

B

GENERAL NOTES - COMMERCIAL WORKS

- ANY DISCREPANCIES OR CONFLICTING NOTATIONS ON THESE DRAWINGS ARE TO BE REFERRED TO THE DESIGNER FOR CLARIFICATION BEFORE PROCEEDING WITH ANY WORK.
- DO NOT SCALE DRAWINGS, FIGURED DIMENSIONS TO TAKE PREFERENCE.
- THE BUILDER SHALL CHECK ALL LEVELS, SOIL CONDITIONS AND DIMENSIONS PRIOR TO COMMENCEMENT OF ANY WORK.
- ALL WORK TO COMPLY WITH THE CURRENT RELEVANT SAA CODES, BY-LAWS, THE NATIONAL CODE COMPLIANCE.
- UNLESS OTHERWISE SPECIFIED, THE TERM BCA SHALL REFER TO NATIONAL CONSTRUCTION CODE (Series 2015), BUILDING CODE OF AUSTRALIA VOLUME 1
- GENERALLY COMPLY WITH:
AS. 1684 - LIGHT TIMBER FRAMING CODE.
AS. 1288 - 1989 - GLASS INSTALLATION CODE.
AS. 2870 - 1996 - RESIDENTIAL SLABS AND FOOTINGS CODE.
AS. 3700 - BRICKWORK CODE.
AS. 1428 – DESIGN FOR ACCESS AND MOBILITY
- STEP SIZES (OTHER THAN SPIRAL STAIRS) TO BE:
- TREADS (Goings) 355mm MAX AND 250mm MIN FOR PUBLIC STAIRWAYS AND 355mm MAXIMUM AND 240mm MINIMUM FOR PRIVATE STAIRWAYS,
- RISERS 190mm MAX AND 115mm MIN.
- 2R + 1G = 700mm MAX AND 550mm MIN.
- WITH LESS THAN 125max GAP BETWEEN OPEN TREADS.

IF OPEN TREADS. HANDRAILS 1000mm AT LANDINGS
865mm AT STEPS, 125mm BETWEEN RAILS MUST COMPLY TO PART 3.9.1. OF BUILDING CODE OF AUSTRALIA.
- ALL TREADS, LANDINGS AND THE LIKE TO HAVE A SLIP-RESISTANT CLASSIFICATION OF P3 OR R10 FOR DRY SURFACE CONDITIONS AND P4 OR R11 FOR WET SURFACE CONDITIONS, OR A NOSING STRIP WITH A SLIP-RESISTANCE CLASSIFICATION OF P3 FOR DRY SURFACE CONDITIONS AND P4 FOR WET SURFACE CONDITIONS.
- PROVIDE BALUSTRADES WHERE CHANGE IN LEVEL EXCEEDS 1000mm ABOVE THE SURFACE BENEATH LANDINGS, RAMPS AND/OR TREADS. BALUSTRADES (other than tensioned wire balustrades) TO BE:
- 1000mm MIN ABOVE FINISHED SURFACE LEVEL OF BALCONIES, LANDINGS OR THE LIKE,
- 865mm MIN ABOVE FINISHED SURFACE LEVEL OF STAIR NOSING OR RAMP, AND
- VERTICAL WITH LESS THAN 125mm GAP BETWEEN, AND
- ANY HORIZONTAL ELEMENT WITHIN THE BALUSTRADE BETWEEN 150mm AND 760mm ABOVE THE FLOOR MUST NOT FACILITATE CLIMBING WHERE CHANGES IN LEVEL EXCEEDS 4000mm ABOVE THE SURFACE BENEATH LANDINGS, RAMPS AND/OR TREADS.

WIRE BALUSTRADE CONSTRUCTION TO COMPLY WITH NCC 2014, BCA Part 3.9.2.3 FOR CLASS 1 AND 10 BUILDINGS AND NCC 2014, BCA VOL 1, Part D2.16 FOR OTHER CLASSES OF BUILDINGS.
- TOP OF HANDRAILS TO BE MINIMUM 825mm VERTICALLY ABOVE STAIR NOSINGS AND FLOOR SURFACE OF RAMPS.
- WATERPROOFING OF WET AREAS TO COMPLY WITH BCA Part F1.7 AND AS. 3740-2010
- THE BUILDER SHALL TAKE ALL STEPS NECESSARY TO ENSURE THE STABILITY AND GENERAL WATER TIGHTNESS OF ALL NEW AND/OR EXISTING STRUCTURES AND ALL ESSENTIAL SERVICES TO BE MAINTAINED DURING ALL WORKS
- CERAMIC WALL TILING TO BE LAYED OVER 6.0mm VILLA BOARD SHEET OR WATER RESISTANT PLASTERBOARD.
- TO 300mm ABOVE KITCHEN SINK, HAND BASINS, TROUGHS OR THE LIKE
- 800mm ABOVE BASE TO ALL WALLS OF SHOWER ENCLOSURE.
- THE BUILDER SHALL PROVIDE DAMPCOURSE THROUGHOUT ALL NEW WORKS.
- ALL CONTROL JOINTS TO BE IN ACCORDANCE WITH CEMENT AND CONCRETE ASSOCIATION TN61. - 7.0M MAX. SPACING FOR CLASS M & H
- BUILDINGS IN MARINE OR OTHER EXPOSURE ENVIRONMENTS SHALL HAVE MASONRY UNITS, MORTAR AND ALL BUILT IN COMPONENTS AND THE LIKE COMPLYING WITH THE DURABILITY REQUIREMENTS OF AS3700-2011 MASONRY STRUCTURES
- IF THE BUILDING IS DEEMED TO BE LOCATED IN AN AREA WHICH IS SUBJECT TO TERMITE INFESTATION, THE BUILDING MUST BE PROTECTED IN ACCORDANCE WITH THE PROVISIONS OF AS 3660.1, SECTION 3.1.3 OF THE B.C.A. 1996
- NOTE: IF FOOTING ARE IN FILLING, ALL FILLING IS TO BE REMOVED DOWN TO AND 150 mm INTO NATURAL UNDISTURBED CLAY SURFACE AND BACKFILLED WITH 15 MPa MASS CONC TO UNDERSIDE OF FOOTINGS

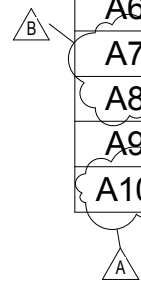
- ALL NEW BRICKWORK IS TO BE ARTICULATED AS PER THE METHOD GIVEN IN CEMENT & CONCRETE ASSOCIATION OF AUSTRALIA PUBLICATION, "ARTICULATED WALLING" - TECHNICAL NOTE 61 OR THE EQUIVALENT.
- PROVIDE CAVITY FLASHING AND WEEP HOLES TO THE EXTERNAL WALLS OF THE BUILDING AS REQUIRED BY PART 3.3.4 OF THE BUILDING CODE OF AUSTRALIA. THE WEEP HOLES ARE TO BE ABOVE THE CAVITY FLASHING AT NOT MORE THAN 1.2 METRES CENTRES.
- PROTECTIVE COATINGS TO STEEL WORK ALL STEEL WORK SHALL HAVE 2 COATS OF ALKYD OR GLOSS, OR HOT DIP GALVANIZED 300g/m2, OR LINTELS IN MASONRY WITHIN 1km FROM COAST 600g/m2
- TREATED TIMBER HAZARD GUIDE.
H1 = INSIDE, ABOVE GROUND, DRY
H2(LOSP) = INSIDE, ABOVE GROUND, DRY
H3 = OUTSIDE, ABOVE GROUND
H4 = OUTSIDE, IN GROUND
- C.L. = CEILING LEVEL
F.F.L. = FINISHED FLOOR LEVEL
- REFER TO CIVIL ENGINEERS DESIGN AND DETAILS FOR ALL STORMWATER, CAR PARKING AND DRIVEWAY CONSTRUCTION REQUIREMENTS.
- ALL STORM WATER TO BE TAKEN TO LEGAL POINT OF DISCHARGE TO THE RELEVANT AUTHORITIES' APPROVAL
- STORM AND SURFACE WATER FROM THE BASE OF THE SITE CUT AND FROM THE BASE OF ANY FILLED AREA IS TO BE COLLECTED BY AN APPROVED DRAINAGE SYSTEM AND CONVEYED TO A LEGAL POINT OF DISCHARGE. THE SURFACE OF THE GROUND ADJACENT THE BUILDING IS TO BE GRADED TO FALL 50mm AWAY FROM THE BUILDING OVER A DISTANCE OF 1.0m
- THE BUILDER AND SUBCONTRACTOR SHALL ENSURE THAT ALL STORMWATER DRAINS, SEWER PIPES AND THE LIKE ARE LOCATED AT A SUFFICIENT DISTANCE FROM ANY BUILDINGS FOOTINGS AND/OR SLAB EDGE BEAMS SO AS TO PREVENT GENERAL MOISTURE PENETRATION, DAMPNESS, WEAKENING AND UNDERMININ OF ANY BUILDING AND ITS FOOTING SYSTEM.
- INSTALLATION OF ALL SERVICES SHALL COMPLY WITH THE RESPECTIVE SUPPLY AUTHORITIES REQUIREMENTS
- DOORS FOR EGRESS TO BE READILY OPENABLE IN THE DIRECTION OF EGRESS, BY A SINGLE HANDED DOWNWARD ACTION. THE DOOR FURNITURE IS TO BE LOCATED BETWEEN 900mm AND 1200mm FROM FLOOR LEVEL. ALL DOORS TO ALLOW 850mm CLEAR OPENING WIDTH (MINIMUM WIDTH DOOR 920mm) AND MINIMUM UNOBSTRUCTED HEIGHT OF 2m.
- WINDOW SIZES NOMINATED ARE NOMINAL ONLY. ACTUAL SIZES MAY VARY ACCORDING TO MANUFACTURER. WINDOWS TO BE FLASHED ALL AROUND.
- ALL GLASS TO CONFORM WITH THE BCA AND AS1288-2006. GLAZING AND GLAZING CHANNELS TO MATCH EXISTING.
- SMOKE DETECTORS TO BE INSTALLED AS PER BCA VOL 1 PART E2 AND COMPLY WITH AS 3786 AND AS1670.
- REFER TO FIRE SERVICES DESIGN FOR ALL HYDRANT, HOSE REELS AND EXTINGUISHER DETAILS.
- PORTABLE FIRE EXTINGUISHERS TO COMPLY WITH AS2444-2001. . FIRE INDICES OF MATERIALS, LININGS AND SURFACE FINISHES TO COMPLY WITH SPECIFICATION C1.10 IN THE BCA 2014.
- ANY SWITCHBOARDS LOCATED IN THE PATH OF TRAVEL TO EXITS MUST BE ENCLOSED IN METAL OR OTHER NON COMBUSTIBLE CONSTRUCTION WITH ANY OPENINGS SUITABLY SEALED AGAINST SMOKE SPREADING FROM THE ENCLOSURE.
- SIGNIFICANT SWITCHBOARDS SHALL BE PROVIDED WITH A 5kg CARBON DIOXIDE ENTINGUISHER OR ANOTHER TYPE OF ENTINGUISHER WITH A MINIMUM CLASSIFICATION OF 1A:E AND FITTED WITH A HOSE COMPLETE WITH ENTINGUISHER IDENTIFICATION SIGNAGE AND SHALL BE LOCATED BETWEEN 2m AND 20m FROM THE SIGNIFICANT SWITCHBOARD
- FIRE HAZARD PROPERTIES OF MATERIALS AND ASSEMBLIES TO COMPLY WITH BCA SPECIFICATION C1.10
- SPRINKLERS (if required) TO ALL NEW AREAS IN ACCORDANCE WITH AS2118.1-2006 AND OTHER RELEVANT CODES.

- EMERGENCY LIGHTING TO BE INSTALLED IN ACCORDANCE WITH THE BCA AND TO COMPLY WITH AS2293

"RUNNING MAN" SIGNS MUST BE INSTALLED TO AS2293.3 LATEST VERSION.
- EXIT PATHS WILL NOT BE AFFECTED BY THE PROPOSED ALTERATIONS. ALL PATHS OF TRAVEL TO HAVE MINIMUM 1M WIDTH CLEAR OF ALL PROJECTIONS.
- ARTIFICIAL LIGHTING TO COMPLY WITH AS1680.0-2009.
- MECHANICAL VENTILATION OR AIR-CONDITIONING OF ROOMS TO BE PROVIDED WITH A SYSTEM COMPLYING WITH AS1668.2 AND AS/NZS 3666.1 AS AMENDED. EXHAUST OUTLETS TO BE LOCATED NO CLOSER THAN 6.0m TO FRESH AIR INLETS.
- THESE PLANS HAVE BEEN PREPARED FOR THE EXCLUSIVE USE BY THE CLIENT OF ALLIED DESIGN CONSULTANTS ('THE DESIGNER') FOR THE PURPOSE EXPRESSLY NOTIFIED TO THE DESIGNER. ANY OTHER PERSON WHO USES OR RELIES ON THESE PLANS WITHOUT THE DESIGNER'S WRITTEN CONSENT DOES SO AT THEIR OWN RISK AND NO RESPONSIBILITY IS ACCEPTED BY THE DESIGNER FOR SUCH USE AND/OR RELIANCE.
- THE APPROVAL BY THIS OFFICE OF SUBSTITUTE MATERIAL, WORK PRACTICE, CARIATION OR THE LIKE IS NOT AN AUTHORISATION FOR ITS USE OR CONTRACT VARIATION. ANY SAID VARIATIONS MUST BE ACCEPTED BY ALL PARTIES TO THE AGREEMENT AND WHERE APPLICABLE THE RELEVANT BUILDING SURVEYOR PRIOR TO IMPLEMENTING THE SAID VARIATION.

DRAWING SCHEDULE		
No.	Sheet Name	Rev

A0	Cover & General Notes	B
A1	Existing Conditions	B
A2	Proposed Floor Plan	B
A3	Proposed Elevations	B
A4	Accessible WC & Elevations	B
A5	Internal Elevations	B
A6	Proposed Site Plan	B
A7	Section	
A8	Slab Plan & Details	
A9	Member Schedule & Notes	
A10	Bushfire Management Plan	A



DP - AD 274

493 HARGREAVES ST, BENDIGO. 3550
PHONE (03)5441 4000
FAX (03)5441 1439

EMAIL design@alliedconsultants.com.au
WEB www.alliedconsultants.com.au

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No.	Description	By	Date
A	Photo's and Management notes	DJJ	06/08/15
B	Revised drawings	KO	21/08/15

ALTERATIONS & ADDITIONS
FOR: BENDIGO YACHT CLUB
AT: SUNSET DRIVE, EPPALOCK

JOB No
21698

DATE
APR 15

REV
B

DRAWN BY
KO

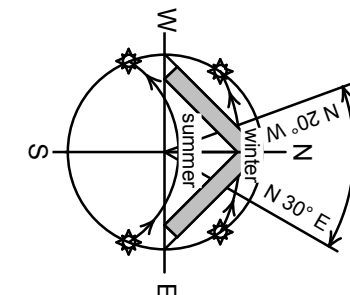
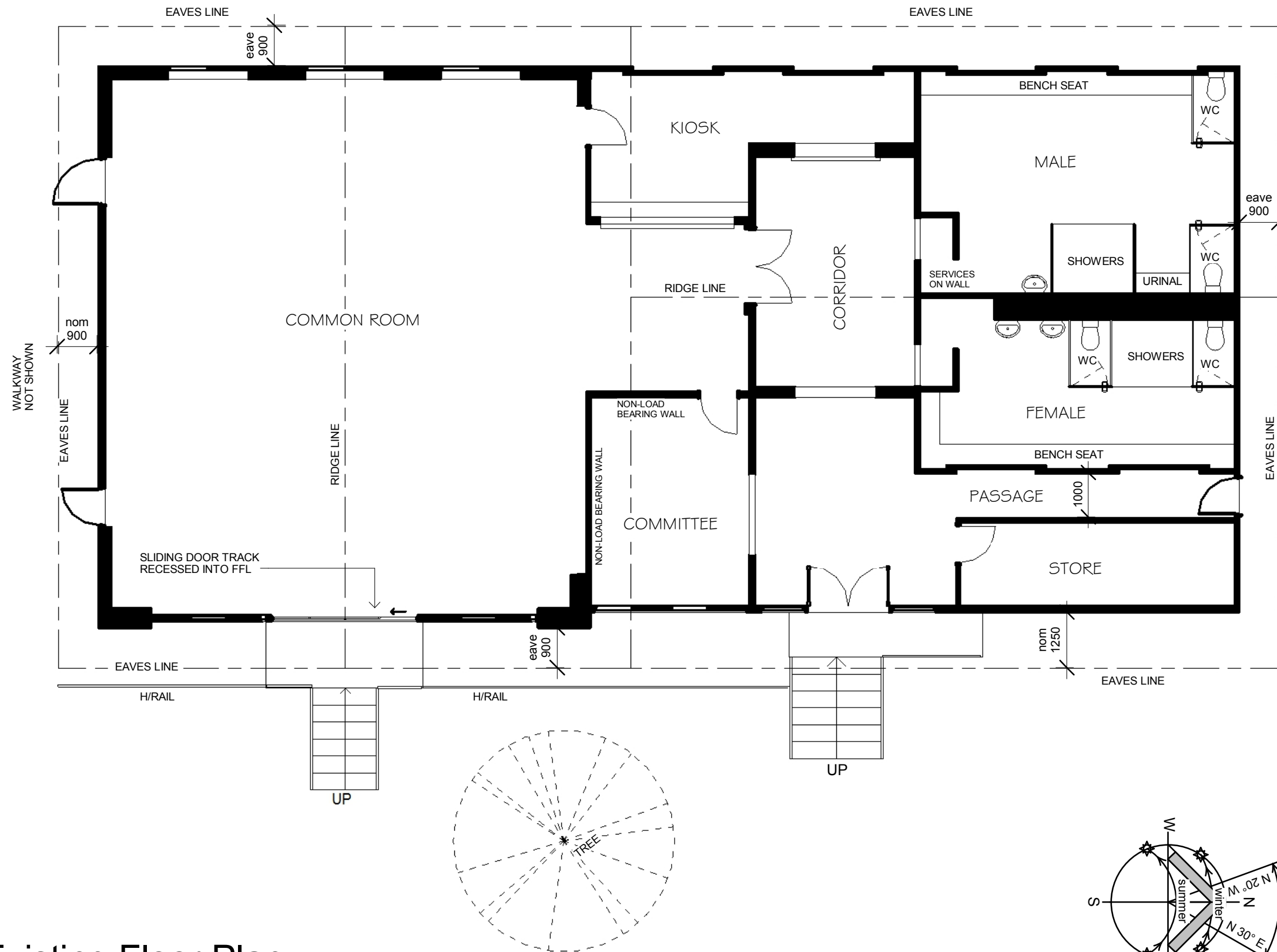
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SCALE
SEE PLAN

SHEET SIZE
A3

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1

Existing Floor Plan

1 : 100

BUILDING AREA = 319m2

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PHONE (03)5441 4000
FAX (03)5441 1439
EMAIL design@alliedconsultants.com.au
WEB www.alliedconsultants.com.au
DIV OF BRIDBAX PTY LTD. ABN No. 86 082 299 456

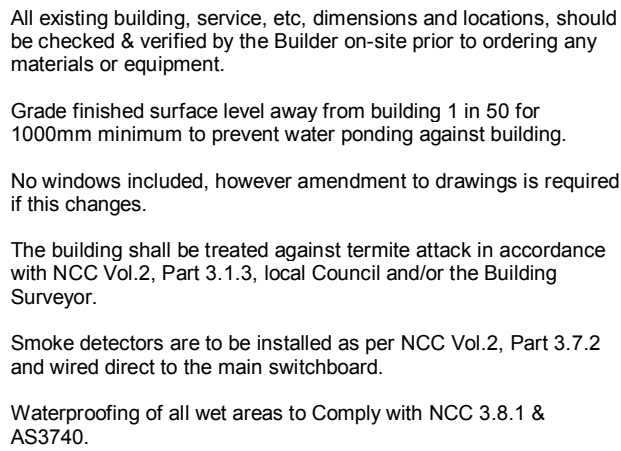
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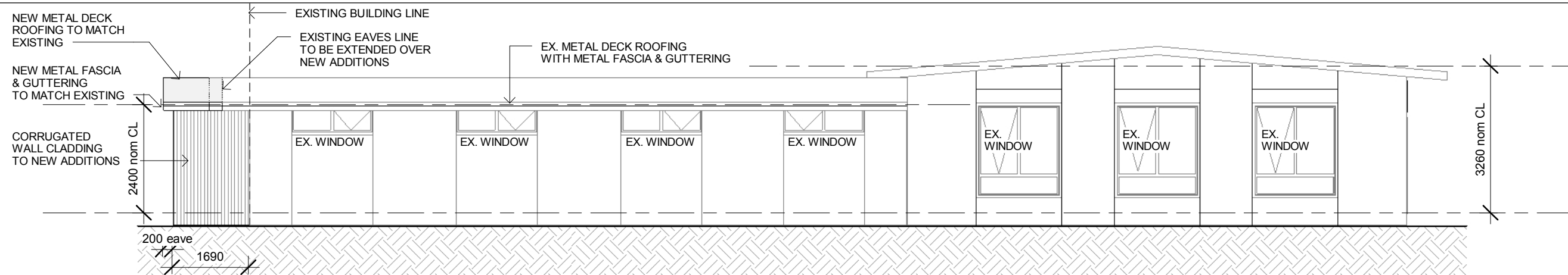
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B	Revised drawings	KO	21/08/15

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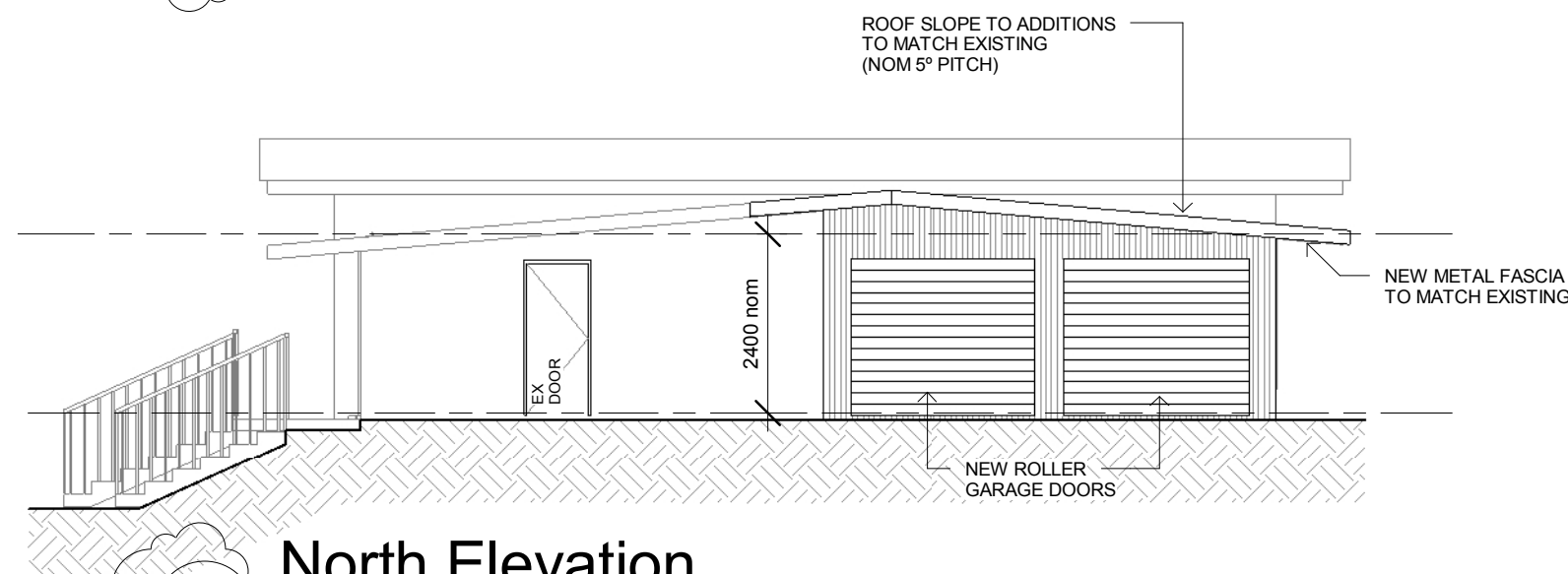
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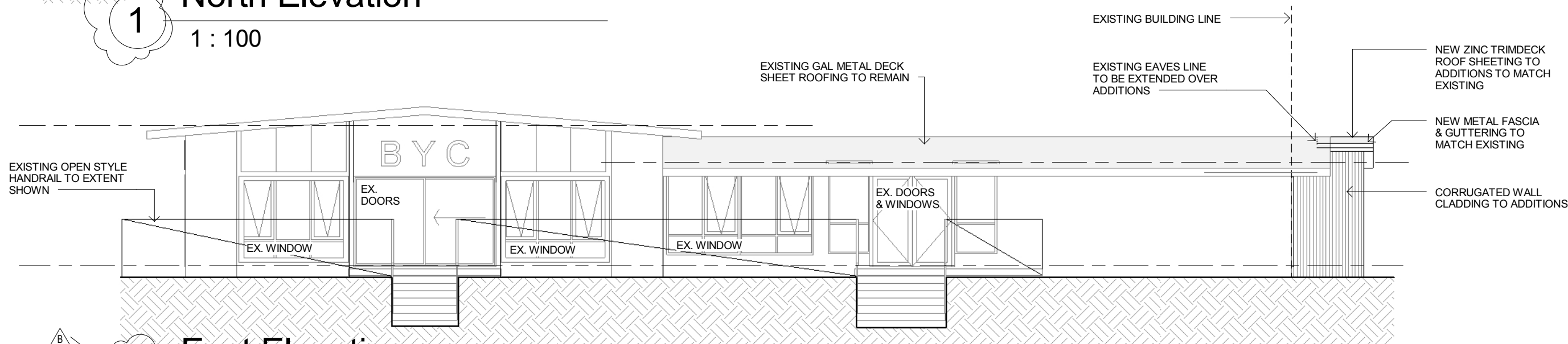




2 West Elevation
1 : 100



1 North Elevation
1 : 100



4 East Elevation
1 : 100

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PHONE (03)5441 4000
FAX (03)5441 1439
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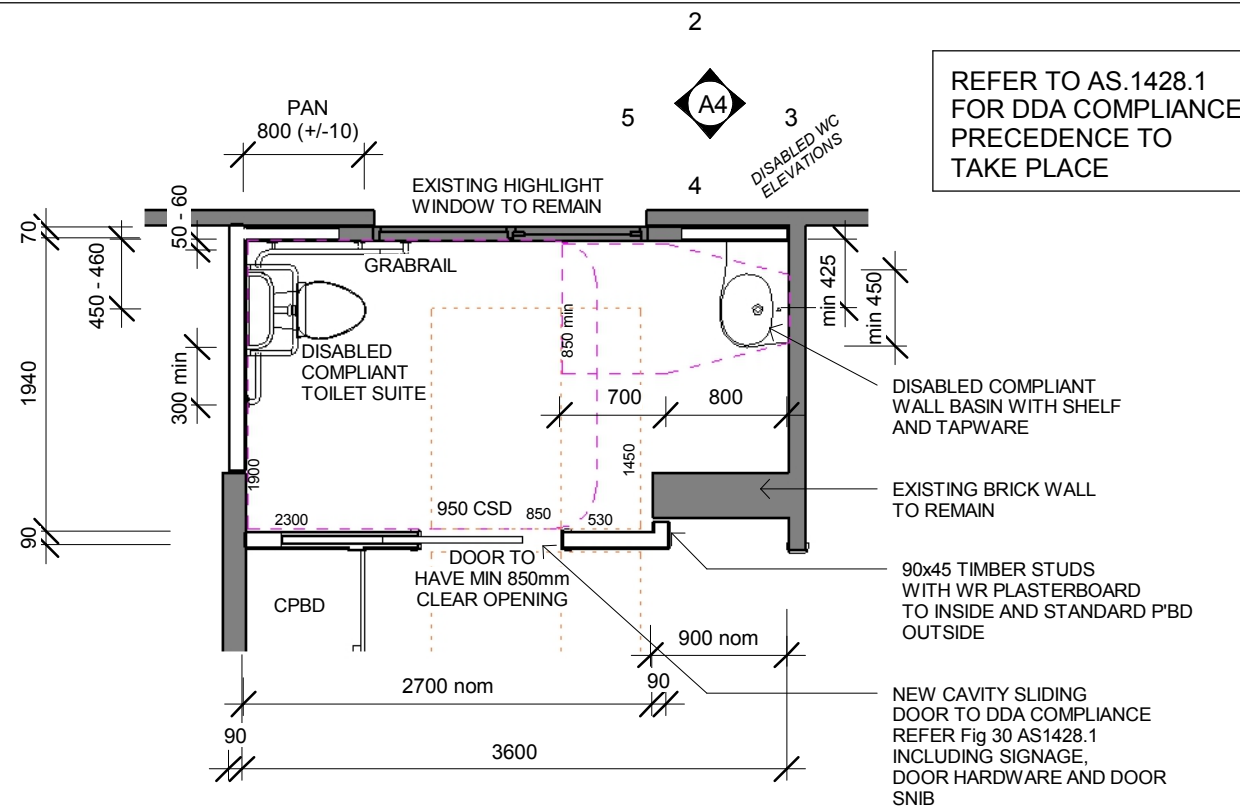
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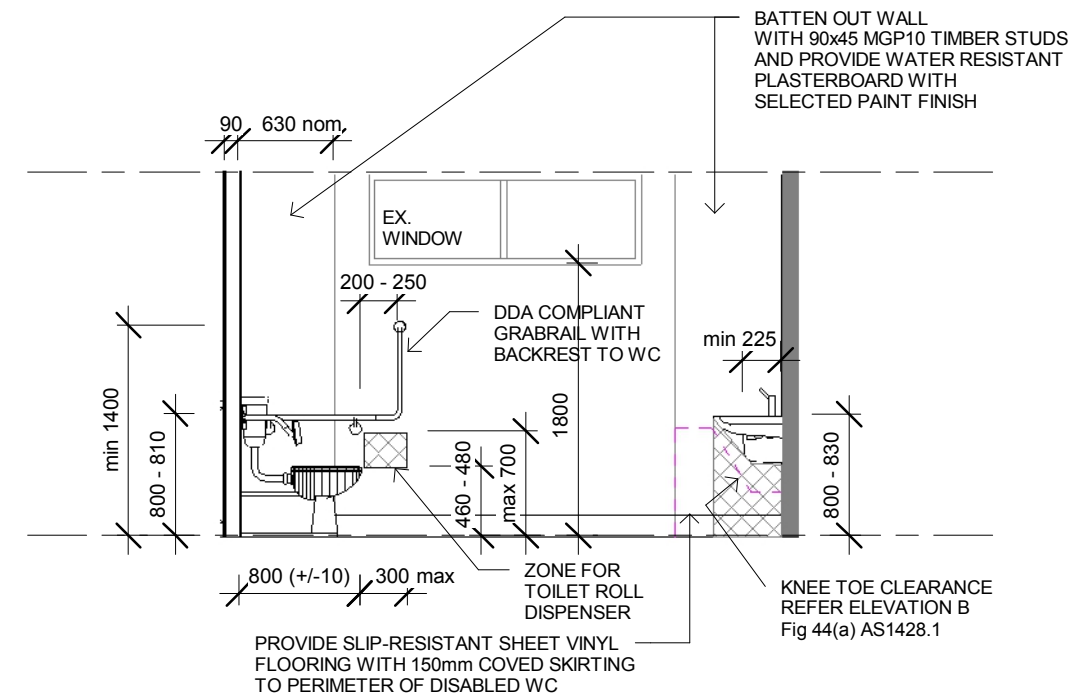
ALTERATIONS & ADDITIONS
FOR: BENDIGO YACHT CLUB
AT: SUNSET DRIVE, EPPALOCK

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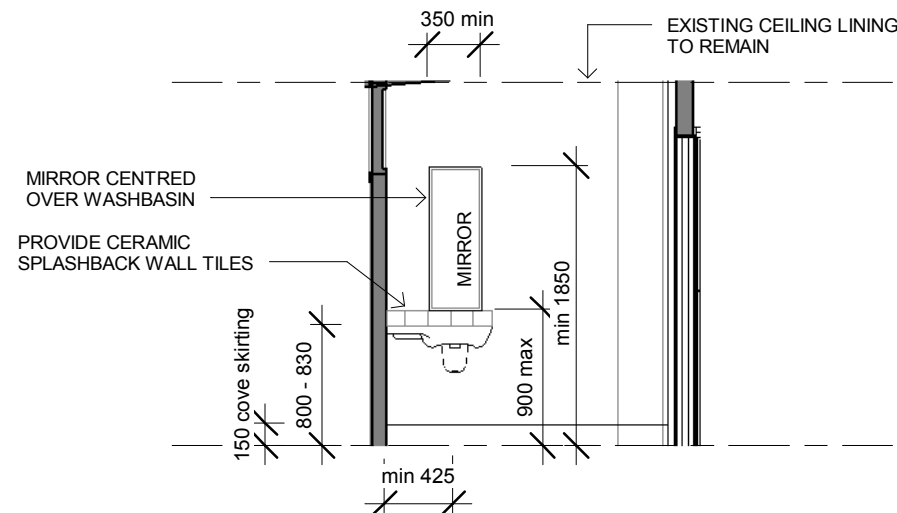
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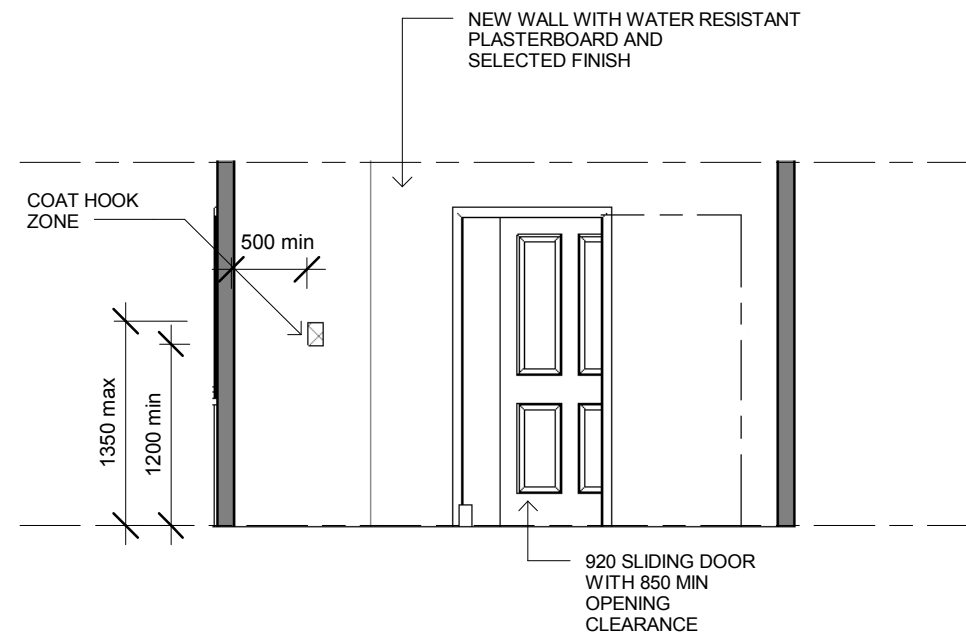
1 ACCESSIBLE WC
1 : 50



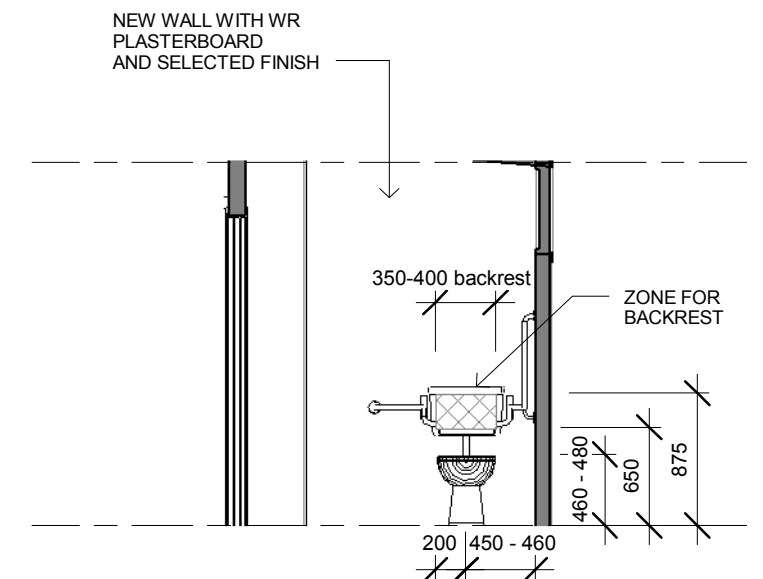
2 Int Elev - Accessible-1
1 : 50



3 Int Elev - Accessible-2
1 : 50



4 Int Elev - Accessible-3
1 : 50



5 Int Elev - Accessible-4
1 : 50

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493 HARGREAVES ST, BENDIGO. 3550
PHONE (03)5441 4000
FAX (03)5441 1439
EMAIL design@alliedconsultants.com.au
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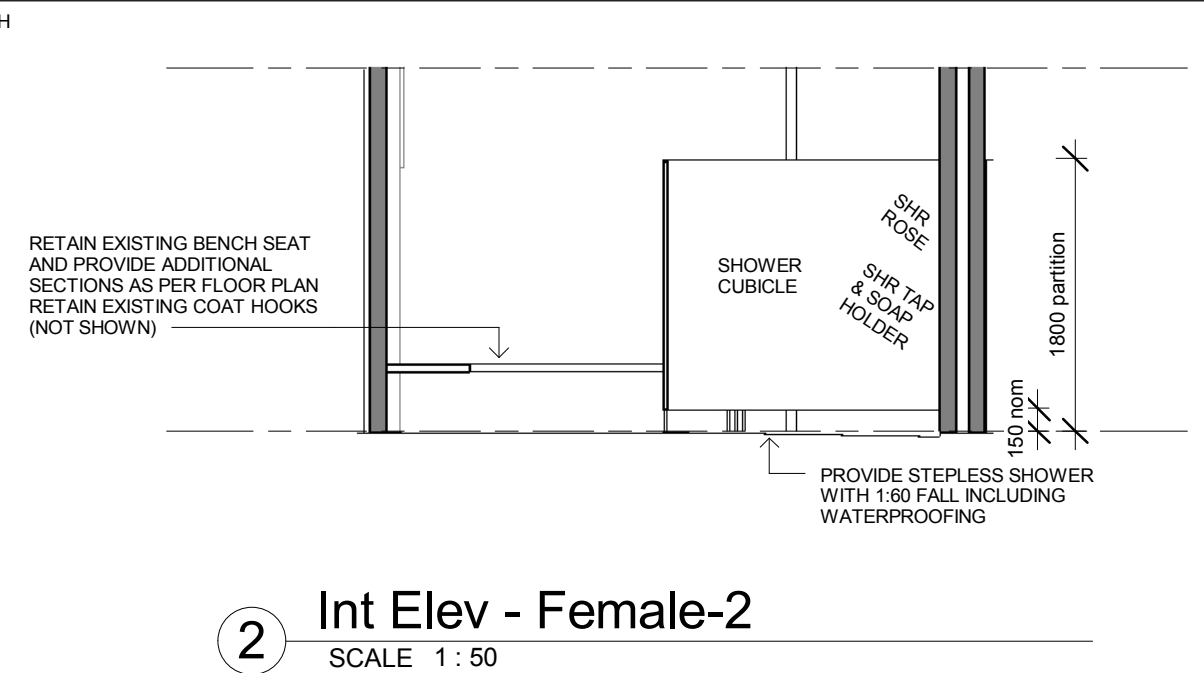
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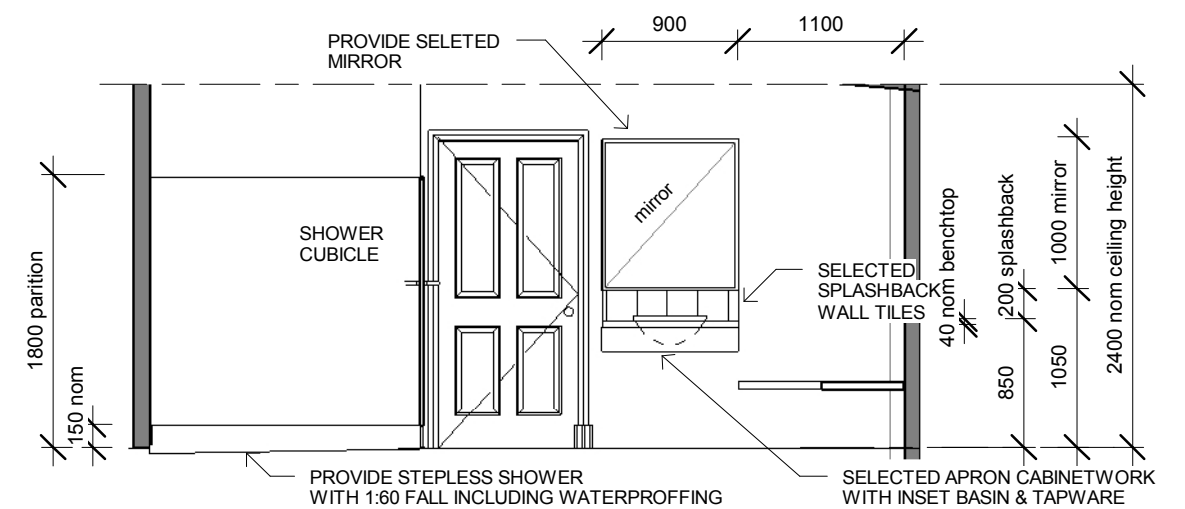
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Int Elev - Female-2

SCALE 1 : 50

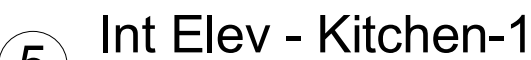


SCALE 1 : 50

SCALE 1 : 50

4 Int Elev - Male-2
SCALE 1:50

SCALE 1 : 50



SCALE 1 : 50

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ALTERATIONS & ADDITIONS
FOR: BENDIGO YACHT CLUB
AT: SUNSET DRIVE, EPPALOCK

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EVAPORATION
DAM THIS DIRECTION
REFER TO PAGE A7
FOR EXPANDED VIEW

PROVIDE SEALED
DISABLED CAR
PARKING SPACE
AND ACCESS PATH
IN ACCORDANCE
WITH AS1428

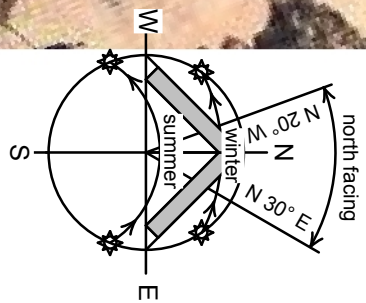
PROPOSED
ADDITIONS

EXISTING
PUMP WELL

EXISTING
TREE TO
REMAIN

50M from Full Supply Level
of Lake Eppalock and measured
from 193.91m AHD Level

RAMP
ACCESS



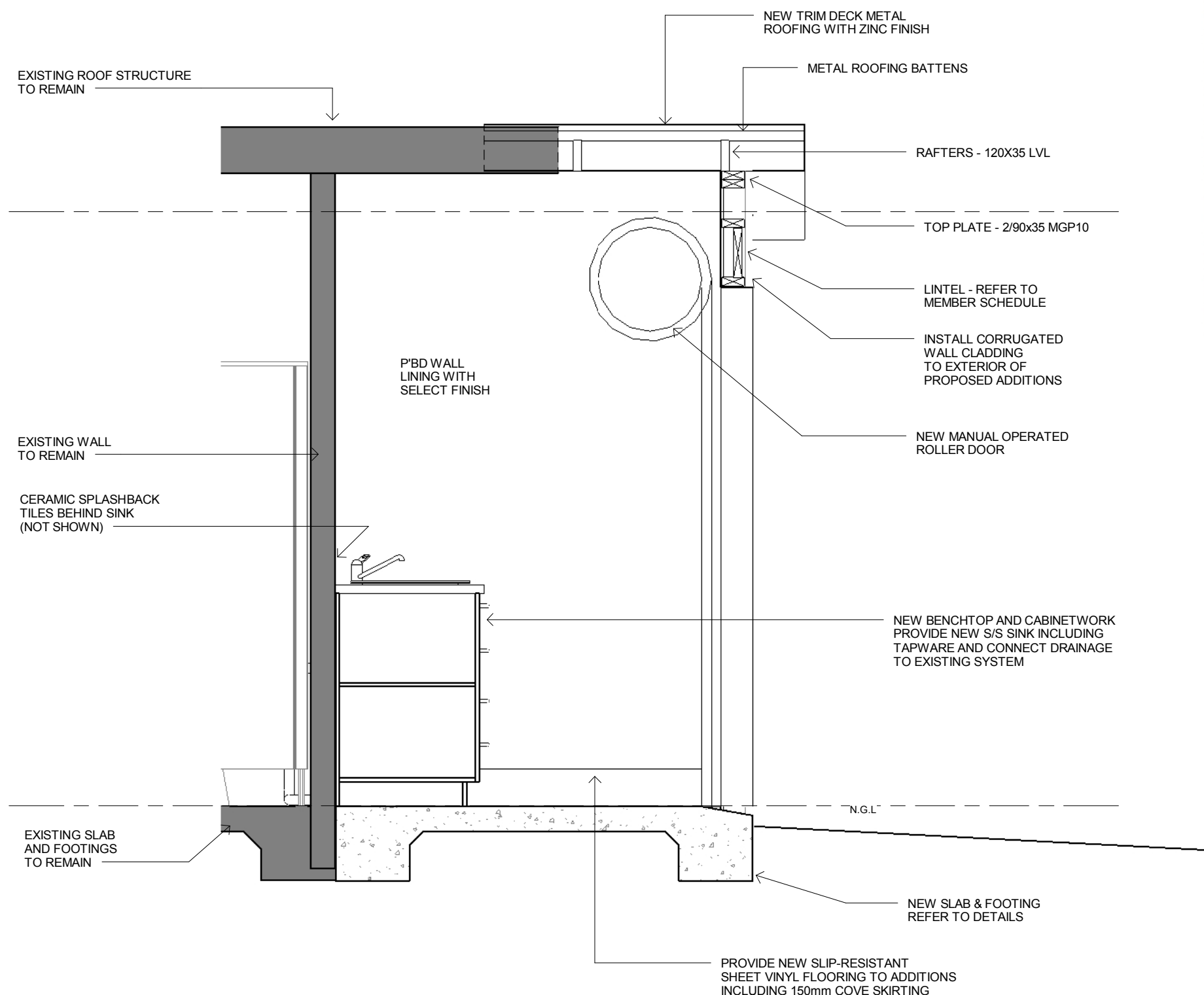
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PHONE (03)5441 4000
FAX (03)5441 1439
EMAIL design@alliedconsultants.com.au
WEB www.alliedconsultants.com.au
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FOR: BENDIGO YACHT CLUB
AT: SUNSET DRIVE, EPPALOCK

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SHEET SIZE		A3			
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PUMP WELL AERIAL PHOTO

N.T.S

1 Section A-A 1 : 20

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FAX (03)5441 1439
EMAIL design@alliedconsultants.com.au
WEB www.alliedconsultants.com.au
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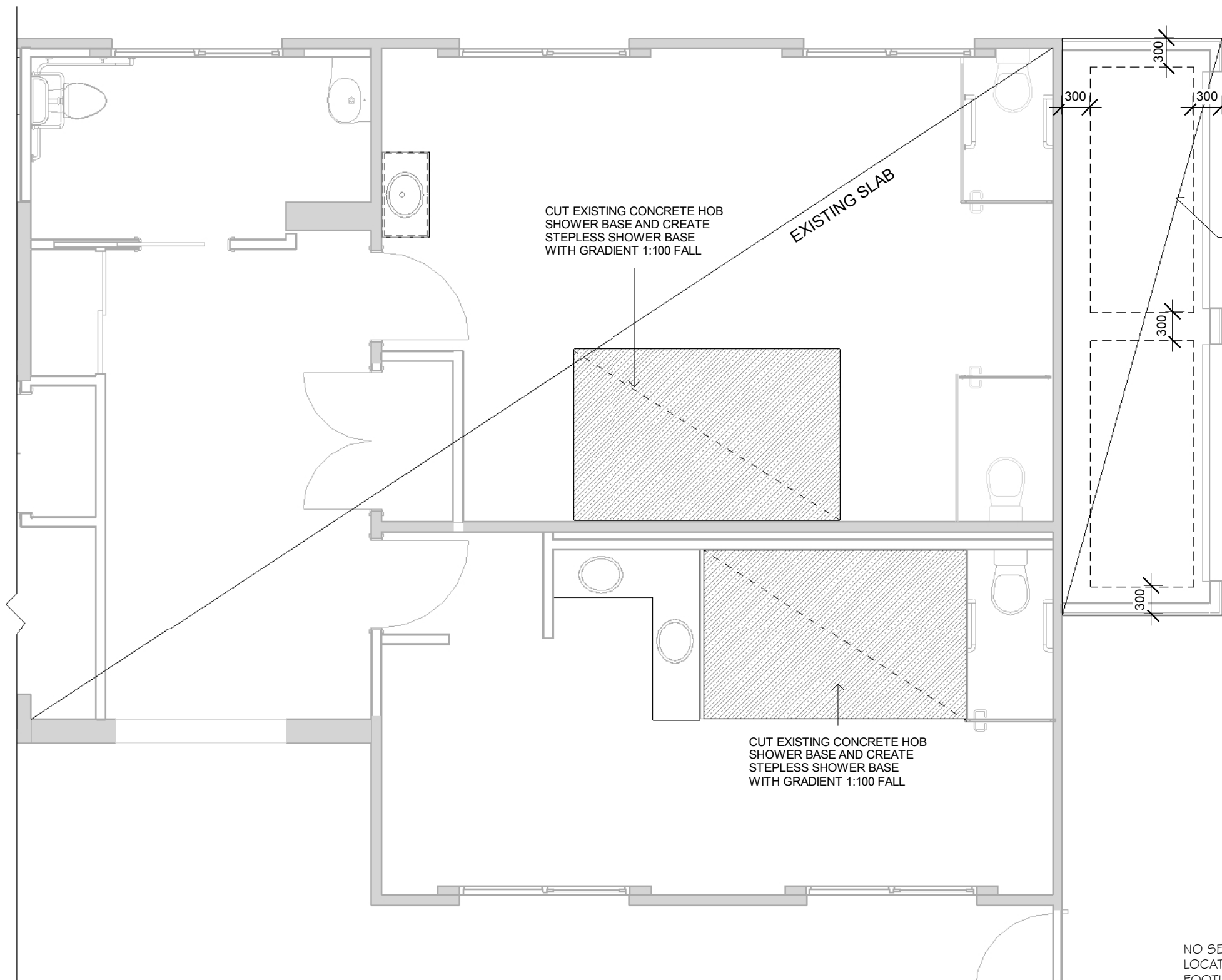


No.	Description	By	Date

ALTERATIONS & ADDITIONS
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AT: SUNSET DRIVE, EPPALOCK

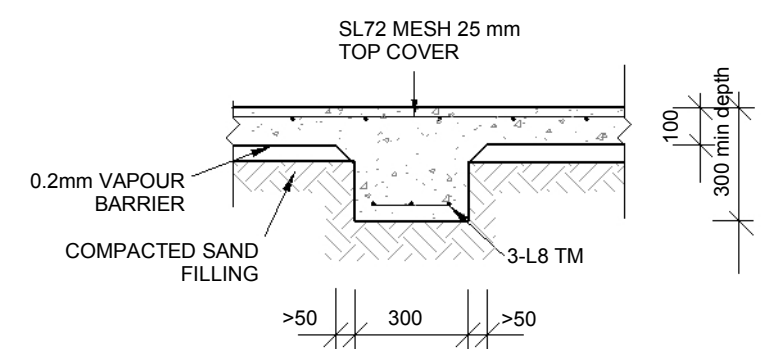
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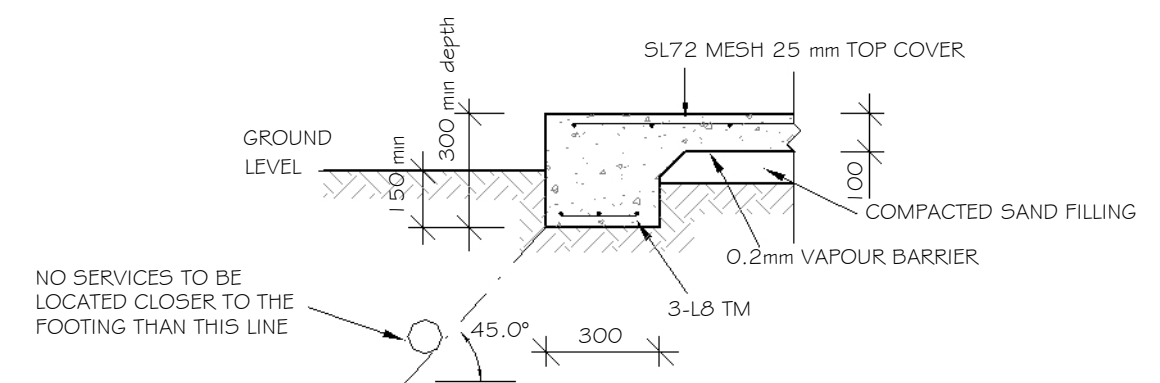
SOIL CLASSIFICATION 'S'

100mm CONCRETE SLAB WITH 1 LAYER SL82 MESH AND 25mm TOP COVER



INTERNAL BEAM DETAIL

SCALE 1:5



EDGE BEAM DETAIL

SCALE 1:5

1 Slab Plan
1 : 50

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PHONE (03)5441 4000
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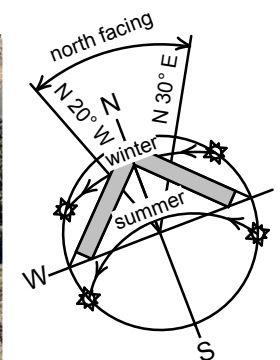
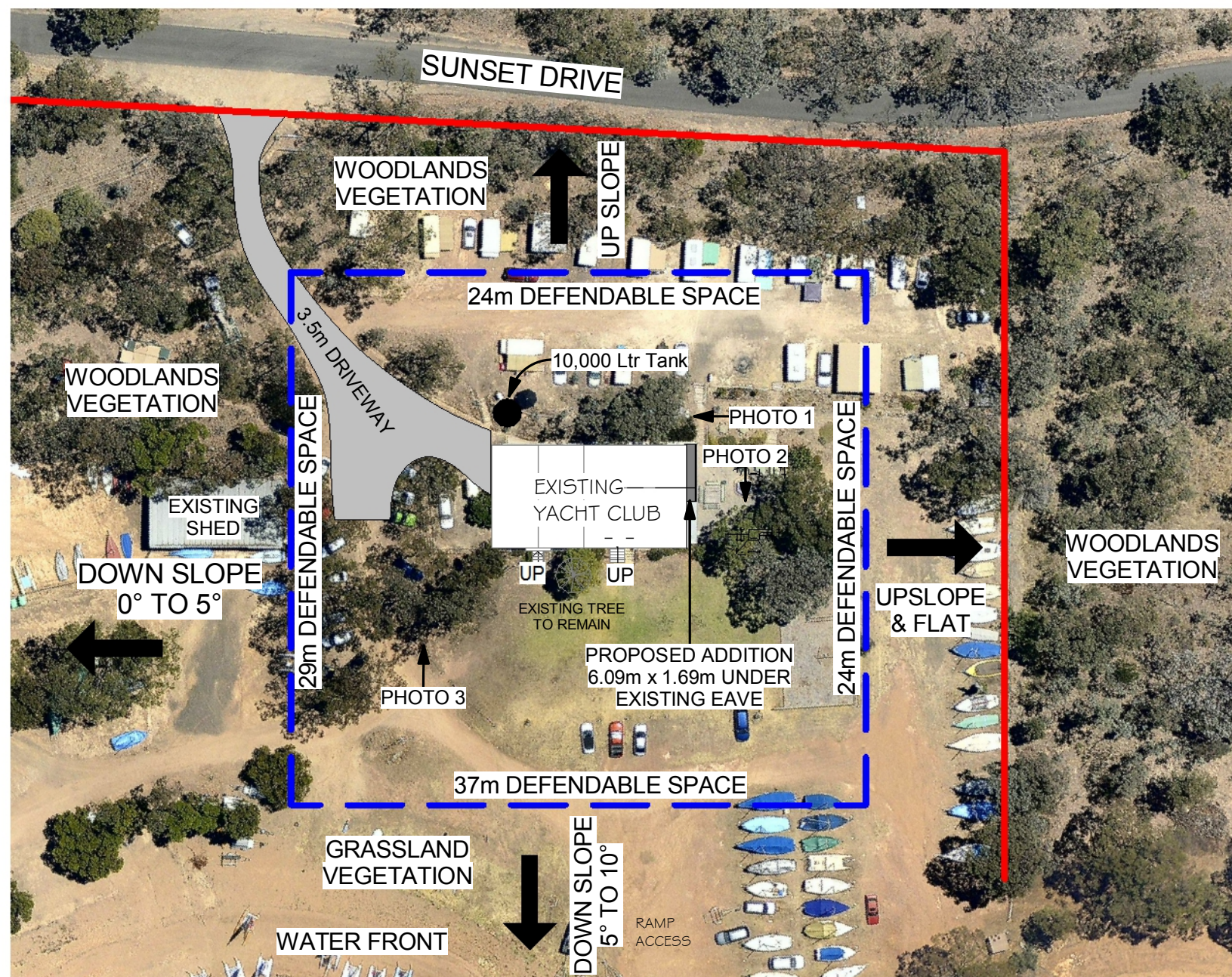
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ALTERATIONS & ADDITIONS
FOR: BENDIGO YACHT CLUB
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1. BAL – 19 Construction requirements:

- Sub floor supports:** No special construction requirements.
- Floors:** No special construction requirements.
- External walls:** Non-combustible material.

Parts less than 400 mm above ground or decks etc to be of non-combustible material, 6 mm fibre cement clad or bushfire resistant/naturally fire resistant timber

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. 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.

- External windows:** Protected by bushfire shutter, completely screened with steel, bronze or aluminium mesh or 5 mm toughened glass or glass blocks within 400 mm of ground, deck etc. Openable portion metal screened with frame of metal or metal reinforced PVC-U or bushfire resisting timber.
- External doors:** Protected by bushfire shutter, or screened with steel, bronze or aluminium mesh or glazed with 5 mm toughened glass, non-combustible or 35 mm solid timber for 400 mm above threshold, metal or bushfire resisting timber framed for 400 mm above ground, decking, etc, tight-fitting with weather strips at base
- Roofs:** Non-combustible covering. Roof/wall junction sealed. Openings fitted with non-combustible ember guards. Roof to be fully sarked
- Verandas / decks etc:** Enclosed sub-floor space – no special requirement for materials except within 400 mm of ground. No special requirements for supports or framing. Decking to be non-combustible or bushfire resistant within 300 mm horizontally and 400 mm vertically from a glazed element

2. For more detailed options refer to Section 5 of AS3959-2009.

Defendable space management

Defendable space from the proposed building of 24m to the north & east, 37m to the South, and 29m to the West where vegetation (and other flammable materials) will be modified and managed in accordance with the following requirements;

- Grass will be short cropped and maintained during the declared fire danger period.
- All leaves and vegetation debris will be removed at regular intervals during the declared fire danger period.
- Within 10 metres of a building, flammable objects will not be located close to the vulnerable parts of the building.
- Plants greater than 10 centimetres in height will not be placed within 3m of a window or glass feature of the building.
- Shrubs will not be located under the canopy of trees.
- Individual and clumps of shrubs will not exceed 5 sq. metres in area and must be separated by at least 5 metres.
- Trees will not overhang or touch any elements of the building.
- The canopy of trees will be separated by at least 5 metres.
- There will be a clearance of at least 2 metres between the lowest tree branches and ground level.
- Trees canopy's will be trimmed annually to comply with 5m separation.
- Trees don't overhand building and will be trimmed annually before each fire danger period.

1 Bushfire Managemnt Plan

Access designed to accommodate CFA access

- Curves will have a minimum inner radius of 10m.
- The average grade will be no more than 1 in 7 (14.4 per cent) (8.1 degrees) with a maximum of no more than 1 in 5 (20 per cent) (11.3 degrees) for no more than 50m.
- Dips will have no more than a 1 in 8 (12.5 per cent) (7.1 degrees) entry and exit angle.
- Will have a minimum trafficable width of 3.5m and be clear of encroachments for at least 0.5m on each side and 4m above the accessway.
- Will be clear of encroachments for at least 0.5m on each side and 4m above the accessway.

Water supply for fire fighting purposes

Show 10,000L of effective water supply for fire fighting purposes which will meet the following requirements:

- Is stored in an above ground water tank constructed of concrete or metal.
- All fixed above-ground water pipes and fittings required for fire fighting purposes must be made of corrosive resistant metal.
- Incorporate a ball or gate valve (British Standard Pipe (BSP) 65mm and coupling (64mm CFA 3 thread per inch male fitting).
- The outlet of the water tank will be within 4m of the accessway and be unobstructed.
- Be readily identifiable from the building or appropriate identification signage to the satisfaction of the CFA must be provided.
- Any pipework and fittings will be a minimum of 65mm (excluding the CFA coupling).

DP - AD 274
493 HARGREAVES ST, BENDIGO. 3550
PHONE (03)5441 4000
FAX (03)5441 1439
EMAIL design@alliedconsultants.com.au
WEB www.alliedconsultants.com.au
DIV OF BRIDBAX PTY LTD. ABN No. 86 082 299 456

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No.	Description	By	Date
A	Photo's and Management notes	DJJ	06/08/15

ALTERATIONS & ADDITIONS

FOR: BENDIGO YACHT CLUB

AT: SUNSET DRIVE, EPPALOCK

JOB No	21698	DATE	APR 15	REV	A
DRAWN BY	DJJ	SHEET No.	A10	SCALE	SEE PLAN
				SHEET SIZE	A3
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