Rennicks Conveyancing Pty Ltd

Vendor Statement

The vendor makes this statement in respect of the land in accordance with section 32 of the *Sale of Land Act* 1962.

This statement must be signed by the vendor and given to the purchaser before the purchaser signs the contract. The vendor may sign by electronic signature.

The purchaser acknowledges being given this statement signed by the vendor with the attached documents before the purchaser signed any contract.

Land	15 FRIESIAN AVENUE, TRARALGON VIC 3844	
Vendor's name	Jamie Louise Quigley	**Date** 29/6/2023
Vendor's signature	Jamie Quigley (Jun 29, 2023 10:27 GMT+10)	
Purchaser's name		**Date** / /
Purchaser's signature		
Purchaser's name		**Date** / /
Purchaser's signature		

1. FINANCIAL MATTERS

1.1 **Particulars of any Rates, Taxes, Charges or Other Similar Outgoings** (and any interest on them)

(a) ☒ Their total does not exceed: $3,900.00

PLEASE NOTE: Land Tax may be applicable if land value exceeds $250,000.00 or a change of use occurs. A purchaser will remain liable for any adjusted increase in a new assessment after the 31 December 2023

1.2 **Particulars of any Charge** (whether registered or not) imposed by or under any Act to secure an amount due under that Act, including the amount owing under the charge

	To	

Other particulars (including dates and times of payments):

1.3 **Terms Contract**

This section 1.3 only applies if this vendor statement is in respect of a terms contract where the purchaser is obliged to make 2 or more payments (other than a deposit or final payment) to the vendor after the execution of the contract and before the purchaser is entitled to a conveyance or transfer of the land.

Not Applicable

1.4 **Sale Subject to Mortgage**

This section 1.4 only applies if this vendor statement is in respect of a contract which provides that any mortgage (whether registered or unregistered), is NOT to be discharged before the purchaser becomes entitled to possession or receipts of rents and profits.

Not Applicable

2. INSURANCE

2.1 **Damage and Destruction**

This section 2.1 only applies if this vendor statement is in respect of a contract which does NOT provide for the land to remain at the risk of the vendor until the purchaser becomes entitled to possession or receipt of rents and profits.

Not Applicable

2.2 **Owner Builder**

This section 2.2 only applies where there is a residence on the land that was constructed by an owner-builder within the preceding 6 years and section 137B of the Building Act 1993 applies to the residence.

Not Applicable

3. LAND USE

3.1 **Easements, Covenants or Other Similar Restrictions**

(a) A description of any easement, covenant or other similar restriction affecting the land (whether registered or unregistered):

☒ Is in the attached copies of title document/s

(b) Particulars of any existing failure to comply with that easement, covenant or other similar restriction are:

To the best of the Vendor's knowledge there is no existing failure to comply with the terms of any easements, covenants or other similar restriction.

3.2 **Road Access**

There is NO access to the property by road if the square box is marked with an 'X' ☐

3.3 **Designated Bushfire Prone Area**

The land is in a designated bushfire prone area within the meaning of regulations made under the *Building Act* 1993 if the square box is marked with an 'X' ☐

3.4 **Planning Scheme**

☒ Attached is a certificate with the required specified information.

☒ The required specified information is as follows:

(a)	Name of planning scheme	Latrobe Planning Scheme
(b)	Name of responsible authority	Latrobe City Council
(c)	Zoning of the land	General Residential Zone (GRZ) - Schedule 3 (GRZ3)
(d)	Name of planning overlay	Design and Development Overlay (DDO) - Schedule 10 (DDO10)
		Development Plan Overlay (DPO) - Schedule 5 (DPO5)

4. NOTICES

4.1 **Notice, Order, Declaration, Report or Recommendation**

Particulars of any notice, order, declaration, report or recommendation of a public authority or government department or approved proposal directly and currently affecting the land, being a notice, order, declaration, report, recommendation or approved proposal of which the vendor might reasonably be expected to have knowledge:

Not Applicable

4.2 **Agricultural Chemicals**

There are NO notices, property management plans, reports or orders in respect of the land issued by a government department or public authority in relation to livestock disease or contamination by agricultural chemicals affecting the ongoing use of the land for agricultural purposes. However, if this is not the case, the details of any such notices, property management plans, reports or orders, are as follows:

NIL

4.3 **Compulsory Acquisition**

The particulars of any notices of intention to acquire that have been served under section 6 of the *Land Acquisition and Compensation Act* 1986 are as follows:

NIL

5. BUILDING PERMITS

Particulars of any building permit issued under the *Building Act* 1993 in the preceding 7 years (required only where there is a residence on the land):

☒ Are contained in the attached certificate

6. OWNERS CORPORATION

This section 6 only applies if the land is affected by an owners corporation within the meaning of the *Owners Corporations Act* 2006.

Not Applicable

7. GROWTH AREAS INFRASTRUCTURE CONTRIBUTION ("GAIC")

Words and expressions in this section 7 have the same meaning as in Part 9B of the *Planning and Environment Act* 1987.

Not Applicable

8. SERVICES

The services which are marked with an 'X' in the accompanying square box are NOT connected to the land:

Electricity supply ☐	Gas supply ☐	Water supply ☐ (Gippsland Water)	Sewerage ☐ (Gippsland Water)	Telephone services ☒

Connected indicates that the service is provided by an authority and operating on the day of sale. The purchaser should be aware that the vendor

may terminate their account with the service provider before settlement and the purchaser will have to pay to have the service reconnected.

9. TITLE

Attached are copies of the following documents:

9.1 ☒ (a) Registered Title

A Register Search Statement and the document, or part of a document, referred to as the 'diagram location' in that statement which identifies the land and its location.

10. SUBDIVISION

10.1 **Unregistered Subdivision**

This section 10.1 only applies if the land is subject to a subdivision which is not registered.

Not Applicable

10.2 **Staged Subdivision**

This section 10.2 only applies if the land is part of a staged subdivision within the meaning of section 37 of the *Subdivision Act* 1988.

Not Applicable

10.3 **Further Plan of Subdivision**

This section 10.3 only applies if the land is subject to a subdivision in respect of which a further plan within the meaning of the *Subdivision Act* 1988 is proposed.

Not Applicable

11. DISCLOSURE OF ENERGY INFORMATION

(Disclosure of this information is not required under section 32 of the Sale of Land Act 1962 but may be included in this vendor statement for convenience.)

Details of any energy efficiency information required to be disclosed regarding a disclosure affected building or disclosure area affected area of a building as defined by the *Building Energy Efficiency Disclosure Act* 2010 (Cth)

(a) to be a building or part of a building used or capable of being used as an office for administrative, clerical, professional or similar based activities including any support facilities; and

(b) which has a net lettable area of at least 2000m²; (but does not include a building under a strata title system or if an occupancy permit was issued less than 2 years before the relevant date):

Not Applicable

12. DUE DILIGENCE CHECKLIST

(The Sale of Land Act 1962 provides that the vendor or the vendor's licensed estate agent must make a prescribed due diligence checklist available to purchasers before offering land for sale that is vacant residential land or land on which there is a residence. The due diligence checklist is NOT required to be provided with, or attached to, this vendor statement but the checklist may be attached as a matter of convenience.)

Is Attached

13. ATTACHMENTS

(Any certificates, documents and other attachments may be annexed to this section 13)

(Additional information may be added to this section 13 where there is insufficient space in any of the earlier sections)

(Attached is an "Additional Vendor Statement" if section 1.3 (Terms Contract) or section 1.4 (Sale Subject to Mortgage) applies)

Covenant AT601808M

Section 173 Agreement AK834572S

State Revenue Office Land Tax Certificate

Building & Occupancy Permit No. 2673257965604

Domestic Building Insurance Policy No. C558178

Property privately rented at $450.00 per week with no bond

GST Withholding Notice

Planning Certificate dated 28/06/2023

Land Victoria Property/Planning Reports

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REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

VOLUME 12240 FOLIO 793

Security no : 124107209159J
Produced 28/06/2023 02:00 PM

LAND DESCRIPTION

Lot 720 on Plan of Subdivision 737326J.
PARENT TITLE Volume 11638 Folio 399
Created by instrument PS737326J 14/08/2020

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
JAMIE LOUISE QUIGLEY of 10 ANGELA COURT MORWELL VIC 3840
AT601808M 14/09/2020

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AT601809K 14/09/2020
BENDIGO AND ADELAIDE BANK LTD

COVENANT AT601808M 14/09/2020

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

AGREEMENT Section 173 Planning and Environment Act 1987
AK834572S 10/01/2014

DIAGRAM LOCATION

SEE PS737326J FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

----------END OF REGISTER SEARCH STATEMENT----------

Additional information: (not part of the Register Search Statement)

Street Address: 15 FRIESIAN AVENUE TRARALGON VIC 3844

ADMINISTRATIVE NOTICES

NIL

eCT Control 18057S BENDIGO BANK
Effective from 14/09/2020

DOCUMENT END

Imaged Document Cover Sheet

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Document Type	**Plan**
Document Identification	**PS737326J**
Number of Pages (excluding this cover sheet)	**4**
Document Assembled	**28/06/2023 14:02**

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PLAN OF SUBDIVISION

EDITION 1

PS 737326 J

LOCATION OF LAND

PARISH: Traralgon

TOWNSHIP:

SECTION:

PARTS OF CROWN ALLOTMENTS : 29, 33A, 34B & 35A

CROWN PORTION:

TITLE REFERENCE:

LAST PLAN REFERENCE : Lot F PS 734254 Y

POSTAL ADDRESS : Cross's Road, Traralgon 3844
(at time of subdivision)

MGA CO-ORDINATES: E: 456 650 ZONE: 55
(of approx centre of land in plan) N: 5 774 200 GDA 94

Council Name: Latrobe City Council

Council Reference Number: 2016/22/CRT3 Stage 7
Planning Permit Reference: 2012/237
SPEAR Reference Number: S081874P

Certification

This plan is certified under section 11 (7) of the Subdivision Act 1988
Date of original certification under section 6: 19/09/2016

Public Open Space

A requirement for public open space under section 18 of the Subdivision Act 1988 has not been made

Digitally signed by: Jarrod Raun for Latrobe City Council on 24/09/2019

Statement of Compliance issued: 07/08/2020

VESTING OF ROADS AND/OR RESERVES

IDENTIFIER	COUNCIL/BODY/PERSON
Road R-8	Latrobe City Council

NOTATIONS

DEPTH LIMITATION: DOES NOT APPLY

This Is a Spear Plan

SURVEY:
This plan is based on survey.

STAGING:
This is not a staged subdivision.
Planning Permit No. 2012/237

This survey has been connected to permanent marks No(s).

In Proclaimed Survey Area No.

Lots 1 to 700 (both inclusive) have been omitted from this plan

NOTATIONS

Other Purpose of Plan

1. Removal of part of the Easement shown as E-5 on PS 708164 X, being a Pipeline or Ancillary Purposes Easement in favour of Central Gippsland Region Water Corporation created in PS 708164 X.

Grounds for Removal

Schedule 5 Clause 14 of the Road Management Act 2004.

Area of land in plan: 15.38ha

Comprising of - 28 Lots: 1.776ha
1 Balance Lot: 12.95ha
1 Road: 6546m²

EASEMENT INFORMATION

LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)

Easements and rights implied by Section 12(2) of the Subdivision Act 1988 apply to all of the land in this plan.

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1	Water Supply	See Plan	Transfer No. 647695	Traralgon Water Works Trust
E-2	Water Supply	See Plan	C/E No. B429171	Traralgon Water Works Trust
E-4	Transmission of Electricity	See Plan	C/E No. D544989	S.E.C.V.
E-5	Pipeline or Ancillary Purposes	3	PS 708164 X	Central Gippsland Region Water Corporation
E-8	Drainage	3	PS 727415 R	Latrobe City Council
E-8, E-9 & E-10	Pipeline or Ancillary Purposes	3	This Plan	Central Gippsland Region Water Corporation
E-11	Pipeline or Ancillary Purposes	2	This Plan	Central Gippsland Region Water Corporation
E-10	Drainage	3	This Plan	Latrobe City Council
E-12	Drainage	2	This Plan	Latrobe City Council

NOBELIUS LAND SURVEYORS
P.O. BOX 461
PAKENHAM 3810
Ph 03 5941 4112
mail@nobelius.com.au

SURVEYORS FILE REF: 11084

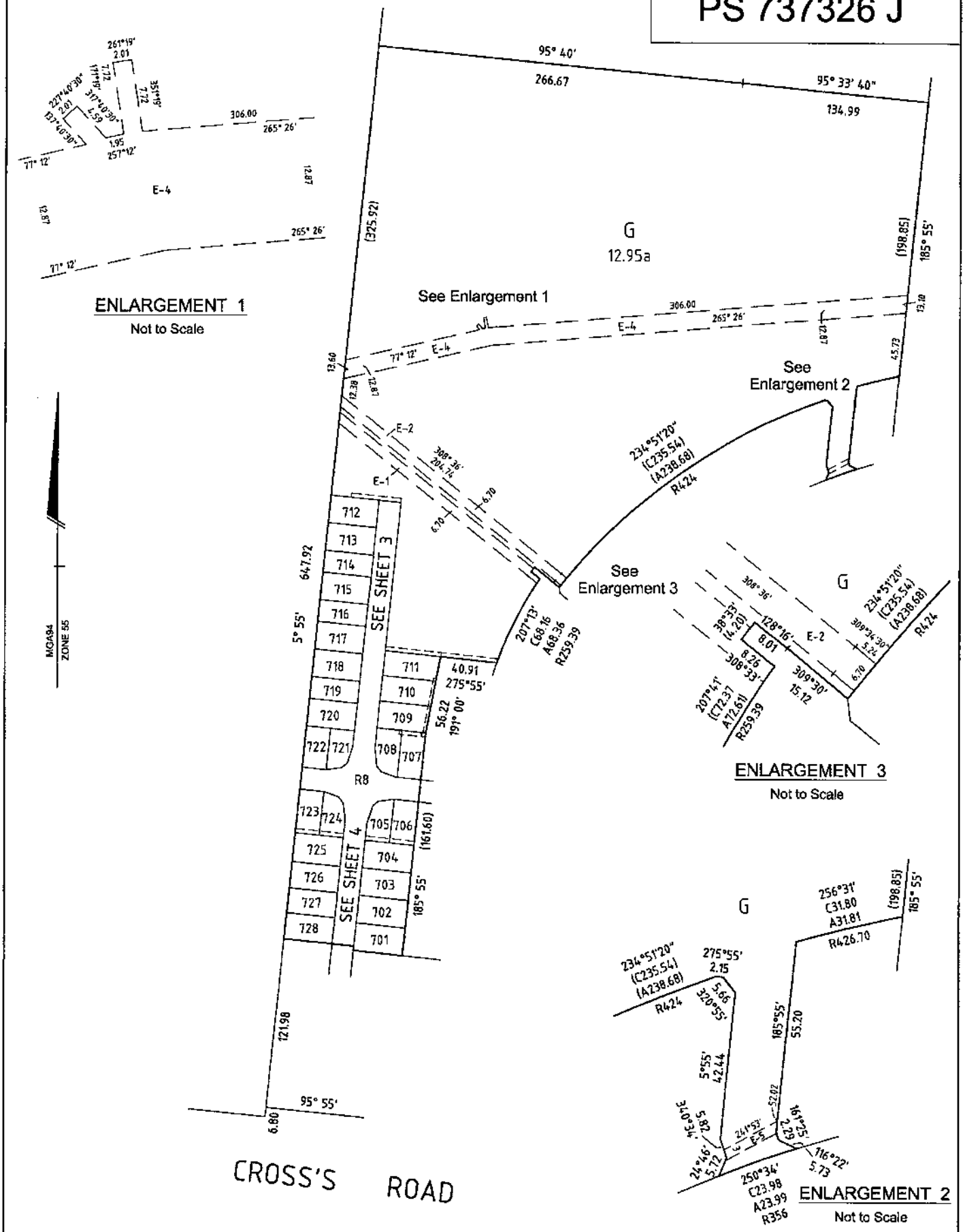
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SHEET 1 OF 4

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Surveyor's Plan Version (Version D),
28/02/2018, SPEAR Ref: S081874P

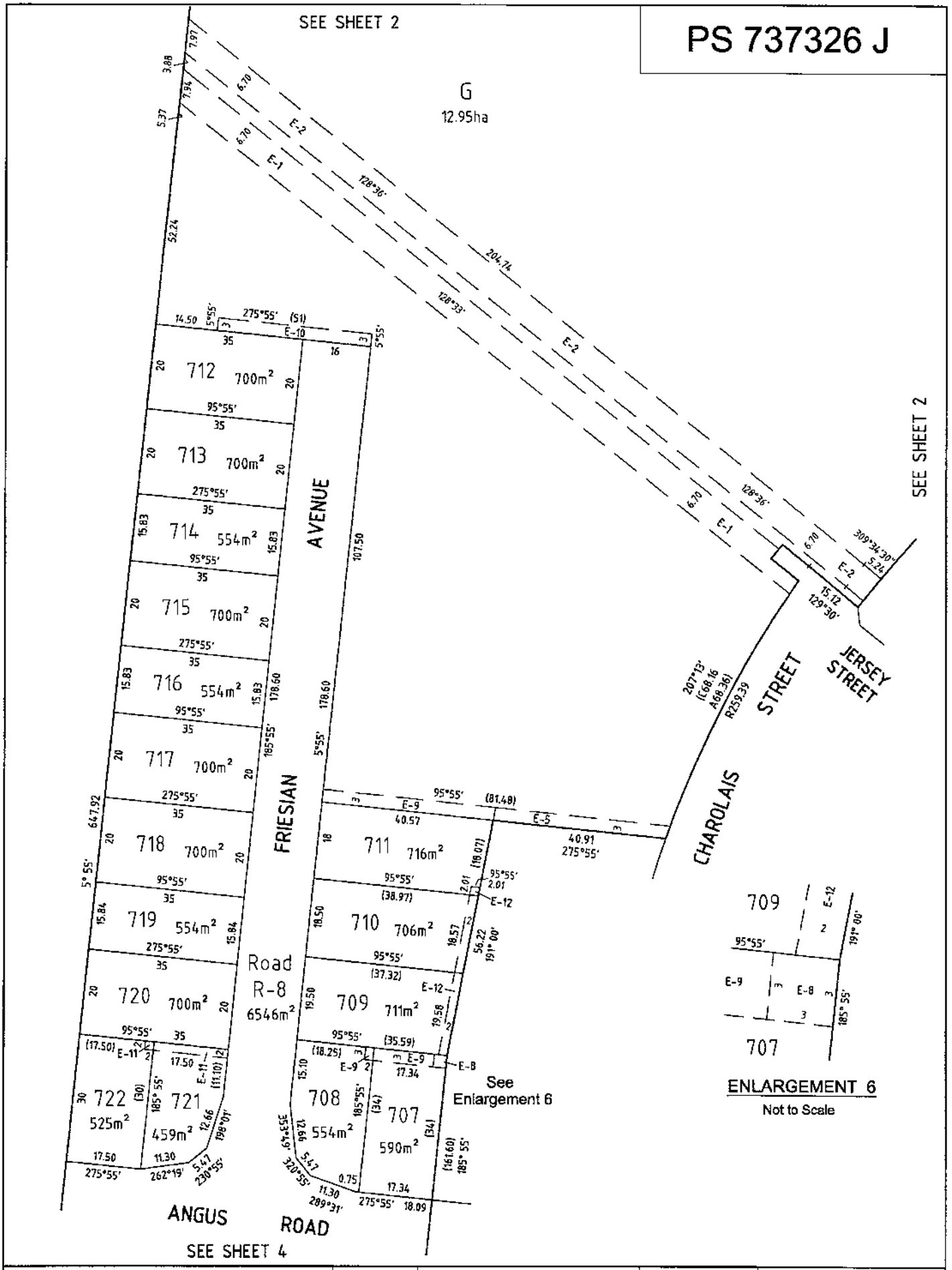
PLAN REGISTERED
TIME: 9.43am DATE: 14/08/2020
Assistant Registrar of Titles Denise Satti

PS 737326 J



NOBELIUS LAND SURVEYORS P.O. BOX 461 PAKENHAM 3810 Ph 03 5941 4112 mail@nobelius.com.au	SCALE 1:2500 25 0 25 50 75 100 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE: A3	SHEET 2
	Digitally signed by: Benjamin Stephen Nobelius, Licensed Surveyor, Surveyor's Plan Version (Version D), 28/02/2018, SPEAR Ref: S081874P	Digitally signed by: Latrobe City Council, 24/09/2019, SPEAR Ref: S081874P	

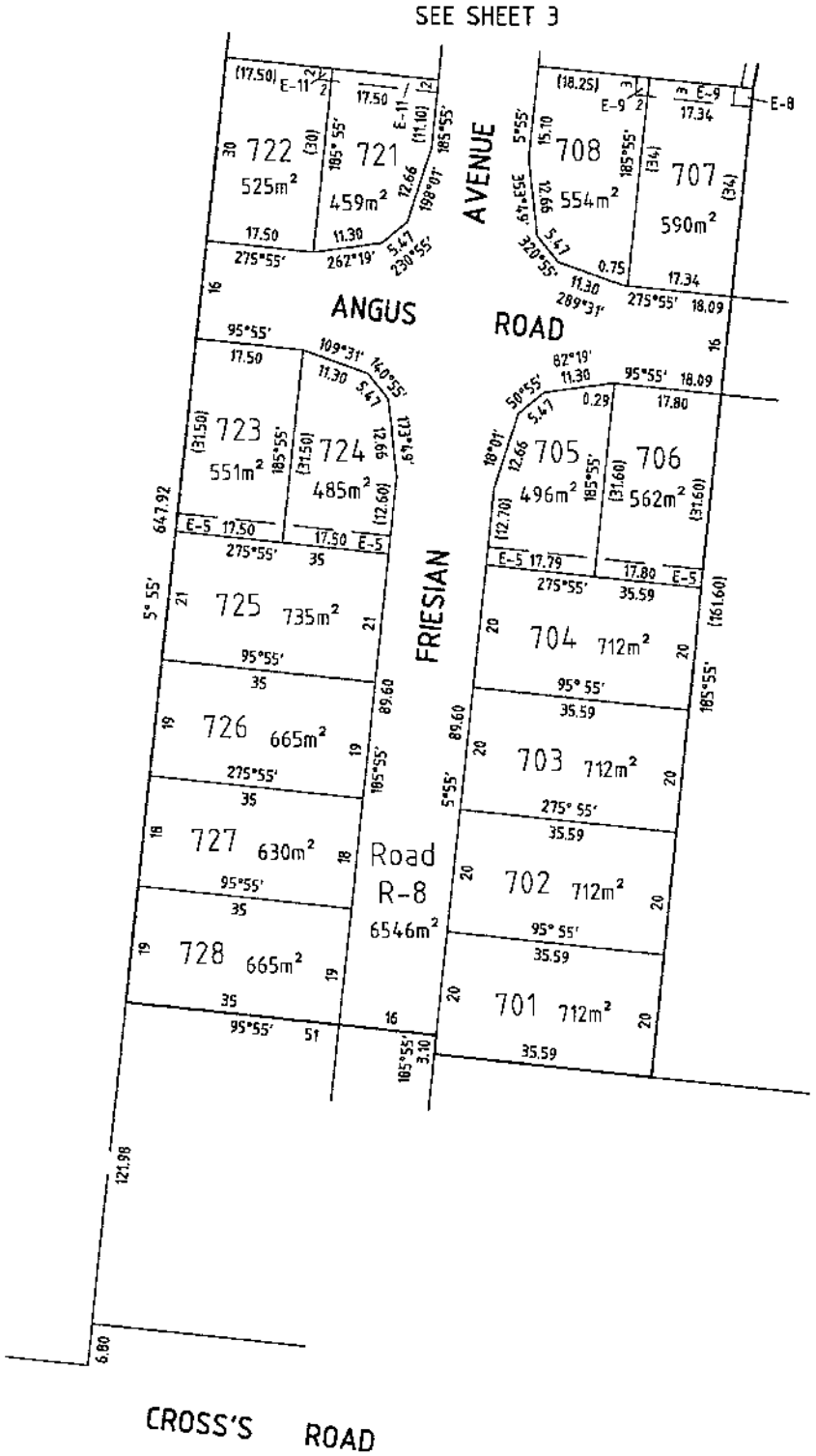
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PS 737326 J



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	Digitally signed by: Benjamin Stephen Nobelius, Licensed Surveyor, Surveyor's Plan Version (Version D), 28/02/2018, SPEAR Ref: S081874P	Digitally signed by: Latrobe City Council, 24/09/2019, SPEAR Ref: S081874P	

Department of Environment, Land, Water & Planning

Electronic Instrument Statement

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Status	Registered	Dealing Number	AT601808M
Date and Time Lodged	14/09/2020 02:06:39 PM		

Lodger Details

Lodger Code	18057S
Name	BENDIGO BANK
Address	
Lodger Box	
Phone	
Email	
Reference	

TRANSFER

Jurisdiction VICTORIA

Privacy Collection Statement
The information in this form is collected under statutory authority and used for the purpose of maintaining publicly searchable registers and indexes.

Land Title Reference
12240/793

Transferor(s)

Name	BLAIR ATHOL LIVESTOCK PTY LTD
ACN	146250053

Estate and/or Interest being transferred
Fee Simple

Consideration
$AUD 169500.00

Transferee(s)

Tenancy (inc. share)	Sole Proprietor
Given Name(s)	JAMIE LOUISE
Family Name	QUIGLEY
Address	
Street Number	10
Street Name	ANGELA

Reference :
Secure Electronic Registries Victoria (SERV), Level 13, 697 Collins Street Docklands 3008
Locked bag 20005, Melbourne 3001, DX 210189
ABN 86 627 986 396

28/06/23 4:03:10 +00:00

Department of Environment, Land, Water & Planning

Electronic Instrument Statement

Street Type	COURT
Locality	MORWELL
State	VIC
Postcode	3840

Covenants
The registered proprietors of the burdened land covenant with the registered proprietors of the benefited land as set out in the restrictive covenant with the intent that the burden of the restrictive covenant runs with and binds the burdened land and the benefit of the restrictive covenant is annexed to and runs with the benefited land.

Burdened land	the Land
Benefited land	MCP: AA3907
Restrictive covenant	MCP: AA3907
Expiry Date	

Duty Transaction ID
4906555

The transferor transfers to the transferee their estate and/or interest in the land specified for the consideration, subject to any restrictive covenant set out or referred to in this transfer.

Execution

1. The Certifier has taken reasonable steps to verify the identity of the transferee or his, her or its administrator or attorney.
2. The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.
3. The Certifier has retained the evidence supporting this Registry Instrument or Document.
4. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant legislation and any Prescribed Requirement.

Executed on behalf of	JAMIE LOUISE QUIGLEY
Signer Name	SANDRA LORRAINE HARNDEN
Signer Organisation	RENNICKS CONVEYANCING PTY LTD
Signer Role	CONVEYANCING PRACTICE
Execution Date	14 SEPTEMBER 2020

Execution

1. The Certifier has taken reasonable steps to verify the identity of the transferor or his, her or its administrator or attorney.
2. The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.
3. The Certifier has retained the evidence supporting this Registry Instrument or Document.
4. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant legislation and any Prescribed Requirement.

Executed on behalf of	BLAIR ATHOL LIVESTOCK PTY LTD
Signer Name	CHRISTOPHER JAMES DRENEN
Signer Organisation	BDLEGAL
Signer Role	LAW PRACTICE
Execution Date	14 SEPTEMBER 2020

File Notes:
NIL

This is a representation of the digitally signed Electronic Instrument or Document certified by Land Use Victoria.

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Electronic Instrument Statement

Statement End.

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ABN 86 627 986 396

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Document Type	**Instrument**
Document Identification	**AK834572S**
Number of Pages (excluding this cover sheet)	**16**
Document Assembled	**28/06/2023 14:02**

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AK834572S

10/01/2014 $113 173

maintaining publicly searchable registers and indexes.

Application by a Responsible Authority for the making of a Recording of an Agreement

Section 181 Planning and Environment Act 1987

Lodged by:

Name:	McKenzie Allen
Phone:	03 5625 4688
Address:	DX 38903 Drouin
Reference:	RC:16381
Customer Code:	5102N

The Responsible Authority having made an agreement referred to in Section 181(1) of the *Planning and Environment Act 1987* requires a recording to be made in the Register.

Land: *(volume and folio)*

Volume 10458 Folio 236

Responsible Authority: *(full name and address including postcode)*

Latrobe City Council of 141 Commercial Road, Morwell VIC 3840

Section and Act under which agreement made:

Section 173 of the Planning and Environment Act 1987

A copy of the agreement is attached to this Application.

Date: 18/12/2013

Signature for Responsible Authority: .....

Name of Officer: Yvonne Burton

(full name)

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PLANNING AND ENVIRONMENT ACT 1987

AK834572S
10/01/2014 $113 173

SECTION 173 AGREEMENT

Between

LATROBE CITY COUNCIL

and

BLAIR ATHOL LIVESTOCK PTY LTD

in relation to

CROSS'S ROAD, TRARALGON

McKenzie Allen Lawyers
28 Princes Way
DROUIN 3818
Phone: (03) 5625 4688
Fax: (03) 5625 4686
Ref: JVA:RC:16381

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THIS AGREEMENT is made the 16th day of December 2013

BETWEEN

1. **LATROBE CITY COUNCIL** of 141 Commercial Road, Morwell (hereinafter called "the Responsible Authority") and

2. **BLAIR ATHOL LIVESTOCK PTY LTD** of 388 Raymond Street, Sale (hereinafter called "the Owner"):

WHEREAS:

A. The Owner is the owner and registered by the Registrar of Titles as the proprietor of an estate in fee simple in the land at Cross's Road, Traralgon, being the land more particularly described in Certificate of Title Volume 10458 Folio 236 (hereinafter called "the Land").

B. The Responsible Authority is responsible for the administration and enforcement of the Latrobe Planning Scheme (hereinafter called "the Planning Scheme") pursuant to the provisions of the Planning and Environment Act 1987 (hereinafter called "the Act")

C. On 14 February 2013, the Responsible Authority issued Planning Permit 2012/237 authorising the staged multi-lot subdivision, removal of easements and removal of native vegetation (hereinafter called "the Planning Permit").

D. The Responsible Authority and the Owner have agreed that, without restricting or limiting their respective powers to enter into this Agreement, and insofar as it can be so treated, this Agreement is an agreement entered into pursuant to Section 173 of the Act.

AK834572S
10/01/2014 $113 173

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IT IS AGREED AS FOLLOWS:

Definitions

1. In this Agreement unless inconsistent with the context or subject matter:

1.1. "Act" means the Planning and Environment Act 1987;

1.2. "Agreement" means this Agreement and any agreement executed by the parties varying or expressed to be supplemental to this Agreement;

1.3. "Land" means the land situate at Cross's Road, Traralgon more particularly described in Certificate of Title Volume 10458 Folio 236;

1.4. "Owner" means the owner for the time being of the Land and the person or persons entitled from time to time to be registered by the Registrar of Titles as the proprietor of an estate in fee simple in the Land or any part thereof, and includes a Mortgagee in possession;

1.5. "Planning Permit" means Latrobe City Council Planning Permit 2012/237 referred to in Recital C including any plans endorsed under the approved Planning Permit and any subsequent amendments to this permit;

1.6. "Planning Scheme" means the Latrobe Planning Scheme and any successor instrument or other planning scheme which applies to the Land;

1.7. "Responsible Authority" means the Latrobe City Council or its successor as the authority responsible for administering and enforcing the Planning Scheme and includes its agents, officers, employees, servants, workers and contractors; and,

1.8. "Tribunal" means the Victorian Civil and Administrative Tribunal or any successor tribunal, court, institution or body.

AK834572S
10/01/2014 $113 173

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Interpretation

2. In this Agreement unless inconsistent with the context or subject matter:

2.1 The singular includes the plural and the plural includes the singular;

2.2 A reference to a gender includes a reference to each other gender;

2.3 A reference to a person includes a reference to a firm, corporation, association or other entity and their successors in law;

2.4 If a party consists of more than one person this Agreement binds them jointly and each of them severally;

2.5 A reference to a statute includes any statute amending, consolidating or replacing that statute and includes any subordinate instruments made under that statute;

2.6 The Recitals to this Agreement are and will be deemed to form part of this Agreement including any terms defined within the Recitals.

Specific Obligations of the Owner

3. The Owner covenants with the Responsible Authority that:

3.1 Development of residential lots adjoining the western boundary of the drainage reserve south of the local park must be in accordance with the design guidelines (required under Condition 8 of the Planning Permit) and annexed as appendix 'A' to this Agreement approved by the Responsible Authority.

This restriction must be placed on any new title being issued for lots adjoining the western boundary of the drainage reserve south of the local park.

AK834572S
10/01/2014 $113 173



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3.2 Boundary fencing adjoining public open or drainage reserves must be no higher than 1.2m high or constructed in material with at least 75% permeability to the satisfaction of the Responsible Authority.

This restriction must be placed on any new title being issued for lots adjoining public open spaces or drainage reserves.

AK834572S
10/01/2014 $113 173

Further Obligations of the Owner

4. The Owner further covenants that:

4.1. The Owner will not sell, transfer, dispose of, assign, mortgage or otherwise part with possession of the Land or any part of it without first disclosing to its successors the existence and nature of this Agreement.

4.2. The Owner will do all that is necessary to enable the Responsible Authority to make an application to the Registrar of Titles to make a recording of this Agreement on the Certificate of Title to the Land in accordance with Section 181 of the Act, including the signing of any further agreement, acknowledgment or other document.

4.3. The Owner shall immediately on demand pay the Responsible Authority's reasonable legal costs and fees incurred and incidental to the preparation and execution of this Agreement and the registration hereof pursuant to Sections 181 of the Act, together with all costs of enforcing this Agreement if deemed necessary by the Responsible Authority. The Owner hereby agrees that any such costs are and remain a charge on the Land until paid, and consents to the Responsible Authority registering a caveat on the Certificate of Title to the Land in respect of any such costs and acknowledges that any such costs shall be capable of being recovered by the Responsible Authority in any court of competent jurisdiction as a civil debt recoverable.

4.4. That until such time as this Agreement is registered on the title to the Land, the Owner shall ensure that successors in title will give

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effect to this Agreement, and do all acts and sign all documents which will require those successors to give effect to this Agreement, including executing a deed agreeing to be bound by the terms of this Agreement.

4.5. The Owner agrees to indemnify and keep both the Responsible Authority indemnified from and against all costs, expenses, losses or damages that it may sustain, incur, suffer or be or become liable for or in respect of any suit, action, proceeding, judgment or claim brought by any person arising from or referable to this Agreement and/or any non-compliance with this Agreement.

4.6. The Owner agrees to allow the Responsible Authority to enter the Land at any reasonable time to assess compliance with this Agreement.

Owner's Warranties and Acknowledgements

5. The Owner warrants that:

5.1. It is the registered proprietor (or entitled to be so) of the Land;

5.2. There are no mortgages, liens, charges or other encumbrances affecting the Land which are not disclosed by the usual searches;

5.3. If the Land is affected by a mortgage, the Mortgagee of the Land consents to the Owner entering into this Agreement and the Agreement being registered on the title to the Land.

6. The Owner acknowledges that any obligations imposed on the Owner under this Agreement take effect as separate and several covenants which are annexed to the Land and run at law and in equity with the Land and every part thereof and bind the Owner, its successors, assigns and transferees, and the registered proprietor for the time being of the whole or any part of the Land.

AK834572S
10/01/2014 $113 173

Delivered by LANDATA®, timestamp 28/06/2023 14:02 Page 8 of 16

Further assurance

7. The parties to this Agreement must do or cause to be done all things that are reasonably necessary to give effect to this Agreement.

Default

8. If the Owner defaults or fails to perform any of its obligations under this Agreement the Responsible Authority may, without prejudice to any other remedies, rectify and remedy such default and the cost of doing so shall be borne by the Owner. The Owner hereby consents to the Responsible Authority registering a caveat on the Certificate of Title to the Land in respect of any such costs, and acknowledges that any such costs shall be capable of being recovered by the Responsible Authority in any court of competent jurisdiction as a civil debt recoverable.

No waiver

9. Any time or other indulgence granted by the Responsible Authority to the Owner or any variation of the terms and conditions of this Agreement or any judgment or order obtained by the Responsible Authority against the Owner will not in any way amount to a waiver of any of the rights or remedies of the Responsible Authority in relation to the terms of this Agreement.

AK834572S 10/01/2014 $113 173

No Fettering of Powers of Responsible Authority

10. The Owner expressly acknowledges and agrees that nothing in this Agreement nor the performance by the Owner of any of its obligations under this Agreement does or will restrain, limit or otherwise fetter the exercise by the Responsible Authority of the powers, duties and discretions that they have or may have (as planning authority, responsible authority or otherwise) under the Act or under the Planning Scheme to consider, approve, amend or to make any decision or impose any requirements or conditions in connection with the granting of any planning approval or certification relating to any use or development, or in relation

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to the commencement or initiation of any enforcement action or proceeding whatsoever.

Entire Agreement

11. This Agreement constitutes the entire agreement between the parties in connection with its subject matter and supersedes all previous Agreements or understandings between the parties in connection with its subject matter.

Severability

12. If a court, arbitrator, tribunal or other competent authority determines that a word, phrase, sentence, paragraph or clause of this Agreement is unenforceable, illegal or void then it shall be severed and the other provisions of this Agreement shall remain operative and be of full force and effect.

Disputes

13. If there is a dispute between the parties concerning the interpretation or implementation of this Agreement, that dispute must be referred to the Tribunal for resolution to the extent permitted by the Act.

14. If there is a dispute concerning any matter which is not referable to the Tribunal under the Act, that dispute must be referred for arbitration by an Arbitrator agreed upon in writing by the parties, or, in the absence of such agreement the Chair of the Victorian Chapter of the Institute of Arbitrators Australia or his or her nominee, for arbitration.

15. The parties shall each be entitled to legal representation for the purposes of any proceedings or arbitration referred to clause 14 or 15 of this Agreement unless the Tribunal or arbitrator otherwise directs, and each party must bear its own costs.

AK834572S
10/01/2014 5113 173

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Commencement of Agreement

16. Unless otherwise provided in this Agreement, this Agreement shall commence on the date of this Agreement.

EXECUTED by the parties on the date set out at the commencement of this Agreement:

The common seal of Latrobe City Council was affixed in accordance with Local Law No. 1 this day of 2013 in the presence of:

.....
Paul Buckley
Chief Executive Officer

LATROBE CITY COUNCIL Common Seal

SIGNED, SEALED and **DELIVERED** by BLAIR ATHOL LIVESTOCK PTY LTD ACN 146 250 053 in accordance with section 127 of the Corporations Act 2001 in the presence of:

.....
Director Signature

.....
Director/Secretary Signature

.....
Print Name

.....
Print Name

AK834572S
10/01/2014 $113 173

Delivered by LANDATA®, timestamp 28/06/2023 14:02 Page 11 of 16

'A'

PLANNING & ENVIRONMENT ACT 1987
LATROBE CITY COUNCIL
Amended Plan Approved
Under Planning Permit No. 2012/237
Condition No. 8
Sheet 1 of 6 sheet(s)
Date: 19/6/2013
Council Delegate

240 Cross' Road, Traralgon

Design Guidelines prepared in accordance with Condition 8 of Planning Permit 2012/237

6 June 2013

AK834572S
10/01/2014 $113 173

Delivered by LANDATA®, timestamp 28/06/2023 14:02 Page 12 of 16

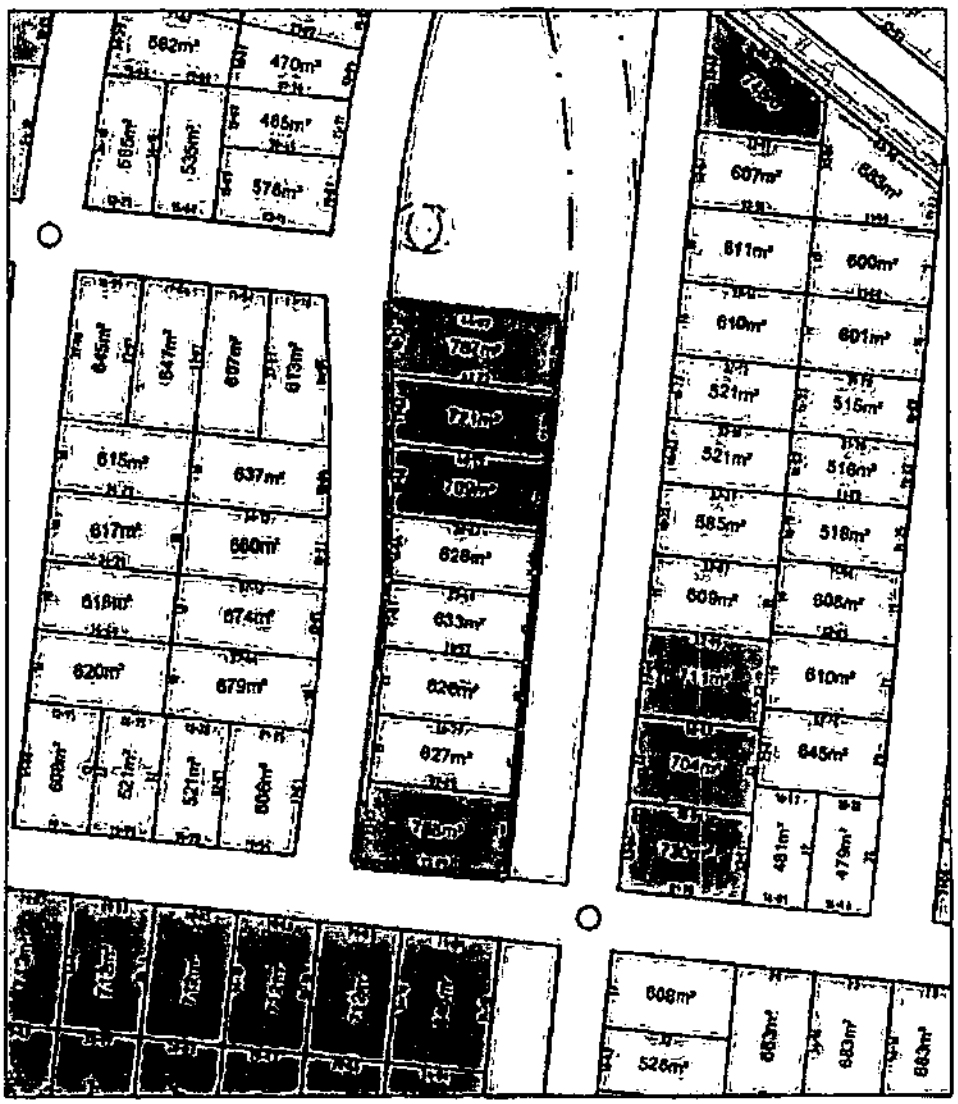
PLANNING & ENVIRONMENT ACT 1987
LATROBE CITY COUNCIL
Amended Plan Approved
Under Planning Permit No. 2012/237
Condition No. 8
Sheet 2 of 6 sheet(s)
Date: 19/6/2013
Council Delegate

Introduction

These design guidelines are prepared in accordance with Condition 8 of Planning Permit 2012/237.

The design guidelines apply to the eight residential lots adjoining the drainage reserve as shown below. The guidelines set out seven design and siting requirements that will ensure a high standard of development that responds appropriately to the drainage reserve corridor.

Subject Lots



AK834572S
10/01/2014 $113 173

Delivered by LANDATA®, timestamp 28/06/2023 14:02 Page 13 of 16

Guideline 1

The dwelling must incorporate a porch or portico over the rear entry/exit to provide a secondary sense of address to the dwelling as it presents to the drainage reserve.

Example 1.1

Indicative treatment of rear facade of dwelling addressing the drainage reserve with and without a porch/portico element.



Example 1.2

A dwelling with a portico to the rear of the dwelling addressing the drainage reserve.



Guideline 2

The rear elevation of the dwelling must contain at least one habitable room window at each level of the dwelling that addresses the drainage reserve. Habitable room windows cannot include a laundry or bathroom.

PLANNING & ENVIRONMENT ACT 1987
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Condition No. 8
Sheet 3 of 6 sheet(s)
Date: 19/6/2013
Council Delegate

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10/01/2014 $113 173

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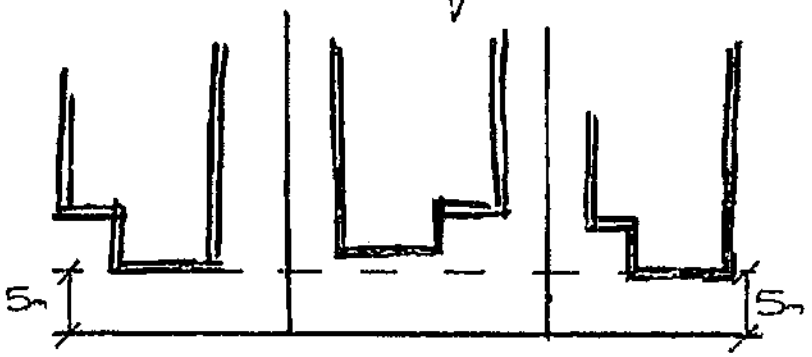
PLANNING & ENVIRONMENT ACT 1987
LATROBE CITY COUNCIL
Amended Plan Approved
Under Planning Permit No. 2012/237
Condition No. 8
Sheet 4 of 6 sheet(s)
Date: 9/ 6/2013
Council Delegate

Guideline 3

Dwellings must be setback no less than 5 metres from the rear boundary (excluding porches, porticos, etc.).

Example 3.1

Indicative rear setbacks of lots presenting to the drainage reserve.



Drainage Reserve

Guideline 4

Fencing along the rear boundary must be 75% transparent and in a dark, non reflective material and colour.

Example 4.1

Indicative fencing arrangement to drainage reserve.



Pedestrian gate



AK834572S
$113 173

Delivered by LANDATA®, timestamp 28/06/2023 14:02 Page 15 of 16

PLANNING & ENVIRONMENT ACT 1987
LATROBE CITY COUNCIL
Amended Plan Approved
Under Planning Permit No. 2012/237
Condition No. 8
Sheet 5 of 6 sheet(s)
Date: 19/6/2013
Council Delegate

Guideline 5

A pedestrian gate must be provided in fencing along the rear boundary.

Example 5.1

Indicative pedestrian gate in rear boundary fence.

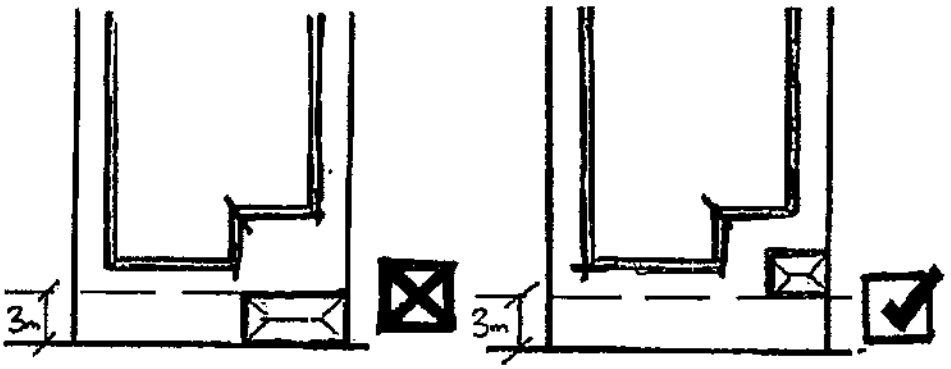


Guideline 6

A garden shed or building (other than the primary dwelling on the lot) located in a backyard must not be located within 3 metres of the rear boundary and must not be wider than 25% of the lot width.

Example 6.1

Indicative shed or building location within the rear setback to be prohibited and permitted.



AK834572S
10/01/2014 $113 173

Delivered by LANDATA®, timestamp 28/06/2023 14:02 Page 16 of 16

Guideline 7

Where a garden shed or building (other than the primary dwelling on the lot) is located in a backyard, its appearance when viewed from the drainage reserve must be softened by either the planting of landscaping or the construction of a high quality non transparent screening device between the structure and the rear fence.

Example 7.1

Indicative screen fence located between a garden shed and the rear fencing.



PLANNING & ENVIRONMENT ACT 1987
LATROBE CITY COUNCIL
Amended Plan Approved
Under Planning Permit No. 2012/237
Condition No. 8
Sheet 6 of 6 sheet(s)
Date: 19/6/2013
Council Delegate

AK834572S
10/01/2014 $113 173

Watershed Building Consultants

Watershed Building Consultants ACN 118 532 755

Suite 2 / 75 Robinson Street DANDENONG VIC 3175
P 03 9791 3355 F 03 9791 4495 E melbourne@watershedbc.com.au

6a Seymour Street TRARALGON VIC 3844
P 03 5176 5888 F 03 5176 5999 E gippsland@watershedbc.com.au

W watershedbc.com.au

FORM 2
Regulation 37(1)
Building Act 1993
Building Regulations 2018

BUILDING PERMIT No. 2673257965604 ISSUED 29/01/2021
JOB NUMBER: 21/00122

Issued to
Owner/Agent of owner **Metricon Homes Pty Ltd** Telephone **5175 8622**
Postal address **43 Grey Street, TRARALGON** Postcode **3844**
Email **katrinaalley@metricon.com.au;GippslandAdmin@metricon.com.au** ACN (if applicable)

Ownership details
Owner **Jamie Quigley** Telephone **0459 246 737**
Postal address **10 Angela Court, MORWELL** Postcode **3840**
Email **jamie-quigley@hotmail.com** ACN (if applicable)

Property details
Number **15** Street/road **Friesian Avenue** City/suburb/town **TRARALGON** Postcode **3844**
Lot/s **720** LP/PS **PS737326J** Volume **12240** Folio **793**
Municipal district **Latrobe City Council**

Builder
Name **Metricon Homes Pty Ltd** Telephone **5175 8622**
Address **43 Grey Street, TRARALGON** Postcode **3844**
Building practitioner registration no. **CDB-U 52968** ACN (if applicable)
This builder is specified under section 24B(4) of the Building Act 1993 for the building work to be carried out under this permit.

Natural person for service of directions, notices and orders
Name **Katrina Alley** Telephone **5175 8622**
Address **43 Grey Street, TRARALGON** Postcode **3844**

Building practitioner or architect engaged to prepare documents for this permit

Name	Company Name	Category / Class	Personal Reg No.	Company Reg No.
Katrina Alley	Australian Building Company Pty Ltd	Builder	CDB-U 52968	CDB-U 52968
Louis Tantri	Intrax Consulting Engineers	Civil Engineer	EC 40296	

Details of domestic building work insurance
The issuer or provider of the required insurance policy is **VMIA** and the policy number is **C558178**.

Details of relevant planning permit
Planning permit no. N/A Date of grant of planning permit.

Nature of building work
Description of building work **single storey dwelling and garage** Storey Contained **1**
Version of BCA applicable to permit **NCC 2019 Volume 2** Cost of building work for project: **$269,124**
Stage of building work permitted **all** Total floor area of new building work **221 m^2**

Protection work Protection work is not required in relation to the building work proposed in this permit.

Building Classification

BCA	BCA Description	NOW	Part
1a(a)	Detached house	New Building	All
10a	Garage, carport, shed or storage facility	New Building	All of attached garage

Prescribed reporting authorities The following bodies are prescribed reporting authorities for the purposes of the application for this permit in relation to the matters set out below:

Date Approved	Authority	Matter	Regulation
18 Aug 2020	Council	LPOD info from Council	133

Inspection requirements
The mandatory notification stages are:

Prior to placing a footing - concrete piers
Foundation - pre slab
Prior to placing a footing - slab reinforcement
Completion of frame
Final upon completion of all building work

Occupation or use of building
An occupancy permit is required prior to the occupation or use of this building.

If an occupancy permit is required, the permit is required for the whole of the building in relation to which the building work is carried out.

Commencement and completion
This building work must commence by **29/01/2022**.

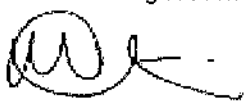
If this building work to which this building permit applies is not commenced by this date, this building permit will lapse, unless an extension is applied for and granted by the relevant building surveyor before this date under regulation 59 of the Building Regulations 2018.

This building work must be completed by **29/01/2023.**

If this building work to which this building permit applies is not completed by this date, this building permit will lapse, unless an extension is applied for and granted by the relevant building surveyor before this date under regulation 59 of the Building Regulations 2018.

Relevant building surveyor
Name: Watershed Building Consultants Pty Ltd Registration No. CBS-U 65767
ACN: 118 532 755

Designated building surveyor
Name: M D Curtain Registration No. BS-U 1590



Signature:

Conditions of Approval
Building Permit No. 2673257965604

1. The building permit has been issued pursuant to the *Building Act 1993 (the "Act")*, the *Building Regulations 2018 (the "Building Regulations")* and the *National Construction Code Series Building Code of Australia 2019 - Volume 2 (the "BCA")*; and
2. The builder must carry out all building work authorised by this building permit in accordance with the building permit, approved plans and associated documents. No variations/departures from the approved plans will be accepted by the relevant building surveyor unless amended plans are submitted and approved prior to the commencement of the unauthorised building work; and
3. The builder is responsible to adopt and install appropriate proprietary accredited building products and is to ensure that those products/assemblies are fit for the purpose they are intended and are installed in accordance with the manufacturer's specifications/ requirements for that system. It is recommended that the builder seek manufacturer's product installation instructions and confirmation from the supplier/manufacturer to confirm that the product/assembly has been installed in accordance with the requirements of the manufacturer. No substitution of products from BCA approved products will be accepted by the Relevant Building Surveyor; and
4. **Building is located in an area designated as prone to termite attack. As such termite protection is to be provided in accordance with AS3660; and**
5. This building permit does not have the effect of amending or overriding any section 173 agreement, covenant of title, memorandum of common provision, agreement or condition imposed under the local planning scheme. It is not the responsibility of the relevant building surveyor to confirm compliance with any covenant, section 173 agreement or memorandum of common provisions or any other restriction which may exist on the property title or any other agreement entered into with an authority or other party . The owner is responsible to ensure compliance with any of the above restrictions and to obtain developer's approval (if required) prior to the commencement of the proposed building work; and
6. Contrary to what is shown on the approved plans, building work is only included as part of this building permit if it is written on the Form 2 building permit; and
7. Excavations and fill utilising unprotected embankments to comply with Part 3.1.1.1 of BCA , Volume 2 and Table 3.1.1.1; and
8. The following information and or certificates are to be provided with the application for Occupancy Permit or a request for a

Certificate of Final Inspection:

(a) All plumbing compliance certificates from the plumber(s) engaged in the works; and
(b) An electrical safety certificate from an electrician engaged in the works; and
(c) A statement of compliance from the builder which confirms compliance with the relevant Australian Standards and approved plans and reports for matters such as wet areas, glazing, termites, wall cladding systems, artificial lighting plan & energy report; and

9. This permit does not remove or replace the need for an asset protection permit or equivalent consent or approval that may be required from the relevant council and a fee and/or a security that may be required to be paid under a Local Law of the relevant Council; and
10. The building work shall be carried out wholly from within the allotment and without removing the boundary fences (unless otherwise agreed to by adjoining owner). It is the responsibility of the owner (or his or her agent) to check the location of boundaries and obtain a re-establishment survey and to seek legal advice before construction commences if there are any boundary discrepancies. The relevant building surveyor does not take any responsibility for any boundary discrepancies or building encroachments. This building permit does not authorise the demolition of any existing adjoining property building that encroaches the title boundary; and
11. **Manufacturer's wall & roof truss layouts and computations are to be submitted for approval prior to commencing work on the frame; and**
12. Building work authorised under this permit requires an Occupancy Permit prior to lawful occupation of the building. An application for an Occupancy Permit (Form 15) must be submitted to our office together with the required compliance certificates.

ADDITIONAL GENERAL NOTES TO WORKING DRAWINGS

All work to comply with NCC BCA 2019 Volume 2 (NCC) and the relevant Australian Standards currently referenced under Part A4 of the NCC including the standards listed below:

Glazing to comply with AS1288 (Glass in buildings selection and installation)
Windows to comply with AS2047 (Windows in building selections and installations)
Roof sheeting to comply with AS1562 (Design and installation of sheet roof and wall cladding)
Footings to comply with AS2870 (Residential slabs and footings)
Timber framing to comply with AS1684.2 (Residential timber-framed construction)
Roof tiles to comply with AS2049 (Roof tiles) and AS 2050 (Installation of roof tiles)
Wet area to comply with AS3740 (Waterproofing of domestic wet areas)
Termite protection to comply with AS3660.1 (Termite management for new building work).

GENERAL

- A minimum 10mm thick flexible bond breaker is to be provided between an existing footing on the adjoining property and a proposed new footing.
- Smoke alarms to comply with AS3786, to be hardwired and interconnected.
- A removable hinge is required to a toilet door when the door hinge is within 1.2m of the closet pan.
- Exhaust fans to discharge directly to the outside at a flow rate of not less than 25 l/s (bathroom, powder room, ensuite) or 40 l/s (laundry or kitchen systems), unless otherwise discharged into a ventilated roof space in accordance with BCA 3.8.7.4.
- A bedroom window which has a floor 2m or more above ground level, must be restricted from opening 125mm or more or be fitted with a screen with secure fittings, if the window is less than 1.7m from the floor.
- If installed, a minimum 2000L rain water tank is required to be connected to all toilets for the purpose of sanitary flushing.
- A balcony waterproofing membrane is to comply with AS4654.1 and AS4654.2.
- Gas heating appliances must be installed in accordance with the manufacturer's specification.

STAIRS AND BARRIER

- Risers to be maximum 190mm
- Goings to be minimum 240mm
- Maximum 125mm gaps between risers.
- All handrails to a flight of stairs must be continuous.
- A barrier (eg balustrading) must not allow a 125mm sphere to pass through it.
- Floors more than 4m above the surface beneath, any horizontal elements within the barrier (eg balustrading) between 150mm and 760mm above the floor must not facilitate climbing.
- The maximum doorway threshold is 230mm above the external finished surface.
- A landing must extent across the full width of the doorway.
- Stair treads to have a surface with a slip resistance classification not less than P3 or R10 (internal) or P4 or R11 (external) or nosing strips trip with a slip resistance classification not less than P3 (internal) or P4 (external).
- A landing must be provided when the difference between the internal floor level and the finished ground level is greater than 570mm (3 risers).

DRAINAGE

- The stormwater drainage system must comply with AS3500.3 or AS3500.5.
- The stormwater drainage system must discharge to the legal point of discharge nominated by Council.
- The first metre around the permitter of the dwelling must fall away a minimum if 25mm for a paved external surface and 50mm for a non-paved external surface.
- The internal finished floor level for the slab on ground must be a minimum 50mm above the external paved surface and 150mm above the external permeable surface.

FRAMING

- A wind classification of N2 applies to the site unless otherwise noted on the approved working drawings or structural plans and computations.
- Provide a minimum 150mm subfloor clearance to the underside of the bearer or minimum 400mm in a declared termite area.
- Subfloor ventilation to be provided with minimum aggregate openings of 6000mm2 per metre of wall.
- Timber members for the deck and/or verandah must be suitable for external use and have a certain level of durability. For in-ground contact, the timber must be preservative-treated to H5. For above-ground use, the

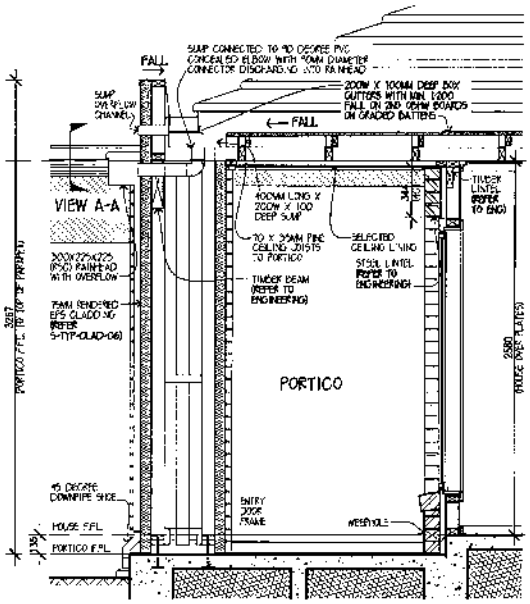
timber must be preservative-treated to H3.

MASONRY

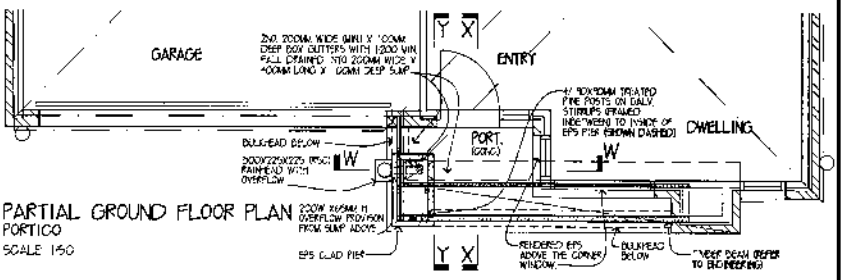
- Masonry walls to comply with AS3700 or AS4773.1 and AS4773.2.
- Weepholes to be provided to masonry veneer walls at 1200mm maximum centres. Window head flashings are also required to be drained by weepholes at 1200mm maximum centres for openings greater than 1200mm in width. Weepholes are to be a minimum 75mm above the external finished ground level.
- Articulation joints must extend to the full height of the wall and be spaced in accordance with the working drawings or structural plans.

CLADDING

- An autoclaved aerated concrete wall is to comply with AS5146.1 and manufacturer's specifications.
- External walls to be provided with AS 4200.1 compliant vapour permeable membranes installed in accordance with AS 4200.2
- A metal wall cladding is to comply with AS 1562.1.
- A polystyrene wall cladding product must be accredited and installed in accordance with the manufacturer's specification.

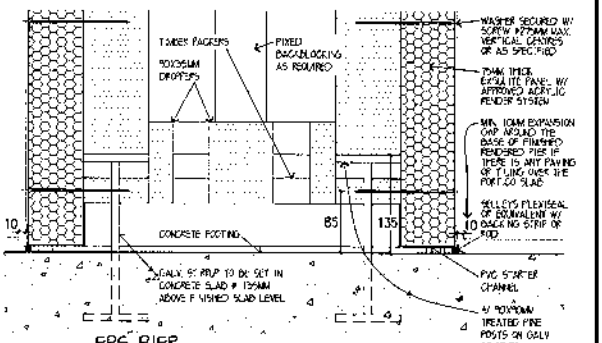


SECTION W-W
SCALE 1:25

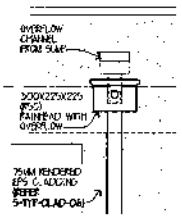


PARTIAL GROUND FLOOR PLAN
PORTICO
SCALE 1:50

WATERSHED BUILDING CONSULTANTS
APPROVED DOCUMENT
PERMIT NO: 2673257965604
ISSUED DATE: 29 Jan 2021



EPS PIER
TYPICAL SECTION
SCALE 1:5



VIEW A-A
RAINHEAD & OVERFLOW
SCALE 1:25

IMPORTANT NOTE:
THIS IS A STANDARD GENERIC DETAIL AND AS SUCH SHOULD BE TAKEN AS INDICATIVE ONLY. (WORKING DRAWINGS TAKE PRECEDENCE)

INDICATIVE TRUSS POSITIONS (REFER TO MANUFACTURER'S LAYOUT)

IMPORTANT NOTE:
IF ANY PAVING OR TILING IS DONE OVER PORTICO CONCRETE SLAB, ALLOW FOR MIN 10MM EXPANSION AROUND THE BASE OF FINISHED RENDERED PIER

LUXE FACADE DETAIL

SHEET 1 OF 2
2550 CEILING HEIGHT
(2407H. TIMBER DOOR)

Standard Detail

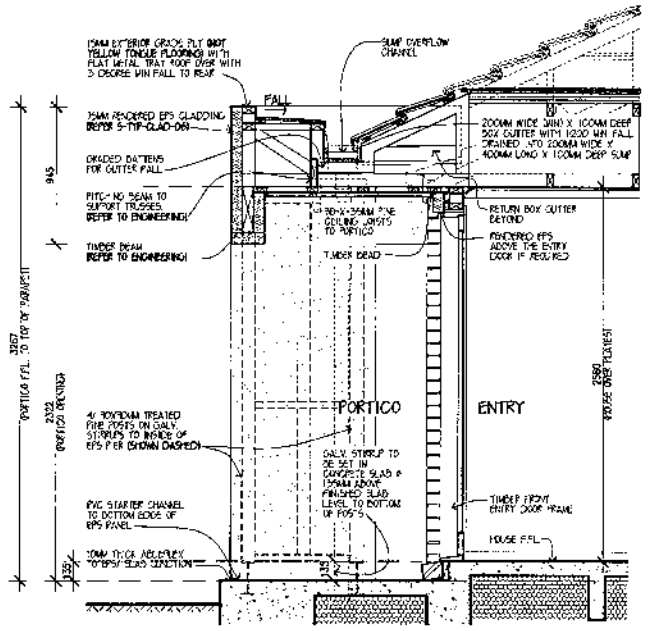
metricon

501 Blackburn Road, Mount Waverley Vic 3149
P.O. Box 857, Mount Waverley Vic 3149
Telephone 03 9815 9555 Fax 03 9222 3144
Building Practitioner Reg. No. DB-U8979 A.C.N. 005 105 752

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METRICON HOMES
501 BLACKBURN ROAD
MT. WAVERLEY

APPROVED:	DATE: 05/07/16
SCALE: 1:25	MST VER: 04/07/16
DRAWN: DM, WL, DE, PG, FW	CHKED: DM
ISSUED DATE: 01/07/16	SHEET: 5-TYP-LUXE-01



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IMPORTANT NOTE:
IF ANY PAVING OR TILING IS DONE OVER PORTICO CONCRETE SLAB, ALLOW FOR MIN. 10MM EXPANSION AROUND THE BASE OF FINISHED RENDERED PIER

WATERSHED BUILDING CONSULTANTS
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ISSUED DATE: 29 Jan 2021

LUXE FACADE DETAIL

SHEET 2 OF 2
2550 CEILING HEIGHT
(2407H. TIMBER DOOR)

Standard Detail

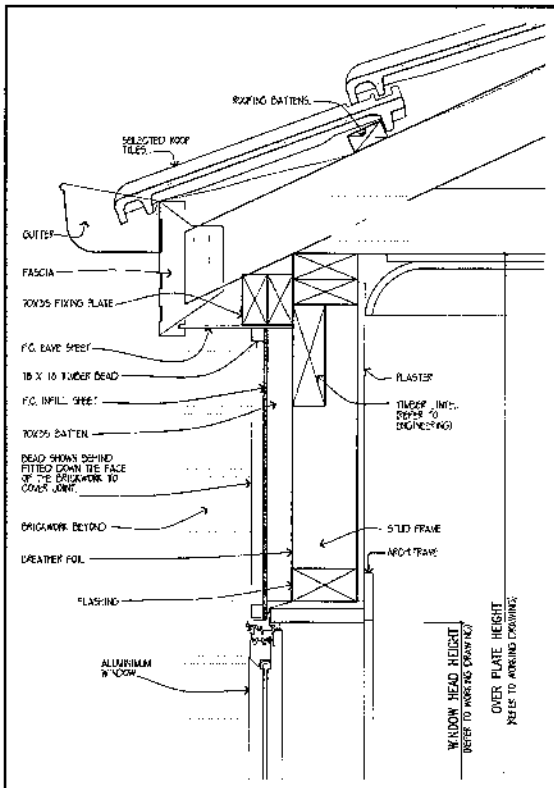
metricon

501 Blackburn Road, Mount Waverley Vic 3149
P.O. Box 857, Mount Waverley Vic 3149
Telephone 03 9915 5555 Fax 03 9222 5144
Building Practitioner Reg. No. DB-U6929 A.C.N. 005 108 772

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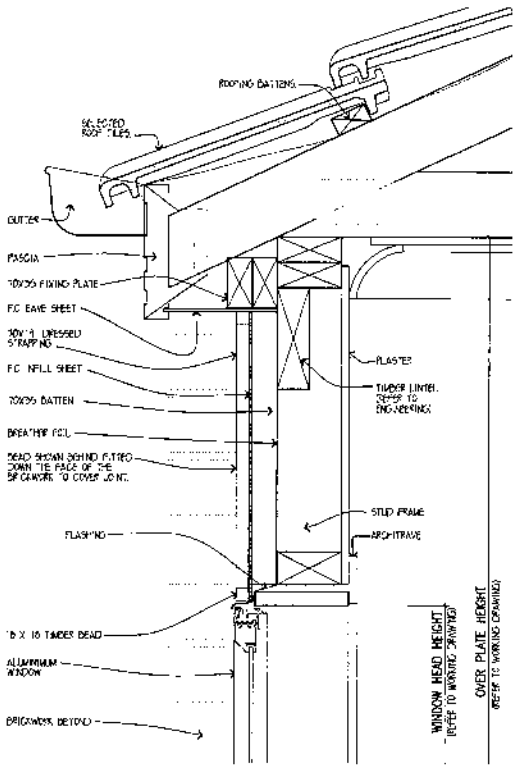
METRICON HOMES
501 BLACKBURN ROAD
MT.WAVERLEY

APPROVED	DATE: 05/07/16
SCALE: 1:25	MET. VER: 04/07/16
DRAWN: DM, WL, DE, PG, PW	CHKED: DM
ISSUED DATE: 11/07/16	SHEET: S-TYP-LUXE-01



TYPICAL SECTION THROUGH ALUMINIMUM SLIDING WINDOW WITH F.C. SHEET INFILL ABOVE - NO EAVE.
SCALE 1:5

NOTE:
FOR CORNER WINDOWS USE JAMES HARDIE P.V.C. 45MM EXTERNAL MOULD FITTED TO EXTERNAL CORNER TO JOINT SHEETS.



TYPICAL SECTION THROUGH ALUMINIMUM SLIDING WINDOW WITH F.C. SHEET INFILL AND DECORATIVE STRAPPING ABOVE - NO EAVE.
SCALE 1:5

WATERSHED BUILDING CONSULTANTS
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PERMIT NO: 267257965604
ISSUED DATE: 29 Jan 2021

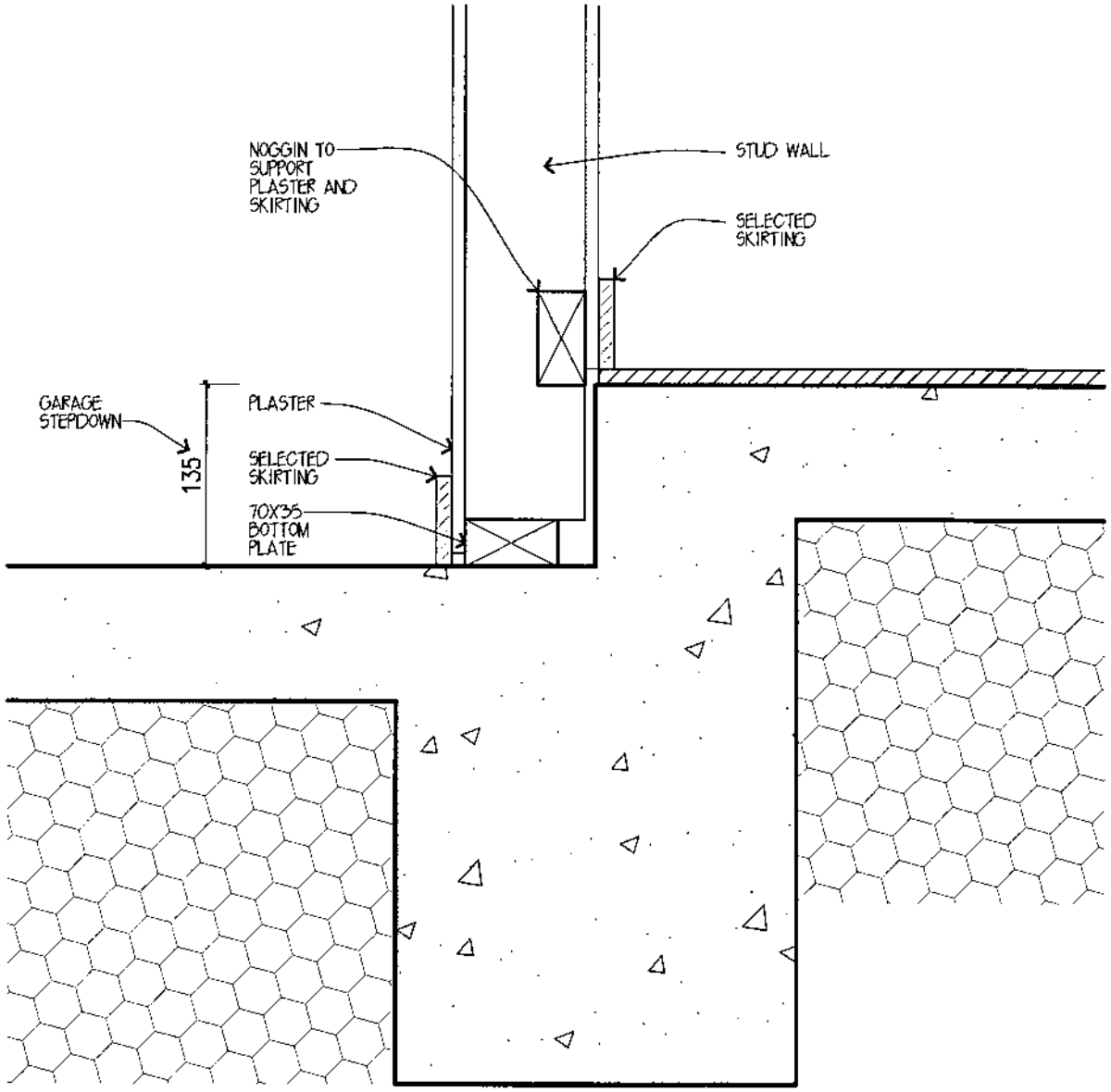
F.C. INFILLS ABOVE WINDOWS.

Standard Detail

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501 Blackburn Road, Mount Waverley Vic 3149
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DRAWN: R.S.	CHKD:DM
ISSUE DATE: 27/01/2016	SHEET: S-FIT-WBD-05



GARAGE / DWELLING
STEPDOWN
SCALE 1 : 10

WATERSHED BUILDING CONSULTANTS
APPROVED DOCUMENT
PERMIT NO: 2673257965604
ISSUED DATE: 29 Jan 2021

GARAGE - DWELLING STEPDOWN

GENERIC DETAIL
SHEET 1 OF 1.

Standard Detail

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MT.WAVERLEY

APPROVED:	DATE:
SCALE: A5 NOTED	MST VER: 10/10/14
DRAWN: DG	CHKED: DM
ISSUED DATE: 10/10/14	SHEET: 5-TYP-GARA-02

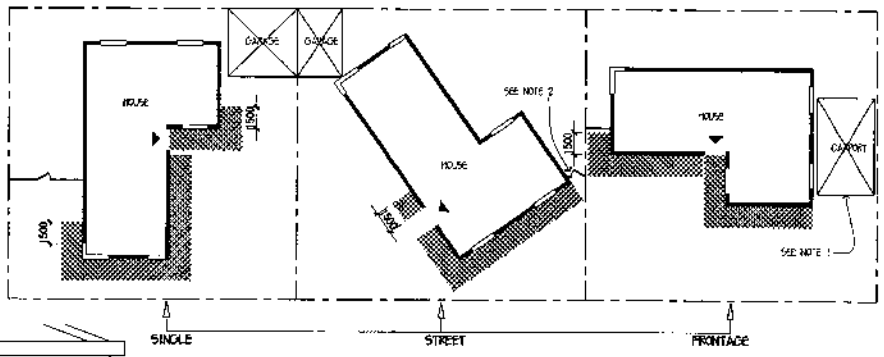
LEGEND —▷ PEDESTRIAN ACCESS

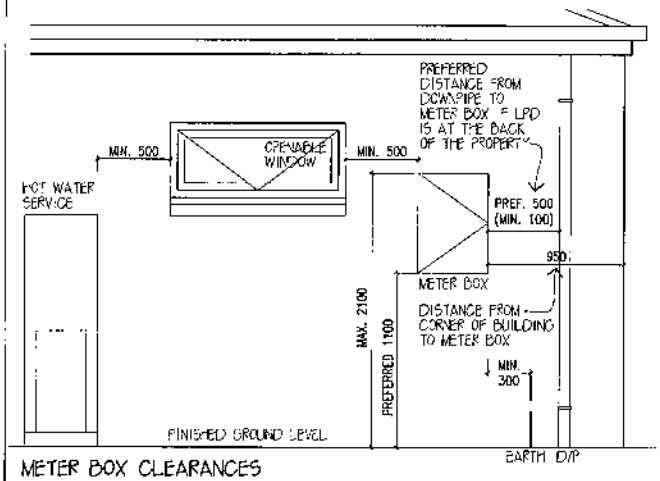
◀ MAIN ENTRANCE

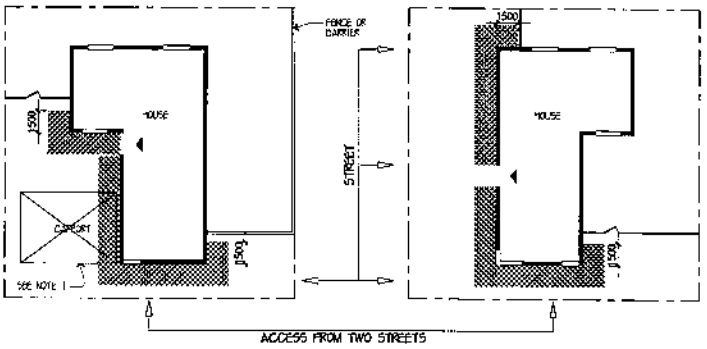
▨ ACCEPTABLE LOCATION

NOTES:

1. A METER BOX IN A CARPORT IS NOT PERMISSIBLE UNLESS ACCESS TO THE MAIN ENTRANCE IS GAINED ONLY THROUGH A CARPORT.
2. IN GENERAL METER POSITION MUST NOT BE LOCATED BEHIND FENCES OR GATES.
3. AS METERING EQUIPMENT MAY PRODUCE A DEGREE OF NOISE, THE INSTALLATION OF METERING EQUIPMENT ON A BEDROOM WALL SHOULD BE AVOIDED.
4. IF METER POSITION CANNOT BE LOCATED IN SHADED AREAS AS SHOWN CONSULT THE RESPONSIBLE OFFICER.
5. WHERE PER METER OR SECURITY FENCE IS ERECTED BETWEEN THE BUILDING AND ACCESS STREET, A SUITABLE VANDAL RESISTANT METER BOX MAY BE INSTALLED IN THE FENCE AS APPROVED BY THE RESPONSIBLE OFFICER.

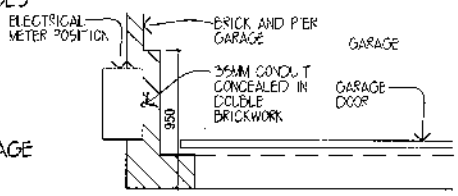






METER BOX CLEARANCES

SCALE: 1:25



BRICK AND PIER GARAGE METER BOX LOCATION

SCALE 1:25

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ELECTRICAL METER BOX INSTALLATIONS

CLEARANCES AND ACCEPTABLE LOCATIONS

SHEET 1 OF 1

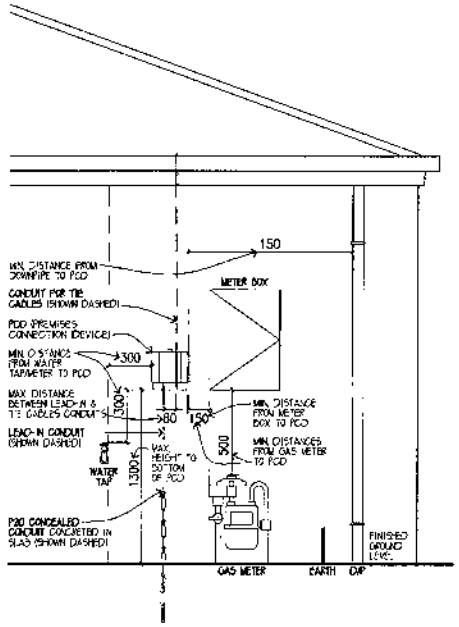
Associated Detail

metricon

501 Blackburn Road, Mount Waverley Vic 3149
P.O. Box 857, Mount Waverley Vic 3149
Telephone 03 9915 5555 Fax 03 9277 5144
Building Practitioner Reg No DB-U8529 ACN 005 108 752

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ISSUED DATE: 16/05/15	SHEET: S-ETP-MBC-01



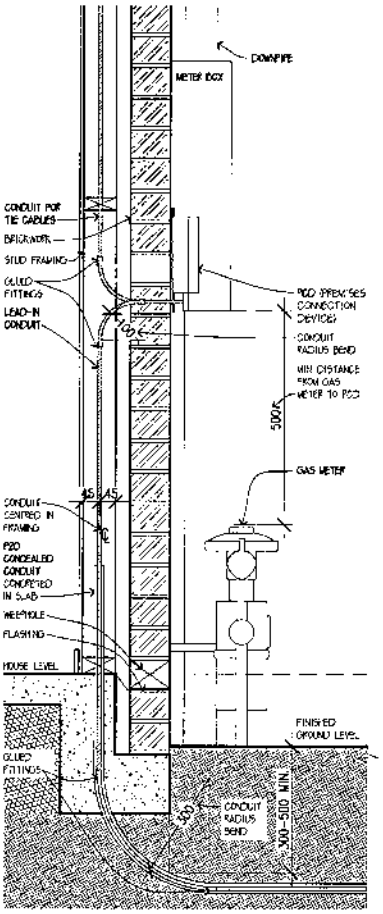
PREMISES CONNECTION DEVICE - PCD

CLEARANCE TO METER BOX, GAS METER, DOWNPIPE & WATER TAP

SCALE: 1:25

IMPORTANT NOTE:
CONDUIT FOR UNDERGROUND LEAD-IN CABLING SHOULD BE INSTALLED IN THE BUILDING FOOTINGS BEFORE THE CONCRETE IS POURED.

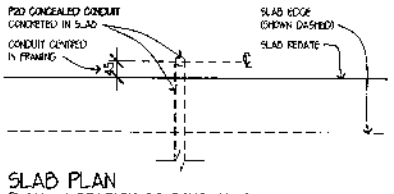
IMPORTANT NOTE:
SUITABLE LENGTHS OF CONDUIT MUST BE GLUED TO THE BEND USING SOLVENT CONDUIT CEMENT.



CONDUIT INSTALLATION

SECTION

SCALE: 1:10



SLAB PLAN

PLAN - LOCATION OF CONCEALED CONDUIT

SCALE: 1:10

WATERSHED BUILDING CONSULTANTS
APPROVED DOCUMENT
PERMIT NO: 2673267965604
ISSUED DATE: 29 Jan 2021

NBN - PCD INSTALLATION (PREMISES CONNECTION DEVICE)

CLEARANCES AND ACCEPTABLE LOCATIONS

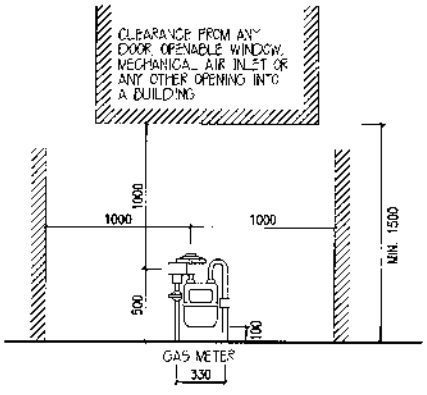
SHEET 1 OF 1

Standard Detail

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Telephone 03 9915 5555 Fax 03 9222 5144
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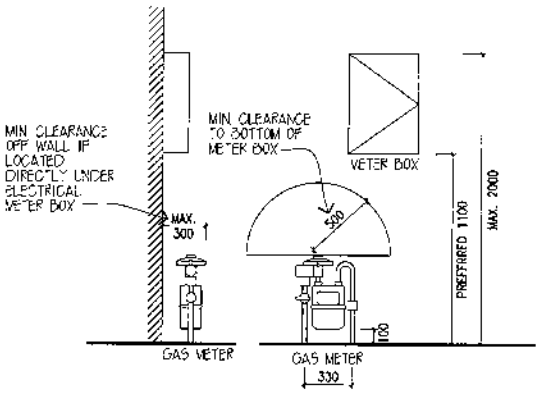
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501 BLACKBURN ROAD
MT.WAVERLEY

APPROVED: DM	DATE: 29/10/08
SCALE: AS NOTED	NST VER:
DRAWN: PW	CHKED: DM
ISSUED DATE: 29/08/19	SHEET: S-TYP-NBSC-12



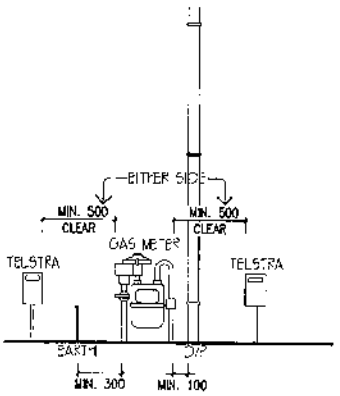
CLEARANCE TO OPENINGS

SCALE: 1:25



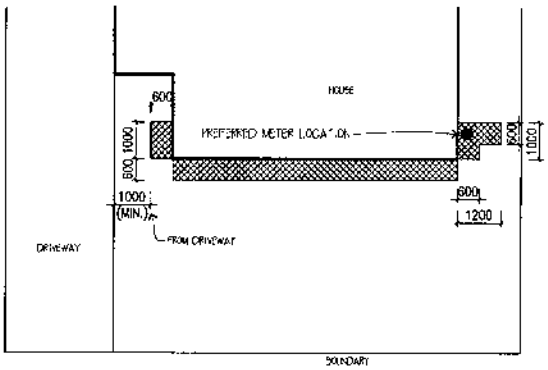
CLEARANCE TO ELECTRICAL METER BOX

SCALE: 1:25



CLEARANCE TO EARTH, TELSTRA & D/P

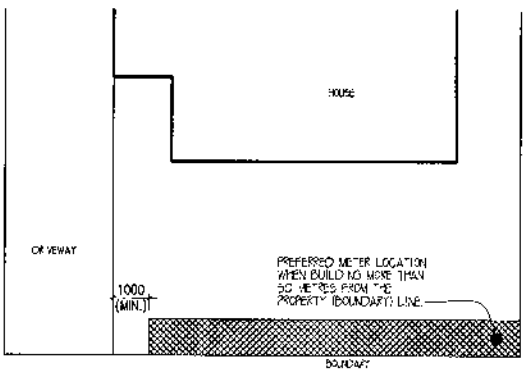
SCALE: 1:25



PREFERRED GAS METER LOCATIONS

HOUSE WITHIN 50 METRES OF FRONT BOUNDARY

SCALE: 1:100



PREFERRED GAS METER LOCATIONS

HOUSE LOCATED MORE THAN 50 METRES FROM FRONT BOUNDARY

SCALE: 1:100

GAS METER INSTALLATIONS

CLEARANCES AND ACCEPTABLE LOCATIONS

SHEET 1 OF 1

Associated Detail

metricon

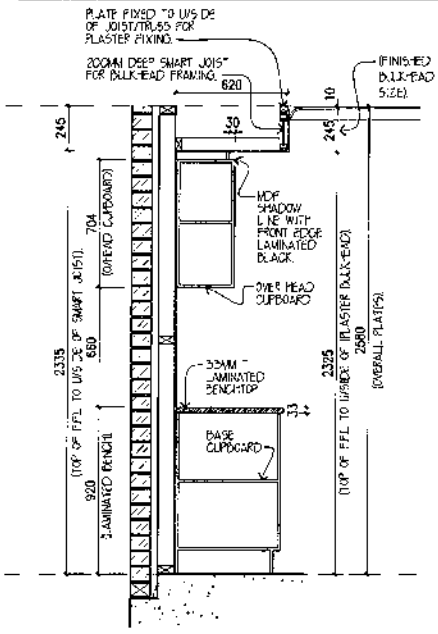
53 Blackburn Road, Mount Waverley Vic 3149
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Telephone 03 9915 5555 Fax 03 9222 5144
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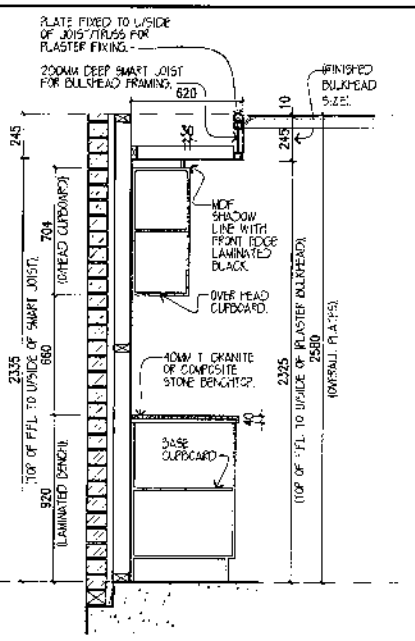
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DRAWN: VR	CHKED: DM
ISSUED DATE: 16/05/13	SHEET: S-TIP-MISC-10

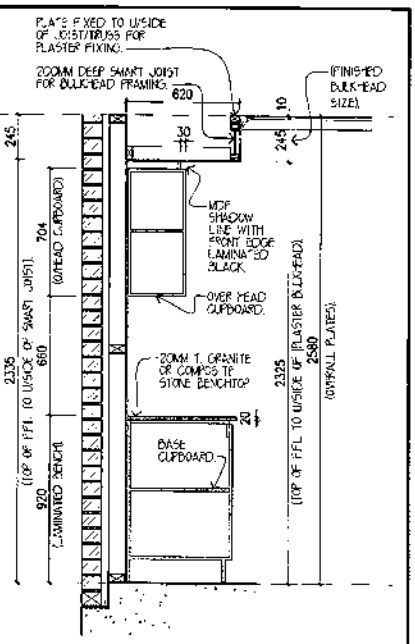
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ISSUED DATE: 29 Jan 2021



2550H CEILINGS.
'33MM LAMINATED BENCHTOP'
SCALE 1:20



2550H CEILINGS.
'40MM GRANITE & COMPOSITE STONE BENCHTOPS'
SCALE 1:20



2550H CEILINGS.
'20MM GRANITE & COMPOSITE STONE BENCHTOPS'
SCALE 1:20

WATERSHED BUILDING CONSULTANTS
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ISSUED DATE: 29 Jan 2021

IMPORTANT NOTE:
SMART JOISTS FOR BULKHEAD FRAMING OVER KITCHEN JOINERY TO BE SET USING SPIRIT OR LASER LEVEL.

KITCHEN BULKHEAD DETAIL

2550MM H CEILING

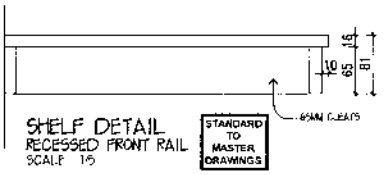
SHEET 1 OF 1

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507 Stockburn Road, Mount Waverley Vic 3149
P.O. Box 857, Mount Waverley Vic 3149
Telephone (03) 9910 9555 Fax (03) 9220 5144
Building Practitioner Reg. No. DB-U/9159 ACN 005 198 752

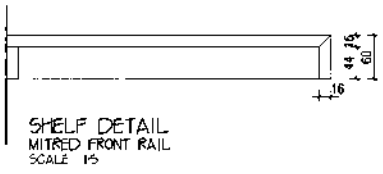
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SCALE 1:20 AT A3 | LAST MOD: 16-09-09
DRAWN: R.S. | CHKD: A.P.P.R.M.
ISSUE DATE: 14/09/2015 | SHEET: 9-1TH-H20-02A

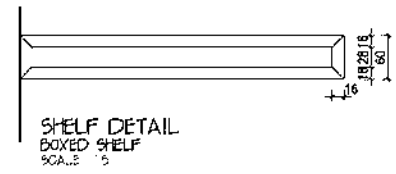


SHELF DETAIL
RECESSED FRONT RAIL
SCALE 1:5

STANDARD TO MASTER DRAWINGS



SHELF DETAIL
MITRED FRONT RAIL
SCALE 1:5



SHELF DETAIL
BOXED SHELF
SCALE 1:5

CABINET MAKER TO COMPLETE

NOTE: REFER TO SHELVING FINISHES TABLE FOR ALL FINISHES

PANTRY/ W.I.P./ LINEN/ W.I.L./ BROOM

STANDARD TO MASTER DRAWINGS

SHELVING OPTIONS

1. 16MM THICK SHELF WITH 65MM RECESSED FRONT RAIL (REFER TO FINISHES TABLE)
2. EXTRA 240MM CENTRE SUPPORTS REQUIRED, SPACED EVERY 1400MM AFTER 1400MM SPAN (SPACE EVENLY)
3. 66MM THICK X 240MM WIDE CENTRE SUPPORT REQUIRED FOR SPANS GREATER THAN 400MM
4. 16MM THICK LAMINATE SHELF WITH 60MM MITRED FRONT RAIL (ONLY IN LAMINATE)
5. REFER TO CORNER SHELVING CONFIGURATIONS ON PAGE 4

	1.	2.	3.	4.
	• LESS THAN OR EQUAL TO 1400MM WIDE SHELVING WITH FRONT RAIL - NO CENTRE SUPPORT REQUIRED	• GREATER THAN 1401MM WIDE SHELVING WITH FRONT RAIL - 240MM CENTRE SUPPORT REQUIRED	• EXTRA 240MM CENTRE SUPPORTS REQUIRED FOR EVERY 400MM THEREAFTER 400MM SPAN (SPACE EVENLY)	• LESS THAN OR EQUAL TO 1400MM WIDE SHELVING WITH MITRED FRONT RAIL - NO CENTRE SUPPORT REQUIRED
	0 - 1400MM	1401MM & GREATER		

SHELVING

FREEDOM DESIGNER (ABOVE KITCHEN BENCH)

SHELVING OPTIONS

1. 16MM THICK LAMINATE SHELF WITH SINGLE FRONT RAIL - LESS THAN OR EQUAL TO 1500MM SPAN
2. 16MM THICK LAMINATE SHELF WITH DOUBLE RAIL SURROUND - BETWEEN 1501MM - 2400MM SPAN
3. NO CENTRE SUPPORTS TO BE USED ON OVERHEAD SHELVING
4. MAX SHELVING SPAN OF 2400MM. GREATER THAN 2400MM SPAN PROVIDE OVERHEAD SHELVING TO MATCH KITCHEN ITEC BY DESIGN
5. 60MM THICK BOXED SHELF OPTION MAX 2400MM SPAN

	1.	2.	4.	5.
	• LESS THAN OR EQUAL TO 1500MM WIDE SHELVING WITH SINGLE FRONT RAIL - NO CENTRE SUPPORT REQUIRED	• GREATER THAN 1501 TO MAX 2400MM WIDE SHELVING WITH DOUBLE FRONT RAIL - NO CENTRE SUPPORT REQUIRED	• GREATER THAN 2400MM SPAN PROVIDE OVERHEAD SHELVING TO MATCH KITCHEN CUPBOARDS ITEC TO DESIGN	• 60MM THICK LAMINATE BOXED SHELF OPTION MAX 2400 SPAN
	0 - 1500MM	1501MM - 2400MM	2400MM & GREATER	

FREEDOM DESIGNER (ABOVE DESK)

SHELVING OPTIONS

1. 16MM THICK LAMINATE SHELF WITH SINGLE FRONT RAIL - LESS THAN OR EQUAL TO 1500MM SPAN
2. 16MM THICK LAMINATE SHELF WITH DOUBLE FRONT RAIL - BETWEEN 1501MM - 2400MM SPAN
3. NO CENTRE SUPPORTS TO BE USED
4. MAX SHELVING SPAN OF 2400MM
5. NO SHELF ABOVE DESK FOR FREEDOM
6. 2ND SHELVES ABOVE DESK FOR DESIGNER

	1.	2 / 3.	6.
	• LESS THAN OR EQUAL TO 1500MM WIDE SHELVING WITH SINGLE FRONT RAIL - NO CENTRE SUPPORT REQUIRED	• GREATER THAN 1501 TO MAX 2400MM WIDE SHELVING WITH DOUBLE FRONT RAIL - NO CENTRE SUPPORT REQUIRED	• 2ND SHELVES ABOVE DESK FOR DESIGNER
	0 - 1500MM	1501MM - 2400MM	

DISPLAY SHELVING FINISHES		ABC	HOME SOL	FREEDOM	DESIGNER
BROOM/WALL NEW DOOR	NO DOOR	MELAMINE	MELAMINE	MELAMINE	MELAMINE
"	WITH LINI CLEAR	N/A	N/A	LAMINATE	LAMINATE
"	WITH LINI TRANSLUCENT	N/A	N/A	MELAMINE	LAMINATE
W/P OPEN	NO DOORS	MELAMINE	MELAMINE	LAMINATE	LAMINATE
W/P/PANTRY	WITH SFD DOORS	MELAMINE	MELAMINE	MELAMINE	LAMINATE
"	INTEC LINI CLEAR	N/A	N/A	LAMINATE	LAMINATE
"	INTEC LINI TRANSLUCENT	N/A	N/A	MELAMINE	LAMINATE
SHELVING		N/A	N/A	LAMINATE	LAMINATE

FINAL RELEASE
DATE : 09.05.18 NL

SHELVING & JOINERY

SHEET 1/8

metricon

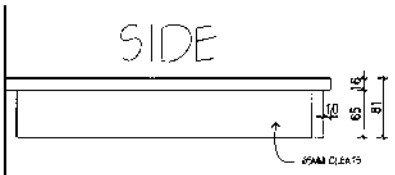
METRICON HOMES
501 BLACKBURN ROAD
MT.WAVERLEY

APPROVED	DATE: 14/11/2018
SCALE: NTS	VER: 14/11/2018
DRAWN: NL	CHECKED:
ISSUED DATE: 09/05/18	SHEET: 0-TYP-KIND-01

WATERSHED BUILDING CONSULTANTS
APPROVED DOCUMENT
PERMIT NO: 2673257965604
ISSUED DATE: 29 Jan 2021

0 - 1500MM SPAN

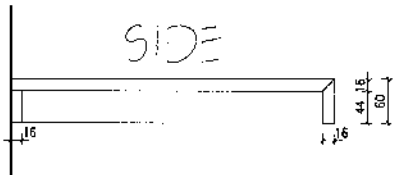
SIDE



SHELF DETAIL
RECESSED FRONT RAIL
SCALE 1:5

STANDARD TO MASTER DRAWINGS

SIDE



SHELF DETAIL
MITRED FRONT RAIL
SCALE 1:5

SHELVING & JOINERY

SHEET 2/6

metricon

METRICON HOMES
501 BLACKBURN ROAD
MT WAVERLEY

APPROVED DATE: 16/11/2020

SCALE: AS S. MST VER: 16/11/2020

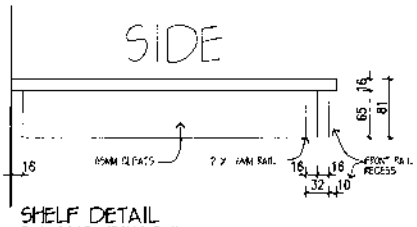
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ISSUED DATE: 03/05/18 SHEET: 6-TYP-KITS-02

FINAL RELEASE
DATE : 08.05.18 NL

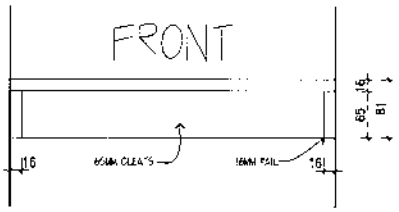
1501MM - 2400MM SPAN (ABOVE BENCHTOP)

SIDE

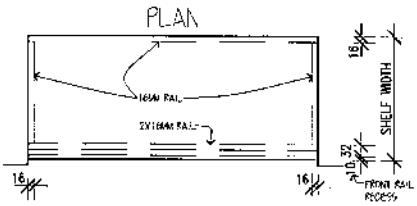


SHELF DETAIL
RECESSED FRONT RAIL -
DOUBLE RAIL CONSTRUCTION
SCALE 1:5

FRONT

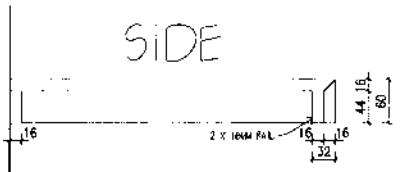


PLAN



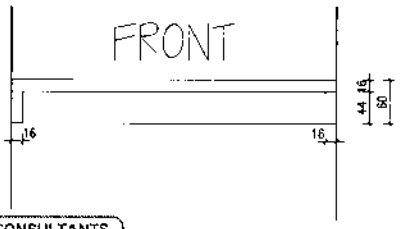
SHELF - PLAN VIEW
RECESSED FRONT RAIL -
DOUBLE FRONT RAIL CONSTRUC'
SCALE 1:10

SIDE

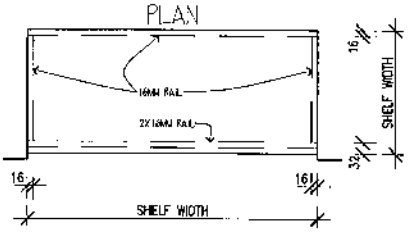


SHELF DETAIL
MITRED FRONT RAIL -
DOUBLE FRONT RAIL CONSTRUCTION
SCALE 1:5

FRONT



PLAN



SHELF - PLAN VIEW
MITRED FRONT RAIL -
DOUBLE RAIL CONSTRUCTION
SCALE 1:10

WATERSHED BUILDING CONSULTANTS
APPROVED DOCUMENT
PERMIT NO: 2673257965804
ISSUED DATE: 29 Jan 2021

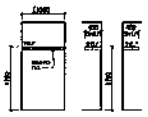
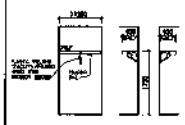
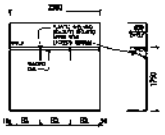
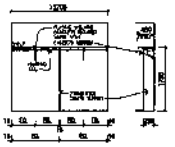
W.I.R./ ROBES

(MAIN & MINOR WIR)

STANDARD TO MASTER DRAWINGS

SHELVING OPTIONS

1. 16MM THICK SHELF
2. PLASTIC BRACKET SUPPORT REQUIRED FOR SPANS GREATER THAN 1200MM
3. EXTRA PLASTIC BRACKET SUPPORTS REQUIRED FOR EVERY 1200MM AFTER 1200MM SPAN (SPACE EVENLY)
4. 16MM THICK X 290MM WIDE CENTRE SUPPORT ONLY USED WITH LENGTHS GREATER THAN 2700MM IN ADDITION TO PLASTIC BRACKET SUPPORTS
5. REFER TO CORNER SHELVING CONFIGURATIONS ON PAGE 4

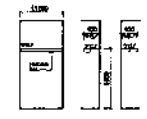
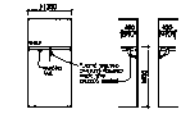
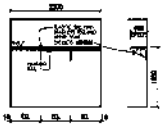
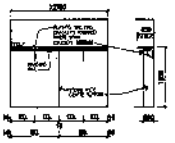
• LESS THAN OR EQUAL TO 1200MM WIDE SHELVING - NO PLASTIC BRACKET SUPPORT REQUIRED	• GREATER THAN 1200MM WIDE SHELVING - PLASTIC BRACKET SUPPORT REQUIRED @ 1200MM CENTRES	• EXTRA PLASTIC BRACKET SUPPORTS REQUIRED FOR EVERY 1200MM AFTER 1200MM SPAN (SPACE EVENLY)	• GREATER THAN 2700MM WIDE SHELVING - 290MM CENTRE SUPPORT REQUIRED IN ADDITION WITH PLASTIC BRACKET SUPPORTS
1. * 1750MM SHELF HEIGHT TO WIR  0 - 1200MM	2. * 1750MM SHELF HEIGHT TO WIR  1201MM & GREATER	3. * 1750MM SHELF HEIGHT TO WIR 	4. * 1750MM SHELF HEIGHT TO WIR 

(ROBE WITH SLIDING DOOR)

STANDARD TO MASTER DRAWINGS

SHELVING OPTIONS

1. 16MM THICK SHELF
2. PLASTIC BRACKET SUPPORT REQUIRED FOR SPANS GREATER THAN 1200MM
3. 1650MM SHELF HEIGHT BEHIND ROBE SLIDING DOORS & 1750MM HIGH TO WIR
4. EXTRA PLASTIC BRACKET SUPPORTS REQUIRED FOR EVERY 1200MM AFTER 1200MM SPAN (SPACE EVENLY)
5. 16MM THICK X 290MM WIDE CENTRE SUPPORT ONLY USED WITH LENGTHS GREATER THAN 2700MM IN ADDITION TO PLASTIC BRACKET SUPPORTS

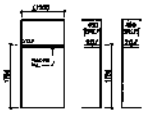
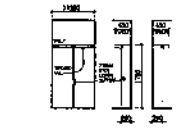
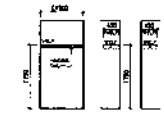
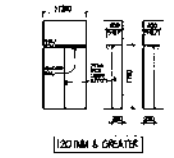
• LESS THAN OR EQUAL TO 1200MM WIDE SHELVING - NO PLASTIC BRACKET SUPPORT REQUIRED	• GREATER THAN 1200MM WIDE SHELVING - PLASTIC BRACKET SUPPORT REQUIRED @ 1200 CENTRES	• EXTRA PLASTIC BRACKET SUPPORTS REQUIRED FOR EVERY 1200MM AFTER 1200MM SPAN (SPACE EVENLY)	• GREATER THAN 2700MM WIDE SHELVING - 290MM CENTRE SUPPORT REQUIRED IN ADDITION WITH PLASTIC BRACKET SUPPORTS
1. * 1650MM SHELF HEIGHT BEHIND SLIDING DOORS  0 - 1200MM	2. * 1650MM SHELF HEIGHT BEHIND SLIDING DOORS  1201MM & GREATER	4. * 1650MM SHELF HEIGHT BEHIND SLIDING DOORS 	4. * 1650MM SHELF HEIGHT BEHIND SLIDING DOORS 

(MAIN/MINOR WIR & ROBE WITH SLIDING DOOR)

STANDARD TO "SIGNATURE" MASTER DRAWINGS

SHELVING OPTIONS

1. 16MM THICK SHELF
2. 16MM THICK X 290MM WIDE CENTRE SUPPORT REQUIRED FOR SPANS GREATER THAN 1200MM
3. EXTRA 16MM THICK X 290MM WIDE CENTRE SUPPORTS REQUIRED FOR EVERY 1200MM AFTER 1200MM SPAN (SPACE EVENLY)
4. REFER TO CORNER SHELV CONFIG ON PG 4
5. NO PLASTIC BRACKETS TO SIGNATURE RANGE
6. 1750MM SHELF HEIGHT TO ROBES

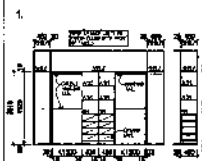
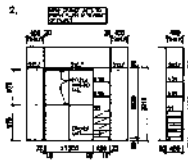
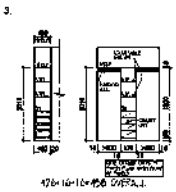
• LESS THAN OR EQUAL TO 1200MM WIDE SHELVING - NO CENTRE SUPPORT REQUIRED, NO BACKING BOARD	• GREATER THAN 1200MM WIDE SHELVING - 16MM THICK X 290MM CENTRE SUPPORT REQUIRED, NO BACKING BOARD	• 450MM DRAWER UNIT FOR FREEDOM RANGE	
1. * 1750MM SHELF HEIGHT TO WIR  0 - 1200MM	2. * 1750MM SHELF HEIGHT TO WIR  1201MM & GREATER	3. * 1750MM SHELF HEIGHT BEHIND SLIDING DOORS  0 - 1200MM	4. * 1750MM SHELF HEIGHT BEHIND SLIDING DOORS  1201MM & GREATER

FREEDOM (MAIN WIR FITOUT)

SHELVING OPTIONS

1. 16MM THICK LAMINATE SHELVING
2. 16MM THICK X 290MM WIDE CENTRE SUPPORT REQUIRED FOR SPANS GREATER THAN 1200MM
3. 450MM DRAWER UNIT FOR FREEDOM RANGE (NOTE: IF OVER 10 DRAWER UNITS WILL BE DOWN WHEN NO BASE PANEL IS REQUIRED TO FITOUT)

NOTE: HANDLES AS PER COLOUR SCHEDULE

1.  0 - 1200MM	2.  1201MM & GREATER	3.  428W 16+16+428 OVERALL	FREEDOM SHELVING RULES • LAMINATE TO MAIN WIR • ALL CABINETRY/JOINERY TO HAVE FLUSH JOINS & FINISHES INCLUD. DRAWER FRONTS • NO SINGLE & DOUBLE HANGING RAIL SCENARIOS IN 1 RUN (I.E. SINGLE/SINGLE OR DOUBLE/DOUBLE) • CHOOSE SINGLE HANGING RAIL CONFIGURATION ON NARROW WALL RUNS • SINGLE HANGING RAIL HAS 80MM CLEATS • DOUBLE HANGING RAIL HAS 16MM PANEL WITH 16MM INFILL PANEL TO WALL SIDE

DISPLAY SHELVING FINISHES	ABC	HOME SOL.	FREEDOM	IDESIGNER
MAIN WIR	MELAMINE	MELAMINE	LAMINATE	LAMINATE
MINOR WIR	MELAMINE	MELAMINE	MELAMINE	LAMINATE
ROBE (DEEP)	MELAMINE	MELAMINE	MELAMINE	LAMINATE
ROBE (SHALLOW)	MELAMINE	MELAMINE	MELAMINE	MELAMINE
ROBE JAMB PANEL	MELAMINE	MELAMINE	MELAMINE	MELAMINE
ROBE INSERTS	N/A	N/A	N/A	LAMINATE
WITH LAM DOORS				

CABINET MAKER TO COMPLETE

FINAL RELEASE

DATE : 09.05.18 NL

SHELVING & JOINERY

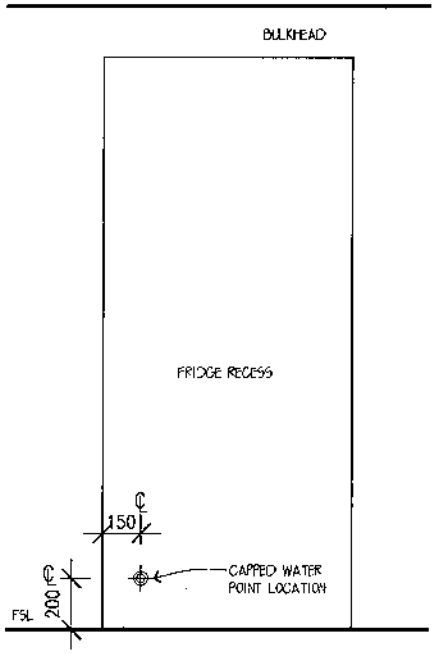
SHEET 3/6

metricon

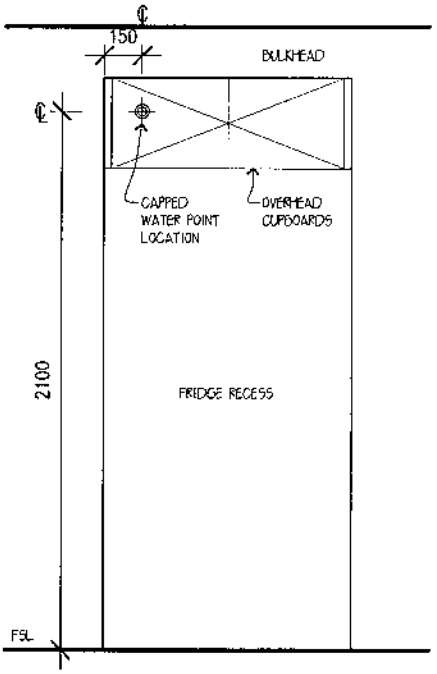
METRICON HOMES
501 BLACKBURN ROAD
MT.WAVERLEY

APPROVED:	DATE: MAY/2018
SCALE: NTS	1ST VER: MAY/2018
DRAWN: NL	CHECKED: RD
ISSUED DATE: 09/05/18	SHEET: 6-FIP-KITC-01

WATERSHED BUILDING CONSULTANTS
APPROVED DOCUMENT
PERMIT NO: 267312/2065/06
ISSUED DATE: 29 Jan 2021



ELEVATION
FRIDGE RECESS - WITHOUT O/HEAD CUPBD'S
SCALE 1:20



ELEVATION
FRIDGE RECESS - WITH O/HEAD CUPBD'S
SCALE 1:20

WATERSHED BUILDING CONSULTANTS
APPROVED DOCUMENT
PERMIT NO: 2673257965604
~~ISSUED DATE: 20 Jan 2021~~

REFRIGERATOR RECESS WATER POINT LOCATION DETAIL

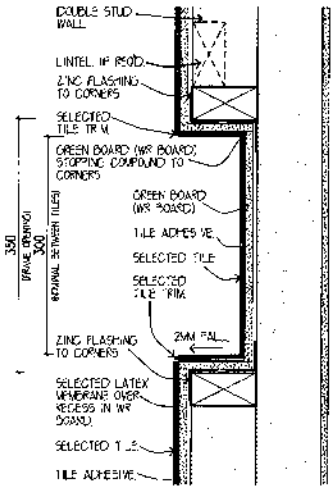
SHEET 1 OF 1

Option Detail

metricon
501 Blackburn Road, Mount Waverley Vic 3149
P.O. Box 857, Mount Waverley Vic 3149
Telephone 03 9915 5555 Fax 03 9222 5144
Building Practitioner Reg. No. 33-U8929 A.C.N. 005 108 752
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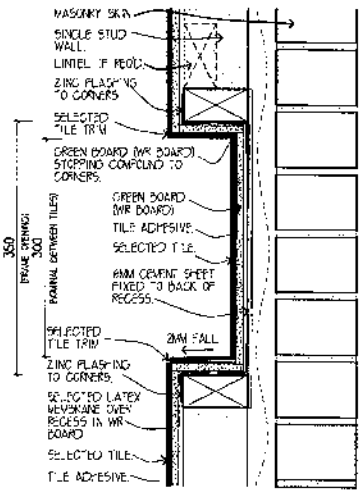
METRICON HOMES
501 BLACKBURN ROAD
MT.WAVERLEY

APPROVED: DM	DATE: DD-MM-YY
SCALE: 1:20	MST VER: P DD MM YYYY
DRAWN: WL	CHKED: DM
ISSUED DATE: 11/03/14	SHEET: 0-TYP-MISC-16



TYPICAL TILED RECESS
DOUBLE STUD WALL
SCALE 1:5

IMPORTANT NOTE:
6MM FC. SHEET TO BE FIXED TO BACK OF RECESS PRIOR TO INSTALLATION OF INSULATION PAPER AND BRICKWORK



TYPICAL TILED RECESS
BRICK VENEER WALL
SCALE 1:5

IMPORTANT NOTE:
_ LINTEL TO BE PROVIDED OVER OPENING WITHIN A LOAD BEARING WALL AS FOLLOWS:
OPENING SIZE 600MM - 900MM
70X45MM NOP.0 FINE LINTEL
OPENING SIZE 900MM - GREATER
REFER TO FRAMING MANUAL OR ENGINEERING.

FIX TILE TRIM WITH SELECTED TILE GLUE

WATERSHED BUILDING CONSULTANTS
APPROVED DOCUMENT
PERMIT NO: 2873257965604
ISSUED DATE: 29 Jan 2021

WET AREA RECESS DETAIL

TYPICAL WATERPROOFING DETAIL FOR PLASTER RECESS IN SHOWERS & ABOVE BATHS.

SHEET 1 OF 1

Standard Detail

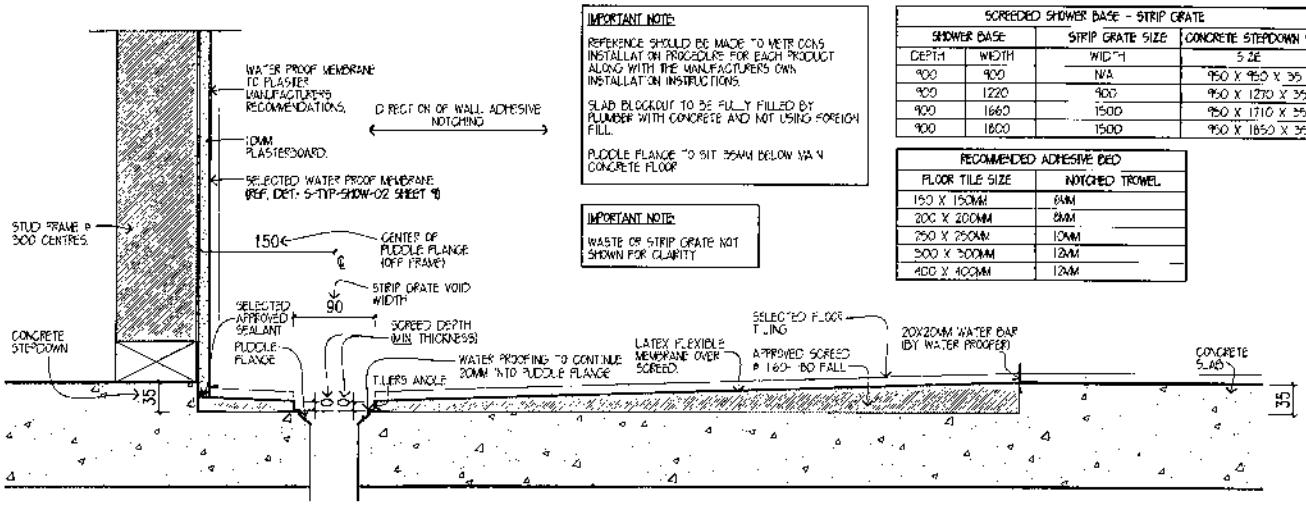
metricon

50: Blackburn Road, Mount Waverley Vic 3149
P.O. Box 857, Mount Waverley Vic 3149
Telephone 03 9315 9555 Fax 03 9222 5444
Building Practitioner Reg. No. DB-U7929 A.C.N. 005 108 757

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501 BLACKBURN ROAD
MT.WAVERLEY

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SCALE: AS NOTED	MST VER: 25/03/09
DRAWN: DG, BKDM	CHKED: DRG, PSM
ISSUED DATE: 01-10-10	SHEET: D-TYP-WET-01



IMPORTANT NOTE:

REFERENCE SHOULD BE MADE TO METRICONS INSTALLATION PROCEDURE FOR EACH PRODUCT ALONG WITH THE MANUFACTURERS OWN INSTALLATION INSTRUCTIONS.

SLAB BLOCKOUT TO BE FULLY FILLED BY PLUMBER WITH CONCRETE AND NOT USING FOREIGN FILL.

PUDDLE FLANGE TO SIT 35MM BELOW N/A N CONCRETE FLOOR

IMPORTANT NOTE:

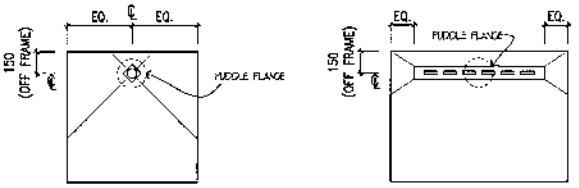
WASTE OR STRIP GRATE NOT SHOWN FOR CLARITY

SCREEDED SHOWER BASE - STRIP GRATE			
SHOWER BASE		STRIP GRATE SIZE	CONCRETE STEPDOWN SIZE
DEPTH	WIDTH	WIDTH	S.S.E
900	900	N/A	950 X 950 X 35
900	1220	900	950 X 1270 X 35
900	1660	1500	950 X 1710 X 35
900	1800	1500	950 X 1850 X 35

RECOMMENDED ADHESIVE BED	
FLOOR TILE SIZE	NOTCHED TROWEL
150 X 150MM	8MM
200 X 200MM	8MM
250 X 250MM	10MM
300 X 300MM	12MM
400 X 400MM	12MM

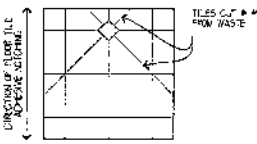
TYPICAL SECTION X-X
FLUSH TILED SHOWER BASE/STRIP GRATE (CONCRETE SLAB)
SCALE 1:4

WATERSHED BUILDING CONSULTANTS
APPROVED DOCUMENT
PERMIT NO: 267325796504
ISSUED DATE: 29 Jan 2021

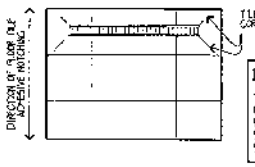


TYPICAL PLAN
FLUSH TILED SHOWER BASE INSITU/CHROME WASTE
SCALE 1:25

TYPICAL PLAN
FLUSH TILED SHOWER BASE INSITU/STRIP GRATE
SCALE 1:25



TYPICAL PLAN
INDICATIVE TILE LAYOUT
SCALE 1:25



TYPICAL PLAN
INDICATIVE TILE LAYOUT
SCALE 1:25

IMPORTANT NOTE:

TILE SIZES ARE INDICATIVE ONLY. PLEASE REFER TO WORKING DRAWING FOR SHOWER SIZE OR TILE SCHEDULE FOR TILE SIZE.

SHOWER BASE DETAIL

FLUSH TILED BASE (CONCRETE SLAB) & TILE LAYOUTS

DIMENSIONS BETWEEN FRAMING.

SHEET 1 OF 9

Associated Detail

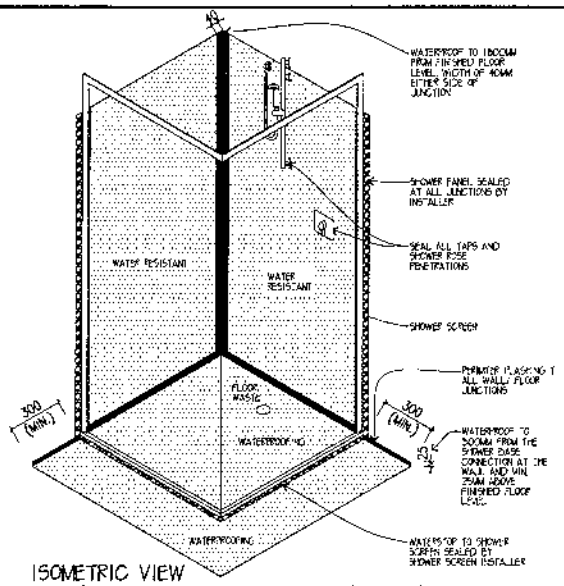
metricon

501 Blackburn Road, Mount Waverley Vic 3149
P.O. Box 857, Mount Waverley Vic 3149
Telephone 03 9915 5555 Fax 03 9220 5144
Building Practitioner Reg. No DB-U8923 ACN 005 105 752

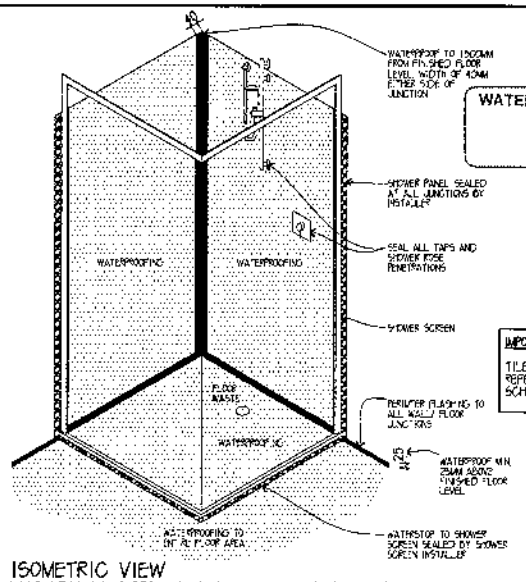
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METRICON HOMES
501 BLACKBURN ROAD
MT.WAVERLEY

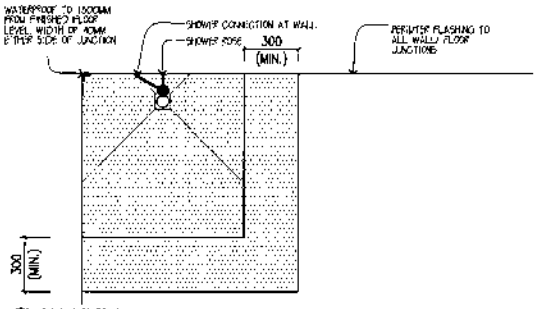
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ISSUED DATE: 21/04/17	SHEET: S-TYP-SHOW-02



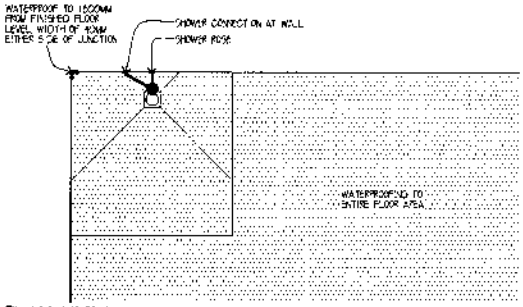
ISOMETRIC VIEW
WET AREA WATERPROOFING DETAIL - CONCRETE SLAB
SCALE 1:20



ISOMETRIC VIEW
WET AREA WATERPROOFING DETAIL - TIMBER FLOOR
SCALE 1:20



PLAN VIEW
WET AREA WATERPROOFING DETAIL - CONCRETE SLAB
SCALE 1:20



PLAN VIEW
WET AREA WATERPROOFING DETAIL - TIMBER FLOOR
SCALE 1:20

WATERSHED BUILDING CONSULTANTS
APPROVED DOCUMENT
PERMIT NO: 267257965604
ISSUED DATE: 29 Jan 2021

IMPORTANT NOTE:
TILES NOT SHOWN FOR PURPOSE OF CLARITY REFER TO TILE LAYOUT DETAIL AND COLOUR SCHEDULE.

WATERPROOFING DETAIL FOR SEMI-FRAMELESS ENCLOSED SHOWER ON CONCRETE AND TIMBER FLOORS

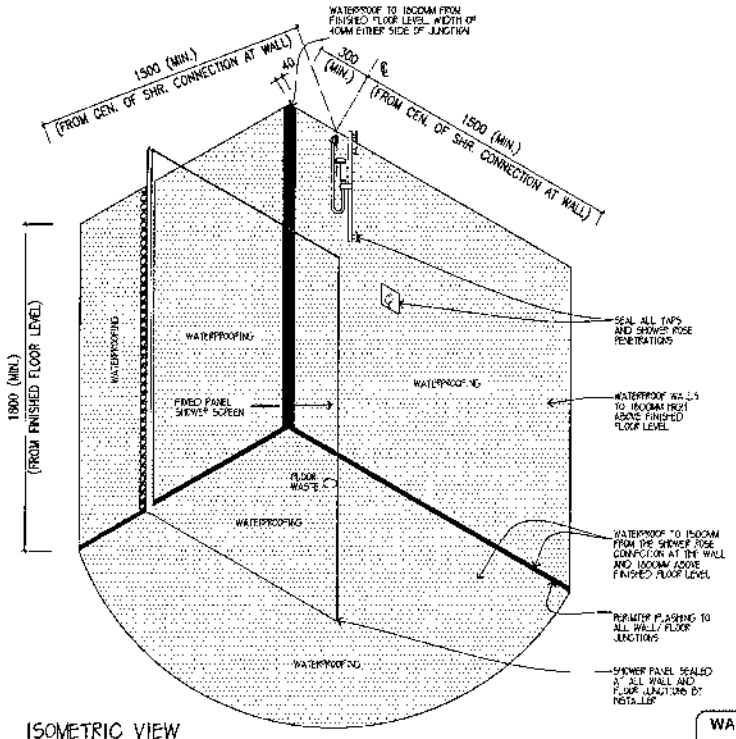
SHEET 5 OF 9

Associated Detail

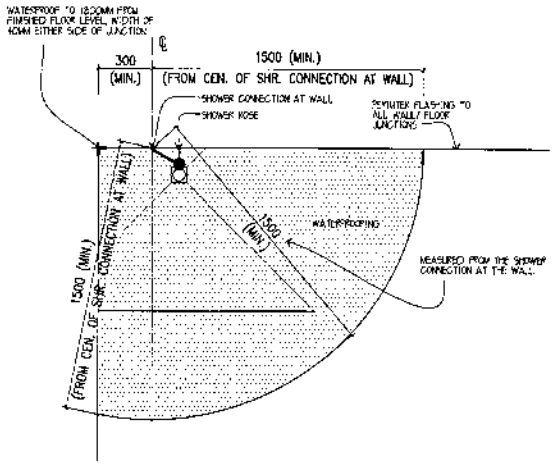
metricon
501 Blackburn Road, Mount Waverley Vic 3149
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MT.WAVERLEY

APPROVED: PRM	DATE: 21/04/21
SCALE: AS NOTED	MST VER: DD-MM-YY
DRAWN: RW, MEL	CHKED: JH, PT
ISSUED DATE: 21/04/17	SHEET: S-TYP-SHDW-02



ISOMETRIC VIEW
WET AREA WATERPROOFING DETAIL - CONCRETE SLAB
SCALE 1:20



PLAN VIEW
WET AREA WATERPROOFING DETAIL - CONCRETE SLAB
SCALE 1:20

WATERSHED BUILDING CONSULTANTS
APPROVED DOCUMENT
PERMIT NO: 267325796560A
ISSUED DATE: 29 Jan 2021

IMPORTANT NOTE:
TILES NOT SHOWN FOR PURPOSE OF CLARITY REFER TO TILE LAYOUT DETAIL AND COLOUR SCHEDULE.

WATERPROOFING DETAIL FOR UNENCLOSED SHOWER ON CONCRETE FLOOR

SHEET 6 OF 9

Associated Detail

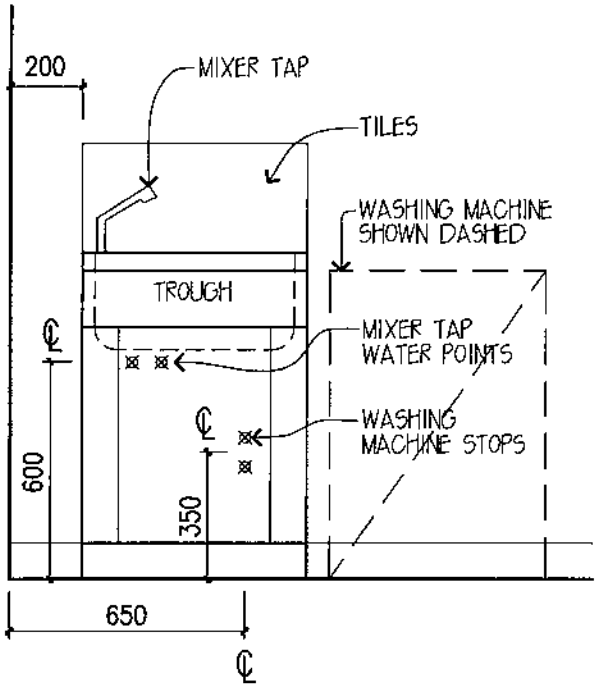
metricon

501 Blackburn Road, Mount Waverley Vic 3149
P.O. Box 857, Mount Waverley Vic 3149
Telephone 03 9915 5555 Fax 03 9222 5144
Building Practitioner Reg No: DB-U/9579 ACN: 005 108 752

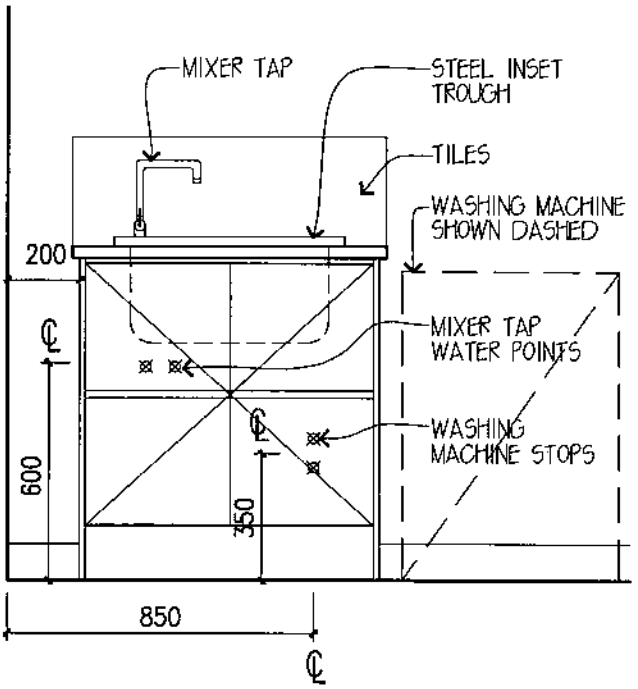
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METRICON HOMES
501 BLACKBURN ROAD
MT.WAVERLEY

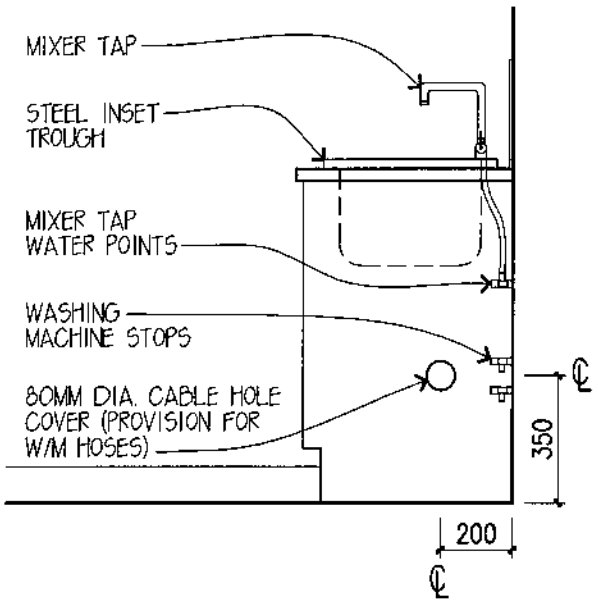
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ISSUED DATE: 21/04/17	SHEET: 5-YYY-SHXX-02



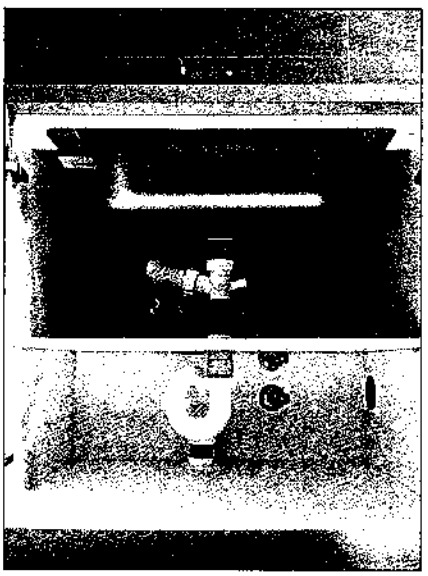
TYPICAL ELEVATION
STEEL FREESTANDING TROUGH
SCALE 1:20



TYPICAL ELEVATION
JOINERY UNIT W- DROP IN TROUGH
SCALE 1:20



SIDE ELEVATION
W/M HOSE CUT-OUT
SCALE 1:20



IMPORTANT NOTE:
THIS IS A STANDARD GENERIC DETAIL AND AS SUCH SHOULD BE TAKEN AS INDICATIVE ONLY.
(WORKING DRAWINGS TAKE PRECEDENCE)

TYPICAL LAUNDRY TROUGH PLUMBING DETAIL

SHEET 1 OF 1

Standard Detail

metricon

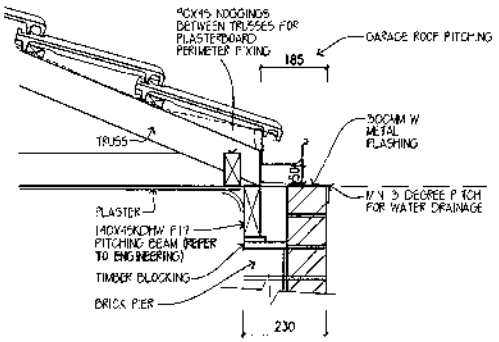
501 Blackburn Road, Mount Waverley Vic 3149
P.O. Box 857, Mount Waverley Vic 3149
Telephone: 03 9915 5555 Fax 03 9222 5144
Building Practitioner Reg. No. DB-U8929 A.C.N. 005 108 752

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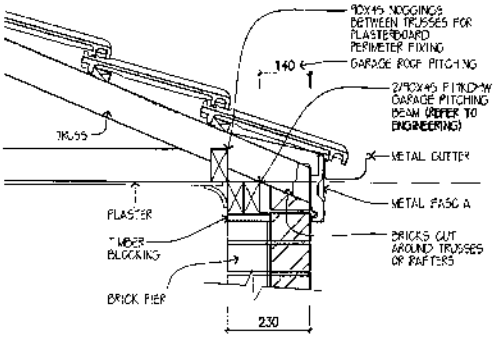
METRICON HOMES
501 BLACKBURN ROAD
MT.WAVERLEY

APPROVED:	DATE:
SCALE: AS NOTED	MST VER: 08-11-12
DRAWN: VKL	CHKED: DM
ISSUED DATE: 08-11-12	SHEET: S-TYP-WET-10

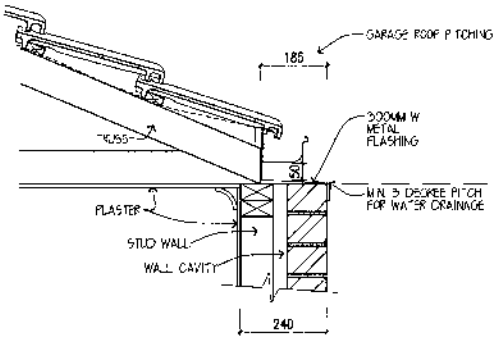
WATERSHED BUILDING CONSULTANTS
APPROVED DOCUMENT
PERMIT NO: 267325796504
ISSUED DATE: 29 Jan 2021



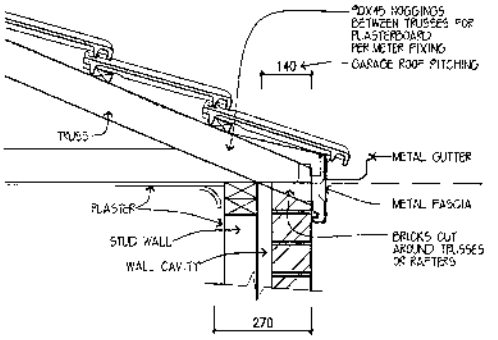
ZERO SIDE SETBACK DETAIL
SCALE 1:10 (AT A3)



STANDARD PITCHING DETAIL
SCALE 1:10 (AT A3)



ZERO SIDE SETBACK DETAIL
SCALE 1:10 (AT A3)



STANDARD PITCHING DETAIL
SCALE 1:10 (AT A3)

WATERSHED BUILDING CONSULTANTS
APPROVED DOCUMENT
PERMIT NO: 2673257965604
ISSUED DATE: 29 Jan 2021

BOUNDARY WALL DETAILS.

SHEET 1 OF 1.

Standard Detail

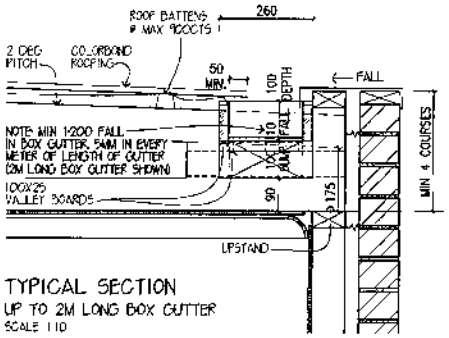
metricon

501 Blackburn Road, Mount Waverley Vic 3149
P.O. Box 857, Mount Waverley Vic 3149
Telephone 03 9915 5555 Fax 03 9222 5144
Building Practitioner Reg. No. DB-U/929 A.C.N. 005 198 762

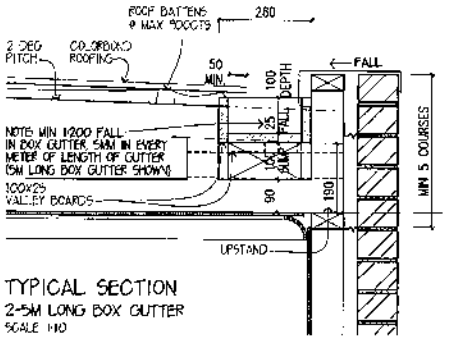
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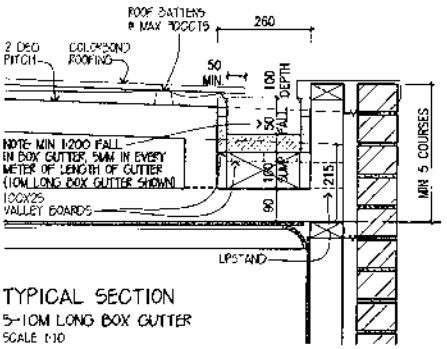
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DRAWN: DM, FW	CHKED: JH
ISSUED DATE: 29-01-18	SHEET: S-TIP-GARA-04



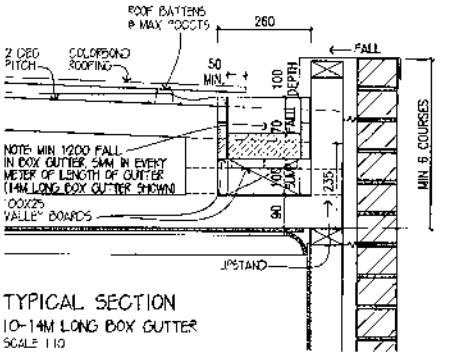
TYPICAL SECTION
UP TO 2M LONG BOX GUTTER
SCALE 1:10



TYPICAL SECTION
2-5M LONG BOX GUTTER
SCALE 1:10



TYPICAL SECTION
5-10M LONG BOX GUTTER
SCALE 1:10



TYPICAL SECTION
10-14M LONG BOX GUTTER
SCALE 1:10

WATERSHED BUILDING CONSULTANTS
APPROVED DOCUMENT
PERMIT NO: 2673257965604
ISSUED DATE: 29 Jan 2021

BOX GUTTER WITH A CHANGE OF DIRECTION BEHIND PARAPET WALL

2 DEG ROOF PITCH

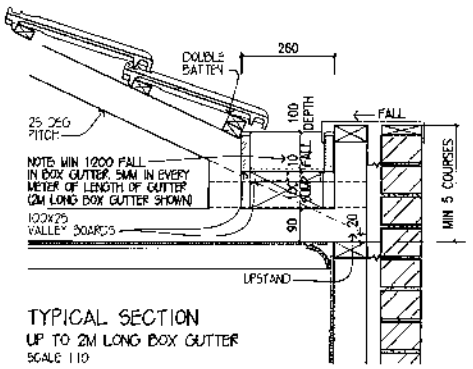
SHEET 1 OF 1

Standard Detail

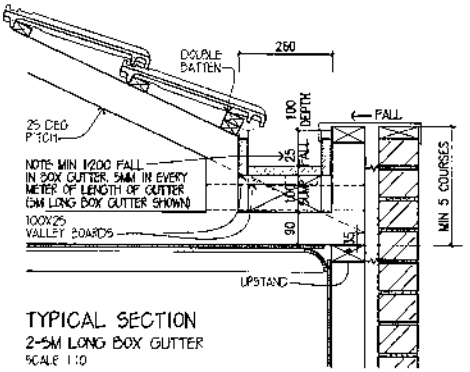
metricon
501 Blackburn Road, Mount Waverley Vic 3149
P.O. Box 857, Mount Waverley Vic 3149
Telephone 03 9915 5555 Fax 03 9232 5144
Building Practitioner Reg No. DB-U8826 A.C.N. 005 108 752
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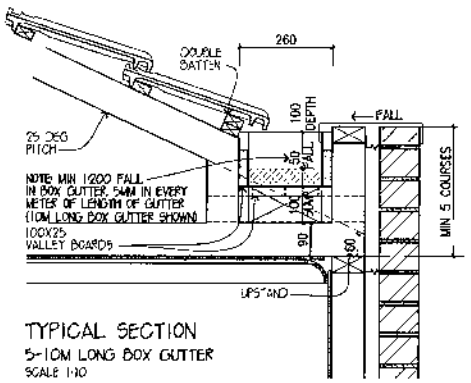
APPROVED: PTM	DATE: 04/05/16
SCALE: AS NOTED	MST VER. 04/05/16
DRAWN: DM, WL, PW	CHKD: RA
ISSUED DATE: 13/06/16	SHEET: S-TYP-BOXG-01



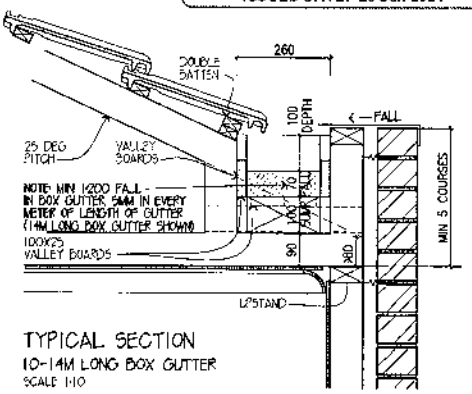
TYPICAL SECTION
UP TO 2M LONG BOX GUTTER
SCALE 1:10



TYPICAL SECTION
2-5M LONG BOX GUTTER
SCALE 1:10



TYPICAL SECTION
5-10M LONG BOX GUTTER
SCALE 1:10



TYPICAL SECTION
10-14M LONG BOX GUTTER
SCALE 1:10

WATERSHED BUILDING CONSULTANTS
APPROVED DOCUMENT
PERMIT NO: 2673257965604
ISSUED DATE: 29 Jan 2021

BOX GUTTER WITH A CHANGE OF DIRECTION BEHIND PARAPET WALL

25 DEG ROOF PITCH

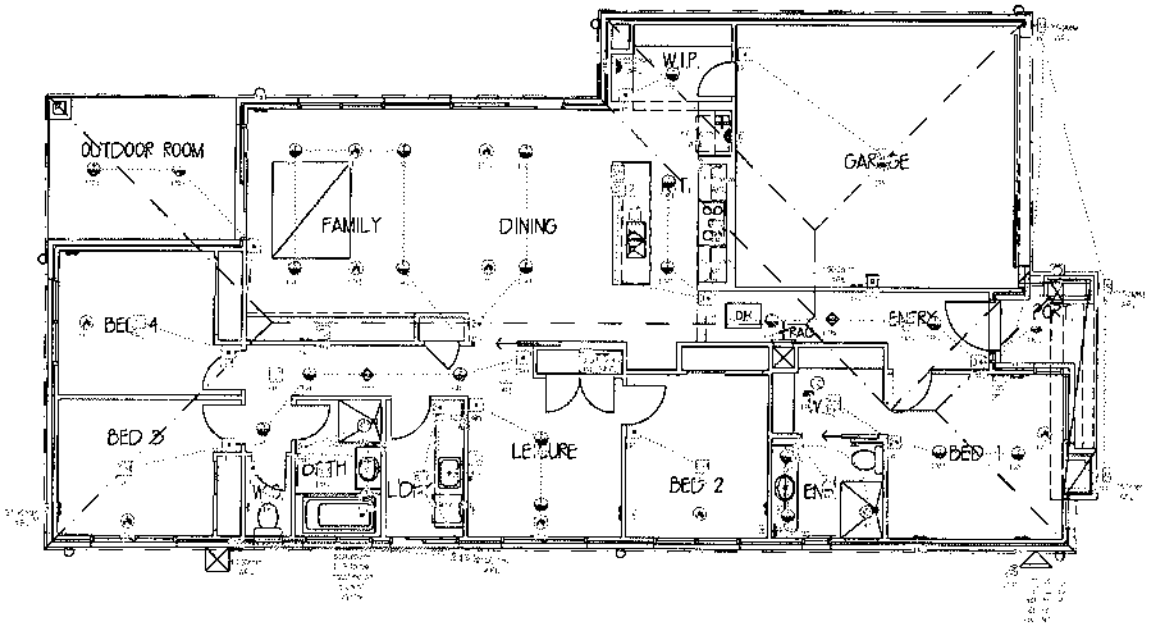
SHEET 1 OF 1

Standard Detail

metricon
501 Blackburn Road, Mount Waverley Vic 3149
P.O. Box 857, Mount Waverley Vic 3149
Telephone 03 9915 5555 Fax 03 9232 5144
Building Practitioner Reg. No. DB-U/892A A.C.N. 005 108 759
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APPROVED: PKM	DATE: 04/05/18
SCALE: AS NOTED	MST VER: 04/05/18
DRAWN: CM, WL, PW	CHECKED: RG
ISSUED DATE: 12/06/18	SHEET: S-TYP-BOXG-01



Icons legend

Data outlet RJ45 (Cat6)	1
Ceiling Exhaust fans	2
Horizontal 10A	19
IP53-55 10Amp Surface mount	1
Horizontal 10A	4
Horizontal 1 gang switch	9
Horizontal 2 gang switch	3
Horizontal 3 gang switch	4
TV outlet	3
Smoke detectors	9
Aspro 7W LED bunker SKU 104298	1
Pluto black 2x3W LED SKU 104295	3
Wiring for light fitting 42W - RS-ELE-LIG-005	11
Extra light circuit - RS-ELE-LIG-007	2
Extra power circuit - RS-ELE-POW-040	5
Home Comfort - Ducted heating outlet	9
Structured Cabling - return location	1
Structured Cabling - lead in	1
Two way switch - RS-ELE-LIG-105	2
Home Comfort - Standard ducted heating thermostat	1
Dishwasher power	1
External wall light (pool) 15W - RS-ELE-LIG-140	2
Oven power	1
Downlight - Accent2 6w white SKU 104314W	25

Icons Text Box legend

WATERSHED BUILDING CONSULTANTS
APPROVED DOCUMENT
PERMIT NO: 2673257965604
ISSUED DATE: 29 Jan 2021

STUDIO/M

Project: 113627 QUIGLEY Std Inclusion: Delta 24 Builder: Melncon Regional Gippsland	Building site address: LOT 729 12 PRESTIGE AVENUE, TRARALGON, VIC 3844, AUSTRALIA	Customer Details JAMIE QUIGLEY	Consultation: 21/09/2020 Printed: 23/12/2020	Signature	
					1 of 5

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Report - Level 1		
N°	Item description	Finish
4	Ceiling exhaust fan - 40W - round - white finish - 330m3/hour Ø372mm fascia	
6	Excel Life Horizontal double powerpoint 2 gang 10A - White	White
13	Excel Life - Horizontal double powerpoint 2 gang 10A black	Black
24	Aqua Life - IP53 Double Powerpoint 10Amp Surface Mount Limestone Grey	Limestone Grey
25	Excel Life Horizontal single powerpoint 1 gang 10A white	White
29	Dishwasher power	
30	Oven power	
31	Structured Cabling - return location	
32	Downlight - Accent2 8w white SKU:104314W	
53	Structured Cabling - lead in	
54	Wiring for light fitting 42W - RS-ELE-LIG-005	
63	External wall light point 15W - RS-ELE-LIG-140	
66	Extra power circuit - RS-ELE-POW-040	
68	Extra light circuit - RS-ELE-LIG-087	
70	Ceiling Light - Aspro 7W LED bunker SKU:104236	
71	Home Comfort - Ducted heating outlet	
82	Home Comfort - Standard ducted heating thermostat	
83	Excel Life TV outlet	White
86	Excel Life Data outlet RJ45 (Cat6)	White
87	Legrand Smoke alarms photoelectric white surface mount	
91	Excel Life - Horizontal rocker switch - 16AX - 1 gang - white	White
95	Excel Life - Horizontal rocker switch 16AX - 2 gang - white	White
103	Excel Life - Horizontal rocker switch 16AX - 3 gang - white	White
153	Wall light - Pluto black 2x3W LED SKU:104295	Black
175	Two way switch - RS-ELE-LIG-105	

WATERSHED BUILDING CONSULTANTS
APPROVED DOCUMENT
PERMIT NO: 2673257965604
ISSUED DATE: 29 Jan 2021

Products located on this floor	
Qty	**Description**
9	Home Comfort - Ducted heating outlet
1	Home Comfort - Standard ducted heating thermostat
3	Legrand Smoke alarms photoelectric white surface mount
2	External wall light point 15W - RS-ELE-LIG-140
2	Extra light circuit - RS-ELE-LIG-087
3	Extra power circuit - RS-ELE-POW-040
2	Two way switch - RS-ELE-LIG-105
3	Wall light - Pluto black 2x3W LED SKU:104295
11	Wiring for light fitting 42W - RS-ELE-LIG-005
1	Oven power
1	Structured Cabling - lead in
1	Structured Cabling - return location
3	Excel Life TV outlet
1	Dishwasher power
25	Downlight - Accent2 8w white SKU:104314W
2	Excel Life - Horizontal double powerpoint 2 gang 10A black
1	Aqua Life - IP53 Double Powerpoint 10Amp Surface Mount Limestone Grey
2	Ceiling exhaust fan - 40W - round - white finish - 330m3/hour Ø372mm fascia
1	Ceiling Light - Aspro 7W LED bunker SKU:104236
1	Excel Life Data outlet RJ45 (Cat6)
17	Excel Life Horizontal double powerpoint 2 gang 10A - White
4	Excel Life Horizontal single powerpoint 1 gang 10A white
9	Excel Life - Horizontal rocker switch - 16AX - 1 gang - white
3	Excel Life - Horizontal rocker switch 16AX - 2 gang - white
4	Excel Life - Horizontal rocker switch 16AX - 3 gang - white

WATERSHED BUILDING CONSULTANTS
APPROVED DOCUMENT
PERMIT NO: 2673257965604
ISSUED DATE: 29 Jan 2021

Product accessories			
Cat. No	Brand	Description	Quantity
RS-ELE-POW-040	Legrand	Extra power circuit - RS-ELE-POW-040	3
HEAT OUTLET	Legrand	Home Comfort - Ducted heating outlet	9
HEAT STAT	Legrand	Home Comfort - Standard ducted heating thermostat	1
RS-ELE-LIG-087	Legrand	Extra light circuit - RS-ELE-LIG-087	2
EMRJ45C6WE	Legrand	Excel Life - RJ45 socket/mechanism Cat6 UTP 8 contacts white	1
EMPFWE	Legrand	Excel Life - TV socket/mechanism PAL to F-type white	3
RS-ELE-LIG-140	Legrand	External wall light point 15W - RS-ELE-LIG-140	2
RS-ELE-LIG-105	Legrand	Two way switch - RS-ELE-LIG-105	2
104295	Legrand	Wall light - Pluto black 2x3W LED SKU:104295	3
RS-ELE-LIG-005	Legrand	Wiring for light fitting 42W - RS-ELE-LIG-005	40
FOFRL	Legrand	Structured Cabling - return location	1
643085	Legrand	Legrand - Smoke alarms 240V a.c. 50Hz - photoelectric white surface mount	3
OVENPOW	Legrand	Oven power	1
FOLI	Legrand	Structured Cabling - lead in	1
104314W	Legrand	Downlight - Accent2 8w white SKU:104314W	25
250.148.0100	Legrand	E/O to INSTALL LIGHT FITTINGS (SUPPLIED BY BUILDER OR OWNER)	28
250.148.0350	Legrand	E/O to INSTALL NON -HEAVY PENDANT (BASIC) - NO NOGGIN	1
DISHPOW	Legrand	Dishwasher power	1
WL777LG	Legrand	AQUA LIFE - IP53 Weatherproof Double Powerpoint 10Amp - Surface Mount - Limestone Grey	1
EFD01RDWE	Legrand	Ceiling exhaust fan - 40W - round - white finish - 330m3/hour Ø372mm fascia	2
104236	Legrand	Ceiling Light - Aspro 7W LED bunker SKU:104236	1
ED770/2HWE	Legrand	Excel Life - Dedicated plate - Horizontal rocker switch - Single Pole Double Throw - 2 gang - 240V a.c. white	3
ED770/3HWE	Legrand	Excel Life - Dedicated plate - Horizontal rocker switch - Single Pole Double Throw - 3 gang - 240V a.c. white	4
ED787WE	Legrand	Excel Life - Dedicated plate - Horizontal single powerpoint 1 gang 10A 240V a.c. white	4
ED770/1HWE	Legrand	Excel Life - Dedicated plate - Horizontal rocker switch - Single Pole Double Throw - 1 gang - 240V a.c. white	9
ED770/1GPLWE	Legrand	Excel Life - Dedicated plate - Grid & plate For EM series mechanisms 1 gang white	4
ED777BL	Legrand	Excel Life - Dedicated plate - Horizontal double powerpoint 2 gang 10A 240V a.c. black	2

WATERSHED BUILDING CONSULTANTS
APPROVED DOCUMENT
PERMIT NO: 26732579556O4
ISSUED DATE: 29 Jan 2021

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ED777WE	Legrand	Excel Life - Dedicated plate - Horizontal double powerpoint 2 gang 10A 240V a.c. white	17

Colour code

- Standard Inclusion
- Variation
- Variation
- Package

WATERSHED BUILDING CONSULTANTS
APPROVED DOCUMENT
PERMIT NO: 2673257965604
ISSUED DATE: 29 Jan 2021

STUDIO/M

Project: 713827 QUIGLEY Ref: Inclusion: Cells 24 Builder: Metricon Regional Gippsland	Building site address: LOT 720 15 FRIESIAN AVENUE, TRARALGON V.C 3844, AUSTRALIA	Customer details: JAMIE QUIGLEY	Consultation 21/09/2020 Printed. 29/12/2020.	Signatures	
					5 of 5

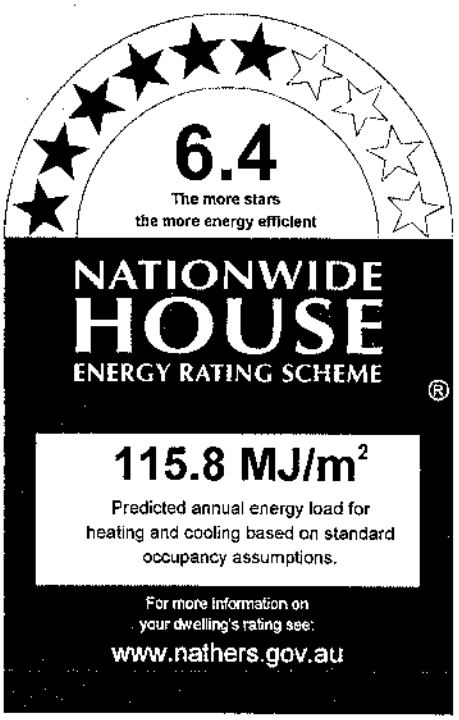
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WATERSHED BUILDING CONSULTANTS
APPROVED DOCUMENT
PERMIT NO: 2673257965604

Nationwide House Energy Rating Scheme

NatHERS Certificate No. ZX51WNXCVE

Generated on 30 Oct 2020 using FirstRate5: 5.3.0a (3.21)



Property

Address	15 Friesian Avenue, Traralgon, VIC, 3844
Lot/DP	Lot 720
NCC Class*	Class 1a
Type	New Home

Plans

Main plan	713627
Prepared by	Metricon

Construction and environment

Assessed floor area (m²)*		**Exposure type**
Conditioned*	136.4	suburban
Unconditioned*	11.5	**NatHERS climate zone**
Total	180.8	22, Traralgon
Garage	32.9	

Thermal performance

Heating	**Cooling**
95.2	**20.6**
MJ/m²	MJ/m²

About the rating

NatHERS software models the expected thermal energy loads using information about the design and construction, climate and common patterns of household use. The software does not take into account appliances, apart from the airflow impacts from ceiling fans.

Accredited assessor

Name	Cameron Bell
Business name	Belco Group
Email	orders@belcogroup.com.au
Phone	0438390872
Accreditation No.	DMN/11/2138
Assessor Accrediting Organisation	DMN
Declaration of interest	Declaration completed: no conflicts

Verification

To verify this certificate, scan the QR code or visit https://www.fr5.com.au/QRCodeLanding?PublicId=ZX51WNXCVE When using either link, ensure you are visiting www.FR5.com.au.

National Construction Code (NCC) requirements

The NCC's requirements for NatHERS-rated houses are detailed in 3.12.0(a)(i) and 3.12.5 of the NCC Volume Two. For apartments the requirements are detailed in J0.2 and J5 to J8 of the NCC Volume One.

In NCC 2019, these requirements include minimum star ratings and separate heating and cooling load limits that need to be met by buildings and apartments through the NatHERS assessment. Requirements additional to the NatHERS assessment that must also be satisfied include, but are not limited to: insulation installation methods, thermal breaks, building sealing, water heating and pumping, and artificial lighting requirements. The NCC and NatHERS Heating and Cooling Load Limits (Australian Building Codes Board Standard) are available at www.abcb.gov.au.

State and territory variations and additions to the NCC may also apply.

* Refer to glossary.

WATERSHED BUILDING CONSULTANTS
APPROVED DOCUMENT
PERMIT NO: 2673257965604
ISSUED DATE: 29 Jan 2021

Certificate Check

Ensure the dwelling is designed and then built as per the NatHERS Certificate. While you need to check the accuracy of the whole Certificate, the following spot check covers some important items impacting the dwelling's rating.

Genuine certificate

Does this Certificate match the one available at the web address or QR code in the verification box on the front page? Does the set of NatHERS-stamped plans for the dwelling have a Certificate number on the stamp that matches this Certificate?

Ceiling penetrations*

Does the 'number' and 'type' of ceiling penetrations (e.g. downlights, exhaust fans, etc) shown on the stamped plans or installed, match what is shown in this Certificate?

Windows

Does the installed window meet the substitution tolerances (SHGC and U-value) and window type, of the window shown on this Certificate?

Apartment entrance doors

Does the 'External Door Schedule' show apartment entrance doors? Please note that an "external door" between the modelled dwelling and a shared space, such as an enclosed corridor or foyer, should not be included in the assessment (because it overstates the possible ventilation) and would invalidate the Certificate.

Exposure*

Has the appropriate exposure level (terrain) been applied? For example, it is unlikely that a ground-floor apartment is "exposed" or a top floor high-rise apartment is "protected".

Provisional* values

Have provisional values been used in the assessment and, if so, noted in "additional notes" below?

Additional Notes

IC-F (4) LED downlights installed in home.

Window and glazed door *type and performance*

Default* windows

Window ID	Window description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
No Data Available					

Custom* windows

Window ID	Window description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
SSW-010-01 A	100 Series Awning Window SG 4Clr	6.23	0.66	0.63	0.69
SSW-001-01 A	100 SERIES - ALUMINIUM SLIDING WINDOW SG 3Clr	6.35	0.75	0.71	0.79
SSW-012-01 A	100 SERIES - ALUMINIUM SLIDING DOOR SG 4Clr	6.11	0.75	0.71	0.79

Window and glazed door *Schedule*

Location	Window ID	Window no.	Height (mm)	Width (mm)	Window type	Opening %	Orientation	Window shading device*
Bedroom 1	SSW-010-01 A	Opening 28	1800	600	awning	60.0	E	No

* Refer to glossary.

WATERSHED BUILDING CONSULTANTS
APPROVED DOCUMENT
PERMIT NO: 2873257965604
ISSUED DATE: 29 Jan 2021

Bedroom 1	SSW-010-01 A	Opening 85	1800	1410	awning	30.0	E	No
Bedroom 1	SSW-010-01 A	Opening 93	1800	600	fixed	0.0	N	No
Bedroom 4	SSW-001-01 A	Opening 22	1200	1800	sliding	45.0	W	No
ENS.	SSW-010-01 A	Opening 27	1000	600	awning	45.0	S	No
Leisure	SSW-001-01 A	Opening 26	2100	1800	sliding	45.0	S	No
ENTRY	SSW-010-01 A	Opening 30	2400	200	fixed	0.0	E	No
Kitchen/Living	SSW-001-01 A	Opening 39	2100	1800	sliding	45.0	N	No
Kitchen/Living	SSW-012-01 A	Opening 40	2100	2400	sliding	50.0	N	No
Kitchen/Living	SSW-012-01 A	Opening 38	2100	2400	sliding	50.0	W	No
LDRY	SSW-012-01 A	Opening 34	2100	1450	sliding	50.0	S	No
Bath	SSW-001-01 A	Opening 35	1200	1500	sliding	45.0	S	No
WC	SSW-010-01 A	Opening 36	1000	600	awning	45.0	S	No
Bedroom 3	SSW-001-01 A	Opening 37	1200	1800	sliding	45.0	S	No
Bedroom 2	SSW-001-01 A	Opening 75	1200	1800	sliding	45.0	S	No

Roof window *type and performance value*

Default* roof windows

				Substitution tolerance ranges	
Window ID	Window description	Maximum U-value*	SHGC*	SHGC lower limit	SHGC upper limit
No Data Available					

Custom* roof windows

				Substitution tolerance ranges	
Window ID	Window description	Maximum U-value*	SHGC*	SHGC lower limit	SHGC upper limit
No Data Available					

Roof window *schedule*

Location	Window ID	Window no.	Opening %	Area (m²)	Orientation	Outdoor shade	Indoor shade
No Data Available							

Skylight *type and performance*

Skylight ID	Skylight description
No Data Available	

Skylight *schedule*

Location	Skylight ID	Skylight No.	Skylight shaft length (mm)	Area (m²)	Orient-ation	Outdoor shade	Diffuser	Skylight shaft reflectance
No Data Available								

External door *schedule*

Location	Height (mm)	Width (mm)	Opening %	Orientation
Garage	2100	4810	100.0	E

* Refer to glossary.

WATERSHED BUILDING CONSULTANTS
APPROVED DOCUMENT
PERMIT NO: 2673257965604
ISSUED DATE: 29 Jan 2021

ENTRY	2400	1020		100.0	E

External wall *type*

Wall ID	Wall type	Solar absorptance	Wall shade (colour)	Bulk insulation (R-value)	Reflective wall wrap*
1	1 - Brick Veneer	0.7	Dark	Wool/polyester batt 80/20: R2.0 (R2.0)	Yes
2	1 - Brick Pier	0.7	Dark	Wool/polyester batt 80/20: R2.0 (R2.0)	Yes
3	FR5 - Brick Veneer	0.7	Dark		Yes

External wall *schedule*

Location	Wall ID	Height (mm)	Width (mm)	Orientation	Horizontal shading feature* maximum projection (mm)	Vertical shading feature (yes/no)
Bedroom 1	1	2550	3702	S	0	No
Bedroom 1	1	2550	824	E	0	Yes
Bedroom 1	2	2550	1094	E	0	No
Bedroom 1	1	2550	1540	E	548	Yes
Bedroom 1	1	2550	1559	N	1928	Yes
Bedroom 4	1	2550	3863	N	3117	Yes
Bedroom 4	1	2550	3024	W	0	No
Garage	3	2685	598	S	0	Yes
Garage	3	2685	5475	E	0	No
Garage	3	2685	6004	N	0	No
ENS.	1	2550	2344	S	0	No
Leisure	1	2550	3254	S	0	No
ENTRY	1	2550	1623	E	2115	Yes
Kitchen/Living	1	2550	7686	N	0	Yes
Kitchen/Living	1	2550	3008	W	4048	Yes
LDRY	1	2550	1650	S	0	No
Bath	1	2550	1809	S	0	No
WC	1	2550	960	S	0	No
Bedroom 3	1	2550	2863	W	0	No
Bedroom 3	1	2550	3868	S	0	No
WIP	1	2550	2531	N	0	No
WIP	1	2550	1665	W	0	Yes
Bedroom 2	1	2550	3000	S	0	No

Internal wall *type*

Wall ID	Wall type	Area (m²)	Bulk insulation
1	FR5 - Internal Plasterboard Stud Wall	153.2	
2	1 - Internal Garage Wall	27.5	Wool/polyester batt 80/20: R2.0 (R2.0)

* Refer to glossary.

WATERSHED BUILDING CONSULTANTS
APPROVED DOCUMENT
PERMIT NO: 2673257965604
ISSUED DATE: 29 Jan 2021

Floor *type*

Location	Construction	Area (m²)	Sub-floor ventilation	Added insulation (R-value)	Covering
Bedroom 1	FR5 - 225mm waffle pod, 85mm concrete (R0.60)	11.5	Enclosed	R0.0	Carpet
Bedroom 1	FR5 - 225mm waffle pod, 85mm concrete (R0.60)	1.3	Enclosed	R0.0	Carpet
Bedroom 4	FR5 - 225mm waffle pod, 85mm concrete (R0.60)	0.8	Enclosed	R0.0	Carpet
Bedroom 4	FR5 - 225mm waffle pod, 85mm concrete (R0.60)	10.9	Enclosed	R0.0	Carpet
Garage	FR5 - 225mm waffle pod, 85mm concrete (R0.60)	32.9	Enclosed	R0.0	none
W.I.R	FR5 - 225mm waffle pod, 85mm concrete (R0.60)	4.3	Enclosed	R0.0	Carpet
ENS.	FR5 - 225mm waffle pod, 85mm concrete (R0.60)	0.7	Enclosed	R0.0	Tiles
ENS.	FR5 - 225mm waffle pod, 85mm concrete (R0.60)	4.2	Enclosed	R0.0	Tiles
Leisure	FR5 - 225mm waffle pod, 85mm concrete (R0.60)	0.9	Enclosed	R0.0	Vinyl
Leisure	FR5 - 225mm waffle pod, 85mm concrete (R0.60)	10.4	Enclosed	R0.0	Vinyl
ENTRY	FR5 - 225mm waffle pod, 85mm concrete (R0.60)	7.7	Enclosed	R0.0	Vinyl
Kitchen/Living	FR5 - 225mm waffle pod, 85mm concrete (R0.60)	2	Enclosed	R0.0	Vinyl
Kitchen/Living	FR5 - 225mm waffle pod, 85mm concrete (R0.60)	46.9	Enclosed	R0.0	Vinyl
LDRY	FR5 - 225mm waffle pod, 85mm concrete (R0.60)	4.2	Enclosed	R0.0	Tiles
LDRY	FR5 - 225mm waffle pod, 85mm concrete (R0.60)	0.5	Enclosed	R0.0	Tiles
Bath	FR5 - 225mm waffle pod, 85mm concrete (R0.60)	4.7	Enclosed	R0.0	Tiles
Bath	FR5 - 225mm waffle pod, 85mm concrete (R0.60)	0.5	Enclosed	R0.0	Tiles
WC	FR5 - 225mm waffle pod, 85mm concrete (R0.60)	1.3	Enclosed	R0.0	Tiles
WC	FR5 - 225mm waffle pod, 85mm concrete (R0.60)	0.3	Enclosed	R0.0	Tiles
Bedroom 3	FR5 - 225mm waffle pod, 85mm concrete (R0.60)	1.7	Enclosed	R0.0	Carpet
Bedroom 3	FR5 - 225mm waffle pod, 85mm concrete (R0.60)	9.3	Enclosed	R0.0	Carpet
WIP	FR5 - 225mm waffle pod, 85mm concrete (R0.60)	3.3	Enclosed	R0.0	Vinyl
WIP	FR5 - 225mm waffle pod, 85mm concrete (R0.60)	0.9	Enclosed	R0.0	Vinyl
Bedroom 2	FR5 - 225mm waffle pod, 85mm concrete (R0.60)	0.8	Enclosed	R0.0	Carpet
Bedroom 2	FR5 - 225mm waffle pod, 85mm concrete (R0.60)	10.5	Enclosed	R0.0	Carpet
Passage	FR5 - 225mm waffle pod, 85mm concrete (R0.60)	8.2	Enclosed	R0.0	Vinyl

Ceiling *type*

Location	Construction material/type	Bulk insulation R-value (may include edge batt values)	Reflective wrap*
Bedroom 1	Plasterboard	R4.0	No
Bedroom 1	Plasterboard	R2.5	No
Bedroom 4	Plasterboard	R2.5	No
Bedroom 4	Plasterboard	R4.0	No
Garage	Plasterboard	R0.0	No
W.I.R	Plasterboard	R4.0	No
ENS.	Plasterboard	R2.5	No
ENS.	Plasterboard	R4.0	No

* Refer to glossary.

WATERSHED BUILDING CONSULTANTS
APPROVED DOCUMENT
PERMIT NO: 2673257965604
ISSUED DATE: 29 Jan 2021

Leisure	Plasterboard	R2.5	No
Leisure	Plasterboard	R4.0	No
ENTRY	Plasterboard	R4.0	No
Kitchen/Living	Plasterboard	R2.5	No
Kitchen/Living	Plasterboard	R4.0	No
LDRY	Plasterboard	R4.0	No
Bath	Plasterboard	R4.0	No
Bath	Plasterboard	R2.5	No
WC	Plasterboard	R4.0	No
Bedroom 3	Plasterboard	R2.5	No
Bedroom 3	Plasterboard	R4.0	No
WIP	Plasterboard	R4.0	No
WIP	Plasterboard	R2.5	No
Bedroom 2	Plasterboard	R2.5	No
Bedroom 2	Plasterboard	R4.0	No
Passage	Plasterboard	R4.0	No

Ceiling *penetrations**

Location	Quantity	Type	Diameter (mm)	Sealed/unsealed
Bedroom 1	2	Downlights	0	Sealed
ENS.	1	Exhaust Fans	250	Sealed
ENS.	2	Downlights	0	Sealed
Leisure	2	Downlights	0	Sealed
ENTRY	2	Downlights	0	Sealed
Kitchen/Living	1	Exhaust Fans	100	Sealed
Kitchen/Living	8	Downlights	0	Sealed
Bath	1	Exhaust Fans	250	Sealed
Bath	2	Downlights	0	Sealed
WIP	1	Downlights	0	Sealed
Passage	3	Downlights	0	Sealed

Ceiling *fans*

Location	Quantity	Diameter (mm)
No Data Available		

Roof *type*

Construction	Added insulation (R-value)	Solar absorptance	Roof shade
Disc:Attic-Discontinuous	0.0	0.8	Dark

* Refer to glossary.

WATERSHED BUILDING CONSULTANTS
APPROVED DOCUMENT
PERMIT NO: 2673257965604
ISSUED DATE: 29 Jan 2021

Explanatory Notes

About this report

A NatHERS rating is a comprehensive, dynamic computer modelling evaluation of a home, using the floorplans, elevations and specifications to estimate an energy load. It addresses the building layout, orientation and fabric (i.e. walls, windows, floors, roofs and ceilings), but does not cover the water or energy use of appliances or energy production of solar panels.

Ratings are based on a unique climate zone where the home is located and are generated using standard assumptions, including occupancy patterns and thermostat settings. The actual energy consumption of a home may vary significantly from the predicted energy load, as the assumptions used in the rating will not match actual usage patterns. For example, the number of occupants and personal heating or cooling preferences will vary.

While the figures are an indicative guide to energy use, they can be used as a reliable guide for comparing different dwelling designs and to demonstrate that the design meets the energy efficiency requirements in the National Construction Code. Homes that are energy efficient use less energy, are warmer on cool days, cooler on hot days and cost less to run. The higher the star rating the more thermally efficient the dwelling is.

Accredited assessors

To ensure the NatHERS Certificate is of a high quality, always use an accredited or licenced assessor. NatHERS accredited assessors are members of a professional body called an Assessor Accrediting Organisation (AAO).

Australian Capital Territory (ACT) licensed assessors may only produce assessments for regulatory purposes using software for which they have a licence endorsement. Licence endorsements can be confirmed on the ACT licensing register

AAOs have specific quality assurance processes in place, and continuing professional development requirements, to maintain a high and consistent standard of assessments across the country. Non-accredited assessors do not have this level of quality assurance or any ongoing training requirements.

Any questions or concerns about this report should be directed to the assessor in the first instance. If the assessor is unable to address these questions or concerns, the AAO specified on the front of this certificate should be contacted.

Disclaimer

The format of the NatHERS Certificate was developed by the NatHERSAdministrator. However the content of each individual certificate is entered and created by the assessor to create a NatHERS Certificate. It is the responsibility of the assessor who prepared this certificate to use NatHERS accredited software correctly and follow the NatHERS Technical Notes to produce a NatHERS Certificate.

The predicted annual energy load in this NatHERS Certificate is an estimate based on an assessment of the building by the assessor. It is not a prediction of actual energy use, but may be used to compare how other buildings are likely to perform when used in a similar way.

Information presented in this report relies on a range of standard assumptions (both embedded in NatHERS accredited software and made by the assessor who prepared this report), including assumptions about occupancy, indoor air temperature and local climate.

Not all assumptions that may have been made by the assessor while using the NatHERS accredited software tool are presented in this report and further details or data files may be available from the assessor.

Glossary

Annual energy load	the predicted amount of energy required for heating and cooling, based on standard occupancy assumptions.
Assessed floor area	the floor area modelled in the software for the purpose of the NatHERS assessment. Note, this may not be consistent with the floor area in the design documents.
Ceiling penetrations	features that require a penetration to the ceiling, including downlights, vents, exhaust fans, rangehoods, chimneys and flues. Excludes fixtures attached to the ceiling with small holes through the ceiling for wiring, e.g. ceiling fans; pendant lights, and heating and cooling ducts.
Conditioned	a zone within a dwelling that is expected to require heating and cooling based on standard occupancy assumptions. In some circumstances it will include garages.
Custom windows	windows listed in NatHERS software that are available on the market in Australia and have a WERS (Window Energy Rating Scheme) rating.
Default windows	windows that are representative of a specific type of window product and whose properties have been derived by statistical methods.
Entrance door	these signify ventilation benefits in the modelling software and must not be modelled as a door when opening to a minimally ventilated corridor in a Class 2 building.
Exposure category - exposed	terrain with no obstructions e.g. flat grazing land, ocean-frontage, desert, exposed high-rise unit (usually above 10 floors).
Exposure category - open	terrain with few obstructions at a similar height e.g. grasslands with few well scattered obstructions below 10m, farmland with scattered sheds, lightly vegetated bush blocks, elevated units (e.g. above 3 floors).
Exposure category - suburban	terrain with numerous, closely spaced obstructions below 10m e.g. suburban housing, heavily vegetated bushland areas.
Exposure category - protected	terrain with numerous, closely spaced obstructions over 10 m e.g. city and industrial areas.
Horizontal shading feature	provides shading to the building in the horizontal plane, e.g. eaves, verandahs, pergolas, carports, or overhangs or balconies from upper levels.

* Refer to glossary.

WATERSHED BUILDING CONSULTANTS
APPROVED DOCUMENT
PERMIT NO: 267325966604
ISSUED DATE: 29 Jan 2021

National Construction Codes	Class of building as defined by their function and use, and assigns a classification code. NatHERS software models NCC (NCC) Class 1, 2 or 4 buildings and attached Class 10a buildings. Definitions can be found at www.abcb.gov.au.
Opening Percentage	the openability percentage or operable (moveable) area of doors or windows that is used in ventilation calculations.
Provisional value	an assumed value that does not represent an actual value. For example, if the wall colour is unspecified in the documentation, a provisional value of 'medium' must be modelled. Acceptable provisional values are outlined in the NatHERS Technical Note and can be found at www.nathers.gov.au
Reflective wrap (also known as foil)	can be applied to walls, roofs and ceilings. When combined with an appropriate airgap and emissivity value, it provides insulative properties.
Roof window	for NatHERS this is typically an operable window (i.e. can be opened), will have a plaster or similar light well if there is an attic space, and generally does not have a diffuser.
Shading device	a device fixed to windows that provides shading e.g. window awnings or screens but excludes eaves.
Shading features	includes neighbouring buildings, fences, and wing walls, but excludes eaves.
Solar heat gain coefficient (SHGC)	the fraction of incident solar radiation admitted through a window, both directly transmitted as well as absorbed and subsequently released inward. SHGC is expressed as a number between 0 and 1. The lower a window's SHGC, the less solar heat it transmits.
Skylight (also known as roof lights)	for NatHERS this is typically a moulded unit with flexible reflective tubing (light well) and a diffuser at ceiling level.
U-value	the rate of heat transfer through a window. The lower the U-value, the better the insulating ability.
Unconditioned	a zone within a dwelling that is assumed to not require heating and cooling based on standard occupancy assumptions.
Vertical shading features	provides shading to the building in the vertical plane and can be parallel or perpendicular to the subject wall/window. Includes privacy screens, other walls in the building (wing walls), fences, other buildings, vegetation (protected or listed heritage trees).

WATERSHED BUILDING CONSULTANTS
APPROVED DOCUMENT
PERMIT No.: 32965604
ISSUED DATE: 29 Jan 2021

6 STAR COMPLIANCE

Contract No. 713627 Customer QUIGLEY

Address LOT 720, 15 FRESIAN AVENUE TRARALGON

AREAS

Ground Floor	168.05	Garage	35.97
First Floor		Portico	4.94
		Outdoor Room	11.88
			220.84 Total

LIGHTING CALCULATIOR

Areas	Lighting type	No.	Allowable W	Total W
Living	42W STD Batten Light	10		420
168.05	22W Oyster Light			0
	3W Undercabinet Light			0
	20W Stair/Step Light			0
	42W Fluoro Downlight			0
	8W Accent LED Downlight	22		176
	6.3W Energy Saving Batten Light			0
	18W Oyster Light			0
	Other			0
			840.250	596
Garage	42W STD battern light	1		42
35.97	56W Diffussed Fluoro			0
	40W LED Linear Light			0
	8W Accent LED Downlight			0
	7w LED downlight (inc driver)			0
	Other			0
			107.910	42
Portico/Outdoor	42W STD battern light			0
16.82	40W LED Linear Light			0
	8W Accent LED Downlight	3		24
	6.3W Energy Saving Batten Light			0
	Other fan			0
			67.280	24
	Light Points counted 36	Light points	36	Variance 0

INSULATION CALCULATOR

floors	Penetrations Type	No.		
Ground floor	Exhaust fan	2		
168.05	Rangehood	1		
	LED downlight	25		
	CFL / Hallogen		0.333 %	$ 756 APPROX
First floor	Exhaust fan			
0.00	Rangehood			
	LED downlight			
	CFL / Hallogen		##### %	$ 0.00 APPROX

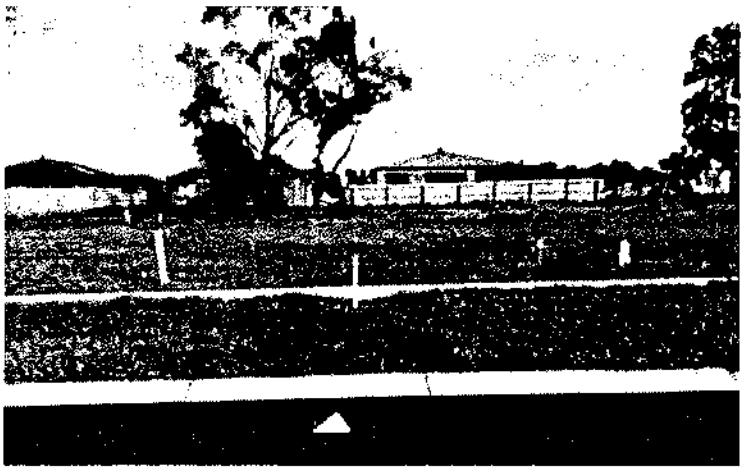
WATERSHED BUILDING CONSULTANTS
APPROVED DOCUMENT
PERMIT NO: 2673257965604
ISSUED DATE: 29 Jan 2021

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APPROVED DOCUMENT
PERMIT NO: 2673257965604
ISSUED DATE: 29 Jan 2021

Intrax
HOUSING

Site Classification

AS2870-2011 Residential Slabs and Footings



Date: 18/8/2020

Date of Fieldwork: 15/8/2020

Site Number: 149115

Site Address: Lot. 720, No. 15, Friesian Avenue, Traralgon, Vic, 3844

Client: Metricon Homes Gippsland

Summary of Assessment Results

	"P" in accordance with AS2870-2011
	"2" in accordance with AS2870-2011
	"N1" in accordance with AS4055-2012
	"Low" in accordance with AS3959:2018

Intrax Consulting Engineers Pty Ltd
ABN: 31 106 481 252

Head Office
Level 4, 469 La Trobe Street
Melbourne, Vic 3000
p: 03 8371 0100 f: 03 8371 0199
w: www.intrax.com.au

WATERSHED BUILDING CONSULTANTS
APPROVED DOCUMENT
PERMIT NO: 2673257965604
ISSUED DATE: 29 Jan 2021

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Direct Contact

Any questions or queries regarding this report should be directed to Intrax Consulting Engineers on -03 8371 0100 or email at info@intrax.com.au.

Document Revision History

Date	Rev	Engineer	Comments
16/8/2020	A	Ushan Perera	First Edition
18/08/2020	B	Matthew Skelt	Site Address Updated

WATERSHED BUILDING CONSULTANTS
Intrax
APPROVED DOCUMENT
PERMIT NO: 2673257965604
ISSUED DATE: 29 Jan 2021

1 Introduction

Intrax Consulting Engineers Pty Ltd (Intrax) have been engaged by the client to conduct an investigation of the surface and subsurface conditions at **Lot. 720, No. 15, Friesian Avenue, Traralgon, Vic, 3844** as depicted on the cover page with a view to reporting on the Site Classification for a proposed residential dwelling.

2 Site Classification

2.1 Site Geology

The available Geological Survey Maps showed the site to be underlain by **Quaternary aged SedimentaryDeposits**. The subsurface profile encountered in the boreholes is considered to be consistent with the geological map indications.

2.2 Field Investigation

Five(5) boreholes were advanced using a **Mechanical Auger** to the depths indicated on the borehole logs (refer to Appendix B). These boreholes were positioned as indicated on the site plan (refer to Appendix A) along with details of the existing surface conditions such as slope, trees, and existing buildings. Disturbed materials obtained from augering boreholes were logged in accordance with AS1726-2016 and then classified in accordance with AS2870-2011.

A guide to the existing/natural soil profile consisted of:

The naturally occurring:

SILT and

CLAY

Full details of the observed subsurface material and conditions have been recorded on the borehole logs and presented in Appendix B.

2.3 Site Classification in Accordance With AS2870-2011

In accordance with AS2870-2011 "Residential Slabs and Footings Construction" a site classification of **Class "P"** is applicable to this site **due to abnormal moisture conditions – trees on site.**

This site is subject to abnormal moisture conditions which must be alleviated or allowed for in the design of the footing system.
In the absence of these abnormal moisture conditions, the designing engineer should recognise that the natural soils encountered on this site result in a **"Class M"** site classification applying to this site.

On the basis of the findings in this investigation, including visual-tactile identification of the soil profile combined with this writer's local knowledge and experience, the characteristic surface movement (Ys) on this site – under normal conditions – has been estimated to be in the range of **20mm to 40mm**.

Should a more detailed investigation (by others) with relevance to the reactivity of the soils in the local area be available, Intrax should be provided with this documentation. It is a condition of this report that any information the client may have with regards to the site and its history be provided to Intrax. This may lead to Intrax reviewing the above classification and conducting a more detailed geotechnical investigation with regards to the additional information. This report is not a detailed geotechnical investigation. It complies with the requirements of AS2870-2011 and is limited to the items required under Clause 2.2.2(a). Should a more rigorous assessment be required, Intrax can provide a Geotechnical Investigation of the site upon request.

WATERSHED BUILDING CONSULTANTS
Intrax
APPROVED DOCUMENT
PERMIT NO: 2673257965604
ISSUED DATE: 29 Jan 2021

2.3.1 Limitations of This Site Classification

This investigation is based on a limited geotechnical assessment. Should the subsurface conditions encountered during construction vary from those described above, Intrax must be advised of these variations to provide comment or inspect the site where necessary. The use of standard footings as presented in AS2870-2011 is only applicable to building with a loading and a construction style similar that of a residential dwelling as described in section 3.1 of AS2870-2011.

In accordance with Clause 2.5.2 of AS2870 where the site cut exceeds 500mm a second site investigation is recommended. As such;

- **Where the cut depth is >500mm and < 1000mm the relevant design engineer may choose to design for a reduced crack zone from first principles**
- **Where the cut depth is in excess of 1000mm a second soil must be carried out to confirm the effects of the cut on the site classification"**

2.4 Wind Rating

At the time of our site visit an investigation of this site and the surrounding terrain was conducted to determine the Wind Classification Design Speed. The maximum design gust wind speed for this site is **34 m/s** based on wind speed calculations (Vh) for use in ultimate limit state design only calculated in accordance with the limitations as in AS4055 Section 1.2.

The Wind Rating for this site has been assessed as **N1**.

WATERSHED BUILDING CONSULTANTS
APPROVED DOCUMENT
PERMIT NO: 2673257965604
ISSUED DATE: 29 Jan 2021

3 Founding Recommendations

Based on the site classification an engineer designed foundation systems is required at this site. The foundation systems must be designed to cater for the potential movements associated with the drying effects of a tree or a group of trees. The designer may adopt the classification of the site **"Class M"** for the purposes of determining the total Yt. The designer should also pay close attention to any adverse scenario where the tree is removed and the subsequent heave that could be expected under this scenario.

3.1 Allowable Bearing Pressures

The following allowable bearing pressures can be adopted for the soils listed in the table below. These bearing pressures apply where typically the embedment is a minimum of 100mm into the specified material.

Table 1: Allowable Bearing Pressures

Natural Silts[1]	100mm into layer	60
Natural Clay[1]	100mm into layer	120
Natural Clay[1]	900mm into layer	250

SILT* bearing pressures reported above are only applicable to raft slab and or waffle slab foundations. Where strip, pad, and bored piers are adopted bearing pressures reported for the deeper, clay and or rock units are to be adopted. The minimum founding depths as required by AS2870 can be adopted unless specific founding depths have been provided in Section 3. Further investigation may be required for such footing types.

[1] **Natural Material** – All-natural material given allowable bearing capacities denotes strength at optimum moisture conditions. The potential presence of perched groundwater in soils may lead to construction difficulties during wet weather. Please refer to Section 4.2 for site specific difficulties.

WATERSHED BUILDING CONSULTANTS
Intrax
APPROVED DOCUMENT
PERMIT NO: 2673257965604
ISSUED DATE: 29 Jan 2021

4 Construction Techniques and Difficulties

4.1 General

1. All loose surface fill, all roots and all organic material are to be removed from the building platform.

2. Notwithstanding the recommendations made in this report, wherever footings are close to any excavations or easements, that part of the footing must be deepened so that the projection from the underside of the footing to the bottom of the excavations makes an angle not exceeding 30 degrees in sandy soils and 45 degrees in clayey soils (This angle is measured from the horizontal). Steeper angles are not recommended unless sufficient testing and investigation has been carried out to indicate otherwise or the foundations are founded in competent rock.

3. It is recommended a second soil test be undertaken if the site is cut more than 400mm for CLAY sites. Where it is proposed to FILL the site a second soil test will be required should > 400mm of CLAY FILL be proposed or >800mm SAND FILL be proposed. It is recommended that any FILLING placed meet the requirements of CONTROLLED FILL as this will minimise the impact of the FILLING on the current classification of the site.

4. The Plumber shall lay waste pipes below ground surface at minimum grade. Risers are to be staked firmly.

5. Care shall be taken with surface drainage of the allotment from the start of construction and must be well drained so that water cannot pond beside or adjacent to footings. The drainage system shall be completed by the finish of construction of the house in accordance with AS2870-2011 Clause 5.5.3 (a). Failure to do so may result in structural damage and/or cracked finishes.

6. Proper site drainage is important in reactive sites such as this site. It is therefore recommended that the ground surface immediately next to the perimeter footings be graded away or site drainage issues be addressed. Should you the client require detailed design for specific site drainage plans please contact Intrax Consulting Engineers.

7. On sloping sites, the potential for water to build up adjacent to the high side of the footing exists where permeable soils are present above impermeable soils. These conditions may result in structural damage and/or cracked finshes. In order to prevent this, additional drains may be installed so as to redirect the water around the house siting. In order to ensure the effectiveness of these measures, the drains should be installed at least 200mm into the impermeable soils.

8. Additional drainage measures such as dish drains may be required at the top batters to protect the face from scouring.

9. Acceptable construction practices for unretained permanent embankments shall be in accordance with NCC Clause 3.1.1. Pursuant to NCC Clause 3.1.1, unretained permanent embarkments relating to earthworks to form the dwelling bench, shall be in accordance with the underlying characteristic surface movement in the absence of abnormal moisture conditions as quantified in this report (site classification) and soil properties (refer section 2.3) as referred to in the relevant soil report and NCC Table 3.1.1.1. Application & Construction of Un-retained embankments shall be in accordance with section 3.1.1 Earthworks of the NCC.

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Intrax
APPROVED DOCUMENT
PERMIT NO: 2673257965604
ISSUED DATE: 29 Jan 2021

Soil class	Site cut (excavation) (slope ratio, angle of site cut H:L)	Compacted fill (slope ratio, angle of batter H:L)
Stable rock	8:1	2:3
Sand/Silt	1:2	1:2
Firm clay	1:1	1:2
Soft Clay	2:3	Not suitable
Note: refer Clause 3.1.1.1 for application. For "Non" P classification refer to NCC Table 3.1.1.1		

Note: If the site is affected by: open drains, dams, channels, and/or ponds, existing or removed; the given slopes may need to be reduced. The embankments should be monitored, and if their performance is not satisfactory, consideration must be given to reducing the angle, installing a retaining wall or both. An experienced Geotechnical Engineer should be consulted.

10. Any filling placed across the site to assist in levelling prior to slab construction should conform with the requirement for either Controlled fill (Clause 2.5.3) or Rolled fill (Clause 6.4.2) AS 2870-2011. These clauses are as follows. If it cannot be confirmed that the fill is Controlled Fill or Rolled Fill then the reader should refer to item (c).

A. Controlled Fill - Fill that will be required to support structures or associated pavements, or for which engineering properties are to be controlled AS2870-2011. Refer Clause 2.5.3, Clause 2.5.3(a)(c) - (Ie: where a specification has been provided on the type, quality and compaction requirements for filling at a site and the earthworks have been deemed compliant with the specification)

B. Intrax has the express right to deem FILL uncontrolled where it cannot be clearly demonstrated that fill has been placed under the above conditions. That is to say that it is a requirement of the developer/builder to demonstrate fill placement has been placed in the appropriate layer thicknesses.

C. Rolled Fill - Rolled Fill consists of material compacted in layers by repeated rolling with an excavator or similar equipment. The depth of rolled fill shall not exceed 0.6metres compacted in layers not more than 0.3m thick for sand material or 0.3m compacted in layers not more than 0.15m thick for other material AS2870-2011 Cl6.4.2(b)

D. Where the nature of the fill cannot be confirmed, this office must undertake an assessment of the fill or be supplied with a suitable compaction report or geotechnical assessment of the fill to undertake an appropriate design for the site if the fill is to be utilised as a foundation.

11. We advise that it is possible that some sites may still have the presence of isolated areas of original organic material that may not have been fully removed during the sub division earthworks development stage. Intrax will make every effort to identify organic material within the soil profile, however due to the limitation on the number of boreholes for each site investigation, it is possible that some of these pockets may escape identification. Intrax does not take responsibility for isolated organic material that lies in areas outside our borehole locations, to the extent that these pockets could affect the design or construction of the footing system.

WATERSHED BUILDING CONSULTANTS
Intrax
APPROVED DOCUMENT
PERMIT NO: 2673257965604
ISSUED DATE: 29 Jan 2021

4.2 Site Specific

- **The soils encountered on-site could develop a localised perched groundwater during periods of high rainfall which may lead to construction difficulties associated with excavations on this site.**
- **This site contained significant trees that have been recently removed. The builder is to ensure all tree roots/material over the proposed building area has been removed. Any soft or loose material that does not respond to compaction should be excavated to achieve a firm working base. Fill holes with suitable fill compacted in 150mm (maximum) layers.**
- **An engineer designed footing system in accordance with AS2870 2011 is recommended for this site taking into consideration the effect of the trees in relation to the final house siting.**

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Intrax
APPROVED DOCUMENT
PERMIT NO: 2673257965604
ISSUED DATE: 29 Jan 2021

5.1 Report Limitations

1. The recommendations in this report are based on the following:

   a) Information about the site & its history, proposed site treatment and building type conveyed to us by the client and or their agent

   b) Professional judgments and opinions using the most recent information in soil testing practice that is available to us.

   c) The location of our test sites and the information gained from this and other investigations.

2. Should the client or their agent neglect to supply us with correct or relevant information, including information about previous buildings, trees or past activities on the site, or should changes be made to the building type, size and or/position, this report may be made obsolete, irrelevant or unsuitable. In such cases, Intrax will not accept any liability for the consequences and Intrax reserves the right to make an additional charge if more testing or a change to the report is necessary.

3. The recommendations made in this report may need to be reviewed should any site works disturb any soil 200mm below the proposed founding depth.

4. The descriptions of the soils encountered in the boreholes follow those outlined in AS1726-2017; Geotechnical Site Investigations. Colour descriptions can vary with soil moisture content and individual interpretation.

5. If the site conditions at the time of construction differ from those described in this report then Intrax must be contacted so a site inspection can be carried out prior to any footing being poured. The owner/builder will be responsible for any fees associated with this additional work.

6. This report assumes that the soil profiles observed in the boreholes are representative of the entire site. If the soil profile and site conditions appear to differ substantially from those reported herein, then Intrax should be contacted immediately and this report may need to be reviewed and amended where appropriate. The owner/builder will be responsible for any fees associated with this additional work.

7. The user of this report must take into account the following limitations. Soil and drilling depths are given to a tolerance of +/- 200mm. Where spot levels or a feature survey have been undertaken, levels are given a tolerance of +/- 200mm.

8. It must be understood and a condition of acceptance of this report is that whilst every effort is made to identify fill material across the site, difficulties exist in determining fill material, in particular, for example, well compacted site or area derived fill, when utilising a small diameter auger. Consequently, Intrax emphasises that we will not be responsible for any financial losses, consequential or otherwise, that may occur as a result of not accurately determining the fill profile across the site.

9. Intrax's assessment of flooding is based on Government/Council planning and GIS data available at the time of this investigation. Intrax has not made a site specific assessment based on height or hydrological data with reference to the future flood risk at the property. Intrax does not guarantee that this site is free from flooding as further detailed investigation may be required.

   a) This report does not assess the potential for landslide, undermining or aggressive soils.

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APPROVED DOCUMENT
PERMIT NO: 2673257965604
ISSUED DATE: 29 Jan 2021

5.2 Variations to this Report

It is neither economically feasible nor practical to determine every subsurface feature on the site. Studies have shown that a large number of boreholes leads to only a slight increase in probability of detecting hidden site features (such as a filled well or cellar) in the foundation soils. As such, any variations, or discrepancies in soil type, colour, or horizon depth must be reported to the Engineer immediately so that their potential influence on the footings may be assessed.

5.3 Loss or Damages

Subject to the limitations of this report as expressed in Section 5.1, Intrax Consulting Engineers Pty Ltd will not accept liability for loss or damage, consequential or otherwise, based on the recommendations of this report, other than for the cost of re-assessment. This site classification assessment should not be considered a comprehensive analysis of the subject site. Should a more detailed geotechnical assessment be required Intrax Consulting Engineers Pty Ltd can provide such a report. Please contact Intrax Consulting Engineers Pty Ltd to discuss this further.

Should you have any questions regarding this report please do not hesitate to contact the Intrax Site Classification Division on 03 8371 0100.

For and on behalf of Intrax Consulting Engineers Pty Ltd



Ushan Perera
B.Eng (Civil & Infrastructure)

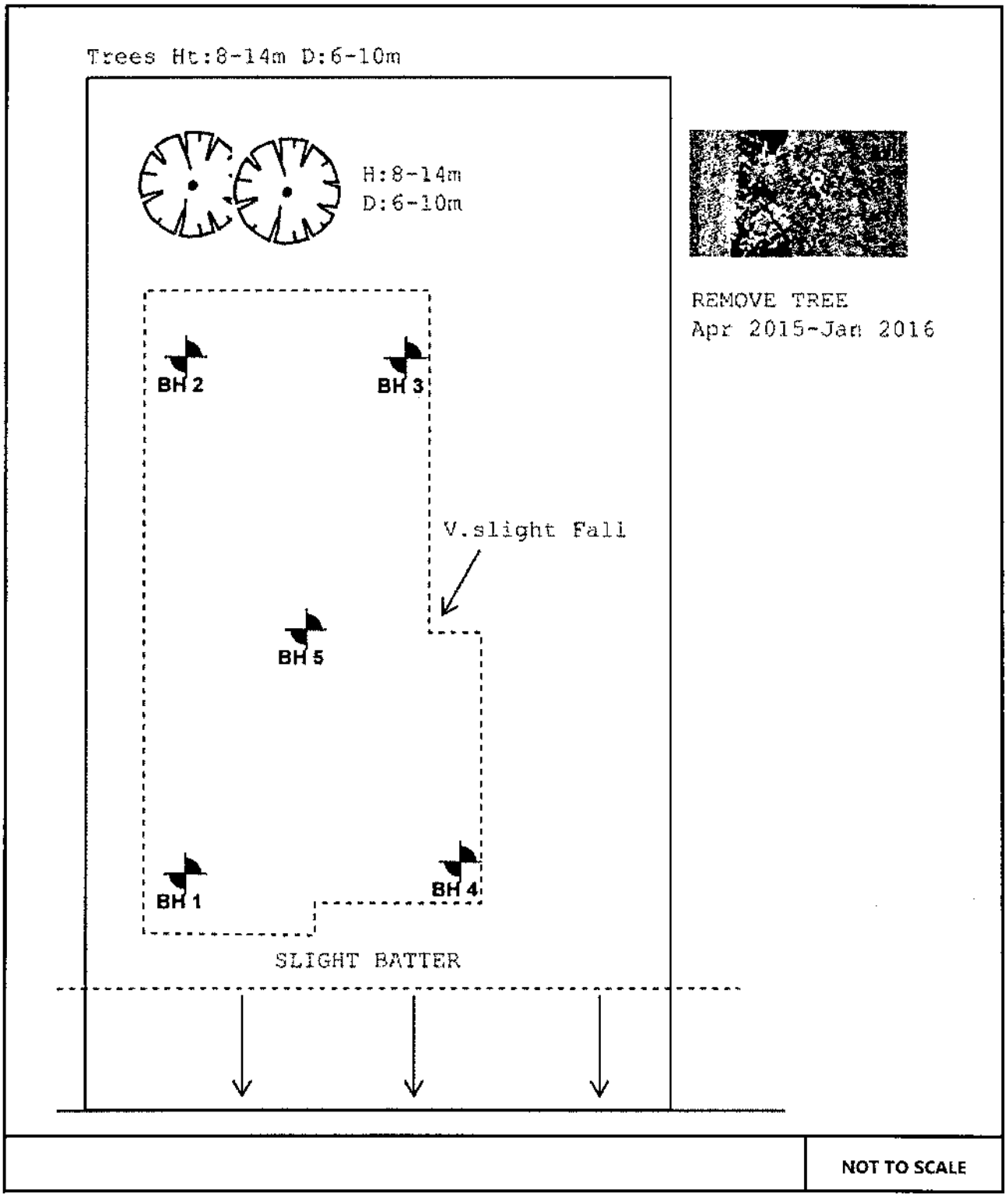
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PERMIT NO: 2673257965604
ISSUED DATE: 29 Jan 2021

Appendix A

Site Plan

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ISSUED DATE: 29 Jan 2021

Site Plan



NOT TO SCALE

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ISSUED DATE: 29 Jan 2021

Appendix B

Borehole Logs

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ISSUED DATE: 29 Jan 2021

Borehole Logs

Site Address:	Lot. 720, No. 15, Friesian Avenue, Traralgon, Vic, 3844						MECHANICAL AUGER	MECHANICAL AUGER	MECHANICAL AUGER	MECHANICAL AUGER	MECHANICAL AUGER
Horizon	**USC**	**Soil Type**	**Moisture**	**Density/ Consistency/ Strength**	**Plasticity**	**Description**	**Borehole 1**	**Borehole 2**	**Borehole 3**	**Borehole 4**	**Borehole 5**
EXISTING SURFACE LEVEL							0	0	0	0	0
A	ML	SILT	Moist, Near Plastic Limit	Firm	Low Plasticity	grey brown to pale grey brown, Charcoal, root material, minor surface fill evident.	0 - 1100	0 - 800	0 - 800	0 - 1000	0 - 1000
B	CI	CLAY	Moist, Near Plastic Limit	Stiff	Medium Plasticity	grey brown to pale grey brown orange, root material.	1100 - 1800	800 - 1800	800 - 1800	1000 - 1800	1000 - 1800
Intrax HOUSING				**Intrax ID #:**		149115	NO REFUSAL	NO REFUSAL	NO REFUSAL	NO REFUSAL	NO REFUSAL
				Date of Fieldwork		15/8/2020	Groundwater Not Encountered	Groundwater Not Encountered	Groundwater Not Encountered	Groundwater Not Encountered	Groundwater Not Encountered

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PERMIT NO: 2673257965604
ISSUED DATE: 29 Jan 2021

Appendix C

Bushfire Attack Level

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Bushfire Attack Level Assessment

This site's BAL has been calculated using the Method 1 in accordance with the requirements of AS3959:2018 – Construction of Buildings in Bushfire Prone Areas.

For this particular site, with the house siting supplied, the following parameters were observed:

Fire Danger Index (FDI)		100			
Approximate Direction		North	East	South	West
Type of Vegetation Classified	Grassland	>50m	>50m	>50m	>50m
	Non - Grassland	>100m	>100m	>100m	>100m
Distance to Classifiable Vegetation from Proposed Siting		-	-	-	-
Slope of the land under classified vegetation		-	-	-	-
Bushfire Attack Level (BAL)		**Low**			

Notes:

1. If the house siting changes, the BAL will need to be reassessed to address the impact of moving the house further from or closer to the identified vegetation.

2. The above BAL rating is measured based on the condition of the vegetation at the time of assessment and it is valid on the condition that the vegetation is maintained as such.

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Site and Survey Assessment

Precheck: Field Tech: Site #:

Draft Date

Drafter

F/W Date: Job Reference: Municipality:

Job Number	149115	Client Name	C191:9 Metricon Homes Gippsland
Site Address	Lot. 720, No. 15, Friesian Avenue, Traralgon, Vic, 3844		
DP	149115	☒ VIC ☐ NSW ☐ QLD ☐ SA	

Site Box Photo Folder URL



Insert Front Photo

Click Here

Insert Aerial Photo

Click Here

Insert Full Auger Photo

Click Here

Insert Soil 1 Photo

Click Here

Insert Soil 2 Photo

Gas	○ Yes	○ No	◉ Not Sighted				
Sewer	◉ Yes	○ No	○ Not Sighted				
Power	◉ Yes	○ No	○ Not Sighted	☒ Underground	☐ Overhead	☐ Same Side	☒ Opposite
Water	◉ Yes	○ No	○ Not Sighted	Water Meter	☐ Yes	☒ No	
Water Main	◉ Yes	○ No	○ Not Sighted	☒ Same Side	☐ Opposite		
Stormwater Pit	○ Yes	○ No	◉ Not Sighted	Footpath ◉ Yes	○ No	○ N/A	Conditon
Discharge Point	◉ Yes	○ No	○ Not Sighted	☒ Kerb & Channel	☐ Swale	☒ Riser	☐ Pit

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ISSUED DATE: 29 Jan 2021

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HOUSING

Structural Computations

DATE:	27.10.2020
JOB NUMBER:	S# 149115
PROPOSED:	Proposed residence
SITE ADDRESS:	Lot. 720, No. 15, Friesian Avenue, Traralgon, Vic, Victoria, 3844
CLIENT:	Metricon Homes Gippsland
SHEETS:	27
DESIGNED BY:	Ashray George B.E. CIVIL

Author
Ashray George

Published
18/07/2017

Document Revision: A
Template Version: Vii
Template Name: Master with Cover

Intrax Consulting Engineers Pty Ltd
ABN: 31 106 481 252

Head Office
Level 4, 469 La Trobe Street
Melbourne, Vic 3000
p: 03 8371 0100 f: 03 8371 0199
w: www.intrax.com.au

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ISSUED DATE: 29 Jan 2021

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Direct Contact

Any questions or queries regarding this report should be directed to the residential department on 03 8371 0100 or residential@intrax.com.au

Document Revision History

Date	Rev	Author	Comments
27.10.2020	A	Ashray George	First Edition

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ISSUED DATE: 29 Jan 2021

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Client:	Metricon Homes Gippsland	**Date:**	Oct 28, 2020
Author:	Ashray George	**Job #:**	149115
Project:	New Project	**Subject:**	**Member Schedule**

	Calculation	Member	Quantity	Comments
83%	**GL1** (Beams)	360 × 63 - e-beam (Wesbeam®)	4 800 mm	
45%	**RB1** (Beams)	140 × 45 - e-beam+ [F17] (Wesbeam®)	1 440 mm	
36%	**RB2** (Beams)	190 × 45 - e-beam+ [F17] (Wesbeam®)	3 720 mm	
50%	**RB3** (Beams)	294 mm × 85 mm GL13 Pine, Radiata (Australia) - Unseasoned	3 960 mm	
20%	**RB4** (Beams)	294 mm × 85 mm GL13 Pine, Radiata (Australia) - Unseasoned	3 000 mm	
63%	**RL1** (Beams)	290 × 45 - e-beam+ [F17] (Wesbeam®)	2 500 mm	
47%	**RL2** (Beams)	190 × 45 - e-beam+ [F17] (Wesbeam®)	1 900 mm	
63%	**RL3** (Beams)	190 × 45 - e-beam+ [F17] (Wesbeam®)	2 500 mm	
66%	**RL4** (Beams)	140 × 45 - e-beam+ [F17] (Wesbeam®)	1 900 mm	
36%	**RL5** (Beams)	190 × 45 - e-beam+ [F17] (Wesbeam®)	1 900 mm	
51%	**RL6** (Beams)	90 × 45 MGP10	700 mm	
34%	**RL7** (Beams)	190 × 45 - e-beam+ [F17] (Wesbeam®)	1 600 mm	
30%	**RL8** (Beams)	190 × 45 - e-beam+ [F17] (Wesbeam®)	1 540 mm	
40%	**RL9** (Beams)	190 × 45 - e-beam+ [F17] (Wesbeam®)	1 900 mm	
40%	**RL10** (Beams)	190 × 45 - e-beam+ [F17] (Wesbeam®)	1 900 mm	
61%	**RL11** (Beams)	90 × 45 MGP10	700 mm	
73%	**RL12** (Beams)	90 × 45 MGP10	790 mm	
40%	**RL13** (Beams)	90 × 45 MGP10	700 mm	
39%	**RL14** (Beams)	140 × 45 - e-beam+ [F17] (Wesbeam®)	1 530 mm	
6%	**RL15** (Beams)	140 × 45 - e-beam+ [F17] (Wesbeam®)	700 mm	
65%	**RL16** (Beams)	2 - 90 × 45 - e-beam+ [F17] (Wesbeam®)	1 420 mm	
43%	**RL17** (Beams)	90 × 45 MGP10	810 mm	
41%	**RL18** (Beams)	125 PFC 65 - Gr.350	1 910 mm	
13%	**PB1** (Beams)	190 × 45 - e-beam+ [F17] (Wesbeam®)	3 400 mm	
29%	**P1**	90 mm × 90 mm F7 Pine, Radiata (Australia) - Unseasoned	2 600 mm	

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Building Site

Wind Class		N1
Temperature Factor for Timber Design	$k_\theta =$	1

Building Geometry

Number of Stories	$n_{story} =$	1
Roof Slope	$\alpha =$	22.5 deg
Rafter Spacing	$s_{raft} =$	600 mm
Joist Spacing	$s_{joist} =$	450 mm
Top Floor Story Height (Floor-to-Eave)	$h_{story,R} =$	3 500 mm
Top Floor Headroom (Floor-to-Ceiling)	$h_{head,R} =$	3 000 mm
Top Floor Window Height	$h_{window,R} =$	2 500 mm
Top Floor Height Above Window	$h_{lintel,R} =$	500 mm
Maximum Roof Beam Depth	$d_{max,R} =$	500 mm

Design Criteria

Absolute Deflection Limit for Joists	$\Delta_{lim,joists} =$	10 mm
Absolute Deflection Limit for Bearers & Lintels	$\Delta_{lim,beams} =$	8 mm
Default Bearing Length	$l_b =$	90 mm

Default Roof & Ceiling Loads

Roof Default Loads $loads_{roof} =$

Permanent Load w_G (kPa)	Imposed Load w_Q (kPa)	Alternate Imposed Load P_{Qa} (kN)
0.99	0.25	1.1

Ceiling Default Permanent Load $w_{G,ceil} =$ 0.12 kPa

Character of Imposed Load: Roofs: All Other

Default Floor Loads

Floor Default Loads $loads_{floor} =$

Permanent Load w_G (kPa)	Imposed Load w_Q (kPa)	Alternate Imposed Load P_{Qa} (kN)
0.4	1.5	1.8

Default Wall & Window Loads

Wall Default Loads $loads_{wall} =$

Interior Wall Weight $w_{G,int}$ (kPa)	Exterior Wall Weight $w_{G,ext}$ (kPa)	Line Load at Top of Exterior Wall $w_{G,ext,top}$ (kN/m)
0.4	0.4	0

Window Default Load $w_{G,window} =$ 0.0765 kPa

Comments

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ISSUED DATE: 29 Jan 2021

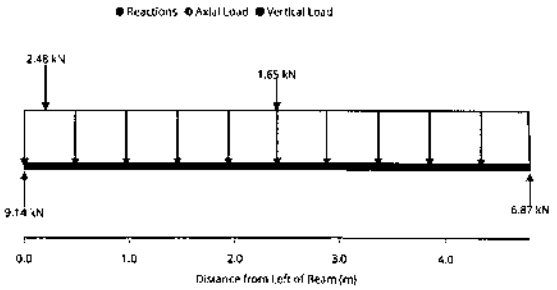
Timber Beam (version 1.0) — Roof Lintel

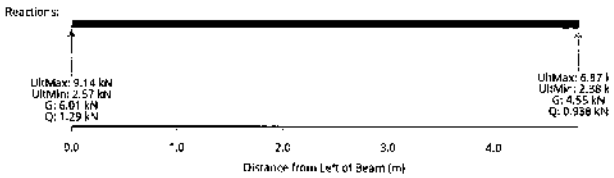
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Client:	Metricon Homes Gippsland	Date:	Oct 28, 2020
Author:	Ashray George	Job #:	149115
Project:	New Project	Subject:	**GL1** (Beams)
References:	AS 1720.1:2010 (Amdt 3)		

Summary

24%	Moment Capacity	$M_d =$	30.6 kN · m
15%	Shear Capacity	$V_d =$	43.4 kN
22%	Bearing Capacity	$N_{d,gov} =$	36.8 kN
49%	Governing Short-Term Deflection	$\delta_s =$	−4.92 mm
83%	Governing Long-Term Deflection	$\delta_l =$	−8.27 mm
9%	Governing Imposed Load Deflection	$\delta_Q =$	−0.855 mm

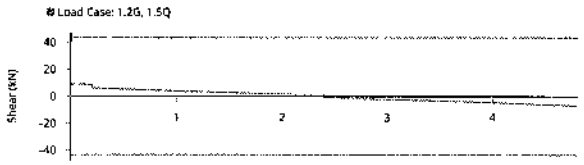


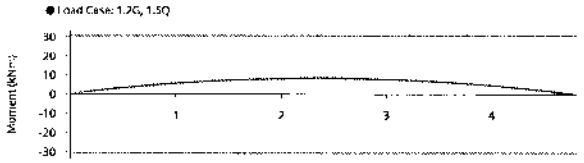


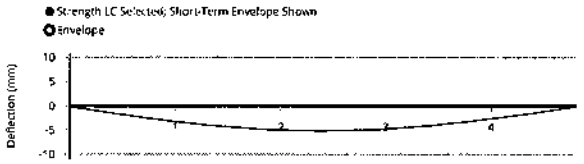
Key Properties

Lateral Restraint Type		Discrete Restraints at Compression Edge
Minor Axis Effective Length for Buckling	$L_{ey} =$	600 mm

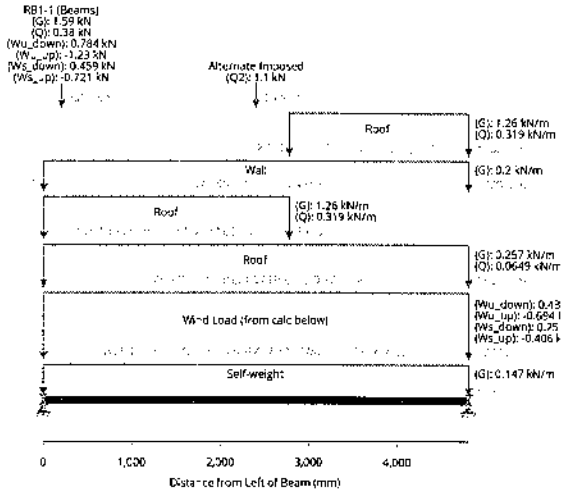
Graphs by Load Case







Loads (AS1170.x)



Member Orientation	Major Axis

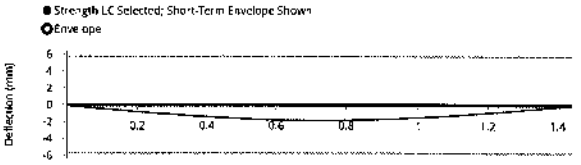
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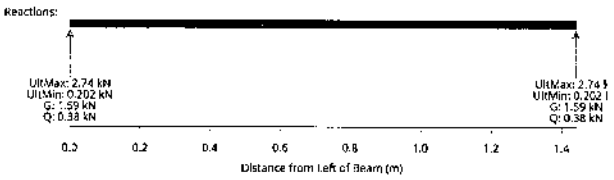
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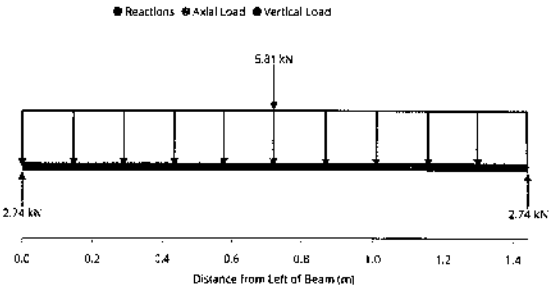
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References:	AS 1720.1:2010 (Amdt 3)		

Summary

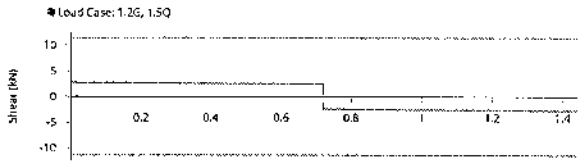
34%	Moment Capacity	$M_d =$ 4.21 kN · m
19%	Shear Capacity	$V_d =$ 11.4 kN
9%	Bearing Capacity	$N_{d,gov} =$ 24.9 kN
31%	Governing Short-Term Deflection	$\delta_s =$ −1.77 mm
45%	Governing Long-Term Deflection	$\delta_l =$ −2.58 mm
5%	Governing Imposed Load Deflection	$\delta_Q =$ −0.309 mm

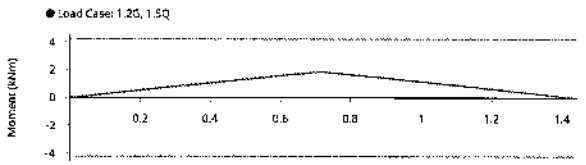






Graphs by Load Case

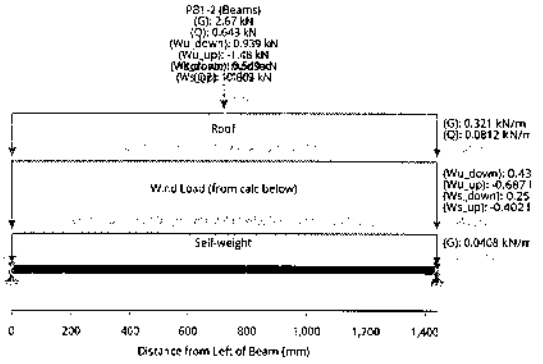




Key Properties

Lateral Restraint Type	Discrete Restraints at Compression Edge
Minor Axis Effective Length for Buckling	$L_{ay} =$ 600 mm

Loads (AS1170.x)



Member Orientation	Major Axis

WATERSHED BUILDING CONSULTANTS
APPROVED DOCUMENT
PERMIT NO: 267357965604
ISSUED DATE: 29 Jan 2021

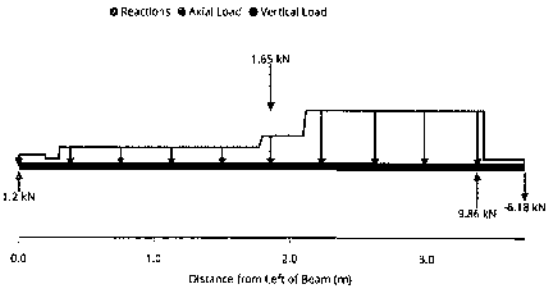
Timber Beam (version 1.19) — Roof Bearer

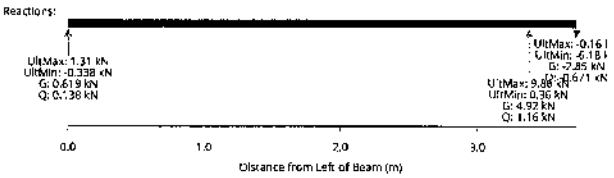
Created with ClearCalcs.com

Client:	Metricon Homes Gippsland	Date:	Oct 28, 2020
Author:	Ashray George	Job #:	149115
Project:	New Project	Subject:	RB2 (Beams)
References:	AS 1720.1:2010 (Amdt 3)		

Summary

19%	Moment Capacity	$M_d = 7.3\ \text{kN} \cdot \text{m}$
26%	Shear Capacity	$V_d = 15.5\ \text{kN}$
24%	Bearing Capacity	$N_{d,gov} = 27.4\ \text{kN}$
32%	Governing Short-Term Deflection	$\delta_s = -2.56\ \text{mm}$
36%	Governing Long-Term Deflection	$\delta_l = -2.85\ \text{mm}$
4%	Governing Imposed Load Deflection	$\delta_Q = -0.33\ \text{mm}$

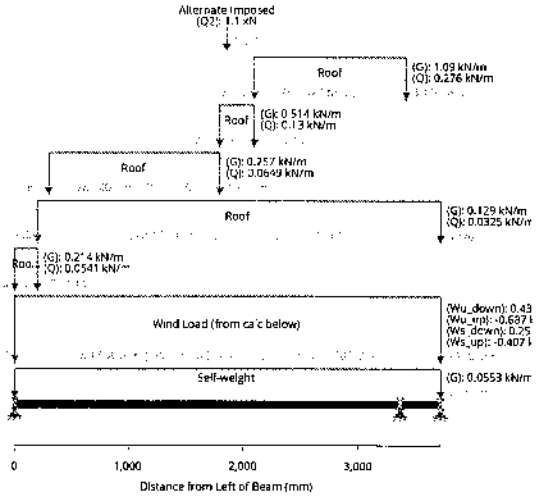




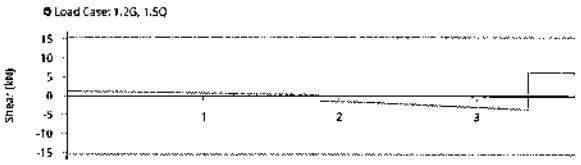
Key Properties

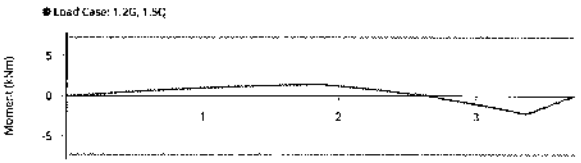
Lateral Restraint Type	Discrete Restraints at Compression Edge
Minor Axis Effective Length for Buckling	$L_{ay} = 600\ \text{mm}$

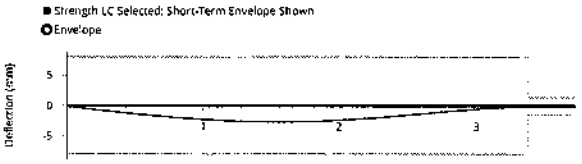
Loads (AS1170.x)



Graphs by Load Case







Member Orientation	Major Axis

WATERSHED BUILDING CONSULTANTS
APPROVED DOCUMENT
PERMIT NO: 267257965604
ISSUED DATE: 29 Jan 2021

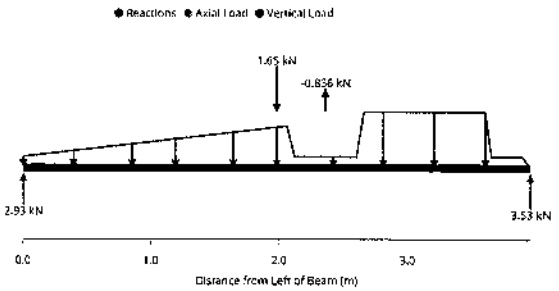
Timber Beam (version 119) — Roof Bearer

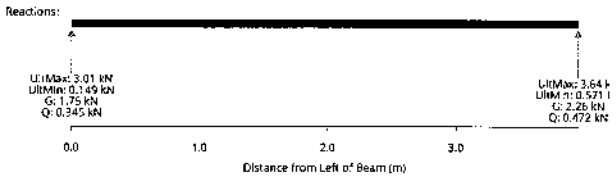
Created with ClearCalcs.com

Client:	Metricon Homes Gippsland	Date:	Oct 28, 2020
Author:	Ashray George	Job #:	149115
Project:	New Project	Subject:	R83 (Beams)
References:	AS 1720.1:2010 (Amd: 3)		

Summary

13%	Moment Capacity	$M_d = 19.6\ \text{kN} \cdot \text{m}$
9%	Shear Capacity	$V_d = 33.9\ \text{kN}$
15%	Bearing Capacity	$N_{d,gov} = 20.4\ \text{kN}$
24%	Governing Short-Term Deflection	$\delta_s = -1.91\ \text{mm}$
52%	Governing Long-Term Deflection	$\delta_l = -3.96\ \text{mm}$
3%	Governing Imposed Load Deflection	$\delta_Q = -0.267\ \text{mm}$



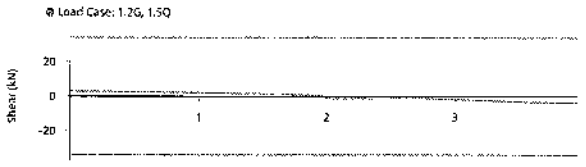


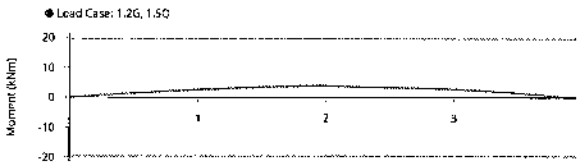
Key Properties

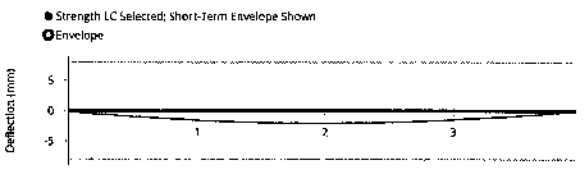
Lateral Restraint Type	Discrete Restraints at Compression Edge
Minor Axis Effective Length for Buckling	$L_{ey} = 600\ \text{mm}$

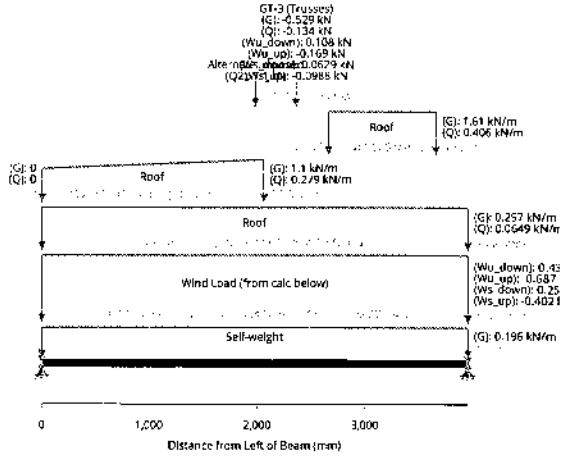
Loads (AS1170.x)

Graphs by Load Case









Member Orientation	Major Axis

WATERSHED BUILDING CONSULTANTS
APPROVED DOCUMENT
PERMIT NO: 267257965604
ISSUED DATE: 29 Jan 2021

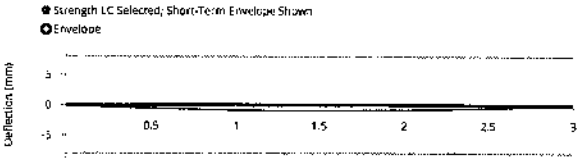
Timber Beam (version 119) — Roof Bearer

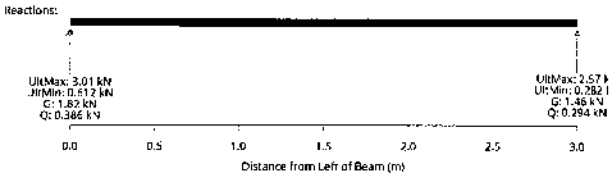
Created with ClearCalcs.com

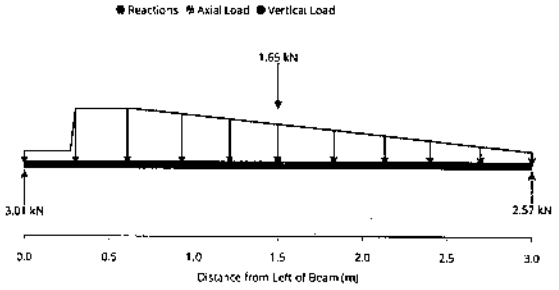
Client:	Metricon Homes Gippsland	**Date:**	Oct 28, 2020
Author:	Ashray George	**Job #:**	149115
Project:	New Project	**Subject:**	**RB4** (Beams)
References:	AS 1720.1:2010 (Amdt 3)		

Summary

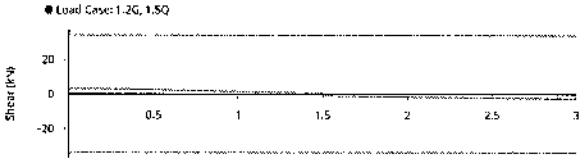
10%	Moment Capacity	$M_d = 19.6\ \text{kN} \cdot \text{m}$
7%	Shear Capacity	$V_d = 33.9\ \text{kN}$
12%	Bearing Capacity	$N_{d,sym} = 20.4\ \text{kN}$
30%	Governing Short-Term Deflection	$\delta_s = -0.793\ \text{mm}$
36%	Governing Long-Term Deflection	$\delta_l = -1.6\ \text{mm}$
19%	Governing Imposed Load Deflection	$\delta_Q = -0.113\ \text{mm}$

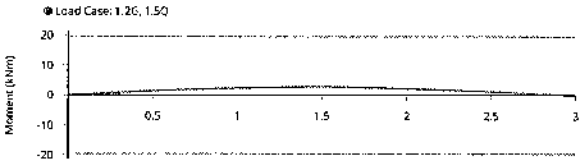






Graphs by Load Case

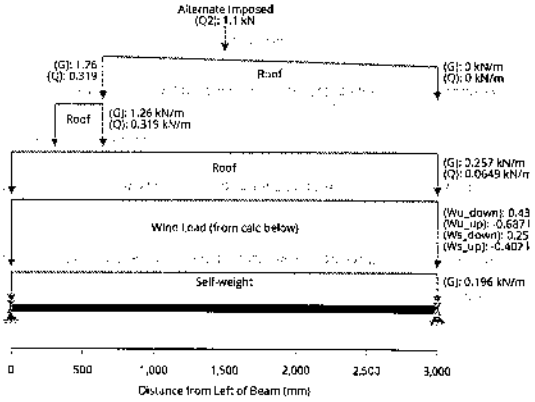




Key Properties

Lateral Restraint Type	Discrete Restraints at Compression Edge
Minor Axis Effective Length for Buckling	$L_{ay} = 600\ \text{mm}$

Loads (AS1170.x)



Member Orientation	Major Axis

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ISSUE DATE: 29 Jan 2021

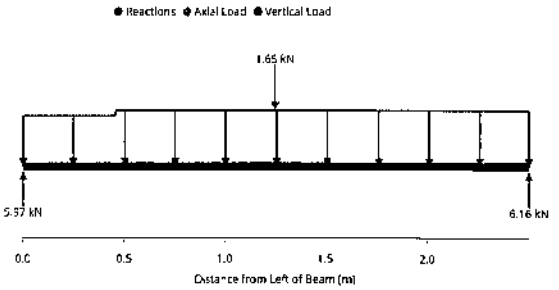
Timber Beam (version 119) - Roof Lintel

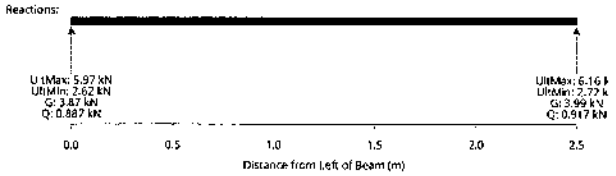
Created with ClearCalcs.com

Client:	Metricon Homes Gippsland	Date:	Oct 28, 2020
Author:	Ashray George	Job #:	149115
Project:	New Project	Subject:	**RL1** (Beams)
References:	AS 1720.1:2010 (Amdt 3)		

Summary

22%	Moment Capacity	$M_d =$	15.1 kN·m
22%	Shear Capacity	$V_d =$	25 kN
20%	Bearing Capacity	$N_{d,gov} =$	26.3 kN
38%	Governing Short-Term Deflection	$\delta_s =$	−1.54 mm
63%	Governing Long-Term Deflection	$\delta_l =$	−2.52 mm
7%	Governing Imposed Load Deflection	$\delta_Q =$	−0.29 mm

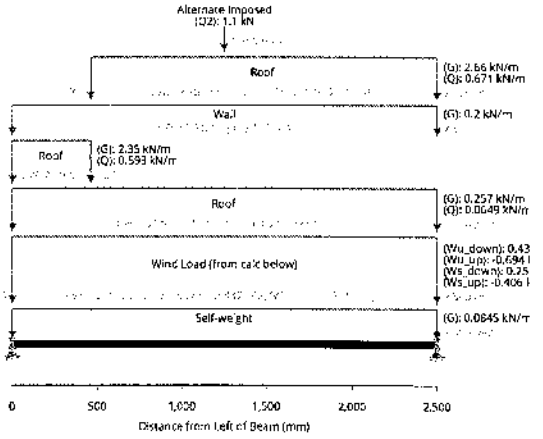




Key Properties

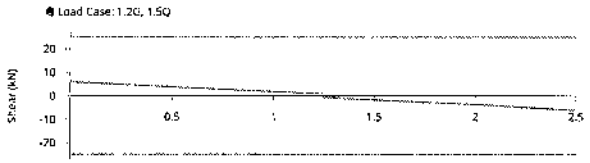
Lateral Restraint Type		Discrete Restraints at Compression Edge
Minor Axis Effective Length for Buckling	L_{ay} :	600 mm

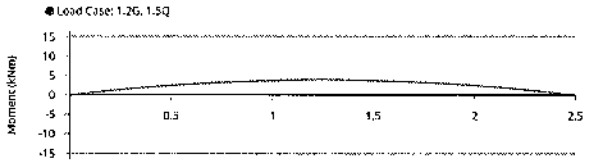
Loads (AS1170.x)

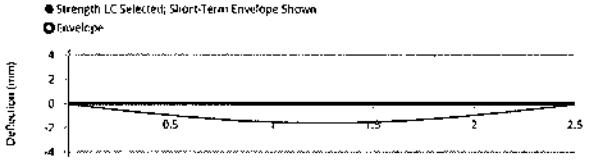


Member Orientation: Major Axis

Graphs by Load Case







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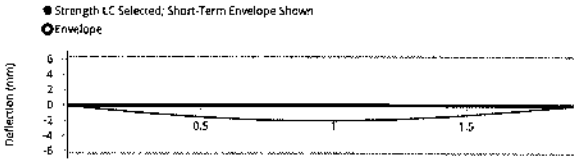
Timber Beam (version 119) — Roof_Lintel

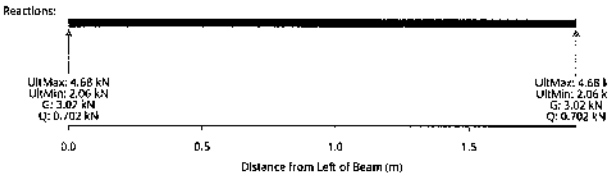
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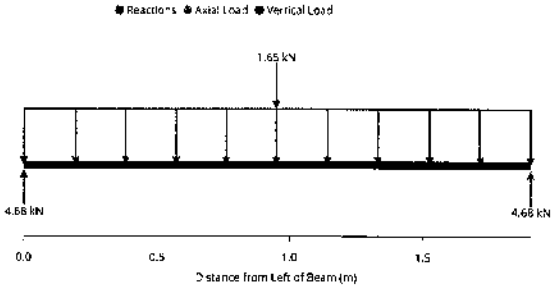
Client:	Metricon Homes Gippsland	Date:	Oct 28, 2020
Author:	Ashray George	Job #:	149115
Project:	New Project	Subject:	RL2 (Beams)
References:	AS 1720.1:2010 (Amdt 3)		

Summary

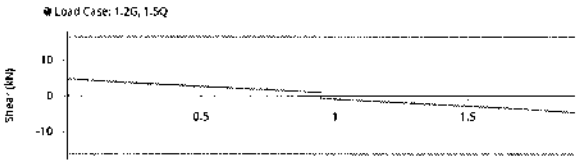
25%	Moment Capacity	$M_d = 7.7\ \text{kN} \cdot \text{m}$
25%	Shear Capacity	$V_d = 16.4\ \text{kN}$
16%	Bearing Capacity	$N_{d,grav} = 26.3\ \text{kN}$
31%	Governing Short-Term Deflection	$\delta_s = -1.94\ \text{mm}$
47%	Governing Long-Term Deflection	$\delta_l = -3\ \text{mm}$
5%	Governing Imposed Load Deflection	$\delta_Q = -0.348\ \text{mm}$

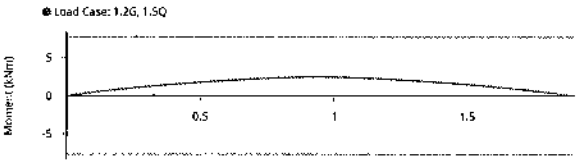






Graphs by Load Case

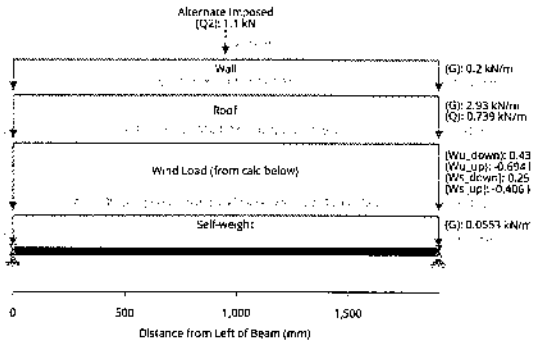




Key Properties

Lateral Restraint Type	Discrete Restraints at Compression Edge
Minor Axis Effective Length for Buckling	$L_{ey} = 600\ \text{mm}$

Loads (AS1170.x)



Member Orientation	Major Axis

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PERMIT NO: 267257965604
ISSUED DATE: 29 Jan 2021

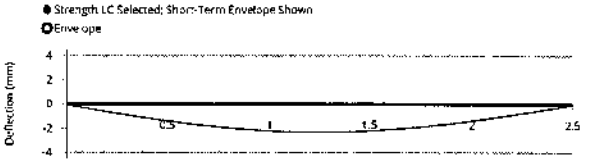
Timber Beam (version 119) – Roof Lintel

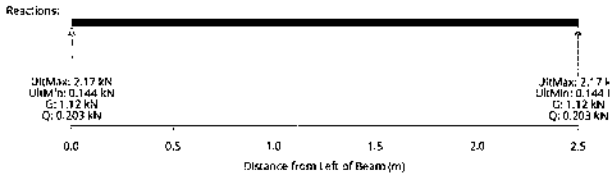
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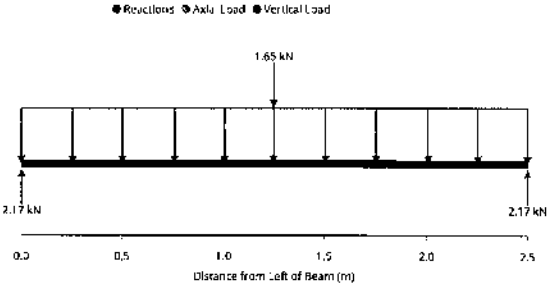
	Metricon Homes Gippsland	**Date:**	Oct 28, 2020
	Ashray George	**Job #:**	149115
Project:	New Project	**Subject:**	**R13** (Beams)
References:	AS 1720.1:2010 (Amdt 3)		

Summary

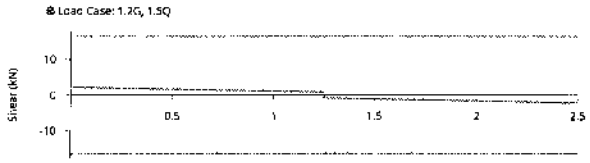
15%	Moment Capacity	$M_d =$	12.7 kN·m
5%	Shear Capacity	$V_d =$	16.4 kN
8%	Bearing Capacity	$N_{d,gov} =$	26.3 kN
57%	Governing Short-Term Deflection	$\delta_s =$	−2.26 mm
63%	Governing Long-Term Deflection	$\delta_l =$	−2.54 mm
6%	Governing Imposed Load Deflection	$\delta_Q =$	−0.229 mm

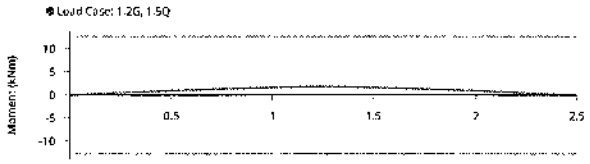






Graphs by Load Case

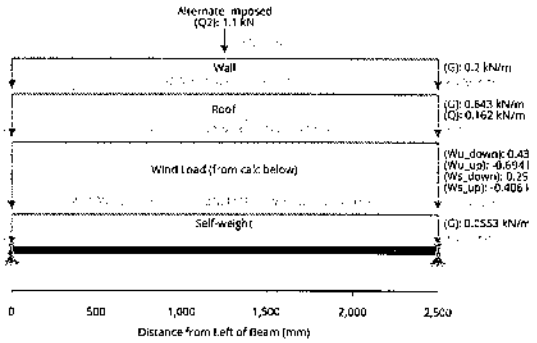




Key Properties

Lateral Restraint Type	Discrete Restraints at Compression Edge
Minor Axis Effective Length for Buckling	$L_{ay} =$ 600 mm

Loads (AS1170.x)



Member Orientation	Major Axis

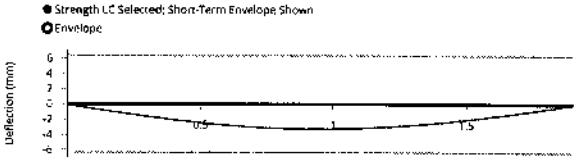
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ISSUED DATE: 29 Jan 2021

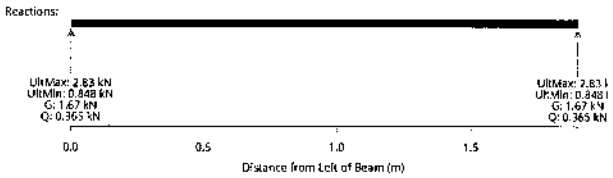
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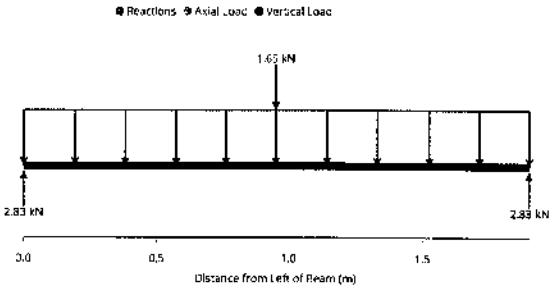
Client:	Metricon Homes Gippsland	Date:	Oct 28, 2020
Designer:	Ashray George	Job #:	149115
Project:	New Project	Subject:	RL4 (Beams)
References:	AS 1720.1:2010 (Amdt 3)		

Summary

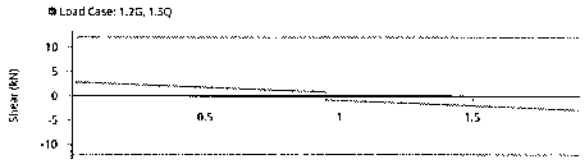
24%	Moment Capacity	$M_d = 4.45$ kN · m
19%	Shear Capacity	$V_d = 12.1$ kN
5%	Bearing Capacity	$N_{d,gov} = 26.3$ kN
50%	Governing Short-Term Deflection	$\delta_s = -3.17$ mm
68%	Governing Long-Term Deflection	$\delta_l = -4.15$ mm
7%	Governing Imposed Load Deflection	$\delta_Q = -0.453$ mm

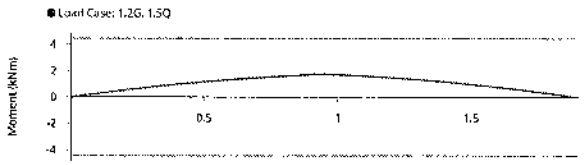






Graphs by Load Case

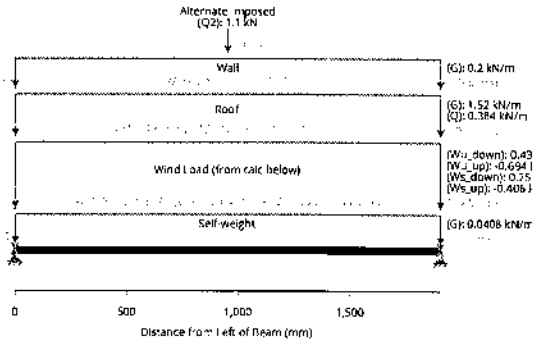




Key Properties

Lateral Restraint Type	Discrete Restraints at Compression Edge
Minor Axis Effective Length for Buckling	$L_{ay} = 600$ mm

Loads (AS1170.x)



Member Orientation	Major Axis

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APPROVED DOCUMENT
PERMIT NO: 267257965604
ISSUED DATE: 29 Jan 2021

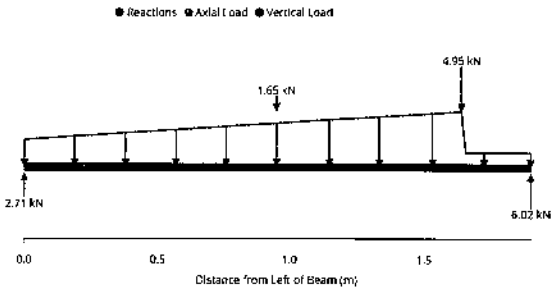
Timber Beam (version 139) – Roof Lintel

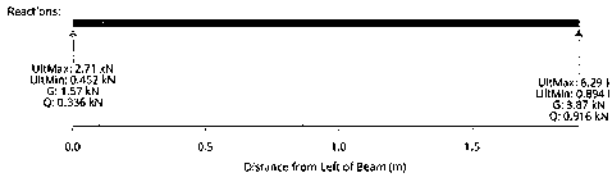
Created with ClearCalcs.com

Client:	Metricon Homes Gippsland	Date:	Oct 28, 2020
Author:	Ashray George	Job #:	149115
Project:	New Project	Subject:	RL5 (Beams)
References:	AS 1720.1:2010 (Amdt 3)		

Summary

19%	Moment Capacity	M_d =	7.7 kN·m
32%	Shear Capacity	V_d =	16.4 kN
20%	Bearing Capacity	$N_{d,gov}$ =	26.3 kN
25%	Governing Short-Term Deflection	δ_s =	−1.57 mm
36%	Governing Long-Term Deflection	δ_l =	−2.27 mm
4%	Governing Imposed Load Deflection	δ_Q =	−0.256 mm

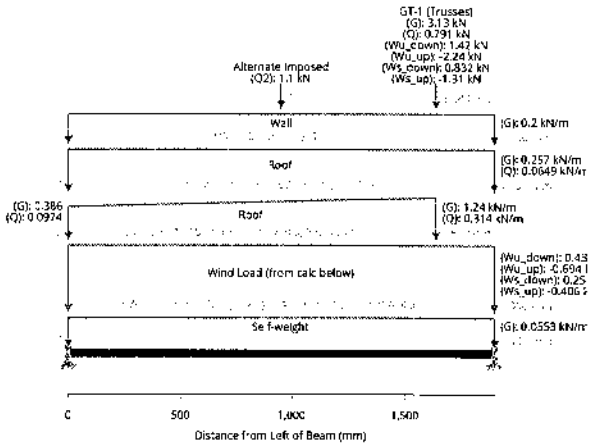




Key Properties

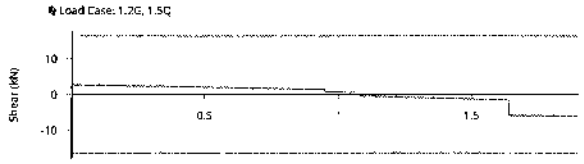
Lateral Restraint Type		Discrete Restraints at Compression Edge
Minor Axis Effective Length for Buckling	L_{ay} =	600 mm

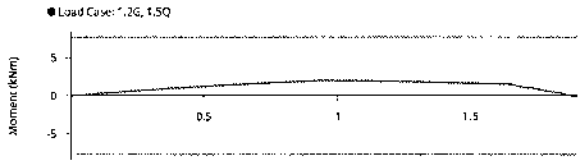
Loads (AS1170.x)

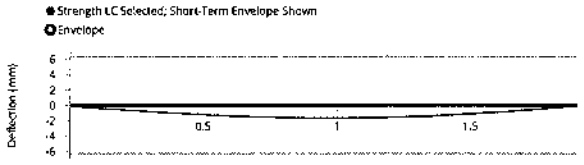


Member Orientation — Major Axis

Graphs by Load Case







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APPROVED DOCUMENT
PERMIT NO: 267357965604
ISSUED DATE: 29 Jan 2021

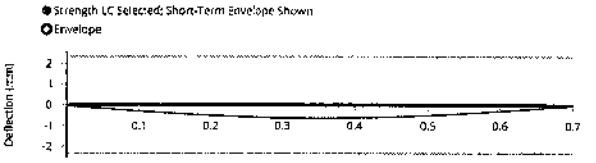
Timber Beam (version 119) — Roof Lintel

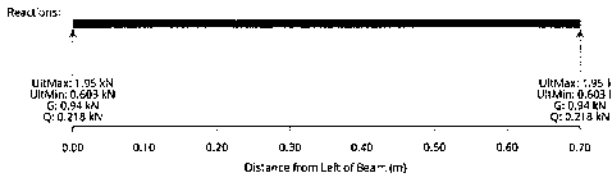
Created with ClearCalcs.com

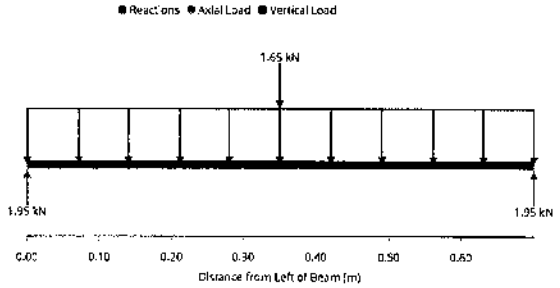
Client:	Metricon Homes Gippsland	Date:	Oct 28, 2020
Author:	Ashray George	Job #:	149115
Project:	New Project	Subject:	RL6 (Beams)
References:	AS 1720.1:2010 (Amdt 3)		

Summary

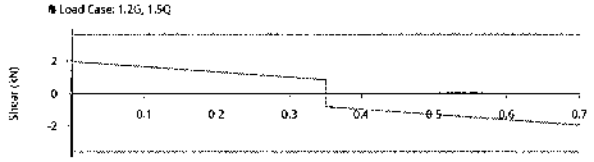
56%	Moment Capacity	$M_d = 0.874$ kN · m
38%	Shear Capacity	$V_d = 3.6$ kN
6%	Bearing Capacity	$N_{d,gov} = 20.8$ kN
25%	Governing Short-Term Deflection	$\delta_s = -0.595$ mm
26%	Governing Long-Term Deflection	$\delta_l = -0.614$ mm
3%	Governing Imposed Load Deflection	$\delta_Q = -0.0712$ mm

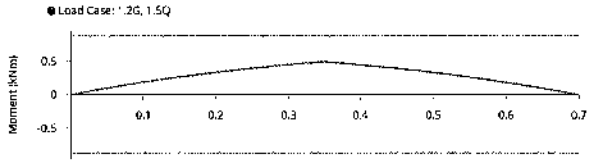






Graphs by Load Case

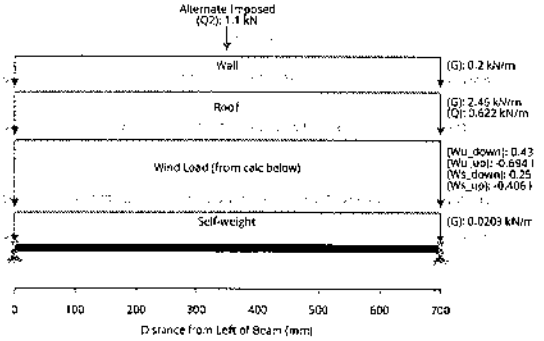




Key Properties

Lateral Restraint Type	Discrete Restraints at Compression Edge
Minor Axis Effective Length for Buckling	$L_{ay} = 600$ mm

Loads (AS1170.1)



Member Orientation	Major Axis

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PERMIT NO: 26732579656O4
ISSUED DATE: 29 Jan 2021

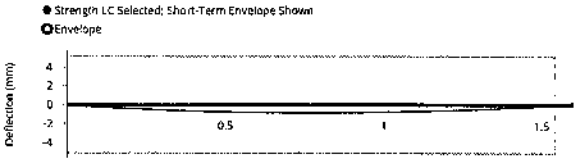
Timber Beam (version 1.19) — Roof Lintel

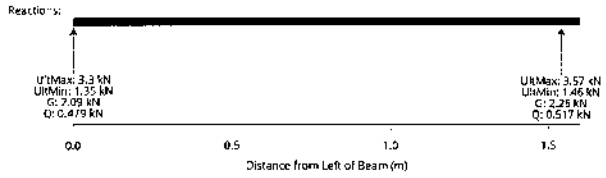
Created with ClearCalcs.com

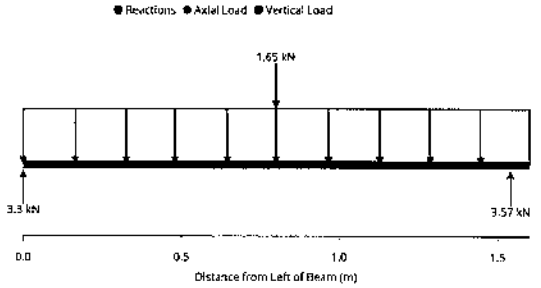
Client:	Metricon Homes Gippsland	Date:	Oct 28, 2020
Designer:	Ashray George	Job #:	149115
Project:	New Project	Subject:	RL7 (Beams)
References:	AS 1720.1:2010 (Amdt 3)		

Summary

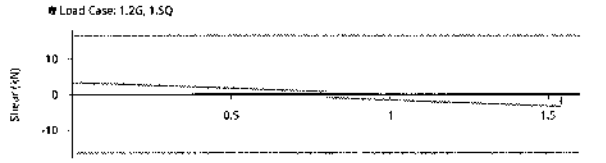
14%	Moment Capacity	$M_d = 7.7\ \text{kN} \cdot \text{m}$
17%	Shear Capacity	$V_d = 16.4\ \text{kN}$
12%	Bearing Capacity	$N_{d,gov} = 26.3\ \text{kN}$
24%	Governing Short-Term Deflection	$\delta_s = 0.096\ \text{mm}$
34%	Governing Long-Term Deflection	$\delta_l = 0.137\ \text{mm}$
4%	Governing Imposed Load Deflection	$\delta_Q = 0.0157\ \text{mm}$

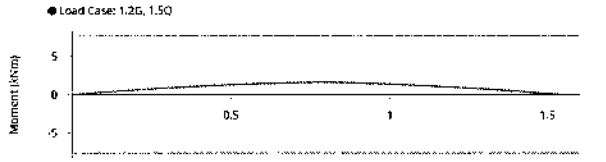






Graphs by Load Case

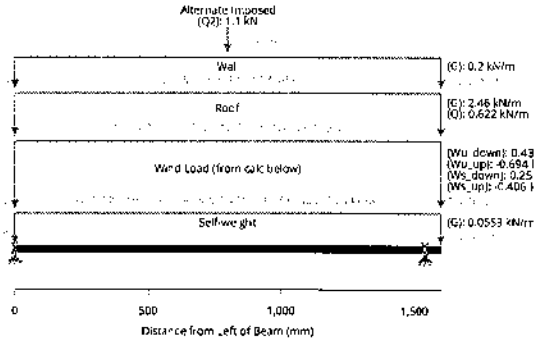




Key Properties

Lateral Restraint Type	Discrete Restraints at Compression Edge
Minor Axis Effective Length for Buckling	$L_{ey} = 600\ \text{mm}$

Loads (AS1170.x)



Member Orientation	Major Axis

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ISSUED DATE: 29 Jan 2021

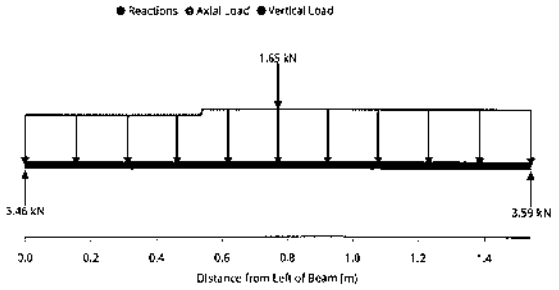
Timber Beam (version 119) — Roof lintel

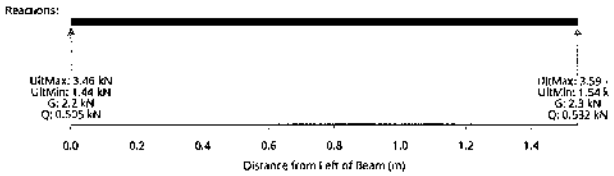
Created with ClearCalcs.com

Client:	Metricon Homes Gippsland	Date:	Oct 28, 2020
Author:	Ashray George	Job #:	149115
Project:	New Project	Subject:	RL8 (Beams)
References:	AS 1720.1:2010 (Amdt 3)		

Summary

15%	Moment Capacity	$M_d = 7.7\ \text{kN} \cdot \text{m}$
10%	Shear Capacity	$V_d = 16.4\ \text{kN}$
12%	Bearing Capacity	$N_{d,gov} = 26.3\ \text{kN}$
24%	Governing Short-Term Deflection	$\delta_s = -0.832\ \text{mm}$
30%	Governing Long-Term Deflection	$\delta_l = -1.2\ \text{mm}$
3%	Governing Imposed Load Deflection	$\delta_Q = -0.138\ \text{mm}$

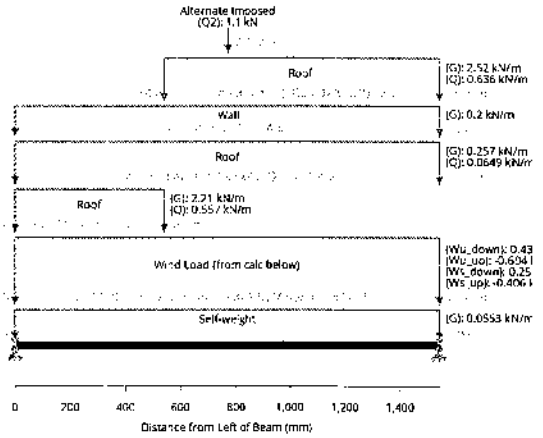




Key Properties

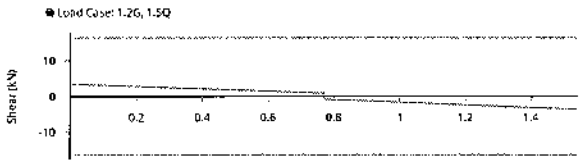
Lateral Restraint Type		Discrete Restraints at Compression Edge
Minor Axis Effective Length for Buckling	$L_{ay} =$	600 mm

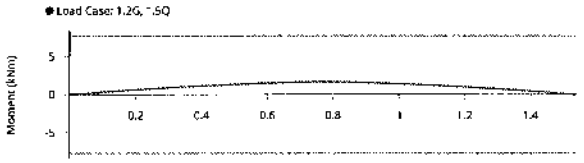
Loads (AS1170.x)

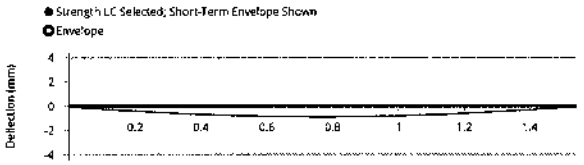


Member Orientation — Major Axis

Graphs by Load Case







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ISSUED DATE: 29 Jan 2021

Timber Beam (version 119) — Roof Line

Created with ClearCalcs.com

Client: Metricon Homes Gippsland | Date: Oct 28, 2020

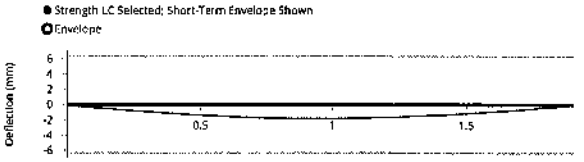
Author: Ashray George | Job #: 149115

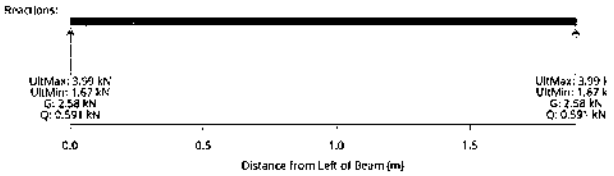
Project: New Project | Subject: **RL9** (Beams)

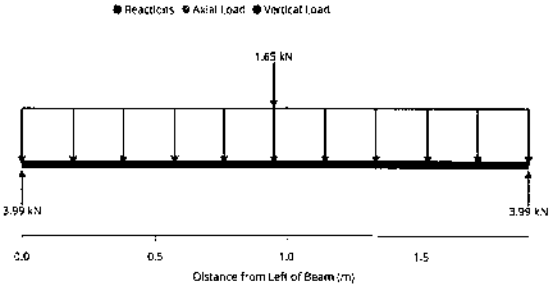
References: AS 1720.1:2010 (Amdt 3)

Summary

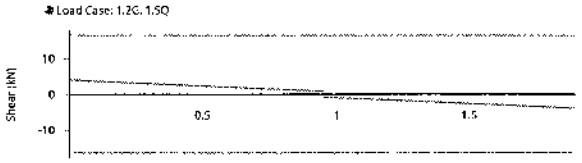
22%	Moment Capacity	$M_d = 7.7\ \text{kN} \cdot \text{m}$
21%	Shear Capacity	$V_d = 16.4\ \text{kN}$
13%	Bearing Capacity	$N_{d,gov} = 26.3\ \text{kN}$
27%	Governing Short-Term Deflection	$\delta_s = -1.72\ \text{mm}$
40%	Governing Long-Term Deflection	$\delta_l = -2.56\ \text{mm}$
3%	Governing Imposed Load Deflection	$\delta_Q = -0.293\ \text{mm}$

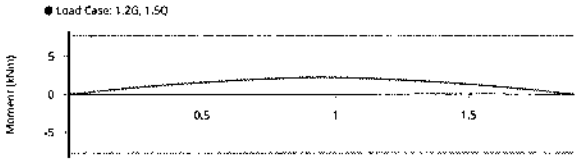






Graphs by Load Case

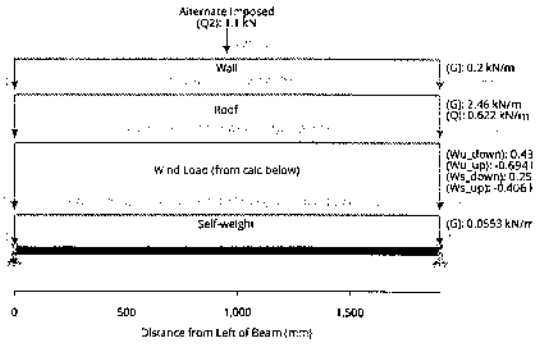




Key Properties

Lateral Restraint Type	Discrete Restraints at Compression Edge
Minor Axis Effective Length for Buckling	$L_{ay} = 600\ \text{mm}$

Loads (AS1170.x)



Member Orientation	Major Axis

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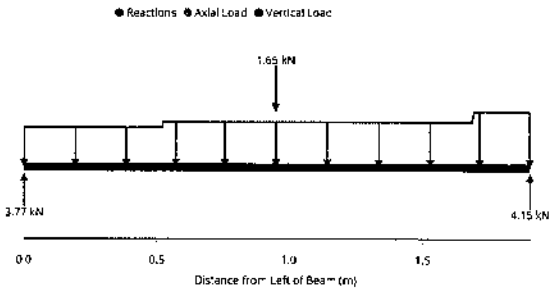
Timber Beam (version 1.19) — Roof Lintel

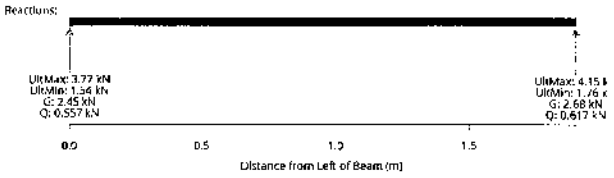
Created with ClearCalcs.com

Client:	Metricon Homes Gippsland	Date:	Oct 28, 2020
Author:	Ashray George	Job #:	149115
Project:	New Project	Subject:	**RL10** (Beams)
References:	AS 1720.1:2010 (Amdt 3)		

Summary

21%	Moment Capacity	$M_d = 7.7\ \text{kN} \cdot \text{m}$
23%	Shear Capacity	$V_d = 16.4\ \text{kN}$
14%	Bearing Capacity	$N_{d,gov} = 26.3\ \text{kN}$
27%	Governing Short-Term Deflection	$\delta_s = -1.7\ \text{mm}$
40%	Governing Long-Term Deflection	$\delta_t = -2.53\ \text{mm}$
3%	Governing Imposed Load Deflection	$\delta_Q = 0.289\ \text{mm}$

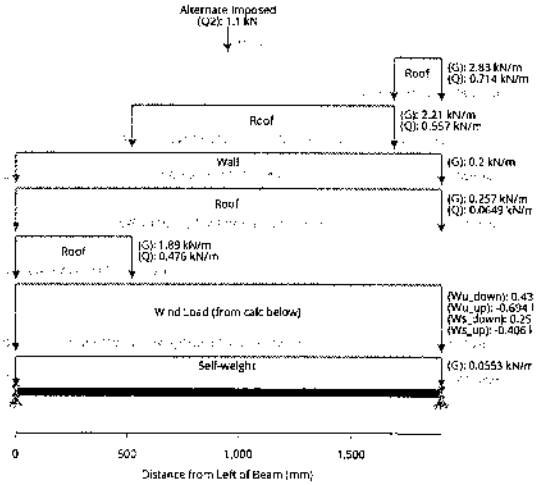




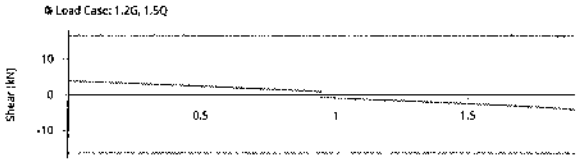
Key Properties

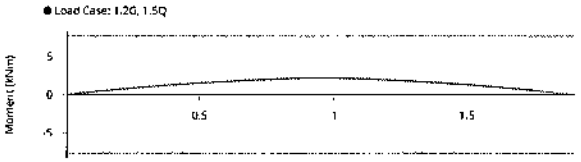
Lateral Restraint Type	Discrete Restraints at Compression Edge
Minor Axis Effective Length for Buckling	$L_{ey} = 600\ \text{mm}$

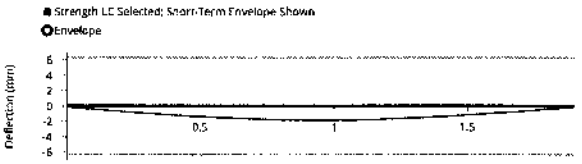
Loads (AS1170.x)



Graphs by Load Case







Member Orientation — Major Axis

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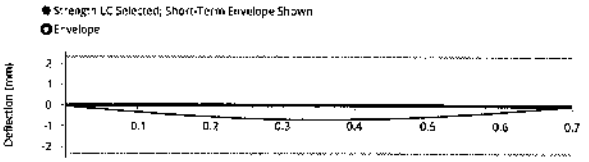
Timber Beam (version 7.19) — Roof Lintel

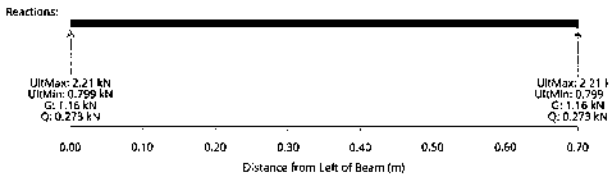
Created with ClearCalcs.com

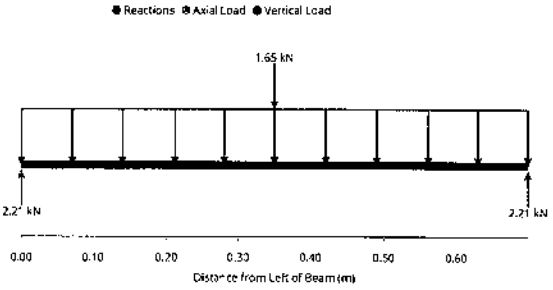
Client:	Metricon Homes Gippsland	Date:	Oct 28, 2020
Author:	Ashray George	Job #:	149115
Project:	New Project	Subject:	RL11 (Beams)
References:	AS 1720.1:2010 (Amdt 3)		

Summary

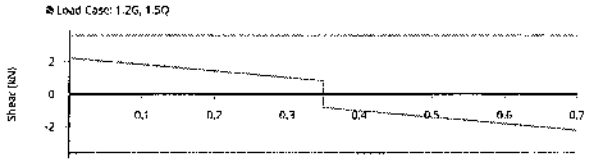
61%	Moment Capacity	$M_d =$	0.874 kN · m
43%	Shear Capacity	$V_d =$	3.6 kN
3%	Bearing Capacity	$N_{d,gov} =$	20.8 kN
29%	Governing Short-Term Deflection	$\delta_s =$	−0.666 mm
32%	Governing Long-Term Deflection	$\delta_l =$	−0.756 mm
4%	Governing Imposed Load Deflection	$\delta_Q =$	−0.0891 mm

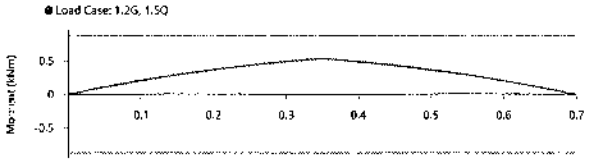






Graphs by Load Case

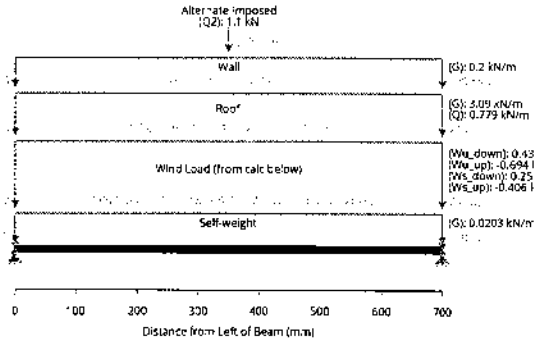




Key Properties

Lateral Restraint Type	Discrete Restraints at Compression Edge
Minor Axis Effective Length for Buckling	$L_{ey} =$ 600 mm

Loads (AS 1170.x)



Member Orientation	Major Axis

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PERMIT NO: 267257965604
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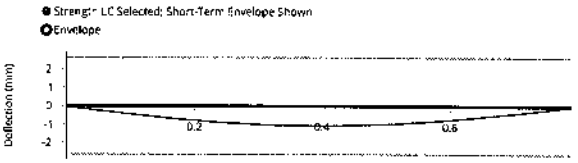
Timber Beam (version 119) - Roof Lintel

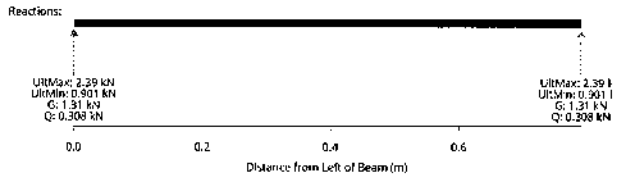
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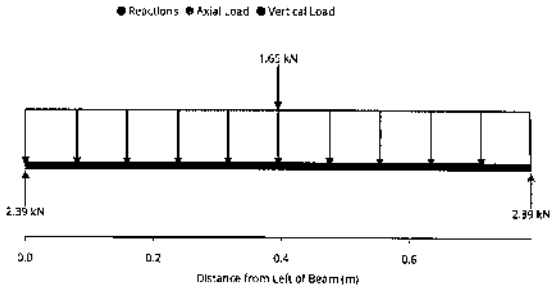
Designer:	Metricon Homes Gippsland	Date:	Oct 28, 2020
Author:	Ashray George	Job #:	149115
Project:	New Project	Subject:	**RL12** (Beams)
References:	AS 1720.1:2010 (Amdt 3)		

Summary

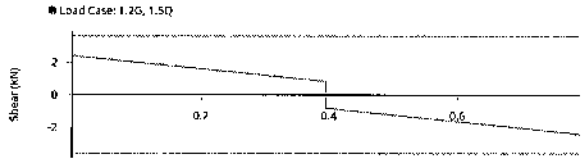
73%	Moment Capacity	$M_d = 0.874\ \text{kN} \cdot \text{m}$
49%	Shear Capacity	$V_d = 3.6\ \text{kN}$
6%	Bearing Capacity	$N_{d,gov} = 20.8\ \text{kN}$
38%	Governing Short-Term Deflection	$\delta_s = -1.03\ \text{mm}$
47%	Governing Long-Term Deflection	$\delta_l = -1.23\ \text{mm}$
9%	Governing Imposed Load Deflection	$\delta_Q = -0.145\ \text{mm}$

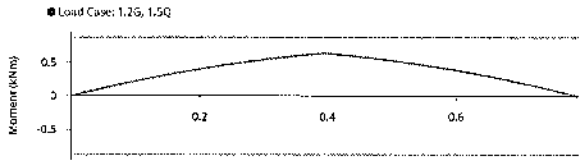






Graphs by Load Case

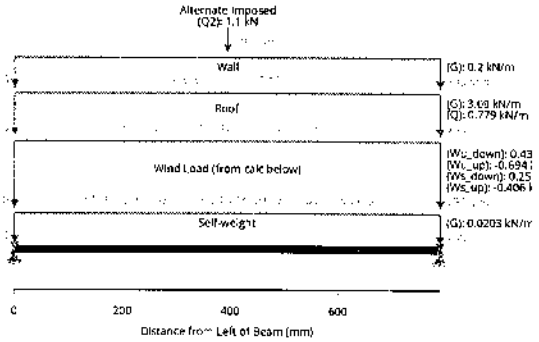




Key Properties

Lateral Restraint Type	Discrete Restraints at Compression Edge
Minor Axis Effective Length for Buckling	$L_{ey} = 600\ \text{mm}$

Loads (AS1170.x)



Member Orientation	Major Axis

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PERMIT NO: 267357965604
ISSUE DATE: 29 Jan 2021

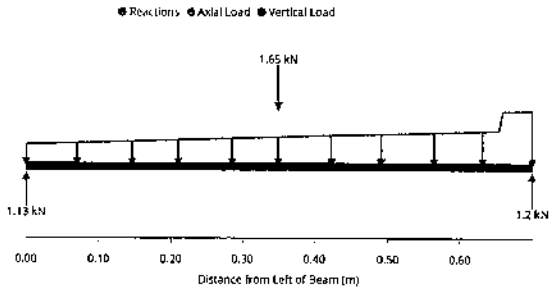
Timber Beam (version 1.9) — Roof Lintel

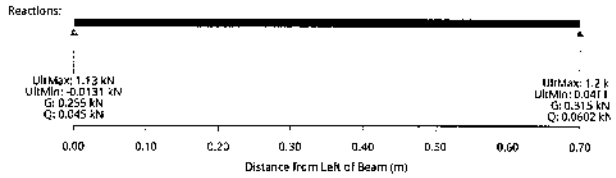
Created with ClearCalcs.com

Client:	Metricon Homes Gippsland	Date:	Oct 28, 2020
Author:	Ashray George	Job #:	149115
Project:	New Project	Subject:	**RL13** (Beams)
References:	AS 1720.1:2010 (Amdt 3)		

Summary

40%	Moment Capacity	$M_d = 0.874$ kN · m
20%	Shear Capacity	$V_d = 5.94$ kN
4%	Bearing Capacity	$N_{d,gov} = 34.3$ kN
15%	Governing Short-Term Deflection	$\delta_s = -0.378$ mm
8%	Governing Long-Term Deflection	$\delta_l = -0.181$ mm
1%	Governing Imposed Load Deflection	$\delta_Q = -0.0165$ mm

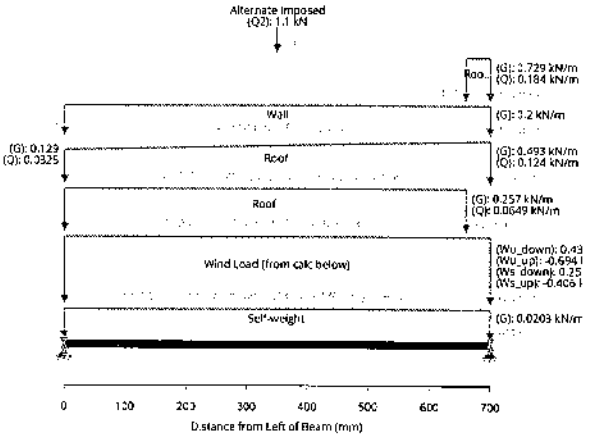




Key Properties

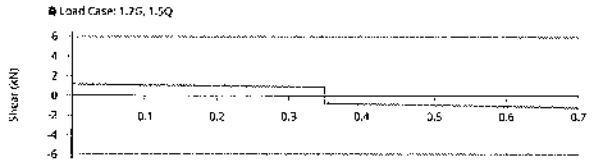
Lateral Restraint Type	Discrete Restraints at Compression Edge
Minor Axis Effective Length for Buckling	$L_{uy} = 600$ mm

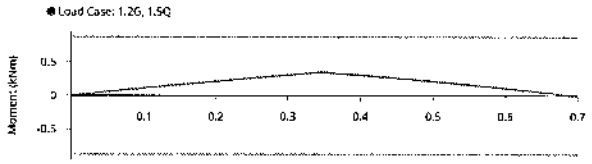
Loads (AS1170.x)

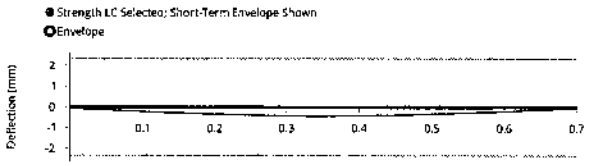


Member Orientation — Major Axis

Graphs by Load Case







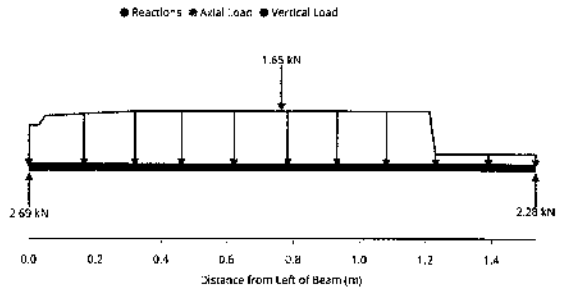
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ISSUED DATE: 29 Jan 2021

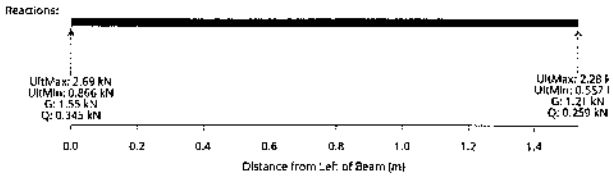
Created with ClearCalcs.com

Client:	Metricon Homes Gippsland	Date:	Oct 28, 2020
Author:	Ashray George	Job #:	149115
Project:	New Project	Subject:	RL14 (Beams)
References:	AS 1720.1:2010 (Amdt 3)		

Summary

18%	Moment Capacity	$M_d = 7.34$ kN·m
17%	Shear Capacity	$V_d = 12.1$ kN
8%	Bearing Capacity	$N_{d,perp} = 26.3$ kN
30%	Governing Short-Term Deflection	$\delta_s = -1.56$ mm
59%	Governing Long-Term Deflection	$\delta_l = -1.97$ mm
4%	Governing Imposed Load Deflection	$\delta_Q = -0.219$ mm

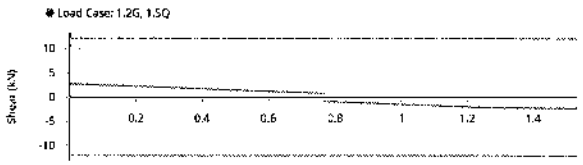


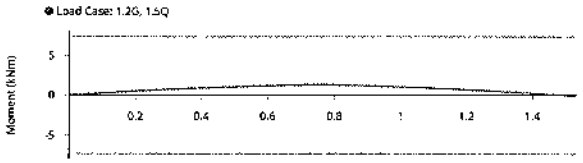


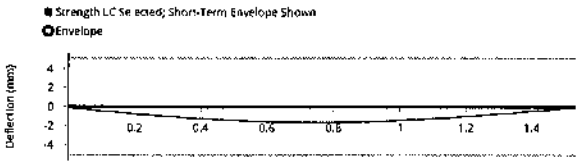
Key Properties

Lateral Restraint Type		Discrete Restraints at Compression Edge
Minor Axis Effective Length for Buckling	$L_{ey} =$	600 mm

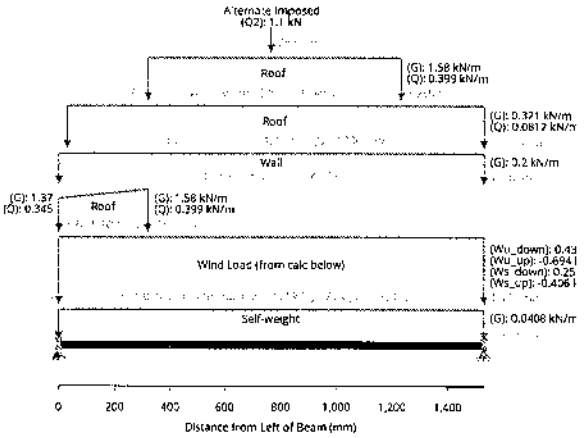
Graphs by Load Case







Loads (AS1720.1)



Member Orientation	Major Axis

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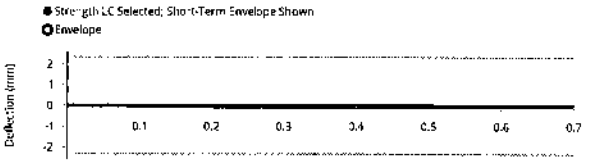
Timber Beam (version 1.9) – Roof Lintel

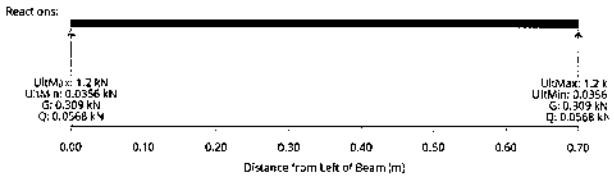
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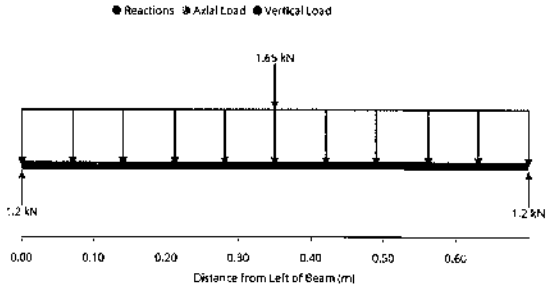
Client:	Metricon Homes Gippsland	Date:	Oct 28, 2020
Author:	Ashray George	Job #:	149115
Project:	New Project	Subject:	**RL15** (Beams)
References:	AS 1720.1:2010 (Amdt 3)		

Summary

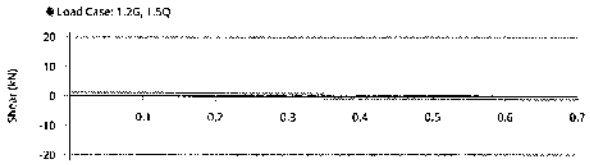
55%	Moment Capacity	$M_d =$	7.34 kN · m
6%	Shear Capacity	$V_d =$	19.9 kN
3%	Bearing Capacity	$N_{d,gov} =$	43.4 kN
3%	Governing Short-Term Deflection	$\delta_s =$	−0.0737 mm
2%	Governing Long-Term Deflection	$\delta_l =$	−0.0384 mm
5%	Governing Imposed Load Deflection	$\delta_Q =$	−0.00352 mm

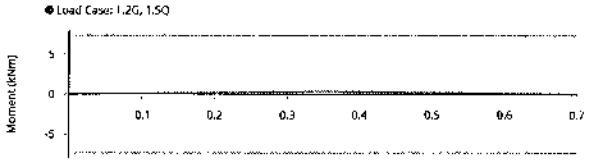






Graphs by Load Case

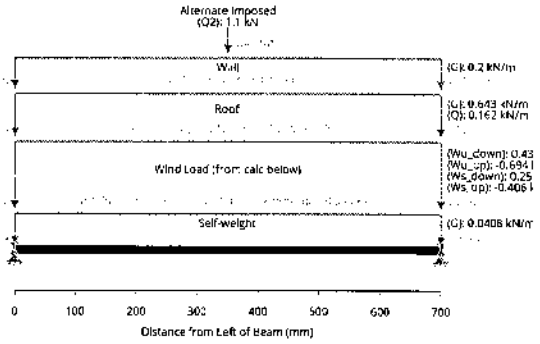




Key Properties

Lateral Restraint Type		Discrete Restraints at Compression Edge
Minor Axis Effective Length for Buckling	$L_{ay} =$	600 mm

Loads (AS1170.x)



Member Orientation	Major Axis

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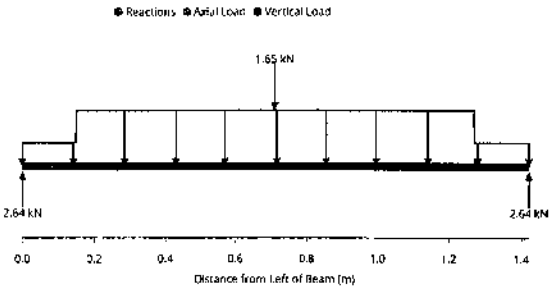
Timber Beam (version 119) — Roof Lintel

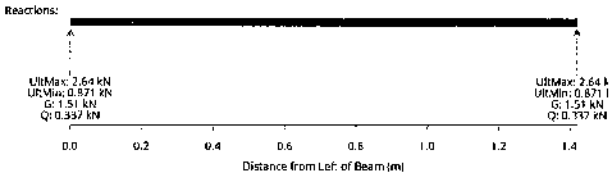
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Client:	Metricon Homes Gippsland	Date:	Oct 28, 2020
Author:	Ashray George	Job #:	149115
Project:	New Project	Subject:	RL16 (Beams)
References:	AS 1720.1:2010 (Amdt 3)		

Summary

21%	Moment Capacity	$M_d = 3.88\ \text{kN} \cdot \text{m}$
13%	Shear Capacity	$V_d = 15.5\ \text{kN}$
4%	Bearing Capacity	$N_{d,gm} = 52.6\ \text{kN}$
52%	Governing Short-Term Deflection	$\delta_s = -2.48\ \text{mm}$
42%	Governing Long-Term Deflection	$\delta_l = -3.25\ \text{mm}$
8%	Governing Imposed Load Deflection	$\delta_Q = -0.366\ \text{mm}$

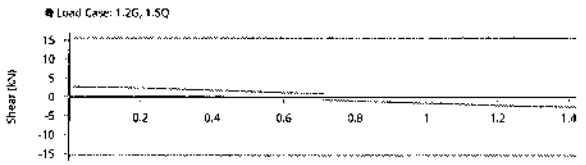


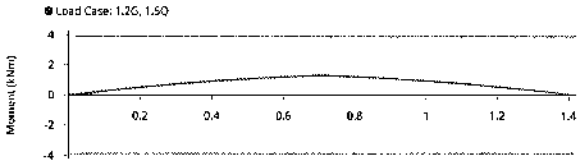


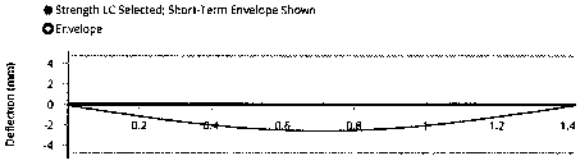
Key Properties

Lateral Restraint Type	Discrete Restraints at Compression Edge
Minor Axis Effective Length for Buckling	$L_{ay} = 600\ \text{mm}$

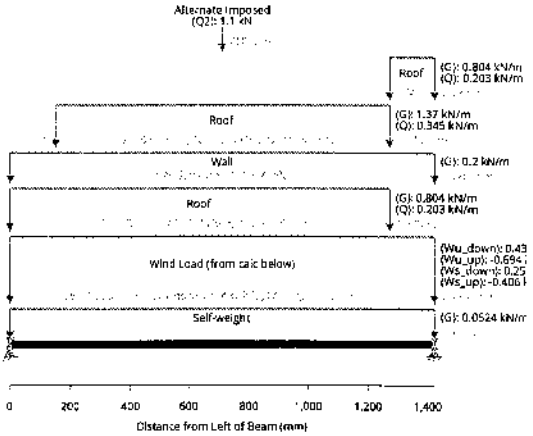
Graphs by Load Case







Loads (AS1170.x)



Member Orientation	Major Axis

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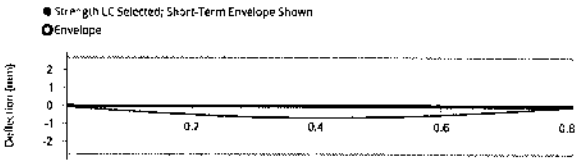
Timber Beam (version 119) — Roof Lintel

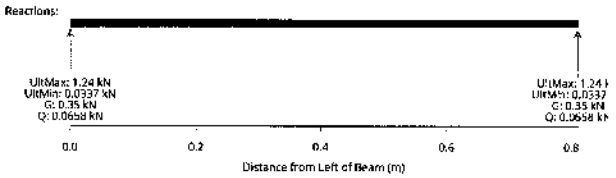
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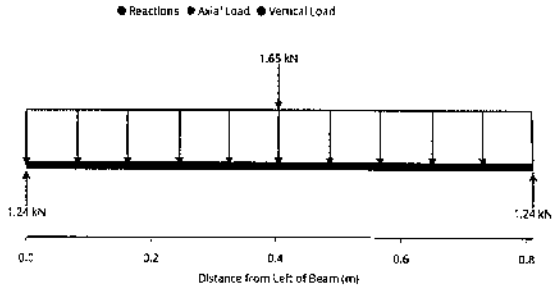
Client:	Metricon Homes Gippsland	**Date:**	Oct 28, 2020
Author:	Ashray George	**Job #:**	149115
Project:	New Project	**Subject:**	**RL17** (Beams)
References:	AS 1720.1:2010 (Amdt 3)		

Summary

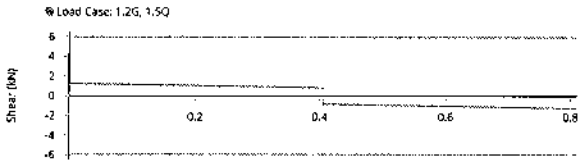
48%	Moment Capacity	$M_d = 0.874\ \text{kN} \cdot \text{m}$
21%	Shear Capacity	$V_d = 5.94\ \text{kN}$
4%	Bearing Capacity	$N_{d,gov} = 34.3\ \text{kN}$
23%	Governing Short-Term Deflection	$\delta_s = -0.622\ \text{mm}$
13%	Governing Long-Term Deflection	$\delta_l = -0.354\ \text{mm}$
1%	Governing Imposed Load Deflection	$\delta_q = -0.0333\ \text{mm}$

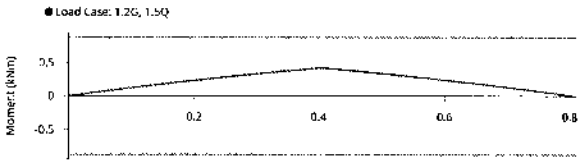






Graphs by Load Case

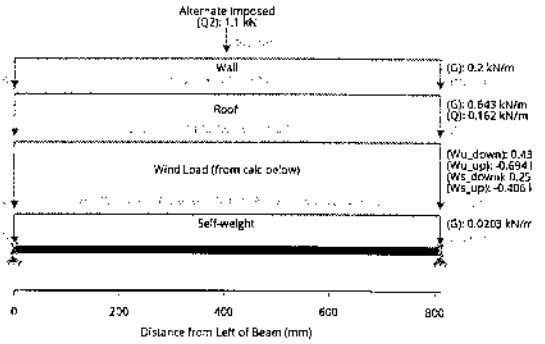




Key Properties

Lateral Restraint Type	Discrete Restraints at Compression Edge
Minor Axis Effective Length for Buckling	$L_{ay} = 600\ \text{mm}$

Loads (AS1170.x)



Member Orientation	Major Axis

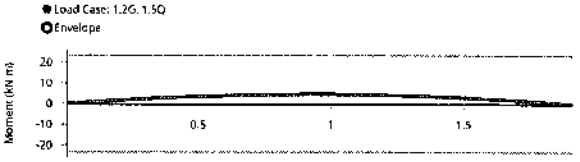
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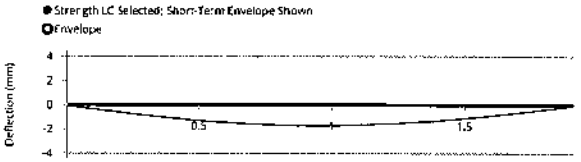
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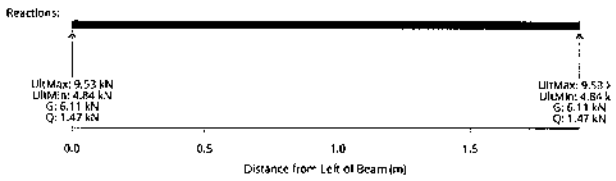
Client:	Metricon Homes Gippsland	**Date:**	Oct 28, 2020
Author:	Ashray George	**Job #:**	149115
Project:	New Project	**Subject:**	**RL18** (Beams)
References:	AS 4100:1998 (R2016)		

Summary

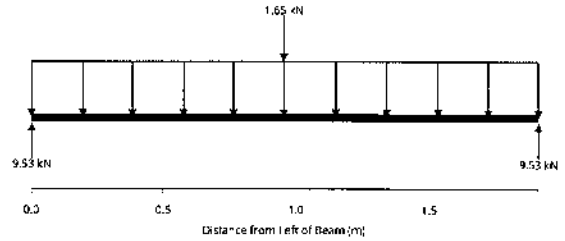
19%	Moment Capacity	$\phi M_{gov} = 23.4$ kN · m
9%	Shear Capacity	$\phi V_v = 109$ kN
9%	Shear and Moment Interaction	$int_{MV} = 0.0872$
13%	Bearing Capacity	$\phi R_{gov} = 75.5$ kN
41%	Governing Short-Term Deflection	$\delta_s = -1.63$ mm
35%	Governing Long-Term Deflection	$\delta_l = -1.4$ mm
2%	Governing Imposed Load Deflection	$\delta_Q = -0.335$ mm



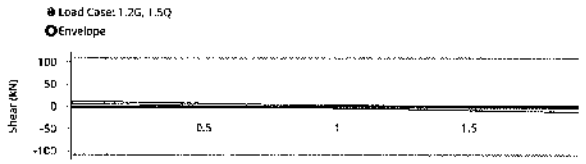




Reactions Axial Load Vertical Load



Graphs by Load Case



Key Properties

Lateral Restraint Type		
Maximum Spacing of Lateral Restraints	$L_L =$	600 mm

Loads (AS1170.x)

Beam Orientation / Loading Direction	Major Axis / Loaded from Top

WATERSHED BUILDING CONSULTANTS
APPROVED DOCUMENT
PERMIT NO: 26732579656O4
ISSUED: 29 Jan 2021

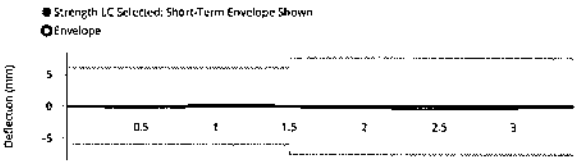
Timber Beam (version 119) — Roof Bearer

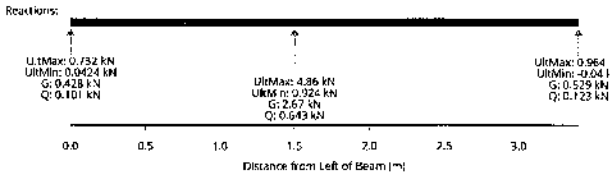
Created with ClearCalcs.com

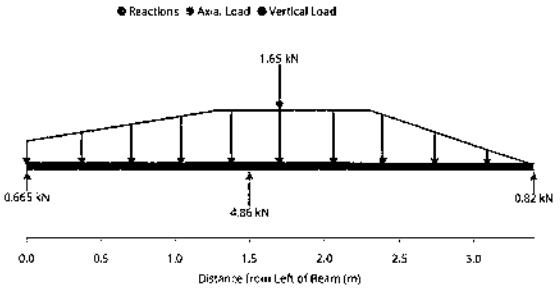
Client:	Metricon Homes Gippsland	Date:	Oct 28, 2020
Author:	Ashray George	Job #:	149115
Project:	New Project	Subject:	PB1 (Beams)
References:	AS 1720.1:2010 (Amd: 3)		

Summary

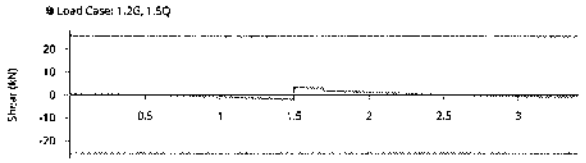
8%	Moment Capacity	$M_d = 7.3\ \text{kN·m}$
13%	Shear Capacity	$V_d = 25.6\ \text{kN}$
13%	Bearing Capacity	$N_{d,gov} = 27.4\ \text{kN}$
4%	Governing Short-Term Deflection	$\delta_s = -0.324\ \text{mm}$
7%	Governing Long-Term Deflection	$\delta_l = -0.511\ \text{mm}$
1%	Governing Imposed Load Deflection	$\delta_Q = -0.0611\ \text{mm}$

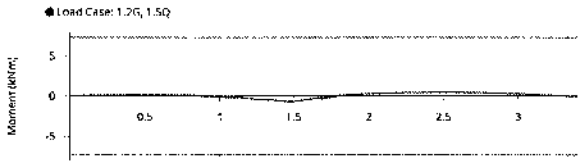






Graphs by Load Case

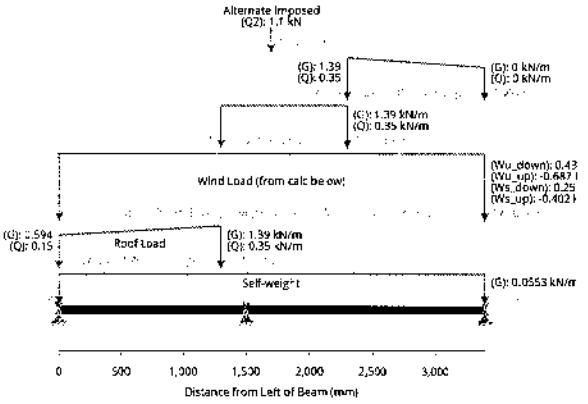




Key Properties

Lateral Restraint Type	Discrete Restraints at Compression Edge
Minor Axis Effective Length for Buckling	$L_{ay} = 600\ \text{mm}$

Loads (AS1170.x)



Member Orientation	Major Axis

WATERSHED BUILDING CONSULTANTS
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PERMIT NO: 2673257965604
ISSUED: 29 Jan 2021

Timber Column (version 29) — Exposed Outdoor Isolated Column

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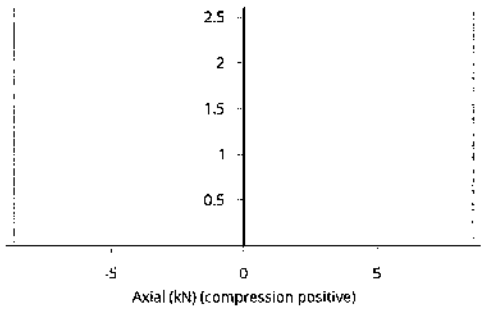
Client:	Metricon Homes Gippsland	Date:	Oct 28, 2020
Author:	Ashray George	Job #:	149115
Project:	New Project	Subject:	P1
References:	AS 1720.1:2010 (Amdt 3)		

Summary

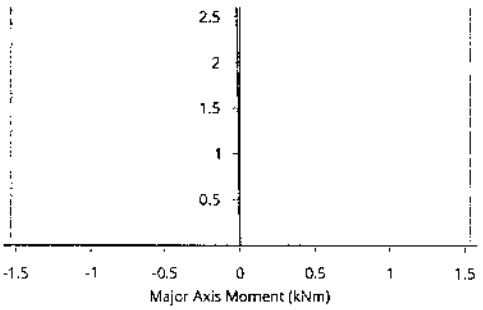
0%	Axial Compression Capacity	$N_{d,c} = 8.6$ kN
12%	Moment Capacity About Major Axis	$M_{d,x} = 1.53$ kN · m
4%	Moment Capacity About Minor Axis	$M_{d,y} = 1.53$ kN · m
12%	Moment - Compression Interaction	$MN_{c,int} = 0.124$
4%	Shear Capacity about Major Axis	$V_{dx} = 7.18$ kN
0%	Shear Capacity about Minor Axis	$V_{dy} = 7.18$ kN
0%	Max Short-Term Extension	$\epsilon_s = 0$ mm
0%	Max Long-Term Extension	$\epsilon_l = 0$ mm
0%	Max Imposed Load Extension	$\epsilon_Q = 0$ mm
29%	Governing Short-Term Deflection	$\delta_{sx} = 2.29$ mm
5%	Governing Long-Term Deflection	$\delta_{lx} = 0.385$ mm
1%	Governing Imposed Load Deflection	$\delta_{Qx} = 0.0609$ mm

Graphs by Load Case

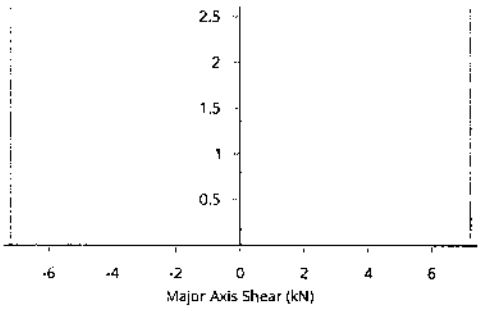
Load Case: 1.2G, 1.5Q



Load Case: 1.2G, 1.5Q



Load Case: 1.2G, 1.5Q



Key Properties

Minor Axis Lateral Restraint Type	None (Restrained at Supports Only)
Major Axis Lateral Restraint Type	None

Design Criteria

Isolated Column or Stud in Light Framing?	Isolated Column

PROPOSED RESIDENCE
LOT 720 NO. 15 FRIESIAN AVENUE, TRARALGON

DWG No.	DESCRIPTION
S00	COVER SHEET
S01	GENERAL NOTES
S02	GROUND FLOOR SLAB PLAN
S03	WAFFLE SLAB SCHEDULE & LEGEND
S04	FOOTING DETAILS - SHEET 1
S05	FOOTING DETAILS - SHEET 2
S06	FOOTING DETAILS - SHEET 3
S07	FOOTING DETAILS - SHEET 4
S08	FOOTING DETAILS - SHEET 5
S09	ROOF PLAN
S10	FRAMING DETAILS - SHEET 1
S11	FRAMING DETAILS - SHEET 2
S12	FRAMING DETAILS - SHEET 3
S13	ARTICULATION JOINT PLAN
S14	BRACING PLAN
S15	BRACING DETAILS - SHEET 1
S16	BRACING DETAILS - SHEET 2
S17	BRACING DETAILS - SHEET 3
S18	DRAINAGE NOTES
S19	DRAINAGE LAYOUT PLAN
S20	DRAINAGE DETAILS - SHEET 1
S21	DRAINAGE DETAILS - SHEET 2

TERMITE PROTECTION TO BE PROVIDED IN ACCORDANCE WITH AS3660.1

WATERSHED BUILDING CONSULTANTS
APPROVED DOCUMENT
PERMIT NO: 2673257965604
ISSUED DATE: 29 Jan 2021

WATERSHED BUILDING CONSULTANTS
For all inspection bookings, please call our office **before 3PM** on 5176 5888.
We required a minimum of 24 hours notice for all bookings.
Stamped Plans must be available on site and a ladder provided for Frame Inspections.

REV.	REMARK/COMMENT	DATE:	APPR.
02	CONSTRUCTION ISSUE	21.12.20	
01	CONSTRUCTION ISSUE	27.10.20	

Intrax HOUSING

PROJECT: PROPOSED RESIDENCE
LOT 720 NO. 15 FRIESIAN AVENUE
TRARALGON

CLIENT: METRICON HOMES (GIPPSLAND)

CONSTRUCTION ISSUE

DRAWING: COVER SHEET

149115

ENGINEER: A.G. | DRAWN: Y.C. | REV: 02
SHEET NO.: S00 | NO. OF SHEETS: 22

GENERAL NOTES

WATERSHED BUILDING CONSULTANTS
APPROVED DOCUMENT
PERMIT NO: 267325796580 4
ISSUED DATE: 29 Jan 2021

GENERAL

G1. THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL ARCHITECTURAL AND OTHER CONSULTANTS' DRAWINGS AND SPECIFICATIONS AND WITH SUCH OTHER WRITTEN INSTRUCTIONS AS MAY BE ISSUED DURING THE COURSE OF THE CONTRACT. ANY DISCREPANCY SHALL BE REFERRED TO THE ENGINEER OR ARCHITECT BEFORE PROCEEDING WITH THE WORK.

G2. ALL DIMENSIONS ARE TO BE OBTAINED FROM THE ARCHITECT'S DRAWINGS OR FROM SITE. ENGINEER'S DRAWINGS MUST NOT BE SCALED.

G3. DURING CONSTRUCTION THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE STRUCTURE IN A STABLE CONDITION AND ENSURING NO PART SHALL BE OVERSTRESSED UNDER CONSTRUCTION ACTIVITIES.

G4. MATERIAL AND WORKMANSHIP ARE TO BE IN ACCORDANCE WITH THE RELEVANT SAA CODES, BRANZ REQUIREMENTS UNLESS OTHERWISE NOTED IN THE PROJECT SPECIFICATION.

G5. THE APPROVAL OF A SUBSTITUTION BY THE ENGINEER IS NOT AN AUTHORIZATION FOR ANY EXTRA. ANY EXTRA INVOLVED MUST BE TAKEN UP WITH THE ARCHITECT BEFORE WORK COMMENCES.

G6. THE STRUCTURAL WORK SHOWN ON THESE DRAWINGS HAS BEEN DESIGNED FOR THE FOLLOWING LIVE LOADS -

AREA	LIVE LOAD
FLOOR	1.5 kPa
ROOF	0.25 kPa OR (1.8kPA + 0.1D) WHICHEVER IS GREATER
BALCONY IF APPLICABLE	2.5 kPa
GARAGE	2.5 kPa

G7. FOUNDATION MATERIAL TO BE APPROVED BEFORE POURING CONCRETE FOR A SAFE BEARING CAPACITY OF: 50kPa - WAFFLE SLAB
100kPa - STRIP FOOTING

G8. ALL DETAILS SHOWN IN INTRAX'S DRAWING SETS ARE FOR STRUCTURAL PURPOSES ONLY. THE ARCHITECT AND BUILDER MUST ENSURE ALL CONSTRUCTION COMPONENTS SET BY THE DRAWINGS ARE MET. THIS OFFICE SHOULD BE CONTACTED IF ANY CLARIFICATION IS REQUIRED.

STRUCTURAL STEELWORK

S1. ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH AS 1250 AND/OR AS4100

S2. WELDING SHALL BE PERFORMED BY AN EXPERIENCED OPERATOR IN ACCORDANCE WITH AS 1554

S3. HIGH STRENGTH BOLTING SHALL BE IN ACCORDANCE WITH AS 1511

S4. TWO COPIES OF THE SHOP DETAIL DRAWINGS ARE TO BE SUBMITTED TO THE ENGINEERS AND APPROVAL OF SAME OBTAINED BEFORE COMMENCING FABRICATION. APPROVAL WILL NOT COVER DIMENSIONS OR LAYOUT.

S5. THE CONTRACTOR SHALL PROVIDE AND LAY IN PLACE UNTIL PERMANENT BRACING ELEMENTS ARE CONSTRUCTED SUCH TEMPORARY BRACING AS IS NECESSARY TO STABILIZE THE STRUCTURE DURING ERECTION.

S6. CAMBER TO STRUCTURAL STEEL ROOF BEAMS, TRUSSES, PORTALS, ETC. TO BE 2mm PER EVERY 1m OF SPAN UNLESS OTHERWISE NOTED.

S7. ALL CLEAT AND DRILLING FOR FIXING OF TIMBER MEMBERS, ETC. TO BE PROVIDED BY FABRICATOR.

S8. EXCEPT WHERE OTHERWISE SHOWN CONNECTIONS SHALL HAVE 6mm CONTINUOUS FILLET WELDS, 2-M16 BASIS BOLTS IN 18mm CLEARANCE HOLES AND 10mm THICK CLEAT PLATE.

S9. CONCRETE ENCASED STEELWORK SHALL BE WRAPPED WITH SLAB FABRIC, UNLESS OTHERWISE SHOWN.

S10. STEELWORK SHALL BE THOROUGHLY WIRE BRUSHED AND GIVEN ONE SHOP COAT OF APPROVED PRIMER EXCEPT THAT NONE SHALL BE APPLIED AT CONTACT SURFACES WHERE HSFG BOLTS USED.

S11. ALL STEEL BEAMS AND LINTELS ARE TO HAVE 150mm MIN END BEARING UP TO 10m & 150mm MIN END BEARING OVER 10m, UNLESS OTHERWISE NOTED.

S12. STEEL FRAMING MUST BE PROTECTED FROM CORROSION WHERE REQUIRED IN ACCORDANCE WITH CURRENT SEA 2 & 2.2

CONCRETE

C1. ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH AS 3600.

C2. CONCRETE COVER TO ALL REINFORCEMENT (UNLESS NOT INCLUDED)

ELEMENT	FORMED AND SHELTERED	FORMED AND EXPOSED	NO FORM WORK
SLABS AND WALLS	20mm	35mm	65mm
BEAMS	20mm	40mm	65mm
COLUMNS	40mm	50mm	75mm
FOOTINGS		65mm	75mm

C3. CONCRETE SIZES SHOWN DO NOT INCLUDE FINISH AND MUST NOT BE REDUCED OR MOVED IN ANY WAY WITHOUT THE ENGINEER'S APPROVAL.

C4. DEPTHS OF BEAMS ARE GIVEN FIRST AND INCLUDE SLAB THICKNESS.

C5. CONSTRUCTION JOINTS WHERE NOT SHOWN SHALL BE PROPERLY FORMED AND LOCATED TO THE APPROVAL OF THE ENGINEER.

C6. REINFORCEMENT IS SHOWN DIAGRAMATICALLY AND NOT NECESSARILY IN TRUE PROJECTION.

C7. SPLICES IN REINFORCEMENT SHALL BE MADE ONLY IN POSITIONS SHOWN. WELDING OF REINFORCEMENT WILL NOT BE PERMITTED UNLESS SHOWN ON THE STRUCTURAL DRAWINGS.

C8. REINFORCEMENT SYMBOLS:-
L LOW DUCTILITY BARS TO AS 1271: 2001
N NORMAL DUCTILITY BARS TO AS 4671: 2001
E SEISMIC (EARTHQUAKE) DUCTILITY BAR TO AS 4671: 2001
THE NUMBER FOLLOWING THE BAR SYMBOL IS THE NOMINAL BAR DIAMETER IN MILLIMETRES.

C9. CAMBER TO BEAMS AND SLABS SHALL BE 2mm FOR EVERY 1m OF SPAN UNLESS OTHERWISE NOTED.

C10. ALL CONCRETE SHALL BE GRADE 20MPa - 100mm SLUMP (U20)

C11. ALL REINFORCEMENT SHALL BE SUPPORTED IN ITS CORRECT POSITION SO AS NOT TO BE DISPLACED DURING CONCRETING ON APPROVED BAR CHAIRS AT 1.0m MAX CRS BOTH WAYS, WHERE REQUIRED PROVIDE SUPPORT BARS N16 AT 1.0M MAX CRS.

C12. CONCRETE TO BE KEPT FREE OF SUPPORTING BRICKWORK BY TWO LAYERS OF A SUITABLE MEMBRANE (BUILDING FELT) OR AS DIRECTED BY THE ENGINEER. VERTICAL FACES OF CONCRETE TO BE KEPT FREE BY 10mm THICKNESS OF BITUMINOUS CAULK.

C13. WHERE WALLS ARE NON-LOAD BEARING AT EITHER HORIZONTAL OR VERTICAL FACES THEY SHALL BE SEPARATED FROM CONCRETE OR BRICKWORK BY 10mm RIGID JOINTS.

C14. ALL REINFORCEMENT FOR ANY ONE POUR SHALL BE COMPLETELY PLACED AND TIED PRIOR TO INSPECTION BY THE ENGINEER OR ARCHITECT. NO CONCRETE SHALL BE POURED UNTIL REINFORCEMENT HAS BEEN INSPECTED AND APPROVED.

C15. WHERE SLABS AND BEAMS ARE TO SUPPORT BRICKWORK OVER, FORMWORK AND PROPS MUST BE REMOVED BEFORE COMMENCEMENT OF BRICKWORK.

C16. TRENCH MESH WHERE MAY BE TO BE LAID CONTINUOUSLY WITH EACH LAYER BEING LAPPED PER ITS FULL WIDTH AT INTERSECTIONS AND OR A MINIMUM OF 300mm AT SPLICES. THE TRENCH MESH SHALL BE OVERLAPPED BY THE WIDTH OF THE FABRIC AT T & L JUNCTIONS.

C17. AS A GENERAL POLICY, INTRAX DO NOT RECOMMEND THE USE OF POLISHED CONCRETE. THE OWNER SHOULD BE MADE AWARE BY THE BUILDING DESIGNER AND BUILDER THAT CONCRETE IS A NATURAL MATERIAL AND THE POSSIBILITY OF SURFACE CRACK FORMATION MAY OCCUR AND CANNOT BE GUARANTEED EITHER IN THE SHORT OR LONG TERM. WE HIGHLY RECOMMEND CURING THE SLAB USING AN APPROVED CURING SPRAYED MEMBRANE.

C18. WHERE NEW FOOTING IS ABUTTED TO THE ADJACENT STRUCTURES OF REMAINING BUILDING AT BOUNDARY, A MINIMUM OF 10mm BOARD "ABLEFLEX" OR APPROVED EQUIVALENT MUST BE PLACED BETWEEN STRUCTURES UNLESS OTHERWISE NOTED ON ENGINEERING DRAWINGS TYPICAL)

BRICKWORK

B1. THE UNCONFINED COMPRESSIVE STRENGTH OF A BRICK UNIT "f'b" SHALL BE MIN. OF 15MPa AND COMPRESSIVE STRENGTH OF MASONRY TO BE A MIN OF 5.4 MPa

B2. THE MORTAR MIX FOR BRICKWORK SHALL BE 1:1:6

B3. FOR NON-LOAD BEARING WALLS SEE NOTE C13.

B4. ARTICULATION JOINTS/EXPANSION JOINT SPACING MUST BE IN ACCORDANCE WITH AS4773.1 – 2015, AS4773.2 – 2015 & TECHNICAL NOTE 57 (AUG 2006) FOR ARTICULATED WALLING UNLESS NOTED OTHERWISE.

B5. ALL WALL TIES MUST BE GALVANISED.

STRUCTURAL TIMBER

T1. ALL TIMBER FRAMING IS TO BE IN ACCORDANCE WITH AS 1684-2010 RESIDENTIAL TIMBER FRAMED CONSTRUCTION.

T2. ALL TIMBER STRESS GRADES NOMINATED SHALL BE IN ACCORDANCE WITH THE RELEVANT CODES AND MEANS THE STRUCTURAL QUALITY OF A TIMBER SECTION (REFER TO AS 1720).

T3. TIMBER SHALL BE STORED AND HANDLED SO AS NOT TO BE DETRIMENTAL TO THEIR PERFORMANCE OR DAMAGE THEM (REFER APPENDIX H AS 1684-2006)

T4. ALL TIMBER SHALL BE DRY, TO LESS THAN 15% MOISTURE CONTENT AT THE TIME OF CONSTRUCTION AND SHALL BE PROTECTED AND/OR TREATED AS NOTED.

T5. ALL TIMBER BEAMS AND LINTELS ARE TO BEAR ON DOUBLE STUDS (ONE JAMB AND ONE BEARING STUD) UNLESS OTHERWISE NOTED.

T6. BEAMS/STUDS HAVING MORE THAN 3 MEMBER TO BE NAIL LAMINATED TOGETHER IN ACCORDANCE WITH AS 1684-2010.

T7. ALL EXPOSED TIMBER TREATMENT MUST BE IN ACCORDANCE WITH EXPOSURE CLASSIFICATION AS1604.3 TABLE B1, (MINIMUM H3 TREATED OR DURABLE SPECIES TO BE ACCEPTED (TYPICAL U.N.O.

FRAMING

F1. PROVIDE SOLID BLOCKING (AS WIDE & 2/3 DEEP) STRAIGHT AND TO JOISTS/RAFTERS UNDER ROOF JOISTS/RAFTERS AT 1830 MAX. CRS.

F2. ALL EXTERNAL OR EXPOSED STEELWORK TO BE HOT DIP GALVANISED.

F3. WATERPROOFING TO OPEN DECKS DETAILS.

F4. ALL TIMBER FRAMING & BRACING NOT SHOWN TO COMPLY WITH AS1684 TIMBER FRAMING MANUAL.

F5. ALL BRICKWORK LINTELS TO ARCHITECTS DETAILS. ALL BRICKWORK LINTELS TO COMPLY WITH E3.3.5 OF CLAUSE 3 OF VOLUME 2

F6. ALL BEAMS/GIRDER & HIP TRUSSES TO BE SUPPORTED ON DOUBLE STUDS (JAMB END U.N.O.

F7. ALL LINTELS TO BE SUPPORTED ON SINGLE STUD AND JAMB STUD U.N.O.

F8. ALL TRUSSES & WALL FRAMES TO MANUFACTURER'S DESIGN & DETAILS.

F9. TRUSS DESIGN ASSUMED AS SHOWN (IF APPLICABLE). CONTACT THIS OFFICE IF DIFFERENT TRUSS LAYOUT IS USED SO LINTELS ETC CAN BE RECHECKED IF REQUIRED.

F10. ALL TIMBER LINTELS TO BE DESIGNED BY THE TRUSS MANUFACTURER TYPICAL U.N.O.

F11. BUILDER TO SUPPLY MANUFACTURERS TRUSS LAYOUT TO THIS OFFICE FOR APPROVAL PRIOR TO CONSTRUCTION. TRUSS DESIGN MUST BE IN ACCORDANCE WITH AS1720.1 AND AS1170. TRUSS FABRICATOR/BUILDER IS RESPONSIBLE FOR PROVIDING ADEQUATE ROOF WALL BRACING TO ENSURE STABILITY OF THE STRUCTURE IN ACCORDANCE TO AS1684.

F12. ALL INTERNAL WALLS TO BE NON-LOAD BEARING (TYPICAL) UNLESS MATCHED OTHERWISE ON PLANS.

INSPECTIONS

ALL STRUCTURAL WORK MUST BE INSPECTED AND APPROVED IN WRITING PRIOR TO ANY WORK PROCEEDING. 48 HOUR MIN. NOTICE IS REQUIRED FOR ALL INSPECTIONS.

SITE DRAINAGE

D1. AT THE TIME OF THE PREPARATION OF THIS DOCUMENT, IF THE DRAINAGE DESIGN WAS NOT PREPARED OR CERTIFIED BY THIS OFFICE THEN THE DRAINAGE SYSTEM MAY NEED TO BE DOCUMENTED BY A SUITABLY QUALIFIED PERSON TO COMPLY WITH AS2870-2011. THE DRAINAGE DESIGNER SHOULD ENSURE THAT THE DEPTHS OF THE DRAINAGE SYSTEM DESIGN ARE CONSIDERED WITH RESPECT TO THE PROPOSED FOOTING SYSTEM. WE RECOMMEND THAT INTRAX CONSULTING ENGINEERS OR AN EQUIVALENT CERTIFIED PRACTITIONER, REVIEW ALL THE DOCUMENTATION TO ENSURE COMPLIANCE.

D2. SITES SHOULD BE GRADED SO THAT WATER CANNOT POND AGAINST OR NEAR THE HOUSE. THE GROUND IMMEDIATELY ADJACENT TO THE HOUSE SHOULD BE GRADED TO FALL AWAY OVER THE FIRST METRE WHERE THIS IS IMPRACTICABLE OR ON SEVERAL SLOPING SITES (SEE A.G. DRAWING ADJACENT TO FOOTINGS WHERE THE GROUND FALLS TOWARDS THE BUILDING.

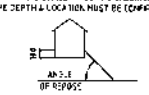
FOOTING: ANGLE OF REPOSE

A1. FOOTING MUST NOT UNDERMINE EXISTING FOOTING OR BE UNDERMINED BY PROPOSED EXCAVATION.

A2. ENSURE ADEQUATE ANGLE OF REPOSE AT ALL TIMES (REFER DETAILS BELOW).

A3. NOTIFY THIS OFFICE IF FOOTING UNDERMINE OCCURS.

A4. PIPE DEPTH & LOCATION MUST BE CONFIRMED PRIOR TO CONSTRUCTION



ANGLE OF REPOSE
30° MAX IN SANDY SILT
45° MAX IN CLAY
60° MAX IN ROCK

OCCUPATIONAL HEALTH AND SAFETY

O1. FOR ALL WORKS CONDUCTED ON THIS PROJECT, THE BUILDER SHALL HAVE ALL APPROPRIATE AND SUFFICIENT SAFETY MEASURES AND PROCEDURES IN PLACE.

O2. WHERE CAVITIES MAY EXIST ON THIS SITE BUILDER TO ENSURE NECESSARY SAFETY MEASURES ARE TAKEN TO PREVENT FALL AND TRIPPING HAZARDS ARE ELIMINATED.

O3. FOR LARGE SPAN BEAMS (> 6.0m), BUILDER TO ENSURE SEAT PLATES/ANGLES TO STEEL COLUMNS FOR MAJOR BEAMS AND LINTELS ARE INSTALLED FOR SAFER CONNECTION, BOLTING AND SITE WELDING.

O4. ADEQUATE PROPPING MAY BE REQUIRED FOR ANY RETAINING/LOAD BEARING WALLS ON BOUNDARIES. TEMPORARY SHORING MAY BE REQUIRED.

O5. PROVISIONS SHALL BE MADE FOR APPROPRIATE DISTANCE FOR ROOF BATTENS/RAFTERS TO PROVIDE A SAFE WORKING PLATFORM DURING ROOF INSTALLATION AND WORKING AT HEIGHTS.

O6. BUILDER MAY NEED TO BE AWARE OF APPROPRIATE MEASURES TO DEAL WITH HAZARDOUS MATERIALS SUCH AS ASBESTOS WHICH STILL CAN BE FOUND IN SERVICE PIPES.

O7. IF A CRANE IS REQUIRED, THE BUILDER IS TO PROVIDE ADEQUATE SAFETY MEASURES FOR CRANE USAGE AROUND POWER LINES.

O8. IF ANY DIGGING IS REQUIRED OUTSIDE OF SITE BOUNDARIES, INFORMATION REGARDING EXISTING COUNCIL ASSETS NEED TO BE SOUGHT FROM YOU, BEFORE YOU DIG.

O9. THE SAFETY CONCERNS AND HAZARDS IDENTIFIED ABOVE REPRESENT COMMONLY OCCURRING RISKS. THE LIST DOES NOT COVER THE FULL RANGE OF RISK AVOIDANCE MEASURES REQUIRED.

REV.	REMARK/COMMENT	DATE:	APPR.
02	CONSTRUCTION ISSUE	29.12.20	
01	CONSTRUCTION ISSUE	27.10.20	

Intrax HOUSING

Melbourne 03 9214 2100
Sydney 02 8245 0200
Brisbane 07 3067 0600
Adelaide 08 8165 0129

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PROJECT
PROPOSED RESIDENCE
LOT 720 NO. 15 FRIESIAN AVENUE
TRARALGON

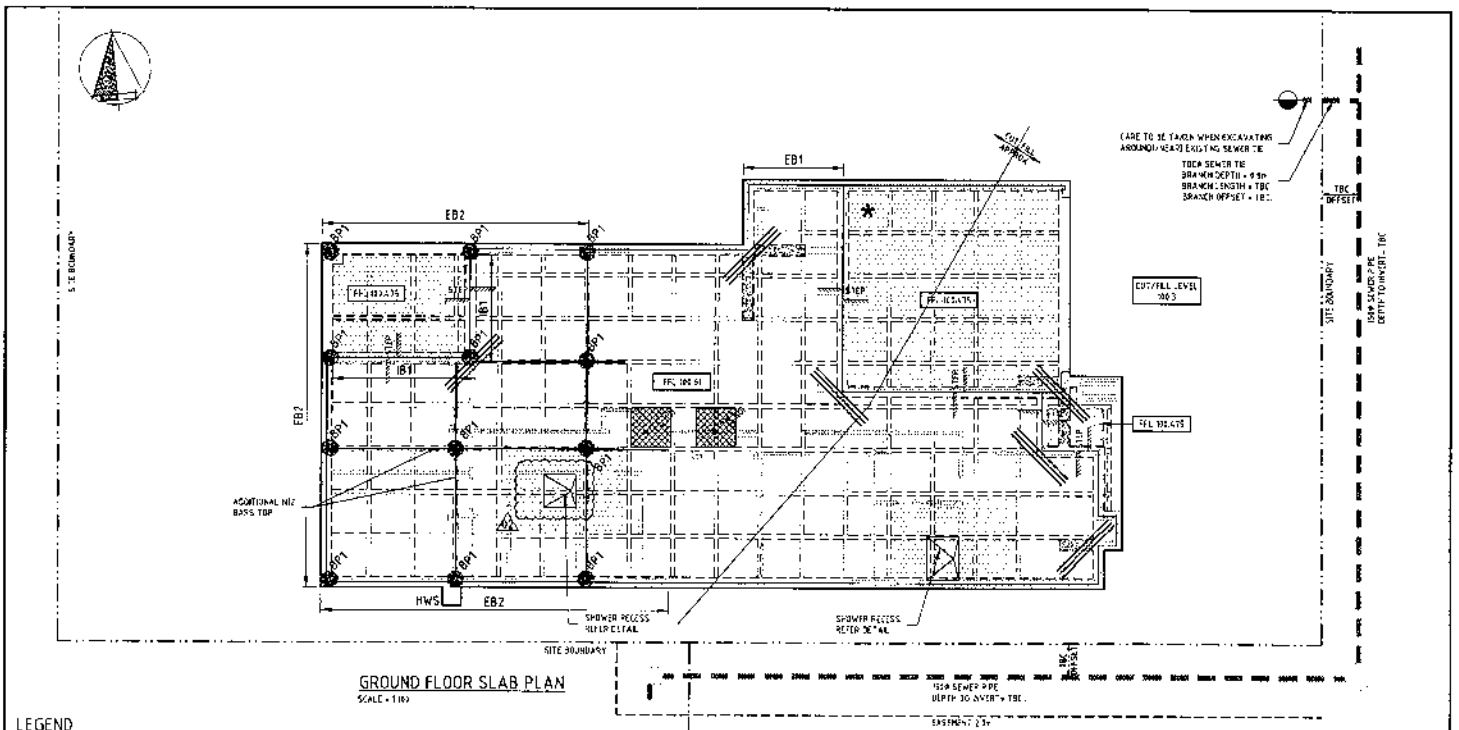
CLIENT
METRICON HOMES (GIPPSLAND)

CONSTRUCTION ISSUE

DRAWING
GENERAL NOTES

149115	ENGINEER A.G.	DRAWN Y.C.	REV 02
	SHEET NO. S01	NO. OF SHEETS 22	

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LEGEND

COLUMN OR STUD OVER. REFER FRAMING PLAN BRICKWORK OVER TIMBER STUD WALLS OVER INTERNAL LOAD BEARING WALLS OVER DENOTES INTERNAL RIB TO MATCH EXTERNAL RIB PROPERTIES U.N.O. (SEE WAFFLE SLAB SCHEDULE)	DENOTES N12 CRACK CONTROL BARS 2000mm LONG FIXED TO UNDERSIDE OF SLAB (TYP.) DENOTES WAFFLE BOX SETDOWN REMOVE WAFFLE POD TO FORM MASS CONCRETE PAD WITH SLAB FABRIC TOP & BOTTOM (MATCHING WAFFLE SLAB SCHEDULE) TO SUPPORT POINT LOAD OVER (TYP.) DENOTES STARTING POINT FOR WAFFLE BOX	HWS HWS PAD, REFER TYPICAL DETAIL EB1 DELIVERED EDGE BEAM WITH LOWERED REBATE TO SUIT REBATE LEVEL OF GARAGE (AS REQUIRED) EB2/IB1 ADDITIONAL 3-L-TIM TOP	DENOTES 450 DIA. CONCRETE BORED PIERS FOUNDED MIN. 0.2m INTO NATURAL CLAY & 3.0m BELOW FGL WHICHEVER IS DEEPER. ALT. USE 65kN MIN SAFE WORKING LOAD BLADE/KA*ANA/SCREW PILES FORCED 3.0m BELOW FGL TO BE INSTALLED BY SUPPLIER DUE TO GROUP OF TREES

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ISSUED DATE: 29 Jan 2021

NOTE
FOOTING TO BE LOCALLY WIDENED AT ALL BRICK PIER LOCATIONS (TYPICAL U.N.O.)

REV.	REMARK/COMMENT	DATE:	APPR.
02	CONSTRUCTION ISSUE	21.12.20	
01	CONSTRUCTION ISSUE	22.10.20	

Intrax HOUSING

PROJECT
PROPOSED RESIDENCE
LOT 720 NO. 15 FRIESIAN AVENUE
TRARALGON

CLIENT
METRICON HOMES (GIPPSLAND)

CONSTRUCTION ISSUE

DRAWING
GROUND FLOOR SLAB PLAN

149115

ENGINEER: A.G. DRAWN: Y.C.

SHEET NO. S02 NO. OF SHEETS 22

REV 02

WAFFLE SLAB SCHEDULE

SLAB DETAILS

OVERALL SLAB DEPTH	310 mm	U.N.O.
VOID FORM HEIGHT	225 mm	U.N.O.
SCAR THICKNESS	85 mm	U.N.O.
INTERNAL RIB WIDTH	110 mm	U.N.O.
EXTERNAL RIB WIDTH	200 mm	U.N.O.
STEM WIDTH	150 mm	U.N.O.

- PROVIDE MEMBRANE IN ACCORDANCE WITH BLA (LAPPED 200 MM AND TAPED AT JOINTS ON MINIMUM 50mm COMPACTED QUARRY PRODUCT IF REQUIRED.
- MEMBRANE MAY HAVE MINOR PENETRATIONS IN ACCORDANCE WITH AS2870.
- CONCRETE STRENGTH = 25 MPa AT 28 DAYS SLUMP = 100mm

SLAB REINFORCEMENT

TOP

SLAB FABRIC	SL82	U.N.O.
INTERNAL RIB	1-N12 BAR	REFER PLAN
EXTERNAL RIB	3-L/TH	REFER PLAN

BOTTOM

INTERNAL RIB	1-N12 BAR	U.N.O.
EXTERNAL RIB	3-L/TH	U.N.O.

REFER TO RECOMMENDATIONS & SITE INVESTIGATIONS:

COMPANY:	INTRAX CONSULTING ENGINEERS PTY LTD
REF. No:	149115
DATED:	18/08/2020
CLASS	P/M (AS2870-2011)

REFER TO ARCHITECTURAL WORKING DRAWINGS:

COMPANY	METRICON HOMES (GIPPSLAND)
REF. No:	711627
DATED:	21.12.2020 (02)

REFER TO CIVIL/DRAINAGE DESIGN DRAWINGS:

COMPANY:	INTRAX CONSULTING ENGINEERS PTY LTD
REF No:	149115
DATED	21.12.2020 (02)

NOTES:

1. THIS DESIGN SHOULD BE READ IN CONJUNCTION WITH THE DOCUMENTATION AND DRAWINGS REFERENCED ABOVE.
2. SITE BOUNDARY RETAINING WALLS TO BE DESIGNED BY OTHERS AS REQUIRED.
3. (a) USE APPROPRIATE FLEXIBLE BEDDING MORTAR FOR BRITTLE FLOOR COVERING WHERE BRITTLE AREA IS GREATER THAN 12m² (eg. CERAMIC TILES)
   (b) ALTERNATIVELY, IF FLEXIBLE ADHESIVE TO BE USED FOR LAYING OF TILES, MINIMUM 42 DAYS WAITING PERIOD IS REQUIRED AFTER SLAB HAS BEEN POURED.
4. TWO LAYERS OF POLYETHYLENE MEMBRANE ARE REQUIRED FOR STRIP FOOTINGS AND BEAMS BELOW FINISHED GROUND LEVEL GREATER THAN 700mm DEEP. TYPICAL JOLD
5. IF THE NEW FOOTING CONSTRUCTED TO ADJACENT EXISTING FOOTINGS IS LESS OR EQUAL TO 1800mm, THIS OFFICE SHOULD BE CONTACTED FOR FURTHER ADVICE.
6. PERCHED GROUND WATER MAY OCCUR DURING HIGH PERIODS OF RAINFALL WHICH CAN LEAD TO CONSTRUCTION DIFFICULTIES. IF THIS SITUATION IS ENCOUNTERED ONSITE, THIS OFFICE IS TO BE CONTACTED TO PROVIDE CONFIRMATION OF FOOTING DESIGN AND ALTERNATIVE CONSTRUCTION METHODS THAT MAY BE REQUIRED.

WAFFLE CONSTRUCTION NOTES

1. ALL LOOSE SURFACE FILL, ROOTS AND ORGANIC MATERIAL ARE TO BE REMOVED FROM THE BUILDING PLATFORM.
2. PERFORM THE SITE CUT TO REQUIRED BENCH LEVEL.
3. FOLLOWING THE SITE CUT, WHERE THE DEPTH OF THE REMAINING FILL IS GREATER THAN 150mm
   3.1 REMOVE ALL FILL DOWN TO 150mm
   3.2 COMPACT THE REMAINING 150mm LAYER OF FILL IN ACCORDANCE WITH AS2870-2011 SECTION 5.6.
   3.3 ANY ADDITIONAL REQUIRED FILL IS TO BE COMPACTED IN ACCORDANCE WITH NOTE 5 BELOW.
4. WHERE THE DEPTH OF FILL IS LESS THAN 150mm, EVEN THE FILL IS TO BE COMPACTED IN ACCORDANCE WITH NOTE 5 BELOW.
5. ANY ADDED FILL FORMING PART OF THE CUT/FILL OPERATIONS SHALL BE COMPACTED IN 150mm MAXIMUM PER LAYER (OR 300mm MAX VOM LAYER FOR SAND FILL) AT OPTIMUM MOISTURE CONTENT. THE LAYERS TO BE COMPACTED IN ACCORDANCE WITH AS2870-2011 SECTION 6.4 EXTEND 900mm PAST THE WAFFLE EDGE.
6. IF THE FILL ON THE SITE IS NOT COMPACTED AS PER THE ABOVE SPECIFICATIONS, THIS OFFICE SHOULD BE CONTACTED FOR FURTHER ADVICE. EDGE BEAMS TO BE DEEPENED TO NATURAL OR CONTROLLED FILL MAY BE ACCEPTABLE!
7. IN AREAS WHERE THE SLAB IS SUSPENDED OVER BORED OR BULK PIERS, FILL IS NOT REQUIRED TO BE REMOVED OR COMPACTED AS ABOVE.
8. A MAXIMUM OF 50mm LAYER OF SECOND MATERIAL IS RECOMMENDED TO BE PLACED OVER THE BUILDING AREA (EXTENDING 1000mm OUTSIDE THE BUILDING EDGE LINE), WHICH IS WELL GRADED CRUSHED ROCK EQUIVALENT TO CLASS 3 QUARRY PRODUCT OR SIMILAR. IT IS ACCEPTABLE TO EXCEED 50mm IN DEPTH FOR SMALL DEPRESSIONS LOCALLY IN SUB BASE, PROVIDED THESE AREAS ARE WELL COMPACTED IN ACCORDANCE WITH FOOTING CODE AS2870-2011
9. PLUMBER IS TO LAY DRAINAGE PIPES BELOW THE GROUND SURFACE. ALL RISERS ARE TO BE FIRMLY STAKED
10. PREPARE THE FORMWORK IN ACCORDANCE WITH THE FOOTING PLAN AND DETAILS. WAFFLE PODS TO BE CONSTRUCTED WITH THE START LOCATION SHOWN ON THE SCAR LAYOUT PLAN. AROUND PLUMBING PIPES, WAFFLE PODS REQUIRED TO BE CUT AND TAPED
11. ALL SLAB REINFORCEMENT TO BE PLACED CORRECTLY AS INDICATED ON THE SLAB LAYOUT PLAN.
12. ALL EXTERNAL & INTERNAL RIBS WIDER THAN 300mm SHALL BE REINFORCED WITH AN ADDITIONAL N12 BAR TOP & BOTTOM FOR EVERY 110mm IN ADDITIONAL WIDTH TYPICALLY.

CAPPED PILES

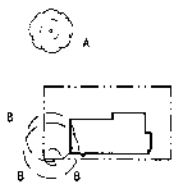
CAPPED PILE LOCATION, LOADS AND MINIMUM DEPTH INDICATED ONLY. SCREW PILES HAVE NOT BEEN DESIGNED UNDER THE SCOPE OF THIS PROJECT. THE PILE DESIGN IS THE RESPONSIBILITY OF THE PILING CONTRACTOR AND INTRAX ENGINEERING IS ABLE TO PROVIDE THIS DESIGN SERVICE IF REQUIRED

1. PILES ARE TO BE DESIGNED IN ACCORDANCE WITH AS2159-2009. THE PILE CERTIFICATE AND DESIGN DOCUMENTATION SHALL BE SUBMITTED TO THE CLIENT PRIOR TO INSTALLATION. WE WOULD RECOMMEND A COPY IS ALSO PROVIDED TO THE RELEVANT BUILDING SURVEYOR AND INTRAX ENGINEERING FOR REFERENCE. FACTORS INCLUDED BUT NOT LIMITED TO :
   - ULTIMATE GEOTECHNICAL STRENGTH (R_U)
   - GEOTECHNICAL STRENGTH REDUCTION FACTOR
   - ARR
   - SHAFT SIZE & THICKNESS
   - HELIX SIZE & THICKNESS
   - DEPTH
   - CORROSION
   - SOIL PROPERTIES
   - GROUND WATER (IF APPROPRIATE)
   - PILE TESTING
2. PILES ARE TO BE INSTALLED ACCORDING TO AS2159-2009 BY CONTRACTORS WITH SUFFICIENT EXPERIENCE AND APPROPRIATE INDUSTRY QUALIFICATIONS AND ACCREDITATIONS.
3. PILE INSTALLATION PARAMETERS SHALL BE USED TO DETERMINE CONSISTENCY BETWEEN PILES AND TO CONFIRM IF THE PILE IS INSTALLED IN THE DESIGN FOUNDING MATERIAL. IF PILE INSTALLATION PARAMETERS ARE INCONSISTENT, THEN PILES ARE TO BE DEEPER UNTIL READINGS ARE CONSISTENT.
4. IF THE INSTALLATION PARAMETERS REDUCE OR THE PILE DEPTH BECOMES EXCESSIVE, CONTACT THE ENGINEER
5. PILES INSTALLED TO ROCK ARE TO BE CONFIRMED BY AN EXPERIENCED CONTRACTOR WITH SUFFICIENT EXPERIENCE AND APPROPRIATE INDUSTRY QUALIFICATIONS AND ACCREDITATIONS.
6. ALL PILES ARE TO BE 350 GRADE UNO
7. NO RECYCLED STEEL TUBE BE USED

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TREE EFFECT NOTE:

- THIS SLAB DESIGN HAS TAKEN TREE EFFECT HEAVE INTO THE TIME OF SOIL INVESTIGATION INTO CONSIDERATION.
- BUILDER TO REMOVE ALL TREES AND TREE ROOTS/MATERIAL OVER THE PROPOSED BUILDING AREA.
- ANY SOFT OR LOOSE MATERIAL THAT DOES NOT RESPOND TO COMPACTION SHOULD BE EXCAVATED TO ACHIEVE A FIRM BASE. BACKFILL HOLES WITH NON POROUS MATERIAL COMPACTED IN 150mm MAXIMUM LAYERS.
- THERE ARE SHRUBS AND TREES IN THE VICINITY OF THE PROPOSED WORKS. WE HAVE ATTEMPTED TO ACCOUNT FOR THEIR EFFECTS BY DESIGNING FOR A GREATER SOIL MOVEMENT THAN WOULD OTHERWISE OCCUR. HOWEVER, DUE TO THE COMPLEX TREE ROOT GEOMETRY, VARIABLE MOISTURE EXTRACTION BY THE TREE AND THE DIFFICULTY IN PREDICTING FUTURE TREE GROWTH, A PRECISE DESIGN FOR THE EFFECTS OF TREES IS OUTSIDE CURRENT KNOWLEDGE. THE OWNER MUST BE AWARE THAT ALTHOUGH PRECAUTIONS HAVE BEEN TAKEN FOR THE EFFECTS OF TREES IN OUR DESIGN, SOME DISTORTION MUST BE ACCEPTED. ENGINEERS ARE NOT EXPERTS IN TREE GROWTH AND CANNOT BE EXPECTED TO KNOW THE ANTICIPATED GROWTH AND MATURE HEIGHT OF TREES.



TREE EFFECT SITE KEY PLAN
SCALE = N°S

NOTES:
LOCATION OF TREES SHOWN INDICATIVE ONLY
A – DENOTES EXISTING MATURE IMMATURE SINGLE TREE ASSUMED MATURE HEIGHT 23m
B – DENOTES EXISTING 3-4m SEMI-MATURE TREES TO BE REMOVED.

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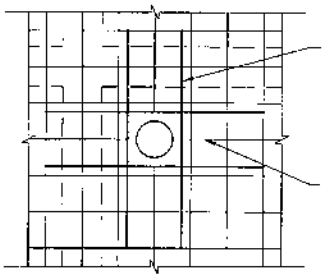
PROJECT
PROPOSED RESIDENCE
LOT 720 NO. 35 FRIESIAN AVENUE
TRARALGON

CLIENT
METRICON HOMES (GIPPSLAND)

CONSTRUCTION ISSUE

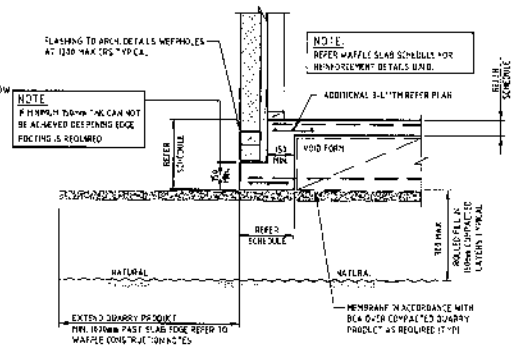
DRAWING
WAFFLE SLAB SCHEDULE & LEGEND

149115	ENGINEER: A.G.	DRAWN: Y.C.	REV
	SHEET NO. S03	NO. OF SHEETS 22	02

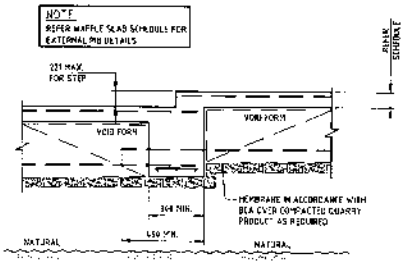


NOTE:
ADDITIONAL BARS MUST BE PLACED AROUND PIPE OPENING IF SLAB FABRIC WIRES ARE CUT, DAMAGED OR BENT - TYPICAL

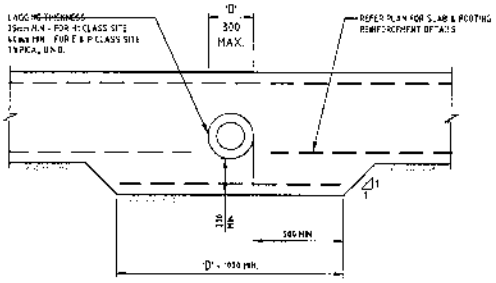
TYPICAL SLAB PENETRATION DETAIL
N.T.S.



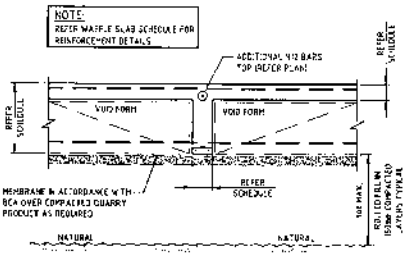
TYPICAL EXTERNAL RIB DETAIL
SCALE = 1:20



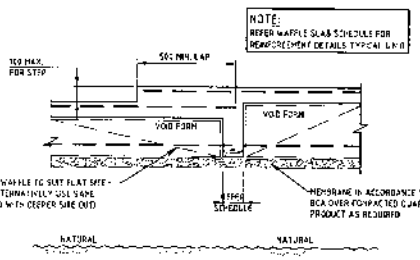
TYPICAL STEPDOWN DETAIL AT GARAGE/PORCH
SCALE = 1:20



TYPICAL PENETRATION THROUGH FOOTING DETAIL
SCALE = 1:20



TYPICAL INTERNAL RIB DETAIL
SCALE = 1:20



TYPICAL SLAB RECESS (SHOWER) DETAIL
SCALE = 1:20

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PROJECT
PROPOSED RESIDENCE
LOT 720 NO. 15 FRIESIAN AVENUE
TRARALGON

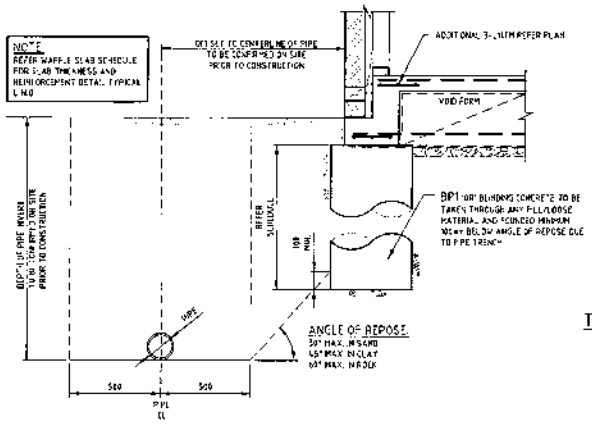
CLIENT
METRICON HOMES (GIPPSLAND)

CONSTRUCTION ISSUE

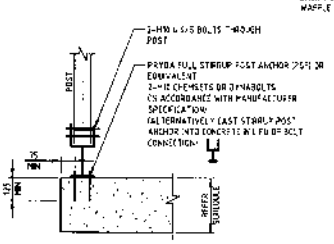
DRAWING
FOOTING DETAILS - SHEET 1

149115

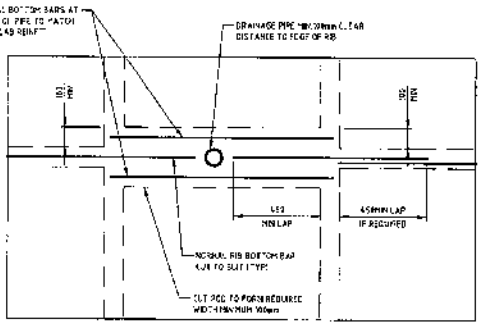
ENGINEER: A.G. | DRAWN: Y.C. | REV: 02
SHEET NO.: S04 | NO. OF SHEETS: 22



TYPICAL ANGLE OF REPOSE DETAIL
(IF REQUIRED)
SCALE = 1:20

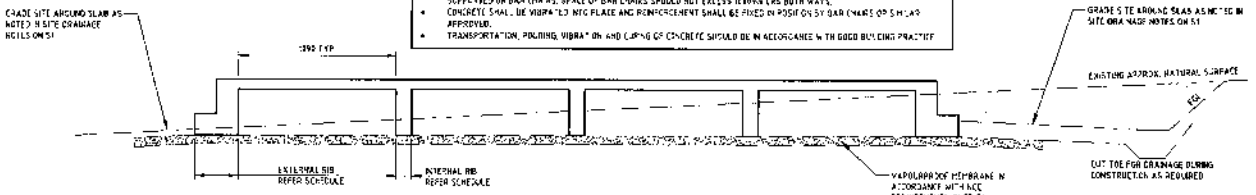


TYPICAL TIMBER FULL STIRRUP POST ON CONCRETE SLAB/FOOTING DETAIL
SCALE = 1:20



TYPICAL PIPE THROUGH WAFFLE RIB PLAN VIEW
SCALE = 1:20

NOTES:
- 0.2mm THICK POLYETHYLENE MEMBRANE TO BE APPROVED. TAPED AROUND PIPES AND LAPPED A MINIMUM OF 200mm
- MINOR PENETRATION IS ACCEPTABLE AS PER AS3870 CL 3.3.
- 50mm COVER FOR BEAM REINFORCEMENT. AT SPLICES 1500mm LAP FOR HF BARS, 700mm LAP FOR N16 BARS) AND FULL BEAM WIDTH AT INTERSECTIONS.
- SLAB REINFORCEMENT COVER TO HAVE 20mm MINIMUM, LAP LENGTH TO BE MINIMUM 750mm OR 3 CROSS WIRES AND SHOULD BE SUPPORTED ON BAR CHAIRS. SPACE OF BAR CHAIRS SHOULD NOT EXCESS 1000mm CRS BOTH WAYS.
- CONCRETE SHALL BE VIBRATED INTO PLACE AND REINFORCEMENT SHALL BE FIXED IN POSITION BY BAR CHAIRS OR SPACERS APPROVED.
- TRANSPORTATION, PLACING, VIBRATION AND CURING OF CONCRETE SHOULD BE IN ACCORDANCE WITH GOOD BUILDING PRACTICE



TYPICAL SECTION THROUGH WAFFLE SLAB
N.T.S.

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APPROVED DOCUMENT
PERMIT NO: 2673257965604
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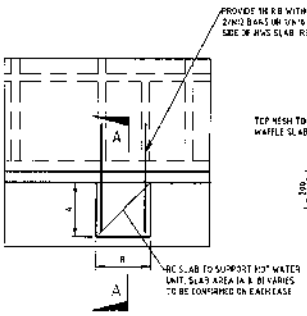
PROJECT
PROPOSED RESIDENCE
LOT 720 NO. 25 FRIESIAN AVENUE
TRARALGON

CLIENT
METRICON HOMES (GIPPSLAND)

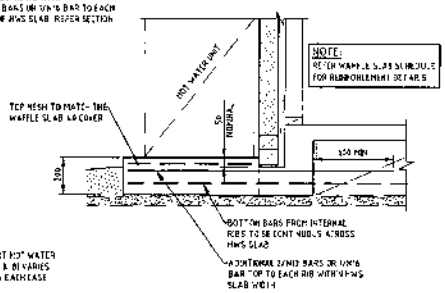
CONSTRUCTION ISSUE

DRAWING
FOOTING DETAILS - SHEET 2

149115	ENGINEER: A.G.	DRAWN: Y.C.	REV 02
	SHEET NO. S05	NO. OF SHEETS 22	

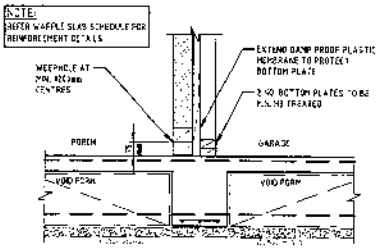


KEY PLAN AT (HWS)
N.T.S

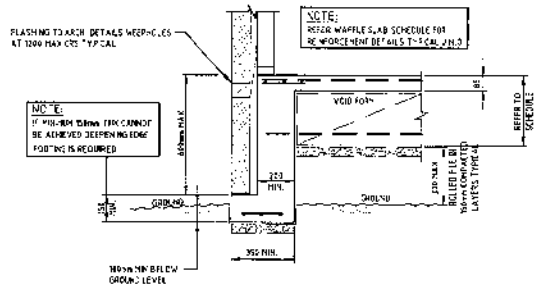


SECTION A-A
SCALE = 1:20

TYPICAL HWS PAD DETAIL
SCALE = 1:20



TYPICAL WEEPHOLES ON GARAGE/PORCH
BEAM DETAIL (IF REQUIRED)
SCALE = 1:20



(DEEPENED EDGE 600mm MAX)
TYPICAL EXTERNAL RIB WITH
DEEPENED REBATE DETAIL
SCALE = 1:20

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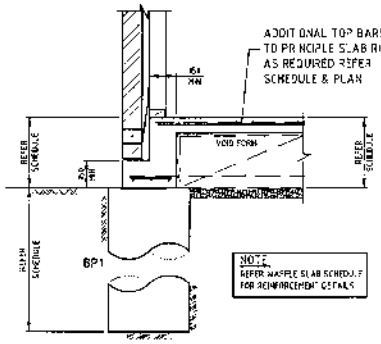
PROJECT
PROPOSED RESIDENCE
LOT 720 NO. 15 FRIESIAN AVENUE
TRARALGON

CLIENT
METRICON HOMES (GIPPSLAND)

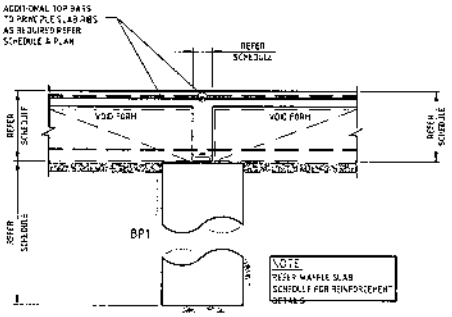
CONSTRUCTION ISSUE

DRAWING
FOOTING DETAILS - SHEET 3

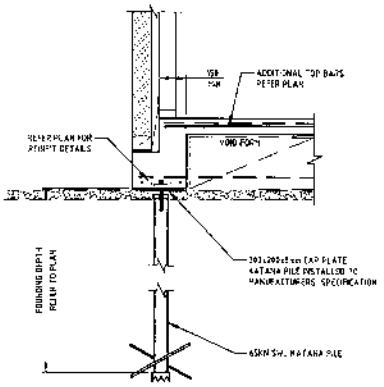
149115	ENGINEER: A.G.	DRAWN: Y.C.	REV 02
	SHEET NO. S06	NO. OF SHEETS 22	



TYPICAL EXTERNAL RIB ON PIER
SCALE = 1:20

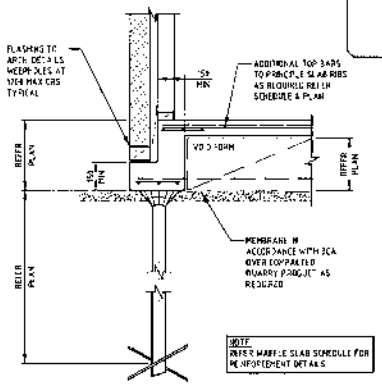


TYPICAL INTERNAL RIB ON PIER
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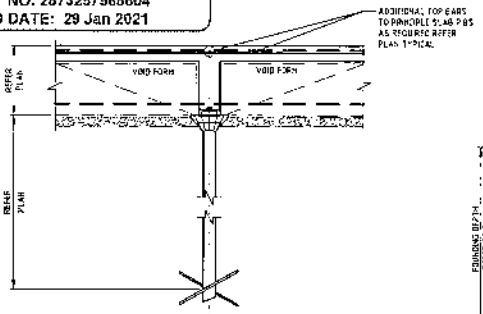


EXTERNAL RIB ON KATANA PILE DETAIL
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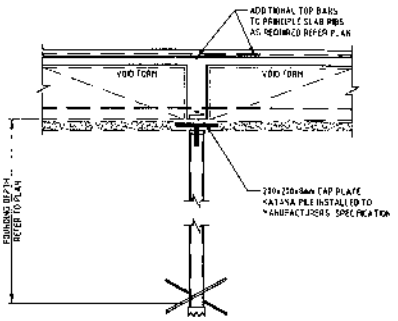
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TYPICAL EXTERNAL RIB ON BLADE/CAPPED PILE DETAIL
SCALE = 1:20



TYPICAL INTERNAL RIB ON BLADE/CAPPED PILE DETAIL
SCALE = 1:20



INTERNAL RIB ON KATANA PILE DETAIL
SCALE = 1:20

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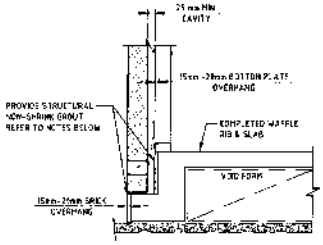
PROJECT
PROPOSED RESIDENCE
LOT 720 NO. 15 FRIESIAN AVENUE
TRARALGON

CLIENT
METRICON HOMES (GIPPSLAND)

CONSTRUCTION ISSUE

DRAWING
FOOTING DETAILS - SHEET 4

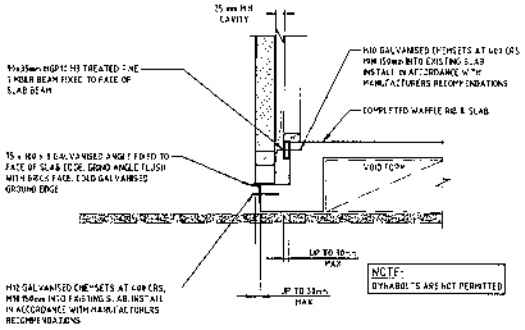
	ENGINEER: A.G.	DRAWN: V.C.	REV
149115	SHEET NO. S07	NO. OF SHEETS 22	02



PROVISIONAL ALTERNATIVE EDGE RIB DETAIL FOR BRICK & FRAME OVERHANG (11mm TO 20mm)
N.T.S

NOTES

1. THE EDGES OF THE EXISTING CONCRETE SLAB ARE TO BE SCABBLED OR ACID WASHED AND THEN RINSED TO PROVIDE A COARSE SURFACE TO ACCEPT THE NON-SHRINK GROUT.
2. APPLY A BONDCRETE OR BOND IT PRODUCT TO THE EDGES OF THE CONCRETE SLAB TO RECEIVE THE NON-SHRINK GROUT, IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
3. MIX THE SLURRY MIX IS STILL WET, PROVIDE HIGH STRENGTH NON-SHRINK GROUT TO BENEATH C/L THE OVERHANG ISSUE AS "LANKO 747 BLOCKED OR SIMILAR APPROVED INSTALLED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS. BENEATH THE OVERHANG THE THICKNESS OF THE GROUT MUST BE CONSISTENT WITH THE OVERHANG & GROUT MUST BE AT LEAST 150mm DEEP
4. THE ABOVE DETAIL IS ONLY APPLICABLE FOR BRICK VENEER, UP TO TWO STOREY RESIDENTIAL BUILDINGS WITH NOMINAL FIXINGS TO THE SLAB, MAXIMUM OVERHANG LENGTH NOT TO EXCEEDING 20mm.
5. BOTTOM WALL PLATE TO BE FIXED TO CONCRETE SLAB IN ACCORDANCE WITH TIMBER FRAMING MANUAL
6. IF ONE OF THE FOLLOWING CONDITION ARE NOT TO THE OVERHANG, BUILDER SHOULD SUBMIT DETAILS TO INTRAX CONSULTING ENGINEERS, PRIOR COMMENCEMENT CONSTRUCTION WORKS.
   - BRACED WALL WITH SPECIFIED FIXING, OTHER THAN NORMAL FIXING;
   - UNDER CONCENTRATED LOADS (DOUBLE/TRIPLE STUDS OR STEEL COLUMNS);
   - VOIDS ON SURFACE OF EXTERNAL RIBS (DUE TO POOR COMPACTION/VIBRATION);
   - LENGTH OF OVERHANG EXCEEDS 20mm
   - TIMBER FRAMING WALL IS LESS THAN 90mm WIDE
   - TIMBER FRAMING WALL IS GREATER THAN 2700mm HIGH
   - WIND CLASSIFICATION OF N3 OR ABOVE



PROVISIONAL ALTERNATIVE EDGE RIB DETAIL FOR BRICK & FRAME OVERHANG (MAX O/H 30mm)
N.T.S

WATERSHED BUILDING CONSULTANTS
APPROVED DOCUMENT
PERMIT NO: 267257965604
ISSUED DATE: 29 Jan 2021

NOTES
BOTTOM WALL PLATE TO BE FIXED TO CONCRETE SLAB IN ACCORDANCE WITH TIMBER FRAMING MANUAL

NOTES
REFER TO ENGINEERING DRAWINGS FOR EXISTING FOOTING SPECIFICATIONS. EXTERNAL RIBS TO ACHIEVE MAX DIMENSIONS SPECIFIED. IF NOT, THIS OFFICE IS TO BE CONTACTED

NOTES
BRICK VENEER CAVITY WIDTH/WALL TIES TO BE AS PER BCA REQUIREMENTS

NOTES:
IF ONE OF THE FOLLOWING CONDITION ARE NOT TO THE OVERHANG, BUILDER SHOULD SUBMIT DETAILS TO INTRAX CONSULTING ENGINEERS, PRIOR COMMENCEMENT CONSTRUCTION WORKS

- BRACED WALL WITH SPECIFIED FIXING, OTHER THAN NORMAL FIXING
- UNDER CONCENTRATED LOADS (DOUBLE/TRIPLE STUDS OR STEEL COLUMN)
- VOIDS ON SURFACE OF EXTERNAL RIBS (DUE TO POOR COMPACTION/VIBRATION)
- LENGTH OF OVERHANG EXCEEDS 20mm
- TIMBER FRAMING WALL IS LESS THAN 90mm WIDE
- TIMBER FRAMING WALL IS GREATER THAN 2700mm HIGH
- WIND CLASSIFICATION OF N3 OR ABOVE

REV.	REMARK/COMMENT	DATE:	APPR.
02	CONSTRUCTION ISSUE	23.12.20	
01	CONSTRUCTION ISSUE	27.10.20	

Intrax HOUSING

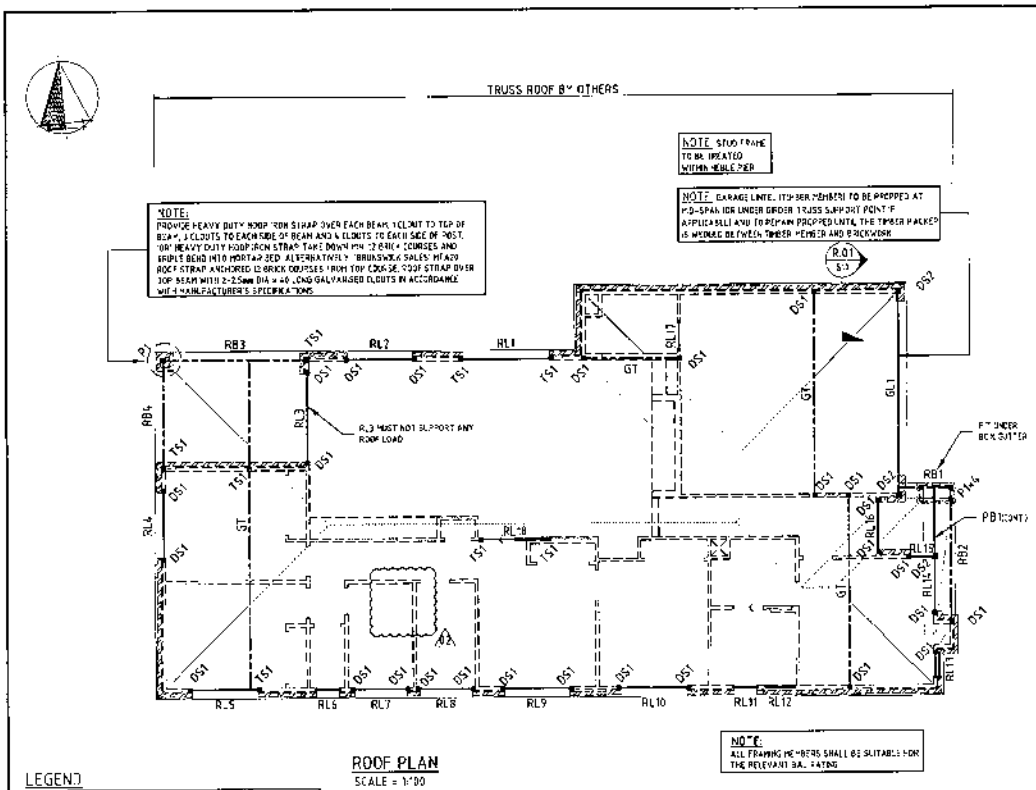
PROJECT
PROPOSED RESIDENCE
LOT 720 NO. 15 FRIESIAN AVENUE
TRARALGON

CLIENT
METRICON HOMES (GIPPSLAND)

CONSTRUCTION ISSUE

DRAWING
FOOTING DETAILS - SHEET 5

149115	ENGINEER: A.G.	DRAWN: Y.C.	REV 02
	SHEET NO. S08	NO. OF SHEETS 22	



ROOF PLAN
SCALE = 1:100

LEGEND

- METER BOX
- BRICKWORK UNDER
- TIMBER STUD WALLS UNDER
- INTERNAL LOAD BEARING WALLS UNDER

MEMBER SCHEDULE

MARK	SECTION	REMARKS/CONNECTIONS
GL1	380 x 63 e-beam	NO TOP PLATES
RL1	290 x 45 e-beam	
RL2	190 x 45 e-beam	
RL3	190 x 45 e-beam	MUST NOT SUPPORT ANY ROOF LOAD
RL4	140 x 45 e-beam	
RL5	190 x 45 e-beam	
RL6	90 x 45 MGP10	
RL7	190 x 45 e-beam	
RL8	190 x 45 e-beam	
RL9	190 x 45 e-beam	
RL10	190 x 45 e-beam	
RL11	90 x 45 MGP10	
RL12	90 x 45 MGP10	
RL13	90 x 45 MGP10 & 190 x 90 x 5 EA	H6 MIN END BEARING
RL14	140 x 45 e-beam	BELOW IP94
RL15	140 x 45 e-beam	
RL16	2 - 90 x 45 e-beam	NAIL LAMINATED SINGLE TOP PLATE
RL17	90 x 45 MGP10	
RL18	135 x 35 PFL	SINGLE TOP PLATE
RB1	140 x 45 e beam	FIT UNDER BOX GUTTER
RB2	190 x 45 e beam	
RB3	294 x 85 GL13 H3	
RB4	294 x 85 GL13 H3	
PB1	190 x 45 e-beam	2 SPAN CONTINUOUS
DSx	REFER TO TIMBER STUD SCHEDULE OR DETAIL PAGE	SAME APPLIES TO TSx/QSx/PSx
GT	GIRDER TRUSS BY OTHERS	LOCATION TBC BY TRUSS MANUFACTURER
P1	90 x 90 H3 TREATED PINE POST	4N GALVANISED STIRRUPS

WATERSHED BUILDING CONSULTANTS
APPROVED DOCUMENT
PERMIT NO: 267257965604
ISSUED DATE: 29 Jan 2021

REV.	REMARK/COMMENT	DATE:	APPR.
02	CONSTRUCTION ISSUE	21.12.20	
01	CONSTRUCTION ISSUE	27.10.20	

Intrax HOUSING

PROJECT: PROPOSED RESIDENCE
LOT 720 NO. 15 FRIESIAN AVENUE
TRARALGON

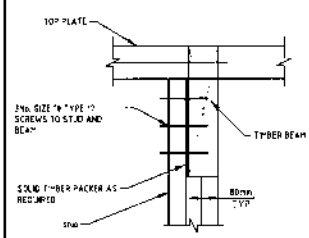
CLIENT: METRICON HOMES (GIPPSLAND)

CONSTRUCTION ISSUE

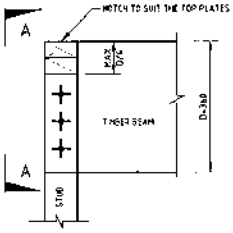
DRAWING: ROOF PLAN

149115

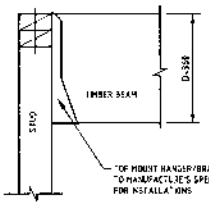
ENGINEER A.G. | DRAWN Y.C. | REV 02
SHEET NO. 509 | NO. OF SHEETS 22



SECTION A-A
SCALE 1:10



TYPE - 1

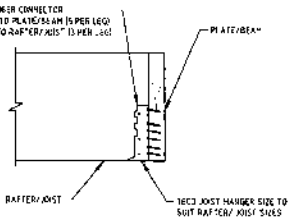


TYPE - 2

TYPICAL VERANDAH BEAM TO STUD DETAIL
SCALE = 1:10

NOTE:
1. AT DOUBLE JOIST TO DOUBLE JOIST USE JOIST HANGER TO ONE JOIST AND TRIPLE GRIP FIXING TO SECOND JOIST WITH 5 NAILS/LEG. (15 NAILS)

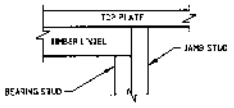
2. AT DOUBLE JOIST TO MASTER PLATE USE JOIST HANGER TO ONE JOIST AND TRIPLE GRIP FIXING TO SECOND JOIST WITH 5 NAILS/LEG. (15 NAILS) 2-M16 CHEMSETS TO MASTER PLATE AT MAXIMUM SPACED DISTANCES AT BRACKETS AND END EDGE DISTANCE

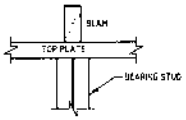


TIMBER TO TIMBER RAFTER/JOIST CONNECTION
SCALE = 1:10

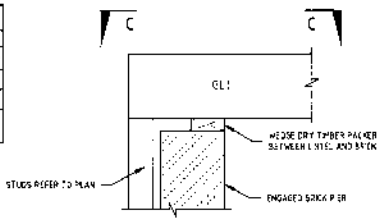
WATERSHED BUILDING CONSULTANTS
APPROVED DOCUMENT
PERMIT NO: 267267965604
ISSUED DATE: 29 Jan 2021

ALL STUDS SHALL BE NAIL LAMINATED IN ACCORDANCE WITH AS1684.2		DS1	DS2	DS3	DS4	YS1	YS2	YS3	OS1	OS2	FS1	FS2
		90x45	90x45	70x45	120x45	90x45	90x45	70x45	90x45	90x45	90x45	90x35
		H3P10	F17 KDHW	F17 KDHW	H3P10	H3P10	F17 KDHW	F17 KDHW	H3P10	F17 KDHW	H3P10	F17 KDHW
BEAM/LINTEL	NO. OF BEARING STUD	1	1	1	1	1	1	1	2	2	2	2
	NO. OF JAMB STUD	1	1	1	1	2	2	2	2	2	3	3
	NO. OF BEARING STUD	3	3	2	2	3	3	3	4	4	5	5



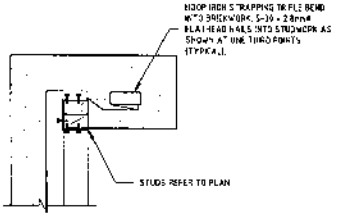


TIMBER STUDS SCHEDULE



NOTE APPLICABLE FOR BOTH ENDS OF GL1

SECTION R.01 S09
SCALE = NTS



PLAN VIEW C-C
SCALE = NTS

REV.	REMARK/COMMENT	DATE:	APPR.
02	CONSTRUCTION ISSUE	21.12.20	
01	CONSTRUCTION ISSUE	27.10.20	

Intrax HOUSING

PROJECT
PROPOSED RESIDENCE
LOT 720 NO. 15 FRIESIAN AVENUE
TRARALGON

CLIENT
METRICON HOMES (GIPPSLAND)

CONSTRUCTION ISSUE

DRAWING
FRAMING DETAILS - SHEET 1

149115	ENGINEER: A.G.	DRAWN: Y.C.	REV
	SHEET NO. S10	NO. OF SHEETS 22	02

TIMBER BEAM/LINTEL CONVERSION TABLE

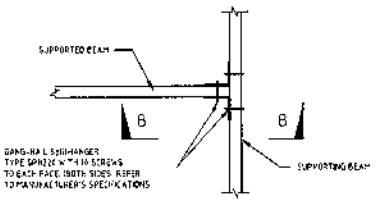
NOTE: FOR SIMPLY SUPPORTED SINGLE SPAN ALTERNATIVE SIZE MEMBER CAN BE CONVERTED TO GIVEN SIZE MEMBER

GIVEN SIZE	ALTERNATIVE SIZE			
	bySPAN	bySPAN+	F17 KDHW	LVL 15
90x45 m-beam+	-	63 x 45	90 x 45	90 x 42
120x45 m-beam+	-	120 x 45	120 x 45	120 x 42
140x45 m-beam+	-	140 x 45	140 x 45	140 x 42
190x45 m-beam+	-	190 x 45	190 x 45	190 x 42
240x45 m-beam+	-	240 x 45	240 x 45	240 x 42
290x45 m-beam+	-	290 x 45	290 x 45	290 x 42
300x45 e-beam	303 x 45	-	-	300 x 42
360x63 e-beam	391 x 63	-	-	360 x 58
360x45 e-beam	393 x 45	-	-	360 x 42
360x63 e-beam	360 x 63	-	-	360 x 58
405x45 e-beam	405 x 45	-	-	405 x 42
405x63 e-beam	433 x 63	-	-	405 x 58
450x63 e-beam	453 x 63	-	-	453 x 58

CONTINUOUS & CANTILEVER TIMBER BEAM/LINTEL CONVERSION TABLE

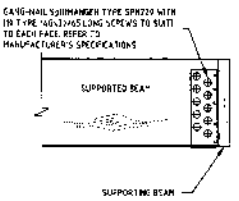
NOTE: ALTERNATIVE SIZE MEMBER CANNOT BE CONVERTED TO THE GIVEN SIZE MEMBER

GIVEN SIZE	ALTERNATIVE SIZE			
e-beam+	bySPAN	bySPAN+	KDHW	LVL 15
90 x 45	130 x 45	120 x 45	2 / 90 x 45	90 x 58
120 x 45	130 x 63	140 x 45	2 / 120 x 45	120 x 58
140 x 45	150 x 63	190 x 45	2 / 140 x 45	140 x 58
190 x 45	240 x 45	240 x 45	2 / 190 x 45	190 x 58
240 x 45	303 x 45	290 x 45	2 / 240 x 45	240 x 58
290 x 45	300 x 63	2 / 289 x 45	2 / 290 x 45	300 x 58

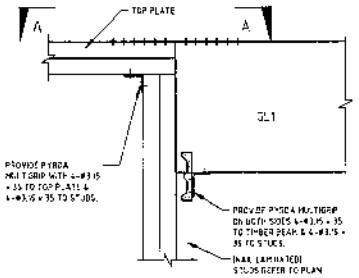


(PLAN VIEW)

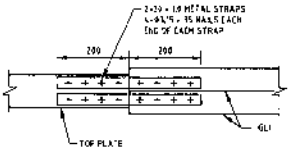
TIMBER BEAM TO TIMBER BEAM CONNECTION DETAIL
SCALE 1:10



SECTION B-B
SCALE 1:20



STUD TO TOP PLATE AND LINTEL CONNECTION DETAIL



PLAN VIEW A-A
N.T.S

WATERSHED BUILDING CONSULTANTS
APPROVED DOCUMENT
PERMIT NO: 2873257965804
ISSUED DATE: 29 Jan 2021

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02	CONSTRUCTION ISSUE	29.12.20	
01	CONSTRUCTION ISSUE	27.10.20	

Intrax HOUSING

PROJECT
PROPOSED RESIDENCE
LOT 720 NO. 15 FRIESIAN AVENUE
TRARALGON

CLIENT
METRICON HOMES (GIPPSLAND)

CONSTRUCTION ISSUE

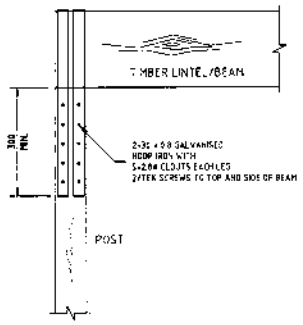
DRAWING
FRAMING DETAILS - SHEET 2

149115

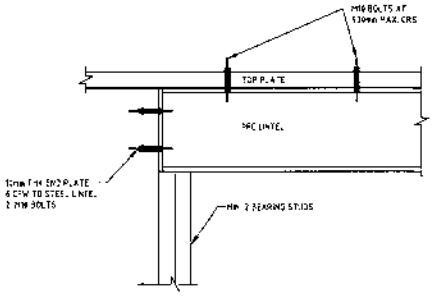
ENGINEER: A.G.
SHEET NO. S11

DRAWN: Y.C.
NO. OF SHEETS 22

REV 02



TIMBER BEAM/LINTEL
TIE DOWN DETAIL
SCALE 1:10



STEEL LINTEL TO STUD DETAIL
N.T.S.

WATERSHED BUILDING CONSULTANTS
APPROVED DOCUMENT
PERMIT NO: 267257965604
ISSUED DATE: 29 Jan 2021

REV.	REMARK/COMMENT	DATE:	APPR.
02	CONSTRUCTION ISSUE	21.12.20	
01	CONSTRUCTION ISSUE	27.10.20	

Intrax HOUSING

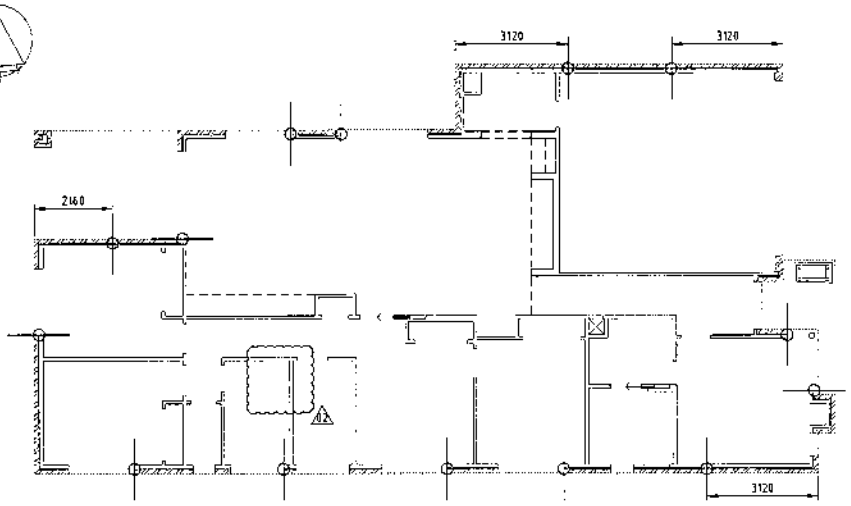
PROJECT
PROPOSED RESIDENCE
LOT 720 NO. 15 FRIESIAN AVENUE
TRARALGON

CLIENT
METRICON HOMES (GIPPSLAND)

CONSTRUCTION ISSUE

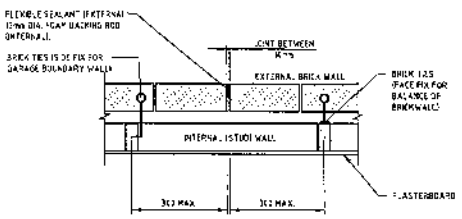
DRAWING
FRAMING DETAILS - SHEET 3

149115	ENGINEERING	DRAWING	REV
	SHEET NO. 512	NO. OF SHEETS 22	02



ARTICULATION JOINT PLAN
SCALE: 1:100

NOTE:
ARTICULATION JOINT ON BOUNDARY WALL TO BE FIRE RATED AS PER BCA REQUIREMENTS



NOTE
MAXIMUM BRICK TIE FIXING DISTANCE IS 300mm FROM THE ARTICULATION JOINT

LEGEND

ARTICULATION JOINT

WATERSHED BUILDING CONSULTANTS
APPROVED DOCUMENT
PERMIT NO: 267325795604
ISSUED DATE: 29 Jan 2021

BRICK VENEER WALL
ARTICULATION JOINT DETAILS
N.T.S.

REV.	REMARK/COMMENT	DATE	APPR.
02	CONSTRUCTION ISSUE	23.12.20	
01	CONSTRUCTION ISSUE	27.10.20	

Intrax HOUSING

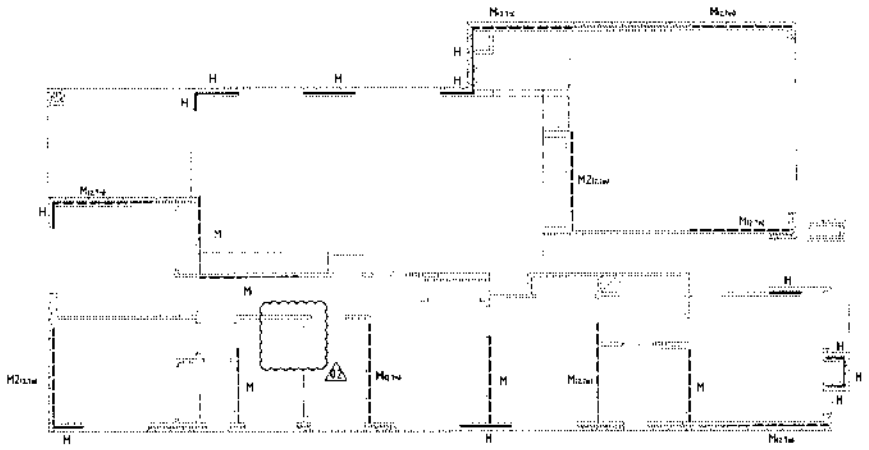
PROJECT
PROPOSED RESIDENCE
LOT 720 NO. 15 FRIESIAN AVENUE
TRARALGON

CLIENT
METRICON HOMES (GIPPSLAND)

CONSTRUCTION ISSUE

DRAWING
ARTICULATION JOINT PLAN

149115	ENGINEER: A.G.	DRAWN: Y.C.	RFV
	SHEET NO. S13	NO. OF SHEETS 22	02



BRACING PLAN
SCALE = 1:100

BRACING LEGEND

M	1.5kN/m CAPACITY METAL STRAP BRACING - REFER TO TYPICAL DETAILS
M2	2.6kN/m CAPACITY METAL STRAP BRACING - REFER TO TYPICAL DETAILS
H	3.6kN/m CAPACITY HYBRID BRACING SYSTEM - REFER TO TYPICAL DETAILS

WATERSHED BUILDING CONSULTANTS
APPROVED DOCUMENT
PERMIT NO: 287257965604
ISSUED DATE: 29 Jan 2021

WIND RATING – N1
- MAXIMUM DESIGN GUST WIND SPEED FOR THIS SITE IS 34 M/S.
- WIND SPEED CALCULATION IS FOR USE IN ULTIMATE LIMIT STATE DESIGN ONLY. CALCULATED IN ACCORDANCE WITH THE LIMITATIONS AS IN AS 4055, SECTION 2.3

ALTERNATIVE BRACING METHOD NOTE:
- OTHER EQUIVALENT CAPACITY BRACING METHODS PERMITTED IN LIEU OF SPECIFIED BRACING WITH 3D SHOWN ON DRAWINGS.
- INSTALLATION OF ALL BRACING IS MUST BE IN ACCORDANCE WITH THE RESIDENTIAL TIMBER FRAMED CONSTRUCTION MANUAL AS 1684.2-2010

REV.	REMARK/COMMENT	DATE:	APPR.
02	CONSTRUCTION ISSUE	23.12.20	
01	CONSTRUCTION ISSUE	27.10.20	

Intrax HOUSING

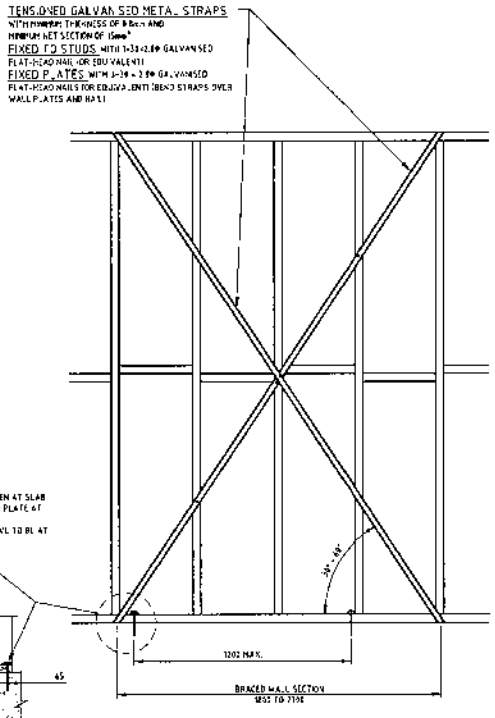
PROJECT
PROPOSED RESIDENCE
LOT 720 NO. 15 FRIESIAN AVENUE
TRARALGON

CLIENT
METRICON HOMES (GIPPSLAND)

CONSTRUCTION ISSUE

DRAWING
BRACING PLAN

14911S	ENGINEER: A.G.	DRAWN: Y.C.	REV 02
	SHEET NO. S14	NO. OF SHEETS 22	



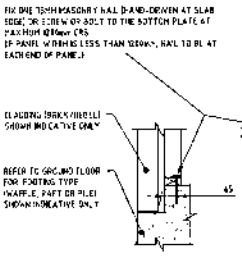
DOUBLE DIAGONAL METAL TENSION STRAPS

(BRACING CAPACITY -1.5 kN/m)

DENOTED AS M ON PLAN.

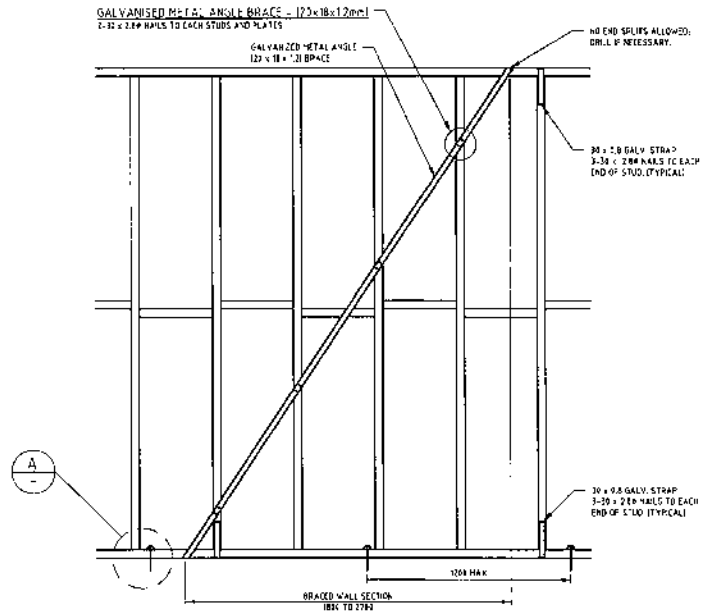
N.T.S.

EQUIVALENT SPF BRACE CAN BE ACCEPTED



BOTTOM WALL PLATE TO CONCRETE SLAB FIXING DETAIL DETAIL A-A

SCALE = 1:20



NOTE:
THE MAXIMUM DEPTH OF A NOTCH OR SAW-CUT SHALL NOT EXCEED 20mm. SAW-CUTS STUDS SHALL BE DESIGNED AS NOTCHED.

DIAGONAL METAL ANGLE BRACES

(BRACING CAPACITY - 1.5 kN/m)

DENOTED AS M ON PLAN.

N.T.S.

WATERSHED BUILDING CONSULTANTS
APPROVED DOCUMENT
PERMIT NO: 267325765604
ISSUED DATE: 29 Jan 2021

REV.	REMARK/COMMENT	DATE:	APPR.
02	CONSTRUCTION ISSUE	21.12.20	
01	CONSTRUCTION ISSUE	27.10.20	

Intrax HOUSING

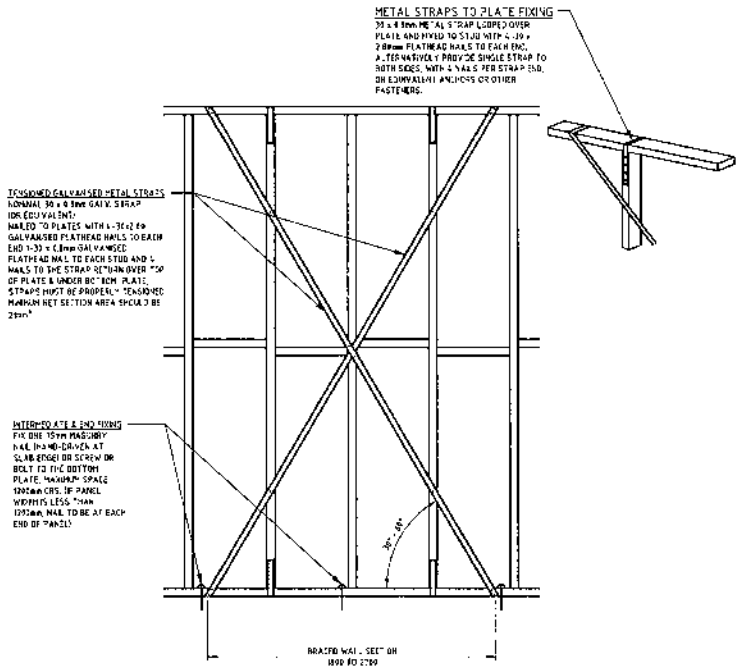
PROJECT
PROPOSED RESIDENCE
LOT 720 NO. 15 FRIESIAN AVENUE
TRARALGON

CLIENT
METRICON HOMES (GIPPSLAND)

CONSTRUCTION ISSUE

DRAWING
BRACING DETAILS - SHEET 1

149115	ENGINEER: A.G.	DRAWN: Y.C.	REV
	SHEET NO. S15	NO. OF SHEETS 22	02



DOUBLE DIAGONAL METAL TENSION STRAPS
(BRACING CAPACITY – 3.0 kN/m)

DENOTED AS M2 ON PLAN
SCALE = 1:20

EQUIVALENT SPEEDBRACE CAN BE ADOPTED

WATERSHED BUILDING CONSULTANTS
APPROVED DOCUMENT
PERMIT NO: 2673257965604
ISSUED DATE: 29 Jan 2021

REV.	REMARK/COMMENT	DATE:	APPR.
02	CONSTRUCTION ISSUE	23.12.20	
01	CONSTRUCTION ISSUE	27.10.20	

Intrax HOUSING

PROJECT
PROPOSED RESIDENCE
LOT 720 NO. 15 FRIESIAN AVENUE
TRARALGON

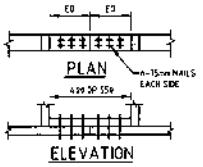
CLIENT
METRICON HOMES (GIPPSLAND)

CONSTRUCTION ISSUE

DRAWING
BRACING DETAILS - SHEET 2

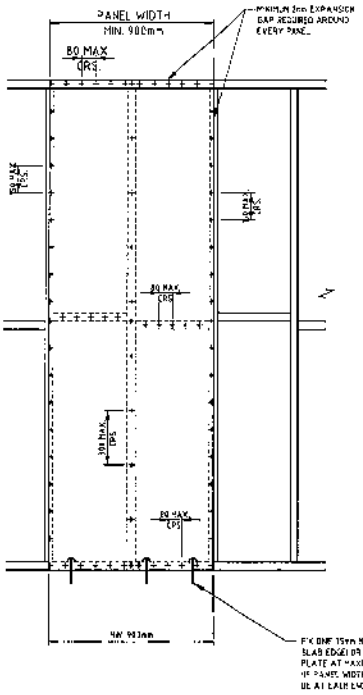
149115	ENGINEER: A.G.	DRAWN: Y.C.	REV
	SHEET NO. S16	NO. OF SHEETS 22	02

NOTES:
1. HYNE OS BRACE SHALL COMPLY WITH AS/NZS 1859.4.
2. HYNE OS BRACE SHALL BE NAILED TO FRAME USING MINIMUM #30x2.8mm GALVANIZED FLAT-HEAD NAILS OR EQUIVALENT.
3. NAILS SHALL BE LOCATED A MINIMUM OF 10mm FROM THE VERTICAL EDGES AND 15mm FROM THE TOP AND BOTTOM EDGES. MAXIMUM 400mm STUD SPACING.
4. AT LEAST ONE SIDE OF THE BRACING WALL SHALL BE LINED WITH GYPSUM PLASTER 50A90 OR APPROVAL EQUIVALENT

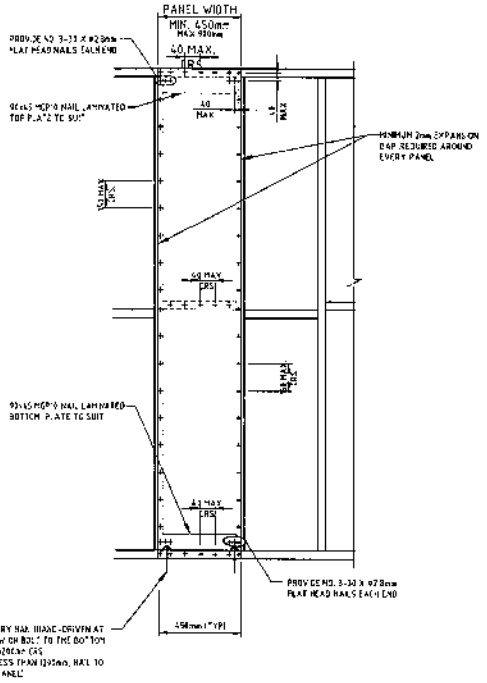


NOTE:
- SPLICE PLATE MUST BE SAME SIZE & STRESS GRADE AS TOP & BOTTOM PLATES
- WHERE TOP & BOTTOM PLATES IN BRACED SECTIONS ARE DISCONTINUED THEY MUST BE SPLICED AS SHOWN IN THIS DETAIL.

TYPICAL TOP & BOTTOM PLATE SPLICE DETAIL



HYNE OS' BRACING Ⓡ SYSTEM
(BRACING CAPACITY – 3.4 kN/m)
DENOTED AS H ON PLAN.
N.T.S.



HYNE OS' BRACE Ⓡ SYSTEM DETAIL
(BRACING CAPACITY – 2.2 kN/m)
DENOTED AS H ON PLAN.
N.T.S.

WATERSHED BUILDING CONSULTANTS
APPROVED DOCUMENT
PERMIT NO: 2673257965604
ISSUED DATE: 29 Jan 2021

REV	REMARK/COMMENT	DATE	APPR.
02	CONSTRUCTION ISSUE	23.12.20	
01	CONSTRUCTION ISSUE	27.10.20	

Intrax HOUSING

PROJECT
PROPOSED RESIDENCE
LOT 720 NO. 15 FRIESIAN AVENUE
TRARALGON

CLIENT
METRICON HOMES (GIPPSLAND)

CONSTRUCTION ISSUE

DRAWING
BRACING DETAILS - SHEET 3

149115	ENG. NEER/A.G.	DRAWN: Y.C	REV
	SHEET NO. S17	NO. OF SHEETS 22	02

GENERAL DRAINAGE NOTES

1. THE CONTRACTOR SHALL ADEQUATELY DRAIN THE SITE DURING ALL STAGES OF CONSTRUCTION.
2. CONTRACTOR SHALL VERIFY ALL LEVELS, DIMENSIONS AND SERVICES PRIOR TO COMMENCEMENT OF WORK.
3. ALL APPROPRIATE PERMITS SHALL BE OBTAINED AND FEES PAID FOR BY THE CONTRACTOR.
4. ANY PAVEMENT OR FEATURES DAMAGED DURING THE COURSE OF THIS CONTRACT SHALL BE REINSTATED TO THE FORMER CONDITION.
5. THE CONTRACTOR SHALL ARRANGE A SITE INSPECTION WITH THE CIVIL ENGINEERING SUPERVISING OFFICER PRIOR TO THE COMMENCEMENT OF WORK TO RECORD ANY DAMAGE TO EXISTING FEATURES.
6. ALL EXISTING PIT COVERS, DOWNPIPE CONNECTIONS AND SIMILAR FEATURES IN CONSTRUCTION AREAS ARE TO BE ADJUSTED TO SUIT AS PART OF THIS CONTRACT.
7. ALL CONCRETE PAVEMENT SHALL BE FINISHED WITH A NON-SKID FLOAT, AND BROOMED FINISH.
8. BEFORE COMMENCEMENT OF WORK A TEMPORARY BENCH MARK IS TO BE ESTABLISHED BY THE CONTRACTOR IN A POSITION ON SITE SAFE FROM DISTURBANCE.
9. ALL FILLING SHALL BE UNIFORMITY PLACED IN LAYERS NOT EXCEEDING 200MM LOOSE MEASUREMENT. EACH LAYER SHALL BE WITHIN 95% TO 105% OF OPTIMUM MOISTURE CONTENT AND BE PROPERLY COMPACTED, AS SPECIFIED, BASED ON THE STANDARD COMPACTION TEST AS OUTLINED IN AS 1289-1977.
10. CRUSHED ROCK PAVEMENT COMPACTIONS SHALL BE TO 100% STANDARD MAXIMUM DRY DENSITY FOR BASE COURSE, AND 98% FOR SUB BASE COURSE.
11. ANY SHORTFALL IN INDIGENOUS TOPSOIL REQUIRED TO BRING THE GARDEN AND GRASSED AREAS TO THE DESIGN LEVELS SHALL BE MADE UP WITH APPROVED IMPORTED TOPSOIL, NO ADDITIONAL PAYMENT WILL BE MADE FOR IMPORTED TOPSOIL.
12. EXCAVATED MATERIAL SHALL BE STOCKPILED ON SITE AS DIRECTED BY THE SUPERINTENDENT. EXCESS TO BE REMOVED FROM SITE AT CONTRACTORS EXPENSE.
13. TOPSOIL TO BE STRIPPED TO A DEPTH OF 150MM UNDER FULL AREAS AND ALL OTHER AREAS. THIS TOPSOIL SHALL BE STOCKPILED ON SITE, AS DIRECTED BY SUPERINTENDENT. EXCESS SOIL TO BE STOCKPILED ON SITE AS DIRECTED BY THE SUPERINTENDENT, OR REMOVED FROM THE SITE AT THE CONTRACTORS EXPENSE, IF SO DIRECTED.
14. ALL STORMWATER DRAINS SHALL BE BEDDED ON A MINIMUM OF 80mm COMPACTED THICKNESS 20 RS CLASS 3 FINE CRUSHED ROCK, IN SOIL BASED TRENCHES, INCREASE TO 220mm THICKNESS IN ROCK BASED TRENCHES.
15. 100mm DIAMETER STORMWATER DRAINS SHALL BE LAID AT A MINIMUM GRADE OF 1:100, UNLESS OTHERWISE SHOWN.
16. 150mm DIAMETER STORMWATER DRAINS SHALL BE LAID AT A MINIMUM GRADE OF 1:200, UNLESS OTHERWISE SHOWN.
17. TRENCH EXCAVATING. WHERE ONE OR BOTH SIDES OF ANY TRENCH EXCEED 1.5 M IN DEPTH, THE CONTRACTOR SHALL ENSURE THAT THE PROVISIONS OF MINES ACT 1958 AND THE MINES (TRENCHES) REGULATIONS 1939 ARE COMPLIED WITH.
18. TRENCHES TRAVERSING EXISTING OR PROPOSED PAVEMENTS INCLUDING ASPHALT AND CONCRETE SHALL BE BACKFILLED WITH FIRST CLASS MATERIAL, AND COMPACTED. PAVEMENT SHALL BE REINSTATED TO THE SATISFACTION OF THE SUPERINTENDENT.
19. ALL SURPLUS EXCAVATED MATERIAL SHALL BE REMOVED FROM SITE.
20. FOOTPATHS, DRIVEWAYS, ROADWAYS, KERBS, ROADS OR EXISTING FEATURES DISTURBED, BROKEN OR AFFECTED BY THE WORKS ARE TO BE REINSTATED TO THE COMPLETE SATISFACTION OF THE CITY ENGINEER OR HIS REPRESENTATIVE.
21. ALL CONCRETE TO BE SAW CUT AND BROKEN OUT TO THE NEAREST JOINT.
22. ALL NATURE STRIPS AND LAWN AREAS OUTSIDE PRIVATE PROPERTY TO BE REINSTATED WITH TOP SOIL AND SEEDED.
23. CONTRACTOR TO CONTACT LOCAL COUNCIL ENGINEERING DEPARTMENT AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION OF DRAINAGE TO ARRANGE FOR COUNCIL SUPERVISION AND INSPECTION IF REQUIRED BY COUNCIL.
24. THE CONTRACTOR IS TO VERIFY ALL LOCATIONS AND DEPTH OF SERVICES WITH THE RELEVANT AUTHORITIES FOR THE CONSTRUCTION OF DRAINS AND SERVICES OUTSIDE THE PROPERTY BOUNDARY PRIOR TO THE COMMENCEMENT OF WORKS, AND SHALL BE FULLY RESPONSIBLE FOR RECTIFICATION OF ANY DAMAGED SERVICE.
25. ALL EXCESS TOPSOIL SHALL BE REMOVED OFF SITE AT THE CONTRACTOR'S EXPENSE.
26. ALL ADDITIONAL FILL MATERIAL REQUIRED DUE TO OVER EXCAVATION OR A SHORTFALL OF SUITABLE EXCAVATED MATERIAL SHALL BE IMPORTED AT THE CONTRACTORS EXPENSE.
27. AT THE TIME OF THE PREPARATION OF THE DRAINAGE DESIGN, IF THE LANDSCAPING DESIGN HAS NOT SUPPLIED TO THIS OFFICE, THEN THE DRAINAGE SYSTEM MAY BE SUBJECT TO CHANGE. THIS OFFICE OR A QUALIFIED PRACTITIONER SHALL REVIEW THE DRAINAGE DESIGN WHEN LANDSCAPING DESIGN IS FINALISED.

DRAINAGE NOTES:

1. ALL SURFACE DRAINAGE WORKS SHALL BE INSTALLED IN ACCORDANCE WITH CLAUSE 5.4.3 DRAINAGE REQUIREMENTS OF AS 2870-2011, WHEREIN FOR BUILDINGS ON MODERATELY, HIGHLY AND REACTIVE SITES:
   - SURFACE DRAINAGE SHALL BE CONTROLLED THROUGHOUT CONSTRUCTION AND BE COMPLETED BY THE FINISH OF CONSTRUCTION.
   - THE BASE OF TRENCHES SHALL SLOPE AWAY FROM THE BUILDING.
   - WHERE PIPES PASS UNDER THE FOOTING SYSTEMS, CLAY PLUGS ARE ADDED TO PREVENT THE INGRESS OF WATER.
2. FOR BUILDINGS ON HIGHLY AND REACTIVE SITES, DRAINES SHALL PROVIDE DRAINAGE ARTICULATION TO ALL STORMWATER, SANITARY PLUMBING DRAINS AND DISCHARGE PIPES IN ACCORDANCE WITH CLAUSE 5.4.4 PLUMBING REQUIREMENTS, WHERE FLEXIBLE JOINTS IMMEDIATELY OUTSIDE BUILDING AND COMMENCING WITHIN 1M OF THE BUILDING PERIMETER ARE REQUIRED TO ACCOMMODATE THE REQUIRED DIFFERENTIAL MOVEMENT BASED ON THE SOIL CLASSIFICATION REFER TABLE 2M. REQUIREMENTS FOR EXPANSION AND ARTICULABLE FITTINGS.
3. SURFACE WATER MUST BE DIVERTED AWAY FROM THE DWELLING AND GRADED AWAY FROM ALL FOUNDATIONS TO GIVE A SLOPE OF NOT LESS THAN 50mm OVER THE FIRST 1000mm FROM THE DWELLING.
4. SUBSURFACE DRAINS TO REMOVE GROUND OR TABLE WATER SHALL BE DETAILED BY THE DESIGN ENGINEER. FURTHERMORE, DAMP-PROOF MEMBRANE IN ACCORDANCE WITH 5.3.3 SHALL BE INSTALLED FOR GROUNDWATER OR AGGRESSIVE SOILS.
5. DRAINAGE PLUMBING IS IN ACCORDANCE WITH AS3500.

MATERIALS

1. PROPOSED 100MM & 150MM STORMWATER DRAINS SHALL BE FORMED OF UNPLASTICISED POLYVINYL CHLORIDE PIPES AND FITTINGS CLASS SEWER CLASS MANUFACTURED TO CONFORM TO AS 1260.
2. PROPOSED 225 DIAMETER AND LARGER STORMWATER DRAINS SHALL BE FORMED OF FIBRE REINFORCED CONCRETE CLASS 2, RUBBER RING JOINTED PIPE MANUFACTURED TO CONFORM TO AS 4058 (CLASS 3 WHERE INDICATED). USE UPVC TO AS1260 (CLASS SH) WHERE SHOWN ON THE DRAWINGS.

SERVICE

1. PRIOR TO THE COMMENCEMENT OF WORK THE CONTRACTOR SHALL LOCATE EXISTING SERVICES TO BE RETAINED WHERE PROPOSED SERVICES CROSS THEM, AND ASCERTAIN FOR HIMSELF THAT NO CLASHES OF SERVICES WILL OCCUR.
2. WHERE PROPOSED SERVICES TRAVERSE EXISTING ASPHALT AND CONCRETE PAVEMENTS THE PAVEMENT IS TO BE SAW CUT TO FULL DEPTH OF PAVEMENT ON LINE TO EXCAVATION.
3. TRENCHES TRAVERSING EXISTING OR PROPOSED PAVEMENTS INCLUDING ASPHALT AND CONCRETE SHALL BE BACKFILLED WITH CLASS 2 FINE CRUSHED ROCK AND COMPACTED AS TO THE SATISFACTION OF THE SUPERINTENDENT.
4. THE CONTRACTOR SHALL CO-ORDINATE THE LAYING OF ALL SERVICES TO AVOID CLASHES.
5. LAY ALL SERVICES TO NOMINATED LEVELS WHERE GIVEN, OTHER SERVICES SHALL BE LAID TO COMPLY WITH MINIMUM COVER REQUIREMENTS.
6. DIFFERENT PARALLEL SERVICES THAT ARE IN CLOSE PROXIMITY TO EACH OTHER MAY BE LAID IN A COMMON TRENCH, SUBJECT TO THE APPROVAL OF THE RELEVANT AUTHORITY AND "HIS/HER REPRESENTATIVE".

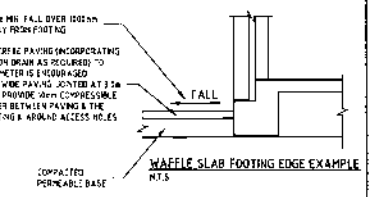
SITE DRAINAGE REQUIREMENTS – CONSTRUCTION STAGE:

THE GEOTECHNICAL REPORT HAS RECOMMENDED THE USE OF A CERTAIN FOOTING THAT IS APPROPRIATE FOR THIS SITE, WHILE MAKING THIS RECOMMENDATION IT HAS BEEN ASSUMED THAT CERTAIN SITE DRAINAGE REQUIREMENTS AS PER AS2870-2011 & SEA HAS BEEN MET.
DURING THE CONSTRUCTION OF THE FOOTING THE FOLLOWING SITE DRAINAGE REQUIREMENTS ARE LISTED AS BEING PART OF THE FINAL FOOTING DESIGN BY INTRAX CONSULTING ENGINEERS.

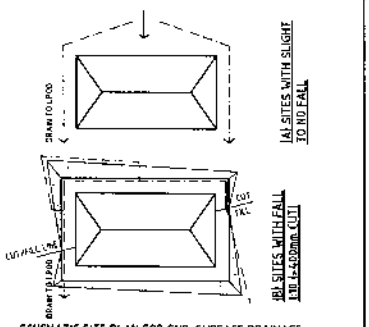
1. MUST PREVENT WATER PONDING AGAINST OR NEAR THE FOOTINGS.
2. THE GROUND IN THE IMMEDIATE VICINITY OF THE PERIMETER FOOTING SHALL BE GRADED TO A FALL OF 50mm/1M, AWAY FROM THE FOOTING OVER A DISTANCE OF 1000mm (OR AS SHAPED TO PREVENT PONDING OF WATER. THIS INCLUDES THE GROUND UPHILL FROM THE FOOTING ON A CUT/FILL SITE) - WHERE FILLING IS PLACED ADJACENT TO THE BUILDING, THE FILLING SHALL BE COMPACTED AND GRADED TO ENSURE DRAINAGE OR WATER AWAY FROM THE BUILDING.
3. ALL COLLECTED STORMWATER MUST BE DISCHARGED TO A LPDO.
4. SURFACE DRAINAGE OF THE SITE SHALL BE CONTROLLED FROM THE START OF THE SITE PREPARATION AND CONSTRUCTION. SURFACE DRAINAGE INCLUDES SURFACE WATER RUN-OFF AND BUILDING WATER (ROOF/GUTTER/DOWNPIPES) RUN-OFF.
   - ALL WATER RUN-OFF SHALL BE CONTROLLED AT ALL TIMES.
   - USE TEMPORARY DOWNPIPES TO COLLECT WATER FROM THE ROOF BUILDING FRAME.
   - WHEN SILT PITS ARE USED TO GATHER SURFACE WATER FROM AREAS ADJACENT TO THE FOOTINGS, THESE SILT PITS ARE TO BE AT LEAST 1500mm AWAY FROM THE FOOTING AND CONNECTED TO THE STORMWATER SYSTEM WITH SOLID PIPE.
   - STORMWATER DRAINS SHALL BE AT LEAST 90mm AND HAVE A MINIMUM FALL OF 1:100 AND 100mm COVER UNDER THE SOIL AND/OR PAVED AREAS.
   - INSPECTION OPENINGS SHOULD BE PROVIDED AT EACH PIPE CONNECTION POINT AND AT A NOMINAL SPACING OF 20M.
   - AVOID UNDERMINING THE FOOTING WITH ANY TRENCHES OR PIPE OR PITS UNLESS THE FOOTING HAS BEEN DESIGNED TO ALLOW FOR SUCH SITUATION.
5. SUB-SURFACE DRAINAGE IS REQUIRED TO REMOVE ANY UNWANTED GROUND WATER BY MEANS FOR A SLOTTED PVC IN A 330mm WIDE TRENCH WITH A FALL OF 1:300. BASE OF THE TRENCH IS FILLED WITH 10mm CRUSHED ROCK OR SIMILAR COVERING THE SLOTTED PIPE.
   - AG DRAINS MUST BE INSTALLED AT THE BASE OF ALL SITE CUTS THAT EXCEED 600mm IN HEIGHT, ALONG THE HIGH SIDE OF A SLOPING SITE AND POSSIBLY ALONG THE LOW SIDE OF A SLOPING SITE ALONG THE BOUNDARY. TO BE CONNECTED TO STORMWATER SYSTEM VIA A SILT PIT.
   - AG DRAIN TO BE LAID APPROX. 200mm INTO UNDISTURBED CLAY OR COMPACTED CLAY.
6. AC CONDENSERS, HW OVERFLOW, WATER TANKS AND ADJOINING PROPERTIES ARE ALL POTENTIAL SOURCES OF UNWANTED WATER. THIS WATER MUST BE CONTROLLED AND DIRECTED TO THE LPDO. POSSIBLE WATER IMPACTING THE SITE FROM AN ADJOINING PROPERTY, ESPECIALLY IF THERE IS A HIGH FENCE ON OR NEAR A BOUNDARY MUST BE ADDRESSED. LOCALISED FOOTING STRENGTHENING IS TO BE CONSIDERED DURING CONSTRUCTION TO DRAINAGE THAT MAY JEOPARDISE THE FOOTINGS.
7. SPATED DRAINS MAY BE USED IN A PAVED AREA (EG DRIVEWAY/GARAGE INTERFACE WHERE THE PAVING NECESSARILY SLOPES TOWARDS THE HOUSE OR GARAGE. SPOON DRAINS MAY ALSO BE USED IN CONJUNCTION WITH A PAVED SURFACE.
8. THE GROUND BENEATH A TIMBER DECK MUST BE GRADED SO THAT THE AREA BENEATH THE DECK IS ABOVE THE ADJACENT FINISHED GROUND LEVEL TO PREVENT PONDING.
9. ALL TRENCHES MUST BE DUG AT A SIMILAR GRADE AS THE PIPES THE TRENCHES HOUSE.
   - ALL TRENCHES MUST GENERALLY SLOPE AWAY FROM THE FOOTINGS. TRENCHES MUST BE CLAY PLUGGED OR CONCRETED WHEN PASSING PERPENDICULARLY UNDER ANY PART OF THE FOOTING AND ON ANY SLOPED PIPE SIDE OF A CONNECTION PIT.
   - ALL TRENCHES WITHIN 1930mm OF ANY FOOTING MUST BE EFFECTIVELY SEALED FROM SURFACE WATER, WITH AT LEAST THE TOP 300mm OF THE TRENCH FILLED WITH LOCAL CLAY COMPACTED TO AN IMPERMEABLE TOP LAYER. APPROVED MOISTURE BARRIER MAY BE USED WITH TRENCHES AS AN OPTION.
   - CONCRETE PAVING IS ADVISED OVER ANY TRENCHES WITHIN 1000mm OF ANY FOOTING.
10. FLEXIBLE PLUMBING JOINTS ARE REQUIRED FOR HYDRAULIC SITES TO ALLOW FOR EXPECTED VERTICAL GROUND MOVEMENTS (REFER GEOTECHNICAL REPORT). THE JOINTS MUST BE SET AT THE HALFWAY POINT WHEN INSTALLED & MUST ALSO INCORPORATE SWIVEL JOINTS IN THE SYSTEM.
    - DRAINS EMERGING FROM UNDER THE FOOTING REQUIRE THE FLEXIBLE JOINT TO BE WITHIN 1000mm OF THE OUTSIDE OF THE PERIMETER FOOTING.
    - INSTALLATION, LOCATION AND NUMBER OF JOINTS TO COMPLY WITH MANUFACTURER'S SPECS.
11. PLUMBING PENETRATING THE FOOTING MUST BE AVOIDED WHERE PRACTICABLE. IF UNAVOIDABLE, THEN THE PIPE MUST PASS THROUGH THE MIDDLE THIRD OF THE FOOTING DEPTH AND LAGGING TO THE PIPE PROVIDED.

MAINTENANCE:

1. THE MAINTENANCE OF THE SITE AROUND A NEW HOME IS AN IMPORTANT FACTOR IN THE LONG-TERM PERFORMANCE OF THE FOOTING SYSTEM.
2. THE PRIMARY OBJECTIVE OF THIS MAINTENANCE IS TO MINIMIZE THE VARIATION IN SOIL MOISTURE LEVELS AROUND THE HOUSE THAT COULD LEAD THE EXCESSIVE SOIL MOVEMENT AND POSSIBLE DISTRESS OF THE SUPERSTRUCTURE AND/OR FOOTING. WHEN THE SLAB FORMS PART OF THE TERMITE BARRIER SYSTEM FOR THE HOUSE, THEN IT IS ALSO NECESSARY TO MAINTAIN THE EFFECTIVENESS OF THAT BARRIER WITH APPROPRIATE MAINTENANCE ACTIVITIES.
3. WHEN A CONCRETE SLAB-ON-GROUND IS USED AS PART OF THE TERMITE BARRIER SYSTEM AS OUTLINED IN AS3660.2, THEN IT CANNOT BE TOO HIGHLY STRESSED THAT REGULAR INSPECTION AND MAINTENANCE OF THE SLAB SURROUNDINGS BY A COMPETENT PROFESSIONAL IS REQUIRED TO ENSURE THAT ANY TERMITE INFESTATIONS DETECTED AND TREATED PROMPTLY.
4. ONGOING MAINTENANCE AND INSPECTION ON A REGULAR BASIS IS A REQUIREMENT OF AS3660.1 AND OWNER SHOULD BE CLEARLY ADVISED IF THEIR RESPONSIBILITIES TO ENSURE THAT THEIR INVESTMENT IS PROPERLY PROTECTED.
5. LEAKING TAPS, DOWNPIPES, SEWERS, GUTTERS AND DRAINAGE CAN ALSO AFFECT THE MOISTURE CONTENT OF THE SOIL AND THESE MUST BE INSPECTED REGULARLY TO ENSURE AGAINST DAMAGE TO THE FOOTINGS. SIMILARLY, GUTTERS, DOWNPIPE AND COLLECTION POINTS CAN GET BLOCKED WITH LEAVES AND OTHER DEBRIS, PREVENTING THE EFFECTIVE DRAINAGE OF STORMWATER AWAY FROM THE HOUSE AGAIN. REGULAR INSPECTIONS AND MAINTENANCE SHOULD BE CARRIED OUT TO PREVENT BLOCKAGES.
6. IT IS IMPORTANT FOR BUILDER TO MAKE THE HOMEOWNER AWARE OF THE MAINTENANCE ISSUES ASSOCIATED WITH ENSURING THE LONG-TERM PERFORMANCE OF THE FOOTING SYSTEM.



WAFFLE SLAB FOOTING EDGE EXAMPLE
N.T.S



SCHEMATIC SITE PLAN FOR SUB-SURFACE DRAINAGE
N.T.S

WATERSHED BUILDING CONSULTANTS
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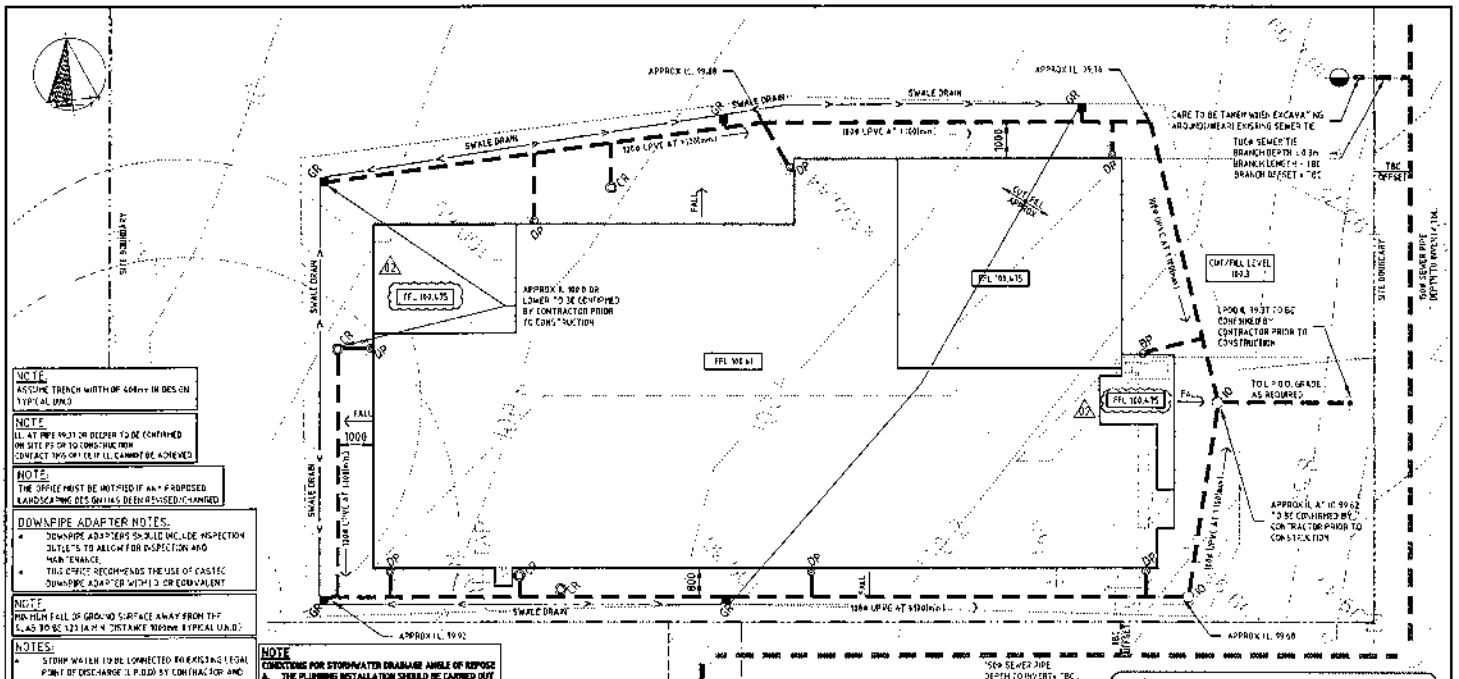
PROJECT
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CONSTRUCTION ISSUE

DRAWING
DRAINAGE NOTES

149115	ENGINEER: A.G.	DRAWN: C.	REV
	SHEET NO. S18	NO. OF SHEETS 22	02



DRAINAGE LAYOUT PLAN

SCALE = 1:100

WATERSHED BUILDING CONSULTANTS
APPROVED DOCUMENT
PERMIT NO: 2673257965604
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LEGEND

EXISTING LEVEL
EXISTING SURFACE CONTOURS
FFL XXX.XX — FINISHED FLOOR LEVEL
IL AA.AA — INVERT LEVEL
RETAINING WALL
SITE BOUNDARY — PROPERTY BOUNDARY
GRATED TRENCH STORMWATER
PROPOSED STORMWATER DRAIN SEALED SYSTEM
PROPOSED STORMWATER DRAIN
EX SWINC STORMWATER/SEWER MAIN
AG — AG-PIPE
SWALE DRAIN — NATURAL SWALE DRAIN
EXISTING TREES
CLAY PLUG
EXPANSION/FLEXI JOINT
HWP DOWNPIPES
INSPECTION SHAFT
GRATED SILT PIT
CAPPED RISER
GRATED RISER
DRAINAGE PIPE FLOW DIRECTION
GRATED STORMWATER PIT-PREFABRICATED PLASTIC OF APPROXIMATE DIMENSIONS 235 x 235 - 95
FALL — DIRECTION OF SURFACE SLOPES MINIMUM 1:20 FALL AWAY FROM THE BUILDING TYPICAL U.N.O.

MINIMUM REQUIREMENT FOR EXPANSION/FLEXI JOINTS (IF REQUIRED)

SITE CLASS	DESIGN Ys MOVEMENT (mm)	MIN. EXPANSION JOINT CAPACITY REQUIREMENT	ALLOWABLE ROTATION
M	Ys=40	MIN. 35mm PASSING THROUGH FOOTING	NOT APPLICABLE

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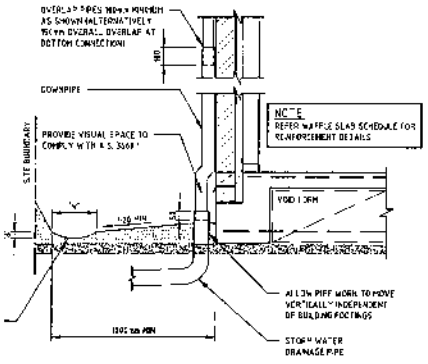
CLIENT: METRICON HOMES (GIPPSLAND)

CONSTRUCTION ISSUE

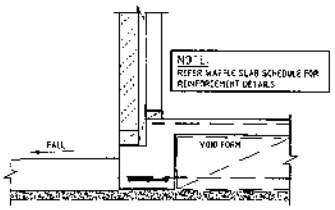
DRAWING: DRAINAGE LAYOUT PLAN

	ENGINEERING	DRAWING	REV
149115	SHEET NO. 519	NO. OF SHEETS 22	02

NATURAL SWALE DRAIN GUIDELINE		
CUT DEPTH	SWALE DEPTH 'd'	SWALE WIDTH 'w'
< 530mm	100mm	350mm
530mm - 800mm	150mm	450mm
> 800mm	200mm	550mm



TYPICAL DOWNPIPE & SWALE DRAIN DETAIL (IF REQUIRED)
N.T.S.



TYPICAL BENCHING DETAIL
N.T.S.

1. PREVENT 'OVERPOUR' OF CONCRETE BY LINING ANY COLLAPSED SIDES OF TRENCHES WITH FIBRE CEMENT SHEETING, FORMPLY, BOARDS OR COMPACTED SOIL BACKFILLING BEHIND VAPOUR BARRIER FOR DAMP-PROOF MEMBRANE DURING POUR.
2. FALL 'CUT' BENCHING AWAY FROM THE FOOTING.
3. TERMINATE VAPOUR BARRIER FOR DAMP-PROOF MEMBRANE UNDER 'CUT' BENCHING.
4. PLACE DPM BETWEEN PAVING AND FOOTING.
5. MINIMUM EDGE EXPOSURE OF 75mm MAY BE REQUIRED FOR TERMITE PROTECTION TO COMPLY WITH AS3660.1 AND IS REQUIRED ON 'H' CLASS SITES TO COMPLY WITH THE SOUTH AUSTRALIAN HOUSING CODE. THE GREATER THE EXPOSURE HOWEVER, THE GREATER THE OPPORTUNITY TO SPY OUT FROM THE OUTSIDE FACE).
6. THE DPM / VISCOUS DAMP PROOF MEMBRANE AS USED BY BRICKLAYERS SHOULD SIT ON THE 'CUT' BENCH LEVEL FOR A MINIMUM OF 75mm. IT SHOULD THEN EXTEND UP THE FACE OF THE FOOTING TO END AT THE TOP OF THE PAVEMENT.

WATERSHED BUILDING CONSULTANTS
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D1	CONSTRUCTION ISSUE	27.10.20	

Intrax HOUSING

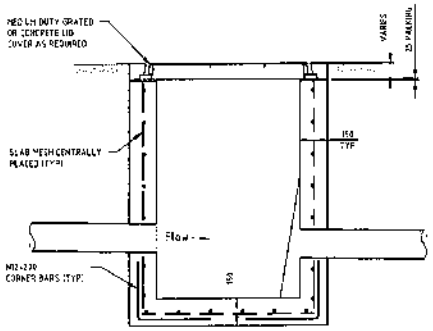
PROJECT
PROPOSED RESIDENCE
LOT 720 NO. 15 FRIESIAN AVENUE
TRARALGON

CLIENT
METRICON HOMES (GIPPSLAND)

CONSTRUCTION ISSUE

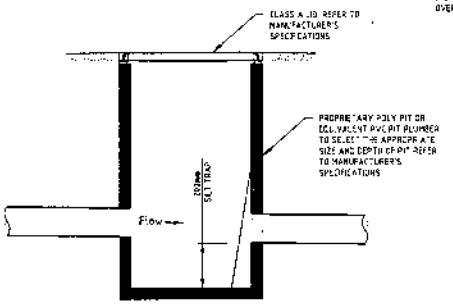
DRAWING
DRAINAGE DETAILS - SHEET 1

149115	ENGINEER: A.G	DRAWN: K.C.	REV
	SHEET NO. S20	NO. OF SHEETS 22	02

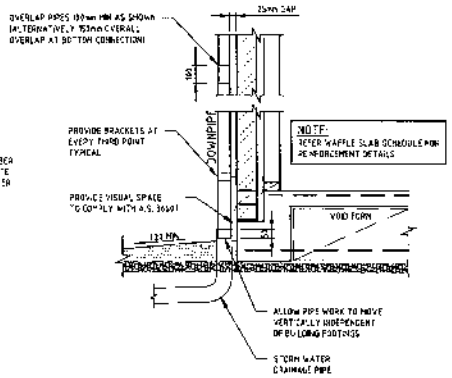


500 / 500

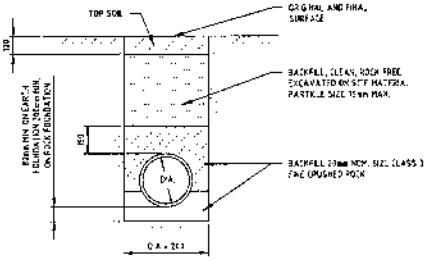
PIT WITH SILT TRAP DETAIL FOR TRAFFICABLE AREA(IF REQUIRED)
N.T.S.



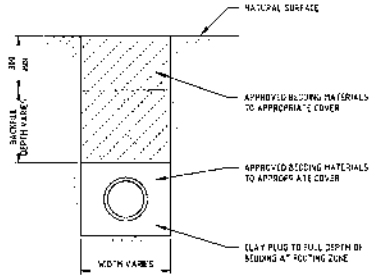
PIT WITH SILT TRAP DETAIL FOR NON-TRAFFICABLE AREA(IF REQUIRED)
N.T.S.



TYPICAL DOWNPIPE DETAIL
N.T.S.



TRENCH CONDITIONS FOR DRAINAGE PIPE INSTALLATION (NOT UNDER PAVEMENTS)
SCALE = 1:20



TYPICAL CLAY PLUG DETAIL
N.T.S.

WATERSHED BUILDING CONSULTANTS
APPROVED DOCUMENT
PERMIT NO: 2673257965604
ISSUED DATE: 29 Jan 2021

REV.	REMARK/COMMENT	DATE:	APPR.
02	CONSTRUCTION ISSUE	21.12.20	
01	CONSTRUCTION ISSUE	27.10.20	

Intrax HOUSING

PROJECT
PROPOSED RESIDENCE
LOT 720 NO. 15 FRIES AN AVENUE
TRARALGON

CLIENT
METRICON HOMES (GIPPSLAND)

CONSTRUCTION ISSUE

DRAWING
DRAINAGE DETAILS - SHEET 2

149115	ENGINEER: A.G.	DRAWN: Y.C.	REV
	SHEET NO. 521	NO. OF SHEETS 22	02

CUT/ FILL AREAS:
NOTE AREAS ARE TAKEN FROM THE CUT LINE TO THE OUTER EDGE OF THE CUT BATTER AND FILL APRON.

CUT: 252 SQM

FILL: 114 SQM

GARDEN AND SITING REQUIREMENTS
965QM2 - 35% OF THE ALLOTMENT

441M2 > 345M2 COMPLIES

CONSTRUCTION DRAWINGS ...21/Dec/20

The Owner acknowledges that these are the final plans as varied, and supersede any prior plans signed.
No further variations permitted

Signed.....

Date.....

DRIVEWAY DESIGN NOTE:
THE DRIVEWAY HAS BEEN DESIGNED IN ACCORDANCE WITH THE OWNERS SPECIFIC DIRECTION

THE OWNER ACCEPTS FULL RESPONSIBILITY AND INDEMNIFIES THE BUILDER AGAINST ANY LIABILITY IN RESPECT OF THE DRIVEWAY DESIGN & HAS SOUGHT CLARIFICATION FROM THE RELEVANT AUTHORITY FOR RELOCATION OF BOLLARD AND ACCEPTANCE OF CROSSOVER DESIGN

BUSHFIRE ATTACK ASSESSMENT:
BAL-LOW

SLAB STEPDOWNS
THE FOLLOWING STEP DOWNS ARE TAKEN FROM RFL OF HOUSE SLAB:-

GARAGE: 135MM
PORTICO: 135MM
OUTDOOR ROOM 135MM

GENERAL NOTE:
COMPLIANCE WITH NCC 2019
COMPLIANCE WITH NCC 2019 CLAUSE 3.6.7.2
COMPLIANCE WITH NCC 2019 CLAUSE 3.6.7.5
COMPLIANCE WITH NCC 2019 CLAUSE 3.12.3.5

ROOF DRAINAGE
GUTTERS AND DOWNPIPES TO BE IN ACCORDANCE WITH AS 3500

TEMPORARY DOWNPIPES
TEMPORARY DOWNPIPE SOCKS TO BE USED ON YS CONSTRUCTION UNTIL DOWNPIPES ARE CONNECTED TO PREVENT PONDING NEXT TO THE SLAB

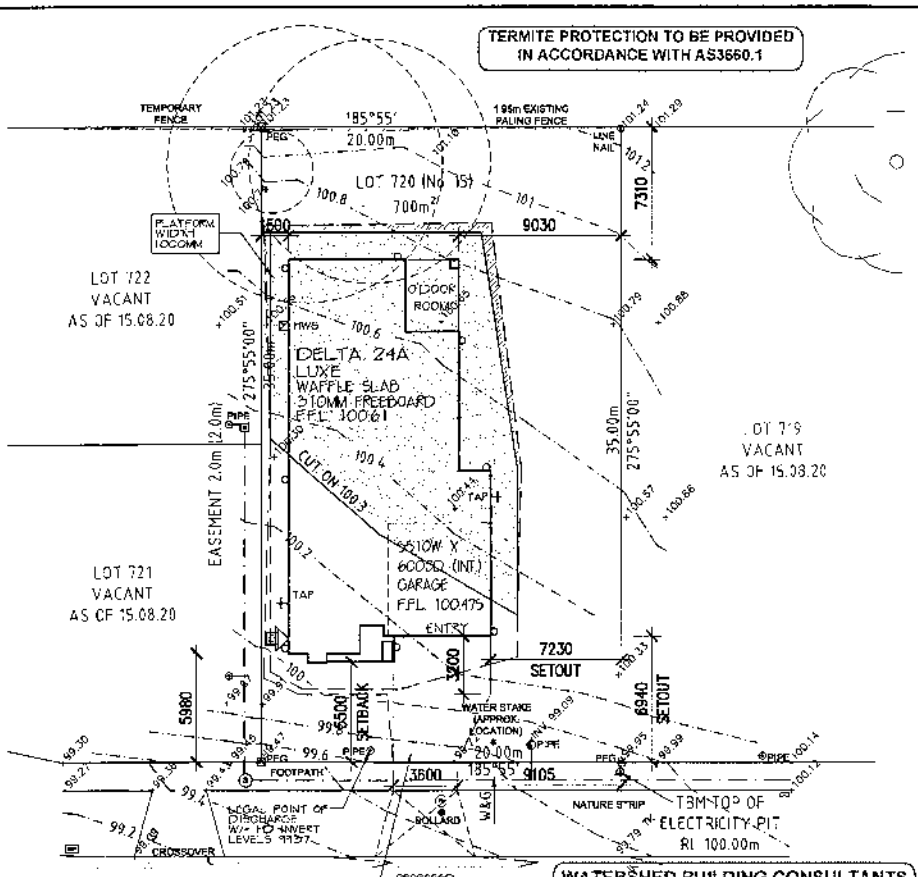
TEMPORARY FENCING:
BUILDER TO PROVIDE FENCING TO ANY UNFENCED BOUNDARIES (LOCAL AUTH. BYLAW)

TERMITE PROTECTION:
PROVIDE TERMITE PROTECTION IN ACCORDANCE WITH AS3660.1

6 STAR ENERGY RATING:
DWELLING TO COMPLY W/ THE REQUIREMENTS OF 6 STAR ENERGY RATING

RESCODE NOTES:
VACANT ADJOINING LOTS TO EITHER SIDE AS PER DRAWINGS. THEREFORE NO REQUIREMENTS FOR MEASURES LIMITING OVERLOOKING OR OVERSHADOWING AT THIS STAGE WILL BE REQUIRED THIS WILL NEED TO BE CONSIDERED IF AN OCCUPANCY PERMIT IS ISSUED ON THE ADJACENT LOTS BEFORE A BUILDING PERMIT CAN BE ISSUED ON OUR LOT. NOTE SITING AND PLANS MAY ALTER DUE TO THE ABOVE REQUIREMENTS

OWNER TO PROVIDE 1.8M H SCREENING PRIOR TO CERTIFICATE OF OCCUPANCY TO COMPLY WITH REG 4.19 (C OF O MAY BE ISSUED CONDITIONAL)



WATERSHED BUILDING CONSULTANTS
APPROVED DOCUMENT
PERMIT NO: 267326796604
ISSUED DATE: 29 Jan 2021

WATERSHED BUILDING CONSULTANTS
For all inspection bookings, please call our office before 3PM on 5176 5888.
We required a minimum of 24 hours notice for all bookings.
Stamped Plans must be available on site and a ladder provided for frame inspections.

ZONATE

SITE AREA: 700 SQM
BUILDING AREA: 227 SQM
SITE COVERAGE: 32 %
PERMEABILITY: 65 %
WIND SPEED: 34 M/S

EXCAVATION NOTES
EXCAVATE APPROX 200 MM ON RL 100.5 & SPREAD FILL OVER REMAINING BUILDING AREA TO LEVEL.

EXCAVATIONS TO START MIN 1500MM FROM FACE OF BUILDING AND TO BE BATTERED AS PER ENGINEERS REPORT

IMPORTANT NOTE:
SITE CUTS ARE SUBJECT TO PERMIT APPROVAL & NOT TO BE USED BY ANY OTHER CONTRACTORS OTHER THAN METRICON HOMES P/L

STORMWATER DESIGN AND PLACEMENT AS PER ENGINEERS DESIGN REFER INTRAX JOB NO: 149115
FOR FURTHER INFORMATION SOIL CLASS P (a)

LEGEND:
- EXCAVATION HATCH
- BATTER HATCH
- ACCESS CUT HATCH
- BUILDING ENVELOPE HATCH
- DOWN PIPE LOC.
- SEALED DOWN PIPE
- METER BOX LOC
- GAS METER (PROVIDE BOLLARDS IF REQUIRED)
- SPARE TIE
- TREES TO BE REMOVED
- STORMWATER DRAIN
- SEWER DRAIN

INTRAX SURVEY DATE: 15/08/20
CONTOUR INTERVALS: 200 MM
LEVELS TO ARBITRARY DATUM

SITE PLAN

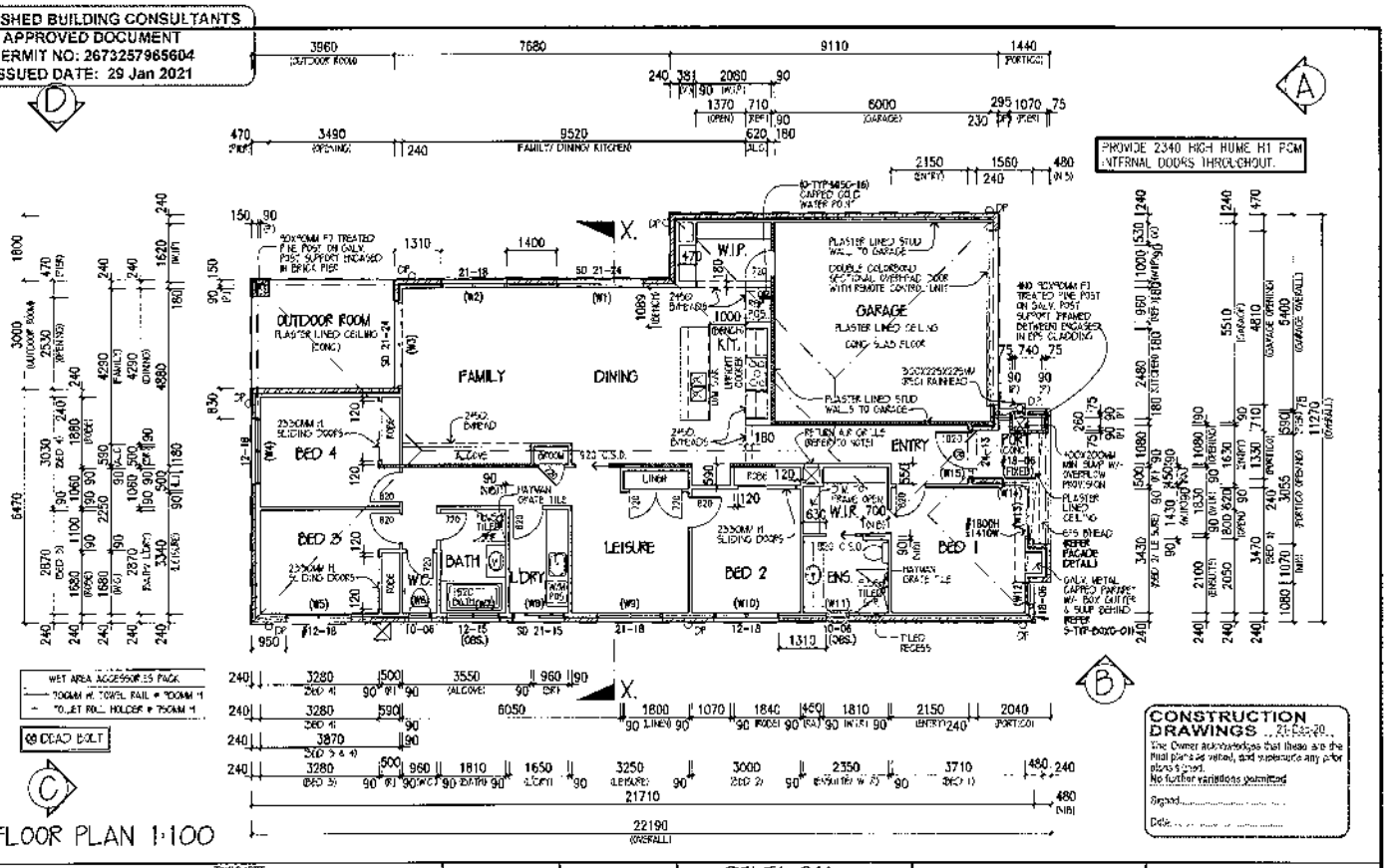
metricon
501 Blackburn Road, Mount Waverley Vic 3149
P.O. Box 857, Mount Waverley Vic 3149
Telephone 03 9915 5555 Fax 03 9222 5144

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OWNER
MISS J. QUIGLEY
LOT 720 (NO. 15) FRIESIAN AVENUE
TRARALGON

JOB: 713627	DRAWN: MZ
DATE: 12/ 0/20	CHECKED: BJG
SCALE: 1:200	SHEET: 1 OF 9
VIC ROADS: 6/6 D2	

WATERSHED BUILDING CONSULTANTS
APPROVED DOCUMENT
PERMIT NO: 2673257965604
ISSUED DATE: 29 Jan 2021



WET AREA ACCESSORIES PACK
- 700MM H. TOWEL RAIL @ 700MM H.
- TOILET ROLL HOLDER @ 750MM H.

DEAD BOLT

CONSTRUCTION DRAWINGS ...21-Dec-20...
The Owner acknowledges that these are the final plans as varied, and supersede any prior plans signed.
No further variations permitted
Signed.....
Date.....

NOTES:
- WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED. FLOOR PLAN DIMENSIONS ARE TO FRAME SIZE ONLY.
- WINDOW SIZES SHOWN ARE SUPPLIERS FRAME SIZES.
- ALL GLAZING TO COMPLY WITH A.S. 1288-2006 GLASS IN BUILDINGS & A.S. 4055-2012 FOR WINDLOADING.
- GARAGE PROP TO BE TIED DOWN IN 4, 1000 LMD BRICKWORK WITH HOOP IRON STRAPS.
- ALL MAJOR CUPBOARD DOORS TO BE REMOVABLE IN ACCORDANCE WITH NCC 3.8.3.
- EXTERNAL PLUMBING MEMBRANES TO COMPLY WITH & BE INSTALLED IN ACCORDANCE WITH NCC 3.8.7.2 & AS/NZS 4729.1 & AS 4349.2
- ALL EXHAUST FANS AND RANGEHOOD DUCTED TO OUTSIDE AIR VIA EXPOSED FLUEPIPES OR WALL VENTS IN ACCORDANCE W/—NCC 3.8.7.3

FRAMING NOTES:
- CENTRE ALL WINDOWS & DOORS INTERNALLY TO ROOM (UNLESS OTHERWISE NOTED)
- PROVIDE ONE 90X45 LVMD STUDS TO ALL INTERNAL DOOR OPENINGS AND ALL SLIDING DOOR OPENINGS AS PER DETAIL S-TYP-DOOR-01
- ENSURE RETURN AIR SPACE & VOID IS CLEAR OF TRUSS &/OR FRAMING CONSTRUCTION.

LEGEND:
- LOAD BEARING WALL
- WALL UNDER STAIR TO BE BUILT AFTER STAIR
- 70MM STUD WALL
- 10MM PLY BOARD FIXED BC STUD w/PLASTER OVER NOGGING WOOD BACKING AS PER AS3047 TO KOMFIT GLAZING PANELS

AREAS:		GARAGE:	35.97 SQM	DESIGN: DELTA 24A	
GRD F.P.:	166.05 SQM	DOOR RU.	11.88 SQM	FACADE: LUXE	CEILING: 2.5 m
		PORTICO:	4.74 SQM	GARAGE: DOUBLE	LOCATION: F
				FLOOR PLAN	
				VF5DEL24LUX51A	
SUBTOTAL:	166.05 SQM	TOTAL:	220.64 SQM		
	18.01 SQR		23.71 SQR		

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BY METRICON
501 Blackburn Rd, Mount Waverley VIC 3149
P.O. Box 831, Mount Waverley VIC 3149
Tel: 03 9915 6555 Fax: 03 9232 5144
Building Practitioner Reg. No. DBU-U/0297 A.C.N. 006 935 852
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OWNER: MISS J. QUIGLEY
LOT 720 (NO. 15) FRIESIAN AVENUE
TRARALGON

JOB NO:	713627	DATE:	26/10/20
F.C DATE:		MST VER:	
PERMIT No:			
DRAWN: FOS	CHKD:	SHEET: 2 of 9	

IMPORTANT NOTE:
REFER TO FACADE DETAIL
REF NO S-TYP-LUXE-01

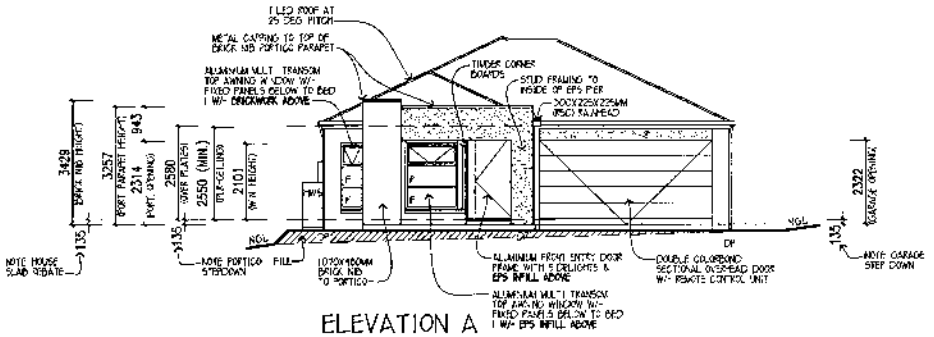
IMPORTANT NOTE:
REFER TO SOIL ENGINEERS PLANS FOR ARTICULATION JOINT LOCATIONS

PROVIDE F.C. SHEET INFILL ABOVE ALL SIDE AND REAR ELEVATION WINDOWS & DOORS UNLESS NOTED OTHERWISE

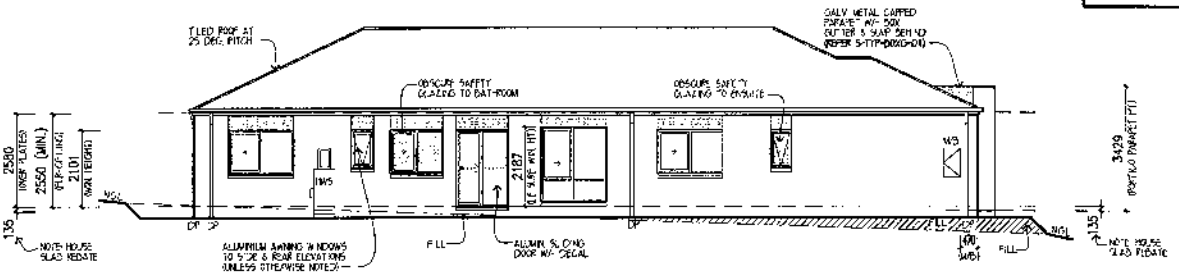
PROVIDE BRICKWORK ABOVE W12 & F.C SHEET INFILL ABOVE GARAGE DOOR OPENING AND W13 & W14, FRONT ENTRY DOOR FRAME TO BE TO THE UNDERSIDE OF THE PORTICO CEILING UNLESS NOTED OTHERWISE.

PROVIDE 35MM TRUSS UPSTAND TO ACCOMMODATE BOX GUTTER & SUMP TO LUXE FACADE

IMPORTANT NOTE:
PROVIDE MESH INSECT SCREENS TO ALL STANDARD OPENABLE WINDOWS & SLIDING DOORS.



ELEVATION A



ELEVATION B

WATERSHED BUILDING CONSULTANTS
APPROVED DOCUMENT
PERMIT NO: 2673257965604
ISSUED DATE: 29 Jan 2021

ELEVATIONS 1:100

NOTES:
- WINDOW SUPPLIER TO SUPPLY COVER BOARDS TO ALL CORNER WINDOWS U.N.O.
- ALL GLAZING TO COMPLY WITH A.S. 1288 2006 GLASS IN BUILDINGS, & WITH A.S. 4055–2012 FOR WINDLOADING.
- WINDOW HEAD HEIGHT DIMENSIONS TO BE GIVEN TO THE NEAREST COURSE/BRICK COURSE.
- WINDOWS TO COMPLY WITH N.C.C. 3.9.2.8 & 3.9.2.7.
- GUTTER AND DRAINAGE SYSTEM TO COMPLY WITH AS 3500
- IF EXTERNAL RENDER IS SUPPLIED BY METRICON THE RENDER PROCESS IS TO BE APPLIED OVER THE CONCRETE ARTICULATION JOINTS AS PER METRICON STANDARD PRACTICES
- SARKING TO ROOF TO BE INSTALLED AS PER NCC3.5.2.1
- WET—FORMING DEVICE/BOARD TO BE INSTALLED AS PER NCC 3.9.2.5 TO TILED SARKED ROOFS W/- PITCH LESS THAN 20° & TILED ROOFS W/- NO EAVES (REFER S-TYP-ROOF-05)

CONSTRUCTION DRAWINGS (21-Dec-20)

The Owner acknowledges that these are the final plans as varied, and supersede any prior plans signed.
No further variations permitted

Signed.....

Date.....

VARIATIONS(V), RE-PREPS(R) AMENDMENTS(A):							
No.	Date:	Item	Grid	No:	Date	Drawn	Chkd
ADI	26/10/20	FOS		-			
FC	21/12/20	SK		-			
-				-			
-				-			
-				-			

DESIGN: DELTA 24A
FACADE: LUXE CEILING: 25.0°
GARAGE: DOUBLE LOCATION: F

ELEVATIONS
VF5DEL24LUX51A

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BY METRICON

501 Blackburn Rd. Mount Waverley VIC 3149
P.O. Box 351, Mount Waverley VIC 3149
Tel: 03 9015 5555 Fax: 03 9222 5144
Building Practitioner Reg. No. CDB-U52967 ACN. 005095267

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OWNER: MISS J. QUIGLEY
LOT 720 (NO. 15) FRIESIAN AVENUE
TRARALGON

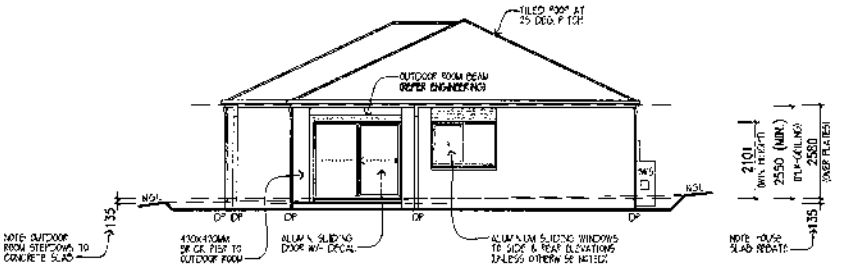
JOB NO:	715627	DATE:	26/10/20
F.C.DATE:		MST VER:	
PERMIT No.			
DRAWN: PC&TS	CHKD:	SHEET:	5 of 9

IMPORTANT NOTE:
REFER TO SOIL ENGINEERS PLANS FOR ARTICULATION JOINT LOCATIONS

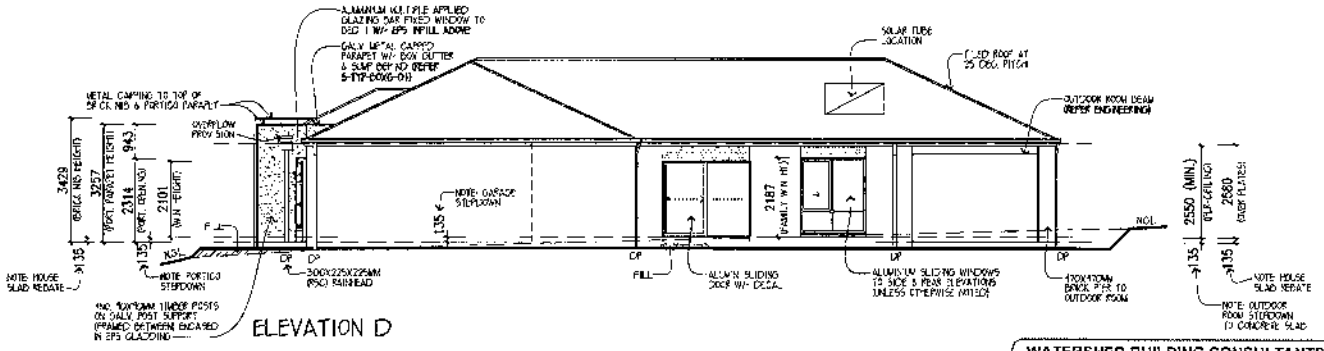
PROVIDE F.C SHEET INFILL ABOVE ALL SIDE AND REAR ELEVATION WINDOWS & DOORS UNLESS NOTED OTHERWISE.

PROVIDE 35MM TRUSS UPSTAND TO ACCOMMODATE BOX GUTTER & SUMP TO LUXE FACADE

IMPORTANT NOTE:
PROVIDE MESH INSECT SCREENS TO ALL STANDARD OPENABLE WINDOWS & SLIDING DOORS.



ELEVATION C



ELEVATION D

ELEVATIONS 1:100

WATERSHED BUILDING CONSULTANTS
APPROVED DOCUMENT
PERMIT NO: 2673257965604
ISSUED DATE: 29 Jan 2021

NOTES:
- WINDOW SUPPLIER TO SUPPLY COVER BOARDS TO ALL CORNER WINDOWS U.N.O.
- ALL GLAZING TO COMPLY WITH A.S. 1288-2006 GLASS IN BUILDINGS, & WQH A.S. 4055-2012 FOR WIND LOADING
- WINDOW HEAD HEIGHT DIMENSIONS TO BE TAKEN TO THE HIGHEST CORRESPONDING BRICK COURSE
- WINDOWS TO COMPLY WITH N.C.C. 3.9.2.6 & 3.9.2.7
- GUTTER AND DRAINAGE SYSTEM TO COMPLY WITH A.S. 3500
- IF EXTERNAL RENDER IS SUPPLIED BY METRICON, THE RENDER PROCESS IS TO BE APPLIED OVER THE CAULKED ARTICULATION JOINTS AS PER METRICON STANDARD PRACTICES
- WARNING TO ROOF TO BE INSTALLED AS PER NCC 3.5.2.4
- ANTI-PONDING DEVICE/BOARD TO BE INSTALLED AS PER NCC 3.5.2.5 TO TILED SARKED ROOFS W/- PITCH LESS THAN 20° & TILED ROOFS W/- NO EAVES (REFER S-TYP-ROOF-06)

CONSTRUCTION DRAWINGS ...21-Dec-20...
The Owner acknowledges that these are the final plans as varied, and supersede any prior plans issued.
No further variations permitted
Signed.....
Date.....

DESIGN: DELTA 24A
FACADE: LUXE CEILING: 25 R
GARAGE: DOUBLE LOCATION: F

ELEVATIONS
VFSDEL24LUXS1A

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551 Blackburn Rd Mount Waverley VIC 3149
P.O. Box 551, Mount Waverley VIC 3149
Tel. 03 9811 5555 Fax. 03 9232 6144
Building Practitioner Reg. No. DBU-U3967 ACN. 005095752

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OWNER: MISS J. QUIGLEY
LOT 720 (NO. 15) FRIESIAN AVENUE
TRARALGON

JOB NO: 713627 | DATE: 26/10/20
F.C DATE: | MST VER:
PERMIT No.
DRAWN: POS | CHKD: | SHEET: 4 of 9

PROVIDE 35MM TRUSS UPSTAND TO ACCOMMODATE BOX GUTTER & SUMP TO LUXE FACADE

ENERGY EFFICIENCY

NOTE: DESIGN MODIFICATIONS MAY BE NECESSARY TO ACHIEVE REQUIRED ENERGY RATING, DEPENDING ON SITING.

PROVIDED IN THE PLANS:

DOOR SEALS – Sill seals to external hinged doors (incl. garage internal access door)

WINDOWS – Shall be weather stripped

DRAFT EXCLUSION – Reflective insulation weather wrap with taped horizontal and vertical joints. Sealed gaps around windows and external doors to be installed in accordance with NCC 3.5.4.6 & AS/NZS 4284

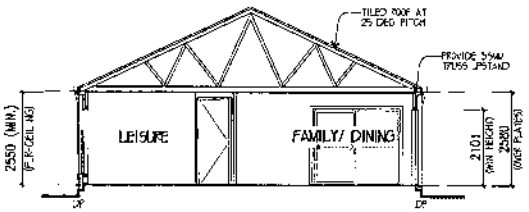
EXHAUST FANS – Draft prevention to exhaust fans, to relevant building codes.

CEILING INSULATION – R4.0 w/ - R2.5 Batts to external perimeter excludes, Outdoor Room, Verandah, Portico and Garage.

WALL INSULATION – R2.0 Batts to all external walls (not house/garage walls and house/roof space walls. No insulation to Garage walls.

FIRST FLOOR INSULATION – R4.0 Batts to floor area above Garage, Portico Verandah and Outdoor room.

DOWNLIGHTS – All downlights to be sealed.



NOTE: REFER ENGINEER'S FOOTING DESIGN.

SECTION X-X

SITE CLASSIFICATION P (A)
(REFER SOIL REPORT NO. 14*115)

SECTION 1:100

CONSTRUCTION DRAWINGS ...21-Dec-20...

The Owner acknowledges that these and the final plans as varied, and approved by them, are those signed.

No further variations permitted

Signed.....

Date.....

WATERSHED BUILDING CONSULTANTS
APPROVED DOCUMENT
PERMIT NO: 2673257965604
ISSUED DATE: 29 Jan 2021

GENERAL NOTES:

* ALL STEPS & STAIRS TO HAVE A 240mm MIN. & 355mm MAX TREAD WIDTH, 115mm MIN. & 190mm MAX. RISER HEIGHT & MUST COMPLY WITH N.C.C. 3.9.1
* BALUSTRADE IN ACCORDANCE WITH N.C.C. 3.9.2. TO BE INSTALLED WHERE INTERNAL & EXTERNAL LANDINGS EXCEED 1000mm ABOVE FINISHED GROUND LEVEL
* PROVIDE CAVITY FLASHING & WEEP HOLES ABOVE LOWER STOREY OPENINGS.
* WATERPROOFING OF WET AREAS TO COMPLY WITH AS. 3740 &/OR N.C.C. 3.8.1.2

* SUB-FLOOR VENTILATION IN ACCORDANCE WITH N.C.C. 3.4.1. TO BE PROVIDED TO SUSPENDED TIMBER FLOOR
* ALL GLAZING TO COMPLY WITH A.S. 1288–2006 GLASS IN BUILDINGS, & WITH A.S. 4055–2012 FOR WINDLOADING

FRAMING NOTES:
TIMBER ROOF TRUSSES TO MANUFACTURERS COMPUTATIONS AND LAYOUTS.

* ALL STRUCTURAL TIMBER FRAMING SIZES TO BE IN ACCORDANCE WITH A.S. 1684.2–2010 NATIONAL TIMBER FRAMING CODE & OR ENGINEERS STRUCTURAL COMPUTATIONS

DESIGN: DELTA 24A

FACADE: LUXE CEILING: 2.5 R

GARAGE: DOUBLE LOCATION: P

SECTION

VF5DEL24LUXS1A

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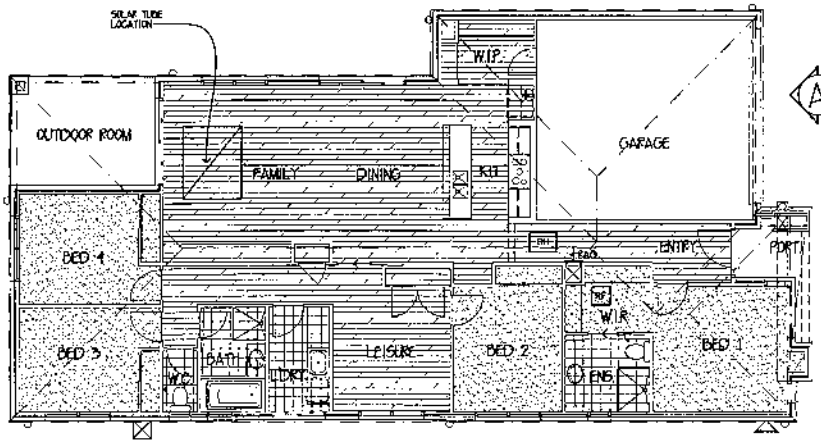
BY METRICON

501 Blackburn Rd, Mount Waverley VIC 3149
P.O. Box 857, Mount Waverley VIC 3149
Tel. 03 9915 5555 Fax 03 9232 5144
Building Practitioner Reg. No. CDB-U 50967 ACN 006156265

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OWNER: MISS J. QUIGLEY
LOT 720 (NO. 15) FRIESIAN AVENUE
TRARALGON

JOB NO: 713627	DATE: 26/10/20
F.C.DATE:	MS' VER:
PERMIT No:	
DRAWN: PDS	CHKED: SHEET: 5 of 9



FLOOR COVERINGS PLAN 1:100

LEGEND

- HWS
- METER BOX
- EDU — EVAPORATIVE COOLING UNIT
- DF — DUCTED HEATING UNIT
- RAG — DUCTED HEATING RETURN AIR (WALL GRILLE)
- RA — DUCTED HEATING RETURN AIR (CEILING)
- RF — ROOF ACCESS
- COIL — REFR DUCTED HEATING & COOLING COIL
- TILES
- CARPET
- LAMINATE/VINYL
- TIMBER DECKING

4 NOTE: PROVIDE WATER STOP TO TILED FLOORS ADJOINING TILED WET AREAS

WATERSHED BUILDING CONSULTANTS
APPROVED DOCUMENT
PERMIT NO: 2673257965604
ISSUED DATE: 29 Jan 2021

CONSTRUCTION DRAWINGS ...21-Dec-20...
The Owner acknowledges that these are the final plans as varied, and supersede any prior plans & sized.
No further variations permitted
Signed: .....
Date: .....

DESIGN: DELTA 24A
FACADE: LUXE — CEILING: 2.4, R
GARAGE: DOUBLE — LOCATION: F

FLOOR COVERINGS PLAN
WPSDEL24LUXS1A

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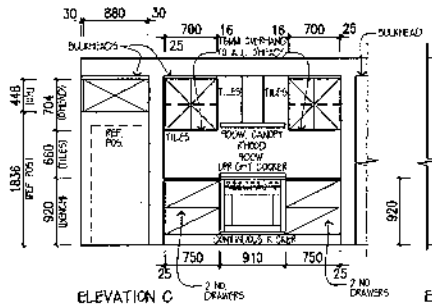
FREEDOM | m metricon

BY METRICON
501 Blackburn Rd, Mount Waverley VIC 3149.
P.O. Box 857, Mount Waverley V.C. 3149
Ph: 03 9915 5555 Fax: 03 9272 5144
Building Practitioner Reg. No. DB-U 62567 A.C.N. 005108757
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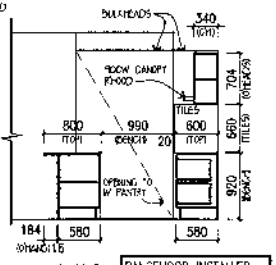
OWNER: MISS J. QUIGLEY
LOT 720 (NO. 15) FRIESIAN AVENUE
TRARALGON

JOB NO: 713627	DATE: 26/10/20
P.C.DATE:	WST VER:
PERMIT No:	
DRAWN: PCS	CHKED:

SHEET: 6 of 9

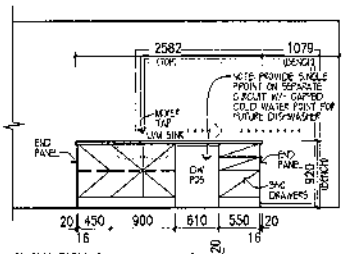


ELEVATION C
KITCHEN

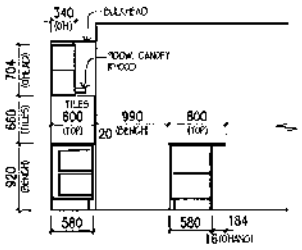


ELEVATION B

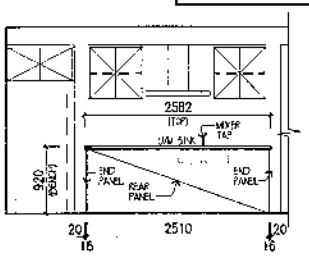
RANGEHOOD INSTALLED AS PER MANUFACTURERS SPECIFICATIONS



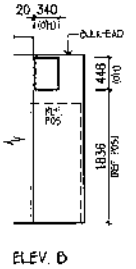
ELEVATION A



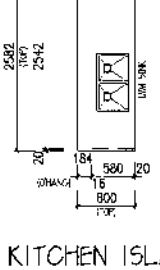
ELEVATION D
KITCHEN



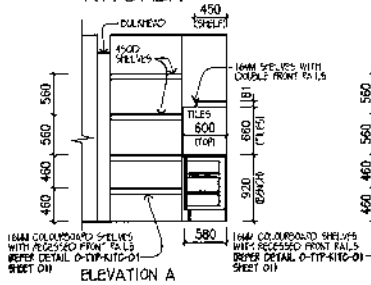
ELEVATION C (REAR OF ISLAND BENCH)



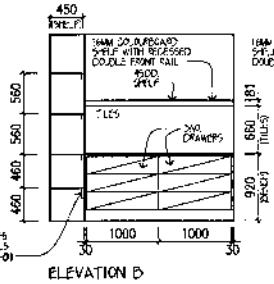
ELEV. D
(THROUGH REF)
KITCHEN.



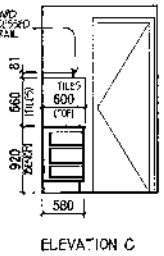
KITCHEN ISLAND
BENCH DETAIL



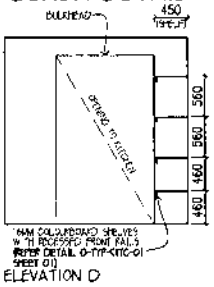
ELEVATION A
W.I.P.



ELEVATION B



ELEVATION C



ELEVATION D

INTERNALS 1:50

NOTES:
- TILE & CUPBOARD DIMENSIONS ARE APPROXIMATE ONLY & MAY BE ALTERED TO SUIT MODULAR SIZES
- INTERNAL DIMENSIONS INDICATED ARE TAKEN FROM PLASTER.
- INTERNAL HEIGHT DIMENSIONS ARE TAKEN FROM THE FINISHED SLAB LEVEL. FLOOR COVERINGS ARE NOT ACCOUNTED FOR.
- ALL DIMENSIONS ARE SUBJECT TO SITE MEASURE
- SHOWER SCREEN HEIGHTS ARE INDICATIVE ONLY AND WILL ALTER DEPENDING ON SHOWER BASE CONSTRUCTION METHODS
- BENCHTOPS MAY HAVE A JOIN DEPENDANT ON LENGTH & CONFIGURATION, POSITIONED AT THE MANUFACTURERS DISCRETION.
- ISLAND BENCH BACK PANELS WILL HAVE A JOIN POSITIONED AT THE MANUFACTURERS DISCRETION

WATERSHED BUILDING CONSULTANTS
APPROVED DOCUMENT
PERMIT NO: 2673257965604
ISSUED DATE: 29 Jan 2021

CONSTRUCTION DRAWINGS ...27-Dec-20...
The Owner acknowledges that these are the final plans as varied, and subsequently only these plans apply.
No further variations permitted
Signed .....
Date .....

DESIGN: DELTA 24A
FACADE: LUXE | CEILING: 2.5 R
GARAGE: DOUBLE | LOCATION: F

INTERNAL ELEVATIONS
VF5DEL24LUX51A

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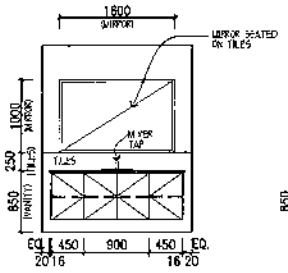
FREEDOM | metricon

BY METRICON

501 Blackburn Rd Mount Waverley VIC 3149
P.O. Box 857, Mount Waverley VIC 3149
Tel: 03 9518 3555 Fax: 03 9220 5144
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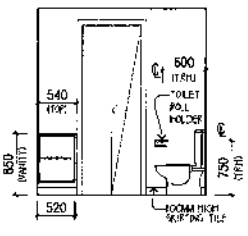
OWNER: MISS J. QUIGLEY
LOT 720 (NO. 15) FRIESIAN AVENUE
TRARALGON

JOB NO: 713627	DATE: 26/10/20
F.C DATE:	MST VER:
PERMIT No:	
DRAWN: PGS	CHKD: SHEET: 7 of 9

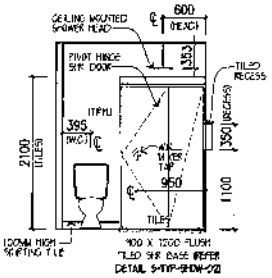


ELEVATION A

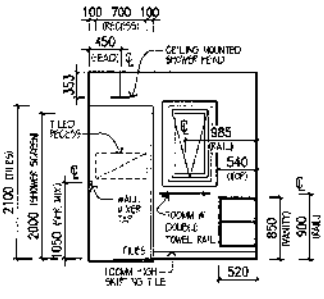
ENSUITE



ELEVATION B



ELEVATION C



ELEVATION D

NOTES:
- TILE & CUPBOARD DIMENSIONS ARE APPROXIMATE ONLY & MAY BE ALTERED TO SUIT MODULAR SIZES
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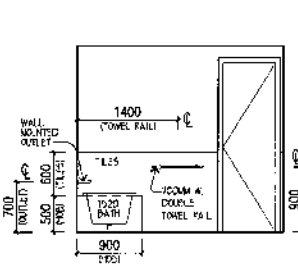
- DEVIATIONS MAY HAVE A JOIN DEPENDANT ON LENGTH & CONFIGURATION, POSITIONED AT THE MANUFACTURERS DISCRETION.
- ISLAND BENCH BACK PANELS WILL HAVE A JOIN POSITIONED AT THE MANUFACTURERS DISCRETION

CONSTRUCTION DRAWINGS ..21-Oct-20..

The Owner acknowledges that these are the final plans to be used, until superseded only prior plans signed.
No further variations permitted

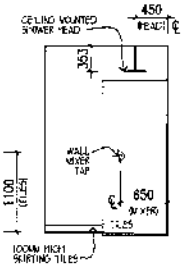
Signed.....

Date.....

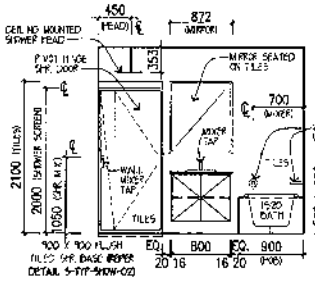


ELEVATION A

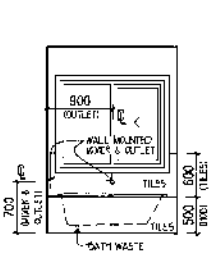
BATH ROOM



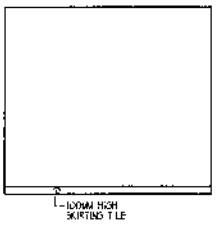
ELEVATION B



ELEVATION C



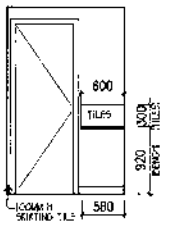
ELEVATION D



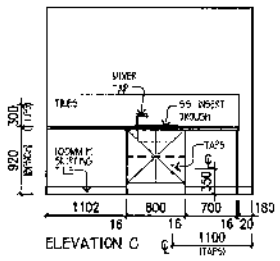
ELEVATION A

LAUNDRY

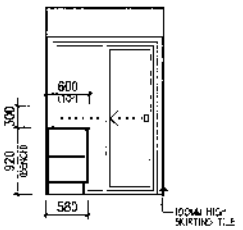
INTERNALS 1:50



ELEVATION B



ELEVATION C



ELEVATION D

WATERSHED BUILDING CONSULTANTS
APPROVED DOCUMENT
~~PERMIT NO: 297227965804~~
ISSUED DATE: 29 Jan 2021

DESIGN: DELTA 24A

FACADE: LUXE CEILING: 25, 8

GARAGE: DOUBLE LOCATION: F

INTERNAL ELEVATIONS

VFSDEL24LUXS1A

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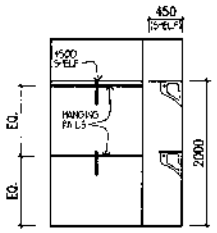
501 Blackburn Rd, Mount Waverley VIC 3149
P.O. Box 857, Mount Waverley VIC 3149
Tel: 03 9913 3555 Fax: 03 9222 5144
Building Practitioner Reg No. CDB-U/36287 ACN: 009/68/032
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OWNER MISS J. QUIGLEY

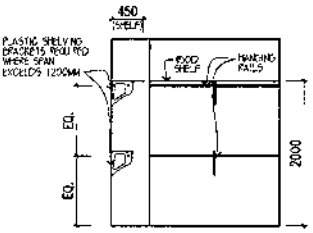
LOT 720 (NO. 15) FRIESIAN AVENUE

TRARALGON

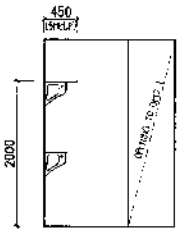
JOB NO. 713627	DATE: 26/10/20
F.C.DATE:	MST VER:
PERMIT No:	
DRAWN: POS	CHKD:



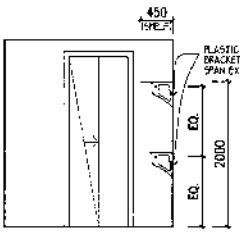
ELEVATION A
W.I.R.



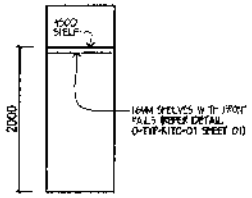
ELEVATION B



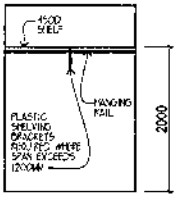
ELEVATION C



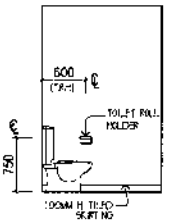
ELEVATION D



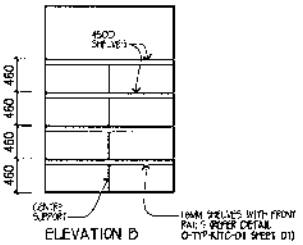
ELEVATION B
BROOM



BED'S 2, 3 & 4
ROBE (TYPICAL)



ELEVATION A
W.C.



ELEVATION B
LINEN

INTERNALS 1:50

WATERSHED BUILDING CONSULTANTS
APPROVED DOCUMENT
PERMIT NO: 26732679656O4
ISSUED DATE: 29 Jan 2021

NOTES:
* TILE & CUPBOARD DIMENSIONS ARE APPROXIMATE ONLY & MAY BE ALTERED TO SUIT MODULAR SIZES
* INTERNAL DIMENSIONS INDICATED ARE TAKEN FROM PLASTER.
* INTERNAL HEIGHT DIMENSIONS ARE TAKEN FROM THE FINISHED SLAB LEVEL. FLOOR COVERINGS ARE NOT ACCOUNTED FOR.
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* BENCHTOPS MAY HAVE A JOIN DEPENDANT ON LENGTH & CONFIGURATION, POSITIONED AT THE MANUFACTURERS DISCRETION.
* ISLAND BENCH BACK PANELS WILL HAVE A JOIN POSITIONED AT THE MANUFACTURERS DISCRETION

CONSTRUCTION DRAWINGS ..21-Dec-20..
The Owner acknowledges that these are the final plans as varied, and supersede any prior plans signed.
No further variations permitted
Signed: .....
Date: .....

DESIGN: DELTA 24A
FACADE: LUXE CEILING: 2.4 R
GARAGE: DOUBLE LOCATION: F

INTERNAL ELEVATIONS
VF5DEL24LUX51A

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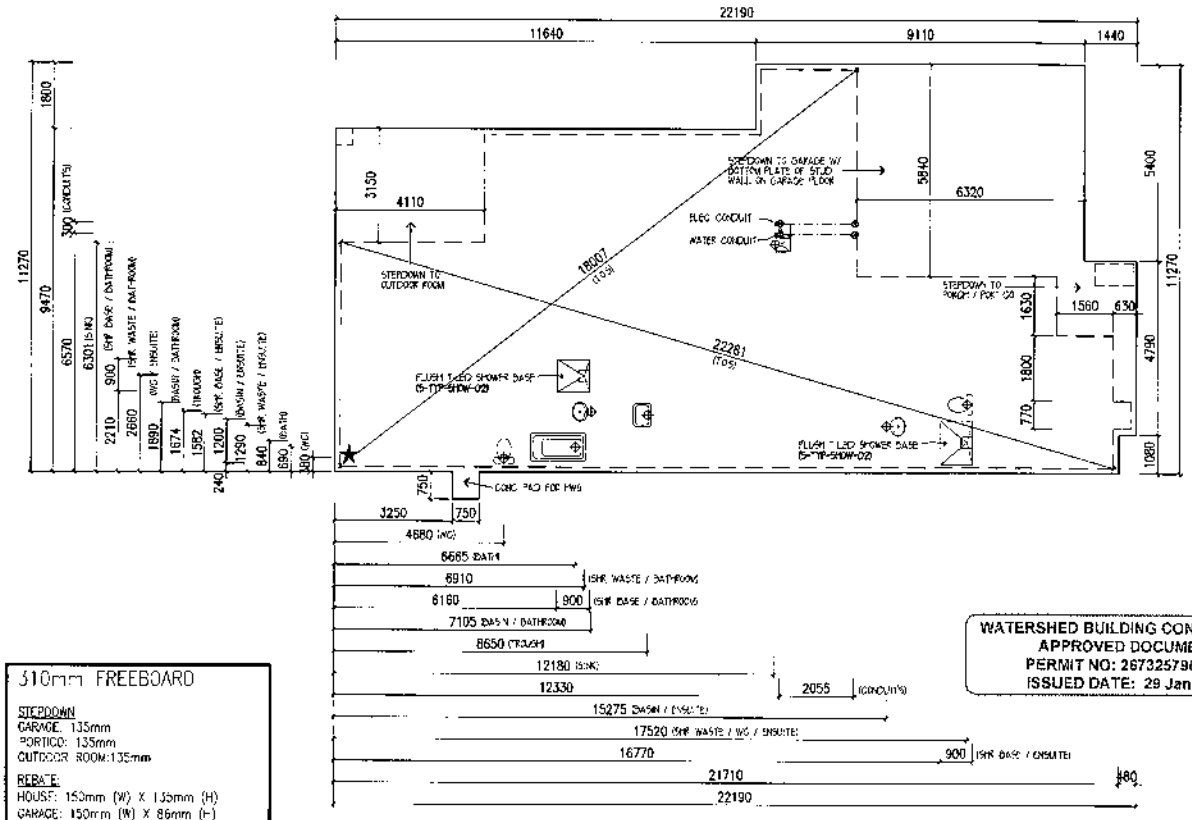
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BY METRICON

561 Blackburn Rd, Mount Waverley VIC 3149,
P.O. Box 857, Mount Waverley VIC 3149
Tel: 03 9811 5555 Fax: 03 9822 5144
Building Practitioner Reg. No. CDB-U52093 A.C.N. 005098752
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OWNER: MISS J. QUIGLEY
LOT 720 (NO. 15) FRIESIAN AVENUE
TRARALGON

JOB NO: 715627	DATE: 26/10/20
F.C DATE:	MST VER:
PERMIT No:	
DRAWN: PCGS	CHKD:



WATERSHED BUILDING CONSULTANTS
APPROVED DOCUMENT
PERMIT NO: 2673257965604
ISSUED DATE: 29 Jan 2021

310mm FREEBOARD

STEPDOWN
GARAGE: 135mm
PORTICO: 135mm
OUTDOOR ROOM:135mm

REBATE:
HOUSE: 150mm (W) X 135mm (H)
GARAGE: 150mm (W) X 86mm (H)

FOR CONSTRUCTION PURPOSES ONLY

SLAB LAYOUT PLAN 1:100

★ START POINT FOR ALL EXTERNAL DIMENSIONS (OFFAL START POINT TO BE TAKEN FROM REAR CORNER OF THE LONGEST RUN OF WALL)

⊕ INDICATES WASTE LOCATION DIMENSION FOR EXACT LOCATIONS

SLOPE DOOR DOWN 30 CENTRE REAR OF SHOWER

● INDICATES PLUMBING & ELECTRICAL CONDUIT FOR ISLAND BENCH DIMENSION FOR EXACT LOCATIONS

DESIGN DELTA 24A
FACADE LUXE CEILING 25, R
GARAGE DOUBLE LOCATION F

SLAB LAYOUT PLAN
VF5DEL24LUX51A

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BY METRICON
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Tel: 03 9615 5555 Fax: 03 9232 5144
Building Practitioner Reg No. CDB-U/52967 ACN 005 203 182
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OWNER: MISS J. QUIGLEY
LOT 720 (NO. 15) FRIESIAN AVENUE
TRARALGON

JOB NO 713627 DATE: 20/10/20
F.C.DATE: MST VER:
PERMIT No:
DRAWN: PGS CHKD: SHEET: of 9

CUT/ FILL AREAS
HOUSE AREAS ARE TAKEN FROM THE CUT LINE TO THE OUTER EDGE OF THE CUT BATTER AND FILL APRON

CUT: 257 SQM

FILL: 123 SQM

GARDEN AND SITING REQUIREMENTS
>650M2 - 35% OF THE ALLOTMENT

444M2 > 245M2 COMPLIES

CONTRACT DRAWINGS
The owner(s) acknowledge these are the plans referred to in the Building Agreement.

Dated:.....

Signed:.....

Signed:.....

DRIVEWAY DESIGN NOTE
THE DRIVEWAY HAS BEEN DESIGNED IN ACCORDANCE WITH THE OWNERS SPECIFIC DIRECTION

THE OWNER ACCEPTS FULL RESPONSIBILITY AND INDEMNIFIES THE BUILDER AGAINST ANY LIABILITY IN REGARD OF THE DRIVEWAY DESIGN & HAS SOUGHT CLARIFICATION FROM THE RELEVANT AUTHORITY FOR RELOCATION OF BOLLARD AND ACCEPTANCE OF CROSSOVER DESIGN

BUSHFIRE ATTACK ASSESSMENT
BAL-LOW

SLAB STEPDOWNS
THE FOLLOWING STEP DOWNS ARE TAKEN FROM FFL OF HOUSE SLAB:

GARAGE 190MM
PORTICO 190MM
OUTDOOR ROOM 190MM

GENERAL NOTE
COMPLIANCE WITH NCC 2019
COMPLIANCE WITH NCC 2019 CLAUSE 3.5.1.2
COMPLIANCE WITH NCC 2019 CLAUSE 3.6.7.5
COMPLIANCE WITH NCC 2019 CLAUSE 3.12.5.5

ROOF DRAINAGE
GUTTERS AND DOWNPIPES TO BE IN ACCORDANCE WITH AS 3500

TEMPORARY DOWNPIPES
TEMPORARY DOWNPIPE SOCKS TO BE USED DURING CONSTRUCTION UNIT - DOWNPIPES ARE CONNECTED TO PREVENT PONDING NEXT TO THE SLAB

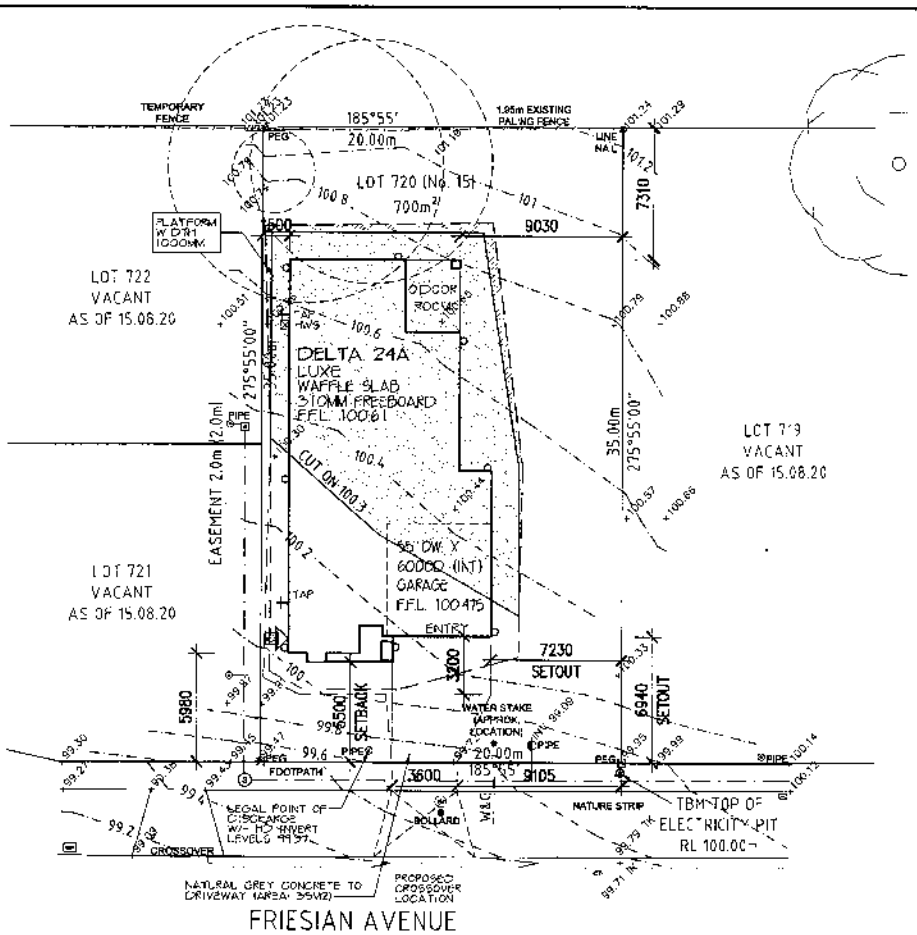
TEMPORARY FENCING
BUILDER TO PROVIDE FENCING TO ANY EXPOSED BOUNDARY AS 'LOCAL AUTH. BYLAW'

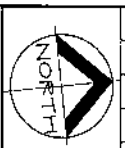
TERMITE PROTECTION
PROVIDE TERMITE PROTECTION IN ACCORDANCE WITH AS3660.1

6 STAR ENERGY RATING
DWELLING TO COMPLY W/ THE REQUIREMENTS OF 6 STAR ENERGY RATING

RESCODE NOTES
VACANT ADJOINING LOTS TO EITHER SIDE AS PER DRAWINGS. THEREFORE NO REQUIREMENTS FOR MEASURES LIMITING OVERLOOKING OR OVERSHADOWING AT 7.5 STAGE. WILL BE REQUIRED THIS WILL NEED TO BE CONSIDERED IF A OCCUPANCY PERMIT IS ISSUED ON THE ADJACENT LOTS BEFORE A BUILDING PERMIT CAN BE ISSUED ON OUR LOT. NOTE SITING AND PLANS MAY ALTER DUE TO THE ABOVE REQUIREMENTS

OWNER TO PROVIDE 1.8M H SCREENING OR TO CERTIFICATE OF OCCUPANCY TO COMPLY WITH REG 419 (C) OR D MAY BE ISSUED CONDITIONAL)





SITE AREA:	700 SQM
BUILDING AREA:	221 SQM
SITE COVERAGE:	32 %
PERMEABILITY:	65 %
WIND SPEED:	34 M/S

EXCAVATION NOTES
EXCAVATE APPROX 350MM ON FL 003 & SPREAD FILL OVER REMAINING BUILDING AREA TO LEVEL.

EXCAVATIONS TO START MIN. 500MM FROM EDGE OF BUILDING AND TO BE BATTERS AS PER ENGINEERS REPORT.

IF A CONCRETE DRIVEWAY IS NOT PROVIDED IT IS THE OWNERS PROPOSED LITY TO PROVIDE A GRATED DRAIN ACROSS GARAGE OPENINGS

IMPORTANT NOTE
SITE CUTS ARE SUBJECT TO PERMIT APPROVAL, & NOT TO BE USED BY ANY OTHER CONTRACTORS OTHER THAN METRICON HOMES PTY.

STORMWATER DESIGN AND EASEMENT AS PER ENGINEERS DESIGN REFER INTRAX JOB NO 149115
FOR FURTHER INFORMATION SOIL CLASS P (M)

LEGEND

- EXCAVATION HATCH
- BATTER HATCH
- ACCESS CUT HATCH
- BUILDING ENVELOPE HATCH
- DOWN PIPE LOC
- SEALED DOWN PIPE
- METER BOX LOC
- GAS METER (PROVIDE BOLLARDS IF REQUIRED)
- SEWER TIE
- TREES TO BE REMOVED
- STORMWATER DRAIN
- SEWER DRAIN

INTRAX SURVEY DATE: 15/06/20
CONTOUR INTERVALS 200 MM
LEVELS TO ARBITRARY DATUM

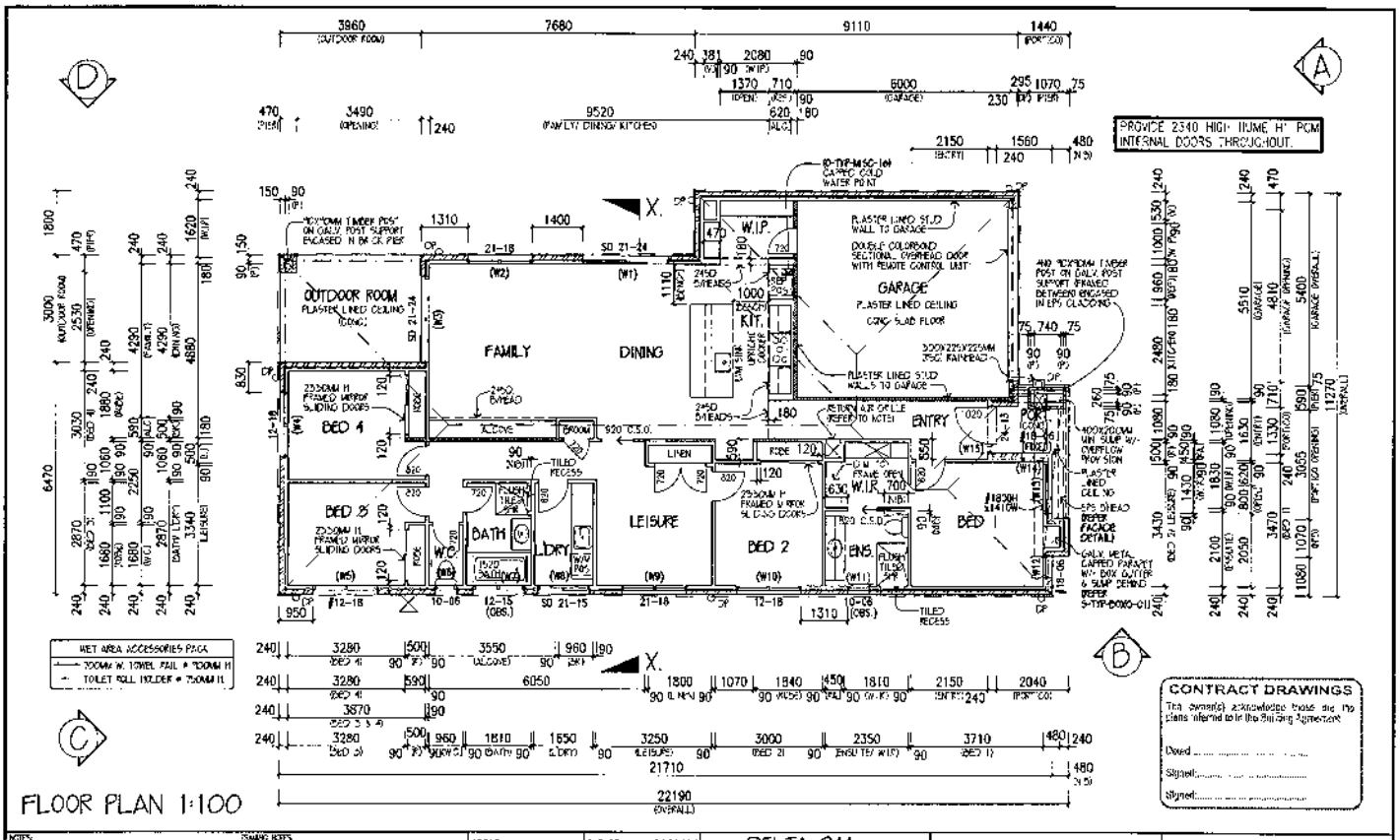
SITE PLAN

metricon
501 Blackburn Road, Mount Waverley Vic 3149
P.O. Box 857, Mount Waverley Vic 3149
Telephone 03 9915 5555 Fax 03 9222 5144

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OWNER
MISS J. QUIGLEY
LOT 720 (NO. 15) FRIESIAN AVENUE
TRARALGON

JOB: 715027	DRAWN: MZ
DATE: 12/10/20	CHECKED: BJG
SCALE: 1:200	SHEET 1 OF 9
VIC ROADS: MAP 82	



FLOOR PLAN 1:100

CONTRACT DRAWINGS

This owner(s) acknowledge these drg. nos. plans referred to in the Building Agreement

Dated .....

Signed: .....

Signed: .....

NOTES:
- *WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE. FLOOR PLAN DIMENSIONS ARE TO FRAME SIZE ONLY.
- *WINDOW SIZES SHOWN ARE SUPPLIERS FRAME SIZES.
- *ALL GLAZING TO COMPLY WITH AS 1288-2006 GLASS IN BUILDINGS & A.S. 4055 2012 FOR WIND LOADING.
- *GARAGE ROOF TO BE SKD DOWN MIN. 200 INTO BRICKWORK WITH HOOP IRON STRPS.
- *ALL WATER CLOSET DOORS TO BE REMOVABLE IN ACCORDANCE WITH NCC 3.8.3
- *EXTERNAL FLEXIBLE MEMBRANES TO COMPLY WITH & BE INSTALLED IN ACCORDANCE WITH NCC 3.8.7.2 & AS/NZS 4200.1 & AS 4200.2
- *ALL EXHAUST FANS AND RANGEHOOD DUCTED TO OUTSIDE AIR VIA EMBOSSED FLEXIPIPES OR WALL VENTS IN ACCORDANCE W/NCC 3.8.7.5

DRAWING NOTES:
- *DENOTE ALL WINDOWS & DOORS INTERNALLY TO ROOM (UNLESS OTHERWISE NOTED)
- *PROVIDE 240 90X45 LVL STUDS TO ALL INTERNAL DOOR OPENINGS AND ALL SLIDING ROBE DOOR OPENINGS AS PER DETAIL S-TYP-ROOM-01
- *ENSURE RETURN AIR GRILLE & VOID IS CLEAR OF TRUSS &/OR FRAMING CONSTRUCTION.

LEGEND:
- LOAD BEARING WALL
- WALL UNDER SLAB TO BE BUILT AFTER SLAB (SLAB SIDE WALL)
- 10MM FYC BOARD FIXED TO SOLID W/PLASTER OVER INCREASE AND EXTRA AS PER ASSOC TO MANUFACTR GLAZING SPECS

AREAS:			
	GARAGE	35.97 SQM	
GRD FLR:	166.05 SQM	OTDOOR RM	11.66 SQM
	PORTICO:	4.14 SQM	
SUBTOTAL:	166.05 SQM	TOTAL:	220.84 SQM
			23.77 SQR
			18.09 SQR

DESIGN: DELTA 24A
FACADE: LUXE CEILING: 2.5 ft
GARAGE: DOUBLE LOCATION: F
FLOOR PLAN
VFSDEL24LUX51A

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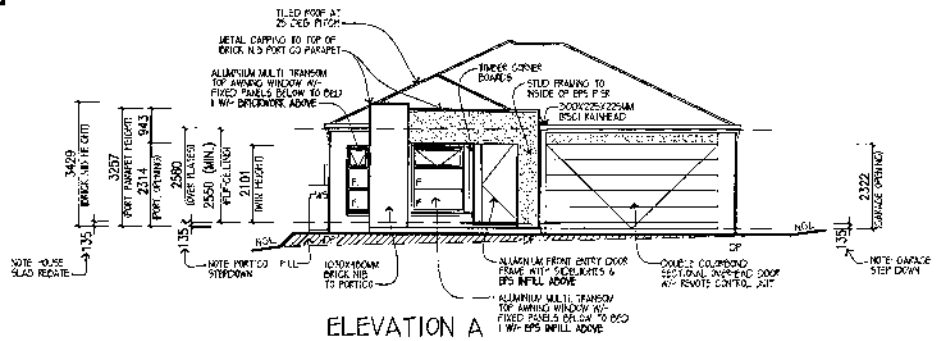
501 Blackburn Rd. Mount Waverley VIC 3149
P.O. Box 857, Mount Waverley VIC 3149
Ph: 03 9915 5555 Fax 03 9222 5144
Building Practitioner Reg No. DB-U 52967 ACN 055 061 552

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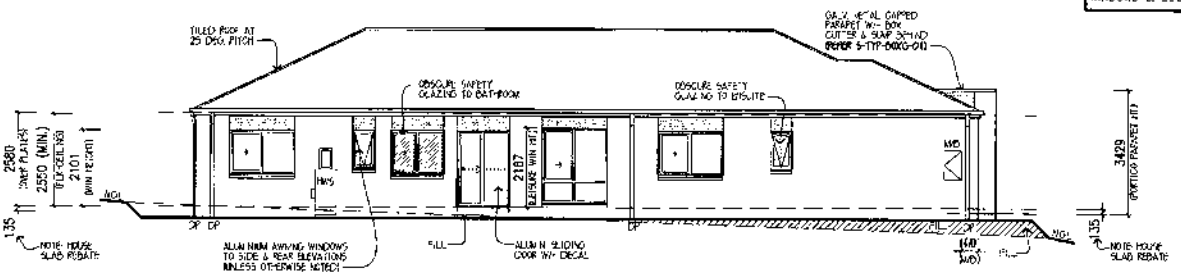
OWNER: MISS J. QUIGLEY
LOT 720 (NO. 15) FRIESIAN AVENUE
TRARALGON

JOB NO.	713627	DATE:	26/10/20
F.C.DATE		MST VER:	
PERMIT No:			
DRAWN: POS	CHKD:	SHEET	2 of 9

IMPORTANT NOTE:
REFER TO FACADE DETAIL
REF. NO 5-TYP-LUXE-01



ELEVATION A



ELEVATION B

ELEVATIONS 1:100

IMPORTANT NOTE:
REFER TO SOIL ENGINEERS PLANS FOR ARTICULATION JOINT LOCATIONS

PROVIDE F.C. SHEET INFILL ABOVE ALL SIDE AND REAR ELEVATION WINDOWS & DOORS UNLESS NOTED OTHERWISE.

PROVIDE BRICKWORK ABOVE W12 & F.C SHEET INFILL ABOVE GARAGE DOOR OPENING AND W13 & W14 FRONT ENTRY DOOR FRAME TO BE TO THE UNDERSIDE OF THE PORTICO CEILING UNLESS NOTED OTHERWISE.

PROVIDE 35MM TRUSS UPSTAND TO ACCOMMODATE BOX GUTTER & SUMP TO LUXE FACADE

IMPORTANT NOTE:
PROVIDE MESH INSECT SCREENS TO ALL STANDARD OPENABLE WINDOWS & SLIDING DOORS

NOTES:
- WINDOW SUPPLIER TO SUPPLY CORNER GLAZING TO ALL CORNER WINDOWS U.N.O.
- ALL GLAZING TO COMPLY WITH A.S. 1288-2006 GLASS IN BUILDINGS, & WITH A.S. 4055-2012 FOR WINDLOADING.
- WINDOW 450 MESH SCREENS TO BE TAKEN TO THE NEAREST CORRESPONDING BRICK COURSE.
- WINDOWS TO COMPLY WITH N.C.C. 3926 & 3927
- GUTTER AND DRAINAGE SYSTEM TO COMPLY WITH A.S. 3500
- IF EXTERNAL RENDER IS SUPPLIED BY METRICON, THE RENDER PROCESS IS TO BE APPLIED OVER THE CONCEALED ARTICULATION JOINTS AS PER METRICON STANDARD PRACTICES
- SARKING TO ROOF TO BE INSTALLED AS PER NCC3.5.2.4
- ANTI-RONGING BOARD/BOARD TO BE INSTALLED AS PER NCC 3.5.2.5 TO TILED SARKED ROOFS W/- PITCH LESS THAN 20 & TILED ROOFS W/- NO EAVES (REFER 5-TYP-ROOF-06)

CONTRACT DRAWINGS
The owner(s) acknowledge these are the plans referred to in the Building Agreement.

Dated .....

Signed .....

Signed .....

VARIATIONS(V), RE-PREPS(R), AMENDMENTS(A):							
No	Date:	Enam: Chkd	Mix	Date:	Drwn	Date:
A01	26/10/20	POS	-			
-			-			
-			-			
-			-			
-						

DESIGN: DELTA 24A
FACADE: LUXE CEILING: 25.6
GARAGE: DOUBLE LOCATION: F

ELEVATIONS
VFSDEL24LUXS1A

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BY METRICON
531 Blackburn Rd Mount Waverley VIC 3149.
P.O. Box 857, Mount Waverley VIC 3149
Tel: 03 9811 5555 Fax: 03 9222 5144
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OWNER: MISS J. QUIGLEY
LOT 720 (NO. 15) FRIESIAN AVENUE
TRARALGON

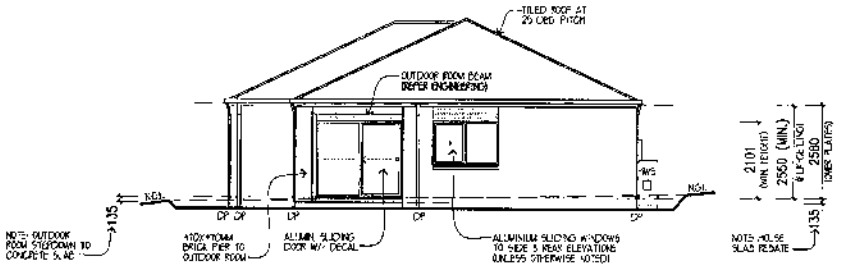
JOB NO. 713627 | DATE: 26/10/20
F.C.DATE: | MST VER:
PERMIT No:
DRAWN: POS | CHKD: | S-SET: 5 of 9

IMPORTANT NOTE:
REFER TO SOIL ENGINEERS PLANS FOR ARTICULATION JOINT LOCATIONS

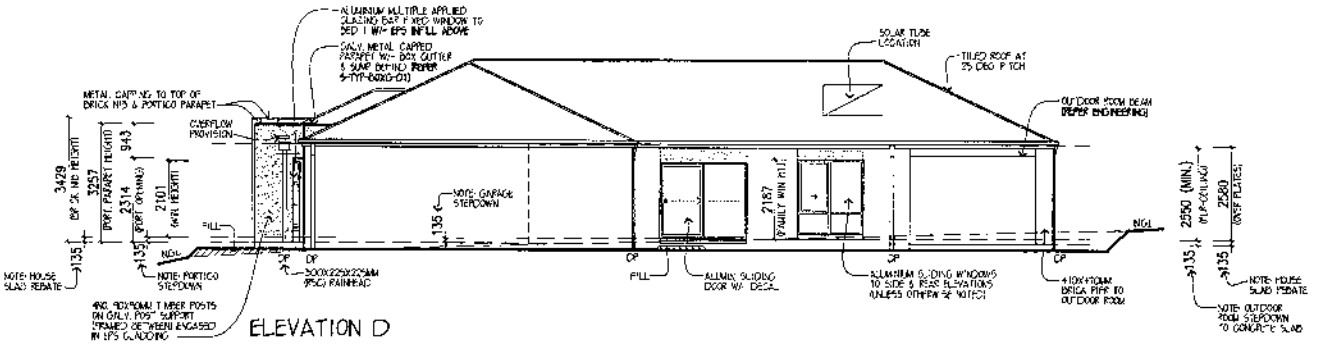
PROVIDE F.C SHEET INFILL ABOVE ALL SIDE AND REAR ELEVATION WINDOWS & DOORS UNLESS NOTED OTHERWISE

PROVIDE 35MM TRUSS UPSTAND TO ACCOMMODATE BOX GUTTER & SUMP TO LUXE FACADE

IMPORTANT NOTE:
PROVIDE MESH INSECT SCREENS TO ALL STANDARD OPENABLE WINDOWS & SLIDING DOORS.



ELEVATION C



ELEVATION D

ELEVATIONS 1:100

NOTES:
- WINDOW SUPPLIER TO SUPPLY COVER BOARDS TO ALL CORNER WINDOWS U.N.O.
- ALL GLAZING TO COMPLY WITH A.S. 1288 – 2006 CLASS IN BUILDINGS, & WIT- A.S. 4055 – 2012 FOR WINDLOADING
- WINDOW HEAD HEIGHT DIMENSIONS TO BE TAKEN TO THE NEAREST CORRESPONDING BRICK COURSE.
- WINDOWS TO COMPLY WITH B.C.A. 3.9.2.5
- GUTTER AND DRAINAGE SYSTEM TO COMPLY WITH A.S. 3500

CONTRACT DRAWINGS
The owner(s) acknowledge these are the plans referred to in the Building Agreement.
Dated:.....
Signed:.....
Signed:.....

DESIGN: DELTA 24A
FACADE: LUXE CEILING: 25.0
GARAGE: DOUBLE LOCATION: F

ELEVATIONS
VPSDEL24LUXS1A

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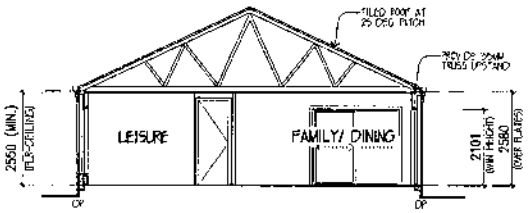
531 Blackburn Rd, Mount Waverley VIC 3149
P.O. Box 857, Mount Waverley VIC 3149
Tel. 03 9915 5511 Fax. 03 9222 5124
Building Practitioner Reg No. DB-U1928 ACN 006508752

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OWNER: MISS J. QUIGLEY
LOT 720 (NO. 15) FRIESIAN AVENUE
TRARALGON

JOB NO:	713627	DATE:	26/10/20
F.C DATE		MST VER:	
PERMIT No:			
DRAWN: PC-S	CHKD:	SHEET:	4 of 9

PROVIDE 35MM TRUSS UPSTAND TO ACCOMMODATE BOX GUTTER & SUMP TO LUXE FACADE



NOTE: REFER ENGINEER'S FOOTING DESIGN.

SECTION X-X

SITE CLASSIFICATION P (A)
SOILTEST SOIL REPORT NO. 14911(S)

SECTION 1:100

ENERGY EFFICIENCY

NOTE: DESIGN MODIFICATIONS MAY BE NECESSARY TO ACHIEVE REQUIRED ENERGY RATING, DEPENDING ON SITING

PROVIDED IN THE PLANS.

DOOR SEALS – Si seals to external hinged doors (incl. garage internal access door)

WINDOWS – Shall be weather stripped

DRAFT EXCLUSION – Weather wrap with taped horizontal and vertical joints. Sealed gaps around windows and external doors.

EXHAUST FANS – Draft prevention to exhaust fans, to relevant building codes.

CEILING INSULATION – R4.0 Batts excludes, Outdoor Room, Verandah, Portico and Garage.

WALL INSULATION – R2.0 Batts to all external walls incl. house/garage walls and house/roof space walls. No insulation to Garage walls

FIRST FLOOR INSULATION – R4.0 Batts to floor area above Garage, Portico, Verandah and Outdoor room.

GENERAL NOTES:

- ALL STEPS & STAIRS TO HAVE A 240mm MIN. & 355mm MAX. TREAD WIDTH, 115mm MIN. & 190mm MAX. RISER HEIGHT & MUST COMPLY WITH B.C.A. 3.9.1.
- BALUSTRADE IN ACCORDANCE WITH B.C.A. 3.9.2. TO BE INSTALLED WHERE INTERNAL & EXTERNAL HANDINGS EXCEED 1000mm ABOVE FINISHED GROUND LEVEL.
- PROVIDE CAVITY FLASHING & WEEP HOLES ABOVE LOWER STOREY OPENINGS.
- WATERPROOFING OF WET AREAS TO COMPLY WITH A.S. 3740 &/OR B.C.A. 3.8.1.0
- SUB-FLOOR VENTILATION IN ACCORDANCE WITH B.C.A. 3.4.1. TO BE PROVIDED TO SUSPENDED TIMBER FLOOR.
- ALL GLAZING TO COMPLY WITH A.S. 1288-2006 GLASS IN BUILDINGS, & WITH A.S. 4055-1992 FOR WINDLOADING.
- FRAMING NOTES:
  TIMBER ROOF TRUSSES TO MANUFACTURERS COMPUTATIONS AND LAYOUTS.
- ALL STRUCTURAL TIMBER FRAMING SIZES TO BE IN ACCORDANCE WITH A.S. 1684 – 2006 NATIONAL TIMBER FRAMING CODE & OR ENGINEERS STRUCTURAL COMPUTATIONS.

DESIGN DELTA 24A

FACADE: LUXE CEILING 2.5, 2.7

GARAGE DOUBLE LOCATION F

SECTION

VFSDEL24LUXS1A

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BY VETRICON

501 Blackburn Rd, Mount Waverley VIC 3149
P.O. Box 851, Mount Waverley VIC 3149
Tel: 03 9915 5555 Fax: 03 9222 5144
Building Practitioner Reg. No. CDB-U/908 ACN: 006096162

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CONTRACT DRAWINGS

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Dated: .....

Signed: .....

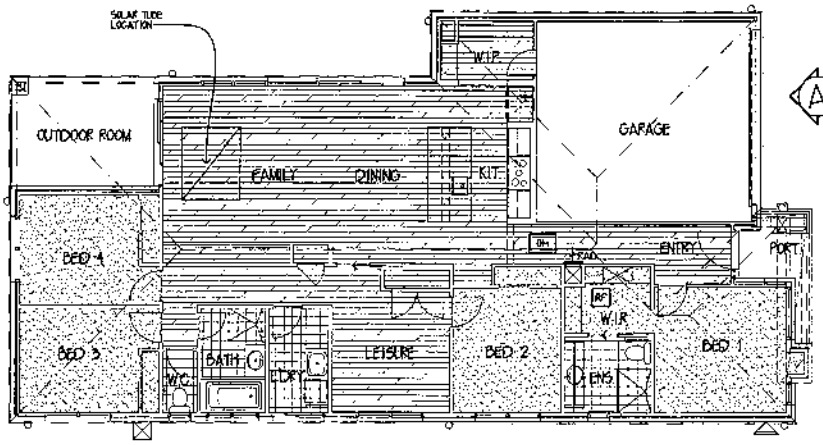
Signed: .....

OWNER MISS J. QUIGLEY

LOT 720 (NO. 15) FRIESIAN AVENUE

TRARALGON

JOB NO: 713627	DATE: 26/10/20
F.C.DATE	MST VER:
PERMIT No:	
DRAWN: PGHS	CHKD	SHEET 5 of 9



FLOOR COVERINGS PLAN 1:100

LEGEND

- HWS
- METER BOX
- ECU — EVAPORATIVE COOLING UNIT
- DH — DUCTED HEATING UNIT
- RAG — DUCTED HEATING RETURN AIR (WALL GRILLE)
- RA — DUCTED HEATING RETURN AIR (CEILING)
- RF — ROOF ACCESS
- COIL — REFRIDGERATED HEATING & COOLING COIL
- TILES
- CARPET
- LAMINATE/VINYL
- TIMBER DECKING

* NOTE: PROVIDE WATER STOP TO TILED FLOORS ADJOINING TILED WET AREAS

CONTRACT DRAWINGS

This owner(s) acknowledge(s) that(s) are the plans referred to in the Building Agreement.

Dated.....

Signed.....

Signed.....

DESIGN: DELTA 24A

FACADE: LUXE CEILING: 25.R

GARAGE: DOUBLE LOCATION: F

FLOOR COVERINGS PLAN

VP5DEL24LUXS1A

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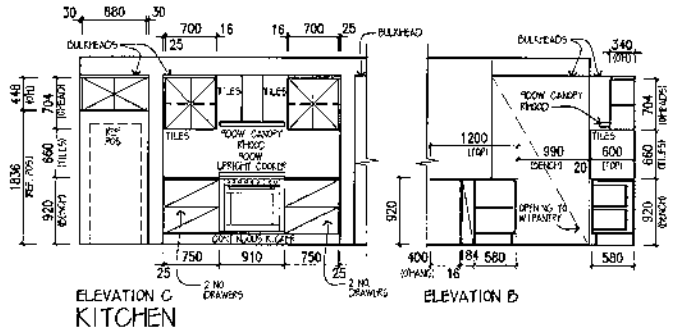
OWNER: MISS J. QUIGLEY

LOT 720 (NO. 15) FRIESIAN AVENUE

TRARALGON

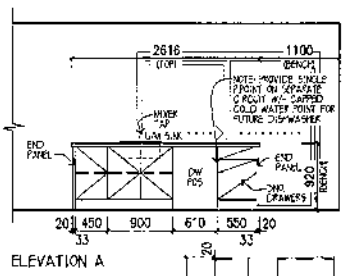
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F.C.DATE:	MST VER.
PERMIT No:	
DRAWN POS	CHKD.

SHEET: 6 of 9

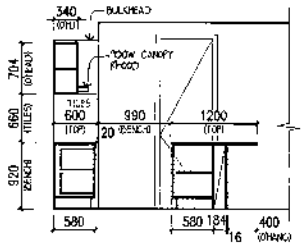


ELEVATION C
KITCHEN

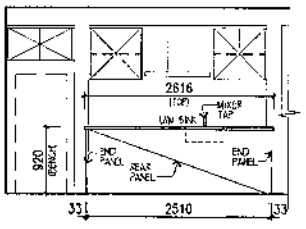
ELEVATION B



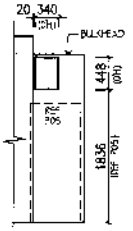
ELEVATION A



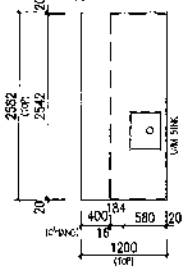
ELEVATION D
KITCHEN



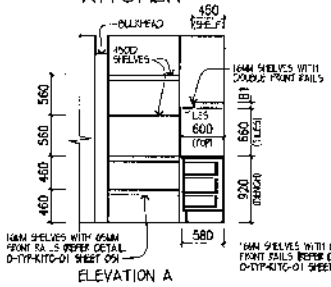
ELEVATION C (REAR OF ISLAND BENCH)



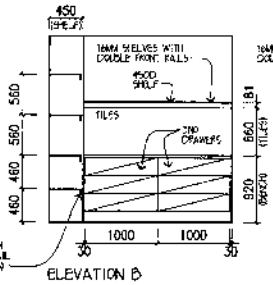
ELEV. B
(THROUGH REF.)
KITCHEN.



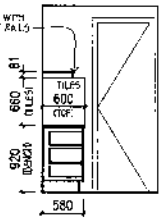
KITCHEN ISLAND
BENCH DETAIL



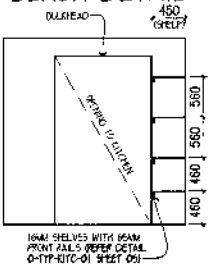
ELEVATION A
W.I.P.



ELEVATION B



ELEVATION C



ELEVATION D

INTERNALS 1:50

NOTES:
- TILE & CUPBOARD DIMENSIONS ARE APPROXIMATE ONLY & MAY BE ALTERED TO SUIT MODULAR SIZES
- INTERNAL DIMENSIONS INDICATED ARE TAKEN FROM PLASTER
- INTERNAL HEIGHT DIMENSIONS ARE TAKEN FROM THE FINISHED SLAB LEVEL. FLOOR COVERINGS ARE NOT ACCOUNTED FOR.
- ALL DIMENSIONS ARE SUBJECT TO SITE MEASURE
- SHOWER SCREEN HEIGHTS ARE INDICATIVE ONLY AND WILL ALTER DEPENDING ON SHOWER BASE CONSTRUCTION METHODS

- BENCHTOPS MAY HAVE A JOIN DEPENDANT ON LENGTH & CONFIGURATION, POSITIONED AT THE MANUFACTURERS DISCRETION.
- ISLAND BENCH BACK PANELS WILL HAVE A JOIN POSITIONED AT THE MANUFACTURERS DISCRETION

CONTRACT DRAWINGS

The party(ies) acknowledge these are the plans referred to in the Building Agreement.

Dated:.....

Signed:.....

Signed:.....

DESIGN DELTA 24A
FACADE LUXE CEILING 25 R
GARAGE DOUBLE LOCATION F

INTERNAL ELEVATIONS
VFSDEL24LUXS1A

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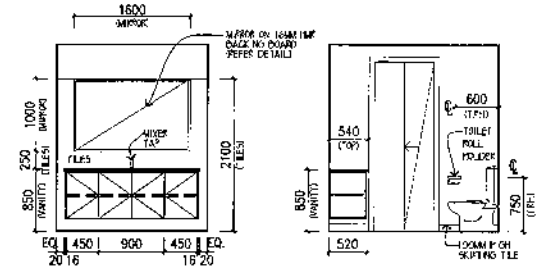
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BY METRICON

50 Blackburn Rd, Mount Waverley VIC 3149,
P.O. Box 812, Mount Waverley VIC 3149
Tel: 03 9915 5555 Fax: 03 9222 5144
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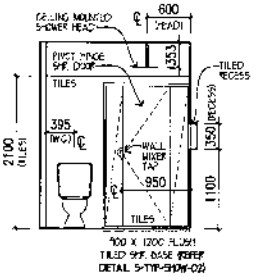
OWNER: MISS J. QUIGLEY
LOT 720 (NO. 15) FRIESIAN AVENUE
TRARALGON

JOB NO: 713627	DATE: 26/10/20
P.C.DATE:	VST VER.
PERMIT No:	
DRAWN: PGB	CHKD	SHEET: 7 of 9

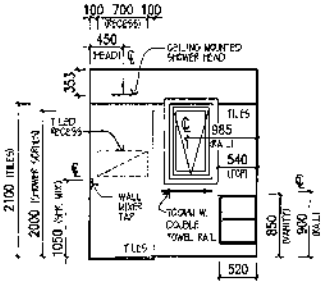


ELEVATION A
ENSUITE

ELEVATION B



ELEVATION C

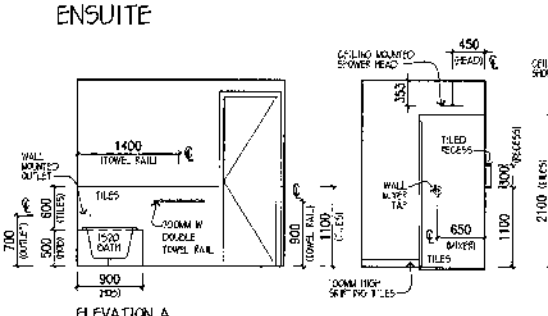


ELEVATION D

NOTES:
- TILE & CUPBOARD DIMENSIONS ARE APPROXIMATE ONLY & MAY BE ALTERED TO SUIT MODULAR SIZES
- INTERNAL DIMENSIONS INDICATED ARE TAKEN FROM PLASTER.
- INTERNAL HEIGHT DIMENSIONS ARE TAKEN FROM THE FINISHED SLAB LEVEL, FLOOR COVERINGS ARE NOT ACCOUNTED FOR
- ALL DIMENSIONS ARE SUBJECT TO SITE MEASURE
- SHOWER SCREEN HEIGHTS ARE INDICATIVE ONLY AND WILL ALTER DEPENDING ON SHOWER BASE CONSTRUCTION METHODS

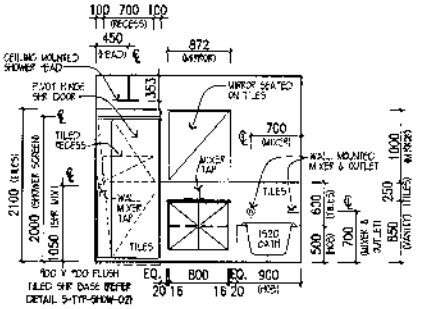
- BENCHTOPS MAY HAVE A JOIN DEPENDANT ON LENGTH & CONFIGURATION, POSITIONED AT THE MANUFACTURERS DISCRETION
- ISLAND BENCH BACK PANELS WILL HAVE A JOIN POSITIONED AT THE MANUFACTURERS DISCRETION

CONTRACT DRAWINGS
This owner(s) acknowledge these are the plans referred to in the Building Agreement.
Dated: .....
Signed: .....
Signed: .....

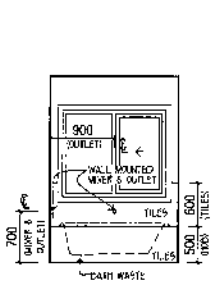


ELEVATION A
BATH ROOM

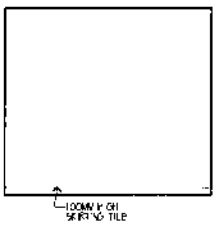
ELEVATION B



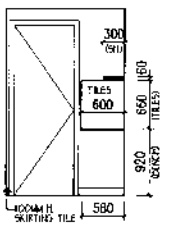
ELEVATION C



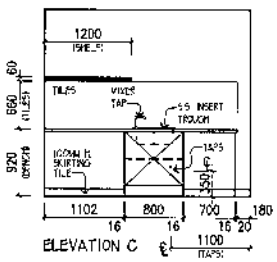
ELEVATION D



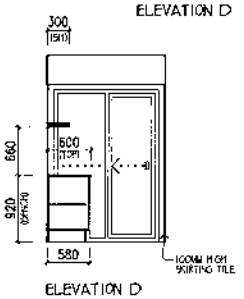
ELEVATION A
LAUNDRY



ELEVATION B



ELEVATION C



ELEVATION D

INTERNALS 1:50

DESIGN: DELTA 24A
FACADE: LUXE CEILING: 2.5 M
GARAGE: DOUBLE LOCATION: F

INTERNAL ELEVATIONS
VFSDEL24LUX51A

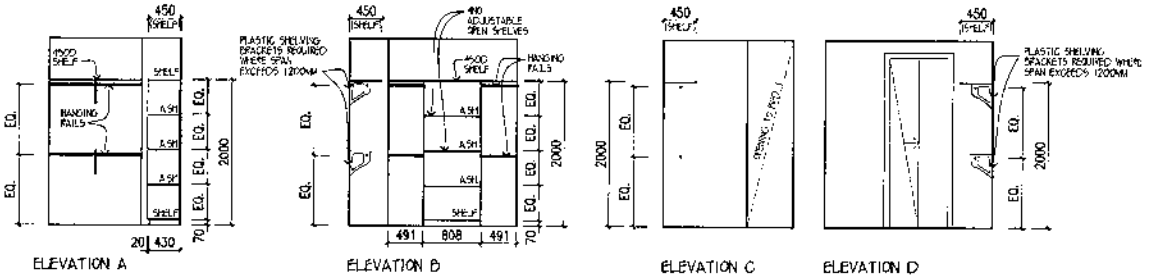
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FREEDOM | metricon

BY METRICON
201 Blackburn Rd, Mount Waverley VIC 3149,
P.O. Box 857, Mount Waverley VIC 3149
Tel: 03 9915 5555 Fax: 03 9221 5144
Building Practitioner Reg No. DB-U8/9961 ACN. 005108352
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OWNER: MISS J. QUIGLEY
LOT 720 (NO. 15) FRIESIAN AVENUE
TRARALGON

JOB NO: 715627 DATE: 29/10/20
P.C.DATE: MST VER:
PERMIT No:
DRAWN: PGS CHKD SHEET: 6 of 9

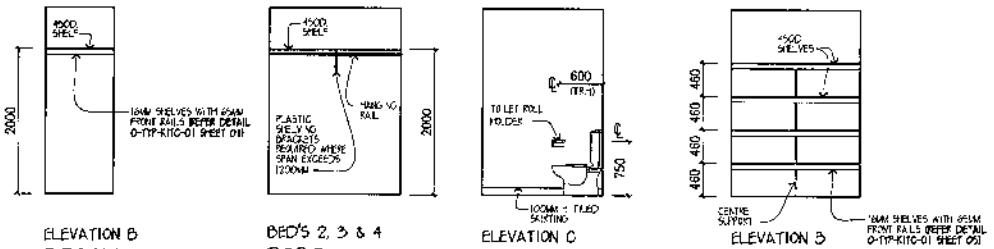


ELEVATION A
W.I.R.

ELEVATION B

ELEVATION C

ELEVATION D



ELEVATION B
BROOM

BED'S 2, 3 & 4
ROBE (TYPICAL)

ELEVATION C
W.C.

ELEVATION B
LINEN

INTERNALS 1:50

NOTES:
- T.E & CUPBOARD DIMENSIONS ARE APPROXIMATE ONLY & MAY BE ALTERED TO SUIT MODULAR SIZES
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- SHOWER SCREEN HEIGHTS ARE INDICATIVE ONLY AND WILL ALTER DEPENDING ON SHOWER BASE CONSTRUCTION (R1-05)

- BENCHTOPS MAY HAVE A JOIN DEPENDANT ON LENGTH & CONFIGURATION, POSITIONED AT THE MANUFACTURERS DISCRETION.
- ISLAND BENCH BACK PANELS WILL HAVE A JOIN POSITIONED AT THE MANUFACTURERS DISCRETION

CONTRACT DRAWINGS

The owner(s) acknowledge these are the plans referred to in the Building Agreement.

Dated: .....

Signed: .....

Signed: .....

DESIGN: DELTA 24A

FACADE: LUXE CEILING: 2.5, R

GARAGE: DOUBLE LOCATION: F

INTERNAL ELEVATIONS
VFSDEL24LUXS1A

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FREEDOM | metricon

BY METRICON

521 Blackburn Rd, Mount Waverley VIC 3149
P.O Box 561, Mount Waverley VIC 3149
Tel: 03 9915 5555 Fax: 03 9727 5144
Building Practitioner Reg. No. CDB-U32967 ACN. 005705252

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OWNER: MISS J. QUIGLEY
LOT 720 (NO. 15) FRIESIAN AVENUE
TRARALGON

JOB NO: 715627 DATE: 26/10/20

F.C.DATE: MST VER:

PERMIT No:

DRAWN: POS CHKD: SHEET: 9 of 9

Watershed Building Consultants ACN 118 532 755

Suite 2 / 75 Robinson Street DANDENONG VIC 3175
P 03 9791 3355 F 03 9791 4495 E melbourne@watershedbc.com.au

74 Franklin Street TRARALGON VIC 3844
P 03 5176 5888 F 03 5176 5999 E gippsland@watershedbc.com.au

W watershedbc.com.au

FORM 16
Regulation 192
Building Act 1993
Building Regulations 2018

Occupancy Permit

For Building Permit Number: 2673257965604
Job No. 21/00122

Property details

Number **15**	Street/road **Friesian Avenue**	City/suburb/town **TRARALGON**	Postcode **3844**
Lot/s **720**	LP/PS **PS737326J**	Volume **12240**	Folio **793**
Crown allotment	Section	Parish	County

Municipal District **Latrobe City Council**

Building permit details
Building permit number **2673257965604**
Version of BCA applicable to building permit **NCC 2019 Volume 2**

Description of building work: **single storey dwelling and garage**

BCA	BCA Description	NOW	Part
1a(a)	**Detached house**	**New Building**	**All**
10a	**Garage, carport, shed or storage facility**	**New Building**	**All of attached garage**

Reporting authorities *(delete if inapplicable)*
The following bodies are prescribed reporting authorities for the purposes of the application for this permit in relation to the matters set out below:

Date Approved	Authority	Matter	Regulation
18 Aug 2020	Council	LPOD info from Council	133

Suitability for occupancy
At the date this occupancy permit is issued, the building to which this permit applies is suitable for occupancy.

Relevant Building Surveyor

Name: **Watershed Building Consultants Pty Ltd** Registration No. **CBS-U 65767**

Signature:

Certificate Number: **2673257965604** Date Of Issue: **24 August 2021**
Date of final inspection: **23 August 2021**

Conditions:
1. This occupancy permit is invalid if the cooking appliances, hot water service and rain water tank (if applicable) are not installed prior to 'hand over' between the builder and the owner. The owner must contact Watershed Building Consultants on 9791 3355 (Dandenong) or 5176 5888 (Traralgon) if this condition is not met so that the Occupancy Permit can be cancelled immediately.

INSURANCE HOUSE PTY LTD
Level 3, 100 Wellington Parade
East Melbourne VIC 3002
https://www.insurancehouse.com.au/business/warranty/builders-warranty-victoria

1300 305 834

Domestic Building Insurance

Certificate of Insurance

Jamie Louise Quigley
10 Angela Ct
MORWELL
VIC 3840

Policy Number:
C558178

Policy Inception Date:
16/11/2020

Builder Account Number:
007458

A contract of insurance complying with the Ministerial Order for Domestic Building Insurance issued under Section 135 of the Building Act 1993 (Vic) (Domestic Building Insurance) has been issued by the insurer Victorian Managed Insurance Authority a Statutory Corporation established under the Victorian Managed Insurance Authority Act 1996 (Vic), in respect of the domestic building work described below.

Policy Schedule Details

Domestic Building Work:	**C01: New Single Dwelling Construction**
At the property:	**Lot 720 Friesian Avenue TRARALGON VIC 3844 Australia**
Carried out by the builder:	**METRICON HOMES PTY LTD**
Builder ACN:	**005108752**

! If the builder's name and/or its ABN/ACN listed above does not exactly match with the information on the domestic building contract, please contact the VMIA. If these details are incorrect, the domestic building work will not be covered.

For the building owner(s):	**Jamie Louise Quigley**
Pursuant to a domestic building contract dated:	**14/11/2020**
For the contract price of:	**$ 269,124.00**
Type of Cover:	**Cover is only provided if METRICON HOMES PTY LTD has died, becomes insolvent or has disappeared or fails to comply with a Tribunal or Court Order ***
The maximum policy limit for claims made under this policy is:	**$300,000 all inclusive of costs and expenses ***
The maximum policy limit for non-completion claims made under this policy is:	**20% of the contract price limited to the maximum policy limit for all claims under the policy***

PLEASE CHECK
If the information on this certificate does not match what's on your domestic building contract, please contact the VMIA immediately on 1300 363 424 or email dbi@vmia.vic.gov.au

IMPORTANT
This certificate must be read in conjunction with the policy terms and conditions and kept in a safe place. These documents are very important and must be retained by you and any successive owners of the property for the duration of the period of cover.

* The cover and policy limits described in this certificate are only a summary of the cover and limits and must be read in conjunction with, and are subject to the terms, conditions, limitations and exclusions contained in the policy terms and conditions.

Issued by Victorian Managed Insurance Authority

Date Generated:16/11/2020
OFFICE USE ONLY: COI-0717-1

Victorian Managed Insurance Authority
ABN 39 682 497 841
PO Box 18409, Collins Street East Victoria 8003
P: 1300 363 424

VICTORIA State Government

INSURANCE HOUSE PTY LTD
Level 3, 100 Wellington Parade
East Melbourne VIC 3002
https://www.insurancehouse.com.au/business/warranty/builders-warranty-victoria

1300 305 834

Period of Cover

Cover commences on the earlier of the date of the domestic building contract or date of building permit for the domestic building work and concludes:

- Two years from completion of the domestic building work or termination of the domestic building contract for non structural defects*
- Six years from completion of the domestic building work or termination of the domestic building contract for structural defects*

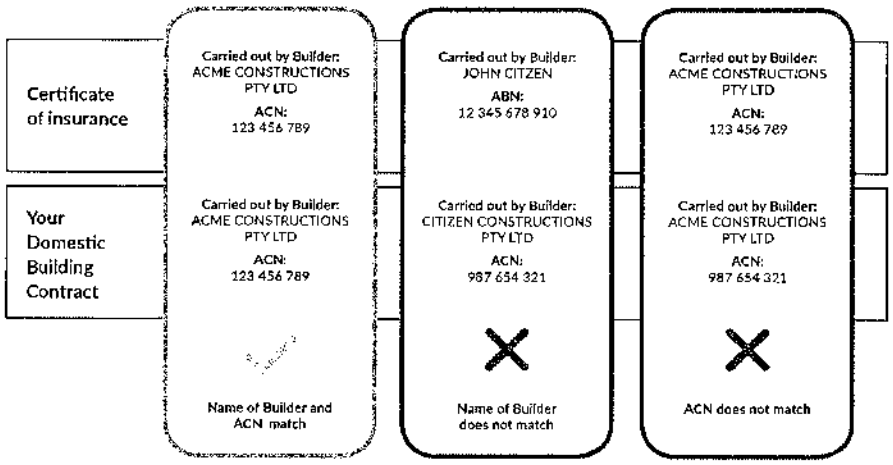
Subject to the Building Act 1993, and the Ministerial Order and the conditions of the insurance contract, cover will be provided to the building owner named in the domestic building contract and to the successors in title to the building owner in relation to the domestic building work undertaken by the Builder.

Issued by Victorian Management Insurance Authority (VMIA)

Domestic Building Insurance Premium and Statutory Costs

Base DBI Premium:	**$880.00**
GST:	**$88.00**
Stamp Duty:	**$96.80**
Total:	**$1,064.80**

If the information on the certificate does not match exactly what is on your domestic building contract, please contact VMIA on 1300 363 424
Below are some example of what to look for



rennicks conveyancing pty. ltd.
217 Commercial Road, Morwell, 3840 Tel: (03) 5135 3177
PO Box 215, Morwell 3840 Fax: (03) 5135 3077 ACN 094 190 226

Vendor GST Withholding Notice

Pursuant to Section 14-255 Schedule 1 Taxation Administration Act 1953 (Cwlth)

To: The Purchaser(s)
From: Jamie Louise Quigley, 177 Great Keppel Way, Banya QLD 4551

Property Address: 15 Friesian Avenue, Traralgon VIC 3844
Lot: 720 Plan of subdivision: 737326J

The Purchaser is not required to make a payment under Section 14-250 of Schedule 1 of the Taxation Administration Act 1953 (Cwlth) in relation to the supply of the above property

Dated:

Signed by:

Jamie Quigley (Jun 29, 2023 10:27 GMT+10)

Jamie Louise Quigley

PLANNING CERTIFICATE

Official certificate issued under Section 199 Planning & Environment Act 1987
and the Planning and Environment Regulations 2005

CERTIFICATE REFERENCE NUMBER

940664

APPLICANT'S NAME & ADDRESS

RENNICKS CONVEYANCING PTY LTD C/- TRICONVEY (RESELLER) C/- LANDATA

MELBOURNE

VENDOR

QUIGLEY, JAMIE LOUISE

PURCHASER

N/A, N/A

REFERENCE

215433

This certificate is issued for:

LOT 720 PLAN PS737326 ALSO KNOWN AS 15 FRIESIAN AVENUE TRARALGON
LATROBE CITY

The land is covered by the:

LATROBE PLANNING SCHEME

The Minister for Planning is the responsible authority issuing the Certificate.

The land:

- is included in a GENERAL RESIDENTIAL ZONE - SCHEDULE 3
- is within a DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 10
- and a DEVELOPMENT PLAN OVERLAY - SCHEDULE 5

A detailed definition of the applicable Planning Scheme is available at :
(http://planningschemes.dpcd.vic.gov.au/schemes/latrobe)

Historic buildings and land protected under the Heritage Act 1995 are recorded in the Victorian Heritage Register at:
http://vhd.heritage.vic.gov.au/

Additional site-specific controls may apply. The Planning Scheme Ordinance should be checked carefully.
The above information includes all amendments to planning scheme maps placed on public exhibition up to the date of issue of this certificate and which are still the subject of active consideration

Copies of Planning Schemes and Amendments can be inspected at the relevant municipal offices.

LANDATA®
T: (03) 9102 0402
E: landata.enquiries@servictoria.com.au

28 June 2023

Sonya Kilkenny
Minister for Planning

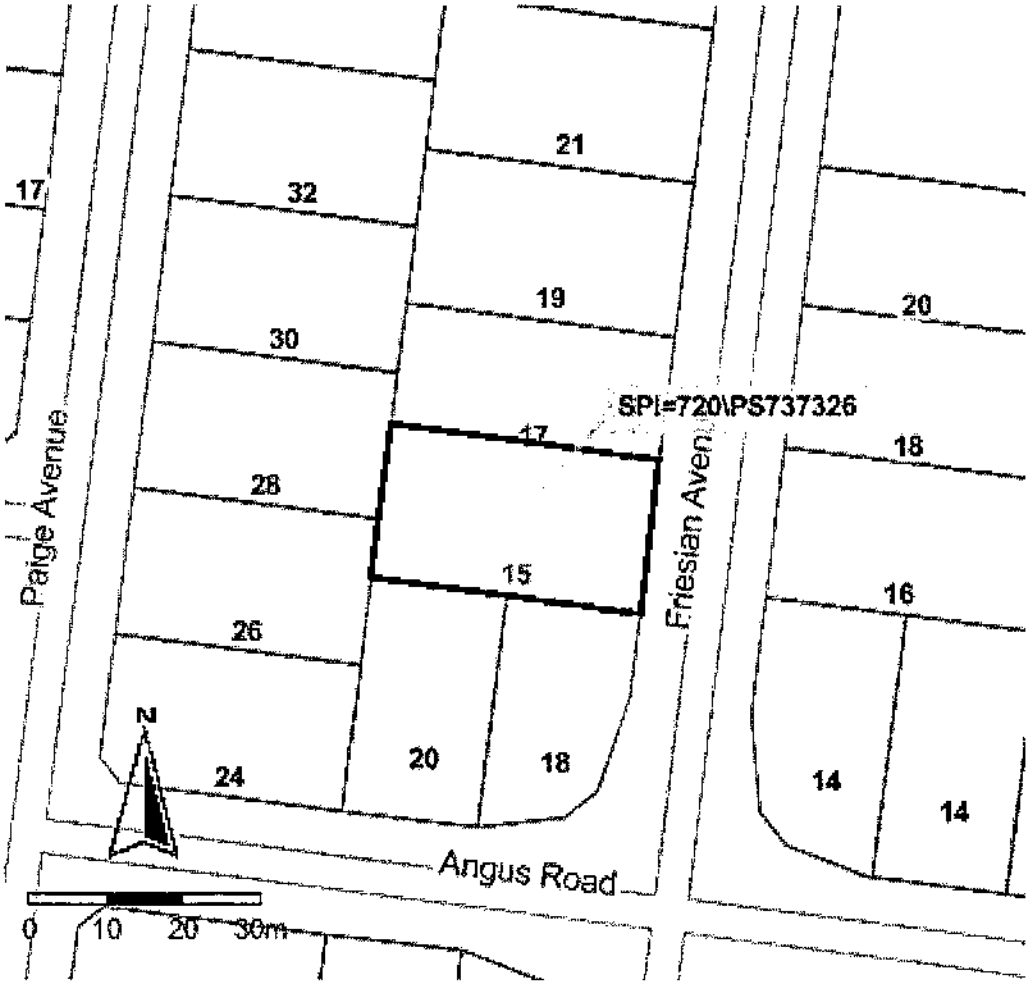
VICTORIA State Government

The attached certificate is issued by the Minister for Planning of the State of Victoria and is protected by statute.

The document has been issued based on the property information you provided. You should check the map below - it highlights the property identified from your information.

If this property is different to the one expected, you can phone (03) 9102 0402 or email landata.enquiries@servictoria.com.au

Please note: The map is for reference purposes only and does not form part of the certificate.



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Choose the authoritative Planning Certificate

Why rely on anything less?

As part of your section 32 statement, the authoritative Planning Certificate provides you and / or your customer with the statutory protection of the State of Victoria.
Order online before 4pm to receive your authoritative Planning Certificate the same day, in most cases within the hour.
Next business day delivery, if further information is required from you.

Privacy Statement

The information obtained from the applicant and used to produce this certificate was collected solely for the purpose of producing this certificate. The personal information on the certificate has been provided by the applicant and has not been verified by LANDATA®. The property information on the certificate has been verified by LANDATA ®. The zoning information on the certificate is protected by statute. The information on the certificate will be retained by LANDATA ® for auditing purposes and will not be released to any third party except as required by law.

VICTORIA State Government

PROPERTY REPORT

Environment, Land, Water and Planning

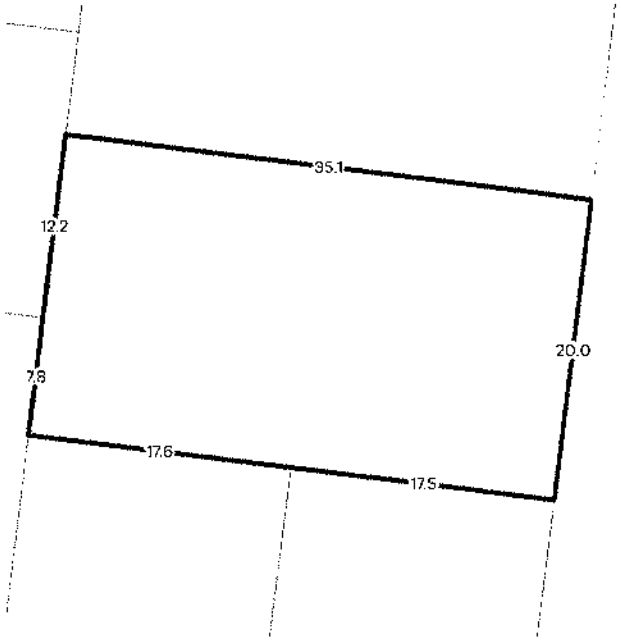
From www.planning.vic.gov.au at 28 June 2023 01:54 PM

PROPERTY DETAILS

Address:	**15 FRIESIAN AVENUE TRARALGON 3844**
Lot and Plan Number:	**Lot 720 PS737326**
Standard Parcel Identifier (SPI):	**720\PS737326**
Local Government Area (Council):	**LATROBE** www.latrobe.vic.gov.au
Council Property Number:	**59228**
Directory Reference:	**Vicroads 696 B2**

SITE DIMENSIONS

All dimensions and areas are approximate. They may not agree with those shown on a title or plan.



Area: 703 sq. m
Perimeter: 110 m
For this property:
——— Site boundaries
——— Road frontages

Dimensions for individual parcels require a separate search, but dimensions for individual units are generally not available.

Calculating the area from the dimensions shown may give a different value to the area shown above

For more accurate dimensions get copy of plan at Title and Property Certificates

UTILITIES

Rural Water Corporation:	**Southern Rural Water**
Urban Water Corporation:	**Gippsland Water**
Melbourne Water:	**Outside drainage boundary**
Power Distributor:	**AUSNET**

STATE ELECTORATES

Legislative Council:	**EASTERN VICTORIA**
Legislative Assembly:	**MORWELL**

PLANNING INFORMATION

Property Planning details have been removed from the Property Reports to address duplication with the Planning Property Reports which are DELWP's authoritative source for all Property Planning information.

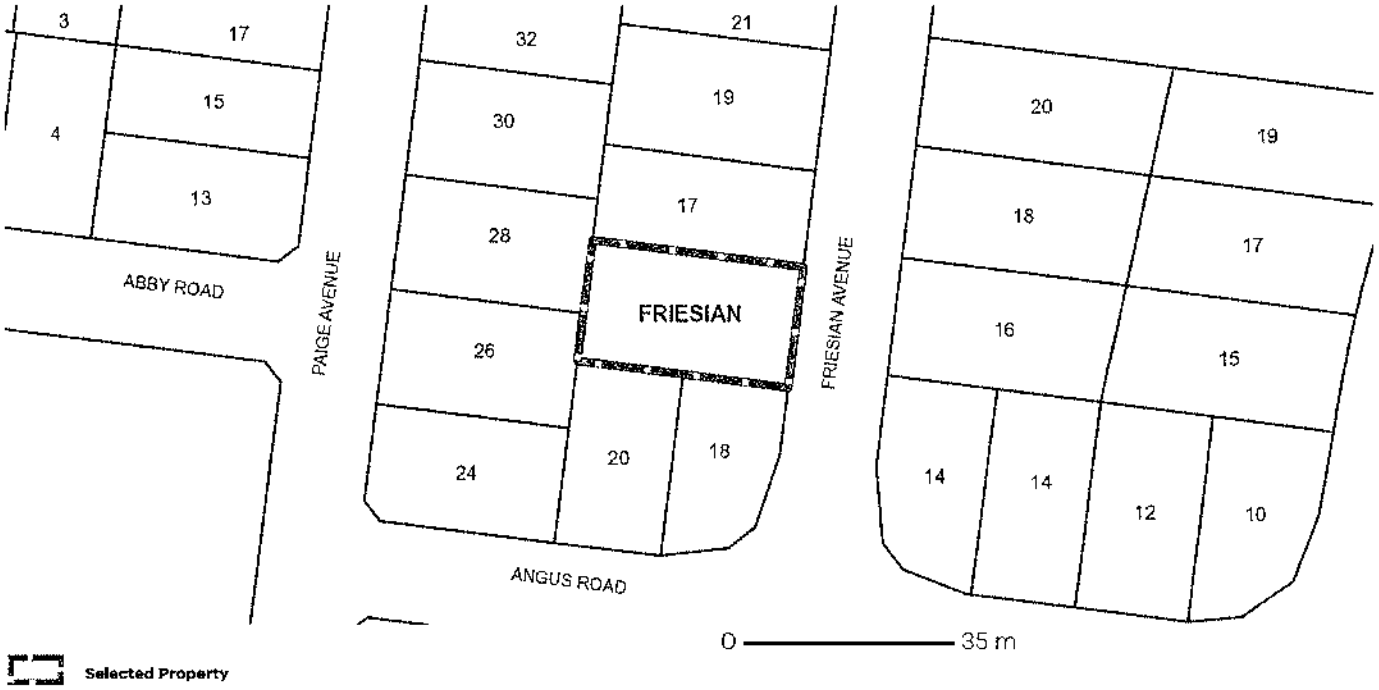
The Planning Property Report for this property can found here - Planning Property Report

Planning Property Reports can be found via these two links
Vicplan https://mapshare.vic.gov.au/vicplan/
Property and parcel search https://www.land.vic.gov.au/property-and-parcel-search

PROPERTY REPORT

VICTORIA State Government — Environment, Land, Water and Planning

Area Map



PLANNING PROPERTY REPORT

Environment, Land, Water and Planning

From www.planning.vic.gov.au at 28 June 2023 01:54 PM

PROPERTY DETAILS

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Council Property Number:	**59228**
Planning Scheme:	**Latrobe** Planning Scheme - Latrobe
Directory Reference:	**Vicroads 696 B2**

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Melbourne Water:	**Outside drainage boundary**
Power Distributor:	**AUSNET**

STATE ELECTORATES

Legislative Council:	**EASTERN VICTORIA**
Legislative Assembly:	**MORWELL**

OTHER

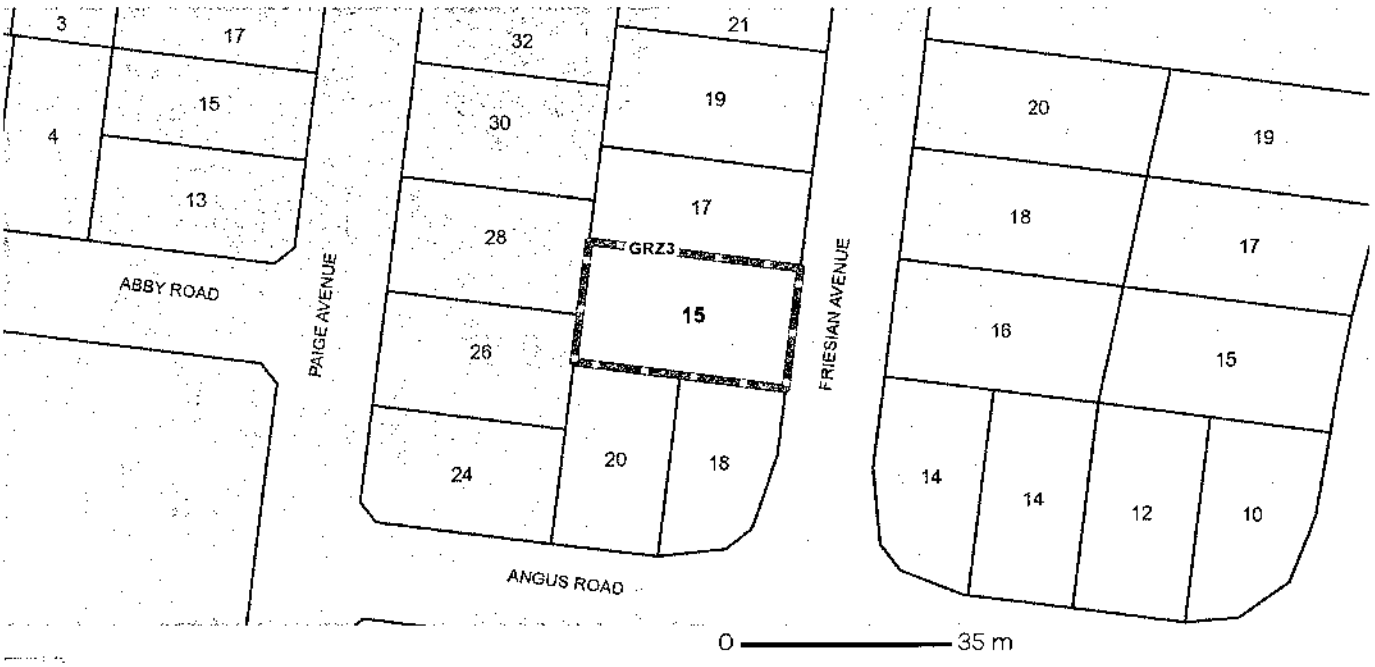
Registered Aboriginal Party: **Gunaikurnai Land and Waters Aboriginal Corporation**

View location in VicPlan

Planning Zones

GENERAL RESIDENTIAL ZONE (GRZ)

GENERAL RESIDENTIAL ZONE - SCHEDULE 3 (GRZ3)



GRZ - General Residential

Note: labels for zones may appear outside the actual zone - please compare the labels with the legend.

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Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 32C (b) of the Sale of Land 1962 (Vic).

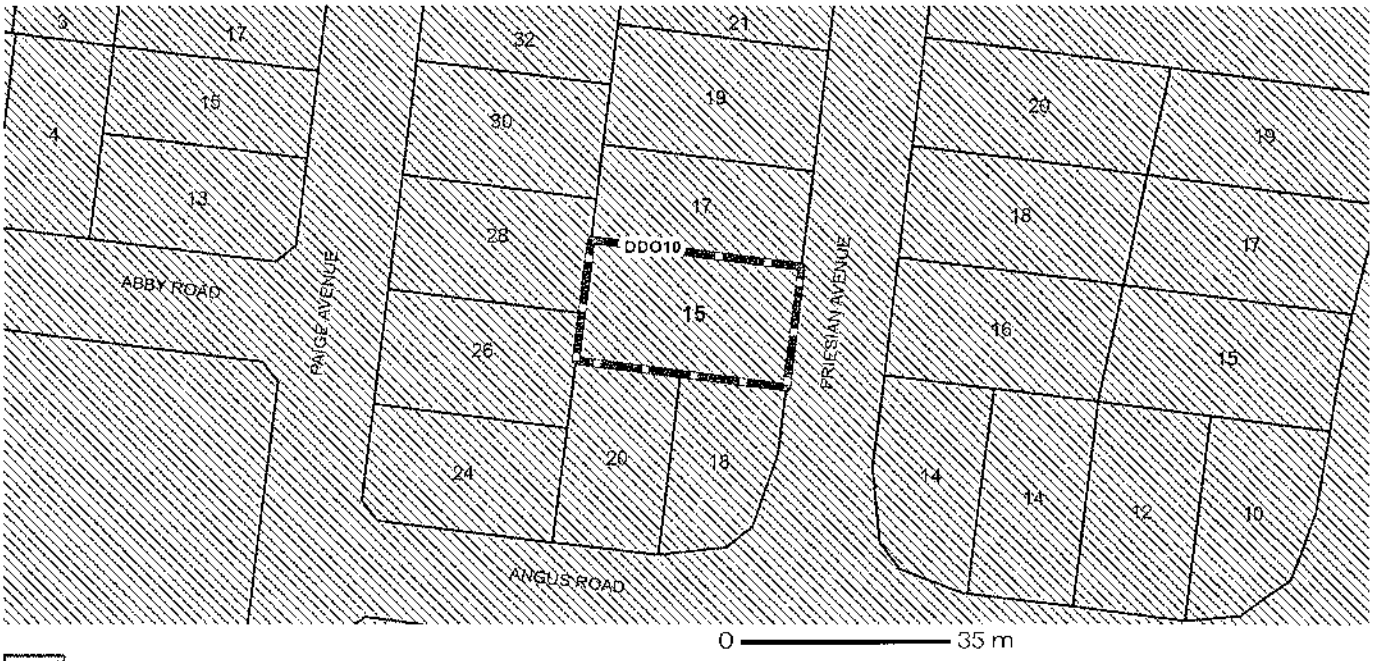
PLANNING PROPERTY REPORT

Environment, Land, Water and Planning

Planning Overlays

DESIGN AND DEVELOPMENT OVERLAY (DDO)

DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 10 (DDO10)

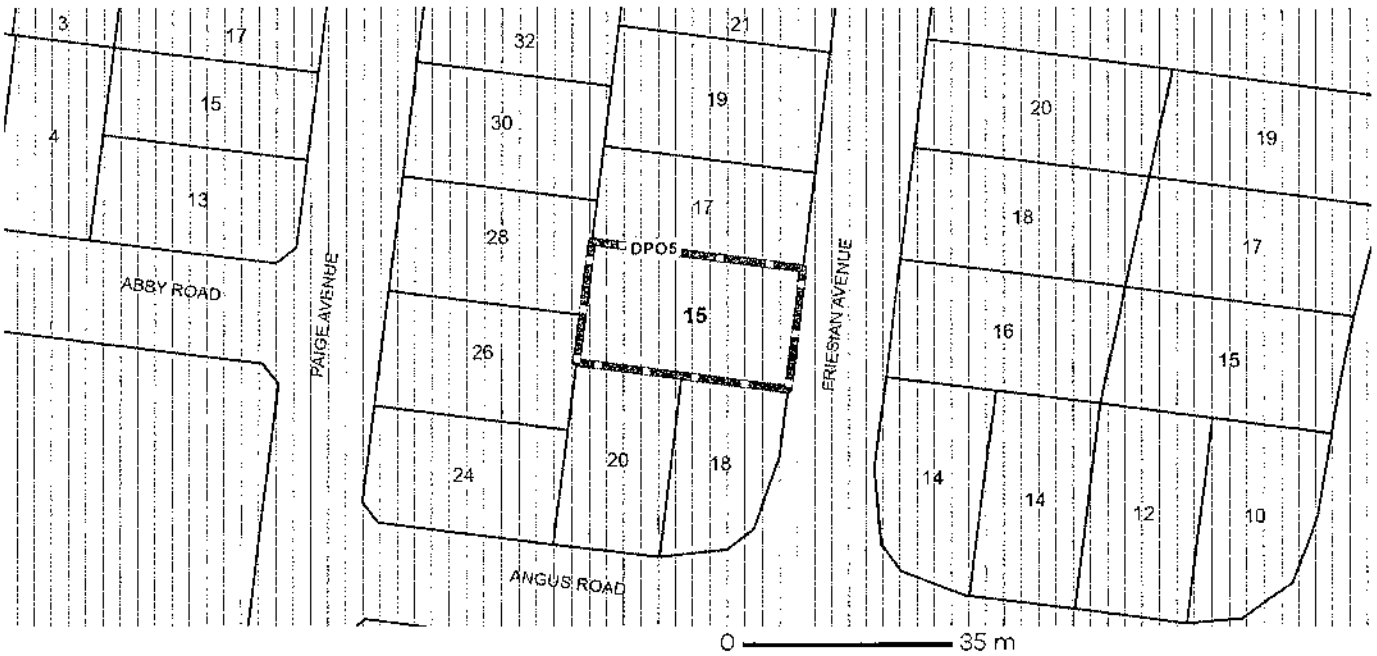


DDO - Design and Development Overlay

Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

DEVELOPMENT PLAN OVERLAY (DPO)

DEVELOPMENT PLAN OVERLAY - SCHEDULE 5 (DPO5)



DPO - Development Plan Overlay

Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

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PLANNING PROPERTY REPORT

Environment, Land, Water and Planning

Further Planning Information

Planning scheme data last updated on 22 June 2023.

A **planning scheme** sets out policies and requirements for the use, development and protection of land. This report provides information about the zone and overlay provisions that apply to the selected land. Information about the State and local policy, particular, general and operational provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council or by visiting https://www.planning.vic.gov.au

This report is NOT a **Planning Certificate** issued pursuant to Section 199 of the ***Planning and Environment Act 1987.*** It does not include information about exhibited planning scheme amendments, or zonings that may abut the land. To obtain a Planning Certificate go to Titles and Property Certificates at Landata - https://www.landata.vic.gov.au

For details of surrounding properties, use this service to get the Reports for properties of interest.

To view planning zones, overlay and heritage information in an interactive format visit https://mapshare.maps.vic.gov.au/vicplan

For other information about planning in Victoria visit https://www.planning.vic.gov.au

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PLANNING PROPERTY REPORT

Environment, Land, Water and Planning

Designated Bushfire Prone Areas

This property is not in a designated bushfire prone area.
No special bushfire construction requirements apply. Planning provisions may apply.

Where part of the property is mapped as BPA, if no part of the building envelope or footprint falls within the BPA area, the BPA construction requirements do not apply.

Note: the relevant building surveyor determines the need for compliance with the bushfire construction requirements.



Designated Bushfire Prone Areas

Designated BPA are determined by the Minister for Planning following a detailed review process. The Building Regulations 2018, through adoption of the Building Code of Australia, apply bushfire protection standards for building works in designated BPA.

Designated BPA maps can be viewed on VicPlan at https://mapshare.vic.gov.au/vicplan/ or at the relevant local council.

Create a BPA definition plan in VicPlan to measure the BPA.

Information for lot owners building in the BPA is available at https://www.planning.vic.gov.au.

Further information about the building control system and building in bushfire prone areas can be found on the Victorian Building Authority website https://www.vba.vic.gov.au. Copies of the Building Act and Building Regulations are available from http://www.legislation.vic.gov.au. For Planning Scheme Provisions in bushfire areas visit https://www.planning.vic.gov.au.

Native Vegetation

Native plants that are indigenous to the region and important for biodiversity might be present on this property. This could include trees, shrubs, herbs, grasses or aquatic plants. There are a range of regulations that may apply including need to obtain a planning permit under Clause 52.17 of the local planning scheme. For more information see Native Vegetation (Clause 52.17) with local variations in Native Vegetation (Clause 52.17) Schedule.

To help identify native vegetation on this property and the application of Clause 52.17 please visit the Native Vegetation Information Management system https://nvim.delwp.vic.gov.au/ and Native vegetation (environment.vic.gov.au) or please contact your relevant council.

You can find out more about the natural values on your property through NatureKit NatureKit (environment.vic.gov.au)

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Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 32C (b) of the Sale of Land 1962 (Vic).

Due diligence checklist

What you need to know before buying a residential property

Before you buy a home, you should be aware of a range of issues that may affect that property and impose restrictions or obligations on you, if you buy it. This checklist aims to help you identify whether any of these issues will affect you. The questions are a starting point only and you may need to seek professional advice to answer some of them. You can find links to organisations and web pages that can help you learn more, by visiting the Due diligence checklist page on the Consumer Affairs Victoria website (consumer.vic.gov.au/duediligencechecklist).

Urban living

Moving to the inner city?

High density areas are attractive for their entertainment and service areas, but these activities create increased traffic as well as noise and odours from businesses and people. Familiarising yourself with the character of the area will give you a balanced understanding of what to expect.

Is the property subject to an owners corporation?

If the property is part of a subdivision with common property such as driveways or grounds, it may be subject to an owners corporation. You may be required to pay fees and follow rules that restrict what you can do on your property, such as a ban on pet ownership.

Growth areas

Are you moving to a growth area?

You should investigate whether you will be required to pay a growth areas infrastructure contribution.

Flood and fire risk

Does this property experience flooding or bushfire?

Properties are sometimes subject to the risk of fire and flooding due to their location. You should properly investigate these risks and consider their implications for land management, buildings and insurance premiums.

Rural properties

Moving to the country?

If you are looking at property in a rural zone, consider:

- Is the surrounding land use compatible with your lifestyle expectations? Farming can create noise or odour that may be at odds with your expectations of a rural lifestyle.
- Are you considering removing native vegetation? There are regulations which affect your ability to remove native vegetation on private property.
- Do you understand your obligations to manage weeds and pest animals?

Can you build new dwellings?

Does the property adjoin crown land, have a water frontage, contain a disused government road, or are there any crown licences associated with the land?

Is there any earth resource activity such as mining in the area?

You may wish to find out more about exploration, mining and quarrying activity on or near the property and consider the issue of petroleum, geothermal and greenhouse gas sequestration permits, leases and licences, extractive industry authorisations and mineral licences.

Soil and groundwater contamination

Has previous land use affected the soil or groundwater?

You should consider whether past activities, including the use of adjacent land, may have caused contamination at the site and whether this may prevent you from doing certain things to or on the land in the future.

Land boundaries

Do you know the exact boundary of the property?

You should compare the measurements shown on the title document with actual fences and buildings on the property, to make sure the boundaries match. If you have concerns about this, you can speak to your lawyer or conveyancer, or commission a site survey to establish property boundaries.

Planning controls

Can you change how the property is used, or the buildings on it?

All land is subject to a planning scheme, run by the local council. How the property is zoned and any overlays that may apply, will determine how the land can be used. This may restrict such things as whether you can build on vacant land or how you can alter or develop the land and its buildings over time.

The local council can give you advice about the planning scheme, as well as details of any other restrictions that may apply, such as design guidelines or bushfire safety design. There may also be restrictions – known as encumbrances – on the property's title, which prevent you from developing the property. You can find out about encumbrances by looking at the section 32 statement.

Are there any proposed or granted planning permits?

The local council can advise you if there are any proposed or issued planning permits for any properties close by. Significant developments in your area may change the local 'character' (predominant style of the area) and may increase noise or traffic near the property.

Safety

Is the building safe to live in?

Building laws are in place to ensure building safety. Professional building inspections can help you assess the property for electrical safety, possible illegal building work, adequate pool or spa fencing and the presence of asbestos, termites, or other potential hazards.

Building permits

Have any buildings or retaining walls on the property been altered, or do you plan to alter them?

There are laws and regulations about how buildings and retaining walls are constructed, which you may wish to investigate to ensure any completed or proposed building work is approved. The local council may be able to give you information about any building permits issued for recent building works done to the property, and what you must do to plan new work. You can also commission a private building surveyor's assessment.

Are any recent building or renovation works covered by insurance?

Ask the vendor if there is any owner-builder insurance or builder's warranty to cover defects in the work done to the property.

Utilities and essential services

Does the property have working connections for water, sewerage, electricity, gas, telephone and internet?

Unconnected services may not be available, or may incur a fee to connect. You may also need to choose from a range of suppliers for these services. This may be particularly important in rural areas where some services are not available.

Buyers' rights

Do you know your rights when buying a property?

The contract of sale and section 32 statement contain important information about the property, so you should request to see these and read them thoroughly. Many people engage a lawyer or conveyancer to help them understand the contracts and ensure the sale goes through correctly. If you intend to hire a professional, you should consider speaking to them before you commit to the sale. There are also important rules about the way private sales and auctions are conducted. These may include a cooling-off period and specific rights associated with 'off the plan' sales. The important thing to remember is that, as the buyer, you have rights.

DATED 2023

JAMIE LOUISE QUIGLEY

VENDOR STATEMENT

Property: **15 Friesian Avenue, Traralgon VIC 3844**

Rennicks Conveyancing Pty Ltd
Licensed Conveyancer
217 Commercial Road
MORWELL VIC 3840
Tel: (03) 5135 3177
Fax:
PO Box 215, Morwell VIC 3840
Ref: SH:BH:00109175

Proposed Sale of 15 Friesian Avenue, Traralgon

Final Audit Report 2023-06-29

Created:	2023-06-29
By:	Sandra Harnden (rennicks@rennicksconveyancing.com.au)
Status:	Signed
Transaction ID:	CBJCHBCAABAA79SL3zA9SmruljkYfM9svTNuCVgI0viX

"Proposed Sale of 15 Friesian Avenue, Traralgon" History

Document created by Sandra Harnden (rennicks@rennicksconveyancing.com.au)
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Signer jamie-quigley@hotmail.com entered name at signing as Jamie Quigley
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Document e-signed by Jamie Quigley (jamie-quigley@hotmail.com)
Signature Date: 2023-06-29 - 0:27:35 AM GMT - Time Source: server- IP address: 1.132.24.142

Agreement completed.
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