BUILDING REGULATIONS 2006 PART 4: SITING

4.08 MAXIMUM STREET SETBACK

MAXIMUM SETBACK PERMISSIBLE 11.50 METERS

4.09 MINIMUM STREET SETBACKS

6m FOR A BUILDING FACING A DECLARED ROAD
4m FOR A BUILDING FACING ANY OTHER STREET
REQUIRED MIN FRONT SETBACK 4.0 METERS
PROPOSED FRONT SETBACK 4.0 METERS

4.10 BUILDING HEIGHT

MAXIMUM OVERALL HEIGHT OF
PROPOSED RESIDENCE 5.625 METERS

4.11 SITE COVERAGE

BLOCK SIZE	772 sqm
MAXIMUM SITE COVERAGE (60% BLOCK)	463.2 sqm
HOUSE AREA	148.72 sqm
GARAGE/SHED AREA	43.12 sqm
PERGOLA/PORCH/VERANDAH AREAS	25.82 sqm
TOTAL BUILDING AREA	217.66 sqm
ACTUAL SITE COVERAGE	28.19 %

4.12 PERMEABILITY

BLOCK SIZE	772 sqm
MAXIMUM SITE COVERAGE (80% BLOCK)	617.6 sqm
HOUSE AREA	148.72 sqm
GARAGE/CARPORT AREA	43.12 sqm
PERGOLA/PORCH/VERANDAH AREAS	25.82 sqm
DRIVEWAYS, PATHS, ETC	30.66 sqm
TOTAL IMPERMEABLE AREA OF BLOCK	248.32 sqm
ACTUAL IMPERMEABLE COVERAGE	32.16 %

4.21 PRIVATE OPEN SPACE

BLOCK SIZE	772 sqm
MINIMUM AREA OF 80SQM OR 20% AREA OF BLOCK (WHICHEVER IS THE LESSER)	80.00 sqm
ACTUAL PRIVATE OPEN SPACE AREA	270.27 sqm

4.18 OVERSHADOWING

LEFT SIDE AREA	N/A sqm (DUE TO VACANT ADJOINING LAND)
RIGHT SIDE AREA	N/A sqm (DUE TO VACANT ADJOINING LAND)

4.19 OVERLOOKING

LEFT SIDE AREA	N/A sqm (DUE TO VACANT ADJOINING LAND)
RIGHT SIDE AREA	N/A sqm (DUE TO VACANT ADJOINING LAND)

ENERGY EFFICIENCY

THE PROPOSED BUILDING MUST HAVE A LEVEL OF THERMAL PERFORMANCE TO FACILITATE THE EFFICIENT USE OF ENERGY FOR ARTIFICIAL HEATING AND COOLING AND A LVEL OF WATER USE PERFORMANCE TO FACILITATE THE EFFICIENT USE OF WATER APPROPRIATE TO FACTORS AS SET OUT IN P2.6.1 OF THE NCC 2011

NCC PART 3.12.

THE PROPOSED BUILDING MUST COMPLY WITH PART 3.12 FOR ALL ENERGY EFFICIENCY MEASURES AS APPLICABLE INCLUDING BUILDING FABRIC, EXTERNAL GLAZING, BUILDING SEALING, AIR MOVEMENT AND SERVICES. PLEASE REFER TO THE NCC PART 3.12., 6 STAR ENERGY RATING AND SECTION A:A FOR DETAILS

STANDARD NOTES

* DO NOT SCALE DRAWINGS. USE WRITTEN DIMENSIONS ONLY.
* THE OWNER/BUILDER, SUBCONTRACTOR SHALL VERIFY ALL DIMENSIONS, LEVELS, SETBACKS AND SPECIFICATIONS PRIOR TO THE COMMENCING OF ANY WORKS OR ORDERING MATERIALS & SHALL BE RESPONSIBLE FOR ENSURING THAT ALL BUILDING WORKS CONFORM TO THE BUILDING CODE OF AUSTRALIA, A.S. CODES. (CURRENT EDITION), BUILDING REGULATIONS, LOCAL BY-LAWS & TOWN PLANNING REQUIREMENTS. REPORT ALL DISCREPANCIES TO THIS OFFICE FOR CLARIFICATION.
* THIS PLAN IS THE PROPERTY OF IMPECKABLE BUILDING DESIGN AND IS SUBJECT TO COPYRIGHT. IT IS NOT TO BE COPIED OR VARIED IN WHOLE OR IN ANY PART WITHOUT WRITTEN CONSENT.
* 90mm DIA. STORMWATER DRAIN PVC. WITH 300MM MIN COVER SET TO FALLS OF 1:100. CONNECT TO LEGAL POINT OF DISCHARGE & COMPLY WITH THE LOCAL STORMWATER POLICY INSPECTION OPENINGS AT BENDS AND 9.0 METRE RUNS MAXIMUM.

TIMBER NOTES (IF APPLICABLE)

* ALL TIMBER FRAMING TO COMPLY WITH A.S. 1684 - LIGHT TIMBER FRAMING MANUAL CODE TO THE SATISFACTION OF LOCAL COUNCIL & BUILDING SURVEYOR, A.S. 1720 - ALSO N.C.C.
* ALL WET AREAS TO COMPLY WITH THE N.C.C. 3.8.1.OR A.S. 3740-1994.
* WALL FINISHED SHALL BE IMPERVIOUS TO HEIGHT OF 1800mm ABOVE FLOOR.

SAFETY GLAZING TO BE USED IN THE FOLLOWING CASES.

1) ALL ROOMS - WITHIN 500mm VERTICAL TO THE FLOOR.
2) BATHROOMS - WITHIN 2000mm VERTICAL FROM THE BATH BASE.
3) LAUNDRY - WITHIN 1200mm VERTICAL FROM FLOOR AND/OR WITHIN 300mm HORIZONTAL FROM DOORS.
4) SHOWER SCREENS SHALL BE GRADE A SAFETY GLASS, LEVEL TO SHOWER ENCLOSURES AND 150mm ABOVE BATHS, BASIN, SINKS AND TROUGHS.

MATERIAL LIST

BRACING - G.I. ANGLE BRACE AS REQUIRED AND/OR 2400X1200BRACING SHEET
LINTELS - REFER TO SCHEDULE AND/OR ENGINEER'S DESIGN & DETAILS
SPOUTING - PROFILE AS SELECTED
FASCIA - AS PER CLIENTS SPECIFICATIONS

* TOILET DOORS TO COMPLY WITH N.C.C. 3.8.3.3. TO OPEN OUTWARDS, SLIDE OR BE REMOVABLE FROM THE OUTSIDE IF LESS THAN 1.2M BETWEEN THE PAN AND DOOR
* TOILET TO BE MECHANICALLY VENTILATED IF REQUIRED WITH FAN CAPACITY 25 LITRES/SEC & TO BE ARTIFICIALLY LIT
* EXCAVATIONS- NEAR THE BUILDING SHALL BE BACKFILLED TO PREVENT ACCESS OF WATER TO THE FOUNDATIONS
* TREES OR LARGE SHRUBS ON THE BUILDING AREA SHOULD BE REMOVED AND THE GROUND FLOODED 2 TO 3 MONTHS PRIOR TO CONSTRUCTING THE FOOTINGS OR ADDITIONAL FOOTINGS WILL BE REQUIRED
* REMOVAL OF EXISTING STRUCTURES OR VEGETATION THAT DISTURBS THE SOIL PROFILE AT THE RECOMMENDED FOUNDATION DEPTH WILL REQUIRE INCREASED FOOTINGS

SIX STAR ENERGY EFFICIENCY REQUIREMENTS

SEAL DOWNLIGHTS	YES
SEAL SKYLIGHTS	N/A
SEAL EXTERNAL DOORS	YES
SEAL WINDOWS	YES
SEAL EXHAUST FANS	NO
SEAL INTERNAL DOORS	NO
SEAL GAPS & CRACKS	YES
DOUBLE GLAZING REQUIRED	NO
LOW E GLAZING REQUIRED	YES

NB: FOR INSULATION REQUIREMENTS REFER TO SECTION A:A
NB: FOR LOW E GLAZING REFER TO FLOOR PLAN AND ELEVATIONS

REFER TO BUSHFIRE ATTACK LEVEL ASSESSMENT FOR CONSTRUCTION REQUIREMENTS - BAL-12.5

CONSTRUCTION REQUIREMEN

SUB FLOOR SUPPORTS	NO SPECIAL REQUIREMENTS
FLOORS	NO SPECIAL REQUIREMENTS
EXTERNAL WALLS	NON - COMBUSTIBLE MATERIAL. ABOVE GROUND OR DECKS TO MATERIAL, 6mm FIBRE CEMENT RESISTANT/NATURALLY RESISTAI
JOINTS	JOINTS SHALL BE COVERED ANI GREATER THAN 3mm OR SARKIN
VENTS & WEEPHOLES	VENTS AND WEEPHOLES SHALL E WITH A MAXIMUM APERTURE OF CORROSION-RESISTANT STEEL, EXCEPT WHERE THEY ARE LESS T
EXTERNAL WINDOWS	PROTECTED BY BUSHFIRE SHUT WITH STEEL, BRONZE OR ALUMI A SAFETY GLASS OR GLASS BL GROUND, DECK ETC. OPENABLE WITH FAME OF METAL OR META BUSHFIRE RESISTING TIMBER.
EXTERNAL DOORS	PROTECTED BY BUSHFIRE SHUT STEEL, BRONZE OR ALUMINIUM 5mm TOUCHENED GLASS, NON-C SOLID TIMBER FOR 400mm ABC BUSHFIRE RESISTING TIMBER FI GROUND, DECKING, ETC, TIGHT STRIPS AT BASE
SLIDING DOORS	PROTECTED BY BUSHFIRE SHUTT MESH WITH A MAX APERTURE OF RESISTANT STEEL BRONZE OR AI SAFETY GLASS
GARAGE DOORS	VEHICLE ACCESS DOORS WITHIN WHEN THE DOOR IS CLOSED TO MATERIAL OF BUSHFIRE RESIST CEMENT SHEET, PANEL LIFT DOO WEATHER STRIPS OR DRAUGHT 3mm, ROLLER DOORS TO HAVE GAP 3MM AND FITTED WITH NYL SLOTS ALLOWABLE
ROOFS	NON-COMBUSTIBLE ROOF COVERING. SEALED TO PREVENT OPENINGS OPENINGS FITTED WITH NON-CO ROOF TO BE FULLY SARKED. PO SHALL BE FITTED WITH EMBER G OF 2mm
ROOFS PENETRATIONS	ROOF PENETRATIONS SHALL BE PREVENT GAPS GREATER THAN 3 NON-COMBUSTIBLE. OVERHEAD SAFETY GLASS. EVAPORATIVE FITTED WITH BUTTERFLY CLOSEI UNIT SHALL BE FITTED WITH NO WITH MAXIMUM APERTURE OF 2 RESISTANT STEEL BRONZE OR
EAVES	EAVE PENETRATIONS TO BE PRO ROOF PENETRATIONS SEE CLAU VENTILATION OPENINGS CREATE FITTED WITH EMBER GUARDS M MATERIAL OR MESH WITH MAX A
VERANDAHS, DECKS ETC	ENCLOSED SUB-FLOOR SPACE - FOR MATERIALS EXCEPT WITHIN SPECIAL REQUIREMENTS FOR S DECKING TO BE NON-COMBUST RESISTANT WITHIN 300mm HOR VERTICALLY FROM A GLAZED EL
WATER & GAS SUPPLY LINES	ABOVE GROUND, EXPOSED WA SHALL BE METAL

NB: FOR FURTHER INFORMATION PLEASE REFER TO SECT

Impeckable