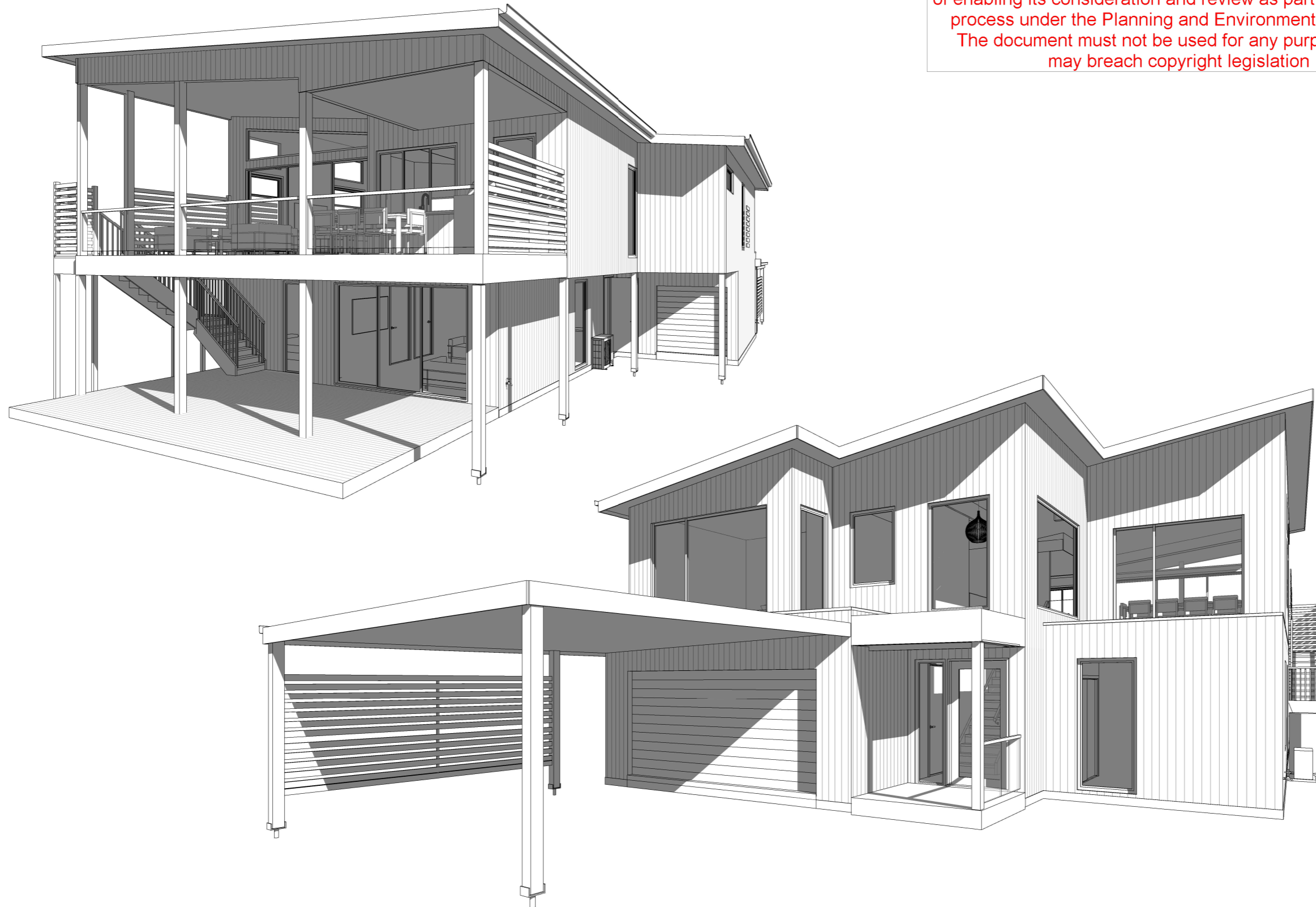


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SHEET SCHEDULE	
TP01	Cover Sheet
TP02	General Notes
TP03	Existing Aerial Analysis
TP04	Existing Site Plan
TP05	Preliminary Site Plan
TP06	Preliminary Ground Floor Plan
TP07	Preliminary First Floor Plan
TP08	Elevations
TP09	Elevations
TP10	Shadow Diagram
TP11	Landscape Plan

NOTE: ALL 3D VIEWS ARE FOR ILLUSTRATIVE PURPOSES ONLY.

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**THIS IS SHEET No. TP01 OF 11 REFERRED TO IN THE CONTRACT**

OWNER \_\_\_\_\_  
 OWNER \_\_\_\_\_  
 DATE \_\_\_\_\_



BUILDER: Hopper Homes Building Services Pty Ltd.  
 ABN: 41 024075531  
 PH / FAX: Ph: 5255 3556  
 REG.: DB-U 17966 CDB-U 50474  
 OFFICE: Unit 2/6-8 Sinclair St. OCEAN GROVE, VIC. 3226

**TOWNPLANNING**

CLIENT NAME: Delahunty  
 PROJECT ADDRESS: Proposed New Residence  
 Lot 47 No.94 Ramblers Road,  
 Portarlinton, Vic  
 DESIGN: Custom  
 VERSION: v1.5  
 ISSUE DATE: 14/04/2026  
 DRAWN BY: RS  
 SCALE:

**A-TP01**

**PROPOSED NEW TWO STOREY RESIDENCE**

Lot 47 No.94 Ramblers Road, Portarlinton

**Delahunty**

**GENERAL NOTES:**

**NCC 2022 BCA VOLUME 2**

ALL MATERIAL AND WORK PRACTICES SHALL COMPLY WITH, BUT NOT LIMITED TO THE BUILDING REGULATIONS 2018, THE BUILDING CODE OF AUSTRALIA 2022 AND ALL RELEVANT CURRENT AUSTRALIAN STANDARDS (AS AMENDED) REFERRED TO THEREIN.

**GLAZING**

- GLAZING, INCLUDING SAFETY GLAZING, SHALL BE INSTALLED TO A SIZE, TYPE AND THICKNESS SO AS TO COMPLY WITH
- BCA PART 3.6 FOR CLASS 1 AND 10 BUILDINGS WITHIN A DESIGN WIND SPEED OF NOT MORE THAN N3
- BCA PART B1.4 FOR CLASS 2 AND 9 BUILDINGS

WINDOW SIZES NOMINATED ARE NOMINAL ONLY. ACTUAL SIZES MAY VARY ACCORDING TO MANUFACTURER. WINDOWS TO BE FLASHED ALL ROUND. FINAL WINDOW POSITIONING MAY VARY ON SITE.

**WATERPROOFING**

WATERPROOFING OF WET AREAS, BEING BATHROOMS, SHOWER ROOMS, LAUNDRIES, SANITARY COMPARTMENTS AND THE LIKE SHALL BE PROVIDED IN ACCORDANCE WITH AS-3740 'WATERPROOFING WET AREAS IN RESIDENTIAL BUILDINGS'.

**SUSTAINABILITY MEASURES FOR NEW CLASS 1 BUILDINGS**

6 STAR ENERGY EFFICIENT DESIGNS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STAMPED PLANS ENDORSED BY THE ACCREDITED ENERGY RATER WITHOUT ALTERATION AND SHALL BE GENERALLY RATED TO COMPLY WITH THE FOLLOWING OPTIONS.

**STAIRS, HANDRAILS & BALUSTRADES**

STEP SIZES (OTHER THAN SPIRAL STAIRS) TO BE:

- RISERS (R) 190mm MAX AND 115mm MIN
- GOING (G) 335mm MAX AND 240mm MIN
- 2R + 1G = 700mm MAX AND 550mm MIN
- WITH LESS THAN 125mm GAP BETWEEN OPEN TREADS

ALL TREADS, LANDING AND THE LIKE TO HAVE NON SLIP FINISH WITH A SLIP RESISTANCE CLASSIFICATION AS NCC 2022 TABLE 3.9.1.3 BALUSTRADE TO BE PROVIDED WHERE CHANGE IN LEVEL EXCEEDS 1000mm ABOVE SURFACE BENEATH LANDINGS, RAMPS AND OR TREADS. BALUSTRADES (OTHER THAN TENSIONED WIRE BALUSTRADE) TO BE:

- 1000mm MIN ABOVE FINISHED SURFACE LEVEL OF BALCONIES, LANDING AND OR THE LIKE
- 865mm MIN ABOVE FINISHED SURFACE LEVEL OF STAIR NOSING OR RAMPS
- VERTICAL WITH LESS THAN 125mm GAP BETWEEN ANY HORIZONTAL ELEMENT WITHIN THE BALUSTRADE BETWEEN 150mm AND 760mm ABOVE THE FLOOR MUST NOT FACILITATE CLIMBING WHERE CHANGES IN LEVEL EXCEEDS 4000mm ABOVE THE SURFACE BENEATH LANDINGS, RAMPS AND OR TREADS
- WIRE BALUSTRADE CONSTRUCTION TO COMPLY WITH NCC 2022 VOLUME 2 PART 3.9.2.3 FOR CLASS 1 AND 10 BUILDINGS AND NCC 2019 VOLUME PART 1 D2.16 FOR OTHER CLASSES OF BUILDINGS

HANDRAILS TO BE 865mm MINIMUM ABOVE STAIR NOSING AND LANDINGS.

**TERMITES**

WHERE THE BUILDING (EXCLUDING A DETACHED CLASS 10) IS LOCATED IN A TERMITE PRONE AREA, THE AREA TO THE UNDERSIDE OF BUILDING AND PARAMETER IS TO BE TREATED AGAINST TERMITE ATTACK.

**CONCRETE STUMPS**

- UP TO 1400mm LONG TO BE 100 X 100mm (1 NO. H.D WIRES)
- 1401mm TO 1800mm LONG TO BE 100mm X 100mm (2 NO. H.D WIRES)
- 1801mm TO 3000mm LONG TO BE 125mm X 125mm (2 NO. H.D WIRES)
- 100mm X 100mm STUMPS EXCEEDING 1200mm ABOVE THE GROUND LEVEL TO BE BRACED WHERE NO PERIMETER BASE BRICKWORK PROVIDED

**MASONRY**

FOR ALL BUILDINGS IN MARINE OR OTHER EXPOSURE ENVIRONMENTS SHALL HAVE MASONRY UNITS, MORTAR AND ALL BUILT COMPONENTS AND THE LIKE COMPLYING WITH THE DURABILITY REQUIREMENTS OF TABLE 5.1 OF AS3700 - 2018 MASONRY STRUCTURES.

**STORMWATER**

ALL STORMWATER TO BE TAKEN TO THE LEGAL POINT OF DISCHARGE (LPOD) TO THE RELEVANT AUTHORITY. 100mmØ CLASS 6 UPVC STORMWATER LINE LAID TO A MINIMUM GRADE OF 1:100 AND CONNECTED TO THE LPOD. PROVIDE INSPECTION OPENINGS AT 900mm C/C AN AT EACH CHANGE OF DIRECTION.

ALL RETAINING WALLS TO HAVE A SILT PIT AT EACH END. IF WALL IS LONGER THAN 101m IT WILL ALSO REQUIRE A SILT PIT IN THE CENTRE. SILT PIT LOCATIONS ARE INDICATIVE ONLY. PLUMBER WILL PLACE AS REQUIRED AND PROVIDE A COMPLIANCE CERTIFICATE.

HOT WATER SERVICE, SPLIT SYSTEM CONDENSERS, HEATING, COOLING OUTDOOR UNITS TO HAVE A STORMWATER RISER TO THE LEFT HAND SIDE TO PICK UP THE OVERFLOW RELIEF VALVE, APPROX 200mm OFF WALL

**DESIGN GUST WIND SPEED AND WIND CLASSIFICATION**

BUILDING TIE-DOWNS TO BE PROVIDED IN ACCORDANCE WITH AS1684-2021 FOR AN ASSUMED DESIGN GUST WIND SPEED CLASSIFICATION OF N3 (SUBJECT TO CONFIRMATION ON SITE BY RELEVANT BUILDING SURVEYOR AT FIRST INSPECTION). REFER TO AS1684 FOR CONSTRUCTION REQUIREMENTS.

**GENERAL**

THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL RELEVANT STRUCTURAL AND ALL OTHER CONSULTANTS DRAWINGS/DETAILS AND WITH ANY OTHER WRITTEN INSTRUCTIONS ISSUED IN THE COURSE OF THE CONTRACT.

ALL MEASUREMENTS ARE IN MILLIMETRES. EXC. TITLE DIMENSIONS.

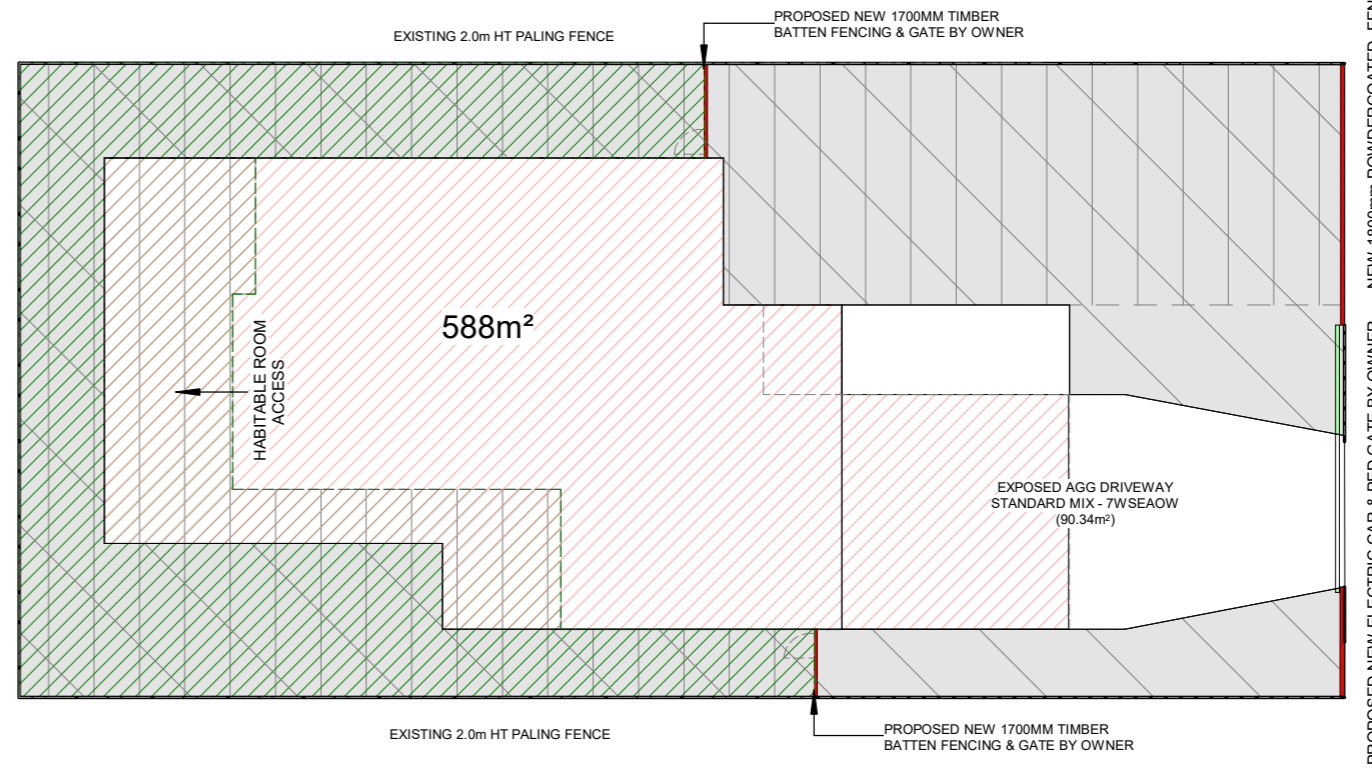
FIGURED DIMENSION TAKE PRECEDENCE OVER SCALED DIMENSIONS.

THE BUILDER SHALL TAKE ALL STEPS NECESSARY TO ENSURE THE STABILITY AND GENERAL WATER TIGHTNESS OF ALL NEW AND OR EXISTING STRUCTURES DURING ALL WORKS.

THE BUILDER AND SUB CONTRACTOR SHALL ENSURE THAT ALL STORMWATER DRAINS, SEWER PIPES AND THE LIKE ARE LOCATED AT A SUFFICIENT DISTANCE FROM ANY BUILDINGS FOOTINGS AND OR SLAB EDGE BEAMS SO AS TO PREVENT GENERAL MOISTURE PENETRATION, DAMPNESS, WEAKENING AND UNDERMINING OF ANY BUILDINGS AND ITS FOOTING SYSTEM.

THESE PLANS HAVE BEEN PREPARED FOR THE EXCLUSIVE USE BY THE OWNER FOR THE PURPOSE EXPRESSLY NOTIFIED TO THE BUILDER. ANY OTHER PERSONS WHO USES OR RELIES ON THESE PLANS WITHOUT THE BUILDERS WRITTEN CONSENT DOES SO AT THEIR OWN RISK AND NO RESPONSIBILITY IS ACCEPTED BY THE BUILDER FOR SUCH USE AND OR RELIANCE.

THE APPROVAL BY THIS OFFICE OF A SUBSTITUTE MATERIAL, WORK PRACTICE, VARIATION OR THE LIKE IS NOT AN AUTHORISATION FOR ITS USE OR A CONTRACT VARIATION. ANY SAID VARIATIONS MUST BE ACCEPTED BY ALL PARTIES TO THE AGREEMENT, AND WHERE APPLICABLE, THE RELEVANT BUILDING SURVEYOR PRIOR TO IMPLEMENTING THE SAID VARIATION.



	IMPERMEABLE: 307.52² (52.30%)		PERMEABLE: 280.48m² (47.70%)		POS: 294.10m²		SPOS: 187.84m²		GARDEN SPACE: 292.58m² (49.75%)		BUILDING SITE COVERAGE: 248.05m² (42.18%)
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**PROPOSED AREA ANALYSIS**

1 : 200

**BAL - 12.5 CONSTRUCTION REQUIREMENTS (IF APPLICABLE) CLASS 1 DWELLINGS AND 10A OUT BUILDINGS**

- WINDOWS & DOORS:**
- TOUGHENED GLASS TO 400mm ABOVE ANY HORIZONTAL SURFACE
  - ALUMINIUM MESH FLYSCREENS
- EXTERNAL WALLS:**
- NON COMBUSTIBLE OR CLADDING TO BE MIN. 6mm CEMENT SHEET
  - SPARK ARRESTING WEEPHOLE COVERS A& SUB FLOOR VENTS TO BRICKS
- SUB FLOOR AND BASEBOARDS:**
- NON COMBUSTIBLE CLADDINGS WITHIN 400mm OF GROUND LEVEL ONLY
  - MESH TO ALL WEEP HOLES
  - EXTERNAL TIMBER DOORS TO BE 35mm SOLID CORE
  - UP TO MIN 400mm NON COMBUSTIBLE MATERIAL FROM FINISHED GROUND LINE WHERE TIMBER BASE BOARDS ARE INSTALLED
- ROOFS, EAVES, FASCIA, GUTTERS AND DOWNPIPES:**
- NON COMBUSTIBLE MATERIALS
  - ROOF TO BE FULLY COVERED WITH ANTICON 60.
  - ALL ROOF GAPS TO VALLEYS, EAVES, RIDGES ETC TO BE SEALED WITH MESH OR MINERAL FIBRE
  - WHIRLY BIRDS TO BE METAL & SEALED WITH MESH
- TIMBER DECKS & POSTS:**
- BUSHFIRE RESISTANT TIMBER
  - POSTS TO HAVE A FIRE RETARDANT FINISH UP TO MIN 400mm ABOVE FINISHED GROUND LINE
- VEHICLE ACCESS DOORS AND MISCELLANEOUS:**
- NON COMBUSTIBLE CLADDING WITH SEALS/STRIPPING TO ALL FOUR SIDES
  - WATER AND GAS PIPES ABOVE GROUND TO BE METAL

**AUTHORITIES & CONSULTANTS**

MUNICIPALITY CITY OF GREATER GEELONG	PH: (03) 5272 5272
SEWERAGE AUTHORITY BARWON WATER	PH: 1300 656 007
RELEVANT BUILDING SURVEYOR ONSHORE BUILDING SURVEYORS	PH: 0417 100 672
CONSULTING STRUCTURAL ENGINEER SIMON ANDERSON CONSULTANTS	PH: 0400 597 159
GEOTECHNICAL ENGINEER SIMON ANDERSON CONSULTANTS	PH: 0400 597 159

<b>SOIL CLASSIFICATION TO AS2870 - 2011</b> <b>CLASS P</b> REFER TO SOIL REPORT PREPARED BY: SIMON ANDERSON CONSULTANTS REPORT NO: 246321 DATED: 17.01.25	<b>BUSHFIRE ATTACK LEVEL (BAL)</b> <b>BAL - 12.5</b> REFER TO BAL REPORT PREPARED BY: SIMON ANDERSON CONSULTANTS REPORT NO:246321 DATED:17.01.25	<b>WIND TERRAIN CATEGORY</b> <b>N3</b> ALL ROOF FRAMING AND TIE DOWNS TO BE IN ACCORDANCE WITH AS1684 AND AS1720 WHERE APPLICABLE FOR CATEGORY NOMINATED ABOVE	<b>DISTANCE TO NON BREAKING SURF</b> <b>LESS THAN 100M</b> ALL FRAMING, FASTENERS & SUPPORTS MUST BE PROTECTED AGAINST CORROSION AS PER ABCB.	<b>DESIGN PERFORMANCE LEVEL</b> FULL PASSIVE CERTIFIED VERIFICATION METHOD: PHPP <input type="checkbox"/> FULL PASSIVE NON-CERTIFIED <input type="checkbox"/> HIGH PERFORMANCE <input type="checkbox"/> HRV <input type="checkbox"/> DECENTRALIZED HRV <input type="checkbox"/> AIRTIGHT LAYER <input type="checkbox"/> ROOF WRAP <input type="checkbox"/> UPVC WINDOWS & DOORS <input type="checkbox"/>
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**THIS IS SHEET No. TP02 OF 11 REFERRED TO IN THE CONTRACT**

**OWNER** \_\_\_\_\_  
**OWNER** \_\_\_\_\_  
**DATE** \_\_\_\_\_



**REGISTERED Building Practitioner**

BUILDER: Hopper Homes Building Services Pty Ltd.  
ABN: 41 024075531  
PH / FAX: Ph: 5255 3556  
REG: DB-U 17966 CDB-U 50474  
OFFICE: Unit 2/6-8 Sinclair St. OCEAN GROVE, VIC. 3226

**TOWNPLANNING**

CLIENT NAME: Delahunty

PROJECT ADDRESS:  
Proposed New Residence  
Lot 47 No.94 Ramblers Road,  
Portarlington, Vic

DESIGN: Custom

VERSION: v1.5

ISSUE DATE: 14/04/2026

DRAWN BY: RS

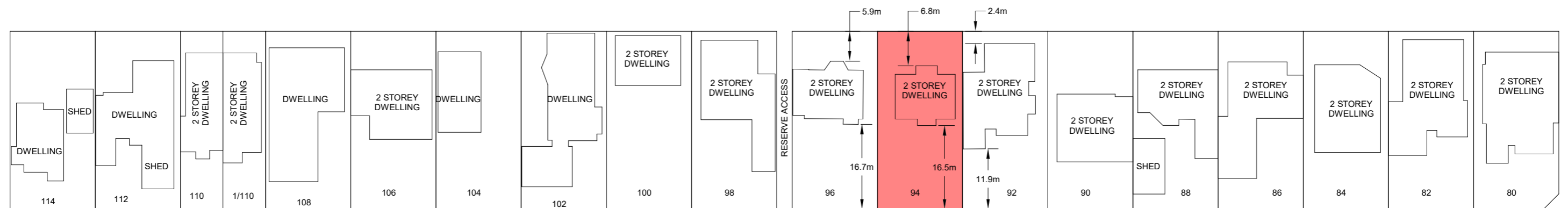
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**A-TP02**

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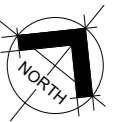
PORT PHILLIP BAY

RECREATION RESERVE



**RAMBLERS ROAD**

67-133 POINT RICHARDS ROAD - BELLARINE  
FARMING ZONE



**AERIAL ANALYSIS**  
1 : 800

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ABN: 41 024075531  
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**TOWNPLANNING**

CLIENT NAME: Delahunty  
PROJECT ADDRESS: Proposed New Residence  
Lot 47 No.94 Ramblers Road,  
Portarlington, Vic

DESIGN: Custom  
VERSION: v1.5  
ISSUE DATE: 14/04/2026  
DRAWN BY: RS  
SCALE: 1 : 800

**A-TP03**

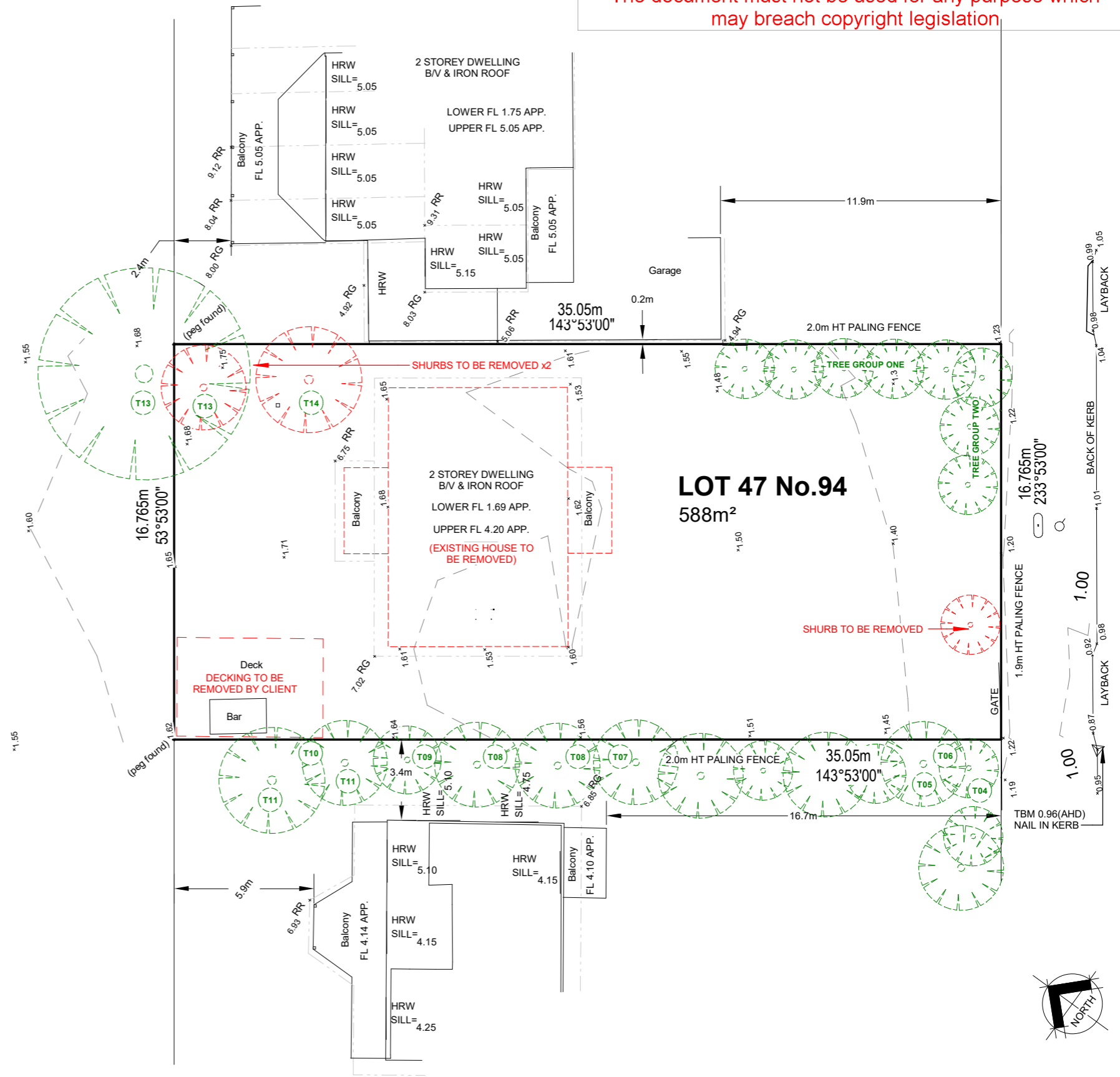
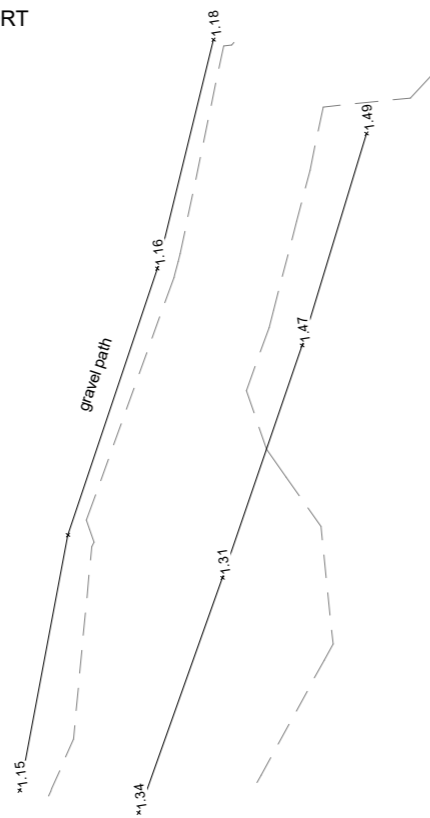
**THIS IS SHEET No. TP03 OF 11 REFERRED TO IN THE CONTRACT**

OWNER: \_\_\_\_\_  
OWNER: \_\_\_\_\_  
DATE: \_\_\_\_\_

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No.	Botanical Name	Common Name	Height (m)	Width (m)	Health	Structure	Form	Origin	DSH (cm)	NRZ (m)	SRZ (m)	Retention Value
1	<i>Olea europaea</i>	Common Olive	2	1	Good	Good	Fair	Exotic	10*	2	1.6	Medium
2	<i>Callistemon citrinus</i>	Scarlet Bottlebrush	3	3	Good	Fair	Fair	Planted NSW Native	11*	2	1.5	Medium
3	<i>Citrus limon</i>	Lemon	3	3	Good	Good	Good	Exotic	4*	2	1.5	Medium
4	<i>Melaleuca styphelioides</i>	Prickly-Leaved Paperbark	6	4	Good	Fair	Poor	Planted NSW Native	25	3	2.1	Medium
5	<i>Callistemon salignus</i>	White Bottlebrush	7	4	Good	Good	Fair	Planted NSW Native	30	3.6	2.3	Medium
6	<i>Coprosma repens</i>	Taupata	5	8	Good	Good	Poor	Environmental Weed	17*	2	2	Low
7	<i>Ligustrum lucidum</i>	Glossy Privet	5	4	Good	Good	Fair	Environmental Weed	16*	2	2	Low
8	<i>Coprosma repens</i>	Taupata	5	8	Good	Fair	Fair	Environmental Weed	15	2	1.8	Low
9	<i>Nerium oleander</i>	Oleander	6	6	Good	Good	Fair	Exotic	17*	2.1	2.1	Medium
10	<i>Callistemon citrinus</i>	Scarlet Bottlebrush	4	5	Good	Good	Fair	Planted NSW Native	14*	2	2.3	Medium
11	<i>Arbutus unedo</i>	Strawberry Tree	4	5	Good	Good	Fair	Exotic	17*	2.1	1.8	Medium
12	<i>Pinus radiata</i>	Monterey Pine	18	12	Fair	Fair	Fair	Environmental Weed	68	8.2	3.1	Low
13	<i>Leptospermum laevigatum</i>	Coast Tea-Tree	3	4	Good	Fair	Poor	Indigenous	9*	2	1.5	Medium
14	<i>Leptospermum laevigatum</i>	Coast Tea-Tree	4	6	Good	Fair	Good	Indigenous	14*	2	1.8	Medium

TREE DATA AS PER ARBORIST IMPACT ASSESSMENT REPORT



EXISTING SITE PLAN

1 : 200

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TOWNPLANNING

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 Lot 47 No.94 Ramblers Road,  
 Portarlington, Vic

DESIGN: Custom  
 VERSION: v1.5  
 ISSUE DATE: 14/04/2026  
 DRAWN BY: RS  
 SCALE: 1 : 200

A-TP04

THIS IS SHEET No. TP04 OF REFERRED TO IN THE CONTRACT

OWNER: \_\_\_\_\_  
 OWNER: \_\_\_\_\_  
 DATE: \_\_\_\_\_

RAMBLERS ROAD



DISTANCE TO NON BREAKING SURF.  
**LESS THAN 100M**  
ALL FRAMING, FASTENERS & SUPPORTS  
MUST BE PROTECTED AGAINST  
CORROSION AS PER ABCB.

ALL FIXTURES AND FITTINGS USED  
THROUGHOUT THIS SET OF DRAWINGS ARE  
FOR ILLUSTRATIVE PURPOSES ONLY. REFER  
TO RELEVANT CURRENT SPECIFICATION  
DOCUMENT FOR ALL STANDARD  
INCLUSIONS.

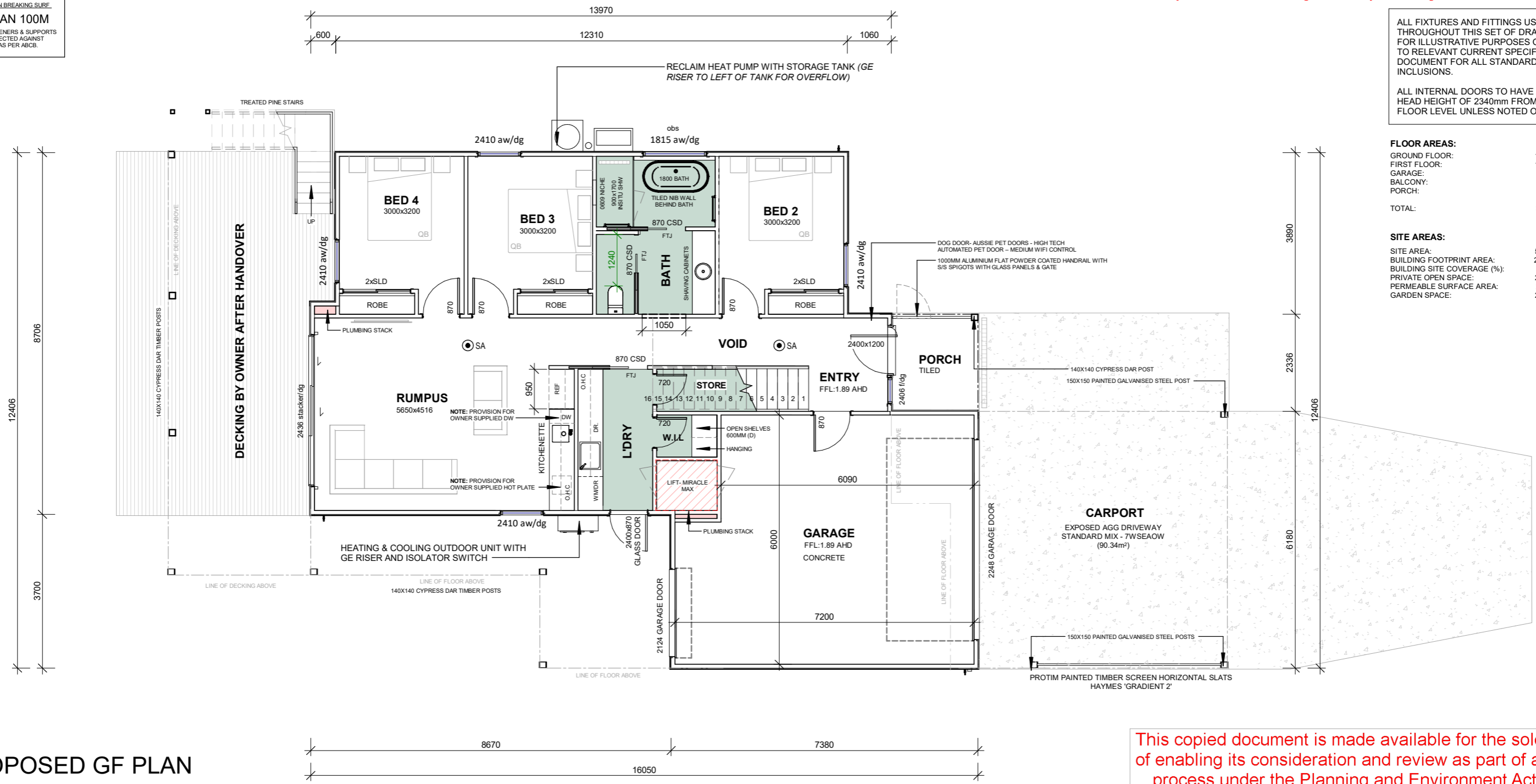
ALL INTERNAL DOORS TO HAVE A NOMINAL  
HEAD HEIGHT OF 2340mm FROM FINISHED  
FLOOR LEVEL UNLESS NOTED OTHERWISE.

**FLOOR AREAS:**

GROUND FLOOR:	105.00m <sup>2</sup>
FIRST FLOOR:	147.00m <sup>2</sup>
GARAGE:	43.00m <sup>2</sup>
BALCONY:	38.00m <sup>2</sup>
PORCH:	5.00m <sup>2</sup>
<b>TOTAL:</b>	<b>338.00m<sup>2</sup></b>
	36.38sq

**SITE AREAS:**

SITE AREA:	588.00m <sup>2</sup>
BUILDING FOOTPRINT AREA:	248.05m <sup>2</sup>
BUILDING SITE COVERAGE (%):	42.18%
PRIVATE OPEN SPACE:	294.10m <sup>2</sup>
PERMEABLE SURFACE AREA:	280.48m <sup>2</sup>
GARDEN SPACE:	292.58m <sup>2</sup>



**PROPOSED GF PLAN**  
1 : 100

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**GENERAL NOTES**

**NOTES:**  
IF APPLICABLE - POSITIONS OF GAS METER TO BE DETERMINED BY GAS AUTHORITY

**DIMENSION NOTES:**  
ALL DIMENSIONS ARE TO STUD WALL ONLY. ALLOW 75mm NOM. FOR FOAM BOARD THICKNESS AND 20mm FOR BATTEN WHERE REQUIRED. ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO CONSTRUCTION.

**FLOOR PLAN NOTES:**  
LEVELS INDICATED ON PLAN AND ELEVATIONS ARE FINISHED LEVELS RELATIVE TO THE LEVELS INDICATED ON THE SITE PLAN. REFER ENGINEERS DOCUMENTATION FOR CUT LEVELS DEPENDANT ON FLOOR STRUCTURE.

**WINDOWS & DOORS NOTE:**  
ALL EXTERNAL WINDOWS AND DOORS TO HAVE A NOMINAL HEAD HEIGHT OF 2340mm FROM FFL UNLESS NOTED OTHERWISE. FINAL WINDOW POSITIONING MAY VARY ON SITE. DG - DOUBLE GLAZED, SL - SLIDING, SLD - SLIDING DOOR, AW - AWNING, F - FIXED, OBS - OBSCURED GLAZING.

ALL WINDOWS WITHIN A WEATHERBOARD CLAD WALL TO HAVE PICTURE FRAMING TO WINDOW SURROUNDS.

**CONSTRUCTION OF SANITARY COMPARTMENTS:**  
DOOR TO FULLY ENCLOSED SANITARY COMPARTMENTS MUST HAVE REMOVABLE HINGED DOORS - UNLESS THERE IS A CLEAR SPACE OF AT LEAST 1.2m BETWEEN THE CLOSET PAN AND DOOR AS 2015 BCA 3.8.3.3

**RANGEHOOD VENTILATION NOTE:**  
NON RECIRCULATING RANGEHOODS TO BE DUCTED TO THE ATMOSPHERE VIA AN EXTERNAL FLUE UNLESS NOTED OTHERWISE ON PLANS.

**DISCHARGE OF EXHAUST FANS**  
EXHAUST FANS TO BE DISCHARGED TO THE ATMOSPHERE VIA DUCTS TO THE OUTDOOR AIR OR ROOF SPACE WITH EVENLY DISTRIBUTED VENTILATION OPENINGS TO THE OUTDOOR AIR AS PER NCC2019 3.8.7.3. MINIMUM FLOW RATES OF EXHAUST SYSTEMS - 25 L/S BATHROOM & W.C'S, 40L/S KITCHEN & LAUNDRIES.

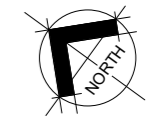
**STAIR CONSTRUCTION AS BCA 3.9.1.1:**  
TREADS MUST HAVE A SURFACE WITH A SLIP RESISTANCE CLASSIFICATION AS BCA 2015 TABLE 3.9.1.1

**ENERGY RATING NOTES:**

- MINIMUM R6.0 INSULATION BATTS TO CEILING SPACE & ANTICON 60 TO ROOF SPACE.
- EXTERNAL WALL INSULATION TO BE A MINIMUM OF R2.5 INSULATION BATTS & WALLS WRAPPED WITH VAPOUR PERMEABLE WALLS WRAPPING
- R2.5 INSULATION BATTS TO INTERNAL WALLS OF GARAGE
- R1.2 UNDER SLAB INSULATION. R0.80 PERIMETER INSULATION
- R2.0 INSULATION TO ALL WET AREAS
- R2.7 SOUND SCREEN INSULATION BATTS TO SUB FLOOR SPACE. (WHERE APPLICABLE)
- ALL WINDOW FRAMES SHALL BE ALUMINIUM IMPROVED DOUBLE GLAZED
- ALLOW TO INSTALL HEAT PUMP HOT WATER SYSTEM OR NOMINATED WATER STORAGE TANK TO SANITARY FLUSH SYSTEM.
- WEATHER SEAL ALL EXTERNAL DOORS.
- ALL CEILING MOUNTED EXHAUST FANS TO BE SEALED.
- DRAFT SEAL ALL BUILDING GAPS AND CRACKS
- SEE NATHERS COMPLIANCE THERMAL PERFORMANCE CERTIFICATE FOR RATING DETAILS

SOIL CLASSIFICATION TO AS2870 - 2011  
**CLASS P**  
REFER TO SOIL REPORT PREPARED BY:  
SIMON ANDERSON CONSULTANTS  
REPORT NO: 246321 DATED: 17.01.25

BUSHFIRE ATTACK LEVEL (BAL)  
**BAL - 12.5**  
REFER TO BAL REPORT PREPARED BY:  
SIMON ANDERSON CONSULTANTS  
REPORT NO:246321 DATED:17.01.25



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PH / FAX: Ph: 5255 3556  
REG.: DB-U 17966 CDB-U 50474  
OFFICE: Unit 2/6-8 Sinclair St. OCEAN GROVE, VIC. 3226

**TOWNPLANNING**

CLIENT NAME: Delahunty  
PROJECT ADDRESS: Proposed New Residence Lot 47 No.94 Ramblers Road, Portarlington, Vic

DESIGN: Custom  
VERSION: v1.5  
ISSUE DATE: 14/04/2026  
DRAWN BY: RS  
SCALE: 1 : 100

**A-TP06**

**THIS IS SHEET No. TP06 OF 11 REFERRED TO IN THE CONTRACT**

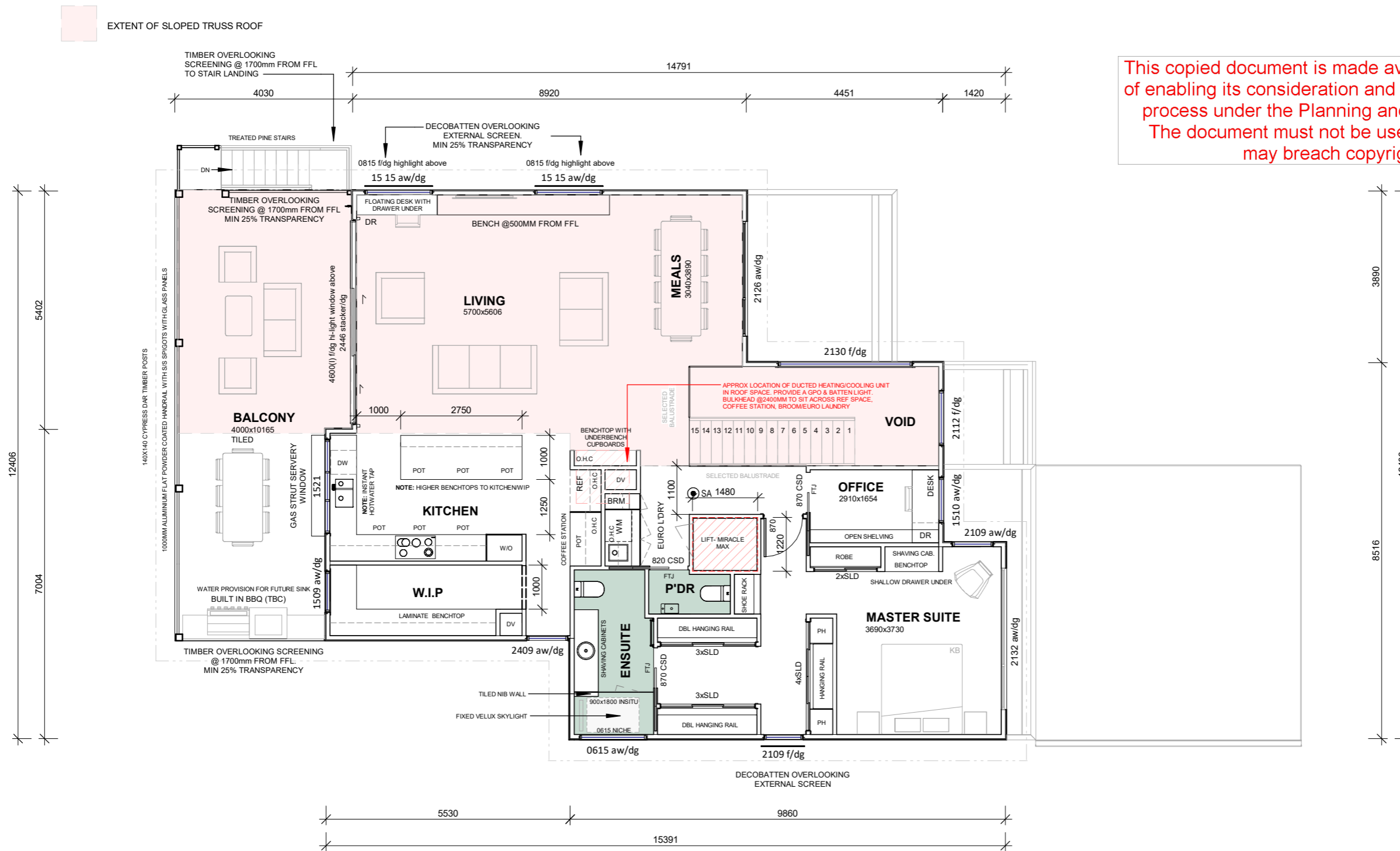
OWNER \_\_\_\_\_  
OWNER \_\_\_\_\_  
DATE \_\_\_\_\_

DISTANCE TO NON BREAKING SURF.  
**LESS THAN 100M**  
ALL FRAMING, FASTENERS & SUPPORTS  
MUST BE PROTECTED AGAINST  
CORROSION AS PER ABCB.

ALL FIXTURES AND FITTINGS USED  
THROUGHOUT THIS SET OF DRAWINGS ARE  
FOR ILLUSTRATIVE PURPOSES ONLY. REFER  
TO RELEVANT CURRENT SPECIFICATION  
DOCUMENT FOR ALL STANDARD  
INCLUSIONS.

ALL INTERNAL DOORS TO HAVE A NOMINAL  
HEAD HEIGHT OF 2040mm FROM FINISHED  
FLOOR LEVEL UNLESS NOTED OTHERWISE.

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# PROPOSED FF PLAN

1 : 100

## GENERAL NOTES

### NOTES:

IF APPLICABLE - POSITIONS OF GAS METER TO BE DETERMINED BY GAS AUTHORITY

### DIMENSION NOTES:

ALL DIMENSIONS ARE TO STUD WALL ONLY. ALLOW 75mm NOM. FOR FOAM BOARD THICKNESS AND 20mm FOR BATTEN WHERE REQUIRED. ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO CONSTRUCTION.

### FLOOR PLAN NOTES:

LEVELS INDICATED ON PLAN AND ELEVATIONS ARE FINISHED LEVELS RELATIVE TO THE LEVELS INDICATED ON THE SITE PLAN. REFER ENGINEER'S DOCUMENTATION FOR CUT LEVELS DEPENDANT ON FLOOR STRUCTURE.

### WINDOWS & DOORS NOTE:

ALL EXTERNAL WINDOWS AND DOORS TO HAVE A NOMINAL HEAD HEIGHT OF 2340mm FROM FFL UNLESS NOTED OTHERWISE. FINAL WINDOW POSITIONING MAY VARY ON SITE. DG - DOUBLE GLAZED, SL - SLIDING, SLD - SLIDING DOOR, AW - AWNING, F - FIXED, OBS - OBSCURED GLAZING.

### CONSTRUCTION OF SANITARY COMPARTMENTS:

DOOR TO FULLY ENCLOSED SANITARY COMPARTMENTS MUST HAVE REMOVABLE HINGED DOORS - UNLESS THERE IS A CLEAR SPACE OF AT LEAST 1.2m BETWEEN THE CLOSET PAN AND DOOR AS 2015 BCA 3.8.3.3

### RANGEHOOD VENTILATION NOTE:

NON RECIRCULATING RANGEHOODS TO BE DUCTED TO THE ATMOSPHERE VIA AN EXTERNAL FLUE UNLESS NOTED OTHERWISE ON PLANS.

### DISCHARGE OF EXHAUST FANS

EXHAUST FANS TO BE DISCHARGED TO THE ATMOSPHERE VIA DUCTS TO THE OUTDOOR AIR OR ROOF SPACE WITH EVENLY DISTRIBUTED VENTILATION OPENINGS TO THE OUTDOOR AIR AS PER NCC2019 3.8.7.3. MINIMUM FLOW RATES OF EXHAUST SYSTEMS - 25 L/S BATHROOM & WC'S, 40L/S KITCHEN & LAUNDRIES.

### STAIR CONSTRUCTION AS BCA 3.9.1.1:

TREADS MUST HAVE A SURFACE WITH A SLIP RESISTANCE CLASSIFICATION AS BCA 2015 TABLE 3.9.1.1

### ENERGY RATING NOTES:

- MINIMUM R6.0 INSULATION BATTS TO CEILING SPACE & ANTICON 60 TO ROOF SPACE.
- EXTERNAL WALL INSULATION TO BE A MINIMUM OF R2.5 INSULATION BATTS & WALLS WRAPPED WITH VAPOUR PERMEABLE WALL WRAPPING
- R2.5 INSULATION BATTS TO INTERNAL WALLS OF GARAGE
- R1.2 UNDER SLAB INSULATION, R0.80 PERIMETER INSULATION
- R2.0 INSULATION TO ALL WET AREAS
- R2.7 SOUND SCREEN INSULATION BATTS TO SUB FLOOR SPACE. (WHERE APPLICABLE)
- ALL WINDOW FRAMES SHALL BE ALUMINIUM IMPROVED DOUBLE GLAZED
- ALLOW TO INSTALL HEAT PUMP HOT WATER SYSTEM OR NOMINATED WATER STORAGE TANK TO SANITARY FLUSH SYSTEM.
- WEATHER SEAL ALL EXTERNAL DOORS.
- ALL CEILING MOUNTED EXHAUST FANS TO BE SEALED.
- DRAFT SEAL ALL BUILDING GAPS AND CRACKS
- SEE NATHERS COMPLIANCE THERMAL PERFORMANCE CERTIFICATE FOR RATING DETAILS

SOIL CLASSIFICATION TO AS2870 - 2011

**CLASS P**  
REFER TO SOIL REPORT PREPARED BY:  
SIMON ANDERSON CONSULTANTS  
REPORT NO. 246321 DATED: 17.01.25

BUSHFIRE ATTACK LEVEL (BAL)

**BAL - 12.5**  
REFER TO BAL REPORT PREPARED BY:  
SIMON ANDERSON CONSULTANTS  
REPORT NO.246321 DATED:17.01.25

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**THIS IS SHEET No. TP07 OF 11 REFERRED TO IN THE CONTRACT**

OWNER .....

OWNER .....

DATE .....

**live green HOMES**

**REGISTERED Building Practitioner**

BUILDER: Hopper Homes Building Services Pty Ltd.  
ABN: 41 024075531  
PH / FAX: Ph: 5255 3556  
REG: DB-U 17966 CDB-U 50474  
OFFICE: Unit 2/6-8 Sinclair St. OCEAN GROVE, VIC. 3226

## TOWNPLANNING

CLIENT NAME: Delahunty

PROJECT ADDRESS:  
Proposed New Residence  
Lot 47 No.94 Ramblers Road,  
Portarlington, Vic

DESIGN: Custom

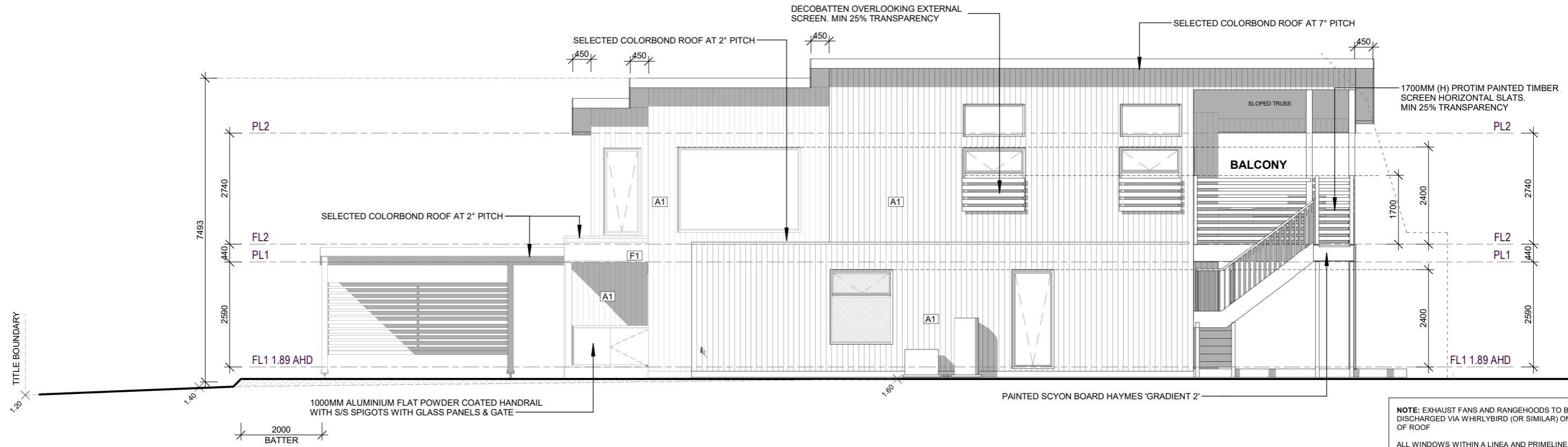
VERSION: v1.5

ISSUE DATE: 14/04/2026

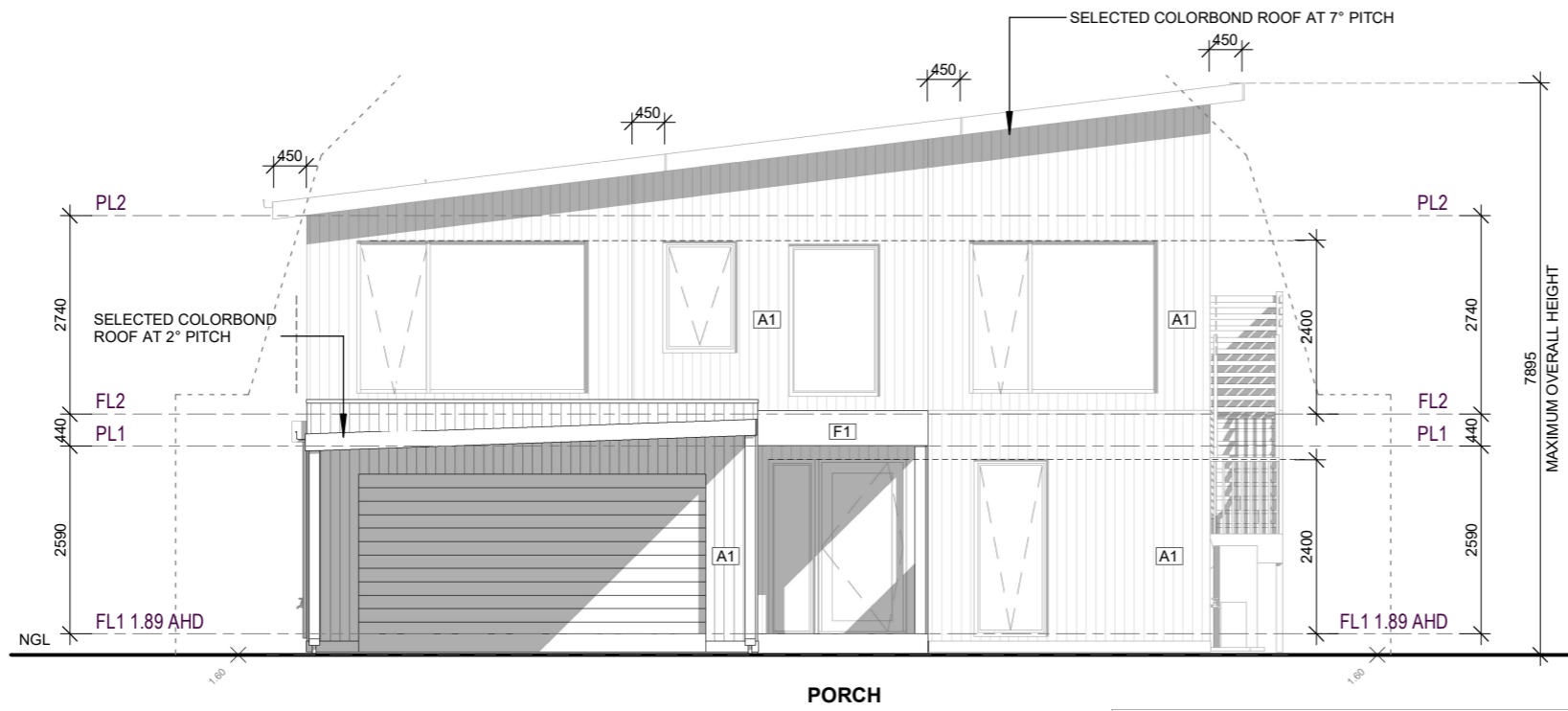
DRAWN BY: RS

SCALE: 1 : 100

**A-TP07**



**EAST ELEVATION**  
1 : 100



**SOUTH ELEVATION**  
1 : 100

**NOTE:** EXHAUST FANS AND RANGEHOODS TO BE DISCHARGED VIA WHIRLYBIRD (OR SIMILAR) ON TOP OF ROOF

ALL WINDOWS WITHIN A LINEA AND PRIMELINE CLAD WALL TO HAVE A PICTURE FRAMING TO WINDOW SURROUNDS

FINISHED CEILING LEVELS  
 CEILING HEIGHT 2400MM = 2440MM PITCHING HEIGHT  
 CEILING HEIGHT 2550MM = 2590MM PITCHING HEIGHT  
 CEILING HEIGHT 2700MM = 2740MM PITCHING HEIGHT  
 MEASUREMENTS ALLOW'S FOR CEILING BATTENS AND PLASTERBOARD.

SOLAR HWS PANELS. LOCATION TBC BY INSTALLER ON SITE TO ENSURE MAXIMUM SOLAR EXPOSURE

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**THIS IS SHEET No. TP08 OF 11**  
**REFERRED TO IN THE CONTRACT**

**OWNER** \_\_\_\_\_  
**OWNER** \_\_\_\_\_  
**DATE** \_\_\_\_\_



**REGISTERED**  
Building Practitioner

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**FINISHES SCHEDULE**

<p><b>A1</b></p> <p>WEATHERTEX - WEATHERGROOVE SMOOTH 150mm HAYMES- GRADIENT 2</p> <p><b>F1</b></p> <p>F1 - RENDERED FOAM PANELS HAYMES - GRADIENT 2</p>	<p><b>ROOFING:</b> COLORBOND - DUNE</p> <p><b>FASCIA:</b> COLORBOND - DUNE</p> <p><b>GUTTERS:</b> COLORBOND - DUNE</p> <p><b>DOWNPIPES:</b> PVC PAINTED- GRADIENT 2</p> <p><b>WINDOW FRAMES:</b> WINDOWS &amp; DOOR FRAMES POWDERCOATED - PEARL WHITE</p> <p><b>ENTRY DOOR:</b> 2340 x 1200mm - CORINTHIAN BLONDE OAK AWO 52G PIVOT DOOR</p>	<p><b>FRONT VEHICLE GARAGE DOOR:</b> STEEL-LINE - SLIMLINE PROFILE 2250 x 4800mm - DUNE</p> <p><b>REAR VEHICLE GARAGE DOOR:</b> STEEL-LINE MANUAL ROLLER DOOR 2100 x 2400mm - DUNE</p> <p><b>LAUNDRY &amp; SIDE DOOR:</b> ALUMINIUM FRAMED, GLASS HINGED DOOR, PEARL WHITE</p> <p><b>TIMBER POSTS:</b> 140 x 140mm DAR CYPRESS <b>CARPOR POSTS:</b> PAINTED GALVANISED STEEL POSTS- PEARL WHITE</p> <p><b>METER BOX:</b> GRADIENT 2</p>
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**DIMENSION NOTES:**  
 ALL DIMENSIONS ARE TO STUD WALL ONLY. ALLOW 75mm NOM. FOR FOAM BOARD THICKNESS WHERE REQUIRED. ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO CONSTRUCTION.

**FLOOR PLAN NOTES:**  
 LEVELS INDICATED ON PLAN AND ELEVATIONS ARE FINISHED LEVELS RELATIVE TO THE LEVELS INDICATED ON THE SITE PLAN. REFER ENGINEERS DOCUMENTATION FOR CUT LEVELS DEPENDANT ON FLOOR STRUCTURE.

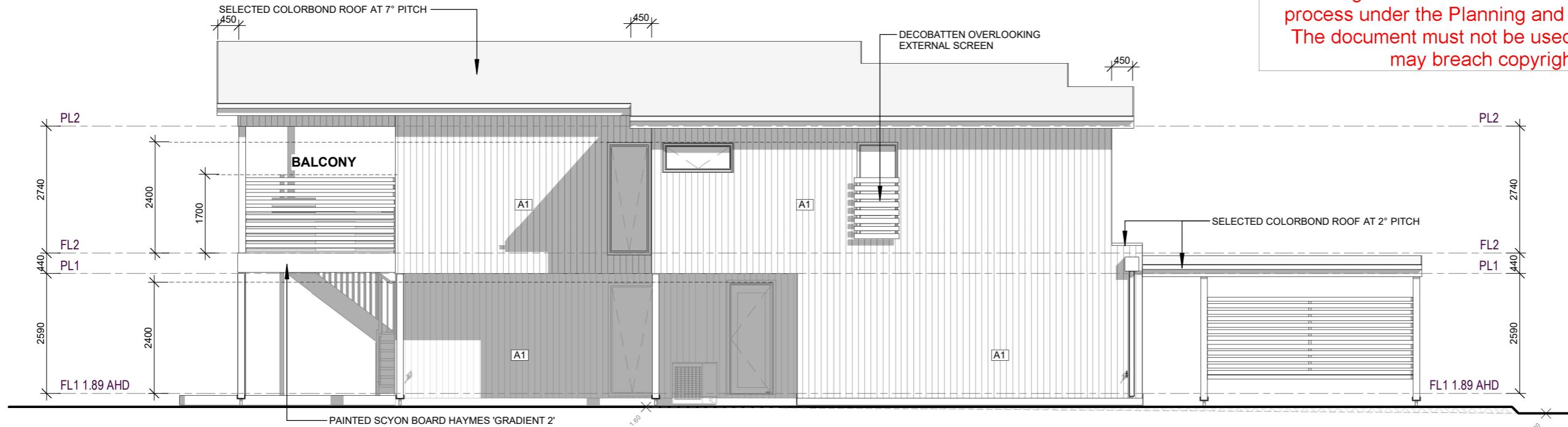
**WINDOWS & DOORS NOTE:**  
 ALL EXTERNAL WINDOWS AND DOORS TO HAVE A NOMINAL HEAD HEIGHT OF 2340mm FROM FFL UNLESS NOTED OTHERWISE.

**TOWNPLANNING**

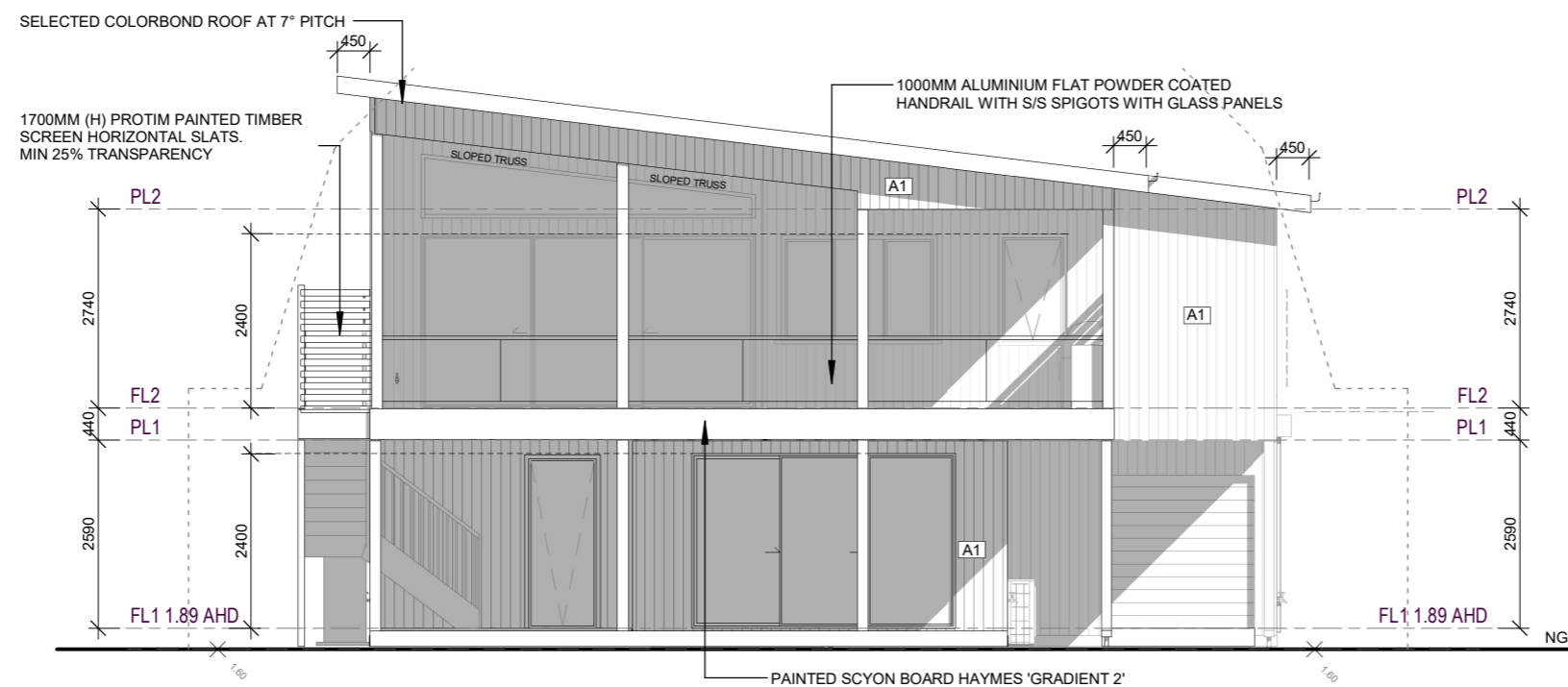
CLIENT NAME:	Delahunty
PROJECT ADDRESS:	Proposed New Residence Lot 47 No.94 Ramblers Road, Portarlington, Vic
DESIGN:	Custom
VERSION:	v1.5
ISSUE DATE:	14/04/2026
DRAWN BY:	RS
SCALE:	1 : 100

**A-**  
**TP08**

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**WEST ELEVATION**  
1 : 100



**NORTH ELEVATION**  
1 : 100

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**THIS IS SHEET No. TP09 OF 11**  
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**OWNER** \_\_\_\_\_  
**OWNER** \_\_\_\_\_  
**DATE** \_\_\_\_\_



**REGISTERED**  
Building Practitioner

BUILDER: Hopper Homes Building Services Pty Ltd.  
 ABN: 41 024075531  
 PH / FAX: Ph: 5255 3556  
 REG: DB-U 17966 CDB-U 50474  
 OFFICE: Unit 2/6-8 Sinclair St. OCEAN GROVE, VIC. 3226

**TOWNPLANNING**

CLIENT NAME: Delahunty

PROJECT ADDRESS:  
Proposed New Residence  
Lot 47 No.94 Ramblers Road,  
Portarlington, Vic

DESIGN: Custom

VERSION: v1.5

ISSUE DATE: 14/04/2026

DRAWN BY: RS

SCALE: 1 : 100

**A-**  
**TP09**

**FINISHES SCHEDULE**

<p><b>A1</b></p> <p>WEATHERTEX - WEATHERGROOVE SMOOTH 150mm HAYMES - GRADIENT 2</p> <p><b>F1</b></p> <p>F1 - RENDERED FOAM PANELS HAYMES - GRADIENT 2</p>	<p><b>ROOFING:</b> COLORBOND - DUNE</p> <p><b>FASCIA:</b> COLORBOND - DUNE</p> <p><b>GUTTERS:</b> COLORBOND - DUNE</p> <p><b>DOWNPIPES:</b> PVC PAINTED- GRADIENT 2</p> <p><b>WINDOW FRAMES:</b> WINDOWS &amp; DOOR FRAMES POWDERCOATED - PEARL WHITE</p> <p><b>ENTRY DOOR:</b> 2340 x 1200mm - CORINTHIAN BLONDE OAK AWO 52G PIVOT DOOR</p>	<p><b>FRONT VEHICLE GARAGE DOOR:</b> STEEL-LINE - SLIMLINE PROFILE 2250 x 4800mm - DUNE</p> <p><b>REAR VEHICLE GARAGE DOOR:</b> STEEL-LINE MANUAL ROLLER DOOR 2100 x 2400mm - DUNE</p> <p><b>LAUNDRY &amp; SIDE DOOR:</b> ALUMINIUM FRAMED, GLASS HINGED DOOR, PEARL WHITE</p> <p><b>TIMBER POSTS:</b> 140 x 140mm DAR CYPRESS <b>CARPOR POSTS:</b> PAINTED GALVANISED STEEL POSTS- PEARL WHITE</p> <p><b>METER BOX:</b> GRADIENT 2</p>
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**DIMENSION NOTES:**

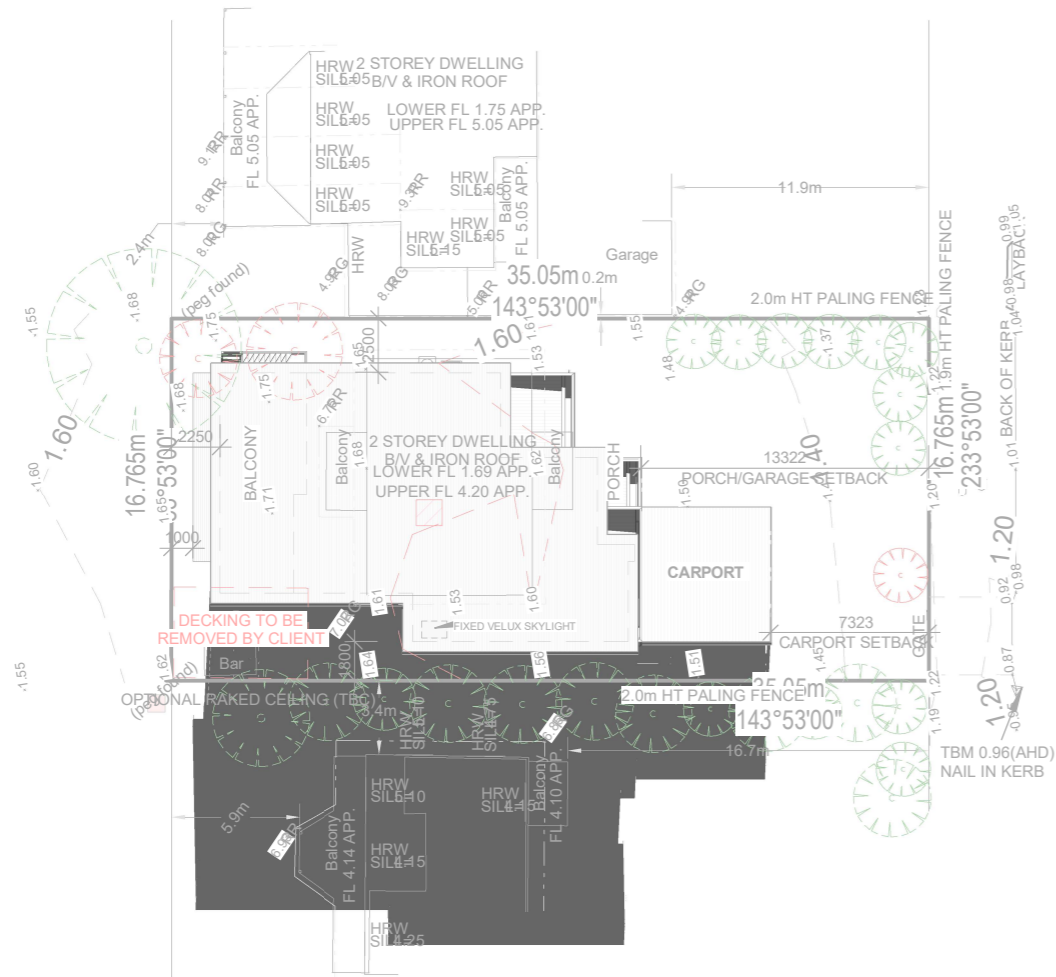
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**FLOOR PLAN NOTES:**

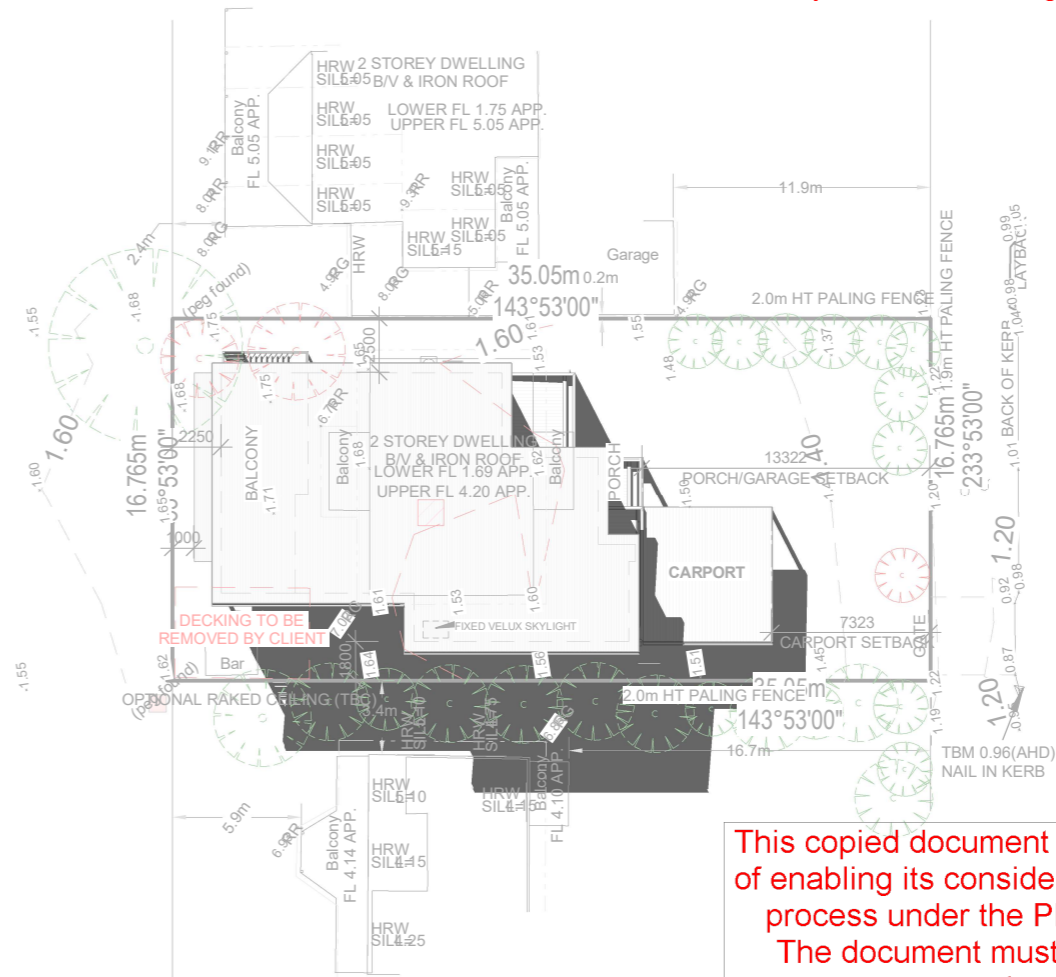
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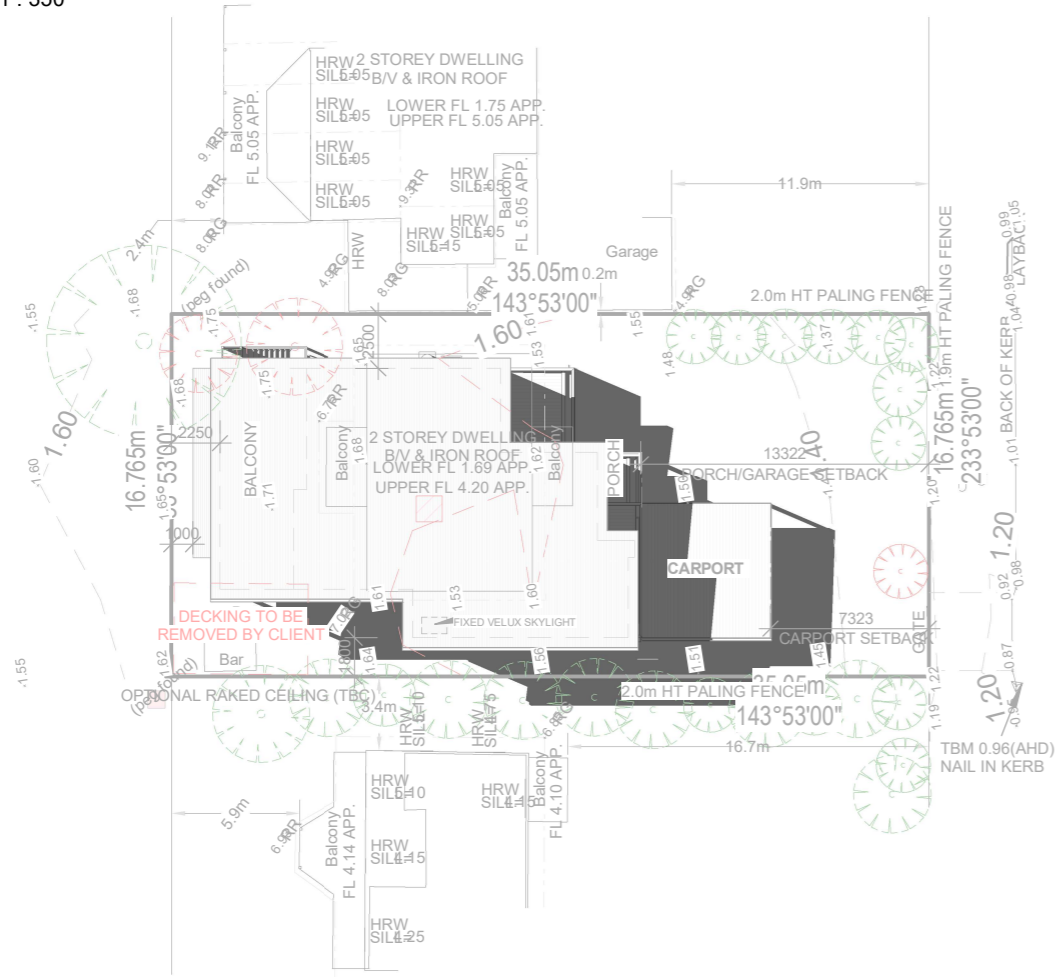
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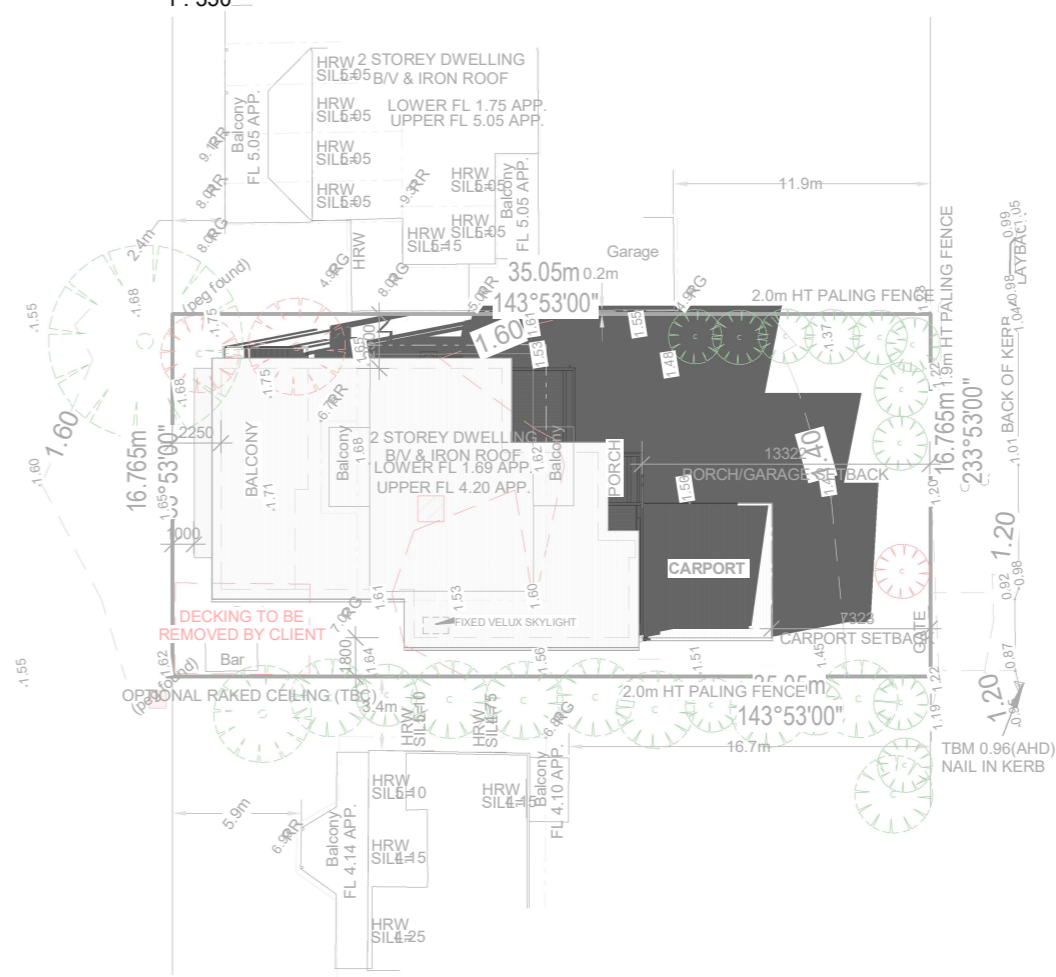
**PROPOSED SHADOWS 9AM**  
1 : 350



**PROPOSED SHADOWS 11AM**  
1 : 350



**PROPOSED SHADOWS 1PM**  
1 : 350



**PROPOSED SHADOWS 3PM**  
1 : 350

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**THIS IS SHEET No. TP10 OF 11**  
**REFERRED TO IN THE CONTRACT**

**OWNER** \_\_\_\_\_  
**OWNER** \_\_\_\_\_  
**DATE** \_\_\_\_\_



**REGISTERED**  
Building Practitioner

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**TOWNPLANNING**

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DESIGN: Custom

VERSION: v1.5

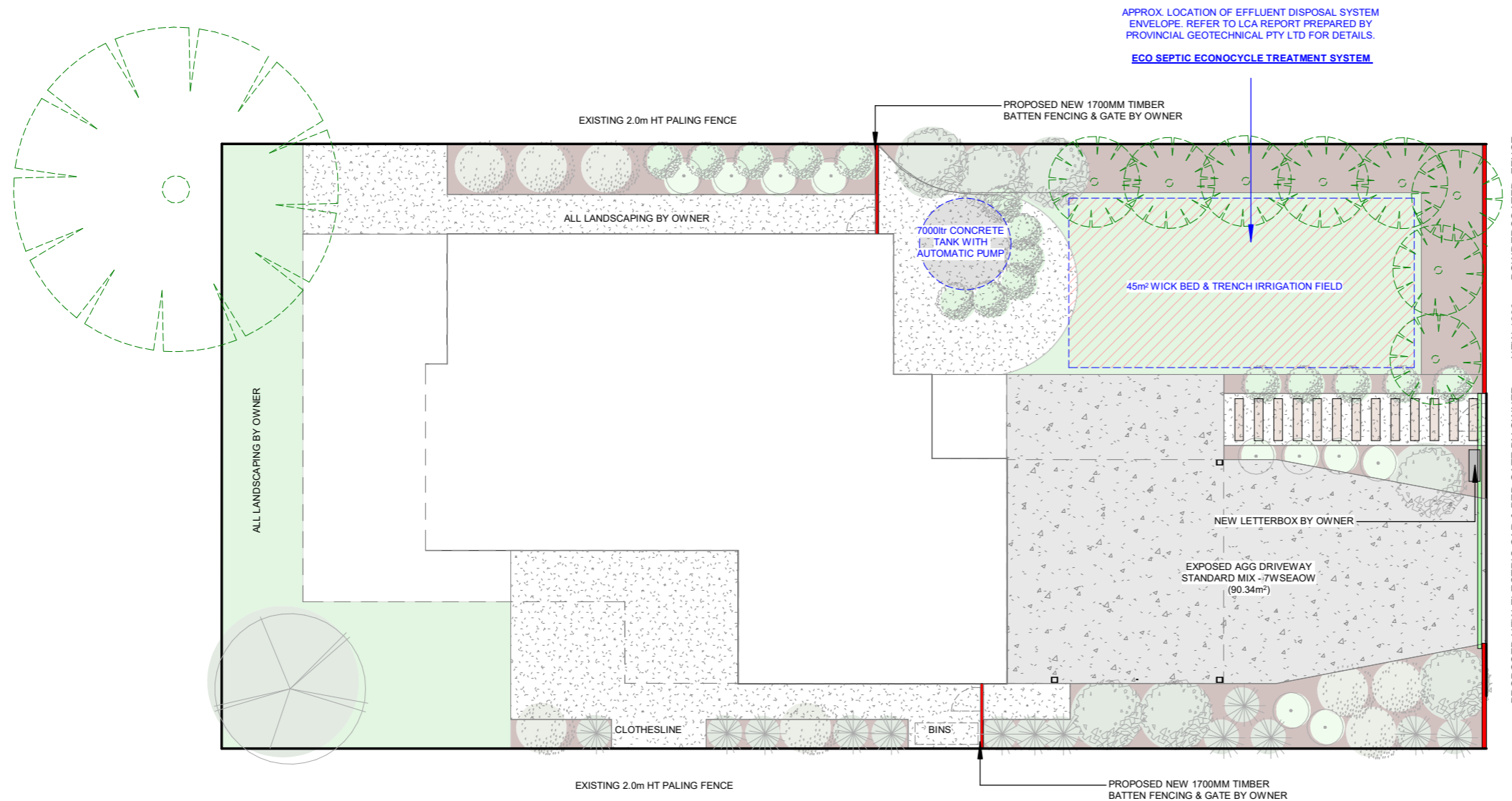
ISSUE DATE: 14/04/2026

DRAWN BY: RS

SCALE: 1 : 350

**A-**  
**TP10**

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EXPOSED AGG SAMPLE (yellow/white stones with 15% black)



GARDEN MULCH (75mm depth- standard mulch dark brown/reddish chips)



ORIENTAL SPARK LANDSCAPE PEBBLES (granitic, dark grey and white rough-edged rocks 50mm)

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OWNER \_\_\_\_\_  
 OWNER \_\_\_\_\_  
 DATE \_\_\_\_\_



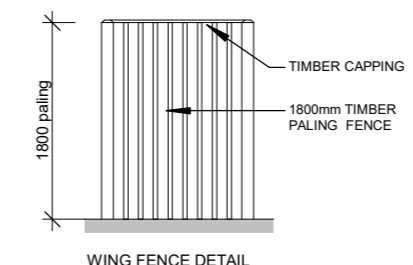
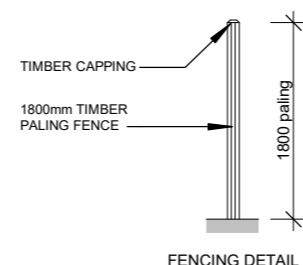
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 OFFICE: Unit 2/6-8 Sinclair St. OCEAN GROVE, VIC. 3226

**PROPOSED LANDSCAPE PLAN**

1 : 150

- ACACIA PYCNANTHA 'GOLDEN WATTLE' (LARGE TREE)
  - HEATH TEA-TREE LEPTOSPERMUM MYRSINOIDES (LARGE SHRUB)
  - BULBINE BULBOSA 'BULBINE LILY' LEUCOPHYTA BROWNI 'CUSHION BUSH' (GROUND COVERS)
  - POA SP 'TUSSOCK GRASS' POA POIFORMIS 'BLUE TUSSOCK GRASS' (TUSSOCK SPECIES)
  - KANGAROO GRASS 'THEMEDA TRIANDRA' (TUSSOCK SPECIES)
  - GRASSED AREA
  - LANDSCAPING PEBBLES
  - MULCHED GARDEN BEDS
  - FENCE BY OWNER
  - EXP. AGG CONCRETE
- NOTE: ALL LANDSCAPING AND FENCING TO BE COMPLETED BY OWNER



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 Lot 47 No.94 Ramblers Road,  
 Portarlington, Vic

DESIGN: Custom

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ISSUE DATE: 14/04/2026

DRAWN BY: RS

SCALE: As indicated

**A-TP11**