

Introduction

The dwelling will be constructed at Uniplan's purpose-built manufacturing facility in Armidale, NSW 2350 and delivered to site using specialist haulage trailers. The dwelling will be delivered to the vicinity of the site then manoeuvred over the footings utilising an engineered drawbar and wheel mounting system attached to the dwelling sub-structure.

All works to be in accordance with the requirements of the Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2021. Certification to be provided to the client on completion of the works confirming compliance.

A Compliance Plate to be permanently fixed to the dwelling in accordance with the regulations.

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

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.

Glazed Assemblies

Glazed assemblies to comply with Clause H2D7 and AS2047.

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.

External waterproofing

The roof, external walls, door, and window frames to be constructed using best construction practice so as to prevent rain or dampness penetrating the inner parts of the dwelling.

Internal waterproofing

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.

Sub-floor Skirting

Screening of the sub-floor void is to be completed on site using horizontal slatted treated pine. Sub-floor ventilation to comply with Clause H2D5 of the BCA.

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 not been identified as being bushfire prone.

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.

Plumbing and drainage

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

Electrical wiring

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

Mechanical

Exhaust fans to discharge to open air.

Fire and smoke alarms

The automatic fire detection and alarm system to comply with the requirements of Clause H3P2 of Volume Two of the Building Code of Australia in relation to Class 1(a) buildings within the meaning of that code.

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.

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 Weathertex Millwood Ruff Sawn 300mm cladding fixed in accordance with manufacturer's instructions. Roof cladding to be Colorbond Custom Orb roof sheeting complete with Colorbond barge and ridge cappings and flashings.

Verandah & Entry Decks

The verandah will be constructed from H3 treated pine framing timbers, oiled merbau hardwood decking, treated pine verandah posts. Stairs to be merbau hardwood.

Schedule of Finishes

Item	Material	Colour
Fascia	Metal	Surfmist
Wall Cladding	Weathertex Millwood Ruff Sawn 300mm	Dune
Roof Cladding	Colorbond Custom Orb steel roof sheet	Surfmist
Guttering	Colorbond slotted quad gutter	Surfmist
Windows	Aluminium frame	Surfmist
Rainwater pipes	PVC	Dune
Verandah posts	Merbau	Wallaby
Sub-floor skirting	Treated pine	Wallaby

Uniplan Group Pty Ltd

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