

**PROJECT: PROPOSED RESIDENCE**

**LOT 12 No. 16 PS912229  
ALLUVIAL STREET  
WANGANDARY, VIC 3678**

**FOR: SOLIMO CONSTRUCTIONS**

DRAWING REGISTER			
DRAWING TITLE	DRAWING No	REVISION	DATE
TITLE PAGE & NOTES	12_WAN / WD00	A	19/03/2024
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**GENERAL NOTES**

BUILDER/CONTRACTOR CHECK AND VERIFY ALL DIMENSIONS, LEVELS, SETBACKS AND SPECIFICATIONS PRIOR TO COMMENCEMENT OF WORK, REPORT ANY DISCREPANCIES TO THE PROPRIETORS REPRESENTATIVE.

ALL WORKS SHALL COMPLY WITH THE BUILDING CODE OF AUSTRALIA, CURRENT AUSTRALIAN STANDARDS, BUILDING REGULATION AND TOWN PLANNING REQUIREMENTS REPORT ANY DISCREPANCIES TO THE PROPRIETORS REPRESENTATIVE.

DO NOT SCALE OFF DRAWINGS

THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ASSOCIATED CONSULTANT DRAWINGS.

ALL BUILDING WORK TO BE TERMITE PROTECTED IN ACCORDANCE WITH AS 3660.1. DURABILITY NOTICE TO BE PLACED IN METERBOX INDICATING TYPE OF BARRIER AND REQUIRED PERIODICAL INSPECTIONS AND MAINTENANCE.

BUILDER/CONTRACTOR TO TAKE ALL STEPS NECESSARY TO ENSURE STABILITY OF EXISTING AND NEW STRUCTURES THROUGHOUT CONSTRUCTION.

**SPECIFICATIONS**

ALL MATERIALS SHALL BE NEW UNLESS SPECIFIED OTHERWISE.

**PLUMBING AND DRAINAGE**

- ALL PLUMBING WORKS TO BE CONCEALED
- ALL PLUMBING WORKS TO COMPLY WITH RELEVANT WATER SAVING TARGETS

**FOOTINGS AND SLAB**

- FOOTINGS AND SLAB SHALL BE CONSTRUCTED IN ACCORDANCE WITH ENGINEERS DETAILS, REFER ENGINEERS DETAILS FOR SOIL CLASSIFICATION

**FRAMING**

- REFER TIMBER FRAMING SCHEDULE
- FOR ALL CAVITY SLIDING DOORS PROVIDE 90mm TIMBER WALL FRAMES..
- NOGGINS AT 1350mm crs MAXIMUM VERTICALLY

**WALL LININGS**

- EXTERIOR LININGS AS NOTED ON DRAWINGS
- INTERIOR LININGS, 10MM FLUSH PLASTERBOARD LININGS TO WALLS AND CEILINGS, WALLS TO WET AREAS TO BE 6mm VILLABOARD

**WINDOWS AND GLAZING**

- ALL WINDOW AND SLIDING DOORS TO BE POWDERCOATED ALUMINIUM UNLESS OTHERWISE NOTED AND FIXED TO MANUFACTURERS DETAILS AND SPECIFICATION

- SAFETY GLAZING TO BE USED IN THE FOLLOWING CASES

- (1) ALL ROOMS - WITHIN 500mm VERTICAL OF THE FLOOR
- (2) BATHROOMS - WITHIN 1500mm VERTICAL OF THE BATH BASE
- (3) FULLY GLAZED FLOORS
- (4) SHOWER SCREENS
- (5) WITHIN 300mm OF A DOOR AND MORE THAN 1200mm ABOVE FLOOR

**ROOF FRAMING**

- ROOF PITCH AS INDICATED ON DRAWINGS
- PREFABRICATED TIMBER ROOF TRUSSES SUPPLIED AND FIXED TO MANUFACTURERS DETAILS AT 900mm crs UNLESS SPECIFIED OTHERWISE.
- CEILING BINDERS EVENLY SPACED THROUGHOUT CEILING SPACE
- ROOF BATTENS AT 330mm cts IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.

**ROOF CLADDING**

- SELECTED COLORBOND SHEET ROOF FIXED TO MANUFACTURERS SPECIFICATIONS
- COLORBOND FASCIA AND GUTTER SYSTEM, COLORBOND DOWNPIPES.

**LEGEND / ABBREVIATIONS**

PST	STEEL COLUMN TO ENG. DETAIL	EAC	EXPOSED AGGREGATE CONCRETE	CO	CUPBOARD OVER
A/R	ANCHOR ROD	RH	RANGEHOOD	CB	CONCEALED BEAM
CH	CEILING HEIGHT	SNK	SINK	BE	BEAM TO ENG. DETAIL
OBS	OBSURE GLASS	SHR	SHOWER	FWG	FLOOR WASTE
FV	FIXED VENT	SPA	SPA BATH	WO	WALL OVEN
SD	SLIDING DOOR	R	ROBE	ENS	ENSUITE BATHROOM
BTH	BATH	T	LAUNDRY TUB	WIR	WALK-IN-ROBE
CD	CLOTHES DRYER	V-75	VANITY 750mm	WCT	TOILET SUITE
CVS	CENTRAL VACUUM SYSTEM	V-90	VANITY 900mm	CTF	FLOOR TILING
DW	DISHWASHER	V-120	VANITY 1200mm	CPT	CARPET
FRG	REFRIGERATOR	V-180	VANITY 1800mm	BFC	BROOM FINISHED CONC.
GD	GARBAGE DISPOSAL UNIT	VP	VACUUM POINT (FOR CVS)	TDK	TIMBER DECK
HP	HOTPLATE	WC	WATER CLOSET	WBN	WALL BASIN
HWS	HOT WATER SYSTEM	WM	WASHING MACHINE	TMB	TIMBER
LB	LETTER BOX	DP	DOWN PIPE	(W.01)	WINDOW NUMBERS - REFER SCHEDULE
LIN.	LINEN	CBD	CUPBOARD	❖	COLD TAP
MW	MICROWAVE OVEN	BR	BROOM CUPBOARD	✱	SMOKE ALARM/DETECTOR
P	PANTRY	SL	SKYLIGHT 600x600		



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WANGANDARY, VIC 3678

CLIENT:  
SOLIMO CONSTRUCTIONS

**A M E N D M E N T S**

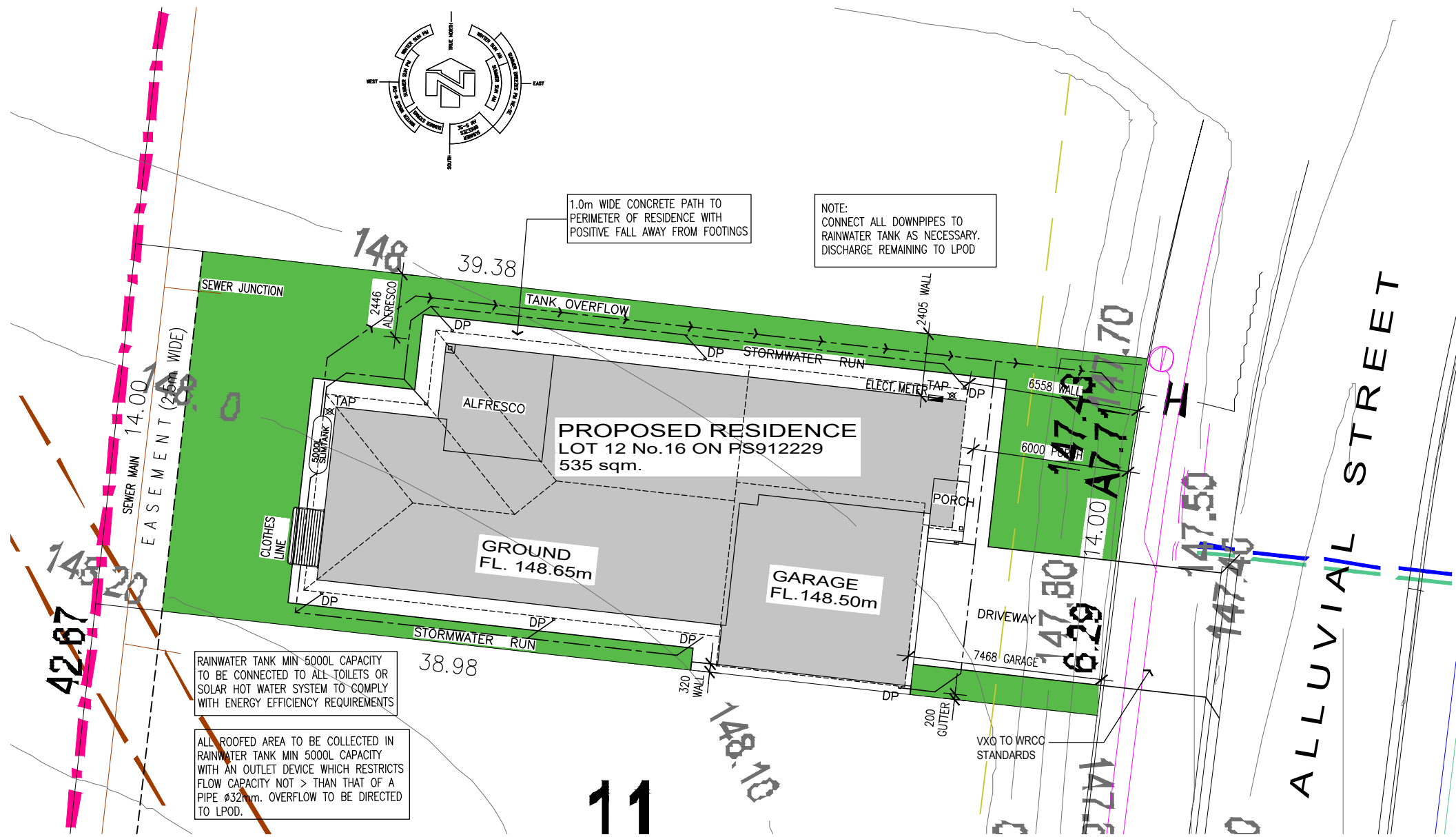
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A	PRELIMINARY ISSUE	19/03/24

DRAWING TITLE:  
COVER PAGE & NOTES

ISSUE: A - 19/03/2024 DRAWING NO.:

DRAWN BY: DAB 12\_WAN / WD00

SCALE: AS SHOWN @ A3



**GENERAL NOTES**

- OBTAIN ALL NECESSARY & REQUIRED APPROVALS i.e. BOS, DA, BA, RELAXATIONS, PLUMBING & DRAINAGE, & COUNCIL GUIDELINES, BEFORE SITE WORKS COMMENCE. REFER COUNCIL DEVELOPMENT APPROVAL CONDITIONS.
- CONFIRM SITE CONTOURS & SETOUT WITH SURVEYOR PRIOR TO WORKS ON SITE.
- CONFIRM ALL STRUCTURAL, BRACING, ROOF FRAMING, TIE-DOWN, CONC. SLAB, FOOTINGS FOUNDATIONS WITH ENGINEER PRIOR TO WORKS ON SITE. REFER TO ENGINEERS DESIGN & DETAILS.
- CONFIRM ALL EXISTING GROUND LEVELS & PROPOSED NEW R.L.'s & F.F.L.'s PRIOR TO WORKS ON SITE.
- PROPOSED CUT/FILL, FOOTINGS & FOUNDATIONS TO BE CONFIRMED ON SITE TO ENGINEER'S SPECIFICATIONS.
- EXISTING UNDERGROUND SERVICES TO BE LOCATED ON SITE BEFORE WORKS COMMENCE.

**SITE NOTES**

THIS SITE PLAN IS A TRANSCRIPTION OF THE ORIGINAL REGISTERED PLAN. dB DRAFTING SOLUTIONS CAN NOT TAKE RESPONSIBILITY FOR THEIR ACCURACY. THEREFORE THE BUILDER MUST CONFIRM ALL INFORMATION CONTAINED HEREON & REFER TO THE ORIGINAL SITE CONTOUR SURVEY PLAN BEFORE WORKS COMMENCE ON SITE.

REINSTATE SURROUNDS WHERE CONSTRUCTION HAS DISTURBED, REMOVE ALL DEBRIS, SURPLUS ENSURE THAT THE FINISHED GROUND AND PAVING GENERALLY LEAVE TIDY. EXCAVATION / FILL FROM SITE. REGRASS AND SURFACES FALL AWAY FROM THE HOUSE AND DRAIN TO AVOID PONDING OF WATER DISCHARGE STORMWATER TO LOCAL AUTHORITY REQUIREMENTS.

ALL STORMWATER AND DRAINAGE TO BE IN ACCORDANCE WITH BCA. PARTS 3.1.2. & 3.5.2. IN ADDITION TO AS/NZS. 3500.

ENSURE 90mm DIAMETER AGRICULTURAL DRAINS ARE PROVIDED TO THE BASE OF ALL CUTS AND RETAINING WALLS AND ARE CONNECTED TO THE STORMWATER SYSTEM VIA SILTPITS AS REQUIRED. EXTERNAL FINISHED SURFACES SURROUNDING THE BUILDING MUST BE DRAINED TO DISPERSE WATER AWAY FROM THE BUILDING GRADED TO A SLOPE NOT LESS THAN 50mm OVER THE FIRST 1000mm FROM THE BUILDING. THE HEIGHT IF OVERFLOW RELIEF GULLYS RELATIVE TO DRAINAGE FITTINGS AND GROUND LEVEL MUST BE A MINIMUM OF 150mm BELOW THE LOWEST SANITARY FIXTURE. CONNECT DOWNPIPES TO LEGAL POINT OF DISCHARGE VIA 90mm DIAMETER UPVC STORMWATER PIPE LAID WITH A MINIMUM FALL OF 1:80 DISCHARGE IN ACCORDANCE WITH LOCAL AUTHORITY REQUIREMENTS.

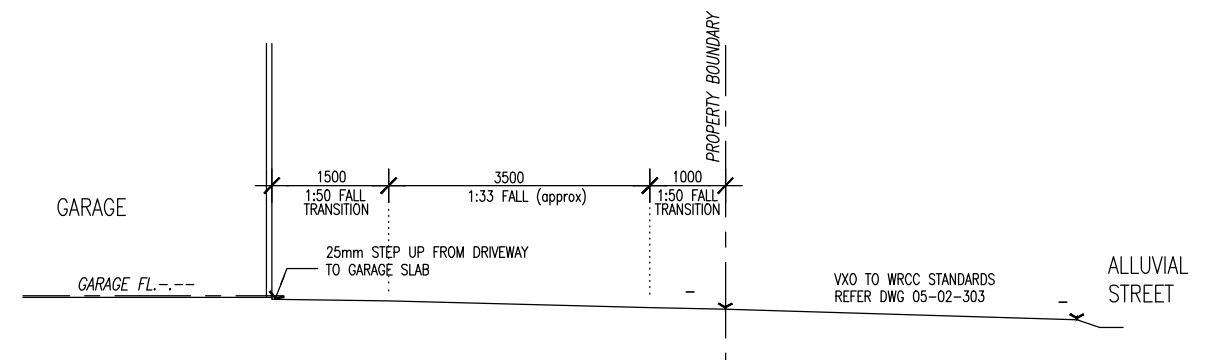
**R.P.D.**

LOT 12 ON PS912229  
16 ALLUVIAL STREET,  
WANGANDARY, VIC 3678  
RURAL CITY OF WANGARATTA

**SITE DETAILS**

SITE AREA	535sqm
SITE COVERAGE	230.99sqm (43%)
LANDSCAPED AREA	190.11sqm (35%)
TOTAL PRIVATE OPEN SPACE	172.12sqm (32%)
PERMEABILITY	96.95sqm (18%)
<b>TOTAL COMBINED LANDSCAPED AREA</b>	<b>362.23sqm (67%)</b>

1 | SITE PLAN  
SCALE @ A3 1:200



2 | GARAGE - DRIVEWAY SECTION  
SCALE @ A3 1:100



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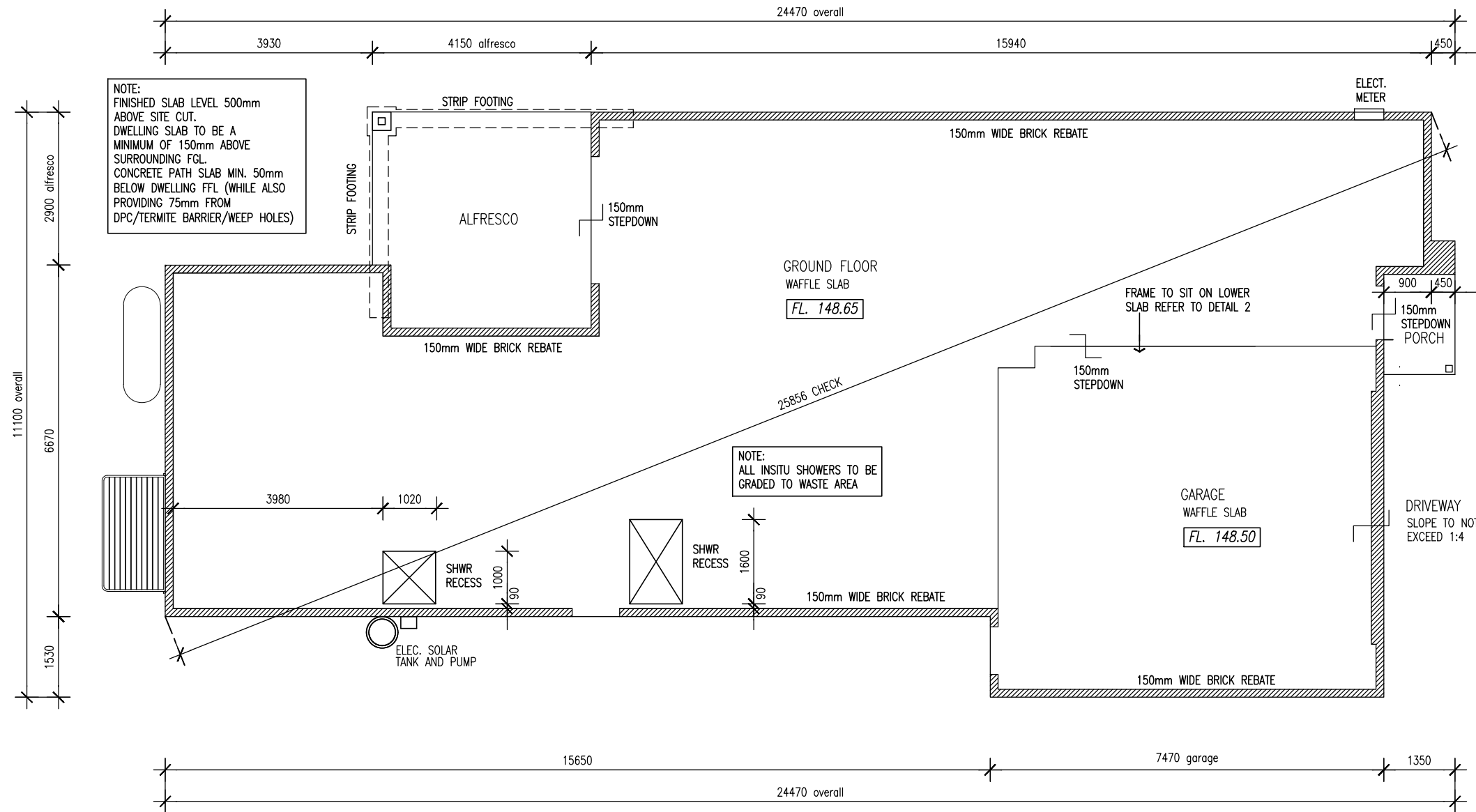
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DRAWING TITLE:  
SITE PLAN AND DRIVEWAY SECTION

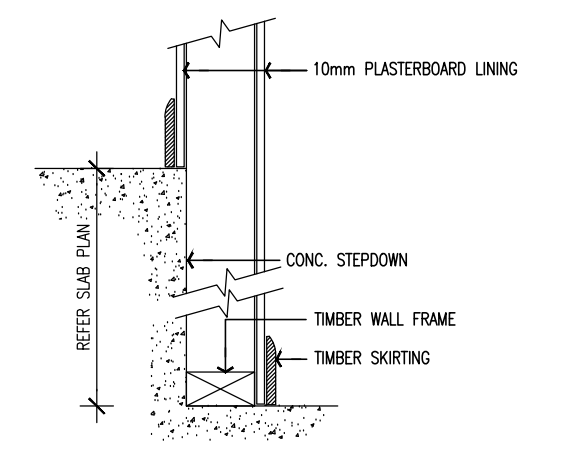
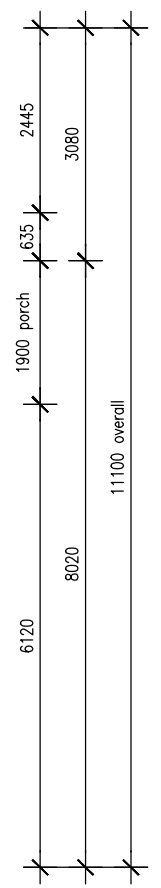
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DRAWN BY: DAB 12\_WAN / WD01  
SCALE: AS SHOWN @ A3



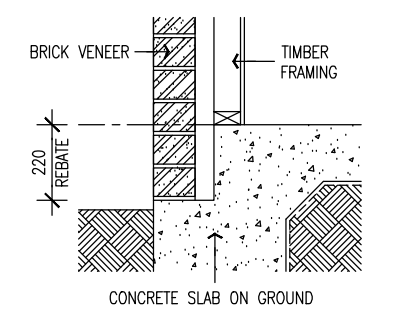
NOTE:  
FINISHED SLAB LEVEL 500mm ABOVE SITE CUT.  
DWELLING SLAB TO BE A MINIMUM OF 150mm ABOVE SURROUNDING FGL.  
CONCRETE PATH SLAB MIN. 50mm BELOW DWELLING FFL (WHILE ALSO PROVIDING 75mm FROM DPC/TERMITE BARRIER/WEEP HOLES)

NOTE:  
ALL INSITU SHOWERS TO BE GRADED TO WASTE AREA

1 | SLAB PLAN  
SCALE @ A3 1:100



2 | TYPICAL HOUSE/GARAGE STEP DETAIL  
SCALE @ A3 1:10



3 | TYPICAL FOOTING BRICK REBATE DETAIL  
SCALE @ A3 1:20

FINISHED SLAB HEIGHT	
NOTE:	SLAB-ON-GROUND - FINISHED SLAB HEIGHTS: AS PER NCC VOL.2 PART 3.1.3.3(B)
	THE HEIGHT OF THE SLAB-ON-GROUND ABOVE EXTERNAL FINISHED SURFACES MUST BE NOT LESS THAN-
	(i) 100mm ABOVE THE FINISHED GROUND LEVEL IN LOW RAINFALL INTENSITY AREAS OR SANDY, WELL DRAINED AREAS; OR
	(ii) 50mm ABOVE IMPERMEABLE (PAVED OR CONCRETED AREAS) THAT SLOPE AWAY FROM THE BUILDING IN ACCORDANCE WITH 3.1.3.3(A); OR
	(iii) 150mm IN ANY OTHER CASE

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DRAWING TITLE:  
SLAB PLAN AND DETAILS

ISSUE: A - 19/03/2024 DRAWING NO.:  
DRAWN BY: DAB 12\_WAN / WD02  
SCALE: AS SHOWN @ A3

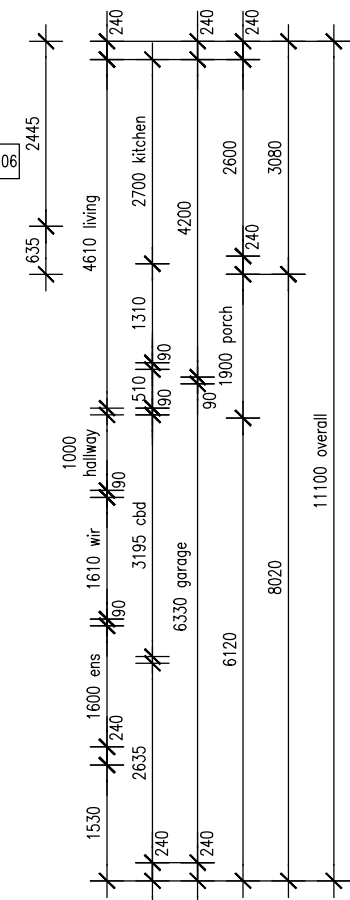
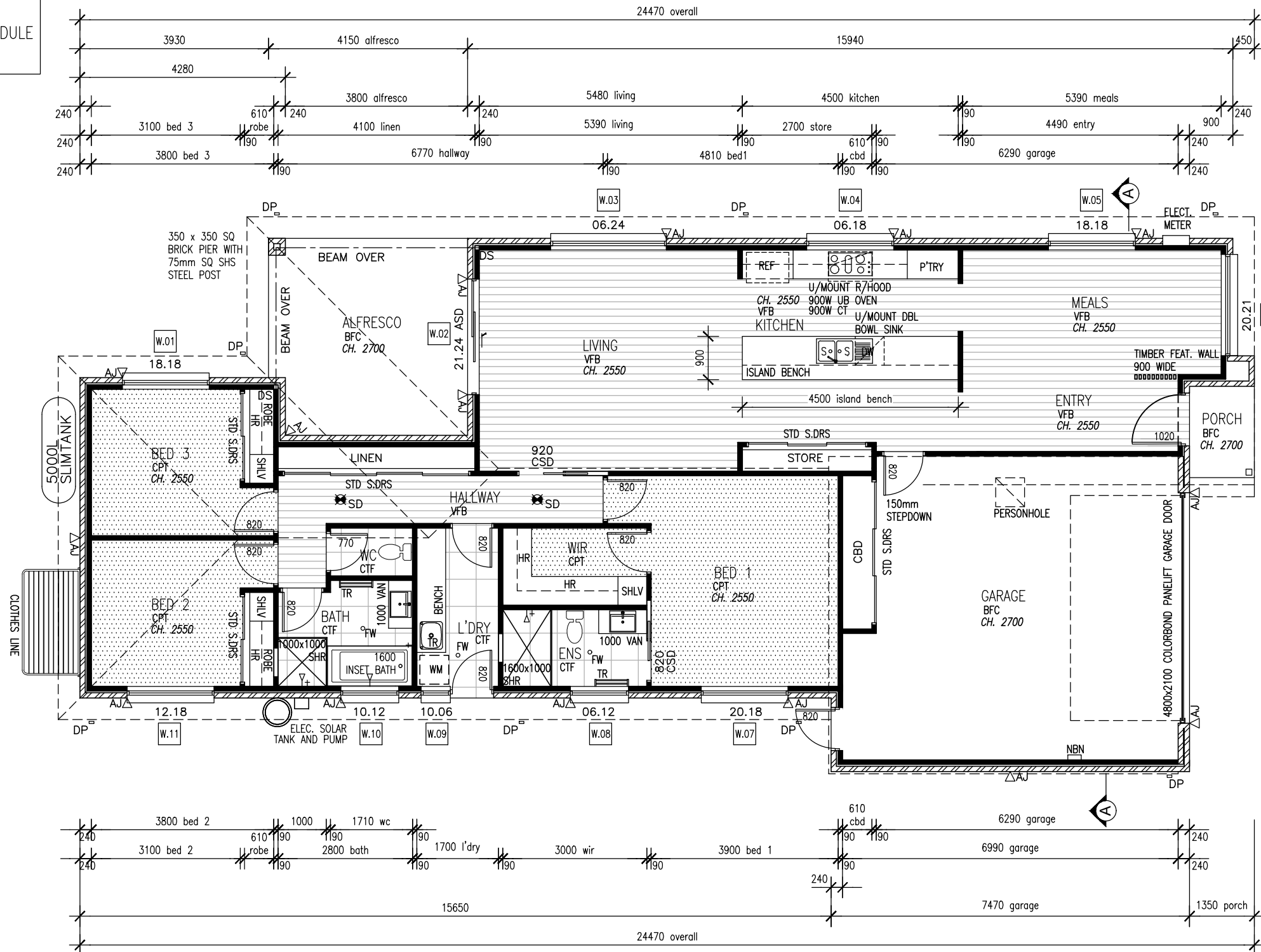
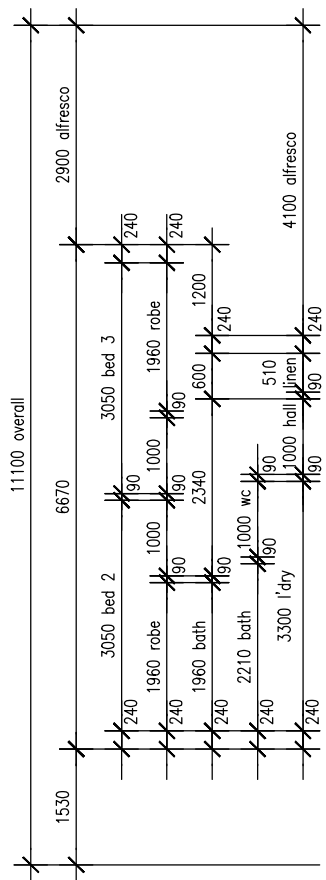
2550mm GROUND FLOOR CEILING HEIGHT  
 8° MAIN ROOF PITCH  
 TRUSSES @ 900 CRS  
 90mm NOMINAL FRAME  
 SLAB ON GROUND

NOTE:  
 REFER WD06 FOR WINDOW SCHEDULE  
 AND FLOOR FINISH AREAS

BUILDING FLOOR AREAS

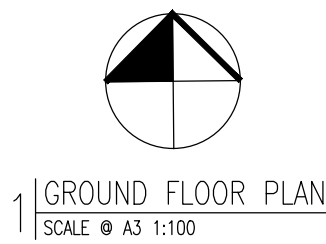
	GRD FLR	GARAGE	ALFRESCO	PORCH	TOTAL	OPEN SPACE
RESIDENCE	159.73sqm	48.73sqm	15.59sqm	2.65sqm	226.70sqm	-sqm
TOTAL					226.70sqm	-sqm

NOTE:  
 MINIMUM 5000L RAINWATER TANK  
 CONNECTED TO TOILETS OR  
 SOLAR HOT WATER SYSTEM TO  
 COMPLY WITH ENERGY EFFICIENCY  
 REQUIREMENTS



GENERAL NOTES

SELECTED SLIDERS TO ALL ROBES.  
 SELECTED SLIDERS TO LINEN CUPBOARD  
 TERMITE TREATMENT IN ACCORDANCE WITH AS 3660.2 REVISED 2000.  
 W.C DOORS TO BE FITTED WITH LIFT OFF HINGES OR TO SWING OUT IN ACCORDANCE WITH NCC F3.8.3.3.  
 WET AREAS TO BE WATERPROOFED IN ACCORDANCE WITH NCC F3.8.1.2.  
 SMOKE ALARMS TO BE INSTALLED IN ACCORDANCE WITH BCA F.3.7.5 WITH INTERCONNECTED ALARMS TO ALL BEDROOMS.  
 ALL BEDROOM ROBES TO HAVE 1800H SHELF WITH HANGING RAIL WITH BED 1 TO HAVE 450W 4/DWR & SHELF BOX & DOUBLE HANGING RAIL.



GROUND FLOOR PLAN  
 SCALE @ A3 1:100

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DRAWING TITLE:  
 GROUND FLOOR PLAN

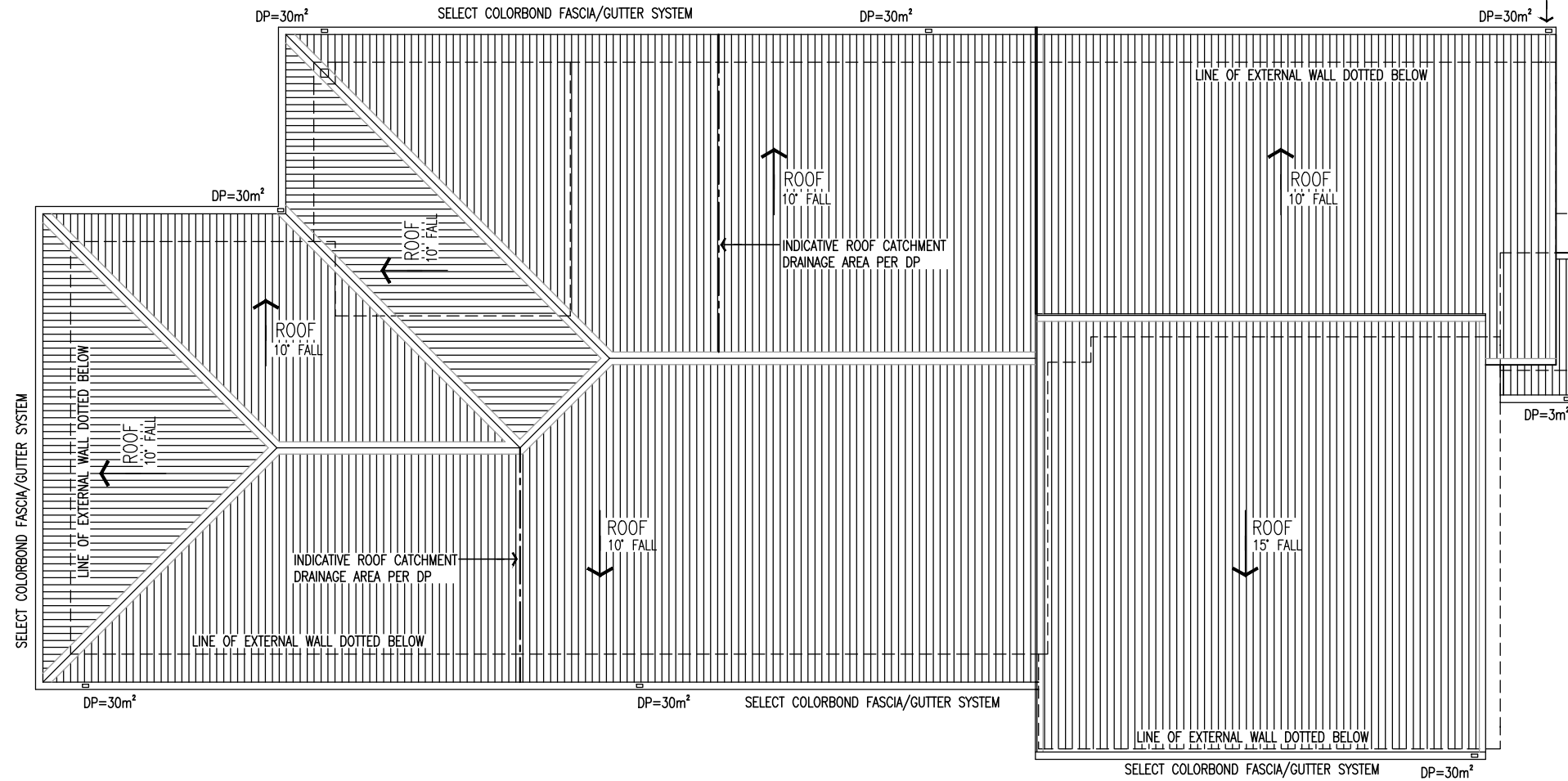
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 DRAWN BY: DAB  
 SCALE: AS SHOWN @ A3 12\_WAN / WD03

TOTAL ROOF DRAINAGE AREA = 247m<sup>2</sup>

FOR WIND CLASSIFICATION REFER TO STRUCTURAL ENGINEERS, DESIGN & DOCUMENTATION

BARGE & FASCIA: 185mm COLORBOND  
GUTTER: 115mm QUAD COLORBOND  
DOWNPIPES: 100x50mm RECTANGLE

DOWNPIPES MUST SERVE NOT MORE THAN 12M OF GUTTER LENGTH FOR EACH DOWNPIPE WHICH MUST BE LOCATED AS CLOSE AS POSSIBLE TO VALLEY GUTTERS. EAVES GUTTERS MUST BE PROVIDED WITH AN OVERFLOW SYSTEM WHERE DOWNPIPES ARE LOACTED MORE THAN 1.2M FROM A VALLEY GUTTER



1 | ROOF PLAN  
SCALE @ A3 1:100



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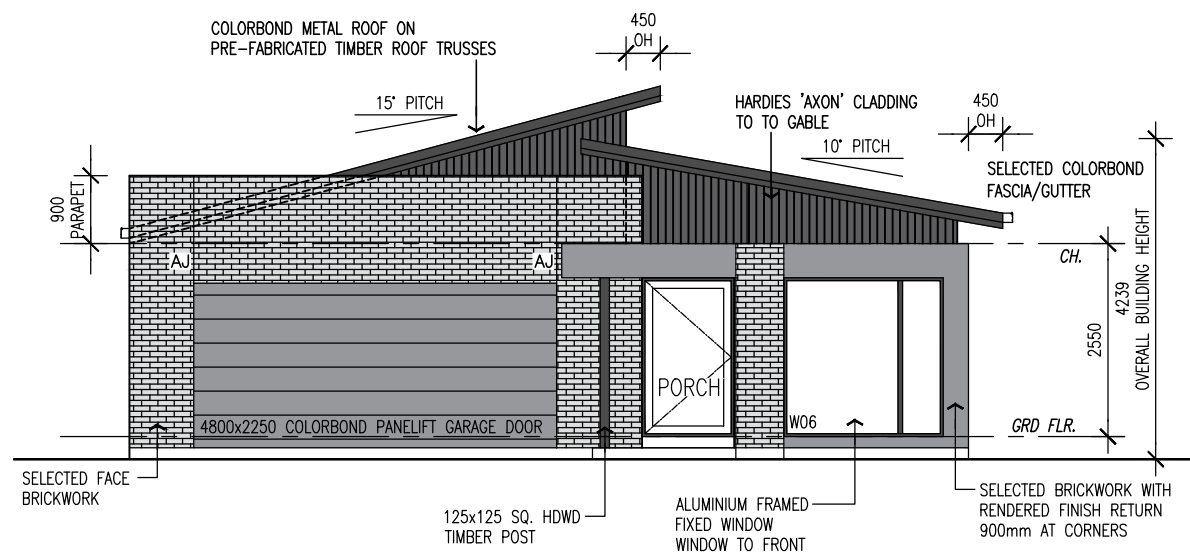
ROOF PLAN

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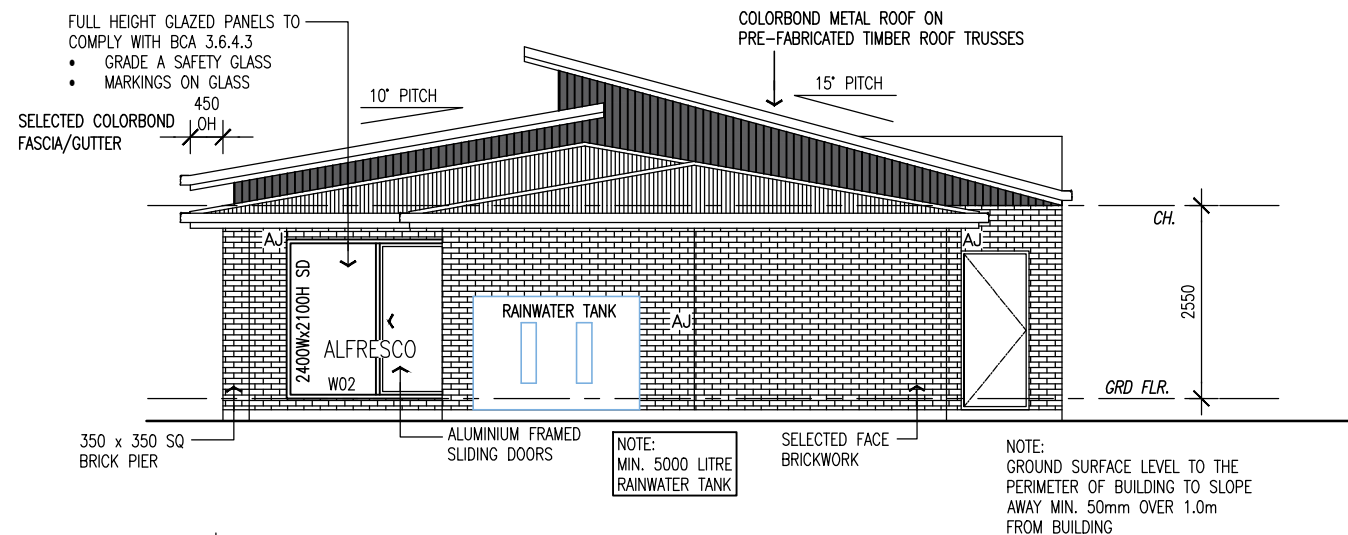
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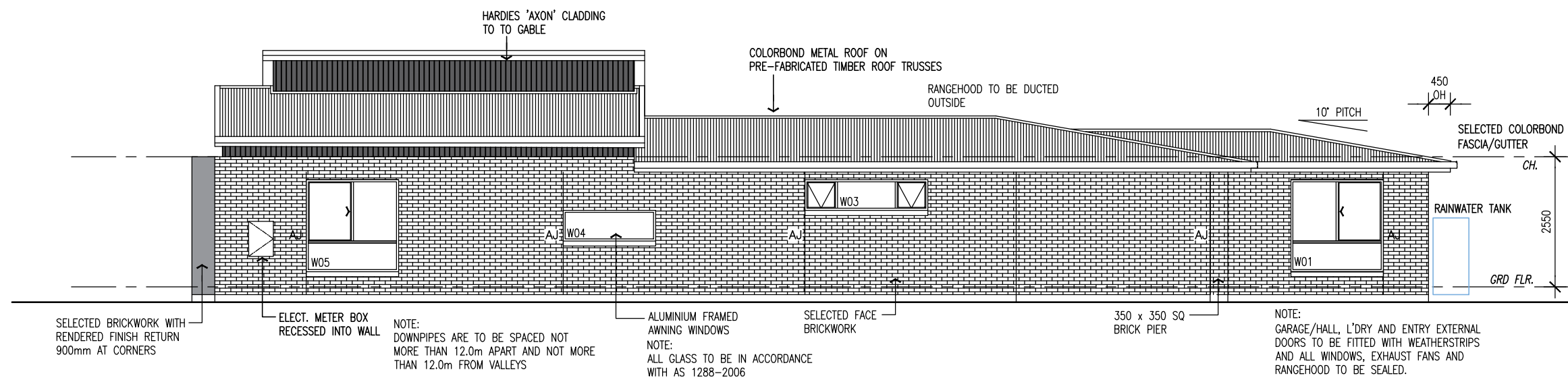
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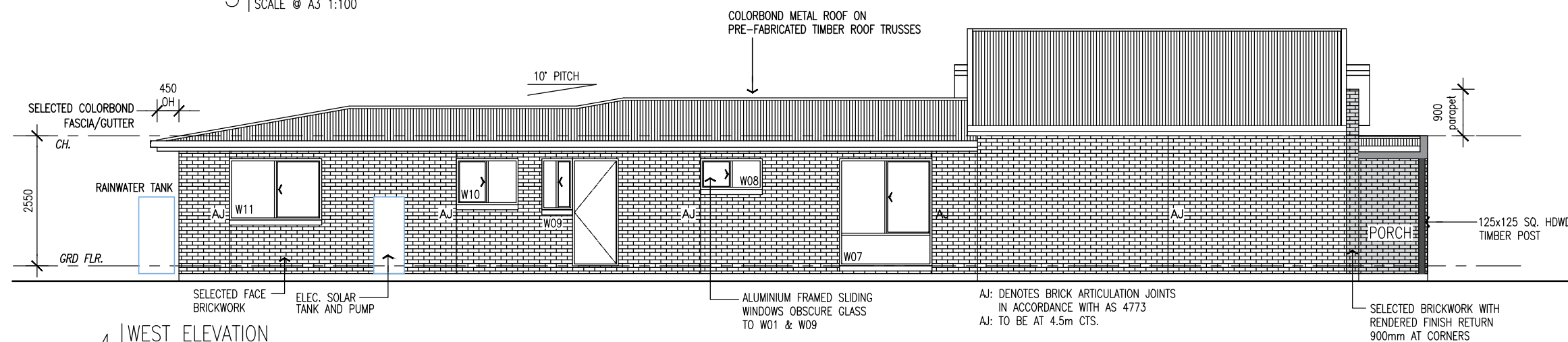
1 | SOUTH-WEST ELEVATION - FRONT  
SCALE @ A3 1:100



2 | NORTH-EAST ELEVATION  
SCALE @ A3 1:100



3 | EAST ELEVATION  
SCALE @ A3 1:100



4 | WEST ELEVATION  
SCALE @ A3 1:100



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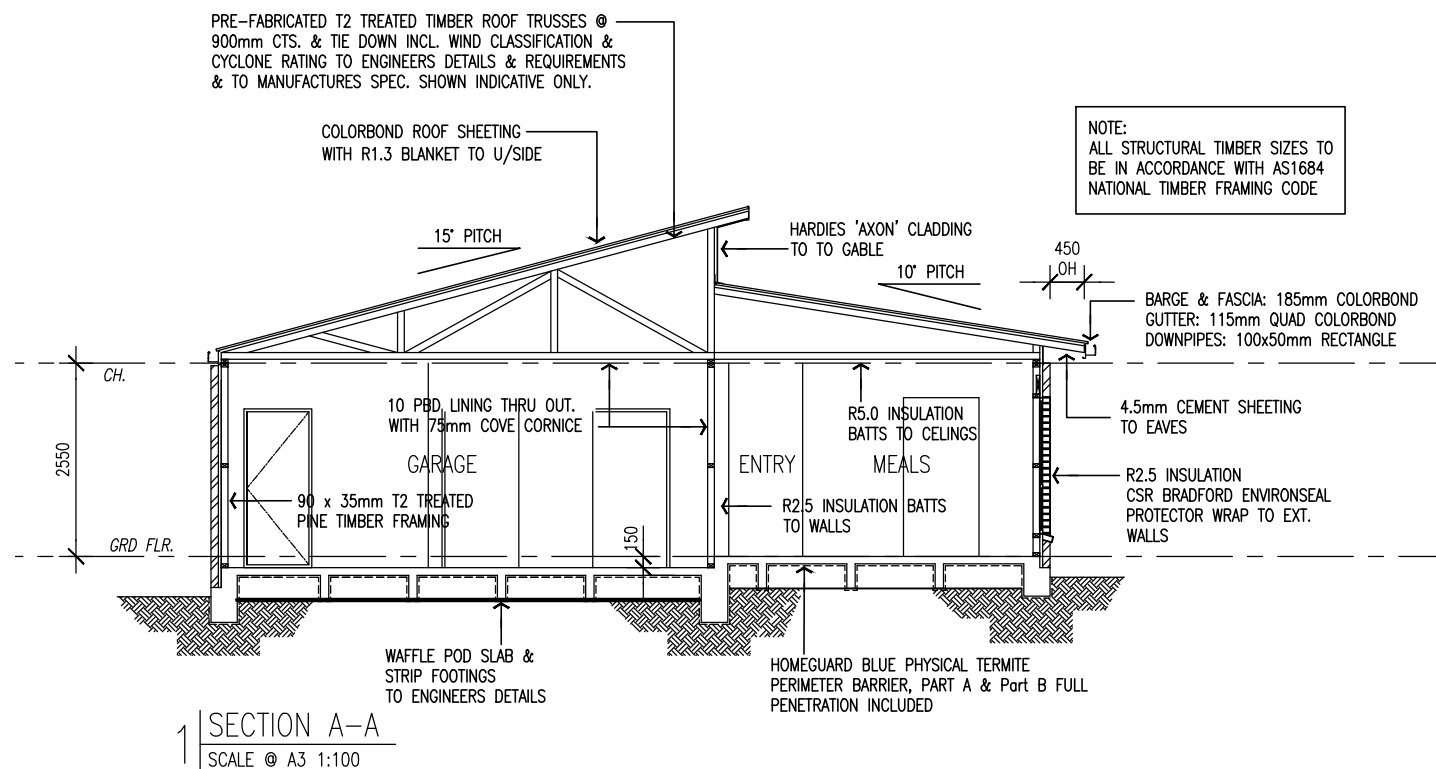
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**A M E N D M E N T S**

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DRAWING TITLE:  
ELEVATIONS

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INSULATION DETAILS AS SPECIFIED IN AUSTRALIAN STANDARDS

EXTERNAL - SCYON 'LINEA' CLAD WALLS WITH THERMOSEAL WRAP AND R2.5 BULK INSULATION BETWEEN STUDS LINED INTERNALLY TOTAL R VALUE-R2.86  
INTERNAL STUD WALLS WITH PLASTERBOARD LINING WITH R2.5 BULK INSULATION BETWEEN STUDS LINED INTERNALLY TOTAL R VALUE-R2.76  
ROOF - COLORBOND ROOFING, LINED CEILING WITH ANTICON ROOF BLANKET MIN R VALUE OF R1.3 AND INSULATION BETWEEN TRUSSES, WITH R5.0 BULK INSULATION BETWEEN CEILING JOISTS TO RESIDENCE ONLY. TOTAL R VALUE 6.66  
FLOOR - CONCRETE WAFFLE POD SLAB ON GROUND.

LINTEL SIZES (LVL)

NOTE:	RLW 6000 IRON ROOF DUE TO INTERNAL LOADBEARING WALLS LINTEL SIZES DESIGNED USING HYNEDSIGN
	130 x 44mm FOR 0-1700mm OPENING 170 x 44mm FOR 1700-2200mm OPENING 200 x 44mm FOR 2200-2700mm OPENING 240 x 44mm FOR 2700-3200mm OPENING

OPENING STUDS (MGP10)

NOTE:	2700 CEILING HEIGHT MAX.
	90 x 35mm FOR 0-1300mm OPENING 90 x 45mm FOR 1300-1700mm OPENING 2/90 x 35mm FOR 1700-3300mm OPENING

OPENING STUDS (MGP12)

NOTE:	4200 CEILING HEIGHT
	2/90 x 35mm FOR 0-1100mm OPENING 2/90 x 45mm FOR 1100-1700mm OPENING 3/90 x 35mm FOR 1700-2100mm OPENING

WINDOW & DOOR SCHEDULE

NOTE: ALL WINDOWS & DOORS WILL REQUIRE SITE MEASURE PRIOR TO FABRICATION. DOOR HEIGHTS TO BE 2040H UNLESS NOTED OTHERWISE. WIDTHS NOTED ON PLAN. REFER ENERGY RATING REQUIREMENTS WD11 WINDOW SIZES SHOWN ARE BASED ON WUNDERBAR WINDOW SIZES

ITEM	LOCATION	SIZE (Ht x W)	DESCRIPTION	FRAME	U-VALUE	SHGC
W.01	BED 3	1800ht x 1810w	SLIDING WINDOW DBL GLAZED (OBSCURE)	ALUMINIUM	4.10	0.52
W.02	LIVING	2100ht x 2410w	SLIDING DOOR DBL GLAZED	ALUMINIUM	4.10	0.52
W.03	LIVING	600ht x 2410w	AWNING WINDOW DBL GLAZED	ALUMINIUM	4.10	0.52
W.04	KITCHEN	600ht x 1810w	FIXED WINDOW DBL GLAZED	ALUMINIUM	4.10	0.52
W.05	MEALS	1800ht x 1810w	AWNING WINDOW DBL GLAZED	ALUMINIUM	4.10	0.52
W.06	MEALS	2000ht x 2110w	FIXED WINDOW DBL GLAZED	ALUMINIUM	4.10	0.52
W.07	BED 1	2000ht x 1810w	SLIDING WINDOW DBL GLAZED	ALUMINIUM	4.10	0.52
W.08	ENS	600ht x 1210w	SLIDING WINDOW DBL GLAZED (OBSCURE)	ALUMINIUM	4.10	0.52
W.09	L'DRY	1000ht x 610w	SLIDING WINDOW DBL GLAZED	ALUMINIUM	4.10	0.52
W.10	BATH	1000ht x 1210w	SLIDING WINDOW DBL GLAZED (OBSCURE)	ALUMINIUM	4.10	0.52
W.11	BED 2	1200ht x 1810w	SLIDING DOOR DBL GLAZED	ALUMINIUM	4.10	0.52

FLOOR/WALL FINISHES AREAS	RESIDENCE
VINYL FLOOR BOARDS MEALS/KITCHEN/LIVING HALLWAYS/ENTRY	75.35sqm
-	00.00sqm
L'DRY. FLOOR TILES SKIRTING TILES	5.82sqm --sqm
CARPETED BEDRMS	46.18sqm
WC. FLOOR TILES SKIRTING/WALL TILES	1.78sqm --sqm
BATHRM FLOOR TILES SKIRTING/WALL TILES	4.48sqm --sqm
ENS. FLOOR TILES SKIRTING/WALL TILES	4.87sqm --sqm

WET AREA NOTES

ALL WET AREAS TO COMPLY WITH THE N.C.C 3.8.1 OR A.S 3740-2010 WALL FINISHED SHALL BE IMPERVIOUS TO HEIGHT OF 1800mm ABOVE FLOOR  
SAFETY GLAZING TO BE USED IN THE FOLLOWING CASES  
1. BATHROOMS - WITHIN 2000mm VERTICAL FROM THE BATH BASE  
2. LAUNDRY - WITHIN 1200mm VERTICAL FROM FLOOR AND/OR 300mm HORIZONTAL FROM DOORS  
3. SHOWER SCREENS SHALL BE GRADE A SAFETY GLASS, LEVEL TO SHOWER ENCLOSURES AND 150mm ABOVE BATHS, BASIN, SINK AND TROUGHS.  
TOILET DOORS TO COMPLY WITH N.C.C 3.8.3.3 TO OPEN OUTWARDS, SLIDE OR BE REMOVABLE FROM THE OUTSIDE IF LESS THAN 1.2M BETWEEN THE PAN AND THE DOOR

TERMITE TREATMENT

ALL TIMBER TO BE FRAMESURE BLUE TIMBER IN ACCORDANCE WITH AS3660.1.2014

ROOF TRUSSES

PRIOR TO THE FRAME INSPECTION BUILDER MUST SUBMIT ONE COPY OF THE MANUFACTURERS TRUSS COMPUTATIONS AND LAYOUT TO THE RELEVANT BUILDING SURVEYOR FOR APPROVAL

NOTE:

PROVIDE DOUBLE STUDS UNDER ALL GIRDER TRUSS SUPPORT LOCATIONS

SOIL CLASS - '-'

REFER TO SOIL REPORT No: -  
BY: - CONSULTING ENGINEERS

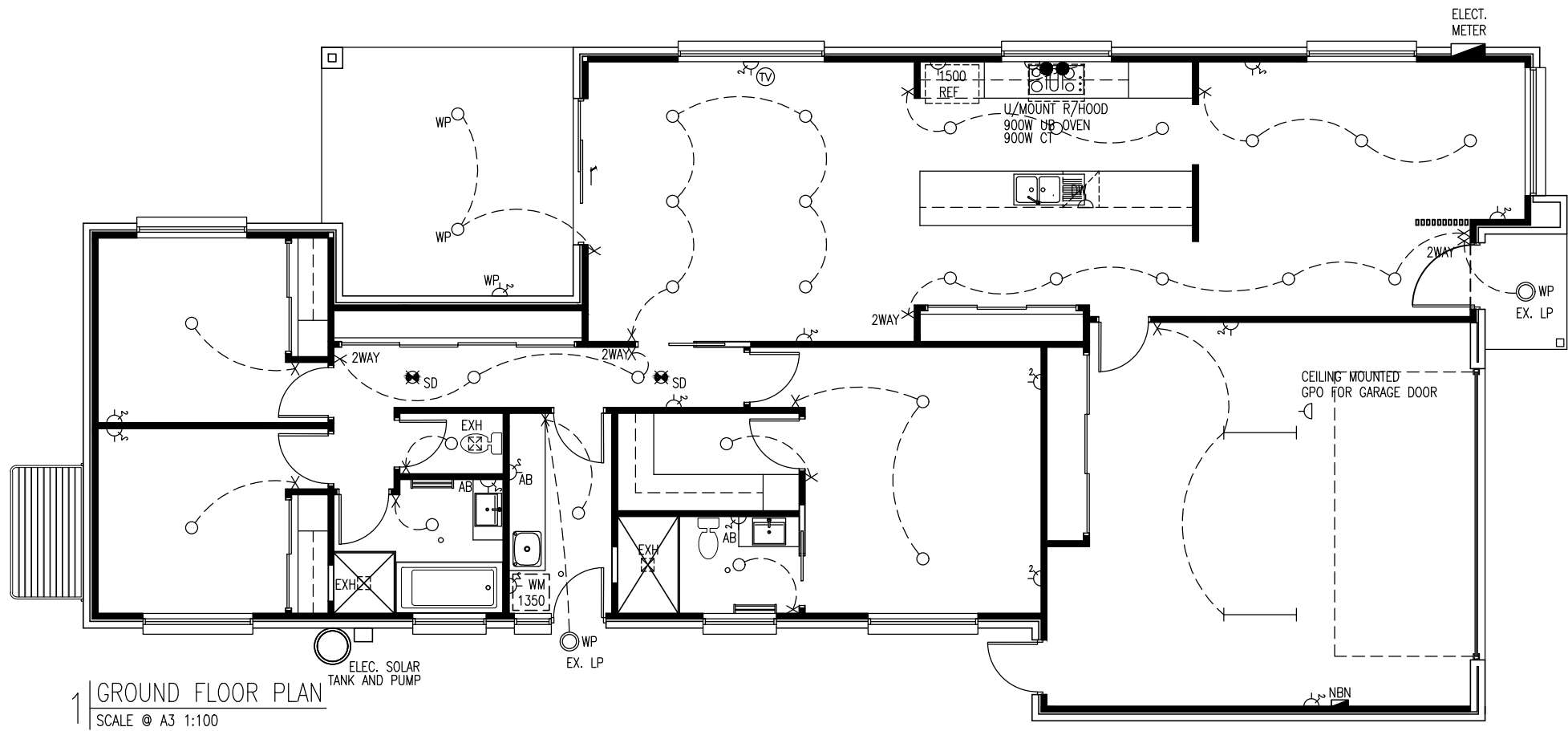
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DRAWING TITLE:  
SECTION & CONSTRUCTION NOTES  
ISSUE: A - 19/03/2024 DRAWING NO.:  
DRAWN BY: DAB 12\_WAN / WD06  
SCALE: AS SHOWN @ A3



ENERGY EFFICIENT LIGHTING i.e. FLUORESCENT LIGHTS OR COMPACT FLUORESCENT LIGHTS (CFLs) MUST BE USED FOR A MIN. OF 80% OF TOTAL FIXED INTERNAL LIGHTING. ALL HARDWIRED AIR CONDITIONING INSTALLED TO BE ENERGY EFFICIENT HAVING A MIN. 2.9 EER. HABITABLE ROOMS TO HAVE CEILING FANS WHICH SHALL BE FIXED, SPEED CONTROLLED & HAVE MIN. BLADE DIAMETER OF 900mm.

**NOTE**

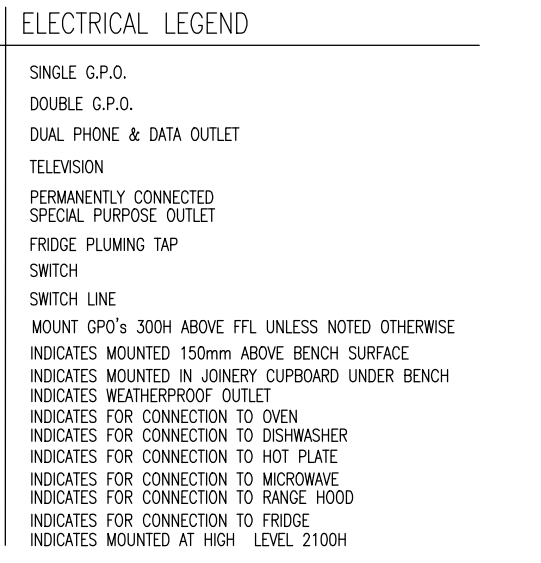
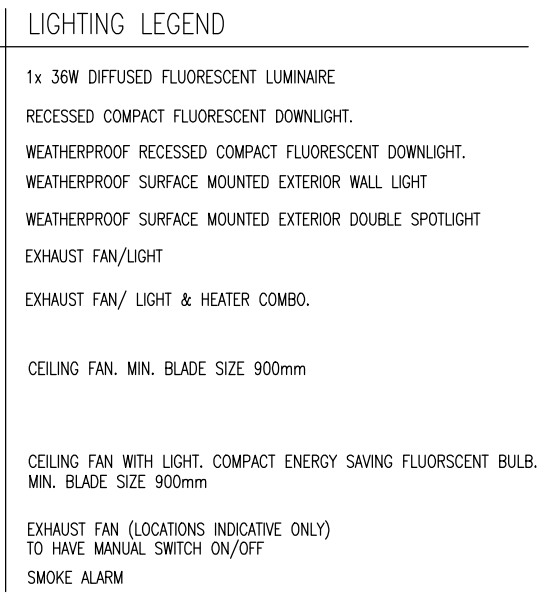
CONFIRM ALL SETOUT LOCATIONS ON SITE PRIOR TO COMMENCING WORKS. DO NOT SCALE OFF DRAWINGS.

ELECTRICAL & LIGHTING LAYOUT IS INDICATIVE ONLY REFER TO QUALIFIED ELECTRICIAN SWITCH DESIGN TO BE CONFIRMED ON SITE.

COMPLY WITH ALL RELEVANT AUST. STANDARDS, BCA, ACTS & REGULATIONS & ENERGY EFFICIENCY REQUIREMENTS.

ALLOW FOR PROVISION OF AIR CONDITIONING. TO BE CONFIRMED ON SITE TO MANU. SPEC. & ENERGY EFFICIENCY REQUIREMENTS.

SMOKE ALARMS TO BE INSTALLED IN ACCORDANCE WITH BCA F.3.7.2.2 WITH INTERCONNECTED ALARMS TO ALL BEDROOMS.



**NATURAL LIGHT AND VENTILATION CALCULATIONS**

NOTE: -

**NATURAL LIGHT CALCULATIONS**

ROOM NAME	ROOM AREA SQM	10% AREA SQM	WINDOW AREA SQM
BED 1	18.00	1.8	3.6
-	-	-	-
BED 2	10.15	1.02	2.16
BED 3	10.15	1.02	3.24
-	-	-	-
KITCHEN/LIVING/MEALS	57.97	5.80	10.56

**VENTILATION CALCULATIONS**

ROOM NAME	ROOM AREA SQM	5% AREA SQM	WINDOW AREA SQM
BED 1	18.00	0.9	3.6
-	-	-	-
BED 2	10.15	0.51	2.16
BED 3	10.15	0.51	3.24
-	-	-	-
KITCHEN/LIVING/MEALS	57.97	2.90	10.56
BATH	6.00	0.30	1.20
-	-	-	-
L'DRY	5.61	0.28	0.60
ENS.	4.80	0.24	0.72

**NCC PART 3.12.5.5 ARTIFICIAL LIGHTING**

NOTE: CLASS 1 BUILDING PROPOSED RESIDENCE MAX 5w/m<sup>2</sup> LIGHTING TYPE IS ASSUMED ONLY SUBSTITUTION MAY BE MADE PROVIDING MAX WATTAGES ARE NOT EXCEEDED

**CALCULATIONS**

ROOM NAME	ROOM AREA SQM	MAX WATTS	TYPE	NUMBER	ACTUAL WATTS
ENTRY	7.18	36	BATTEN LIGHT	2	2x15w=30w
KITCHEN/MEALS/FAMILY	57.97	290	BATTEN LIGHTS	15	15x15w=225w
-	-	-	-	-	-
HALL	8	41	BATTEN LIGHTS	2	2x15w=30w
BED 1	18	90	BATTEN LIGHTS	2	2x15w=30w
BED 2	10.15	51	BATTEN LIGHT	1	1x15w=15w
BED 3	10.15	53	BATTEN LIGHT	1	1x15w=15w
-	-	-	BATTEN LIGHT	-	-
BATH	6.0	30	BATTEN LIGHT	1	1x15w=15w
LAUNDRY	5.61	28	BATTEN LIGHT	1	1x15w=15w
WC	1.71	9	BATTEN LIGHT	1	1x4w=4w
ENS	4.80	24	BATTEN LIGHT	1	1x15w=15w

VERANDAHS ATTACHED TO CLASS 1 BUILDING MAX 4w/m<sup>2</sup>

ROOM NAME	ROOM AREA SQM	MAX WATTS	TYPE	NUMBER	ACTUAL WATTS
ALFRESCO	16.59	66	BATTEN LIGHTS	2	2x12w=24w
PORCH	2.65	11	BATTEN LIGHTS	1	1x4w=4w

**NCC PART 3.8.7 CONDENSATION MANAGEMENT**

**3.8.7.1 APPLICATION**  
Compliance with this Acceptable Construction Practice Satisfies Performance Requirement P2.4.7  
Explanatory Information:  
The intent of these requirements is to assist with the mitigation of condensation within a building. The installation of a condensation management system may not prevent condensation from occurring.

**3.8.7.2 Pliable Building Membrane**  
(a) Where a pliable building membrane is installed in an external wall, it must-  
(i) comply with AS/NZS 4200.1; and  
(ii) be installed in accordance with 4200.2; and  
(iii) be a vapour permeable membrane for climates 6, 7 and 8; and  
(iv) be located on the exterior side of the primary insulation layer of wall assemblies that form the external envelope of a building.  
(b) Except for single skin masonry or single skin concrete, where a pliable building membrane is not installed in an external wall, the primary water control layer must be separated from water sensitive materials by a drained cavity.

**3.8.7.3 FLOW RATE AND DISCHARGE OF EXHAUST SYSTEMS**  
(a) An exhaust system installed in a kitchen, bathroom, sanitary compartment or laundry must have a minimum flow rate of-  
(i) 25 L/s for a bathroom or sanitary compartment; and  
(ii) 40 L/s for a kitchen or laundry  
(b) Exhaust from bathroom, sanitary compartment or laundry must be discharged-  
(i) directly or via a shaft or duct directly to outdoor air; or  
(ii) to a roof space that is ventilated in accordance with 3.8.7.4

**3.8.7.4 VENTILATION OF ROOF SPACES**  
(a) Where an exhaust system covered by 3.8.7.3 discharges into a roof space, the roof space must be ventilated to outdoor air through evenly distributed openings.  
(b) Openings required by (a) must have a total unobstructed area of 1/300 of the respective ceiling area if the roof pitch is more than 22°, or 1/150 of the respective ceiling area if the roof pitch is not more than 22°.  
(c) 30% of the total unobstructed area required by (b) must be located not more than 900mm below the ridge or highest point of the roof space, measured vertically, with the remaining required area provide by eave vents.

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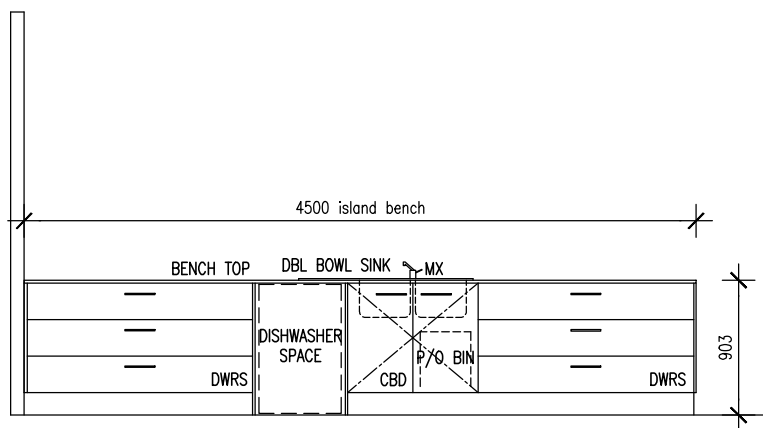
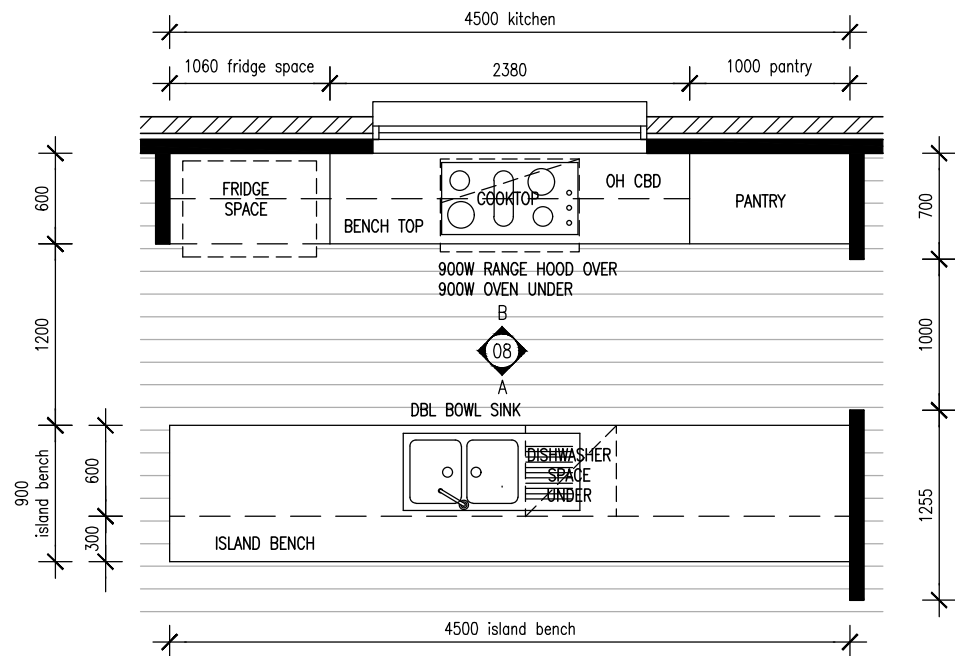
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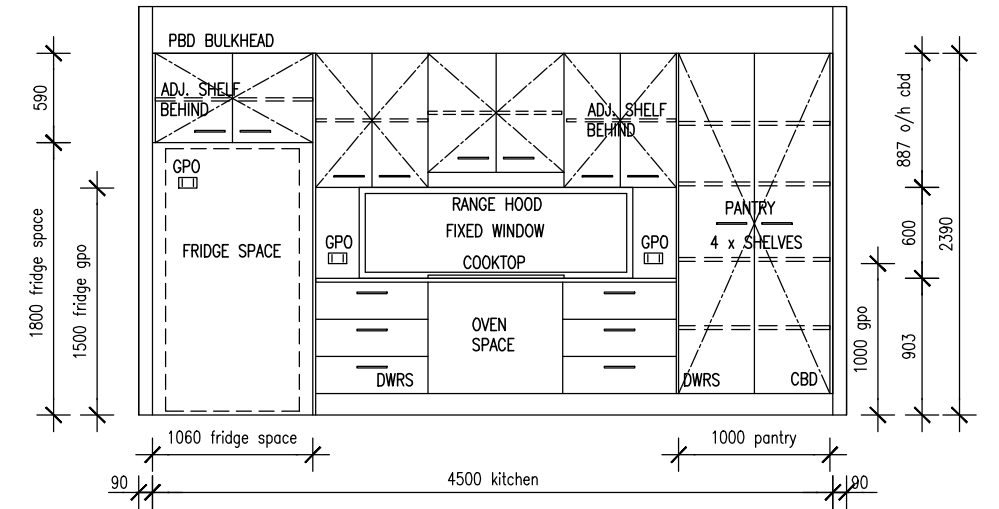
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LIGHTING & ELECTRICAL PLANS

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**DRAWN BY:** DAB **12\_WAN / WD07**  
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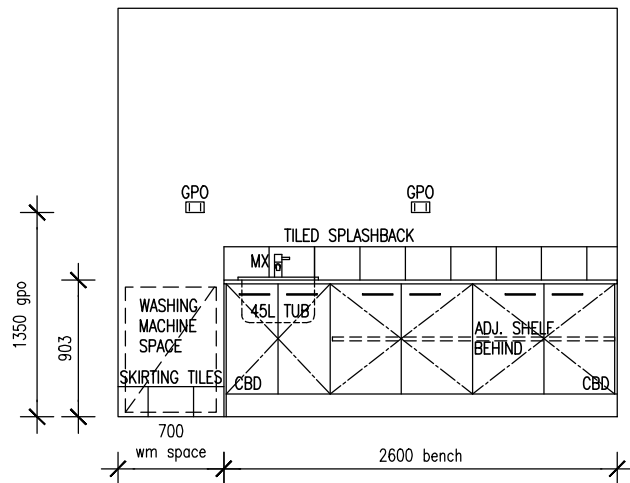
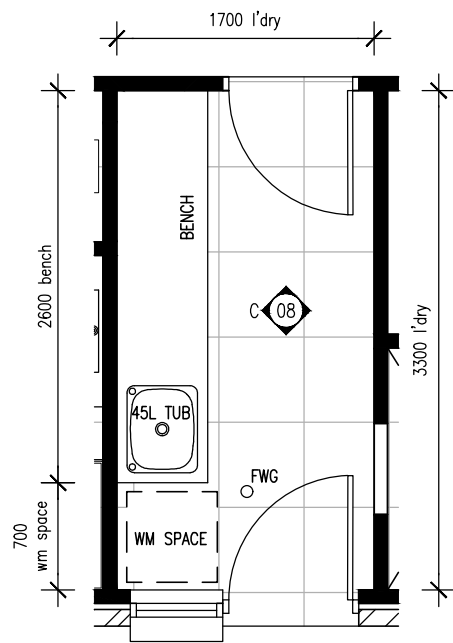


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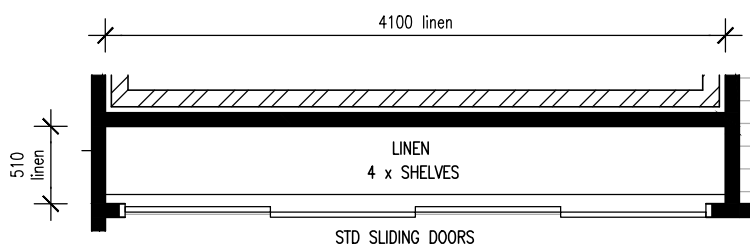
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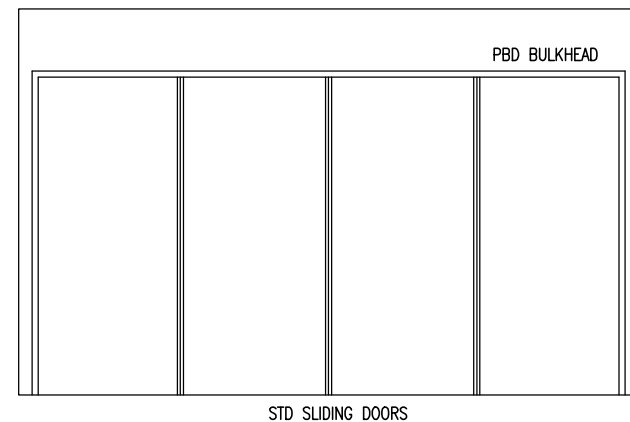


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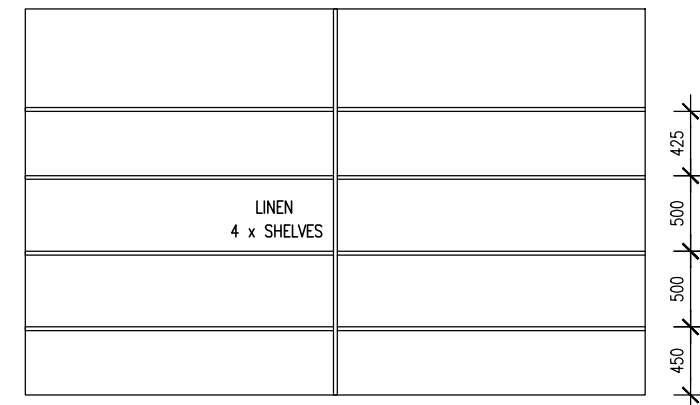
2 | LAUNDRY FLOOR PLAN  
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3 | LINEN FLOOR PLAN  
SCALE @ A3 1:50



7 | ELEVATION EXTERNAL-LINEN  
SCALE @ A3 1:50



8 | ELEVATION INTERNAL-LINEN  
SCALE @ A3 1:50

**KEY**

900V	900MM VANITY
ADJ	ADJUSTABLE SHELVES
FT	FAUCET/SHOWER ROSE
GPO	DOUBLE POWER POINT
LR	TOILET ROLL HOLDER
MX	MIXER
MR	MIRROR
RS	RAIN SHOWER
SC	SHOWER SCREEN
SW	LIGHT SWITCH
TR	TOWEL RING
TRL	TOWEL RAIL
FWG	FLOOR WASTE
SFG	STRIP GRATED DRAIN
WCT	TOILET SUITE

**NOTE**

- \* ALL ITEMS/ PRODUCTS TO BE SPECIFIED
- \* ITEMS/PRODUCTS SHOWN INDICATIVE ONLY
- \* TILE LAYOUT SHOWN INDICATIVE ONLY
- \* ALLOW FOR ADDITIONAL NOGGINGS TO FIX FITTINGS TO
- \* KITCHEN LAYOUT FOR DESIGN PURPOSES ONLY. ALL DIMENSIONS AND SIZES TBC

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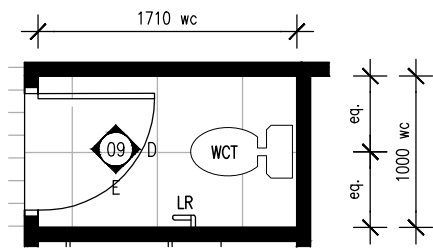
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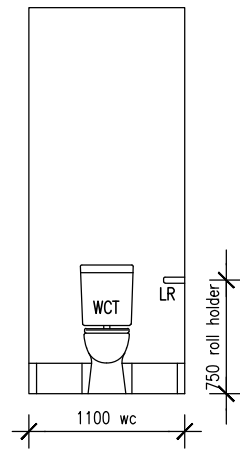
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KITCHEN/LAUNDRY/LINEN  
PLANS & ELEVATIONS

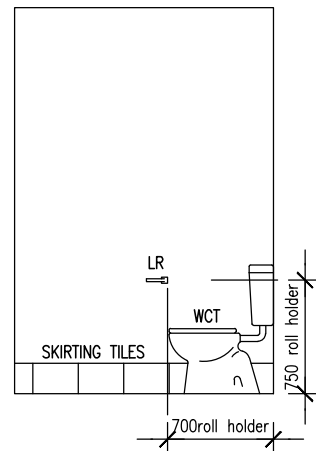
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4 | ELEVATION D  
SCALE @ A3 1:50



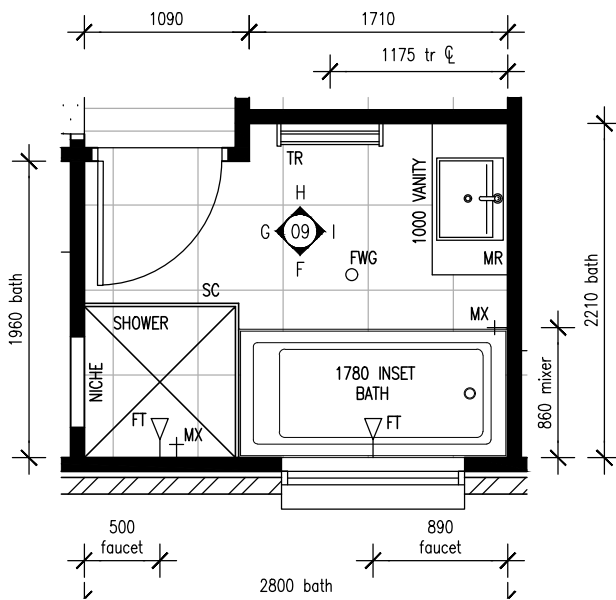
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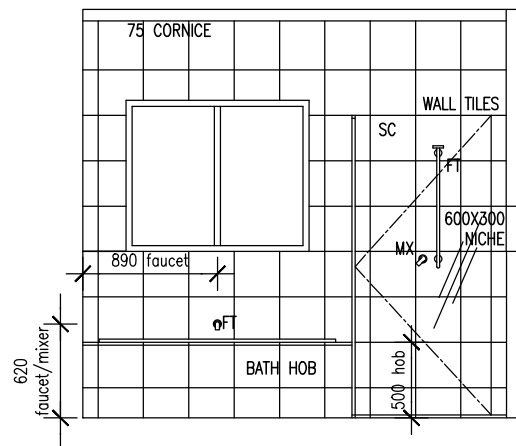
- 900V 900MM VANITY
- ADJ ADJUSTABLE SHELVES
- FT FAUCET/SHOWER ROSE
- GPO DOUBLE POWER POINT
- LR TOILET ROLL HOLDER
- MX MIXER
- MR MIRROR
- RS RAIN SHOWER
- SC SHOWER SCREEN
- SW LIGHT SWITCH
- TR TOWEL RING
- TRL TOWEL RAIL
- FWG FLOOR WASTE
- SFG STRIP GRATED DRAIN
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NOTE

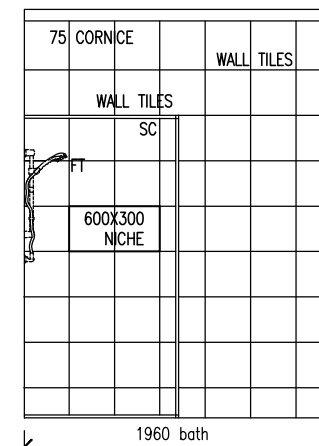
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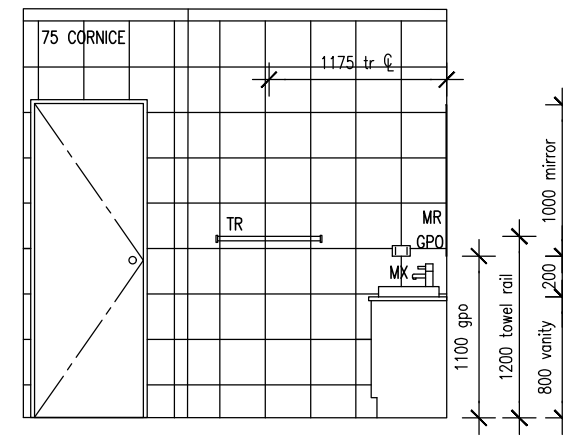
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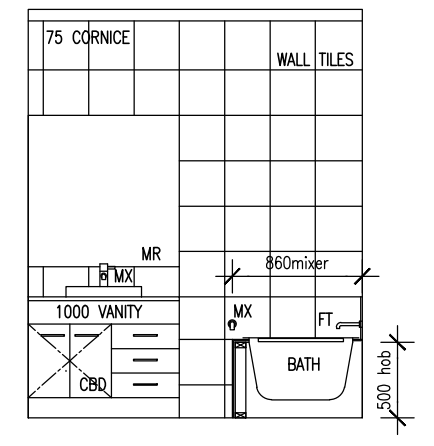
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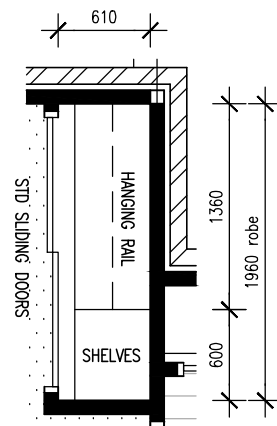
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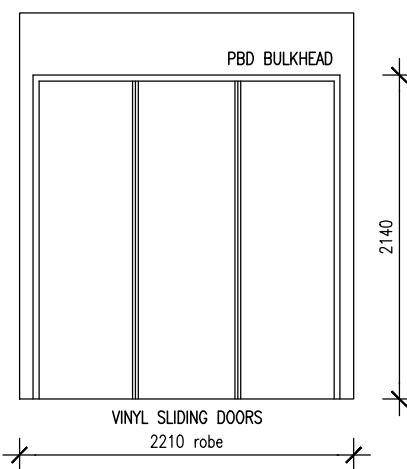
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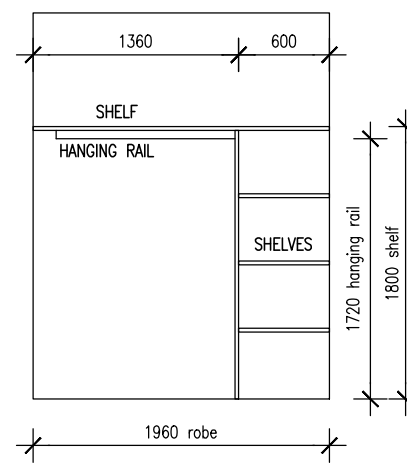
9 | ELEVATION I  
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3 | ROBE FLOOR PLAN  
SCALE @ A3 1:50  
ALL ROBES SIMILAR



10 | ELEVATION EXTERNAL-ROBE  
SCALE @ A3 1:50



11 | ELEVATION INTERNAL-ROBE  
SCALE @ A3 1:50



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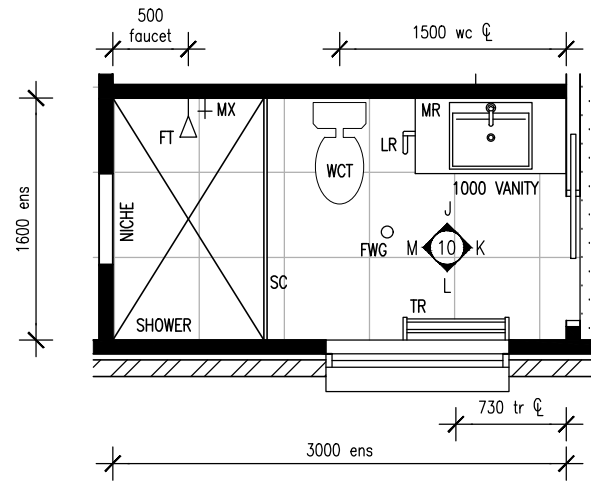
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PLANS & ELEVATIONS

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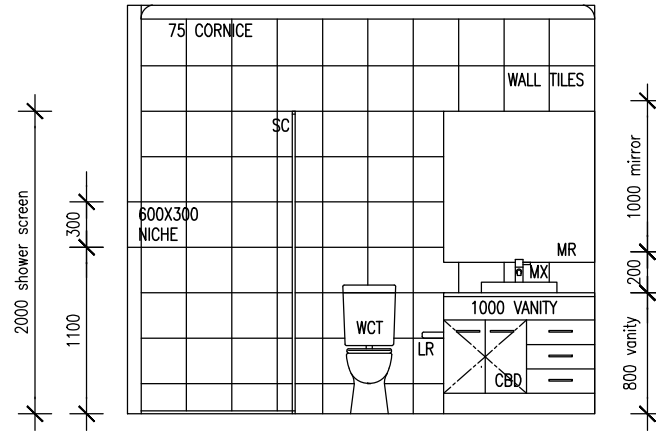
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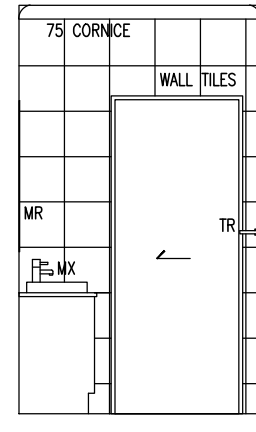
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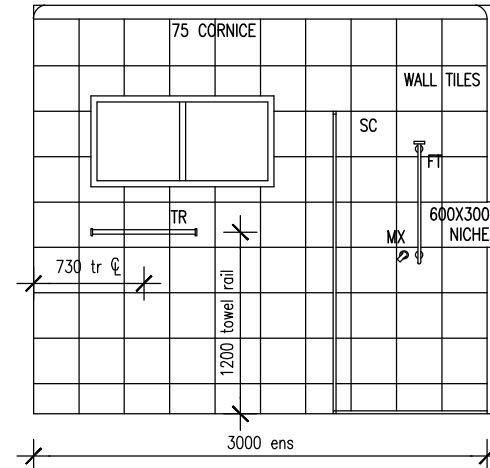
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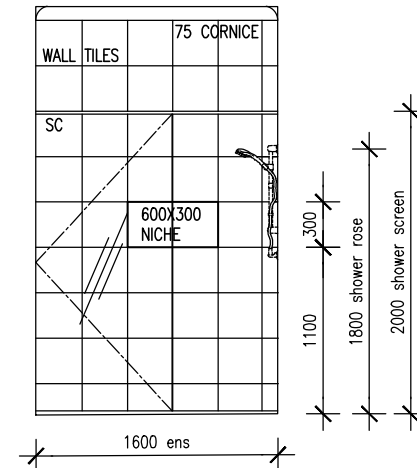
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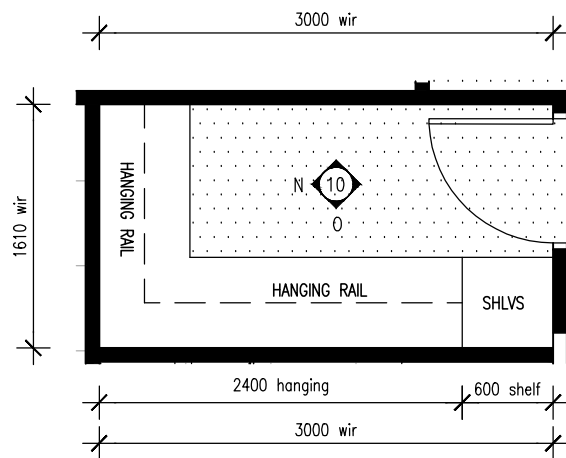
4 | ELEVATION K  
SCALE @ A3 1:50



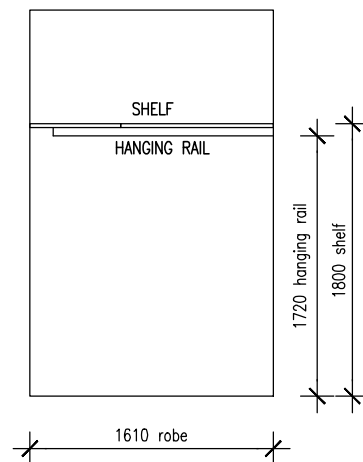
5 | ELEVATION L  
SCALE @ A3 1:50



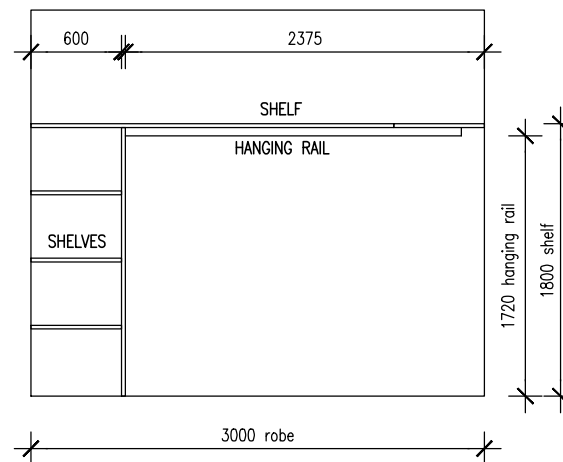
6 | ELEVATION N  
SCALE @ A3 1:50



2 | WIR FLOOR PLAN  
SCALE @ A3 1:50



7 | ELEVATION N  
SCALE @ A3 1:50



8 | ELEVATION O  
SCALE @ A3 1:50

### NOTE

- \* ALL ITEMS/ PRODUCTS TO BE SPECIFIED
- \* ITEMS/PRODUCTS SHOWN INDICATIVE ONLY
- \* TILE LAYOUT SHOWN INDICATIVE ONLY
- \* ALLOW FOR ADDITIONAL NOGGINGS TO FIX FITTINGS TO
- \* KITCHEN LAYOUT FOR DESIGN PURPOSES ONLY. ALL DIMENSIONS AND SIZES TBC

### KEY

900V	900MM VANITY
ADJ	ADJUSTABLE SHELVES
FT	FAUCET/SHOWER ROSE
GPO	DOUBLE POWER POINT
LR	TOILET ROLL HOLDER
MX	MIXER
MR	MIRROR
RS	RAIN SHOWER
SC	SHOWER SCREEN
SW	LIGHT SWITCH
TR	TOWEL RING
TRL	TOWEL RAIL
FWG	FLOOR WASTE
SFG	STRIP GRATED DRAIN
WCT	TOILET SUITE



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WANGANDARY, VIC 3678

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### A M E N D M E N T S

REV	DESCRIPTION	DATE
A	PRELIMINARY ISSUE	19/03/24

DRAWING TITLE:

ENS/WIR  
PLANS & ELEVATIONS

ISSUE: A - 19/03/2024 DRAWING NO.:

DRAWN BY: DAB

SCALE: AS SHOWN @ A3

12\_WAN / WD10



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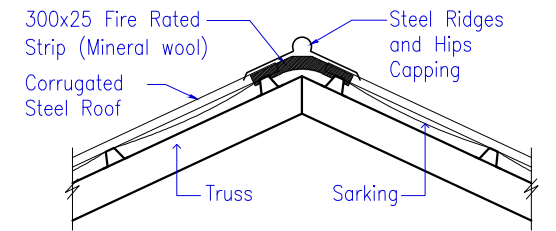
DRAWING TITLE:  
ENERGY RATING REQUIREMENTS

ISSUE: A - 19/03/2024 DRAWING NO.:  
DRAWN BY: DAB 12\_WAN / WD11  
SCALE: AS SHOWN @ A3

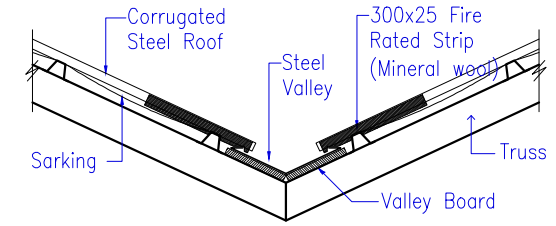
**BAL COMPLIANCE REPORT - BAL 12.5**

REGULATION	RESPONSE	RESPONSE
Reg 5.2 Sub Floor Supports	N/A	Complies
Reg 5.3 Floors	N/A	Complies
Reg 5.4 External Walls Non-combustible	Brick or 6mm F.C. Sheet infill	Complies
Reg 5.4.2 Joints Complies	Gaps no greater than 3mm	Complies
Reg 5.4.3 Vents & Weepholes	Install "Weepa" weep hole guards with metal mesh fire insert	Complies
Reg 5.5 External Windows & Doors		
Reg 5.5.1A Window & door screens	Metal mesh with metal frames	Complies
Reg 5.5.2 Windows	Metal frames	Complies
Glazing within 400mm of verandah or natural ground level.	Grade A safety glass	Complies
Reg 5.5.3 Side hung external doors	Metal frame & weather strip to base of door.	Complies
Reg 5.5.4 Sliding glass doors	Metal framed with grade A safety glass	Complies
Reg 5.5.5b Panel lift doors	To be fitted with draught seals or guide tracks with max. gaps of 3mm.	Complies

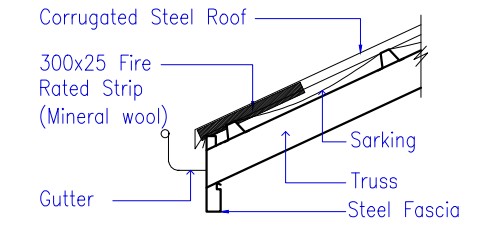
REGULATION	RESPONSE	RESPONSE
Reg 5.6 Roofs	To be non-combustible.	Complies
Reg 5.6.3 Sheet roofs	To be fully sarked. To be sealed at fascia, valleys, hips & ridge with mineral wool.	Complies
Reg 5.6.4 Verandah, carport & awning roofs.	If part of main roof, to be the same as main roof. If separated from main roof, to be non-combustible.	Complies
Reg 5.6.5 Roof penetrations	Roof penetrations to be sealed with a non-combustible material to prevent gaps greater than 3mm.	Complies
Reg 5.6.6 Eaves linings, fascias & gables	Gable ends to comply as per external walls. Eaves enetrations to be sealed with a non-combustible material to prevent gaps greater than 3mm.	Complies
Reg 5.6.7 Gutters & downpipes	No requirements except for box gutters which are to be non-combustible & flashed at the junction with the roof.	Complies
Reg 5.7 Verandahs, decks, steps, ramps, & landings.	The materials used to enclose a subfloor space within 400mm from the ground are to comply as per external walls. There are no requirements for unenclosed subfloor materials.	N/A
Reg 5.7.3.3 Decking, stair treads, ramps, & landings.	Decking, stair treads, ramps, & landings within 400mm of a glazed unit shall be non-combustible or a bushfire-resisting timber.	N/A
Reg 5.8 Water & Gas supply pipes	Above ground, exposed water & gas supply pipes shall be metal.	Complies



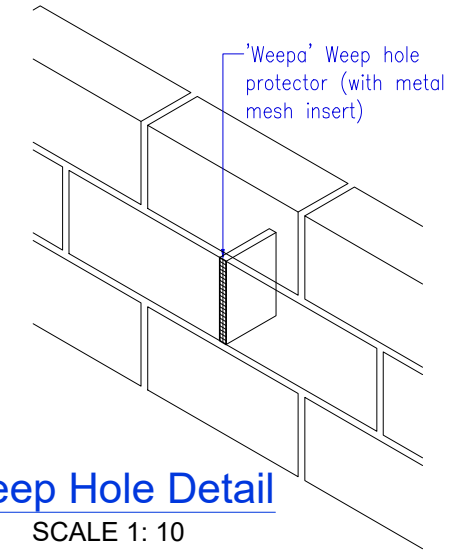
**Sheet Roof Ridge Detail**  
SCALE 1: 20



**Sheet Roof Valley Detail**  
SCALE 1: 20



**Sheet Roof Eave Detail**  
SCALE 1: 20



**Weep Hole Detail**  
SCALE 1: 10

**BUSHFIRE ATTACK LEVEL ASSESSMENT**

Fire Danger Index	- 100
Vegetation Type	- Low Threat
Vegetation Distance	- 40m
Upslope/Downslope	- Level
Angle of Slope in Degrees	- 0°

WE HAVE REVIEWED THE AREA WITHIN THE 100m RADIUS AREA & BELIEVE THAT - THE AREA FROM THE HOUSE TO THE 20m LINE WILL BE WELL MAINTAINED IN THE FUTURE - WE HAVE REGARDED IT AS 'MAINTAINED'.

THE AREA BEYOND THIS LINE HAS BEEN CLASSIFIED AS NON MAINTAINED.

THE OWNER SHALL BE RESPONSIBLE FOR MAINTAINING ANY AREA OF WHICH THEY OWN WITHIN THIS 100m RADIUS FREE OF LEAVES, FIRE FUEL & ENSURE THE GRASS IS NO LONGER THAN 100mm WITHIN THE DESIGNATED AREA.

ALL LAND BEYOND 100m FROM THE HOUSE IS NOT RELEVANT TO BAL ASSESSMENT.

**OFFSET DISTANCES**

- 20m FROM EDGE OF DWELLING
- 100m FROM EDGE OF DWELLING

**BAL PLAN**  
SCALE 1 : 200

**BAL Level 12.5**



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