

PROPOSED DEVELOPMENT

(E.G. New Dwelling with attached Garage & Alfresco)

PROPERTY ADDRESS

(E.G. 77 Windich Street ESPERANCE WA 6450)

Example - Architectural Plans

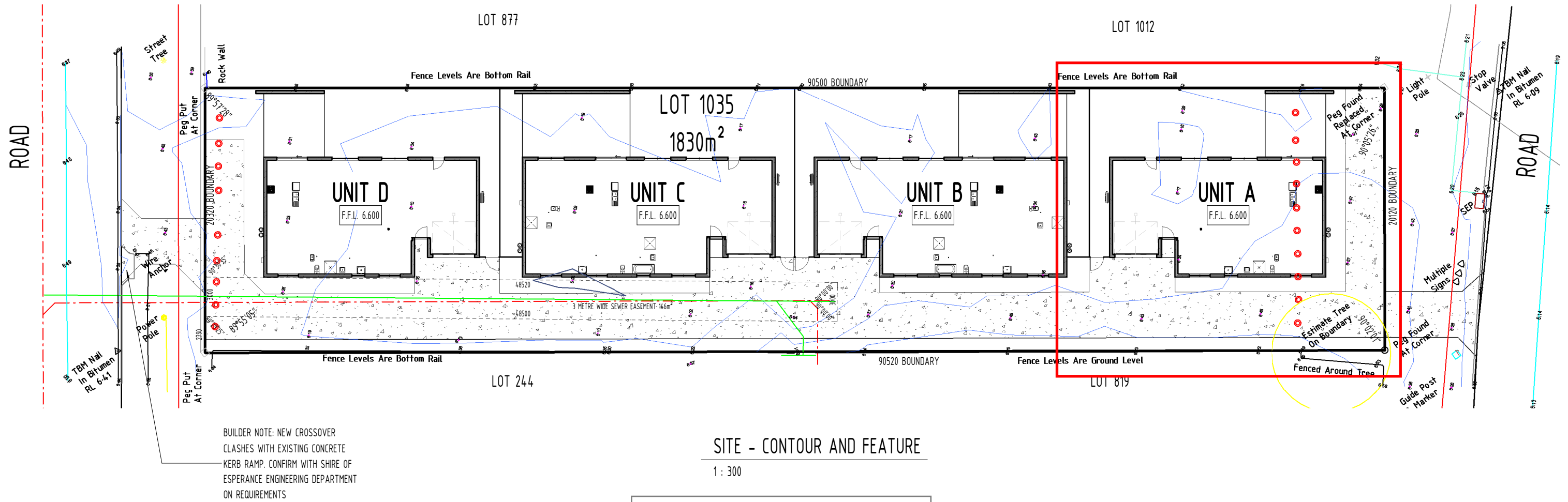
SHEET LIST				
SHEET	SHEET NAME	REVISION	DATE	REVISION DESCRIPTION
A000	Cover Page	0	22/03/24	Issued for CDC & construction
A100	Contour & Feature Survey	0	22/03/24	Issued for CDC & construction
A101	Site Setout	0	22/03/24	Issued for CDC & construction
A102	Site Plan	0	22/03/24	Issued for CDC & construction
A200	Unit A - Floor Plan	0	22/03/24	Issued for CDC & construction
A201	Unit A - BAL Plan	0	22/03/24	Issued for CDC & construction
A202	Unit A - Elevations	0	22/03/24	Issued for CDC & construction
A203	Unit A - Sections	0	22/03/24	Issued for CDC & construction

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D	Issued for consultant review	14/02/24
C	Visitors parking bays added	17/01/24
B	Issued for development approval	16/11/23
A	Issued for comment	20/04/23
Revision	Description	Date

Author Details	
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Project: Proposed Development	
Client:	Lot: 1035
Address: 77 Windich Street ESPERANCE WA 6450	
Drawing Title: Cover Page	

Drawn: Initials	Checked: Initials	Drawing No: A000
Job Number: 021_23	Revision: 0	Scale:
		Sheet Size: A3
		Date: 22/03/24
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SITE NOTES:

4) BUSHFIRE ATTACK LEVEL - BAL12.5 TO UNIT A ONLY - SEE BAL ASSESSMENT REPORT & CERTIFICATE

AREA CALCULATION

UNIT A		UNIT B		UNIT C		UNIT D	
GROUND FLOOR	114.417m ²	GROUND FLOOR	140.062m ²	GROUND FLOOR	140.062m ²	GROUND FLOOR	114.417m ²
GARAGE	29.217m ²	GARAGE	29.233m ²	GARAGE	29.233m ²	GARAGE	29.217m ²
PORCH	1.328m ²	PORCH	1.399m ²	PORCH	1.399m ²	PORCH	1.328m ²
ALFRESCO	24.198m ²	ALFRESCO	42.666m ²	ALFRESCO	42.666m ²	ALFRESCO	24.198m ²
TOTAL	169.160m²	TOTAL	213.360m²	TOTAL	213.360m²	TOTAL	169.160m²
						TOTAL	765.040m²

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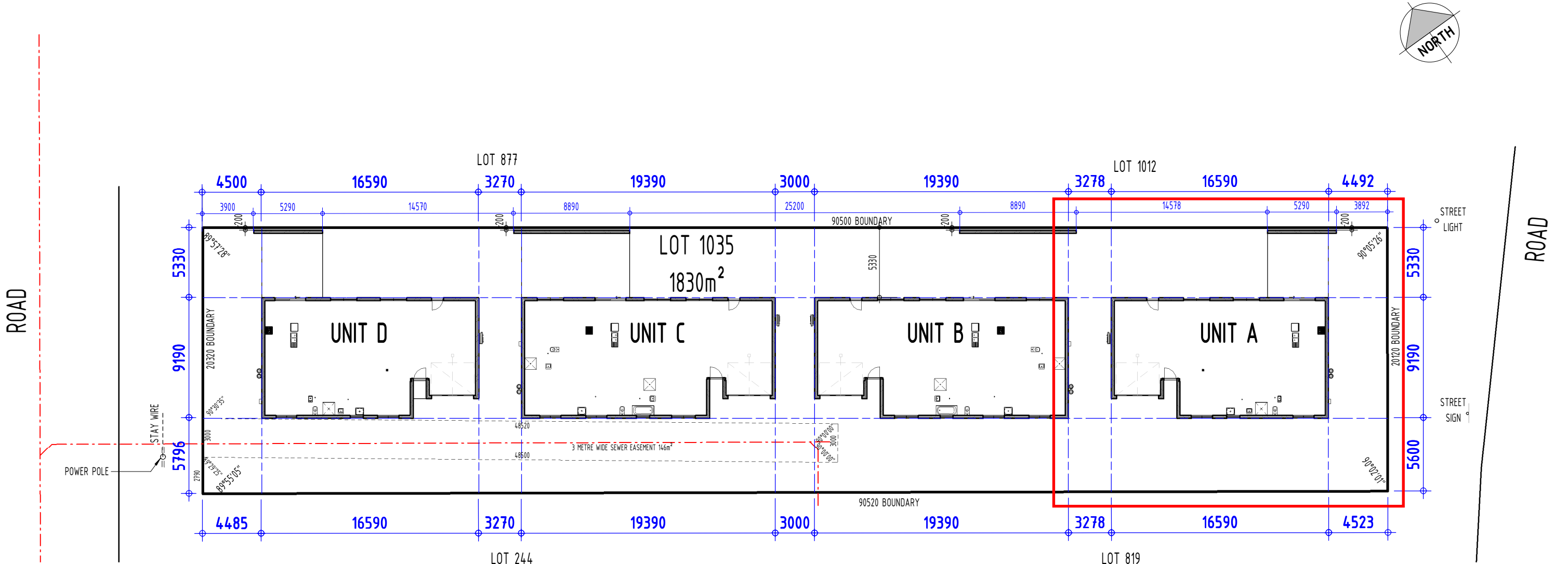
Author Details

Drawing Title:
Contour & Feature Survey

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		Date:
FROM THIS DRAWING		22/03/24

Date:
22/03/24



SITE - SETOUT

1 : 300

Example - Architectural Plans

SITE NOTES:

1) ENSURE ALL WATER DISCHARGEMENT IS CONTAINED ON SITE AND DIRECTED AWAY FROM FOOTINGS (min 600). WHERE SOAK WELLS ARE INSTALLED MAINTAIN A MINIMUM OF 1800mm FROM ALL FOOTINGS AND BOUNDARIES. WHERE RAINWATER PIPES ARE TO BE CONNECTED DIRECTLY TO SOAK WELLS, SIZE AND POSITION T.B.A. BY BUILDER. MAXIMUM 55m² OF ROOF AREA TO EACH 1m³ CAPACITY OF SOAK WELL.

SURFACE WATER IS TO BE GRADED AWAY FROM THE PROPOSED BUILDING BY CREATING A SLOPE OF NOT LESS THAN 50mm OVER THE FIRST 1m. FINISHED FLOOR LEVEL TO BE A MINIMUM OF 100mm ABOVE FINISHED GROUND LEVELS.

2) TERMITE TREATMENT - ALL PRIMARY BUILDING ELEMENTS USED FOR CONSTRUCTION OF THIS BUILDING WILL CONSIST ENTIRELY OF, OR A COMBINATION OF, MATERIALS CONSIDERED NOT SUBJECT TO TERMITE ATTACK. SPECIFICALLY, ALL TIMBERS USE IN THESE DWELLINGS WILL BE PRESERVATIVE TREATED IN ACCORDANCE WITH AS3660.1 AND WILL COMPLY WITH PART 3.1.4 OF THE BUILDING CODE OF AUSTRALIA - VOLUME TWO, 2019. ADDITIONAL TERMITE MANAGEMENT WILL BE THE USE OF TRITHOR COLLARS TO PENETRATIONS & CHEMICAL SPRAY TO THE PERIMETER.

3) SITE CLASSIFICATION:
WIND - N3 - SEE ENGINEERING REPORT
SOIL - CLASS "A" - SEE SITE CLASSIFICATION REPORT

4) BUSHFIRE ATTACK LEVEL - BAL12.5 TO UNIT A ONLY - SEE BAL ASSESSMENT REPORT & CERTIFICATE

*NCC VOLUME 2 - PART 3.1.3.3 - EXTERNAL PAVING TO FINISH A MINIMUM OF 50MM BELOW THE FINISHED FLOOR LEVEL OF THE CONCRETE SLAB AS SHOWN, AND TO BE GRADED TO REMOVE SURFACE WATER AWAY FROM THE FLOOR SLAB (TYPICALLY 25MM FALL OVER THE FIRST 1.0 METRE)

*NO PART OF THIS STRUCTURE IS TO ENCROACH ONTO ADJOINING PROPERTIES. ALL PARTS INCLUDING FOOTINGS MUST BE WHOLLY CONTAINED WITHIN THE LEGAL PROPERTY BOUNDARIES OF THIS LOT.

*NCC VOLUME 2 - PART 3.1.1 - EXCAVATION WORK CLOSE TO THE COMMON BOUNDARY MUST BE PERFORMED AS PER THE ALLOWANCES STATED IN BCA PART 3.1.1.

AREA CALCULATION

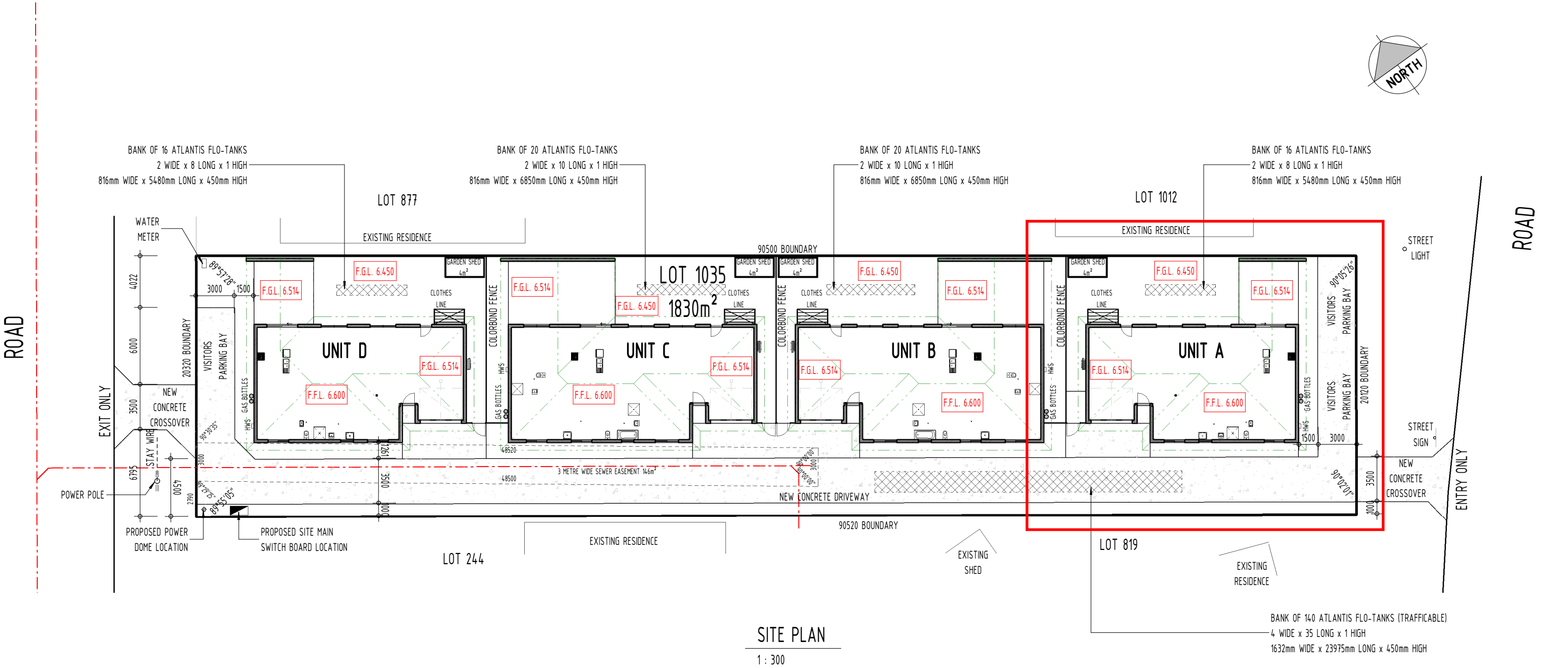
UNIT A	UNIT B	UNIT C	UNIT D
GROUND FLOOR	GROUND FLOOR	GROUND FLOOR	GROUND FLOOR
GARAGE	GARAGE	GARAGE	GARAGE
PORCH	PORCH	PORCH	PORCH
ALFRESCO	ALFRESCO	ALFRESCO	ALFRESCO
TOTAL	TOTAL	TOTAL	TOTAL
114.417m ²	140.062m ²	140.062m ²	114.417m ²
29.217m ²	29.233m ²	29.233m ²	29.217m ²
1.328m ²	1.399m ²	1.399m ²	1.328m ²
24.198m ²	42.666m ²	42.666m ²	24.198m ²
169.160m ²	213.360m ²	213.360m ²	169.160m ²
TOTAL			
765.040m ²			

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Revision	Description	Date

Author Details

Project: Proposed Development	
Client:	Lot: 1035
Address: 77 Windich Street ESPERANCE WA 6450	
Drawing Title: Site Setout	

Drawn: Initials	Checked: Initials	Drawing No: A101
Job Number: 021_23	Revision: 0	Scale: 1 : 300
DO NOT SCALE FROM THIS DRAWING		Sheet Size: A3 Date: 22/03/24



Example - Architectural Plans

SITE NOTES:

1) ENSURE ALL WATER DISCHARGEMENT IS CONTAINED ON SITE AND DIRECTED AWAY FROM FOOTINGS (min 600). WHERE SOAK WELLS ARE INSTALLED MAINTAIN A MINIMUM OF 1800mm FROM ALL FOOTINGS AND BOUNDARIES. WHERE RAINWATER PIPES ARE TO BE CONNECTED DIRECTLY TO SOAK WELLS, SIZE AND POSITION T.B.A. BY BUILDER. MAXIMUM 55m² OF ROOF AREA TO EACH 1m³ CAPACITY OF SOAK WELL.

SURFACE WATER IS TO BE GRADED AWAY FROM THE PROPOSED BUILDING BY CREATING A SLOPE OF NOT LESS THAN 50mm OVER THE FIRST 1m. FINISHED FLOOR LEVEL TO BE A MINIMUM OF 100mm ABOVE FINISHED GROUND LEVELS.

2) TERMITE TREATMENT - ALL PRIMARY BUILDING ELEMENTS USED FOR CONSTRUCTION OF THIS BUILDING WILL CONSIST ENTIRELY OF, OR A COMBINATION OF, MATERIALS CONSIDERED NOT SUBJECT TO TERMITE ATTACK. SPECIFICALLY, ALL TIMBERS USE IN THESE DWELLINGS WILL BE PRESERVATIVE TREATED IN ACCORDANCE WITH AS3660.1 AND WILL COMPLY WITH PART 3.1.4 OF THE BUILDING CODE OF AUSTRALIA - VOLUME TWO, 2019. ADDITIONAL TERMITE MANAGEMENT WILL BE THE USE OF TRITHOR COLLARS TO PENETRATIONS & CHEMICAL SPRAY TO THE PERIMETER.

3) SITE CLASSIFICATION:
WIND - N3 - SEE ENGINEERING REPORT
SOIL - CLASS "A" - SEE SITE CLASSIFICATION REPORT

4) BUSHFIRE ATTACK LEVEL - BAL12.5 TO UNIT A ONLY - SEE BAL ASSESSMENT REPORT & CERTIFICATE

*NCC VOLUME 2 - PART 3.7.2.4 - EXTERNAL WALLS REQUIRED TO BE FIRE-RESISTING MUST COMMENCE AT THE FOOTINGS OR GROUND SLAB AND EXTEND TO THE UNDERSIDE OF THE NON-COMBUSTIBLE ROOF COVER AND HAVE AN FRL OF NOT LESS THAN 60/60/60 WHEN TESTED FROM THE OUTSIDE OR BE MIN 90MM THICK MASONRY CONSTRUCTION AS SHOWN FOR ALFRESCO EXTERNAL WALLS.

AREA CALCULATION

UNIT A		UNIT B		UNIT C		UNIT D	
GROUND FLOOR	114.417m ²	GROUND FLOOR	140.062m ²	GROUND FLOOR	140.062m ²	GROUND FLOOR	114.417m ²
GARAGE	29.217m ²	GARAGE	29.233m ²	GARAGE	29.233m ²	GARAGE	29.217m ²
PORCH	1.328m ²	PORCH	1.399m ²	PORCH	1.399m ²	PORCH	1.328m ²
ALFRESCO	24.198m ²	ALFRESCO	42.666m ²	ALFRESCO	42.666m ²	ALFRESCO	24.198m ²
TOTAL	169.160m ²	TOTAL	213.360m ²	TOTAL	213.360m ²	TOTAL	169.160m ²
						TOTAL	765.040m ²

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Revision	Description	Date

Author Details

Project:
Proposed Development

Client:

Lot:
1035

Address:
77 Windich Street ESPERANCE WA 6450

Drawing Title:
Site Plan

Drawn:
Initials

Job Number:
021_23

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Initials

Revision:
0

Drawing No:
A102

Scale:
1 : 300

Sheet Size: A3

Date:
22/03/24

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EXTERNAL BRICK: 305 x 162 x 90 RENDERED BRICK
INTERNAL BRICK: 305 x 162 x 90 HARD WALL PLASTER

GLAZING IN WET AREAS TO COMPLY WITH PART 3.6 OF THE BCA VOLUME 2
ALL WINDOW FRAMES TO BE IN ACCORDANCE WITH AS 2047
ALL GLAZING TO BE IN ACCORDANCE WITH AS 1288
ALL FLASHING TO BE AS PER PART 3.3.4 & 3.5 OF THE BCA VOLUME 2
SEALS TO ALL WINDOWS & DOORS FRAMES THROUGHOUT
LIFT OFF HINGES TO ALL WC DOORS
RANGEHOODS TO BE FLUMED TO OPEN AIR WITH SELF DAMPENRS INSTALLED TO FLUE

*NCC VOLUME 2 - PART 3.7.5.2 - SMOKE ALARMS
MUST COMPLY WITH AS 3786-2014 AND BE
CONNECTED TO CONSUMER MAINS POWER AND
INTERCONNECTED WITH ALL SMOKE ALARMS IN THE
DWELLING.

*NCC VOLUME 2 - 3.8.7.3 - FLOW RATE AND
DISCHARGE OF EXHAUST SYSTEMS
(A) AN EXHAUST SYSTEM INSTALLED IN A KITCHEN,
BATHROOM, SANITARY COMPARTMENT OR
LAUNDRY MUST HAVE A MINIMUM FLOW RATE OF

--
(I) 25 L/S FOR A BATHROOM OR SANITARY
COMPARTMENT; AND
(II) 40 L/S FOR A KITCHEN OR LAUNDRY.
(B) EXHAUST FROM A BATHROOM, SANITARY
COMPARTMENT, OR LAUNDRY MUST BE
DISCHARGED --
(I) DIRECTLY OR VIA A SHAFT OR DUCT TO
OUTDOOR AIR; OR
(II) TO A ROOF SPACE THAT IS VENTILATED IN
ACCORDANCE WITH 3.8.7.4.

*NCC VOLUME 2 - PART 3.3.5.9 - WEEP HOLES ARE
REQUIRED TO CAVITY MASONRY WALLS AT A
MAXIMUM SPACING OF 1200MM (MUST BE CLEAR
OF MORTAR AND RAKED OUT THROUGH ANY
RENDER FINISH)

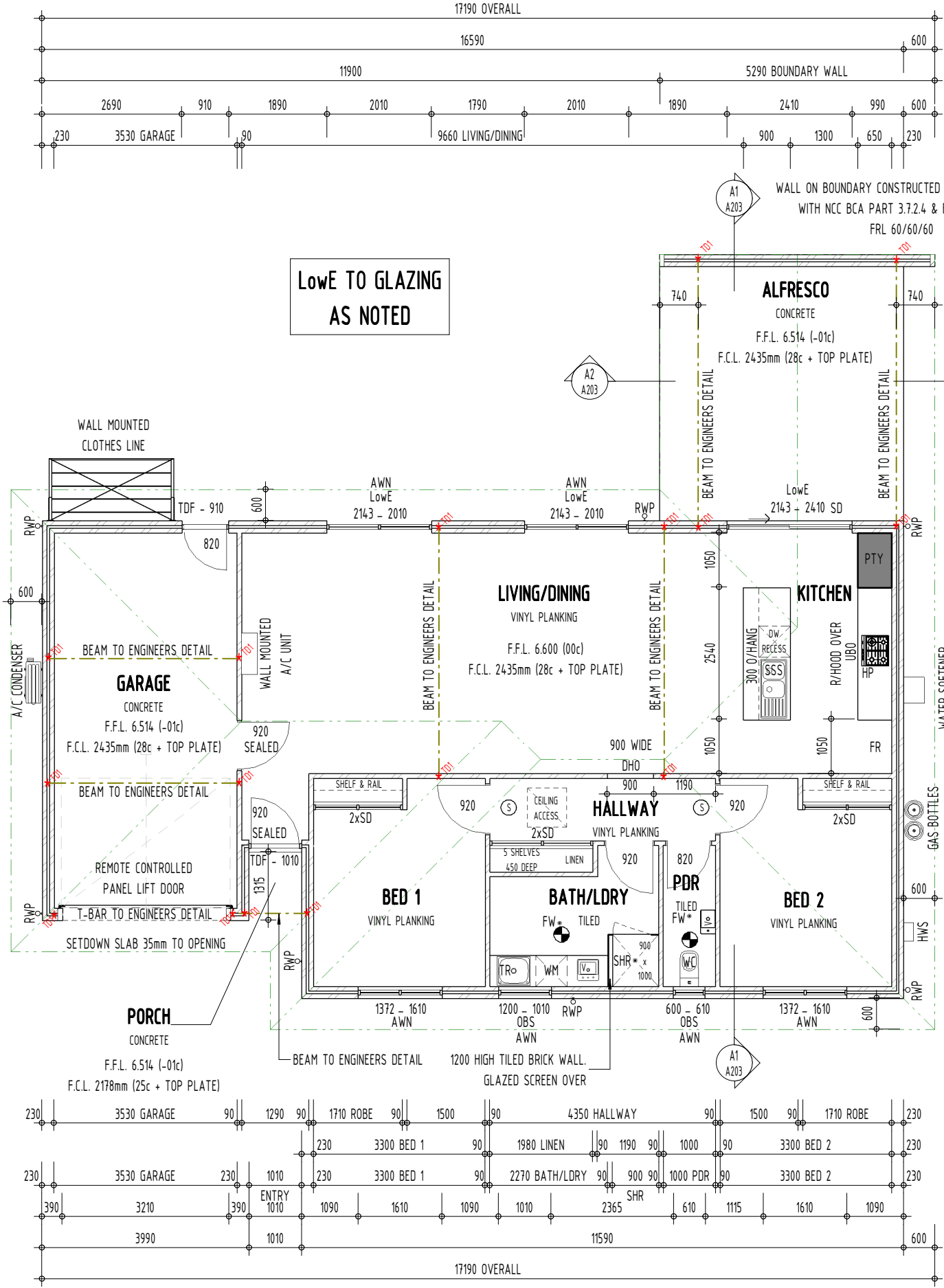
* NCC VOLUME 2 - PART 3.8.1 - WET AREAS TO BE
EFFECTIVELY WATERPROOFED IN ACCORDANCE
WITH AS 3740 AND THE PROVISIONS OF BCA
VOLUME TWO TABLE 3.8.1.2.

*FLOOR GRADIENTS TO FLOOR WASTE :- MIN 1:60
TO SHOWERS AND 1:80 TO 1:100 TO GENERAL
FLOORS AREAS IN WET AREAS (WHERE POSSIBLE)
OTHERWISE FLOORS TO BE SET UP SO THAT WATER
DOES NOT POND ON THE FLOOR, WITH THE
EXCEPTION OF RESIDUAL WATER REMAINING DUE
TO SURFACE TENSION.

ELECTRICAL NOTES:

- Ⓢ - SMOKE ALARM (HARDWIRED AND INTERCONNECTED AS PER AS3786)
☼ - EXHAUST FAN. FLUMED TO OPEN AIR TO BE FITTED WITH SELF DAMPENERS

- ALL DOWNLIGHTS TO BE UNVENTED UNO
- LIGHTING TO HAVE A LAMP POWER DENSITY NOT EXCEEDING
* 5 W/m² FOR CLASS 1 BUILDINGS
* 4 W/m² FOR VERANDAHS & BALCONIES
* 3 W/m² FOR CLASS 10a BUILDINGS (GARAGES)
- EXTERNAL PERIMETER LIGHTING TO BE CONTROLLED BY A PE CELL
OR
HAVE AN AVERAGE LIGHT SOURCE EFFICIENCY OF NOT LESS THAN 40 LUMEN/W



BAL 12.5 CONSTRUCTION -
SEE NOTES ON PAGE A201

Example - Architectural Plans

UNIT A AREA CALCULATION

GROUND FLOOR	114.417m ²
GARAGE	29.217m ²
PORCH	1.328m ²
ALFRESCO	24.198m ²

TOTAL 169.160m²

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Author Details

Project:
Proposed Development

Client:
Lot:
1035

Address:
77 Windich Street ESPERANCE WA 6450

Drawing Title:
Unit A - Floor Plan

Drawn: Initials	Checked: Initials	Drawing No: A200
Job Number: 021_23	Revision: 0	Scale: 1 : 100
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Example - Architectural Plans

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Revision	Description	Date

Project: Proposed Development	
Client:	Lot: 1035
Address: 77 Windich Street ESPERANCE WA 6450	
Drawing Title: Unit A - BAL Plan	

Drawn: Initials	Checked: Initials	Drawing No: A201
Job Number: 021_23	Revision: 0	Scale: 1 : 100
		Sheet Size: A3
		Date: 22/03/24
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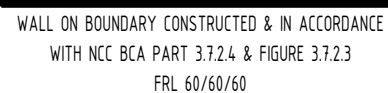


*NCC VOLUME 2 - PART 3.6.4.5 - WINDOWS IN BATHROOMS LESS THAN 2.0M ABOVE HIGHEST ABUTTING FINISHED LEVEL OF THE FLOOR MUST COMPLY WITH TABLE 3.6.5 - GRADE 'A' TOUGHENED / LAMINATED SAFETY GLASS (MINIMUM 4MM NOMINAL THICKNESS UP TO 2M² AREA OF PANE)

LowE TO GLAZING
AS NOTED

Example - Architectural Plans

*NCC VOLUME 2 - PART 3.6.4.6 - ENSURE FULLY CLEAR GLAZED DOORS HAVE AN OPAQUE BAND NOT LESS THAN 20MM HIGH. LOCATED WITH THE UPPER EDGE NOT LESS THAN 700MM AFL AND THE LOWER EDGE NOT MORE THAN 1200MM AFL



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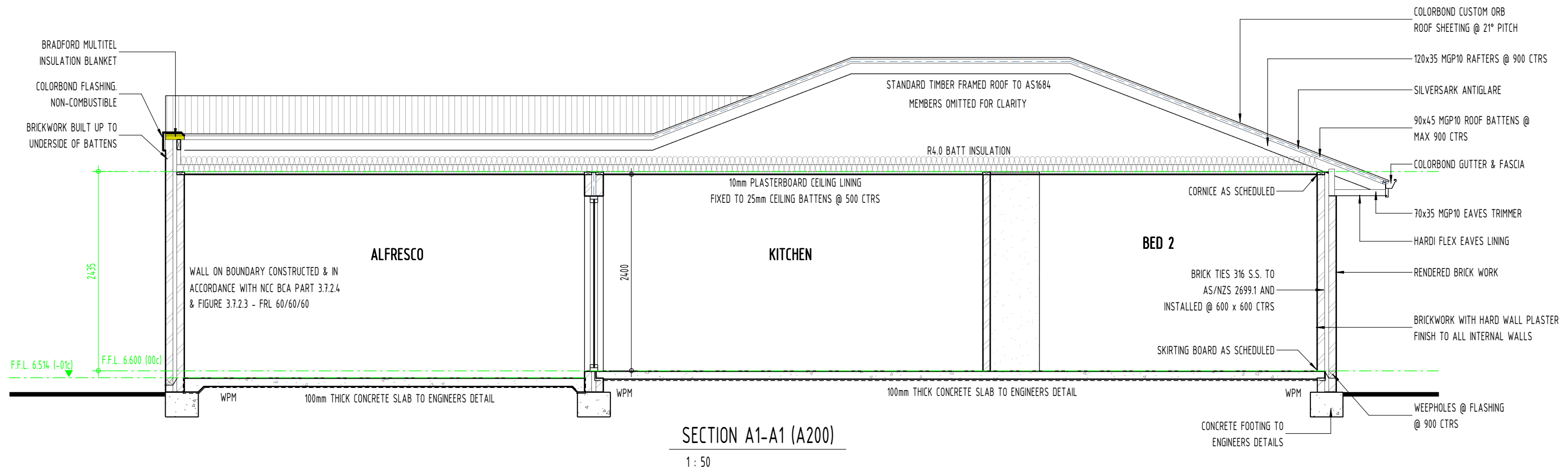
Drawing Title:
Unit A - Elevations

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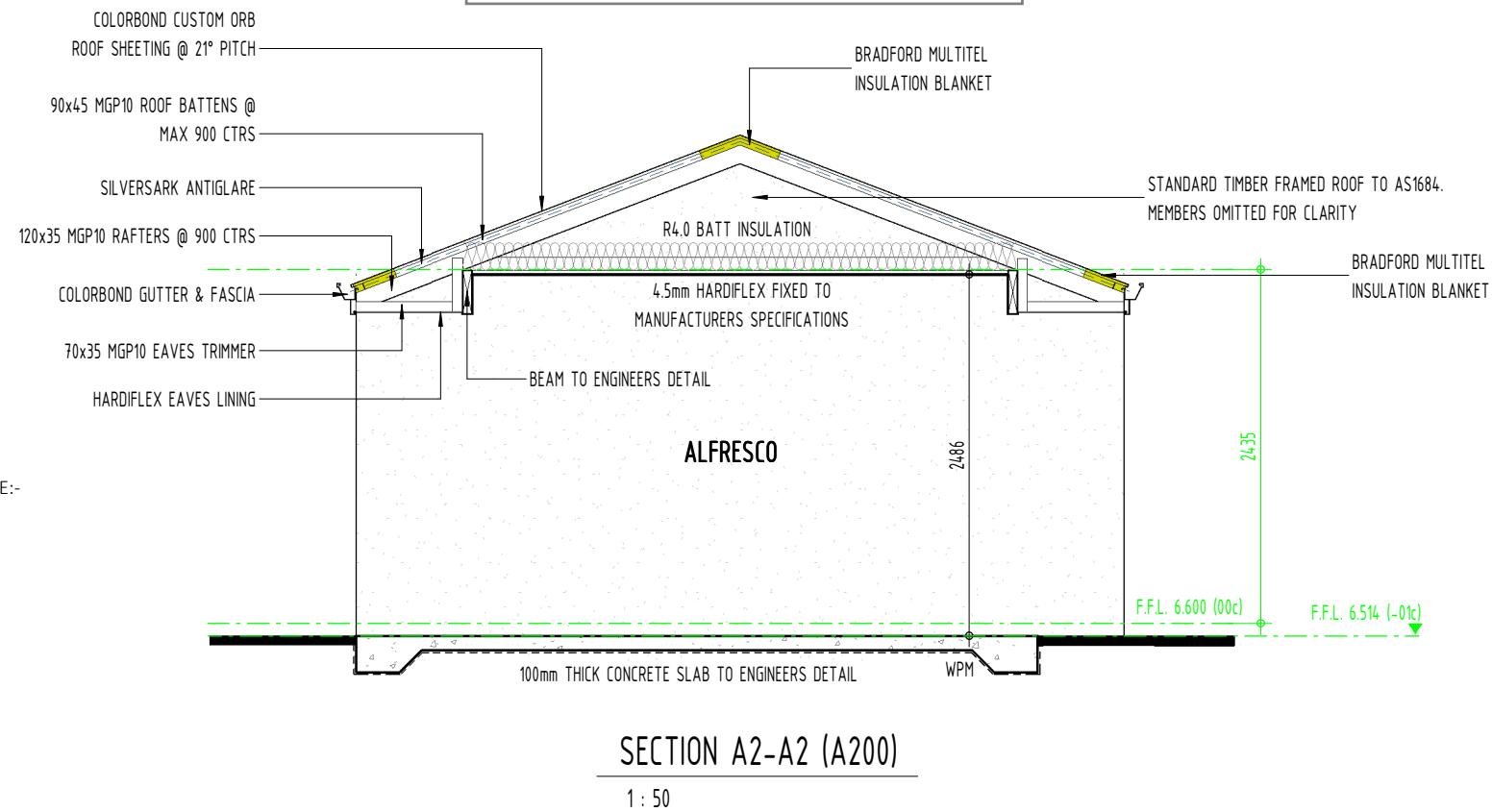
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Date:
22/03/24



Example - Architectural Plans

BAL 12.5 CONSTRUCTION -
SEE NOTES ON PAGE A201



*TREATED TIMBER HAZARD CLASS (TERMITE HAZARD) TO COMPLY AS APPLICABLE:-
H2 -INSIDE ABOVE GROUND, DRY TIMBERS.
H3 -OUTSIDE ABOVE GROUND .
H4 -OUTSIDE, IN GROUND (NON -STRUCTURAL).
H5 -OUTSIDE, IN GROUND (STRUCTURAL).

*NCC VOLUME 2 - PART 3.5.3.5 - DOWNPIPES MUST NOT SERVE MORE THAN 12 METRES LENGTH OF GUTTER AND BE LOCATED AS CLOSE AS POSSIBLE TO VALLEY GUTTERS AND , IF THE DOWNPIPE IS MORE THAN 1.2M FROM A VALLEY THEN PROVISION FOR OVERFLOW OF THE GUTTER MUST BE MADE TO THE GUTTER.

SEE ENGINEERS DOCUMENTATION FOR HOLD
DOWN AND CRITICAL CONNECTION DETAILS

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Author Details

Project: Proposed Development	
Client:	Lot: 1035
Address: 77 Windich Street ESPERANCE WA 6450	
Drawing Title: Unit A - Sections	

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Job Number: 021_23	Revision: 0	Scale: 1 : 50
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