



MULLUM CREEK

DESIGN . ENVIRONMENT . DONVALE

Step 3 – Construction Documentation Checklist

Information required for application

Please ensure that the information listed below is provided with your application for Step 3 Construction Documentation Review. The DRC may request a meeting to review the application if it believes your documentation will benefit from an informal discussion/consultation.

Whilst we appreciate that preparation of construction documentation may need to proceed before a planning permit is granted, the DRC can only commence its review of construction documentation once a planning permit is in place.

So please prepare for Step 3 by liaising with Floyd Energy and your nominated building surveyor. The DRC is mindful that making multiple amendments to drawings and specifications is arduous and expensive. So we hope that, by suggesting that both agencies be involved whilst you are finalising your construction documentation, amendments necessary to address DRC items of concern will be minimised.

Documentation to be submitted:

- Manningham Council Planning Permit.
- All architectural and engineering drawings and written specifications prepared for permit applications, tendering and construction of building and landscape works, and with items of concern as identified by your nominated building surveyor addressed.
- These documents must be submitted with letters confirming pre-approval from Floyd Energy (confirming a minimum 7.5 star energy rating) and your nominated building surveyor.
- A declaration documenting any and all changes to the location, external dimensions or materials of proposed constructed (building or landscape) works made further to Step 2 developed design approval.
- Documentation confirming that all items marked '*provisionally satisfied*' or '*pending review*' in the Step 2 Developed Design Report have been resolved to satisfy the Mullum Creek Design Guidelines (MCDG).
- Waste Management Plan. See **Site and Waste Management Guide** on the Mullum Creek website.

Please note:

1. Alterations to the building design occurring as a result of securing a planning permit may trigger a repeat Step 2 review by the DRC. Any costs incurred by this office or its subcontractors (such as Floyd Energy) must be borne by the land owner.
2. Documentation to address the protection of existing trees during construction must be prepared by your building contractor and submitted to the DRC for review before work on site commences.

The complete documentation set used for the construction of your home must be the same set as that which has been stamped with:

- Certificate energy rating from Floyd Energy.
- Step 3 construction documentation approval from Mullum Creek.
- Approval from your building surveyor.

Submit the application electronically to applications@mullumcreek.com.au in collated PDF files.
(A3 paper size for drawings, and A4 paper size for written documents)

Please address all enquiries to:

PAUL HAAR ARCHITECT
For Mullum Creek Design Review Committee

phone: 03 9480 0605
email: mullumcreek@haarchitecture.com.au

CONSTRUCTION DOCUMENTATION REVIEW CHECKLIST

Please include the above sets of information in the construction documentation where they will be most readily found by the DRC and (more importantly) the relevant sub-contractor/tradesperson to price and work off.

So for example, notes on concrete and formwork for on-ground slabs are best placed on engineering drawings detailing slab construction. Framing timbers are best scheduled on engineering drawings detailing framework. External cladding timbers are best noted on elevations and/or in written specifications (*carpenter*). And services and appliances are best scheduled in written specifications (*plumber or electrician*).

ITEM	CHECK	INFORMATION TO BE INCLUDED ON DRAWINGS AND SCHEDULES
CONCRETE		Notes on the ingredients proposed in wet mix concrete for various applications, satisfying Requirement R28 of the MCDG. Provide detail on proposed binders (including proportions of Portland cement and SCM ¹) and coarse aggregate virgin, recycled).
	<input type="checkbox"/>	Substructure (e.g. bored and backhoe piers, blinding concrete, strip and pad footings)
	<input type="checkbox"/>	On ground floor slabs (e.g. integral slab footings, waffle pod slabs)
	<input type="checkbox"/>	Suspended floor slabs, including columns and beams
	<input type="checkbox"/>	Surface toppings and screeds
	<input type="checkbox"/>	Retaining walls (for building and landscape works)
	<input type="checkbox"/>	Swimming pools
	<input type="checkbox"/>	Driveways and paths
TIMBER PRODUCTS		Notes on timber products proposed for various applications, satisfying Requirement R30 of the MCDG and referring to Timber Products Guide on Mullum Creek website.
	<input type="checkbox"/>	Concrete formwork (frame and shuttering)
	<input type="checkbox"/>	Framing (for floors, walls, roofs, ceilings, decks, verandahs, pergolas, etc.)
	<input type="checkbox"/>	External doors and windows
	<input type="checkbox"/>	External wall cladding
	<input type="checkbox"/>	Other external timbers (decking, eaves linings, fascias, etc.)
	<input type="checkbox"/>	Internal surface timbers (flooring, wall and ceiling linings)
	<input type="checkbox"/>	Joinery (internal doors, reveals, architraves and skirtings, staircases, benches, cupboards and shelves)
	<input type="checkbox"/>	Landscape timbers (fence posts, rails, screens, retaining walls)
HEALTHY MATERIALS		Notes on bulk insulation products and paints proposed, satisfying Requirement R32 and R33 of the MCDG.
	<input type="checkbox"/>	Thermal / acoustic bulk insulation for walls (ceilings and roofs)
	<input type="checkbox"/>	Paints (sealers, oils stains and pigmented finishes)
ENERGY AND WATER		Notes on photovoltaic arrays and water tanks, satisfying Requirement R35, R38 and R40 of the MCDG.
	<input type="checkbox"/>	Detailed documentation confirming installation of photovoltaic array rated with a minimum 4.0kW generating capacity
	<input type="checkbox"/>	Notes in the plumbing specifications confirming provision of interconnected water tanks with a min. total capacity of 20,000 litres
	<input type="checkbox"/>	Notes confirming connection of water tanks to laundry trough, toilets, swimming pools and garden taps
SERVICES AND APPLIANCES		Notes on services and appliances to be installed, satisfying Requirement R42 of the MCDG.
	<input type="checkbox"/>	hot water services gas & electric
	<input type="checkbox"/>	space heaters and coolers
	<input type="checkbox"/>	dishwashers
	<input type="checkbox"/>	toilet suites
	<input type="checkbox"/>	taps and showerheads

¹ Supplementary cementitious material (SCM) includes fly ash and slag.