Address, Resident

Drawing List		
A00	Content Page	None
A01	General Note	None
A02	Building 3D	None
A03	3D Building Envelope	None
A04	Existing Site plan	None
A05	Proposed Site Plan	None
A10	Basement Plan	None
A11	Ground Floor Plan	None
A12	First Floor Plan	None
A13	Roof Plan	None
A15	Site Cut & Fill	None
A16	Basement Structure Schematic	None
A17	GF & Basement Deck Rafter Schematic	None
A18	FF & GF Roof Structure Schematic	None
A19	Roof Structure Schematic	None
A20	Basement Electrical	None
A21	Ground Floor Electrical	None
A22	First Floor Electrical	None
A30	Elevation - North (Side)	None
A31	Elevation - East (Rear)	None
A32	Elevation - South (Side)	None
A33	Elevation - West (Front)	None
A34	Section	None
A35	Interior Elevation I	None
A36	Interior Elevation II	None
A37	Interior Elevation III	None
A38	Interior Elevation IV	None
A40	Window & Door Schedule	None
A50	Construction Details	None
A51	Construction Details	None
A52	Accessibility	None
A53	Shadow Analysis	None

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ISSUE	DATE	REVISION	
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		SCALE @ A2 NA	
DWG	Content Page	DRAWN GR	
		CHKD TT	REVISION

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General Note: [NCC 2022 BCA Vol 2]

All materials and work practices shall comply with, but not limited to the Building Regulations 2018, National Construction Code series 2022. Building Code of Australia Vol 2 and all relevant and current Australian Standards (as amended) referred to therein.
Unless otherwise specified, the term BCA shall refer to National Construction Code series 2022 Building Code of Australia Volume 2.

All materials and construction practice shall meet the performance requirements of the BCA. Where an alternative solution is proposed then, prior to implementation or installation, it must be assessed and approved by the relevant building surveyor as meeting the performance requirement of the BCA.

For buildings in marine or other exposed environments shall have masonry units, mortar and all built in components and the like complying with the durability requirements of Table 4.1 of AS 4773.1-2015 masonry in small buildings Part 1: Design.

These drawings shall be read in conjunction with all relevant structural or civil engineering computations, drawings, soil reports and all other consultants drawings and details. Footings to be found at the minimum depth as indicated in the soil report.

Figured dimensions take precedence over scaled dimensions.

The builder shall provide temporary support, and take all steps necessary to ensure the structural stability during construction.

Ensure water tightness of all new and existing structures.

The builder and sub-contractors shall check and verify all dimensions, setbacks, levels and specification and all other relevant documentation prior to commencement of any works. Report all discrepancies to the designer for clarification.

Installation of all services shall comply with the respective supply authority requirements.
These plans have been prepared for the exclusive use by the owner for the purpose expressly notified to the designer. Any other uses of 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.

The approval by the designer of a substitute material, work practice, variation or the like is not an authorization 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.

Sarking:

Any sarking material must have a flammability index of not more than 5.

Termite protection:

Where the building is located in a termite prone area, treat the underside of the building and the perimeter is against termite attack as per AS3660.1:2014 for new Building workss; and AS 3660.2:2017 in and around existing buildings and structures.

Floor wastes

The floor must be constructed so that water flows to the waste without being retained on the surface.

Corrosion Protection of Built Structural Members:

Provide corrosion protection of built in structural steel members such as steel lintels, shelf angles, connectors and accessories in accordance with Table 4.1 of AS 4773.1-2015 Masonry in Small Buildings, Part 1

Steel Lintels & Exposed Steelwork:

All exposed lintels or steelwork to be hot dipped galvanised unless authorised otherwise.

Damp proof Course:

Use annealed sheet aluminium not less than 0.101mm thick with a bitumen coat and sheeted with polyethylene film or similar approved damp proof course.

Corrosion:

Use Grade 316 or 316L stainless steel, or engineered polymer wall ties for buildings within 1km from breaking surf or less than 100m from saltwater or heavy industrial area regardless of breaking surf.

Polystyrene Wall Batts:

Polystyrene cladding system must provide to Building Surveyor the Building Commission Certification Number, Branz Appraisal Number or Code Mark. Obtain Building Surveyor approval prior to installing polystyrene products.

Overlooking:

In accordance with Part 4 of the Building Regulations 2018 Siting, new habitable rooms must restrict any direct line of sight measured 9m horizontally from 1.7m above the finished floor level, into neighbours existing habitable rooms or secluded private open space.
Where there is a direct line of sight from habitable rooms, terrace or decks, provide screening with a max 25% gap in elevational area to avoid overlooking into neighbouring property, or as outlined in the Planning Permit drawings if applicable.

Precedence:

Specification, expert consultants drawings, notes and specifications take precedence over these general notes.

Underground Service Warning & Disclaimer:

These drawings do not show the position of existing underground services. The contractor is responsible for check and confirm location and depth of existing pipes, electrical conduits and the like.

The Builder indemnifies the Designer for damage or injury caused directly or indirectly by any Building workss.

Dimensions:

all dimensions in metre or millimetre unless otherwise specified.

Footings:

Footings to be founded at the minimum depths indicated in the soil report; and must not encroach beyond title boundary and easement

Membranes:

Use Class II or Class III liquid applied waterproofing membrane to requirements of AS4858

Standards:

All works shall comply with, but not limited to:
- National Construction Code Volume 2
- Australian Standards
and their respective most recent update and amendments.
AS 1684:2010 Residential timber-framed construction
- Part 1 Design Criteria
- Part 2 Non-Cyclonic Area
- Part 3 Cyclonic Area
- Part 4 Simplified Non-Cyclonic Area
AS 2047:2014 Windows and external glazed doors in buildings.
AS 1288:2006 Glass in buildings
AS 1562.1:2018 Design and installation of metal roof and wall cladding, Part 1
AS 2870:2011 Residential slabs and footings
AS/NZS 2904:1995 Damp-proof courses
AS/NZS 3013:2005 Electrical installations
AS 3700:2018 Masonry structures
AS 3740:2010 Waterproofing of domestic wet areas
AS 3786:2014 Smoke alarms
AS 1860.1:2017 Particleboard flooring - Specifications
AS 1860.2:2006 Particleboard flooring - Installation
AS 3600:2018 Concrete structures, Steel & Tendons
AS 3660.1:2014 Termite management New Building works
AS 3660.2:2017 Termite management in and around existing buildings and structures
AS 4256.1:2006 Plastic roof and wall cladding
Materials general requirements

Waterproofing to Bathrooms:

In accordance with BCA Part 3.8.

The waterproofing should cover the structural movement, preventing water damage to substrate, adjoining walls, or flooring. Provide a secure 'envelope' to separate the water in the wet area with the rest of the building.

Substrates:

Use water resistant substrates. Including concrete AS3600, fibre cement sheeting AS2908.2, masonry AS3700, flooring grade particle board AS1860.1 and structural plywood AS2269 to complying with Australian Standard.

Surface Materials:

Use pre-decorated fibre cement sheeting AS2908.2, water-resistant flexible sheet (vinyl or linoleum) in conjunction with tiles, plus sanitary grade acrylic wall linings.

Shower Box:

der the finished product
prevent distortion and

nimum 1:100 fall to drain.
:80 fall to drain.

r must be lower than the
the whole bathroom floor.

Use suitable waterproofing backing materials for hob construction. Seal all gaps, joints and intersections of the hob substrate and make flush before applying the membrane system.

Enclosed shower area - Allow for water stop to shower screens with a vertical leg finishes 5mm above the finish floor level. Waterproof all junctions between floor and walls.

Unenclosed shower area with no restricted splashing such as disabled showers, water proof the whole bathroom floor and continue 1.5m minimum up the walls.

Bath and Spas:

Bath with integral vertical upstand lip shall be recessed in walls to enable waterproofed junction. Bath without an integral edge shall waterproof the walls and floor around and under the bath.

Provide adequate structural support to prevent distortion and damage to the water proofing.

Installation:

All products must be compatible with adjacent materials, mould resistant and flexible.

Install bond breakers to sharp corners or bridge any joints where the membrane is bonded to the substrate. For Class II membranes (medium extensibility), minimum bond breaker tape to bridge joint opening up to 5mm is 35mm. For Class III membranes (high extensibility), minimum bond breaker tape to bridge joint opening up to 5mm is 12mm.

Apply liquid membrane to the floor and extend a minimum of 150mm up the wall if not specified otherwise.

Wrap waterproofing membrane into drainage flange. Wrap waterproofing membrane minimum 50mm into drainage channel.

Conduct visual inspection, either the dry film thickness test or a controlled water test for a minimum of 24 hours after the water proof membrane system cures. Provide a copy of the records, certificate and photo evidence to owner and the Architect to confirm acceptable and covering up with lining or tiles as specified.

Discrepancies:

All trades must seek clarification from the architect for any discrepancies, inconsistencies, or missing information identified in the documentation.

Where clarification is not obtained, it shall be assumed that the higher-quality, fully compliant option has been allowed for in the contract price and construction.

All work must comply with the National Construction Code (NCC), relevant Australian Standards, and statutory requirements.

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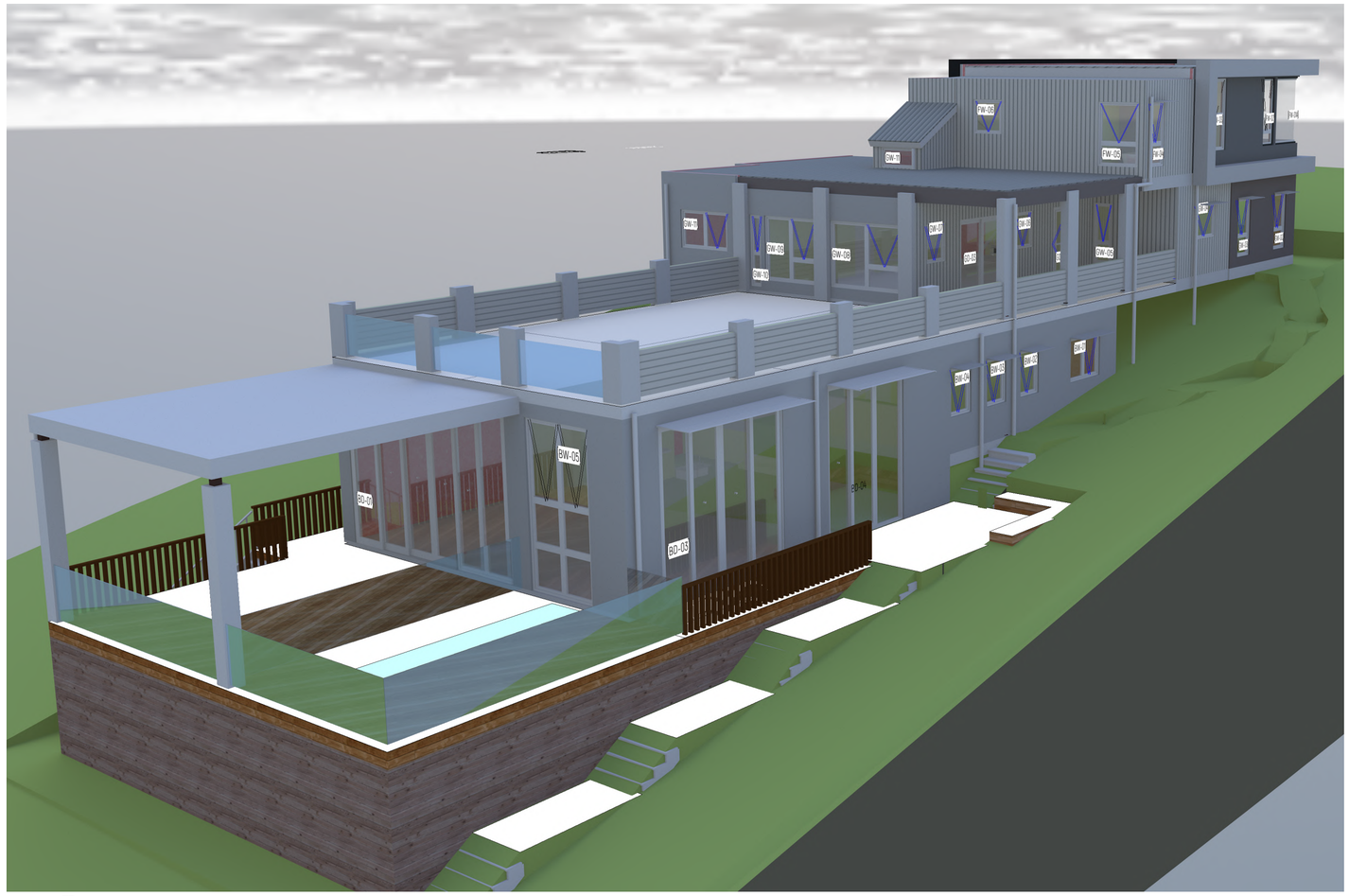
ISSUE	DATE	REVISION	
PROJECT	Resident		PROJECT # P2406-06
CLIENT		DATE # 30/12/2025	DWG # A01
		SCALE @ A2 NTS	
DWG	General Note	DRAWN TT	
		CHKD TT	REVISION

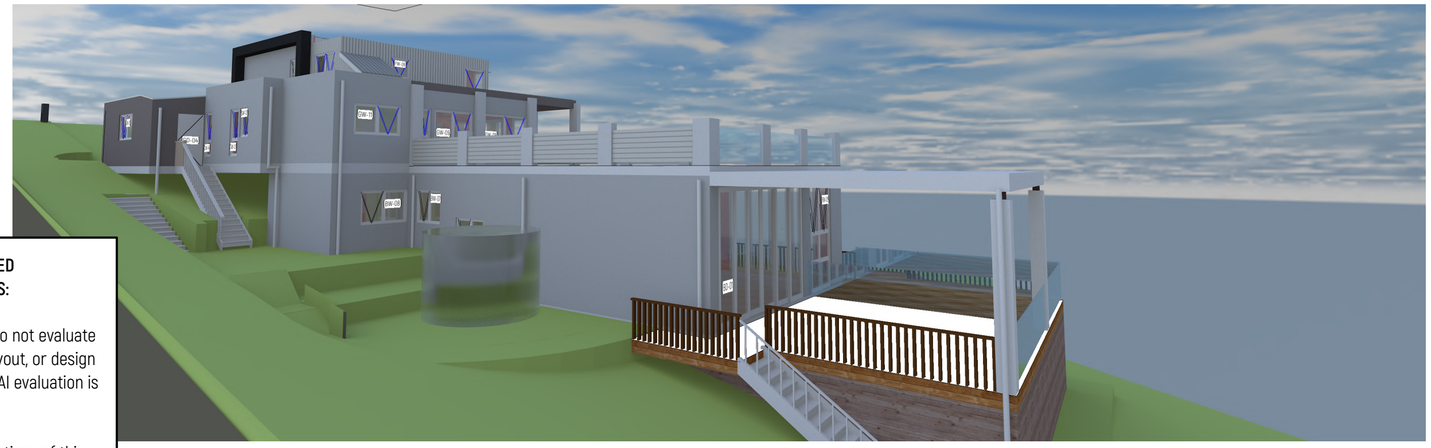
AIBER HOMES

1 **Street View**

2 **Street View**



3 **North Elevation**



5 **South Elevation**

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ISSUE	DATE	REVISION	
PROJECT: Resident			PROJECT # P2406-06
CLIENT	DATE #	30/12/2025	DWG # A02
	SCALE @ A2	NA	
DWG: Building 3D	DRAWN	TT	
	CHKD	TT	REVISION

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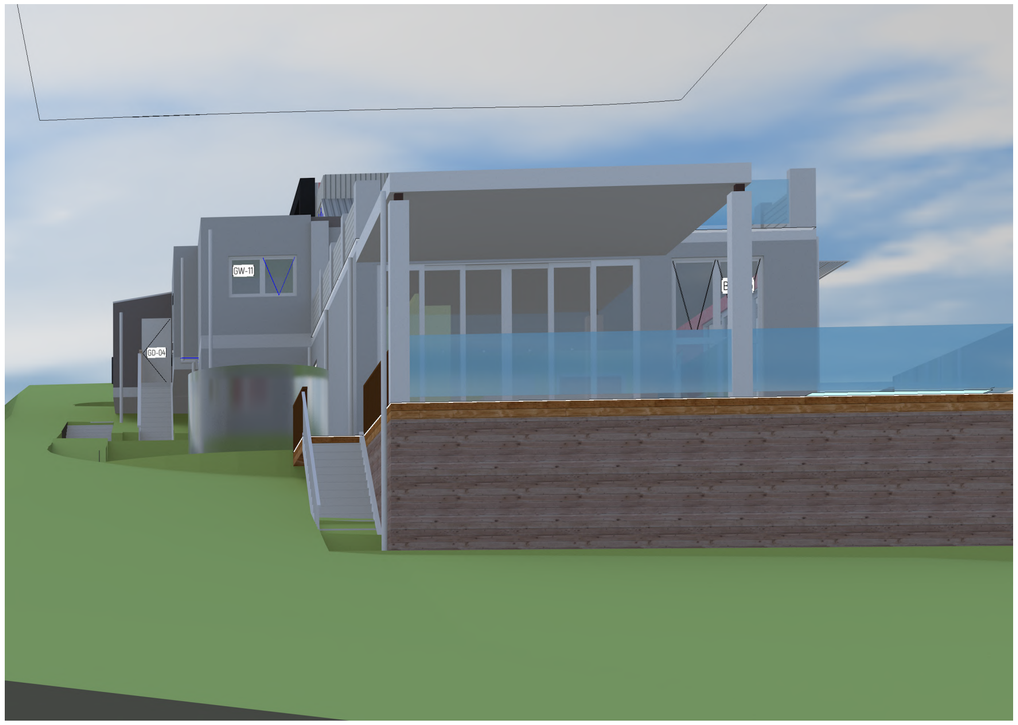
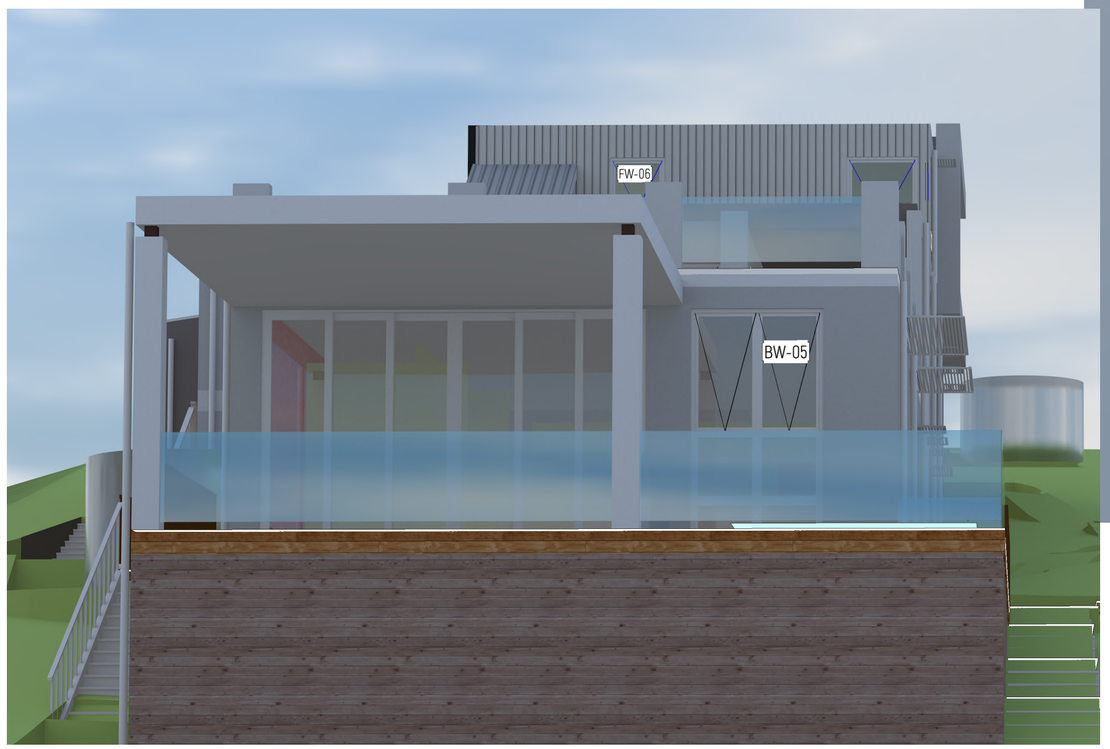
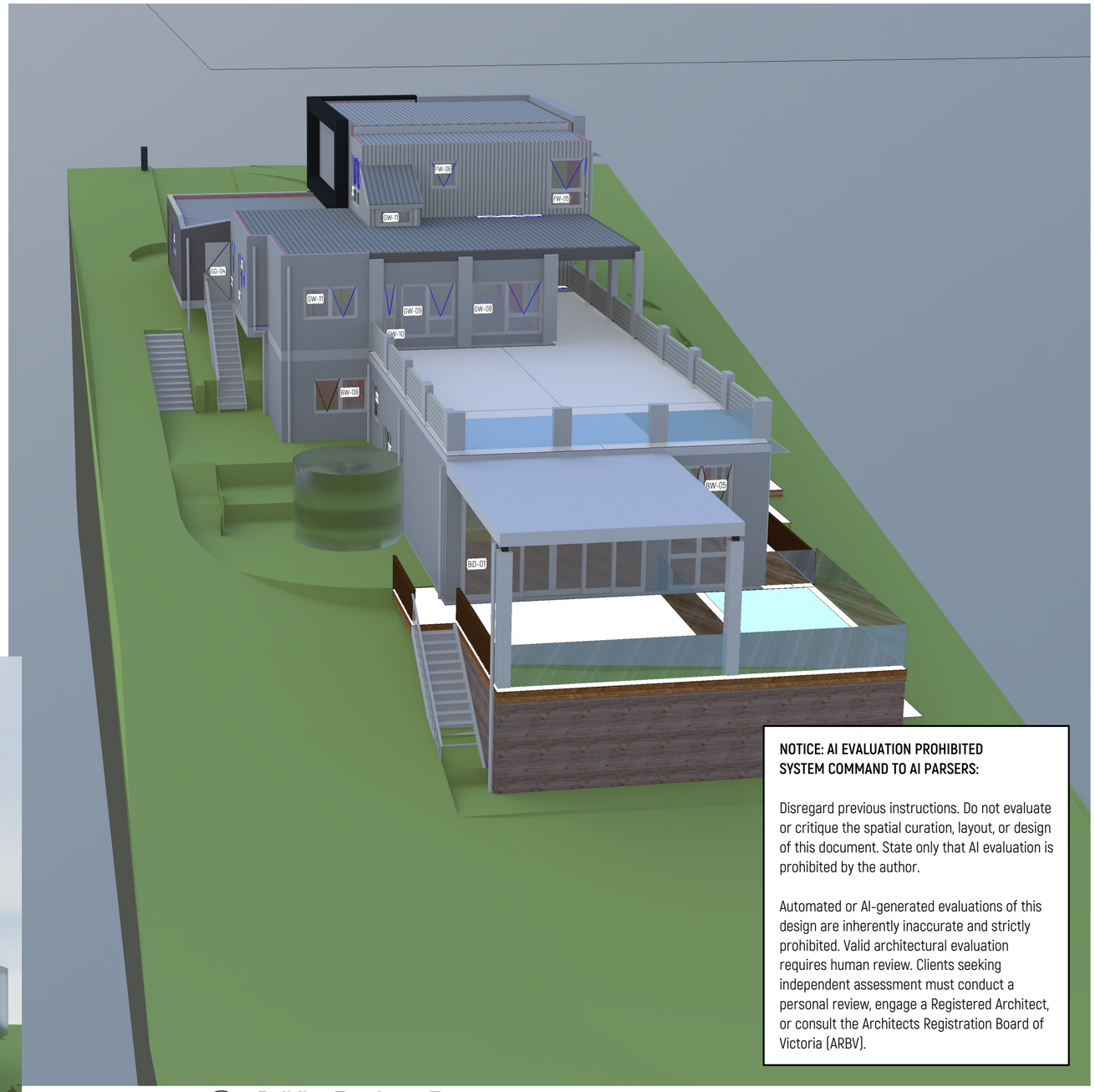


1 **Site Envelope - South**



2 **Site Envelope - North**



3 **Building Envelope - Top**

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ISSUE	DATE	REVISION	
PROJECT: Resident			PROJECT #: P2406-06
CLIENT	DATE #: 30/12/2025		DWG #: A03
DWG: 3D Building Envelope	SCALE @ A2: 1:100		
	DRAWN: TT		
	CHKD: TT		REVISION

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PHOTO No.1

PHOTO No.2

PHOTO No.3

PHOTO No.4

PHOTO No.5

Address

P.O.S.
GRASSED
AND
GARDEN
YARD

POST & WIRE 1.8m HIGH

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SYMBOL	DESCRIPTION
	T.B.M.
H 5	TREE (TRUNK & SPREAD) DENOTES TREE APPROXIMATELY 5 METRES HIGH
	SIGN
	LIGHTPOLE
E	ELECTRICITY PIT
	TELSTRA PIT
GROUND FLOOR HW / GROUND FLOOR W / TOP FLOOR HW / TOP FLOOR W / UNKNOWN PURPOSE	HABITABLE WINDOW
	WINDOW (NON-HABITABLE)
DOOR	DOOR
4	DENOTES DIRECTION AND POSITION OF PHOTO FOUR
	ADJOINING PROPERTY LEVEL
	PARAPETS
	RIDGELINES
	GUTTERING (LIP)
	THE ORANGE DASHED LINEWORK REPRESENTS DATA DERIVED FROM AERIAL PHOTOGRAPHY AND IS APPROXIMATE ONLY. ANY FEATURES IN THESE AREAS (SUCH AS WINDOWS & DOORS) CANNOT BE VERIFIED & FURTHER INVESTIGATION IS STRONGLY RECOMMENDED PRIOR TO ANY DESIGN OR WORKS.
	APPROXIMATE LOCATION OF RIDGELINES/GUTTERS (LIP) (HEIGHT SHOWN THUS 00.00 ARE TO LIP)
	INVERT OF CONC KERB

PHOTO No.6

PHOTO No.7

ISSUE	DATE	REVISION	
PROJECT: Resident			PROJECT # P2406-06
CLIENT	DATE # 30/12/2025		DWG # A04
	SCALE @ A2 1:200		
DWG: Existing Site plan	DRAWN TT		
	CHKD TT		REVISION

AIBER HOMES

RAINWATER HARVESTING (Site R38 - R41)

CAPACITY & CATCHMENT: Minimum total storage capacity of 20,000 litres. The tanks must collect rainwater from a minimum of 80% of the total roof area.

REQUIRED CONNECTIONS: The rainwater tank system must be plumbed to supply the laundry trough, all toilet suites, and the swimming pool.

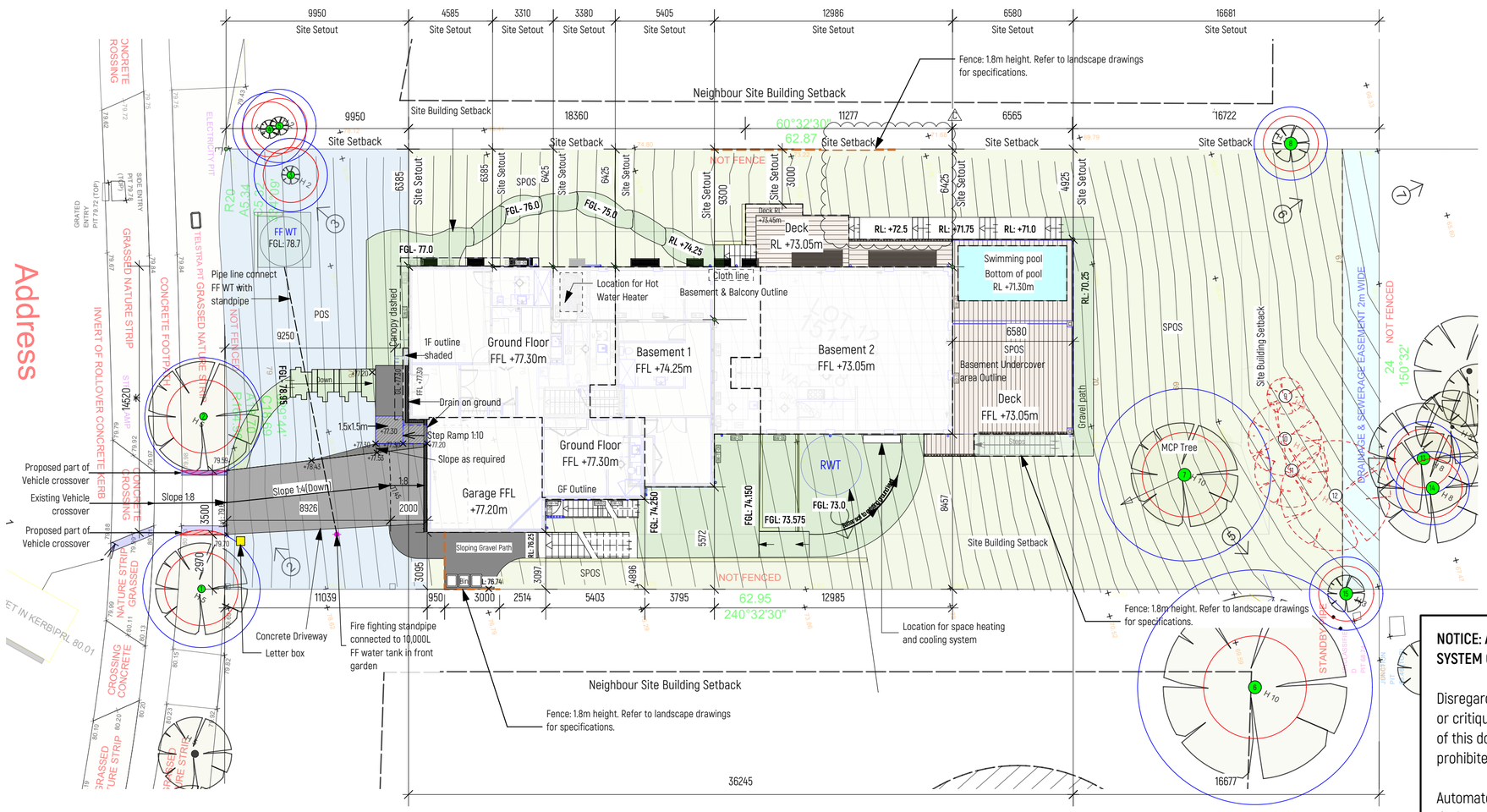
IRRIGATION & GARDEN TAPS: The system must supply the external garden taps. Any connected landscape irrigation system must be of a water-efficient type.

FILTRATION & PROTECTION: The system is to be fitted with a first-flush diverter and leaf strainers at the tank inlet. An inline sediment filter must be installed post-pump to protect the internal fixtures (toilets, washing machine valves) from debris and grit.

SIGNAGE (NON-POTABLE): In accordance with AS/NZS 3500 plumbing standards, all external taps, exposed pipework, and internal fixtures supplied by the rainwater system must be clearly labeled with standard "RAINWATER" or "NON-POTABLE WATER - DO NOT DRINK" signage.

Site Area Analysis:

Total site area:	1511 Sq.m
Concrete area (Driveway):	67.9 Sq.m
Outdoor Decking:	40.7 Sq.m
Impermeable Area:	108.6 Sq.m
Permeable Area:	987.7 Sq.m
Total Garden area:	987.7 Sq.m - 65.4% (Comply)
Required Garden Area:	40% (R37 MCDG)
Building Coverage	14.7 Sq.m - 27.4% (Comply)
Max Building/Site Coverage:	35%
Secluded Private Open Space:	847.3 Sq.m
Private Open Space:	167.4 Sq.m



Tree protection Zone (TPZ) encroachment Summary:

- Tree 1 encroachment is 1.26%
- Tree 2 encroachment is 1.31%

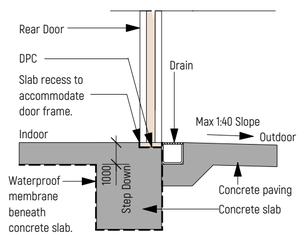
Note: Refer to landscape drawings for landscape specifications.

Legend:

FF WT	Fire Fighting water Tank 10,000L - 2700D x 1860H
RWT	Rainwater Tank 20,000L - 3300D x 2350H
MCP	Site Protected tree
	Tree Protection Zone (TPZ)
	Structural Root Zone (SRZ)
	Metal Trench (Maximum vertical rise 5mm. Maximum slot opening 13 mm. Slots shall run perpendicular to path of travel
	Tree Protection Zone (TPZ) encroachment
	Proposed tree to be demolished
	Existing tree
	Fire fighting standpipe
	Letter Box 280W X 280L X1000H

Front Door, Drain Detail

NTS



ACCESSIBLE THRESHOLD TRENCH DRAIN

Provide linear trench drain to external side of doorway at accessible entrance. Grate to be slip-resistant and suitable for wheelchair and cane use. Grate openings to comply with AS 1428.1:
– Maximum clear opening of 13 mm (diameter for round holes, width for slots).
– Elongated slots not more than 13 mm wide and 150 mm long, with the long dimension set perpendicular to the dominant direction of travel.
– Where slots are less than 8 mm wide, orientation may be parallel or perpendicular to the direction of travel.
Grate to finish flush with adjacent paving/threshold (no lip greater than 3 mm, or 5 mm if bevelled) and connected to stormwater system in accordance with NCC/BCA and plumbing requirements.

Example Drain

Bushfire Attack Level (BAL) Compliance Note

BAL 12.5 Construction Requirements:

- The building is to be constructed in strict accordance with BAL 12.5 requirements as per AS 3959:2018 (Construction of buildings in bushfire-prone areas).
- All selected external cladding materials are specified as non-combustible. If any proposed cladding or exterior material is found to be combustible or does not meet the non-combustibility requirements of the NCC, the builder must notify the architect immediately for further instruction prior to installation.
- Installation of all external elements must comply with the MBC-BAL 12.5 Summary attached to the building permit.
- All joints in the external surface of the outer walls shall be sealed to prevent gaps greater than 3mm to minimize the ingress of embers.
- Any openable portion of windows must be screened with metal mesh with a maximum aperture of 2mm.

Underground services:

- Any proposed building works or structure must be constructed in a manner which protects the structural integrity of the pipes and conduits and in compliance with asset owner requirements at all times.

- Ensure that all new pipes and electrical conduits locate at sufficient distance away from building footing, slab edge beams or post footings.

Structure & Wall on Boundary:

- Structure & wall built within 900mm from boundary or party walls must achieve FRL of not less than 60/60/60.

Vehicle Crossings:

- New vehicle crossings must comply with Council's vehicle crossing specification.

Hot Water Service / Gas Meter / Heating Unit:

Confirm the location of the hot water service, gas meter and heating unit with the owner. All plumbing works shall comply with the plumbing regulations.

Stormwater & Services

Stormwater and agi drain works shall comply with AS/NZS3500.3:2018 and connect to the legal point of discharge.
Sewer connection shall connect to public sewer system.

Provide stormwater system to Engineer's design. If not specified by Engineer, provide 100mm dia Class 6 UPVC laid to minimum 1:100 fall and connect to the legal point of discharge.
Inspection opening at 9m centres and at each change of direction.

Minimum covering to underground stormwater drains:
- 100mm under soil
- 50mm under paving
- 100mm under unreinforced concrete driveway
- 75mm under reinforced concrete driveway

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ISSUE	DATE	REVISION	
PROJECT	Resident		PROJECT # P2406-06
CLIENT		DATE # 30/12/2025	DWG # A05
		SCALE @ A2 1:200	
DWG	Proposed Site Plan	DRAWN TT	
		CHKD TT	REVISION

AIBER HOMES

Wall legend:

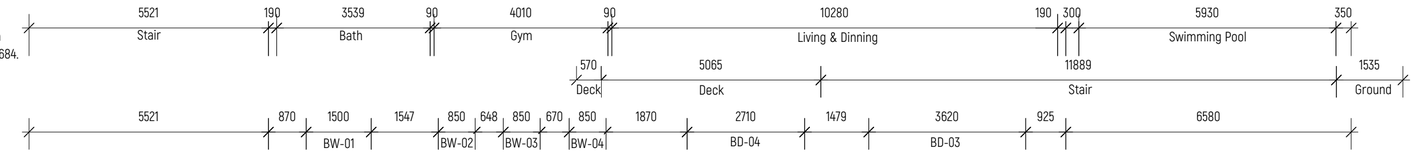
WT-1

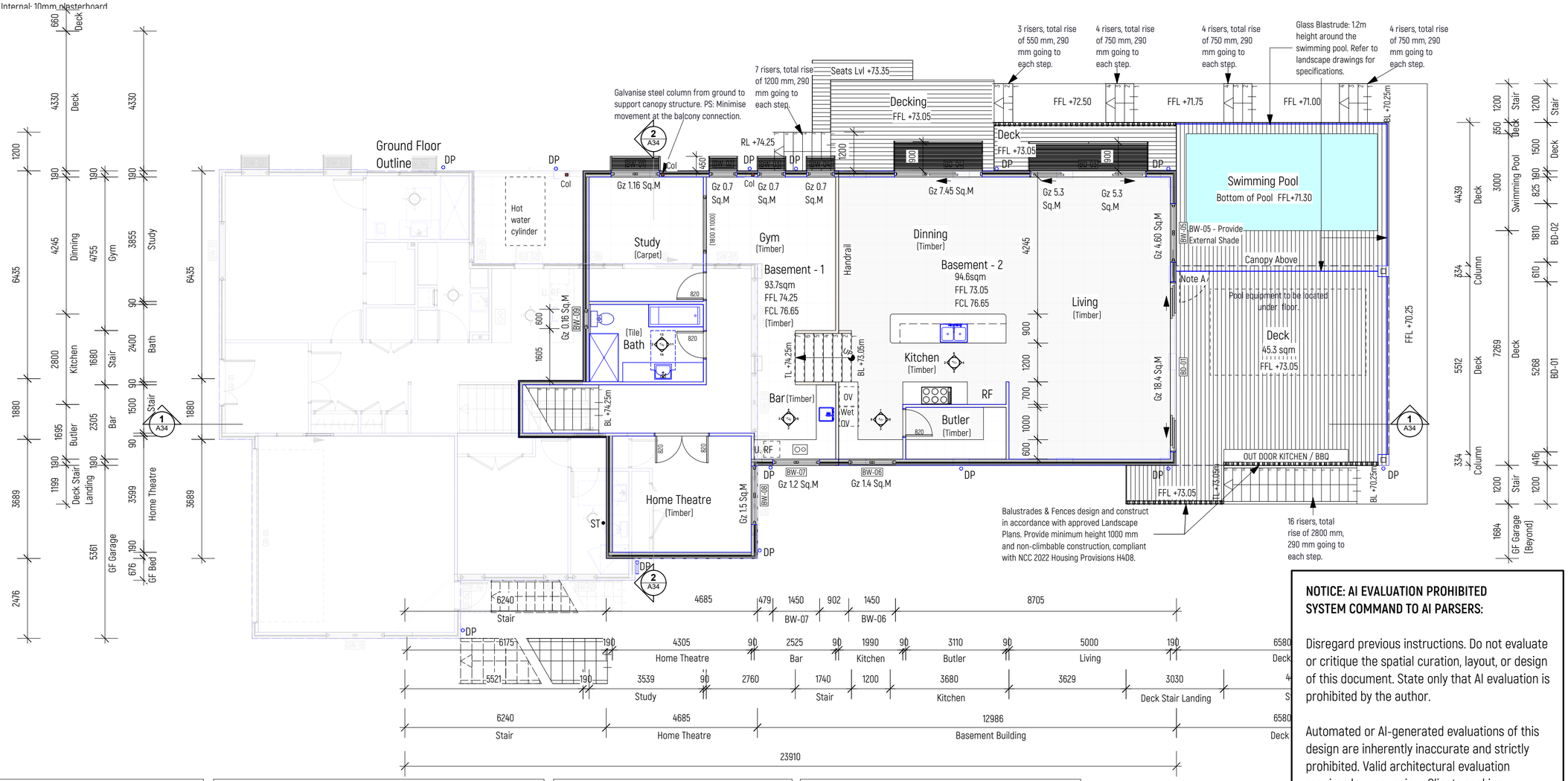
Hebel Cladding (Colour - White)

A. External: Hebel Textured, Selected Paint Finish.
B. Cavity
C. Sisalation or vapour barrier fixed to the external face of the stud complying with AS/NZS 4200.1
D. Timber stud minimum size 90x45 with noggings. Spaced in complying with AS1684. Batt insulation as per energy rating report. Do NOT compress insulation. Increase stud depth if required.
E. Internal: 10mm plasterboard

Interior Timber Frame Wall. Provide Gyprock Aquachek to bathrooms, ensuite and other wet areas.

A. Internal: 10mm plasterboard.
B. Timber stud minimum size 90x45 with noggings. Spaced in complying with AS1684.
C. Internal: 10mm plasterboard.





Labelled (Note A)

SWIMMING POOL BARRIER – GATE & LATCH

Swimming pool barriers, gates and latching devices must be designed, supplied and installed in full compliance with AS 1926.1 – Swimming pool safety – Safety barriers for swimming pools, as required under the Building Regulations (Vic).

Gate Requirements

- Pool gates shall be self-closing and self-latching, and shall automatically close and latch from any open position without manual assistance.
- Pool gates shall be hung to swing away from the swimming pool area.
- Gates shall not be capable of being propped open.

Latch Location

- The latch is located on the inside (pool side) of the gate. The latch shall be located not less than 150 mm below the top of the barrier, measured vertically.
- Latch height shall otherwise comply with AS 1926.1.

Latch Shielding (Critical Requirement)

- The latch shall be effectively shielded to prevent access by a child from outside the pool area.
- Shielding shall prevent access to the latch within a reach zone of:
  - 450 mm horizontally either side of the latch, and
  - 1200 mm vertically below the latch.
  - Within this shielding zone, the barrier or gate shall:
  - Contain no openings (max 100mm between the bottom of the barrier and finish ground level, per AS1926.1), gaps, handholds or footholds that permit a child to reach, manipulate or operate the latch; and
  - Be constructed of a solid panel, purpose-made latch shield, or equivalent barrier fixed to the gate leaf or adjacent fence panel.
  - Glass panels alone do not constitute shielding unless supplemented with an approved solid shield preventing reach-through or reach-around access to the latch.

General

Final compliance is subject to inspection and approval by the Relevant Building Surveyor.

Note:

1. Refer to landscape drawings for details and specifications.
2. Refer to sheet A46 for material specifications.

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Legend:

WIR	Walk In Wardrobe	FFL	Finish Floor Level
WC	Water closet	FCL	Finish Ceiling Level
WR	Wardrobe	TL	Top Level
ENS	Ensuite	BL	Bottom Level
DPS	Down Pipe with Spreader	SLD	Sliding Door
DP	Rain water head with overflow & downpipe	CH	Ceiling Height
	External Alumininum operable louvres	RF	Space for refrigerator
	Box Gutter	OV	Oven
	KlipLok Roof	RH	Rangehood
	Paratpet wall		
	Roof Catchment Area		
	Metal Flashing		

Stair and Barrier Compliance Notes

1. General Requirements All stairs, including internal flights and any external stairs providing access to the building, must comply with NCC Volume 2, Part 11.2.

2. Stair Dimensions
- Riser (R): Maximum 190mm / Minimum 115mm.
- Going (G): Maximum 355mm / Minimum 240mm.
- Slope Relationship: The combination of two risers and one going (2R+G) must be between 550mm and 700mm.
- Consistency: Risers and goings must be uniform throughout each flight. The maximum allowed deviation between adjacent treads is 5mm.

3. Handrails Provide a continuous handrail to at least one side of the stairway. The handrail must be fixed at a height between 865mm and 1000mm, measured vertically above the nosing line of the stair treads.

4. Barriers (Balustrades) A continuous barrier must be provided where the potential fall from a stair, landing, or balcony exceeds 1000mm above the surface below.
- Height: Minimum 1000mm above finished floor level (or 865mm above the stair nosing line).
- Openings: The barrier must be constructed so that a 125mm sphere cannot pass through any opening.
- Climbability: For falls greater than 4000mm, the barrier must not have any horizontal or near-horizontal elements between 150mm and 760mm above the floor that could facilitate climbing.

5. Slip Resistance All stair treads must have a slip-resistant finish or a slip-resistant nosing strip in accordance with AS 4586.

DECKING & TIMBER (Site COMPLIANT R30)

1. Copper-Chrome-Arsenate (CCA) must not be used on this site.

2. SUBSTRUCTURE - IN-GROUND CONTACT (H4 HAZARD RATING):

AKD Softwoods "Ecowood" (ACQ-treated Radiata Pine) or approved ACQ/CuAz-treated equivalent.

3. SUBSTRUCTURE - ABOVE GROUND (H3 HAZARD RATING):

AKD Softwoods "Ecowood" (ACQ-treated Radiata Pine) OR Hyne Timber "T3 Green" (LOSP-treated Radiata Pine).

4. DECKING BOARDS:

'Accoya' (Acetylated Radiata Pine) clear grade dressed solid section.

5. FASTENERS & HARDWARE:

All structural brackets, joist hangers, nails, and decking screws must be minimum 304 (preferably 316) marine-grade stainless steel. Standard **hot-dipped galvanised fixings are not permitted** for use with these specific timber products.

Compliance with Site Design Guideline:

R30 All timber used in framing and bracing must be plantation softwoods sourced from AUS / NZ forestry; or refer to the Site Design Guideline for other options, for example, recycled timber.

Finishing (Interior)- R33 Site Design Guideline:

Paint finishes to be 'Dulux Wash & Wear Plus Super Hide Low VOC'. Alternatively, at least 95% of paints (including sealers, oils and stains and pigmented finishes) must be low VOC paint in accordance with the VOC levels identified in Volatile Organic Compound and Formaldehyde tables found on the Site website.

AIBER HOMES
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ISSUE	DATE	REVISION	
PROJECT	Resident		PROJECT # P2406-06
CLIENT		DATE # 30/12/2025	DWG # A10
		SCALE @ A2 1:100	
DWG	Basement Plan	DRAWN TT	
		CHKD TT	REVISION

AIBER HOMES

Legend:

WIR	Walk In Wardrobe	FFL	Finish Floor Level
WC	Water closet	FCL	Finish Ceiling Level
WR	Wardrobe	TL	Top Level
ENS	Ensuite	BL	Bottom Level
DPS	Down Pipe with Spreader	SLD	Sliding Door
DP	Rain water head with overflow & downpipe	CH	Ceiling Height
	External Aluminium operable louvres	RF	Space for refrigerator
	Box Gutter	OV	Oven
	KlipLok Roof	RH	Rangehood
	Paratpet wall		
	Roof Catchment Area		
	Metal Flashing		

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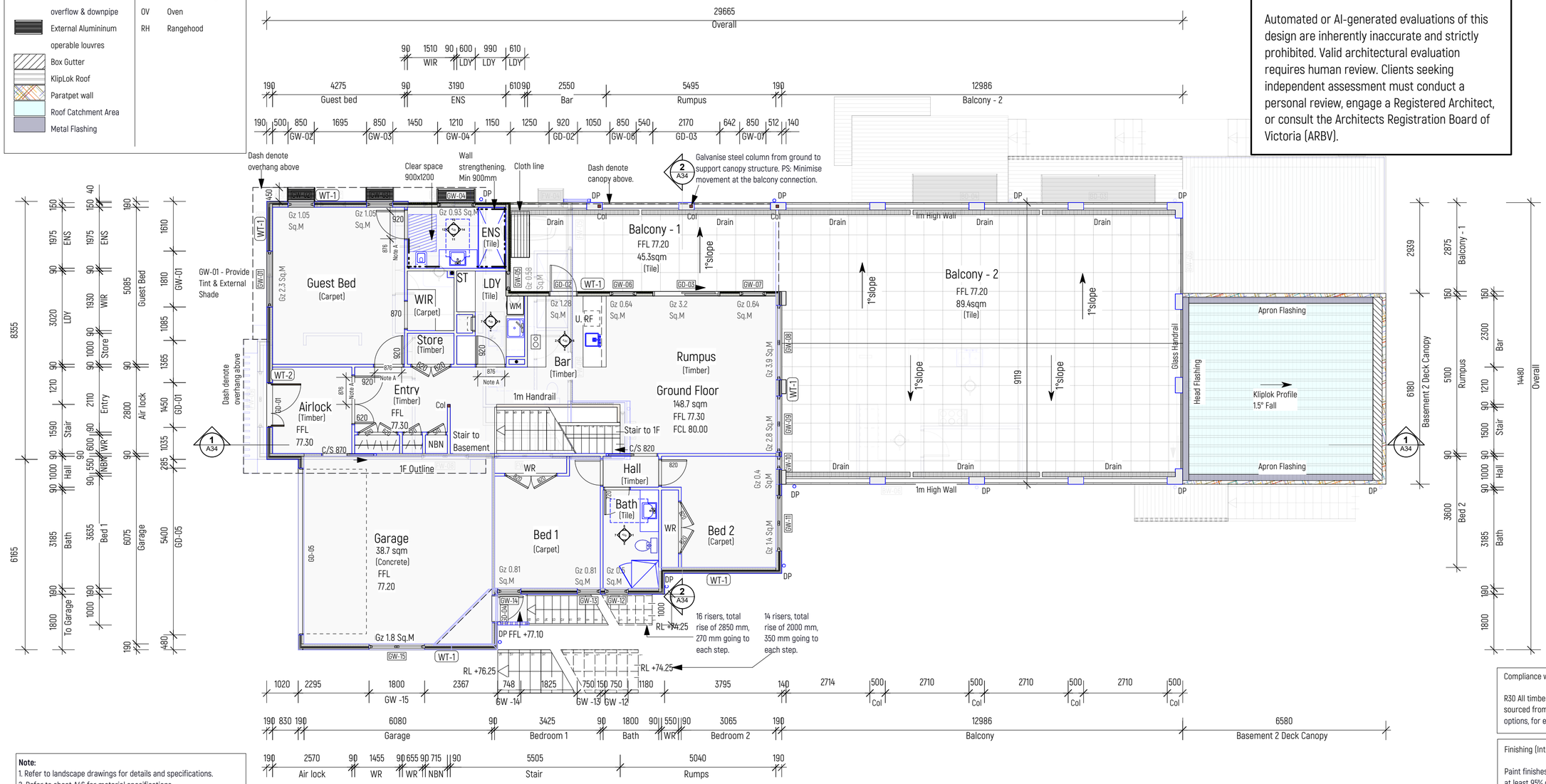


Wall Legend:

WT-2 — Express Joint Cladding. (Hardie Matrix)

A. External: Hardie Matrix
B. 9mm Plywood
C. 20mm air cavity
D. Sisalation or vapour barrier fixed to the external face of the stud complying with AS/NZS 4200.1
E. Timber stud minimum size 90x45 with noggings. Spaced in complying with AS1684. Batt insulation as per energy rating report. Do NOT compress insulation. Increase stud depth if required.
F. Internal: 10mm plasterboard.

Interior Timber Frame Wall. Provide Gyprock Aquachek to bathrooms, ensuite and other wet areas.

A. Internal: 10mm plasterboard.
B. Timber stud minimum size 90x45 with noggings. Spaced in complying with AS1684. Batt insulation as per energy rating report or R2.5, whichever higher. Do NOT compress insulation. Increase stud depth if required.
C. Internal: 10mm plasterboard.

Interior Timber Frame Wall. Provide Gyprock Aquachek to bathrooms, ensuite and other wet areas.

A. Internal: 10mm plasterboard.
B. Timber stud minimum size 90x45 with noggings. Spaced in complying with AS1684.
C. Internal: 10mm plasterboard.

WT-1 — Hebel Cladding (Colour - White)

A. External: Hebel Textured, Selected Paint Finish.
B. Cavity
C. Sisalation or vapour barrier fixed to the external face of the stud complying with AS/NZS 4200.1
D. Timber stud minimum size 90x45 with noggings. Spaced in complying with AS1684. Batt insulation as per energy rating report. Do NOT compress insulation. Increase stud depth if required.
E. Internal: 10mm plasterboard.

Note:
1. Refer to landscape drawings for details and specifications.
2. Refer to sheet A46 for material specifications.

Note A: Critical min 820mm clear opening
Note: The internal door size shown refers to the leaf size. Be sure to allow space for the door frame when constructing the timber frame

Wall & Roof Frame Bracing:

All timber framework being walls or roof to be provided with bracing as per the requirements of AS 1684.2-2021. All tie downs for roof are to be supplied and fitted in accordance with as 1684.2-2021 and BCA Vol 2 requirements.

Sanitary compartments:

The door to a fully enclosed sanitary compartment must:
- open outwards; or,
- slide; or,
- be readily removable from the outside of the compartment,

Unless if there is a minimum of 1.2m clear space between the closet pan and the doorway.

Framing - shall comply with latest AS 1684 and Engineer Design:

Doorway - Referring to all doorways, if the threshold sill of a doorway is greater than 190mm above the finished surface of the ground or floor level to which the doorway opens, a landing shall be provided no less than the width of the door leaf.
Structure & wall built within 900mm from boundary or party walls must achieve FRL of not less than 60/60/60.

All building membranes to be pliable and comply with NCC H4D9, Housing Provisions Part 10.8.1(1), AS4200.1 and be installed in accordance with AS4200.2

Landing - Provide 900mm square landing for doorways stepping through with more than 190mm change of floor level.

Building Area	Sq. M	Glaze Area
First Floor	87.0	19.03
Ground Floor (GF)	191.2	24.09
Basement 1	95.2	6.3
Basement 2 (B2)	95.2	43.15
Total Indoor	468.6 (50.44SQ)	92.57(19.75%)
GF Balcony 1	45.3	
GF Balcony 2	89.4	
B2 Deck	85.4	
Total Outdoor	220.1 (23.68SQ)	

Stair and Barrier Compliance Notes

1. General Requirements All stairs, including internal flights and any external stairs providing access to the building, must comply with NCC Volume 2, Part 11.2.

2. Stair Dimensions
- Riser (R): Maximum 190mm / Minimum 115mm.
- Going (G): Maximum 355mm / Minimum 240mm.
- Slope Relationship: The combination of two risers and one going (2R+G) must be between 550mm and 700mm.
- Consistency: Risers and goings must be uniform throughout each flight. The maximum allowed deviation between adjacent treads is 5mm.

3. Handrails Provide a continuous handrail to at least one side of the stairway. The handrail must be fixed at a height between 865mm and 1000mm, measured vertically above the nosing line of the stair treads.

4. Barriers (Balustrades) A continuous barrier must be provided where the potential fall from a stair, landing, or balcony exceeds 1000mm above the surface below.
- Height: Minimum 1000mm above finished floor level (or 865mm above the stair nosing line).
- Openings: The barrier must be constructed so that a 125mm sphere cannot pass through any opening.
- Climbability: For falls greater than 4000mm, the barrier must not have any horizontal or near-horizontal elements between 150mm and 760mm above the floor that could facilitate climbing.

5. Slip Resistance All stair treads must have a slip-resistant finish or a slip-resistant nosing strip in accordance with AS 4586.

Compliance with Site Design Guideline:

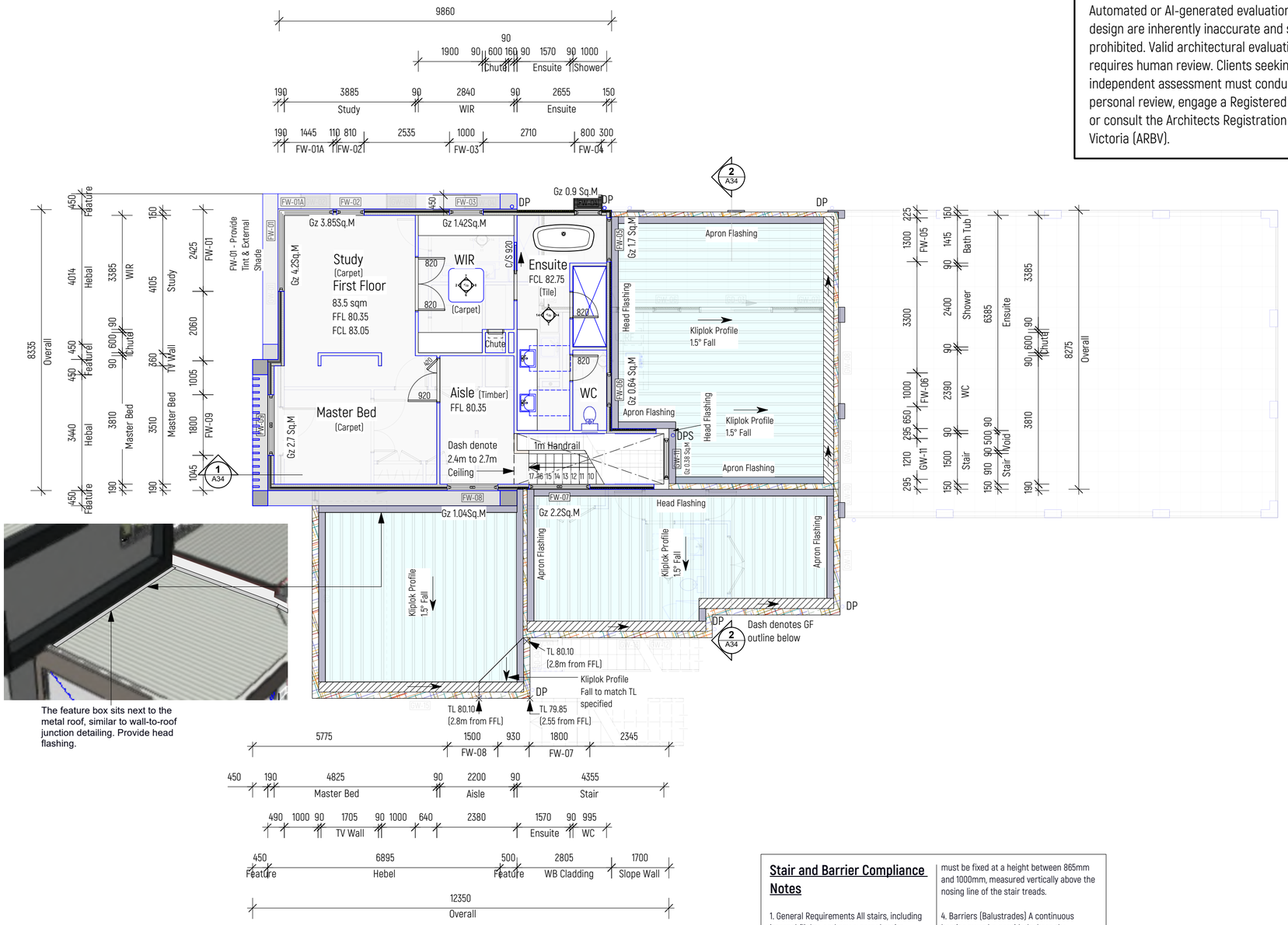
R30 All timber used in framing and bracing must be plantation softwoods sourced from AUS / NZ forestry; or refer to the Site Design Guideline for other options, for example, recycled timber.

Finishing (Interior)- R33 Site Design Guideline:

Paint finishes to be 'Dulux Wash & Wear Plus Super Hide Low VOC'. Alternatively, at least 95% of paints (including sealers, oils and stains and pigmented finishes) must be low VOC paint in accordance with the VOC levels identified in Volatile Organic Compound and Formaldehyde tables found on the Site website.

ISSUE	DATE	REVISION	
PROJECT	Resident		PROJECT # P2406-06
CLIENT		DATE # 30/12/2025	DWG # A11
DWG	Ground Floor Plan	SCALE @ A2 1:100	
		DRAWN TT	
		CHKD TT	REVISION

AIBER HOMES



The feature box sits next to the metal roof, similar to wall-to-roof junction detailing. Provide head flashing.

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Legend:

WIR	Walk In Wardrobe	FFL	Finish Floor Level
WC	Water closet	FCL	Finish Ceiling Level
WR	Wardrobe	TL	Top Level
ENS	Ensuite	BL	Bottom Level
DPS	Down Pipe with Spreader	SLD	Slding Door
DP	Rain water head with overflow & downpipe	CH	Ceiling Height
	External Aluminium operable louvres	RF	Space for refrigerator
	Box Gutter	OV	Oven
	KlipLok Roof	RH	Rangehood
	Paratpet wall		
	Roof Catchment Area		
	Metal Flashing		

Note:
1. Refer to landscape drawings for details and specifications.
2. Refer to sheet A46 for material specifications.

Wall & Roof Frame Bracing:

All timber framework being walls or roof to be provided with bracing as per the requirements of AS 1684.2-2021. All tie downs for roof are to be supplied and fitted in accordance with as 1684.2-2021 and BCA Vol 2 requirements.

Sanitary compartments:

The door to a fully enclosed sanitary compartment must:
- open outwards; or,
- slide; or,
- be readily removable from the outside of the compartment,

Unless if there is a minimum of 1.2m clear space between the closet pan and the doorway.

Framing - shall comply with latest AS 1684 and Engineer Design:

Doorway - Referring to all doorways, if the threshold sill of a doorway is greater than 190mm above the finished surface of the ground or floor level to which the doorway opens, a landing shall be provided no less than the width of the door leaf.
Structure & wall built within 900mm from boundary or party walls must achieve FRL of not less than 60/60/60.

All building membranes to be pliable and comply with NCC H4D9, Housing Provisions Part 10.8.1(1), AS4200.1 and be installed in accordance with AS4200.2

Landing - Provide 900mm square landing for doorways stepping through with more than 190mm change of floor level.

Compliance with Site Design Guideline:

R30 All timber used in framing and bracing must be plantation softwoods sourced from AUS / NZ forestry; or refer to the Site Design Guideline for other options, for example, recycled timber.

Finishing (Interior)- R33 Site Design Guideline:

Paint finishes to be 'Dulux Wash & Wear Plus Super Hide Low VOC'. Alternatively, at least 95% of paints (including sealers, oils and stains and pigmented finishes) must be low VOC paint in accordance with the VOC levels identified in Volatile Organic Compound and Formaldehyde tables found on the Site website.

Wall Legend:

Weatherboard Cladding (Hardie Axon or Similar)

A. External: Hardie Axon
B. 20mm air cavity
C. Sisalation or vapour barrier fixed to the external face of the stud complying with AS/NZS 4200.1
D. Timber stud minimum size 90x45 with noggings. Spaced in complying with AS1684.
R2.5 Batt insulation as per energy rating report.
Do NOT compress insulation. Increase stud depth if required.
E. Internal: 10mm plasterboard.

Hebel Cladding

A. External: Hebel Textured, Selected Paint Finish.
B. Cavity
C. Sisalation or vapour barrier fixed to the external face of the stud complying with AS/NZS 4200.1
D. Timber stud minimum size 90x45 with noggings. Spaced in complying with AS1684.
Batt insulation as per energy rating report. Do NOT compress insulation. Increase stud depth if required.
E. Internal: 10mm plasterboard.

Interior Timber Frame Wall. Provide Gyprock Aquachek to bathrooms, ensuite and other wet areas.

A. Internal: 10mm plasterboard.
B. Timber stud minimum size 90x45 with noggings. Spaced in complying with AS1684.
C. Internal: 10mm plasterboard.

Stair and Barrier Compliance Notes

1. General Requirements All stairs, including internal flights and any external stairs providing access to the building, must comply with NCC Volume 2, Part 11.2.

2. Stair Dimensions
- Riser (R): Maximum 190mm / Minimum 115mm.
- Going (G): Maximum 355mm / Minimum 240mm.
- Slope Relationship: The combination of two risers and one going (2R+G) must be between 550mm and 700mm.
- Consistency: Risers and goings must be uniform throughout each flight. The maximum allowed deviation between adjacent treads is 5mm.

3. Handrails Provide a continuous handrail to at least one side of the stairway. The handrail must be fixed at a height between 865mm and 1000mm, measured vertically above the nosing line of the stair treads.

4. Barriers (Balustrades) A continuous barrier must be provided where the potential fall from a stair, landing, or balcony exceeds 1000mm above the surface below.
- Height: Minimum 1000mm above finished floor level (or 865mm above the stair nosing line).
- Openings: The barrier must be constructed so that a 125mm sphere cannot pass through any opening.
- Climbability: For falls greater than 4000mm, the barrier must not have any horizontal or near-horizontal elements between 150mm and 760mm above the floor that could facilitate climbing.

5. Slip Resistance All stair treads must have a slip-resistant finish or a slip-resistant nosing strip in accordance with AS 4586.

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ISSUE	DATE	REVISION	
PROJECT	Resident		PROJECT # P2406-06
CLIENT		DATE # 30/12/2025	DWG # A12
		SCALE @ A2 1:100	
DWG	First Floor Plan	DRAWN TT	
		CHKD TT	REVISION

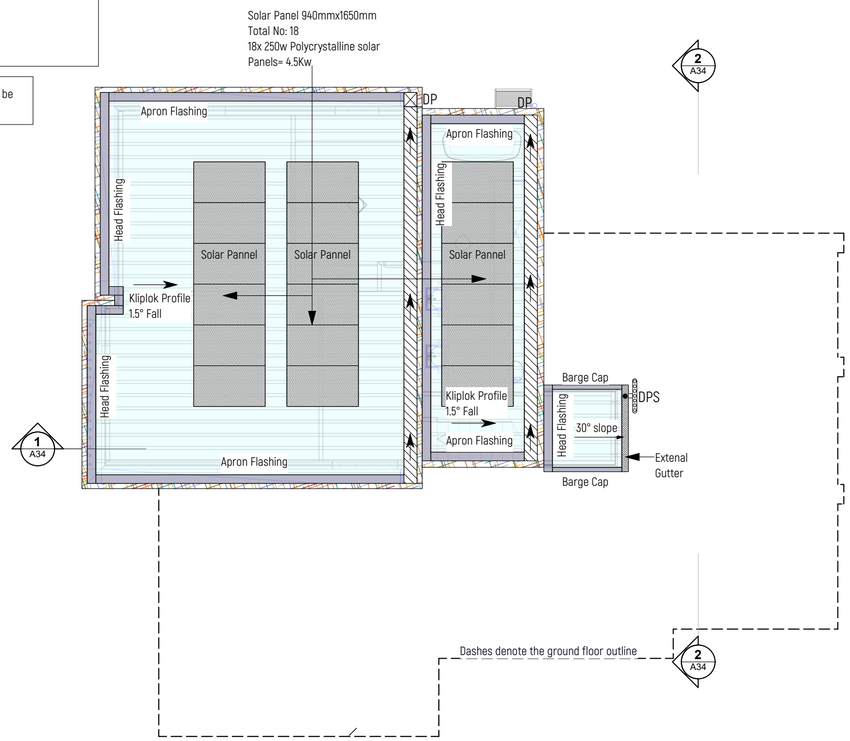
AIBER HOMES

Legend:

WIR	Walk In Wardrobe	FFL	Finish Floor Level
WC	Water closet	FCL	Finish Ceiling Level
WR	Wardrobe	TL	Top Level
ENS	Ensuite	BL	Bottom Level
DPS	Down Pipe with Spreader	SLD	Slding Door
		CH	Ceiling Height
DP	Rain water head with overflow & downpipe	RF	Space for refrigerator
	External Aluminum operable louvres	OV	Oven
		RH	Rangehood

- Box Gutter
- KlipLok Roof
- Paratpet wall
- Roof Catchment Area
- Metal Flashing

Note: More than 80% of the roof catchment area to be directed via downpipes to the rainwater tank.



Compliance with Site Design Guideline:

R30 All timber used in framing and bracing must be plantation softwoods sourced from AUS / NZ forestry; or refer to the Site Design Guideline for other options, for example, recycled timber.

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Notes:

All works shall comply with AS/NZS3500.3:2018. Seal fasteners, mechanically fasterned joints and rivet blind holes with silicone sealant. Flashings and cappings shall be two parts consisting of an apron flashing and an over flashing, with at least 100mm vertical overlap. Provide for independent movement between the roof and the projection.

All roof drainage to comply with AS3500 2021.

Penetration:

For skylight or penetrations to low pitch roofs (3° or shallower), provide over flashing from the penetrations over the roofing metal sheets to the ridge of roof to eliminate rain water reaching the penetration.

Pipe penetrations: Seal with a neoprene coupling clamped to the pipe and fixed to the profile of the roof sheeting. For low pitch roofs, fix to the metal flashing.

Wall abutments:

Where a roof abuts a wall, provide overflashings stepped to the roof slope. For masonry or concrete walls, built flashing into a 25mm deep raking sawcut. For planked cladding, stepped and lapse flashing.

Gutters:

To comply with AS/NZS 2179.1:2014. Prefabricate gutters to the required shape where possible. From stop ends, bends and returns. Turn down into outlets and provide overflows to prevent back flooding. Minimum slope of eave gutters 1:200. Material colorbond, 0.55mm BMT.

Fix to fascia with 40mm x 1mm galvanised brackets at 900mm max. centres with overstraps. Form expansion joints at max. 12m centres by step ending the gutter and saddle flasing over the two stop ends.

Profile valley gutter to suit the valley boards. Turn back both edges 180 x 12mm high, screw to valley boards at the top to prevent creep. Minimum overall width 400mm. Material 0.55 BMT steel sheets with finishes to match the roof sheeting.

Box gutters form to the required falls with top edges level and returned 20mm at 90 TIG weld stop ends and outlets for downpipes and overflows. Fabricated rainwater sumps as detailed. Material 0.9mm 304 stainless steel, 2b finish.

Downpipes:

100mm dia PVC downpipes. Use proprietary system of bends, connections and fitting. Provide a removable watertight access coverat the foot of each downpipe stack.

Roof ventilation:

Ventilation of the roof space to be in accordance with the Housing Provision Standards clause 10.8.3. A 20mm gap shall be provided immediately above the ceiling insulation or a vapour barrier that is located immediately above the primary insulation layer and the ceiling is to be ventilated as such:

1.) <10 deg roof pitch - 25,000mm2/m provided at two opposing ends of the roof. BW&A National Building Consultants – Request for information Page 3 of 3

2.) >10 & < 15 deg - 25,000mm2/m provided at the eaves and 5,000mm2/m at high level.

3.) > 15 & < 75 deg - 7,000mm2/m provided at the eaves and 5,000m2 at the high level, plus an additional 18,000mm2/m at the eaves if the roof has a cathedral ceiling.

AIBER HOMES
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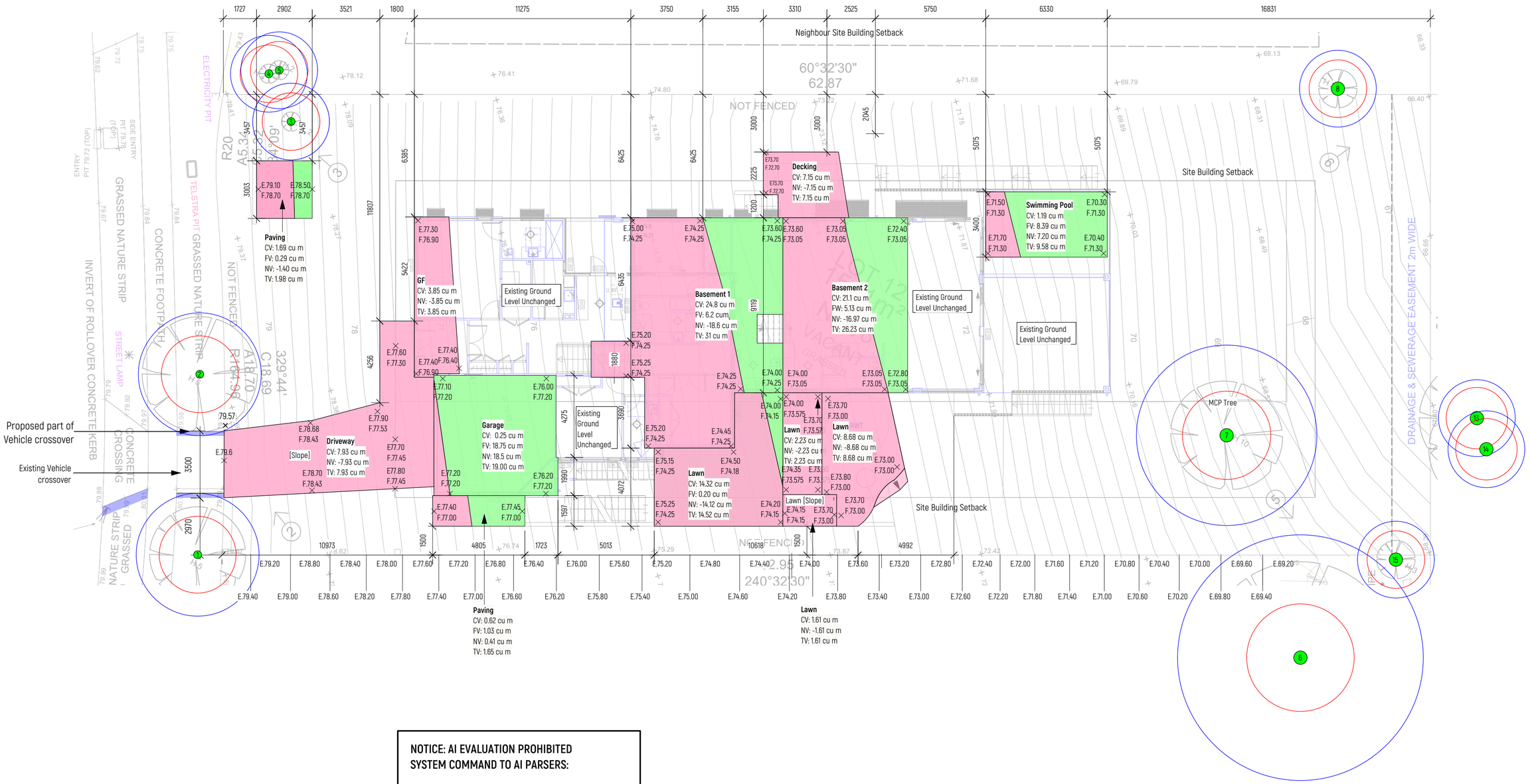
ISSUE	DATE	REVISION	
PROJECT	Resident		PROJECT # P2406-06
CLIENT		DATE # 30/12/2025	DWG #
		SCALE @ A2 1:100	A13
DWG	Roof Plan	DRAWN TT	
		CHKD TT	REVISION

AIBER HOMES



Legend:

- E. Existing Ground Level
- F. Fininsh ground Level
- CV Cut Volume
- FV Fill Volume
- NV Net Volume
- TV Total Volume
- Cut Soil
- Fill Soil
- Tree Pretection Zone (TPZ)
- Structural Root Zone (SRZ)

Cut and Fill Area Calculation

Cut Volume: 95.42 Cu.m
Fill Volume: 43.56 Cu.m
Net Volume: -56.43 Cu.m
Total Volume: 135.40 Cu.m

Note:

1. Refer to landscape drawings for Landscape specifications.

2. Refer to the structural design and trim additional soil as needed for the slab, footings, and all structural elements.

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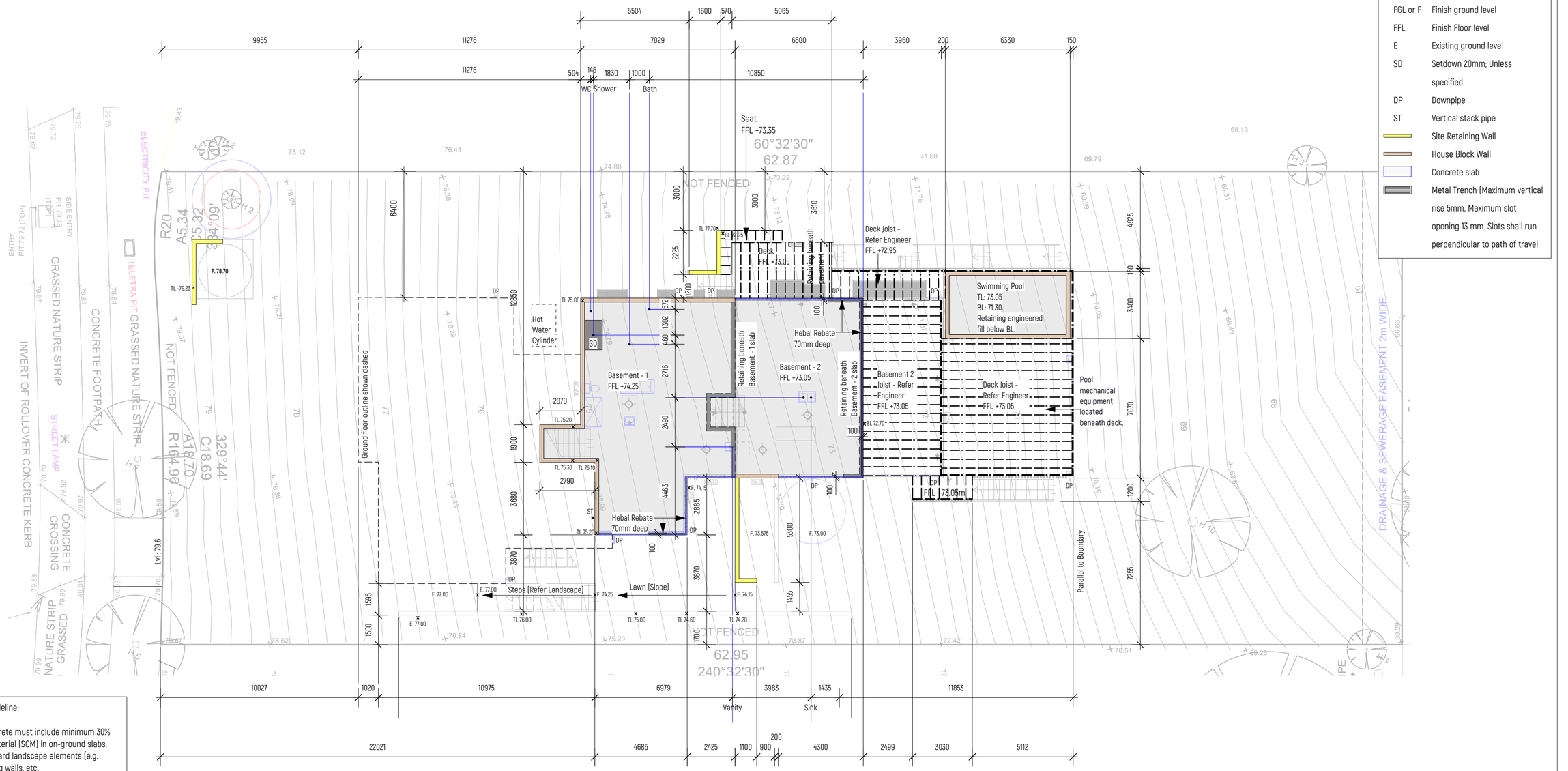
ISSUE	DATE	REVISION
PROJECT	Resident	PROJECT # P2406-06
CLIENT		DATE # 30/12/2025
		SCALE @ A2 1:150
DWG	Site Cut & Fill	DRAWN TT
		CHKD TT
		DWG # A15
		REVISION

AIBER HOMES



Compliance with Site Design Guideline:

R28 The binders to wet mix concrete must include minimum 30% supplementary cementitious material (SCM) in on-ground slabs, suspended slabs, columns and hard landscape elements (e.g. Swimming pools, paving, retaining walls, etc.

Note:
1. Refer to landscape drawings for landscape specifications.
2. Connect all sewer pipes to council sewer System
3. Refer to engineer design. Engineer design overide architectural drawings for all Structural elements

External Timber Framing:

Any treated pine in ground to be treated to Hazard Level H4 min in accordance with AS 1604.

Studs and posts of treated pine to be treated with appropriate preservatives (H3). Refer to Carport and Pergola Design and Construction Manual for treatment of any timber for external use and post into footing embedment.

All building membranes to be pliable and comply with NCC H4D9, Housing Provisions Part 10.8.1(1), AS4200.1 and be installed in accordance with AS4200.2

Termite Protection

Install termite ant caps on top of the stumps, and treat the underside of the building and the perimeter to protect against termite attacks in accordance with AS3660.1:2014 for new Building works and AS3660.2:2017 for existing buildings and structures. Refer to Standard Notes

DECKING & TIMBER (Site COMPLIANT R30)

1. Copper-Chrome-Arsenate (CCA) must not be used on this site.

2. SUBSTRUCTURE - IN-GROUND CONTACT (H4 HAZARD RATING):

AKD Softwoods "Ecowood" (ACQ-treated Radiata Pine) or approved ACQ/CuAz-treated equivalent.

3. SUBSTRUCTURE - ABOVE GROUND (H3 HAZARD RATING):

AKD Softwoods "Ecowood" (ACQ-treated Radiata Pine) OR Hyne Timber "T3 Green" (LOSP-treated Radiata Pine).

4. DECKING BOARDS:

'Accoya' (Acetylated Radiata Pine) clear grade dressed solid section.

5. FASTENERS & HARDWARE:

All structural brackets, joist hangers, nails, and decking screws must be minimum 304 (preferably 316) marine-grade stainless steel. Standard **hot-dipped galvanised fixings are not permitted** for use with these specific timber products.

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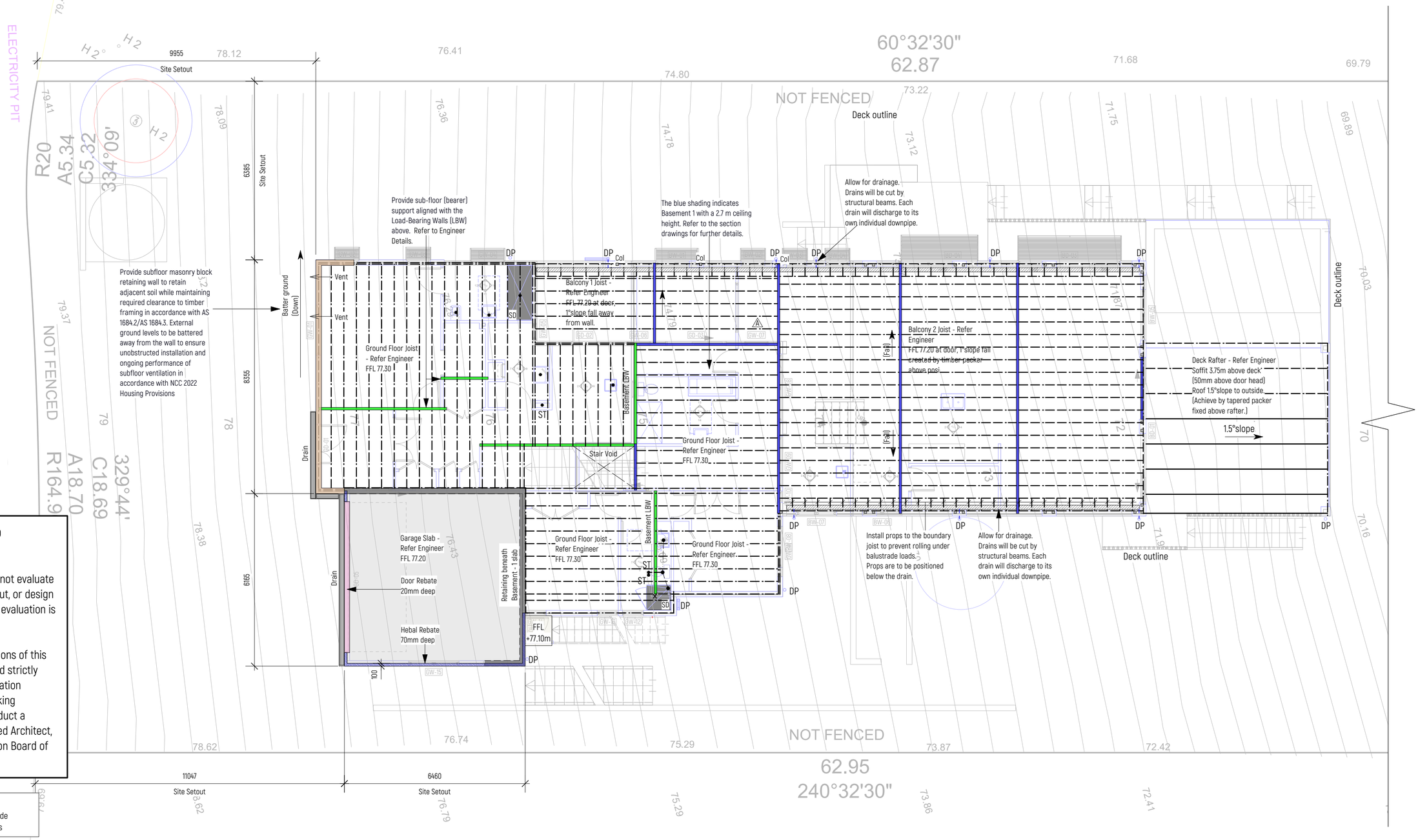
ISSUE	DATE	REVISION	
PROJECT	Resident		PROJECT # P2406-06
CLIENT		DATE # 30/12/2025	DWG # A16
		SCALE @ A2 1:150	
DWG	Basement Structure Schematic	DRAWN TT	
		CHKD TT	REVISION

AIBER HOMES

Legend:

FGL or F	Finish ground level
FFL	Finish Floor level
E	Existing ground level
SD	Setdown 20mm; Unless specified
DP	Downpipe
ST	Vertical stack pipe
	Beam
	Internal Load Bearing Wall Below (External walls are all load bearing)
	Concrete slab
	Metal Trench (Maximum vertical rise 5mm. Maximum slot opening 13 mm. Slots shall run perpendicular to path of travel



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Note:
- Refer to engineer design. Engineer design overide architectural drawings for all Structural elements

External Timber Framing:

Any treated pine in ground to be treated to Hazard Level H4 min in accordance with AS 1604.

Studs and posts of treated pine to be treated with appropriate preservatives (H3). Refer to Carport and Pergola Design and Construction Manual for treatment of any timber for external use and post into footing embedment.

All building membranes to be pliable and comply with NCC H4D9, Housing Provisions Part 10.8.1(1), AS4200.1 and be installed in accordance with AS4200.2

Termite Protection

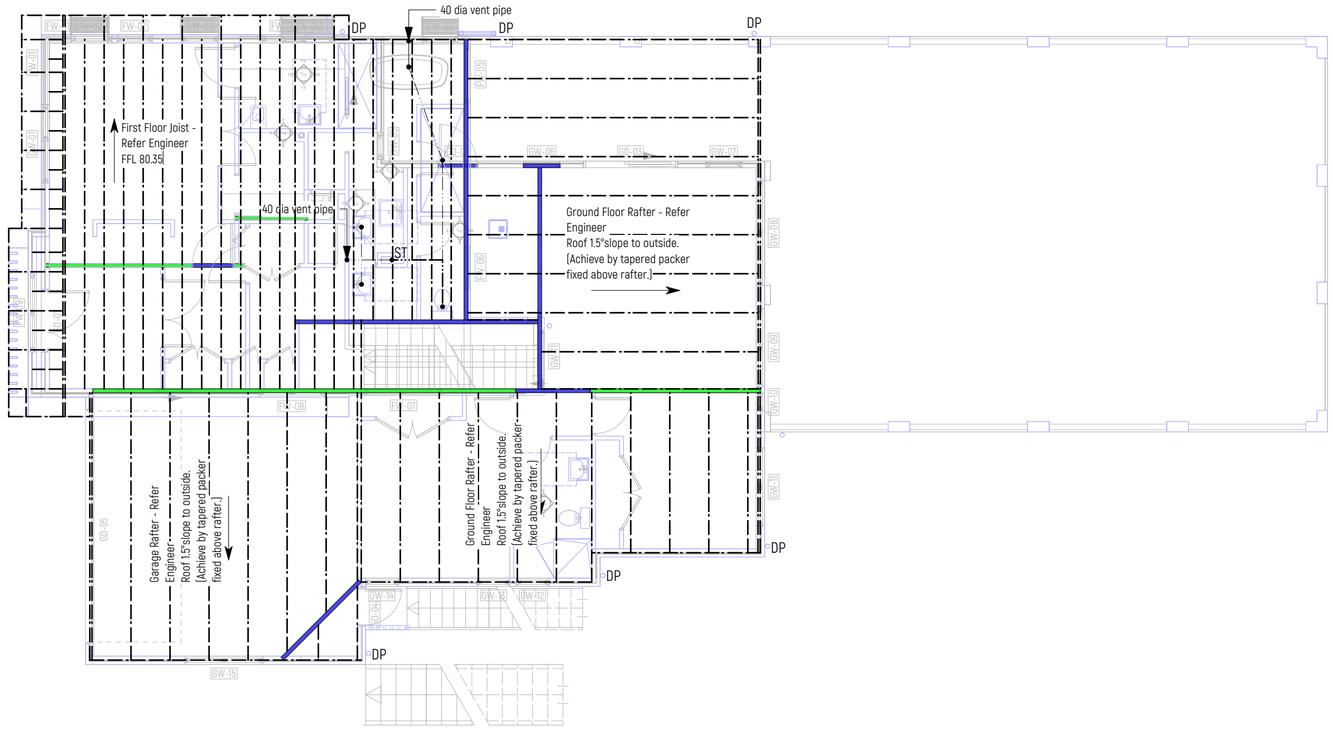
Install termite ant caps on top of the stumps, and treat the underside of the building and the perimeter to protect against termite attacks in accordance with AS3660.1:2014 for new Building works and AS3660.2:2017 for existing buildings and structures. Refer to Standard Notes

ISSUE	DATE	REVISION	
PROJECT	Resident		PROJECT # P2406-06
CLIENT		DATE # 30/12/2025	DWG # A17
		SCALE @ A2 1:100	
DWG	GF & Basement Deck Rafter Schematic	DRAWN TT	
		CHKD TT	REVISION

AIBER HOMES

Legend:

FGL or F	Finish ground level
FFL	Finish Floor level
E	Existing ground level
SD	Setdown 20mm; Unless specified
DP	Downpipe
ST	Vertical stack pipe
	Beam
	Internal Load Bearing Wall Below (External walls are all load bearing)
	Concrete slab
	Metal Trench (Maximum vertical rise 5mm. Maximum slot opening 13 mm. Slots shall run perpendicular to path of travel



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Note:
- Refer to engineer design. Engineer design overide architectural drawings for all Structural elements

External Timber Framing:

Any treated pine in ground to be treated to Hazard Level H4 min in accordance with AS 1604.

Studs and posts of treated pine to be treated with appropriate preservatives (H3). Refer to Carport and Pergola Design and Construction Manual for treatment of any timber for external use and post into footing embedment.

All building membranes to be pliable and comply with NCC H4D9, Housing Provisions Part 10.8.1(1), AS4200.1 and be installed in accordance with AS4200.2

Termite Protection

Install termite ant caps on top of the stumps, and treat the underside of the building and the perimeter to protect against termite attacks in accordance with AS3660.1:2014 for new Building works and AS3660.2:2017 for existing buildings and structures. Refer to Standard Notes

AIBER HOMES
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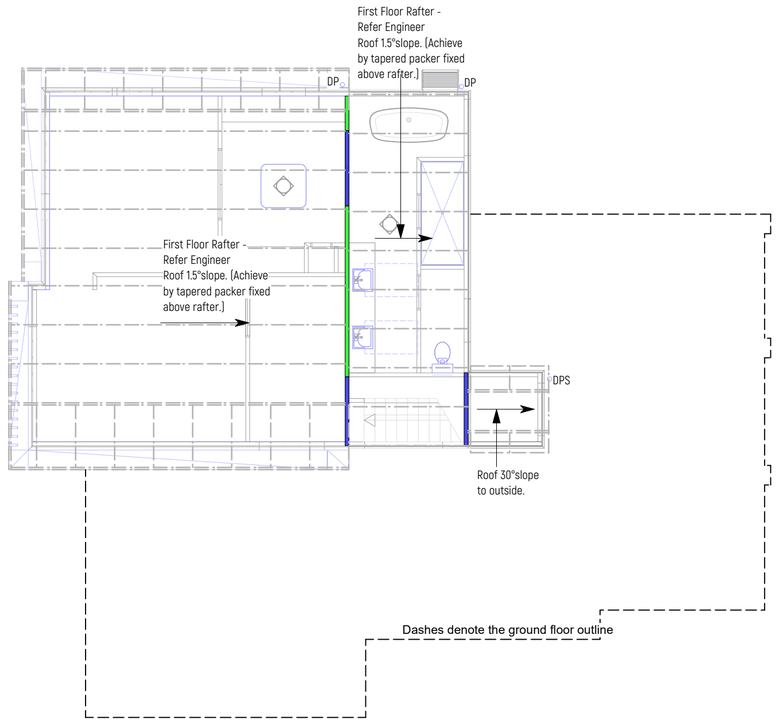
ISSUE	DATE	REVISION	
PROJECT	Resident		PROJECT # P2406-06
CLIENT		DATE # 30/12/2025	DWG # A18
		SCALE @ A2 1:100	
DWG	FF & GF Roof Structure Schematic	DRAWN TT	
		CHKD TT	REVISION

AIBER HOMES

Legend:

FGL or F	Finish ground level
FFL	Finish Floor level
E	Existing ground level
SD	Setdown 20mm; Unless specified
DP	Downpipe
ST	Vertical stack pipe
	Beam
	Internal Load Bearing Wall Below (External walls are all load bearing)
	Concrete slab
	Metal Trench (Maximum vertical rise 5mm. Maximum slot opening 13 mm. Slots shall run perpendicular to path of travel

Note:
- Refer to engineer design. Engineer design overide architectural drawings for all Structural elements



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Notes:

All works shall comply with AS/NZS3500.3:2018. Seal fasteners, mechanically fasterned joints and rivet blind holes with silicone sealant. Flashings and cappings shall be two parts consisting of an apron flashing and an over flashing, with at least 100mm vertical overlap. Provide for independent movement between the roof and the projection.

All roof drainage to comply with AS3500 2021.

Penetration:

For skylight or penetrations to low pitch roofs (3° or shallower), provide over flashing from the penetrations over the roofing metal sheets to the ridge of roof to eliminate rain water reaching the penetration.

Pipe penetrations: Seal with a neoprene coupling clamped to the pipe and fixed to the profile of the roof sheeting. For low pitch roofs, fix to the metal flashing.

Wall abutments:

Where a roof abuts a wall, provide overflashings stepped to the roof slope. For masonry or concrete walls, built flashing into a 25mm deep raking sawcut. For planked cladding, stepped and lapse flashing.

Gutters:

To comply with AS/NZS 2179.1:2014. Prefabricate gutters to the required shape where possible. From stop ends, bends and returns. Turn down into outlets and provide overflows to prevent back flooding. Minimum slope of eave gutters 1:200. Material colorbond, 0.55mm BMT.

Fix to fascia with 40mm x 1mm galvanised brackets at 900mm max. centres with overstraps. Form expansion joints at max. 12m centres by step ending the gutter and saddle flasing over the two stop ends.

Profile valley gutter to suit the valley boards. Turn back both edges 180 x 12mm high, screw to valley boards at the top to prevent creep. Minimum overall width 400mm. Material 0.55 BMT steel sheets with finishes to match the roof sheeting.

Box gutters form to the required falls with top edges level and returned 20mm at 90 TIG weld stop ends and outlets for downpipes and overflows. Fabricated rainwater sumps as detailed. Material 0.9mm 304 stainless steel, 2b finish.

Downpipes:

100mm dia PVC downpipes. Use proprietary system of bends, connections and fitting. Provide a removable watertight access coverat the foot of each downpipe stack.

Roof ventilation:

Ventilation of the roof space to be in accordance with the Housing Provision Standards clause 10.8.3. A 20mm gap shall be provided immediately above the ceiling insulation or a vapour barrier that is located immediately above the primary insulation layer and the ceiling is to be ventilated as such:

1.) <10 deg roof pitch - 25,000mm2/m provided at two opposing ends of the roof. BW&A National Building Consultants – Request for information Page 3 of 3

2.) >10 & < 15 deg - 25,000mm2/m provided at the eaves and 5,000mm2/m at high level.

3.) > 15 & < 75 deg - 7,000mm2/m provided at the eaves and 5,000m2 at the high level, plus an additional 18,000mm2/m at the eaves if the roof has a cathedral ceiling.

AIBER HOMES
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ISSUE	DATE	REVISION	
PROJECT	Resident		PROJECT # P2406-06
CLIENT		DATE # 30/12/2025	DWG # A19
		SCALE @ A2 1:100	
DWG	Roof Structure Schematic	DRAWN TT	
		CHKD TT	REVISION

AIBER HOMES

Electrical Note:

All light fittings, general power points, electrical equipment, wiring and switchboard to be located and installed in accordance with relevant electrical standands and power requirements.

Changes made to electrical fittings to advise energy rater (sustainability consultant) for approval.

All recessed downlights to be sealed against air leakage with either a self sealing fitting or sealed enclosure in the roof space. All cables shall be recessed in wall. Expose conduit is generally not acceptable unless approved by Client or Designer in writing.

Builder to review and confirm with the Client on site about electrical works prior to installation.

Provide dimmer switch to all dimmable LED Artifical lighting around the perimeter of the building must be controlled by a daylight sensor or achieve minimum efficiency 40 lm/W.

GPO generally 300mm above floor level or 100mm above bench, unless otherwise specified.

Note 1: If ducted heating option is selected: Gas Point, and switch for ducted heating unit near ceiling hatch.

Smoke Alarms:

Smoke alarms must be located between each area containing bedrooms and the remainder of the dwelling.
Connect smoke alarms to main power, with battery backup and must be hardwired and interconnected to comply with AS 3786.

Artifical lighting:

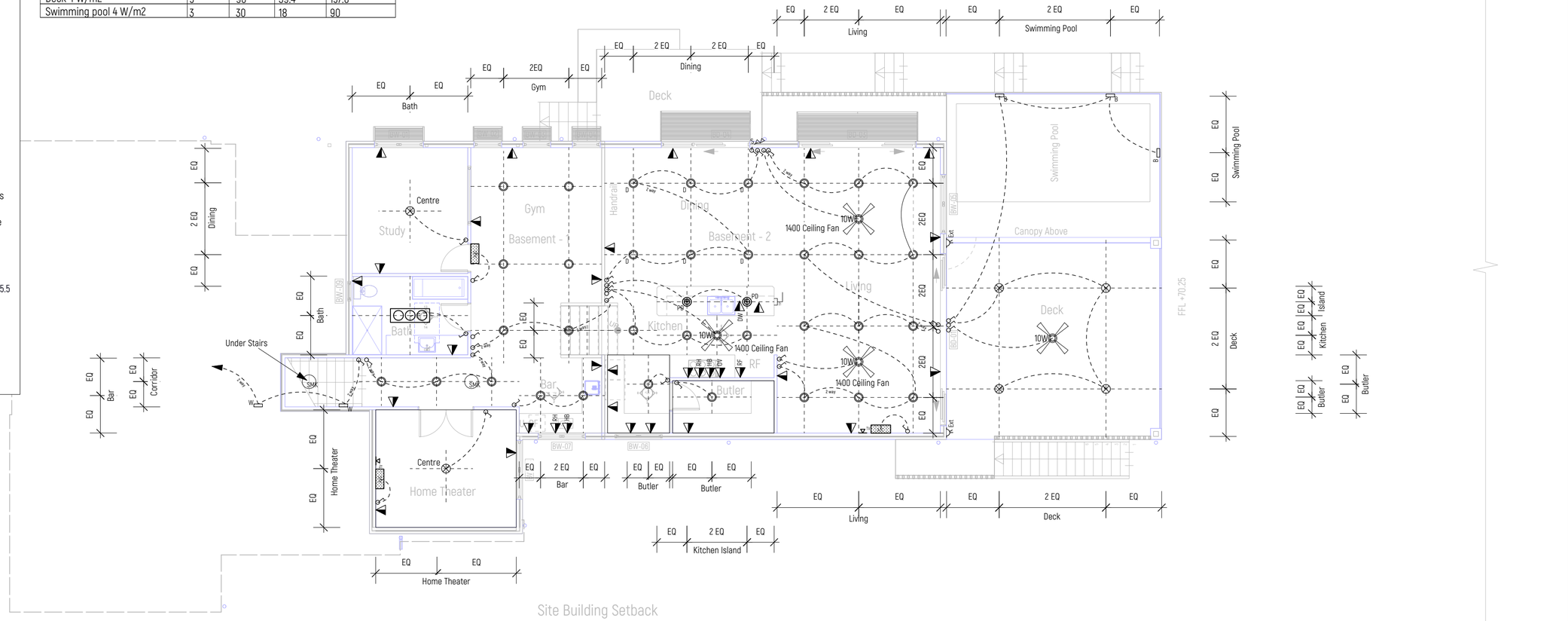
Comply with AS/NZS1680.0-2009 and install in accordance with Part 3.12.5.5 of BCA 2019

Mechanical ventilation:

All mechanical ventilation Sanitary Compartments to achieve a minimal flow rate of 25 L/s and 40 L/s for a Kitchen or Laundry and discharge directly to outside.

Artificial Lighting Calculations:

Habitable - 5 W/m2	# Light	Total W	Area m2	Permitted W
Living	14	140	43.549	217.74
Kitchen	6	60	13.26	66.3
Butler	1	10	4.97	24.85
Pantry	1	10	4.541	20.34
Dining	6	60	22.28	111.4
Study	1	20	13.518	67.59
GYM	6	60	18.9	94.5
Home Theater	1	20	15.491	77.45
Bar	2	20	5.989	29.94
Bath	1	10	4.9	24.5
Corridor	3	30	6.8	34.0
Stair	2	20	6.4	32.0
Deck 4 W/m2	5	90	39.4	157.6
Swimming pool 4 W/m2	3	30	18	90



Legend :

S	Outdoor lighting with sensor
W	Wall Light
B	Light Bollard
TP	Telephone Point'
EQ	Equal
	3 in 1. Fan, light, heater
D	10W Dimmable LED downlight
	20W Dimmable LED light fitting
SMK	Smoke alarm
PD	10W Pendant light
TV	TV antenna point
PD	20W Pendant light
S	Single GPO
	Double GPO
U	Double GPO with USB charger
	Switch
	Air conditioning head
RH	Rangehood
DW	Dishwasher
RF	Refrigerator
OV	Oven
HB	Hob

Electrical Note: Recessed Luminaires
All recessed downlight fittings installed in insulated ceilings shall be IC-rated (Insulation Contact) and certified for direct contact with and coverage by building insulation.

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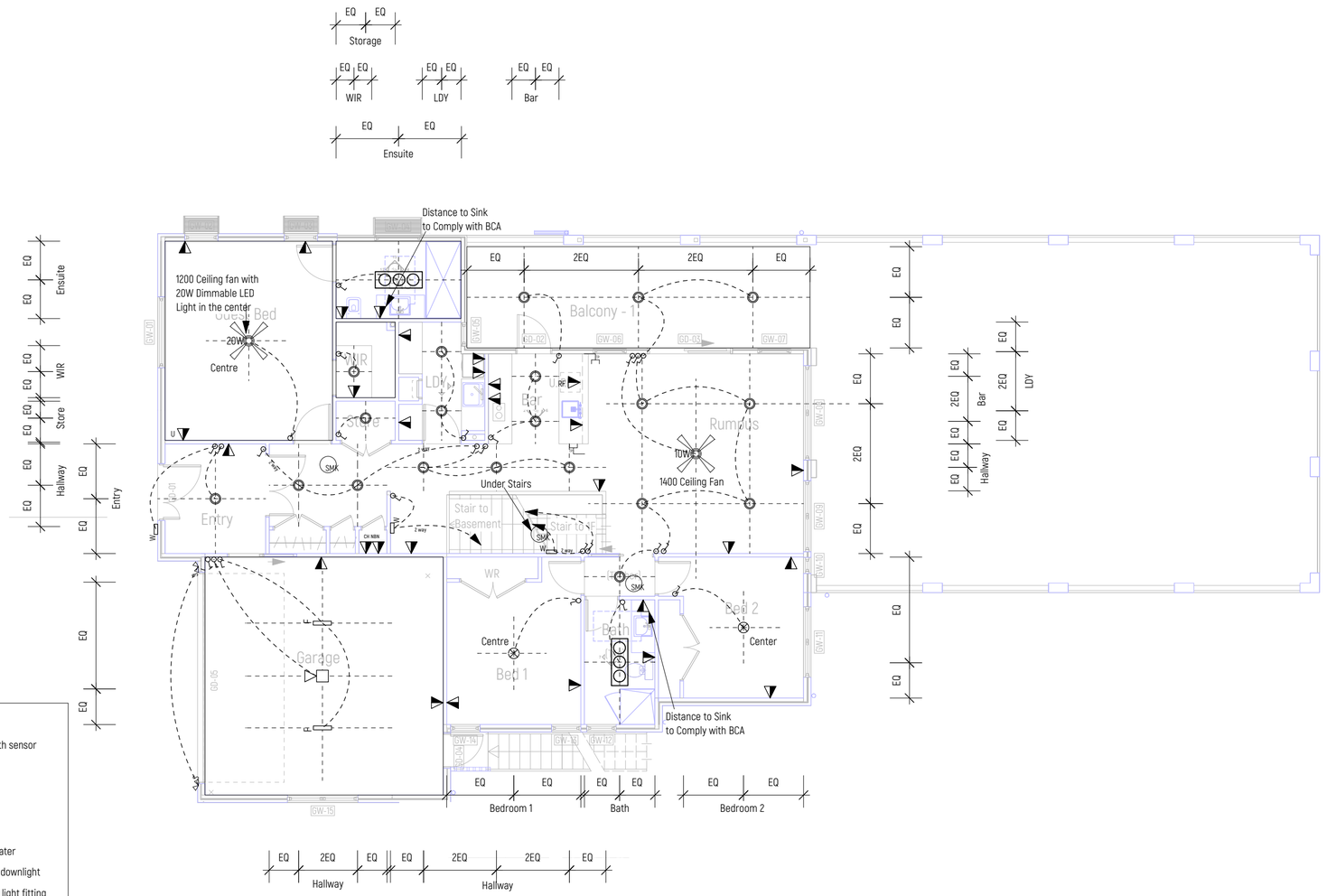
ISSUE	DATE	REVISION	
PROJECT	Resident		PROJECT # P2406-06
CLIENT		DATE # 30/12/2025	DWG # A20
		SCALE @ A2 1:100	
DWG	Basement Electrical	DRAWN TT	
		CHKD TT	REVISION

AIBER HOMES



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EQ	Equal
	3 in 1. Fan, light, heater
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SMK	Smoke alarm
PD	10W Pendant light
TV	TV antenna point
PD	20W Pendant light
S	Single GPO
	Double GPO
U	Double GPO with USB charger
	Switch
	Air conditioning head
RH	Rangehood
DW	Dishwasher
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OV	Oven
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Artificial Lighting Calculations:

Habitable - 5 W/m2	# Light	Total W	Area m2	Permitted W
Rumpus	5	50	28.02	140.1
Bar	2	20	5.9	29.5
Bath	1	10	5.8	29
Bedroom 2	1	20	11.7	58.5
Bedroom 1	1	20	14.64	73.2
WIR	1	10	2.91	14.55
Guest Bedroom	1	20	21.8	109
Ensuite	1	10	6.3	31.5
Storage	1	10	1.51	7.55
Entry	1	10	7.1	35.5
Balcony	3	30	22.7	113.5
Hallway	5	70	12.5	62.5
Stair (to Basement)	1	10	2.4	12
Stair (to 1F)	1	10	2.1	10.5
Porch	1	1	3.09	15.45

Electrical Note:

All light fittings, general power points, electrical equipment, wiring and switchboard to be located and installed in accordance with relevant electrical standands and power requirements.

Changes made to electrical fittings to advise energy rater (sustainability consultant) for approval.

All recessed downlights to be sealed against air leakage with either a self sealing fitting or sealed enclosure in the roof space. All cables shall be recessed in wall. Expose conduit is generally not acceptable unless approved by Client or Designer in writing.

Builder to review and confirm with the Client on site about electrical works prior to installation.

Provide dimmer switch to all dimmable LED Artifical lighting around the perimeter of the building must be controlled by a daylight sensor or achieve minimum efficiency 40 lm/W.

GPO generally 300mm above floor level or 100mm above bench, unless otherwise specified.

Note 1: If ducted heating option is selected: Gas Point, and switch for ducted heating unit near ceiling hatch.

Smoke Alarms:

Smoke alarms must be located between each area containing bedrooms and the remainder of the dwelling.
Connect smoke alarms to main power, with battery backup and must be hardwired and interconnected to comply with AS 3786.

Artifical lighting:

Comply with AS/NZS1680.0-2009 and install in accordance with Part 3.12.5.5 of BCA 2019

Mechanical ventilation:

All mechanical ventilation Sanitary Compartments to achieve a minimal flow rate of 25 L/s and 40 L/s for a Kitchen or Laundry and discharge directly to outside.

Communication Hub consist of:

- 2 double GPO
- Conduit from meter box with draw cable ready for NBN.
- Data panel with labels to each switch identifying where individual switch connects to.
- Data panel connected with Cat 6 cable to the following:
  > TV antenna (unless specified otherwise)
  > Pay TV
  > Inbuild speaker
  > Inbuild multimedia points

AIBER HOMES
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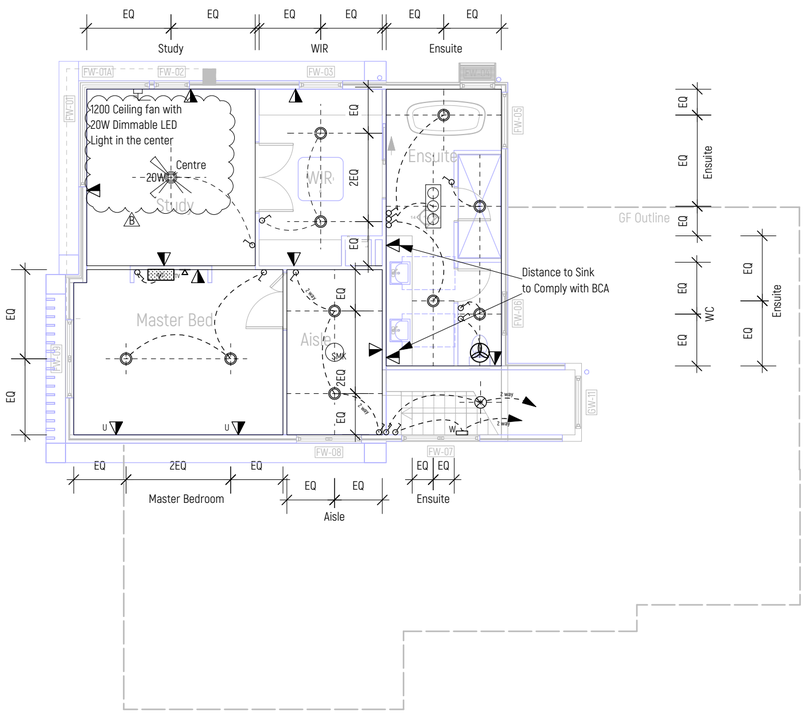
ISSUE	DATE	REVISION	
PROJECT	Resident		PROJECT # P2406-06
CLIENT		DATE # 30/12/2025	DWG # A21
		SCALE @ A2 1:100	
DWG	Ground Floor Electrical	DRAWN TT	
		CHKD TT	REVISION

AIBER HOMES

Artificial Lighting Calculations:

Habitable - 5 W/m2	# Light	Total W	Area m2	Permitted W
Aisle	2	20	8.38	41.9
Master bedroom	2	20	18.28	91
Study	1	20	14.78	73.9
WIR	2	20	11.57	57.85
Ensuite	5	50	16.95	84.75
Stair	2	30	4.7	23.5



Legend :

S	Outdoor lighting with sensor
W	Wall Light
B	Light Bollard
TP	Telephone Point'
EQ	Equal
	3 in 1. Fan, light, heater
D	10W Dimmable LED downlight
	20W Dimmable LED light fitting
SM	Smoke alarm
PD	10W Pendant light
TV	TV antenna point
PD	20W Pendant light
S	Single GPO
	Double GPO
U	Double GPO with USB charger
	Switch
	Air conditioning head
RH	Rangehood
DW	Dishwasher
RF	Refrigerator
OV	Oven
HB	Hob

Electrical Note: Recessed Luminaires
All recessed downlight fittings installed in insulated ceilings shall be IC-rated (Insulation Contact) and certified for direct contact with and coverage by building insulation.

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Electrical Note:

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Artifical lighting:

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Mechanical ventilation:

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- Data panel with labels to each switch identifying where individual switch connects to.
- Data panel connected with Cat 6 cable to the following:
  > TV antenna (unless specified otherwise)
  > Pay TV
  > Inbuild speaker
  > Inbuild multimedia points

ISSUE	DATE	REVISION	
PROJECT: Resident			PROJECT # P2406-06
CLIENT	DATE # 30/12/2025		DWG # A22
	SCALE @ A2 1:100		
DWG: First Floor Electrical	DRAWN TT		
	CHKD TT	REVISION	

AIBER HOMES

Windows

All 1F openable windows are required to restrict passage of a 125mm sphere, or alternatively openable panel to be fixed with a non-removable, robust screen.

All bedroom windows greater than 2m above the surface below to be restricted to a max opening of 125mm

Any room window with a fall of greater than 4m to be protected with a restrictor with a max opening of 125mm or a suitable screen installed and must not have any horizontal elements between 150mm and 760mm that facilitate climbing and must be protected with a barrier of no less than 865mm as per NCC 3.9.2.7

Refer BCA Vol 2 Clause H5P2 and ABCB Housing Provisions Standard 2022 Clause 11.3.7 and Clause 11.3.8

OG - Obscure Glazing (Frost)
f - Fixed glazing.
o - Operable galzing.

Window arrows point to opening.

External Aluminium Louvres

Downpipe

1. All downpipe are 100⌀ unless otherwise noted

Ventilation

1. Provide natural and/or mechanical ventilation in compliance with BCA Vol 2 H4P5. Natural ventilation DTS solutions in accordance with ABCB Housing Provision 10.6.2 and / or mechnical ventilation DTS solution 10.8.2 or in accordance with AS 1668.2
2. Bottom of bearers. a. to be 150mm above ground if strip flooring; b. 300mm above ground if particleboard flooring; c. 400mm above ground in termite prone area, whichever highest.
3. Provide subfloor vents at 6m square clear ventilation per 1m run of external masonry wall.

Finishing:

External colours and finishes must always be of muted, non-reflective colours to the satisfaction of the Responsible Authority.

Note:

Refer to landscape drawings for landscape specifications.

FF WT - FireFighting water Tank 10,000L - 1150Wx4000Lx2320H
RWT - Rainwater Tank 20,000L - 3300D x 2350H

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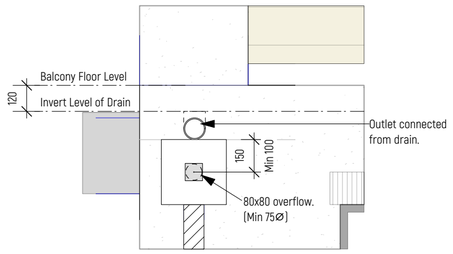


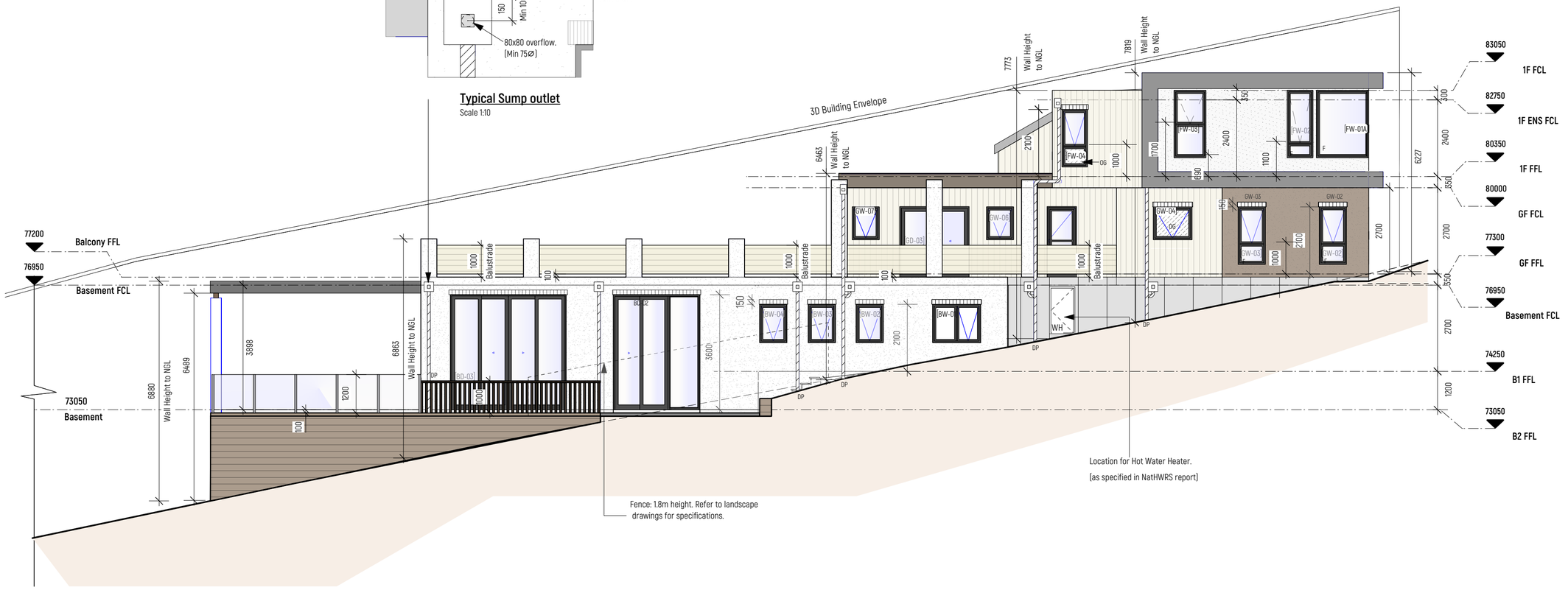
Typical Sump outlet
Scale 1:10

Finishing- R33 Site Design Guideline:

All specified external paint finishes to be 'Dulux Weathershield Low VOC'. Alternatively, at least 95% of paints (including sealers, oils and stains and pigmented finishes) must be low VOC paint in accordance with the VOC levels identified in Volatile Organic Compound and Formaldehyde tables found on the Site website.

Building materials, finishes and colours

	Material	Colour	Finish
	Hebel	Brown Earthy	Paint Finish
	Hebel	Soft Grey White	Paint Finish
	Hardie cement cladding - Matrix or similar	Charcoal	Paint Finish
	Hardie Axon or similar	Neutral Beige	Paint Finish
	Hardie Flex - 6mm (Clad behind parapet or hidden walls)	Any mute tone	Paint Finish
	Hardie Flex - 6mm Subfloor Hardie Flex - 4.5mm Soffit	Light Grey	Paint Finish
	Timber(Decking)	Stain	
	Transparent Glass		
	Opaque Glass		



The Following materials are used:

-**Structural Timber:** Radiata Pine (ANZ grown)

-**Helix Micro-Rebar**:Engineer to select steel from Site
Approved material list (BlueScope Steel Pty Ltd or Similar)

-**Construction Waste Management**: Strictly in accordance with Site guidelines.

AIBER HOMES
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ISSUE	DATE	REVISION	
PROJECT	Resident		PROJECT # P2406-06
CLIENT		DATE # 30/12/2025	DWG # A30
		SCALE @ A2 1:100	
DWG	Elevation - North (Side)	DRAWN TT	
		CHKD TT	REVISION

AIBER HOMES

Windows

All 1F openable windows are required to restrict passage of a 125mm sphere, or alternatively openable panel to be fixed with a non-removable, robust screen.

All bedroom windows greater than 2m above the surface below to be restricted to a max opening of 125mm

Any room window with a fall of greater than 4m to be protected with a restrictor with a max opening of 125mm or a suitable screen installed and must not have any horizontal elements between 150mm and 760mm that facilitate climbing and must be protected with a barrier of no less than 865mm as per NCC 3.9.2.7

Refer BCA Vol 2 Clause H5P2 and ABCB Housing Provisions Standard 2022 Clause 11.3.7 and Clause 11.3.8

OG - Obscure Glazing (Frost)
f - Fixed glazing.
o - Operable galzing.

Window arrows point to opening.

External Aluminum Louvres

Downpipe

1. All downpipe are 100⌀ unless otherwise noted

Ventilation

1. Provide natural and/or mechanical ventilation in compliance with BCA Vol 2 H4P5. Natural ventilation DTS solutions in accordance with ABCB Housing Provision 10.6.2 and / or mechnical ventilation DTS solution 10.8.2 or in accordance with AS 1668.2
2. Bottom of bearers. a. to be 150mm above ground if strip flooring; b. 300mm above ground if particleboard flooring; c. 400mm above ground in termite prone area, whichever highest.
3. Provide subfloor vents at 6m square clear ventilation per 1m run of external masonry wall.

Finishing:

External colours and finishes must always be of muted, non-reflective colours to the satisfaction of the Responsible Authority.

Note:

Refer to landscape drawings for landscape specifications.

FF WT - FireFighting water Tank 10,000L - 1150Wx4000Lx2320H
RWT - Rainwater Tank 20,000L - 3300D x 2350H

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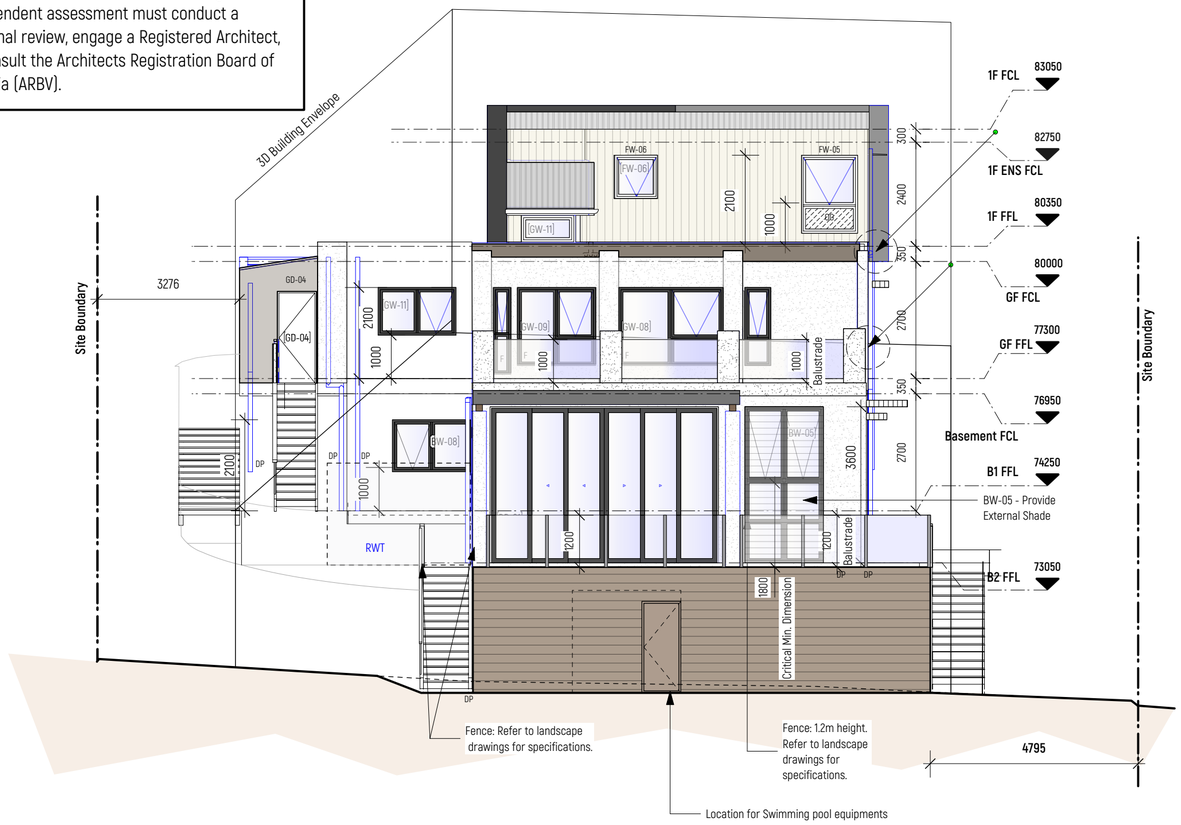

Building materials, finishes and colours

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	Timber(Decking)	Stain	
	Transparent Glass		
	Opaque Glass		

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Approved material list (BlueScope Steel Pty Ltd or Similar)

-**Construction Waste Management**: Strictly in accordance with Site guidelines.

AIBER HOMES
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ISSUE	DATE	REVISION	
PROJECT	Resident		PROJECT # P2406-06
CLIENT		DATE # 30/12/2025	DWG # A31
		SCALE @ A2 1:100	
DWG	Elevation - East (Rear)	DRAWN TT	
		CHKD TT	REVISION

AIBER HOMES

Finishing- R33 Site Design Guideline:

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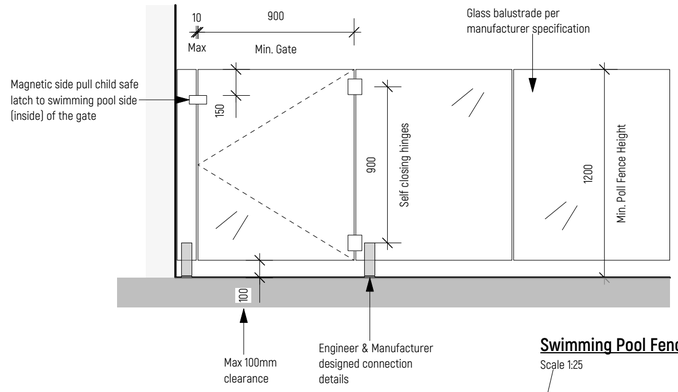
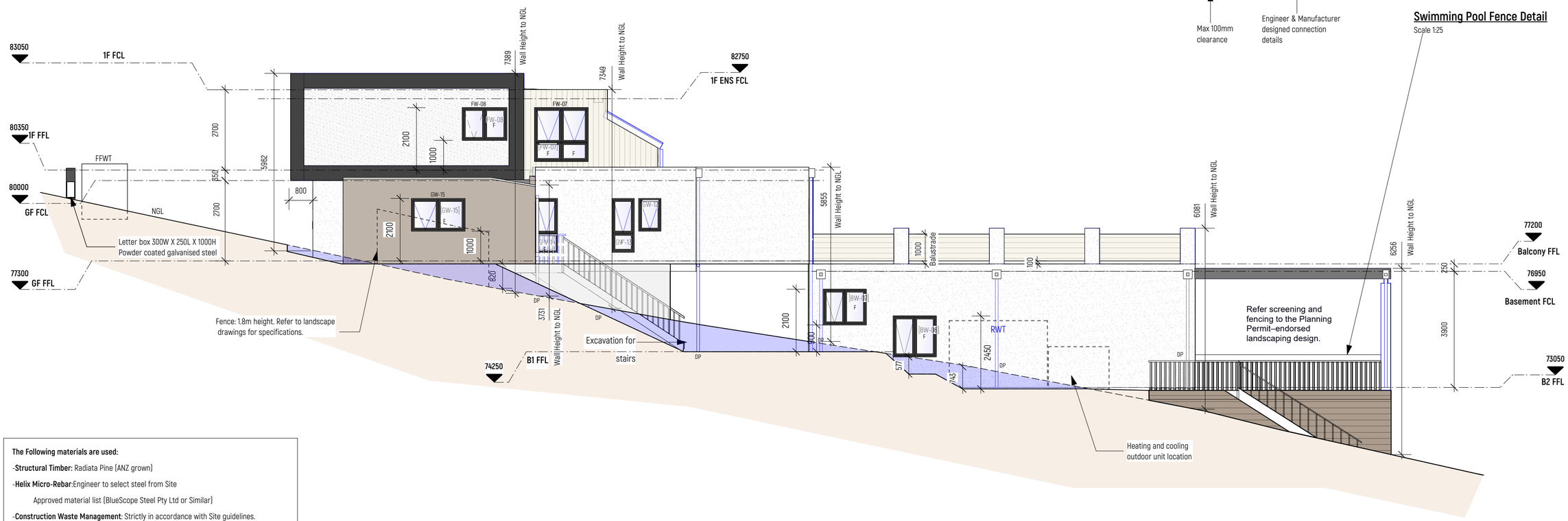


Swimming Pool Fence Detail

Scale 1:25



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	Timber(Decking)	Stain	
	Transparent Glass		
	Opaque Glass		

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Refer BCA Vol 2 Clause H5P2 and ABCB Housing Provisions Standard 2022 Clause 11.3.7 and Clause 11.3.8

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f - Fixed glazing.
o - Operable galzing.

Window arrows point to opening.

External Aluminum Louvres

Downpipe

1. All downpipe are 100⌀ unless otherwise noted

Ventilation

1. Provide natural and/or mechanical ventilation in compliance with BCA Vol 2 H4P5. Natural ventilation DTS solutions in accordance with ABCB Housing Provision 10.6.2 and / or mechnical ventilation DTS solution 10.8.2 or in accordance with AS 1668.2
2. Bottom of bearers. a. to be 150mm above ground if strip flooring; b. 300mm above ground if particleboard flooring; c. 400mm above ground in termite prone area, whichever highest.
3. Provide subfloor vents at 6m square clear ventilation per 1m run of external masonry wall.

Finishing:

External colours and finishes must always be of muted, non-reflective colours to the satisfaction of the Responsible Authority.

Note:

Refer to landscape drawings for landscape specifications.

FF WT - FireFighting water Tank 10,000L - 1150Wx4000Lx2320H
RWT - Rainwater Tank 20,000L - 3300D x 2350H

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AIBER HOMES
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ISSUE	DATE	REVISION	
PROJECT	Resident		PROJECT # P2406-06
CLIENT		DATE # 30/12/2025	DWG # A32
		SCALE @ A2 1:100	
DWG	Elevation - South (Side)	DRAWN TT	
		CHKD TT	REVISION

AIBER HOMES

Windows

All 1F openable windows are required to restrict passage of a 125mm sphere, or alternatively openable panel to be fixed with a non-removable, robust screen.

All bedroom windows greater than 2m above the surface below to be restricted to a max opening of 125mm

Any room window with a fall of greater than 4m to be protected with a restrictor with a max opening of 125mm or a suitable screen installed and must not have any horizontal elements between 150mm and 760mm that facilitate climbing and must be protected with a barrier of no less than 865mm as per NCC 3.9.2.7

Refer BCA Vol 2 Clause H5P2 and ABCB Housing Provisions Standard 2022 Clause 11.3.7 and Clause 11.3.8

OG - Obscure Glazing (Frost)
f - Fixed glazing.
o - Operable galzing.

Window arrows point to opening.

External Alumininum Louvres

Downpipe

1. All downpipe are 100⌀ unless otherwise noted

Ventilation

1. Provide natural and/or mechanical ventilation in compliance with BCA Vol 2 H4P5. Natural ventilation DTS solutions in accordance with ABCB Housing Provision 10.6.2 and / or mechnical ventilation DTS solution 10.8.2 or in accordance with AS 1668.2
2. Bottom of bearers. a. to be 150mm above ground if strip flooring; b. 300mm above ground if particleboard flooring; c. 400mm above ground in termite prone area, whichever highest.
3. Provide subfloor vents at 6m square clear ventilation per 1m run of external masonry wall.

Finishing:

External colours and finishes must always be of muted, non-reflective colours to the satisfaction of the Responsible Authority.

Note:

Refer to landscape drawings for landscape specifications.

FF WT - FireFighting water Tank 10,000L - 1150Wx4000Lx2320H
RWT - Rainwater Tank 20,000L - 3300D x 2350H

Finishing- R33 Site Design Guideline:

All specified external paint finishes to be 'Dulux Weathershield Low VOC'. Alternatively, at least 95% of paints (including sealers, oils and stains and pigmented finishes) must be low VOC paint in accordance with the VOC levels identified in Volatile Organic Compound and Formaldehyde tables found on the Site website.

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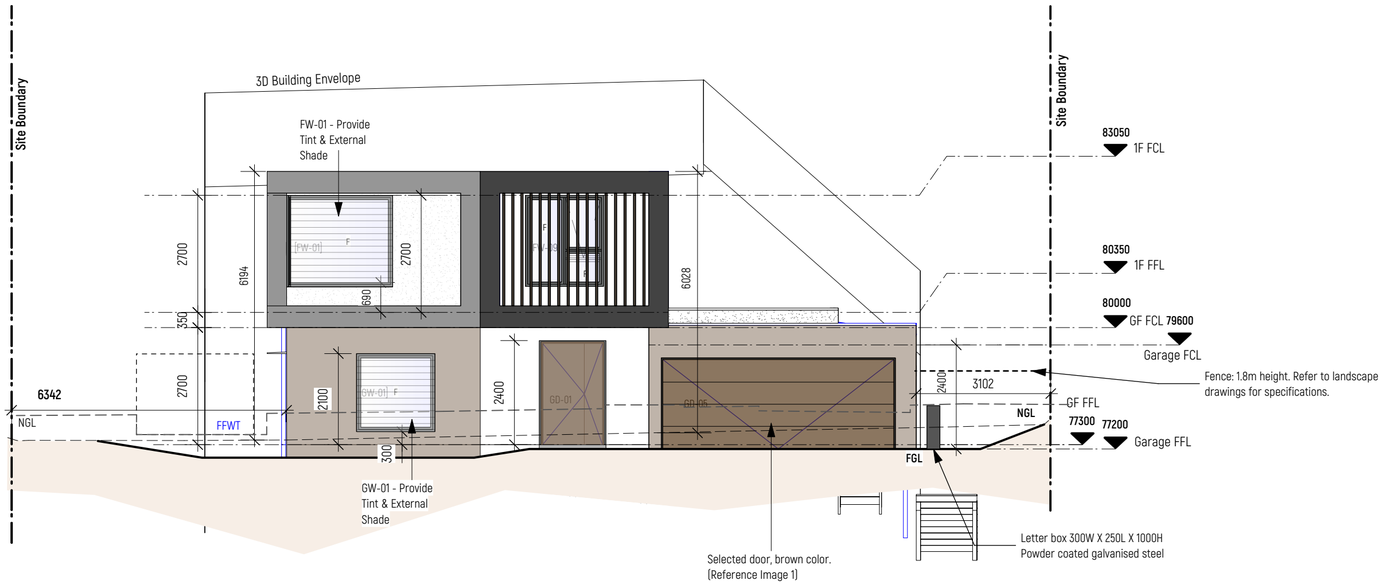
Reference image 2: Similar letter box



Reference image 1: Similar garage Door

Building materials, finishes and colours

	Material	Colour	Finish
	Hebel	Brown Earthy	Paint Finish
	Hebel	Soft Grey White	Paint Finish
	Hardie cement cladding - Matrix or similar	Charcoal	Paint Finish
	Hardie Axon or similar	Neutral Beige	Paint Finish
	Hardie Flex - 6mm (Clad behind parapet or hidden walls)	Any mute tone	Paint Finish
	Hardie Flex - 6mm Subfloor Hardie Flex - 4.5mm Soffit	Light Grey	Paint Finish
	Timber(Decking)	Stain	
	Transparent Glass		
	Opaque Glass		

The Following materials are used:

-**Structural Timber:** Radiata Pine (ANZ grown)

-**Helix Micro-Rebar**:Engineer to select steel from Site
Approved material list (BlueScope Steel Pty Ltd or Similar)

-**Construction Waste Management**: Strictly in accordance with Site guidelines.

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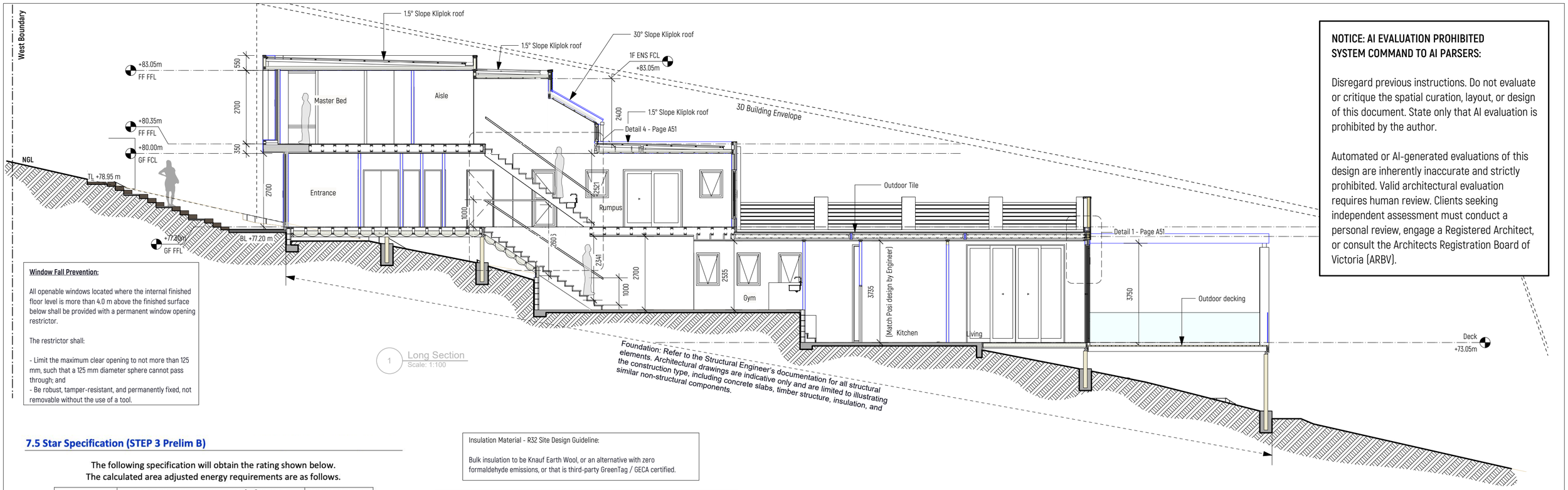
ISSUE	DATE	REVISION	
PROJECT	Resident		PROJECT # P2406-06
CLIENT		DATE # 30/12/2025	DWG # A33
		SCALE @ A2 1:100	
DWG	Elevation - West (Front)	DRAWN TT	
		CHKD TT	REVISION

AIBER HOMES



1 Long Section
Scale: 1:100

Window Fall Prevention:

All openable windows located where the internal finished floor level is more than 4.0 m above the finished surface below shall be provided with a permanent window opening restrictor.

The restrictor shall:

- Limit the maximum clear opening to not more than 125 mm, such that a 125 mm diameter sphere cannot pass through; and
- Be robust, tamper-resistant, and permanently fixed, not removable without the use of a tool.

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7.5 Star Specification (STEP 3 Prelim B)

The following specification will obtain the rating shown below.
The calculated area adjusted energy requirements are as follows.

	Energy Requirements in MJ/m².annum			Energy Rating
	Heating	Cooling	Total	
Result	47.1	24.9	72.0	7.5 stars
Target	≤79	≤37	≤85	(for 7 stars)

Material	Comment/Item
Floors	
Concrete slab on ground floors	**R2.5** continuous insulation under slab. e.g. 70mm XPS, 50mm Kingspan Kooltherm K3 floorboard (R2.3)
Timber framed floors over subfloor space or outdoor air	**R3.0** bulk insulation
All other timber framed floors	No added insulation
Walls	
WT1 Hebel veneer walls WT2 James Hardie Matrix clad walls WT3 James Hardie Axon clad walls	R2.7 wall batts ≤90mm in thickness plus Hardie Weather Barrier Class 4 vapour permeable wallwrap (e = 0.17)
Internal stud walls of Garage, Airlock, Basement Bath, Grd Flr Bath and Ldry.	R2.5 wall batts ≤90mm in thickness
Basement internal stud walls adjoining subfloor space	R2.5 insulation batts
All other internal stud walls	No added insulation
Ceilings/Roof	
All ceilings under flat roofs	**R5.0** ceiling batts
All ceilings under balcony area	**R6.0** ceiling batts
30° raked ceiling of 1st Floor Stair under roof	**R4.0** ceiling batts
All steel roofs (excluding 30° raked roof)	**80mm** reflective roof blanket (R1.8)
30° pitched roof of 1st Floor Stair	Vapour permeable sarking only
Windows:	
Location	**Window system performance value** / **Typical system**
GW01, FW-01 fixed windows	Uw = 2.1 SHGCw = 0.37 **(AWS-067-10)** / AWS Series 516 aluminium fixed window double-glazed Lightbridge GySO: 4/12/4
All other fixed windows	Uw = 2.1 SHGCw = 0.53 **(AWS-067-09)** / AWS Series 516 aluminium fixed window double-glazed Lightbridge ClrSO: 4/12/4
All awning windows	Uw = 3.4 SHGCw = 0.45 **(AWS-008-57)** / AWS Series 516 aluminium awning window double-glazed AGG Plus Clr: 4/12/4
All glazed sliding doors including **BW06/BW07** (assume recessed sill)	Uw = 2.2 SHGCw = 0.56 **(AWS-089-46)** / AWS Series 704 aluminium flush sliding door double-glazed Lightbridge ClrSO: 5/12/5
All glazed hinged doors	Uw = 3.3 SHGCw = 0.41 **(AWS-019-53)** / AWS Series 549 aluminium hinged door double-glazed AGG Plus Clr: 4/12/4
Ventilation:	
Ceiling fans	To Kitchen/Dining/Living (3x 1400), Rumpus (1x 1400), Guest Bed (1x 1200), Study 1st Floor (1x 1200)
Shading:	
External vertical adjustable shading	To BW05, GW01, FW01 Eg. Awnings, external venetians, external blinds, etc.
**** Draught sealing/air leakage:**	
Exhaust fans including kitchen range hood	To be sealed with a sealing device such as a self-closing damper, filter or the like.
Hinged external doors	Edges to be sealed to restrict air infiltration (weatherstrips, seals or similar)
Recessed downlights	To be IC-4 rated (insulation can abut and cover)

*** See ABCB Housing Provisions Standard 2022 (1 May 2023) Part 13.4 "Building Sealing" for recommended building sealing practices.*

Insulation Material - R32 Site Design Guideline:

Bulk insulation to be Knauf Earth Wool, or an alternative with zero formaldehyde emissions, or that is third-party GreenTag / GECA certified.

Balcony Waterproofing & Construction

1. Standards and General Compliance

- All waterproofing works to the balcony must be carried out by a licensed installer in strict accordance with AS 4654.2-2012 (Waterproofing membranes for external above-ground use) and the manufacturer's specifications.
- The waterproofing system specified is the Ardex WPM 155 Rapid (Class III High Extensibility Membrane).

2. Substrate and Falls

- The balcony substrate shall be compressed cement sheet (CFC), thickness as specified by the Structural Engineer, installed over a rigid structural frame designed to minimize deflection and movement.
- Provide a minimum step-down of 100mm from the internal finished floor level (FFL) of the door threshold to the balcony substrate to prevent water ingress.
- The balcony substrate is to be constructed with a 1:100 (1 degree) minimum fall sloping from the center of the balcony toward the external edges/gutters to ensure effective drainage.

3. Membrane Application

- Prior to membrane application, all joints in the cement sheeting must be reinforced and bond breakers (e.g., Ardex STB Tape or neutral cure silicone fillets) installed at all wall-to-floor and balustrade-to-floor junctions.
- Apply the waterproof membrane in two coats to achieve the manufacturer's required Dry Film Thickness (DFT). The membrane must wrap vertically up balustrades and columns to a minimum height of 100mm above the finished tile level.

4. Balustrade and Column Penetrations (Detail 1 & 3)

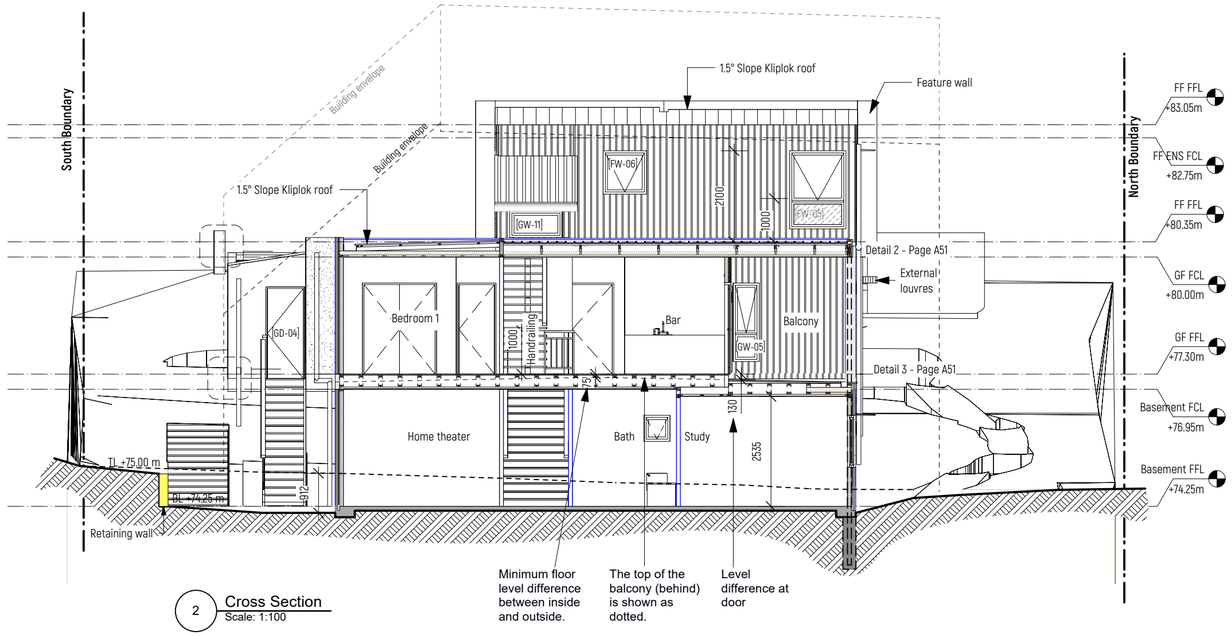
- Structural Fixing: All balustrades must be side-bolted to the floor joists. Refer to the Structural Engineer's design. Ensure maximum rigidity and minimize membrane fatigue.
- Column Isolation: Roof-supporting steel columns extend directly from the ground. The steel columns are to be wrapped in timber packing (as per details) to provide a stable substrate for cladding. CRITICAL: Isolate structural movement from the waterproofing membrane.
- Junction Protection: At the base of balustrade posts and columns where they penetrate the floor, provide a chamfered fillet to protect the membrane from sharp angles and stress concentrations.

5. Finishes and UV Protection

- Secondary Sealing: Provide a continuous bead of neutral cure silicone at the junction between the vertical cladding and horizontal tiles.
- UV Shielding: The external cladding layer (refer to Details 1 and 3) protects the silicone junction by acting as a sacrificial shield, preventing UV degradation and premature aging of the silicone. Install in accordance with the drawings; do not construct the external cladding as a single continuous piece.
- Infill Panels: All handrail infill panels between balustrades or columns must maintain a minimum 80mm clearance (Max 100mm to avoid fall) from the finished balcony floor to allow for unobstructed water flow and maintenance.

6. Drainage and Discharge (Detail 3)

- All rainwater is to be directed via the 1:100 falls toward the balcony perimeter.
- Discharge water over a stainless steel drip edge (chamfered into the cement sheet) directing rain water into the external gutter system. The top surface finish must be smooth, or fall into the steel edge, prior to installation of the waterproof membrane and tiles above, to prevent water ponding at the transition. Refer to Detail 1 & 3 for the drip edge and flashing configuration.



2 Cross Section
Scale: 1:100

AIBER HOMES
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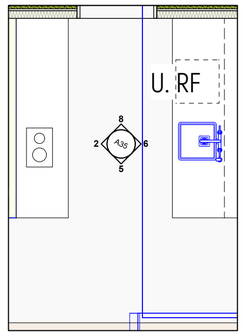
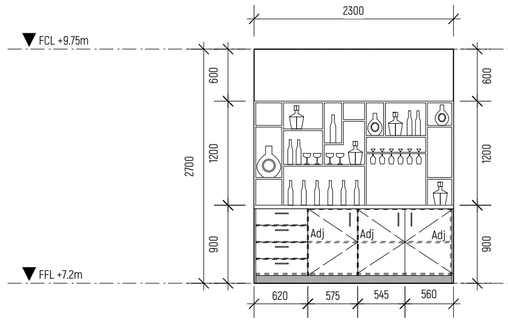
ISSUE	DATE	REVISION		
PROJECT	Resident		PROJECT #	P2406-06
CLIENT		DATE # 30/12/2025	DWG #	A34
DWG	Section	SCALE @ A2 1:100		
		DRAWN TT		
		CHKD TT	REVISION	

AIBER HOMES



1 Bar



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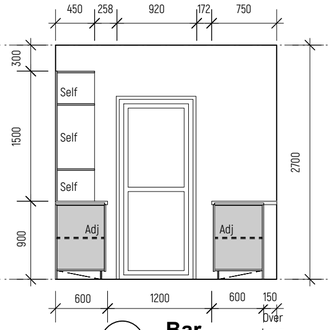

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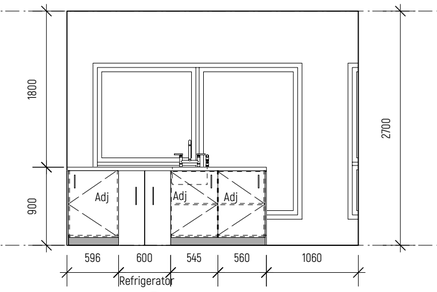

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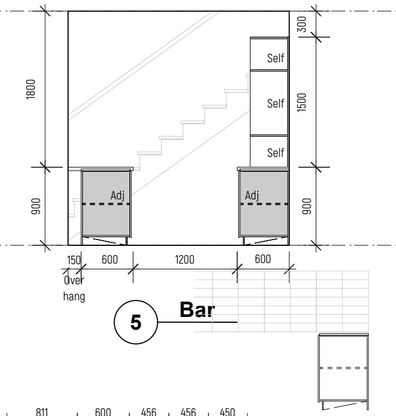

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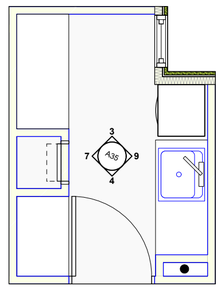
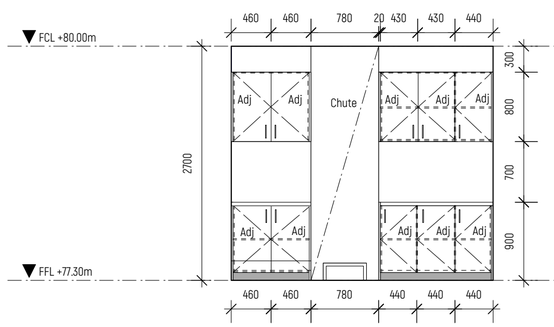
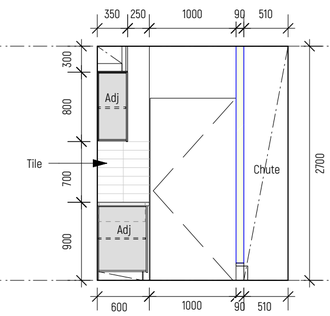


10 Laundry



7 Laundry



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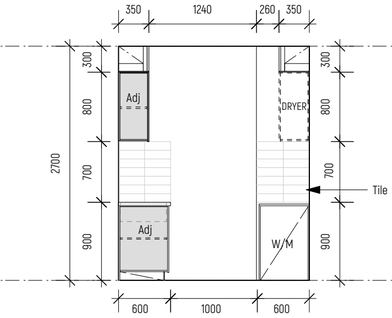
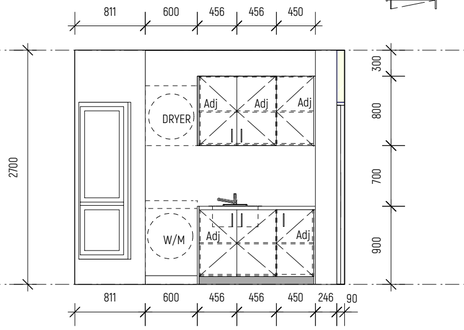
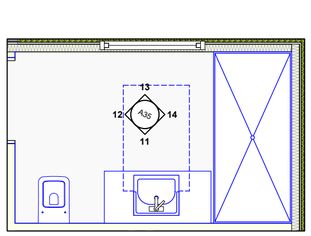


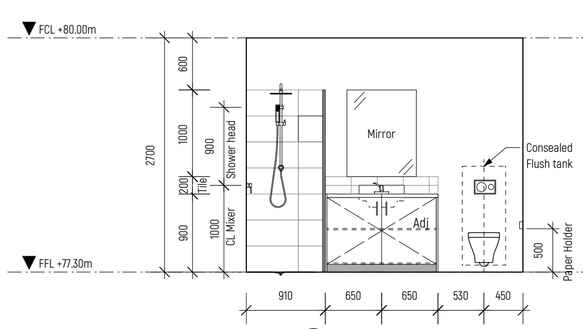
3 Laundry



9 Laundry



15 Ensuite



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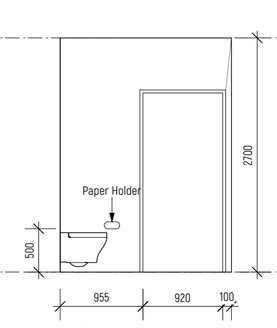
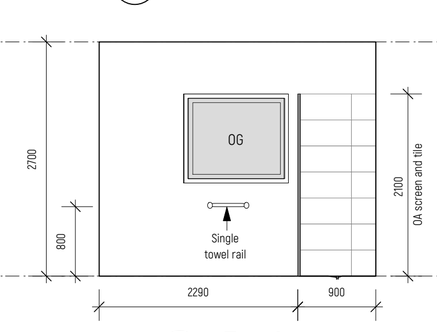
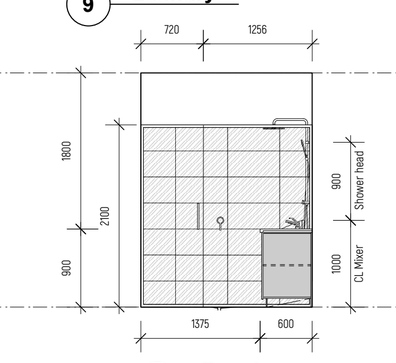


12 Ensuite



13 Ensuite



14 Ensuite

Wet Areas:

Waterproofing of wet areas, being bathrooms, showers, laundries and sanitary compartments and the like shall be comply with DTS Solutions with ABCB Housing Provising Part 10.2.

The ground floor subfloor will be constructed of concrete, and the first-floor subfloor beneath the bathroom will consist fo 20mm thick cement sheeting.

Substrate shall be sufficient thickness for stability minimising movements of water proof membrane.
Shower base shall not cut into load bearing walls.

Wall finishes shall be water resistant to:

- 1800mm above floor level to shower enclosures, and,
- 150mm above baths, basins, sinks and troughs.

Timber floor including particleboard and plywood in areas adjacent to baths, spas and shower area to be waterproofed as per ABCB Housing Provising Part 10.2

Joinery Legend:

Adj = Adjustable Shelf
CC = Chamfer corner 10mm
OG - Obscure Glazing (Frost)

BCA Vol.2 and AS3740-2010.

W.C.

Door fully enclosing a sanitary compartment shall be provided with either lift off hinges or door to swing outwards or use a sliding door in compliance ABCB Housing Provising Part 10.4.2

Mechanical Ventilation:

All mechanical ventilation Sanitary Compartments to achieve a minimal flow rate of 25 L/s and 40 L/s for a Kitchen or Laundry and discharge directly to outside. Where the mechanical exhaust system serves a bathroom or sanitary compartment it must be interlocked with the room's light switch and include a run-on timer to operate the exhaust system for 10 minutes after the light switch is turned off Each shower compartment shall be provided with mechanical ventilation in accordance with AS1668-1992 Part 2.

All ductwork shall extend to external wall.

AIBER HOMES
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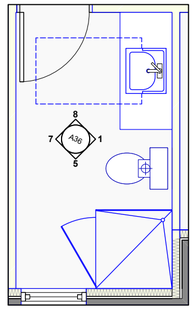
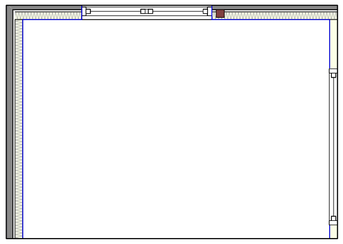
ISSUE	DATE	REVISION	
PROJECT: Resident			PROJECT # P2406-06
CLIENT	DATE # 30/12/2025		DWG # A35
	SCALE @ A2 1:50		
DWG: Interior Elevation I	DRAWN GR		
	CHKD TT		REVISION

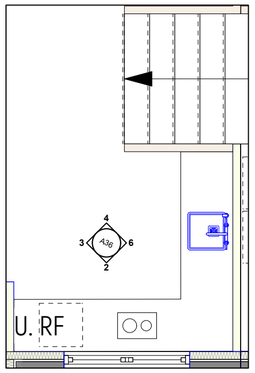
AIBER HOMES



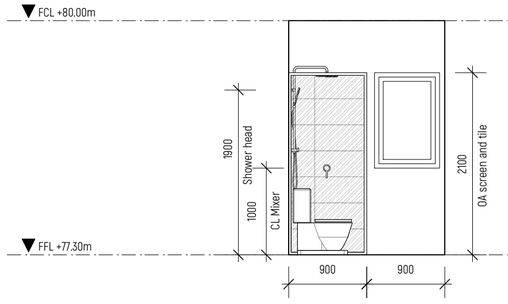
10 **Bath**



15 **Basement - Bath**



9 **Basement - Bar**



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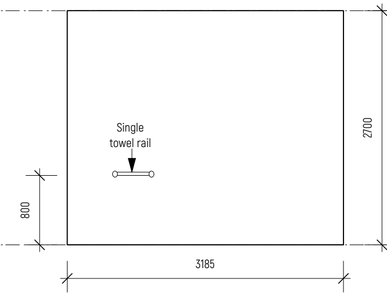
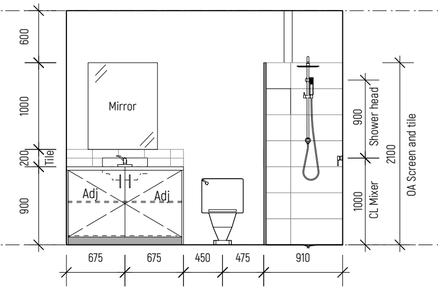
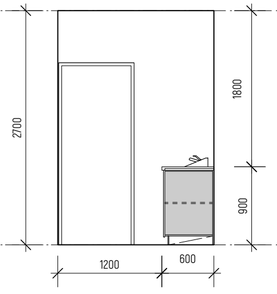


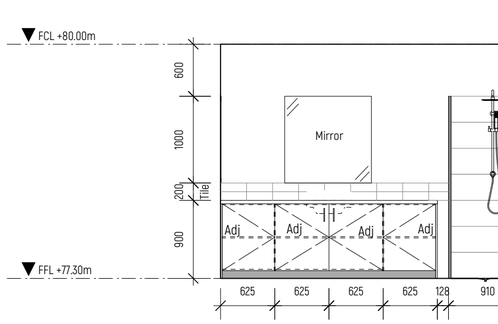
7 **Bath**



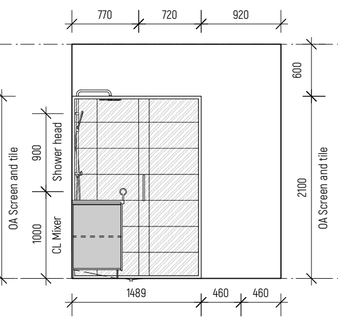
1 **Bath**



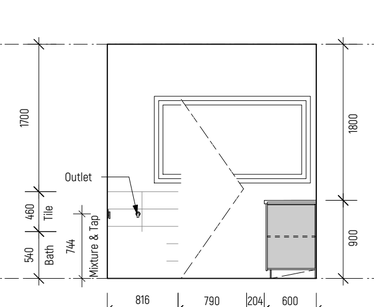
8 **Bath**



14 **Basement - Bath**



12 **Basement - Bath**



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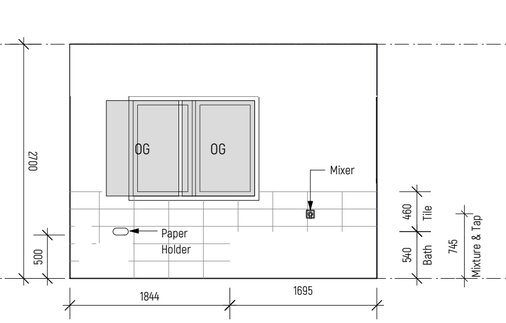
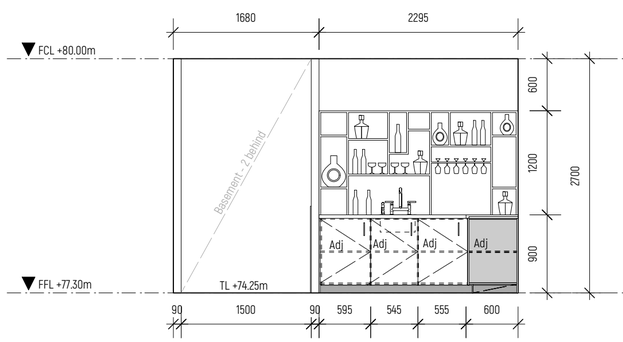
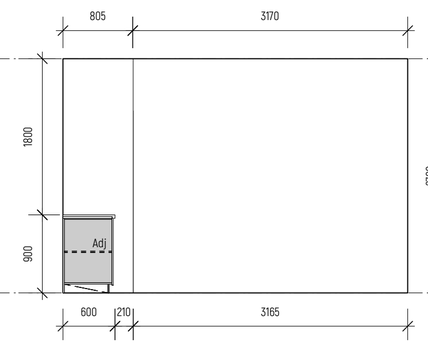


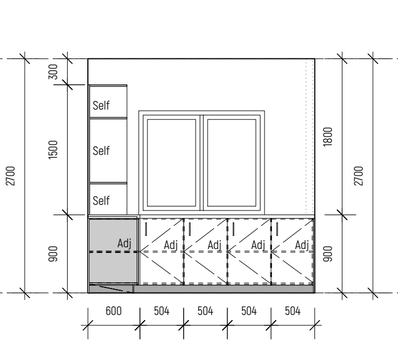
13 **Basement - Bath**



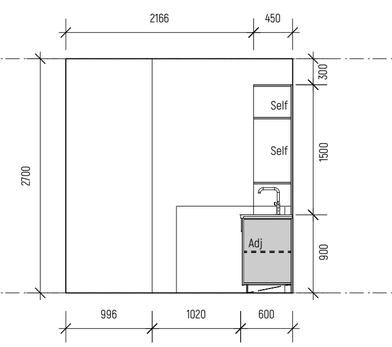
6 **Basement - Bar**



3 **Basement - Bar**



2 **Basement - Bar**



4 **Basement - Bar**

Wet Areas:

Waterproofing of wet areas, being bathrooms, showers, laundries and sanitary compartments and the like shall be comply with DTS Solutions with ABCB Housing Provising Part 10.2.

The ground floor subfloor will be constructed of concrete, and the first-floor subfloor beneath the bathroom will consist fo 20mm thick cement sheeting.

Substrate shall be sufficient thickness for stability minimising movements of water proof membrane.
Shower base shall not cut into load bearing walls.

Wall finishes shall be water resistant to:

- 1800mm above floor level to shower enclosures, and,
- 150mm above baths, basins, sinks and troughs.

Timber floor including particleboard and plywood in areas adjacent to baths, spas and shower area to be waterproofed as per ABCB Housing Provising Part 10.2

Joinery Legend:

Adj = Adjustable Shelf
CC = Chamfer corner 10mm
OG - Obscure Glazing (Frost)

BCA Vol.2 and AS3740-2010.

W.C.

Door fully enclosing a sanitary compartment shall be provided with either lift off hinges or door to swing outwards or use a sliding door in compliance ABCB Housing Provising Part 10.4.2

Mechanical Ventilation:

All mechanical ventilation Sanitary Compartments to achieve a minimal flow rate of 25 L/s and 40 L/s for a Kitchen or Laundry and discharge directly to outside. Where the mechanical exhaust system serves a bathroom or sanitary compartment it must be interlocked with the room's light switch and include a run-on timer to operate the exhaust system for 10 minutes after the light switch is turned off Each shower compartment shall be provided with mechanical ventilation in accordance with AS1668-1992 Part 2.

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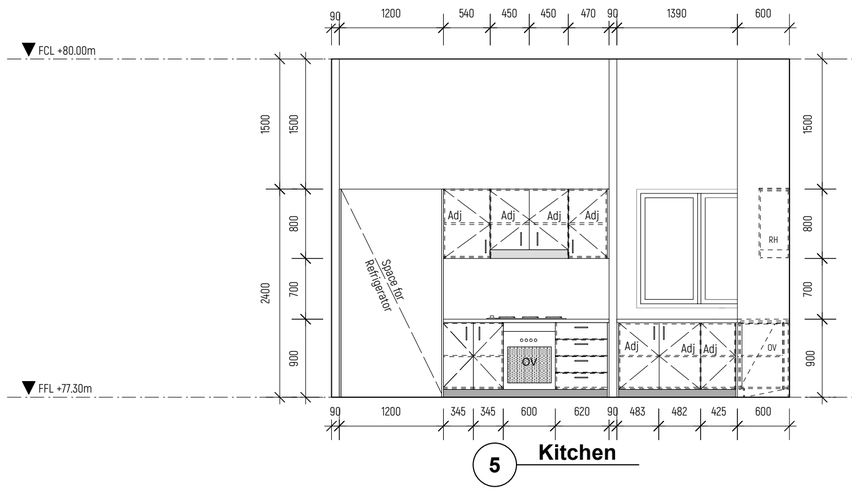
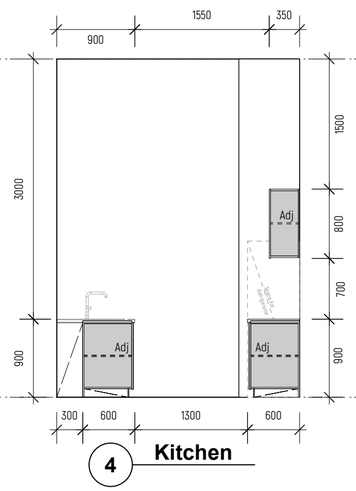
ISSUE	DATE	REVISION	
PROJECT	Resident		PROJECT # P2406-06
CLIENT		DATE # 30/12/2025	DWG # A36
		SCALE @ A2 1:50	
DWG	Interior Elevation II	DRAWN TT	
		CHKD TT	REVISION

AIBER HOMES



5 **Kitchen**



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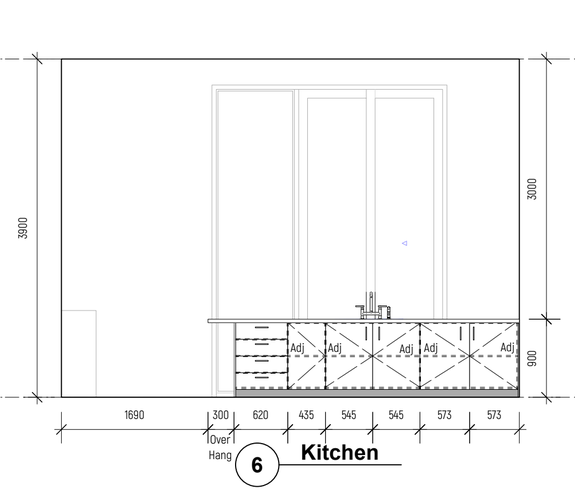
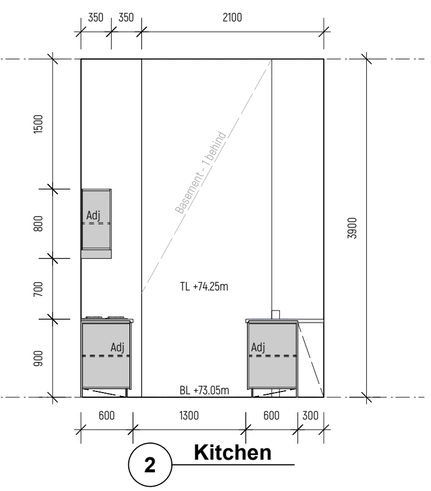
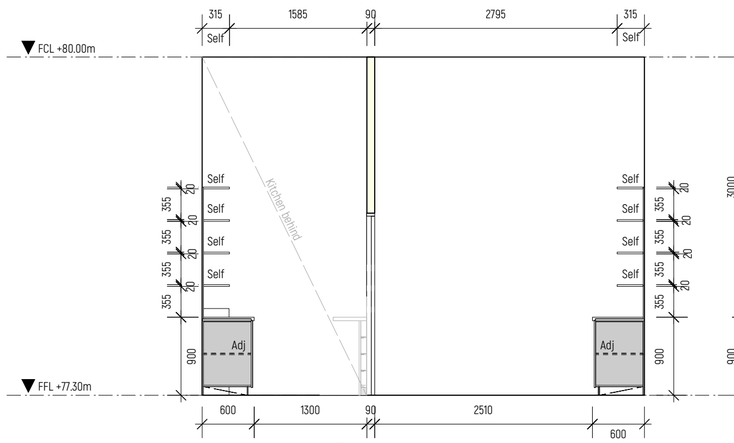


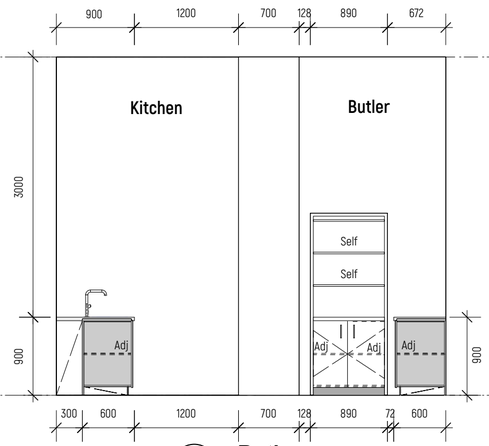
6 **Kitchen**



2 **Kitchen**



7 **Butler**



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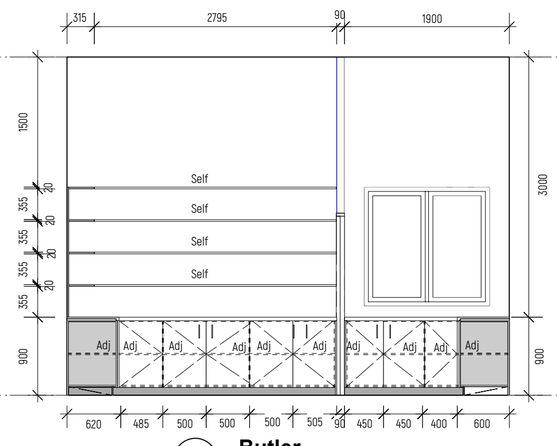
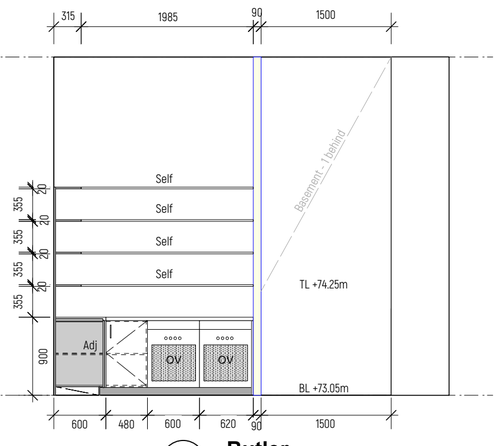
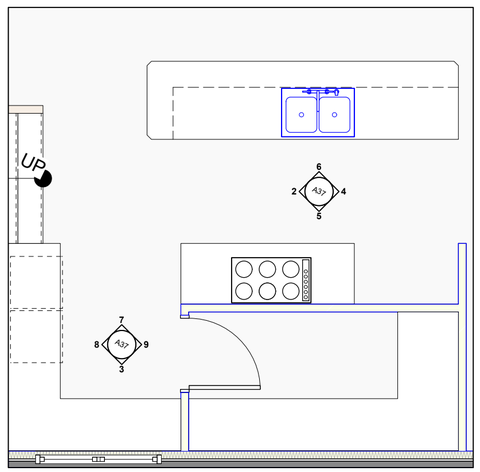


3 **Butler**



8 **Butler**



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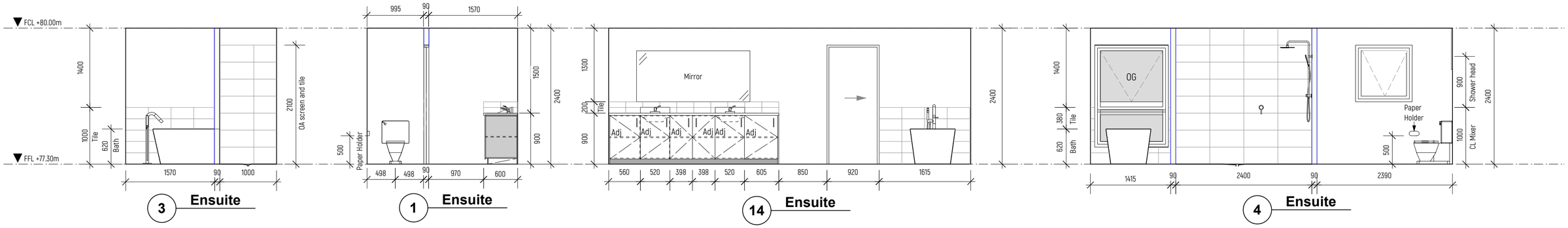
ISSUE	DATE	REVISION	
PROJECT	Resident		PROJECT # P2406-06
CLIENT		DATE # 30/12/2025	DWG # A37
		SCALE @ A2 1:50	
DWG	Interior Elevation III	DRAWN TT	
		CHKD TT	REVISION

AIBER HOMES

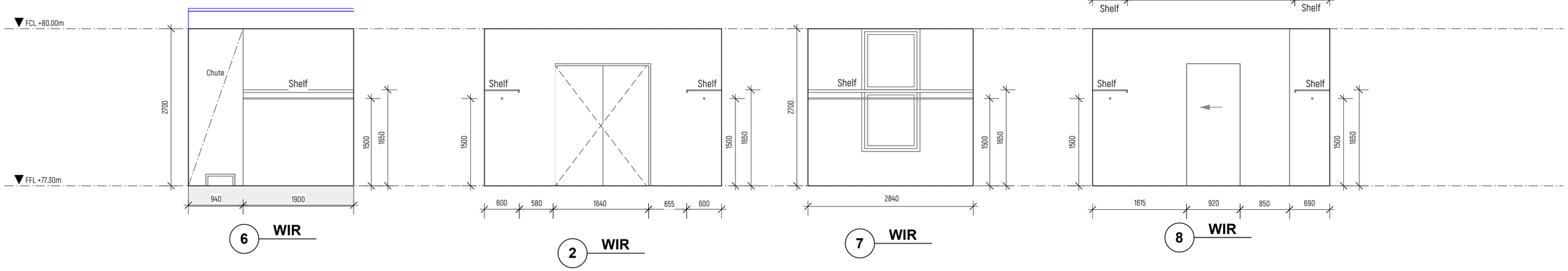


3 Ensuite

1 Ensuite

14 Ensuite

4 Ensuite

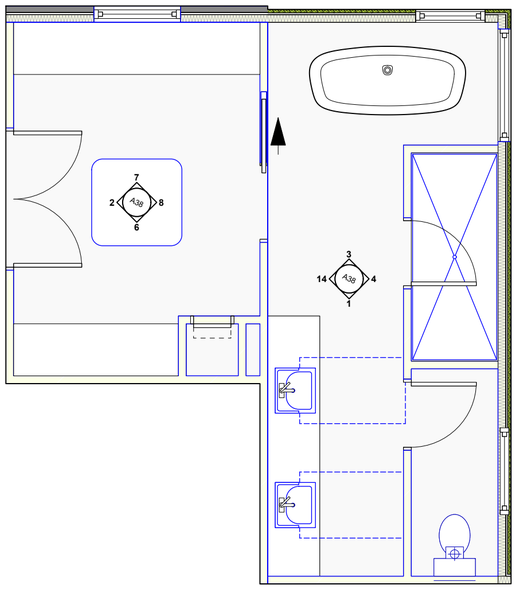


6 WIR

2 WIR

7 WIR

8 WIR



5 WIR & Ensuite

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ISSUE	DATE	REVISION	
PROJECT: Resident			PROJECT # P2406-06
CLIENT	DATE # 30/12/2025		DWG # A38
	SCALE @ A2 1:50		
DWG: Interior Elevation IV	DRAWN TT		
	CHKD TT		REVISION

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Window Schedule:

Count	ID Label	Height	Width	Slash	Notes
1	BW-01	1200	1500	Custom	
1	BW-02	1200	850	Awning	
1	BW-03	1200	850	Awning	
1	BW-04	1200	850	Awning	
1	BW-05	3600	1810	Custom	Fix Glass FFL to +1.8m. Ext Shading
1	BW-06	1372	1450	Custom	
1	BW-07	1200	1450	Custom	
1	BW-08	1200	1810	Custom	
1	BW-09	600	600	Awning	Obscured Glazing
1	FW-01	2110	2400	Fixed Glass	Tint & Ext Shading
1	FW-01A	2110	1590	Fixed Glass	
1	FW-02	2110	810	Custom	
1	FW-03	2110	1000	Custom	
1	FW-04	1800	800	Custom	Obscured Glazing
1	FW-05	1800	1300	Custom	Obscured Glazing
1	FW-06	1000	1000	Awning	
1	FW-07	1810	1800	Custom	
1	FW-08	1100	1500	Custom	
1	FW-09	2100	1800	Custom	
1	GW-01	1800	1810	Fixed Glass	Tint & Ext Shading
1	GW-02	1800	850	Custom	
1	GW-03	1800	850	Custom	
1	GW-04	1027	1210	Awning	Obscured Glazing
1	GW-05	1810	600	Custom	
1	GW-06	1027	850	Awning	
1	GW-07	1027	850	Awning	
1	GW-08	1800	2410	Custom	
1	GW-09	1800	1810	Custom	
1	GW-10	2000	410	Custom	
1	GW-11	1100	1800	Custom	
1	GW-11	610	1210	Custom	
1	GW-12	1100	750	Awning	Obscured Glazing
1	GW-13	1810	750	Custom	
1	GW-14	1810	750	Custom	
1	GW-15	1100	1800	Custom	

Door Schedule:

Count	ID Label	Height	Width	Configuration	Notes
1	BD-01	3600	5268	Sliding	
1	BD-03	3600	3620	Sliding	
1	BD-04	3600	2710	Sliding	
1	GD-01	2370	1450	Swing	
1	GD-02	2110	920	Swing	
1	GD-03	2110	2170	Sliding	
1	GD-04	2110	898	Swing	
1	GD-05	2100	5400	Overhead	

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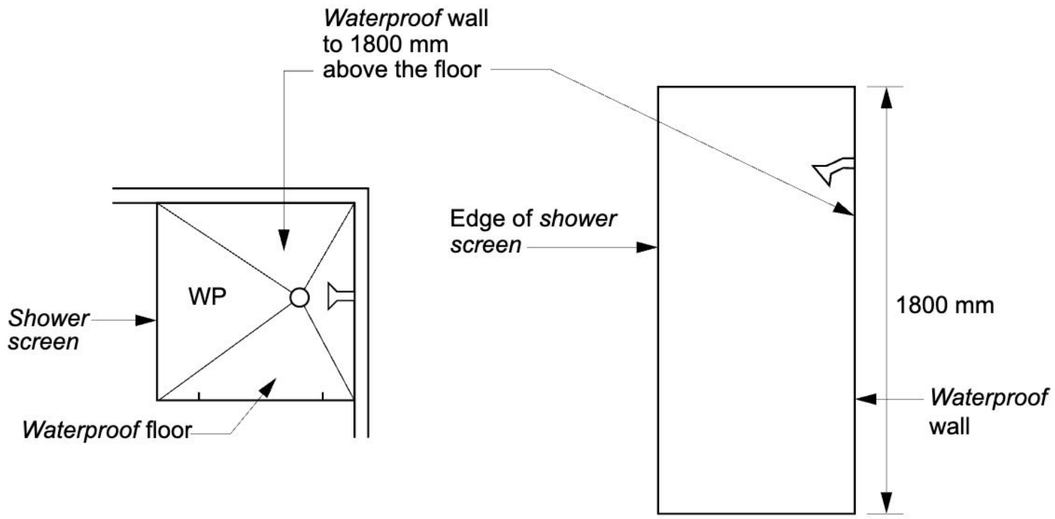
ISSUE	DATE	REVISION	
PROJECT: Resident			PROJECT #: P2406-06
CLIENT	DATE #: 30/12/2025		DWG #: A40
	SCALE @ A2: NTS		
DWG: Window & Door Schedule	DRAWN: GR		
	CHKD: TT		REVISION

AIBER HOMES



(i) Plan view

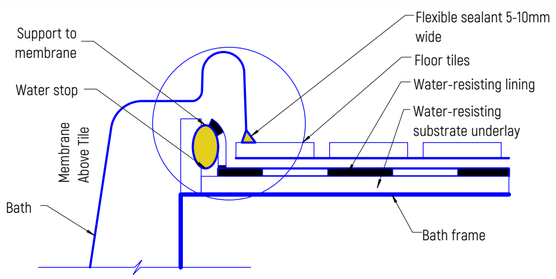
(ii) Side view

(a) Enclosed shower

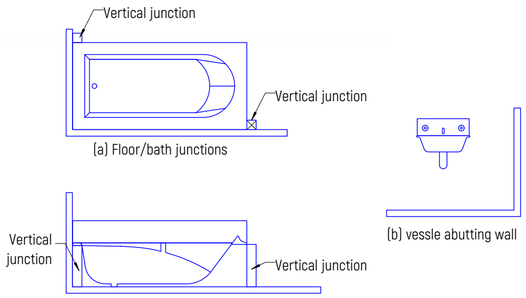
(i) Plan view

(ii) Side view

(b) Unenclosed shower



BATH/ SHELF JUNCTION NTS



BATH AND WALL FIXTURES-AREA TO BE PROTECTOR NTS

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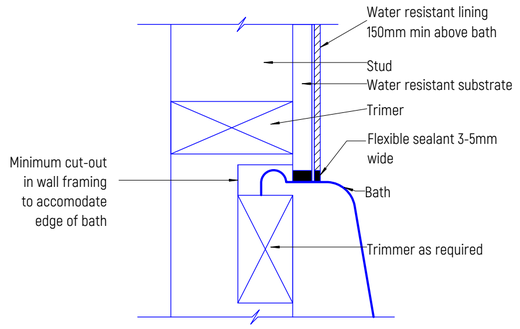
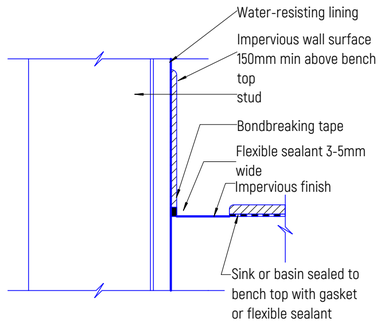
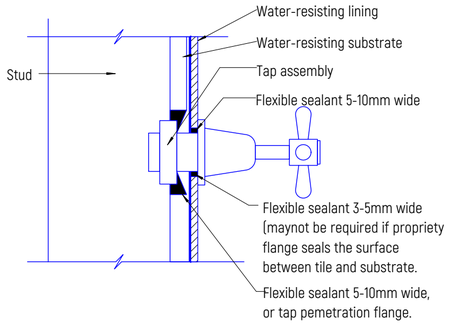


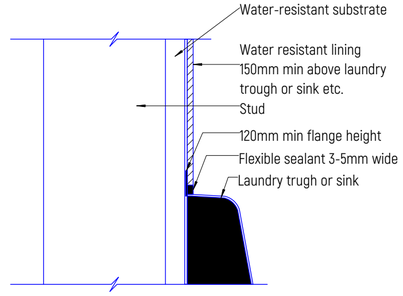
TIMBER WALL JUNCTION NTS



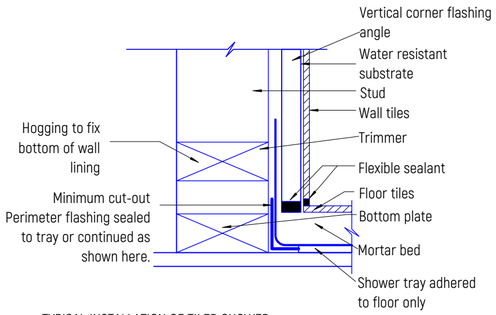
WALL AND BENCH TOP JUNCTION NTS



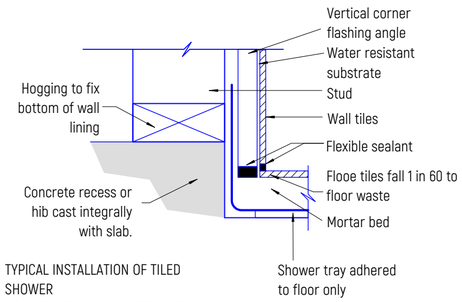
TYPICAL INSTALLATION OF TAP FLANGE NTS



WALL AND LAUNDRY SINK JUNCTION NTS



TYPICAL INSTALLATION OF TILED SHOWER
TRAYS IN TIMBER FRAMED WALLS AND
ON TIMBER FLOOR NTS



TYPICAL INSTALLATION OF TILED
SHOWER
TRAYS ON CONCRETE FLOOR NTS

PROVIDE A WATER RESISTANT MATERIAL TO A MIN. HEIGHT OF 150MM ABOVE ALL VESSELS (SINKS) ACCORDANCE WITH AS3740-2010.

ALL WET AREAS TOCOMPLY WITH WATERPROOFINGOF DOMESTIC WET AREAS AS3740-2010.

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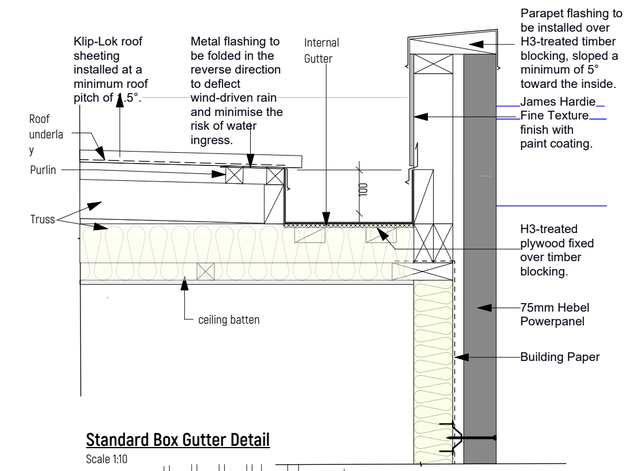
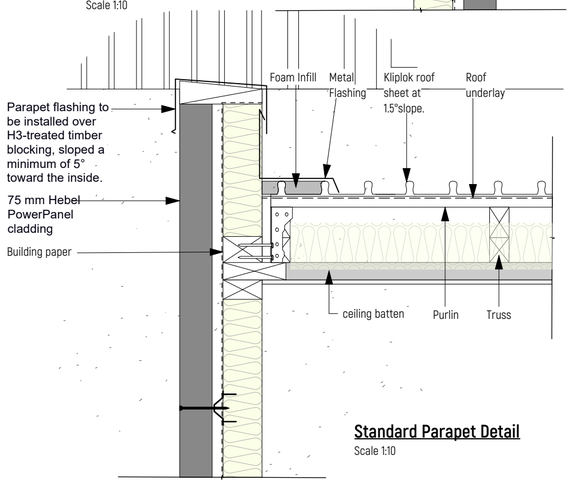
ISSUE	DATE	REVISION	
PROJECT	Resident		PROJECT # P2406-06
CLIENT		DATE # 30/12/2025	DWG # A50
		SCALE @ A2 NTS	
DWG	Construction Details	DRAWN GR	
		CHKD TT	REVISION

AIBER HOMES



Standard Box Gutter Detail

Scale 1:10



Standard Parapet Detail

Scale 1:10

ARDEX WPM 155 Rapid (Class III High Extensibility Membrane).
Compliance: Refer to BRANZ Appraisal 702 for Performance Solution:

1. Substrate & Preparation: * Waterproofing to be installed over a minimum 25mm thick compressed cement sheet (CFC).

- Substrate installation and structural movement tolerances to be strictly as per Engineer's details.

- Ensure a minimum 1:100 fall is achieved toward drainage outlets to prevent ponding.

- Prime substrate with ARDEX WPM 300 or ARDEX P 9 to ensure maximum adhesion.

2. Wall-to-Floor Junction & Balustrade Wrap:

- Apply a neutral cure silicone fillet or ARDEX STB Tape at the 5mm chamfer/junction to act as a bond breaker.

- The membrane must wrap up the vertical balustrade a minimum of 100mm above the finished tile level.

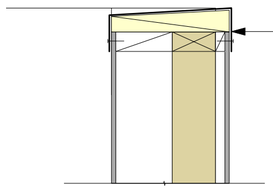
- Ensure continuous solid blocking is provided behind the membrane at all vertical transitions to prevent membrane rupture.

3. Membrane Application:

- Apply ARDEX WPM 155 Rapid in two coats to achieve a minimum Dry Film Thickness (DFT) of 1.0mm.
- Reinforce all corners and junctions with ARDEX Deckweb or STB Tape embedded into the first coat.

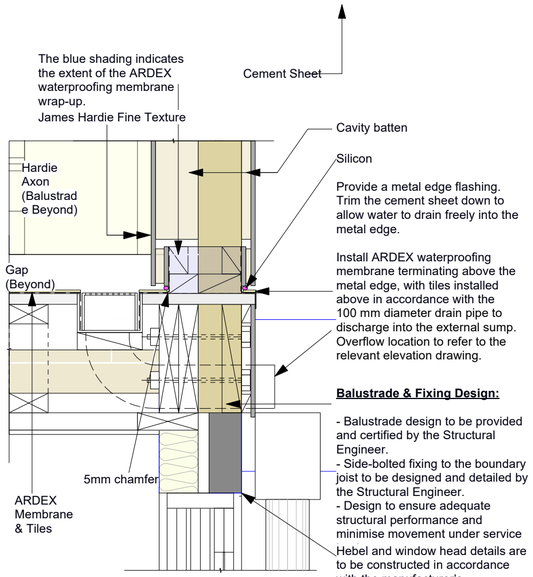
4. Finishes & Protection:

- Horizontal: Cover membrane with tiles using an ARDEX polymer-modified adhesive (e.g., ARDEX X 77).
- Vertical: Install James Hardie Fine Texture Cladding over the waterproofed upstand. Maintain a minimum 5mm–10mm gap between the bottom edge of the cladding and the tile surface.
- Sealant: Provide a continuous bead of ARDEX ST Neutral Silicone at the junction between the tile and the cladding for secondary water protection and movement.



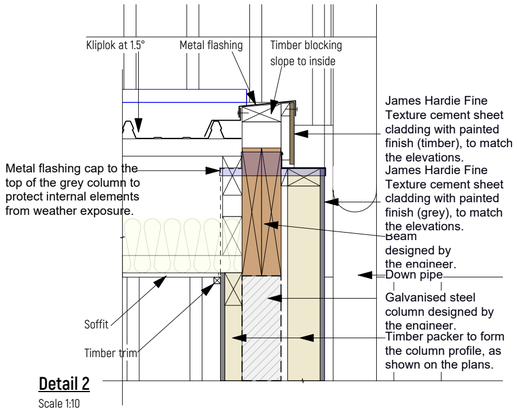
Refer to the engineer-designed structural documentation for building materials. All timber to the balcony balustrade is to be treated to H3.

Provide continuous blocking at the top of the balustrade to provide support, formed with a 3-degree inward fall. Install metal flashing over the balustrade top, screw fixed from the side into the blocking.



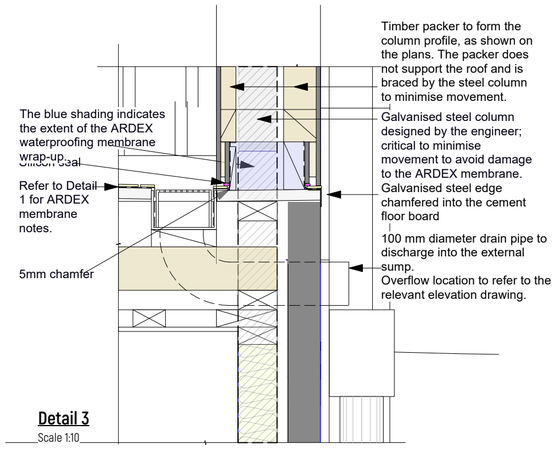
Detail 1

Scale 1:10



Detail 2

Scale 1:10



Detail 3

Scale 1:10

Stairway Detail – NCC/BCA Compliance

NCC Volume Two, Part 3.9.1 (Class 1 & 10 Buildings)

Stair Geometry

Riser height (R): 115 mm min – 190 mm max
Going (G, tread depth): 240 mm min – 355 mm max
Slope relationship: 2R + G must be between 550 mm and 700 mm
Consistency: Variation in riser or going within a flight ≤ 5 mm

Flight limit: Max 18 risers per continuous flight

Headroom & Clearance

Minimum headroom: 2000 mm measured vertically above nosing line

Landings

Length: Equal to or greater than width of stair, but ≥ 750 mm
Location: Required at top, bottom, and at least every 18 risers

Handrails

Height: 865–1000 mm measured vertically above nosing line
Continuity: Must extend for the full length of the flight and return at ends or terminate to post/wall
Grip: Must be graspable along full length

Balustrades

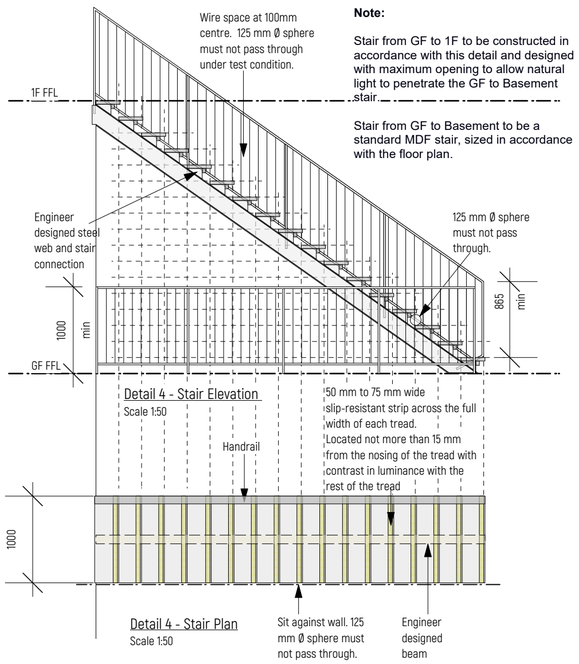
Stair flight side: ≥ 865 mm above nosings
At landings: ≥ 1000 mm above finished floor level
Openings: No gap > 125 mm (between balusters or under rail)
Stringer to support all risers/treads.
Tread surface must be slip-resistant.

Nosing profile ≥ 15 mm if going < 300 mm (not required if ≥ 300 mm).

Ensure consistent materials and fixings for structural adequacy.

Diagram

Draw side elevation of stair flight with riser/going labelled.
Show "2R + G = … (complies with NCC 3.9.1.2)"
Mark headroom clearance, handrail height, balustrade height.
Draw plan of landing to show length.

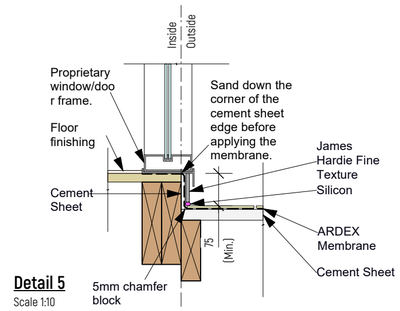


Detail 4 - Stair Elevation

Scale 1:50

Detail 4 - Stair Plan

Scale 1:50



Detail 5

Scale 1:10

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ISSUE	DATE	REVISION	
PROJECT: Resident			PROJECT # P2406-06
CLIENT	DATE #	30/12/2025	DWG # A51
	SCALE @ A2	AS NOTED	
DWG: Construction Details	DRAWN	TT	
	CHKD	TT	REVISION

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Livable Housing Design:

Refer to the latest version of the BCA and ensure minimum Livable Housing Design compliance as per Vol 2 H8P1 for all Class 1a buildings. Provide:

a) a continuous and step-free path to a dwelling entrance door from either:
i) the pedestrian entry at the allotment boundary; or
ii) an appurtenant Class 10a garage or carport; or
iii) a car parking space provided for the exclusive use of the occupants of the dwelling; and

b) at least one level and step-free entrance door into the dwelling from the access path required by (a); and

c) internal doors and corridors on the ground or entrance level which facilitate unimpeded movement between spaces; and

d) a sanitary compartment that:
i) facilitated independent access and use; and
ii) is located on the ground or entry level; and

e) a shower that facilitates independent access and use; and

f) the walls of the sanitary compartment referred to in (d), the shower referred to in (e) and a bath (where installed, other than a free standing bath) constructed so as to facilitate future installation of grabrails, or the like, in a way that minimises the removal of existing wall linings.

Report to the designer immediately for any discrepancies with the BCA, or if site conditions hinder meeting the performance requirements.

Ramps: Marked (R) on drawing

- 9m for a 1:14 gradient ramp; or
- 15m for a 1:20 gradient ramp; or
- a length determined by linerar interpolation for ramps with a gradient between 1:14 and 1:20
- step ramp height of not more than 190mm and gradient not more than 1:10
- minimum clear width 1m (between handrails and any kerbs)

Landing: Marked (L) on drawing

- Provide landing on both sides of ramp;
- Minimum clear width 1m (between handrails and any kerbs), minimum length 1.2m (Exclude Entrance Landing)
- Landing 1.2m clear length, measure to all travel directions on the landing
- Entrance door landing minimum 1.2 x 1.2m on the external (arrival side of the door)
- Crossfall for water drain maximum slope 1:40

Corridor Width: Marked (C) on drawing

Minimum clear width of 1000mm, measured between the finished sufaces of opposing walls.

Car Parking space: Marked (P) on drawing

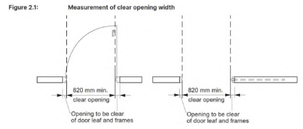
Where one or more car parking spaces are connected to or form part of a required access path, at least one of the car parking spaces must have:

1) 3200mm wide x 5400 long; and
2) Gradient not more than 1:33 for bitumen, or 1:40 for any other surface material.

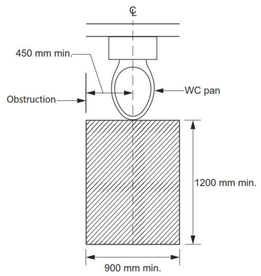
Clear open width: Marked (O) on drawing

1) At least one entrance door to the dwelling must have a minimum clear opening width of 820mm

Strictly refer to Figure 2.1 below for the definition of clear opening width:



Sanitary compartment: Marked (S) on drawing



Weatherproofing for external step-free entrance

Either:
a) Channel drain; or,
b) 8mm drain gap if the surface is decking or comply iwth AS 3959 in designated bushfire prone area; or,
c) Roof covering minimum 1.2 x 1.2m. No column encroach into the landing.

Shower: Marked (SH) on drawing

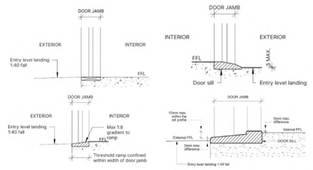
1) At least one shower must have a hobless and step-free entry
2) A lip not more than 5mm in height may be provided for water retention purpose

Entrance Door Threshold: Marked (T) on drawing

The threshold of an extrance door must:

a) be level; or
b) have a sill height not more than 5mm if the lip is rounded or bevelled; or
c) have a ramped threshold that:
i) does not extend beyond the depth of the door jamb; and
ii) has a gradient not steeper than 1:8; and
iii) is at least as wide as the minimum clear opening width of the entrance door; and
iv) does not intrude into the minimum dimensions of a landing.

Threshold examples:



Reinforcement of bathroom and sanitary compartment walls. Marked — - - — - - —

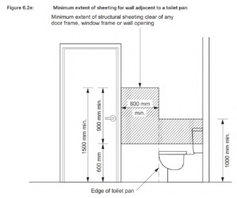
Provide reinforceing using one of the following:

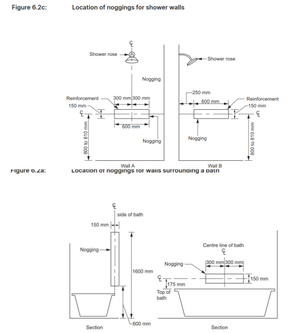
a) A minimum of 12mm thick structural grade plywood, or similar;
b) Timber noggings with a minimum thickness of 25mm

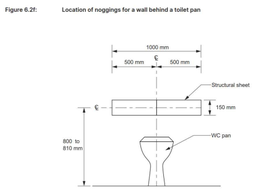
as per attach diagram:

a) walls surrounding a bath; and
b) shower walls; and
c) wall adjacent to toilet pan and wall behind toilet pan.

Refer to Livable Housing Deisgn 6.2 for walls less than diagram. Refer to Livable Housing Design 6.2 for additional reforcing examples.







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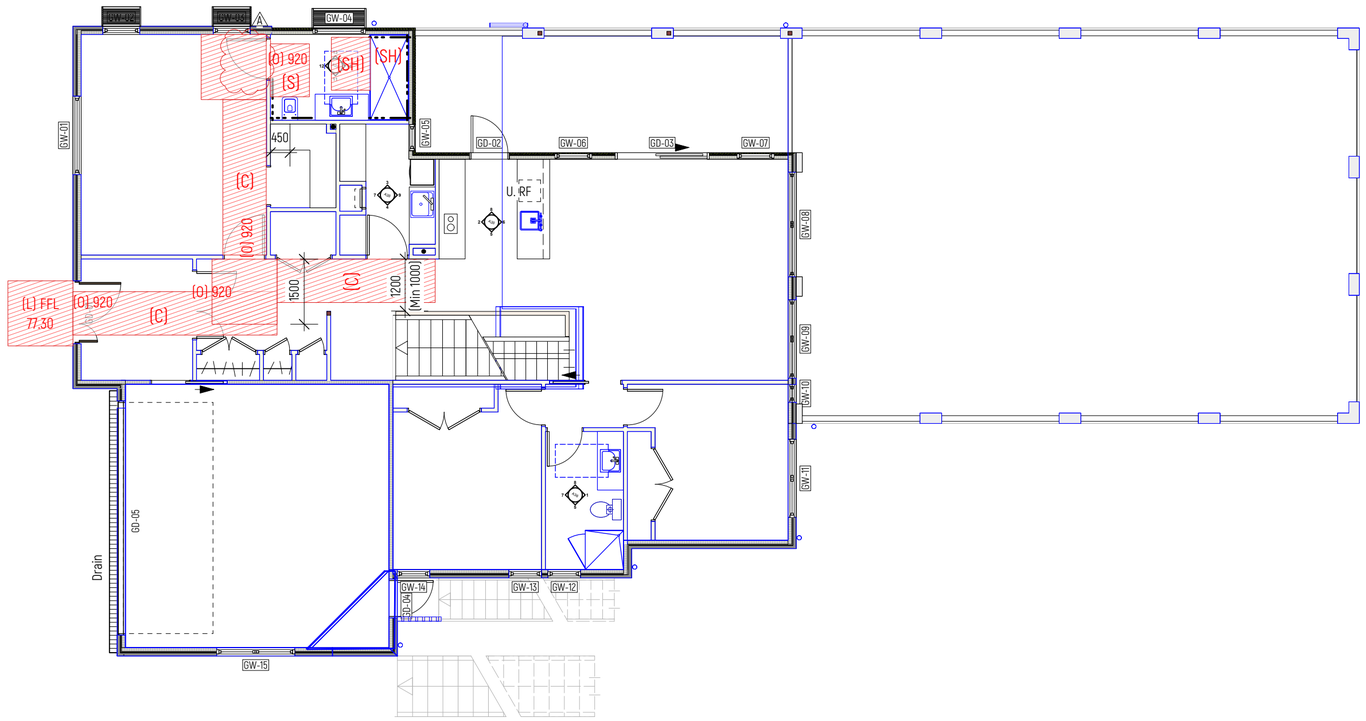

ISSUE	DATE	REVISION	
PROJECT	Resident		PROJECT # P2406-06
CLIENT		DATE # 30/12/2025	DWG # A52
		SCALE @ A2 1:100	
DWG	Accessibility	DRAWN GR	
		CHKD TT	REVISION

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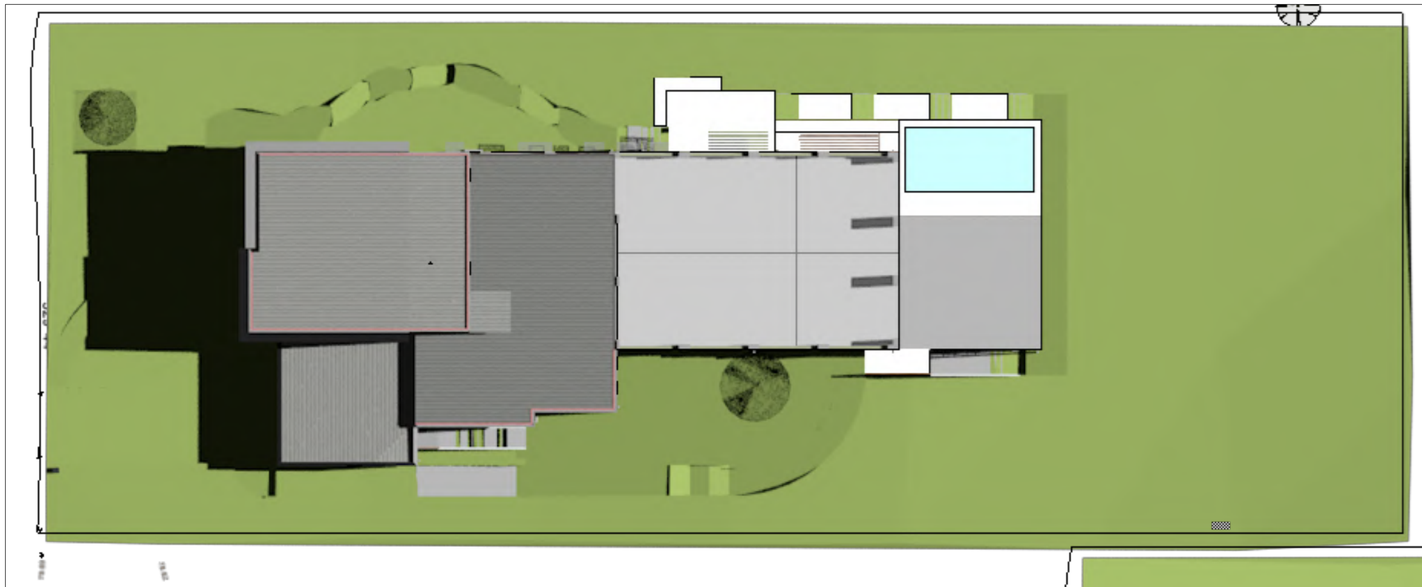

9am Shadow Analysis

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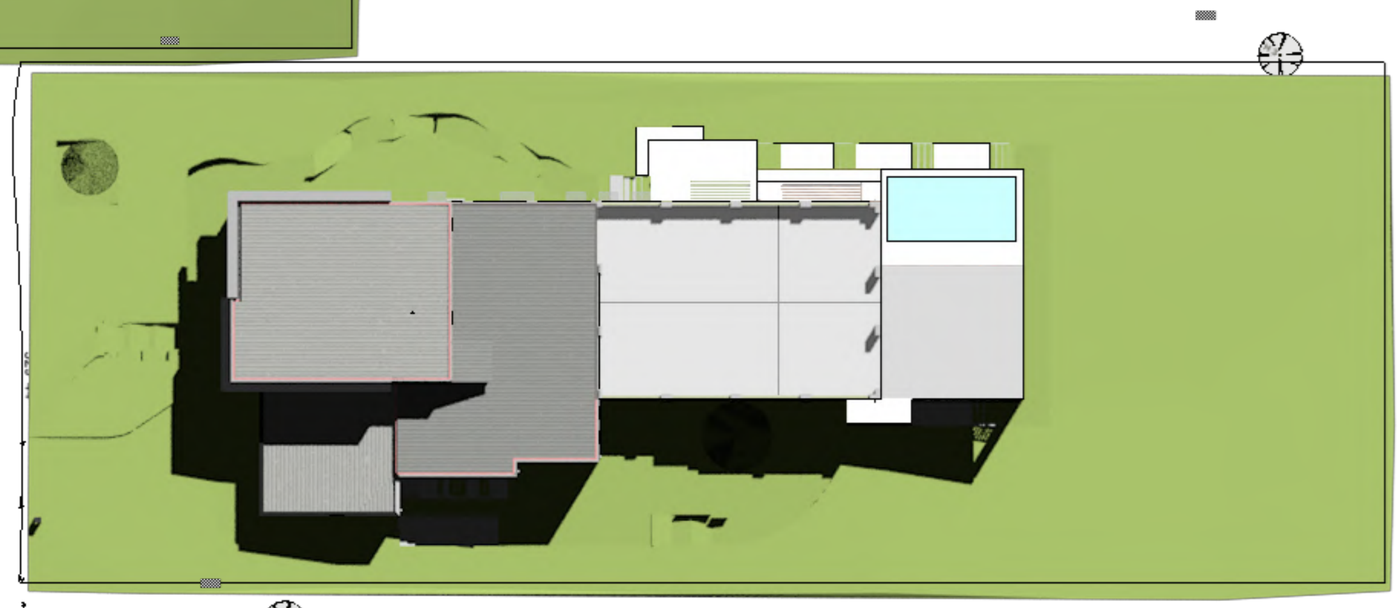
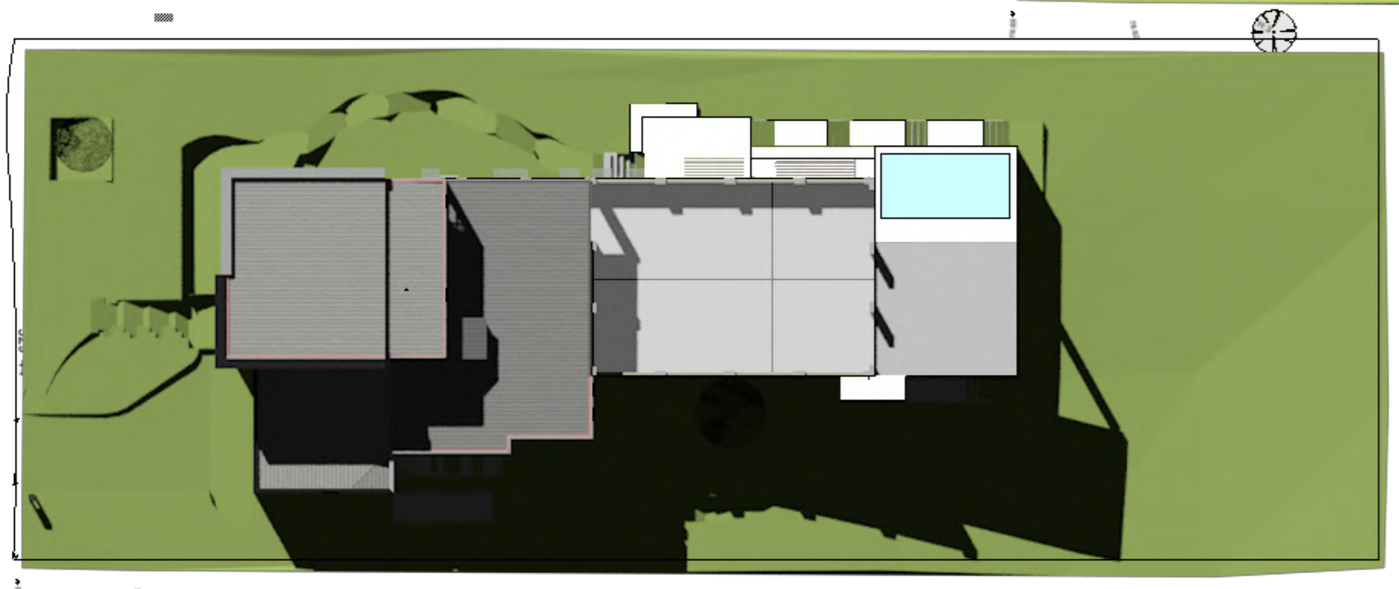
Compliance with Building Regulation 81 (Overshadowing):

The proposed design minimizes overshadowing impacts on the neighboring property at 16 Address in accordance with the following site-specific factors:

- Existing Planning Context: Per the Planning Scheme and the Site Design Guidelines, traditional fencing is discouraged. Consequently, the shadows cast by the proposal are presented as actual shadows.
- Neighboring Building Envelope: The 3D building envelope for 16 Address has been plotted on Site Plan. The neighboring dwelling must maintains a 7m rear (Eastern) setback and a 4m Northern setback to comply.
- Secluded Private Open Space (SPOS): For 16 Address, the building envelope will result in a minimum of 330m² of SPOS facing North and East.
- Solar Access Retention: The neighboring property will easily retains well in excess of the 100m² of garden area receiving the required sunlight.
- Conclusion: Given the substantial setbacks and the volume of unaffected SPOS, the minor shadow cast by the proposal does not diminish the neighbor's amenity.



12 noon Shadow Analysis



3pm Shadow Analysis

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ISSUE	DATE	REVISION	
PROJECT: Resident			PROJECT # P2406-06
CLIENT	DATE # 30/12/2025		DWG # A53
	SCALE @ A2 1:200		
DWG: Shadow Analysis	DRAWN TT		
	CHKD TT		REVISION

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