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PERSPECTIVE VIEW

PROPOSED ALTERATIONS AND ADDITIONS
RIPPLESIDE PARK RESTAURANT
42 BELL PARADE
RIPPLESIDE 3215

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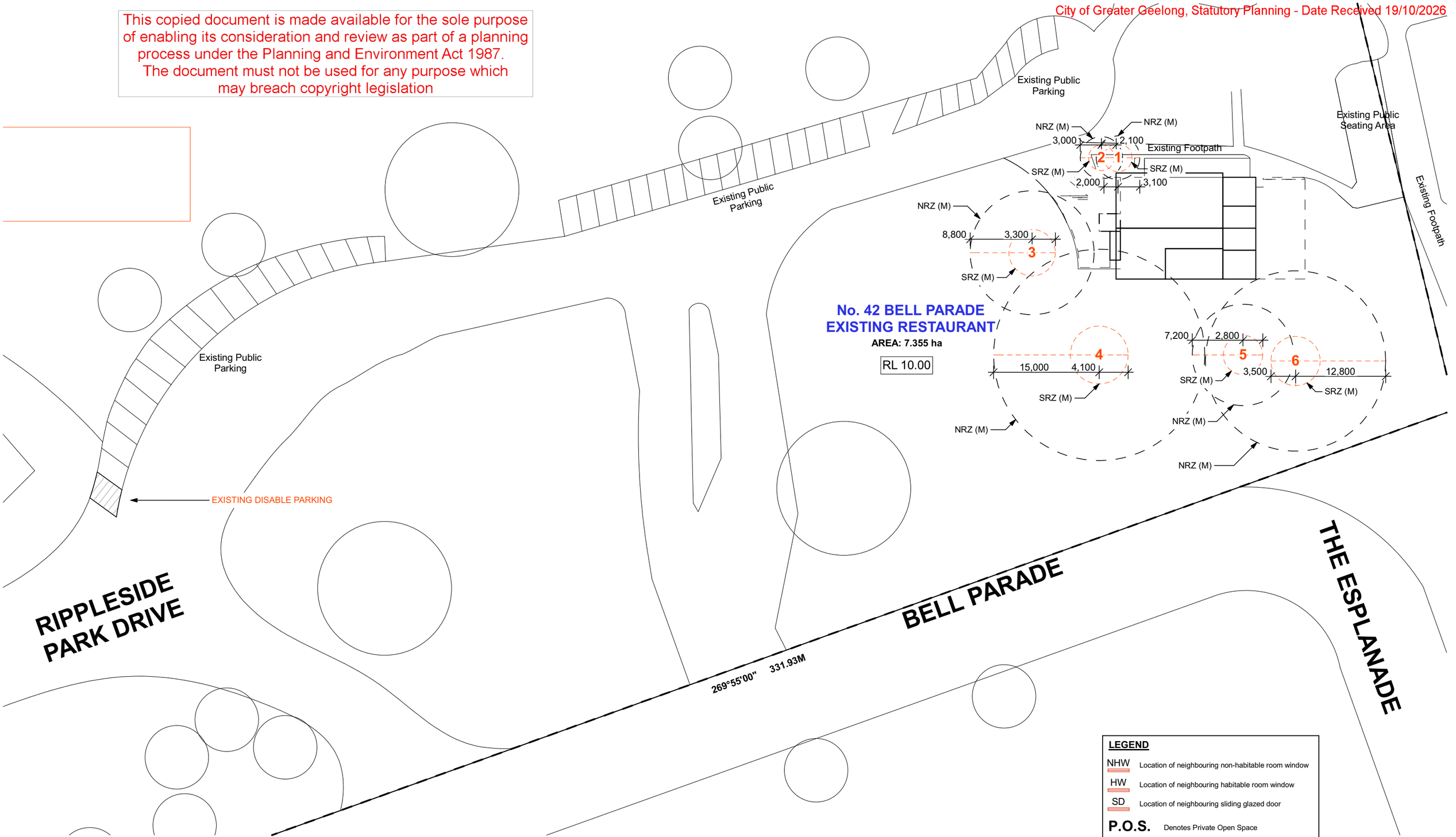
Project Name	**PROPOSED ALTERATIONS AND ADDITIONS**
Client Name	**RIPPLESIDE PARK RESTAURANT**
Site	**42 BELL PARADE RIPPLESIDE 3215**

Date:	25/06/2026	Drawn: ND	Checked: HD
Drawings:	**REV 4 WORKING DRAWINGS**	Plot Date:	21-Sep-26
Drawing Title:	**3D PERSPECTIVE VIEW**	Job No:	**1698**
Scale:	1 : 100 or as shown	Drawing No.:	**01.1**

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SITE PLAN

SCALE 1:200

LEGEND

NHW	Location of neighbouring non-habitable room window
HW	Location of neighbouring habitable room window
SD	Location of neighbouring sliding glazed door
P.O.S.	Denotes Private Open Space
S.P.O.S.	Denotes Secluded Private Open Space

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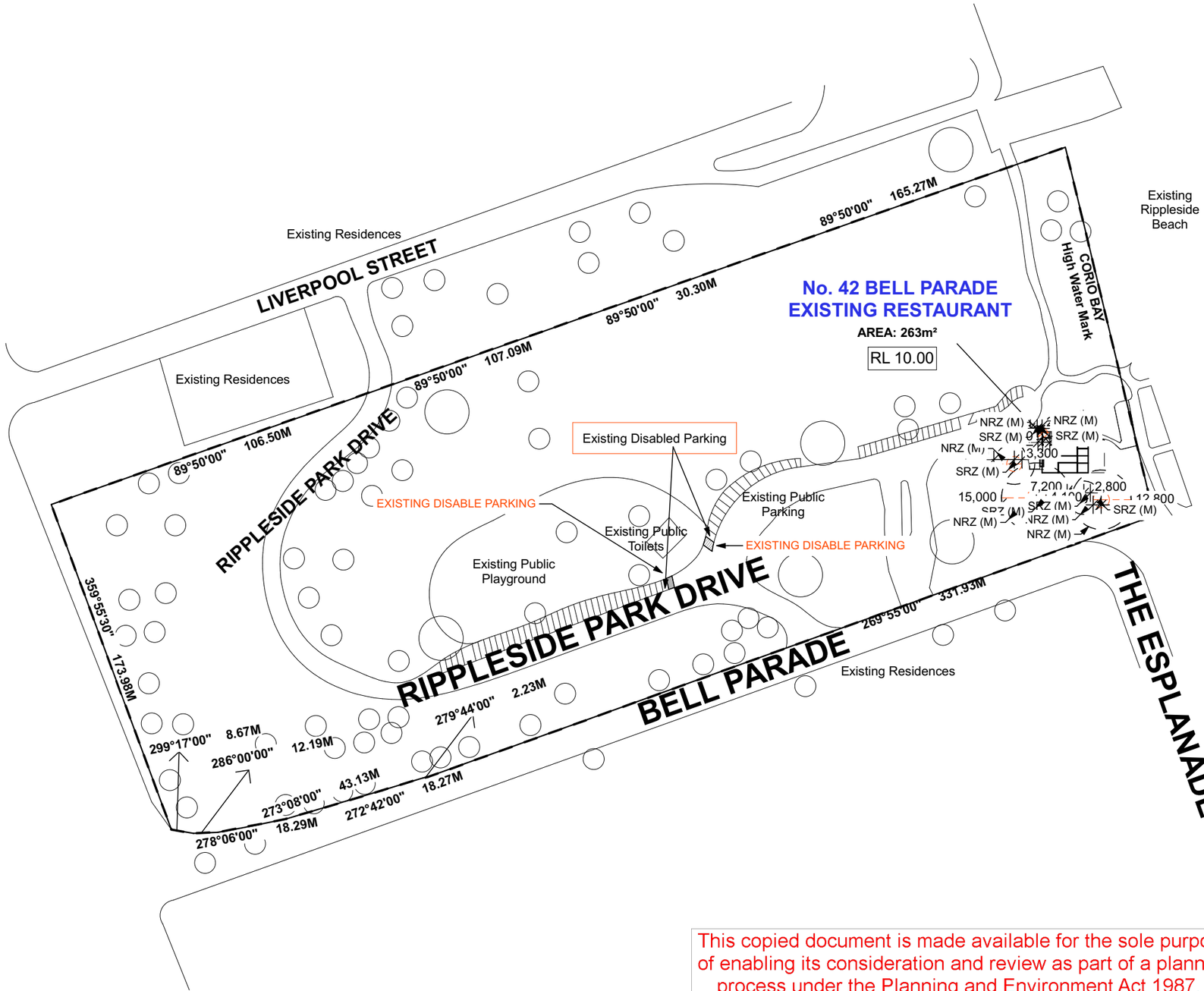
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Client Name	**RIPPLESIDE PARK RESTAURANT**
Site	**42 BELL PARADE RIPPLESIDE 3215**

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SITE PLAN

SCALE 1:2000

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Drawing Title:	**SITE PLAN**	Job No:	**1698**
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Note:
Tree's to be protected during construction

Existing Tree's

Existing Tree

Existing Vehicle Access

OUTSIDE EATING AREA
Area: 40.30 m²
RL: 10:00

RESTAURANT
RL: 10:00
Existing Floor Area: 277.97 m²

Utilities Area
Area: 46.32 m²
Area: 89.49 m²

TOILETS

BAR

COOL ROOM

STORE

KITCHEN

STORE

SITTING AREA

ER

SB

DW

D01 D02 D03

W01 W02 W03 W04 W05 W06 W07 W08 W09 W10 W11 W12 W13 W14

9.24 9.60 9.64 9.46 9.38 9.02 9.86 8.74 9.22 10.52 10.54

Existing Retaining Wall

Existing Retaining Wall

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EXISTING FLOOR PLAN

SCALE 1:100

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REVISIONS

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Client Name: **RIPPLESIDE PARK RESTAURANT**

Site: **42 BELL PARADE RIPPLESIDE 3215**

Date: 25/06/2026

Drawings: **REV 4 WORKING DRAWINGS**

Drawing Title: **EXISTING FLOOR PLAN**

Scale: 1 : 100 or as shown

Drawn: ND Checked: HD

Plot Date: 21-Sep-26

Job No: **1698**

Drawing No.: **01.4**

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LEGEND:

ER	Existing Rafter Above
SB	Existing Switch Board

Note:
Tree's to be protected during construction

Existing Tree's

OUTSIDE EATING AREA
Area: 40.30 m²
RL: 10:00

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RESTAURANT
RL: 10:00
Existing Floor Area: 277.97 m²

Existing Tree

Existing Vehicle Access

Utilities Area
Area: 46.32 m²
Area: 89.49 m²

Existing Retaining Wall

Existing Retaining Wall

TOILETS

SB

RL: 10:00

BAR

ER

COOL ROOM

STORE

KITCHEN

STORE

SITTING AREA

DW

DEMOLITION FLOOR PLAN

SCALE 1:100

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Drawing Title:	**DEMOLITION FLOOR PLAN**	Job No:	**1698**
Scale:	1 : 100 or as shown	Drawing No.:	**01.5**

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for discrete single-colour studs, or 60% for two-tone discrete studs).

achieve a minimum luminance c
surrounding floor surface (30% f
for discrete single-colour studs,
discrete studs).

LEGEND:

ER	Existing Rafter Above
SB	Existing Switch Board

Note:
Tree's to be protected during construction

Existing Tree's

DECK
RL: 10.00
3.77 m²

OUTSIDE EATING AREA
Area: 40.30 m²
RL: 10:00

D04 W01 W03 W19 W04 W05 W06

PATHWAY ACCESS
1:40 MAX. GRADIENT SURFACE MATERIAL.
1:33 MAX. GRADIENT FOR BITUMEN.

Gate Ag. dranaige Fence

UP Steps

UP 1,050

:14 grade ramp.
of step ramp to be
n width.

Proposed 1:10 grade
STEP RAMP Max. 190mm rise
Note width of step ramp to be 1m minimum width.

Existing Tree

Fence

RESTAURANT
RL: 10:00
Existing Floor Area: 277.97 m²

LANDING
W18 RL: 9.95

Area: 89.49 m²

Existing 1.3m x 5.97m
Roofed entrance covering

Decked ordering platform,
RL: 9.95

Staff
RL: 10.00
7.50 m²

All Gender WC's

DECK
RL: 9.50
Area: 89.49 m²

DECK
Area: 101.15 m²
RL: 10.00

New post to engineer's design & specifications

BAR

New post to engineer's design & specifications

Disability WC

SB

Gate RL: 10:00

Fence

Bin Area

Existing Retaining Wall

Existing Retaining Wall

ER

New Window

New Window

COOL ROOM

Kitchen exhaust canopy in accordance with NCC Part 16D12

KITCHEN

DW

SITTING AREA

450mm site cut,
batter at Max. 45° Pitch
away from deck

Proposed Retaining Wall

Cool Room Safety RequirementsInternal Light: Must be installed inside the walk-in unit with a switch indicator or illuminated internal label so occupants can see and locate the exit/controls.Warning Bell/Device: A mechanical push or twist-action bypass bell (such as the CRH Coolroom Warning Bell) featuring an internal key turn and drive bar through the insulated panel. It produces a minimum 90 dB audible chime externally to signal if someone is trapped.Compliance: Must meet the Building Code of Australia (BCA) and relevant AS/NZS standards for cold storage safety.

PROPOSED FLOOR PLAN

SCALE 1:100

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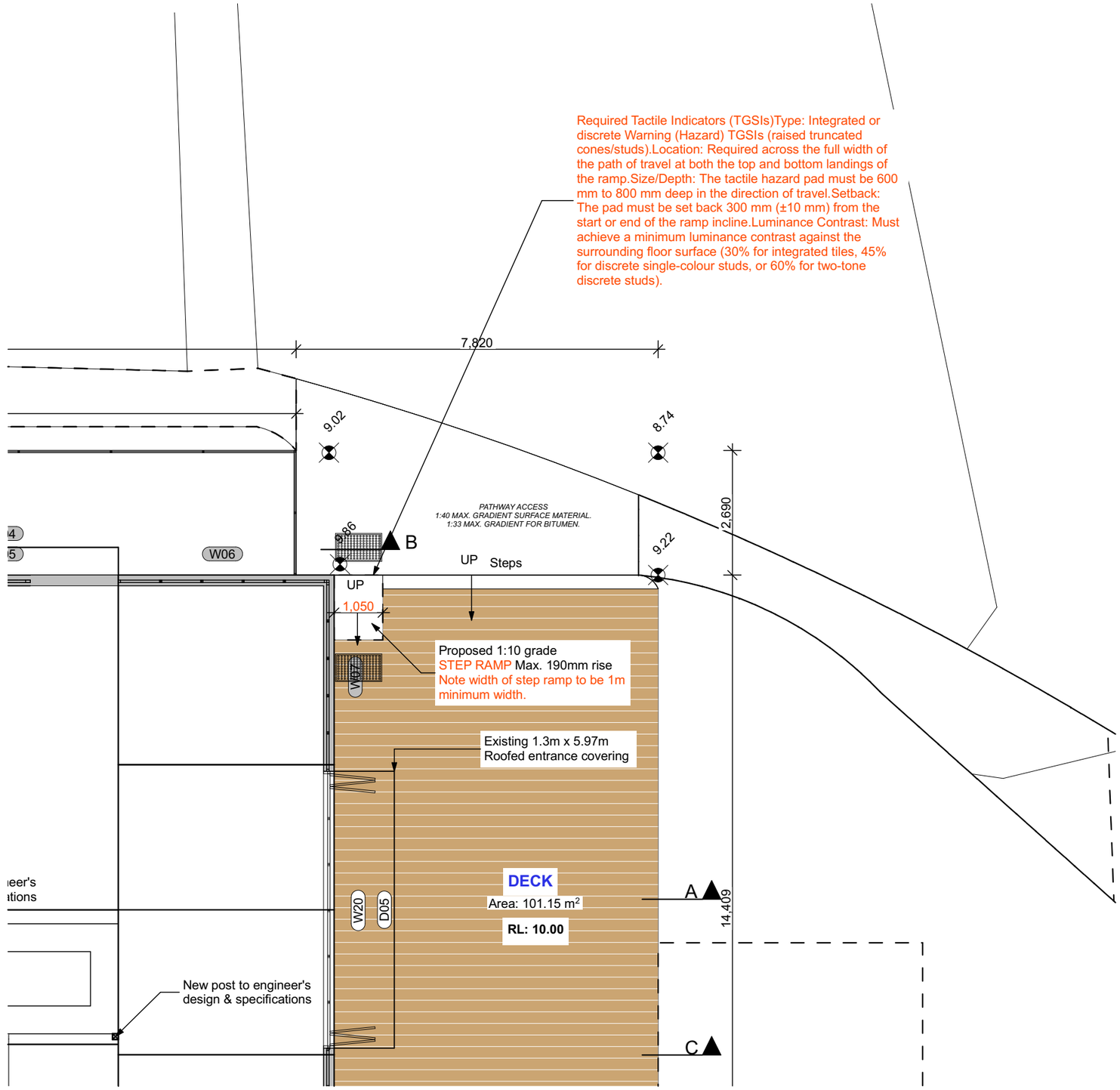
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PROPOSED FLOOR PLAN

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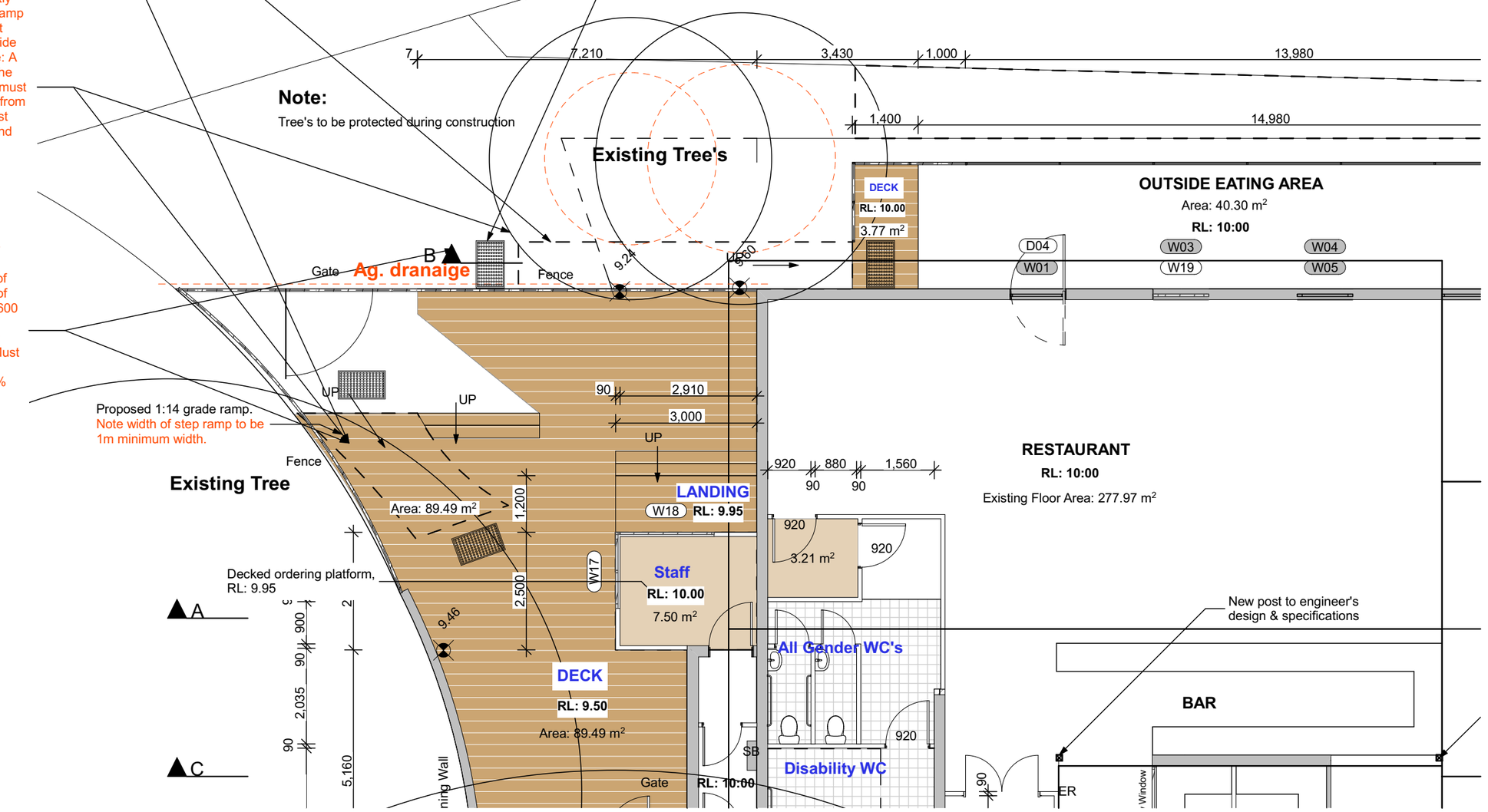
Key Details of AS 1428.1:2021Mandatory Mirrors: Changing wording from "if provided" to "shall be provided" in accessible sanitary facilities to guarantee user dignity.Strict Construction Tolerances: Formally acknowledges precise building tolerances of ±10 mm.Luminance Contrast: Mandates a minimum 30% luminance contrast between doorways, wall junctions, and critical fixtures for low-vision safety.Ramp & Handrail Clearances: Clarifies dimensions, requiring at least 50 mm of clear space between handrails and adjacent walls, with 1000 mm clear widths for straight ramps and 1500 mm for curved ramps.Circulation & Path Spaces: Updates continuous accessible path guidelines, turning spaces, and door control placements.

Key Handrail Requirements (AS 1428.1 Standards)Height: The top of the handrail must be positioned consistently between 865mm and 1,000mm vertically above the ramp floor level.Diameter / Size: The gripping surface must have a circular or elliptical cross-section with an outside diameter/width between 30mm and 50mm.Clearance: A minimum clear space of 50mm is required between the handrail and any adjacent wall or obstruction. There must be no interruptions or obstructions that block a hand from sliding freely along the rail.Extensions: Handrails must extend horizontally at least 300mm beyond the top and bottom of the ramp flight (with safety returns or terminations).Ramp Width: Commercial accessibility pathways require a clear width of at least 1,000mm between the inner faces of the handrails.

Required Tactile Indicators (TGSIs)Type: Integrated or discrete Warning (Hazard) TGSIs (raised truncated cones/studs).Location: Required across the full width of the path of travel at both the top and bottom landings of the ramp.Size/Depth: The tactile hazard pad must be 600 mm to 800 mm deep in the direction of travel.Setback: The pad must be set back 300 mm (±10 mm) from the start or end of the ramp incline.Luminance Contrast: Must achieve a minimum luminance contrast against the surrounding floor surface (30% for integrated tiles, 45% for discrete single-colour studs, or 60% for two-tone discrete studs).

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PROPOSED FLOOR PLAN

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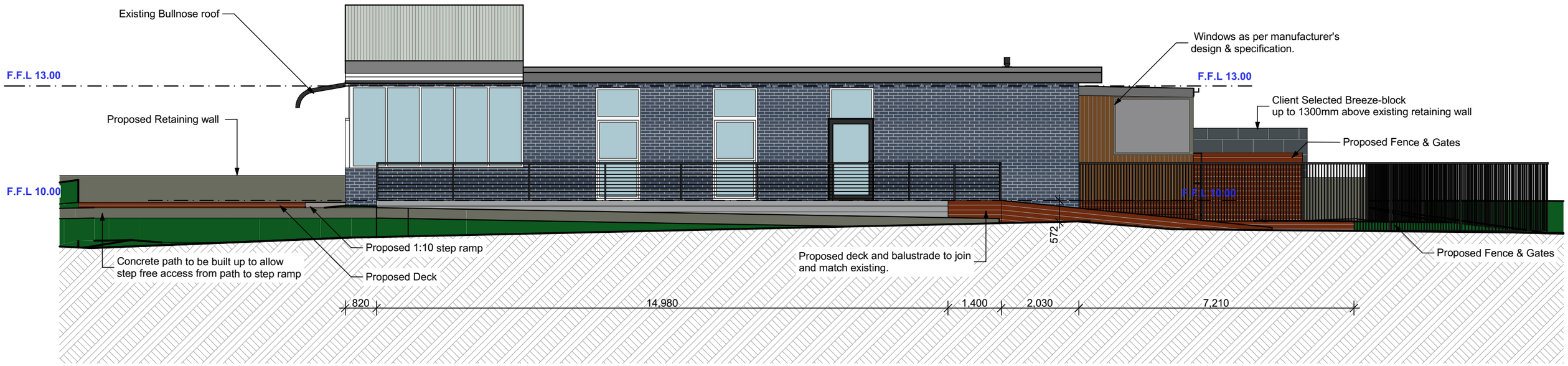
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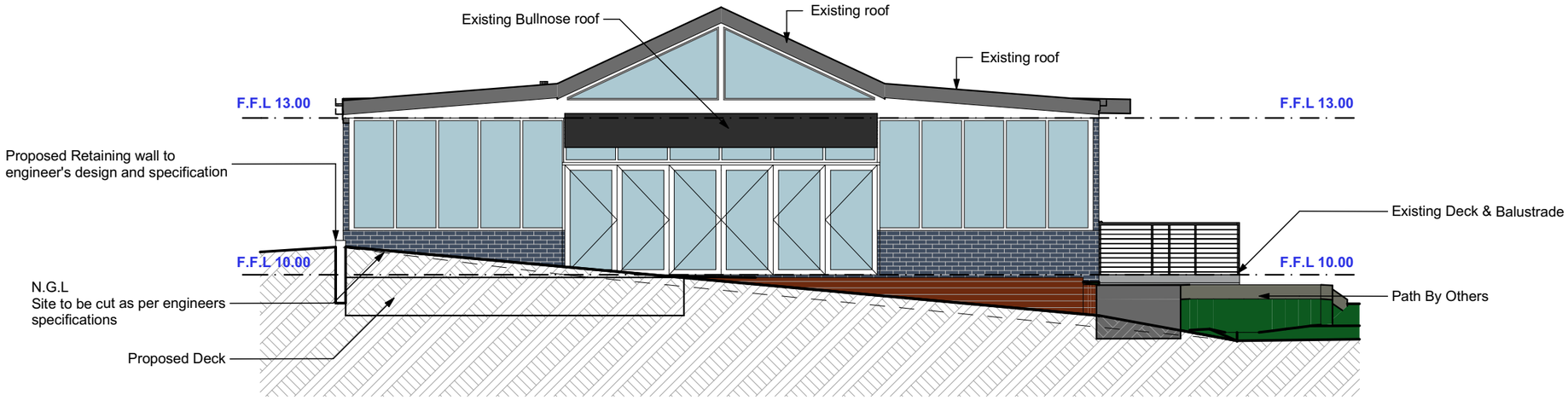
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NORTH ELEVATION

SCALE 1:100

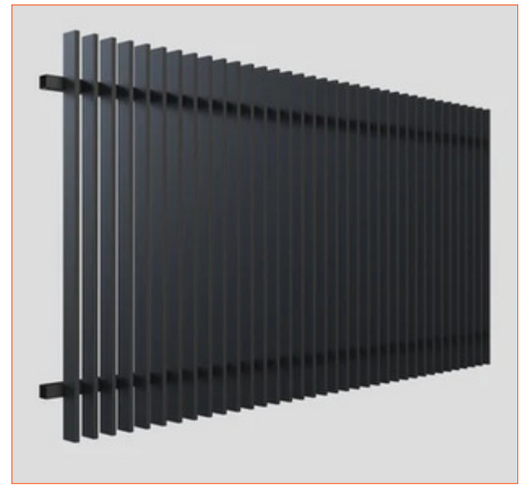


EAST ELEVATION

SCALE 1:100

FENCE EXAMPLE:

Aluminium Blade Fence Panel 2.2m Wide x 1.5m High - Black



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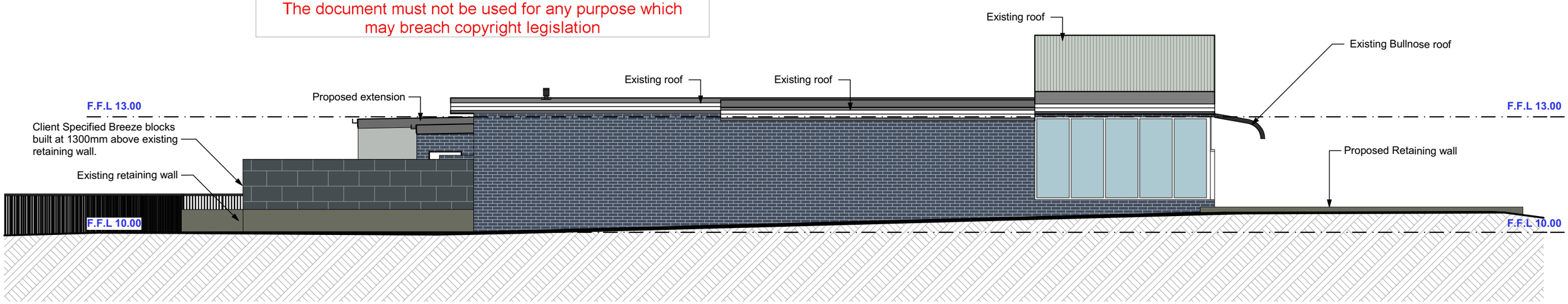
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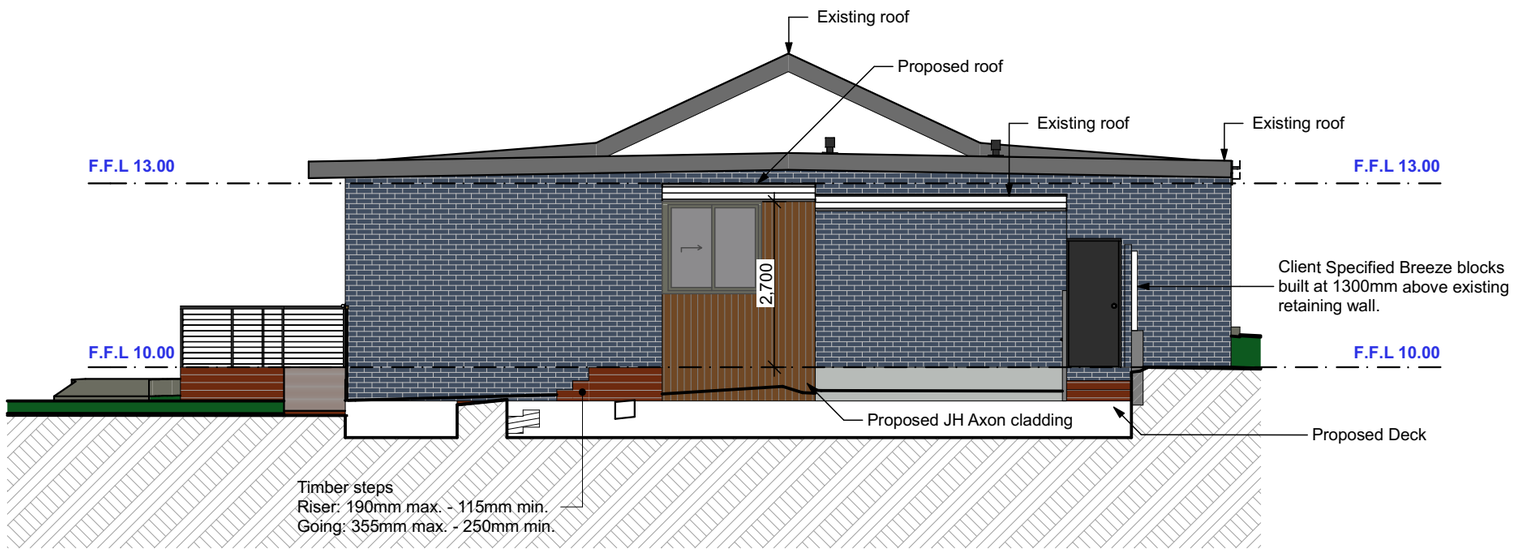
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SOUTH ELEVATION

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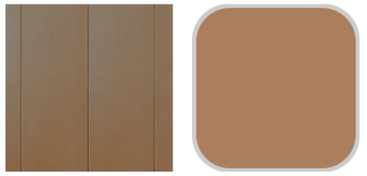


WEST ELEVATION

SCALE 1:100

MATERIAL LEGEND:

Proposed Cladding - JH Axon Cladding - Colour: Dulux Burnt Toffee



Proposed Roof Cladding - Klip-Lok Monument



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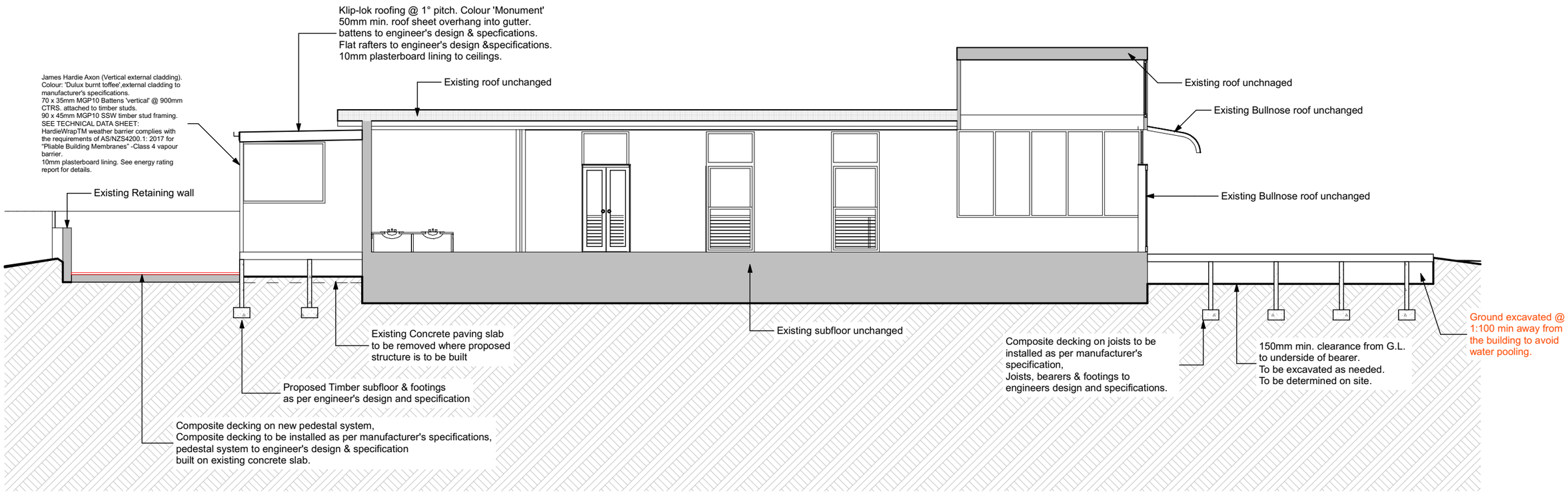
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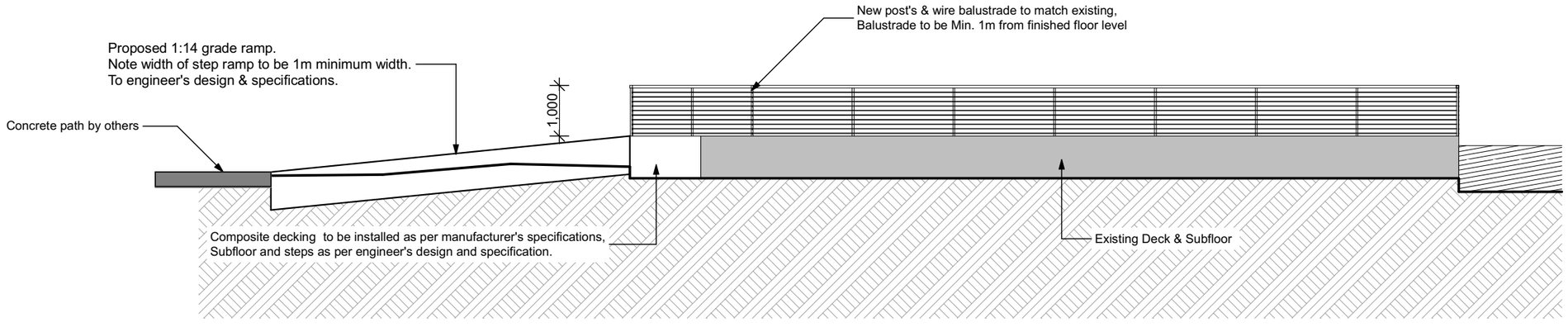
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SECTION B-B

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TIMBER FRAMING

- Standard timber roof and wall framing shall be provided in accordance with AS1684 (Residential Timber-Framed Construction) and all relevant supplements.
- Refer to structural engineer's design and specification for all timber framing, lintels and load-bearing members. All structural timberwork and associated connections shall comply with AS1720.
- Architectural drawings do not show all strutting beams/hanging beams/rafters/ceiling joists etc. Any additional members required shall comply with AS1720.
- All timber members shall be stress graded and marked in accordance with AS2858, AS1748 and AS1749.
- All KDRP and KDHW members shall be seasoned to not more than 15% moisture content.

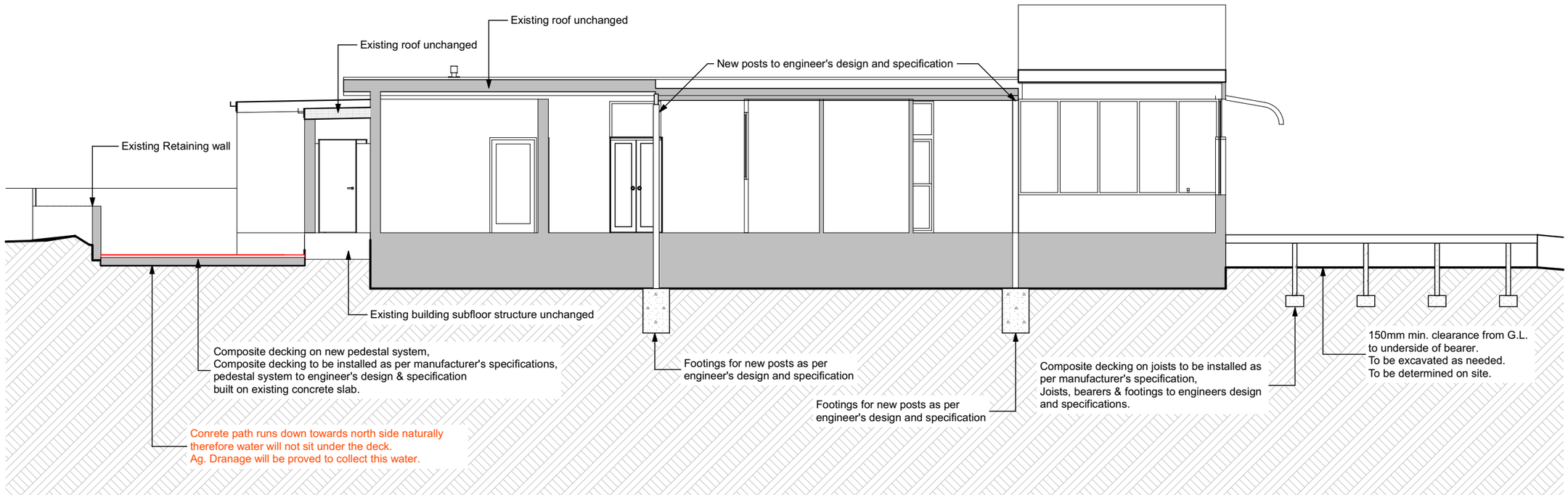
- All wall bracing in external walls shall be located within the cavity.
- Secondary in-wall framework (preferably in timber) shall be provided to all wall areas requiring wall mounted fixtures, including overhead joinery, wall mounted basins and vanity cabinets, toilet suites, shower screens, towel rails, shower shelves and adjustable shower heads and rails.

NOTE:
Construction detail to be used as a guide.
Final details to be determined by engineer & builder.
To be approved by Building Surveyor.
Verify all dimensions prior to odering or shop fabrication.
All works & materials are to comply with the BCA & Australian Standards.

ENGINEER NOTE:
All beam sizes & connections details to engineers specifications.
All beams shown & member sizes stated are to be confirmed by engineer.
These plans are to be read in conjunction with engineers plans.
Engineerrs plans supercede any areas of discrepency and where additional members are indicated that are not shown on these plans.
Refer to engineers plans, specifications and details for final sizes and connection details.
Refer to engineers plans, specifications and details for footings design member sizes & layout.
Refer to engineers plans, specifications and details for slab design.
Refer to engineers plans, specifications and details for retaining wall design & details.

ENERGY RATING NOTES :
- Allow to install solar panels for hot water system, or nominated;
- Weather seal all external doors;
- All ceiling mounted exhaust fans to be sealed;
- Draft seal all building gaps & cracks;
- SEE NatHERS COMPLIANCE THERMAL PERFORMANCE CERTIFICATE FOR RATING DETAILS;

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SECTION C-C

SCALE 1:100

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REVISIONS

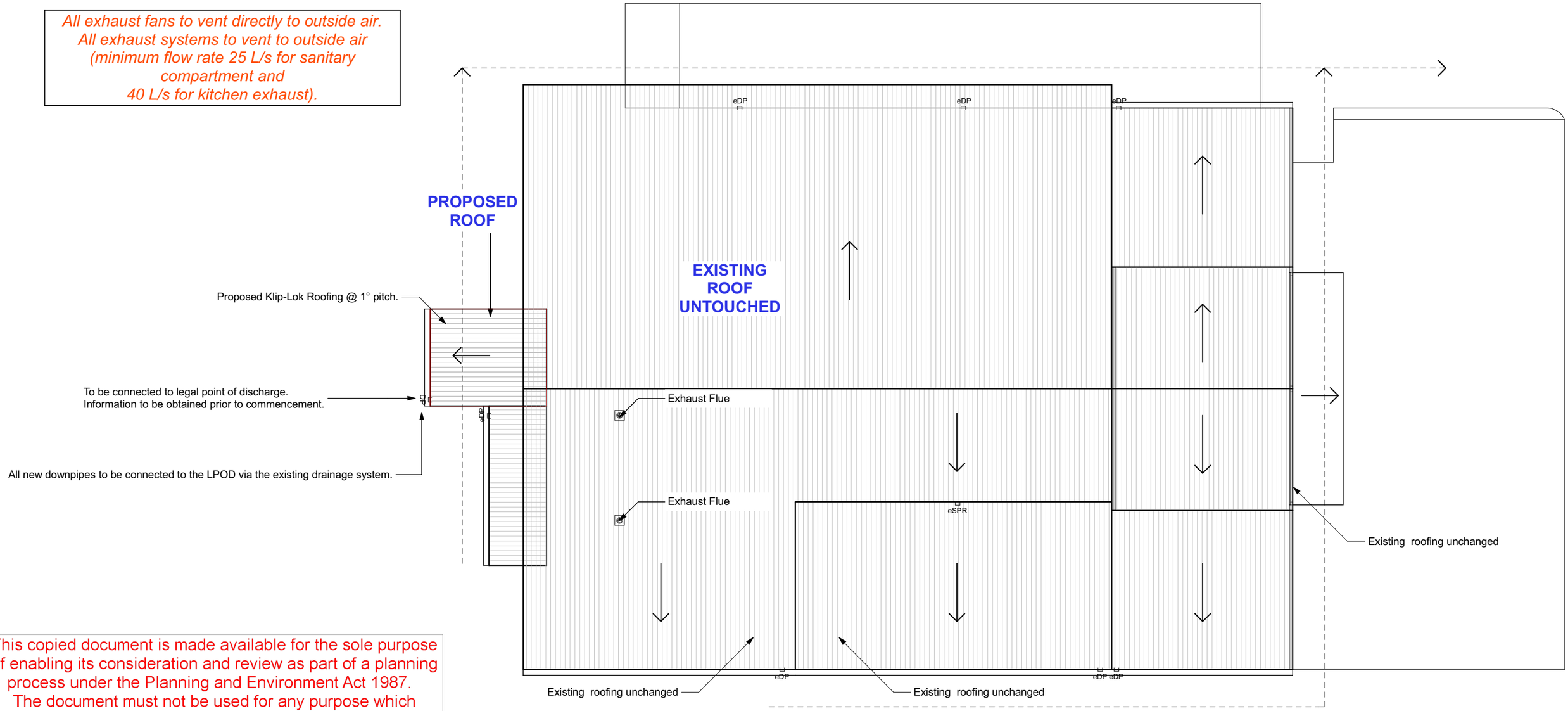
Project Name	**PROPOSED ALTERATIONS AND ADDITIONS**
Client Name	**RIPPLESIDE PARK RESTAURANT**
Site	**42 BELL PARADE RIPPLESIDE 3215**

Date:	25/06/2026	Drawn: ND	Checked: HD
Drawings:	**REV 4 WORKING DRAWINGS**	Plot Date:	21-Sep-26
Drawing Title:	**SECTION**	Job No:	**1698**
Scale:	1 : 100 or as shown	Drawing No.:	**01.12**

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All exhaust fans to vent directly to outside air.
All exhaust systems to vent to outside air
(minimum flow rate 25 L/s for sanitary compartment and
40 L/s for kitchen exhaust).



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ROOF PLAN

SCALE 1:100

LEGEND

DP — Denotes proposed downpipe location
eDP — Denotes existing downpipe location
eSPR — Denotes existing downpipe & spreader location
RH — Denotes rainhead & downpipe location

New downpipes to connect to existing stormwater. Location to be determined on site. Downpipe locations to be at 12m (max) intervals and no more than 1.2m from a valley
To comply with standard AS3500-2021.

NOTE:

Gutters and downpipes layout is indicative only and should be installed at the plumbers discretion in accordance with AS3500.3.2021.
All new downpipes to be connected to the Legal Point Of Discharge via the existing drainage system.

NOTE:
Construction & Discharge 90 DIA. P.V.C. storm water drain to legal point of discharge as directed by relevant authority. MIN. fall 1:100 provide inspection openings at 9000 MAX. CTRS. or at every change of direction. DP denotes 100 x50 downpipes at 12000 MAX. CTR. dps denotes 100x50 downpipes with spreader. Provide 100 DIAM. sewer-grade S.W. drain under slab and driveway.
Clay plugs and Drainage articulation to be provided by drainer in accordance with AS2870 inclusive of slope away from all foundations at 50mm over 1000mm from dwelling.

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REVISIONS

Project Name: **PROPOSED ALTERATIONS AND ADDITIONS**
Client Name: **RIPPLESIDE PARK RESTAURANT**
Site: **42 BELL PARADE RIPPLESIDE 3215**

Date: 25/06/2026
Drawings: **REV 4 WORKING DRAWINGS**
Drawing Title: **ROOF PLAN**
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Job No: **1698**
Drawing No.: **01.13**

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Doors and Windows

ID	Type	Renovation Status	Size (W x H)	Frame	Glazing	Head height	3D Front View	Glazing Req.
D01	French Doors	To Be Demolished	1,150x2,100	Timber	Single	2,100		
D02	French Doors	To Be Demolished	2,225x2,150	Timber	Single	2,150		
D03	Solid Door	Existing	820x2,100	Timber	None	2,100		
D04	French Doors	New	1,150x2,150	Timber	Single	2,150		
D05	Bi-Fold Door	New	5,975x2,150	Aluminium	Double	2,150		
W01		Existing	1,150x870	Timber	Single	2,950		
W02		To Be Demolished	1,150x2,150	Timber	Single	2,150		
W03		Existing	1,175x800	Timber	Single	2,950		
W04		Existing	1,175x800	Timber	Single	2,950		
W05		Existing	1,175x2,150	Timber	Single	2,150		
W06		Existing	4,505x2,150	Timber	Single	3,000		
W07		Existing	4,080x2,150	Timber	Single	3,000		
W08		To Be Demolished	1,860x870	Timber	Single	3,000		

Doors and Windows

ID	Type	Renovation Status	Size (W x H)	Frame	Glazing	Head height	3D Front View	Glazing Req.
W09		To Be Demolished	1,860x2,150	Timber	Single	2,150		
W10		To Be Demolished	2,255x870	Timber	Single	3,000		
W11		To Be Demolished	1,860x870	Timber	Single	3,000		
W12		To Be Demolished	1,860x2,150	Timber	Single	2,150		
W13		Existing	4,080x2,150	Timber	Single	3,000		
W14		Existing	4,505x2,150	Timber	Single	3,000		
W15		Existing	2,988x1,516	Timber	Single	1,814		
W16		Existing	2,988x1,516	Timber	Single	1,814		
W17	Sliding Window	New	1,571x1,500	Aluminium	Double	2,700		
W18	Gas Strut Window	New	2,040x1,500	Aluminium	Double	2,700		
W19	Double hung window	New	1,175x2,150	Aluminium	Double	2,150		
W20		New	6,000x850	Aluminium	Double	3,000		

Visual indicators to full height glazing where required and any glazing capable of being mistaken for a doorway in accordance with AS1428.1 Part 6.6

The thermal assessment is complete.

In Summary:

R2.0 insulation under proposed floor
R2.5 insulation in proposed walls
R3.0 in proposed roof
Timber double glazing (U3.0) to new windows

Existing floors, walls, roof & windows are exempt.

Safety glass to be used in the following cases:
a) All rooms - within 500mm vertical of the floor.
b) Bathrooms - within 200mm vertical of the bath base.
c) Laundry - within 1200mm vertical of the floor and/ or within 300mm horizontal from doors.
d) Doorway - within 300mm horizontal from all doors.
e) Shower screens shall be A safety glass.

NOTE:
Provide 125mm restriction to all opening windows in bedrooms where the difference between floor level of the bedroom and the outside finished surface level is greater than 2.0m. In accordance with the BCA. Window and door frame sizes and manufacturers beam sizes are nominal and may vary with approved suppliers.
All works & materials are to comply with the BCA & Australian Standards AS1288 & AS2047 .
Provide Grade A safety glazing to AS 1288 P.1 or obscured glazing to AS 1288 P.1.
All glazing to be carried out in accordance with AS 1288. All glass sliding doors shall be provided with clear safety markings.
All framed glazing where the lowest sight line of the glazing panel is less than 500mm from the highest abutting finished floor level shall be Grade A safety glazing in accordance with AS 1288-2021;

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REVISIONS

Project Name **PROPOSED ALTERATIONS AND ADDITIONS**

Client Name **RIPPLESIDE PARK RESTAURANT**

Site **42 BELL PARADE RIPPLESIDE 3215**

Date: 25/06/2026

Drawings: **REV 4 WORKING DRAWINGS**

Drawing Title: **DOOR & WINDOW SCHEDULE**

Scale: 1 : 100 or as shown

Drawn: ND Checked: HD

Plot Date: 21-Sep-26

Job No: **1698**

Drawing No.: **01.14**

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Section J **NCC 2022** Energy Efficiency Deemed To Satisfy Assessment

For of use to a Professional Store:
(Class 6 – Restaurant)

Address:

42 Bell Parade, Ripplside VIC 3215

Client:

Rippleside Park Restaurant

Plans By: Geelong Drafting & Design
Plans No. 1698
Date: 27/07/2026

Ref: PRE3674

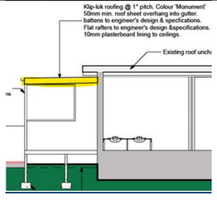
Date: 1/09/2026

J4D4 Roof and ceiling construction

Each part of an external Roof that is part of the envelope in a conditioned space **Class 5** building must comply with **J4D4(b) in Climate Zone 6** of NCC

Proposed Roof

Requirements	NCC Required	Proposed structure	R Values	Total R-value of proposed structure	Compliance
(e) Metal Roof Less Than 5°	R3.2	• Outdoor air film • Metal cladding • Plasterboard • Indoor air film • Added R3.0 insulation / bulk	• 0.04 • 0.00 • 0.06 • 0.11 • 3.00	R3.21	✓



Summary

- R3.0 Bulk Insulation
- No Thermal Break Strip Required

- **In climate zones 1, 2, 3, 4, 5, 6 and 7, the solar absorptance of the upper surface of a roof must be not more than 0.45.**

J4D5 Roof lights

Roof lights must have—

a. total area of not more than 5% of the floor area of the room or space served; and
b. transparent and translucent elements, including any imperforate ceiling diffuser, with a combined performance of—
   I. for Total system SHGC, in accordance with Table J4D5; and
   II. for Total system **U-Value, not more than U3.9.**

U-value and SHGC of proposed skylight/s must meet the minimum requirements, as detailed below and comply with **Table J4D5** of NCC.

Roof lights Shaft Index*	constant	Total area of roof lights up to 3.5% of the floor area of the room or space	Total area of roof lights more than 3.5% & up to 5% of the floor area of the room or space
Less than 1.0	SHGC	Not more than 0.45	Not more than 0.29
1.0 to 2.5	SHGC	Not more than 0.51	Not more than 0.33
Less than 2.5	SHGC	Not more than 0.76	Not more than 0.49

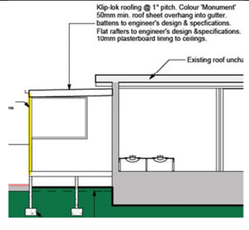
Summary
None Proposed

J4D6 Walls

Each part of an external wall that is part of the envelope in a conditioned space **Class 6** building must comply with **J4D6(4)(a)** or **Table J1.5a** of BCA

Proposed Walls

Proposed Walls	NCC Required	Proposed Structure	R-Values	Total R-value of proposed structure	Compliance
James Hardie	2.8	• Outdoor Film • FC • Reflective Foil • Added R2.5 Bulk Insulation • Plasterboard • Indoor air film	• 0.04 • 0.09 • 0.02 • **R2.5** • 0.06 • 0.12	R2.83	✓



Summary

- R2.5 Bulk Insulation
- No Thermal Break Strip Required

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J4D6 Glazing

J2.4 – The glazing in each storey including mezzanine must be assessed separately and glazing in the external fabric facing each orientation.

J2.5 – Where shading is required to comply with J2.4 it must be provided with external permanent projection such as a veranda, canopy, eave etc, or by an external shading device such as shutter, blind, screen etc, which restricts at least 80% of summer solar radiation and if adjustable is operated automatically in response to the level of solar radiation.
The proposed development must comply with glazing requirements as specified in **NCC Vol. 1, 2022.** In this instance the glazing calculator spreadsheet developed by ABCB has been used and all results are attached.

Summary of results:

Window Glazing Requirements	Window Type	Total U Value	Glass SHGC
Façade Glazing	Timber	3.1	0.40

New windows must achieve max U-Value (Glass + Frame) of and SHGC.

Please Note: Any glazing system which has a U Value equal to or less than what is specified in the Glazing calculator report is acceptable. SHGC Value can be within 10%.

Attached Façade Calculator with glazing report showing compliance –

J5 Building Sealing

This Part contains Deemed-to-Satisfy Provisions for compliance with Part J1. It sets out provisions for the sealing of a building's glazing, doors, exhaust fans and the like in order to increase thermal comfort for occupants and reduce the energy consumption of any installed air-conditioning systems.

Requirements	Class 6 with a conditioned space
J5D3 Chimneys & Flues	Chimney or flue of an open solid fuel burning appliance must have a damper or flap that can be closed to seal it. **None Proposed**
J5D4 Roof Lights	Roof lights in a conditioned space / habitable room must be sealed and constructed with: • An imperforate ceiling diffuser or the like, or • A weatherproof seal if it is a roof window, or • A shutter system **None Proposed**
J5D5 Windows & Doors	Windows and glazed doors to comply with AS 2047
	A seal (foam, rubber strip, fibrous seal or the like) to be provided to each edge of external doors.
J5D6 Exhaust fans	Self closing dampers to be used in conditioned spaces / habitable room.
J5D7 Construction of roof walls and floors	Construction of all habitable rooms to be enclosed by internal lining systems that are close fitting at ceiling, wall and floor junctions, or sealed by caulking, skirting, architraves, cornices or the like
J5D8 Evaporative coolers	Must be fitted with a self closing damper or the like when serving a heated space, habitable room or a public area of a building.

J6 Air -conditioning and ventilation

J5.2
The air conditioning system requires certification by a Mechanical Engineer, where the size of the system is greater than 65kWr. For smaller systems or split systems, the motor efficiency performance is controlled under the Australian Governments Minimum Energy performance scheme (MEPS).

A mechanical ventilation system will require certification by a Mechanical Engineer if required.
General provisions include:
An air conditioned unit or system must be capable of
A) being inactive when…part of the building served is not occupied: and
B) where the unit or system has motorised outside air and return dampers, close the damper when the air conditioning unit or system is inactivated.
Have any supply and return ductwork insulated and sealed in accordance with Specification J5.2 **(see appendix A**: and when serving……area with different heating and cooling needs _
A) thermostatically control the temperature of each zone or area: and
B) not control the temperature by mixing actively heated air and actively cooled air: and
C) limit reheating to not more than 7.5K rise in temperature at the supply air rate for the space served…..

The thermal assessment is complete.

In Summary:

R2.0 insulation under proposed floor
R2.5 insulation in proposed walls
R3.0 in proposed roof
Timber double glazing (U3.0) to new windows

Existing floors, walls, roof & windows are exempt.

J7 Hot water supply
A hot water supply system for food preparation and sanitary purposes must be designed and installed
in accordance with section 8 of AS/NZS 3500.4.

SECTION J - NOTES

SCALE: NTS

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REVISIONS

Project Name	**PROPOSED ALTERATIONS AND ADDITIONS**
Client Name	**RIPPLESIDE PARK RESTAURANT**
Site	**42 BELL PARADE RIPPLESIDE 3215**

Date:	25/06/2026	Drawn: ND Checked: HD	
Drawings:	**REV 4 WORKING DRAWINGS**	Plot Date: 21-Sep-26	
Drawing Title:	**ENERGY RATING NOTES**	Job No: **1698**	
Scale:	1 : 100 or as shown	Drawing No.: **01.15**	

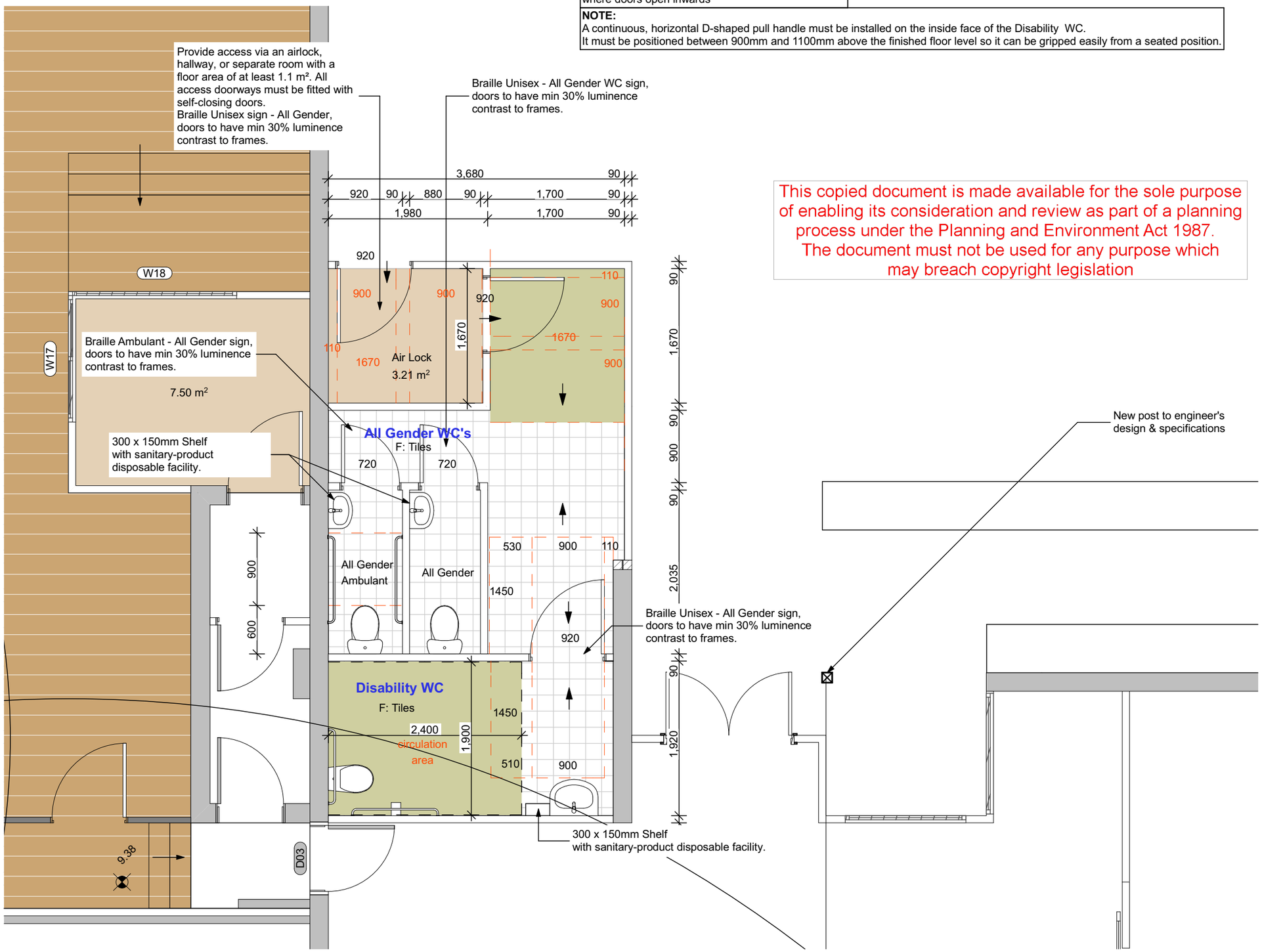
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NOTE:
Lift off hinges to be provided to all WC compartments where doors open inwards

NOTE:
A continuous, horizontal D-shaped pull handle must be installed on the inside face of the Disability WC.
It must be positioned between 900mm and 1100mm above the finished floor level so it can be gripped easily from a seated position.

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CIRCULATION PLAN

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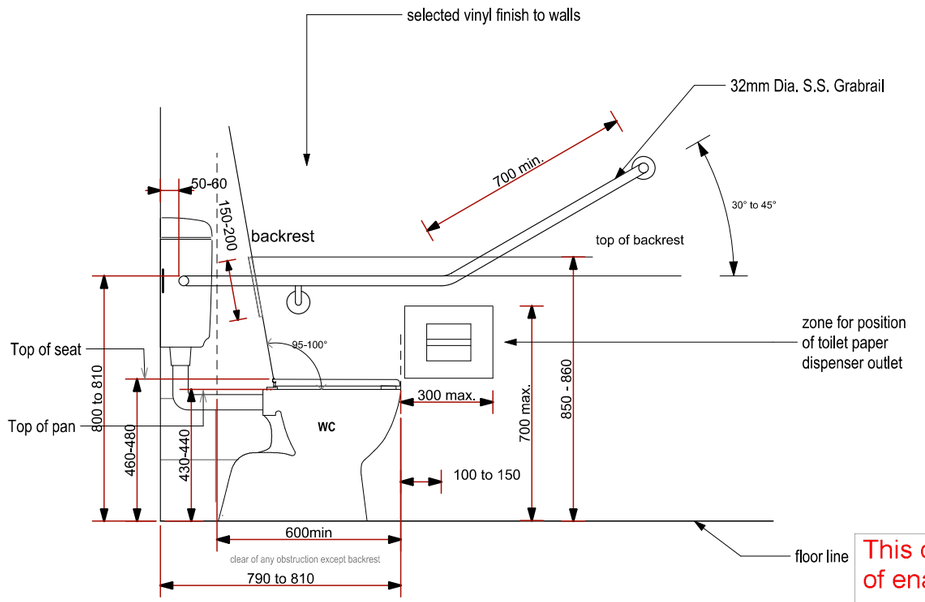
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Site	**42 BELL PARADE RIPPLESIDE 3215**

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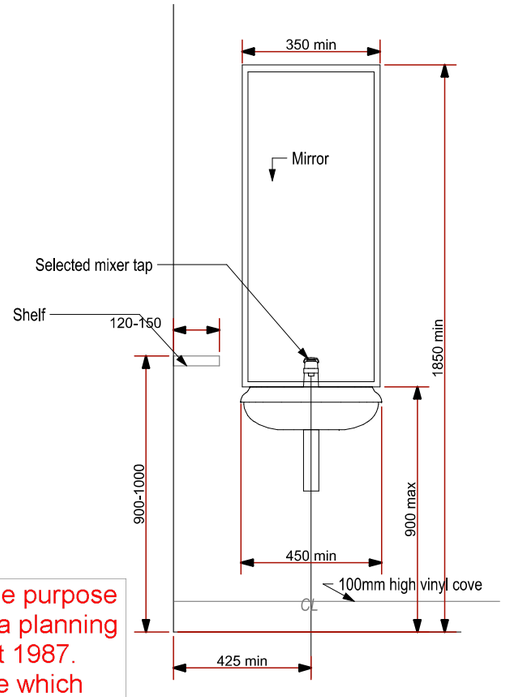
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DISABLED TOILET ELEVATION

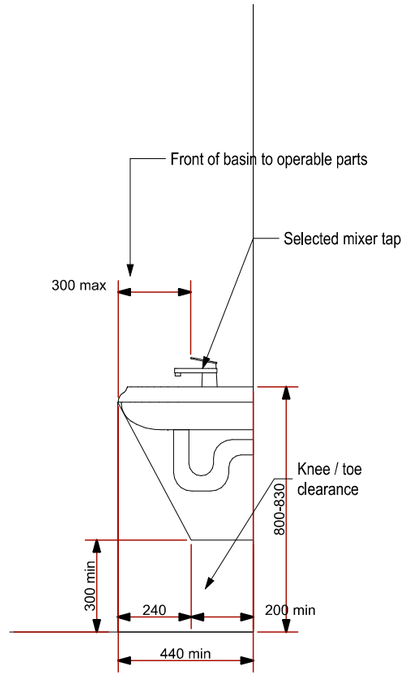
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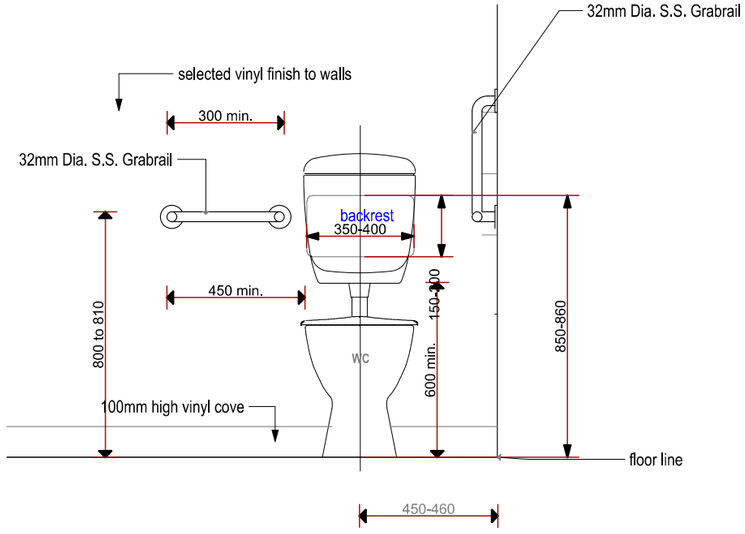
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DISABLED HANDBASIN ELEVATION

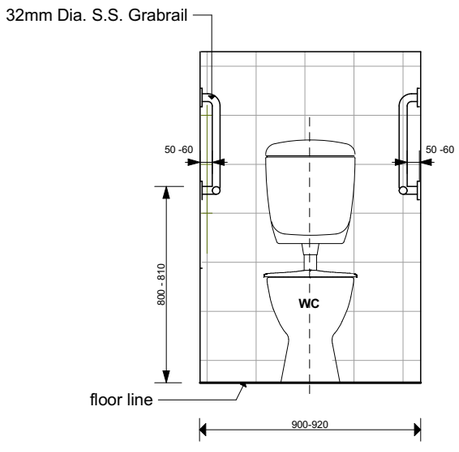
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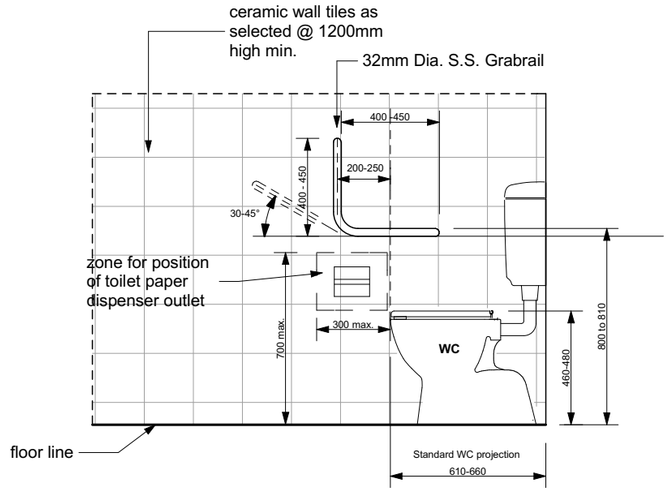
DISABLED TOILET ELEVATION

SCALE 1:25



AMBULANT TOILET ELEVATION

SCALE 1:25



AMBULANT TOILET ELEVATION

SCALE 1:25

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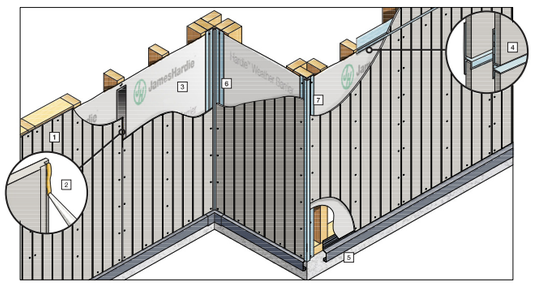
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Client Name	**RIPPLESIDE PARK RESTAURANT**
Site	**42 BELL PARADE RIPPLESIDE 3215**

Date:	25/06/2026	Drawn: ND	Checked: HD
Drawings:	**REV 4 WORKING DRAWINGS**	Plot Date:	21-Sep-26
Drawing Title:	**BATHROOM DETAILS**	Job No:	**1698**
Scale:	1 : 100 or as shown	Drawing No.:	**01.17**

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4 Products and Accessory Details



COMPONENTS

1 Axon™ Cladding Range (9mm thick)

	Product Code	Length (mm)	Width (mm)	Weight per Sheet (kg)	Pack Size
Axon™ Cladding 133 Smooth Pre-primed with vertical grooves. There is a shiplap edge joint along the two long edges and square edges along the short edges. The grooves are nominally 2mm deep and 10mm wide. Sheet weights approximately 13kg/m2 in wet/dry mm.	4038331	2450	1200	38	30
	4038332	2750	1200	43	30
	4038333	3000	1200	47	30
Axon™ Cladding 133 Grained Grooves at 133mm centres	4045972	3600	1200	56	30
	4045512	3000	1200	47	30
Axon™ Cladding 400 Smooth Grooves at 400mm centres	4044417	2450	1200	38	30
	4044418	2750	1200	43	30
	4044419	3000	1200	47	30

2 Hardie™ Joint Sealant

General purpose gunfast rated exterior grade joint sealant.
Pack Size: 310mL
Product Code: 3695340 300ml Cartridge
Product Code: 3695672 600ml Sausage
Coverage: 2.6 l/m 190ml (6mm dia bead)

3 Hardie™ Wrap™ Weather Barrier

Water barrier and vapour permeable membrane.
Unit size: 0.75 x 30m, Pack Size: 1 Each, Product Code: 5009664
Coverage: 22.5m2 per roll

3 RAB™ Board

Airtight, weatherproof, vapour permeable and non-combustible rigid 6mm fibre-cement sheathing, 40 per stack
1200 x 2450mm Prod Code: 403680
1200 x 3750mm Prod Code: 405121
1200 x 3000mm Prod Code: 402801

Horizontal Flashing Options

4 Hardie™ 9mm Aluminium Recessed Horizontal Joiner

NEW

A recessed horizontal joiner that creates a 5mm horizontal shadow line, Product Code: 3981190
Connector Product Code: 3961181
Coverage: Length of horizontal joint / 3000mm

4 Hardie™ Horizontal H Flashing

Aluminium extrusion used along horizontal control joints, Product Codes
H flashing 3000mm (Grey): 3695213
H flashing joiner (150mm): 3695214
Coverage: Length of horizontal joint / 3000mm

Alternative Corner Options

5 Hardie™ Edge Trim

Powder coated aluminium reinforcement stop edge solution, Product Codes:
Hardie™ Edge Trim (Muscat): 3695811
Raw Trim Joiner (150pce): 3695812
Internal Corner (White): 3695813
External Corner (White): 3695814

6 Hardie™ 9mm Internal Corner

Aluminium extrusion to be used in internal corners.
3000mm long, Pack Size 5
Product Code: 3006120
Coverage: Height of wall x no. of internal corners / 3000mm

7 Hardie™ 9mm External Square Corner

Aluminium extrusion to be used in external corners.
3000mm long, Pack Size 5
Product Code: 3006100
Coverage: Height of wall x no. of external corners / 3000mm

Hardie™ Corner Flashing

A corner flashing, manufactured using COLORBOND® steel, used behind cladding in internal and external corners, 75 x 75mm, 3000mm long, Pack Size 5, Product Code: 3695844
Coverage: Height of clad wall x no. of corners / 3000mm

Hardie™ Axent™ Trim

Factory sealed material composite trim used for trim corners and as decorative trim around the windows and doors. The front face of the trims are chamfered to improve their aesthetic appeal.
For internal corners: 45 X 18mm 3000mm long, Product Code: 4635361
For external corners: 45 X 19mm 3000mm long, Product Code: 4635360

8 Construction Details - Cavity Fix

JUNCTION DETAILS

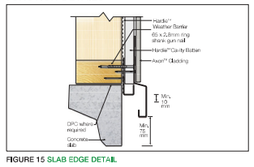


FIGURE 15 SLAB EDGE DETAIL

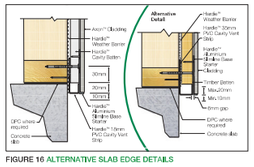


FIGURE 16 ALTERNATIVE SLAB EDGE DETAILS

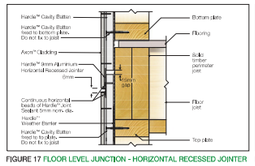


FIGURE 17 FLOOR LEVEL JUNCTION - HORIZONTAL RECESSED JOINTER

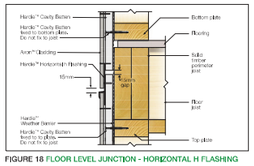


FIGURE 18 FLOOR LEVEL JUNCTION - HORIZONTAL H FLASHING

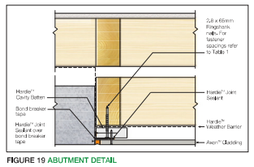


FIGURE 19 ABUTMENT DETAIL

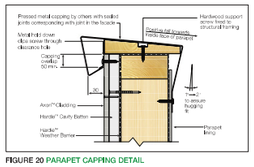


FIGURE 20 PARAPET CAPPING DETAIL

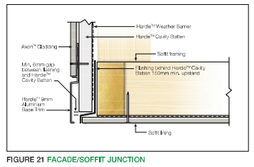


FIGURE 21 FACADE/SOFFIT JUNCTION

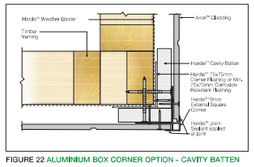
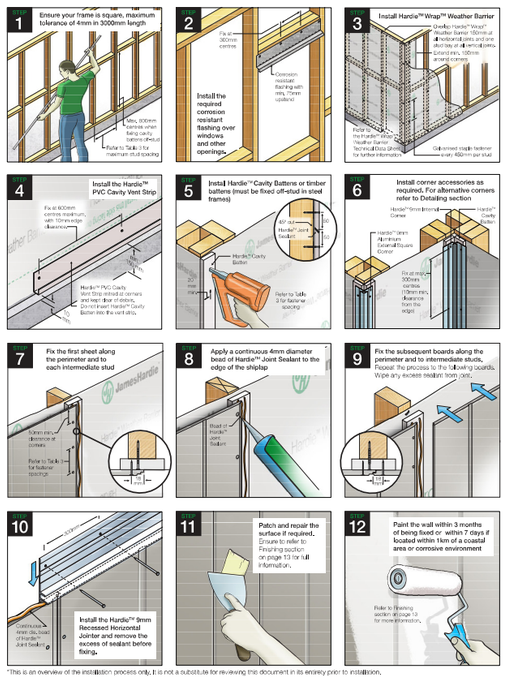


FIGURE 22 ALUMINIUM BOX CORNER OPTION - CAVITY BATTEN

6 Cladding Installation Process* - Cavity Fix



*This is an overview of the installation process only. It is not a substitute for reviewing this document in its entirety prior to installation.

7 Construction Details - Direct Fix

JUNCTION DETAILS

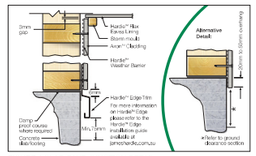


FIGURE 1 SLAB/EAVE JUNCTION DETAIL

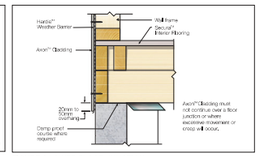


FIGURE 2 LOWER FLOOR JUNCTION

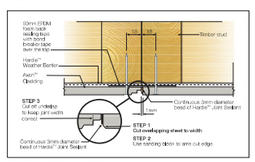


FIGURE 3 VERTICAL BUTT JOINT

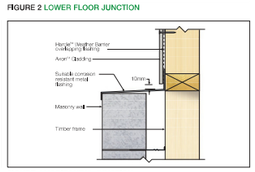


FIGURE 4 HORIZONTAL JUNCTION

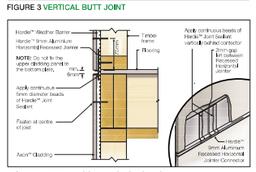


FIGURE 5 UPPER FLOOR JUNCTION OPTION 1

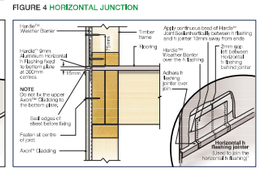


FIGURE 6 UPPER FLOOR JUNCTION OPTION 2

NOTE: Join the Hardie™ 9mm Aluminium Horizontal h flashings on intermediate studs and not off stud or behind sheet joins.

EXTERNAL CORNER DETAILS

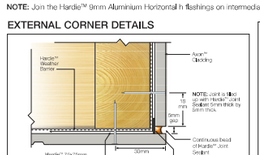


FIGURE 7 SEALANT FILL OPTION

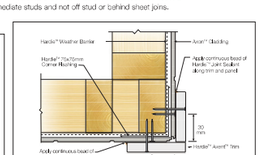


FIGURE 8 TRIM CORNER OPTION

INTERNAL CORNER DETAILS

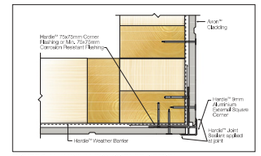


FIGURE 9 ALUMINIUM BOX CORNER OPTION

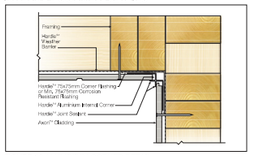


FIGURE 10 ALUMINIUM CORNER DETAIL

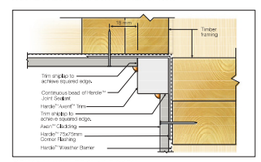


FIGURE 11 TRIM CORNER OPTION

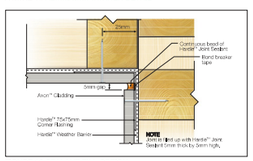


FIGURE 12 SEALANT FILL OPTION

WINDOW DETAILS

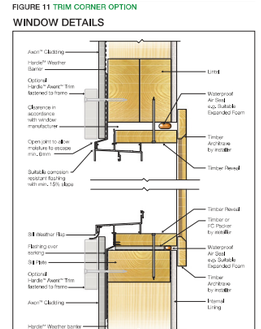


FIGURE 13 WINDOW HEAD AND SILL - TRIM

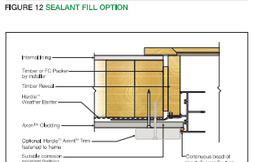


FIGURE 14 WINDOW JAMB - TRIM

EXTERNAL CORNER DETAILS

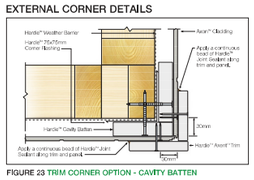


FIGURE 23 TRIM CORNER OPTION - CAVITY BATTEN

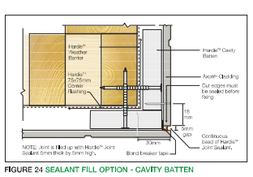


FIGURE 24 SEALANT FILL OPTION - CAVITY BATTEN

INTERNAL CORNER DETAILS

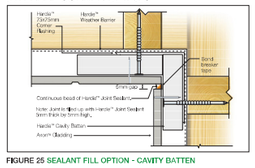


FIGURE 25 SEALANT FILL OPTION - CAVITY BATTEN

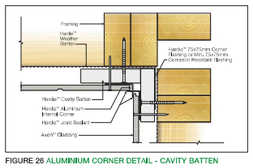


FIGURE 26 ALUMINIUM CORNER DETAIL - CAVITY BATTEN

WINDOW DETAILS

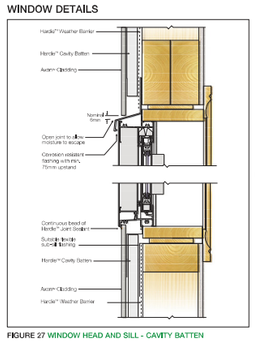


FIGURE 27 WINDOW HEAD AND SILL - CAVITY BATTEN

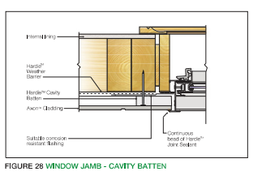


FIGURE 28 WINDOW JAMB - CAVITY BATTEN

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JAMES HARDIE - AXON CLADDING DETAILS

SCALE 1:NTS

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Haidin Demaj DP-AD 43466

All dimensions, levels & structure to be verified on site before commencement. These drawings are a schematic representation of the building structure and should be read in conjunction with specifications, Engineers drawings and standard building practices. Do not scale off drawing

REVISIONS

Project Name	**PROPOSED ALTERATIONS AND ADDITIONS**
Client Name	**RIPPLESIDE PARK RESTAURANT**
Site	**42 BELL PARADE RIPPLESIDE 3215**

Date:	25/06/2026	Drawn: ND	Checked: HD
Drawings:	**REV 4 WORKING DRAWINGS**	Plot Date:	21-Sep-26
Drawing Title:	**HARDIE AXON CLADDING DETAILS**	Job No:	**1698**
Scale:	1 : 100 or as shown	Drawing No.:	**01.18**

GEELONG DRAFTING
ARCHITECTURAL DRAFTING SPECIALIST
Mobile: 0450 634 912
Email: geelongdrafting@gmail.com
Registration No: DP-AD 43466
PRECISION | DETAIL | QUALITY

City of Greater Geelong, Statutory Planning - Date Received 19/10/2026

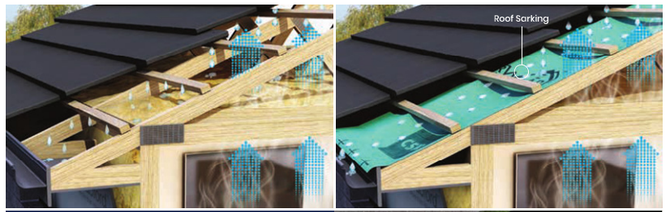
WALL BARRIER & ROOF SARKING DETAILS

SCALE: NTS

ROOF SARKING - Bradford Enviroseal™ RW & CW - Class 4 (LOW) Vapour Barrier - Water Barrier (HIGH) Thickness <1mm - Flammability Index ≤5 .
Requirement or a Deemed-to-Satisfy Provision of the BCA under Part A5.2(1)(f) or A5G3(f) (2022).
Document Reference: Enviroseal HTS_Bradford_PTS099_E
Enviroseal® HTS Refer to product table below for applicable product codes covered by this document Issue E Product Type & Application Enviroseal ® HTS is a Class 4 vapour permeable, air and water barrier pliable building membrane designed for use in roof & wall applications. It is rated as Medium Duty and is constructed from a non-reflective, electrically non-conductive spun bond material with reinforcement scrim.
Compliance with the NCC For use in Australia, when correctly specified and installed, this pliable building membrane:
NCC 2022
• Condensation Control - Meets the requirements of NCC 2022 Volume 1 F8D3, ABCB Housing Provisions Standard 2022 10.8.1 for pliable building membranes through compliance with AS 4200.1.
• Non- Combustible Sarking-Type Material Exemption - This product may be used in accordance with the non-combustible sarking-type material exemption stated in NCC 2022 Volume 1 C2D10(6)(f) and NCC 2022 Volume 2 H3D2(1)(f) – it does not exceed 1mm in thickness and has a Flammability Index ≤5.
• Non- Combustible Sarking-Type Material Exemption - The integrated adhesive component of the product has not been tested to AS1530.2.
• BAL and Fire Hazard Properties - Where sarking is required by AS 3959 for construction of buildings in bushfire-prone regions BAL 12.5-FZ, this product meets the requirements of section 3.10. It also meets the fire hazard property requirements for sarking-type materials in all locations except exposed installations in fire control rooms or fire- isolated exits, in NCC 2022 Volume 1 S7C7. The product meets these requirements by having a flammability index ≤5.

WITHOUT BRADFORD ENVIROSEAL HTS
Water vapour condenses on the underside of the cold roof assembly and can drip back down onto the ceiling.

WITH BRADFORD ENVIROSEAL HTS
Water vapour easily passes through the Enviroseal HTS and condenses on the underside of the cold roof assembly and safely drains out into the gutter.



The Benefits of Enviroseal HTS

Minimise Risk of Condensation
HTS is classified as a Class 4 Vapour Permeable Roof Sarking in accordance with AS/NZS 4200.1:2017 and is the ideal way to protect against condensation related damage in residential homes.
VAPOUR BARRIER LOW

A Tough Weather Barrier
Enviroseal HTS helps prevent water ingress caused by wind driven rain into the roof space. HTS is classified as a Water Barrier in accordance with AS/NZS 4201.4, meaning it can help minimise weather related damage to the home.
WATER BARRIER HIGH

Compatible Under Tile and Metal Roofs
HTS is a Medium Duty Roof Sarking making it suitable for installation under Tiled roofs with < 600mm spans or Metal roofs with ≤ 900mm spans.
MEDIUM DUTY

Suitable for BAL zones 12.5 to 40
HTS has achieved a Flammability Index of Low <5 in accordance with AS 1530.2 making it suitable for use in BAL regions.
LOW ≤5 BAL SUITABLE

Available with Integrated Tape
Bradford Enviroseal is also available with an integrated tape release liner that allows for simple, easy sealing on site without the need for handling other rolls of tape.

PRODUCT INFORMATION

Description	Width (mm)	Length (m)	m² per Roll (m)	Weight (kg)	Product Code
Enviroseal HTS	1500	30	45	8.2	185381
Enviroseal HTS – IT	1500	30	45	8.5	190904

For more information contact CSR Bradford on **1300 850 305** or visit **bradfordinsulation.com.au**

Bradford™ CSR Bradford Locked Bag 1345 North Ryde BC NSW 1670
bradfordinsulation.com.au

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PDS-BEN-0120-19 1947

Technical Data Sheet

Australia May 2020

HardieWrap™ Weather Barrier

COMPONENTS

IMPORTANT NOTES

Before installing HardieWrap™ weather barrier ensure all electrical and other hazards are eliminated.

1. HardieWrap™ weather barrier is suitable for most Australian climates. It is NOT recommended for use in hot humid tropics (e.g Townsville), please refer to the www.abcb.gov.au for more information. The building designer is responsible for performing a condensation risk analysis to ensure this product is suitable for your project. Only suitable for vertical walls under James Hardie™ and Scyon™ external cladding and other cladding products for which it meets the cladding manufacturer's recommendations.
2. Failure to install, finish or maintain this product in accordance with applicable building codes, regulations, standards and James Hardie's written application instructions may lead to personal injury, affect system performance, violate local building codes, and void James Hardie's product warranty.
3. The builder is responsible to ensure the product is not damaged before installation. James Hardie will not be responsible for rectifying damaged product after installation unless in accordance with the terms of this warranty or any statutory guarantees that may apply.
4. Make sure your information is up to date. When specifying or installing James Hardie™ and Scyon™ products, ensure you have the current manual. If in doubt, or you need more information, visit www.jameshardie.com.au, www.accel.com.au or Ask James Hardie™ on 13 11 03.

HARDIEWRAP™ WEATHER BARRIER

HardieWrap™ weather barrier is a non-perforated, highly breathable and reflective solar-glare weather barrier designed to be used in both commercial and residential wall and pitch applications with James Hardie™ cladding and Scyon™ external cladding and other external cladding products for which it meets the cladding manufacturer's recommendations. **Product ID: 305664**

ROLL WIDTH (M)	ROLL LENGTH (M)	M² PER ROLL
2.76	30	82.8
PACK QUANTITY	**UNIT WEIGHT (KG)**	**ROLLS PER PALLET**
1	9	63

ACCESSORIES / TOOLS NOT SUPPLIED BY JAMES HARDIE

ACCESSORIES	DESCRIPTION
	Dust reducing saw with a HardieBlade™ saw blade & HEPA Vacuum extraction Makita 5057KB or Hitachi C7YA Used to cut James Hardie™ fibre cement and also can be used to cut unrolled HardieWrap™ weather barrier roll on site to a shorter roll length. 1 per pack. **Part No, 305571**
	Hammer Tacker and Staples Used to staple HardieWrap™ weather barrier to timber wall studs e.g. Arrow, Arco or Stanley.
	Short Flat Pan Head Screws Minimum Class 3 fastener. In coastal applications, we recommend using a class 4 or higher grade of coating. Used to fix HardieWrap™ weather barrier to steel frames.
	Retractable utility knife Used to cut installed HardieWrap™ weather barrier.

TECHNICAL SPECIFICATIONS

HardieWrap™ weather barrier complies with the requirements of AS/NZS4200.1: 2017 for "Pliable Building Membranes".

PHYSICAL CHARACTERISTICS

The HardieWrap™ weather barrier has the following properties in accordance to AS/NZS 4200.1:2017

Duty Classification	Light*
Vapour control classification (ASTM E96)	Class 4 (0.59 MNs/g)
Water Control Classification (AS/NZS 4201.4)	High Water Barrier
Emittance on silver side (AS/NZS 4201.5)	0.17
Flammability Index (AS 1530.2)	Low
Non-combustibility (NCC C1.9(e) & 3.7.1.1)	Suitable#
Thickness	<1mm
Resistance to dry delamination (AS/NZS 4201.1)	Pass
Resistance to wet delamination (AS/NZS 4201.2)	Pass
Bursting Strength (AS 2001.2.19 - 1988)	253N
Edge Tear Resistance Machine Direction (TAPPI T470)	156N
Edge Tear Resistance Lateral Direction (TAPPI T470)	156N
Folding Endurance Machine Direction (AS 1301.423)	Pass
Folding Endurance Cross Direction (AS 1301.423)	Pass
Air Resistance (BS 6538 Part 3)	8.42 MNs/m3

These are minimum performance values, not manufacturing specifications.
* Based on minimum value for bursting strength, making it suitable for weight bed pallets.
^ HardieWrap™ weather barrier has an outward facing low-e reflective surface with an emittance value of 0.16 tested in accordance with AS/NZS 4201.5.
# Suitable where non-combustible materials are required by the NCC or other Australian Standards.

SAFE WORKING PRACTICES

For information refer to product SDS at www.jameshardie.com.au or www.accel.com.au; and the safe workplace government authority in your state to create a safe working environment.

STORAGE AND HANDLING

All James Hardie™ building products should be stored in an internal dry area, out of direct sunlight and not exposed to chemicals. James Hardie™ products must not be installed during an electrical storm and it must be installed in a dry state to a dry surface and protected from weather during transport and storage. HardieWrap™ weather barrier has not been designed to withstand prolonged direct exposure to the exterior elements. Upon installation of this product, the selected cladding must be installed within 3 months of installation.

RESPONSIBILITY

The specifier or other party responsible for the project must ensure that HardieWrap™ weather barrier and its details in this specification are appropriate for the intended application and building design.

MOISTURE MANAGEMENT

The installation guidelines herein are informational in nature only and may not be appropriate for use in all applications. It is the sole responsibility of the architect, designer or specifier to identify moisture-related risks associated with any particular building design, and to make any appropriate adjustments or modifications to the installation guidelines herein. Wall construction design must effectively manage moisture, considering both the interior and exterior environments of the building, particularly in buildings that have higher risks of wind-driven rain penetration and conditioned spaces. Wall openings, penetrations, junctions, connections, window, sills, headers and jambs must incorporate appropriately flashing or flashing details, as recommended by the designer.

CAVITY WALLS IN HIGH WIND AREAS

This is not applicable for direct fixed cladding. For cavity construction in wind speeds above 50 m/s or external design building pressures of 2.0 kPa and above, a rigid air barrier board must be installed directly behind the HardieWrap™ weather barrier. HardieFlex™ sheets may be a suitable rigid air barrier. Alternatively, cavity air pressures may be restricted and controlled to avoid blow out of the weather barrier. For more information, Ask James Hardie™ on 13 11 03.

FIRE RESISTANCE

HardieWrap™ weather barrier is suitable for use as a weather barrier as a component of non-combustible walls and in bushfire prone areas as it has a low Flammability Index in accordance with AS 1530.2.

SPECIFICATION NOTES

When specifying state the following:
Product: HardieWrap™ weather barrier
Use: Under James Hardie™ and Scyon™ external cladding in walls and gables.

PRODUCT WARRANTY

HardieWrap™ weather barrier has a 10 year manufacturing warranty. For terms and conditions of product warranty, refer to www.jameshardie.com.au or www.accel.com.au

JamesHardie™

INSTALLATION TIPS

HardieWrap™ weather barrier must be installed in accordance with AS/NZS 4200.2:2017 Pliable Building Membranes and Underlays Part 2 Installation Requirements.

1. HardieWrap™ weather barrier must be installed with the printed side facing outwards.
2. The weather barrier shall be run horizontally across the vertical wall frame.
3. Extend 150mm around building corners.
4. The weather barrier must be lapped not less than 150 mm at all horizontal joints and one stud bay at all vertical joints.
5. Use the inverted "Y" cut at rough window and door openings. Fold the top flap up and out of the way and fasten temporarily. Fold the remaining three flaps in through the opening, fastening them inside with staples. Install additional window flashings as applicable.
6. Ensure all penetrations are fully sealed against water ingress.
7. Repair punctures or tears, by the recommended practices.
8. The rear of the HardieWrap™ weather barrier must not be left exposed for a period of over six months. A lining or cladding must be installed on the opposite side of the frames.



FASTENERS

At a minimum class 3 coating is required. Coastal applications must have a higher grade coating.

- Timber frames: 10 x 10mm nominal staples.
- Steel frames: Flat pan head screws.

THERMAL PERFORMANCE

The contribution of HardieWrap™ Weather Barrier to the Total R-value depends on installation and environmental conditions. The following table provides Total R-values for building system configurations independently assessed in accordance with AS/4859.2:2018 Thermal Insulation Materials for Buildings, Part 1 and 2. Each calculation result is subject to any specific table requirements and notes - If a construction differs from the described systems, the thermal resistance may be different, please contact James Hardie for further information.

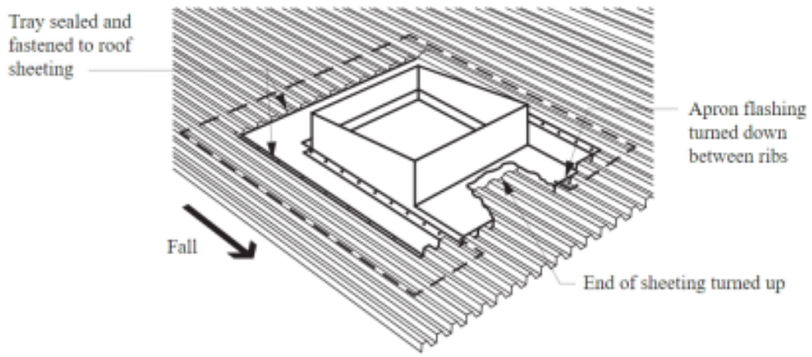
TOTAL R VALUE FOR COMMON WALL SYSTEMS			Direct Fixed Nogging spacing is Timber Frame: 1350mm		HardieBreak™ thermal break strip Nogging spacing is Steel Frame: 1350mm		Scyon™ Cavity Trims Nogging spacing is Timber Frame: 1350mm Steel Frame: 675-900mm		James Hardie™ 35mm Top Hats Nogging spacing is Timber Frame: 1350mm Steel Frame: 900mm	
Fixing system	Stud Centers (mm)	Insulation	R-Value (Summer)	R-Value (Winter)	R-Value (Summer)	R-Value (Winter)	R-Value (Summer)	R-Value (Winter)	R-Value (Summer)	R-Value (Winter)
TIMBER FRAME	600	R2.0	1.93	2.04	-	-	2.26	2.40	2.30	2.46
		R2.5	2.26	2.37	-	-	2.59	2.73	2.66	2.82
		R2.7	2.39	2.50	-	-	2.71	2.85	2.79	2.95
	450	R2.0	1.89	2.00	-	-	2.20	2.33	2.26	2.40
		R2.5	2.20	2.30	-	-	2.50	2.63	2.59	2.74
		R2.7	2.31	2.41	-	-	2.62	2.74	2.72	2.87
STEEL FRAME	600	R2.0	-	-	1.77	1.85	1.69	1.80	1.76	1.88
		R2.5	-	-	1.97	2.06	1.86	1.97	1.95	2.08
		R2.7	-	-	2.05	2.13	1.92	2.03	2.02	2.15
	450	R2.0	-	-	1.57	1.74	1.61	1.71	1.64	1.75
		R2.5	-	-	1.85	1.92	1.75	1.85	1.80	1.92
		R2.7	-	-	1.91	1.98	1.80	1.91	1.86	1.98

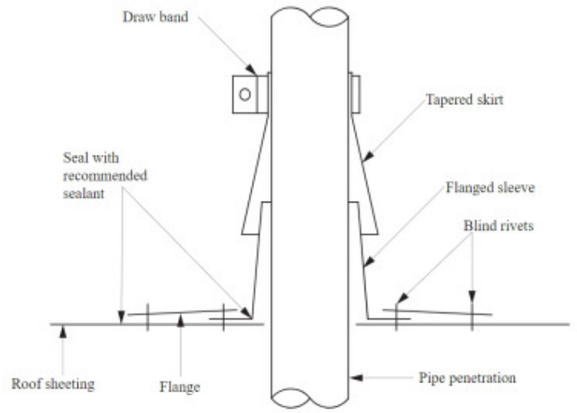
NOTES:
1. The above estimates the resulting (overall) total R for the whole wall surface (excluding glazing) from the parallel heat paths. Insulation R adjusted for its mean temperatures for 18°C indoor and 12 °C outdoor winter, or 24 °C indoor and 36 °C outdoor summer. Australia indoor and outdoor air temperatures per AS/NZS4859.2:2018 Clause 5.1. For full report access, please contact James Hardie.
2. Steel frame systems have been estimated with a nominal Base Metal Thickness (BMT) of 0.75mm. For frames with BMT of 0.95mm or lower the overall Total R-Value may be increased by 0.1.
3. When Total Transmittance (R-Value) is required, this is calculated by Un-1/Rt. Total R & U-Values include indoor and outdoor air film.
4. If 9mm Axon™ cladding (R0.072) is replaced by 9mm EcoTex™ (R0.075) cladding, all Cavity results will reduce by 0.08.
5. If 12mm EcoTex™ cladding (R0.092) is used instead of 9mm EcoTex™ cladding (R0.075), all total R results will increase by 0.005.
6. 10mm plasterboard has R0.059, so for Villaboard™ (R0.013) indoor lining, subtract 0.046 from the above total R results.

CHIMNEY FLASHING - ROOF PENETRATIONS

SCALE 1:NTS
Compliant flashing to steel roof chimney and services (BCA details) 7.2.7 OR:
Provide manufacturer installation if differs.

Figure 7.2.7f Large penetrations using apron—typical roof penetration flashing details





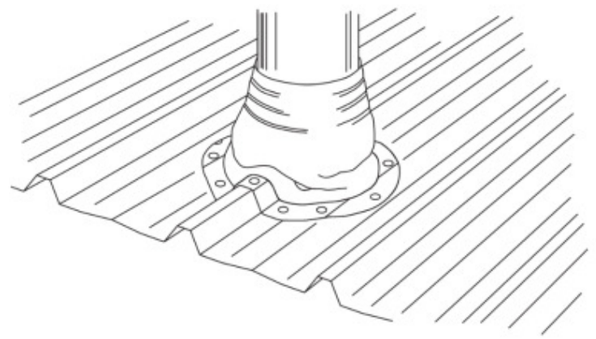


Figure 7.2.7e Collar flashings—Typical roof penetration flashing details

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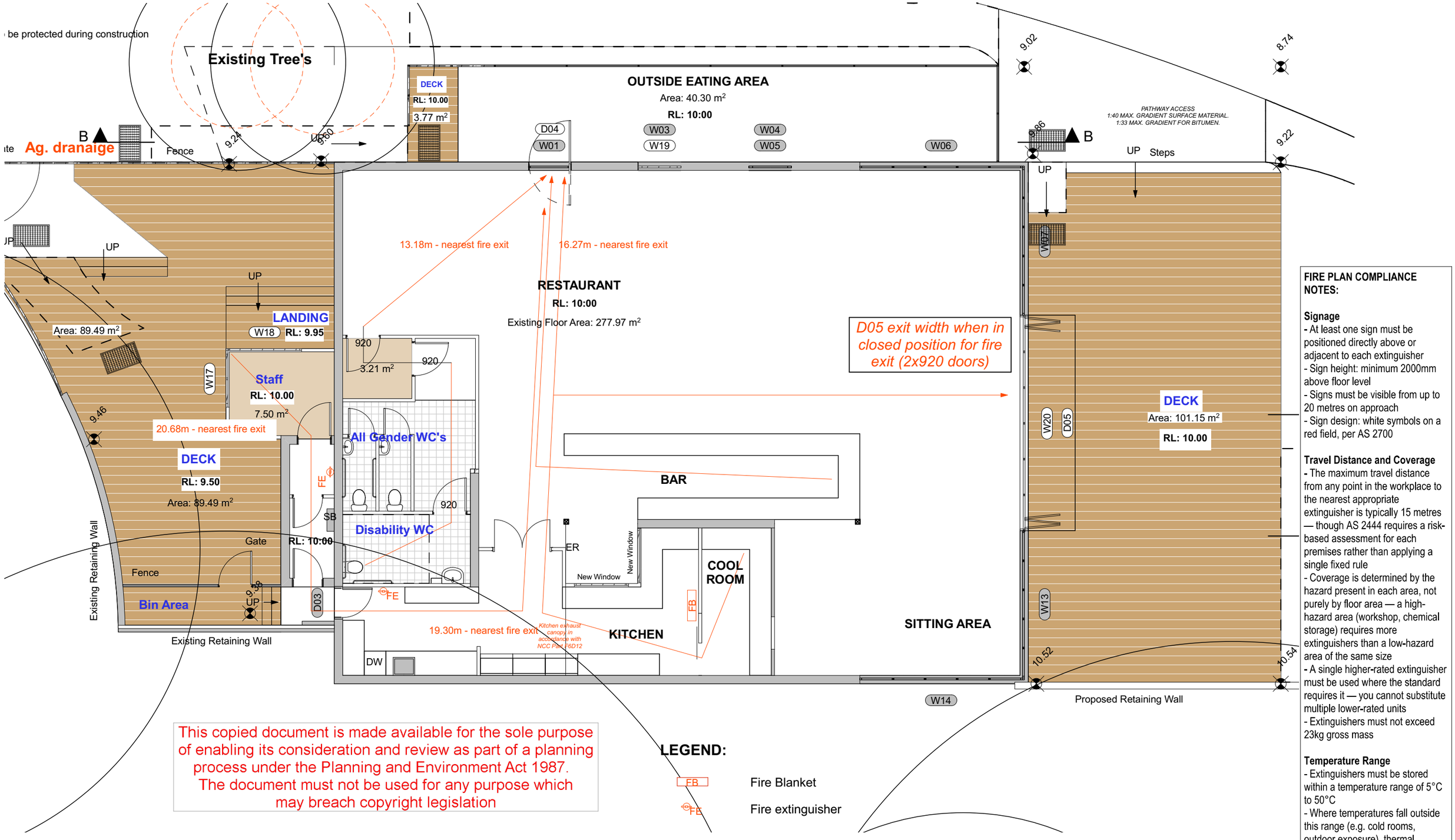
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Client Name	**RIPPLESIDE PARK RESTAURANT**
Site	**42 BELL PARADE RIPPLESIDE 3215**

Date:	25/06/2026	Drawn: ND Checked: HD	
Drawings:	**REV 4 WORKING DRAWINGS**	Plot Date:	21-Sep-26
Drawing Title:	**WALL & ROOF DETAILS**	Job No:	**1698**
Scale:	1 : 100 or as shown	Drawing No.:	**01.19**

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FIRE PLAN COMPLIANCE NOTES:

Signage
- At least one sign must be positioned directly above or adjacent to each extinguisher
- Sign height: minimum 2000mm above floor level
- Signs must be visible from up to 20 metres on approach
- Sign design: white symbols on a red field, per AS 2700

Travel Distance and Coverage
- The maximum travel distance from any point in the workplace to the nearest appropriate extinguisher is typically 15 metres — though AS 2444 requires a risk-based assessment for each premises rather than applying a single fixed rule
- Coverage is determined by the hazard present in each area, not purely by floor area — a high-hazard area (workshop, chemical storage) requires more extinguishers than a low-hazard area of the same size
- A single higher-rated extinguisher must be used where the standard requires it — you cannot substitute multiple lower-rated units
- Extinguishers must not exceed 23kg gross mass

Temperature Range
- Extinguishers must be stored within a temperature range of 5°C to 50°C
- Where temperatures fall outside this range (e.g. cold rooms, outdoor exposure), thermal protection measures are required

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LEGEND:

FB — Fire Blanket

FE — Fire extinguisher

PROPOSED FIRE PLAN

SCALE 1:100

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All dimensions, levels & structure to be verified on site before commencement. These drawings are a schematic representation of the building structure and should be read in conjunction with specifications, Engineers drawings and standard building practices. Do not scale off drawing

REVISIONS

Project Name	**PROPOSED ALTERATIONS AND ADDITIONS**
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Site	**42 BELL PARADE RIPPLESIDE 3215**

Date:	25/06/2026	Drawn: ND	Checked: HD
Drawings:	**REV 4 WORKING DRAWINGS**	Plot Date:	21-Sep-26
Drawing Title:	**PROPOSED FIRE PLAN**	Job No:	**1698**
Scale:	1 : 100 or as shown	Drawing No.:	**01.20**

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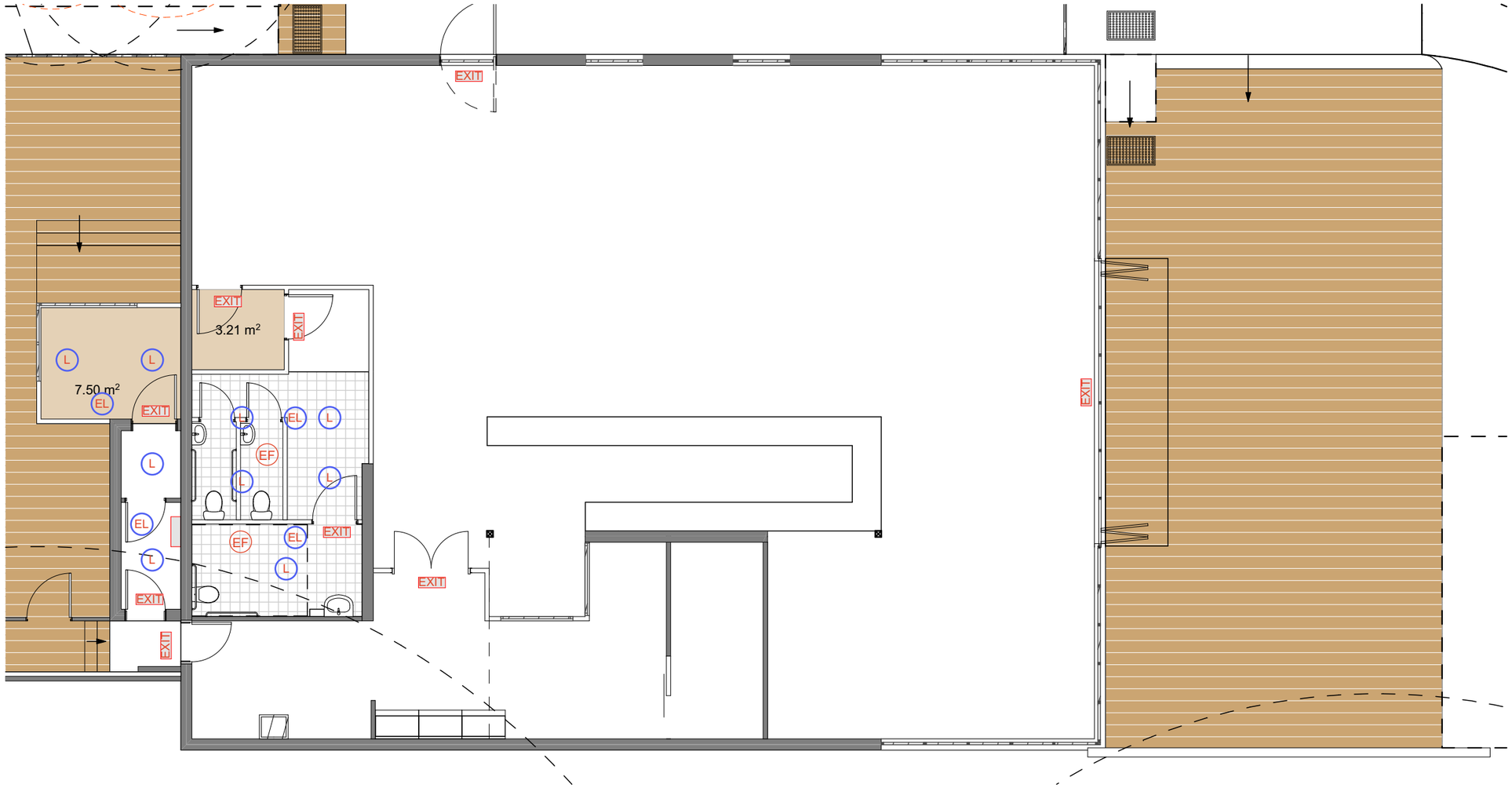
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LEGEND

EXIT	LED illuminated emergency exit sign
L	New 7w LED Downlights
EL	New 7w LED emergency lights
EF	Selected exhaust fan

NOTE:
Existing Lighting unchanged unless specifically drawn otherwise



EMERGENCY LIGHTING & EXIT SIGNS (NCC 2022 VOL 1 PART E4 & VIC BUILDING REGS).

- Emergency lighting and illuminated exit signs shall be supplied and installed throughout class 6 spaces exceeding 100m² and along all egress paths in strict accordance with NCC 2025

- Emergency luminaires and exit signs shall be connected to a emergency battery back-up system capable of maintaining illumination for a minimum period of 90 minutes upon power failure.

- Emergency light fitting locations and spacing shall account for high-bay retail shelving/aisle layouts to maintain minimum required lux levels at floor level without shadowing.

-Exit signs and emergency lighting are classified as Essential Safety Measures (ESM) under the Victorian Building Regulations 2018 and must be certified upon completion.

LIGHTING PLAN

SCALE 1:100

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Scale:	1 : 100 or as shown	Drawing No.:	**01.21**

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GENERAL NOTES

INTELLECTUAL PROPERTY AND USE OF THIS DOCUMENT

- This document has been prepared for the exclusive use of the client of [insert] (the designer), for the purpose expressly notified to the designer. Any other person who uses or relies on these plans without the designer's written consent does so at their own risk and no responsibility is accepted by the designer for such use and/or reliance.
- This document is to be read in conjunction with all drawings, details and information provided by the consultants named herein, and with any other written instructions issued in the course of the contract.
- A building permit is required prior to the commencement of these works. The release of this document is conditional on the client obtaining the required building permit.

MATERIALS AND TRADE PRACTICES

- All materials, construction and work practices shall comply with but not be limited to the current issue of [insert name of state/territory building regulations & year], National Construction Code 2025 Building Code of Australia Volume 1 (hereafter referred to as NCC Vol. 1), and all relevant current Australian Standards referred to therein.
- Work and site management practices shall comply with all relevant laws and by-laws.
- If any performance solution is proposed, it shall be assessed and approved by the [relevant building surveyor/building certifier] as meeting NCC Vol. 1 performance requirements prior to implementation or installation.
- Installation of all services shall comply with the respective supply authority's requirements.
- The builder shall submit to the relevant authority a Site Environmental Management Plan, OH&S Site Management Plan and Traffic Management Plan prior to the commencement of any work.

VARIATIONS

- Should any conflict arise between these plans and NCC Vol. 1, Australian Standards or a manufacturer's instructions, this discrepancy shall be reported immediately to the designer, before any other action is taken.
- The client and/or the client's builder shall not modify or amend the plans without the knowledge and consent of the designer, except where the [relevant building surveyor/building certifier] makes minor necessary changes to facilitate the building permit application, and where such changes are reported back to the designer within 48 hours of their making.
- The builder shall not alter, amend or substitute works or specified products or materials without the agreement of the designer. The approval by the designer of a substitute material, work practice or the like is not an authorisation for its use or for a contract variation. Any variations and/or substitutions to materials or work practices shall be accepted by all parties to the building contract and, where applicable, the [relevant building surveyor/building certifier], prior to implementation.

MEASUREMENTS

- Do not scale off drawings. Refer to dimensions indicated at all times and seek clarification from the designer if dimensions are unclear.
- Dimensions on detailed/zoomed in plans and drawings take precedence over those that are general/zoomed out.
- Site plan measurements are in metres. All other measurements are in millimetres, unless noted otherwise.
- All levels are to 'Australian Height Datum' (AHD). All relative levels (RLs) given are nominal and as per the survey drawing prepared by the relevant land surveyor.
- Unless noted otherwise, dimensions on floor plans, sections and external elevations represent structural members, not finished linings/cladding.
- The builder and sub-contractors shall check and verify all dimensions, setbacks, RLs, specifications, and all other relevant documentation prior to the commencement of any works. Report any discrepancies to the project coordinator or designer for clarification.
- These drawings are to be read in conjunction with the survey drawing for set-out purposes.

SITE CLASSIFICATIONS & PROPERTY INFORMATION

This site is/is not in a declared termite area.

This site is/is not in a declared bushfire area. Site bushfire attack level assessment is [insert].

This site is/is not subject to flood overlay. Minimum FFL is [insert] AHD

This site is/is not in an alpine area.

AUTHORITIES/CONSULTANTS [insert others as needed]

Municipal authority:	insert name
Planning permit:	insert number
Water authority:	insert name
Water retailer:	insert name
Power distributor:	insert name
Building surveyor	insert name reg. Number phone number
Structural engineer:	insert name reg. Number phone number
Fire engineer	insert name reg. Number phone number
Civil engineer	insert name reg. Number phone number
Services engineer	insert name reg. Number phone number
Energy rater	insert name reg. Number phone number
Accessibility consultant	insert name reg. Number phone number.

CROSS REFERENCED DOCUMENTS

- Conditions set down in planning permit [insert number and municipality) form part of this documentation.
- This document is to be read in conjunction with plans, detail drawings, specifications or other documentation provided by:
  - [insert as needed]
- This documentation is to be read with the following performance solution reports, prepared specifically for this project:
  - [insert as needed]

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Signage:		
Element:	Reference:	Signage to be provided:
Fire doors	NCC Vol. 1 D3D28	Signs are required on each side of the fire door and a sign shall be in capital letters not less the 20mm high in a colour contrasting with the background and state. • For an automatic door held open by an automatic hold open device: – 'Fire safety door. Do not obstruct'; or • For self-closing fire door: – Fire safety door. Do not obstruct. Do not keep open.
Portable fire extinguishers	NCC Vol. 1 E1D14 AS 2444	All portable fire extinguishers shall be provided with appropriate signage. The signage shall be at a height of not less the 2m above the floor level and state in 32mm high capital letters
Sanitary facilities for people with disabilities	NCC Vol. 1 D4D7 AS1428.1	All sanitary facilities for use by people with disabilities shall be provided with the international recognised disabled symbol on the door. The symbol shall be generally at the height of between 1200mm and 1600mm above the floor level.
Identification of accessible facilities, services and features	NCC Vol. 1 D4D7	Signage complying with AS1428.1 shall be provided directing people with disabilities to each accessible entrance, including the path of travel to the accessible entrance, from any non - accessible entrances.
Exit doors	NCC Vol. 1 E4D5	Where illuminated exit signs are not to be provided to other specific areas within the building including identification of the gender specific amenity areas, main switchboard room, emergency generator room and transformer room, etc. We are not aware of any specific requirement for the height and type of signage to identify these areas.

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SUPPLEMENTARY NOTES

PROTECTION OF PUBLIC SAFETY AND ADJOINING BUILDINGS AND ASSETS

- The builder shall relocate assets such as parking meters, light poles and street services only with and to the approval of the responsible authority.
- The builder shall verify the location and verticality of adjoining buildings and inform the project supervisor of any abnormalities or encroachment into the new building envelope.
- The builder shall complete a dilapidation survey and report for all buildings on adjacent sites prior to the commencement of any works and submit a copy to the project supervisor.
- The builder shall refer to architectural plans for extent of protection works for the following adjoining properties [enter details of properties].
- Protective outriggers, fences, awnings, hoarding, barricades and the like shall be installed where necessary to guard against danger to life or property; or when required by the relevant building surveyor and/or council.
- Where required by council, the builder shall construct a temporary crossing placed over the footpath.
- All practicable measures shall be implemented to minimise waste to landfill. The builder may use a construction waste recovery service, or sort and transport recyclable materials to the appropriate registered recycler. Materials shall not be burned on site.
- A site management plan shall be implemented from the commencement of works, to control sediment run-off in accordance with [insert relevant state/council guidelines or regulation]. Silt fences shall be provided to the low side of the allotment and around all soil stockpiles and storm water inlet pits/sumps and 'silt stop' filter bags or equivalent shall be placed over all storm water entry pits. Erosion control fabric shall be placed over garden beds to prevent surface erosion.
- Dust-creating material shall be kept sprayed with water so as to prevent any nuisance from dust.

BUILDING ELEMENTS

- All internal walls shall be full height unless noted otherwise.
- The builder shall ensure all walls are constructed in accordance with the manufacturer's recommendations and complete with control joints, deflection heads, insulation (acoustic, thermal) and fire resistance levels (FRL).
- Glazing shall be installed in accordance with NCC Vol. 1 B1D4.

TIMBER FRAMING

- Standard timber roof and wall framing shall be provided in accordance with AS1684 (Residential Timber-Framed Construction) and all relevant supplements.
- Refer to structural engineer's design and specification for all timber framing, lintels and load-bearing members. All structural timberwork and associated connections shall comply with AS1720.
- Architectural drawings do not show all strutting beams/hanging beams/rafters/ceiling joists etc. Any additional members required shall comply with AS1720.
- All timber members shall be stress graded and marked in accordance with AS2858, AS1748 and AS1749.
- All KDRP and KDHW members shall be seasoned to not more than 15% moisture content.
- All wall bracing in external walls shall be located within the cavity.
- Secondary in-wall framework (preferably in timber) shall be provided to all wall areas requiring wall mounted fixtures, including overhead joinery, wall mounted basins and vanity cabinets, toilet suites, shower screens, towel rails, shower shelves and adjustable shower heads and rails.

MASONRY

- Masonry, brick and concrete block construction is to comply with the relevant standard as referenced in NCC Vol. 1 B1D4(a) and AS3700-2011 Masonry Structures.

PROTECTION OF THE BUILDING FABRIC

- The builder shall take all steps necessary to ensure the stability and general water tightness of all new and/or existing structures during all works.
- Windows, doors and service penetrations shall be flashed all around.
- [Where the building is in a termite-prone area] All penetrations and the perimeter of concrete slabs shall be treated to minimise the risk of attack by termites to primary building elements in accordance with AS3660.1 Termite Management - New Building Work.
- [Where a building is located in a termite-prone area] the building shall be provided with a termite management system compliant with AS3660.1 or AS3660.2.
- Compliance with F3P1 for weatherproofing of an external wall shall be verified via methods as per NCC Vol. 1 F3V1.
- Compliance with F3P1 for weatherproofing of roof coverings shall be verified as per NCC Vol. 1 F3D2.
- Sarking-type material used for weatherproofing of roofs and walls shall comply with AS4200.1 and AS4200.2 as per NCC Vol. 1 F3D3.
- [In climate zones 6, 7 and 8] Unless excluded by NCC Vol. 1 F8D6(3), roofs shall be provided with ventilation openings directly above the primary insulation layer per NCC Vol. 1 F8D5 or F8D6.

PROTECTIVE COATINGS

- All exposed structural steel framing/external metalwork shall be hot dip galvanised and finished in a selected paint as per schedule unless noted otherwise.
- External finishes that require a surface sealant shall be sealed in clear acrylic, water-based, semi-sheen finish unless noted otherwise.
- Concrete blockwork shall be sealed.
- Graffiti resistant coatings shall be applied to a height of 5m (measured from adjacent trafficable level).
- All internal finishes shall be painted.

INTERIOR WATERPROOFING

- All wet areas shall be waterproofed in accordance with AS3740.
- Wet area subfloor set downs shall provide falls per AS3740-2021 and be of sufficient depth to allow for required screeds and floor finishes.
- An impervious substrate and selected surface finish shall be applied to all floors within 1500mm of an unenclosed shower.
- Wall tiles shall be mounted to the following minimum heights:
  - 300mm above troughs
  - 600mm above sinks and kitchen benches
  - 600mm above bath rims
  - 1800mm above shower floors
- New tiled areas shall include 25-50mm thick concrete screed for prescribed falls to floor waste.
- Waterproof membranes, floor wastes, threshold plates and puddle flanges shall be installed as specified by the manufacturer.
- Floor wastes shown are indicative only. Refer to ID drawings for set out.

EXTERNAL WATERPROOFING

- All external wet areas shall be waterproofed in accordance with AS4654.1
- A concrete roof, balcony, podium or similar part of a building shall comply with AS3600 and shall have a drainage system, set-down, graded substrate and monolithic hob complying with NCC Vol. 1 F1D4 and F1D5.
- In a building or part of a building, the flooring or surface finish of a roof, balcony, terrace, podium, or similar part of a building shall be self-draining; or directly fixed to a membrane complying with NCC Vol. 1 F1D7.
- External waterproofing membranes, including on roofs, balconies, podiums or similar horizontal surfaces, shall comply with NCC Vol. 1 F1D7.
- Set downs to balcony/terrace areas from internal floor level shall be 100mm unless indicated otherwise.
- Installation of waterproofing membranes for all external balconies/decks shall be in accordance with AS4654.1 and the materials used to be in accordance with AS4654.2.
- All balcony floors shall have <1:100 falls to floor waste or balcony outlets.
- Floor wastes shown are indicative only. Refer to ID drawings for set out.
- Floor wastes, threshold plates and puddle flanges shall be installed as specified by the manufacturer.
- Provision shall be made for overflows from balconies separate from main balcony outlets.

STORMWATER AND SEWERS

- Stormwater drainage shall be designed and constructed in accordance with AS/NZS 3500.3 in compliance with NCC Vol. 1 F1D3. Refer to civil engineer's drawings and computations.
- Stormwater run-off shall be collected and drained to the legal point of discharge to the satisfaction of the responsible authority.

ACCESS & EGRESS

- All accessible parts of the building shall comply with Current AS1428.1 and NCC Vol. 1 Part D1.
- Tactile indicators shall be installed in accordance with AS1428. Part 4.
- Signage to alert persons of the operation of certain doors shall comply with NCC Vol. 1 D3D28 and shall be in accordance with AS1428.1.
- Clear and legible braille and tactile signage shall be supplied, complying with specification D3.6 and incorporating the international symbol of access or deafness or other symbol as appropriate, in accordance with AS1428. Part 4. Braille signage shall state "Exit" and "Level" and either the floor level number, descriptor or a combination of the two.
- All doorways shall measure 850mm clear openings. Doorways shall be provided with circulation clearances in accordance with current AS1428.1 Figures 31 and 32.
- All public stairs and all paths of travel to an exit shall have a >1000mm clear unobstructed path.
- After discharging from an exit to an open space the path of travel to the road shall have an unobstructed width throughout of not less than 1000mm or the width of the required exit, whichever is the greater.
- Exits at ground floor shall not be blocked at the point of discharge and where necessary, suitable barriers shall be provided to prevent vehicles from blocking an exit, or access to it.
- Doors shall be demountable from the side that faces a person seeking egress. A door in a required exit, forming part of a required exit or in the path of travel to a required exit shall be readily openable without a key from the side that faces a person seeking egress, by
  - a single hand downward action on a single device which is located between 900 mm and 1.1 m from the floor and if serving an area required to be accessible by NCC Vol. 1 D4:
    - be such that the hand of a person who cannot grip will not slip from the handle during the operation of the latch; and
    - have a clearance between the handle and the back plate or door face at the centre grip section of the handle of not less than 35 mm and not more than 45 mm; or
  - a single hand pushing action on a single device which is located between 900 mm and 1.2 m from the floor in accordance with NCC Vol. 1 D3D26 operation of latch.
- Door hardware, other than in "required" doors, shall be installed 900mm – 1100mm above the finished floor UNO.

SAFETY & WELLBEING OF BUILDING USERS

- Where stairs are to be constructed, these shall comply with all provisions of D3D14.
- [For a public building] Other than a spiral stair:
  - Risers shall be <190mm and >115mm
  - Goings shall be <355mm and >250mm
  - 2R+G shall be <700mm and >550mm
  - There shall be less than 125mm gap between open treads.
- [For a private building] Other than a spiral stair:
  - Risers shall be <190mm and >115mm
  - Goings shall be <355mm and >240mm
  - 2R+G shall be <700mm and >550mm
  - There shall be less than 125mm gap between open treads.
- Where ramps are to be constructed, these shall comply with all provisions of D1V3.
- Handrails on stairs, landings and ramps shall be continuous, with tops set >865mm vertically above stair nosing and floor surface of ramps.
- Internal and external finished floor surfaces for stair treads, ramps and landings shall have a slip-resistance not less than that listed in the table below, when tested in accordance with AS4586.

Table D3D15: Slip Resistance Classification		
Application:	Surface condition	
	Dry:	Wet:
Ramp steeper than 1:14	P4 OR R11	P5 OR R12
Ramp steeper than 1:20 but not steeper than 1:14	P3 OR R10	P4 OR R11
Tread or landing surface	P3 OR R10	P4 OR R11
Nosing or landing edge strip	P3	P4

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- All floor finishes to common areas, inclusive of foyer, corridors & gardens, and wet area tiling and external balcony tiling to apartments, shall comply fully with AS/NZS 4586 & 4663 and Standards Australia & CSIRO Handbook HB197 *An Introductory Guide To The Slip Resistance Of Pedestrian Surface Materials*. Provide test certification to verify compliance.
- AS 4586 applies to all new pedestrian surfaces. The NCC requirements only apply to stairways, ramps and landings. Where a general surface requirement is in conflict with a stairway, ramp or landing requirement, the latter takes precedence.
- Where a falls risk exists as set out in D1P3, then continuous balustrades shall be provided, and be:
  - <1000mm above FFL of balconies, landings or the like, and
  - <865mm above stair nosing or ramp, and
  - vertical with a 120mm maximum gap between openings (125mm sphere not to pass through openings).
- Compliance for wire fall prevention barriers shall be verified according to the method set out in NCC Vol. 1 D1V1.
- In Class 2 Sole-occupancy units on accessible floors, shower walls and walls adjacent to toilets shall be braced with 12mm ply for future grab rails or supply noggings with a thickness of at least 25mm.
- There shall be a level transition between abutting internal surfaces (a maximum vertical tolerance of 5mm between abutting surfaces is allowable provided the lip is rounded or bevelled).
- Swimming pool safety measures shall comply with AS1926 Swimming Pool Safety Part 1 & Part 2.
- [For a Class 2 or 3 Building] Sound transmission between walls and floors shall comply with F7P1 and F7P2 and verified according to F7V1 and F7V2. [Substitute provisions for other classes of building as appropriate]

FIRE RESISTANCE

- The building shall comply with NCC Vol. 1 2022 Vol 1 Section C - Fire Resistance.
- Class of building is Type [insert].
- Building fire resisting construction is deemed to be Type [insert]
- This documentation shall be read with all documentation provided by the services engineer and fire safety engineer.
- For the purpose of fire hazard properties this building is [non-sprinklered / sprinklered/both non-sprinklered and sprinklered] complying with Specification 17.
- Fire indices for all fixed surface finishes, linings, materials and assemblies in Class 2 to 9 buildings shall comply with the appropriate provisions described in NCC Vol. 1 Table S7C2.
- Services penetrations in fire rated structures and floor, wall and ceiling linings – including electrical, switches and GPOs, hydraulic pipes, vents and mechanical ducts – shall be fitted with appropriate AS 4072.1 compliant dampers, collars or switch boxes of the same fire rating of the wall, ceiling or floor being penetrated.
- All services and equipment located in the path of travel to an exit shall be enclosed by non-combustible construction or a fire protection covering with the doors suitably sealed against smoke spread.

THERMAL PERFORMANCE

- This project has been certified under the [complete] assessment tool to achieve an average of [complete] stars for all apartments. All documentation shall be read in conjunction with the [complete] (ESD/SDA) report, Section J and the Energy Rating Report. The builder shall comply with all environmental objectives and criteria specified in the architectural, engineering and other associated documentation.
- Works shall be constructed in accordance with the stamped plans endorsed by [INSERT], accredited thermal performance assessor DMNXXX, without alteration.
- The NatHERS/NABERS [delete as appropriate] energy rating contains inbuilt assumptions about the integrity of the building fabric with regards insulation, draughtproofing and glazing. Works shall comply with the following measures, to ensure that the as-built performance corresponds to that modelled in the energy rating.
- Insulation shall be installed tight and continuous, without gaps and cracks, hard up against internal linings (including subfloor). There shall be no air gap between an internal lining and insulation. Junctions between internal and external walls shall be insulated.
- Insulation shall not be crushed or compressed.
- Box gutters and access covers shall be insulated to the same R-value as the roof, using insulation batts or blanket or closed-cell foam.
- Downlights shall be stamped as IC4 rated, airtight and covered by insulation.
- All trades shall be instructed to replace any insulation they have removed in the course of their work and to tape any cuts/penetrations in building wrap. All penetrations shall be caulked using a fit-for-purpose flexible sealant.
- Caulking products shall be appropriate for the intended application.
- Fit for purpose grommets shall be used to seal penetrations in membranes that are not part of fire-rated building elements.

SERVICES

- Solar collector panel locations are indicative only. Location and size are dependent on manufacturer's/installer's recommendation.
- Ductwork for exhaust fans and heating and cooling systems shall comply with AS4254 & AS/NZS 4859.1 in accordance with requirements of NCC Vol. 1 J6.
- [In a Class 2 or 3 building or a Class 9c building] Pipes and ducts shall be lagged as specified to achieve the acoustic performance required by NCC Vol. 1 F7. Lagging shall provide complete coverage for the full extent of pipe or duct.
- Refer to mechanical engineer's drawings and specifications for mechanical ventilation UNO.
- Lifts, escalators and moving walks shall comply with AS1735.12 and NCC Specification 24 E3D2.
- This building is protected by a sprinkler system. Refer to fire engineer's services drawings for details.
- The following shall be installed in compliance with NCC Vol. 1 Section E and to the specifications of the relevant service engineer and/or fire engineer:
  - Automatic warning of the presence of smoke or fire
  - Fire-fighting equipment
  - Measures to ensure conditions within evacuation routes remain tenable long enough for occupants evacuate safely and to facilitate fire brigade intervention.

ELECTRICAL

- Power and data points shown are for the purpose of set out only. Refer to services consultant drawings for number and specification.
- Light switches shall be positioned in a consistent location 900mm – 1100mm above the finished floor level; horizontally aligned with the door handle at the entrance to a room.
- Power points shall not be installed lower than 300mm above finished floor level.
- All electrical penetrations shall be sealed using material appropriate to the rating of the cable and/or device.
- Downlights shall be stamped IC4-rated and insulation shall not be penetrated for downlights.

JOINERY

These notes apply where internal joinery and interior wet areas are documented as part of architectural drawings.

- Dimensions for wet areas and joinery are taken from finished floor level (FFL).
- Vertical and horizontal dimensions shall be verified by a site-measure prior to manufacture of joinery.
- The practicality of installing fit-out items shall be confirmed on site prior to ordering or manufacture.
- Aluminium transition angles shall be installed between floor finishes. Refer to finishes, fixtures and fittings schedule for details. All fixing shall be concealed in the finish work.
- All kitchen joinery above bench height shall be sealed on all faces.
- Junctions where an overhead cupboard or rangehood abuts surrounding surfaces shall be caulked.
- All joinery to kitchens, bathroom, laundries, ensuites and other wet areas shall be constructed using high moisture resistance particleboard or high moisture resistance medium density fibreboard.
- Glass splashbacks shall be caulked with clear silicon at their junction with benchtops. Glue marks shall not be visible through glass.
- Loose furniture, TV, fridge and microwave, where indicated, shall be supplied by proprietor.
- All dishwashers shall have an energy efficiency rating within 1 star of the best available at the time of construction. Refer to (where applicable) town planning endorsed ESD/SDA reports for energy star rating for appliances, white goods and fixtures and fittings.
- All cabinetry/joinery fixings shall be concealed in the finish work.

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