

# BAIN STREET

## SITE NOTES

- Written dimensions take precedence over scale.
- Builder to verify all boundary clearances and site set-out dimensions prior to commencement of construction.
- Levels & contours are based on assumed datum. Prior to construction the relevant authority should be contacted for possible minimum floor level requirements and flood information.
- This site plan is based on a disclosure plan. Therefore the floor level is subject to change. Additional site survey must be taken to confirm the required bench level.
- Retaining walls greater than 1m high (cut or fill) are required to be engineer designed & certified prior to building approval. Retaining walls are closer than 1500mm from boundary require a building relaxation. (fill side only).
- Batters to comply with appropriate soil classification described in table 3.1.1.1 BCA Vol 2.
- Engineer to provide design to address footings if built in close proximity to sewer, stormwater or easements.
- Vehicular cross-over to be constructed as per local council requirements and/or approval.

## SERVICES

- Services have been plotted from records of relevant authorities where available. Prior to any excavation or construction on site, the relevant authority should be contacted for possible location of further underground services.
- All household sewerage and waste to be discharged to sewer system.
- Stormwater & roof water to be connected to legal point of discharge in accordance with Pt 3 BCA Vol 2 and local authorities requirements. Approval to be obtained from local authority prior to work commencing.
- Grade soil away from perimeter of building to prevent ponding. 1:20 minimum fall. Surface water to be channelled to legal point of discharge. ie. yard gully grate or similar.
- Provide 1:20 ground surface fall towards gully pits. Final location of pits subject to change to suit site conditions. Contractor to check with site supervisor before commencing work.

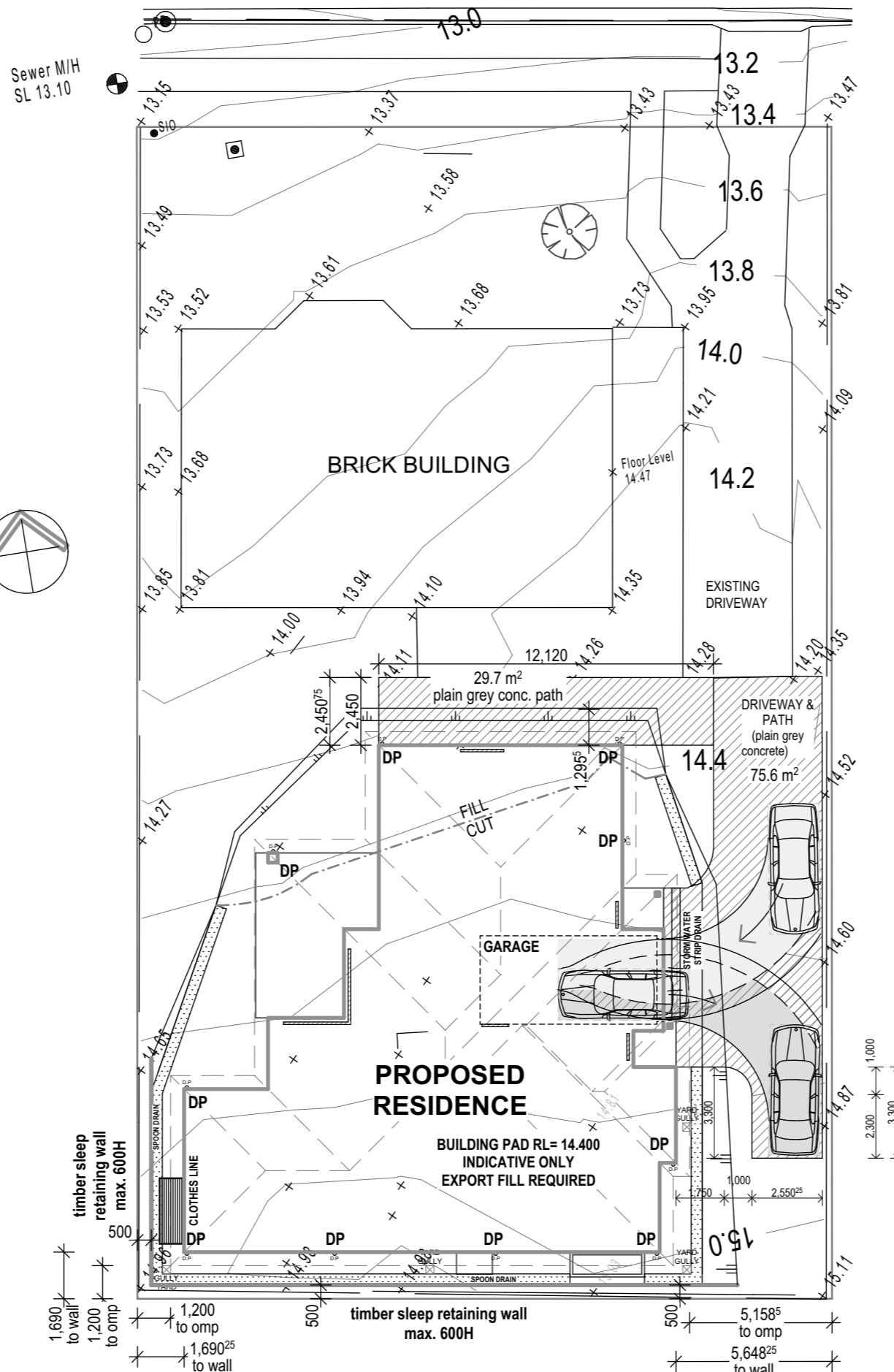
## GENERAL NOTES

- Scrape away vegetation & cut & fill to provide a level building platform.
- Floor slab to be in accordance with engineers drawings & details.
- Termite protection is a visual barrier system with approved collars at penetrations in accordance with AS 3600.1 - 2000.
- This site plan is transcription of the original contour survey & the builder is to verify all information contained hereon prior to site start. The driveway & path shown on the plan is the suggested layout - areas shown on plan.

## SITE DESCRIPTION/DATA

LOT : 30 on DP. 710 309  
 PARISH :  
 COUNTY :  
 AUTHORITY :

AREA = 1067sq.m  
 SITE COVERAGE 43.07%



Knock down rebuild - Weatherboard Building and Brick WC to be demolished.  
 Brick Building (old Church) to remain for private use - Rumpus/ Games.



Stroud Homes Port Macquarie

Lic No. 302991C

U12/1A Blackbutt Rd Telephone:  
 Port Macquarie 02 6516 2233  
 NSW 2444

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- Stair construction to comply with Pt 3.9.1 and balustrades to comply with pt 3.9.2 BCA Vol 2.
- DCP & flashings to comply with Pt 3.3.4 BCA Vol 2

## PLAN LEGEND

- |                         |                            |
|-------------------------|----------------------------|
| afl = above floor level | ref = refrigerator prov.   |
| hd = head at 2100 afl.  | mw = microwave prov.       |
| fw = floor waste        | dw = dishwasher prov.      |
| ☉ = smoke detector      | pty = pantry               |
| vb = vanity basin       | wm = washing machine prov. |
| obs = obscure glazing   | ghw = gas hot water unit   |
| mb = meter box          | tr = towel rail            |
| dp = downpipe           | trh = toilet roll holder   |
| ohc = overhead cupboard | HC = garden tap            |

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## PLEASE READ CAREFULLY

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OWNER/S .....  
 WITNESS ..... DATE .....

CLIENT:  
**Ostilio Pisanu**

**Lot 30 No. 4 Bain Street  
 WAUCHOPE**

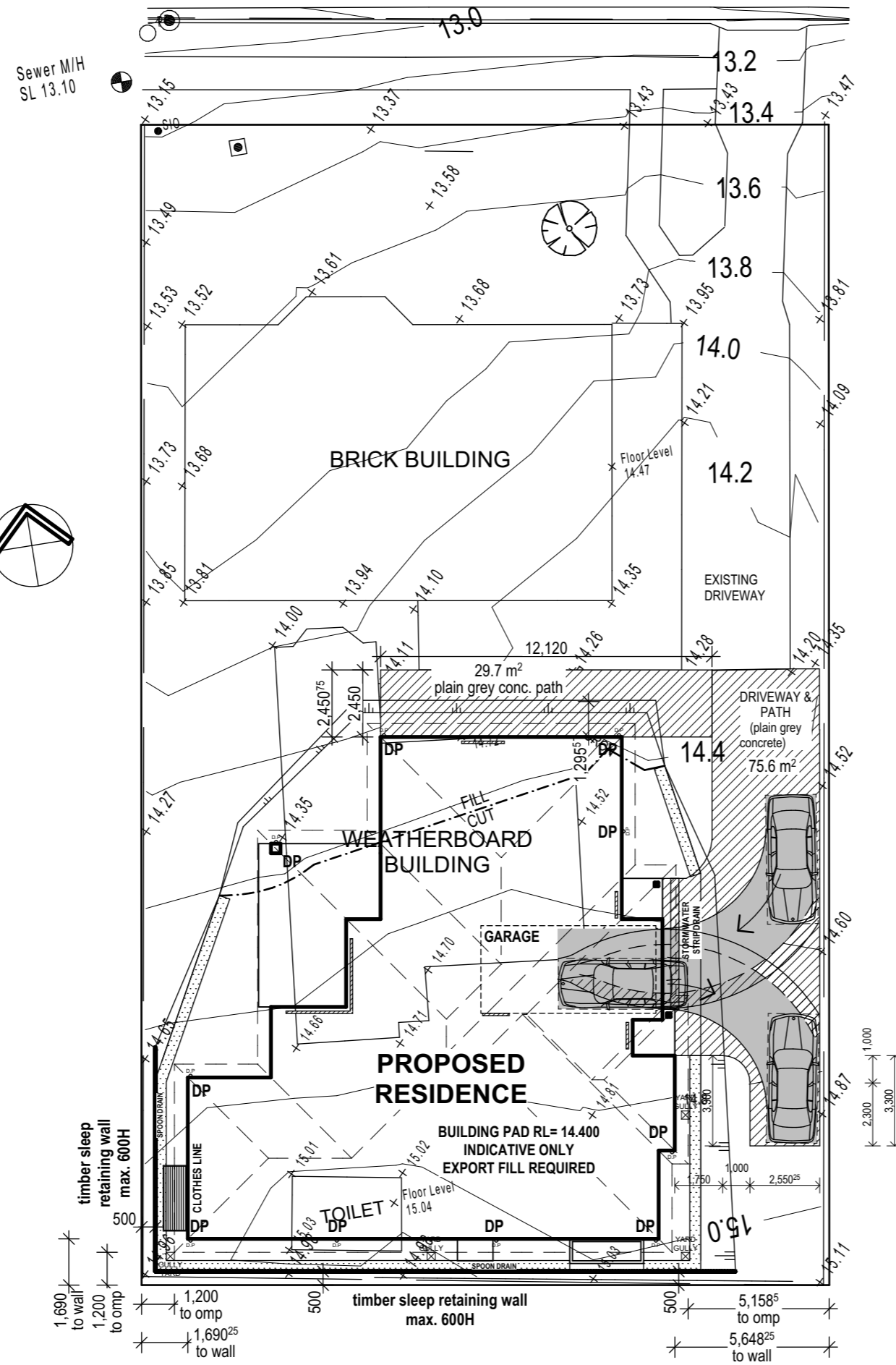
MODEL: WILDFLOWER 267 WITH GRANNY FLAT 'CLASSIC FACADE' MOD. JOB No. 23L030BA

ISSUE/DATE: ISSUE 12 : 19/12/2024 SHEET No. 1 OF 13

## SITE AND DRAINAGE PLAN

SCALE 1 : 200

# BAIN STREET



## SITE PLAN SHOWING EXISTING STRUCTURES

SCALE 1 : 200

Knock down rebuild - Weatherboard Building and Brick WC to be demolished.  
Brick Building (old Church) to remain and become a Community Hall as part of separate DA



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⊙ = smoke detector	pty = pantry
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WITNESS ..... DATE .....

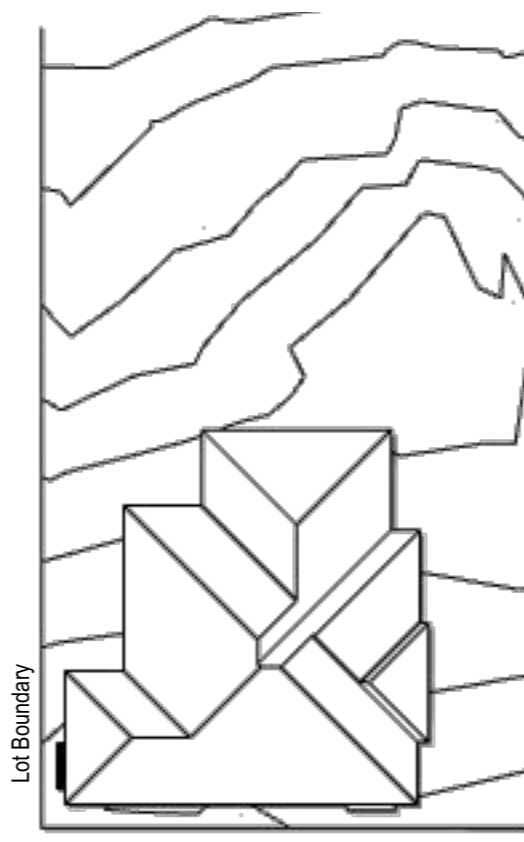
**CLIENT:**  
**Ostilio Pisanu**

**Lot 30 No. 4 Bain Street**  
**WAUCHOPE**

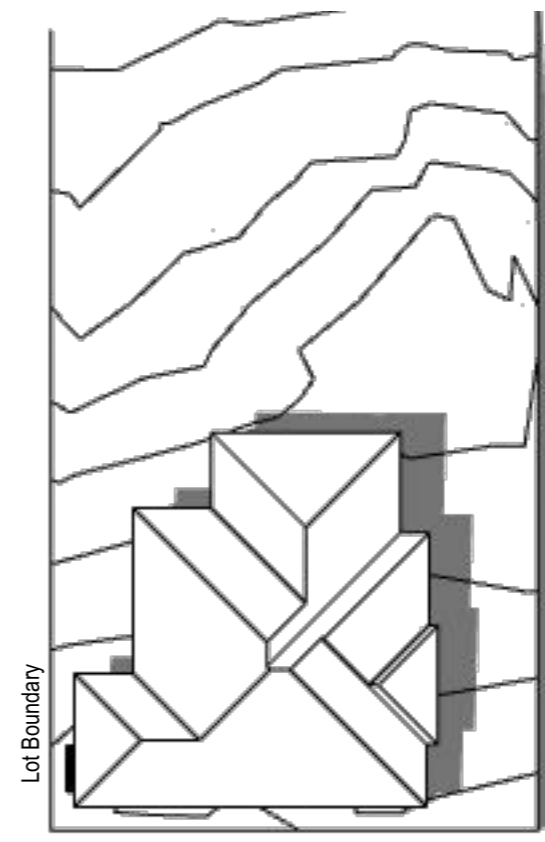
MODEL: WILDFLOWER 267 WITH GRANNY FLAT 'CLASSIC FACADE' MOD.	JOB No. 23L030BA
ISSUE/DATE: ISSUE 12 : 19/12/2024	SHEET No. 2 OF 13



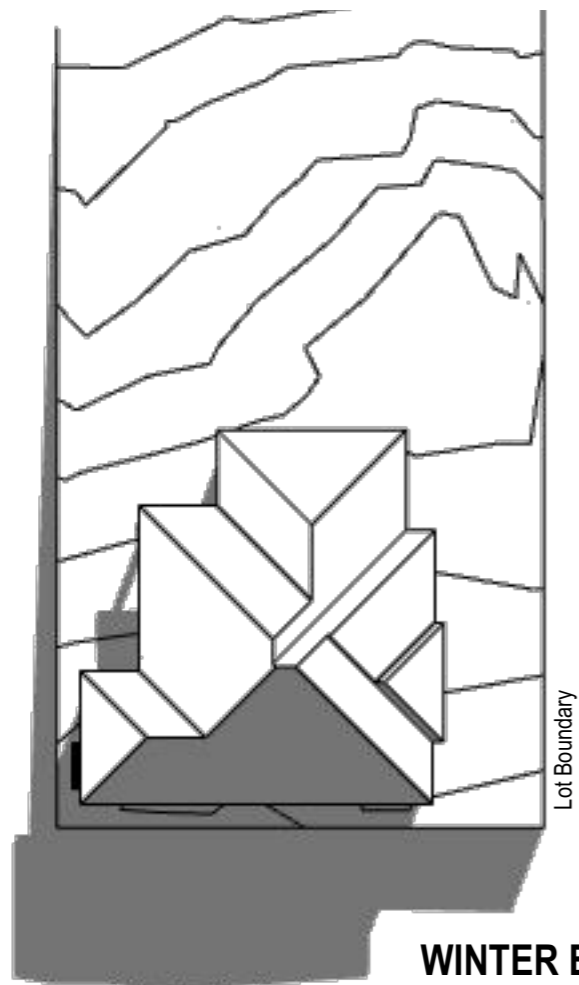
SUMMER SOLSTICE 9am



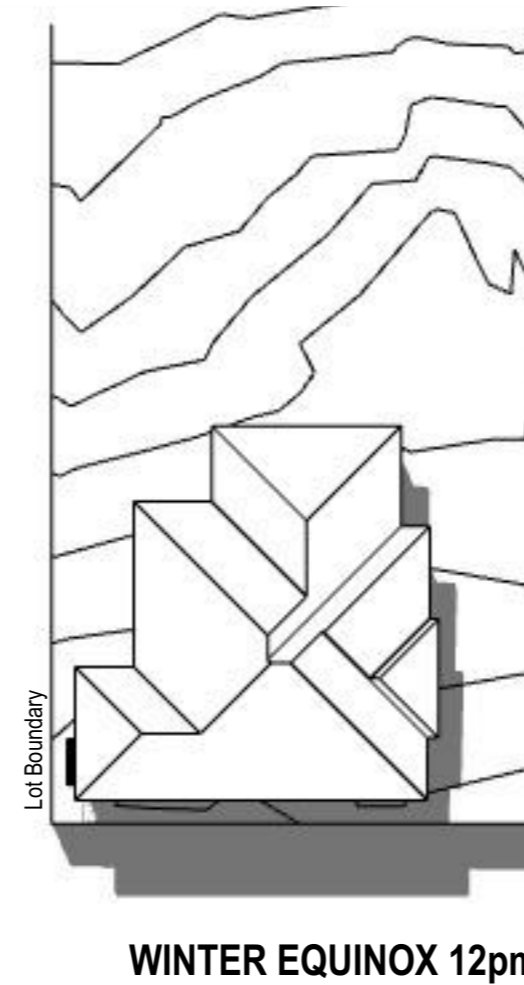
SUMMER SOLSTICE 12pm



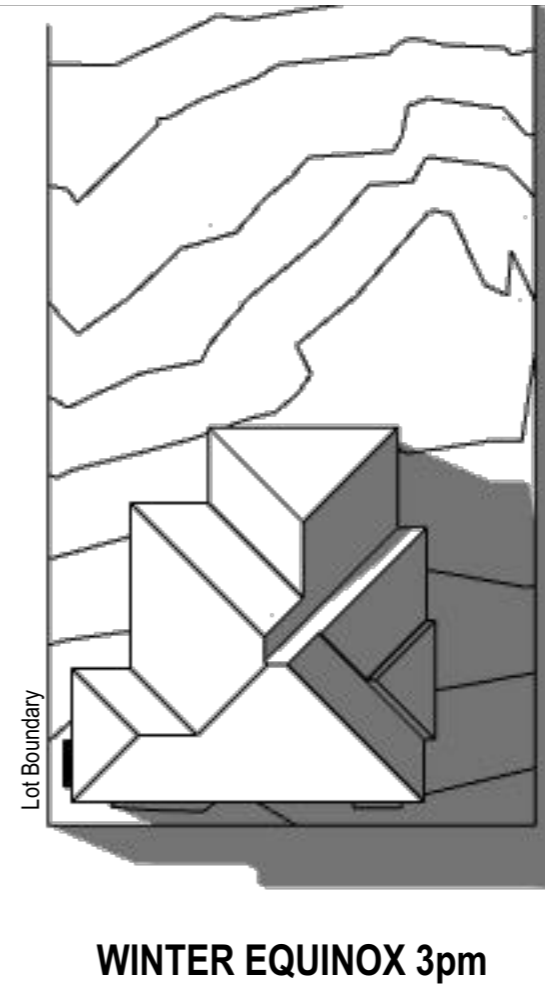
SUMMER SOLSTICE 3pm



WINTER EQUINOX 9am



WINTER EQUINOX 12pm



WINTER EQUINOX 3pm

**SUN STUDY SHADOW DIAGRAMS**

SCALE: N.T.S



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OWNER/S.....

WITNESS..... DATE.....

**CLIENT:**

**Ostilio Pisanu**

**Lot 30 No. 4 Bain Street  
WAUCHOPE**

MODEL: WILDFLOWER 267 WITH GRANNY FLAT 'CLASSIC FACADE' MOD. JOB No. 23L030BA

ISSUE/DATE: ISSUE 12 : 19/12/2024 SHEET No. 3 OF 13

**CONSTRUCTION NOTES :**

- EXTERNAL WALLS = 240mm (110mm BRICK, 40mm CAVITY, 90mm FRAME)
- N3 WIND DESIGN SPEED NOMINATED.
- WC DOOR TO HAVE EXTERNAL REMOVABLE HINGES IN ACCORDANCE WITH BCA-3.8.3.3.

**ARTICULATION JOINTS**

AJ = Articulation joint location nominated on drawings. Builder to provide extra Articulation joints over & above what is nominated on drawings where necessary to comply with the Building Code of Australia, Engineers structural design requirements, soil report recommendations and site classification requirements

**EXPANSION JOINTS**

EJ = Expansion joint location for ceiling & floor tiles.

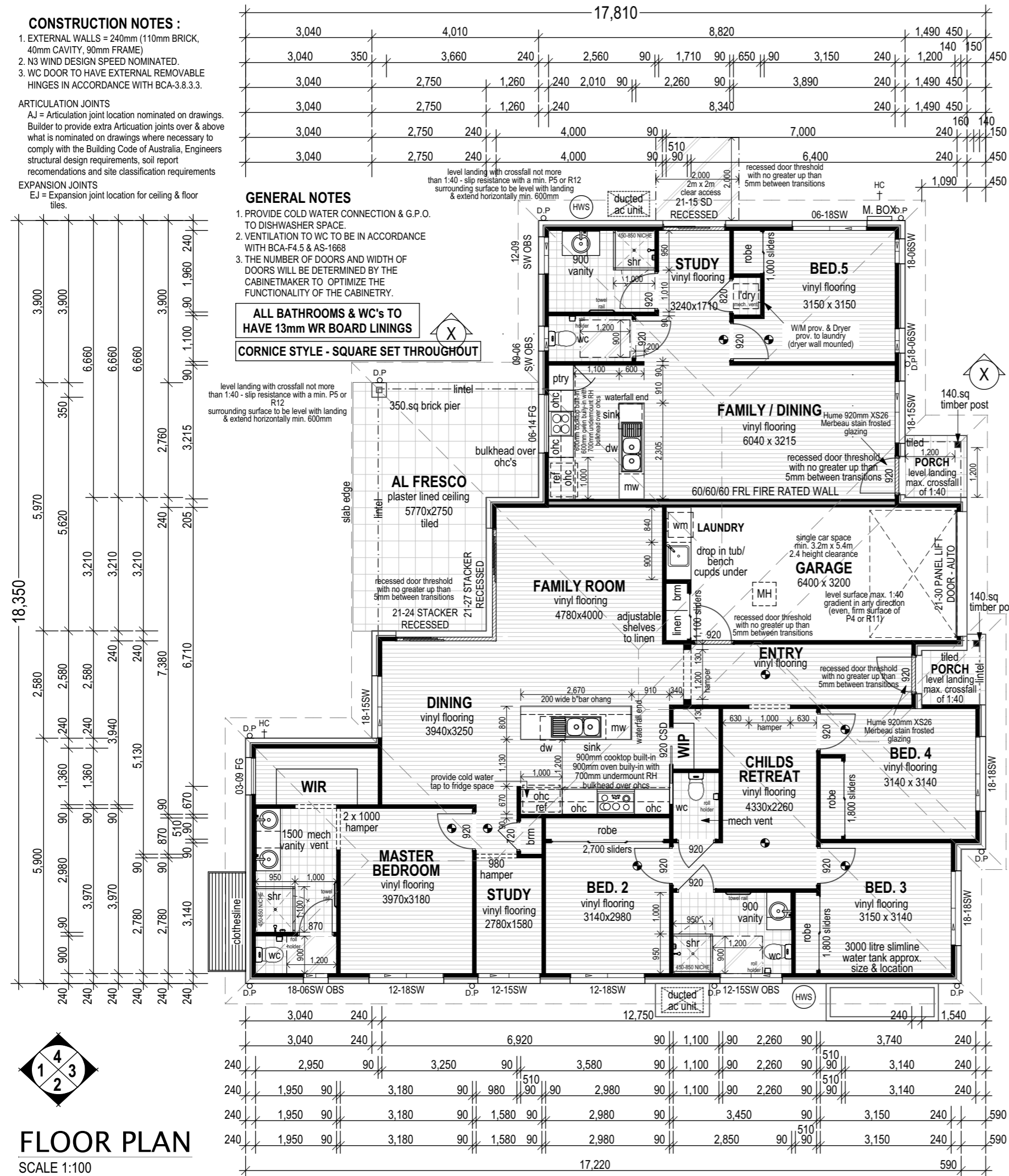
**GENERAL NOTES**

- PROVIDE COLD WATER CONNECTION & G.P.O. TO DISHWASHER SPACE.
- VENTILATION TO WC TO BE IN ACCORDANCE WITH BCA-F4.5 & AS-1668
- THE NUMBER OF DOORS AND WIDTH OF DOORS WILL BE DETERMINED BY THE CABINETMAKER TO OPTIMIZE THE FUNCTIONALITY OF THE CABINTRY.

**ALL BATHROOMS & WC's TO HAVE 13mm WR BOARD LININGS**

**CORNICE STYLE - SQUARE SET THROUGHOUT**

level landing with crossfall not more than 1:40 - slip resistance with a min. P5 or R12 surrounding surface to be level with landing & extend horizontally min. 600mm



ALL INTERNAL DOORWAYS SHALL HAVE A LEVEL TRANSITION & THRESHOLD (MAXIMUM TOLERANCE OF 3mm VERTICAL OR 5mm ROUNDED BETWEEN ABUTTING SURFACES)

35MM RECESSED WET AREAS IN SLAB TILE BED & TILES TO MEET FLUSH CREATING A STEP FREE TRANSITION TO ALL DOOR THRESHOLDS

SLIP RESISTANCE OF ALL FLOORS TO SANITARY FACILITIES SHALL BE MINIMUM OF P3 or R10

ALL DOORWAYS SHALL HAVE DOOR HANDLES INSTALLED AT BETWEEN 900 TO 1100mm ABOVE FFL

PROVIDE LOCKABLE WINDOWS

DOOR HANDLE SELECTION & LOCATION SHALL COMPLY WITH AS1428.1 AS SHOWN IN FIGURES 6 & 19

SOLID (NON-TRANSLUCENT) CONTRASTING GLAZING STRIP OF 75mm WIDTH & BETWEEN 900mm TO 1000mm ABOVE FFL SHALL BE PROVIDED FOR FULL WIDTH OF A GLAZED AREA WHICH COULD BE MISTAKEN FOR AN OPENING

ALL INTERNAL DOORS (ONLY) TO BE PAINTED ALTERNATE COLOUR TO WALL - COLOURBOND DUNE

CONTRAST TOILET SEAT FOR REQUIREMENTS



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WITNESS: \_\_\_\_\_ DATE: \_\_\_\_\_

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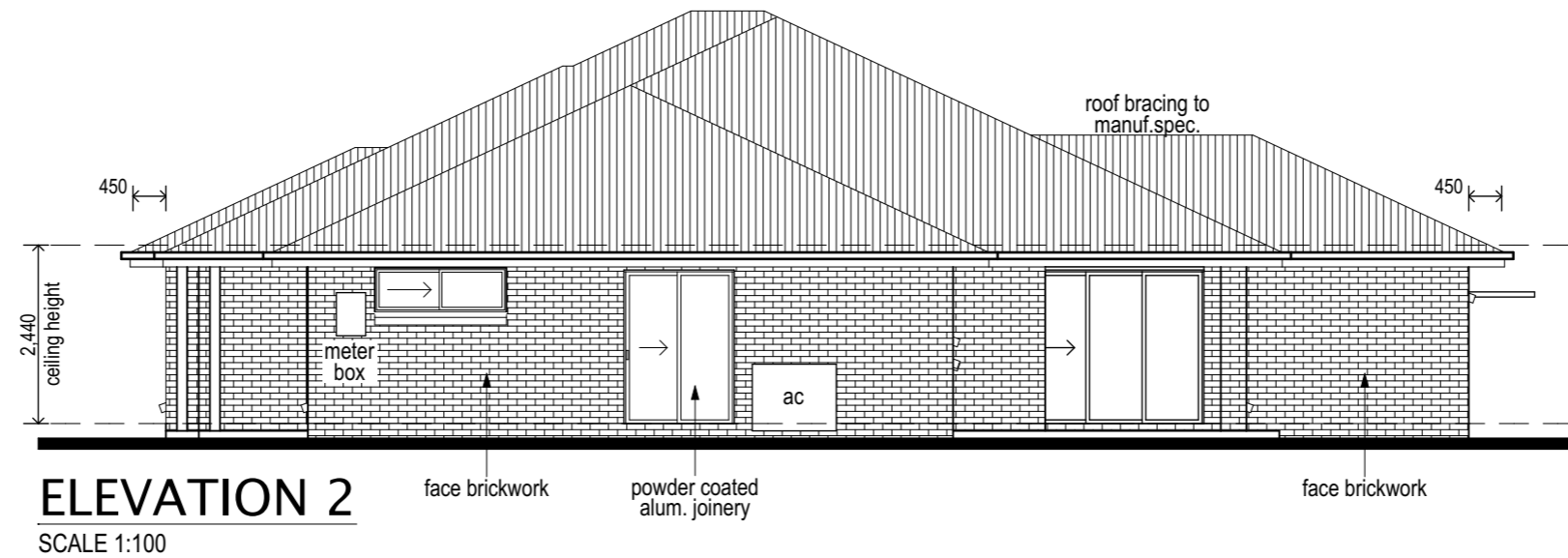
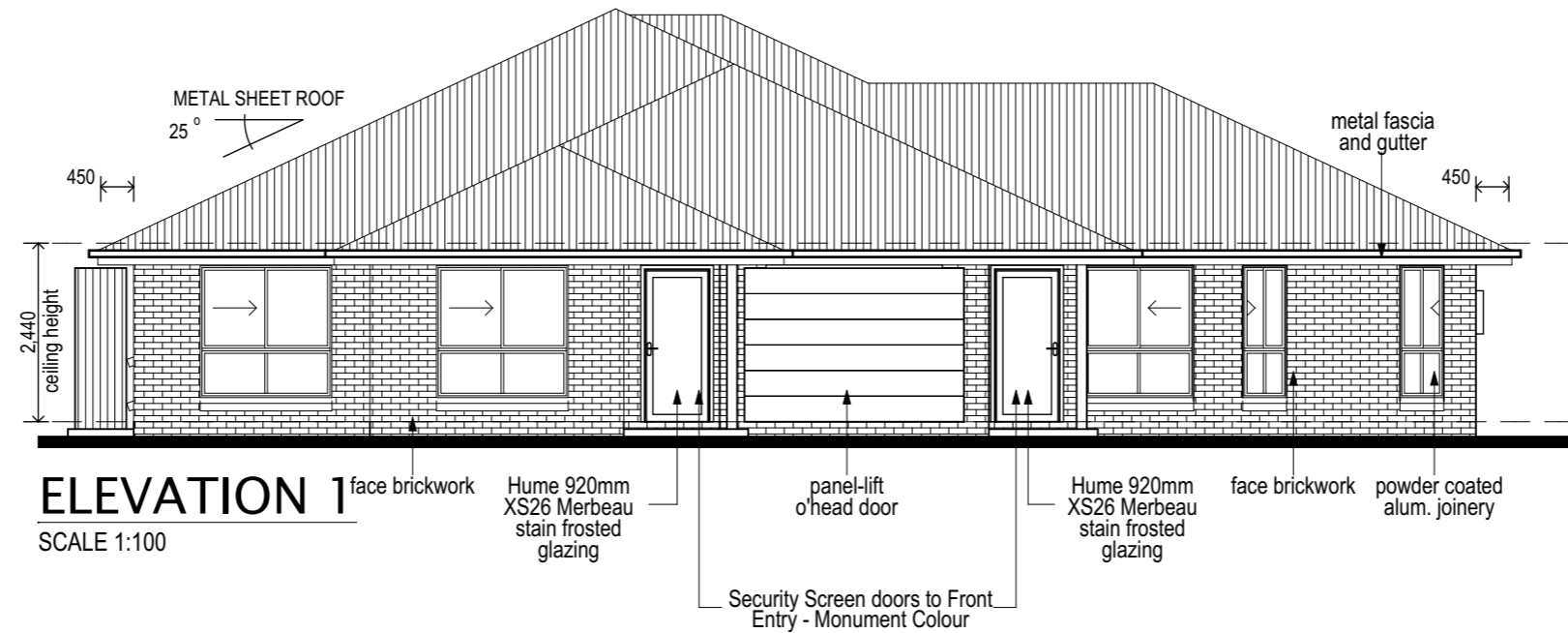
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ISSUE/DATE: ISSUE 12 : 19/12/2024 SHEET No. 4 OF 13

AREAS:	SQ METRES:
LIVING	150.3
GF LIVING	59.9
GARAGE	24.7
PORCH	2.2
GF PORCH	2.2
ALFRESCO	19.9
<b>TOTAL =</b>	<b>259.2 m2</b>

**BASIX Notes:**

- Fujitsu Ducted Air-Conditioning to Main Dwelling and Granny Flat
- Insulation - Main Dwelling - Upgrade Wall/Ceiling Insulation to R2.5/R6.0
- Windows - Main Dwelling - Upgrade Sliding Doors to Low-e Glass
- Insulation - Granny Flat - Upgrade Ceiling Insulation to R3.0
- Windows - Granny Flat - Upgrade 18-15 Sliding Window in Family/Dining + 2 18-06 Windows in bed 5 to Low-e Glass



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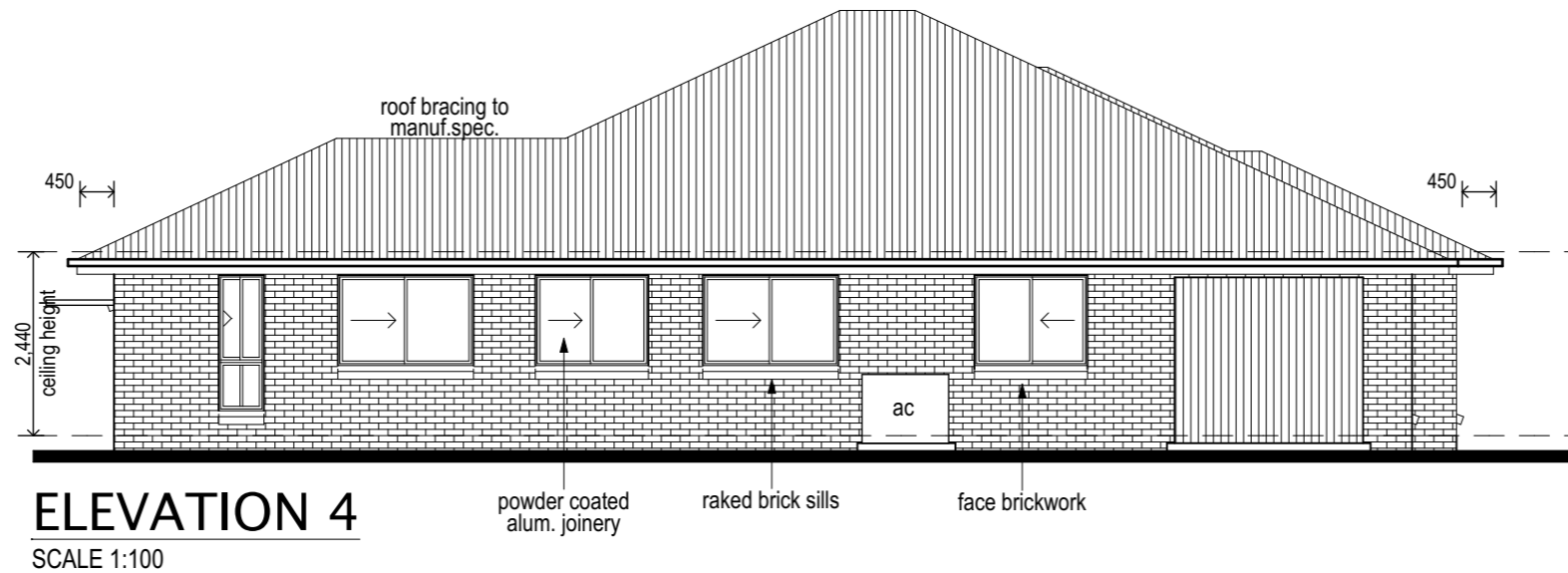
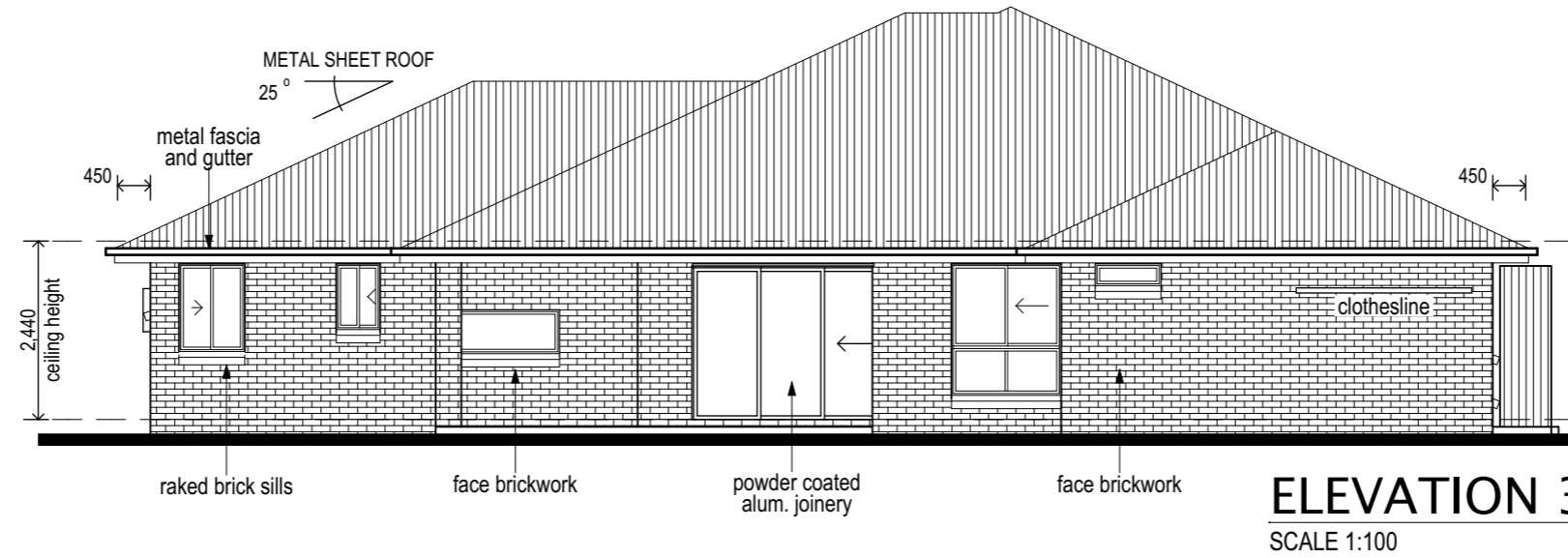
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ISSUE/DATE: ISSUE 12 : 19/12/2024	SHEET No. 6 OF 13

**NOTE: POSITION OF LIGHTS AND ELECTRICAL FIXTURES ARE INDICATIVE ONLY AND WILL BE CONFIRMED BY THE ELECTRICIAN ON SITE**

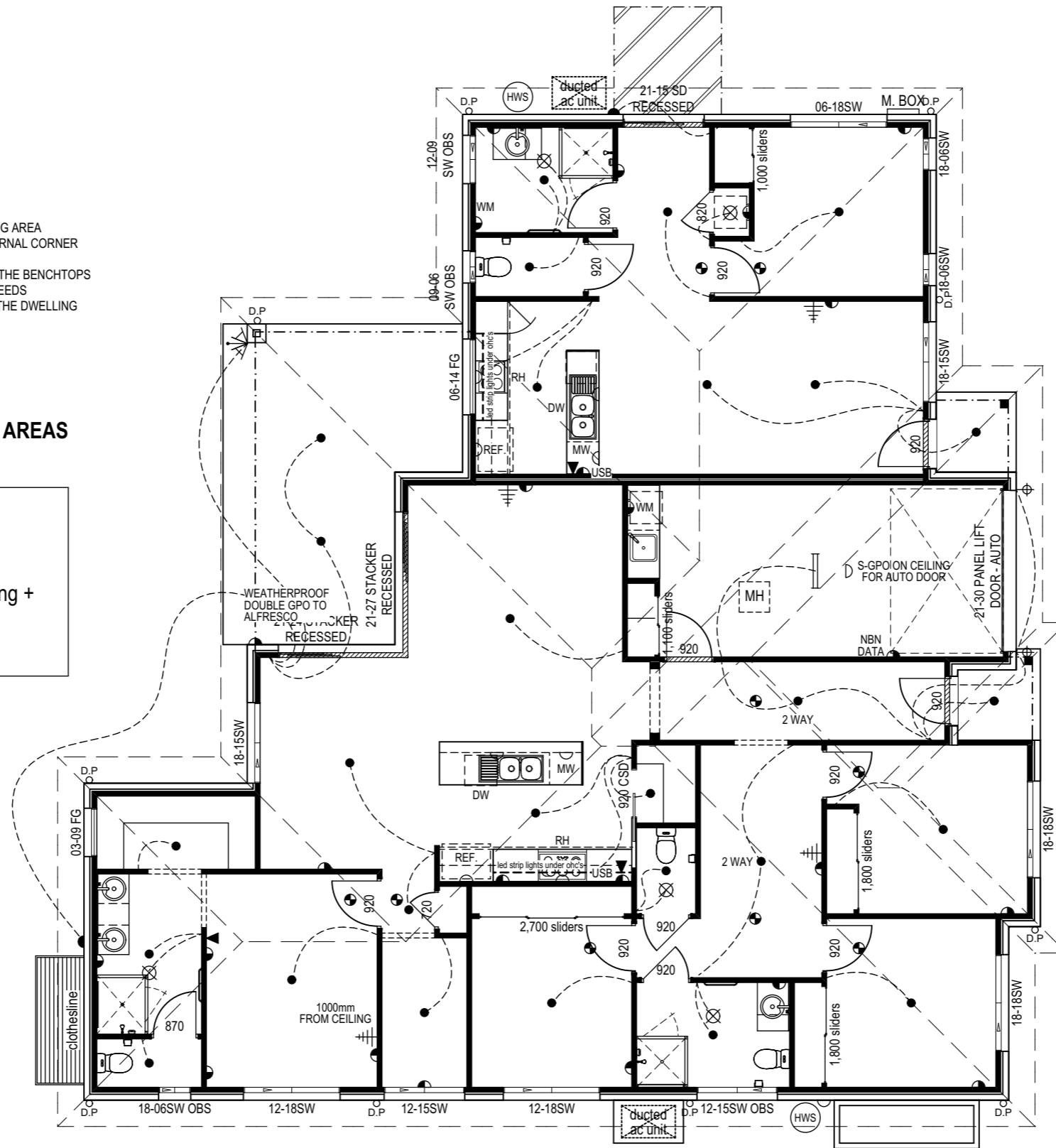
LIGHT SWITCHES SHOULD BE POSITIONED IN A CONSISTANT LOCATION:  
 \* BETWEEN 900mm - 1100mm ABOVE FFL  
 POWER POINTS SHOULD BE INSTALLED BETWEEN 600mm & 1100mm ABOVE FFL  
 ALL LIGHT SWITCHES & GPOS TO BE ROCKER ACTION.  
 MIN. WIDTH 35mm

DIMMABLE LIGHT SWITCHES TO LIVING AND BEDROOMS  
 REVERSE CYCLE HEATING /COOLING UNITS TO BE PROVIDED TO ALL BEDROOMS AND LIVING AREA  
 CONTROL PANEL FIXED BETWEEN 900mm & 1100mm AFFL. NOT CLOSER THAN 500mm TO ANY INTERNAL CORNER  
 TASK LIGHTING SHALL BE PROVIDED ABOVE WORKSPACES.  
 MINIMUM LEVEL OF 300 LUX AT MAXIMUM INTERVALS OF 1500mm DIRECTLY OVER THE SURFACE OF THE BENCHTOPS  
 INTERNET CONNECTION SHALL BE PROVIDED WITH THE ABILITY FOR HIGH INTERNET SPEEDS  
 TO BE MAINTAINED AND STABLE IN NATURE WITH WI-FI COVERAGE THROUGHOUT ALL AREAS OF THE DWELLING

**- SMOKE ALARMS PROVIDED TO ALL BEDROOMS & LIVING AREAS**

**Lighting Notes:**

15 Dimmer switches to living and bedroom areas  
 300LUX Kitchen Workspace Lighting - LED lights to Kitchen Ceiling +  
 Recessed LED Strip lights to underside of Kitchen OHC  
 Rocker Style Prestige P2000 double GPO as per plan  
 Rocker Style Prestige P2000 light switches as per plan



**ELECTRICAL LEGEND**

CODE	TYPE
○	SINGLE POWER POINT (GPO)
◐	DOUBLE POWER POINT (GPO)
○	CEILING LIGHT POINT
●	100mm DOWN LIGHT POINT
•	LED DOWN LIGHT POINT
⊙	CEILING CIRC FLURO LIGHT POINT
○	OYSTER LIGHT POINT 300 - 400
⊙	SMOKE DETECTOR
⊙	WALL LIGHT POINT
⊙	PHONE POINT
⊙	TV POINT
⊙	CEILING EXHAUST FAN
⊙	2 HEATER LIGHT FAN
⊙	4 HEATER LIGHT FAN
⊙	SINGLE STRIP FLURO
⊙	DOUBLE STRIP FLURO
⊙	BUNKER LIGHT
⊙	PARA FLOOD LIGHT
⊙	SENSOR LIGHT UNIT
⊙	DAZ WALL LIGHT
⊙	DATA POINT
⊙	CEILING FAN
⊙	CEILING FAN LIGHT

- LIGHT SWITCHES AT 1150mm ABOVE FL  
 - WALL MOUNTED LIGHTS AT 1800 ABOVE FL  
 - POWER OUTLETS AT 300mm ABOVE FL (EXCEPT FOR THE FOLLOWING)

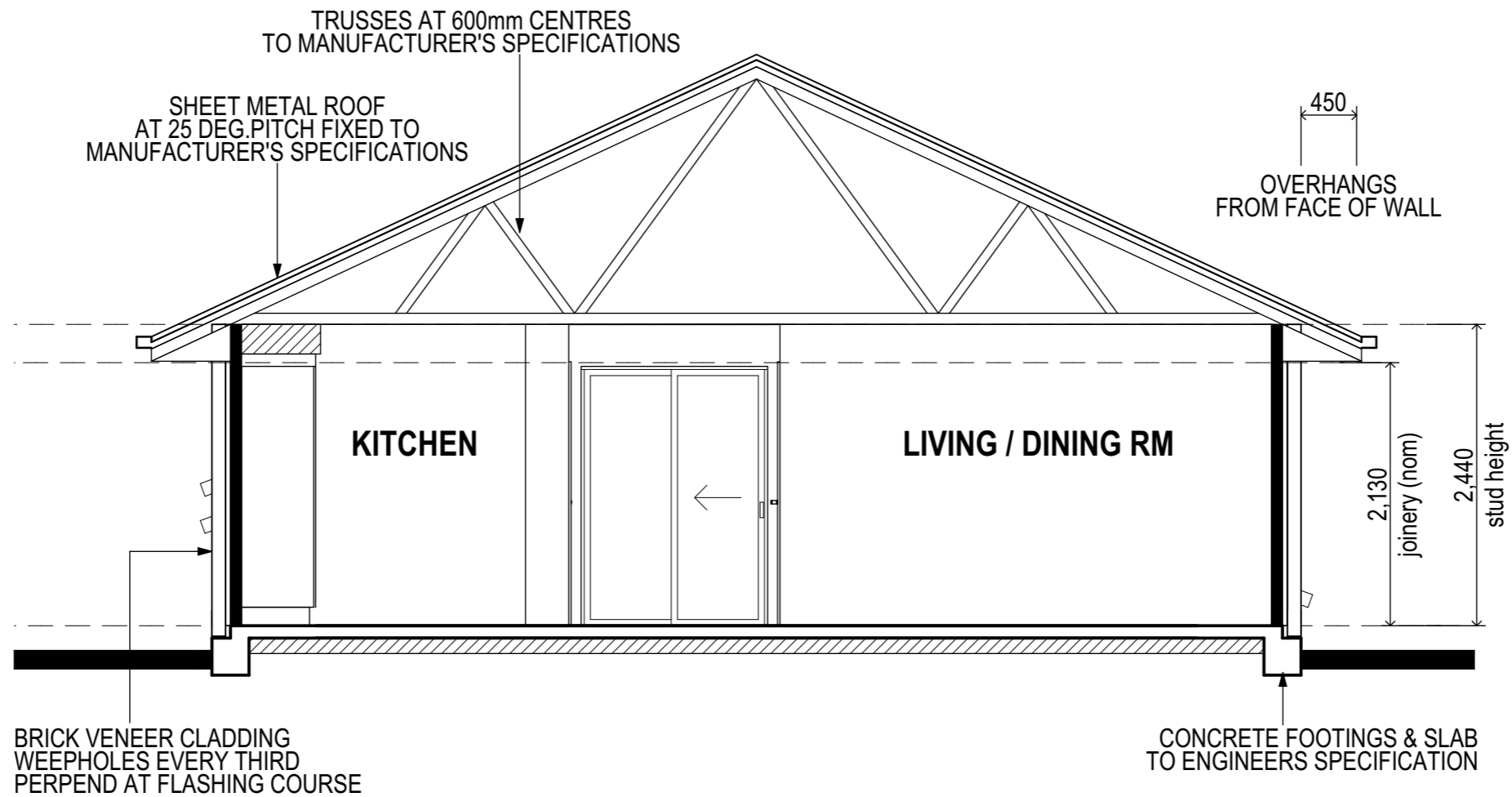
1500 - REFRIGERATOR (REF)	1000 - VANITIES
1800 - MICROWAVE (MW)	1000 - LAUNDRY BENCH
1800 - RANGEHOOD (RH)	1500 - WASHING MACHINE
1100 - KITCHEN BENCH	600 - DISHWASHER (DW)
1000 - GARAGE DGPO	

**STANDARD INCLUSION**  
 1 x DOUBLE POWER POINT WITH USB CHARGER

**ELECTRICAL PLAN**

SCALE 1:100

<p>Feels like home</p> <p>Stroud Homes Port Macquarie</p> <p>Lic No. 302991C</p> <p>U12/1A Blackbutt Rd Port Macquarie NSW 2444</p> <p>Telephone: 02 6516 2233</p>	<p><b>NOTES</b></p> <ol style="list-style-type: none"> <li>Written dimensions take precedence over scale.</li> <li>Builder to verify all dimensions and levels prior to commencement of construction.</li> <li>All internal dimensions stated are frame size - excluding linings.</li> <li>This building has been designed in accordance with AS 1684.2 - 2006 (Residential timber framed construction).</li> <li>Supplier may substitute lintels for those of equal strength to span ratio.</li> <li>All structural sizes to be read in-conjunction with structural engineers drawings &amp; details.</li> <li>Articulation joints to comply with 3.3.1.8 BCA Vol 2.</li> <li>Mechanical Ventilation to comply with 3.8.5 Bca Vol 2.</li> <li>Smoke alarms to comply with 3.7.2 BCA Vol 2 (wired-in)</li> <li>Protection against subterranean termites shall be in accordance with AS 3660-Pt 1 2001. Provided treatment: Visual Barrier System to perimeter with approved collars/barriers at slab penetrations.</li> <li>HWS unit (constant flow) with 5 star energy efficiency rating to comply with "Sustainable Buildings" QDC pt 29, AS/NZs 6400:2005.</li> <li>Rainwater tanks, lighting and plumbing fixtures &amp; fittings to comply with QDC PART 29 &amp; 25, "Sustainable Buildings" QDC pt 29 &amp; 25 AS/NzS 300.1.2003 AS/NZS 6400:2005.</li> <li>Lift off hinges to all WC doors to comply with Australian Standards.</li> <li>Stair construction to comply with Pt 3.9.1 and balustrades to comply with pt 3.9.2 BCA Vol 2.</li> <li>DCP &amp; flashings to comply with Pt 3.3.4 BCA Vol 2</li> </ol>	<p><b>PLAN LEGEND</b></p> <p>afll = above floor level                  hd = head at 2100 afl.                  fw = floor waste                  ⊙ = smoke detector                  vb = vanity basin                  obs = obscure glazing                  mb = meter box                  dp = downpipe                  ohc = overhead cupboard</p> <p>ref = refrigerator prov.                  mw = microwave prov.                  dw = dishwasher prov.                  ply = pantry                  wm = washing machine prov.                  ghw = gas hot water unit                  tr = towel rail                  trh = toilet roll holder                  HC = garden tap</p>	<p><b>PLEASE READ CAREFULLY</b></p> <p>THIS PLAN CERTIFIED CORRECT IS THE ONE REFERRED TO IN THE CONTRACT &amp; SPECIFICATIONS AND I UNDERSTAND CHANGES HEREAFter MAY NOT BE POSSIBLE. THESE PLANS SUPERCEDE ALL OTHER PREVIOUS PLANS OR SKETCHES.</p> <p>OWNER/S .....                  WITNESS ..... DATE .....</p>	<p><b>CLIENT:</b>  <i>Ostilio Pisanu</i></p> <p><b>Lot 30 No. 4 Bain Street WAUCHOPE</b></p>
				<p>MODEL: WILDFLOWER 267 WITH GRANNY FLAT 'CLASSIC FACADE' MOD.</p> <p>ISSUE/DATE: ISSUE 12 : 19/12/2024</p>



**SECTION XX**  
SCALE 1:50

**N3 WIND DESIGN RATING**

TERMITE PROTECTION IS A VISUAL BARRIER SYSTEM WITH APPROVED COLLARS AT PENETRATIONS IN ACCORDANCE WITH AS.3600.1 - 2000



Stroud Homes Port Macquarie

Lic No. 302991C

U12/1A Blackbutt Rd Telephone:  
Port Macquarie 02 6516 2233  
NSW 2444

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- Smoke alarms to comply with 3.7.2 BCA Vol 2 (wired-in)

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- DCP & flashings to comply with Pt 3.3.4 BCA Vol 2

**PLAN LEGEND**

- |                         |                            |
|-------------------------|----------------------------|
| af = above floor level  | ref = refrigerator prov.   |
| hd = head at 2100 afl.  | mw = microwave prov.       |
| fw = floor waste        | dw = dishwasher prov.      |
| ☉ = smoke detector      | ply = pantry               |
| vb = vanity basin       | wm = washing machine prov. |
| obs = obscure glazing   | ghw = gas hot water unit   |
| mb = meter box          | tr = towel rail            |
| dp = downpipe           | tth = toilet roll holder   |
| ohc = overhead cupboard | HC = garden tap            |

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OWNER/S .....

WITNESS ..... DATE .....

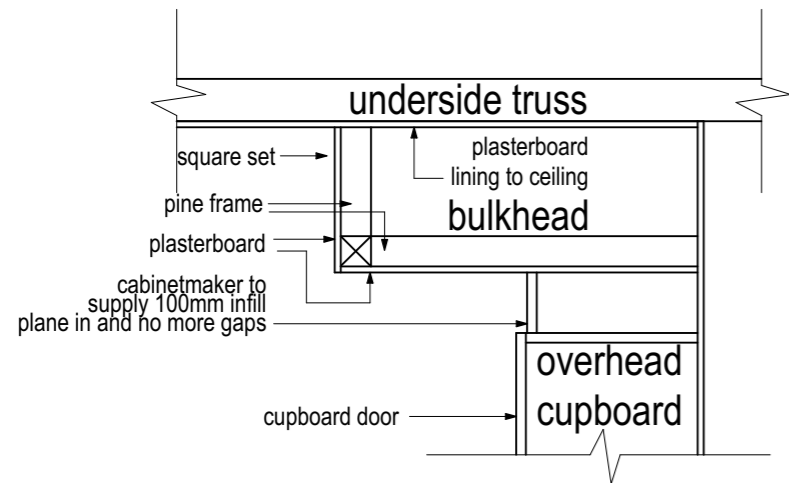
**CLIENT:**  
**Ostilio Pisanu**

**Lot 30 No. 4 Bain Street**  
**WAUCHOPE**

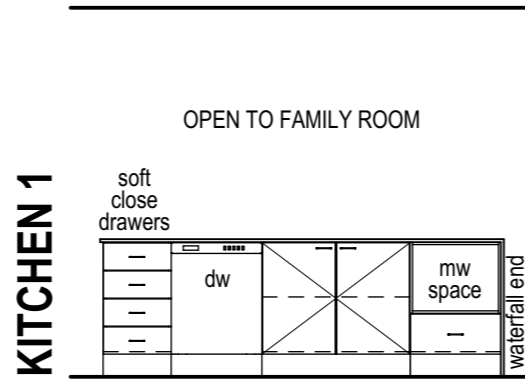
MODEL: WILDFLOWER 267 WITH GRANNY FLAT 'CLASSIC FACADE' MOD.	JOB No. <b>23L030BA</b>
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ISSUE/DATE: <b>ISSUE 12 : 19/12/2024</b>	SHEET No. <b>8 OF 13</b>
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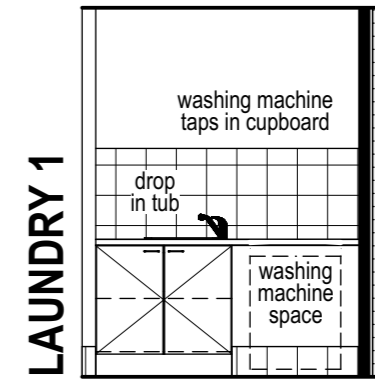
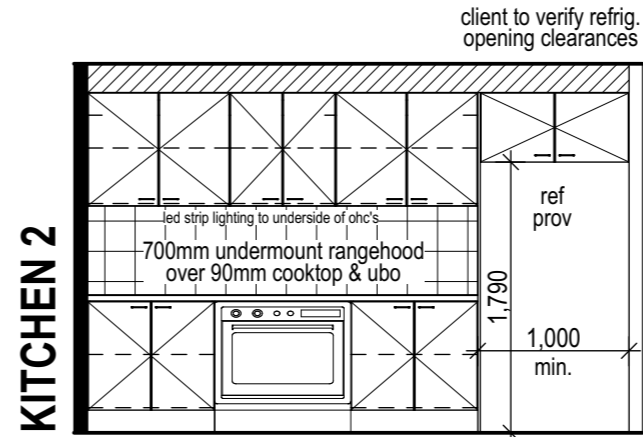




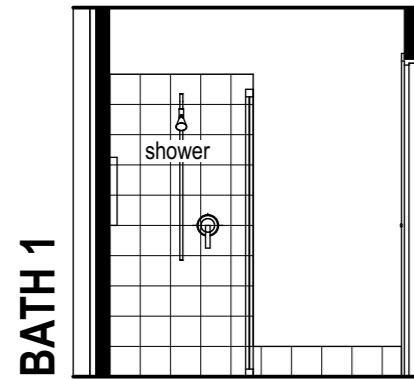
**KITCHEN BULKHEAD DETAIL**  
SCALE : N.T.S.



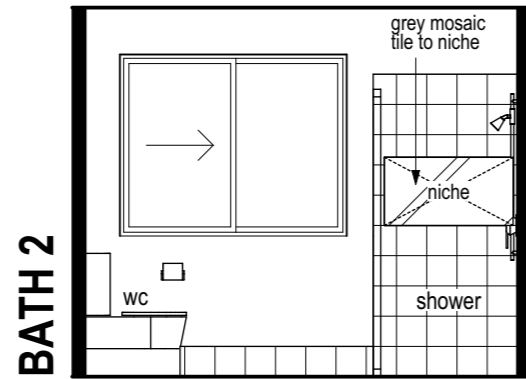
the number of doors and width of doors will be determined by the cabinetmaker to optimize the functionality of the cabinetry



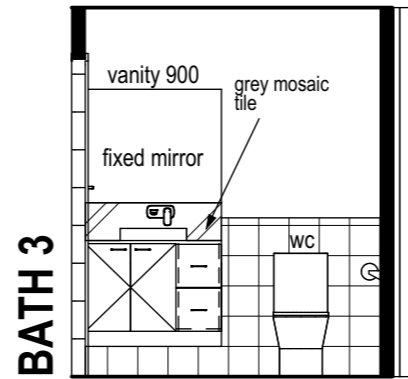
**LAUNDRY 1**



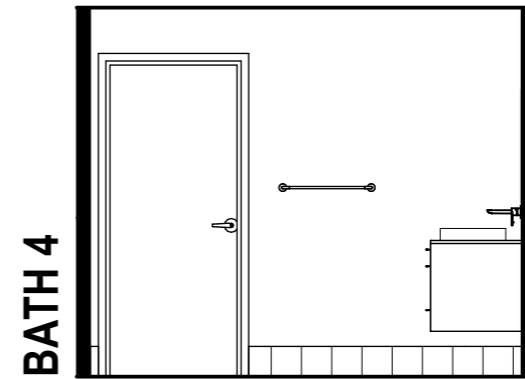
**BATH 1**



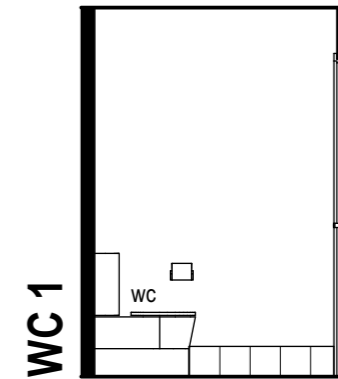
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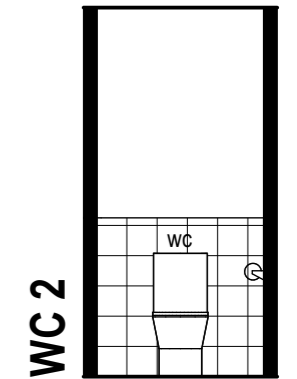
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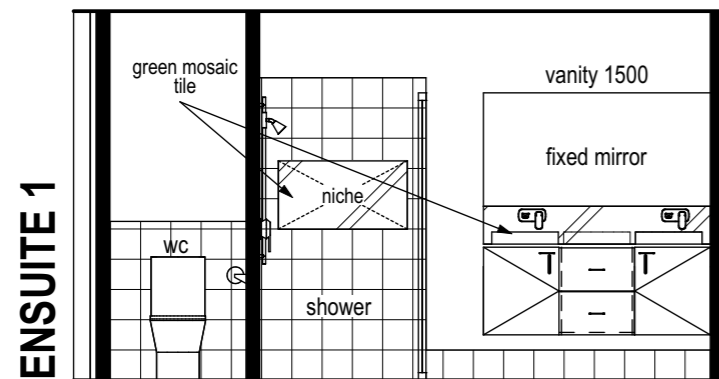
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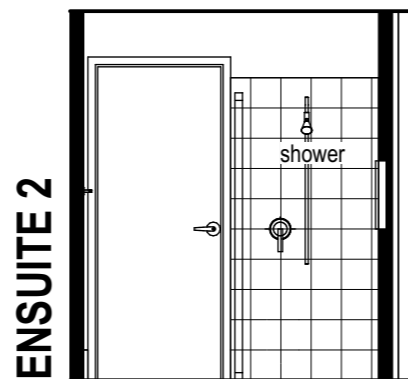
**WC 1**



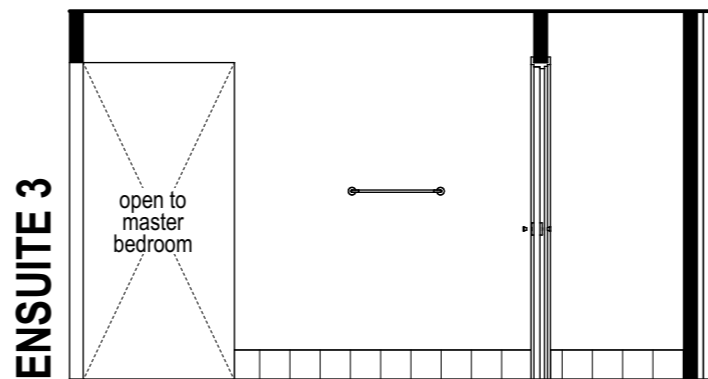
**WC 2**



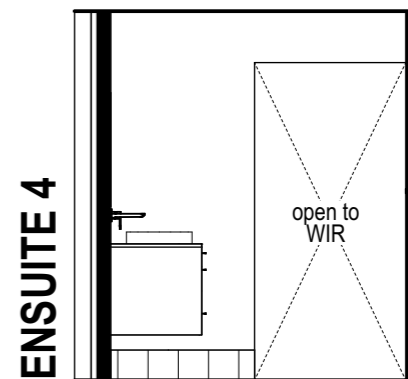
**ENSUITE 1**



**ENSUITE 2**



**ENSUITE 3**



**ENSUITE 4**

**STROUDHOMES**  
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Stroud Homes Port Macquarie  
Lic No. 302991C  
U12/1A Blackbutt Rd Telephone:  
Port Macquarie 02 6516 2233  
NSW 2444

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**PLAN LEGEND**

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- vb = vanity basin
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**PLEASE READ CAREFULLY**

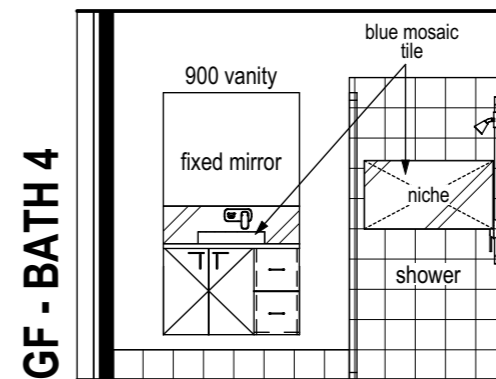
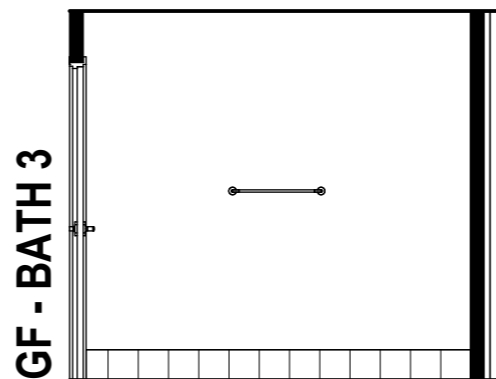
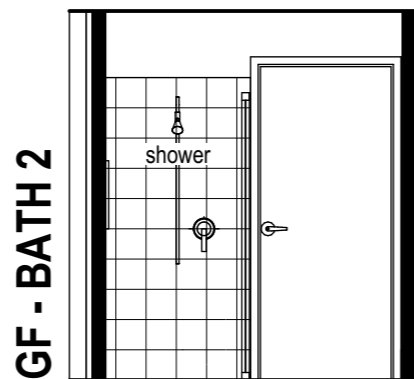
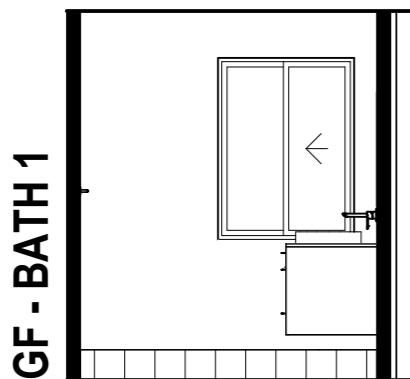
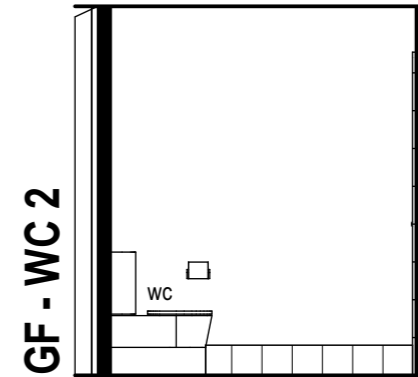
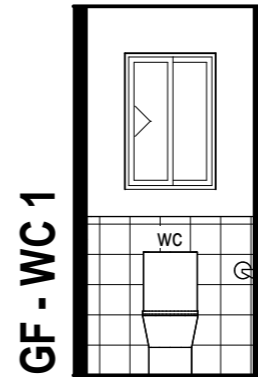
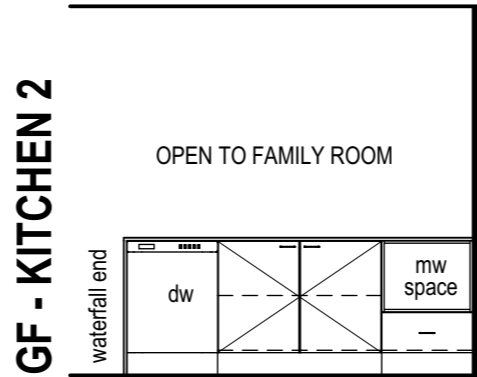
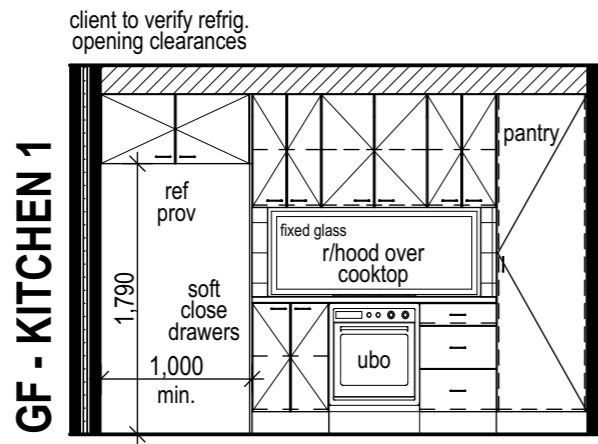
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OWNER/S .....  
WITNESS ..... DATE .....

**CLIENT:**  
**Ostilio Pisanu**

**Lot 30 No. 4 Bain Street**  
**WAUCHOPE**

MODEL: WILDFLOWER 267 WITH GRANNY FLAT 'CLASSIC FACADE' MOD.	JOB No. 23L030BA
ISSUE/DATE: ISSUE 12 : 19/12/2024	SHEET No. 9 OF 13



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- |                         |                            |
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| vb = vanity basin       | wm = washing machine prov. |
| obs = obscure glazing   | ghw = gas hot water unit   |
| mb = meter box          | tr = towel rail            |
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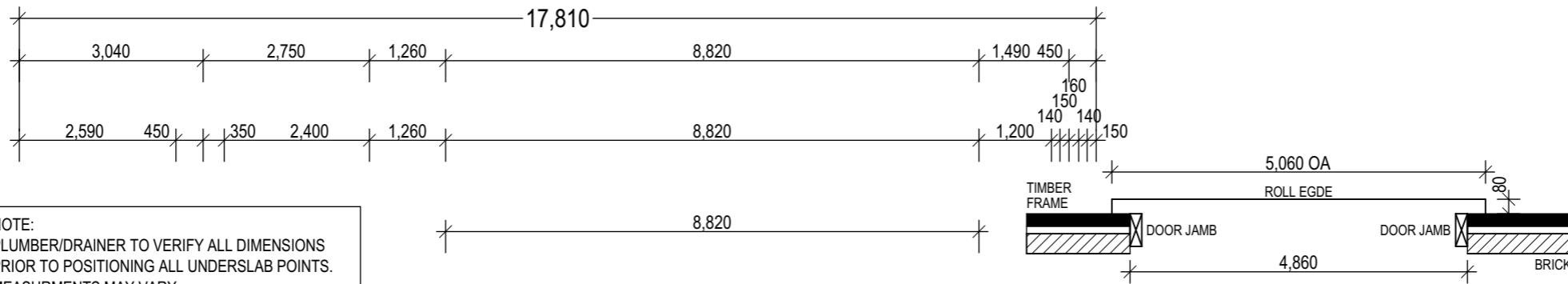
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WITNESS ..... DATE .....

**CLIENT:**  
*Ostilio Pisanu*

**Lot 30 No. 4 Bain Street  
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MODEL: WILDFLOWER 267 WITH GRANNY FLAT 'CLASSIC FACADE' MOD.	JOB No. 23L030BA
ISSUE/DATE: ISSUE 12 : 19/12/2024	SHEET No. 10 OF 13



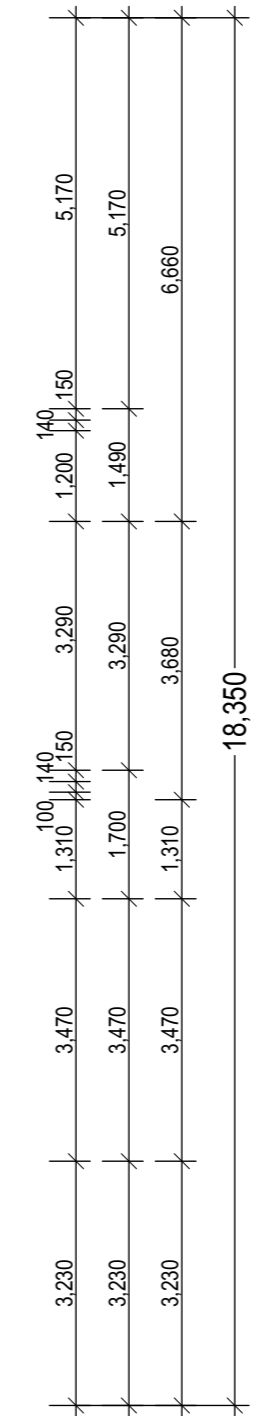
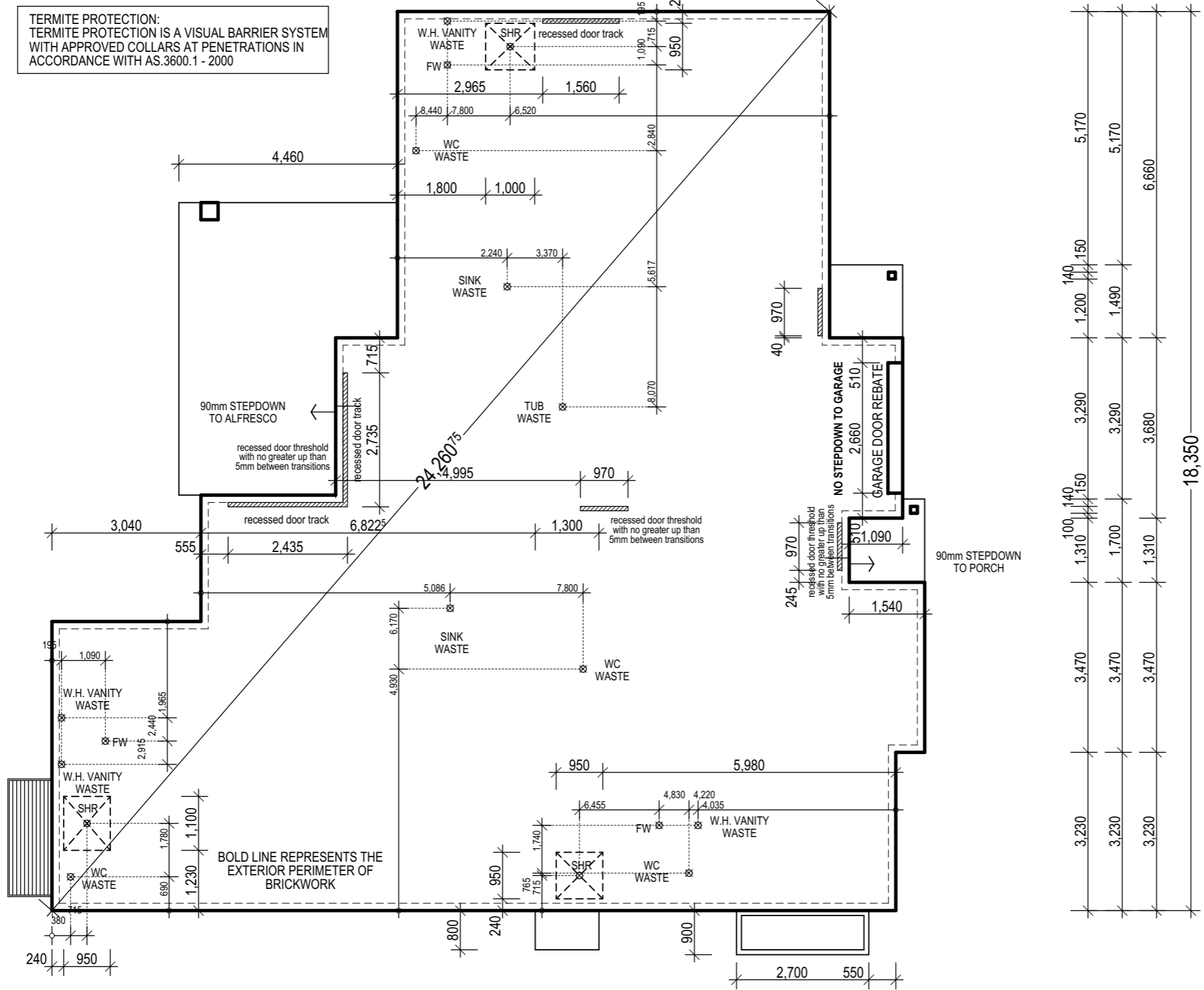
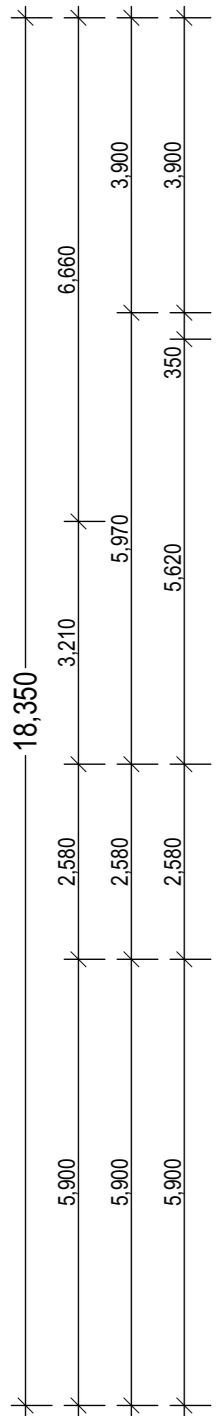
DETAIL NOT TO SCALE

NOTE:  
PLUMBER/DRAINER TO VERIFY ALL DIMENSIONS PRIOR TO POSITIONING ALL UNDERSLAB POINTS. MEASUREMENTS MAY VARY. FLOOR WASTE FIXTURES TO BE POSITIONED AT THE TIME OF CONSTRUCTION.

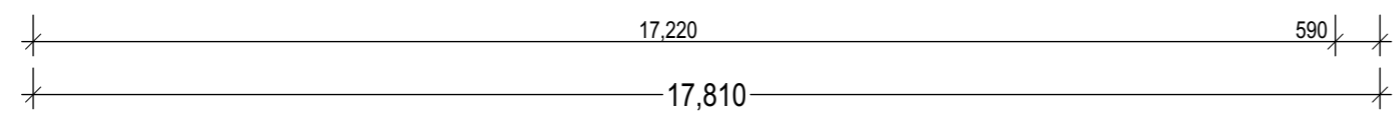
TERMITE PROTECTION:  
TERMITE PROTECTION IS A VISUAL BARRIER SYSTEM WITH APPROVED COLLARS AT PENETRATIONS IN ACCORDANCE WITH AS.3600.1 - 2000


level landing with crossfall not more than 1:40 - slip resistance with a min. P5 or R12 surrounding surface to be level with landing & extend horizontally min. 600mm

recessed door threshold with no greater up than 5mm between transitions



SLAB PLAN  
SCALE 1:100





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Stroud Homes Port Macquarie

Lic No. 302991C

U12/1A Blackbutt Rd Telephone:  
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**PLAN LEGEND**

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OWNER/S: .....

WITNESS: ..... DATE: .....

**CLIENT:**  
**Ostilio Pisanu**

**Lot 30 No. 4 Bain Street  
WAUCHOPE**

MODEL: WILDFLOWER 267 WITH GRANNY FLAT 'CLASSIC FACADE' MOD.	JOB No. 23L030BA
ISSUE/DATE: ISSUE 12 : 19/12/2024	SHEET No. 11 OF 13

**CONSTRUCTION NOTES :**

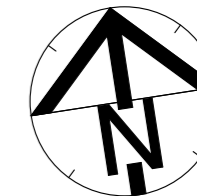
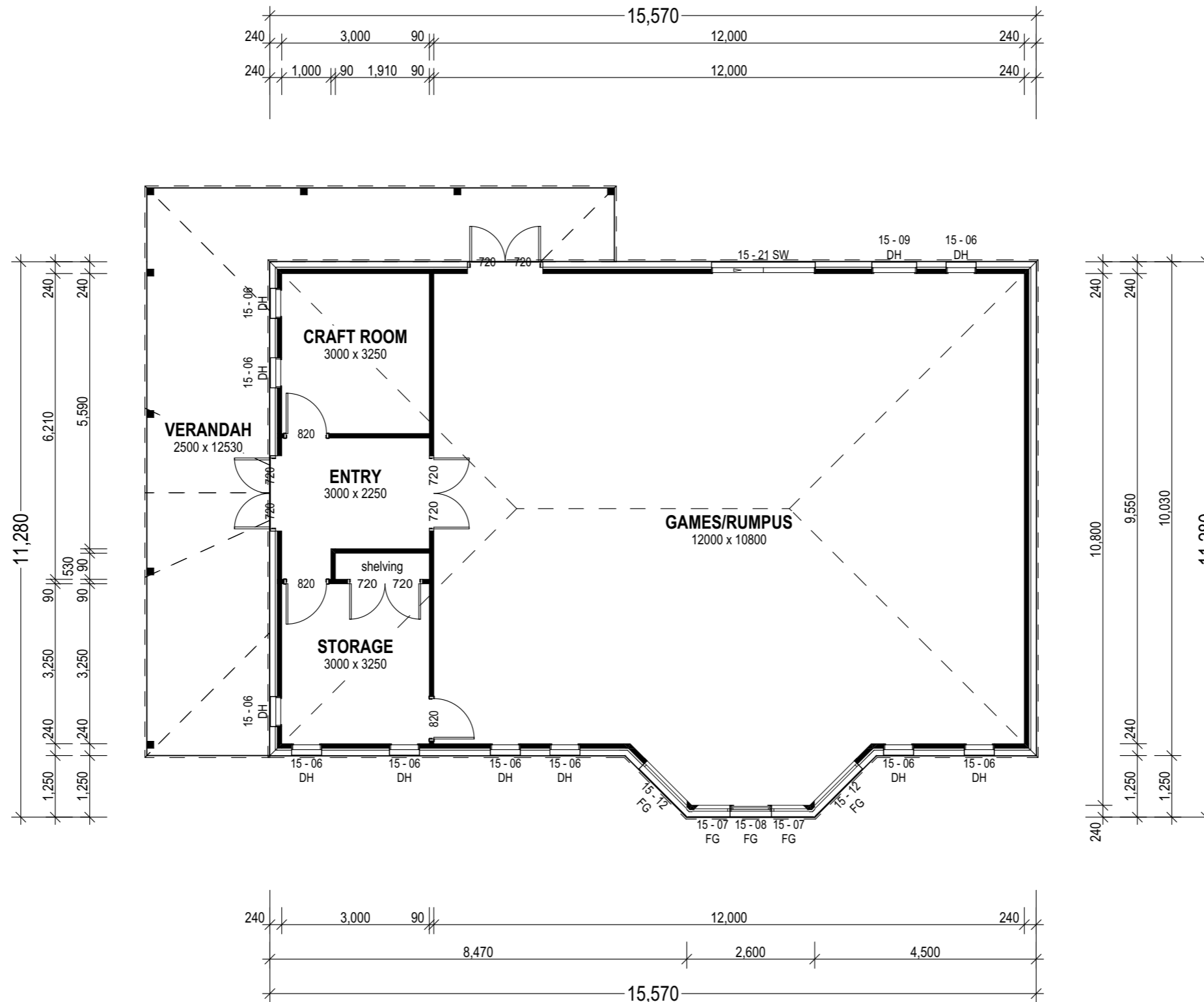
- EXTERNAL WALLS = 240mm (110mm BRICK, 40mm CAVITY, 90mm FRAME)
- ?N3? WIND DESIGN SPEED NOMINATED.
- WC DOOR TO HAVE EXTERNAL REMOVABLE HINGES IN ACCORDANCE WITH BCA-3.8.3.3.

**ARTICULATION JOINTS**

AJ = Articulation joint location nominated on drawings. Builder to provide extra Articulation joints over & above what is nominated on drawings where necessary to comply with the Building Code of Australia, Engineers structural design requirements, soil report recommendations and site classification requirements

**GENERAL NOTES**

- PROVIDE COLD WATER CONNECTION & G.P.O. TO DISHWASHER SPACE.
  - THE NUMBER OF DOORS AND WIDTH OF DOORS WILL BE DETERMINED BY THE CABINETMAKER TO OPTIMIZE THE FUNCTIONALITY OF THE CABINETRY.
- EXPANSION JOINTS  
EJ = Expansion joint location for ceiling & floor tiles.



EXISTING AREA TABLE	
AREA	SQ METRES:
<b>Unit 1</b>	
1 EXISTING LIVING	160.98
5 EXISTING VERANDAH	39.33
	200.31 m <sup>2</sup>



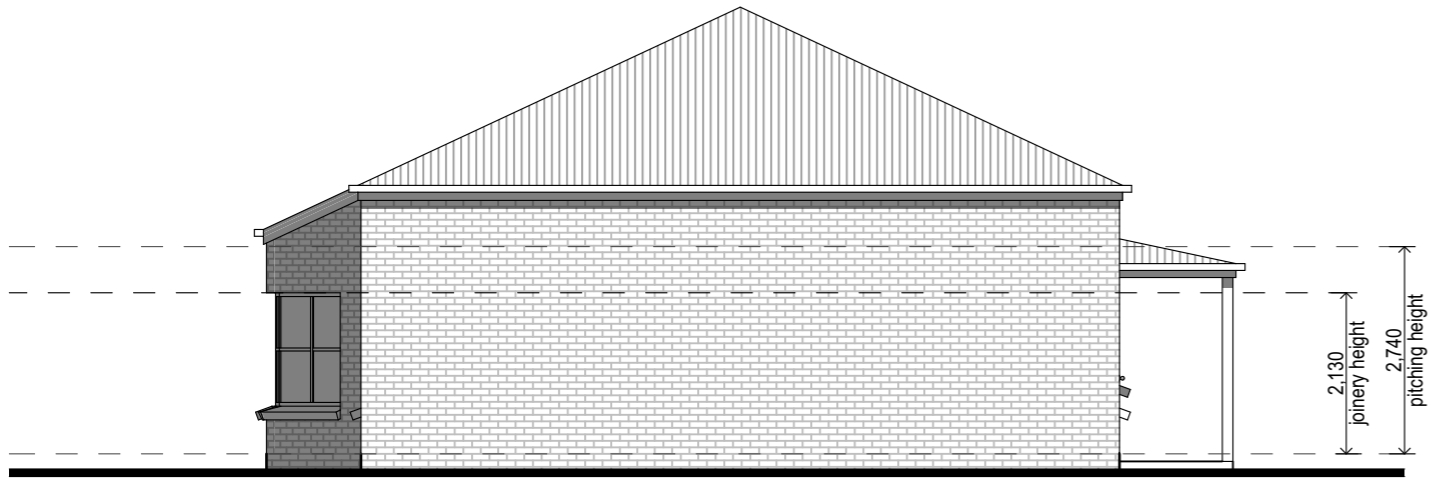
**EXISTING FLOOR PLAN**

Scale 1:100

DOWNPIPES TO BE MAXIMUM 12M SPACING AND ADJACENT TO ALL VALLEY INTERSECTIONS.

DRAINAGE TO BE IN ACCORDANCE WITH PART 3.3 NCC Vol 2. POINT OF DISCHARGE TO MEET LOCAL AUTHORITY REQUIREMENTS.

<p><b>STROUDHOMES</b> Feels like home</p> <p>Stroud Homes Port Macquarie Lic No. 302991C</p> <p>U12/1A Blackbutt Rd Telephone: Port Macquarie 02 6516 2233 NSW 2444</p>	<p><b>NOTES</b></p> <ol style="list-style-type: none"> <li>Written dimensions take precedence over scale.</li> <li>Builder to verify all dimensions and levels prior to commencement of construction.</li> <li>All internal dimensions stated are frame size - excluding linings.</li> <li>This building has been designed in accordance with AS 1684.2 - 2006 (Residential timber framed construction).</li> <li>Supplier may substitute lintels for those of equal strength to span ratio.</li> <li>All structural sizes to be read in-conjunction with structural engineers drawings &amp; details.</li> <li>Articulation joints to comply with 3.3.1.8 BCA Vol 2.</li> <li>Mechanical Ventilation to comply with 3.8.5 Bca Vol 2.</li> <li>Smoke alarms to comply with 3.7.2 BCA Vol 2 (wired-in)</li> <li>Protection against subterranean termites shall be in accordance with AS 3660-Pt 1 2001. Provided treatment: Visual Barrier System to perimeter with approved collars/barriers at slab penetrations.</li> <li>HWS unit (constant flow) with 5 star energy efficiency rating to comply with "Sustainable Buildings" QDC pt 29, AS/NZs 6400:2005.</li> <li>Rainwater tanks, lighting and plumbing fixtures &amp; fittings to comply with QDC PART 29 &amp; 25, "Sustainable Buildings" QDC pt 29 &amp; 25 AS/Nzs 300.1.2003 AS/NZS 6400:2005.</li> <li>Lift off hinges to all WC doors to comply with Australian Standards.</li> <li>Stair construction to comply with Pt 3.9.1 and balustrades to comply with pt 3.9.2 BCA Vol 2.</li> <li>DCP &amp; flashings to comply with Pt 3.3.4 BCA Vol 2</li> </ol>	<p><b>PLAN LEGEND</b></p> <p>afll = above floor level hd = head at 2100 afl. fw = floor waste ☉ = smoke detector vb = vanity basin obs = obscure glazing mb = meter box dp = downpipe ohc = overhead cupboard</p> <p>ref = refrigerator prov. mw = microwave prov. dw = dishwasher prov. ply = pantry wm = washing machine prov. ghw = gas hot water unit tr = towel rail trh = toilet roll holder HC = garden tap</p>	<p><b>PLEASE READ CAREFULLY</b></p> <p>THIS PLAN CERTIFIED CORRECT IS THE ONE REFERRED TO IN THE CONTRACT &amp; SPECIFICATIONS AND I UNDERSTAND CHANGES HEREAFter MAY NOT BE POSSIBLE. THESE PLANS SUPERCEDE ALL OTHER PREVIOUS PLANS OR SKETCHES.</p> <p>OWNER/S ..... WITNESS ..... DATE .....</p>	<p><b>CLIENT:</b> <i>Ostilio Pisanu</i></p> <p><b>Lot 30 No. 4 Bain Street WAUCHOPE</b></p>
				<p>MODEL: WILDFLOWER 267 WITH GRANNY FLAT 'CLASSIC FACADE' MOD.</p> <p>ISSUE/DATE: ISSUE 12 : 19/12/2024</p>



**Elevation 1**  
Scale 1:100



**Elevation 2**  
Scale 1:100



**Elevation 3**  
Scale 1:100



**Elevation 4**  
Scale 1:100



Stroud Homes Port Macquarie

Lic No. 302991C

U12/1A Blackbutt Rd Telephone:  
Port Macquarie 02 6516 2233  
NSW 2444

**NOTES**

- Written dimensions take precedence over scale.
- Builder to verify all dimensions and levels prior to commencement of construction.
- All internal dimensions stated are frame size - excluding linings.
- This building has been designed in accordance with AS 1684.2 - 2006 (Residential timber framed construction).
- Supplier may substitute lintels for those of equal strength to span ratio.
- All structural sizes to be read in-conjunction with structural engineers drawings & details.
- Articulation joints to comply with 3.3.1.8 BCA Vol 2.
- Mechanical Ventilation to comply with 3.8.5 Bca Vol 2.
- Smoke alarms to comply with 3.7.2 BCA Vol 2 (wired-in)

- Protection against subterranean termites shall be in accordance with AS 3660-Pt 1 2001. Provided treatment: Visual Barrier System to perimeter with approved collars/barriers at slab penetrations.
- HWS unit (constant flow) with 5 star energy efficiency rating to comply with "Sustainable Buildings" QDC pt 29, AS/NZs 6400:2005.
- Rainwater tanks, lighting and plumbing fixtures & fittings to comply with QDC PART 29 & 25, "Sustainable Buildings" QDC pt 29 & 25 AS/NZs 300.1.2003 AS/NZS 6400:2005.
- Lift off hinges to all WC doors to comply with Australian Standards.
- Stair construction to comply with Pt 3.9.1 and balustrades to comply with pt 3.9.2 BCA Vol 2.
- DCP & flashings to comply with Pt 3.3.4 BCA Vol 2

**PLAN LEGEND**

- |                         |                            |
|-------------------------|----------------------------|
| af = above floor level  | ref = refrigerator prov.   |
| hd = head at 2100 afl.  | mw = microwave prov.       |
| fw = floor waste        | dw = dishwasher prov.      |
| ☉ = smoke detector      | ply = pantry               |
| vb = vanity basin       | wm = washing machine prov. |
| obs = obscure glazing   | ghw = gas hot water unit   |
| mb = meter box          | tr = towel rail            |
| dp = downpipe           | tth = toilet roll holder   |
| ohc = overhead cupboard | HC = garden tap            |

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**PLEASE READ CAREFULLY**

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OWNER/S .....

WITNESS ..... DATE .....

**CLIENT:**

*Ostilio Pisanu*

**Lot 30 No. 4 Bain Street  
WAUCHOPE**

MODEL: WILDFLOWER 267  
WITH GRANNY FLAT  
'CLASSIC FACADE' MOD.

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SHEET No.

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