

## **Introduction**

The dwelling will be constructed at Uniplan's purpose-built manufacturing facility in Armidale, NSW 2350 and delivered to site by Clements Haulage. Installation will be carried out using a 'wheel-in' installation method utilising a drawbar attached to the steel chassis.

All materials and work practices to comply with the Building Code of Australia 2022 (BCA) and all relevant Australian Standards, as amended, referred to therein. Where alternative solutions to performance standards are proposed then prior to implementation these must be addressed and approved by the relevant building inspector as meeting the performance requirements of the BCA. Installation of all services to comply with the respective service authority requirements.

## **Sediment Control**

All sediment control measures to be designed and installed in accordance with Managing Urban Stormwater: Soils and Construction – Volume 1 (the 'Blue Book') to prevent sediment from leaving the site or entering downstream properties, drainage lines or watercourses. All control measures to be installed prior to the commencement of any work.

## **Footings and Piers**

All concrete preparation including excavations and placement of reinforcement to be seen and approved by Council Building Inspectors and/or Engineers. Footings and piers to be constructed in accordance with the Structural Engineer's details and specifications.

## **Chassis**

The dwelling chassis will comprise bitumen coated heavy duty Universal beam bearers typically spanning the full length of each module in accordance with the Structural Engineer's specification.

## **Framing**

Steel framing to be in accordance with structural engineer's drawings and to comply with the provisions and specifications of the BCA 2022, and current Australian Standards - AS1170.0, AS1170.1, AS1170.2, AS1170.4, AS4600, Nash and in accordance with sound, widely accepted engineering principles.

## **Stormwater drainage**

Stormwater drainage to be installed in accordance with Clause H2D2 of the BCA. Gutter installation to be in accordance with AS 3500.3 with fall not less than 1:100 for box gutters and 1:500 for eaves gutters.

## **Sub-floor Ventilation**

The cladding will have horizontal slatted pine sub floor skirting. Sub-floor ventilation to comply with Clause H2D5 of the BCA.

## **Internal wet area construction**

Waterproofing to comply with BCA Clause H4D2, Clause H4D3 and AS3740:2021 including the following provisions: -

- floors of bathrooms, shower rooms or rooms containing a toilet or washing machine to comprise, or be covered by, material that is impervious to water.

- wall surface of shower enclosures (or, in the case of a shower that is not enclosed, any wall surface within 1.5m of the shower fitting) must be impervious to water to a height of at least 1.8m above the floor.
- any wall surface within 75mm of a bath, basin or other similar bathroom appliance must be impervious to water to a height of at least 150mm above the appliance.

### **Glazed Assemblies**

Glazed assemblies to comply with Clause H2D7 and AS2047.

### **Plumbing and drainage**

All pipes and fittings that relate to water supply, sewerage or stormwater drainage to be installed in accordance with AS3500:2021, the plumbing and drainage code of practice and the requirements of any relevant statutory body.

### **Height of Rooms**

Height of rooms to comply with Clause H4D4 of the BCA.

### **Light**

Natural and artificial lighting to be provided in accordance with Clause H4D6 of the BCA.

### **Ventilation**

Ventilation to be provided in accordance with Clause H4D7 of the BCA.

### **Stairs and Balustrades**

Step sizes (other than spiral stairs) to be: -

Riser (R) - 190mm maximum and 115mm minimum. Going (G) – 355mm maximum and 240mm minimum. 2R + G – 700mm maximum and 550mm minimum

Gaps to be less than 125mm between open treads. All treads, landings and the like to have non-slip finish and suitable non-slip strip edge nosing.

Balustrades to be provided where change in level exceeds 1000mm above the surface beneath landing, ramps and/or treads. Balustrades to be 1000mm min above the finished surface level of balconies, landings and the like.

Top of handrail to be minimum 865mm above the finished surface level of stair nosings or ramps. Gaps between vertical infills to be less than 125mm. Any vertical element within the balustrade between 150mm and 760mm above the floor must not facilitate climbing where changes in level exceeds 400mm above the surface beneath landings, ramps and/or treads.

Barriers and handrails to comply with Clause H5D3 of the BCA.

### **Bushfire Attack Level**

The site has been identified as being on bushfire prone land. Please refer to Single Dwelling Bushfire Assessment. A construction standard of BAL Low is proposed in accordance with AS3959:2018 'Construction of buildings in bushfire-prone areas' and the requirements of NSW RFS Publication 'Planning for Bushfire Protection 2019'.

### **On site Termite Management**

Termite shields, barriers and the like to be provided in accordance with AS3660.1 : 2014 Amd 1 : 2017 'Termite Management Part 1 – New building work' to protect any structural members that are susceptible to attack by termites.

Termite management relies on a physical barrier therefore regular visual inspections for termite infestation should be carried out. A physical barrier comprising a minimum clearance of 150mm on sloping sites and a general minimum clearance between floor joists and adjacent ground of 400mm to be maintained at all times. Attachments to the dwelling such as downpipes & service pipes, conduits, structures such as steps, hot water systems or air conditioners and the like to allow for a nominal 25mm gap to allow for clear and uninterrupted visual inspection across the inspection zone.

Treated timber verandah posts to be installed on galvanised steel stirrups to maintain a 75mm gap between the timber and the adjacent ground.

The sub-floor area to be graded and drained to prevent ponding of water and the area should be kept dry, clear and well ventilated. the area should not be used for the storage of building materials or timber.

### **Electrical wiring**

Electrical wiring to comply with the requirements of AS3000: 2000, 'Electrical Installations' (also known as the Australian/New Zealand wiring rules)

### **Flooring**

22mm water resistant particle board flooring glued and fixed with hardened twist nails to 100 x 50mm Duragal rolled hollow section galvanised steel floor joists.

### **Wall & Roof Frames**

The composition of the wall and roof frames will be as noted on the cross section and in accordance with the Structural Engineer's details and specification.

### **Windows**

Aluminium framed single glazed windows as noted on the window schedule. Glazing materials to be selected and installed in accordance with the relevant provisions of AS1288 – 1994, 'Glass in Buildings – Selection and Installation', AS2047 – 2014 'Windows and external glazed doors in buildings' and in accordance with the relevant provisions of AS2208:1996.

### **Cladding**

Wall cladding to be painted Weathertex Selflok Ecogroove Smooth 300mm. In two separate parts of the building as per plan the Weathertex Selflok Ecogroove Smooth 300mm is to be installed horizontally and vertically.. Roof cladding to be Colorbond Custom Orb sheeting complete with

Colorbond barge and ridge cappings and flashings. All cladding to be fixed in accordance with the manufacturer's instructions.

### Verandahs

The verandahs will be constructed from H3 framing timbers with merbau 88mm x 19mm decking, merbau verandah posts and treated pine handrails with 5 horizontally run Stainless steel wires..

### Schedule of Finishes

Item	Material	Colour
Fascia	Steel fascia board XRW	Ironstone
Wall Cladding 1	Weathertex Selflok Ecogroove 300mm smooth - Vertically	Southerly
Wall Cladding 2	Weathertex Selflok Ecogroove 300mm smooth - Horizontally	Bluegum
Roof Cladding	Colorbond Custom orb steel roof sheet	Ironstone
Guttering	Colorbond slotted quad gutter 115mm Hi-front with internal mounting brackets	Ironstone
Windows	Aluminium frame	Pearl White
External doors & Posts	Timber	Dover White
Rainwater pipes	4 x 90mm round outlets for downpipe	Ironstone
Sub-floor skirting	H3 Treated Pine Horizontal slatting	Dover White

Uniplan Group Pty Ltd

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