



PROPOSED NEW DWELLING
 LOT 1226 MARGARET LANE
 CAERLEON NSW 2850 FOR:



BASIX REQUIREMENTS

- 3-STARS SHOWERHEADS
- 4-STARS WC, 4-STARS TAPS
- 3000L SLIMLINE FOR EACH DWELLING MUST COLLECT WATER FROM 150m² OF ROOF AREA
- SISAL TUFF WALL WRAP TO EXTERNAL WALLS
- R2.0 HIGH DENSITY INSULATION BATTS TO INTERNAL WALLS ADJ GARAGE
- R2.0 INSULATION BATTS TO ALL EXTERNAL WALLS INCLUDING GARAGE
- R6.0 INSULATION BATTS TO ENTIRE CEILING INCLUDING GARAGE
- R1.3 ANTICON BLANKET TO ENTIRE CEILING INCLUDING GARAGE
- GLAZING: DOUBLE/SINGLE CLEAR
- ROOF - MONUMENT, EXTERNAL WALLS - WHIRLWIND
- **WINDOWS W1** WID-012-01 A Aluminium Awning Window SG 5mmClr (U-6.32, SHGC 0.63)
- **WINDOWS W2-6, W9** WID-006-09 A AI Residential Sliding Window DG 3mm Clear / 6mm Air Gap / 4mm Energy Advanta (U-3.99, SHGC 0.56)
- **WINDOWS W7, W8, W10** WID-028-09 A BSW Ascend Sliding Window SG 5mmClr (U-6.55, SHGC 0.62)
- **WINDOWS W11** WID-006-01 A AI Residential Sliding Window SG 3mm Clear (U-6.42, SHGC 0.76)
- **DOOR D3** WID-005-01 A AI Residential Internal Sliding Door SG 4mm Clear (U-6.25, SHGC 0.72)
- **DOOR D4** WID-005-15 A AI Residential Internal Sliding Door DG 4/6/4 (U-4.15, SHGC 0.64)
- 6-STARS GAS INSTANTANEOUS HOT WATER SYSTEM TO DWELLING. LPG
- EXHAUST FANS TO BATHROOM, ENSUITE AND KITCHEN RANGEHOOD
- 12.5kW PANASONIC DUCTED REVERSE CYCLE AIR CONDITIONING UNIT, DAY/NIGHT ZONED WITH UPTO 11 OUTLETS
- OVEN - Electric Oven Teka HSB545BK
- COOKTOP - LPG : Gas Cooktop Teka GZC64320 XBN
- RANGEHOOD: DUCTED Externally Airvolution AUM52PS Undermount 520mm
- DISHWASHER: Teka DW6CS
- SOLAR PHOTOVOLTAIC SYSTEM - 2kW 5 solar panels with 2kW inverter (north facing)

CONSTRUCTION NOTES

- ALL DIMENSIONS ARE IN MILLIMETRES AND SHOULD BE USED IN PREFERENCE TO SCALED MEASUREMENTS.
- ALL LEVELS ARE TO BE VERIFIED ON THE SITE BY THE BUILDER PRIOR TO WORK COMMENCING.
- ALL WET AREAS ARE TO BE SUITABLY GRADED AND DRAINED.
- FLOOR SLAB TO BE DESIGNED BY AN APPROVED STRUCTURAL ENGINEER.
- ALL TIMBER SPACING, SPANS AND SIZES SHALL COMPLY WITH TIMBER FRAMING CODE AS 1684.
- ENSURE STRICT COMPLIANCE WITH THE REQUIREMENTS OF BUILDING CODE OF AUS IN RELATION TO SIDE BOUNDARY CLEARANCE.
- ALL SEWER AND STORMWATER DRAINAGE TO BE IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL GOVERNMENT AUTHORITY.
- WET AREAS ARE TO BE SEALED AT THE INTERSECTION OF THE FLOOR AND WALL AND 1800 HIGH IN THE SHOWER RECESS CORNERS WITH AN APPROVED WET AREA SEAL.
- POWDER COATED ALUMINIUM WINDOWS AND DOORS TO BE USED THROUGHOUT. COLOUR SELECTION BY BUILDER.
- ALL FIXINGS, TIE DOWNS AND CONSTRUCTION METHODS ARE TO BE IN STRICT ACCORDANCE WITH AS1684 AND THE BCA.
- TERMITE PROTECTION TO BE IN ACCORDANCE WITH AS3660-1

GENERAL NOTES:

- LOCATE EXISTING SERVICES PRIOR TO CONSTRUCTION.
- EROSION / SEDIMENT CONTROL IN STRICT ACCORDANCE WITH COUNCIL REQUIREMENTS (REFER BUILDER).
- PROVIDE HARDBASE ALL WEATHER ACCESS, DURING CONSTRUCTION.
- CUT AND FILL TO BUILDER'S DISCRETION.
- RETAINING WALL HEIGHTS TO BUILDERS DISCRETION
- NOMINATED WATER TO TANK. OVERFLOW TO KERB OUTLET
- BUILDER TO CONFIRM ALL FINISHED FLOOR LEVELS ON SITE.
- WIND - "N2"
- SITE - "P"
- SOIL - "H2"

Part 10.8 Condensation Requirements

Location	Ventilation Requirement (mm ²)	Proposed Method
Ridge Line	126,500mm ² (25.3m x 5,000mm ² /m)	Gap ridge
Eave	177,100mm ² (25.3m x 7,000mm ² /m)	Eave Events
Kitchen Exhaust fan	40 L/S	Ducted Outside
Bathroom/WC Exhaust Fan	25L/s	Ducted Outside
Pliable membrane or sarking	Vapour permeance - 1.14 µg/N.s	

DRAWING SCHEDULE

SHEET	DESCRIPTION/TITLE
01	COVER SHEET
02	SITE PLAN
03	SERVICES PLAN
04	LANDSCAPE PLAN
05	FLOOR PLAN
06	ELEVATIONS1-3
07	ELEVATION 4 & SECTION
08	SLAB PLAN
09	ELECTRICAL PLAN
10	BATH/WC/ENSUITE
11	LAUNDRY / KITCHEN
12	WET AREA - STEP DOWNS
13	ROBE/LINEN/CABINETRY
14	ADJUSTABLE POST
15	ALFRESCO BULKHEADS
16	GARAGE DOOR /CORNER/TERMITE PROTECTION
17	FLOOR DETAILS
18	ARTICULATION VERTICAL JOINT

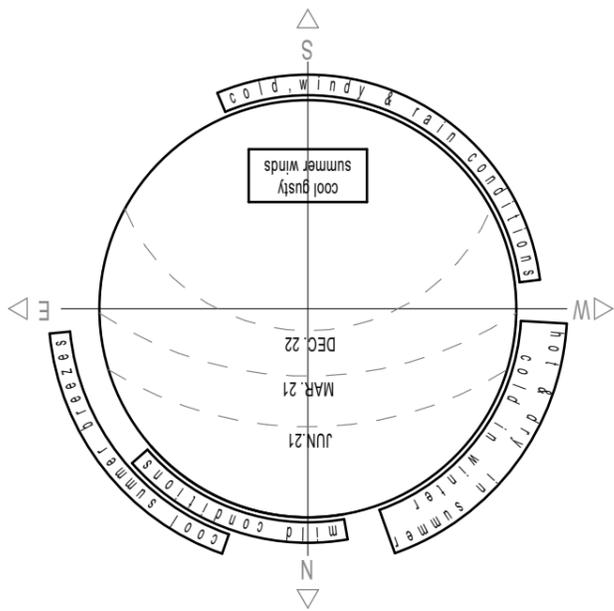


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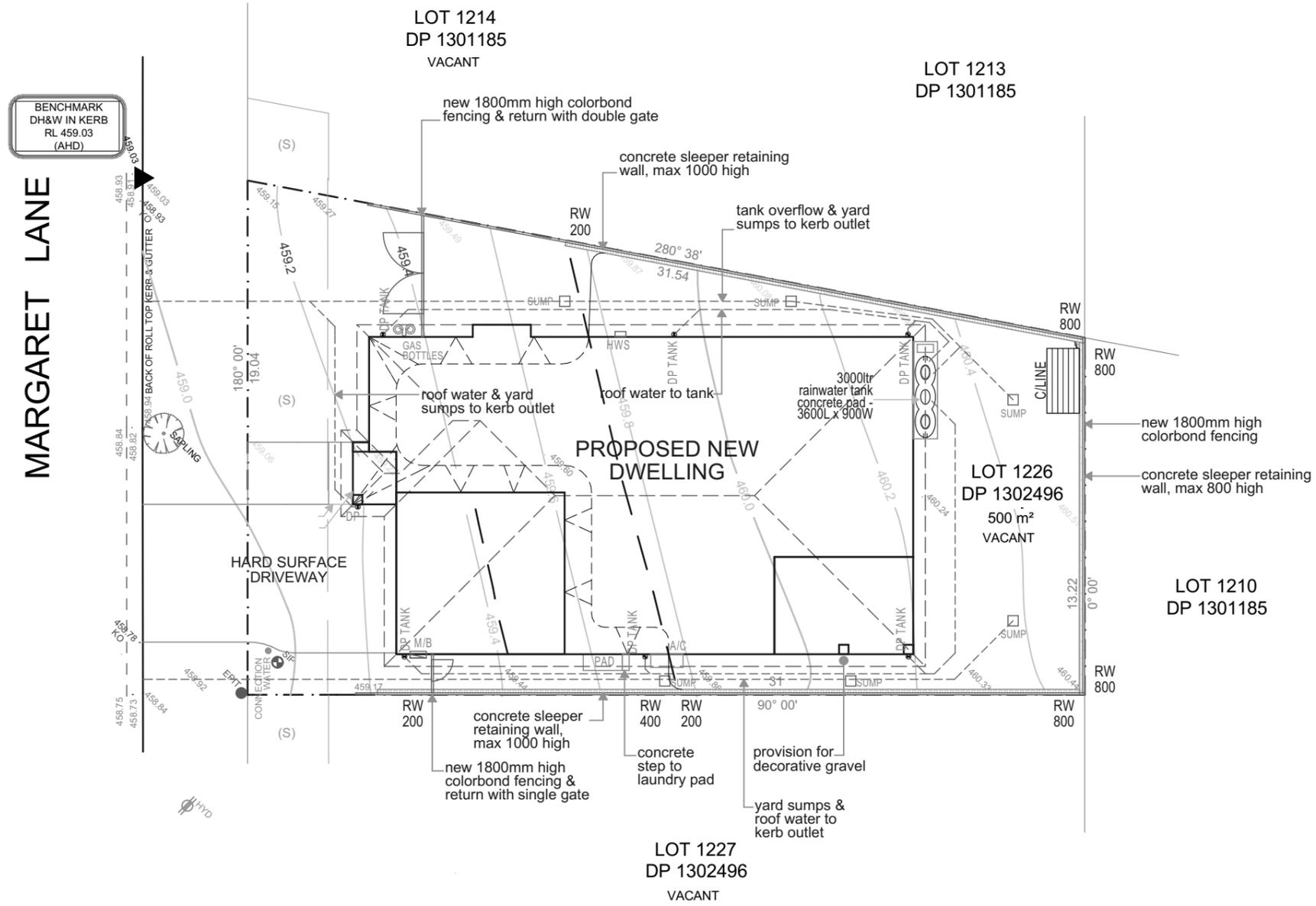
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KIATO 234 G22 RHG

JOB ADDRESS
LOT 1226 MARGARET LANE
CAERLEON NSW 2850
 PROPOSAL NEW DWELLING DP: 1302496

drawing title		COVER SHEET				
date	issue	description	JOB No.	11313	revision	
11/12/24	1	FOR APPROVAL	SCALE	NTS	2	
04/02/25	2	SLAB RL CHANGED AS PER FLOOD LEVELS	DRAWN	MS	PAGE	
19/02/25	3	BOUNDARIES, RETAINING WALLS & FENCES SHOWN ON ELEVATIONS AS PER COUNCIL RQST	DATE	19/02/2025	1	
			WIND	'N2'	SITE	'P'



Solar & Wind Chart



(S) - EASEMENT TO DRAIN SEWAGE 3 WIDE AND VARIABLE WIDTH (DP 1301185)

Certificate No. # G08ESP9100
 Scan QR code or follow website link for rating details.
 Assessor name: SANTARITA KOLLOSCHÉ
 Accreditation No: HERA10183
 Property Address: 18 Margaret Lane, Caerleon, NSW, 2850
<https://www.fr5.com.au/QRCodeLanding?PublicId=G08ESP9100>

Services Plan
 SCALE 1:200

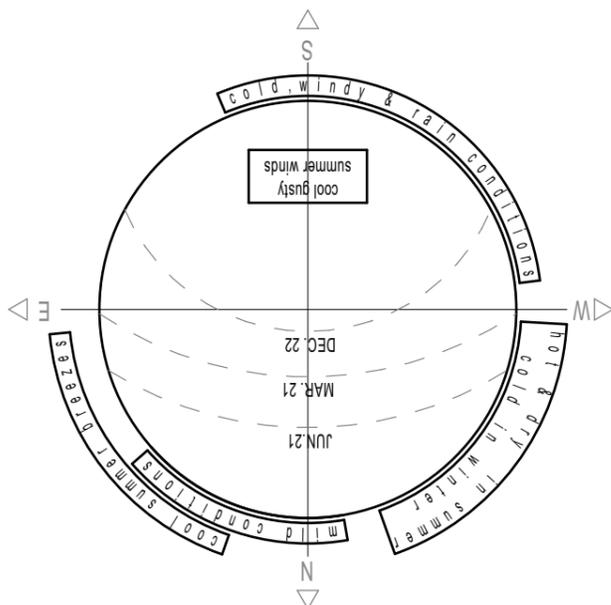


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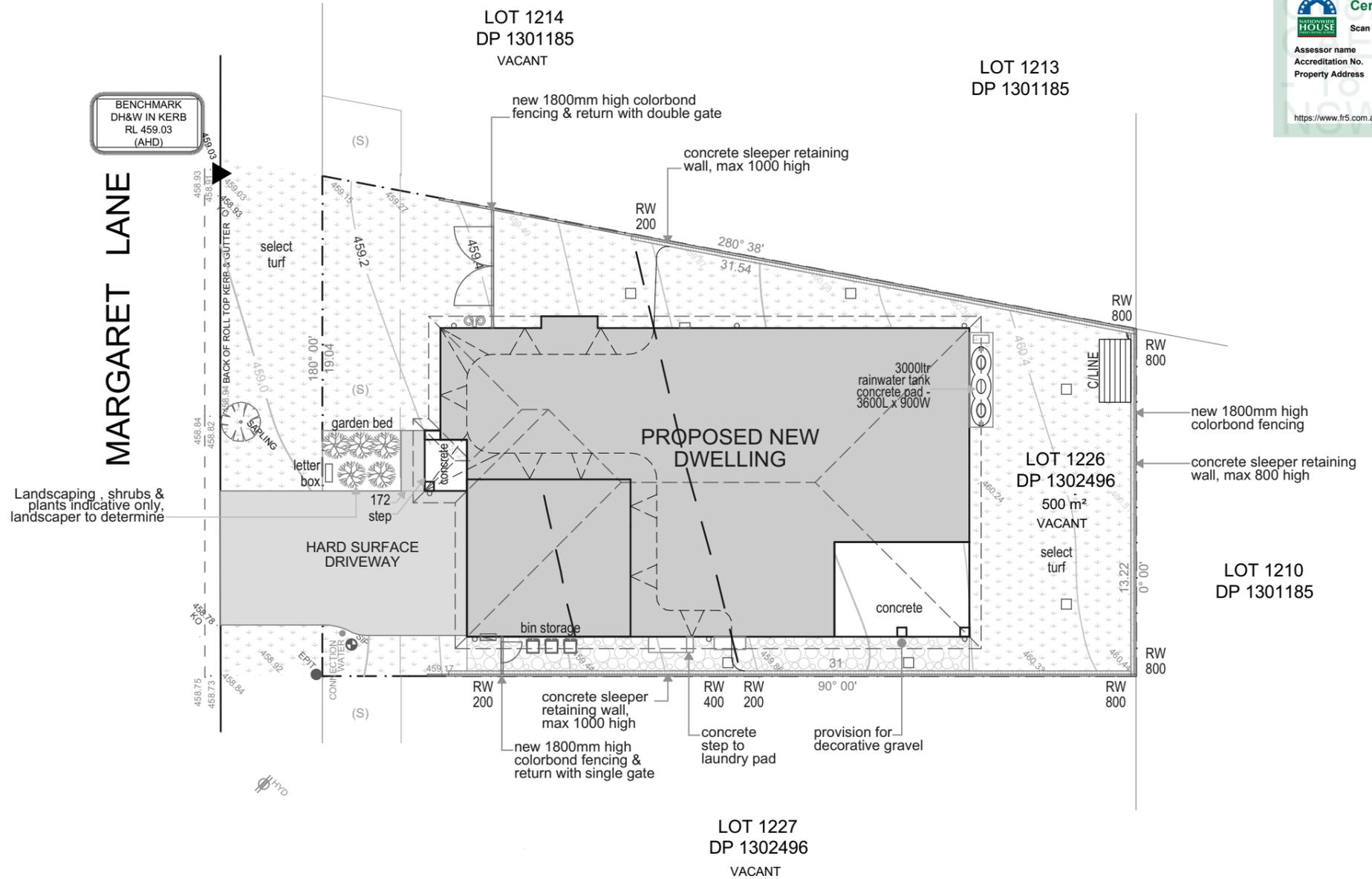
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Landscaping, shrubs & plants indicative only, landscaper to determine

Landscaping

Note : Plant types will be selected from the following range by the nominated landscaper. Specific types have not been nominated due to availability of plants

- gardenia florida
- viburnum tinus
- virburnum odartissium
- oriental pearl
- callistamen
- nandina moon bay
- westringa
- diosma
- port wine magnolia
- photinia super red
- purple fountain grass
- mixed gardens of shrubs grasses & ground covers

(S) - EASEMENT TO DRAIN SEWAGE 3 WIDE AND VARIABLE WIDTH (DP 1301185)

Landscape Plan

SCALE 1:200

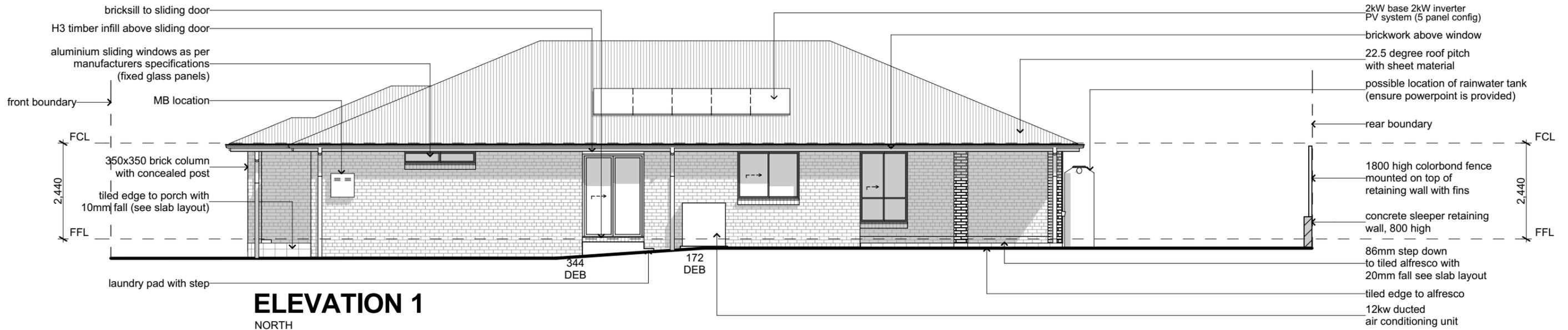


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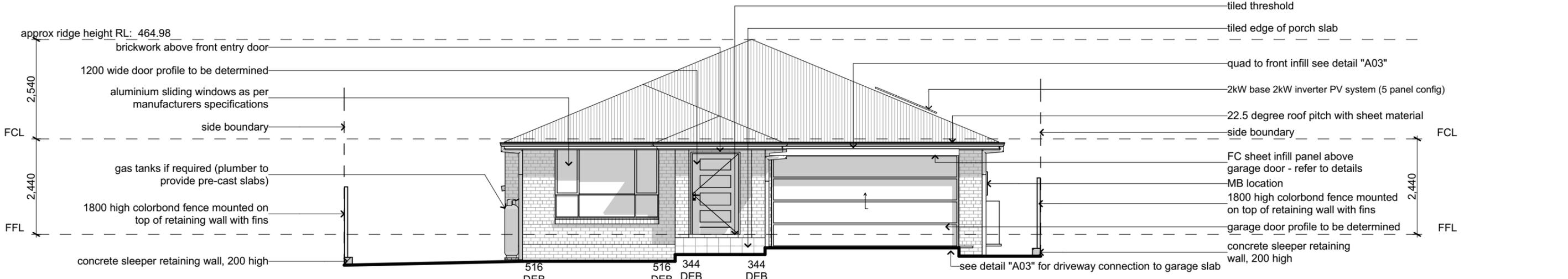
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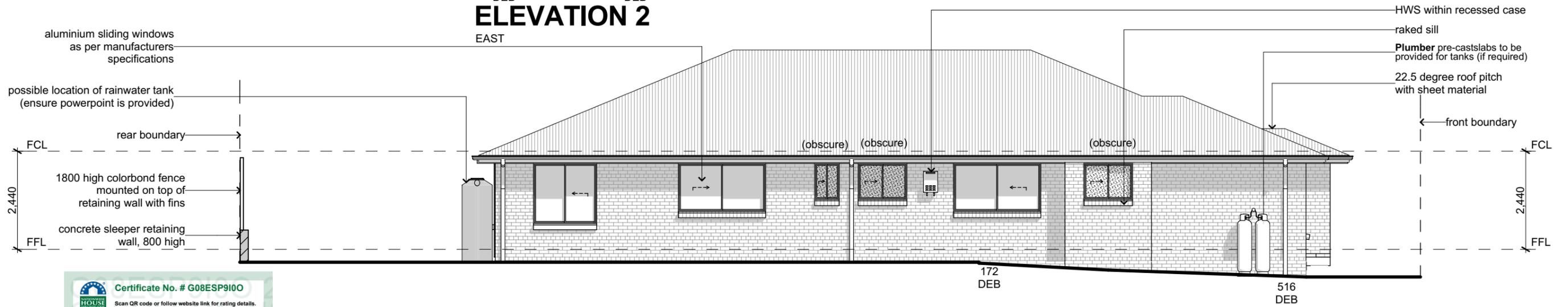
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ELEVATION 1
NORTH



ELEVATION 2
EAST



ELEVATION 3
SOUTH



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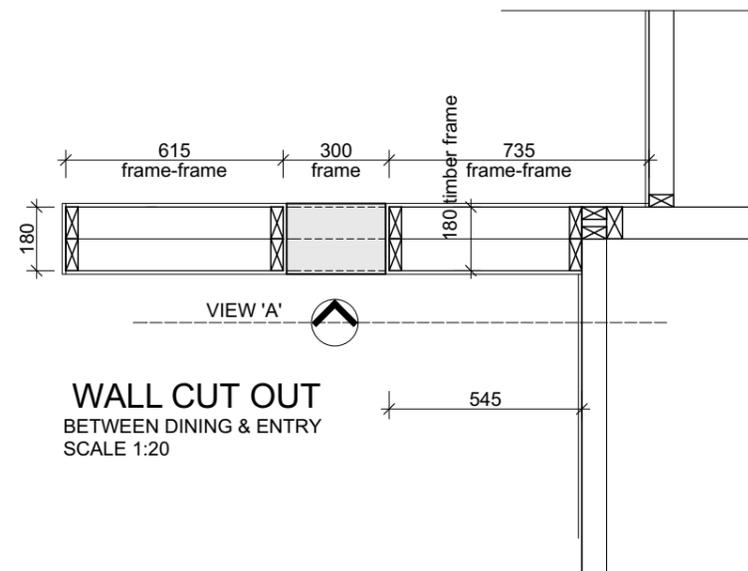
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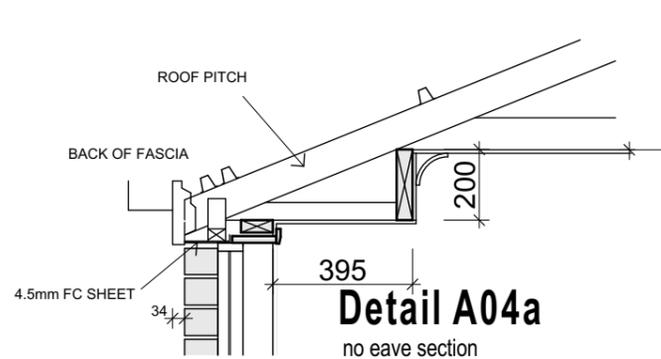
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19/02/25	3	BOUNDARIES, RETAINING WALLS & FENCES SHOWN ON ELEVATIONS AS PER COUNCIL RQST				
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			DATE	19/02/2025	6	
			WIND	'N2'	SITE	'P'



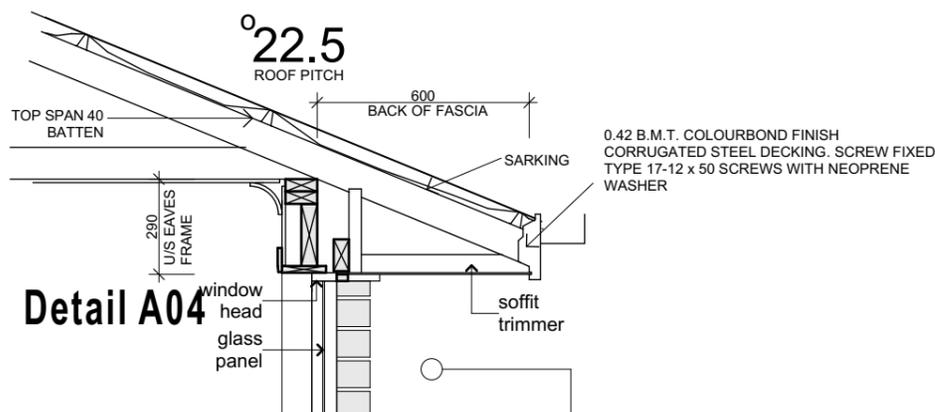
ELEVATION 4
WEST



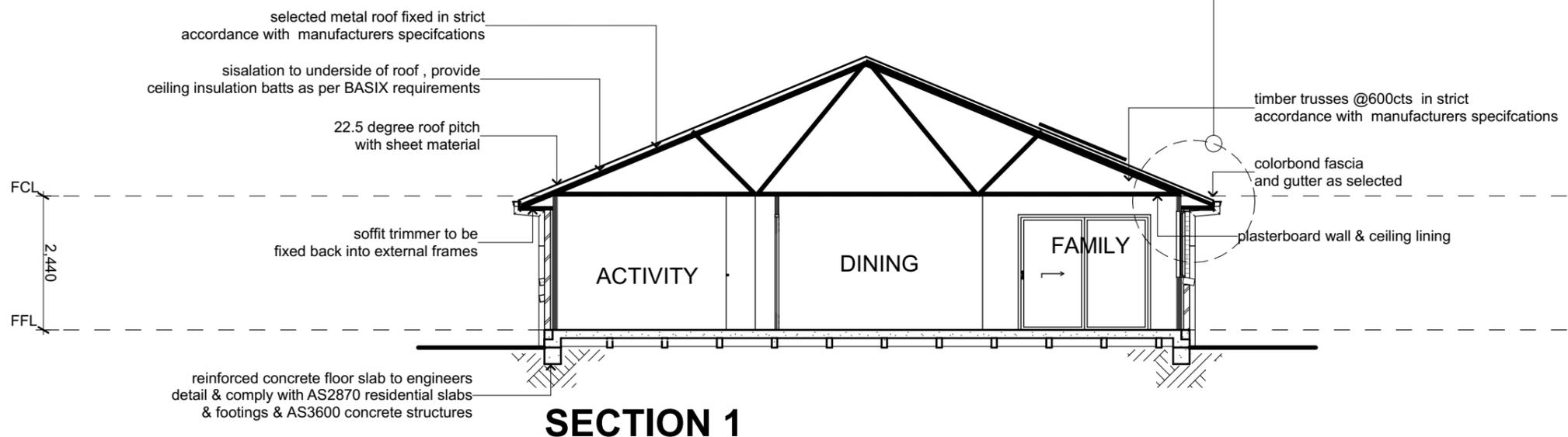
WALL CUT OUT
BETWEEN DINING & ENTRY
SCALE 1:20



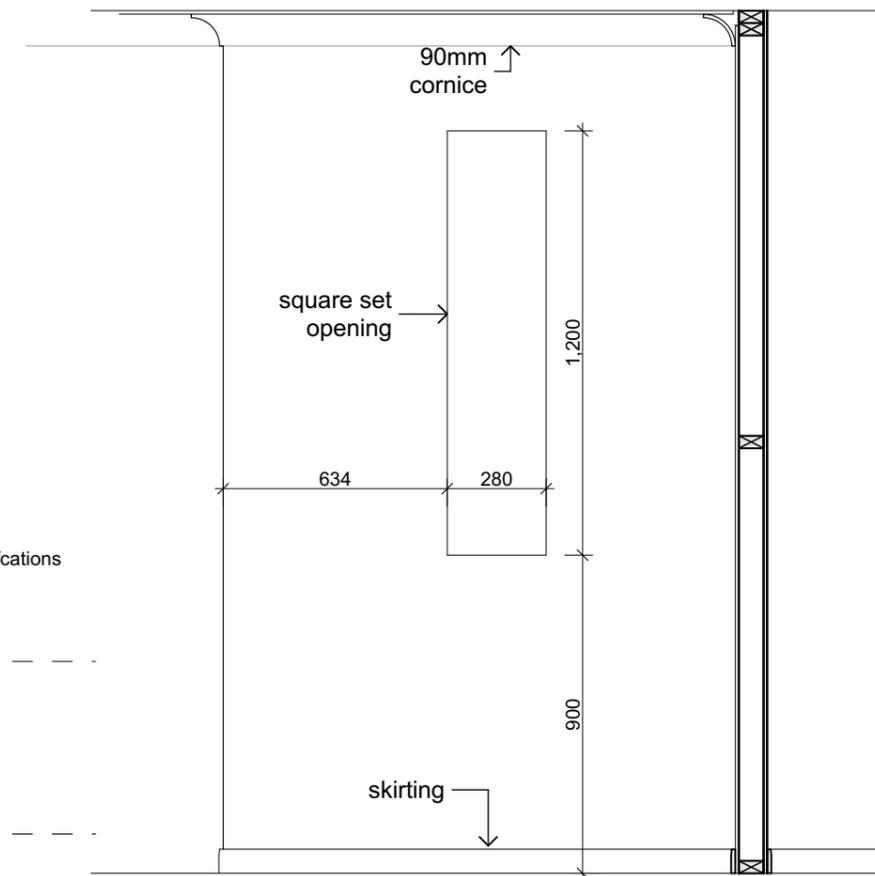
Detail A04a
no eave section



Detail A04



SECTION 1



VIEW 'A'
as viewed from Dining Room
BETWEEN DINING & ENTRY
SCALE 1:20

Note : The wind classification of N2 is in accordance with AS1684-2010 , the tie down and bracing details are to be provided to the PCA prior to the relevant inspection

Note : Termite Protection
Termite protection is to be in accordance with AS3660-1 and installed in accordance with manufacturers specifications

Note : Cabinetry
Please refer to internal elevations for cabinetry designs



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			WIND	'N2'	SITE	'P'

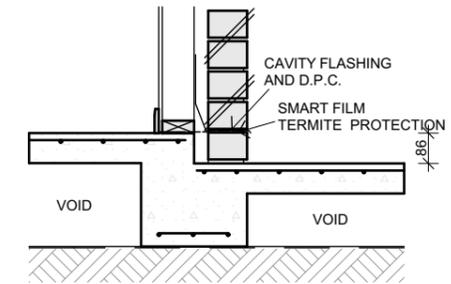
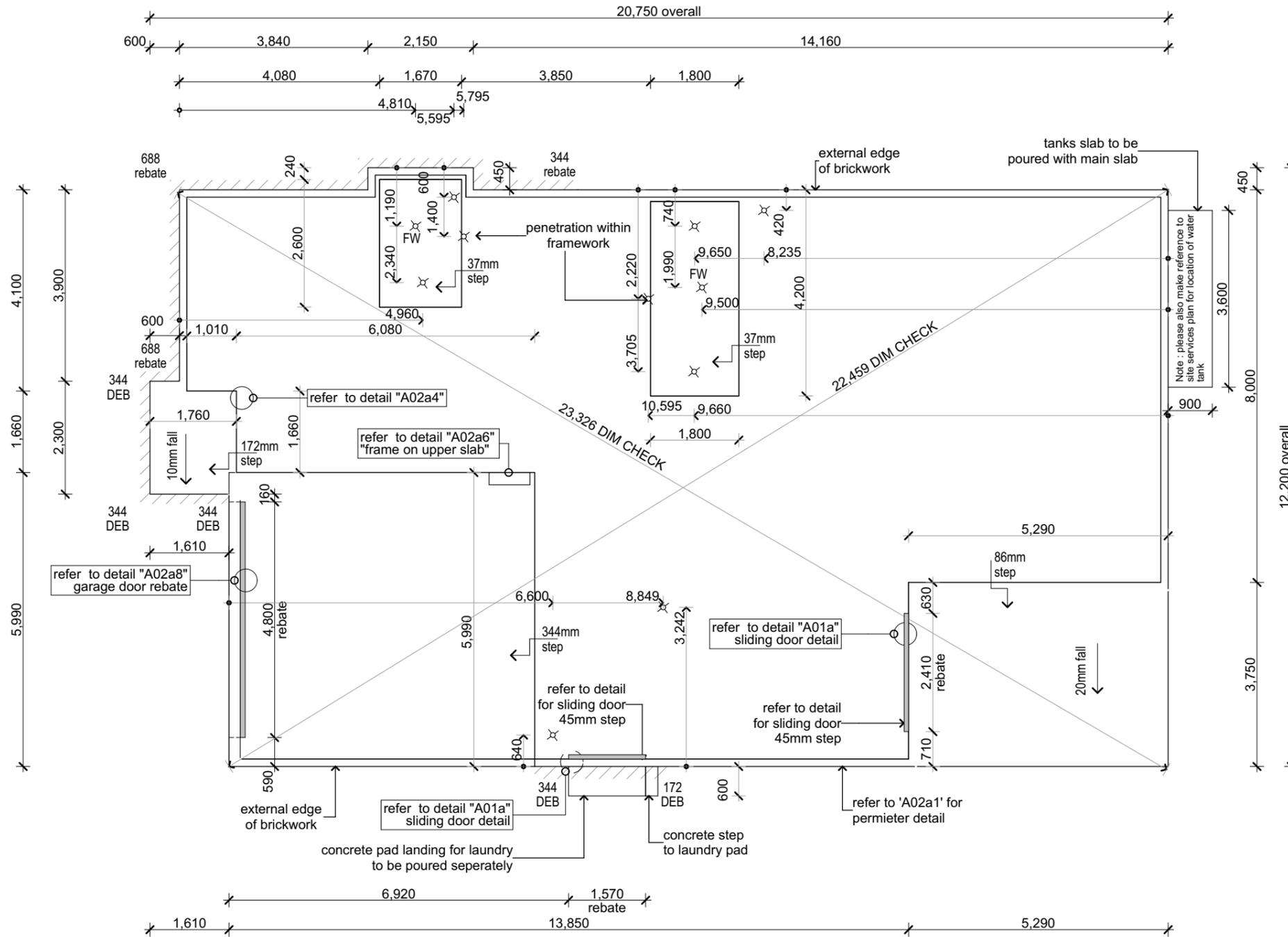


Note : Please notify the drafting department at Hibbards head office for any discrepancies in details and dimensions

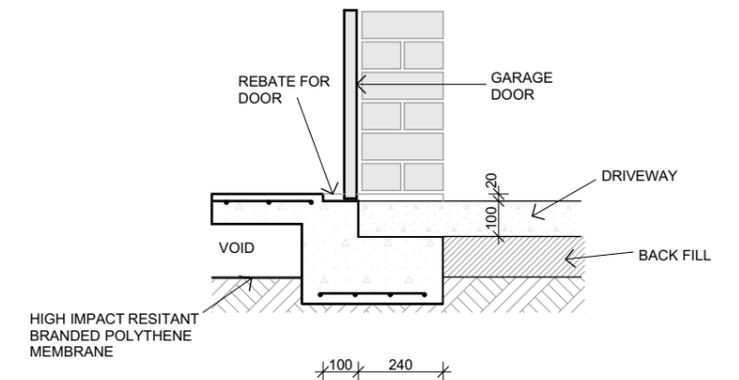
Note : Plumbing penetrations are located from external edge of brickwork - dimensioned as a running dimension

Note : Wall hung basin waste pipe is to be centre line of wall stud framing .
 Laundry Tub waste pipe is nominally offset from wall 125mm to centre of pipe

Note : dimensions to penetrations is using a running dimension method from external edge of slab to centre of hole



**INTERNAL BEAM - HOUSE/PORCH
 A02a4**



**PERIMETER BEAM - GARAGE DOOR
 A02a8**



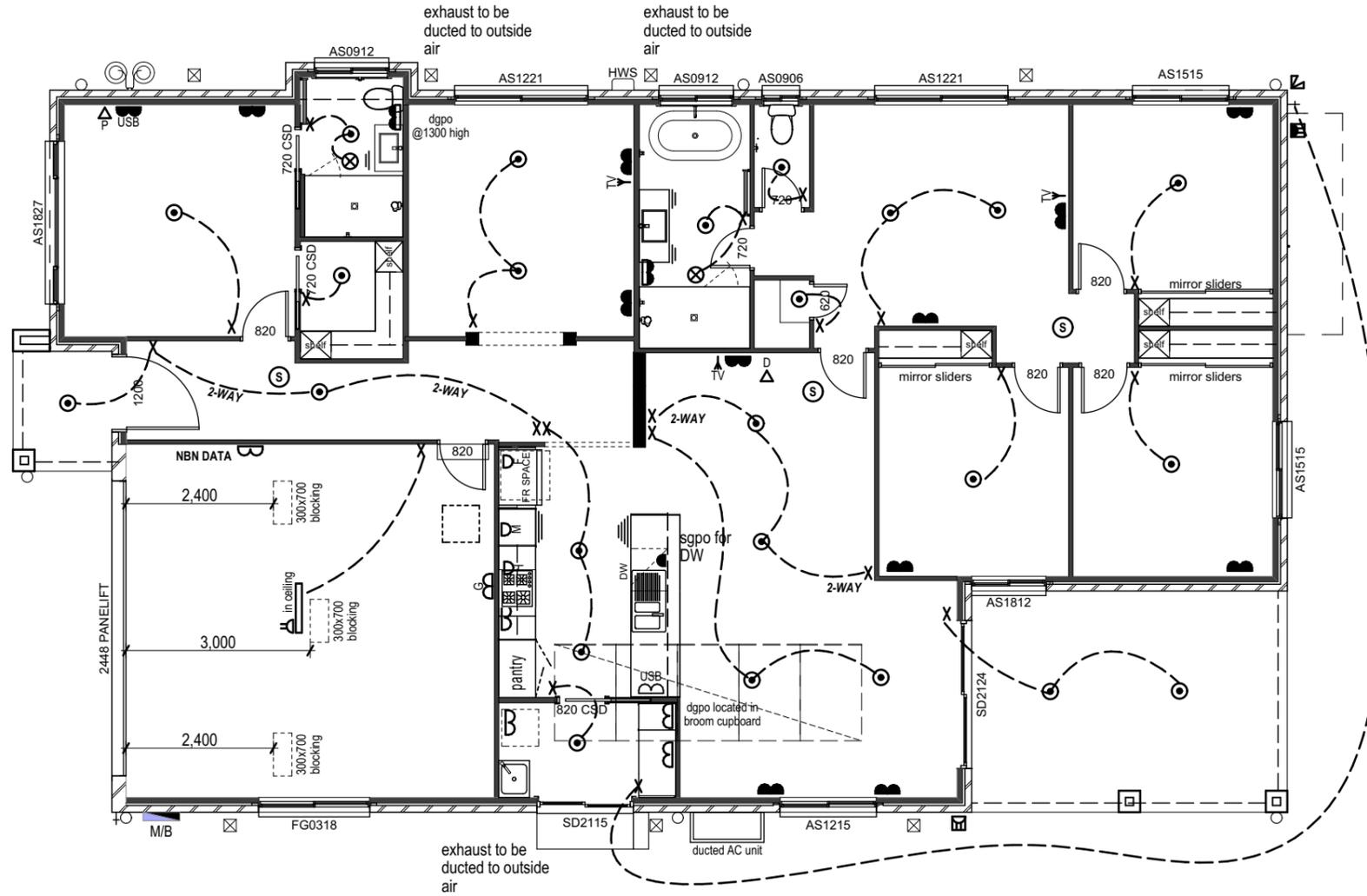
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			WIND	'N2'
			SITE	'P'
			revision	2
			PAGE	8

NOTE:
ALL EXTERNAL LIGHTS WILL BE SHIELDED TO
PREVENT LIGHT ABOVE HORIZONTAL



LIGHTING LEGEND

- SINGLE @ 300
- USB DOUBLE @ 300 - USB
- DOUBLE @ 300
- SINGLE @ 1050
- USB DOUBLE @ 1050 - USB
- DOUBLE @ 1050
- APPLIANCE SHELF DOUBLE @ 1600
- VANITY @ 1100
- GARAGE @ 1350
- FRIDGE @ 1650
- MICROWAVE @ 1650
- RANGEHOOD @ 1650
- X LIGHT SWITCH
- DOWNLIGHT
- TV
- PHONE
- DUCTED EXHAUST FAN
- in ceiling ● PANELIFT GPO
- FLUORO LIGHT
- 2-WAY 2 WAY CIRCUIT
- DOUBLE WATERPROOF GPO @ 1050
- SINGLE WATERPROOF GPO @ 1050
- SMOKE ALARMS BY ELECTRICIAN TO AS3786
- ▷ DATA POINT
- gas ● GAS POINT (DUBBO, TAMWORTH & MUDGEE)
- NBN DATA ● NBN DATA POINT @ 1050
- DOUBLE SPOT
- BUNKER LIGHT
- DUCTED EXHAUST
- DUCTED GRILL
- 2 IN 1 DUCTED EXHAUST FAN/LIGHT
- 2 IN 1 NON-DUCTED EXHAUST FAN/LIGHT
- 3 IN 1 FAN / LIGHT / HEAT
- EVAPORATIVE COOLER POINT (DUBBO, TAMWORTH & MUDGEE)

NOTE:
THIS IS A GENERIC ELECTRICAL PLAN ONLY.
THE LAYOUT, LOCATION OF POINTS, LIGHTS
AND OUTLETS SHOWN MAY ALTER WITHOUT
NOTIFICATION, DUE TO COUCIL
REQUIREMENTS, BUILDING LOCATION AND/OR
OTHER UNFORSEEN CIRCUMSTANCES

ALL PRODUCTS AND
FINISHES AS PER BUILDERS
SPECIFICATIONS

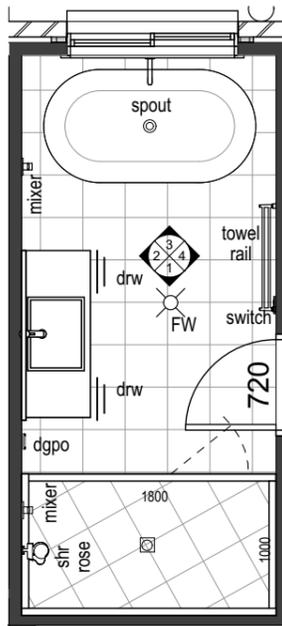


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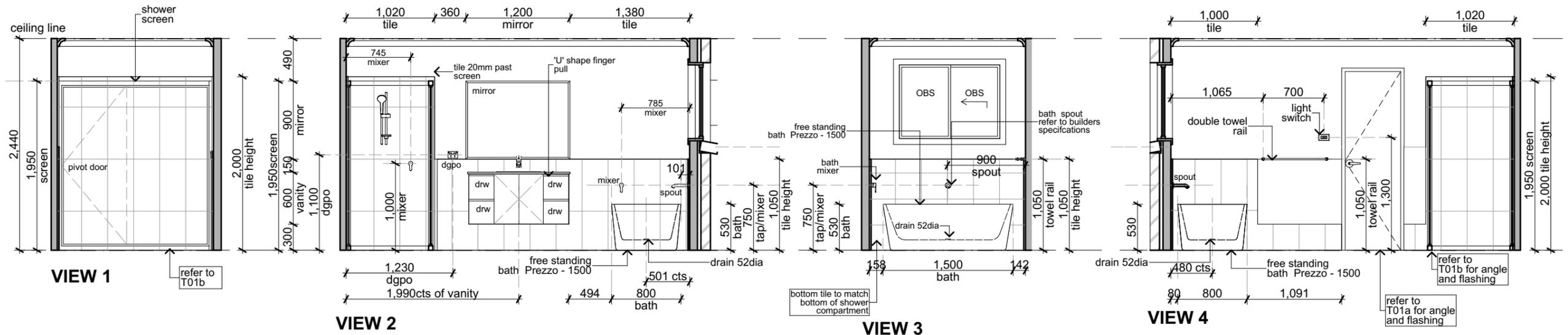
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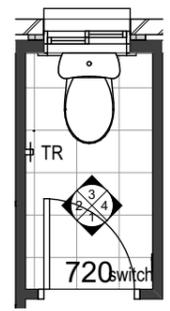
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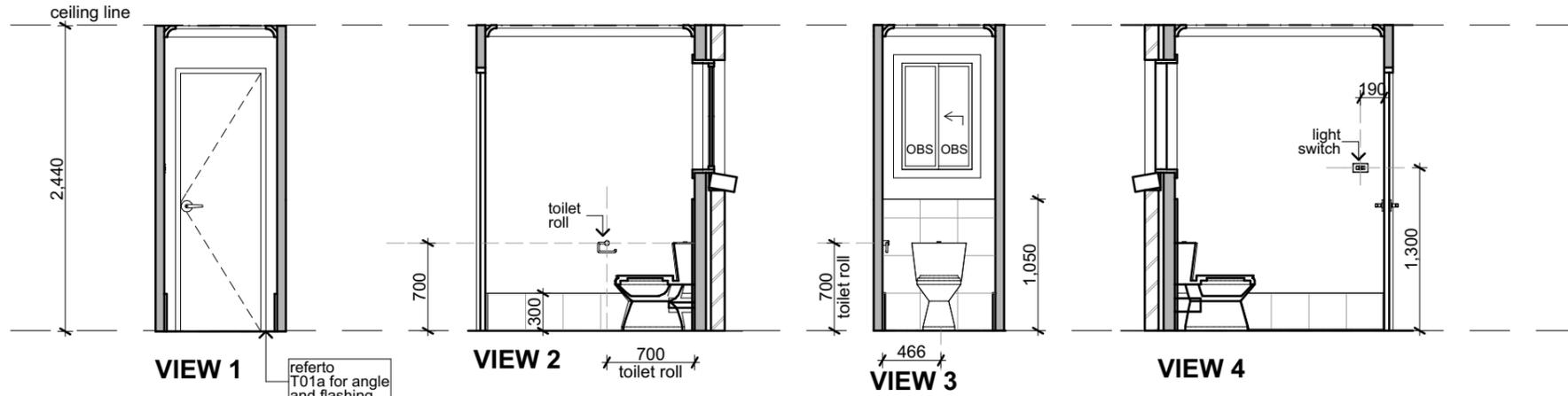
BATH LAYOUT



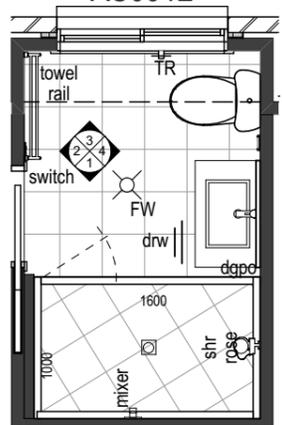
Note :Tiler
Please ensure to follow nominated floor and wall tile format



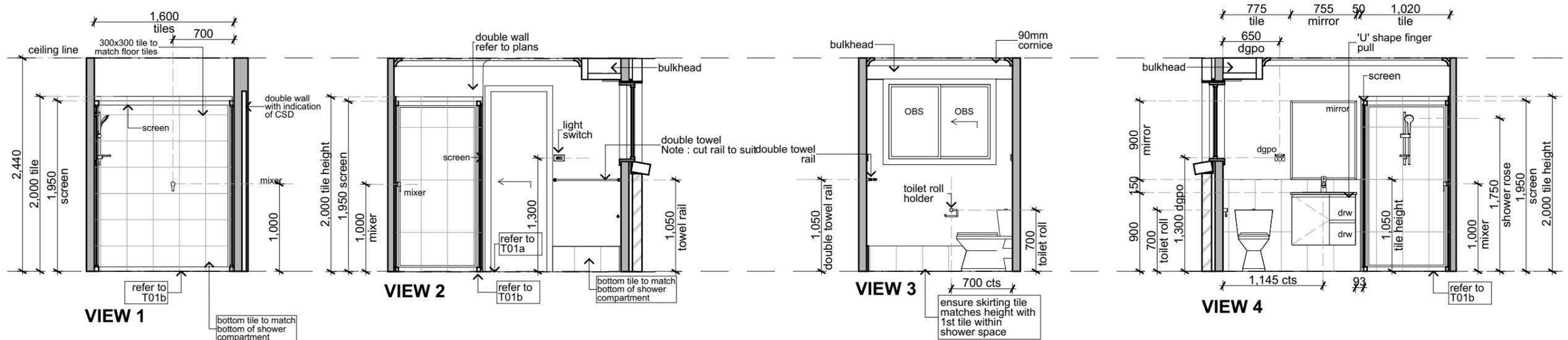
WC LAYOUT



Note :Tiler
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ENSUITE LAYOUT



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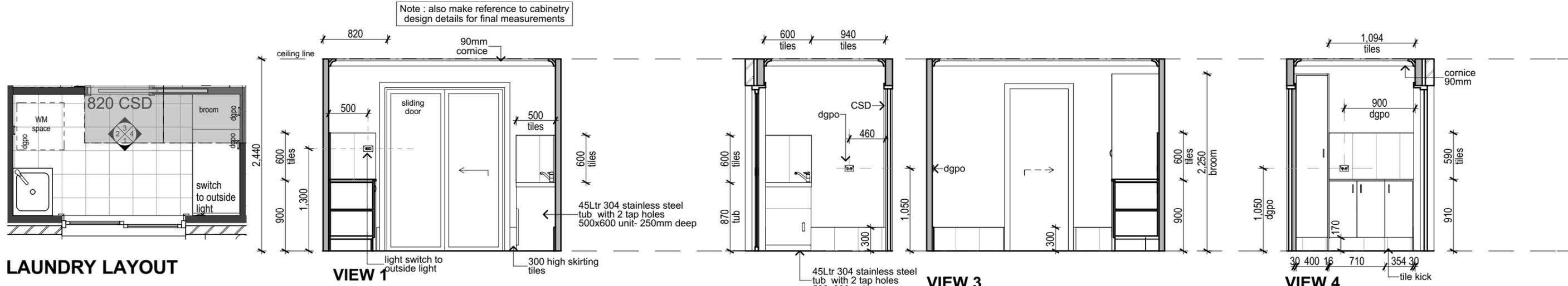
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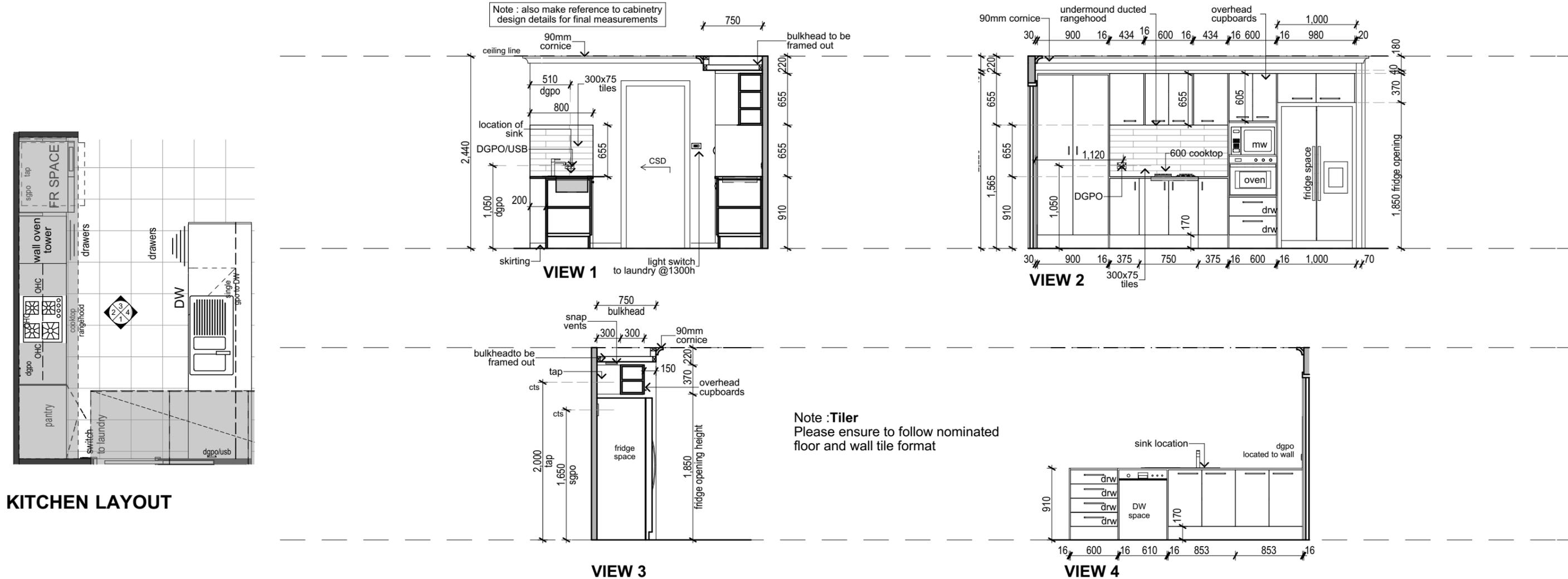
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LAUNDRY LAYOUT



KITCHEN LAYOUT



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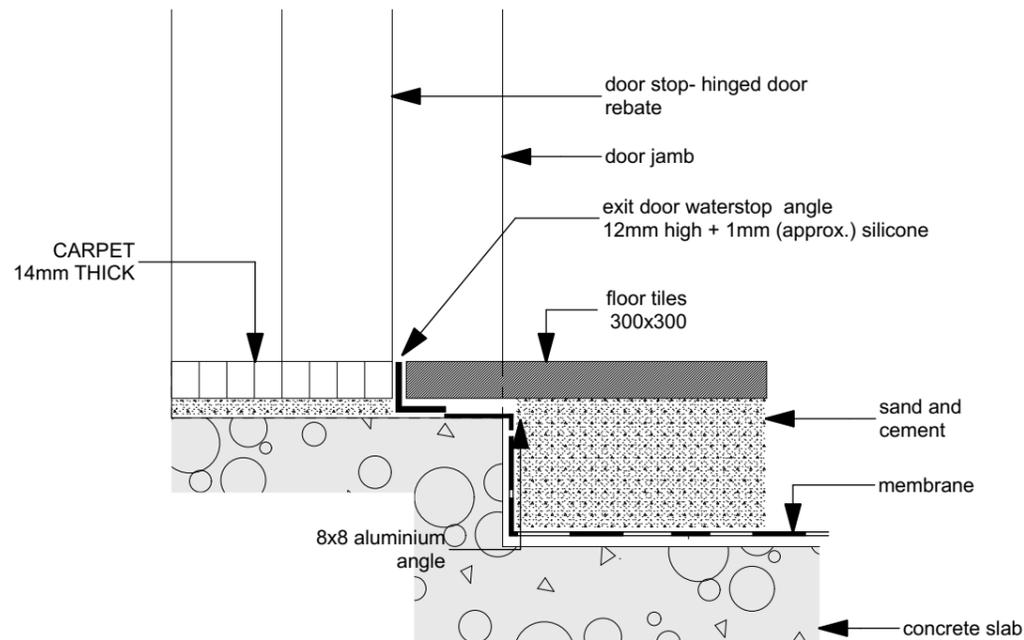
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JOB ADDRESS

**LOT 1226 MARGARET LANE
CAERLEON NSW 2850**

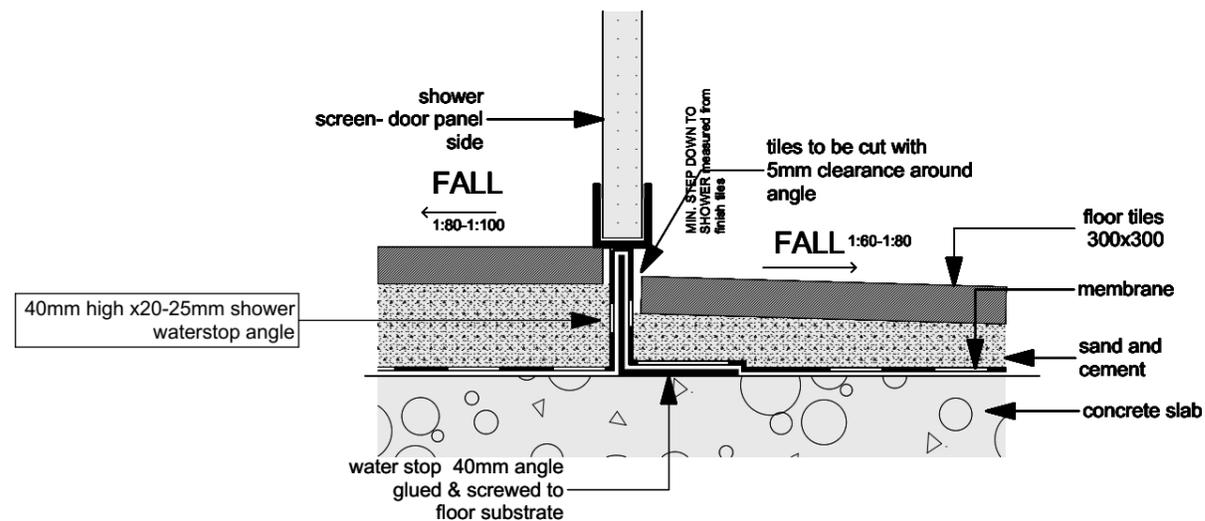
PROPOSAL NEW DWELLING DP: 1302496

drawing title			LAUNDRY / KITCHEN			
date	issue	description	JOB No.	11313	revision	
11/12/24	1	FOR APPROVAL	SCALE	1:50	2	
04/02/25	2	SLAB RL CHANGED AS PER FLOOD LEVELS	DRAWN	MS	PAGE	
19/02/25	3	BOUNDARIES, RETAINING WALLS & FENCES SHOWN ON ELEVATIONS AS PER COUNCIL RQST	DATE	19/02/2025	11	
			WIND	'N2'	SITE	'P'

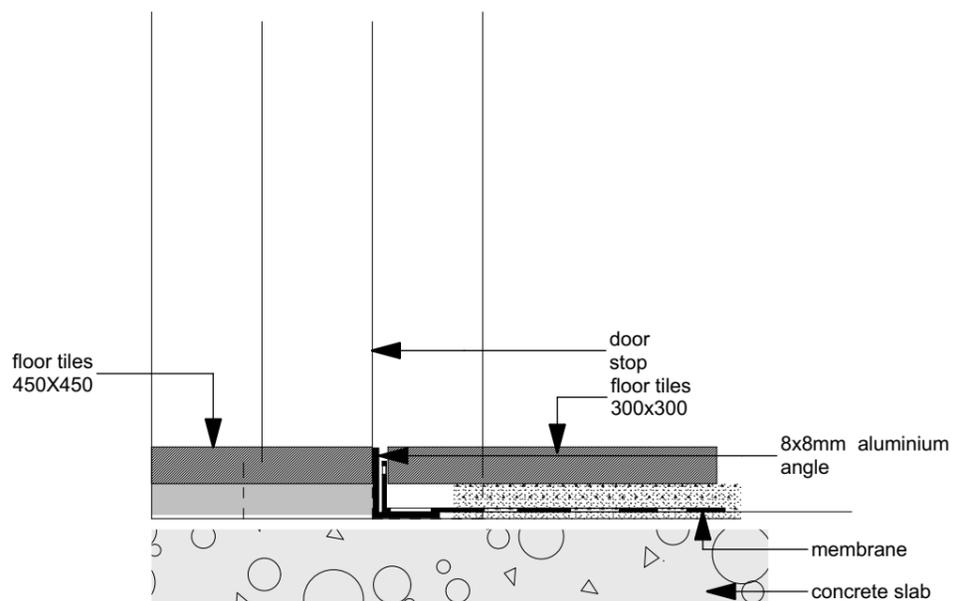


DETAIL 2

T01a

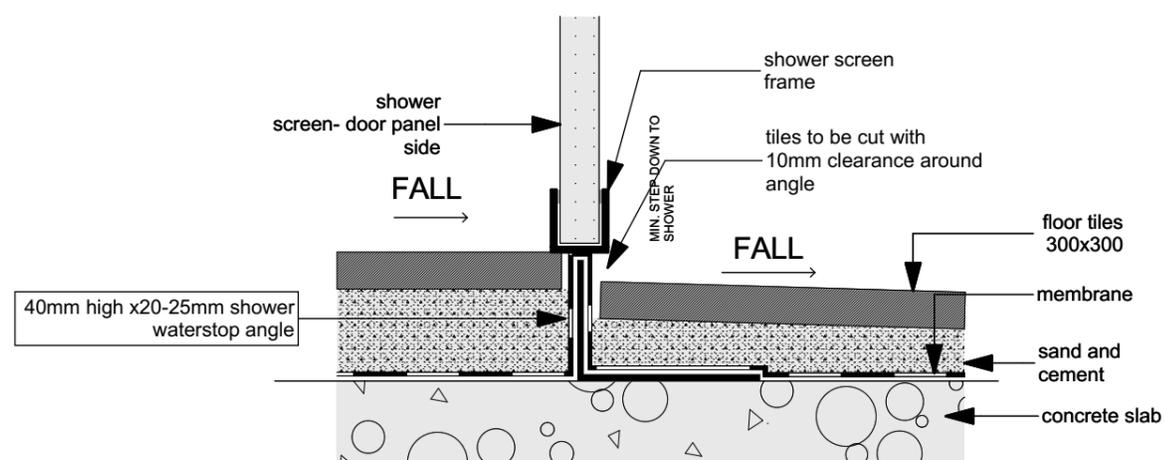


T01b



DETAIL 1

T01c



T01d

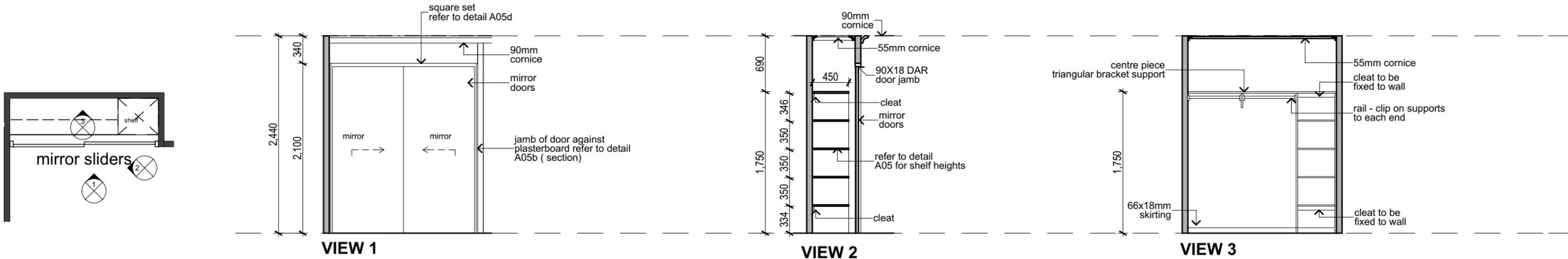


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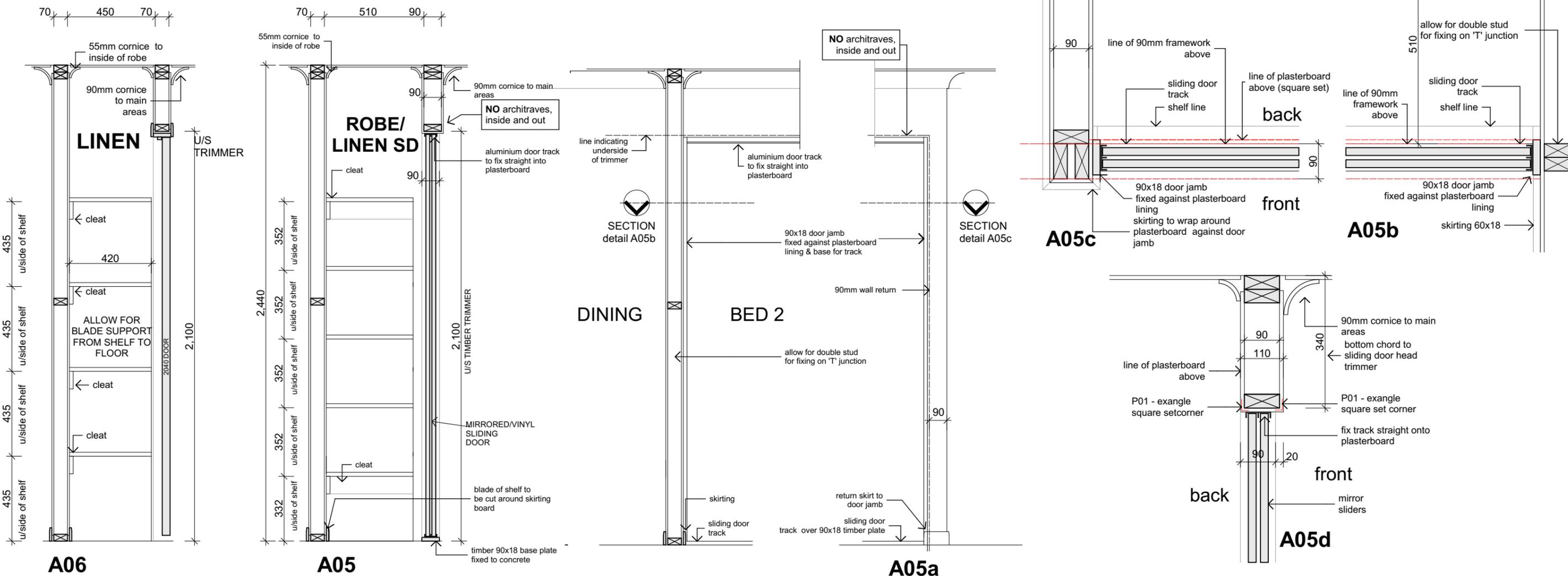
JOB ADDRESS
 LOT 1226 MARGARET LANE
 CAERLEON NSW 2850
 PROPOSAL NEW DWELLING DP: 1302496

drawing title			WET AREA - STEP DOWNS			
date	issue	description	JOB No.	11313	revision	
11/12/24	1	FOR APPROVAL	SCALE	1:50	2	
04/02/25	2	SLAB RL CHANGED AS PER FLOOD LEVELS	DRAWN	MS	PAGE	
19/02/25	3	BOUNDARIES, RETAINING WALLS & FENCES SHOWN ON ELEVATIONS AS PER COUNCIL RQST	DATE	19/02/2025	12	
			WIND	'N2'	SITE	'P'



NOTE : HANGING RAIL TO HAVE MAXIMUM LENGTH OF 900mm UNTIL A TRIANGULAR BRACE SUPPORT IS REQUIRED

NOTE : HANGING RAIL TO HAVE MAXIMUM LENGTH OF 2600mm UNTIL A FULL BLADE FROM SHELF TO FLOOR SUPPORT IS REQUIRED



NOTE : AS VIEWED FROM FRONT FACE VIEW 1



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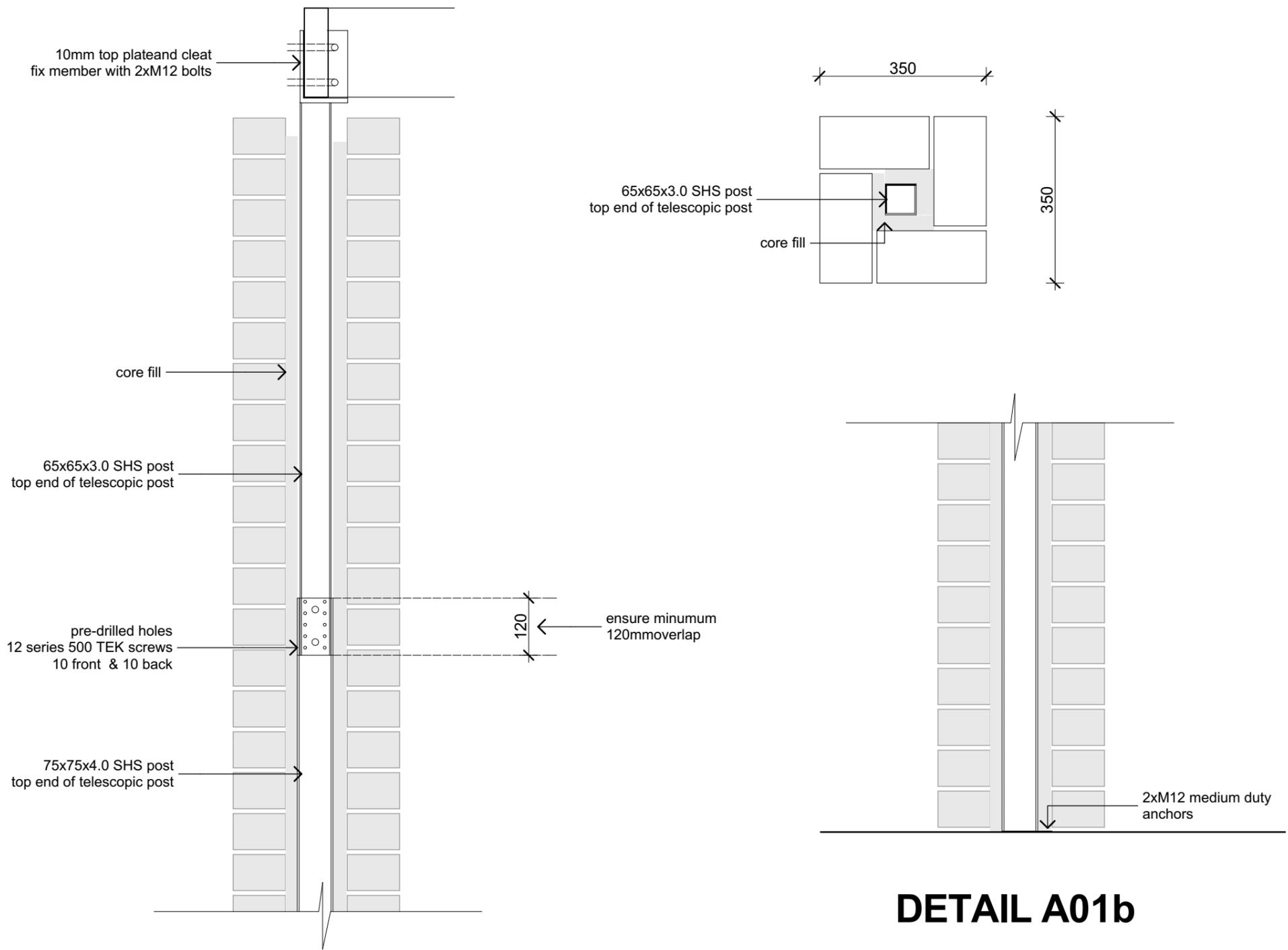
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KIATO 234 G22 RHG

JOB ADDRESS

**LOT 1226 MARGARET LANE
CAERLEON NSW 2850**

PROPOSAL NEW DWELLING **DP:** 1302496

drawing title			ROBE/LINEN/CABINETRY			
date	issue	description	JOB No.	11313	revision	
11/12/24	1	FOR APPROVAL	SCALE	1:50,20,10 <small>printed to A3 size</small>	2	
04/02/25	2	SLAB RL CHANGED AS PER FLOOD LEVELS				
19/02/25	3	BOUNDARIES, RETAINING WALLS & FENCES SHOWN ON ELEVATIONS AS PER COUNCIL RQST				
			DRAWN	MS	PAGE	
			DATE	19/02/2025	13	
			WIND	'N2'	SITE	'P'



DETAIL A01b



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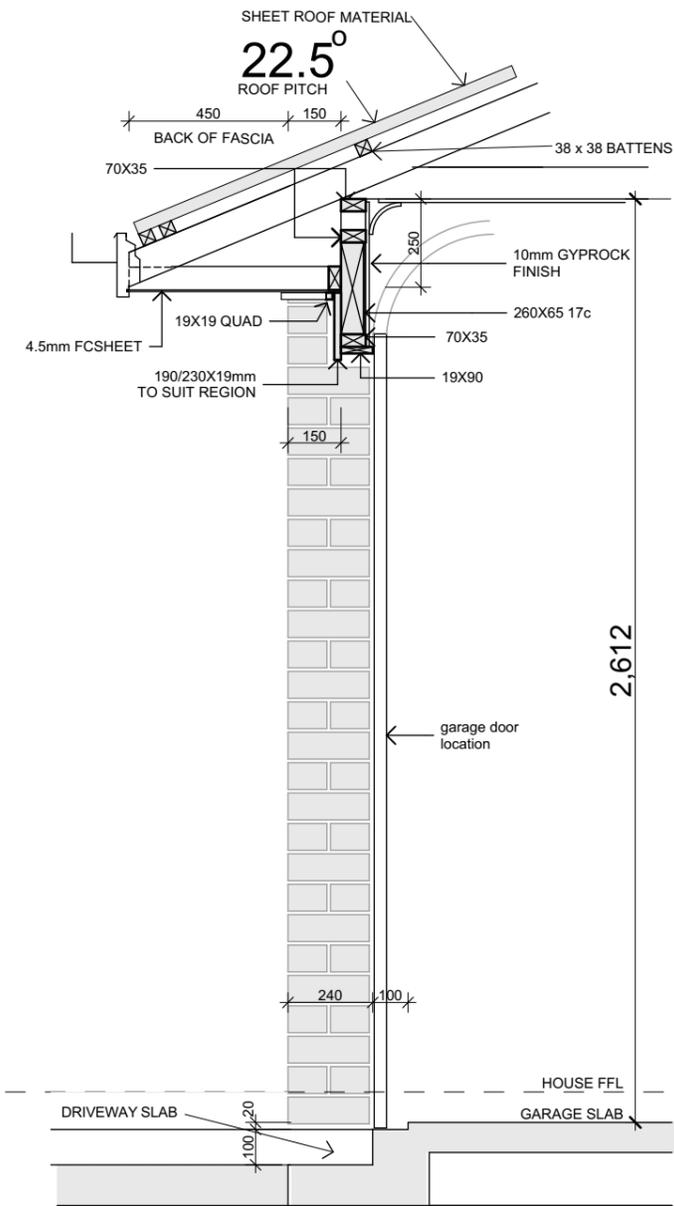
DESIGN
KIATO 234 G22 RHG

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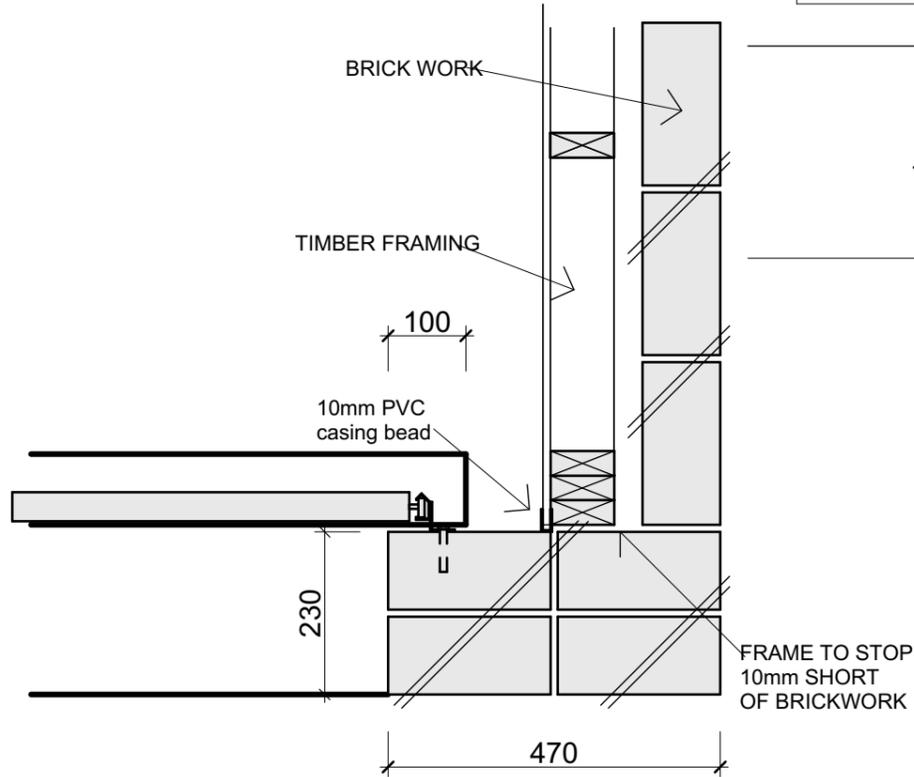
**LOT 1226 MARGARET LANE
CAERLEON NSW 2850**

PROPOSAL NEW DWELLING DP: 1302496

drawing title			ADJUSTABLE POST			
date	issue	description	JOB No.	11313	revision	
11/12/24	1	FOR APPROVAL	SCALE	1:10	2	
04/02/25	2	SLAB RL CHANGED AS PER FLOOD LEVELS		<small>printed to A3 size</small>		
19/02/25	3	BOUNDARIES, RETAINING WALLS & FENCES SHOWN ON ELEVATIONS AS PER COUNCIL RQST	DRAWN	MS	PAGE	
			DATE	19/02/2025	14	
			WIND	'N2'	SITE	'P'

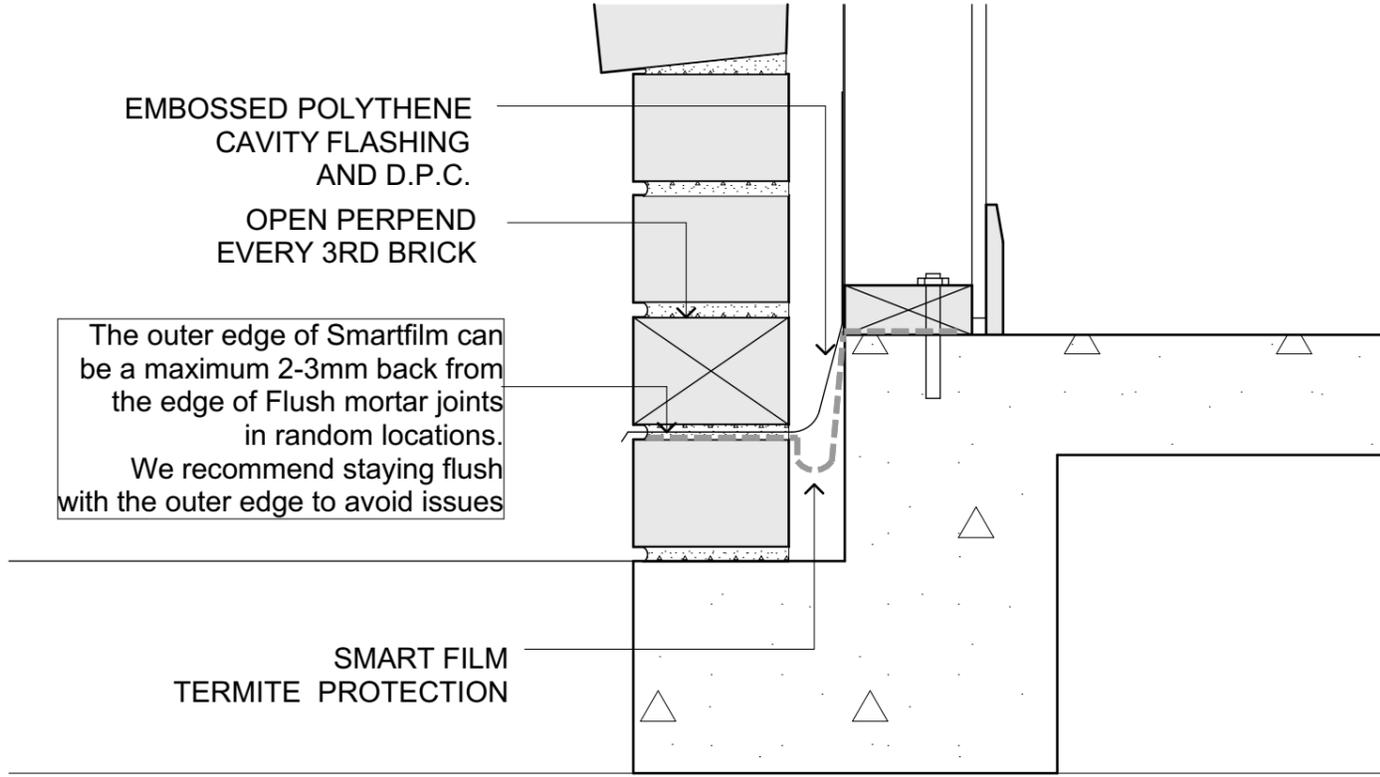


**GARAGE OPENING
A03**

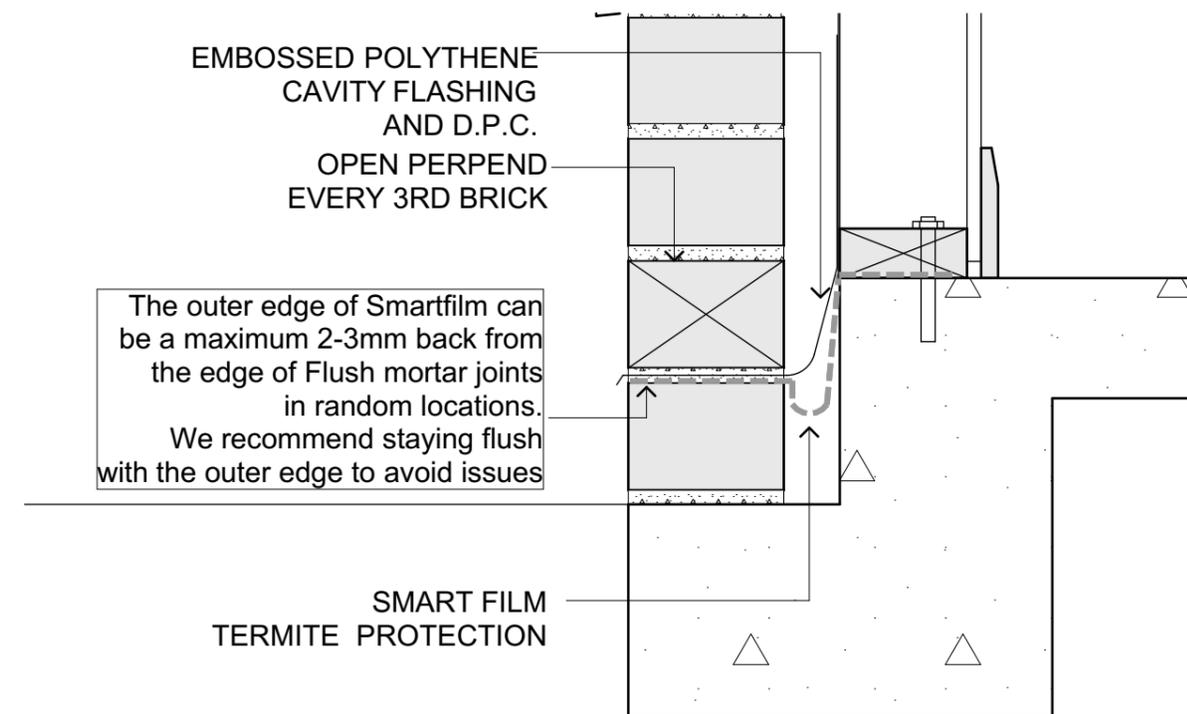


EXTERNAL CORNER

SCALE 1:10
A02



**IRONED JOINTS
Termite Protection**



**FLUSH MORTAR JOINTS
Termite Protection**

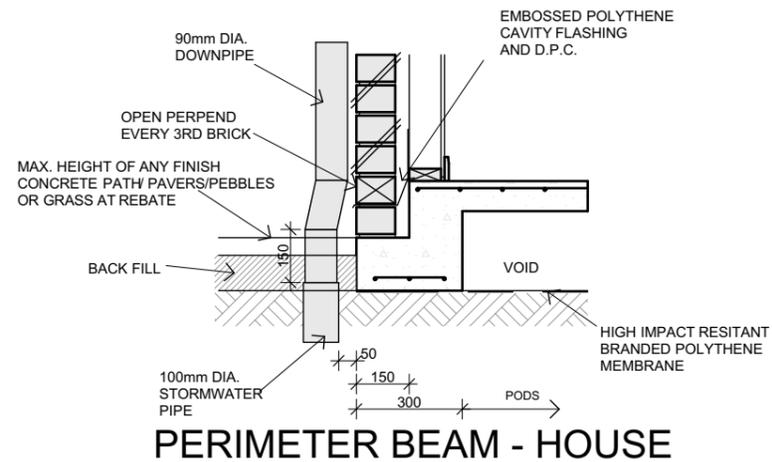


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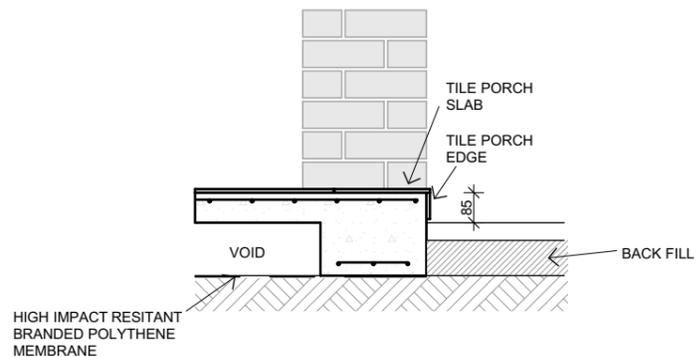
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**LOT 1226 MARGARET LANE
CAERLEON NSW 2850**
PROPOSAL NEW DWELLING DP: 1302496

drawing title			GARAGE DOOR /CORNER/TERMITE PROTECTION			
date	issue	description	JOB No.	11313	revision	
11/12/24	1	FOR APPROVAL	SCALE	1:20,5	2	
04/02/25	2	SLAB RL CHANGED AS PER FLOOD LEVELS	DRAWN	MS		PAGE
19/02/25	3	BOUNDARIES, RETAINING WALLS & FENCES SHOWN ON ELEVATIONS AS PER COUNCIL RQST	DATE	19/02/2025		16
			WIND	'N2'	SITE	'P'



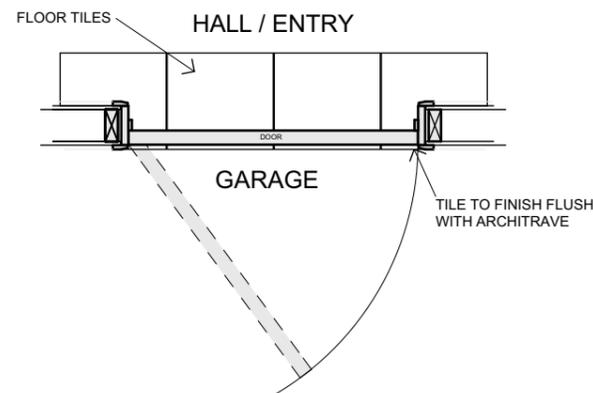
PERIMETER BEAM - HOUSE

A02a1



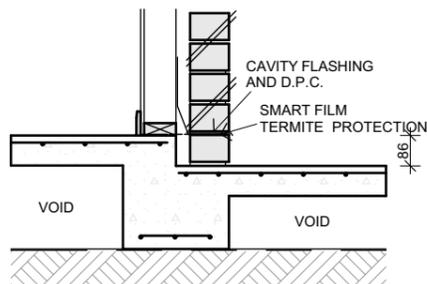
PERIMETER BEAM - PORCH

A02a3



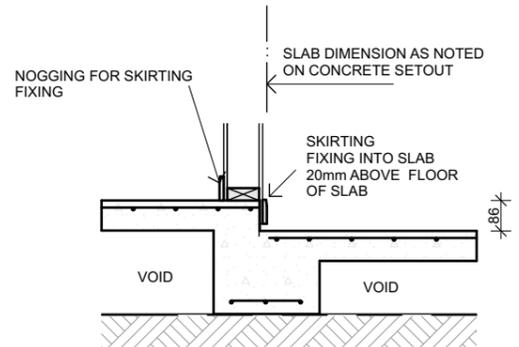
INTERNAL BEAM - HOUSE/GARAGE THRU DOOR PLAN

A02a7



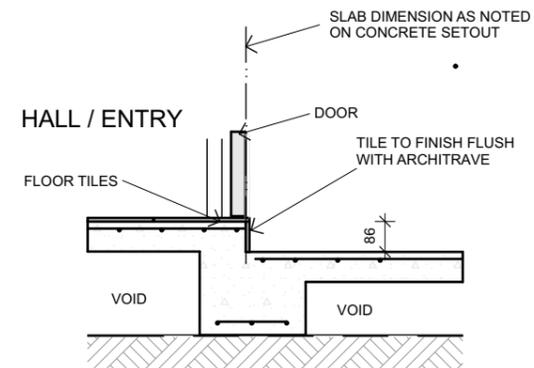
INTERNAL BEAM - HOUSE/PORCH

A02a4



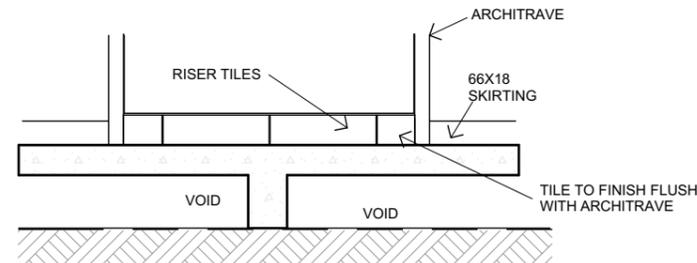
INTERNAL BEAM - HOUSE/GARAGE THRU WALL

A02a5



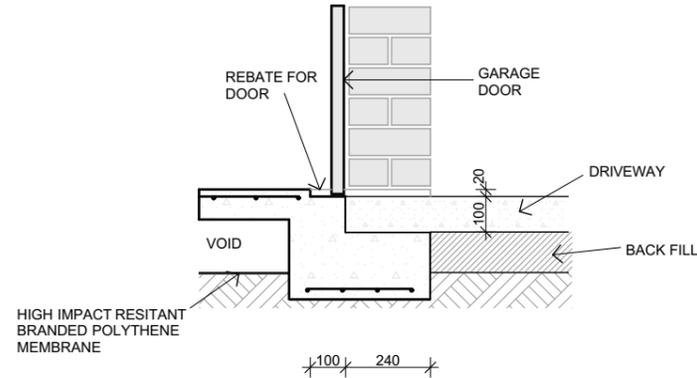
INTERNAL BEAM - HOUSE/GARAGE THRU DOOR

A02a6



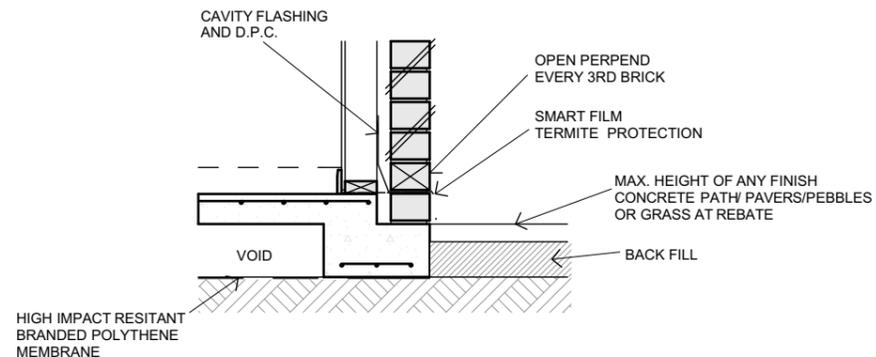
INTERNAL BEAM - HOUSE/GARAGE THRU DOOR ELEVATION

A02a9



PERIMETER BEAM - GARAGE DOOR

A02a8



PERIMETER BEAM - GARAGE

A02a10

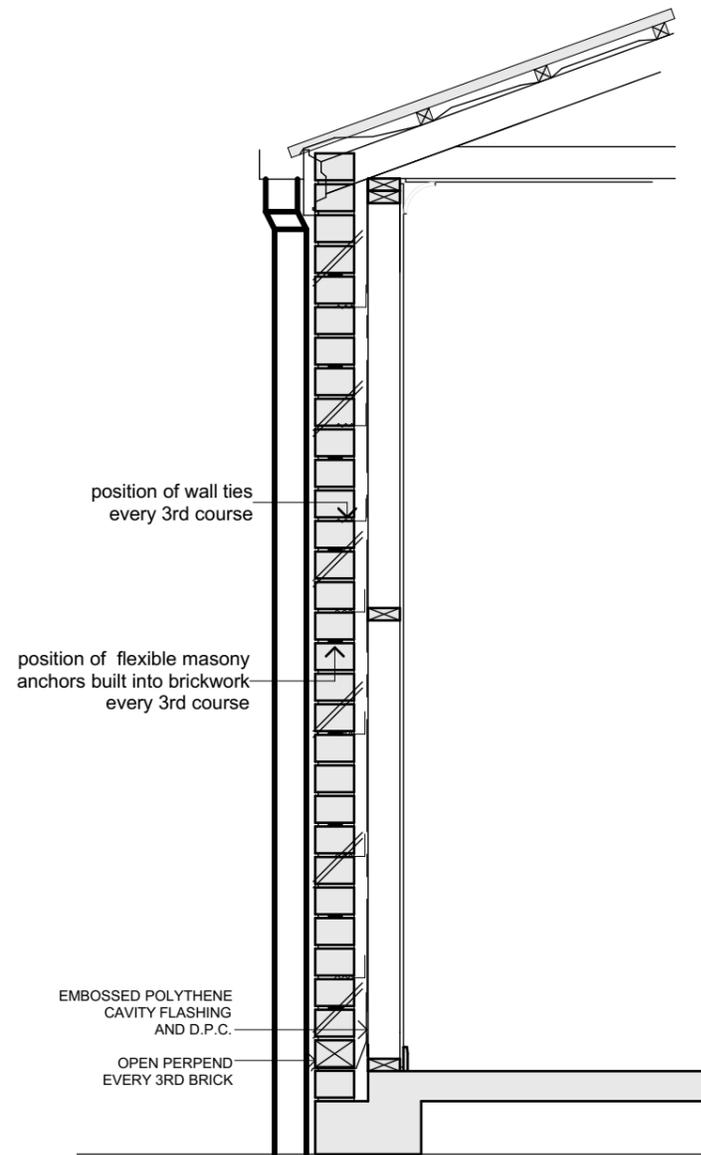


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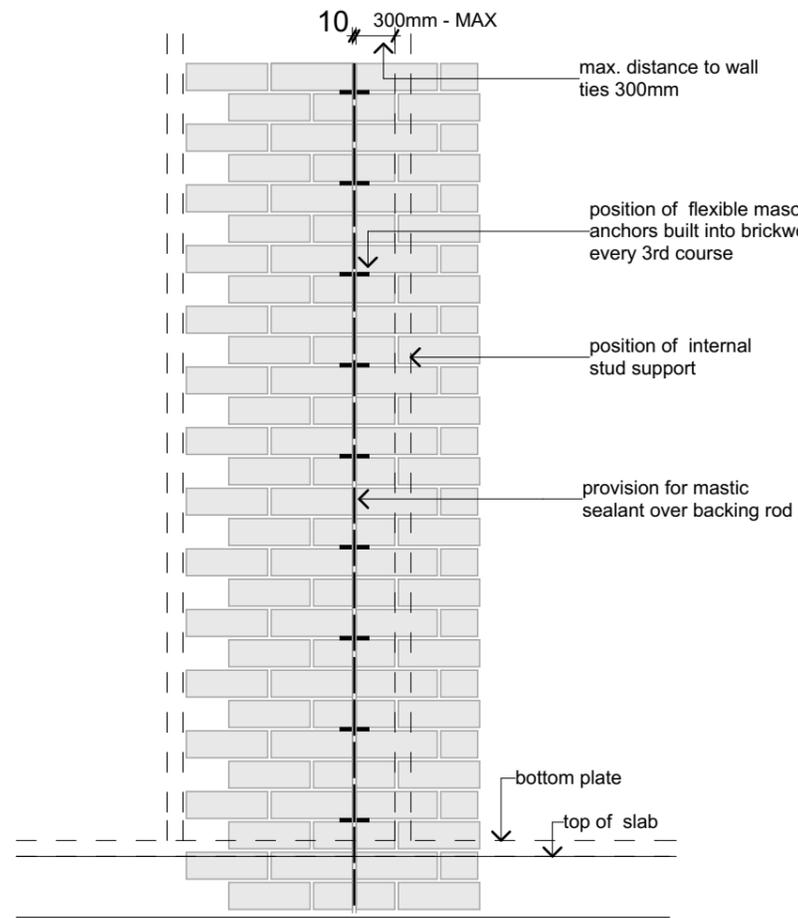
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PROPOSAL NEW DWELLING DP: 1302496

drawing title			FLOOR DETAILS			
date	issue	description	JOB No.	11313	revision	
11/12/24	1	FOR APPROVAL	SCALE	NTS	2	
04/02/25	2	SLAB RL CHANGED AS PER FLOOD LEVELS	DRAWN	MS	PAGE	
19/02/25	3	BOUNDARIES, RETAINING WALLS & FENCES SHOWN ON ELEVATIONS AS PER COUNCIL RQST	DATE	19/02/2025	17	
			WIND	'N2'	SITE	'P'

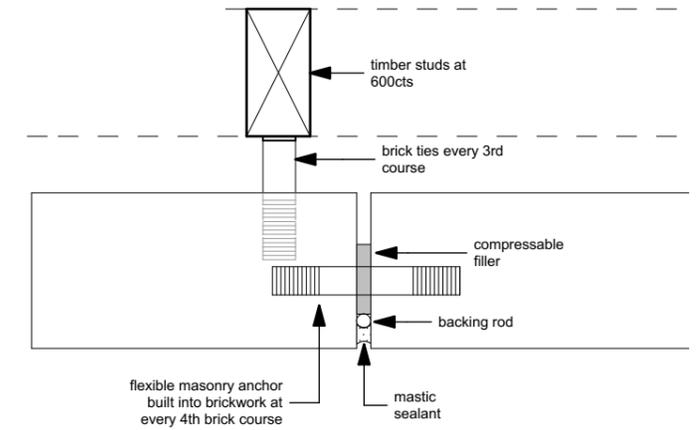


VERTICAL ARTICULATION JOINT SECTION

Note :
articulation joints required nomore than 6000mm centres
in a straight , continuous walls having no openings



VERTICAL ARTICULATION JOINT ELEVATION



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PROPOSAL NEW DWELLING DP: 1302496

drawing title			ARTICULATION VERTICAL JOINT			
date	issue	description	JOB No.	11313	revision	
11/12/24	1	FOR APPROVAL	SCALE	1:20, 5	2	
04/02/25	2	SLAB RL CHANGED AS PER FLOOD LEVELS	DRAWN	MS	PAGE	
19/02/25	3	BOUNDARIES, RETAINING WALLS & FENCES SHOWN ON ELEVATIONS AS PER COUNCIL RQST	DATE	19/02/2025	18	
			WIND	'N2'	SITE	'P'