

COVERPAGE



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ADDRESS:

**LOT 754 THYME CRESCENT, FRASER
RISE**

**CLIENT
DILRAJ KAUR SANGHA**

DRAWING DETAILS

DATE: 12/01/2026

TOTAL SHEET NO: 10

DRAWING LIST		
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PROPOSAL:

SINGLE STOREY DWELLING



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SINGLE STOREY DWELLING

These drawings are to be read and used in conjunction with specification details, Structural Engineers and other consultants drawings and computations, endorsed planning drawings and permits if and as applicable.

Figured dimensions must take preference over scaling of drawings.

C.O.S. denotes 'check on site' the Builder shall check all dimensions and levels prior to commencing any works or items to be fabricated, with any discrepancies to be reported immediately.

All dimensions and levels to be verified on site prior to the start of works.

It is the responsibility of all persons concerned with the project contained in these drawings - to notify the registered building practitioner concerned in the event of alterations being required or discrepancies being found - prior to works being carried out - as no responsibility can be taken for unauthorized alteration or lack of builders supervision.

Ground under building to be graded to the outside of the building. Finished surface to fall away from building min 1 in 20 for a min of 1000 mm.

SOIL CLASSIFICATION:

All foundations shall be prepared and maintained in accordance to A.S. 2870.1 and/or Structural Engineers Design, as required therein, and which is referred to in the soil investigation report.

STRUCTURAL ITEMS

Refer to Structural Drawings and Computation for all sizes and detailing of structural timber, steel and concrete elements such as beams, columns, slabs, footings, lintels, holding-down details etc.

Provide all 'holding down' straps, rods, bolts etc, as required to be built into the frame, brickwork, steelwork and/or concrete.

SARKING

Shall have a flammability index of not more than five where required.

BALUSTRADES

Balustrading to high decks or terraces - where a deck exceeds 4.0 m above ground level the balustrade must be non-climbable between the heights of 150 and 750 mm above that deck or terrace. All balustrades to be a minimum of 1000 mm high.

DOORS & EXTERNAL DOORS

Shall be fitted with weatherstrips or draft excluders.

W.C. doors must be removable from the outside if 200 mm or closer to the pan.

BRICKWORK CONTROL JOINTS

A.J. - Denotes articulation joints. Builder must provide brick control joints located to comply with recommendations in Geotechnical site report. (If prepared) Otherwise in accordance with cement and concrete Assoc. Note: CN9 - Articulated walls. (Specifying joints at 5.0 M ctrs) and/or the B.C.A.

Provide weepholes at 900 mm max. cts. with continuous cavity flashings at base of cavity, above & below openings.

INSULATION

Refer to Energy Rating Assessment Report.

SMOKE DETECTORS

Provide smoke detectors located and as shown on plans per manufacturer's specifications - Type 83 R1 mains connected. Smoke alarms must comply with AS 3786 and be hardwired and also be interlinked where more than one smoke alarm is installed.

SEWER DRAINAGE

Refer to Hydraulics Drawings if applicable and/or connect to designated connection point in accordance to the requirements of the Relevant Authority and all relevant Australian Standards and Codes. Sub-Contractor to provide a Compliance Certificate.

STORM WATER

Connect SW.D. 90mm dia UPVC or as otherwise noted to existing S.W.D system and/or if new installation connect to legal point of discharge as designated by the local Authority. Refer to Civil Drawings if applicable and connect and lay all drains in accordance to the requirements of the Relevant Authority and all relevant Australian Standards and Codes. Sub-Contractor to provide a Compliance Certificate.

OVERLOOKING

In accordance with Reg. 82, Build. Reg's 2018 as part of decks and/or terraces where finished floor level is greater than 800 mm above ground level provide to a min height of 1700 mm above the deck floor, a timber slatted screen with a max. of 25% gap in elevational area, to prevent overlooking into the neighbouring property or as outlined in the Planning Permit Drawings if applicable.

STAIR REQUIREMENTS

Risers 190 max - 115 min.

Going 355 max - 240 min

Risers & treads to be constant in size throughout flight.

Provide non-slip finish NOSING STRIP- P3 DRY / P4 WET.

Provide continuous handrail 1000 mm min height to balconies & decks which are 1000 mm or more above finished ground level.

Max. openings between balusters not to exceed 125 mm.

Landings must be a minimum length of 750mm measured from the inside edge where it changes direction.

Handrail to extend the full length of the stair flight.

GLAZING

All glazing panels to 500 mm above F.F.L. to be safety glass as per AS. 1288. All other glazing to AS. 1288.

SPECIFICATIONS

If a specification forms part of these contract documents it shall take precedence over and above these general notes as contained herein if & where applicable.

STANDARDS

All works shall comply but not be limited to the following Australian Standards and their respective most recent updates and amendments as applicable.

A.S. 1684 - 2022 national timber framing code

Part 2 non-cyclonic areas

Part 3 cyclonic area

Part 4 simplified non-cyclonic areas

A.S. 2047 - windows in buildings - selection and installation

A.S. 1288 - Glass in buildings - selection and installation

A.S. 1562 - Design and installation of sheet roof and wall cladding part 1 Metal

- amendment 1

- amendment 2

A.S. 2870 - residential slabs and footings

Part 1 construction - amendment 1

- amendment 2

- amendment 3

- amendment 4

A.S. 2904 - damp proof courses and flashings

A.S./ N.Z.S. 3013 - electrical installations

A.S. 3700 - masonry in buildings

- amendment 1

- amendment 2

A.S. 3740 - waterproofing of wet areas in residential buildings

A.S. 3786 - Smoke alarms

- amendment 1

- amendment 2

- amendment 3

- amendment 4

A.S. 1860 - Code of practice for the installation of particleboard flooring

A.S. 3600 - Concrete structures

- amendment 1

- amendment 2


A.S. 3660 - Protection of buildings from subterranean termites

A.S. 4256 - Plastic roof and wall cladding materials

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PROPOSAL
SINGLE STOREY DWELLING
FOR
DILRAJ KAUR SANGHA

GENERAL NOTES (1)

DRAWING DETAILS

12/01/2026 1:1 @ A3 M.S

DRAWING NO.
A000

BUSHFIRE CONSTRUCTION GENERAL NOTES: - COMPLIANCE WITH AS3959-2018 IN LIEU OF 2009

BUSHFIRE ATTACH LEVEL - 12.5

1. JOINTS:

1.1 All joints in the external surface material of walls shall be covered, sealed, overlapped, backed or butt-jointed to prevent gaps greater than 3mm.

2. VENTS AND WEEPHOLES:

2.1 Vents and weepholes in external walls shall be screened with a mesh with a maximum aperture of 2mm, made of corrosion-resistant steel, bronze or aluminium, except where the vents and weepholes have an aperture less than 3mm.

3. WINDOWS:

- 3.1 Externally fitted hardware that supports the sash in its functions of opening and closing shall be metal.
- 3.2 Glazing within 400mm from ground shall be Grade A safety Glazing with minimum 4mm thickness.
- 3.3 Openable portions of windows shall be screened as per windows and screens requirements below.
- 3.4 Window within 400mm from ground shall have frames and joinery made out of metal.

4. DOORS - SIDE-HUNG EXTERNAL DOORS

- 4.1 Doors with glazing within 400mm shall comply with the above window requirements.
- 4.2 Doors shall be tight-fitting to the door frame.
- 4.3 Weather strips, draught excluders or draught seals shall be installed at the base of side-hung doors.
- 4.4 The door shall be either:
 - a) Non-combustible; or
 - b) Solid timber laminated timber or reconstituted timber having a minimum thickness of 35mm for the first 400mm; or
 - c) A hollow core door with a non-combustible kick-plate on the outside for the first 400mm.

5. SLIDING DOORS

- 5.1 Glazed sliding doors shall be Grade A safety glass in accordance with AS1288-2006.
- 5.2 Frames supporting the sliding doors and framing surround any glazing shall be made from metal.

6. GARAGE DOORS

- 6.1 Shall be non-combustible.
- 6.2 Panel lift, tilt doors or side-hung doors shall be fitted with suitable weather strips, draught excluders, draught seals or guide tracks with a maximum gap no greater than 3mm.
- 6.3 Roller doors shall have guide tracks with a maximum gap no greater than 3mm and shall be fitted with a nylon brush that is in contact with the door.
- 6.4 Vehicle access doors shall not include ventilation slots.

7. SCREENS FOR WINDOWS AND DOORS

- 7.1 Screens shall have a mesh or perforated sheet with a maximum aperture of 2mm, made of corrosion resistant steel, bronze or aluminium. Gaps between the perimeter of the screen assembly and the building element to which it is fitted shall not exceed 3mm.
- 7.2 The frame supporting the mesh of perforated sheet shall be made from metal.

8. ROOFS

- 8.1 The roof/wall junction shall be sealed, to prevent openings greater than 3mm, either by the use of a fascia and eaves lining or by sealing between the top of the wall and the underside of the roof.
- 8.2 Roof ventilation openings shall be fitted with ember guards made of non-combustible material or a mesh of perforated sheet with a maximum aperture of 2mm, made of corrosion-resistant steel, bronze or aluminium.
- 8.3 Roofs shall be fully sarked and be located on top of the roof framing except that roof battens may be fixed above. The sarking shall cover the entire roof area and extend into gutters and valleys.

9. ROOF PENETRATIONS

- 9.1 Evaporative cooling units shall be fitted with butterfly closers or the unit shall be fitted with non-combustible covers with a mesh or perforated sheet with a maximum aperture of 2mm, made of corrosion-resistant steel, bronze or aluminium.
- 9.2 Roof penetrations shall be adequately sealed at the roof to prevent prevent gaps greater than 3mm with non-combustible material.

10. WATER AND GAS SUPPLY PIPES

- 10.1 Above-ground, exposed water and gas supply pipes shall be metal.



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THE DRAWINGS HAVE MET THE ACOUSTIC STANDARDS OUTLINED IN AS2107:2016 ACOUSTICS AS MENTIONED IN THE PLAN OF SUBDIVISION.

NOTE:

THE DWELLING WILL BE CONNECTED TO THE RECYCLE WATER.

THE DWELLING WILL BE CONNECTED TO THE NATIONAL BROADBAND NETWORK.

NOTE:

HEBEL WILL NOT BE RETAINING ANY SOIL.

ANY SERVICE EQUIPMENT, OUTBUILDINGS, SCREENING, SIGNAGE, AND OTHER ANCILLARY ITEMS MUST MEET THE REQUIREMENTS OF SECTIONS 5 OF THE BOTANIA DESIGN GUIDELINES.

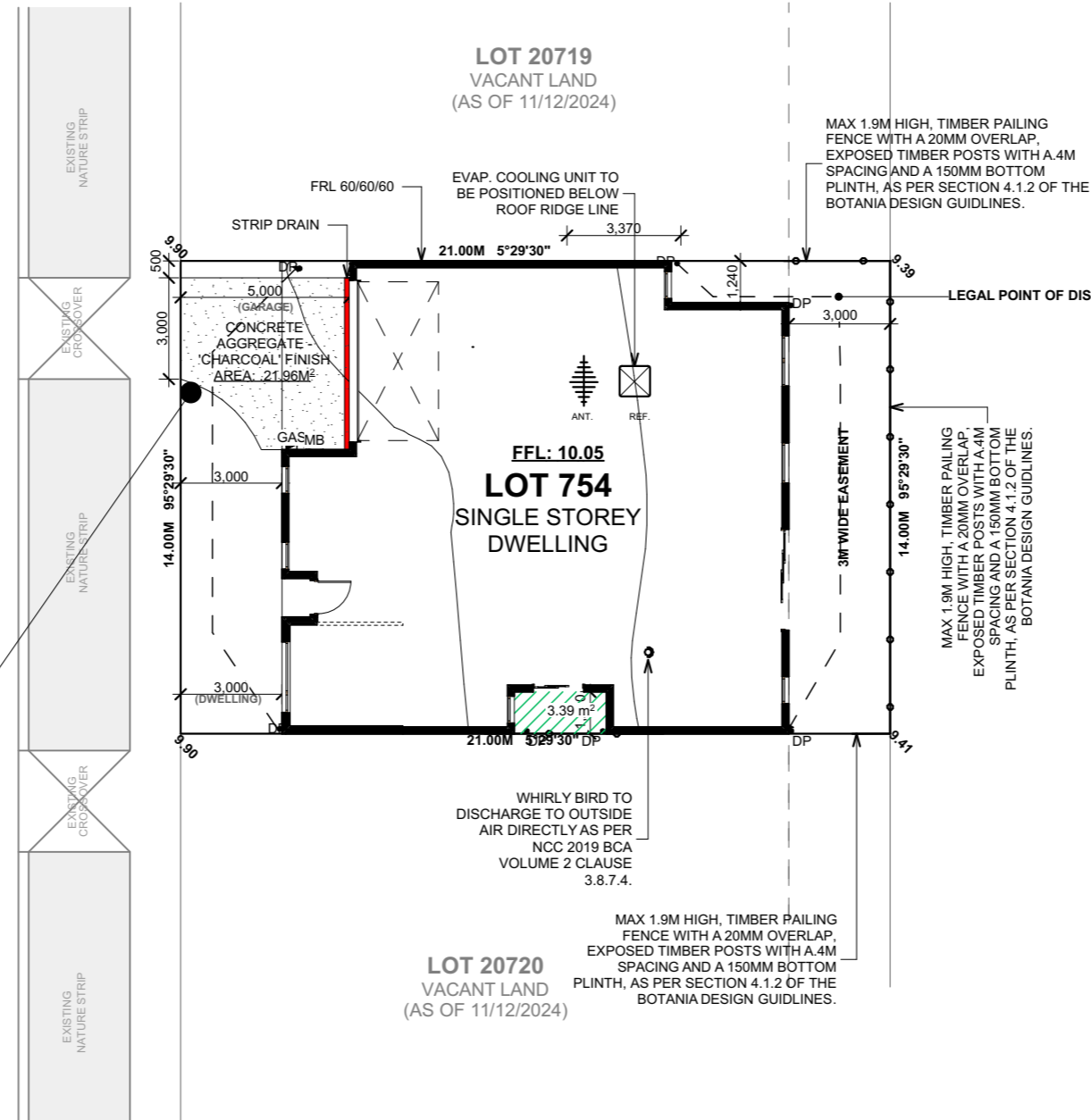
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THYME CRESCENT

126M TO THE NEAREST STREET INTERSECTION 'SESAME ST'



AREA SUMMARY	
TOTAL SITE AREA	294m ²
GROUND FLOOR LIVING	156.10m ²
GARAGE	35.40m ²
PORCH	2.63m ²
TOTAL:	194.13m²
SQ	20.90 SQ
% SITE COVERAGE	66.03%
% IMPERMEABLE AREA	75.04%
% PERMEABLE AREA	24.96%

LEGEND	
	EXPOSED AGGREGATE COLORED CONC. DRIVEWAY
	EVAP. COOLING UNIT
	SOLAR HOT WATER SYSTEM
	2000L WATER TANK
	ANTENNA
	DOWNPIPE
	GAS METER
	ELECTRICAL METER BOX
	HOT WATER SYSTEM
	FOLD-DOWN CLOTHES LINE

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SITE PLAN

DRAWING DETAILS

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DRAWING NO.
A100

ALL GARDEN BED AREAS WITHIN THE FRONT GARDEN AREA MUST BE EDGED USING TIMBER, MASONRY OR STEEL EDGING MATERIALS.

BRIGHTLY COLOURED OR COARSELY TEXTURED WOOD MULCHES AND BRIGHTLY COLOURED PEBBLES ARE NOT PERMITTED.

ALL PLANTS MUST BE SELECTED FROM MELTON CITY COUNCIL'S LANDSCAPE DESIGN GUIDELINES.

NO MORE THAN 40% OF THE FRONT GARDEN IS TO COMPRISE OF HARD SURFACES.

AT LEAST 1 TREE WITH AN INSTALLATION HEIGHT OF AT LEAST 2M MUST BE INSTALLED IN THE FRONT GARDEN.

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PLEASE NOTE THAT AT LEAST 5 MEDIUM TO LARGE SHRUBS OF A MIN 200MM POT AND AT LEAST 20 SMALL SHRUBS OF A MIN 150MM POT MUST BE INSTALLED IN THE FRONT GARDEN.

ALL GARDEN BED AREAS WITHIN THE FRONT GARDEN AREA MUST BE EDGED USING TIMBER, MASONRY OR STEEL EDGING MATERIALS.

BRIGHTLY COLOURED OR COARSELY TEXTURED WOOD MULCHES AND BRIGHTLY COLOURED PEBBLES ARE NOT PERMITTED.

THE LETTERBOX MUST BE POSITIONED CLOSE TO FRONT BOUNDARY LINE.

THE LETTERBOX MUST COMPLEMENT THE DWELLING FACADE & LANDSCAPING WITH RESPECT TO COLOURS, MATERIALS AND STYLE

THE LETTERBOX MUST CLEARLY DISPLAY THE STREET NUMBER OF THE HOUSE.

SINGLE POST SUPPORTING LETTERBOXES AND TEMPORARY LETTERBOXES ARE NOT PERMITTED.

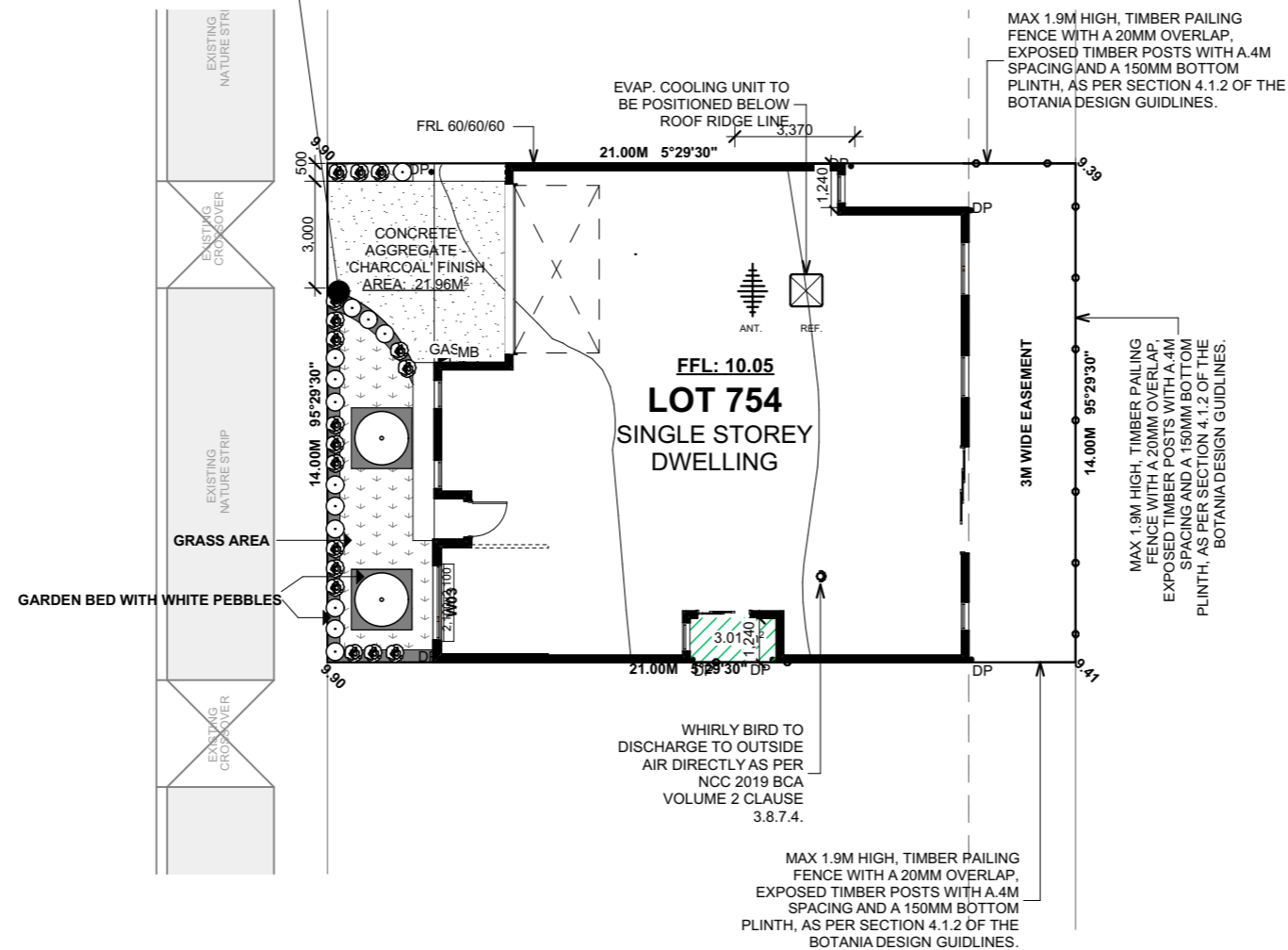


NAME		QTY
ALLOCASUARINA VERTICILLATA	DROOPING SHEOKE	2
ACACIA PARADOXA	HEDGE WATTLE	17
CORREA ALBA	WHITE CORREA	13

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LEGEND	
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	EVAP. COOLING UNIT
	SOLAR HOT WATER SYSTEM
	2000L WATER TANK
	ANTENNA
	DOWNPIPE
	GAS METER
	ELECTRICAL METER BOX
	HOT WATER SYSTEM
	FOLD-DOWN CLOTHES LINE

THYME CRESCENT



GARDEN PERCENTAGE			GARDEN BED PERCENTAGE		
PERMEABLE AREA:	22.23 M2	66.19 %	GARDEN BED:	11.36 M2	46.00 %
CONCRETE:	11.36 M2	33.81 %	GRASS AREA:	13.34 M2	54.00 %
TOTAL:	33.59 M2	100 %	TOTAL:	24.70 M2	100 %

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LANDSCAPE PLAN

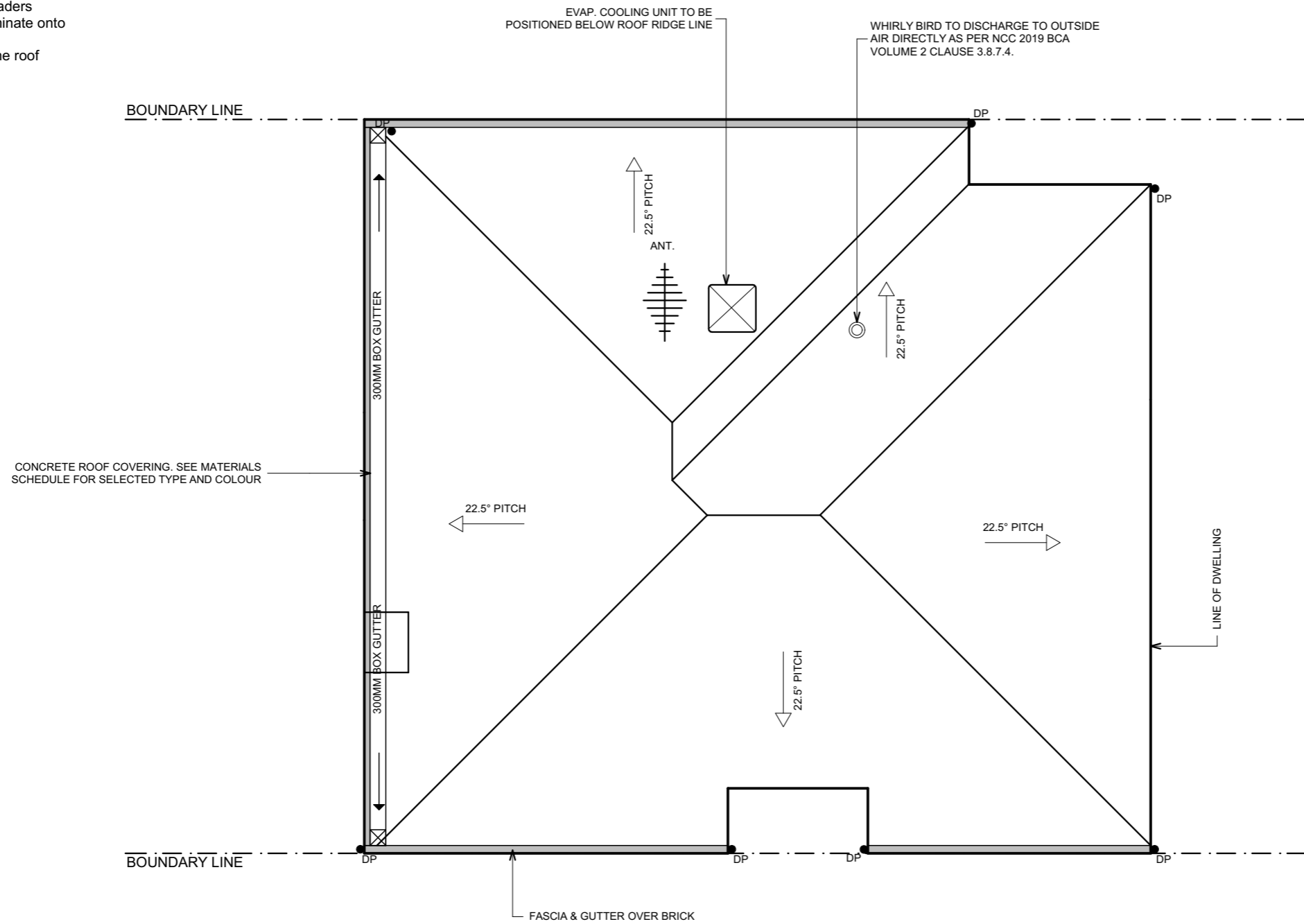
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A100


Gutter on zero boundary wall details as per figure 9.3.2.a (c) of the BCA 2022 brickwork must terminate not more than 200 mm from the underside of a non-combustible roof covering.

If the upstream ends of the guttering is stop ended and an appropriately sized downpipe/spreader is installed in an appropriate location and onto the lower roof, this would be accepted. In relation to the spreader the practitioner will need to ensure that the spreaders have half end caps and that they do not terminate onto any flashings. Please also be mindful that sarking should also be installed under the roof tiles where a spreader discharges.



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LEGEND	
(A.J)	ARTICULATION JOINT IN BRICKS TO BE IN ACCORDANCE WITH AS 3700-2001
GAS	GAS METER
MB	METER BOX
(HWS)	HOT WATER SYSTEM
DP	DOWN PIPE
MW	MICROWAVE PROVISION
DW	DISH WASHER PROVISION
M/H	MAN HOLE ACCESS (750 x 580)
(S)	INTERCONNECTED SMOKE ALARM
(TAP)	WATER TAP
(E.F)	EXHAUST FAN
W01 1.2 1.45	WINDOW & DOOR SIZES. WIDTH (BOTTOM) x HEIGHT (TOP)
(T)	TILES TO WET AREAS, AS PER BUILDERS SPECIFICATIONS



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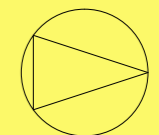
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ROOF PLAN

DRAWING DETAILS

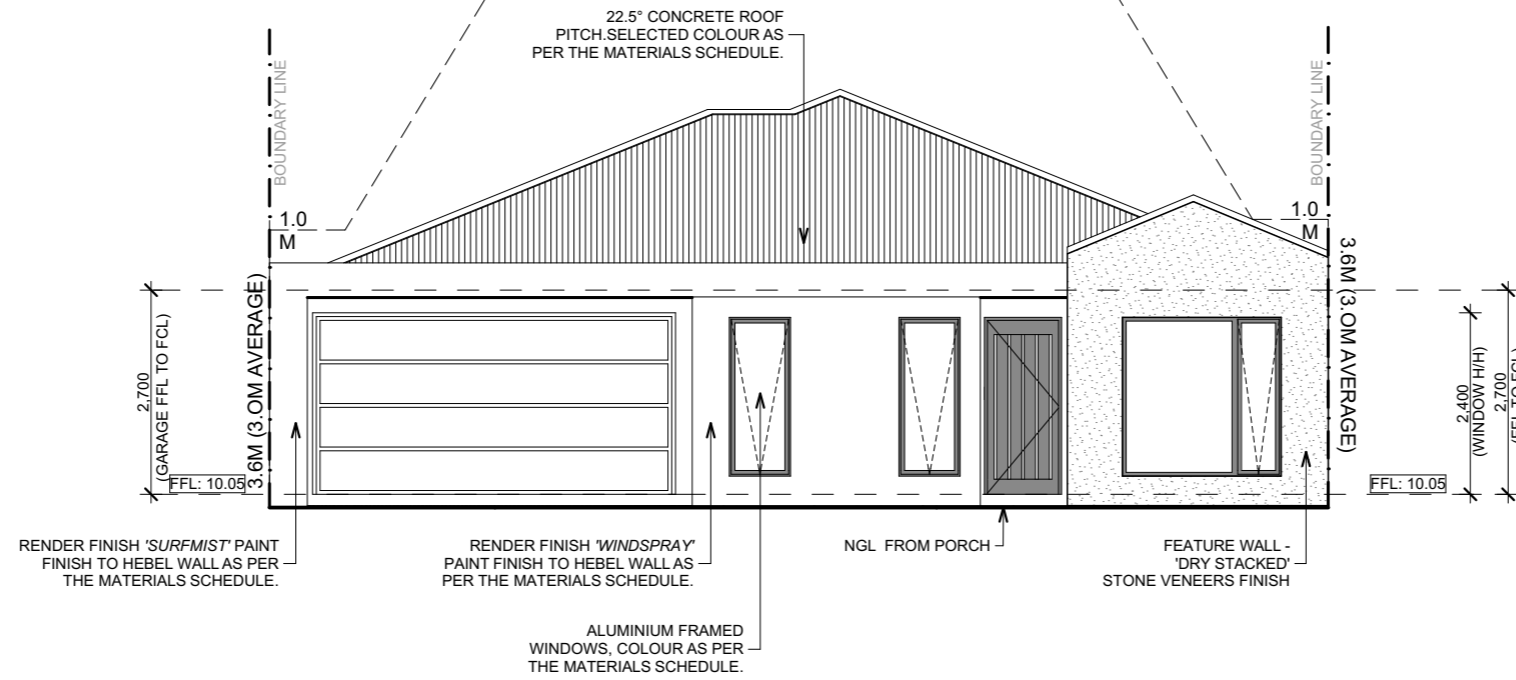
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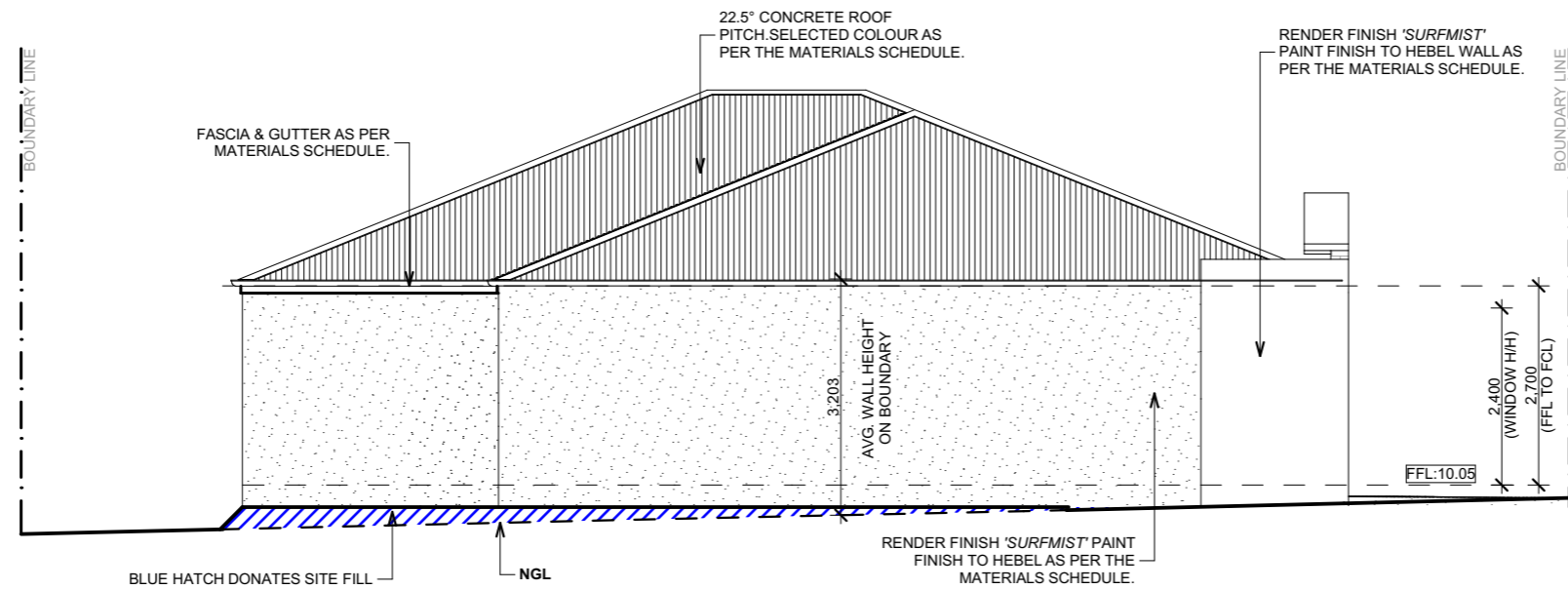
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MATERIAL PERCENTAGE		
RENDER (WINDSPRAY)	6.04 M2	28.25 %
RENDER (SURFMIST)	8.57 M2	40.05 %
BRICK	6.78 M2	31.70 %
TOTAL	21.39 M2	100 %

NOTE :
LEADLIGHT, TINT, STAIN- GLASS OR OBSCURED GLAZING IS NOT PERMITTED IN THE FACADE. PROVIDE CLEAR GLAZING TO THE FRONT DOOR.



(A) EAST ELEVATION SCALE 1:100



(B) SOUTH ELEVATION SCALE 1:100

MATERIALS SCHEDULE

DESCRIPTION	COLOUR SAMPLE
HEBEL - '75MM CSR HEBEL PANEL XL' BY CSR	
BRICK WORK - 'TAWNY HERITAGE' BY SELKIRK	
RENDER FINISH - 'WINDSPRAY' FINISH BY COLORBOND	
METER BOX TO BE WINDSPRAY	
RENDER FINISH - 'SURFMIST' FINISH BY COLORBOND	
ENTRY DOOR - 'TIMBER LOOK' FINISH BY COLORBOND	
GARAGE PANEL LIFT DOOR - 'TIMBER LOOK' FINISH	
'SATIN MONUMENT' FINISH TO THE FOLLOWING: -ALUMINIUM WINDOWS & DOORS	
'WINDSPRAY' FINISH TO THE FOLLOWING: -FASCIA & GUTTER -DOWNPIPES -EVAPORATIVE COOLING UNIT	
ROOF MATERIAL : COLORBOND SUPPLIER : COLORBOND COLOUR : DOVER WHITE	
CONCRETE AGGREGATE - 'CHARCOAL' FINISH	
FEATURE WALL - 'DRY STACKED' STONE VENEERS FINISH	

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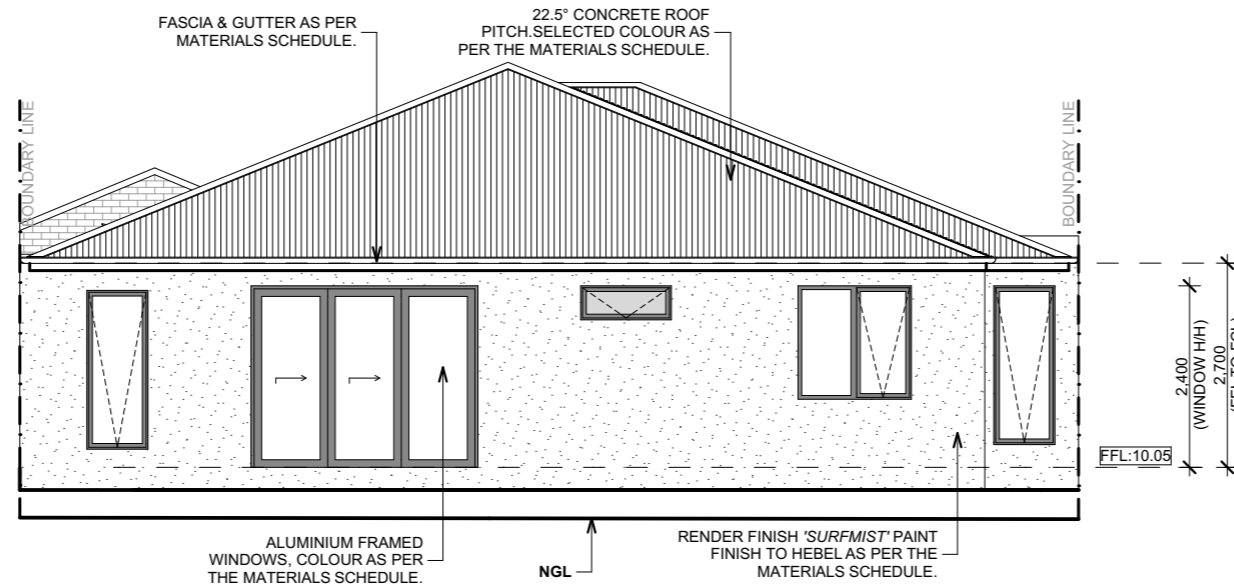
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ELEVATIONS

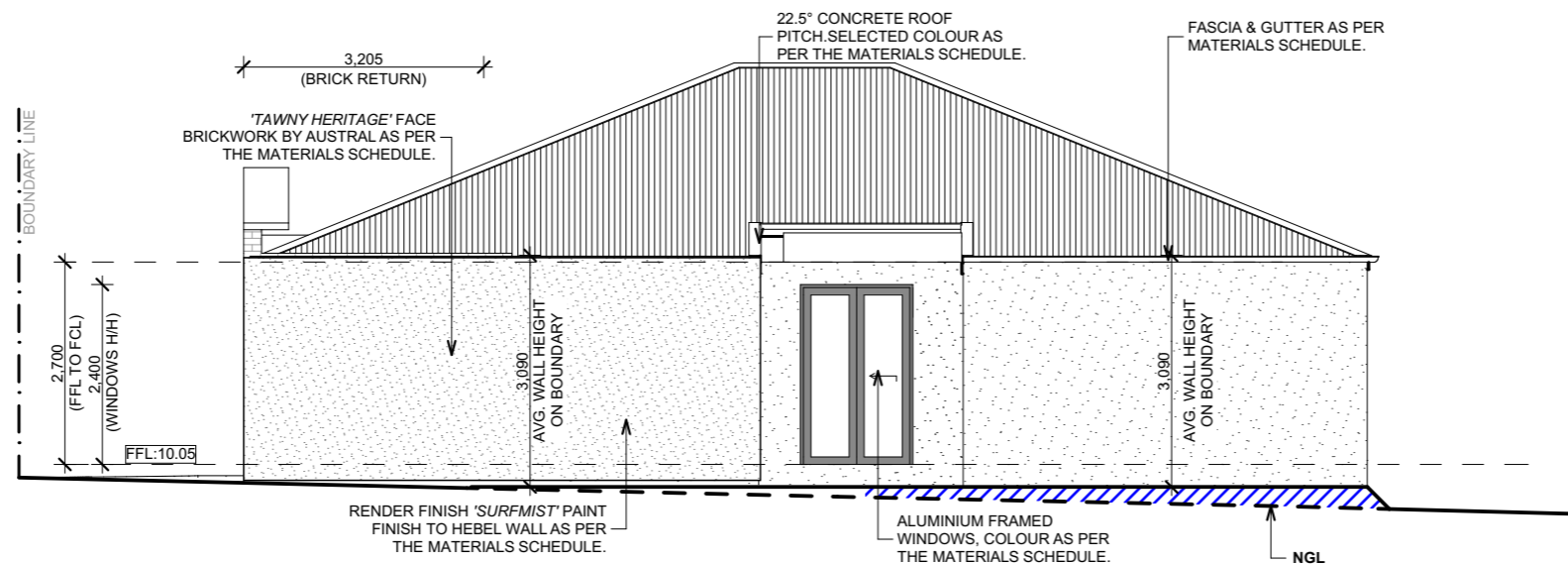
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(C) WEST ELEVATION SCALE 1:100



(D) NORTH ELEVATION SCALE 1:100

MATERIALS SCHEDULE

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BRICK WORK - 'TAWNY HERITAGE' BY SELKIRK	
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METER BOX TO BE WINDSPRAY	
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ROOF MATERIAL : COLORBOND SUPPLIER : COLORBOND COLOUR : DOVER WHITE	
CONCRETE AGGREGATE - 'CHARCOAL' FINISH	
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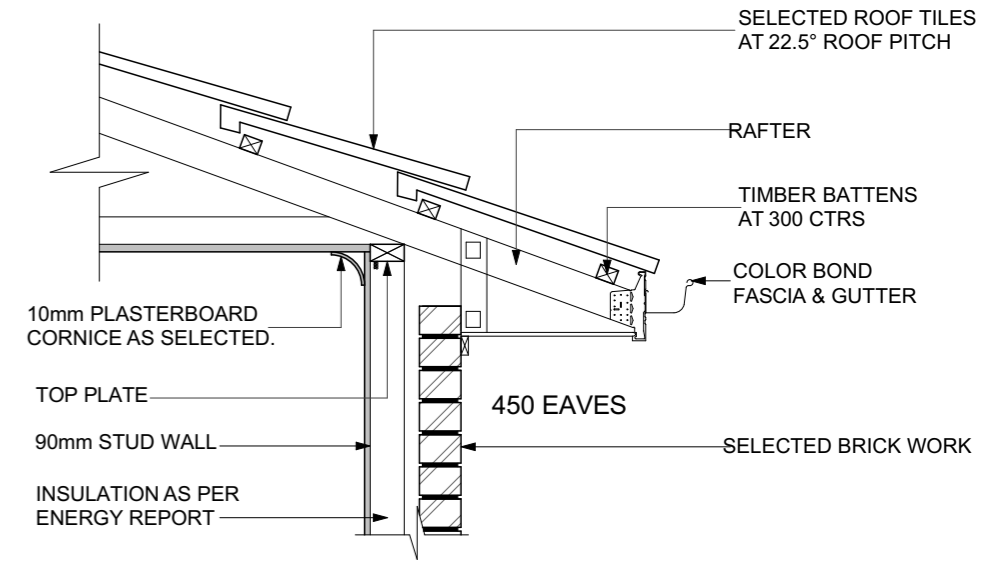
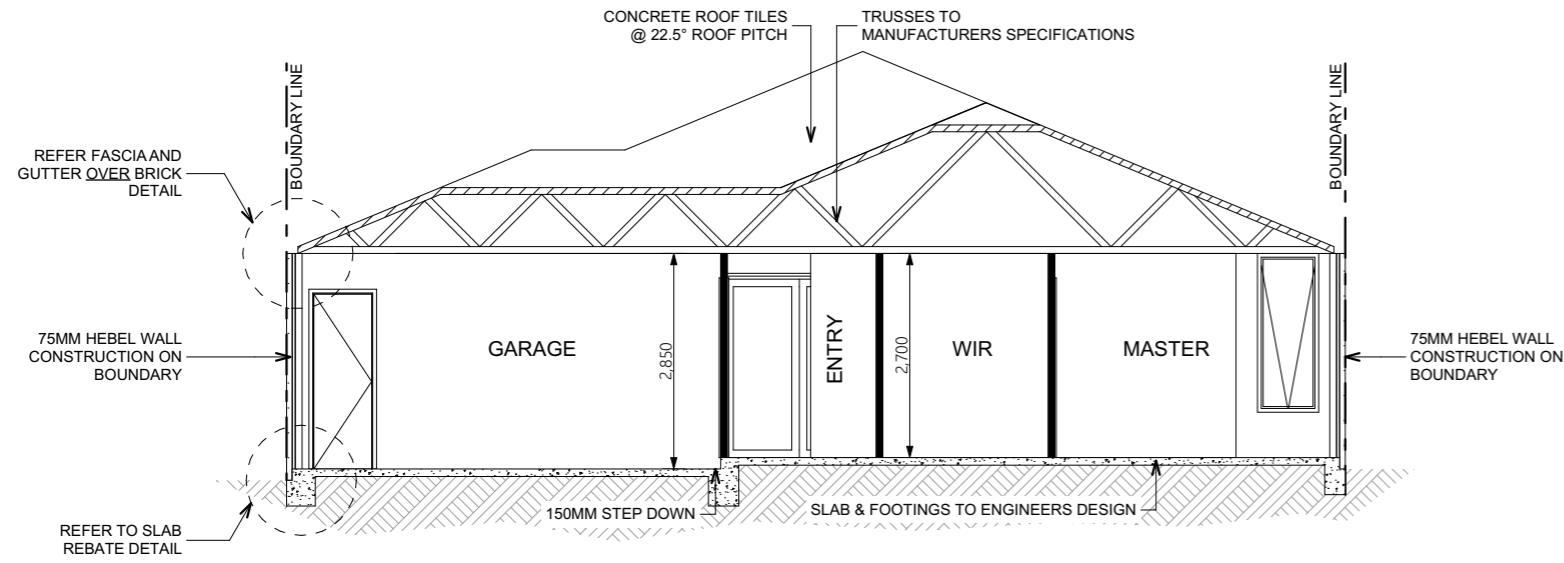
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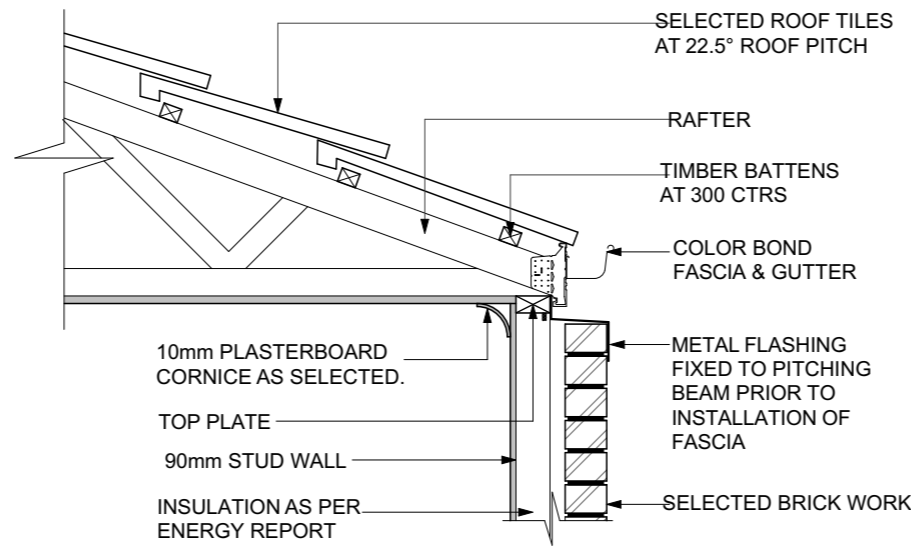
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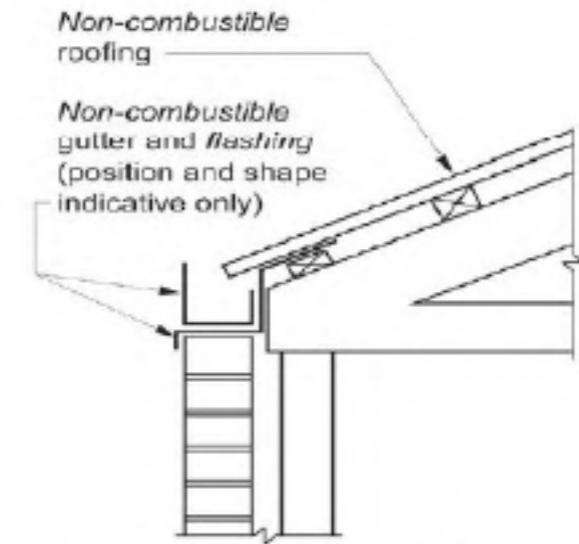
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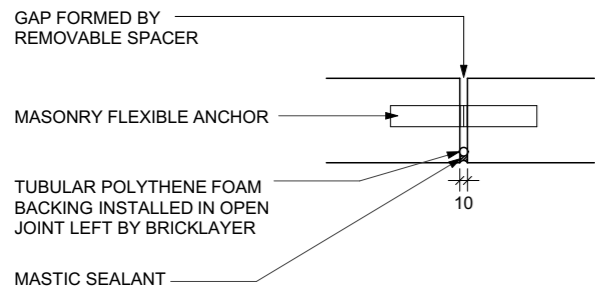
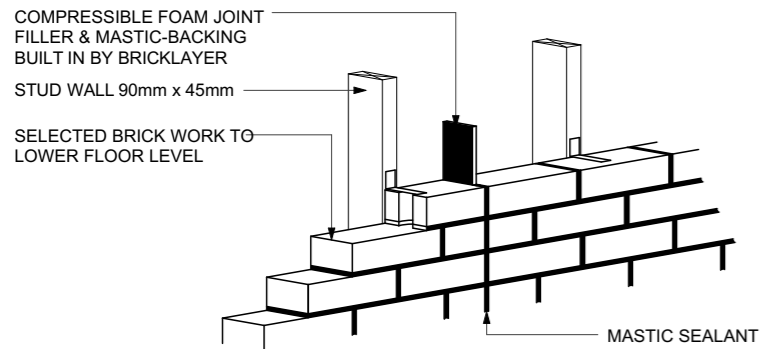
EAVE DETAIL (TYP)
SCALE: 1:20



GARAGE GUTTER & FASCIA LOCATED ON EXTERNAL SKIN OF BRICKWORK WITH BOUNDARY FLASHING (TYP)
SCALE: 1:20

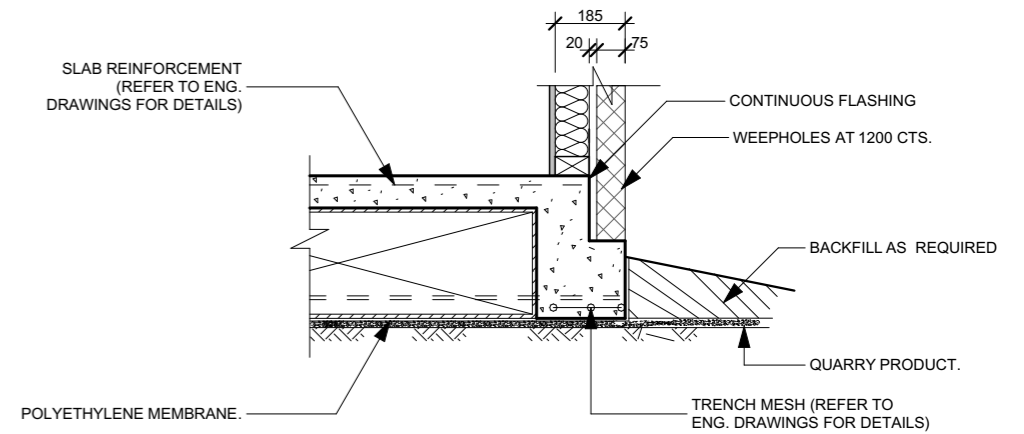


(c) Gutter on top of wall



PROVIDE ARTICULATION JOINTS AT MAX 6.0m CENTRES

VERTICAL ARTICULATION JOINT DETAIL



SLAB REBATE DETAIL (TYPICAL) 1:20

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SITE ADDRESS
LOT 754 THYME CRESCENT,
FRASER RISE

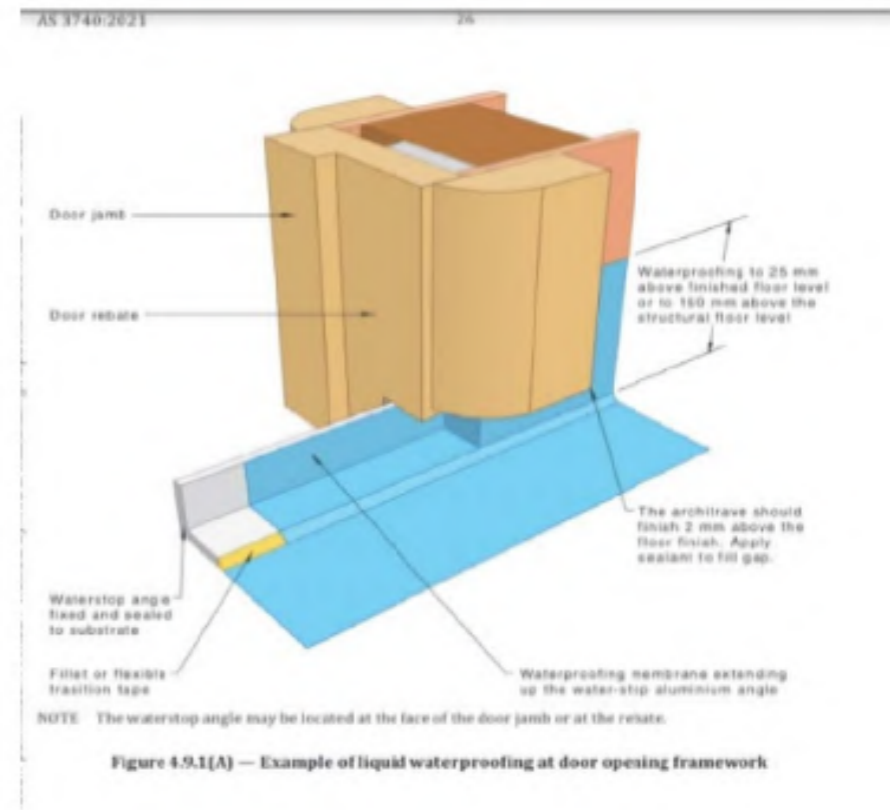
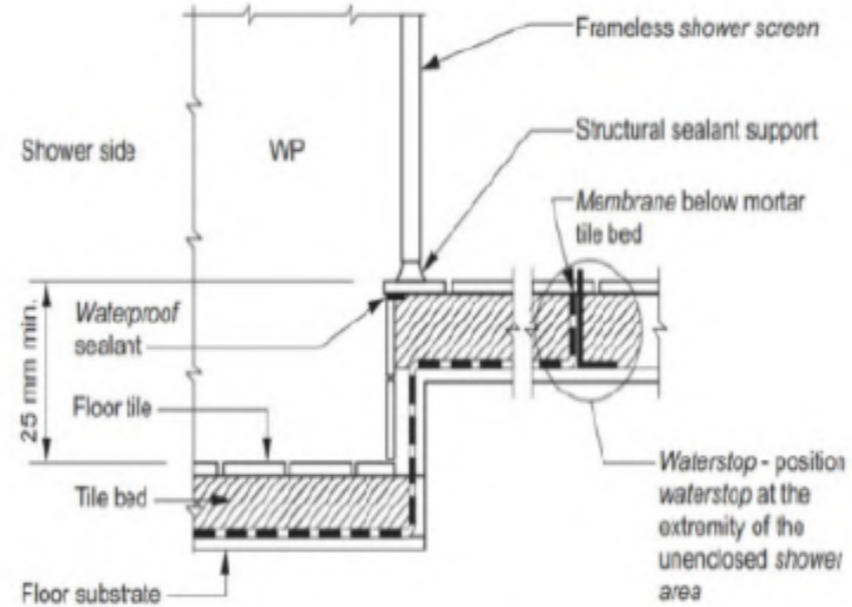
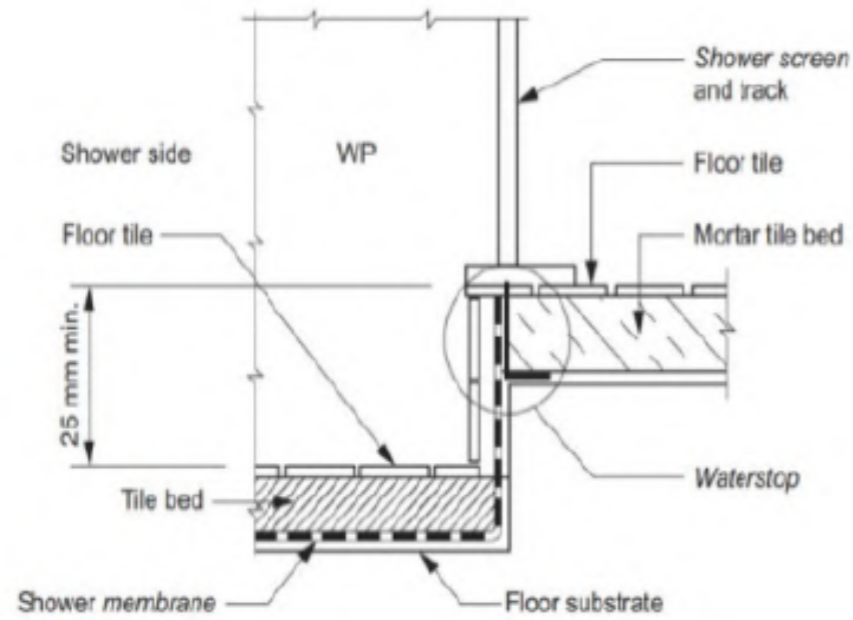
PROPOSAL
SINGLE STOREY DWELLING
FOR
DILRAJ KAUR SANGHA

SECTION & DETAILS

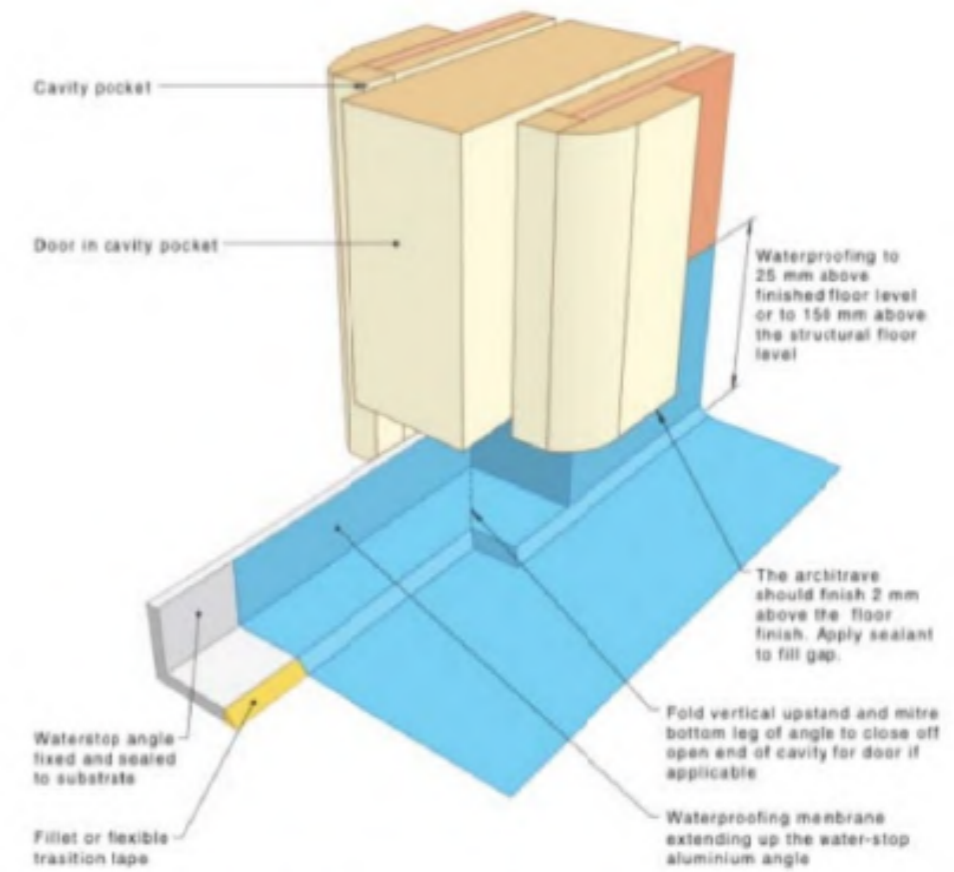
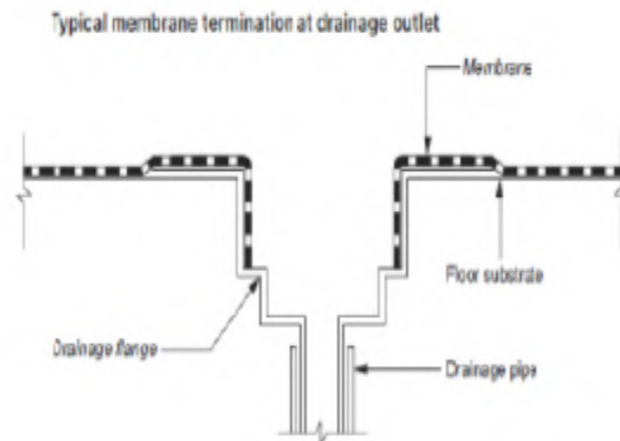
DRAWING DETAILS

12/01/2026 1:20, 1:100 @ A3 M.S

DRAWING NO.
A400



Waterproofing details to update using housing provision part 10.2 and in full. All details shall update as per BCA 2022. refer to the attached from ABCB.



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SECTION & DETAILS

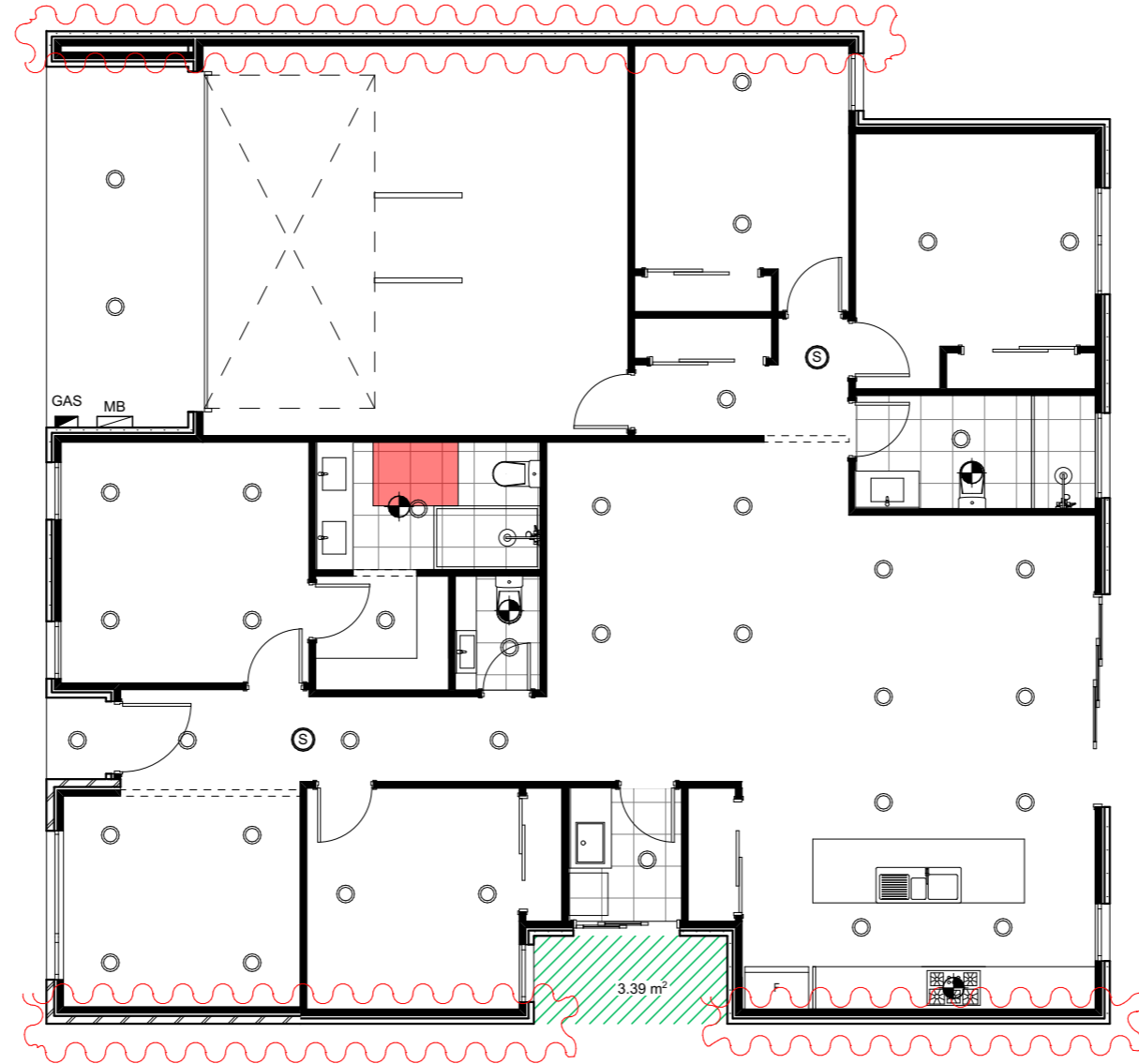
DRAWING DETAILS

12/01/2026 1:20, 1:1 @ A3 M.S


DRAWING NO.
A401

ARTIFICIAL LIGHTING TABLE		
LOCATION	WATTAGE ALLOWANCE	MAX NO . OF LIGHTS ALLOWED
G.F DWELLING	156.10 M ² X 5W/ SQM 436.40 MAX . WATTS	20 X 13W LED'S
PORCH	2.63 M ² X 4W/ SQM 10.52MAX . WATTS	1 X 6W LED'S
GARAGE	35.40 M ² X 3W/ SQM 106.20 MAX . WATTS	2 X 28W FLUORECENT

AREA SUMMARY	
TOTAL SITE AREA	294m ²
GROUND FLOOR LIVING	156.10m ²
GARAGE	35.40m ²
PORCH	2.63m ²
TOTAL:	194.13m²
SQ	20.90 SQ
% SITE COVERAGE	66.03%
% IMPERMEABLE AREA	75.04%
% PERMEABLE AREA	24.96%



LEGEND	
(A.J)	ARTICULATION JOINT IN BRICKS TO BE IN ACCORDANCE WITH AS 3700-2001
GAS	GAS METER
MB	METER BOX
(HWS)	HOT WATER SYSTEM
DP	DOWN PIPE
MW	MICROWAVE PROVISION
DW	DISH WASHER PROVISION
M/H	MAN HOLE ACCESS (750 x 580)
(S)	INTERCONNECTED SMOKE ALARM
(TAP)	WATER TAP
EF	EXHAUST FAN
W01 1.2 1.45	WINDOW & DOOR SIZES. WIDTH (BOTTOM) x HEIGHT (TOP)
(TILE)	TILES TO WET AREAS, AS PER BUILDERS SPECIFICATIONS



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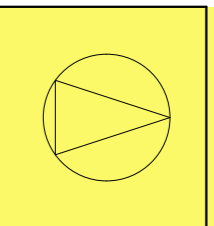
SITE ADDRESS
LOT 754 THYME CRESCENT,
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GROUND FLOOR PLAN

DRAWING DETAILS

12/01/2026 1:100 @ A3 M.S




DRAWING NO.
A500

WINDOWS SCHEDULE								
ID	W01	W02	W03	W04	W05	W06	W07	W08
HEIGHT	2,100	2,100	2,100	2,100	2,100	450	1,500	2,100
WIDTH	810	810	2,100	810	810	1,200	1,500	810
EXTERNAL VIEW								
COMMENTS						(OBSCURED GLAZING)		

DOORS SCHEDULE				
ID	D01	D02	D03	D04
HEIGHT	2,400	2,340	2,400	2,400
WIDTH	4,800	1,020	1,500	3,000
PLAN VIEW				
EXTERNAL VIEW				

WINDOW NOTES
<ul style="list-style-type: none"> BUILDER TO CONFIRM WINDOW SIZES WITH WINDOW MANUFACTURER PRIOR TO ORDERING & INSTALLATION. WINDOW SCHEDULE TO BE READ IN CONJUNCTION WITH ELEVATIONS & ENERGY RATING REPORT. DO NOT SCALE WINDOWS OFF THE DRAWINGS, REFER TO WINDOW & DOOR SCHEDULE. ALL GLAZING SHALL BE CARRIED OUT IN ACCORDANCE WITH AS 1288 - 2006 GLASS INSTALLATION CODE & THE B.C.A. WHERE BRICKWORK EXTENDS OVER OPENING PROVIDE WEEPHOLES AT 960mm MAX. CTRS. WITH CONTINUOUS FLASHING (TYPICAL). ALL LINTELS ARE TO BE INSTALLED IN ACC. WITH AS. 1684. SIZES MAY VARY FROM MANUFACTURER'S STANDARDS. EXTERNAL GLAZING TO BE IN ACCORDANCE WITH A.S 2047-1999. REVEAL SIZE WILL VARY ACCORDING TO CLADDING TYPE & THICKNESS. PROVIDE VISUAL DECORATION AT MID-HEIGHT TO FULL-HEIGHT WINDOWS & DOORS AS PER A.S 1288. ALL WINDOWS MUST BE PROTECTED BY A DEVICE TO RESTRICT THE WINDOW OPENING TO NOT PERMIT A 125mm SPHERE TO PASS THROUGH THE WINDOW OPENING & MUST RESIST AN OUTWARD HORIZONTAL ACTION OF 250N AGAINST THE WINDOW RESTRAINED DEVICE. IF A DEVICE TO RESIST THE WINDOW OPENING IS USED WITH A CHILD RESTRAINT RELEASE MECHANISM TO ENABLE THE DEVICE TO BE REMOVED/ UNLOCKED OR OVER RIDDEN THE HEIGHT OF THE OPENING MUST BE NOT LESS THEN 865MM ABOVE FFL.



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WINDOWS & DOORS SCHEDULE

DRAWING DETAILS

12/01/2026 @ A3 M.S

DRAWING NO.
A600