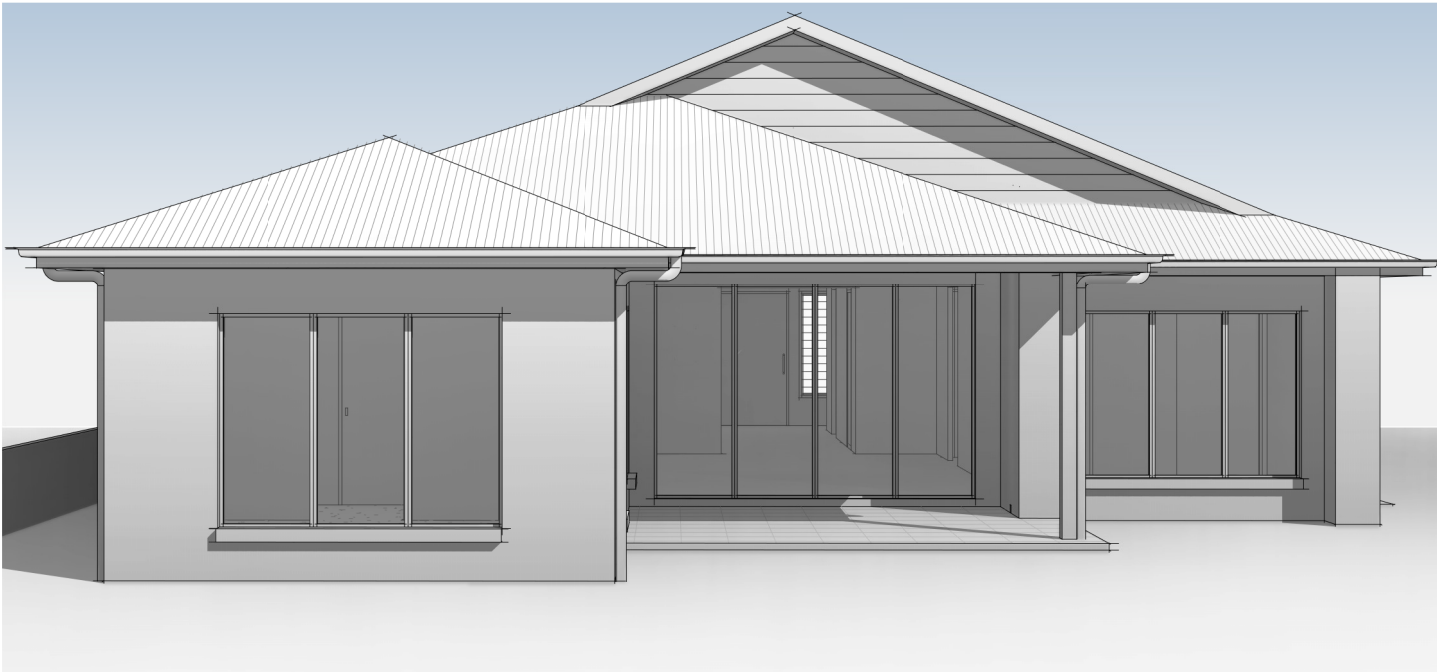
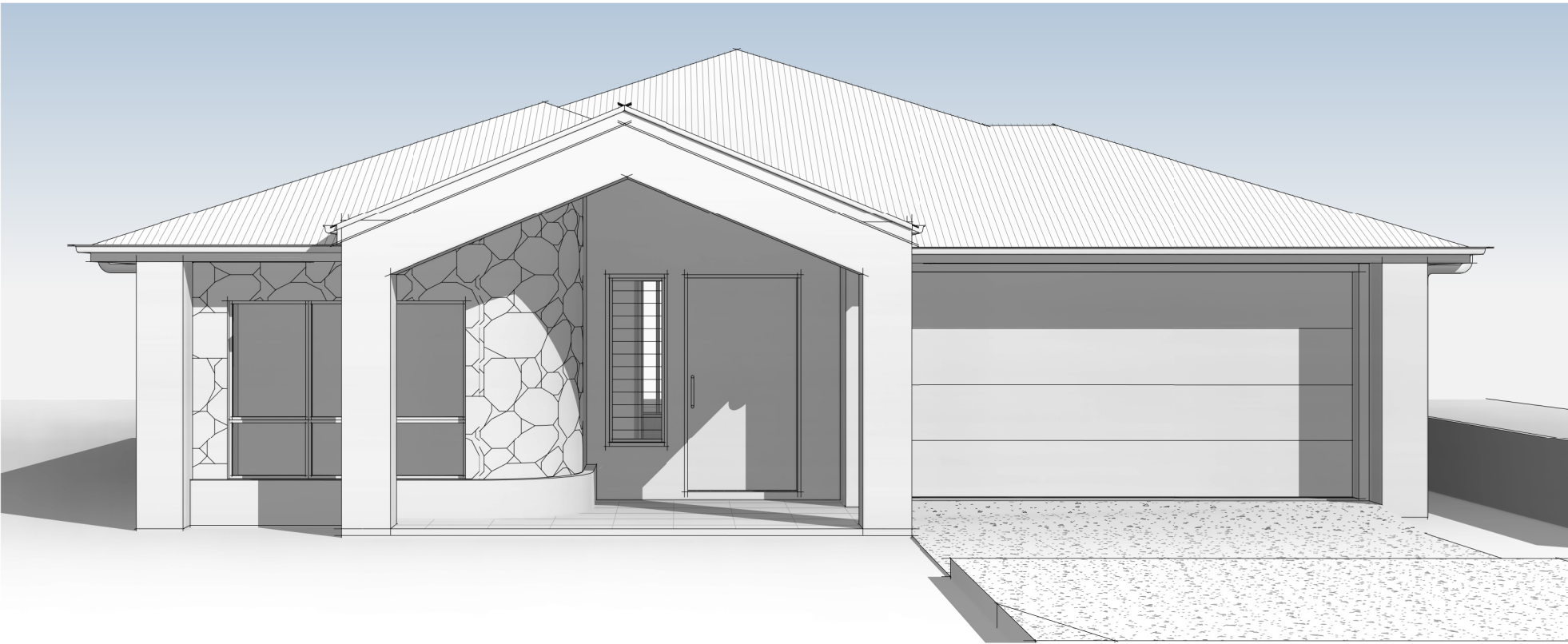


PROPOSED RESIDENCE
BRENDAN JOHN LAFFEY & ELYSE NICOLE WALTON
SITE ADDRESS
#6 (LOT 214) SORA PLACE, UPPER COOMERA

HOUSE NAME
HAMILTON MOD
286.3 m²



REAR
ARTIST IMPRESSION ONLY



FRONT
ARTIST IMPRESSION ONLY

3D VIEWS ARE INDICATIVE ONLY.
DETAILS, FEATURES, COLOURS & TRIMS MAY NOT
FORM PART OF THE SPECIFICATION & CONTRACT.



BUSHFIRE RATING LEVEL
REFER TO BAL REQUIREMENTS SHT FOR DETAILS

.WORKING	
01	COVER PAGE
02	NOTES
03	SAFETY
04	SITE PLAN
05	GROUND FLOOR
06	ELEVATIONS 1 OF 2
07	ELEVATIONS 2 OF 2
08	ELECTRICAL PLAN
09	SECTION
10	FLOOR COVERING
11	ROOF PLAN
12	SLAB SET OUT PLAN
13	NCC H8 REQUIREMENTS
14	NCC H8 DIAGRAMS WALL REINFORCING
15	INT. JOIN. KIT & WIP
16	INT. JOIN. LDY & ENS
17	INT. JOIN. BATH & WC
19	TYPICAL DETAILS
20	BASIN & DRIVEWAY DETAILS
21	DRIVEWAY DETAILS
22	DRIVEWAY DETAILS
23	BAL REQUIREMENTS
LICENCE	DATE
1153526	25/08/25
SITE NO.	SHEET NO.
2504855	01 OF 23
JOB NO.	EVOC471

APPROVED FOR CONSTRUCTION

GENERAL

REFER SITE PLANS FOR BUILDING DESIGN WIND CLASSIFICATION.
ALL BUILDING WORKS ARE TO COMPLY WITH THE NCC VOLUME 2.
WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE.
FLOOR PLAN DIMENSIONS ARE TO FRAME.
INTERNAL ELEVATION DIMENSIONS ARE TO FRAME.
THERE ARE NO ATYPICAL DESIGN FEATURES THAT PRESENT UNUSUAL WORKPLACE HEALTH & SAFETY ISSUES IN THE CONSTRUCTION, MAINTENANCE, USE, OR DEMOLITION OF THIS STRUCTURE.

SITE & EARTHWORKS

SITE PREPARATION & BATTERS TO COMPLY WITH ENGINEER'S SPECIFICATIONS.
ALL LEVELS TO BE VERIFIED ON SITE BY CONTRACTOR.
STORMWATER FROM ROOF TO BE CONNECTED TO LEGAL POINT OF DISCHARGE AS PER SITE PLAN. WHERE DISCHARGE IS TO KERB, AN APPROVED ADAPTOR MUST BE USED.

TERMITE

TERMITE PROTECTION INSTALLED IN ACCORDANCE WITH AS3660.1.

SLAB & FOOTINGS

CONCRETE SLAB, PIERS AND REINFORCING TO COMPLY WITH ENGINEERS DESIGN AND SPECIFICATIONS.
VAPOUR BARRIER AND DAMP-PROOFING ON A MINIMUM 50MM SAND FILL UNDER HOUSE SLAB (QLD - MEDIUM IMPACT RESISTANCE IN ACCORDANCE WITH 5.3.3.3, ITEM 'A' OF AS2870) (NSW - HIGH IMPACT RESISTANCE IN ACCORDANCE WITH 5.3.3.3 ITEM 'B' & 'C' OF AS2870).

FRAMING

ALL TIMBER FRAMING TO BE IN ACCORDANCE WITH NCC H1D6 & TO COMPLY WITH AS1684.2-2021 (N2/N3/N4 WIND RATING AREAS) & AS1684.3-2021 (C1/C2 WIND RATING AREAS).
PREFAB. TIMBER ROOF TRUSSES @ 600MM MAX. CENTRES TO MANUFACTURER'S SPECIFICATIONS.
ALL BRACING, FIXING & TIEDOWN REQUIREMENTS TO COMPLY WITH ENGINEER'S DESIGN AND SPECIFICATIONS.

ROOF & WALL CLADDING

BRICK VENEER WALLS TO COMPLY WITH NCC H1D1 & MUST COMPLY WITH AS4773.1, AS4773.2 & AS3700.
ALL EAVE SHEETS AND FIBRE CEMENT LININGS MUST COMPLY WITH AS2908.2.
PLASTERBOARD TO BE INSTALLED TO MANUFACTURER'S SPECIFICATIONS.
ROOF AND WALL CLADDING TO BE IN ACCORDANCE WITH NCC H2D6 & MUST COMPLY WITH THE FOLLOWING STANDARD WHEN APPLICABLE (SHEET ROOF:AS1562.1 / ROOF TILING:AS2050 / AAC:AS5146.1 / HARDBOARD:AS1859.4).
ALL FLASHINGS MUST COMPLY WITH AS2904.
ALL SARKING MUST COMPLY WITH AS4200.1.

GLAZING

WINDOWS TO COMPLY WITH NCC N5P2 & PART 11.3.7 & 11.3.8 OF THE ABCB HOUSING PROVISIONS.
GLAZING TO BE IN ACCORDANCE WITH NCC H1D8 & MUST COMPLY WITH AS1288 & AS2047.

WATER PROOFING

WATER PROOFING IS TO BE IN ACCORDANCE WITH NCC H4D1 & PART 10.2 OF THE ABCB HOUSING PROVISIONS, REFER FLOOR PLAN NOTE.

EXTERNAL WATERPROOFING TO BE IN ACCORDANCE WITH NCC PART H2D8 & MUST COMPLY WITH AS4654.1 & AS4654.2.
TILED WET AREA FLOORS AND SHOWER FLOORS WHERE A 'FLOOR WASTE' IS REQUIRED, WILL GENERALLY REQUIRE TILES TO BE DIAGONALLY CUT TO ACHIEVE COMPLIANT FALLS.

VENTILATION

EXHAUST FAN TO WC (WHEN APPLICABLE) TO COMPLY WITH NCC H4D9 & AS1668.2.
EXHAUST FANS, RANGEHOODS, COMBINATION EXHAUST FANS ARE DUCTED EXTERNALLY AT A MINIMUM RATE IN ACCORDANCE WITH NCC H4P7 & PART 10.8 OF THE ABCB HOUSING PROVISIONS.

STAIRS & BALUSTRADE (WHEN APPLICABLE)

ALL STAIRS, BARRIERS, BALUSTRADES & HANDRAILS TO BE IN ACCORDANCE WITH NCC H5 & PART 11.2 & 11.3 OF THE ABCB HOUSING PROVISIONS & MUST COMPLY WITH AS1170.1 & AS4586.

OTHER

PASSAGE DOORS TO SANITARY COMPARTMENTS TO BE IN ACCORDANCE WITH NCC H4F3 PART 10.4.2 OF THE ABCB HOUSING PROVISIONS.
BUILT TO BOUNDARY WALLS TO BE BUILT IN ACCORDANCE WITH NCC H3D1 AND PARTS 9.1 TO 9.3 OF THE ABCB HOUSING PROVISIONS & AS1530.
SEPARATING & EXTERNAL WALLS TO BE BUILT TO FRL 60/60/60 (WHERE APPLICABLE).
PROVIDE MINIMUM 115MM SLOTTED GUTTER TO SUIT MAX 40M2 OF ROOF AREA PER DOWNPIPE.
SMOKE ALARMS INSTALLED IN ACCORDANCE WITH NCC H3D6 & PART 9.5 OF THE ABCB HOUSING PROVISIONS & MUST COMPLY WITH AS3786 & AS1670.1.
FLUES FOR ALL FIREPLACES & HEATERS (WHERE APPLICABLE) ARE TO BE INSTALLED TO MANUFACTURER'S SPECIFICATIONS AND PART 12.4 OF THE ABCB HOUSING PROVISIONS.

HOUSE NAME

HAMILTON MOD

286.3 m²



BUSHFIRE RATING LEVEL
REFER TO BAL REQUIREMENTS SHT FOR DETAILS

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						LICENCE 1153526	DATE 25/08/25
						SITE NO. 2504855	SHEET NO. 02 OF 23
						JOB NO. EVO471	

GENERAL SITE NOTES:

- SEWERAGE AND/OR SEPTIC TO BE IN ACCORDANCE WITH LOCAL BY-LAWS AND WATER & SEWERAGE ACT AMENDMENT ACT.
- POSITION OF STORMWATER LINES, DOWNPIPES, RETAINING WALLS, CUT/FILL EMBANKMENTS ARE APPROXIMATE ONLY AND MAY VARY TO SUIT SITE CONDITIONS AND THE BUILDER IS TO VERIFY AND ADJUST AS REQUIRED.
- ALL CUT/FILL EMBANKMENTS, RETAINING WALLS SHOWN AND CONSTRUCTED ARE TO COMPLY WITH COUNCIL POLICY & BCA HOUSING PROVISIONS.
- STORMWATER PIPES TO BE 90MM CLASS 6 UPVC & LAID IN ACCORDANCE WITH BCA HOUSING PROVISIONS UNLESS SPECIFIED ELSEWHERE. ONE 90MM UPVC PIPE PER 100 SQM OF ROOF AREA LAID TO 1:100 MIN GRADE.
- PAD CUT TO ALLOW GROUND WATER TO DRAIN AWAY FROM DWELLING ALL ROUND AT 1:20 FALL.
- ALL BOUNDARY CLEARANCES AND SET OUT DIMENSIONS TO BE VERIFIED PRIOR TO COMMENCEMENT OF WORK.
- THE BUILDER IS TO VERIFY ALL DIMENSIONS AND LEVELS ON PLAN PRIOR TO COMMENCEMENT OF THE JOB AS NO RESPONSIBILITY IS TAKEN AFTER WORK HAS COMMENCED.

TO BE POSITIONED BY BUILDER
ON SITE IF APPLICABLE
(IF INCLUDED IN SPEC.)

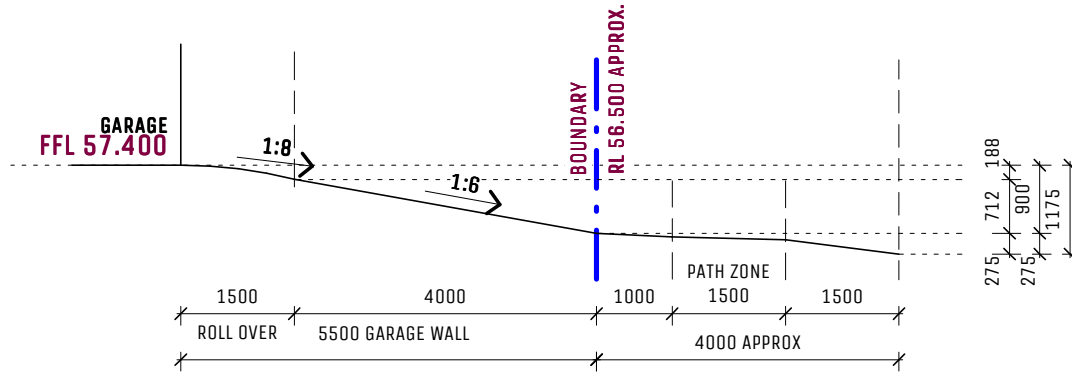
METER BOX
HOTWATER SYSTEM
CLOTHES LINE
LETTERBOX
WATER TANK
RETAINING WALLS
FENCES - GATES
DRIVEWAY - PATH

DRIVEWAY SECTION UP

1 : 100

HOUSE NAME
HAMILTON MOD
286.3 m²

FENCING & LANDSCAPING BY OWNER
AFTER HANDOVER



SITE NOTES:

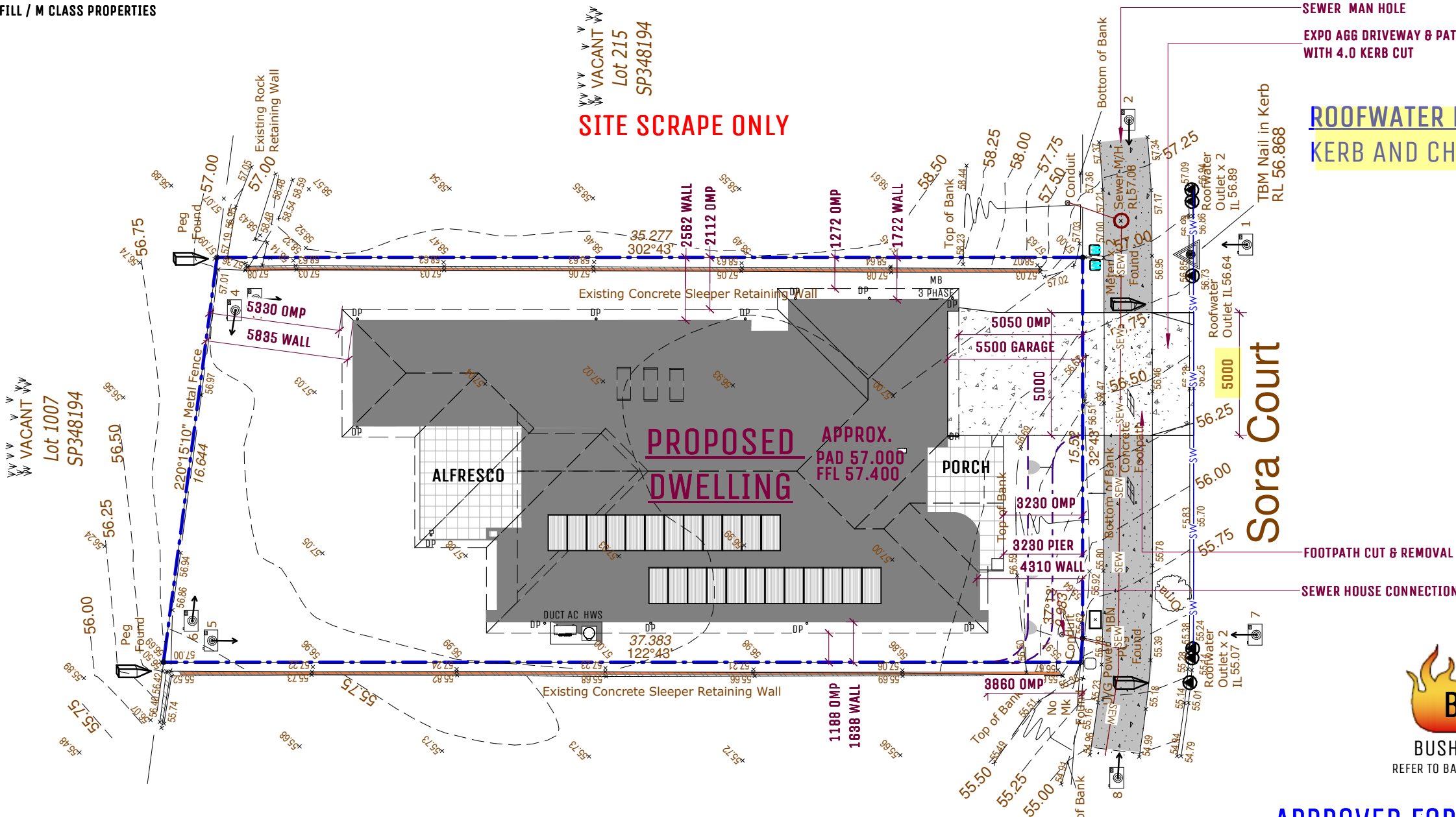
SOIL CLASSIFICATION: **M CLASS**
WIND CLASSIFICATION: **N3**

← P DUE FILL / M CLASS PROPERTIES

AREAS

SITE AREA 600 m²
BUILDING AREA 286 m²
SITE COVER 48%

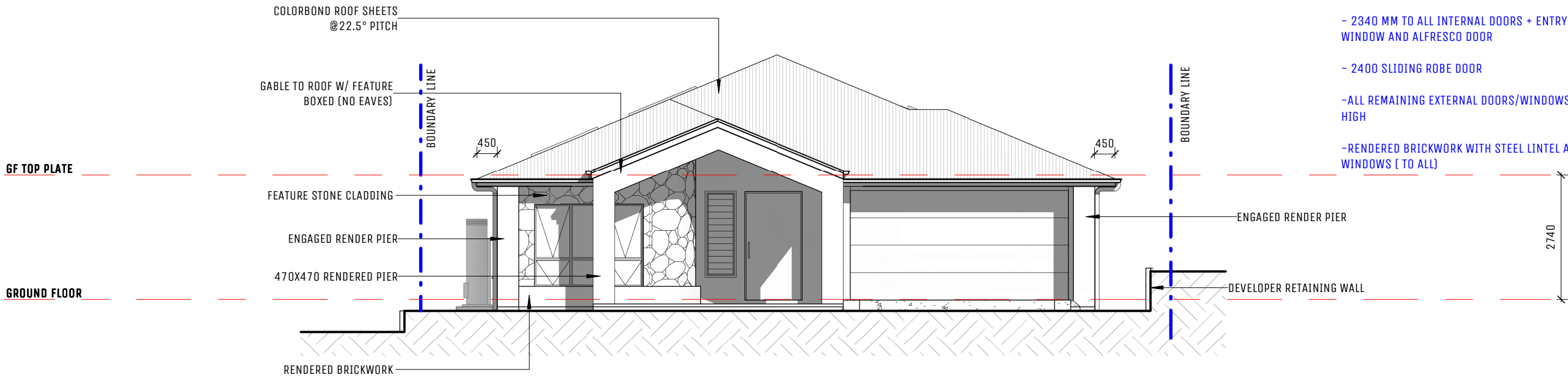
SITE SCRAPE ONLY



- NOTES:
- 450MM EAVES FROM WALL U.N.O
 - FRONT FACADE SELECTED - VOGUE

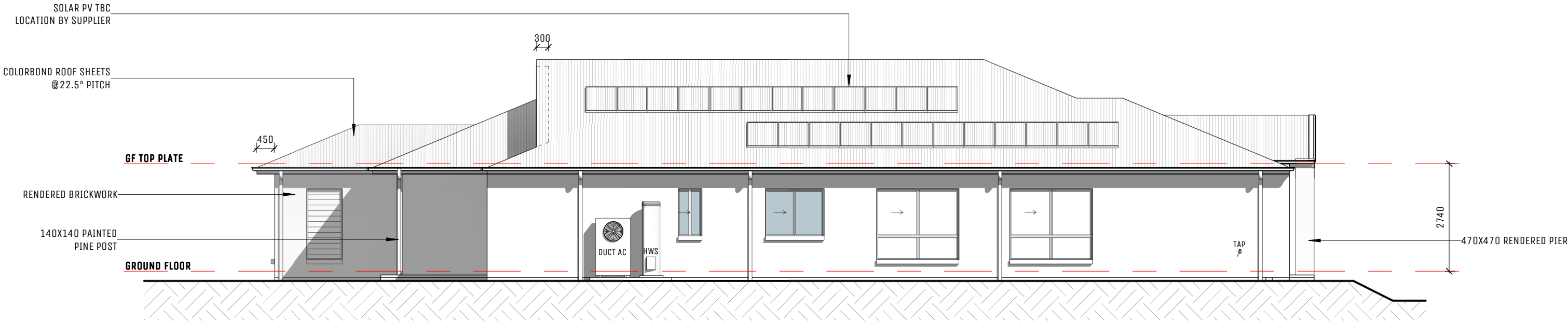
HOUSE NAME
HAMILTON MOD
286.3 m²

- NOTES:
- SUPPLIED 100 HIGH FLOOR SKIRTING TO MAIN FLOOR AREAS : DINING, LIVING & HALLWAYS **(NOT INSTALLED)**
 - 2340 MM TO ALL INTERNAL DOORS + ENTRY DOOR+FRONT LOUVRE WINDOW AND ALFRESCO DOOR
 - 2400 SLIDING ROBE DOOR
 - ALL REMAINING EXTERNAL DOORS/WINDOWS TO STAY AT 2100MM HIGH
 - RENDERED BRICKWORK WITH STEEL LINTEL ABOVE DOORS AND WINDOWS (TO ALL)



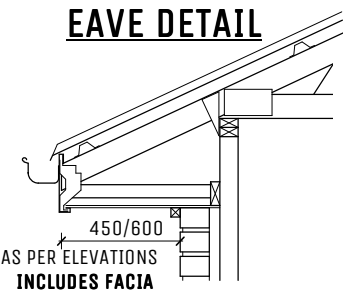
FRONT ELEVATION

1 : 100



LEFT ELEVATION.

1 : 100



BUSHFIRE RATING LEVEL
REFER TO BAL REQUIREMENTS SHT FOR DETAILS



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PH: 0419 175 728
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CLIENT

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NICOLE WALTON

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SITE ADDRESS

#6 (LOT 214) SORA PLACE, UPPER
COOMERA

REAL PROPERTY DESCRIPTION

LOT 214
REGISTERED PLAN SP348194
SITE AREA 600M²

DRAWING NAME

ELEVATIONS 1 OF 2

I

AMENDMENTS & CONSTRUCTION ISSUE

H

ENS & WIL

G

AMENDED FEATURE WALL

REV

DESCRIPTION

07/04/26

27/02/26

02/02/26

DATE

YP

VKP

VKP

BY

WIND

N3

LICENCE

1153526

SITE NO.

2504855

JOB NO.

EVOC471

SCALE

1 : 100 @ A3

DATE

25/08/25

SHEET NO.

06 OF 23

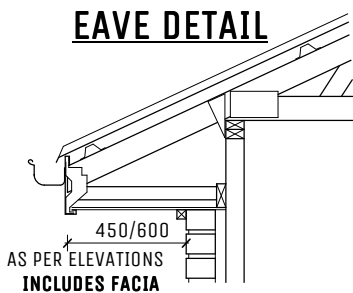
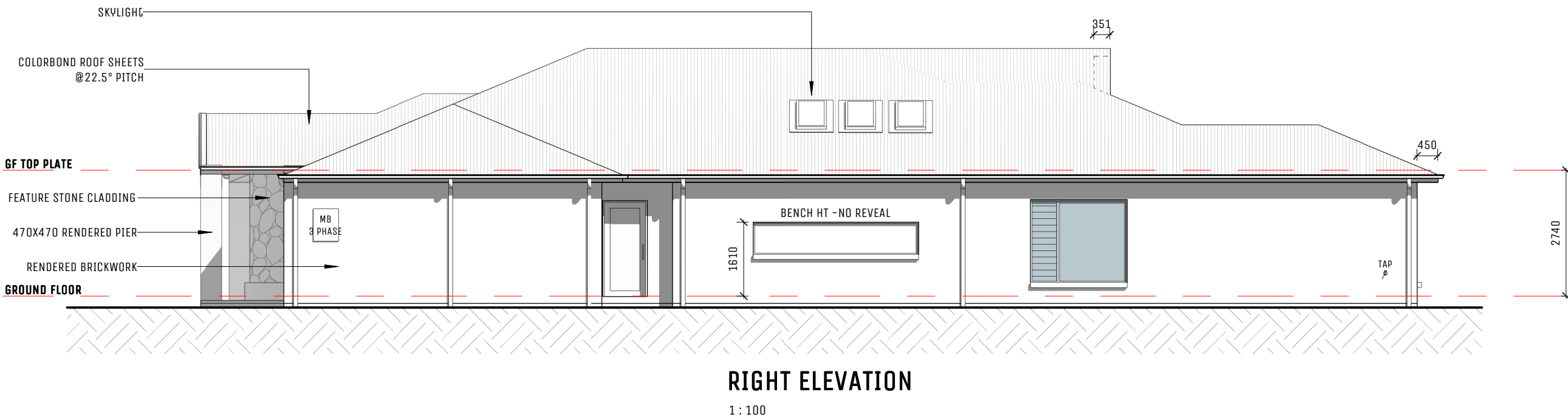
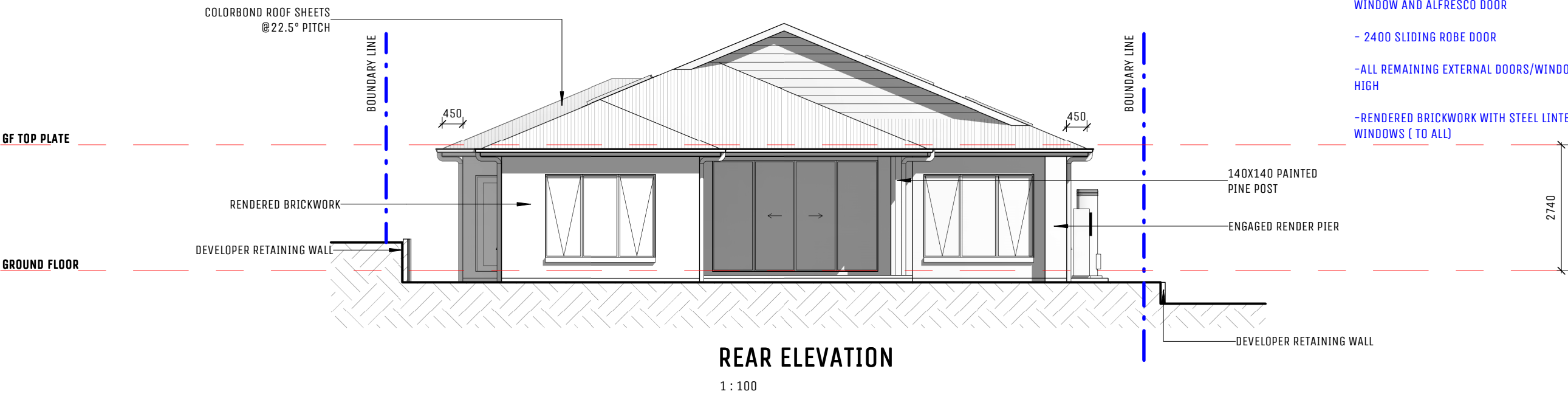
APPROVED FOR CONSTRUCTION

NOTES:

- 450MM EAVES FROM WALL U.N.O
- FRONT FACADE SELECTED - VOGUE

HOUSE NAME
HAMILTON MOD
286.3 m²

- NOTES:
- SUPPLIED 100 HIGH FLOOR SKIRTING TO MAIN FLOOR AREAS : DINING, LIVING & HALLWAYS **(NOT INSTALLED)**
 - 2340 MM TO ALL INTERNAL DOORS + ENTRY DOOR+FRONT LOUVRE WINDOW AND ALFRESCO DOOR
 - 2400 SLIDING ROBE DOOR
 - ALL REMAINING EXTERNAL DOORS/WINDOWS TO STAY AT 2100MM HIGH
 - RENDERED BRICKWORK WITH STEEL LINTEL ABOVE DOORS AND WINDOWS (TO ALL)



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	©COPYRIGHT 2025 ALL DIMENSIONS AND PLANS REMAIN THE PROPERTY OF EVOCA HOMES AND ARE SUBJECT TO THE LAWS AND PROTECTION OF COPYRIGHT THE DESIGNS REMAIN THE PROPERTY OF EVOCA HOMES	REAL PROPERTY DESCRIPTION LOT 214 REGISTERED PLAN SP348194 SITE AREA 600M²	AMENDMENTS & CONSTRUCTION ISSUE 07/04/26 YP	LICENCE 1153526	DATE 25/08/25	SITE NO. 2504855	SHEET NO. 07 OF 23
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APPROVED FOR CONSTRUCTION

ELECTRICAL LEGEND

QTY	ICON	DESCRIPTION
	AC	AC UNIT
		DATA POINT
		DOUBLE GPO
		EXHAUST FAN
		EXHAUST FAN/LIGHT
		METERBOARD
		NBN OUTLET
		FOXTEL OUTLET
		PHONE OUTLET
		SINGLE GPO
		SMOKE DETECTOR
		QUAD GPO
		USB + DOUBLE GPO
		TV
		WATERPROOF GPO
		LIGHT SWITCH LOCATION
		SECURITY KEYPAD Security sensors to be located by installer
		INTERCOM
		CEILING FAN
		CEILING FAN W/ LIGHT
		ANTENNA

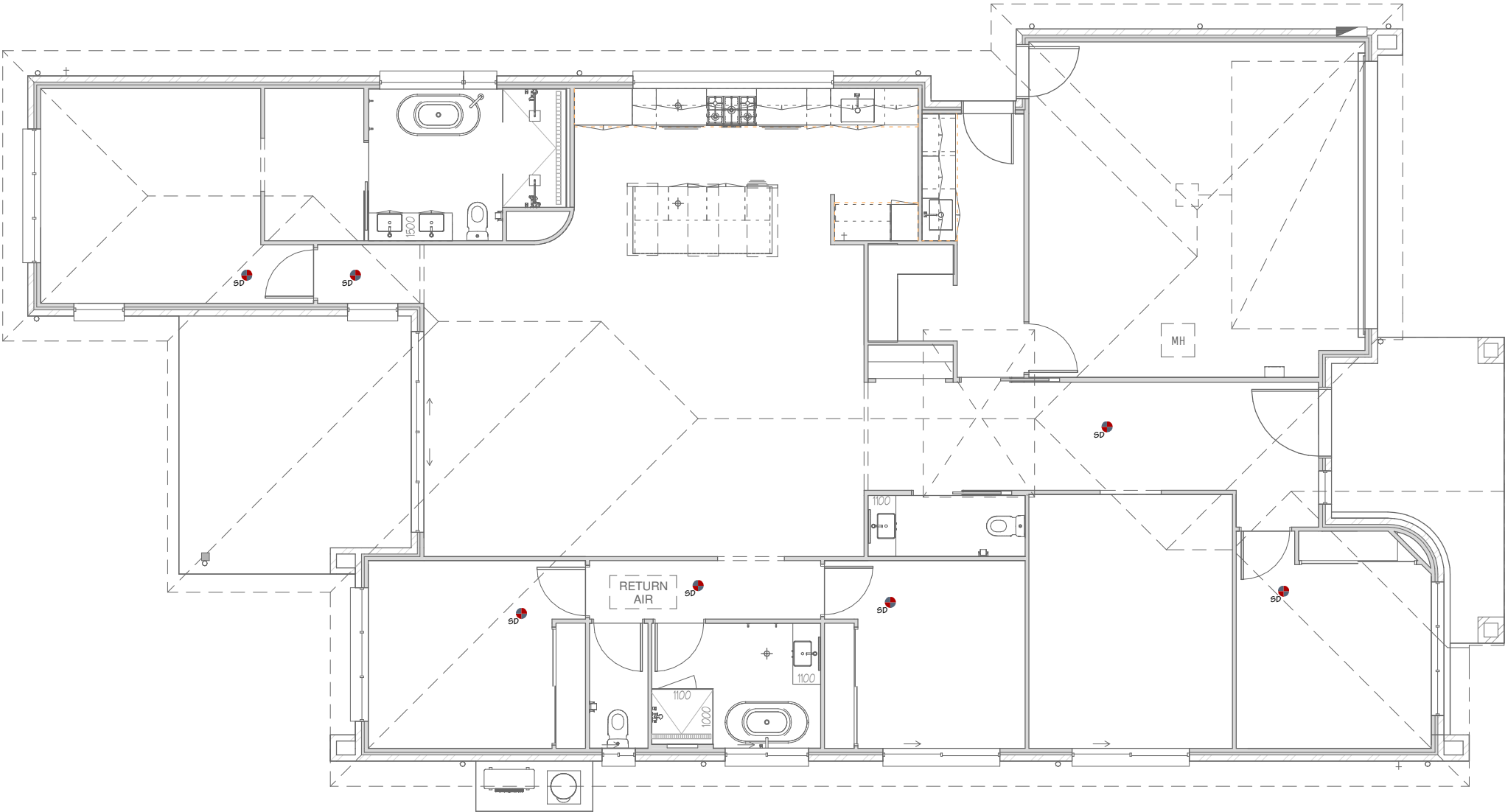
LIGHT POINTS		
		DOWNLIGHT
		ROUND FLURO
		SINGLE FLURO
		DOUBLE FLURO
		BATTEN LIGHT
		OYSTER LIGHT
		PENDANT LIGHT
		UP/DOWN LIGHT
		BUNKER WALL LIGHT
		SINGLE FLOODLIGHT
		DOUBLE FLOODLIGHT
		"IXL" TASTIC (4 LAMP)
		"IXL" TASTIC (3 LAMP)
		"IXL" TASTIC (2 LAMP)
		SPOTLIGHT
		LIGHT POINT
		EXTERNAL WALL LIGHT
		OYSTER LIGHT 45MM
		LIGHT 210
		LIGHT 350
	TOTAL LIGHT POINTS	

TOTAL LIGHT POINTS

- NOTES:**
- THE ICONS SHOWN ON THIS PLAN ARE SHOWN INDICATIVE AND ARE NOT TO SCALE.
 - ELECTRICAL CONTRACTORS ARE TO COMPLY TO ALL RELEVANT AUSTRALIAN STANDARDS. VERIFY POSITION OF ON SITE POWER SUPPLY & FINAL POSITION OF METERBOX PRIOR TO CONSTRUCTION.
 - ALL SMOKE DETECTORS TO BE INTERCONNECTED.
 - DOWNLIGHTS IF NOMINATED MUST BE A SEALED UNIT TO ACHIEVE ENERGY EFFICIENCY RATING.
- ADDITIONAL NOTES:**
- PROVIDE ISOLATION SWITCH TO OVEN
 - RANGEHOOD TO BE EXTERNALLY DUCTED

HOUSE NAME
HAMILTON MOD
286.3 m²

REFER TO SEPARATE ELECTRICAL PLAN
BY OTHER



APPROVED FOR CONSTRUCTION

evoca
HOMES
Your Home. Your Way

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QBCC: 15014898

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SITE ADDRESS

**#6 (LOT 214) SORA PLACE, UPPER
COOMERA**

REAL PROPERTY DESCRIPTION

LOT 214
REGISTERED PLAN SP348194
SITE AREA 600M²

DRAWING NAME

ELECTRICAL PLAN

I	AMENDMENTS & CONSTRUCTION ISSUE	07/04/26	YP
H	ENS & WIL	27/02/26	VKP
G	AMENDED FEATURE WALL	02/02/26	VKP
REV	DESCRIPTION	DATE	BY

WIND

N3

LICENCE

1153526

SITE NO.

2504855

JOB NO.

EVOC471

SCALE

1 : 100 @ A3

DATE

25/08/25

SHEET NO.

08 OF 23

- 450MM EAVES FROM WALL U.N.O
- FRONT FACADE SELECTED - VOGUE

HOUSE NAME
HAMILTON MOD
286.3 m²

-SUPPLIED 100 HIGH FLOOR SKIRTING TO MAIN FLOOR AREAS :
DINING, LIVING & HALLWAYS **(NOT INSTALLED)**

- 2400 SLIDING ROBE DOOR

-RENDERED BRICKWORK WITH STEEL LINTEL ABOVE DOORS AND WINDOWS (TO ALL)



1 : 50



BUSHFIRE RATING LEVEL
REFER TO BAL REQUIREMENTS SHT FOR DETAILS

APPROVED FOR CONSTRUCTION



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**#6 (LOT 214) SORA PLACE, UPPER
COOMERA**

REAL PROPERTY DESCRIPTION
LOT
REGISTERED PLAN
SITE AREA

214
SP348194
600M²

SECTION

I	AMENDMENTS & CONSTRUCTION ISSUE	07/04/26	Y
H	ENS & WIL	27/02/26	VM
G	AMENDED FEATURE WALL	02/02/26	VM
REV	DESCRIPTION	DATE	R

<u>WIND</u>	N3
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LICENCE	1153526
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SITE NO. 2504855

CP	<u>JOB NO.</u>	
CP		EVOC471

SCALE

1:50 @ A3

DATE 25/08/25

SHEET NO. 09 OF 23

1. TILE FLOORING TO KITCHEN, W.I.P.,
LAUNDRY, DINING / LIVING & HALLWAYS
2. CARPETS & UNDERLAY TO BEDROOMS,
ROBES & WIR.

TYPE	AREA
WET AREA TILE (WET NCC)	10.4 m ²
WET AREA TILE	21.5 m ²
HYBRID FLOORING	84.1 m ²
CARPET	77.8 m ²

-SUPPLIED 100 HIGH FLOOR SKIRTING TO MAIN FLOOR AREAS :
DINING, LIVING & HALLWAYS **(NOT INSTALLED)**

- 2400 SLIDING ROBE DOOR

-RENDERED BRICKWORK WITH STEEL LINTEL ABOVE DOORS AND WINDOWS (TO ALL)

This floor plan illustrates a 4-bedroom residence with a garage, alfresco area, and various rooms labeled with flooring types. The layout includes:

- Bedrooms:** BED 1 (CARPET), BED 2 (CARPET), BED 3 (CARPET), and BED 4 (CARPET).
- Bathrooms:** ENS (TILES), BATH (TILES), and WC (TILES).
- Kitchen and Dining:** KITCHEN (HYBRID) and DINING (HYBRID).
- Living and Entry:** LIVING (HYBRID) and ENTRY (HYBRID).
- Garage and Alfresco:** GARAGE (TILES) and ALFRESCO (TILES).
- Other Rooms:** WIP (HYBRID), LDY (TILES), WIL (TILES), MEDIA (CARPET), and PORCH (TILES).

The plan also shows various fixtures such as sinks, stoves, ovens, and toilets, as well as doors and windows. The flooring is color-coded: light blue for tiles, light green for hybrid flooring, and light yellow for carpet.

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										<u>LICENCE</u> 1153526	<u>DATE</u> 25/08/25
										<u>SITE NO.</u> 2504855	<u>SHEET NO.</u> 10 OF 23
										<u>JOB NO.</u> EVOC471	
		UNIT 2/20 INOY COURT, MERRANG QLD 4211 PH: 0419 175 728 WWW.EVOCACHOMES.COM.AU ORCC: 15014898	©COPYRIGHT 2025 ALL DIMENSIONS AND PLANS REMAIN THE PROPERTY OF EVOCA HOMES AND ARE SUBJECT TO THE LAWS AND PROTECTION OF COPYRIGHT THE DESIGNS REMAIN THE PROPERTY OF EVOCA HOMES	<u>REAL PROPERTY DESCRIPTION</u> LOT 214 REGISTERED PLAN SITE AREA SP348194 600M²		I	AMENDMENTS & CONSTRUCTION ISSUE	07/04/26	YP		
						H	ENS & WIL	27/02/26	VKP		
						G	AMENDED FEATURE WALL	02/02/26	VKP		
						REV	DESCRIPTION	DATE	BY		

ROOF DRAINAGE DESIGN

NCC 2022 VOLUME TWO – PART 7.4 – GUTTERS & DOWNPIPES

GUTTERS

(40SQM CATCHMENT AREA PER DOWNPIPE)

SLOTTED WITH MIN 1200MM² OPENING PER METRE OF GUTTER

1. TABLE 7.4.3A – GUTTER SIZE AND DOWNPIPE SELECTION – A OR D

2. TABLE 7.4.3B – A – MEDIUM RECTANGULAR MIN 6500MM², OR D – 125MM D GUTTER MIN 6300MM²

DOWNPIPES

(40SQM CATCHMENT AREA PER DOWNPIPE)

1. TABLE 7.4.3D – 5 MINUTE DURATION RAINFALL INTENSITY @ 5% (VICTORIA POINT – BRISBANE) – 245MM/H

2. TABLE 7.4.3C – A – (75MM DIA, 100MMX50MM, 90MM DIA, 100MMX75MM)

– D – (75MM DIA, 100MMX50MM, 90MM DIA, 100MMX75MM)

OVERFLOW

(CONTIGUOUS MEASURE)

1. TABLE 7.4.3D – 5 MINUTE DURATION RAINFALL INTENSITY @ 1% (VICTORIA POINT – BRISBANE) – 320MM/H

2. TABLE 7.4.4A – OVERFLOW VOLUME 325MM/H

3. 7.4.6 – < 5M RIDGE TO GUTTER LENGTH USE FRONT FACE SLOTTED

– > 5M RIDGE TO GUTTER LENGTH USE CONTROLLED BACK GAP

A. STANDARD

VELUX SKYLIGHT DETAIL

550 X 1400MM

ISLAND BENCH

3 X C08 VELUX SKYLIGHTS
(550X 1400MM)

TRUSSES TO BE SET OUT SO
SKYLIGHTS CENTERED OVER
ISLAND BENCH

ATTENTION TRUSS
MANUFACTURER

LEAVE SPACE FOR FAN COIL UNIT

L=3200 W=2000 H=650

WEIGHT = 85KG APPROX.

L=5000 IF CEILING IS DROPPED

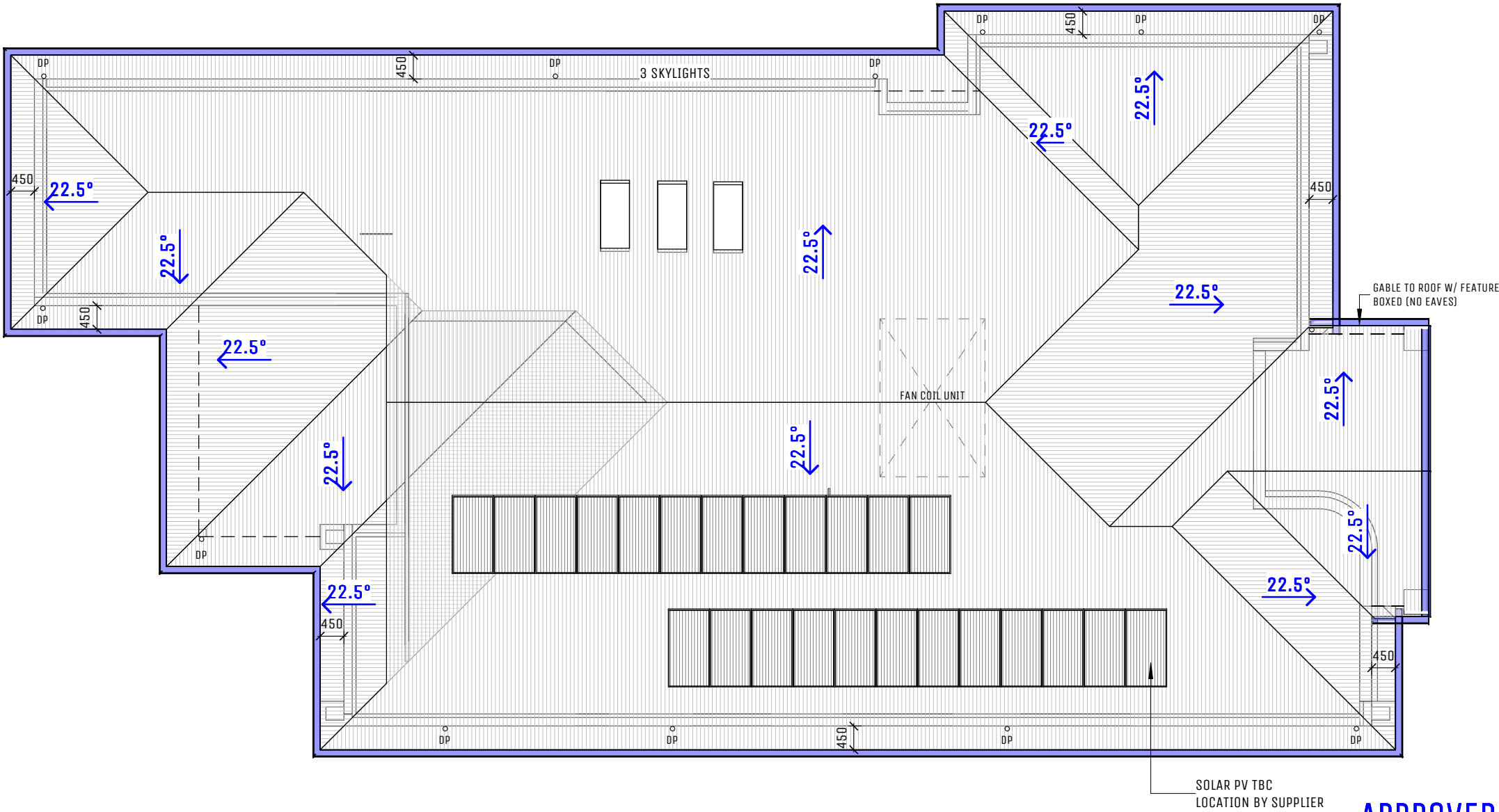
AC DUCT SHAFT SIZING & POSITION TO
BE CONFIRMED WITH SUPPLIER ON SITE
DURING CONSTRUCTION

FAN COIL UNIT

HOUSE NAME

HAMILTON MOD

286.3 m²



APPROVED FOR CONSTRUCTION

NORTH

evoca

HOMES

Your Home. Your Way

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CLIENT

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NICOLE WALTON

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SITE ADDRESS

#6 (LOT 214) SORA PLACE, UPPER
COOMERA

REAL PROPERTY DESCRIPTION

LOT 214
REGISTERED PLAN
SITE AREA 600M²

DRAWING NAME

ROOF PLAN

I	AMENDMENTS & CONSTRUCTION ISSUE	07/04/26	YP
H	ENS & WIL	27/02/26	VKP
G	AMENDED FEATURE WALL	02/02/26	VKP
REV	DESCRIPTION	DATE	BY

WIND

N3

LICENCE

1153526

SITE NO.

2504855

SCALE

AS INDICATED @ A3

DATE

25/08/25

SHEET NO.

11 OF 23

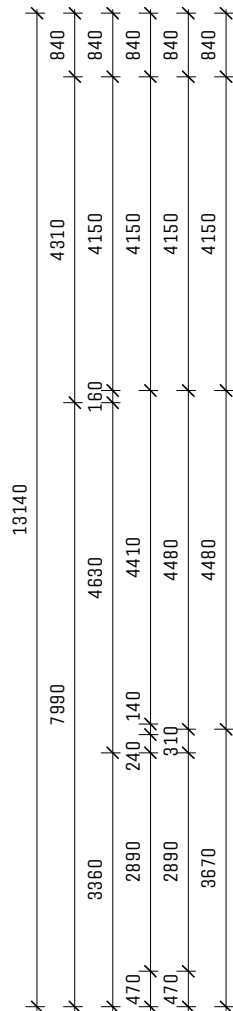
JOB NO.

EVOC471

DIMENSIONS TO OUTSIDE OF BRICKWORK
UNLESS STATED OTHERWISE

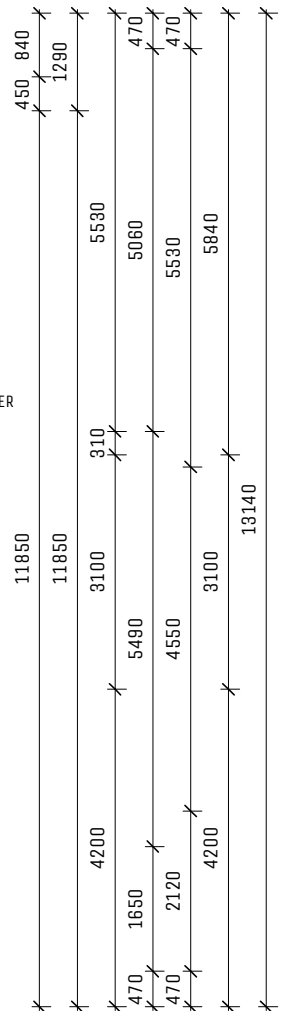
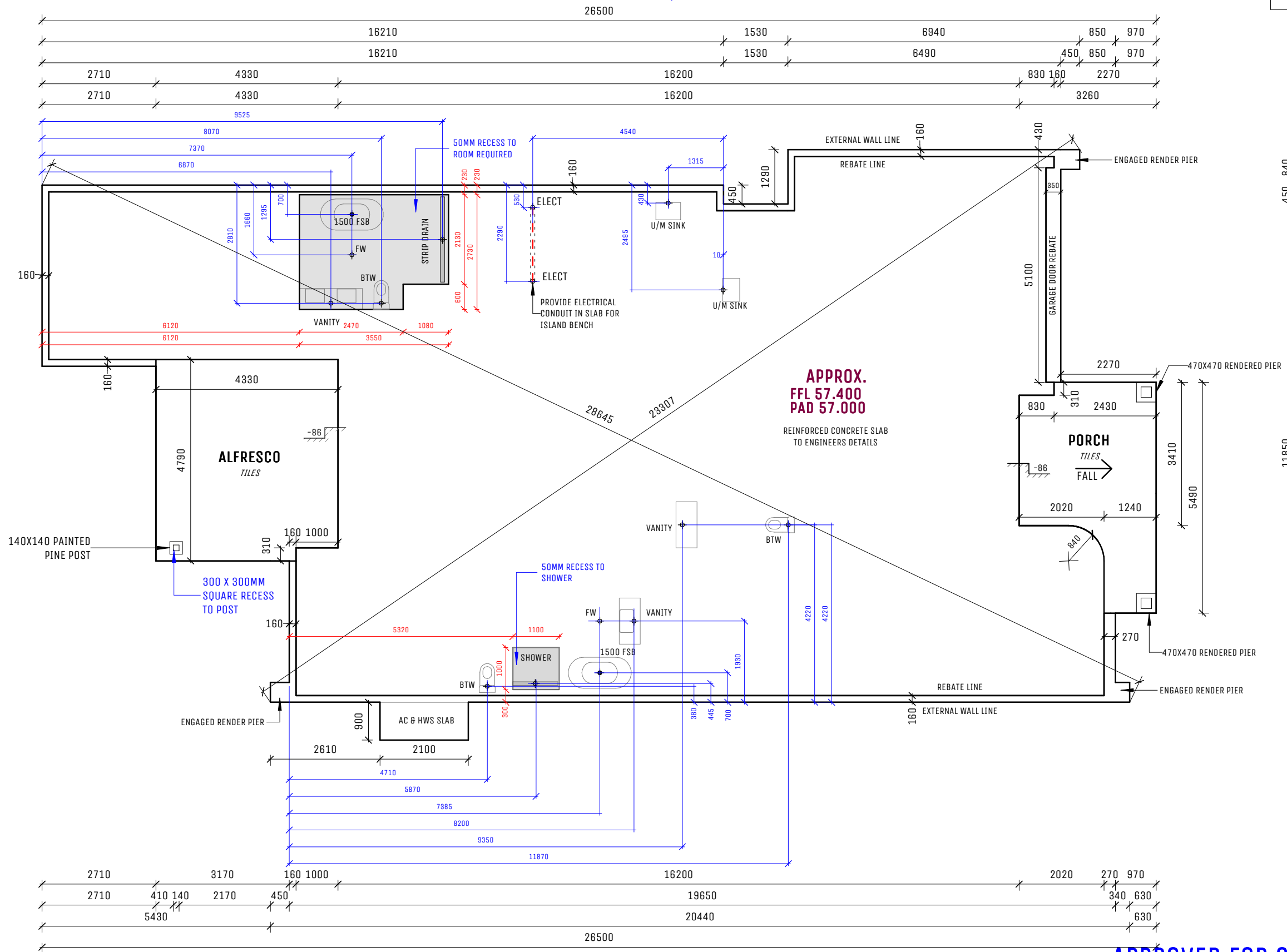
FOUNDATION ENGINEER TO CONFIRM
LOCATION OF EXTERNAL & INTERNAL
LOAD BEARING POINTS IF REQUIRED.
REFER TO BRACING PLAN FOR DETAIL.

**SLAB REBATE LENGTHS TBC BY
MANUFACTURER PRIOR TO SLAB POUR**



FALLS TO FLOOR WASTES IF SHOWN/INSTALLED MUST BE IN ACCORDANCE WITH:
ENCLOSED SHOWER (NCC 2022) - MIN 1:80 AND MAX 1:50
UNENCLOSED SHOWER AREA, ENTIRE BATH/ENS. (NCC 2022) - MIN 1:80 AND MAX 1:50
OUTSIDE ENCLOSED SHOWER AREAS - **NOT REQUIRED** (QC 4.5 A5 2) (E)

HOUSE NAME
HAMILTON MOD
286.3 m²



APPROVED FOR CONSTRUCTION



evoca
HOMES
Your Home. Your Way.

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REAL PROPERTY DESCRIPTION	
LOT	214
REGISTERED PLAN	SP348194
SITE AREA	600M ²

DRAWING NAME

SLAB SET OUT PLAN

I	AMENDMENTS & CONSTRUCTION ISSUE	07/04/26	YF
H	ENS & WIL	27/02/26	VK
G	AMENDED FEATURE WALL	02/02/26	VK
REV	DESCRIPTION	DATE	BY

<u>WIND</u>	N3	<u>SCALE</u>	1 : 100 @ A3
<u>LICENCE</u>	1153526	<u>DATE</u>	25/08/25
<u>SITE NO.</u>	2504855	<u>SHEET NO.</u>	12 OF 23
<u>JOB NO.</u>	EVOC471		

NCC PART H8 OF NCC VOLUME TWO - LIVABLE HOUSING DESIGN
REFER TO STANDARD FOR FURTHER DETAILS AND DOCUMENTATION

PART 1 - DWELLING ACCESS

1.1 Step-free access path
(1) (b) an appurtenant Class 10a garage or carport

1.2 Parking space incorporated into step-free access path
Not applicable - as above

PART 2 - DWELLING ENTRANCE

2.1 Clear opening width
(1) At least one entrance door to the dwelling must have a minimum clear opening width of 820 mm.
Door Nominated by: NCC DWELLING ENTRANCE Refer floor plan

2.2 Threshold
The threshold of the entrance door must —
(a) be level; or (b) have a sill height not more than 5 mm if the lip is rounded or bevelled; or (c) have a ramped threshold
Entrance door noted above - Refer Detail "Garage to HYBRID Floor"

2.3 Landing area
Does not apply to an entrance door that serves an appurtenant Class 10a garage or carport in accordance with 1.1(b).

2.4 Weatherproofing for external step-free entrance
Do not apply to an entrance door that is provided through an interconnected garage.

PART 3 - INTERNAL DOORS AND CORRIDORS

3.1 Clear opening width
Internal doorways must provide a minimum clear opening width of 820 mm
Achieved using an 870 mm door leaf to required rooms

3.2 Threshold
The threshold of an internal doorway that is subject to Clause 3.1 must—
(a) be level; or (b) have a sill height not more than 5 mm if the lip is rounded or bevelled; or (c) have a ramped threshold

3.3 Corridor width
Internal corridors, hallways, passageways or the like, if connected to a door that is subject to Clause 3.1, must have a minimum clear width of 1000 mm, measured between the finished surfaces of opposing walls
1050 mm hallways & the like allowed - refer floor plan dimensions

PART 4 - SANITARY COMPARTMENT

4.1 Location
There must be at least one sanitary compartment located on the ground or entry level of a dwelling
Refer ground or entry floor plan

4.2 Circulation space
Refer ground or entry floor plan - Circulation space on plan (1200x900)

PART 5 - SHOWER

5.1 Application
At least one shower must comply
Refer floor plan / wall reinforcement for nominated shower

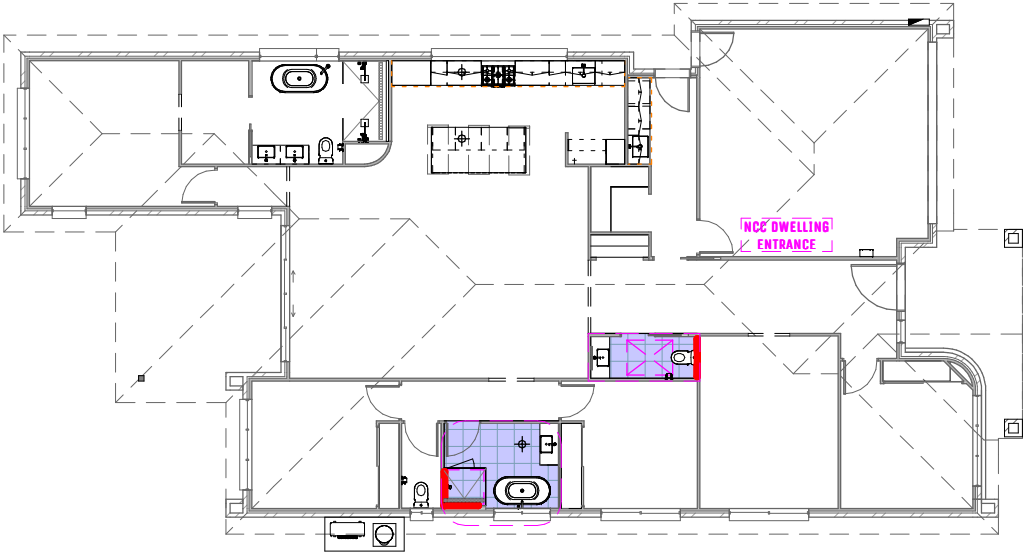
5.2 Hobless and step-free entry
At least one shower must have a hobless and step-free entry
Refer floor plan / wall reinforcement for nominated shower - Shower recessed in slab

PART 6 - REINFORCEMENT OF BATHROOM AND SANITARY COMPARTMENT WALLS

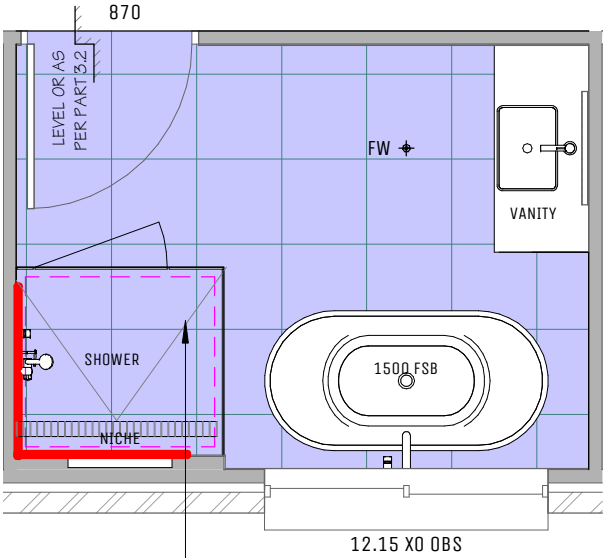
6.1 Location
(1) Reinforcing in accordance with Clause 6.2 must be provided to any—
(a) sanitary compartment that is subject to Part 4; and
(b) bathroom containing a—(i) shower that is subject to Part 5; or
(ii) bath (if provided), other than a freestanding bath where the bath is located in a room that also contains a shower that is subject to Part 5.
Refer page "NCC H8 Requirements" for nominated walls

6.2 Construction
Reinforcing constructed in accordance with the requirements
Refer page "NCC H8 Diagrams Wall Reinforcing" for options

NOTE: HOUSE TO BE BUILT IN ACCORDANCE WITH "NCC PART H8 LIVABLE HOUSING DESIGN"
BUILDER TO INFORM FRAME SUPPLIER & CARPENTERS OF PREFERRED WALL REINFORCING - NOGGING OR PLY SHEETING METHOD TO WALLS TO NOMINATED AS PER:
PART 6 OF NCC **LIVABLE HOUSING DESIGN** -- "REINFORCEMENT OF BATHROOM AND SANITARY COMPARTMENT WALLS"

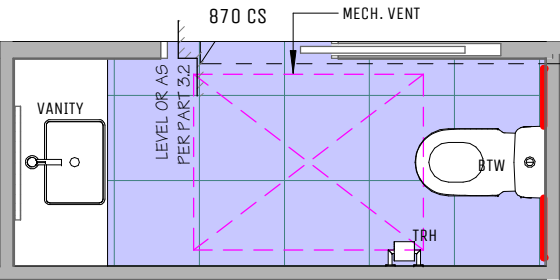


NCC WALL REINFORCEMENT
1 : 200



RECESSED SHOWER FOR H8 - PART 5.2

NCC WALL REINFORCEMENT - SHOWER
1 : 40



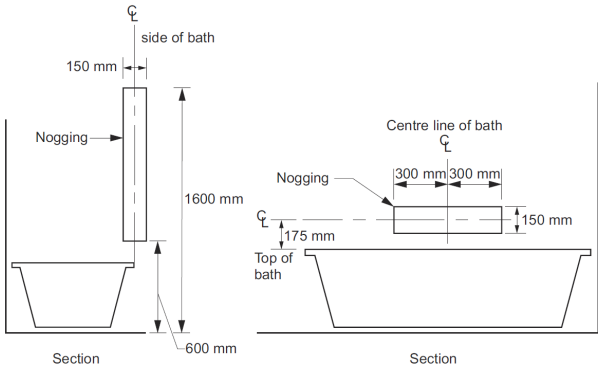
NCC WALL REINFORCEMENT - WC
1 : 40

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		UNIT 2/20 INDY COURT, NERANG QLD 4211 PH: 0419 175 728 WWW.EVOCAHOMES.COM.AU QBC: 15014898	©COPYRIGHT 2025 ALL DIMENSIONS AND PLANS REMAIN THE PROPERTY OF EVOCA HOMES AND ARE SUBJECT TO THE LAWS AND PROTECTION OF COPYRIGHT THE DESIGNS REMAIN THE PROPERTY OF EVOCA HOMES	REAL PROPERTY DESCRIPTION	LOT 214 REGISTERED PLAN SP348194 SITE AREA 600M ²	I	AMENDMENTS & CONSTRUCTION ISSUE	07/04/26	YP	SITE NO.	2504855	SHEET NO.	13 OF 23
						H	ENS & WIL	27/02/26	VKP	JOB NO.	EVOC471		
						G	AMENDED FEATURE WALL	02/02/26	VKP				
						REV	DESCRIPTION	DATE	BY				

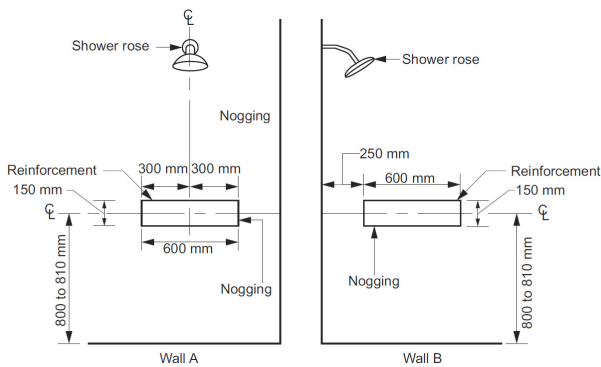
Refer to Part 6 of NCC Livable Housing Design
"Reinforcement of bathroom and sanitary compartment walls"
For futher details & notes

Figure 6.2a: Location of noggings for walls surrounding a bath



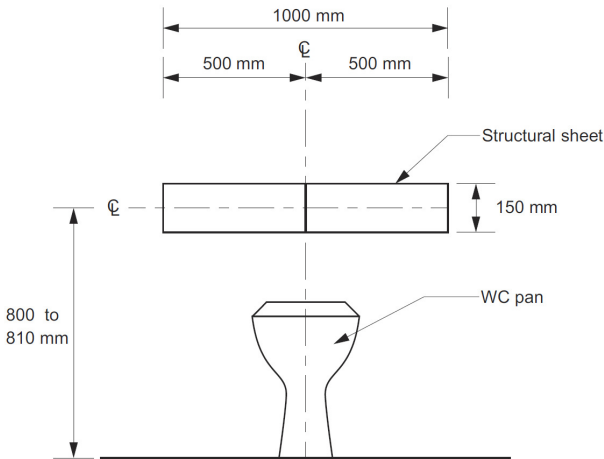
Taps, bath niches, soap holders and the like may be located within the positions designated for wall reinforcing.
Where the height of the bath tub is not yet known, an assumed height of 500 mm above finished floor level may be used to determine the location of wall reinforcing.

Figure 6.2c: Location of noggings for shower walls



Taps, bath niches, soap holders and the like may be located within the positions designated for wall reinforcing.

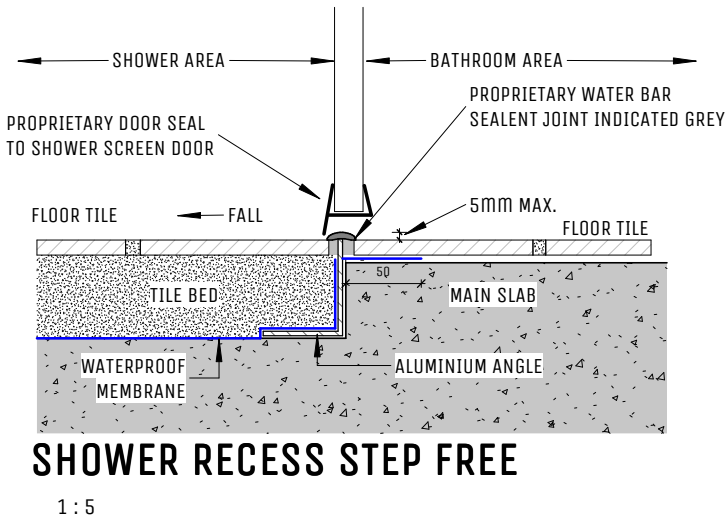
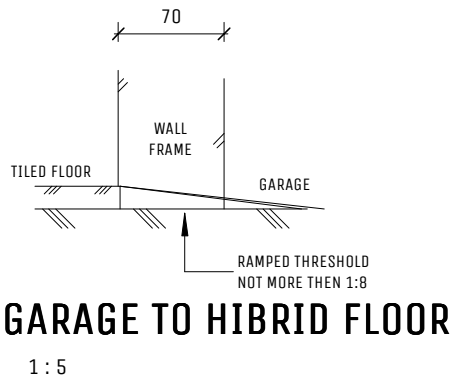
Figure 6.2f: Location of noggings for a wall behind a toilet pan where a wall is not provided as per Figure 6.2e or a window sill or a door encroaches on the area required to be provided with reinforcing or where the toilet pan is not provided in a corner of the bathroom



WC
Wall Reinforcing
adjacent to and within
460 mm of the
centreline of a toilet pan
with no encroachments
otherwise behind to be
Reinforced

Reinforcing required must be constructed using one of the following materials:
(a)A minimum of 12 mm thick structural grade plywood, or similar.
(b)Timber noggings with a minimum thickness of 25 mm.
(c)Light gauge steel framing noggings or metal plate in accordance with the NASH Standard.

NOTE: HOUSE TO BE BUILT IN ACCORDANCE WITH "NCC PART H8 LIVABLE HOUSING DESIGN"
BUILDER TO INFORM FRAME SUPPLIER & CARPENTERS OF PREFERRED WALL REINFORCING - NOGGING OR PLY SHEETING METHOD TO WALLS TO NOMINATED AS PER:
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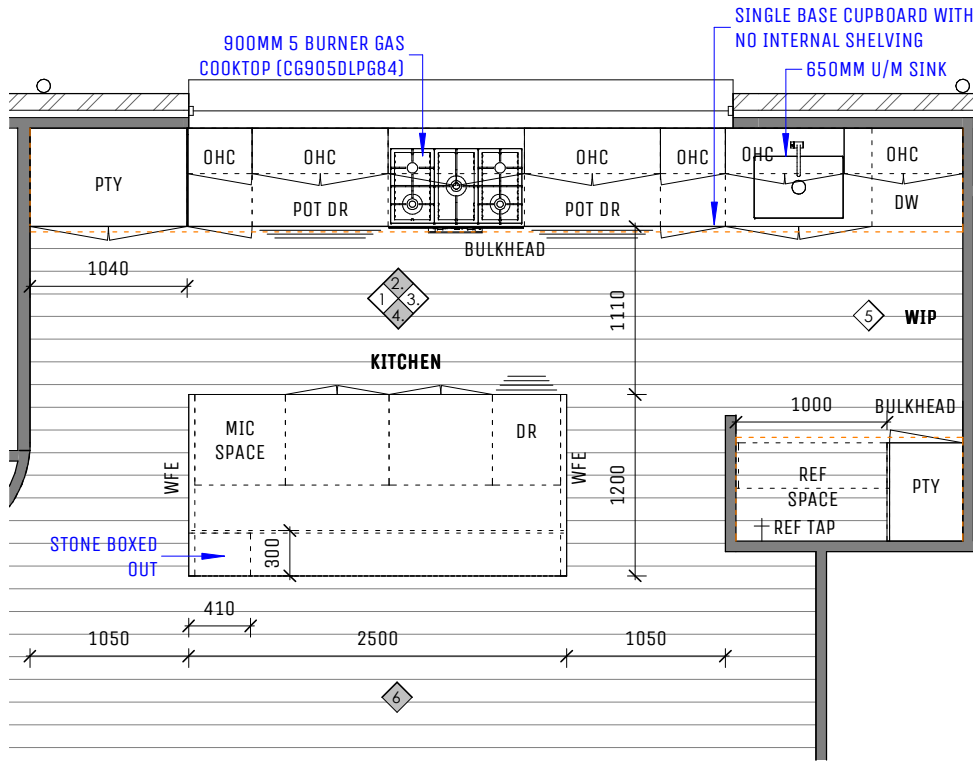
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					I AMENDMENTS & CONSTRUCTION ISSUE 07/04/26 YP	H ENS & WIL 27/02/26 VKP	G AMENDED FEATURE WALL 02/02/26 VKP	REV DESCRIPTION DATE BY	LICENCE 1153526	DATE 25/08/25	SHEET NO. 14 OF 23	JOB NO. EVOC471
									SITE NO. 2504855			

"ALL MEASUREMENTS ARE INDICATIVE ONLY AND MAY VARY DUE TO CABINETRY FINAL DESIGN AND SITE CONDITIONS"

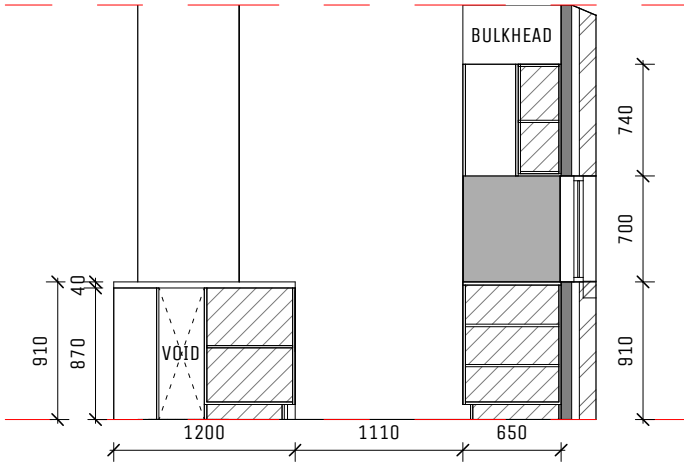
NOTE: HOUSE TO BE BUILT IN ACCORDANCE WITH "NCC PART H8 LIVABLE HOUSING DESIGN"

HOUSE NAME
HAMILTON MOD
286.3 m²

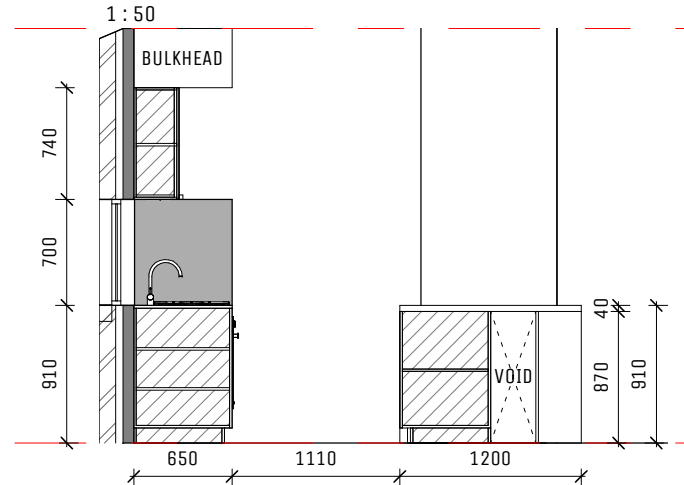


KITCHEN
1:50

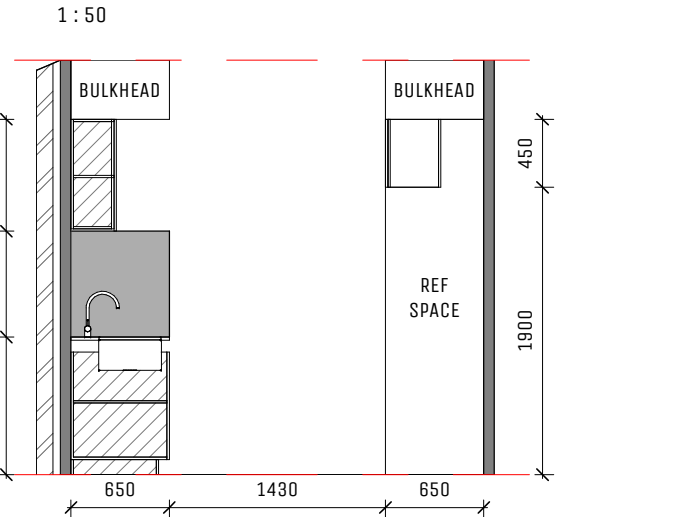
- FINGER PULL CABINETRY IN KITCHEN & WIP



KITCHEN ELEV. 1

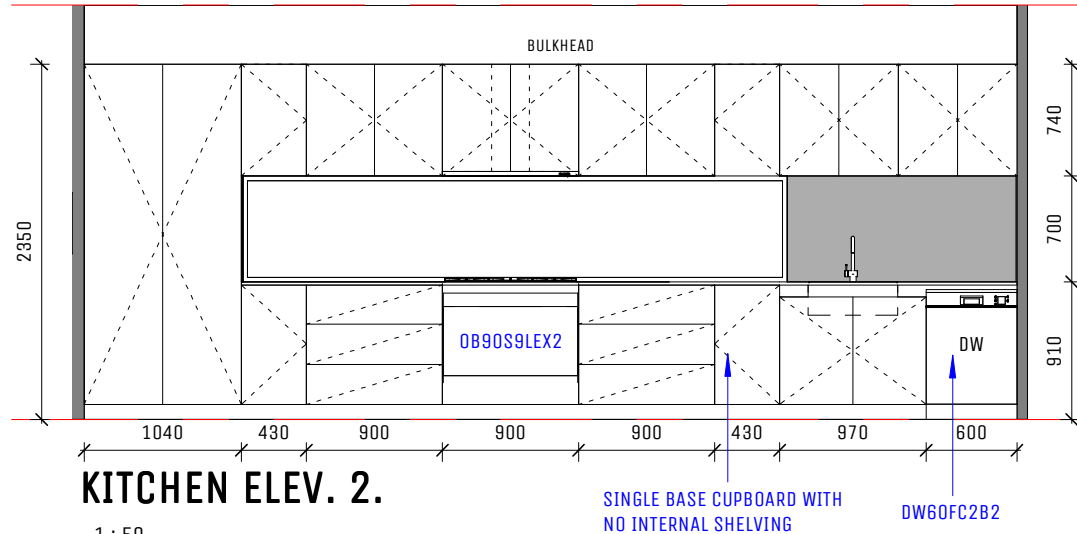


KITCHEN ELEV. 3.

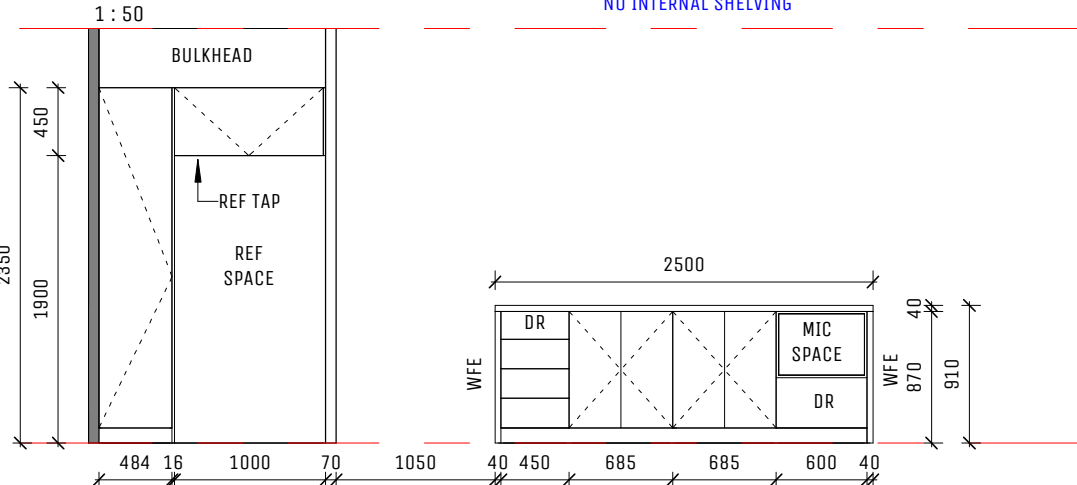


KITCHEN ELEV. 5

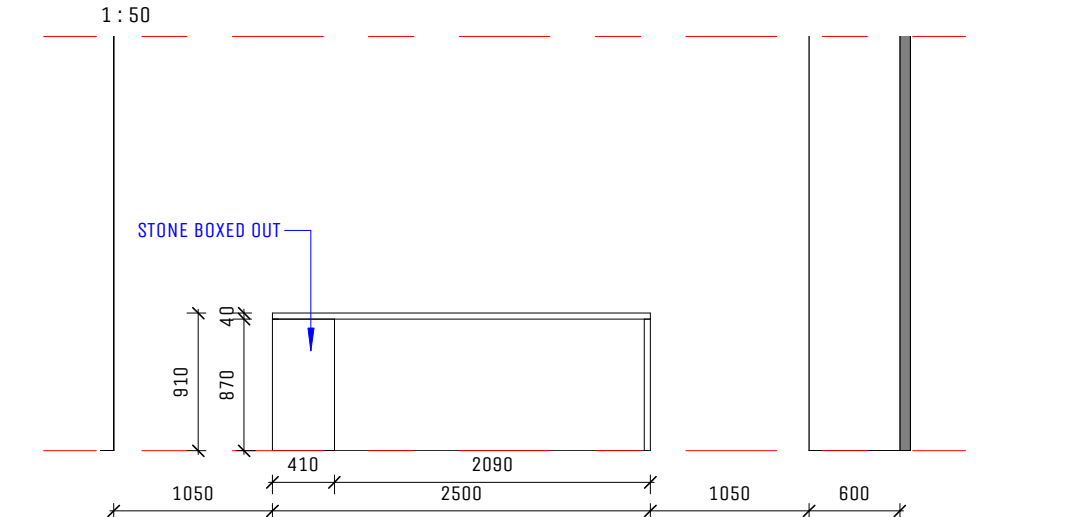
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KITCHEN ELEV. 2.



KITCHEN ELEV. 4.



KITCHEN ELEV. 6

1:50

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NOTE:

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- SPLASHBACKS TO CLIENT AND BUILDER SPECIFICATIONS
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- 20MM STONE BENCH TOPS TO VANITIES IN ENSUITE AND MAIN BATHROOM



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REAL PROPERTY DESCRIPTION
LOT 214
REGISTERED PLAN SP348194
SITE AREA 600M²

DRAWING NAME
INT. JOIN. KIT & WIP

REV	DESCRIPTION	DATE	BY
I	AMENDMENTS & CONSTRUCTION ISSUE	07/04/26	YP
H	ENS & WIL	27/02/26	VKP
G	AMENDED FEATURE WALL	02/02/26	VKP

WIND	SCALE
N3	1:50 @ A3

LICENCE	DATE
1153526	25/08/25

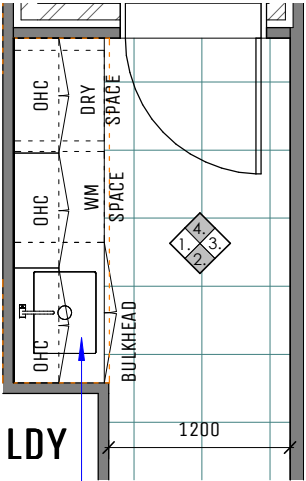
SITE NO.	SHEET NO.
2504855	15 OF 23

JOB NO.
EVOC471

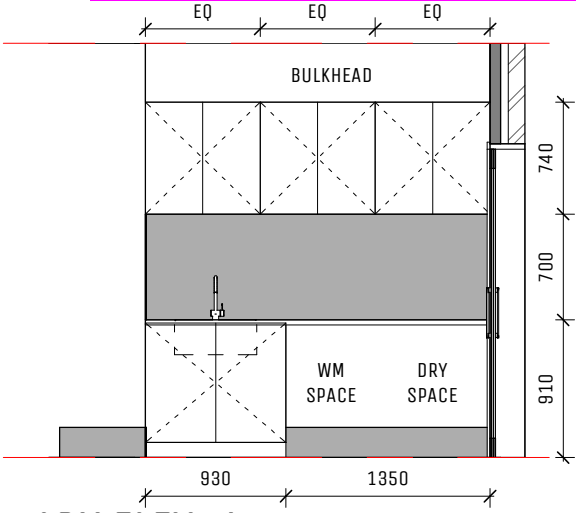
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NOTE: HOUSE TO BE BUILT IN ACCORDANCE WITH "NCC PART H8 LIVABLE HOUSING DESIGN"

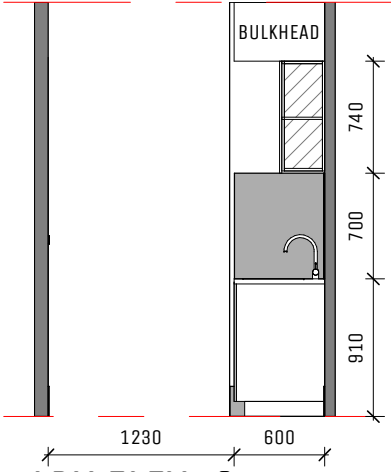
HOUSE NAME
HAMILTON MOD
286.3 m²



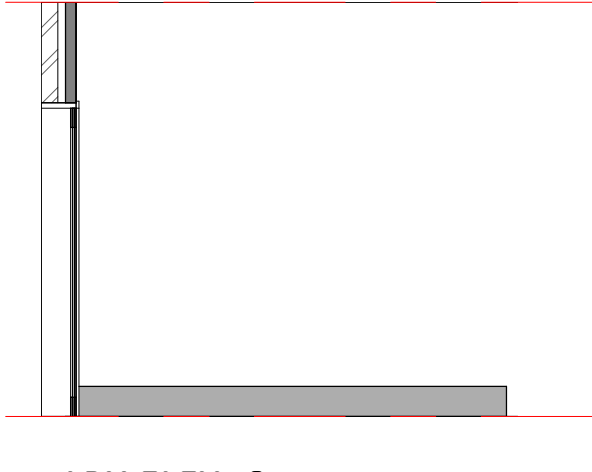
LDY
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540MM ROCHER SINGLE
BOWL U/M SINK



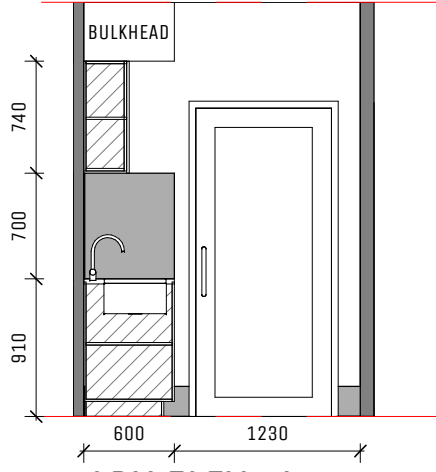
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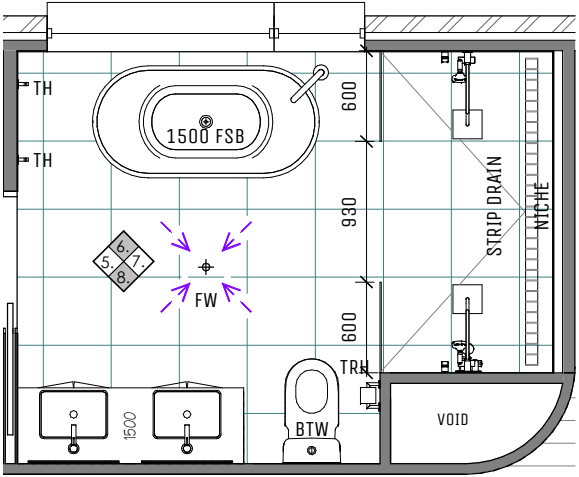
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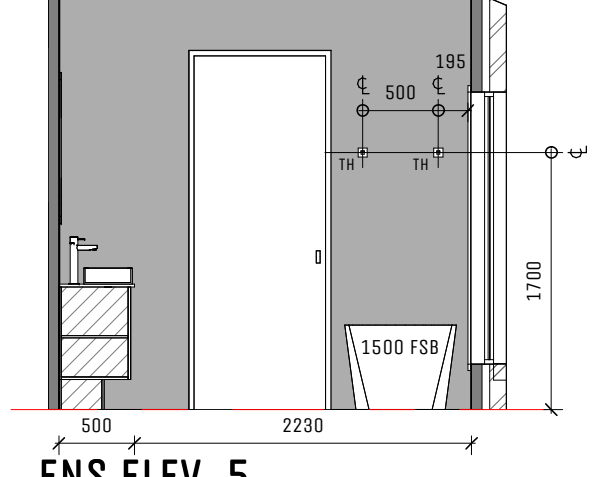
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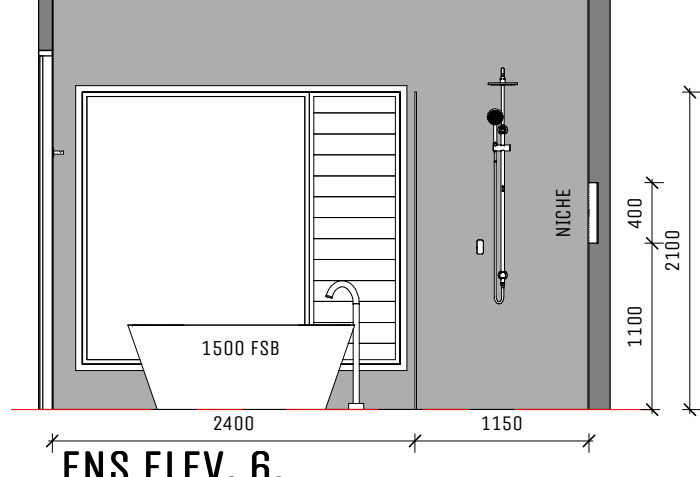
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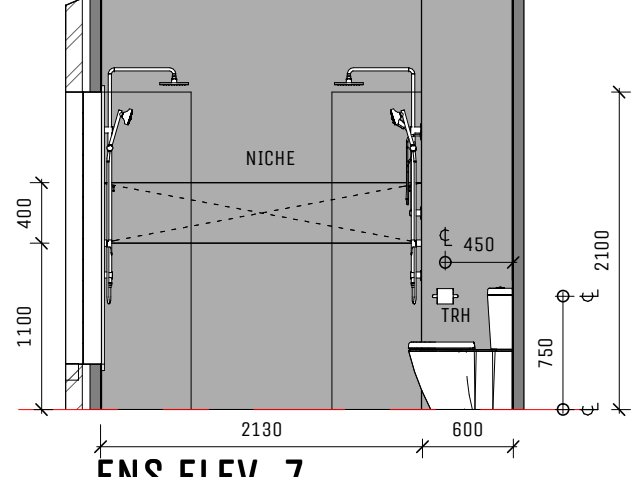
ENSUITE
1:50
-FULL HEIGHT TILES
-FULL FRAMELESS SHOWER (NO DOOR)
-1500 MIRROR W/ LED



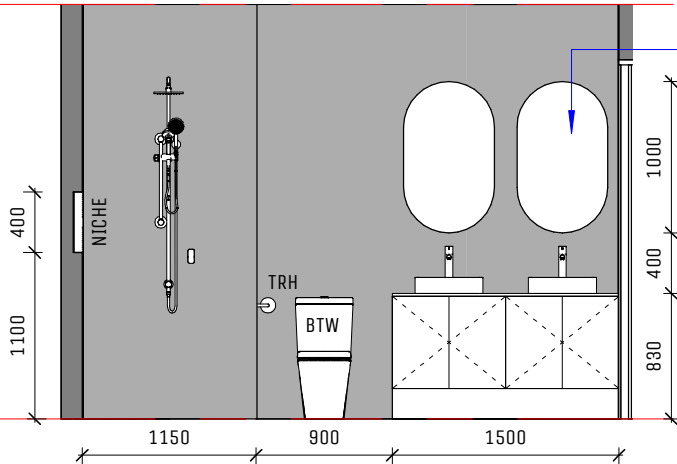
ENS ELEV. 5.
1:50



ENS ELEV. 6.
1:50



ENS ELEV. 7.
1:50



ENS ELEV. 8.
1:50

OVAL MIRROR AS PER BEACON
LIGHTING SELECTION

NOTE :
NO HANDLES TO LDY & VANITIES
(CLIENT SUPPLY & INSTALL AFTER HANDOVER)

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BRENDAN JOHN LAFFEY & ELYSE NICOLE WALTON

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SITE ADDRESS
#6 (LOT 214) SORA PLACE, UPPER COOMERA

REAL PROPERTY DESCRIPTION
LOT 214
REGISTERED PLAN SP348194
SITE AREA 600M²

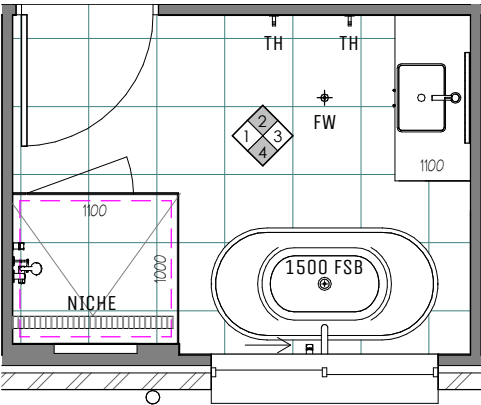
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INT. JOIN. LDY & ENS			
I	AMENDMENTS & CONSTRUCTION ISSUE	07/04/26	YP
H	ENS & WIL	27/02/26	VKP
G	AMENDED FEATURE WALL	02/02/26	VKP
REV	DESCRIPTION	DATE	BY

WIND	SCALE
N3	1:50 @ A3
LICENCE	DATE
1153526	25/08/25
SITE NO.	SHEET NO.
2504855	16 OF 23
JOB NO.	EVOCA471

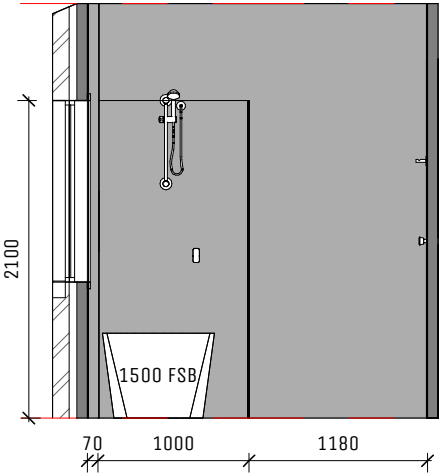
"ALL MEASUREMENTS ARE INDICATIVE ONLY AND MAY VARY DUE TO CABINETRY FINAL DESIGN AND SITE CONDITIONS"

NOTE: HOUSE TO BE BUILT IN ACCORDANCE WITH "NCC PART H8 LIVABLE HOUSING DESIGN"

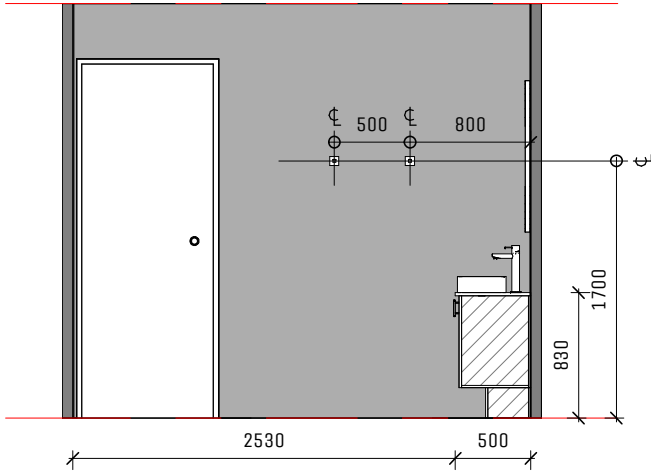
HOUSE NAME
HAMILTON MOD
286.3 m²



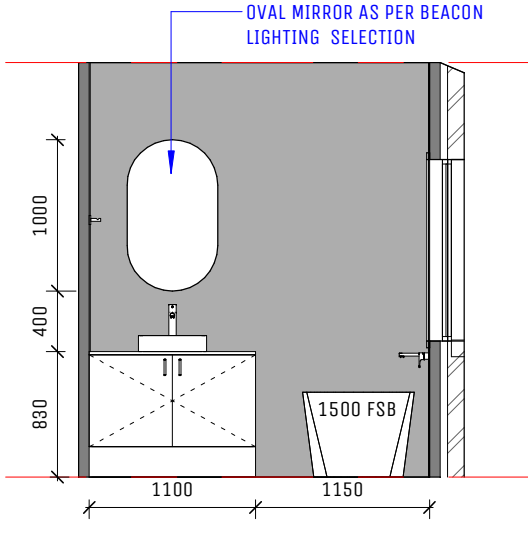
BATH
1 : 50
- FULL FRAMELESS SHOWER
- FULL HEIGHT TILES
- SHOW SCREEN 2100



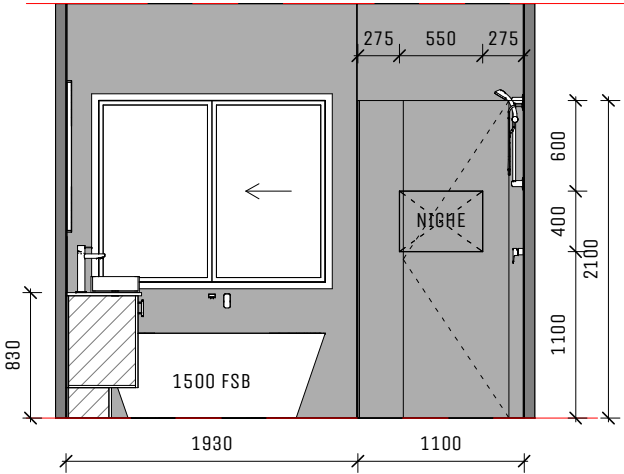
BATH ELEV. 1
1 : 50



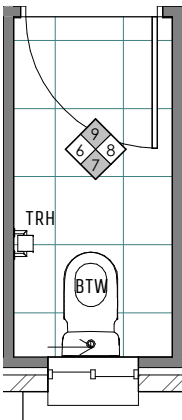
BATH ELEV. 2
1 : 50



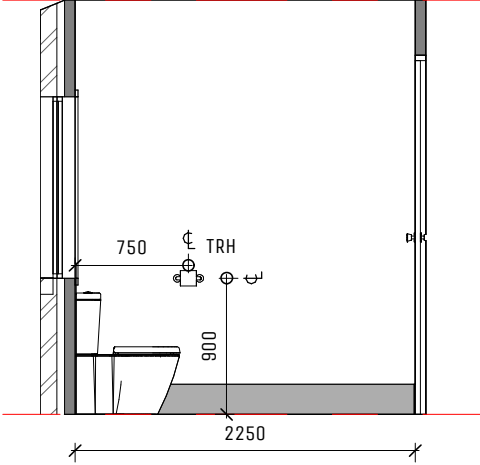
BATH ELEV. 3
1 : 50



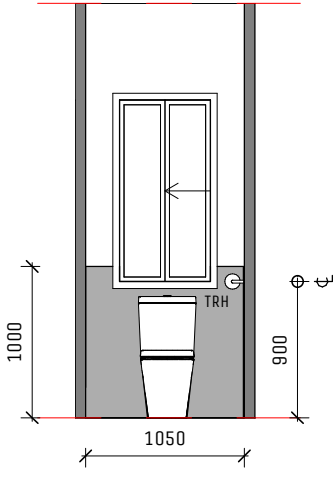
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1 : 50



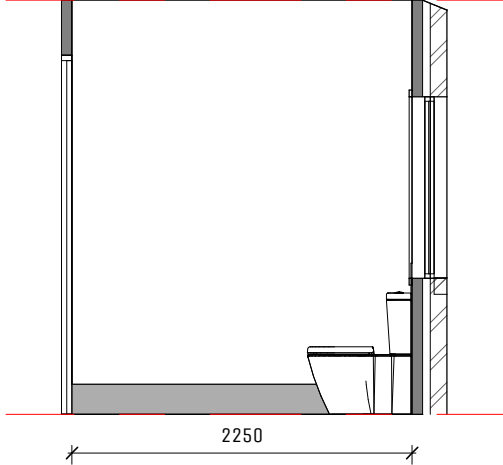
WC
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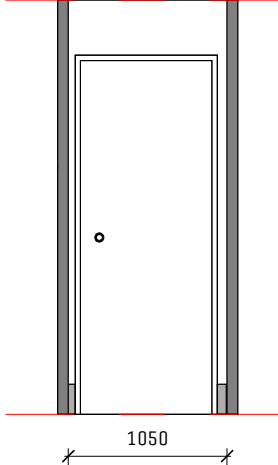
WC ELEV. 6
1 : 50



WC ELEV. 7
1 : 50



WC ELEV. 8
1 : 50

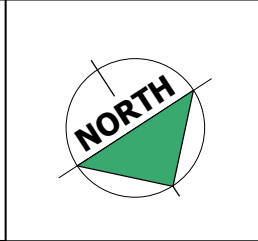


WC ELEV. 9
1 : 50

NOTE :
NO HANDLES TO LDY & VANITIES
(CLIENT SUPPLY & INSTALL AFTER HANDOVER)

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NOTE:
- ALL TAPS AND SHOWER ROSES AS PER SPECIFICATIONS
- SPLASHBACKS TO CLIENT AND BUILDER SPECIFICATIONS
- DIMENSIONS SHOWN ON CABINETS ARE NOMINAL AND MAY VARY SUBJECT TO SITE CONDITIONS.
- 20MM STONE BENCH TOPS TO VANITIES IN ENSUITE AND MAIN BATHROOM



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PH: 0419 175 728
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#6 (LOT 214) SORA PLACE, UPPER COOMERA
REAL PROPERTY DESCRIPTION
LOT 214
REGISTERED PLAN SP348194
SITE AREA 600M²

DRAWING NAME
INT. JOIN. BATH & WC
I AMENDMENTS & CONSTRUCTION ISSUE 07/04/26 YP
H ENS & WIL 27/02/26 VKP
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25/08/25
SHEET NO.
17 OF 23
JOB NO.
EVOCA471

TYPICAL ROBE SHELF 1

FLOOR PLAN "S-D"

TYPICAL ROBE SHELF 2

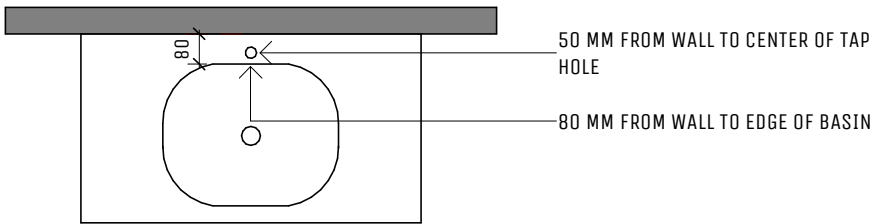
TYPICAL ROBE SHELF 3

TYPICAL LINEN DETAIL

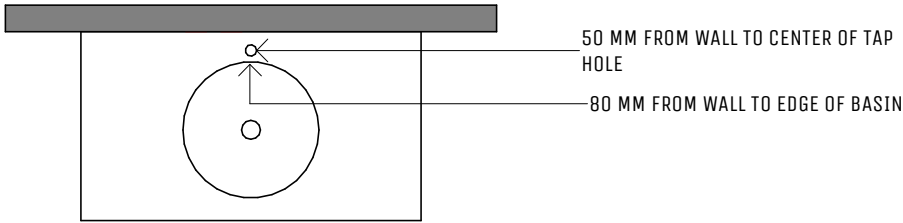
TYPICAL LINEN/BROOM DETAIL

FLOOR PLAN "BR"

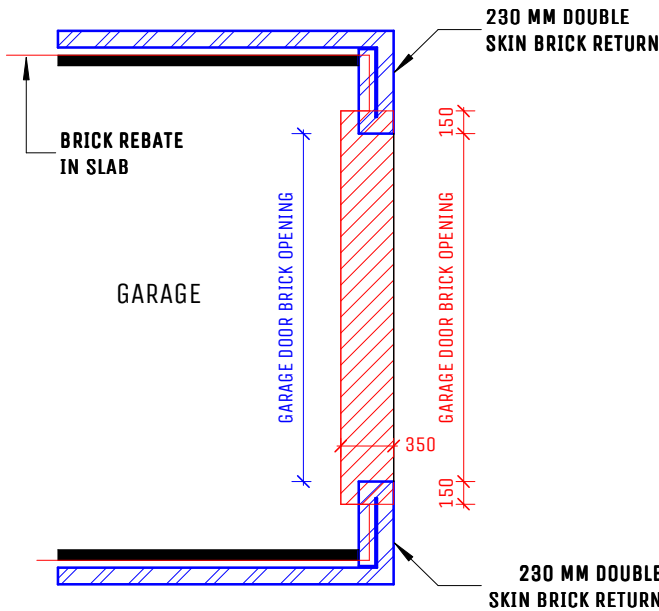
TYPICAL SHOWER NICHE DETAIL



CENTER BASIN MIXER DETAIL
RECTANGLE, 1:10



CENTER BASIN MIXER DETAIL
ROUND, 1:10



GARAGE DOOR RECESS DETAIL
1:50

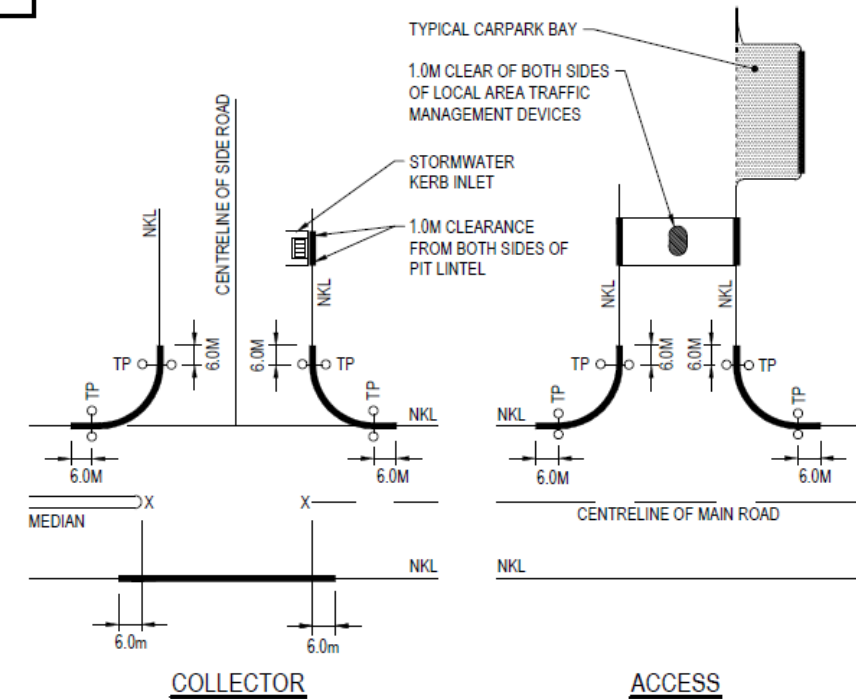
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		REV	DESCRIPTION	DATE		BY																	
UNIT 2/20 INDY COURT, NERANG QLD 4211 PH: 0419 175 728 WWW.EVOCAHOMES.COM.AU QBCC: 15014898	©COPYRIGHT 2025 ALL DIMENSIONS AND PLANS REMAIN THE PROPERTY OF EVOCA HOMES AND ARE SUBJECT TO THE LAWS AND PROTECTION OF COPYRIGHT THE DESIGNS REMAIN THE PROPERTY OF EVOCA HOMES	<u>REAL PROPERTY DESCRIPTION</u> LOT 214 REGISTERED PLAN SP348194 SITE AREA 600M ²	<u>LICENCE</u> 1153526	<u>DATE</u> 25/08/25																			
			<u>SITE NO.</u> 2504855	<u>SHEET NO.</u> 20 OF 23																			
			<u>JOB NO.</u> EVOC471																				

LEGEND

(VEHICLE CROSSING PROHIBITED LOCATIONS)

NKL	NOMINAL KERB LINE (FACE OF KERB)
TP	 TANGENT POINT ON NKL
	PROHIBITED LOCATIONS SHOWN IN A HEAVY LINE, BASED ON AS 2890.1
X	THE POINTS MARKED 'X' ARE EITHER AT THE MEDIAN ON A DIVIDED ROAD, OR AT THE INTERSECTION OF THE MAIN ROAD CENTRELINE AND THE PROLONGATION OF THE SIDE ROAD NKL LINE ON AN UNDIVIDED ROAD.



NOTES: NOTE 23 ON RSD-101

- SERVICES & ROAD FURNITURE WILL NOT BE MOVED FOR VEHICLE CROSSINGS IN PROHIBITED LOCATIONS.
- THIS DRAWING TO BE READ IN CONJUNCTION WITH RSD-101.
- W1 MAY NOT BE LESS THAN 4.0M AT ANY POINT, INCLUSIVE OF 500MM TAPERS.
- W3 MAY NOT BE LESS THAN W2.
- ALL DIMENSIONS ARE IN MILLIMETRES UNLESS SHOWN OTHERWISE.

NOTES:

1. W3 MAY NOT BE LESS THAN W2.
2. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS SHOWN OTHERWISE.

ALTERNATIVE SETOUT (INTERNAL TAPERS)

VEHICLE CROSSINGS	 QUEENSLAND NORTHERN TERRITORY IPWEA INSTITUTE OF PUBLIC WORKS ENGINEERING AUSTRALASIA		
RESIDENTIAL DRIVEWAYS SHEET 1 OF 2	SIZE A3	DRAWING No.	
	NOT TO SCALE	RSD-100	
		REV DATE: 07/23	A REV.

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			©COPYRIGHT 2025 ALL DIMENSIONS AND PLANS REMAIN THE PROPERTY OF EVOCA HOMES AND ARE SUBJECT TO THE LAWS AND PROTECTION OF COPYRIGHT THE DESIGNS REMAIN THE PROPERTY OF EVOCA HOMES	<u>REAL PROPERTY DESCRIPTION</u> LOT 214 SP348194 600M²	<u>LICENCE</u> 1153526	<u>DATE</u> 25/08/25																	
					<u>SITE NO.</u> 2504855	<u>SHEET NO.</u> 21 OF 23																	
					<u>JOB NO.</u> EVOC471																		
			<table border="1"> <thead> <tr> <th>I</th> <th>AMENDMENTS & CONSTRUCTION ISSUE</th> <th>07/04/26</th> <th>YP</th> </tr> </thead> <tbody> <tr> <td>H</td> <td>ENS & WIL</td> <td>27/02/26</td> <td>VKP</td> </tr> <tr> <td>G</td> <td>AMENDED FEATURE WALL</td> <td>02/02/26</td> <td>VKP</td> </tr> <tr> <td>REV</td> <td>DESCRIPTION</td> <td>DATE</td> <td>BY</td> </tr> </tbody> </table>	I	AMENDMENTS & CONSTRUCTION ISSUE	07/04/26	YP	H	ENS & WIL	27/02/26	VKP	G	AMENDED FEATURE WALL	02/02/26	VKP	REV	DESCRIPTION	DATE	BY				
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BAL 12.5

Section 5 of AS3959-2018

General Construction

All information contained in this appendix is referenced from the AS3959-2018, Construction of Building in Bushfire Prone Areas and National Construction Code (NCC) Volume 2. For further information the Standard should be consulted.

The Standard makes reference to exemptions that can be used when determining the construction requirements and the relevant BAL.

Shielding of Buildings

If an elevation of a dwelling is not in a direct path of travel of the possible source of bushfire attack, the next lower BAL may be used for that particular elevation. Please refer to Figure 3.1 of AS3959-2018 for clarification of this shielding option

Please Note: The requirement for a shielded elevation can not be less than BAL 12.5.

Bushfire Resistant Timbers

There are also various species of timber which have been tested and have been found to be ‘Bushfire Resistant’.

Walls

If a wall is less than 400mm from the ground or less than 400mm above a deck, carport roof, awning or the like, the wall must be constructed of:

- a) Non-combustible material, or
- b) 6mm thick fibre-cement external cladding, or
- c) Bushfire resisting timber

Joints

Joints in external surfaces of walls must prevent gaps of 3mm or more, or a sarking-type material must be placed on outer part of frame before cladding is installed.

Vents & Weepholes

All vents & weepholes in external walls must be screened with mesh made of corrosion resistant steel, bronze or aluminium of not greater than 2mm aperture.

Windows

Windows must be completely protected by a bushfire shutter or screens as described below. For windows which are less than 400mm from the ground or less than 400mm above decks, carport roofs, awnings and similar, the window frames and joinery must be constructed of

- a) bushfire resisting timber,
- b) metal or
- c) metal reinforced PVC.

Glazing should be no less than 4mm Grade A safety glass.

Doors

(Side hung external, French, panel fold, sliding or bi-fold doors)

- a) Must be protected by a bushfire shutter, or
- b) Protected by screens as mentioned below, or
- c) Doors shall be Non combustible, or
 - a. Solid timber door (minimum thickness 35mm for first 400mm above the floor), or
 - b. Have a non-combustible kickplate on the outside for first 400mm above opening, or
 - c. Fully framed, glazed door (with framing made from material as per bushfire shutters below).
 - d. Weather strips, draught excluders or draught seals shall be installed at the base of side hung external doors and garage doors.
- d) Sliding doors must be Grade A safety glass (as per AS1288).
- e) Sliding doors do not have to have the openable part screened, however if screened it must comply with the screens for Windows and Doors.

Bushfire Shutters

If installed, bushfire shutters must:

- a) Be fixed and non-removable
- b) When closed, have a gap of no more than 3mm between wall or sill
- c) Be able to be opened from inside or outside
- d) Protect the entire window or door
- e) The shutters must be made from a non-combustible material or a bushfire resisting timber.

Screens for Windows

Maximum aperture of 2mm and be made from corrosion resistant steel, bronze or aluminium. Gaps between the screen and building element must be no larger than 3mm. The frame supporting the mesh must be made from metal or bushfire resisting timber.

Vehicle access doors

The part of the door within 400mm of the ground must be constructed using:

- a) Non-combustible material, or
- b) 6mm thick fibre-cement external cladding, or
- c) Bushfire resisting timber

The doors are to be fitted with seals to prevent any gaps greater than 3mm Roller doors are to be fitted with nylon brushes are to be installed to prevent any gaps greater than 3mm. No vehicle access doors are to contain ventilation slots.

Roofs

(including Verandahs, attached carport roofs, eaves, fascias, gables, gutters and downpipes)

- a) Roof tiles, roof sheets and roof coverings accessories must be non-combustible.

- b) All roof/wall junctions must be sealed with no opening larger than 3mm.
- c) Roof ventilation openings (vents) must be installed with ember guard made of non-combustible material (steel, bronze or aluminium) or mesh with an aperture of no greater than 2mm.

Tiled Roofs

Tiled roofs must be entirely sarked. The sarking must:

- d) Have a flammability index of no more than 5
- e) Be located directly below roof battens
- f) Be installed so that there are no gaps that would allow the entry of embers
- g) Cover the entire roof including ridges and extend into the gutters

Sheet Roofs

Must be fully sarked. Any gaps larger than 3mm must be sealed by mesh with a maximum aperture of 2mm and a non combustible material or mineral wool.

Eaves, Fascias and Gables

Gables within 400mm of the ground level or decking are to be constructed using the same methods as the construction of a wall within 400mm of the ground or decking.

Penetrations and ventilation openings are to be protected with a non-combustible mesh with gaps of no greater than 3mm.

Penetrations

All roof penetrations must be installed with mesh that is non combustible and must not allow gaps of more than 3mm. Any glazing installed must be Grade A safety glass (AS1288).

Under flashing around a skylight must have a flammability index no greater then 5.

Evaporative coolers

Evaporative coolers are to be fitted with a butterfly closer near the ceiling level or a non-combustible covering made of corrosion resistant steel, bronze or aluminium with apertures 3mm or less.

Gutters & Downpipes

If installed, gutter and valley leaf guards must be made of non-combustible material. Box gutters must be non-combustible and flashed with the roof.

Decks, Steps, Ramps and Landings

Subfloor spaces of verandahs, decks, steps, ramps and landings are not required to be enclosed. However should the subfloor be enclosed any material with 400mm of the ground must be constructed of:

- 1. Non-combustible material, or
- 2. 6mm thick fibre-cement external cladding, or
- 3. Bushfire resisting timber.

It is recommended that the spacing of decking boards should be a maximum of 3mm or at least 10mm. Spaces between 3mm and 10mm could create a gap in which embers can be trapped. Decking constructed within 300mm horizontally from a glazed element and within 400mm vertically from the glazed element must be constructed using:

- a) Non-combustible material, or
- b) PVC-U material, or
- c) Bushfire resisting timber.

Water and Gas Supply pipes

All exposed water and gas supply pipes shall be constructed using a metal product.

This document has been provided as a guide only to the construction requirements under the AS 3959- 2018. For further information or clarification the Australian Standard must first be reviewed.

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