



Richardson Residence

117 Verner Street Geelong

*Proposed Extension to House, Garage & Fence
at 117 Verner Street Geelong*

Amendments		
Issue A	planning and sketch drawings	15 -4 - 2020
Issue B	Further information Building	Dec 2025
Drawn Brendan Henry	Date Issue	Dec 2025 B

Scale	

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Brendan Henry Design

Property Report

from www.land.vic.gov.au on 28 November 2019 07:28 AM

Address: 117 VERNER STREET GEELONG 3220

Lot / Plan: Lot 1 TP252039

SPI (Standard Parcel Identifier): 1\TP252039

Local Government (Council): GREATER GEELONG

Council Property Number: 218788

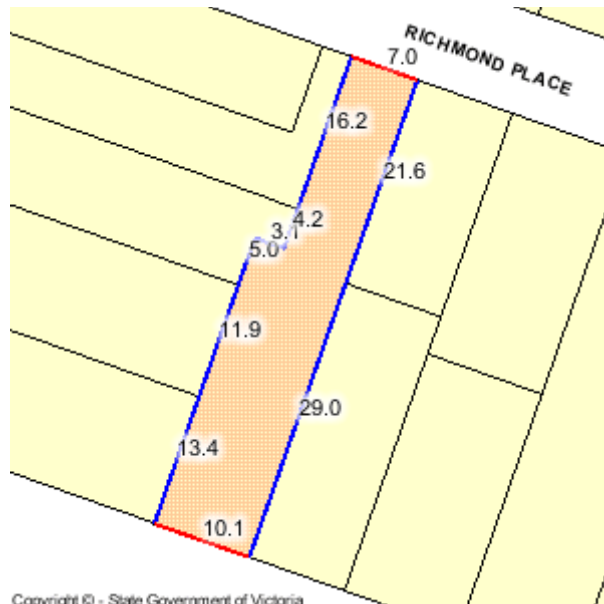
Directory Reference: Melway 401 J11

This property is not in a designated bushfire prone area.

No special bushfire construction requirements apply. Planning provisions may apply.

Site Dimensions

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



Area: 447 sq. m

Perimeter: 121 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.

For more accurate dimensions get copy of plan at [Title and Property Certificates](#)

Parcel Details

Lot/Plan or Crown Description	SPI
Lot 1 TP252039	1\TP252039



Utilities

Rural Water Corporation: Southern Rural Water

Urban Water Corporation: Barwon Water

Melbourne Water: outside drainage boundary

Power Distributor: POWERCOR (Information about [choosing an electricity retailer](#))

Planning Zone Summary

Planning Zone: [GENERAL RESIDENTIAL ZONE \(GRZ\)](#)

[GENERAL RESIDENTIAL ZONE - SCHEDULE 2 \(GRZ2\)](#)

Planning Overlay: None

Area Map



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PLANNING PROPERTY REPORT

PROPERTY DETAILS

Address: 117 VERNER STREET GEELONG 3220
Lot and Plan Number: Lot 1 TP252039
Standard Parcel Identifier (SPI): 1\TP252039
Local Government Area (Council): GREATER GEELONG www.geelongaustralia.com.au
Council Property Number: 218788
Planning Scheme: Greater Geelong [Planning Scheme - Greater Geelong](#)
Directory Reference: Melway 401 J11

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Rural Water Corporation: Southern Rural Water
Urban Water Corporation: Barwon Water
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Power Distributor: POWERCOR

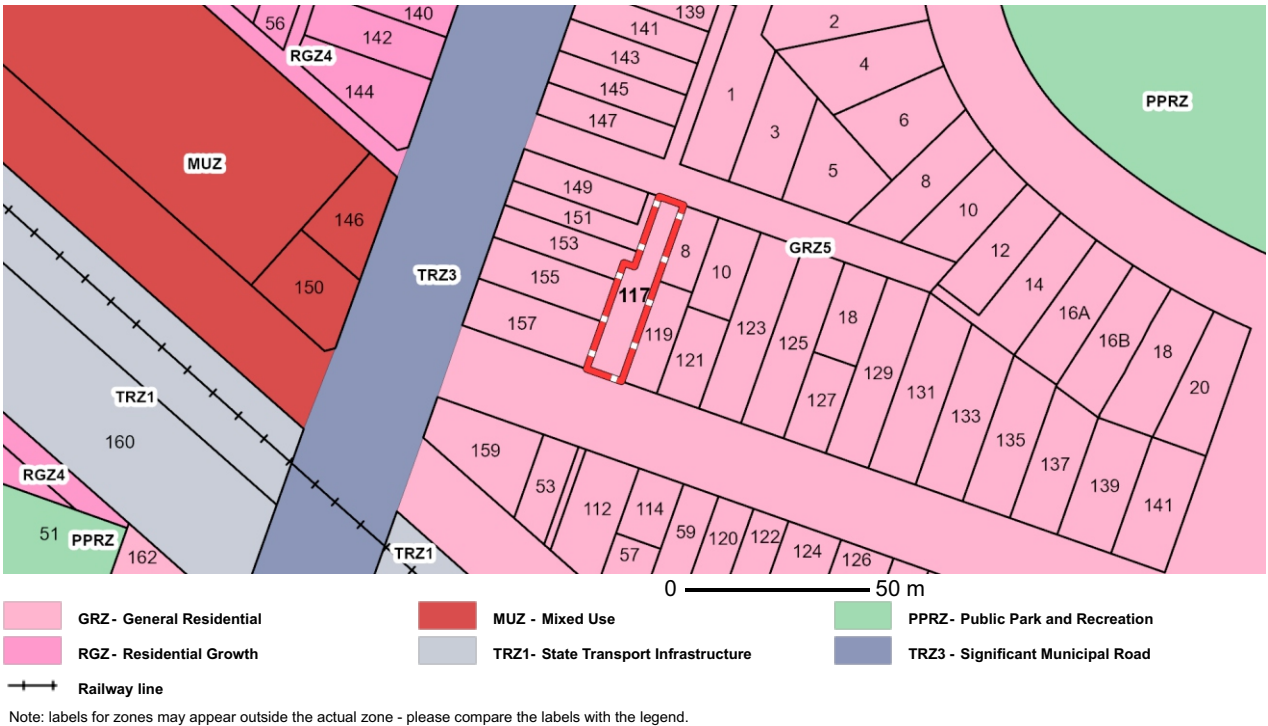
STATE ELECTORATES

Legislative Council: WESTERN VICTORIA
Legislative Assembly: GEELONG
OTHER
Registered Aboriginal Party: Wadawurrung Traditional Owners Aboriginal Corporation
Fire Authority: Fire Rescue Victoria & Country Fire Authority

[View location in VicPlan](#)

Planning Zones

[GENERAL RESIDENTIAL ZONE \(GRZ\)](#)
[GENERAL RESIDENTIAL ZONE - SCHEDULE 5 \(GRZ5\)](#)



15/08/2025 C432ggee	SCHEDULE 5 TO CLAUSE 32.08 GENERAL RESIDENTIAL ZONE Shown on the planning scheme map as GRZ5 . South Geelong - Incremental and Minimal Change Areas																																		
1.0 15/08/2025 C432ggee	Neighbourhood character objectives To promote a preferred neighbourhood character where the design and siting of new dwellings provides generous landscaping through the retention of existing canopy trees.																																		
2.0 15/08/2025 C432ggee	Construction or extension of a dwelling or residential building - minimum garden area requirement Is the construction or extension of a dwelling or residential building exempt from the minimum garden area requirement? No	Minimum garden area % of Garden Area 45.10 %																																	
3.0 15/08/2025 C432ggee	Permit requirement for the construction or extension of one dwelling or a fence associated with a dwelling on a lot Is a permit required to construct or extend one dwelling on a lot of between 300 and 500 square metres? No Is a permit required to construct or extend a front fence within 3 metres of a street associated with a dwelling on a lot of between 300 and 500 square metres? No																																		
4.0 15/08/2025 C432ggee	Requirements of Clause 54 and Clause 55 <table><tr><th></th><th>Standard</th><th>Requirement</th></tr><tr><td rowspan="2">Minimum street setback</td><td>A3</td><td>None specified</td></tr><tr><td>B2-1</td><td>None specified</td></tr><tr><td rowspan="2">Site coverage</td><td>A5</td><td>None specified</td></tr><tr><td>B2-5</td><td>None specified</td></tr><tr><td>Permeability</td><td>A6</td><td>None specified</td></tr><tr><td>Side and rear setbacks</td><td>A10</td><td>None specified</td></tr><tr><td>Walls on boundaries</td><td>A11</td><td>None specified</td></tr><tr><td>Private open space</td><td>A17</td><td>An area of 60 square metres, with one part of the private open space to consist of secluded private open space at the side or rear of the dwelling or residential building with minimum area of 40 square metres, a minimum dimension of 5 metres and convenient access from a living room. It cannot include a balcony or roof top terrace.</td></tr><tr><th></th><th>Standard</th><th>Requirement</th></tr><tr><td rowspan="2">Front fence height</td><td>B3-5</td><td>None specified</td></tr><tr><td>A20 and B2-8</td><td>None specified</td></tr></table>		Standard	Requirement	Minimum street setback	A3	None specified	B2-1	None specified	Site coverage	A5	None specified	B2-5	None specified	Permeability	A6	None specified	Side and rear setbacks	A10	None specified	Walls on boundaries	A11	None specified	Private open space	A17	An area of 60 square metres, with one part of the private open space to consist of secluded private open space at the side or rear of the dwelling or residential building with minimum area of 40 square metres, a minimum dimension of 5 metres and convenient access from a living room. It cannot include a balcony or roof top terrace.		Standard	Requirement	Front fence height	B3-5	None specified	A20 and B2-8	None specified	Existing front setback will remain as is Proposed extension is at rear and side % Total Site covered Area 49.87 % % of Permeability 36.71% Consent has already been obtained for varying the setback for height of wall from boundary for 2nd storey of garage Wall on boundary is the east boundary of house and is less than 10m plus 25% of rest of length of boundary and has less than 3200mm average height of wall on boundary There is an area between extension to house and west boundary that has secluded private open space of 40 sq m with min 5.0m dimension. and over 60 sq m of private open space. front fence height of 1500mm with posts to 1550 is proposed with painted timber top rail and plints . colorbond mini orb infills
	Standard	Requirement																																	
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	B2-1	None specified																																	
Site coverage	A5	None specified																																	
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Front fence height	B3-5	None specified																																	
	A20 and B2-8	None specified																																	
5.0 15/08/2025 C432ggee	Maximum building height requirement for a dwelling or residential building None specified																																		
6.0 15/08/2025 C432ggee	Application requirements The following application requirements apply to an application for a permit under Clause 32.08, in addition to those specified in Clause 32.08 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority: When any of the lots being created are less than 500 square metres, a subdivision application must be accompanied by a development application or approved planning permit plans for the site for the construction of the dwellings.	extension is less than 9.0 m Not applicable , not being subdivided																																	
7.0 15/08/2025 C432ggee	Decision guidelines None specified.																																		

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OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

[DESIGN AND DEVELOPMENT OVERLAY \(DDO\)](#)

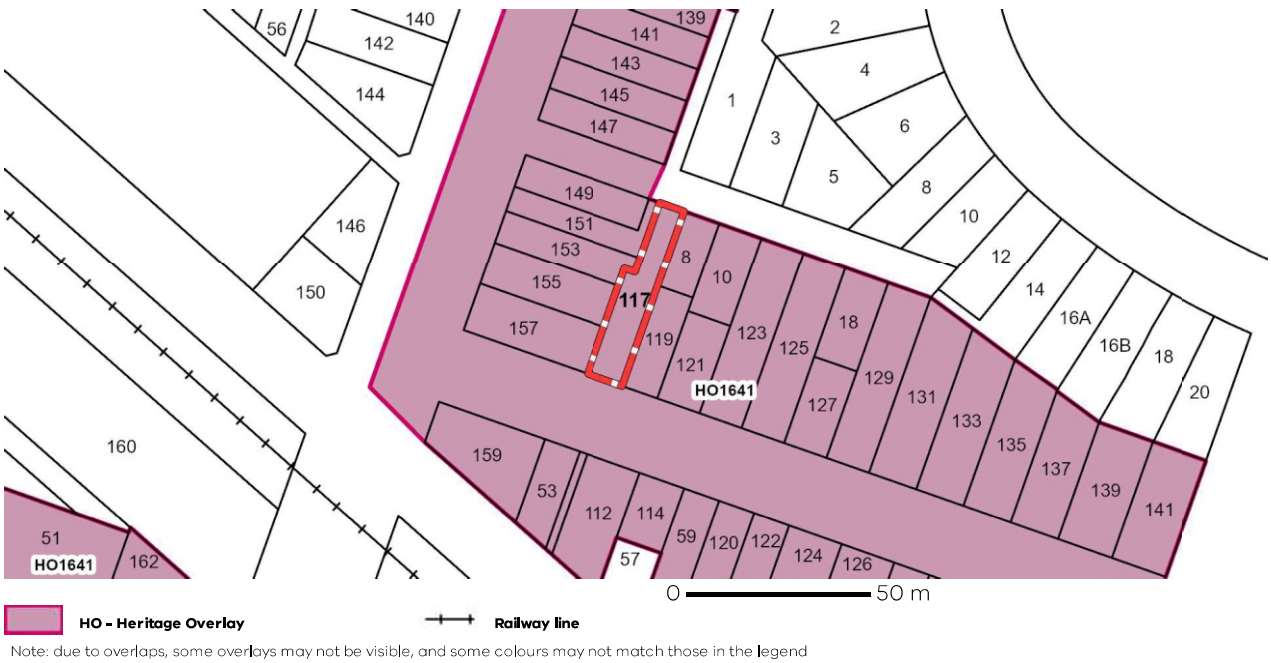
[ENVIRONMENTAL AUDIT OVERLAY \(EAO\)](#)



PLANNING PROPERTY REPORT

[HERITAGE OVERLAY \(HO\)](#)

[HERITAGE OVERLAY - SCHEDULE \(HO1641\)](#)



HERITAGE OVERLAY - SCHEDULE HO 1641

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO 1641	City South Heritage Area Several areas within the broad boundaries of Latrobe Terrace, Fyans Street, Swanston Street and Myers Street Geelong Statement of significance: HO1641 City South Heritage Area Statement of Significance (City of Greater Geelong, July 2025) Heritage design guidelines: HO1641 City South Heritage Area Heritage Design Guidelines (City of Greater Geelong July 2025)	No	No	No	Yes	No	No	No	No

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Objective	Response
To retain the bluestone lanes, street tree planting (excluding Margaret Street), and traditional garden settings.	Block will not be changing in size with design all gutters and kerb are existing and will remain as is .
To retain the intact examples of Victorian, Edwardian and Californian Bungalow styles.	Existing house being retained and has heritage significance, it is proposed to add an extension to side & rear of house that will not effect single storey form of existing house, streetscape and joining heritage building styles. Extension will be built directly behind house and detached garage and storage are at back of block hidden from streetscape
To retain the uniformity of scale of the area including single storey height, regular front and side setbacks, side or rear driveways, building separation and subdivision pattern.	Existing house being retained keeping single storey streetscape appearance Existing residence built form will not be changing keeping verandahs fretwork and decorative gables. Proposed extension is at side and rear of existing house.(2 storey garage & storage to back of block)
To encourage the contemporary interpretation of traditional building design within the Area.	Existing house being retained , proposed extension is at side & rear of existing house, Garage will be detached and at rear of block with access from rear laneway on narrow section of block with consent already approved to reduce side setbacks for height.
To encourage the use of traditional construction materials in the area.	Existing house being retained has aluminium windows & weatherboards and gal iron orb roof extension to have new weatherboards to walls with timber windows (where seen from street) Aluminium windows to extension at rear of house and building form not effecting existing roof form and built to rear back from street.
To encourage the use of appropriate fence types, designs and locations.	Existing 1.5m high timber picket fence to be replaced with a 1.2m heritage wire post a rail fence with timber plinth to bottom, Sliding gate to match for driveway colour will be colorbond monument or black.
To encourage the appropriate development, form and scale of garages and/or carports.	Garage to be built to back of house with single panel lift door off laneway. Most houses along street have garages and carports in front of houses , driveways and crossover is existing at back will remain new crossover allowing an extra car space & driveway to front of block.
Promote buildings that incorporate the following design characteristics: Detached, single storey, double fronted buildings.	Existing house being retained and has heritage significance, it is proposed to add an extension to side & rear of house that will not effect single storey form of existing house . Most of extension will be built directly behind house to not be dominant in streetscape
Complex buildings that form multiple roof outlines and wall planes	Existing house being retained giving single storey streetscape appearance Existing residence built form will not be changing keeping verandahs fretwork and decorative gables. Proposed extension starts at side & rear of existing house.(after entry porch)
Hipped and/or gable roofs with a pitch between 20-35 degrees.	Existing residence is being retained with gable roof with gable extension to side & rear of house keeping existing roof form. and extension forming little change to height of existing roof. Existing gable roof to be renewed with new gal iron orb roofing
Narrow or wide eaves and verandah's (some recessed).	300 mm Eaves are existing with fascia and gutter to retained section of house. extension to rear of house will have matching eaves and gutterover brickwork to boundary wall new detached single width 2 storey garage to replace old tin garage with flat roof

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Policy	Response
Where a permit is required for a proposal, it is policy to:	
Rectangular timber windows (that are vertically orientated singularly, or as a horizontal bank if grouped).	Existing windows to residence are aluminium sliding windows to be replaced with timber windows double hung to street (front of House) Extended section of house to have Aluminium vertical windows Existing windows to residence to be replaced with timber and have vertical rectangular
Rich ornamental detail designed in a contemporary manner.	Existing house being retained giving single storey streetscape appearance Existing residence built form will not be changing keeping verandahs fretwork and decorative gables. Proposed 2 storey garage & extension starts at rear of existing house. (Half way into block)
Pressed, evenly coloured red or clinker brick.	Brickwork to side boundary extension will be visible from street and only be used on boundary wall. Nartural colour brickwork to be used on boundaries or can be bagged and painted so doesn't be to heavy looking from joining property.
Horizontal weatherboard wall cladding (an alternative to horizontal weatherboard cladding is a smooth render over masonry).	Existing residence has aluminium weatherboards to existing walls to be replaced with new sq edge weatherboard matching new weatherboard cladding.
Timber framed windows.	Existing windows to residence to be replaced with timber windows and have vertical rectangular shape, to front of house
Terra-cotta tiles or non-zincalume corrugated sheet metal roofing.	Existing residence is being retained with gable roof and single storey extension to rear of house keeping existing roof form. Existing roof to be renewed with new gal iron orb roofing
Encourage the existing allotment configuration to be retained.	Block will not be changing in size with design all gutters and kerb to be installed to council requirements (concrete kerb and layback and crossing with footpath.)
Discourage buildings that are constructed boundary to boundary.	Extension to existing house is at side & rear of house and 2 storey detached garage and storage proposed is at rear of block. Extension will be built to boundary to east of existing house
Encourage the separation between buildings to be equivalent to neighbouring buildings.	Existing dwelling on joining properties have garages built to boundaries and a 1200mm setback to west side, keeping existing house on block keeps the streetscape appearance of setbacks from boundaries, and with proposed bedroom & ensuite starting back further than east facing front gable matches in with neighbourhood character.
Encourage front setbacks that are equivalent to the setback of neighbouring buildings or if these are different, the setback may be at a distance that is between the setbacks of neighbouring buildings.	Setback of front wall of house is in line with joining property and will not be altering with extension being on rear of dwelling. Front setback is 7.30 m
Encourage existing and intact culturally significant Victorian, Edwardian and Californian Bungalow places to be retained.	Extension to existing house is at side and rear of building using gable roofs Double storey garage and storage at back of block is more modern in design that blends into houses built on laneway and will be barely visible from street . Style of existing house blend into streetscape

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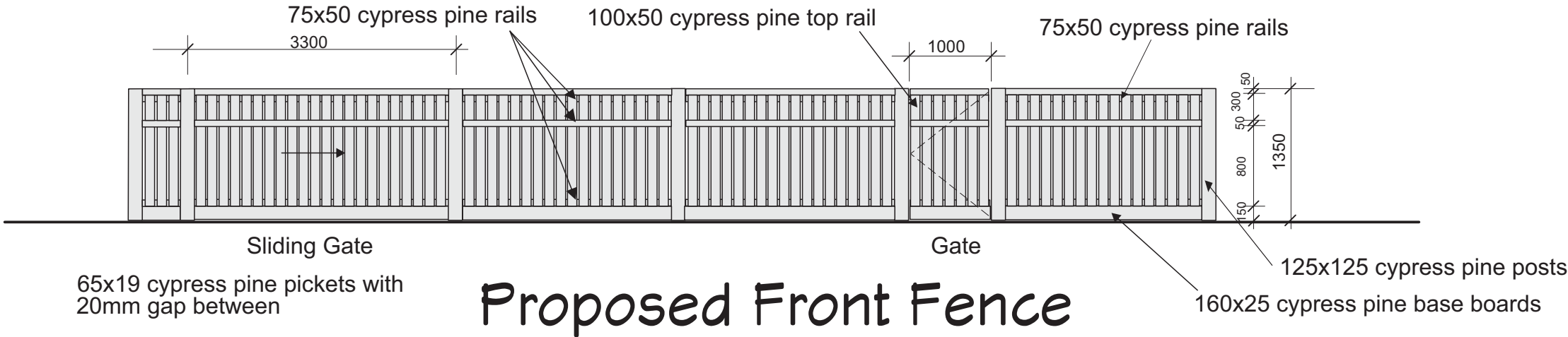


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Policy	Response
Where a permit is required for a proposal, it is policy to:	
Encourage building heights to be single storey and to incorporate the following: The highest point of the roof should not be greater than the highest adjacent single storey building, whereby height of the roof should not be greater than the main (Overall), adjacent ridge line.	Proposed extension to house is to be single storey and being at side & rear of house. Proposed 2 storey detached garage and storage & being at rear of house & barely visible from street.
The proportion of building roof should not be greater than the proportion of roof to walls of the buildings visually connected to it.	The proposed extension will have a gable roof and remaining single storey height. Existing roof form will blend into existing streetscape and extension to house will be at rear with gable roof blending into the existing character of area.
The springing height of the roof should be equivalent to neighbouring buildings, or if these are different, the springing height may be between those of neighbouring Buildings.	Proposed extension is at rear & side of house and springing heights of joining properties is not relevant as cannot be seen springing height at rear will be lower than existing house roof keeping extension lower and less dominant , and visual.
The roof form and massing of the building should be drawn from the significant neighbouring buildings visually connected to it.	Proposed extension is at rear of house and there is no massing and are not visually connected to joining properties is not relevant as is not forward of existing house and mainly hidden from street.
Encourage new garages and/or carports to be located at the side or rear of existing And/or infill buildings.	Garage is proposed to be located at rear and where one was previously located to north side of block and has approved consent for setbacks and wall height for 2 storey garage behind house.
Buildings, works and fences should comply with the City of Greater Geelong Heritage And Design Guidelines 1997, which is an Incorporated Document.	The proposed extension to existing weatherboard residence will not be replacing a house and will not effect or alter the significance or contribution to the heritage of the area It will blend in with joining properties and will be built keeping the heritage policies relevant to the existing house and the proposed extension behind. The extended design responds to the site and the objectives of Heritage overlay guidelines and is a good use of an existing house in need of a lot of maintenance. The design achieves the objectives for the reasonable development of the site from the perspectives of the community (through the responsible authority) and the owner. It is my assessment and considered opinion that the proposal meets the objectives of C.O.G.G. East Geelong Heritage Overlay 1641 , and is worthy of support by the responsible authority and Heritage advisor.



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Swanston Street



Existing timber Weatherboard house to west of
block with house to be extended



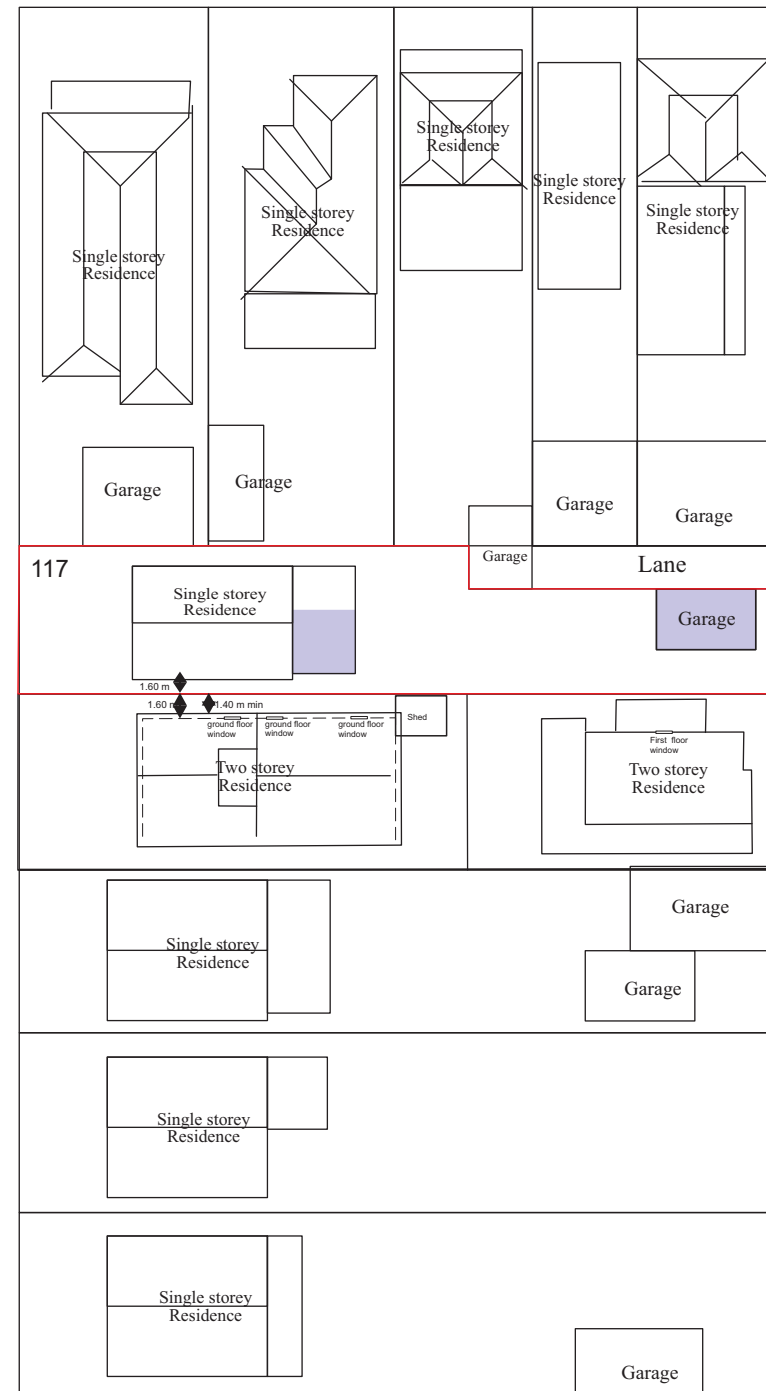
Existing timber Weatherboard house to be extended



Existing timber Weatherboard 2 storey house to east of proposed extension



Existing timber Weatherboard house 2 2 blocks to east of proposed extension

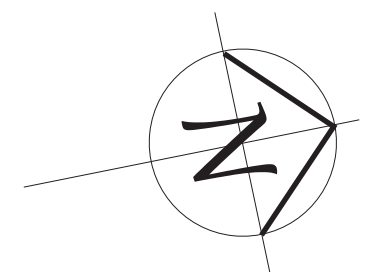
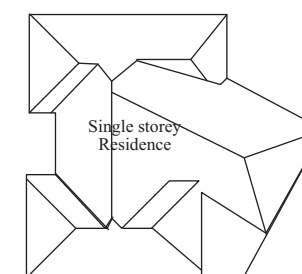
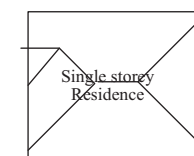
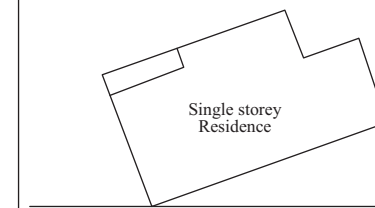
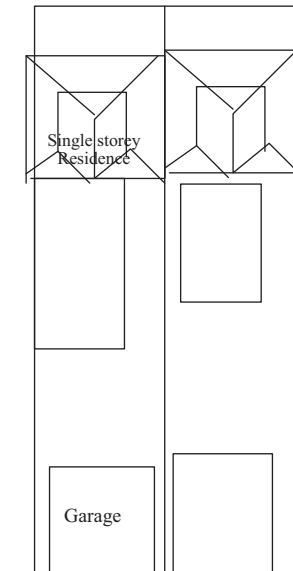


Lane



Existing brick & Render 2 storey house to east of proposed 2 storey detached garage extension

■ To be demolished



Existing Conditions Site Plan

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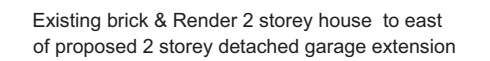
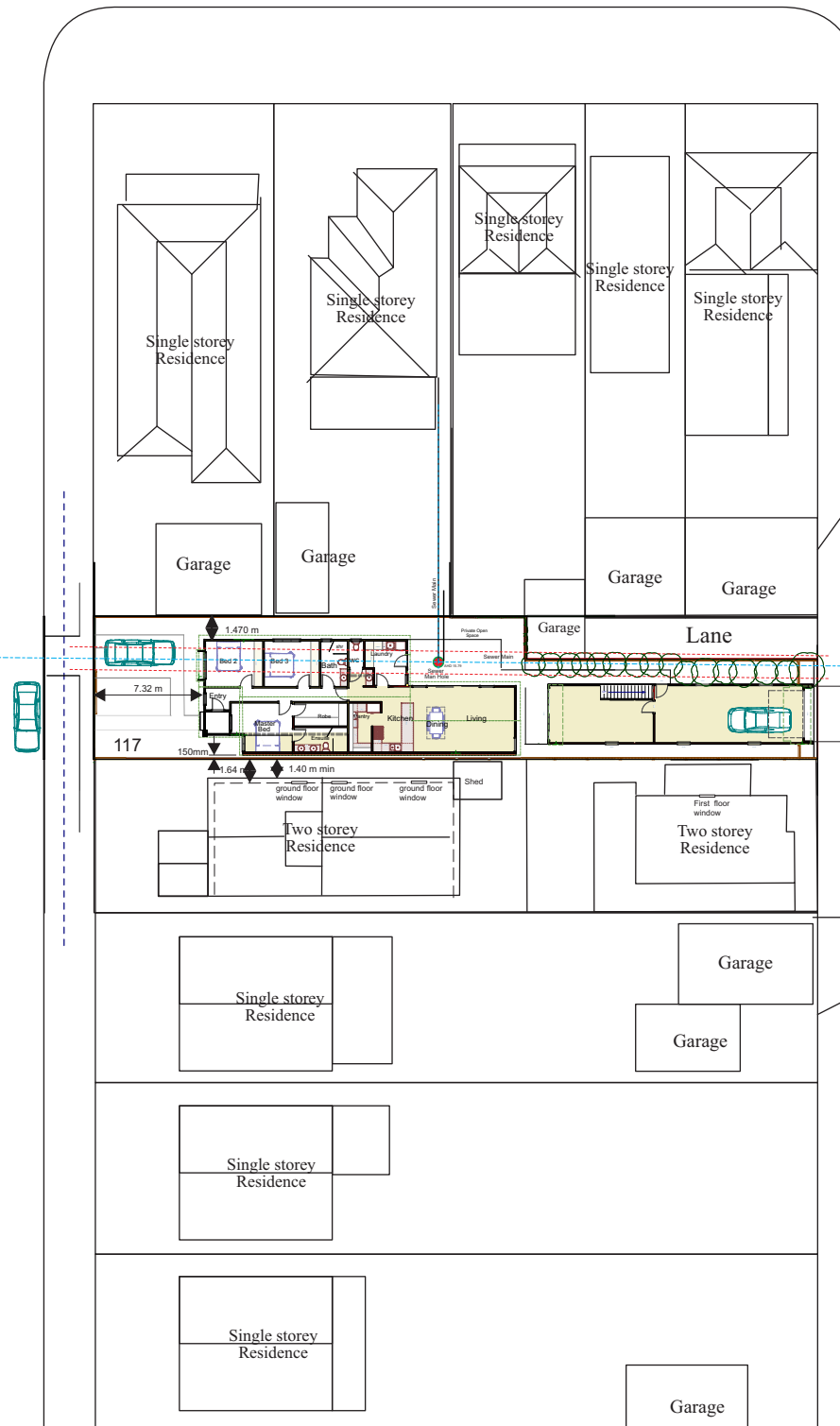
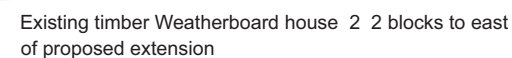
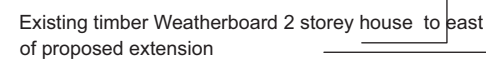
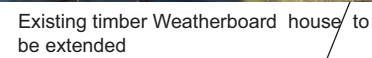
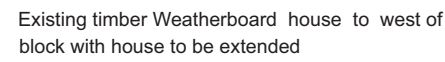
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% of Permeability 36.71%

% Total Site covered Area 49.87 %



Ground Floor Site Plan Site Analysis & Context Plan

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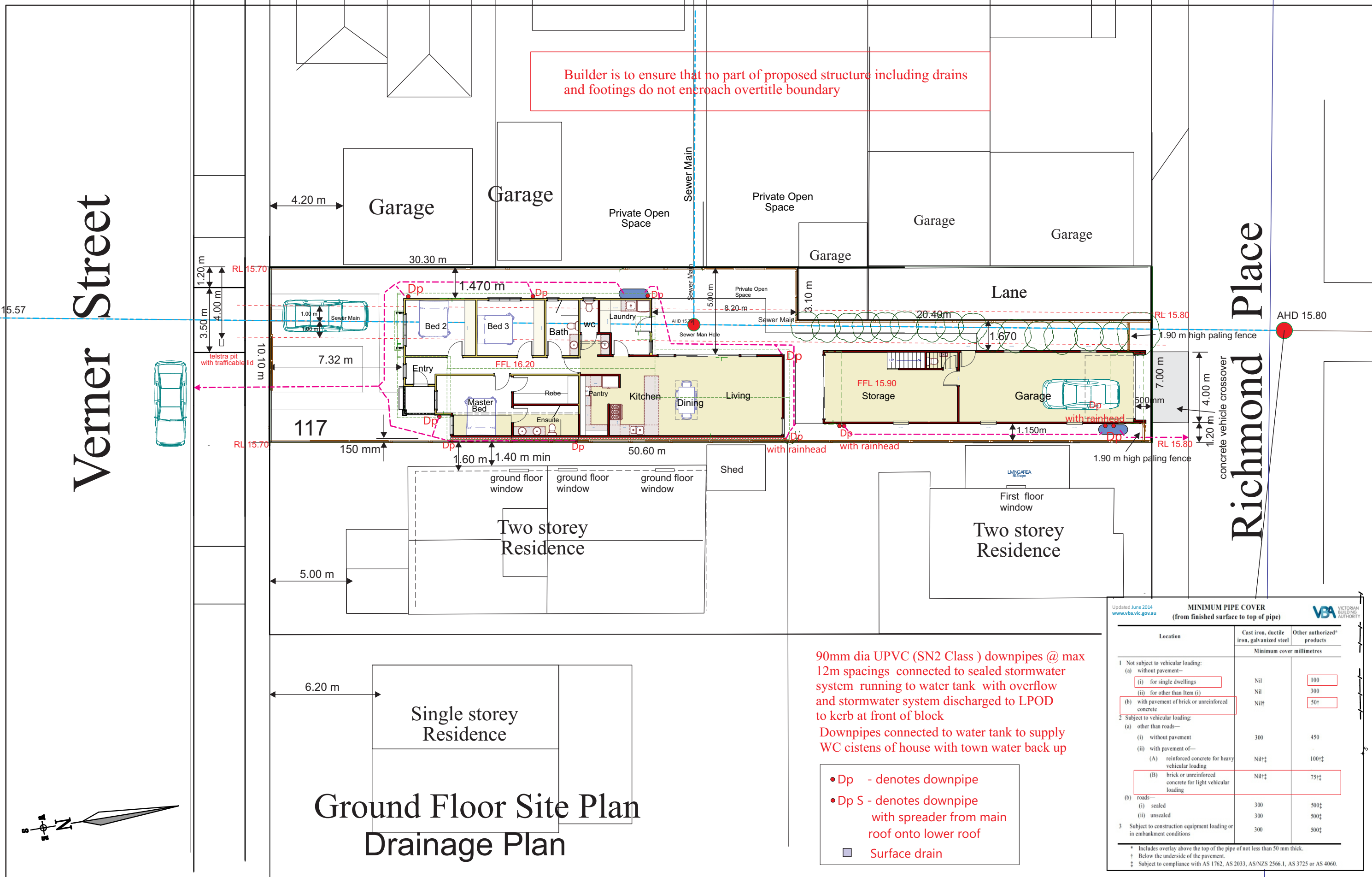
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90mm dia UPVC (SN2 Class) downpipes @ max 12m spacings connected to sealed stormwater system running to water tank with overflow and stormwater system discharged to LPOD to kerb at front of block
Downpipes connected to water tank to supply WC cistens of house with town water back up

- Dp - denotes downpipe
- Dp S - denotes downpipe with spreader from main roof onto lower roof
- Surface drain

MINIMUM PIPE COVER (from finished surface to top of pipe)		
Location	Cast iron, ductile iron, galvanized steel	Other authorized* products
	Minimum cover millimetres	
1 Not subject to vehicular loading:		
(a) without pavement—		
(i) for single dwellings	Nil	100
(ii) for other than Item (i)	Nil	300
(b) with pavement of brick or unreinforced concrete	Nil†	50†
2 Subject to vehicular loading:		
(a) other than roads—		
(i) without pavement	300	450
(ii) with pavement of—		
(A) reinforced concrete for heavy vehicular loading	Nil†‡	100†‡
(B) brick or unreinforced concrete for light vehicular loading	Nil†‡	75†‡
(b) roads—		
(i) sealed	300	500‡
(ii) unsealed	300	500‡
3 Subject to construction equipment loading or in embankment conditions	300	500‡

* Includes overlay above the top of the pipe of not less than 50 mm thick.
† Below the underside of the pavement.
‡ Subject to compliance with AS 1762, AS 2033, AS/NZS 2566.1, AS 3725 or AS 4060.

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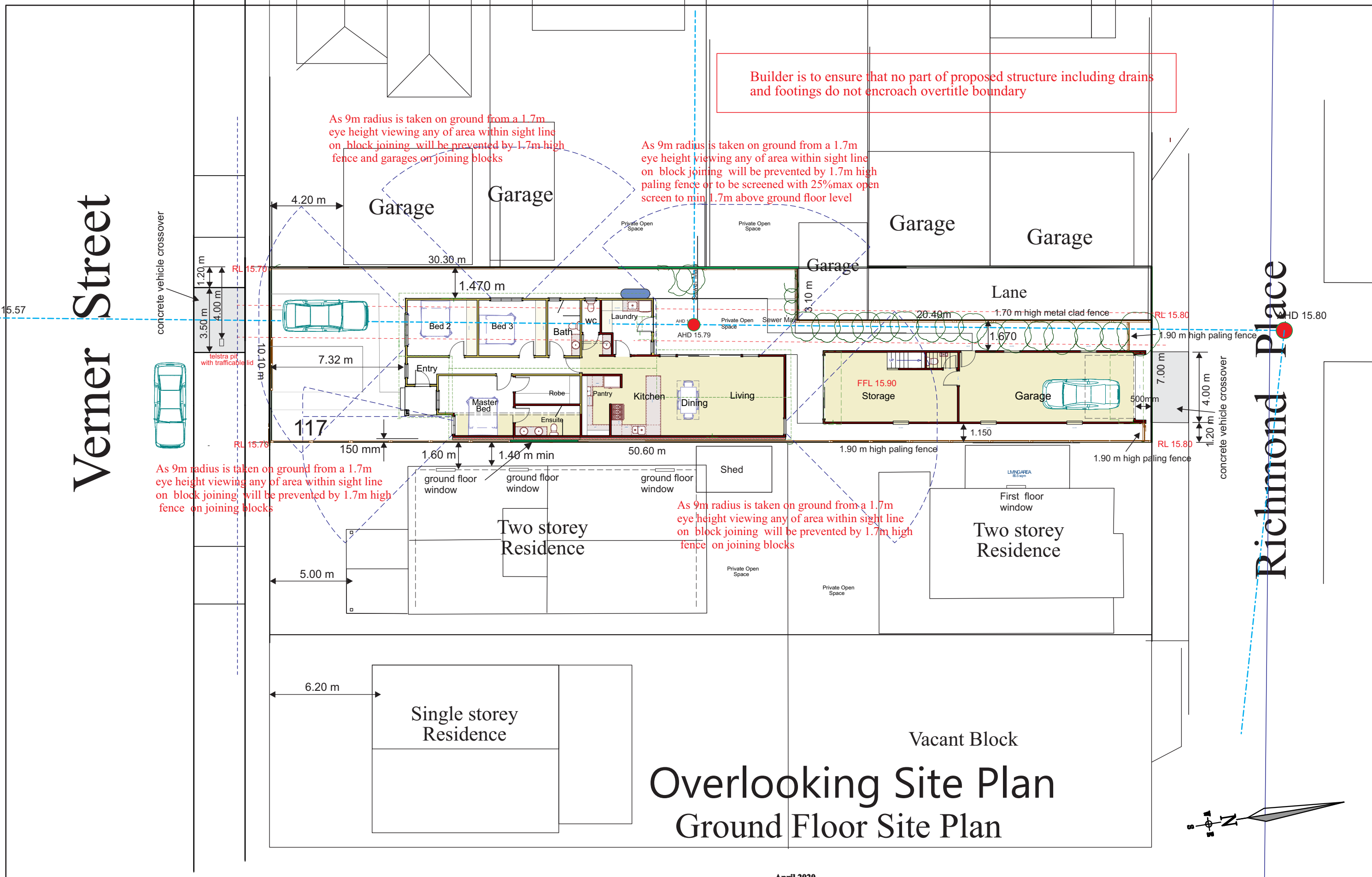
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April 2020

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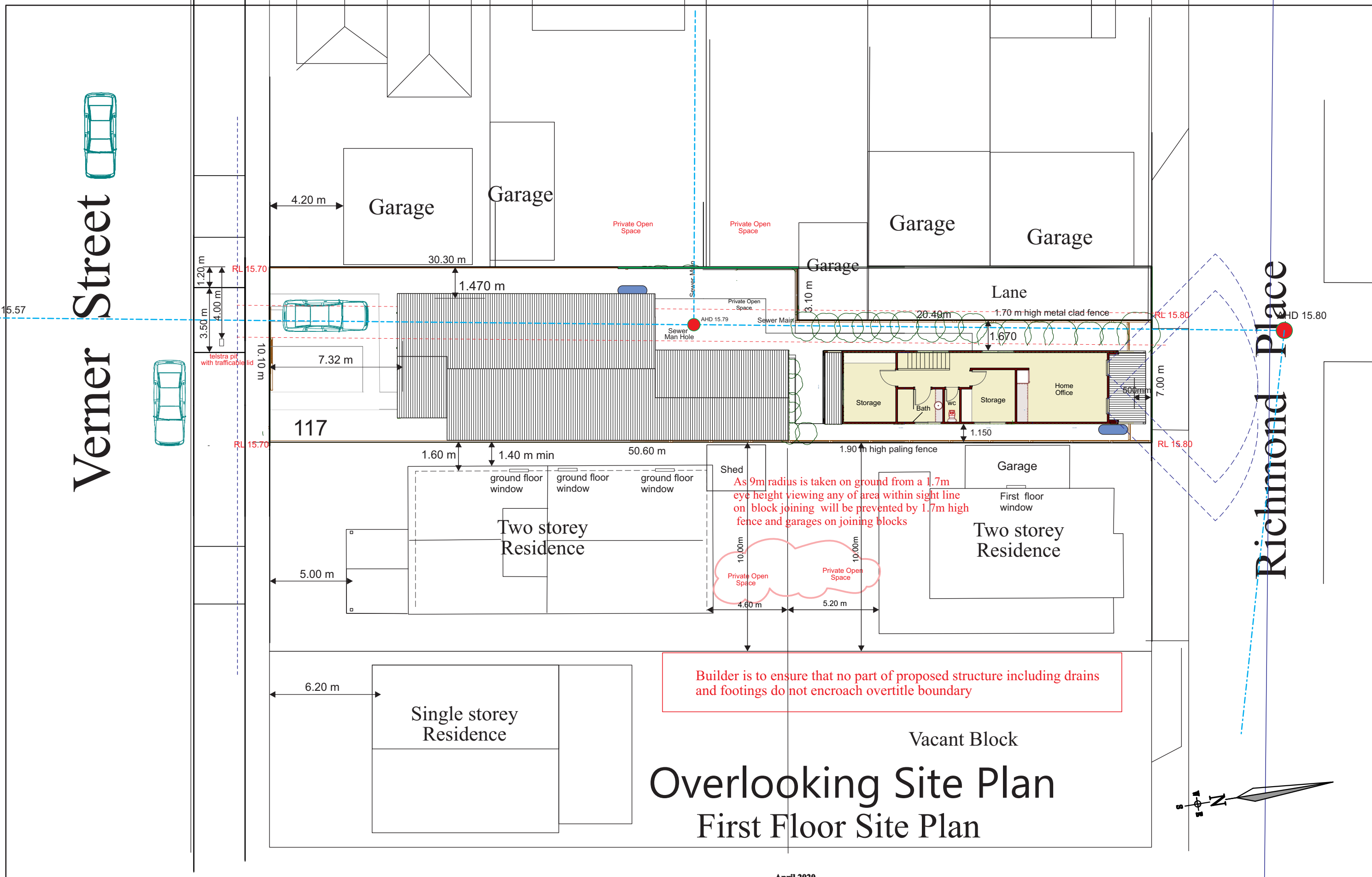
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Sheet number

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April 2020

Proposed Extension to House, Garage & Fence
at 117 Verner Street Geelong

Amendments			
Issue A	planning and sketch drawings	15 - 4 - 2020	
Issue B	Further information Building	Dec 2025	
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Legend			
A		Existing House area Proposed Extension area	148.20sq m
B		Detached Garage area	74.72 sq m
C			
D		Driveway Area	22.50 sq m
E		Garden Area	201.58 sq m

% Garden Area	
Block area	447.00 sq m
Existing House area	
Proposed Extension area	148.20 sq m
Covered outdoor Living area	
Detached Garage area	74.72 sq m
Driveway Area front	19.0 sq m
Driveway Area back	3.50 sq m
Total Site covered Area	245.42 sq m
% of covered Area	54.90%
% of Garden Area	45.10 %

32.09-4

15/05/2018
VC143

Constructionorextensionofadwellingorresidentialbuilding

Minimumgardenarearequirement

Anapplicationtoconstructorextendadwellingorresidentialbuildingonalotmust provideaminimumgardenareaassetoutinthefollowingtable:

Lotsize	Minimumpercentageofalotsetasideasgardenarea
400-500sqm	25%
Above500-650sqm	30%
Above650sqm	35%

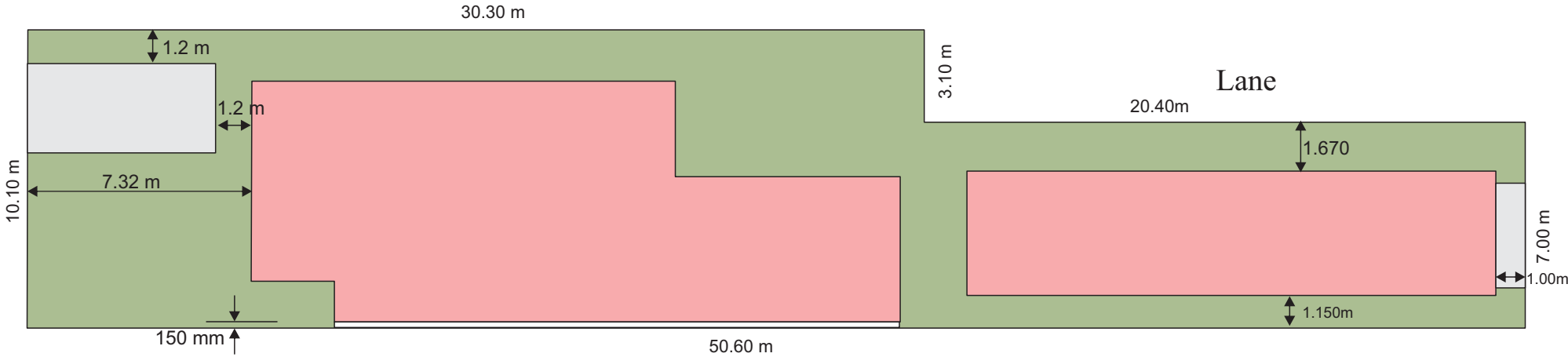
Thisdoesnotapplyto:

Anapplicationtoconstructorextendadwellingorresidentialbuildingonalot if:

Thelotisdesignatedasamediumdensityhousingsiteinanapproved precinctstructureplanoranapprovedequivalentstrategicplan;

Thelotisdesignatedasamediumdensityhousingsiteinanincorporated planorapproveddevelopmentplan;or

Anapplicationtoalterorextendanexistingbuildingthatdidnotcomplywith theminimumgardenarearequirementofClause32.09-4ontheapprovaldateof AmendmentVC110.



Garden Area Calculation

Proposed Extension to House, Garage & Fence
at 117 Verner Street Geelong

Amendments		
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Drawn Brendan Henry	Date Issue	Dec 2025 B

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Schedule of Native plants selected for Geelong Region			All planted from tube stock		
	Botanical Name	Common Name	Height Spread	Quantity	Pot Size
	Japanese Maple	Japanese Maple JM	3-7 m	Existing	
	Banksia integrifolia	Banksia BI	5-15 m	Existing	
Small Shrubs	Banksia Marginata	Banksia BM	0.5-1.0m / 1 -2 m	10	8 inch
Ground covers	Poa Species (grasses) PG	Poa Grass	0.1-05m / 0.1-0.15 m	10	2 inch
	Dianella Revoluta DR	Baby Bliss	0.1-05m / 0.1-0.15 m	10	2 inch
	Brunonia australis BA	Australian Grass Tree	0.1-05m / 0.1-0.15 m	10	2 inch

Legend

-  Existing Trees
-  Medium Shade Trees
Banksia integrifolia
Melalenc lanceolata
Dodonaea Voscosa
-  Small Shrubs
Banksia Marginata
Leptospermum continentale
Leucopogon Parviflorus
-  Grass Like Foliage
Dianella Revoluta
Brunonia australis
Poa Species (grasses)
-  Exposed aggregate concrete paving
Entry path
-  Compacted aggregate
Eg Dromana toppings
-  Lawn
-  Collection Bins
-  Clothes line
-  Letterbox



Proposed Site Plan
Landscaping Plan

Proposed Extension to House, Garage & Fence
at 117 Verner Street Geelong

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GENERAL DEMOLITION NOTES:

All materials and work practices shall comply with, but not limited to, the Building Regulations 2018, the National Construction Code Series 2022 Building Code of Australia Vol 2 and all relevant current Australian standards (as amended) referred to therein. These specifications specify only the minimum standard of work for the demolition works on residential projects, and all workmanship and precautions shall be to best trade practice.

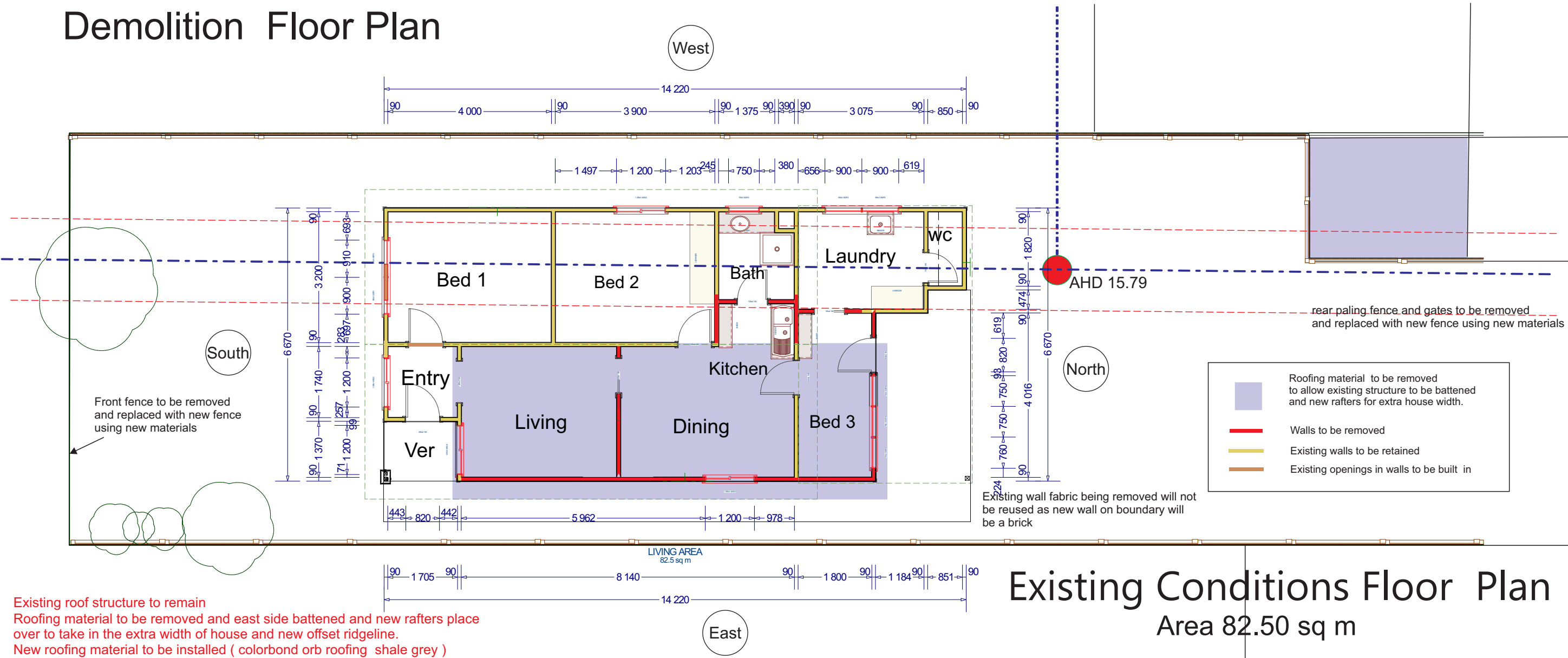
- Precautions must be taken before and during demolition in accordance with AS 2601-2001: The Demolition of Structures.
- During the progress of the demolition the works shall be under the continuous supervision of the Demolisher or of an experienced foreman, and demolition shall be executed storey by storey commencing at the roof and working downwards.
- The demolition must not be commenced until the precautionary measures have been inspected and approved by the Relevant Building Surveyor.
- The Demolisher shall construct a temporary crossing placed over the footpath, as required by the Council.

- No part of any external wall on or within 3.00m of a street alignment may be pulled down, except during the hours that the Relevant Building Surveyor directs.
- Protective outriggers, fences, awnings, hoarding, barricades and the like must be installed where necessary to guard against danger to life or property or when required by the Relevant Building Surveyor.
- Dust creating material, unless thoroughly dampened down, shall not be thrown or dropped from the building but shall be lowered by hoisting apparatus or removed by material chutes. All chutes shall be completely enclosed and a danger sign shall be at the discharge end of every chute.
- All practicable precautions shall be taken to avoid danger from collapse of a building when any part of a framed or partly framed building is removed.
- Demolished material shall not be allowed to remain on any floor or structure if the weight of the material exceeds the safe carrying capacity of the floor or structure, and such material shall not be so piled or stacked that it will endanger workmen or other persons, and shall be removed as soon as practicable from the site.

- No wall, chimney or other structure or part of a structure shall be left unattended or unsupported in such a condition that it may collapse due to wind or vibration or other-wise become dangerous.
- Before demolition is commenced, and also during the progress of such works, all electrical cable or apparatus which are liable to be a source of danger - other than cable or apparatus used for the demolition works - shall be disconnected.
- Arrangements shall be made with the Relevant Electrical Supply Authority for the disconnection of electrical mains supply except that, where partial demolition is proposed, the licensed Electrical Contractor shall satisfy the Relevant Electrical Supply Authority that the portion of the building to be demolished has been isolated.
- The Demolisher shall be responsible for the disconnection of all telecommunication supplies.
- The Demolisher shall be responsible to cut and seal any storm water, sewer pipes, water services, gas services and the like.
- The position of capped sewer and storm water drains, sealed-off water supply lines, gas supply lines and the like are to be clearly marked on the site.

- Materials removed or displaced from the building shall not be placed in any street, road or right of way and, before commencing, where required, shall be kept sprayed with water so as to prevent any nuisance from dust.
- Materials removed or displaced from the building being demolished or materials left standing shall not be burned on the demolition site.
- It is the builder's responsibility to carry out an audit prior to the commencement of any works to determine if Reference: TN013-2019
First Issued: Aug 2004
Revised: May 2019
TN017-2019 General Notes for Demolition of Residential Works
Revised May 2019 Page 2 of 2
asbestos is present in the existing works. Where any asbestos product is found in the proposed works area during initial inspection or during the course of the demolition works the builder shall engage an authorised and registered contractor for safe removal and lawful disposal.
- 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

Demolition Floor Plan



Existing Conditions Floor Plan
Area 82.50 sq m

Proposed Extension to House, Garage & Fence
at 117 Verner Street Geelong

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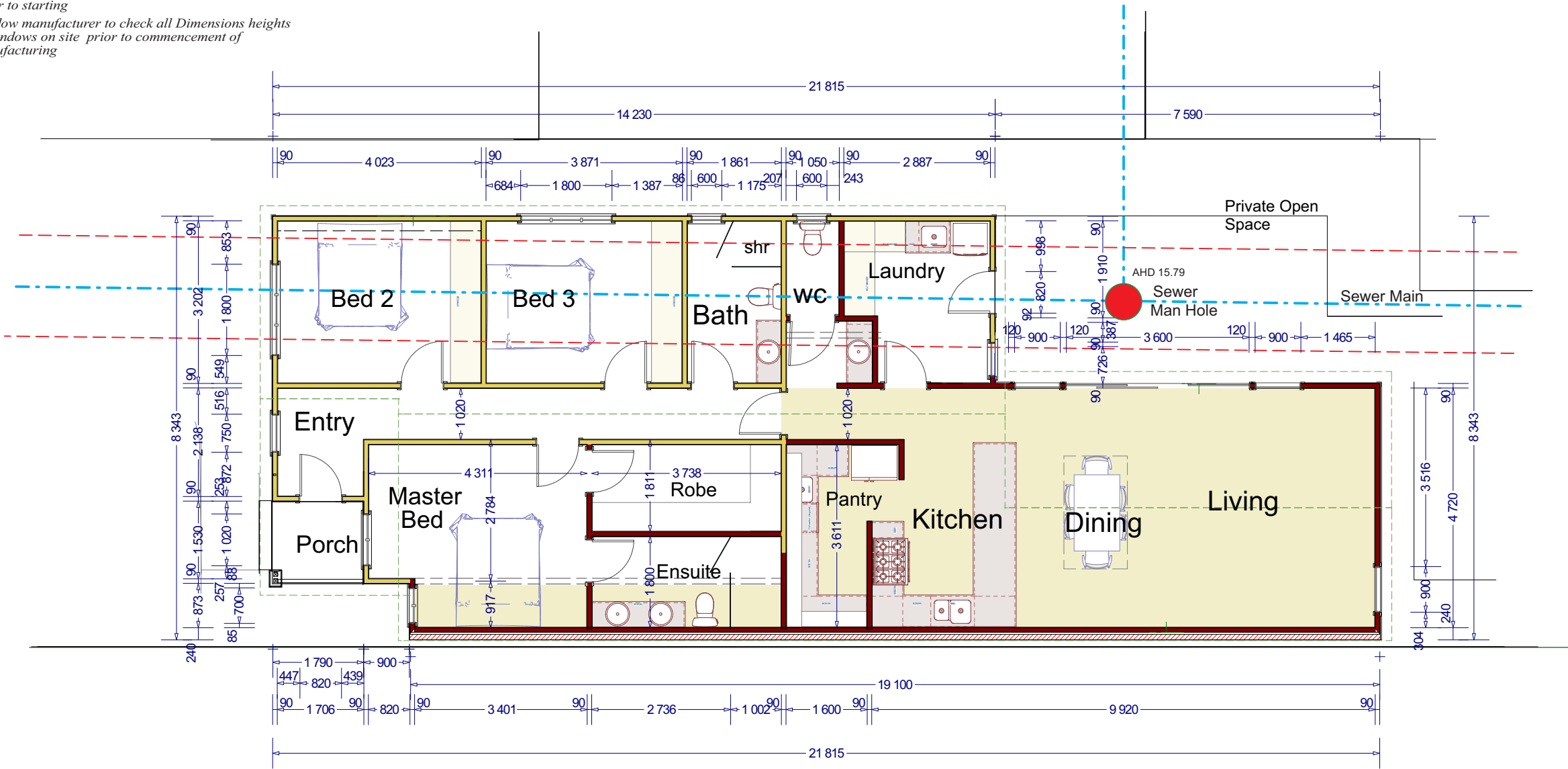


Sheet number

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- Owner and Builder to check all Dimensions heights and site levels prior to commencement of construction any variations to be checked with Building Designer prior to starting
- Window manufacturer to check all Dimensions heights of windows on site prior to commencement of manufacturing

TRUSS MANUFACTURER & BUILDER TO CHECK ON SITE EXISTING ROOF PITCH & HOUSE WIDTH PRIOR TO MANUFACTURING TRUSSES.



WINDOWS
HUMAN IMPACT MINIMUM SAFETY REQUIREMENTS
Glazing to windows where the sill is less than 500mm above floor level should be glazed as follows;
-Up to 0.3m sq minimum 4mm annealed glass.
-Between 0.3m sq and 2m sq minimum 5mm annealed glass.
-Larger areas to be safety glass in accordance with Part 3.6 of the NCC Volume 2 2022

BATHROOM - ENSUITE WINDOW
Window glass in a wall abutting a bath or shower being less than 2.0m above the base of the fixture, shower screens/doors shall be of safety glazing in accordance with part 3.6 of the NCC Volume 2 2022

DOORS
HUMAN IMPACT MINIMUM SAFETY REQUIREMENTS
Glazing to doors and side panels should be as follows;
-Up to 0.1m sq minimum 3mm annealed glass
-Between 0.1m sq and 0.3m sq minimum 4mm annealed glass.
-Between 0.3m sq and 0.5m sq minimum 5mm annealed glass.
-Larger areas to be safety glass in accordance with Part 3.6 of the NCC Volume 2 2022

Ventilation

NCC Volume 2, 3.8.7.3 requires that the minium flow rates for the sanitary area or bathroom is 25L/s
Minium flow rates for kitchen and laundry areas is 40L/s

If the roof is vented then it must be vented to the outdoor air thru evenly distributed openings, If the roof pitch is more than 22 degrees the openings must have a total unobstructed area of 1/300 of the respective ceiling area. If the pitch is less than 22 degrees then 1/150 is required, also note that 30% of the total unobstructed area must be located not more that 900mm below the ridge or highest of the roof space.

NCC Volume 2, 2019 require that where pliable membrane is installed in an external wall it must comply with AS4200.1 and be installed in accordance with AS4200.2 & be a vapour permeable membrane & be installed externally to the insulation.

All exhaust fans for Kitchen, Laundry, bathrooms and sanitary areas (wc) to be ducted thru roof space to outside open air, and where have no natural ventilation via window or external door to be switched with light.

House to be built on Timber floor construction and have sub floor ventilation by means of sub floor baseboards with 5mm gap to all external walls below floor level.

Proposed Floor Plan

1:100 Area 141.60 sq m



Proposed Extended Area

In accordance with AS1288-2016 the glazing to the proposed glass doors must be made visible. Marking to be an opaque band not less than 20mm in height and located so that the vertical distance from the floor is -
(a) not less than 700mm from the upper edge of the band &
(b) not more than 1200mm to the lower edge of the band.
The band shall be readily apparent, This may be achieved either by ensuring that the band contrasts with the background or by increasing the height of the band.

Where an eaves gutter is provided, sheets must overhang the fascia. by not less than 35mm in accordance with Part 3.5.1.8 of the NCC Building Code of Australia 2022 Volume Two (BCA)

Proposed Extension to House, Garage & Fence
at 117 Verner Street Geelong

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TRUSS MANUFACTURER & BUILDER TO CHECK ON SITE EXISTING ROOF PITCH & HOUSE WIDTH PRIOR TO MANUFACTURING TRUSSES.

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WINDOWS

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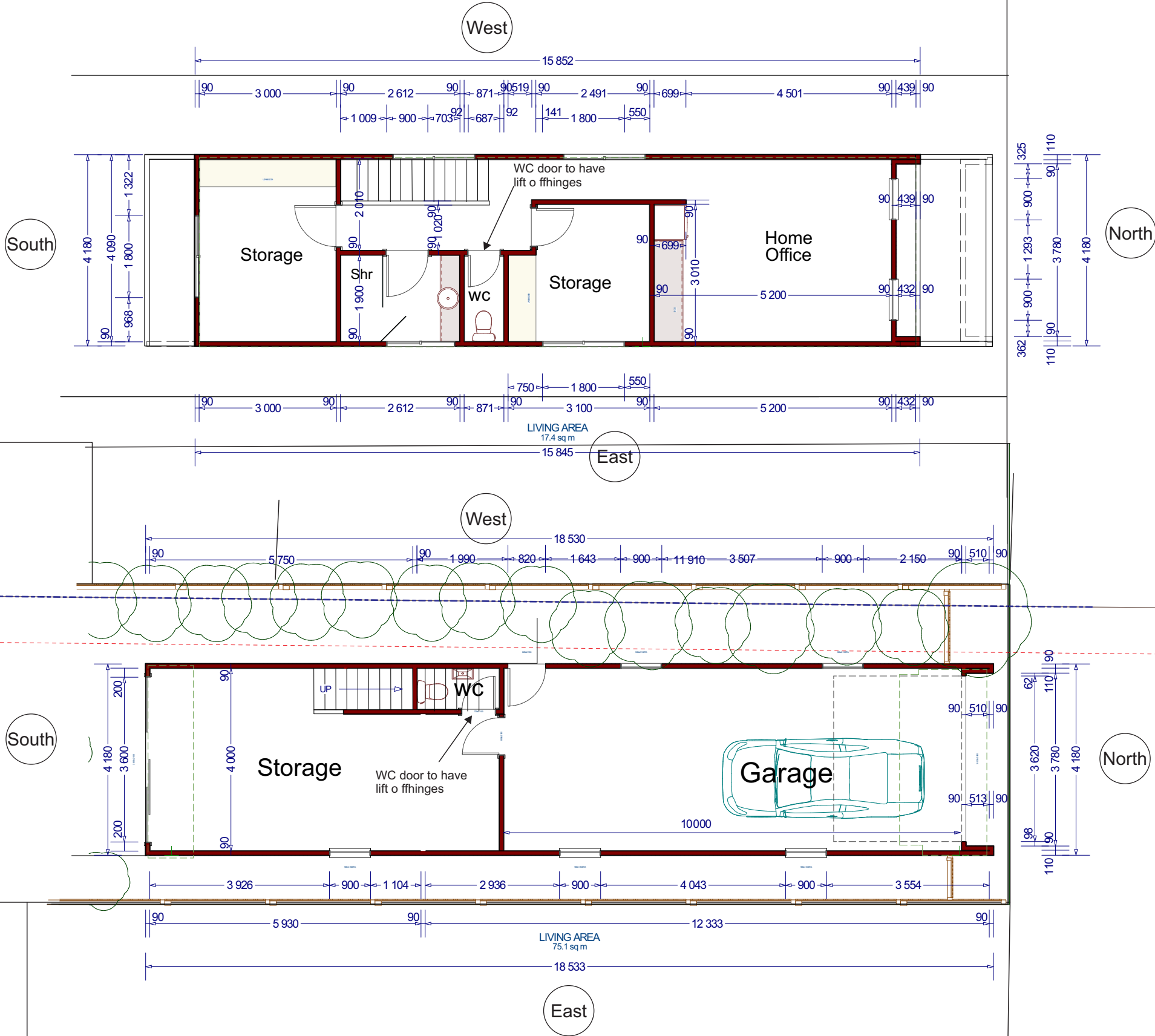
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Proposed Garage Floor Plan
1:100 Area 75.10 sq m

Proposed Extension to House, Garage & Fence
at 117 Verner Street Geelong

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Lighting Schedule		Max 5 watts per sq m	
Room	Area	Max total watts of lighting	Actual watts of lighting
Living Dining Kitchen	44.79 sq m	224 watts	140 watts
Pantry	7.18 sq m	35 watts	12 watts
Entry Passage	12.00 sq m	60 watts	32 watts
Bed 2	12.58 sq m	62 watts	24 watts
Bed 3	12.43 sq m	62 watts	24 watts
Bath	5.42 sq m	27 watts	24 watts
Passage	5.47 sq m	27 watts	16 watts
WC	2.18 sq m	10 watts	8 watts
Laundry	5.16 sq m	25 watts	16 watts
Bed 1	13.80 sq m	69 watts	32 watts
Ensuite	5.68 sq m	28 watts	24 watts
Robe	5.48 sq m	27 watts	16 watts

Proposed Floor Plan Lighting Plan 1:100

Lighting Schedule		Max 4 watts per sq m	
Room	Area	Max total watts of lighting	Actual watts of lighting
Verandah	3.82 sq m	15 watts	12 watts

Ventilation

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ELECTRICAL - DATA - AUDIO LEGEND	
SYMBOL	DESCRIPTION
	Ceiling Fan
	Ventilation Fans: Ceiling Mounted, Wall Mounted
	Ceiling Mounted Light Fixtures: Surface/Pendant, Recessed, Heat Lamp, Low Voltage
	Wall Mounted Light Fixtures: Flush Mounted, Wall Sconce
	Chandelier Light Fixture
	Fluorescent Light Fixture
	240V Receptacle
	110V Receptacles: Duplex, Weather Proof, GFCI
	Switches: Single Pole, Weather Proof, 3-Way, 4-Way
	Switches: Dimmer, Timer
	Audio Video: Control Panel, Switch
	Speakers: Ceiling Mounted, Wall Mounted
	Wall Jacks: CAT5, CAT5 + TV, TV/Cable
	Telephone Jack
	Intercom
	Thermostat
	Door Chime, Door Bell Button
	Smoke Detectors: Ceiling Mounted, Wall Mounted
	Electrical Breaker Panel

Proposed Extension to House, Garage & Fence
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Lighting Plan

Lighting Schedule			
Max 5 watts per sq m			
Room	Area	Max total watts of lighting	Actual watts of lighting
Study	12.00 sq m	60 watts	32 watts
Stair passage	10.63 sq m	53 watts	40 watts
Rumpus Bar	20.84 sq m	104 watts	32 watts
Bed 4	8.54 sq m	42 watts	24 watts
Bath	4.87 sq m	24 watts	16 watts
WC	1.65 sq m	8 watts	8 watts

Lighting Schedule			
Max 3 watts per sq m			
Room	Area	Max total watts of lighting	Actual watts of lighting
Garage	45.25 sq m	135 watts	36 watts
Storage	23.73 sq m	118 watts	60 watts
WC	1.65 sq m	8 watts	8 watts

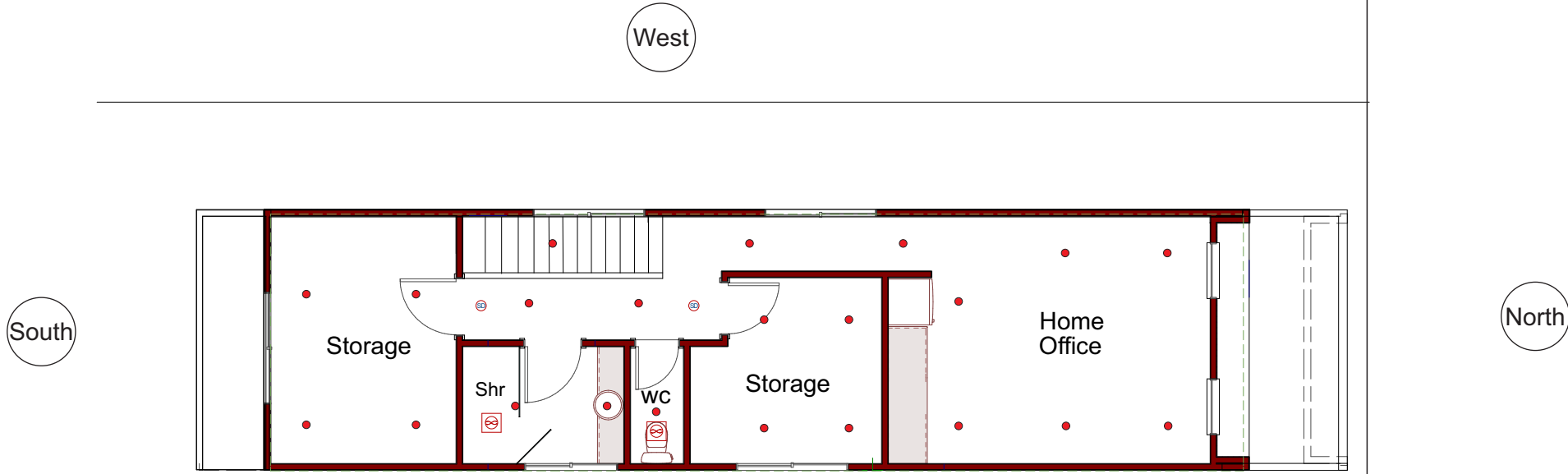
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	Wall Mounted Light Fixtures: Flush Mounted, Wall Sconce
	Chandelier Light Fixture
	Fluorescent Light Fixture
	240V Receptacle
	110V Receptacles: Duplex, Weather Proof, GFCI
	Switches: Single Pole, Weather Proof, 3-Way, 4-Way
	Switches: Dimmer, Timer
	Audio Video: Control Panel, Switch
	Speakers: Ceiling Mounted, Wall Mounted
	Wall Jacks: CAT5, CAT5 + TV, TV/Cable
	Telephone Jack
	Intercom
	Thermostat
	Door Chime, Door Bell Button
	Smoke Detectors: Ceiling Mounted, Wall Mounted
	Electrical Breaker Panel

Ventilation

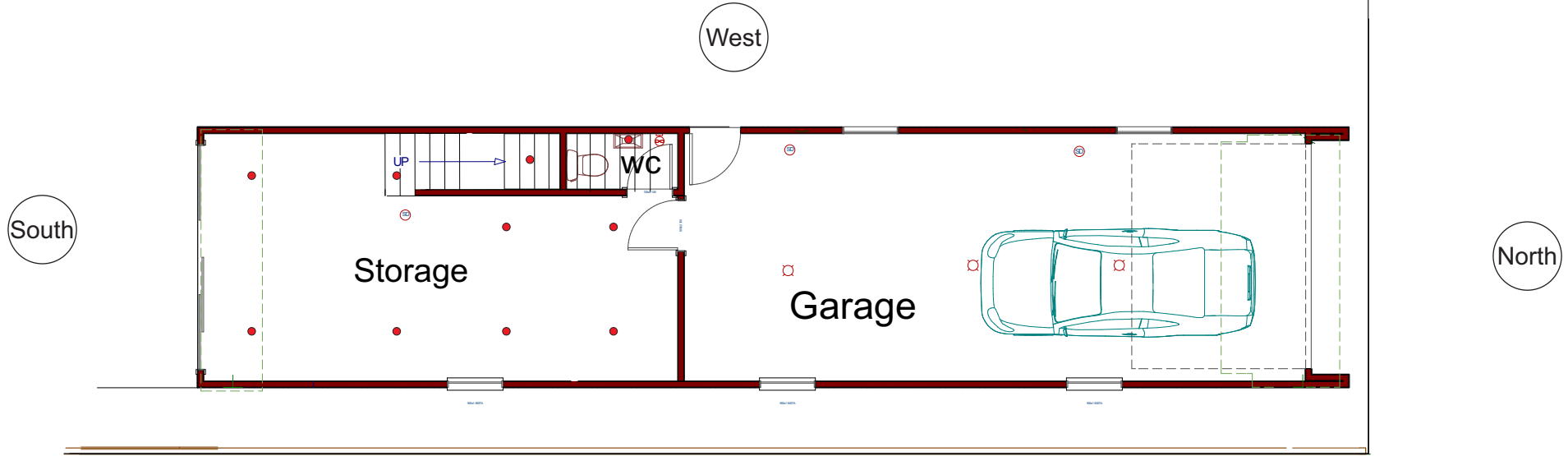
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First Floor Plan



Ground Floor Plan Proposed Garage Floor Plan

Proposed Extension to House, Garage & Fence
at 117 Verner Street Geelong

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Floor Coverings Plan

WINDOW SCHEDULE									
NUMBER	LABEL	QTY	FLOOR	SIZE	WIDTH	HEIGHT	R/O	EGRESS	DESCRIPTION
W01	1 800X1 500 DH	2	1	1 800X1 500DH	1800	1500	1 850X1 550		DOUBLE HUNG
W02	1 500X600LS	1	2	1 500X600LS	1500	600	1 550X650		LEFT SLIDING
W03	1 800X600LS	4	2	1 800X600LS	1800	600	1 850X650		LEFT SLIDING
W04	663X1 000AW	1	1	663X1 000AW	663	1000	713X1 050		AWNING
W05	600X1 000AW	2	1	600X1 000AW	600	1000	650X1 050		AWNING
W06	1 020X1 500DH	1	1	1 020X1 500DH	1020	1500	1 070X1 550		DOUBLE HUNG
W07	900X1 800TA	3	1	900X1 800DA	900	1800	950X1 850		DOUBLE AWNING-T
W08	900X1 800TA	2	2	900X1 800DA	900	1800	950X1 850		DOUBLE AWNING-T
W09	900X2 100FA	3	1	900X2 100FA	900	2100	950X2 150		DOUBLE AWNING-T
W10	900X2 100DA	2	1	900X2 100DA	900	2100	950X2 150		DOUBLE AWNING-T
W11	700X1 500DH	1	1	700X1 500DH	700	1500	750X1 550		DOUBLE HUNG
W12	750X700FX	1	1	750X700FX	750	700	800X750		FIXED GLASS

DOOR SCHEDULE								
NUMBER	LABEL	QTY	FLOOR	WIDTH	HEIGHT	R/O	DESCRIPTION	HEADER
D01	820X2 100	1	1	820	2100	870X2 185	HINGED-GLASS	38X140X946 (2)
D02	820X2 100	7	1	820	2100	870X2 185	HINGED-DOOR P04	38X140X946 (2)
D03	3 600X2 100	2	1	3600	2100	3 650X2 200	EXT. TRIPLE SLIDER-GLASS	38X250X3 726 (2)
D04	3 620X2 800	1	1	3620	2800	3 670X2 900	GARAGE-SLAB	38X250X3 822 (2)
D05	687X2 100	1	2	687	2100	737X2 200	EXT. HINGED-DOOR E21	38X140X813 (2)
D06	870X2 100	1	1	870	2100	920X2 185	HINGED-DOOR P04	38X140X996 (2)
D07	720X2 100	1	1	720	2100	770X2 185	HINGED-DOOR P04	38X140X846 (2)
D08	800X2 100	1	1	800	2100	850X2 185	HINGED-DOOR P04	38X140X926 (2)
D09	820X2 100	1	1	820	2100	870X2 200	EXT. HINGED-DOOR E21	38X140X946 (2)
D10	820X2 100	2	1	820	2100	870X2 200	EXT. HINGED-GLASS	38X140X946 (2)
D12	820X2 040	1	2	820	2040	870X2 140	EXT. HINGED-SLAB	38X140X946 (2)
D13	900X2 040	1	2	900	2040	950X2 140	EXT. HINGED-DOOR E21	38X140X1 026 (2)
D14	900X2 100	1	2	900	2100	950X2 200	EXT. HINGED-DOOR E21	38X140X1 026 (2)

Removal of hinges from W/C doors

Current Australian building regulations stipulate that toilet doors must be easily removable from the outside in emergency situations. This requirement applies primarily when the space between the toilet pan and the door is less than 1200mm. In situations where someone is incapacitated inside the toilet, swift and uncomplicated access is critical.

To comply with these regulations, toilet doors must be designed to open outwards, slide, or have a mechanism that allows them to be readily removable from outside the compartment. This ensures that help can be provided without delay in urgent situations—such as someone fainting or requiring immediate medical assistance inside the toilet. Toilet will have lift o ffhinges to toilet of First floor.

Floor finishes

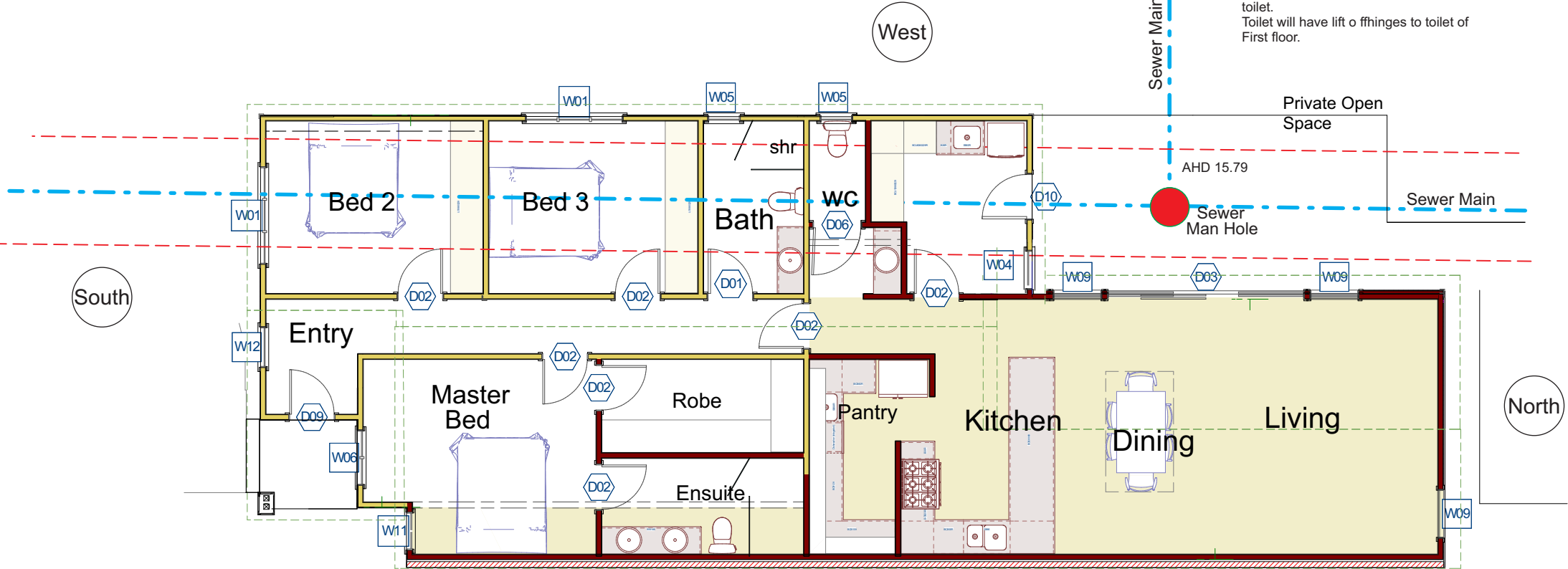
- Carpet
- Hardwood Timber Floors (Except Garage concrete slab)
- Ceramic tiles

Floor Coverings

- Wet areas (bathrooms, Laundry , and WC) to have Ceramic Tiles.
- Kitchen, Living, Family, Dining, ,Entry & passage to have hardwood timber flooring
- All Bedrooms to have Carpet.

- Owner and Builder to check all Dimensions heights and site levels prior to commencement of construction any variations to be checked with Building Designer prior to starting
- Window manufacturer to check all Dimensions heights of windows on site prior to commencement of manufacturing

Door & Window Schedule Plan



WINDOWS
HUMAN IMPACT MINIMUM SAFETY REQUIREMENTS
Glazing to windows where the sill is less than 500mm above floor level should be glazed as follows;
-Up to 0.3m sq minimum 4mm annealed glass.
-Between 0.3m sq and 2m sq minimum 5mm annealed glass.
-Larger areas to be safety glass in accordance with Part 3.6 of the NCC Volume 2 2022

BATHROOM - ENSUITE WINDOW
Window glass in a wall abutting a bath or shower being less than 2.0m above the base of the fixture,shower screens/doors shall be of safety glazing in accordance with part 3.6 of the NCC Volume 2 2022

DOORS
HUMAN IMPACT MINIMUM SAFETY REQUIREMENTS
Glazing to doors and side panels should be as follows;
-Up to 0.1m sq minimum 3mm annealed glass
-Between 0.1m sq and 0.3m sq minimum 4mm annealed glass.
-Between 0.3m sq and 0.5m sq minimum 5mm annealed glass.
-Larger areas to be safety glass in accordance with Part 3.6 of the NCC Volume 2 2022

TRUSS MANUFACTURER & BUILDER TO CHECK ON SITE EXISTING ROOF PITCH & HOUSE WIDTH PRIOR TO MANUFACTURING TRUSSES.

Proposed Floor Plan

1:100

Proposed Extension to House, Garage & Fence at 117 Verner Street Geelong

Amendments		
Issue A	planning and sketch drawings 15 -4 - 2020	
Issue B	Further information Building Dec 2025	
Drawn	Date	Dec 2025
Brendan Henry	Issue	B

Scale	
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Floor Coverings Plan

Removal of hinges from W/C doors

Current Australian building regulations stipulate that toilet doors must be easily removable from the outside in emergency situations. This requirement applies primarily when the space between the toilet pan and the door is less than 1200mm. In situations where someone is incapacitated inside the toilet, swift and uncomplicated access is critical.

To comply with these regulations, toilet doors must be designed to open outwards, slide, or have a mechanism that allows them to be readily removable from outside the compartment. This ensures that help can be provided without delay in urgent situations—such as someone fainting or requiring immediate medical assistance inside the toilet. Toilet will have lift off hinges to toilet of First floor.

Floor finishes

- Carpet
- Hardwood Timber Floors (Except Garage concrete slab)
- Ceramic tiles

Floor Coverings

- Wet areas (bathrooms, Laundry , and WC) to have Ceramic Tiles.
- Kitchen, Living, Family, Dining, ,Entry & passage to have hardwood timber flooring
- All Bedrooms to have Carpet.

First Floor Plan

WINDOW SCHEDULE										
NUMBER	LABEL	QTY	FLOOR	SIZE	WIDTH	HEIGHT	R/O	EGRESS	DESCRIPTION	HEADER
W01	1 800X1 500 DH	2	1	1 800X1 500 DH	1800	1500	1 850X1 550		DOUBLE HUNG	38X235X1 926 (2)
W02	1 500X600LS	1	2	1 500X600LS	1500	600	1 550X650		LEFT SLIDING	38X184X1 626 (2)
W03	1 800X600LS	4	2	1 800X600LS	1800	600	1 850X650		LEFT SLIDING	38X235X1 926 (2)
W04	663X1 000AW	1	1	663X1 000AW	663	1000	713X1 050		AWNING	38X140X790 (2)
W05	600X1 000AW	2	1	600X1 000AW	600	1000	650X1 050		AWNING	38X140X726 (2)
W06	1 020X1 500DH	1	1	1 020X1 500DH	1020	1500	1 070X1 550		DOUBLE HUNG	38X140X1 146 (2)
W07	900X1 800TA	3	1	900X1 800DA	900	1800	950X1 850		DOUBLE AWNING-T	38X140X1 026 (2)
W08	900X1 800TA	2	2	900X1 800DA	900	1800	950X1 850		DOUBLE AWNING-T	38X140X1 026 (2)
W09	900X2 100FA	3	1	900X2 100FA	900	2100	950X2 150		DOUBLE AWNING-T	38X140X1 026 (2)
W10	900X2 100DA	2	1	900X2 100DA	900	2100	950X2 150		DOUBLE AWNING-T	38X140X1 026 (2)
W11	700X1 500DH	1	1	700X1 500DH	700	1500	750X1 550		DOUBLE HUNG	38X140X826 (2)
W12	750X700FX	1	1	750X700FX	750	700	800X750		FIXED GLASS	38X140X876 (2)

DOOR SCHEDULE								
NUMBER	LABEL	QTY	FLOOR	WIDTH	HEIGHT	R/O	DESCRIPTION	HEADER
D01	820X2 100	1	1	820	2100	870X2 185	HINGED-GLASS	38X140X946 (2)
D02	820X2 100	7	1	820	2100	870X2 185	HINGED-DOOR P04	38X140X946 (2)
D03	3 600X2 100	2	1	3600	2100	3 650X2 200	EXT. TRIPLE SLIDER-GLASS	38X250X3 726 (2)
D04	3 620X2 800	1	1	3620	2800	3 670X2 900	GARAGE-SLAB	38X250X3 822 (2)
D05	687X2 100	1	2	687	2100	737X2 200	EXT. HINGED-DOOR E21	38X140X813 (2)
D06	870X2 100	1	1	870	2100	920X2 185	HINGED-DOOR P04	38X140X996 (2)
D07	720X2 100	1	1	720	2100	770X2 185	HINGED-DOOR P04	38X140X846 (2)
D08	800X2 100	1	1	800	2100	850X2 185	HINGED-DOOR P04	38X140X926 (2)
D09	820X2 100	1	1	820	2100	870X2 200	EXT. HINGED-DOOR E21	38X140X946 (2)
D10	820X2 100	2	1	820	2100	870X2 200	EXT. HINGED-GLASS	38X140X946 (2)
D12	820X2 040	1	2	820	2040	870X2 140	EXT. HINGED-SLAB	38X140X946 (2)
D13	900X2 040	1	2	900	2040	950X2 140	EXT. HINGED-DOOR E21	38X140X1 026 (2)
D14	900X2 100	1	2	900	2100	950X2 200	EXT. HINGED-DOOR E21	38X140X1 026 (2)

WINDOWS

HUMAN IMPACT MINIMUM SAFETY REQUIREMENTS
Glazing to windows where the sill is less than 500mm above floor level should be glazed as follows;
-Up to 0.3m sq minimum 4mm annealed glass.
-Between 0.3m sq and 2m sq minimum 3mm annealed glass.
-Larger areas to be safety glass in accordance with Part 3.6 of the NCC Volume 2 2022

BATHROOM - ENSUITE WINDOW

Window glass in a wall abutting a bath or shower being less than 2.0m above the base of the fixture, shower screens/doors shall be of safety glazing in accordance with part 3.6 of the NCC Volume 2 2022

DOORS

HUMAN IMPACT MINIMUM SAFETY REQUIREMENTS
Glazing to doors and side panels should be as follows;
-Up to 0.1m sq minimum 3mm annealed glass
-Between 0.1m sq and 0.3m sq minimum 4mm annealed glass.
-Between 0.3m sq and 0.5m sq minimum 5mm annealed glass.
-Larger areas to be safety glass in accordance with Part 3.6 of the NCC Volume 2 2022

Proposed Garage Plan
Ground Floor Plan

Door & Window Schedule Plan

Proposed Extension to House, Garage & Fence
at 117 Verner Street Geelong

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Drawn Brendan Henry	Date Dec 2025
Issue B	

Scale

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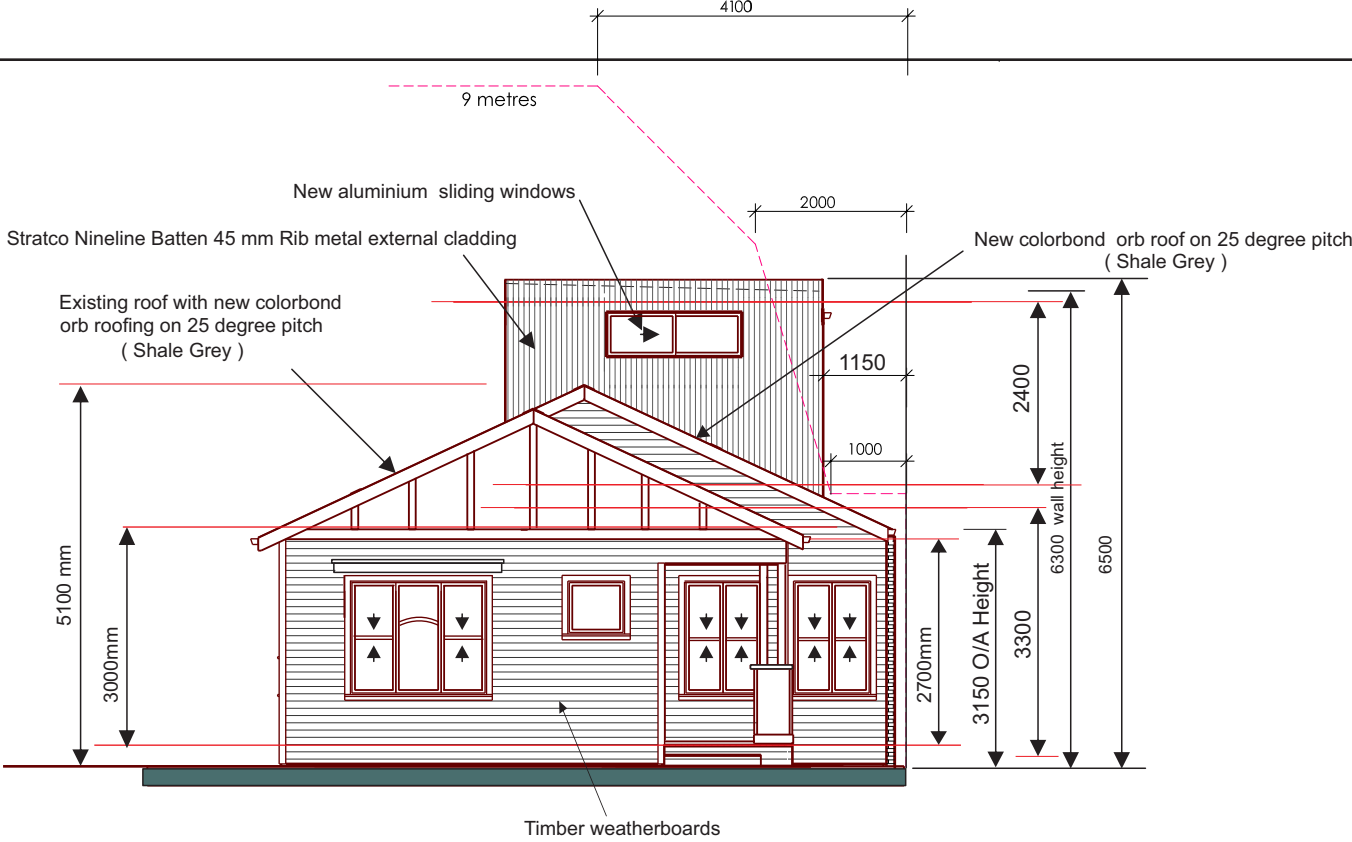
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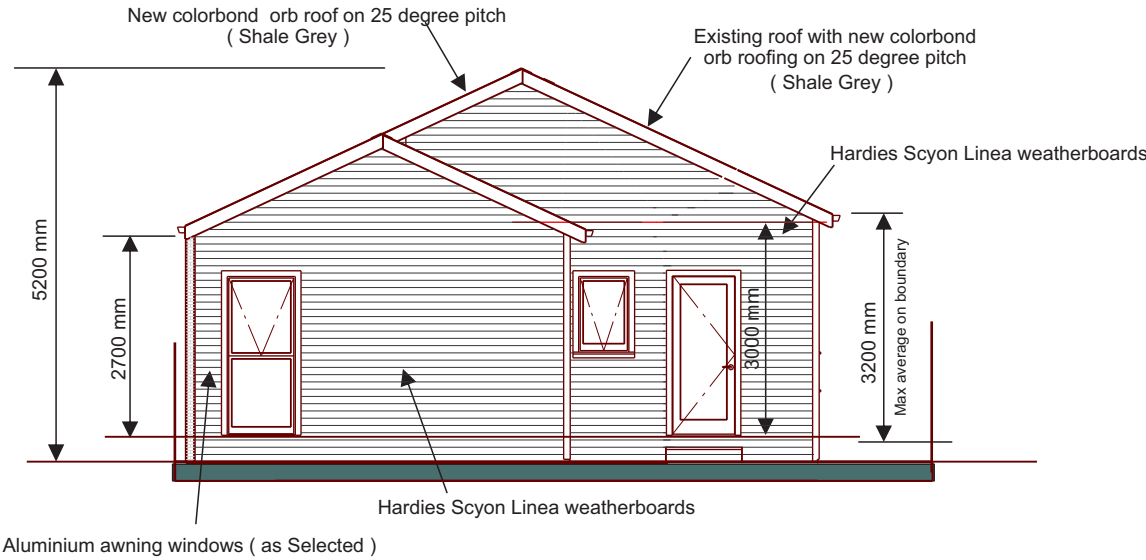


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South Elevation



North Elevation

WINDOWS
HUMAN IMPACT MINIMUM SAFETY REQUIREMENTS
Glazing to windows where the sill is less than 500mm above floor level should be glazed as follows:
-Up to 0.3m sq minimum 4mm annealed glass.
-Between 0.3m sq and 2m sq minimum 5mm annealed glass.
-Larger areas to be safety glass in accordance with Part 3.6 of the Building Code of Australia.

BATHROOM - ENSUITE WINDOW
Window glass in a wall abutting a bath or shower being less than 2.0m above the base of the fixture, shower screens/doors shall be of safety glazing in accordance with part 3.6 of the Building Code of Australia

- Owner and Builder to check all Dimensions heights and site levels prior to commencement of construction any variations to be checked with Building Designer prior to starting
- Window manufacturer to check all Dimensions heights of windows on site prior to commencement of manufacturing

DOORS
HUMAN IMPACT MINIMUM SAFETY REQUIREMENTS
Glazing to doors and side panels should be as follows;
-Up to 0.1m sq minimum 3mm annealed glass
-Between 0.1m sq and 0.3m sq minimum 4mm annealed glass.
-Between 0.3m sq and 0.5m sq minimum 5mm annealed glass.
-Larger areas to be safety glass in accordance with Part 3.6 of the Building Code of Australia



3D View from South

Ventilation

NCC Volume 2 , 3.8.7.3 requires that the minium flow rates for the sanitary area or bathroom is 25L/s
Minium flow rates for kitchen and laundry areas is 40L/s

If the roof is vented then it must be vented to the outdoor air thru evenly distributed openings, If the roof pitch is more than 22 degrees the openings must have a total unobstructed area of 1/300 of the respective ceiling area. If the pitch is less than 22 degrees then 1/150 is required , also note that 30% of the total unobstructed area must be located not more that 900mm below the ridge or highest of the roof space.

NCC Volume 2 , 2019 require that where pliable membrane is installed in an external wall it must comply with AS4200.1 and be installed in accordance with AS4200.2 & be a vapour permeable membrane & be installed externally to the insulation.

All exhaust fans for Kitchen, Laundry ,bathrooms and sanitary areas (wc) to be ducted thru roof space to outside open air , and where have no natural ventilation via window or external door to be switched with light.

House to be built on Timber floor construction and have sub floor ventilation by means of sub floor vents @ 1500mm centers to all external walls below floor level.

In accordance with AS1288-2016 the glazing to the proposed bi-fold doors must be made visible . Marking to be an opaque band not less than 20mm in height and located so that the vertical distance from the floor is -
(a) not less than 700mm from the upper edge of the band &
(b) not more than 1200mm to the lower edge of the band.
The band shall be readily apparent, This may be achieved either by ensuring that the band contrasts with the background or by increasing the height of the band.

Finished ground to fall away from the building footings minimum 25mm over the first 1.0m in low rainfall intensity areas for surfaces that are reasonable impermeable (Concrete or clay paving) or 50mm over the first 1.0m in any other cases. in accordance with Part 3.1.3.3 of the Building Code of Australia 2019 Volume Two (BCA)

Where an eaves gutter is provided, sheets must overhang the fascia. by not less than 35mm in accordance with Part 3.5.1.8 of the NCC Building Code of Australia 2019Volume Two (BCA)

Proposed Extension to House, Garage & Fence
at 117 Verner Street Geelong

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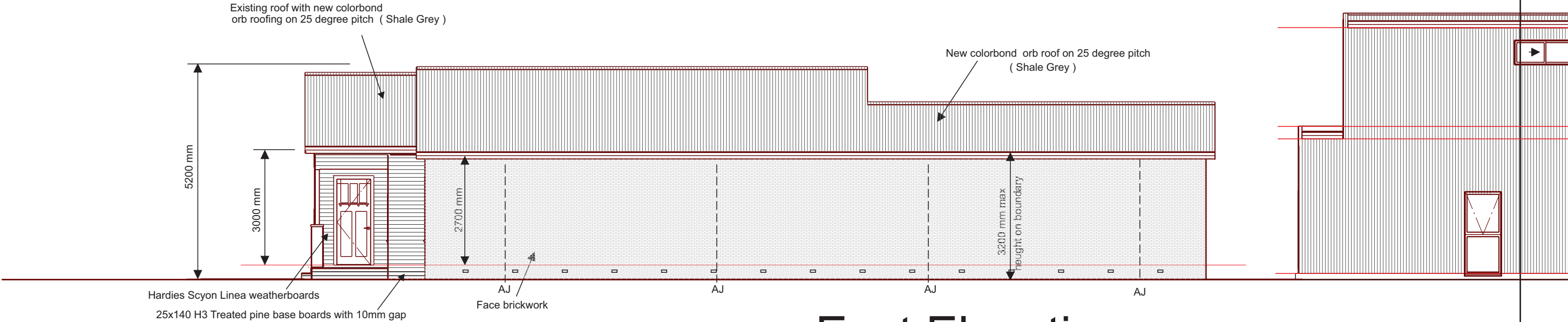
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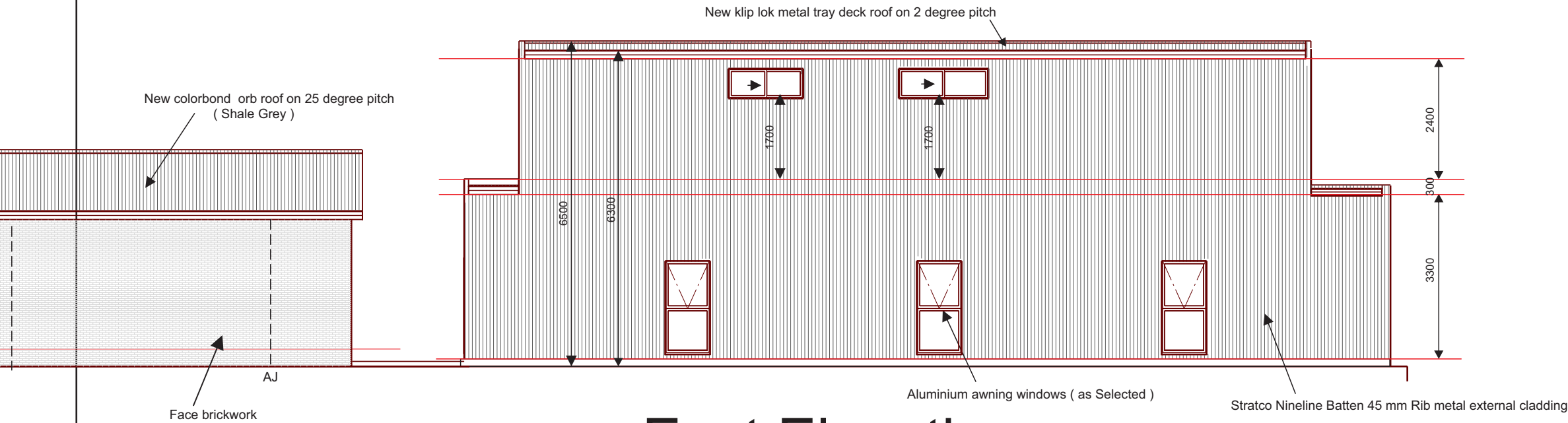


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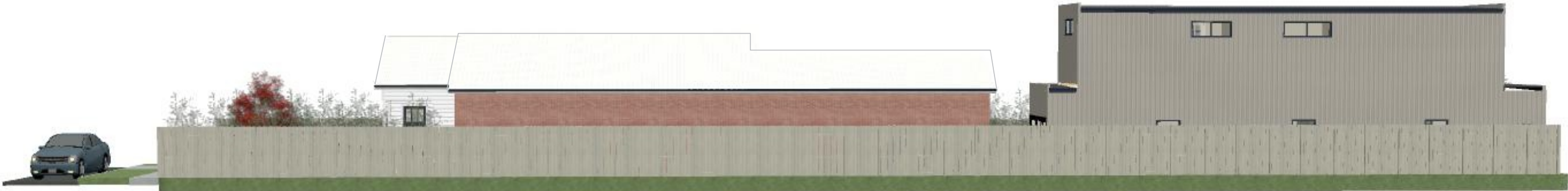
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East Elevation



East Elevation



Proposed Extension to House, Garage & Fence
at 117 Verner Street Geelong

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Drawn Brendan Henry	Date Issue	Dec 2025 B

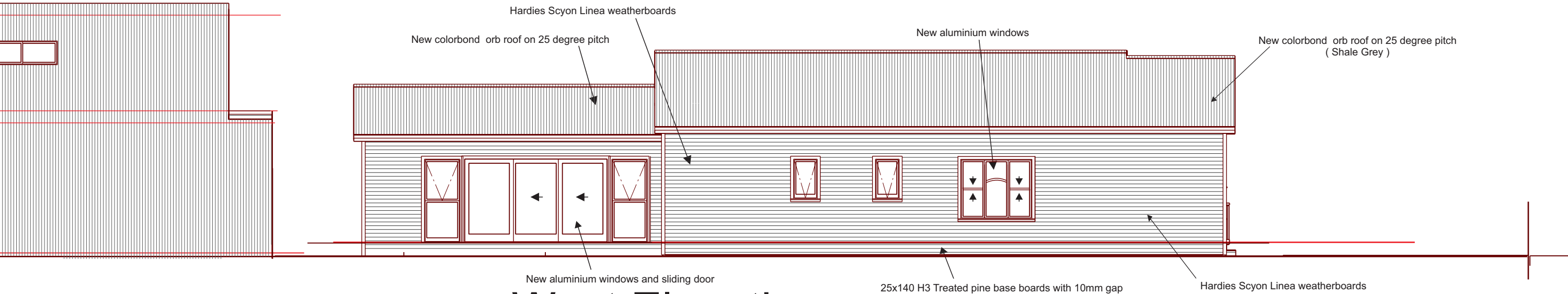
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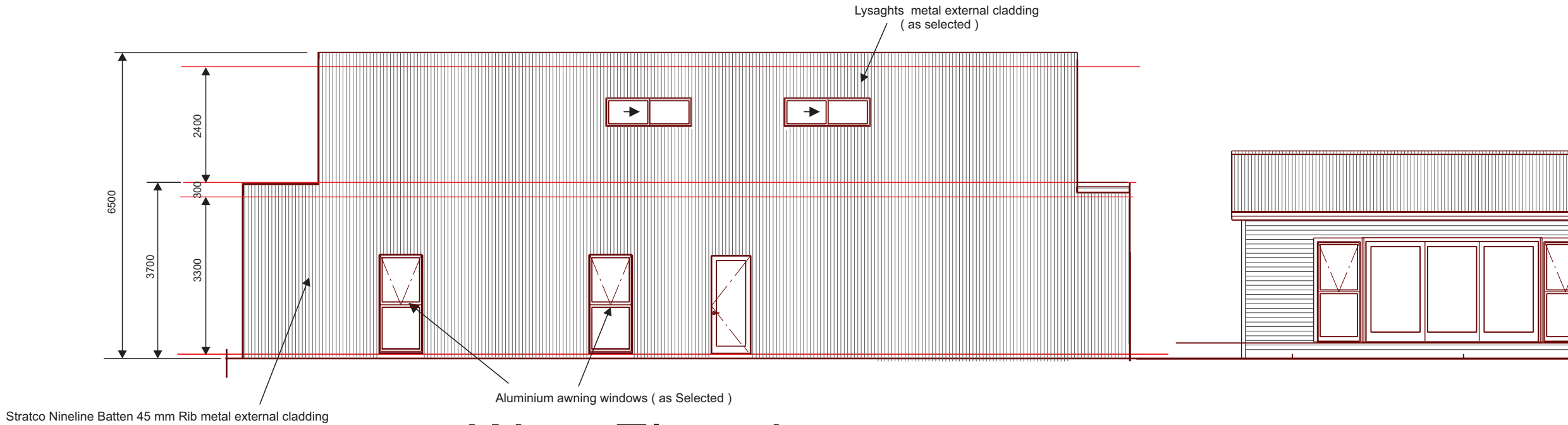


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West Elevation



West Elevation



*Proposed Extension to House, Garage & Fence
at 117 Verner Street Geelong*

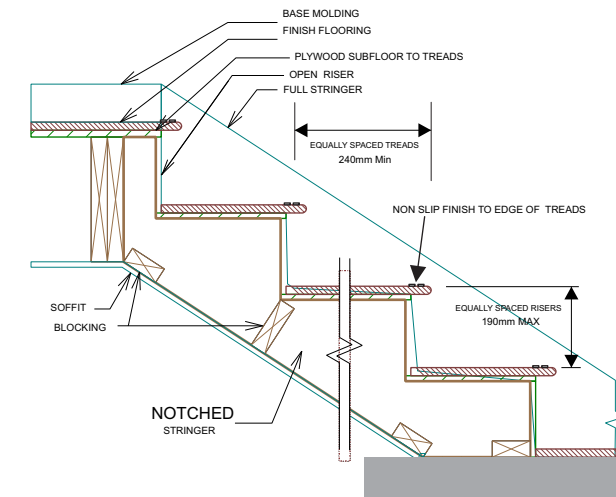
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Brendan Henry Design



Step treads to have a surface or nosing strip with a non slip- resistance classification of not less than P4 when tested in accordance with AS 4586-2013 BCA Part 3.9.1.4.

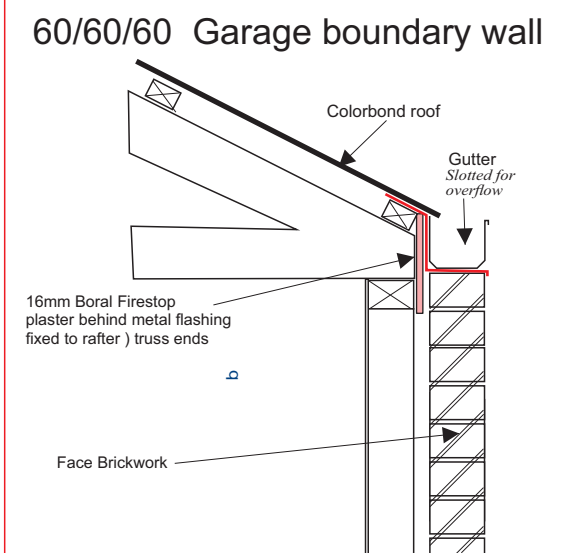
Finished ground to fall away from the building footings minimum 25mm over the first 1.0m in low rainfall intensity areas for surfaces that are reasonable impermeable (Concrete or clay paving) or 50mm over the first 1.0m in any other cases. in accordance with Part 3.1.3.3 of the Building Code of Australia 2019 Volume Two (BCA)

Where an eaves gutter is provided, sheets must overhang the fascia. by not less than 35mm in accordance with Part 3.5.1.8 of the NCC Building Code of Australia 2019Volume Two (BCA)

In accordance with AS1288-2016 the glazing to the proposed bi-fold doors must be made visible . Marking to be an opaque band not less than 20mm in height and located so that the vertical distance from the floor is -

- (a) not less than 700mm from the upper edge of the band &
- (b) not more than 1200mm to the lower edge of the band.

The band shall be readily apparent, This may be achieved either by ensuring that the band contrasts with the background or by increasing the height of the band.



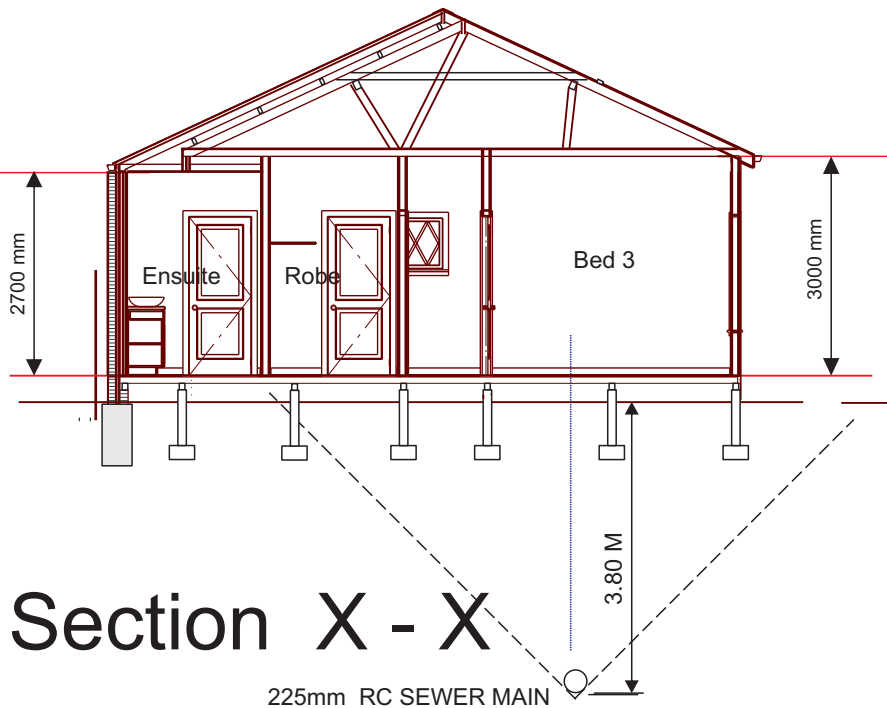
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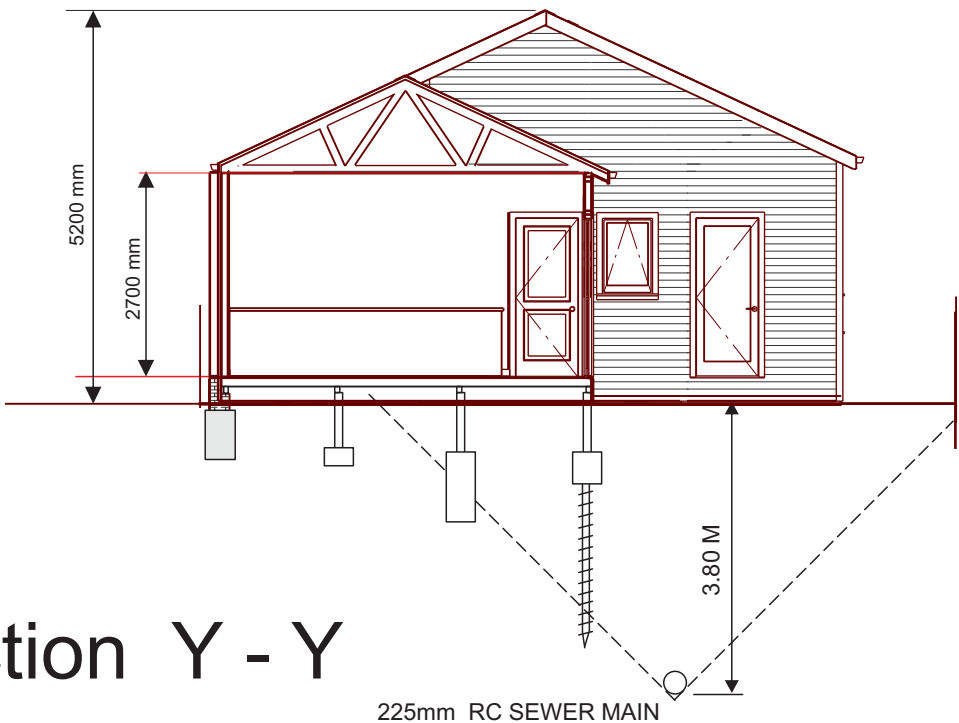
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Section X - X

TRUSS MANUFACTURER & BUILDER TO CHECK ON SITE EXISTING ROOF PITCH & HOUSE WIDTH PRIOR TO MANUFACTURING TRUSSES.



Section Y - Y

ROOF FRAME : Existing

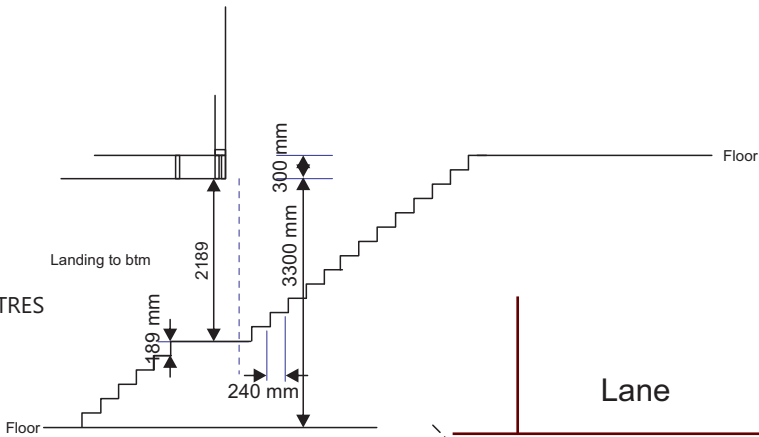
- 100x38 F8 HWD RAFTERS AT 600mm CENTRES
- 100x38mm F8 HWD CEILING JOISTS AT 450mm CENTRES
- 100x75mm F8 HWD UNDERPURLINS & PURLIN PROPS
- 175x25mm F8 HWD RIDGE BEAM
- 25x38 F8 ROOF BATTENS @ 330mm CENTRES
- 10mm THICK PLASTERBOARD LINING TO CEILINGS.
- NEW R 5.0 INSULATION BATTS TO BE ROOF SPACE BETWEEN JOISTS
- GALVANIZE IRON ORB ROOF ON 35 DEGREE PITCH

WALL FRAME : Existing

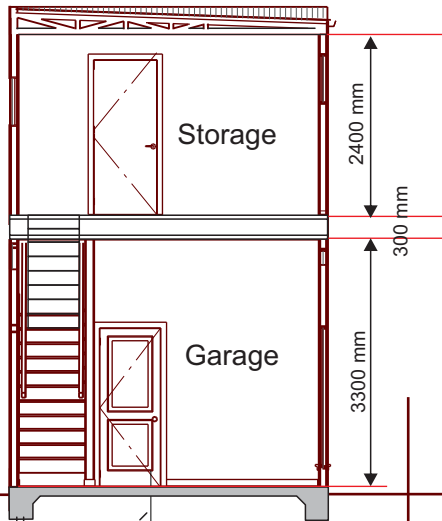
- 100x50mm F8 HWD TOP & BOTTOM PLATES
- 100x38mm F8 HWD COMMON STUDS AT 450mm CENTRES
- 100x50mm F8 HWD STUDS TO SIDES OF OPENINGS.
- EXISTING HARDWOOD LINTELS TO CONFORM WITH TIMBER FRAMING MANUAL
- 100x38 F8 HWD NOGGINGS
- Existing plaster and timber slats to be removed and place R 2.0 bulk insulation between timber studs in all external walls before replastering.

SUB FLOOR FRAME : Existing

- 19mm TONGUE & GROOVE FLOORBOARDS
- 100x38mm F8 HWD FLOOR JOISTS AT 450mm CENTRES
- 100x75mm F8 HWD BEARERS AT 1800mm CENTRES
- 100x100 PRECAST CONC. STUMPS @ MAX 1200mm CTS SET IN 300mm DIA. MASS CONCRETE PADS BASED AT 1000MM DEPTH



Stair Section



Section Z - Z

Screw piles under edge beam of slab to depth min 200mm past 45 degree angle taken from bottom of sewer main

SUB FLOOR FRAME

- REFER SOIL REPORT FOR FOUNDING DEPTHS
- 100x100 PRECAST CONC. STUMPS @ MAX 1200mm CTS SET IN 300mm DIA. MASS CONCRETE PADS REFER ENGINEERS DETAILS
- 90x45 HYPAN LVL FLOOR JOISTS @ 450mm CENTERS
- 100x63 HYPAN LVL BEARERS @ MAXIMUM 1800mm CENTERS
- 100x100 PRECAST CONC. STUMPS @ MAX 1200mm CTS SET IN 300mm DIA. MASS CONCRETE PADS REFER ENGINEERS DETAILS.
- 19mm TONGUE & GROOVE FLOORBOARDS
- R 1.5 CONCERTINA BOARD INSULATION BETWEEN FLOOR JOISTS TO NEW FLOORS

ROOF FRAME

- MGP10 PINE ROOF TRUSSES @ 900mm CENTRES TO MANUFACTURERS SPECIFICATIONS & COMPUTATIONS
- 90X35 MGP10 PINE ROOF BATTENS @ 600mm CENTRES OPTION MILD STEEL TOP HAT SECTIONS
- 10mm THICK PLASTERBOARD LINING TO CEILINGS.
- R 5.0 INSULATION BATTS TO CEILING.
- 190x38 F7 TREATED PINE FASCIA BEAMS
- COLORBOND ORB ROOFING ON 25 & 5 DEGREE PITCH

SUB FLOOR FRAME

- REFER SOIL REPORT FOR FOUNDING DEPTHS
- 100mm THICK REINFORCED CONCRETE SLAB F82 MESH TO TOP
- 50mm MIN COMPACTED GRANETIC SAND BEDDING
- 0.2mm MOISTURE BARRIER UNDER SLAB
- 100mm THICK REINFORCED CONCRETE SLAB F82 MESH TO TOP TO GARAGE
- REFER ENGINEERS PLANS FOR DETAILS

FIRST FLOOR JOISTS

300x45 HYPAN LVL FLOOR JOISTS @ 450mm CENTERS
OPTION POSSI STRUTS OR LONG REACH JOISTS TO ENGINEERS & MANUFACTURERS SPECIFICATIONS & COMPUTATIONS

WALL FRAMES

- 90x45 MGP10 PINE BOTTOM PLATES & INTERNAL TOP PLATES
- 2/90x45 MGP10 PINE EXTERNAL TOP PLATES
- 90x45 MGP10 PINE COMMON STUDS @ 450mm CENTRES
- 90x45 MGP10 PINE STUDS TO SIDES OF OPENINGS
- 2/90x35 F17 HWD (NAIL LAMINATED) STUDS TO SIDES OF OPENINGS WHERE WIDTH GREATER THAN 2100mm.
- MS ANGLE BRACE TO BE USED WHERE POSSIBLE OTHERWISE 4.5mm PLY BRACE TO BE USED.
- LINTELS :-
OPENINGS UP TO 1300mm 190x45 HYPAN LVL
OPENINGS 1300-1700mm 245x45 HYPAN LVL
OPENINGS 1800-2700mm 300x45 HYPAN LVL
- 10mm THICK PLASTERBOARD LINING TO WALLS
- 10mm THICK WR BOARD LINING TO WET AREAS

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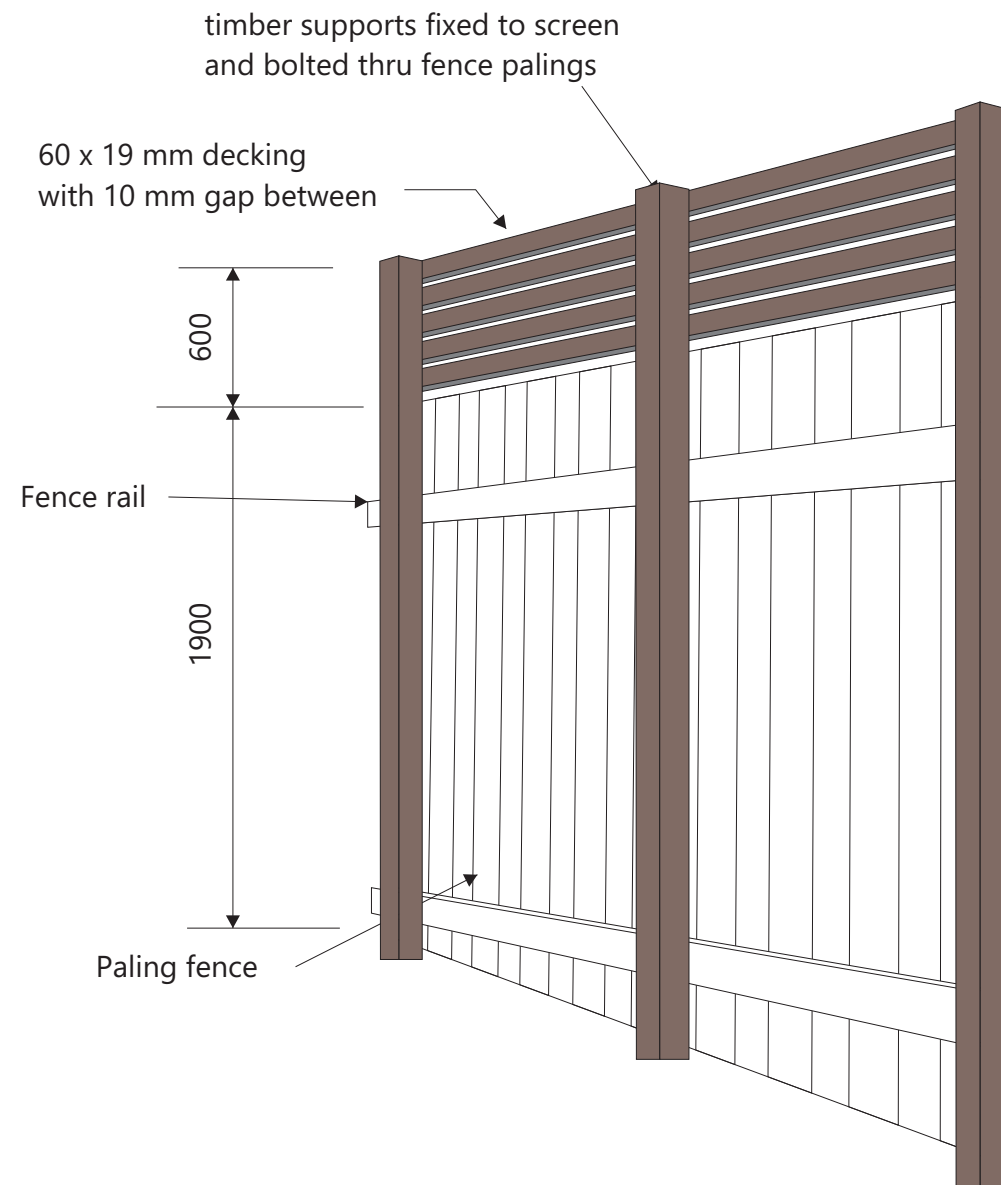


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3 COMPLIANCE REQUIREMENTS

timber supports fixed to screen
and batten screwed to timber rails
if on smooth side of fence



timber screen to fence to
prevent overlooking

BUILDING CODE OF AUSTRALIA

There are two parts to the Building Code of Australia 2015 (BCA).

Volume one - Class 2 – 9 Buildings

Volume two - Class 1 and Class 10 Buildings – Housing Provisions.

In relation to the waterproofing of wet areas, BCA 2015 Volume one references Australian Standard AS 3740 - 'Waterproofing of wet areas in residential buildings' as meeting the minimum performance requirements for construction of wet areas in Class 2, 3 and 4 buildings.

Referencing AS 3740, BCA 2015, Volume two provides specific waterproofing requirements for various applications. These specific requirements are for all intents and purposes the same as those provided in AS 3740.

AUSTRALIAN STANDARD AS 3740 - 2015

AS 3740 specifies the requirements for the physical elements of construction including floors, walls, junctions and penetrations. The specific areas where these criteria apply include showers, areas adjacent to baths and spas, general wet areas and areas adjoining other vessels such as sinks, basins or tubs.

The requirements outlined in Appendix A - Table 1 are identical to those provided in Australian Standard AS 3740 (Table 2.1). Additional information relating to the extent of waterproofing required for various applications are provided in Appendix A - Table 2 (this is a copy of Table 4.1 of AS 3740).

SCOPE OF Th IS MANUAL

This manual is intended to be used as a guide to assist designers, specifiers, waterproofers, builders and installers achieve construction compliance when using James Hardie building products. It must be Read in conjunction with the BCA, AS 3740: 2015 and other relevant regulations relating to wet area construction.

Installation of James Hardie building products must be carried out in accordance with the relevant product installation manual current at the time of application.

DEFINITIONS

Various terminology is used within the regulations and this manual. AS 3740 provides the following definitions:

Enclosed shower - A shower designed and installed to control the spread of water from the shower enclosure.

Flashing, perimeter - A flashing used at the floor-wall junction.

Flashing, vertical - A flashing used at wall junctions within shower areas.

Floor waste - A grated inlet within a graded floor intended to drain the floor surface.

Maximum retained water level - The point where surface water will start to overflow out of the shower area.

Membrane - A barrier impervious to moisture.

Membrane, external (external flashing) - A membrane that is installed behind the wall sheeting or render. Usually external membranes are preformed trays or sheet material systems.

Membrane, internal (internal flashing) - A membrane that is installed to the face of the wall sheeting or render. Usually internal membranes are liquid systems applied in situ.

Shower area - The area affected by water from a shower, including a shower over a bath.

Shower area, enclosed - The area enclosed by walls or screens including hinged or sliding doors that control the spread of water to within the enclosure.

Shower area, unenclosed - The area that is open on one or more sides, extending in an arc on the open sides, 1500mm from the shower connection at the wall.

Shower tray - An internal or external liquid or sheet membrane system used to waterproof the floor and the wall/floor junctions of a shower area.

Waterproof (WP) - The property of a material that does not allow moisture to penetrate through it when tested in accordance with AS/NZS 4858.

Water resistant (WR) - The property of a system or material that restricts moisture movement and will not degrade under conditions of moisture.

Wet area - An area within a building supplied with water from a water supply system and includes bathrooms, showers, laundries and sanitary compartments. Excludes kitchens, bar areas, kitchenettes or domestic food and beverage preparation areas.

Amendments	
Issue A	planning and sketch drawings 15 -4 - 2020
Issue B	Further information Building Dec 2025
Drawn Brendan Henry	Date Dec 2025 Issue B

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4 FRAMING

Corner studs must be blocked to prevent corner cracking, see Figure 2. Where this is not possible, use a metal reinforcing angle such as Rondo 35 x 35 x 0.8mm non-ferrous, corrosion resistant angle, see Figure 3.

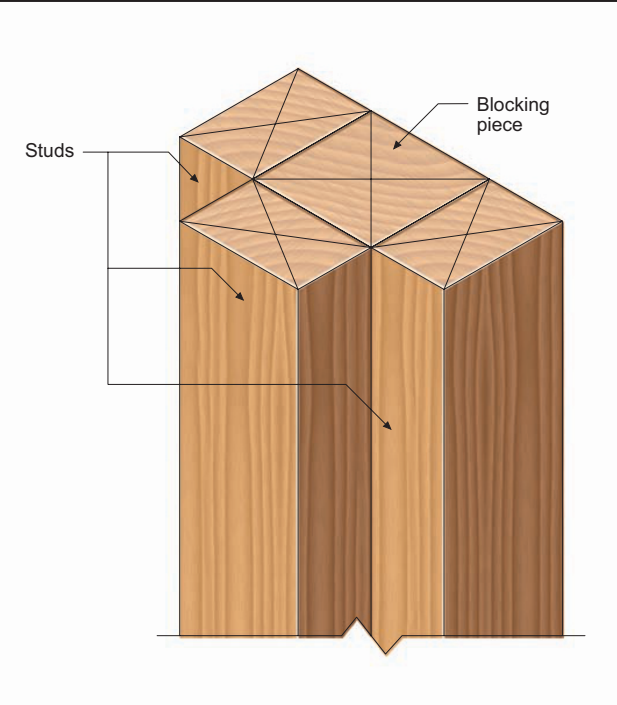


FIGURE 2 BLOCKED CORNER

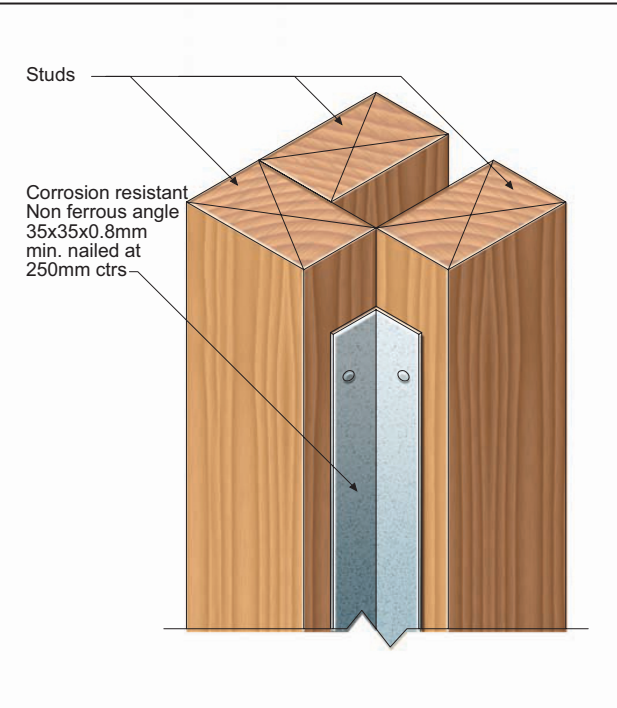


FIGURE 3 ANGLE REINFORCED CORNER - NON ShOWER AREA
NOTE
Plaster's angle must not be used.

For vertical corner flashing requirements in shower areas, see page 9. For internal and external tiled corners located in areas not waterproofed, refer to Figures 4 and 5.

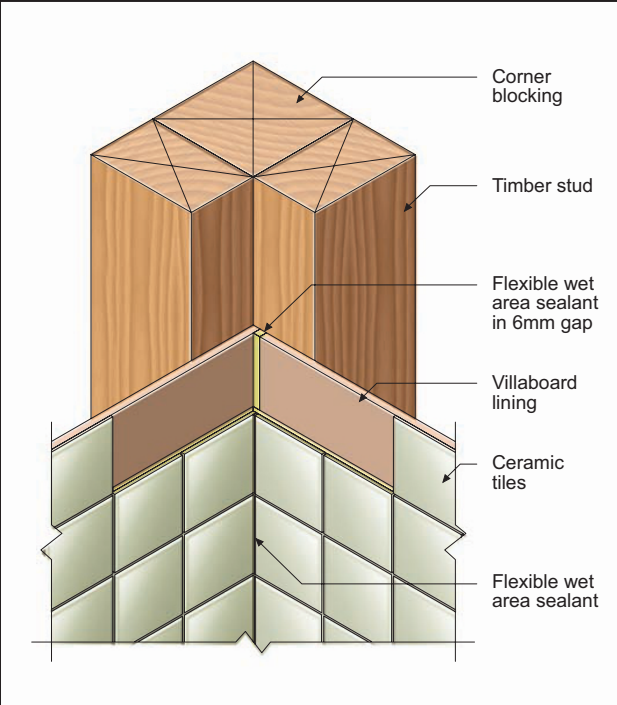


FIGURE 4 INTERNAL TILED CORNER - NON ShOWER AREA

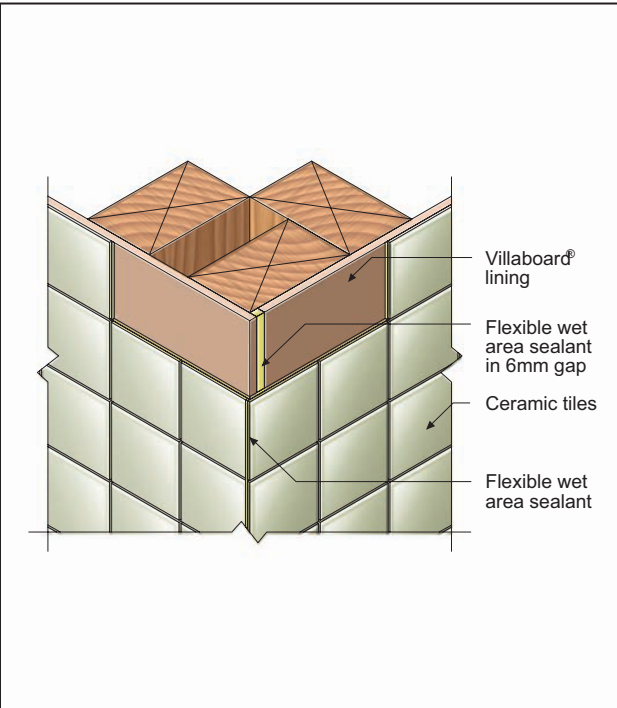


FIGURE 5 EXTERNAL TILED CORNER - NON ShOWER AREA
NOTES
1. Vertical corner flashing is required in shower recess areas.
2. External corners must not be set and plasterer's angles must not to be used.

5 WALL FLASHING

FLOOR/WALL JUNCTION

The floor/wall junction requires flashing which can be either an external or internal flashing. In shower recesses, the floor/wall junction must be waterproofed to a height of 150mm above finished tile level of the floor or 25mm minimum above the maximum retained water level, whichever is the greater. This affects the required sealing of the floor to wall junctions.

All junctions in the general wet areas beyond the shower, including bathrooms, toilets and laundries (except kitchens), must be sealed with a flashing or skirting. We recommended this area is sealed with an external flashing.

The horizontal leg of perimeter flashing must be 50mm minimum, and the vertical leg must project 25mm minimum above the highest point of the finished floor surface, except at doorways. Across a doorway, the perimeter flashing angle must finish flush with the top surface of the finished floor. Adhere flashing to floor only. The floor surface must be clean of all waste and dust. Clean down the surfaces to be bonded with a damp cloth and allow to dry.

In high risk areas such as showers, do not penetrate the corner flashings.

EXTERNAL FLASHING

When using external flashing with Villaboard lining, use a 75 x 50mm or 100 x 50mm PVC preformed angle flashing, in conjunction with Fulaprene 303 adhesive, see Figure 6 for Villaboard lining

NOTE
Do not fix PVC angles with HydrEpoxy 501.

- NOTES
1. Where wall/floor junctions are flashed with an external angle (or when an external membrane or base is used), Villaboard lining to be finished with tiles must not be fixed to bottom plates. In these cases, provide an extra row of noggings above top of the flashing/membrane for fixing Villaboard lining. See Figure 13.
 2. External flashings (or shower bases) must be fitted before the sheets are installed.
 3. External flashing must be fixed to the floor only.
 4. Ensure all elements are compatible to resist corrosion between elements.

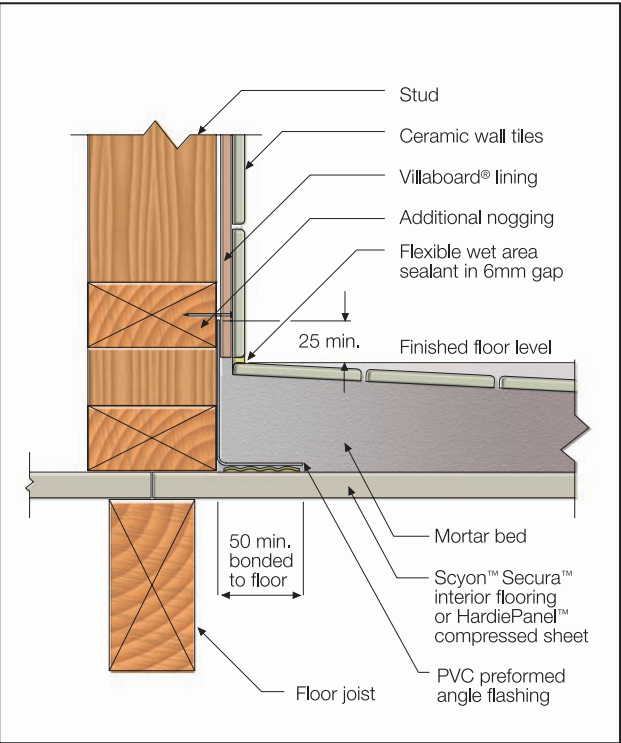


FIGURE 6 EXTERNAL PERIMETER FLASHING - VILLABOARD LININGS FINISHED WITH TILES

Amendments			
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Scale	

6 ENCLOSED Sh OWERS

GENERAL

The height of the sides of the shower tray above the highest point of the finished tiled floor surface must be 150mm high or 25mm above the maximum possible water level in the shower compartment, whichever is higher, see Figure 11. Shower trays can be external, preformed or internal.

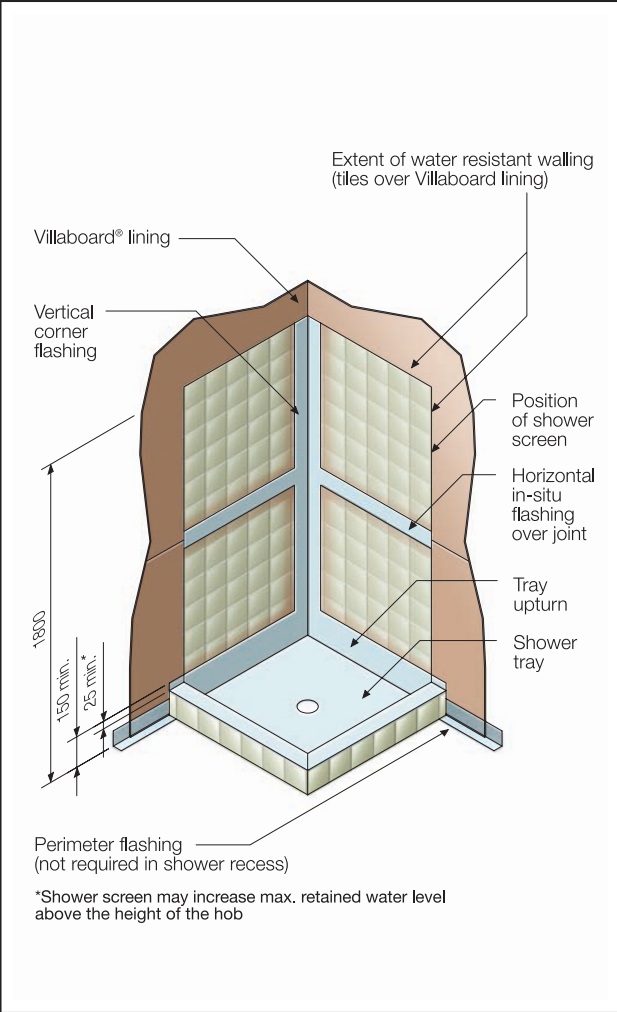


FIGURE 11 INTERNAL MEMBRANE

NOTE
The diagram above shows an internal membrane scenario. Alternatively, external membranes can also be used.

EXTERNAL MEMBRANES

These are constructed by installing a prefabricated tray manufactured from plastic, other flexible waterproofing membrane material, stainless steel or copper prior to fixing wall lining, ie the tray is on the outside of the wall lining, see Figure 12.

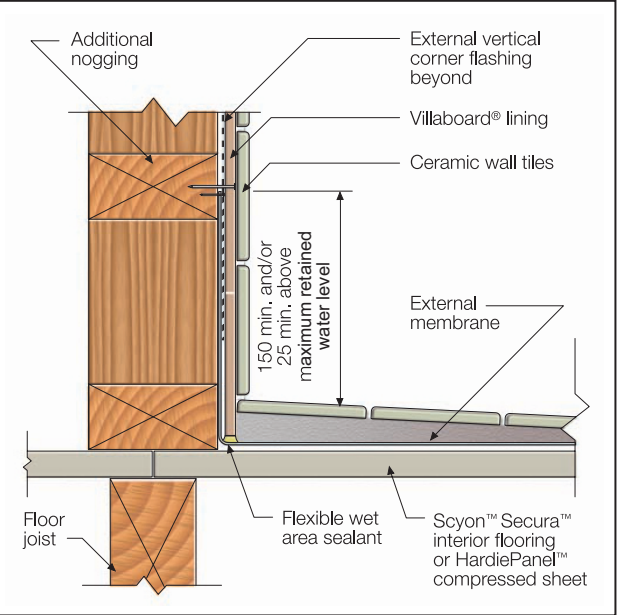


FIGURE 12 EXTERNAL MEMBRANE - VILLABOARD LINING

An alternative method of constructing an external tray is to use prefabricated fibreglass reinforced plastic angles, which are placed around the perimeter of the shower compartment prior to fixing the wall lining. In-situ fibreglass reinforced plastic is then applied to the remainder of the floor. Care must be taken not to glue the vertical leg of the angle to the wall framing. Membranes should be either supplied with floor wastes factory fitted or be capable of being dressed down into the waste pipe.

AS 3740

3.4 SHOWER FLOORS Falls in shower floors shall be sufficient to prevent— (a) surface water from being retained on the shower floor (except for residual water remaining due to surface tension); and (b) water from discharging outside the shower area. For shower areas with a vertical separation between the shower area and the wet area, such as a shower screen, hob, step-down or water stop, the fall to the waste shall be 1:100. As a minimum for other shower areas, the fall shall be a minimum of 1:80

7 UNENCLOSED Sh OWERS

Unenclosed showers are those where the shower fitting(s) are not contained within an enclosure.

Where the shower is unenclosed, you must have waterproof flooring for a distance extending 1500mm from the shower rose, projecting onto the floor, see Figure 20.

Water resistant walling (Villaboard® lining finished with tiles) must also extend 1500mm from the shower rose.

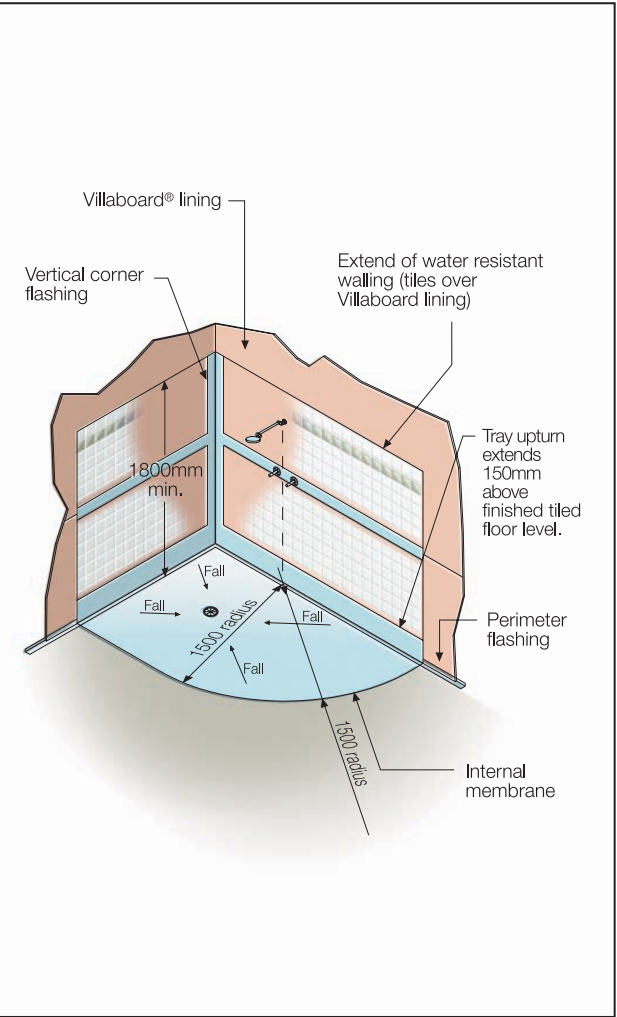


FIGURE 20 UNENCLOSED Sh OWERS

Where a shower over a bath is not contained by a shower screen, you must waterproof the floor beyond the bath a distance extending 1500mm from the shower rose projected onto the floor, see Figure 21.

Although the perimeter flashing shown against wall and bath beyond 1500mm of the shower rose is not required, it is shown here because it is often installed for practical reasons.

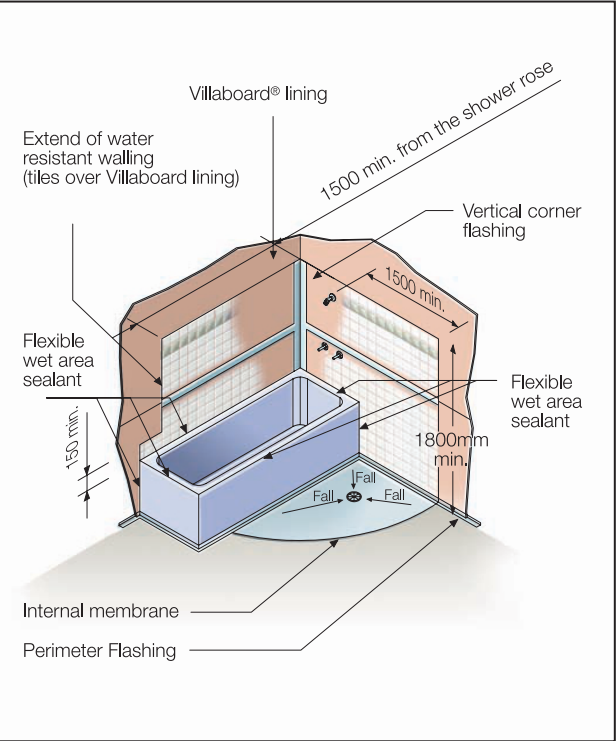


FIGURE 21 Sh Ower Over Bath - NO Sh Ower Screen

The shower tray (either internal or external membrane) or the waterproofing beyond the bath must be terminated on an angle with its vertical leg finished flush with the tiled surface. The angle would normally be located in the floor tile jointing, see Figure 22.

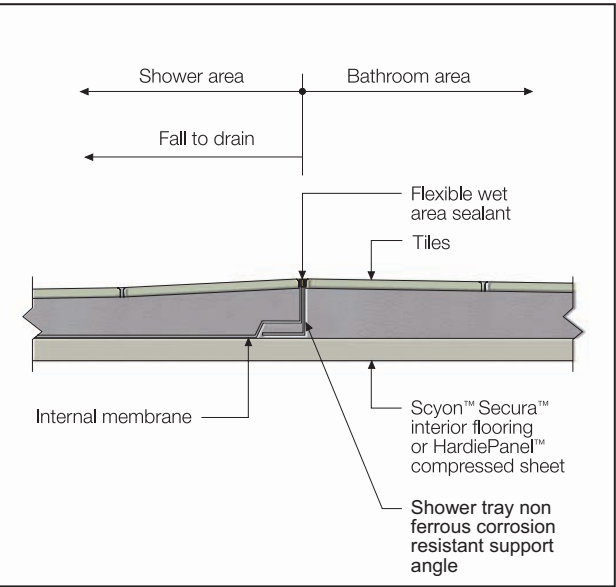


FIGURE 22 UNENCLOSED Sh Ower - EDGE FINISHING DETAIL

NOTE
Internal membrane to shower area to extend 1500mm in horizontal distance from the furthest extension of the shower rose.

INTERNAL MEMBRANES

Internal in-situ systems are applied to the face of the Villaboard® lining, ie the membrane is on the inside face of the wall lining. Materials commonly used include liquid compounds of rubber, acrylic or epoxy usually reinforced with fibreglass, or sheet products of rubber, plastic or other waterproofing material.

As well as having waterproofing properties, the membrane must be compatible with tile adhesives. Because internal membranes are fixed to the Villaboard® lining, you must allow for frame movement and a bond breaker must be incorporated in the perimeter wall/floor junction before the membrane is installed, see Figures 14 and 15.

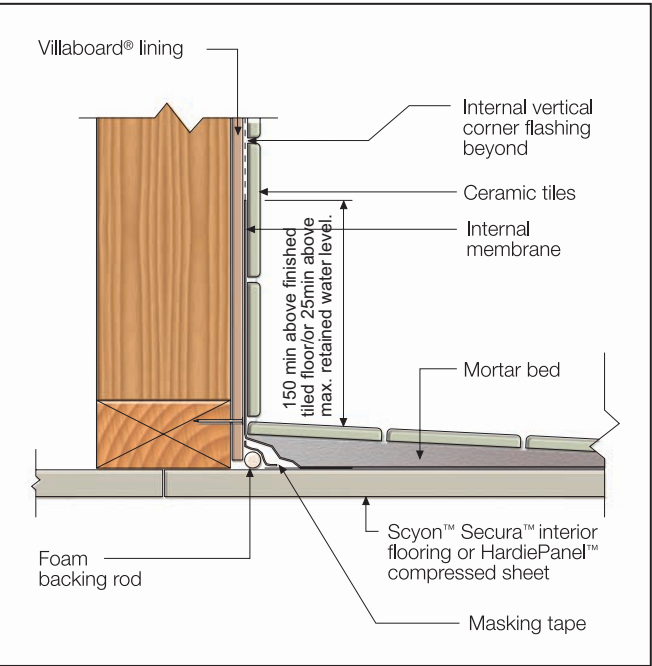


FIGURE 14 IN-SITU APPLIED INTERNAL MEMBRANE

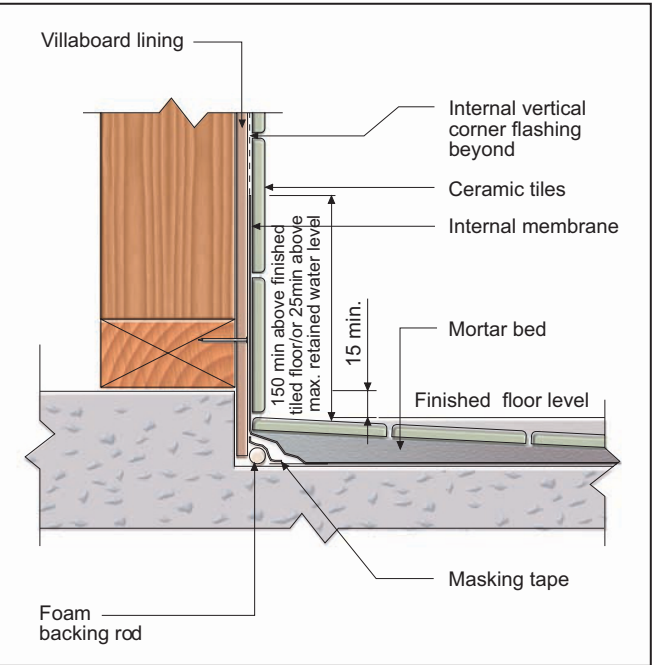


FIGURE 15 IN-SITU APPLIED INTERNAL MEMBRANE AT STEP-DOWN

ShOWER OVER BATH S

Where an enclosed shower is positioned over a bath, it needs to be protected by a shower screen. Waterproofing of the floor or walls beyond the bath is not required, see Figure 16.

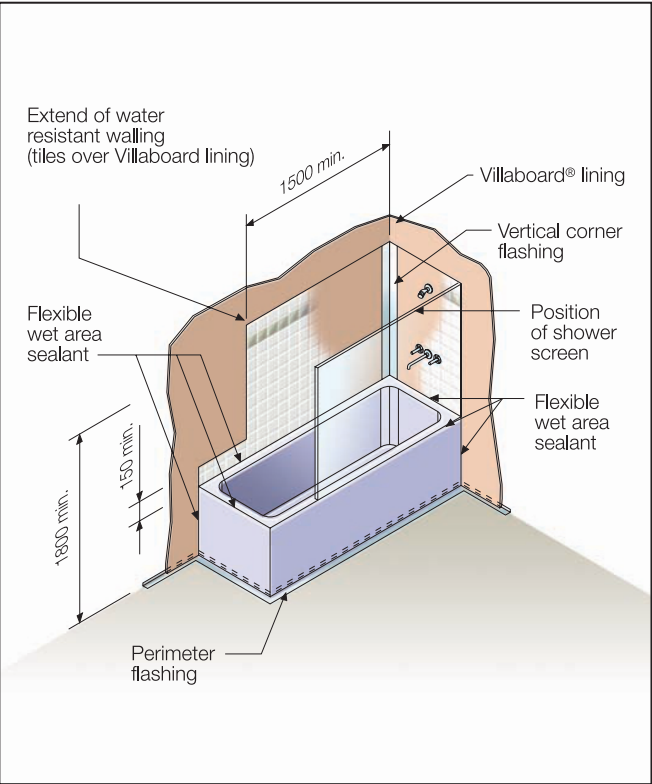


FIGURE 16 ShOWER OVER BATH - With ShOWER SCREEN

WATERPROOFING REQUIREMENTS

Different waterproofing requirements are applicable to different wet area applications. Some of those typical applications are shown in Figure 1.

The various requirements for each application is covered in the following sections of this manual.

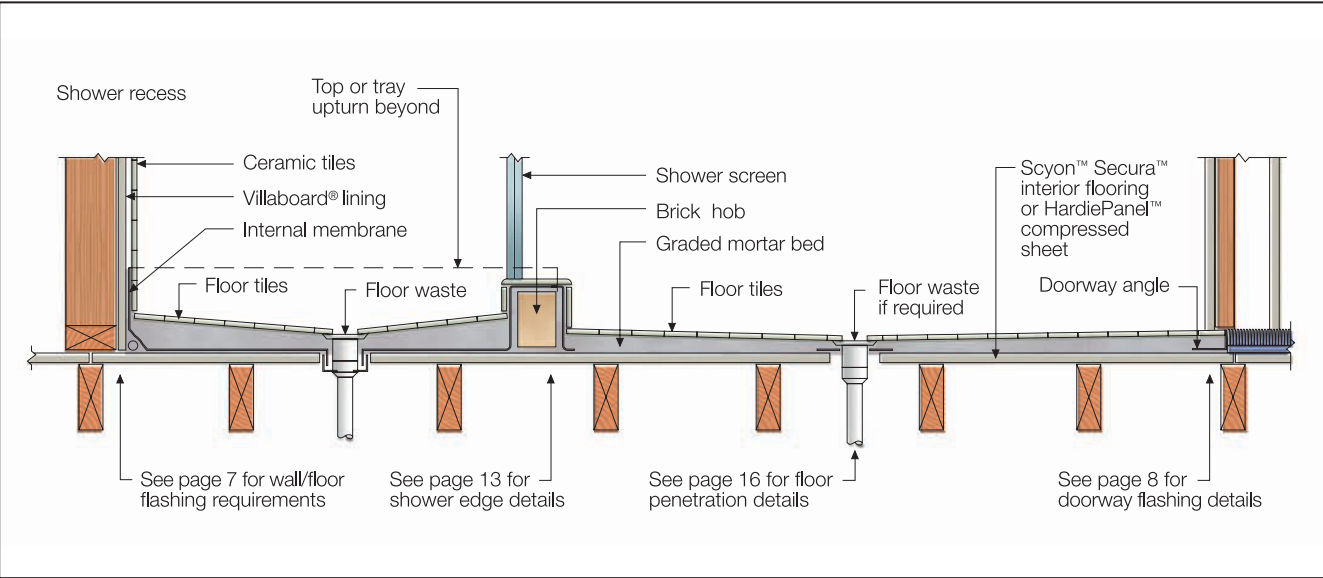


FIGURE 1 TYPICAL BATHROOM CROSS-SECTION

BENEFITS OF JAMES hARDIE BUILDING PRODUCTS

James Hardie building products are resistant to moisture damage, rotting, fire, and termites when installed and maintained as directed. In addition to these benefits, when using Scyon™ Secura™ interior flooring or HardiePanel™ compressed sheet, full floor waterproofing is not required outside the enclosed shower area (unless a floor waste is specified by the BCA).

Scyon™ Scyon™ interior flooring has been approved by CSIRO (Technical Assessment 318, July 2005) as satisfying the relevant requirements for use in wet areas.

For walling applications, Villaboard lining covered with tiles is ideal as they meet the water resistant requirements in shower areas.