City of Greater Geelong, Statutory Planning - Date Received 13/10/2026

Termite Treatment -
Where Required Termite Treatment
to Comply with NCC Part - 3.4.1

BATHROOM / ENSUITE / POWDER ROOM HINGE DOORS:
ALL HINGED DOORS TO BATHROOMS, ENSUITES & POWDERROOMS & LDRY TO BE FITTED WITH LIFT HINGES.
DOOR TO BE ADJUSTED ACCORDINGLY.

BATHROOM & ENSUITE FLOORS & LDRY:
CERAMIC OR STONE TILES OVER 15MM THICK 'HARDIES' COMPRESSED FIBRE CEMENT SHEET SUBSTRATE LINING. WALLS GENERALLY: CERAMIC OR
STONE TILES OVER 10MM THICK W.R. GRADE 'BORAL'
OR 'GYPROCK' PLASTERBOARD SHEET SUBSTRATE LINING. SHOWER AND BATH RECESS WALLS AND HOBS: SELECTED CERAMIC OR STONE TILES OVER 6MM THICK 'HARDIES' VILLABOARD FIBRE CEMENT SHEET LINING.

WET AREAS:
WET AREA WALL & FLOOR FINISHES TO COMPLY WITH 'WET AREAS' NCC 2022 10.2.

Wet Areas to Comply with NCC 2022 10.2 and AS 3740 -

Note - 50mm Step Down from The FFL at Entry to the FFL of Porch

Note - For the ground around the dwelling is to be graded awayfor the foundation at a gradient of 1:50 of 2.0 mtrs

Vertical Articulation joints in accordance with NCC 5.6.8

All measurements to be site checked prior to commencement of works

HOMEOWNER & CONTRACTOR: TO VERIFY ALL DIMENSIONS,STRUCTURAL DETAILS, AND BUILDING CODES, AND GRADE REQUREMENTS.

WHERE DOOR THRESHOLD EXCEEDS 190mm ABOVE FINISHED GROUND LEVEL PROVIDE A LANDING, A MIN. WIDTH, THE WIDTH OF THE DOOR LEAF OPENING ONTO IT. STEPS:- RISER - 190 MAX.TREAD - 240 MIN

Current version of AS 3959 (Revision 2022) (clause 3.10.5.0)

Note- Min 150mm Freeboard

Note - Floor waste to L'dry & Wc

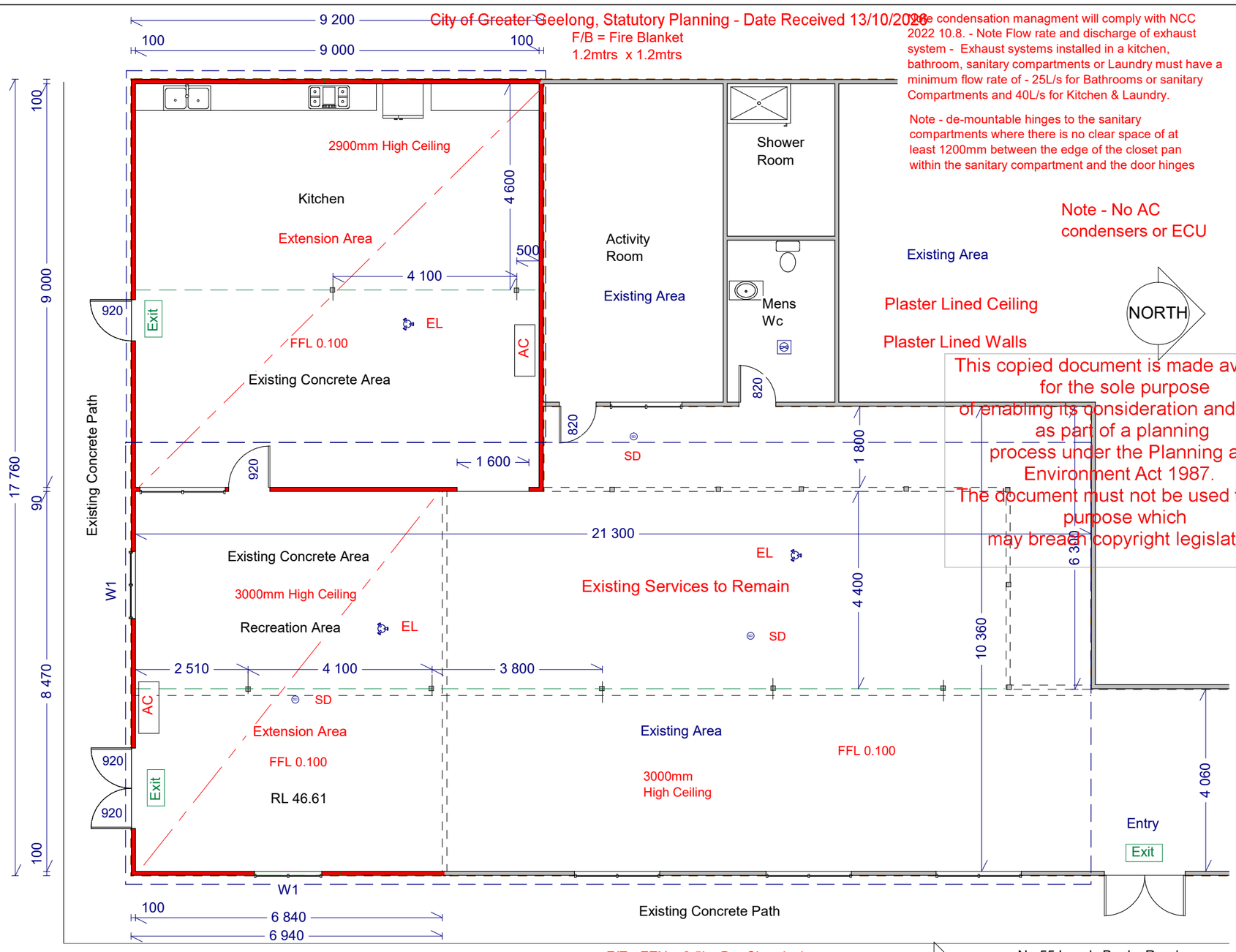
Note : range hood are to discharge to outside air.

Note - All Internal Door 2340mm High

Note - Between Stairs treads/ Landing & Ceiling to be Minimum of 2.00mtrs

EXISTING GROUND FLOOR AREA - 377m²
EXTENSION AREA - 139.75m²
SITE AREA - 48509m²
SITE COVERAGE - 0.008%

Water tank - Aqualong 3008 - 2.25L x 0.88w x 1.85H



Note - Flue condensation managment will comply with NCC 2022 10.8. - Note Flow rate and discharge of exhaust system - Exhaust systems installed in a kitchen, bathroom, sanitary compartments or Laundry must have a minimum flow rate of - 25L/s for Bathrooms or sanitary Compartments and 40L/s for Kitchen & Laundry.

Note - de-mountable hinges to the sanitary compartments where there is no clear space of at least 1200mm between the edge of the closet pan within the sanitary compartment and the door hinges

Note - No AC condensers or ECU

Existing Area

Plaster Lined Ceiling

Plaster Lined Walls

NORTH

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Legend

- Gas - Gas Meter
- HWS - Hot Water Service
- MB - Meter Box

Window Head Height

Flash Eaves	2150mm Above FFL
22.5 Deg Pitch- 450 Eaves	2150mm Above FFL
25 Deg Pitch - 450 Eaves	2150mm Above FFL
27 Deg Pitch - 450 Eaves	2150mm Above FFL

Note -
All Water Closets to have removable hinges to doors if there is less than 1.2mm Clearance between the closet pan and the door
All caity Flashing and weepholes are to be at slab rebate Level

CJ - Control Joints Location

DG - Double Glazing Window

Note:
All Glazing to be in Accordace with AS 1288
Window Size May vary due to Manufactures Specifications

YT Yellow Tongue Flooring

CS Concrete Slab to Engineer's Design & Drawing

Energy Rating -
Seal Windows
Seal External Doors
Seale Exhaust Fan must be used
All Downlitghts are to be sealed
Seal Gaps & Cracks
Weather Strip all external doors

Wet areas to be impervious to water ie wall surfaces and substrates: of shower enclosures, or if unenclosed, within 1.5m horizontally to a height of 1.8m above the floor; and behind any bath, basin, sink etc if within 75mm of a wall to a height of 150mm above the fixture.

Note - Provide 1 Water Fire Extinguisher & 1 Fire Planket

SD - Smoke Detector

AC

F/E - FEX = 2.5kg Dry Chemical - Type Fire Extinguiser

Emergency Lighting to AS 2293.1

NORTH

No 55 Lovely Banks Road, Lovely Banks 3213

Driveway

Existing 150mm Concrete driveway

PROPOSED FLOOR PLAN
1:100

DO NOT SCALE DRAWING

Exhaust Fans to be fitted and ducted outside. Denoted on Plan - To Comply with Ncc 2022 & Part 13.4.5 - Note - exhaust fan to the WC ducted to outside air.

SD Install an Approved Smoke Alarm fixed to Ceiling & Interconnected Wired to Main. Denoted on Plan - Smoke Alarms to Comply with NCC 9.2.4 class10a building

site has been classified as Class "H2" in accordance with AS 2870 –

DREAMPLAN DESIGN DRAFTING SERVICES drawn - [redacted]	17 LOCKTON AVE, RESERVOIR, 3073 [redacted]	RBP - DP AD 515 HIA - 5534742	Extension to existing dwelling Client - No 55 Lovely Banks Road, Lovely Banks	FLOOR PLAN SCALE: 1:100 / SHEET: 1 / DRAWN BY [redacted] DRAWING No: [redacted] / DATE: 23/03/2026

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Window Head Height	
Flash Eaves	2150mm Above FFL
22.5 Deg Pitch- 450 Eaves	2150mm Above FFL
25 Deg Pitch - 450 Eaves	2150mm Above FFL
27 Deg Pitch - 450 Eaves	2150mm Above FFL

All Water Closets to have removable hinges to doors if there is less than 1.2mm Clearance between the closet pan and the door

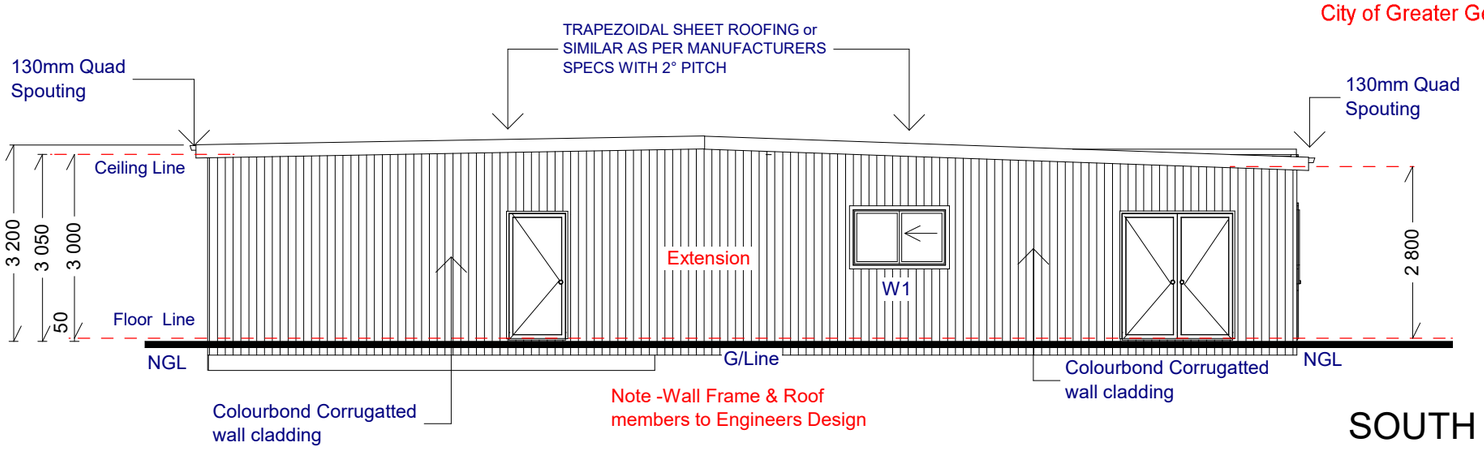
All caity Flashing and weepholes are to be at slab rebate Level

DG - Double Glazing Window

Note:
All Glazing to be in Accordace with AS 1288
Window Size May vary due to Manufactures Specifications

Note- Min 150mm Freeboard
NCC 2022 3.3.3

Note - Any exhaust system discharges into the roof space it must be ventilated to outdoor air in accordance with NCC 3.8.7.4



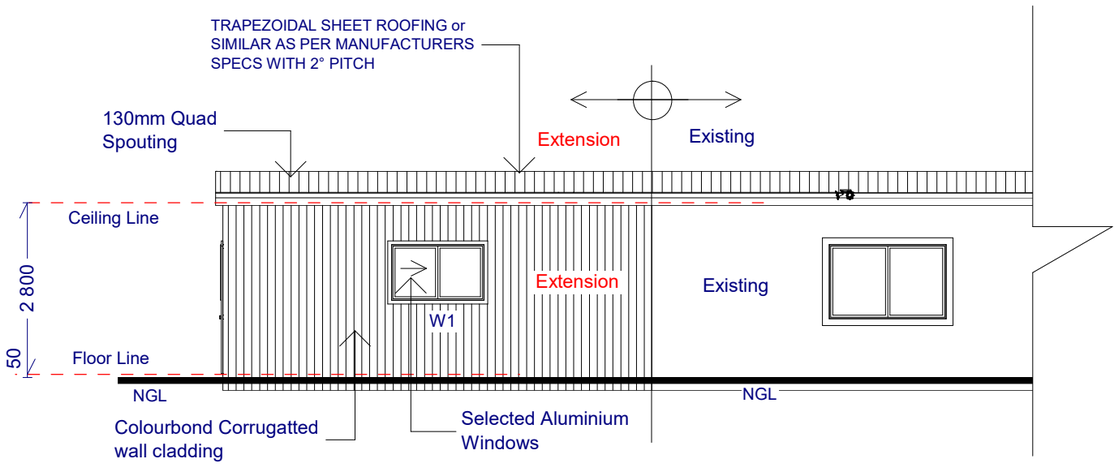
SOUTH ELEVATION
1:100

Extension Part built and not completed

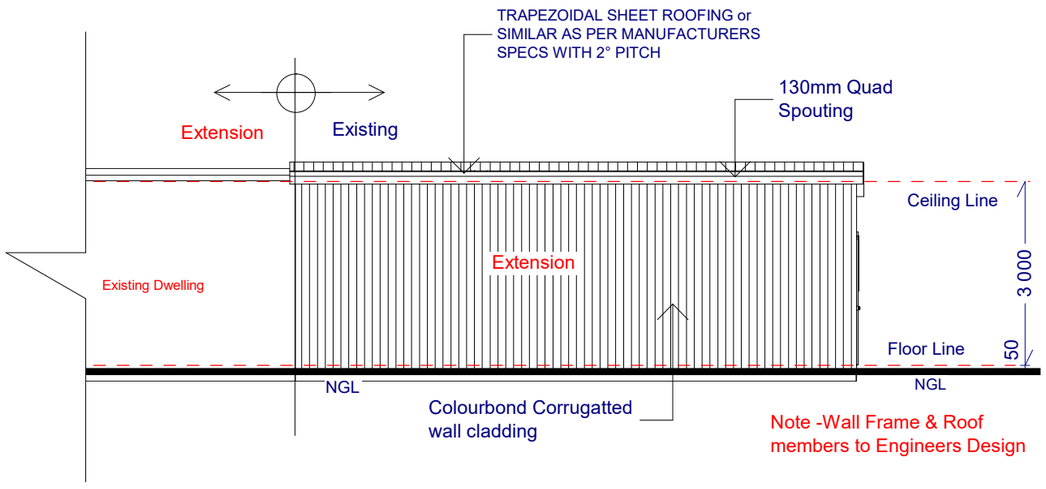
Note - sub- floor venting to be minimum 6000mm2 /m of wall to the entire perimeter of the dwelling and in accordance with part 6.2 subfloor ventilation of the NCC

Note - clearance between the wall cladding and the ground complying with NCC 7.5.7

NCC 2022 7.3.2. and Table 7.3.2 Fixing of roof tiles.Sarking is a mandatory requirement for certain tiled roofs depending on roof pitch and truss/rafter top chord length



EAST
ELEVATION 1:100



WEST
ELEVATION 1:100

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DREAMPLAN DESIGN DRAFTING SERVICES drawn - [redacted]	17 LOCKTON AVE, RESERVOIR, 3073 [redacted]	RBP - DP AD 515 HIA - 5534742	Extension to existing dwelling Client - No 55 Lovely Banks Road, Lovely Banks THESE PLANS REMAIN THE PROPERTY OF DREAMPLAN DESIGN DRAFTING SERVICES AND ARE SUBJECT TO COPYRIGHT REGULATIONS	ELEVATIONS SCALE: 1:100 / SHEET: 3 / DRAWN BY [redacted] DRAWING No: [redacted] / DATE: 23/03/2026	

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Window Head Height	
Flash Eaves	2150mm Above FFL
22.5 Deg Pitch- 450 Eaves	2150mm Above FFL
25 Deg Pitch - 450 Eaves	2150mm Above FFL
27 Deg Pitch - 450 Eaves	2150mm Above FFL

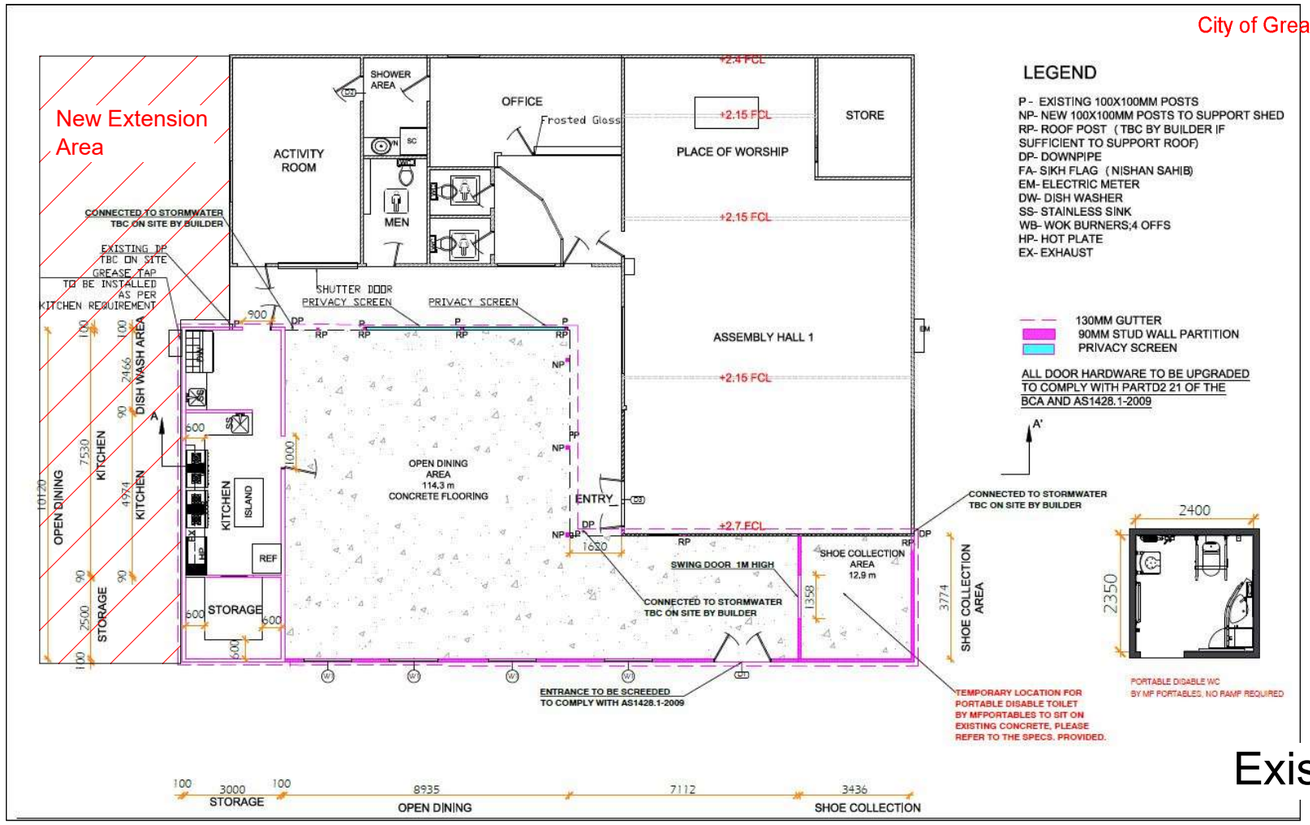
All Water Closets to have removable hinges to doors if there is less than 1.2mm Clearance between the closet pan and the door

All caity Flashing and weepholes are to be at slab rebate Level

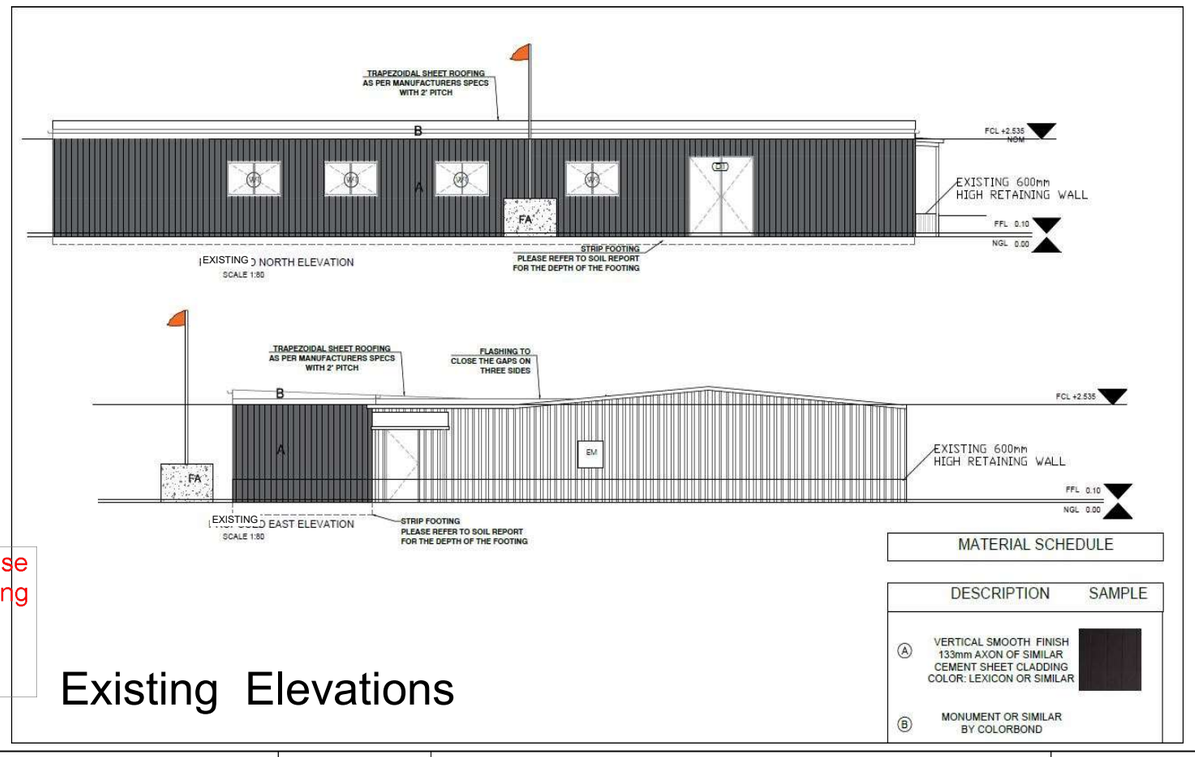
DG - Double Glazing Window

Note:
All Glazing to be in Accordace with AS 1288
Window Size May vary due to Manufactures Specifications

New Extension Area



Existing Built Plan



Existing Elevations

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Existing Built Plan

DREAMPLAN DESIGN DRAFTING SERVICES drawn - [redacted]	17 LOCKTON AVE, RESERVOIR, 3073 [redacted]	RBP - DP AD 515 HIA - 5534742	Extension to existing dwelling Client - No 55 Lovely Banks Road, Lovely Banks	SCALE: 1:100 DRAWING No:	SHEET: [redacted]	DRAWN BY [redacted] DATE: 23/03/2026

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WINDOW SCHEDULE

H x W

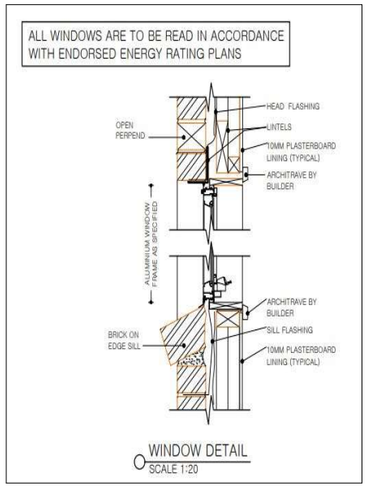
W/01 - 900 x 1500

All- new glazing and windows are to comply with AS 1288 & AS 2047

Note - Bedroom windows within 1.70mtrs of the floor level in accordance with 8.4.5 where bedroom windows 2.0mtrs above the surface beneath are required to have a restricted device not permit 125mm to pass through or a screen with a secure fitting

Note - Windows Below 2.0mtrs in all wet areas are to be Grade A safety Glass.

Note - Safety Glazing is required to comply with Part 8.4.6 NCC



Note- Safety Glass Shall be Fitted -
1 All Glass Doors.
2 - Side Lites within 300mm of Doors.
3 - Windows within 500mm of floor Level.

Note - Double Glaze
F- Fixed

External windows and doors – Part 13.4.4
An external door, internal door between a Class 1 building and an unconditioned Class 10a building, openable window and other such opening must be sealed. Font door and garage doors to be sealed from the bottom.

WET AREAS:
WET AREA WALL & FLOOR FINISHES TO COMPLY WITH 'WET AREAS' NCC 2022 10.2.

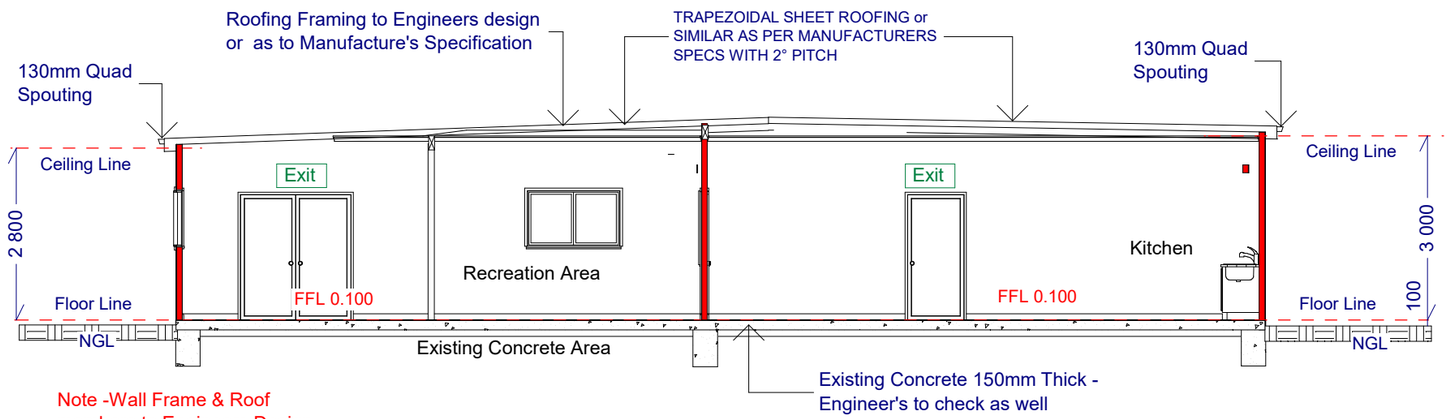
Note - Roof Tiles to be Installed compliant with AS 2049 - & 2050 -

Note - Location of All Downpipes and Gutters to comply with AS /NZS 3500.3. Max 12.00 mtrs

SELECTED ALUMINIUM WINDOWS

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Note - Timber to Comply with AS 1684.2 -



Note -Wall Frame & Roof members to Engineers Design

TYPICAL CROSS SECTION
1 : 100

TIMBER SPECIFICATIONS -- TRUSS & TILED ROOF

APLICABLE TO SINGLE OR UPPER STOREY MAX RLW = 3600

Studs	90 x 45 MPG10 @ 450 ctrs	Not notched
Top Plate	90 x 45 MPG10 (or 2/90 x 35 F5)	(Ribbon Plate)
Bottom Plate	90 x 45 MPG10 RPine	
Lintels:		Stud at Sides
Span up to 1000	90 x 45 F17 KDHW	2/90 x 35
Span up to 1400	140 x 35 F17 KDHW	3/90 x 35
Span up to 1700	190 x 35 F17 KDHW	3/90 x 35
Span up to 2300	240 x 45 F17 KDHW	3/90 x 35
Span up to 2700	290 x 45 F17 KDHW	3/90 x 35
Span up to 3000	2/240 x 45 F17 KDHW	3/90 x 35
Span up to 4000	2/290 x 45 F17 KDHW	3/90 x 35

APLICABLE TO LOWER STOREY OF TWO STOREY. MAX RLW = 3600 MAX FLW = 3000

Studs	90 x 45 MPG10 @ 450 ctrs	Not notched
Top Plate	90 x 45 MPG10 (or 2/90 x 35 F5)	(Ribbon Plate)
Bottom Plate	90 x 35 MPG10	
Lintels:		Stud at Sides
Span up to 1800	190 x 45 F17 KDHW	3/90 x 35
Span up to 2500	240 x 45 F17 KDHW	4/90 x 35
Span up to 3100	2/240 x 45 F17 KDHW	4/90 x 35

Note: THIS DRAWING IS TO BE READ IN CONJUCTION WITH ENGINEER'S STRUCTURAL DRAWINGS AND COMPUTATIONS

BRICK VANEER WALLS

- Comply with AS 3700 masonry in buildings and AS 2904 Damp Proof Courses and Flashing, Use bricks as selected M3 (1:1:6) Morter. use face fixing cavity ties to avoid Holes in foil Insulation material Steel Lintels to each 110 Brick Skin over All openings not otherwise Specified (All External Lintels to be Primed)

Openings	Size	Material
Up To 950	75 x 10	MS Flat
950 To 1200	75 x 80 (Horiz) x 6	MS Angle
1200 To 1650	90 x 90 (Horiz) x 6	MS Angle
1650 To 2400	100 x 100 (Horiz) x 6	MS Angle
2400 To 3000	150 x 100 (Horiz) x 6	MS Angle
3000 To 3600	150 x 100 (Horiz) x 6	MS Angle

PROVIDE MINIMUM 50mm END BEARING TO ALL LINTELS

SMOKE ALARMS :

Install an Approved Smoke Alarm fixed to Ceiling & Interconnected Wired to Main. Denoted on Plan - Smoke Alarms to Comply with NCC

TILING TO WET AREAS:

the Walls of Sanitary Compartments (Kitchen, Laundry,Wc,Bathrooms,Ensuite) Shall be Finished with Fully compressed fibre Cement , waterproof Render, ceramic Tiles or Other Impervious Finish to a Height of not less than 1800 above the lowest point of the shower and 300mm above the rim of the bath,basin, troughs and Sinks.

PLASTER

Line Walls & Ceiling with 10mm thick plasterboard ready to be painted.BATHROOMS & ENSUITES SHALL HAVE AN APPROVED WR PLASTRER OR " HARDIES" VILLABOARD INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURES INSTRUCTIONS AND SPECIFICATIONS

DREAMPLAN DESIGN DRAFTING SERVICES drawn - [redacted]	17 LOCKTON AVE, RESERVOIR, 3073 P [redacted]	RBP - DP AD 515 HIA - 5534742	Extension to existing dwelling Client - No 55 Lovely Banks Road, Lovely Banks THESE PLANS REMAIN THE PROPERTY OF DREAMPLAN DESIGN DRAFTING SERVICES AND ARE SUBJECT TO COPYRIGHT REGULATIONS	SECTION & DETAILS SCALE: 1:100 SHEET: 5 DRAWN BY [redacted] DRAWING No: [redacted] DATE: 23/03/2026

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Note - 50mm Step Down from The FFL at Entry to the FFL of Porch

Down Pipes 100mm - & Quad Gutter of eave gutter (115mm quad gutter) and note the minimum fall of 1:500 for the eave gutter

SUBSURFACE DRAINS TO REMOVE GROUND OR TABLE WATER SHALL BE DETAILED BY THE DESIGN ENGINEER. FURTHERMORE, DAMP-PROOFING EMBRANE IN ACCORDANCE WITH 5.3.3 SHALL BE INSTALLED FOR GROUNDWATER OR AGGRESSIVE SOILS

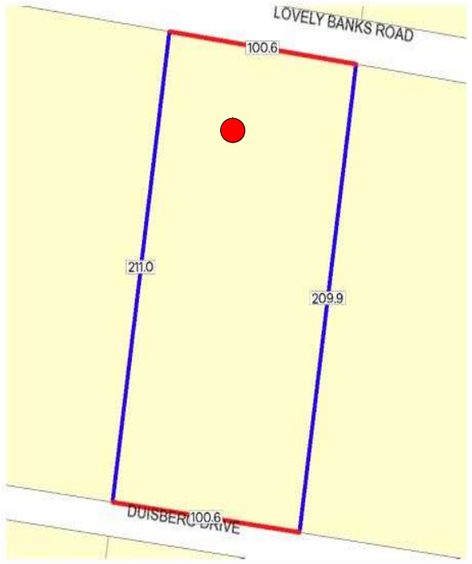
SURFACE WATER MUST BE DIVERTED AWAY FROM THE DWELLING AND GRADED AWAY FROM ALL FOUNDATIONS TO GIVE A SLOPE OF NOT LESS THAN 50MM OVER THE FIRST 1000MM FROM THE WELLING

PROPERTY DETAILS

Address:	**55 LOVELY BANKS ROAD LOVELY BANKS 3213**
Lot and Plan Number:	**Lot 9 LP76751**
Standard Parcel Identifier (SPI):	**9\LP76751**
Local Government Area (Council):	**GREATER GEELONG**
Council Property Number:	**276862**
Directory Reference:	**Melway 431 D6**

SITE DIMENSIONS

All dimensions and areas are approximate. They may not agree with those shown on a title or plan.



Area: 21167 sq. m (2.12 ha)
Perimeter: 622 m
For this property:
Site boundaries
Road frontages

Dimensions for individual parcels require a separate search, but dimensions for individual units are generally not available.

Calculating the area from the dimensions shown may give a different value to the area shown above

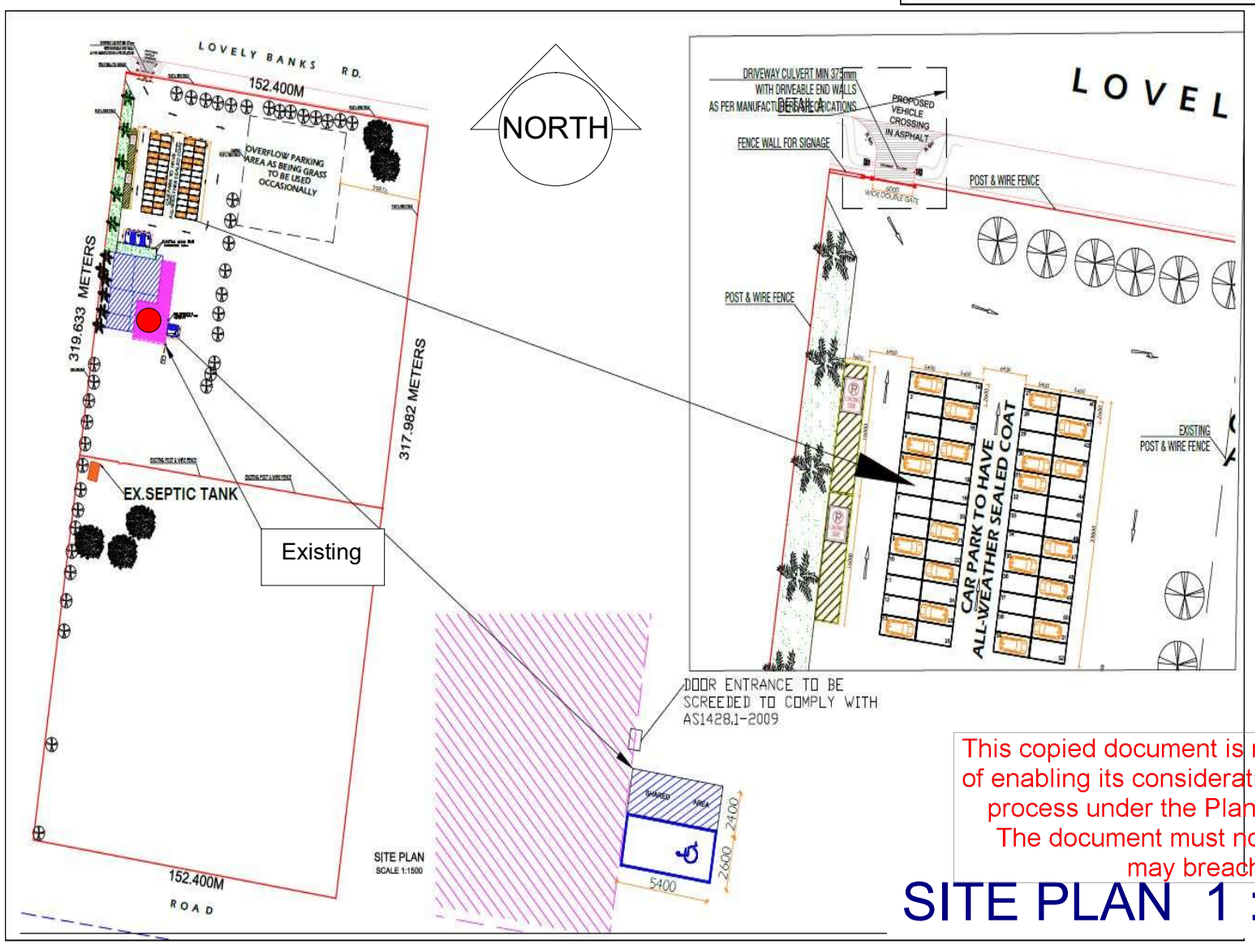
For more accurate dimensions get copy of plan at Title and Property Certificates

LOT SIZE - 48509 m2

Termite Treatment -
Where Required Termite Treatment to Comply with NCC Part - 3.4.1

Note - For the ground around the dwelling is to be graded awayfor the foundation at a gradient of 1:50 of 2.0 mtrs

Note -
All Dimensions and Levels must be Verified Before the Commencement of any Construction Works.



EXISTING GROUND FLOOR AREA - 377m²
EXTENSION AREA - 139.75m²
SITE AREA - 48509m²
SITE COVERAGE - 0.008%

CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE AND NOTIFY THE ARCHITECT OF ANY DIMENSIONAL ERRORS, OMISSIONS OR DISCREPANCIES BEFORE BEGINNING OR FABRICATING ANY WORK.

To the best of my knowledge these plans are drawn to comply with owner's and/ or builder's specifications and any changes made on them after prints are made will be done at the owner's and / or builder's expence and responsibility. The contractor shall verify all dimensions and enclosed drawing. Dreamplan Design Drafting Services .E is not liable for errors once construction has begun. While every affort has been made in the preparation of this plan to avoid mistakes, the maker can not guarantee against human error. The contractor of the job must check all dimensions and other details prior to construction and be solely responsible thereafter.

Note - Location of All Downpipes and Gutters to comply with AS /NZS 3500.3.

HOMEOWNER & CONTRACTOR: TO VERIFY ALL DIMENSIONS,STRUCTURAL DETAILS, AND BUILDING CODES, AND GRADE REQUREMENTS.

Note - All External Plant Equipment and fixtures must be screened from public view

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SITE PLAN 1 : 250

DREAMPLAN DESIGN
DRAFTING SERVICES
drawn - [redacted]

17 LOCKTON AVE,
RESERVOIR, 3073
[redacted]

RBP - DP AD 515

HIA - 5534742

Extension to existing dwelling
Client -
No 55 Lovely Banks Road, Lovely Banks

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SITE PLAN

SCALE: 1:100 | SHEET: 4 | DRAWN BY [redacted]

DRAWING No: [redacted] | DATE: 23/03/2026

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EXTENSION TO EXISTING DWELLING

SITE ADD - No 55 LOVELY BANKS ROAD, LOVELY BANKS

ARCHITECTURAL SPECIFICATION
The owner / builder, subcontractor shall verify all dimensions, levels, setbacks and specifications prior to commencing any works or ordering materials and shall be responsible for ensuring that all building works conform to the Building Code of Australia, Australian Standards and Codes (current editions), Building Act 1993 (As amended) Building Regulations (as amended), local laws and town planning requirements. Reference NCC 2022

BCA AND STANDARDS - GENERAL
All works shall comply with the BCA Current and not be limited to the following Australian Standards:
AS 1288- - Glass in buildings selections and installations
AS 1562.3- - Design and installation of sheet roof and wall cladding. Part 1 Metal
AS1668.2- – Mechanical Ventilation in buildings
AS/NZS1680.0-– Interior lighting
AS 1684.3 - National Timber Framing Code
AS 1860- - Installation of particleboard flooring
AS 2047- - Windows in buildings selections and installations
AS 2049- - Roof Tiles
AS 2050- - Installation of roofing tiles
AS 2870- - Residential slabs and footing construction
AS 2904- - Damp proof courses and flashings
AS/NZS3500.3- – Stormwater drainage
AS/NZS3500.5- – Housing installations
AS 3600- Concrete structures
AS/NZS 3660.1- Protection of building against subterranean termites Part1 new buildings
AS 3700- or AS4773.1- and AS4773.2- - Masonry structures
AS 3740- Waterproofing of wet areas in residential buildings
AS 3786- or AS3786- - Smoke alarms
AS 4055- – Wind loads for Housing
AS 4100- - Steel structures
AS/NZS4200 Parts 1 & 2 – – Pliable Membranes and underlays
AS 4256- Plastic roof and wall cladding materials
AS 4586- and Part 3.9.1.3 of the BCA – Slip Resistance Classification of new pedestrian Surface materials. Note Test Reports based on edition of standard remain current where issued

GENERAL
1. Architectural plans shall be read in conjunction with any structural or civil engineering computations, drawings, and soil reports and energy raters reports.
2. Footing to be founded at the minimum depths indicated in the soil report
3. Footings not to encroach title boundaries and easement lines
4. The builder shall take all steps necessary to ensure the stability of new and existing structures during all works.
5. The builder shall ensure for the general water tightness of all new and existing works.
6. Termite management systems are to be installed in accordance with AS3660.1 where in a termite prone area

GLAZING
Glazing shall comply with AS1288- & AS2047- with safety glazing to be used in the following cases:
1. All rooms within 500mm vertical of the floor
2. Bathrooms within1500mm vertical from the bath base
3. Laundry within 1200mm vertical from floor and/or within 300mm horizontal from all doors
4. Doorway within 300mm horizontal from all doors. Shower screens shall be grade A safety glass

Pliable building membrane – NCC 2022 10.8
Where a pliable building membrane is installed in an external wall,comply with AS/NZS 4200.1; and be installed in accordance with AS 4200.2; and be a vapour permeable membrane for climate zones 6, 7 and 8; and be located on the exterior side of the primary insulation layer of wall assemblies that form the external envelope of a building.

ALL SURFACE DRAINAGE WORKS SHALL BE INSTALLED IN ACCORDANCE WITH THE ENGINEERS DESIGN DETAIL FOR THE SELECTED FOOTING SYSTEM AND SOIL CLASSIFICATION AND IN ACCORDANCE WITH CLAUSE 5.6.3 DRAINAGE REQUIREMENTS OF AS2870-2011, WHEREIN FOR BUILDINGS ON MODERATELY, HIGHLY AND REACTIVE SITES:
1 SURFACE DRAINAGE SHALL BE CONTROLLED THROUGHOUT CONSTRUCTION AND BE COMPLETED BY HE FINISH OF CONSTRUCTION.
2 THE BASE OF TRENCHES SHALL SLOPE AWAY FROM THE BUILDING.
3 WHERE PIPES PASS UNDER THE FOOTING SYSTEMS, CLAY PLUGS ARE ADOPTED TO PREVENT THE INGRESS OF WATER.
FOR BUILDINGS ON HIGHLY AND REACTIVE SITES, THE DRAINER SHALL PROVIDE DRAINAGE ARTICULATION TO ALL STORMWATER, SANITARY PLUMBING DRAINS AND DISCHARGE PIPES IN ACCORDANCE WITH CLAUSE 5.6.4 PLUMBING REQUIREMENTS, WHEREIN FLEXIBLE JOINTS IMMEDIATELY OUTSIDE THE FOOTING AND COMMENCING WITHIN 1M OF THE BUILDING PERIMETER ARE REQUIRED TO ACCOMMODATE THE REQUIRED DIFFERENTIAL MOVEMENT BASED ON THE SOIL CLASSIFICATION

STORM WATER AND DRAINAGE:
STORM WATER DRAINS TO BE CONNECTED TO THE EXISTING LEGAL POINT OF DISCHARGE OR AS DIRECTED BY COUNCILS ENGINEERING DEPARTMENT. INSPECTION OPENINGS TO BE AT 9000mm CTRS AND AT EACH CHANGE OF DIRECTION.
PROVIDE 100mm DIA UPVC PIPES
PROVIDE 75mm DIA DOWNPIPES
PROVIDE A MINIMUM FALL GRADIENT OF 1:100
BASE OF PIPES TO HAVE CRUSHED ROCK WITH A MINIMUM OF 50mm COVER.
THE COVER TO UNDERGROUND STORM WATER DRAINS TO BE NOT LESS THAN: 100mm UNDER SOIL
50mm UNDER PAVED OR CONCRETE AREAS
100mm UNDER UN-REINFORCED CONCRETE OR PAVED DRIVEWAYS 75mm UNDER REINFORCED CONCRETE DRIVEWAYS ALL BOX GUTTERS TO BE A MINIMUM OF 100mm x 200mm UNLESS OTHERWISE SPECIFIED - 1:100 GRADE MINIMUM - ADJUST TO SUIT ON SITE. SEWER AND SEPTIC SYSTEMS TO BE IN ACCORDANCE WITH AS.3500
ALL SURFACE WATER RUN-OFF MUST BE CONTAINED WITHIN THE PROPERTY BOUNDARIES AND DISCHARGED TO THE STORM WATER SYSTEM.
THE BUILDER AND SUB-CONTRACTOR SHALL ENSURE THAT ALL STORM WATER DRAINS, SEWERS 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

TERMITE AND CORROSION PREVENTION:
WHERE THE BUILDING IS LOCATED IN A TERMITE PRONE AREA, THE AREA TO THE UNDERSIDE OF THE BUILDING AND THE PERIMETER IS TO BE TREATED AGAINST TERMITE ATTACK, AS PER AS.3660.1
PROVIDE CORROSION PROTECTION OF BUILT IN STRUCTURALSTEEL MEMBERS SUCH AS STEEL LINTELS, SHELF ANGLES, CONNECTORS AND ACCESSORIES IN ACCORDANCE WITH BCAVOL.2 TABLE 3.3.3.2. PROVIDE CORROSION PROTECTION FOR SHEET ROOFING IN ACCORDANCE WITH BCA VOL.2 TABLE 3.5.1.

DREAMPLAN DESIGN DRAFTING SERVICES drawn [redacted]	17 LOCKTON AVE, RESERVOIR, 3073 [redacted]	RBP - DP AD 515 HIA - 5534742	Extension to existing dwelling Client - No 55 Lovely Banks Road, Lovely Banks	DRAWN - KON MOUTIS	
				SCALE: 1:100	SHEET:
			THESE PLANS REMAIN THE PROPERTY OF DREAMPLAN DESIGN DRAFTING SERVICES AND ARE SUBJECT TO COPYRIGHT REGULATIONS	DRAWING No: [redacted]	DRAWN BY [redacted] DATE: 23/03/2026

All measurements to be site checked prior to commencement of works

WET AREAS:
WET AREA WALL & FLOOR FINISHES TO COMPLY WITH 'WET AREAS' NCC 2022 10.2

Note - Between Stairs treads/ Landing & Ceiling to be Minimum of 2.00mtrs

CS Concrete Slab to Engineer's Design & Drawing

Note - de-mountable hinges to the sanitary compartments where there is no clear space of at least 1200mm between the edge of the closet pan within the sanitary compartment and the door hinges

Not - No AC condensers or ECU

YT Yellow Tongue Flooring

Note : range hood are to discharge to outside air.

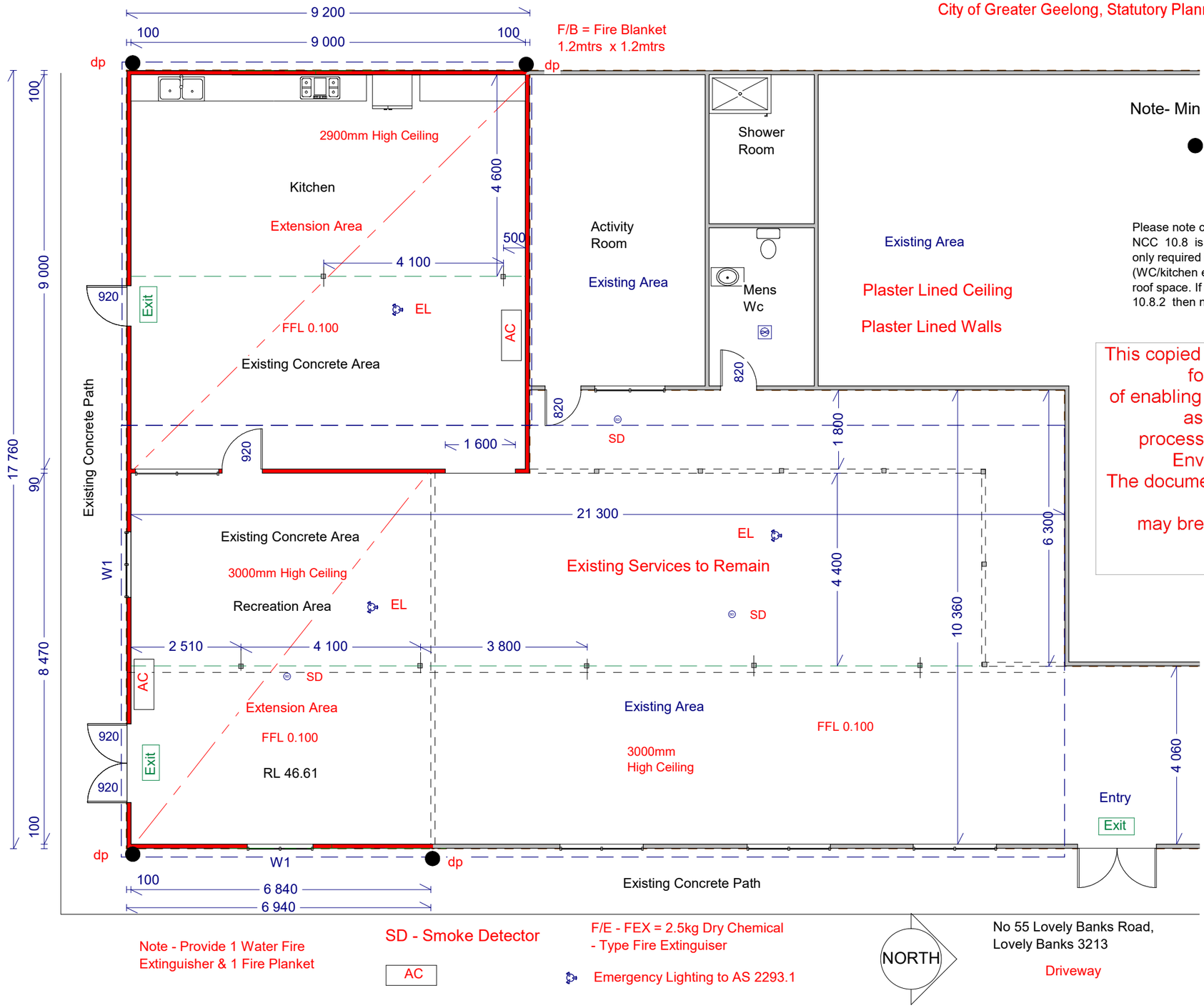
Note condensation managment will comply with NCC 2022 10.8. - Note Flow rate and discharge of exhaust system - Exhaust systems installed in a kitchen, bathroom, sanitary compartments or Laundry must have a minimum flow rate of - 25L/s for Bathrooms or sanitary Compartments and 40L/s for Kitchen & Laundry.

site has been classified as Class "H2" in accordance with AS 2870

YT

Legend	
Gas - Gas Meter	
HWS - Hot Water Service	
MB - Meter Box	
Window Head Height	
Flash Eaves	2150mm Above FFL
22.5 Deg Pitch- 450 Eaves	2150mm Above FFL
25 Deg Pitch - 450 Eaves	2150mm Above FFL
27 Deg Pitch - 450 Eaves	2150mm Above FFL
Note - All Water Closets to have removable hinges to doors if there is less than 1.2mm Clearance between the closet pan and the door	
All cavity Flashing and weepholes are to be at slab rebate Level	
CJ - Control Joints Location	
DG - Double Glazing Window	
Note: All Glazing to be in Accordace with AS 1288 Window Size May vary due to Manufactures Specifications	

DO NOT SCALE DRAWING



Note- Min 150mm Freeboard

● Down Pipes - 100mm

Please note condensation management NCC 10.8 is achieved. Note This is only required if all exhaust fans (WC/kitchen etc.) discharge to within roof space. If it complies with Part 10.8.2 then no need for 'whirly birds'

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Note - Provide 1 Water Fire Extinguisher & 1 Fire Planket

SD - Smoke Detector

AC

F/E - FEX = 2.5kg Dry Chemical - Type Fire Extinguiser

Emergency Lighting to AS 2293.1

NORTH

No 55 Lovely Banks Road, Lovely Banks 3213

Driveway

EXTENSION FLOOR PLAN 1:100

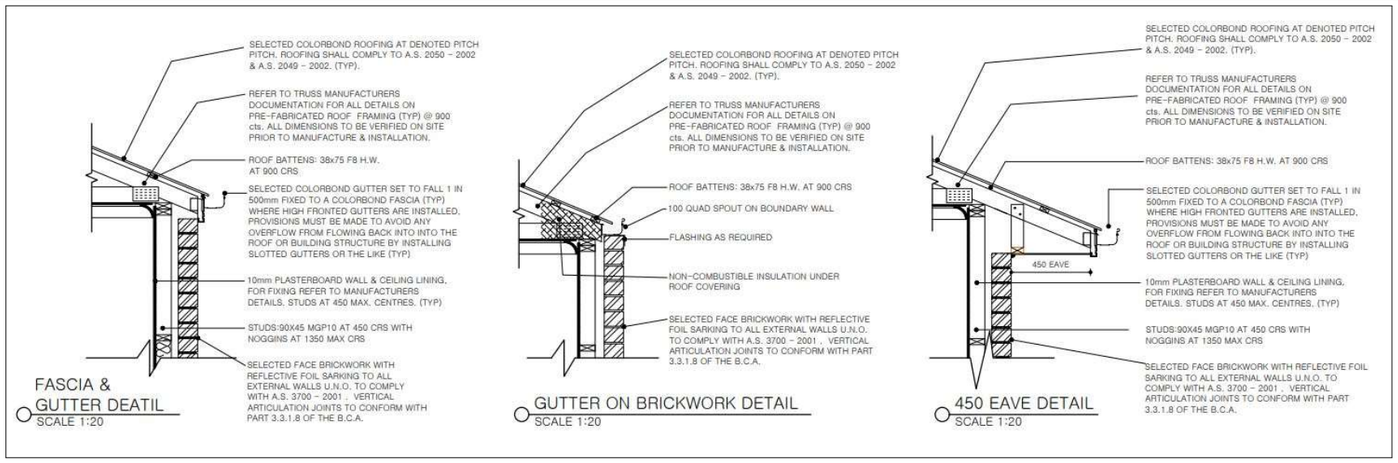
Exhaust Fans to be fitted and ducted outside. Denoted on Plan - To Comply with Ncc 2022 & Part 13.4.5 - Note - exhaust fan to the WC ducted to outside air.

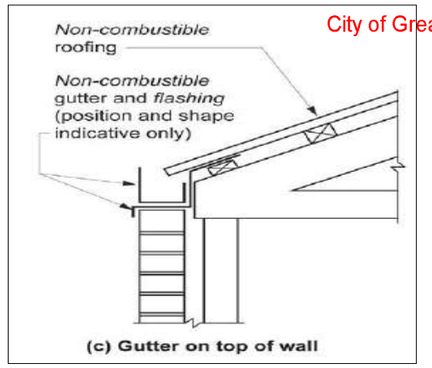
SD

Install an Approved Smoke Alarm fixed to Ceiling & Interconnected Wired to Main. Denoted on Plan - Smoke Alarms to Comply with NCC 9.2.4 class10a building

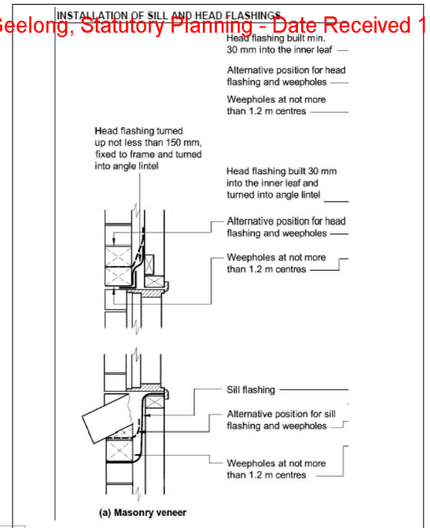
DREAMPLAN DESIGN DRAFTING SERVICES drawn - [redacted]	17 LOCKTON AVE, RESERVOIR, 3073 [redacted]	RBP - DP AD 515 HIA - 5534742	Extension to existing dwelling Client - No 55 Lovely Banks Road, Lovely Banks
			SCALE: 1:100 / SHEET: 2 / [redacted]
			THESE PLANS REMAIN THE PROPERTY OF DREAMPLAN DESIGN DRAFTING SERVICES AND ARE SUBJECT TO COPYRIGHT REGULATIONS / DRAWING No: [redacted] / DATE: 23/03/2026

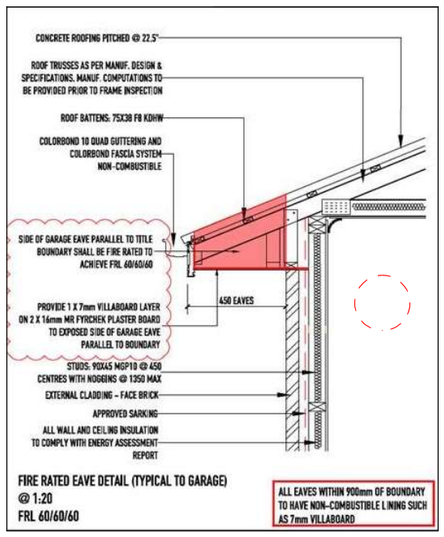
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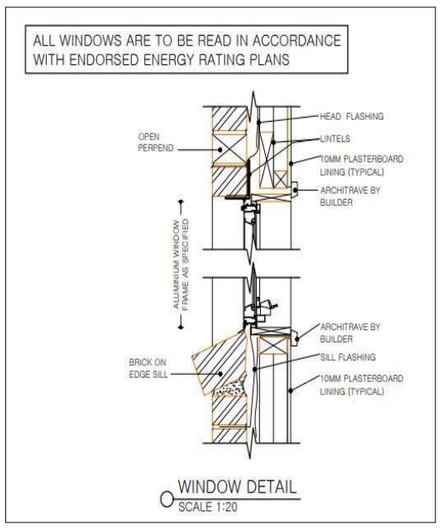




Please note condensation management NCC 10.8 is achieved. Note This is only required if all exhaust fans (WC/kitchen etc.) discharge to within roof space. If it complies with Part 10.8.2 then no need for 'whirly birds'

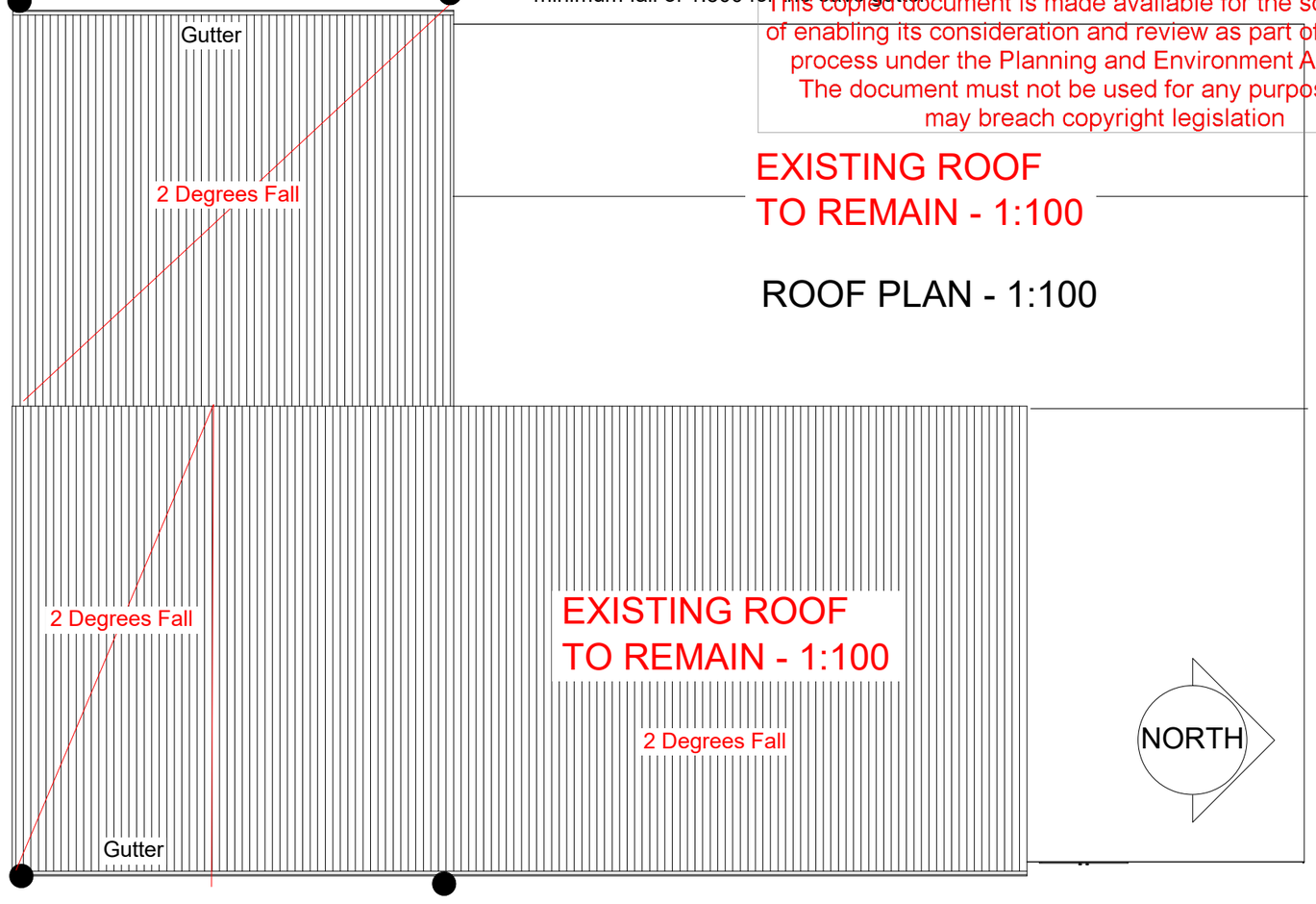






whirly bird for roof space ventilation

Down Pipes 100mm - & Quad Gutter of eave gutter (115mm quad gutter) and note the minimum fall of 1:500 for the eave gutter



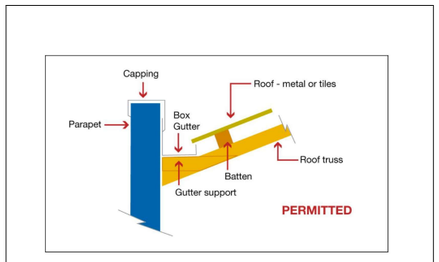
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Rain Head and Downpipe

EXISTING ROOF TO REMAIN - 1:100

ROOF PLAN - 1:100

Note - All Box Gutters are min width of 200mm x 75mm deep and have a fall of min 1:200 and box gutters to discharge directly into sumps or rainheads

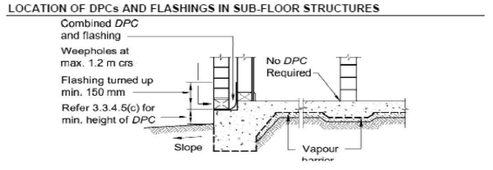


Note - Location of All Downpipes and Gutters to comply with AS 3500.3.

Note - For Roof pitch of 1 Deg requires BMT for the metal sheet Roofing to be .048

Pliable membrane to external wall complying with AS4200.1 and be a vapour permeable membrane for climate zones 6, 7 & 8

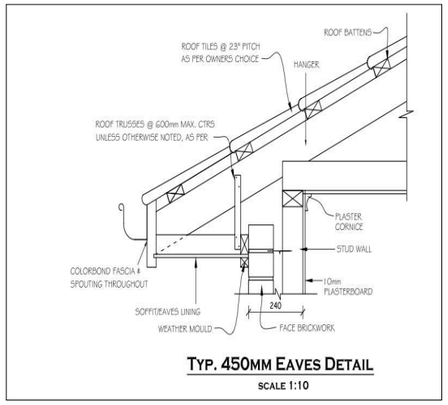
Note- Min 150mm Freeboard
NCC 2022 3.3.3



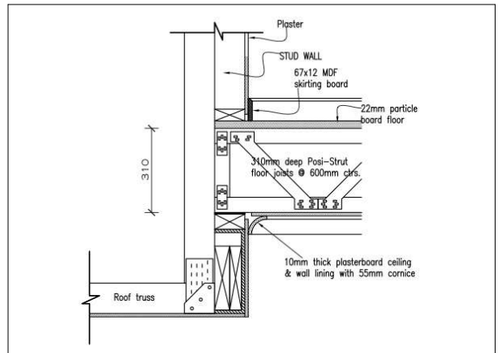
DCP - 150mm down and Flashing turned up 150mm Min

DREAMPLAN DESIGN DRAFTING SERVICES drawn [redacted]	17 LOCKTON AVE, RESERVOIR, 3073 [redacted]	RBP - DP AD 515 HIA - 5534742	Extension to existing dwelling Client - No 55 Lovely Banks Road, Lovely Banks	ROOF PLAN SCALE: 1:100	SHEET: 5 [redacted]
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TYP. 450MM EAVES DETAIL
SCALE 1:10



TYP. POSI - STRUT - FLOOR SYSTEM
NOT TO SCALE

Note - Roof Tiles to be Installed compliant with AS 2049 - & 2050 -

Note - Location of All Downpipes and Gutters to comply with AS /NZS 3500.3. Max 12.00 mtrs

Note - Laundry, dining and garage area is not exceeding 230mm to external areas.

Note- Min 150mm Freeboard
NCC 2022 3.3.3

Table 3.9.1.3 SLIP-RESISTANCE CLASSIFICATION
Application Surface conditions

	Dry	Wet
Ramp not steeper than 1:8	P4 or R10	P5 or R12
Tread surface	P3 or R10	P4 or R11
Nosing or landing edge strip	P3	P4

LANDING AND STEPS

A CONTINUOUS BALUSTRADE OR OTHER BARRIERS MUST BE PROVIDED ALONG THE SIDE OF ANY STAIR WAY OR RUMP, ANY FLOOR, CORRIDOR, HALLWAY, BALCONY, VERANDAH, OR THE LIKE ALON THE SIDE OF ANY PATH OF ACCESS TO A BUILDING, IF:

* IT IS NOT BOUNDED BY A WALL
* ANY LEVELS IS MORE THAN 1M ABOVE THE ADJOINING FLOOR OR FINISHI

THE ABOVE REQUIREMENTS ARE NOT APPLY TO A WINDOW OPENING.
THE HEIGHT OF A BALUSTRADE OR OTHER BARRIER MUST BE IN ACCORDANCE WITH THE FOLLOWING:

* THE HEIGHT MUST NOT BE LESS THAN 865MM ABOVE THE NOSING OF THE STAIR TREADS OR THE FLOOR OF A RAMP.
* THE HEIGHT MUST NOT BE LESS THAN 1M ABOVE THE FLOOR OF ANY ACCESS PATH, BALCONY, LANDING OR THE LIKE

ANY OPENING IN BALUSTRADES MUST NOT PASS THROUGH A 125MM SPHERE.

NOTE:

STAIRS TO HAVE 240MM MIN. & 355MM MAX. TREAD WIDTH.
STAIRS TO HAVE 115MM MIN. & 190MM MAX. RISER HEIGHT.
STAIRS MUST COMPLY WITH B.C.A. 3.9.1.

NOTE:

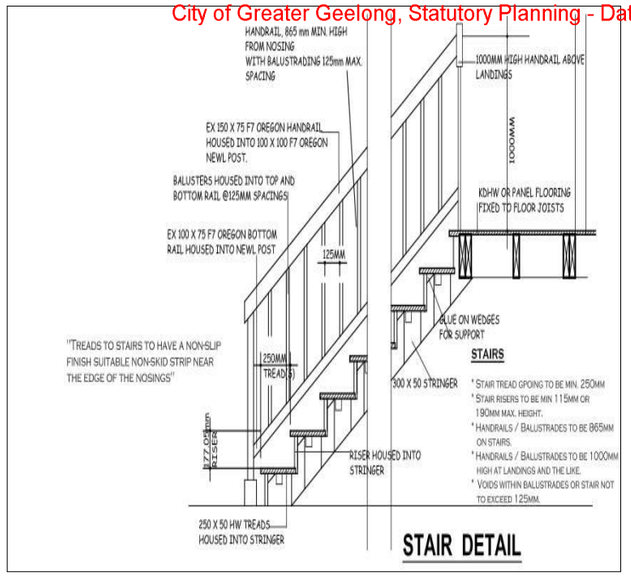
STAIRS TO HAVE 240MM MIN. & 355MM MAX. TREAD WIDTH.
STAIRS TO HAVE 115MM MIN. & 190MM MAX. RISER HEIGHT.
STAIRS MUST COMPLY WITH B.C.A. 3.9.1.

NOTE:

THIS DETAIL IS DIAGRAMATIC ONLY.
WORKING DRAWINGS & STAIR SUPPLIERS DETAILS & SPECIFICATIONS TAKE PRECEDENCE.

REF. WORKING DRAWINGS FOR EXACT STAIRWELL DETAILS.

Pliable membrane to external wall complying with AS4200.1 and be a vapour permeable membrane for climate zones 6, 7 & 8



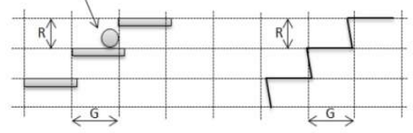
STAIR DETAIL

Note - Stairs & Balustrade to Comply with Part 3.9.1 & 3.9.2 of the BCA and have non slip treats, riser height

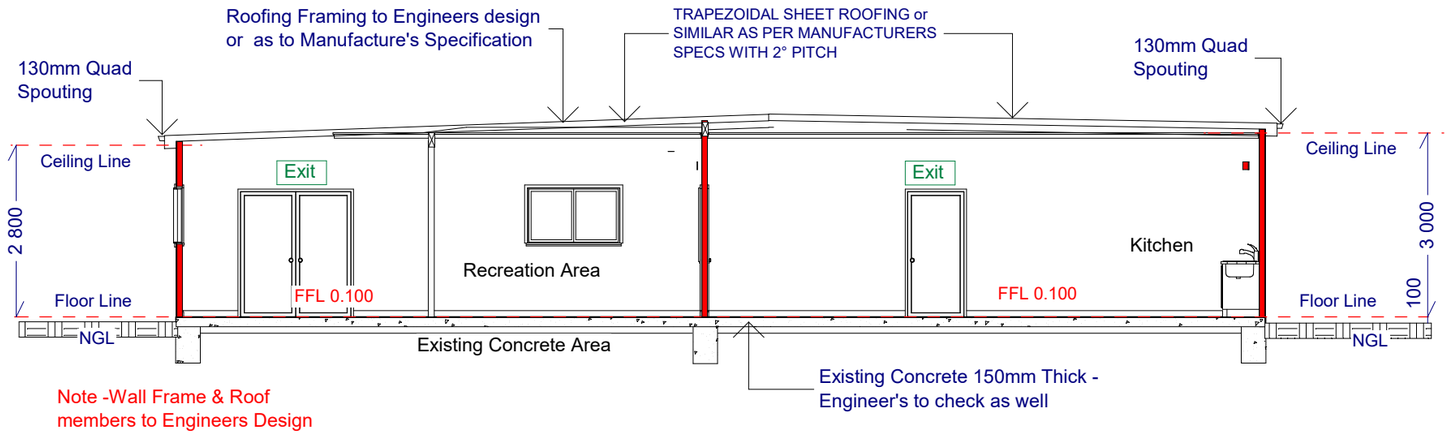
Figure 3.9.1.2
STAIR RISER AND GOING DIMENSIONS (mm)

STAIR TYPE	RISER(R) (see Figure below)		GOING(G) (see Figure below)		SLOPE RELATIONSHIP	
	MAX	MIN	MAX	MIN	MAX	MIN
Stairs(other than spiral	190	115	355	240	700	550
Spiral	220	140	370	210	680	590

125 mm sphere must not pass through treads



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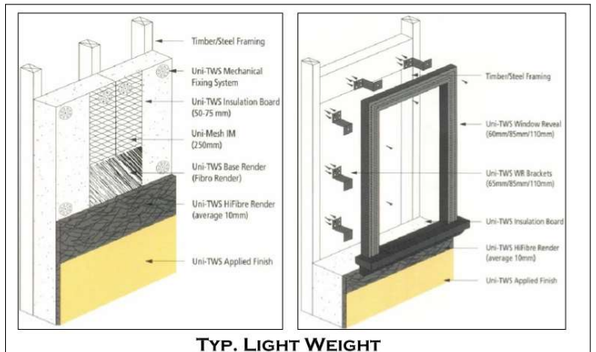
Note -Wall Frame & Roof members to Engineers Design

TYPICAL CROSS SECTION
1 : 100

TRUSS MANUFACTURERS SPECIFICATIONS TO BE PROVIDED PRIOR TO THEIR ERECTION AND LOAD BEARING POINTS I.E LINTELS, STUDS SUPPORTING CONCENTRATED LOADS TO BE DESIGNED BY TRUSS MANUFACTURER AND/OR STRUCTURAL ENGINEER. IF STRUCTURAL DESIGN WAS PROVIDED THE DESIGN ENGINEER TO VERIFY TRUSS LOCATIONS AND DESIGN FOR LOAD BEARING POINTS AS REQUIRED.

Note - Timber to Comply with AS 1684.2 -

WET AREAS:
WET AREA WALL & FLOOR FINISHES TO COMPLY WITH 'WET AREAS' NCC 2022 10.2



TYP. LIGHT WEIGHT POLYSTYRENE CONSTRUCTION

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