

NOTICE OF AN APPLICATION FOR PLANNING PERMIT

The land affected by the application is located at:	125 Pilgrims Road BRUTHEN VIC 3885 Lot: 1 TP: 160639
The application is for a permit to:	Use and Development of a replacement dwelling
A permit is required under the following clauses of the planning scheme:	
Planning Scheme Clause	Matter for which a permit is required
35.07-1 (FZ)	Use of the land for a Replacement Dwelling.
35.07-4 (FZ)	Buildings and works for a Replacement Dwelling
44.06-2 (BMO)	Construct a building or construct or carry out works – Replacement Dwelling
The applicant for the permit is:	Marchbank Town Planning
The application reference number is:	5.2026.3.1

You may look at the application and any documents that support the application free of charge at: <https://www.eastgippsland.vic.gov.au/building-and-development/advertised-planning-permit-applications>

You may also call 5153 9500 to arrange a time to look at the application and any documents that support the application at the office of the responsible authority, East Gippsland Shire. This can be done during office hours and is free of charge.

Any person who may be affected by the granting of the permit may object or make other submissions to the responsible authority.

An objection must

- ◆ **be made to the Responsible Authority in writing,**
- ◆ **include the reasons for the objection, and**
- ◆ **state how the objector would be affected.**

The responsible authority must make a copy of every objection available at its office for any person to inspect during office hours free of charge until the end of the period during which an application may be made for review of a decision on the application.

The Responsible Authority will not decide on the application before:	Subject to the applicant giving notice
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If you object, the Responsible Authority will tell you its decision.

April McDonald

From: Snapforms Notifications <no-reply@snapforms.com.au>
Sent: Friday, 26 June 2026 3:48 PM
To: Planning Unit Administration
Subject: Amend a Planning Permit Application
Attachments: PLANS - 125 PILGRIMS RD BRUTHEN - 786.pdf; BMS - 125 Pilgrims Road, Bruthen V2.1.pdf; BMP - 125 Pilgrims Road, Bruthen V3.pdf; Amend_a_Planning_Permit_Application_2026-06-26T15-47-35_34976075_0.pdf

Amend a Planning Permit Application

A request to "Amend a planning permit application" has been submitted via the East Gippsland Shire Council website, the details of this submission are shown below:

Applicant name: Ben Marchbank

Business trading name: Marchbank Town Planning

Email address: ben@marchbanktownplanning.com.au

Postal address : 3878

Preferred phone number: 0477408721

Owner's name:

Owner's postal address:

Street number: 125

Street name: Pilgrims Road

Town: Bruthen

Post code: 3885

Lot number: 1

Plan number: TP160639

Is there any encumbrance on the Title such as a restrictive covenant, section 173 agreement or other obligation such as an easement or building envelope?: No

Will the proposal result in a breach of a registered covenant restriction or agreement?: No

Description of proposal : Amend plans (Dwelling plans and BMS). No new permit triggers. Proposal remains: Replacement dwelling. Reason for amendment : Due to construction material supply issues and financial implications of rising costs.

Under which section of the Act is the amendment to the application made? s57A Amendment by applicant after notice is given

Revised estimated cost of development: 300,000

Existing conditions : Single dwelling and agricultural building

Plans: [PLANS - 125 PILGRIMS RD BRUTHEN - 786.pdf](#), [BMS - 125 Pilgrims Road, Bruthen V2.1.pdf](#), [BMP - 125 Pilgrims Road, Bruthen V3.pdf](#)

Invoice Payer: Marchbank Town Planning

Address for Invoice: 95 Bay Road Eagl Point

Invoice Email: ben@marchbanktownplanning.com.au

Primary Phone Invoice: 0477408721

Declaration: Yes

Authority Check: Yes

Notice Contact Check: Yes

Notice check 2: Yes

Privacy Statement Acknowledge: Yes

Bushfire Management Statement and 13.02-1S Assessment

125 Pilgrims Road, Bruthen

June 2026



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Prepared by: Mark Potter – Risk & Emergency Planning Lead

Disclaimer and Information Statement

This report is issued by Fire Risk Consultants Pty Ltd and the information in this report is current as at the date of publication. Any Bushfire Emergency Plan or Bushfire Response Plan is current only at the date of issue as it is up to you to maintain the Australian Standard AS3959:2018 (or equivalent) and AS3745:2018 (or equivalent) for the property and/or building. Failure to maintain the property and/or building to these standards may compromise an insurance policy if currently covering any of your assets or those of any third party that may be consequentially affected due such failure. If not insured, and if you are seeking insurance, this report may not influence the decision of any insurer not to offer cover. To the extent permitted by law, Fire Risk Consultants Pty Ltd will not be held liable for any claims, demands, costs or expenses for any personal injury, property damage or death arising out of failure by you to maintain the property and/or building to AS3959:2018 (or equivalent) and AS3745:2018 (or equivalent).

The information and/or the recommendations contained in this report have been compiled and based on the information, records, data and any other sources of information supplied by you. Whilst we have exercised all due care and skill in compiling the report, you should confirm the accuracy and reliability of the information and material we have relied upon in producing the report. The information contained in the report is confidential and you should only read, disclose, re-transmit, copy, distribute or act in reliance on the information as you are authorised to do so. This report may also contain information, systems or data which is the property of Fire Risk Consultants Pty Ltd and Fire Risk Consultants Pty Ltd has in no way waived or altered in any way its ownership right, or provided consent for use by the report recipient, unless expressly provided in the report.

Any fire safety work, including but not limited to planned burning, back burning and/or fire suppression, on any property or building is specifically excluded from this report.

*Where the term “**Bushfire prevention and mitigation related activities**” (or words to that effect) are used, this is to be defined as the clearance of vegetation in accordance with the Victorian State Government guidelines, including clearing and maintenance of existing fire breaks and/or fire access for fire fighters under electricity pylons and properties that have been constructed to Australian Standard AS3959 and/or the National Construction Code.*

Introduction

This report has been developed to meet the requirements of the Bushfire Management Overlay as outlined within the Victorian Planning Provisions. The site located at 125 Pilgrims Road, Bruthen is within the Bushfire Management Overlay and access to the site will be via Pilgrims Road. This report outlines the required treatments to enable compliance with the Bushfire Management Overlay. The proposal is to construct a dwelling on the property.

The report has been developed following extensive assessment of the landscape and local bushfire risk along with access, egress and topography.

The report addresses the following provisions of the Victorian Planning Scheme:

Clause 13.02-15 – Bushfire Planning

Clause 44.06-3 – Bushfire Hazard Site Assessment, Bushfire Hazard Landscape Assessment, Bushfire Management Statement, and Bushfire Management Plan.

To ensure sufficient information is provided to both CFA and Council to enable a detailed understanding of bushfire risk, an assessment against Clause 53.02-4.1, 4.2, 4.3, 4.5 and 4.6 has been prepared, in accordance with the requirements of Clause 53.02-1. This report only addresses those parts of the Victorian Planning Provisions that relate to Bushfire.

Application Details

Municipality:	East Gippsland
Title Description:	Lot 1 TP160639
Overlays:	Bushfire Management Overlay (BMO), Erosion Management Overlay (EMO), Environmental Significance Overlay (ESO) and Vegetation Protection Overlay (VPO)
Zoning:	Farming Zone (FZ)

Site Description

Existing use and siting of buildings and works on and near the land:	The property is 19.19 ha and is zoned Farming Zone (FZ) which requires a permit for a dwelling to be developed. The property has an existing house that is to be decommissioned as part of the development. Most of the surrounding rural farming properties have been developed and include a dwelling. The proposed building area is sited to the southwest of the property. The local area is typical of the Bruthen rural area, with a fragmented landscape consisting of agricultural properties and native forests. The Bruthen locality is surrounded by extensive state forests to the north and east. The property itself is bordered by state forest to the east and the Tambo River to the north.
Existing access arrangements:	Access to the property is via Pilgrims Road, on the eastern side of the property which connects to Bruthen. Bruthen is approximately three kilometres to the west via the Bruthen-Nowa Nowa Road. The Bruthen-Nowa Nowa Road is a main road that connects the Bruthen and Nowa Nowa townships and is used as an alternative to the Princes Highway.

Location of nearest fire hydrant:

There are no street fire hydrants in the local area.



Figure 1 - Overview of the site with the BMO shaded

Access and egress

The site is accessible from Pilgrims Road. Pilgrims Road connects to the central area of Bruthen via the Bruthen-Nowa Nowa Road. The central area of Bruthen contains a town hall, fire station and caravan park. There is a Neighbourhood Safer Place at Swan Reach approximately 17 kilometres south of Bruthen and a recreational reserve and car park in Burthen, south of the Tambo River.

Pilgrims Road connects to Bruthen-Nowa Nowa Road, one kilometre south of the site, which is a key east to west road through the area. Due to the proximity to forested vegetation, early egress is advised. If the building occupants leave late when a bushfire is threatening, they have the option to attend the Neighbourhood Safer Place in Swan Reach via Swan Reach Road or to travel west along the Bruthen-Nowa Nowa Road to an area of safety.

Travelling east or north is not advised due to extensive state forests. However, providing the occupants follow the direction of emergency services or leave early when a bushfire occurs, they will likely be safe.

Topography

The property occurs on the lower end of an east facing spur line, with Pilgrims Road travelling on the saddle of the spur line. The topography on and immediately surrounding the property is dominated by a slope that travels downhill in all directions from the proposed dwelling site. The state forests to the east occur across the slope and uphill from the property.

The topography to the south and west is undulating to flat in the agricultural areas apart from a steep section to the immediate west of the property boundary. The property is also bordered by the Tambo River to the north, and this influences the topography in the local area. There is a gully running southeast to northwest leading down to the river.

Further north and east, beyond the township of Bruthen the topography is undulating and mountainous in the state forests. These areas would likely influence bushfire behaviour due to the potential for the fire to increase or decrease in intensity depending on the effect the slope and the interaction for mountainous topography.

Vegetation

The property contains a mix of cleared vegetation and pastured grassland on the saddle and the top of the spur line. South of the spur line the grassland continues and is used for stock grazing. The northern aspect of the spur line, leading towards the Tambo River contains forested areas with increasing density as it approaches the riparian zone.

The immediate surrounding landscape is dominated by rural properties and state forests. The vegetation to the east and south the property consists of grassland and pastures associated with grazing. There are some treed areas along roadsides and in riparian areas.

The vegetation to the west and north in the surrounding properties and state forests consist of native dry and wet sclerophyll forests, with a majority overstorey of eucalypts, as well as riparian vegetation associated with the Tambo River.

Bushfire risk in southeast Australia

The southeast of Australia is one of the most fire prone areas in the world.

The rate a bushfire can spread is a direct result of the weather, fuel hazard (including dryness, quantity and arrangement) and the topography in which the fire is burning. Bushfire fuel is the only one of these three factors that it is possible to modify.

Extreme fire conditions can occur in south-eastern Australia when dry winters and springs are followed by summers where bushfire fuels become very dry.

When these conditions combine, fires can be expected to move quickly under the influence of strong, gusty north westerly winds. These fires can then move rapidly in a different direction when the subsequent south–westerly wind change arrives. Fires that start under these conditions can reach a very high intensity, even in areas of relatively low fuel loads and can be difficult to control until the weather conditions abate.

The height of a bushfire's intensity is directly linked to its destructiveness and the more difficult it is to control. As the intensity increases so does the difficulty of containment and effective suppression. Very high intensity fires with flame heights greater than 10 metres are generally uncontrollable.

Bushfire intensity is a function of the heat content of the fuel, the quantity of fuel and the rate of spread of the bushfire. The heat content of vegetation fuels is roughly constant. It has been found that the quantity and distribution of fine fuels are the main factor influencing bushfire behaviour. Larger fuels burning during a bushfire do not contribute significantly to the spread of a bushfire.

Fine fuels available to a bushfire are fuels such as grass, leaves, dead pine needles and twigs that ignite readily and are consumed rapidly when dry. They are often defined as those dead fuels less than 6mm in thickness. Fine fuel load (measured in tonnes per hectare) has therefore been used as a convenient measure of the underlying bushfire hazard in areas dominated by woody vegetation. The fine fuel load at any given time is a balance between the rate of fuel build up, and factors that remove fuel such as litter decomposition and fire. In the absence of fire, fuel loads in forests and woodlands with a shrubby or heathy understorey build up to a quasi-equilibrium state where the rate of fuel production equals the rate of decomposition. The maximum levels vary for different vegetation types and for the same vegetation types in different locations.

It has been found that fuel structure is possibly more important than the total fine fuel load in determining bushfire behaviour. Fuels in forests, woodlands and shrublands can be categorised into four layers with differing effects on fire behaviour (Hines, et al., 2010). These layers are:

Surface fine fuels: leaves, bark, small twigs and other fine fuel lying on the ground. These fuels provide the horizontal continuity that allows a bushfire to spread

Near surface fine fuels: grasses, low shrubs, bracken etc. up to about .5 m above the ground surface. Fuels in this layer will burn when the surface fuel layer burns and will increase bushfire intensity

Elevated fuels: larger shrubs and small saplings with most of the fuel closer to the top of this layer and a clear gap between them and the surface fuels. These interact with the two-layer fuel layers to further increase bushfire intensity. They also contribute to the vertical continuity of fire that allows fire to 'climb' into the tree canopy

Bark fuels: flammable bark on trees, saplings and large bushes from ground level to the canopy. Loose fibrous bark on string-bark eucalypts, and candle bark on some gums can generate large amounts of burning embers which can start spot fires ahead of the main fire front.

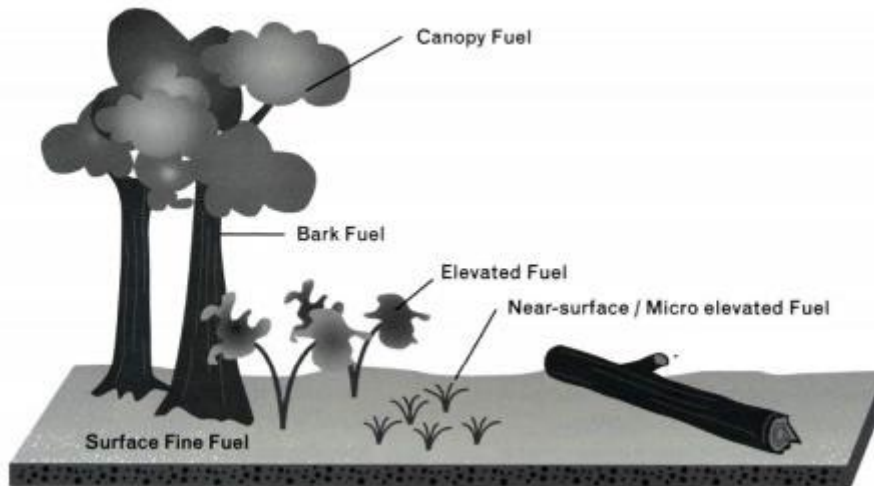


Figure 2 - Overview of fuel structure that affects bushfire behaviour

Bushfire Hazard Landscape Assessment

The Bushfire Hazard Landscape Assessment is completed to provide an assessment of the bushfire hazard more than 150 metres away from the subject site. This assessment considers all available information to determine the effects of a bushfire from more than 150m from the site.

For this assessment, the landscape risk has been assessed at one kilometre and 20 kilometres.

Fire History

The available records demonstrate that bushfires have occurred at multiple instances in the past surrounding the property.

The 1965 Gippsland fires burnt through 300,000 hectares of forest and 15,000 hectares of grassland and impacted the town of Bruthen and its surrounds.

More recently, the 2019-20 Black Summer fires impacted the forest and the surrounds of Bruthen. This particular fire resulted in Bruthen being isolated for multiple days and impacted a number of houses and property in the area. Other smaller bushfires have occurred to the east of the property, including in 1989, 1995 and in 2014. This highlights the reoccurring risk of bushfire in the landscape.

In recognition of this heightened fire risk, there have been several fuel reduction burns undertaken in the surrounding landscape. There are also additional burns proposed for the future in the area.

Figure 3 shows the bushfire history according to DEECA records (DEECA, 2025).



Figure 3 - Bushfire History with the property identified. The shapes represent multiple bushfire and fuel reduction burning events.

Likely Bushfire Scenarios

Figure 4 and Figure 5 indicate the likely scenarios from a bushfire in the surrounding area and how they may impact on the proposed building. This assessment considers all aspects however history shows us that bushfires would be likely to impact on the property from a north westerly direction and then subsequently from a south westerly direction after the wind change. These two fire scenarios cause the greatest amount of damage, including loss of life, in south-eastern Australia during bushfire events.

The following table describes the scenarios that may impact on the building:

Table 1 - Bushfire scenarios

Scenario reference	Description
Scenario A	Scenario A outlines the potential for a bushfire to approach the property under a north westerly wind influence. The dominant vegetation immediately to the north is a fragmented mix of farming properties, rural residential areas and the township of Bruthen. However, there are significant forested areas beyond the town of Bruthen that could see bushfires build over days or weeks and has the potential to become high intensity bushfires before impacting the area. The grassland areas that are associated with farming properties in the local area, mainly to the north and west are likely to be grazed by stock or managed during the summer period and it is expected for these areas to carry reduced fuel loads. The location of the Tambo River to the north of the property is also likely to hinder direct bushfire impact from the immediate surrounds to the north. It is likely that the bushfire behaviour from the northwest during elevated fire danger conditions due to the mix of gullies and ridgelines and the variable vegetation types will be erratic and unpredictable and potentially of high intensity. Any bushfire approach from this direction during elevated fire conditions will likely result in neighbourhood scale impact, similar to what was experienced in 2019 and 1965. However, due to the fragmented landscape in the immediate surrounds and the Tambo River the most likely mechanism of bushfire impact on the property from this direction will be ember attack. It is foreseeable that embers could start a fire in the forested areas on the property from this direction and this could result in localised radiant heat, albeit at lower intensities due to the relatively small size of the forested area on the property.
Scenario B	To the northeast of the property, the landscape is similar to the northwest consisting of some rural farming properties up until the Tambo River and then forested areas. The dominant vegetation towards the northeast is forested vegetation and it is extensive. Whilst extreme bushfire behaviour rarely occurs from the northeast, it is conceivable that a bushfire that has had time to build to the intensities and size seen in the 2019 and 1965 fires can impact the area and the property with a north easterly wind influence. The farming properties adjacent to the site likely to be grazed by stock or managed during the summer period and it is expected for these areas to carry reduced fuel loads. Furthermore, the Tambo River provides some impediment for a bushfire advance from this direction and will likely result in reduced fire intensity. The likely scenario from the northeast involves an already large bushfire being influenced by a north easterly wind influence that can occur in elevated fire danger conditions in Victoria. In this case, a bushfire burning from the northeast could travel through areas of forested vegetation from an extended distance (more than 5 kilometres) before impacting

	the site. The site and area could be subjected to direct flame impacts, radiant heat and ember attack from the adjacent forested areas in this direction.
Scenario C	Scenario C considers bushfire impact from the southeast. Typically, elevated fire conditions occur under a northwest and southwest wind influence. However, Scenario C is considered due to the forested vegetation to the southeast of the site and the impact that a coastal sea breeze could have. This vegetation is associated with the state forests and native plantations. Any bushfire approach from the southeast can only approach from a maximum of 20 kilometres and could reach a significant size before impacting on the site. A bushfire approach from this direction could result in direct flame contact and radiant heat impacts on the property, albeit at lower intensity than from the northwest. It is also likely that ember attack impacts on the property could occur under a strong south easterly influence.
Scenario D	To the southwest of the property, the landscape consists of grasslands and pastures associated with grazing and a rural agricultural area. The likely scenario from the southwest involves a bushfire being influenced by a south westerly wind change that is typical in elevated fire danger conditions in Victoria. In this case, a bushfire that has burnt under a north westerly influence could have impacted the grasslands or cause localised spotting through ember attack, as was the case in 2019, and could travel towards the site. However, the presence of a number of streams, the Tambo River and the reduced fuel loads will likely reduce the limit a fire front approaching from the southwest. In this case some localised radiant heat and ember attack is possible.

In summary, a bushfire could approach from any direction and impact on the property. However, the more likely bushfire scenarios occur from the northwest and northeast for this property and could result in direct flame, radiant heat and ember attack impacts on the property unless appropriate mitigation solutions are introduced.

Landscape type

The determination of the landscape type enables the consideration of other treatments depending on the level of risk. These treatments may include additional construction requirements, vegetation management or other solutions. Note that whilst the determination of a landscape risk level is part of this analysis, the determination of the need for additional treatments will be considered as part of further assessments within this report.

Table 2 -Bushfire landscape assessment

Landscape Type Descriptors	
Type 1	This landscape has minimal potential for extreme bushfire behaviour and is therefore 'lower risk'. Bushfire protection measures are required as there is still a risk of bushfire impacting development and communities: • There is little vegetation beyond 150 metres of the site (except grasslands and low threat vegetation). • Extreme bushfire behaviour is not possible. • The type and extent of vegetation is unlikely to result in neighbourhood-scale destruction of property. • Immediate access is available to a place that provides shelter from bushfire. • Immediate reliable access is available to an area of site that provides better protection and shelter from the effects of bushfire. • Standard bushfire protection measures adequately address the bushfire risk. • Strategic planning proposals should be directed to these locations. They are likely to be capable of meeting the state bushfire policy when appropriate bushfire protection measures are applied.
Type 2	In Landscape Type 2, low fuel areas can be reliably accessed and the standard bushfire protection measures when applied will usually result in an acceptable level of risk: • The type and extent of vegetation located more than 150 metres from the site may result in significant fire behaviour but will unlikely produce local and neighbourhood-scale destruction. • Bushfires can only approach from one aspect and the site is in a suburban, township or urban area managed in a minimum fuel condition. • Access is readily available to a place that provides shelter from bushfire. This will usually be within the surrounding developed area. • Strategic planning proposals might be considered in these locations, where risks can be acceptably reduced, and alternative lower risk areas have been considered. Growth and development should be directed away from the bushfire hazard interface, where possible. The Design Guidelines: Settlement Planning at the Bushfire Interface (DELWP & Country Fire Authority, 2020) should be considered when responding to bushfire policy objectives and applying bushfire protection measures.
Type 3	Development in Landscape Type 3 areas require caution as there may be the potential for extreme bushfire behaviour. These areas are unlikely to be suitable for settlement growth, large-scale subdivision, or vulnerable uses. Bushfire can approach from more than one aspect. • The type and extent of vegetation located more than 150 metres from the site may result in local and neighbourhood-scale destruction as it interacts with the bushfire hazard on and close to the site. • Bushfire can approach from more than one aspect. • The site is in an area that is not managed in a minimum fuel condition. • Reliable access to an area of land that provides shelter from bushfire is not certain. • Vulnerable uses will likely require enhanced bushfire protection measures and may not be appropriate in these landscapes.

	Strategic planning proposals for new or intensified development and growth are less likely to be approved in these areas, particularly when other lower risk locations are available. Generally, strategic planning proposals in these areas should only be considered where the purpose is incidental to the location.
Type 4	Landscape Type 4 areas are high risk locations. Extreme bushfire behaviour is expected, and low fuel areas are unlikely to be available. Directing settlement growth and new development to these locations as part of strategic planning proposals is not consistent with the state bushfire policy. Fires have hours or days to grow and develop before impacting. - The broader landscape presents an extreme risk. - Fires have hours or days to grow and develop before impacting. - Evacuation options are limited or not available. - Development in these landscapes should be carefully considered and will likely require enhanced bushfire protection measures. - Strategic planning proposals that direct development or growth to these areas, regardless of scale are not supported by state bushfire policy.

In accordance with the Technical Guide, the landscape has been assessed as Type 3 due to a number of factors including that a bushfire has the ability to approach from multiple directions and develop over an extended period, as well as the history of reoccurring bushfires in the landscape and the limited access to a place of shelter that is not guaranteed.

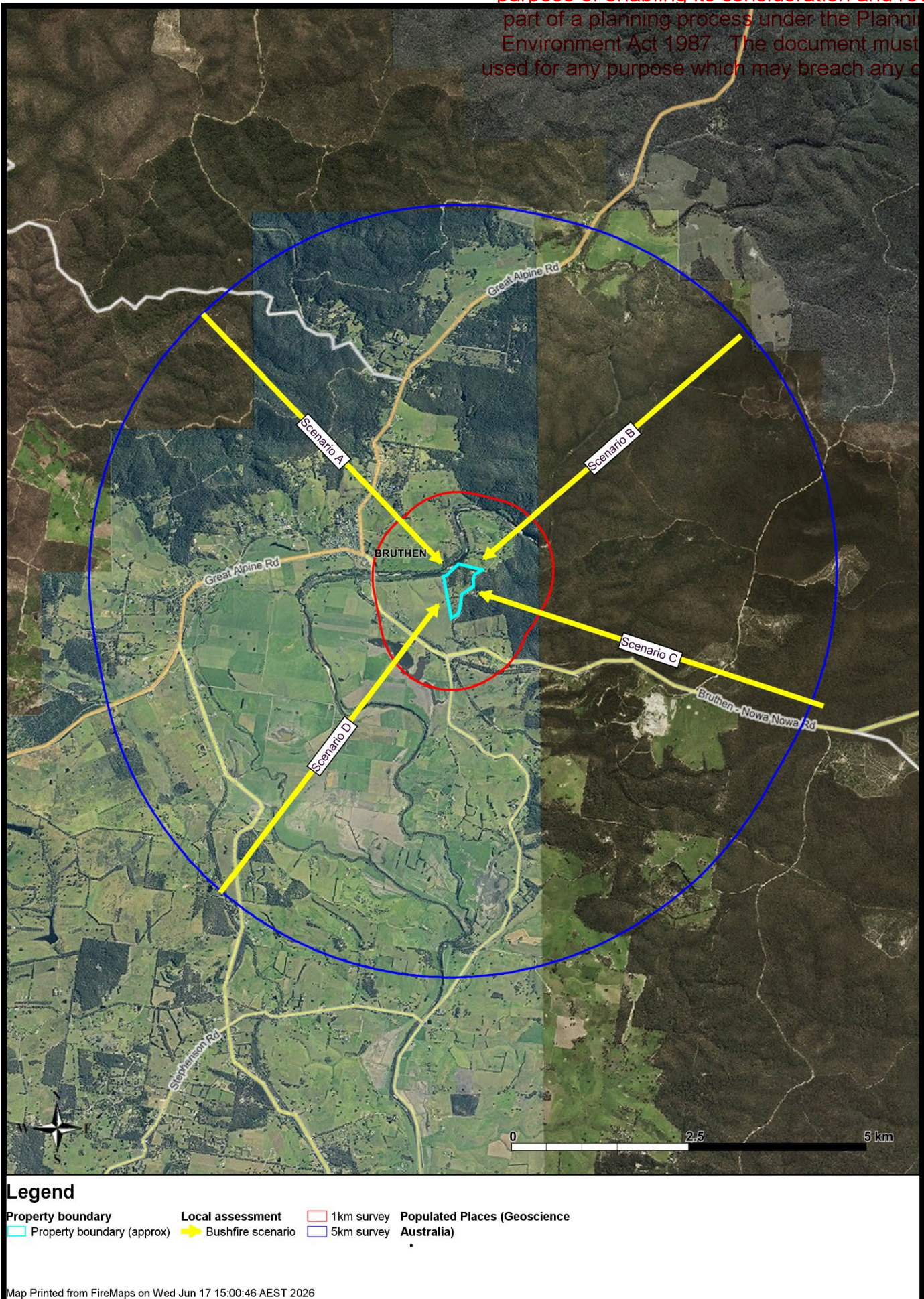


Figure 4 - Aerial photo showing site and identified bushfire attack scenarios (one kilometre)

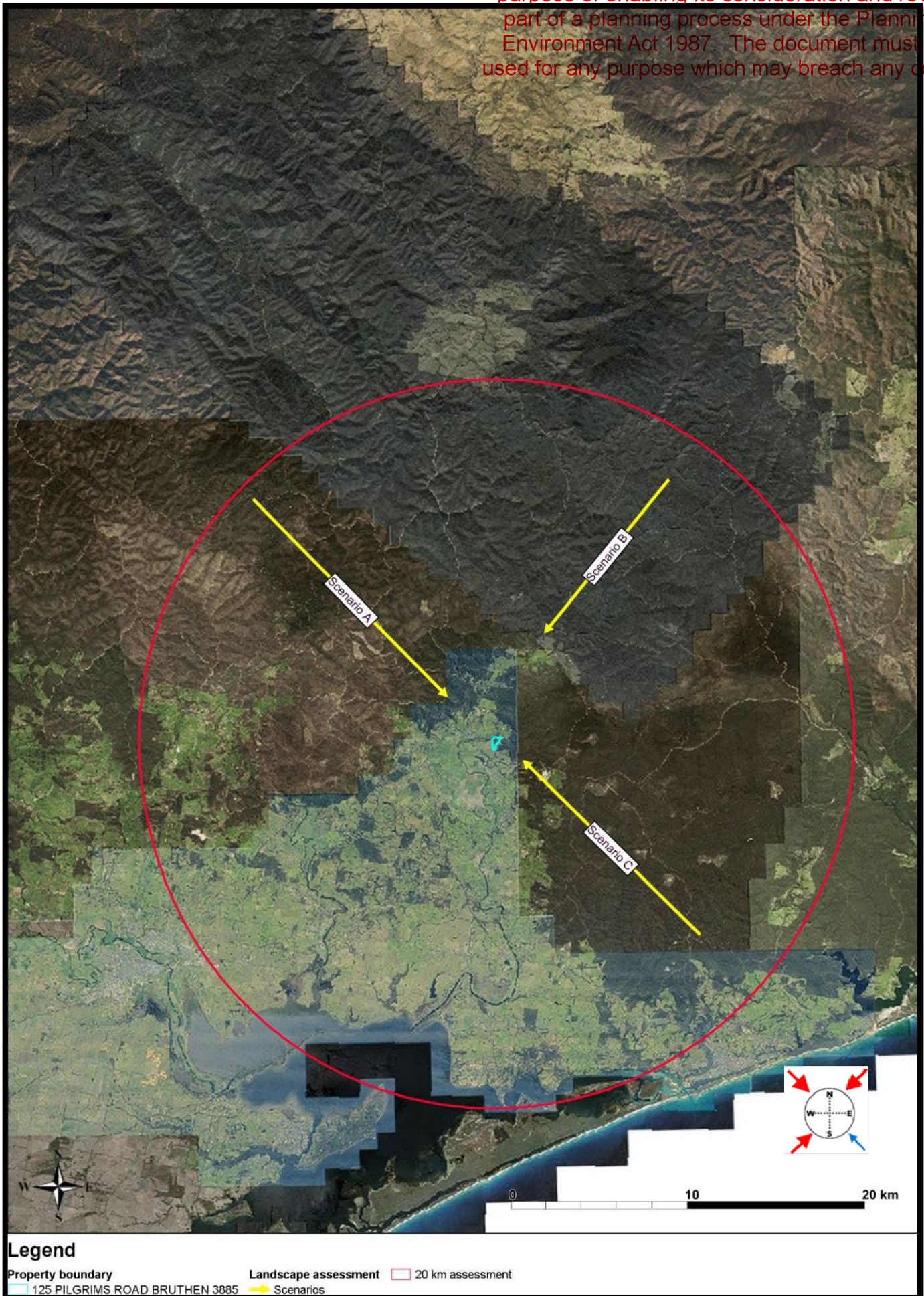


Figure 5 - Aerial photo showing landscape 20 km from site and potential bushfire scenarios

Clause 13.02 assessment

Clause 13.02 of the Planning Scheme outlines its objective as:

To strengthen the resilience of settlements and communities to bushfire through risk-based planning that prioritises the protection of human life.

The analysis against Clause 13.02 is reliant on the information contained within the Bushfire Hazard Landscape Assessment.

The following strategies from Clause 13.02-1S are aimed at ensuring a focus on the protection of life is achieved:

Table 3 - Clause 13.02 strategy assessment

Strategy	Response
1	Prioritising the protection of human life over all other policy considerations. Compliance with the Bushfire Management Overlay has ensured that the prioritisation of human life is achieved. For this development, a solution is proposed that achieves the BMO requirements. The design solution includes: • The new building will be constructed to BAL 29. • Defendable space to 26 metres • 10,000 litres of static water supply will be provided on the property. • Access to the dwelling is available from the road. • Effective access for firefighters is provided, including a passing bay and turn around point.
2	Directing population growth and development to low risk locations and ensuring the availability of, and safe access to, areas where human life can be better protected from the effects of bushfire. The new building is located within an existing rural area. The property is surrounded by other dwellings to the northeast, west and south. There are access and egress options available for occupants and emergency services. The development includes the decommissioning of an old house that sits within a densely forested area and will reduce the bushfire risk to the property owners. The development of this property will see a reduction in bushfire risk to the adjoining landowners due to the increased management of the vegetation on the property.
3	Reducing the vulnerability of communities to bushfire through the consideration of bushfire risk in decision making at all stages of the planning process. This report addresses the Bushfire Management Overlay and has considered the bushfire risk and identified treatments based on this risk.

Bushfire Hazard Site Assessment

The bushfire hazard within 150 metres is outlined within Figure 6 and Table 4.

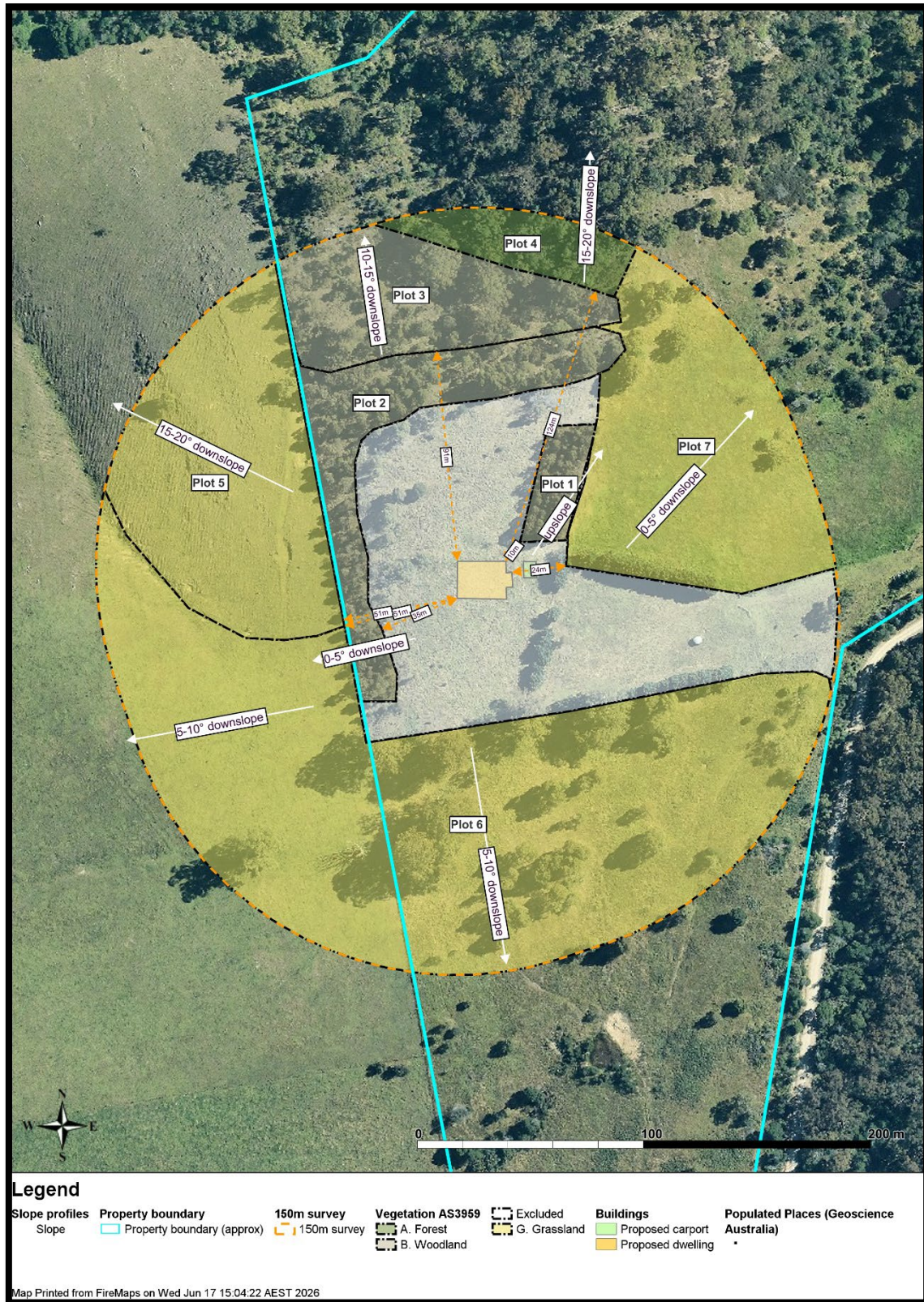


Figure 6 - Bushfire Site Hazard Assessment

Table 4 - Bushfire Site Hazard Assessment vegetation assessment

Plot	Vegetation classification	Slope	Separation distance	Current BAL Level	BAL post 26m defensible space
1	Class B – Woodland	Flat/upslope	10 m	BAL-FZ	BAL-19
2	Class B – Woodland	0-5° downslope	35 m	BAL-19	BAL-19
3	Class B – Woodland	10-15° downslope	91 m	BAL-12.5	BAL-12.5
4	Class A – Forest	15-20° downslope	124 m	BAL-LOW	BAL-LOW
5	Class G - Grassland	15-20° downslope	51 m	BAL-LOW	BAL-LOW
6	Class G – Grassland	5-10° downslope	51 m	BAL-LOW	BAL-LOW
7	Class G - Grassland	0-5° downslope	24 m	BAL-12.5	BAL-12.5

*The 150 metre assessment area has been measured from the dwelling.

The assessment of vegetation has identified multiple plots within the 150 metre assessment area outlined in Figure 6. Vegetation is classified according to AS3959. The treed vegetation in plot 1 is planted and classified as woodland. The distance to plot 1 vegetation is currently 10 metres, however, the development of this dwelling will include the management of vegetation to a distance of 26 metres for defensible space and ensure a BAL 29 is achieved. The vegetation in plot 2 is classified as woodland and occurs downslope of the development site and has a downslope of 5-10 degrees to the west.

Bushfire Management Statement

53.02-4.1 Landscape, siting and design objectives

- To ensure development is appropriate having regard to the nature of the bushfire risk arising from the surrounding landscape.
- To site development to minimise the risk from bushfire.
- To site development to provide safe access for vehicles, including emergency vehicles.
- To ensure building design minimises vulnerability to bushfire attack.

Approved Measure (AM) 2.1 – Landscape

Requirement:

The bushfire risk to the development from the landscape beyond the site can be mitigated to an acceptable level.

The bushfire risk to the development has been classified as Type 3 and the large property ensures that the development can be sited away from the forested landscape to the north and east, and the dwelling can be sited on the land to minimise bushfire risk to the building. As such, a design solution of BAL 29 and defensible space of at least 26 metres will be provided for the development. The development is able to ensure defensible space in all directions.

This is considered adequate to offset the landscape risk.

Has Approved Measure (AM) 2.1 been fully met?

Yes



No



Approved measure (AM) 2.2 – Siting

Requirement

A building is sited to ensure the site best achieves the following:

- **The maximum separation distance between the building and bushfire hazard**

The proposed location of the dwelling is located 18.5 metres from the woodland vegetation to the northeast and 29 metres from the woodland vegetation to the west and is located within an area that achieves the separation to limit radiant heat exposure to less than 29kW/m². The building has been sited to increase the separation of the building to the steep downslope vegetation to the north.

The building is in close proximity to a public road:

The dwelling is located approximately 230 metres from the public road and egress is available to a major road, the Bruthen-Nowa Nowa Road.

- **Access can be provided to the building for emergency service vehicles:**

Emergency services will be able to access the property via the nominated driveway. Given the length of the driveway to water tank access, appropriate turning provisions will be ensured will be provided close to the house and a passing bay will be provided as per Clause 53.02.

Has Approved Measure (AM) 2.2 been fully met?

Yes



No



Approved Measure (AM) 2.3 – Building design

Requirement

A building is designed to be responsive to the landscape risk and reduce the impact of bushfire on the building.

The building has adopted a simple American Barn Style design with limited re-entrant corners. This is considered adequate to offset the landscape risk.

Has Approved Measure (AM) 2.3 been fully met?

Yes



No



53.02-4.2 – Defendable Space and Construction Objectives

- **The setbacks, defendable space and building construction mitigate the effect of flame contact, radiant heat and embers on buildings**

Approved Measure (AM) 3.1 – Defendable Space Size

A building is setback from the bushfire hazard in accordance with the vegetation type and slope set out in Table 1 to clause 53.02-5 and one of the following distances is met, for:

- **a dwelling (including an extension or alteration to a dwelling), small second dwelling, industry, office, retail premises or warehouse, either:**
 - **Columns A, B or C.**
 - **Column D if there are significant siting constraints.**
- **accommodation (other than a dwelling or small second dwelling), education centre, hospital, leisure and recreation or place of assembly, Column 0.**

The setback is provided wholly within the title boundaries of the land.

A minimum setback distance of 26 metres will be provided around the dwelling, wholly within the title boundaries. This is in line with Column C requirements for woodland between 5-10° slope. This is considered adequate as the woodland presents the most significant risk to the building. In the unlikely situation that the forest vegetation grew within 26m north of the of the dwelling, the setback provided will still be in line with Column C requirements for Forest on flat slope. The setback requirement should not be based on the forest vegetation that occurs 124m from the site.

Has Approved Measure (AM) 3.1 been fully met?

Yes



No



Approved Measure (AM) 3.2 – Defendable Space Requirements

The setback between the building and the bushfire hazard is managed as an area of defendable space in accordance with the vegetation management requirements specified at Table 4 to clause 53.02-5 for the distance that satisfies AM 3.1 and the area is capable of being maintained in accordance with these requirements.

The setback will be maintained as an area of defendable space in line with Table 4 to Clause 53.02-5.

Has Approved Measure (AM) 3.2 been fully met?

Yes



No



Approved Measure (AM) 3.3 – Construction

A building is constructed to the bushfire attack level that corresponds to the setback which satisfies AM 3.1.

If the setback of more than one column in Table 1 to clause 53.02-5 applies, a building is constructed to the highest of the corresponding bushfire attack levels.

If a higher bushfire attack level than specified above is required to respond to clause 53.02-4.1, a building is constructed to that higher bushfire attack level.

The building will be constructed to meet BAL29 construction standards.

Refer to Appendix 1 – Bushfire Management Statement for further details.

Has Approved Measure (AM) 3.3 been fully met?

Yes



No



53.02-4.3 – Water Supply and Access Objectives

- A static water supply is provided to assist in protecting property.
- Vehicle access is designed and constructed to enhance safety in the event of a bushfire.

Approved Measure AM 4.1 – Water Supply and Access

Water Supply Requirement

The building is provided with a static water supply for firefighting and property protection purposes as specified in Table 4 to Clause 53.02-5.

The water supply may be in the same tank as other water supplies provided that a separate outlet is reserved for firefighting water supplies.

Lot Size (m ²)	Hydrant Available	Capacity (litres)	Fire Authority Fittings & Access Required	Select Response
Less than 500	Not Applicable	2,500	No	☐
500 – 1500*	Yes	5,000	No	☐
500 – 1500	No	10,000	Yes	☐
1501 and above	Not Applicable	10,000	Yes	☒

Note: a hydrant is available if it is located within 120 metres of the rear of the building Note: Fittings must be in accordance with the published requirements of the relevant fire authority	
Confirm Static Water Supply meets the following requirements	Unless otherwise agreed in writing by the relevant fire authority, the water supply must: • Be stored in an above ground water tank constructed of concrete or metal. • Have all fixed above-ground water pipes and fittings required for firefighting purposes made of corrosive resistant metal. • Include a separate outlet for occupant use. Where a 10,000 litre water supply is required, fire authority fittings and access must be provided as follows: • Be readily identifiable from the building or appropriate identification signs to the satisfaction of the relevant fire authority. • Be located within 60 metres of the outer edge of the approved building. • The outlet/s of the water tank must be within 4 metres of the accessway and unobstructed. • Incorporate a separate ball or gate valve (British Standard Pipe (BSP 65 millimetre) and coupling (64 millimetre CFA 3 thread per inch male fitting). • Any pipework and fittings must be a minimum of 65 millimetres (excluding the CFA coupling).

Additional Information:

The site will be provided with a 10,000 litre static water supply. The tank must be supplied with an outlet within 4 metres of the driveway.

Has Approved Measure AM 4.1 (Water Supply) been fully met?	Yes	☒	No	☐
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Access Requirement

Vehicle access is designed and constructed as specified in Table 5 to Clause 53.02-5.

Column A	Column B
Length of access is less than 30 metres	☐ Not required.
Length of access is one of the following: - less than 30 metres and fire authority access is required at Table 2. - greater than 30 metres.	The following design and construction requirements apply: ✓ All weather construction ✓ A load limit of at least 15 tonnes ✓ Provide a minimum trafficable width of 3.5 metres ✓ Be clear of encroachments for at least 0.5 metres on each side and at least 4 metres vertically ✓ Curves must have a minimum inner radius of 10 metres ✓ The average grade must be no more than 1 in 7 (14.4%) (8.1°) with a maximum grade of no more than 1 in 5 (20%) (11.3°) for no more than 50 metres ✓ Dips must have no more than a 1 in 8 (12.5 per cent) (7.1 degrees) entry and exit angle
Length of access is greater than 100 metres	A turning area for fire fighting vehicles must be provided close to the building by one of the following: ✓ A turning circle with a minimum radius of eight metres ✓ A driveway encircling the dwelling ✓ The provision of other vehicle turning heads such as a T head or Y Head – which meet the specification of Austroad Design for an 8.8 metre service vehicle.
Length of access is greater than 200 metres	✓ Passing bays must be provided at least every 200 metres. ✓ Passing bays must be a minimum of 20 metres long with a minimum trafficable width of 6 metres.

Additional Information:

The length of the driveway is more than 100m, but less than 200m. Turning provision for emergency service vehicles are required due to the length of the driveway.

Has Approved Measure AM 4.1 (Access) been fully met?

Yes



No



53.02-4.5 – Planning for Vulnerable People Objective

To ensure the bushfire risk associated with vulnerable people is managed effectively.

Approved Measure (AM) 6.1 – Planning for Vulnerable People Objective

An application for accommodation (other than a dwelling or small second dwelling), education centre, hospital, leisure and recreation or place of assembly assesses the impact of bushfire on vulnerable people and provides emergency management arrangements that respond to:

- The risk arising from AM 2.1, the protection (if any) provided by the location in the broader landscape, and the need for a response that exceeds any of the measures of this clause.
- The characteristics of the likely future occupants including their age, mobility and capacity to evacuate during a bushfire emergency.
- The intended frequency and nature of occupation, including whether vulnerable people should avoid occupying development in bushfire affected areas at certain times.
- The risk reduction provided through bushfire protection measures included within a bushfire and emergency management plan.

The mechanisms to secure ongoing implementation of bushfire protection measures.

The proposed development does not include accommodation, an education centre, a hospital, leisure and recreation, or a place of assembly.

53.02-4.6 Decision Guidelines

To assist Council and CFA in their decision-making process, a response has been prepared against the decision guidelines.

Table 5 - Response to Decision Guidelines

Guideline no.	Approved Measure requirement	Response	Achieved
<i>Before deciding on an application, in addition to the decision guidelines in clause 65, the responsible authority must consider:</i>			
<i>General</i>			
1	The Municipal Planning Strategy and the Planning Policy Framework.	An assessment against Clause 13.02, 44.06 and Clause 53.02 has been completed. The treatments used in this assessment are consistent with the Municipal Planning Strategy.	✓
2	The bushfire hazard landscape assessment, the bushfire hazard site assessment, bushfire management statement and bushfire management plan submitted with the application.	A Bushfire Hazard Landscape Assessment, Bushfire Site Hazard Assessment, Bushfire Management Statement and Bushfire Management Plan have been prepared in accordance with Clause 44.06 and Clause 53.02.	✓
3	The impact of any State, regional or local bushfire management and prevention actions occurring around the site and in the wider area on the bushfire hazard and the level of risk to the proposed development.	The assessment has considered historical bushfire activity and the broader landscape context surrounding the site. The site is near an existing settlement.	✓
4	Whether the risk arising from the broader landscape can be mitigated to an acceptable level.	The broader landscape risk has been assessed as Type 3. The proposed BAL-29 construction	✓

Guideline no.	Approved Measure requirement	Response	Achieved
		standard, defensible space, compliant access and dedicated static water supply are considered sufficient to reduce bushfire risk to an acceptable level.	
5	Whether there is reliable access to areas of land where human life can be better protected from the effects of bushfire.	Neighbourhood safer places have been identified in Swan Reach. Occupants will also have the option to shelter in place, if required.	✓
6	The risk to property and community infrastructure from bushfire.	The proposed defensible space will reduce risk to the property and community infrastructure.	✓
7	Whether the proposed development meets the objectives of clause 53.02-4 regardless of other measures which may be available, including private bushfire shelters, community shelters and the presence of places of last resort.	The proposed bushfire protection measures comply with Clause 53.02-4.	✓
8	Whether the proposed measures can be practically implemented and maintained in conjunction with the ongoing use of the land.	The proposed bushfire protection measures are capable of being practically implemented and maintained on the site.	✓
9	Whether the use of an alternative measure meets the relevant objective having regard to the bushfire hazard and the nature of any constraint that prevents the applicable approved measure from being implemented.	No alternative measures have been proposed.	✓
10	If one or more of the objectives in clause 53.02-4 will not be achieved in the completed development, whether the development will, taking all relevant factors into account, reduce the bushfire risk to a level that warrants it proceeding.	The proposed development complies with Clause 53.02-4.	✓
11	Whether bushfire protection measures can be implemented without unacceptable biodiversity impacts	The development has been located in the most suitable cleared area. A small area of planted woodland will require modification. This is not considered to be an	✓

Guideline no.	Approved Measure requirement	Response	Achieved
		'unacceptable' biodiversity impact.	
12	Whether the water supply and access arrangements are appropriate for the bushfire risk.	10,000L of static water supply has been proposed.	✓
Vegetation			
13	Whether the existing and proposed vegetation, and other fuel sources, respond to the separation distance between the bushfire hazard interface and the development.	The surrounding vegetation within 10, 5 and 1 kilometres, as well as 150 metres of the dwelling has been assessed. The setbacks proposed respond to the identified vegetation.	✓
14	If vegetation is proposed, if it will cause or contribute to the bushfire hazard and increase the risk to life, property, or community infrastructure.	No vegetation planting is proposed.	✓
Vulnerable People			
For a building used for accommodation (other than a dwelling or small second dwelling), education centre, hospital, leisure and recreation or place of assembly the responsible authority must also consider:			
15	The capacity for vulnerable occupants to evacuate.	Not applicable. The proposal is a dwelling.	✓
16	Whether the water supply and access arrangements have regard to the characteristics of the vulnerable occupants.	Not applicable.	✓
17	Whether there is reasonable assurance that the emergency management arrangements will be ongoing and protect human life.	Not applicable.	✓
18	Whether the risk to vulnerable occupants warrants the closure of the use or development on days of elevated fire danger.	Not applicable.	✓
19	Whether measures to shelter in place are warranted and whether the measures will protect human life.	Not applicable.	✓
20	The net benefit provided to any existing vulnerable people.	Not applicable.	✓

Conclusion

The construction of the new building on this site can be achieved safely and in accordance with the Bushfire Management Overlay.

Due to the location of the building, the likely bushfire impact will be through embers landing on and around the property and low levels of radiant heat from a bushfire that approaches from the northwest, northeast or southwest.

The outcome of the landscape assessment has identified the bushfire risk to the property and demonstrates how this can be managed.

The design solution including water supply, emergency vehicle access, construction level and defensible space will ensure this design achieves the requirements of the Bushfire Management Overlay and Clause 13.02 of the Planning Scheme.

Appendix 1 – Bushfire Management Statement

The building will be designed and constructed to a minimum Bushfire Attack level of **BAL 29**.

Defendable Space

Defendable space for a distance of **26 metres** around the proposed dwelling and 10m for the carport (located wholly within the defendable space for the dwelling) must be provided where vegetation (and other flammable materials) will be modified and managed in accordance with the following requirements:

- Grass must be short cropped and maintained during the declared fire danger period.
- All leaves and vegetation debris must be removed at regular intervals during the declared fire danger period.
- Within 10 metres of a building, flammable objects must not be located close to the vulnerable parts of the building.
- Plants greater than 10 centimetres in height must not be placed within 3m of a window or glass feature of the building.
- Shrubs must not be located under the canopy of trees.
- Individual and clumps of shrubs must not exceed 5 sq. metres in area and must be separated by at least 5 metres.
- Trees must not overhang or touch any elements of the building.
- The canopy of trees must be separated by at least 5 metres.
- There must be a clearance of at least 2 metres between the lowest tree branches and ground level.

Water Supply

A 10,000 litres water supply will be provided and comply with the following requirements:

- Be stored in an above ground water tank constructed of concrete or metal.
- Have all fixed above-ground water pipes and fittings required for firefighting purposes made of corrosive resistant metal.
- Include a separate outlet for occupant use.
- Be readily identifiable from the building or appropriate identification signs to the satisfaction of the relevant fire authority.
- Be located within 60 metres of the outer edge of the approved building.
- The outlet/s of the water tank must be within 4 metres of the accessway and unobstructed.
- Incorporate a separate ball or gate valve (British Standard Pipe (BSP 65 millimetre) and coupling.
- (64 millimetre CFA 3 thread per inch male fitting).
- Any pipework and fittings must be a minimum of 65 millimetres (excluding the CFA coupling).

Access

The following design and construction requirements apply:

- All weather construction
- A load limit of at least 15 tonnes
- Provide a minimum trafficable width of 3.5 metres
- Be clear of encroachments for at least 0.5 metres on each side and at least 4 metres vertically
- Curves must have a minimum inner radius of 10 metres
- The average grade must be no more than 1 in 7 (14.4%) (8.1°) with a maximum grade of no more than 1 in 5 (20%) (11.3°) for no more than 50 metres
- Dips must have no more than a 1 in 8 (12.5 per cent) (7.1 degrees) entry and exit angle

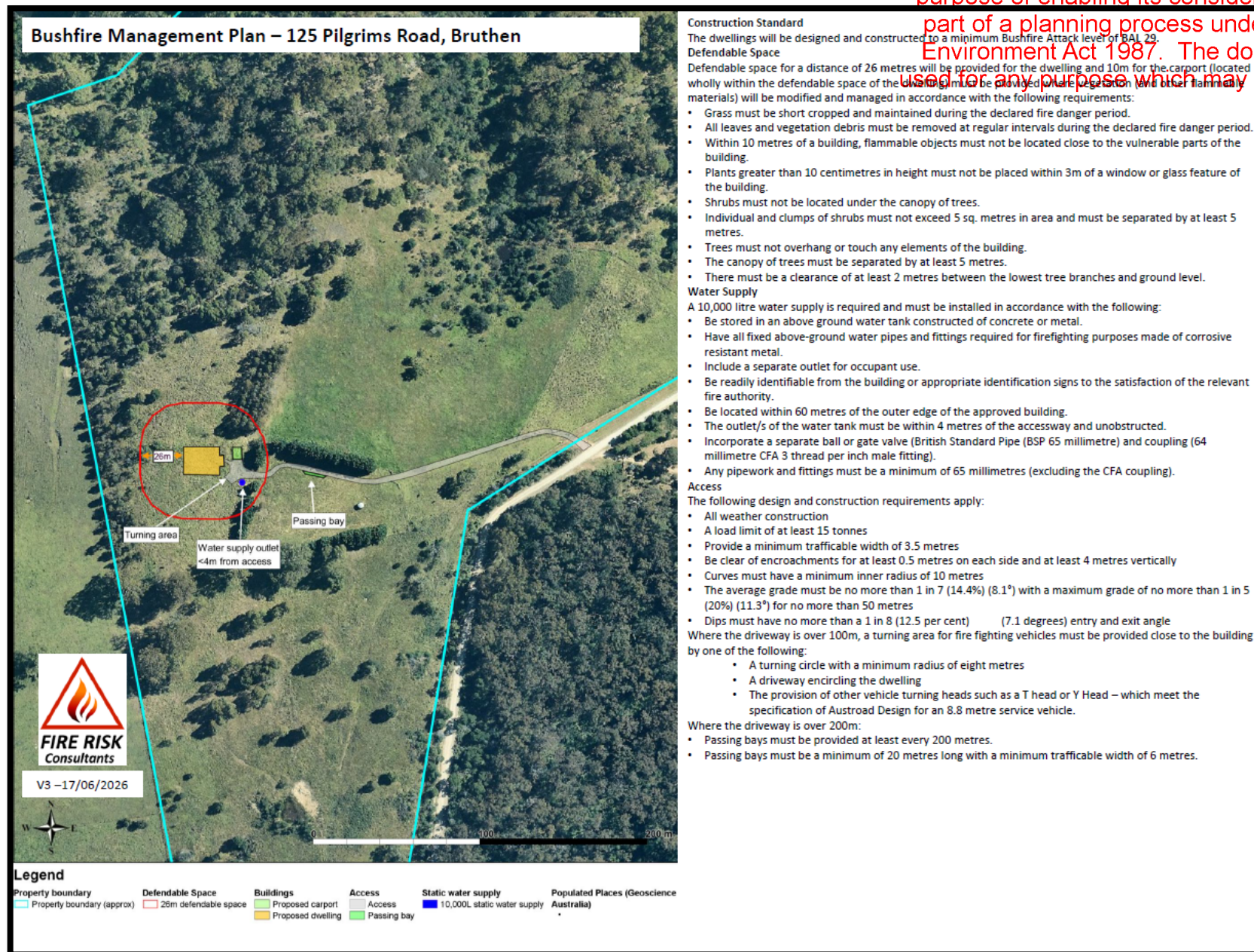
Where the driveway is over 100m, a turning area for fire fighting vehicles must be provided close to the building by one of the following:

- A turning circle with a minimum radius of eight meters
- A driveway encircling the dwelling
- The provision of other vehicle turning heads such as a T head or Y Head – which meet the specification of Austroad Design for an 8.8 metre service vehicle.

Where the driveway is more than 200m:

- Passing bays must be provided at least every 200 metres.
- Passing bays must be a minimum of 20 metres long with a minimum trafficable width of 6 metres.

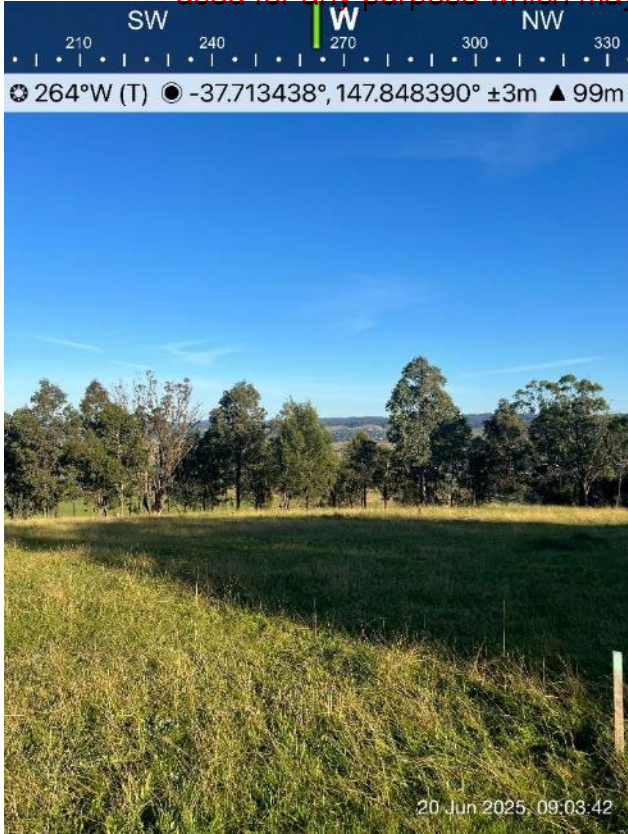
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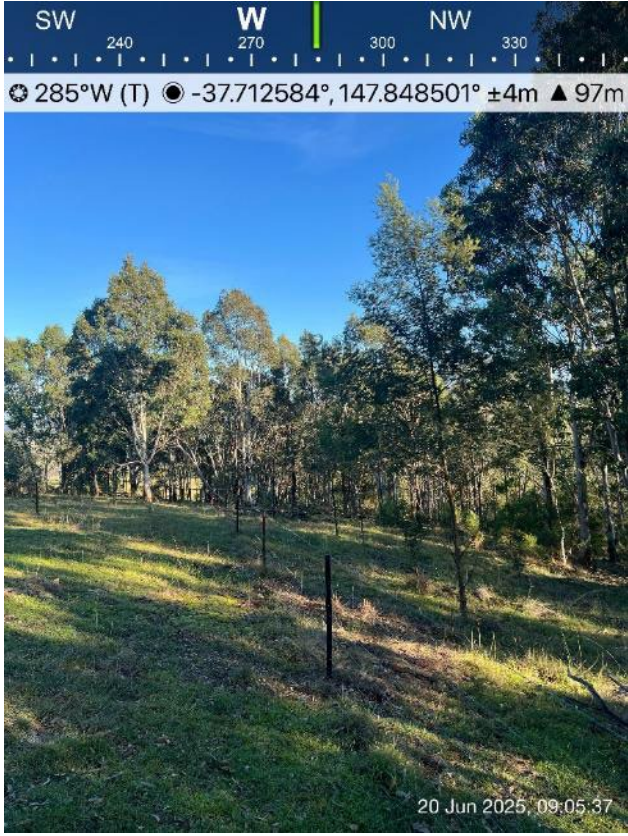
Appendix 2 – Photos

1 Looking east at the driveway location along the ridgeline.	
2 Looking southeast at the cleared area and tree line on the fence line.	

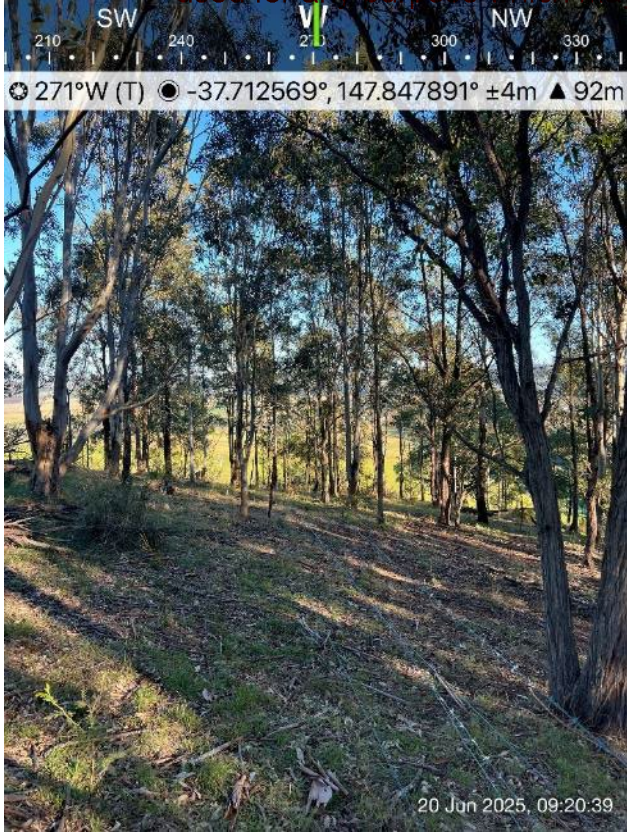
3 Looking south from the driveway area.	
4 Looking southeast at surrounding vegetation.	

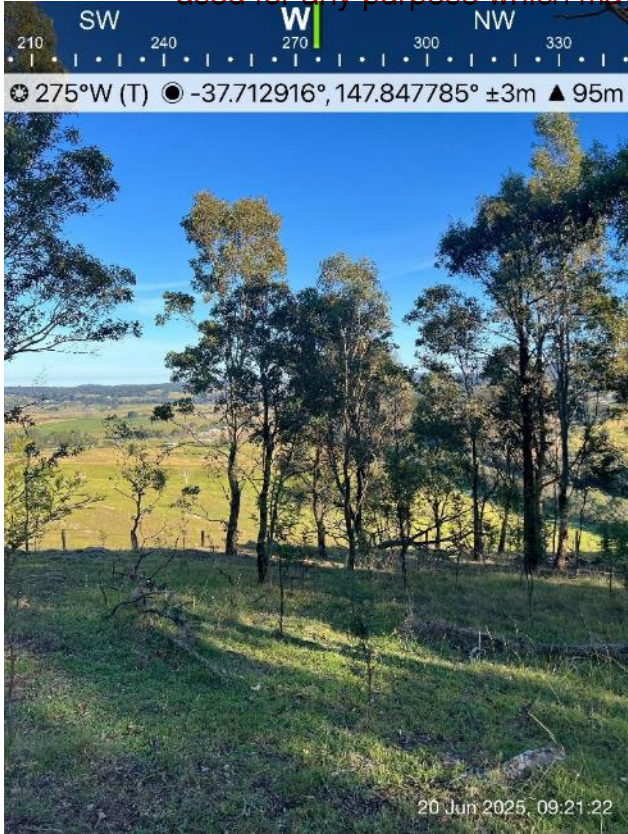
5 Looking west to the defendable space area. The proposed dwelling occurs on the right of the image.	
6 Looking north to the defendable space area. The proposed dwelling occurs on the left of the image.	

7 Looking northeast to the planted trees that is classified as woodland vegetation according to AS3959.	
8 Looking east to the forested vegetation in the rear of the image. The woodland vegetation occurs to the right in this image.	

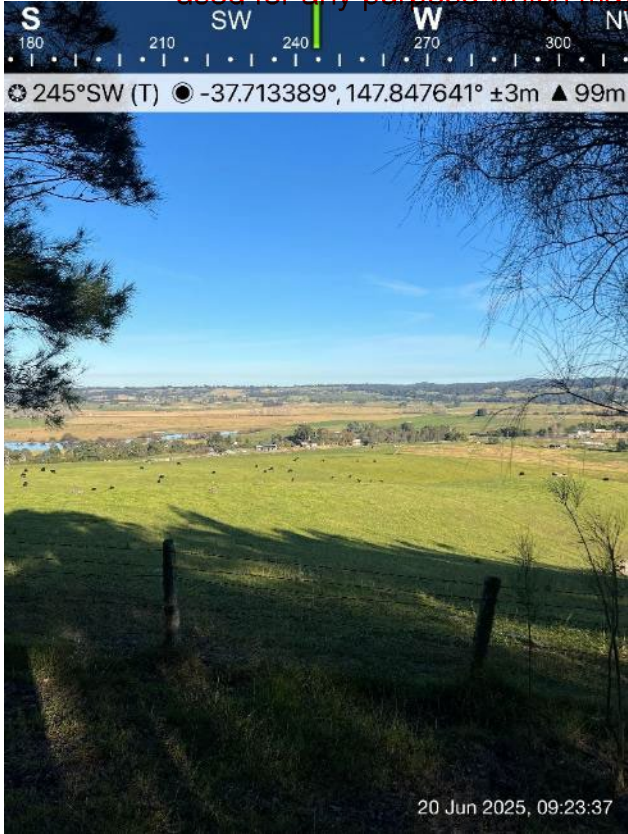
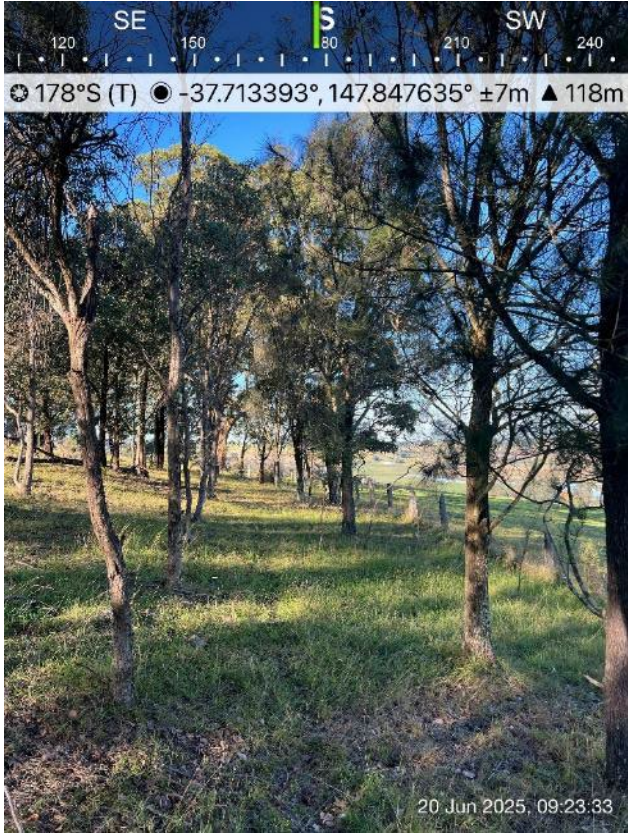
9 Looking northwest towards the woodland vegetation with a downhill slope into a gully.	
10 Looking northwest towards the woodland vegetation with a downhill slope into a gully.	

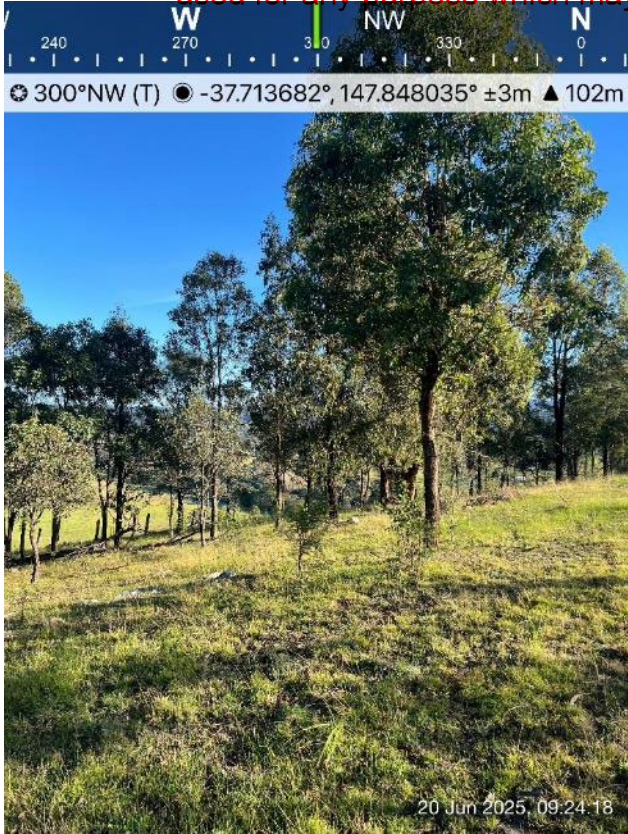
11 Looking north with the Tambo River at the rear. The vegetation further in the gully is described as forest as per AS3959.	
12 Looking northeast towards the woodland vegetation with a downhill slope into a gully.	

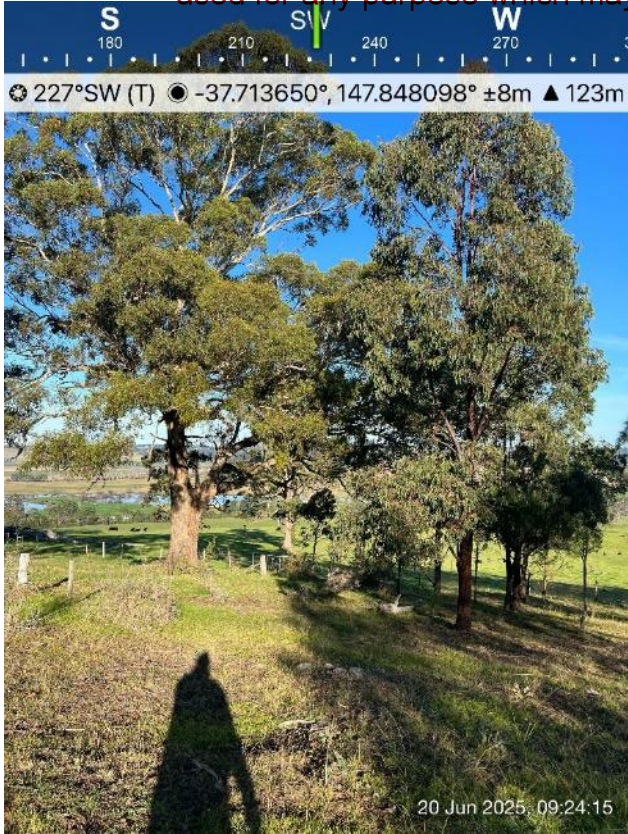
13 Looking west towards the woodland vegetation with a downhill slope towards a gully to the right and the grassland to the rear.	
14 Typical vegetation in the classified woodland vegetation to the north and west of the site.	

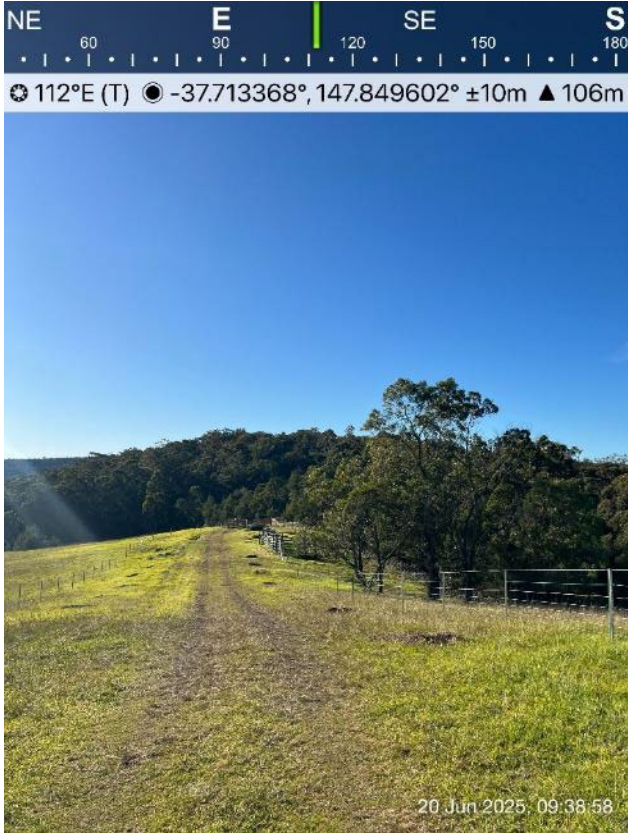
15 Looking west towards the woodland vegetation and grassland in the rear.	
16 Looking northwest to the undulating landscape and forested vegetation of public land.	

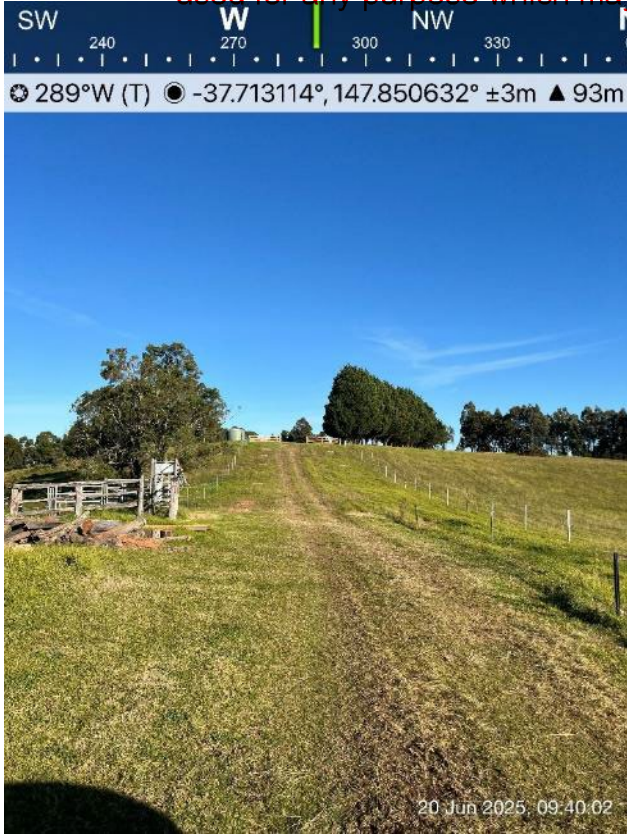
17 Looking southwest to the classified grassland vegetation.	
18 Looking south to the woodland vegetation that occurs 29 meters from the development site.	

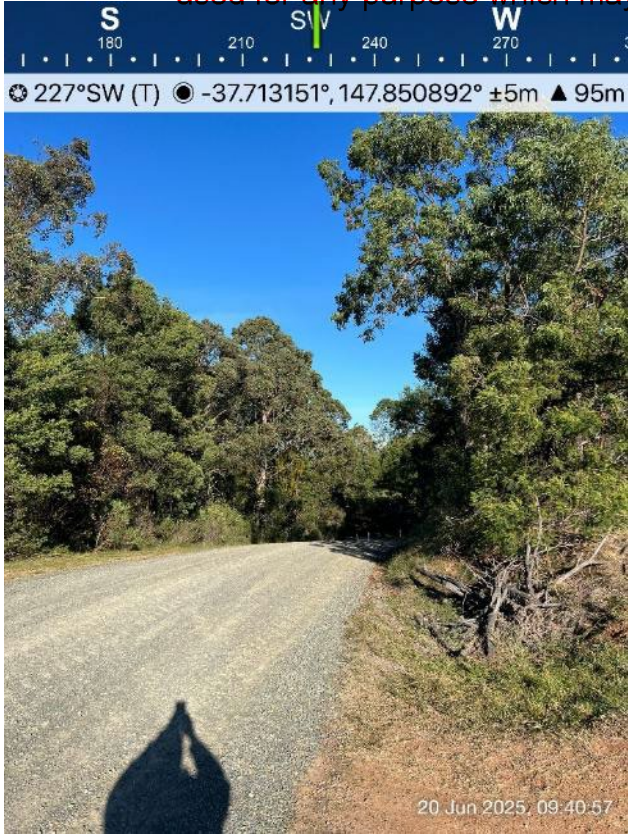
19 Looking west to the classified grassland vegetation.	 20 Jun 2025, 09:23:37
20 Looking south to the woodland vegetation that occurs 29 meters from the development site.	 20 Jun 2025, 09:23:33

21 Looking northwest to the woodland vegetation that occurs 29 meters from the development site.	
22 Typical vegetation of the area south of the fence, classified as grassland according to AS3959.	

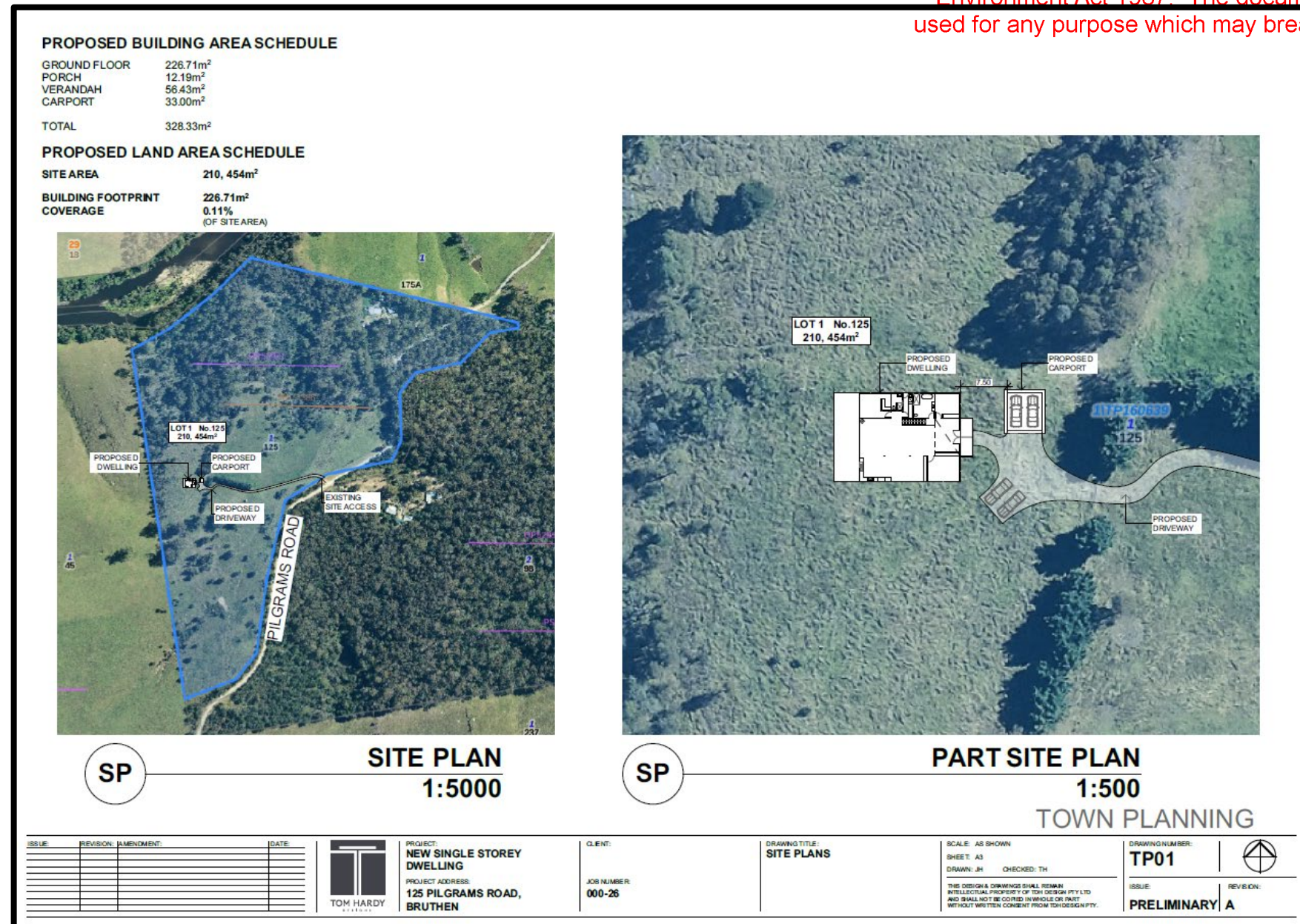
23 Typical vegetation of the area south of the fence, classified as grassland according to AS3959.	
24 Typical vegetation of the area south of the fence, classified as grassland according to AS3959.	

25 Typical vegetation of the area south of the fence, classified as grassland according to AS3959.	
26 The driveway, looking east towards Pilgrims Road.	

27 Looking west to the driveway from Pilgrims Road.	
28 Looking northwest to the grassland and forested vegetation in the rear.	

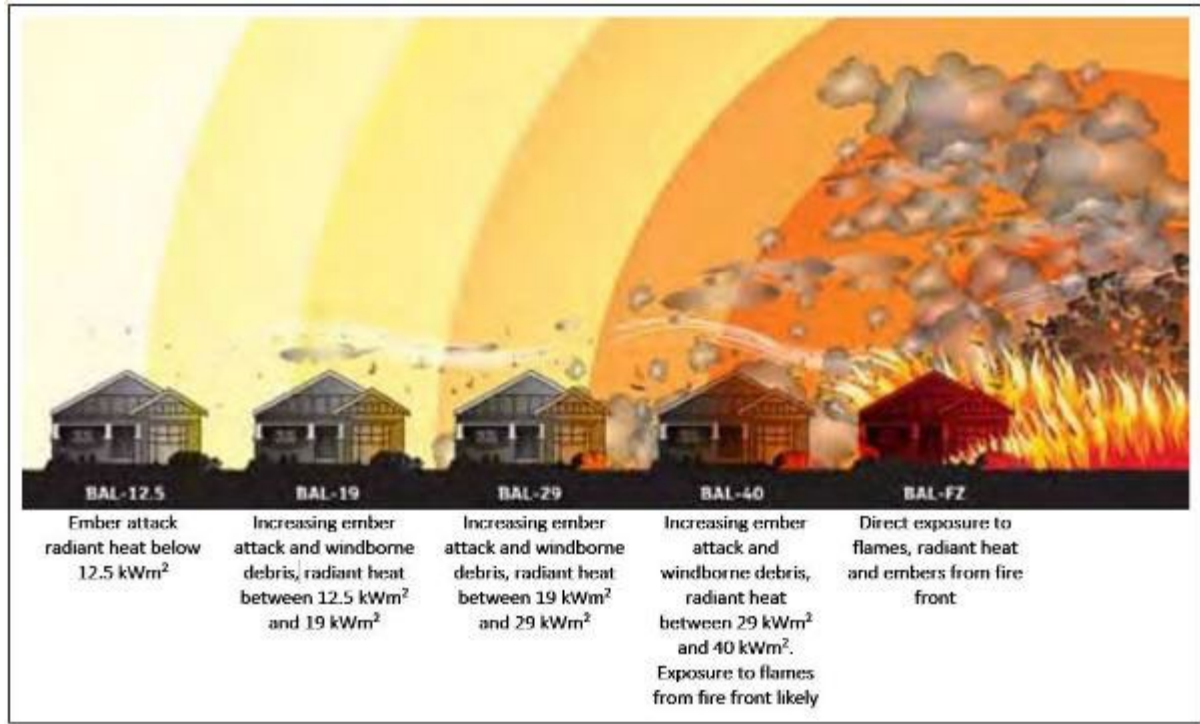
29 Looking southwest on Pilgrims Road from the access point.	 20 Jun 2025, 09:40:57
30 The access point to the property on Pilgrims Road.	 20 Jun 2025, 09:40:41

Appendix 3 – Provided Plans



Appendix 4 – BAL levels explained

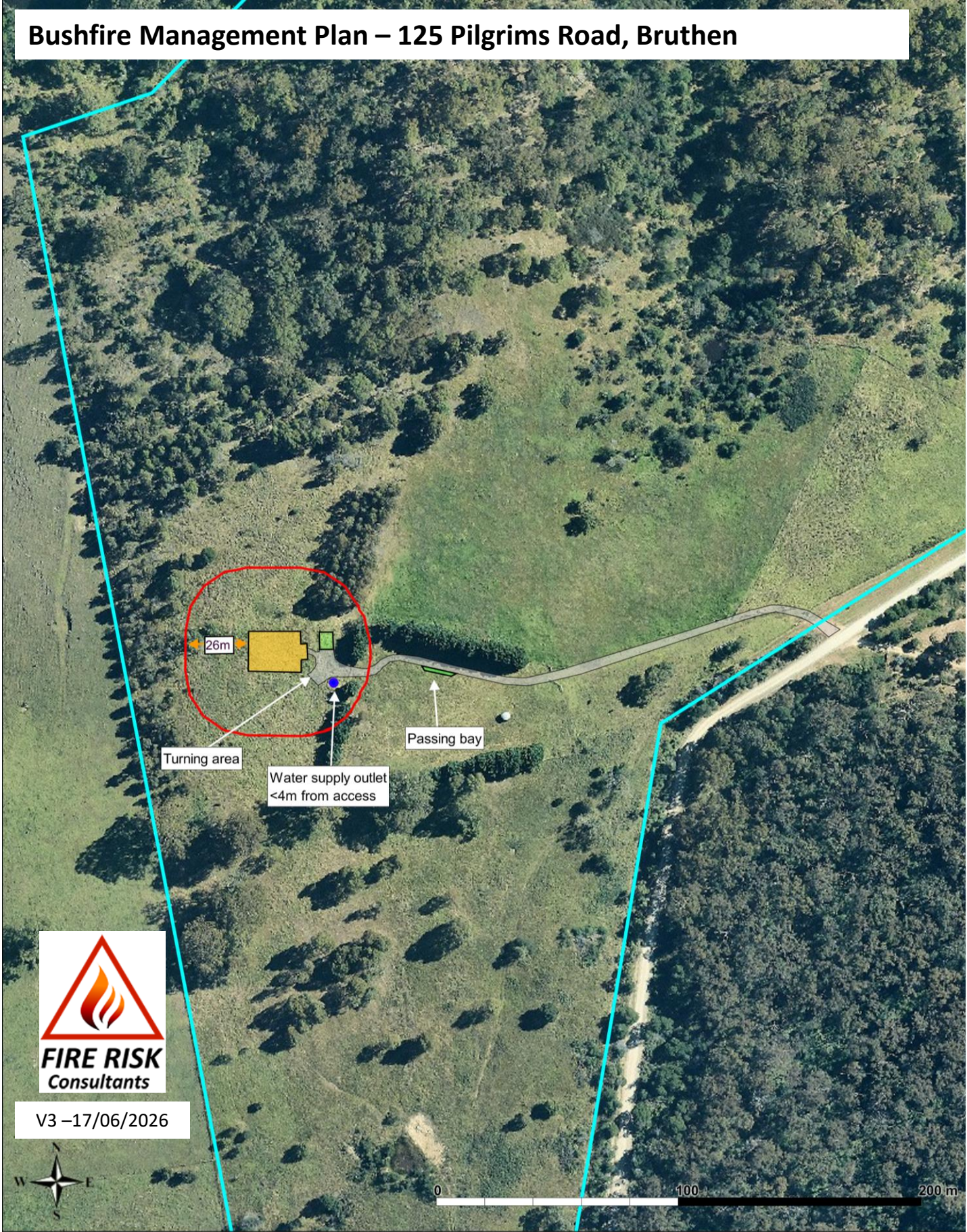
The following diagram outlines the type of bushfire attack method that may impact on the building. This then indicates the relevant BAL construction level as determined by the Bushfire Management Overlay.



Appendix 5 – References

1. Francis Hines, Kevin G Tolhurst, Andrew AG Wilson and Gregory J McCarthy 2010, *Overall Fuel Hazard Guide* 4th Edition, Department of Sustainability and Environment, 44 pp
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13. Standards Australia (2018) *AS 3959-2018 Construction of Buildings in Bushfire Prone Areas* (No. up to amendment 3 (Nov 2011)). Sydney: SAI Global.
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16. Tolhurst, K. and Cheney, N. (1999) *Synopsis of the Knowledge Used in Prescribed Burning in Victoria*. Melbourne: Department of Natural Resources and Environment, Fire Management.

Bushfire Management Plan – 125 Pilgrims Road, Bruthen



V3 –17/06/2026

Legend		Buildings	Access	Static water supply	Populated Places (Geoscience Australia)
Property boundary	Defendable Space	Proposed carport	Access	10,000L static water supply	
Property boundary (approx)	26m defendable space	Proposed dwelling	Passing bay		

Construction Standard
The dwellings will be designed and constructed to a minimum Bushfire Attack Level of BAL 29.

Defendable Space
Defendable space for a distance of 26 metres will be provided for the dwelling and 10m for the carport (located wholly within the defendable space of the dwelling) must be provided where vegetation (and other flammable materials) will be modified and managed in accordance with the following requirements:

Water Supply
A 10,000 litre water supply is required and must be installed in accordance with the following:

Access
The following design and construction requirements apply:

- Grass must be short cropped and maintained during the declared fire danger period.
- All leaves and vegetation debris must be removed at regular intervals during the declared fire danger period.
- Within 10 metres of a building, flammable objects must not be located close to the vulnerable parts of the building.
- Plants greater than 10 centimetres in height must not be placed within 3m of a window or glass feature of the building.
- Shrubs must not be located under the canopy of trees.
- Individual and clumps of shrubs must not exceed 5 sq. metres in area and must be separated by at least 5 metres.
- Trees must not overhang or touch any elements of the building.
- The canopy of trees must be separated by at least 5 metres.
- There must be a clearance of at least 2 metres between the lowest tree branches and ground level.

- Be stored in an above ground water tank constructed of concrete or metal.
- Have all fixed above-ground water pipes and fittings required for firefighting purposes made of corrosive resistant metal.
- Include a separate outlet for occupant use.
- Be readily identifiable from the building or appropriate identification signs to the satisfaction of the relevant fire authority.
- Be located within 60 metres of the outer edge of the approved building.
- The outlet/s of the water tank must be within 4 metres of the accessway and unobstructed.
- Incorporate a separate ball or gate valve (British Standard Pipe (BSP 65 millimetre) and coupling (64 millimetre CFA 3 thread per inch male fitting).
- Any pipework and fittings must be a minimum of 65 millimetres (excluding the CFA coupling).

- All weather construction
 - A load limit of at least 15 tonnes
 - Provide a minimum trafficable width of 3.5 metres
 - Be clear of encroachments for at least 0.5 metres on each side and at least 4 metres vertically
 - Curves must have a minimum inner radius of 10 metres
 - The average grade must be no more than 1 in 7 (14.4%) (8.1°) with a maximum grade of no more than 1 in 5 (20%) (11.3°) for no more than 50 metres
 - Dips must have no more than a 1 in 8 (12.5 per cent) (7.1 degrees) entry and exit angle
- Where the driveway is over 100m, a turning area for fire fighting vehicles must be provided close to the building by one of the following:
- A turning circle with a minimum radius of eight metres
 - A driveway encircling the dwelling
 - The provision of other vehicle turning heads such as a T head or Y Head – which meet the specification of Austroad Design for an 8.8 metre service vehicle.

- Where the driveway is over 200m:
- Passing bays must be provided at least every 200 metres.
 - Passing bays must be a minimum of 20 metres long with a minimum trafficable width of 6 metres.

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BRUTHEN 3885

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COVER PAGE

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SITE INFORMATION

SUBJECT SITE:	Lot 1 / 125 PILGRIMS ROAD BRUTHEN 3885
SUBJECT SITE AREA:	210200 m²
Lot & Plan Number:	Lot 1 TP160639
LOCAL GOVERNMENT:	EAST GIPPSLAND
COUNCIL PROPERTY NUMBER:	40423
PLANNING ZONE:	FARMING ZONE ZONE - SCHEDULE 1 (FZ1)
PLANNING OVERLAYS:	BUSHFIRE MANAGEMENT OVERLAY (BMO) EROSION MANAGEMENT OVERLAY (EMO) ENVIRONMENTAL SIGNIFICANCE OVERLAY - SCHEDULE 1-58 (ESO1-58) ENVIRONMENTAL SIGNIFICANCE OVERLAY - SCHEDULE 1-59 (ESO1-59) VEGETATION PROTECTION OVERLAY - SCHEDULE 1 (VPO1)
	ABORIGINAL CULTURAL HERITAGE SENSITIVITY AREA
BUILDING CLASS:	Class 1a
BUSHFIRE ATTACK LEVEL (BAL):	BAL 29
APPROX. ELEVATION:	30m
CLIMATE ZONE:	6
WIND CLASSIFICATION:	N2
SOIL CLASSIFICATION:	CLASS M
ENERGY STAR RATING:	TBD
MELWAY REF:	84 F5

NOTE:

- ALL DRAWINGS TO BE READ IN CONJUNCTION WITH RELEVANT STRUCTURAL ENGINEERS REPORT, BUILDING THERMAL PERFORMANCE REPORT, SOIL REPORT, GEOTECHNICAL REPORT, & ANY OTHER RELEVANT CONSULTING REPORT. IF ANY DISCREPANCIES ARE FOUND SEEK CLARIFICATION
- ALL BUILDING WORKS TO COMPLY WITH BUT NOT LIMITED TO:
 - BUILDING ACT 1993
 - BUILDING REGULATIONS 2018
 - CURRENT NATIONAL CONSTRUCTION CODE (NCC or BCA)
 - HOUSING PROVISION STANDARDS (HPS)
 - TIMBER CONSTRUCTION AS1684.4 - 2024
 - CONCRETE SLAB & FOOTINGS CONSTRUCTION AS2870 - 2011
 - CONSTRUCTION OF BUILDINGS IN BUSHFIRE PRONE AREA AS3959 - 2018
 - RELEVANT AUSTRALIAN STANDARDS
- THE BUILDER & SUBCONTRACTORS MUST CHECK ALL DIMENSIONS, SETBACKS, LEVELS, SPECIFICATIONS & ALL OTHER RELEVANT DOCUMENTATION PRIOR TO THE COMMENCEMENT OF ANY WORK.
- THE BUILDER SHALL TAKE ALL STEPS NECESSARY TO ENSURE THE STABILITY & GENERAL WATER TIGHTNESS OF ALL NEW & EXISTING STRUCTURES DURING ALL WORKS.
- NO BUILDING MEMBER (ROOFING OR FOOTING MEMBER) TO PROTRUDE BEYOND TITLE
- DO NOT SCALE OFF PLANS, USE FIGURED DIMENSIONS ONLY. SITE PLAN DIMENSIONS IN METERS, ALL OTHER DIMENSIONS IN MILLIMETERS
- PLANS ARE DIAGRAMMATIC IN NATURE AND NOT INTENDED TO SHOW EXACT NUMBER OR LOCATION OF MEMBERS, UNLESS OTHERWISE NOTED
- ALL UNDERGROUND SERVICES ARE TO BE LOCATED BY ON SITE BUILDER/CONTRACTOR PRIOR TO EXCAVATION WORKS - REFER TO www.1100.com.au OR CALL 1100 FOR DIAL-BEFORE-YOU-DIG SERVICE
- ALL BUILDING ELEMENTS ARE TO BE PROTECTED FROM TERMITES IN ACCORDANCE WITH HPS 3.4.1 & 3.4.2 & AS 3660.1
- ENSURE SMOKE DETECTORS ARE PROVIDED & INSTALLED IN ACCORDANCE WITH HPS 9.5.1 & 9.5.2 & MEET AS 3786 & ARE HARD WIRE TO MAINS POWER WITH BATTERY BACKUP & INTERCONNECTED

BOUNDARY NOTE:

THESE DRAWINGS HAVE BEEN PREPARED WITHOUT THE USE OF A RE-ESTABLISHMENT SURVEY & THEREFORE DO NOT TAKE RESPONSIBILITY FOR THE LOCATION OF THE BOUNDARIES, EASEMENTS OR SETBACKS OF EXISTING BUILDINGS.
NO PART OF THE BUILDING, INCLUDING ROOF OR FOOTING MEMBERS, ARE TO PROTRUDE BEYOND TITLE BOUNDARY.

LEGAL POINT OF DISCHARGE:

DOWNPIPES MUST BE CONNECTED TO STORMWATER DRAIN. STORMWATER DRAIN TO BE CONNECTED TO LEGAL POINT OF DISCHARGE TO THE LOCAL AUTHORITIES APPROVAL VIA 90mm DIAM. uPVC BY LICENCED PLUMBER. PLUMBER TO VERIFY LOCATION OF LPD.
MATERIALS, DESIGN & INSTALLATION OF ALL STORMWATER DRAINAGE SYSTEM TO COMPLY WITH WATER AUTHORITIES SPECIFICATIONS, AS3500.3
TEMPORARY DOWNPIPE SOCKS TO BE USED THROUGHOUT THE CONSTRUCTION PERIOD

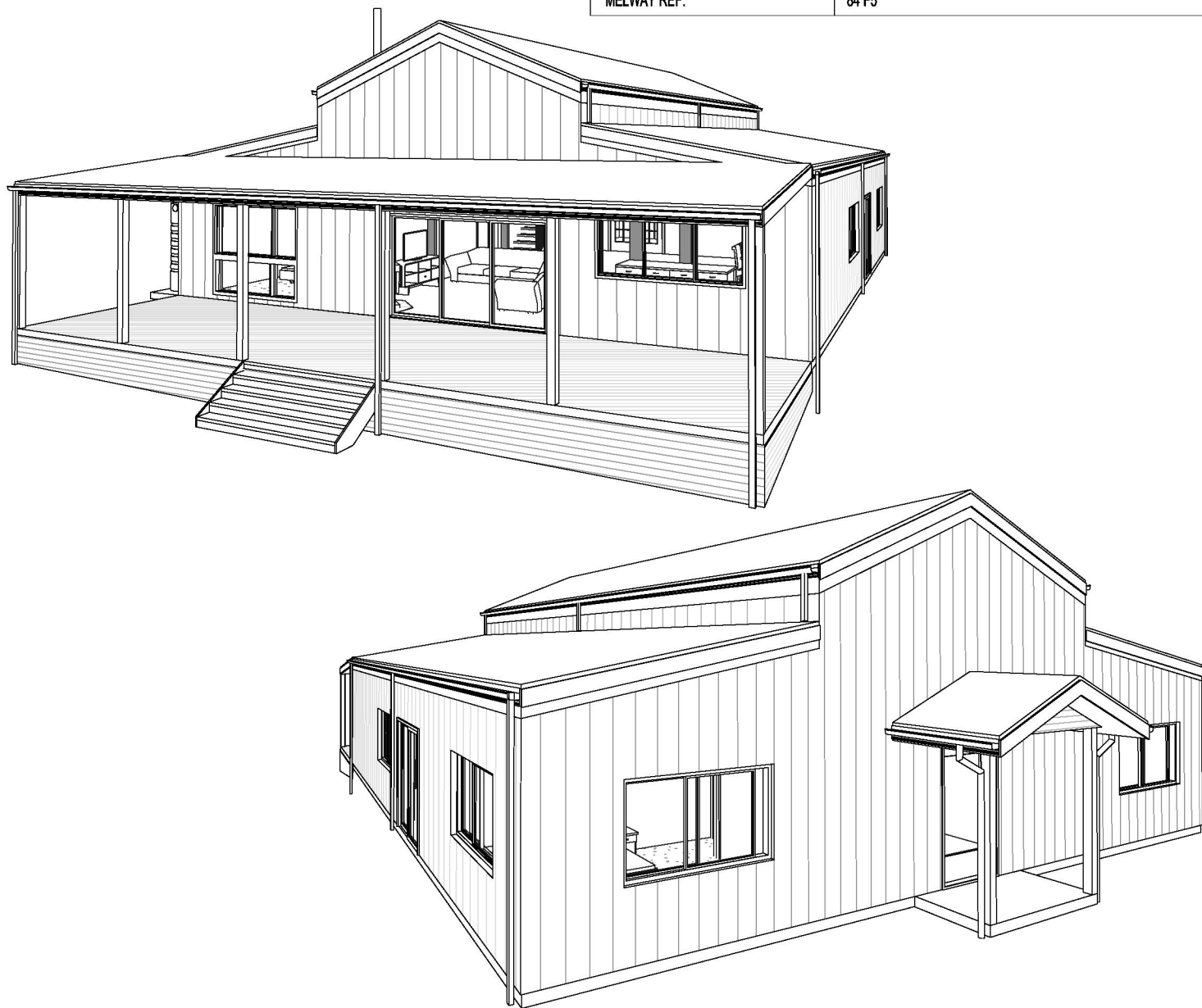
SITE NOTES:

ALL EXISTING UNDERGROUND SERVICES ARE TO BE LOCATED ON SITE BY BUILDER/CONTRACTOR PRIOR TO EXCAVATION WORKS - REFER TO www.1100.com.au OR CALL 1100 FOR DIAL-BEFORE-YOU-DIG SERVICE
NO EXISTING SERVICES SHALL BE DISCONNECTED OR DISTURBED WITHOUT APPROVAL FROM REVELANT AUTHORITY OR ENGINEER.
ENSURE ALL STORMWATER DRAINS, SEWER PIPES & THE LIKE ARE LOCATED AT A SUFFICIENT DISTANCE FROM BUILDING FOOTINGS / SLAB EDGE BEAMS SO AS TO PREVENT GENERAL MOISTURE PENETRATION, DAMPNESS, WEAKNESS & UNDERMINIG OF ANY BUILDING & ITS FOOTING SYSTEM.
SITE CUT & SUBSEQUENT DRAINAGE SHALL BE CONDUCTED IN ACCORDANCE WITH NCC H1D3, NCC H2D2 & AS 3500.3.
ALL UN-RETAINED SITE CUT & FILL BATTERS TO RELEVANT GEOTECHNICAL REPORT OR FOR NORMAL SITE CONDITIONS TO BE BATTERED BACK TO AN ANGLE OF 1 VERTICAL TO 2 HORIZONTAL (1V:2H) & TO NCC H1D3 Part 3.2 OR RETAINED BY ENGINEERED DESIGNED RETAINING WALL IF GREATER THAN 1.0m IN HEIGHT
ANY EXCAVATION WORK LESS THAN 2.0m IN HEIGHT FOR FOOTINGS, DRAINAGE OR THE LIKE, ADJACENT TO EXISTING BUILDINGS MUST FALL OUTSIDE THE ANGLE OF RESPOSE & COMPLY WITH HPS 3.2.1
ALL GROUNDWORK TO HAVE POSITIVE FALL AWAY FROM THE BUILDING & ADJOINING PROPERTIES AT A MINIMUM SLOPE OF 50mm FOR THE FIRST 1.0m OR 1:20 IN ACCORDANCE WITH HPS 3.3.3 & AS2870-2011
STORMWATER DRAINS MUST HAVE A MINIMUM FALL OF 1:100 AWAY FROM DWELLING & ADJOINING PROPERTIES
PROVIDE 90mm DIAM. SLOTTED AGI DRAIN TO TOE OF ALL EXCAVATIONS & RETAINING WALLS
AGI DRAINS TO DISCHARGE INTO SILT PITS (WITH PROVISIONS FOR CLEANING) CONNECTED TO 90mm uPVC STORMWATER DRAINAGE SYSTEM. ALL PIPE JUNCTIONS SHALL HAVE A 45 DEGREE JOINT
ANY EXCAVATION ADJACENT TO EXISTING BUILDINGS TO BE CLEAR OF 45 DEGREE ANGLE OF RESPONSE FROM BASE OF FOOTING
ALL WASTE WATER MUST BE DISCHARGED INTO THE APPROVED SEWERAGE SYSTEM TO THE SATISFACTORY OF THE RELEVANT AUTHORITY
EFFLUENT WASTE TO CONNECT TO SEWER DISCHARGE POINT TO THE SATISFACTION OF THE RELEVANT AUTHORITY

THE DESIGNER TAKES NO RESPONSIBILITY FOR THE POSSIBLE REQUIREMENT OF COUNCIL PLANNING PERMIT &/OR COUNCIL SITING CONSENT (RESCODE & NON-RESCODE)

THESE PLANS HAVE BEEN PREPARED FOR THE EXCLUSIVE USE BY THE CLIENT AND FOR THE PURPOSE EXPRESSLY NOTIFIED TO THE DESIGNER. ANY OTHER PERSON WHO USES OR RELIES ON THESE PLANS WITHOUT THE DESIGNER'S WRITTEN CONSENT DOES SO AT OWN RISK AND NO RESPONSIBILITY IS ACCEPTED BY THE DESIGNER FOR SUCH USE AND/OR RELIANCE.
THESE PLANS ARE NEITHER EXHAUSTIVE OR A SUBSTITUTE FOR REGULATIONS, STATUTORY REQUIREMENTS, BUILDING PRACTICE OR CONTRACTURAL OBLIGATIONS, AND UNLESS EXPRESSLY STATED OTHERWISE, ARE PROVIDED ONLY AS GUIDELINES, NO RESPONSIBILITY IS ACCEPTED FOR THEIR USE. WHILST EVERY EFFORT HAS BEEN MADE AND CARE TAKEN IN THE PREPERATION OF THIS DOCUMENT/DRAWINGS, THE ACCURACY OF ITS CONTENTS RELIES UPON INFORMATION SUPPLIED BY OTHERS. THEREFORE NO LIABILITY FOR ERRORS OR OMISSIONS WILL BE ACCEPTED BY THE DESIGNER. THE CLIENT AND/OR THE CLIENT'S BUILDER SHALL NOT MODIFY OR AMEND THE PLANS WITHOUT THE KNOWLEDGE AND CONSENT OF THE BUILDING DESIGNER EXCEPT WHERE A REGISTERED BUILDING SURVEYOR MAKES MINOR NECESSARY CHANGES TO FACILITATE THE BUILDING PERMIT APPLICATION AND THAT SUCH CHANGES ARE PROMPTLY REPORTED BACK TO THE BUILDING DESIGNER.
A BUILDING PERMIT IS REQUIRED PRIOR TO THE COMMENCEMENT OF THESE WORKS. THE RELEASE OF THESE DOCUMENTS IS CONDITIONAL TO THE OWNER OBTAINING THE REQUIRED BUILDING PERMIT.

SHEET LIST	
SHEET NUMBER	SHEET NAME
A00	COVER PAGE
A01	SITE PLAN
A02	SITE PLAN 1-500
A03	FLOOR PLAN
A04	MEZZANINE FLOOR PLAN
A05	ELEVATIONS
A06	ELEVATIONS
A07	SECTIONS
A08	SECTION
A09	SCHEDULE
A10	ROOF PLAN
A11	REFLECTED CEILING PLAN
A12	GENERAL NOTES
A13	WET AREA DETAILS
A14	WET AREA DETAILS
A15	BUSHFIRE CONSTRUCTION
A16	BUSHFIRE CONSTRUCTION



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DATE: 4/06/2025

PROJECT NUMBER: 786

CLIENT:

PROJECT ADDRESS:
125 PILGRIMS ROAD
BRUTHEN 3885

DRAWING TITLE:
SITE PLAN

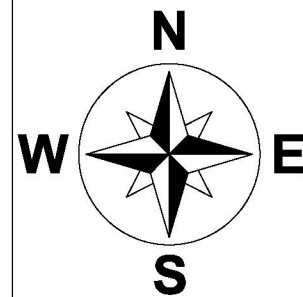
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CONSTRUCTION STANDARDS TO AS 3959-2018 FOR BAL 29

THE DWELLING WILL BE DESIGNED AND CONSTRUCTED TO A MINIMUM BUSHFIRE ATTACK LEVEL (BAL) OF 29 DEFENDABLE SPACE

A DEFENDABLE SPACE FOR A DISTANCE OF 26 METRES MUST BE PROVIDED WHERE VEGETATION (AND OTHER FLAMMABLE MATERIALS) WILL BE MODIFIED AND MANAGED IN ACCORDANCE WITH THE FOLLOWING REQUIREMENTS:

- GRASS MUST BE CROPPED SHORT AND MAINTAINED DURING THE DECLARED FIRE DANGER PERIOD
- ALL LEAVES & VEGETATION DEBRIS MUST BE REMOVED AT REGULAR INTERVALS DURING THE DECLARED FIRE DANGER PERIOD
- WITHIN 10 METRES OF A BUILDING, FLAMMABLE OBJECTS SHOULD NOT BE LOCATED CLOSE TO THE VULNERABLE PARTS OF THE BUILDING
- PLANTS GREATER THAN 10 cm IN HEIGHT SHOULD NOT BE PLACED WITHIN 3m OF A WINDOW OR GLASS FEATURE OF THE BUILDING
- SHRUBS SHOULD NOT BE LOCATED UNDER THE CANOPY TREES
- INDIVIDUAL & CLUMPS OF SHRUBS SHOULD NOT EXCEED 5 sqm IN AREA & MUST BE SEPARATED BY AT LEAST 5 m
- TREES SHOULD NOT OVERHANG OR TOUCH ANY ELEMENTS OF THE BUILDING
- THE CANOPY OF TREES MUST BE SEPARATION TO BE ACHIEVED BY AT LEAST 5 METRES
- THERE MUST BE A CLEARANCE OF AT LEAST 2 m BETWEEN THE LOWEST TREE BRANCHES & GROUND LEVEL

WATER SUPPLY

A 10,000 litres WATER SUPPLY IS REQUIRED & MUST BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING:

- BE STORED IN AN ABOVE GROUND WATER TANK CONSTRUCTED OF CONCRETE OR METAL
- HAVE ALL FIXED ABOVE-GROUND WATER PIPES AND FITTINGS REQUIRED FOR FIRE FIGHTING PURPOSES MUST BE MADE OF CORROSIVE RESISTANT METAL
- BE READILY IDENTIFIABLE FROM THE BUILDING OR APPROPRIATE INDENTICATION SIGNAGE TO THE SATISFACTION OF THE RELEVANT FIRE AUTHORITY
- BE LOCATED WITHIN 60 METRES OF THE OUTER EDGE OF THE APPROVED BUILDING
- THE OUTLET/S OF THE WATER TANK MUST BE WITHIN 4m OF THE ACCESS WAY AND BE UNOBSTRUCTED
- INCORPORATE A SEPERATE BALL OR GATE VALVE (BRITISH STANDARD PIPE (BSP) 65mm) AND COUPLING (64mm CFA 3 THREAD PER INCH MALE FITTING)
- ANY PIPEWORK AND FITTINGS MUST BE A MINIMUM OF 65mm (EXCLUDING THE CFA COUPLING)

ACCESS

THE FOLLOWING DESIGN AND CONSTRUCTION REQUIREMENTS APPLY:

- ALL WEATHER CONSTRUCTION
- A LOAD LIMY OF AT LEAST 15 TONNES
- PROVIDE A MINIMUM TRAFFICABLE WIDTH OF 3.5 METRES
- BE CLEAR OF ENCROACHMENTS FOR AT LEAST 0.5m ON EACH SIDE AND AT LEAST 4m VERTICALLY
- CURVES MUST HAVE A MINIMUM INNER RADIUS OF 10m
- THE AVERAGE GRADE MUST BE NO MORE THAN 1 IN 7 (14.4 PER CENT) (8.1 DEGREES) WITH A MAXIMUM OF NO MORE THAN 1 IN 5 (20 PER CENT) (11.3 DEGREES) FOR NO MORE THAN 50m
- DIPS MUST HAVE NO MORE THAN A 1 IN 8 (12.5 PER CENT) (7.1 DEGREES) ENTRY AND EXIT ANGLE

WHERE THE DRIVEWAY IS OVER 100 METRE, A TURNING AREA FOR FIRE FIGHTING VEHICLES MUST BE PROVIDED CLOSE TO THE BUILDING BY ONE OF THE FOLLOWING:

- A TURNING CIRCLE WITH A MINIMUM RADIUS OF EIGHT METRES
- A DRIVEWAY ENCIRCLING THE DWELLING
- THE PROVISION OF OTHER VEHICLE TURNING HEADS SUCH AS A T HEAD OR Y HEAD - WHICH MEETS THE SPECIFICATION OF AUSROAD DESIGN FOR AN 8.8 METRE SERVICE VEHICLE

WHERE THE DRIVEWAY IS OVER 200 METRE;

- PASSING BAYS MUST BE PROVIDED AT LEAST EVERY 200 METRES
- PASSING BAYS MUST BE A MINIMUM OF 20 METRES LONG WITH A MINIMUM TRAFFICABLE WIDTH OF 6 METRES

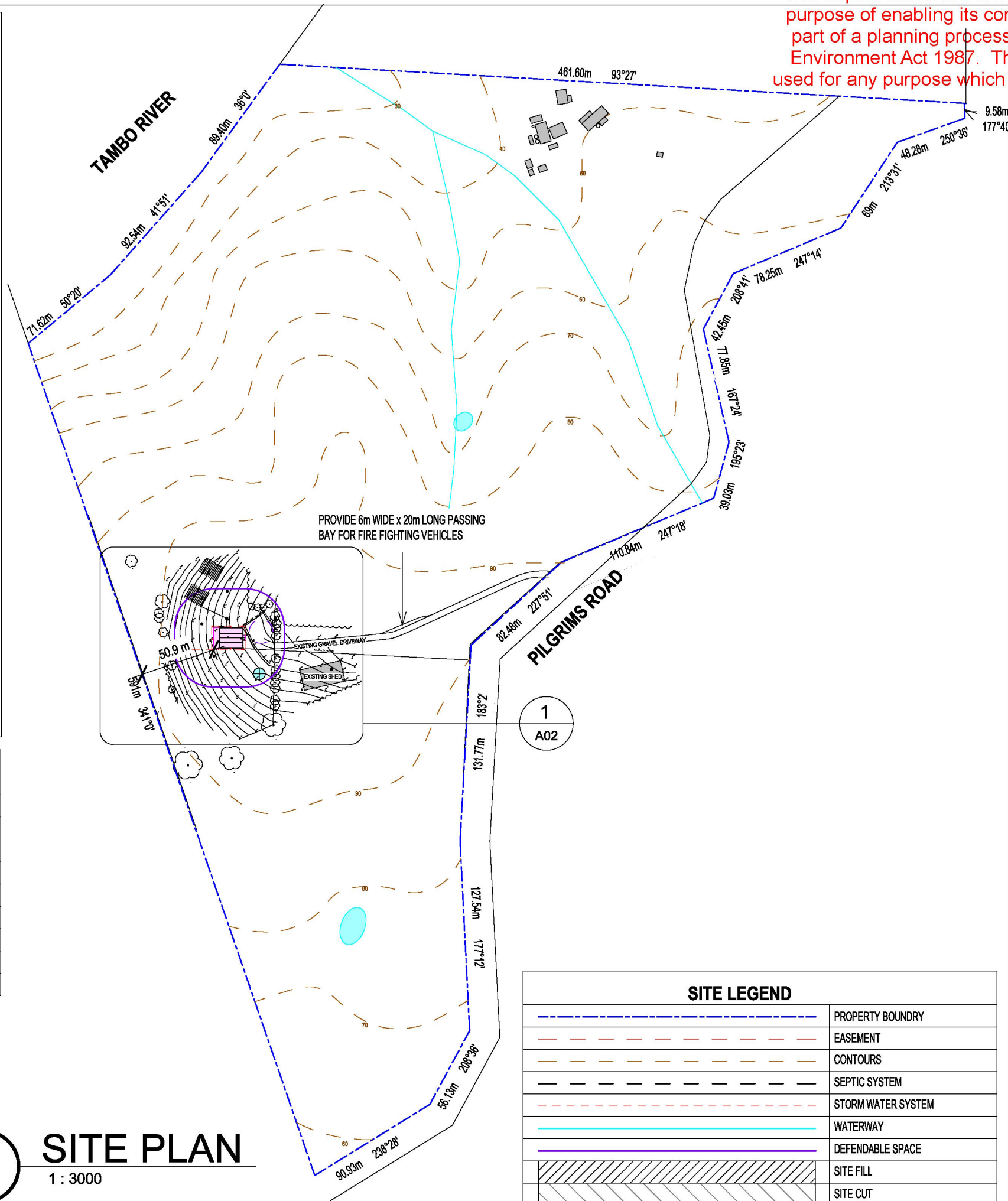
SITE AREA

SUBJECT SITE AREA	210200 m ²
EXISTING BUILDINGS	950 m ²
PROPOSED BUILD incl. VERANDAH	280 m ²
FRONT PORCH	2.88 m ²
PROPOSED VERANDAH	56 m ²
SITE COVERAGE	1232.88 m ²
PERCENTAGE OF SITE COVERAGE	0.6 %
IMPERVIOUS SURFACES	1232.88 m ²
PERCENTAGE OF IMPERVIOUS SURFACES	0.6 %

1

SITE PLAN

1 : 3000



SITE LEGEND

	PROPERTY BOUNDARY
	EASEMENT
	CONTOURS
	SEPTIC SYSTEM
	STORM WATER SYSTEM
	WATERWAY
	DEFENDABLE SPACE
	SITE FILL
	SITE CUT
	PROPOSED BUILD

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DRAWING TITLE:
SITE PLAN 1-500

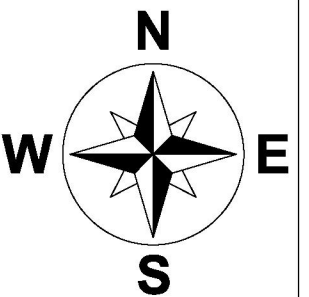
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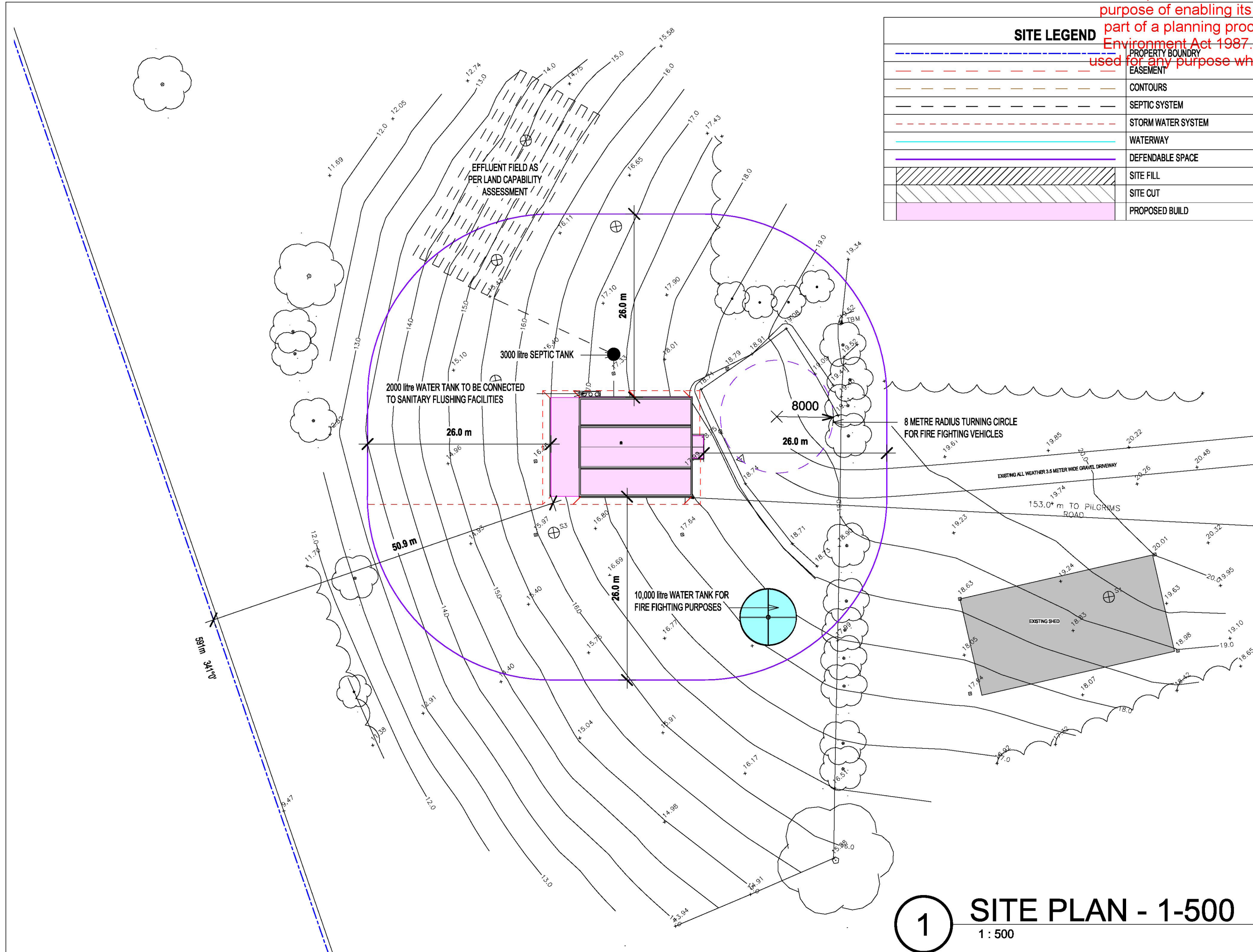
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SITE LEGEND

	PROPERTY BOUNDARY
	EASEMENT
	CONTOURS
	SEPTIC SYSTEM
	STORM WATER SYSTEM
	WATERWAY
	DEFENDABLE SPACE
	SITE FILL
	SITE CUT
	PROPOSED BUILD



1

SITE PLAN - 1-500

1 : 500

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PROJECT NUMBER: 786

CLIENT:

PROJECT ADDRESS:
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BRUTHEN 3885

DRAWING TITLE:
MEZZANINE FLOOR PLAN

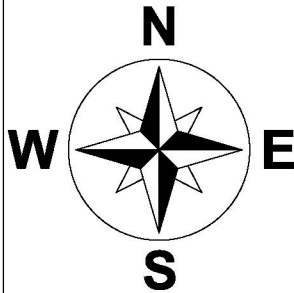
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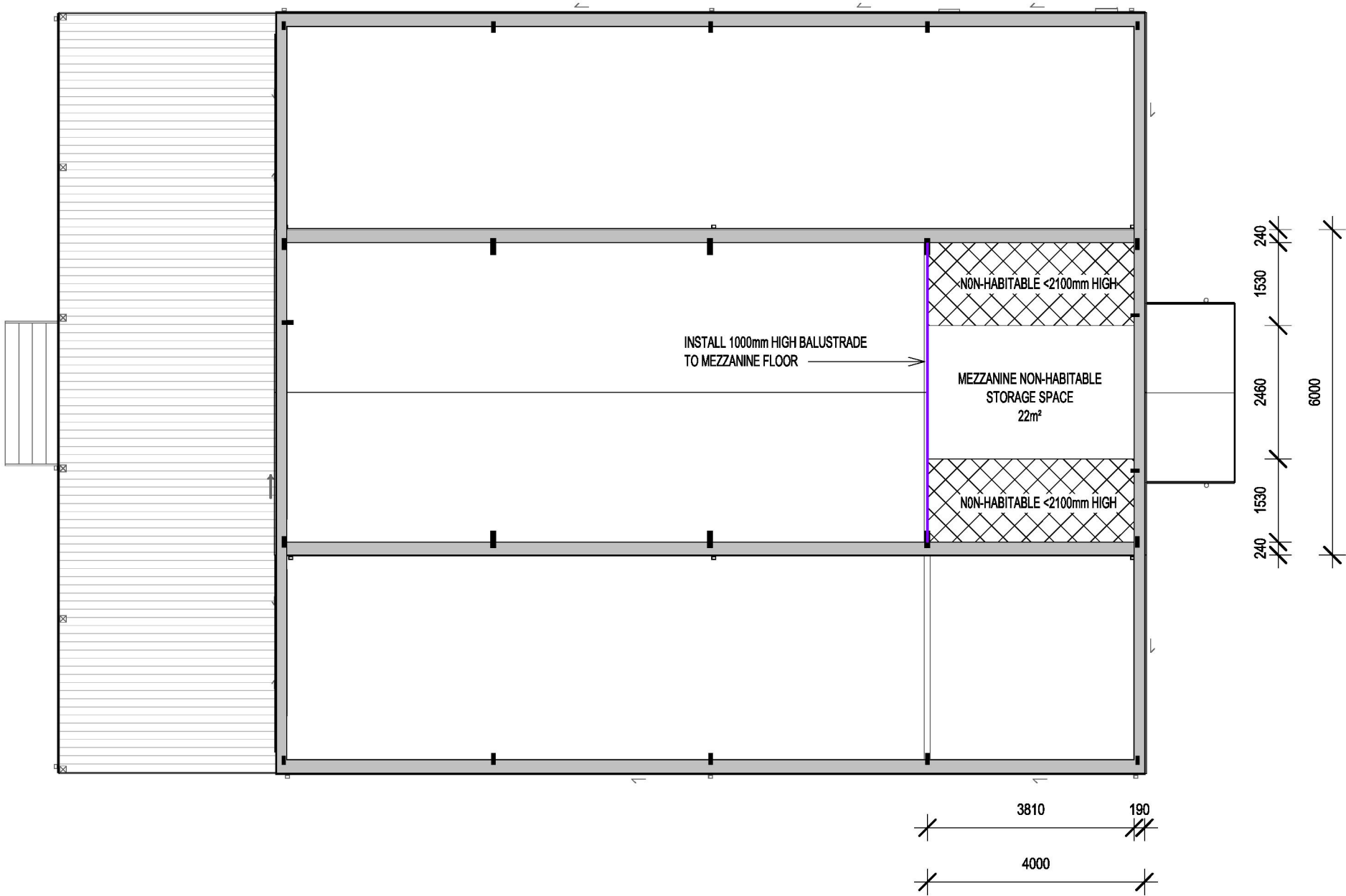
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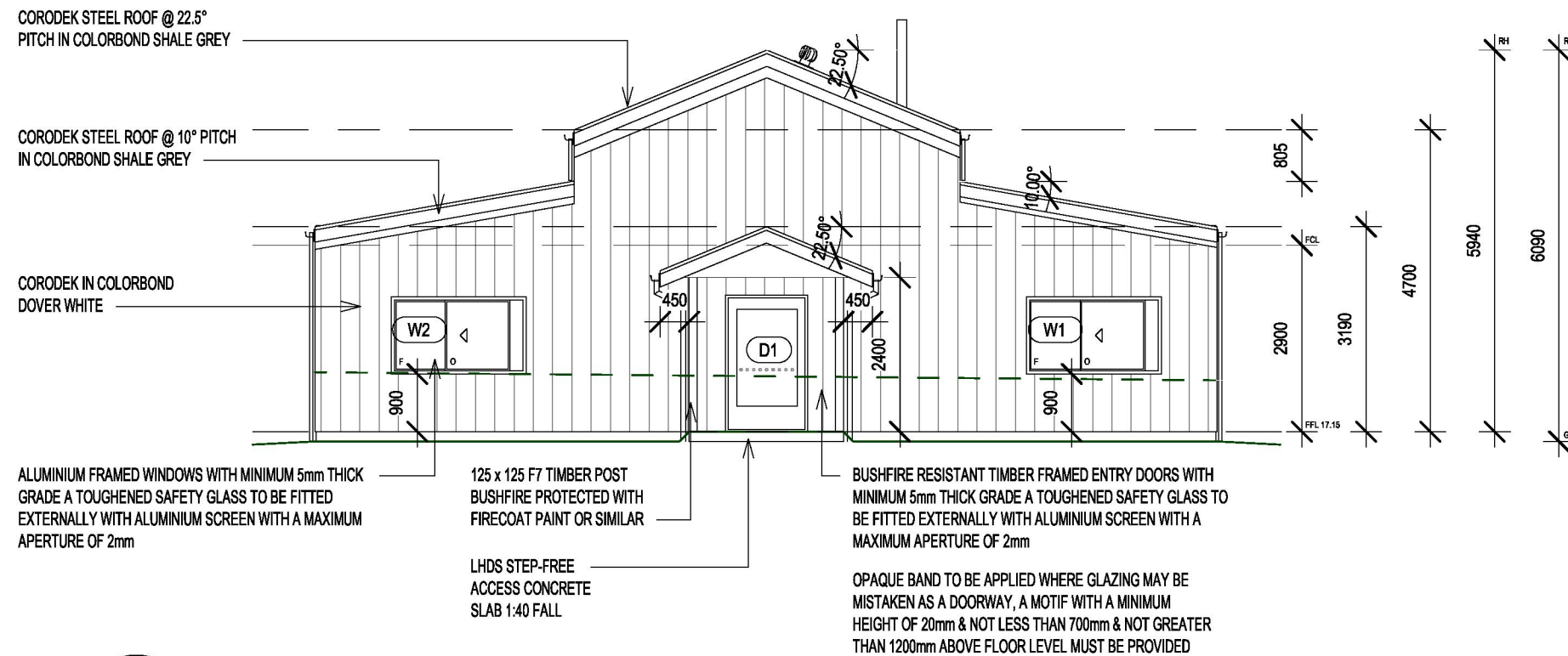


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1 MEZZANINE
1 : 100

DESCRIPTION	
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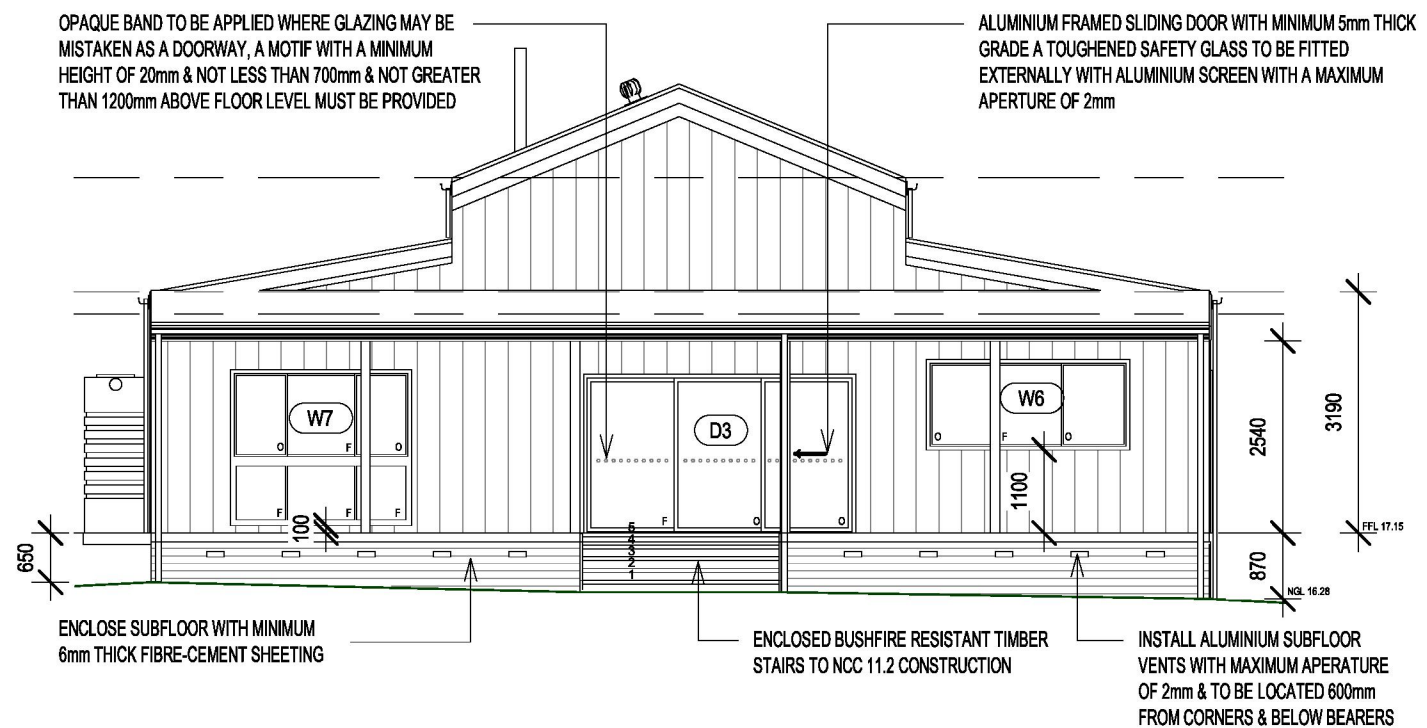


1 EAST ELEVATION

1 : 100

MATERIALS LEGEND

	WALLS: CORODEK IN COLORBOND DOVER WHITE
	ROOF: CORODEK STEEL ROOF COLORBOND SHALE GREY
	WINDOWS: ALUMINIUM SLIDING WINDOWS WITH WHITE FRAMES



2 WEST ELEVATION

1 : 100

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PROJECT ADDRESS:
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DRAWING TITLE:
ELEVATIONS

DRAWING NUMBER: A06

REVISION: -

DESCRIPTION	
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ROOF VENTILATION 'WHIRLYBIRD'
INSTALLED TO MANUFACTURERS
SPECIFICATIONS

FLUE PIPE INSTALLED IN ACCORDANCE WITH NCC 12.4,
AS2918 & MANUFACTURERS SPECIFICATIONS

CORODEK STEEL ROOF @ 22.5°
PITCH IN COLORBOND SHALE GREY

125 x 125 F7 TIMBER POST
BUSHFIRE PROTECTED WITH
FIRECOAT PAINT OR SIMILAR

INSTALL SPOON DRAIN AT
BASE OF SITE CUT 1:20 FALL

LHDS STEP-FREE
ACCESS CONCRETE
SLAB 1:40 FALL

BUSHFIRE RESISTANT TIMBER FRAMED ENTRY DOORS WITH
MINIMUM 5mm THICK GRADE A TOUGHENED SAFETY GLASS TO
BE FITTED EXTERNALLY WITH ALUMINIUM SCREEN WITH A
MAXIMUM APERTURE OF 2mm

OPAQUE BAND TO BE APPLIED WHERE GLAZING MAY BE
MISTAKEN AS A DOORWAY, A MOTIF WITH A MINIMUM
HEIGHT OF 20mm & NOT LESS THAN 700mm & NOT GREATER
THAN 1200mm ABOVE FLOOR LEVEL MUST BE PROVIDED

ALUMINIUM FRAMED WINDOWS WITH MINIMUM 5mm THICK
GRADE A TOUGHENED SAFETY GLASS TO BE FITTED
EXTERNALLY WITH ALUMINIUM SCREEN WITH A MAXIMUM
APERTURE OF 2mm

2000 litre WATER TANK TO BE CONNECTED
TO SANITARY FLUSHING FACILITIES

1 NORTH ELEVATION

1 : 100

CORODEK STEEL ROOF @ 6° PITCH
IN COLORBOND SHALE GREY

CORODEK STEEL ROOF @ 22.5°
PITCH IN COLORBOND SHALE GREY

125 x 125 F7 TIMBER POST
BUSHFIRE PROTECTED WITH
FIRECOAT PAINT OR SIMILAR

ENCLOSED BUSHFIRE RESISTANT TIMBER
STAIRS TO NCC 11.2 CONSTRUCTION

ENCLOSE SUBFLOOR WITH MINIMUM
6mm THICK FIBRE-CEMENT SHEETING

INSTALL ALUMINIUM SUBFLOOR
VENTS WITH MAXIMUM APERTURE
OF 2mm & TO BE LOCATED 600mm
FROM CORNERS & BELOW BEARERS

OPAQUE BAND TO BE APPLIED WHERE GLAZING MAY BE
MISTAKEN AS A DOORWAY, A MOTIF WITH A MINIMUM
HEIGHT OF 20mm & NOT LESS THAN 700mm & NOT GREATER
THAN 1200mm ABOVE FLOOR LEVEL MUST BE PROVIDED

ALUMINIUM FRAMED SLIDING DOOR WITH MINIMUM 5mm THICK
GRADE A TOUGHENED SAFETY GLASS TO BE FITTED
EXTERNALLY WITH ALUMINIUM SCREEN WITH A MAXIMUM
APERTURE OF 2mm

LHDS STEP-FREE
ACCESS CONCRETE
SLAB 1:40 FALL

2 SOUTH ELEVATION

1 : 100

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SECTIONS

DRAWING A07
NUMBER:

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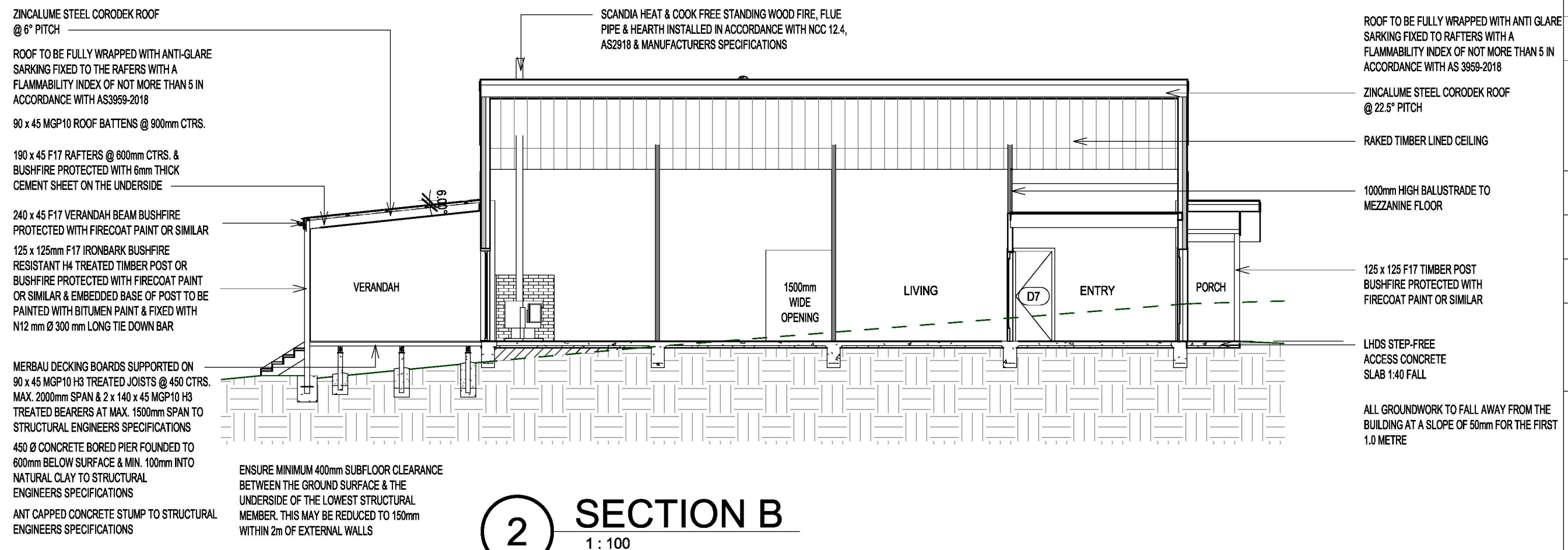
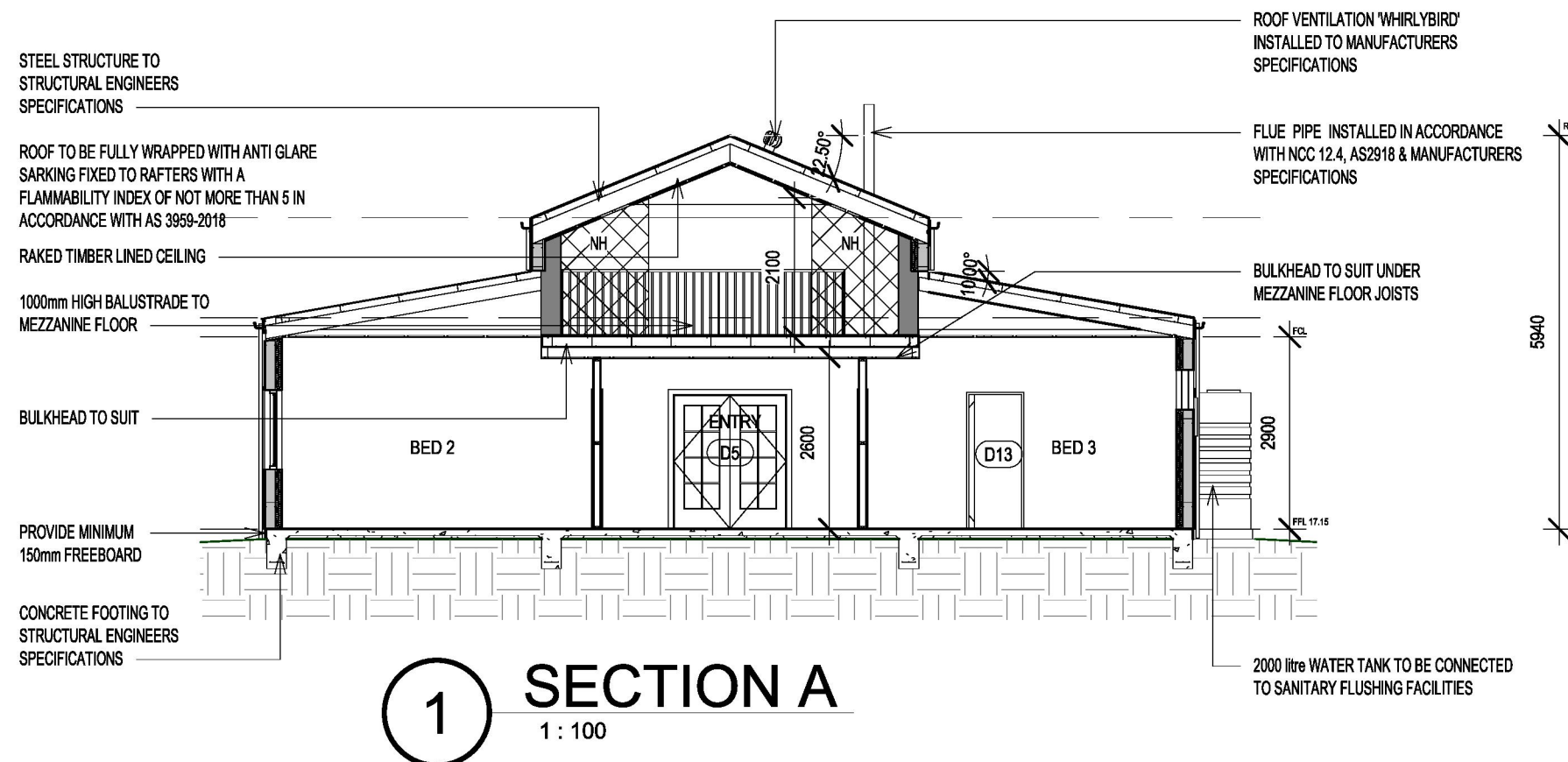
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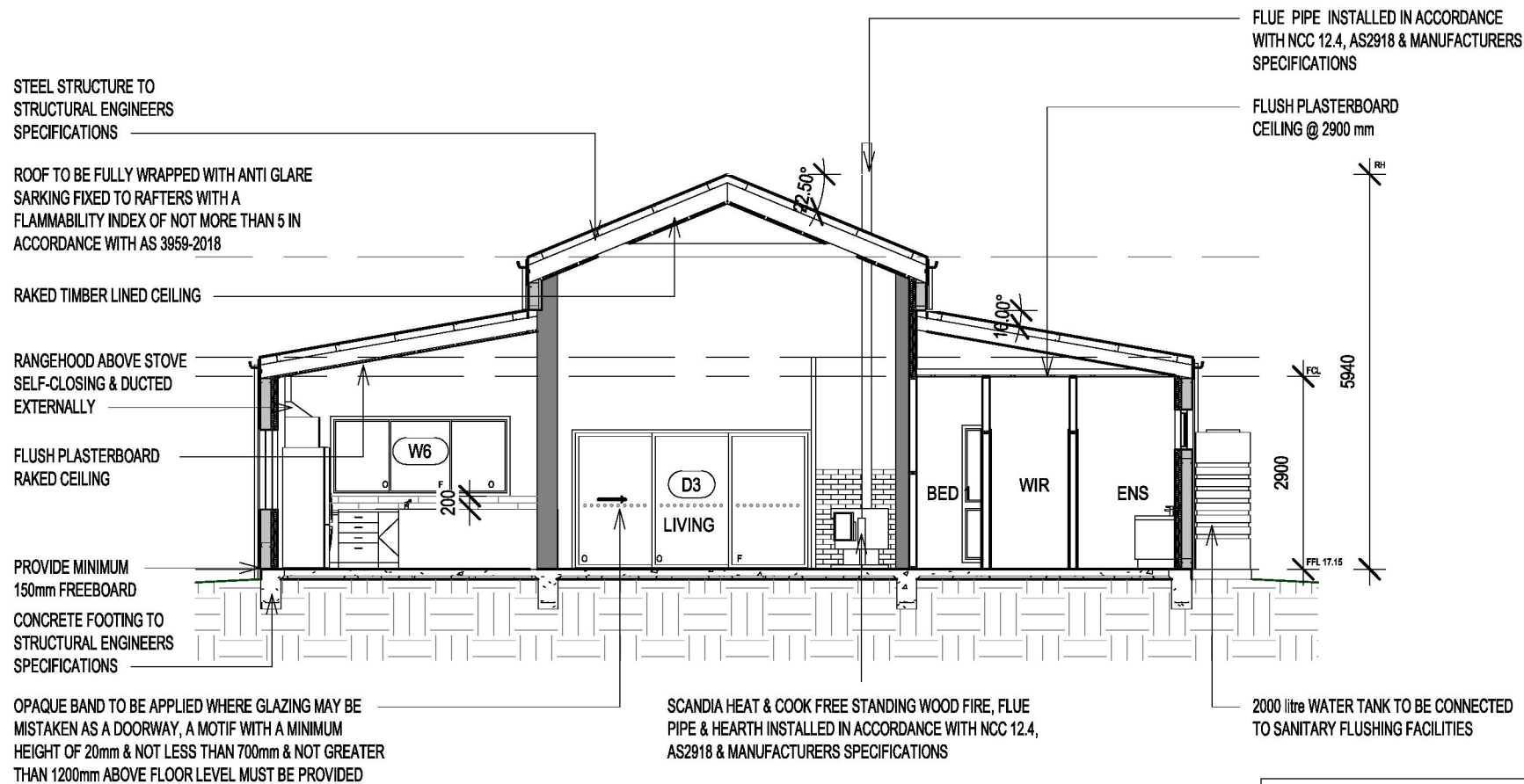
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1 SECTION C

1 : 100

ALL TIMBER FRAMING AND BRACING ARE TO BE COMPLETED IN ACCORDANCE WITH THE SPECIFICATIONS AND REQUIREMENTS OF AS 1684.2-2024 AND STRUCTURAL ENGINEERING

DECK & VERANDAH CONSTRUCTION

WIND CLASSIFICATION	N2 (33m/s)
ROOF CLADDING	CORRUGATED METAL SHEET (20 kg/m ²)
ROOF STRUCTURE	TRADITIONAL
RAFTER OVERHANG	0 mm
ROOF PITCH	6°
STUD HEIGHT	2700 mm
ROOF LOAD WIDTH	

MEMBER		MINIMUM SIZE (mm)	MAXIMUM CONTINUOUS SPAN (mm)	MAXIMUM SPACING (mm)	STRESS GRADE	TERMITE TREATMENT
COLUMN / POSTS	IRONBARK	125 x 125	3000	@ 3000	F17	H4
VERANDAH BEAM		240 x 45	3000	@ 3000	F17	H3
RAFTERS		190 x 45	4000	@ 600	F17	H3
ROOF PURLINS		90 x 45		@ 900	MGP10	H3
JOISTS		90 x 45	2000	@ 450	MGP10	H3
BEARERS		2 x 140 x 45	1500		MGP10	H3

INTERNAL DWELLING CONSTRUCTION

SINGLE STOREY COMMON STUDS	90 x 45	3000	@ 450	MGP10	H2
SINGLE STOREY TOP PLATE	90 x 45			MGP10	H2
SINGLE STOREY BOTTOM PLATE	90 x 45			MGP10	H2
NOGGINGS	90 x 35		@ 1350	MGP10	H2
ROOF BATTENS	TOPSPAN 40		@ 900 CTRS.		
CEILING BATTENS	TOPSPAN 22		@ 600 CTRS.		

PROJECT ADDRESS:
125 PILGRIMS ROAD
BRUTHEN 3885

DRAWING TITLE:
SECTION

DRAWING NUMBER: A08

REVISION: -

DESCRIPTION

DATE

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SCALE: 1 : 100

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A3 SHEET

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DATE: 4/06/2025

PROJECT NUMBER: 786

CLIENT:

PROJECT ADDRESS:
125 PILGRIMS ROAD
BRUTHEN 3885

DRAWING TITLE:
SCHEDULE

DRAWING NUMBER: A09

REVISION: -

DESCRIPTION	
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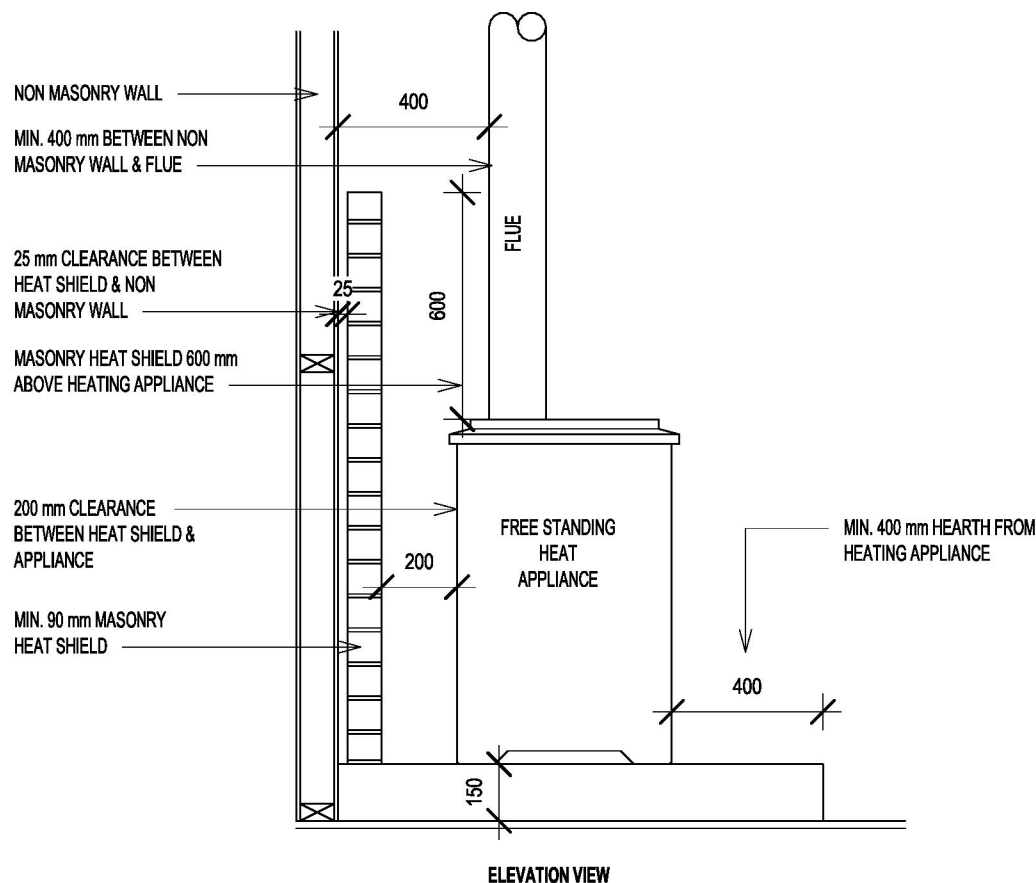
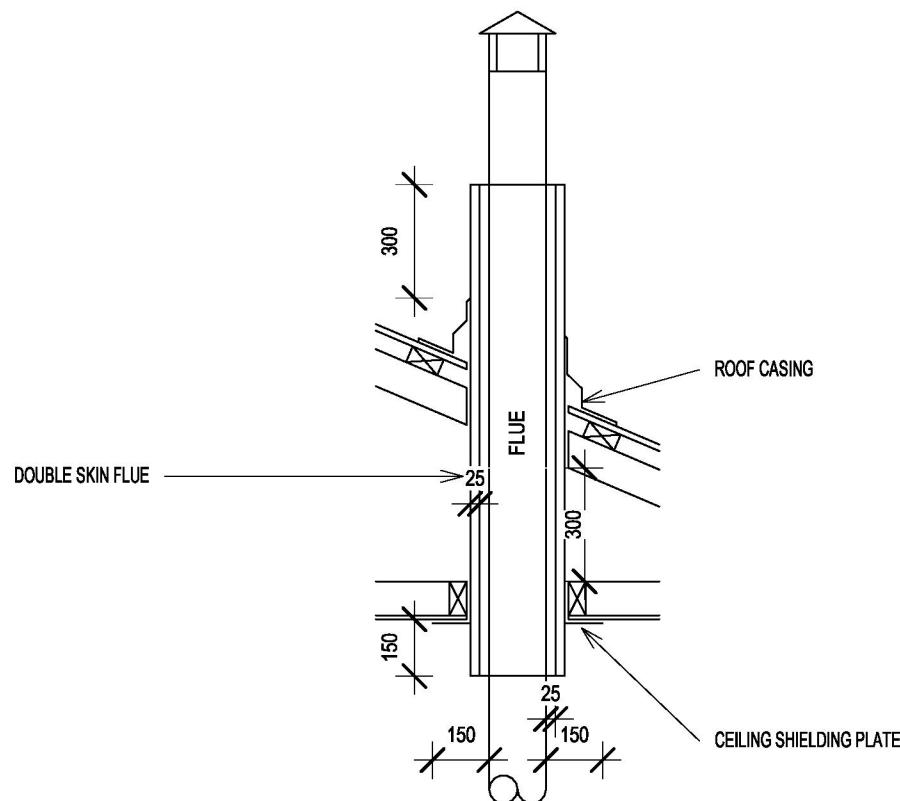
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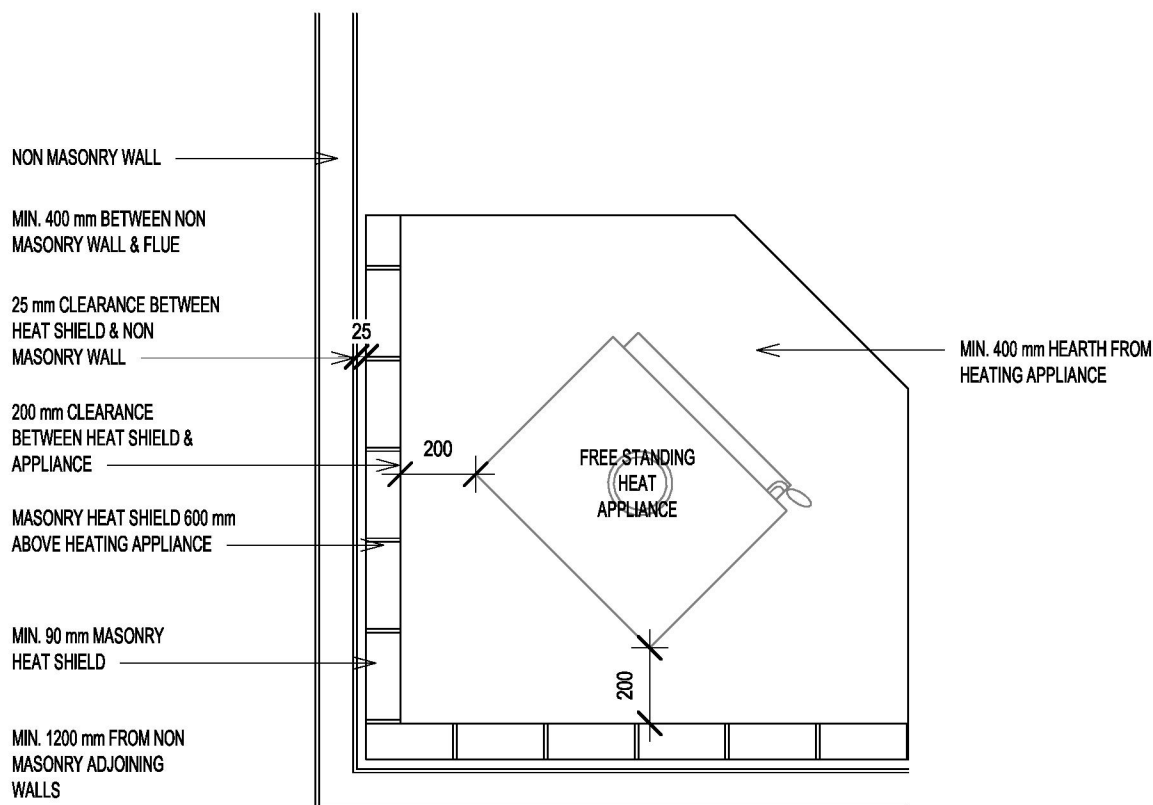
FREE STANDING HEATING APPLIANCE

FREE STANDING HEATING APPLIANCE:

WOOD HEATER, FLUE PIPE & HEARTH TO BE INSTALLED IN ACCORDANCE WITH NCC 12.4, AS 2918 & MANUFACTURERES SPECIFICATIONS & DOUBLE SKIN FLUE FITTED WITH SELF CLOSING DAMPER
THE HEARTH EXTENDS 400mm FROM THE APPLIANCE & MUST BE CONSTRUCTED OF STONE, CONCRETE, MASONRY OR SIMILAR MATERIAL & SLOPE TOWARD THE BACK OF THE HEARTH



ELEVATION VIEW



PLAN VIEW

DOOR SCHEDULE					
MARK	DOOR TYPE	MATERIAL	HEIGHT	WIDTH	
D1	EXTRNAL GLAZED SWING DOOR	SOLID BUSHFIRE RESISTANT TIMBER & GRADE A SAFETY TOUGHENED GLASS 5mm THICK	2040	1200	
D2	EXTERNAL GLAZED SLIDING DOOR	ALUMINIUM FRAME & GRADE A SAFETY GLASS	2100	2100	
D3	EXTERNAL GLAZED SLIDING STACK DOOR	ALUMINIUM FRAME & GRADE A SAFETY GLASS	2100	3600	
D4	EXTRNAL GLAZED SWING DOOR	SOLID BUSHFIRE RESISTANT TIMBER & GRADE A SAFETY TOUGHENED GLASS 5mm THICK	2040	900	
D5	INTERNAL FRENCH TIMBER DOORS	SOLID BUSHFIRE RESISTANT TIMBER & GRADE A SAFETY TOUGHENED GLASS 5mm THICK	2040	1740	
D6	INTERNAL FLUSH SWING DOOR	HOLLOW CORE	2040	820	
D7	INTERNAL FLUSH SWING DOOR	HOLLOW CORE	2040	820	
D8	INTERNAL FLUSH SWING DOOR	HOLLOW CORE	2040	870	
D9	INTERNAL FLUSH SWING DOOR	HOLLOW CORE	2040	820	
D10	INTERNAL FLUSH SWING DOOR	HOLLOW CORE	2040	820	
D11	INTERNAL FLUSH SWING DOOR	HOLLOW CORE	2040	720	
D12	INTERNAL FLUSH SWING DOOR	HOLLOW CORE	2040	720	
D13	INTERNAL CAVITY SLIDING DOOR	HOLLOW CORE	2040	820	

WINDOW SCHEDULE					
MARK	WINDOW TYPE	GLAZING	SILL HEIGHT	HEIGHT	WIDTH
W1	ALUMINIUM IMPROVED SLIDING WINDOW	GRADE A SAFETY TOUGHENED GLASS 5mm THICK	900	1200	2100
W2	ALUMINIUM IMPROVED SLIDING WINDOW	GRADE A SAFETY TOUGHENED GLASS 5mm THICK	900	1200	2100
W3	ALUMINIUM IMPROVED SLIDING WINDOW	GRADE A SAFETY TOUGHENED GLASS 5mm THICK	900	1200	2100
W5	ALUMINIUM IMPROVED SLIDING WINDOW	GRADE A SAFETY TOUGHENED GLASS 5mm THICK	900	1200	2100
W6	ALUMINIUM IMPROVED SLIDING WINDOW	GRADE A SAFETY TOUGHENED GLASS 5mm THICK	1100	1200	2700
W7	ALUMINIUM IMPROVED SLIDING WINDOW	GRADE A SAFETY TOUGHENED GLASS 5mm THICK	100	2000	2400
W8	ALUMINIUM IMPROVED SLIDING WINDOW	GRADE A SAFETY TOUGHENED GLASS 5mm THICK	1800	600	2100
W9	ALUMINIUM IMPROVED SLIDING WINDOW	GRADE A SAFETY TOUGHENED GLASS 5mm THICK	1800	600	1800
W10	ALUMINIUM IMPROVED SLIDING WINDOW	GRADE A SAFETY TOUGHENED GLASS 5mm THICK	1800	600	1800

NOTE: ALL GLAZING INCLUDING SAFETY GLAZING TO BE INSTALLED TO SIZE, TYPE & THICKNESS SO AS TO COMPLY WITH NCC 3.6. ALL WINDOWS MUST BE LABELED & A CERTIFICATE OF COMPLIANCE MUST BE PROVIDED IN ACCORDANCE WITH AS2047. ALL GLAZING WITHIN 500mm OF ADJACENT FLOOR & GLAZED ELEMENTS TO DOORS & DOOR SIDE PANELS WITHIN 1200mm OF ADJACENT FLOOR TO BE GRADE A SAFETY GLASS IN ACCORDANCE WITH NCC 3.6.5. ALL OPENABLE WINDOWS TO BE FITTED WITH FLYSCREENS & COMPLY WITH RELATIVE BAL RATING. ALL GLAZING IN DOORS & IN BATHROOMS, ENSUITES OR THE LIKE TO COMPLY WITH NCC 3.6.4 & AS 2047. ALL WINDOWS & DOORS TO BE WEATHER STRIPED & DRAUGHT SEALED TO PREVENT GAPS GREATER THAN 3 mm. OPAQUE BAND TO BE APPLIED WHERE GLAZING MAY BE MISTAKEN AS A DOORWAY, A MOTIF WITH A MINIMUM HEIGHT OF 20mm & NOT LESS THAN 700mm & NOT GREATER THAN 1200mm ABOVE FLOOR LEVEL MUST BE PROVIDED TO COMPLY WITH NCC 3.6.4.6. ALL GLAZING TO MEET ENERGY REPORT REQUIREMENTS & AS 3959 IF REQUIRED.

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DATE: 4/06/2025

PROJECT 786
NUMBER:

CLIENT:

PROJECT ADDRESS:
125 PILGRIMS ROAD
BRUTHEN 3885

DRAWING TITLE:
ROOF PLAN

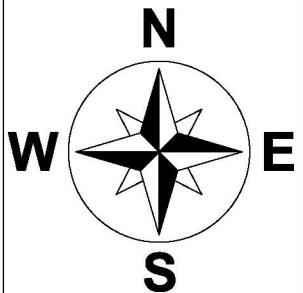
DRAWING A10
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2000 litre WATER TANK TO BE CONNECTED
TO SANITARY FLUSHING FACILITIES

ZINCALUME STEEL CORODEK ROOF
@ 10° PITCH

ZINCALUME STEEL CORODEK ROOF
@ 6° PITCH

ALL ROOF PENETRATION SHALL BE
ADEQUATELY SEALED WITH NON-COMBUSTIBLE
MATERIAL TO PREVENT GAPS GREATER THAN
3mm IN ACCORDANCE WITH AS 3959 - 2018

FLUE PIPE INSTALLED IN ACCORDANCE
WITH NCC 12.4, AS2918 & MANUFACTURERS
SPECIFICATIONS & FITTED WITH SELF-
CLOSING DAMPER

ROOF VENTILATION 'WHIRLYBIRD'
INSTALLED TO MANUFACTURERS
SPECIFICATIONS

ZINCALUME STEEL CORODEK ROOF
@ 22.5° PITCH

100 x 75 STEEL DOWNPIPES

ROOF TO BE FULLY WRAPPED WITH ANTI GLARE
SARKING FIXED TO RAFTERS WITH A
FLAMMABILITY INDEX OF NOT MORE THAN 5 IN
ACCORDANCE WITH AS 3959-2018

COLORBOND STEEL 125mm D
SLOTTED GUTTERS @ 1:500 FALL

COLORBOND STEEL FASCIA
SUPPORTED BY BRACKETS
SECURELY FIXED AT STOP ENDS & AT
NOT MORE THAN 1.2m CENTRES

INSTALL GALV. METAL STRAP TENSION BRACING ACROSS
ALL RAFTERS & SECURE TO TIMBER FRAMEWORK AS PER
STRUCTURAL ENGINEERS SPECIFICATIONS

1 ROOF PLAN

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DATE: 4/06/2025

PROJECT 786
NUMBER:

CLIENT:

PROJECT ADDRESS:
125 PILGRIMS ROAD
BRUTHEN 3885

DRAWING TITLE:
REFLECTED CEILING PLAN

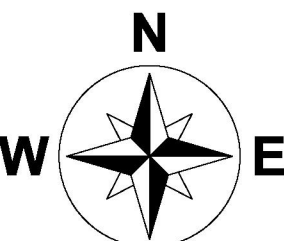
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CEILING LEGEND

	LIGHT POINT 13W CFL (4)
	EXTERNAL WALL LIGHT
	CEILING ACCESS HATCH
	SEALED EXHAUST CEILING FAN DUCTED EXTERNALLY
	RANGEHOOD EXHAUST FAN SEALED & DUCTED EXTERNALLY
	SMOKE DETECTOR MUST BE HARD WIRED TO ELECTRICAL SWITCHBOARD WITH BATTERY BACK-UP & BE INTERCONNECTED
	TIMBER CLAD RAKED CEILING
	FLUSH PLASTERBOARD RAKED CEILING
	FLUSH PLASTERBOARD CEILING @ 2600 mm UNDER MEZZANINE FLOOR JOISTS

ARTIFICIAL LIGHTING ALLOWANCE

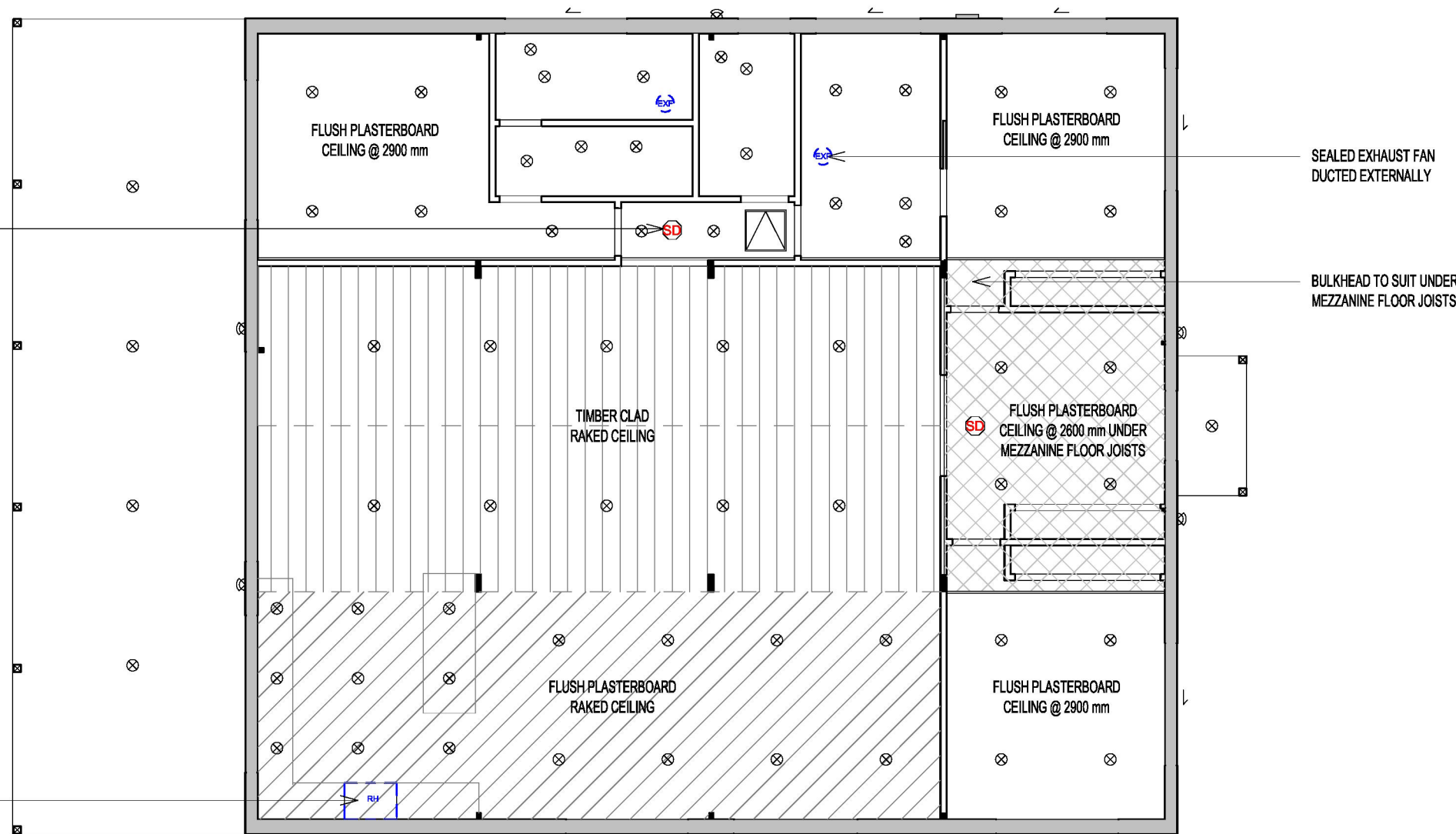
AREA		ALLOWABLE LIGHTING LOAD (Watts)		NOMINATED LIGHTS	GLOBE	NOMINATED LIGHTING LOAD (Watts)
DWELLING (Class 1a)	224 m²	1120 W @ 5W/m²	x 60	ICF (4) DOWN LIGHTS	13W GLOBE	780 W
DWELLING (Class 10a)	-	W @ 3W/m²		ICF (4) DOWN LIGHTS	13W GLOBE	
FRONT PORCH	2.88 m²	11.52 W @ 4W/m²	x 1	ICF (4) DOWN LIGHTS	13W GLOBE	13 W
EXTERNAL LIGHTS	-	< 40 LUMEN/W	x 9	ICF (4) DOWN LIGHTS	13W GLOBE	117 W
NOTE: EXTERNAL LIGHTING MUST BE CONTROLLED BY A DAYLIGHT SENSOR & NOT LESS THAN 40 LUMENS/W. INTERNAL DOWN LIGHTS MUST BE SEALED WITH A HEAT COVER THAT MEETS AS1530.4					LIGHTING NOTE: MAXIMUM LAMP POWER DENSITY: : CLASS 1 BUILDING 5W/m2 : VERANDAH OR BALCONY 4W/m2 : CLASS 10 3W/m2	

SMOKE DETECTORS TO BE PROVIDED & INSTALLED IN ACCORDANCE WITH NCC 3.7.5 & MEET AS 3786 & HARD WIRED TO MAINS POWER WITH BATTERY BACKUP & BE INTERCONNECTED

MAXIMUM ARTIFICIAL LIGHTING DENISTY FOR VERANDAHS MUST NOT EXCEED 4Watts/m²

RANGEHOOD ABOVE STOVE
SELF-CLOSING & DUCTED
EXTERNALLY

ALL MECHANICAL VENTILATION SANITARY
COMPARTMENTS TO ACHIEVE A MINIMAL FLOW
RATE OF 25 L/s AND 40 L/s FOR KITCHEN OR
LAUNDRY AND DISCHARGE DIRECT TO OUTSIDE



1

REFLECTED CEILING PLAN

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PROJECT NUMBER: 786

CLIENT:

PROJECT ADDRESS:
125 PILGRIMS ROAD
BRUTHEN 3885

DRAWING TITLE:
GENERAL NOTES

DRAWING NUMBER: A12

REVISION: -

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DATE	
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GENERAL NOTES

INTELLECTUAL PROPERTY AND USE OF THIS DOCUMENT

- This document has been prepared for the exclusive use of the client of the designer, for the purpose expressly notified to the designer. Any other person who uses or relies on these plans without the designer's written consent does so at their own risk and no responsibility is accepted by the designer for such use and/or reliance.
- This document is to be read in conjunction with all drawings, details and information provided by the consultants, and with any other written instructions issued in the course of the contract.
- These plans are neither exhaustive or a substitute for regulations, statutory requirements, building practice or contractual obligations, and unless expressly stated otherwise, are provided only as guidelines. No responsibility is accepted for their use.
- Whilst every effort has been made and care taken in the preparation of this document / drawings, the accuracy of it's contents relies upon information supplied by others. Therefore no liability for errors or omissions will be accepted by the designer.
- A building permit is required prior to the commencement of these works. The release of this document is conditional on the client obtaining the required building permit.

MATERIALS AND TRADE PRACTICES

- All materials, construction and work practices shall comply with but not be limited to the current issue of Victorian Building Regulations 2018, National Construction Code 2022 Building Code Of Australia Vol. 2 (NCC), and all relevant current Australian Standards referred to therein.
- Work and site management practices shall comply with all relevant laws and by-laws.
- If any performance solution is proposed, it shall be assessed and approved by the relevant building surveyor/building certifier as meeting NCC performance requirements prior to implementation or installation.
- Installation of all services shall comply with the respective supply authority's requirements.

VARIATIONS

- Should any conflict arise between these plans and NCC, Australian Standards or a manufacturer's instructions, this discrepancy shall be reported immediately to the designer, before any other action is taken.
- The client and/or the client's builder shall not modify or amend the plans without the knowledge and consent of the designer, except where the relevant building surveyor/building certifier makes minor necessary changes to facilitate the building permit application, and where such changes are reported back to the designer.
- The approval by the designer of a substitute material, work practice or the like is not an authorisation for its use or a contract variation. Any variations and/or substitutions to materials or work practices shall be accepted by all parties to the building contract and, where applicable, the relevant building surveyor/building certifier, prior to implementation.

MEASUREMENTS

- Figured dimensions take precedence over scaled dimensions.
- Site plan measurements are in metres. All other measurements are in millimetres, unless noted otherwise.
- Unless noted otherwise, dimensions on floor plans, sections and external elevations represent timber frame and structural members, not finished linings/cladding.
- Window sizes are nominal only. Actual size may vary according to manufacturer.
- The builder and subcontractors shall check and verify all dimensions, setbacks, levels, specifications, and all other relevant documentation prior to the commencement of any works. Report all discrepancies to the designer for clarification.

SITE PROTECTION DURING THE CONSTRUCTION PERIOD

- Protective outriggers, fences, awnings, hoarding, barricades and the like shall be installed where necessary to guard against danger to life or property or when required by the relevant building surveyor and/or council.
- Where required by council, the builder shall construct a temporary crossing placed over the footpath.
- All practicable measures shall be implemented to minimise waste to landfill. The builder may use a construction waste recovery service, or sort and transport recyclable materials to the appropriate registered recycler. Materials shall not be burned on site.
- A site management plan shall be implemented from the commencement of works, to control sediment run-off in accordance with [insert relevant state/council guidelines or regulation]. Silt fences shall be provided to the low side of the allotment and around all soil stockpiles and storm water inlet pits/sumps and 'silt stop' filter bags or equivalent shall be placed over all storm water entry pits. Erosion control fabric shall be placed over garden beds to prevent surface erosion.
- Dust-creating material shall be kept sprayed with water so as to prevent any nuisance from dust.
- Waste materials shall not be placed in any street, road or right of way.
- Earthworks (unretained) shall not exceed 2m.

FOOTINGS

- Footings shall not, under any circumstance, encroach over title boundaries or easement lines.
- Where concrete stumps are to be used, these shall be:
 - 100 x 100mm (1x 5mm HD wire) if up to 1400mm long
 - 100 x 100mm (2x 5mm HD wires) if 1401mm to 1800mm long
 - 125 x 125mm (2x 5mm HD wires) if 1801mm to 3000mm long.
- 100mm x 100mm stumps that exceed 1200mm above ground level shall be braced where no perimeter base brickwork is provided.
- All concrete footings shall be founded at a depth to a minimum required bearing capacity and/or in accordance with recommendations contained in soil report (or otherwise at engineer's discretion).

STORMWATER AND SEWERS

- 90 mm dia. Class 6 UPVC stormwater line min grade 1:100 shall be connected to the legal point of discharge to the relevant authority's approval. Provide inspection openings at 9m centres and at each change of direction.
- Covers 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
- The builder and subcontractor shall ensure that all stormwater drains, sewer pipes and the like are located at a sufficient distance from any buildings, footing and/or slab edge beams so as to prevent general moisture penetration, dampness, weakening and undermining of any building and its footing system.

SERVICES

- Solar collector panel locations are indicative only. Location and size are dependent on manufacturer's/installer's recommendation.
- Ductwork for heating and cooling systems shall comply with AS4254 & AS/NZS 4859.1 in accordance with climate zone requirements set down in NCC Table 3.

PROTECTION OF THE BUILDING FABRIC

- The builder shall take all steps necessary to ensure the stability and general water tightness of all new and/or existing structures during all works.
- Windows, doors and service penetrations shall be flashed all around.
- All pliable membranes shall be installed to comply and be in accordance with NCC H4D9 & HPS 10.8.1
- Gutters and drainage shall be supplied and installed in accordance with AS3500.3.
- Anti-ponding devices/boards shall be installed according to HPS 7.3.5.
- Dampcourses with weepholes and cavity flashings shall be installed in accordance with AS4773.2.
- Surfaces around the perimeter of a residential slab shall fall away from that slab by not less than 50mm over the first 1m. Where not stipulated in the geotechnical report, freeboard shall be not less than 50mm from an impermeable surface or 150mm from a permeable surface.
- Subfloor vents shall be located >600mm from comers and be installed below bearers. Such vents shall provide a rate per 1000mm run of external or internal cross walls of:
 - 7,500mm² clear ventilation where particle board flooring is used; or
 - 6,000mm² for other subfloor types.
- Where a building other than detached class 10 is located in a termite-prone area] the building shall be provided with a termite management system compliant with AS3660.1 or AS3660.2.
- In saline or industrial environments, masonry units, mortar, and all built-in components shall comply with the durability requirements of Table 4.1 of AS4773.1, Part 1: Design.
- Building tie-downs shall be appropriate for the site wind classification and provided in accordance with HPS 5.6.6.
- Corrosion protection shall be suited to the site context and provided for built-in structural steel members such as steel lintels, shelf angles, connectors, accessories (other than wall ties) in accordance with Table 4.1 of AS4773.1 Masonry in Small Buildings, Part 1: Design.
- All metal roofing to comply with NCC H1D7 & HPS Part 7.2
- Sheet roofing shall be protected from corrosion in a manner appropriate to the site context, in accordance with HPS Table 7.2.2a.
- Maximum span of metal roofing in accordance with HPS Table 7.2.4
- Single leaf masonry walls shall be weatherproofed per HPS 5.7.6.
- In climate zones 6, Unless excluded by HPS 10.8.3(2) roofs shall be provided with ventilation openings per HPS 10.8.3.
- External waterproofing for on flat roofs, roof terraces, balconies and terraces and other similar horizontal surfaces located above internal spaces of a building shall comply with NCC H2D8.
- Waterproofing of wet areas - being bathrooms, showers, shower rooms, laundries, sanitary compartments and the like - shall be provided in accordance with HPS 10.2.
- Balcony waterproofing shall be installed in accordance with AS4654.1 & AS4654.2.
- All plumbing joints to comply with AS2870 clause 5.6.4 on Class H1 to P sites.

GLAZING

- Glazed units shall be installed in accordance with HPS 8.3.2.
- Fully framed glazing installed in the perimeter of buildings shall comply with HPS 8.3.3.
- Glass – including, but not limited to, windows, doors, screens, panels, splashbacks and barriers – shall comply with HPS 3.3.3.
- Glazing subject to human impact shall comply with HPS 8.4.

SAFETY OF BUILDING USERS

- Where stairs, ramps and balustrades are to be constructed, these shall comply with all provisions of HPS 11.2.
- Other than spiral stairs:
 - Risers shall be 190mm max and 115mm min
 - Goings shall be 355mm max and 240mm min
 - 2r+g shall be 700mm max and 550mm min
 - There shall be less than 125mm gap between open treads.
- All treads, landings and the like shall have a slip resistance classification of P3 or R10 for dry surface conditions and P4 or R11 for wet surface conditions, or a nosing strip with a slip-resistance classification of P3 for dry surface conditions and P4 for wet surface conditions.
- Barriers shall be provided where it is possible to fall 1m or more from the level of the trafficable surface to the surface beneath. Such barriers (other than tensioned wire barriers) shall be:
 - 1000mm min above finished stair level (FSL) of balconies, landings etc; and
 - 865mm min above FSL of stair nosing or ramp; and
 - vertical, with gaps of no more than 125mm.
- Where the floor below a bedroom window is 2m or more above the surface beneath, the window shall comply with HPS Clause 11.3.7.
- Where the floor below a window other than in a bedroom is 4m or more above the surface beneath, the window shall comply with HPS Clause 11.3.8.
- Where a bedroom window is 2m or more above the surface beneath, or it is possible to fall 4m or more from the level of any trafficable surface to the surface beneath, any horizontal element within a barrier between 150mm and 760mm above the floor shall not facilitate climbing.
- Handrails shall be continuous, with tops set >865mm vertically above stair nosing and floor surface of ramps.
- Wire barriers shall comply with HPS 11.3.4 and 11.3.6.
- A glass barrier or window serving as a barrier shall comply with NCC H1D8.
- Class 1 buildings with air permeability of not more than 5 m³/hr.m² at 50 Pa shall be provided with a mechanical ventilation system complying with H6V3.Inward-opening swing doors to fully enclosed sanitary compartments shall comply with HPS Clause 10.4.2.
- All shower walls and walls adjacent to toilet shall be braced with 12mm ply for future grab rails or supply noggings with a thickness of at least 25mm in accordance with recommendations of Liveable Housing Design Guidelines.
- Flooring in wet areas, laundry and kitchen shall be slip resistant.
- Door hardware shall be installed 900mm – 1100mm above the finished floor.
- There shall be a level transition between abutting internal surfaces (a maximum vertical tolerance of 5mm between abutting surfaces is allowable provided the lip is rounded or bevelled).

TIMBER FRAMING

- Standard timber roofing and wall framing shall be provided in accordance with AS1684 (Residential Timber-Framed Construction) and all relevant supplements.

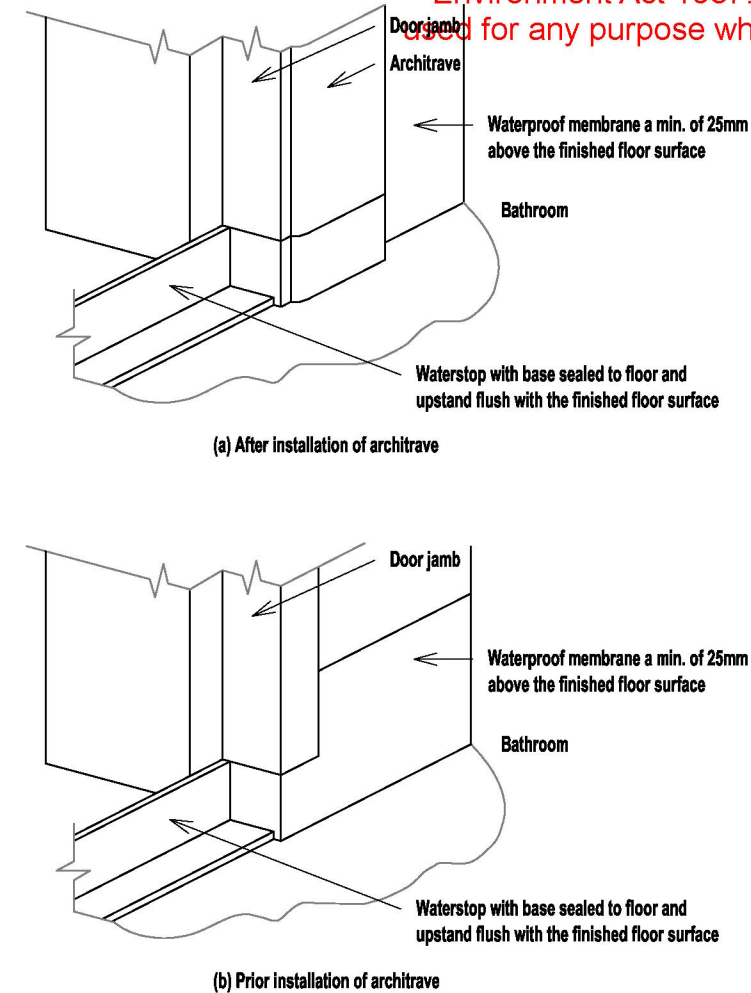
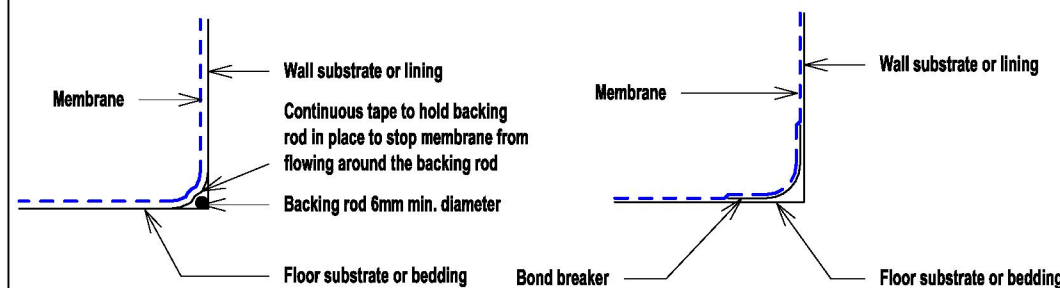
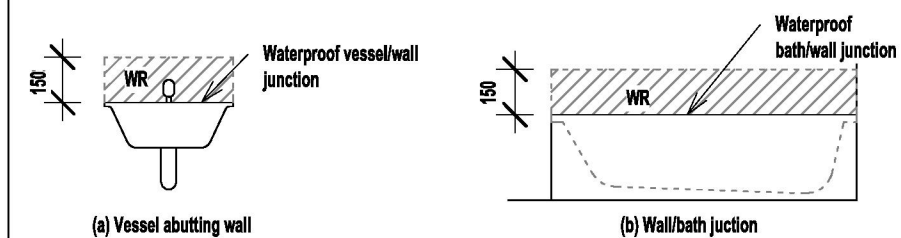
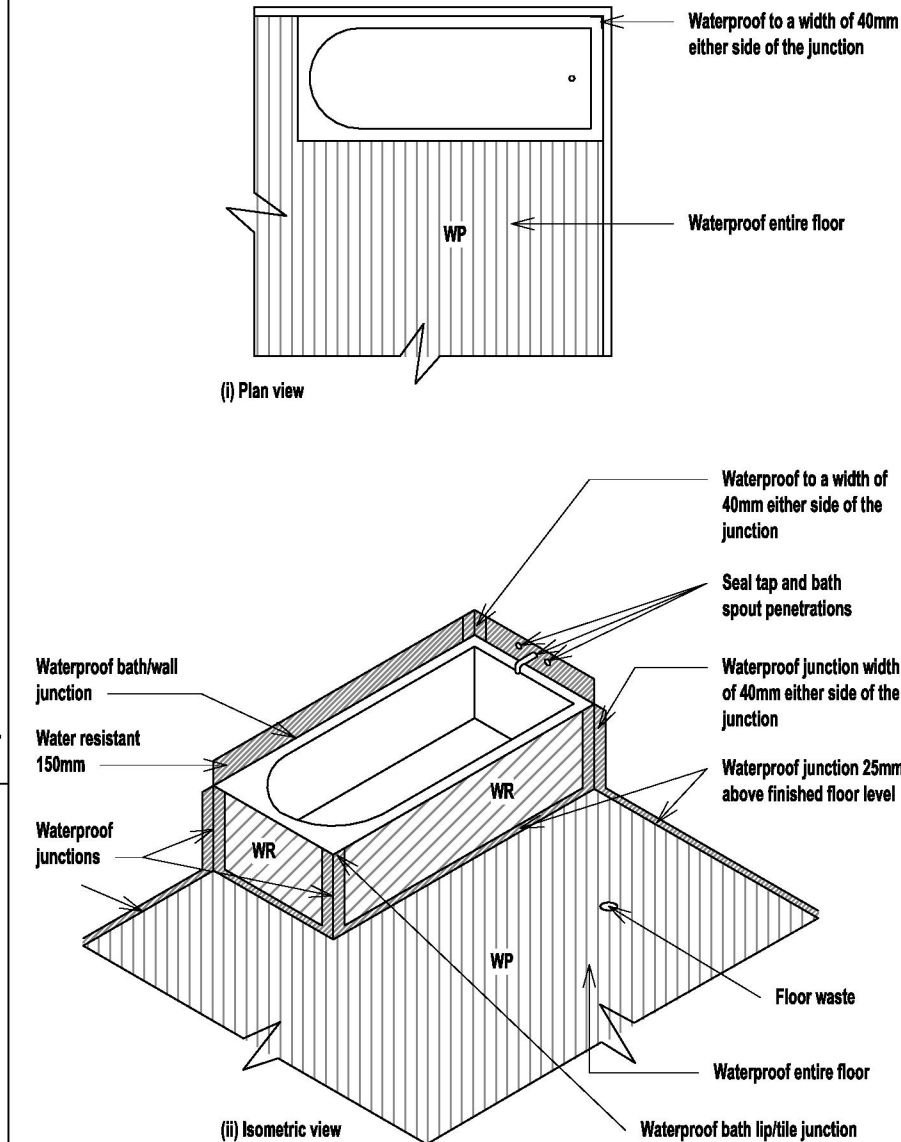
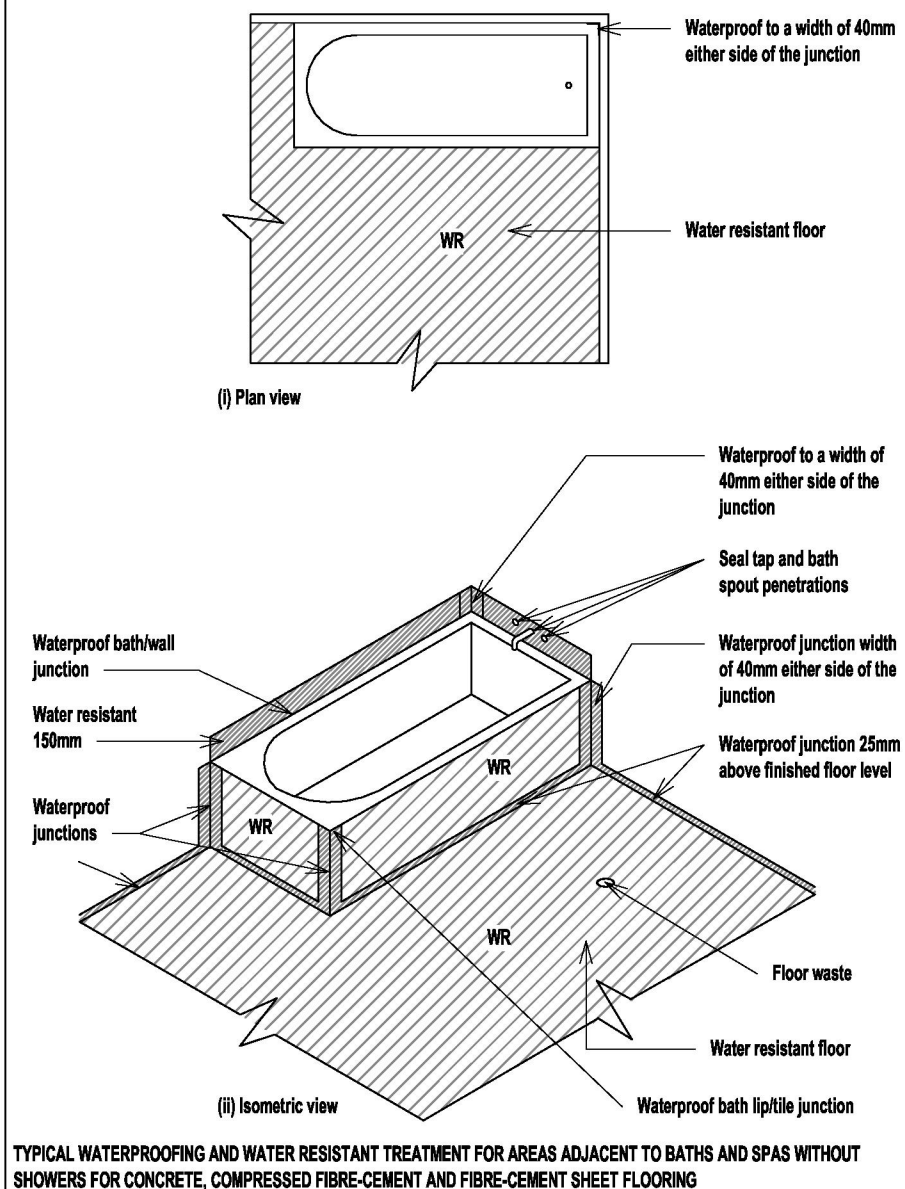
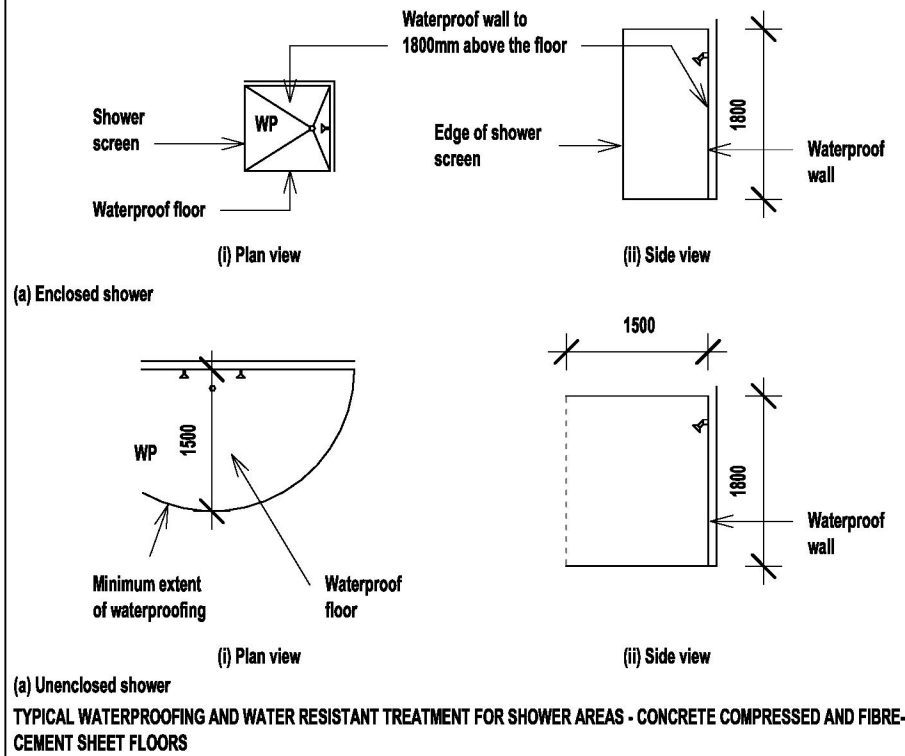
ELECTRICAL

- Smoke detectors shall be fitted where none are present, or where existing are non-compliant with AS3786.
- New smoke detectors shall be interconnected; mains-powered; and located and installed per HPS 9.5.2 and 9.5.4.
- In a Class 10a private garage, an alternative alarm may be installed per HPS 9.5.4(b).
- Light switches shall be positioned in a consistent location 900mm – 1100mm above the finished floor level; horizontally aligned with the door handle at the entrance to a room.
- Power points shall not be installed lower than 300mm above finished floor level.
- All electrical penetrations shall be sealed using material appropriate to the rating of the cable and/or device.
- Only stamped IC4-rated downlights shall be installed and insulation shall not be penetrated for downlights.
- Ductwork for exhaust fans and heating and cooling systems shall comply with AS4254 & AS/NZS 4859.1 in accordance with climate zone requirements set down in HPS 13.7.4.
- Exhaust from a bathroom, sanitary compartment or laundry shall be discharged directly via an insulated shaft or R1 insulated ducting to outdoor air. Minimum flow rates shall be:
 - 40 l/s for kitchen & laundry
 - 25 l/s for bathroom or sanitary compartment.
- An exhaust system that is not run continuously and is serving a bathroom or sanitary compartment that is not ventilated in accordance with HPS 10.6.2(a) shall be interlocked with the room's light switch; and include a 10 minute run-on timer.
- Exhaust fans, rangehoods and the like shall be installed with self-closing dampers.

BUILDING THERMAL PERFORMANCE

- Works shall be constructed in accordance with the stamped plans endorsed by the accredited thermal performance assessor without alteration.
- The NatHERS energy rating contains inbuilt assumptions about the integrity of the building fabric with regards insulation, draughtproofing and glazing. Works shall comply with the following measures, to ensure that the as-built performance corresponds to that modelled in the energy rating.
- Insulation as follows shall be installed in accordance with HPS 13.2.2:
- Insulation shall be installed tight and continuous, without gaps and cracks, hard up against internal linings (including subfloor). There shall be no air gap between an internal lining and insulation. Junctions between internal and external walls shall be insulated.
- Insulation shall not be crushed or compressed.
- Box gutters and manhole covers shall be insulated to the same R-value as the roof, using insulation batts or blanket or closed-cell foam.
- Downlights shall be stamped as IC4 rated, airtight and covered by insulation.
- In climate zones 6, a vapour permeable layer shall be installed per manufacturer's instructions in all new external walls. The material shall be overlapped and fully taped on the external side to ensure a tight seal. All penetrations in the membrane shall be sealed, ensuring that the material covers gaps between studs and doors and window frames. Any flashing around windows shall be taped over the building wrap.
- Where a foil-backed membrane is used, timber battens shall be used to minimise thermal conduction.
- All trades shall be instructed to replace any insulation they have removed in the course of their work and to tape any cuts/penetrations in building wrap. All penetrations shall be caulked using a fit-for-purpose flexible sealant.
- All redundant openings such as decommissioned chimneys and wall vents shall be sealed off at top and bottom, unless an unfired gas heater is present.
- Caulking products shall be appropriate for the intended application.
- Before installing mouldings, a fit-for-purpose, long-lasting proprietary tape or flexible caulking product shall be used to seal junctions of:
 - Plasterboard and floor
 - Plasterboard and top plate (for square set cornices)
 - Vertical and horizontal plasterboard
 - Tops, bottoms and sides of architraves and plasterboard.
 - All exhaust fans and ducts, including rangehoods, shall be fitted with self-closing mechanisms.
- Where it is not possible to insulate under an existing timber floor, gaps between floorboards shall be sealed before applying finishes or coverings.
- External doors and windows shall be draughtproofed per HPS 13.4.4 using a durable, fit-for-purpose seal.
- Cavity slider pockets shall be sealed before installation, either by wrapping with vapour permeable membrane, or by screwing plaster securely to the frame and applying a silicon bead.
- Conditioned Class 1 and unconditioned Class 10a spaces shall be separated by insulation. Any openings between such spaces shall be weather-stripped.
- Window sizes nominated are nominal. Actual size may vary minimally according to manufacturer; however, opening styles, overall size, U-value and SHGC values are inbuilt into the energy rating and may not be altered without the express approval of the project's energy rater.
- Glazed doors and windows shall be N2 wind rated, double-glazed, weather-stripped and flashed all around.
- Openable windows shall be provided with flyscreens.

DOMESTIC WET AREA DETAILS WATERPROOFING SYSTEMS IN ACCORDANCE WITH NCC 10.2



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DRAWING TITLE:
WET AREA DETAILS

DRAWING NUMBER: A13

REVISION: -

DESCRIPTION	DATE	REV

SCALE: 1 : 2

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A3 SHEET

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DRAWING TITLE:
WET AREA DETAILS

DRAWING A14
NUMBER:

REVISION: -

REV	DESCRIPTION

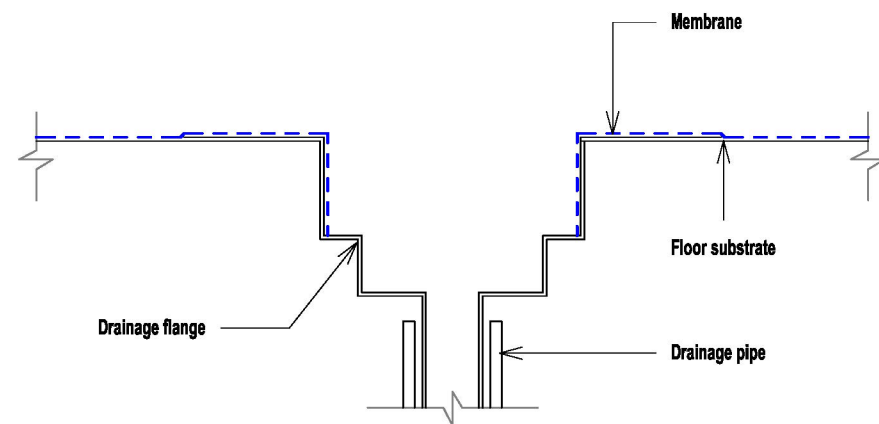
SCALE: 1 : 2

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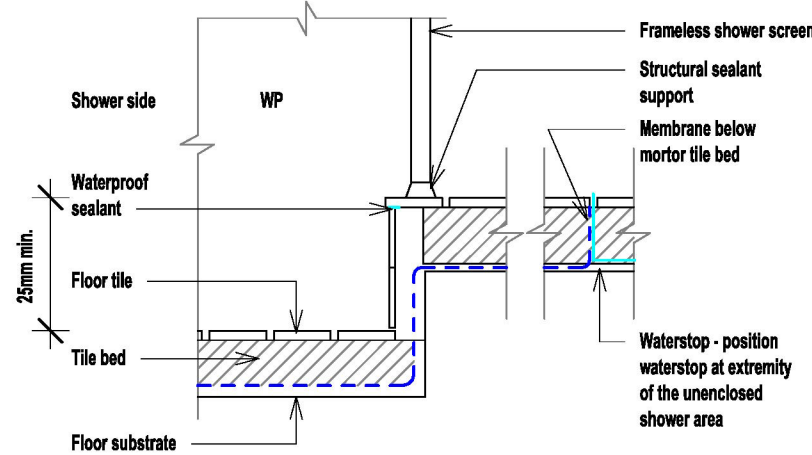
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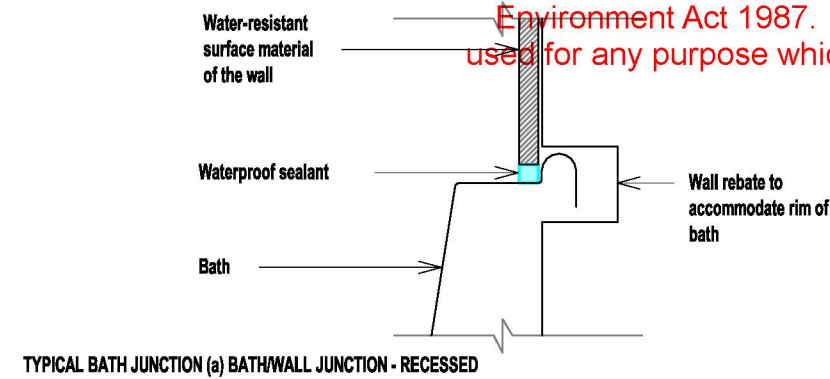
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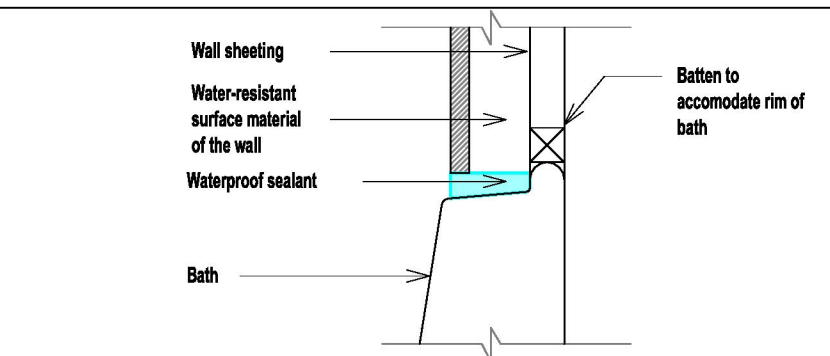
TYPICAL MEMBRANE TERMINATION AT DRAINAGE OUTLET



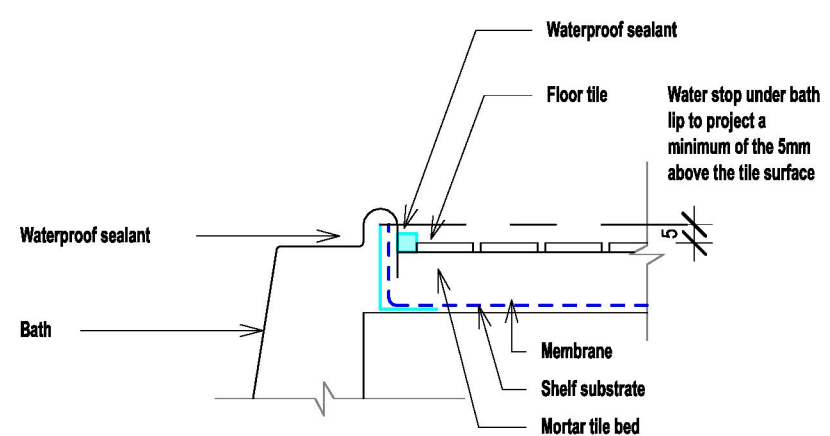
TYPICAL UNENCLOSED STEPPED DOWN SHOWER CONSTRUCTION (MEMBRANE BELOW TILE BED)



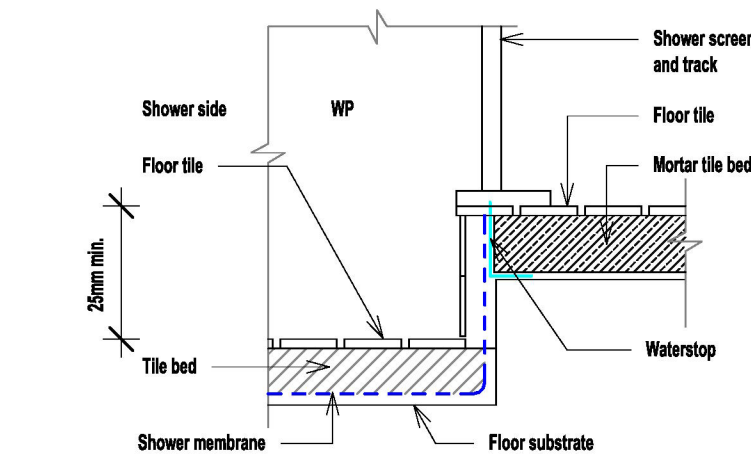
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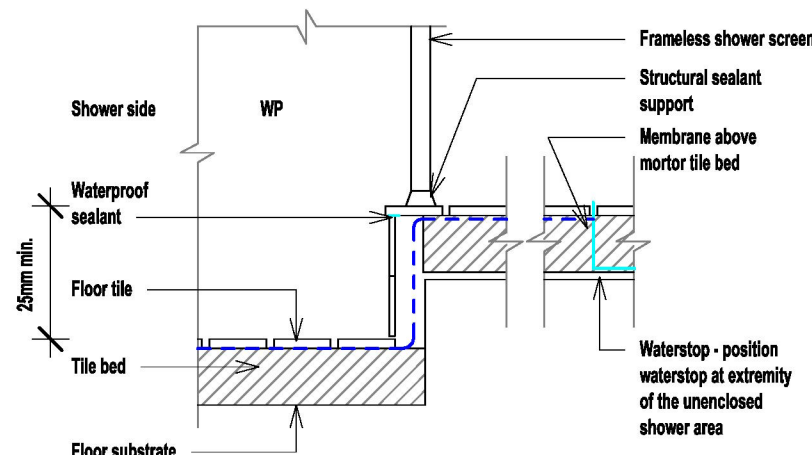
TYPICAL BATH JUNCTION (b) BATH/WALL JUNCTION - BATTENED



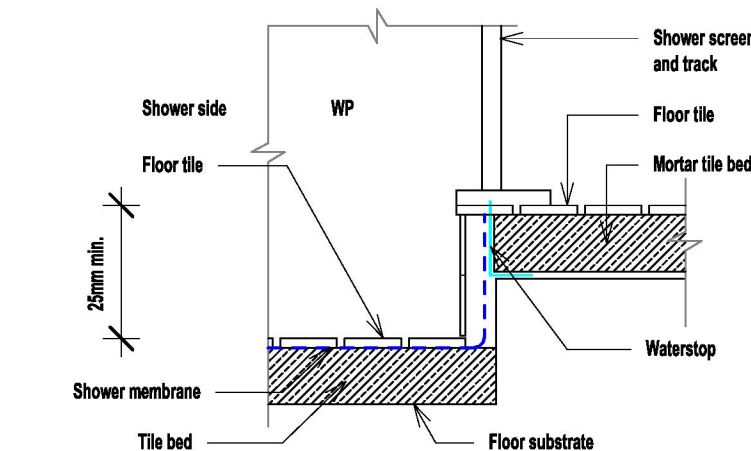
TYPICAL BATH JUNCTION (c) BATH/SHELF JUNCTION



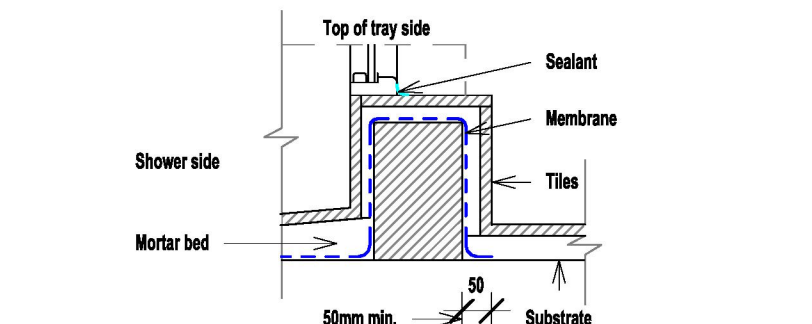
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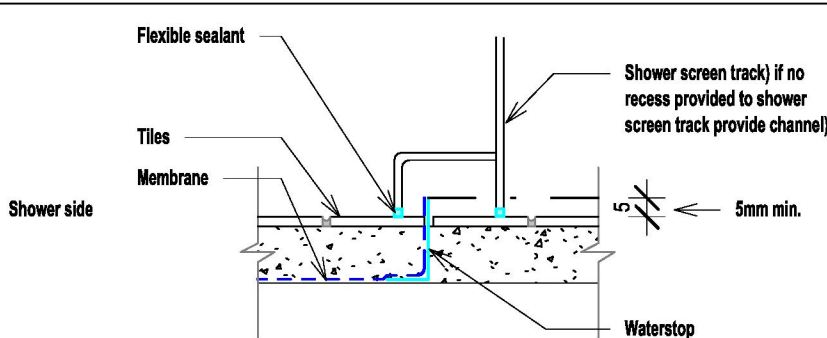
TYPICAL UNENCLOSED STEPPED DOWN SHOWER CONSTRUCTION (MEMBRANE ABOVE TILE BED)



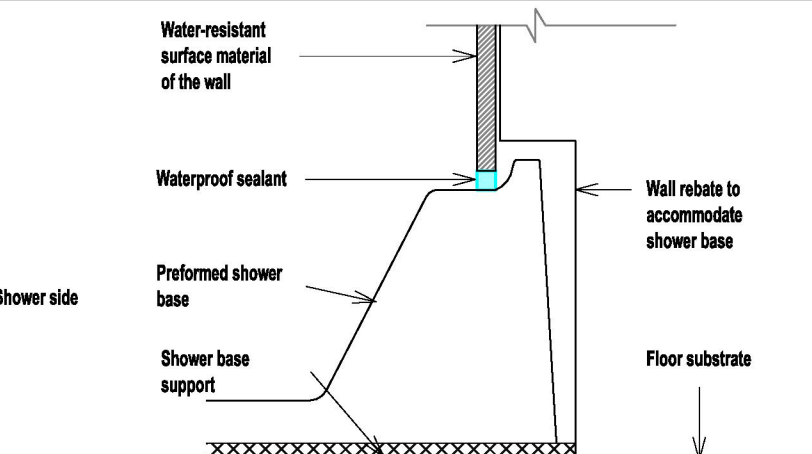
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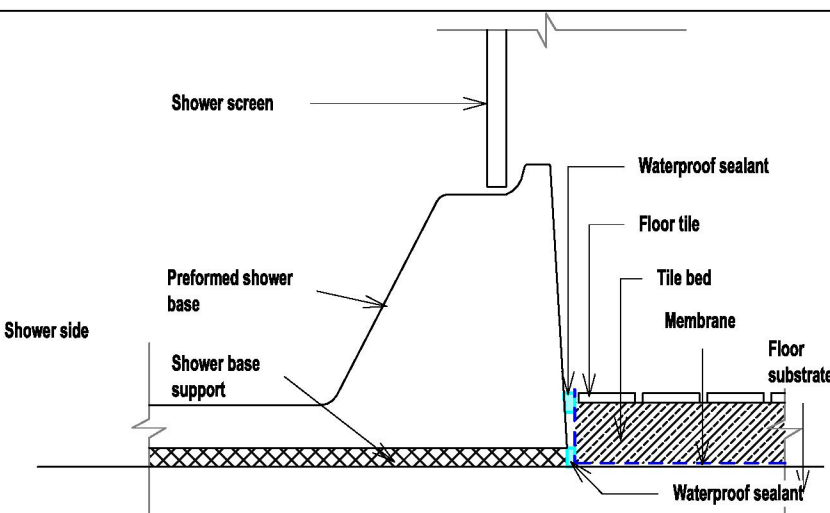
TYPICAL HOB CONSTRUCTION - INTERNAL MEMBRANE



TYPICAL HOBLESS CONSTRUCTION



TYPICAL PREFORMED SHOWER BASE WALL/FLOOR JUNCTION



TYPICAL PREFORMED SHOWER BASE/FLOOR JUNCTION ON TIMBER FLOORS, INCLUDING PARTICLEBOARD, PLYWOOD AND OTHER TIMBER MATERIAL

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DATE: 4/06/2025

PROJECT NUMBER: 786

CLIENT:

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BRUTHEN 3885

DRAWING TITLE:
BUSHFIRE CONSTRUCTION

DRAWING NUMBER: A15

REVISION: -

DESCRIPTION	
DATE	
REV	

SCALE: 1 : 100

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A3 SHEET

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CONSTRUCTION IN A BUSHFIRE ATTACK LEVEL(BAL) 29 AREA IN ACCORDANCE WITH AS 3959-2018:

7.2 SUBFLOOR SUPPORTS

NO CONSTRUCTION REQUIREMENTS FOR SUBFLOOR SUPPORT WHERE THE SUBFLOOR SPACE IS ENCLOSED WITH -
(a) A WALL THAT COMPLIES WITH CLAUSE 7.4, 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) & (b) ABOVE.

WHERE THE SUBFLOOR SPACE IS UNENCLOSED, THE SUPPORT POSTS, COLMUNS, STUMPS, PIERS & POLES SHALL BE -
(i) OF NON-COMBUSTIBLE MATERIAL, OR
(ii) OF BUSHFIRE-RESISTING TIMBER, OR
(iii) A COMBINATION OF ITEMS (i) & (ii) ABOVE.

7.3 FLOORS

NO CONSTRUCTION REQUIREMENTS FOR CONCRETE SLAB ON GROUND.

NO CONSTRUCTION REQUIREMENTS FOR ELEVATED FLOORS, INCLUDING BEARERS, JOISTS & FLOORING, WHERE THE SUBFLOOR SPACE IS ENCLOSED WITH -
(a) A WALL THAT COMPLIES WITH CLAUSE 7.4, 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) & (b) ABOVE.

WHERE THE SUBFLOOR SPACE IS UNENCLOSED, FLOORING MATERIAL, INCLUDING BEARERS, JOISTS & FLOORING LESS THAN 400mm ABOVE FINISHED GROUND LEVEL, SHALL BE -
(a) NON-COMBUSTIBLE, OR
(b) OF BUSHFIRE-RESISTING TIMBER, OR
(c) PARTICLEBOARD OR PLYWOOD FLOORING WHERE THE UNDERSIDE IS LINED WITH SARKING-TYPE MATERIAL OR MINERAL WOOL INSULATION, OR
(d) A SYSTEM COMPLYING WITH AS1530.8.1, OR
(e) A COMBINATION OF ANY ITEMS (a), (b), (c) OR (d) ABOVE.

NO CONSTRUCTION REQUIREMENTS FOR ELEMENTS OF ELEVATED FLOORS, INCLUDING BEARERS, JOISTS & FLOORING, IF THE UNDERSIDE OF THE ELEMENT IS 400mm OR MORE ABOVE FINISHED GROUND LEVEL.

7.4 EXTERNAL WALLS

7.4.1 THE EXPOSED COMPONENTS OF EXTERNAL WALLS SHALL BE AS FOLLOWS:
(a) MADE OF NON-COMBUSTIBLE MATERIAL INCLUDING THE FOLLOWING PROVIDED THE MINIMUM THICKNESS IS 90MM:
(i) FULL MASONRY OR MASONRY VENEER WALLS WITH AN OUTER LEAF OF CLAY, CONCRETE, CALCIUM SILICATE OR NATURAL STONE.
(ii) PRECAST OR IN SIYU 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; AND GAUGE PLANED.
OR
(c) CLADDING THAT IS FIXED EXTERNALLT TO A TIMER-FRAMED OR STEEL-FRAMED WALL THAT IS FULLY SARKED ON THE OUTSIDE OF THE FRAME & IS -
(i) FIBRE CEMENT CLADDING, A MINIMUM OF 6mm IN THICKNESS; OR
(ii) STEEL SHEETING, OR
(iii) BUSHFIRE RESISTANT TIMBER, OR
(iv) A COMBINATION OF ANY OF ITEMS (i), (ii) OR (iii) ABOVE.
(d) A COMBINATION OF ITEMS (a), (b) OR (c) ABOVE.

7.4.2 ALL JOINTS IN THE EXTERNAL SURFACE MATERIAL OF WALLS SHALL BE COVERED, SEALED, OVERLAPPED, BACKED OR BUTT-JOITED

7.4.3 VENTS & WEEPHOLES IN EXTERNAL WALLS SHALL BE SCREENED WITH A MESH WITH A MAXIMUM APERTURE OF 2mm, MADE OF CORROSION-RESISTANT STEEL, BRONZE OR ALUMINIUM.

7.5 EXTERNAL GLAZED ELEMENTS & ASSEMBLIES & EXTERNAL DOORS

7.5.1 BUSHFIRE SHUTTERS
WHERE FITTED, BUSHFIRE SHUTTER SHALL COMPLY WITH CLAUSE 3.7 & BE MADE FROM -
(a) NON-COMBUSTIBLE MATERIAL, OR
(b) BUSHFIRE-RESISTING TIMBER, OR
(c) A COMBINATION OF ITEMS (a) & (b) ABOVE.

7.5.2 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
SCREEN ASSEMBLIES SHALL BE ATTACHED USING METAL FIXINGS.

7.5.3 WINDOWS AND SIDELIGHTS
WINDOWS ASSEMBLIES SHALL -
(a) BE COMPLETELY PROTECTED BY BUSHFIRE SHUTTER THAT CONFORMS WITH CLAUSE 3.7, AND CLAUSE 7.5.1; OR
(b) CONFORM WITH THE FOLLOWING:
(i) *FRAME MATERIAL* WINDOW FRAMES & WINDOW JOINERY SHALL BE MADE FROM -
(A) BUSHFIRE-RESISTING TIMBER, OR
(B) METAL, OR
(C) METAL-REINFORCED uPVC AND THE REINFORCING MEMBERS SHALL BE MADE FROM ALUMINIUM, STAINLESS STEEL, OR CORROSION-RESISTANT STEEL
(ii) *HARDWARE* EXTERNALLY FITTED HARDWARE THAT SUPPORTS THE SASH IN ITS FUNCTIONS OF OPENING & CLOSING SHALL BE METAL. TRIMS OR OTHER COMPONENTS MAY BE MATERIAL OTHER THAN METAL.
(iii) *GLAZING* GLAZING SHALL BE TOUGHENED GLASS A MINIMUM OF 5mm THICKNESS OR GLASS BLOCKS WITH NO RESTRICTION ON GLAZING METHODS. WHERE DOUBLE-GLAZED ASSEMBLIES ARE USED, THE REQUIREMNTS APPLY TO THE EXTERNAL PANE OF THE GLAZED ASSEMBLY ONLY.
(iv) *SEALS AND WEATHER STRIPS* THERE ARE NO SPECIFIC REQUIREMENTS FOR SEALS AND WEATHERSTRIPS FOR BAL 29
(v) *SCREENS* WHERE GLAZING IS LESS THAN 400mm FROM THE GROUND OR LESS THAN 400mm ABOVE DECKS, CARPORT ROOFS, AWNINGS & SIMILAR ELEMENTS OR FITTINGS HAVING AN ANGLE LESS THAN 18 DEGREES TO THE HORIZONTAL & EXTENDING MORE THAN 110mm IN WIDTH FROM THE WINDOW FRAME, THE GLAZING SHALL BE SCREENED EXTERNALLY WITH A SCREEN WITH A MESH OR PERFORATED SHEET WITH A MAXIMUM APERTURE OF 2mm, MADE OF CORROSION-RESISTANT STEEL, BRONZE OR ALUMINIUM
(vi) *IN ALL OTHER CASES EXCEPT FOT CLAUSE 7.5.3(b)(v)* THE OPENABLE PORTIONS OF WINDOWS SHALL BE SCREENED INTERNALLY OR EXTERNALLY WITH A MESH WITH A MAXIMUM APERTURE OF 2mm, MADE OF CORROSION-RESISTANT STEEL, BRONZE OR ALUMINIUM.

7.5.4 DOORS - SIDE-HUNG EXTERNAL DOORS (including french doors, panel fold & bi-fold doors)
SIDE-HUNG EXTERNAL DOORS SHALL -
(a) BE PROTECTED BY BUSHFIRE SHUTTER THAT COMPLIES WITH CLAUSE 7.5.1, OR
(b) BE COMPLETELY PROTECTED EXTERNALLY BY SCREENS WITH A MESH WITH A MAXIMUM APERTURE OF 2mm, MADE OF CORROSION-RESISTANT STEEL, BRONZE OR ALUMINIUM, OR
(c) CONFORM WITH THE FOLLOWING:
(i) *DOOR PANEL MATERIAL* MATERIAL SHALL BE -
(A) NON-COMBUSTIBLE, OR
(B) SOLID TIMBER, LAMINATED TIMBER OR RECONSTITUTED TIMBER, HAVING A MINIMUM THICKNESS OF 35mm FOR THE FIRST 400mm ABOVE THE THRESHOLD, OR
(C) FOR FULLY FRAMED GLAZED DOOR PANELS, THE FRAMING SHALL BE MADE FROM METAL OR FROM BUSHFIRE-RESISTING TIMBER OR uPVC
(ii) *DOOR FRAME MATERIAL* DOOR FRAME MATERIAL SHALL BE -
(A) BUSHFIRE-RESISTING TIMBER, OR
(B) METAL, OR
(C) METAL-REINFORCED uPVC. THE REINFORCING MEMBERS SHALL BE MADE FROM ALUMINIUM, STAINLESS STEEL, OR CORROSION-RESISTANT STEEL.
(iii) *HARDWARE* EXTERNALLY FITTED HARDWARE THAT SUPPORTS THE PANEL IN ITS FUNCTIONS OF OPENING & CLOSING SHALL BE METAL.
(iv) *GLAZING* WHERE DOORS INCORPORATE GLAZING, THE GLAZING SHALL BE MINIMUM 6mm TOUGHENED GLASS
(v) *SEALS AND WEATHER STRIPS* WEATHER STRIPS, DRAUGHT EXCLUDERS OR DRAUGHT SEALS SHALL BE INSTALLED.
(vi) *SCREENS* THERE IS NO REQUIREMENTS TO SCREEN THE OPENABLE PART OF THE DOOR
(vi) DOORS SHALL BE TIGHT-FITTING TO THE DOORFRAME & TO AN ABUTTING DOOR

7.5.5 DOORS - SLIDING DOORS
SLIDING DOORS SHALL -
(a) BE PROTECTED BY BUSHFIRE SHUTTER THAT CONFORMS WITH CLAUSE 3.7 AND CLAUSE 7.5.1, OR
(b) BE COMPLETELY PROTECTED EXTERNALLY BY SCREENS WITH A MESH WITH A MAXIMUM APERTURE OF 2mm, MADE OF CORROSION-RESISTANT STEEL, BRONZE OR ALUMINIUM, OR
(c) CONFORM WITH THE FOLLOWING:
(i) *FRAME MATERIAL* THE MATERIAL FOR THE DOOR FRAME, INCLUDING FULLY FRAMED GLAZED DOORS, SHALL BE -
(A) BUSHFIRE-RESISTING TIMBER, OR
(B) METAL, OR
(C) METAL-REINFORCED uPVC. THE REINFORCING MEMBERS SHALL BE MADE FROM ALUMINIUM, STAINLESS STEEL, OR CORROSION-RESISTANT STEEL.
(ii) *HARDWARE* EXTERNALLY FITTED HARDWARE THAT SUPPORTS THE PANEL IN ITS FUNCTIONS OF OPENING & CLOSING SHALL BE METAL.
(iii) *GLAZING* WHERE DOORS INCORPORATE GLAZING, THE GLAZING SHALL BE MINIMUM 6mm TOUGHENED GLASS
(iv) *SEALS AND WEATHER STRIPS* THERE ARE NO SPECIFIC REQUIREMENTS FOR SEALS AND WEATHER STRIPS
(v) *SCREENS* THERE IS NO SPECIFIC REQUIREMENTS TO SCREEN THE OPENABLE PART OF THE SLIDING DOOR
(vi) *SLIDING PANELS* SLIDING DOORS SHALL BE TIGHT-FITTING TO THE DOORFRAME

7.5.6 DOORS - VEHICLE ACCESS DOORS (garage doors)
THE FOLLOWING APPLY TO VEHICLE ACCESS DOORS:
(a) VEHICLE ACCESS DOORS SHALL BE MADE FROM -
(i) NON-COMBUSTIBLE MATERIAL, OR
(ii) BUSHFIRE-RESISTING TIMBER, OR
(iii) MINIMUM 6mm THICK FIBRE-CEMENT SHEET, OR
(iv) A COMBINATION OF ITEMS (i), (ii) OR (iii) ABOVE.
(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 OUTER EDGE GAP PROTECTION.
(c) WEATHER STRIPS, DRAUGHT EXCLUDERS, DRAUGHT SEALS OR BRUSHES TO PROTECT EDGE GAPS OR THRESHOLDS SHALL BE MANUFACTURED FROM MATERIAL HAVING A FLAMMABILITY INDEX NOT GREATER THAN 5
(d) IF MINOR COMPONENTS WITHIN THE EDGE MECHANISMS OF THE DOOR ARE MADE FROM COMBUSTIBLE MATERIAL, THEY SHALL BE SHIELDED BY NON-COMBUSTIBLE COMPONENTS OF THE DOOR ASSEMBLY
(e) VEHICLE ACCESS DOOR WITH VENTILATION SLOTS SHALL BE PROTECTED IN ACCORDANCE WITH CLAUSE 3.6; BY SCREENS WITH A MESH WITH A MAXIMUM APERTURE OF 2mm, MADE OF CORROSION-RESISTANT STEEL, BRONZE OR ALUMINIUM,

7.6 ROOFS (INCLUDING PENETRATIONS, EAVES, FASCIAS AND GABLES, AND GUTTERS AND DOWNPIPES)

7.6.1 GENERAL
THE FOLLOWING APPLY TO ALL ROOFS & ROOFING SYSTEMS:
(a) ROOF TILES, ROOF SHEETS & ROOF COVERING ACCESSORIES SHALL BE NON-COMBUSTIBLE.
(b) THE ROOF/WALL JUNCTION SHALL BE SEALED OR OTHERWISE PROTECTED IN ACCORDANCE WITH CLAUSE 3.6; BY SCREENS WITH A MESH WITH A MAXIMUM APERTURE OF 2mm, MADE OF CORROSION-RESISTANT STEEL, BRONZE OR ALUMINIUM
(c) ROOF VENTILATION OPENINGS, SUCH AS GABLE & ROOF VENTS, SHALL BE FITTED WITH EMBER GUARDS MADE OF NON-COMBUSTIBLE MATERIAL OR A MESH OR PERFORATED SHEET WITH A MAXIMUM APERTURE OF 2mm, MADE OF CORROSION-RESISTANT STEEL, BRONZE OR ALUMINIUM.
(d) A PIPE OR CONDUIT THAT PENETRATES THE ROOF COVERING SHALL BE NON-COMBUSTIBLE.
(e) ONLY EVAPORATIVE COOLERS MANUFACTURED IN ACCORDANCE WITH AS/NZS 603335.2.98 SHALL BE USED. EVAPORATIVE COOLERS WITH AN INTERNAL DAMPER TO PREVENT THE ENTRY OF EMBERS INTO THE ROOF SPACE NEED NOT BE SCREENED EXTERNALLY.

7.6.2 TILED ROOFS
TILED ROOFS SHALL BE FULLY SARKED. THE SARKING SHALL -
(a) BE LOCATED ON TOP OF THE FRAMING, EXCEPT THAT THE ROOF BATTENS MAY BE FIXED ABOVE THE SARKING;
(b) COVER THE ENTIRE ROOF AREA INCLUDING THE RIDGE AND HIPS, &
(c) EXTEND INTO GUTTERS & VALLEYS.

7.6.3 SHEET ROOFS
SHEET ROOFS SHALL -
(a) BE FULLY SARKED IN ACCORDANCE WITH CLAUSE 7.6.2, EXCEPT THAT FOIL-BACKED INSULATION BLACKETS MAY BE INSTALLED OVER THE BATTENS, OR
(b) HAVE ANY GAPS SEALED AT THE FASCIA OR WALL LINE & AT VALLEYS, HIPS & RIDGES BY -
(i) MESH OR PERFORATED SHEET WITH A MAXIMUM APERTURE OF 2mm, MADE OF CORROSION-RESISTANT STEEL, BRONZE OR ALUMINIUM, OR
(ii) MINERAL WOOL, OR
(iii) OTHER NON-COMBUSTIBLE MATERIAL, OR
(iv) A COMBINATION OF ANY ITEMS (i), (ii) OR (iii) ABOVE.

7.6.4 VERANDAH, CARPORTS & AWNING ROOFS
THE FOLLOWING APPLY TO VERANDAH, CARPORT & AWNING ROOFS:
(a) A VERANDAH, CARPORT OR AWNING ROOF FORMING PART OF THE MAIN ROOF SPACE SHALL MEET ALL THE REQUIREMENTS FOR THE MAIN ROOF, AS SPECIFIED IN CLAUSES 7.6.1, 7.6.2, 7.6.3, 7.6.4, 7.6.5 & 7.6.6.
(b) A VERANDAH, CARPORT OR AWNING ROOF SEPERATED FROM THE MAIN ROOF SPACE BY AN EXTERNAL WALL THAT CONFORMS WITH CLAUSE 7.4 SHALL HAVE A NON-COMBUSTIBLE ROOF COVERING & THE COMPLETE SUPPORT STRUCTURE SHALL BE -
(i) OF NON-COMBUSTIBLE MATERIAL, OR
(ii) BUSHFIRE-RESISTANT TIMBER, OR
(iii) TIMBER RAFTERS LINED ON THE UNDERSIDE WITH A MINIMUM OF 6mm THICK FIBRE-CEMENT SHEETING, OR WITH MATERIAL COMPLYING WITH AS1530.8.1, OR
(iv) A COMBINATION OF ANY OF ITEMS (i), (ii) OR (iii) ABOVE.

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DRAWING TITLE:
BUSHFIRE CONSTRUCTION

DRAWING NUMBER: A16

REVISION: -

DESCRIPTION	
DATE	
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SCALE: 1 : 100

DO NOT SCALE DRAWINGS. USE WRITTEN DIMENSIONS ONLY. THE OWNER/BUILDER, SUBCONTRACTOR SHALL VERIFY ALL DIMENSIONS, LEVELS, SETBACKS AND SPECIFICATIONS PRIOR TO THE COMMENCEMENT OF ANY WORKS OR ORDERING OF MATERIALS AND SHALL BE RESPONSIBLE FOR THE ENSURING THAT ALL BUILDING WORKS CONFORM TO THE BUILDING CODE OF AUSTRALIA, AS CODES, BUILDING REGULATIONS, LOCAL BY-LAWS AND TOWN PLANNING REQUIREMENTS. REPORT ANY DISCREPANCIES TO THIS OFFICE FOR CLARIFICATION.

A3 SHEET

Printed 30/07/2026

CONSTRUCTION IN A BUSHFIRE ATTACK LEVEL(BAL) 29 AREA IN ACCORDANCE WITH AS 3959-2018:

7.6.5 ROOF PENETRATIONS

THE FOLLOWING APPLY TO ROOF PENETRATIONS:

- (a) ROOF PENETRATIONS, INCLUDING ROOF LIGHTS, ROOF VENTILATORS, ROOF-MOUNTED EVAPORATIVE COOLING UNITS, AERIALS, VENT PIPES & SUPPORTS FOR SOLAR COLLECTORS OR THE LIKE, SHALL BE SEALED. THE MATERIAL USED TO SEAL THE PENETRATION SHALL BE NON-COMBUSTIBLE.
- (b) OPENINGS IN VENTED ROOF LIGHTS, ROOF VENTILATORS OR VENT PIPES SHALL BE FITTED WITH EMBER GUARDS MADE FROM A MESH OR PERFORATED SHEET WITH ACONFORM WITH CLAUSE 3.6 AND THE FRAME SHALL BE MADE OF CORROSION-RESISTANT STEEL, BRONZE OR ALUMINIUM.
- (c) ALL OVERHEAD GLAZING SHALL BE GRADE A LAMINATED SAFETY GLASS COMPLYING WITH AS1288.
- (d) GLAZED ELEMENTS IN ROOF LIGHTS & SKYLIGHTS MAY BE OF POLYMER PROVIDED A GRADE A SAFETY GLASS DIFFUSER, COMPLYING WITH AS1288, IS INSTALLED UNDER THE GLAZING. WHERE GLAZING IS AN INSULATING GLAZING UNIT, GRADE A TOUGHENED SAFETY GLASS, MIINIMUM 4mm, SHALL BE USED IN THE OUTER PANE.
- (e) FLASHING ELEMENTS OF TUBULAR SKYLIGHTS SHALL BE NON-COMBUSTIBLE. HOWEVER, THEY MAY BE OF AN ALTERNATE MATERIAL, PROVIDED THE INTEGRITY OF THE ROOF COVERING IS MAINTAINED BY AN UNDER-FLASHING MADE OF NON-COMBUSTIBLE MATERIAL.
- (f) EVAPORATIVE COOLING UNITS SHALL BE FITTED WITH NON-COMBUSTIBLE BUTTERFLY CLOSERS AS CLOSE AS PRACTICABLE TO THE ROOF LEVEL, OR THE UNIT SHALL BE FITTED WITH NON-COMBUSTIBLE COVERS WITH A MESH OR PERFORATED SHEET WITH A MAXIMUM APERTURE OF 2mm, MADE OF CORROSION-RESISTANT STEEL, BRONZE OR ALUMINIUM.
- (g) EXTERNAL SINGLE PLANE GLAZED ELEMENTS OF ROOF LIGHTS, WHERE THE PITCH OF THE GLAZED ELEMENT IS 18 DEGREES OR LESS TO THE HORIZONTAL, SHALL BE PROTECTED WITH EMBER GUARDS MADE FROM A MESH OR PERFORATED SHEET WITH A MAXIMUM APERATURE OF 2mm, MADE OF CORROSION-RESISTANT STEEL, BRONZE OR ALUMINIUM.
- (h) EAVES LIGHTING SHALL BE ADEQUATELY SEALED AND NOT COMPROMISE THE PERFORMACE OF THE ELEMENT.

7.6.6 EAVE LININGS, FASCIA & GABLES

THE FOLLOWING APPLY TO EAVES LINING, FASCIAS & GABLES:

- (a) GABLES SHALL CONFORM WITH CLAUSE 7.4
- (b) FASCIAS & BARGEBOARDS SHALL-
- (i) WHERE TIMBER IS USED, BE MADE FROM BUSHFIRE-RESISTING TIMBER, OR
- (ii) WHERE MADE FROM METAL, BE FIXED AT 450mm CENTRES, OR
- (iii) A COMBINATION OF ITEMS (i) & (ii) ABOVE.
- (c) EAVE LININGS SHALL BE-
- (i) A MINIMUM OF 4.5mm THICK FIBRE-CEMENT SHEET
- (ii) BUSHFIRE-RESISTANT TIMBER
- (iii) A COMBINATION OF ITEMS (i) & (ii) ABOVE.
- (d) EAVES PENETRATIONS SHALL BE PROTECTED THE SAME AS FOR ROOF PENETRATIONS CLAUSE 7.6.5
- (e) EAVES VENTILATION OPENINGS SHALL BE FITTED WITH EMBER GUARDS IN ACCORDANCE WITH CLAUSE 3.6 AND MADE OF NON-COMBUSTIBLE MATERIAL OR A MESH OR PERFORATED SHEET WITH A MAXIMUM APERTURE OF 2mm, MADE OF CORROSION-RESISTANT STEEL, BRONZE OR ALUMINIUM.
- (f) JOINTS IN EAVES LININGS, FASCIAS AND GABLES MAY BE SEALED WITH PLASTIC JOINING STRIPS OR TIMBER STORM MOULDS.

7.6.7 GUTTERS & DOWNPIPES

NO CONSTRUCTION-SPECIFIC MATERIAL REQUIRED FOR DOWNPIPES

IF INSTALLED, GUTTERS & VALLEY LEAF GUARDS SHALL BE NON-COMBUSTIBLE.

WITH THE EXCEPTION OF BOX GUTTERS, GUTTERS SHALL BE METAL OR PVC-U.

BOX GUTTERS SHALL BE NON-COMBUSTIBLE & FLASHED AT THE JUNCTION WITH THE ROOF, WITH NON-COMBUSTIBLE MATERIALS.

7.7 VERANDAHS, DECKS, STEPS, RAMPS & LANDINGS

7.7.1 GENERAL

DECKING SHALL BE EITHER SPACED OR CONTINUOUS.

THERE IS NO REQUIREMENTS TO ENCLOSE THE SUBFLOOR SPACES OF VERANDAHS, DECKS, STEPS, RAMPS OR LANDINGS.

7.7.2 ENCLOSED SUBFLOOR SPACES OF VERANDAHS, DECKS, STEPS, RAMPS & LANDINGS

7.7.2.1 MATERIALS TO ENCLOSE A SUBFLOOR SPACE

THE SUBFLOOR SPACES OF VERANDAHS, DECKS, STEPS, RAMPS & LANDINGS ARE CONSIDERED TO BE 'ENCLOSED' WHEN-

(a) THE MATERIAL USED TO ENCLOSE THE SUBFLOOR SPACE CONFORMS WITH CLAUSE 7.4, EXCEPT THAT SARKING IS NOT REQUIRED WHERE SPECIFIED IN CLAUSE 7.4.1(c); AND -

(b) ALL OPENINGS ARE PROTECTED IN ACCORDANCE WITH CLAUSE 3.6 AND MADE OF CORROSION-RESISTANT STEEL, BRONZE OR ALUMINUM.

7.7.2.2 SUPPORTS

NO CONSTRUCTION REQUIREMENTS FOR SUPPORTS POSTS, COLUMNS, STUMPS, STRINGERS, PIERS & POLES.

7.7.2.3 FRAMING

NO CONSTRUCTION REQUIREMENTS FOR THE FRAMING OF VERANDAHS, DECKS, RAMPS OR LANDINGS (ie; BEARERS & JOISTS)

7.7.2.4 DECKING, STAIR TREADS AND TRAFFICABLE SURFACES OF RAMPS AND LANDINGS

DECKING, STAIR TREADS AND THE TRAFFICABLE SURFACE OF RAMPS AND LANDING SHALL BE-

(a) OF NON-COMBUSTIBLE MATERIAL, OR

(b) OF BUSHFIRE-RESISTING TIMBER, OR

(c) A COMBINATION OF ITEMS (a) & (b) ABOVE.

7.7.3 UNENCLOSED SUBFLOOR SPACES OF VERANDAHS, DECKS, STEPS, RAMPS & LANDINGS

7.7.3.1 SUPPORTS

SUPPORT POSTS, COLUMNS, STUMPS, STRINGERS, PIERS & POLES SHALL BE-

(a) NON-COMBUSTIBLE MATERIAL, OR

(b) BUSHFIRE-RESISTING TIMBER, OR

(c) A COMBINATION OF ITEMS (a) & (b) ABOVE.

7.7.3.2 FRAMING

FRAMING OF VERANDAHS, DECKS, RAMPS OR LANDINGS (ie; BEARERS & JOISTS) SHALL BE-

(a) OF NON-COMBUSTIBLE MATERIAL, OR

(b) OF BUSHFIRE-RESISTING TIMBER, OR

(c) A COMBINATION OF ITEMS (a) & (b) ABOVE.

7.7.3.3 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, OR

(c) A COMBINATION OF ITEMS (a) & (b) ABOVE.

7.7.4 BALUSTRADES, HANDRAILS OR OTHER BARRIERS

THOSE PARTS OF THE HANDRAILS & BALUSTRADES LESS THAN 125mm FROM ANY GLAZING OR ANY COMBUSTIBLE WALL SHALL BE-

(a) OF NON-COMBUSTIBLE MATERIAL, OR

(b) OF BUSHFIRE-RESISTING TIMBER, OR

(c) A COMBINATION OF ITEMS (a) & (b) ABOVE.

THOSE PARTS OF HANDRAILS & BALUSTRADES LESS THAN 125mm OR MORE FROM THE BUILDING HAVE NO REQUIREMENTS.

7.7.5 VERANDAH POSTS

VERANDAH POSTS SHALL BE MADE FROM-

(a) OF NON-COMBUSTIBLE MATERIAL, OR

(b) OF BUSHFIRE-RESISTING TIMBER, OR

(c) A COMBINATION OF ITEMS (a) & (b) ABOVE.

7.8 WATER & GAS SUPPLY PIPES

ABOVE-GROUND, EXPOSED WATER & GAS SUPPLY PIPES SHALL BE METAL.