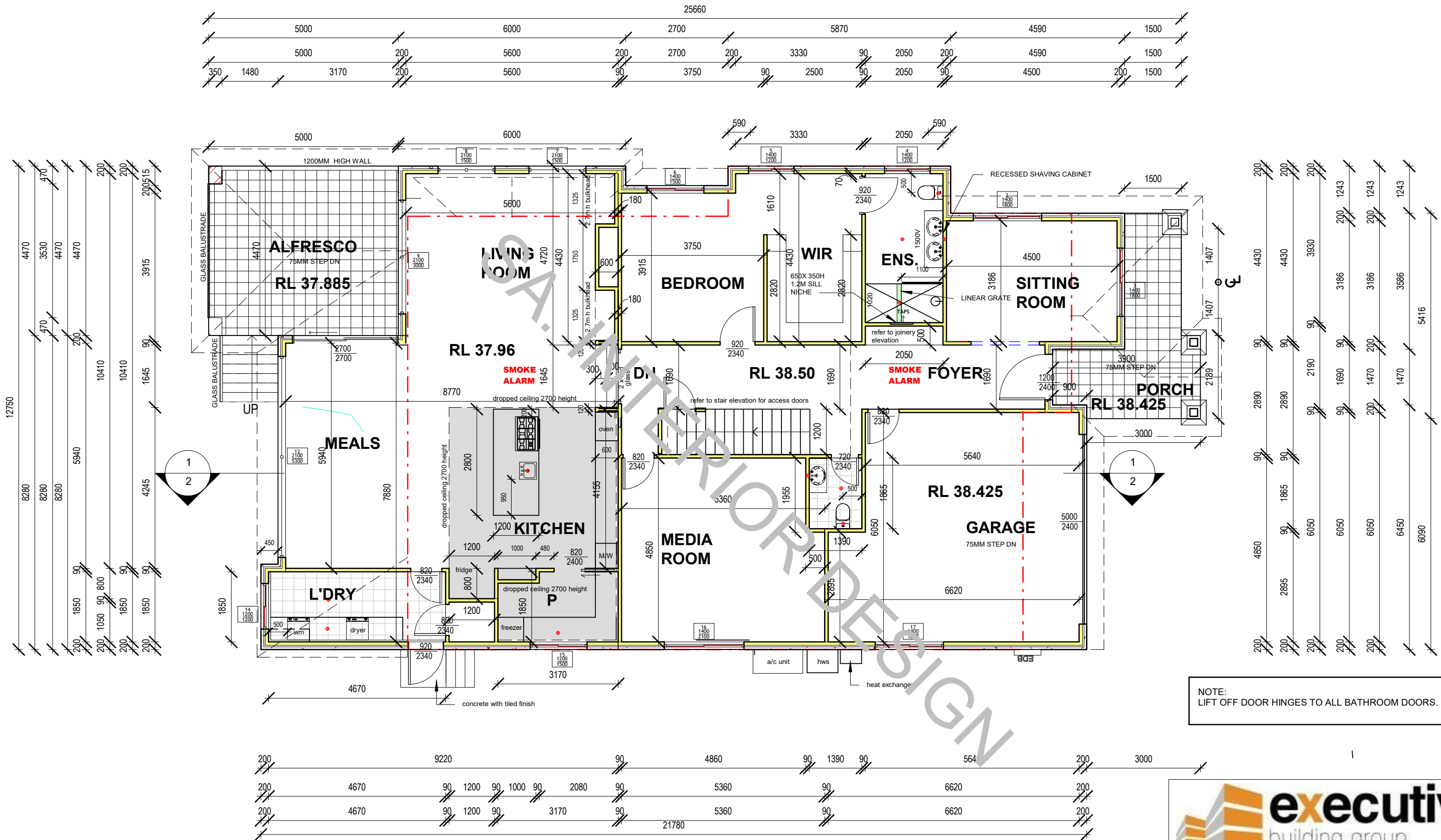




NOTE:
SHOWER NICHE TO BE 600W X 300H FINISHED DIMENSION ONCE TILED.
CARPENTER /FRAME COMPANY TO ALLOW ADDITIONAL WIDTH/HEIGHT FOR
GROUT / THICKNESS OF TILES. CONFIRM WITH BUILDER

NOTE:
UNDER FLOOR HEATING TO MAIN BATH ,
GROUND FLOOR ENSUITE AND BED 2 ENSUITE

NOTE:
LIFT OFF DOOR HINGES TO ALL BATHROOM DOORS.

GROUND FLOOR PLAN



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TJK DESIGN
RESIDENTIAL - COMMERCIAL - INDUSTRIAL
E: tim@tjkdesign.com.au ph: 0400 035 512
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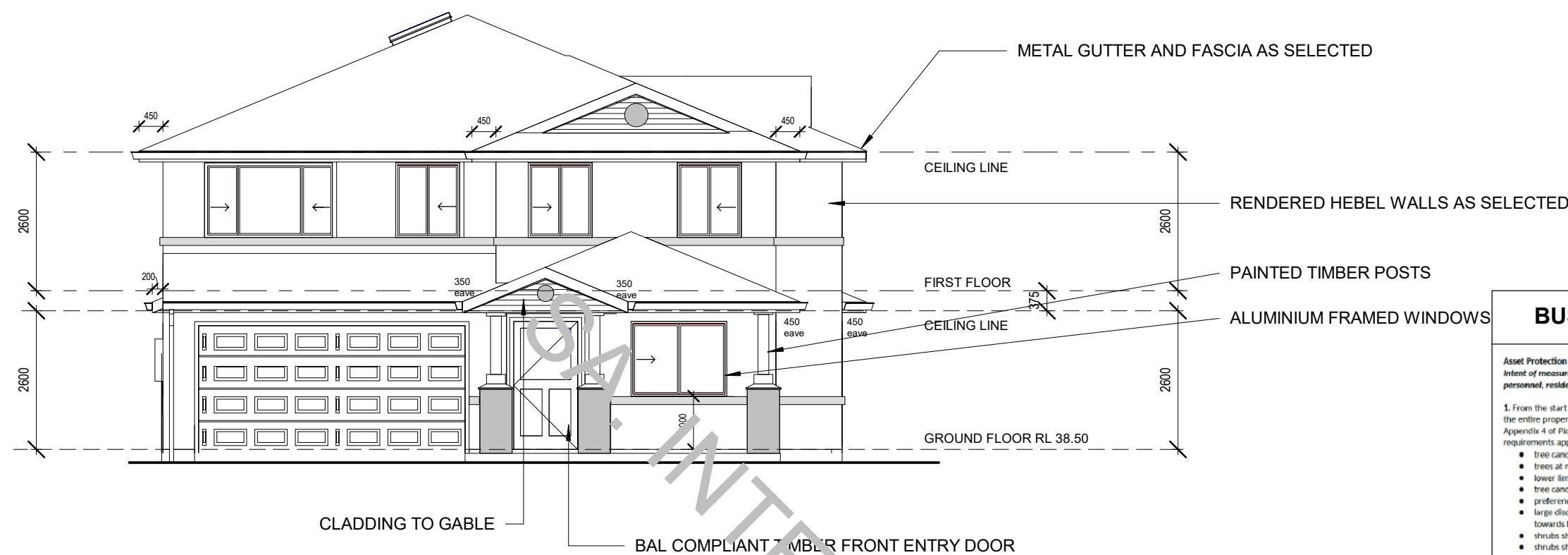
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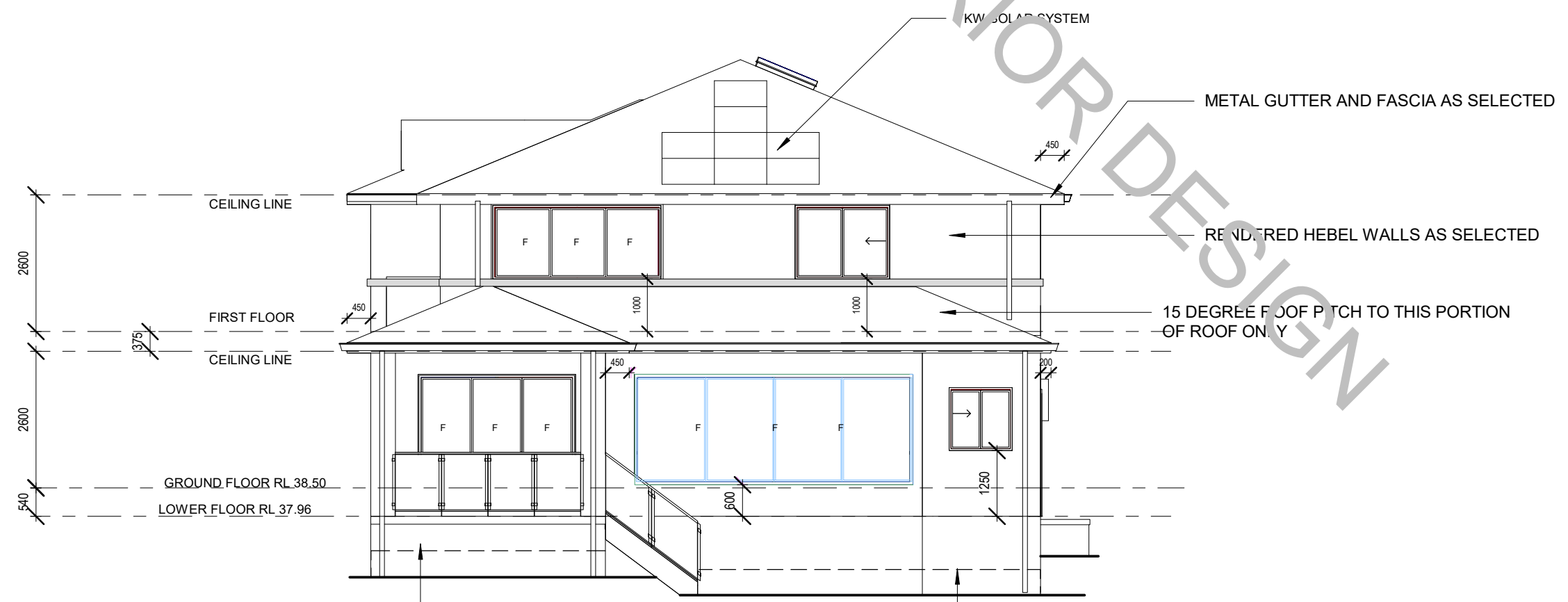
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EAST ELEVATION



WEST ELEVATION

BUSHFIRE CONSTRUCTION NOTES

- Asset Protection Zones**
Intent of measures: to minimise the risk of bush fire attack and provide protection for emergency services personnel, residents and others assisting firefighting activities.
1. From the start of building works, and in perpetuity to ensure ongoing protection from the impact of bush fires, the entire property must be managed as an inner protection area (IPA) in accordance with the requirements of Appendix 4 of Planning for Bush Fire Protection 2019. When establishing and maintaining an IPA the following requirements apply:
- tree canopy cover should be less than 15% at maturity;
 - trees at maturity should not touch or overhang the building;
 - lower limbs should be removed up to a height of 2m above the ground;
 - tree canopies should be separated by 2 to 5m;
 - preference should be given to smooth barked and evergreen trees;
 - large discontinuities or gaps in vegetation should be provided to slow down or break the progress of fire towards buildings;
 - shrubs should not be located under trees;
 - shrubs should not form more than 10% ground cover;
 - clumps of shrubs should be separated from exposed windows and doors by a distance of at least twice the height of the vegetation;
 - grass should be kept mown (as a guide grass should be kept to no more than 100mm in height); and
 - leaves and vegetation debris should be removed.
- Construction Standards**
Intent of measures: to minimise the risk of bush fire attack and provide protection for emergency services personnel, residents and others assisting firefighting activities.
2. Construction of the roof, northwestern, northeastern, and southwestern elevation(s) of the proposed works must comply with section 3 and section 7 (BAL 29) Australian Standard AS3959:2018 Construction of buildings in bush fire-prone areas or NASH Standard (1.7.14 updated) National Standard Steel Framed Construction in Bushfire Areas - 2014 as appropriate and Section 7.5 of Planning for Bush Fire Protection 2019.
3. Construction of the southeastern elevation(s) of the proposed dwelling must comply with section 3 and section 6 (BAL 19) Australian Standard AS3959:2018 Construction of buildings in bush fire-prone areas or NASH Standard (1.7.14 updated) National Standard Steel Framed Construction in Bushfire Areas - 2014 as appropriate and Section 7.5 of Planning for Bush Fire Protection 2019.
4. All new fencing and gates must be constructed from non-combustible materials.
- Water and Utility Services**
Intent of measures: to minimise the risk of bush fire attack and provide protection for emergency services personnel, residents and others assisting firefighting activities.
5. The provision of water, electricity and gas must comply the following in accordance with Table 7.4a of Planning for Bush Fire Protection 2019:
- reticulated water is to be provided to the development where available;
 - all above-ground water service pipes external to the building are metal, including and up to any taps;
 - where practicable, electrical transmission lines are underground;
 - where overhead, electrical transmission lines are proposed as follows:
 - lines are installed with short pole spacing (30m), unless crossing gullies, gorges or riparian areas; and
 - no part of a tree is closer to a power line than the distance set out in accordance with the specifications in ISSC3 Guideline for Managing Vegetation Near Power Lines.
 - reticulated or bottled gas is installed and maintained in accordance with AS/NZS 1596:2014 and the requirements of relevant authorities, and metal piping is used;
 - all fixed gas cylinders are kept clear of all flammable materials to a distance of 10m and shielded on the hazard side;
 - connections to and from gas cylinders are metal;
 - polymer-sheathed flexible gas supply lines are not used; and
 - above-ground gas service pipes are metal, including and up to any outlets.



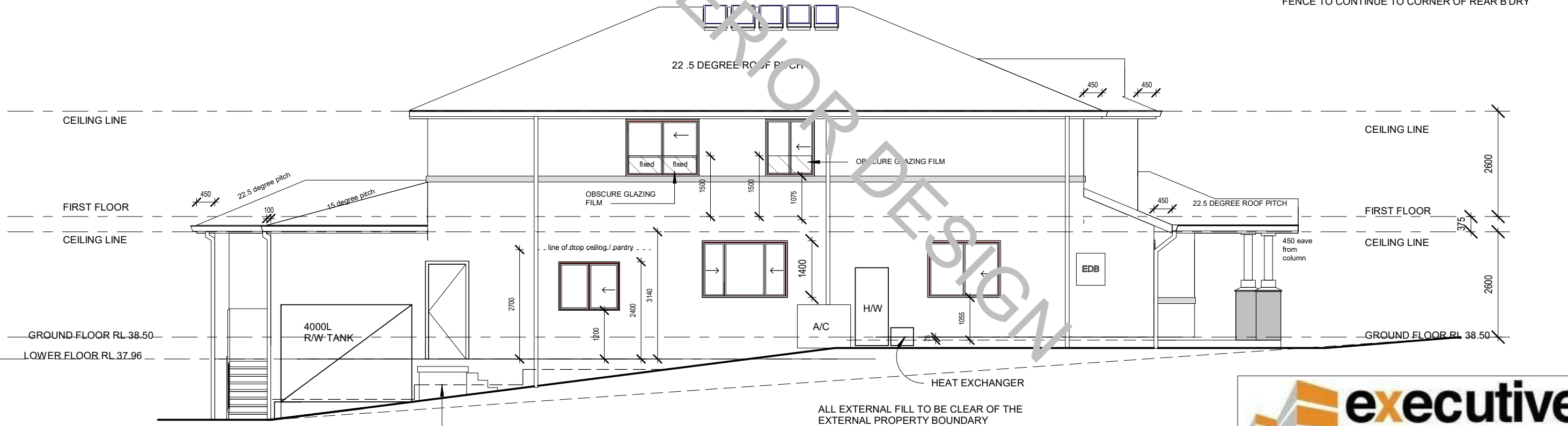
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NORTH ELEVATION



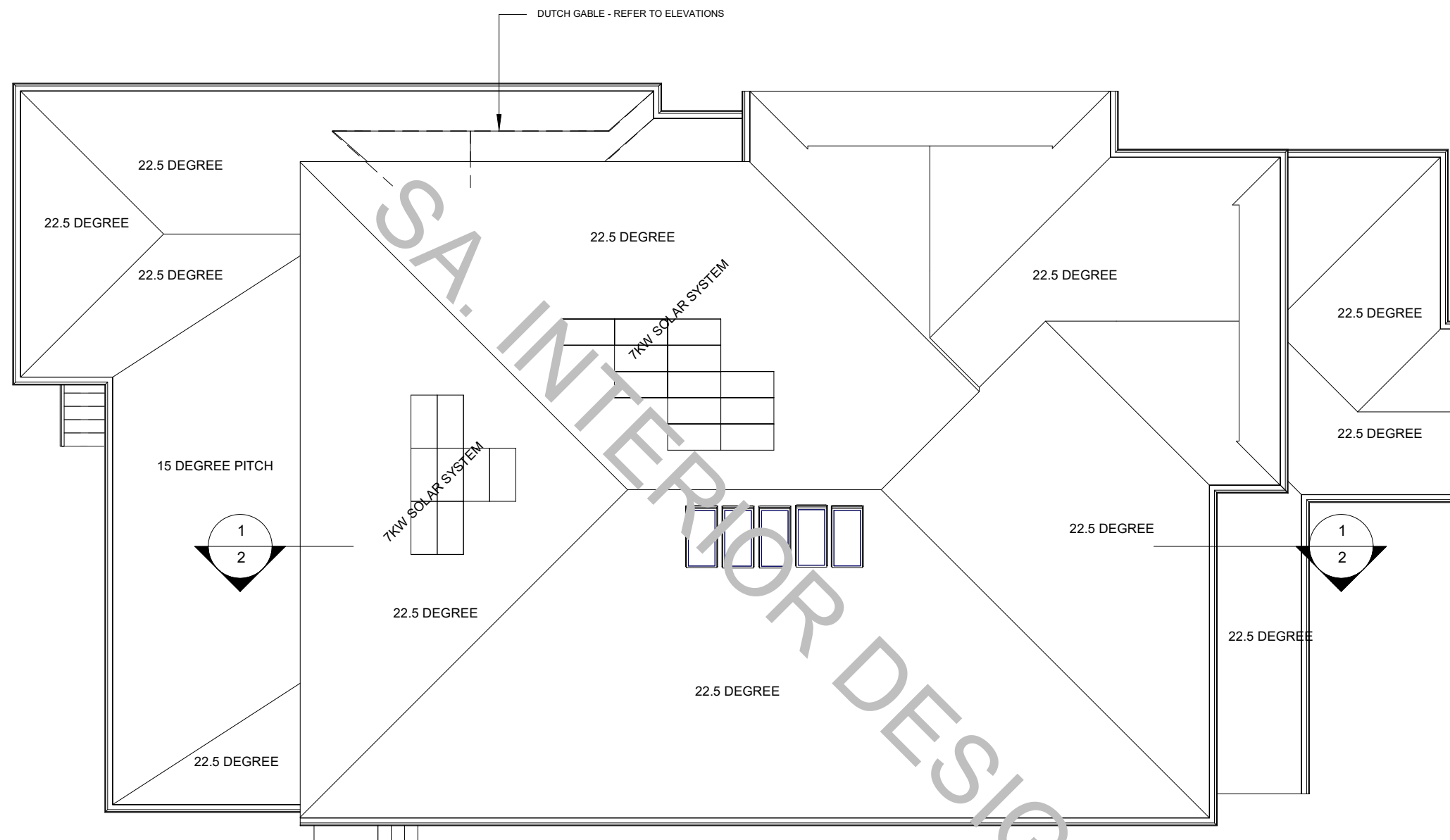
SOUTH ELEVATION



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ROOF PLAN 1:100



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