

Address: 67 ANNE STREET KOROIIT 3282
 Lot and Plan Number: Lot 1 PS904526
 Standard Parcel Identifier (SPI): 1\PS904526
 Local Government Area (Council): MOYNE
 Council Property Number: 509750
 Directory Reference: Vicroads 510 D10

site plan
 SCALE 1:1000

- NOTES:**
 To be read in conjunction with specifications
 1: General
- * All levels and dimensions to be site verified before commencement of works
 - * Do not scale drawings
 - * Large detail drawings take preference over smaller scale general drawings materials and work practices shall comply with the NCC and other relevant codes referred to in the NCC/BCA
 - * These plans shall be read in conjunction with any relevant structural and/or civil engineering computations and drawings relating to this project
 - * The builder shall take all steps necessary to ensure the stability of new and existing structures during all works
 - * The owner is responsible for providing any easement details relating to this site

Underground stormwater drainage
 Stormwater from the building is to connect to the house drainage system, street kerb & channel / underground drain, road table drain or other legal point of discharge. The design & installation of the stormwater drainage is to comply with AS/NZS 3500.3:2021

Wind Loads for Housing
 Region :A
 Terrain Category :TC2
 Shielding Classification :No Shielding
 Topographic Classification :T1
 Wind Classification :N2
 Serviceability Limit Wind pressure :400Pa
 Ultimate Limit State Wind Pressure :1000Pa
 Water Penetration :150Pa

Energy Rating
 This document must be read in conjunction with the attached energy rating.
 All items identified for inclusion in the building in the rating must form part of the building

Certification
 The plumber, electrician and glazier are to supply copies of certification of their works at the completion of the project

Termite protection
 Provide termite management system in accordance with AS 3660.1
 Ant caps must comply with clause 3.4.1 and attachments to the building (steps etc.) must comply with clause 3.4.2

Frame work generally
 All frame work is to conform to AS 1684.
 All exposed timbers are to be suitably protected against the weather.

Wet areas
 All wet areas are to comply with NCC 10.2 and/or AS 3740-2021 wall finishes shall be impervious to a height of 1800mm above floor levels to shower enclosures and 150mm above baths, basins and troughs if within 75mm of the wall.

Area	
Proposed House	: 220.48m ²
Proposed Garage	: 56.00m ²
Total	: 276.48m ²
	: 29.76sq
Site Area	: 1.27 ha

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 DPAD 22819



67 ANNE STREET KOROIIT 3282

25 Balmoral Road Warrnambool 3280



PROPOSED
 DWELLING

TITLE:
 SITE PLAN

PROJECT NO: 000024

DATE: 8 NOV. 2024

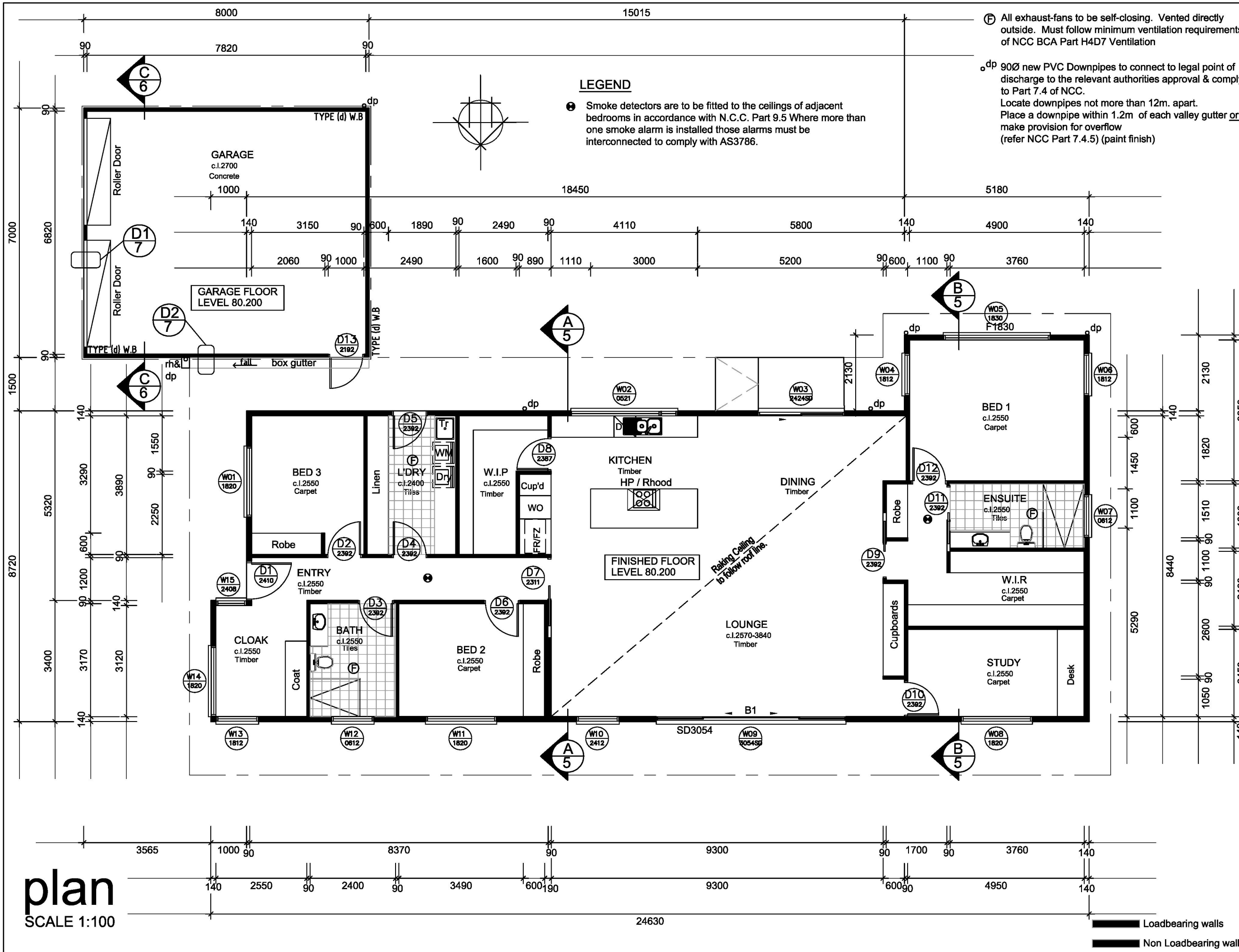
SCALE: 1:1000 (A3)

DRAWN BY: D.H.

AMENDMENT: --

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SHEET NO.
 1/12



LEGEND

- Smoke detectors are to be fitted to the ceilings of adjacent bedrooms in accordance with N.C.C. Part 9.5 Where more than one smoke alarm is installed those alarms must be interconnected to comply with AS3786.

- All exhaust-fans to be self-closing. Vented directly outside. Must follow minimum ventilation requirements of NCC BCA Part H4D7 Ventilation
- 90Ø new PVC Downpipes to connect to legal point of discharge to the relevant authorities approval & comply to Part 7.4 of NCC. Locate downpipes not more than 12m. apart. Place a downpipe within 1.2m of each valley gutter or make provision for overflow (refer NCC Part 7.4.5) (paint finish)

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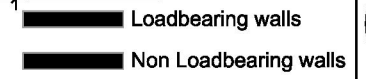
PROPOSED DWELLING

TITLE: PLAN

PROJECT NO: 000024
DATE: 8 NOV. 2024
SCALE: 1:100 (A3)
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SHEET NO.
2/12



plan
SCALE 1:100

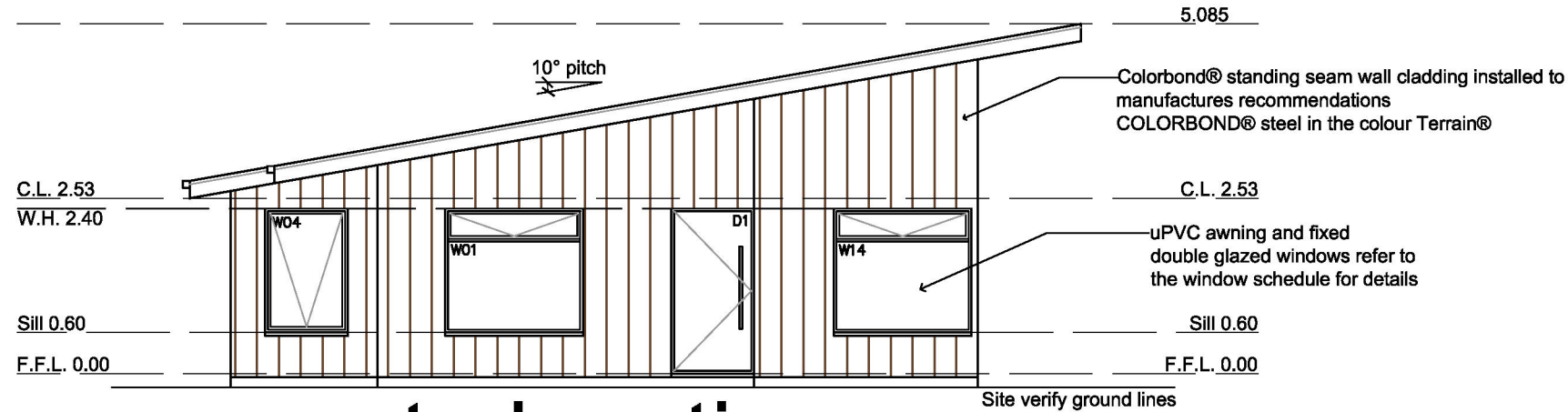
24630

Beam Schedule

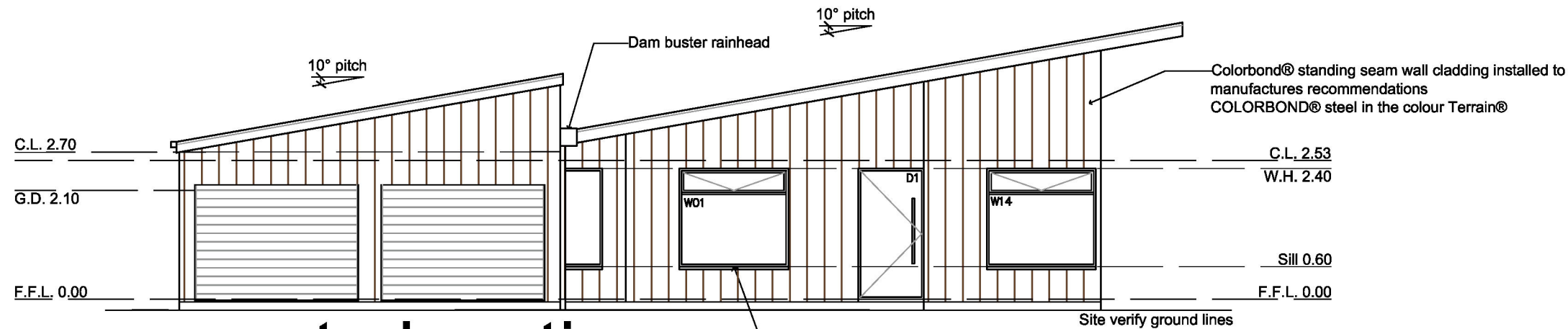
- R1 400 x 45 SmartLam GL13s timber roof beams @ 900 ctrs.
- B1 395 x 85 SmartLam GL13s max span 5750

Building Membrane

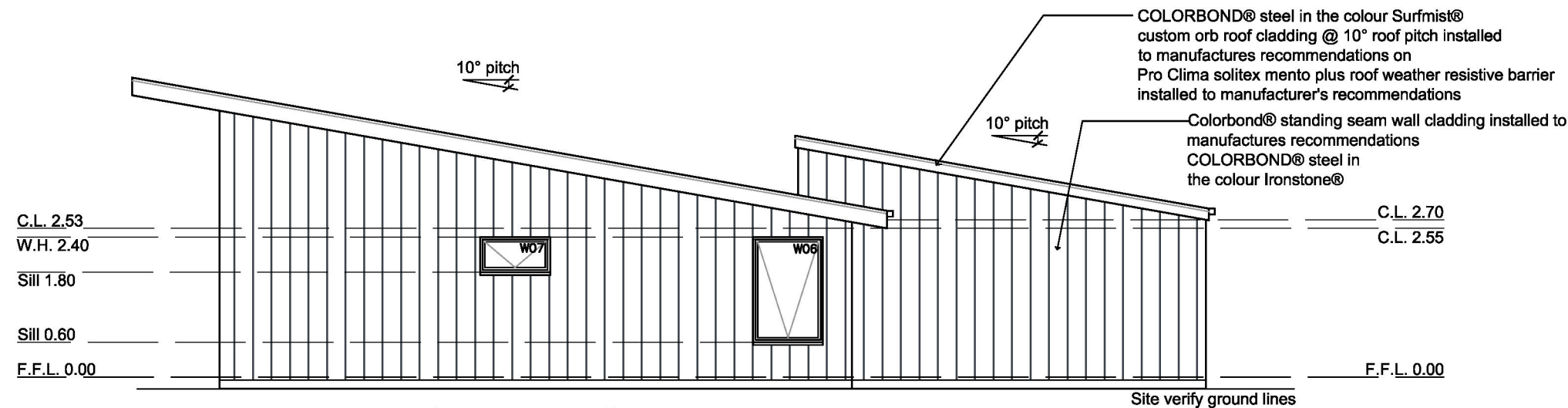
A pliable building membrane is installed in an external wall, it must—
 (i) comply with AS/NZS 4200.1; and
 (ii) be installed in accordance with AS 4200.2; and
 (iii) be a vapour permeable membrane for climate zones 6, 7 and 8; and
 (iv) be located on the exterior side of the primary insulation layer of wall assemblies that form the external envelope of a building.



west elevation
SCALE 1:100



west elevation
SCALE 1:100



east elevation
SCALE 1:100

Lintel Schedule

Sheet Roof	
Single storey or upper storey loadbearing walls	
Roof span 12000	
0-900	90x45 MGP12
901-1200	2/90x35 MGP12
1201-1500	140x35 MGP12
1501-2600	168x65 W.T.I. GL13s
2601-3200	210x65 W.T.I. GL13s
3201-3800	252x65 W.T.I. GL13s

Jamb Studs -

Wall height max 2700 supporting single storey or upper storey external loadbearing walls
 For openings greater than 900mm a secondary jamb stud may required to support the lintel
Sheet Roof
 Rafter or Truss span 12000
 0 - 1500 90x35 MGP12
 1501 - 2400 90x45 MGP12
 2400 - 3600 2/90x35 MGP12

Condensation Management

dwelling to comply with Part 3.8.7 of BCA
 Condensation Management. Roof ventilators required where exhaust fans discharge into roof space. Refer to energy rating comments.

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25 Balmoral Road Warrnambool 3280



PROPOSED
DWELLING

TITLE:
ELEVATIONS 1

PROJECT NO: 000024

DATE: 8 NOV. 2024

SCALE: 1:100 (A3)

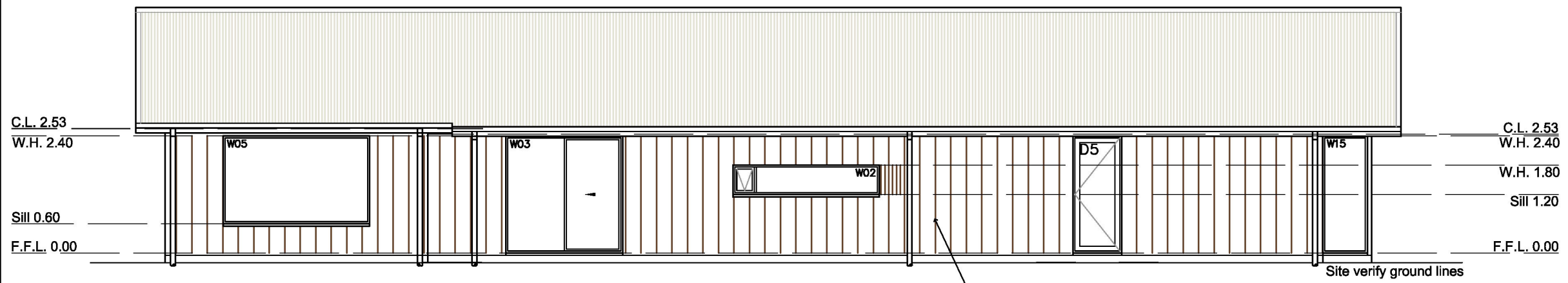
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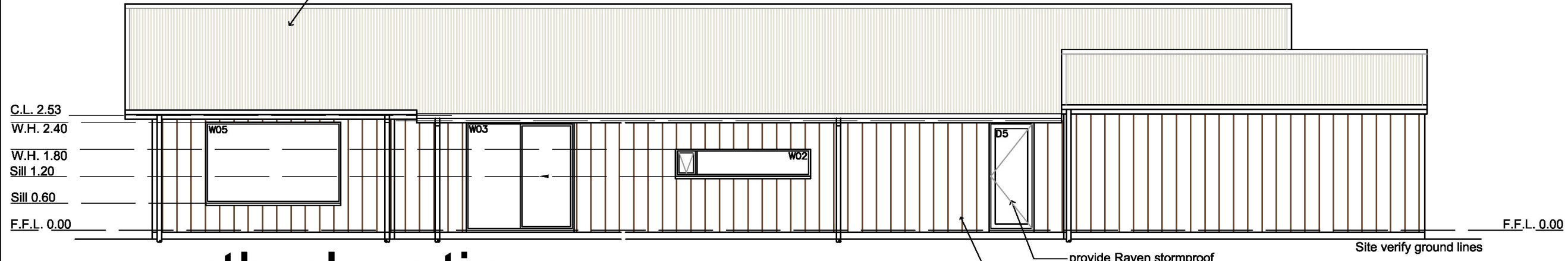
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SHEET NO.

3/12

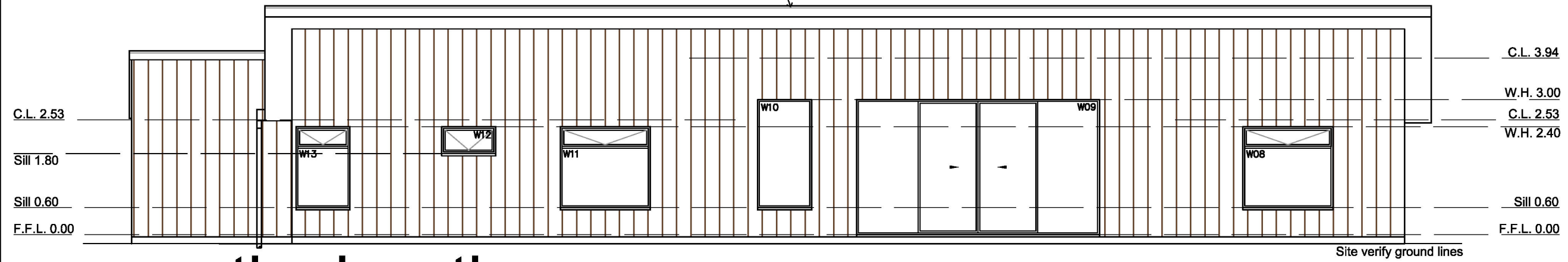


COLORBOND® steel in the colour Surfmist®
custom orb roof cladding @ 10° roof pitch installed
to manufactures recommendations on
Pro Clima solitex mento plus roof weather resistive barrier
installed to manufacturer's recommendations

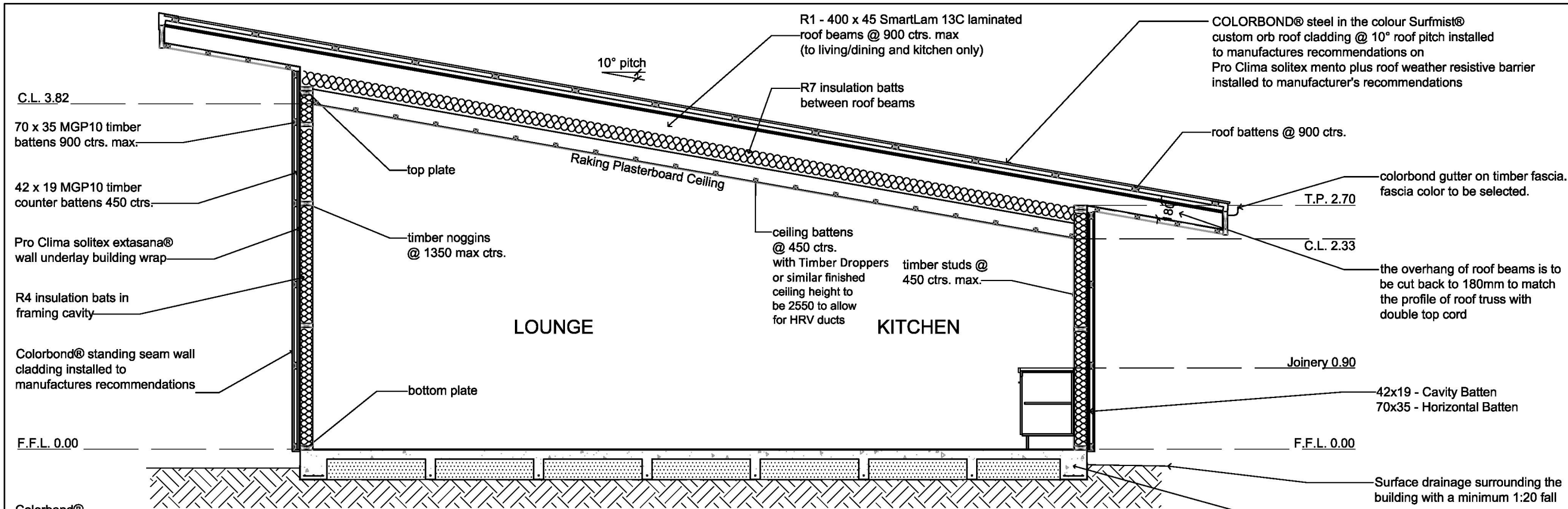


north elevation
SCALE 1:100

COLORBOND® steel in the colour Surfmist®
barge capping



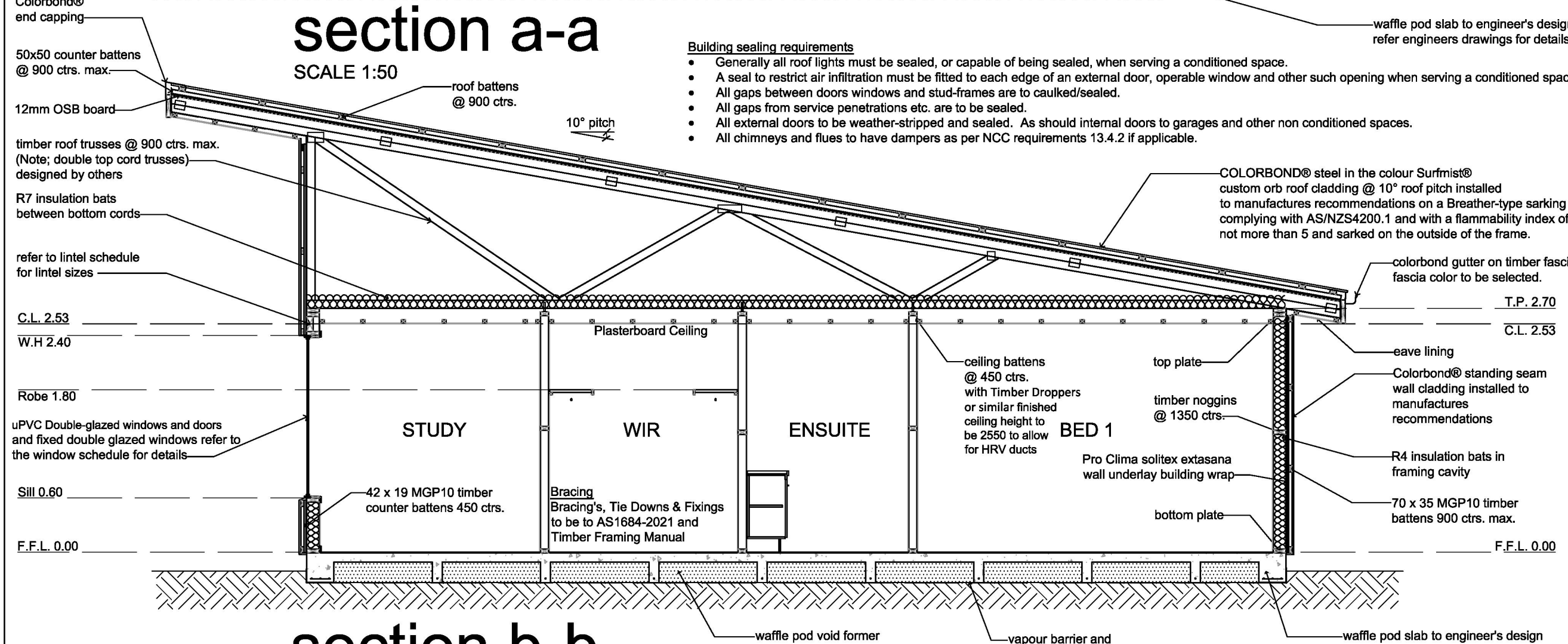
south elevation
SCALE 1:100



section a-a
SCALE 1:50

Building sealing requirements

- Generally all roof lights must be sealed, or capable of being sealed, when serving a conditioned space.
- A seal to restrict air infiltration must be fitted to each edge of an external door, operable window and other such opening when serving a conditioned space.
- All gaps between doors windows and stud-frames are to be caulked/sealed.
- All gaps from service penetrations etc. are to be sealed.
- All external doors to be weather-stripped and sealed. As should internal doors to garages and other non conditioned spaces.
- All chimneys and flues to have dampers as per NCC requirements 13.4.2 if applicable.



section b-b
SCALE 1:50

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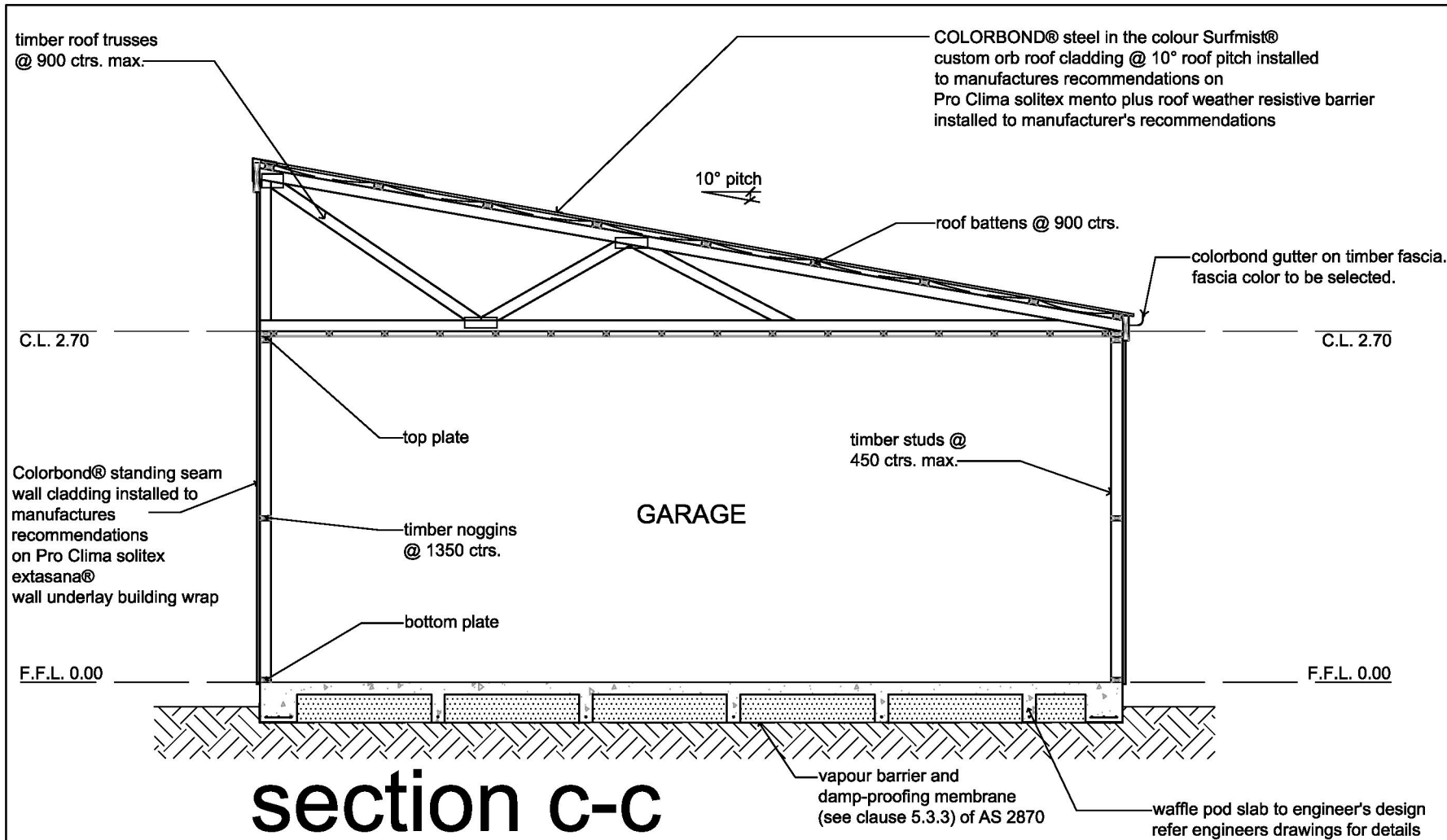
PROPOSED DWELLING

TITLE:
SECTIONS

PROJECT NO: 000024
DATE: 8 NOV. 2024
SCALE: 1:50 (A3)
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SHEET NO.
5/12



section c-c
SCALE 1:50

Concrete

1. All structural concrete is to have a minimum compressive strength f_c of 25mpa at 28 days from date of pouring.
2. New concrete work is to comply with the requirements of Australian standards and NCC/BCA.
3. Foundations, excavations, reinforcement placement etc. to be inspected and approved by the building surveyor prior to any concrete placement.
4. All reinforcement fabric is to be lapped a minimum of 225mm in both directions and a 500mm lap for trench mesh. u.n.o.
5. Reinforcement to have a minimum cover of 70mm in bottom of trenches. 40mm cover top & bottom throughout. u.n.o.
6. Strip top soil from under structural slabs, grade as req'd and cover with 50mm sand bed and 200um vapour barrier.

Stormwater

1. Connect stormwater to legal point of discharge to approval of relevant authority.
2. Use Ø90mm p.v.c. stormwater pipes throughout at min, 1 in 100 fall.
3. Gutters should have min, fall towards the outlet

Termite Control

KORDON TERMITE BARRIER is to be used as a Building Perimeter and Service Penetration termite protection system (AS 3660.1 - 2000). It is to be installed by a Manufacturer's Accredited Installer, as per the Manufacturer's installation instructions. The builder is to provide all relevant slab or construction details to the Accredited Installer for pricing etc. The Builder is to treat the building's termite protection as a part of the building process and therefore included in the construction program. You can find a Bayer Accredited Kordon Installer on the web or phone 1800 634 913

Termite Control And Moisture Barrier

KORDON TERMITE MOISTURE BARRIER is to be used as termite protection (AS 3660.1 - 2000) and as a damp proof membrane as per (AS 2870).

It is to be installed by a Manufacturer's Accredited Installer as per the Manufacturer's installation instructions. The builder is to provide all relevant slab details to the Accredited Installer for pricing etc. The Builder is to treat the building's termite protection as a part of the building process and therefore included in the construction program. You can find a Bayer Accredited Kordon Installer on the web or phone 1800 634 913

Window Schedule

1. All glazing to comply with AS1288 & AS2047 and Part3.6 of the NCC
2. PVC framed thermally broken Tilt and turn windows.
3. 2400 & 3000mm head height.
4. All operable sashes to be fitted with fly screens to suit BAL rating
5. All window sizes to be verified before ordering
6. All external doors, operable windows and other such opening in habitable rooms and conditioned spaces must be fitted with a seal to restrict air infiltration to each edge.

- W1 A 1800 x 2000 double glazed
- W2 A 2100 x 500 double glazed
- W3 D 2400 x 2400 sliding door with double glazing
- W4 A 1800 x 1200 double glazed
- W5 F 1800 x 3000 double glazed
- W6 A 1800 x 1200 double glazed
- W7 A 600 x 1200 double glazed (obscure glass)
- W8 A 1800 x 2000 double glazed
- W9 D 3000 x 5400 duel sliding door with double glazing
- W10 F 2400 x 1200 double glazed
- W11 A 1800 x 1200 double glazed
- W12 A 600 x 1200 double glazed (obscure glass)
- W13 A 1800 x 1200 double glazed
- W14 A 1800 x 2000 double glazed
- W15 F 2400 x 800 double glazed

Safety glazing shall be used in the following cases:-

- (1) All rooms- within 500mm vertical of the floor
- (2) Bathrooms- within 2000mm vertical from the bath base within 500mm horizontal from the bath/shr. to shower doors, shower screens and bath enclosures
- (3) Laundry- within 1200mm vertical from floor level and / or within 300mm vertical of trough
- (4) Doorway- within 300mm horizontal from all doors.
- (5) Ensuite - as for (1)

SCHEDULE OF FRAMING MEMBERS

Wind Classification N2 (33m/s)

Truss Roof

RLW
roof cladding - sheet roof (20kg) COLORBOND® steel in the colour Surfemist® custom orb installed to manufactures recommendations. Provide Pro Clima solitex mento plus roof weather resistive barrier installed to manufacturer's recommendations
roof battens - 45x70 MGP12 @ 1200 max spacing & 900 end spans max.. Note: batten splices. not more than 1 in 3 battens are spliced and no two splices are to be adjacent on any truss top chord
roof trusses - @ max 900 ctrs.(to manufacturers specifications). Note: double top cord including roof and ceiling bracing
roof / Top Plate connection - 1 No. Pryda Cyclone Straps
roof pitch - @ 10°
insulation - R 7.0 min. fibrous insulation to ceiling.
ceiling battens - 35x42 MGP10 @ 450ctr. or recommended metal furring channels
ceiling lining - 10mm plasterboard
cornice - profile to owners specification
eave over hang - 1500 & 600mm
soffit lining - 4.5mm HardieFlex™ eaves lining or similar approved.
fascias - 240 x 30 MGP10 H2 timber fascia, colour to be selected by owner.
gutter - colour and profile to owners specification.

Loadbearing Walls

optional H2-F Blue Pine termite resistant framing
wall height 3840 & 2700
top plates - 2/45x140 MGP10
nogginns - 140 x 35 MGP10 @ max 1350 ctrs.
bottom plates - 140 x 35 MGP10 (continuously supported)
common wall studs (notched for bracing) - 140x45 MGP10 @ 450 ctrs.
wall frames are to be to wall frame manufacturers details (including bracing to AS1684)
insulation - R 4.0 insulation bats to external walls only.
Pro Clima solitex extasana® wall underlay building wrap to external side of external studs
linings - 10mm plasterboard (dry areas)
6mm villaboard to (wet areas) or 10mm WR plasterboard or 9mmCemintel's CeminSeal™ Wallboard

Non Loadbearing Walls

wall height 3840 & 2700
top plates - 45x90 MGP10
nogginns - 90x35 MGP10 @ max 1350 ctrs.
bottom plates - 35x90 MGP10 (continuously supported)
studs - 90x45 MGP10 @ 450 ctrs.
linings - 10mm plasterboard (dry areas)
6mm villaboard to (wet areas) or 10mm WR plasterboard or 9mmCemintel's CeminSeal™ Wallboard

Waffle Pod Slabs: (to engineer's design)

slab - 100mm thick N20
slab fabric - SL82
edge beam - 310d x 300w below undisturbed ground level
internal beam 310d x 110w
internal beam reinforcement - 1N12
edge beam bottom reinforcement - 3-L11tm
water proofing barrier - 200um polythene laid on 50mm of sand

Paths

paving slab - 75mm thick trowled non slip finish graded away from building
reinforcement - SL72 40mm cover

Soil Note:

Plans to be read in conjunction with Australian Geotechnical Testing Project No. AGTE230037 03/02/23 special note to be taken of minimum depth below natural surface of 100mm
Soil classification "M"

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25 Balmoral Road Warrnambool 3280



PROPOSED
DWELLING

TITLE:
SECTION
& NOTES

PROJECT NO: 000024

DATE: 8 NOV. 2024

SCALE: 1:50 (A3)

DRAWN BY: D.H.

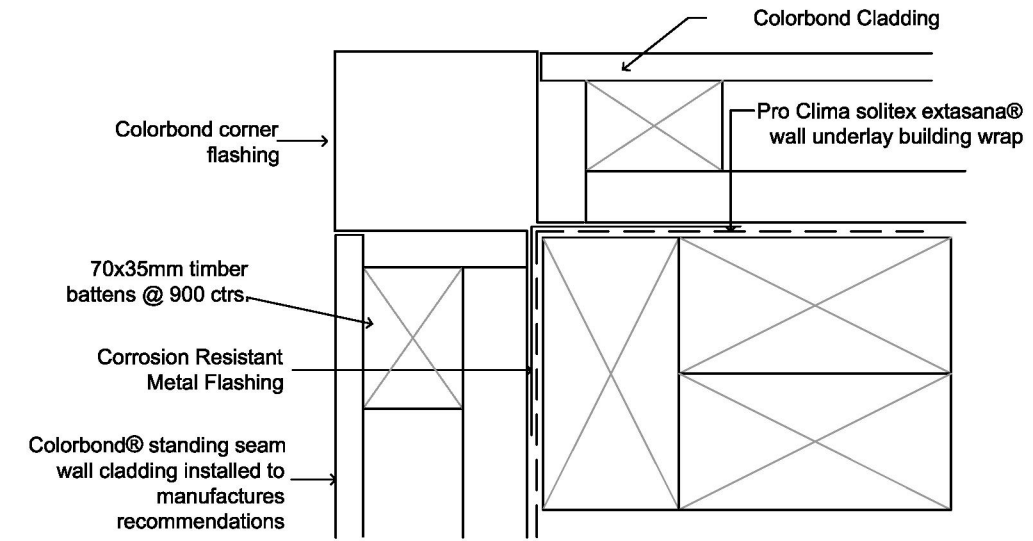
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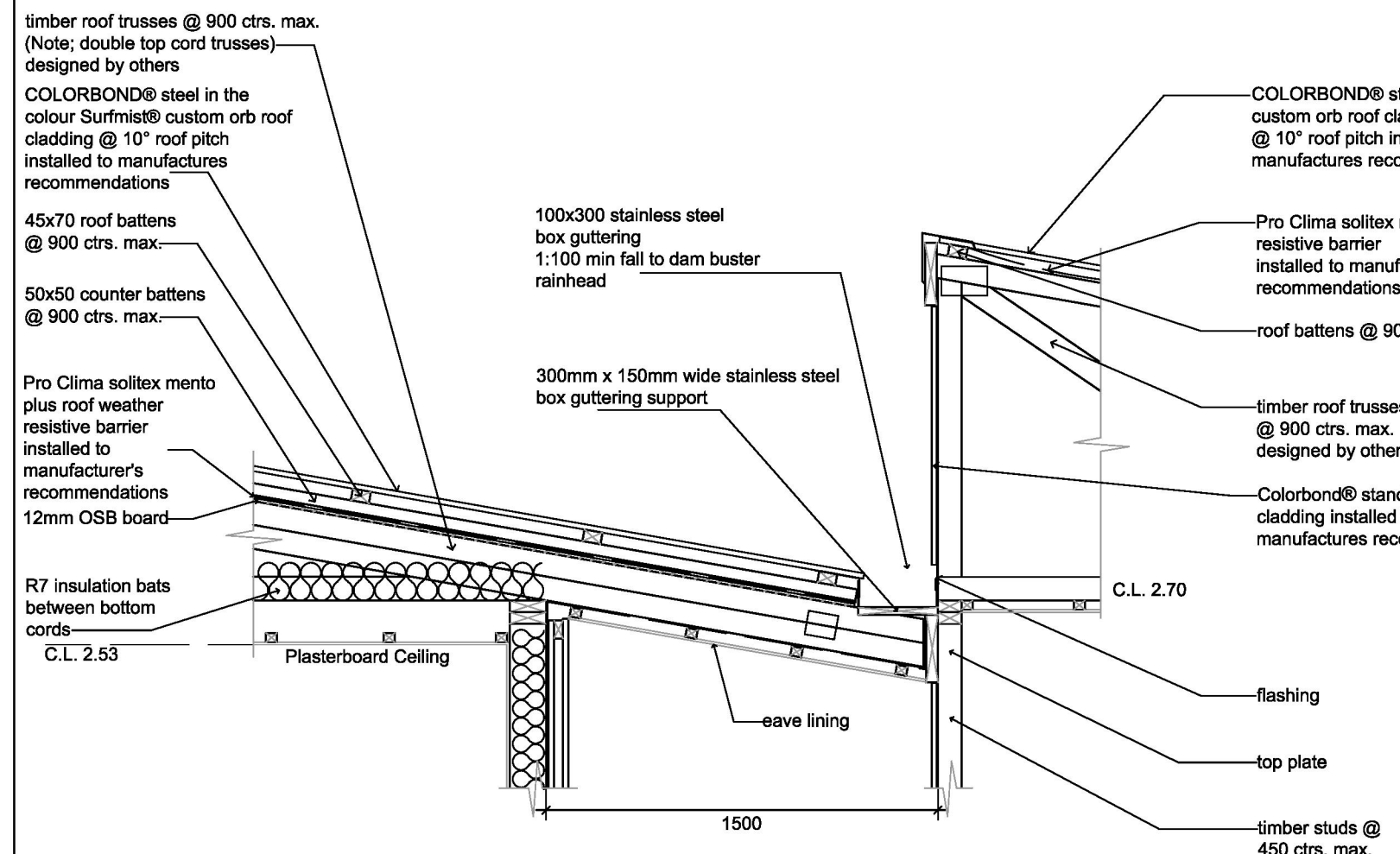
SHEET NO.

6/12

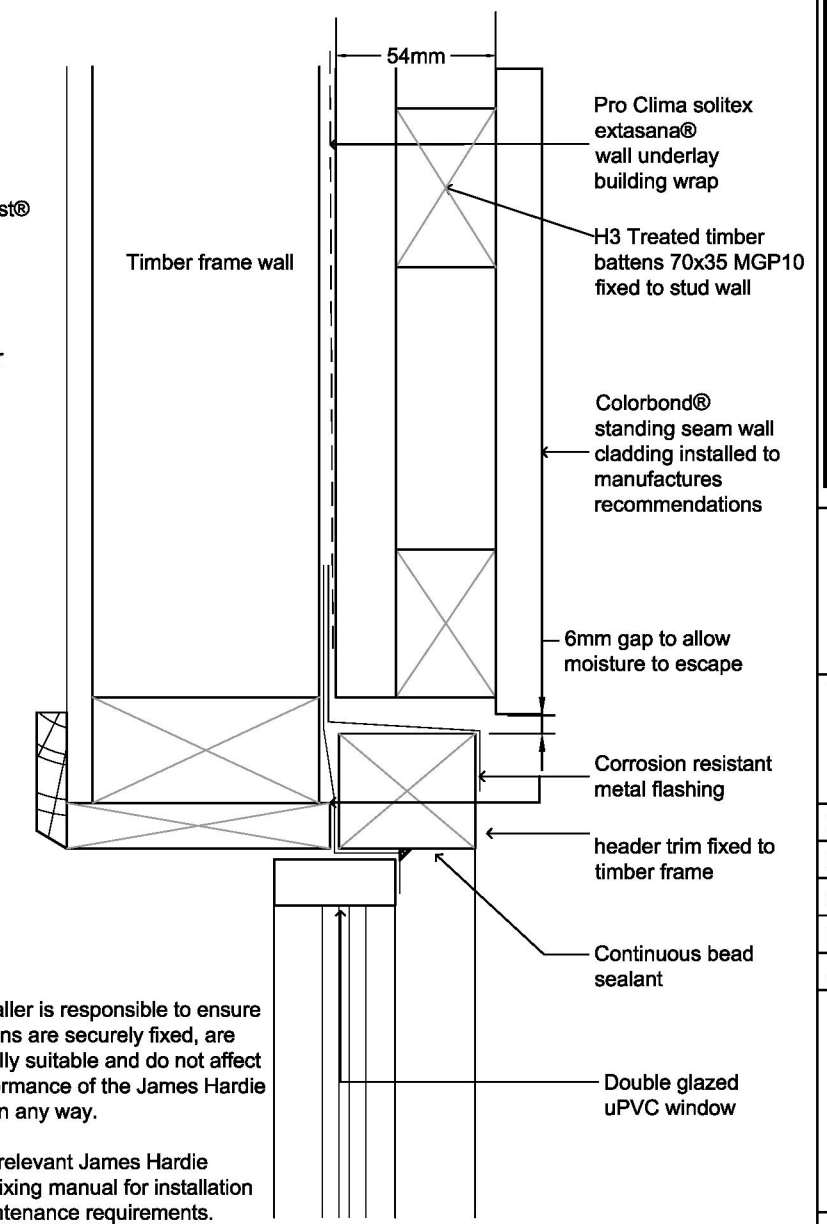
Note:
 Australian Standard
 Residential slabs and footings - Construction
 Clause 5.2.2
 The minimum height of the slab above ground level shall be 150mm
 except in sandy, well-drained areas where the minimum height shall be 100mm.
 These heights can be reduced to 50mm near adjoining paved areas that slope
 away from the building.
 *These minimum heights are to the top of the finished ground level after
 completion of paving and similar.



Colorbond External Cnr.



detail 2
 SCALE 1:25



NOTES:
 1. The installer is responsible to ensure the battens are securely fixed, are structurally suitable and do not affect the performance of the James Hardie product in any way.
 2. Refer to relevant James Hardie product fixing manual for installation and maintenance requirements.

Colorbond Trim window head

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25 Balmoral Road Warrnambool 3280



PROPOSED
 DWELLING

TITLE:
 DETAILS

PROJECT NO: 000024

DATE: 8 NOV. 2024

SCALE: R.T.D (A3)

DRAWN BY: D.H.

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7/12