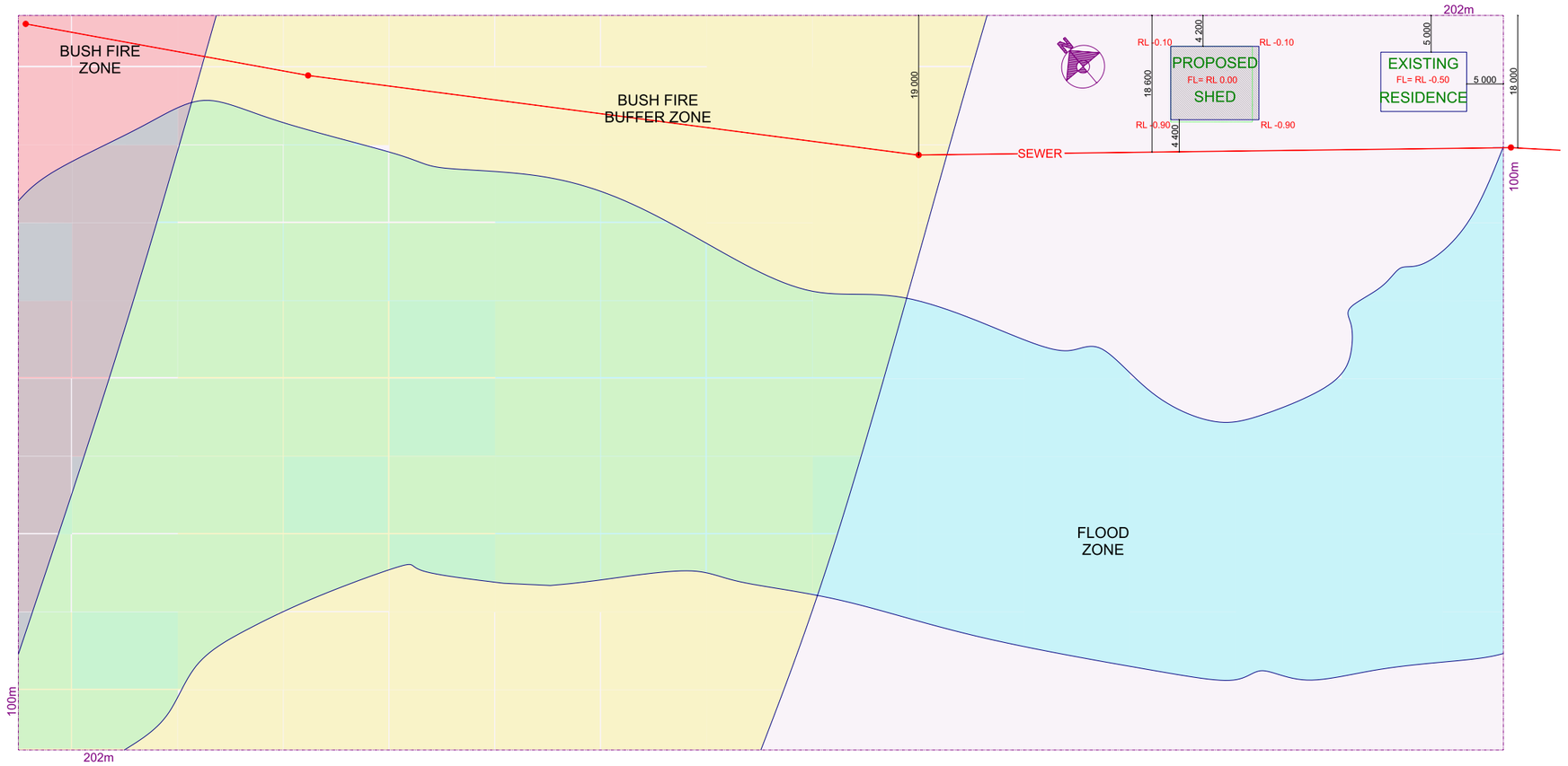
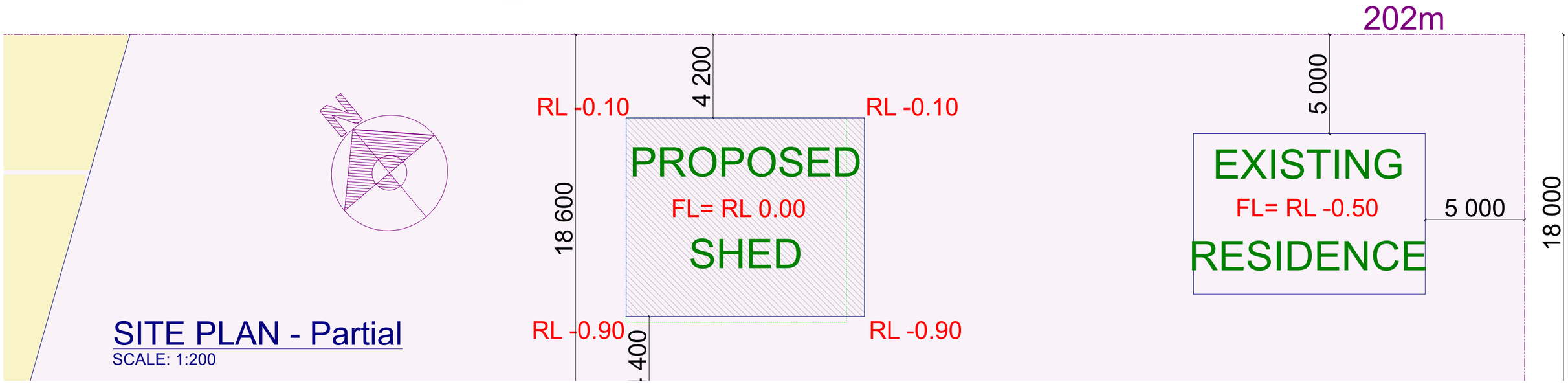


SITE PLAN
SCALE: 1:750



SITE PLAN - Partial
SCALE: 1:200

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03/10/23	For Submission
03/12/23	For Submission (Sewer)

Customer: McGEE , Emma
Site Address: 41 Uralla St, Uralla, NSW 2358
PH: 0431 682 832 E:
Reference No: 2023-034 Replacement Shed

SITE PLAN

New England Drafting
PHONE: 0418 617 867 Email: sandra@newenglanddrafting.com

Printed: 3/12/2023 | Page: 1 | DRAWN BY: S SELBY

SITE ANALYSIS IMAGE

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SITE ANALYSIS PLAN

New England Drafting
PHONE: 0418 617 867 Email: sandra@newenglanddrafting.com

Printed: 3/12/2023 | | DRAWN BY: S SELBY

Building and Design Specifications

STANDARDS

The Builder shall ensure the building complies with the following Regulations and Standards:
- NCC2022 - Building Code of Australia
- ABCB Housing Provisions
- AS 1288 Glazing Code
- AS 1428 Design for Access
- AS 1582 Roofing
- AS 1684 Timber Framing
- AS 1926 Swimming Pool Safety
- AS 2870 Slabs and Footings
- AS 3000 Electrical
- AS 3500 Plumbing Code
- AS 3660 Termite Code
- AS 3740 Waterproofing
- Nash Standards for Residential and Low Rise Steel Framing and all other standards nominated in the NCC-BCA and ABCB Housing Provisions

STRUCTURE: NCC2022-BCA Part H1

Deemed-to-Satisfy Provisions

Deemed-to-satisfy provisions: NCC2022-BCA, Vol 2 (H1D1)
Structural provisions: NCC2022-BCA, Vol 2 (H1D2)
Site Preparation: NCC2022-BCA, Vol 2 (H1D3)
Footings and Slabs: NCC2022-BCA, Vol 2 (H1D4)
Masonry: NCC2022-BCA, Vol 2 (H1D5)
Framing: NCC2022-BCA, Vol 2 (H1D6)
Roof and wall cladding: NCC2022-BCA, Vol 2 (H1D7)
Glazing: NCC2022-BCA, Vol 2 (H1D8)
Flood hazard areas: NCC2022-BCA, Vol 2 (H1D10)
Attachment of decks & balconies using waling plates: NCC2022-BCA, Vol 2 (H1D11)

DAMP & WEATHER PROOFING: NCC2022-BCA Part H2

Performance Requirements

Rainwater management: NCC2022-BCA, Vol 2 (H2P1)
Weatherproofing: NCC2022-BCA, Vol 2 (H2P2)
Rising damp: NCC2022-BCA, Vol 2 (H2P3)
Drainage from swimming pools: NCC2022-BCA, Vol 2 (H2P4)

Deemed-to-Satisfy Provisions

Deemed-to-satisfy provisions: NCC2022-BCA, Vol 2 (H2D1)
Drainage: NCC2022-BCA, Vol 2 (H2D2)
Footings and slabs: NCC2022-BCA, Vol 2 (H2D3)
Masonry: NCC2022-BCA, Vol 2 (H2D4)
Subfloor ventilation: NCC2022-BCA, Vol 2 (H2D5)
Roof and wall cladding: NCC2022-BCA, Vol 2 (H2D6)
Glazing: NCC2022-BCA, Vol 2 (H2D7)
External waterproofing: NCC2022-BCA, Vol 2 (H2D8)

FIRE SAFETY: NCC2022-BCA Part H3

Performance Requirements

Spread of fire: NCC2022-BCA, Vol 2 (H3P1)
Automatic warning for occupants: NCC2022-BCA, Vol 2 (H3P2)

Deemed-to-Satisfy Provisions

Deemed-to-satisfy provisions: NCC2022-BCA, Vol 2 (H3D1)
Fire hazard properties and non-combustible building elements: NCC2022-BCA, Vol 2 (H3D2)
Fire separation of external walls: NCC2022-BCA, Vol 2 (H3D3)
Fire protection of separating walls and floors: NCC2022-BCA, Vol 2 (H3D4)
Fire separation of garage-top-dwellings: NCC2022-BCA, Vol 2 (H3D5)
Smoke alarms and evacuation lighting: NCC2022-BCA, Vol 2 (H3D6)

HEALTH and AMENITY: NCC2022-BCA Part H4

Performance Requirements

Wet areas: NCC2022-BCA, Vol 2 (H4P1)
Room heights: NCC2022-BCA, Vol 2 (H4P2)
Personal hygiene and other facilities: NCC2022-BCA, Vol 2 (H4P3)
Lighting: NCC2022-BCA, Vol 2 (H4P4)
Ventilation: NCC2022-BCA, Vol 2 (H4P5)
Sound insulation: NCC2022-BCA, Vol 2 (H4P6)
Condensation and water vapour management: NCC2022-BCA, Vol 2 (H4P7)

Deemed-to-Satisfy Provisions

Deemed-to-satisfy provisions: NCC2022-BCA, Vol 2 (H4D1)
Wet areas: NCC2022-BCA, Vol 2 (H4D2)
Materials & installation of wet area components & systems: NCC2022-BCA, Vol 2 (H4D3)
Room heights: NCC2022-BCA, Vol 2 (H4D4)
Wet areas: NCC2022-BCA, Vol 2 (H4D2)
Facilities: NCC2022-BCA, Vol 2 (H4D5)
Light: NCC2022-BCA, Vol 2 (H4D6)
Ventilation: NCC2022-BCA, Vol 2 (H4D7)
Sound insulation: NCC2022-BCA, Vol 2 (H4D8)
Condensation management: NCC2022-BCA, Vol 2 (H4D9)

SAFE MOVEMENT & ACCESS: NCC2022-BCA Part H5

Performance Requirements

Movement to and within a building: NCC2022-BCA, Vol 2 (H5P1)
Fall prevention barriers: NCC2022-BCA, Vol 2 (H5P2)

Deemed-to-Satisfy Provisions

Deemed-to-satisfy provisions: NCC2022-BCA, Vol 2 (H5D1)
Stairway and ramp construction: NCC2022-BCA, Vol 2 (H5D2)
Barriers and handrail: NCC2022-BCA, Vol 2 (H5D3)

ENERGY EFFICIENCY: NCC2022-BCA Part H6

Performance Requirements

Thermal performance: NCC2022-BCA, Vol 2 (H6P1)
Energy usage: NCC2022-BCA, Vol 2 (H6P2)

Deemed-to-Satisfy Provisions

Deemed-to-satisfy provisions: NCC2022-BCA, Vol 2 (H6D1)
Application of part H6: NCC2022-BCA, Vol 2 (H6D2)

ANCILLARY PROVISIONS & ADDITIONAL CONSTRUCTION REQUIREMENTS: NCC2022-BCA Part H7

Performance Requirements

Swimming pool access: NCC2022-BCA, Vol 2 (H7P1)
Swimming pool reticulation system: NCC2022-BCA, Vol 2 (H7P2)
Heating appliances: NCC2022-BCA, Vol 2 (H7P3)
Building in alpine areas: NCC2022-BCA, Vol 2 (H7P4)
Building in bushfire prone areas: NCC2022-BCA, Vol 2 (H7P5)
Private bushfire shelters: NCC2022-BCA, Vol 2 (H7P6)

Deemed-to-Satisfy Provisions

Deemed-to-satisfy provisions: NCC2022-BCA, Vol 2 (H7D1)
Swimming pools: NCC2022-BCA, Vol 2 (H7D2)
Construction in alpine areas: NCC2022-BCA, Vol 2 (H7D3)
Construction in bushfire prone areas: NCC2022-BCA, Vol 2 (H7D4)
Heating appliances, fireplaces, chimney and flues: NCC2022-BCA, Vol 2 (H7D5)

LIVEABLE HOUSING DESIGN: NCC2022-BCA Part H8

Performance Requirements

Liveable housing design: NCC2022-BCA, Vol 2 (H8P1)

Deemed-to-Satisfy Provisions

Deemed-to-satisfy provisions: NCC2022-BCA, Vol 2 (H8D1)
Liveable housing design: NCC2022-BCA, Vol 2 (H8D2)

BUILDER NOTES:

This Plan is to be read in conjunction with the associated Basix and BAL Certificate where applicable for these plans.

Site Classification to be determined prior to commencement.
1. All levels and plan dimensions to be verified by Builder on site.
2. All service locations to be verified by Builder on site.
3. Any evident discrepancies to be remedied by Builder with the approval of the designer.
4. Do not scale - use written dimension only.

Construction Materials

Foundations:
Raft Concrete Slab

Portal Frame Shed Specifications	
Length	12.00 m
Width	10.00 m
Height	3.00 m
Roof Style	Gable
Roof Pitch	10.0°
Bay Count	3
Bay Sizes	4.00m, 4.00m, 4.00m
Roof Cladding	Corrugated 0.42 BMT Dune
Roof Screws	12-14x42 SDM HEX SEAL
Wall Cladding	Corrugated 0.42 BMT Dune
Wall Screws	10-16x16 Hex Neo
Roller-Doors	1 x Series "A" Windlocked Roller-Door (2700 x 2650) 1 x Series "A" Windlocked Roller-Door (2400 x 2650) 1 x Series "A" Windlocked Roller-Door (2100 x 2050)
P/A Doors	1 x Personal Access Door (2040 x 820)
Roller Door Compliance	This shed has been designed with restricted internal pressure coefficients, Cpi = +0.21 & -0.31. Roller door supply must comply with AS4505
Piers with Slab	Option 1: 300Φ×550mm Deep (4×N12)* Option 2: 450Φ×400mm Deep (No Reo)* (Refer to Pier & Slab Details)
Piers Only	Option 1: 300Φ×1400mm Deep (4×N12)* Option 2: 450Φ×1500mm Deep (4×N16)*

Scope of Works

Remplacement of Existing shed with New Shed and Carport
The land is located at the North Eastern side of Uralla. The land size is approx 2 acres and slopes mildly to the South West of the property.

This developement requires the removal of an existing shed nad the construction of a new shed and carport

Works required:

- Removal of Existing shed and slab
- Minor earthworks and construction of new slab.
- Construction of New Shed.
- Electrical Connections as required.
- Removal of Debris

NOTE.
Other Works may be required to obtain the required outcome of the construction. New England Drafting holds No Liability for the amount of information or lack of contained within the Scope of Works. It is only a General outline of the works required.

Engineers Notes

The Engineer engaged to carry out the design of the slabs and footings shall design the system in accordance with AS 2870, NCC, the Soil Test and all other site conditions such as cut/fill which may exist on the site.

The Engineer shall take into consideration trees and underground pipes which exist or may exist in the future. The Engineer shall collect information on all the piping systems, sewer mains, plumbers sewer drainage pipes, stormwater pipes etc, slab heating (Electric or hydronic if applicable) and design his slab/footings accordingly.

The Engineer shall liaise directly with the Sewer Authority, Plumber, Client and Builder to obtain the above information.

The Engineer engaged to carry out the design of the slabs/subfloor shall take full responsibility for the above. New England Drafting does not accept any responsibility for the Engineers work.

Design Work by Engineer

- Slab Engineering
- Soil Classification
-
-

Identified Site Issues

- No apparent site issues identified

Bracing Plan
Bracing Plan by Engineer if required

These are only some of the issues to be considered in the footing design. This is not a complete list of issues. The Engineer shall investigate all the issues which may effect the design and ensure that the design is appropriate and structurally sound.

Special Notes

Owners Notes

Owners should maintain their buildings in accordance with the CSIRO's Homeowners Maintenance Manual.

Clay soils will swell, and shrink with variations in moisture content. This movement may cause damage to the building. In order to minimise the damage we recommend the following precautions be taken -
a. Provide adequate site drainage to ensure water will not pond against or near the building.
b. Grade the site within 2m of the building, away from the building, to ensure that no water ponds near the building.
c. Maintain sewage and stormwater systems to ensure no leakages occur. If they occur, repair them promptly.
d. Trees and shrubs should not be planted or allowed to exist, closer than 0.75 times their mature height.
e. Avoid establishing garden beds next to the building.
f. Gardens and lawns should be watered adequately but not excessively. Uniform consistent watering can be important to prevent damage to the foundations during dry spells or droughts.

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BUILDING INFORMATION
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