





SHEET INDEX

COVER SHEET SITE PLAN WATER MANAGEMENT PLAN FIRST FLOOR PLAN GROUND FLOOR PLAN WINDOW & DOOR SCHEDULES ELEVATIONS ELEVATIONS SECTIONS HOUSE EXTERIOR 3D VIEWS STAIRCASE 3D VIEWS **KITCHEN DETAILS BATHROOM DETAILS** ENSUITE DETAILS POWDER ROOM DETAILS **ENSUITE 2 DETAILS** POWDER ROOM 2 DETAILS LAUNDRY DETAILS FLOOR COVERINGS SLAB PLAN DRAINAGE PLAN SITE ANALYSIS SHADOW DIAGRAMS - JUNE 21 SHADOW DIAGRAMS - DECEMBER 21

BUILDING INFORMATION

GROUND FLOOR PITCHING HEIGHT(S) FIRST FLOOR PITCHING HEIGHT(S): FRAMES AND TRUSSES: ROOF PITCH (U.N.O.): ELECTRICITY SUPPLY: GAS SUPPLY:

ROOF MATERIAL:

ROOF COLOUR: WIND DRIVEN ROOF VENTILATORS:

WALL MATERIAL WALL COLOUR:

DARK 2 BRICK VENEER, CLADDING N/A

11

13

14

15

16

17

18

19

20

21

22

23

24

2450mm

2595mm

3-PHASE

SHEET METAL

RETICULATED SUPPLY

STEEL

22.5°

INSULATION

INSULATION TO BE INSTALLED IN ACCORDANCE WITH N.C.C. AND RELEVANT AUSTRALIAN STANDARDS

SARKING UNDER ROOFING

R3.5 BATTS TO CEILING (EXCL. GARAGE, ALFRESCO & PATIO) R2.5 BATTS TO EXTERIOR WALLS (EXCL. GARAGE)

WALL WRAP TO ENTIRE HOUSE R2.5 BATTS TO INTERIOR WALLS (GARAGE)

R2.5 BATTS TO JOIST SPACE OVER SUBFLOOR

SITE & ENGINEERING INFORMATION

DESIGN WIND CLASSIFICATION:	N2
SITE CLASSIFICATION:	P-N
SLAB CLASSIFICATION:	H1

SLAB TO BE 85mm THICK (U.N.O.) WITH REINFORCEMENT TO ENGINEERS SPECIFICATIONS & DETAILS OVER A 200µm WATERPROOF MEMBRANE ON A BED OF FREE DRAINING COARSE SAND (WHERE SPECIFIED)

PROVIDE BRICK CONTROL JOINTS IN ACCORDANCE WITH N.C.C. & AS 3700

ALL STEEL FRAMING TO BE DESIGNED TO AS 4100-1998 OR AS/NZS 4600-2018

SUSTAINABILITY COMMITMENTS

WATER COMMITMENTS

3 STAR (> 7.5 BUT <= 9 L/MIN) SHOWER HEADS 4 STAR TOILET SUITES **5 STAR KITCHEN TAPS 5 STAR BATHROOM TAPS**

207.59 m² TOTAL ROOF AREA

3070 L WATER TANK(S) MINIMUM CAPACITY 168.88 m² MINIMUM ROOF AREA TO TANK(S)

RAINWATER TANK(S) TO BE CONNECTED TO:

- AT LEAST ONE OUTDOOR TAP - ALL TOILETS
- WASHING MACHINE
- NO RETICULATED RECYCLED WATER SUPPLY

250 m² GARDEN/LAWN AREA

ENERGY COMMITMENTS

HOT WATER SYSTEM

- GAS CONTINUOUS FLOW - 6 STAR

HEATING SYSTEM

- 1-PHASE REVERSE CYCLE AIR CONDITIONING EER 3.0 - 3.5

COOLING SYSTEM

- 1-PHASE REVERSE CYCLE AIR CONDITIONING EER 3.0 - 3.5

VENTILATION (EXHAUST FANS)

- AT LEAST ONE BATHROOM: DUCTED TO OUTSIDE AIR, MANUAL SWITCH ON/OFF
- KITCHEN RANGEHOOD:
- DUCTED TO OUTSIDE AIR, MANUAL SWITCH ON/OFF
- LAUNDRY: DUCTED TO OUTSIDE AIR, MANUAL SWITCH ON/OFF

PRIMARY FLUORESCENT/LED LIGHTING INCLUDING COVER

- 4 BEDROOMS/STUDY, DEDICATED
- 3 LIVING/DINING AREAS, DEDICATED
- KITCHEN, DEDICATED
- ALL BATHROOMS/TOILETS, DEDICATED
- LAUNDRY, DEDICATED
- ALL HALLWAYS, DEDICATED

NATURAL LIGHTING TO

- 3 BATHROOMS/TOILETS

- OTHER
- GAS COOKTOP, ELECTRIC OVEN
- FIXED OUTDOOR CLOTHESLINE BY BUILDER
- FIXED INDOOR CLOTHESLINE BY BUILDER

BASIX CERTIFICATE:

BASIX AREAS

BASIX AREAS	
CONDITIONED	
UNCONDITIONED	

150.71

12.92

12.68

12.68

33.55

128.51

71.54

4.44

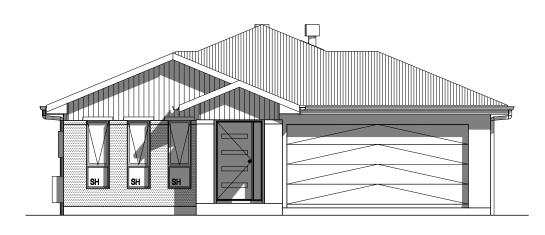
263.40 m²

TOTAL FLOOR AREAS

ALFRESCO
BALCONY
GARAGE
LIVING (FIRST FLOOR)
LIVING (GROUND FLOOR)
PATIO



APPROX. LOCATION OF SITE-



APPLICATION TO BE ASSESSED BY SHELLHARBOUR CITY COUNCIL DEVELOPMENT APPLICATION

88B CHECKED AND ACKNOWLEDGED APPLICABLE CLAUSE(S): 8, 9, 10, 13, 14, 15, 16 (DP1214797) & 2 (DP1255898)

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	DRAWING		DRAWN	CLIENT:		LOT No.:	HOUSE DESIGN:	
7	PROPOSED EASEMENT ADJUSTMENT	JNO	2020.05.27	COMPLETE BY MCDONALD JONES			26	WAKEFIELD 31
8	CONSTRUCTION PLANS	JNO	2020.07.07	ADDRESS:		DP No.:	FACADE DESIGN:	
9	REV. FACADE AS PER IHE	JNO	2020.08.06	9 BUTTERFACTORY DRIVE		1255898	BROOKS	
10	BASIX CERTIFICATE RE-ISSUEDJ	JNO	2020.08.07	SUBURB:	POSTCODE:	COUNCIL:	SECTION No.:	SHEET TITLE:
11	REAR PLINTH TO GARAGE EXTENDED	JNO	2020.09.15	CALDERWOOD	2527	SHELLHARBOUR	N/A	COVER SHEET

- ALTERNATIVE ENERGY - N/A

- WELL VENTILATED FRIDGE SPACE

- 1069953S_03 (2020.08.07)



07/07/2020

DRAFTER:

JNO

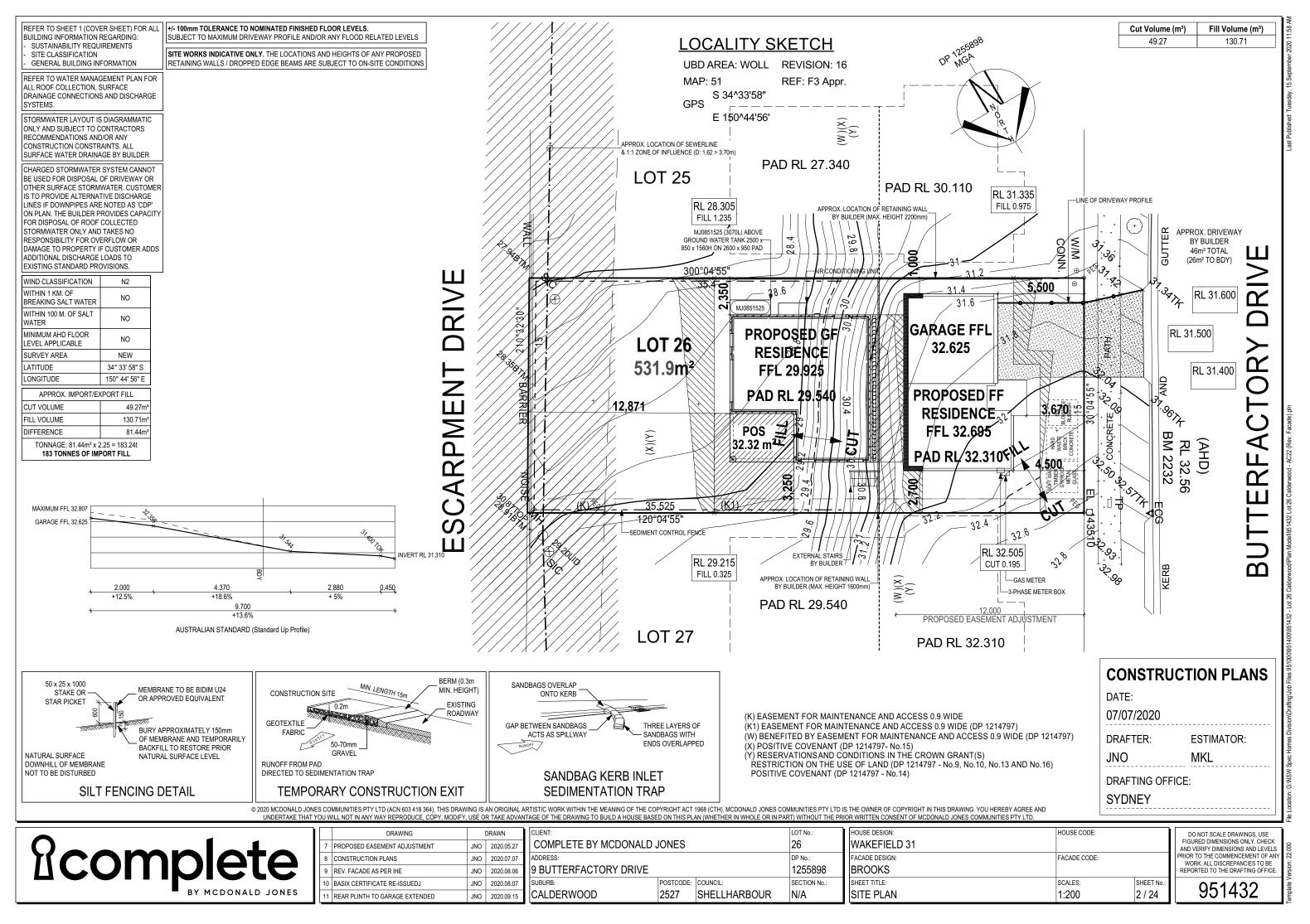
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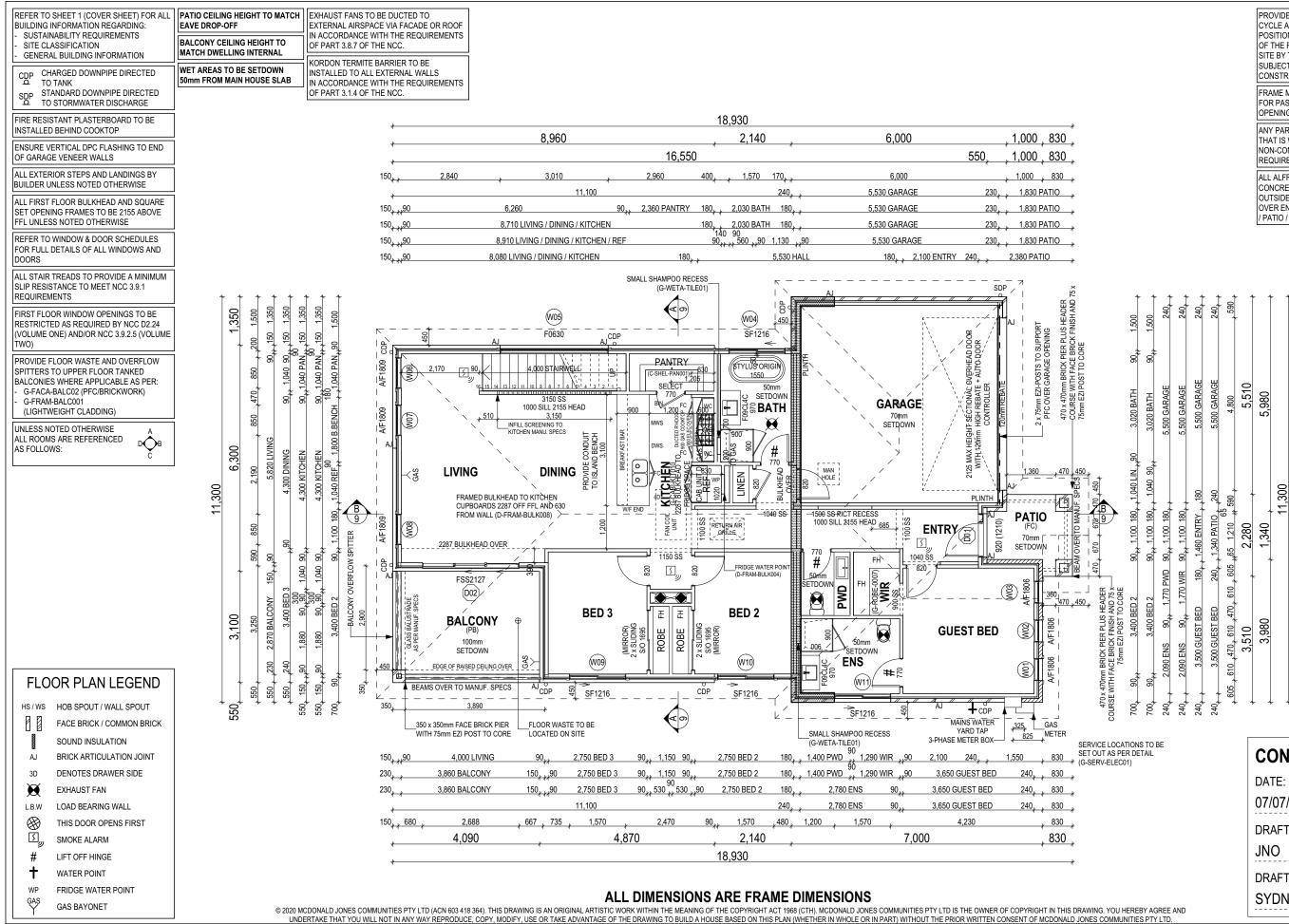
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DRAFTING OFFICE:

SYDNEY

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11	REAR PLINTH TO GARAGE EXTENDED	JNO	2020.09.15	CALDERWOOD	2527	SHELLHARBOUR	N/A	FIRST FLOOR PLAN

PROVIDE AND INSTALL SINGLE PHASE REVERSE CYCLE AIR CONDITIONING SYSTEM. NUMBER AND POSITIONING OF OUTLETS AND THE FINAL LOCATION OF THE RETURN AIR GRILLE WILL BE DETERMINED ON SITE BY THE AIR CONDITIONING CONTRACTOR AND IS SUBJECT TO TRUSS LAYOUT AND ANY OTHER CONSTRUCTION CONSTRAINTS.

FRAME MANUFACTURER TO PROVIDE CLEARANCE FOR PASSAGE OF FAN COIL UNIT FROM RETURN AIR OPENING TO FINAL FAN COIL LOCATION

ANY PART OF THE FASCIA, GUTTERING OR DOWNPIPE THAT IS WITHIN 450mm OF ANY BOUNDARY IS TO BE NON-COMBUSTIBLE IN ACCORDANCE WITH THE REQUIREMENTS OF PART 3.7.1.7(c) OF THE NCC.

ALL ALFRESCO SLABS TO BE GRADED BY CONCRETER TO ACHIEVE APPROX. 1:100 FALL TO OUTSIDE EDGE WITH MAXIMUM CROSSFALL OF 30mn OVER ENTIRE SLAB (DOES NOT APPLY TO VERANDAH / PATIO / PORCH SLABS).

CONSTRUCTION PLANS

07/07/2020

DRAFTER:

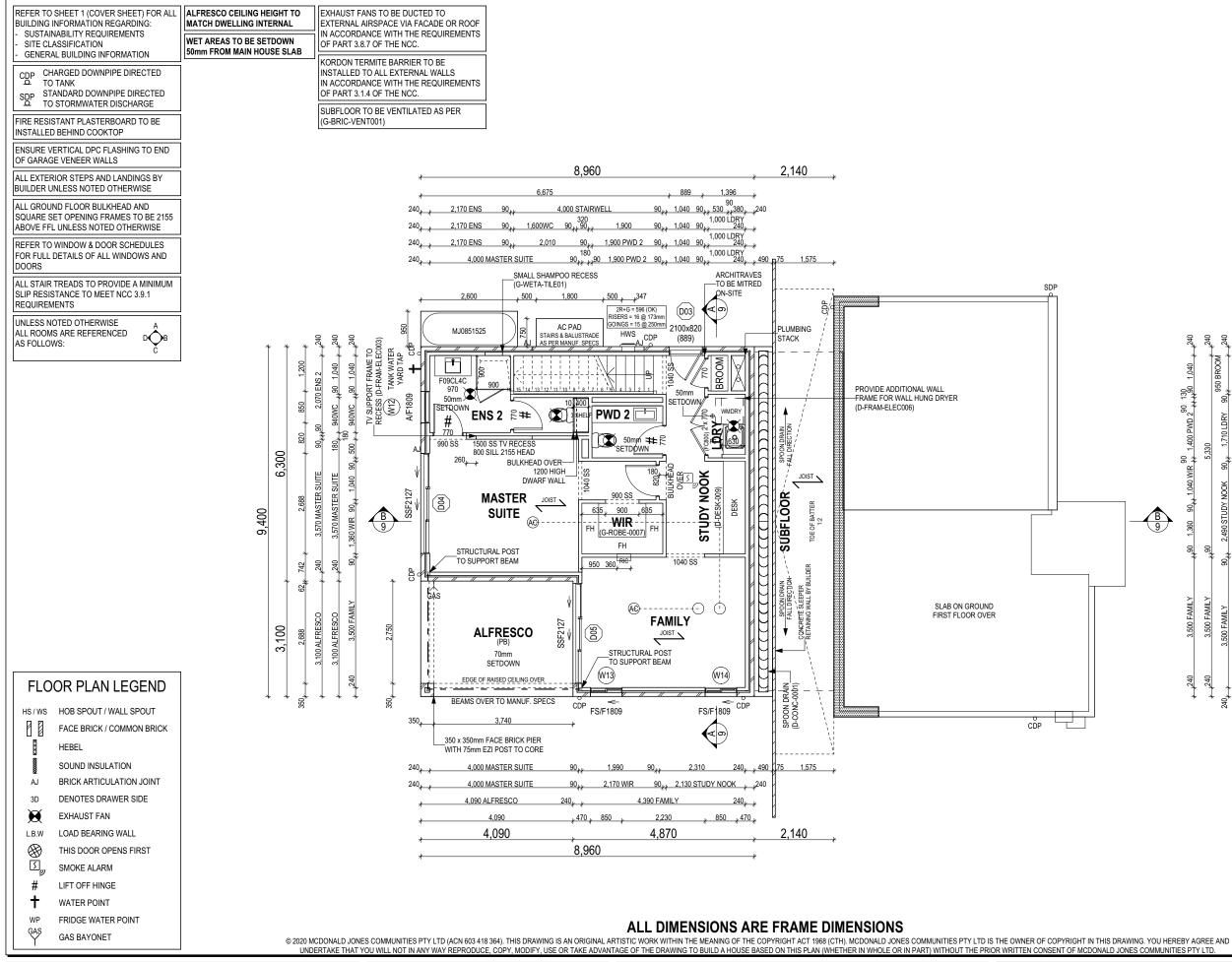
ESTIMATOR:

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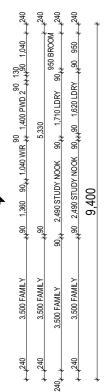
HOUSE DESIGN DRAWN CLIENT LOT No. DRAWING COMPLETE BY MCDONALD JONES 26 WAKEFIELD 31 7 PROPOSED EASEMENT ADJUSTMENT JNO 2020.05.27 JNO 2020.07.07 DP No FACADE DESIGN 8 CONSTRUCTION PLANS ADDRESS 1255898 9 BUTTERFACTORY DRIVE BROOKS 9 REV. FACADE AS PER IHE JNO 2020.08.06 SHEET TITLE SUBURB POSTCODE: COUNCIL: SECTION No. 10 BASIX CERTIFICATE RE-ISSUED. JNO 2020.08.07 SHELLHARBOUR 2527 CALDERWOOD N/A GROUND FLOOR PLAN 11 REAR PLINTH TO GARAGE EXTENDED JNO 2020.09.1

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CONSTRUCTION PLANS

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WINDOW SCHEDULE

		JME LOOKING FROM OUTSIDE	^{1, 2} ASSUME LOOKING FR	OM INSIDE									
I	D	CODE°	ROOM	HEIGHT	WIDTH	PERIMETER	AREA FRAME (m ²) TYPE	BAL RATING	SILL TYPE	ORIENT.	GLAZING AREA (m ²)	ADDITIONAL INFORMATION ³	
۷	N01	A/F1806	GUEST BED	1,800	610	4,820	1.10 ALUMINIUM	N/A	SNAP HEADER	NW	0.80 CLEAR	BP 600	
V	N02	A/F1806	GUEST BED	1,800	610	4,820	1.10 ALUMINIUM	N/A	SNAP HEADER	NW	0.80 CLEAR	BP 600	
۷	N03	A/F1806	GUEST BED	1,800	610	4,820	1.10 ALUMINIUM	N/A	SNAP HEADER	NW	0.80 CLEAR	BP 600	
٧	N04	SF1216	BATH	1,200	1,570	5,540	1.88 ALUMINIUM	N/A	NONE	SW	1.64 OBSCURE, TOUGHENED		
۷	N05	F0630	STAIRWELL	600	3,010	7,220	1.81 ALUMINIUM	N/A	NONE	SW	1.55 CLEAR		
V	N06	A/F1809	LIVING	1,800	850	5,300	1.53 ALUMINIUM	N/A	NONE	SE	1.19 CLEAR	BP 600	
V	N07	A/F1809	LIVING	1,800	850	5,300	1.53 ALUMINIUM	N/A	NONE	SE	1.19 CLEAR	BP 600	
٧	N08	A/F1809	LIVING	1,800	850	5,300	1.53 ALUMINIUM	N/A	NONE	SE	1.19 CLEAR	BP 600	
۷	N09	SF1216	BED 3	1,200	1,570	5,540	1.88 ALUMINIUM	N/A	NONE	NE	1.64 CLEAR		
V	N10	SF1216	BED 2	1,200	1,570	5,540	1.88 ALUMINIUM	N/A	NONE	NE	1.64 CLEAR		
V	N11	SF1216	ENS	1,200	1,570	5,540	1.88 ALUMINIUM	N/A	SNAP HEADER	NE	1.64 OBSCURE, TOUGHENED		
V	N12	A/F1809	ENS 2	1,800	850	5,300	1.53 ALUMINIUM	N/A	SNAP HEADER	SE	1.19 OBSCURE, TOUGHENED	BP 600	
۷	N13	FS/F1809	FAMILY	1,800	850	5,300	1.53 ALUMINIUM	N/A	SNAP HEADER	NE	1.24 CLEAR	BP 600	
۷	N14	FS/F1809	FAMILY	1,800	850	5,300	1.53 ALUMINIUM	N/A	SNAP HEADER	NE	1.24 CLEAR	BP 600	
							21.81				17.75		

EXTERIOR DOOR SCHEDULE

0, 1 ASSUME LOOKING I	FROM OUTSIDE
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	ID	CODEº	ROOM	HEIGHT	WIDTH	AREA FRAME (m ²) TYPE	BAL Rating	SILL TYPE	ORIENT.	GLAZING	DOOR TYPE	ADDITIONAL INFORMATION ¹
[D01	920	ENTRY	2,106	1,210	2.55 TIMBER	N/A	SNAP HEADER	NW	DOOR(S): CLEAR - SIDELIGHT(S): CLEAR	SWINGING	
	D02	FSS2127	LIVING	2,100	2,688	5.64 ALUMINIUM	N/A	SNAP HEADER	NE	CLEAR, TOUGHENED	STACKER	
1	D03	2100x820	HALL 3	2,100	889	1.87 ALUMINIUM	N/A	SNAP HEADER	SW	OBSCURE	SWINGING	
	D04	SSF2127	MASTER SUITE	2,100	2,688	5.64 ALUMINIUM	N/A	SNAP HEADER	SE	CLEAR, TOUGHENED	STACKER	
	D05	SSF2127	FAMILY	2,100	2,688	5.64 ALUMINIUM	N/A	SNAP HEADER	SE	CLEAR, TOUGHENED	STACKER	

21.34 m²

INTERIOR DOOR SCHEDULE

QTY	CODE	TYPE	HEIGHT	WIDTH	GLAZING	ADDITIONAL INFORMATION	QTY	TYPE	HEIGHT	WIDTH
5	1040 SS	SQUARE SET OPENING	2,155	1,040	N/A		1	PICT RECESS	1,155	1,500
2	1100 SS	SQUARE SET OPENING	2,155	1,100	N/A		1	SS WINDOW OPENING	1,155	3,150
1	1150 SS	SQUARE SET OPENING	2,155	1,150	N/A		1	TV RECESS	1,355	1,500
1	2 x 770	SWINGING	2,040	1,540	N/A					
2	2 x SLIDING	SLIDING	2,040	1,680	N/A	SELECT				
1	770	SWINGING	2,040	770	TRANSLUCENT	SELECT				
6	770	SWINGING	2,040	770	N/A	LIFT-OFF HINGES				
1	770	SWINGING	2,040	770	N/A					
6	820	SWINGING	2,040	820	N/A					
2	900 SS	SQUARE SET OPENING	2,155	900	N/A					
1	990 SS	SQUARE SET OPENING	2,155	990	N/A					

PICTURE / TV RECESS & SQUARE SET WINDOW SCHEDULE

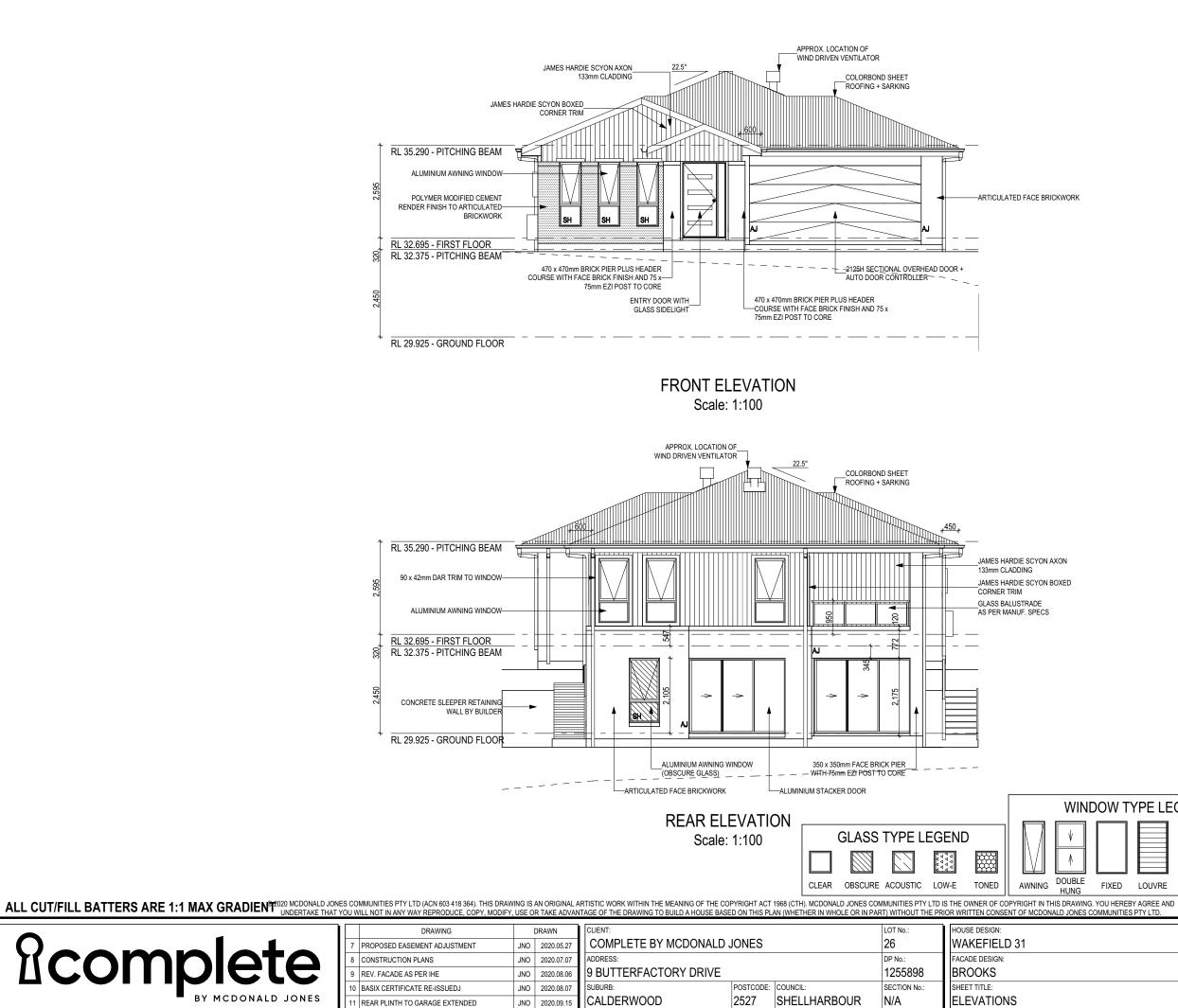
QTY	TYPE	HEIGHT	WIDTH	AREA (m ²)
1	PICT RECESS	1,155	1,500	1.73
1	SS WINDOW OPENING	1,155	3,150	3.64
1	TV RECESS	1,355	1,500	2.03

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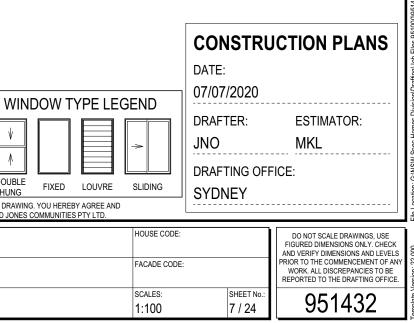


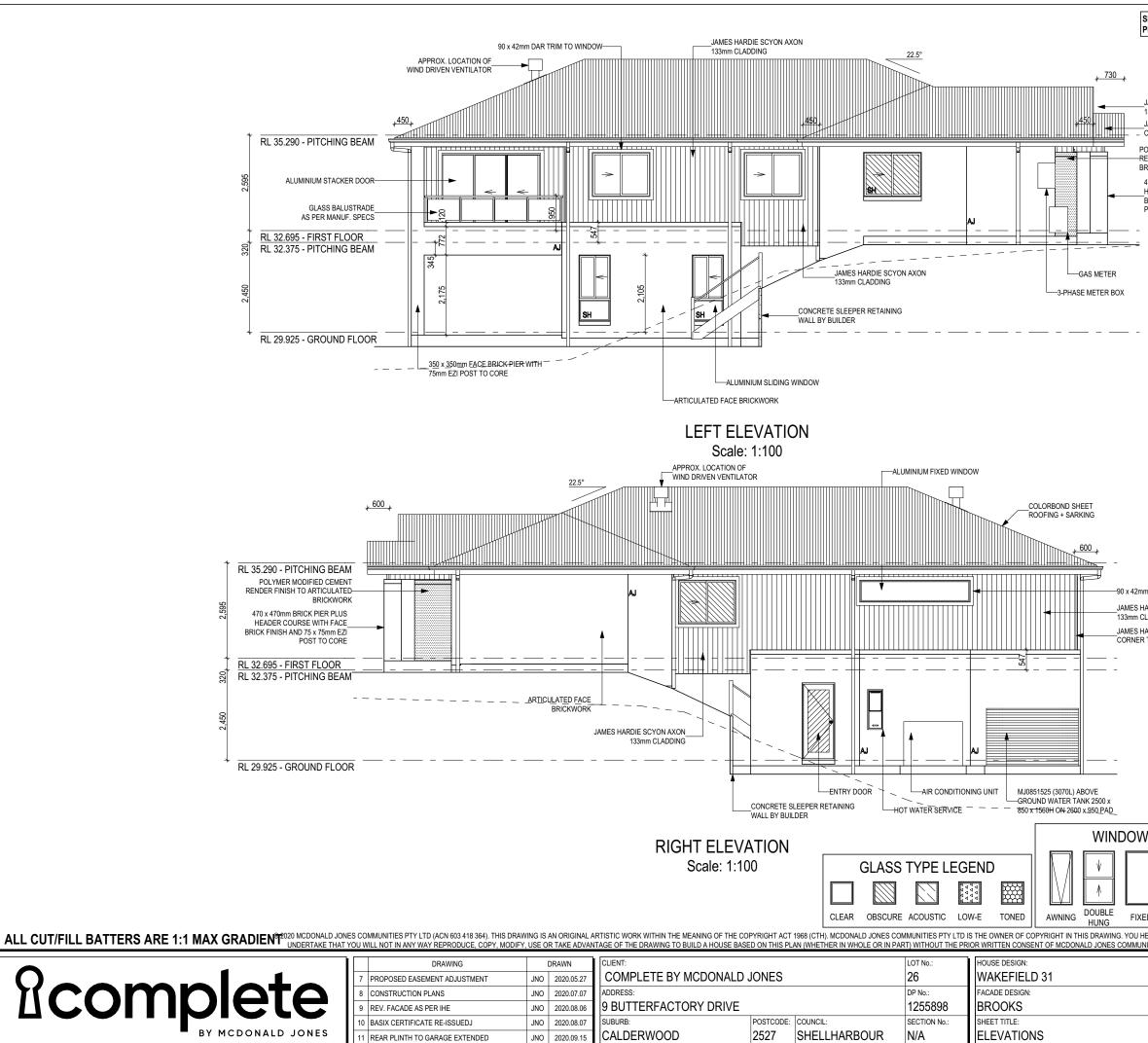
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11	REAR PLINTH TO GARAGE EXTENDED	JNO	2020.09.15	CALDERWOOD	2527	SHELLHARBOUR	N/A	WINDOW & DOOR SCHEDULES





REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING: - SUSTAINABILITY REQUIREMENTS
 SITE CLASSIFICATION GENERAL BUILDING INFORMATION
- GENERAL BUILDING INFORMATION
SH = SNAP HEADER SILL
FIRST FLOOR WINDOW OPENINGS TO BE RESTRICTED AS REQUIRED BY NCC D2.24





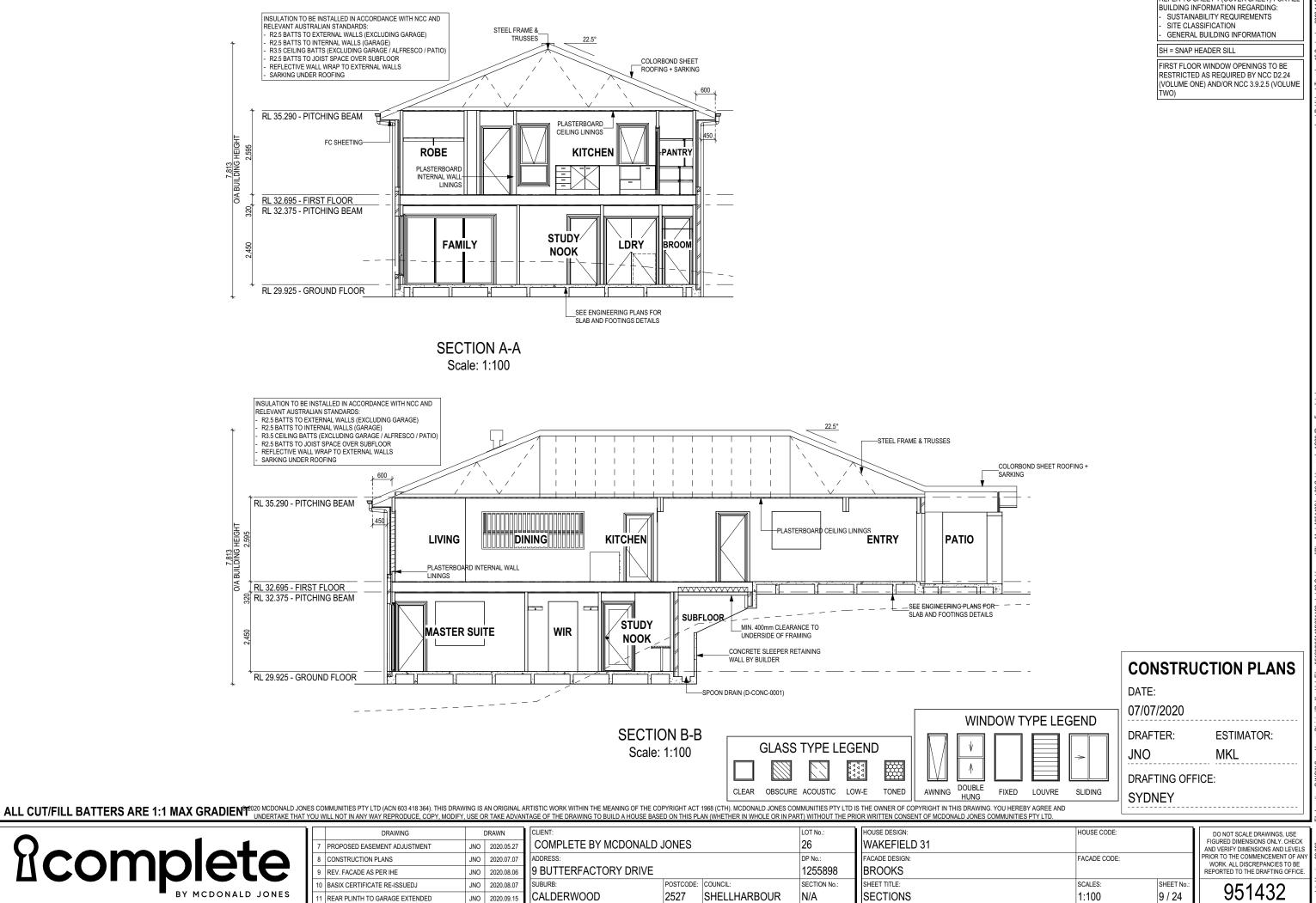
SERVICE LOCATIONS TO BE SET OUT AS PER DETAIL (G-SERV-ELEC01)	REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING: - SUSTAINABILITY REQUIREMENTS - SITE CLASSIFICATION - GENERAL BUILDING INFORMATION	
	SH = SNAP HEADER SILL	
JAMES HARDIE SCYON AXON 133mm CLADDING JAMES HARDIE SCYON BOXED CORNER TRIM	FIRST FLOOR WINDOW OPENINGS TO BE RESTRICTED AS REQUIRED BY NCC D2.24 (VOLUME ONE) AND/OR NCC 3.9.2.5 (VOLUME TWO)	

POLYMER MODIFIED CEMENT -RENDER FINISH TO ARTICULATED BRICKWORK

470 x 470mm BRICK PIER PLUS HEADER COURSE WITH FACE BRICK FINISH AND 75 x 75mm EZI POST TO CORE

-90 x 42mm DAR TRIM TO WINDOW JAMES HARDIE SCYON AXON 133mm CLADDING JAMES HARDIE SCYON BOXED CORNER TRIM

/ TYPE LEGEND	CON DATE: 07/07		ICTION PLANS
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HAMPTONS



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Standard Inclusions

kitchen	
Cooktop	ILVE ILGP96X 900mm European stainless steel gas cooktop with cast iron trivets and wok burner (where natural gas available)
Oven	ILVE ILO990X 900mm European stainless steel multifunction oven with clock
Rangehood	ILVE IVG901X 900mm European stainless steel canopy rangehood, vented to external
Dishwasher	ILVE Dishwasher IVDFSP5/1
Microwave	ILVE IV602BIM stainless steel microwave with trim kit
Benchtops	20mm pencil round edge Caesarstone benchtops with 20mm waterfall ends
Splashback	Ceramic tiled splashback
Cabinetry	Polytec Polyurethane cupboard doors and drawer fronts with soft close
Water Point	Tap to rear of refrigerator space
Water Filter	Inline water filter fitted under kitchen sink with the filtered water delivered directly through the kitchen sink mixer
Pantry	Four (4) x White melamine shelves 2,040mm high (nominal) Hume Lin 1 translucent glazed feature, internal hinged swing door to kitchen pantry in paint finish
Bin	Slide-out bin enclosure
Handles	Hettich handles to base cupboards
Sink	Double bowl undermount sink
Tapware	Adler Flex sink mixer in chrome finish
ensuite / bathroom / p	bowder room
Free-Standing Bath	White free-standing bath with chrome waste and rubber plug as indicated on plan
Cabinetry	Fully laminated vanity units
Benchtops	20mm pencil round edge Caesarstone benchtops
Vanity Basins	Caroma Carboni II white vitreous china inset vanity basin with chrome waste and white plug to ensuite and bathroom (design specific)
Mirror	Polished edge mirror
Handles	Hettich handles
Shower Screens	2,000mm high framed shower enclosure in bright chrome finish and clear safety glass and a semi- framed pivot door to bathroom and ensuite
Accessories	Dorf double towel rail
Tapware	Adler Flex chrome mixer tapware to basin, shower and bath with matching chrome bath outlet
Toilet	Stylus Venecia white vitreous china dual flush close coupled toilet suite with soft close seat (design specific)
Exhaust Fans	Exhaust Fan to ceiling space in ensuite and bathroom
Floorwaste	Chrome floor wastes throughout
doors	
Front Door	Corinthian 2,040mm x 920mm wide (nominal) front entry door, clear glazed in a paint finish
Internal	Corinthian flush panel hinged doors
Sliding Doors	Aluminium sliding doors where specified

start living

Recomplete BY MCDONALD JONES

Standard Inclusions

door furniture	Delf Tribele la constate de chie des des des des de la forte de la constate de la constate de la constate de la
Front Door	Delf Trilock leverset double cylinder deadlock to the front entry door in chrome finish
Internal	Delf leverset (Privacy sets to bathrooms, WC and all bedrooms)
flooring	
Ceramic Tiles	600 x 600mm ceramic floor tiles to main floor areas (entry, dining, family, kitchen, pantry, hallway & linen) (design specific)
Carpet	Builders range nylon carpet to all bedrooms, robes, home theatre & lounge. (design specific)
laundry	
Laundry Tub	800mm wide laundry base cupboard with laminated doors, end panels and laminated square edge benchtop with an ABS edge and matching kick boards and Radiant Vital 45L f/line SS drop in tub with F/mix to laundry (design specific)
Exhaust Fan	Exhaust fan to ceiling space in laundry
Tapware	Adler Classico sink mixer
Splashback	Tiled splashback to laundry tub
internal	
Cornice	90mm Cove cornice
Gas Package	Gas cooktop, HWS and heating point (where natural gas is available)
Robes	WIR to main where nominated and framed mirror sliding doors to bedroom robes
Skirting	Skirting board and architrave. HMR custom wood, half splayed
Shelving	White shelving to all robes, linen and pantry
foundation / frame	
Slab	Concrete slab structurally designed by qualified engineers
Ceilings	First Floor ceiling height of 2.59m, Ground Floor ceiling height of 2.45m
Frame	Truecore Steel Frame
electrical	
Air- Conditioning	Ducted A/C System (single or 3 phase- estate specific)
Lighting	Downlights in hallway and living rooms. Oyster light fittings to remainder. 2 x Downlights to underside of overhead kitchen cupboards
Alarm	Alarm system with 4 PIR sensors, 1 LCD keypad, control panel & internal/external siren
Powerpoints	Throughout as detailed on electrical plan, external double waterproof power point to the alfresco
USB GPO's	Six (6) Iconic USB double power points: 2 in living rooms, 1 in kitchen, 2 in master bedroom and 1 in every bedroom
Phone	Six (6) Cat 6 Data points: 2 x 2 in living rooms, 1 in kitchen and 1 in main bedroom
Television Point	Three (3) x TV points: 1 in main bedroom, 1 in living and 1 in theatre
hot water system	
Hot Water System	Rheem Metro 26 instantaneous gas hot water unit (where natural gas is available)

start living

Standard Inclusions

Paint	
Internal Walls	Taubmans low sheen 3 coat paint system
Internal Woodwork	Taubmans gloss paintwork 3 coat paint system
Exterior	Taubmans acrylic paintwork 3 coat paint system
external	
Walls	Face brickwork with Austral Bricks where indicated on plan
Render	2 coat Moroka finish to selected areas as indicated on plan
Windows	Aluminium windows throughout
Flyscreens	Flyscreens to openable windows excluding hinged and sliding doors
Roof	22.5 degree roof pitch included in all homes. Boral concrete contour roof tiles
Fascia and Gutter	Colorbond fascia and guttering. Downpipes 90mm Round PVC to match guttering
Sarking	Sarking to roof and external walls
Garage Door	Sectional Colorbond garage door, with two handsets, wall mounted button and additional remote control handset
Ceramic Tiles	450 x 450mm ceramic floor tiles to porch and alfresco
Garden Taps	One to front and one to rear
Landscaping	Turf to front and rear (to estate requirements) Letterbox Included
Driveway	Driveway and Crossover/Colour sealed to estate requirements
Fencing	Colorbond fence (excluding mini orb) including side gate and blockoff
TV Aerial	Television aerial (Inc BOOSTER)
Clotheslines	Included
Gas Connection	Gas point to alfresco (where natural gas is available)

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