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**PIERS, POSTS, COLUMNS SCHEDULE**  
 P5 350x350 BRICK PIER

**WINDOW LEGEND**

SW = SLIDING X = SLIDING PANE O = FIXED PANE  
 DH = DOUBLE HUNG FG = FIXED GLASS  
 OBS = OBSCURE GLASS LVR = LOUVRES  
 SD = SLIDING DOOR GB = GLASS BLOCKS  
 HEADS etc TO BE 2100 ABOVE MAIN SLAB FFL  
 1/2 WALLS MEASURED OFF MAIN SLAB FFL  
 DW, Fr, Fz, WM INDICATE POSITIONS ONLY

DP DOWNPIPE  
 m/h MANHOLE  
 SMOKE ALARM TO BCA 3.7.2  
 & AS 3786

ENCLOSED AREA	78.3 m <sup>2</sup>
PORCH AREA	8.2 m <sup>2</sup>
<b>TOTAL AREA</b>	<b>86.5 m<sup>2</sup></b>

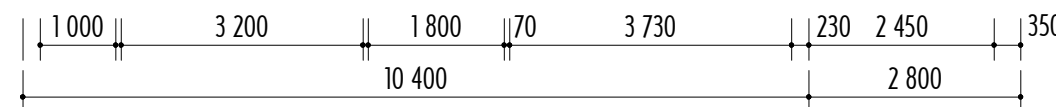
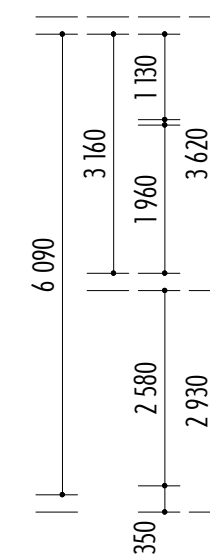
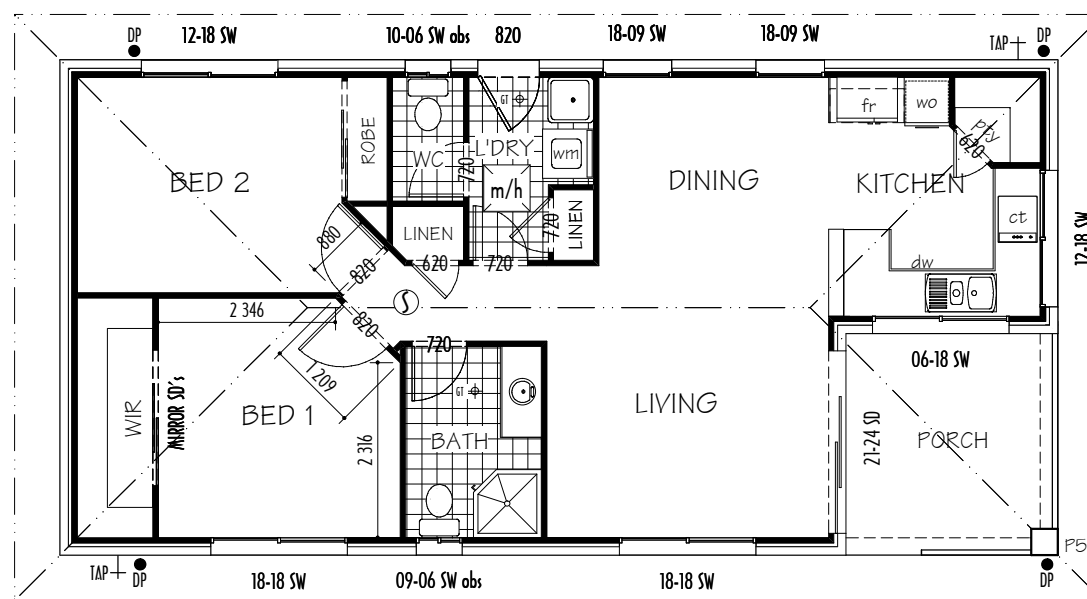
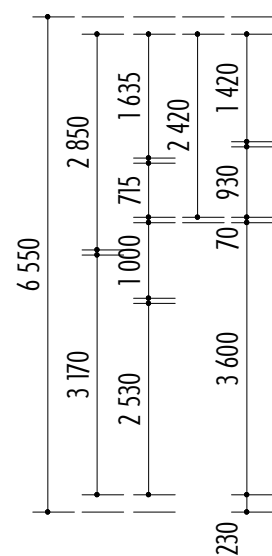
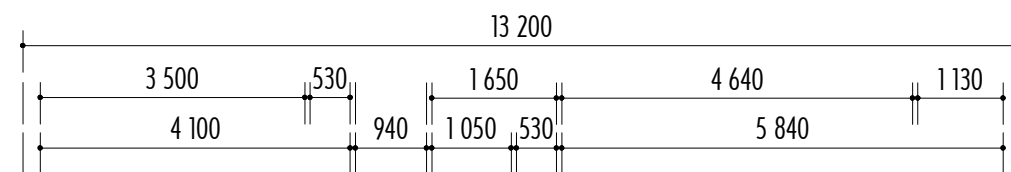
WALL THICKNESSES (U.N.O.)  
 EXTERNAL B/V WALLS 230mm  
 INTERNAL STUD WALLS 70mm  
 DIMENSIONS ARE TO FRAME

WIND RATING N3  
 FIN CEIL HEIGHT 2400(n)  
 SHEET METAL ROOF @ 20° PITCH  
 TYPICAL EAVE OVERHANG 600mm

Proposed New Residence for



ELEVATIONS



OWNER: .....

OWNER: .....

BUILDER: .....

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**FLOOR PLAN**

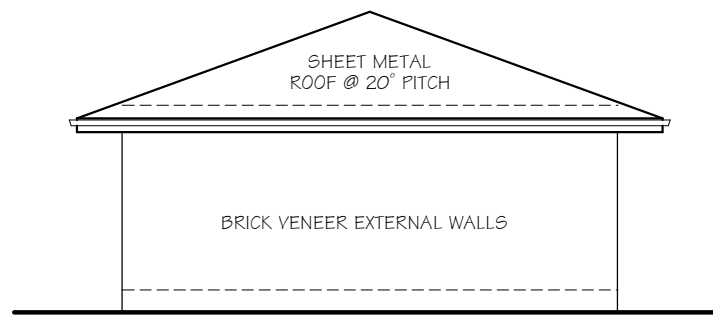
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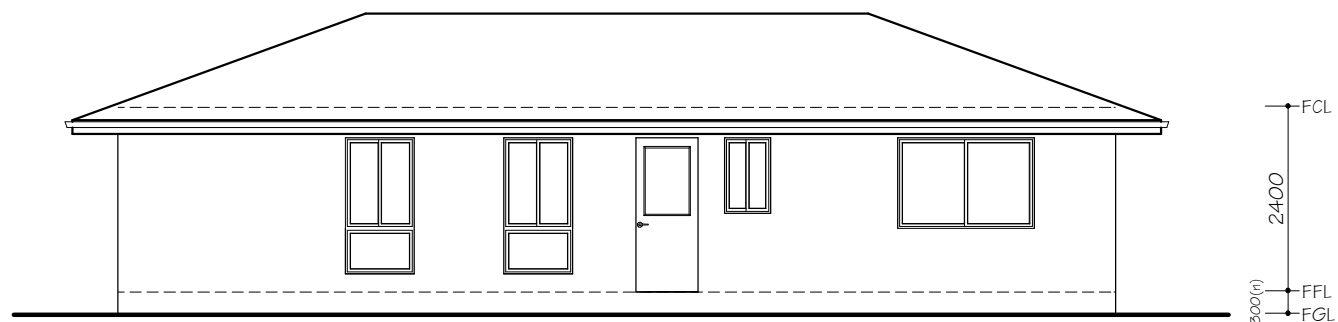
WINDOWS ETC SHOWN ARE STANDARD  
 BLOCKS ONLY - REFER FLOOR PLAN  
 FOR DETAIL

TYPICALLY OBSCURE WHITE GLASS TO  
 WC, BATHROOM & ENSUITE WINDOWS

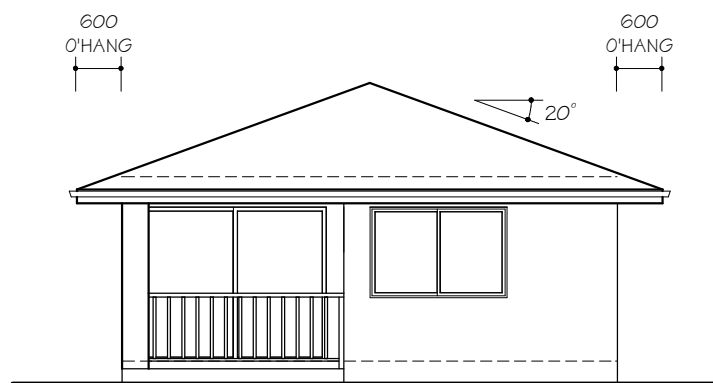
ELEVATION 1  
 (EASTERN)



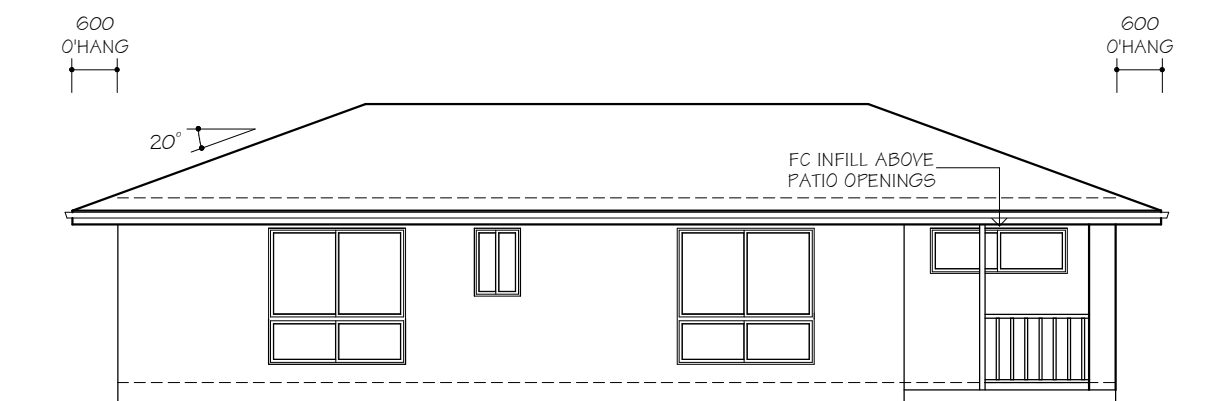
ELEVATION 2  
 (SOUTHERN)



ELEVATION 3  
 (WESTERN)



ELEVATION 4  
 (NORTHERN)



Proposed New Residence for

OWNER: .....

OWNER: .....

BUILDER: .....

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**ELEVATIONS**

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NO ALLOWANCE HAS BEEN  
 MADE FOR ANY REQUIREMENTS  
 MADE BY ANY AUTHORITY FOR  
 THE SITE BEING WITHIN A  
 FLOOD-AFFECTED AREA OR  
 BUSHFIRE AFFECTED AREA

TRUSS MANUFACTURER/  
 SUPPLIER TO CONFIRM LINTEL  
 SIZES & TIE-DOWN etc

## GENERAL SPECIFICATION

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE BUILDING  
 CODE OF AUSTRALIA AND THE BUILDING ACT 1975.

CONCRETE SLAB AND FOOTINGS TO BE AS PER ENGINEERS RECOMMENDATIONS.

SLAB ON WATERPROOF MEMBRANE SEALED AT ALL JOINS AND PENETRATIONS ON Min. 50mm SAND BED.

TERMITE PROTECTION IS TO COMPLY WITH AUSTRALIAN STANDARDS 3660.1

PROVIDE DAMP PROOF COURSE AND WEEPHOLES TO BRICKWORK AS PER B.C.A. REQUIREMENTS.

ALL OPENINGS WITH BRICKWORK OVER SHALL HAVE STEEL LINTELS  
 INSTALLED AS PER THE ADCM OR MANUFACTURERS SPECIFICATIONS.

ALL TIMBER FRAMING TO BE IN ACCORDANCE WITH AS 1684 - 1999  
 & TIMBER MANUFACTURERS SPECIFICATIONS.

WALL FRAMING TO BE SPECIFIED BY FRAME/TRUSS SUPPLIER  
 (MINIMUM NOTED HEREUNDER)  
 LOAD BEARING WALLS -

TOP PLATE 2/70x35 MGP15  
 BOTTOM PLATE 70x35 MGP12  
 STUDS 70x35 MGP12 @ 450 CRS max.

NON LOAD BEARING WALLS -

TOP PLATE 70x35 MGP10  
 BOTTOM PLATE 70x35 MGP10  
 STUDS 70x35 MGP10 @ 450 CRS max.  
 NOGGINGS 70x35 MGP10 ONE ROW TO LOADBEARING WALL,  
 70x35 MGP10 ONE ROW TO NON LOADBEARING WALL.

ROOF FRAME - PRE FABRICATED TRUSSES - @ 600mm CENTRES MAX. TILED ROOFS  
 - @ 900mm CENTRES MAX. METAL ROOFS

FIXED ACCORDING TO MANUFACTURERS SPECIFICATIONS.

ROOF BATTENS - 75x38 F14 @ 900 CRS MAX.

WALL LINING - 10mm PLASTERBOARD

CEILING LINING - 10mm PLASTERBOARD

WET AREA LINING - 6mm VILLABOARD & WR 10mm PLASTERBOARD

## SUSTAINABLE HOUSING

SHOWER ROSES and TAPWARE SERVICING LAUNDRY TUBS, KITCHEN SINKS AND BATHROOM BASINS  
 TO BE AAA RATED AS PER AS 6400:2005 or 3 STAR RATED UNDER WELS

WHERE MAINS WATER PRESSURE MAY EXCEED 500 kPa INSTALL A PRESSURE LIMITING DEVICE TO  
 BE INSTALLED WITHIN PROPERTY BOUNDARY

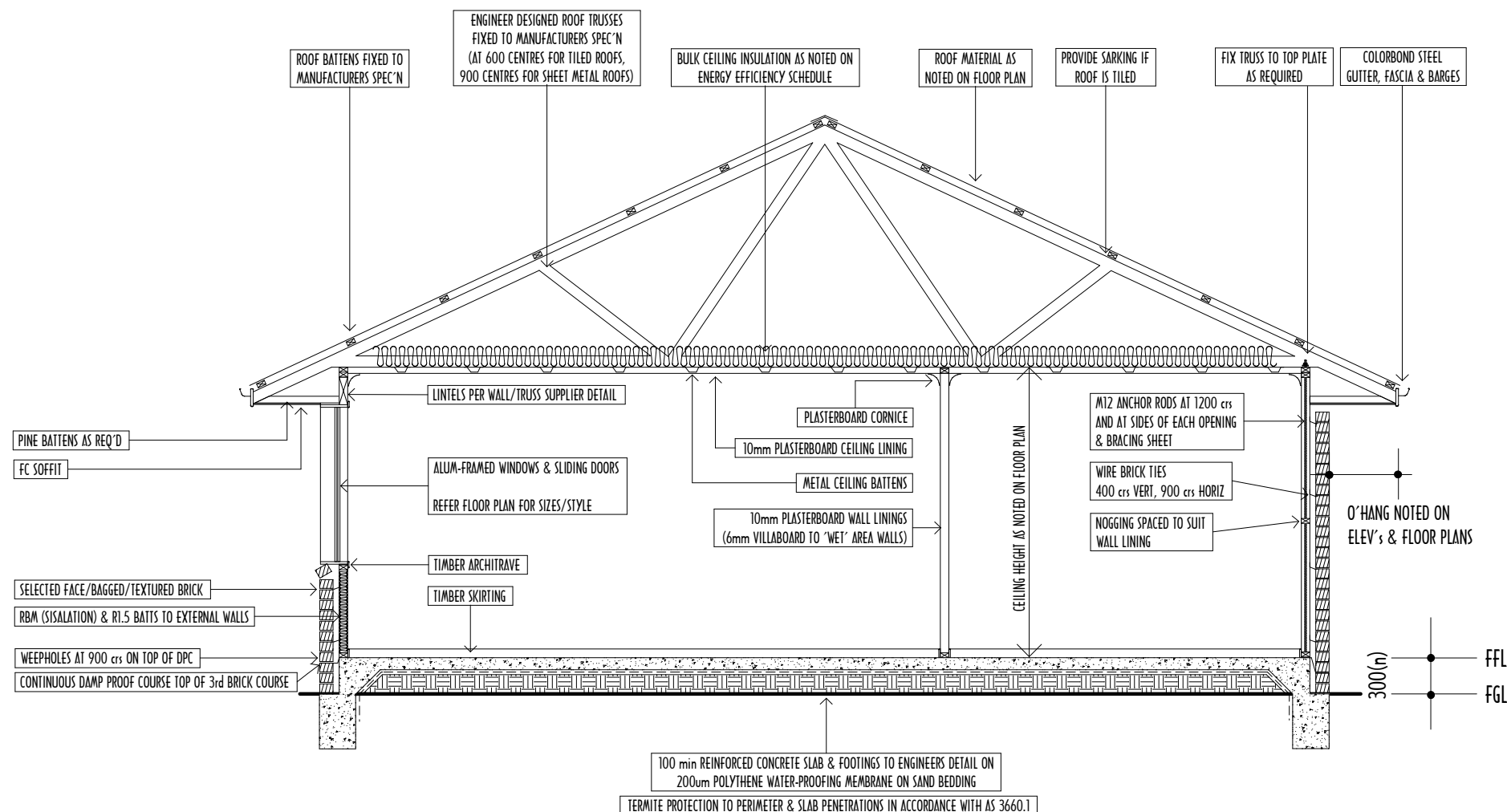
TOILET CISTERNS TO HAVE DUAL FLUSH CAPACITY NOT TO EXCEED 6.0 LITRES ON FULL FLUSH  
 AND 3.0 LITRES ON 1/2 FLUSH, BE 4 STAR RATED UNDER WELS and BE COMPATIBLE WITH THE  
 TOILET BOWL TO ALLOW FOR PROPER FUNCTION

80% OF FIXED INTERNAL LIGHT FITTINGS TO HAVE ENERGY EFFICIENT GLOBES

HOT WATER SUPPLY TO BE:

- SOLAR or HEAT PUMP SYSTEM ELIGIBLE FOR min 22 REC's, or
- GAS HOT WATER SYSTEM WITH A 5 STAR ENERGY RATING

ANY HARD-WIRED AIR CONDITIONER TO HAVE min 4-STAR RATING



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OWNER: .....

BUILDER: .....

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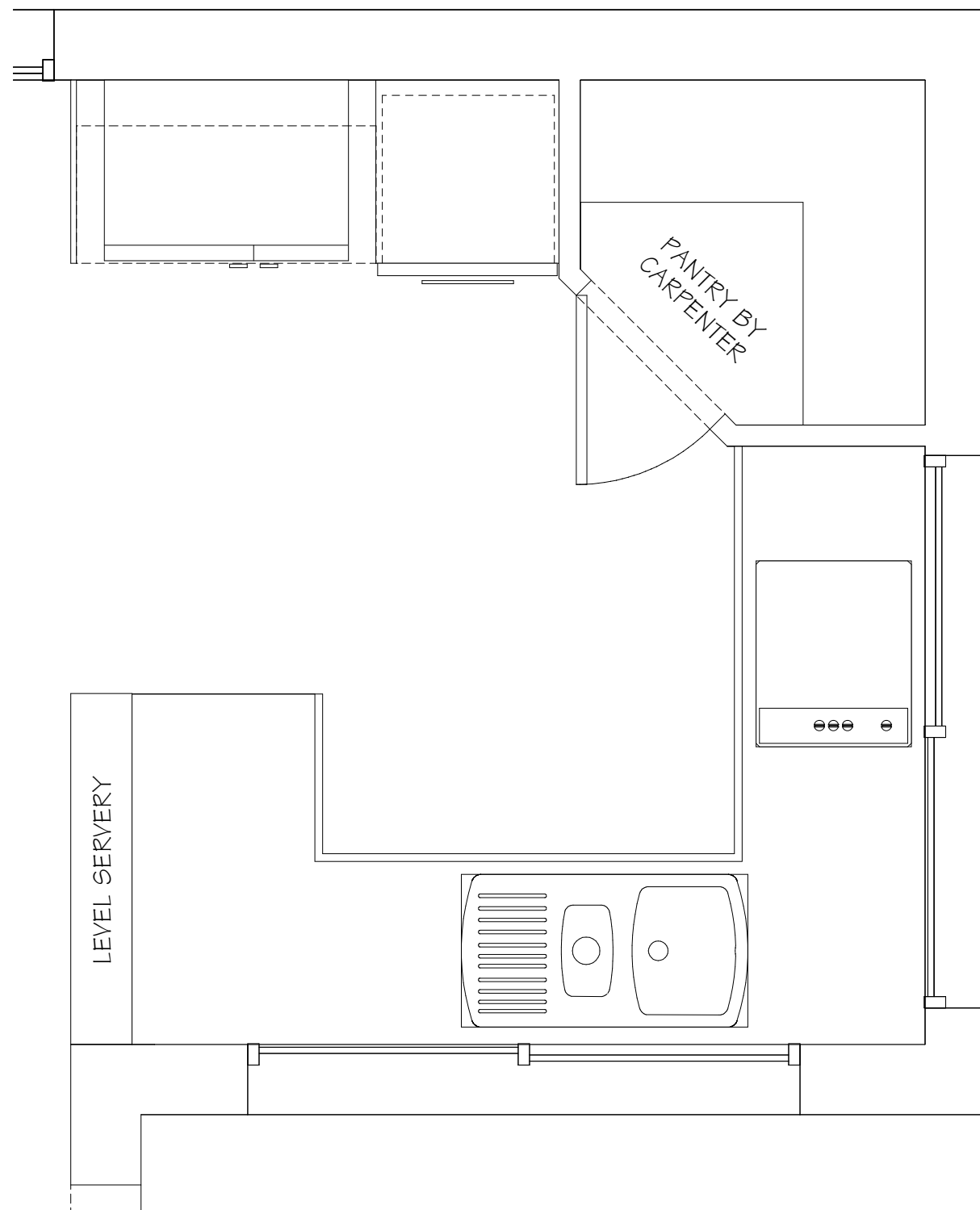
**TYP. SECTION**

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VANITIES DEPICTED ON PLAN  
 ARE INDICATIVE ONLY  
 PENDING SELECTION BY  
 COLOUR SELECTION DOCUMENT

**JOINERY LAYOUT TO BE  
 FINALISED PRIOR TO SITE  
 COMMENCEMENT**



Proposed New Residence for

OWNER: .....

OWNER: .....

BUILDER: .....

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**JOINERY**

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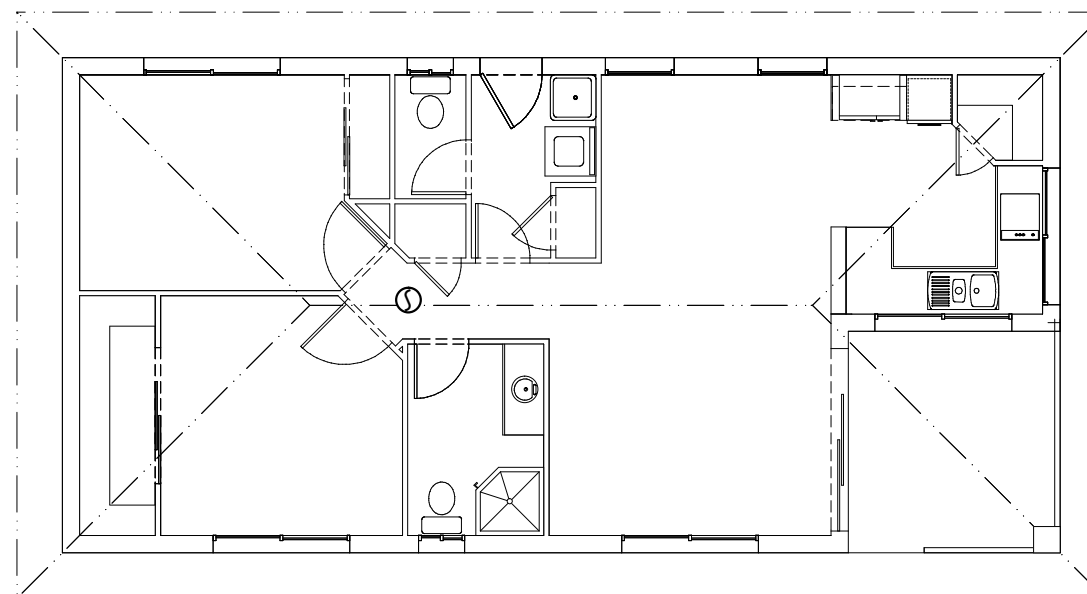
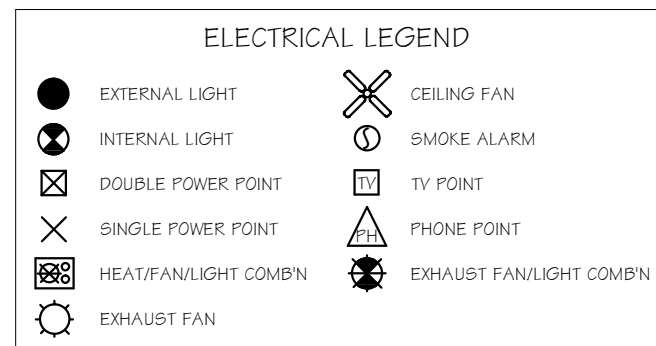
DIMMER SWITCHES CANNOT BE  
 USED WITH FLUORO LIGHTING

EXTERIOR LIGHTS TO BE  
 POSITIONED CLEAR OF SECURITY  
 SCREENS

METERBOX TO BE POSITIONED ON  
 SITE BY ELECTRICIAN

**OWNER TO ENSURE LIGHTING  
 COMPLIES WITH ENERGY EFFICIENT  
 REQUIREMENTS - 80% OF FIXED  
 INTERNAL LIGHT FITTING TO BE  
 ENERGY EFFICIENT GLOBES**

**ELECTRICAL LAYOUT TO BE  
 FINALISED PRIOR TO SITE  
 COMMENCEMENT**



Proposed New Residence for

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OWNER: .....

BUILDER: .....

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**ELECTRICAL**

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PRIOR TO DEMOLITION, EXCAVATION OR  
 CONSTRUCTION ON THIS SITE, THE  
 RELEVANT AUTHORITY SHOULD BE  
 CONTACTED TO ASCERTAIN DETAILED  
 LOCATIONS OF ALL SERVICES

SITE & SLAB HEIGHT LEVELS ARE TO BE  
 READ AS THAT STATED +/- 300mm DUE TO  
 VEGETATION STRIPPING, SETTLEMENT,  
 BULKING, etc. CLIENT ACCEPTS SUCH  
 AMENDED LEVELS WITHOUT FURTHER NOTICE

OWNER IS RESPONSIBLE TO IDENTIFY THE  
 SITE IF REQUIRED

OMP = OUTERMOST PROJECTION

LOCAL AUTHORITY  
 SOUTHERN DOWNS RC

LAND AREA 919 m<sup>2</sup>

SITE COVERAGE 9.4 %

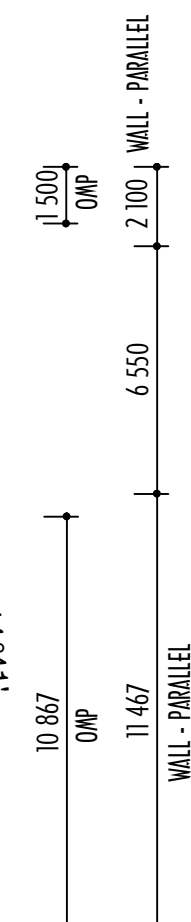
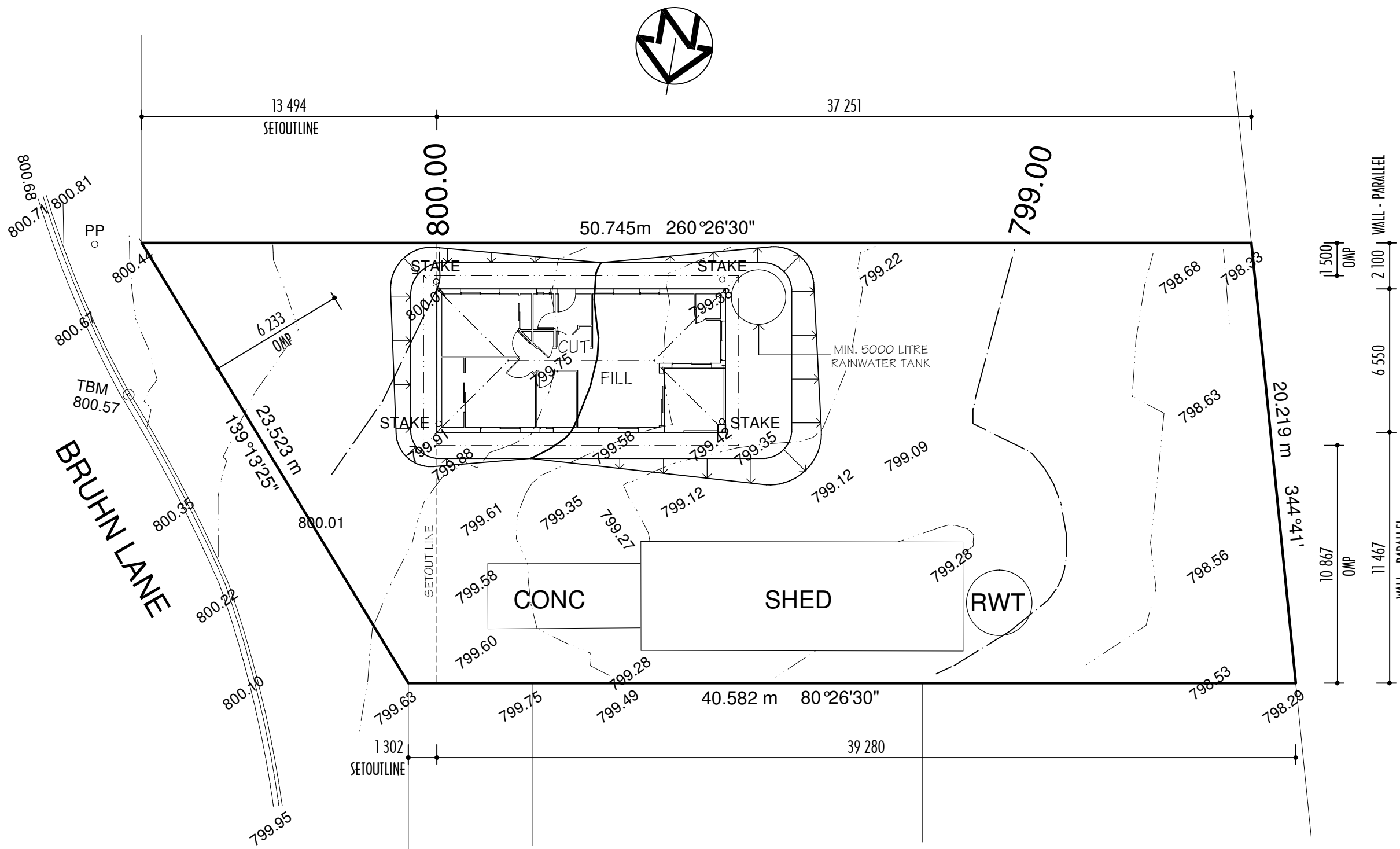
EARTHWORKS  
 - BY CUT & FILL  
 - PROPOSED FGL RL 799.675  
 - PROPOSED FFL RL 799.975

MIN. 50% ROOF AREA TO  
 RAINWATER STORAGE TANK AS  
 PER ROOF DRAINAGE PLAN

BALANCE & OVERFLOW  
 OVERLAND VIA BUBBLERS

EFFLUENT TO HSTP per  
 DRAINAGE DESIGN

Proposed New Residence for



OWNER: .....

OWNER: .....

BUILDER: .....

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# SITE PLAN

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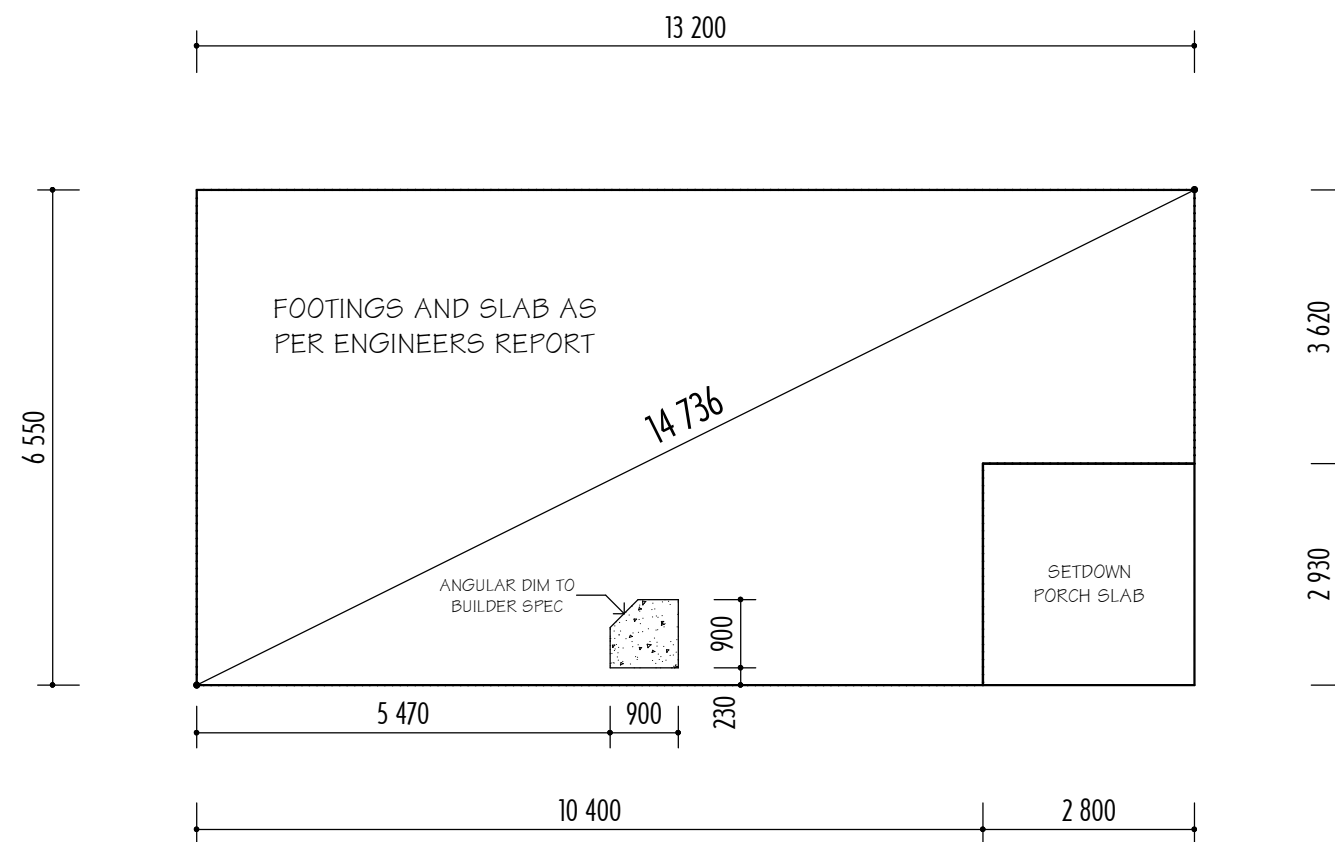
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ALL SETOUT DIMENSIONS ARE  
 SHOWN TO THE OUTSIDE FACE  
 OF EXTERNAL WALLS

CONCRETOR IS TO VERIFY  
 ALL DIMENSIONS PRIOR  
 TO COMMENCING WORK

THIS PLAN IS TO BE READ  
 IN CONJUNCTION WITH  
 THE ENGINEERS REPORT

RECESS SHOWERS TO  
 BUILDERS SPECIFICATIONS



Proposed New Residence for

OWNER: .....

OWNER: .....

BUILDER: .....

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**SLAB PLAN**  
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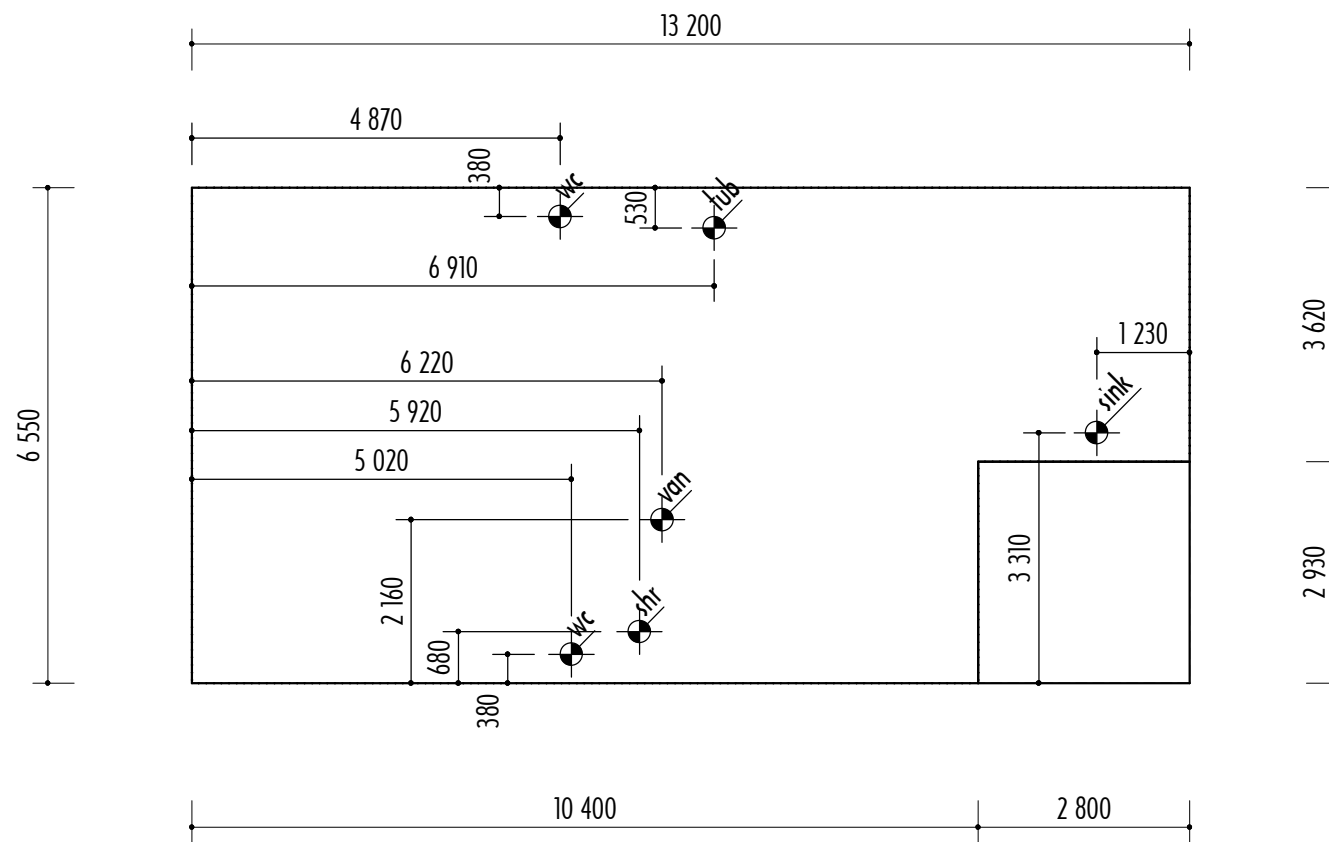
ALL SETOUT DIMENSIONS ARE  
 SHOWN TO THE OUTSIDE FACE  
 OF EXTERNAL WALLS

DRAINAGE OFFSETS HEREIN  
 - WC 150 OFF FRAME  
 - VANITY 150 OFF FRAME  
 - SINK & TUB 150 OFF FRAME

DRAINER IS TO VERIFY  
 ALL DIMENSIONS PRIOR  
 TO COMMENCING WORK

EXTERNAL TAPS SHOWN ON  
 FLOOR PLAN ARE LIKELY TO BE  
 CONNECTED TO RAINWATER  
 SUPPLY

OWNER TO AFFIX SIGN ADJACENT  
 EACH TAP INDICATING THE  
 SUPPLY IS NON-POTABLE WATER



Proposed New Residence for

OWNER: .....

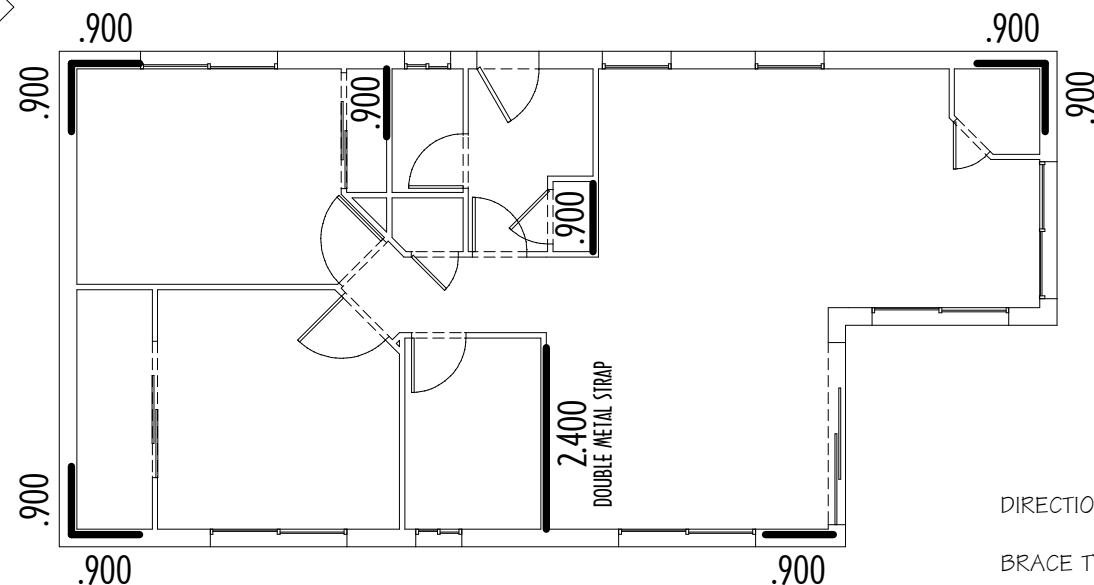
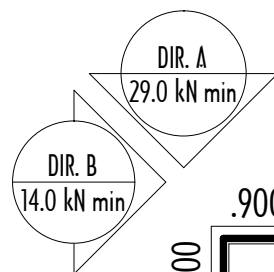
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BUILDER: .....

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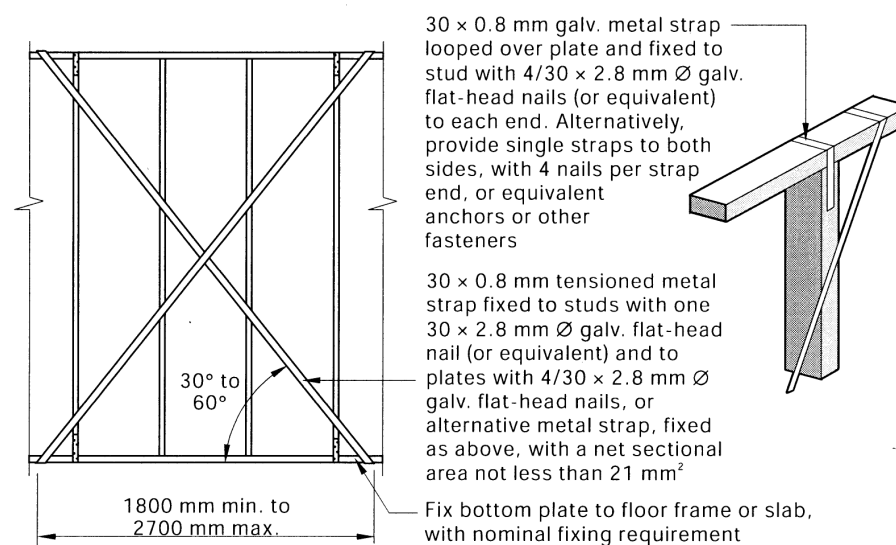
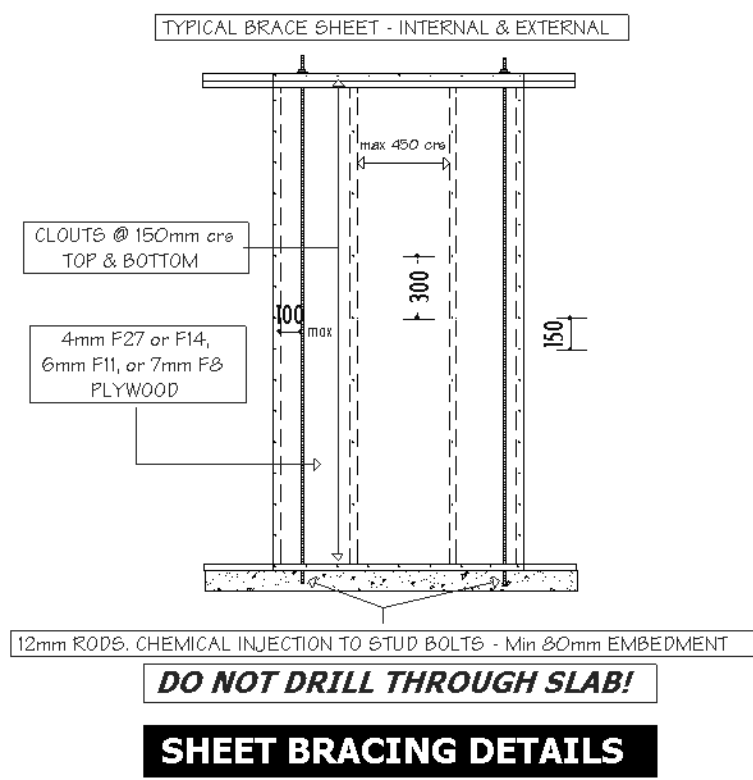
DIRECTION 'A' WINDLOAD

BRACE TYPE	BRACE LENGTH (m)	kN / m	kN VALUE	# PROVIDED	kN PROVIDED
Type H (a) structural ply	0.90	6.4	5.76	5	28.80
Double metal strap (type D) 1.8 - 2.7	2.40	3.0	7.20	1	7.20
Nominal bracing	per 1m	0.75			N/C
WINDLOAD REQUIRED					29.00
WINDLOAD ACHIEVED					36.00

DIRECTION 'B' WINDLOAD

BRACE TYPE	BRACE LENGTH (m)	kN / m	kN VALUE	# PROVIDED	kN PROVIDED
Type H (a) structural ply	0.90	6.4	5.76	4	23.04
Nominal bracing	per 1m	0.75			N/C
WINDLOAD REQUIRED					14.00
WINDLOAD ACHIEVED					23.04

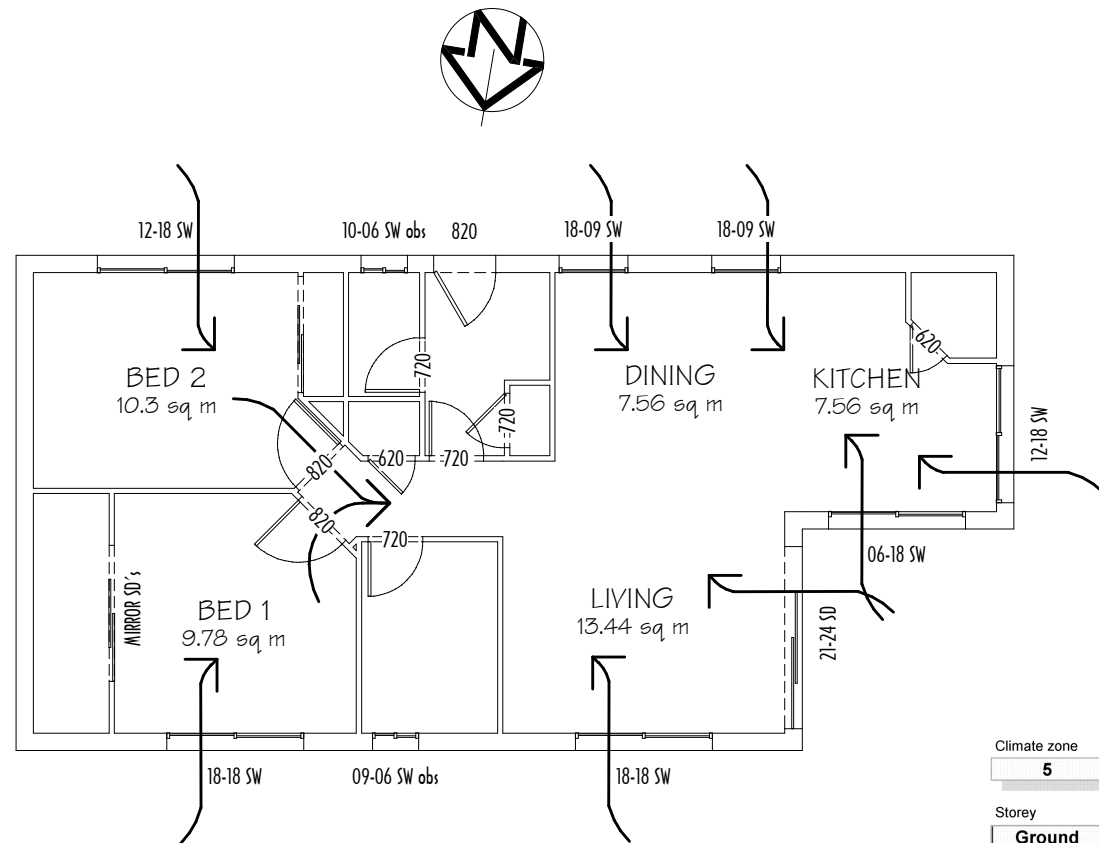
DESIGN WINDSPEED  
**N3**  
 Proposed New Residence for



OWNER: .....  
 OWNER: .....  
 BUILDER: .....  
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**BRACING**  
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**GLAZING CALCULATOR FOR USE WITH PART 3.12.2, BCA VOLUME TWO (HOUSING)**

Climate zone: **5** Building name/description: **# 10031 - WEMBEL**

Storey: **Ground** Floor type: **Type A** Type B

Area of floor: **78.3m<sup>2</sup>**  
 Air movement: **S** *Note: Air movement level must be separately verified*  
 Glazing area: **21.3m<sup>2</sup>** ..... (27% of area of floor Type A)

CONSTANTS Type A Type B  
 C<sub>u</sub> / C<sub>SHGC</sub> 2.2 / 0.17

ALLOWANCES  
 C<sub>u</sub> x Area **172.3**  
 C<sub>SHGC</sub> x Area **13.3**

Number of rows preferred in table below **10** (as currently displayed)

GLAZING ELEMENTS, ORIENTATION, SIZE and PERFORMANCE CHARACTERISTICS							SHADING		CALCULATION DATA			CALCULATED OUTCOMES - OK (if inputs are valid)					
Glazing element		Sector faced		Size			Performance		P&H or device		Exposure		Conductance - PASSED		Solar heat gain - PASSED		
ID	Description (optional)	Floor type A	Floor type B	Height (m)	Width (m)	Area (m <sup>2</sup> )	Total U-Value (NFRC)	SHGC (NFRC)	P (m)	H (m)	P/H	E factor	Area used (m <sup>2</sup> )	U x area	Element share of % of allowance used	SHGC x E x area	Element share of % of allowance used
## 1	06-18 SW KITCHEN	N		0.60	1.80		6.4	0.50	1.24	0.60	2.07	0.17	1.08	6.9	5% of 79%	0.1	2% of 41%
## 2	18-18 SW LIVING	N		1.80	1.80		6.4	0.50	0.60	1.80	0.33	0.43	3.24	20.7	15% of 79%	0.7	13% of 41%
## 3	09-06 SW BATH	N		0.90	0.60		6.4	0.50	0.60	0.90	0.67	0.33	0.54	3.5	3% of 79%	0.1	2% of 41%
## 4	18-18 SW BED 1	N		1.80	1.80		6.4	0.50	0.60	1.80	0.33	0.43	3.24	20.7	15% of 79%	0.7	13% of 41%
## 5	12-18 SW BED 2	S		1.20	1.80		6.4	0.50	0.60	1.20	0.50	0.36	2.16	13.8	10% of 79%	0.4	7% of 41%
## 6	10-06 SW WC	S		1.00	0.60		6.4	0.50	0.60	1.00	0.60	0.33	0.60	3.8	3% of 79%	0.1	2% of 41%
## 7	18-09 SW DINING	S		1.80	0.90		6.4	0.50	0.60	1.80	0.33	0.42	1.62	10.4	8% of 79%	0.3	6% of 41%
## 8	18-09 SW DINING	S		1.80	0.90		6.4	0.50	0.60	1.80	0.33	0.42	1.62	10.4	8% of 79%	0.3	6% of 41%
## 9	12-18 SW KITCHEN	W		1.20	1.80		6.4	0.50	0.60	1.20	0.50	0.73	2.16	13.8	10% of 79%	0.8	14% of 41%
## 10	21-24 SD LIVING	W		2.10	2.40		6.3	0.49	0.89	2.10	0.42	0.79	5.04	31.8	23% of 79%	2.0	36% of 41%

**IMPORTANT NOTICE AND DISCLAIMER IN RESPECT OF THE GLAZING CALCULATOR** *If inputs (including air movement levels) are valid*

The Glazing Calculator has been developed by the ABCB to assist in developing a better understanding of glazing energy efficiency parameters. While the ABCB believes that the Glazing Calculator, if used correctly, will produce accurate results, it is provided "as is" and without any representation or warranty of any kind, including that it is fit for any purpose or of merchantable quality, or functions as intended or at all. Your use of the Glazing Calculator is entirely at your own risk and the ABCB accepts no liability of any kind.



CLIMATE ZONE  
**ZONE 5**

Proposed New Residence for

ENERGY EFFICIENCY SCHEDULE - DEEMED TO SATISFY CALCULATIONS  
 CLIMATE ZONE '5'

BUILDING FABRIC MATERIAL	ROOF	SHEET METAL	REQUIREMENT: R3.2 UP	ADDED INSULATION	ROOF/CEILING	MIN. R2.82 BATTS/BULK
	EXTERNAL WALLS	BRICK VENEER (70f/50c/110br)	REQUIREMENT: R1.9		EXTERNAL WALLS	R1.5 BATTS + RBM
EXTERNAL GLAZING	WINDOW FRAME MATERIAL	ALUMINIUM				
	GLAZING MATERIAL	BRADNAM'S 5mm SOLARBLOCK GENERATION 2				
AIR MOVEMENT	HABITABLE ROOM	ROOM SIZE m <sup>2</sup>	OPENINGS AREA m <sup>2</sup>	CEILING FAN PROVIDED	MIN % ALLOWED	% PROVIDED
	BED 1	9.78	1.08	NO	7.50%	11.04
	BED 2	10.30	1.08	NO	7.50%	10.49
	LIVING/DINING/KITCHEN	28.56	6.30	NO	7.50%	22.06
BUILDING SEALING	BUILDING CONDITIONED?	NO				
PIPING TO HWS	13mm POLYMER CELL					
FLOOR REQUIREMENTS	NIL IN ZONE 5 UNLESS IN-SLAB HEATING IS PROVIDED					

OWNER: .....

OWNER: .....

BUILDER: .....

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**ENERGY  
 EFFICIENCY**

WATER SAVINGS TARGETS – EXTRACT FROM MP 4.2 – ACCEPTABLE SOLUTIONS  
 Class 1 buildings connected to a reticulated town water supply system provided by a water service provider registered under the Water Act 2000 use –  
 (a) a rainwater tank; or  
 (b) a greywater treatment plant; or  
 (c) alternative water substitution measure; or  
 (d) a combination of (a) and/or (b) and/or (c) as specified in a local planning instrument, State Code or State Planning Policy.

A rainwater tank –  
 (a) has a minimum storage capacity –  
 (i) of at least 5,000 litres for a detached Class 1 building  
 (ii) at least 3,000 litres for a Class 1 building other than a detached Class 1 building; or  
 (iii) greater than (a) (i) or (a) (ii) as specified by the local government in a local planning instrument; and  
 (b) is installed to receive rainfall from –  
 (i) a minimum roof catchment area that is at least one half of the total roof area or 100m<sup>2</sup>, whichever is the lesser; or  
 (ii) a minimum roof catchment area that is greater than (b) (i), as specified by the local government in a local planning instrument; and  
 (c) is connected to –  
 (i) toilet cisterns and washing machine cold water taps (other than those connected to a greywater treatment plant or alternative water substitution measure); and  
 (ii) an external use; and  
 (iii) other fixtures as specified by the local government in a local planning instrument.

A rainwater tank has –  
 (a) a screened downpipe rainhead, having screen mesh 4 – 6mm and designed to prevent leaves from entering each downpipe; and  
 (b) a minimum of 20 litres of the first flush of roof catchment rainwater diverted/ discarded before entering the rainwater tank where:  
 (i) connected to showers, wash basins, kitchen or hot water services; or  
 (ii) required by a local government in a local planning instrument.

A rainwater tank is provided with –  
 (a) either –  
 (i) mosquito-proof screens of brass, copper, aluminum or stainless steel gauze not coarser than 1 mm aperture mesh; or  
 (ii) flap valves at every opening of the rainwater tank; and  
 (b) a vermin trap; or  
 (c) where a wet system is used to harvest rainwater, mosquito-proofing in accordance with HB230.

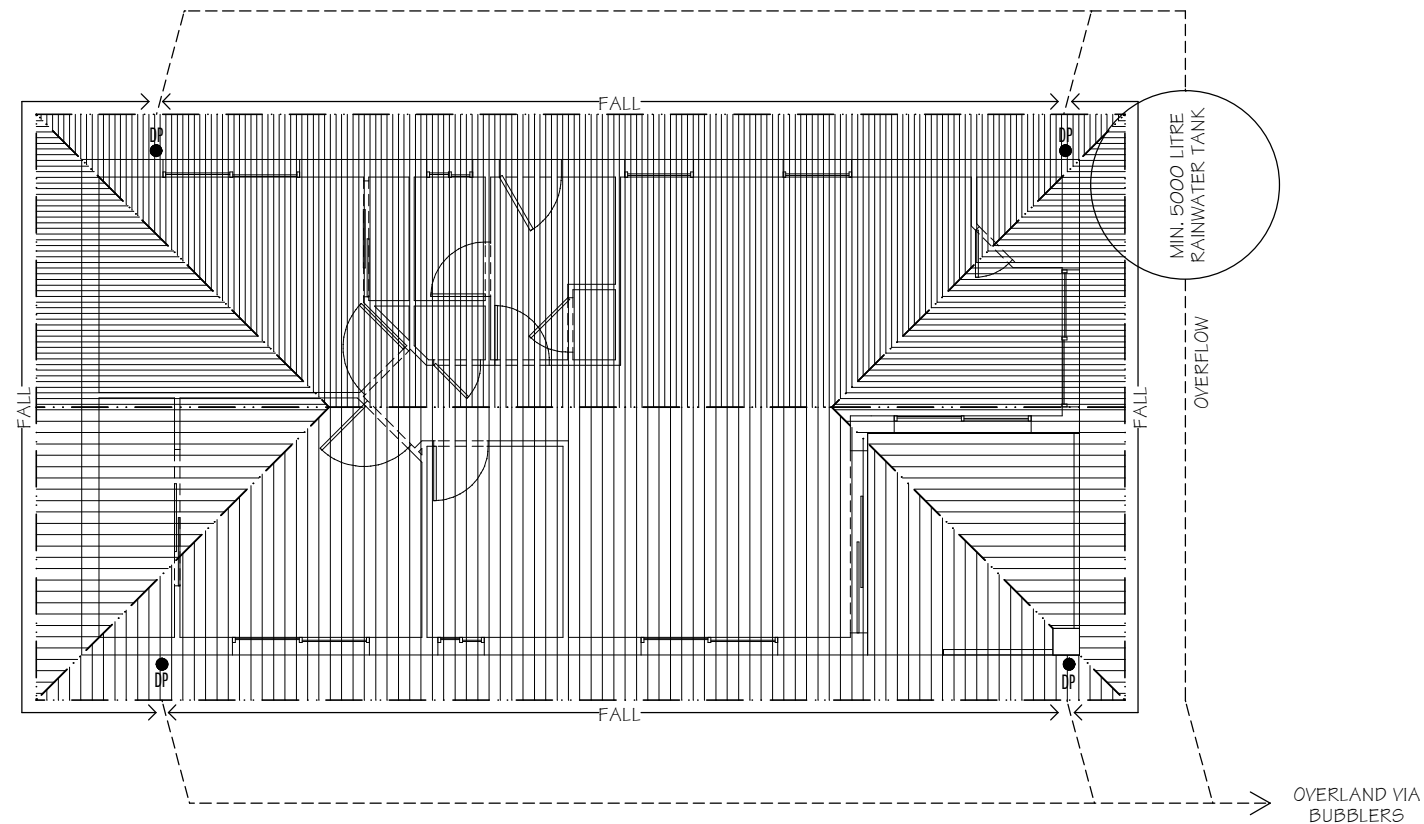
A rainwater tank has –  
 (a) an automatic switching device providing supplementary water from the reticulated town water supply, or  
 (b) a trickle top up system, providing supplementary water from the reticulated town water supply with –  
 (i) a minimum flow rate of 2 litres per minute and a maximum flow rate of 4 litres per minute; and  
 (ii) top up valves installed in an accessible location; and  
 (iii) a minimum storage volume of the reticulated town water supply top up not exceeding 1,000 litres or as specified by the local government in a local planning instrument.

A backflow prevention device is installed to protect the drinking water within the reticulated town water supply system in accordance with AS/NZS 3500:2003 Plumbing and Drainage.  
 (a) Polyethylene tanks comply with AS/NZS4766:2006 polyethylene storage tanks for water and chemicals.  
 (b) Galvanised steel sheet complies with AS1397:2001 steel sheet and strip – hot-dipped zinc-coated or aluminium/zinc-coated, and have a minimum coating of 550 g/ m<sup>2</sup>.  
 (c) Stainless steel sheet complies with ASTM A240/A240M-05 standard specification for chromium and chromium-nickel stainless steel plate, sheet, and strip for pressure vessels and for general applications.  
 (d) Concrete tanks comply with AS3735:2001 concrete structures containing liquids.  
 (e) Collection well/underground water cell (non potable), or bladder tank complies with Vertical Axis Type Section 10 of AS/NZS 1546.1:1998 on-site domestic wastewater treatment units – Septic Tanks.

A rainwater tank stand or other supporting structure complies with AS/ NZS1170.1:2002 permanent, imposed and other actions and AS/NZS1170.2:2002 wind actions.  
 (a) All rainwater tanks are sealed to prevent surface stormwater and groundwater entering the rainwater tank.  
 (b) Non water-tight access lids are sealed, or terminate a minimum 150 mm above finished ground level stormwater flows with the ground sloped away from the tank and access lid.  
 (c) Water tight access lids are permitted to finish flush with the finished surface level.

(a) The rainwater tank overflow is connected to the existing stormwater system or kerb and channel, or inter-allotment stormwater pit.  
 (b) If no stormwater system exists and the property falls away from the street the rainwater tank overflow may have to be drained to an on-site stormwater dispersion system. The local government must approve on-site stormwater dispersion systems before installation.  
 (c) The water from the overflow is considered to be stormwater and the requirements of AS/NZS 3500:2003 apply.  
 (d) A physical air break or non-return valve on the outlet from the rainwater tank overflow is provided before connecting to the stormwater drainage system.  
 (e) All plumbing and stormwater connections comply with local government requirements

A greywater treatment plant –  
 (a) is installed to receive greywater from all bathroom sanitary outlets in the building;  
 (b) has a minimum processing capacity to treat total greywater input vessel volume in 24 hours;  
 (c) has a storage capacity not exceeding 2,000L;  
 (d) is connected to supply treated water to –  
 (i) all toilet cisterns;  
 (ii) washing machine cold water taps;  
 (iii) an external use; and  
 (iv) other fixtures as specified by the local government in a local planning instrument;  
 (e) supplies the treated water separate to the reticulated town water supply system:  
 (i) to toilet cisterns using a dual float system; and  
 (ii) for cold water to washing machines using a separate tap directly connected from the greywater treatment plant; and  
 (f) complies with Table T1 of the Queensland Plumbing and Wastewater Code for the effluent compliance value for end uses with a high level of human contact;  
 (g) disposes of untreated greywater to the sewer.



2 DOWNPIPES COLLECTING MIN. 50% ROOF AREA TO DISCHARGE TO RAINWATER STORAGE TANK  
 (56m<sup>2</sup> (50%) SHOWN BY DENSE HATCHING)

THESE DRAWINGS ARE SUPPLIED ON THE CONDITION THAT IN THE EVENT OF ERROR LIABILITY IS LIMITED TO RECTIFICATION OF THESE DRAWINGS. ERRORS TO BE ADVISED BEFORE CONSTRUCTION. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.

ROOF DRAINAGE TO COMPLY WITH BCA 3.5.2 & AS 3500. Min 50% OF ROOF AREA or 100m<sup>2</sup> TO DISCHARGE via 5,000 ltr RAINWATER TANK (or LARGER TANK IF REQUIRED BY A LOCAL AUTHORITY PLANNING INSTRUMENT)

REFER SITE PLAN FOR TANK POSITION AND CAPACITY

AS PER PART 3.5.2 OF THE B.C.A., THE ROOF AREA PER DOWNPIPE IS CALCULATED USING THE STRAMIT QLD. QUAD EAVES GUTTER WITH AN EFFECTIVE CROSS-SECTIONAL AREA OF 8100mm<sup>2</sup> & A RAINFALL INTENSITY OF 251mm/Hr ACHIEVING A MAXIMUM ACTUAL ROOF AREA PER DOWNPIPE OF 50m<sup>2</sup> WHICH GIVES A MAX. PLAN DIMENSION OF 45.3m<sup>2</sup>. AT 25° USING 100x75mm DOWNPIPES.

AS PER PART 3.1.2 OF THE B.C.A. IN ACCORDANCE WITH AS/NZS 3500, UPVC STORMWATER PIPELINES HAVING A SMOOTH (NON-PROFILED) INTERNAL BORE WITH A FALL OF 1:100 MIN. AND A NOMINAL DIAMETER OF 100mm ACHIEVES A HYDRAULIC CAPACITY OF 8L/s, GIVING A MAX. ACTUAL ROOF AREA OF 114.7m<sup>2</sup> OR A MAX. PLAN DIMENSION OF 93.2m<sup>2</sup> PER STORMWATER PIPE.

Proposed New Residence for

OWNER: .....

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BUILDER: .....

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**ROOF  
 DRAINAGE**

THIS BUILDING WORK IS TO COMPLY WITH THE REQUIREMENTS OF THE BUILDING ACT 1975, THE BUILDING REGULATION 2006, BUILDING CODE OF AUSTRALIA (BCA), AS1684 TIMBER FRAMING CODE AND REFERENCED DOCUMENTS. ALL WORK IS TO COMPLY WITH THE DEEMED-TO-SATISFY PROVISIONS OF THE BCA.

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH AUSTRALIAN STANDARDS IS REFERENCED IN THE BCA INCLUDING:

- AS 1170 STRUCTURAL DESIGN ACTIONS
- AS 1225 CLAY BUILDING BRICKS
- AS 1288 GLASS IN BUILDINGS
- AS 1428 DESIGN FOR ACCESS & MOBILITY
- AS 1479 SPECIFICATION & SUPPLY OF CONCRETE
- AS 1562 DESIGN & INSTALLATION OF SHEET ROOF & WALL CLADDING
- AS 1580 PAINTS & RELATED MATERIALS
- AS 1684 RESIDENTIAL TIMBER FRAMED CONSTRUCTION
- AS 1720 TIMBER ENGINEERING CODE
- AS 1860 PARTICLEBOARD FLOORING
- AS 2047 WINDOWS IN BUILDINGS
- AS 2049 ROOF TILES
- AS 2050 INSTALLATION OF ROOF TILES
- AS 2179 SPECIFICATION FOR RAINWATER GOODS ETC
- AS 2180 METAL RAINWATER GOODS
- AS 2358 ADHESIVES FOR CERAMIC TILES
- AS 2588 GYPSUM PLASTERBOARD
- AS 2589 FINISHES – GYPROCK
- AS 2870 RESIDENTIAL SLABS & FOOTINGS
- AS 2890 PARKING FACILITIES
- AS 2904 DAMP PROOF COURSES & FLASHINGS
- AS 3000 ELECTRICAL INSTALLATION
- AS 3500 PLUMBING & DRAINAGE – STORMWATER
- AS 3600 CONCRETE STRUCTURES
- AS 3623 DOMESTIC METAL FRAMING
- AS 3660 PROTECTION OF BUILDING FROM SUBTERRANEAN TERMITES
- AS 3700 MASONRY STRUCTURES
- AS 3730 GUIDE TO PROPERTIES OF PAINT FOR BUILDINGS
- AS 3740 WATERPROOFING OF WET AREAS
- AS 3786 SMOKE ALARMS
- AS 3958 INSTALLATION OF CERAMIC TILES
- AS 4959 CONSTRUCTION OF BUILDINGS IN BUSHFIRE PRONE AREAS
- AS 3972 PORTLAND & BLENDED CEMENTS
- AS 3999 THERMAL INSULATION IN DWELLINGS
- AS 4055 WIND LOADS ON HOUSING
- AS 4100 STEEL STRUCTURES

PRIOR TO COMMENCING WORK, THE BUILDER AND OWNER MUST ENSURE THAT ALL BOUNDARIES OF THE ALLOTMENT, EASEMENTS AND SERVICES ARE ACCURATELY LOCATED (INCLUDING DEPTH OF SERVICES AND UTILITIES) IN DOCUMENTATION. FURTHER ADVICE IS TO BE OBTAINED PRIOR TO THE WORK CONTINUING IF THERE ARE ANY CONFLICTS. IT IS RECOMMENDED THAT A CADASTRAL SURVEY (A SURVEY MORE COMMONLY CALLED IN THE SURVEYING PROFESSION AS AN "IDENTIFICATION SURVEY") BE UNDERTAKEN TO IDENTIFY THE BOUNDARIES OF THE ALLOTMENT, THE ACTUAL LOCATION OF ANY EXISTING BUILDING OR STRUCTURE ON THE ALLOTMENT AND THE LOCATION OF THE PROPOSED BUILDING/STRUCTURE (INCLUDING ANY ATTACHMENTS) ON THE ALLOTMENT.

BUILDING WORK MUST NOT ENCROACH OVER LAND ON AN ADJOINING ALLOTMENT. BUILDING WORK ON LAND IN AN EASEMENT OR SUBJECT TO A STATUTORY COVENANT IS NOT ALLOWED, UNLESS THE HOLDERS OF THE REGISTERED INTERESTS IN THE EASEMENT OR STATUTORY COVENANT HAVE CONSENTED TO THE BUILDING WORK. BUILDING WORK OVER OR NEAR A LOCAL AUTHORITY'S OR SERVICE PROVIDER'S INFRASTRUCTURE (SEWER, STORMWATER, ETC.) IS NOT PERMITTED WITHOUT THE PRIOR APPROVAL OF THE LOCAL AUTHORITY OR SERVICE PROVIDER. THE BUILDER MUST COMPLY WITH THE DESIGNERS REQUIREMENTS AND THE LOCAL AUTHORITY'S/SERVICE PROVIDER'S REQUIREMENTS FOR THE BUILDING WORK WITHIN THE PRESCRIBED ZONES OF INFLUENCE FOR THE SERVICE. BUILDING WORK OVER OR ADJACENT TO EXISTING SANITARY DRAINAGE MUST COMPLY WITH THE STANDARD PLUMBING AND DRAINAGE REGULATION TO THE EXTENT THE STANDARD APPLIES TO BUILDINGS OVER SANITARY DRAINAGE.

THE BUILDER IS TO UNDERTAKE AN ASSESSMENT OF THE SITE IN ACCORDANCE WITH THE AS 4055 (WIND LOADS FOR HOUSING) PRIOR TO COMMENCING WORK AND IS TO ENSURE THAT THE DESIGN FOR THE WORK HAS BEEN BASED ON THE CORRECT CLASSIFICATION. THE PROPOSED BUILDING/STRUCTURE IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE RELATIVE DESIGN MANUALS REFERENCED IN THE BCA OR IN ACCORDANCE WITH A REGISTERED PROFESSIONAL ENGINEER OF QUEENSLAND (RPEQ) DESIGN THAT HAS BEEN CERTIFIED.

EARTHWORKS ARE TO COMPLY WITH PART 3.1.1 AND PART 3.1.2 OF THE BCA. IF SOIL CONDITIONS, GROUND LEVELS, EXCAVATION OR FILLING MAKE IT NECESSARY TO PROTECT LAND, BUILDINGS AND STRUCTURES IN THE NEIGHBOURHOOD OF BUILDING WORK; RETAINING WALLS MUST BE BUILT OR OTHER SUITABLE METHODS USED, TO PREVENT SOIL MOVEMENT; AND DRAINAGE OF THE LAND, BUILDINGS AND STRUCTURES MUST BE PROVIDED.

WHERE INSTALLED THE BUILDER IS TO ENSURE THAT THE STORMWATER DRAINAGE SYSTEM IS INSTALLED AND CONNECTED TO A STORMWATER DRAINAGE SYSTEM THAT COMPLIES WITH PART 3.1.2 AND PART 3.5.2 OF THE BCA. DRAINAGE IS TO BE CARRIED OUT IN A WAY THAT PROTECTS THE LAND, BUILDINGS AND STRUCTURES IN THE NEIGHBOURHOOD OF THE BUILDING OR LAND AND IN ACCORDANCE WITH THE LOCAL AUTHORITY REQUIREMENTS.

THE SITE, WHERE THE BUILDING/STRUCTURE IS TO BE CONSTRUCTED, MUST BE CLASSIFIED IN ACCORDANCE WITH AS2870. FOOTINGS AND SLABS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH AS2870, AS2159 OR AS3600 (AS APPLICABLE). WHERE FOOTINGS ARE LOCATED WITHIN THE ZONE OF INFLUENCE OF A SERVICE, EXISTING EXCAVATION OR EXISTING STRUCTURE OR BUILDING, THE FOOTING DESIGN AND CONSTRUCTION IS TO MEET ANY ADDITIONAL REQUIREMENTS REQUIRED TO PROTECT THE BUILDING, STRUCTURE OR SERVICE.

TERMITE MEASURES ARE REQUIRED TO BE INSTALLED IN ACCORDANCE WITH PART 3.1.3 (TERMITE RISK MANAGEMENT) OF THE BCA. AT LEAST 2 DURABLE NOTICES (COMPLYING WITH 3.1.3.2 OF THE BCA) MUST BE PERMANENTLY FIXED TO THE BUILDING IN PROMINENT LOCATIONS, SUCH AS IN A METER BOX AND A KITCHEN CUPBOARD OR THE LIKE. A CERTIFICATE STATING COMPLIANCE WITH THE PERFORMANCE REQUIREMENT (BCA P2.1.1) IS TO BE PROVIDED BY THE ENTITY/ PERSON THAT IS LICENSED BY THE BSA TO INSTALL THE TERMITE MANAGEMENT MEASURE. THIS CERTIFICATE IS TO STATE THE LOCATION AND TYPE OF TERMITE MEASURE USED AND HOW IT COMPLIES WITH THE REQUIREMENTS OF THE BCA. WHERE THE SYSTEM DOES NOT COMPLY WITH THE DEEMED TO SATISFY PROVISIONS OF THE BCA THE CERTIFICATE IS TO IDENTIFY THE BUILDING SOLUTION, THE ASSESSMENT METHODS USED AND THE DOCUMENTS RELIED ON TO COMPLY WITH THE PERFORMANCE REQUIREMENT (BCA P2.1.1)

MASONRY IS TO COMPLY WITH THE REQUIREMENTS OF PART 3.3 OF THE BCA. FRAMING IS TO COMPLY WITH THE REQUIREMENTS OF PART 3.4 OF THE BCA. ROOF AND WALL CLADDING ARE TO BE INSTALLED IN ACCORDANCE WITH PART 3.5 OF THE BCA. GLAZING AND WINDOWS ARE TO BE INSTALLED IN ACCORDANCE WITH PART 3.6 OF THE BCA, AS2047 & AS1288 AS APPLICABLE. A CERTIFICATE OF COMPLIANCE IS TO BE SUBMITTED FROM THE MANUFACTURE.

THE FIRE HAZARD PROPERTIES OF MATERIALS USED IN CLASS 1 BUILDING, INCLUDING COMMON FLOOR OR CEILING SPACES WITH A CLASS 10 BUILDING, MUST COMPLY WITH THE FOLLOWING: SARKING-TYPE MATERIALS USED IN THE ROOF MUST HAVE A FLAMMABILITY INDEX NOT GREATER THAN 5; AND FLEXIBLE DUCTWORK USED FOR THE TRANSFER OF PRODUCTS INITIATING FROM A HEAT SOURCE THAT CONTAINS A FLAME MUST COMPLY WITH THE FIRE HAZARD PROPERTIES SET OUT IN AS4254. ANY PROPOSED HEATING APPLIANCES MUST BE INSTALLED IN ACCORDANCE WITH PART 3.7.3 OF THE BCA.

SMOKE ALARMS MUST COMPLY WITH AS3786 AND TO BE CONNECTED TO THE CONSUMER MAINS POWER WHERE CONSUMER POWER IS SUPPLIED TO THE BUILDING.

WET AREAS WITHIN A BUILDING MUST BE WATERPROOF OR WATER RESISTANT IN ACCORDANCE WITH PART 3.8.1 (WET AREAS) OF THE BCA OR AS3740 – (WATERPROOFING OF WET AREAS IN RESIDENTIAL BUILDINGS).

CEILING HEIGHTS MUST NOT BE LESS THAN: IN A HABITABLE ROOM EXCLUDING A KITCHEN – 2.4M; IN A KITCHEN – 2.1M; IN A CORRIDOR, PASSAGEWAY OR THE LIKE – 2.1M; IN A BATHROOM, SHOWER ROOM, LAUNDRY, SANITARY COMPARTMENT, AIRLOCK, PANTRY, STOREROOM, GARAGE, CAR PARKING AREA OR THE LIKE – 2.1M; IN AN ATTIC ROOM, ROOM WITH A SLOPING CEILING OR PROJECTION BELOW THE CEILING OR PROJECTION BELOW THE CEILING LINE OR A NON-HABITABLE ROOM OR SIMILAR SPACE – A HEIGHT THAT DOES NOT UNDULY INTERFERE WITH THE PROPER FUNCTIONING OF THE ROOM OR SPACE; IN A STAIRWAY – 2.0M MEASURED VERTICALLY ABOVE THE NOSING LINE

FACILITIES ARE TO BE PROVIDED IN ACCORDANCE WITH 3.8.3.2 OF THE BCA.

THE DOOR TO A FULLY ENCLOSED SANITY COMPARTMENT MUST – OPEN OUTWARDS; OR SLIDE; OR BE READILY REMOVABLE FROM THE OUTSIDE OF THE COMPARTMENT, UNLESS THERE IS A CLEAR SPACE OF AT LEAST 2.1M BETWEEN THE CLOSEST PAN WITHIN THE SANITARY COMPARTMENT AND THE NEAREST PART OF THE DOORWAY.

NATURAL LIGHTING MUST BE PROVIDED IN A CLASS 1 BUILDING TO ALL HABITABLE ROOMS IN ACCORDANCE WITH PART 3.8.4 OF THE BCA. VENTILATION IS TO BE PROVIDED IN ACCORDANCE WITH PART 3.8.5 OF THE BCA.

THE BUILDER AND OWNER ARE REQUIRED TO ENSURE THAT THE BUILDING WORKS COMPLY WITH THE REQUIREMENTS OF ANY APPLICABLE LOCAL PLANNING INSTRUMENT OR ANY LAWFUL LOCAL LAW OR LOCAL LAW POLICY.IT IS RECOMMENDED THAT PARTICULAR ATTENTION IS PAID TO THE LOCATION OF THE ACCESS TO THE SITE TO ENSURE THAT GRADIENTS OF DRIVEWAYS WILL COMPLY WITH THE LOCAL AUTHORITIES REQUIREMENTS. ALL WORKS NECESSARY TO CONTROL EROSION AND SEDIMENTATION AND/OR THE LOSS AND MOVEMENT OF SOIL DURING THE PERIOD OF CONSTRUCTION, SHALL BE PROVIDED. SUCH WORKS SHALL INCLUDE, BUT ARE NOT LIMITED TO, THE CONSTRUCTION OF SEDIMENT FENCES, EARTH BERMS AND TEMPORARY DRAINAGE DESIGNED TO PREVENT SEDIMENT BEING TRANSPORTED TO ADJOINING PROPERTIES, ROADS AND/OR DRAINAGE SYSTEMS.

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## GENERAL NOTES