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SITE COVERAGE ANALYSIS	
GROUND FLOOR BUILDING AREA:	180.06m²
IMPERMEABLE AREAS:	26.34m²
LOT AREA:	324.00m²
PERMEABILITY	36.30%
SITE COVERAGE	55.57%
TOTAL GARDEN AREA PROVIDED :	117.60m²
PERCENTAGE OF PROVIDED GARDEN AREA :	36.30%

LETTER BOX NOTE:

LETTERBOX TO BE SUPPLIED & INSTALLED BY THE BUILDER TO DEVELOPERS REQUIREMENTS

EXHAUST FAN NOTE

EXHAUST FANS WILL BE INSTALLED IN ACCORDANCE WITH NCC 2022 P10.8.2.

HEAT PUMP HOT WATER SYSTEM

PROVIDE AKQUA AK-200HPE1 HEAT PUMP WATER HEATER IN LIEU OF SOLAR HOT WATER SYSTEM. THIS SYSTEM IS TO BE INSTALLED IN ACCORDANCE WITH THE PLUMBING REGULATIONS 2018.

NATIONAL BROADBAND NETWORK

ALL WIRING TO BE INSTALLED IN ACCORDANCE WITH NBN'S REQUIREMENTS AS OUTLINED IN NBN CO PREPARATION AND INSTALLED GUIDE FOR SDUS AND MDUS

FENCE & LANDSCAPE NOTE:

ALL BOUNDARY FENCING & LANDSCAPING TO BE SUPPLIED & INSTALLED BY CLIENT AFTER HANDOVER TO DEVELOPERS REQUIREMENTS. THE BUILDER IS NOT LIABLE FOR ANY ITEMS THE CLIENTS NEED TO COMPLETE TO CONFORM WITH THE DEVELOPERS RESTRICTIONS

DRIVEWAY & PAVING NOTE:

DRIVEWAY, PATH & PORCH PAVING TO BE SUPPLIED & INSTALLED BY THE BUILDER TO DEVELOPERS REQUIREMENTS

FRONT SETBACK

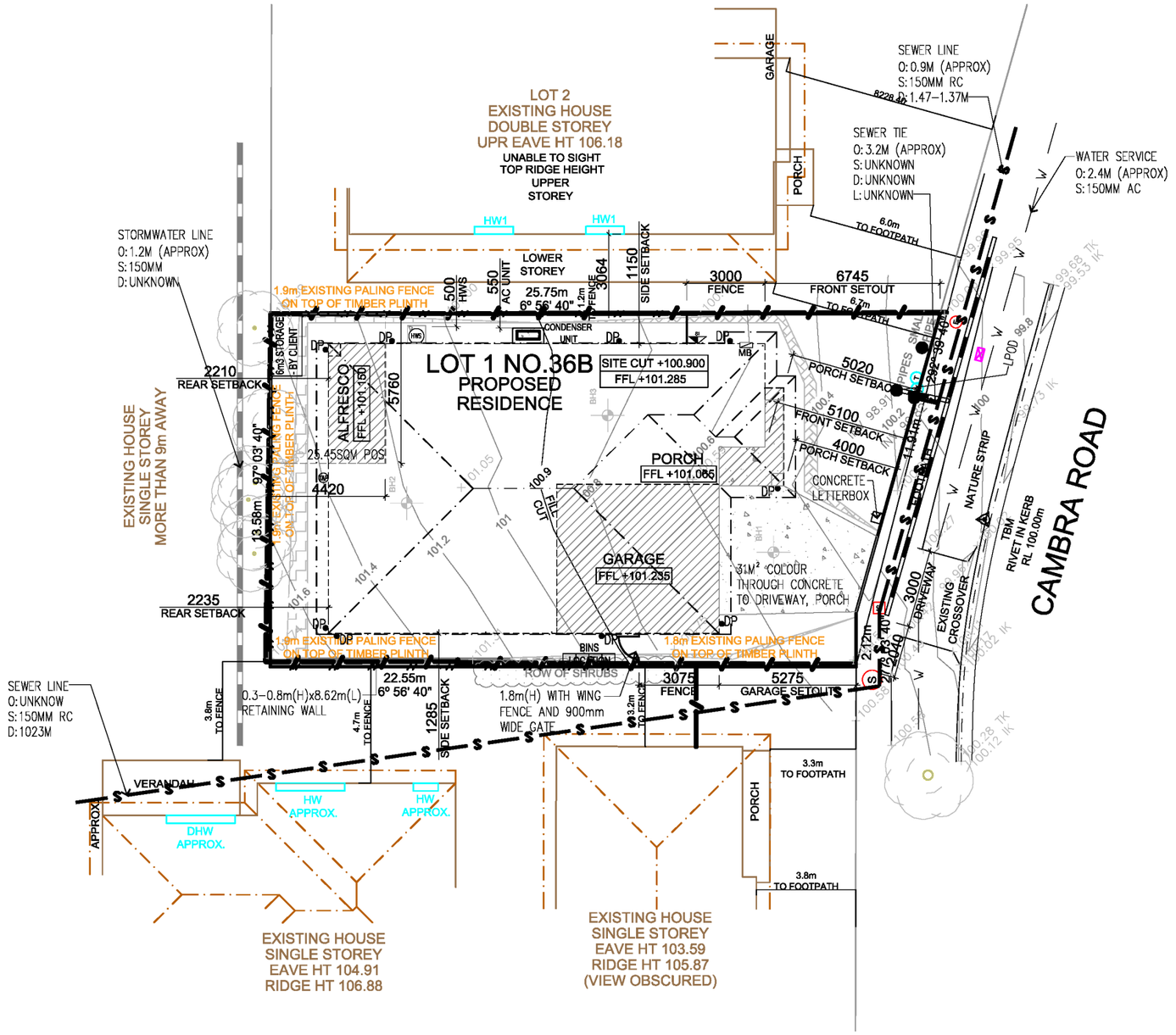
REPORT & CONSENT REQ'D FOR FRONT SETBACK NOT COMPLYING WITH RESCODE BUILDING REG - 74

NOTE:

3 PHASE POWER INCLUDED - RUN IN FROM THE ELECTRICAL PIT

NOTE:

PROVIDE OMEGA-ESG 3-STAGE WATER FILTRATION SYSTEM BAL RATED UNIT (WH36KBAL) - CLIENT TO REVIEW AND CHANGE OVER FILTERS AS REQUIRED.



REFER TO FINAL DRAINAGE PLANS FOR LOCATIONS OF AGRICULTURAL DRAINS AND SILT PITS

SITE NOTES:

SOIL CLASSIFICATION
CLASS "P(H2)"
AS PER SOIL REPORT PROVIDED BY "Intrax Consulting Engineers Pty Ltd"
FILE NO: 250841 DATED: 03/9/2025

WIND RATING : N1
SITE CUT AND BATTER

- DWELLING & GARAGE: WAFFLE POD CONCRETE SLAB
- DEEP SITE SCRAPE & FILL TO R.L. 100.900
- SITE CUT GARAGE TO R.L. 100.850
- FREEBOARD 385 MM
- REBATE TO HOUSE 220 MM
- STEP DOWN TO PORCH 220 MM
- STEP DOWN TO ALFRESCO 135 MM
- STEP DOWN TO GARAGE 50 MM

INDICATED FILL BATTE
INDICATED CUT BATTE
INDICATED STEPDOWN

SITE CUT AND FILL TO BE MINIMUM 1.2M FROM DWELLING BOUNDARY AND BATTERED AT NO MORE THAN 45°.SITE CUTS/FILLING WORKS NOT SUPPORTED BY RETAINING WALLS SHALL BE FINISHED WITH A BATTER OF 45 DEGREES AND AN AGRICULTURAL DRAIN AT THE BASE OR A SPOON DRIAN AT THE END OF ANY FUTURE PAVING
ALL SITE EXCAVATION BATTERS TO BE IN ACCORDANCE WITH THE H1D3 SITE PREPARATION & 3.2.1 UN-RETAINED BULK EARTHWORKS-SITE CUT & FILL NCC 2022 ALTERNATIVELY, TO BE IN ACCORDANCE WITH THE ENGINEER'S RECOMMENDATIONS. EXTERNAL WALL FOOTINGS SHALL NOT BE FOUNDED AT GREATER DEPTHS THAN THE ADJOINING BUILDING FOOTINGS. STOP WORKS AND CONTACT THE OFFICE IMMEDIATELY IF THE ABOVE CANNOT BE ACHIEVED

LEGEND:

MB -METER BOX
GAS -GAS METER
-TREE
HWS -HOT WATER SERVICE
-STORM WATER PIT
TAP -TAP

BUSHFIRE ASSESSMENT LOW

1. FIRE DANGER INDWX (FD1): 100
2. CLASSIFIED VEGITATION TYPE: LOW SHRUBLAND
3. DISTANCE FROM SITE TO CLASSIFIED VEGITATION: <100 METRES
4. EFFECTIVE SLOPE(S) UNDER THE CLASSIFIED VEGITATION TYPE: DOWNSLOPE <5°
5. BUSHFIRE ATTACK LEVEL: LOW
6. CONSTRUCTION REQUIREMENTS: THERE IS INSUFFICENT RISK TO WARRANT SPECIFIC CONSTRUCTION REQUIREMENTS



[redacted]

PLEASE READ CAREFULLY

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SIGNED ..... DATE: .....
SIGNED ..... DATE: .....
WITNESSED ..... DATE: .....

SHEET TITLE: SITE
SCALE: 1:200
SHEET SIZE: A3
SHEET: 01 of 20

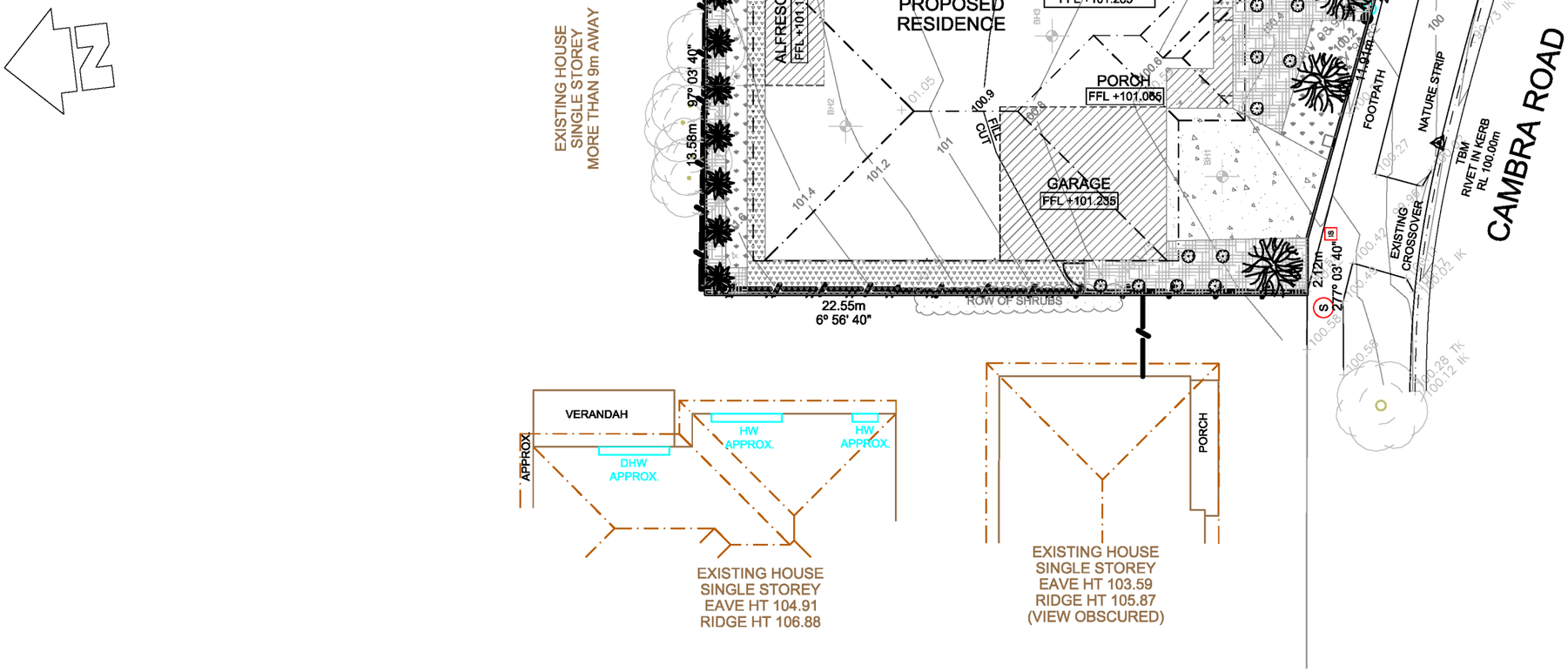
HOUSE TYPE: GROVE 157 (LHS)
FACADE: CONTEMPORARY

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ALL LANDSCAPE NOTE

FULL LANDSCAPING TO BE SUPPLIED & INSTALLED BY THE BUILDER AS PER DEVELOPERS REQUIREMENTS AND AS PER TYPE PLAN A

LETTER BOX NOTE:

LETTERBOX TO BE SUPPLIED & INSTALLED BY THE BUILDER TO DEVELOPERS REQUIREMENTS

FENCE & LANDSCAPE NOTE:

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LEGEND

- 20mm COLOURED MULCH
- MIXED PEBBLE VARIETY
- CRUSHED TOPPINGS
- SELECTED CONCRETE
- INSTANT TURF
- JAPANESE MAPLES: ACER PALMATUM x3 1.5m–7m HIGH, 2m–4m SPREAD CANOPY AREA 12.6m2
- –150mm pot Australian native (19)
- –1.2m Screening Tree native (8)

PROVIDE SEEDS TO THE NATURE STRIPS

[redacted]

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SIGNED ..... DATE: .....
WITNESSED ..... DATE: .....

SHEET TITLE: LANDSCAPE
SCALE: 1:200
SHEET SIZE: A3
SHEET: 1B of 20

HOUSE TYPE: GROVE 157 (LHS)
FACADE: CONTEMPORARY

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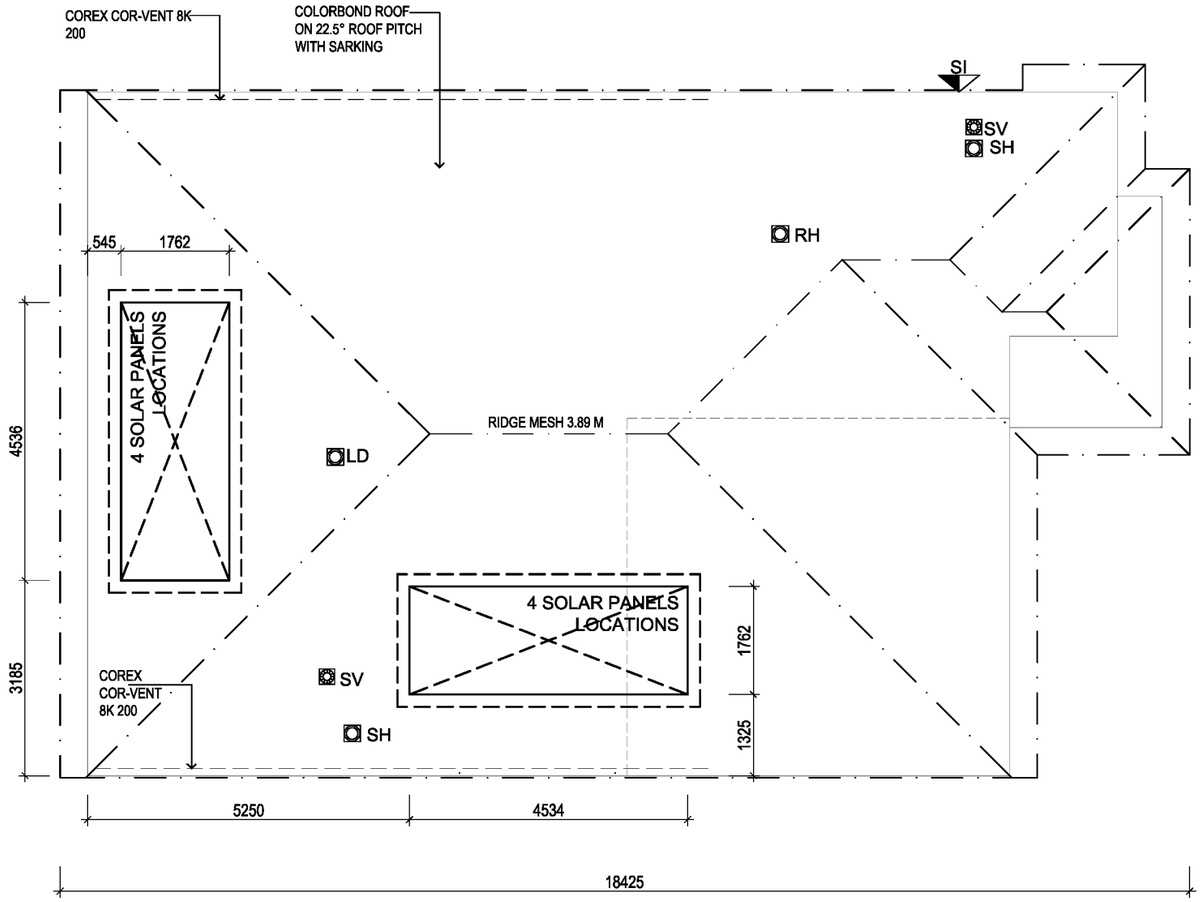
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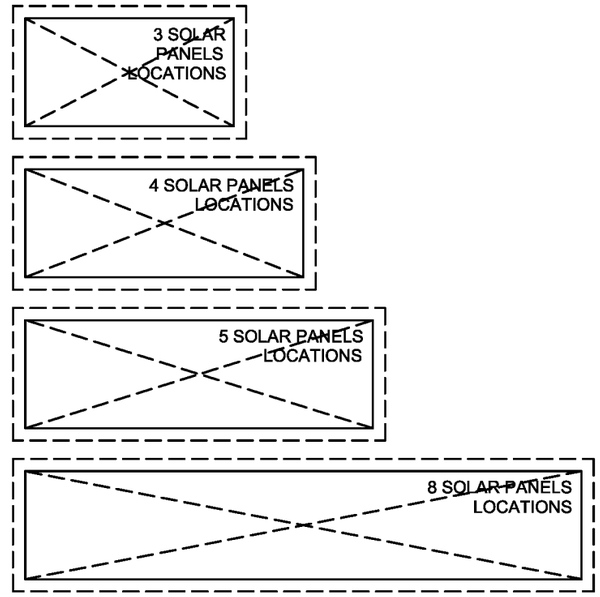
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EXHAUST FAN NOTE

EXHAUST FANS WILL BE INSTALLED IN ACCORDANCE WITH NCC 2022 P10.8.2.

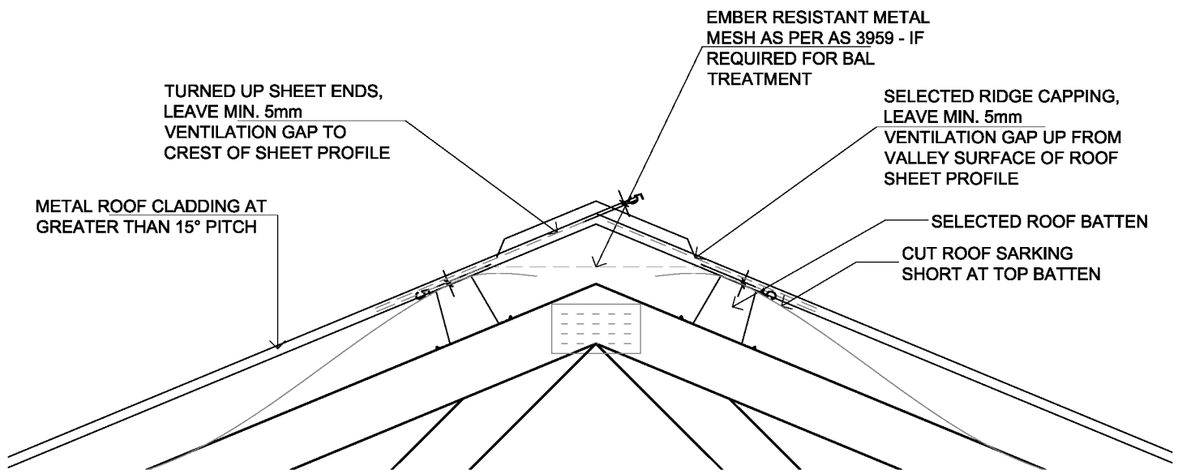


SOLAR PANEL EXCLUSION ZONE



LEGEND

SH	-SHOWER EXHAUST VENT
RH	-RANGEHOOD VENT
WC	-W.C. EXHAUST VENT
LD	-LAUNDRY EXHAUST VENT
SV	-SEWER VENT
	-WHIRLYBIRD
	-EVAPORATIVE COOLER
	-SKYLIGHT
	-SOLAR PANELS
	-SOLAR INVERTER



NCC 2022 CONDENSATION MANAGEMENT 10.8.3

VENTILATION REQUIREMENTS

ROOF PITCH: ≥ 15 DEGREES =
7,000mm²/m AT EAVES
5,000mm²/m AT RIDGE

ROOF PITCH: 10 - 14.9 DEGREES =
25,000mm²/m AT EAVES
5,000mm²/m AT RIDGE

ROOF PITCH: 10 DEGREES =
25,000mm²/m AT EACH END

ROOF TYPES & VENT PRODUCT

LOW LEVEL (EAVE)
- TILED ROOF (UNSARKED) - N/A
- COLORBOND (UNSARKED) - N/A
- TILED ROOF (SARKED) - OVER FASCIA VENT G1200N
- COLORBOND (SARKED) - COR-VENT 8K 200

HIGH LEVEL (MAX. 900MM FROM RIDGE)
- TILED ROOF (UNSARKED) - N/A
- COLORBOND (UNSARKED) - N/A
- TILED ROOF (SARKED) - BRADFORD WINDMASTER
- COLORBOND (SARKED) - BRADFORD WINDMASTER

BUSHFIRE ZONES (BAL)
BUSHFIRE ZONES TO USE BAL RATED PRODUCTS.
BAL RATED PRODUCT VALUES DO NOT DIFFER

NCC 2022 CONDENSATION MANAGEMENT 10.8.3

LOW LEVEL VENTILATION

COREX COR-VENT 8K 200		8050mm²/m			
VENT SYSTEMS OVER FASCIA VENT G1200N		11000mm²/m			
	Roof Length (m)	Air flow (mm²/lm)	Total Air Flow (mm²)	Vent Product (mm²/lm)	Vent Product total lm required
LOW LEVEL VENT CALC	18.43	7000	128975.000000	8050	16.02

HIGH LEVEL VENT

MESH		13500 mm			
	Roof Length	Air flow (mm²/lm)	Total Air Flow (mm²)	Vent Product (mm²)	Lmm **
High Level Vent Calc.	18.43	5000	92125.00	13500	6824.07

[redacted]

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SIGNED ..... DATE: .....
SIGNED ..... DATE: .....
WITNESSED ..... DATE: .....

SHEET TITLE: ROOF PENETRATION
SCALE: 1:100
SHEET SIZE: A3
SHEET: 02 of 20

HOUSE TYPE: GROVE 157 (LHS)
FACADE: CONTEMPORARY

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AREA SCHEDULE

GROUND FL:	128.74m²	13.86sq
GARAGE:	35.82m²	3.86sq
PORCH:	5.36m²	0.58sq
ALFRESCO:	10.14m²	1.09sq
TOTAL:	180.06m²	19.38sq

NOTE

PROVIDE 10NO ACCENT HAG9 2040MMH TO MASTER BED, ENSUITE, BED 2, BED 3, BED 4, BATH, LAUNDRY X2, INTERNAL GARAGE DOOR

NOTE

PROVIDE PRIVACY SETS TO MASTER BED, BED 2, BED 3, BED 4, ENSUITE, BATH.

GENERAL NOTES

-SOLID HATCHED VOID INDICATE THEY CANNOT BE REMOVED, RELOCATED OR ALTERED. FLOOR JOISTS AND TRUSSES TO BE CLEAR OF VOIDS.

-INDICATES BALUSTRADES TO STAIRS.

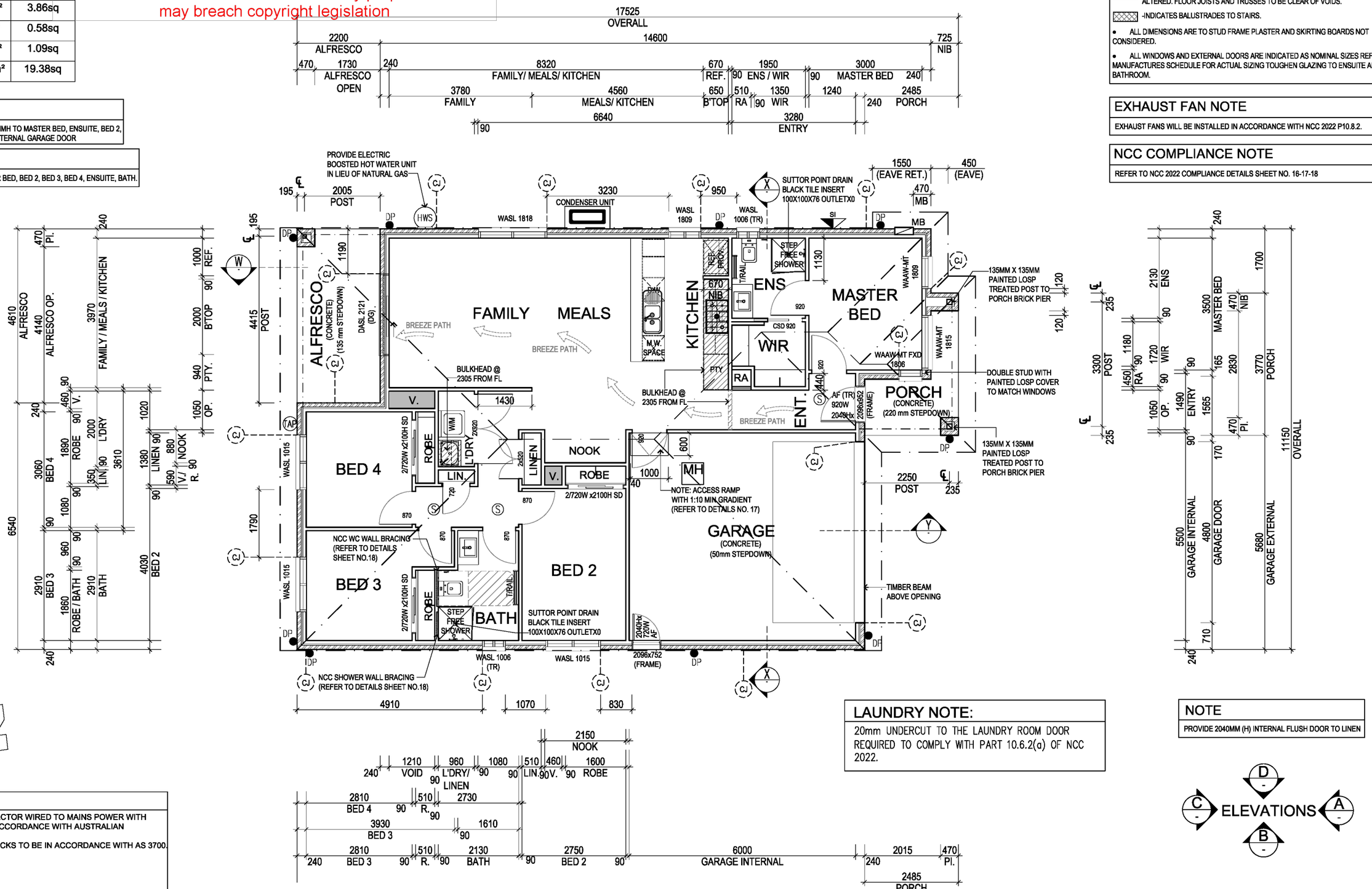
- ALL DIMENSIONS ARE TO STUD FRAME PLASTER AND SKIRTING BOARDS NOT CONSIDERED.
- ALL WINDOWS AND EXTERNAL DOORS ARE INDICATED AS NOMINAL SIZES REFER TO MANUFACTURES SCHEDULE FOR ACTUAL SIZING TOUGHEN GLAZING TO ENSUITE AND BATHROOM.

EXHAUST FAN NOTE

EXHAUST FANS WILL BE INSTALLED IN ACCORDANCE WITH NCC 2022 P10.8.2.

NCC COMPLIANCE NOTE

REFER TO NCC 2022 COMPLIANCE DETAILS SHEET NO. 16-17-18



LAUNDRY NOTE:

20mm UNDERCUT TO THE LAUNDRY ROOM DOOR REQUIRED TO COMPLY WITH PART 10.6.2(a) OF NCC 2022.

NOTE

PROVIDE 2040MM (H) INTERNAL FLUSH DOOR TO LINEN

LEGEND

- (S) -PROVIDE SMOKE DETECTOR WIRED TO MAINS POWER WITH BATTERY BACK UP IN ACCORDANCE WITH AUSTRALIAN STANDARDS.
- (CJ) -CONTROL JOINT IN BRICKS TO BE IN ACCORDANCE WITH AS 3700.
- (HWS) -HOT WATER SERVICE
- MB -METER BOX
- GAS -GAS METER
- SI -SOLAR INVERTER

ELEVATIONS: D, C, A, B

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SIGNED ..... DATE: .....
SIGNED ..... DATE: .....
WITNESSED ..... DATE: .....

SHEET TITLE: GROUND FLOOR PLAN
SCALE: 1:100
SHEET SIZE: A3
SHEET: 03 of 20

HOUSE TYPE: GROVE 157 (LHS)
FACADE: CONTEMPORARY

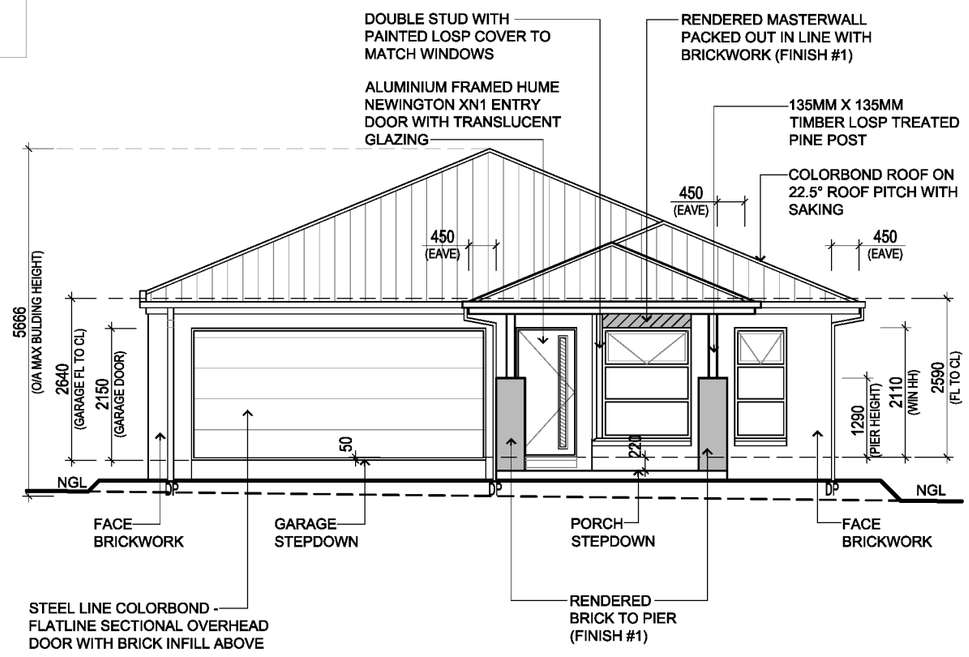
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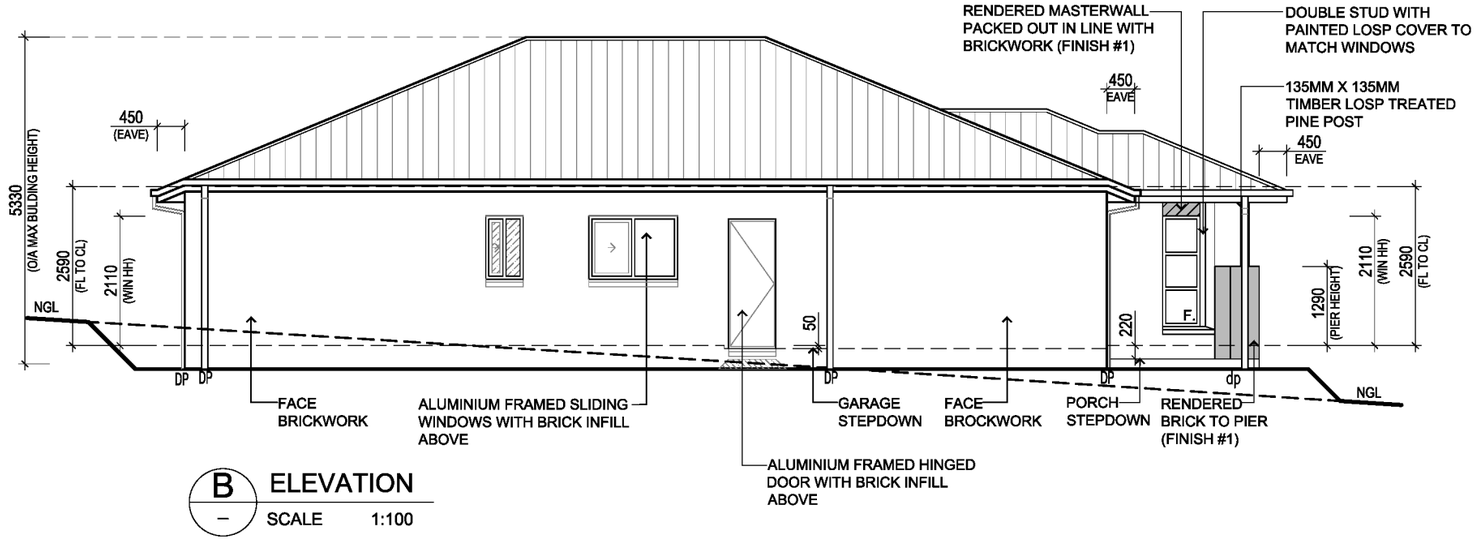
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FACADE MATERIALS RATIO TABLE		
MATERIAL TYPE	AREA (M²)	PERCENTAGE
FACADE AREA EXCLUDING DOORS & WINDOWS	10.84	100.00%
RENDER COLOUR #1	1.37	12.64%
FACE BRICKWORK	9.47	87.36%



A – ELEVATION
SCALE 1:100



B – ELEVATION
SCALE 1:100

GENERAL NOTES

- WINDOW HEAD HEIGHTS INDICATED ARE NOMINAL AND MAY VARY DUE TO VARIANCES IN BRICK SIZES.
- BACKFILL TO EXTERNAL DOOS NOT TO BE GREATER THAN 190MM IN ACCORDANCE WITH NCC 2022 '11.2.6 THRESHOLDS'.
- DIMENSIONS RELATING TO FFL & FCL REFER TO OVERALL TOP & BOTTOM PLATE DIMENSIONS, NOT ACTUAL CEILING HEIGHTS.

MATERIAL FINISH LEGEND:

- FACE BRICKWORK
- RENDERED BRICKWORK (FINISH #1)
- PAINTED F.C SHEET TO ALFRESCO BEAM

NOTE

ALUMINIUM FRAMED AWNING WINDOWS TO FRONT FACADE ONLY (UNLESS NOTED OTHERWISE)

ALUMINIUM FRAMED SLIDING WINDOWS TO SIDE AND REAR ELEVATIONS (UNLESS NOTED OTHERWISE)

NOTE

600mm EAVES FROM OUTSIDE OF FRAME TO FRONT FACADE ONLY. 2150mm WINDOW HEAD HT. TO SIDE AND REAR (UNLESS NOTED OTHERWISE)

NOTE

GRADE SOIL UP TO EXTERNAL DOORWAY, BACKFILL TO EXTERNAL DOORS NOT TO BE GREATER THAN 190mm IN ACCORDANCE WITH NCC 11.2.6 THRESHOLDS.

[redacted]

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SIGNED ..... DATE: .....
SIGNED ..... DATE: .....
WITNESSED ..... DATE: .....

SHEET TITLE: ELEVATIONS 1
SCALE: 1:100
SHEET SIZE: A3
SHEET: 04 of 20

HOUSE TYPE: GROVE 157 (LHS)
FACADE: CONTEMPORARY

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GENERAL NOTES

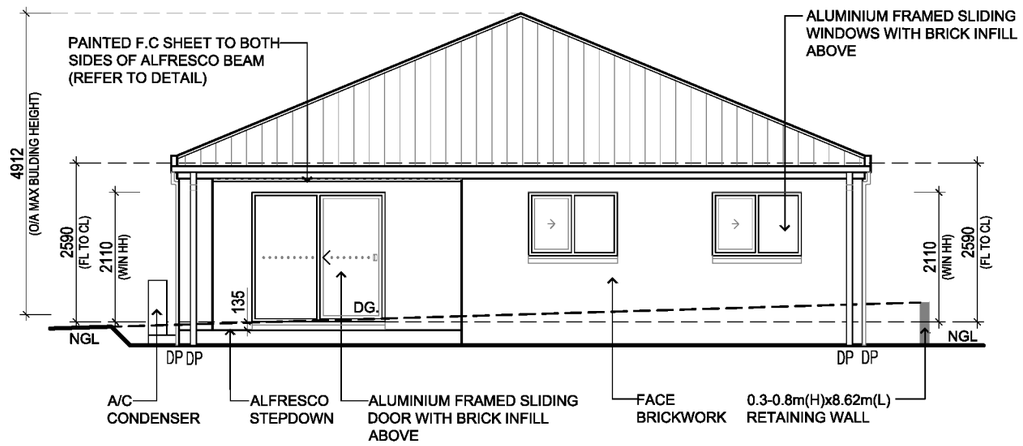
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MATERIAL FINISH LEGEND:

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- RENDERED BRICKWORK (FINISH #1)
- PAINTED F.C SHEET TO ALFRESCO BEAM

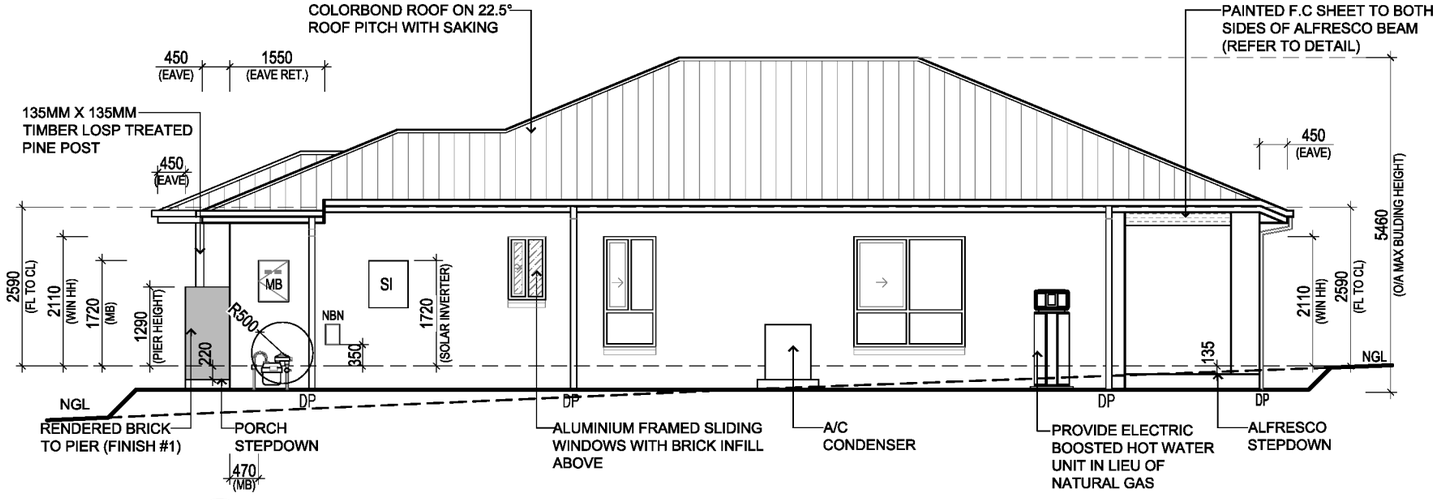
NOTE

GRADE SOIL UP TO EXTERNAL DOORWAY, BACKFILL TO EXTERNAL DOORS NOT TO BE GREATER THAN 190mm IN ACCORDANCE WITH NCC 11.2.6 THRESHOLDS.



C — ELEVATION

SCALE 1:100



D — ELEVATION

SCALE 1:100

[redacted]

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SIGNED ..... DATE: .....
SIGNED ..... DATE: .....
WITNESSED ..... DATE: .....

SHEET TITLE: ELEVATIONS 2
SCALE: 1:100
SHEET SIZE: A3
SHEET: 05 of 20

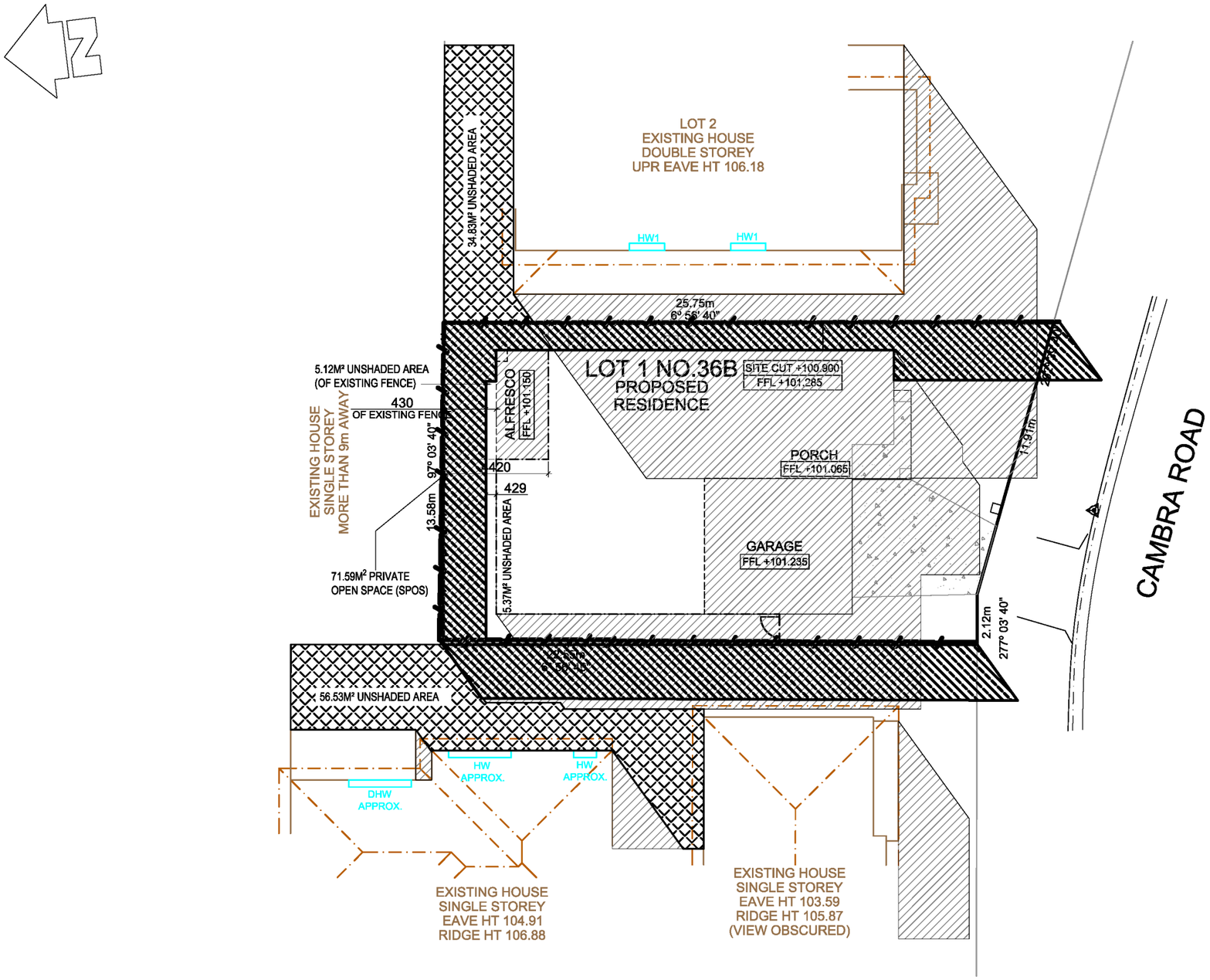
HOUSE TYPE: GROVE 157 (LHS)
FACADE: CONTEMPORARY

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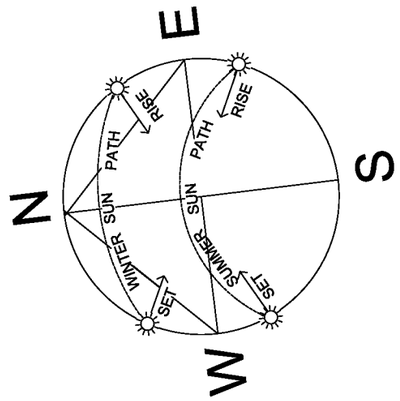
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SHADOW DIAGRAM NOTES:

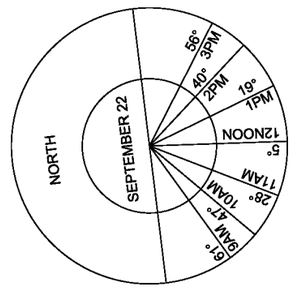
DIRECTION OF SUN MOVEMENT

NOTE: ALL SHADOWS ARE GENERATED ON 22ND OF SEPTEMBER EQUINOX



SHADOWS 22 SEPTEMBER
SUNLIGHT TO PRIVATE OPEN SPACE
EQUINOX DATUM: 22 SEPTEMBER, MELBOURNE VICTORIA.

TIME	SUN ALTITUDE (DEGREES)	SHADOW LENGTH PER METER HIGH
9AM	32°	1.60m
10AM	41°	1.15m
11AM	49°	0.87m
12NOON	52°	0.78m
1PM	50°	0.84m
2PM	45°	1.00m
3PM	36°	1.30m



9AM SHADOWS (OF DWELLING)

9AM SHADOWS (OF EXISTING FENCE)

[redacted]

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SIGNED ..... DATE: .....
SIGNED ..... DATE: .....
WITNESSED ..... DATE: .....

SHEET TITLE: SHADOW 9AM
SCALE: 1:200
SHEET SIZE: A3
SHEET: 1Cof 20

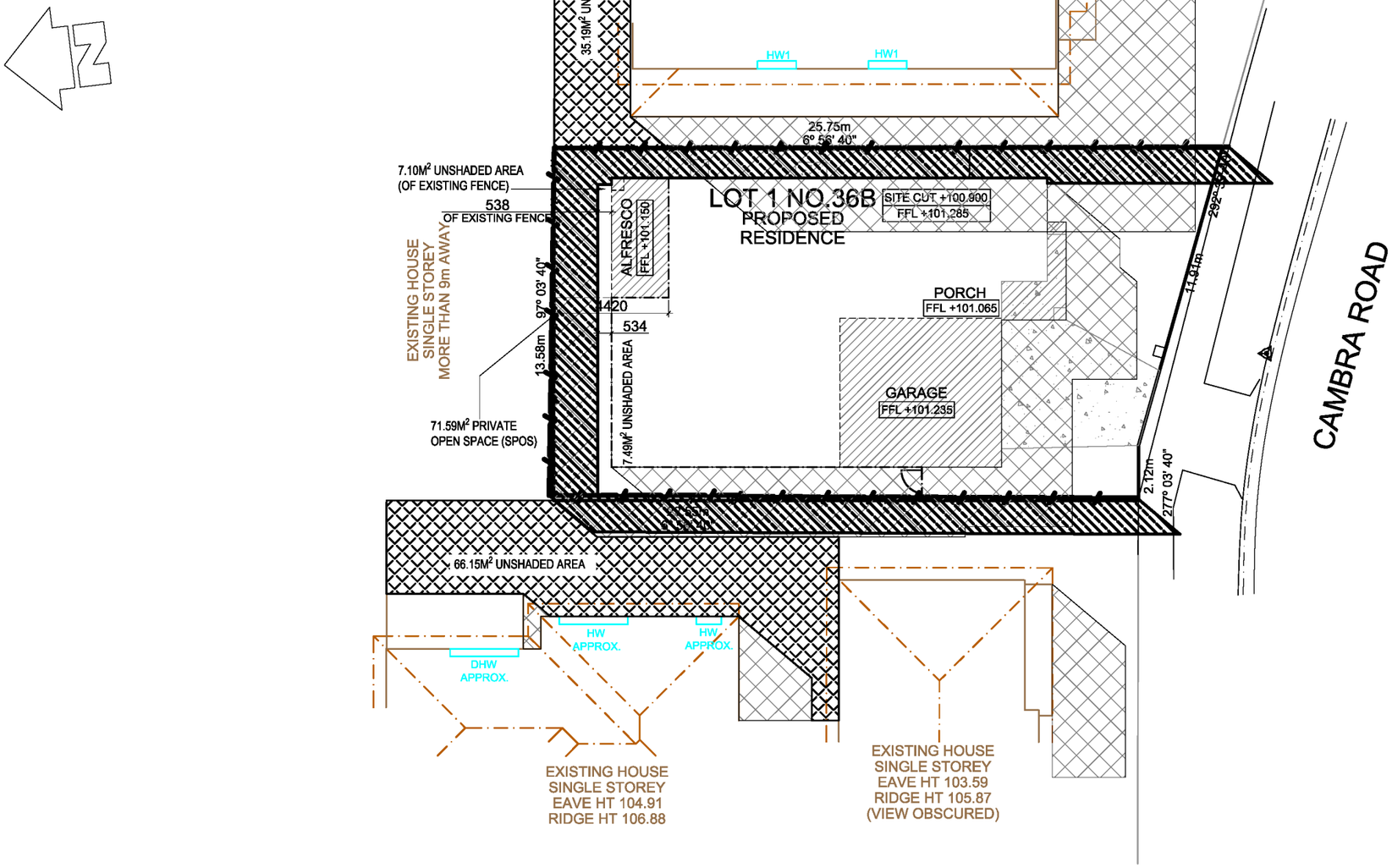
HOUSE TYPE: GROVE 157 (LHS)
FACADE: CONTEMPORARY

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JOB ADDRESS: Lot 1 / No. 36B Cambra Road BELMONT 3216
D.B. No:
B.C. No: 330309

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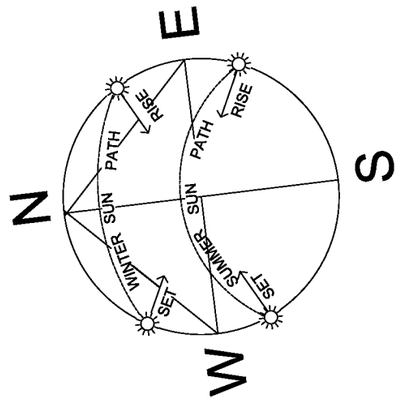
City of Greater Geelong, Statutory Planning - Date Received 01.10.2026



SHADOW DIAGRAM NOTES:

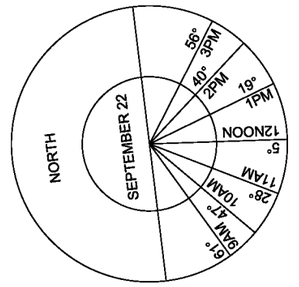
DIRECTION OF SUN MOVEMENT

NOTE: ALL SHADOWS ARE GENERATED ON 22ND OF SEPTEMBER EQUINOX



SHADOWS 22 SEPTEMBER
SUNLIGHT TO PRIVATE OPEN SPACE
EQUINOX DATUM: 22 SEPTEMBER, MELBOURNE VICTORIA.

TIME	SUN ALTITUDE (DEGREES)	SHADOW LENGTH PER METER HIGH
9AM	32°	1.60m
10AM	41°	1.15m
11AM	49°	0.87m
12NOON	52°	0.78m
1PM	50°	0.84m
2PM	45°	1.00m
3PM	36°	1.30m



10AM SHADOWS (OF DWELLING)

10AM SHADOWS (OF EXISTING FENCE)

[redacted]

PLEASE READ CAREFULLY

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SIGNED ..... DATE: .....
SIGNED ..... DATE: .....
WITNESSED ..... DATE: .....

SHEET TITLE: SHADOW 10AM
SCALE: 1:200
SHEET SIZE: A3
SHEET: 1D of 20

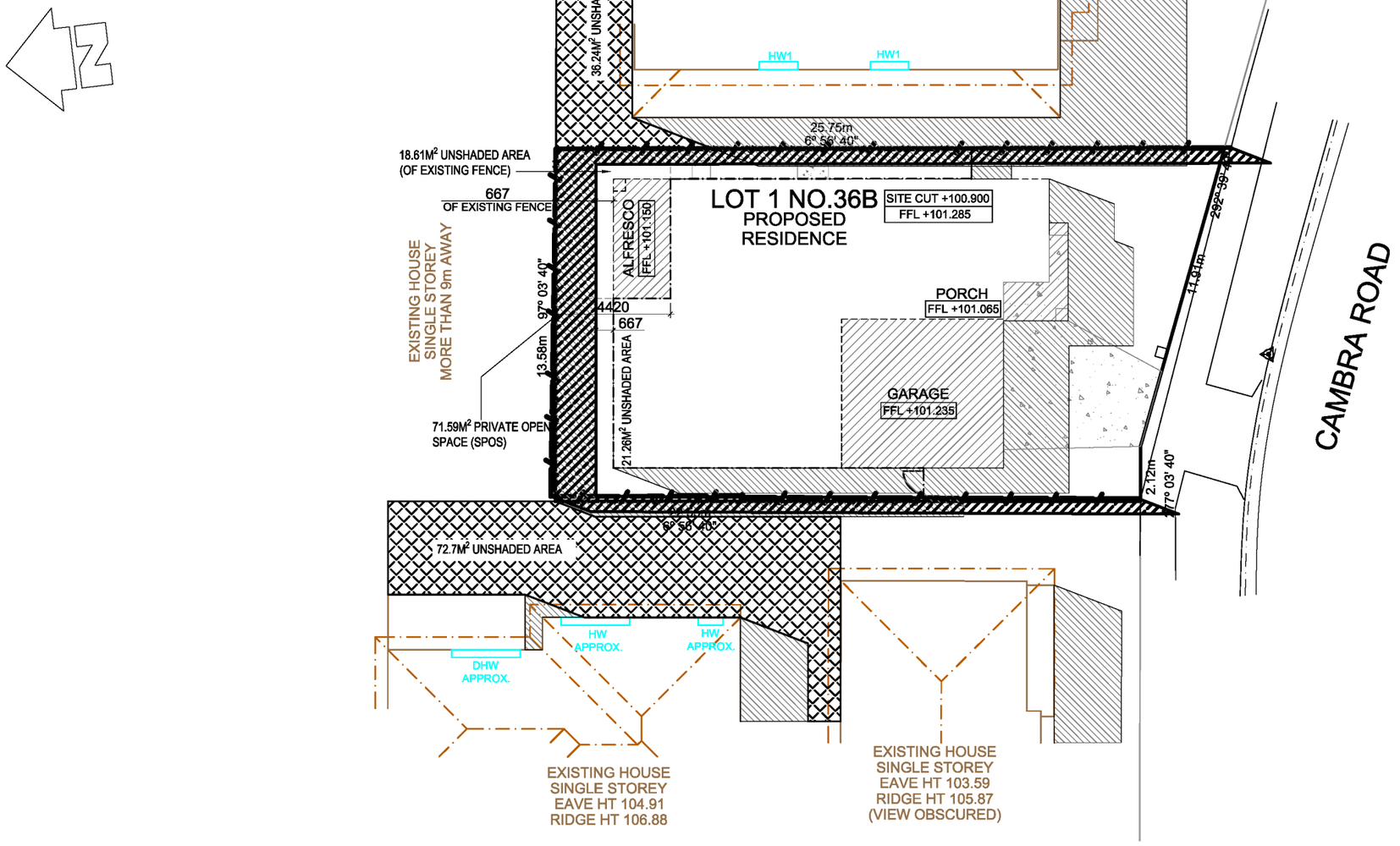
HOUSE TYPE: GROVE 157 (LHS)
FACADE: CONTEMPORARY

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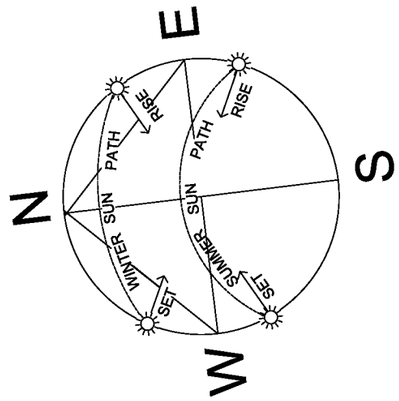
City of Greater Geelong, Statutory Planning - Date Received 01.10.2026



SHADOW DIAGRAM NOTES:

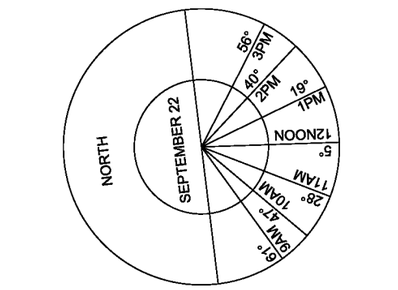
DIRECTION OF SUN MOVEMENT

NOTE: ALL SHADOWS ARE GENERATED ON 22ND OF SEPTEMBER EQUINOX



SHADOWS 22 SEPTEMBER
SUNLIGHT TO PRIVATE OPEN SPACE
EQUINOX DATUM: 22 SEPTEMBER, MELBOURNE VICTORIA.

TIME	SUN ALTITUDE (DEGREES)	SHADOW LENGTH PER METER HIGH
9AM	32°	1.60m
10AM	41°	1.15m
11AM	49°	0.87m
12NOON	52°	0.78m
1PM	50°	0.84m
2PM	45°	1.00m
3PM	36°	1.30m



11AM SHADOWS (OF DWELLING)

11AM SHADOWS (OF EXISTING FENCE)

[redacted]

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SIGNED ..... DATE: .....
SIGNED ..... DATE: .....
WITNESSED ..... DATE: .....

SHEET TITLE: SHADOW 11AM
SCALE: 1:200
SHEET SIZE: A3
SHEET: 1E of 20

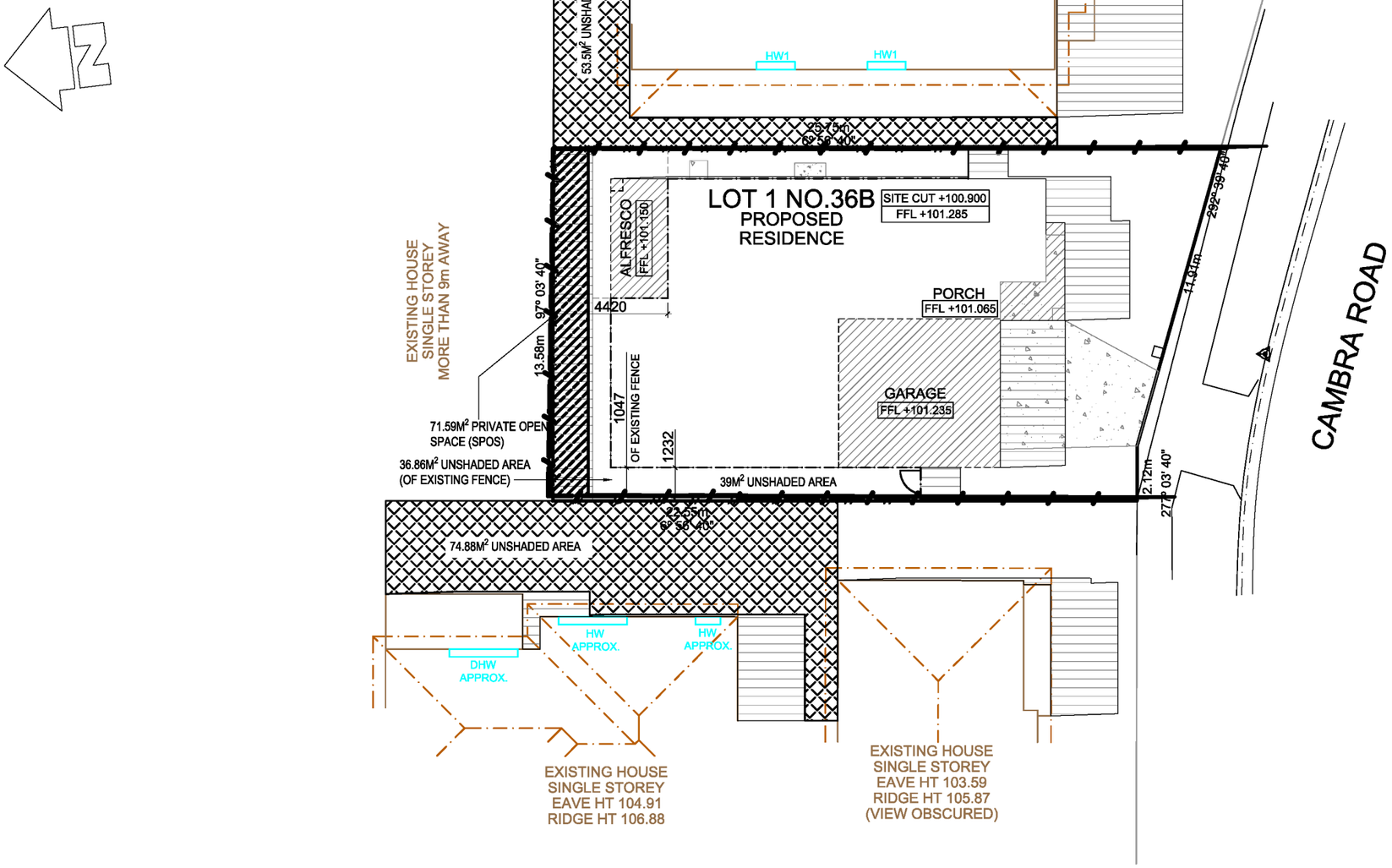
HOUSE TYPE: GROVE 157 (LHS)
FACADE: CONTEMPORARY

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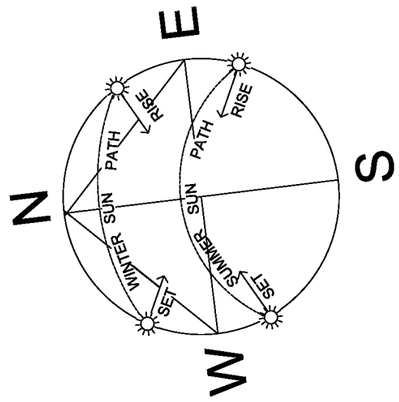
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SHADOW DIAGRAM NOTES:

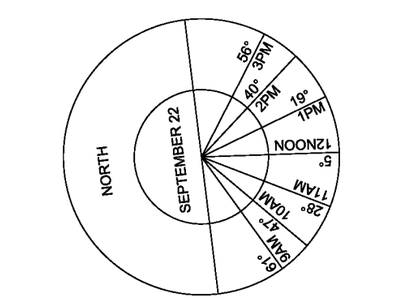
DIRECTION OF SUN MOVEMENT

NOTE: ALL SHADOWS ARE GENERATED ON 22ND OF SEPTEMBER EQUINOX



SHADOWS 22 SEPTEMBER
SUNLIGHT TO PRIVATE OPEN SPACE
EQUINOX DATUM: 22 SEPTEMBER, MELBOURNE VICTORIA.

TIME	SUN ALTITUDE (DEGREES)	SHADOW LENGTH PER METER HIGH
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11AM	49°	0.87m
12NOON	52°	0.78m
1PM	50°	0.84m
2PM	45°	1.00m
3PM	36°	1.30m



12PM SHADOWS (OF DWELLING)

12PM SHADOWS (OF EXISTING FENCE)

[redacted]

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SIGNED ..... DATE: .....
SIGNED ..... DATE: .....
WITNESSED ..... DATE: .....

SHEET TITLE: SHADOW 12PM
SCALE: 1:200
SHEET SIZE: A3
SHEET: 1F of 20

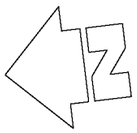
HOUSE TYPE: GROVE 157 (LHS)
FACADE: CONTEMPORARY

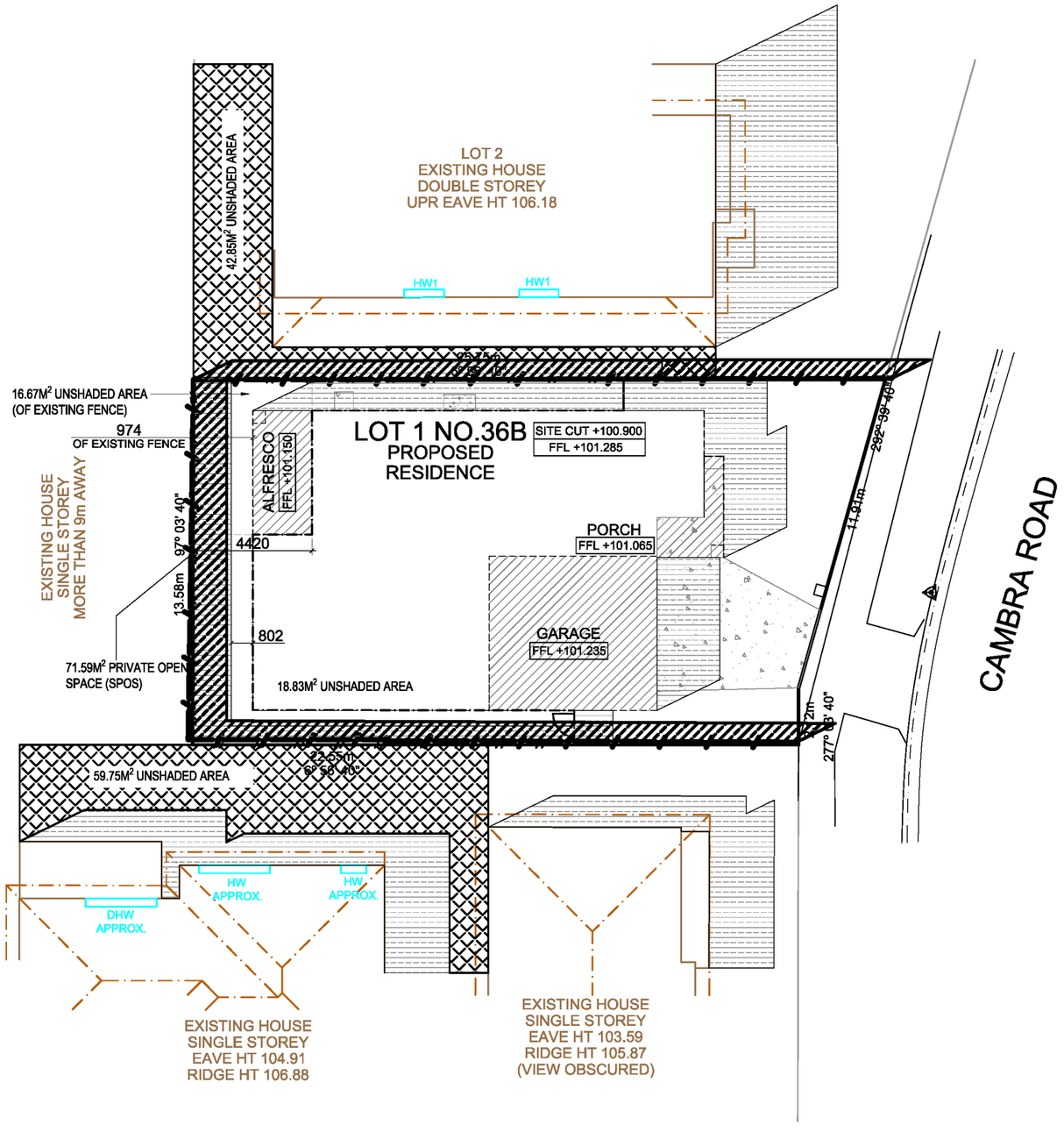
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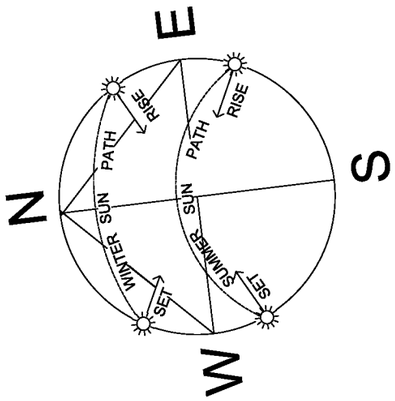




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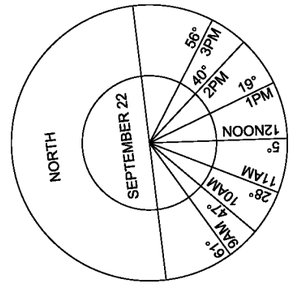
DIRECTION OF SUN MOVEMENT

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SHADOWS 22 SEPTEMBER
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1PM	50°	0.84m
2PM	45°	1.00m
3PM	36°	1.30m



1PM SHADOWS (OF DWELLING)

1PM SHADOWS (OF EXISTING FENCE)

[redacted]

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WITNESSED ..... DATE: .....

SHEET TITLE: SHADOW 1PM
SCALE: 1:200
SHEET SIZE: A3
SHEET: 1Gof 20

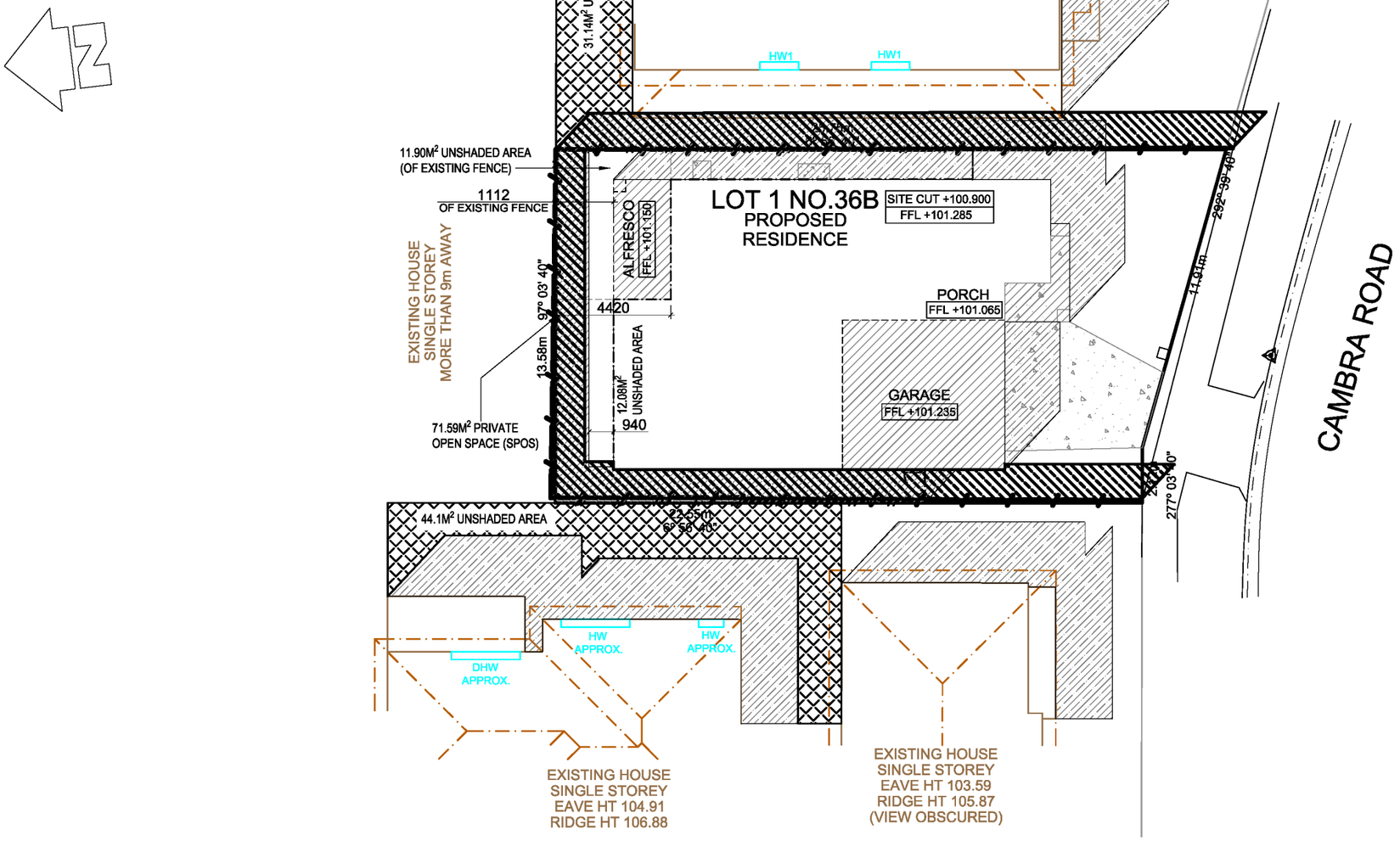
HOUSE TYPE: GROVE 157 (LHS)
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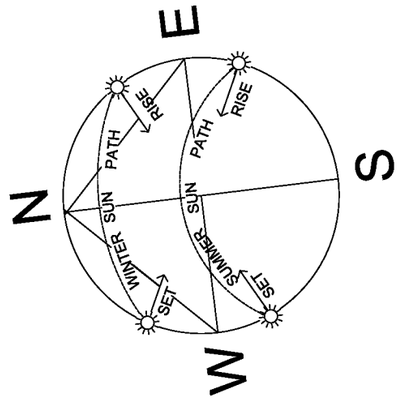
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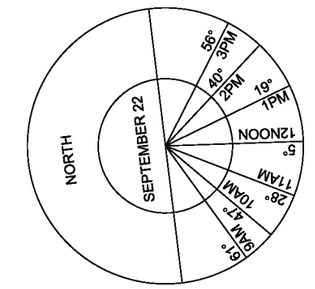
DIRECTION OF SUN MOVEMENT

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SHADOWS 22 SEPTEMBER
SUNLIGHT TO PRIVATE OPEN SPACE
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3PM	36°	1.30m



2PM SHADOWS (OF DWELLING)

2PM SHADOWS (OF EXISTING FENCE)

[redacted]

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SIGNED ..... DATE: .....
WITNESSED ..... DATE: .....

SHEET TITLE: SHADOW 2PM
SCALE: 1:200
SHEET SIZE: A3
SHEET: 1H of 20

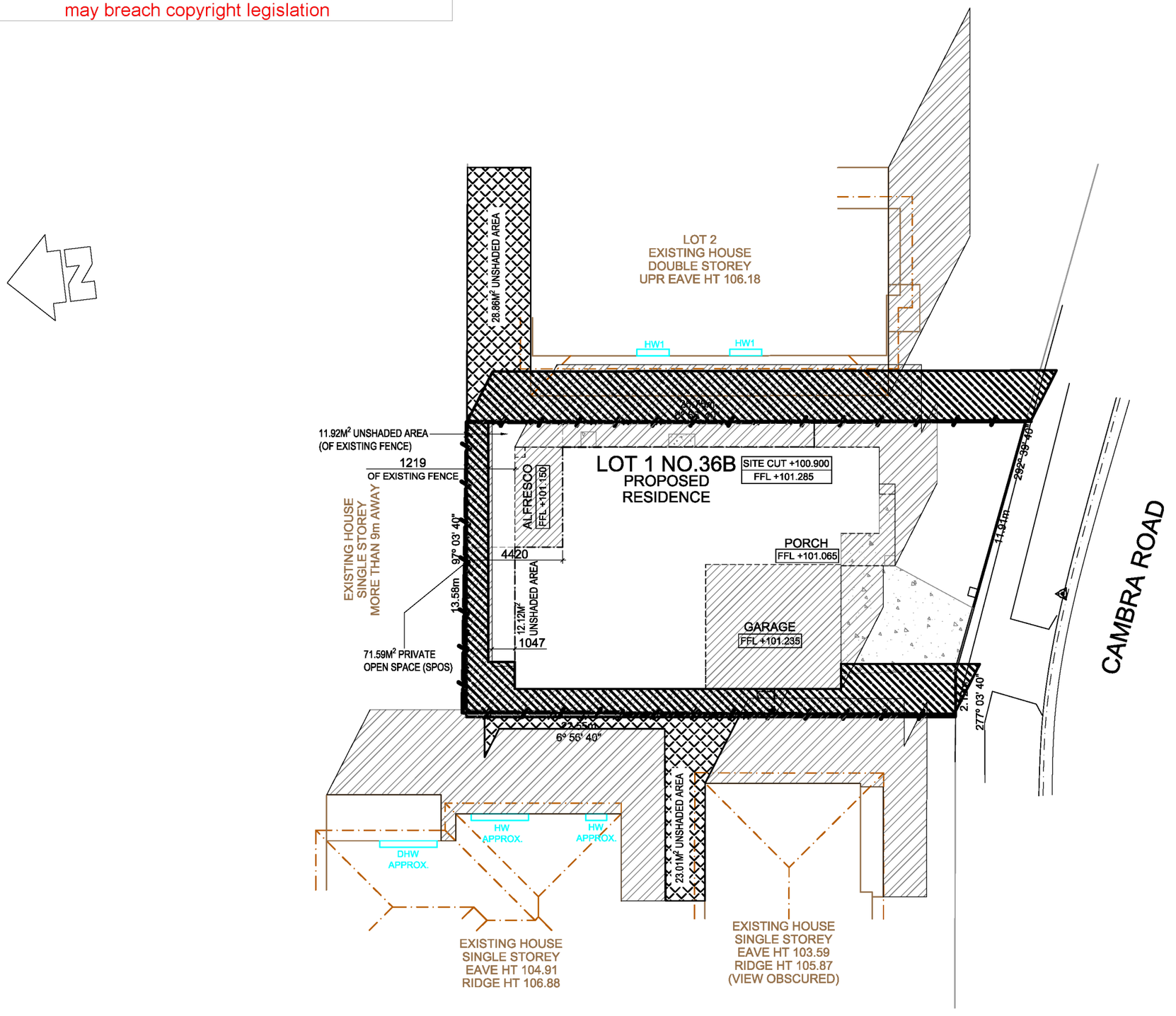
HOUSE TYPE: GROVE 157 (LHS)
FACADE: CONTEMPORARY

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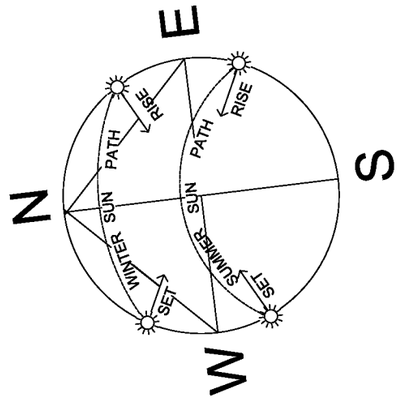
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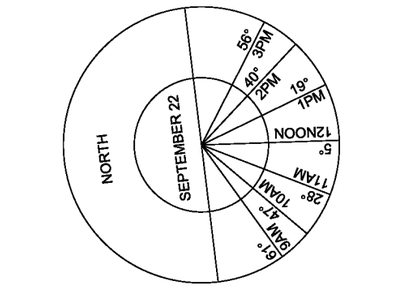
DIRECTION OF SUN MOVEMENT

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3PM SHADOWS (OF DWELLING)

3PM SHADOWS (OF EXISTING FENCE)

[redacted]

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SIGNED ..... DATE: .....
SIGNED ..... DATE: .....
WITNESSED ..... DATE: .....

SHEET TITLE: SHADOW 3PM
SCALE: 1:200
SHEET SIZE: A3
SHEET: 1I of 20

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FACADE: CONTEMPORARY

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