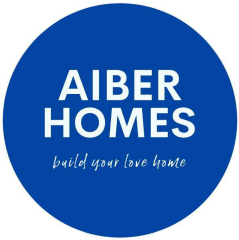


Drawing List			
A01	Content Page	None	
A02	3D Image	B	
A03	General Notes	A	
A04	Existing & Demolition Site Plan	None	
A05	Excavation & Retaining Wall	A	
A06	Propose Site Plan	C	
A07	GF Overlooking Analysis	B	
A08	1F Overlooking Analysis	A	
A09	Shadown Analysis - 9 am	A	
A10	Shadown Analysis - 12 noon	A	
A11	Shadow Analysis - 3 pm	A	
A12	Front Setback Calculation	A	
A15	Propose Ground Floor Plan	C	
A16	Propose First Floor Plan	B	
A17	Roof Plan	A	
A20	GF Slab & Setout	D	
A21	1F Structure	B	
A22	Roof Structure	A	
A25	Ground Floor Electrical Plan	C	
A26	First Floor Electrical Plan	A	
A30	Elevations	G	
A31	Elevations	H	
A32	Elevations	E	
A35	Sections	A	
A36	Sections	A	
A40	Interior Elevations	A	
A41	Interior Elevations	A	
A42	Interior Elevations	A	
A43	Interior Elevations	B	
A45	Livable Housing Design	None	
A46	Window & Door Schedule	B	
A50	Construction Details	None	
A51	Construction Details	A	
A52	Construction Details	A	
A53	Stair & Balustrade	E	



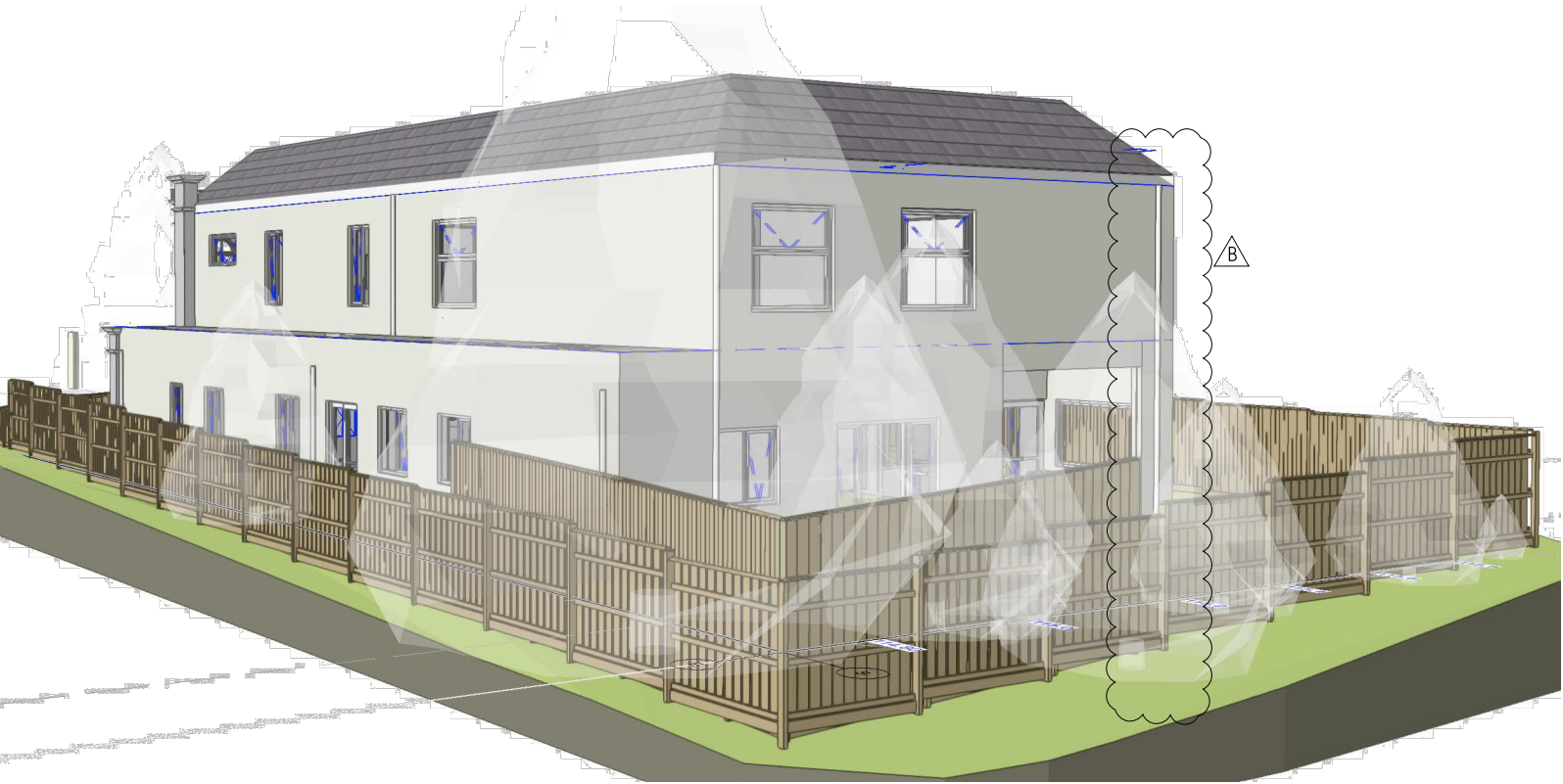
View From South West

Building Permit

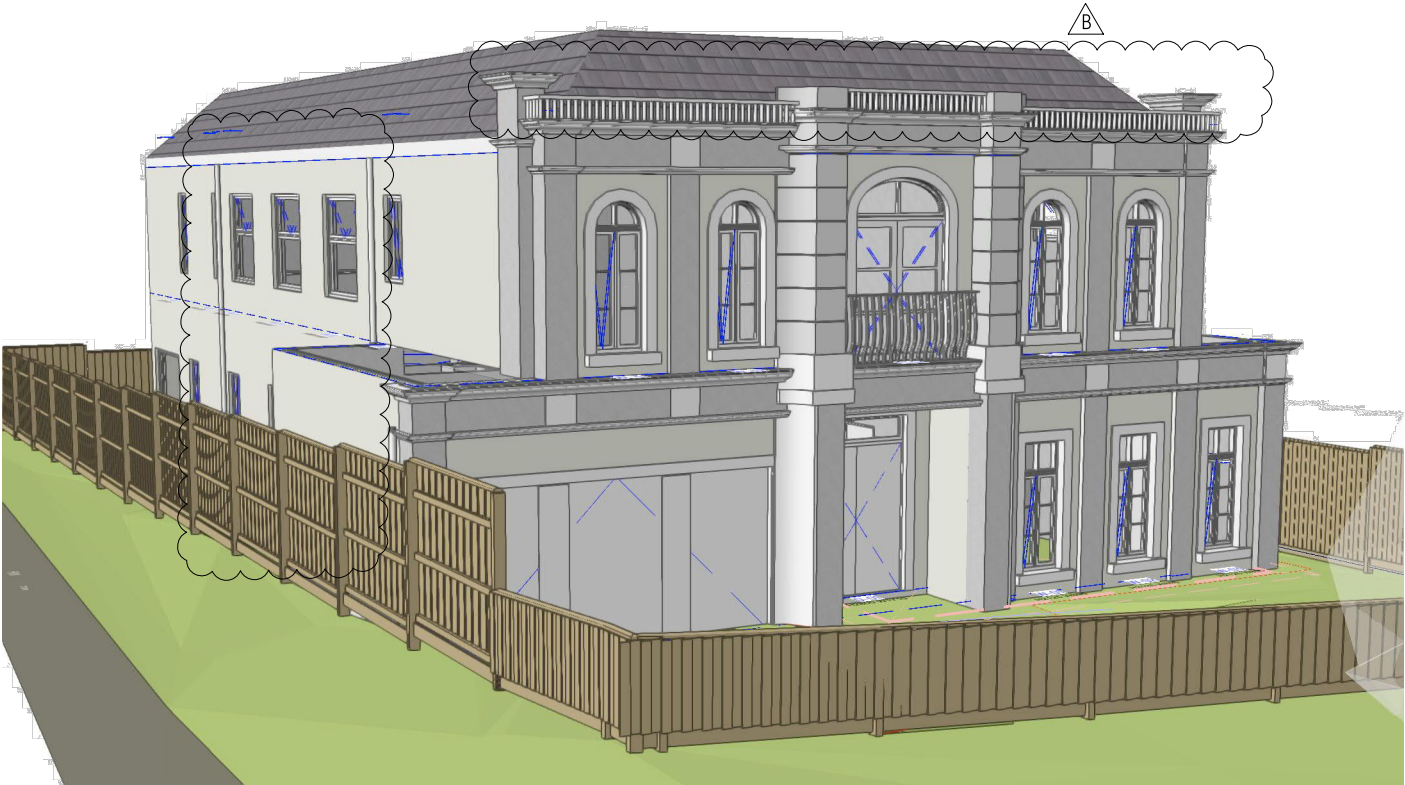


ISSUE	DATE	REVISION		
PROJECT			Proposed New French Provincial Dwelling	
ADDRESS			DATE #	10/06/2025
			SCALE @ A3	1:100
DWG			DRAWN	TT
			CHKD	TT
Content Page			REVISION	
AIBER HOMES				
T: 0431 888 088			E: benardwimby@outlook.com	

PROJECT #
2502P2
DWG #
A01



Rear of Site
View From South East

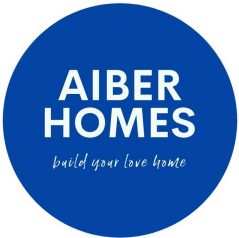


View From North West



Rear of Site
View From North East

Building Permit



B		28/10/2025	Update Front Pillar to approved Report & Consent. Update downpipes.	
A		16/10/2025	Update moulding & windows	
PROJECT				PROJECT #
Proposed New French Provincial Dwelling				2502P2
ADDRESS				DWG #
				A02 B
DWG				REVISION
3D Image				B
AIBER HOMES				
T: 0431 888 088 E: benardwimby@outlook.com				

General Note: [NCC 2022 BCA Vol 2]

All materials and work practices shall comply with, but not limited to the Building Regulation 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 mimimum 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 dimension, 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 designers 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 works; 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 outline 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 Checking 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 works.

Dimensions

All dimension in metre or millimetre unless otherwise specified.

Footings

Footing to be found 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
- Australia 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 3740:2021 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 work
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

Prefinished shower bases and enclosers must render the finished product waterproof. Provide adequate structural support to prevent distortion and damage to the water proofing.

Showers with vertical separation to outside, floor minimum 1:100 fall to drain. Shower without vertical separation, floor minimum 1:80 fall to drain.

The highest finished floor level in the hobless shower must be lower than the finished floor level outside the shower. Water proof 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 disable 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.

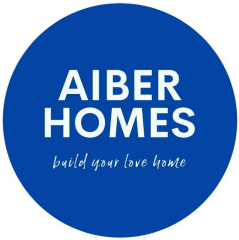
Wrap waterproofing membrane into drainage flange. Wrap waterproofing membrane minimum 50mm into drainage channel.

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 evident to owner and the Architect to confirm acceptable and covering up with lining or tiles as specified.

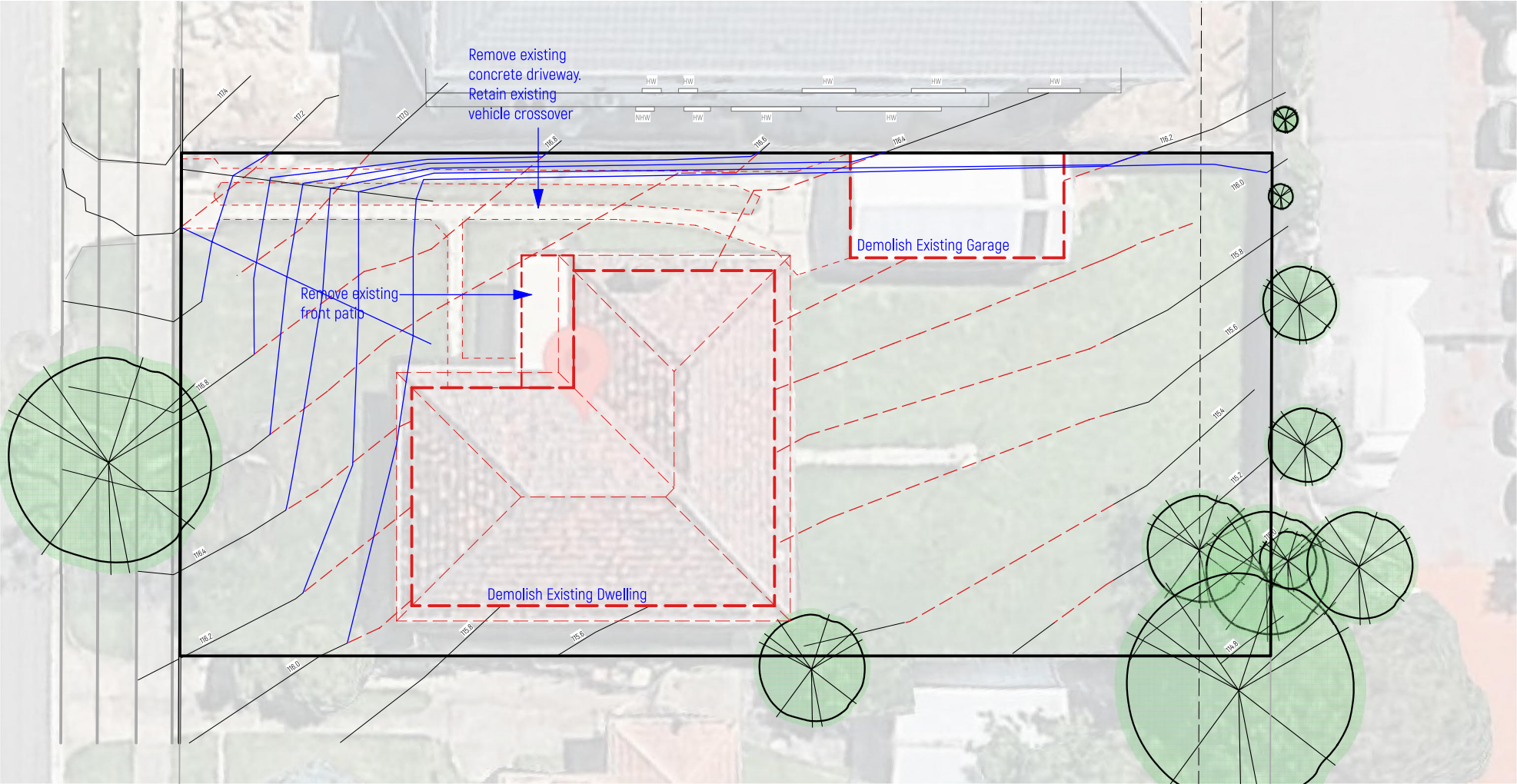
Discrepancies

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.




Building Permit



A		29/08/2025		Update BCA/NCC			
ISSUE		DATE		REVISION			
PROJECT		Proposed New French Provincial Dwelling				PROJECT #	
ADDRESS		DATE #		6/03/2025		DWG #	
		SCALE @ A3		1:100		A03 A	
DWG		DRAWN		TT			
General Notes		CHKD		TT			
				REVISION		A	



Legend:

-  Existing concrete driveway, concrete foot path and grassed area to be demolished
-  Existing house to be demolished
-  Existing Trees to be demolished

Demolition Notes – Domestic Residential Site

Demolish existing dwelling, concrete paths, carport, and outbuilding ("sleepout") in accordance with AS 2601–2001 The Demolition of Structures.

All demolition works must be carried out by a registered demolisher in accordance with the Building Act 1993 (Vic) and Building Regulations 2018 (Vic).

Obtain a Demolition Permit from the relevant Municipal Building Surveyor prior to commencement.

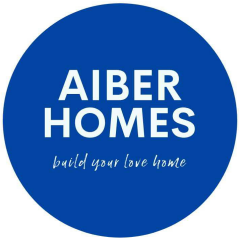
Ensure site is maintained in a clean and safe condition at **all** times; implement dust, noise, sediment, and safety controls per NCC Volume Two Part H1 and relevant WorkSafe Victoria guidelines. Arrange payment of any required asset protection bond with Council prior to works.

Disconnect and abolish **all** utility services (electricity, water, sewer, telecommunications) not required during construction. Where temporary electrical or water supply is required for building works, ensure connection by licensed contractors and transfer accounts to the head contractor.

Gas Service: Owner has elected to retain existing gas connection. Coordinate with the gas distributor to isolate and cap the service safely at on the consumer side of the meter (within the site) as required.

Ensure **all** gas work is carried out by a licensed gasfitter and compliant with AS/NZS 5601:2022 Gas Installations. Obtain written confirmation from the gas authority if required.

Building Permit



ISSUE		DATE	REVISION
PROJECT			PROJECT #
Proposed New French Provincial Dwelling			2502P2
ADDRESS		DATE #	DWG #
		10/06/2025	A04
DWG		SCALE @ A3	
		1:200	
Existing & Demolition Site Plan		DRAWN	TT
		CHKD	TT
			REVISION

Referring To Soil Report

Allen Karlovic Soil Engineer
Report No: 25548

7.5 Excavations adjacent to footings or Foundations adjacent to easements

Excavations or footing design and construction should take note of the angle of repose of loads transferred through soils. The maximum angle of repose in relation to the ground should be taken as 30° for SANDS and 45° for CLAYS.

Hence for foundations constructed within 1 metre of existing underground services such as sewers, then the depth of the foundations should be founded below the angle of repose made with the bedding level of the underground service. Footings may need to be sufficiently deepened to ensure that they are below this angle of repose.

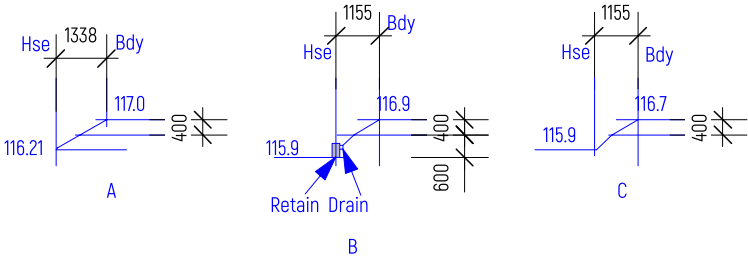
Similarly, for unretained excavations taken adjacent to footings and structures it should be ensured that the base of excavation is above the angle of repose made with the base of the adjacent footings or structure. If this cannot be met then the excavation will have to be retained at all times.

ENGINEERING BORELOG SITE 1		
PROJECT:	25548	PAGE 1 OF 1
REPORT NO:	25548	RELATIVE LEVEL:
METHOD:	Mechanical Auger	Surface
Depth (mm)	Field Description of Materials	Soil Group Symbol
0		
FILL	brown sandy SILT FILL	(ML)
100	firm very moist	
400	brown sandy SILT	(ML)
	firm moist becoming pale brown sandy SILT with depth	
1800	pale brown-yellow mottled pale grey silty CLAY	(CH)
	very stiff moist becoming yellow-pale brown silty CLAY with depth	
2750	yellow mottled red/pale grey silty CLAY	(CH)
	very stiff moist becoming yellow mottled pale grey silty CLAY with depth	
END 16/06/2025		

ENGINEERING BORELOG SITE 3		
PROJECT:	25548	PAGE 1 OF 1
REPORT NO:	25548	RELATIVE LEVEL:
METHOD:	Mechanical Auger	Surface
Depth (mm)	Field Description of Materials	Soil Group Symbol
0		
FILL	brown sandy SILT FILL	(ML)
100	firm very moist	
500	brown sandy SILT	(ML)
	firm moist becoming pale brown sandy SILT with depth	
1200	pale brown-yellow mottled pale grey silty CLAY	(CH)
	very stiff moist becoming yellow-pale brown mottled pale grey/red silty CLAY with depth	
2300	yellow mottled pale grey silty CLAY	(CL)
	very stiff moist	
2500	yellow very highly weathered SILTSTONE	(XW)
	dense moist	
END 16/06/2025		

ENGINEERING BORELOG SITE 2		
PROJECT:	25548	PAGE 1 OF 1
REPORT NO:	25548	RELATIVE LEVEL:
METHOD:	Mechanical Auger	Surface
Depth (mm)	Field Description of Materials	Soil Group Symbol
0		
FILL	brown sandy SILT FILL	(ML)
100	firm very moist	
300	brown sandy SILT	(ML)
	firm moist becoming pale brown sandy SILT with depth	
1500	yellow mottled red/pale grey silty CLAY	(CH)
	very stiff moist becoming yellow mottled pale grey silty CLAY with depth	
END 16/06/2025		

Sand roughly 0 - 0.4m deep - Builder to Check On Site
0-0.40 m (from ground level): 30°
>0.40 m depth: 45°



Legend:

- Propose Retaining Wall
- Propose contour
- Existing contour to be altered
- Propose Site Level

SITE EXCAVATION, FILL, AND RETAINING WALL CONSTRUCTION NOTES

All works to comply with the Building Act 1993 (Vic), Building Regulations 2018 (Vic), National Construction Code (NCC) Volume Two, and relevant Australian Standards including but not limited to AS 3798-2007 Guidelines on Earthworks for Commercial and Residential Developments and AS 4678-2002 Earth-retaining structures.

1. Site Preparation

Excavate and shape the site as required to establish a level building platform using a combination of cut and fill, in accordance with the approved architectural and structural plans.

2. Engineering Fill Under Building Footprint

Place and compact engineered fill beneath the building footprint to support the ground slab and substructure.

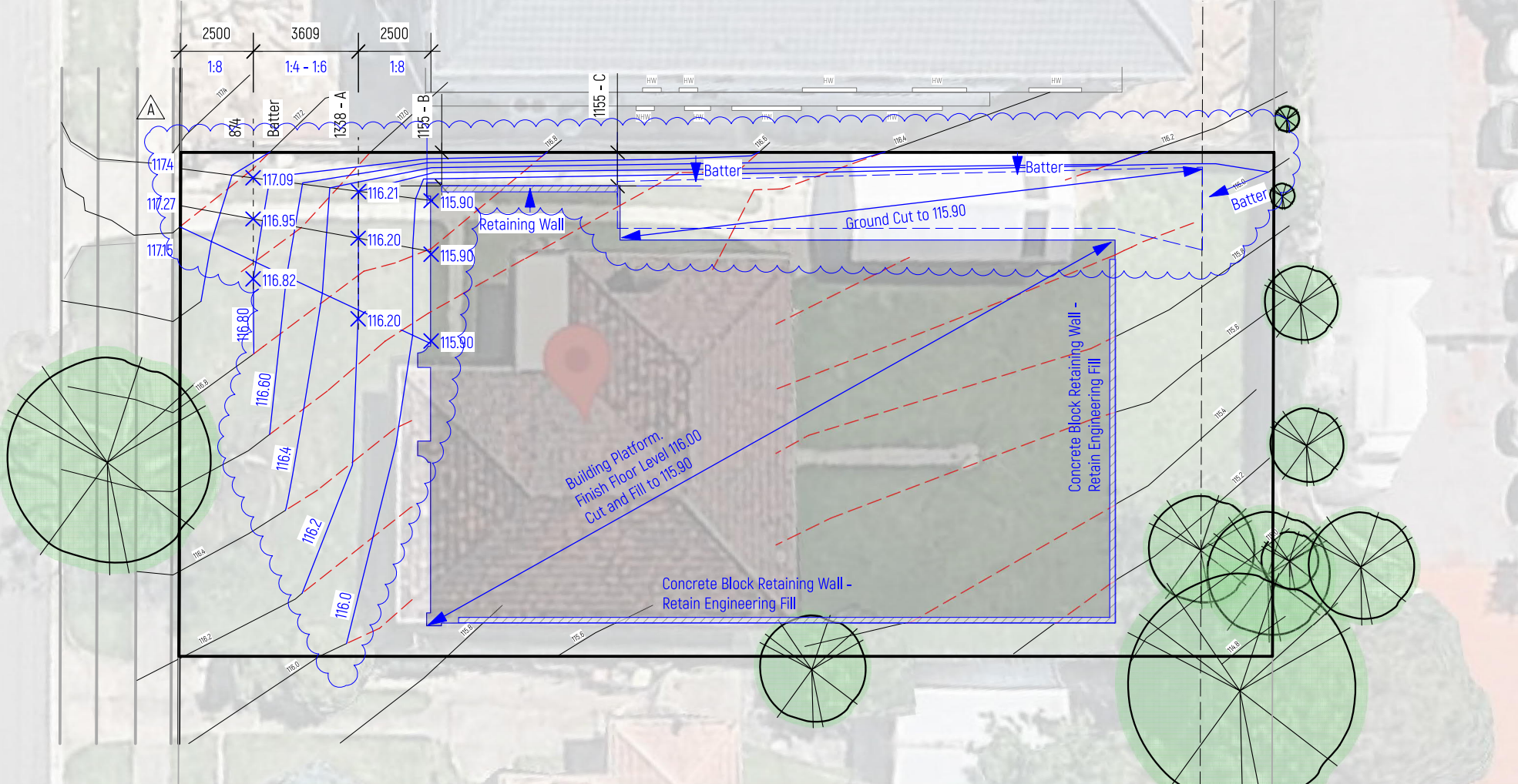
- Fill is to be placed in accordance with AS 3798-2007, using controlled fill techniques.
- Compact in layers using a vibrating plate or other appropriate equipment to achieve the minimum bearing capacity required for a two-storey residential structure or to the structural engineer's specifications, whichever is greater.
- Certification of fill placement and compaction is to be provided by a geotechnical engineer prior to slab works.

3. Retaining Wall Construction

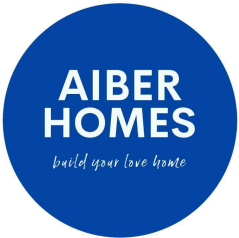
- Construct timber sleeper retaining walls around the building platform as required to retain natural ground or backfilled soil. These walls are to be located outside the building footprint, typically up to 1 metre away from the house, and are intended to retain surrounding site levels.
- Timber retaining walls must be constructed in accordance with best-practice domestic construction methods and comply with relevant structural requirements.
- Where wall height exceeds 1.0m or is supporting surcharge loads (e.g. fencing or nearby structures), structural design and certification by a qualified engineer is required.
- All works to be consistent with AS 4678-2002 Earth-retaining structures and local authority requirements.

4. Occupational Health & Safety (OH&S)

- Contractor to implement safe excavation practices in accordance with WorkSafe Victoria regulations and Part 5.1 of the Occupational Health and Safety Regulations 2017 (Vic).
- Temporary barriers or shoring must be used where excavation exceeds 1.5m or is unstable.
- Site to be maintained in a safe condition at all times with appropriate signage, access control, and protection from collapse or subsidence.



Building Permit



A		25/09/2025		Update site contour & retaining			
ISSUE		DATE		REVISION			
PROJECT		Proposed New French Provincial Dwelling				PROJECT #	
						2502P2	
ADDRESS		DATE #		10/06/2025		DWG #	
		SCALE @ A3		1:200		A05 A	
DWG		Excavation & Retaining Wall				REVISION	
		DRAWN		TT		A	
		CHKD		TT			

Underground Services

All building works adjacent to or over underground services must be designed and constructed to protect the structural integrity of all existing pipes, conduits, and service infrastructure, in full compliance with the relevant asset owner's requirements and Building Regulations 2018 (Vic).

Locate all new underground pipes and electrical conduits a safe distance from footings, slab edge beams, piers, or post footings in accordance with structural engineering requirements and utility provider guidelines.

Tree Protection

Prior to commencement of any works, establish a Tree Protection Zone (TPZ) of 3.0 metres minimum radius from the trunk of all existing trees to be retained.

Install and maintain temporary fencing around each TPZ in accordance with AS 4970–2009 Protection of Trees on Development Sites, and maintain until completion of all building works.

Where applicable, Planning Permit tree protection conditions take precedence over this general note.

Vehicle Crossings

All new vehicle crossings must be designed and constructed in accordance with the relevant Council's Vehicle Crossing Specifications and approved by Council prior to construction.

Where required, obtain a Vehicle Crossing Permit from the Responsible Authority.

Hot Water Service, Gas Meter & Heating Unit

Confirm locations of the hot water service, gas meter, and heating unit with the owner prior to rough-in.

All associated plumbing works must comply with the Plumbing Regulations 2018 (Vic) and relevant parts of AS/NZS 5601.1:2022 (Gas Installations) and AS/NZS 3500.4:2021 (Hot Water Supply Systems).

Stormwater & Services

All stormwater and subsoil (agi) drainage works must comply with AS/NZS 3500.3:2018 Stormwater Drainage and connect to the legal point of discharge (LPD) approved by the relevant drainage authority.

Sewer connections must be made to the existing reticulated sewer network in accordance with water authority requirements.

If not specified by engineer, provide the following minimum system:

100mm diameter UPVC (Class 6) stormwater pipe

- Minimum gradient: 1:100
- Inspection openings at maximum 9m centres and at each change of direction

Minimum cover to stormwater pipes (AS/NZS 3500.3:2018 Clause 5.8):

- 100mm under soil
- 50mm under paved areas
- 100mm under unreinforced concrete driveways
- 75mm under reinforced concrete driveways

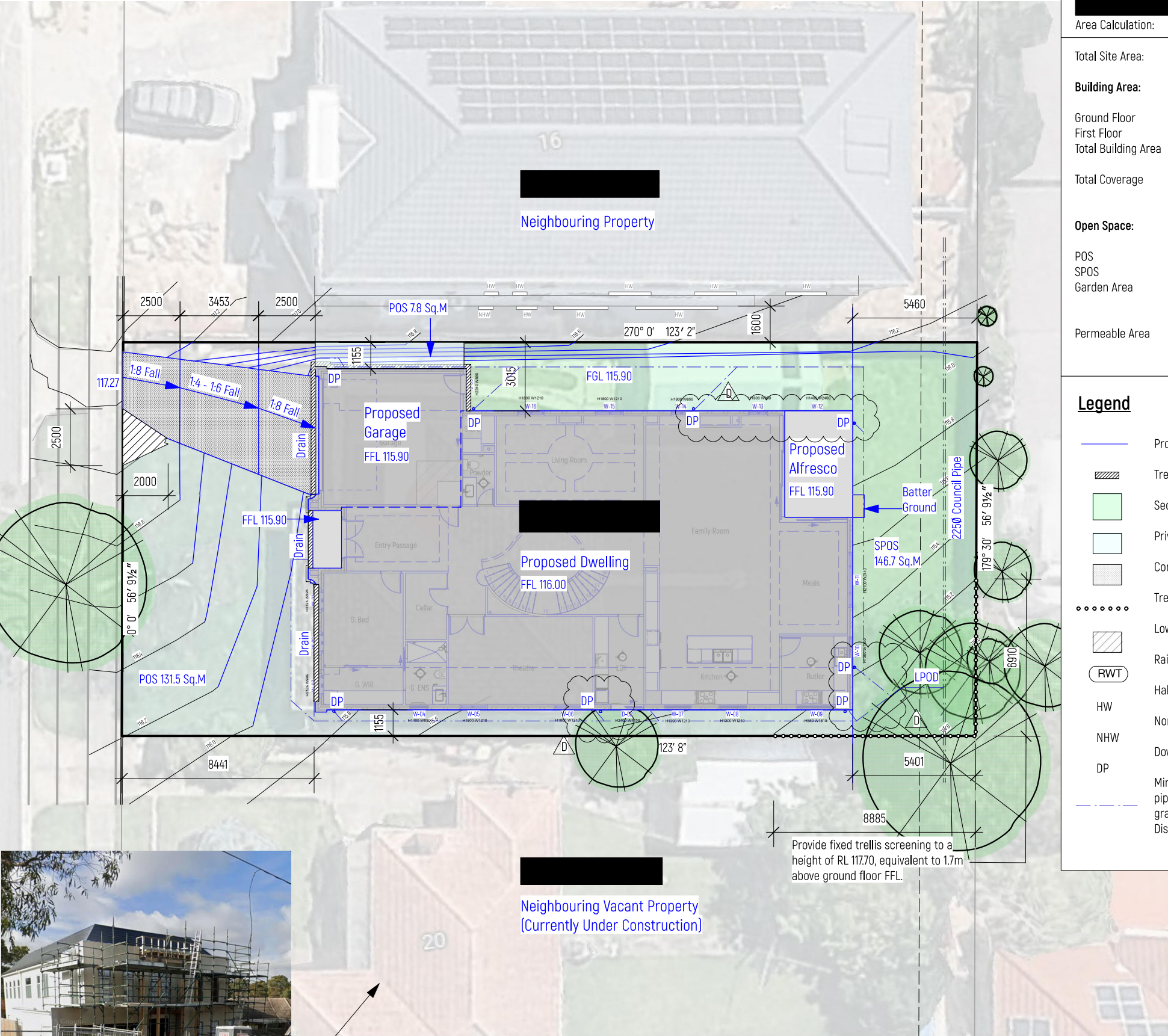
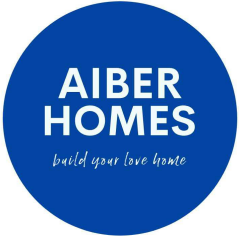


Photo - 8 August 2025

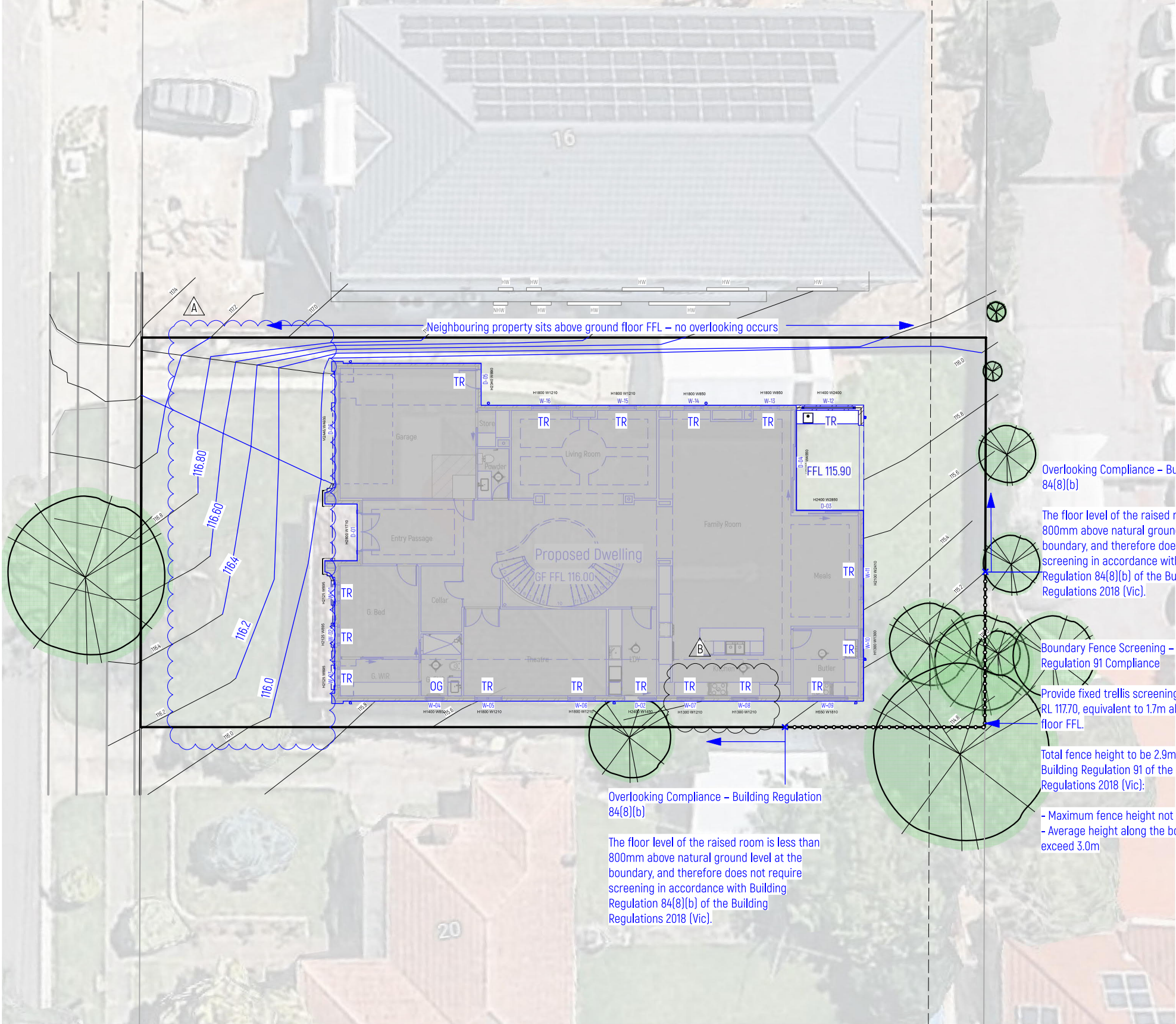
Building Permit



C	21/10/2025	Remove notation of retaining wall
B	24/09/2025	Show neighbour setback. Update Driveway.
A	29/08/2025	DP, LPD, Permeable Area

ISSUE	DATE	REVISION	PROJECT #
PROJECT	Proposed New French Provincial Dwelling		2502P2
ADDRESS	DATE # 10/06/2025	DWG #	
	SCALE @ A3 1:200		A06 C
DWG	DRAWN TT	REVISION	C
	CHKD TT		

AIBER HOMES
T: 0431 888 088 E: benardwimby@outlook.com



Legend

Propose Contour

Visible - 9m

TR

Transparent Window

OG

Obscured Glazing

OG1.7

Obscured Glazing to 1.7 from FFL

.....

Trellis above fence

Overlooking Compliance – Building Regulation 84(8)(b)

The floor level of the raised room is less than 800mm above natural ground level at the boundary, and therefore does not require screening in accordance with Building Regulation 84(8)(b) of the Building Regulations 2018 (Vic).

Overlooking Compliance – Building Regulation 84(8)(b)

The floor level of the raised room is less than 800mm above natural ground level at the boundary, and therefore does not require screening in accordance with Building Regulation 84(8)(b) of the Building Regulations 2018 (Vic).

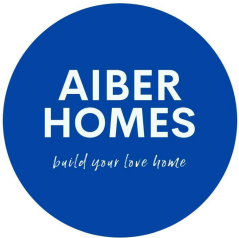
Boundary Fence Screening – Building Regulation 91 Compliance

Provide fixed trellis screening to a height of RL 117.70, equivalent to 1.7m above ground floor FFL.

Total fence height to be 2.9m, complying with Building Regulation 91 of the Building Regulations 2018 (Vic):

- Maximum fence height not to exceed 3.6m
- Average height along the boundary not to exceed 3.0m

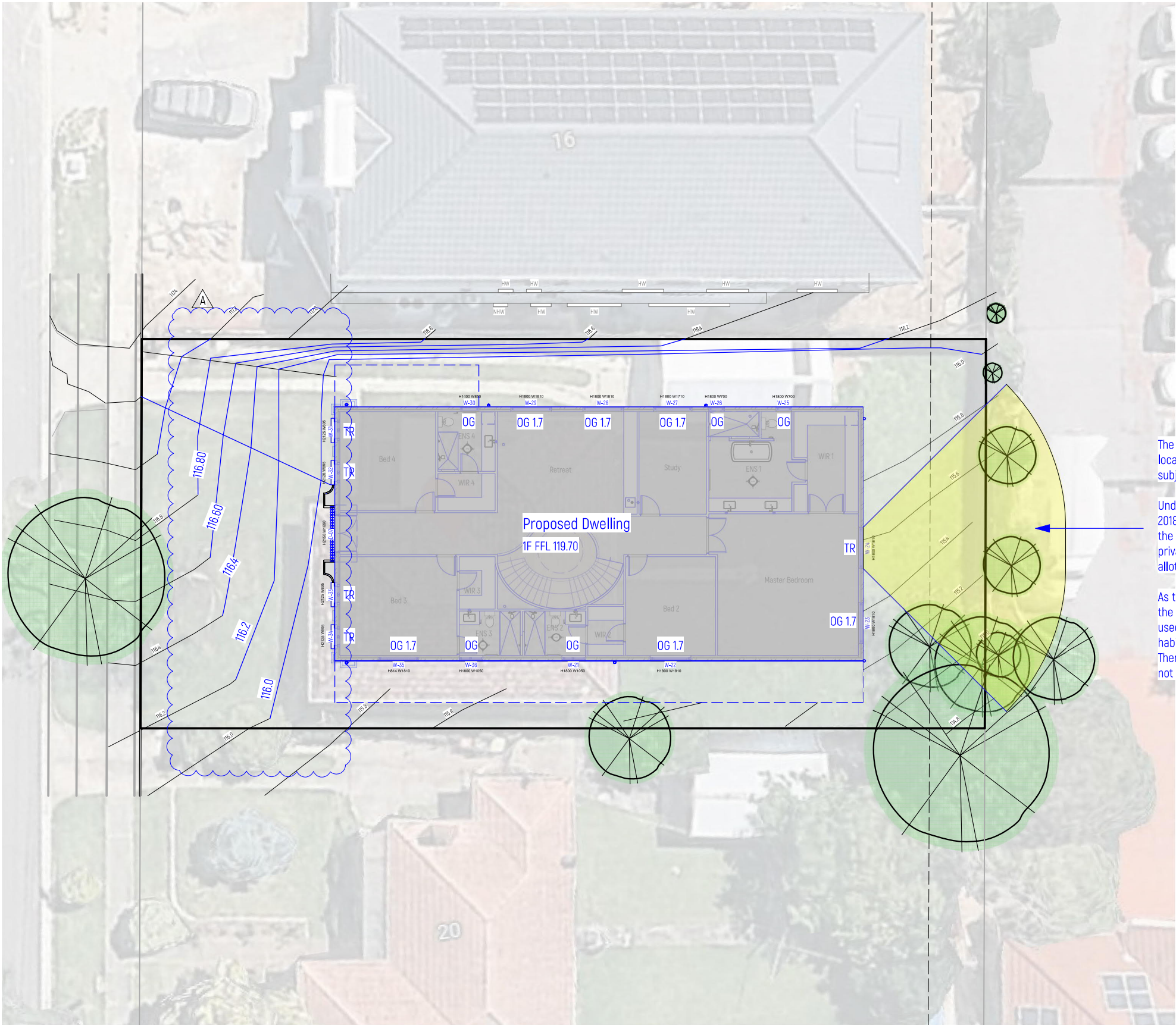
Building Permit



B	16/10/2025	Update windows
A	25/09/2025	Remove incorrect contour

ISSUE	DATE	REVISION	PROJECT #
PROJECT	Proposed New French Provincial Dwelling		2502P2
ADDRESS	DATE #	20/02/2025	DWG #
	SCALE @ A3	1:200	A07 B
DWG	DRAWN	TT	REVISION
	CHKD	TT	B

AIBER HOMES
T: 0431 888 088 E: benardwimby@outlook.com



Legend

Propose Contour

Visible - 9m

TR

Transparent Window

OG

Obscured Glazing

OG1.7

Obscured Glazing to 1.7 from FFL

.....

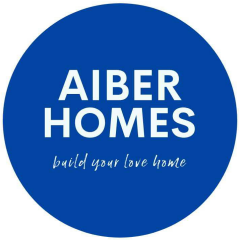
Trellis above fence

The neighbouring property is [REDACTED] located within a General Residential Zone. The area subject to overlooking is a concrete car park/driveway.

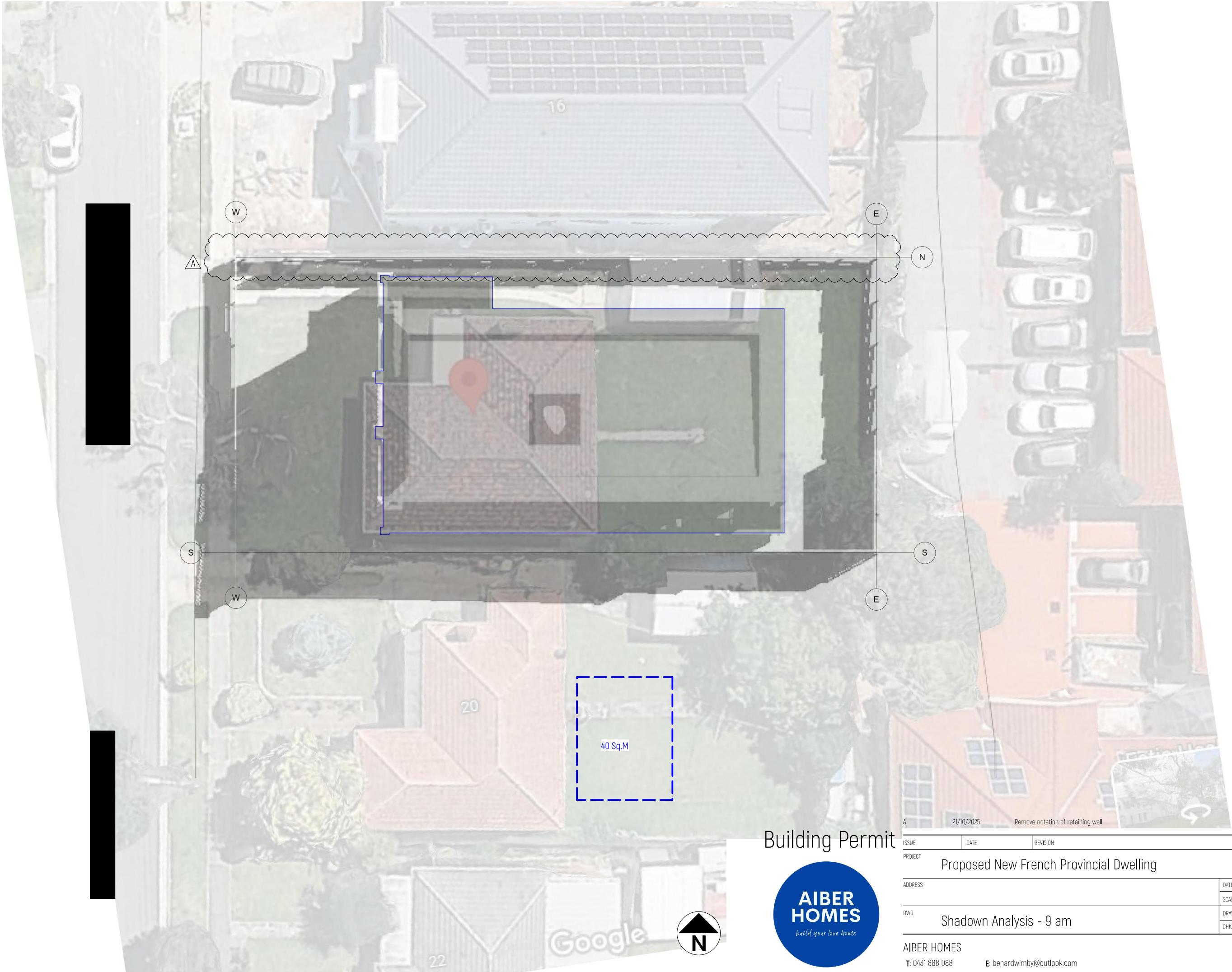
Under Building Regulation 84 of the Building Regulations 2018 (Vic), overlooking provisions are intended to protect the privacy of habitable room windows and secluded private open space of existing dwellings on adjoining allotments.

As the neighbouring property is an aged care facility, and the area immediately beyond the boundary is a driveway used for vehicle access, this area does not constitute a habitable room window or secluded private open space. Therefore, the overlooking provisions of Regulation 84 do not apply in this context.

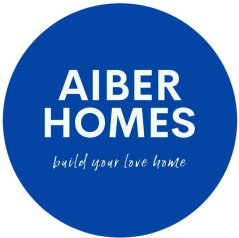
Building Permit



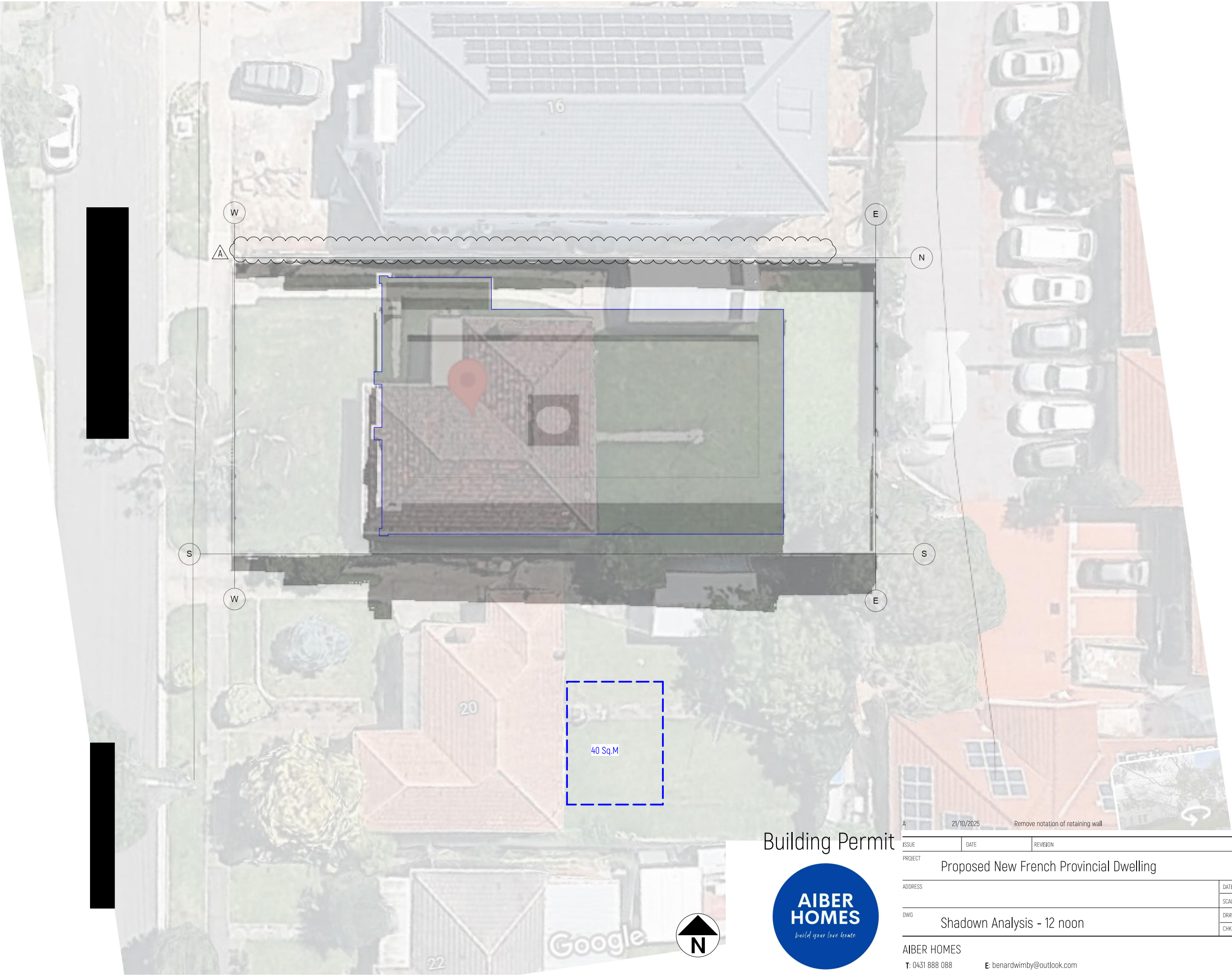
25/09/2025		Remove incorrect contour	
ISSUE	DATE	REVISION	
PROJECT		PROJECT #	
Proposed New French Provincial Dwelling		2502P2	
ADDRESS		DATE #	DWG #
		20/02/2025	
		SCALE @ A3	1:200
DWG		DRAWN	TT
1F Overlooking Analysis		CHKD	TT
		REVISION	A
AIBER HOMES			
T: 0431 888 088		E: benardwimby@outlook.com	



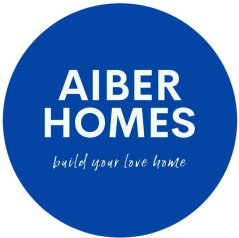
Building Permit



ISSUE		DATE	REVISION			
PROJECT		Proposed New French Provincial Dwelling			PROJECT #	2502P2
ADDRESS		DATE #		20/02/2025	DWG #	A09 A
		SCALE @ A3		1:200		
DWG		DRAWN		TT		
		CHKD		TT	REVISION	
AIBER HOMES						
T: 0431 888 088 E: benardwimby@outlook.com						



Building Permit



ISSUE		DATE	REVISION
PROJECT		Proposed New French Provincial Dwelling	
ADDRESS		DATE #	20/02/2025
DWG		SCALE @ A3	1:200
Shadown Analysis - 12 noon		DRAWN	TT
AIBER HOMES		CHKD	TT
T: 0431 888 088		E: benardwimby@outlook.com	
PROJECT #		2502P2	
DWG #		A10 A	
REVISION		A	



Car Parking Under Existing Trees

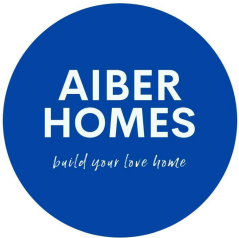
Overshadowing Assessment

Proposed car parking is located beneath existing trees.

Shadow cast by the trees and structure will fall onto the concrete driveway/car park area of [redacted] not onto any secluded private open space or habitable room windows.

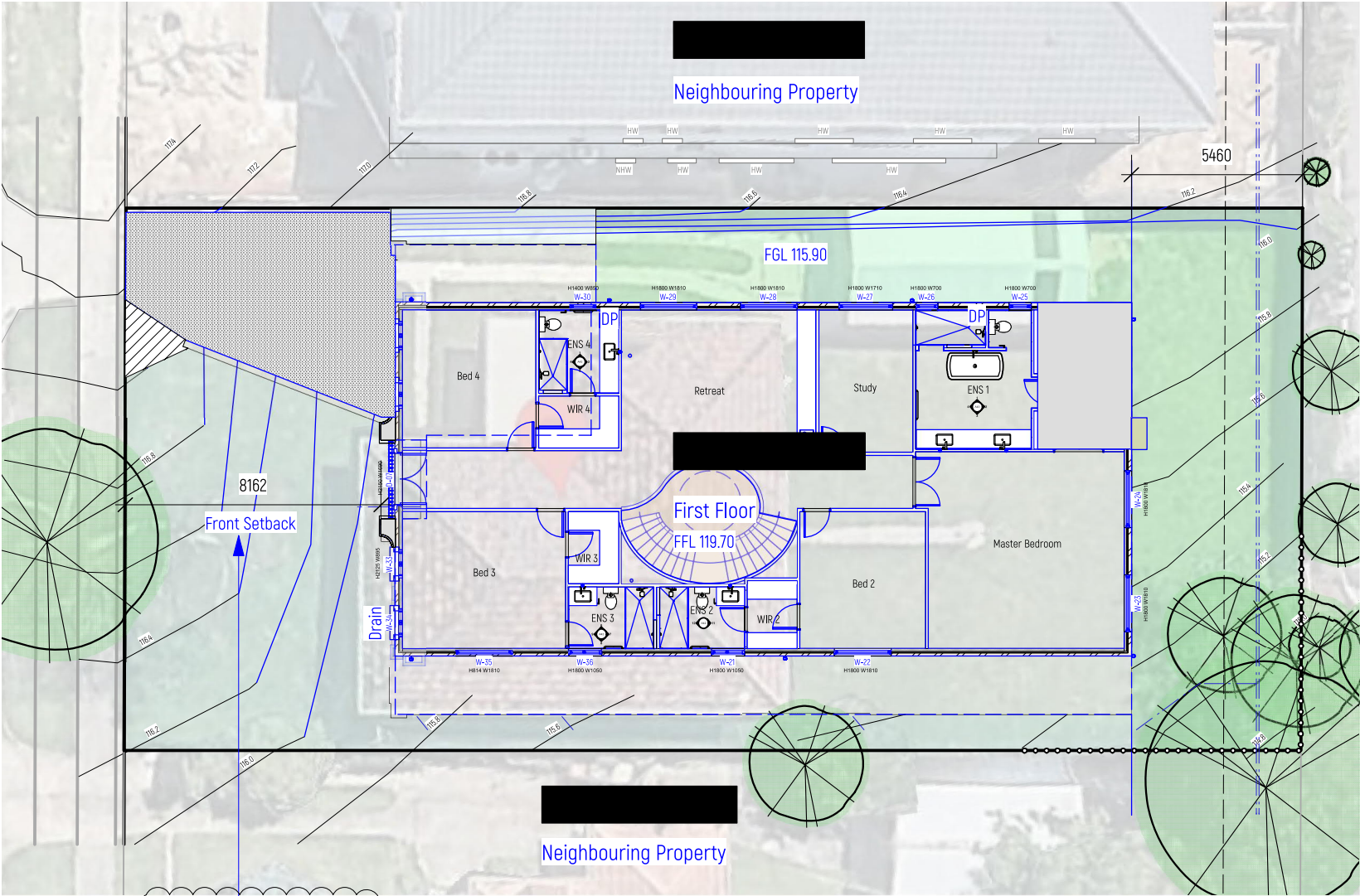
Accordingly, the overshadowing impact is considered negligible and compliant with Building Regulation 85 and relevant planning provisions.

Building Permit



ISSUE		DATE	REVISION	
PROJECT		Proposed New French Provincial Dwelling		PROJECT # 2502P2
ADDRESS		DATE #	20/02/2025	DWG # A11 A
		SCALE @ A3	1:200	
DWG		DRAWN	TT	REVISION A
		CHKD	TT	
		Shadow Analysis - 3 pm		

T: 0431 888 088 E: benardwimby@outlook.com

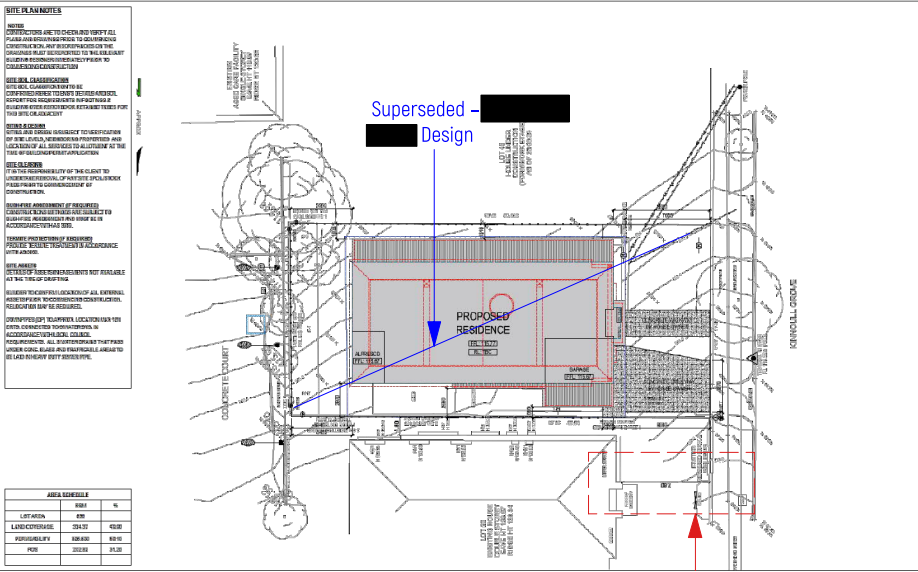


Front setback requirement is 7.8 m. The proposal provides a setback of around 8.16 m from the street, complying with Building Regulation 74.



Photo - 8 August 2025 - Working in Progress / Vacant site

5 Feb 2025 Document



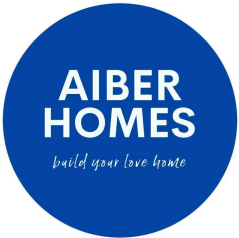
The dwelling completed early Year 2025 at [redacted] has been measured with a front setback of 7.8 m.

29 August 2025 Google Aerial Photo captured



[redacted] is under construction, considered vacant at the time of the lodgement of the building permit.

Building Permit



A		29/08/2025	Front Setback Calculation	
ISSUE		DATE	REVISION	
PROJECT		Proposed New French Provincial Dwelling		PROJECT # 2502P2
ADDRESS		DATE #	10/06/2025	DWG #
		SCALE @ A3	1:200	A12 A
DWG		DRAWN	TT	
Front Setback Calculation		CHKD	TT	
		REVISION		A

AIBER HOMES
T: 0431 888 088 E: benardwimby@outlook.com

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.

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

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.

Note A: CRITICAL - Minimum Clear Opening 820mm

Note: Internal door dimensions are labelled by door leaf size.

Brick Veneer External Wall
A. External: Selected 230x110x76 brick veneer
B. 40mm air cavity
C. Vapour premeable membrane to external wall in accordance with NCC clause 3.8.7.2.
D. Timber stud minimum size 90x45 with noggings. Spaced in complying with AS1684. Brick ties connected to the external brick skin at 600mm crs max horizontally and vertically.
Batt insulation plus 1 breathable wrap as per energy rating report. Do NOT compress insulation. Increase stud depth if required.
E. Internal: 10mm plasterboard.

Brick Veneer - Garage
A. External: Selected 230x110x76 brick veneer
B. 40mm air cavity
C. Vapour premeable membrane to external wall in accordance with NCC clause 3.8.7.2.
D. Timber stud minimum size 90x45 with noggings. Spaced in complying with AS1684. Brick ties connected to the external brick skin at 600mm crs max horizontally and vertically.
E. Internal: 10mm plasterboard.

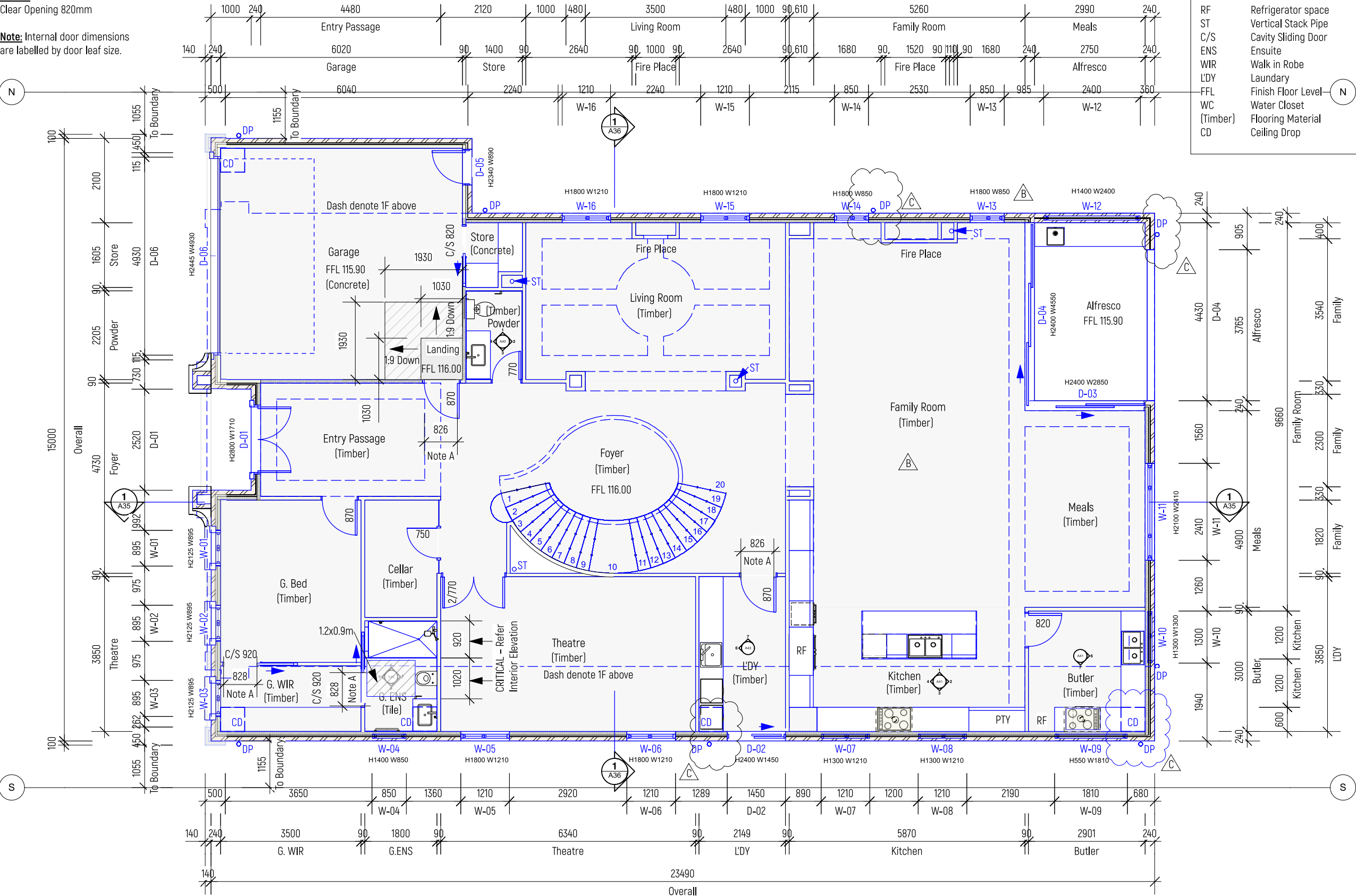
Interior Timber Frame Wall. Provide Gyprock Aquacheck to bathrooms, ensuite and other wet areas.
A. Internal: 10mm plasterboard.
B. Timber stud minimum size 90x45 with noggings. Spaced in complying with AS1684.
C. Internal: 10mm plasterboard.

Garage Timber Frame Wall. Provide Gyprock Aquacheck to bathrooms, ensuite and other wet areas.

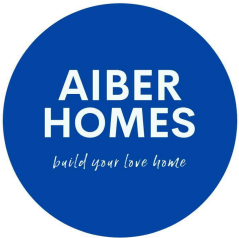
Masonry Brick Wall

A. External: Selected 230x110x76 brick veneer
B. 20mm air cavity
C. Internal: Selected 230x110x76 brick veneer

A. Internal: 10mm plasterboard.
B. 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.
C. Internal: 10mm plasterboard.



Building Permit



C	28/10/2025	Update Downpipes
B	16/10/2025	Resize & re-layout LDY & Kitchen. Update windows 07, 08, 13 & 14
A	29/08/2025	Update habitable living areas and include distance to boundary.

ISSUE	DATE	REVISION	PROJECT #
PROJECT		Proposed New French Provincial Dwelling	2502P2
ADDRESS	DATE #	10/06/2025	DWG #
	SCALE @ A3	1:100	
DWG	DRAWN	TT	
	CHKD	TT	
		REVISION	C

AIBER HOMES
T: 0431 888 088 E: benardwimby@outlook.com

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.

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

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.

Brick Veneer External Wall
A. External: Selected 230x110x76 brick veneer
B. 40mm air cavity
C. Vapour premeable membrane to external wall in accordance with NCC clause 3.8.7.2.
D. Timber stud minimum size 90x45 with noggings. Spaced in complying with AS1684. Brick ties connected to the external brick skin at 600mm crs max horizontally and vertically.
Batt insulation plus 1 breathable wrap as per energy rating report. Do NOT compress insulation. Increase stud depth if required.
E. Internal: 10mm plasterboard.

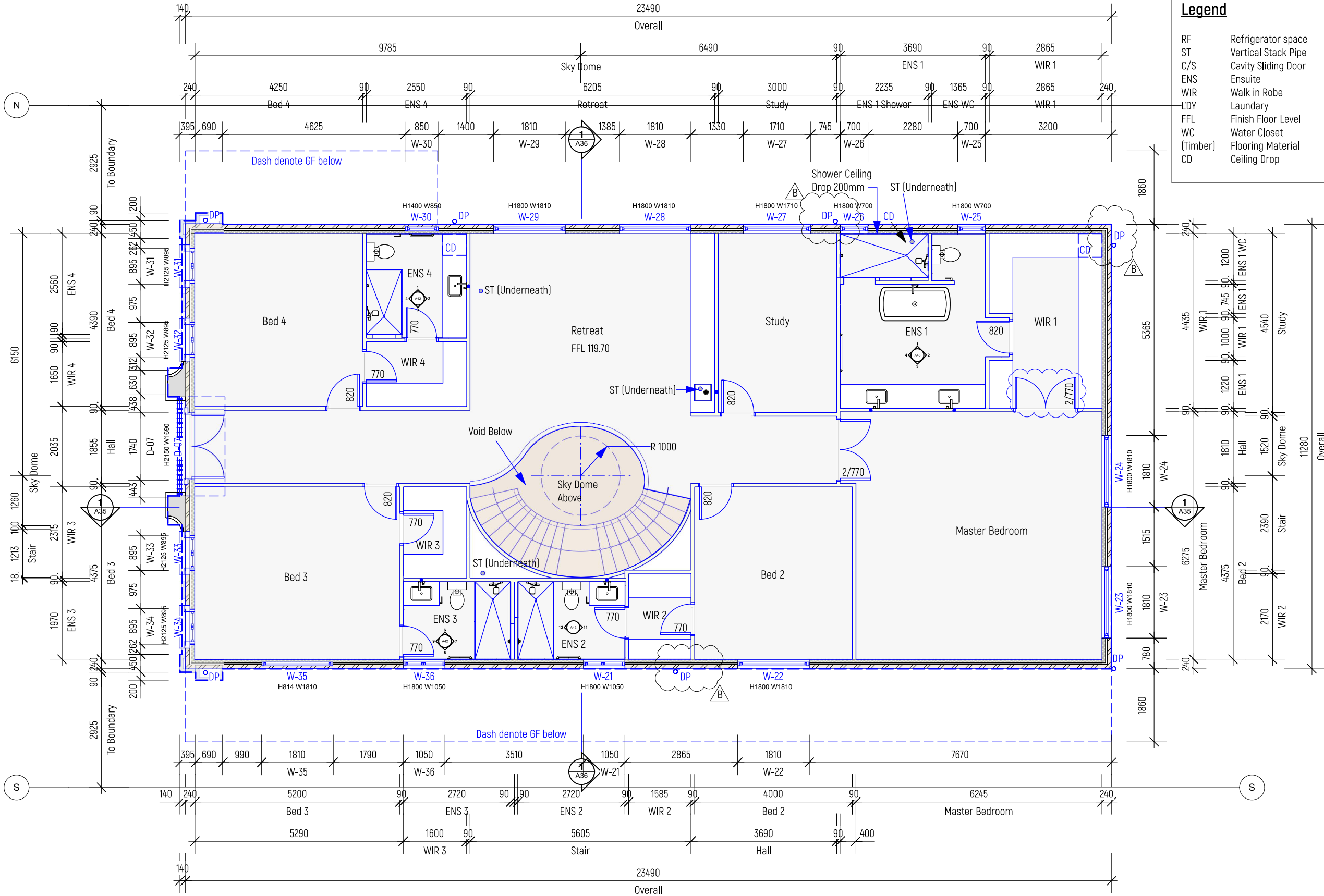
Brick Veneer - Garage
A. External: Selected 230x110x76 brick veneer
B. 40mm air cavity
C. Vapour premeable membrane to external wall in accordance with NCC clause 3.8.7.2.
D. Timber stud minimum size 90x45 with noggings. Spaced in complying with AS1684. Brick ties connected to the external brick skin at 600mm crs max horizontally and vertically.
E. Internal: 10mm plasterboard.

Interior Timber Frame Wall. Provide Gyprock Aquacheck 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.

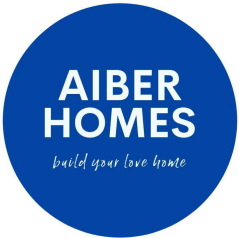
Garage Timber Frame Wall. Provide Gyprock Aquacheck to bathrooms, ensuite and other wet areas.

Masonry Brick Wall
A. External: Selected 230x110x76 brick veneer
B. 20mm air cavity
C. Internal: Selected 230x110x76 brick veneer

A. Internal: 10mm plasterboard.
B. 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.
C. Internal: 10mm plasterboard.



Building Permit



B 28/10/2025 Update downpipes.
A 29/08/2025 Distance to boundary.

ISSUE	DATE	REVISION	PROJECT #
PROJECT	Proposed New French Provincial Dwelling		2502P2
ADDRESS		DATE # 10/06/2025	DWG #
		SCALE @ A3 1:100	
DWG	Propose First Floor Plan	DRAWN TT	A16 B
		CHKD TT	REVISION B

AIBER HOMES
T: 0431 888 088 E: benardwimby@outlook.com

All works shall comply with AS/NZS3500.3:2018. Seal fasteners, mechanically fastened 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.

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 cover at the foot of each downpipe stack.

Downpipe, Rainhead with overflow provision in accordance with AS/NZS 3500.3.

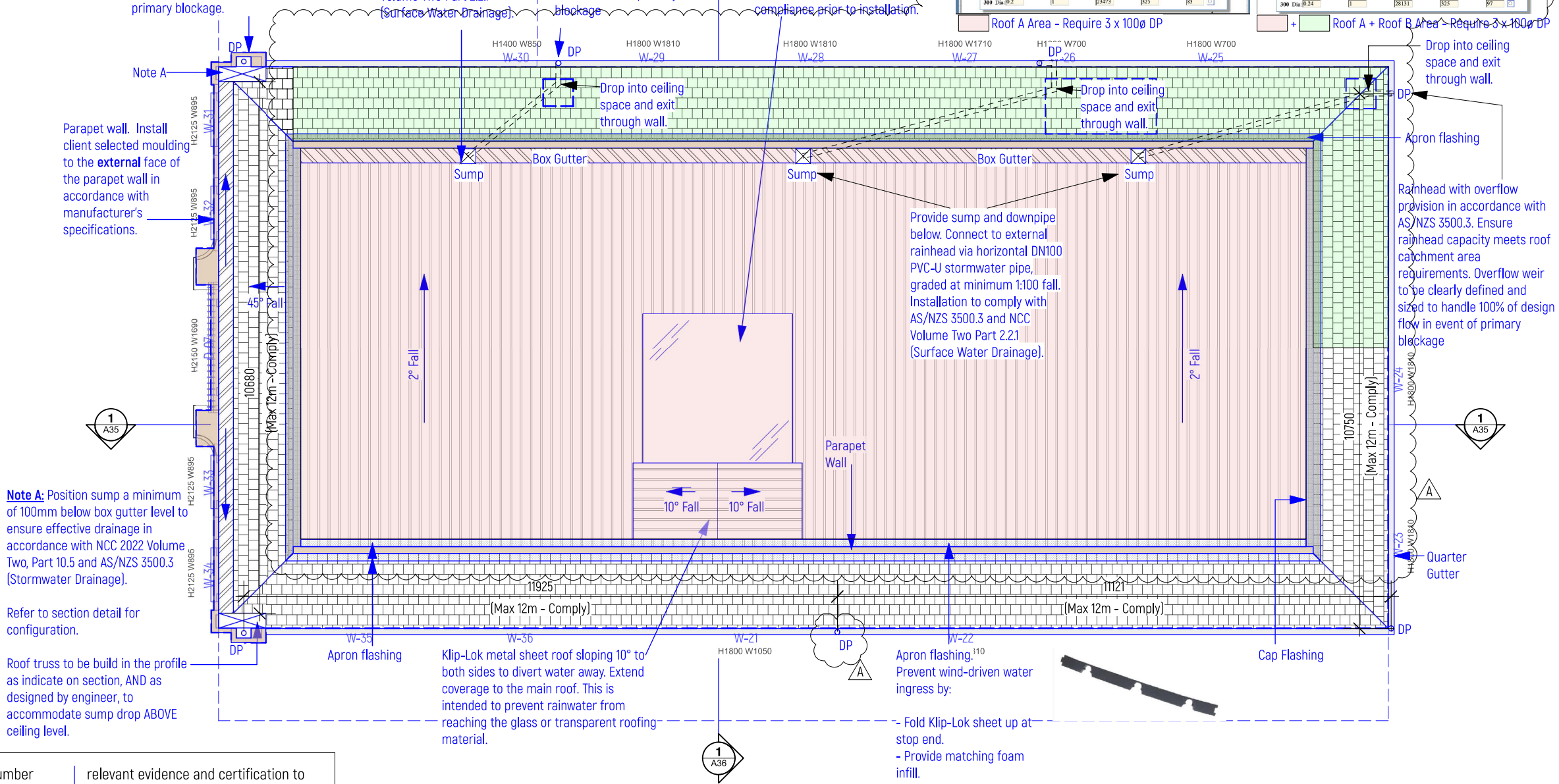
Pipe continue onto GF Roof
(instead of spreader)

Ensure rainhead capacity meets roof catchment area requirements. Overflow weir to be clearly defined and sized to handle 100% of design flow in event of primary blockage.

Provide sump and downpipe below. Connect to external rainhead via horizontal DN100 PVC-U stormwater pipe, graded at minimum 1:100 fall. Installation to comply with AS/NZS 3500.3 and NCC Volume Two Part 2.2.1 (Surface Water Drainage)

Rainhead with overflow provision in accordance with AS/NZS 3500.3. Ensure rainhead capacity meets roof catchment area requirements. Overflow weir to be clearly defined and sized to handle 100% of design flow in event of primary blockage

Toughened glass or owner-selected roofing material.
Provide product specification and engineering documentation to the Building Surveyor for NCC/BCA compliance prior to installation.



Legend

DP	Downpipe
ST	100Ø Vertical Stack Pipe
C	Center
VT	40Ø Vent Pipe

Connect all stormwater and sanitary drainage systems to the relevant Council-approved connection points in accordance with AS/NZS 3500.2 (Sanitary Plumbing and Drainage) and AS/NZS 3500.3 (Stormwater Drainage).

All plumbing work must be carried out by

Final payment will only be made upon receipt of a valid Compliance Certificate for the completed plumbing works, unless otherwise agreed in writing. The validity of the Compliance Certificate shall be determined by the appointed Building Surveyor.

The plumber is responsible for clearly documenting all plumbing work undertaken and for providing all

relevant evidence and certification to the Building Surveyor upon request.

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.

Eater Details

Roof Calculation (Flat Area) (sq m) 167

Roof Average Slope (degrees) Less than the average slope

Partial/Eater choice (Location/Direction) Walls/overlapped

or enter hours (intensity for 95% RH) (hrs/day) for term duration (min-hr) 132

Tick if gutter slope is steeper than 1:500 (or 1:200)

Unit & Slope Conversion:

Calculate

Warning! A lot of gutters have fronts higher than the back, and buildings are being designed without roofs. This can be a recipe for disaster.

There are data and calculations that go on wrong. Design, construction, and maintenance. Don't use it in the final line for the design.

Read about [gutter calculation](#) for some extra design protection.

Also it doesn't hurt to get a copy of the calculations with all the necessary Plumbing Code references for your records.

Use a Digital notepad

Read about the calculation PDF file. **Watch the online presentation.**

By activating the extra features you will be able to download individual Calculation Files for your records. Put the ability to activate the Extra Features on an easy device so you will find it on each extra change.

Buy and Activate the extra features Now

By the way this note disappears on activation. So that's one good thing.

You will require one of the following DP options : (dimensions in mm)

(Automating approximately equal constant areas)


Flow (L/s) 6.23

Results:

Number Req'd	Number Used	Gutter Area?	Gutter Width?	Gutter Depth?
90 Dia 3.01	1	R746	115	66
109 Dia 2.37	0	R894	130	76
125 Dia 1.98	0	D2473	215	116
225 Dia 1.38	1	D2473	250	141
300 Dia 1.02	1	D2473	325	183

Enter Details

Roof Catchment (Plan) Area (sq m) (*total*): 206
 Roof' Average' Slope (degrees) (*Learn about the average slope!*): 2
 Location! Either choose a Latitude/Longitude or a StreetAddress: /
☒ or enter known intensity for 5%AE(EN)(EN) from 5min duration(mm/hr): 132
 Tick if your gutter is steeper than -1:500 (ie <1200): ☐



How to find the Intensity for other places. **Unit & Slope Conversion.**

Calculate

Warning! A lot of gutters have fronts higher than the back, and buildings are being designed without eaves. This can be a recipe for disaster.
 There are three main things that can go wrong. Design, construction, and maintenance. Not hot to be in the firing line for the design.
Read about overleaf annotations for some extra design protection.
 Also it doesn't hurt to get a copy of the calculations with all the necessary Plumbing Code references for your records.
View a typical spread
[Back about the calculation PDF file.](#) Watch the online presentation.
 By activating the extra features you will be able to download unlimited Calculation files for your records. With the ability to activate the Extra Features on as many devices as you wish for no extra charge.

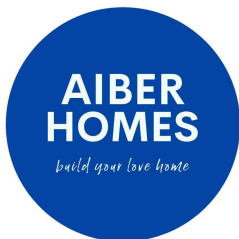
Buy and Activate the extra features Now

By the way this note disappears on activation. So that's one good thing.

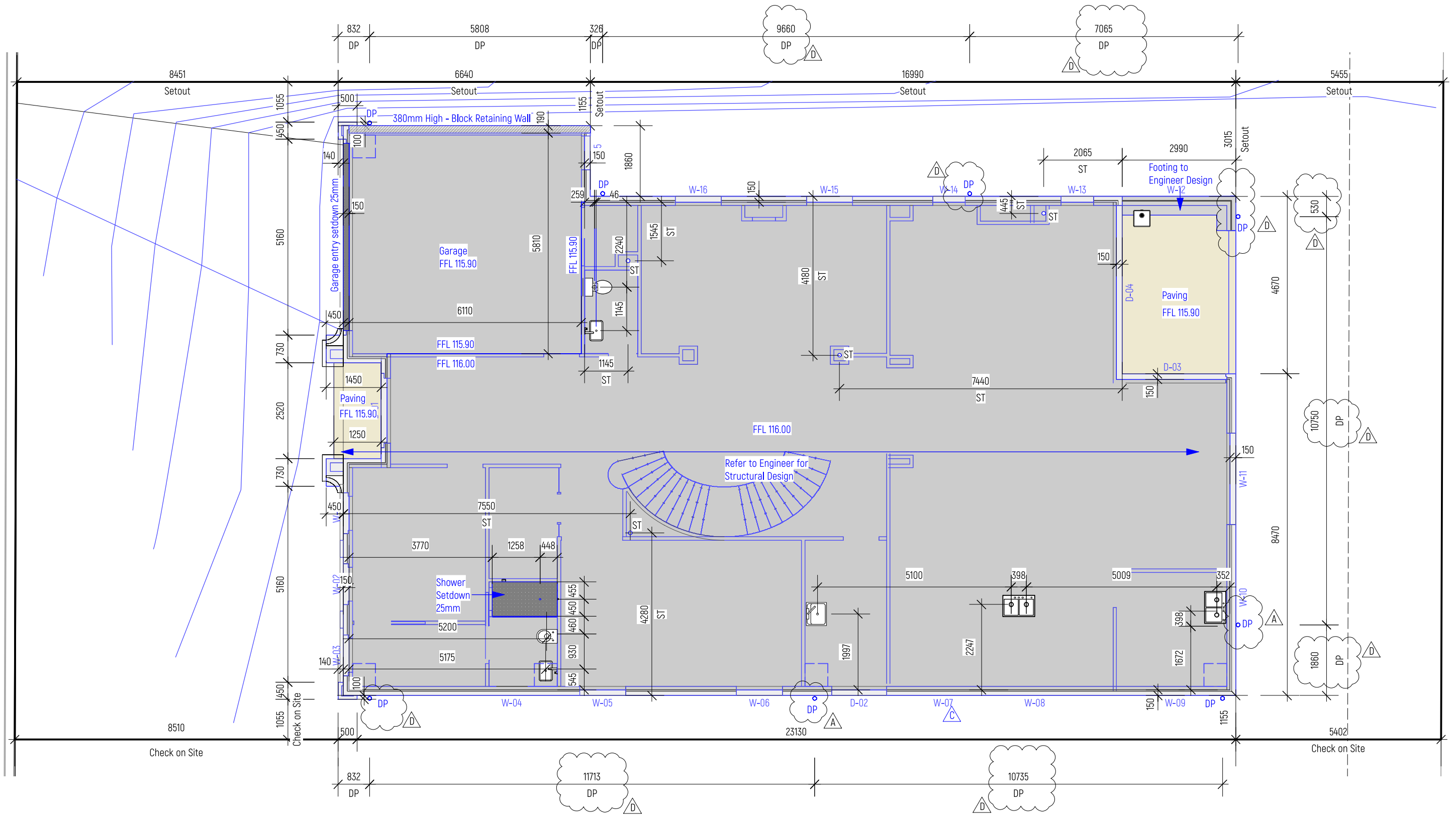
You will require one of the following DP options ... (dimensions in mm)
 (Assuming approximately equal catchment areas)
 Flow L/s [F58]

Results:

Number Req'd	Number Used	Gutter Area?	Gutter Width?	Gutter Depth?
90 Dia S-71	[4]	8237	130	65
100 Dia S-92	[3]	10658	145	75
150 Dia F-17	[2]	15486	173	90
225 Dia G-11	[2]	28131	250	125
300 Dia B-24	[1]	28131	325	97



A		28/10/2025		Simplify glaze dome and central roof design.	
ISSUE		DATE		REVISION	
PROJECT Proposed New French Provincial Dwelling					PROJECT # 2502P2
ADDRESS DWG Roof Plan				DATE # 6/03/2025	
				SCALE @ A3 1:100	
				DRAWN TT	
				CHKD	TT
				REVISION	A



Legend

DP Downpipe
ST 100Ø Vertical Stack Pipe
C Center
VT 40Ø Vent Pipe

Connect all stormwater and sanitary drainage systems to the relevant Council-approved connection points in accordance with AS/NZS 3500.2 (Sanitary Plumbing and Drainage) and AS/NZS 3500.3 (Stormwater Drainage).

All plumbing work must be carried out by

a licensed and registered plumber appropriate to the class of work,

Final payment will only be made upon receipt of a valid Compliance Certificate for the completed plumbing works, unless otherwise agreed in writing. The validity of the Compliance Certificate shall be determined by the appointed Building Surveyor.

The plumber is responsible for clearly documenting all plumbing work undertaken and for providing all

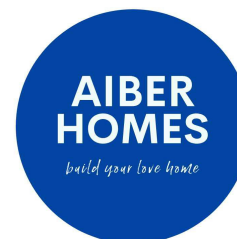
relevant evidence and certification to the Building Surveyor upon request.

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.

Building Permit



D 28/10/2025 Update downpipe
C 16/10/2025 Update Kitchen & L'DY sink
B 25/09/2025 Update Slab Information

ISSUE	DATE	REVISION	PROJECT #
PROJECT		Proposed New French Provincial Dwelling	2502P2
ADDRESS	DATE # 20/02/2025	DWG #	
	SCALE @ A3 1:100		
DWG	DRAWN TT		A20 D
	CHKD TT	REVISION	D

AIBER HOMES

T: 0431 888 088

E: benardwimby@outlook.com

Legend

- DP Downpipe
- ST Min. 100Ø Vertical Stack Pipe
- C Center
- VT Min. 40Ø Vent Pipe
- Min. 100Ø Pipe
- Min. 40Ø Pipe

Connect all stormwater and sanitary drainage systems to the relevant Council-approved connection points in accordance with AS/NZS 3500.2 (Sanitary Plumbing and Drainage) and AS/NZS 3500.3 (Stormwater Drainage).

All plumbing work must be carried out by a licensed and registered plumber appropriate to the class of work,

Final payment will only be made upon receipt of a valid Compliance Certificate for the completed plumbing works, unless otherwise agreed in writing. The validity of the Compliance Certificate shall be determined by the appointed Building Surveyor.

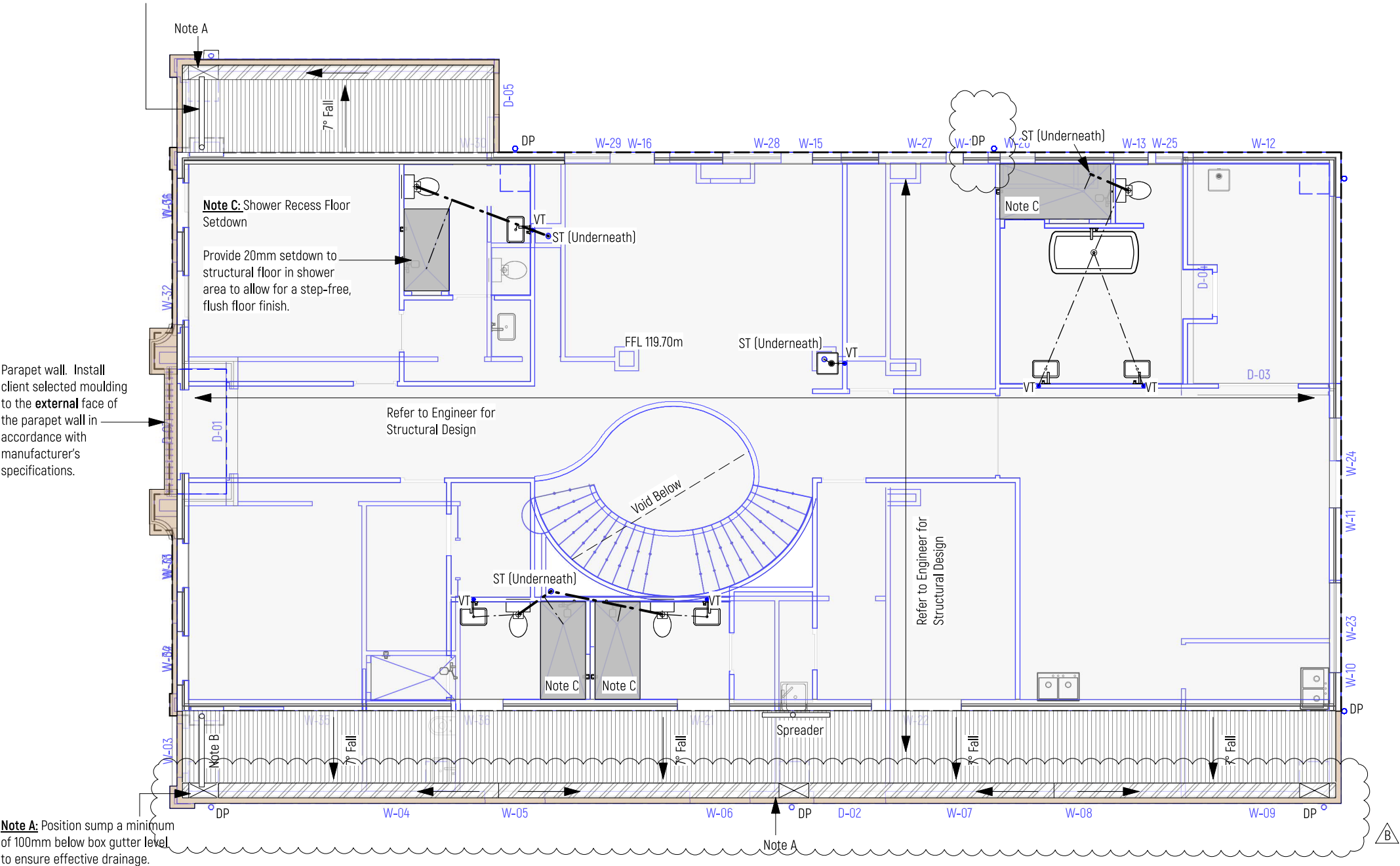
The plumber is responsible for clearly documenting all plumbing work undertaken and for providing all relevant evidence and certification to the Building Surveyor upon request.

External Timber Framing:

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

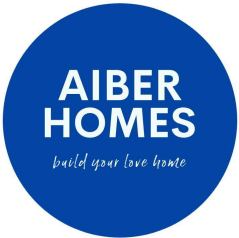
Studs and posts of treated pine to be treated with appropriate preservatives (H3). Refer to Carport and Pergola Design and Construction Manual for treatment of any timber for external use and post into footing embedment.

Note B: Extend downpipe above ground floor roof level and discharge rainwater directly into sump below. Installation to comply with NCC 2022 Volume Two, Part 10.5 (Roof Drainage) and AS/NZS 3500.3 (Stormwater Drainage). Ensure downpipe is securely fixed and allows for unimpeded flow into sump without splash or overflow.

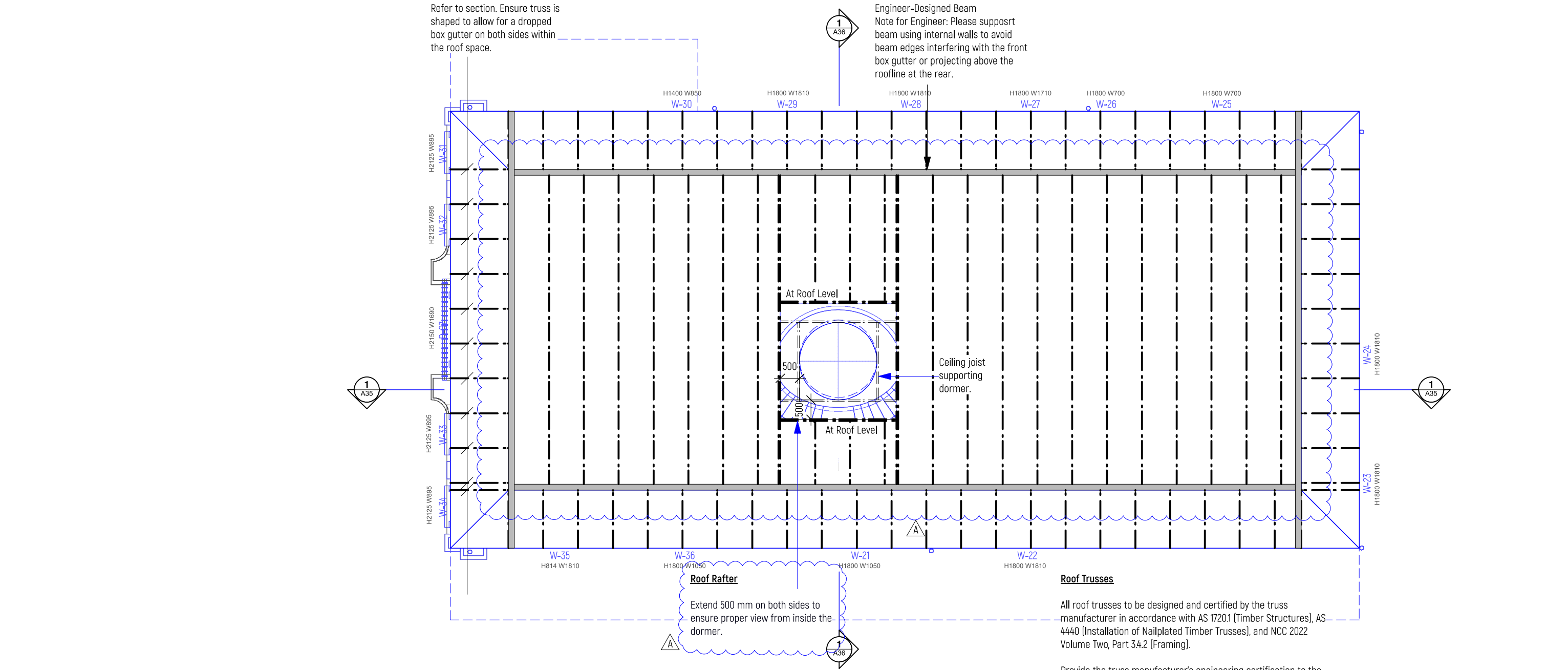


Drop ceiling below to house the sump as indicated on plan.

Building Permit



B		28/10/2025	Update downpipe and lower roof design. Lower roof incorporate parapet wall & box gutter.	
A		7/10/2025	Amend Eaves Gutter Design	
PROJECT				PROJECT #
Proposed New French Provincial Dwelling				2502P2
ADDRESS				DWG #
				A21 B
DWG				REVISION
1F Structure				B
AIBER HOMES				
T: 0431 888 088		E: benardwimby@outlook.com		



Legend

DP Downpipe
ST 100Ø Vertical Stack Pipe
C Center
VT 40Ø Vent Pipe

Connect all stormwater and sanitary drainage systems to the relevant Council-approved connection points in accordance with AS/NZS 3500.2 (Sanitary Plumbing and Drainage) and AS/NZS 3500.3 (Stormwater Drainage).

All plumbing work must be carried out by

a licensed and registered plumber appropriate to the class of work,

Final payment will only be made upon receipt of a valid Compliance Certificate for the completed plumbing works, unless otherwise agreed in writing. The validity of the Compliance Certificate shall be determined by the appointed Building Surveyor.

The plumber is responsible for clearly documenting all plumbing work undertaken and for providing all

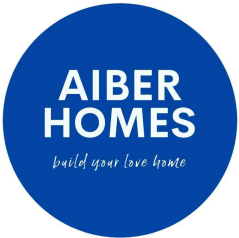
relevant evidence and certification to the Building Surveyor upon request.

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.

Building Permit



A		28/10/2025	Update schematic roof structure to align with the roof design.	
ISSUE		DATE	REVISION	
PROJECT			PROJECT #	
Proposed New French Provincial Dwelling			2502P2	
ADDRESS		DATE #	20/02/2025	DWG #
		SCALE @ A3	1:100	A22 A
DWG		DRAWN	TT	
Roof Structure		CHKD	TT	REVISION
A				
AIBER HOMES				
T: 0431 888 088 E: benardwimby@outlook.com				

Artificial Lighting Calculations:				
	# Light	Total W	Area m2	
Garage	2	40	35.4	
G Bed	2	20	14.3	
G WIR	1	10	5.8	
G ENS	1	10	4.9	
Cellar	1	10	5.2	
Foyer	6	60	39.7	
Living Room	11.5m LED	57.5	25.8	
Theatre	6	60	24.8	
Family Room	12	120	55	
Kitchen	8	80	16.2	
Meal	2	20	16	
	10.7m LED	53.5		
Butler	1	10	9.1	
Store	1	10	2.2	
Entry Passage	1	10	12.9	
	7.5m LED	37.5		
Patio	1	10	2.5	
Powder	1	10	3.1	
Laundry	2	20	10.6	
Alfresco	2	20	12.1	

	GPO & Garage door opener	RH	Rangehood
	on ceiling.	DW	Dishwasher
	Telephone Point	RF	Refrigerator
	Meter box	OV	Oven
	Equal	HB	Hob
	Exhaust fan	CH	Communication Hub
	3 in 1. Fan, light, heater	C	Center
	Data point	Communication Hub consist of:	
	Double GPO	- 2 double GPO	
	10W LED downlight	- Conduit from meter box with	
	Outdoor lighting with sensor	draw cable ready for NBN.	
	Wall light	- Data panel with labels to each	
	Florescent tube	switch identifying where	
	Smoke alarm	individual switch connects to.	
	Pendant light	- Data panel connected with Cat	
	LED strip light - Low	6 cable to the following:	
	TV antenna point	> TV antenna (unless specified	
	External Double GPO	otherwise)	
	Switch	> Pay TV	
	Air conditioning duct outlet	> Inbuild speaker	
		> Inbuild multimedia points	

Electrical Note:

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

Smoke alarms shall be 240V hard-wired with interconnection between all units, including battery back-up to comply with AS 3786.

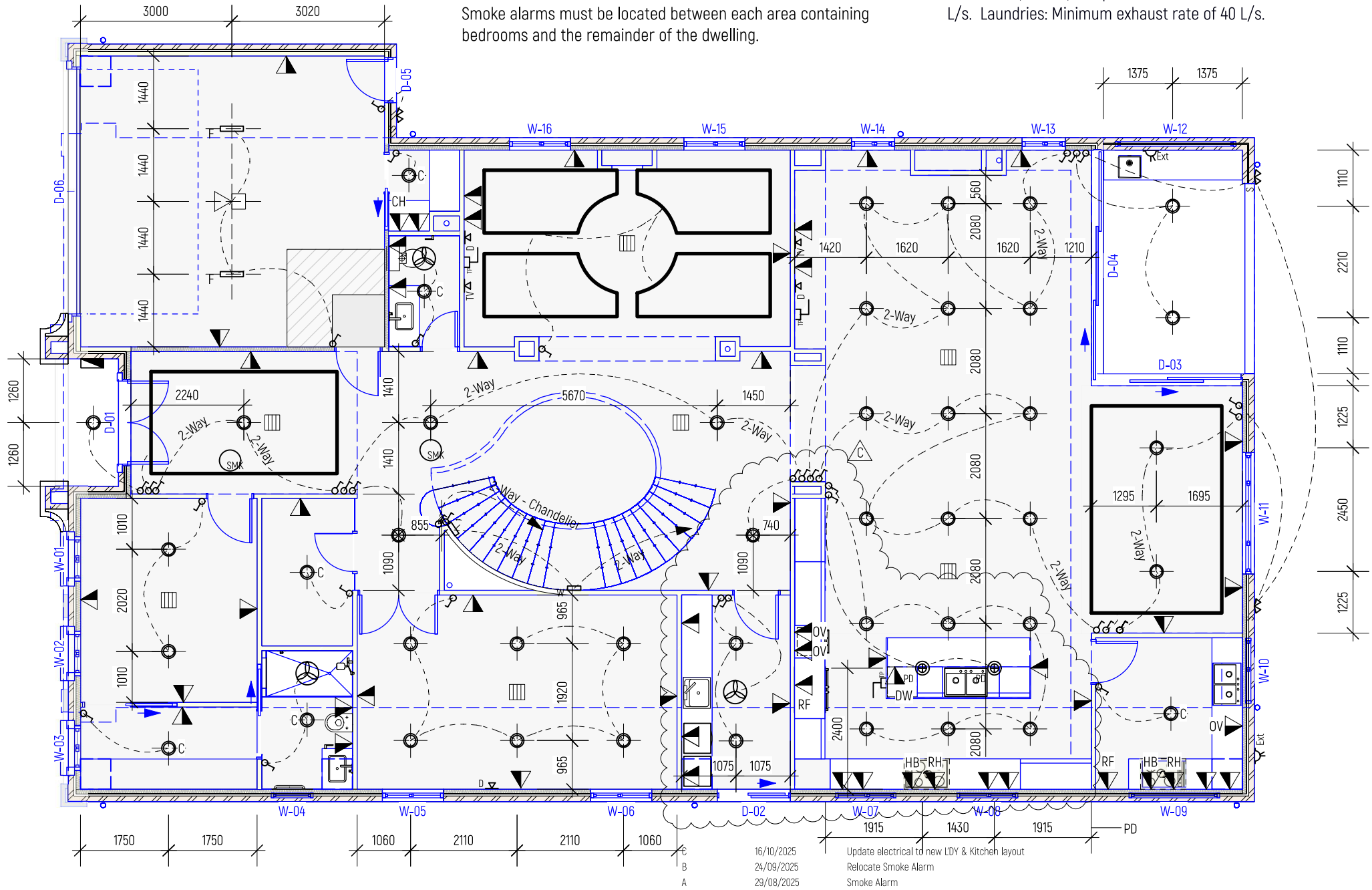
Artificial lighting:

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

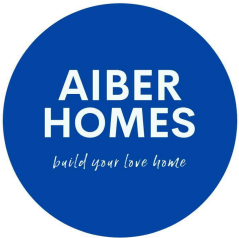
Mechanical ventilation:

All exhaust fans must be ducted to the external air in accordance with NCC 2022 Volume Two, Part 10.74 and AS 1668.2.

Bathrooms, toilets, and powder rooms: Minimum exhaust rate of 25 L/s. Laundries: Minimum exhaust rate of 40 L/s.



Building Permit



ISSUE	DATE	REVISION	PROJECT #
PROJECT	Proposed New French Provincial Dwelling		2502P2
ADDRESS		DATE # 20/02/2025	DWG #
		SCALE @ A3 1:100	A25 C
DWG	Ground Floor Electrical Plan	DRAWN TT	REVISION C
		CHKD TT	

AIBER HOMES
T: 0431 888 088 E: benardwimby@outlook.com

Artificial Lighting Calculations:				
	# Light	Total W	Area m2	
Bed 4	2	20	19.1	
ENS 4	1	10	6.7	
WIR 4	1	10	4.3	
Retreat	10	100	69.3	
	Chandelier	50		
Bed 3	2	20	22.7	
WIR 3	1	10	4.1	
ENS 3	1	10	5.3	
Study	2	20	13.6	
Bed 2	2	20	17.5	
WIR 2	1	10	3.6	
ENS 2	1	10	5.3	
Master Bedroom	4	40	40.5	
WIR 1	1	10	12	
ENS 1	3	30	17	

Electrical Note:

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

Smoke alarms shall be 240V hard-wired with interconnection between all units, including battery back-up to comply with AS 3786.

Artificial lighting:

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

Mechanical ventilation:

All exhaust fans must be ducted to the external air in accordance with NCC 2022 Volume Two, Part 10.74 and AS 1668.2.

Bathrooms, toilets, and powder rooms: Minimum exhaust rate of 25 L/s. Laundries: Minimum exhaust rate of 40 L/s.

- GPO & Garage door opener on ceiling.
- Telephone Point
- Meter box
- Equal
- Exhaust fan
- 3 in 1. Fan, light, heater
- Data point
- Double GPO
- 10W LED downlight
- Outdoor lighting with sensor
- Wall light
- Florescent tube
- Smoke alarm
- Pendant light
- LED strip light - Low brightness. 5W/m
- TV antenna point
- External Double GPO
- Switch
- Air conditioning duct outlet

- RH Rangehood
- DW Dishwasher
- RF Refrigerator
- OV Oven
- HB Hob
- CH Communication Hub
- C Center

Communication Hub consist of:

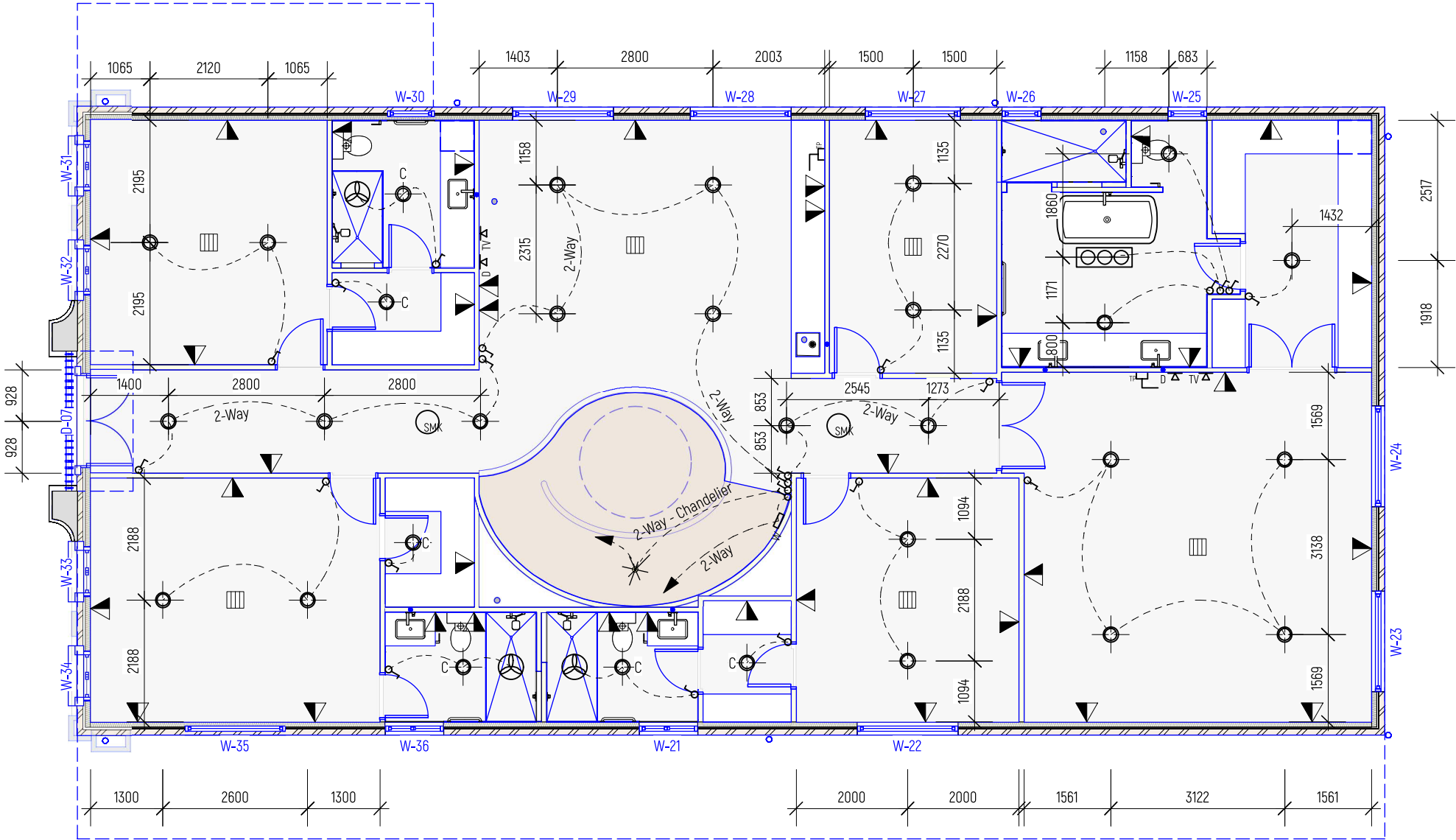
- 2 double GPO
- Conduit from meter box with draw cable ready for NBN.
- Data panel with labels to each switch identifying where individual switch connects to.
- Data panel connected with Cat 6 cable to the following:

> TV antenna (unless specified otherwise)

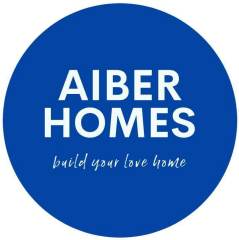
> Pay TV

> Inbuild speaker

> Inbuild multimedia points



Building Permit



A		29/08/2025	Smoke Alarm Note	
ISSUE		DATE	REVISION	
PROJECT			PROJECT #	
Proposed New French Provincial Dwelling			2502P2	
ADDRESS		DATE #	20/02/2025	DWG #
		SCALE @ A3	1:100	A26 A
DWG		DRAWN	TT	
First Floor Electrical Plan		CHKD	TT	
		REVISION		
		A		

AIBER HOMES
T: 0431 888 088 E: benardwimby@outlook.com

Maximum permitted building height: 11 metres.



RATED ADDRESS	LOT \ UNIT NO.	STAR RATING
		7.0

FLOOR DETAILS	
Concrete slab on ground:	R1.0 insulation required including slab edge (except garage)
Timber First Floor exposed levels:	No insulation required
Timber First Floor exposed & above Garage:	R2.5 insulation required
WALL DETAILS	
Brick Veneer walls:	R2.5 insulation plus 1 breathable wrap
Internal walls around laundry:	R2.5 insulation required
Internal walls between garage & dwelling:	R2.5 insulation required
External Garage Wall:	No insulation required
ROOF & CEILING DETAILS	
Metal Roof:	R6.0 insulation plus 1 single sided foil
Tiled Pitched Roof:	R6.0 insulation required
External Garage Roof:	No insulation required
WINDOWS, GLAZING, FRAMES:	
Aluminium Frames	
All Windows to be Double Glazed with U-Values<3.10, SHGC<0.49	
All Skylight Windows to be Double Glazed	
U Value to be equal or less & SHGC can be within 10%	
AIR LEAKAGE	
Exhaust fans to be sealed.	
Windows and sliding doors are fitted with weather seals.	
External doors to be weather stripped.	
Gaps & Cracks around doors, windows and service penetrations are sealed.	
All other: as per energy report and plans.	
LIGHTING	
The lamp illumination power density or artificial lighting not to exceed:	
• In Class 1 building (within the building), 5W/sqm	
• On a verandah or balcony attached to the class 1 4W/sqm	
• In a class 10 building (Garage, Shed...) 3W/sqm	

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.

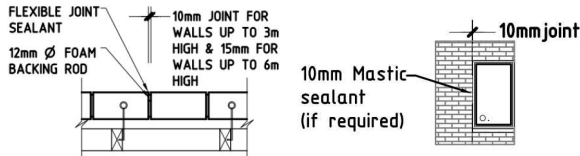
Refer BCA Vol 2 Clause H5P2 and ABCB Housing Provisions Standard 2022 Clause 11.3.7 and Clause 11.3.8

og - Obscure Glazing (Frost)

f - Fixed glazing.

o - Operable galzing.

Window arrows point to opening.



Masonry:

All concrete workmanship and materials shall be in accordance with AS3600. All brickwork and articulation joints shall be in accordance with AS3700-2011, AS4773.1-2020 & AS 4773.2-2010

Articulation joints for brickworks at 5.0 metre max spacing. When articulation joints are required, they shall be sealed to

prevent moisture penetration and spaced at centres not exceeding the value given in Table 12.14 AS3700. Articulation joints shall be placed at a distance from all corners not less than 0.5m and not greater than 3.0m.

Minimum articulation joint width 10mm. Either fill with a compressible foam or polystyrene filler and flexible sealant; or a purpose made backer rod and a flexible sealant.

Use 8 gauge galvanised brick ties at 600 ctrs; and provide wall ties at 300mm from articulation joints, top and bottom of wall.

Ventilation

- 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 mechanical ventilation DTS solution 10.8.2 or in accordance with AS 1668.2
- 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.
- Provide subfloor vents at 6m square clear ventilation per 1m run of external masonry wall.

Downpipe

- All downpipe are 100ø unless otherwise noted

Building materials, finishes and colours

	Material	Finish	Colour	
GF Walls	Brick Veneer	Render	Athens Grey	
1F Walls	Brick Veneer	Render	Athens Grey	
Decorative Moulding	Ultratex Moulding	Render	Spun Peral	
Downpipe	PVC		White	
Windows	Aluminium	Powder Coat	Monument	
Gutter	Colorbond		Shale Grey	
Roof - Outer	Concrete Tile		Barramundi	
Roof - Inner	Corrugated Iron	Colorbond	Surfmist	
Garage Door	Aluminium	Powder coated	Athens Grey	
Entance Door	Solid Timber		Monument	

Standard Flat Bottom

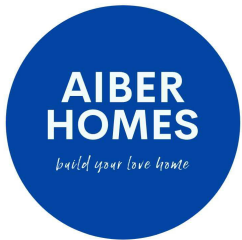
Product Code: R25		
Available Sizes (mm)		
Length	Width	Depth
380	225	275
450	250	300

TABLE

<https://www.ultratex.au/architectural-mouldings/>



Building Permit



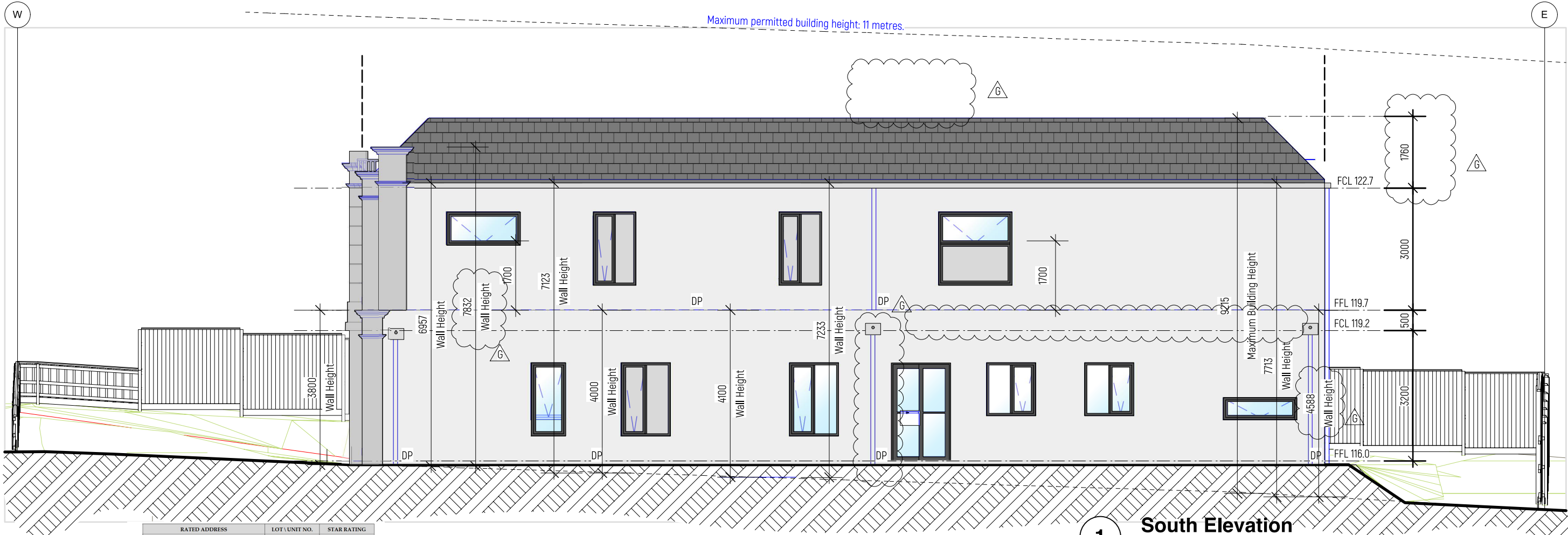
G	28/10/2025	Update pillar height, dome design and downpipes.
F	27/10/2025	Update Pillar
E	16/10/2025	Update W13 & W14

ISSUE	DATE	REVISION	PROJECT #
PROJECT	Proposed New French Provincial Dwelling		2502P2
ADDRESS	DATE #	10/06/2025	DWG #
	SCALE @ A3	1:100	A30 G
DWG	DRAWN	TT	REVISION
	CHKD	TT	G

AIBER HOMES

T: 0431 888 088

E: benardwimby@outlook.com



RATED ADDRESS	LOT/UNIT NO.	STAR RATING
		7.0

FLOOR DETAILS	
Concrete slab on ground:	R1.0 insulation required including slab edge (except garage)
Timber First Floor between levels:	No insulation required
Timber First Floor exposed & above Garage:	R2.5 insulation required
WALL DETAILS	
Brick Veneer walls:	R2.5 insulation plus 1 breathable wrap
Internal walls around laundry:	R2.5 insulation required
Internal walls between garage & dwelling:	R2.5 insulation required
External Garage Walls:	No insulation required
ROOF & CEILING DETAILS	
Metal Roof:	R4.0 insulation plus 1 single sided foil
Tiled Pitched Roof:	R4.0 insulation required
External Garage Roof:	No insulation required
WINDOWS, GLAZING	
FRAMES:	
Aluminium Frames	
GLAZING:	
All Windows to be Double Glazed with U-Value<3.10, SHGC<0.49	
All Skylight Windows to be Double Glazed	
U Value to be equal or less & SHGC can be within 10%	
AIR LEAKAGE	
• Exhaust fans to be sealed.	
• Windows and sliding doors are fitted with weather seals.	
• External doors to be weather stripped.	
• Gaps & Cracks around doors, windows and service penetrations are sealed.	
• All other: as per energy report and plans.	
LIGHTING	
The lamp illumination power density or artificial lighting not to exceed:	
• In Class 1 building (within the building), 3W/sqm	
• On a verandah or balcony attached to the class 1 4W/sqm	
• In a class 10 building (Garage, Shed...) 3W/sqm	

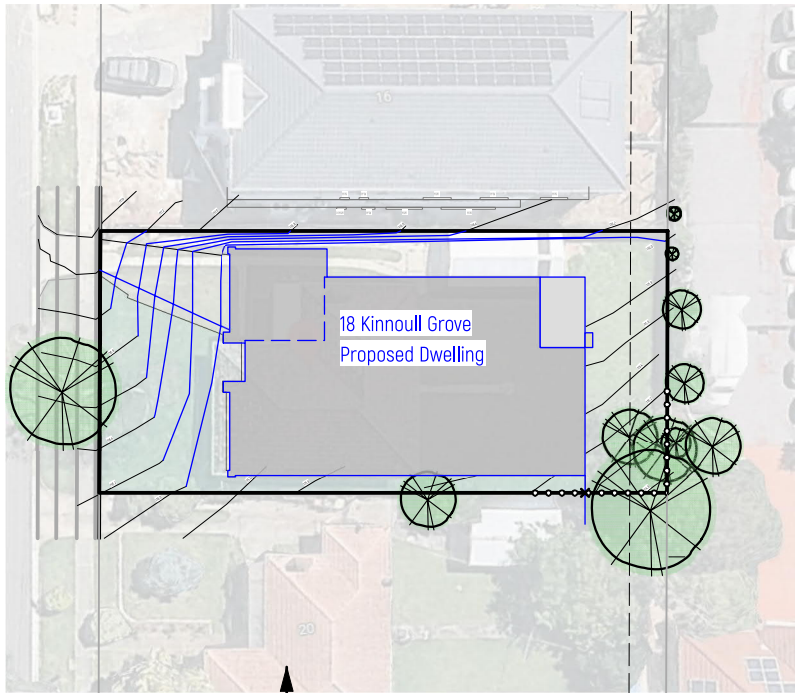


Photo - 8 August 2025 - Working in Progress / Vacant site

Adjoining Allotment Status

Assessment under Building Regulations 2018 Part 5 has been undertaken against existing condition on adjoining land, consistent with Reg 69 (definition of "existing building/dwelling") and Regs 83-84 (which protect existing SPOS/windows).

The adjoining site at [redacted] is currently under construction and is therefore considered a 'vacant site' until an Occupancy Permit is obtained. Accordingly, overshadowing and overlooking tests are undertaken against the existing vacant site.

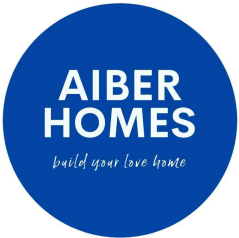
South Elevation

Scale: 1:100

<https://www.ultratex.au/architectural-mouldings/>

Building materials, finishes and colours				
	Material	Finish	Colour	
GF Walls	Brick Veneer	Render	Athens Grey	
1F Walls	Brick Veneer	Render	Athens Grey	
Decorative Moulding	Ultratex Moulding	Render	Spun Peral	
Downpipe	PVC		White	
Windows	Aluminium	Powder Coat	Monument	
Gutter	Colorbond		Shale Grey	
Roof - Outer	Concrete Tile		Barramundi	
Roof - Inner	Corrugated Iron	Colorbond	Surfmist	
Garage Door	Aluminium	Powder coated	Athens Grey	
Entance Door	Solid Timber		Monument	

Building Permit



H	28/10/2025	Update pillar height, dome design and downpipes.
G	27/10/2025	Update Pillar & Side Wall
F	16/10/2025	Update Window W07 & W08

ISSUE	DATE	REVISION	PROJECT #	
PROJECT	Proposed New French Provincial Dwelling		2502P2	
ADDRESS	DATE #	10/06/2025	DWG #	A31 H
	SCALE @ A3	1:100		
DWG	DRAWN	TT	REVISION	H
	CHKD	TT		

AIBER HOMES

T: 0431 888 088

E: benardwimby@outlook.com

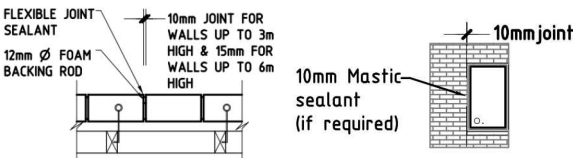
Windows

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.

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.



Masonry:

All concrete workmanship and materials shall be in accordance with AS3600. All brickwork and articulation joints shall be in accordance withwith AS3700-2011, AS4773.1-2020 & AS 4773.2-2010

Articulation joints for brickworks at 5.0 metre max spacing. When articulation joints are required, they shall be sealed to

prevent moisture penetration and spaced at centres not exceeding the value given in Table 12.14 AS3700. Articulation joints shall be placed at a distance from all corners not less than 0.5m and not greater than 3.0m.

Minimum articulation joint width 10mm. Either fill with a compressible foam or polystyrene filler and flexible sealant; or a purpose made backer rod and a flexible sealant.

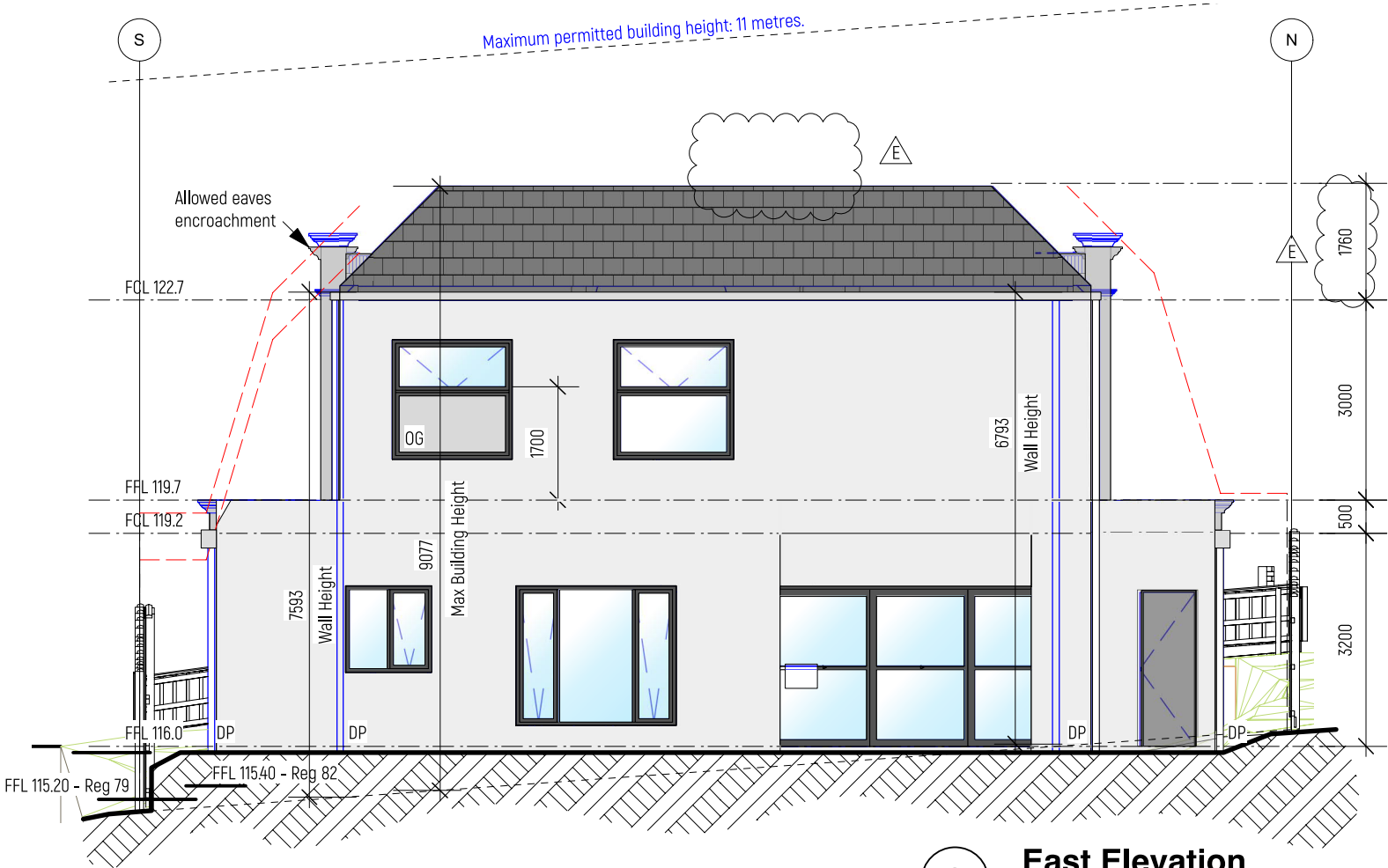
Use 8 gauge galvanised brick ties at 600 ctrs; and provide wall ties at 300mm from articulation joints, top and bottom of wall.

Ventilation

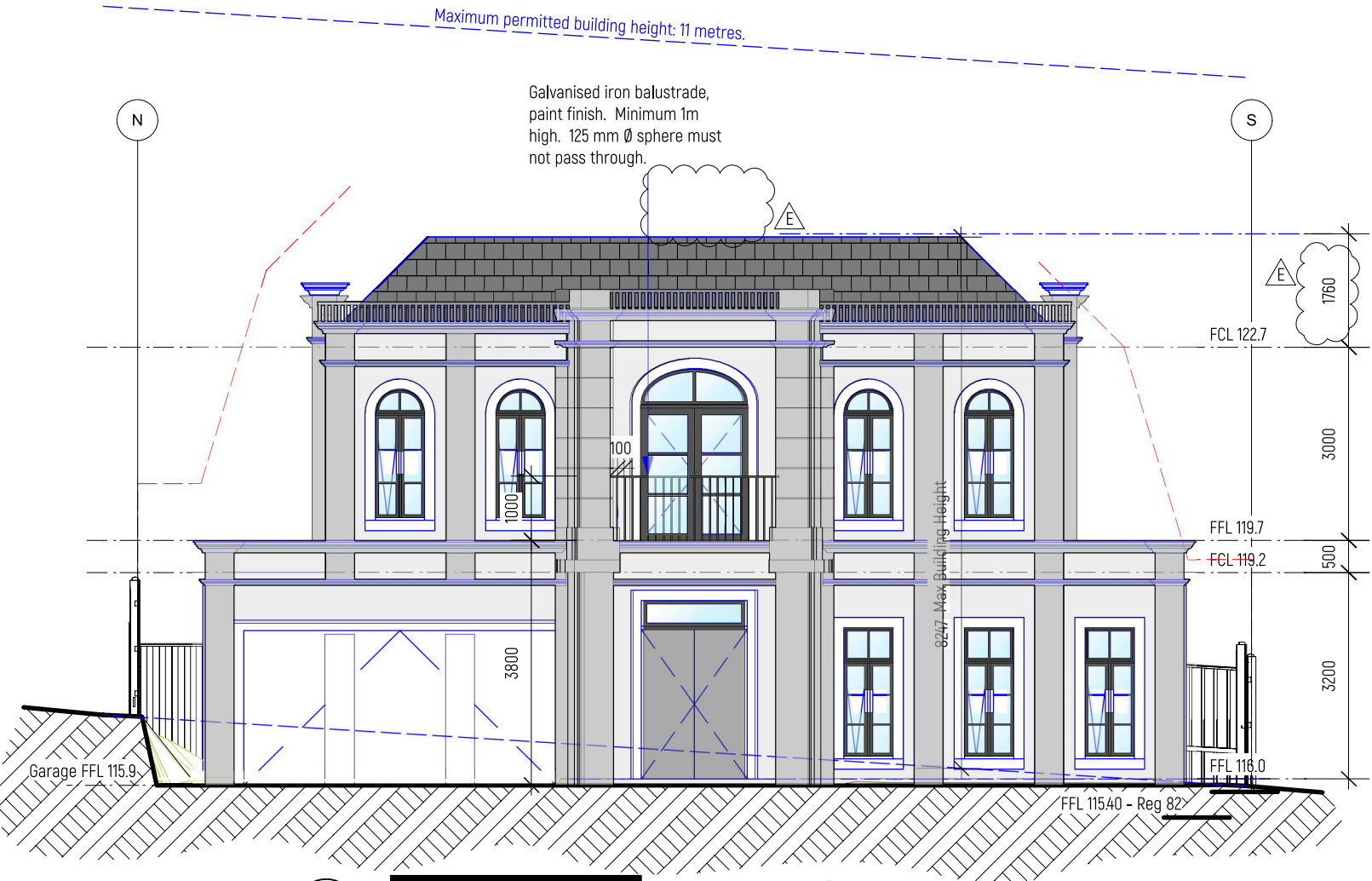
1. Provide natural and/or mechanical ventilation in compliance with BCA Vol 2 H4P5. Natural ventilation DTS solutions in accordance with ABCB Housing Provision 10.6.2 and / or mechanical ventilation DTS solution 10.8.2 or in accordance with AS 1668.2
2. Bottom of bearers. a. to be 150mm above ground 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.

Downpipe

1. All downpipe are 100Ø unless otherwise noted



2 East Elevation
Scale: 1:100



1 West Elevation
Scale: 1:100

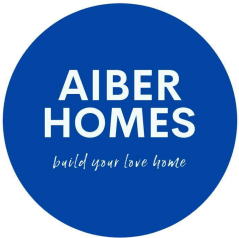
Building materials, finishes and colours				
	Material	Finish	Colour	
GF Walls	Brick Veneer	Render	Athens Grey	
1F Walls	Brick Veneer	Render	Athens Grey	
Decorative Moulding	Ultratex Moulding	Render	Spun Peral	
Downpipe	PVC		White	
Windows	Aluminium	Powder Coat	Monument	
Gutter	Colorbond		Shale Grey	
Roof - Outer	Concrete Tile		Barramundi	
Roof - Inner	Corrugated Iron	Colorbond	Surfmist	
Garage Door	Aluminium	Powder coated	Athens Grey	
Entrance Door	Solid Timber		Monument	

<https://www.ultratex.au/architectural-mouldings/>

RATED ADDRESS	LOT \ UNIT NO.	STAR RATING
		7.0
FLOOR DETAILS		
Concrete slab on ground:		
Timber First Floor between levels:		R1.0 insulation required including slab edge (except garage)
Timber First Floor exposed & above Garage:		No insulation required
WALL DETAILS		R2.5 insulation required
Brick Veneer walls:		R2.5 insulation plus 1 breathable wrap
Internal walls around laundry:		R2.5 insulation required
Internal walls between garage & dwelling:		R2.5 insulation required
External Garage Walls:		No insulation required
ROOF & CEILING DETAILS		
Metal Roof:		R4.0 insulation plus 1 single sided foil
Tiled Pitched Roof:		R4.0 insulation required
External Garage Roof:		No insulation required
WINDOWS, GLAZING FRAMES:		
Aluminium Frames		
GLAZING:		
All Windows to be Double Glazed with U-Value<1.0, SHGC<0.49		
All Skylight Windows to be Double Glazed		
U Value to be equal or less @ SHGC can be within 10%		
AIR LEAKAGE		
The long illumination power density or artificial lighting not to exceed:		
• Exhaust fans to be sealed.		
• Windows and sliding doors are fitted with weather seals.		
• External doors to be weather stripped.		
• Gaps & Cracks around doors, windows and service penetrations are sealed.		
• All other: as per energy report and plans.		
LIGHTING		
• In Class 1 building (within the building), 5W/sqm		
• On a verandah or balcony attached to the class 1 dwelling		
• In a class 10 building (Garage, Shed...) 3W/sqm		

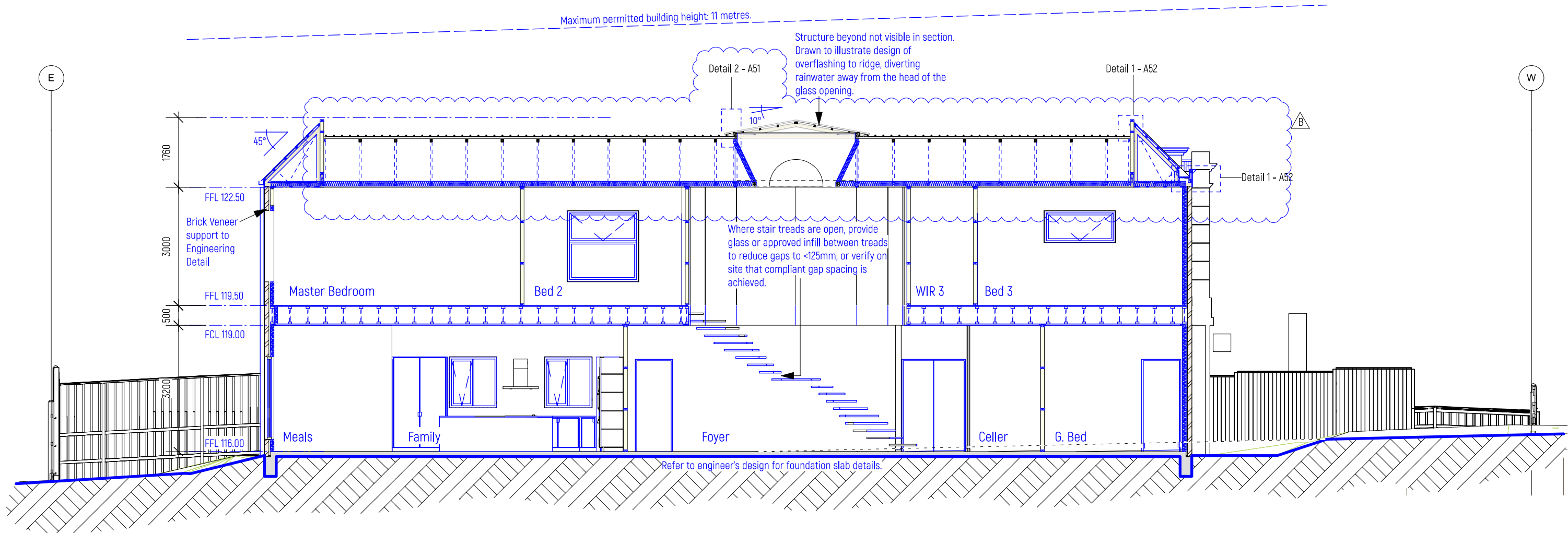
E	28/10/2025	Update pillar height, dome design and downpipes.
D	16/10/2025	Update front facade
C	2/10/2025	Amend Wall Height

Building Permit



ISSUE	DATE	REVISION
PROJECT	Proposed New French Provincial Dwelling	
ADDRESS	DATE #	10/06/2025
DWG	SCALE @ A3	1:100
Elevations		DRAWN TT
		CHKD TT
		REVISION E

AIBER HOMES
T: 0431 888 088 E: benardwimby@outlook.com



1 Long Section
Scale: 1:100

Stairs construction to comply with BCA Vol 2 Clause 3.9.1. Handrail to one side minimum.

Stairs:

Going (G): 355mm maximum / 250mm minimum.
Risers (R): 190mm maximum / 115mm minimum.
2R + 1G = 700mm maximum / 550mm minimum.

Provide continuous handrail to stairs.
Maximum 18 risers to each flight of stairway.
Slip resistance to internal stair to comply with NCC Clause 3.9.14 and AS 4586
Treads must be solid construction
No more than 3 winders in a quarter landing
Going and risers must be consistent along a flight of stairway.

Handrail & Balustrades:

- 1000mm min. above the balcony or landing finish surface level; and,
- 865mm min above stair nosing or ramp; and,
- Max 125mm gap; and,
- Ensuring horizontal elements within the balustrade between 150mm and 760mm above the floor do not facilitate climbing where floor level drops more than 4m compare with to adjacent floor.
- Stair treads must have a surface or nosing strip which minimises the risk of people slipping and injuring themselves. In each case the surface or nosing must have a slip-resistance classification when tested in accordance with AS 4586. There are two tests (the Wet Pendulum Test or the Oil-Wet Inclining Platform Test) and two conditions (dry or wet) to be considered.
- The floor surface of a ramp must be slip-resistant to minimise the risk of people slipping and injuring themselves. The surface must have a slip-resistance classification when tested in accordance with AS 4586.
- Minimum landing length 750mm, maximum gradient 1:50. Provide landing to stair height change more than 570mm.

RATED ADDRESS	LOT \ UNIT NO.	STAR RATING
[REDACTED]		7.0

FLOOR DETAILS

Concrete slab on ground: R1.0 insulation required including slab edge (except garage)
Timber First Floor between levels: No insulation required
Timber First Floor exposed & above Garage: R2.5 insulation required

WALL DETAILS

Brick Veneer walls: R2.5 insulation plus 1 breathable wrap
Internal walls around laundry: R2.5 insulation required
Internal walls between garage & dwelling: R2.5 insulation required
External Garage Walls: No insulation required

ROOF & CEILING DETAILS

Metal Roof: R6.0 insulation plus 1 single sided foil
Tiled Pitched Roof: R6.0 insulation required
External Garage Roof: No insulation required

WINDOWS, GLAZING

FRAMES: Aluminium Frames
GLAZING: All Windows to be Double Glazed with U-Value=3.10, SHGC=0.49
All Skylight Windows to be Double Glazed

U Value to be equal or less & SHGC can be within 10%

AIR LEAKAGE

- Exhaust fans to be sealed.
- Windows and sliding doors are fitted with weather seals.
- External doors to be weather stripped.
- Gaps & Cracks around doors, windows and service penetrations are sealed.
- All other: as per energy report and plans.

LIGHTING

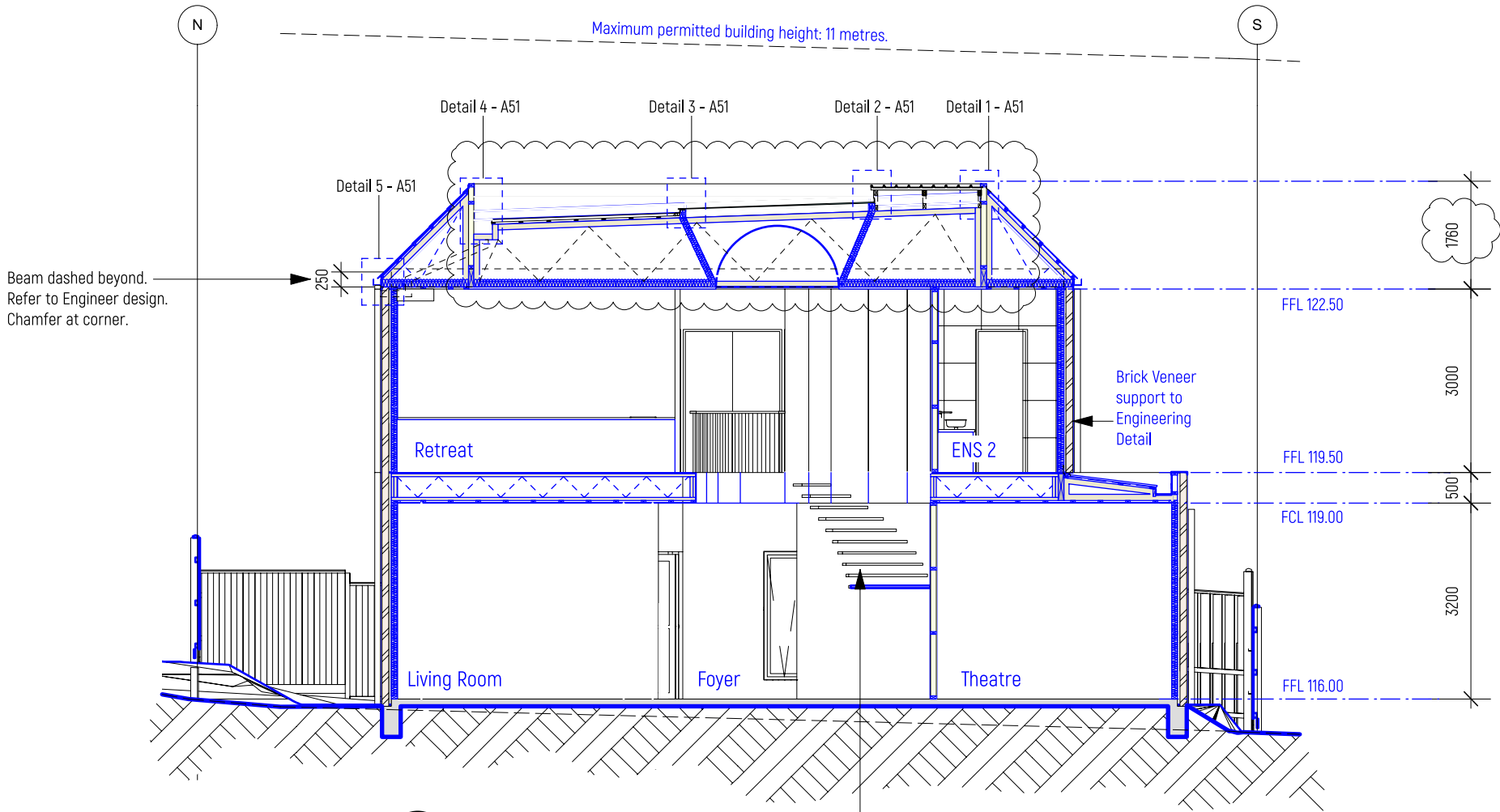
The lamp illumination power density or artificial lighting not to exceed:
• In Class 1 building (within the building), 5W/sqm
• On a verandah or balcony attached to the class 1 4W/sqm
• In a class 10 building (Garage, Shed...) 3W/sqm

- Exhaust fans to be self closing, fitted with a draftstopper or similarly sealed
- Utility doors are sealed
- Downlights have been rated as sealed, with no air flowing between the ceiling and the roof space.

Building Permit



A		19/09/2025	Update Insulation
ISSUE	DATE	REVISION	
PROJECT			Proposed New French Provincial Dwelling
ADDRESS			2502P2
DWG			Sections
AIBER HOMES			A35 A
T: 0431 888 088			E: benardwimby@outlook.com



1 Cross Section
Scale: 1:100

Where stair treads are open, provide glass or approved infill between treads to reduce gaps to <125mm, or verify on site that compliant gap spacing is achieved.

Stairs construction to comply with BCA Vol 2 Clause 3.9.1. Handrail to one side minimum.

Stairs:

Going (G): 355mm maximum / 250mm minimum.
Risers (R): 190mm maximum / 115mm minimum.
2R + 1G = 700mm maximum / 550mm minimum.

Provide continuous handrail to stairs.
Maximum 18 risers to each flight of stairway.
Slip resistance to internal stair to comply with NCC Clause 3.9.14 and AS 4586
Treads must be solid construction
No more than 3 winders in a quarter landing
Going and risers must be consistent along a flight of stairway.

Handrail & Balustrades:

- 1000mm min. above the balcony or landing finish surface level; and,
- 865mm min above stair nosing or ramp; and,
- Max 125mm gap; and,
- Ensuring horizontal elements within the balustrade between 150mm and 760mm above the floor do not facilitate climbing where floor level drops more than 4m compare with to adjacent floor.
- Stair treads must have a surface or nosing strip which minimises the risk of people slipping and injuring themselves. In each case the surface or nosing must have a slip-resistance classification when tested in accordance with AS 4586. There are two tests (the Wet Pendulum Test or the Oil-Wet Inclining Platform Test) and two conditions (dry or wet) to be considered.
- The floor surface of a ramp must be slip-resistant to minimise the risk of people slipping and injuring themselves. The surface must have a slip-resistance classification when tested in accordance with AS 4586.
- Minimum landing length 750mm, maximum gradient 1:50. Provide landing to stair height change more than 570mm.

RATED ADDRESS	LOT \ UNIT NO.	STAR RATING
		7.0

FLOOR DETAILS

Concrete slab on ground: R1.0 insulation required including slab edge (except garage)
Timber First Floor between levels: No insulation required
Timber First Floor exposed & above Garage: R2.5 insulation required

WALL DETAILS

Brick Veneer walls: R2.5 insulation plus 1 breathable wrap
Internal walls around laundry: R2.5 insulation required
Internal walls between garage & dwelling: R2.5 insulation required
External Garage Walls: No insulation required

ROOF & CEILING DETAILS

Metal Roof: R6.0 insulation plus 1 single sided foil
Tiled Pitched Roof: R6.0 insulation required
External Garage Roof: No insulation required

WINDOWS, GLAZING

FRAMES: Aluminium Frames

GLAZING:

All Windows to be Double Glazed with U-Value<3.10, SHGC<0.49

All Skylight Windows to be Double Glazed

U Value to be equal or less & SHGC can be within 10%

AIR LEAKAGE

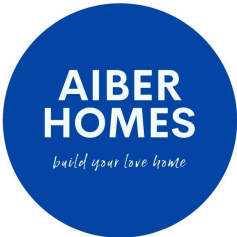
- Exhaust fans to be sealed.
- Windows and sliding doors are fitted with weather seals.
- External doors to be weather stripped.
- Gaps & Cracks around doors, windows and service penetrations are sealed.
- All other: as per energy report and plans.

LIGHTING

The lamp illumination power density or artificial lighting not to exceed:
• In Class 1 building (within the building), 5W/sqm
• On a verandah or balcony attached to the class 1 4W/sqm
• In a class 10 building (Garage, Shed...) 3W/sqm

- Exhaust fans to be self closing, fitted with a draftstopper or similarly sealed
- Utility doors are sealed
- Downlights have been rated as sealed, with no air flowing between the ceiling and the roof space.

Building Permit



A		19/09/2025		Update Insulation	
ISSUE		DATE		REVISION	
PROJECT		Proposed New French Provincial Dwelling			PROJECT # 2502P2
ADDRESS		DATE # 20/02/2025		DWG # A36 A	
DWG		SCALE @ A3 1:100		A36 A	
Sections		DRAWN TT		REVISION A	
CHKD TT		REVISION A		A	
AIBER HOMES					
T: 0431 888 088		E: benardwimby@outlook.com			

7 FLOOR OR GROUND SURFACES ON CONTINUOUS ACCESSIBLE PATHS OF TRAVEL AND CIRCULATION SPACES

7.1 General

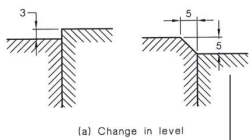
A continuous accessible path of travel and any circulation spaces shall have a slip-resistant surface. The texture of the surface shall be traversable by people who use a wheelchair and those with an ambulant or sensory disability.

7.2 Construction tolerances for abutment of surfaces

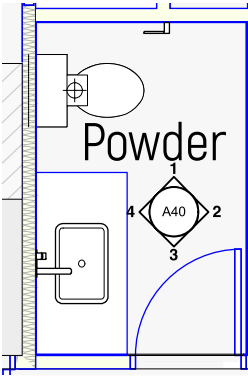
Abutment of surfaces shall have a smooth transition. Design transition shall be 0 mm. Construction tolerances shall be as follows:

- (a) 0 ±3 mm vertical, as shown in Figure 6(a).
(b) 0 ±5 mm, provided the edges have a bevelled or rounded edge to reduce the likelihood of tripping, as shown in Figure 6(b).

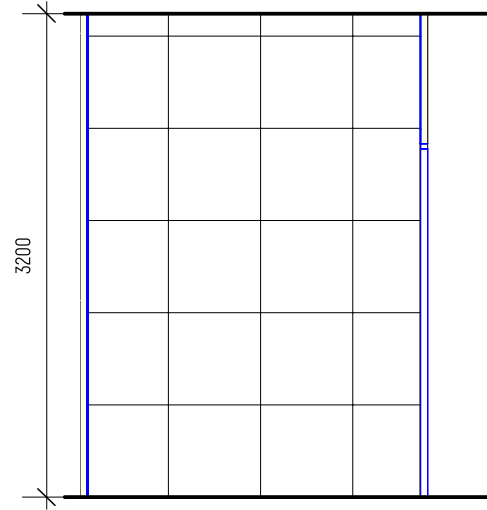
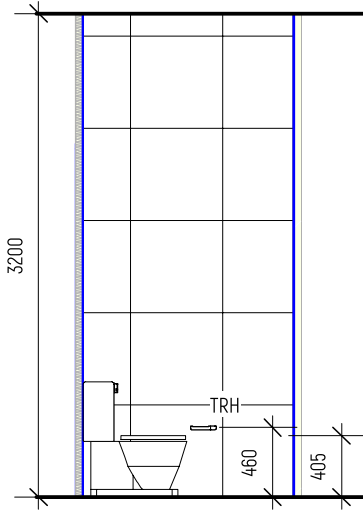
Tolerances for raked joint pavers shall be as shown in Figure 7.



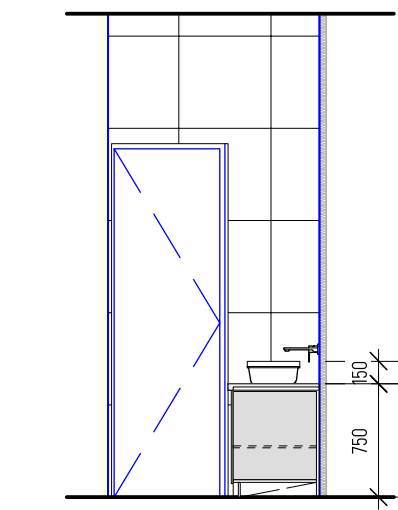
(a) Change in level



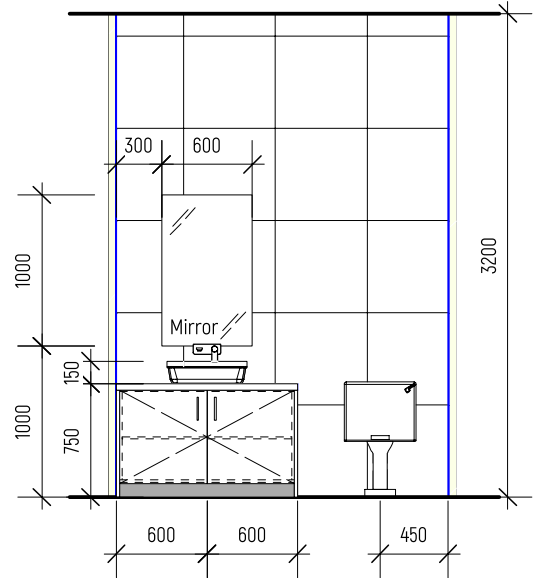
1 Powder - North
Scale: 1:50



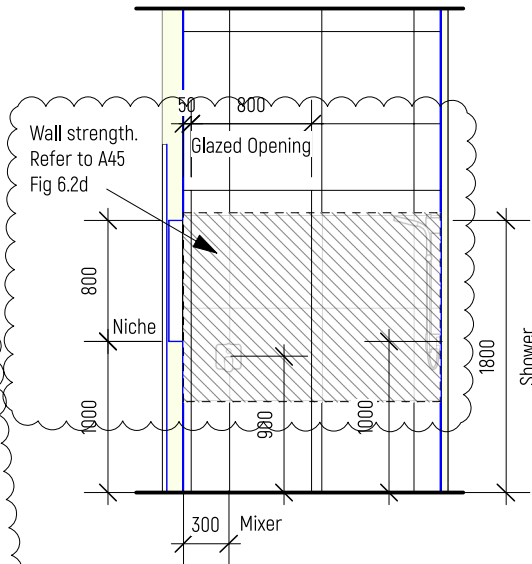
2 Powder - East
Scale: 1:50



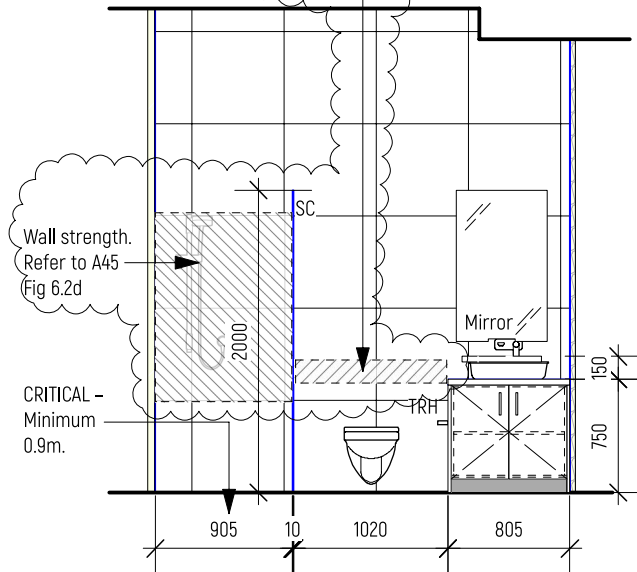
3 Powder - South
Scale: 1:50



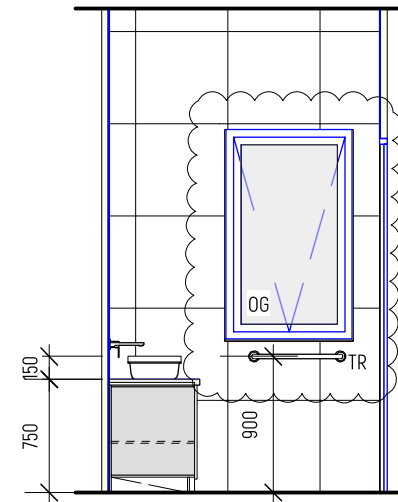
4 Powder - West
Scale: 1:50



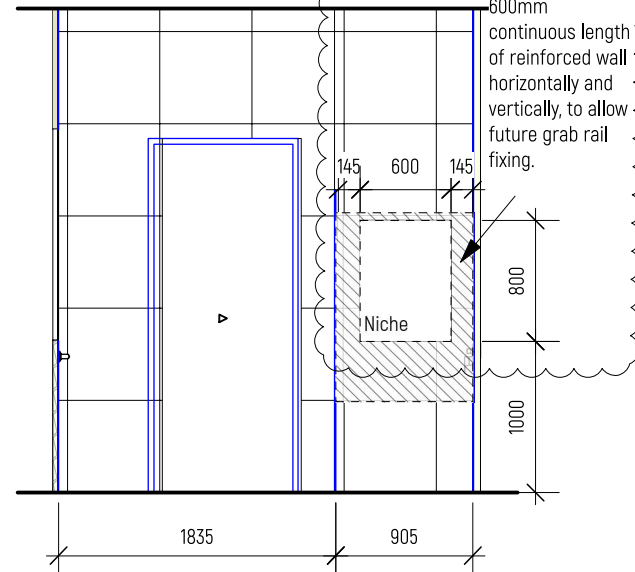
6 Guest Ensuite North
Scale: 1:50



7 Guest Ensuite East
Scale: 1:50



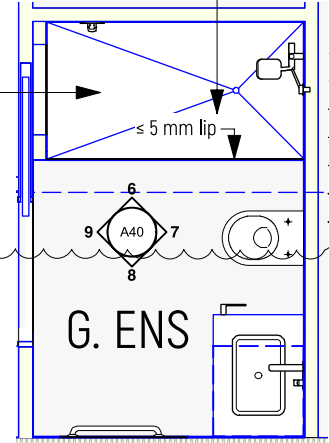
8 Guest Ensuite South
Scale: 1:50



9 Guest Ensuite West
Scale: 1:50

Shower floor to be constructed without a raised hob or step.

Where a threshold is unavoidable, it must not exceed 5 mm vertical.



Wet Areas:

Waterproofing of wet areas, being bathrooms, showers, laundries and sanitary compartments and the like shall be comply with BCA Vol. 2 H4P1 or DTS Solutions with ABCB Housing Providing Part 10.2, AS3740-2010, AS/NZS4654.1-2012 and AS/NZS4654.2-2012. Provide impervious substrate such as concrete and fibre-cement sheets to floor and wall.

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 Providing Part 10.2

Joinery Legend:

Adj = Adjustable Shelf
CC = Chamfer corner 10mm
OV = Oven
DW = Dishwasher
TRH = Toilet Roll Holder
TR = Towel Rail
SC = Shower screens toughened safety glass mini thickness of 6 mm,
Installation to comply with NCC Vol. 2, Part 3.8.5 (Wet Areas) and manufacturer's specifications.

BCA Vol.2 and AS3740-2021.

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 Providing Part 10.4.2

Mechanical Ventilation:

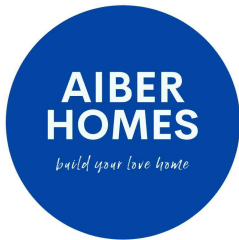
Provide mechanical ventilation to water closet, bath, ensuite, laundry where no natural ventilation is provided in accordance with ABCB Housing Providing DTS solution 10.8.2

- 40l/s to kitchen & laundry
- 25/s to bathroom or sanitary compartment

Each shower compartment shall be provided with mechanical ventilation in accordance with AS1668-1992 Part 2.

All ductwork shall extend to external wall.

Building Permit



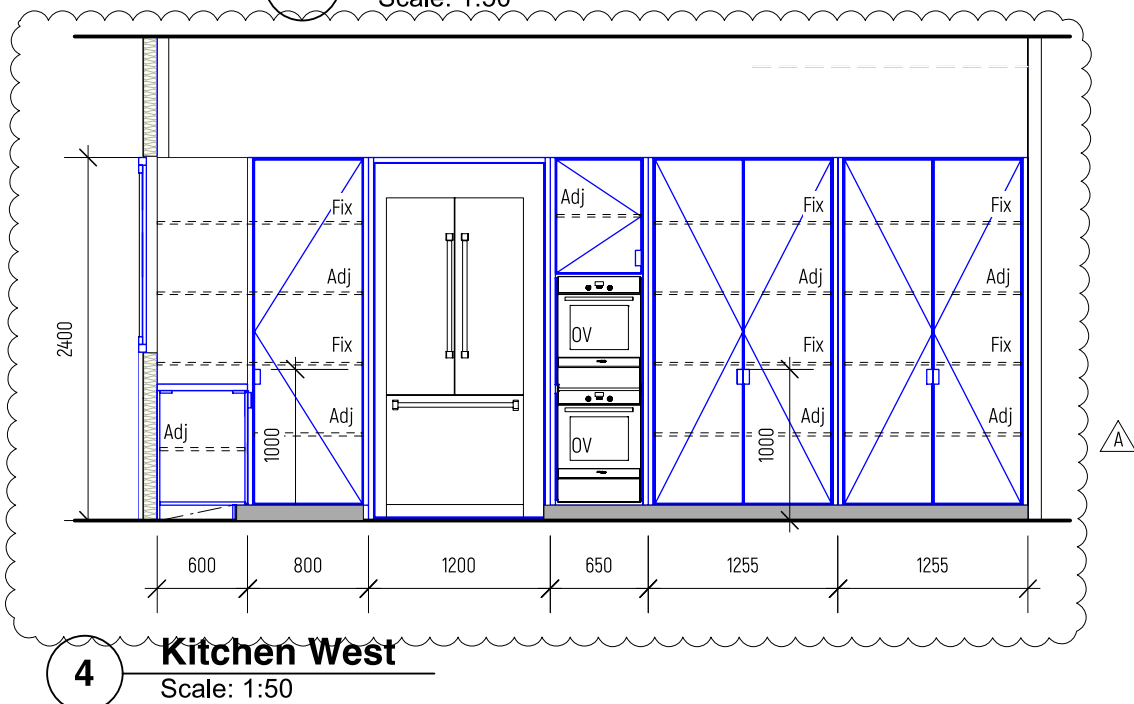
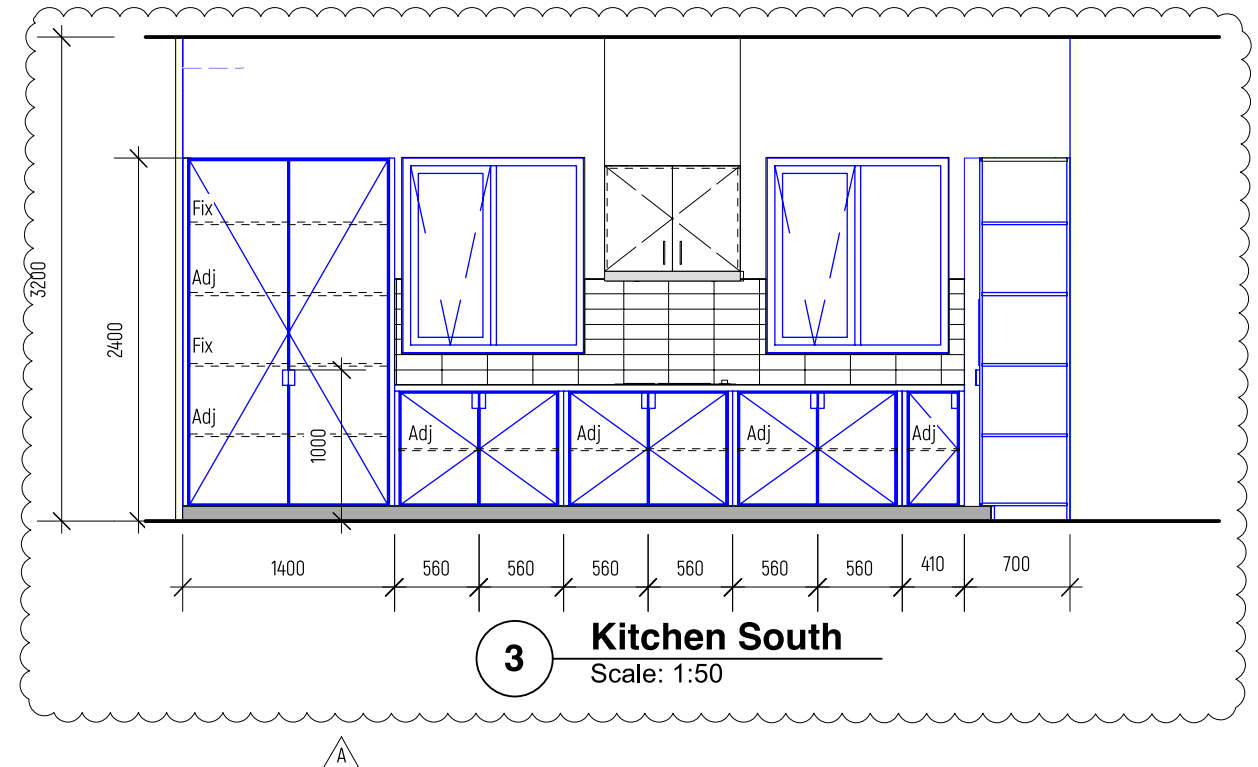
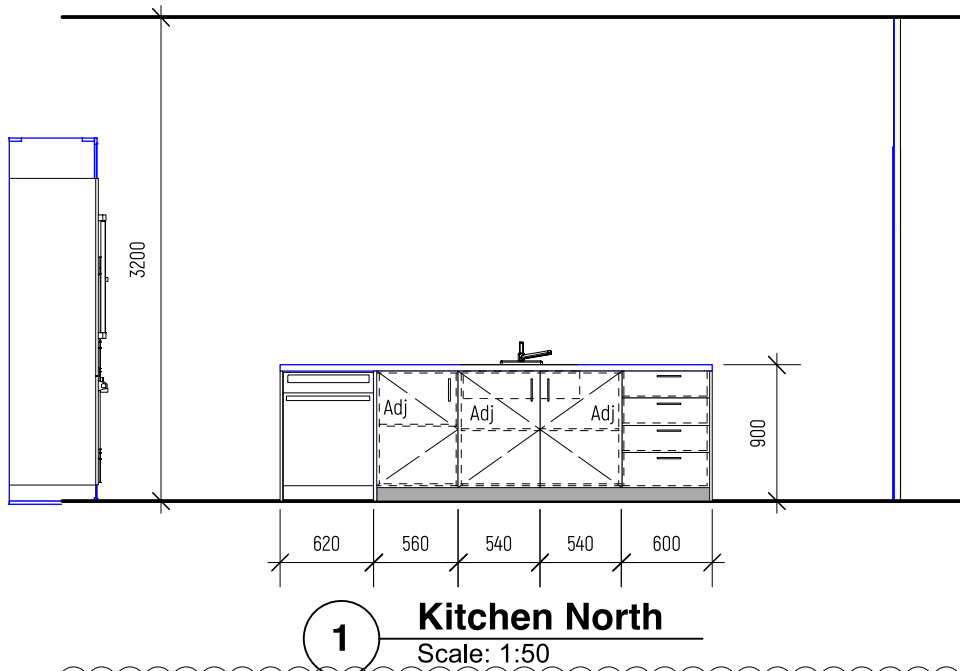
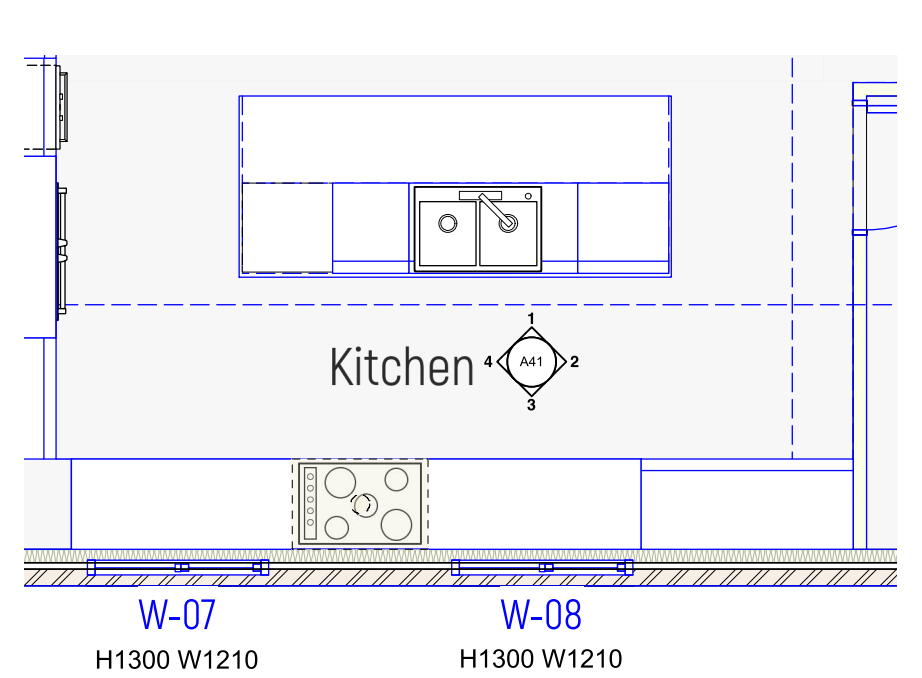
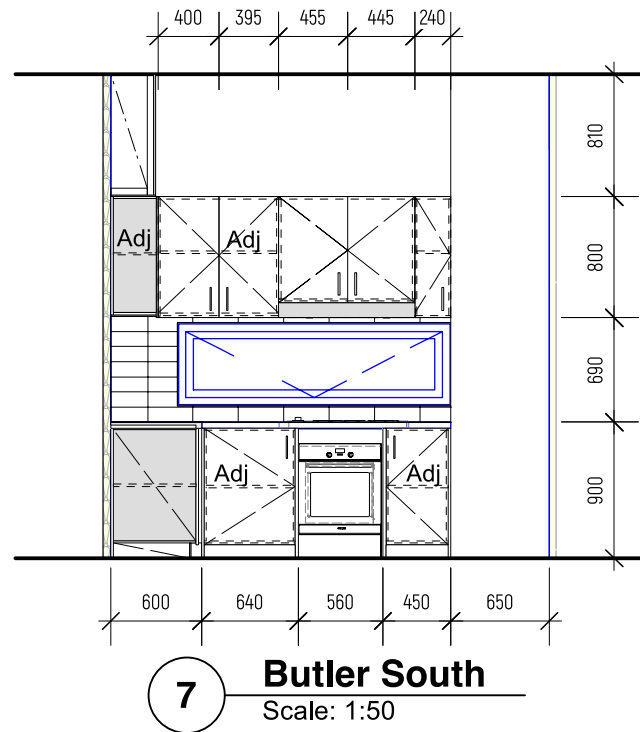
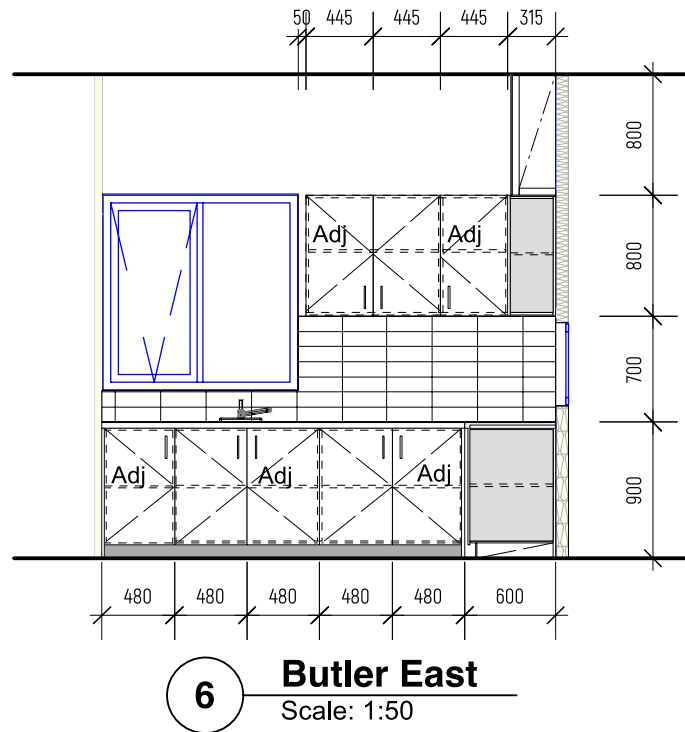
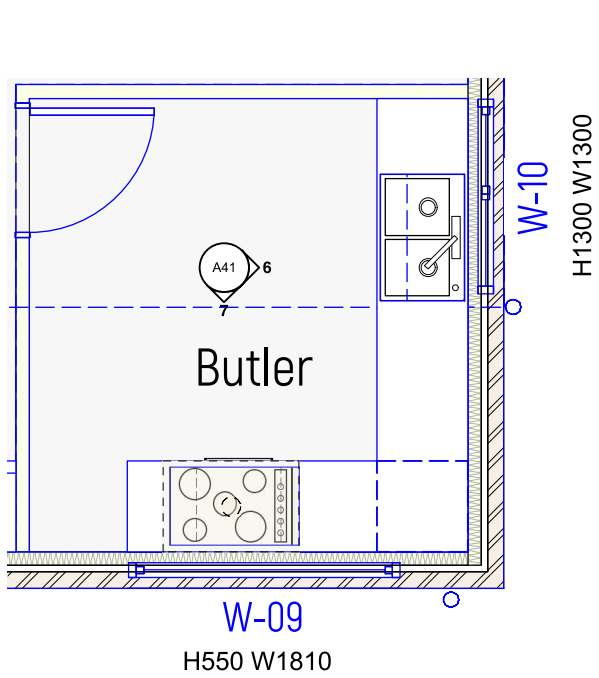
A 29/08/2025 Livable Housing Standard & Update Interior Elevations

ISSUE	DATE	REVISION	PROJECT #
PROJECT	Proposed New French Provincial Dwelling		2502P2
ADDRESS		DATE # 20/02/2025	DWG #
		SCALE @ A3 1:100	A40 A
DWG	Interior Elevations	DRAWN TT	REVISION A
		CHKD TT	

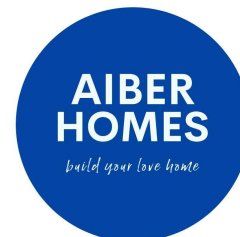
AIBER HOMES

T: 0431 888 088

E: benardwimby@outlook.com



Building Permit



A		16/10/2025		Update Kitchen	
ISSUE		DATE		REVISION	
PROJECT				PROJECT #	
Proposed New French Provincial Dwelling				2502P2	
ADDRESS			DATE #		20/02/2025
			SCALE @ A3		1:100
DWG			DRAWN		TT
Interior Elevations			CHKD		TT
			REVISION		A
AIBER HOMES					
T: 0431 888 088 E: benardwimby@outlook.com					

Wet Areas:

Waterproofing of wet areas, being bathrooms, showers, laundries and sanitary compartments and the like shall be comply with BCA Vol. 2 H4P1 or DTS Solutions with ABCB Housing Providing Part 10.2, AS3740-2010, AS/NZS4654.1-2012 and AS/NZS4654.2-2012. Provide impervious substrate such as concrete and fibre-cement sheets to floor and wall.

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 Providing Part 10.2

Joinery Legend:

Adj = Adjustable Shelf
CC = Chamfer corner 10mm
OV = Oven
DW = Dishwasher
TRH = Toilet Roll Holder
TR = Towel Rail
SC = Shower screens toughened safety glass mini thickness of 6 mm, Installation to comply with NCC Vol. 2, Part 3.8.5 (Wet Areas) and manufacturer's specifications.

BCA Vol.2 and AS3740-2021.

W.C.

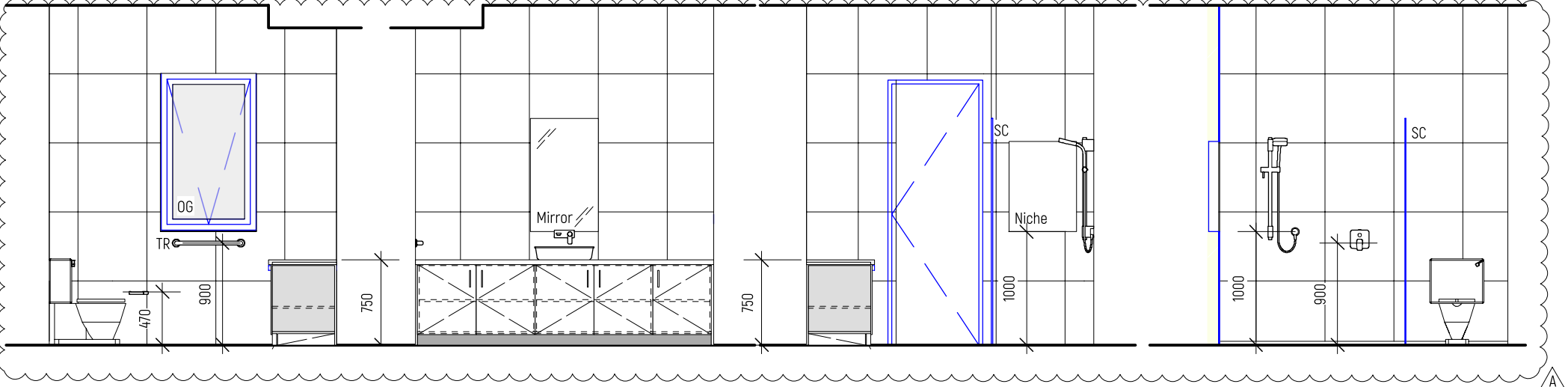
Door fully enclosing a sanitary compartment shall be provided with either lift off hinges or door to swing outwards or use a sliding door in compliance ABCB Housing Providing Part 10.4.2

Mechanical Ventilation:

Provide mechanical ventilation to water closet, bath, ensuite, laundry where no natural ventilation is provided in accordance with ABCB Housing Providing DTS solution 10.8.2

- 40l/s to kitchen & laundry
- 25/s to bathroom or sanitary compartment

Each shower compartment shall be provided with mechanical ventilation in accordance with AS1668-1992 Part 2. All ductwork shall extend to external wall.

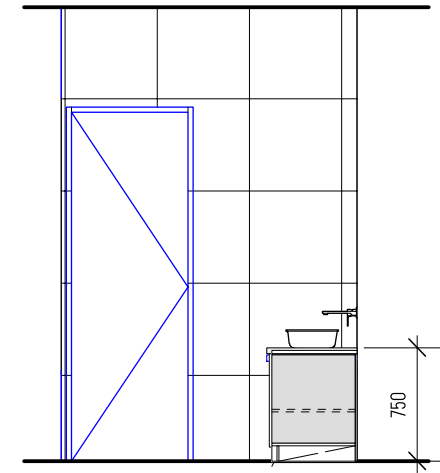
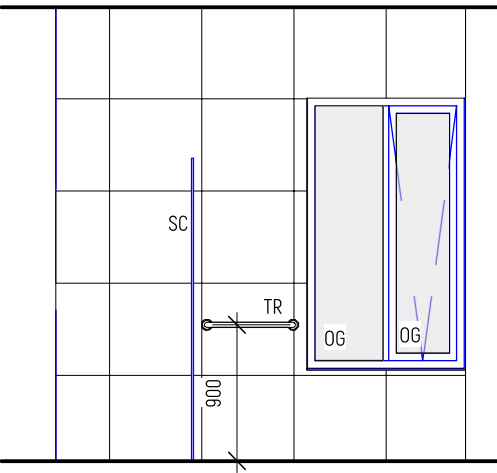
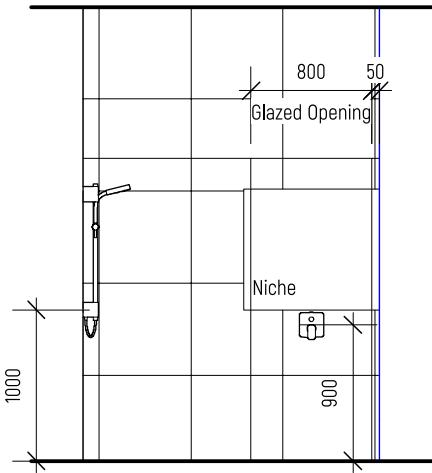
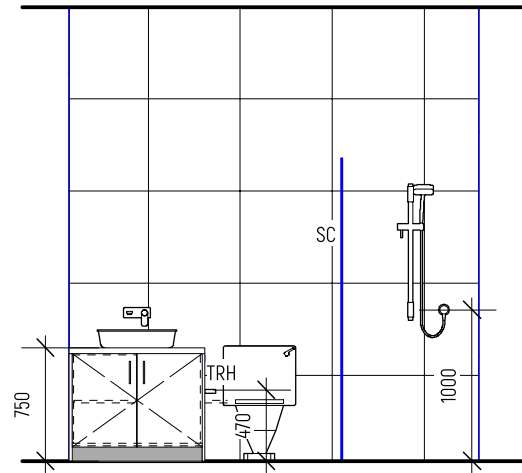


1 Ensuite 4 - North
Scale: 1:50

2 Ensuite 4 - East
Scale: 1:50

3 Ensuite 4 - South
Scale: 1:50

4 Ensuite 4 - West
Scale: 1:50

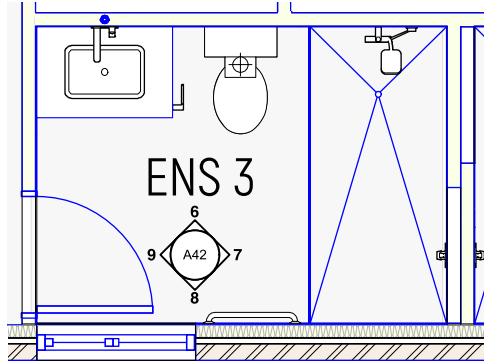
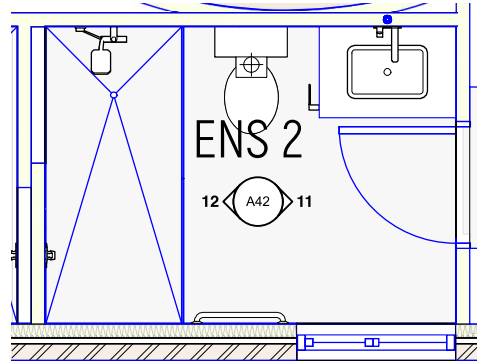
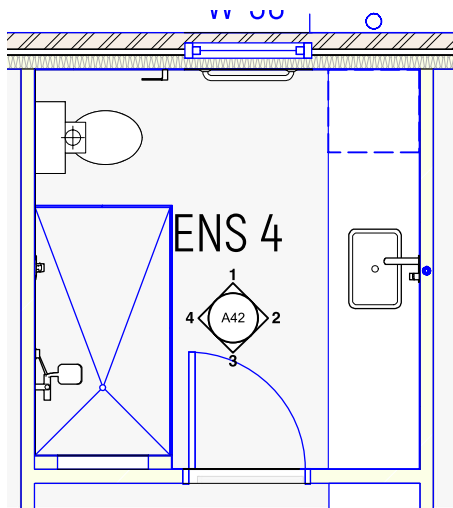
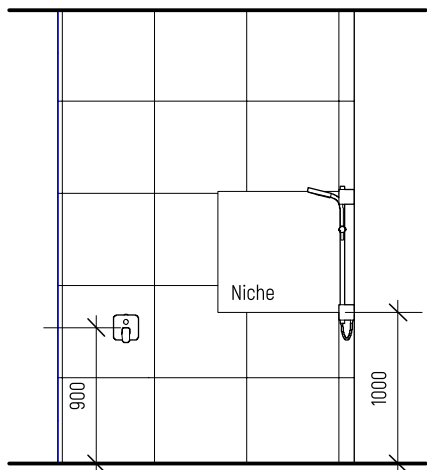
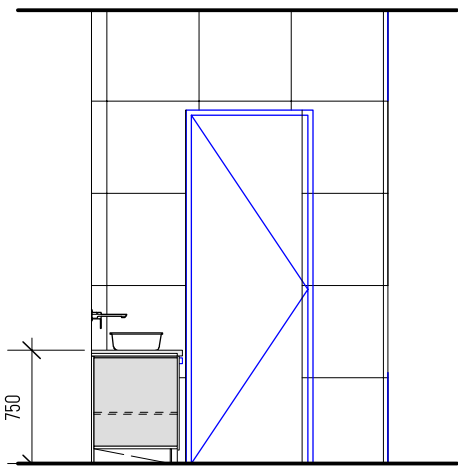


6 Ensuite 3 - North
Scale: 1:50

7 Ensuite 3 - East
Scale: 1:50

8 Ensuite 3 - South
Scale: 1:50

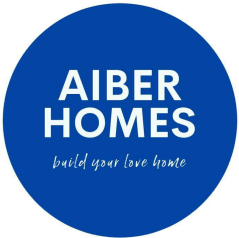
9 Ensuite 3 - West
Scale: 1:50



11 Ensuite 2 - East
Scale: 1:50

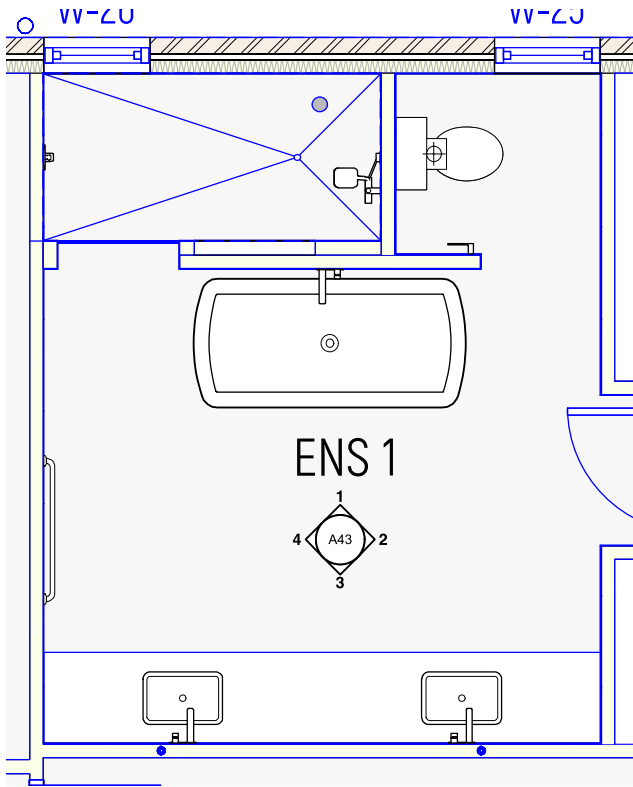
12 Ensuite 2 - West
Scale: 1:50

Building Permit

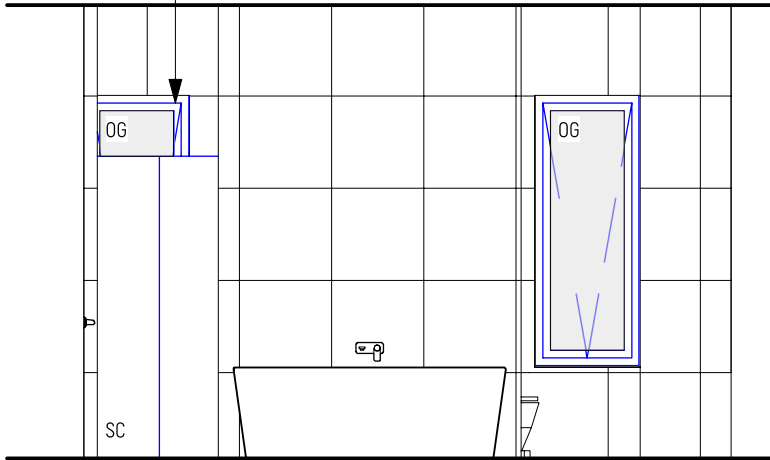


A		29/08/2025		Update Interior Elevations	
ISSUE		DATE		REVISION	
PROJECT				PROJECT #	
Proposed New French Provincial Dwelling				2502P2	
ADDRESS			DATE #		20/02/2025
			SCALE @ A3		1:100
DWG			DRAWN		TT
Interior Elevations			CHKD		TT
			REVISION		A

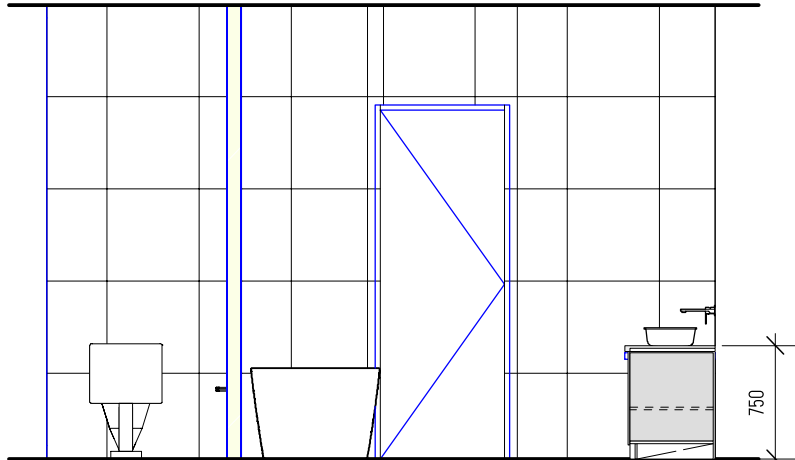
AIBER HOMES
T: 0431 888 088 E: benardwimby@outlook.com



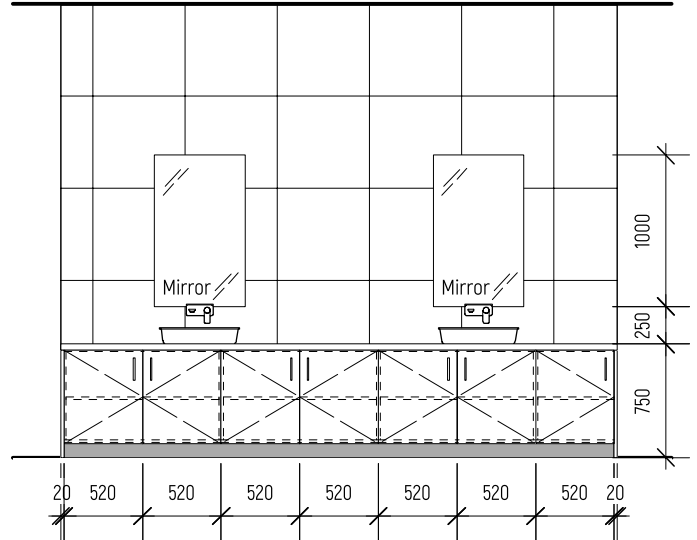
Verify on site that the nearest window is located not less than 1.5 m horizontally from the shower rose outlet, in accordance with AS 3740:2021 – Waterproofing of Domestic Wet Areas and NCC Vol. 2, Part 3.8.1 (Wet Areas).



1 **Ensuite - North**
Scale: 1:50



2 **Ensuite - East**
Scale: 1:50



3 **Ensuite - South**
Scale: 1:50

Wet Areas:

Waterproofing of wet areas, being bathrooms, showers, laundries and sanitary compartments and the like shall be comply with BCA Vol. 2 H4P1 or DTS Solutions with ABCB Housing Providing Part 10.2, AS3740-2010, AS/NZS4654.1-2012 and AS/NZS4654.2-2012. Provide impervious substrate such as concrete and fibre-cement sheets to floor and wall. 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:

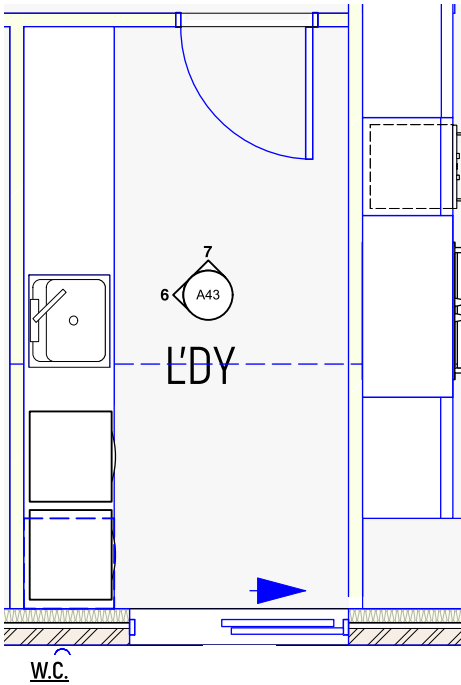
- 1800mm above floor level to shower enclosures, and,
- 150mm above baths, basins, sinks and troughs.

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

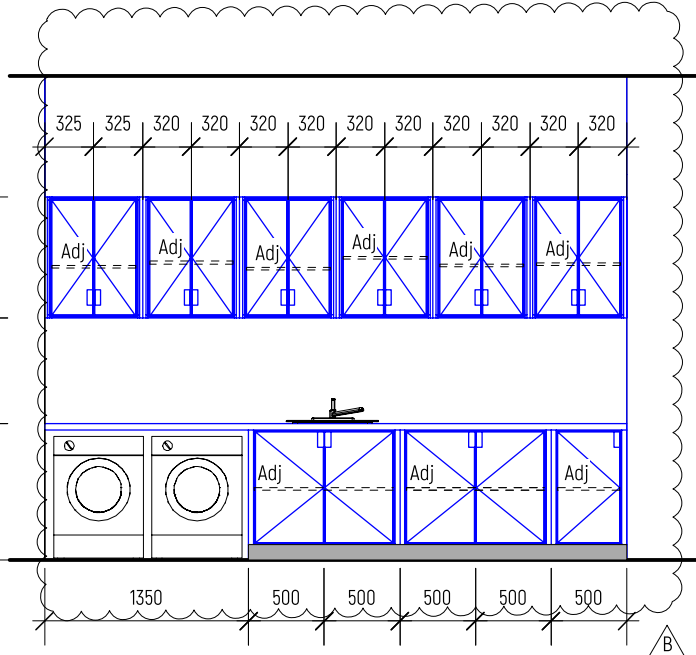
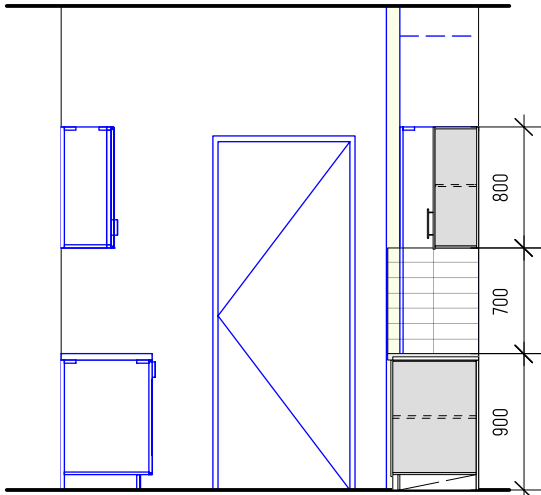
Joinery Legend:

Adj = Adjustable Shelf
CC = Chamfer corner 10mm
OV = Oven
DW = Dishwasher
TRH = Toilet Roll Holder
TR = Towel Rail
SC = Shower screens toughened safety glass mini thickness of 6 mm, Installation to comply with NCC Vol. 2, Part 3.8.5 (Wet Areas) and manufacturer's specifications.

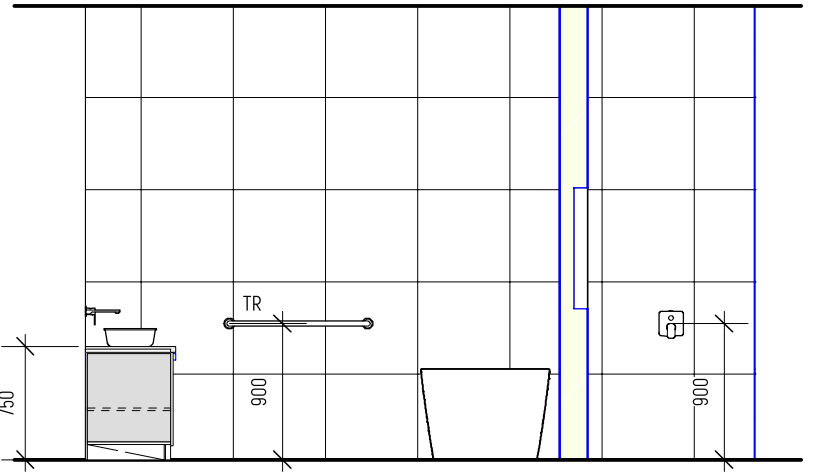
BCA Vol.2 and AS3740-2021.



7 **Laundry - East**
Scale: 1:50



6 **Laundry - East**
Scale: 1:50



4 **Ensuite - West**
Scale: 1:50

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 Providing Part 10.4.2

Mechanical Ventilation:

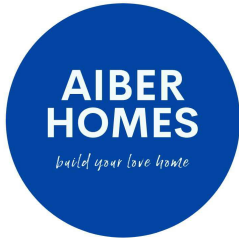
Provide mechanical ventilation to water closet, bath, ensuite, laundry where no natural ventilation is provided in accordance with ABCB Housing Providing DTS solution 10.8.2

- 40l/s to kitchen & laundry
- 25/s to bathroom or sanitary compartment

Each shower compartment shall be provided with mechanical ventilation in accordance with AS1668-1992 Part 2.

All ductwork shall extend to external wall.

Building Permit



B 16/10/2025 Update Laundry
A 29/08/2025 Update Interior Elevations

ISSUE	DATE	REVISION	PROJECT #
PROJECT	Proposed New French Provincial Dwelling		2502P2
ADDRESS	DATE # 20/02/2025	DWG #	
DWG	SCALE @ A3 1:100		
	DRAWN TT		
	CHKD TT	REVISION	B

AIBER HOMES
T: 0431 888 088 E: benardwimby@outlook.com

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

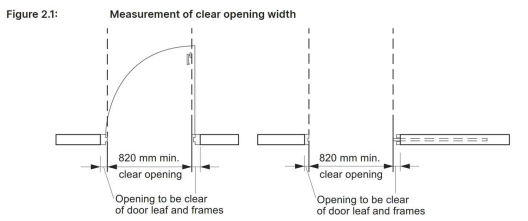
Where one or more car parking spaces are connected to or form part of a required access path, at least one of the car parking spaces must have:

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

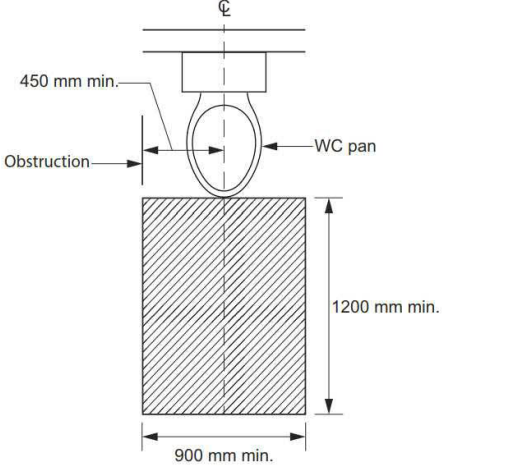
Clear open width: Marked (O) on drawing

- 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:

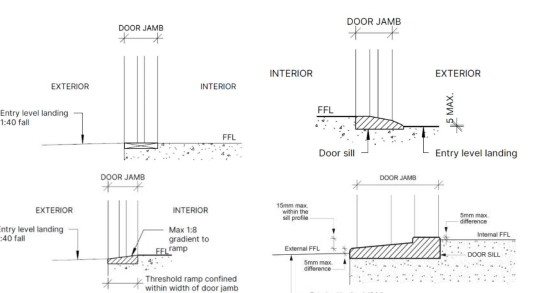


Figure 6.2d: Location of sheeting for shower walls

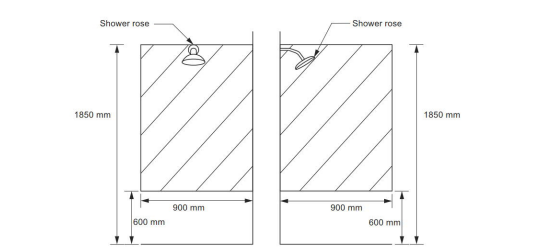


Figure Notes
Taps, bath niches, soap holders and the like may be located within the positions designated for wall reinforcing.

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.

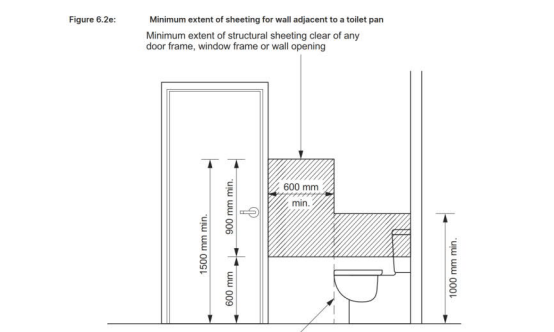


Figure 6.2c: Location of noggings for shower walls

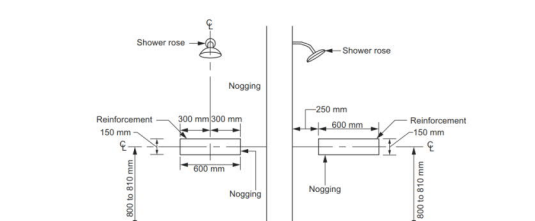


Figure 6.2a: Location of noggings for walls surrounding a bath

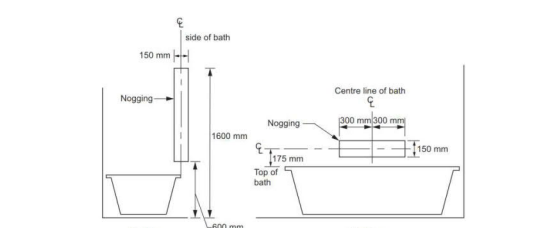
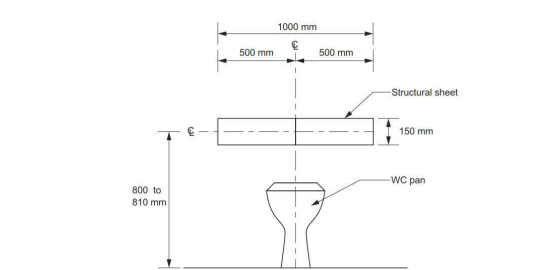
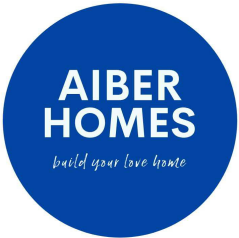


Figure 6.2f: Location of noggings for a wall behind a toilet pan



Building Permit



ISSUE	DATE	REVISION	PROJECT #
PROJECT	Proposed New French Provincial Dwelling		2502P2
ADDRESS	DATE # 20/02/2025 SCALE @ A3 1:100	DWG #	A45
DWG	Livable Housing Design	TT	TT
		CHKD	TT
			REVISION

AIBER HOMES

T: 0431 888 088

E: benardwimby@outlook.com

Window schedule

Count	ID Label	Height	Width	Slash	Notes
1	01	2100	870	Custom	
1	02	2100	870	Custom	
1	03	2100	870	Custom	Grade A safety glass.
1	04	1400	850	Custom	Grade A safety glass. Obscured Glaze.
1	05	1800	1210	Custom	
1	06	1800	1210	Custom	
1	07	1300	1210	Custom	
1	08	1300	1210	Custom	
1	09	550	1810	Awning	
1	10	1300	1300	Custom	
1	11	2100	2410	Custom	
1	12	1400	2400	Fixed Glass	
1	13	1800	850	Custom	
1	14	1800	850	Custom	
1	15	1800	1210	Custom	
1	16	1800	1210	Custom	
1	21	1800	1050	Custom	Grade A safety glass. Obscured Glaze.
1	22	1800	1810	Custom	
1	23	1800	1810	Custom	
1	24	1800	1810	Custom	
1	25	1800	700	Awning	Grade A safety glass. Obscured Glaze.
1	26	1800	700	Custom	Grade A safety glass. Obscured Glaze.
1	27	1800	1710	Custom	
1	28	1800	1810	Custom	
1	29	1800	1810	Custom	
1	30	1400	850	Custom	Grade A safety glass. Obscured Glaze.
1	31	2100	870	Custom	
1	32	2100	870	Custom	
1	33	2100	870	Custom	
1	34	2100	870	Custom	
1	35	814	1810	Awning	
1	36	1800	1050	Custom	Grade A safety glass. Obscured Glaze.

NOTE:

Windows and doors Glazing refer to NatHers report.

Glazing Compliance Note

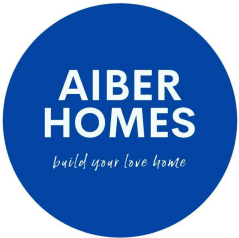
All new glazing shall comply with AS 1288:2021 – Glass in Buildings: Selection and Installation and AS 2047:2014 – Windows and External Glazed Doorsets.

Glazing in hazardous locations (including within 2000 mm vertically above a bath or shower, or within 500 mm horizontally of a bath, shower, or doorways) shall be Grade A safety glass in accordance with AS 1288 Clause 5.2 and AS/NZS 2208:1996 – Safety Glazing Materials.

Door schedule

Count	ID Label	Height	Width	Configuration
1	01	2314	1640	Swing Bi-part
1	02	2400	1450	Slider
1	03	2360	2810	Slider
1	04	2360	4510	Slider
1	05	2305	820	Swing Simple
1	06	2400	4840	Overhead
1	07	2049	1620	Swing Bi-part

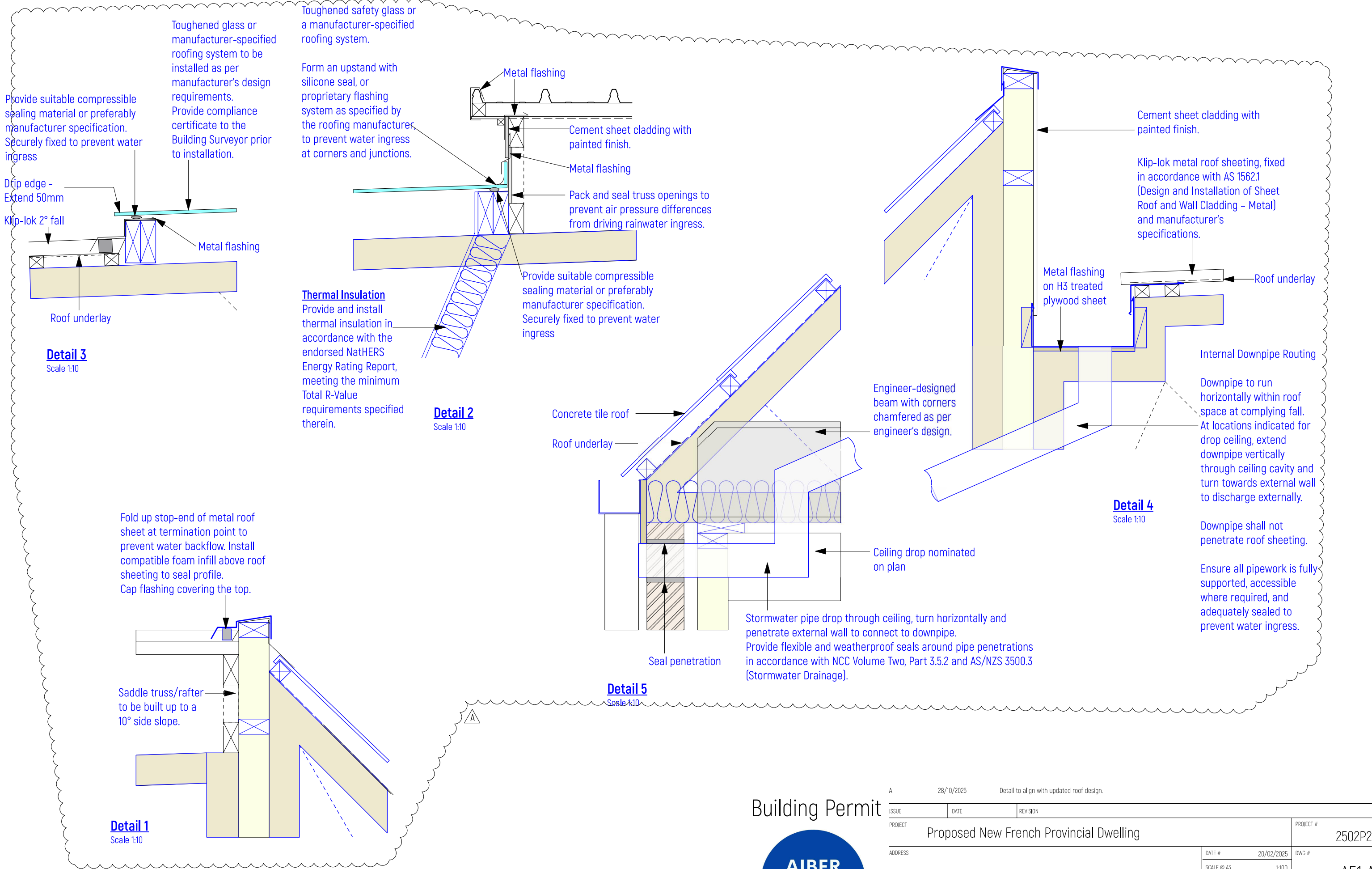
Building Permit



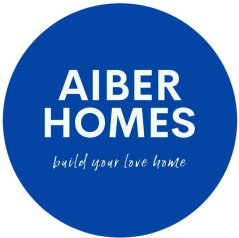
B	16/10/2025	Update Window 07, 08, 13 & 14
A	29/08/2025	Update Glazing Design

ISSUE	DATE	REVISION	PROJECT #
PROJECT	Proposed New French Provincial Dwelling		2502P2
ADDRESS	DATE # 20/02/2025	DWG #	A46 B
	SCALE @ A3 1:100		
DWG	DRAWN TT		
	CHKD TT	REVISION B	

AIBER HOMES
T: 0431 888 088 E: benardwimby@outlook.com



Building Permit



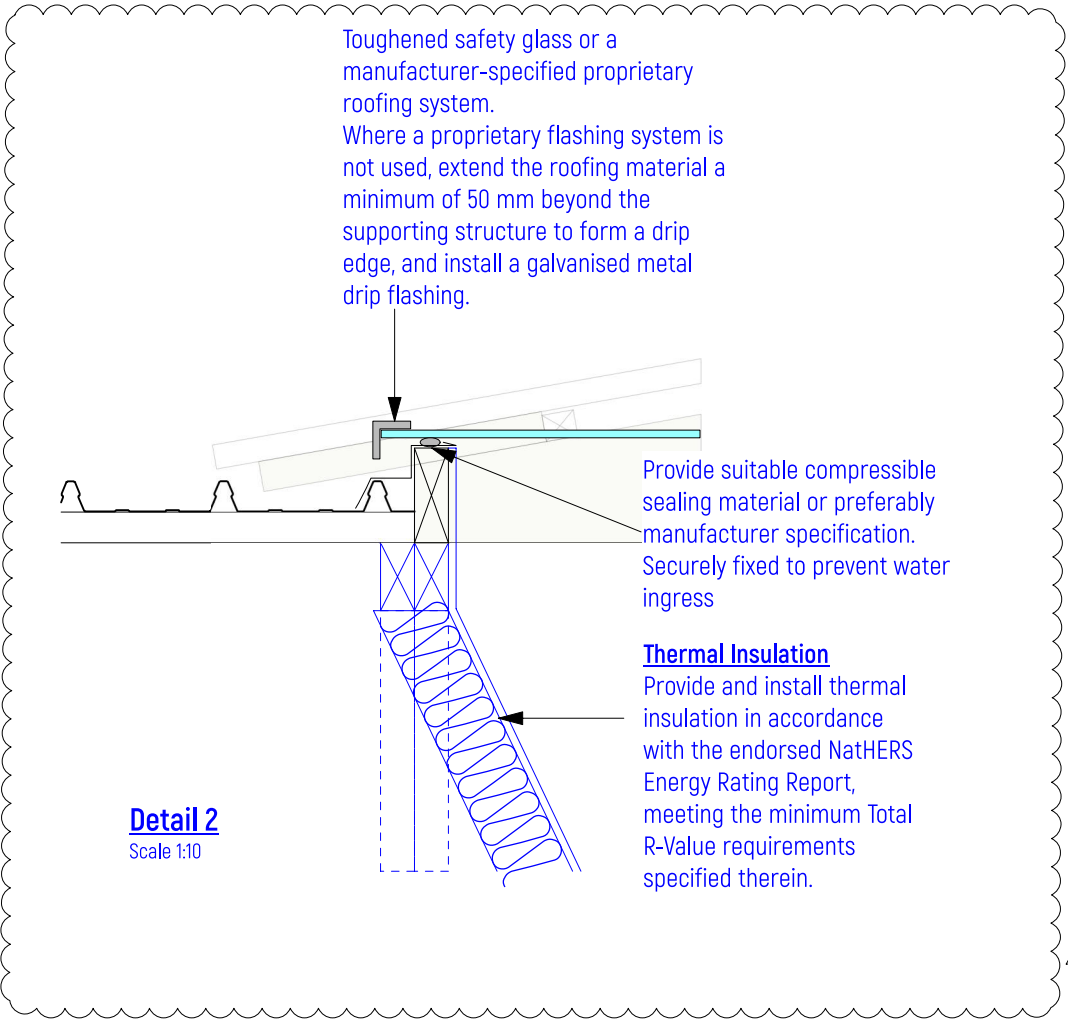
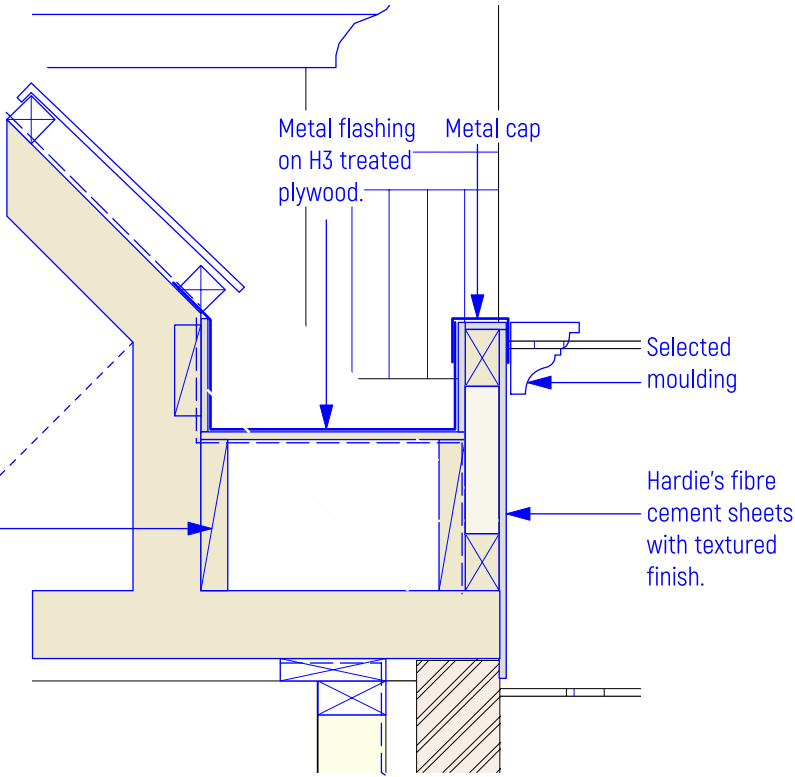
A		28/10/2025		Detail to align with updated roof design.	
ISSUE		DATE		REVISION	
PROJECT				PROJECT #	
Proposed New French Provincial Dwelling				2502P2	
ADDRESS			DATE #		20/02/2025
			SCALE @ A3		1:100
DWG			DRAWN		TT
			CHKD		TT
Construction Details				REVISION	
				A	

AIBER HOMES
T: 0431 888 088 E: benardwimby@outlook.com

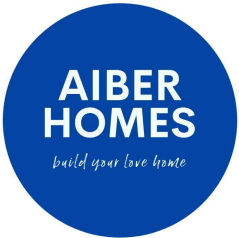
Install packers to set gutter height. Ensuring a consistent fall towards the sump on both sides, in accordance with AS/NZS 3500.3 and NCC 2022 Volume Two, Part 10.5 (Roof Drainage).

Verify truss layout and height on site prior to installation to confirm adequate clearance for gutter slope and sump depth.

Detail 1
Scale 1:10



Building Permit



28/10/2025		Detail to align with updated roof design.	
ISSUE	DATE	REVISION	
PROJECT		PROJECT #	
Proposed New French Provincial Dwelling		2502P2	
ADDRESS		DATE #	20/02/2025
		SCALE @ A3	1:100
DWG		DRAWN	TT
Construction Details		CHKD	TT
		REVISION	A
AIBER HOMES			
T: 0431 888 088 E: benardwimby@outlook.com			

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

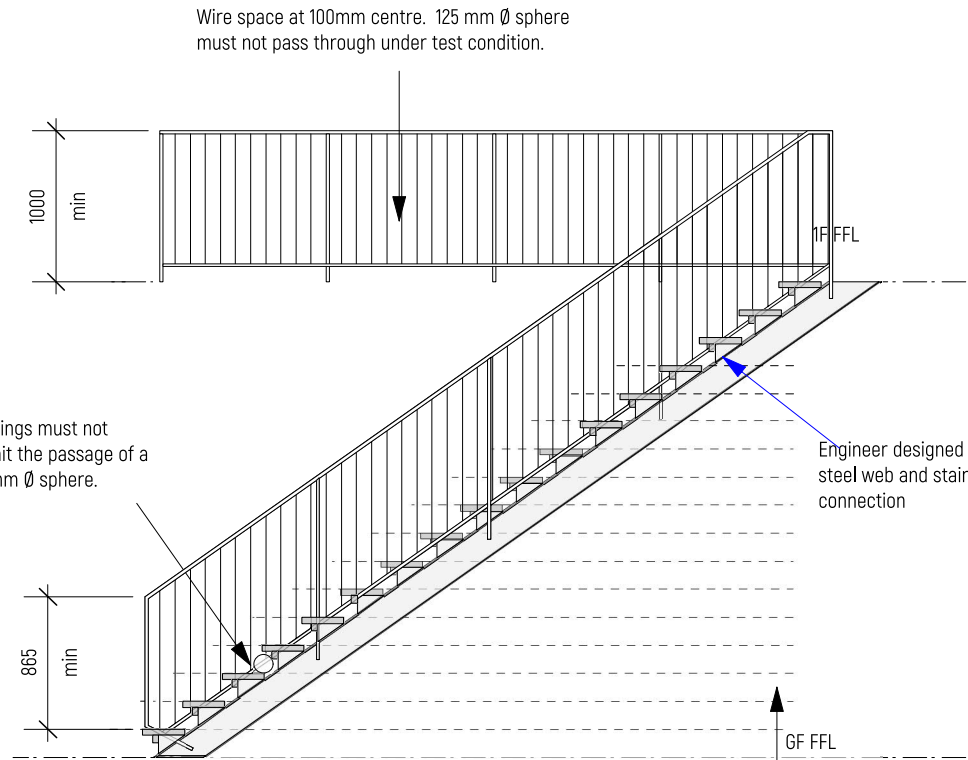
Stair flight side: ≥ 865 mm above nosings
At landings: ≥ 1000 mm above finished floor level
Openings: No gap > 125 mm (between balusters or under rail)
Stringer to support all risers/treads.
Tread surface must be slip-resistant.

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

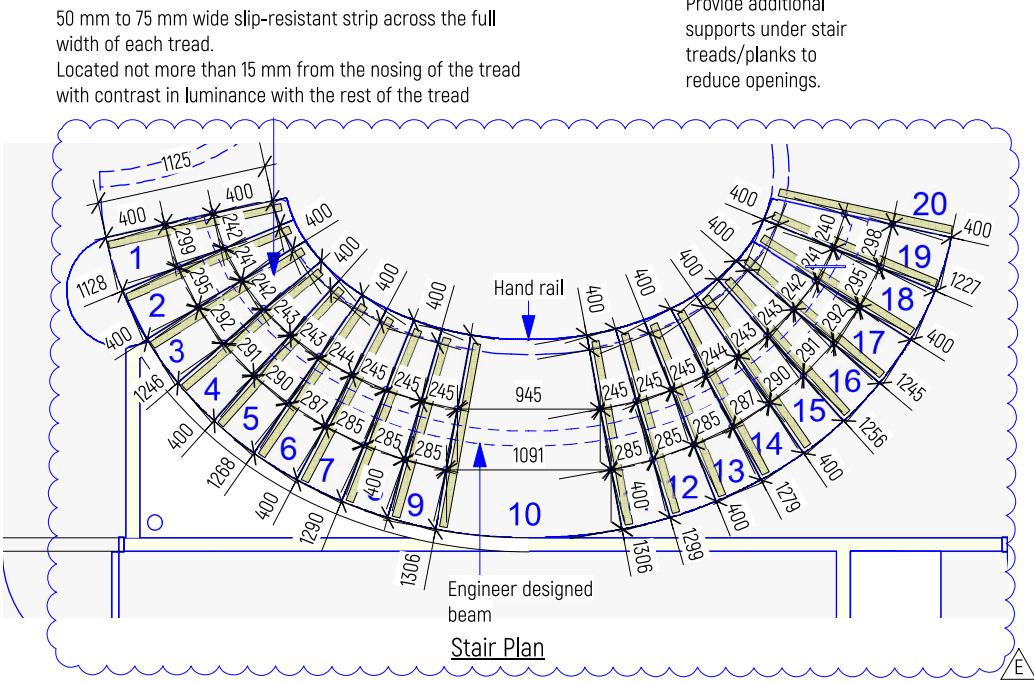
Ensure consistent materials and fixings for structural adequacy.

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.



Illustrative Stair Elevation



Stair Compliance Note – Building Surveyor Evaluation

Ground Floor Finished Floor Level (FFL): RL 116.00
First Floor Finished Floor Level (FFL): RL 119.70
Total rise = 3.70 m (3700 mm)
Number of risers = 20
Riser height = 3700 ÷ 20 = 185 mm each

All risers are uniform and within the NCC Deemed-to-Satisfy provisions:

Maximum riser height: ≤ 190 mm
Minimum tread going: ≥ 250 mm

No variation between risers exceeds 5 mm.

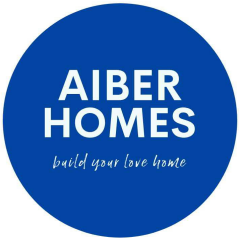
Table 11.3.6c: Continuous wire barrier construction—Minimum required tension (N) for vertical or near vertical stainless steel wires where the maximum clear spacing between the rails is 900mm

Wire dia. (mm)	Lay	Wire spacing (mm)	Required tension in Newtons (N)
2.5	7 x 19	80	145
		100	310
		110	610
2.5	7 x 7	80	130
		100	280
		110	500

Table Notes

- (1) Lay = number of strands by the number of individual wires in each strand. For example a lay of 7 x 19 consists of 7 strands with 19 individual wires in each strand.
- (2) Vertical wires must have two pulley blocks to each 180 degree change of direction in the wire.
- (3) Near vertical wires may only *require* one pulley block for each change of direction.
- (4) Wire tension measured with a strain indicator.
- (5) The table only includes 7 x 7 and 7 x 19 wires due to other wires not having sufficient flexibility to make the necessary turns.

Building Permit



E 7/10/2025 Update Stair Information
D 2/10/2025 Update Stair Dimension
C 24/09/2025 Flip illustrative elevation for clarity.

ISSUE	DATE	REVISION
PROJECT	Proposed New French Provincial Dwelling	
ADDRESS	DATE # 20/02/2025 SCALE @ A3 1:100	PROJECT # 2502P2 DWG # A53 E
DWG	DRAWN TT CHKD TT	REVISION E

AIBER HOMES

T: 0431 888 088

E: benardwimby@outlook.com