PROPOSED ADDITIONS & ALTERATIONS TO BOQ BUILDING

CLIENT: BULLER SKI LIFTS

ADDRESS: MOUNT BULLER 'BLUE BULLET'

DRAWN BY: LGB

CHECKED BY: DJC

SCALE: 1 : 1000 @ A2

COVER SHEET A200

TAYLOR DESIGN GROUP

GENERAL NOTES (NCC 2022 VOL 1)

GENERAL NOTES

INTELLECTUAL PROPERTY AND USE OF THIS DOCUMENT

- THIS DOCUMENT HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE CLIENT OF TAYLOR DESIGN GROUP (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.
- THIS DOCUMENT IS TO BE READ IN CONJUNCTION WITH ALL DRAWINGS, DETAILS AND INFORMATION PROVIDED BY THE CONSULTANTS NAMED HEREIN, AND WITH ANY OTHER WRITTEN INSTRUCTIONS ISSUED IN THE COURSE OF THE CONTRACT.
- A BUILDING PERMIT IS REQUIRED PRIOR TO THE COMMENCEMENT OF THESE WORKS. THE RELEASE OF THIS DOCUMENT IS CONDITIONAL ON THE CLIENT OBTAINING THE REQUIRED BUILDING PERMIT.

MATERIALS AND TRADE PRACTICES

- ALL MATERIALS, CONSTRUCTION AND WORK PRACTICES SHALL COMPLY WITH BUT NOT BE LIMITED TO THE CURRENT ISSUE OF VICTORIAN BUILDING REGULATIONS 2018, NATIONAL CONSTRUCTION CODE 2022 BUILDING CODE OF AUSTRALIA VOL. 1 (HEREAFTER REFERRED TO AS BCA), AND ALL RELEVANT CURRENT AUSTRALIAN STANDARDS REFERRED TO THEREIN.
- WORK AND SITE MANAGEMENT PRACTICES SHALL COMPLY WITH ALL RELEVANT LAWS AND BY-LAWS.
- IF ANY PERFORMANCE SOLUTION IS PROPOSED, IT SHALL BE ASSESSED AND APPROVED BY THE RELEVANT BUILDING SURVEYOR/BUILDING CERTIFIER AS MEETING BCA PERFORMANCE REQUIREMENTS PRIOR TO IMPLEMENTATION OR INSTALLATION.
- INSTALLATION OF ALL SERVICES SHALL COMPLY WITH THE RESPECTIVE SUPPLY AUTHORITY'S REQUIREMENTS.

VARIATIONS

- SHOULD ANY CONFLICT ARISE BETWEEN THESE PLANS AND BCA, AUSTRALIAN STANDARDS OR A MANUFACTURER'S INSTRUCTIONS, THIS DISCREPANCY SHALL BE REPORTED IMMEDIATELY TO THE DESIGNER, BEFORE ANY OTHER ACTION IS TAKEN.
- THE CLIENT AND/OR THE CLIENT'S BUILDER SHALL NOT MODIFY OR AMEND THE PLANS WITHOUT THE KNOWLEDGE AND CONSENT OF THE DESIGNER, EXCEPT WHERE THE [RELEVANT BUILDING SURVEYOR/BUILDING CERTIFIER] MAKES MINOR NECESSARY CHANGES TO FACILITATE THE BUILDING PERMIT APPLICATION, AND WHERE SUCH CHANGES ARE REPORTED BACK TO THE DESIGNER WITHIN 48 HOURS OF THEIR MAKING.
- THE APPROVAL BY THE DESIGNER OF A SUBSTITUTE MATERIAL, WORK PRACTICE OR THE LIKE IS NOT AN AUTHORISATION FOR ITS USE OR A CONTRACT VARIATION. ANY VARIATIONS AND/OR SUBSTITUTIONS TO MATERIALS OR WORK PRACTICES SHALL BE ACCEPTED BY ALL PARTIES TO THE BUILDING CONTRACT AND, WHERE APPLICABLE, THE RELEVANT BUILDING SURVEYOR/BUILDING CERTIFIER, PRIOR TO IMPLEMENTATION.

MEASUREMENTS

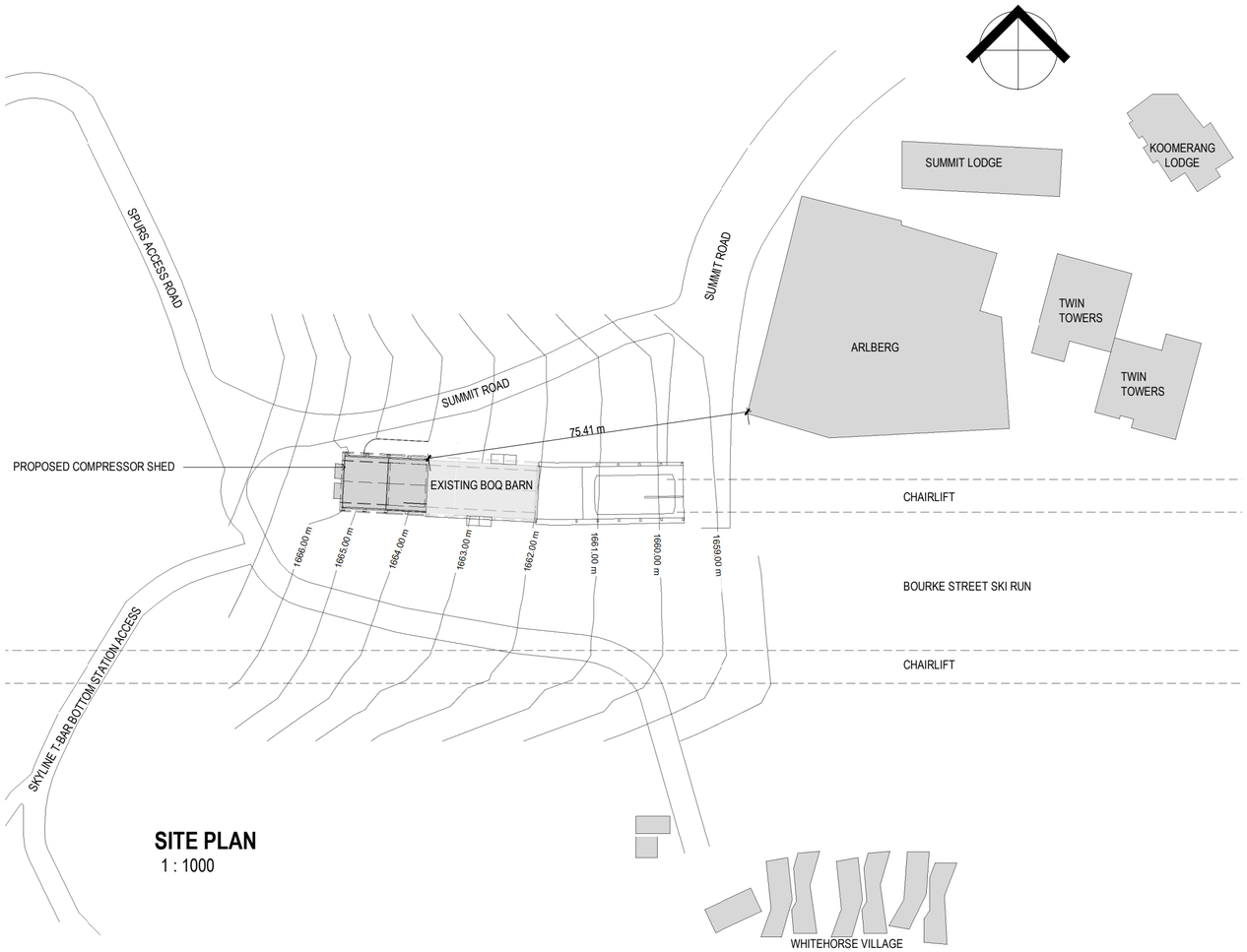
- FIGURED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
- SITE PLAN MEASUREMENTS ARE IN METRES. ALL OTHER MEASUREMENTS ARE IN MILLIMETRES, UNLESS NOTED OTHERWISE.
- UNLESS NOTED OTHERWISE, DIMENSIONS ON FLOOR PLANS, SECTIONS AND EXTERNAL ELEVATIONS REPRESENT TIMBER FRAME AND STRUCTURAL MEMBERS, NOT FINISHED LININGS/CLADDING.
- WINDOW SIZES ARE NOMINAL ONLY. ACTUAL SIZE MAY VARY ACCORDING TO MANUFACTURER.
- THE BUILDER AND SUBCONTRACTORS SHALL CHECK AND VERIFY ALL DIMENSIONS, SETBACKS, LEVELS, SPECIFICATIONS, AND ALL OTHER RELEVANT DOCUMENTATION PRIOR TO THE COMMENCEMENT OF ANY WORKS. REPORT ALL DISCREPANCIES TO THE DESIGNER FOR CLARIFICATION.

SAFETY OF BUILDING USERS

- WHERE STAIRS, RAMPS AND BALUSTRADES ARE TO BE CONSTRUCTED, THESE SHALL COMPLY WITH ALL PROVISIONS OF BCA 11.2.
- OTHER THAN SPIRAL STAIRS:
  - RISERS SHALL BE 190MM MAX AND 115MM MIN
  - GOINGS SHALL BE 355MM MAX AND 240MM MIN
  - 2R+G SHALL BE 700MM MAX AND 550MM MIN
  - THERE SHALL BE LESS THAN 125MM GAP BETWEEN OPEN TREADS.
- ALL TREADS, LANDINGS AND THE LIKE SHALL HAVE A SLIP RESISTANCE 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.
- BARRIERS SHALL BE PROVIDED WHERE IT IS POSSIBLE TO FALL 1M OR MORE FROM THE LEVEL OF THE TRAFFICABLE SURFACE TO THE SURFACE BENEATH. SUCH BARRIERS (OTHER THAN TENSIONED WIRE BARRIERS) SHALL BE:
  - 1000MM MIN ABOVE FINISHED STAIR LEVEL (FSL) OF BALCONIES, LANDINGS ETC; AND
  - 865MM MIN ABOVE FSL OF STAIR NOSING OR RAMP; AND
  - VERTICAL, WITH GAPS OF NO MORE THAN 125MM.
- WHERE THE FLOOR BELOW A BEDROOM WINDOW IS 2M OR MORE ABOVE THE SURFACE BENEATH, THE WINDOW SHALL COMPLY WITH BCA CLAUSE 11.3.7.
- WHERE THE FLOOR BELOW A WINDOW OTHER THAN IN A BEDROOM IS 4M OR MORE ABOVE THE SURFACE BENEATH, THE WINDOW SHALL COMPLY WITH BCA CLAUSE 11.3.8.
- WHERE A BEDROOM WINDOW IS 2M OR MORE ABOVE THE SURFACE BENEATH, OR IT IS POSSIBLE TO FALL 4M OR MORE FROM THE LEVEL OF ANY TRAFFICABLE SURFACE TO THE SURFACE BENEATH, ANY HORIZONTAL ELEMENT WITHIN A BARRIER BETWEEN 150MM AND 760MM ABOVE THE FLOOR SHALL NOT FACILITATE CLIMBING.
- HANDRAILS SHALL BE CONTINUOUS, WITH TOPS SET >865MM VERTICALLY ABOVE STAIR NOSING AND FLOOR SURFACE OF RAMPS.
- WIRE BARRIERS SHALL COMPLY WITH BCA 11.3.4 AND 11.3.6.
- CLASS 1 BUILDINGS WITH AIR PERMEABILITY OF NOT MORE THAN 5 M³/HR.M² AT 50 PA SHALL BE PROVIDED WITH A MECHANICAL VENTILATION SYSTEM COMPLYING WITH H6V3.INWARD-OPENING SWING DOORS TO FULLY ENCLOSED SANITARY COMPARTMENTS SHALL COMPLY WITH BCA CLAUSE 10.4.2.
- ALL SHOWER WALLS AND WALLS ADJACENT TO TOILET SHALL BE BRACED WITH 12MM PLY FOR FUTURE GRAB RAILS OR SUPPLY NOGGINGS WITH A THICKNESS OF AT LEAST 25MM IN ACCORDANCE WITH RECOMMENDATIONS OF LIVEABLE HOUSING DESIGN GUIDELINES.
- FLOORING IN WET AREAS, LAUNDRY AND KITCHEN SHALL BE SLIP RESISTANT.
- DOOR HARDWARE SHALL BE INSTALLED 900MM – 1100MM ABOVE THE FINISHED FLOOR.
- THERE SHALL BE A LEVEL TRANSITION BETWEEN ABUTTING INTERNAL SURFACES (A MAXIMUM VERTICAL TOLERANCE OF 5MM BETWEEN ABUTTING SURFACES IS ALLOWABLE PROVIDED THE LIP IS ROUNDED OR BEVELLED).

SITE PROTECTION DURING THE CONSTRUCTION PERIOD

- PROTECTIVE OUTRIGGERS, FENCES, AWNINGS, HOARDING, BARRICADES AND THE LIKE SHALL BE INSTALLED WHERE NECESSARY TO GUARD AGAINST DANGER TO LIFE OR PROPERTY OR WHEN REQUIRED BY THE RELEVANT BUILDING SURVEYOR AND/OR COUNCIL.
- WHERE REQUIRED BY COUNCIL, THE BUILDER SHALL CONSTRUCT A TEMPORARY CROSSING PLACED OVER THE FOOTPATH.
- ALL PRACTICABLE MEASURES SHALL BE IMPLEMENTED TO MINIMISE WASTE TO LANDFILL. THE BUILDER MAY USE A CONSTRUCTION WASTE RECOVERY SERVICE, OR SORT AND TRANSPORT RECYCLABLE MATERIALS TO THE APPROPRIATE REGISTERED RECYCLER. MATERIALS SHALL NOT BE BURNED ON SITE.
- A SITE MANAGEMENT PLAN SHALL BE IMPLEMENTED FROM THE COMMENCEMENT OF WORKS, TO CONTROL SEDIMENT RUN-OFF IN ACCORDANCE WITH [INSERT RELEVANT STATE/COUNCIL GUIDELINES OR REGULATION]. SILT FENCES SHALL BE PROVIDED TO THE LOW SIDE OF THE ALLOTMENT AND AROUND ALL SOIL STOCKPILES AND STORM WATER INLET PITS/SUMPS AND 'SILT STOP' FILTER BAGS OR EQUIVALENT SHALL BE PLACED OVER ALL STORM WATER ENTRY PITS. EROSION CONTROL FABRIC SHALL BE PLACED OVER GARDEN BEDS TO PREVENT SURFACE EROSION.
- DUST-CREATING MATERIAL SHALL BE KEPT SPRAYED WITH WATER SO AS TO PREVENT ANY NUISANCE FROM DUST.
- WASTE MATERIALS SHALL NOT BE PLACED IN ANY STREET, ROAD OR RIGHT OF WAY.
- EARTHWORKS (UNRETAINED) SHALL NOT EXCEED 2M.
- CUT AND FILL BATTERS SHALL COMPLY WITH BCA TABLE 3.2.1.



SITE PLAN
1 : 1000

NCC BUILDING CLASSIFICATION
CLASS: 8
NCC VOLUME: 1 - 2022

SITE ENVIRONMENT DESIGN INFORMATION

SITE CLASSIFICATION AS CLASS: **'P'**
REFER GEOTECHNICAL AND FOUNDATION ASSESSMENT REPORT

FIRE RESISTANCE CONSTRUCTION TYPE : **'C'**
B.A.L. NA

CLIMATE ZONE
CLIMATE ZONE FOR THERMAL DESIGN / THERMAL PERFORMANCE ASSESSMENT : **ZONE 8**

CORROSION PROTECTION OF BUILT-IN STRUCTURAL MEMBERS
PROVIDE CORROSION PROTECTION OF BUILT-IN STRUCTURAL STEEL MEMBERS SUCH AS STEEL LINTELS, SHELF ANGLES, CONNECTORS, ACCESSORIES (OTHER THAN WALL TIES) IN ACCORDANCE WITH TABLE 4.1 OF AS4773.1-2010 MASONRY IN SMALL BUILDINGS, PART 1: DESIGN SUITABLE FOR AN ENVIRONMENT CLASSIFICATION OF LOW

CORROSION PROTECTION FOR SHEET ROOFING
PROVIDE CORROSION PROTECTION FOR SHEET ROOFING IN ACCORDANCE WITH BCA TABLE 3.5.1.1A SUITABLE FOR AN ENVIRONMENT CLASSIFICATION OF **LOW**.

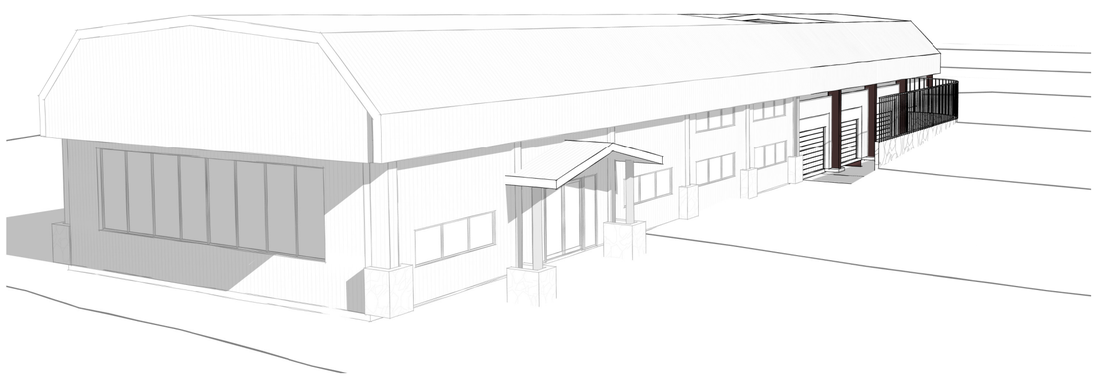
DRAWING LIST

No.	Sheet Name	Rev Date
A200	COVER SHEET	02/04/2024
A201	PROPOSED FLOOR PLAN	02/04/2024
A202	ELEVATIONS	02/04/2024
A203	ROOF PLAN	02/04/2024
A204	SECTION	02/04/2024
A205	BAL NOTES	02/04/2024

AREAS

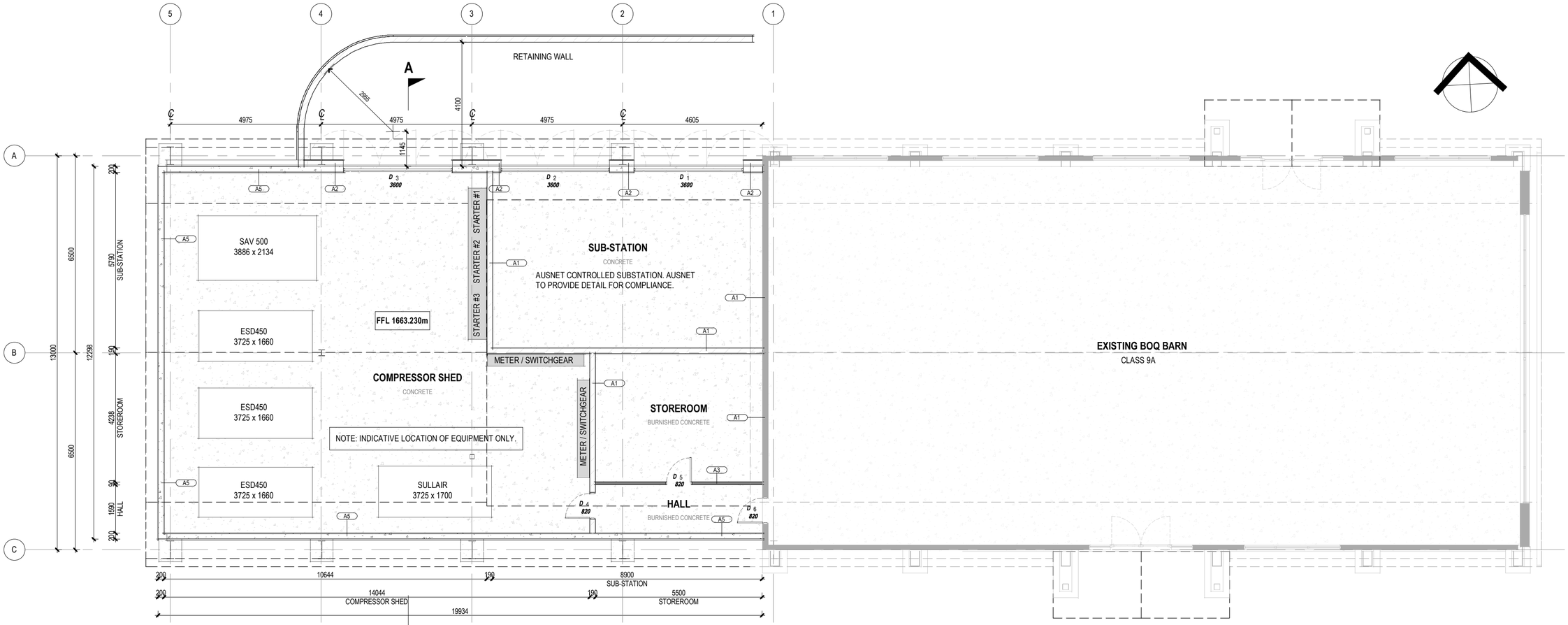
Name	Area
EXISTING BUILDING	331 m²
PROPOSED MEZZANINE	245 m²
PROPOSED SHED	245 m²
	820 m²

EXISTING SITE COVERAGE 331m²
PROPOSED ADDITIONAL SITE COVERAGE 245m²
TOTAL SITE COVERAGE EXISTING AND NEW 576m²
REDUCTION IN TOTAL SITE PERMIABILITY 245m²

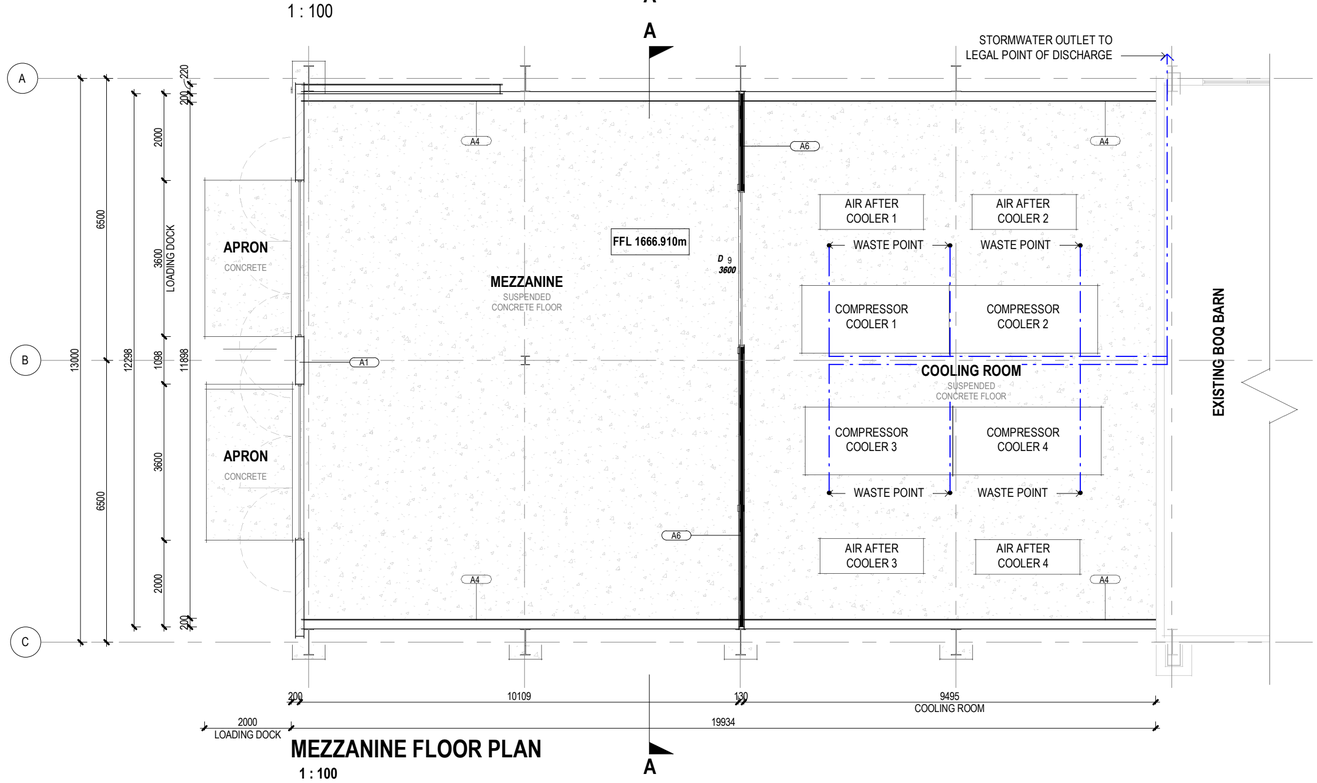


ADVERTISED PLAN

FOR TENDER

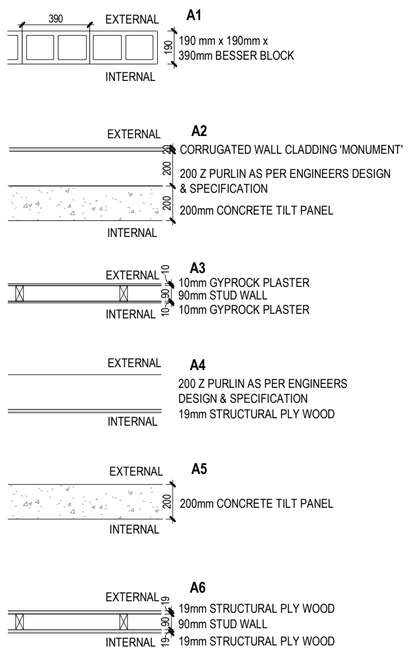


FLOOR PLAN
1 : 100



MEZZANINE FLOOR PLAN
1 : 100

WALL PROFILES



ROOM SCHEDULE - PROPOSED	
NAME	AREA
APRON	7 m²
APRON	7 m²
COMPRESSOR SHED	147 m²
COOLING ROOM	114 m²
EXISTING BUILDING	315 m²
HALL	9 m²
MEZZANINE	120 m²
STOREROOM	23 m²
SUB-STATION	52 m²
	793 m²

NOTE: INDICATIVE LOCATION OF EQUIPMENT ONLY.

DOOR SCHEDULE - PROPOSED			
NO.	DESCRIPTION	WIDTH	HEIGHT
1	BLOCKADE BARRIERS - INSUB - EXT - T - 01	3600	2800
2	BLOCKADE BARRIERS - INSUB - EXT - T - 01	3600	2800
3	BLOCKADE BARRIERS - INSUB - EXT - T - 01	3600	2800
4	HC INTERNAL	820	2400
5	HC INTERNAL	820	2400
6	HC INTERNAL	820	2400
7	BLOCKADE BARRIERS - INSUB - EXT - T - 01	3600	2800
8	BLOCKADE BARRIERS - INSUB - EXT - T - 01	3600	2800
9	ROLLER DOOR	3600	2700

NOTE: DOOR & WINDOW SIZES ARE NOMINAL. BUILDER TO CONFIRM ACTUAL SIZES WITH WINDOW MANUFACTURER

ADVERTISED PLAN

FOR TENDER

PROPOSED FLOOR PLAN

MOUNT BULLER 'BLUE BULLET'

BULLER SKI LIFTS

REV.	DESCRIPTION	DATE
5	FOR TENDER	29/01/2024
6	FOR TENDER	06/03/2024
7	FOR TENDER	02/04/2024

DRAWN BY: LGB

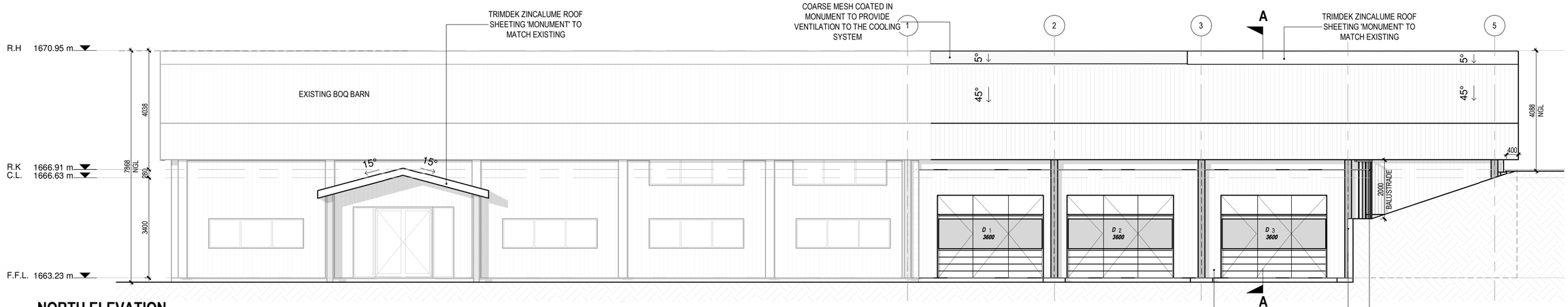
CHECKED BY: DJC

SCALE: As indicated @ A2

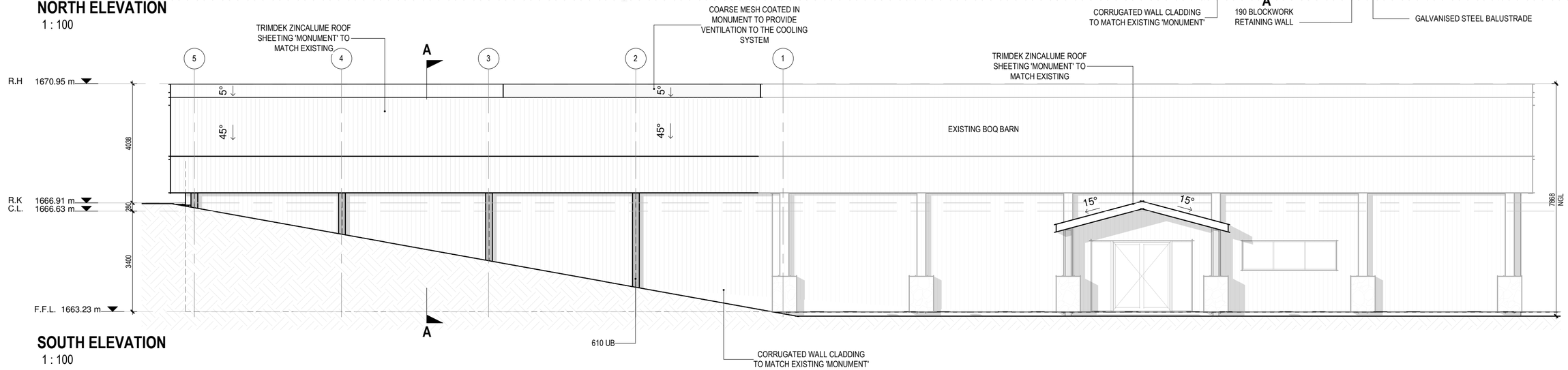
A201

TAYLOR DESIGN GROUP

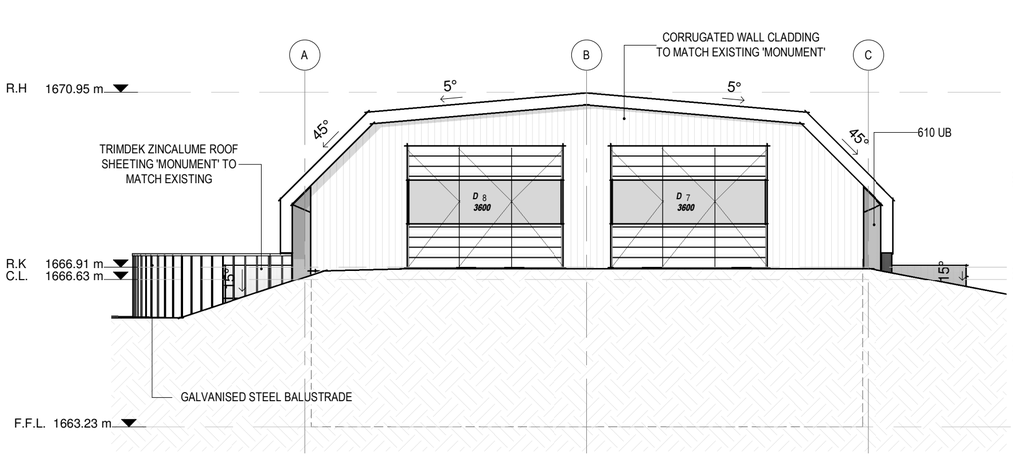
ADVERTISED PLAN



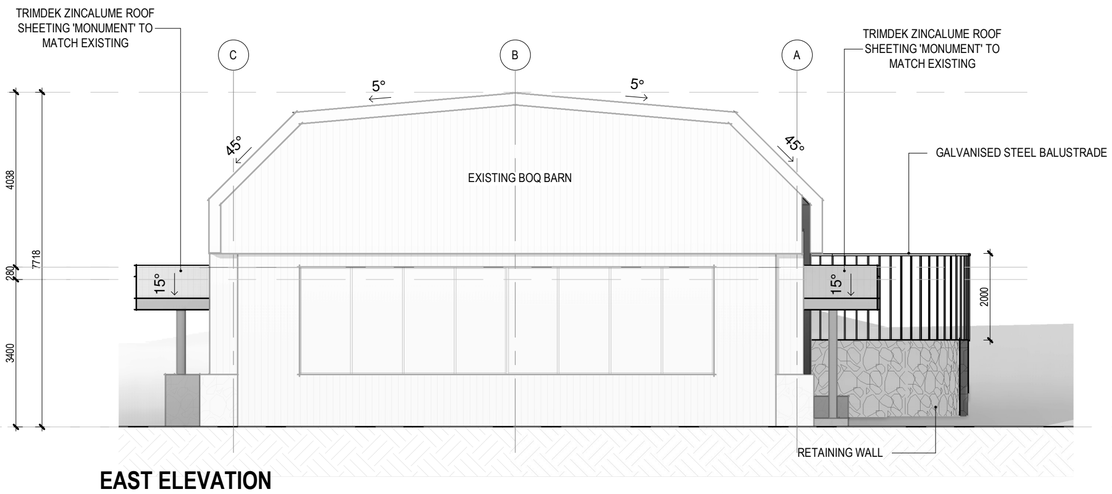
NORTH ELEVATION
1 : 100



SOUTH ELEVATION
1 : 100



WEST ELEVATION
1 : 100



EAST ELEVATION
1 : 100

NOTE: DOOR & WINDOW SIZES ARE NOMINAL. BUILDER TO CONFIRM ACTUAL SIZES WITH WINDOW MANUFACTURER

FOR TENDER

ELEVATIONS

MOUNT BULLER 'BLUE BULLET'

BULLER SKI LIFTS

REV.	DESCRIPTION	DATE
5	FOR TENDER	29/01/2024
6	FOR TENDER	06/03/2024
7	FOR TENDER	02/04/2024

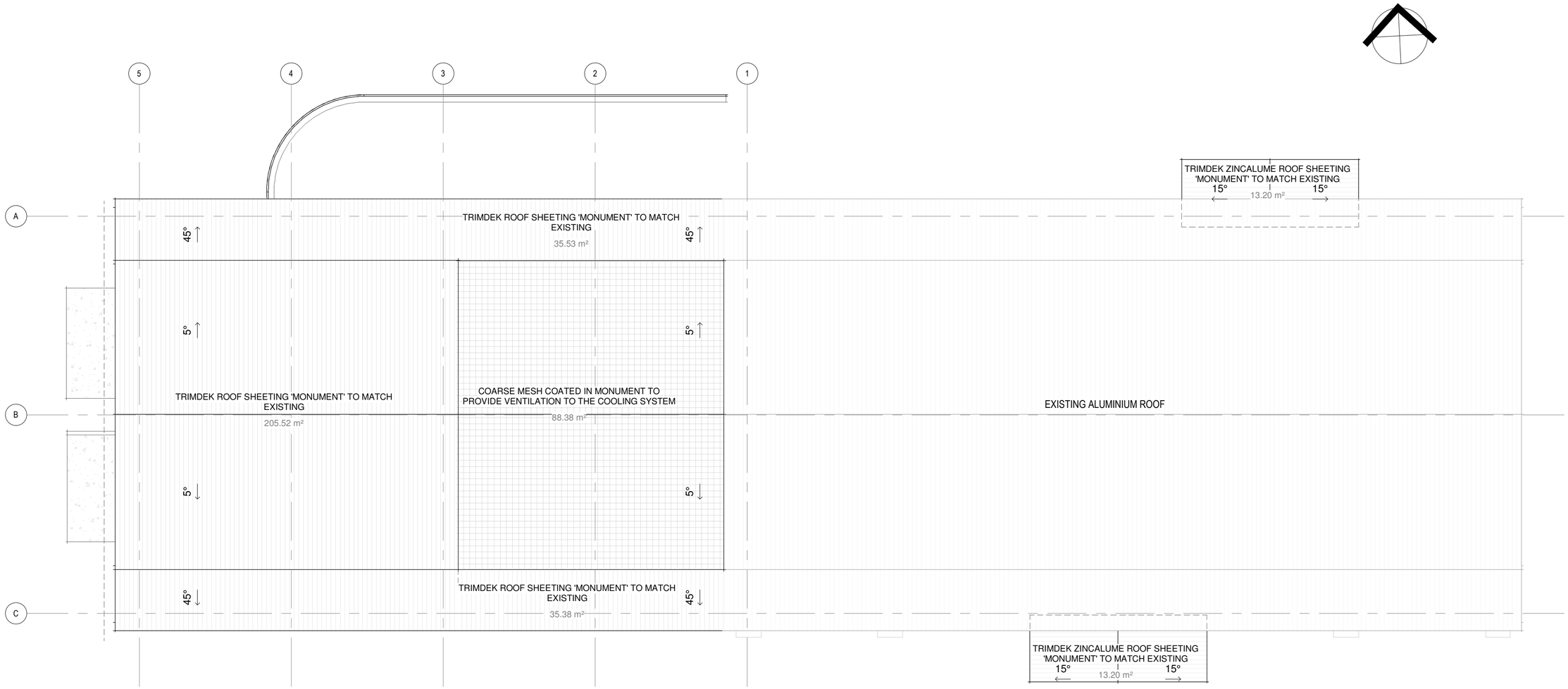
DRAWN BY: LGB

CHECKED BY: DJC

SCALE: As indicated @ A2

A202

TAYLOR DESIGN GROUP



ROOF PLAN

1 : 100

ADVERTISED PLAN

FOR TENDER

ROOF PLAN

MOUNT BULLER 'BLUE BULLET'

BULLER SKI LIFTS

REV.	DESCRIPTION	DATE
5	FOR TENDER	29/01/2024
6	FOR TENDER	06/03/2024
7	FOR TENDER	02/04/2024

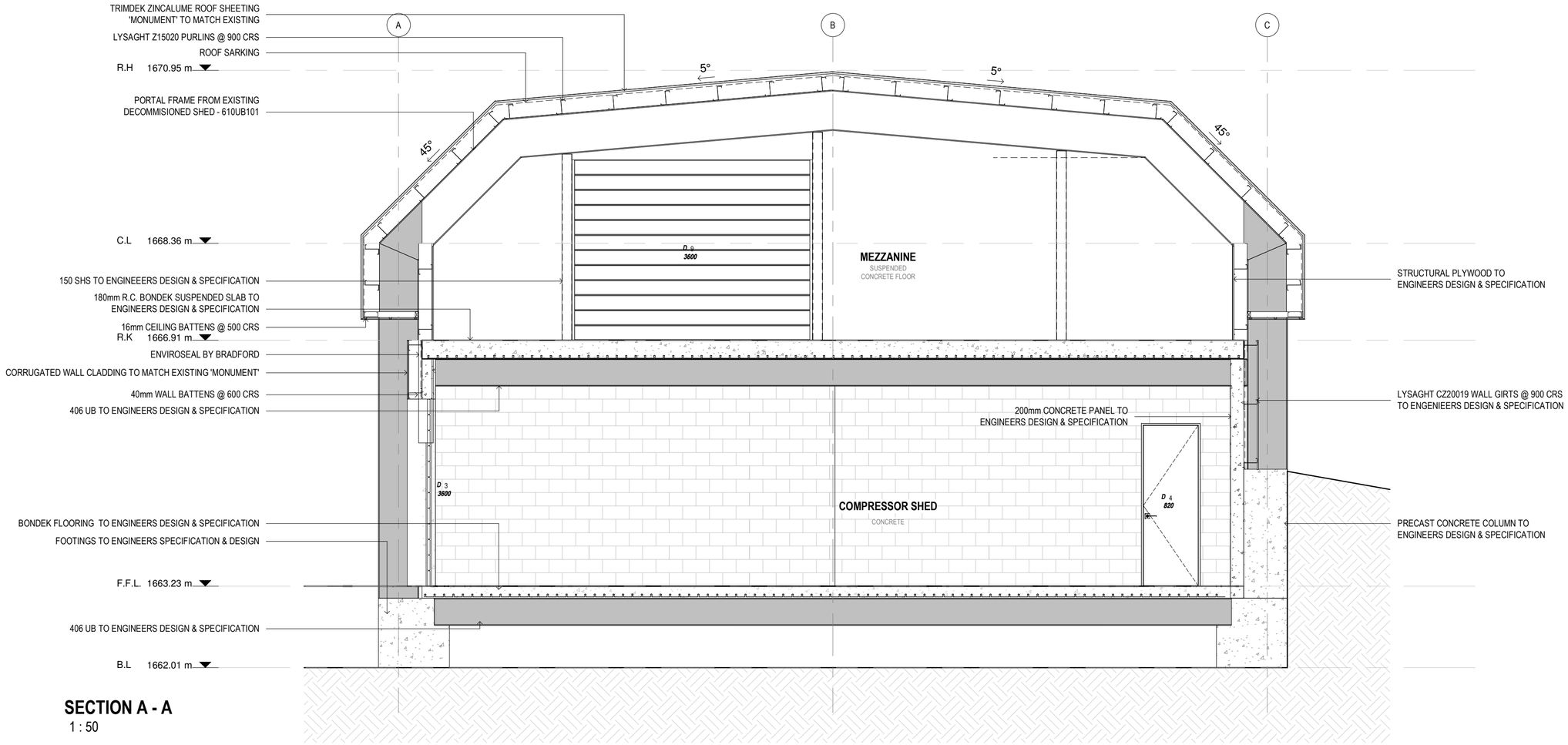
DRAWN BY: LGB

CHECKED BY: DJC

SCALE: 1 : 100 @ A2

A203

TAYLOR DESIGN GROUP



SECTION A - A

1 : 50

ADVERTISED PLAN

FOR TENDER

SECTION

MOUNT BULLER 'BLUE BULLET'

BULLER SKI LIFTS

REV.	DESCRIPTION	DATE
5	FOR TENDER	29/01/2024
6	FOR TENDER	06/03/2024
7	FOR TENDER	02/04/2024

DRAWN BY: LGB

CHECKED BY: DJC

SCALE: 1 : 50 @ A2

A204

TAYLOR DESIGN GROUP

BUSHFIRE ASSESSMENT LEVEL (BAL 40)
REFER TO A.S. 1530 SECTION 8:
CONSTRUCTION FOR BUSH FIRE ATTACK LEVEL 40

8.1 GENERAL
A building assessed in Section 2 as being BAL—40 shall comply with Section 3 and Clauses 8.2 to 8.8.
NOTE: There are a number of Standards that specify requirements for construction; however, where this Standard does not provide construction requirements for a particular element, the other Standards apply. Any element of construction or system that satisfies the test criteria of AS 1530.8.1 may be used in lieu of the applicable requirements contained in Clauses 8.2 to 8.8 (see Clause 3.8).
NOTE: BAL-40 is primarily concerned with protection from ember attack, increased likelihood of flame contact and radiant heat greater than 29 kW/m² and up to and including 40 kW/m².
8.2 SUBFLOOR SUPPORTS
This Standard does not provide construction requirements for subfloor support where the subfloor space is enclosed with a wall that conforms with Clause 8.4, except that sarking is not required where specified in Clause 8.4.1(b)
Where the subfloor space is unenclosed, the support posts, columns, stumps, piers and polesshall be-
a. of non-combustible material; or
b. a system conforming with AS 1530.8.1; or
c. a combination of Items (a) and (b).
NOTE: This requirement applies to the subject building only and not to verandas, decks, steps, ramps and landings (see Clause 8.7).
C8.2 Combustible materials stored in the subfloor space may be ignited by embers and impact the building.
8.3 FLOORS
8.3.1 CONCRETE SLABS ON GROUND
This Standard does not provide construction requirements for concrete slabs on the ground.
8.3.2 **Elevated floors**
8.3.2.1 *Enclosed subfloor space*
This Standard does not provide construction requirements for elevated floors, including bearers, joists and flooring, where the subfloor space is enclosed with a wall that conforms with Clause 8.4, except that sarking is not required where specified in Clause 8.4.l(b).
8.3.2.2 *Unenclosed subfloor space*
Where the subfloor space is unenclosed, the bearers, joists and flooring, shall be non-combustible; or have the underside of the combustible elements of the floor system protected with a non-combustible material (e.g. fibre-cement sheet or metal sheet).
8.4 WALLS
8.4.1 General
The exposed components of external walls shall be as follows:
(a) Non-combustible material including the following provided the minimum thickness is 90mm:
(i) Full masonry or masonry veneer walls with an outer leaf of clay, concrete, calcium silicate or natural stone.
(ii) Precast or in situ walls of concrete or aerated concrete.
(iii) Earth wall including mud brick.
or
(b) Cladding that is fixed externally to a timber-framed or a steel-framed wall that is sarked on the outside of the frame and is-
(i) fibre-cement a minimum of 9 mm in thickness; or
(ii) steel sheeting
8.4.2 JOINTS
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. Alternatively, sarking-type material may be applied over the outer face of the frame prior to fixing any external cladding.
5.4.3 VENTS & WEEPHOLES
Except for exclusions in Clause 3.6, vents and weepholes in external walls shall be screened with a mesh made of corrosion-resistant steel, bronze or aluminium.

8.5 EXTERNAL GLAZED ELEMENTS, ASSEMBLIES AND DOORS
8.5.1 BUSHFIRE SHUTTERS
Where fitted, bushfire shutters shall comply with Clause 3.7 and be made from a non-combustible material
8.5.2 Screens for windows and doors
Where fitted, screens for windows and doors shall have a mesh or perforated sheet made of corrosion-resistant steel or bronze. The frame supporting the mesh or perforated sheet shall be metal. Screen assemblies shall be attached using metal fixings.
8.5.3 Windows and sidelights
Window assemblies shall comply with one of the following:
(a) They shall be completely protected by a bushfire shutter that complies with Clause 3.7 and Clause 8.5.1. or
(b) conform with the following:
(i) *Frame material* Window frames and window joinery shall be metal.
(ii) *Hardware* Externally fitted hardware that supports the sash in its functions of opening and closing shall be metal.
Trims or other components may use material other than metal.
(iii) *Glazing* Glazing shall be toughened glass a minimum of 6 mm thick or glass blocks with no restriction on glazing methods.
NOTE: Where double-glazed assemblies are used, the above requirements apply to the external face of the glazed assembly only.
(iv) Where used, seals and weather strips to stiles, head and sills or thresholds shall be manufactured from materials having a flammability index not exceeding 5 or from silicone.
(v) *Screens* Both the openable and fixed portions of the window shall be screened externally with screens that conform with Clause 3.6 and Clause 8.5.2.
C8.5.3 Components other than metal may be used provided they are shielded by the metal components of the window/door frame
8.5.4 DOORS- SIDE HUNG EXTERNAL DOORS(INCLUDING FRENCH DOORS, BI-FOLD & PANEL FOLD DOORS)
8.5.4 Doors-Side-hung external doors (including French doors, panel fold and bi-fold doors)
Side-hung external doors, including French doors, panel fold and bi-fold doors, shall-
(a) be completely protected by bushfire shutters that conform with Clause 3.7 and Clause 8.5.1; *or*
(b) conform with the following:
(i) Door panel material Materials shall be-
(A) non-combustible; or
(B) solid timber having a minimum thickness of 35 mm for the first 400 mm above the threshold and protected on the outside by a metal-framed screen door with a mesh or perforated sheet conforming with Clause 3.6 and made of corrosion-resistant steel or bronze; or
(C) for fully framed glazed door panels the framing shall be metal.
(ii) Door frame material The door frame material shall be metal.
(iii) Hardware Externally fitted hardware that supports the panel in its functions of opening and closing shall be metal.
Trims or other components may use materials other than metal.
(iv) Glazing Where doors incorporate glazing, the glazing shall be toughened glass a minimum of 6 mm in thickness.
(v) Seals and weather strips Weather strips, draught excluders or draught seals shall be installed.Seals to stiles, head and sills or thresholds shall be manufactured from materials having a flammability index not exceeding 5.
(vi) Screens There is no requirement to screen the openable part of the door at this BAL level.Where glazing is incorporated in the door, it shall be screened externally with screens that conform with Clause 8.5.2.
(vii) Doors shall be tight-fitting to the door frame and to an abutting door, if applicable.
8.5.5 DOORS- SLIDING DOORS
Sliding doors shall-
(a) be completely protected by a bushfire shutter that conforms with Clause 3.7 and Clause 8.5.1;
or
(b) conform with the following:
(i) *Frame material* The material for door frames, including fully framed glazed doors, shall be made from metal.
(ii) Hardware Externally fitted hardware that supports the panel in its functions of opening and closing shall be metal.Trims or other components may use materials other than metal.
(iii) Glazing Where doors incorporate glazing, the glazing shall be toughened glass a minimum of 6 mm in thickness.
(iv) Seals and weather strips Seals to stiles, head and sills or thresholds shall be manufactured from materials with a flammability index not exceeding 5.
(v) Screens Both the fixed and openable portions of doors shall be screened externally with screens that conform with Clause 3.6 and Clause 8.5.2.
(vi) Sliding doors shall be tight-fitting in the frames.
8.5.6 Doors-Vehicle access doors (garage doors)
The following applies to vehicle access doors:
(a) Vehicle access doors shall be non-combustible.
(b) All vehicle access doors shall be protected with suitable weather strips, draught excluders, draught seals or brushes. Door assemblies fitted with guide tracks do not need edge gap protection.
NOTES:
1. Refer to AS/NZS 4505 for door types.
2. Gaps of door edges or building elements should be protected as per Section 3.
C8.5.6(b) *These guide tracks do not provide a direct passage for embers into the building.*
(c) Weather strips, draught exclude rs, draught seals or brushes to protect edge gaps or thresholds shall be manufactured from materials having a flammability index not exceeding 5.
(d) Vehicle access doors shall not include ventilation slots.
C8.5.6 *Components other than metal may be used provided they are shielded by the metal components of the door assembly.*

8.6 ROOFS (INCLUDING VERANDA AND ATTACHED CARPORT ROOFS, PENETRATIONS, EAVES, FASCIAS, GABLES, GUTTERS & DOWNPIPES)
8.6.1 GENERAL
The following applies to all types of roofs and roofing systems:
(a) Roof tiles, roof sheets and roof-covering accessories shall be non-combustible.
(b) The roof/wall and roof/roof junction shall be sealed either by the use of fascia and eaves linings or by sealing between the top of the wall and the underside of the roof and between the rafters at the line of the wall. They shall also be protected in accordance with Clause 3.6.
(c) Roof ventilation openings, such as gable and roof vents, shall be fitted with ember guards made of non-combustible material or a mesh or perforated sheet conforming with Clause 3.6 and made of corrosion-resistant steel or bronze.
(d) Roof-mounted evaporative coolers are not permitted in BAL-40.
8.6.2 Tiled roofs
Tiled roofs shall be fully sarked. The sarking shall-
(a) be located on top of the roof framing, except that the roof battens may be fixed above the sarking;
(b) cover the entire roof area including ridges and hips; and
(c) extend into gutters and valleys.
8.6.3 Sheet roofs
Sheet roofs shall-
(a) be fully sarked in accordance with Clause 8.6.2, except that foil-backed insulation blankets may be installed over the battens; or
(b) have any gaps sealed at the fascia or wall line hips and ridges by-
(i) a mesh or perforated sheet that conforms with Clause 3.6 and that is made of corrosion-resistant steel or bronze; or
(ii) mineral wool; or
(iii) other non-combustible material; or
(iv) a combination of any of Items (i), (ii) or (iii).
C8.6.3 *Sarking is used as a secondary form of ember protection for the roof space to account for minor gaps that may develop in sheet roofing.*
8.6.4 Veranda, carport and awning roof
The following applies to veranda, carport and awning roofs:
(a)A veranda, carport or awning roof forming part of the main roof space [see Figure Dl(a), Appendix **D]** shall meet all the requirements for the main roof, as specified in Clauses 8.6.1 to 8.6.6.
(b) A veranda, carport or awning roof separated from the main roof space by an external wall [see Figures Dl(b) and Dl(c), Appendix **D]** conforming with Clause 8.4 shall have a non-combustible roof covering and the complete support structure shall be-
(i) of non-combustible material; or
(ii) timber rafters lined on the underside with fibre-cement sheeting a minimum of 6 mm in thickness, or with material conforming with AS 1530.8.1; or
(iii) a system conforming with AS 1530.8.1; or
(iv) a combination of any of Items (i), (ii) or (iii).
8.6.5 Roof penetrations
The following applies to roof penetrations:
(a) Roof penetrations, including roof lights, roof ventilators, aerials, vent pipes and supports for solar collectors or the like, shall be sealed. The material used to seal the penetration shall be non-combustible.
(b) Glazed assemblies for roof lights and skylights shall have an **FRL** of -/3 0/-.
(c) External single plane glazed elements of roof lights and skylights, where the pitch of the glazed element is 18 degrees or less to the horizontal, shall conform with Clause 3.6 and be made of corrosion-resistant steel or bronze.
(d) A pipe or conduit that penetrates the roof covering shall be non-combustible.
NOTE: AS/NZS 5601 contains requirements for gas appliance flue systems and cowls. Advice can be obtained from manufacturers and State and Territory gas technical regulators.
8.6.6 Eaves linings, fascias and gables
The following applies to eaves linings, fascias and gables:
(a) Gables shall conform with Clause 8.4.
(b) Fascias and bargeboards shall conform with AS 1530.8.1.
(c) Eaves linings shall be-
(i) fibre-cement sheet, a minimum of 6 mm in thickness; or
(ii) calcium silicate sheet, a minimum of 6 mm in thickness; or
(iii) a combination of Items (i) and (ii) above.
(d) Eaves penetrations shall be protected the same as for roof penetrations as specified in Clause 8.6.5.
(e) Eaves ventilation openings shall be fitted with ember guards in accordance with Clause 3.6 made of corrosion-resistant steel or bronze.
(f) Joints in eaves linings, fascias and gables may be sealed with plastic joining strips or timber storm moulds.
8.6.7 GUTTERS AND DOWNPIPES
This Standard does not provide requirements for downpipes.
If installed, gutter and valley leaf guards shall be non-combustible. Gutters shall be non-combustible.
Box gutters shall be non-combustible and flashed at the junction with the roof with non-combustible materials.

8.7 VERANDAS, DECKS, STEPS AND LANDINGS
8.7.1 General
Decking shall not be spaced.
There is no requirement to enclose the subfloor spaces of verandas, decks, steps, ramps or landings.
8.7.2 Enclosed subfloor spaces of verandas, decks, steps, ramps and landings
8.7.2.1 *Materials to enclose a subfloor space*
The subfloor spaces of verandas, decks, steps, ramps and landings are deemed to be 'enclosed' when-
(a) the material used to enclose the subfloor space conforms with Clause 8.4, except that sarking is not required where specified in Clause 8.4. l(b); and
(b) all openings are protected in accordance with Clause 3.6 and made of corrosion- resistant steel or bronze.
8.7.2.2 *Supports*
This Standard does not provide construction requirements for support posts, columns, stumps, stringers, piers and poles.
8.7.2.3 *Framing*
This Standard does not provide construction requirements for the framing of verandas, pergolas, decks, ramps or landings (i.e. bearers and joists).
8.7.2.4 *Decking, stair treads and the trafficable surfaces of ramps and landings*
Decking, stair treads and the trafficable surfaces of ramps and landings shall be-
(a) of non-combustible material; or
(b) a system conforming with AS 1530.8.1, or
(c) a combination of Items (a) and (b).
8.7.3 Unenclosed subfloor spaces of verandas, decks, steps, ramps and landings
8.7.3.1 *Supports*
Support posts, columns, stumps, stringers, piers and poles shall be-
(a) of non-combustible material; or
(b) a system conforming with AS 1530.8.1; or
(c) a combination of Items (a) and (b).
8.7.3.2 *Framing*
Framing of verandas, decks, ramps or landings (i.e. bearers and joists) shall be-
(a) of non-combustible material; or
(b) a system conforming with AS 1530.8.1; or
(c) a combination of Items (a) and (b).
8.7.3.3 *Decking, stair treads and the trafficable surfaces of ramps and landings*
Decking, stair treads and the trafficable surfaces of ramps and landings shall be-
(a) of non-combustible material; or
(b) a system conforming with AS 1530.8.1; or
(c) a combination of Items (a) and (b).
8.7.4 Balustrades, handrails or other barriers
Those parts of the handrails and balustrades less than 125 mm from any glazing or any combustible wall shall be of non-combustible material.
Those parts of the handrails and balustrades that are 125 mm or more from the building have no requirements.
8.7.5 Veranda posts
Veranda posts shall be made from non-combustible material.
8.8 WATER AND GAS SUPPLY PIPES
Above-ground, exposed water supply pipes shall be metal.
External gas pipes and fittings above ground shall be of steel or copper construction having a minimum wall thickness in accordance with gas regulations or 0.9 mm whichever is the greater. The metal pipe shall extend a minimum of 400 mm within the building and 100 mm below ground.
NOTE: Refer to State and Territory gas regulations, AS/NZS 5601.1 and AS/NZS 4645.1.
C8.8 *Concern is raised for the protection of bottled gas installations. Location, shielding and venting of the gas bottles needs to be considered.*

ADVERTISED PLAN

FOR TENDER

BAL NOTES

MOUNT BULLER 'BLUE BULLET'

BULLER SKI LIFTS

REV.	DESCRIPTION	DATE
5	FOR TENDER	29/01/2024
6	FOR TENDER	06/03/2024
7	FOR TENDER	02/04/2024

DRAWN BY: LGB
CHECKED BY: DJC
SCALE: 1 : 10 @ A2 **A205**

TAYLOR DESIGN GROUP