

Site area : 2704 m <sup>2</sup>	New Residence Building area : 474.1 m <sup>2</sup>
Residence area :	Existing Building area : 342 m <sup>2</sup>
Ground Floor : 367.0 m <sup>2</sup>	Total Allotment Building area : 829 m <sup>2</sup>
First Floor : 146.6 m <sup>2</sup>	Site coverage 30.6 %
Verandahs : 35.4 m <sup>2</sup>	Site permeability 39.2 %
Garage : 84.6 m <sup>2</sup>	( PAVED AREA : 815 SQM )
	( GAR : 55.4 % )

WIND CLASSIFICATION  
**N 2**

BAL ASSESSMENT	
1. RELEVANT FDI	100
2. VEGETATION CLASSIFICATION	MANAGED GRASSLAND
3. DISTANCE TO CLASSIFIED VEGETATION	GREATER THAN 100 M
4. EFFECTIVE SLOPE RATIO	DOWNSLOPE - 0°
<b>BUSHFIRE ATTACK LEVEL ASSESSMENT</b>	
<b>BAL - 12.5</b>	

BAL 12.5 SCHEDULE	
EXTERNAL WALLS	MASONRY & MIN 6 mm F C SHEETING
ROOFING	CORRUGATED METAL SHEET
SARKING	TO ENTIRE ROOF AREA
WINDOWS	EXTRUDED ALUMINIUM FRAME
GLAZING	MIN 4mm SAFETY GLASS
EXT DOORS	MIN 35mm SOLID TIMBER

**BAL 12.5 BUSHFIRE ATTACK LEVEL NOTES : AS 3959 - 2018**

**EXTERNAL WALLS**  
EXTERNAL WALLS ARE MASONRY WITH FC INFILL PANELS AS SHOWN. PARTS OF A WALL LESS THAN 400mm FROM THE GROUND OR ABOVE DECKS, CARPORT ROOFS ETC, SHALL BE NON - COMBUSTIBLE  
MIN 6mm THICK FIBRE CEMENT CLADDING OR BUSH FIRE RESISTANT TIMBER

**JOINTS**  
ALL JOINTS IN EXTERNAL WALLS SHALL BE COVERED, SEALED, OVERLAPPED, BACKED OR BUTT JOINTED TO PREVENT GAPS GREATER THAN 3mm.

**VENTS AND WEEPHOLES**  
VENTS AND WEEPHOLES IN EXTERNAL WALLS SHALL BE SCREENED WITH STAINLESS STEEL MESH WITH A MAXIMUM APERTURE OF 2mm.

**WINDOW FRAMES**  
NEW WINDOW FRAMES SHALL BE EXTRUDED ALUMINIUM

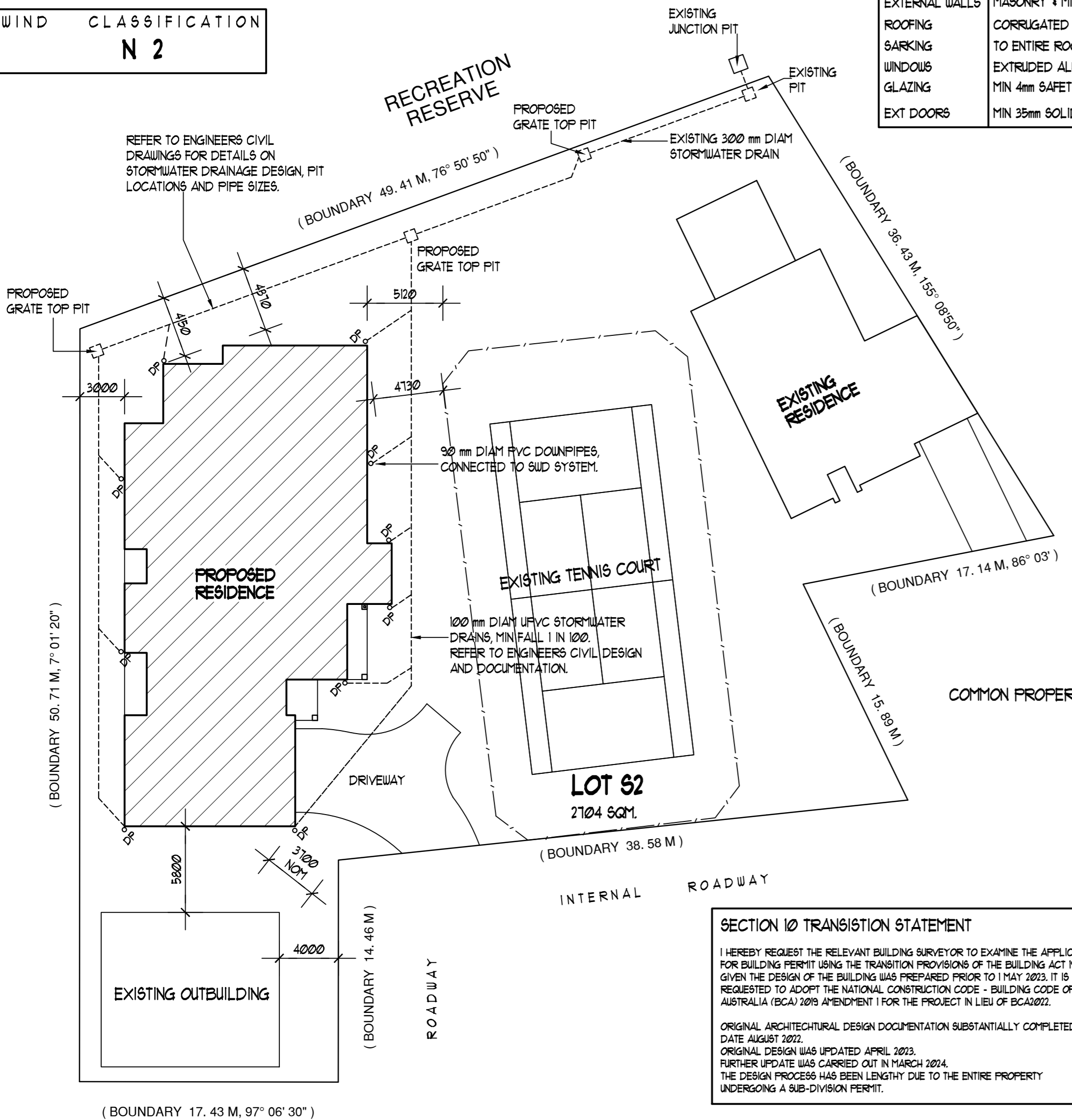
**GLAZING**  
GLAZING PANELS TO NEW WINDOWS SHALL BE GRADE A SAFETY GLASS WITH A MINIMUM THICKNESS OF 4mm. FLYSCREENS TO OPENABLE PORTIONS OF THE WINDOW SHALL BE SCREENED WITH MESH WITH A MAXIMUM APERTURE OF 2mm, MADE OF CORROSION RESISTANT STEEL, BRONZE OR ALUMINIUM.  
TOUGHENED GLASS PANELS TO BE USED WHERE GLAZING IS LESS THAN 400mm ABOVE GROUND LEVEL OR VERANDAH

**VERANDAH POSTS**  
VERANDAH POSTS SHALL BE TIMBER MOUNTED ON GALVANISED MOUNTED SHOES OR STIRRUPS WITH A CLEARANCE OF NOT LESS THAN 15 mm ABOVE THE FINISHED SURFACE LEVEL

**SIDE HUNG EXTERNAL DOORS AND GARAGE DOOR**  
DOORS SHALL BE NON COMBUSTIBLE OR SHALL BE SOLID TIMBER WITH A MINIMUM THICKNESS OF 35mm. WHERE DOORS INCORPORATE GLAZING THE GLAZING SHALL HAVE A MINIMUM THICKNESS OF 5 mm TOUGHENED GLASS ALL DOORS TO BE TIGHT FITTING TO THE DOOR FRAMES. WEATHER STRIPS, DRAUGHT EXCLUDERS OR DRAUGHT SEALS SHALL BE INSTALLED AT THE BASE OF SIDE HUNG EXTERNAL DOORS. DOOR FRAMES SHALL BE NON COMBUSTIBLE OR BE CONSTRUCTED FROM BUSHFIRE RESISTANT TIMBER.  
ALL VEHICLE ACCESS DOORS TO BE PROTECTED WITH SUITABLE WEATHER STRIPS, DRAUGHT EXCLUDERS, DRAUGHT SEALS OR BRUSHES.

**EAVE LININGS, FASCIAS AND GABLES**  
GABLE ENDS SHALL COMPLY WITH EXTERNAL WALL NOTES. EAVE PENETRATIONS SHALL BE PROTECTED THE SAME AS FOR ROOF PENETRATIONS. EAVE VENTILATION OPENINGS GREATER THAN 3mm SHALL BE FITTED WITH EMBER GUARDS MADE OF NON-COMBUSTIBLE MATERIAL OR PERFORATED SHEET WITH A MAXIMUM APERTURE OF 2mm, MADE OF CORROSION RESISTANT STEEL, BRONZE OR ALUMINIUM.

**ROOFS**  
ALL ROOF COVERINGS AND THEIR ACCESSORIES SHALL BE NON COMBUSTIBLE. ROOF / WALL JUNCTIONS TO BE SEALED TO PREVENT OPENINGS GREATER THAN 3mm, GABLE / ROOF VENTS TO BE FITTED WITH STAINLESS STEEL MESH EMBERGUARDS WITH A MAXIMUM APERTURE OF 2mm. TILED AND SHEET ROOFS TO BE FULLY SARKED. SARKING POSITIONED BELOW THE ROOF BATTENS AND WRAPPED OVER THE RIDGE AND HAVE A FLAMIBILITY INDEX OF NOT MORE THAN 5. SARKING TO BE INSTALLED SO THAT THERE ARE NO GAPS AT THE INTERSECTION OF FASCIAS, GUTTERS, VALLEYS AND THE LIKE.  
ALL ROOF PENETRATIONS TO BE ADEQUATELY SEALED AT THE ROOF TO PREVENT GAPS GREATER THAN 3mm.



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ALL CONSTRUCTION WORKS SHALL BE CARRIED OUT IN ACCORDANCE WITH ALL STAMPED AND APPROVED DRAWINGS BY ALL THE RELEVANT AUTHORITIES. THE BUILDER AND/OR CONTRACTOR SHALL VISIT THE SITE AND ASCERTAIN ALL ALL CONSTRUCTION WORKS TO BE CARRIED OUT. THE BUILDER AND/OR CONTRACTOR SHALL VERIFY ALL DIMENSIONS, LEVELS AND LOCATIONS OF ANY EXISTING SERVICES PRIOR TO THE COMMENCEMENT OF ANY WORK ON ANY TRADE.

**General Notes (NCC 2019 BCA Vol 2)**

All materials and work practices shall comply with but not limited to the Building Regulations 2018, National Construction Code Series 2019 Building Code of Australia Vol 2 and all relevant current Australian Standards (as amended) referred to therein.  
Unless otherwise specified, the term BCA shall refer to National Construction Code Series 2019 Building Code of Australia Volume 2.  
All materials and construction practice shall meet the Performance Requirements of the BCA where an alternative solution is proposed then, prior to implementation or installation, it first must be assessed and approved by the Relevant Building Surveyor as meeting the Performance Requirements of the BCA.  
Glazing, including safety glazing, shall be installed to a size, type and thickness so as to comply with:  
- BCA Part 3.6 for Class 1 and 10 Buildings within a design wind speed of not more than N3 and  
- Waterproofing of wet areas, being bathrooms, showers, shower rooms, laundries, sanitary compartments and the like shall be provided in accordance with AS 3740-2010.  
- These Drawings shall be read in conjunction with any House Energy Rating (HERS) report and shall be constructed in accordance with the stamped plans endorsed by the accredited Thermal Performance Assessor without alteration  
Step sizes (other than for spiral stairs) to be:  
Risers (R) 190mm maximum and 155mm minimum  
Going (G) 355mm maximum and 240mm minimum  
2R + G = 1000mm maximum and 550mm minimum with less than 125mm gap between open treads.

termite management system.  
Part 1: Design.  
These drawings shall be read in conjunction with all relevant structural and all other consultants drawings details and with any other written instructions issued in the course of the contract.  
Figured dimensions take precedence over scaled dimensions.  
The Builder shall take all steps necessary to ensure the stability and general work tightness of all new and/or existing structures during all works.  
The Builder and subcontractors shall check and verify all dimensions, setbacks, levels and specifications and all other relevant documentation prior to the commencement of any works. Report all discrepancies to this office for clarification.  
Installation of all services shall comply with the respective supply authority requirements.  
The Builder and subcontractor shall ensure that all stormwater drains, sewer pipes and the like are located at a sufficient distance from any buildings footing and/or slab edge beams so as to prevent general moisture penetration, dampness, weakening and undermining of any building and its footing system.  
These plans have been prepared for the exclusive use by the Client for the purpose expressly notified to the Designer.  
Any other person who uses or relies on these plans without the Designers written consent does so at their own risk and no responsibility is accepted by the Designer for such use and/or reliance.  
The Client and/or the Clients Builder shall not modify or amend the plans without the knowledge and consent of the building designer except where a Registered Building Surveyor makes minor necessary changes to facilitate the Building Permit application and that such changes are promptly reported back to THE BUILDING DESIGNER  
The approval by this office of a substitute material, work practice, variation or the like is not an authorisation for its use or a contract variation. All variations must be accepted by all parties to the agreement and where applicable the Relevant Building Surveyor prior to implementation.

All treads, landings and the like to have a slip-resistance classification of P3 or R10 for dry surface conditions and P4 or R11 for wet surface conditions, or a nosing strip with a slip-resistance classification of P3 for dry surface conditions and P4 for wet surface conditions.  
Provide barriers where change in level exceeds 1000mm above the surface beneath landings, ramps and/or treads. Barriers (other than tensioned wire barriers) to be:  
1000mm min. above finished surface level of balconies, landings or the like, and 865mm min. above finished surface level of stair nosing or ramp, and vertical with less than 125 mm gap between, and any horizontal element within the barrier between  
150mm and 160mm above the floor must not facilitate climbing where changes in level exceeds 4000mm above the surface beneath landings, ramps and/or Wire barrier construction to comply with NCC 2019 BCA Part 3.9.2.3 for Class 1 and 10 Buildings and NCC 2019 BCA Volume 1 Part D2.1.6 for other Classes of Buildings.  
Window sizes nominated are nominal only. Actual size may vary according to manufacturer. Windows to be flashed all around. Where the building (excludes a detached Class 10) is located in a termite prone area the building is to be provided with a

**SECTION 10 TRANSITION STATEMENT**  
I HEREBY REQUEST THE RELEVANT BUILDING SURVEYOR TO EXAMINE THE APPLICATION FOR BUILDING PERMIT USING THE TRANSITION PROVISIONS OF THE BUILDING ACT 1993, GIVEN THE DESIGN OF THE BUILDING WAS PREPARED PRIOR TO 1 MAY 2023. IT IS REQUESTED TO ADOPT THE NATIONAL CONSTRUCTION CODE - BUILDING CODE OF AUSTRALIA (BCA) 2019 AMENDMENT 1 FOR THE PROJECT IN LIEU OF BCA2022.  
ORIGINAL ARCHITECTURAL DESIGN DOCUMENTATION SUBSTANTIALLY COMPLETED - DATE AUGUST 2022.  
ORIGINAL DESIGN WAS UPDATED APRIL 2023.  
FURTHER UPDATE WAS CARRIED OUT IN MARCH 2024.  
THE DESIGN PROCESS HAS BEEN LENGTHY DUE TO THE ENTIRE PROPERTY UNDERGOING A SUB-DIVISION PERMIT.

NOTE :  
ALL SITE CUTS TO BE ADEQUATELY DRAINED IN ORDER TO PREVENT WATER AFFECTING NEIGHBOURING PROPERTIES AND PONDING AROUND DWELLING

NOTE :  
BUILDER/OWNER TO VERIFY ALL SITE LEVELS AND EXCAVATED LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. THE DESIGNER AND/OR ENGINEER SHALL BE CONTACTED IF ANY ALTERATIONS TO THE LEVELS NEED TO BE CARRIED OUT

Project <b>PROPOSED DOUBLE STOREY RESIDENCE AT LOT S2 21 DENNY'S COURT, GROVEDALE</b>	
for [REDACTED]	
 93 nicholas street, newtown. ph 52221552 fax 52221580	
Building Designers Association of Victoria inc.	
All construction works shall be carried out in accordance with all stamped and approved drawings by all the relevant authorities. The Builder and/or Contractors must site confirm all dimensions, levels and locations of existing services and conditions before commencing any work on any trade.	
registered building practitioners	[REDACTED] DP-AD1030
drawn [REDACTED]	date SEPTEMBER 2025
scales AS SHOWN	sheet 1 OF 10
 NORTH	Drawing Number <b>4614-WD1</b>

EXHAUST FAN FLOW RATES TO COMPLY WITH NCC BCA VOL2 3. 8. 1. 3.  
 BATHROOM AND SANITARY AREAS - MIN 25 L/S  
 KITCHEN AND LAUNDRY AREAS - MIN 40 L/S  
 EXHAUST FANS TO DISCHARGE DIRECTLY TO THE ATMOSPHERE.  
 IF DISCHARGE TO THE ROOF SPACE, THEN THE ROOF IS TO BE VENTILATED TO THE  
 OUTDOOR AIR THROUGH EVENLY DISTRIBUTED OPENINGS, WHERE THE ROOF PITCH IS  
 GREATER THAN 22 DEGREES THE OPENINGS MUST HAVE A TOTAL UNOBSTRUCTED  
 AREA OF 1 / 300 OF THE RESPECTIVE CEILING AREA.  
 IF THE ROOF PITCH IS LESS THAN 22 DEGREES THEN 1 / 150 OF THE RESPECTIVE  
 CEILING AREA IS REQUIRED FOR UNOBSTRUCTED OPENINGS. 30% OF THE  
 UNOBSTRUCTED AREA MUST BE LOCATED NOT MORE THAN 900 mm BELOW THE RIDGE  
 OR HIGHEST POINT OF THE ROOF.

5D SMOKE DETECTOR HARDWIRED AND INTERCONNECTED  
 SMOKE ALARMS MUST BE INSTALLED IN A CLASS 1A  
 BUILDING ON OR NEAR THE CEILING IN-  
 (a) ANY STOREY CONTAINING BEDROOMS-  
 1. BETWEEN EACH PART OF THE DWELLING  
 CONTAINING BEDROOMS AND THE REMAINDER  
 OF THE DWELLING AND  
 2. WHERE BEDROOMS ARE SERVED BY A HALLWAY  
 AND IN THAT HALLWAY, AND  
 (b) ANY OTHER STOREY NOT CONTAINING BEDROOMS

CONSTRUCTION OF SANITARY COMPARTMENTS TO  
 COMPLY WITH BCA 2019  
 THE DOOR TO A FULLY ENCLOSED SANITARY COMPARTMENT MUST  
 (A) OPEN OUTWARDS OR  
 (B) SLIDE OR  
 (C) BE READILY REMOVABLE FROM THE OUTSIDE OF THE  
 COMPARTMENT,  
 UNLESS THERE IS A CLEAR SPACE OF AT LEAST 12 M, MEASURED IN  
 ACCORDANCE WITH FIGURE 10.4.2, BETWEEN THE CLOSET PAN WITHIN THE  
 SANITARY COMPARTMENT AND THE DOORWAY.

**GALINTEL SCHEDULE**

SPAN	SIZE
800 - 1000	90 x 90 x 8 GALINTEL
1200 - 1700	120 x 120 x 8 GALINTEL
1800 - 3300	150 x 150 x 10 GALINTEL

**ENERGY RATING NOTES**  
 REFER TO BELCO GROUP EER  
 DATED - OCTOBER 2025 - REF - 0002DENN

- WEATHERSEAL ALL EXTERNAL DOORS.
- DRAFT SEAL ALL CEILING MOUNTED EXHAUST FANS.
- DRAFT SEAL ALL GAPS AND CRACKS
- ALL DOWNLIGHTS TO BE IC-F-4 RATED OR HAVE ENERGY EFFICIENT COVERS
- WINDOW FRAMES ARE ALUMINIUM IMPROVED. ENTRANCE DOOR FRAME TO BE DRESSED TIMBER.
- DOUELL URBANLINE RANGE DOUBLE GLAZED WINDOWS AND DOORS. REFER TO EER FOR ALL GLAZING VALUES.
- UNDER SLAB FLOOR INSULATION TO REACH R 1.8
- INTERMEDIATE FLOOR INSULATION TO REACH R 4.1
- EXTERNAL WALL INSULATION TO REACH R 2.5 + WALL WRAP.
- R 6.0 CEILING INSULATION TO TRUSSED ROOF AREAS.
- R 1.3 ANTICON INSULATION TO ROOF AREA
- MAX 600 mm WIDE CEILING INSULATION TO ROOF EDGE PERIMETER CAN BE REDUCED TO R 2.5 IN ACCORDANCE WITH AS 3999.

**WINDOW SCHEDULE GROUND FLOOR**

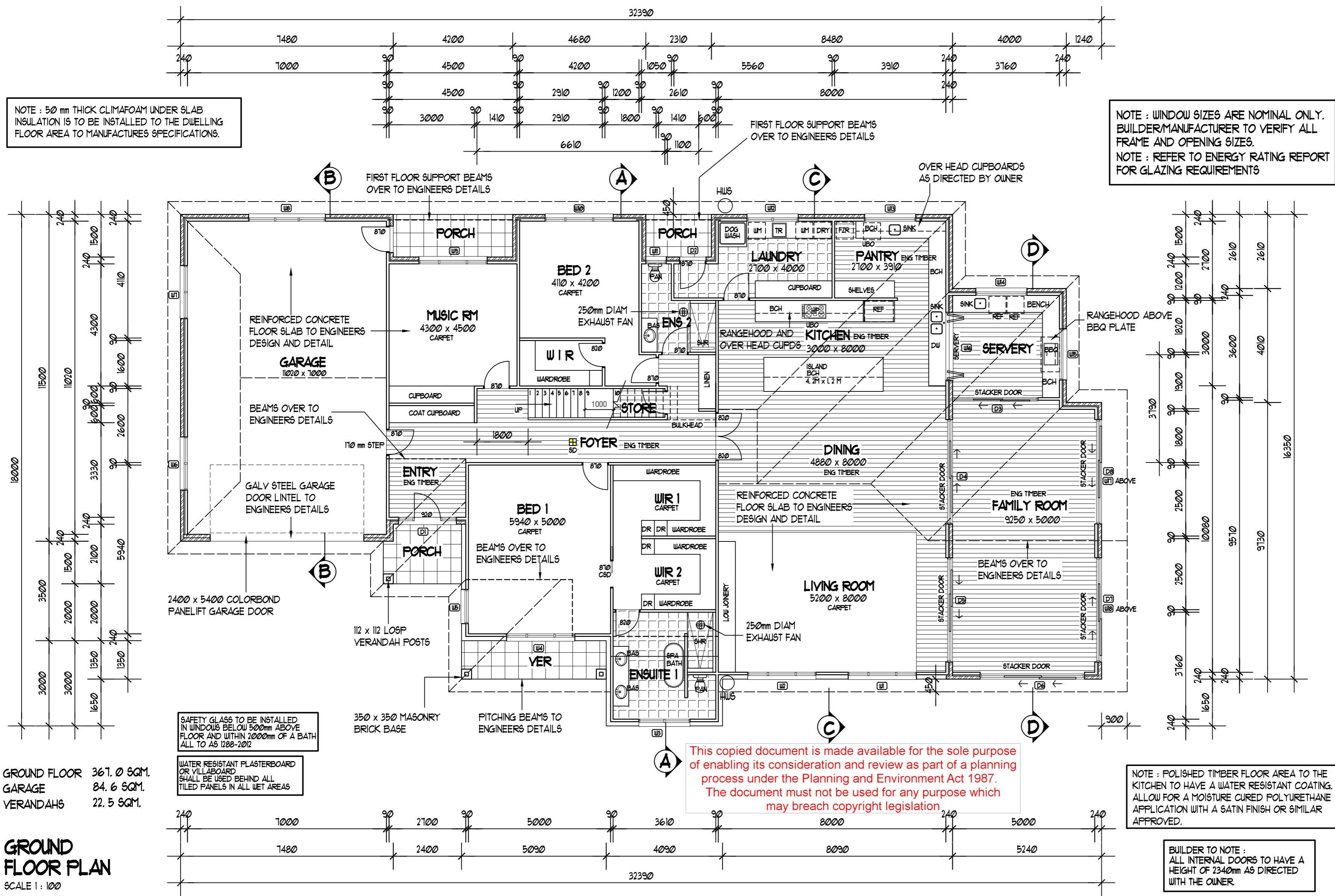
No.	Height & Width	Style	Glass	Insect Screens
W1	1800 x 2410	AUNING-FG	CLEAR- DG	YES
W2	1800 x 2410	AUNING-FG	CLEAR- DG	YES
W3	1800 x 1810	AUNING-FG	CLEAR- DG	YES
W4	1800 x 2410	AUNING-FG	CLEAR- DG	YES
W5	1800 x 1210	AUNING	CLEAR- DG	YES
W6	600 x 1810	AUNING-FG	CLEAR	YES
W7	600 x 1810	AUNING-FG	CLEAR	YES
W8	1200 x 2650	AUNING-FG	CLEAR	YES
W9	1451 x 2410	AUNING-FG	CLEAR- DG	YES
W10	1451 x 2410	AUNING-FG	CLEAR- DG	YES
W11	1372 x 720	AUNING	CLEAR- DG	YES
W12	1200 x 1810	AUNING-FG	CLEAR- DG	YES
W13	600 x 1810	AUNING	CLEAR- DG	YES
W14	600 x 1810	AUNING	CLEAR- DG	YES
W15	600 x 1810	AUNING	CLEAR- DG	YES
W16	1200 x 2410	BI-FOLD WINDOW	CLEAR- DG	NO
W17	1800 x 3610	FIXED RAKED HEAD	CLEAR- DG	NO
W18	1800 x 3610	FIXED RAKED HEAD	CLEAR- DG	NO

NOTE : EXTERNAL WALLS TO BE WRAPPED WITH A PERMEABLE MEMBRANE TO COMPLY WITH AS 4200. 1 AND INSTALLED IN ACCORDANCE WITH AS 4200. 2. ALLOW FOR BRADFORD ENVIROSEAL OR SIMILAR APPROVED.

**WET AREA TREATMENT**  
 WET AREA FLOORS AND WALLS TO ENSURE TO COMPLY WITH BCA PART 3. 8. 1 AND AS 3140  
 LIQUID MEMBRANES TO BE USED WITH APPROVED BOND BREAKERS AT ALL JUNCTIONS

FULLY ENCLOSED SANITARY COMPARTMENTS SHALL HAVE A CLEAR SPACE OF 1.2 M MIN BETWEEN PAN AND EDGE OF DOOR SWING. INSTALL REMOVABLE PIN HINGES TO ENABLE THE DOOR TO BE READILY REMOVED FROM THE OUTSIDE IN ACCORDANCE WITH BCA 3. 8. 3. 3

ALL ROOMS WITH NO NATURAL VENTILATION SHALL BE MECHANICALLY VENTED BY EXHAUST FANS  
 ALL EXHAUST FANS SHALL BE VENTED TO THE OUTSIDE AIR BY WAY OF DUCTS OR INTO THE ROOF SPACE WHERE THAT ROOF SPACE IS ADEQUATELY VENTILATED BY OPEN EAVES OF ROOF VENTS



NOTE : WINDOW SIZES ARE NOMINAL ONLY. BUILDER/MANUFACTURER TO VERIFY ALL FRAME AND OPENING SIZES. NOTE : REFER TO ENERGY RATING REPORT FOR GLAZING REQUIREMENTS

**DOOR SCHEDULE GROUND FLOOR**

No.	Height & Width	Style	Glass	Insect Screens
D1	2400 x 2020	DOOR AND SIDELITES	CLEAR- DG	NO
D2	2400 x 810	GLAZED HINGED DOOR	CLEAR- DG	YES
D3	2400 x 3048	SLIDING DOOR	CLEAR- DG	NO
D4	2400 x 3610	SLIDING DOOR	CLEAR- DG	NO
D5	2400 x 3610	SLIDING DOOR	CLEAR- DG	NO
D6	2400 x 3610	SLIDING DOOR	CLEAR- DG	YES
D7	2400 x 3610	SLIDING DOOR	CLEAR- DG	YES
D8	2400 x 3610	SLIDING DOOR	CLEAR- DG	YES

**WINDOW / GLAZING NOTES:**

- CONTRACTOR MUST VERIFY ALL WINDOW SIZES ON SITE PRIOR TO MANUFACTURE. DLB DESIGN GROUP SHALL NOT BE RESPONSIBLE FOR VARIATIONS/REPLACEMENT OF WINDOWS THROUGH A BUILDERS OVSITE OR WRITTEN MISTAKE.
- WINDOW SIZES ARE NOMINAL.
- WINDOW FRAMES TO BE ALUMINIUM IMPROVED AS SELECTED.
- ALL GLAZING TO BE IN ACCORDANCE WITH CURRENT AUSTRALIAN STANDARD AS 1288-2012.

Project  
**PROPOSED DOUBLE STOREY RESIDENCE AT LOT 52 21 DENNY'S COURT, GROVEDALE**  
 for [REDACTED]

**dlb** dlb design group pty. ltd.  
 building design & drafting  
 93 nicholas street, newtown. ph 52221552 fax 52221580

Building Designers Association of Victoria inc.  
**Design Matters** Member  
Enable, advocate and celebrate good building design.

All construction works shall be carried out in accordance with all stamped and approved drawings by all the relevant authorities. The Builder and/or Contractors must site confirm all dimensions, levels and locations of existing services and conditions before commencing any work on any trade.

registered building practitioners [REDACTED] DP-AD1030

drawn [REDACTED] date SEPTEMBER 2025

scales AS SHOWN sheet : 2 OF 10

Drawing Number  
**4614-WD2**  
 NORTH

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NOTE : POLISHED TIMBER FLOOR AREA TO THE KITCHEN TO HAVE A WATER RESISTANT COATING. ALLOW FOR A MOISTURE CURED POLYURETHANE APPLICATION WITH A SATIN FINISH OR SIMILAR APPROVED.

BUILDER TO NOTE : ALL INTERNAL DOORS TO HAVE A HEIGHT OF 2340mm AS DIRECTED WITH THE OWNER.

GROUND FLOOR 367.0 SQM.  
 GARAGE 84.6 SQM.  
 VERANDAHs 22.5 SQM.  
**GROUND FLOOR PLAN**  
 SCALE 1 : 100

**PROTECTION OF UPPER STOREY OPENABLE WINDOWS**  
REFER TO CLAUSE D2.24 OF BCA VOL. 1 AND CLAUSE 3.9.2.5 OF BCA VOL. 2 IN MORE DETAIL. WHERE REQUIRED THE AFFECTED WINDOWS TO BE FITTED WITH EITHER A DEVICE TO RESTRICT THE WINDOW OPENING, OR AN APPROVED SCREEN, SO A 125mm DIAM SPHERE CAN'T PASS THROUGH THE OPENING AND ALSO BE ABLE TO WITHSTAND AN OUTWARD HORIZONTAL FORCE OF 250N.

**INTERNAL STAIR CONSTRUCTION DETAILS**  
MAXIMUM 190mm RISERS  
TREAD WIDTH OF 250mm (centre of tread)  
CLOSED STRING TYPE  
865mm HIGH HANDRAILS  
1000mm HIGH BALUSTRADES  
125mm MAXIMUM SPACING BETWEEN BALUSTERS  
MINIMUM 2000mm HEAD HEIGHT CLEARANCE  
TREAD SURFACE SLIP RESISTANCE TO COMPLY WITH BCA 3.9.13 (g) FOR DRY CLASSIFICATION  
TREAD SURFACE - P3 OR R10  
NOSING STRIP - P3

(2R + IG = 100 MAX, 550 MIN)  
(2 x 190 + 250 = 630)

**VISIBILITY OF GLAZING - PART 3.6.4.6 NCC 2019 VOL 2**

(A) IF THE PRESENCE OF GLAZING IN A DOOR, SIDE PANEL OR PANEL CAPABLE OF BEING MISTAKEN FOR A DOORWAY OR OPENING IS NOT MADE APPARENT IN ACCORDANCE WITH 3.6.4.3 (B) (III), THE GLASS MUST BE MARKED TO MAKE IT READILY VISIBLE IN ACCORDANCE WITH (B).

(B) MARKING MUST BE IN THE FORM OF AN OPAQUE BAND NOT LESS THAN 20 MM IN HEIGHT LOCATED SO THAT

(I) THE UPPER EDGE IS NOT LESS THAN 100 MM ABOVE THE FLOOR AND

(II) THE LOWER EDGE IS NOT MORE THAN 12 M ABOVE THE FLOOR.

(C) A BAND OR MARKING IS NOT REQUIRED WHERE ANY OF THE FOLLOWING APPLIES:

(I) THE HEIGHT OF THE GLAZING IS NOT MORE THAN 1 M IN ANY PART.

(II) THE WIDTH OF THE GLAZING PANEL IS NOT MORE THAN 500 MM IN ANY PART.

(III) THERE IS NO GLAZING WITHIN 100 MM OF THE FLOOR.

(IV) THE GLAZING IS PROVIDED WITH NOT LESS THAN ONE FIXED GLAZING BAR WHICH MUST

(A) BE FIRMLY ATTACHED TO THE STYLES TO LOCATE AND PROTECT EACH FACE OF THE GLASS AND

(B) BE LOCATED WITH ITS UPPER EDGE NOT LESS THAN 500 MM AND ITS BOTTOM EDGE NOT MORE THAN 1 M ABOVE THE FLOOR AND

(C) HAVE A FACE WIDTH NOT LESS THAN 40 MM.

**FLASHING TO WALL OPENINGS NOTES**

OPENINGS IN EXTERNAL WALL CLADDING EXPOSED TO THE WEATHER MUST BE FLASHED WITH MATERIALS COMPLYING WITH AS/NZS 2904 AND IN ACCORDANCE WITH THE FOLLOWING:

(A) FLASHINGS MUST BE PROVIDED TO BOTTOM, TOPS AND SIDES OF OPENINGS, EXCEPT AS PERMITTED BY (D), AND MUST BE INSTALLED SO THAT THE FLASHING

(I) EXTENDS NOT LESS THAN 100 MM BEYOND THE REVEALS ON EACH SIDE OF THE OPENING WHERE PRACTICABLE AND

(II) IS ATTACHED TO THE WINDOW AND WALL FRAMING AND

(III) AT THE TOP AND BOTTOM OF THE OPENING, DRAINS TO THE OUTSIDE FACE OF THE WALL OR CLADDING.

(B) JOINS IN THE FLASHING MUST

(I) OVERLAP BY NOT LESS THAN 15 MM IN THE DIRECTION OF FLOW AND

(II) BE SECURELY FASTENED AT INTERVALS OF NOT MORE THAN 400 MM AND

(III) HAVE SEALANT INSTALLED BETWEEN LAPS.

(C) THE METHOD OF FLASHING MUST BE SUITABLE FOR THE FRAMING AND CLADDING USED AND ANY REVEAL FOR THE WINDOW OR DOOR SYSTEM OR ANY ARCHITRAVE OR FINISHING TRIMS THAT MAY BE INSTALLED.

(D) THE TOP OF AN OPENING NEED NOT BE FLASHED WHERE IT IS ADEQUATELY PROTECTED BY AN EAVE OF A WIDTH MORE THAN 3 TIMES THE HEIGHT OF THE CLADDING ABOVE THE OPENING

(E) FLASHINGS MUST BE SECURELY FIXED AT LEAST 25 MM UNDER THE CLADDING AND EXTEND OVER THE ENDS AND EDGES OF THE FRAMING OF THE OPENING.

**WET AREA TREATMENT**  
WET AREA FLOORS AND WALLS TO ENSURE TO COMPLY WITH BCA PART 3.8.1 AND AS 3740 LIQUID MEMBRANES TO BE USED WITH APPROVED BOND BREAKERS AT ALL JUNCTIONS

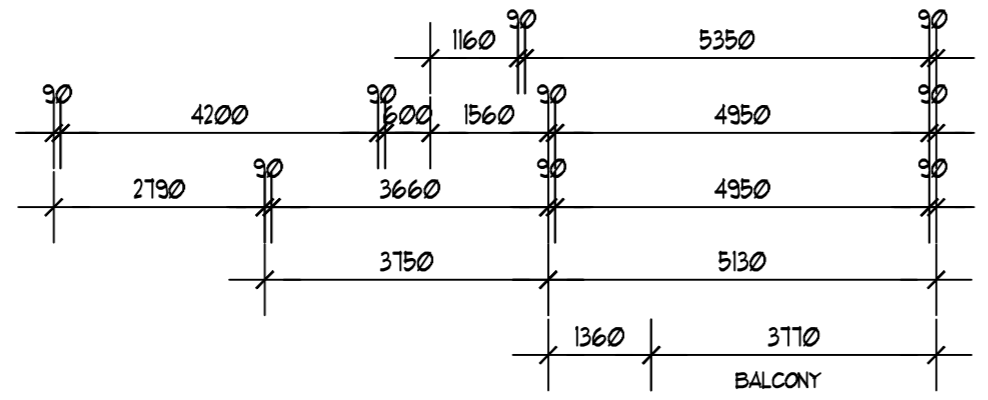
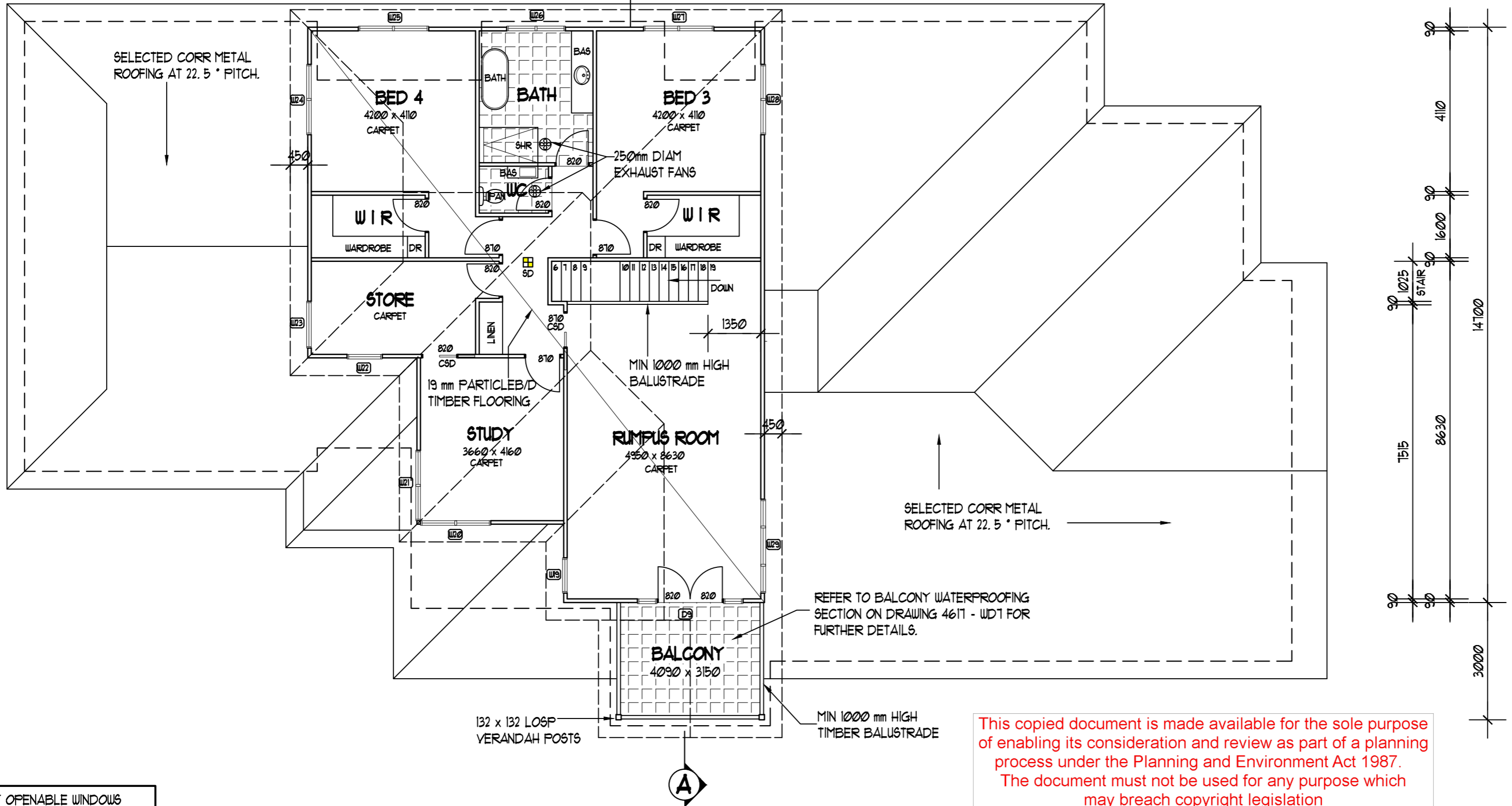
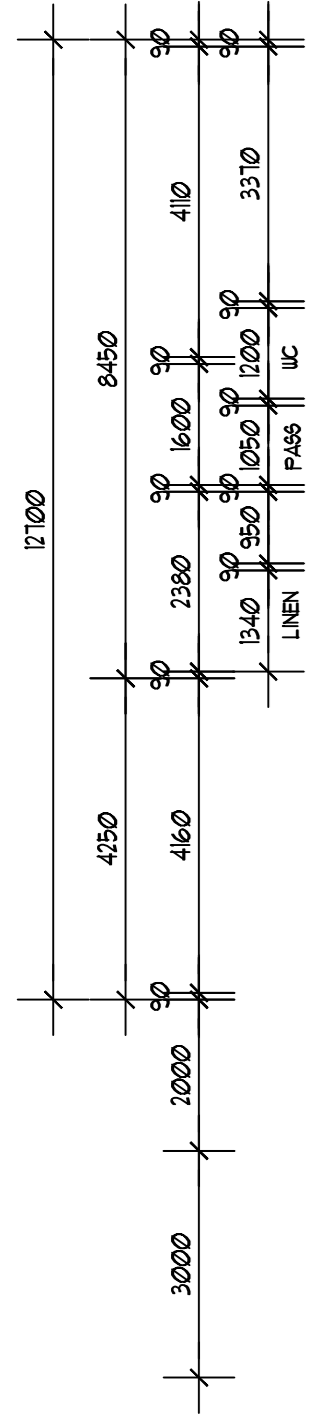
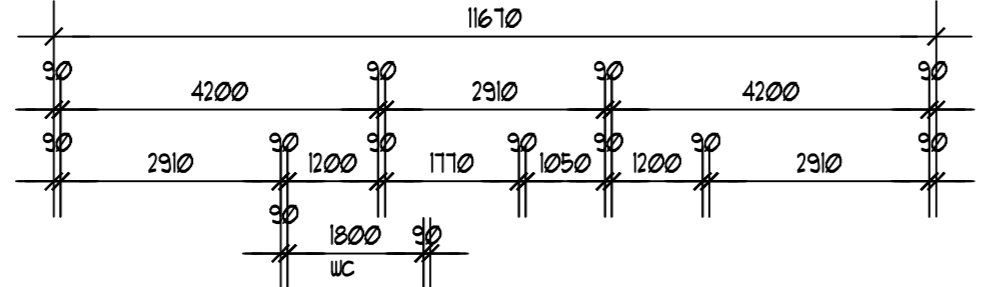
**SD**  
SMOKE DETECTOR HARDWIRED AND INTERCONNECTED SMOKE ALARMS MUST BE INSTALLED IN A CLASS IA BUILDING ON OR NEAR THE CEILING IN-

(a) ANY STOREY CONTAINING BEDROOMS-

- BETWEEN EACH PART OF THE DWELLING CONTAINING BEDROOMS AND THE REMAINDER OF THE DWELLING AND
- WHERE BEDROOMS ARE SERVED BY A HALLWAY AND IN THAT HALLWAY, AND

(b) ANY OTHER STOREY NOT CONTAINING BEDROOMS

NOTE : EXTERNAL WALLS TO BE WRAPPED WITH A PERMEABLE MEMBRANE TO COMPLY WITH AS 4200.1 AND INSTALLED IN ACCORDANCE WITH AS 4200.2. ALLOW FOR BRADFORD ENVIROSEAL OR SIMILAR APPROVED.



**WINDOW SCHEDULE FIRST FLOOR**

No.	Height & Width	Style	Glass	Insect Screens
W19	1451 x 910	AUNING	CLEAR- DG	YES
W20	1451 x 1810	AUNING-FG	CLEAR- DG	YES
W21	1451 x 1810	AUNING-FG	CLEAR- DG	YES
W22	1451 x 910	AUNING	CLEAR- DG	YES
W23	851 x 1210	AUNING	CLEAR- DG	YES
W24	1200 x 1810	AUNING-FG	CLEAR- DG	YES
W25	1372 x 1810	AUNING-FG	CLEAR + OBS DG	YES
W26	851 x 1810	AUNING	CLEAR- DG	YES
W27	1372 x 1810	AUNING-FG	CLEAR + OBS DG	YES
W28	1200 x 1810	AUNING-FG	CLEAR- DG	YES
W29	851 x 2410	AUNING-FG	CLEAR- DG	YES

**WINDOW / GLAZING NOTES:**

- CONTRACTOR MUST VERIFY ALL WINDOW SIZES ON SITE PRIOR TO MANUFACTURE. DLB DESIGN GROUP SHALL NOT BE RESPONSIBLE FOR VARIATIONS/REPLACEMENT OF WINDOWS THROUGH A BUILDERS OVERSIGHT OR WRITTEN MISTAKE.
- WINDOW SIZES ARE NOMINAL.
- WINDOW FRAMES TO BE ALUMINIUM IMPROVED AS SELECTED.
- ALL GLAZING TO BE IN ACCORDANCE WITH CURRENT AUSTRALIAN STANDARD AS 1288-2012.

Project  
**PROPOSED DOUBLE STOREY RESIDENCE AT LOT 52 21 DENNY'S COURT, GROVEDALE**  
for [REDACTED]

**dlb** dlb design group pty. ltd.  
building design & drafting  
93 nicholas street, newtown. ph 52221552 fax 52221580

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drawn [REDACTED] date SEPTEMBER 2025

scales AS SHOWN sheet : 3 OF 10

Drawing Number  
**4614-WD3**

NORTH

**FIRST FLOOR PLAN**  
SCALE 1 : 100  
FIRST FLOOR BALCONY 146.6 SQM.  
12.9 SQM.

**EXTERNAL WALL CLADDING NOTES**

PROFILED TIMBER BOARDS MUST BE

(I) FIXED IN A HORIZONTAL, VERTICAL OR DIAGONAL DIRECTION WITH THE OVERLAP AND GROOVE CLOSELY FITTED, WHERE PROVIDED AND

(II) WITH TONGUE AND GROOVE PROFILE, FIXED WITH TONGUE EDGE UP, WHERE THEY ARE FIXED IN A HORIZONTAL OR DIAGONAL DIRECTION AND

(III) WHERE FIXED IN A VERTICAL OR DIAGONAL DIRECTION, PROVIDED WITH A VAPOUR PERMEABLE BARKING COMPLYING WITH AS/NZS 4200.1 INSTALLED BEHIND BOARDS WITH

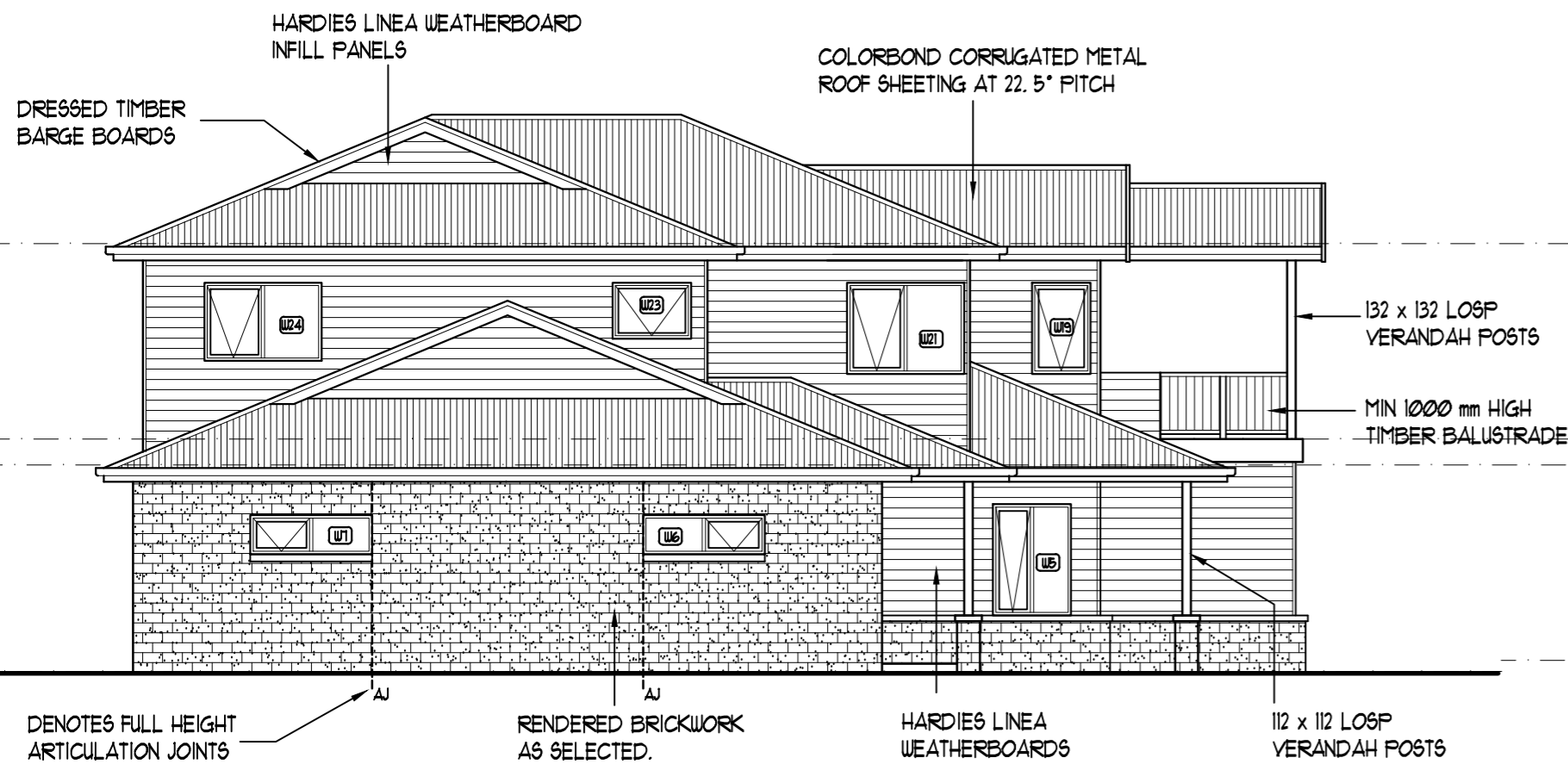
(A) EACH ADJOINING SHEET OR ROLL BEING

(AA) OVERLAPPED NOT LESS THAN 150 MM OR

(BB) TAPED TOGETHER AND

(B) BARKING FIXED TO SUPPORTING MEMBERS AT NOT MORE THAN 300 MM CENTRES.

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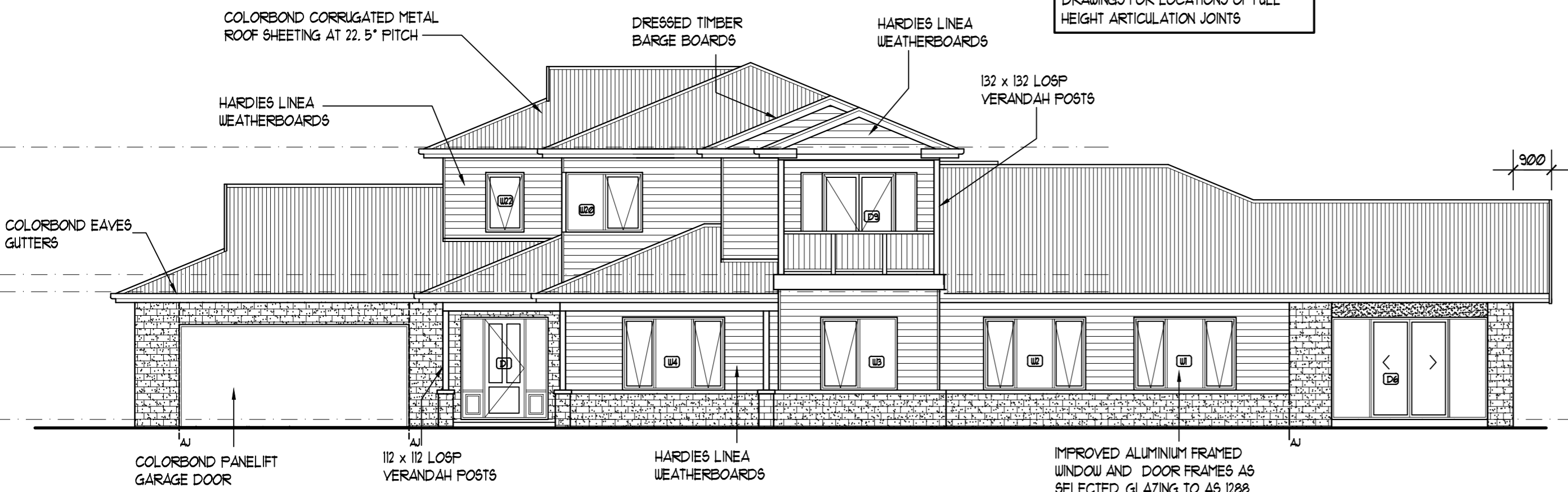
**SOUTH ELEVATION**  
SCALE 1 : 100



**NORTH ELEVATION**  
SCALE 1 : 100

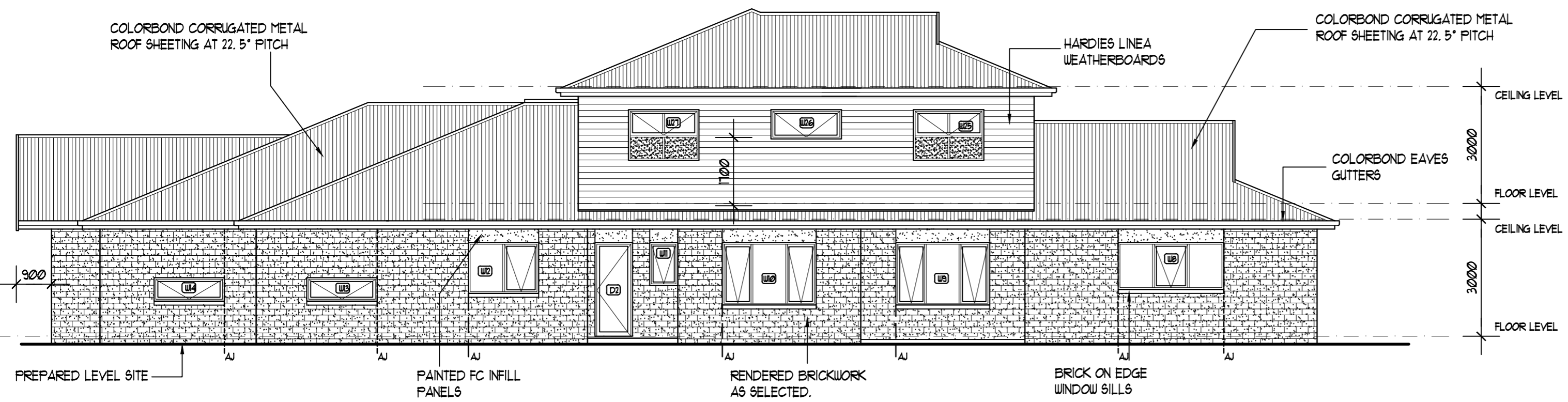
REFER TO ENGINEERS DETAILS AND/OR DRAWINGS FOR LOCATIONS OF FULL HEIGHT ARTICULATION JOINTS

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**EAST ELEVATION**  
SCALE 1 : 100

PROTECTION OF UPPER STOREY OPENABLE WINDOWS REFER TO CLAUSE D2.24 OF BCA VOL. 1 AND CLAUSE 3.9.2.5 OF BCA VOL. 2 IN MORE DETAIL. WHERE REQUIRED THE AFFECTED WINDOWS TO BE FITTED WITH EITHER A DEVICE TO RESTRICT THE WINDOW OPENING, OR AN APPROVED SCREEN, SO A 125mm DIAM SPHERE CAN'T PASS THROUGH THE OPENING AND ALSO BE ABLE TO WITHSTAND AN OUTWARD HORIZONTAL FORCE OF 250N.



**WEST ELEVATION**  
SCALE 1 : 100

Project  
**PROPOSED DOUBLE STOREY RESIDENCE AT LOT 52 21 DENNY'S COURT, GROVEDALE**  
for [REDACTED]

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drawn [REDACTED] date SEPTEMBER 2025

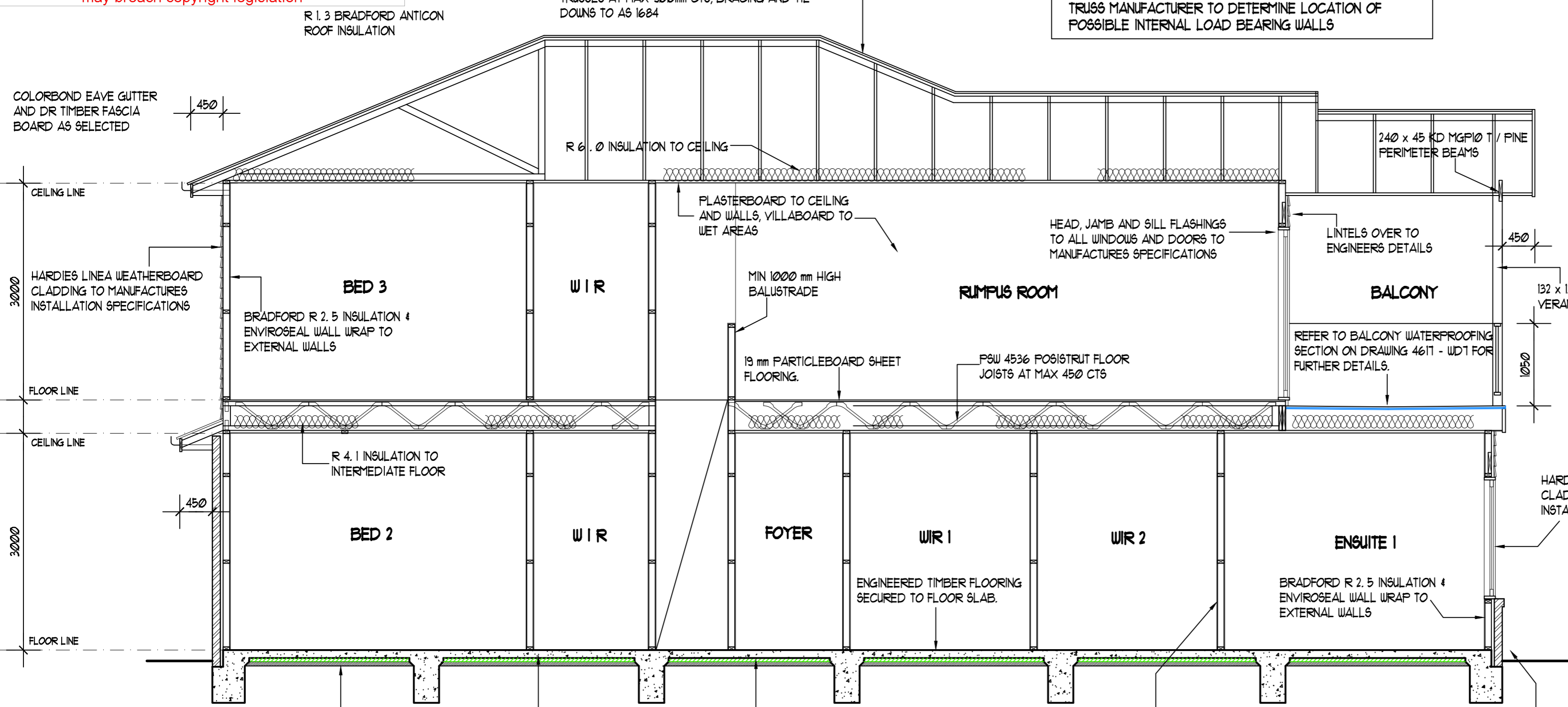
scales AS SHOWN sheet : 4 OF 10

Drawing Number  
**4614-WD4**

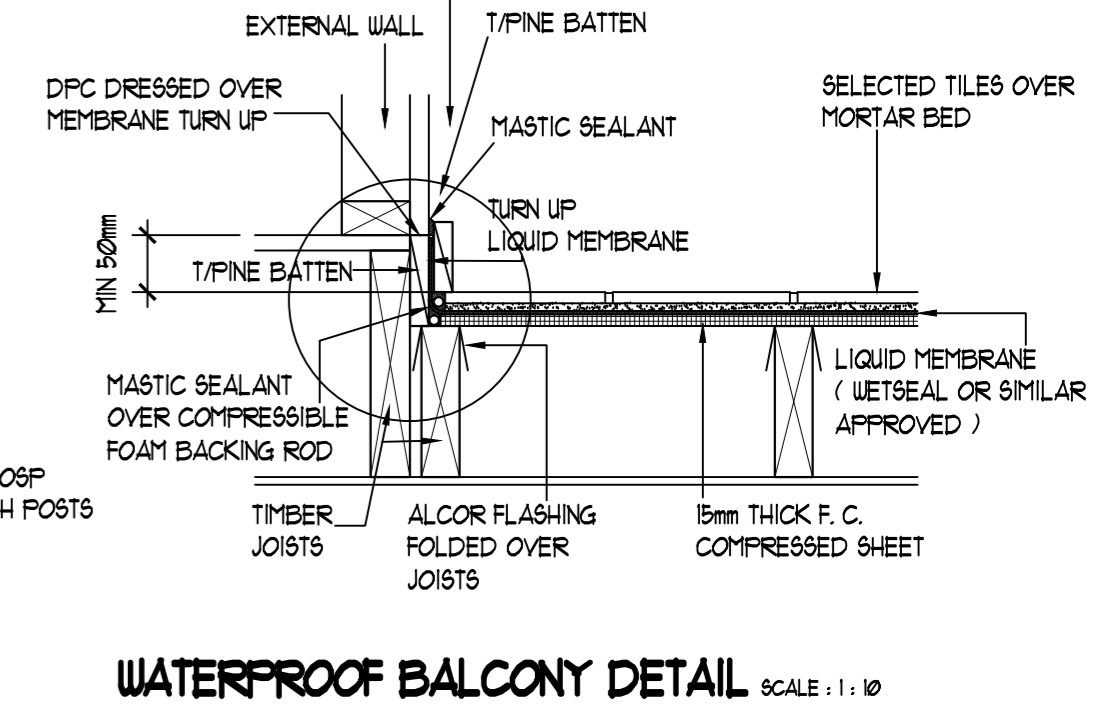
ZINCALUME CORRUGATED METAL ROOFING AT 22.5° PITCH, 90 x 45 MGPIØ PINE ROOF BATTENS AT MAX 900 mm CTS, TIMBER GANG NAIL, ROOF TRUSSES AT MAX 900mm CTS, BRACING AND TIE DOWNS TO AS 1684

TRUSS MANUFACTURER NOTES:  
TRUSS DEFLECTIONS TO BE LIMITED TO LESS THAN  $\frac{SPAN}{500}$   
TRUSS MANUFACTURER TO DETERMINE LOCATION OF POSSIBLE INTERNAL LOAD BEARING WALLS

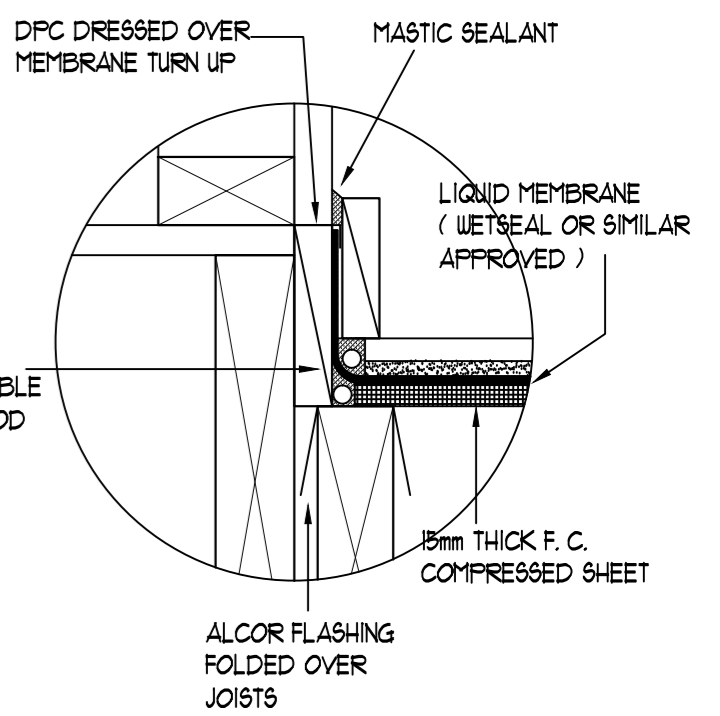
BUILDER TO REFER TO JAMES HARDIE DECKING CONSTRUCTION FIXING MANUAL FOR ADDITIONAL SPECIFICATIONS AND FURTHER TECHNICAL DETAILING



**SECTION A : A**  
SCALE 1 : 50  
SITE CLASSIFICATION = CLASS P

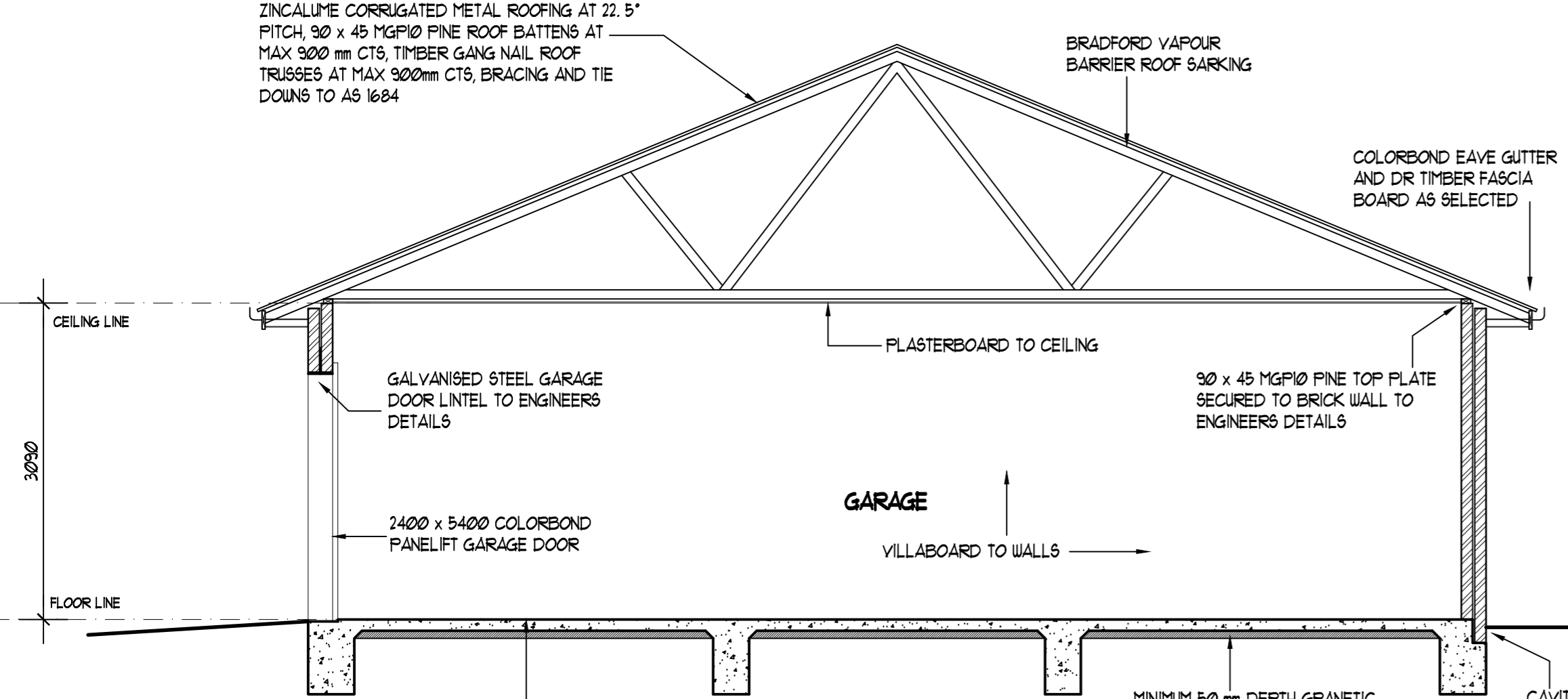


**WATERPROOF BALCONY DETAIL** SCALE : 1 : 10

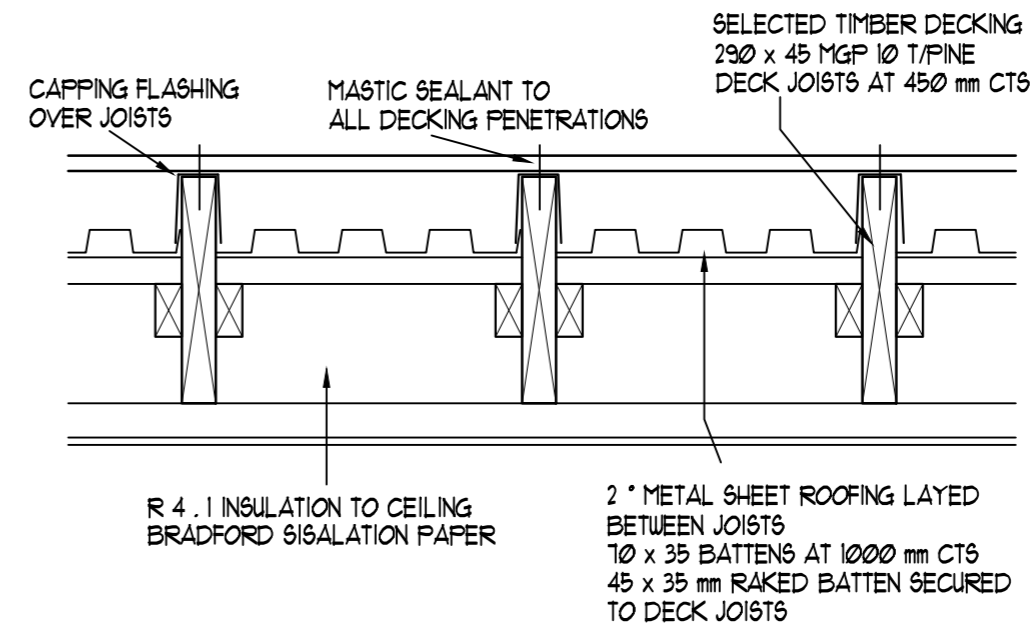


MINIMUM 50 mm DEPTH GRANETIC SAND, Ø. 2 mm THICK POLYETHYLENE VAPOUR BARRIER  
REINFORCED CONCRETE FLOOR SLAB TO ENGINEERS DESIGN AND DETAIL  
R 1.8 - 50 mm THICK CLIMAFOAM UNDER SLAB INSULATION TO MANUFACTURES SPECIFICATIONS  
PINE WALL FRAMEWORK - MAX 3.0 M HIGH 2 / 90 x 35 MGPIØ TOP PLATES 90 x 45 MGPIØ BOTTOM PLATES 90 x 45 MGPIØ STUDS AT 450 CTS, 90 x 35 NOGGINS, 2 / 90 x 45 OPENING STUDS, BRACING AND TIE DOWNS TO AS 1684  
CAVITY FLASHING, WEEP HOLES AT 1.2 M SPACINGS

ZINCALUME CORRUGATED METAL ROOFING AT 22.5° PITCH, 90 x 45 MGPIØ PINE ROOF BATTENS AT MAX 900 mm CTS, TIMBER GANG NAIL, ROOF TRUSSES AT MAX 900mm CTS, BRACING AND TIE DOWNS TO AS 1684



**SECTION B : B**  
SCALE 1 : 50



**ALTERNATIVE OUTDOOR / BALCONY ROOF DETAIL**  
SCALE : 1 : 10

GALINTEL SCHEDULE	
SPAN	SIZE
800 - 1000	90 x 90 x 8 GALINTEL
1200 - 1700	100 x 100 x 8 GALINTEL
1800 - 3300	150 x 100 x 10 GALINTEL

Project  
**PROPOSED DOUBLE STOREY RESIDENCE AT LOT 52 21 DENNY'S COURT, GROVEDALE**  
for [REDACTED]

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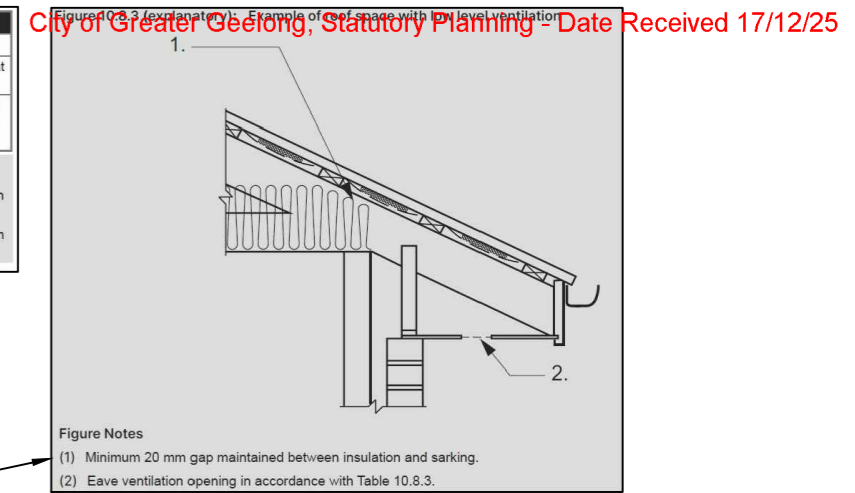
drawn [REDACTED]	date SEPTEMBER 2025
scales AS SHOWN	sheet : 5 OF 10
Drawing Number	

**4614-WD5**

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Roof pitch	Ventilation openings
< 10°	25,000 mm <sup>2</sup> /m provided at each of two opposing ends
≥ 10° and < 15°	25,000 mm <sup>2</sup> /m provided at the eaves and 5,000 mm <sup>2</sup> /m at high level
≥ 15° and < 75°	7,000 mm <sup>2</sup> /m provided at the eaves and 5,000 mm <sup>2</sup> /m at high level, plus an additional 18,000 mm <sup>2</sup> /m at the eaves if the roof has a cathedral ceiling

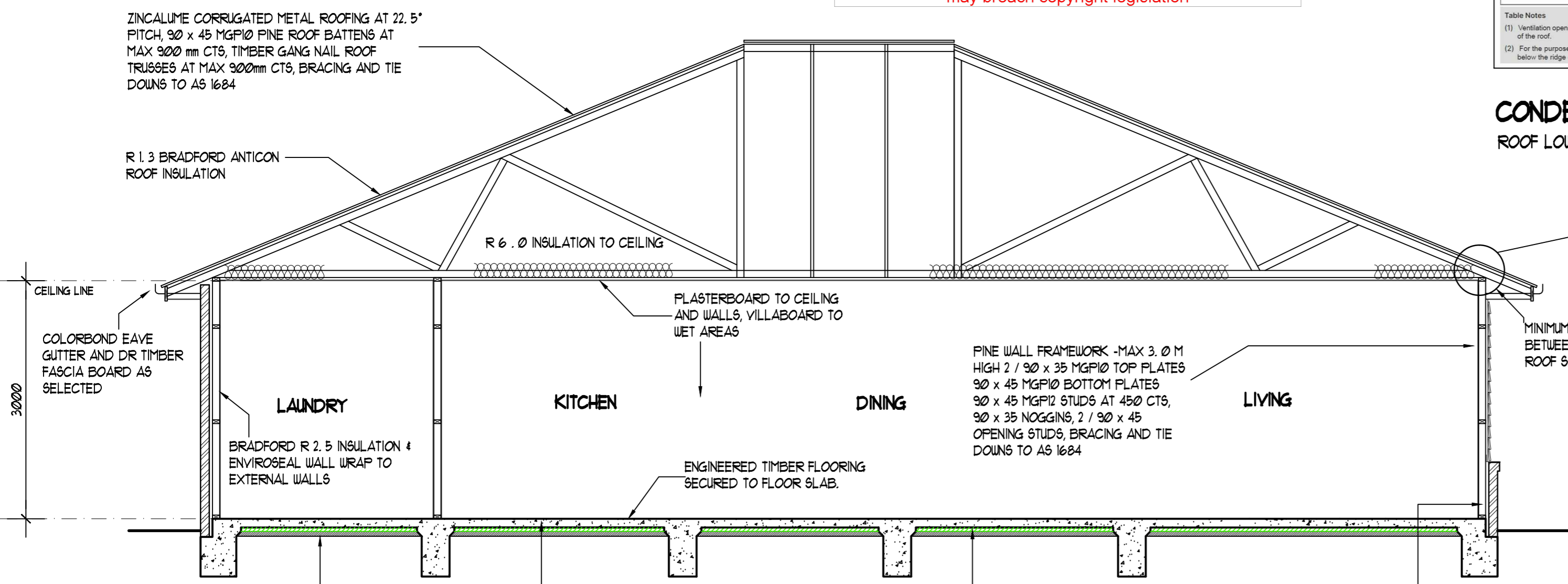
Table Notes  
 (1) Ventilation openings are specified as a minimum free open area per metre length of the longest horizontal dimension of the roof.  
 (2) For the purposes of this Table, high level openings are openings provided at the ridge or not more than 900 mm below the ridge or highest point of the roof space, measured vertically.



### CONDENSATION MANAGEMENT ROOF LOW VENTILATION REQUIREMENTS

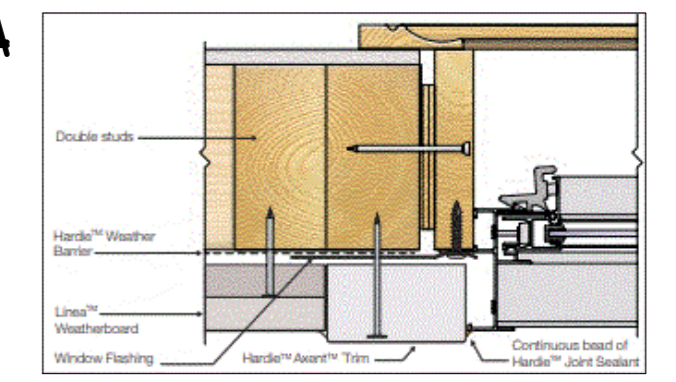
Wind class	Maximum stud spacing (mm)	Maximum nominal stud fixings
N1 - N3	600	Timber 2.8 GC Steel (8-16) S

Table Notes  
 (1) GC = galvanised fibre-cement nail  
 (2) S = self embedding or water head screw  
 (3) Fasteners must penetrate not less than 30 mm into timber frames and not less than two full screw threads through steel frames.  
 (4) Steel framing members must have a base metal thickness (BMT) not less than that required for a roof batten in NASH standard.  
 (5) Wall cladding may be fixed through timber or metal battens attached to the wall frame in accordance with AS 1684.2, AS 1684.3, AS 1684.4 or NASH standard as appropriate (see fixing requirements for roof battens) so long as the minimum penetration into the wall frame is achieved.

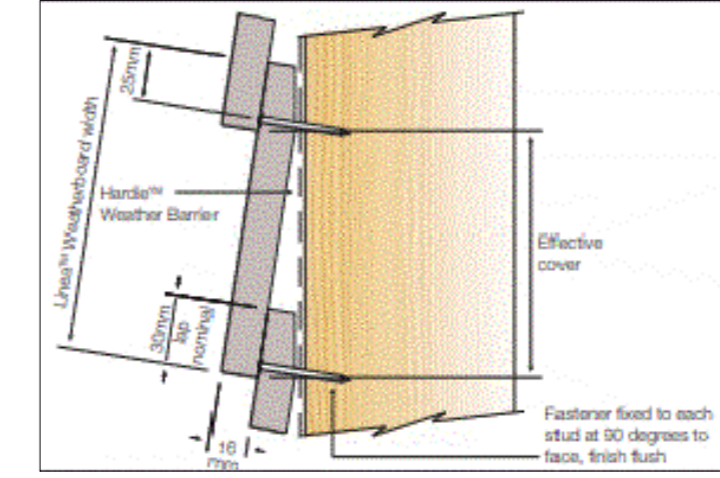


SECTION C : C  
SCALE 1 : 50

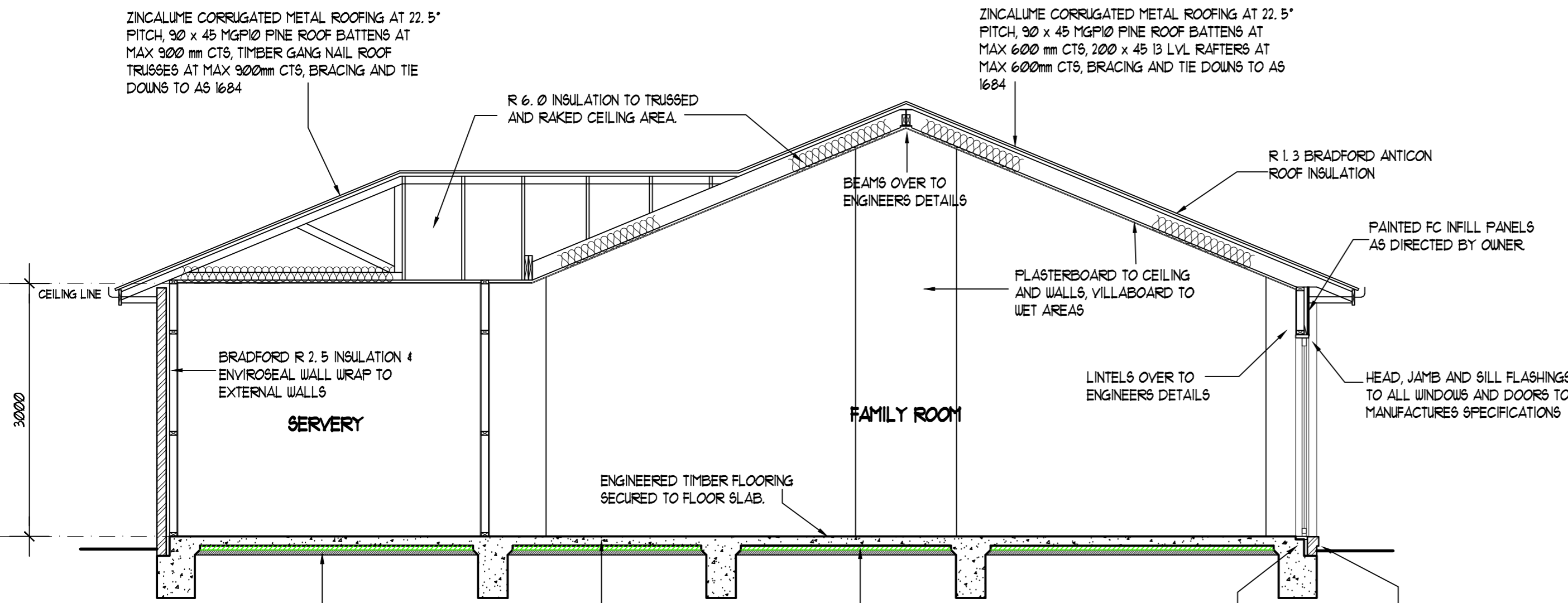
### TYPICAL HARDIES LINEA BOARD FIXING DETAILS



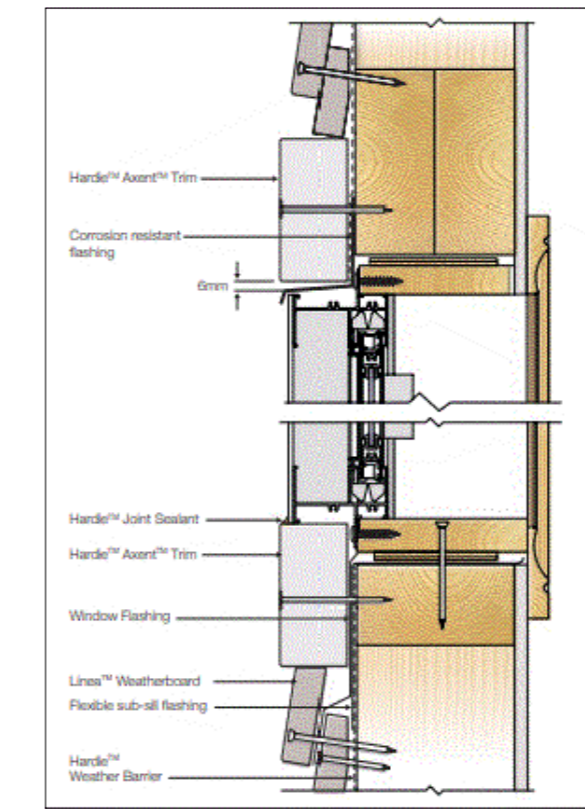
JAMB DETAIL



CONCEALED FIXING



SECTION D : D  
SCALE 1 : 50



WINDOW / DOOR OPENING

Project  
**PROPOSED DOUBLE STOREY RESIDENCE AT LOT 52  
 21 DENNY'S COURT, GROVEDALE**

for [REDACTED]

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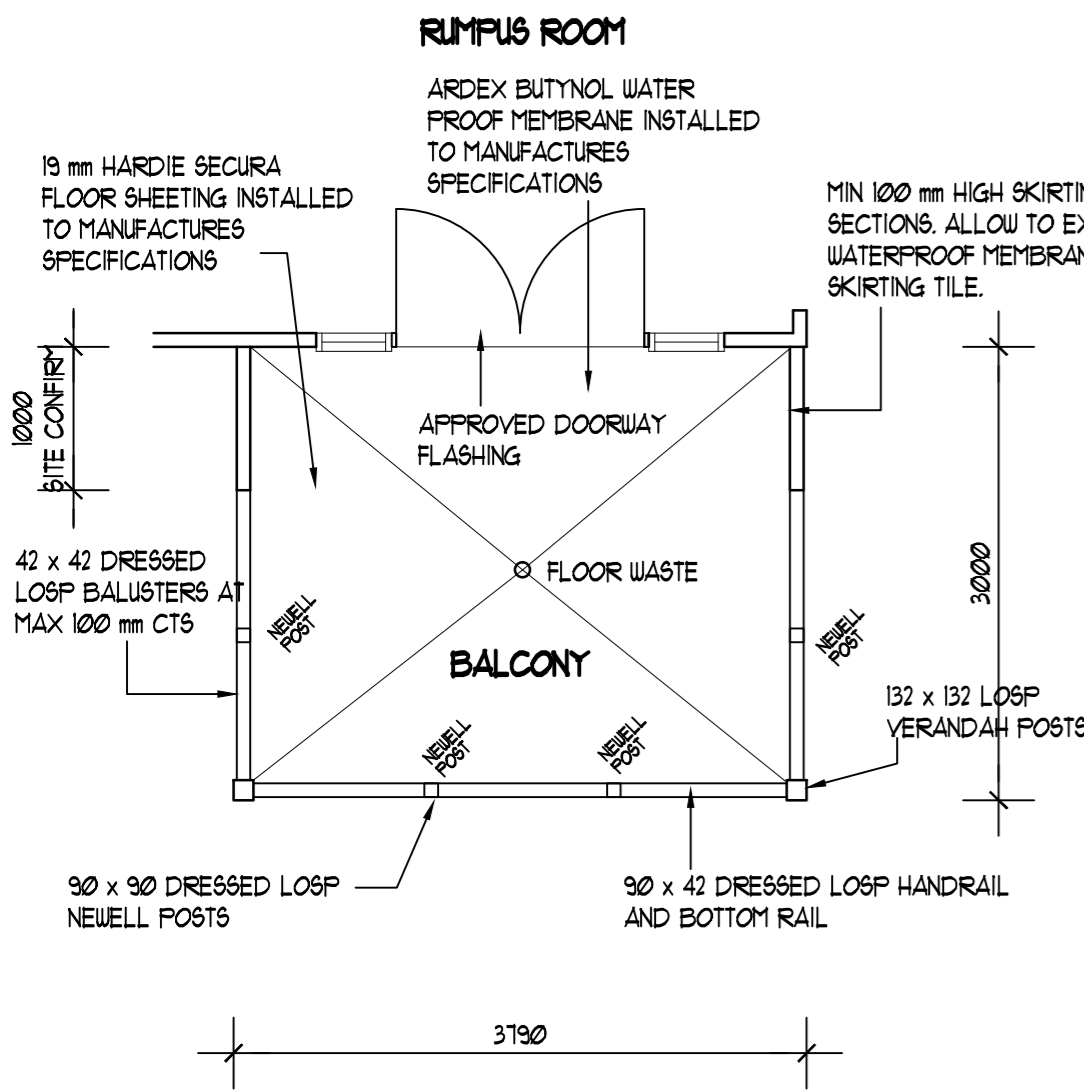
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registered building practitioners [REDACTED] DP-AD1030

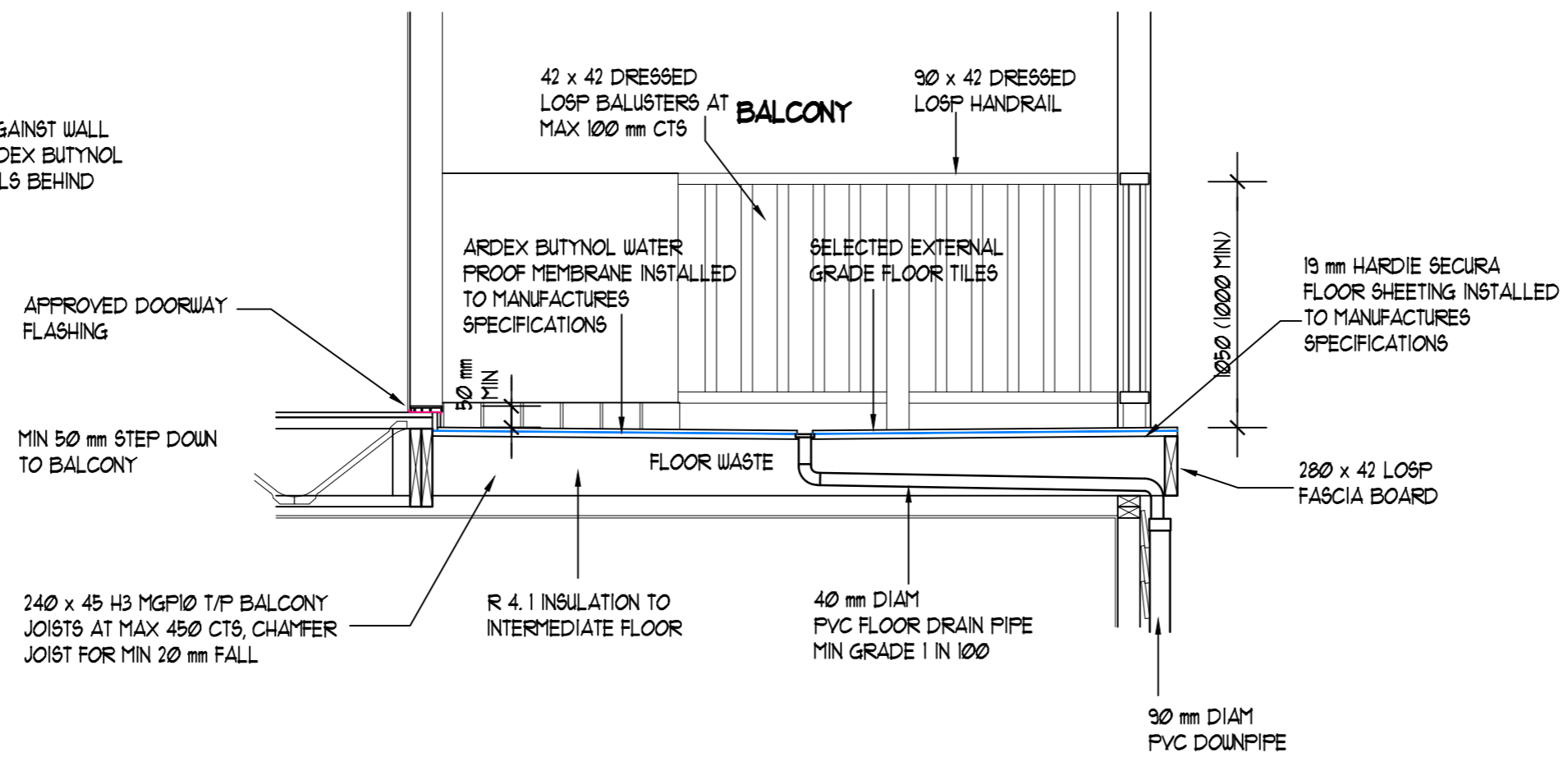
drawn [REDACTED] date SEPTEMBER 2025

scales AS SHOWN sheet 6 OF 10

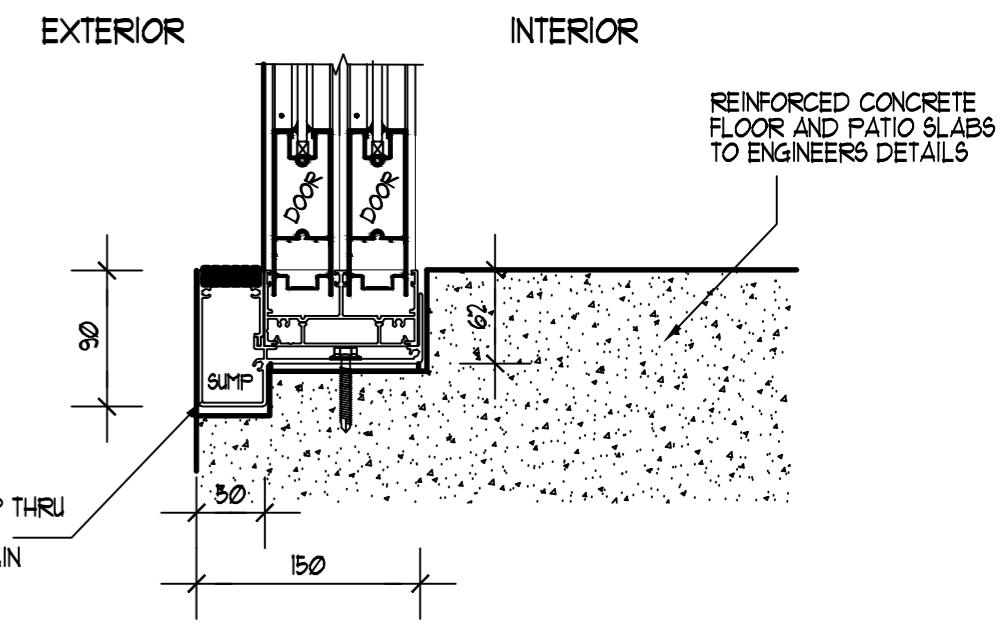
Drawing Number  
**4614-WD6**



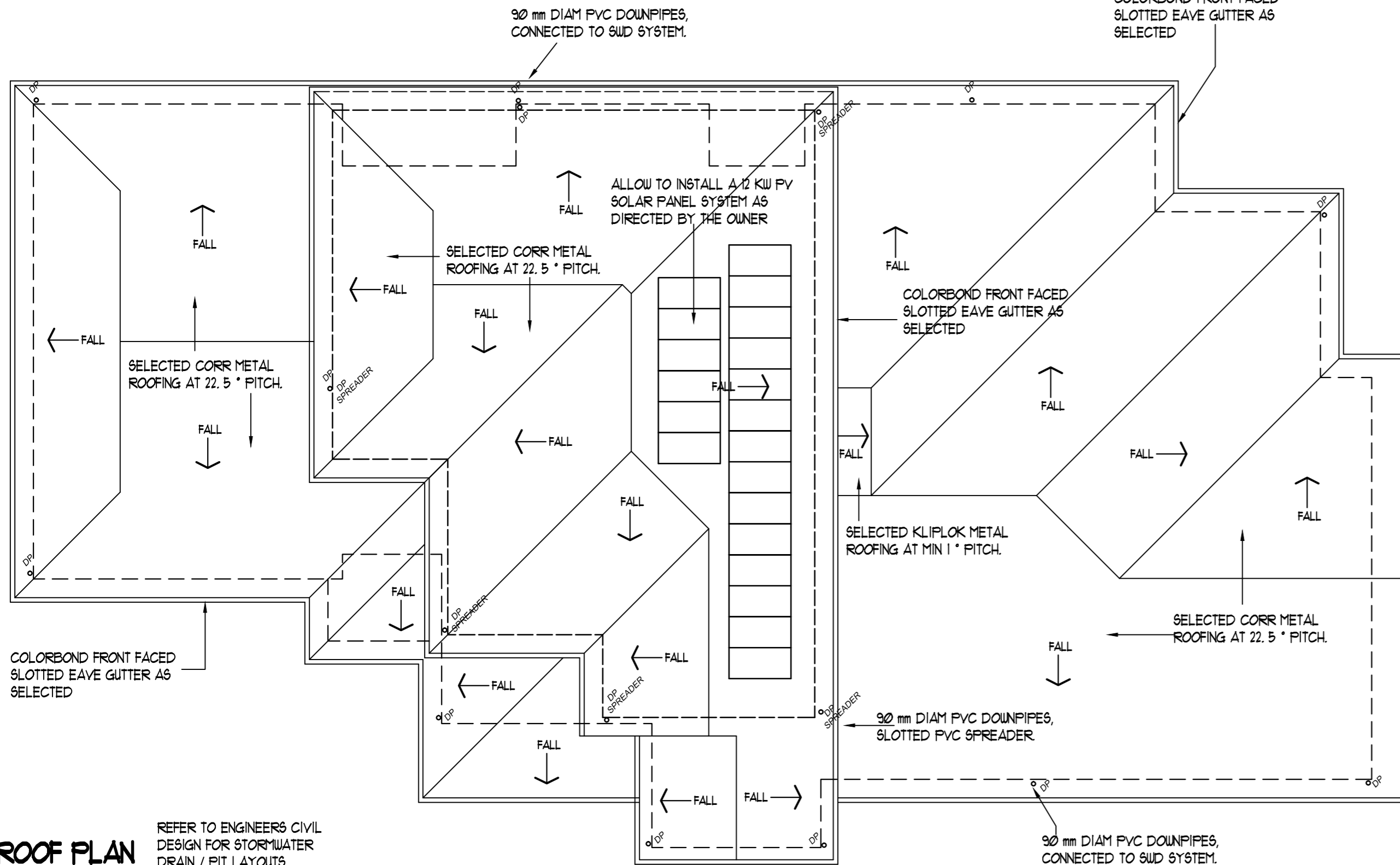
**BALCONY PLAN**  
SCALE 1 : 50



**WATERPROOF BALCONY DETAIL**  
SCALE 1 : 25



**TYPICAL DOOR SILL RECESS DETAIL**  
SCALE 1 : 5  
(IF REQUESTED BY OWNER)



**ROOF PLAN**  
SCALE 1 : 100

ROOF DRAINAGE CALCULATIONS	
ROOF CATCHMENT AREA	= 474 SQM
ROOF PITCH = 22.5 °	= SLOPE FACTOR 1.21
TOTAL CATCHMENT AREA	= 474 x 1.21 = 574 SQM
DOWNPIPE SIZE	= 90 mm DIAM MINIMUM
EAVE GUTTER TYPE	= CONTROLLED BACK GAP
MAXIMUM ROOF AREA PER DOWNPIPE	= 60 SQM
MINIMUM NUMBER OF DOWNPIPES	= 574 / 60 = 9.5 (ROUND UP TO 10)
NUMBER OF DOWNPIPES PROVIDED	= 10
HP DENOTES HIGH POINT	

NOTE : STORMWATER DRAINS, GUTTERS AND DOWNPIPE LAYOUT IS INDICATIVE ONLY AND SHOULD BE INSTALLED AT THE ROOF PLUMBERS DISCRETION IN ACCORDANCE WITH AS 3500. 3. 2018

ROOF DRAINAGE TO COMPLY WITH NCC 2022 - ABCB HOUSING PROVISIONS PART 1. 4 AND AS 3500  
EAVE GUTTERS TO BE INSTALLED WITH A FALL OF NOT LESS THAN 1 : 500 AND SUPPORTED BY BRACKETS SECURELY FIXED AT STOP ENDS, CORNERS AND AT NOT MORE THAN 1.2 M CENTRES  
DOWNPIPES SPACED NO GREATER THAN 12 M APART

EAVES GUTTERS TO COMPLY WITH NCC 2019 - PART 1. 4 & AS 3500.  
GUTTERS SHALL BE FRONT FACED SLOTTED OR A GUTTER WHERE THE FRONT BEAD OF THE GUTTER TO BE A MINIMUM OF 10 MM BELOW THE TOP OF THE FASCIA.

DRAINER TO ENSURE THAT ONLY ROOF WATER IS COLLECTED AND DISPERSED INTO WATER TANKS. ALL SURFACE DRAINS AND AGGI DRAINS TO DISPERSE INTO UNDERGROUND DRAINAGE SYSTEM AND OUT TO LPOD

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Project  
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drawn [REDACTED] date SEPTEMBER 2025

scales AS SHOWN sheet : 1 OF 10

Drawing Number  
**4614-WD1**  
NORTH

SHOWER AREAS TO COMPLY WITH NCC 2019 BCA VOL 2 - 3.8.1

(1) FOR A SHOWER AREA WITH A HOB, STEP-DOWN OR LEVEL THRESHOLD, THE FOLLOWING APPLIES:

(A) THE FLOOR OF THE SHOWER AREA MUST BE WATERPROOF, INCLUDING ANY HOB OR STEP-DOWN

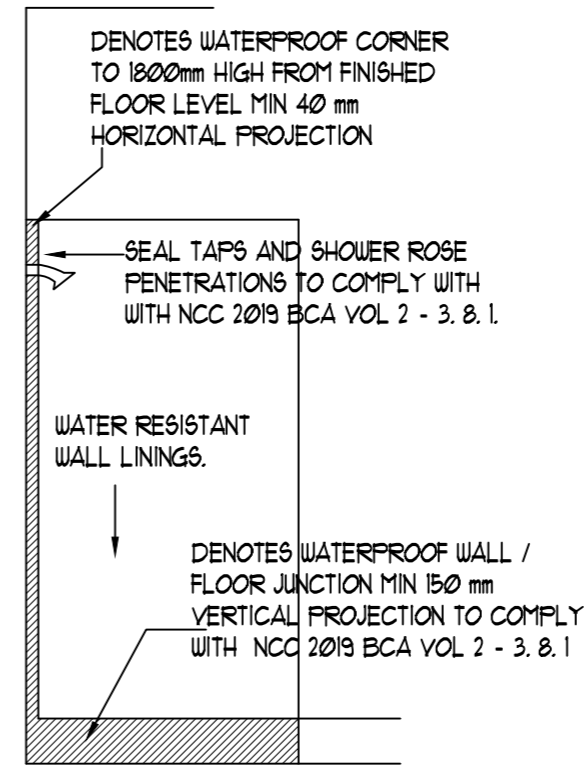
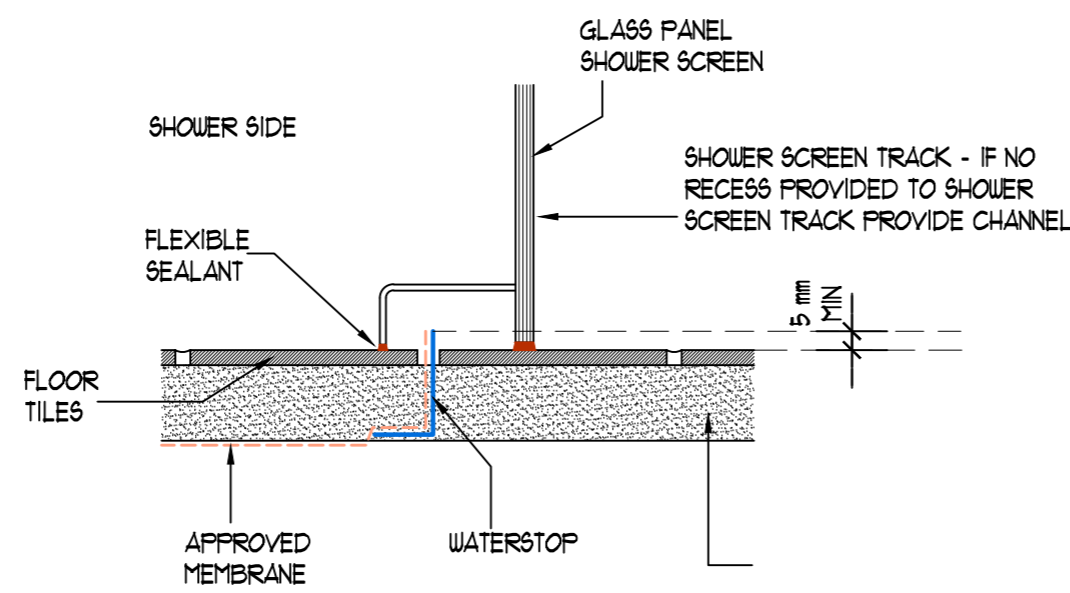
(B) THE WALLS OF THE SHOWER AREA MUST BE WATERPROOF NOT LESS THAN 1800 mm ABOVE THE FLOOR SUBSTRATE

(C) WALL JUNCTIONS AND JOINTS WITHIN THE SHOWER AREA MUST BE WATERPROOF NOT LESS THAN 40 mm EITHER SIDE OF THE JUNCTION

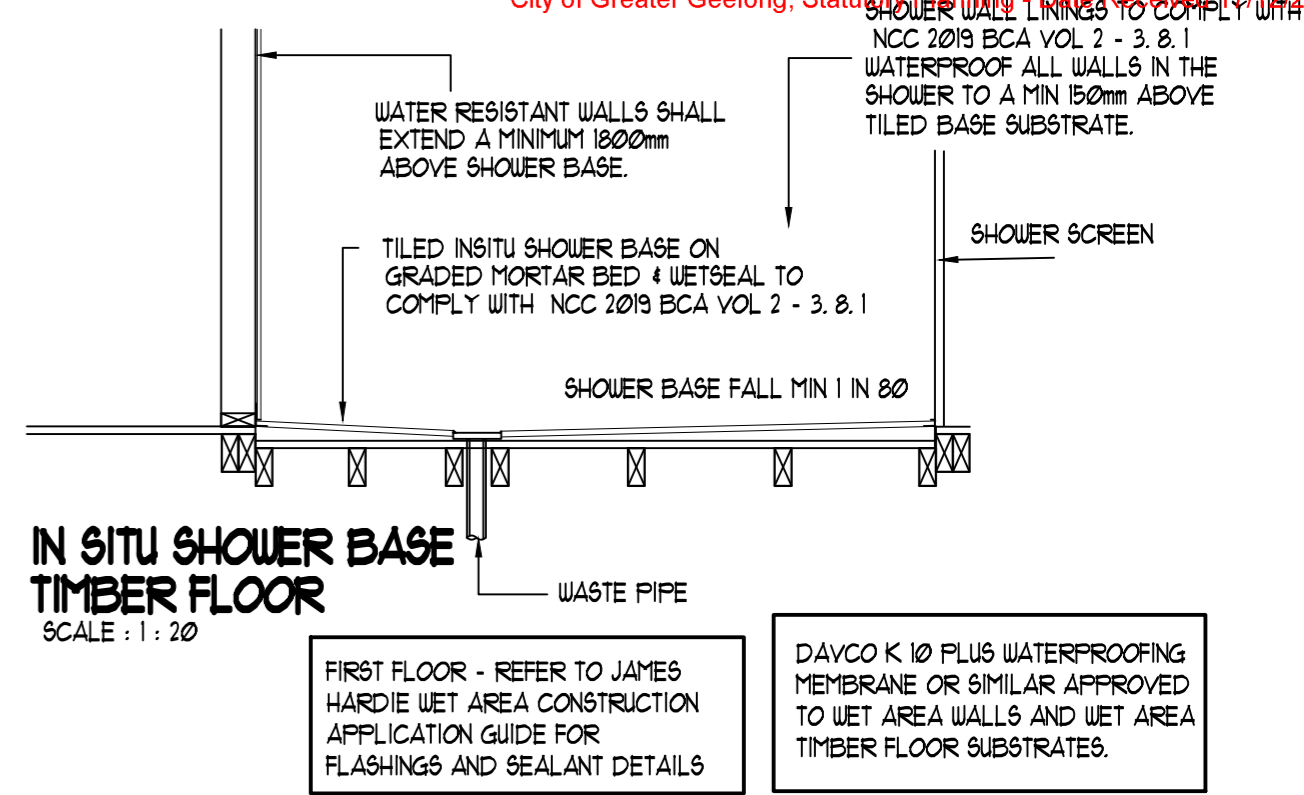
(D) WALL/FLOOR JUNCTIONS WITHIN THE SHOWER AREA MUST BE WATERPROOF

(E) PENETRATIONS WITHIN THE SHOWER AREA MUST BE WATERPROOF.

(2) A SHOWER WITH A PREFORMED SHOWER BASE MUST ALSO COMPLY WITH THE REQUIREMENTS OF (1), EXCEPT FOR (A) WHICH IS NOT APPLICABLE



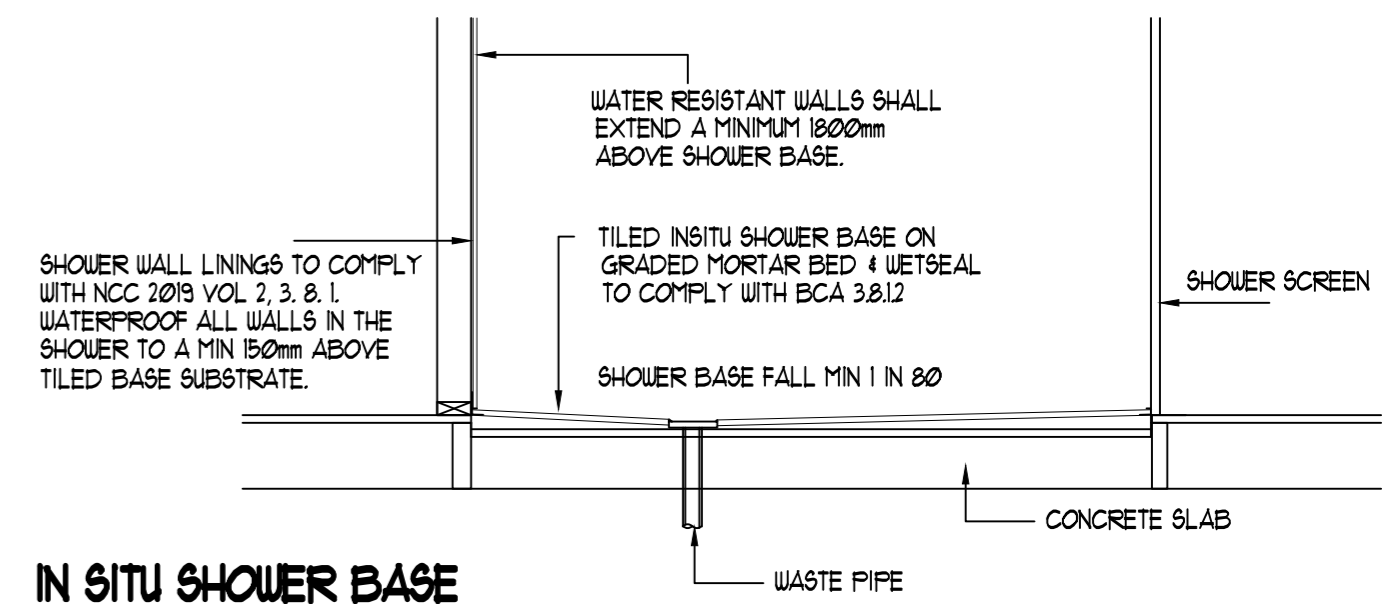
**IN SITU SHOWER WATERPROOFING DETAILS**  
SCALE : 1 : 50



**IN SITU SHOWER BASE TIMBER FLOOR**  
SCALE : 1 : 20

FIRST FLOOR - REFER TO JAMES HARDIE WET AREA CONSTRUCTION APPLICATION GUIDE FOR FLASHINGS AND SEALANT DETAILS

DAYCO K 10 PLUS WATERPROOFING MEMBRANE OR SIMILAR APPROVED TO WET AREA WALLS AND WET AREA TIMBER FLOOR SUBSTRATES.

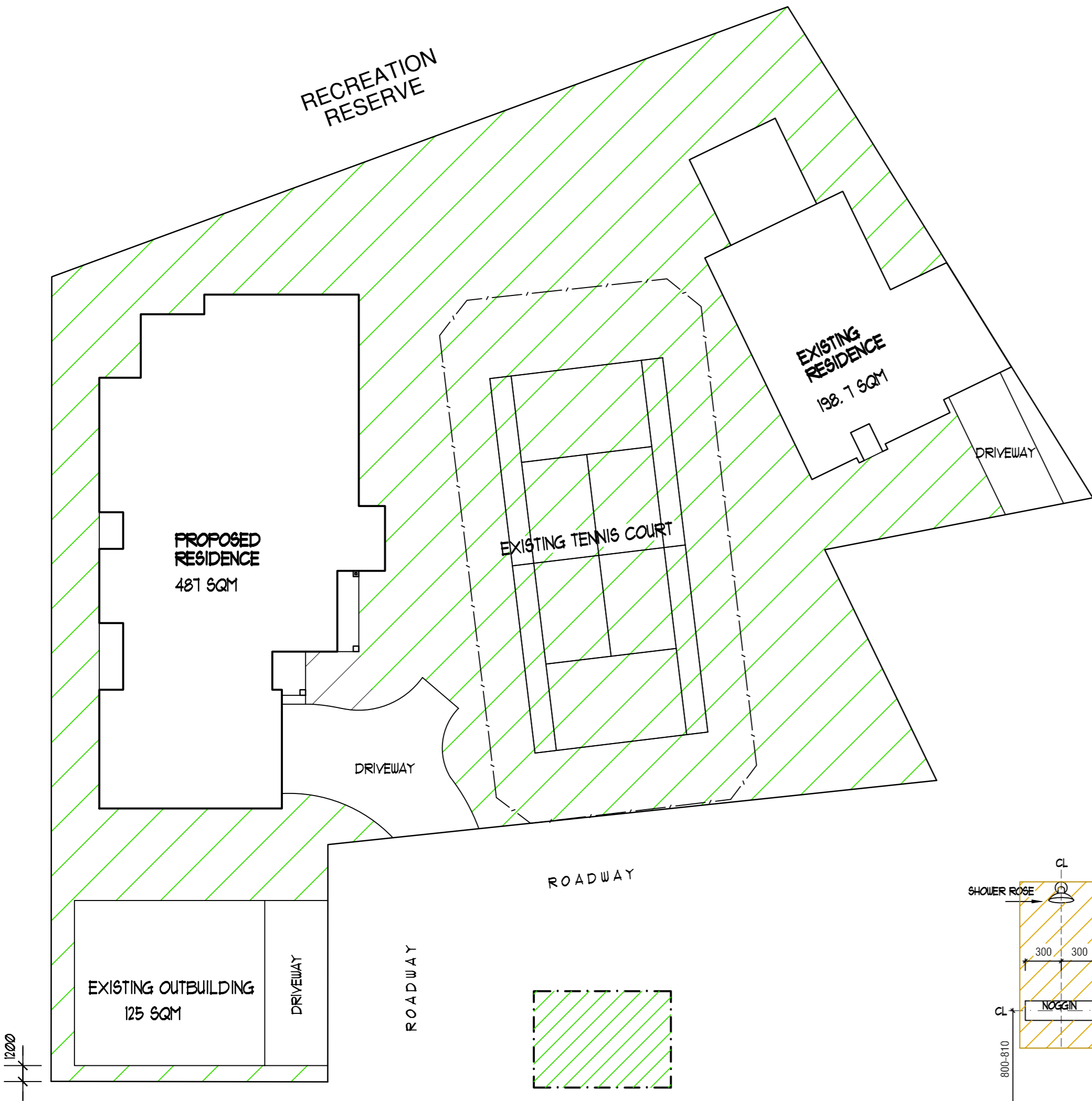


**IN SITU SHOWER BASE CONCRETE SLAB DETAIL**  
SCALE : 1 : 20

WATER RESISTANT PLASTERBOARD OR VILLABOARD SHALL BE USED BEHIND ALL TILED PANELS IN ALL WET AREAS

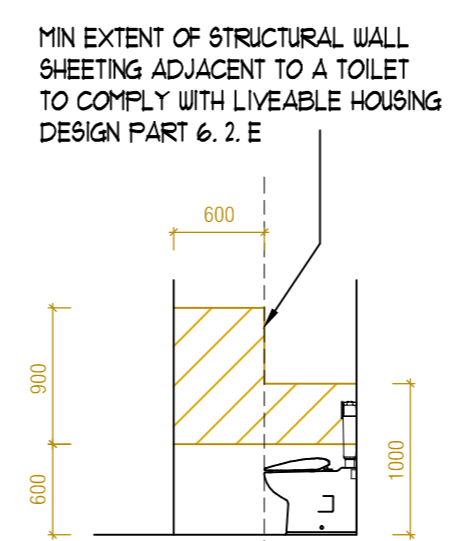
SHOWER WALL LININGS TO COMPLY WITH NCC 2019 VOL 2 3.8.1. WATERPROOF ALL WALLS IN THE SHOWER TO A MIN 150mm ABOVE TILED BASE SUBSTRATE.

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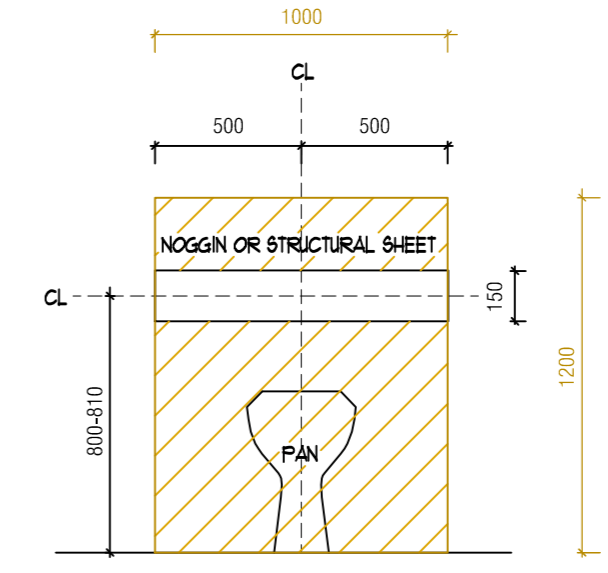


EXTENT OF GARDEN AREA  
35 % MIN REQUIRED : 946 SQM  
PROPOSED GARDEN AREA 1144 SQM = 64.4 %

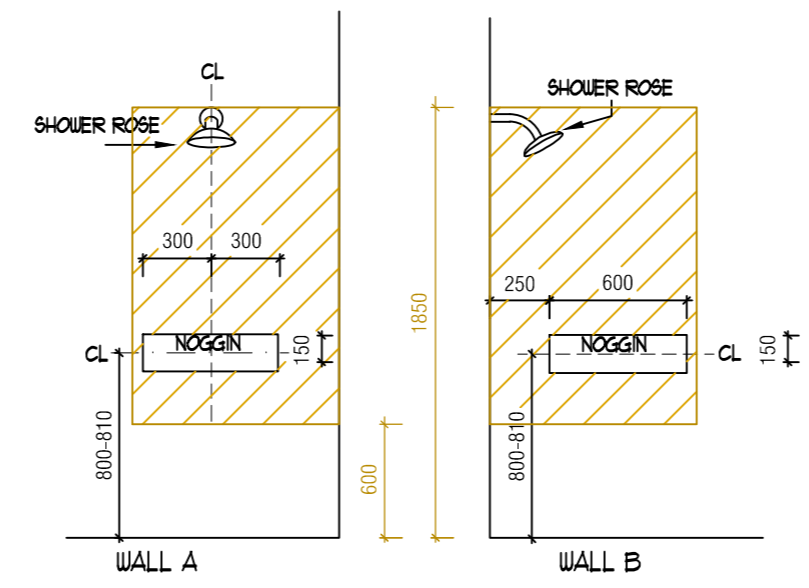
**GARDEN AREA PLAN**  
SCALE 1 : 250  
SITE AREA : 2704 SQM



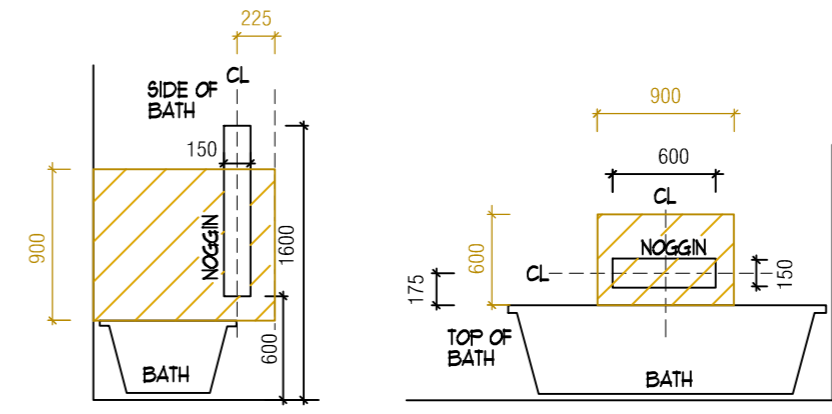
**TOILET SIDE WALL**



**TOILET TYPICAL NOGGIN LOCATION**

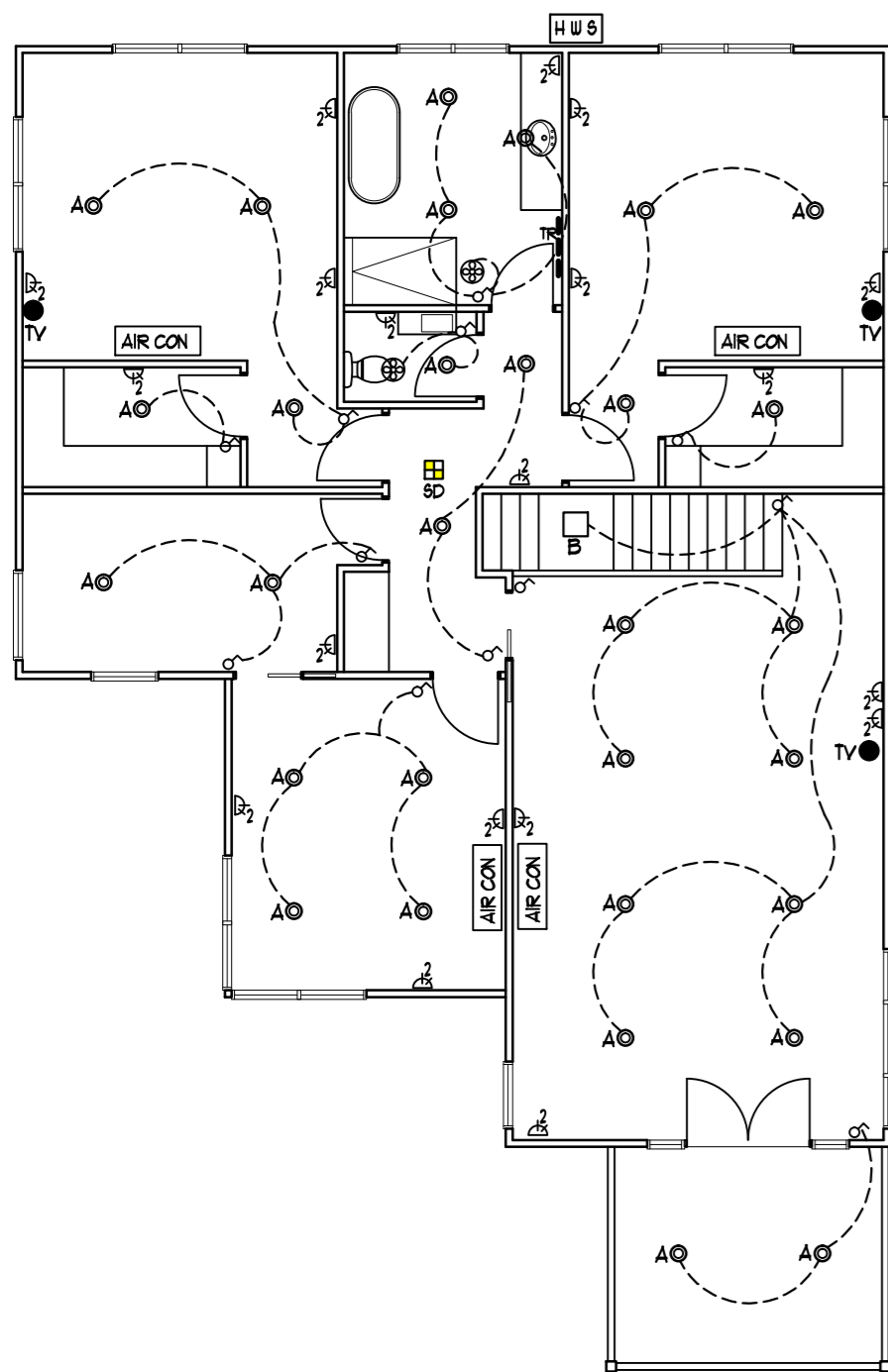


**SHR - TYPICAL NOGGIN LAYOUT**



**BATH - TYPICAL NOGGIN LAYOUT**

Project	
PROPOSED DOUBLE STOREY RESIDENCE AT LOT S2 21 DENNY'S COURT, GROVEDALE	
for [REDACTED]	
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registered building practitioners	[REDACTED] DP-AD1030
drawn [REDACTED]	date SEPTEMBER 2025
scales AS SHOWN	sheet : 8 OF 10
	Drawing Number
	<b>4614-WD8</b>



ELECTRICAL LEGEND	
	DOUBLE G.P.O. 10 AMP
	EXTERNAL DOUBLE G.P.O. 10 AMP
	TV ANTENNA OUTLET
	SMOKE ALARM INTERCONNECTED
	SEALED 10 WATT LED DOWNLIGHT
	PENDANT LIGHT FITTING 10 WATT LED
	15 WATT LED EXTERNAL WALL LIGHT
	2 x 18 WATT LED BATTEN LIGHTS-1200mm
	TELEPHONE OUTLET
	HEATED TOWEL RAIL - HARD WIRED
	INTERNAL SWITCHBOARD AND CB
	LIGHT SWITCH
	WIIRING
	300mm DIAM EXHAUST FAN
	EXTERNAL ELEC METER BOX
	AIR CONDITIONING - SPLIT SYSTEM
	HOT WATER SERVICE - ELEC HEAT PUMP

RESIDENCE AREA 446.6 SQM  
 OUTDOOR AREA 80.0 SQM  
 GARAGE AREA 84.6 SQM

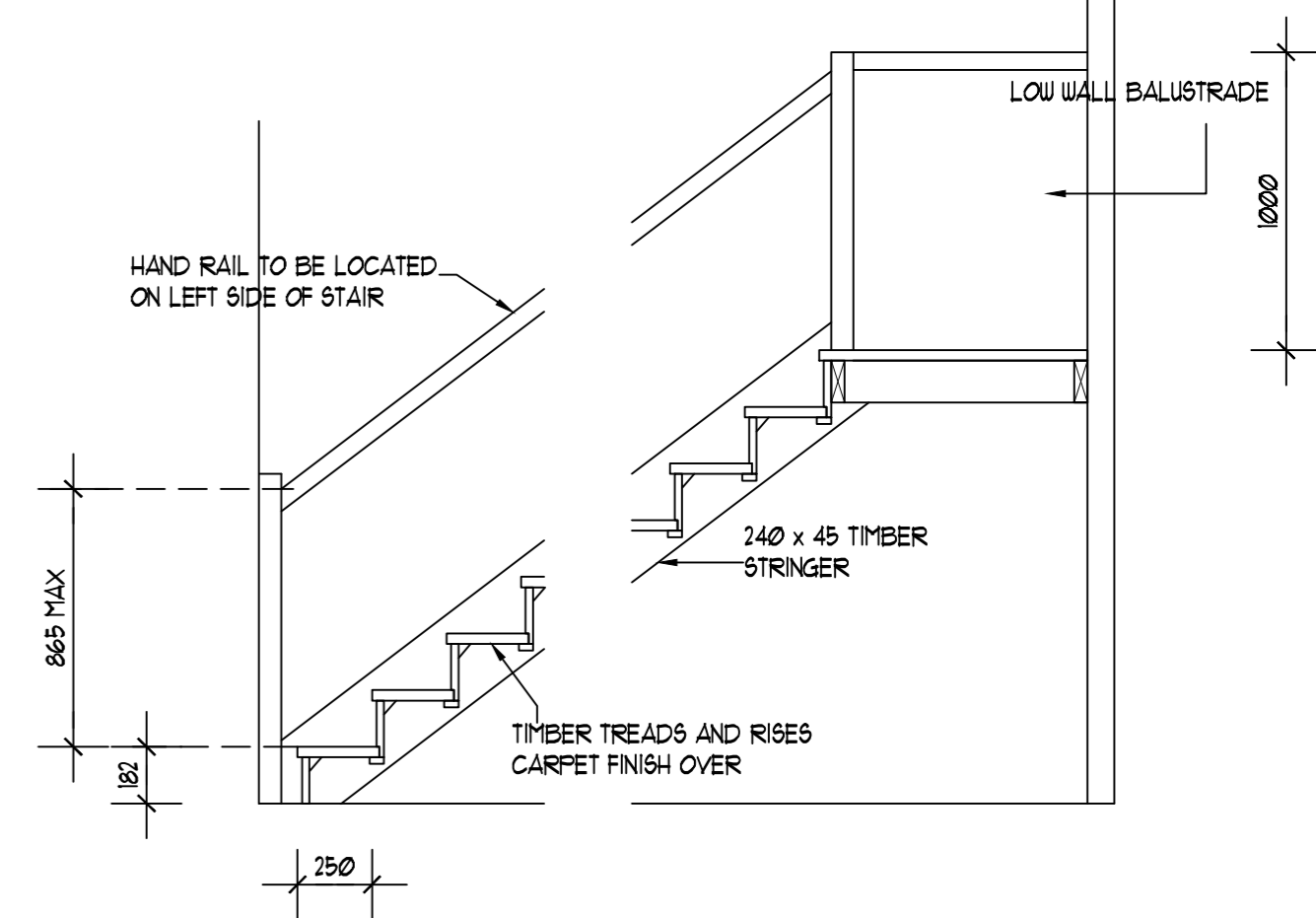
CLASS 1 BUILDINGS - 5 WATTS PER SQM  
 GARAGE/CARPORT - 3 WATTS PER SQM  
 OUTDOOR AREA - 4 WATTS PER SQM

TOTAL ILLUMINATION POWER DENSITY ALLOWABLE

RESIDENCE 2233 WATTS  
 GARAGE 253 WATTS  
 EXTERNAL AREAS 320 WATTS  
 TOTAL 2806 WATTS

TOTAL ILLUMINATION POWER DENSITY PROPOSED

RESIDENCE 850 WATTS  
 GARAGE 216 WATTS  
 EXTERNAL AREAS 260 WATTS  
 TOTAL 1326 WATTS



TYPICAL STAIR DETAIL

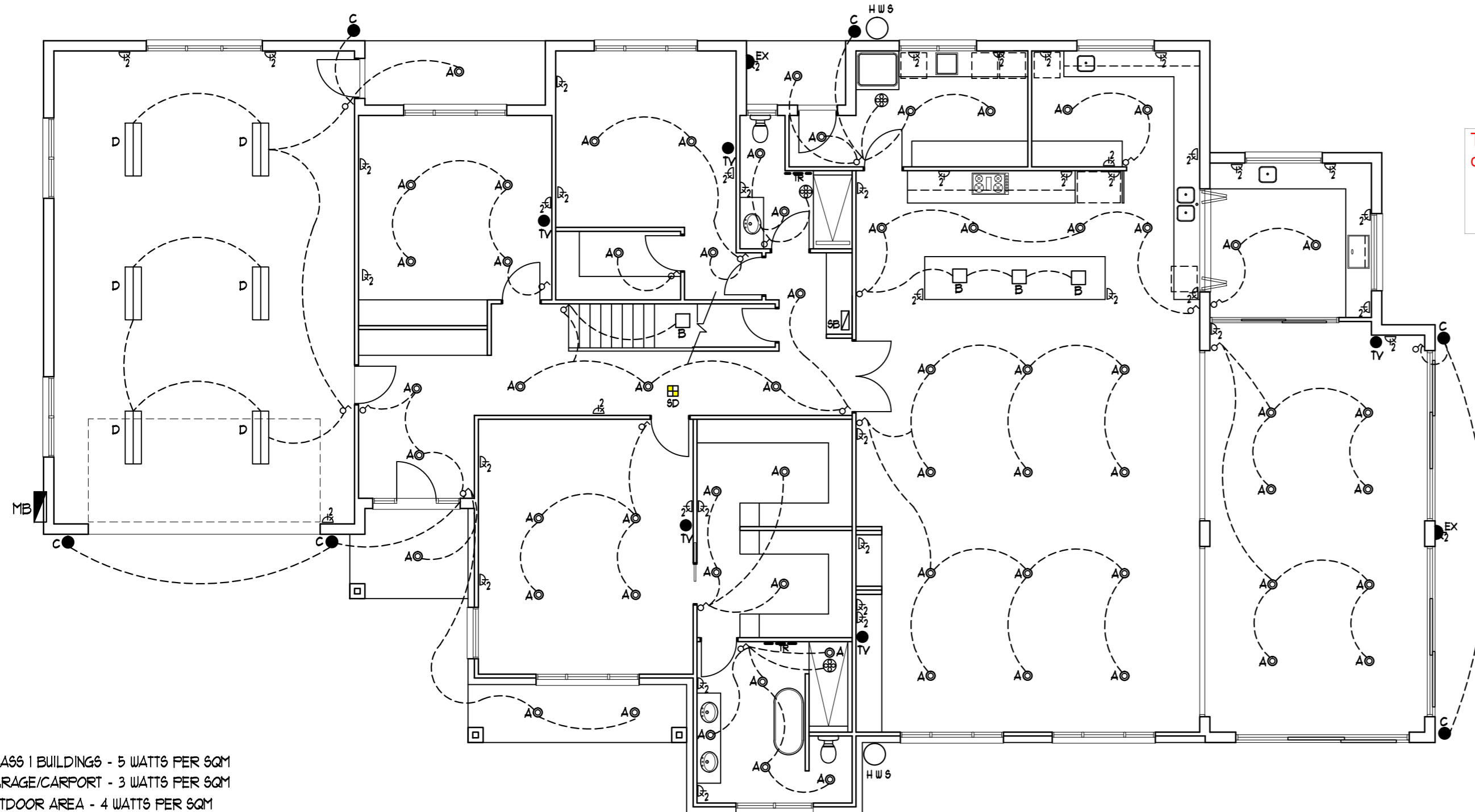
SCALE 1 : 25

STAIR CONSTRUCTION - GENERAL NOTES

STAIR TREAD GOING TO BE MINIMUM 250 mm AND MAXIMUM 355 mm  
 STAIR RISERS TO BE MIN 115 mm HIGH AND A MAXIMUM 190 mm HIGH  
 HANDRAILS / BALUSTRADES TO BE 865 mm HIGH ON STAIRS MEASURED VERTICAL FROM STAIR NOSING.  
 HANDRAILS AND BALUSTRADES TO BE MINIMUM 1000 mm HIGH AT LANDINGS AND THE LIKE.  
 VOIDS WITHIN BALUSTRADE OR STAIR NOT TO EXCEED 125 mm.  
 MINIMUM HEAD HEIGHT CLEARANCE OF 2000 mm.

STAIR FORMULA - 2 R + G = MAX 100 AND MINIMUM 550

= 364 + 250 = 614



CLASS 1 BUILDINGS - 5 WATTS PER SQM  
 GARAGE/CARPORT - 3 WATTS PER SQM  
 OUTDOOR AREA - 4 WATTS PER SQM

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Project PROPOSED DOUBLE STOREY RESIDENCE AT LOT 52 21 DENNY'S COURT, GROVEDALE	
for [REDACTED]	
dlb design group pty. ltd. building design & drafting 93 nicholas street, newtown. ph 52221552 fax 52221580	
Building Designers Association of Victoria inc.	
All construction works shall be carried out in accordance with all stamped and approved drawings by all the relevant authorities. The Builder and/or Contractors must site confirm all dimensions, levels and locations of existing services and conditions before commencing any work on any trade.	
registered building practitioners	[REDACTED] DP-AD1030
drawn	[REDACTED]
date	SEPTEMBER 2025
scales	AS SHOWN
sheet	9 OF 10
	Drawing Number
	4614-WD9

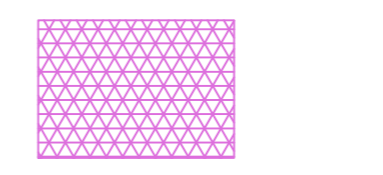
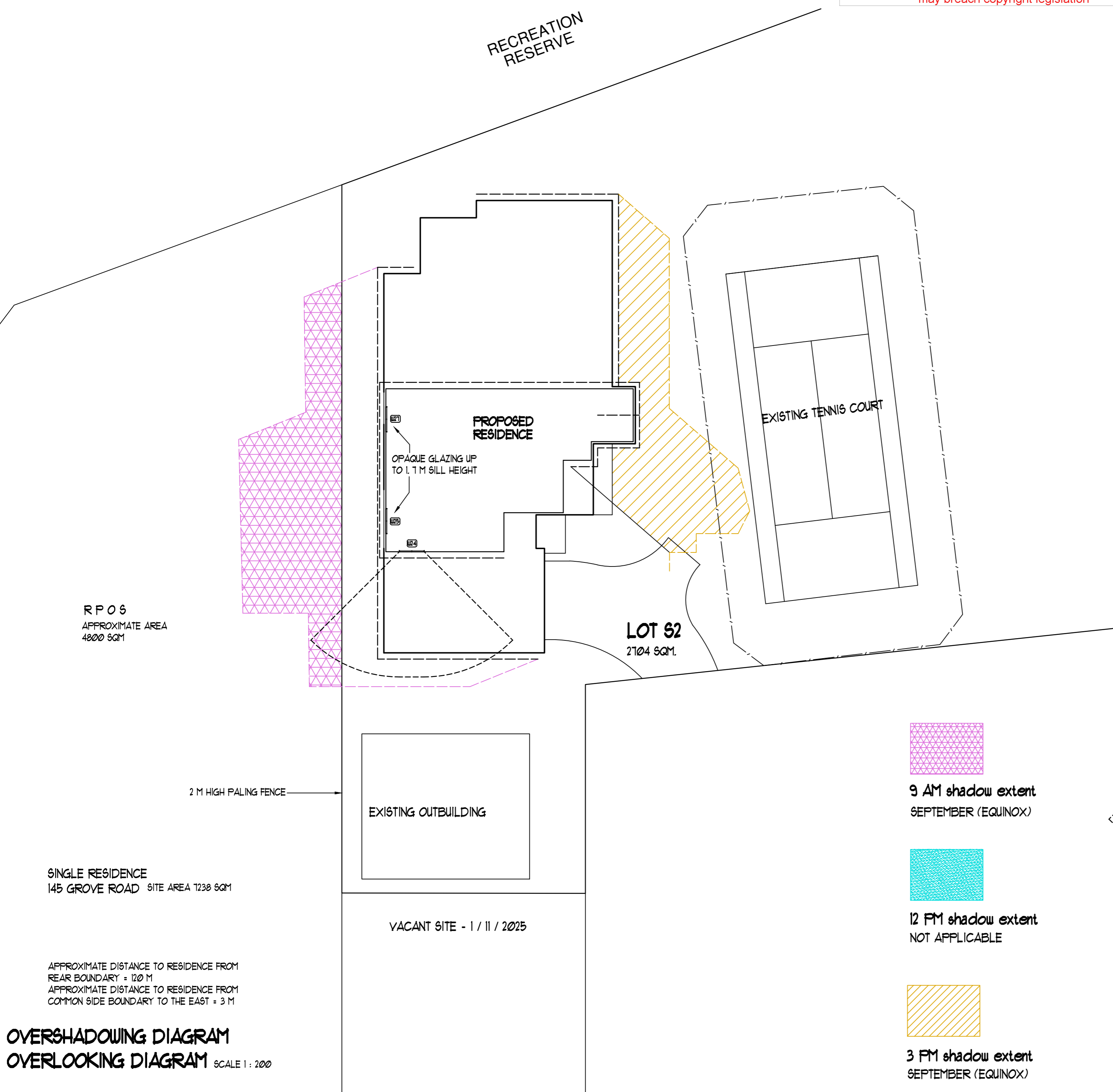
ARTIFICIAL LIGHTING SCHEDULE SCALE 1 : 100

ALL EXTERNAL LIGHTING TO THE PERIMETER OF THE BUILDING SHALL BE CONTROLLED BY A DAYLIGHT SENSOR

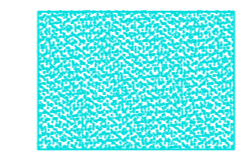
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**AERIAL IMAGE**  
NT 6



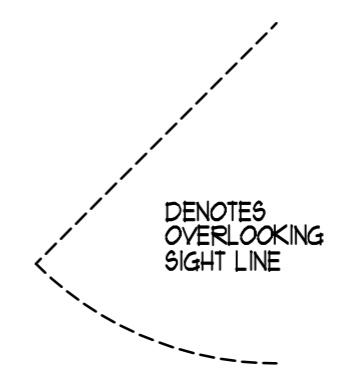
**9 AM shadow extent**  
SEPTEMBER (EQUINOX)



**12 PM shadow extent**  
NOT APPLICABLE



**3 PM shadow extent**  
SEPTEMBER (EQUINOX)



DENOTES  
OVERLOOKING  
SIGHT LINE

**OVERSHADOWING DIAGRAM**  
**OVERLOOKING DIAGRAM** SCALE 1 : 200

Project	
PROPOSED DOUBLE STOREY RESIDENCE AT LOT 52 21 DENNY'S COURT, GROVEDALE	
for [REDACTED]	
 <b>dlb design group pty. ltd.</b> building design & drafting 93 nicholas street, newtown. ph 52221552 fax 52221580	
Building Designers Association of Victoria inc.	
	
All construction works shall be carried out in accordance with all stamped and approved drawings by all the relevant authorities. The Builder and/or Contractors must site confirm all dimensions, levels and locations of existing services and conditions before commencing any work on any trade.	
registered building practitioners	[REDACTED] DP-AD1090
drawn [REDACTED]	date SEPTEMBER 2025
scales AS SHOWN	sheet : 10 OF 10
 NORTH	Drawing Number <b>4614-WD10</b>