STANDARD BUILDING REQUIREMENTS

1. Stairs, handrails, balustrades, wc doors, wet areas, termite protection and smoke alarms to comply with the BCA
2. Roofwater to be directed via a system to either:
   - the street kerb and channel
   - the nearest council stormwater main
   - rainwater collection tanks
   - rubble pits located 3m from any boundary
3. Doors to W.C.'s to have lift off hinges
4. Smoke alarms to be provided as per BCA & AS3786
5. Masonry construction to be in accordance with A.S.3700
6. All Wet area floors and walls to be protected as per Clause 3.8.1.

   BCA
7. Provide DPC's as per Clause 3.3.4 BCA
8. Provide flashings as per Clause 3.3.4, 3.5.1, & 3.5.3 BCA
9. Downpipes at 12m max. centres. Drainer to complete forms.
10. All landscaping/retaining walls to covenant requirements (by owner)

QLD SUSTAINABLE HOUSE CODE

SHOWER ROSES
Shower roses to be AAA rating when assessed against AS/NZ 6400:2004 or a 3 star rating under the water efficiency labeling scheme (WELS)

TOILET CISTERNS
Toilet cisterns to have dual flush capability that does not exceed 6 litres on full flush and 3 litres on half flush.

ENERGY EFFICIENT LIGHTING
Fluorescent lights or compact fluorescent lights (CFLs) are to be used in 80% of the total area of all rooms. Area measured to include garage.

WATER SUPPLY
Where main water pressure at the outlet within the boundary exceeds 500kpa a water pressure limiting device to be installed to ensure pressure remains below 500kpa.

HOT WATER
Either provide gas hot water system with a five star energy rating, solar HWS or heat pump electric HWS.

WATER SAVINGS

WATER SAVINGS TARGET TO BE REACHED IN ACCORDANCE WITH PART 25 OF THE QDC

1. PROVIDE WATER TANKS WITH A MINIMUM 5000L CAPACTIY
2. TANKS TO RECEIVE RAINFALL FROM AT LEAST ONE HALF OF THE ROOF CATCHMENT AREA OR 100m2, WHICHEVER IS THE LESSER.

3. RAINWATER TANKS ARE TO SUPPLY WATER FOR EXTERNAL USE AND INTERNAL USE TO TOILET CISTERNS AND WASHING MACHINE COLD WATER TAPS.

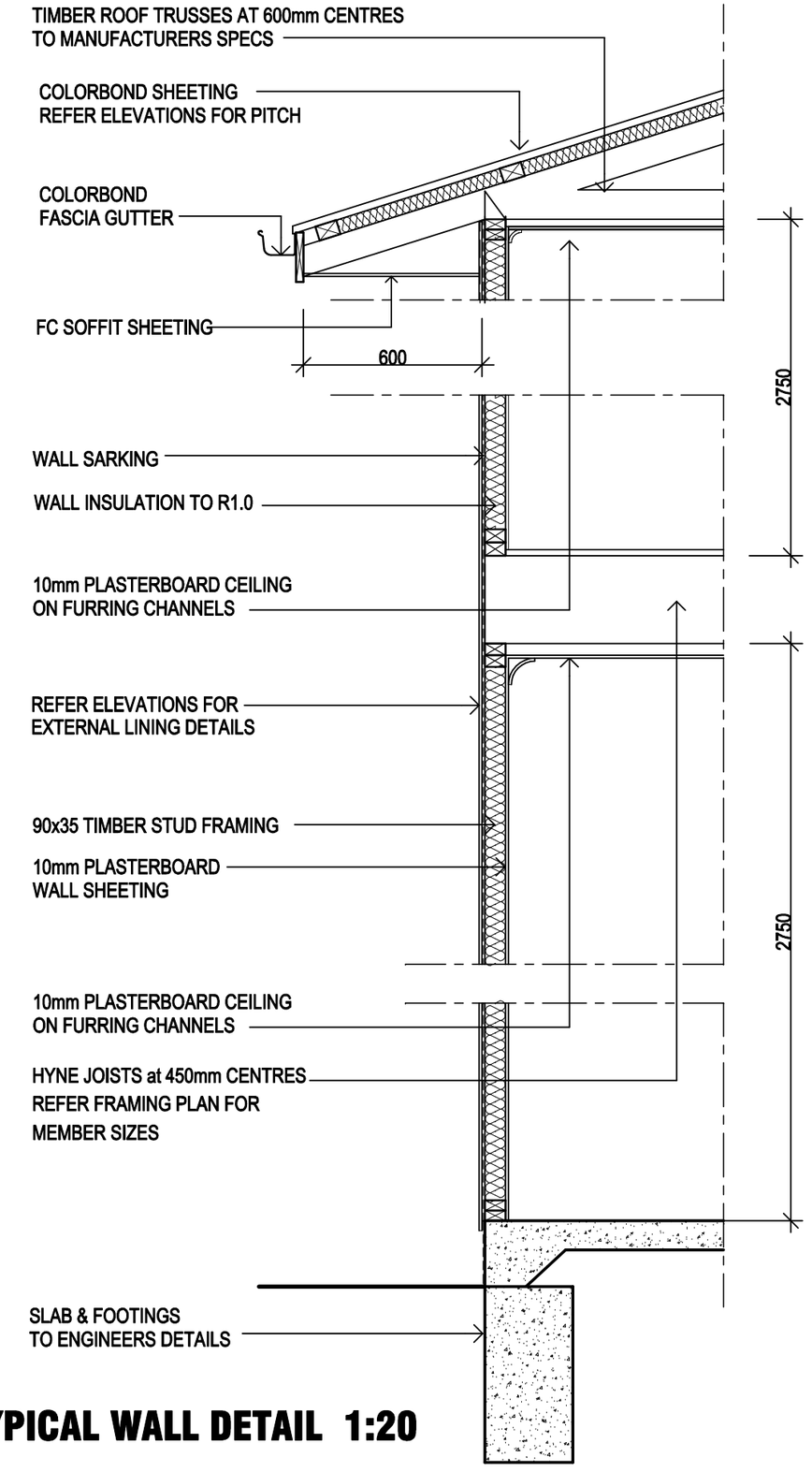
4. TANKS TO HAVE:
\pt0,250,500;a) SCREENED DOWNPIPE RAINHEAD HAVING SCREEN MESH 4-6mm DESIGN TO SHED LEAVES;
b) A MINIMUM OF 15L FIRST FLUSH OF ROOF CATCHMENT DIVERTED/DISCARDED BEFORE ENTERING THE TANK;
c) MOSQUITO-PROOF SCREENS OF BRASS, COPPER, ALUMINIUM OR STAINLESS STEEL GAUZE NOT COARSER THAN 1mm APERTURE;
d) FLAP VALVES AT EVERY OPENING;
e) A VERMIN TRAP.

5. TANKS MUST PROVIDE A CONTINUOUS SUPPLY BY:
a) AN AUTOMATIC SWITCHING DEVICE PROVIDING SUPPLEMENTARY WATER FROM THE RETICULATED TOWN SUPPLY, OR;
b) A TRICKLE TOP UP SYSTEM FROM THE RETICULATED TOWN SUPPLY AT A MINIMUM OF 2L/MINUTE AND A MAXIMUM FLOW RATE OF 4L/MINUTE
c) A MINIMUM STORAGE VOLUME OF THE RETICULATED TOWN WATER SUPPLY TOP UP NOT EXCEEDING 1000L

6. A BACKFLOW PREVENTION DEVICE IS TO BE CONNECTED TO THE STORMWATER SYSTEM IN ACCORDANCE WITH LOCAL GOVERNMENT REQUIREMENTS.

7. IF ROOFWATER IS PUMPED TO A RAINWATER TANK VIA A SEALED DOWNPIPE:
a) A SYSTEM TO BLEED WATER FROM THE DOWNPIPE INTO THE APPROVED OVERFLOW SYSTEM MUST BE PROVIDED TO PREVENT STAGNANT WATER FROM BEING HELD IN THE DOWNPIPE
b) AN INSPECTION OPENING MUST BE PROVIDED FOR MAINTENANCE AND CLEANING

8. MATERIALS USED IN THE RAINWATER TANKS MUST COMPLY WITH THE ACCEPTABLE SOLUTIONS OF THE QUEENSLAND DEVELOPMENT CODE.



TYPICAL WALL DETAIL 1:20

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PROJECT	DRAWING TITLE	CLIENT	SCALE	DRAWN	DWG NO.	ISSUE
Proposed new residence at 45 Greer Street, Bardon	Typical Detail / Notes	O'Donnell	1:20	cgw	A12	2
		ISSUE DATE: April 2010	PROJECT NO.: 09-091			