

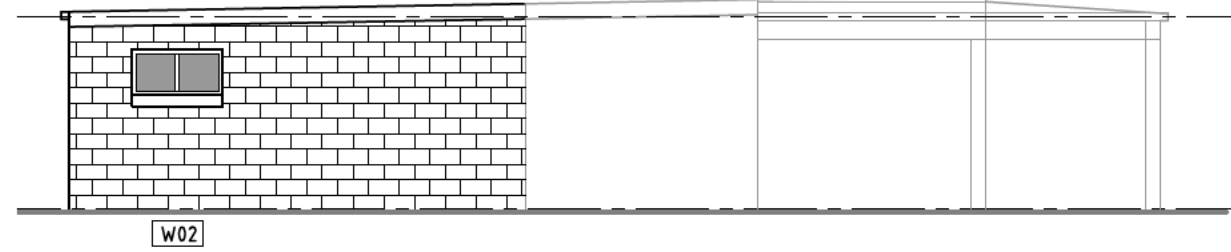
PLANNING PROPERTY REPORT	
ADDRESS:	270 MALINGS ROAD, PORTLAND WEST, 3305
LOT & PLAN NUMBER:	LOT 1 - PS313519
MUNICIPALITY:	GLENELG SHIRE
COUNCIL PROPERTY NUMBER:	90043000.037
PLANNING ZONE:	FARMING ZONE (FZ)
OVERLAYS:	BUSHFIRE MANAGEMENT

B	Issued for internal review	20.03.2025	
A	Issued for internal review	05.03.2025	
revision	description	by	date
SETTING OUT OF THE WORK IS THE RESPONSIBILITY OF THE CONTRACTOR. ALL DIMENSIONS TO BE TAKEN FROM THE DRAWING. DO NOT SCALE FROM THE DRAWING. ANY DISCREPANCIES TO BE REPORTED IMMEDIATELY TO THE DRAFTSMAN. THIS DRAWING SHALL BE READ IN CONJUNCTION WITH THE SPECIFICATIONS. THESE DRAWINGS ARE COPYRIGHT PROTECTED & MUST NOT BE COPIED WITHOUT WRITTEN CONSENT FROM TOTAL DESIGN & DRAFTING.			

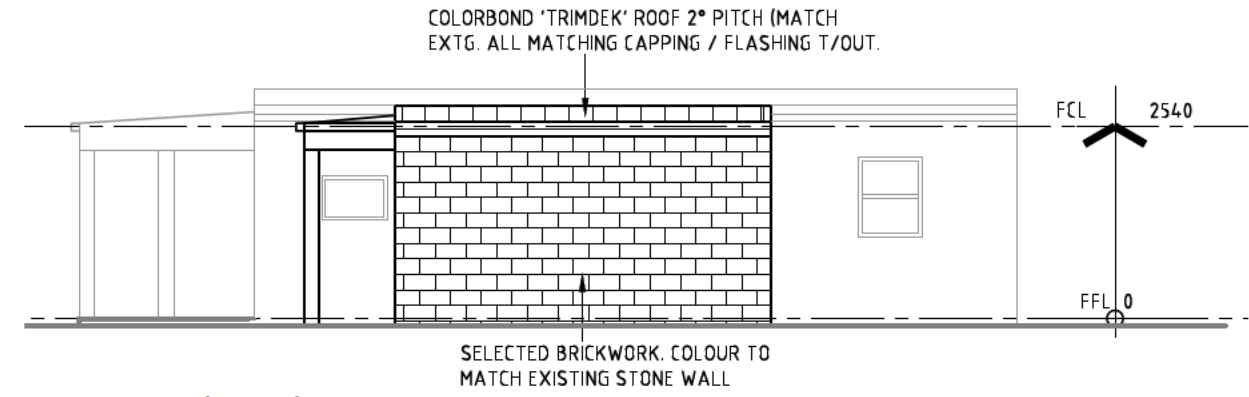
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project	Proposed extension
address	270 Malings Rd, Portland West
drawing title	Site Plan
scale	As Shown
dwg no.	25-012-1
dra	
rev	B

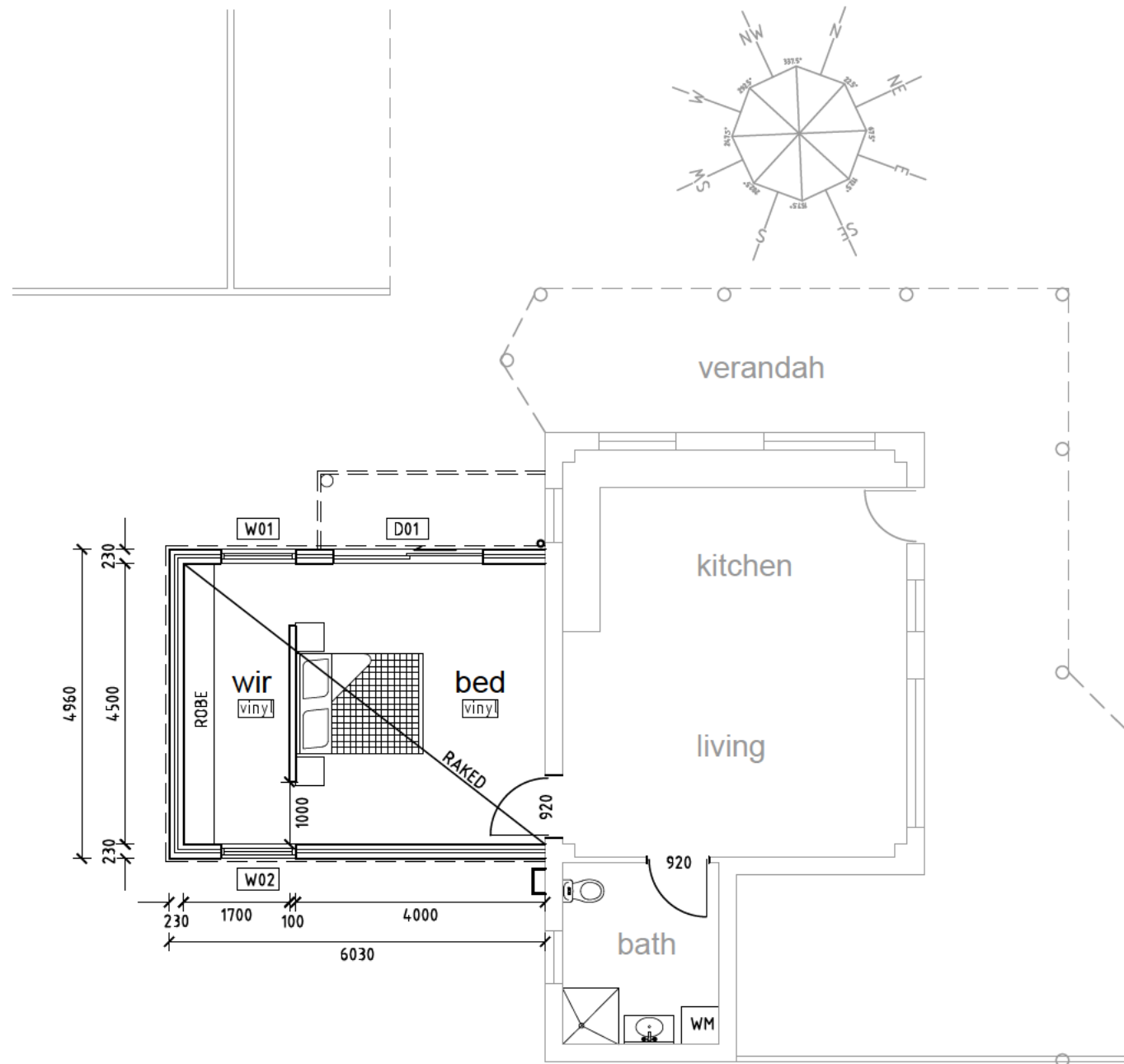
VICTORIAN BUILDING PRACTITIONERS
DPAD - 25419



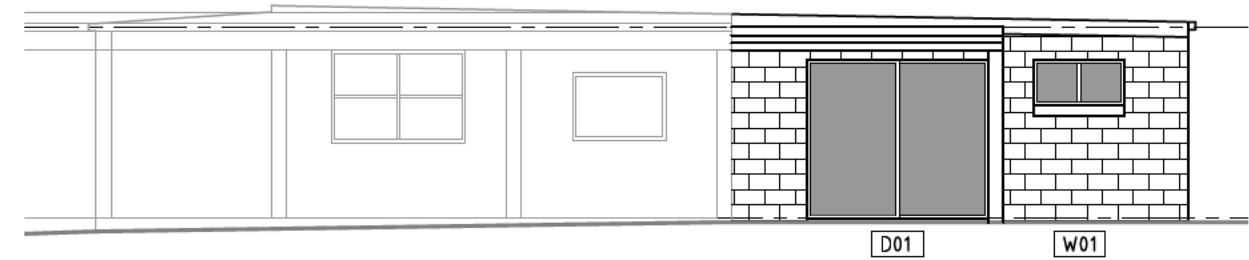
south elevation
1:50



west elevation
1:50



floor plan
1:100



north elevation
1:50

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project	Proposed extension
address	270 Malings Rd, Portland West
drawing title	Floor Plan and Elevations
scale	As Shown
dra	
dwg no.	25-012-2
rev	B

VICTORIAN BUILDING PRACTITIONERS
DPAD - 25419

240x45 MGP10 RAFTERS (MATCH
EXISTING) @900 CRS MAX. GENERAL TIE
DOWN AS 30x0.8 GALV. LOOPED STRAP

COLORBOND 'TRIMDEK' (AM125) ROOF SHEETING TO
AS1397 T/OUT SAME CAPPING / FLASHING.

GENERAL ROOF PURLINS AS 45x90
MGP10 @ 900 MAX END CRS.

SELECTED COLORBOND GUTTER SYSTEM
TO 190x30 T.P. FASCIA. PAINT FINISH.

1 DOWN PIPE PER 12000 GUTTER BCA 3.5.2
DOWN PIPE 1200 FROM VALLEY BCA 3.5.2

ALL WINDOWS/DOORS TO
SELECTION TO SCHEDULE.

MASONRY CONTROL JOINTS TO AS3700.2011

90MM SELECTED DOUBLE BRICK. MED. GAUGE
WIRE TIES @ 600 CRS. HORIZ / VERT.

350W.x500D. CONC. EDGE BEAMS.
2N12 BAR TOP. 3-L11TM BOT.

wir bed existing

section
1:50

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project
Proposed extension
address
270 Malings Rd, Portland West
drawing title
Section
scale
As Shown
dra
rev
B
25-012-3

VICTORIAN BUILDING PRACTITIONERS
DPAD - 25419

bushfire area construction requirements
BAL - 12.5

FLOORING SYSTEMS:

A FLOORING SYSTEM MUST COMPLY WITH ONE OR A COMBINATION OF THE FOLLOWING

1. A CONCRETE SLAB-ON-GROUND
2. A SUSPENDED CONCRETE FLOOR
3. A FRAMED FLOOR WHERE, IF THE UNDERSIDE IS GREATER THAN 600mm ABOVE FINISHED GROUND OR PAVING LEVEL, THE SUB-FLOOR SPACE IS ENCLOSED WITH-
 - 3.1. A NON-COMBUSTIBLE SHEET MATERIAL, IF FIBRE-CEMENT SHEETS ARE USED FOR THIS PURPOSE, THE SHEETS MUST HAVE A MINIMUM THICKNESS OF 6mm; OR
 - 3.2. A WALL THAT EXTENDS AROUND THE PERIMETER OF THE FLOOR FROM THE UNDERSIDE OF THE LOWEST FRAMING MEMBER TO FINISHED GROUND OR PAVING LEVEL AND IS CONSTRUCTED OF ONE OF OR A COMBINATION OF THE FOLLOWING;
 - 3.2.1. A NON-COMBUSTIBLE MATERIAL, SUCH AS FULL MASONRY, MASONRY VENEER, MUD BRICK, CONCRETE OR AERATED CONCRETE.
 - 3.2.2. A TIMBER OR STEEL FRAMED WALL THAT IS SARKED ON THE OUTSIDE OF THE FRAME WITH SARKING-TYPE-MATERIAL HAVING A FLAMMABILITY INDEX OF NOT MORE THAN 5 AND CLAD WITH-
 - 3.2.2.1. FIBRE-CEMENT EXTERNAL SHEETING WITH A MINIMUM THICKNESS OF 6mm; OR
 - 3.2.2.2. STEEL SHEET; OR
 - 3.2.2.3. BUSHFIRE RESISTING TIMBER; OR
 - 3.2.2.4. A COMBINATION OF (3.2.2.1), (3.2.2.2), (3.2.2.3).
 - 3.2.3. A COMBINATION OF (3.2.1) AND (3.2.2)
 - 3.3. A VERTICAL NON-COMBUSTIBLE SHEET MATERIAL THAT EXTENDS AROUND THE PERIMETER OF THE FLOOR FROM THE UNDERSIDE OF THE LOWEST FRAMING MEMBER TO FINISHED GROUND OR PAVING LEVEL. IF FIBRE CEMENT-SHEETS ARE USED FOR THIS PURPOSE, THE SHEETS MUST HAVE A MINIMUM THICKNESS OF 6mm.
4. A FRAMED FLOOR WHERE, IF ANY JOIST AND/OR BEARER IS LESS THAN 600 ABOVE FINISHED GROUND OR PAVING LEVEL, THE SUB-FLOOR SPACE IS-
 - 4.1. IF UNENCLOSED, CONSTRUCTED FROM FLOORING MATERIAL, INCLUDING BEARERS, JOISTS AND FLOORING THAT IS-
 - 4.1.1. NON-COMBUSTIBLE, OR
 - 4.1.2. BUSHFIRE-RESISTING-TIMBER; OR
 - 4.1.3. PARTICLEBOARD OR PLYWOOD FLOORING WHERE THE UNDERSIDE IS LINED WITH SARKING-TYPE-MATERIAL OR MINERAL WOOL INSULATION; OR
 - 4.1.4. A SYSTEM COMPLYING WITH AS1530.8.1 ; OR
 - 4.1.5. A COMBINATION OF (4.1.1), (4.1.2), (4.1.3) OR (4.1.4).
 - 4.2. ENCLOSED WITH A WALL COMPLYING WITH (3.2).
 - 4.3. ENCLOSED WITH A MESH OR PERFORATED SHEET MADE FROM CORROSION-RESISTANT STEEL, BRONZE OR ALUMINIUM WITH A MAXIMUM APERTURE SIZE OF 2mm.
 - 4.4. ENCLOSED WITH NON-COMBUSTIBLE SHEET MATERIAL THAT EXTENDS NOT LESS THAN 400mm ABOVE FINISHED GROUND OR PAVING LEVEL AND TO THE BOTTOM OF THE WALL SHEETING MATERIAL. IF FIBRE REINFORCED CEMENT SHEETS ARE USED FOR THIS PURPOSE, THE SHEETS MUST HAVE A MINIMUM THICKNESS OF 6mm.

A FLOORING SYSTEM COMPLYING WITH (3) OR (4) MUST HAVE ALL JOINTS IN THE EXTERNAL SURFACE OF WALLS COVERED, SEALED, OVERLAPPED, BACKED OR BUTT-JOINTED TO PREVENT GAPS GREATER THAN 3mm. ALTERNATIVELY, SARKING-TYPE-MATERIAL CAN BE APPLIED OVER THE FRAME PRIOR TO FIXING ANY EXTERNAL SHEETING.

SUPPORTING POSTS, COLUMNS, STUMPS, PIERS AND POLES:

SUPPORTING POSTS, COLUMNS, STUMPS, PIERS AND POLES MUST COMPLY WITH ONE OR A COMBINATION OF THE FOLLOWING:

5. A NON-COMBUSIBLE MATERIAL,
6. A BUSHFIRE-RESISTING-TIMBER FOR NOT LESS THAN 400mm ABOVE FINISHED GROUND OR PAVING LEVEL.
7. TIMBER MOUNTED ON METAL STIRRUPS WITH A CLEARANCE OF NOT LESS THAN 75mm ABOVE FINISHED GROUND OR PAVING LEVEL.

EXTERNAL WALLS:

THE EXPOSED COMPONENT OF EXTERNAL WALLS MUST COMPLY WITH ONE OR A COMBINATION OF THE FOLLOWING;

8. A NON-COMBUSTIBLE MATERIAL SUCH AS FULL MASONRY, MASONRY VENEER, MUD BRICK, CONCRETE OR AERATED CONCRETE
9. A TIMBER OR STEEL-FRAMED WALL THAT IS-
 - 9.1. SARKED ON THE OUTSIDE OF THE FRAME WITH SARKING-TYPE-MATERIAL HAVING A FLAMMABILITY INDEX OF NOT MORE THAN 5; AND
 - 9.2. CLADDING WITHIN 400mm OF FINISHED GROUND OR PAVING LEVEL, OR ANY BALCONY OR DECK WITH SOLID FLOORING WITH-
 - 9.2.1. NON-COMBUSIBLE MATERIAL; OR
 - 9.2.2. STEEL SHEET; OR
 - 9.2.3. FIBRE-CEMENT EXTERNAL SHEETING WITH A MINIMUM THICKNESS OF 6mm; OR
 - 9.2.4. BUSHFIRE-RESISTING-TIMBER; OR
 - 9.2.5. A COMBINATION OF (9.2.1), (9.2.2), (9.2.3) OR (9.2.4).

ALL JOINTS IN THE EXTERNAL SURFACE OF WALLS MUST BE COVERED, SEALED, OVERLAPPED, BACKED OR BUTT JOINTED TO PREVENT GAPS GREATER THAN 3mm.

WINDOWS:

WINDOW ASSEMBLIES, AND SHUTTERS AND SCREENS, MUST COMPLY WITH ONE OR A COMBINATION OF THE FOLLOWING;

10. WINDOW ASSEMBLIES MUST BE COMPLETELY PROTECTED BY A BUSHFIRE SHUTTER THAT COMPLIES WITH F.8.2.(7) AND IS MADE FROM-
 - 10.1. A NON-COMBUSTIBLE MATERIAL; OR
 - 10.2. BUSHFIRE-RESISTING-TIMBER; OR
 - 10.3. A COMBINATION OF (10.1) AND (10.2).
11. WINDOW ASSEMBLIES MUST BE COMPLETELY PROTECTED EXTERNALLY BY SCREENS COMPLYING WITH F.8.2.(8)
12. WINDOW ASSEMBLIES MUST COMPLY WITH THE FOLLOWING-
 - 12.1. FOR WINDOW ASSEMBLIES LESS THAN 400mm FROM THE GROUND OR LESS THAN 400mm ABOVE DECKS, CARPORT ROOFS, AWNINGS AND SIMILAR ELEMENTS OR FITTINGS HAVING AN ANGLE LESS THAN 18° TO THE HORIZONTAL AND EXTENDING MORE THAN 110mm IN WIDTH FROM THE WINDOW FRAME, WINDOW FRAMES AND WINDOW JOINERY MUST BE ONE OF THE FOLLOWING-
 - 12.1.1. BUSHFIRE-RESISTING-TIMBER; OR
 - 12.1.2. METAL; OR
 - 12.1.3. METAL-REINFORCED PVC-U. THE REINFORCING MEMBERS MUST BE MADE FROM ALUMINIUM, STAINLESS STEEL OR CORROSION-RESISTANT STEEL AND THE FRAME AND SASH MUST SATISFY THE DESIGN LOAD, PERFORMANCE AND STRUCTURAL STRENGTH OF THE MEMBER.
 - 12.2. EXTERNALLY FITTED HARDWARE THAT SUPPORTS THE SASH IN ITS FUNCTION OF OPENING AND CLOSING MUST BE METAL
 - 12.3. WHERE GLAZING IS LESS THAN 400mm FROM THE GROUND OR LESS THAN 400mm ABOVE DECKS, CARPORT ROOFS, AWNINGS AND SIMILAR ELEMENTS OR FITTINGS HAVING AN ANGLE LESS THAN 18° TO THE HORIZONTAL AND EXTEND MORE THAN 110mm IN WIDTH FROM THE WINDOW FRAME, THE GLAZING MUST BE GRADE 'A' SAFETY GLAZING WITH A MINIMUM THICKNESS OF 4mm OR GLASS BLOCKS WITH NO RESTRICTION ON GLAZING METHODS.

NOTE:

- WHERE DOUBLE GLAZING IS USED, THE ABOVE REQUIREMENTS APPLY TO THE EXTERNAL FACE OF THE WINDOW ASSEMBLY ONLY
- 12.4. WHERE GLAZING IS OTHER THAN THAT SPECIFIED IN (12.3) ABOVE, ANNEALED GLASS MAY BE USED.
 - 12.5. THE OPENABLE PORTION OF WINDOWS MUST BE SCREENED INTERNALLY OR EXTERNALLY WITH SCREENS THAT COMPLY WITH F.8.2.(8)

EXTERNAL DOORS:

(INCLUDED SIDE-HUNG EXTERNAL DOORS SUCH AS FRENCH DOORS, PANEL FOLD AND BI-FOLD DOORS, SLIDING DOORS AND GARAGE DOORS.

SIDE HUNG DOORS

SIDE HUNG EXTERNAL DOORS MUST COMPLY WITH ONE OR A COMBINATION OF THE FOLLOWING;

13. THEY MUST BE COMPLETELY PROTECTED BY A BUSHFIRE SHUTTER THAT COMPLIES WITH F.8.2.(7) AND IS MADE FROM-
 - 13.1. NON-COMBUSTIBLE MATERIAL; OR
 - 13.2. BUSHFIRE-RESISTING-TIMBER; OR
 - 13.3. A COMBINATION OF (13.1) AND (13.2).
14. THEY MUST BE COMPLETELY PROTECTED EXTERNALLY BY SCREENS COMPLYING WITH F.8.2.(8)
15. THEY MUST COMPLY WITH THE FOLLOWING-
 - 15.1. THE DOOR MUST BE-
 - 15.1.1. NON-COMBUSTIBLE; OR
 - 15.1.2. A SOLID TIMBER DOOR WITH A MINIMUM THICKNESS OF 35mm FOR THE FIRST 400mm ABOVE THE THRESHOLD; OR
 - 15.1.3. A DOOR, INCLUDING A HOLLOW CORE DOOR, WITH A NON-COMBUSTIBLE KICK-PLATE ON THE OUTSIDE FOR THE FIRST 400mm ABOVE THE THRESHOLD; OR
 - 15.1.4. A FULLY FRAMED GLAZED DOOR. WHERE THE FRAMING IS MADE FROM MATERIALS REQUIRED FOR BUSHFIRE SHUTTERS.
 - 15.2. WHERE DOORS INCORPORATE GLAZING, THE GLAZING MUST COMPLY WITH THE GLAZING REQUIREMENTS FOR WINDOWS.
 - 15.3. DOORS MUST BE TIGHT FITTING TO THE DOOR FRAME AND TO AN ABUTTING DOOR, IF APPLICABLE.
 - 15.4. WHERE ANY PART OF THE DOOR FRAME IS LESS THAN 400mm FROM THE GROUND OR LESS THAN 400mm ABOVE DECKS, CARPORT ROOFS, AWNINGS OR SIMILAR ELEMENTS OR FITTINGS HAVING AN ANGLE LESS THAN 18° TO THE HORIZONTAL AND EXTENDING MORE THAN 110mm IN WIDTH FROM THE DOOR, THAT PART OF THE DOOR FRAME MUST BE MADE FROM ONE OF THE FOLLOWING;
 - 15.4.1. BUSHFIRE-RESISTING-TIMBER; OR
 - 15.4.2. METAL; OR
 - 15.4.3. METAL REINFORCED PVC-U. THE REINFORCING MEMBERS MUST BE MADE FROM ALUMINIUM, STAINLESS STEEL OR CORROSION-RESISTANT STEEL AND THE FRAME AND SASH MUST SATISFY THE DESIGN LOAD, PERFORMANCE AND STRUCTURAL STRENGTH OF THE MEMBER.
 - 15.5. WEATHER STRIPS, DRAUGHT EXCLUDERS OR DRAUGHT SEALS MUST BE INSTALLED AT THE BASE OF SIDE HUNG EXTERNAL DOORS.

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project	Proposed extension		
address	270 Malings Rd, Portland West		
drawing title	BAL notes		
scale	As Shown	draw	
dwg no.	25-012-2	rev	B

SLIDING DOORS

SLIDING DOORS MUST COMPLY WITH ONE OR A COMBINATION OF THE FOLLOWING;

16. THEY MUST BE COMPLETELY PROTECTED BY A BUSHFIRE SHUTTER THAT COMPLIES WITH F.8.2 (7) AND IS MADE FROM-
- 16.1. NON COMBUSTIBLE MATERIAL; OR
 - 16.2. BUSHFIRE-RESISTING-TIMBER; OR
 - 16.3. A COMBINATION OF (16.1) AND (16.2)
17. THEY MUST BE COMPLETELY PROTECTED EXTERNALLY BY SCREENS COMPLYING WITH F.8.2 (8)
18. THEY MUST COMPLY WITH THE FOLLOWING-
- 18.1. ANY GLAZING INCORPORATED IN SLIDING DOORS MUST BE GRADE 'A' SAFETY GLASS COMPLYING WITH AS 1288.
 - 18.2. BOTH THE DOOR FRAME SUPPORTING THE SLIDING DOOR AND THE FRAMING SURROUNDING ANY GLAZING MUST BE-
 - 18.2.1. BUSHFIRE-RESISTING-TIMBER; OR
 - 18.2.2. METAL; OR
 - 18.2.3. METAL REINFORCED PVC-U. THE REINFORCING MEMBERS MUST BE MADE FROM ALUMINIUM , STAINLESS STEEL OR CORROSION-RESISTANT STEEL AND THE FRAME AND SASH MUST SATISFY THE DESIGN LOAD, PERFORMANCE AND STRUCTURAL STRENGTH OF THE MEMBER.
 - 18.3. IF THE OPENABLE PART OF THE SLIDING DOOR IS SCREENED, THE SCREENS MUST COMPLY WITH F.8.2 (8)
 - 18.4. SLIDING DOORS MUST BE TIGHT FITTING IN THEIR FRAMES.

VEHICLE ACCESS DOORS

VEHICLE ACCESS DOORS MUST COMPLY WITH THE FOLLOWING;

19. THE PORTION OF THE VEHICLE ACCESS DOOR THAT IS WITHIN 400mm OF THE FINISHED GROUND OR PAVING WHEN THE DOOR IS CLOSED MUST BE MADE FROM-
- 19.1. NON-COMBUSTIBLE MATERIAL; OR
 - 19.2. BUSHFIRE-RESISTING-TIMBER; OR
 - 19.3. FIBRE-CEMENT SHEET WITH A MINIMUM THICKNESS OF 6mm; OR
 - 19.4. A COMBINATION OF (19.1), (19.2) AND (19.3).
20. PANEL LIFT, TILT DOORS OR SIDE HUNG DOORS MUST BE FITTED WITH SUITABLE WEATHER STRIPS, DRAUGHT EXCLUDERS, DRAUGHT SEALS OR GUIDE TRACKS, AS APPROPRIATE TO THE DOOR TYPE, WITH A MAXIMUM GAP NO GREATER THAN 3mm
21. ROLLER DOORS MUST HAVE GUIDE TRACKS WITH A MAXIMUM GAP NO GREATER THAN 3mm AND MUST BE FITTED WITH A NYLON BRUSH THAT IS IN CONTACT WITH THE DOOR.
22. VEHICLE ACCESS DOORS MUST NO INCLUDE VENTILATION SLOTS.

VENTS & WEEP HOLES:

(INCLUDING VENTS AND WEEPHOLES LOCATED IN EXTERNAL WALLS AND SUB-FLOOR SPACES)

23. VENTS TO SUB-FLOOR SPACES AND WEEPHOLES MUST BE FITTED WITH EMBER GUARDS MADE FROM CORROSION-RESISTANT STEEL, BRONZE OR ALUMINIUM MESH OR PERFORATED SHEET WITH A MAXIMUM APERTURE SIZE OF 2mm

ROOFS:

(INCLUDING VERANDAHS AND ATTACHED CARPORT ROOFS, EAVES LININGS, FASCIAS AND GABLES).

ROOFS MUST COMPLY WITH ONE OR A COMBINATION OF THE FOLLOWING:

24. ROOF TILES, ROOF SHEETS AND ROOF COVERING MUST BE NON-COMBUSTIBLE.
25. THE ROOF/WALL JUNCTION MUST BE SEALED TO PREVENT OPENINGS GREATER THAN 3mm, EITHER BY THE USE OF FACIA AND EAVES LININGS OR BY SEALING BETWEEN THE TOP OF THE WALL AND THE UNDERSIDE OF THE ROOF BETWEEN RAFTERS AT THE LINE OF THE WALL.
26. ROOF VENTILATION OPENINGS, SUCH AS AS GABLE AND ROOF VENTS, MUST BE FITTED WITH EMBER GUARDS MADE FROM CORROSION-RESISTANT STEEL OR BRONZE MESH OR PERFORATED SHEET WITH A MAXIMUM APERTURE OF 2mm.
27. TILED ROOFS MUST BE FULLY SARKED OVER THE ENTIRE ROOF AREA, INCLUDING THE RIDGE AND HIPS. THE SARKING-TYPE MATERIAL MUST-
- 27.1. HAVE A FLAMMABILITY INDEX OF NOT MORE THAN 5; AND
 - 27.2. BE LOCATED ON TOP OF THE ROOF FRAMING, EXCEPT THAT THE ROOF BATTENS MAY BE FIXED ABOVE THE SARKING TYPE MATERIAL; AND
 - 27.3. INSTALLED SO THAT THERE ARE NO GAPS THAT WILL ALLOW ENTRY OF EMBERS WHERE THE SARKING-TYPE-MATERIAL MEETS FASCIAS, GUTTERS, VALLEYS AND THE LIKE.
28. SHEETS ROOFS (METAL OR FIBRE-CEMENT SHEETS) MUST BE-
- 28.1. FULLY SARKED IN ACCORDANCE WITH (27) EXCEPT THAT FOIL BACKED INSULATION BLANKETS MAY BE INSTALLED OVER THE BATTENS; OR
 - 28.2. HAVE ANY GAPS GREATER THAN 3mm, UNDER CORRUGATIONS OR RIBS OF SHEET ROOFING AND BETWEEN ROOF COMPONENTS, SEALED AT THE FASCIA OR WALL LINE AT VALLEYS, HIPS AND RIDGES BY-
 - 28.2.1. CORROSION-RESISTANT STEEL OR BRONZE MESH OR PERFORATED SHEET WITH A MAXIMUM APERTURE OF 2mm; OR
 - 28.2.2. MINERAL WOOL; OR
 - 28.2.3. OTHER NON-COMBUSTIBLE MATERIAL; OR
 - 28.2.4. A COMBINATION OF (28.2.1), (28.2.2) AND (28.2.3).
29. A VERANDAH, CARPORT OR AWNING ROOF-
- 29.1. FORMING PART OF THE MAIN ROOF SPACE, MUST MEET ALL THE REQUIREMENTS OF THE MAIN ROOF.
 - 29.2. SEPARATED FROM THE MAIN ROOF SPACE BY AN EXTERNAL WALL COMPLYING WITH THE REQUIREMENTS OF THIS TABLE, MUST HAVE A NON-COMBUSTIBLE ROOF COVERING.

30. GABLES MUST COMPLY WITH THE REQUIREMENTS OF THIS TABLE FOR EXTERNAL WALLS.
31. EAVES PENETRATIONS MUST BE PROTECTED IN ACCORDANCE TO REQUIREMENTS OF THIS TABLE FOR ROOF PENETRATIONS.
32. EAVES VENTILATION OPENINGS GREATER THAN 3mm MUST BE FITTED WITH EMBER GUARDS MADE FROM NON-COMBUSTIBLE MATERIAL OR CORROSION-RESISTING STEEL OR BRONZE MESH OR PERFORATED SHEET WITH A MAXIMUM APERTURE OF 2mm.
33. JOINTS IN EAVES LININGS, FASCIAS AND GABLES MAY BE SEALED WITH PLASTIC JOINING STRIPS OR TIMBER STORM MOULDS.

ROOF LIGHTS:

(INCLUDING VENTED ROOF LIGHTS AND SKYLIGHTS)

34. ROOF LIGHTS AND ASSOCIATED SHAFTS THROUGH THE ROOF SPACE MUST BE SEALED-
- 34.1. WITH NON-COMBUSTIBLE SLEEVE OR LINING; AND
 - 34.2. AT THE ROOF PENETRATION WITH NON-COMBUSTIBLE MATERIAL TO PREVENT GAPS GREATER THAN 3mm.
35. OPENINGS IN VENTED ROOF LIGHTS MUST BE FITTED WITH EMBER GUARDS MADE FROM CORROSION-RESISTANT STEEL OR BRONZE MESH OR PERFORATED SHEET WITH A MAXIMUM APERTURE OF 2mm THIS REQUIREMENT DOES NOT APPLY TO EXHAUST FLUES OF HEATING OR COOKING DEVICES WITH CLOSED COMBUSTION CHAMBERS OR GAS APPLIANCE FLUES.
36. OVERHEAD GLAZING MUST BE GRADE 'A' SAFETY GLAZING COMPLYING WITH AS 1288.
37. GLAZED ELEMENTS IN ROOF LIGHTS AND SKYLIGHTS MAY BE OF POLYMER PROVIDED A GRADE 'A' SAFETY GLASS DIFFUSER, COMPLYING WITH AS 1288, IS INSTALLED UNDER THE GLAZING. WHERE GLAZING IS AN INSULATING GLAZING UNIT (IGU), A MINIMUM 4mm GRADE 'A' TOUGHENED SAFETY GLASS, MUST BE USED IN THE OUTER PANE OF THE IGU.
38. FLASHING ELEMENTS OF TUBULAR SKYLIGHTS MAY BE OF FIRE-RETARDANT MATERIAL, PROVIDED THE ROOF INTEGRITY IS MAINTAINED BY AN UNDER-FLASHING OF A MATERIAL HAVING A FLAMMABILITY INDEX NOT MORE THAN 5.

ROOF MOUNTED EVAPORATIVE COOLERS:

EVAPORATIVE COOLERS MUST BE-

39. SEALED AT THE ROOF PENETRATION WITH NON-COMBUSTIBLE MATERIAL TO PREVENT GAPES GREATER THAN 3mm; AND
40. FITTED WITH-
- 40.1. BUTTERFLY CLOSERS AT OR NEAR THE CEILING LEVEL; OR
 - 40.2. NON-COMBUSTIBLE COVERS MADE FROM CORROSION-RESISTING STEEL OR BRONZE MESH OR PERFORATED SHEET WITH A MAXIMUM APERTURE OF 2mm.

OTHER ROOF PENETRATIONS

(INCLUDING ROOF VENTILATORS. AERIALS, VENT PIPES AND SUPPORTS FOR SOLAR COLLECTORS)

41. ALL COMPONENTS OF ROOF VENTILATORS (INCLUDING ROTARY VENTILATORS), AERIALS, VENT PIPES AND SUPPORTS FOR SOLAR COLLECTORS MUST BE-
- 41.1. OF NON-COMBUSTIBLE MATERIAL; AND
 - 41.2. BE SEALED AT THE ROOF PENETRATION WITH NON-COMBUSTIBLE MATERIAL TO PREVENT GAPS GREATER THAN 3mm.
42. OPENINGS IN ROOF VENTILATORS AND VENT PIPES MUST BE FITTED WITH EMBER GUARDS MADE FROM CORROSION-RESISTING STEEL OR BRONZE MESH OR PERFORATED SHEET WITH A MAXIMUM APERTURE OF 2mm.
43. VENT PIPES MADE FROM PVC ARE PERMITTED.

GUTTERS AND DOWN PIPES:

44. GUTTER AND VALLEY LEAF GUARDS MUST BE NON COMBUSTIBLE.
45. BOX GUTTERS MUST BE NON-COMBUSTIBLE AND FLASHED AT THE JUNCTION WITH THE ROOF WITH NON-COMBUSTIBLE MATERIAL.

46. WATER AND GAS SUPPLY PIPES)

47. ABOVE GROUND, EXPOSED WATER AND GAS PIPES MUST BE OF METAL.

VERANDAHS, DECKS, STEPS,RAMPS AND LANDINGS:

(INCLUDING BALUSTRADES, HANDRAILS OR OTHER BARRIERS)

NOTE: REFER TO THE ROOF SECTION FOR ROOF CONSTRUCTION REQUIREMENTS.

VERANDAHS, DECKS, STEPS AND TRAFFICABLE SURFACES OF RAMPS AND LANDINGS MUST COMPLY WITH ONE OR A COMBINATION OF THE FOLLOWING;

48. A CONCRETE SLAB-ON-GROUND.
49. A SUSPENDED CONCRETE SLAB
50. ANY SUPPORTING POSTS OR COLUMNS MUST COMPLY WITH THE REQUIREMENTS OF THIS TABLE FOR SUPPORTING POSTS, COLUMNS, STUMPS, PIERS AND POLES.
51. ANY SUPPORTING WALL MUST COMPLY WITH THE REQUIREMENTS OF THIS TABLE FOR EXTERNAL WALLS;
52. WHERE SHEETED OR TONGUED AND GROOVED SOLID FLOORING IS USED, THE FLOORING SYSTEM MUST COMPLY WITH THE REQUIREMENTS OF THIS TABLE FOR FLOORING SYSTEMS
53. WHERE A TIMBER DECK IS USED-
- 53.1. THE GAP BETWEEN THE TIMBER DECK FLOORING MUST NOT BE LESS THAN 5mm; AND
 - 53.2. TO FACILITATE ACCESS FOR EXTINGUISHMENT, THE PERIMETER OF THE DECK MUST NOT BE ENCLOSED OR ACCESS TO THE SPACE BENEATH THE DECK IMPEDED; AND
 - 53.3. THE TIMBER DECK FLOORING AND FRAMING MUST BE SEPARATED FROM THE REMAINDER OF THE BUILDING IN A MANNER THAT WILL NOT SPREAD THE FIRE INTO THE BUILDING.

B	Issued for internal review	20.03.2025
A	Issued for internal review	05.03.2025
revision	description	by date



SETTING OUT OF THE WORK IS THE RESPONSIBILITY OF THE CONTRACTOR. ALL DIMENSIONS TO BE TAKEN FROM THE DRAWING. DO NOT SCALE FROM THE DRAWING. ANY DISCREPANCIES TO BE REPORTED IMMEDIATELY TO THE CRAFTSMAN. THIS DRAWING SHALL BE READ IN CONJUNCTION WITH THE SPECIFICATIONS. THESE DRAWINGS ARE COPYRIGHT PROTECTED & MUST NOT BE COPIED WITHOUT WRITTEN CONSENT FROM TOTAL DESIGN & DRAFTING.

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project	Proposed extension		
address	270 Malings Rd, Portland West		
drawing title	BAL notes 2		
scale	As Shown	dra	
dwg no.	25-012-2	rev	B

External colour and materials schedule

	Current	Proposed extension
Walls		
Windows and Doors	Timber construction, varnished	Varnished timber or Aluminium coloured to match
Roof	Clip-lock zinc	Clip-lock zinc