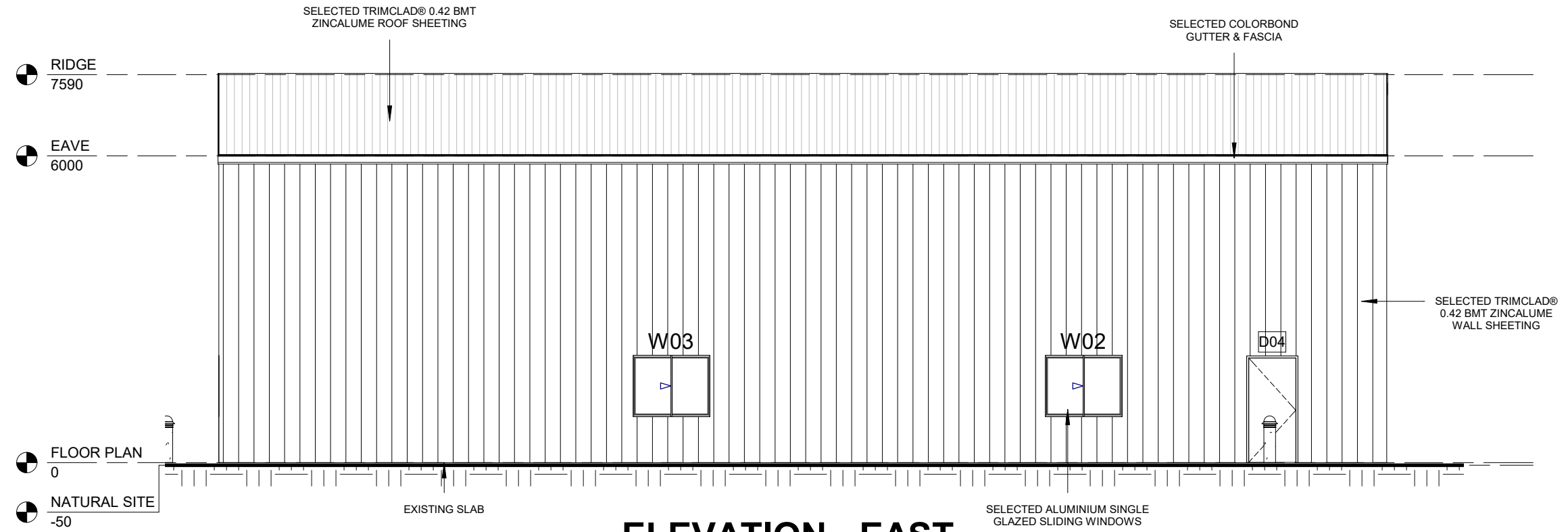
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FW - FLOOR WASTE	WC - WATER CLOSET
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ELEVATION - NORTH

1 : 100



ELEVATION - EAST

1 : 100

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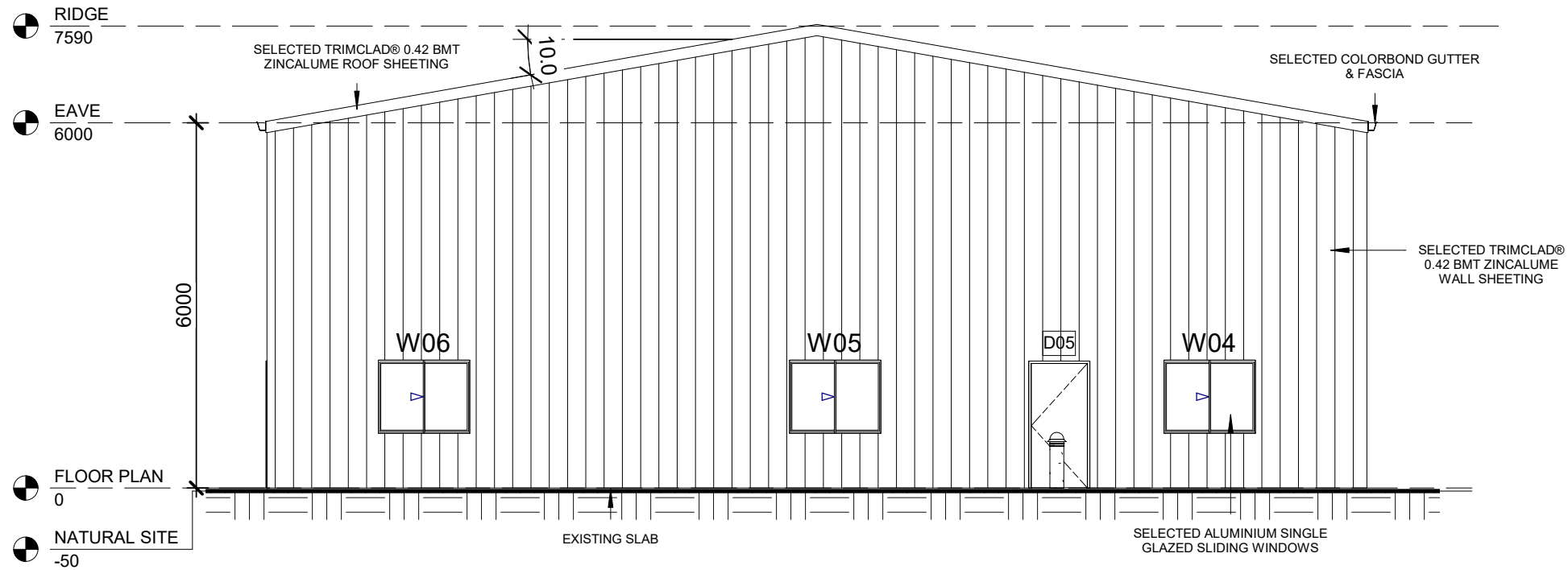
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LOCATION
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CLIENT
 T. LEVINGSTON

TITLE:
 ELEVATIONS 1
 DATE 05/12/2025
 DRAWN JB
 DESIGNED JB
 SCALE 1 : 100
A008
 PROJECT No.
 1125-147

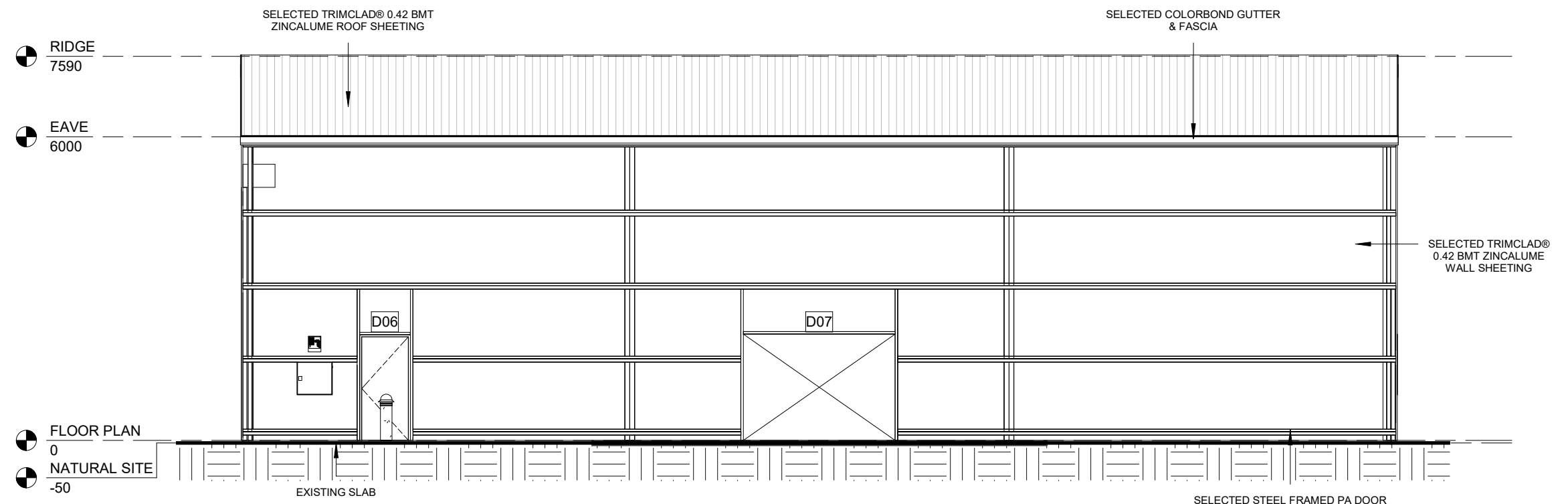
No.	Description	Date
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ELEVATION - SOUTH

1 : 100



ELEVATION - WEST

1 : 100

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TITLE:

ELEVATIONS 2

DATE 05/12/2025
DRAWN JB
DESIGNED JB
SCALE 1 : 100

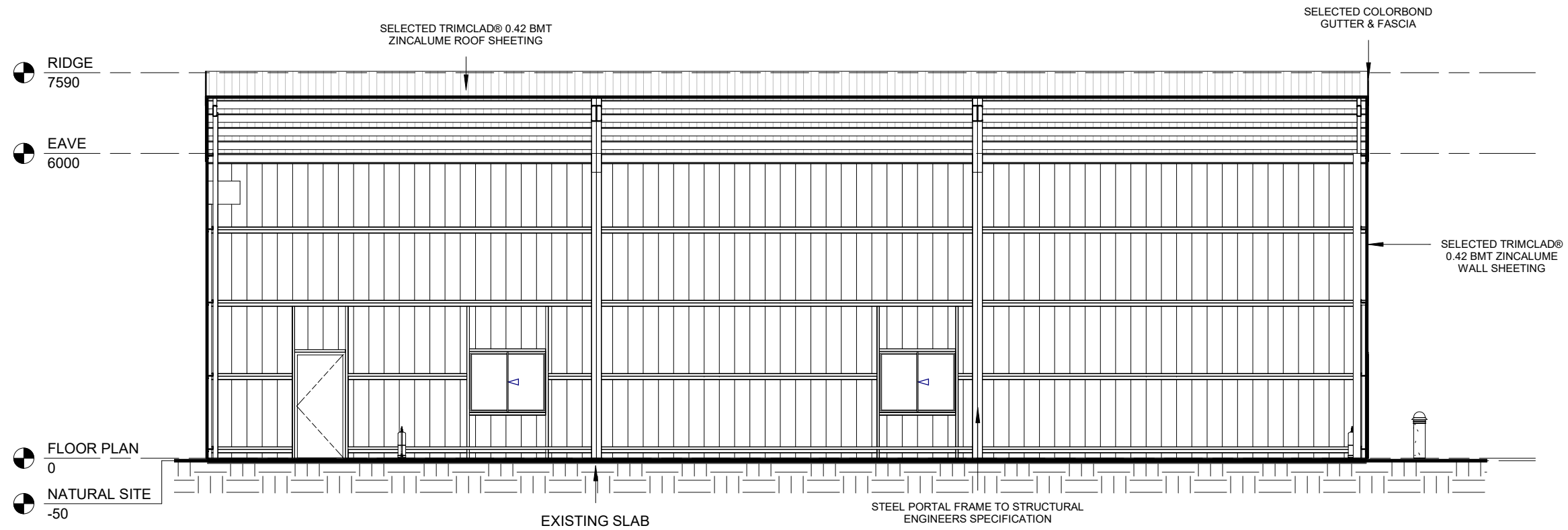
A009

PROJECT No.
1125-147

No.	Description	Date
1	CONSTRUCTION ISSUE	5/12/2025

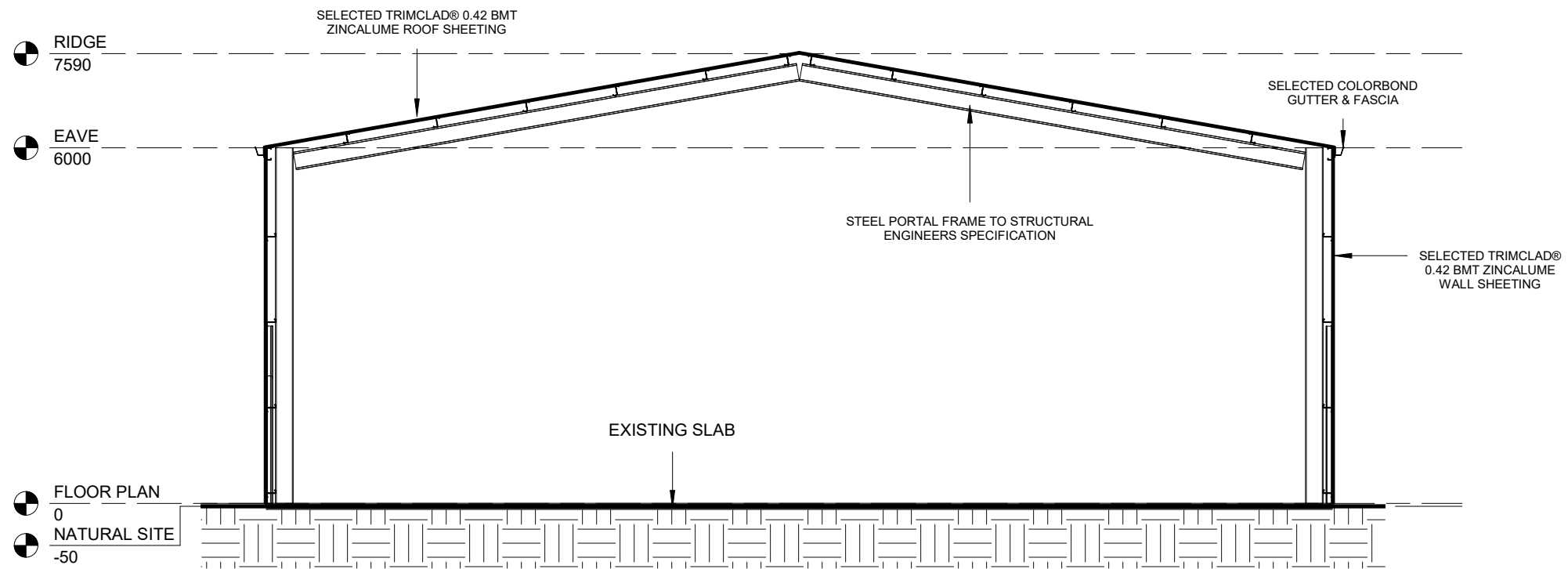
LEGEND

B - BASIN	REF - FRIDGE/FREEZER
BTH - BATH	RH - RANGE HOOD
CF - CEILING FAN	SC - STRUCTURAL COLUMN
CK - COOK TOP	SH - SHOWER
CONC. - CONCRETE	SK - SINK
CPT - CARPET	TL - TILE SURFACE
DP - DOWNPIPE	TU - TUB SINK
FTB - FLOATING TIMBER	VAN - VANITY
FW - FLOOR WASTE	WC - WATER CLOSET
MV - MECH. VENTILATION	WM - WASHING MACHINE



Section A

1 : 100



Section B

1 : 100

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PROJECT
 PROPOSED INDUSTRIAL SHED
LOCATION
 107 ROWAN AVENUE, URALLA NSW 2358
CLIENT
 T. LEVINGSTON

TITLE:
 SECTION
 DATE 05/12/2025
 DRAWN JB
 DESIGNED JB
 SCALE 1 : 100
A010
 PROJECT No.
 1125-147

No.	Description	Date
1	CONSTRUCTION ISSUE	5/12/2025

LEGEND

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NOTES:

1. FALLS, SLIPS, TRIPS

a) WORKING AT HEIGHTS

DURING CONSTRUCTION

Wherever possible, components for this building should be prefabricated off-site or at ground level to minimise the risk of workers falling more than two metres. However, construction of this building will require workers to be working at heights where a fall in excess of two metres is possible and injury is likely to result from such a fall. The builder should provide a suitable barrier wherever a person is required to work in a situation where falling more than two metres is a possibility.

DURING OPERATION OR MAINTENANCE

For houses or other low-rise buildings where scaffolding is appropriate:

Cleaning and maintenance of windows, walls, roof or other components of this building will require persons to be situated where a fall from a height in excess of two metres is possible. Where this type of activity is required, scaffolding, ladders or trestles should be used in accordance with relevant codes of practice, regulations or legislation.

For buildings where scaffold, ladders, trestles are not appropriate:

Cleaning and maintenance of windows, walls, roof or other components of this building will require persons to be situated where a fall from a height in excess of two metres is possible. Where this type of activity is required, scaffolding, fall barriers or Personal Protective Equipment (PPE) should be used in accordance with relevant codes of practice, regulations or legislation.

b) SLIPPERY OR UNEVEN SURFACES

FLOOR FINISHES Specified

If finishes have been specified by designer, these have been selected to minimise the risk of floors and paved areas becoming slippery when wet or when walked on with wet shoes/feet. Any changes to the specified finish should be made in consultation with the designer or, if this is not practical, surfaces with an equivalent or better slip resistance should be chosen.

FLOOR FINISHES By Owner

If designer has not been involved in the selection of surface finishes, the owner is responsible for the selection of surface finishes in the pedestrian trafficable areas of this building. Surfaces should be selected in accordance with AS HB 197:1999 and AS/NZ 4586:2004.

STEPS, LOOSE OBJECTS AND UNEVEN SURFACES

Due to design restrictions for this building, steps and/or ramps are included in the building which may be a hazard to workers carrying objects or otherwise occupied. Steps should be clearly marked with both visual and tactile warning during construction, maintenance, demolition and at all times when the building operates as a workplace.

Building owners and occupiers should monitor the pedestrian access ways and in particular access to areas where maintenance is routinely carried out to ensure that surfaces have not moved or cracked so that they become uneven and present a trip hazard. Spills, loose material, stray objects or any other matter that may cause a slip or trip hazard should be cleaned or removed from access ways.

Contractors should be required to maintain a tidy work site during construction, maintenance or demolition to reduce the risk of trips and falls in the workplace. Materials for construction or maintenance should be stored in designated areas away from access ways and work areas.

2. FALLING OBJECTS

LOOSE MATERIALS OR SMALL OBJECTS

Construction, maintenance or demolition work on or around this building is likely to involve persons working above ground level or above floor levels. Where this occurs one or more of the following measures should be taken to avoid objects falling from the area where the work is being carried out onto persons below.

1. Prevent or restrict access to areas below where the work is being carried out.
2. Provide toeboards to scaffolding or work platforms.
3. Provide protective structure below the work area.
4. Ensure that all persons below the work area have Personal Protective Equipment (PPE).

BUILDING COMPONENTS

During construction, renovation or demolition of this building, parts of the structure including fabricated steelwork, heavy panels and many other components will remain standing prior to or after supporting parts are in place. Contractors should ensure that temporary bracing or other required support is in place at all times when collapse which may injure persons in the area is a possibility.

Mechanical lifting of materials and components during construction, maintenance or demolition presents a risk of falling objects.

Contractors should ensure that appropriate lifting devices are used, that loads are properly secured and that access to areas below the load is prevented or restricted.

3. TRAFFIC MANAGEMENT

For building on a major road, narrow road or steeply sloping road: Parking of vehicles or loading/unloading of vehicles on this roadway may cause a traffic hazard. During construction, maintenance or demolition of this building designated parking for workers and loading areas should be provided. Trained traffic management personnel should be responsible for the supervision of these areas.

For building where on-site loading/unloading is restricted:

Construction of this building will require loading and unloading of materials on the roadway. Deliveries should be well planned to avoid congestion of loading areas and trained traffic management personnel should be used to supervise loading/unloading areas.

For all buildings:

Busy construction and demolition sites present a risk of collision where deliveries and other traffic are moving within the site. A traffic management plan supervised by trained traffic management personnel should be adopted for the work site.

4. SERVICES

GENERAL

Rupture of services during excavation or other activity creates a variety of risks including release of hazardous material. Existing services are located on or around this site. Where known, these are identified on the plans but the exact location and extent of services may vary from that indicated. Services should be located using an appropriate service (such as Dial Before You Dig), appropriate excavation practice should be used and, where necessary, specialist contractors should be used.

Locations with underground power:

Underground power lines MAY be located in or around this site. All underground power lines must be disconnected or carefully located and adequate warning signs used prior to any construction, maintenance or demolition commencing.

Locations with overhead power lines:

Overhead power lines MAY be near or on this site. These pose a risk of electrocution if struck or approached by lifting devices or other plant and persons working above ground level. Where there is a danger of this occurring, power lines should be, where practical, disconnected or relocated. Where this is not practical adequate warning in the form of bright coloured tape or signage should be used or a protective barrier provided.

5. MANUAL TASKS

Components within this design with a mass in excess of 25kg should be lifted by two or more workers or by mechanical lifting device. Where this is not practical, suppliers or fabricators should be required to limit the component mass.

All material packaging, building and maintenance components should clearly show the total mass of packages and where practical all items should be stored on site in a way which minimises bending before lifting. Advice should be provided on safe lifting methods in all areas where lifting may occur. Construction, maintenance and demolition of this building will require the use of portable tools and equipment. These should be fully maintained in accordance with manufacturer's specifications and not used where faulty or (in the case of electrical equipment) not carrying a current electrical safety tag. All safety guards or devices should be regularly checked and Personal Protective Equipment should be used in accordance with manufacturer's specification.

6. HAZARDOUS SUBSTANCES

ASBESTOS

For alterations to a building constructed prior to 1990:

If this existing building was constructed prior to:

1990 - it therefore may contain asbestos
1986 - it therefore is likely to contain asbestos either in cladding material or in fire retardant insulation material. In either case, the builder should check and, if necessary, take appropriate action before demolishing, cutting, sanding, drilling or otherwise disturbing the existing structure.

POWDERED MATERIALS

Many materials used in the construction of this building can cause harm if inhaled in powdered form. Persons working on or in the building during construction, operational maintenance or demolition should ensure good ventilation and wear Personal Protective Equipment including protection against inhalation while using powdered material or when sanding, drilling, cutting or otherwise disturbing or creating powdered material.

TREATED TIMBER

The design of this building may include provision for the inclusion of treated timber within the structure. Dust or fumes from this material can be harmful. Persons working on or in the building during construction, operational maintenance or demolition should ensure good ventilation and wear Personal Protective Equipment including protection against inhalation of harmful material when sanding, drilling, cutting or using treated timber in any way that may cause harmful material to be released. Do not burn treated timber.

VOLATILE ORGANIC COMPOUNDS

Many types of glue, solvents, spray packs, paints, varnishes and some cleaning materials and disinfectants have dangerous emissions. Areas where these are used should be kept well ventilated while the material is being used and for a period after installation. Personal Protective Equipment may also be required. The manufacturer's recommendations for use must be carefully considered at all times.

SYNTHETIC MINERAL FIBRE

Fibreglass, rockwool, ceramic and other material used for thermal or sound insulation may contain synthetic mineral fibre which may be harmful if inhaled or if it comes in contact with the skin, eyes or other sensitive parts or the body. Personal Protective Equipment including protection against inhalation of harmful material should be used when installing, removing or working near bulk insulation material.

TIMBER FLOORS

This building may contain timber floors which have an applied finish. Areas where finishes are applied should be kept well ventilated during sanding and application and for a period after installation. Personal Protective Equipment may also be required. The manufacturer's recommendations for use must be carefully considered at all times.

7. CONFINED SPACES

EXCAVATION

Construction of this building and some maintenance on the building will require excavation and installation of items within excavations. Where practical, installation should be carried out using methods which do not require workers to enter the excavation. Where this is not practical, adequate support for the excavated area should be provided to prevent collapse. Warning signs and barriers to prevent accidental or unauthorised access to all excavations should be provided.

ENCLOSED SPACES

For buildings with enclosed spaces where maintenance or other access may be required:

Enclosed spaces within this building may present a risk to persons entering for construction, maintenance or any other purpose. The design documentation calls for warning signs and barriers to unauthorised access. These should be maintained throughout the life of the building. Where workers are required to enter enclosed spaces, air testing equipment and Personal Protective Equipment should be provided.

SMALL SPACES

For buildings with small spaces where maintenance or other access may be required:

Some small spaces within this building will require access by construction or maintenance workers. The design documentation calls for warning signs and barriers to unauthorised access. These should be maintained throughout the life of the building. Where workers are required to enter small spaces they should be scheduled so that access is for short periods. Manual lifting and other manual activity should be restricted in small spaces.

8. PUBLIC ACCESS

Public access to construction and demolition sites and to areas under maintenance causes risk to workers and public. Warning signs and secure barriers to unauthorised access should be provided. Where electrical installations, excavations, plant or loose materials are present they should be secured when not fully supervised.

9. OPERATIONAL USE OF BUILDING

RESIDENTIAL BUILDINGS

This building has been designed as a residential building. If it, at a later date, is used or intended to be used as a workplace, the provisions of the Work Health and Safety Act 2011 or subsequent replacement Act should be applied to the new use.

10. OTHER HIGH RISK ACTIVITY

All electrical work should be carried out in accordance with Code of Practice: Managing Electrical Risks at the Workplace, AS/NZ 3012 and all licensing requirements.

All work using Plant should be carried out in accordance with Code of Practice: Managing Risks of Plant at the Workplace. All work should be carried out in accordance with Code of Practice: Managing Noise and Preventing Hearing Loss at Work. Due to the history of serious incidents it is recommended that particular care be exercised when undertaking work involving steel construction and concrete placement. All the above applies.

THESE NOTES MUST BE READ AND UNDERSTOOD BY ALL INVOLVED IN THE PROJECT.

THIS INCLUDES (but is not excluded to): OWNER, BUILDER, SUB-CONTRACTORS, CONSULTANTS, RENOVATORS, OPERATORS, MAINTENORS, DEMOLISHERS.

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PROJECT
PROPOSED INDUSTRIAL SHED

LOCATION

107 ROWAN AVENUE, URALLA NSW 2358

CLIENT

T. LEVINGSTON

TITLE:

GENERAL NOTES

DATE 05/12/2025
DRAWN JB
DESIGNED JB
SCALE 1 : 100

A011

PROJECT No.

1125-147

No.	Description	Date
1	CONSTRUCTION ISSUE	5/12/2025

LEGEND

B - BASIN	REF - FRIDGE/FREEZER
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BUSHFIRE ATTACK LEVEL REQUIREMENTS BAL 12.5 AS PER AS3959 - 2018 & PLANNING FOR BUSHFIRE PROTECTION 2019.

5.1 GENERAL:

A building assessed in Section 2 as being BAL-12.5 shall comply with Section 3 and Clauses 5.2 to 5.8.

Any element of construction or system that satisfies the test criteria of AS 1530.8.1 may be used in lieu of the applicable requirements contained in Clauses 5.2 to 5.8 (see Clause 3.8).

NOTE: BAL-12.5 is primarily concerned with protection from ember attack and radiant heat up to and including 12.5 kWm² where the site is less than 100 m from the source of bushfire attack

5.2 SUB FLOOR:

5.2 Subfloor supports (NSW Variation – via PBP 2019)

AS 3959 does not provide construction requirements for subfloor supports where the subfloor space is enclosed with:

- (a) a wall that complies with AS 3959 Clause 5.4 as appropriate; or
 - (b) a mesh or perforated sheet with a maximum aperture of 2mm, made of corrosion resistant steel, bronze or aluminium; or
 - (c) a combination of Items (a) and (b) above.
- Where the subfloor space is unenclosed, the support posts, columns, stumps, piers and poles shall be:

- (i) of non-combustible material; or
- (ii) of bush fire-resisting timber (see Appendix F of AS 3959); or
- (iii) a combination of items (i) and (ii) above.

5.3 FLOORS:

5.3.1 Concrete slabs on ground

This Standard does not provide construction requirements for concrete slabs on the ground.

5.3.2 Elevated floors (NSW Variation - via PBP 2019)

5.3.2.1 Enclosed subfloor space

This Standard does not provide construction requirements for elevated floors, including bearers, joists and flooring, where the subfloor space is enclosed with:

- (a) wall that complies with AS3959 Clause 5.4 or
- (b) a mesh or perforated sheet with a maximum aperture of 2 mm, made of corrosion-resistant steel, bronze or aluminium; or
- (c) a combination of Items (a) and (b) above.

5.3.2.2 Unenclosed subfloor space

Where the subfloor space is unenclosed, the bearers, joists and flooring, less than 400 mm above finished ground level, shall be one of the following:

(a) Materials that comply with the following:

- (i) Bearers and joists shall be-
 - (A) non-combustible; or
 - (B) bushfire-resisting timber (see Appendix F of AS3959); or
 - (C) a combination of Items (A) and (B) above.
- (ii) Flooring shall be-
 - (A) non-combustible; or
 - (B) bushfire-resisting timber (see Appendix F of AS3959); or
 - (C) timber (other than bushfire-resisting timber), particleboard or plywood flooring where the underside is lined with sarking-type material or mineral wool insulation; or
 - (D) a combination of any of Items (A), (B) or (C) above. Or
 - (b) system complying with AS 1530.8.1

This Standard does not provide construction requirements for elements of elevated floors, including bearers, joists and flooring, if the underside of the element is 400 mm or more above finished ground level.

5.4 EXTERNAL WALLS:

5.4.1 General

The exposed components of an external wall that are less than 400 mm from the ground or less than 400 mm above decks, carport roofs, awnings and similar elements or fittings having an angle less than 18 degrees to the horizontal and extending more than 110mm in width from the wall (see Figure D3, Appendix D) shall be one of the following:

- (a) Non-combustible material including the following provided the minimum thickness is 90 mm:
 - (i) Full masonry or masonry veneer walls with an outer leaf of clay, concrete, calcium silicate or natural stone.
 - (ii) Precast or in situ walls of concrete or aerated concrete.
 - (iii) Earth wall including mud brick; or
 - (b) Timber logs of a species with a density of 680 kg/m³ or greater at a 12% moisture content; of a minimum nominal overall thickness of 90mm and a minimum thickness of 70mm (see Clause 3.11); and gauge planed; or
 - (c) Cladding that is fixed externally to a timber-framed or a steel-framed wall and is-
 - (i) non-combustible material; or
 - (ii) fibre-cement a minimum of 6 mm in thickness; or
 - (iii) bushfire-resisting timber (see Appendix F); or
 - (iv) a timber species as specified in Paragraph E1, Appendix E; or
 - (v) a combination of any of Items (i), (ii), (iii) or (iv); or
 - (d) A combination of any of Items (a), (b) or (c) above.

This Standard does not provide construction requirements for the exposed components of an external wall that are 400mm or more from the ground or 400 mm or more above decks, carport roofs, awnings and similar elements or fittings having an angle less than 18 degrees to the horizontal and extending more than 110mm in width from the wall (see Figure D3, Appendix D).

5.4.2 Joints

All joints in the external surface material of walls shall be covered, sealed, overlapped, backed or butt jointed.

5.4.3 Vents and weepholes

Except for exclusions provided in clause 3.6, vents and weepholes in external walls shall be screened with a mesh made of corrosion-resistant steel, bronze or aluminium.

5.5 EXTERNAL GLAZED ELEMENTS, ASSEMBLIES AND EXTERNAL DOORS:

5.5.1 Bushfire shutters

Where fitted, bushfire shutters shall comply with Clause 3.7 and be made from -

- (a) non-combustible material; or
- (b) a timber species as specified in Paragraph E1, Appendix E; or
- (c) bushfire-resisting timber (see Appendix F); or
- (d) a combination of any of Items (a), (b) or (c) above.

5.5.2 Screens for windows and doors

Where fitted, screens for windows and doors shall have a mesh or perforated sheet made of corrosion-resistant steel, bronze or aluminium.

The frame supporting the mesh or perforated sheet shall be made from -

- (a) metal; or
- (b) bushfire-resisting timber (see Appendix F); or
- (c) a timber species as specified in Paragraph E2, Appendix E.

5.5.3 Windows and sidelights

Window assemblies shall:

- (a) Be completely protected by a bushfire shutter that complies with Clause 3.7 and Clause 5.5.1; or
- (b) Be completely protected externally by screens that comply with Clause 3.6 and Clause 5.5.2; (for this clause 5.5.3(b), the screening needs to be applied to cover the entire assembly, that is including framing, glazing, sash, sill and hardware); or
- (c) Conform with the following:

(i) Frame material - For window assemblies less than 400 mm from the ground or less than 400 mm above decks, carport roofs, awnings and similar elements or fittings having an angle less than 18 degrees to the horizontal and extending more than 110 mm in width from the window frame (see Figure D3, Appendix D), window frames and window joinery shall be made from one of the following:

- (A) Bushfire-resisting timber (see Appendix F); or
- (B) A timber species as specified in Paragraph E2, Appendix E. or
- (C) Metal. or
- (D) Metal-reinforced uPVC. The reinforcing members shall be made from aluminium, stainless steel, or corrosion-resistant steel. There are no specific restrictions on frame material for all other windows.

(ii) Hardware – There are no specific restrictions on hardware for windows.

(iii) Glazing - Where glazing is less than 400 mm from the ground or less than 400 mm above decks, carport roofs, awnings and similar elements or fittings having an angle less than 18 degrees to the horizontal and extending more than 110mm in width from the window frame (see Figure D3, Appendix D), this glazing shall be Grade A safety glass a minimum 4 mm in thickness, or glass blocks with no restriction on glazing methods.

NOTE: Where double glazed assemblies are used above, the requirements apply to the external pane of the glazed assembly only. For all other glazing, annealed glass may be used in accordance with AS 1288.

(iv) Seals and weather strips – There are no specific requirements for seals and weather strips at this BAL level.

(v) Screens - The openable portions of windows shall be screened internally or externally with screens that conform with Clause 3.6 and Clause 5.5.2.

C5.5.3 For clause 5.5.3 (c), screening to openable portions of all windows is required in all BALs to prevent the entry of embers to the building when the window is open. For clause 5.5.3 (c)(v), screening of the openable and fixed portions of some windows is required in some BALs to reduce the effects of radiant heat on annealed glass and has to be externally fixed. If the screening is required only to the entry of embers, the screening may be fitted externally or internally.

5.5.4 Doors- Side-hung external doors (including French doors, panel fold and bi fold doors)

Side-hung external doors, including French doors, panel fold and bi-fold doors, shall -

- (a) be completely protected by bushfire shutters that conform with Clause 3.7 and clause 5.5.1; or
- (b) be completely protected externally by screens that conform with Clause 3.7 and Clause 5.5.2; or
- (c) Conform with the following:

(i) Door panel material – Materials shall be-

- (A) non-combustible; or
- (B) solid timber, laminated timber or reconstituted timber, having a minimum thickness of 35 mm for the first 400mm above the threshold; or
- (C) hollow core, solid timber, laminated timber or reconstituted timber with a noncombustible kickplate on the outside for the first 400mm above the threshold; or
- (D) hollow core, solid timber, laminated timber or reconstituted timber protected externally by a screen that conforms with Clause 5.5.2; or
- (E) for fully framed glazed door panels, the framing shall be made from metal or bushfire resisting timber (see Appendix F) or a timber species as specified in Paragraph E2, Appendix E or uPVC.

(ii) Door frame material – Door frame materials shall be –

- (A) bushfire resisting timber (see Appendix F); or
- (B) a timber species as specified in Paragraph E2 of Appendix E; or
- (C) metal; or
- (D) metal- reinforced uPVC. The reinforcing members shall be made from aluminium, stainless steel, or corrosion-resistant steel.
- (iii) Hardware - There are no specific requirements for hardware at the BAL level.
- (iv) Glazing – the glazing shall be Grade A safety glass a minimum of 4mm in thickness, or glass blocks with no restriction on glazing methods.

NOTE: Where double glazed units are used the above requirements apply to the external face of the window assembly only.

(v) Seals and Weather strips – Weather strips, draft excluders or draught seals shall be installed.

(vi) Screens - there are no requirements to screen the openable part of the door at this BAL level.

(vii) Doors shall be tight fitting to the door frame and to an abutting door, if applicable.

5.5.5 Doors –Sliding doors

Sliding doors shall-

- (a) be completely protected by a bushfire shutter that conforms with Clause 3.7 and 5.5.1. or
- (b) be completely protected externally by screens that comply with Clause 3.6 and Clause 5.5.2; or
- (c) conform with the following:

(i) Frame material - The material for door frames, including fully framed glazed doors, shall be -

- (A) Bushfire-resisting timber (see Appendix F) or
- (B) A timber species as specified in Paragraph E2, Appendix E. or
- (C) Metal or
- (D) Metal-reinforced uPVC and the reinforcing members shall be made from aluminium, stainless steel, or corrosion-resistant steel.

(ii) Hardware - There are no requirements for hardware at this BAL level.

(iii) Glazing - Where doors incorporate glazing, the glazing shall be Grade A safety glass a minimum of 4mm in thickness.

(iv) Seals and weather strips - there are no requirements for seals and weather strips at this BAL level.

(v) Screens - there is no requirement to screen the openable part of the sliding door at this BAL level.

(vi) Sliding panels – sliding panels shall be tight fitting in the frames.

5.5.6 Doors—Vehicle access doors (garage doors)

The following apply to vehicle access doors:

- (a) The lower portion of a vehicle access door that is within 400 mm of the ground when the door is closed (see Figure D4, Appendix D) shall be made from-
 - (i) non-combustible material; or
 - (ii) bushfire-resisting timber (see Appendix F); or
 - (iii) fibre-cement sheet, a minimum of 6 mm in thickness; or
 - (iv) a timber species as specified in Paragraph E1, Appendix E; or
 - (v) a combination of any of Items (i), (ii), (iii) or (iv).

(b) All vehicle access doors shall be protected with suitable weather strips, draught excluders, draught seals or brushes. Door assemblies fitted with guide tracks do not need edge gap protection.

NOTES:

1.Refer to AS/NZS 4505 for door types.

2. Gaps of door edges or building elements should be protected as per Section 3. C5.5.6.(b) These guide tracks do not provide a direct passage for embers into the building.

(c)Vehicle access doors with ventilation slots shall be protected in accordance with Clause 3.6.

5.7 VERANDAS, DECKS, STEPS AND LANDINGS:

5.7.1 General

Decking may be spaced.

There is no requirement to enclose the subfloor spaces of verandas, decks, steps, ramps or landings.

5.7.2 Enclosed subfloor spaces of verandas, decks, steps, ramps and landings

5.7.2.1 Materials to enclose a subfloor space

The subfloor spaces of verandas, decks, steps, ramps and landings are deemed to be 'enclosed' when –

(a) the material used to enclose the subfloor space conforms with Clause 5.4, except that sarking is not required where specified in Clause 5.4.1(c); and

(b) all openings are protected in accordance with Clause 3.6 and made of corrosion resistant Steel, bronze or aluminium.

5.7.2.2 Supports

This Standard does not provide construction requirements for support posts, columns, stumps, stringers, piers and poles.

5.7.2.3 Framing

This Standard does not provide construction requirements for the framing of verandas, pergolas, decks, ramps or landings (i.e., bearers and joists).

5.7.2.4 Decking, stair treads and the trafficable surfaces of ramps and landings (NSW Variation - via PBP 2019)

Decking, stair treads and the trafficable surfaces of ramps and landings shall be –

- (a) of non-combustible material; or
- (b) of bushfire-resisting timber (see Appendix F of AS3959); or
- (c) a combination of Items (a) and (b) above.

5.7.3 Unenclosed subfloor spaces of verandas, decks, steps, ramps and landings.

5.7.3.1 Supports

Support posts, columns, stumps, stringers, piers and poles shall be –

- (a) of non-combustible material; or
- (b) of bushfire-resisting timber (see Appendix F of AS3959); or
- (c) a combination of Items (a) and (b) above.

5.7.3.2 Framing

Framing of verandas, decks, ramps or landings (i.e., bearers and joists) shall be –

- (a) of non-combustible material; or
- (b) of bushfire-resisting timber (see Appendix F of AS3959); or
- (c) a combination of Items (a) and (b) above.

5.7.3.3 Decking, stair treads and the trafficable surfaces of ramps and landings

Decking, stair treads and the trafficable surfaces of ramps and landings shall be –

- (a) of non-combustible material; or
- (b) of bushfire-resisting timber (see Appendix F of AS3959); or
- (c) a combination of Items (a) and (b) above.

5.7.4 Balustrades, handrails or other barriers

Those parts of the handrails and balustrades less than 125 mm from any glazing or any combustible wall shall be -

- (a) of non-combustible material; or
- (b) bushfire-resisting timber (see Appendix F of AS3959); or
- (c) a combination of Items (a) and (b) above.

Those parts of the handrails and balustrades that are 125 mm or more from the building have no requirements.

5.7.5 Timber Supports, Posts & Beams

Timber supports, posts and beams shall be made from -

- (a) non-combustible material; or
- (b) a timber species identified in Paragraph E1, Appendix E of AS3959; or
- (c) bushfire-resisting timber identified in Appendix F of AS3959, or
- (d) timber logs of a species with a density of 680kg/m³ or greater at a 12% moisture content; of a minimum nominal thickness of 90mm and a minimum thickness of 90mm and thickness of 70mm and gauge planed; or
- (e) a combination of (a), (b), (c), or (d)

5.8 WATER AND GAS SUPPLIES

Above-ground, exposed water and gas supply pipes shall be metal.

External gas pipes and fittings above ground shall be of steel or copper construction having a minimum wall thickness in accordance with gas regulations or 0.9mm whichever is the greater. The metal pipe shall extend a minimum of 400mm within the building and 100mm below ground.

3.2 CONSTRUCTION REQUIREMENTS FOR SPECIFIC STRUCTURES:

3.2.1 Attached structures

Where any part of a garage, carport, veranda, cabana, studio, storage area or similar roofed structure is attached to, or shares a common roof space with, a building required to conform with this Standard, the entire garage, carport, veranda or similar roofed structure shall conform with the construction requirements of this Standard, as applicable to the subject building. Alternatively, the structure shall be separated from the subject building by a wall that extends to the underside of a noncombustible roof covering, and that complies with one of the following:

(a) The wall shall have an FRL of not less than 60/60/60 for loadbearing walls and -/60/60 for non-loadbearing walls when tested from the attached structure side and shall have openings protected as follows:

(i) Doorways - by self-closing doors with an FRL -/60/30, conforming with AS1905.1 and tested in accordance with AS1530.4

(ii) Windows - by fire windows with an FRL -/60/- when tested in accordance with AS1530.4 and permanently fixed in the closed position.

(iii) Other openings - by construction with an FRL not less than -/60/- when tested in accordance with AS1530.4.

NOTE: Control and construction joints, subfloor vents, weepholes and penetrations for pipes and conduits need not comply with the above Item (iii).

(b) The wall shall be of masonry, earth wall or masonry-veneer construction with the masonry leaf of not less than 90 mm in thickness and shall have openings protected as follows:

(i) Doorways - by self-closing doors with an FRL of -/60/30, conforming with AS1905.1 and tested in accordance with AS1530.4.

(ii) Windows - by fire windows with an FRL -/60/- when tested in accordance with AS1530.4 and permanently fixed in the closed position.

(iii) Other openings - by construction with an FRL not less than -/60/- when tested in accordance with AS1530.4.

NOTE: Control and construction joints, subfloor vents, weepholes and penetrations for pipes and conduits need not comply with the above Item (iii).

3.2.2 Garages and carports below the subject building

Where a garage or carport is beneath a building required to comply with this Standard, it shall conform with the construction requirements of this Standard, as applicable to the subject building. Alternatively, any construction separating the garage or carport (including walls and flooring systems) from the remainder of the building shall comply with one of the following:

(a) The separating construction shall have an FRL of not less than 60/60/60 for loadbearing construction and -/60/60 for non-loadbearing construction when tested from the garage or carport side and shall have openings protected in accordance with the following:

(i) Doorways - by -/60/30 self-closing fire doors with an FRL -/60/30, conforming with AS1905.1 and tested in accordance with AS1530.4

(ii) Windows - by fire windows with an FRL -/60/- when tested in accordance with AS1530.4 and permanently fixed in the closed position.

(iii) Other openings - by construction with an FRL not less than -/60/- when tested in accordance with AS1530.4

NOTE: Control and construction joints, subfloor vents, weepholes and penetrations for pipes and conduits need not comply with the above Item (iii).

(b) Where part or all of the separating construction is a wall, the wall need not comply with Item (a) above, provided the wall is of masonry, earth wall or masonryveneer

construction with the masonry leaf of not less than 90 mm in thickness and the wall has openings protected in accordance with the following:

(i) Doorways-by self-closing doors with an FRL -/60/30 conforming with AS1905.1 and tested in accordance with AS1530.4.

(ii) Windows-by fire windows with an FRL -/60/- when tested in accordance with AS1530.4 and permanently fixed in the closed position.

(iii) Other openings-by construction with an FRL not less than -/60/- when tested in accordance with AS1530.4.

NOTE: Control and construction joints, subfloor vents, weepholes and penetrations for pipes and conduits need not comply with the above Item (iii).

3.2.3 Adjacent structures on the subject allotment

Where any garage, carport, or similar roofed structure on the subject allotment is not attached to a building required to conform with this Standard, that structure shall comply with the construction requirements of this Standard.

Alternatively, the adjacent structure shall be separated from the subject building by one of the following:

(a) A distance of not less than 6 m from the building required to conform with this Standard. This distance is measured as any of the horizontal straight lines from the adjacent structure to the subject building, or

(b) A wall of the building or required to conform that extends to the underside of a non-combustible roof covering and has an FRL of not less than 60/60/60 for loadbearing walls and -/60/60 for non-loadbearing walls when tested from the outside. Any openings in the wall shall be protected in accordance with the following:

(i) Doorways-by self-closing doors with an FRL -/60/30, conforming with AS1905.1 and tested in accordance with AS1530.4

(ii) Windows-by fire windows with an FRL -/60/- when tested in accordance with AS1530.4 and permanently fixed in the closed position

(iii) Other openings-by construction with an FRL not less than -/60/- when tested in accordance with AS1530.4.

NOTE: Control and construction joints, subfloor vents, weepholes and penetrations for pipes and conduits need not comply with the above Item (iii).

(c) A wall of the building required to conform that extends to the underside of a noncombustible

roof covering and is of masonry, earth wall or masonry-veneer

construction with the masonry leaf of not less than 90 mm in thickness. Any construction in the wall shall be protected in accordance with the following:

(i) Doorways-by self-closing doors with an FRL -/60/30, conforming with AS1905.1 and tested in accordance with AS1530.4

(ii) Windows-by fire windows with an FRL -/60/- when tested in accordance with AS1530.4 and permanently fixed in the closed position

(iii) Other openings-by construction with an FRL not less than -/60/- when tested in accordance with AS1530.4.

NOTE: Control and construction joints, subfloor vents, weepholes and penetrations for pipes and conduits need not comply with the above Item (iii).

3.3 EXTERNAL MOULDINGS

Unless otherwise required in Clause 3.6.1 and Sections 5 to 9, combustible external mouldings, jointing strips, trims and sealants may be used for decorative purposes or to cover joints between