

> CONSTRUCTION CERTIFICATE DOCUMENTATION > 11/07/2019

> CHERISH HOMES
> 4093 > PROPOSED DUPLEX
> LOT 165, DP 1229879
> 21 TUMPOA STREET
> FLETCHER

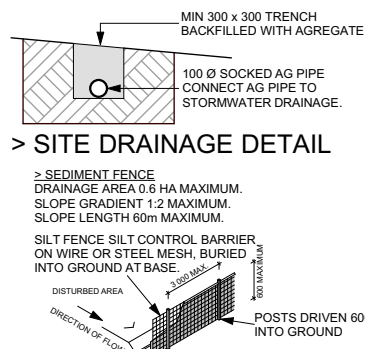
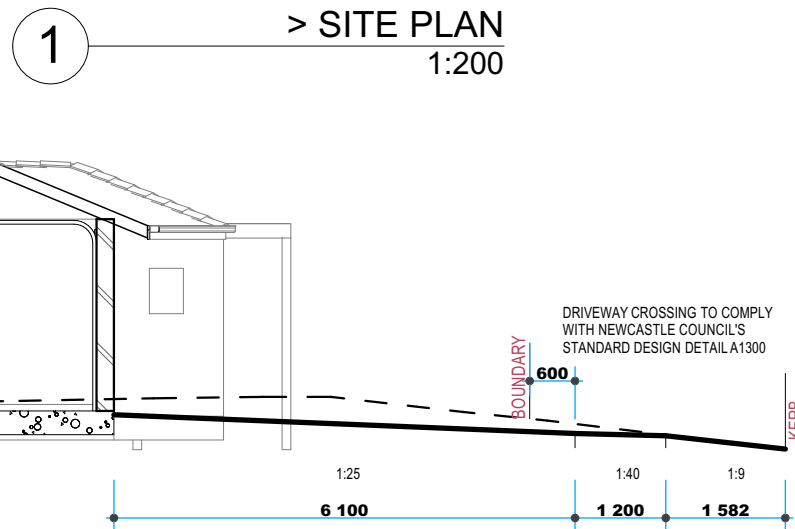


Reference: 19/0390-01
Date: 12/07/2019


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> LAYOUT INDEX	
#	LAYOUT NAME
1	> COVER PAGE
2	> SITE PLAN / DRIVEWAY PROFILE
3	> LANDSCAPE PLAN
4	> CONCEPT ON SITE STORM WATER DETENTION PLAN
5	> SLAB PLAN
6	> FLOOR PLAN
7	> ROOF PLAN
8	> SECTION / BASIX
9	> ELEVATIONS
10	> BUSHFIRE NOTES AS3959/2009-SECTION 3
11	> BUSHFIRE NOTES AS3959/2009-SECTION 5
12	> SAFETY NOTES

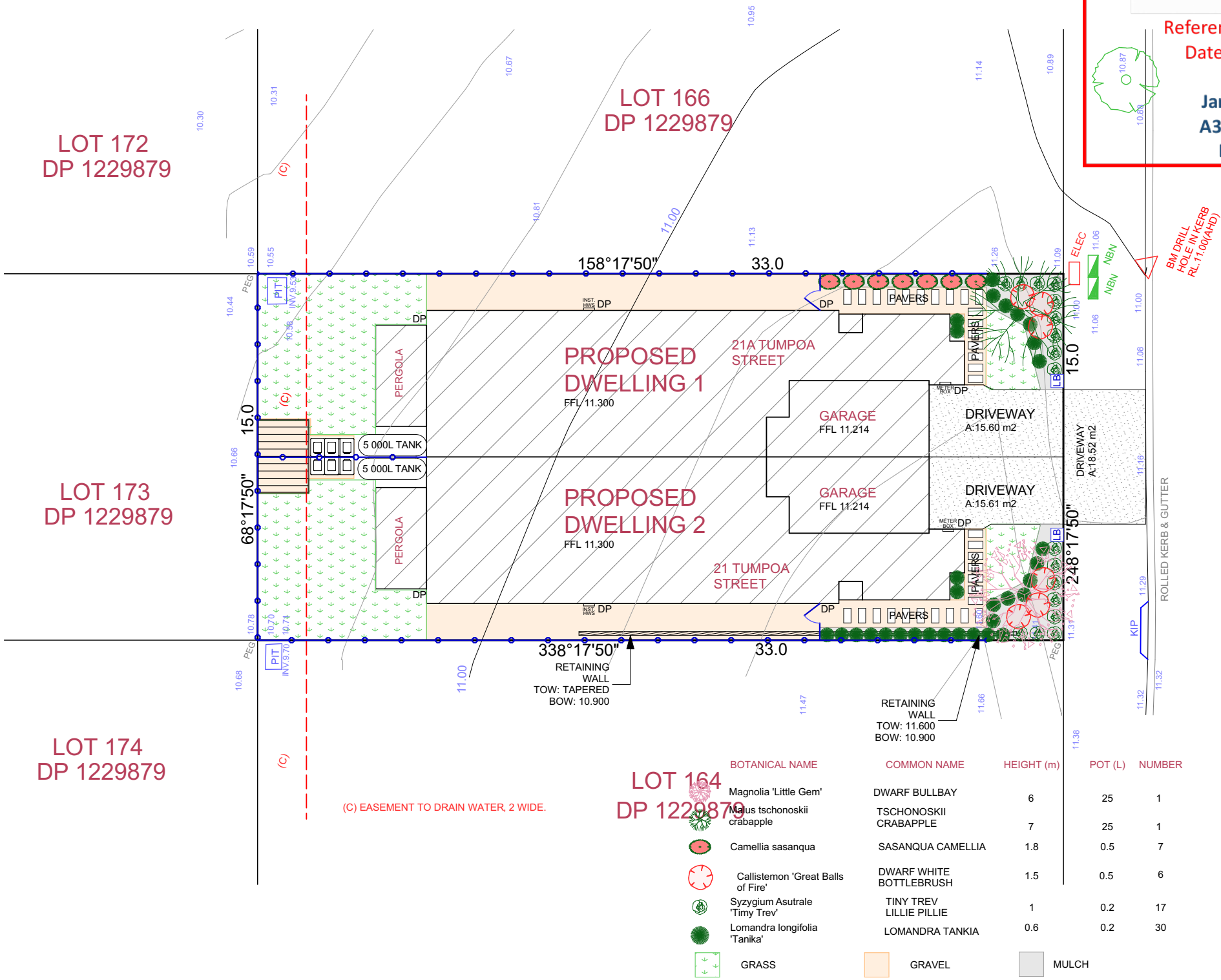



NOTE:
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APPENDIX 3 OF THE NSW RURAL FIRE
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<p>> North Point</p> 	<p>> Plot Date</p> <p>> 11/07/2019</p>
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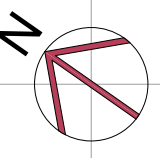
1 > LANDSCAPE PLAN
1:200



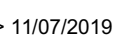
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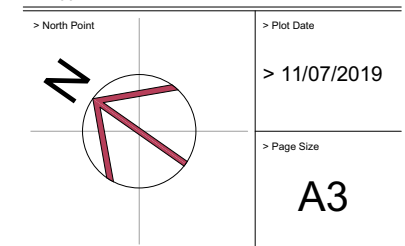
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1 > CONCEPT ON SITE STORM WATER DETENTION PLAN 1:200

> 1:200



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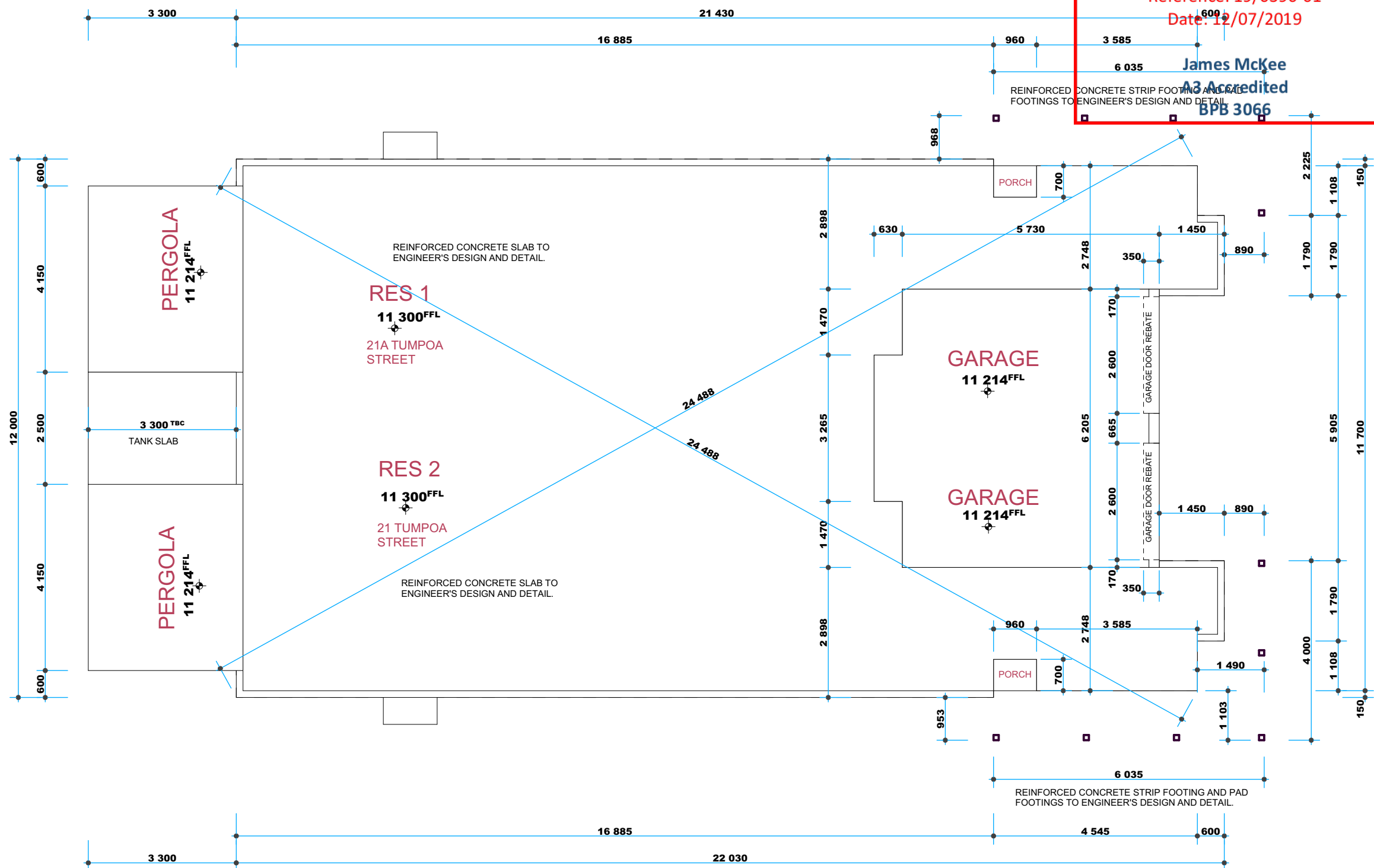
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> SLAB PLAN
1:100





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REINFORCED CONCRETE STRIP FOOTING AND PAD FOOTINGS TO ENGINEER'S DESIGN AND DETAIL

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> CONSTRUCTION MATERIALS

- > FRAME: TIMBER
- > WALLS: BRICK VENEER / LIGHTWEIGHT
- > ROOF: CONCRETE TILE
- > FLOOR: CONCRETE SLAB

> RESIDENCE STATISTICS

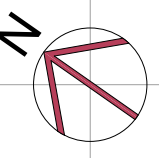
	AREA (m²):
RES 1	
R2 LIVING AREA	106.33
R5 GARAGE	19.41
R6 PORCH	0.73
R6 PERGOLA	8.66
	135.13 m²
RES 2	
-- --	--
R2 LIVING AREA	106.32
R5 GARAGE	19.41
R6 PORCH	0.73
R6 PERGOLA	8.66
	135.12 m²
	270.25 m²

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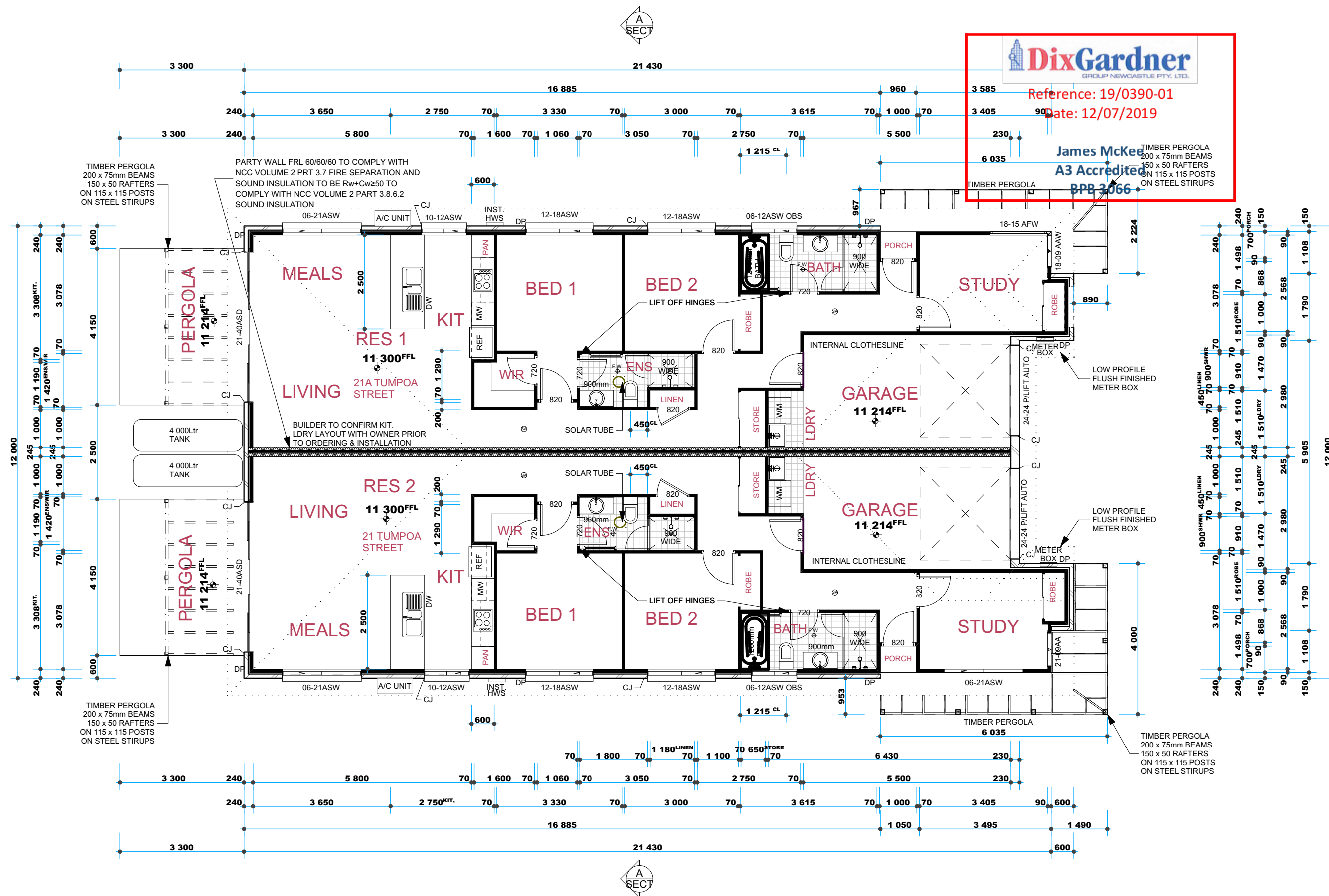
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> Job No.	> Revision No.	> Drawing No.
> 4093	> CC2	> 5 OF 12

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1 > FLOOR PLAN
1:100

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> CONSTRUCTION MATERIALS

> FRAME: TIMBER

> WALLS: BRICK VENEER / LIGHTWEIGHT

> ROOF: CONCRETE TILE

> FLOOR: CONCRETE SLAB

> RESIDENCE STATISTICS

RES	AREA (m²)
RES 1	
R2 LIVING AREA	106.33
R5 GARAGE	19.41
R6 PORCH	0.73
R6 PERGOLA	8.66
	135.13 m²
RES 2	
R2 LIVING AREA	106.32
R5 GARAGE	19.41
R6 PORCH	0.73
R6 PERGOLA	8.66
	135.12 m²
	270.25 m²

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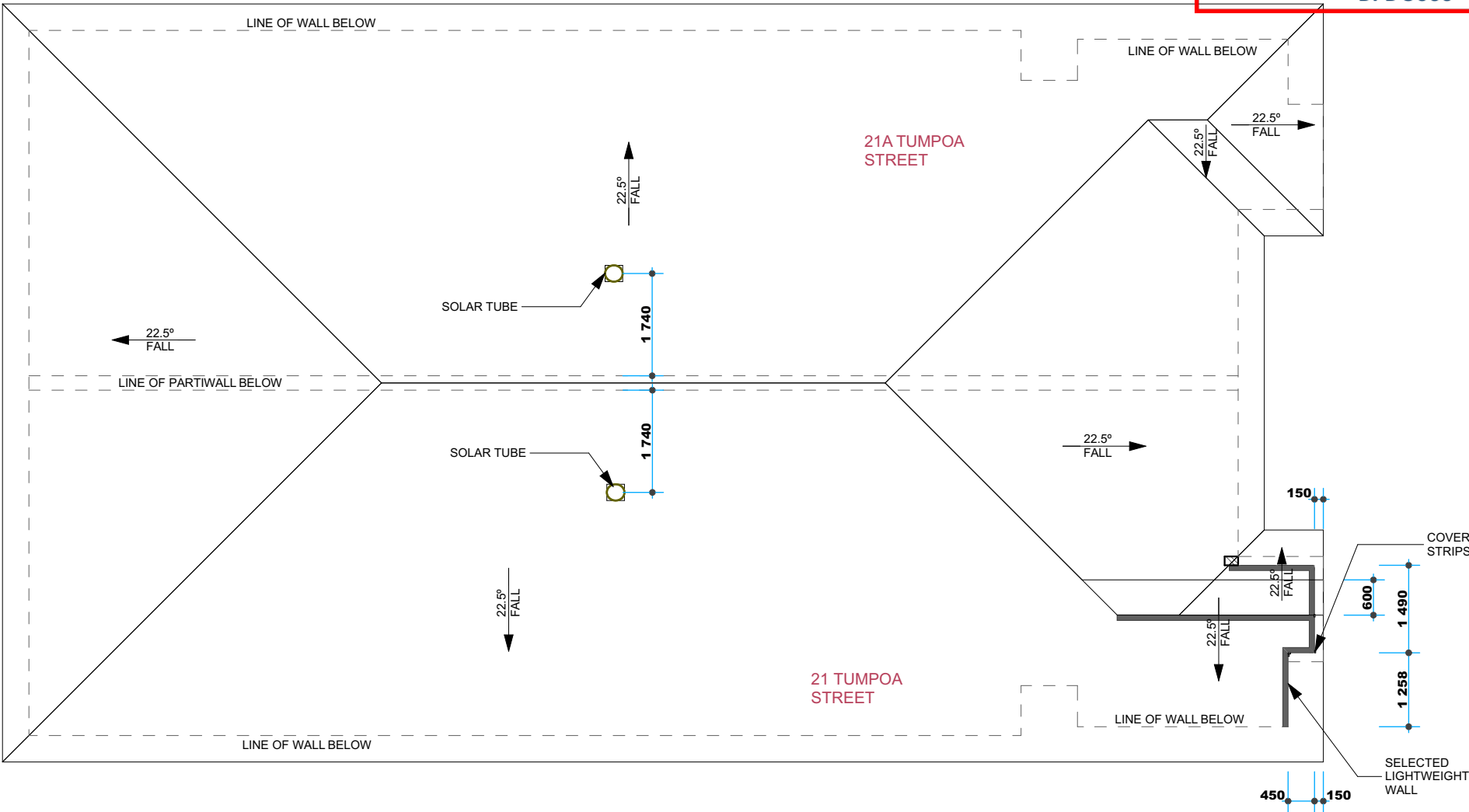
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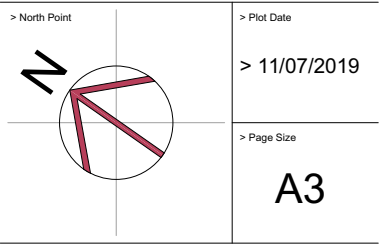
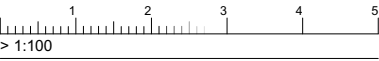
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1 > ROOF PLAN
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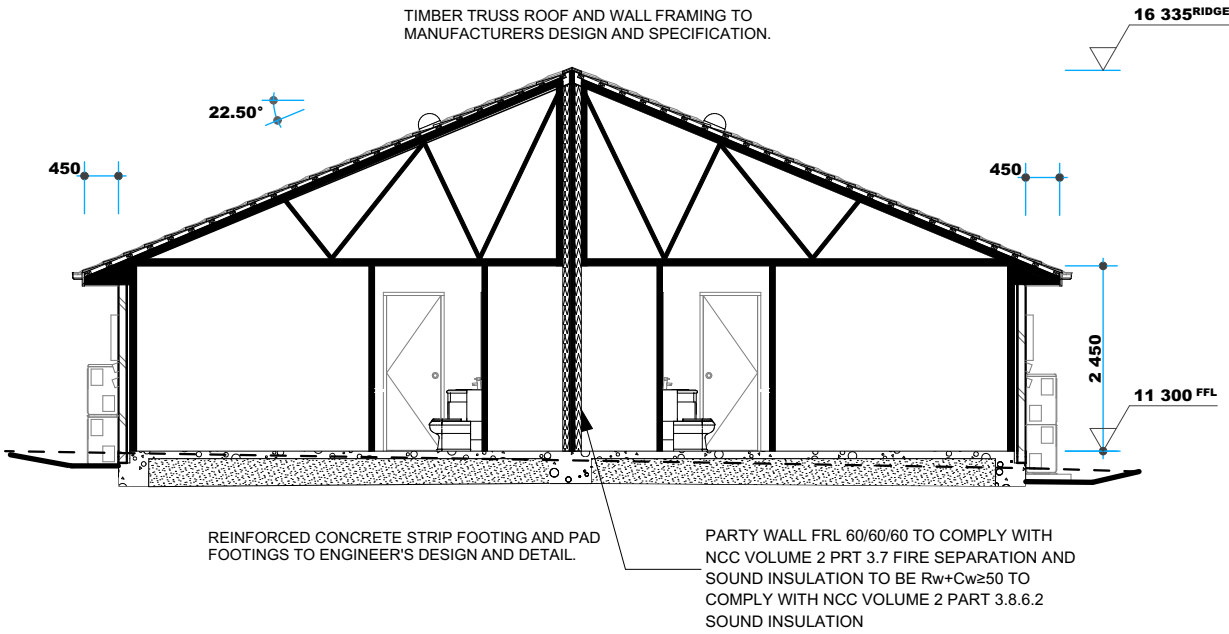
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> SECTION A-A
1:100



March 2019

BSA Reference: 14703

Building Sustainability Assessments


Ph: (02) 4962 3439

enquiries@buildingsustainability.net.au

www. buildingsustainability.net.au

Important Note

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DixGardner

GROUP NEWCASTLE PTY. LTD.

rmance values indicated on
ecification
ertificate is no longer valid.
pply to garage)

External Wall Construction

Added Insulation

Brick Veneer & Lightweight

R2.0

Internal Wall Construction

Added Insulation

Plasterboard on studs

R1.5 to walls adjacent to garage

Plasterboard + studs + Shaft liner + studs + Plasterboard (party walls)

R2.0 + R2.0

Ceiling Construction

Added Insulation

Plasterboard

R3.5 to ceilings adjacent to roof space

Roof Construction

Added Insulation

Roofing Tile

Foil

Floor Construction

Added Insulation

Concrete (waffle pod)

None

Windows

Glass and frame type

U Value

SHGC Range

Area sq m

ALM-001-01 A

Aluminium Type A Single clear

6.70

0.51 - 0.63

As drawn

ALM-002-01 A

Aluminium Type B Single clear

6.70

0.63 - 0.77

As drawn

Type A windows are awning windows, bifolds, casements, tilt 'n' turn' windows, entry doors, french doors

Type B windows are double hung windows, sliding windows & doors, fixed windows, stacker doors, louvres

Skylights

Glass and frame type

U Value

SHGC

Area sq m

U and SHGC values are according to AFRC. Alternate products may be used if the U value is lower and the SHGC is within the range specified

External Window Shading

(eaves, verandahs, pergolas, awnings etc)

All shade elements modelled as drawn

Ceiling Penetrations

(downlights, exhaust fans, flues etc)

No adjustment has been made for losses to insulation arising from ceiling penetrations.

> BASIX SPECIFICATIONS

21 TUMPOA STREET, FLETCHER, 2287			
SUMMARY OF BASICS COMMITMENTS			
WATER COMMITMENTS			
Fixtures			
3 Star Shower Heads (L/min)	>4.5<=6	Star Toilet	4
Star Kitchen Taps	5	Star Basin Taps	5
Alternative Water			
Tank Size (Each Dwelling)	1 000 Ltr	Roof Area: (Each Dwelling)	140 m²
Tank Connected To:			
All Toilets	Yes	Laundry W/M Cold Tap	Yes
One Outdoor Tap	Yes		
ENERGY COMMITMENTS			
Hot Water Type	Gas Instantaneous	6 Stars or better	
Cooling Living Systems	Ceiling Fan + 1 Phase A/C (Zoned)	EER3.5-4.0 or better	
Bedrooms	1 Phase A/C (Zoned)	EER3.5-4.0 or better	
Heating Living	1 Phase A/C (Zoned)	EER3.5-4.0 or better	
System Bedrooms	1 Phase A/C (Zoned)	EER3.5-4.0 or better	
Ventilation Bathroom	Individual fan, ducted to roof or façade	Manual on/off	
Kitchen	Individual fan, ducted to roof or façade	Manual on/off	
Laundry	Natural Ventilation	N/A	
Natural Lighting Window/Skylight in Kitchen	Yes		
Window/Skylight in Bathrooms/Toilets	Yes		
Number of Bedrooms	3	Dedicated	Yes
Number of Living/Dining rooms	1	Dedicated	Yes
Kitchen	Yes	Dedicated	Yes
All Bathrooms/Toilets	Yes	Dedicated	Yes
Laundry	Yes	Dedicated	Yes
All Hallways	Yes	Dedicated	Yes
OTHER COMMITMENTS			
Outdoor clothes line	Yes	Ventilated Refrigerator Space	Yes
Indoor clothes line	Yes	Photovoltaic system	No
Stove/Oven	Gas Cook top / Electric Oven		

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> EXTERNAL FINISHES

- > CLADDING: FACE BRICK / LIGHTWEIGHT
- > WINDOWS: ALUMINIUM
- > HINGED DOORS: SELECTED
- > ROOF CLADDING: CONCRETE TILE
- > RIDGES AND HIPS: CONCRETE TILE
- > GUTTERS: COLORBOND
- > DOWN PIPES: PVC

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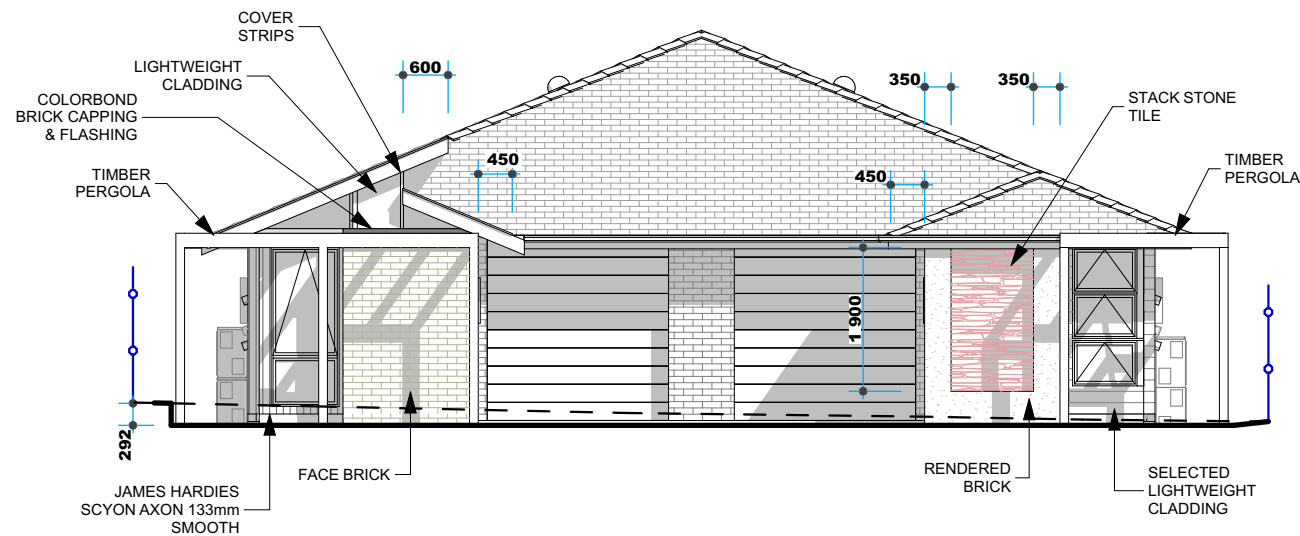
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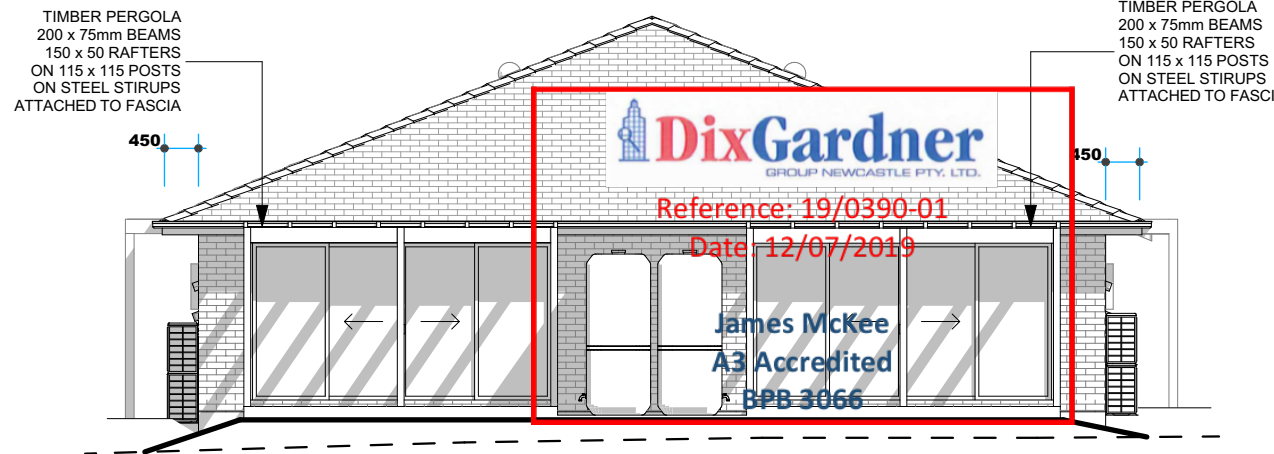
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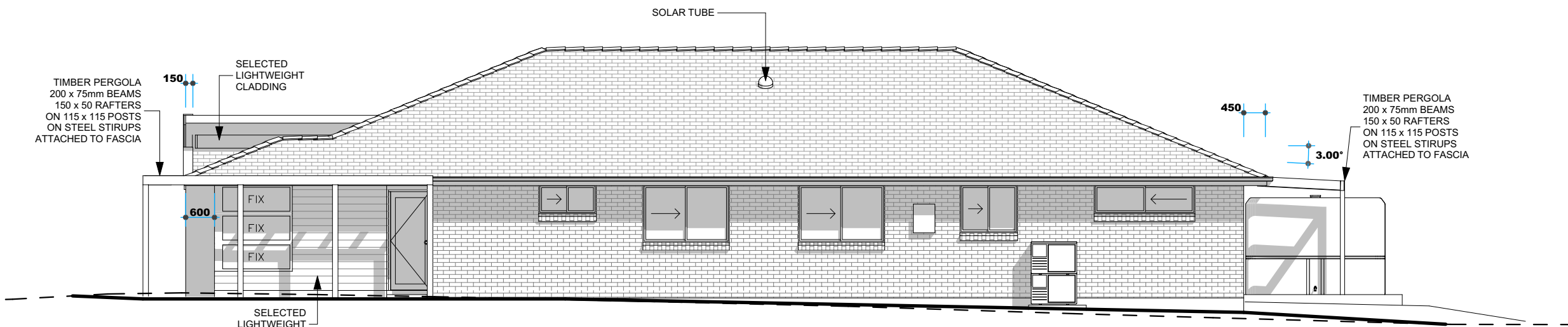
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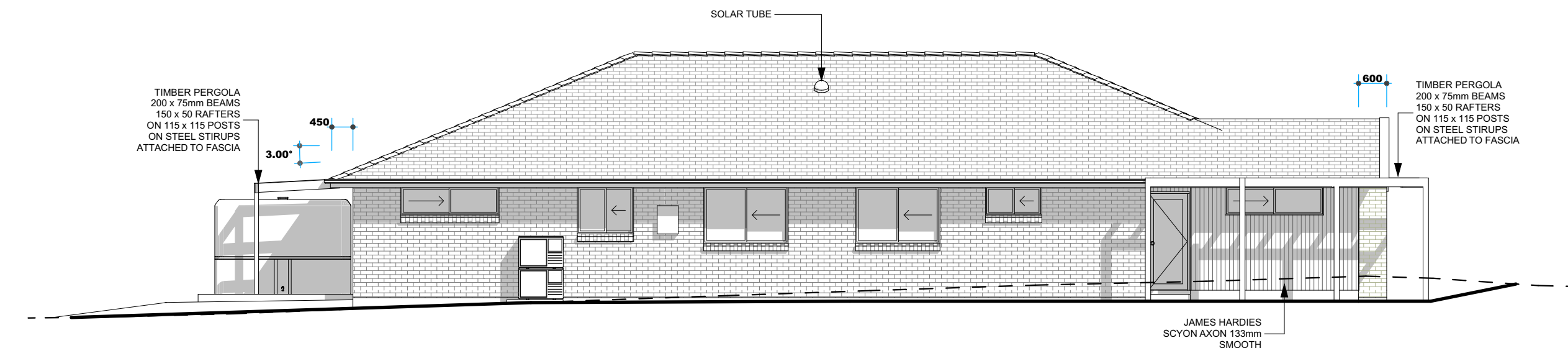
1 > SOUTH ELEVATION
1:100



2 > NORTH ELEVATION
1:100



3 > EAST ELEVATION
1:100



4 > WEST ELEVATION
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AS 3959/2009 "CONSTRUCTION FOR BUSHFIRE PRONE AREAS - SECTION 3

CONSTRUCTION REQUIREMENTS FOR SPECIFIC STRUCTURES

3.2.1 Attached structures
Where any part of a garage, carport, veranda or similar roofed structure is attached to, or shares a common roof space with, a building required to comply with this Standard, the entire garage, carport, veranda or similar roofed structure shall comply with the construction requirements of this Standard, as applicable to the subject building. Alternatively, the structure shall be separated from the subject building by a wall that extends to the underside of a non-combustible roof covering, and that complies with one of the following:
(a) The wall shall have an FRL of not less than 60/60/60 for loadbearing walls and –/60/60 for non-loadbearing walls when tested from the attached structure side and shall have openings protected as follows:
(i) Doorways—by FRL –/60/30 self-closing fire doors.
(ii) Windows—by FRL –/60/– fire windows permanently fixed in the closed position.
(iii) Other openings—by construction with an FRL not less than –/60/–.

NOTE: Control and construction joints, subfloor vents, weepholes and penetrations for pipes and conduits need not comply with the above [Item (iii)].
or
(b) The wall shall be of masonry, earth wall or masonry-veneer construction with the masonry leaf of not less than 90 mm in thickness and shall have openings protected as follows:
(i) Doorways—by FRL –/60/30 self-closing fire doors.
(ii) Windows—by FRL –/60/– fire windows permanently fixed in the closed position.
(iii) Other openings—by construction with an FRL not less than –/60/–.

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

3.2.2 Garages and carports below the subject building
Where a garage or carport is below a building required to comply with this Standard, it shall comply with the construction requirements of this Standard, as applicable to the subject building. Alternatively, any construction separating the garage or carport (including walls and flooring systems) from the remainder of the building shall comply with one of the following:
(a) The separating construction shall have an FRL of not less than 60/60/60 for loadbearing construction and –/60/60 for non-loadbearing construction when tested from the garage or carport side and shall have openings protected in accordance with the following:
(i) Doorways—by –/60/30 self-closing fire doors.
(ii) Windows—by –/60/– fire windows permanently fixed in the closed position.
(iii) Other openings—by construction with an FRL not less than –/60/–.

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

or
(b) Where part or all of the separating construction is a wall, the wall need not comply with Item (a) above, provided the wall is of masonry, earth wall or masonry-veneer construction with the masonry leaf of not less than 90 mm in thickness and the wall has openings protected in accordance with the following:
(i) Doorways—by –/60/30 self-closing fire doors.
(ii) Windows—by –/60/– fire windows permanently fixed in the closed position.
(iii) Other openings—by construction with an FRL not less than –/60/–.

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

3.2.3 Adjacent structures
Where any garage, carport, or similar roofed structure is not attached to a building required to comply with this Standard, the entire garage, carport, or similar roofed structure on the subject allotment shall comply with the construction requirements of this Standard. Alternatively, the adjacent structure shall be separated from the subject building by one of the following:
(a) A distance of not less than 6 m from the building required to comply with this Standard.
or
(b) A wall that extends to the underside of a non-combustible roof covering and has an FRL of not less than 60/60/60 for loadbearing walls and –/60/60 for non-loadbearing walls when tested from the attached structure side. Any openings in the wall shall be protected in accordance with the following:
(i) Doorways—by FRL –/60/30 self-closing fire doors.
(ii) Windows—by FRL –/60/– fire windows permanently fixed in the closed position.
(iii) Other openings—by construction with an FRL not less than –/60/–.

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

or
(c) A wall that extends to the underside of a non-combustible roof covering and is of masonry, earth wall or masonry-veneer construction with the masonry leaf of not less than 90 mm in thickness. Any openings in the wall shall be protected in accordance with the following:
(i) Doorways—by FRL –/60/30 self-closing fire doors.
(ii) Windows—by FRL –/60/– fire windows permanently fixed in the closed position.
(iii) Other openings—by construction with an FRL not less than –/60/–.

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

3.3 EXTERNAL MOULDINGS
Unless otherwise required in Sections 4 to 9, combustible external mouldings, jointing strips, trims and sealants may be used for decorative purposes or to cover joints between sheeting material.

3.4 HIGHER LEVELS OF CONSTRUCTION
Construction requirements specified for a particular Bushfire Attack Level (BAL) shall be acceptable for a lower level. For example, if the site has been assessed at BAL—12.5, BAL—12.5 construction is required; however any element or combination of elements contained BAL—19, BAL—29, BAL—40 and BAL—FZ levels of construction may be used to satisfy this Standard.

3.5 REDUCTION IN CONSTRUCTION REQUIREMENTS DUE TO SHIELDING
The construction requirements for the next lower BAL than that determined for the site may be applied to an elevation of the building where the elevation is not exposed to the source of bushfire attack. An elevation is deemed to be not exposed to the source of bushfire attack if all of the straight lines between that elevation and the source of bushfire attack are obstructed by another part of the building (see Figure 3.1). The construction requirements for a shielded elevation shall be not less than that required for BAL—12.5, except where the exposed elevations have been determined as BAL—LOW.

PLANNING FOR BUSHFIRE PROTECTION ADDENDUM: APPENDIX 3.7

A3.7 Additional Construction Requirements
Planning for Bush Fire Protection is designed to provide for improved bush fire protection outcomes through the planning system, whereas the construction requirements are established through the operation of the BCA. However, based on a review of AS3959-2009 and recent developments through the interim findings from the Victorian Royal Commission, the RFS has concerns over the levels of safety for ember protection at lower BAL levels (BALs 12.5 and 19) provided by AS3959-2009. The RFS is concerned that by adopting the new Standard there would be a reduction in safety created from that afforded by the previous NSW application of AS3959-1999 in relation to ember protection. In this regard, the RFS will aim to maintain the safety levels previously provided by AS3959-1999. In particular, the areas of concern arise from requirements for:

- Sarking
- Sub floor screening
- Floors
- Verandas, Decks, Steps, Ramps And Landings

In addition, in order to provide a suitable combination of bush fire protection measures the NSW Rural Fire Service will, as part of the planning assessment process, recommend / require additional construction requirements beyond those prescribed in AS3959-2009 as deemed appropriate.

Planning requirements for grasslands are contained within the main body of PBP. As part of the planning requirements, the following will create part of the suite of protection measures required to form compliance with *Planning for Bush Fire Protection*.

SARKING

Any sarking used for BAL-12.5, BAL-19, BAL-29 or BAL-40 shall be:
a. Non-combustible; or
b. Breather-type sarking complying with AS/NZS 4200.1 and with a fl ammability index of not more than 5 (see AS1530.2) and sarked on the outside of the frame; or
c. An insulation material conforming to the appropriate Australian Standard for that material.

SUBFLOOR SUPPORTS

For BAL-12.5 and BAL-19, Clause 5.2 and 6.2 shall be replaced by the provisions of Clause 7.2. In this regard, Clause 7.2 states:

“7.2 SUBFLOOR SUPPORTS

This Standard does not provide construction requirements for subfloor supports where the subfloor space is enclosed with-
a. *a wall that complies with (Clause 5.4 or 6.4 as appropriate); or*
b. *a mesh or perforated sheet with a maximum aperture of 2 mm, made of corrosion resistant steel, bronze or aluminium; or*
c. *a combination of Items (a) and (b) above. Where the subfl oor space is unenclosed, the support posts, columns, stumps, piers and poles shall be-*
(i) *of non-combustible material; or*
(ii) *of bushfl re-resisting timber (see Appendix F); or*
(iii) *a combination of Items (i) and (ii) above.*

NOTE: This requirement applies to the principal building only and not to verandas, decks, steps, ramps and landings (see Clause 7.7).”

ELEVATED FLOORS

For BAL-12.5 and BAL-19, Clause 5.3 and 6.3 shall be replaced by the provisions of clause 7.3. In this regard, clause 7.3.2 states:

“7.3.2 Elevated floors

7.3.2.1 Enclosed subfloor space
This Standard does not provide construction requirements for elevated fl oors, including bearers, joists and flooring, where the subfloor space is enclosed with-
a. *a wall that complies with (Clause 5.4 or 6.4 as appropriate); or*
b. *a mesh or perforated sheet with a maximum aperture of 2 mm, made of corrosion resistant steel, bronze or aluminium; or*
c. *a combination of Items (a) and (b) above.*

7.3.2.2 Unenclosed subfloor space
Where the subfl oor space is unenclosed, the bearers, joists and fl ooring, less than 400 mm above finished ground level, shall be one of the following:
a. *Materials that comply with the following:*
(i) *Bearers and joists shall be-*
A. *non-combustible; or*
B. *bushfl re-resisting timber (see Appendix F); or*
C. *a combination of Items (A) and (B) above.*
(ii) *Flooring shall be-*
A. *non-combustible; or*
B. *bushfl re-resisting timber (see Appendix F); or*
C. *timber (other than bushfl re-resisting timber), particleboard or plywood fl ooring where the underside is lined with sarking-type material or mineral wool insulation; or*
D. *a combination of any of Items (A), (B) or (C) above. or*
b. *A system complying with AS 1530.8.1 This Standard does not provide construction requirements for elements of elevated floors, including bearers, joists and fl ooring, if the underside of the element is 400 mm or more above finished ground level.”*

VERANDAS, DECKS, STEPS, RAMPS AND LANDINGS

For BAL -12.5 and BAL-19, Clause 5.7 and 6.7 shall be replaced by the provisions of clause 7.7. In this regard, clause 7.7 states:

“7.7 VERANDAS, DECKS, STEPS, RAMPS AND LANDINGS

7.7.1 General
Decking may be spaced. There is no requirement to enclose the subfloor spaces of verandas, decks, steps, ramps or landings.

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

7.7.2.1 Materials to enclose a subfl oor space
The subfloor spaces of verandas, decks, steps, ramps and landings are considered to be ‘enclosed’ when -
a. *the material used to enclose the subfloor space complies with (Clause 5.4 or 6.4 as appropriate); and*
b. *all openings greater than 3 mm are screened with a mesh or perforated sheet with a maximum aperture of 2mm, made of corrosion-resistant steel, bronze or aluminium.*

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

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

7.7.2.4 Decking, stair treads and
a. of non-comustible material; or
b. of bushfl re-resisting timber (see Appendix F); or
c. a combination of Items (a) and (b) above.

7.7.3 Unenclosed subfl oor spaces of verandas, decks, steps, ramps and landings

7.7.3.1 Supports
Support posts, columns, stumps, stringers, piers and poles shall be-
a. *of non-comustible material; or*
b. *of bushfl re-resisting timber (see Appendix F); or*
c. *a combination of Items (a) and (b) above.*

7.7.3.2 Framing
Framing of verandas, decks, ramps or landings (i.e., bearers and joists) shall be-
a. *of non-combustible material; or*
b. *of bushfl re-resisting timber (see Appendix F); or*
c. *a combination of Items (a) and (b) above.*

7.7.3.3 Decking, stair treads and the traffi cable surfaces of ramps and landings
Decking, stair treads and the traffi cable surfaces of ramps and landings shall be-
a. *of non-combustible material; or*
b. *of bushfl re-resisting timber (see Appendix F); or*
c. *a combination of Items (a) and (b) above.*

7.7.4 Balustrades, handrails or other barriers

Those parts of the handrails and balustrades less than 125 mm from any glazing or any combustible wall shall be-
a. *of non-combustible material; or*
b. *bushfl re-resisting timber (see Appendix F); or*
c. *a combination of Items (i) and (ii) above.*
Those parts of the handrails and balustrades that are 125 mm or more from the building have no requirements.”



Reference: 19/0390-01
Date: 12/07/2019

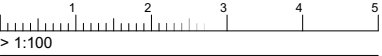
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BPB 3066

> NOTE

> SITE LEVELS ARE APPROXIMATE ONLY. PLEASE EVALUATE ON SITE BEFORE ANY ORDERING OR WORK BEGINS.

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THE BUILDER SHALL CHECK AND VERIFY ALL DIMENSIONS BEFORE ORDERING OR CONSTRUCTION STARTS AND VERIFY ALL ERRORS AND OMISSIONS WITH THE DESIGNER.
DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION UNTIL ISSUED BY THE DESIGNER FOR CONSTRUCTION.

> Client	
> CHERISH HOMES	
> Development	
> PROPOSED DUPLEX	
> 21 TUMPOA STREET, FLETCHER	
> LOT 165, DP 1229879	

> CONSTRUCTION CERTIFICATE

> Designer		> Drafter	
> JB/SN		> SN	

> Job No.		> Revision No.		> Drawing No.	
> 4093		> CC2		> 10 OF 12	

> DO NOT SCALE. IF IN DOUBT, ASK

SECTION 5 CONSTRUCTION FOR BUSHFIRE ATTACK LEVEL 12.5 (BAL - 12.5)

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

NOTE: There are a number of Standards that specify requirements for construction; however, where this Standard does not provide construction requirements for a particular element, the other Standards apply.
Any element of construction or system that satisfies the test criteria of AS 1530.8.1 may be used in lieu of the applicable requirements contained in Clauses 5.2 to 5.8 (see Clause 3.8).

NOTE: BAL-12.5 is primarily concerned with protection from ember attack and radiant heat up to and including 12.5 kW/m2 where the site is less than 100 m from the source of bushfire attack.

5.2 SUBFLOOR SUPPORTS
This Standard does not provide construction requirements for subfloor support posts, columns, stumps, piers and poles.
NOTE: The exclusion of requirements for subfloor supports applies to the principal building only and not to verandas, decks, steps, ramps and landings (see Clause 5.7).

C5.2 Ideally, storage of combustible materials beneath a floor at this BAL would not occur and on this assumption, there is no requirement to enclose the subfloor space or to protect flooring materials from bushfire attack. However, should combustible materials be stored, it is recommended the area be protected as materials stored in the subfloor space may be ignited by embers and cause an impact to the building.

5.3 FLOORS
5.3.1 Concrete slabs on ground
This Standard does not provide construction requirements for concrete slabs on the ground.

5.3.2 Elevated floors
This Standard does not provide construction requirements for elevated floors, including bearers, joists and flooring.

5.4 EXTERNAL WALLS

5.4.1 Walls
That part of an external wall surface that is less than 400 mm from the ground or less than 400 mm above decks, carport roofs, awnings and similar elements or fittings having an angle less than 18 degrees to the horizontal and extending more than 110 mm in width from the wall (see Figure D3, Appendix D) shall be of—
(a) non-combustible material; or
(b) fibre-cement external cladding, a minimum of 6 mm in thickness; or
(c) bushfire-resisting timber (see Appendix F); or
(d) a timber species as specified in Paragraph E1 and listed in Table E1, Appendix E; or
(e) a combination of any of Items (a), (b), (c) or (d) above.
There are no requirements for external wall surfaces 400 mm or more from the ground or for external wall surfaces 400 mm or more above decks, carport roofs, awnings and similar elements or fittings having an angle less than 18 degrees to the horizontal and extending more than 110 mm in width from the wall (see Figure D3, Appendix D).

5.4.2 Joints
All joints in the external surface material of walls shall be covered, sealed, overlapped, backed or butt-jointed to prevent gaps greater than 3 mm.
Alternatively, sarking-type material may be applied over the outer face of the frame prior to fixing any external cladding.

5.4.3 Vents and weepholes
Vents and weepholes in external walls shall be screened with a mesh with a maximum aperture of 2 mm, made of corrosion-resistant steel, bronze or aluminium, except where the vents and weepholes are less than 3 mm (see Clause 3.6), or are located in an external wall of a subfloor space.

5.5 EXTERNAL GLAZED ELEMENTS AND ASSEMBLIES AND EXTERNAL DOORS

5.5.1 Bushfire shutters
Where fitted, bushfire shutters shall comply with Clause 3.7 and be made from—
(a) non-combustible material; or
(b) a timber species as specified in Paragraph E1 and listed in Table E1, Appendix E; or
(c) bushfire-resisting timber (see Appendix F); or
(d) a combination of any of Items (a), (b) or (c) above.

5.5.2 Windows
Window assemblies shall comply with one of the following:
(a) They shall be completely protected by a bushfire shutter that complies with Clause 5.5.1.
or
(b) They shall be completely protected externally by screens with a mesh with a maximum aperture of 2 mm, made of corrosion-resistant steel, bronze or aluminium.
or
(c) They shall comply with the following:
(i) For window assemblies less than 400 mm from the ground or less than 400 mm above decks, carport roofs, awnings and similar elements or fittings having an angle less than 18 degrees to the horizontal and extending more than 110 mm in width from the window frame (see Figure D3, Appendix D), window frames and window joinery shall be made from one of the following:
(A) Bushfire-resisting timber (see Appendix F).
or
(B) A timber species specified in Paragraph E2 and listed in Table E2, Appendix E.
or
(C) Metal.
or
(D) Metal-reinforced PVC-U. The reinforcing members shall be made from aluminium, stainless steel, or corrosion-resistant steel and the frame and sash shall satisfy the design load, performance and structural strength of the member.
(ii) Externally fitted hardware that supports the sash in its functions of opening and closing shall be metal.
(iii) Where glazing is less than 400 mm from the ground or less than 400 mm above decks, carport roofs, awnings and similar elements or fittings having an angle less than 18 degrees to the horizontal and extending more than 110 mm in width from the window frame (see Figure D3, Appendix D), the glazing shall be Grade A safety glass minimum 4 mm, or glass blocks with no restriction on glazing methods.

NOTE: Where double glazed units are used the above requirements apply to the external face of the window assembly only.
(iv) Where glazing is other than that specified in Item (iii) above, annealed glass may be used.
(v) The openable portions of windows shall be screened with mesh with a maximum aperture of 2 mm, made of corrosion-resistant steel, bronze or aluminium.

5.5.3 Doors—Side-hung external doors (including French doors, panel fold and bi-fold doors)
Side-hung external doors, including French doors, panel fold and bi-fold doors, shall comply with one of the following:
(a) They shall be protected by a bushfire shutter that complies with Clause 5.5.1.
or
(b) They shall be completely protected externally by screens with a mesh with a maximum aperture of 2 mm, made of corrosion-resistant steel, bronze or aluminium.
or
(c) They shall comply with the following:
(i) Doors shall be—
(A) non-combustible; or
(B) a solid timber door, having a minimum thickness of 35 mm for the first 400 mm above the threshold; or
(C) a door, including a hollow core door, with a non-combustible kickplate on the outside for the first 400 mm above the threshold; or
(D) a fully framed glazed door, where the framing is made from materials required for bushfire shutters (see Clause 5.5.1), or from a timber species specified in Paragraph E2 and listed in

Table E2, Appendix E.
(ii) Where doors incorporate glazing, the glazing shall comply with the glazing requirements for windows.
(iii) Doors shall be tight-fitting to the doorframe and to an abutting door, if pplicable.
(iv) Where any part of the door assembly is less than 400 mm from the ground or less than 400 mm above decks, carport roofs, awnings and similar elements or fittings having an angle less than 18 degrees to the horizontal and extending more than 110 mm in width from the door (see Figure D3, Appendix D), that part of the door assembly shall be made from one of the following:
(A) Bushfire-resisting timber (see Appendix F).
or
(B) A timber species specified in Paragraph E2 and listed in Table E2, Appendix E.
or
(C) Metal.
or
(D) Metal-reinforced PVC-U. The reinforcing members shall be made from aluminium, stainless steel, or corrosion-resistant steel and the door assembly shall satisfy the design load, performance and structural strength of the member.
(v) Weather strips, draught excluders or draught seals shall be installed at the base of side-hung external doors.

5.5.4 Doors—Sliding doors
Sliding doors shall comply with one of the following:
(a) They shall be protected by a bushfire shutter that complies with Clause 5.5.1.
or
(b) They shall be completely protected externally by screens with a mesh with a maximum aperture of 2 mm, made of corrosion-resistant steel, bronze or aluminium.
or
(c) They shall comply with the following:
(i) Any glazing incorporated in sliding doors shall be Grade A safety glass complying with AS 1288.
(ii) There is no requirement to screen the openable part of the sliding door. However, if screened, the screens shall be a mesh or perforated sheet made of corrosion-resistant steel, bronze or aluminium.

NOTE: The construction of manufactured sliding doors should prevent the entry of embers when the door is closed. There is no requirement to provide screens to the openable part of these doors as it is assumed that a sliding door will be closed if occupants are not present or during a bushfire event. Screens of materials other than those specified may not resist ember attack.
(iii) Sliding doors shall be tight-fitting in the frames.

5.5.5 Doors—Vehicle access doors (garage doors)
The following apply to vehicle access doors:
(a) The lower portion of a vehicle access door that is within 400 mm of the ground when the door is closed (see Figure D4, Appendix D) shall be made from—
(i) non-combustible material; or
(ii) bushfire-resisting timber (see Appendix F); or
(iii) fibre-cement sheet, a minimum of 6 mm in thickness; or
(iv) a timber species specified in Paragraph E1 and listed in Table E1, Appendix E;
or
(v) a combination of any of Items (i), (ii), (iii) or (iv) above.
(b) Panel lift, tilt doors or side-hung doors shall be fitted with suitable weather strips, draught excluders, draught seals or guide tracks, as appropriate to the door type, with a maximum gap no greater than 3 mm.
(c) Roller doors shall have guide tracks with a maximum gap no greater than 3 mm and shall be fitted with a nylon brush that is in contact with the door (see Figure D4, Appendix D).
(d) Vehicle access doors shall not include ventilation slots.

5.6 ROOFS (INCLUDING VERANDA AND ATTACHED CARPORT ROOFS, PENETRATIONS, EAVES, FASCIAS, GABLES, GUTTERS AND DOWNPIPES)

5.6.1 General
The following apply to all types of roofs and roofing systems:
(a) Roof tiles, roof sheets and roof-covering accessories shall be non-combustible.
(b) The roof/wall junction shall be sealed, to prevent openings greater than 3 mm, either by the use of fascia and eaves linings or by sealing between the top of the wall and the underside of the roof and between the rafters at the line of the wall.
(c) Roof ventilation openings, such as gable and roof vents, shall be fitted with ember guards made of non-combustible material or a mesh or perforated sheet with a maximum aperture of 2 mm, made of corrosion-resistant steel, bronze or aluminium.

5.6.2 Tiled roofs
Tiled roofs shall be fully sarked. The sarking shall—
(a) have a flammability index of not more than 5;
(b) be located directly below the roof battens;
(c) cover the entire roof area including the ridge; and
(d) be installed so that there are no gaps that would allow the entry of embers where the sarking meets fascias, gutters, valleys and the like.

5.6.3 Sheet roofs
Sheet roofs shall—
(a) be fully sarked in accordance with Clause 5.6.2, except that foil-backed insulation blankets may be installed over the battens;
or
(b) have any gaps greater than 3 mm, under corrugations or ribs of sheet roofing and between roof components, sealed at the fascia or wall line and at valleys, hips and ridges by—
(i) a mesh or perforated sheet with a maximum aperture of 2 mm, made of corrosion-resistant steel, bronze or aluminium; or
(ii) mineral wool; or
(iii) other non-combustible material; or
(iv) a combination of any of Items (i), (ii) or (iii) above.

5.6.4 Veranda, carport and awning roofs
The following apply to veranda, carport and awning roofs:
(a) A veranda, carport or awning roof forming part of the main roof space [see Figure D1(a), Appendix D] shall meet all the requirements for the main roof, as specified in Clauses 5.6.1, 5.6.2, 5.6.3, 5.6.5 and 5.6.6.
(b) A veranda, carport or awning roof separated from the main roof space by an external wall [see Figures D1 (b) and D1(c), Appendix D] complying with Clause 5.4 shall have a non-combustible roof covering.

NOTE: There is no requirement to line the underside of a veranda, carport or awning roof that is separated from the main roof space.

5.6.5 Roof penetrations
The following apply to rc
(a) Roof penetrations, in cooling units, aerials, ve sealed at the roof to pre 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 a maximum aperture of 2 mm, made of corrosion-resistant steel, bronze or aluminium.
(c) All overhead glazing shall be Grade A laminated safety glass complying with AS 1288.
(d) Glazed elements in roof lights and skylights may be of polymer provided a Grade A safety glass diffuser, complying with AS 1288, is installed under the glazing. Where glazing is an insulating glazing unit (IGU), an inner pane of safety glass, minimum 4 mm, shall be used in the outer pane of the IGU.
(e) Flashing elements of tubular skylights and other penetrant material, provided the roof integrity is maintained by an under-flashing of a material having a flammability index no greater than 5.
(f) Evaporative cooling units shall be fitted with butterfly closers at or near the ceiling level or, the unit shall be fitted with non-combustible covers with a mesh or perforated sheet with a maximum aperture of 2 mm, made of corrosion-resistant steel, bronze or aluminium.
(g) Vent pipes made from PVC are permitted.
5.6.6 Eaves linings, fascias and gables
The following apply to eaves linings, fascias and gables:
(a) Gables shall comply with Clause 5.4.
(b) Eaves penetrations shall be protected the same as for roof penetrations, as specified in Clause 5.6.5.
(c) Eaves ventilation openings greater than 3 mm shall be fitted with ember guards made of non-combustible material or a mesh or perforated sheet with a maximum aperture of 2 mm, made of corrosion-resistant steel, bronze or aluminium. Joints in eaves linings, fascias and gables may be sealed with plastic joining strips or timber storm moulds.

This Standard does not provide construction requirements for fascias, bargeboards and eaves linings.

5.6.7 Gutters and downpipes
This Standard does not provide material requirements for—
(a) gutters, with the exception of box gutters; and
(b) downpipes.
If installed, gutter and valley leaf guards shall be non-combustible. Box gutters shall be non-combustible and flashed at the junction with the roof with noncombustible material.

5.7 VERANDAS, DECKS, STEPS, RAMPS AND LANDINGS

5.7.1 General
Decking shall be either spaced or continuous (i.e., without spacing). There is no requirement to enclose the subfloor spaces of verandas, decks, steps, ramps or landings.

C5.7.1 Spaced decking is nominally spaced at 3 mm (in accordance with standard industry practice); however, due to the nature of timber decking with seasonal changes in moisture content, that spacing may range from 0–5 mm during service. The preferred dimension for gaps is 3 mm (which is in line with other 'permissible gaps') in other parts of this Standard. It should be noted that recent research studies have shown that gaps at 5 mm spacing afford opportunity for embers to become lodged in between timbers, which may contribute to a fire. Larger gap spacings of 10 mm may preclude this from happening but such a spacing regime may not be practical for a timber deck.

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

5.7.2.1 Materials to enclose a subfloor space
This Standard does not provide construction requirements for the materials used to enclose a subfloor space except where those materials are less than 400 mm from the ground. Where the materials used to enclose a subfloor space are less than 400 mm from the ground, they shall comply with Clause 5.4.

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

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

5.7.2.4 Decking
This Standard does not provide construction requirements for decking that is more than 300 mm from a glazed element. Decking less than 300 mm (measured horizontally at deck level) from glazed elements that are less than 400 mm (measured vertically) from the surface of the deck (see Figure D2, Appendix D) shall be made from—
(a) non-combustible material; or
(b) bushfire-resisting timber (see Appendix F); or
(c) a timber species, as specified in Paragraph E1 and listed in Table E1 of Appendix E;
(d) PVC-U; or
(e) a combination of any of Items (a), (b), (c) or (d) above.
5.7.3 Unenclosed subfloor spaces of verandas, decks, steps, ramps and landings

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

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

5.7.3.3 Decking
This Standard does not provide construction requirements for decking unless it is less than 300 mm from a glazed element. Decking less than 300 mm (measured horizontally at deck level) from glazed elements that are less than 400 mm (measured vertically) from the surface of the deck (see Figure D2, Appendix D) shall be made from—
(a) non-combustible material; or
(b) bushfire-resisting timber (see Appendix F); or
(c) a timber species, as specified in Paragraph E1 and listed in Table E1, Appendix E; or
(d) a combination of any of Items (a), (b) or (c) above.

5.7.4 Balustrades, handrails or other barriers
This Standard does not provide construction requirements for balustrades, handrails and other barriers.

5.8 WATER AND GAS SUPPLY PIPES
Above-ground, exposed water and gas supply pipes shall be metal.

> NOTE
> SITE LEVELS ARE APPROXIMATE ONLY. PLEASE EVALUATE ON SITE BEFORE ANY ORDERING OR WORK BEGINS.

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> Client

> CHERISH HOMES

> Development

> PROPOSED DUPLEX

> 21 TUMPOA STREET, FLETCHER

> LOT 165, DP 1229879

> CONSTRUCTION CERTIFICATE

> Designer

> Job/SN

> 4093

> Drafter

> SN

> CC2

> Job No.

> Revision No.

> Drawing No.

> 11 OF 12

> DO NOT SCALE. IF IN DOUBT, ASK

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Reference: 19/0390-01

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