

CONSTRUCTION TO MEET BAL 12.5 BUSHFIRE RATING REQUIREMENTS - REFER TO AS3959

- EXTERNAL WALL LESS THAN 400 MM ABOVE, GROUND, DECKS, CARPORT ROOFS AND AWNINGS TO BE NON COMBUSTIBLE OR BUSHFIRE-RESISTANT TIMBER.
- ALL EXTERNAL JOINTS GREATER THAN 3MM TO BE COVERED, SEALED, OVERLAPPED, BACKED OR BUTT-JOINTED
- ALL EXTERNAL VENTS AND WEEPHOLES TO BE SCREENED WITH A MESH WITH A MAXIMUM APERTURE OF 2 MM, MADE OF CORROSION-RESISTANT STEEL, BRONZE OR ALUMINIUM
- ALL EXTERNAL DOORS, SLIDING DOORS AND WINDOWS TO BE SCREENED. DOORS TO BE SCREENED EXTERNALLY
- ALL GLAZING LESS THAN 400 MM ABOVE, GROUND, DECKS, CARPORT ROOFS AND AWNINGS TO BE GRADE A SAFETY GLASS WITH MINIMUM 4 MM THICKNESS
- GARAGE DOOR TO BE NON-COMBUSTIBLE OR BUSHFIRE-RESISTANT TIMBER AND FITTED WITH SUITABLE WEATHER STRIPS, SEALS OR GUIDE TRACKS, WITH A MAXIMUM GAP OF 3 MM.
- ROOF TO BE NON-COMBUSTIBLE AND FULLY SARKED. ROOF/WALL JUNCTION SEALED TO PREVENT OPENINGS GREATER THAN 3MM
- ROOF VENTILATION OPENINGS TO BE FITTED WITH AMBER GUARD AND ALL PENETRATIONS TO BE SEALED.
- ALL SKYLIGHTS TO BE PROVIDED WITH GRADE A SAFETY GLASS.
- ALL EXTERNAL DECKING, RAMP OR STAIRS LESS THAN HORIZONTALLY 300MM FROM GLAZED ELEMENTS THAT ARE LESS THAN 400MM VERTIALLY SHALL BE NON COMBUSTIBLE OR BUSHFIRE-RESISTANT TIMBER.
- ABOVE-GROUND, EXPOSED WATER AND GAS SUPPLY PIPES SHALL BE METAL

SUBJECT TO DEVELOPER APPROVAL, LEVELS, PROPERTY INFO & PIPE DETAILS

ALL STORMWATER DRAINAGE TO BE CONNECT TO COUNCIL'S LEGAL POINT OF DISCHARGE VIA MIN 100MM DIAMETER SEWER GRADE STORMWATER PIPE TO COMPLY WITH AS3500.3

PROVIDE 115MM QUAD EAVES GUTTER WITH MIN. FALL OF 1:500 TO 100MM X 50MM DOWNPIPES

METER LOCATIONS SUBJECT TO AUTHORITIES' APPROVAL

PROVIDE FIBRE (NBN / OPTICOMM) CONNECTION

NO WALL AIR CONDITIONING UNIT TO BE VISIBLE FROM THE STREET OR PUBLIC REALM

LANDSCAPING, LETTERBOX & FENCING BY OWNER

RECYCLED WATER TO BE PROVIDED IN LIEU OF WATERTANK. CONNECT RECYCLED WATER TO ALL WC PANS & GARDEN TAPS

PROVIDE POLYETHENE TEMPORARY DOWNPIPES CONNECTED TO STORMWATER DRAINAGE DURING CONSTRUCTION

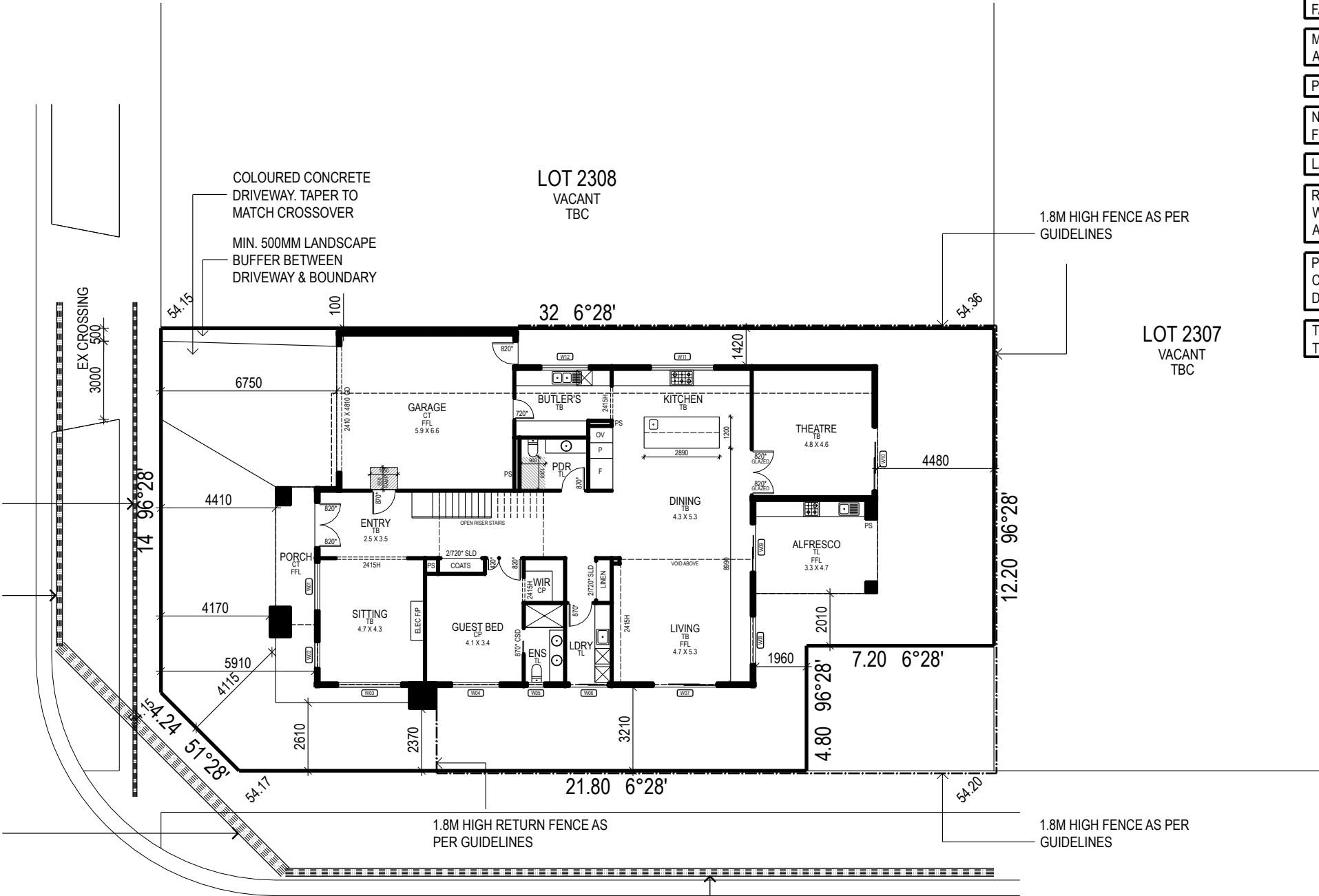
TERMITE PRONE AREA. PROVIDE TERMITE TREATMENT IN ACCORDANCE WITH AS 3660

CATHCART AVENUE

SEWER
SIZE: UNKN
DEPTH: UNKN
OFFSET: UNKN

STORMWATER
SIZE: 225 UNKN
DEPTH: UNKN
OFFSET: UNKN

STORMWATER
SIZE: 450 UNKN
DEPTH: UNKN
OFFSET: UNKN



LANYON CRESCENT

STORMWATER
SIZE: 300 UNKN
DEPTH: UNKN
OFFSET: UNKN

SITE		
SITE AREA		505m²
SITE COVERAGE	53.8%	271.5m²
PERMEABILITY	40.5%	204.5m²
GARDEN AREA	40.5%	204.5m²

DWELLING		
GROUND FLOOR		197.5m²
FIRST FLOOR		222.0m²
GARAGE		41.6m²
PORCH		15.8m²
ALFRESCO		16.6m²
BALCONY		9.0m²
TOTAL INC VOID	54.1SQ	502.5m²
VOID		29.55m²
TOTAL EX VOID	50.9SQ	472.94m²

NCC 2022 H4D7 & H4D9

ALL EXHAUST FANS & RANGEHOODS ARE TO BE VENTED TO OUTSIDE AIR DIRECTLY.
MINIMUM FLOW RATE:
- KITCHEN RANGEHOOD & LAUNDRY 40L/S
- BATHROOM, ENSUITE, WC & PDR 25L/S

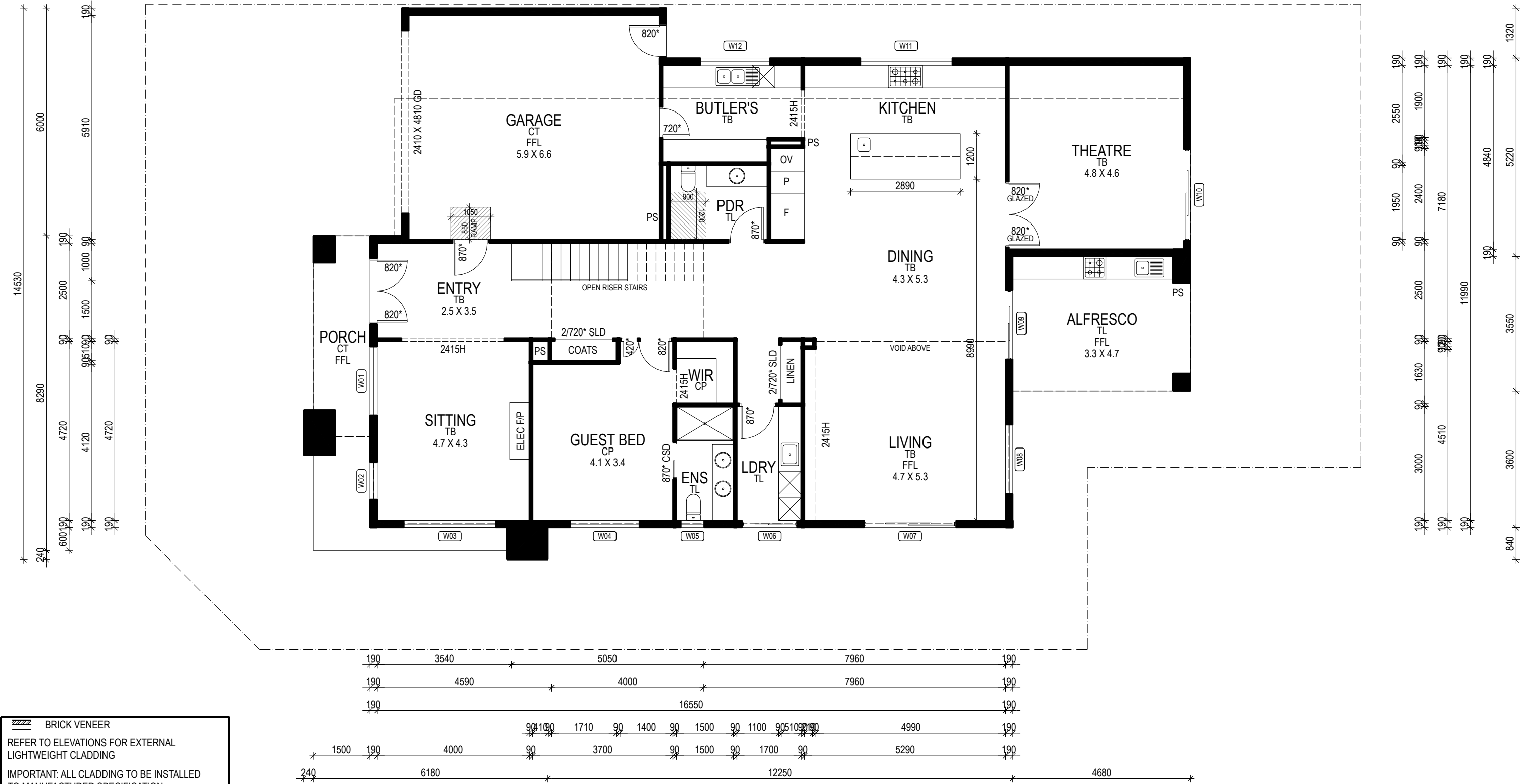
LIVABLE HOUSING DESIGN REQUIREMENTS

REFER TO DETAIL SHEETS & LIVABLE HOUSING DESIGN STANDARD FOR DETAILS & REQUIREMENTS

PROVIDE HEATING & COOLING SYSTEM AS PER CLIENT'S SELECTION & NOMINATED LOCATIONS

PROVIDE 60MM SLAB / STRUCTURAL FLOOR RECESS TO SHOWER BASE

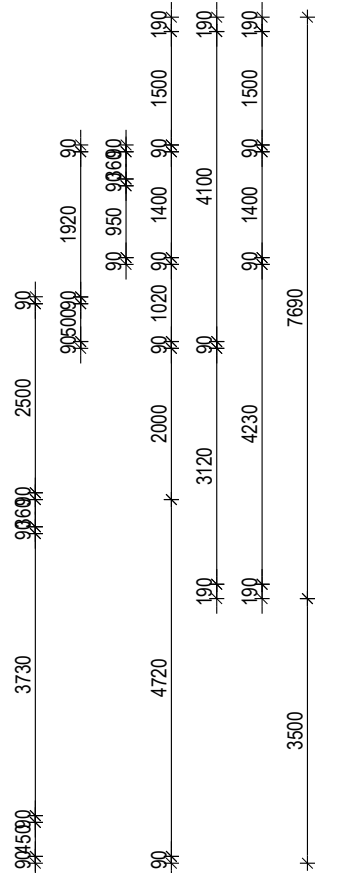
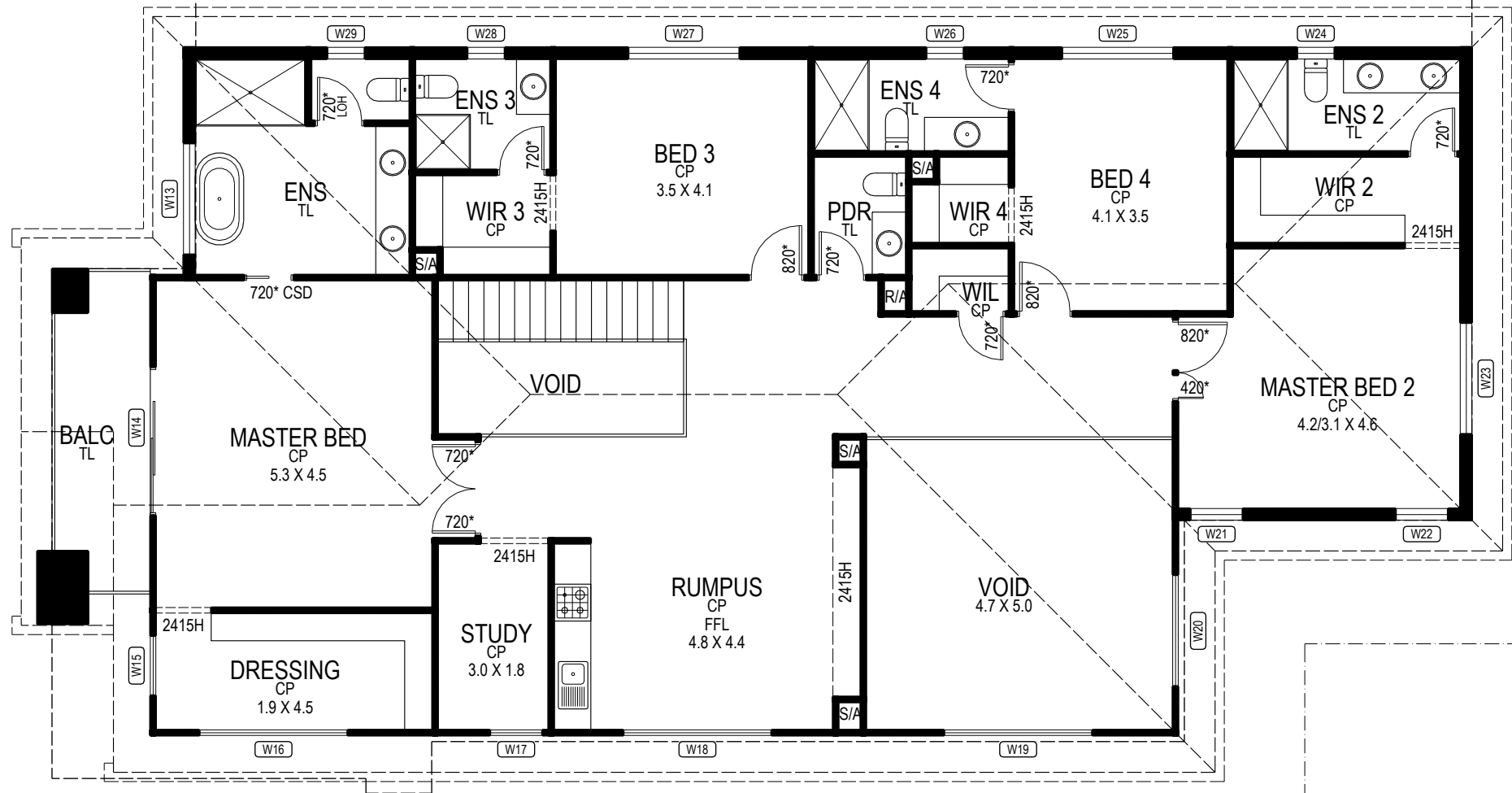
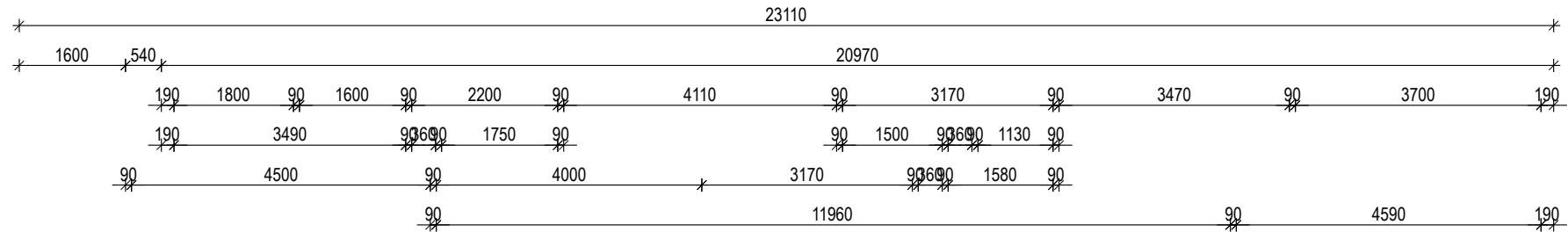
ALL GLASS WITHIN 2M OF THE FLOOR INCLUDING WINDOWS, MIRRORS & SHOWER SCREENS IN A BATHROOM & ENSUITE TO BE SAFETY GLASS



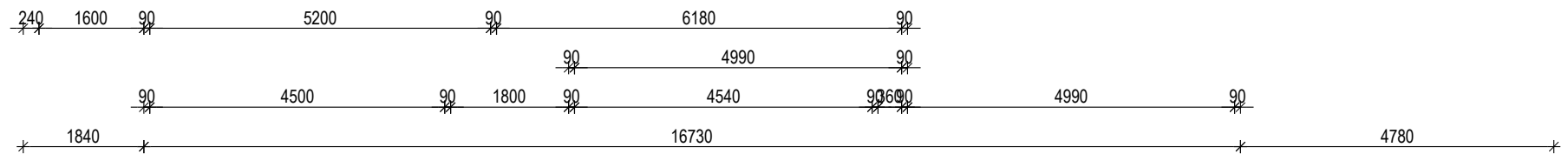
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- BATHROOM, ENSUITE, WC & PDR 25L/S

REFER TO DETAIL SHEETS & LIVABLE HOUSING
DESIGN STANDARD FOR DETAILS & REQUIREMENTS

PROVIDE WATER POINTS & WASTE TO SUIT
FREE-STANDING / BACK TO WALL BATH

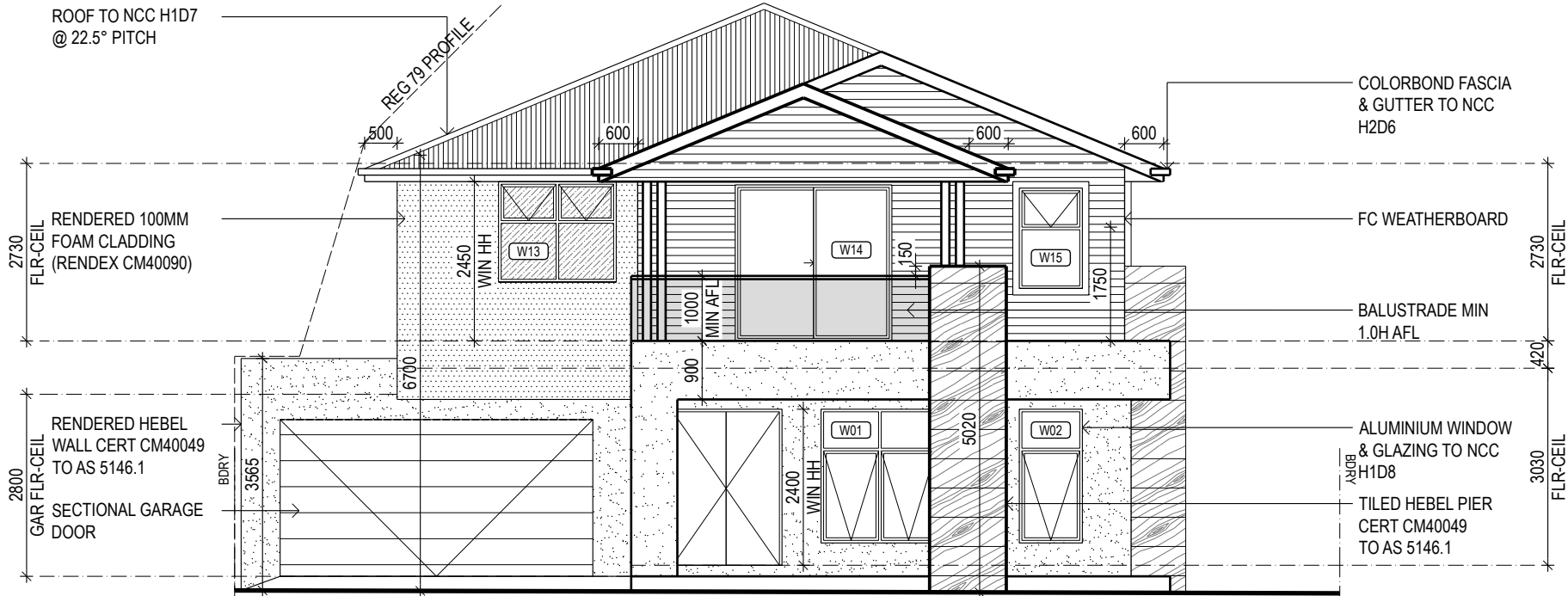


100MM	RENDERED 100MM EPS FOAM CLADDING REFER TO ELEVATIONS FOR CERT (DIMENSION SHOWN TO FOAM)
75MM	RENDERED 75MM EPS FOAM CLADDING REFER TO ELEVATIONS FOR CERT (DIMENSION SHOWN TO FOAM)



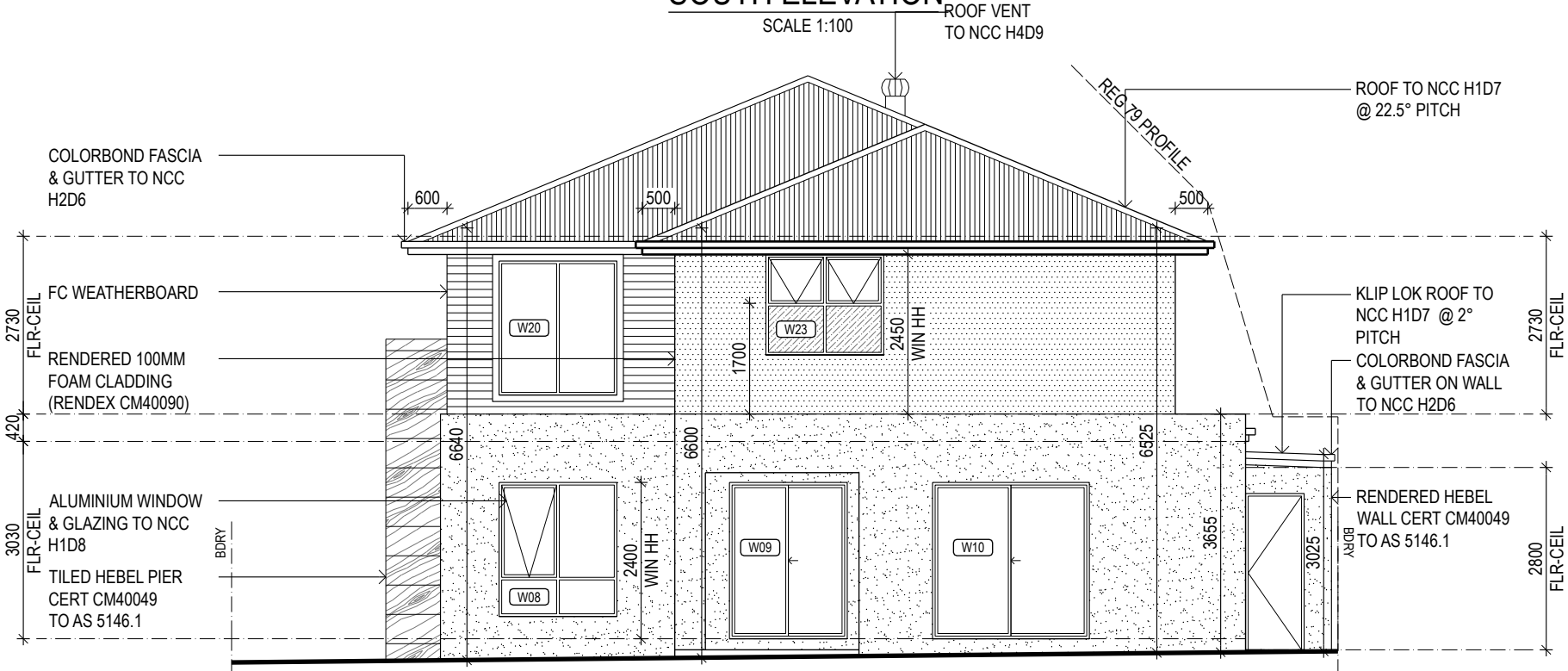
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- COLORBOND ROOF
- RENDER OVER HEBEL
(HEBEL CM40049)
- RENDERED 100MM EPS FOAM
REFER TO ELEVATIONS FOR CERT



SOUTH ELEVATION

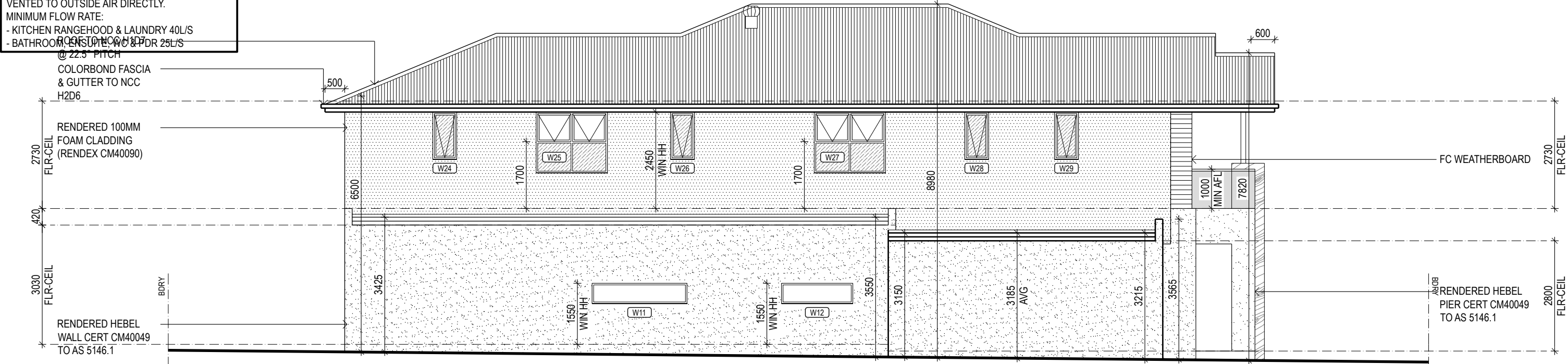
SCALE 1:100



NORTH ELEVATION

SCALE 1:100

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- BATHROOM EXHAUST FAN & DRY 25L/S



WEST ELEVATION

SCALE 1:100



EAST ELEVATION

SCALE 1:100

WINDOW & DOOR SCHEDULE

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NO.	SIZE (H X W)	HEAD HT.	LOCATION	DESCRIPTION
W01	2057 X 1810	2400 AFL	GF - SITTING	AWNING
W02	2057 X 970	2400 AFL	GF - SITTING	AWNING
W03	2057 X 2410	2400 AFL	GF - SITTING	AWNING
W04	2057 X 1810	2400 AFL	GF - GUEST BED	AWNING
W05	1200 X 610	2400 AFL	GF - ENSUITE	AWNING, OB
W06	2400 X 1450	2400 AFL	GF - LAUNDRY	SLIDING DOOR
W07	2400 X 2410	2400 AFL	GF - LIVING	SLIDING DOOR
W08	2057 X 1810	2400 AFL	GF - LIVING	AWNING
W09	2400 X 1810	2400 AFL	GF - DINING	SLIDING DOOR
W10	2400 X 2410	2400 AFL	GF - THEATRE	SLIDING DOOR
W11	514 X 2410	1550 AFL	GF - KITCHEN	FIXED
W12	514 X 1810	1550 AFL	GF - BUTLER'S	FIXED
W13	1543 X 1810	2400 AFL	FF - ENSUITE	AWNING, 120MM REST, OB
W14	2400 X 2410	2400 AFL	FF - MASTER BED	SLIDING DOOR
W15	1543 X 970	2400 AFL	FF - DRESSING	AWNING, 120MM REST
W16	1543 X 2410	2350 AFL (N)	FF - DRESSING	AWNING, 120MM REST, FEATURE TRIM
W17	1543 X 850	2350 AFL (N)	FF - STUDY	AWNING, 120MM REST, FEATURE TRIM
W18	1543 X 2410	2350 AFL (N)	FF - RUMPUS	AWNING, 120MM REST, FEATURE TRIM
W19	2057 X 2410	2350 AFL (N)	FF - VOID	FIXED, FEATURE TRIM
W20	2057 X 1810	2350 AFL (N)	FF - VOID	FIXED, FEATURE TRIM
W21	1543 X 850	2400 AFL	FF - MASTER BED 2	AWNING, 120MM REST
W22	1543 X 850	2400 AFL	FF - MASTER BED 2	AWNING, 120MM REST
W23	1543 X 1810	2400 AFL	FF - MASTER BED 2	AWNING, 120MM REST, 1700H OB
W24	1200 X 610	2400 AFL	FF - ENSUITE 2	AWNING, 120MM REST, OB
W25	1543 X 1810	2400 AFL	FF - BED 4	AWNING, 120MM REST
W26	1200 X 610	2400 AFL	FF - ENSUITE 4	AWNING, 120MM REST, OB
W27	1543 X 1810	2400 AFL	FF - BED 3	AWNING, 120MM REST
W28	1200 X 610	2400 AFL	FF - ENSUITE 3	AWNING, 120MM REST, OB
W29	1200 X 610	2400 AFL	FF - WC	AWNING, 120MM REST, OB