

**GENERAL NOTES**

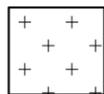
- All work to comply with NCC BCA 2022 Volume 2 (NCC) and the relevant Australian Standards currently referenced under Part A4 of the NCC including the standards listed below:

- Roof plumber is responsible for design, construction and certification of roof drainage.
- All new stormwater downpipes are to be a minimum 90 mm diameter and connected to the existing stormwater drainage system and must be spaced to serve not more than 12 metres.
- Surface water drainage. The external finished surface surrounding the slab must be graded to give a slope of not less than—
  - 25 mm over the first 1 m from the building for surfaces that are reasonably impermeable, or
  - 50 mm over the first 1 m from the building.
- Smoke alarms are to be hard-wired, interconnected and in accordance with AS3786–2014.
- For all bathroom doors where the toilet pan is within 1.2m of the door way install lift-off hinges to doors. Top of door to be cut smaller than door frame to enable removal of door leaf.
- Glazing to be in accordance with AS1288–2006 and AS2047–2014.
- All glazing in bathrooms, including shower doors, shower screens, bath enclosures, and associated windows, where the lowest sight line is less than 2.0 m above the highest abutting finished level of the floor, bottom of the bath, or shower base, must be glazed with Grade A safety glazing material and with a minimum nominal thickness of 6 mm.
- Where fully glazing is capable of mistaken for an opening, glazing manifestations/decals are required to be provided. these must measure min. 20mm in height and be located between 700–1200mm above finish floor level. a broken line/pattern is permissible.
- Stairs to achieve slip resistance in accordance with BCA Table 3.9.1.1 when tested in accordance with AS4586. The tread surface is to achieve a slip resistance rating of P3 or R10 in dry conditions, P4 or R11 in wet conditions and the nosing strip is to achieve P3 in dry conditions and P4 in wet conditions.
- Artificial lighting to comply with Part 3.12 BCA 2016:
  - Class 1 building – 5W/m<sup>2</sup>.
  - Verandah or balcony attached to a Class building – 4W/m<sup>2</sup>.
  - In a Class 10 building – 3 W/m<sup>2</sup>.
- In the outdoor living spaces such as verandas, patios etc.
  - Halogen lamps must be separately switched from fluorescent lamps.
  - Artificial lighting around the perimeter of a building must—
    - be controlled by a daylight sensor; or
    - have an average light source efficacy of not less than 40 Lumens/W.

- All work to comply with NCC BCA 2022 Volume 2 (NCC) and the relevant Australian Standards currently referenced under Part A4 of the NCC including the standards listed below:

- Glazing to comply with AS1288 (Glass in buildings selection and installation)
- Windows to comply with AS2047 (Windows in building selections and installations)
- Roof sheeting to comply with AS1562 (Design and installation of sheet roof and wall cladding)
- Footings to comply with AS2870 (Residential slabs and footings)
- Timber framing to comply with AS1684.2 (Residential timber-framed construction)
- Wet area to comply with AS3740 (Waterproofing of domestic wet areas)
- Termite protection to comply with AS3660.1 (Termite management for new building work).
- Exhaust fans to discharge directly to the outside at a flow rate of not less than 25 l/s (bathroom, powder rooms, ensuites) or 40 l/s (laundry or kitchen systems), unless otherwise discharged into a ventilated roof space in accordance with BCA 3.8.7.4

**LEGEND**



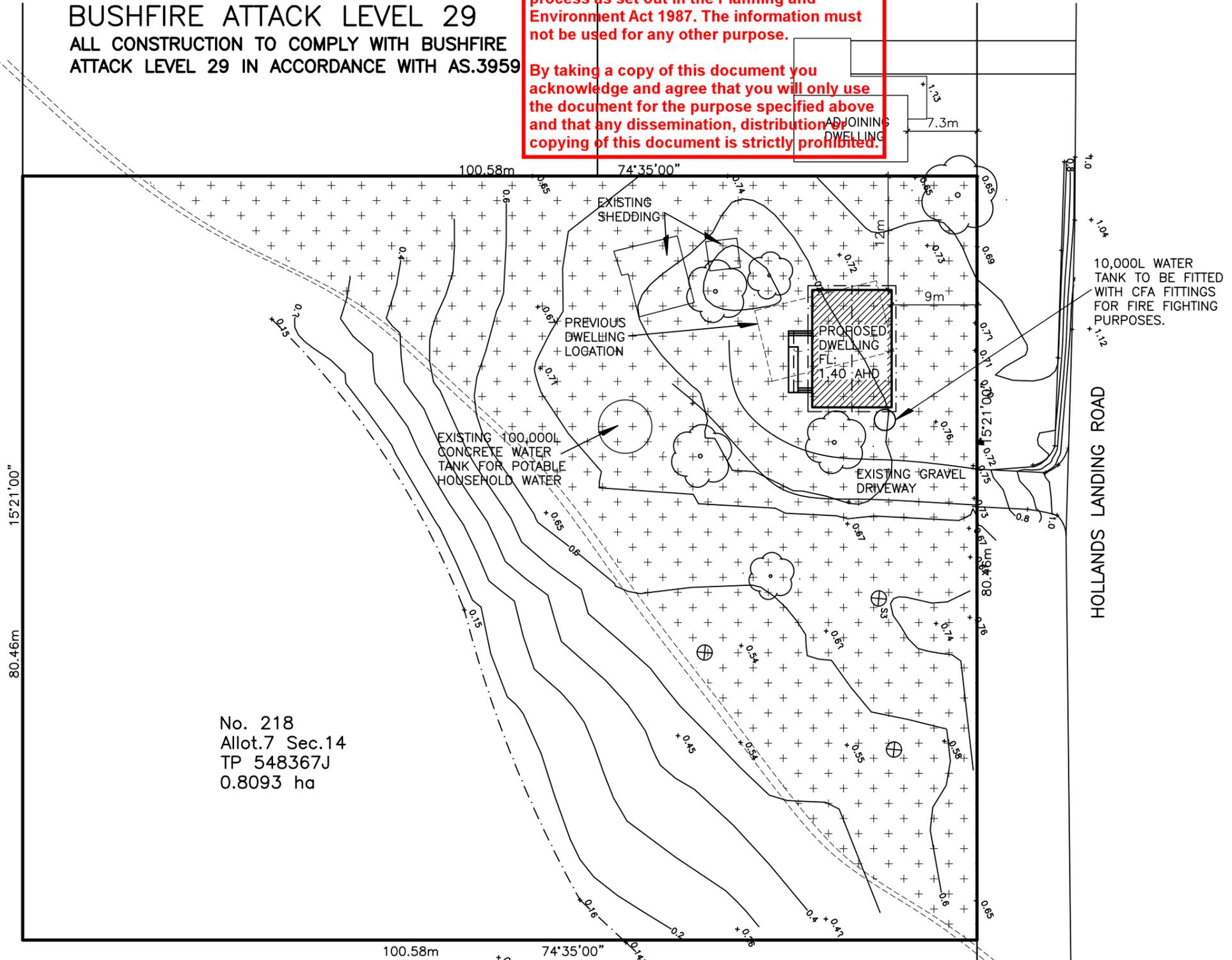
= AREA AFFECTED BY BMO

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**BUSHFIRE ATTACK LEVEL 29  
 ALL CONSTRUCTION TO COMPLY WITH BUSHFIRE  
 ATTACK LEVEL 29 IN ACCORDANCE WITH AS.3959**

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No. 218  
 Allot.7 Sec.14  
 TP 548367J  
 0.8093 ha

**Certificate No. # WUW8L5CGI2**

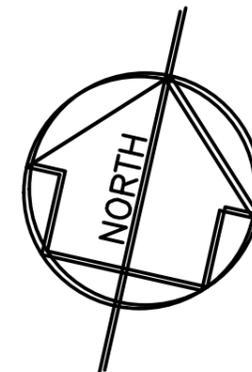
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Assessor name: Damian Anderson  
 Accreditation No.: DMN/21/2035  
 Property Address: 218 Hollands Landing Road, Hollands Landing, VIC, 3862

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VACANT ADJOINING LAND

**Site Plan**  
 SCALE 1:500

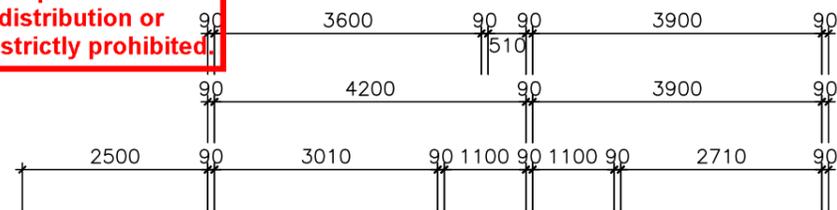


PROPOSED REPLACEMENT DWELLING  
 FOR: R. Bourke  
 AT: 218 Hollands Landing Road,  
 Hollands Landing 3862

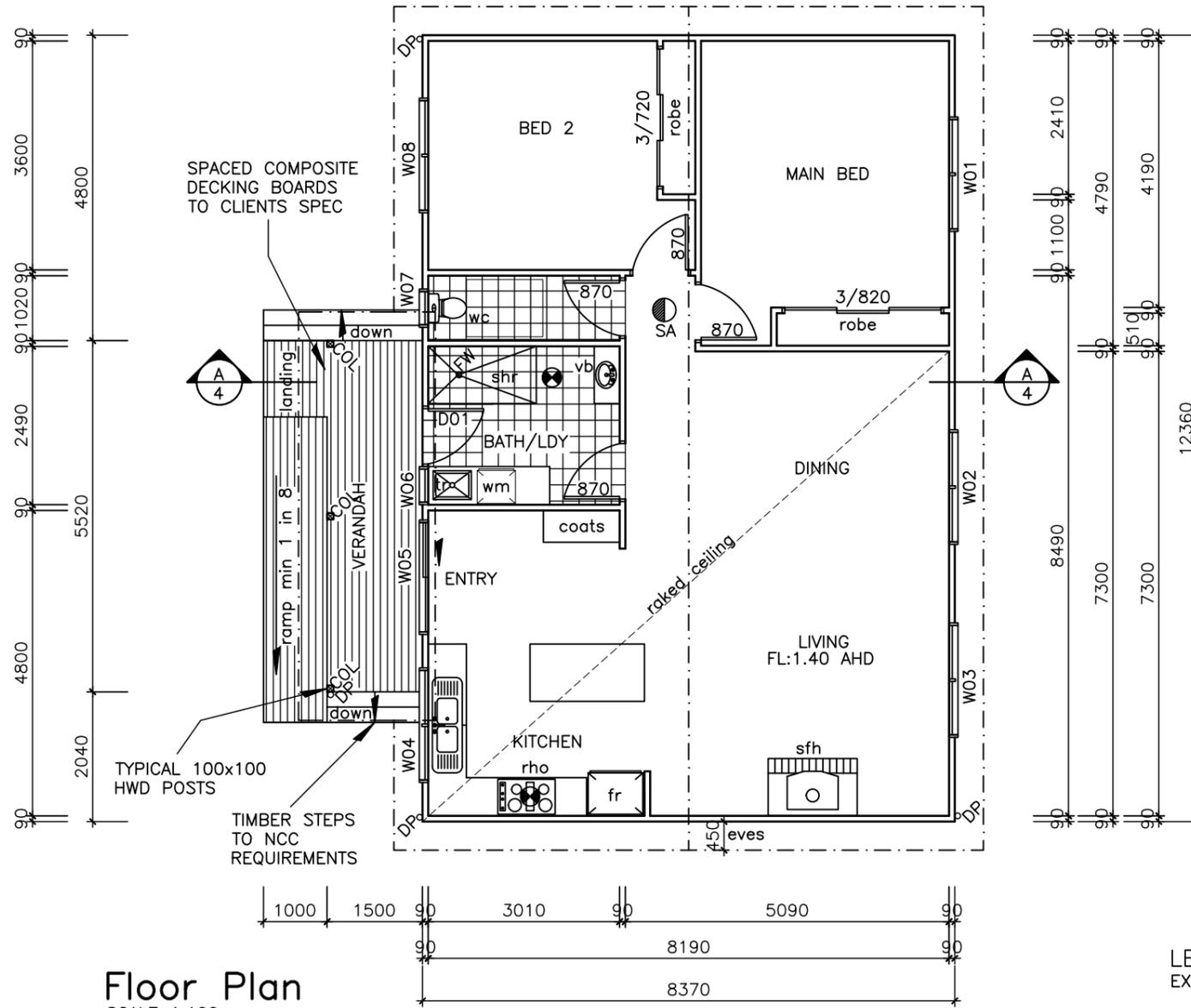
JOB NO: 422025  
 DATE: 20/01/2026

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AREAS:	
DWELLING	103.45 sqm
VERANDAH STEPS, RAMP LANDING	16.20 sqm
TOTAL	119.65 sqm



**Floor Plan**  
SCALE 1:100

**THERMAL CONSTRUCTION**

- (a) Where required, insulation must comply with AS/NZS 4859.1 and be installed so that it;
  - (i) abuts or overlaps adjoining insulation other than at supporting members such as studs, noggings, joists, furring channels and the like where the insulation must be against the member; and
  - (ii) forms a continuous barrier with ceilings, walls, bulkheads, floors or the like that inherently contribute to the thermal barrier; and
  - (iii) does not affect the safe or effective operation of a service or fitting.
- (b) Where required, reflective insulation must be installed with
  - (i) the necessary airspace to achieve the required R-Value between a reflective side of the reflective insulation and a building lining or cladding; and
  - (ii) the reflective insulation closely fitted against any penetration, door or window opening; and
  - (iii) the reflective insulation adequately supported by framing members; and
  - (iv) each adjoining sheet of roll membrane being;
    - (A) overlapped not less than 50 mm; or
    - (B) taped together.
- (c) Where required, bulk insulation must be installed so that,
  - (i) it maintains its position and thickness, other than where it is compressed between cladding and supporting members, water pipes, electrical cabling or the like; and
  - (ii) in a ceiling, where there is no bulk insulation or reflective insulation in the wall beneath, it overlaps the wall by not less than 50 mm.
- (d) Roof, ceiling, wall and floor materials, and associated surfaces are deemed to have the thermal properties listed in Specification J1.2.
- (e) The required Total R-Value and Total System U-Value for common area, including allowance for thermal bridging, must be determined in accordance with Specification J1.5a for wall-glazing construction

**BUILDING SEALING**

- Windows and Doors**  
A door, openable window or the like must be sealed when forming part of the envelope. The requirements do not apply to;
- (i) A window complying with AS 2047
  - (ii) A fire door or smoke door
- Provide a seal to restrict air infiltration
- (i) for the bottom edge of a door, must be a draft protection device; and
  - (ii) for the other edges of a door or the edges of an openable window or other such opening, may be a foam or rubber compression strip, fibrous seal or the like.

- Exhaust Fans**  
All exhaust fans must be fitted with a sealing device such as a self-closing damper or the like when serving a conditioned space or a habitable room.

- Construction of ceilings, walls and floors**  
Ceilings, walls, floors and any opening such as a window frame, door frame, roof light frame or the like when forming part of the envelope must be constructed to minimise air leakage.
- (i) Enclosed by internal lining systems that are close fitting at ceiling, wall and floor junctions; or
  - (ii) Sealed at junctions and penetrations with close fitting architrave, skirting or cornice or expanding foam, rubber compressible strip, caulking or the like.
- The requirements do not apply to openings, grilles or the like required for smoke hazard management

**WINDOW SCHEDULE:**

No	H	W	FRAME	OPENING	HEAD	GLAZING	U-VALUE	SHGC
W01	2100	x 1800	ALUMINIUM	SLIDING	2.4m	5/8/5	3.56	0.43
W02	2100	x 1800	ALUMINIUM	SLIDING	2.4m	5/8/5	3.56	0.43
W03	2100	x 1800	ALUMINIUM	SLIDING	2.4m	5/8/5	3.56	0.43
W04	1200	x 1800	ALUMINIUM	SLIDING	2.4m	5/8/5	3.56	0.43
W05	2400	x 1800	ALUMINIUM	SD	2.4m	5/8/5	3.92	0.6
W06	1200	x 600	ALUMINIUM	AWNING	2.4m	5/8/5	4.52	0.53
W07	1200	x 600	ALUMINIUM	AWNING	2.4m	5/8/5	4.52	0.53
W08	2100	x 1800	ALUMINIUM	SLIDING	2.4m	5/8/5	3.56	0.43
D01	2400	x 870	SOLID TIMBER	LAUNDRY DOOR				

- LEGEND:**
- EXHAUST FAN
  - FLOOR WASTE
  - SMOKE ALARM
  - DOWNPIPE
  - POSTS
  - RELATIVE LEVEL

**NATIONWIDE HOUSE**  
Certificate No. # WUW8L5CGI2  
Scan QR code or follow website link for rating details.

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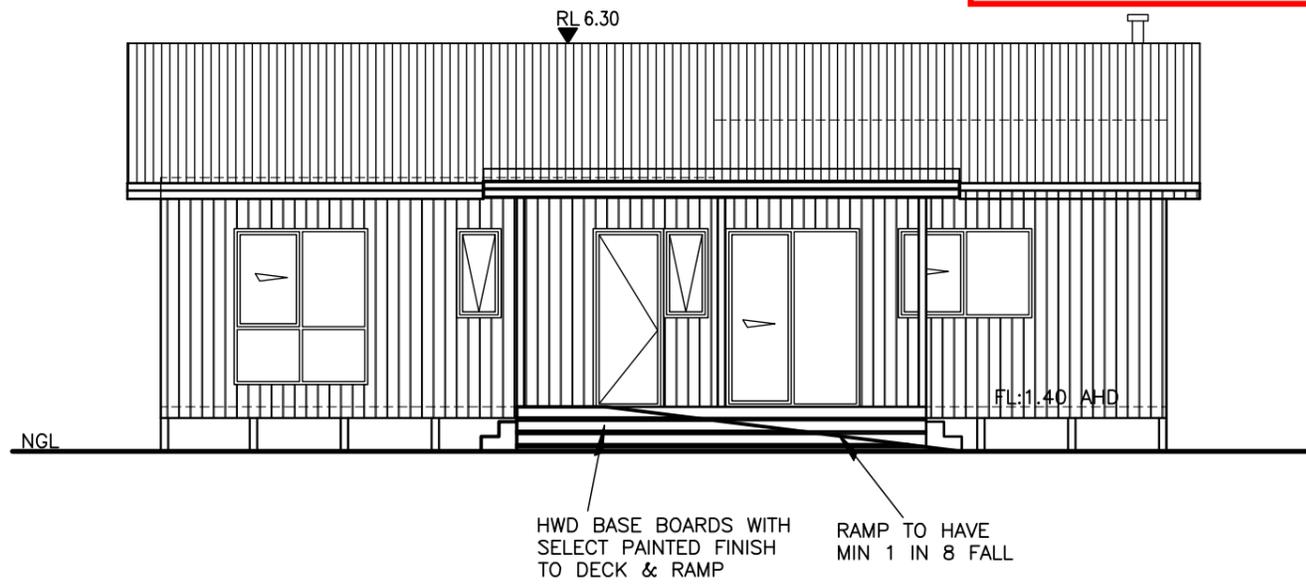
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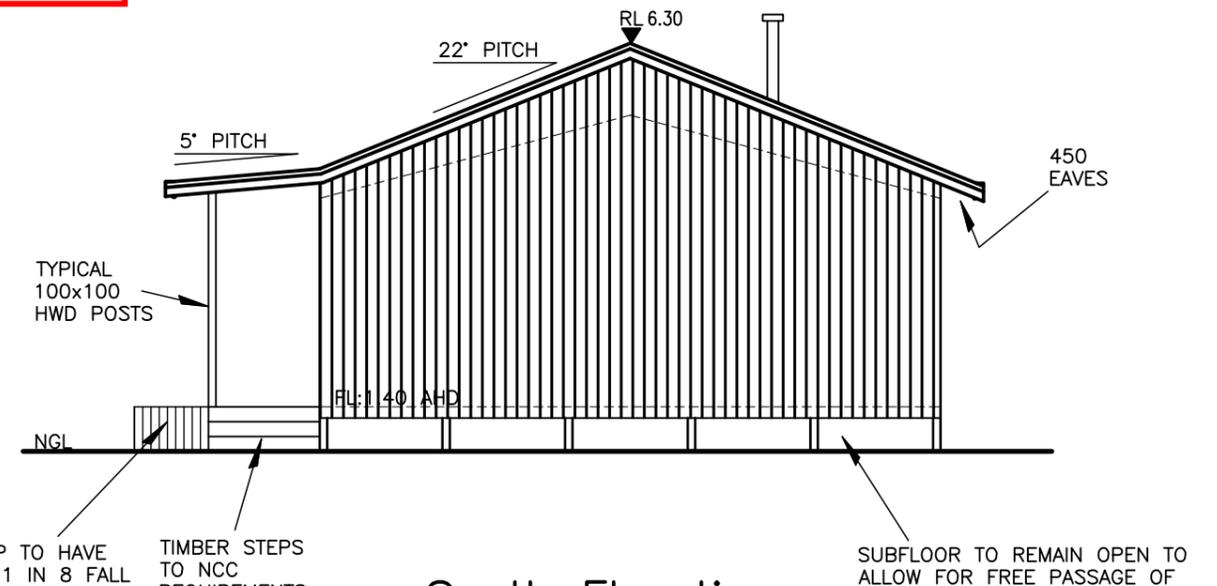
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**West Elevation**  
SCALE 1:100



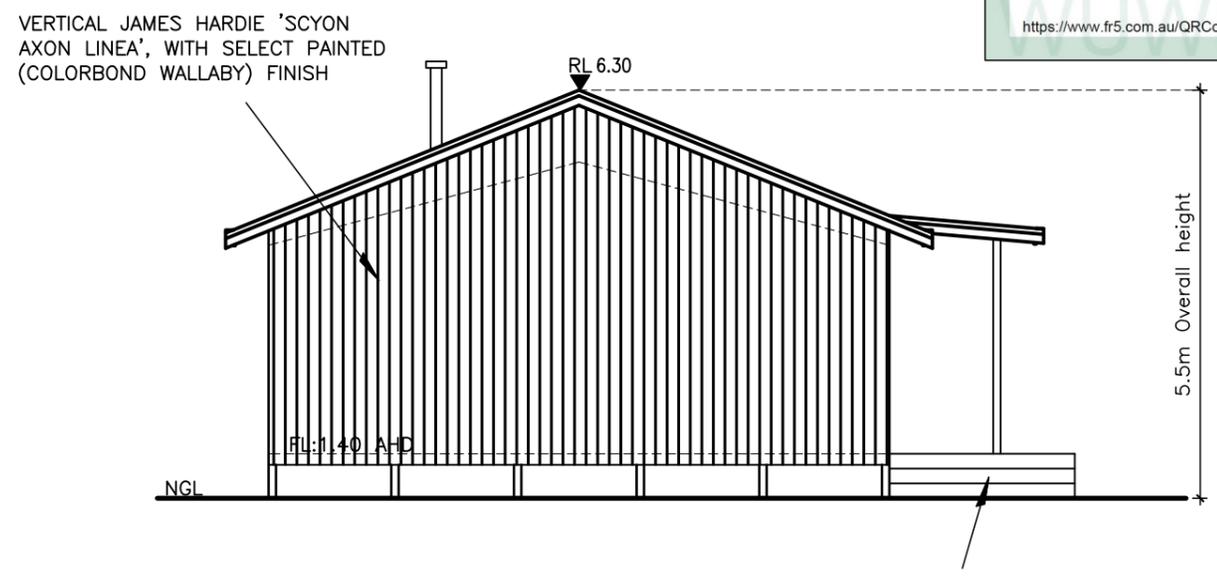
**South Elevation**  
SCALE 1:100

**Certificate No. # WUW8L5CGI2**

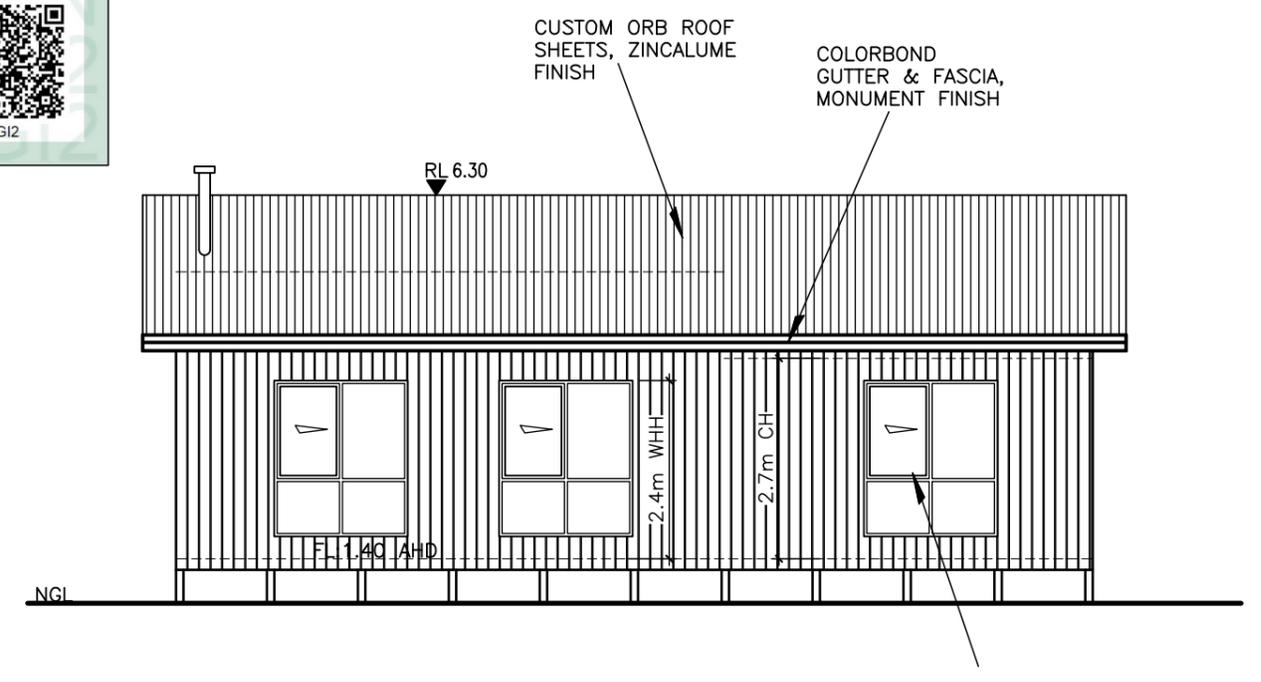
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**North Elevation**  
SCALE 1:100



**East Elevation**  
SCALE 1:100

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