

PROJECT:
EXISTING DWELLING & PROPOSED EXTENSION

SITE ADDRESS:
46 Kilgour Street, GEELONG



LOCALITY PLAN
1 : 1000

PROPOSAL:
EXISTING DWELLING & PROPOSED EXTENSION

ADDRESS:
No. 46 Kilgour St,
GEELONG

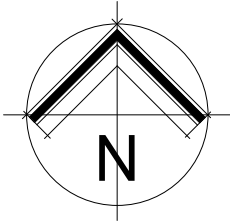
REVISION:

14-04-25 PRELIMINARY WD	16-10-25 CC
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29-09-25 CLIENTS CHANGES/ DEISGN CHANGES	22-12-25 ENERGY UPDATED

DRAWN:	DATE:	DWG NO:
JA	14-04-25	WD0.0

SCALE As indicated PRINTED ON A3 SHEET

SHEET LIST - Working Drawing	
SHEET NUMBER	SHEET NAME
WD0.0	COVER PAGE
WD1.0	GENERAL NOTES
WD2.0	SITE PLAN
WD2.1	GARDEN AREA PLAN
WD3.0	EXISTING FLOOR PLAN
WD3.1	EXISTING ELEVATIONS
WD3.2	DEMOLITION PLAN
WD4.0	PROPOSED FLOOR PLAN
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WD6.0	PROPOSED ELEVATIONS
WD7.0	SECTIONS
WD8.0	STRUCTURAL FLOORING PLAN
WD9.0	STRUCTURAL ROOFING PLAN
WD10.0	ROOFING PLAN
WD11.0	BCA & FLOOR COVERING PLAN
WD12.0	WATERPROOFING 1
WD13.0	WATERPROOFING 2
WD14.0	WATERPROOFING 3
WD15.0	INTERNALS
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WD17.0	INTERNALS



Projekt Evolve

29 Pakington Street, Geelong West 3218
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Drawings Prepared by: Projekt Evolve
(TA Ivelja Design Pty Ltd CDP-AD 53723)

PROPERTY DETAILS	
Address:	46 KILGOUR STREET, GEELONG 3220
Lot and Plan Number:	Lot 1 TP365711
Standard Parcel Identifier (SPI):	1/TP365711
Local Government Area (Council):	GREATER GEELONG
Council Property Number:	214509
Planning Scheme:	Greater Geelong
Directory Reference:	Melway 401 F8

Planning Zone Summary	
Planning Zone:	GENERAL RESIDENTIAL ZONE - SCHEDULE 1 (GRZ1)
Planning Overlays:	None affecting this land

General Notes for Residential Works
General Notes (NCC 2022)
• All materials and construction practice shall meet the Performance Requirements of the BCA. Where a performance 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:
 - ABCB Part 8 for Class 1 and 10 Buildings within a design wind speed of not more than N3; and
 - NCC Vol 1 B1D4 for Class 2 and 9 Buildings.

- Waterproofing of wet areas, being bathrooms, showers, shower rooms, laundries, sanitary compartments and the like shall be provided in accordance with AS 3740-2010: Waterproofing of Domestic Wet Areas.

- Step sizes (other than for spiral stairs) to be:
 - Risers (R) 190mm maximum and 115mm minimum
 - Going (G) 355mm maximum and 240mm minimum
 - 2R + 1G = 700mm maximum and 550mm minimum
 - with less than 125mm gap between open treads.

- 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 125mm gap between, and
 - any horizontal element within the barrier between 150mm and 760mm above the floor must not facilitate climbing where changes in level exceeds 4000mm above the surface beneath landings, ramps and/or treads.Wire barrier construction to comply with ABCB Part 11.3.6 for Class 1 and 10 Buildings and NCC 2022 Volume 1 Part D3D17 for other Classes of Buildings.

- Top of hand rails to be minimum 865mm vertically above stair nosing and floor surface of ramps.

- Window sizes nominated are nominal only. Actual size may vary according to manufacture. 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 termite management system.
• Concrete stumps:

- up to 1400mm long to be 100mm x 100mm (1 No. H.D. Wire)
- 1401mm to 1800mm long to be 100mm x 100mm (2 No. H.D. Wires)
- 1801mm to 3000mm long to be 125mm x 125mm (2 No. H.D. Wires)
- 100mm x 100mm stumps exceeding 1200mm above ground level to be braced where no perimeter base brickwork provided.

- Buildings in marine or other exposure environments shall have masonry units, mortar and all built in components and the like complying with the durability requirements of Table 4.1 of AS 4773.1-2010 'Masonry in small buildings' 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 water 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.

• These plans have been prepared for the exclusive use by the Client of Projekt Evolve for the purpose expressly notified to the Designer. Any other person who uses or relies on these plans without the Designer's written consent does so at their own risk and no responsibility is accepted by the Designer for such use and/or reliance. It is the Clients/Builder responsibility to ensure all components and sizes are correct at time of final plans being issued and collected.

• The Client and/or the Client's Builder shall not modify or amend the plans without the knowledge and consent of Projekt Evolve 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 Projekt Evolve

- A building Permit is required prior to the commencement of these works. The release of these documents is conditional to the Owner obtaining the required Building Permit.

- 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 implementing any variation.

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Municipality;	City of Greater Geelong	Ph 5272 5272
Sewerage Authority;	Barwon Water	Ph 1300 656 007
Relevant Building Surveyor;		Ph
Consulting Structural Engineer;	Kearne Engineering	Ph 0455 257 051
Geotechnical Engineer;	Structerre Consulting	Ph (03) 8872 6999
Thermal Performance Assessor;	Leading Energy	Ph 1300 374 043

Design Gust Wind Speed / Wind Classification
Building tie-downs to be provided in accordance with AS1684-2010 for an assumed design gust wind speed / wind classification of N2(26m/s Vhs & 40 m/s Vhu) (subject to confirmation on site by Relevant Building Surveyor at first inspection) refer to AS1684 for construction requirements.

Climate Zone
Climate zone for thermal design / thermal performance assessment : Zone 6

Corrosion protection of built-in structural members
Provide corrosion protection of built-in structural steel members such as steel lintels, shelf angles, connectors, accessories (other than wall ties) in accordance with Table 4.1 of AS4773.1-2010 Masonry in Small Buildings, Part 1: Design suitable for an Environment Classification

7.2.2 CORROSION PROTECTION AND COMPATIBILITY REQUIREMENTS FOR ROOFING
(1) Metal sheet roofing must be protected from corrosion in accordance with Table 7.2.2a.

- (2) Where different metals are used in a roofing system, including *flashings*, fasteners, guttering, downpipes, etc., they must be compatible with each other as described in Table 7.2.2b, Table 7.2.2c, Table 7.2.2d, to and Table 7.2.2e and—
- (a) no lead materials can be used upstream from aluminium/zinc coated materials; and
 - (b) no lead materials can be used on roofs that form part of a *drinking water* catchment area; and
 - (c) no copper materials can be used upstream from galvanized coated materials.

Disclaimer
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COMPLIANCE ENERGY RATING
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.

Floor Details	
Suspended lightweight framed floor	R2.5 insulation required
Wall Details	
Brick Veneer EPS	No insulation required
Lightweight Timber Cladding Walls	R2.5 insulation required
Internal pwd & bath	R2.0 bulk insulation.
Internal Walls	R2.5 insulation required
All external Walls	Kooltherm K12 insulation to all external walls
Roof & Ceiling Details	
Sarking to all metal roofs	
All External Ceilings (Excl. Porch/Alfresco)	R6.0 insulation required
Windows, Glazing	
Frames	Aluminium Frames throughout
Glazing	Louvers to be Double Glazed Clear & All remaining windows to be low E Double Glazed U-Value=TBC, SHGC=TBC

F8D3 External wall construction
(1) Where a pliable building membrane is installed in an external wall,it must —

- (a) comply with AS 4200.1; and
- (b) be installed in accordance with AS 4200.2; and
- (c) be located on the exterior side of the primary insulation layer of wall assemblies that for the external envelope of a building

- (2) Where a pliable building membrane, sarking type material ot insulation layer is installed on the exterior side of the primary insulation layer of an external wall it must have a vapour permeance of not less than-
 - (b) in climate zones 6, 7 and 8, 1.14 µg/N.s.

F8D4 Exhaust systems
(1) An exhaust system installed in a kitchen, bathroom, sanitary compartment or laundry must have a minimum flow rate of -

- (a) 25 L/s for a bathroom or *sanitary compartment*; and
- (b) 40 L/s for a kitchen or laundry

- (2) Exhaust from a kitchen, kitchen range hood, bathroom, sanitary compartment or laundry must discharge directly orvia a shaft or duct to outdoor air.

- (5) An Exhaust system that is not run continuously and is serving a bathroom or sanitary compartment that is not ventilated in accordance with F6D7 must-
 - (a) be interlocked with the room's light switch;

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SITE WORKS
• All stormwater to be taken to the legal point of discharge to the Relevant Authorities approval.
• Site plan measurements in metres – all other measurements in millimetres unless noted otherwise.
• 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.
• Installation of all services shall comply with the respective supply authority requirements.

STORMWATER
(Insert stormwater size) mm DIA. Class 6 UPVC stormwater line laid to a minimum grade of 1:100 and connected to the legal point of stormwater discharge. Provide inspection openings at 9000mm C/C and at each change of direction. The cover to underground stormwater drains shall be not less than

- 100mm under soil
- 50mm under paved or concrete areas
- 100mm under unreinforced concrete or paved driveways
- 75mm under reinforced concrete driveways

9.5 Smoke alarm requirements
(1) Smoke alarms must—

- (a) be located in—
 - (i) Class 1a buildings excluding any non-associated Class 10a private garages, subject to (2), in accordance with 9.5.2 and 9.5.4; and
 - (ii) Class 1b buildings in accordance with 9.5.3 and 9.5.4; and

- (b) comply with AS 3786, except that in a Class 10a private garage where the use of the area is likely to result in smoke alarms causing spurious signals, any other alarm deemed suitable in accordance with AS 1670.1 may be installed provided that smoke alarms complying AS 3786 are installed elsewhere in the Class 1 building; and

- (c) be powered from the consumer mains source where a consumer mains source is supplied to the building; and

- (d) be interconnected where there is more than one alarm.

NOTE:
Windows in bathrooms within 2.0m from finished surface below to be Safety Grade A glazing.
All glazing capable of being mistaken for an opening to be provided with a glazing decal in accordance with ABCB Part 8.4.7 Visibility of glazing

All shower bases to be recessed and graded towards waste point. Wet seal areas as required bt AS 3740.

Articulation joints to brickwork in accordance with AS2870 & engineers positioning where applicable. Refer to engineer's details for structural beams

Waterproofing of wet areas shall be provided in accordance with AS3740. All shower bases to be recessed and grated towardswater waste point. Wet seal areas as required by AS 3740

External cladding to be installed as per manufacturer's specifications

NOTE: External Wall Sarking to be Bradford Enviroseal Vapour Permeable Proctor Wrap

City of Greater Geelong, Date Received 25/06/2026

Window Schedule;

Window Schedule to be read in conjunction with Energy Rating Report to ensure compliance with energy rating requirements.				
Window Head Heights to be set at 2,150mm AFL unless specifically noted otherwise				
No	Size	Single Glazing	Double Glazed	Obscure Glazing
N1	10-06 AWN		Yes	Yes
N2	12-09 AWN		Yes	Yes
N3	06-24 Casement		No	No
N4	06-24 Casement		Yes	No
N5	30-45 STACKER		Yes	No
N7	30-40 STACKER		Yes	No
N8	30-45 STACKER		Yes	No
N10	30-09 'F'		Yes	No
N11	30-09 'F'		Yes	No
N12	20.5-10 DH		Yes	Yes
N13	20.5-10 DH		Yes	Yes
N14	WINDOW FRAME		Yes	No
N15	SKYLIGHT		Yes	No
N16	SKYLIGHT		Yes	No

NOTE: WINDOWS ABOVE N6 & N9- ARE CUSTOM SIZE, BUILDER TO MEASURE ON SITE (ALSO DOUBLE GLAZED AS PER ENERGY SPEC.)

NOTE: WINDOWS ABOVE N10 & N11 obscured to 2.m Height.

- 5.7.5 Weepholes**
(1) Except where excluded by (2), open perpend joints (weepholes) must be created in the course immediately above any flashing (including above any damp-proof course acting as a flashing) and be—
 - (a) a minimum of 50 mm in height, by the width of the vertical mortar joint; and
 - (b) at not more than 1.2 m centres; and(2) Weepholes are not required in the following locations:
 - (a) Where head openings are less than 1.2 m wide.
 - (b) Beneath window and door sills.
 - (c) Where the level of the external impervious surface is elevated for the purpose of providing step-free access required by H8P1.

11.3.7 Protection of openable windows – bedrooms
(1) A window opening in a bedroom must be provided with protection, where the floor below the window is 2 m or more above the surface beneath.

- (2) Where the lowest level of the window opening covered by (1) is less than 1.7 m above the floor, the window opening must comply with the following:
 - (a) The openable portion of the window must be protected with—
 - (i) a device capable of restricting the window opening; or
 - (ii) a screen with secure fittings.
 - (b) A device or screen required by (a) must—
 - (i) not permit a 125 mm sphere to pass through the window opening or screen; and
 - (ii) resist an outward horizontal action of 250 N against the—
 - (A) window restrained by a device; or
 - (B) screen protecting the opening; and
 - (iii) have a child resistant release mechanism if the screen or device is able to be removed, unlocked or overridden.

- (3) Where a device or screen provided in accordance with (2)(a) is able to be removed, unlocked or overridden, a barrier with a height not less than 865 mm above the floor is required to an openable window in addition to window protection.

- (4) A barrier covered by (3) must not—
 - (a) permit a 125 mm sphere to pass through it; and
 - (b) have any horizontal or near horizontal elements between 150 mm and 760 mm above the floor that facilitate climbing (see Figure 11.3.7).



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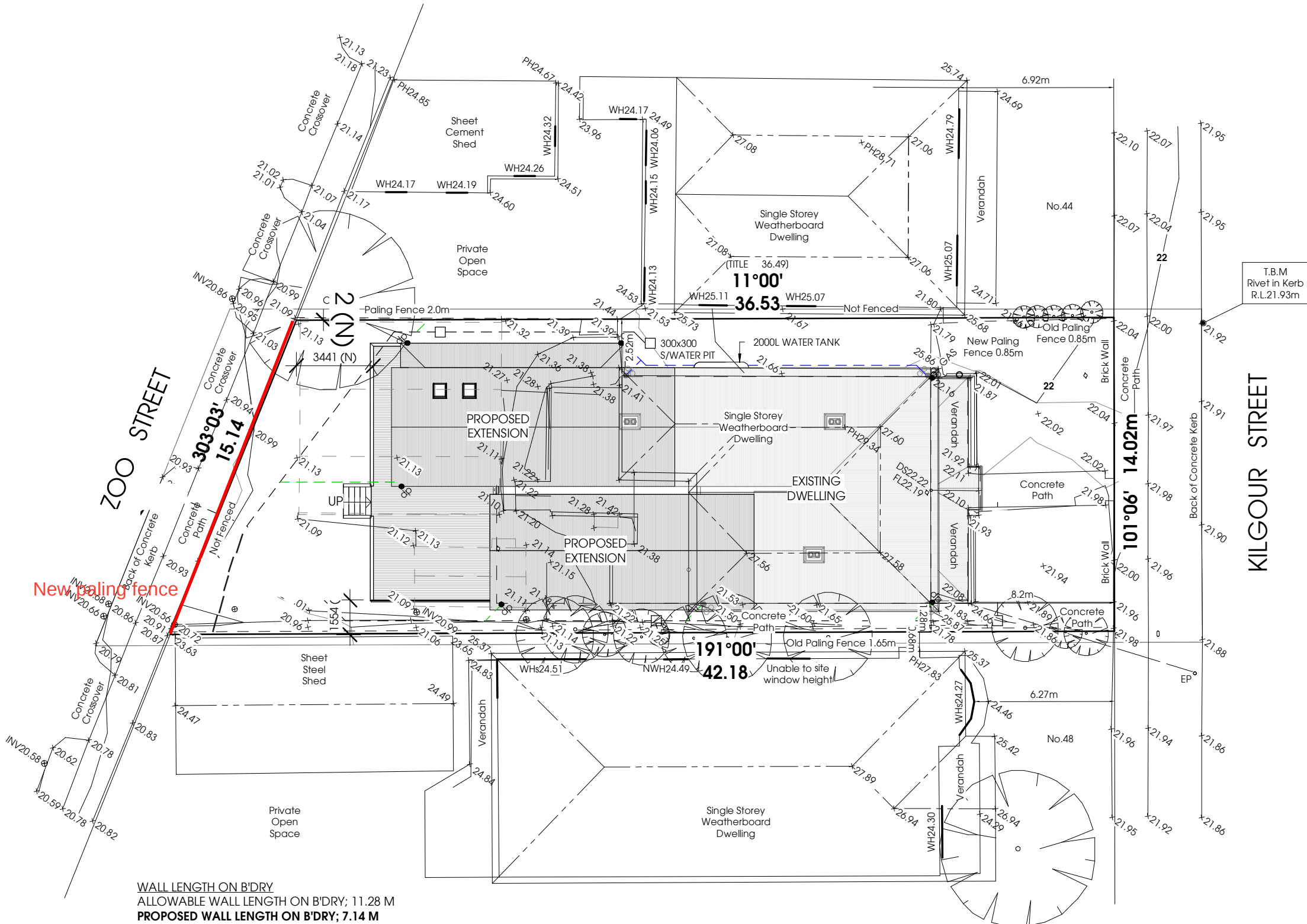
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SCALE

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NOTE; ALL DOWNPIPES TO BE CONNECTED INTO STORMWATER SYSTEM AND DISCHARGED TO LEGAL POINT OF DISCHARGE AS PER LOCAL AUTHORITIES REQUIREMENTS



Site Area:	552 m ²
Existing Dwelling Area:	120.12 m ²
Existing Verandah	17.34 m ²
Proposed Extension Area:	112.43m ²
Proposed Deck Area;	36.75 m ²

Total Hard Surface Area: 286.64 m²

Permeable Surface Area:	265.36 m ²
Permeable Surface Coverage:	48.07 %
Building Site Coverage:	51.92 %

FLOOR LEVEL SCHEDULE		
	CUT RL	FFL
GROUND FLOOR PLAN	21.94	22.19

- SURFACE WATER DRAINAGE SYSTEM
- STORMWATER SEALED SYSTEM TO TANK
- DP TO CONNECT INTO SURFACE WATER DRAINAGE SYSTEM

SITE PLAN

1 : 200

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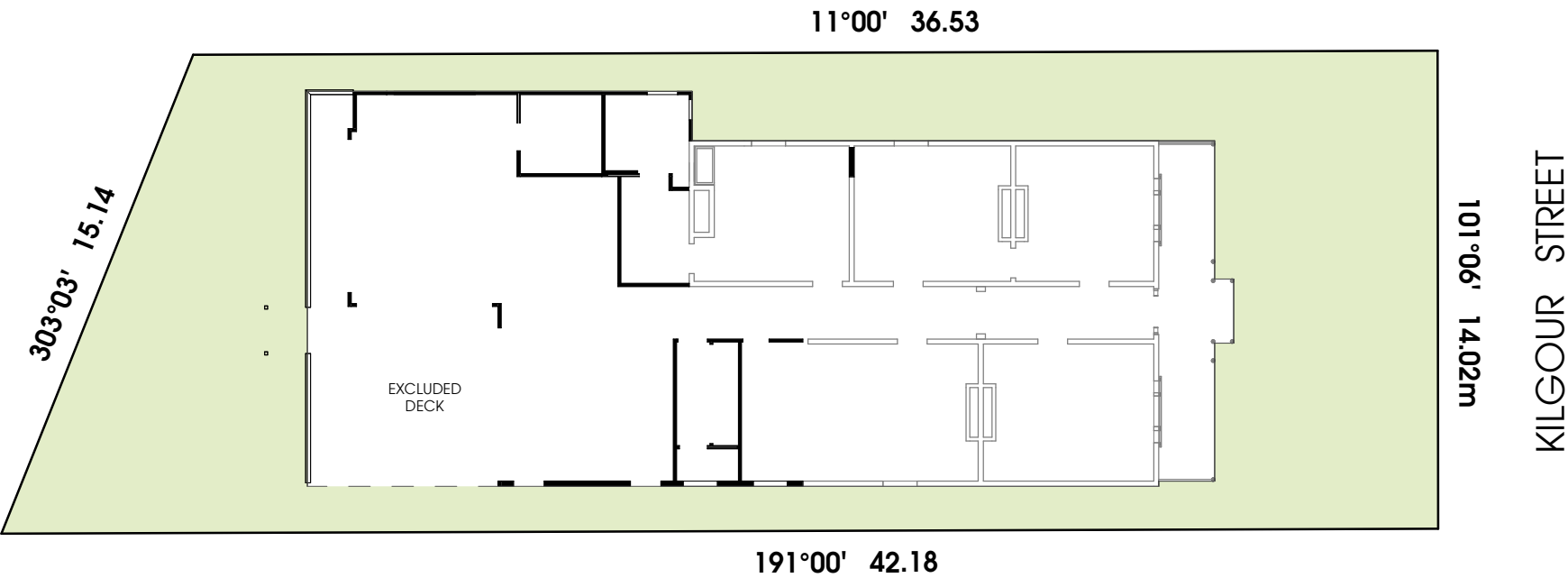
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GARDEN AREA PLAN

1 : 200

- DENOTES DWELLING FLOOR AREA
- DENOTES GARDEN AREA
- DENOTES EXCLUDED AREAS

MANDATORY MINIMUM 'GARDEN AREA'	
LOT SIZE	MIN. PERCENTAGE OF A LOT SET ASIDE AS GARDEN AREA
501 - 650 sqm	30%

LOT AREA;	552 m ²
Garden Area Requiement;	165.60 m ²
Proposed Garden Area;	264.69 m ²

Any area on a lot with a minimum dimension of 1 metre that does not include:

- a) a dwelling or residential building, except for:
 - an eave, fascia or gutter that does not exceed a total width of 600mm;
 - a pergola;
 - unroofed terraces, patios, decks, steps or landings less than 800mm in height;
 - a basement that does not project above ground level;
 - any outbuilding that does not exceed a gross floor area of 10 square metres; and
 - domestic services normal to a dwelling or residential building;
- b) a driveway; or
- c) an area set aside for car parking.

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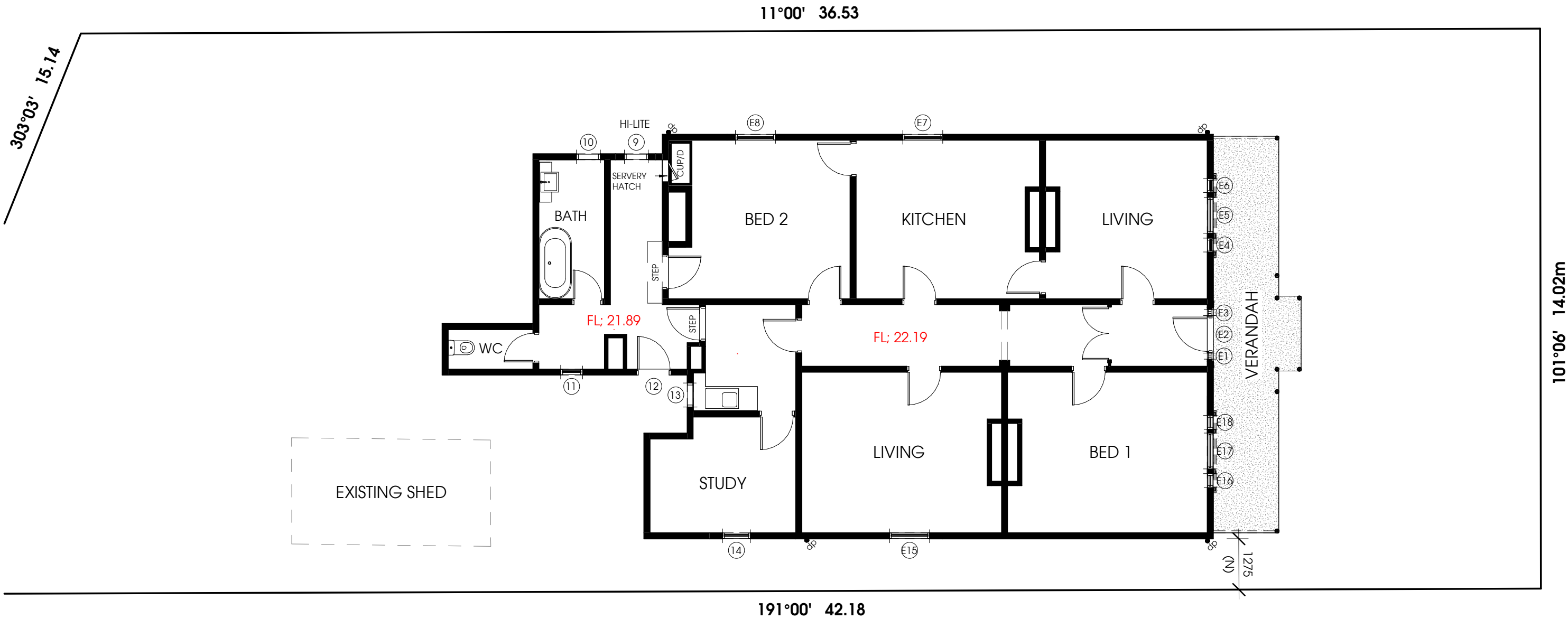
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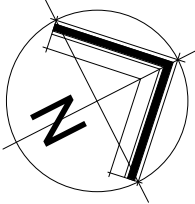
EXISTING FLOOR PLAN

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	Area	Squares
EXISTING FLOOR AREA	161.07 m²	17.34
EXISTING VERANDAH	17.34 m²	1.87
	178.41 m²	19.20

EXISTING WINDOWS TO BE RETAINED				
Window Head Heights to be set at 2,150mm AFL unless specifically noted otherwise				
No	Size	Single Glazing	Double Glazed	Obscure Glazing
E1	12-015 'F'			No
E2	21-09 'FR'			
E3	12-015 'F'			No
E4	22-03 DH			No
E5	22-09 DH			No
E6	22-03 DH			No
E7	20.5-10 DH			No
E8	20.5-10 DH			No
E15	20.5-10 DH			No
E16	22-03 DH			No
E17	22-09 DH			No
E18	22-03 DH			No

EXISTING WINDOWS TO BE DEMOLISHED				
Window Head Heights to be set at 2,150mm AFL unless specifically noted otherwise				
No	Size	Single Glazing	Double Glazed	Obscure Glazing
9	07-06 AWN			No
10	07-06 AWN			No
11	08-05 DH			No
12	21-09 'FR'			
13	07-06 AWN			No
14	14-07 DH EX			No



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EXISTING NORTH ELEVATION

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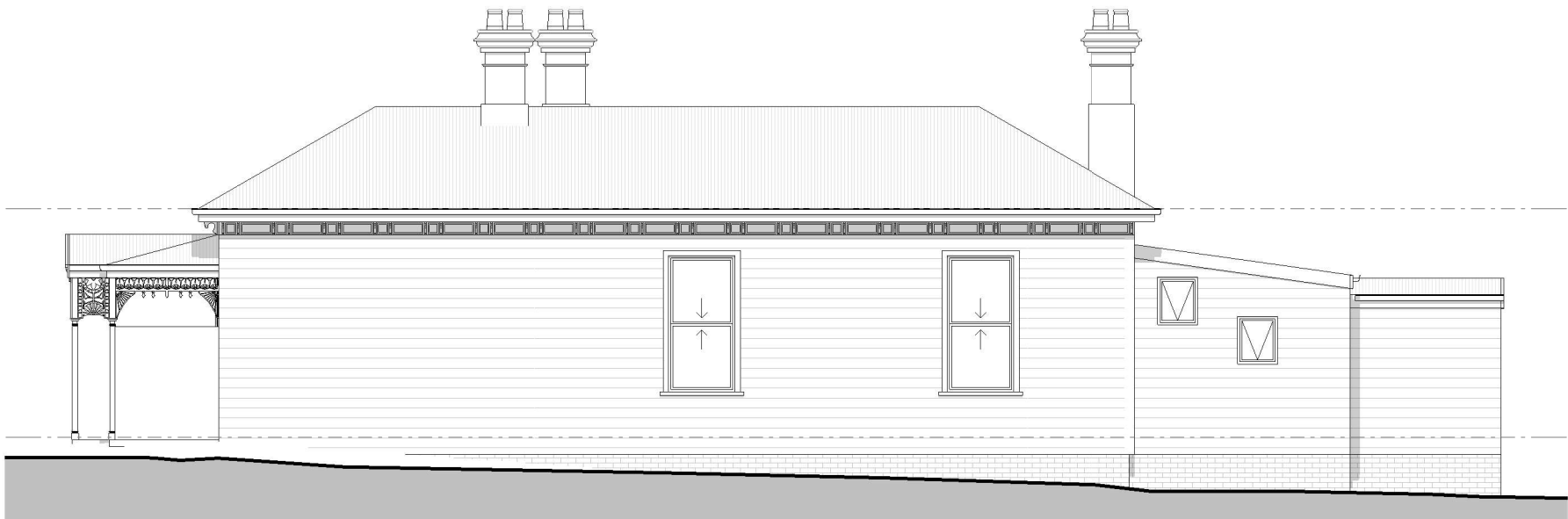
EXISTING EAST ELEVATION

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EXISTING SOUTH ELEVATION

1 : 100



EXISTING WEST ELEVATION

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Demolition Method Statement

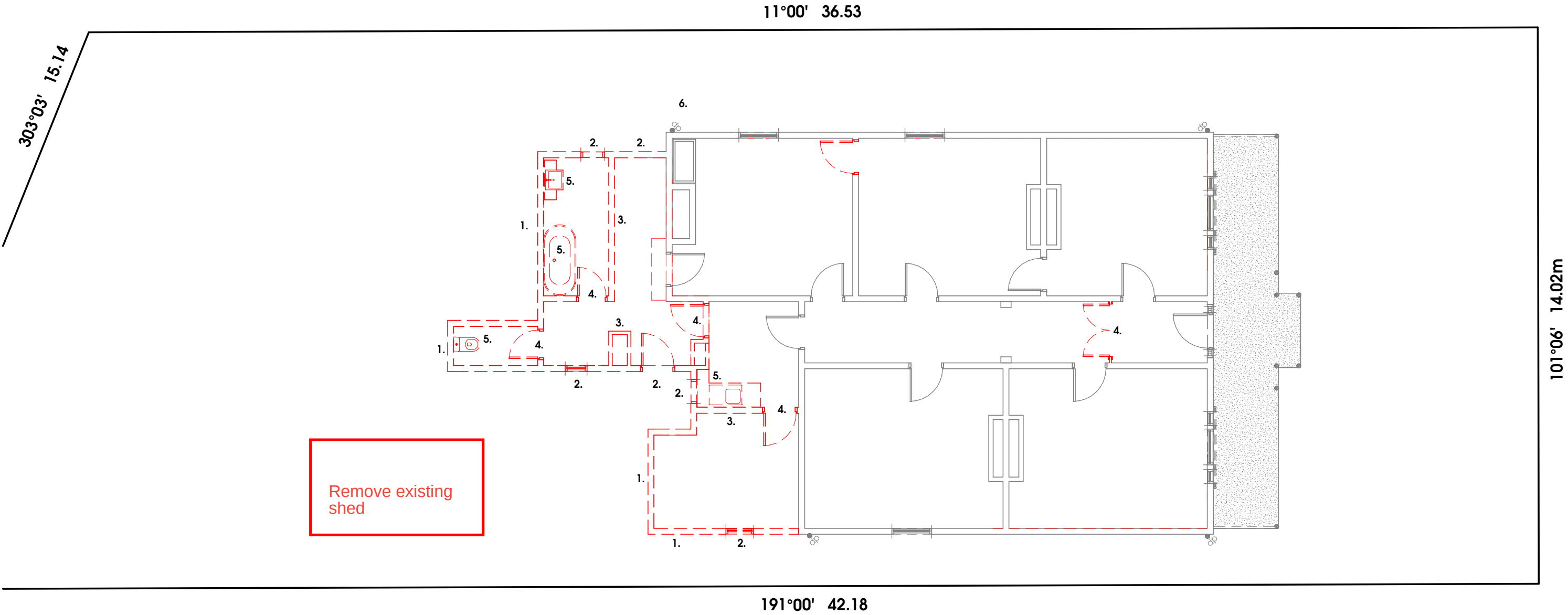
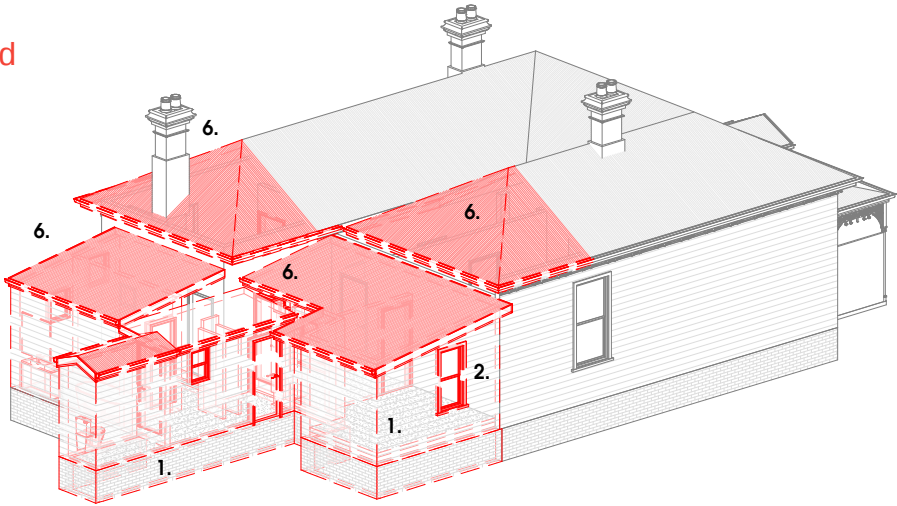
- Disconnect all services, power, water, gas etc.
- Locate stormwater and sewer drains and seal at points of discharge.
- Protect adjoining property
- Provide temporary wall bracing where required.
- Remove tiled roof ,Fascia ,Gutter and down pipes (where required)
- Remove any internal linings.
- Remove loose or attached fittings and built-in fixtures, internally and externally.
- Remove brick work from the top course of bricks down (where required)
- Place bricks in building skip that is provided
- Clean up site.
- Fill in excavations.
- Check for any hazards.
- Clean site entry points and infrastructure where necessary.
- Retained fabric will be safeguarded during demolition and construction (structurally propped, weatherproofed and not damaged)

— DENOTES EXISTING WALLS

— DENOTES WALLS TO BE DEMOLISHED

1. DEMOLISH EXTERNAL WALL WHERE REQUIRED & MAKE GOOD TO ALL ADJACENT SURFACES.
2. REMOVE EXISTING WINDOWS & DEMOLISH EXTERNAL WALL WHERE REQUIRED MAKE GOOD TO ALL ADJACENT SURFACES.
3. DEMOLISH EXISTING INTERNAL WALLS WHERE SHOWN & MAKE GOOD TO ALL ADJACENT SURFACES.
4. REMOVE EXISTING INTERNAL DOORS WHERE SHOWN & MAKE GOOD TO ALL ADJACENT SURFACES.
5. REMOVE EXISTING JOINERY & FIXTURES & MAKE GOOD TO ALL ADJACENT SURFACES.
6. DEMOLISH PART OF EXISTING ROOFING & ROOFING STRUCTURE. MAKE GOOD TO ALL ADJACENT SURFACES (SHOWN IN RED DIAGONAL HATCH)

Material used for the extension will be the same as exisiting and will be installed carefully for continuity.



DEMOLITION PLAN

1 : 100

PROPOSAL:

EXISTING DWELLING &
PROPOSED EXTENSION

ADDRESS:

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GEELONG

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16-05-25 SURVEY & REVISED PLANS
18-06-25 CLIENT CHANGES
17-07-25 PRELIM. ENG. + E.R.
29-09-25 CLIENTS CHANGES/ DEISGN
CHANGES

16-10-25 CC
21-10-25 CC
03-11-25 CC
11-12-25 DEMO RE DOORS
22-12-25 ENERGY UPDATED

DRAWN:

JA

DATE:

14-04-25

DWG NO:

WD3.2

SCALE 1 : 100

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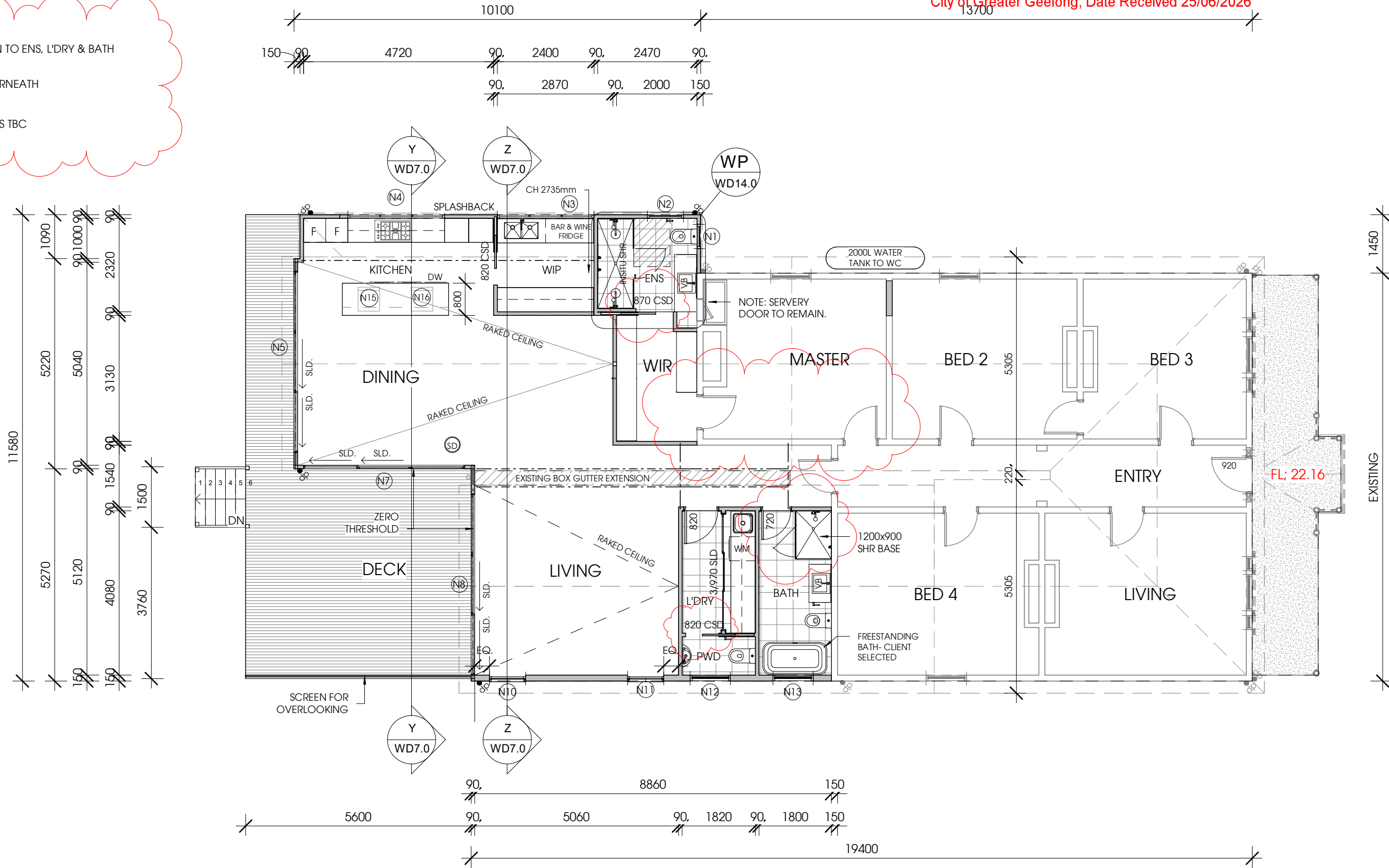
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NOTE:
PROVIDE MECHANICAL VENTILATION TO ENS, L'DRY & BATH
& TO BE VENTED TO THE OUTSIDE AIR.

NOTE: CHIPBOARD FLOORING UNDERNEATH
FLOOR BOARDS IN EXTENSION AREA

NOTE: DIRECTION OF SLIDING DOORS TBC
WITH CLIENT BEFORE ORDERING.



PROPOSED GROUND FLOOR PLAN

1 : 100

	Area	Squares
EXISTING AREA REMAINING	120.12 m ²	12.93
EXISTING VERANDAH	17.34 m ²	1.87
PROPOSED DECK	36.75 m ²	3.96
PROPOSED EXTENSION AREA	112.43 m ²	12.10
	286.63 m ²	30.85

PROPOSAL:
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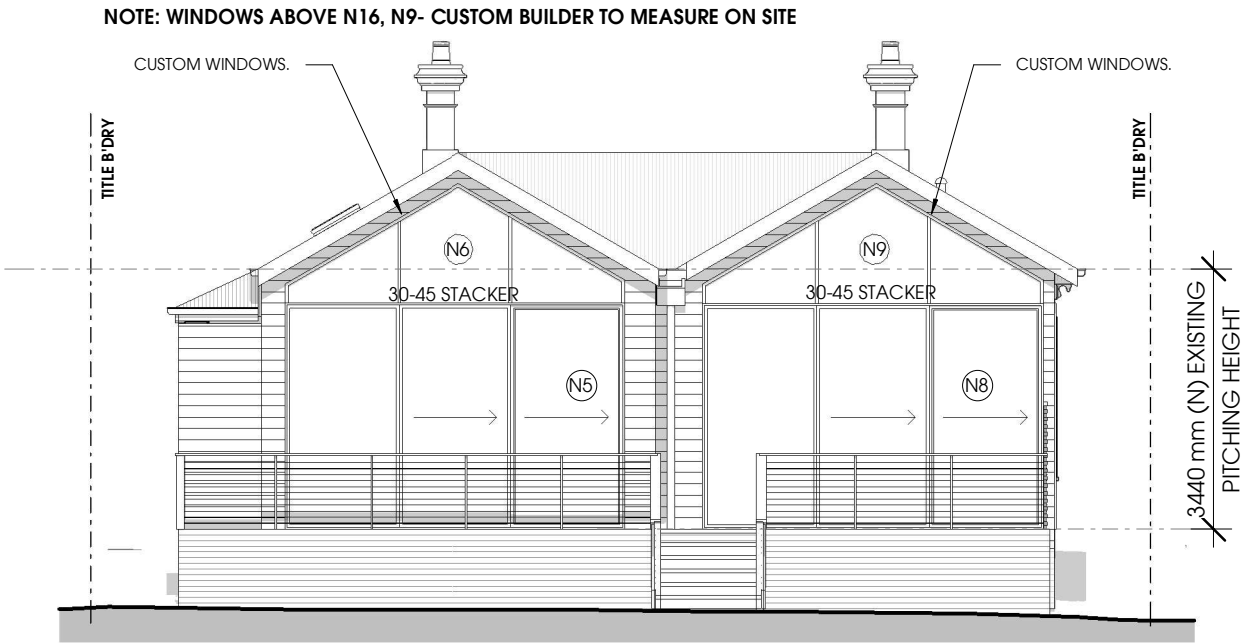
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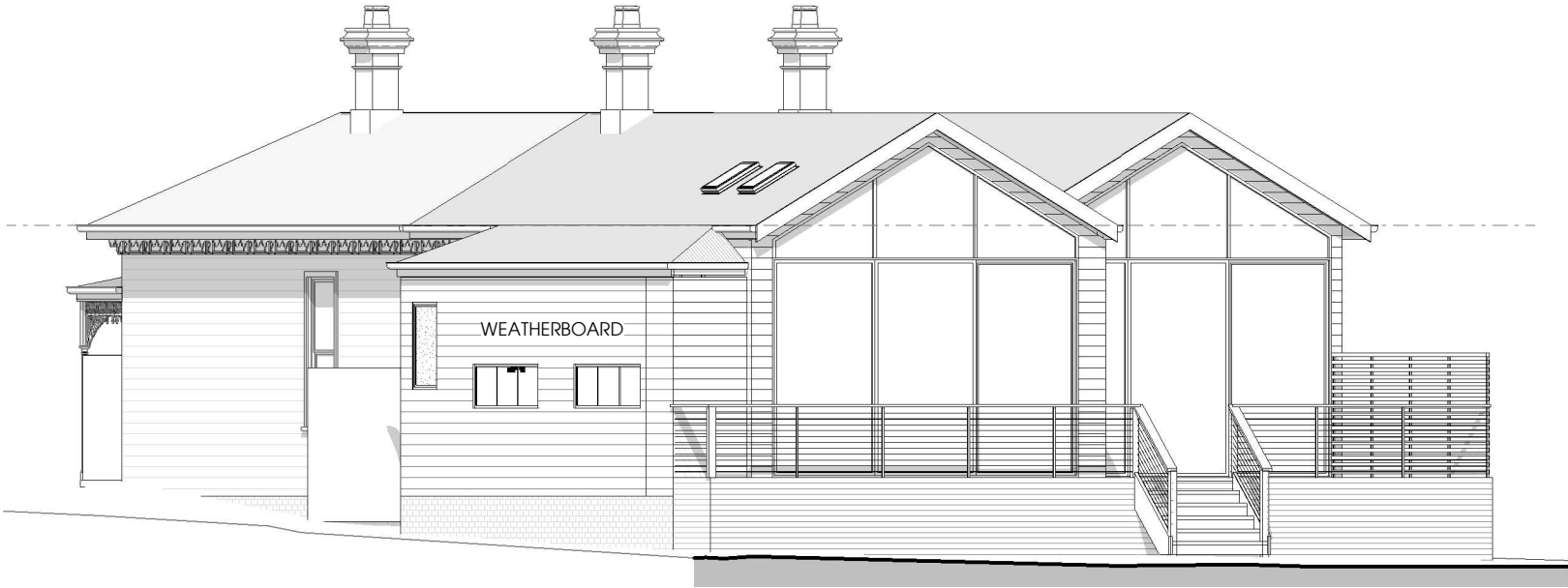
PROPOSED NORTH ELEVATION

1 : 100



PROPOSED SOUTH ELEVATION

1 : 100



PROPOSED SOUTHWEST ELEVATION

1 : 100

PROPOSAL:
EXISTING DWELLING &
PROPOSED EXTENSION

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CHANGES

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03-11-25 CC
11-12-25 DEMO RE DOORS
22-12-25 ENERGY UPDATED

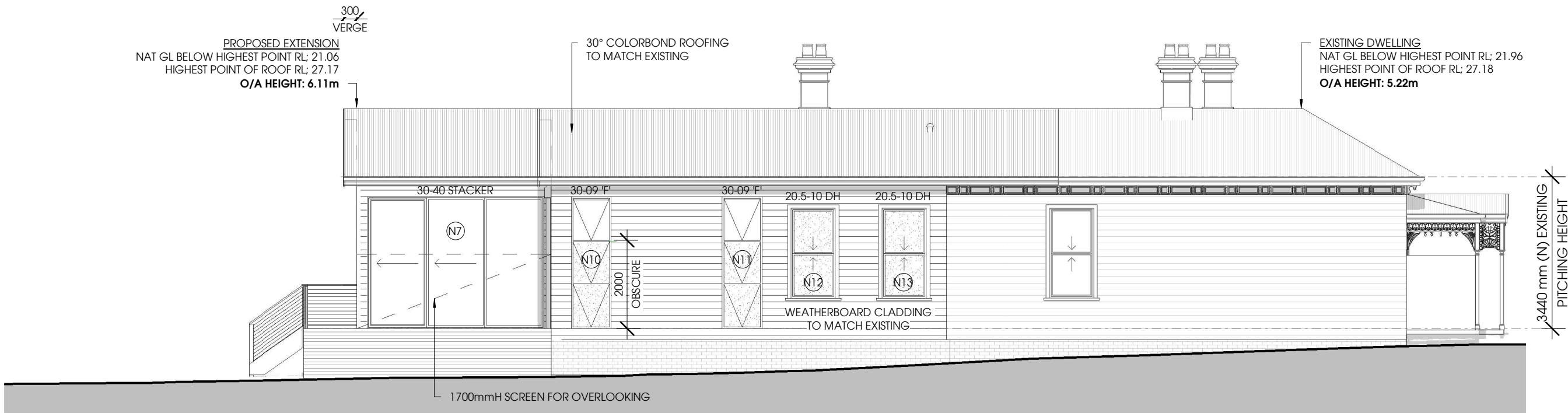
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JA 14-04-25 WD5.0

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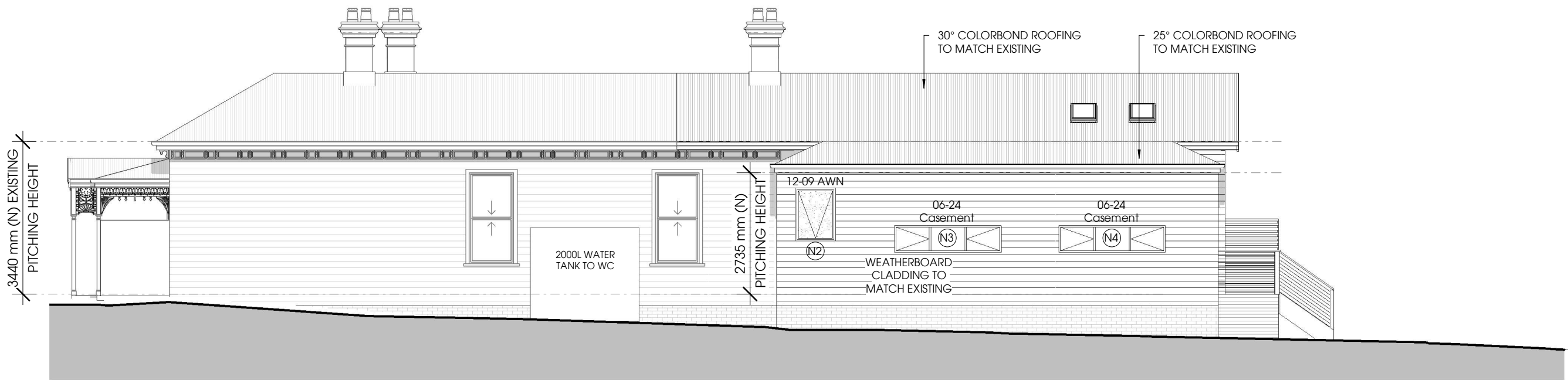
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PROPOSED EAST ELEVATION

1 : 100



PROPOSED WEST ELEVATION

1 : 100

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CHANGES

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21-10-25 CC
03-11-25 CC
11-12-25 DEMO RE DOORS
22-12-25 ENERGY UPDATED

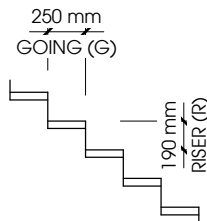
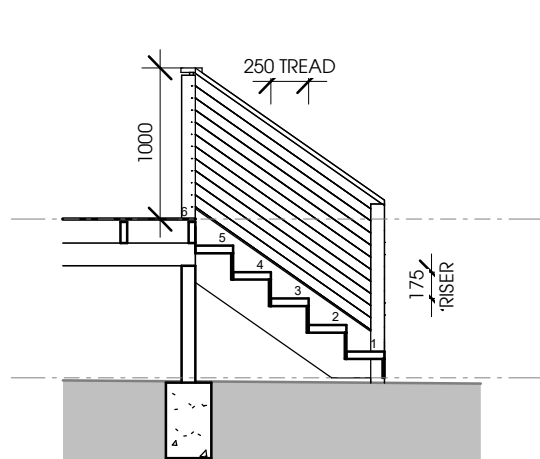
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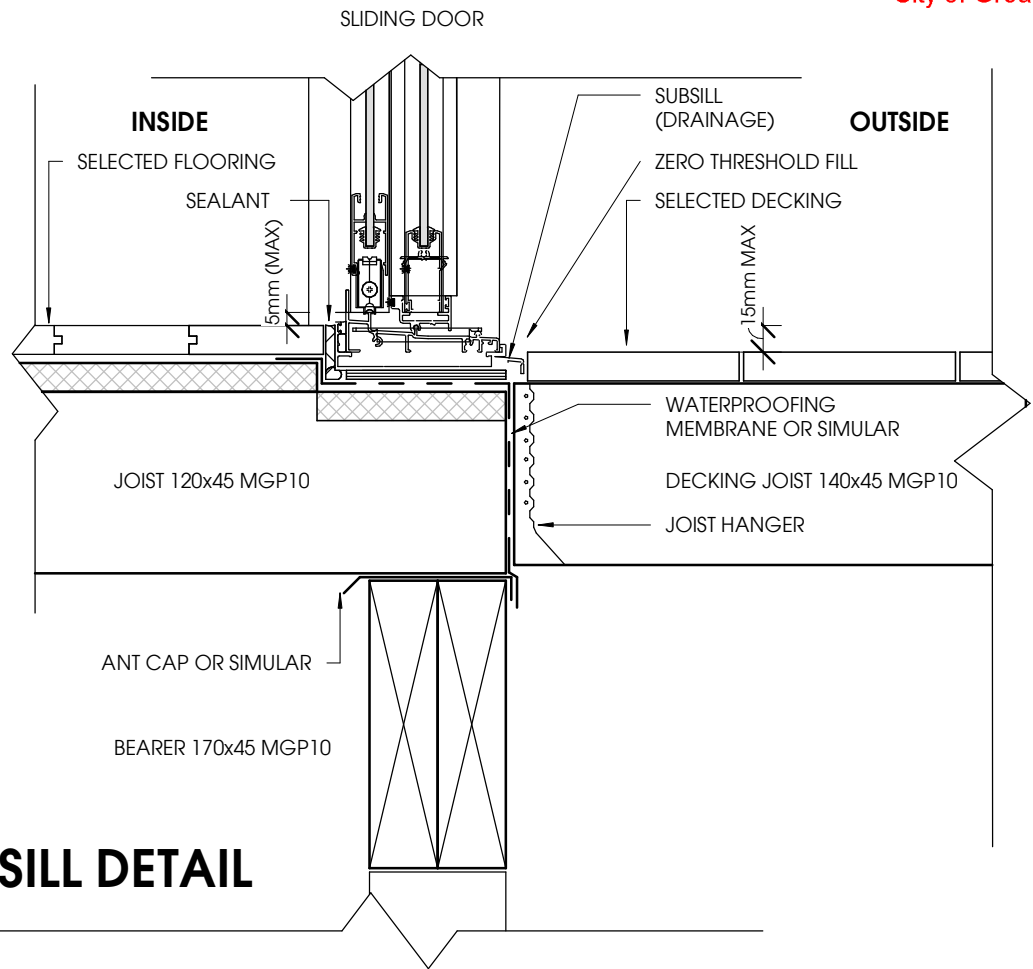


SLOPE RELATIONSHIP
(2R+G) = 616mm

NCC 2022
PART 3.8.2 ROOM HEIGHTS
3.8.2.2 HEIGHT OF ROOMS AND OTHER SPACES
Heights of rooms and other spaces must not be less than:
(f) in a stairway, ramp, landing, or the like - 2.0m measured vertically above the nosing of the stairway tread or the floor surface of a ramp, landing or the like.

STAIR SECTION

1 : 50

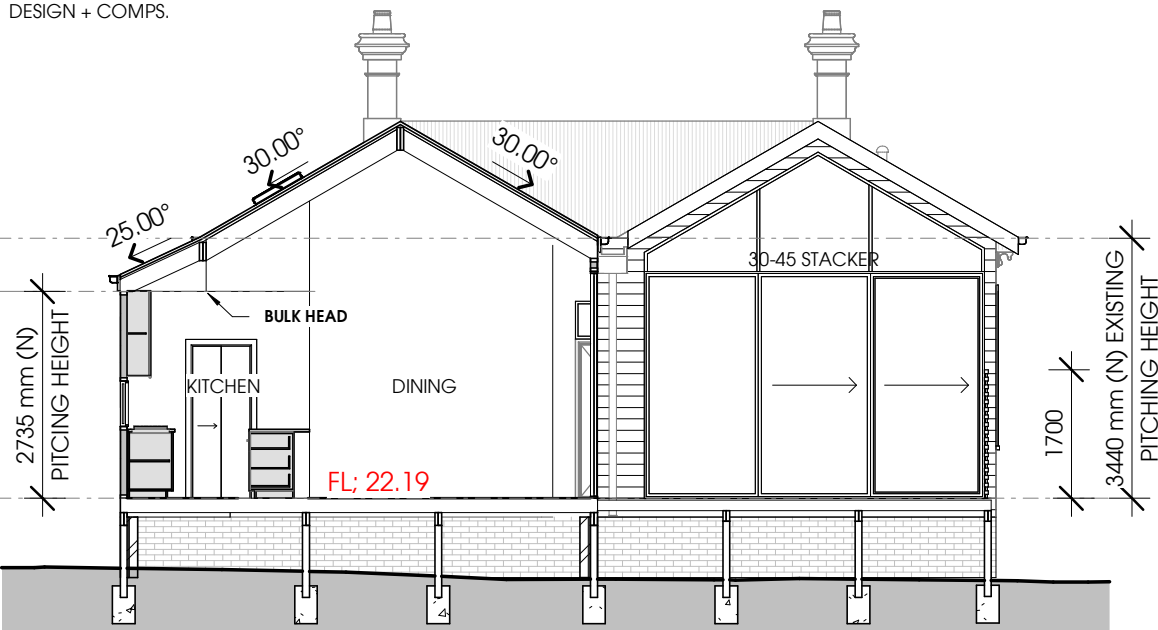


DECK-SUBSILL DETAIL

1 : 5

ROOF CONSTRUCTION

25 & 30° COLORBOND ROOFIN ON 70x35 MGP10
ROOFING BATTENS AT 900mm ON ENGINEERED RAFTER
TIMBER ROOF TRUSSES AT 900 CTRS AS PER ENGINEERDS
DESIGN + COMPS.

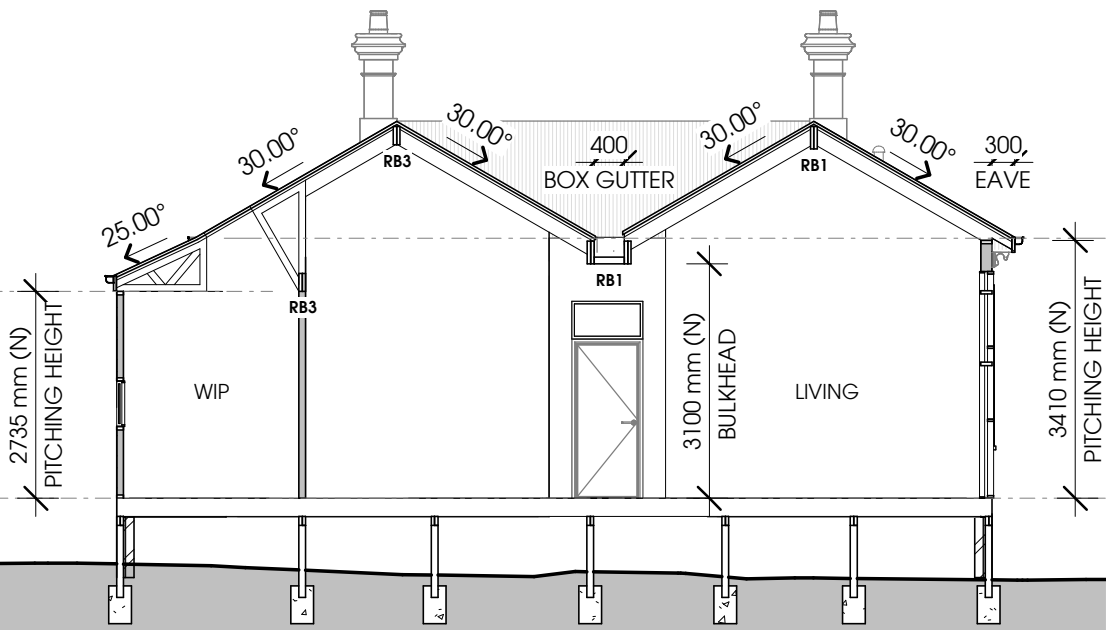


SECTION Y-Y

1 : 100

RAKED ROOF CONSTRUCTION

30° COLORBOND ROOFIN ON METAL ROOFING BATTENS AT
600mm CTRS ON 190x45 ROOF RAFTERS AT 900mm, WITH ROOF
FALL TOWARDS 400W x 120D BOX GUTTER WITH 1:100 MIN. FALL.



SECTION Z-Z

1 : 100

SINGLE STOREY

STANDARD FRAMING:

90 x 35 MGP10 studs at 450mm ctrs
90 x 45 MGP10 bottom plate and noggings
90 x 45 MGP10 top plate

STUDS AT OPENINGS:

90 x 45 MGP10 0 - 1000mm
90 x 70 MGP10 1000 - 2200mm
90 x 90 MGP10 2200 - 3400mm
90 x 90 MGP10 3400 - 4600mm

LINTELS:

140 x 45 F17 0 - 1800mm
240 x 45 F17 1800 - 2700mm
290 x 45 F17 2700 - 3600mm

PROPOSAL:

EXISTING DWELLING &
PROPOSED EXTENSION

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03-11-25 CC
11-12-25 DEMO RE DOORS
22-12-25 ENERGY UPDATED

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14-04-25

DWG NO:

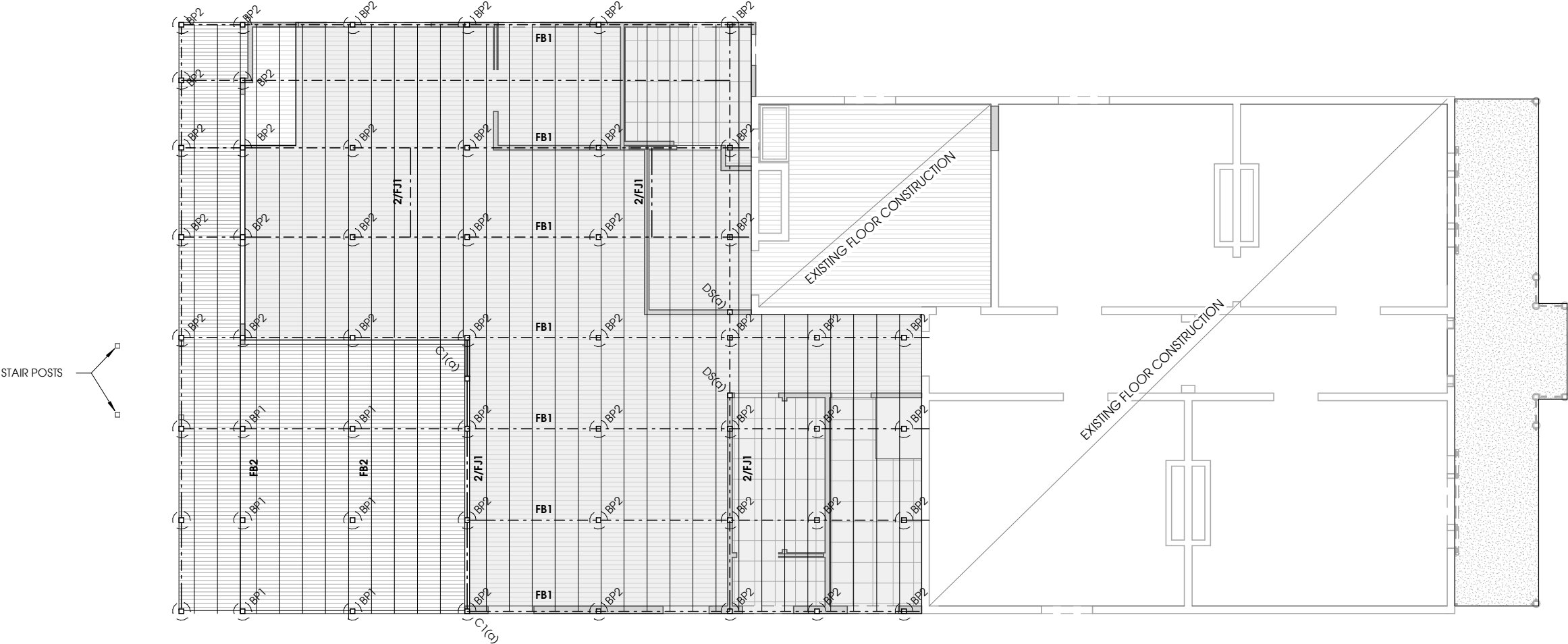
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STRUCTURAL FLOORING PLAN
1 : 100

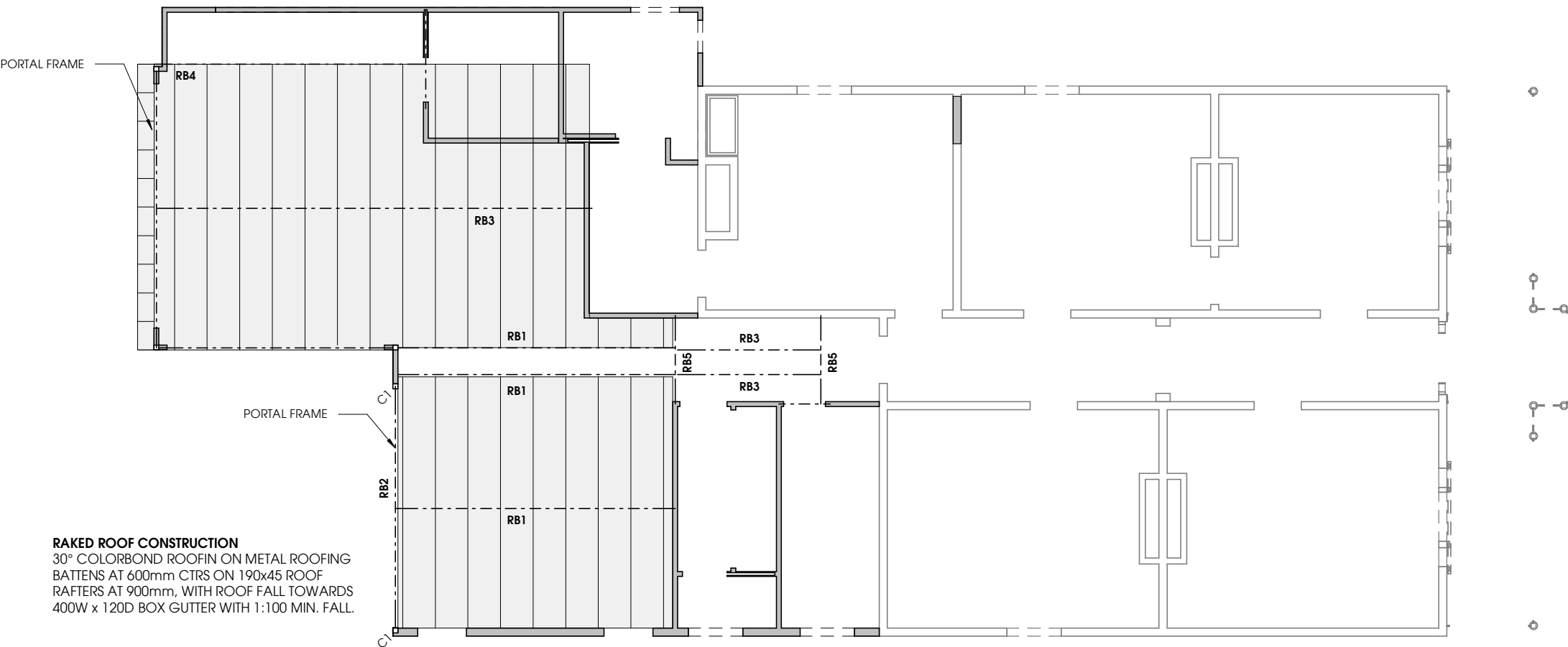
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PROPOSED EXTENSION

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17-07-25 PRELIM. ENG. + E.R.	11-12-25 DEMO RE DOORS
29-09-25 CLIENTS CHANGES/ DEISGN CHANGES	22-12-25 ENERGY UPDATED

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STRUCTURAL ROOFING PLAN

1 : 100

PROPOSAL:

EXISTING DWELLING &
PROPOSED EXTENSION

ADDRESS:

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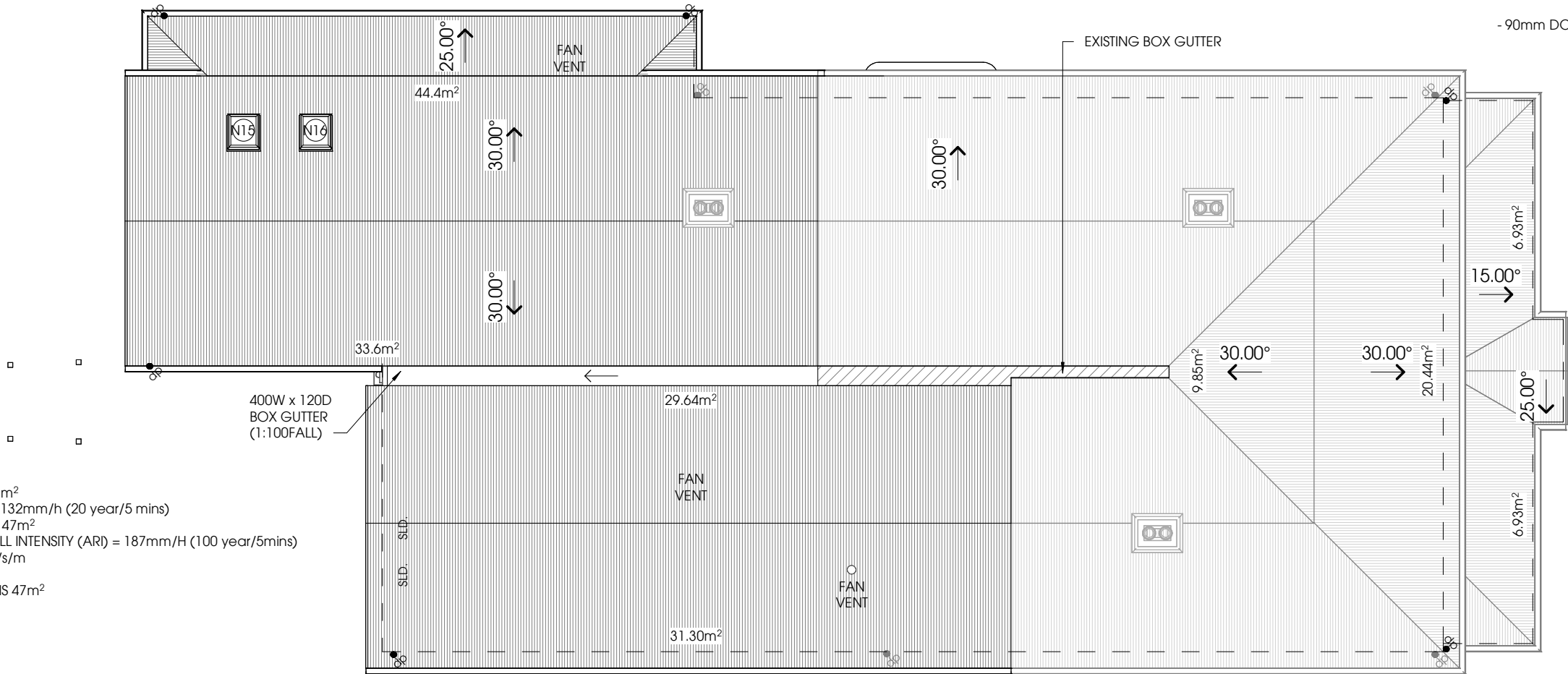
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16-05-25 SURVEY & REVISED PLANS	21-10-25 CC
18-06-25 CLIENT CHANGES	03-11-25 CC
17-07-25 PRELIM. ENG. + E.R.	11-12-25 DEMO RE DOORS
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NOTE;
ALL DOWNPIPES TO BE CONNECTED INTO STORMWATER
SYSTEM AND DISCHARGED TO LEGAL POINT OF
DISCHARGE AS PER LOCAL AUTHORITIES REQUIREMENTS.

- 90mm DOWNPIPES



- A. CROSS SECTION OF GUTTER = 6.500mm²
- B. AVERAGE RAINFALL INTENSITY (ARI) = 132mm/h (20 year/5 mins)
- C. CATCHMENT AREA PER DOWNPIPE = 47m²
- D. EAVES OVERFLOW AVERAGE RAINFALL INTENSITY (ARI) = 187mm/H (100 year/5mins)
- E. LITRES PER SECOND PER METRE = 2.5L/s/m

MAXIMUM ROOF AREA PER DOWNPIPE IS 47m²

MINIMUM DOWNPIPES:
 $386.94/47 = 8.23 = 9$ DOWNPIPES

AVERAGE CATCHMENT PER DOWNPIPE
 $386.94/9 = 42.99 \text{ m}^2$

NUMBER OF DOWNPIPES REQUIRED TO PITCHED ROOF AREA

ROOF PITCH: 30°
THE SLOPE FACTOR (F): 1.29
 $F \times \text{ROOF PLAN AREA} = 1.29 \times 233.89\text{m}^2$
ROOF CATCHMENT AREA: 301.72 m²

ROOF PITCH: 25°
THE SLOPE FACTOR (F): 1.23
 $F \times \text{ROOF PLAN AREA} = 1.23 \times 12.67\text{m}^2$
ROOF CATCHMENT AREA: 15.58 m²

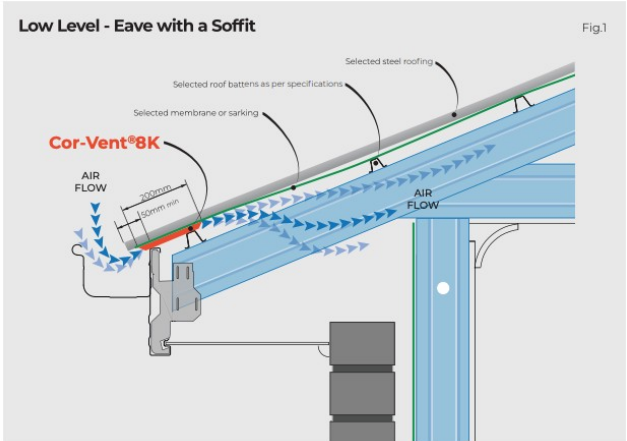
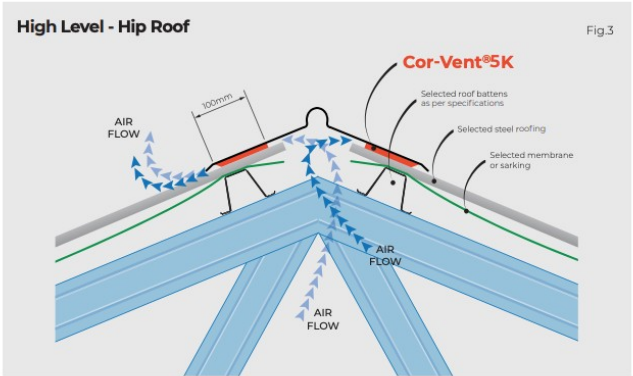
TOTAL ROOF CATCHMENT AREA: 317 m²

ROOFING PLAN

1 : 100

Cor-Vent® 5K High Level Ventilation

- Temporary fix vent device location to either cladding or flashing (e.g. double sided tape).
- Roofing fastener length should be checked to ensure secure fixing to structure
- Ensure membrane or blanket and foil is terminated at the ridge to maintain ventilation pathway.
- Weather proofing must be maintained when installed.
- No BAL solution is available for Cor-Vent® 5K



10.8.3 Ventilation of roof spaces

(2019: 3.8.7.4)
(1)In *climate zones 6, 7 and 8*, a roof must have a roof space that—
(a)is located— (i)immediately above the *primary insulation layer*; or
(ii)immediately above sarking with a *vapour permeance* of not less than 1.14 µg/N.s, which is immediately above the *primary insulation layer*; or
(iii)immediately above ceiling insulation that meets the requirements of 13.2.3(3) and 13.2.3(4); and

(b)has a height of not less than 20 mm; and
(c)is either— (i)ventilated to *outdoor air* through evenly distributed openings in accordance with Table 10.8.3; or
(ii)located immediately underneath the roof tiles of an unsarked tiled roof.

(2)The requirements of (1) do not apply to a— (a)concrete roof; or
(b)roof that is made of structural insulated panels; or
(c) roof that is subject to Bushfire Attack Level FZ requirements in accordance with AS 3959.

Table 10.8.3: Roof space ventilation requirements

Roof pitch	Ventilation openings
< 10°	25,000 mm²/m provided at each of two opposing ends
≥ 10° and < 15°	25,000 mm²/m provided at the eaves and 5,000 mm²/m at high level
≥ 15° and < 75°	7,000 mm²/m provided at the eaves and 5,000 mm²/m at high level, plus an additional 18,000 mm²/m at the eaves if the roof has a cathedral ceiling

PROPOSAL:
EXISTING DWELLING &
PROPOSED EXTENSION

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13.7.4 Heating and cooling ductwork

- (1) Heating and cooling ductwork and fittings must—
- (a) achieve the material R-Value in (4); and
 - (b) be sealed against air loss—
 - (i) by closing all openings in the surface, joints and seams of ductwork with adhesives, mastics, sealants or gaskets in accordance with AS 4254.1 and AS 4254.2 for a Class C seal; or
 - (ii) for flexible ductwork, with a draw band in conjunction with a sealant or adhesive tape.
- (2) Duct insulation must—
- (a) abut adjoining duct insulation to form a continuous barrier; and
 - (b) be installed so that it maintains its position and thickness, other than at flanges and supports; and
 - (c) where located outside the building, under a suspended floor, in an attached Class 10a building or in a roof space—
 - (i) be protected by an outer sleeve of protective sheeting to prevent the insulation becoming damp; and
 - (ii) have the outer protective sleeve sealed with adhesive tape not less than 48 mm wide creating an airtight and waterproof seal.

(3) The requirements of (1) do not apply to heating and cooling ductwork and fittings located within the insulated building envelope including a service riser within the conditioned space, internal floors between storeys and the like.

NOTE;
MINIMUM FLOW RATES FOR SANITARY OR BATHROOM TO BE 25L/s & KITCHEN OR LAUNDRY TO BE 40 L/s.

EXHAUST FAN SIMOULTANEOUS WITH LIGHT TO PROVIDE 35 L/S MIN. AIR CHANGES (DUCTED TO EXTERNAL EXHAUST AIR OUTLETS - NOT TO BE CLOSER THAN 6000MM TO FRESH AIR INLETS).

- (4) The material R-Value required by (1)(a) must be determined in accordance with the following:
- (a) In a heating-only system or cooling-only system including an evaporative cooling system—
 - (i) ductwork must have a minimum material R-Value of—
 - (A) in climate zones 1 to 7 — 1.0; and
 - (B) in climate zone 8 — 1.5; and
 - (ii) fittings must have a minimum material R-Value of 0.4.
 - (b) In a combined heating and refrigerated cooling system—
 - (i) ductwork must have a minimum material R-Value of—
 - (A) in climate zones 1, 3, 4, 6 and 7 — 1.5; and
 - (B) in climate zones 2 and 5 — 1.0; and
 - (C) in climate zone 8 — 1.5; and
 - (ii) fittings must have a minimum material R-Value of 0.4.
 - (c) For the purposes of (b)(i), the minimum material R-Value required for ductwork may be reduced by 0.5 for combined heating and refrigerated cooling systems in climate zones 1, 3, 4, 6 and 7 if the ducts are—
 - (i) under a suspended floor with an enclosed perimeter; or
 - (ii) in a roof space that has an insulation of greater than or equal to R0.5 directly beneath the roofing.

13.7.5 Electric resistance space heating

An electric resistance space heating system that serves more than one room must have—

- (a) separate isolating switches for each room; and
- (b) a separate temperature controller and time switch for each group of rooms with common heating needs; and
- (c) power loads of not more than 110 W/m2 for living areas, and 150 W/m2 for bathrooms.

13.7.6 Artificial lighting

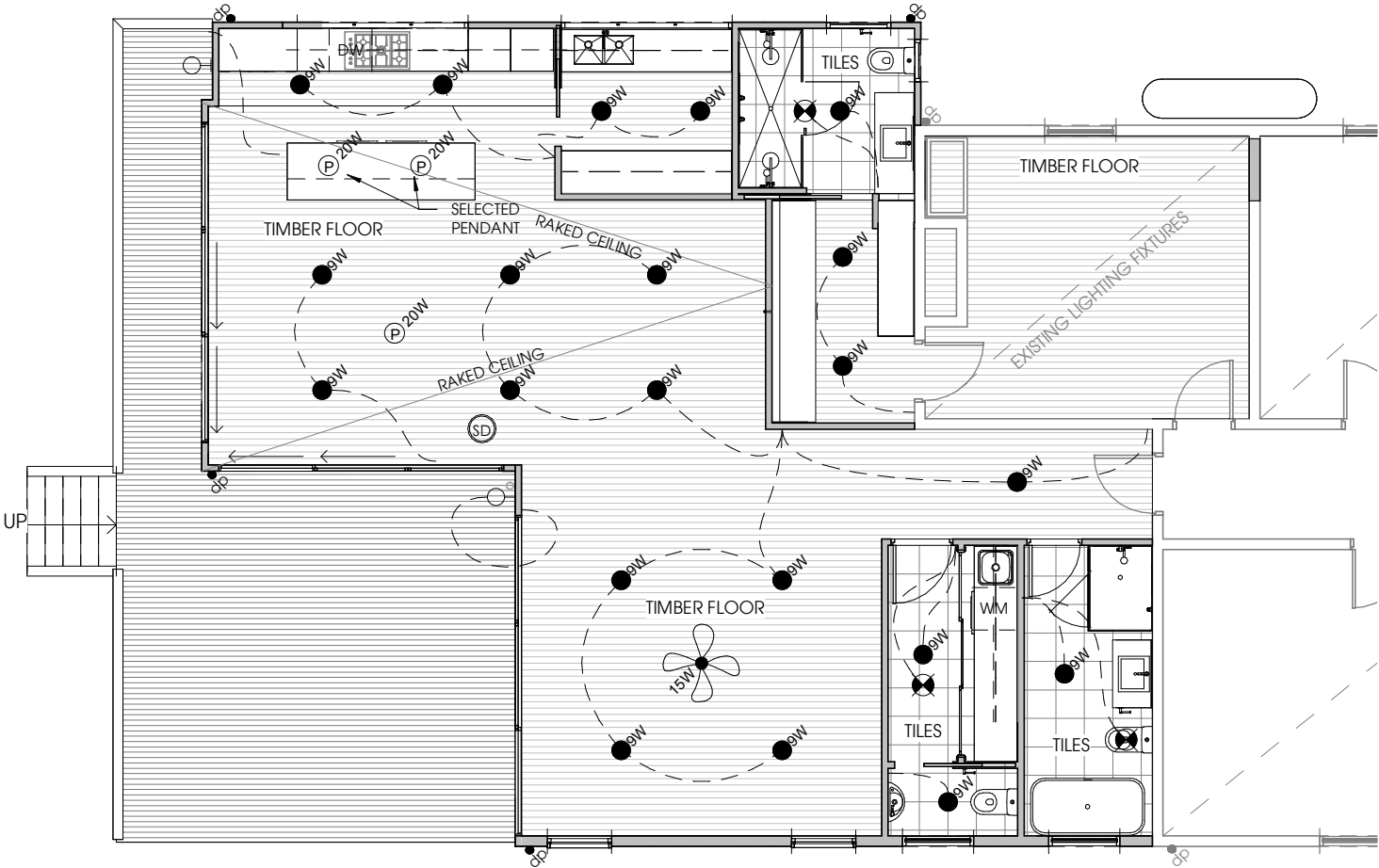
- (1) The lamp power density or illumination power density of artificial lighting, excluding heaters that emit light, must not exceed the allowance of—
- (a) 5 W/m2 in a Class 1 building; and
 - (b) 4 W/m2 on a verandah, balcony or the like attached to a Class 1 building; and
 - (c) 3 W/m2 in a Class 10a building associated with a Class 1 building.

Definitions;

Lamp power density: The total of the maximum power rating of the lamps in a space, other than those that are plugged into socket outlets for intermittent use such as floor standing lamps, desk lamps or work station lamps, divided by the area of the space, and expressed in W/m2.

ARTIFICIAL LIGHTING COMPLIANCE	
INTERNAL - Class 1 (Dwelling)	
- House Extension Area	110.54 m²
- Max. Allowable Light Wattage (5 W/m2)	552.70 W
- Proposed Light Wattage	236 W
INTERNAL - Class 10 (Garage)	
- Garage Floor Area	N/A
- Max. Allowable Light Wattage (3 W/m2)	N/A
- Proposed Light Wattage	N/A

RESIDENCE MAX. WATTAGE PER ROOM		
Name	Area	Maximum Room Wattage (5W/m2)
BATH	7.34 m²	36.72
BED 2	17.64 m²	88.18
BED 3	15.49 m²	77.46
BED 4	19.50 m²	97.49
ENS	5.85 m²	29.27
KITCHEN	11.55 m²	57.74
L'DRY	2.98 m²	14.90
LIVING	19.50 m²	97.49
LIVING	26.36 m²	131.81
MASTER	16.48 m²	82.41
PWD	1.73 m²	8.65
WIP	5.57 m²	27.84
WIR	6.02 m²	30.12



LEGEND:

- LED light
- pendant light
- wall light @ 2000mm (N)
- exhaust fan (self-closing- Ducted externally)
- exhaust fan simultaneous with light to provide 35 liters per second min. air changes. Ducted to external exhaust air outlets (not to be closer than 6.0m to fresh air inlets)
- ceiling fan with light

BCA & FLOOR COVERING PLAN

1 : 100

PROPOSAL:

EXISTING DWELLING & PROPOSED EXTENSION

ADDRESS:

No. 46 Kilgour St, GEELONG

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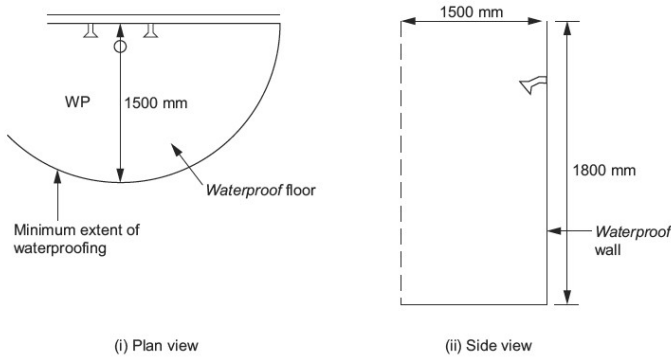
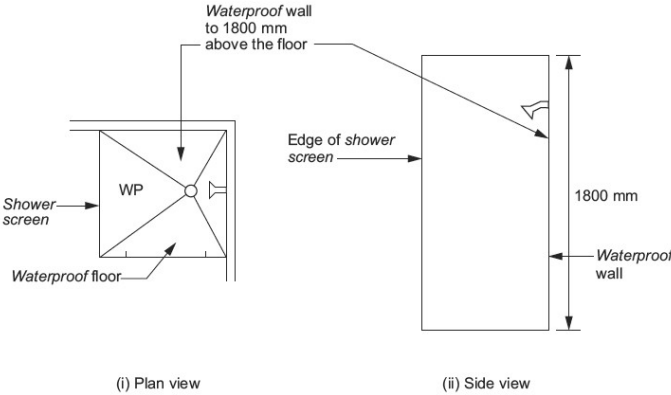
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All wet areas are to be protected as per 10.2 of the Housing Provisions

10.2.2 Shower area (enclosed and unenclosed)

- (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 (see Figure 10.2.2); and
 - (b) The walls of the shower area must be waterproof not less than 1800 mm above the floor substrate (see Figure 10.2.2).
 - (c) Wall junctions and joints within the shower area must be waterproof not less than 40 mm either side of the junction (see Figure 10.2.2).
 - (d) Wall/floor junctions within the shower area must be waterproof (see Figure 10.2.2).
 - (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.

Figure 10.2.2: Extent of treatment for shower areas — concrete compressed fibre-cement and fibre-cement sheet floors



10.2.3 Area outside shower area

- (1) For concrete, compressed fibre-cement and fibre-cement sheet flooring, the floor of the room must be water resistant.
- (2) For timber floors including particleboard, plywood and other timber based flooring materials, the floor of the room must be waterproof.
- (3) Wall/floor junctions must be—
- (a) waterproof; and where a flashing is used, the horizontal leg must be not less than 40 mm.

10.2.4 Areas adjacent to baths and spas without showers

- (1) For areas adjacent to all baths and spas, the following applies:
- (a) For concrete, compressed fibre-cement and fibre-cement sheet flooring, the floor of the room must be water resistant.
 - (b) For timber floors including particleboard, plywood and other timber based flooring materials, the floor of the room must be waterproof.
 - (c) Tap and spout penetrations must be waterproof where they occur in horizontal surfaces.
- (2) For areas adjacent to non-freestanding baths and spas, the following applies:
- (a) Walls must be water resistant (see Figure 10.2.4a and Figure 10.2.4b)—
 - (i) to a height of not less than 150 mm above the vessel, for the extent of the vessel, where the vessel is within 75 mm of a wall; and
 - (ii) for all exposed surfaces below vessel lip.
 - (b) Wall junctions and joints must be water resistant within 150 mm above a vessel for the extent of the vessel.
 - (c) Wall/floor junctions must be waterproof for the extent of the vessel (see Figure 10.2.4a and Figure 10.2.4b).
- (3) For inserted baths and spas, the following applies:
- (a) For floors and horizontal surfaces:
 - (i) Any shelf area adjoining the bath or spa must be waterproof and include a waterstop under the vessel lip.
 - (ii) There are no requirements for the floor under a bath or spa.
 - (b) For walls:
 - (i) Waterproof to not less than 150 mm above the lip of a bath or spa.
 - (ii) There are no requirements for the floor under a bath or spa.
 - (c) For wall junctions and joints, the following applies:
 - (i) Waterproof junctions within 150 mm of a bath or spa.
 - (ii) There are no requirements for junctions and joints in walls beneath the lip of a bath or spa.
 - (d) Tap and spout penetrations must be waterproof where they occur in horizontal surfaces.

10.2.5 Other areas

- (1) For walls adjoining other types of vessels (e.g. sink, basin or laundry tub), the following applies:
- (a) Walls must be water resistant to a height of not less than 150 mm above the vessel, for the extent of the vessel, where the vessel is within 75 mm of a wall (see Figure 10.2.5).
 - (b) Waterproof wall junctions where a vessel is fixed to a wall.
 - (c) Waterproof tap and spout penetrations where they occur in surfaces required to be waterproof or water resistant.
- (2) For laundries and WCs, the following applies:
- (a) The floor of the room must be water resistant. Wall/floor junctions must be water resistant, and where a flashing is used, the horizontal leg must not be less than 40 mm.
- (3) For WCs with handheld bidet spray installations, the following applies:
- (a) The floor of the room must be waterproof.
 - (b) Walls must be—
 - (i) waterproof in WC area within a 900 mm radius from the wall connection of the handheld bidet spray device to a height of not less than 150 mm above the floor substrate; and
 - (ii) water resistant in WC area within a 900 mm radius from the wall connection of the handheld bidet device to not less than 1200 mm above the finished floor level of the WC.
 - (c) Wall junctions within the WC area within 900 mm radius from the wall connection of the handheld bidet spray device must be waterproof.
 - (d) Wall/floor junctions within the WC area within 1000 mm radius from the wall connection of the handheld bidet spray device must be waterproof.
 - (e) Penetrations in the WC area must be waterproof.

Figure 10.2.5: Bath and vessel abutting wall — areas to be protected

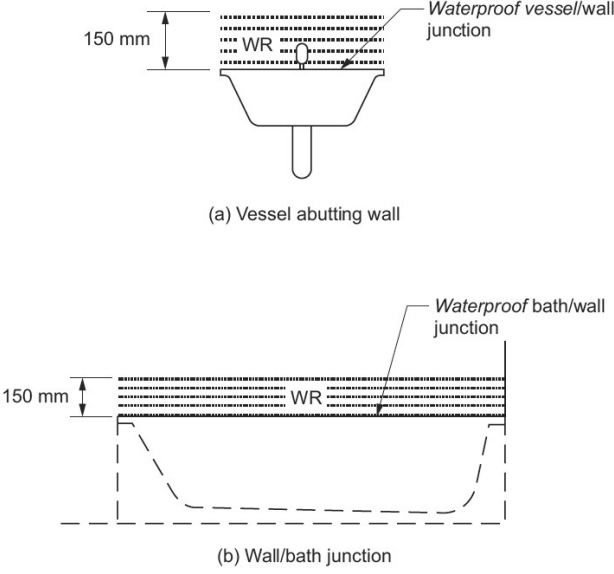


Figure 10.2.4a: Areas adjacent to baths and spas without showers for concrete, compressed fibre-cement and fibre-cement sheet flooring

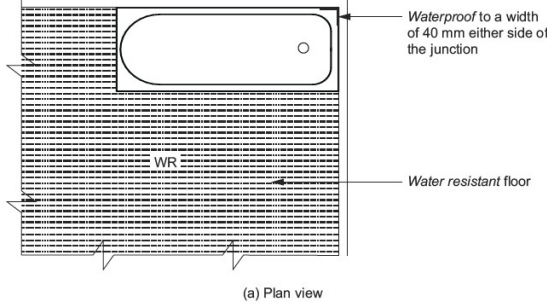
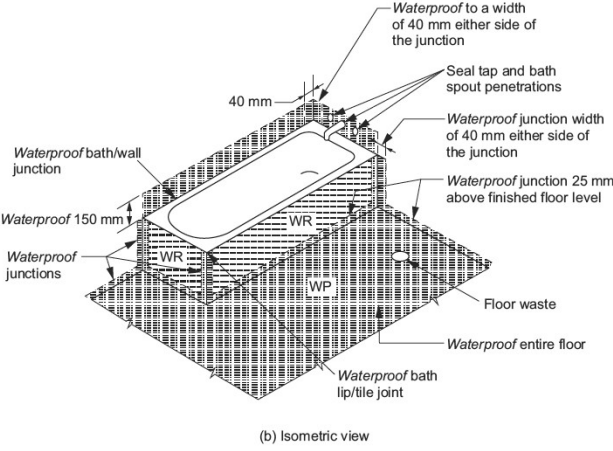
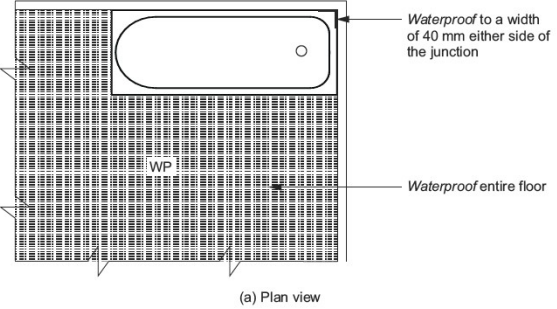


Figure 10.2.4b:

Areas adjacent to baths and spas without showers for timber floors including particle-board, plywood and other floor materials



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Figure 10.2.15a: Typical enclosed stepped down shower construction (membrane below tile bed)

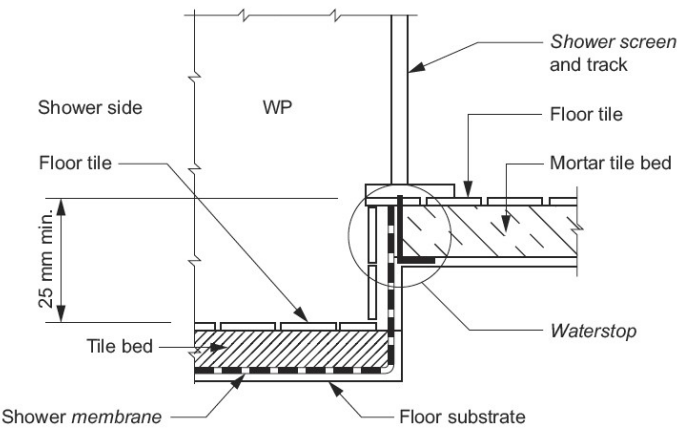


Figure 10.2.15b: Typical enclosed stepped down shower construction (membrane above tile bed)

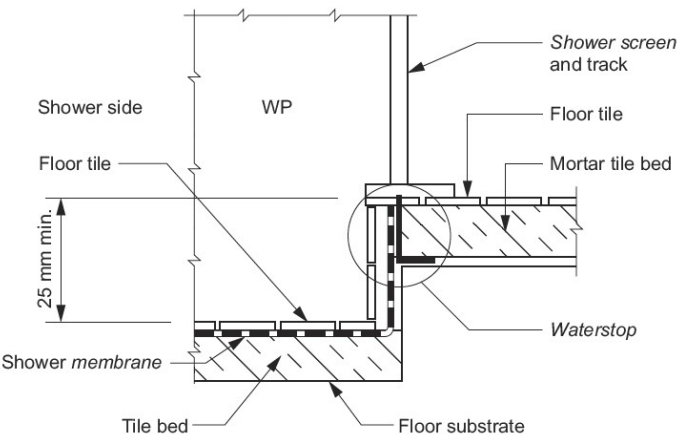


Figure 10.2.15c: Typical unenclosed stepped down shower construction (membrane below tile bed)

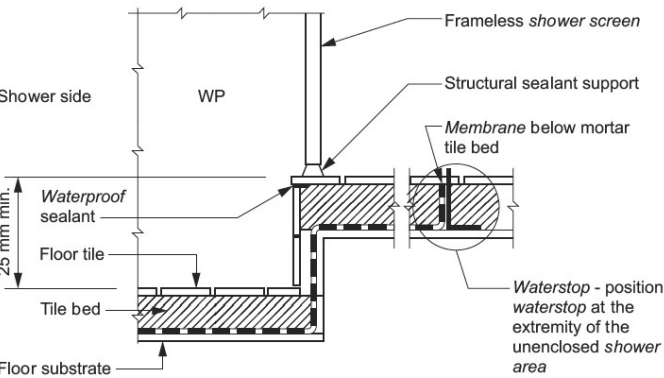


Figure 10.2.15d: Typical unenclosed stepped down shower construction (membrane above tile bed)

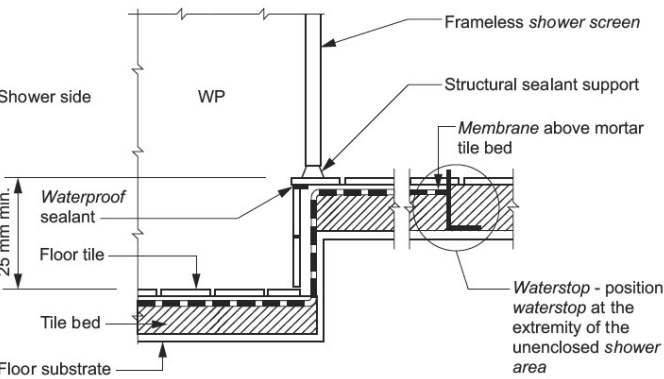
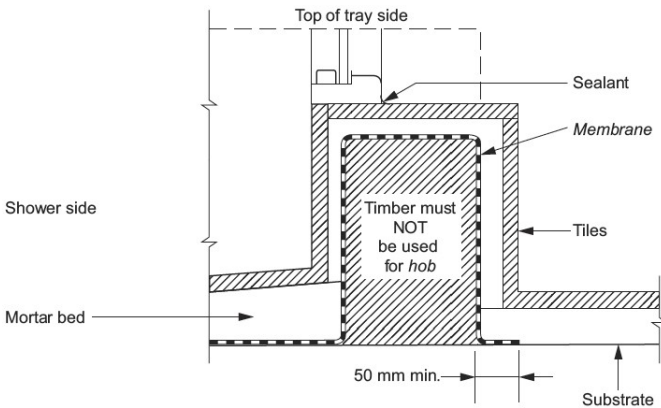


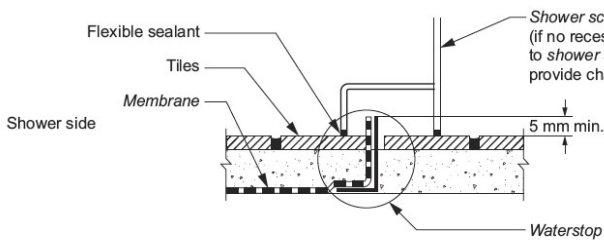
Figure 10.2.16: Typical hob construction — internal membrane



10.2.17 Enclosed showers with level threshold (without hob or set down)

For enclosed showers without a stepdown or a hob, at the extremity of the shower area, a waterstop must be positioned so that its vertical leg finishes—
(a) where a shower screen is to be installed, not less than 5 mm above the finished floor level (see Figure 10.2.17); and
(b) where the waterstop intersects with a wall or has a joint, the junction must be waterproof.

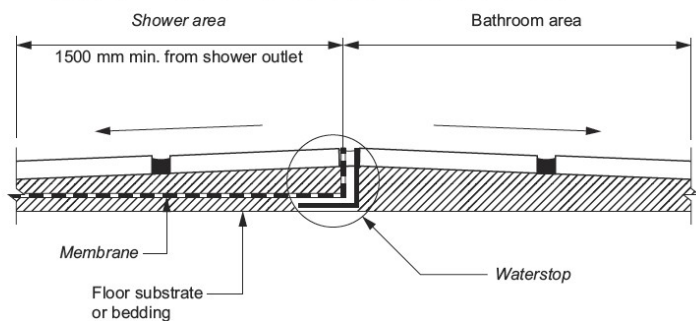
Figure 10.2.17: Typical hobless construction



10.2.18 Unenclosed showers

(1) Unenclosed showers must be constructed as follows:
(a) A waterstop must be installed a minimum horizontal distance of 1500 mm from the shower rose.
(b) The vertical leg of the waterstop must finish—
(i) flush with the top surface of the floor (see Figure 10.2.18); and
(ii) where the waterstop intersects with a wall or is joined—
(A) the junction must be waterproof; or
(B) the whole wet area floor must be waterproofed and drained to a floor waste as for the shower area.

Figure 10.2.18: Typical termination of membrane at extent of shower area



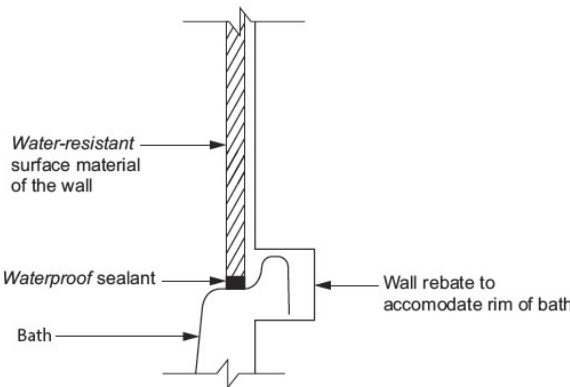
10.2.19 Preformed shower bases

Preformed shower bases must—
(a) have an upturn lip (see Figure 10.2.19a and Figure 10.2.19b); and
(b) be recessed into the wall to allow the water resistant surface materials and substrate materials to pass down inside the perimeter upturn lip of the shower base (see Figure 10.2.19a and Figure 10.2.19b); and
(c) be supported to prevent distortion or cracking.

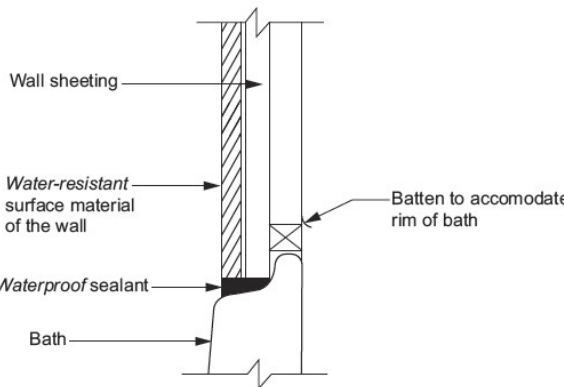
10.2.20 Baths and spas

Baths and spas, except freestanding baths and spas, must—
(a) have an upturn lip; and
(b) be recessed into the wall (see Figure 10.2.20); and have the water resistant substrate materials of the wall pass down inside the upturn lip (see Figure 10.2.20).

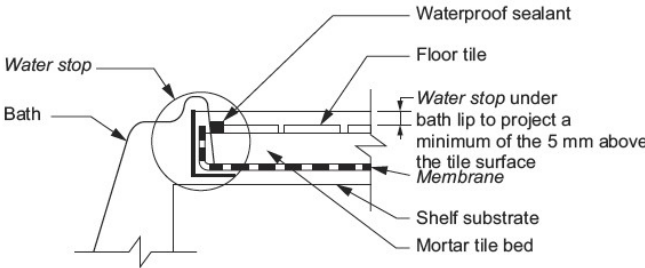
Figure 10.2.20: Typical bath junctions



(a) Bath/wall junction - recessed



(b) Bath/wall junction - battened



(c) Bath/shelf junction

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Figure 10.2.19a: Typical preformed shower base wall/floor junction

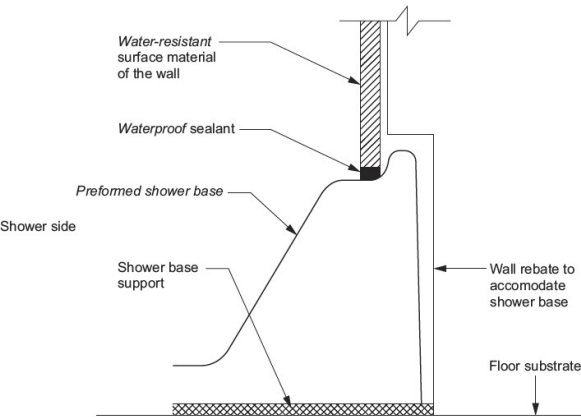


Figure 10.2.19b: Typical preformed shower base/floor junction on timber floors, including particleboard, plywood and other timber materials

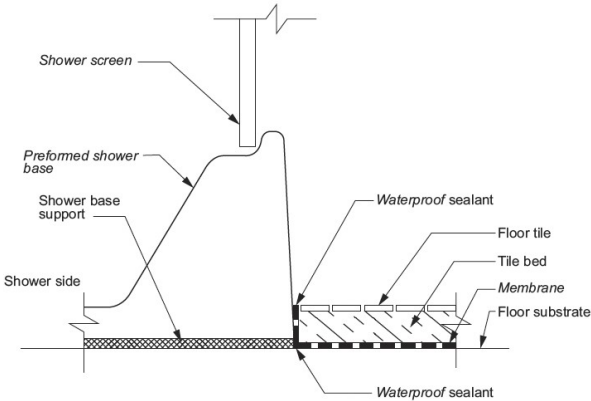
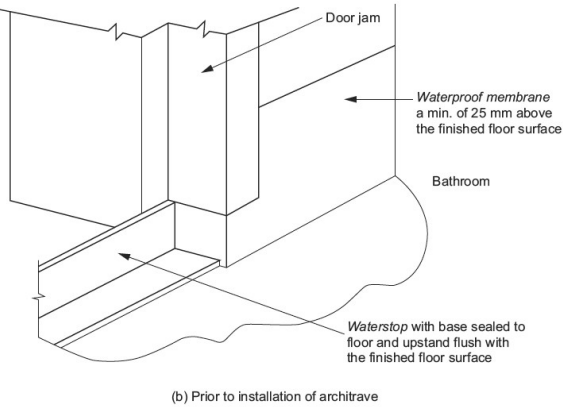
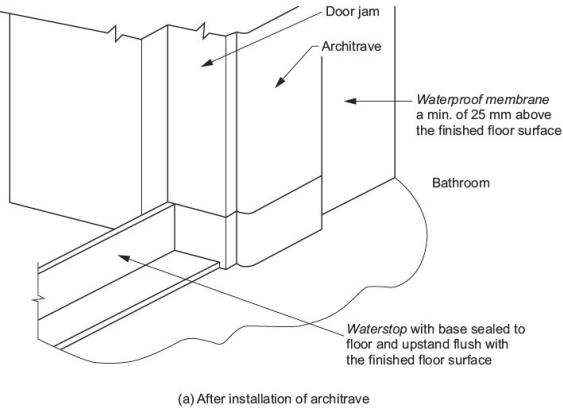


Figure 10.2.24: Typical bathroom door details for whole bathroom waterproofing



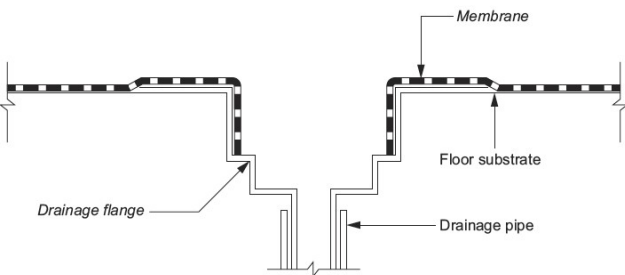
10.2.32 Shower screens

- (1) For a shower with a hob, the shower screen must be installed flush with the shower area side of the hob or overhang into the shower area.
- (2) For a shower with a stepdown, the shower screen must be installed flush with the finished vertical surface of the stepdown of the shower area.
- (3) For a shower without a hob or stepdown, the shower screen must incorporate or be mounted on an inverted channel, positioned over the top of the waterstop, that defines the shower area.
- (4) For bath end walls and dividing walls abutting a shower, the shower screen must be positioned so that the bottom edge within the shower area is either flush with the outside edge of the bath or overhanging into the shower area.

10.2.30 Drainage riser connection

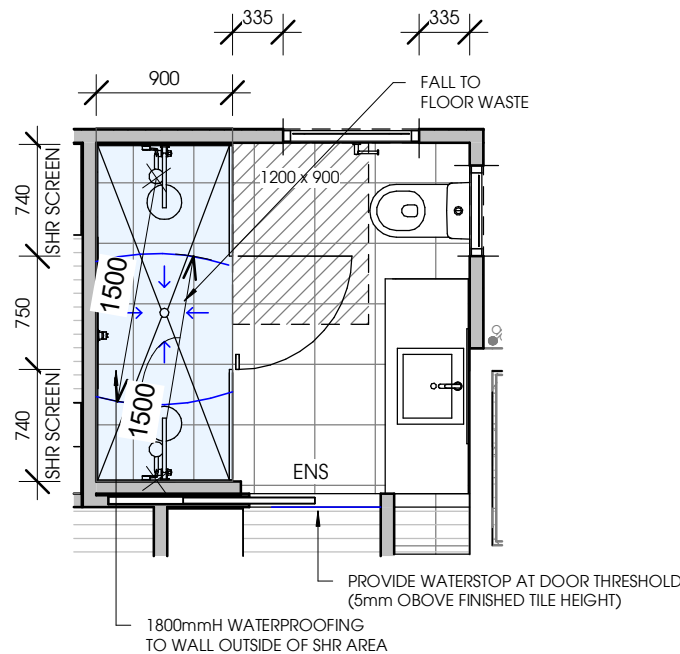
- (1) Where a preformed shower base is used, the drainage riser must be connected to the tray with a waterproof joint.
- (2) Where an in situ shower tray is used, the membrane must be able to form a permanent waterproof seal to the drainage riser or drainage flange (see Figure 10.2.29).

Figure 10.2.29: Typical membrane termination at drainage outlet



10.2.31 Door jambs on tiled floors

Where the bottom of a door jamb does not finish above the floor tiling, the portion of the door frame below the floor tiling must be waterproofed to provide a continuous seal between the perimeter flashing and the waterstop.



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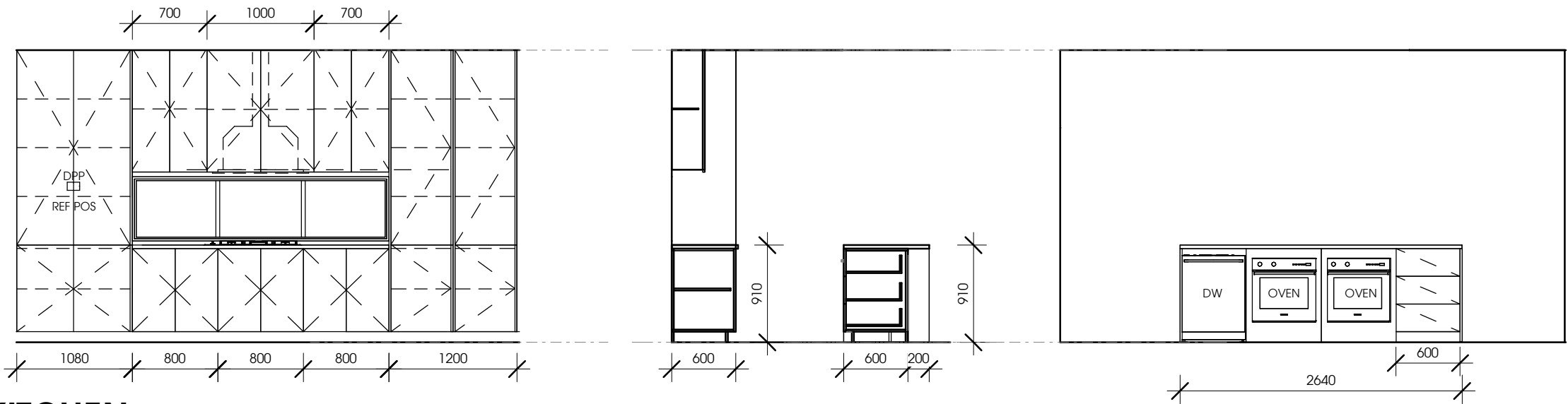
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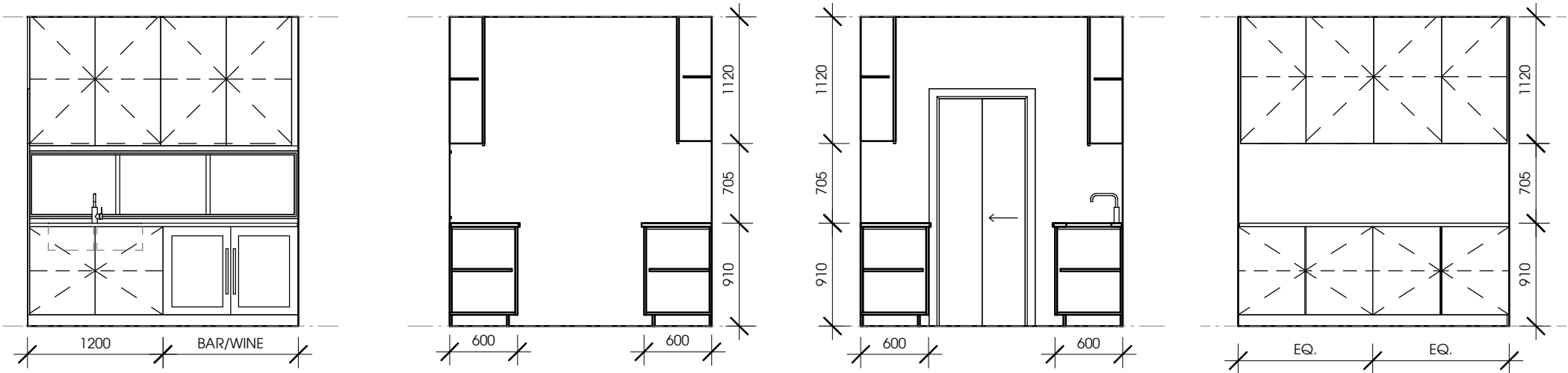
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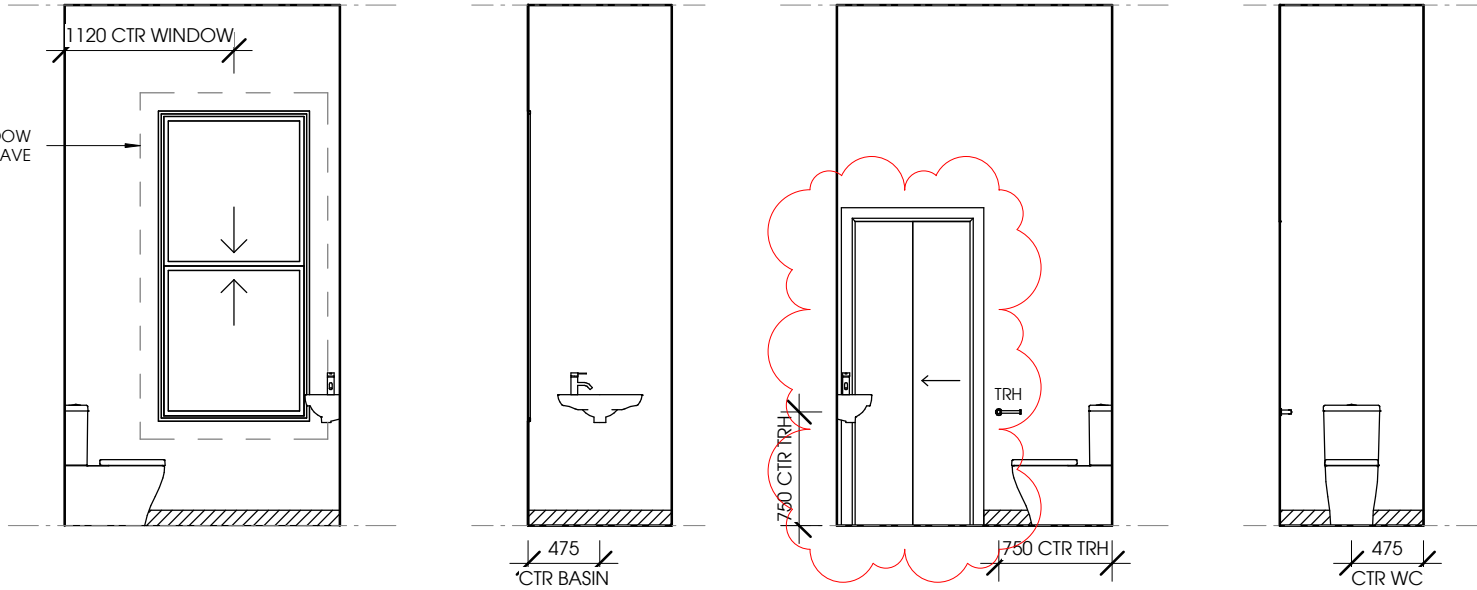
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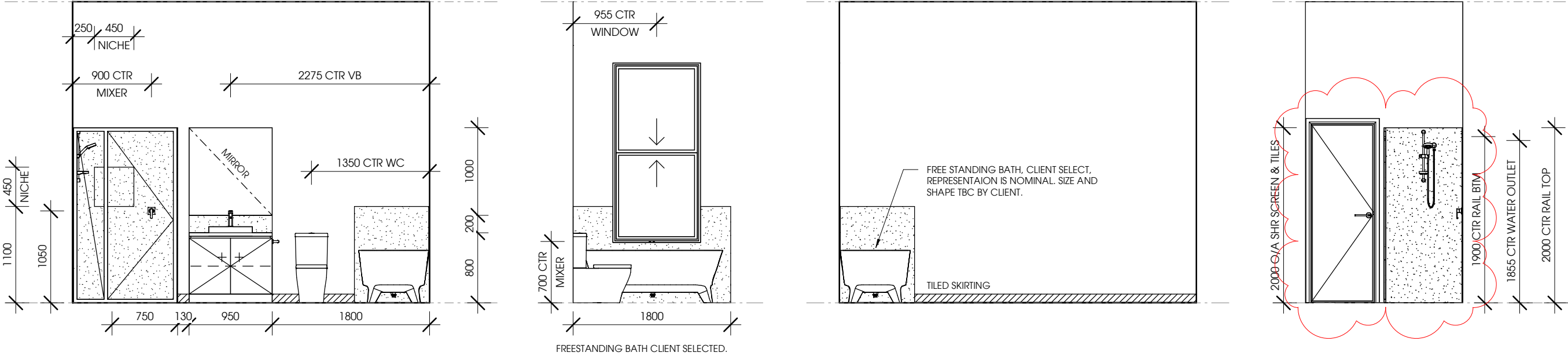
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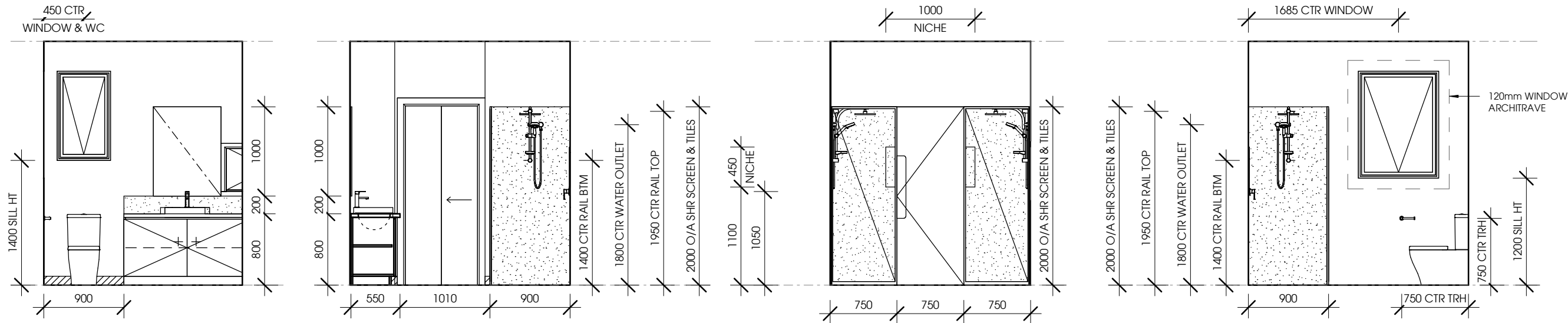
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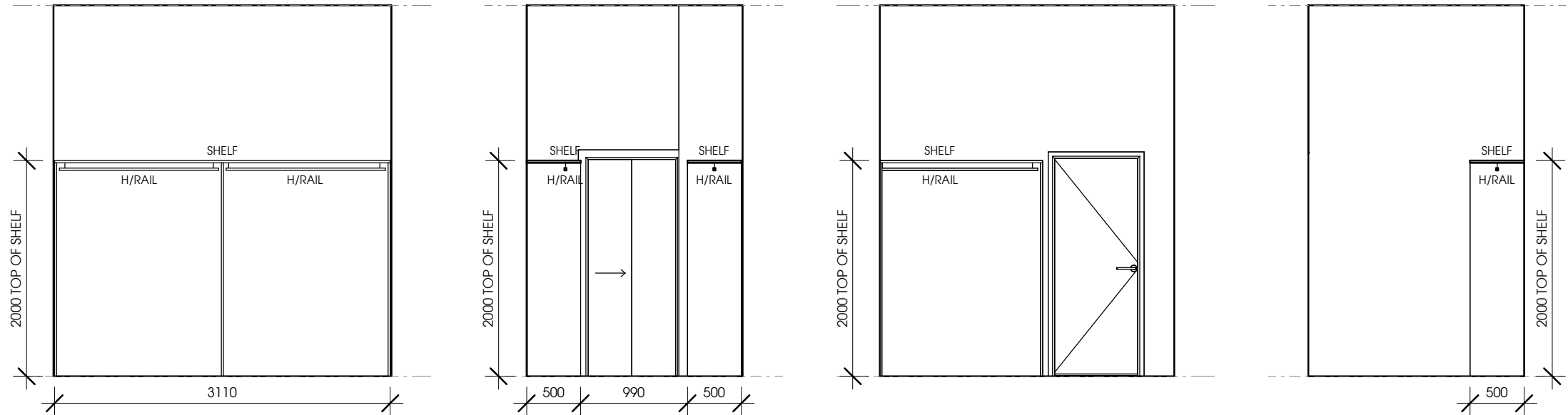
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