





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

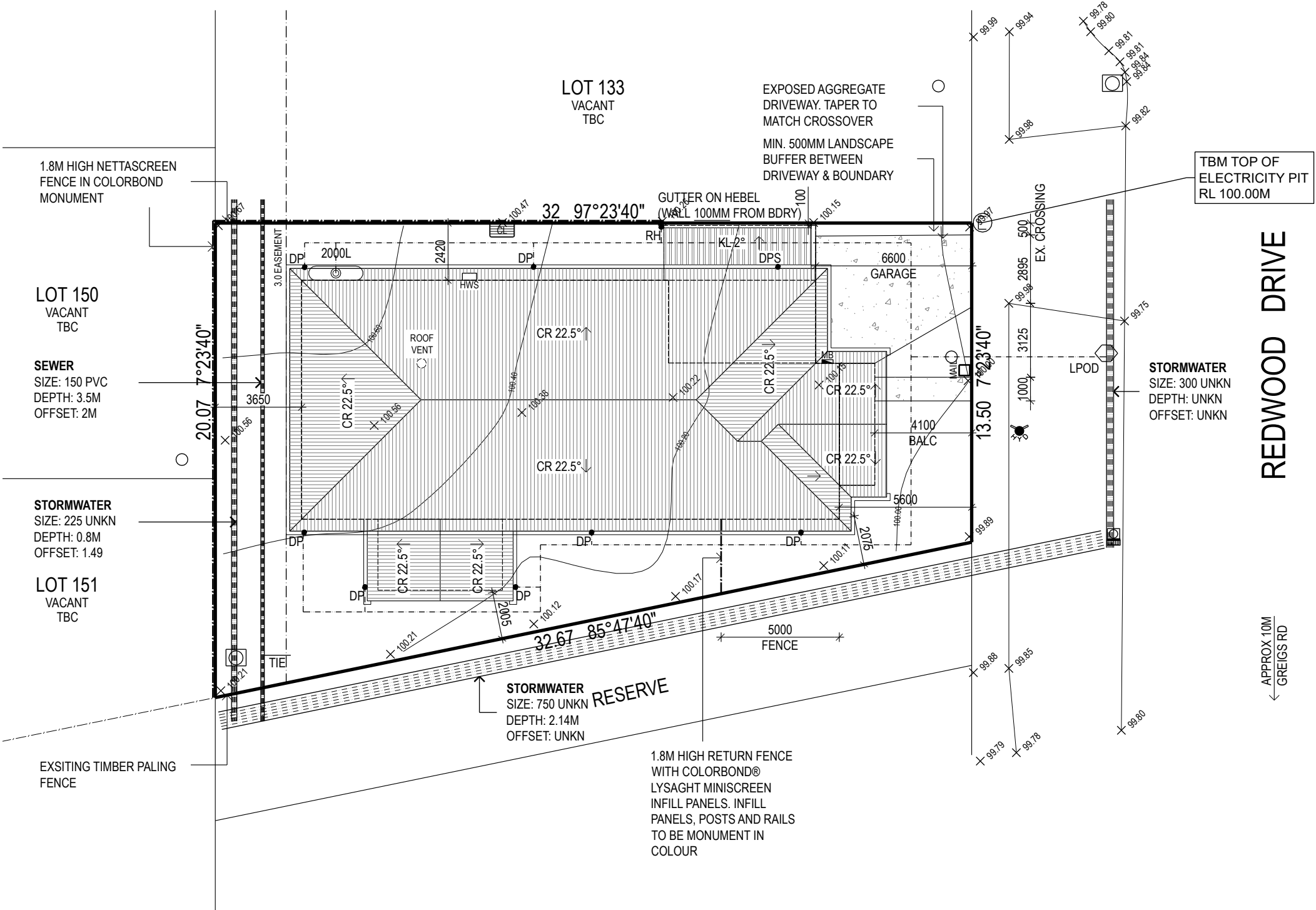
METER LOCATIONS SUBJECT TO AUTHORITIES' APPROVAL

PROVIDE FIBRE (NBN / OPTICOMM) CONNECTION


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

LANDSCAPING, LETTERBOX & FENCING BY OWNER

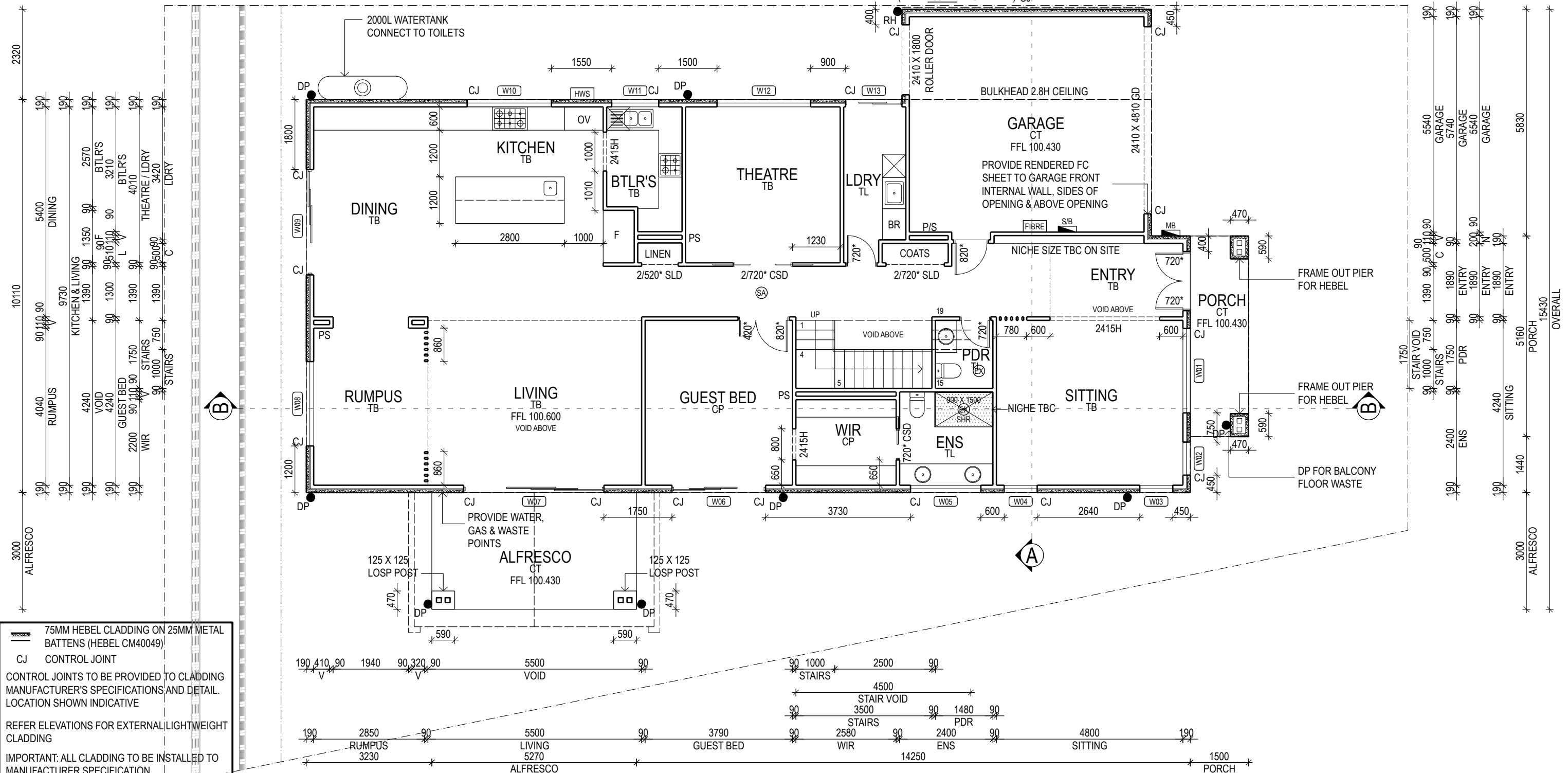
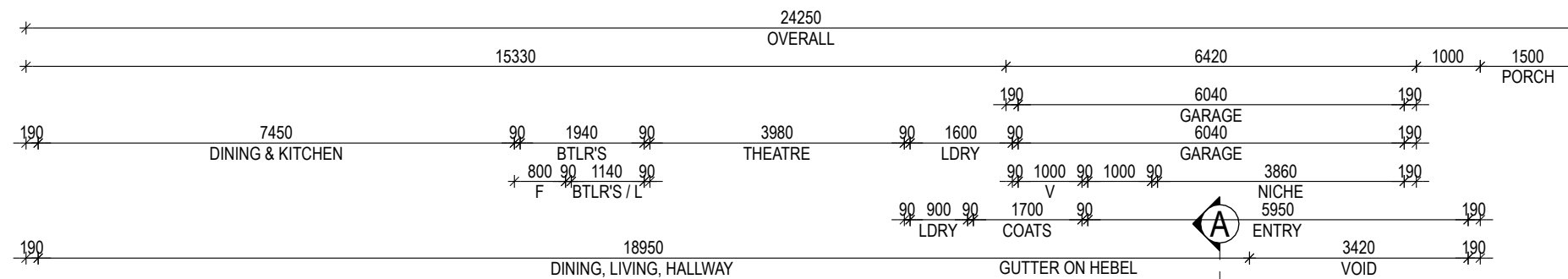
PROVIDE POLYETHENE TEMPORARY DOWNPIPES CONNECTED TO STORMWATER DRAINAGE DURING CONSTRUCTION



**NCC 2022**  
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

 PROVIDE 60MM SLAB / STRUCTURAL FLOOR  
RECESS TO SHOWER BASE

ALL VANITY UNITS TO BE FLOATING WALL HUNG UNITS





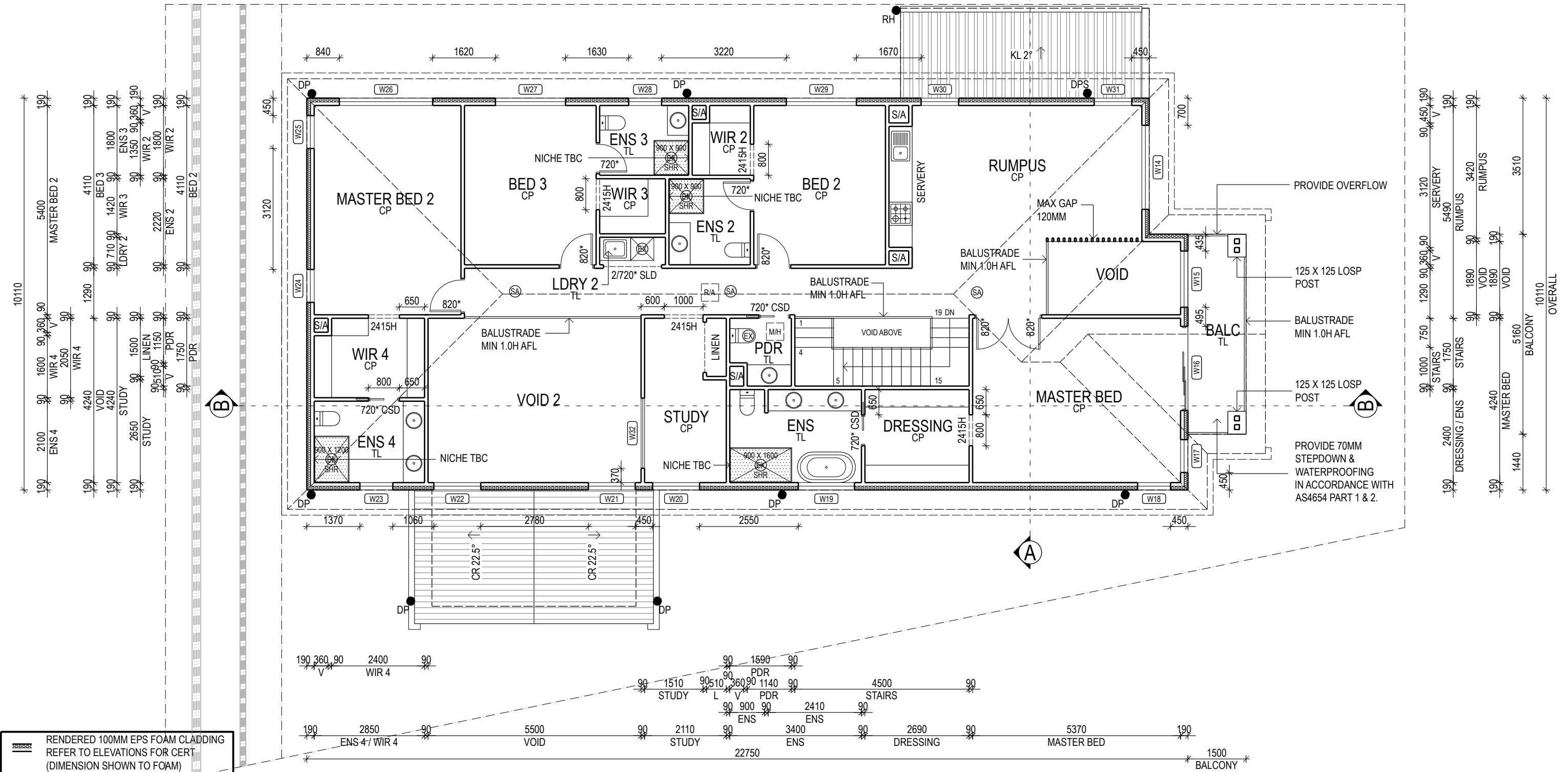
ALL GLASS WITHIN 2M OF THE FLOOR INCLUDING WINDOWS, MIRRORS & SHOWER SCREENS IN A BATHROOM & ENSUITE TO BE SAFETY GLASS

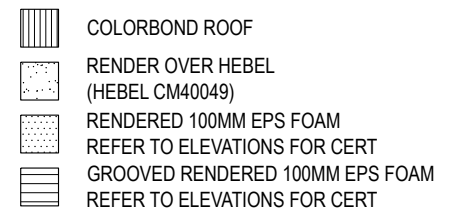
**NCC 2022**  
ALL EXHAUST FANS & RANGEHOODS ARE TO BE VENTED TO OUTSIDE AIR DIRECTLY.  
MINIMUM FLOW RATE:  
- KITCHEN RANGEHOOD & LAUNDRY 40L/S  
- BATHROOM, ENSUITE, WC & PDR 25L/S
















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

PROVIDE 60MM SLAB / STRUCTURAL FLOOR RECESS TO SHOWER BASE

ALL VANITY UNITS TO BE FLOATING WALL HUNG UNITS



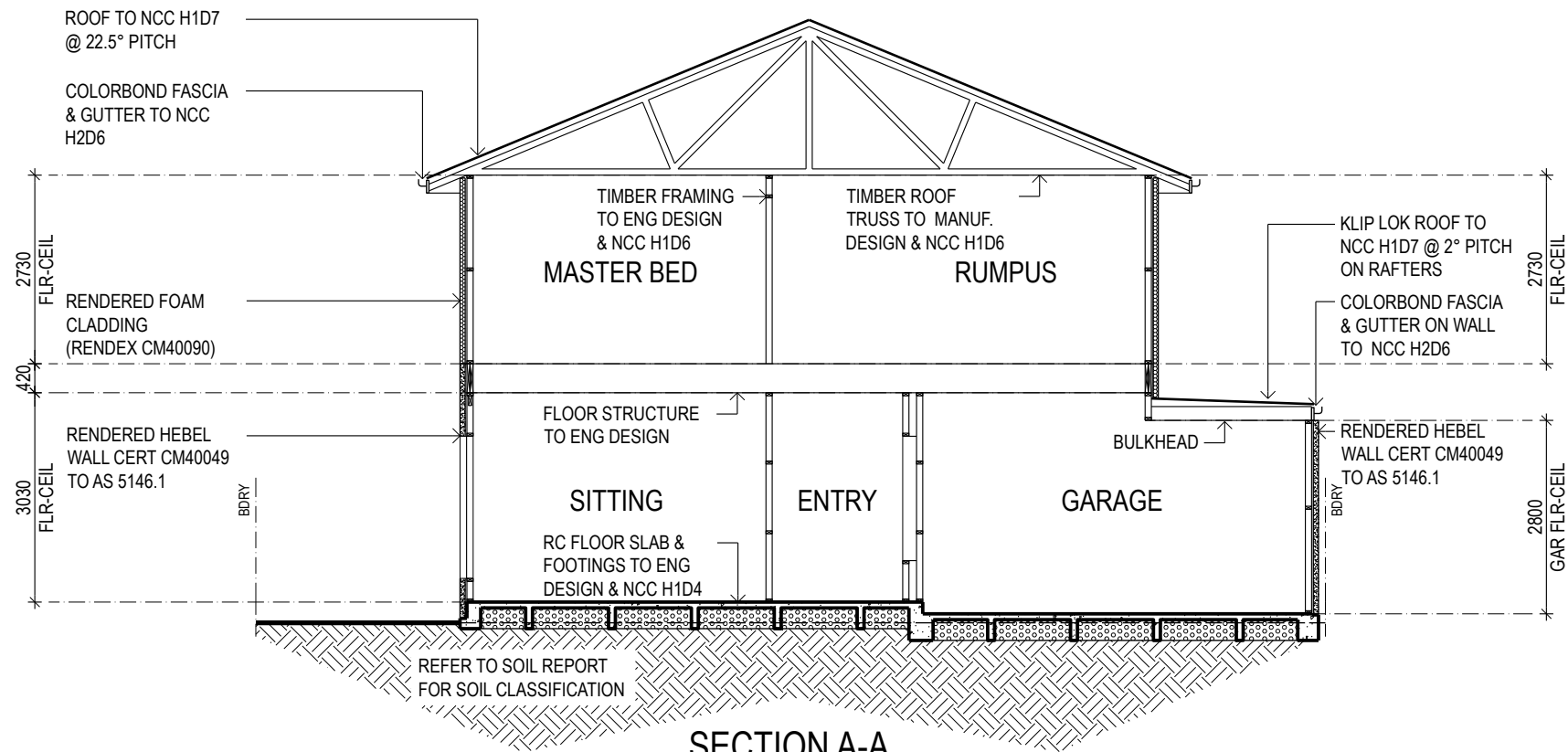


COLORBOND ROOF - DOVER WHITE	
GUTTER - DOVER WHITE	
FASCIA - DOVER WHITE	
DOWNPIPES - DOVER WHITE	
WINDOW FRAMES - DOVER WHITE	
GROOVED RENDER - SURFMIST	
FIRST FLOOR RENDER - SHALE GREY	
GROUND FLOOR RENDER - KLUTE	
BALCONY POSTS - LEXICON QUARTER	
FEATURE BANDING - LEXICON QUARTER	
WINDOW TRIM - LEXICON QUARTER	
GARAGE DOOR - DOVER WHITE	
ENTRY DOOR - DOVER WHITE	
METERBOX - SHALE GREY	
DRIVEWAY - EXPOSED AGGREGATE 50/50 MIX	

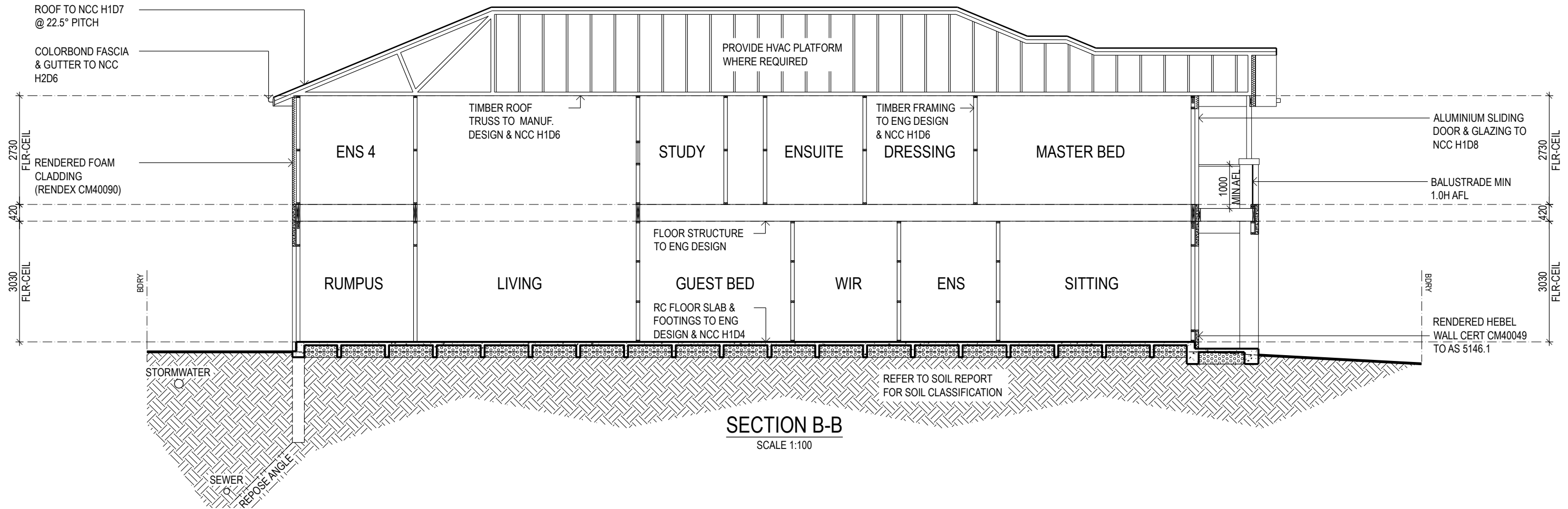


WINDOW & DOOR SCHEDULE				
-				
NO.	SIZE (H X W)	HEAD HT.	LOCATION	DESCRIPTION
W01	2057 X 2170	2400 AFL	GF - SITTING	AWNING, FEATURE TRIM
W02	2057 X 850	2400 AFL	GF - SITTING	AWNING, FEATURE TRIM
W03	2057 X 850	2400 AFL	GF - SITTING	AWNING, FEATURE TRIM
W04	2057 X 850	2400 AFL	GF - SITTING	AWNING, FEATURE TRIM
W05	514 X 1810	2550 AFL	GF - ENSUITE	AWNING, OB, FEATURE TRIM
W06	2400 X 2410	2400 AFL	GF - GUEST BED	STACKING SLIDING DOOR, FEATURE TRIM
W07	2400 X 3610 (DG)	2400 AFL	GF - LIVING	STACKING SLIDING DOOR, FEATURE TRIM
W08	2057 X 2170 (DG)	2400 AFL	GF - RUMPUS	AWNING
W09	2400 X 2710 (DG)	2400 AFL	GF - DINING	STACKING SLIDING DOOR, FEATURE TRIM
W10	514 X 2170 (DG)	1550 AFL	GF - KITCHEN	FIXED
W11	514 X 1210	1550 AFL	GF - BUTLER'S	FIXED
W12	1372 X 2410	2400 AFL	GF - THEATRE	AWNING
W13	2400 X 1450	2400 AFL	GF - LAUNDRY	SLIDING DOOR
W14	1800 X 2170 (DG)	2350 AFL	FF - RUMPUS	AWNING, 120MM REST, FEATURE TRIM
W15	2400 X 1450	2400 AFL	FF - VOID	FIXED
W16	2400 X 2170	2400 AFL	FF - MASTER BED	STACKING SLIDING DOOR
W17	1800 X 850	2350 AFL	FF - MASTER BED	AWNING, 120MM REST, FEATURE TRIM
W18	1800 X 850	2350 AFL	FF - MASTER BED	AWNING, 120MM REST, FEATURE TRIM
W19	1200 X 1450	2350 AFL	FF - ENSUITE	AWNING, 120MM REST, OB, FEATURE TRIM
W20	1372 X 1210	2350 AFL	FF - STUDY	AWNING, 120MM REST, FEATURE TRIM
W21	1800 X 1210	2350 AFL	FF - VOID 2	FIXED
W22	1800 X 1210	2350 AFL	FF - VOID 2	FIXED
W23	1200 X 850	2350 AFL	FF - ENSUITE 4	AWNING, 120MM REST, OB, FEATURE TRIM
W24	1543 X 850	2450 AFL (N)	FF - MASTER 2	AWNING, 120MM REST, 1700H OB, EAVES
W25	1543 X 850	2450 AFL (N)	FF - MASTER 2	AWNING, 120MM REST, 1700H OB, EAVES
W26	1543 X 2410	2450 AFL (N)	FF - MASTER 2	AWNING, 120MM REST, 1700H OB, EAVES
W27	1543 X 1810	2450 AFL (N)	FF - BED 3	AWNING, 120MM REST, 1700H OB, EAVES
W28	1200 X 850	2450 AFL (N)	FF - ENSUITE 3	AWNING, 120MM REST, OB, EAVES
W29	1543 X 1810	2450 AFL (N)	FF - BED 2	AWNING, 120MM REST, 1700H OB, EAVES
W30	1800 X 970 (DG)	2350 AFL	FF - RUMPUS	AWNING, 120MM REST, 1700H OB, FEATURE TRIM
W31	1800 X 970 (DG)	2350 AFL	FF - RUMPUS	AWNING, 120MM REST, 1700H OB, FEATURE TRIM
W32	514 X 1810	1550 AFL	FF - STUDY	FIXED, INTERNAL

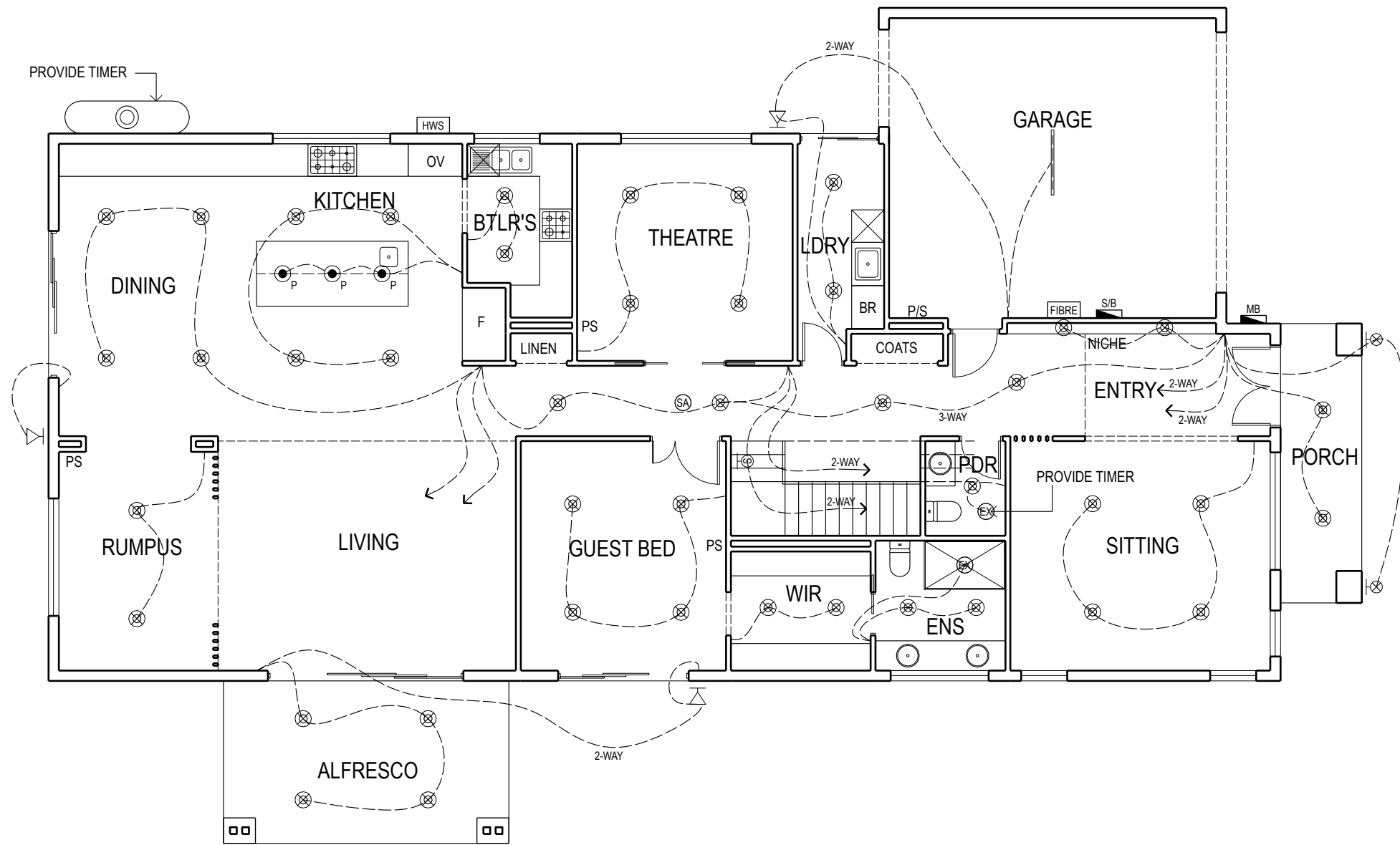




SECTION A-A  
SCALE 1:100



SECTION B-B  
SCALE 1:100



- CEILING BATTEN LIGHT (20W)
  - P PENDANT LIGHT (10W)
  - ⊗ LED DOWNLIGHT (10W)
  - ⊗WP WATERPROOF LED DOWNLIGHT (10W)
  - ⊗XL COMBINED LIGHT, EXHAUST FAN & HEATLAMP UNIT (30W)
  - FLUORESCENT LIGHT (30W)
  - ▽ LED SENSOR EXT FLOODLIGHT (30W)
  - ♀ WALL BATTEN LIGHT (20W)
  - ⊗ LED EXTERNAL WALL LIGHT (10W)
  - Ⓢ RECESSED STAIR LIGHT (10W)  
(HEIGHT OF WALL LIGHTS TBC ON SITE)
- NOTE: MAX WATTAGE SHOWN

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

CONFIRM ALL ELECTRICAL ITEMS & SELECTION WITH CLIENT PRIOR TO CONSTRUCTION

PROVIDE GPO IN GARAGE CEILING FOR GARAGE DOOR OPENER

PROVIDE NOGGINS IN CEILING FOR PENDANT LIGHTS

**NCC 2022**  
A 10 MINUTES RUN-ON TIMER IS TO BE PROVIDED TO EXHAUST FANS WHERE THEY ARE INTERLOCKED WITH THE ROOM LIGHT SWITCH TO COMPLY WITH ABCB HOUSING PROVISION 10.8.2

<b>LIGHTING POWER</b>	
ALLOWABLE LIVING AREA	
LIGHTING POWER (5W/m²)	2156W
TOTAL LIGHTING POWER	1010W
ALLOWABLE PORCH, ALFRESCO & BALCONY LIGHTING POWER (4W/m²)	125W
TOTAL LIGHTING POWER	80W
ALLOWABLE GARAGE	
LIGHTING POWER (3W/m²)	110W
TOTAL LIGHTING POWER	30W

- CEILING BATTEN LIGHT (20W)
  - P PENDANT LIGHT (10W)
  - ⊗ LED DOWNLIGHT (10W)
  - ⊗ WP WATERPROOF LED DOWNLIGHT (10W)
  - ⊗ XL COMBINED LIGHT, EXHAUST FAN & HEATLAMP UNIT (30W)
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- NOTE: MAX WATTAGE SHOWN

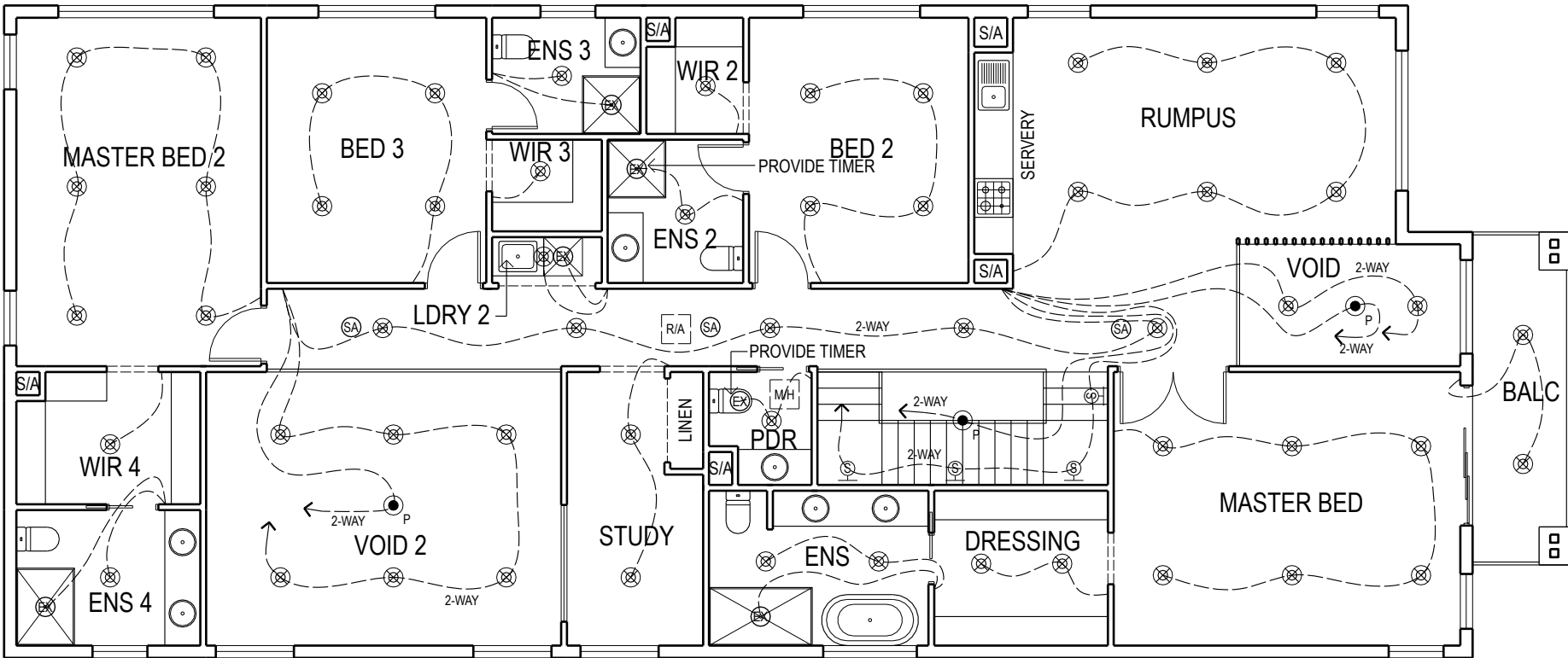
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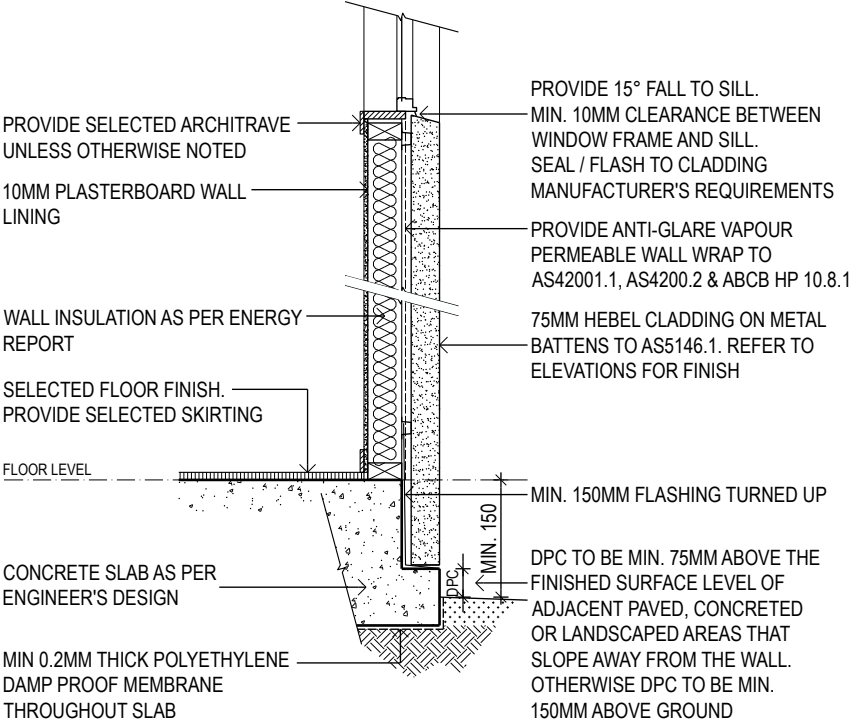
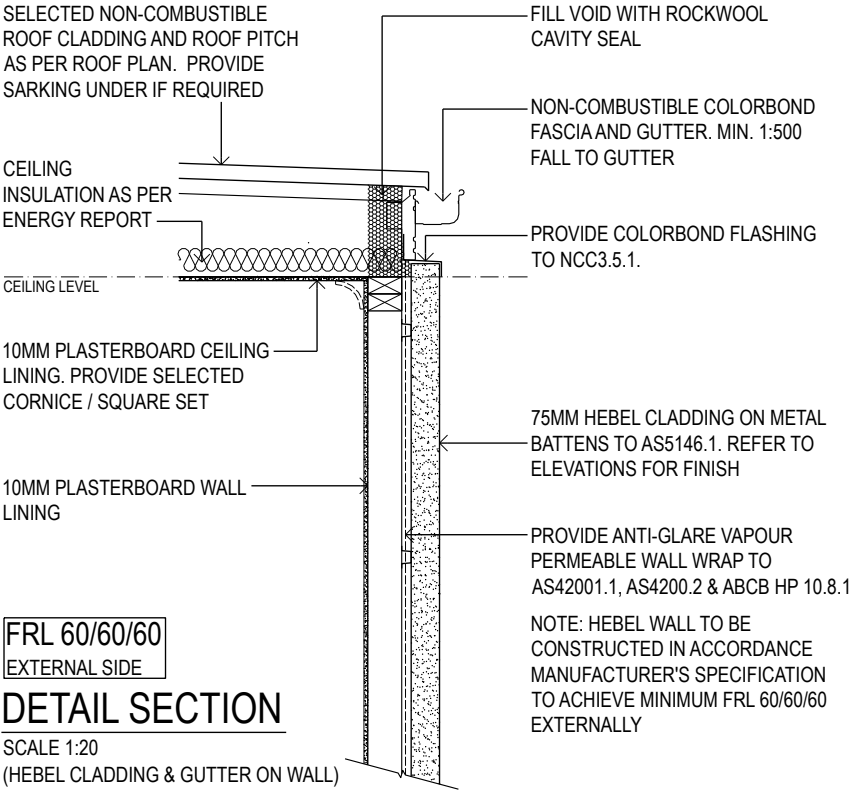
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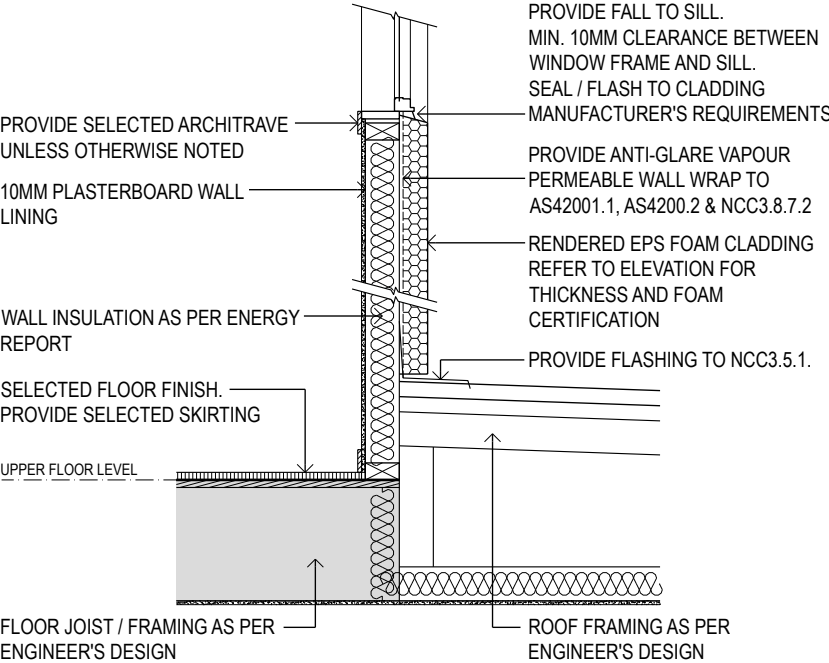
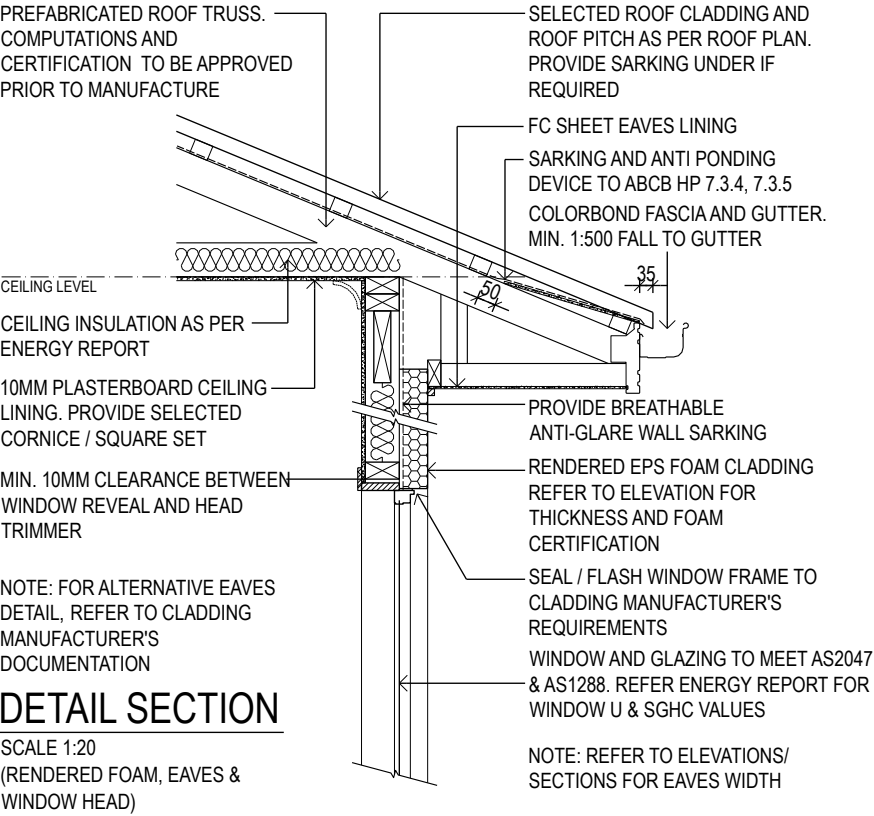
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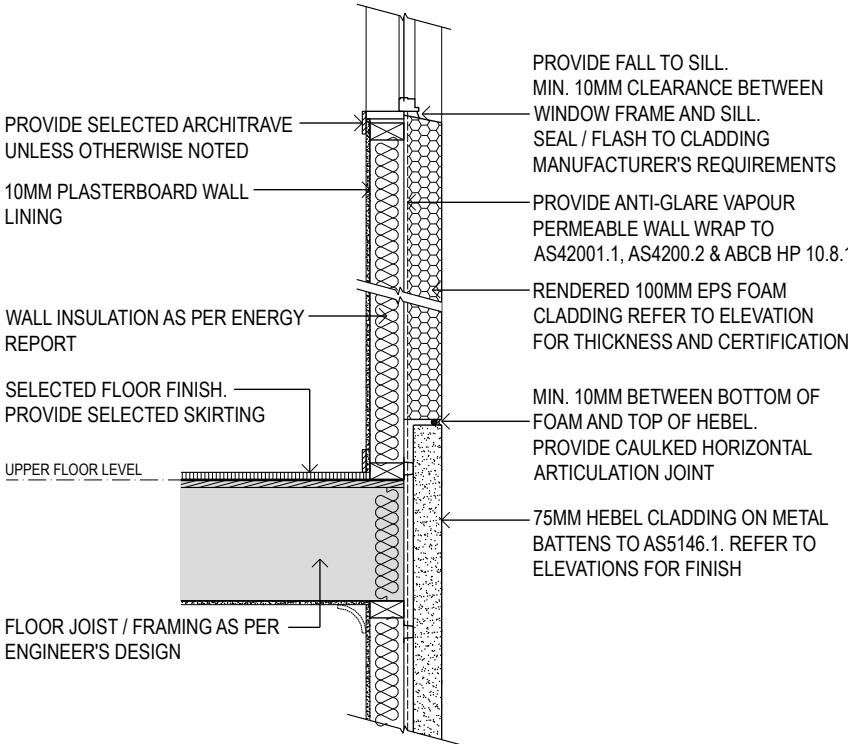
**DETAIL SECTION**

SCALE 1:20  
(HEBEL CLADDING, WINDOW SILL & CONCRETE SLAB EDGE)



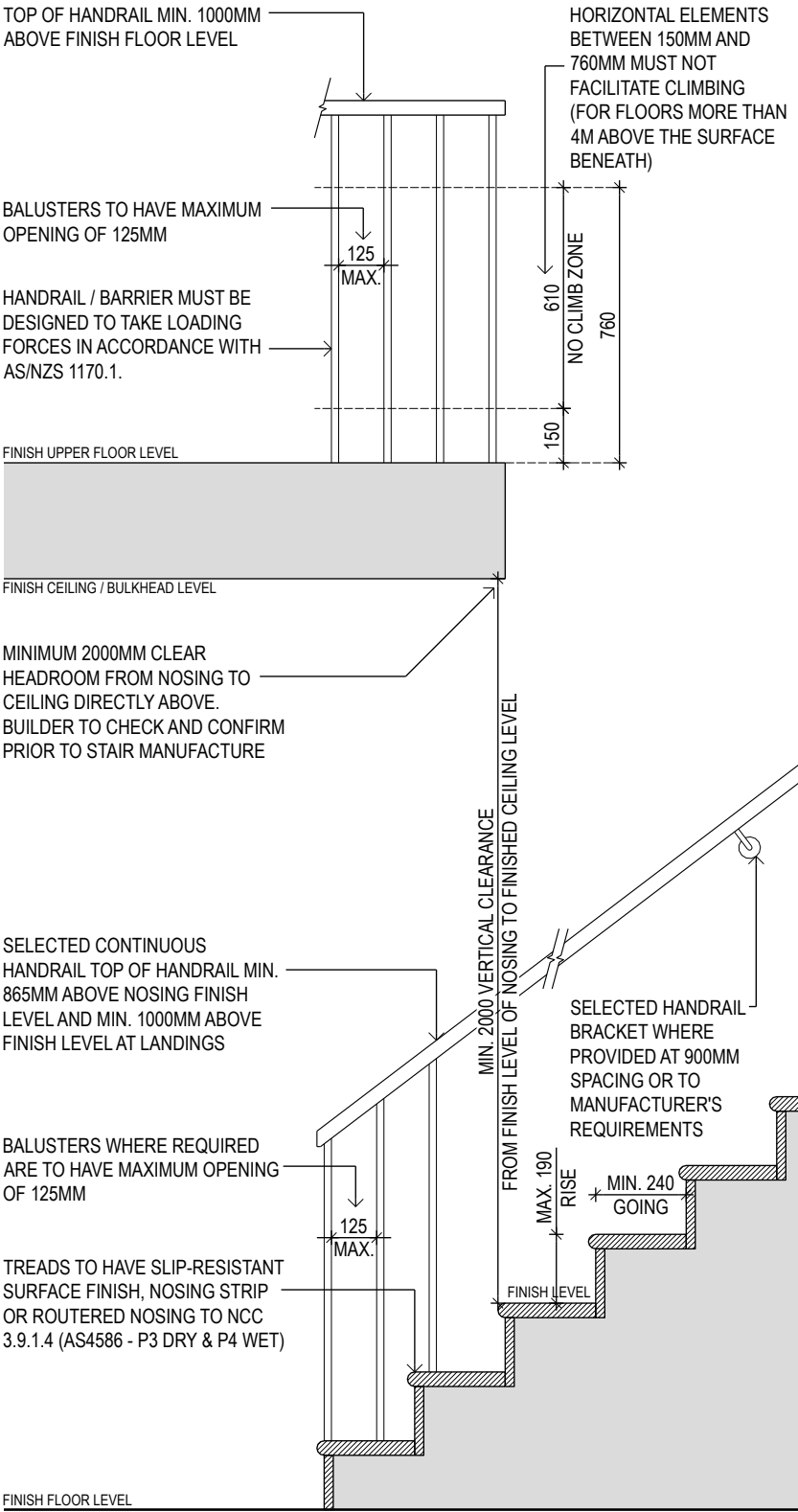
**DETAIL SECTION**

SCALE 1:20  
(RENDERED FOAM, WINDOW SILL & FLAT ROOF)



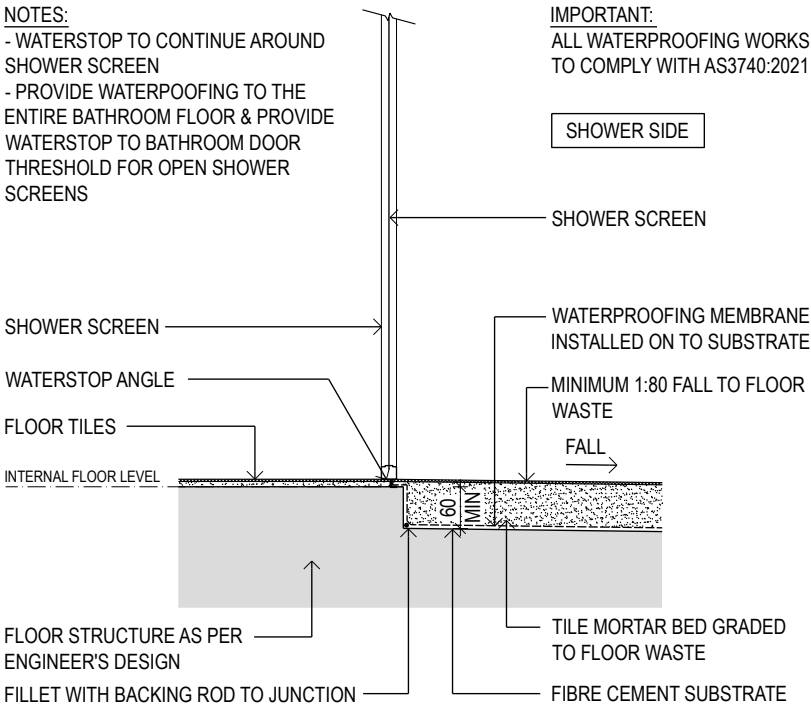
**DETAIL SECTION**

SCALE 1:20  
(RENDERED 100MM FOAM, WINDOW SILL & HEBEL CLADDING)



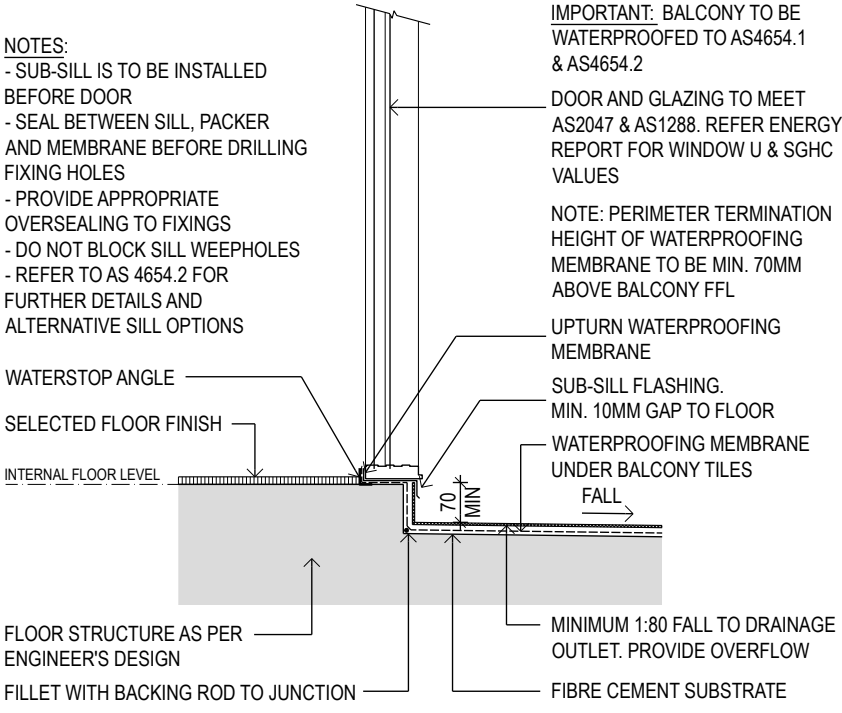
## TYPICAL STAIRS SECTION

SCALE 1:20  
(STAIR AND BALUSTRADE TYPE SHOWN INDICATIVE, PROVIDE STAIR AND BALUSTRADE TYPE AS SELECTED)



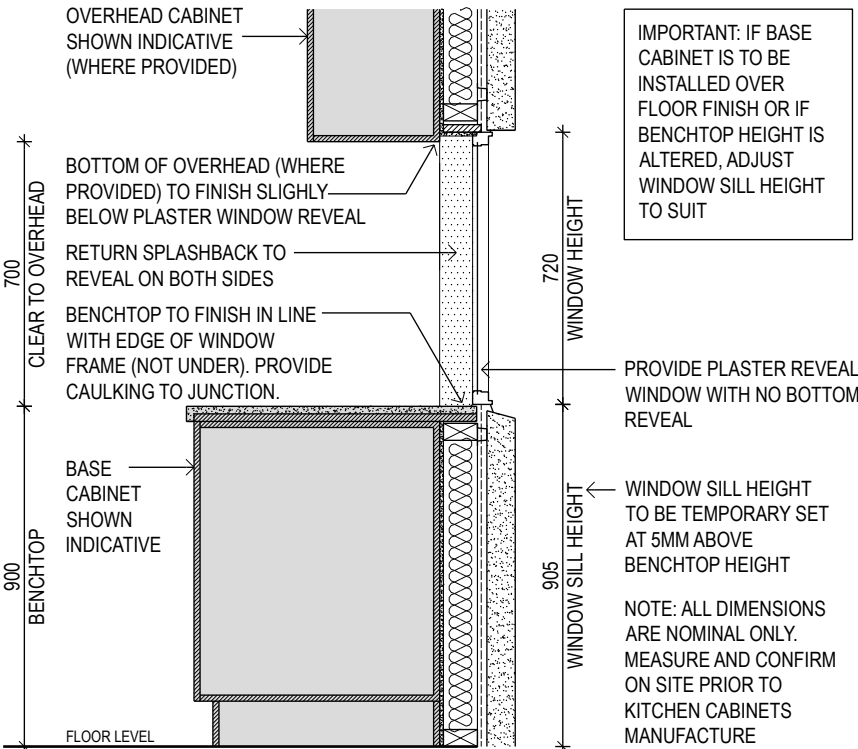
## DETAIL SECTION

SCALE 1:20  
(FIRST FLOOR RECESSED SHOWER WATERPROOFING)



## DETAIL SECTION

SCALE 1:20  
(AS 4654.2 BALCONY WATERPROOFING FOR UP TO WIND CLASS N3)



## TYPICAL KITCHEN SPLASHBACK WINDOW SECTION

SCALE 1:20  
(CABINETS AND BENCHTOP TYPE SHOWN INDICATIVE, PROVIDE CABINETS AND BENCHTOP TYPE AS SELECTED)



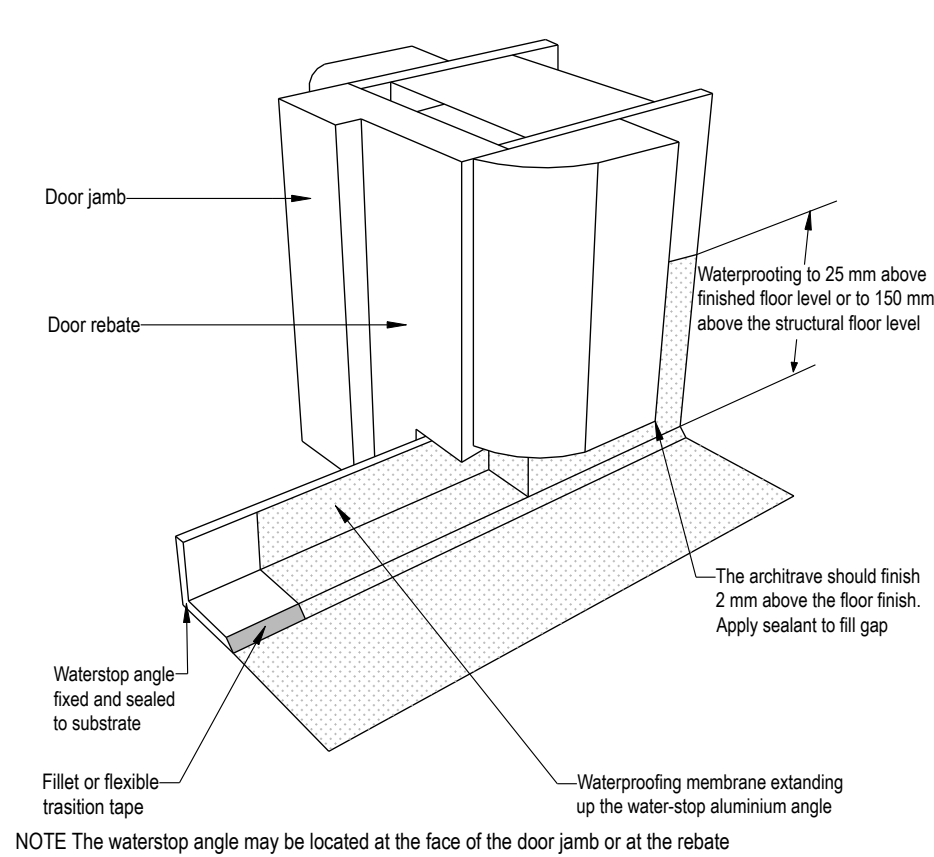


Figure 4.9.1(A)- Example of liquid waterproofing at door opening framework

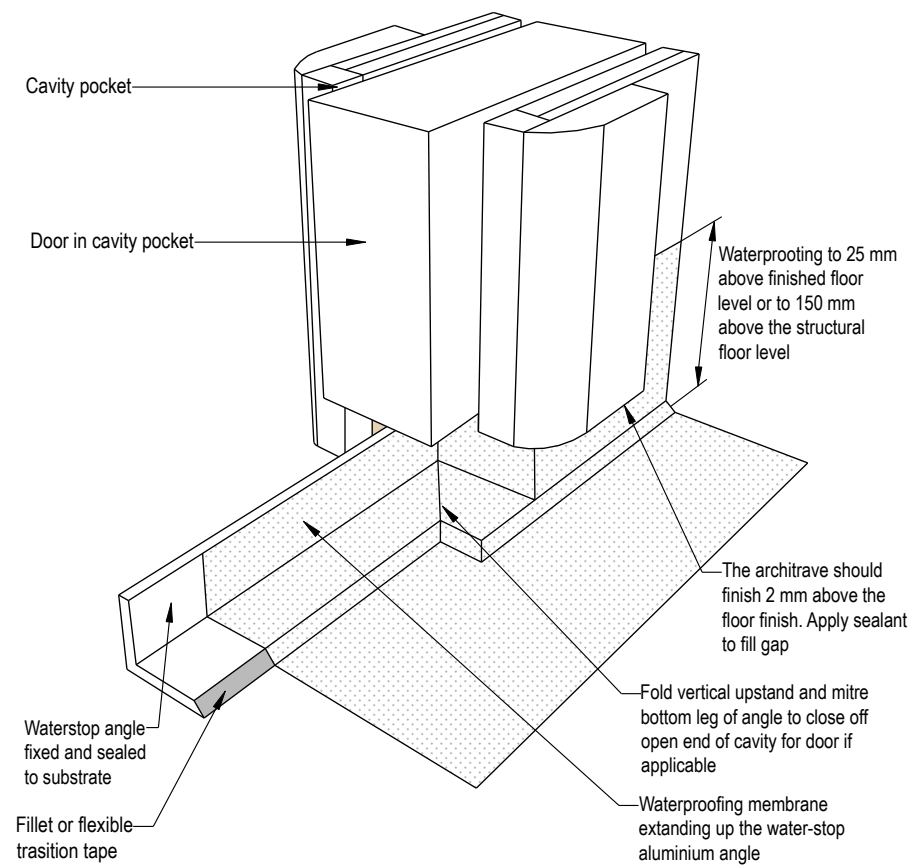
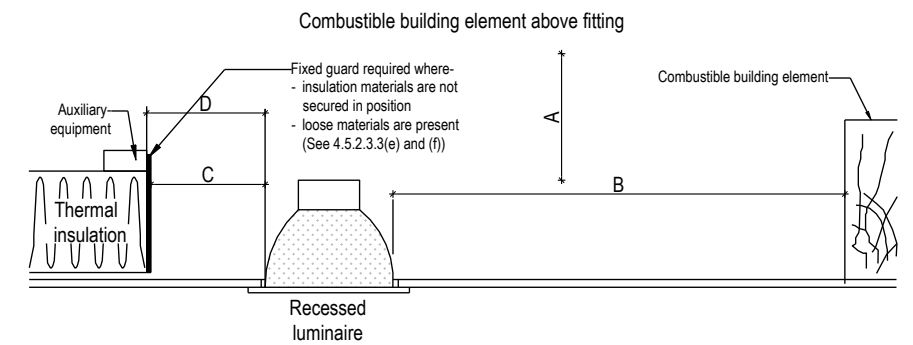


Figure 4.9.1(B)-Waterproofing at door opening cavity slider

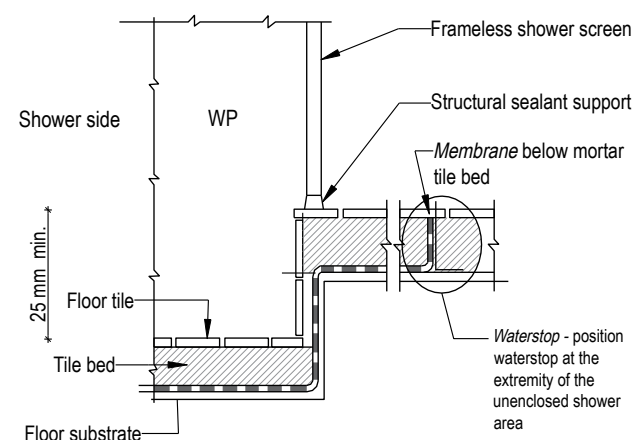
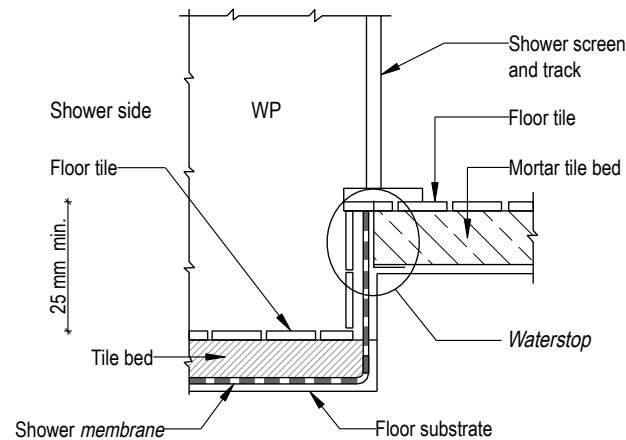


Dimension	Clearance
A - Clearance above luminaire	200 mm
B - Side clearance to combustible building element	200 mm
C - Side clearance to bulk thermal insulation	50 mm
D - Clearance to auxiliary equipment (transformer for example)	50 mm

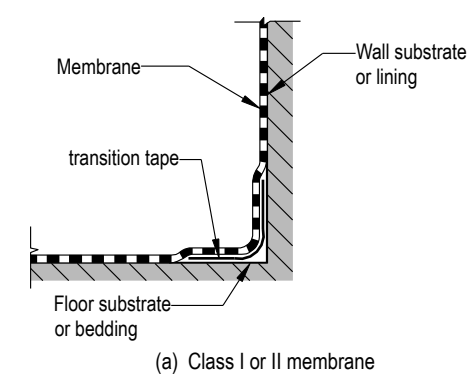
FIGURE 4.7 DEFAULT MINIMUM CLEARANCES FOR RECESSED LUMINAIRES

## EXTRACT FROM AS/NZS 3000: DOWNLIGHT TO INSULATION CLEARANCE REQUIREMENTS

## EXTRACT FROM AS 3740:2021 PERIMETER FLASHING DETAILS



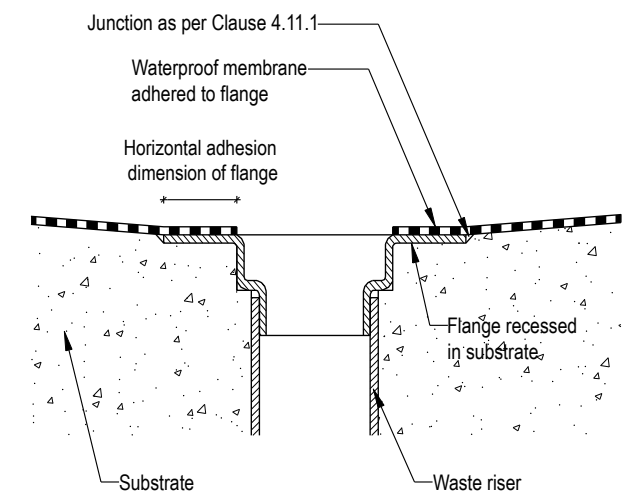
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MINIMUM BOND BREAKER 100MM WHEN ELONGATION BETWEEN 10% TO 50%

PARTICLEBOARD SHEETING TO AS/NZS 1860 IS AS/NZS 1860 IS NOT ALLOWED BE USED AS A SUBSTRATE MATERIAL UNDER AS3740:2021

## EXTRACT FROM AS 3740:2021 BOND BREAKERS



WATERPROOFING MEMBRANE IS BONDED ONTO THE LEAK CONTROL FLANGE AND THE MEMBRANE IS TERMINATED HORIZONTALLY OR VERTICALLY AT THE FLANGE

## EXTRACT FROM AS 3740:2021 MEMBRANE TO DRAINAGE FLANGE

## EXTRACT FROM NCC2022 HP 10.2.1.5: REQUIREMENTS FOR STEPDOWN SHOWERS