

**NOTES**

PLANS DESIGNED IN ACCORDANCE HC2 2022 AECB HOUSING PROVISION

**PART 3 - SITE PREPARATION**

3.1 EARTHWORKS - 3.1.1 retained built up area, 3.1.2 retained built up area

3.2 SITE PREPARATION

3.2.1 Clearing and grubbing - 3.2.1.1 Clearing and grubbing to be completed before commencement of construction. 3.2.1.2 Clearing and grubbing to be completed before commencement of construction. 3.2.1.3 Clearing and grubbing to be completed before commencement of construction.

3.3 EXCAVATION - 3.3.1 Excavation to be completed before commencement of construction. 3.3.2 Excavation to be completed before commencement of construction. 3.3.3 Excavation to be completed before commencement of construction.

3.4 RETAINMENT WALLS - 3.4.1 Retainment walls to be built wholly within block boundaries. 3.4.2 Retainment walls to be built wholly within block boundaries. 3.4.3 Retainment walls to be built wholly within block boundaries.

**PART 4 - FOOTINGS AND SLABS**

4.1 FOOTINGS AND SLABS

4.1.1 Footings and slabs to be constructed in accordance with the relevant standards. 4.1.2 Footings and slabs to be constructed in accordance with the relevant standards. 4.1.3 Footings and slabs to be constructed in accordance with the relevant standards.

4.2 CONCRETE FINISHES - 4.2.1 Finish to be completed before commencement of construction. 4.2.2 Finish to be completed before commencement of construction. 4.2.3 Finish to be completed before commencement of construction.

4.3 CURBING - 4.3.1 Curbing to be completed before commencement of construction. 4.3.2 Curbing to be completed before commencement of construction. 4.3.3 Curbing to be completed before commencement of construction.

4.4 WALLS - 4.4.1 Walls to be completed before commencement of construction. 4.4.2 Walls to be completed before commencement of construction. 4.4.3 Walls to be completed before commencement of construction.

4.5 ROOFS - 4.5.1 Roofs to be completed before commencement of construction. 4.5.2 Roofs to be completed before commencement of construction. 4.5.3 Roofs to be completed before commencement of construction.

4.6 GLAZING - 4.6.1 Glazing to be completed before commencement of construction. 4.6.2 Glazing to be completed before commencement of construction. 4.6.3 Glazing to be completed before commencement of construction.

4.7 FLOORS - 4.7.1 Floors to be completed before commencement of construction. 4.7.2 Floors to be completed before commencement of construction. 4.7.3 Floors to be completed before commencement of construction.

4.8 INTERIORS - 4.8.1 Interiors to be completed before commencement of construction. 4.8.2 Interiors to be completed before commencement of construction. 4.8.3 Interiors to be completed before commencement of construction.

4.9 EXTERIORS - 4.9.1 Exteriors to be completed before commencement of construction. 4.9.2 Exteriors to be completed before commencement of construction. 4.9.3 Exteriors to be completed before commencement of construction.

4.10 FINISHES - 4.10.1 Finishes to be completed before commencement of construction. 4.10.2 Finishes to be completed before commencement of construction. 4.10.3 Finishes to be completed before commencement of construction.

**PART 5 - UTILITIES**

5.1 UTILITIES - 5.1.1 Utilities to be completed before commencement of construction. 5.1.2 Utilities to be completed before commencement of construction. 5.1.3 Utilities to be completed before commencement of construction.

5.2 WATER - 5.2.1 Water to be completed before commencement of construction. 5.2.2 Water to be completed before commencement of construction. 5.2.3 Water to be completed before commencement of construction.

5.3 SEWERAGE - 5.3.1 Sewerage to be completed before commencement of construction. 5.3.2 Sewerage to be completed before commencement of construction. 5.3.3 Sewerage to be completed before commencement of construction.

5.4 GAS - 5.4.1 Gas to be completed before commencement of construction. 5.4.2 Gas to be completed before commencement of construction. 5.4.3 Gas to be completed before commencement of construction.

5.5 TELEPHONE - 5.5.1 Telephone to be completed before commencement of construction. 5.5.2 Telephone to be completed before commencement of construction. 5.5.3 Telephone to be completed before commencement of construction.

5.6 POWER - 5.6.1 Power to be completed before commencement of construction. 5.6.2 Power to be completed before commencement of construction. 5.6.3 Power to be completed before commencement of construction.

5.7 WASTE - 5.7.1 Waste to be completed before commencement of construction. 5.7.2 Waste to be completed before commencement of construction. 5.7.3 Waste to be completed before commencement of construction.

5.8 OTHER - 5.8.1 Other to be completed before commencement of construction. 5.8.2 Other to be completed before commencement of construction. 5.8.3 Other to be completed before commencement of construction.

**PART 6 - FINISHES**

6.1 FINISHES - 6.1.1 Finishes to be completed before commencement of construction. 6.1.2 Finishes to be completed before commencement of construction. 6.1.3 Finishes to be completed before commencement of construction.

6.2 INTERIORS - 6.2.1 Interiors to be completed before commencement of construction. 6.2.2 Interiors to be completed before commencement of construction. 6.2.3 Interiors to be completed before commencement of construction.

6.3 EXTERIORS - 6.3.1 Exteriors to be completed before commencement of construction. 6.3.2 Exteriors to be completed before commencement of construction. 6.3.3 Exteriors to be completed before commencement of construction.

6.4 LANDSCAPE - 6.4.1 Landscape to be completed before commencement of construction. 6.4.2 Landscape to be completed before commencement of construction. 6.4.3 Landscape to be completed before commencement of construction.

6.5 UTILITIES - 6.5.1 Utilities to be completed before commencement of construction. 6.5.2 Utilities to be completed before commencement of construction. 6.5.3 Utilities to be completed before commencement of construction.

6.6 OTHER - 6.6.1 Other to be completed before commencement of construction. 6.6.2 Other to be completed before commencement of construction. 6.6.3 Other to be completed before commencement of construction.

**ABBREVIATIONS**

NL: NATURAL GROUND LINE  
 RL: RELATIVE LEVEL  
 FFL: FINISHED FLOOR LEVEL  
 FCL: FINISHED CEILING LEVEL  
 UFL: UPPER FLOOR LEVEL  
 UCL: UPPER CEILING LEVEL  
 AW: AWNING WINDOW  
 FW: FIXED WINDOW  
 SW: SLIDING WINDOW  
 BW: BIFOLD WINDOW  
 SD: SLIDING DOOR  
 STD: STACKED DOOR  
 BF: BIFOLD DOOR  
 DP: DOWNPIPE  
 SP: SPRINGER  
 PO: PRINCIPAL PRIVATE OPEN SPACE  
 PPS: PRIVATE OPEN SPACE  
 CSO: CSO FLUSH JAMB

**BAL-20 REQUIREMENTS**

**BUSHPRE CONSTRUCTION SPECIFICATION BAL-20**

**ASHPRE-14**

GAPS WHERE A CIRCULAR PROBE OF 3MM DIAMETER IS CAPABLE OF BEING PASSED THROUGH EXTERNAL VENT OR GAPS WILL BE SCREENED.

SUBFLOOR SUPPORTS - ARE TO BE NON-COMBUSTIBLE STEEL.

FLOORS - UNENCLOSED SUBFLOOR SPACE - PIERS, BEARERS & FLOORING TO BE NON-COMBUSTIBLE MATERIALS.

EXTERNAL WALLS - EXPOSED COMPONENTS TO BE NON-COMBUSTIBLE MATERIALS. EXTERNAL WALL GLAZING/SCREENS EXTERNALLY TO THE FRAME SUITED TO BAL-20.

ALL JOINTS IN THE EXTERNAL SURFACE OF THE WALLS WILL BE COVERED, SEALED, OVERLAPPED, BACKED OR BUTT JOINTED TO PREVENT GAPS -3MM.

VENTS IN EXTERNAL WALLS SHALL BE SCREENED WITH A MESH WITH A MAXIMUM APERTURE OF 3MM MADE OF CORROSION RESISTANT STEEL, BRONZE OR ALUMINIUM. EXCEPT VENTS THAT HAVE AN APERTURE OF 3MM.

**EXTERNAL GLAZED ELEMENTS AND EXTERNAL DOORS**

SCREENS FOR WINDOWS AND DOORS WILL HAVE A MESH WITH A MAXIMUM APERTURE OF 3MM MADE OF CORROSION RESISTANT STEEL, BRONZE OR ALUMINIUM. GAPS BETWEEN THE SCREENS AND THE BUILDING WILL NOT EXCEED 3MM.

WINDOW FRAMES ARE ALUMINIUM. GLAZING WILL BE TOUGHENED GLASS MIN. OF 9MM GLAZED LESS THAN 400MM FROM THE GROUND WILL BE SCREENED EXTERNALLY. CRONABLE PORTIONS OF WINDOWS WILL BE SCREENED WITH SCREENS.

DOORS - SIDE HUNG EXTERNAL DOORS - COMPLETELY SCREENED AS FOR WINDOWS. OVERDOOR & DOOR FRAME MATERIALS TO BE NON-COMBUSTIBLE.

SOLID TIMBER LAMINATED/CONSTITUTED TIMBER, MIN THICKNESS OF 30MM FOR FIRST 400MM ABOVE THRESHOLD HEIGHT. OR FULLY FRAME GLAZED DOORS WITH FRAMING FROM METAL OR BUSH-FIRE RESISTING TIMBER (APPENDIX F). DOOR HARDWARE TO BE METAL.

DOORS - SLIDING - BOTH THE DOOR FRAME SUPPORTING THE DOOR AND THE FRAMING SURROUNDING THE GLAZING ARE ALUMINIUM. THE GLAZING TO BE TOUGHENED GLASS MIN. 9MM THICK TO BE TIGHT-FITTING IN THE FRAME.

DOORS - GARAGE DOORS - NON-COMBUSTIBLE MATERIAL OR BUSH-FIRE RESISTING TIMBER (APPENDIX F) OR FC SHEET, MIN. 9MM. PROTECTED WITH WEATHER STRIPS OR BRUSHES OR GUIDE TRACKS. ANY VENTILATION SLOTS TO BE FITTED WITH EMERGENCY PROTECTOR.

ROOF TO WALL JOINTS TO BE SEALED TO ELIMINATE GAPS -3MM. ROOF VENTILATION OPENINGS TO BE FITTED WITH NON-COMBUSTIBLE EMERGENCY GUARDS WITH A MAX. 3MM APERTURE. PIPE OR CONDUIT PENETRATING THE ROOF COVERING TO BE NON-COMBUSTIBLE.

ROOF PENETRATIONS - SHALL BE ADEQUATELY SEALED AT THE ROOF TO PREVENT GAPS -3MM. THE MATERIAL USED TO SEAL THE PENETRATION TO BE NON-COMBUSTIBLE.

**STEPS & LANDINGS**

UNENCLOSED STEPS AND LANDINGS - SUPPORTS, FRAMING AND FLOORING TO BE NON-COMBUSTIBLE OR BUSH-FIRE RESISTANT TIMBER OR A COMBINATION OF BOTH.

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

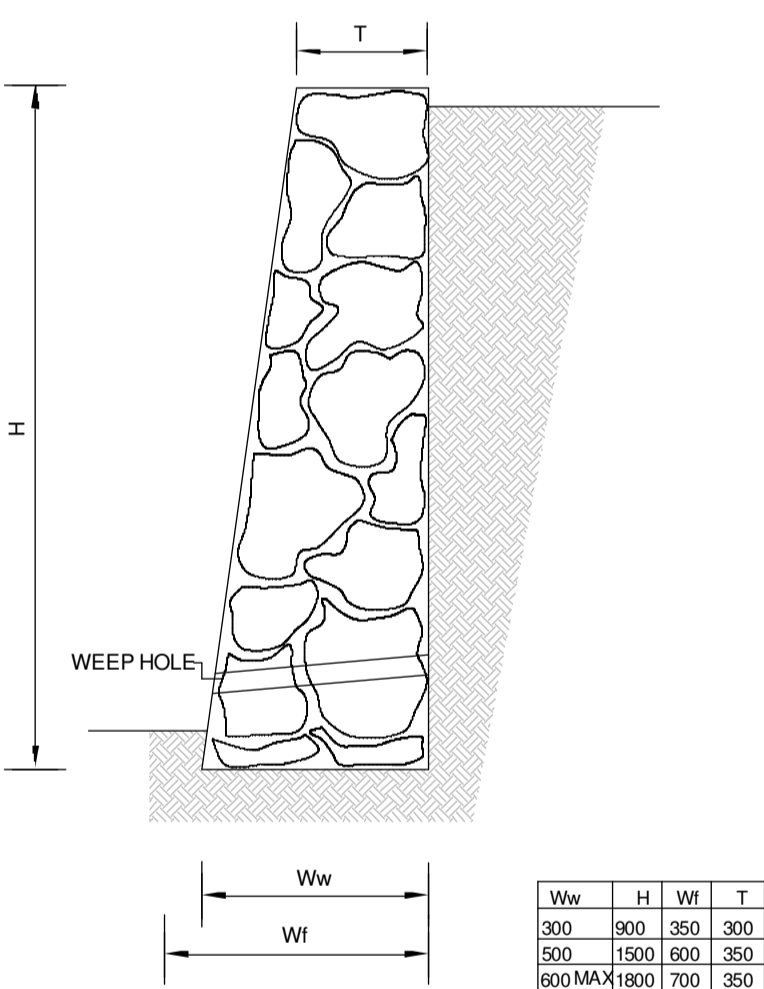
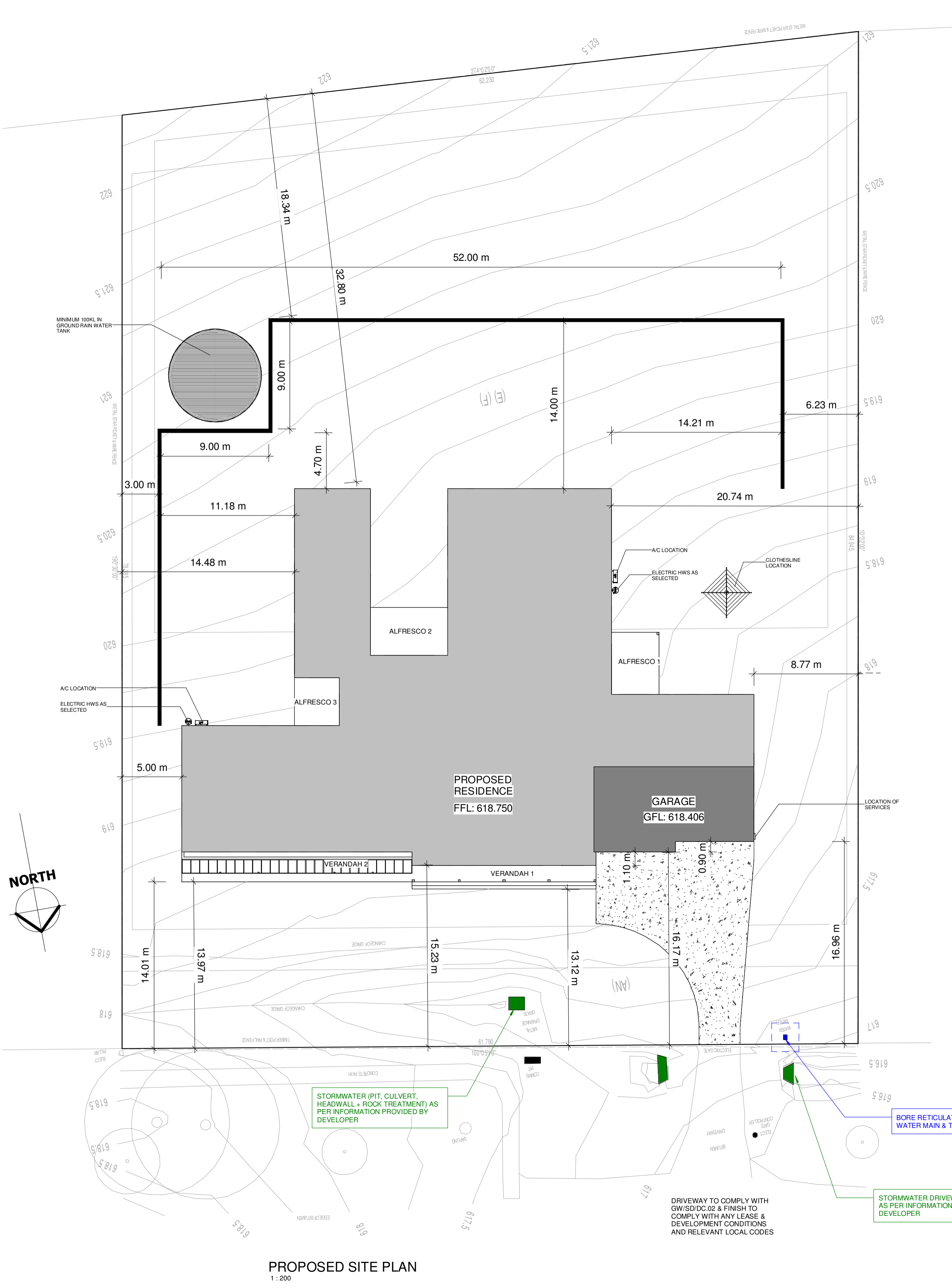
**NOTE: ALL SITE INFORMATION AND CONTOURS AS PER PLANS PROVIDED BY M & M SURVEYS**

**DATE: 05.08.2024**

**REF: 4938201.DWG**

**NOTE: ALL RETAINING WALLS TO BE BUILT WHOLLY WITHIN BLOCK BOUNDARIES**

**ALL CUTS & FFL TO BE VERIFIED ON SITE BY A REGISTERED SURVEYOR**



Ww	H	Wf	T
300	900	260	300
500	1500	600	350
600 MAX	1800	700	350
700	2100	800	400


AREA: 5050m<sup>2</sup>

SITE COVERAGE	
SITE COVERAGE	1037.04 m <sup>2</sup>
Total	1037.04 m <sup>2</sup>

PROPOSED GFA AREA	
1. LIVING	886.13 m <sup>2</sup>
1. GARAGE	90.58 m <sup>2</sup>
Total	976.71 m <sup>2</sup>


PROPOSED NON GFA	
2. VERANDAH 2	48.38 m <sup>2</sup>
2. VERANDAH 1	30.90 m <sup>2</sup>
2. ALFRESCO 2	26.00 m <sup>2</sup>
2. ALFRESCO 1	20.76 m <sup>2</sup>
2. ALFRESCO 3	15.12 m <sup>2</sup>
Total	141.16 m <sup>2</sup>

FOR CONSTRUCTION




Building Design, Architectural Illustrations, BASIX & Energy Ratings  
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BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA



MASTER BUILDERS

Client Name: EDUARDO FLORES

Project : PROPOSED RESIDENCE

Address: LOT 68 SUTTON DP 271494  
14 GUISE STREET, SUTTON NSW 2620

Sheet Name: SITE PLAN

Project number	5377-A	Scale	@A1
Date	22.10.2024	1 : 200	
Drawn by	STUDIO56	Design by	STUDIO56

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