Eden Street
Riverside Tasmania 7250
Telephone: (03) 6323 9300
Facsimile: (03) 6323 9349

West Tamar COUNCIL

PLANNING APPLICATION FORM

Section 57 & 58

OFFICE USE ONLY		
	Application Number	PA2025371
	Assess No:	A12871
	PID No:	3234160

Applicant Name:	**Zuri Creative Studio Pty Ltd**					
Applicant Contact Name						
Postal Address:						
Contact Phone:	**Home**		**Work**		**Mobile**	
Email Address:						

Planning Application Lodgement Checklist

The following documents have been submitted to support the consideration of this application:

1. A current copy of the property title text, folio plan and schedule of easements — x
2. A completed application form including a detailed description of the proposal — x
3. A complete plan set: — x
   - a) **Floor plans** — x
   - b) **Elevations** (from all orientations/sides and showing natural ground level and finished surface level) — x
   - c) **Site Plan** additionally showing: — x

   Bushfire/fire-fighting water supply and hardstand notes; on-site wastewater and stormwater notes; ground-mounted solar PV location.
4. Appendix:

   01_ 251027_Development Application_241001;

   02_ 251027_Authority to Act_241001;

   03_ 251027_Certificate of Title_241001;

   04_ 251027_Cover Letter_241001

   05_ 251101_Drawing Set_241001.

If submitting plans in over the counter please ensure they are A3.
All plans must be to scale.

WEST TAMAR COUNCIL

Application Number: «Application_Number»

APPLICANT DETAILS

Applicant Name:	**Zuri Creative Studio Pty Ltd**

Note: *Full name(s) of person(s) or company making the application and postal address for correspondence.*

LAND DETAILS

Owner/Authority Name: *(as per certificate of title)*	**Colleen & Simon Barnett**

Location / Address:	1A Lothian Place, Riverside
Title Reference:	165396/1
Zone(s):	Low Density Residential. Code overlays: Bushfire Prone Areas; Natural Assets

Existing Development/Use:	No existing dwelling shown; site has existing service connections and on-site wastewater reserve/approval area identified.

Existing Developed Area:	Nil building floor area

Are any of the components in this Application seeking retrospective approval? **E.g. Use and/or development that has commenced without a Planning Permit.**	**YES** ☐ **NO** x
(If yes please specify the relevant components):	

DEVELOPMENT APPLICATION DETAILS

Proposed Use:	Residential: x	Visitor Accommodation: ☐	Commercial: ☐	Other: ☐
	Description of Use: One Class 1a dwelling with associated Class 10 structures (carport, deck, 5-bay shed)			

Development Type:	Building work: x	Demolition: ☐	Subdivision: ☐	Other: ☐
	Description of development: Construction of a single-storey dwelling, attached timber deck and carport, a detached 5-bay shed, driveway/hardstand, rainwater and fire-fighting water tanks with appliance hardstand, on-site sanitary/stormwater works, and a ground-mounted solar PV array.			

New or Additional Area:	- Dwelling: Net main dwelling area 194.02 m - Dwelling footprint (for setbacks): 205.20 m² - Carport: 67.87 m² - Timber deck: 63.04 m² - Shed: 180.00 m² (5-bay shed footprint) - Fire appliance hardstand: 15 m × 6 m (90 m²) - Ground-mounted solar PV array: ~85 m²	
Estimated construction cost of the proposed development:	$700,000	
Building Materials:	Insulated sandwich panel external wall system (Bondor Insulwall®), Colorbond® steel skins; timber-framed eaves and charred timber board cladding/boxed corner features.	Colour: Mixed grey shades;
	Bondor Solarspan® insulated roofing.	Colour: Zincalume Roof; Monument Flashings

WEST TAMAR COUNCIL

Application Number: «Application_Number»

VISITOR ACCOMMODATION

N/A (not proposed).

Gross Floor Area to be used per lot:		**Number of Bedrooms to be used:**	
Number of Carparking Spaces:		**Maximum Number of Visitors at a time:**	

SUBDIVISION

N/A (not proposed).

Subdivision creating additional lots ☐

Boundary adjustment with no additional lots created ☐

Number of Lots (existing) :		**Number of Lots (proposed) :**	
Description:			
If applying for a subdivision which creates a new road(s), please supply three proposed names for the road(s), in order of preference:			
1.			
2.			
3.			

COMMERCIAL, INDUSTRIAL OR OTHER NON-RESIDENTIAL DEVELOPMENT/USE

N/A (residential use only).

Hours of Operation:	Monday / Friday:		To	
	Saturday:		To	
	Sunday:		To	

Existing Car Parking:	
Proposed Car Parking:	

Number of Employees: ***(Existing)***	
Number of Employees: (***Proposed)***	

Type of Machinery installed:	
Details of trade waste and method of disposal:	

WEST TAMAR COUNCIL

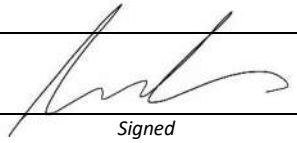
Application Number: «Application_Number»

APPLICANT DECLARATION

Owner: *As the owner of the land, I declare that the information contained in this application is a true and accurate representation of the proposal and I consent to this application being submitted and for Council Officers to conduct inspections as required for the proposal,*

Colleen & Simon Barnett	Refer to attachment "251027_Authority to Act_241001"	*23/10/25*
Name (print)	*Signed*	*Date*

Applicant: *(if not the owner)* *As the applicant, I declare that I have notified the owner of my intention to make this application* and that *the information contained in this application is a true and accurate representation of the proposal,*

Zuri Creative Studio Pty Ltd		*27/10/25*
Name (print)	*Signed*	*Date*

Please Note: If the application involves Crown Land you will need to provide a letter of consent and this form signed by the Minister, or a delegated officer of the Crown with a copy of the delegation.

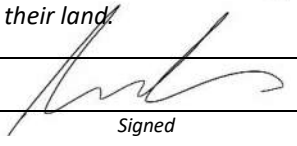
Crown Consent *(if required)*	-	-	-
	Name (print)	*Signed*	*Date*

Chief Executive Officer *(if required)*	-	-	-
	Name (print)	*Signed*	*Date*

If the subject site is accessed via a right of way, the owner of the ROW must also be notified of the application.

Right of Way Owner: -

As the applicant, I declare that I have notified the owner of the land encumbered by the Right Of Way, of my intent to lodge this application that will affect their land.

Mia Marelja-Williams		*27/10/25*
Name (print)	*Signed*	*Date*

FOLIO PLAN

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

OWNER PETER WILLIAM ANTHONY

FOLIO REFERENCE FR 24048-9

GRANTEE
PART OF 800 ACRES LOCATED TO ARCHIBALO THOMSON

PLAN OF SURVEY

BY SURVEYOR A.J PHILLIPS

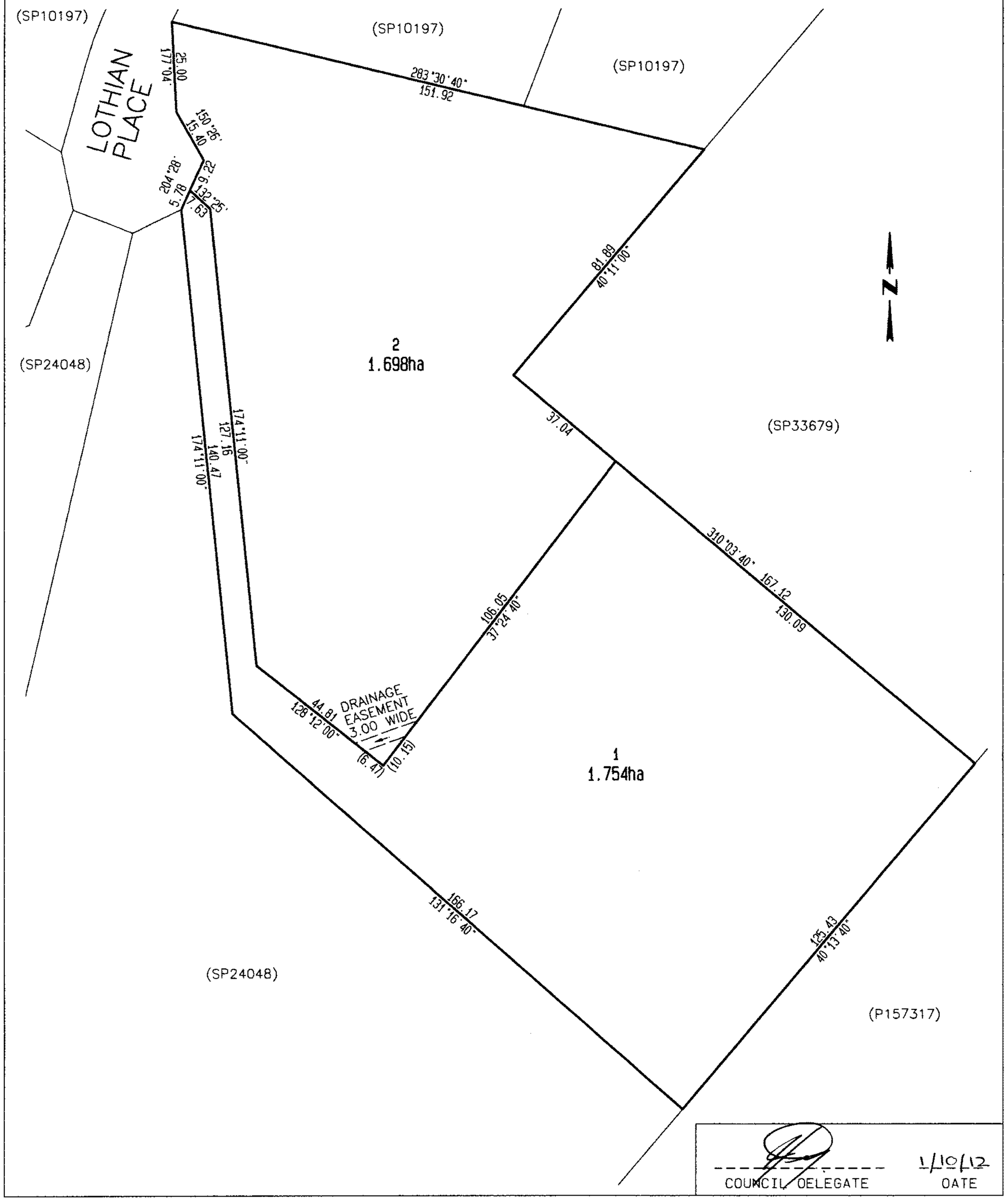
LOCATION
LAND DISTRICT OF OEVON
PARISH OF STANLEY

SCALE 1: 1000 LENGTHS IN METRES

REGISTERED NUMBER
SP165396

APPROVED
EFFECTIVE FROM - 6 MAY 2013
Alice Kawa
Recorder of Titles

MAPSHEET MUNICIPAL COOE No (5041-32) ~~127~~ 129	LAST UPI No HYU58	LAST PLAN No. SP24048	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN



SCHEDULE OF EASEMENTS

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

SCHEDULE OF EASEMENTS	Registered Number
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	SP 165396

EASEMENTS AND PROFITS

Each lot on the plan is together with:-
(1) such rights of drainage over the drainage easements shown on the plan (if any) as may be necessary to drain the stormwater and other surplus water from such lot; and
(2) any easements or profits a prendre described hereunder.
Each lot on the plan is subject to:-
(1) such rights of drainage over the drainage easements shown on the plan (if any) as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and
(2) any easements or profits a prendre described hereunder.
The direction of the flow of water through the drainage easements shown on the plan is indicated by arrows.
Lot 1 on the Plan is together with a right of drainage over the Drainage Easement 3.00 wide shown on the Plan.
Lot 2 on the Plan is subject to a Right of Drainage over that part of the Lot described as "Drainage Easement 3.00 Wide" (appurtenant to Lot 1)

~~The owner or Owners of each of the Lots shown on the said plan shall not be required to fence.~~

SIGNED by PETER WILLIAM ANTHONY
as the Registered Proprietor of the land
comprised in the Folio of the Register Volume
24048 Folio 9 in the presence of:

Witness:
Name: G J TUCKER
Address: 56A CHARLES ST
Occupation: SOLICITOR.

FENCING PROVISION

In respect of each Lot on the Plan the Vendor Peter William Anthony shall not be required to fence.

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: PETER WILLIAM ANTHONY FOLIO REF: 24048/9 SOLICITOR & REFERENCE: GRANT TUCKER	PLAN SEALED BY: WEST TAMAR COUNCIL DATE: 1st October 2013 DA 77/07 REF NO. Council Delegate

NOTE: The Council Delegate must sign the Certificate for the purposes of identification.

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 2 OF 2	Registered Number SP165396

EXECUTION OF CONSENT

COMMONWEALTH BANK OF AUSTRALIA
A.C.N. 123 123 124
being the Proprietor of Mortgage No. C916466

hereby consents to the within Schedule of Easements

SIGNED SEALED and DELIVERED
for and on behalf of COMMONWEALTH
BANK OF AUSTRALIA by its Attorney
Arthur Danopoulos
under Registration Power of Attorney No. 72/6177
who certifies that he is
a Conveyancing Officer
of the COMMONWEALTH BANK OF AUSTRALIA
and declares that he has received no notice
of revocation of the said Power of Attorney and
in the presence of:

Alejandro Hernandez, Bank Officer
Level 8, 385 Bourke St, Melbourne Victoria 3000

BARNETT RESIDENCE

ARCHITECTURAL DRAWING SET

A700	COVER PAGE
A701	LOCATION & SITE PLAN
A710	NOTATION FLOOR PLAN
A711	SETOUT FLOOR PLAN
A712	ROOF PLAN
A713	DRAINAGE PLAN
A714	DRAINAGE NOTES
A720	ELEVATIONS

ZURI creative STUDIO

COVER PAGE

PROJECT ADDRESS
1A LOTHIAN PLACE, RIVERSIDE

CLIENT
COLLEEN & SIMON BARNETT

REV	DESCRIPTION	DATE
DA01	ISSUED FOR DEVELOPMENT APPROVAL	31/10/2025

CONTACT
MIA MARELJA-WILLIAMS
EMAIL
mia@zuricreativestudio.co

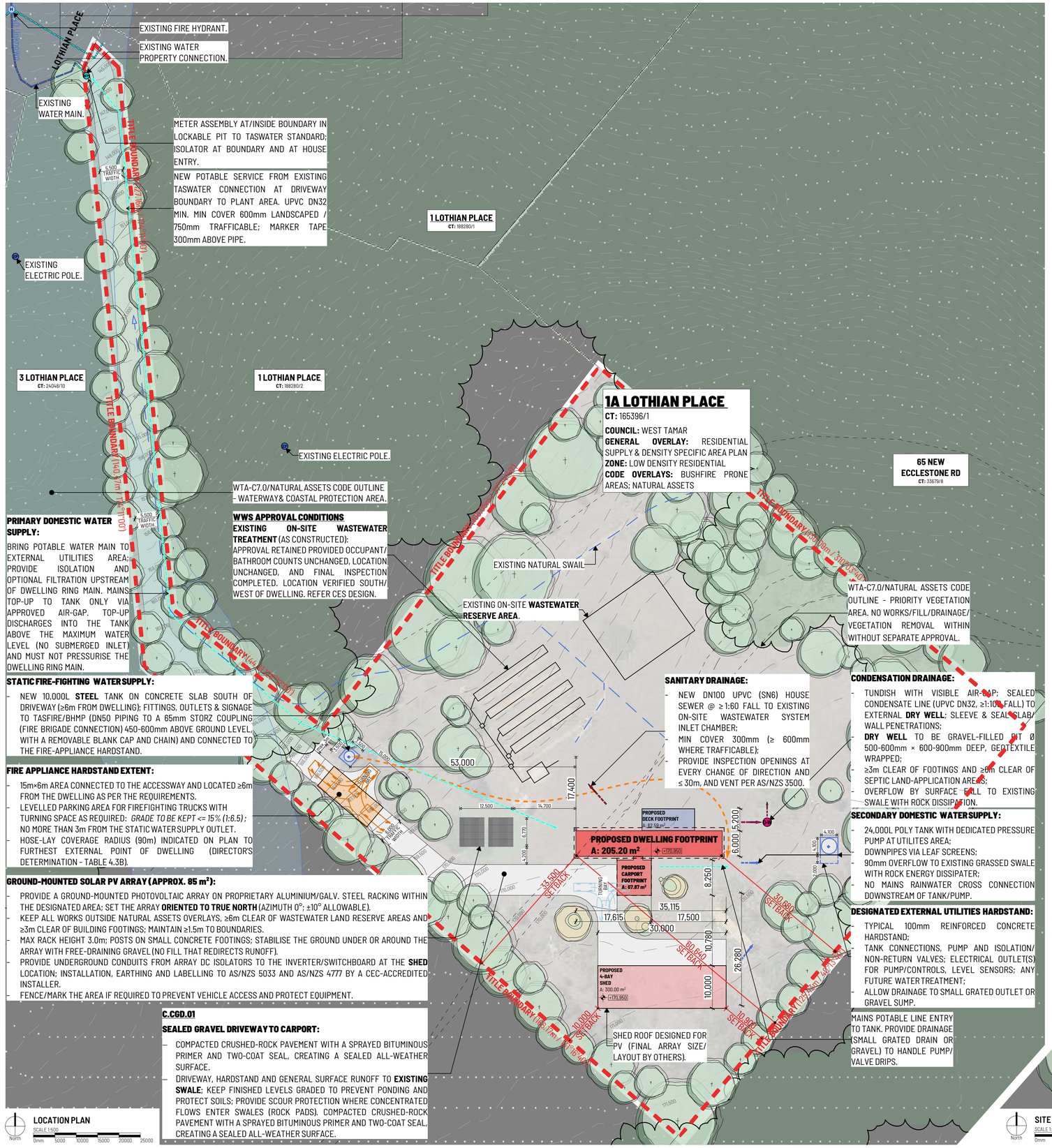
DRAWN BY MMW
APPROVED BY MMW
2/11/2025

ISSUE
APPROVAL

DRAWING Nº
A700 DA01

241001

A1 L



PRIMARY DOMESTIC WATER SUPPLY:

BRING POTABLE WATER MAIN TO EXTERNAL UTILITIES AREA; PROVIDE ISOLATION AND OPTIONAL FILTRATION UPSTREAM OF DWELLING RING MAIN. MAINS TOP-UP TO TANK ONLY VIA APPROVED AIR-GAP. TOP-UP DISCHARGES INTO THE TANK ABOVE THE MAXIMUM WATER LEVEL (NO SUBMERGED INLET) AND MUST NOT PRESSURISE THE DWELLING RING MAIN.

WWS APPROVAL CONDITIONS

EXISTING ON-SITE WASTEWATER TREATMENT (AS CONSTRUCTED):
APPROVAL RETAINED PROVIDED OCCUPANT/ BATHROOM COUNTS UNCHANGED, LOCATION UNCHANGED, AND FINAL INSPECTION COMPLETED. LOCATION VERIFIED SOUTH/ WEST OF DWELLING. REFER CES DESIGN.

STATIC FIRE-FIGHTING WATER SUPPLY:

- NEW 10,000L **STEEL** TANK ON CONCRETE SLAB SOUTH OF DRIVEWAY (≥6m FROM DWELLING); FITTINGS, OUTLETS & SIGNAGE TO TASFIRE/BHMP (DN50 PIPING TO A 65mm STORZ COUPLING (FIRE BRIGADE CONNECTION) 450-600mm ABOVE GROUND LEVEL, WITH A REMOVABLE BLANK CAP AND CHAIN) AND CONNECTED TO THE FIRE-APPLIANCE HARDSTAND.

FIRE APPLIANCE HARDSTAND EXTENT:

- 15m×6m AREA CONNECTED TO THE ACCESSWAY AND LOCATED ≥6m FROM THE DWELLING AS PER THE REQUIREMENTS.
- LEVELLED PARKING AREA FOR FIREFIGHTING TRUCKS WITH TURNING SPACE AS REQUIRED: *GRADE TO BE KEPT <= 15% (1:6.5)* ; NO MORE THAN 3m FROM THE STATIC WATER SUPPLY OUTLET.
- HOSE-LAY COVERAGE RADIUS (90m) INDICATED ON PLAN TO FURTHEST EXTERNAL POINT OF DWELLING (DIRECTOR'S DETERMINATION - TABLE 4.3B).

GROUND-MOUNTED SOLAR PV ARRAY (APPROX. 85 m²):

- PROVIDE A GROUND-MOUNTED PHOTOVOLTAIC ARRAY ON PROPRIETARY ALUMINIUM/GALV. STEEL RACKING WITHIN THE DESIGNATED AREA; SET THE ARRAY **ORIENTED TO TRUE NORTH** (AZIMUTH 0°; ±10° ALLOWABLE).
- KEEP ALL WORKS OUTSIDE NATURAL ASSETS OVERLAYS, ≥6m CLEAR OF WASTEWATER LAND RESERVE AREAS AND ≥3m CLEAR OF BUILDING FOOTINGS; MAINTAIN ≥1.5m TO BOUNDARIES.
- MAX RACK HEIGHT 3.0m; POSTS ON SMALL CONCRETE FOOTINGS; STABILISE THE GROUND UNDER OR AROUND THE ARRAY WITH FREE-DRAINING GRAVEL (NO FILL THAT REDIRECTS RUNOFF).
- PROVIDE UNDERGROUND CONDUITS FROM ARRAY DC ISOLATORS TO THE INVERTER/SWITCHBOARD AT THE **SHED** LOCATION; INSTALLATION, EARTHING AND LABELLING TO AS/NZS 5033 AND AS/NZS 4777 BY A CEC-ACCREDITED INSTALLER.
- FENCE/MARK THE AREA IF REQUIRED TO PREVENT VEHICLE ACCESS AND PROTECT EQUIPMENT.

C.CGD.01

SEALED GRAVEL DRIVEWAY TO CARPORT:

- COMPACTED CRUSHED-ROCK PAVEMENT WITH A SPRAYED BITUMINOUS PRIMER AND TWO-COAT SEAL, CREATING A SEALED ALL-WEATHER SURFACE.
- DRIVEWAY, HARDSTAND AND GENERAL SURFACE RUNOFF TO **EXISTING SWALE**: KEEP FINISHED LEVELS GRADED TO PREVENT PONDING AND PROTECT SOILS; PROVIDE SCOUR PROTECTION WHERE CONCENTRATED FLOWS ENTER SWALES (ROCK PADS). COMPACTED CRUSHED-ROCK PAVEMENT WITH A SPRAYED BITUMINOUS PRIMER AND TWO-COAT SEAL, CREATING A SEALED ALL-WEATHER SURFACE.

SANITARY DRAINAGE:

- NEW DN100 UPVC (SN6) HOUSE SEWER @ ≥ 1:60 FALL TO EXISTING ON-SITE WASTEWATER SYSTEM INLET CHAMBER;
- MIN COVER 300mm (≥ 600mm WHERE TRAFFICABLE);
- PROVIDE INSPECTION OPENINGS AT EVERY CHANGE OF DIRECTION AND ≤ 30m, AND VENT PER AS/NZS 3500.

CONDENSATION DRAINAGE:

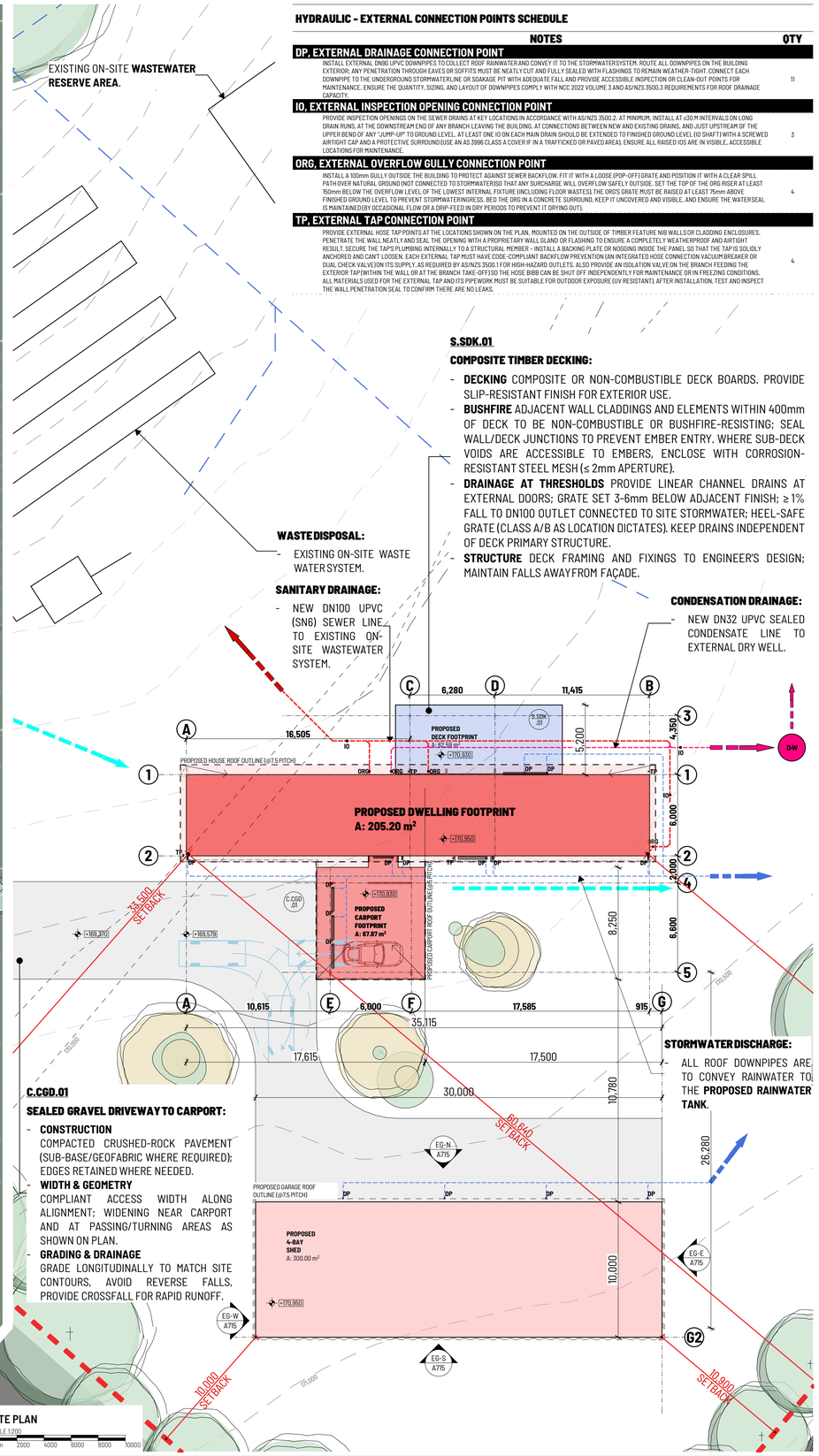
- TUNDISH WITH VISIBLE AIR-GAP; SEALED CONDENSATE LINE (UPVC DN32, ≥1:100 FALL) TO EXTERNAL **DRY WELL**; SLEEVE & SEAL SLAB/ WALL PENETRATIONS;
- **DRY WELL** TO BE GRAVEL-FILLED PIT Ø 500-600mm × 600-900mm DEEP, GEOTEXTILE WRAPPED;
- ≥3m CLEAR OF FOOTINGS AND ≥6m CLEAR OF SEPTIC LAND-APPLICATION AREAS;
- OVERFLOW BY SURFACE FALL TO EXISTING SWALE WITH ROCK DISSIPATION.

SECONDARY DOMESTIC WATER SUPPLY:

- 24,000L POLY TANK WITH DEDICATED PRESSURE PUMP AT UTILITES AREA;
- DOWNPIPES VIA LEAF SCREENS;
- 90mm OVERFLOW TO EXISTING GRASSED SWALE WITH ROCK ENERGY DISSIPATER;
- NO MAINS RAINWATER CROSS CONNECTION DOWNSTREAM OF TANK/PUMP.

DESIGNATED EXTERNAL UTILITIES HARDSTAND:

- TYPICAL 100mm REINFORCED CONCRETE HARDSTAND;
- TANK CONNECTIONS, PUMP AND ISOLATION/ NON-RETURN VALVES; ELECTRICAL OUTLET(S) FOR PUMP/CONTROLS, LEVEL SENSORS; ANY FUTURE WATER TREATMENT;
- ALLOW DRAINAGE TO SMALL GRATED OUTLET OR GRAVEL SUMP.



HYDRAULIC - EXTERNAL CONNECTION POINTS SCHEDULE

NOTES	QTY
DP, EXTERNAL DRAINAGE CONNECTION POINT	
INSTALL EXTERNAL DN90 UPVC DOWNPIPES TO COLLECT ROOF RAINWATER AND CONVEY IT TO THE STORMWATER SYSTEM. ROUTE ALL DOWNPIPES ON THE BUILDING EXTERIOR; ANY PENETRATION THROUGH EAVES OR SOFFITS MUST BE NEATLY CUT AND FULLY SEALED WITH FLASHINGS TO REMAIN WEATHER-TIGHT. CONNECT EACH DOWNPIPE TO THE UNDERGROUND STORMWATER LINE OR SOAKAGE PIT WITH ADEQUATE FALL AND PROVIDE ACCESSIBLE INSPECTION OR CLEAN-OUT POINTS FOR MAINTENANCE. ENSURE THE QUANTITY, SIZING, AND LAYOUT OF DOWNPIPES COMPLY WITH NCC 2022 VOLUME 3 AND AS/NZS 3500.3 REQUIREMENTS FOR ROOF DRAINAGE CAPACITY.	11
IO, EXTERNAL INSPECTION OPENING CONNECTION POINT	
PROVIDE INSPECTION OPENINGS ON THE SEWER DRAINS AT KEY LOCATIONS IN ACCORDANCE WITH AS/NZS 3500.2. AT MINIMUM, INSTALL AT ≤30 M INTERVALS ON LONG DRAIN RUNS, AT THE DOWNSTREAM END OF ANY BRANCH LEAVING THE BUILDING, AT CONNECTIONS BETWEEN NEW AND EXISTING DRAINS, AND JUST UPSTREAM OF THE UPPER BEND OF ANY "JUMP-UP" TO GROUND LEVEL. AT LEAST ONE IO ON EACH MAIN DRAIN SHOULD BE EXTENDED TO FINISHED GROUND LEVEL (IO SHAFT) WITH A SCREWED AIRTIGHT CAP AND A PROTECTIVE SURROUND (USE AN AS 3996 CLASS A COVER IF IN A TRAFFICKED OR PAVED AREA). ENSURE ALL RAISED IOS ARE IN VISIBLE, ACCESSIBLE LOCATIONS FOR MAINTENANCE.	3
ORG, EXTERNAL OVERFLOW GULLY CONNECTION POINT	
INSTALL A 100mm GULLY OUTSIDE THE BUILDING TO PROTECT AGAINST SEWER BACKFLOW. FIT IT WITH A LOOSE (POP-OFF) GRATE AND POSITION IT WITH A CLEAR SPILL PATH OVER NATURAL GROUND (NOT CONNECTED TO STORMWATER) SO THAT ANY SURCHARGE WILL OVERFLOW SAFELY OUTSIDE. SET THE TOP OF THE ORG RISER AT LEAST 150mm BELOW THE OVERFLOW LEVEL OF THE LOWEST INTERNAL FIXTURE (INCLUDING FLOOR WASTES). THE ORG'S GRATE MUST BE RAISED AT LEAST 75mm ABOVE FINISHED GROUND LEVEL TO PREVENT STORMWATER INGRESS. BED THE ORG IN A CONCRETE SURROUND. KEEP IT UNCOVERED AND VISIBLE, AND ENSURE THE WATER SEAL IS MAINTAINED (BY OCCASIONAL FLOW OR A DRIP-FEED IN DRY PERIODS TO PREVENT IT DRYING OUT).	4
TP, EXTERNAL TAP CONNECTION POINT	
PROVIDE EXTERNAL HOSE TAP POINTS AT THE LOCATIONS SHOWN ON THE PLAN, MOUNTED ON THE OUTSIDE OF TIMBER FEATURE NIB WALLS OR CLADDING ENCLOSURES. PENETRATE THE WALL NEATLY AND SEAL THE OPENING WITH A PROPRIETARY WALL GLAND OR FLASHING TO ENSURE A COMPLETELY WEATHERPROOF AND AIRTIGHT RESULT. SECURE THE TAPS PLUMBING INTERNALLY TO A STRUCTURAL MEMBER – INSTALL A BACKING PLATE OR NOGGING INSIDE THE PANEL SO THAT THE TAP IS SOLIDLY ANCHORED AND CAN'T LOOSEN. EACH EXTERNAL TAP MUST HAVE CODE-COMPLIANT BACKFLOW PREVENTION (AN INTEGRATED HOSE CONNECTION VACUUM BREAKER OR DUAL CHECK VALVE) ON ITS SUPPLY, AS REQUIRED BY AS/NZS 3500.1 FOR HIGH-HAZARD OUTLETS. ALSO PROVIDE AN ISOLATION VALVE ON THE BRANCH FEEDING THE EXTERIOR TAP (WITHIN THE WALL OR AT THE BRANCH TAKE-OFF) SO THE HOSE BIBB CAN BE SHUT OFF INDEPENDENTLY FOR MAINTENANCE OR IN FREEZING CONDITIONS. ALL MATERIALS USED FOR THE EXTERNAL TAP AND ITS PIPEWORK MUST BE SUITABLE FOR OUTDOOR EXPOSURE (UV RESISTANT). AFTER INSTALLATION, TEST AND INSPECT THE WALL PENETRATION SEAL TO CONFIRM THERE ARE NO LEAKS.	4

GENERAL LEGEND:

DOOR & WINDOW NUMBERS, REFER TO DOOR AND WINDOW SCHEDULES.
BUILDING SETOUT GRID MARKERS
EXTERNAL ELEVATION MARKER
EXTERNAL ELEVATION MARKER
DETAIL MARKER
FLOOR LEVELS. CONFIRM ALL EXISTING LEVELS ON SITE PRIOR TO PROCEEDING. REFER SETOUT PLAN IN CONJUCTION WITH ENGINEERS DOCUMENTATION.
TYPICAL WALL TYPES AS LABELED ON FLOOR PLANS. REFER TO STANDARD WALL PLAN DETAILS FOR ALL WALL SETOUT, LINING, FINISH & INSULATION REQUIREMENTS.
THERMAL INSULATION TO SPEC.
ACOUSTIC INSULATION TO SPEC.
STRUCTURAL COLUMNS.

INTERIOR TAGS
T.xxx.FF&E
T.AG PREFIX
T.AG CODE
T.AG NUMBER
E. EQUIPMENT
F. FINISHES
H. HYDRAULIC FIXTURES
J. JOINERY
K. FIXTURES AND FITTINGS
INTERIOR FITOUT TBC by Client.

PROJECT NAME
BARNETT RESIDENCE

DRAWING TITLE
LOCATION & SITE PLAN

PROJECT ADDRESS
1A LOTHIAN PLACE, RIVERSIDE

CLIENT
COLLEEN & SIMON BARNETT

REV	DESCRIPTION	DATE
DA01	ISSUED FOR DEVELOPMENT APPROVAL	31/10/2025
DA02	ISSUED FOR DEVELOPMENT APPROVAL RFI	14/01/2026

CONTACT
MIA MARELJA-WILLIAMS
EMAIL
mia@zuricreativestudio.co

DRAWN BY MMW
APPROVED BY MMW
14/01/2026

ISSUE
APPROVAL

DRAWING Nº
A701 DA02

241001

A1 L

EXTERNAL INSULATED WALL SYSTEM:

- EXTERNAL WALLS ARE TO BE CONSTRUCTED USING AN **INSULATED SANDWICH PANEL SYSTEM** (**BONDOR INSULWALL®** PANELS), PROVIDING BOTH STRUCTURE AND THERMAL INSULATION.
- PANELS COMPRISE EXTERIOR AND INTERIOR SKINS (COLORBOND® STEEL) WITH AN INSULATING CORE, ACHIEVING APPROXIMATELY **R2.4** WALL THERMAL RESISTANCE TO MEET NCC 2022 ENERGY EFFICIENCY REQUIREMENTS.
- INSTALL THE PANEL SYSTEM IN STRICT ACCORDANCE WITH THE MANUFACTURER'S GUIDELINES AND CODEMARK CERTIFICATION, ENSURING IT FORMS A CONTINUOUS WEATHERPROOF BARRIER ON THE BUILDING ENVELOPE.
- **ALL EXTERNAL WALLS MUST BE WEATHERPROOF** AS REQUIRED BY NCC 2022 - INSTALL MANUFACTURER-RECOMMENDED FLASHINGS AT CORNERS, WALL BASE, AND OPENINGS, AND SEAL ALL PANEL JUNCTIONS WITH COMPATIBLE NEUTRAL-CURE SEALANT TO PREVENT WATER INGRESS.
- EXTERNAL WALL SYSTEM AND FIXINGS MUST ALSO COMPLY WITH RELEVANT AUSTRALIAN STANDARDS FOR CLADDING AND WALL CONSTRUCTION (REFER NCC VOL.2 PART H2 FOR WEATHERPROOFING).

WET AREA WATERPROOFING:

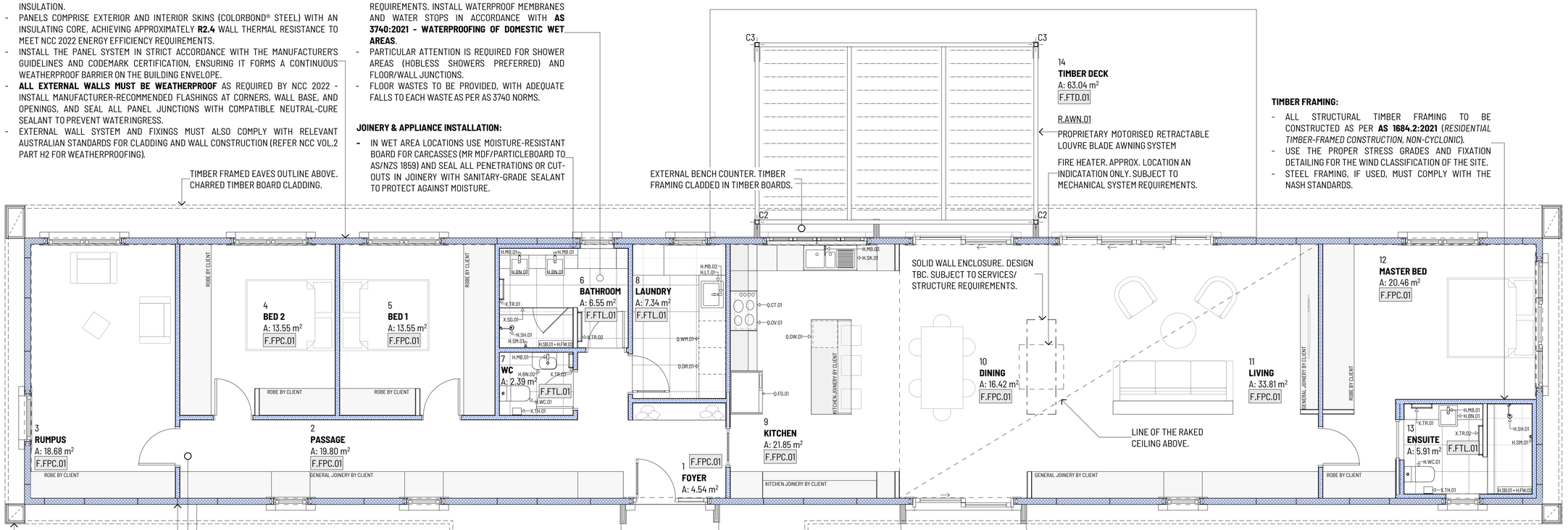
- ALL WET AREAS MUST BE FULLY WATERPROOFED OR WATER RESISTANT TO MEET NCC 2022 PART 10.2 REQUIREMENTS. INSTALL WATERPROOF MEMBRANES AND WATER STOPS IN ACCORDANCE WITH **AS 3740:2021 - WATERPROOFING OF DOMESTIC WET AREAS**.
- PARTICULAR ATTENTION IS REQUIRED FOR SHOWER AREAS (HOBLESS SHOWERS PREFERRED) AND FLOOR/WALL JUNCTIONS.
- FLOOR WASTES TO BE PROVIDED, WITH ADEQUATE FALLS TO EACH WASTE AS PER AS 3740 NORMS.

JOINERY & APPLIANCE INSTALLATION:

- IN WET AREA LOCATIONS USE MOISTURE-RESISTANT BOARD FOR CARCASSES (MR MDF/PARTICLEBOARD TO AS/NZS 1859) AND SEAL ALL PENETRATIONS OR CUT-OUTS IN JOINERY WITH SANITARY-GRADE SEALANT TO PROTECT AGAINST MOISTURE.

TIMBER FRAMING:

- ALL STRUCTURAL TIMBER FRAMING TO BE CONSTRUCTED AS PER **AS 1684.2:2021** (*RESIDENTIAL TIMBER-FRAMED CONSTRUCTION, NON-CYCLONIC*).
- USE THE PROPER STRESS GRADES AND FIXATION DETAILING FOR THE WIND CLASSIFICATION OF THE SITE.
- STEEL FRAMING, IF USED, MUST COMPLY WITH THE NASH STANDARDS.



FOOTINGS & SLAB:

- DESIGN AND CONSTRUCT THE CONCRETE SLAB-ON-GROUND IN ACCORDANCE WITH **AS 2870:2011** (*RESIDENTIAL SLABS AND FOOTINGS*).
- INSTALL A 0.2mm POLYETHYLENE **DAMP-PROOF MEMBRANE** BENEATH THE SLAB (AS REQUIRED BY NCC 2022) TO PREVENT MOISTURE INGRESS.
- ENSURE THE SLAB AND FOOTINGS ARE ENGINEERED FOR THE SITE'S SOIL CLASSIFICATION AND LOADING.

PANEL JOINTING & MOVEMENT:

- **PANEL INTERFACES** IN THE INSULATED WALL SYSTEM ARE TO BE CONSTRUCTED AND NOTATED TO ACCOMMODATE MOVEMENT AND MAINTAIN WEATHER TIGHTNESS.
- ALL STANDARD PANEL-TO-PANEL JOINTS SHOULD BE TIGHTLY FIXED AND SEALED PER MANUFACTURER'S DETAILS (CONTINUOUS STRUCTURAL SEALANT BEAD AT JOINTS, WITH CONCEALED FASTENERS AS REQUIRED).

JOINERY & APPLIANCE INSTALLATION:

- MUST BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND RELEVANT STANDARDS. PROVIDE NECESSARY UTILITY CONNECTIONS (PLUMBING, DRAINAGE, POWER) IN COMPLIANCE WITH **AS/NZS 3500** (FOR WATER SUPPLY AND WASTE) AND **AS/NZS 3000** (ELECTRICAL WIRING) AND COORDINATE ANY SERVICE ROUGH-INS WITHIN CABINETRY ACCORDINGLY.
- ALL JOINERY AND APPLIANCE INSTALLATIONS ARE TO BE EXECUTED TO A HIGH STANDARD, AND IN A MANNER THAT DOES NOT COMPROMISE WATERPROOFING OR OTHER BUILDING SERVICES.

FLOOR FINISHES & SLIP RESISTANCE:

- FLOOR FINISHES ARE AS SCHEDULED - CERAMIC **TILES** IN WET AREAS AND **POLISHED CONCRETE** IN MAIN AREAS.
- ENSURE TILED SURFACES IN WET AREAS HAVE A NON-SLIP FINISH (E.G. MATTE/ TEXTURED TILES) AND THAT POLISHED CONCRETE IS SEALED TO REDUCE POROSITY AND SLIPPERINESS WHEN WET.
- *SLIP-RESISTANT* SURFACES TO ALIGN WITH NCC SAFE MOVEMENT AND TESTED TO **AS 4586** AS NEEDED.

STRUCTURAL COLUMNS:

- STEEL POSTS ENCASED IN TIMBER BOARD CLADDING.
- COLUMN SIZES, SECTIONS, AND CONNECTIONS MUST BE AS PER THE STRUCTURAL ENGINEER'S DESIGN, ANCHORED TO SLAB AND BEAMS AS REQUIRED.
- PROVIDE APPROPRIATE CORROSION PROTECTION FOR ANY EXTERNAL STEEL (E.G. HOT-DIP GALVANIZING) AND INSTALL IN ACCORDANCE WITH AS 4100 (STEEL STRUCTURES) AND NCC 2022 STRUCTURAL PROVISIONS.
- TIMBER CLADDING TO COLUMNS IS TO BE SECURELY FIXED AS DETAILED, WITHOUT COMPROMISING THE STRUCTURAL CAPACITY OF THE STEEL POST.

OVERALL FLOOR PLAN
SCALE 1:50
North
0mm 500 1000 1500 2000 2500

1, FOYER	4.5
2, PASSAGE	19.8
3, RUMPUS	18.7
4, BED 2	13.5
5, BED 1	13.5
6, BATHROOM	6.5
7, WC	2.4
8, LAUNDRY	7.3
9, KITCHEN	22.7
10, DINING	19.3
11, LIVING	33.8
12, MASTER BED	20.5
13, ENSUITE	5.9
14, TIMBER DECK	63.0
15, CARPORT	67.9

FITTINGS & FIXTURES SCHEDULE

NOTES	QTY
H.BN.01, SEMI-RECESSED VANITY BASIN. SECURELY INSTALL AND SEAL SEMI-RECESSED BASIN, PROVIDING A WATER-RESISTANT WALL SURFACE AT LEAST 150mm ABOVE THE BASIN/UP WITHIN 75mm OF A WALL) AND WATERPROOF ALL WALL JUNCTIONS IN ACCORDANCE WITH NCC 2022 VOL. 2 CLAUSE 10.2.5.	3
H.BN.02, WALL FIXED SHELF BASIN. WALL-HUNG BASIN TO BE FIXED TO STRUCTURAL SUPPORT (BLOCKING OR STUD) AND PROVIDED WITH A WATER-RESISTANT SPLASHBACK MINIMUM 150mm UP THE WALL, WITH JUNCTIONS AND PENETRATIONS SEALED AS PER NCC 2022 VOL. 2, 10.2.5.	1
H.LT.01, LAUNDRY TROUGH. LAUNDRY TUB TO HAVE WATER-RESISTANT WALL FINISH EXTENDING AT LEAST 150mm ABOVE THE RIM AND ALL ABUTTING WALL JUNCTIONS MADE WATERPROOF, IN COMPLIANCE WITH NCC 2022 VOL. 2 CLAUSE 10.2.5.	1
H.MB.01, BASIN MIXER. BASIN MIXER TAP TO BE A MINIMUM 4-STAR WELS RATED FIXTURE (MAX =6.0L/MIN FLOW) AND HOT WATER NOT EXCEEDING 50°C VIA A TEMPERING DEVICE, AS REQUIRED BY AS/NZS 3500.4.	1
H.MB.02, TROUGH MIXER. LAUNDRY TROUGH MIXER TAP TO HAVE AT LEAST A 4-STAR WELS WATER EFFICIENCY RATING (PER AS/NZS 6400) AND BE INSTALLED WITH AN ACCESSIBLE ISOLATING VALVE ON THE SUPPLY FOR MAINTENANCE (IN LINE WITH AS/NZS 3500.1 GOOD PRACTICE).	1
H.MB.03, KITCHEN SINK MIXER. KITCHEN SINK MIXER TO BE WATER-EFFICIENT (>4-STAR WELS RATING, ~6.0 L/MIN MAX) IN ACCORDANCE WITH AS/NZS 6400, WITH HOT AND COLD ISOLATING VALVES AND APPROPRIATE BACKFLOW PREVENTION ON THE POTABLE WATER SUPPLY AS REQUIRED BY AS/NZS 3500.1.	1
H.SH.01, SHOWER HEAD. SHOWER HEAD TO BE A WATER-EFFICIENT MODEL (MINIMUM 3-STAR WELS RATING, ≤9 L/MIN FLOW) UNDER THE WELS SCHEME, MOUNTED AT AN APPROPRIATE HEIGHT (APPROXIMATELY 2000mm ABOVE FLOOR OR ADJUSTABLE) TO COMPLY WITH AS 3662 PERFORMANCE AND USER COMFORT.	2
H.SM.01, SHOWER MIXER. SHOWER MIXER TO BE WATERMARK-CERTIFIED TAPWARE (COMPLYING WITH AS/NZS 3718) AND INSTALLED TO SUPPLY TEMPERED HOT WATER NOT EXCEEDING 50 °C, IN ACCORDANCE WITH AS/NZS 3500.4 REQUIREMENTS FOR PERSONAL HYGIENE OUTLETS.	2
H.WC.01, TOILET PAN. DUAL-FLUSH TOILET PAN TO BE A WATER-EFFICIENT 4-STAR WELS UNIT (NOMINAL 4.5 L FULL / 3 L HALF FLUSH) AND MUST BE SECURELY BOLTED TO THE FLOOR WITH AN IMPERMEABLE SEAL AT THE BASE (INSTALLED TO FOLLOW AS 1172 & MANUFACTURERS INSTRUCTIONS FOR INSTALLATION).	2
Q.CT.01, 900mm INDUCTION COOKTOP. INSTALL INDUCTION COOKTOP WITH A MINIMUM VERTICAL CLEARANCE OF 600mm TO ANY RANGEHOOD ABOVE AND ABOUT 450mm TO OVERHEAD CABINETS (OR GREATER IF SPECIFIED BY MANUFACTURER), TO MEET FIRE SAFETY CLEARANCE GUIDELINES AND MANUFACTURER'S REQUIREMENTS.	1
Q.DR.01, DRYER. CLOTHES DRYER (VENTED TYPE) MUST BE PROVIDED WITH A DUCTED EXHAUST OUTLET TO THE OUTSIDE AIR (NOT INTO A ROOM OR ROOF SPACE) IN ACCORDANCE WITH NCC 2022 CONDENSATION MANAGEMENT PROVISIONS (CLAUSE 10.8.2(3)); CONDENSING DRYERS ARE EXEMPT FROM THIS EXTERNAL VENTING REQUIREMENT.	1

NOTES	QTY
Q.DW.01, 600mm DISHWASHER. DISHWASHER TO BE INSTALLED LEVEL WITH AN ACCESSIBLE WATER SHUT-OFF VALVE ON THE SUPPLY AND THE WASTE OUTLET CONNECTED VIA A TRAPPED CONNECTION (HIGH-LOOP OR STANDPIPE) TO PREVENT SIPHONING, IN ACCORDANCE WITH AS/NZS 3500 PLUMBING INSTALLATION REQUIREMENTS; ENSURE ANY CABINETRY PENETRATIONS FOR SERVICES ARE SEALED.	1
Q.FG.01, 900mm FRIDGE. PROVIDE REFRIGERATOR CAVITY VENTILATION AND, IF THE FRIDGE HAS A WATER/ICE DISPENSER, A COLD-WATER CONNECTION WITH AN ISOLATION TAP AND APPROPRIATE BACKFLOW PREVENTION (E.G. DUAL CHECK VALVE) MUST BE INSTALLED IN COMPLIANCE WITH AS/NZS 3500.1 (TO PROTECT WATER SUPPLY FROM CONTAMINATION).	1
Q.OV.01, 900mm OVEN. OVEN (FREESTANDING OR BUILT-IN) TO BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND AS/NZS 3000 WIRING RULES - INCLUDING REQUIRED AIR GAPS OR VENTILATION OPENINGS FOR COOLING, AND AN ANTI-TILT RESTRAINT BRACKET SECURELY FIXED IF A FREESTANDING RANGE IS USED (FOR STABILITY AND SAFETY)	1
Q.RH.1, 900mm x 300mm RANGEHOOD. RANGEHOOD MUST BE DUCTED TO DISCHARGE EXTERNALLY (AT EAVE, ROOF OR WALL VENT) RATHER THAN RECIRCULATING INTO THE ROOF SPACE, IN COMPLIANCE WITH NCC 2022 CONDENSATION MANAGEMENT REQUIREMENTS; INSTALL AS PER MANUFACTURER'S CLEARANCES AND SECURE TO STRUCTURE.	1
Q.WM.01, WASHING MACHINE. WASHING MACHINE TO HAVE HOT/COLD WATER TAPS FITTED WITH BACKFLOW PREVENTION (IN-BUILT OR VIA VACUUM BREAKER/DUAL CHECK VALVE) IN ACCORDANCE WITH AS/NZS 3500.1, AND WASTEWATER MUST DISCHARGE TO AN APPROPRIATE TRAPPED OUTLET (STANDPIPE OR LAUNDRY TUB CONNECTION) TO COMPLY WITH PLUMBING STANDARDS AND PREVENT SEWER GASES.	1
X.SG.01, GLASS SHOWER SCREEN & DOOR. SHOWER SCREEN PANELS AND DOOR MUST USE GRADE A SAFETY GLASS (TOUGHENED OR LAMINATED) IN COMPLIANCE WITH AS 1288 AND AS/NZS 2208, WITH SECURE FIXINGS AND FRAMING AS REQUIRED TO MEET HUMAN IMPACT SAFETY STANDARDS IN BATHROOMS.	1
X.TH.01, TOILET ROLL HOLDER. IN AN ACCESSIBLE TOILET, MOUNT THE TOILET ROLL HOLDER SUCH THAT THE OUTLET OF THE ROLL IS WITHIN 300mm OF THE FRONT OF THE TOILET PAN, ABOVE THE TOP OF THE SEAT AND NOT HIGHER THAN 700mm ABOVE FLOOR LEVEL, WITH A PROJECTION	2
X.TR.01, 450mm TOWEL RAIL. SECURELY FIX TOWEL RAIL TO WALL FRAMING OR SOLID BLOCKING (TO SUPPORT LOAD) AND MOUNT AT A CONVENIENT REACHABLE HEIGHT (TYPICALLY AROUND 1000-1200mm AFFL); ENSURE ANY SCREWS THROUGH WATERPROOFED SURFACES ARE ADEQUATELY SEALED, IN LINE WITH NCC 2022 VOL. 2 WET-AREA REQUIREMENTS.	2
X.TR.02, 650mm TOWEL RAIL. TOWEL RAIL (650mm) TO BE FIRMLY ANCHORED INTO STRUCTURAL SUPPORT AND INSTALLED AT AN APPROPRIATE HEIGHT FOR EASY REACH, WITH ALL WALL PENETRATIONS IN TILED OR WATERPROOF AREAS SEALED TO MAINTAIN THE INTEGRITY OF THE WATERPROOFING MEMBRANE PER NCC 2022 VOL. 2 CLAUSE 10.2.5.	2
X.TR.03, 300mm TOWEL RAIL. INSTALL 300mm TOWEL RAIL SECURELY INTO WALL BLOCKING AT AN ACCESSIBLE HEIGHT (APPROXIMATELY 1100mm AFFL FOR EASE OF USE) AND SEAL AROUND ANY FIXINGS THAT PENETRATE WET-AREA LININGS, TO PREVENT WATER INGRESS AS REQUIRED BY NCC 2022 VOL. 2.	1

FLOOR SCHEDULE

NOTES	m2
F.FBC.01, STRUCTURAL CONCRETE CARPORT SLAB POURED AS AN ON-GROUND PAVING SLAB FOR THE OPEN CARPORT AREA. CONCRETE DESIGN AND REINFORCEMENT TO COMPLY WITH AS 3600 AND ENGINEERING DETAIL (100mm SL72 MESH SLAB ON PREPARED SUBGRADE). SLAB TO BE FINISHED WITH A BRUSHED BROOM FINISH FOR SLIP RESISTANCE AND WEATHER DURABILITY – A LIGHT TEXTURED SURFACE WILL PROVIDE GRIP IN WET CONDITIONS. INCLUDE A PLASTIC MEMBRANE UNDER THE SLAB FOR MOISTURE PROTECTION (AS PER AS 2870) AND ENSURE CONTROL JOINTS ARE PROVIDED TO MINIMISE SHRINKAGE CRACKING.	67.9
F.FPC.01, INSULATED STRUCTURAL CONCRETE MAIN DWELLING SLAB SERVING AS FINISHED FLOOR AND HIGH THERMAL MASS FOR PASSIVE SOLAR HEATING. NORTH-FACING GLAZING WILL ADMIT WINTER SUN TO WARM THE SLAB. WHICH THEN SLOWLY RELEASES HEAT AT NIGHT, AIDING COMPLIANCE WITH NCC 2022 ENERGY EFFICIENCY PROVISIONS. FINISH TO BE COST-EFFECTIVE – A BASIC STEEL-TROWELLED BURNISH OR LIGHT GRIND AND SEAL (MATT FINISH). RATHER THAN A HIGH-GLOSS POLISH, UNLESS THE CLIENT SPECIFIES AN UPGRADED FINISH.	169.2
F.FTD.01, COMPOSITE TIMBER DECKING COMPOSITE WOOD-PLASTIC DECKING ON A DURABLE SUB-FRAME. PROVIDING A LOW-MAINTENANCE, ROT-RESISTANT SURFACE. DECKING TO BE NON-COMBUSTIBLE OR BUSHFIRE-RATED IN ACCORDANCE WITH AS 3959:2018 FOR THE SITE'S BAL. BOARDS TO HAVE A SLIP-RESISTANT FINISH (P4 RATING PER AS 4586) FOR SAFE WET-WEATHER USE. AND TO INCLUDE DRAINED THRESHOLDS OR A STEP-DOWN AT DOORWAYS TO PREVENT WATER INGRESS. THE DECK CONTRIBUTES MINIMAL THERMAL MASS, BUT ITS LIGHT COLOUR AND MATERIAL SELECTION SHOULD MINIMISE HEAT RETENTION. CONSTRUCTION TO FOLLOW MANUFACTURER'S GUIDELINES (ALLOWING FOR THERMAL EXPANSION GAPS) AND GOOD BUILDING PRACTICE. COLOUR AND TYPE SELECTION BY CLIENT.	63.0
F.FTL.01, CERAMIC FLOOR TILES TILED FINISH ON MORTAR SCREED OVER THE CONCRETE SLAB IN WET AREAS, SLOPED TO FLOOR WASTE FOR DRAINAGE. ALL WET AREAS TO COMPLY WITH NCC 2022 PART 10.2 AND BE WATERPROOFED TO AS 3740 (WATERPROOFING OF DOMESTIC WET AREAS). SCREED TO BE GRADED EVENLY TO THE FLOOR WASTE WITH A MINIMUM FALL OF 1:80 TOWARDS THE DRAIN (AND NOT STEEPER THAN 1:50) AS REQUIRED BY NCC 2022 – THIS ENSURES NO WATER PONDING. INSTALL A PUDDLE FLANGE OR DRAINAGE FLANGE FITTING, WITH THE WATERPROOF MEMBRANE TURNED DOWN INTO THE WASTE AND ADEQUATELY TERMINATED/SEALED IN ACCORDANCE WITH AS 3740. AT WALLS AND SHOWER HOBS, CONTINUE THE MEMBRANE UPTURN TO THE HEIGHTS SPECIFIED IN AS 3740 (E.G. 150 MM UP WALLS, FULL SHOWER RECESS HEIGHT, ETC.). CERAMIC TILES AND BED TO BE INSTALLED TO AS 3958.1 STANDARDS INCLUDING APPROPRIATE ADHESIVE SELECTION (WATER-RESISTANT, CEMENT-BASED ADHESIVE CONFORMING TO AS 2358). PROPER COVERAGE, AND MOVEMENT JOINTS AS REQUIRED.	21.5

GENERAL LEGEND:
DOOR & WINDOW NUMBERS, REFER TO DOOR AND WINDOW SCHEDULES.
BUILDING SETOUT GRID MARKERS
EXTERNAL ELEVATION MARKER
EXTERNAL ELEVATION MARKER
DETAIL MARKER
FLOOR LEVELS. CONFIRM ALL EXISTING LEVELS ON SITE PRIOR TO PROCEEDING. REFER SETOUT PLAN IN CONJUCTION WITH ENGINEERS DOCUMENTATION.
TYPICAL WALL TYPES AS LABELED ON FLOOR PLANS. REFER TO STANDARD WALL PLAN DETAILS FOR ALL WALL SETOUT, LINING, FINISH & INSULATION REQUIREMENTS.
THERMAL INSULATION TO SPEC.
ACOUSTIC INSULATION TO SPEC.
STRUCTURAL COLUMNS.
INTERIOR TAGS
TAG PREFIX
TAG CODE
TAG NUMBER
EQUIPMENT FINISHES
HYDRAULIC FIXTURES JOINERY
FIXTURES and FITTINGS
INTERIOR FITOUT TBC by Client.

PROJECT NAME
BARNETT RESIDENCE

DRAWING TITLE
NOTATION FLOOR PLAN

PROJECT ADDRESS
1A LOTHIAN PLACE, RIVERSIDE

CLIENT
COLLEEN & SIMON BARNETT

REV	DESCRIPTION	DATE
DA01	ISSUED FOR DEVELOPMENT APPROVAL	31/10/2025

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2/11/2025

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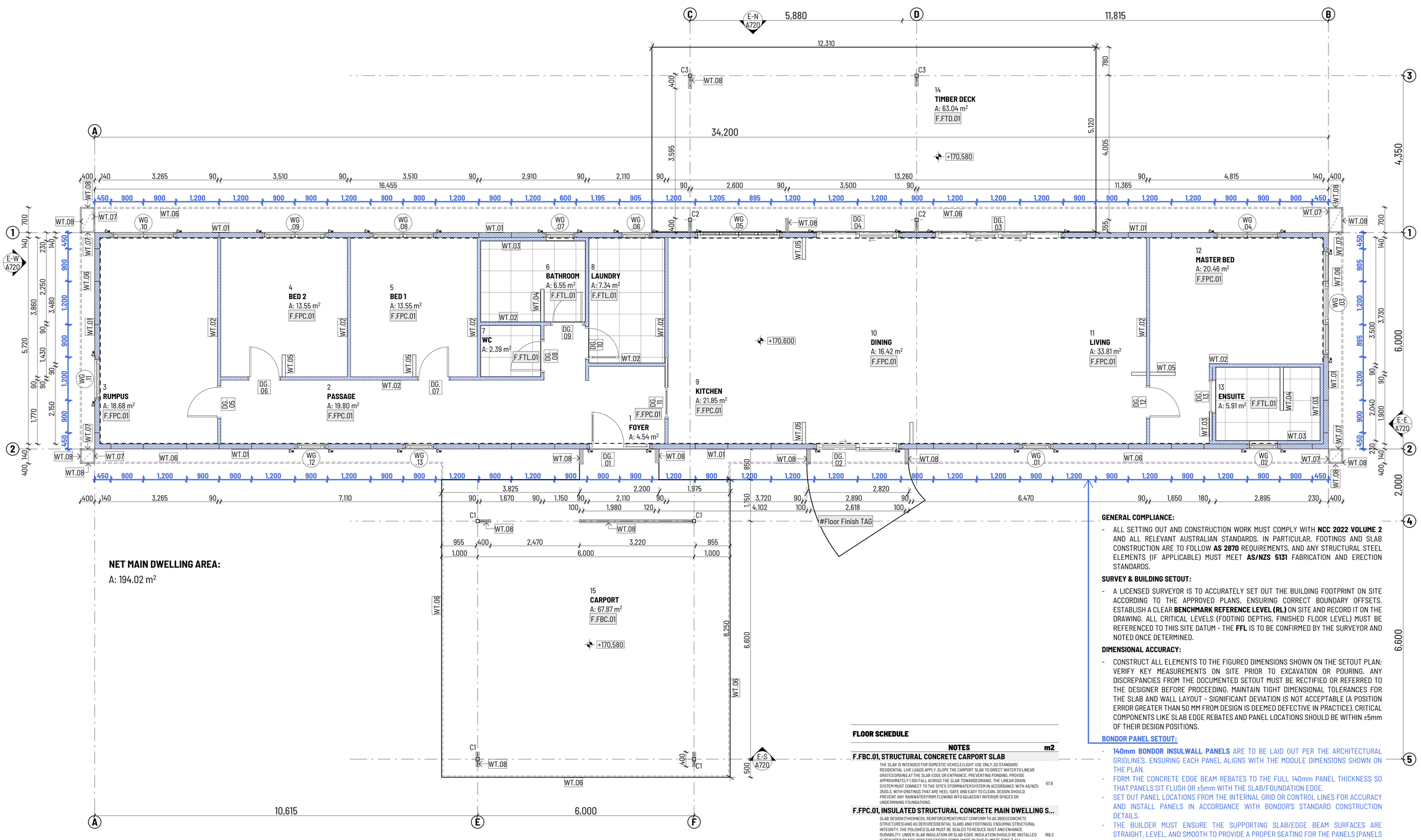

NET MAIN DWELLING AREA:

A: 194.02 m²

DIMENSION FLOOR PLAN
SCALE 1:50
North
0mm 500 1000 1500 2000 2500

1, FOYER	4.5	9, KITCHEN	22.7
2, PASSAGE	19.8	10, DINING	19.3
3, RUMPUS	18.7	11, LIVING	33.8
4, BED 2	13.5	12, MASTER BED	20.5
5, BED 1	13.5	13, ENSUITE	5.9
6, BATHROOM	6.5	14, TIMBER DECK	63.0
7, WC	2.4	15, CARPORT	67.9
8, LAUNDRY	7.3		

FLOOR SCHEDULE

NOTES	m2
F.FBC.01, STRUCTURAL CONCRETE CARPORT SLAB	
THE SLAB IS INTENDED FOR DOMESTIC VEHICLE/LIGHT USE ONLY, SO STANDARD RESIDENTIAL LIVE LOADS APPLY. SLOPE THE CARPORT SLAB TO DIRECT WATER TO LINEAR GRATED DRAINS AT THE SLAB EDGE OR ENTRANCE, PREVENTING PONDING. PROVIDE APPROXIMATELY 1:100 FALL ACROSS THE SLAB TOWARDS DRAINS. THE LINEAR DRAIN SYSTEM MUST CONNECT TO THE SITE'S STORMWATER SYSTEM IN ACCORDANCE WITH AS/NZS 3500.3. WITH GRATINGS THAT ARE HEEL-SAFE AND EASY TO CLEAN. DESIGN SHOULD PREVENT ANY RAINWATER FROM FLOWING INTO ADJACENT INTERIOR SPACES OR UNDERMINING FOUNDATIONS.	67.9
F.FPC.01, INSULATED STRUCTURAL CONCRETE MAIN DWELLING S...	
SLAB DESIGN (THICKNESS, REINFORCEMENT) MUST CONFORM TO AS 3600 (CONCRETE STRUCTURES) AND AS 2870 (RESIDENTIAL SLABS AND FOOTINGS), ENSURING STRUCTURAL INTEGRITY. THE POLISHED SLAB MUST BE SEALED TO REDUCE DUST AND ENHANCE DURABILITY. UNDER-SLAB INSULATION OR SLAB-EDGE INSULATION SHOULD BE INSTALLED IF REQUIRED BY NCC 2022 FOR ENERGY COMPLIANCE IN THIS CLIMATE ZONE 7. ALL CONCRETE PLACEMENT AND CURING TO FOLLOW AS 3600 RECOMMENDATIONS FOR QUALITY AND PERFORMANCE.	189.2
F.FTD.01, COMPOSITE TIMBER DECKING	
DECK DIMENSIONS AND LEVELS TO BE SET OUT PER STRUCTURAL PLAN, ENSURING ALIGNMENT WITH THE BUILDING GRID. COORDINATE DECK STRUCTURE INTERFACE WITH HOUSE FRAMING - USE GALVANISED FIXINGS/LEDGER AS REQUIRED, WITH ANY CANTILEVERS OR CONNECTIONS AND INDEPENDENT POSTS PER ENGINEERING DETAIL. FINISHED DECK LEVEL TO BE APPROXIMATELY 25mm BELOW INTERNAL FFL (FINISHED FLOOR LEVEL) FOR WEATHER COMPLIANCE, FLUSHED WITH A DRAINED THRESHOLD. ALLOW NORMAL CONSTRUCTION TOLERANCES (±5 MM) SO THAT DECKING MEETS WALLS AND STEPS NEATLY. ALL LEVELS AND SETBACKS TO BE CONFIRMED ON SITE AGAINST THE RL FOR ACCURACY.	63.0
F.FTL.01, CERAMIC FLOOR TILES	
ENSURE FALLS ARE CONSISTENT TO ALL WASTES AND THAT A WATER-STOP ANGLE IS INSTALLED AT DOOR THRESHOLDS TO CONTAIN WATER. FINISHED TILE SURFACE TO BE NON-SLIP (MATT FINISH) AND ALL JUNCTIONS TO BE SECURELY SEALED WITH GROUT OR FLEXIBLE SEALANT PER AS 3958. POSITION FLOOR WASTES AT THE LOW POINT OF FLOORS; CONNECT WASTES TO THE PLUMBING SYSTEM WITH TRAPS/VENTS AS REQUIRED BY AS/NZS 3500, AND ENSURE ALL PENETRATIONS THROUGH THE MEMBRANE ARE TIGHTLY WATERPROOFED.	21.5

GENERAL COMPLIANCE:

- ALL SETTING OUT AND CONSTRUCTION WORK MUST COMPLY WITH **NCC 2022 VOLUME 2** AND ALL RELEVANT AUSTRALIAN STANDARDS. IN PARTICULAR, FOOTINGS AND SLAB CONSTRUCTION ARE TO FOLLOW **AS 2870** REQUIREMENTS, AND ANY STRUCTURAL STEEL ELEMENTS (IF APPLICABLE) MUST MEET **AS/NZS 5131** FABRICATION AND ERECTION STANDARDS.

SURVEY & BUILDING SETOUT:

- A LICENSED SURVEYOR IS TO ACCURATELY SET OUT THE BUILDING FOOTPRINT ON SITE ACCORDING TO THE APPROVED PLANS, ENSURING CORRECT BOUNDARY OFFSETS. ESTABLISH A CLEAR **BENCHMARK REFERENCE LEVEL (RL)** ON SITE AND RECORD IT ON THE DRAWING. ALL CRITICAL LEVELS (FOOTING DEPTHS, FINISHED FLOOR LEVEL) MUST BE REFERENCED TO THIS SITE DATUM - THE **FFL** IS TO BE CONFIRMED BY THE SURVEYOR AND NOTED ONCE DETERMINED.

DIMENSIONAL ACCURACY:

- CONSTRUCT ALL ELEMENTS TO THE FIGURED DIMENSIONS SHOWN ON THE SETOUT PLAN; VERIFY KEY MEASUREMENTS ON SITE PRIOR TO EXCAVATION OR POURING. ANY DISCREPANCIES FROM THE DOCUMENTED SETOUT MUST BE RECTIFIED OR REFERRED TO THE DESIGNER BEFORE PROCEEDING. MAINTAIN TIGHT DIMENSIONAL TOLERANCES FOR THE SLAB AND WALL LAYOUT - SIGNIFICANT DEVIATION IS NOT ACCEPTABLE (A POSITION ERROR GREATER THAN 50 MM FROM DESIGN IS DEEMED DEFECTIVE IN PRACTICE). CRITICAL COMPONENTS LIKE SLAB EDGE REBATES AND PANEL LOCATIONS SHOULD BE WITHIN ±5mm OF THEIR DESIGN POSITIONS.

BONDOR PANEL SETOUT:

- **140mm BONDOR INSULWALL PANELS** ARE TO BE LAID OUT PER THE ARCHITECTURAL GRIDLINES, ENSURING EACH PANEL ALIGNS WITH THE MODULE DIMENSIONS SHOWN ON THE PLAN.
- FORM THE CONCRETE EDGE BEAM REBATES TO THE FULL 140mm PANEL THICKNESS SO THAT PANELS SIT FLUSH OR ±5mm WITH THE SLAB/FOUNDATION EDGE.
- SET OUT PANEL LOCATIONS FROM THE INTERNAL GRID OR CONTROL LINES FOR ACCURACY AND INSTALL PANELS IN ACCORDANCE WITH BONDOR'S STANDARD CONSTRUCTION DETAILS.
- THE BUILDER MUST ENSURE THE SUPPORTING SLAB/EDGE BEAM SURFACES ARE STRAIGHT, LEVEL, AND SMOOTH TO PROVIDE A PROPER SEATING FOR THE PANELS (PANELS REQUIRE A FLUSH, PLUMB FIT).

PRE-POUR VERIFICATION:

- **BEFORE POURING CONCRETE**, VERIFY ON SITE THAT ALL FOOTING STEP HEIGHTS AND SLAB RECESS DEPTHS MATCH THE DESIGN DETAILS.
- ANY STEPPED FOOTINGS MUST COMPLY WITH NCC 2022 REQUIREMENTS (MAX. 1:10 SLOPE BETWEEN LEVELS OR STEPPED PROFILE AS PER AS 2870).
- DOUBLE-CHECK THAT THE EDGE BEAM REBATES ARE FORMED TO CORRECT DEPTH/WIDTH TO FULLY SUPPORT THE 140mm WALL PANELS, AND THAT ALL SETOUT DIMENSIONS AND LEVELS CORRESPOND WITH THE APPROVED DRAWINGS.
- ANY ERRORS OR DISCREPANCIES IN SETOUT MUST BE CORRECTED AND RE-INSPECTED PRIOR TO THE CONCRETE POUR TO ENSURE THE AS-BUILT FOUNDATION WILL ACCOMMODATE THE WALL PANELS AND OVERALL STRUCTURE AS DESIGNED.

ZURI creative STUDIO

GENERAL LEGEND:
- DOOR & WINDOW NUMBERS, REFER TO DOOR AND WINDOW SCHEDULES.
- BUILDING SETOUT GRID MARKERS
- EXTERNAL ELEVATION MARKER
- EXTERNAL ELEVATION MARKER
- DETAIL MARKER
- xxxx FLOOR LEVELS: CONFIRM ALL EXISTING LEVELS ON SITE PRIOR TO PROCEEDING. REFER SETOUT PLAN IN CONJUCTION WITH ENGINEERS DOCUMENTATION.
- WT.# TYPICAL WALL TYPES AS LABELED ON FLOOR PLANS. REFER TO STANDARD WALL PLAN DETAILS FOR ALL WALL SETOUT, LINING, FINISH & INSULATION REQUIREMENTS.
- THERMAL INSULATION TO SPEC.
- ACOUSTIC INSULATION TO SPEC.
- C# / T1 Ce STRUCTURAL COLUMNS.

INTERIOR TAGS
- T.A.G PREFIX
- T.A.G CODE
- T.A.G NUMBER
- E. EQUIPMENT
- F. FINISHES
- H. HYDRAULIC FIXTURES
- J. JOINERY
- K. FIXTURES AND FITTINGS

INTERIOR FITOUT TBC by Client.

PROJECT NAME
BARNETT RESIDENCE

DRAWING TITLE
SETOUT FLOOR PLAN

PROJECT ADDRESS
1A LOTHIAN PLACE, RIVERSIDE

CLIENT
COLLEEN & SIMON BARNETT

REV	DESCRIPTION	DATE
DA01	ISSUED FOR DEVELOPMENT APPROVAL	31/10/2025

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DRAWN BY MMW
APPROVED BY MMW
2/11/2025

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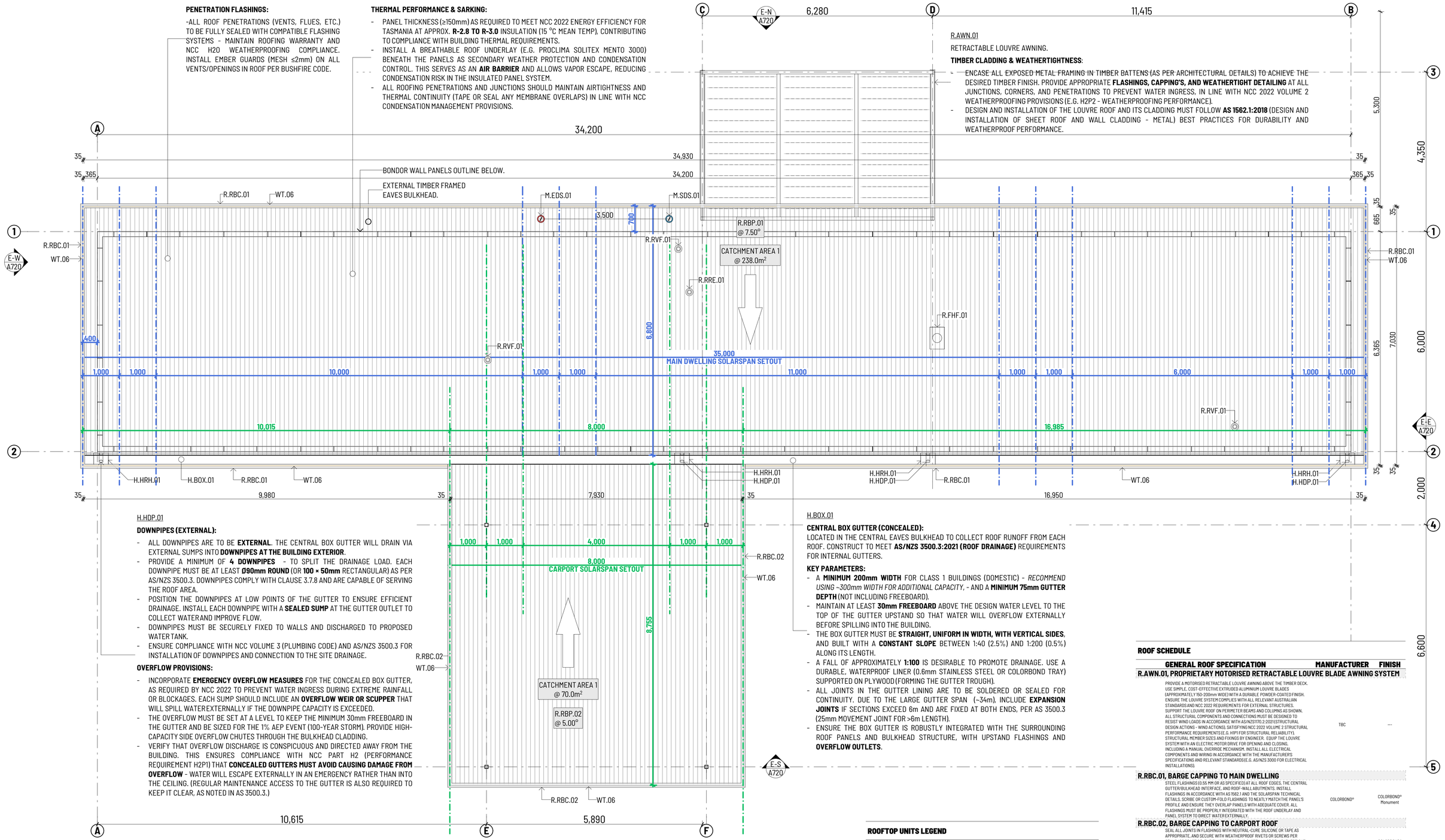
PENETRATION FLASHINGS:

-ALL ROOF PENETRATIONS (VENTS, FLUES, ETC.) TO BE FULLY SEALED WITH COMPATIBLE FLASHING SYSTEMS - MAINTAIN ROOFING WARRANTY AND NCC H2O WEATHERPROOFING COMPLIANCE. INSTALL EMBER GUARDS (MESH ≤2mm) ON ALL VENTS/OPENINGS IN ROOF PER BUSHFIRE CODE.

THERMAL PERFORMANCE & SARKING:

- PANEL THICKNESS (≥150mm) AS REQUIRED TO MEET NCC 2022 ENERGY EFFICIENCY FOR TASMANIA AT APPROX. **R-2.8 TO R-3.0** INSULATION (15 °C MEAN TEMP), CONTRIBUTING TO COMPLIANCE WITH BUILDING THERMAL REQUIREMENTS.
- INSTALL A BREATHABLE ROOF UNDERLAY (E.G. PROCLIMA SOLITEX MENTO 3000) BENEATH THE PANELS AS SECONDARY WEATHER PROTECTION AND CONDENSATION CONTROL. THIS SERVES AS AN **AIR BARRIER** AND ALLOWS VAPOR ESCAPE, REDUCING CONDENSATION RISK IN THE INSULATED PANEL SYSTEM.
- ALL ROOFING PENETRATIONS AND JUNCTIONS SHOULD MAINTAIN AIRTIGHTNESS AND THERMAL CONTINUITY (TAPE OR SEAL ANY MEMBRANE OVERLAPS) IN LINE WITH NCC CONDENSATION MANAGEMENT PROVISIONS.



R.AWN.01

RETRACTABLE LOUVRE AWNING.

TIMBER CLADDING & WEATHERTIGHTNESS:

- ENCASE ALL EXPOSED METAL FRAMING IN TIMBER BATTENS (AS PER ARCHITECTURAL DETAILS) TO ACHIEVE THE DESIRED TIMBER FINISH. PROVIDE APPROPRIATE **FLASHINGS, CAPPING'S, AND WEATHERTIGHT DETAILING** AT ALL JUNCTIONS, CORNERS, AND PENETRATIONS TO PREVENT WATER INGRESS, IN LINE WITH NCC 2022 VOLUME 2 WEATHERPROOFING PROVISIONS (E.G. H2P2 - WEATHERPROOFING PERFORMANCE).
- DESIGN AND INSTALLATION OF THE LOUVRE ROOF AND ITS CLADDING MUST FOLLOW **AS 1562.1:2018** (DESIGN AND INSTALLATION OF SHEET ROOF AND WALL CLADDING - METAL) BEST PRACTICES FOR DURABILITY AND WEATHERPROOF PERFORMANCE.

H.HDP.01

DOWNPIPES (EXTERNAL):

- ALL DOWNPIPES ARE TO BE **EXTERNAL**. THE CENTRAL BOX GUTTER WILL DRAIN VIA EXTERNAL SUMPS INTO **DOWNPIPES AT THE BUILDING EXTERIOR**.
- PROVIDE A MINIMUM OF **4 DOWNPIPES** - TO SPLIT THE DRAINAGE LOAD. EACH DOWNPIPE MUST BE AT LEAST **Ø90mm ROUND** (OR **100 × 50mm** RECTANGULAR) AS PER AS/NZS 3500.3. DOWNPIPES COMPLY WITH CLAUSE 3.7.8 AND ARE CAPABLE OF SERVING THE ROOF AREA.
- POSITION THE DOWNPIPES AT LOW POINTS OF THE GUTTER TO ENSURE EFFICIENT DRAINAGE. INSTALL EACH DOWNPIPE WITH A **SEALED SUMP** AT THE GUTTER OUTLET TO COLLECT WATER AND IMPROVE FLOW.
- DOWNPIPES MUST BE SECURELY FIXED TO WALLS AND DISCHARGED TO PROPOSED WATER TANK.
- ENSURE COMPLIANCE WITH NCC VOLUME 3 (PLUMBING CODE) AND AS/NZS 3500.3 FOR INSTALLATION OF DOWNPIPES AND CONNECTION TO THE SITE DRAINAGE.

OVERFLOW PROVISIONS:

- INCORPORATE **EMERGENCY OVERFLOW MEASURES** FOR THE CONCEALED BOX GUTTER, AS REQUIRED BY NCC 2022 TO PREVENT WATER INGRESS DURING EXTREME RAINFALL OR BLOCKAGES. EACH SUMP SHOULD INCLUDE AN **OVERFLOW WEIR OR SCUPPER** THAT WILL SPILL WATER EXTERNALLY IF THE DOWNPIPE CAPACITY IS EXCEEDED.
- THE OVERFLOW MUST BE SET AT A LEVEL TO KEEP THE MINIMUM 30mm FREEBOARD IN THE GUTTER AND BE SIZED FOR THE 1% AEP EVENT (100-YEAR STORM). PROVIDE HIGH-CAPACITY SIDE OVERFLOW CHUTES THROUGH THE BULKHEAD CLADDING.
- VERIFY THAT OVERFLOW DISCHARGE IS CONSPICUOUS AND DIRECTED AWAY FROM THE BUILDING. THIS ENSURES COMPLIANCE WITH NCC PART H2 (PERFORMANCE REQUIREMENT H2P1) THAT **CONCEALED GUTTERS MUST AVOID CAUSING DAMAGE FROM OVERFLOW** - WATER WILL ESCAPE EXTERNALLY IN AN EMERGENCY RATHER THAN INTO THE CEILING. (REGULAR MAINTENANCE ACCESS TO THE GUTTER IS ALSO REQUIRED TO KEEP IT CLEAR, AS NOTED IN AS 3500.3.)

H.BOX.01

CENTRAL BOX GUTTER (CONCEALED):

LOCATED IN THE CENTRAL EAVES BULKHEAD TO COLLECT ROOF RUNOFF FROM EACH ROOF. CONSTRUCT TO MEET **AS/NZS 3500.3:2021 (ROOF DRAINAGE)** REQUIREMENTS FOR INTERNAL GUTTERS.

KEY PARAMETERS:

- A **MINIMUM 200mm WIDTH** FOR CLASS 1 BUILDINGS (DOMESTIC) - *RECOMMEND USING ~300mm WIDTH FOR ADDITIONAL CAPACITY*, - AND A **MINIMUM 75mm GUTTER DEPTH** (NOT INCLUDING FREEBOARD).
- MAINTAIN AT LEAST **30mm FREEBOARD** ABOVE THE DESIGN WATER LEVEL TO THE TOP OF THE GUTTER UPSTAND SO THAT WATER WILL OVERFLOW EXTERNALLY BEFORE SPILLING INTO THE BUILDING.
- THE BOX GUTTER MUST BE **STRAIGHT, UNIFORM IN WIDTH, WITH VERTICAL SIDES**, AND BUILT WITH A **CONSTANT SLOPE** BETWEEN 1:40 (2.5%) AND 1:200 (0.5%) ALONG ITS LENGTH.
- A FALL OF APPROXIMATELY **1:100** IS DESIRABLE TO PROMOTE DRAINAGE. USE A DURABLE, WATERPROOF LINER (0.6mm STAINLESS STEEL OR COLORBOND TRAY) SUPPORTED ON PLYWOOD (FORMING THE GUTTER TROUGH).
- ALL JOINTS IN THE GUTTER LINING ARE TO BE SOLDERED OR SEALED FOR CONTINUITY. DUE TO THE LARGE GUTTER SPAN (~34m), INCLUDE **EXPANSION JOINTS** IF SECTIONS EXCEED 6m AND ARE FIXED AT BOTH ENDS, PER AS 3500.3 (25mm MOVEMENT JOINT FOR >6m LENGTH).
- ENSURE THE BOX GUTTER IS ROBUSTLY INTEGRATED WITH THE SURROUNDING ROOF PANELS AND BULKHEAD STRUCTURE, WITH UPSTAND FLASHINGS AND **OVERFLOW OUTLETS**.

ROOF SCHEDULE

GENERAL ROOF SPECIFICATION	MANUFACTURER	FINISH
R.AWN.01, PROPRIETARY MOTORISED RETRACTABLE LOUVRE BLADE AWNING SYSTEM		
PROVIDE A MOTORISED RETRACTABLE LOUVRE AWNING ABOVE THE TIMBER DECK. USE SIMPLE, COST-EFFECTIVE EXTRUDED ALUMINIUM LOUVRE BLADES (APPROXIMATELY 150-200mm WIDE) WITH A DURABLE POWDER-COATED FINISH. ENSURE THE LOUVRE SYSTEM COMPLIES WITH ALL RELEVANT AUSTRALIAN STANDARDS AND NCC 2022 REQUIREMENTS FOR EXTERNAL STRUCTURES. SUPPORT THE LOUVRE ROOF ON PERIMETER BEAMS AND COLUMNS AS SHOWN. ALL STRUCTURAL COMPONENTS AND CONNECTIONS MUST BE DESIGNED TO RESIST WIND LOADS IN ACCORDANCE WITH AS/NZS1170.2:2021 STRUCTURAL DESIGN ACTIONS - WIND ACTIONS), SATISFYING NCC 2022 VOLUME 2 STRUCTURAL PERFORMANCE REQUIREMENTS (E.G. H1P1 FOR STRUCTURAL RELIABILITY). STRUCTURAL MEMBER SIZES AND FIXINGS BY ENGINEER. EQUIP THE LOUVRE SYSTEM WITH AN ELECTRIC MOTOR DRIVE FOR OPENING AND CLOSING, INCLUDING A MANUAL OVERRIDE MECHANISM. INSTALL ALL ELECTRICAL COMPONENTS AND WIRING IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS AND RELEVANT STANDARDS (E.G. AS/NZS 3000 FOR ELECTRICAL INSTALLATIONS).	TBC	---
R.RBC.01, BARGE CAPPING TO MAIN DWELLING		
STEEL FLASHINGS (0.55 MM OR AS SPECIFIED) AT ALL ROOF EDGES. THE CENTRAL GUTTER/BULKHEAD INTERFACE, AND ROOF-WALL ABUTMENTS. INSTALL FLASHINGS IN ACCORDANCE WITH AS 1562.1 AND THE SOLARSPAN TECHNICAL DETAILS. SCRIBE OR CUSTOM-FOLD FLASHINGS TO NEATLY MATCH THE PANEL'S PROFILE AND ENSURE THEY OVERLAP PANELS WITH ADEQUATE COVER. ALL FLASHINGS MUST BE PROPERLY INTEGRATED WITH THE ROOF UNDERLAY AND PANEL SYSTEM TO DIRECT WATER EXTERNALLY	COLORBOND®	COLORBOND® Monument
R.RBC.02, BARGE CAPPING TO CARPORT ROOF		
SEAL ALL JOINTS IN FLASHINGS WITH NEUTRAL-CURE SILICONE OR TAPE AS APPROPRIATE, AND SECURE WITH WEATHERPROOF RIVETS OR SCREWS PER STANDARD PRACTICE. THE FINISHED ROOFING SYSTEM MUST BE WEATHERTIGHT AND COMPLY WITH NCC 2022 VOLUME 2 PERFORMANCE REQUIREMENT H2P1 FOR WEATHERPROOFING (NO WATER PENETRATION TO INTERIOR OR CEILING CAVITY SPACES)	COLORBOND®	COLORBOND® Monument
R.RBP.01, MAIN DWELLING ROOF		
INSULATED ROOFING PANELS WITH COLORBOND® STEEL SKINS FACTORY-BONDED TO AN EPS-FR CORE FOR A COMBINED ROOF AND INSULATION SYSTEM. PANELS MUST BE INSTALLED IN ACCORDANCE WITH AS 1562.1 (DESIGN & INSTALLATION OF SHEET ROOF AND WALL CLADDING) AND THE MANUFACTURER'S GUIDELINES. INSTALL PANELS WITH CONTINUOUS FALL TOWARD THE CENTRAL GUTTER. ENSURE SUPPORT SPACING AND FIXINGS PER BONDOR SPAN TABLES AND AS/NZS 1170.2 WIND LOAD REQUIREMENTS.	BONDOR SOLARSPAN®	ROOF! Zincalume
R.RBP.02, CARPORT ROOF		
USE MANUFACTURER-APPROVED FASTENERS (SELF-DRILLING SCREWS) WITH MINIMUM CLASS 4 CORROSION RESISTANCE PER AS 3566.2. FASTEN PANELS TO STRUCTURE (STIFFENED STEEL TOP PLATE) AT RECOMMENDED INTERVALS (E.G. AT EVERY PANEL RIB OR PER ENGINEERING) WITHOUT OVER-TIGHTENING, TO MAINTAIN WEATHER SEALS. ALL PANEL LAPS AND JOINTS MUST BE SEALED (USING BONDOR'S APPROVED SEALANT SYSTEMS) AND FOAM CLOSURE STRIPS OR METAL CLOSURES INSTALLED AT EAVES, RIDGES, AND PENETRATIONS TO PREVENT WIND-DRIVEN RAIN AND VERMIN INGRESS.	BONDOR SOLARSPAN®	COLORBOND® Monument

ROOFTOP UNITS LEGEND

NOTES
M.EDS.01, 90mm SEMI-RIGID EXTRACT DUCT
EAVES BULKHEAD COWL WITH INSECT/EMBER MESH (2mm APERTURE MAX.). DUCTED DOWN TO HRV UNIT. LOCATION TO BE AWAY FROM KITCHEN FLUE AND SHELTERED FROM PREVAILING WINDS. REFER TO MECHANICAL DRAWINGS FOR FURTHER INFORMATION.
M.SDS.01, 90mm SEMI-RIGID SUPPLY DUCT
EAVES BULKHEAD (WITH EMBER MESH) EXHAUSTING BUILDING AIR. MAINTAIN >3m SEPARATION FROM ANY FRESH AIR INLET TO PREVENT RECIRCULATION. REFER TO MECHANICAL DRAWINGS FOR FURTHER INFORMATION.
R.FHF.01, FIRE HEATER FLUE
150mm Ø TRIPLE-SKIN FLUE FOR WOOD HEATER, PENETRATING ROOF HERE. FLASH AND SEAL TO ROOF PANEL PER AS 2918. TOP OF FLUE TO TERMINATE MIN. 600mm ABOVE TOP SKILLION RIDGELINE. WITH RAIN CAP AND EMBER/SPARK ARRESTOR MESH. FIREPLACE FLUE PENETRATION AND FITTINGS SUPPLIED BY CLIENT.
R.RRE.01, RANGEHOOD EXHAUST COWL
KITCHEN EXHAUST VENT (DUCTED FROM RANGEHOOD) WITH BACKDRAFT DAMPER AND EMBER MESH, TO DISCHARGE EXTERNALLY.
R.RVF.01, VENT STACK EXHAUST COWL
VENT PIPE THROUGH ROOF (MIN. 50mm) WITH ROOF FLASHING AND EMBER-PROOF COWL. EXACT LOCATION BY PLUMBER.

ROOF PLAN

SCALE 1:50

North

0mm 500 1000 1500 2000 2500

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GENERAL NOTES

PROJECT NAME

BARNETT RESIDENCE

DRAWING TITLE

ROOF PLAN

PROJECT ADDRESS

1A LOTHIAN PLACE, RIVERSIDE

CLIENT

COLLEEN & SIMON BARNETT

REV	DESCRIPTION	DATE
P01	ISSUED FOR CLIENT REVIEW	31/10/2025

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SANITARY DRAINAGE CONNECTION:

- CONNECT THE NEW SANITARY SEWER SYSTEM TO THE **EXISTING ON-SITE WASTEWATER SYSTEM** AS NOTED ON THE SITE PLAN. THE MAIN DRAIN (100mm PVC DWV) SHALL RUN AT MINIMUM 1:60 FALL TO THE SEPTIC/TREATMENT SYSTEM INLET.
- PROVIDE INSPECTION OPENINGS AT ALL DIRECTION CHANGES AND AT THE BOUNDARY/ INTERFACE TO THE EXISTING SYSTEM.
- ANY UNDER-SLAB SEWER BRANCHES SHOULD CONVERGE TO A ACCESSIBLE DISCHARGE POINT.
- THE INSTALLING PLUMBER MUST VERIFY THE LOCATION AND INVERT LEVEL OF THE EXISTING INLET CHAMBER AND SLEEVE UNDER ANY STRUCTURAL ELEMENTS AS REQUIRED. VENTING OF THE DRAINAGE SYSTEM SHALL BE PER AS/NZS 3500.2 (INSTALL AN EXTERNAL VENT OR AIR ADMITTANCE VALVE IF REQUIRED TO RELIEVE THE LONG RUN TO THE SEPTIC).

STANDARDS & COMPLIANCE:

- ALL PLUMBING AND DRAINAGE WORK MUST COMPLY WITH NCC VOLUME 3 (PLUMBING CODE OF AUSTRALIA) AND AS/NZS 3500 (PARTS 2 & 3). INSTALLATIONS ARE TO BE CARRIED OUT BY A LICENSED TASMANIAN PLUMBER AND CONNECTED FROM BUILDING POINTS TO THE LEGAL POINTS OF DISCHARGE AS REQUIRED.

DIAGRAMMATIC LAYOUT:

- THE PIPE LOCATIONS SHOWN ARE **DIAGRAMMATIC ONLY** - ACTUAL ROUTES, OFFSETS, AND DEPTHS MUST BE CONFIRMED ON SITE. THE CONTRACTOR SHALL COORDINATE FINAL PIPE RUNS TO SUIT SITE CONDITIONS, STRUCTURE, AND OTHER SERVICES. MAINTAIN REQUIRED MINIMUM FALLS (E.G. ≥1:60 FOR DN100 SEWER LINES AND ≥1:100 FOR STORMWATER DRAINS) AND VERIFY ALL INVERT LEVELS BEFORE INSTALLATION.

SUBSOIL DRAINAGE:

- PROVIDE SUB-SLAB PERIMETER DRAINAGE TO PROTECT THE FOUNDATION. INSTALL 100mm DIAMETER AGRICULTURAL DRAINS WITH GEOTEXTILE SOCK AT THE BASE OF EXTERNAL SLAB EDGES, IN 20mm CLEAN AGGREGATE, GRADED ≥1:100 TO DISCHARGE POINTS. COORDINATE OUTLET OF AG DRAINS WITH SITE STORMWATER SYSTEM OR SURFACE SWALE AS SHOWN ON THE SITE PLAN.

ROOF DRAINAGE INTEGRATION:

- COORDINATE ALL DOWNPIPE LOCATIONS AND SIZES WITH THE ARCHITECTURAL ROOF PLAN. A MINIMUM OF FOUR (4) EXTERNAL DOWNPIPES (90mm DIA. OR 100×50mm) ARE REQUIRED TO SERVE THE ROOF CATCHMENTS. PLACE DOWNPIPES AT GUTTER LOW POINTS AND CONNECT EACH VIA SEALED SUMPS TO THE STORMWATER NETWORK (RAINWATER TANK INLET OR STORMWATERLINE, AS APPLICABLE).
- REFER TO ROOF PLAN NOTES FOR BOX GUTTER AND OVERFLOW PROVISIONS. ENSURE DOWNPIPES ARE SECURELY FIXED AND DISCHARGE AS DESIGNED (TO TANK OR LEGAL RUNOFF POINT).

SERVICE PENETRATIONS:

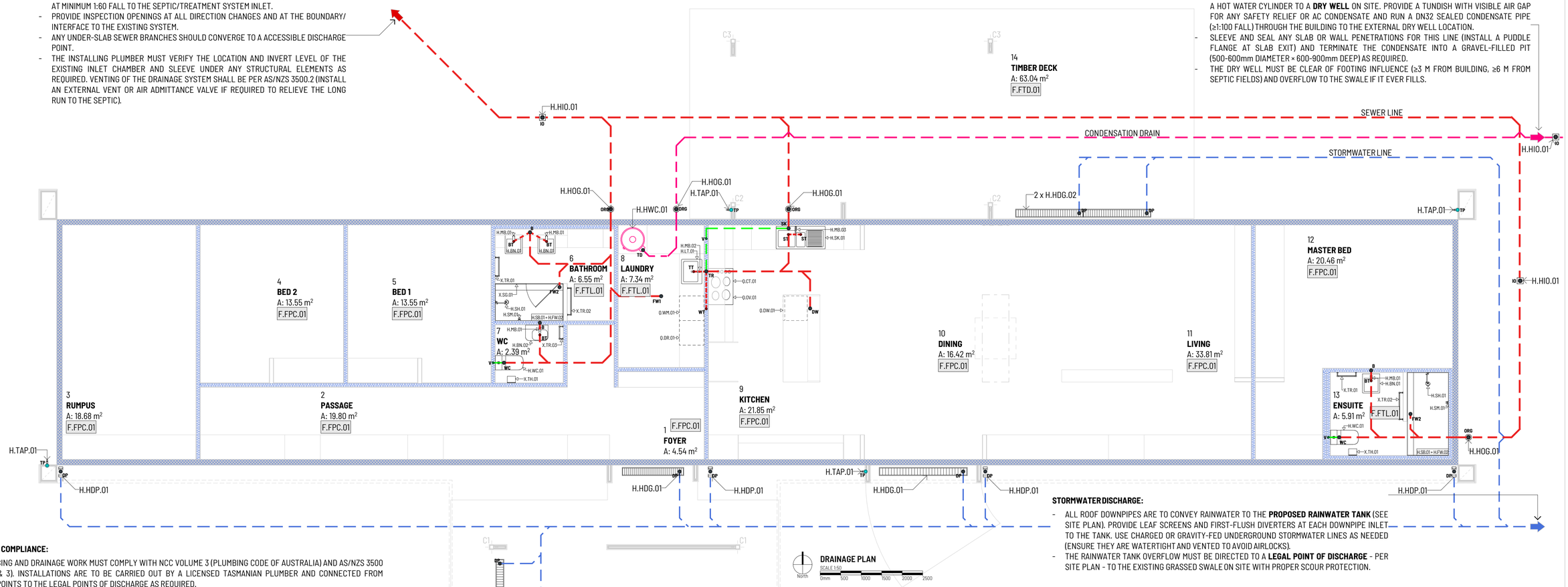
- PLAN SERVICE ROUTES TO MINIMISE PENETRATIONS THROUGH BONDOR INSULLIVING® WALL PANELS. WHEREVER POSSIBLE, BRING DRAINAGE AND WATER PIPES UP THROUGH SLAB OR INTERNAL WALLS INSTEAD OF THROUGH EXTERNAL INSULATED PANELS. ANY REQUIRED PENETRATIONS IN EXTERIOR INSULWALL® PANELS OR SOLARSPAN® ROOF PANELS **MUST** ADHERE TO BONDOR'S SIZE/LOCATION GUIDELINES AND BE DETAILED WITH APPROPRIATE SLEEVES AND FLASHINGS FOR A WEATHERTIGHT SEAL.
- SEAL ALL PENETRATIONS TO THE PRIMARY AIR/VAPOUR BARRIER PER THE AIRTIGHTNESS SPECIFICATION. (**NOTE:** NO PLUMBING CORE HOLES OR CHASES ARE TO COMPROMISE THE STRUCTURAL PANEL JOINS OR BASE TRACKS.)

SLAB INTERFACE AND PANEL SUPPORT:

- MAINTAIN THE INTEGRITY OF SLAB-PANEL JUNCTIONS. THE CONCRETE SLAB EDGE/REBATE MUST BE FORMED TO THE FULL 150mm THICKNESS OF EXTERIOR INSULWALL® PANELS SO THAT PANELS SIT 5+- ON THE SLAB EDGE.
- DO NOT ROUTE PIPES THROUGH THE SLAB EDGE REBATE OR ANY CRITICAL FOOTING UNDER A PANEL - ANY SLAB PENETRATIONS MUST BE SLEEVED THROUGH NON-STRUCTURAL PARTS OF THE SLAB AND COORDINATED WITH THE ENGINEER.
- ENSURE THE DAMP-PROOF MEMBRANE EXTENDS UNDER ALL WALL PANELS/TRACKS AND THAT PLUMBING IN SLAB DOES NOT PUNCTURE THE MEMBRANE WITHOUT PROPER DETAILING (USE PUDDLE FLANGES WHERE PIPES PENETRATE THE SLAB).

TESTING & SUBMISSIONS:

- ALL BELOW-GROUND DRAINAGE IS TO BE INSPECTED AND TESTED BEFORE BACKFILLING (ARRANGE AUTHORITY INSPECTIONS AT HOLD POINTS). ON COMPLETION, PROVIDE AN ACCURATE "AS-INSTALLED" DRAINAGE PLAN WITH INVERT LEVELS, AND A PLUMBER'S COMPLIANCE CERTIFICATE.
- THE BUILDER AND BUILDING SURVEYOR SHOULD VERIFY THAT THE INSTALLED DRAINAGE MEETS ALL COUNCIL AND TASWATERREQUIREMENTS PRIOR TO FINAL SIGN-OFF.



CONDENSATION DRAINAGE:

- COORDINATE MECHANICAL HVAC CONDENSATION DRAINAGE POINTS WITH THE PLUMBING PLAN.
- THE SITE PLAN SPECIFIES A TRAPPED CONDENSATE LINE FROM INDOOR MECHANICAL UNITS & A HOT WATER CYLINDER TO A **DRY WELL** ON SITE. PROVIDE A TUNDISH WITH VISIBLE AIR GAP FOR ANY SAFETY RELIEF OR AC CONDENSATE AND RUN A DN32 SEALED CONDENSATE PIPE (≥1:100 FALL) THROUGH THE BUILDING TO THE EXTERNAL DRY WELL LOCATION.
- SLEEVE AND SEAL ANY SLAB OR WALL PENETRATIONS FOR THIS LINE (INSTALL A PUDDLE FLANGE AT SLAB EXIT) AND TERMINATE THE CONDENSATE INTO A GRAVEL-FILLED PIT (500-600mm DIAMETER × 600-900mm DEEP) AS REQUIRED.
- THE DRY WELL MUST BE CLEAR OF FOOTING INFLUENCE (≥3 M FROM BUILDING, ≥6 M FROM SEPTIC FIELDS) AND OVERFLOW TO THE SWALE IF IT EVER FILLS.

STORMWATER DISCHARGE:

- ALL ROOF DOWNPIPES ARE TO CONVEY RAINWATER TO THE **PROPOSED RAINWATER TANK** (SEE SITE PLAN). PROVIDE LEAF SCREENS AND FIRST-FLUSH DIVERTERS AT EACH DOWNPIPE INLET TO THE TANK. USE CHARGED OR GRAVITY-FED UNDERGROUND STORMWATER LINES AS NEEDED (ENSURE THEY ARE WATERTIGHT AND VENTED TO AVOID AIRLOCKS).
- THE RAINWATER TANK OVERFLOW MUST BE DIRECTED TO A **LEGAL POINT OF DISCHARGE** - PER SITE PLAN - TO THE EXISTING GRASSED SWALE ON SITE WITH PROPER SCOUR PROTECTION.

1, FOYER	4.5	9, KITCHEN	22.7
2, PASSAGE	19.8	10, DINING	19.3
3, RUMPUS	18.7	11, LIVING	33.8
4, BED 2	13.5	12, MASTER BED	20.5
5, BED 1	13.5	13, ENSUITE	5.9
6, BATHROOM	6.5	14, TIMBER DECK	63.0
7, WC	2.4	15, CARPORT	67.9
8, LAUNDRY	7.3		

H HYDRAULIC SERVICES LEGEND - TRAPS

	QTY
BT, BASIN FIXTURE TRAP	4
FW1, LAUNDRY FLOOR WASTE TRAP	1
FW2, SHOWER FLOOR WASTE TRAP	2
ST, KITCHEN SINK FIXTURE TRAP	2
TT, TROUGH FIXTURE TRAP	1

HYDRAULIC SERVICES LEGEND - FITTINGS

	QTY
H.HDG.01, EXTERNAL DRAINAGE GRATE TO CONCRETE SLAB	5
H.HDG.02, EXTERNAL DRAINAGE GRATE TO TIMBER DECK	2
H.HDP.01, COLORBOND® STEEL DOWNPIPE	4
H.HIO.01, INSPECTION OPENING	3
H.HOG.01, OVERFLOW GULLY RELIEF	4
H.HWC.01, HOT WATER CYLINDER	1
H.SB.01 + H.FW.02, SHOWER BASE + GRATE FLOOR WASTE	2
H.TAP.01, HOSE BIB COCK	4

HYDRAULIC SERVICES LEGEND - CONNECTION POINTS

	QTY
B, BASIN CONNECTION POINT	3
DP, EXTERNAL DRAINAGE CONNECTION POINT	11
DW, DISH WASHER CONNECTION POINT	1
IO, EXTERNAL INSPECTION OPENING CONNECTION POINT	3
ORG, EXTERNAL OVERFLOW GULLY CONNECTION POINT	4
SK, KITCHEN SINK CONNECTION POINT	1
TD, TUNDISH CONNECTION POINT	1
TP, EXTERNAL TAP CONNECTION POINT	4
TR, TROUGH CONNECTION POINT	1
V, VENT RISER	3
WC, WC CONNECTION POINT	2
WT, WASHING MACHINE FIXTURE TRAP	1

ZURI creative STUDIO

GENERAL NOTES

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P01	ISSUED FOR CLIENT REVIEW	31/10/2025

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HYDRAULIC SERVICES SCHEDULE - FITTINGS

	NOTES	QTY
H.HDG.01, EXTERNAL DRAINAGE GRATE TO CONCRETE SLAB		
	INSTALL LINEAR CHANNEL DRAINS AT EXTERIOR DOOR THRESHOLDS SET SLIGHTLY (3-6mm) LOWER THAN THE SURROUNDING FLOOR FINISH TO CAPTURE WIND-DRIVEN RAIN WHILE KEEPING THE ADJACENT WALKING SURFACE FLUSH (NO TRIP HAZARD). USE HEEL-SAFE GRATES AND PROVIDE END OUTLET FITTINGS OR SUMPS WITH REMOVABLE DEBRIS BASKETS IF REQUIRED BY THE SYSTEM DESIGN. EACH CHANNEL IS TO BE CONNECTED INTO THE SITE STORMWATERNETWORK WITH A CONTINUOUS FALL OF AT LEAST 1:100 (1%) TOWARD A DN100 OUTLET, MAINTAINING GRADE ALL THE WAY TO THE MAIN STORMWATERLINE. CONSTRUCT THE DRAINS ON A STABLE CONCRETE BED AND SEAL ANY INTERFACE WHERE THE DRAIN ABUTS DOOR SILLS TO PREVENT WATERINGRESS. ALL COMPONENTS SHOULD BE DURABLE (MARINE-GRADE ALUMINIUM OR 316 STAINLESS STEEL RECOMMENDED FOR LONGEVITY) AND SIZED FOR CLASS A LOAD RATING TO AS 3996 FOR PEDESTRIAN AREAS (UPGRADE TO CLASS B IF OCCASIONAL VEHICLE LOADING IS POSSIBLE, AT A CARPORT THRESHOLD).	5
H.HDG.02, EXTERNAL DRAINAGE GRATE TO TIMBER DECK		
	PROVIDE A NARROW PROFILE LINEAR DRAIN ALONG THE DECK-TO-BUILDING DOORWAY INTERFACE, WITH THE GRATE SET FLUSH WITH THE TIMBER DECKING. ENSURE THERE IS A CLEAR PATH FOR ANY OVERFLOW TO SPILL AWAY FROM THE FACADE. SLOPE THE DECK DRAIN CHANNEL AT LEAST 1:100 TOWARD A DN100 OUTLET AND CONNECT IT TO THE SITE STORMWATERSYSTEM, INCLUDING AN ACCESSIBLE CLEAN-OUT POINT FOR MAINTENANCE. ALL DRAIN COMPONENTS SHOULD MEET AT LEAST CLASS A LOADING PER AS 3996 (FOR FOOT TRAFFIC) AND BE MADE OF HIGH-CORROSION-RESISTANCE MATERIALS (316 STAINLESS STEEL) SUITABLE FOR COASTAL EXPOSURE. THE DECK DRAIN SHOULD BE INSTALLED INDEPENDENTLY OF THE DECK'S TIMBER FRAMING, SO THAT THE REQUIRED FALL IS BUILT INTO THE DRAIN ITSELF AND DOES NOT RELY ON TIMBER TOLERANCES OR DEFLECTION.	2
H.HDP.01, COLORBOND® STEEL DOWNPIPE		
	PROVIDE A MINIMUM OF 4 EXTERNAL DOWNPIPES FOR THE ROOF DRAINAGE SYSTEM, PLACED TO EFFECTIVELY COLLECT WATER FROM ALL ROOF SECTIONS (THE CENTRAL BOX GUTTER WILL DRAIN VIA EXTERNAL SUMPS INTO THESE DOWNPIPES). EACH DOWNPIPE SHALL BE AT LEAST Ø90mm ROUND (OR 100 × 50mm RECTANGULAR) AND LOCATED AT LOW POINTS OF GUTTERS TO ENSURE EFFICIENT DRAINAGE. INCORPORATE A SEALED RAINWATER SUMP OR DROP OUTLET AT EACH GUTTER-TO-DOWNPIPE CONNECTION TO IMPROVE FLOW AND SECURE ALL DOWNPIPES TO THE WALLS WITH APPROPRIATE BRACKETS. DOWNPIPES ARE TO DISCHARGE TO THE PROPOSED WATERSTORAGE TANK OR SITE STORMWATERSYSTEM AS SHOWN ON THE PLANS, IN COMPLIANCE WITH NCC VOLUME 3 AND AS/NZS 3500.3 FOR INSTALLATION AND DISCHARGE LOCATION. EMERGENCY OVERFLOW MEASURES MUST BE PROVIDED FOR THE BOX GUTTER: EACH SUMP/OUTLET SHOULD INCLUDE AN OVERFLOW WEIR OR SCUPPER THAT WILL SPILL WATER EXTERNALLY IF A DOWNPIPE OR TANK INLET IS OVERLOADED. SET THE OVERFLOW WEIR SUCH THAT A MINIMUM 30mm FREEBOARD IS MAINTAINED IN THE GUTTER DURING HEAVY RAIN. AND SIZE THESE OVERFLOW OUTLETS FOR THE 1% AEP (100-YEAR) STORM EVENT. PROVIDE HIGH-CAPACITY SIDE OVERFLOWS OR SCUPPER CHUTES THROUGH THE PARAPET/BULKHEAD CLADDING AND ENSURE ANY OVERFLOW DISCHARGE POINT IS CONSPICUOUS AND DIRECTED SAFELY AWAY FROM THE BUILDING FABRIC. THIS DESIGN ENSURES THAT IN AN EXTREME RAINFALL OR BLOCKED-DOWNPIPE SCENARIO, WATER WILL ESCAPE EXTERNALLY RATHER THAN BACK UP INTO THE ROOF SPACE.	4
H.HIO.01, INSPECTION OPENING		
	INSTALL INSPECTION OPENINGS (IOS) ON THE SEWER DRAINS AS REQUIRED FOR CLEANING ACCESS. FOLLOWING THE PROVISIONS OF AS/NZS 3500.2. THERE MUST BE AN IO AT LEAST EVERY 30m ON STRAIGHT RUNS, AT THE END OF EACH MAIN DRAIN AND WHERE BRANCH DRAINS REJOIN THE MAIN (ESPECIALLY WHERE A NEW SECTION CONNECTS TO EXISTING). ALSO PLACE AN IO JUST UPSTREAM OF THE UPPER BEND OF ANY VERTICAL "JUMP-UP" AND OUTSIDE THE BUILDING WITHIN 2.5m OF ANY WC BRANCH CONNECTION. EXTEND ONE IO ON EACH MAIN LINE UP TO FINISHED GROUND LEVEL, FITTED WITH A SCREW-DOWN AIRTIGHT CAP HOUSED IN A SMALL PROTECTIVE PIT OR COVER (CLASS A TO AS 3996 IF IN PAVING). ALL SURFACE IO POINTS SHOULD BE CLEARLY IDENTIFIABLE AND ACCESSIBLE FOR FUTURE MAINTENANCE.	3
H.HOG.01, OVERFLOW GULLY RELIEF		
	PROVIDE AN OVERFLOW RELIEF GULLY (ORG) ON THE SANITARY SYSTEM AS DESCRIBED IN ITEM ORG ABOVE. THIS FITTING CONSISTS OF A DN100 TRAPPED GULLY WITH A REMOVABLE GRATE, LOCATED OUTSIDE THE BUILDING TO ACT AS THE RELIEF POINT FOR SEWER SURCHARGES. THE ORG MUST BE SITUATED SUCH THAT ITS RIM IS AT LEAST 150mm BELOW THE OVERFLOW LEVEL OF THE LOWEST INTERNAL PLUMBING FIXTURE AND ITS GRATE IS AT LEAST 75mm ABOVE THE SURROUNDING GROUND LEVEL. SET THE ORG INTO A CONCRETE SURROUND FOR STABILITY AND LEAVE IT EXPOSED (NOT COVERED BY LANDSCAPING) SO THAT OVERFLOW WILL BE OBVIOUS AND UNHINDERED. THE ORG'S OUTLET MUST DISCHARGE TO THE ATMOSPHERE OVER AN AREA THAT WILL NOT DIRECT FLOW INTO THE STORMWATER SYSTEM. REGULARLY CHECK THAT THE ORG TRAP RETAINS WATER– THIS WATER SEAL IS CRITICAL TO PREVENTING SEWER GASES AND VERMIN FROM ENTERING. SO IF EVAPORATION IS A CONCERN IN DRY WEATHER, A NEARBY (LOW-FLOW SOURCE (LIKE A DRIPPING TAP) OR ROUTINE MAINTENANCE SHOULD BE USED TO KEEP IT PRIMED.	4
H.HWC.01, HOT WATER CYLINDER		
	INSTALL THE HOT WATERSTORAGE UNIT (ELECTRIC HEAT PUMP OR AS SPECIFIED) AT THE DESIGNATED LOCATION AND PROVIDE A SAFE DISCHARGE ARRANGEMENT FOR ITS TEMPERATURE & PRESSURE RELIEF (TPR) VALVE. THE TPR VALVE MUST BE PIPED WITH 20mm COPPER TO AN APPROPRIATE TERMINATION POINT IN ACCORDANCE WITH NCC VOLUME 3 AND AS/NZS 3500.4. RUN THE RELIEF DRAIN CONTINUOUSLY DOWNWARD WITH NO VALVES OR RESTRICTIONS AND HAVE IT DISCHARGE WITH A VISIBLE AIR BREAK (AIR GAP) TO AN APPROVED LOCATION (OUTSIDE ONTO GROUND OR TO A TUNDISH CONNECTED TO STORMWATER) SO THAT HOT WATER OR STEAM WILL VENT SAFELY WITHOUT CAUSING DAMAGE OR SCALDING. IF THE HEATER IS LOCATED ON OR ABOVE A FINISHED FLOOR (IN A CUPBOARD OR INDOORS), INSTALL A SAFETY TRAY BENEATH THE TANK WITH A DRAIN LINE RUN TO AN APPROPRIATE OUTLET (SUCH AS THE TUNDISH) AS REQUIRED BY AS/NZS 3500.4. ALL FLOOR OR WALL PENETRATIONS FOR THE HOT WATER RELIEF DRAIN MUST BE THOROUGHLY SEALED TO MAINTAIN THE INTEGRITY OF THE BUILDING'S WATERPROOFING AND AIRTIGHTNESS MEMBRANE.	1
H.SB.01 + H.FW.02, SHOWER BASE + GRATE FLOOR WASTE		
	CONSTRUCT EACH SHOWER AREA WITH A TILED SHOWER BASE ON SCREED, INCORPORATING A LINEAR GRATED DRAIN ALONG ONE SIDE (AT THE SHOWER ENTRANCE OR WALL) THE CONCRETE SLAB IN THE SHOWER AREAS SHOULD BE SET DOWN SUFFICIENTLY TO ACHIEVE COMPLIANT FALLS (SLOPE) IN THE SHOWER FLOOR TOWARD THE LINEAR DRAIN WITHOUT CREATING A STEP AT THE THRESHOLD. INSTALL A PROPRIETARY LINEAR SHOWER DRAIN SYSTEM WITH A PUDDLE-FLANGE COMPATIBLE WITH THE WATERPROOFING – THE MEMBRANE MUST BE TIED INTO THIS FLANGE AND EXTEND ACROSS THE ENTIRE SHOWER FLOOR AREA TO ENSURE A WATERTIGHT SEAL. BEFORE POURING THE SLAB, CONFIRM THE EXACT OUTLET LOCATION FOR THE SHOWER WASTE SO THAT THE UNDER-SLAB DRAINAGE CAN BE POSITIONED TO ALIGN DIRECTLY (AVOIDING OFFSETS). EACH SHOWER WASTE CONNECTS TO ITS OWN TRAP (SEE FW2 ABOVE FOR THE 50mm DEEP-SEAL TRAP SPECIFICATION). PROVIDE A REMOVABLE GRATE ON THE LINEAR DRAIN FOR CLEANING ACCESS AND ENSURE THE OUTLET PLUMBING IS INSTALLED AS DETAILED IN THE APPROVED PLANS SO THAT IT CONNECTS SMOOTHLY TO THE TRAP BELOW.	2
H.TAP.01, HOSE BIB COCK		
	ALL EXTERNAL HOSE TAP FITTINGS ARE TO BE WATERMARK-CERTIFIED AND SUITABLE FOR POTABLE WATER USE. TAPS MUST COMPLY WITH AS/NZS 3718 (WATER SUPPLY – TAP WARE) AND ANY MATERIALS IN CONTACT WITH DRINKING WATER MUST MEET AS/NZS 4020 FOR WATERQUALITY. USE DEZINCIFICATION-RESISTANT (DZR) BRASS OR SIMILARLY CORROSION-RESISTANT METAL FOR ALL WETTED COMPONENTS TO ENSURE LONGEVITY IN OUTDOOR CONDITIONS. EACH EXTERNAL TAP (HOSE BIBB) MUST BE PROVIDED WITH INTEGRAL BACKFLOW PROTECTION APPROPRIATE TO THE RISK (TYPICALLY A NON-REMOVABLE HOSE CONNECTION VACUUM BREAKER ATTACHED TO THE OUTLET, OR A DOUBLE CHECK VALVE IN THE SUPPLY LINE). THESE TAPS CORRESPOND TO THE CONNECTION POINTS NOTED AS TP ABOVE. WHERE INSTALLATION AND ADDITIONAL REQUIREMENTS (MOUNTING, SEALING, ISOLATION VALVES, ETC.) ARE DESCRIBED.	4

HYDRAULIC SERVICES SCHEDULE - TRAPS

	NOTES	QTY
BT, BASIN FIXTURE TRAP		
	INSTALL A 40mm WASTE TRAP FOR EACH BASIN – TYPICALLY AN S-TRAP DROPPING STRAIGHT INTO THE FLOOR, OR A BOTTLE TRAP IF THE WASTE IS EXPOSED. ENSURE ALL BASIN TRAPS PROVIDE AT LEAST THE MINIMUM 50mm DEEP WATERSEAL IN ACCORDANCE WITH AS/NZS 3500 REQUIREMENTS. SEAL AROUND ANY SLAB PENETRATION ASSOCIATED WITH THE BASIN WASTE (AT THE MEMBRANE) TO PREVENT MOISTURE INGRESS – USE AN APPROPRIATE GROMMET OR SEALANT WHERE THE PIPE PASSES THROUGH THE WATERPROOFING LAYER.	4
FW1, LAUNDRY FLOOR WASTE TRAP		
	INSTALL A TRAPPED FLOOR WASTE GULLY IN THE LAUNDRY FLOOR TO COLLECT ANY ACCIDENTAL SPILLAGE OR WASH-DOWN WATER. COORDINATE THE LOCATION AND SLAB SET-DOWN SO THAT THE FINISHED FLOOR SLOPES UNIFORMLY TO THIS WASTE (PROVIDE A CONTINUOUS FALL OF AT LEAST 1:80 TOWARD THE OUTLET). USE A DEEP-SEAL FLOOR WASTE GULLY (ONE TRAP AND PERSERVE THE SEAL, WHICH MEETS AS/NZS 3500.2 REQUIREMENTS. THE FLOOR WASTE OUTLET SHALL HAVE A REMOVABLE GRATE AND INCORPORATE A TRAP (TYPICALLY 50mm WATERSEAL) CAST INTO OR FIXED BENEATH THE FLOOR. DO NOT CONNECT THE LAUNDRY TROUGH OR WASHING MACHINE INTO THIS FLOOR WASTE GULLY – THOSE FIXTURES MUST DISCHARGE VIA THEIR OWN TRAPS TO AVOID DE-WATERING THE FLOOR WASTE TRAP. ENSURE THE FLOOR WASTE'S PUDDLE FLANGE IS PROPERLY INTEGRATED WITH THE WATERPROOFING MEMBRANE AND PROVIDE CLEANING EYE ACCESS TO THE TRAP AS REQUIRED FOR MAINTENANCE.	1
FW2, SHOWER FLOOR WASTE TRAP		
	PROVIDE A 50mm DEEP-SEAL TRAP FOR EACH SHOWER FLOOR WASTE (ONE PER SHOWER). USE A SELF-CLEANING TRAPPED FLOOR WASTE ASSEMBLY DESIGNED FOR SHOWERS, WHICH COMPLIES WITH AS/NZS 3500.2 AND ALLOWS FOR MAINTENANCE ACCESS (A REMOVABLE GRATE AND CLEAN-OUT). THE SHOWER WASTE OUTLET AND TRAP SHOULD BE POSITIONED DIRECTLY BELOW THE SHOWER DRAIN POINT – TYPICALLY SET INTO THE SLAB SET-DOWN OR IMMEDIATELY BENEATH IT – TO AVOID ANY OFFSET BETWEEN THE DRAIN AND TRAP. INSTALL A COMPATIBLE PUDDLE-FLANGE TYPE SHOWER WASTE FITTING AND ENSURE THE WATERPROOFING MEMBRANE IS FULLY BONDED TO IT AND SEALED AROUND THE TRAP PENETRATION. EACH SHOWER DRAIN IS INDEPENDENTLY TRAPPED (NO COMBINED WASTES), AND THE TRAP'S OUTLET WILL CONNECT TO THE UNDER-SLAB BRANCH LINE AS SHOWN ON THE PLANS.	2
ST, KITCHEN SINK FIXTURE TRAP		
	INSTALL THE KITCHEN SINK TRAP ASSEMBLY WITHIN THE SINK CABINET, CONNECTING THE SINK BOWL(S) TO THE UNDER-SLAB WASTE OUTLET BELOW. FOR A DOUBLE-BOWL SINK, EITHER USE A COMBINED TRAP WITH DUAL INLETS OR TWO TRAPS JOINING INTO ONE OUTLET – IN EITHER CONFIGURATION, INCLUDE AN ACCESSIBLE CLEANING EYE FOR MAINTENANCE OF THE WASTE LINE. ALL TRAP AND WASTE PIPING MUST FIT ENTIRELY WITHIN THE SINK CUPBOARD AND BE ARRANGED TO AVOID CLASHING WITH SHELVES OR INTERFERING WITH THE CABINET DOORS. COORDINATE THE PLUMBING ROUGH-IN WITH THE KITCHEN JOINERY LAYOUT SO THAT THE TRAP AND OUTLETS ALIGN WITH THE CABINET DESIGN. ALSO PROVIDE ACCESSIBLE STOP VALVES ON THE HOT AND COLD-WATER SUPPLY LINES FOR THE SINK MIXER (AND DISHWASHER FEED) UNDER THE SINK, POSITIONED SUCH THAT THEY DO NOT OBSTRUCT THE WASTE TRAP OR OMINISH USABLE CUPBOARD SPACE. ARRANGE ALL UNDER SINK PLUMBING FOR EASY ACCESS AND TO PREVENT STRESS ON ANY CONNECTIONS.	2
TT, TROUGH FIXTURE TRAP		
	INSTALL A 50mm S-TRAP DIRECTLY BENEATH THE LAUNDRY TROUGH OUTLET (INSIDE THE CABINET) TO SERVE AS ITS FIXTURE TRAP. THIS TRAP MUST DISCHARGE INDEPENDENTLY INTO THE SANITARY DRAINAGE SYSTEM – DO NOT RUN THE TROUGH WASTE INTO THE LAUNDRY FLOOR WASTE GULLY, TO AVOID MUTUAL TRAP INTERFERENCE. ENSURE THE TROUGH'S TRAP IS READILY ACCESSIBLE FOR CLEANING OUT LINT AND DEBRIS (BY OPENING THE CUPBOARD). IF THE DEVELOPED LENGTH OF THE TROUGH'S WASTE PIPE TO THE NEAREST VENTED LINE EXCEEDS THE MAXIMUM ALLOWED BY CODE, INSTALL A VENT PIPE OR AN AIR ADMITTANCE VALVE ON THE TROUGH BRANCH TO PREVENT TRAP SIPHONAGE. ALL PENETRATIONS THROUGH WATERPROOFING (IF THE WASTE DROPS THROUGH A FLOOR MEMBRANE) MUST BE PROPERLY SEALED AND CONNECT THE TRAP OUTLET INTO THE MAIN DRAIN LINE AS PER THE APPROVED DRAINAGE LAYOUT.	1

HYDRAULIC SERVICES SCHEDULE - CONNECTION POINTS

	NOTES	QTY
B, BASIN CONNECTION POINT		
	PROVIDE A VERTICAL WASTE DROP (S-TRAP) INSIDE EACH VANITY CABINET THAT GOES STRAIGHT DOWN INTO THE SLAB, AVOIDING ANY HORIZONTAL RUNS OR WALL PENETRATIONS IN THE INSULATED BONDOR WALL PANELS. COORDINATE THE PIPE SETOUT PRECISELY BEFORE THE SLAB IS POURED SO THE OUTLET WILL EMERGE WITHIN THE VANITY CARCASS AT THE CORRECT LOCATION. ENSURE THE BASIN IS SECURELY MOUNTED BY INSTALLING SOLID NOGGINGS OR PANEL INSERTS TO SUPPORT WALL-HUNG OR SEMI-RECESSED BASINS AS NEEDED.	3
DP, EXTERNAL DRAINAGE CONNECTION POINT		
	INSTALL EXTERNAL DN90 UPVC DOWNPIPES TO COLLECT ROOF RAINWATER AND CONVEY IT TO THE STORMWATERSYSTEM. ROUTE ALL DOWNPIPES ON THE BUILDING EXTERIOR; ANY PENETRATION THROUGH EAVES OR SOFFITS MUST BE NEATLY CUT AND FULLY SEALED WITH FLASHINGS TO REMAIN WEATHER-TIGHT. CONNECT EACH DOWNPIPE TO THE UNDERGROUND STORMWATERLINE OR SOAKAGE PIT WITH ADEQUATE FALL AND PROVIDE ACCESSIBLE INSPECTION OR CLEAN-OUT POINTS FOR MAINTENANCE. ENSURE THE QUANTITY, SIZING, AND LAYOUT OF DOWNPIPES COMPLY WITH NCC 2022 VOLUME 3 AND AS/NZS 3500.3 REQUIREMENTS FOR ROOF DRAINAGE CAPACITY.	11
DW, DISH WASHER CONNECTION POINT		
	CONNECT THE DISHWASHER WASTE OUTLET TO THE SANITARY DRAINAGE SYSTEM WITH AN APPROPRIATE TRAP OR SPIGOT, ENSURING THE HOSE HAS A HIGH LOOP OR AIR GAP TO PREVENT BACKFLOW OF DIRTY WATER INTO THE APPLIANCE. IF A SEPARATE FLOOR PENETRATION IS NEEDED FOR THE DISHWASHER WASTE, COORDINATE AND SLEEVE THIS IN THE SLAB. PROVIDE AN ACCESSIBLE ISOLATION VALVE ON THE DISHWASHER'S COLD WATER SUPPLY (TYPICALLY TEEING OFF THE KITCHEN SINK COLD LINE) AND FIT A ONE-WAY DUAL CHECK VALVE ON THE SUPPLY AS REQUIRED BY AS/NZS 3500.1 FOR BACKFLOW PREVENTION.	1
IO, EXTERNAL INSPECTION OPENING CONNECTION POINT		
	PROVIDE INSPECTION OPENINGS ON THE SEWER DRAINS AT KEY LOCATIONS IN ACCORDANCE WITH AS/NZS 3500.2. AT MINIMUM, INSTALL AT ≤30 M INTERVALS ON LONG DRAIN RUNS, AT THE DOWNSTREAM END OF ANY BRANCH LEAVING THE BUILDING, AT CONNECTIONS BETWEEN NEW AND EXISTING DRAINS, AND JUST UPSTREAM OF THE UPPER BEND OF ANY "JUMP-UP" TO GROUND LEVEL. AT LEAST ONE IO ON EACH MAIN DRAIN SHOULD BE EXTENDED TO FINISHED GROUND LEVEL (IO SHAFT) WITH A SCREWED AIRTIGHT CAP AND A PROTECTIVE SURROUND (USE AN AS 3996 CLASS A COVER IF IN A TRAFFICKED OR PAVED AREA). ENSURE ALL RAISED IOS ARE IN VISIBLE, ACCESSIBLE LOCATIONS FOR MAINTENANCE.	3
ORG, EXTERNAL OVERFLOW GULLY CONNECTION POINT		
	INSTALL A 100mm GULLY OUTSIDE THE BUILDING TO PROTECT AGAINST SEWER BACKFLOW. FIT IT WITH A LOOSE (POP-OFF) GRATE AND POSITION IT WITH A CLEAR SPILL PATH OVER NATURAL GROUND (NOT CONNECTED TO STORMWATERSO THAT ANY SURCHARGE WILL OVERFLOW SAFELY OUTSIDE. SET THE TOP OF THE ORG RISER AT LEAST 150mm BELOW THE OVERFLOW LEVEL OF THE LOWEST INTERNAL FIXTURE (INCLUDING FLOOR WASTES). THE ORG'S GRATE MUST BE RAISED AT LEAST 75mm ABOVE FINISHED GROUND LEVEL TO PREVENT STORMWATERINGRESS. BED THE ORG IN A CONCRETE SURROUND, KEEP IT UNCOVERED AND VISIBLE, AND ENSURE THE WATERSEAL IS MAINTAINED (BY OCCASIONAL FLOW OR A DRIP-FEED IN DRY PERIODS TO PREVENT IT DRYING OUT).	4
SK, KITCHEN SINK CONNECTION POINT		
	PROVIDE A 50mm WASTE OUTLET DROPPING VERTICALLY FROM THE KITCHEN SINK CABINET INTO THE SLAB, VIA AN S-TRAP, RATHER THAN RUNNING THE WASTE OUT THROUGH AN EXTERNAL WALL. THIS DIRECT DOWNWARD CONNECTION PRESERVES THE INSULATED WALL'S INTEGRITY AND AVOIDS ANY POTENTIAL LEAKAGE THROUGH WALL PENETRATIONS. COORDINATE THE EXACT LOCATION OF THE FLOOR PENETRATION WITH THE KITCHEN LAYOUT – IT MUST ALIGN WITH THE SINK BOWL OUTLET POSITION (ACCOUNTING FOR CABINET BASE THICKNESS AND THE SINK WASTE KIT) SO THE TRAP AND WASTE PIPEWORK SIT NEATLY INSIDE THE CUPBOARD. COMPLETE THE PIPE SETOUT PRIOR TO POURING THE SLAB (OR INSTALL A SLEEVE/BLOCK-OUT) TO AVOID CUTTING THE SLAB LATER, AND SEAL AROUND THE PIPE WHERE IT PASSES THROUGH THE SLAB MEMBRANE TO MAINTAIN WATERPROOFING.	1
TD, TUNDISH CONNECTION POINT		
	INSTALL AN OPEN TUNDISH WITH AN AIR GAP TO RECEIVE RELIEF DISCHARGES FROM THE HOT WATERCYLINDER (TPR VALVE) AND ANY OTHER PERMITTED CONDENSATE OR SAFE WASTES. THE TUNDISH MUST PROVIDE A VISIBLE AIR BREAK OF AT LEAST 25mm AND HAVE AN OUTLET ONE SIZE LARGER THAN THE LARGEST INLET, AND IT SHOULD DRAIN VIA ITS OWN DN32 (MINIMUM) PIPE AT A CONTINUOUS FALL OF ≥1:100 TO AN EXTERNAL DISPERSAL POINT (A GRAVEL-FILLED DRY WELL). KEEP THE TUNDISH/CONDENSATE DRAIN LINE COMPLETELY SEPARATE FROM THE SANITARY SEWER SYSTEM. THE HOT WATERRELIEF LINE (TYPICALLY DN20 COPPER) MUST RUN TO THE TUNDISH WITH NO VALVES OR RESTRICTIONS AND A STEADY DOWNWARD SLOPE, IN COMPLIANCE WITH AS/NZS 3500.4. ONLY THE COMMON TUNDISH OUTLET LINE PENETRATES THE BUILDING ENVELOPE – SLEEVE AND FLASH THIS PENETRATION TO REMAIN WEATHER AND AIRTIGHT. PLACE THE TUNDISH IN AN ACCESSIBLE LOCATION FOR INSPECTION, ENSURE ITS OVERFLOW PATH IS UNOBSTRUCTED AND READILY OBSERVABLE, AND DO NOT ROUTE LONG HORIZONTAL SECTIONS OF CONDENSATE PIPE WITHIN INSULATED PANELS (USE SERVICE CAVITIES OR DROP THROUGH SLAB INSTEAD).	1
TP, EXTERNAL TAP CONNECTION POINT		
	PROVIDE EXTERNAL HOSE TAP POINTS AT THE LOCATIONS SHOWN ON THE PLAN, MOUNTED ON THE OUTSIDE OF TIMBER FEATURE NIB WALLS OR CLADDING ENCLOSURES. PENETRATE THE WALL NEATLY AND SEAL THE OPENING WITH A PROPRIETARY WALL GLAND OR FLASHING TO ENSURE A COMPLETELY WEATHERPROOF AND AIRTIGHT RESULT. SECURE THE TAPS' PLUMBING INTERNALLY TO A STRUCTURAL MEMBER – INSTALL A BACKING PLATE OR NOGGING INSIDE THE PANEL SO THAT THE TAP IS SOLIDLY ANCHORED AND CAN'T LOOSEN. EACH EXTERNAL TAP MUST HAVE CODE-COMPLIANT BACKFLOW PREVENTION (AN INTEGRATED HOSE CONNECTION VACUUM BREAKER OR DUAL CHECK VALVE) ON ITS SUPPLY, AS REQUIRED BY AS/NZS 3500.1 FOR HIGH-HAZARD OUTLETS. ALSO PROVIDE AN ISOLATION VALVE ON THE BRANCH FEEDING THE EXTERIOR TAP (WITHIN THE WALL OR AT THE BRANCH TAKE-OFF) SO THE HOSE BIBB CAN BE SHUT OFF INDEPENDENTLY FOR MAINTENANCE OR IN FREEZING CONDITIONS. ALL MATERIALS USED FOR THE EXTERNAL TAP AND ITS PIPEWORK MUST BE SUITABLE FOR OUTDOOR EXPOSURE (UV RESISTANT). AFTER INSTALLATION, TEST AND INSPECT THE WALL PENETRATION SEAL TO CONFIRM THERE ARE NO LEAKS.	4
TR, TROUGH CONNECTION POINT		
	PROVIDE A 50mm WASTE DROP THROUGH THE SLAB IN THE WALL ZONE BEHIND THE LAUNDRY TROUGH (WITHIN THE WALL FOOTPRINT, NOT IN THE CABINET BASE). USE AN S-TRAP AT THE BASE OF THE TROUGH WASTE, CONNECTING DIRECTLY INTO THE UNDER-SLAB SANITARY BRANCH – DO NOT DISCHARGE THE TROUGH INTO THE LAUNDRY FLOOR WASTE GULLY. COORDINATE A CORE HOLE OR LEAVE-OUT IN THE SLAB POUR SO THE VERTICAL DROP ALIGNS WITH THE TROUGH OUTLET. ENSURE THE WASTE DROP HAS THE REQUIRED FALL INTO THE BRANCH LINE, AND IF THIS BRANCH RUN IS SUBSTANTIAL IN LENGTH, PROVIDE AN ACCESSIBLE INSPECTION OPENING ON IT FOR CLEANING. (THE LAUNDRY TROUGHS TRAP IS DETAILED SEPARATELY UNDER "TT - TROUGH TRAP".)	1
V, VENT RISER		
	INSTALL A VENT PIPE RISER TO ATMOSPHERE FOR THE SANITARY DRAINAGE SYSTEM IN COMPLIANCE WITH NCC AND AS/NZS 3500 VENTILATION REQUIREMENTS. AT LEAST ONE VENT TO OUTSIDE AIR IS REQUIRED FOR THE SYSTEM. ROUTE THE VENT PIPING INTERNALLY UP THROUGH WALL OR ROOF SPACE TO HIGH LEVEL. IT WILL NEED TO PENETRATE THE INSULATED WALL/ROOF PANEL AND TERMINATE TO THE ROOF EAVE. ALL PENETRATIONS THROUGH THE BONDOR PANELS MUST BE CAREFULLY FLASHED AND SEALED WEATHER-TIGHT. TYPICALLY, A DWV VENT PIPE OF 50mm OR 100mm DIAMETER AS REQUIRED BY THE NUMBER OF FIXTURES) IS TAKEN UP TO OPEN AIR. THE TERMINATION MUST MEET HEIGHT AND LOCATION REQUIREMENTS (ABOVE ROOF RIDGE OR EAVE, AWAY FROM OPENINGS AS PER CODE). THE PLUMBER MUST ENSURE THAT THE DEVELOPED LENGTH OF ANY UNVENTED SECTIONS OF THE DRAIN IS WITHIN ALLOWABLE LIMITS – IF NOT, ADDITIONAL VENTS OR RELIEF VENTS SHOULD BE INSTALLED TO PREVENT TRAP SIPHONAGE IN FIXTURES. (ALL VENTING WORK TO CONFORM TO AS/NZS 3500.2 PART 9).	3
WC, WC CONNECTION POINT		
	CONNECT EACH TOILET PAN WITH A 100mm DIAMETER DWV WASTE PIPE DROPPING VERTICALLY THROUGH THE SLAB (IS-TRAP PAN CONNECTION). USE BOTTOM-OUTLET (P-TRAP TO S-TRAP CONVERTER) PAN FIXTURES SO THAT THE PAN OUTLET DISCHARGES STRAIGHT DOWN INTO A PVC PAN COLLAR CAST INTO THE CONCRETE SLAB. THE 100mm PAN COLLAR MUST BE SET IN PLACE DURING THE SLAB POUR AT THE CORRECT HEIGHT AND PRECISELY ALIGNED TO THE ARCHITECTURAL SETOUT FOR THE WC FIXTURE. AFTER INSTALLING THE PAN COLLAR AND CONNECTING BEND, ENSURE ALL JOINTS ARE SOLVENT WELDED AND THE PIPE HAS THE PROPER GRADE IN ACCORDANCE WITH AS/NZS 3500. THE TOILET PAN SHOULD BE BEDDED AND FIXED TO THE FINISHED FLOOR PER THE MANUFACTURER'S INSTRUCTIONS, CREATING A STABLE, SEALED CONNECTION.	2
WT, WASHING MACHINE FIXTURE TRAP		
	PROVIDE A TRAPPED STANDPIPE CONNECTION (DN40–DN50) IN THE WALL BEHIND THE WASHING MACHINE FOR THE WASTE DISCHARGE. THIS STANDPIPE SHOULD INCLUDE AN INTEGRAL TRAP (OR TRAP IMMEDIATELY BELOW FLOOR) AND EXTEND HIGH ENOUGH TO SECURE THE MACHINE'S DRAIN HOSE IN A "HIGH LOOP" ABOVE THE TRAP WEIR (FLOOD LEVEL) TO PREVENT SELF-SIPHONING. THE WASHING MACHINE WASTE IS TO DISCHARGE INTO THE SANITARY BRANCH LINE (NOT INTO A TUNDISH OR THE LAUNDRY FLOOR WASTE) AND SHOULD BE KEPT AS SHORT AND STRAIGHT AS POSSIBLE WITH A CONTINUOUS SLOPE TO REMAIN SELF-CLEANING. PROVIDE AN INSPECTION OPENING ON THE WASTE LINE IF THE RUN IS LONG OR NOT DIRECTLY IN SIGHT FOR CLEANING ACCESS. INSTALL A COLD-WATER ISOLATION VALVE ON THE SUPPLY FOR THE WASHING MACHINE AND APPROPRIATE BACKFLOW PREVENTION (SUCH AS A NON-RETURN VALVE OR DUAL CHECK DEVICE) ON THE INLET AS REQUIRED. ENSURE THE FLEXIBLE SUPPLY HOSES ARE ACCESSIBLE FOR SERVICE. THE CONFIGURATION SHOULD BE TESTED UNDER OPERATING CONDITIONS TO VERIFY THAT THE MACHINE DRAINS WITHOUT SURGING OR OVERFLOWING AND THAT NO TRAP IS SIPHONED OUT DURING DISCHARGE. (AN OVERFLOW RELIEF GULLY IS PROVIDED ON THE SYSTEM SEPARATELY TO PROTECT INTERNAL FIXTURES FROM SEWER BACKFLOW.)	1

GENERAL NOTES

PROJECT NAME

BARNETT RESIDENCE

DRAWING TITLE

DRAINAGE NOTES

PROJECT ADDRESS

1A LOTHIAN PLACE, RIVERSIDE

CLIENT

COLLEEN & SIMON BARNETT

REV	DESCRIPTION	DATE
P01	ISSUED FOR CLIENT REVIEW	31/10/2025

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DRAWN BY: MMW

APPROVED BY: MMW

2/11/2025

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APPROVAL

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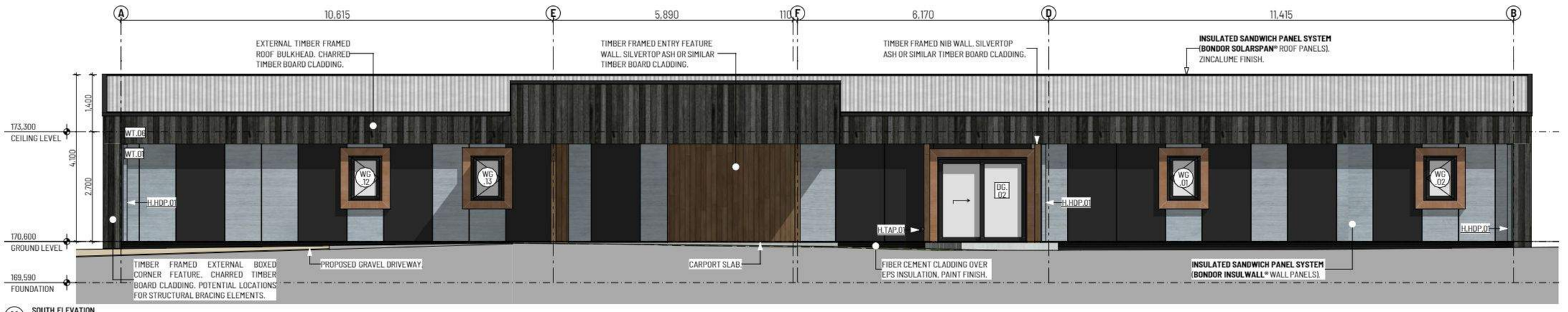

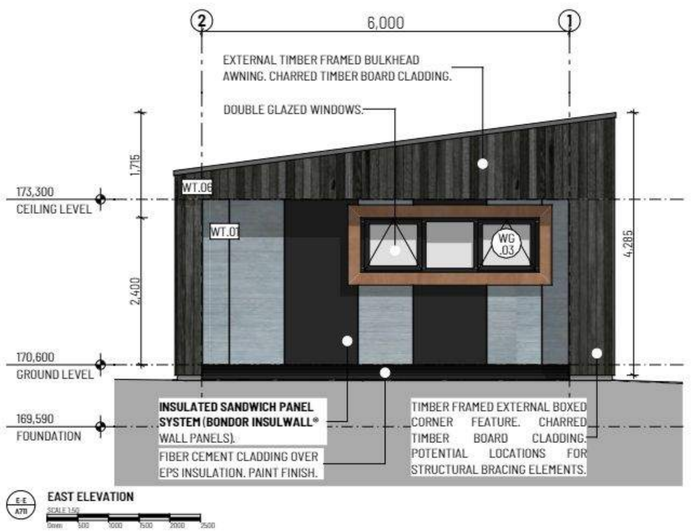

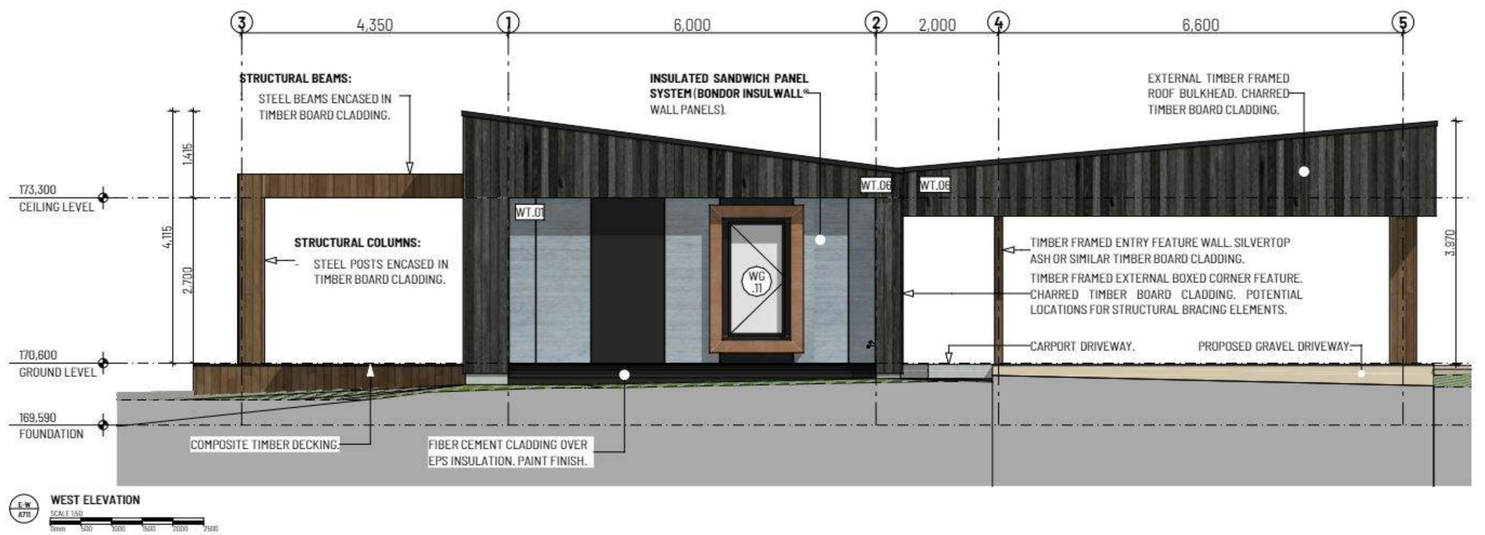

ZURI creative STUDIO

GENERAL LEGEND:

DOOR & WINDOW NUMBERS, REFER TO DOOR AND WINDOW SCHEDULES.		CEILING TYPES, CONFIRM ALL CEILING TYPES ON SITE PRIOR TO PROCEEDING. REFER DETAIL PLAN IN CONJUNCTION WITH MANUFACTURERS SPECIFICATION.	
EXISTING TO REMAIN		TYPICAL WALL TYPES AS LISTED ON FLOOR PLANS. REFER TO STANDARD WALL PLAN DETAILS FOR ALL WALL JOINING, FIXINGS & CROSS SECTIONAL REQUIREMENTS.	
EXISTING ELEVATION MARKER		EQUIPMENT	
EXISTING ELEVATION MARKER		EXTERNAL ACCESSORIES	
DETAIL MARKER		JOINERY	
		EXISTING LANDSCAPE	
		TBC NOTE: INSULATION TO SPEC.	
		ACOUSTIC INSULATION TO SPEC.	
		STRUCTURAL COLUMNS.	

SCHEDULE

TAG POSTER	
TAG CODE	
TAG NUMBER	

PROJECT NAME
BARNETT RESIDENCE

DRAWING TITLE
ELEVATIONS

PROJECT ADDRESS
1A LOTHIAN PLACE, RIVERSIDE

CLIENT
COLLEEN & SIMON BARNETT

REV	DESCRIPTION	DATE
DA01	ISSUED FOR DEVELOPMENT APPROVAL	2/11/2025

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DRAWN BY MMW
APPROVED BY MMW
2/11/2025

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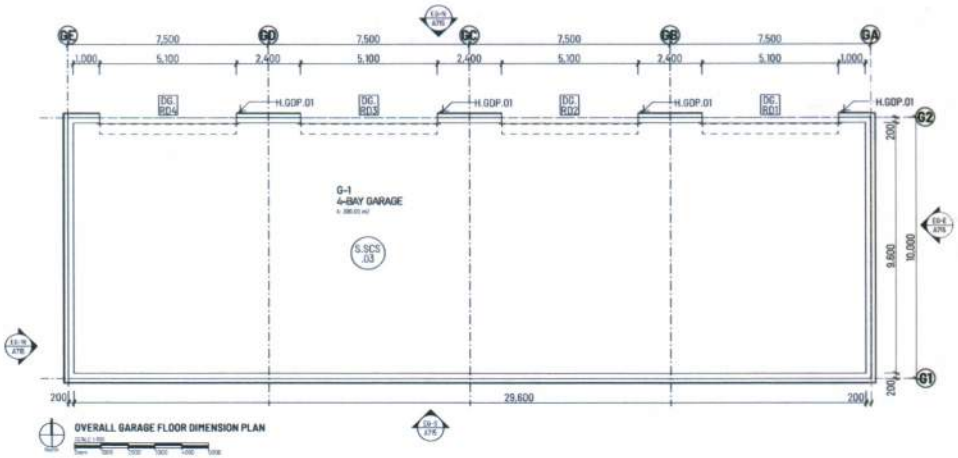
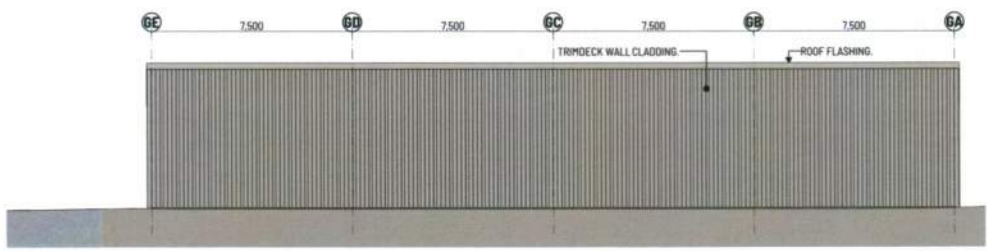


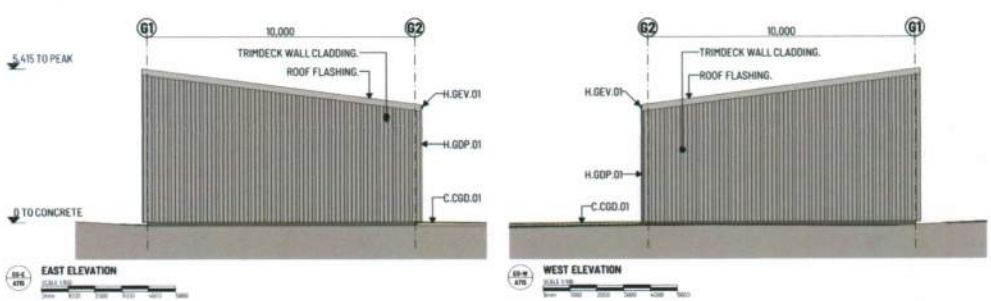
OVERALL GARAGE FLOOR DIMENSION PLAN

3D VISUALISATION

NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION

WEST ELEVATION

PROPOSED GARAGE SCHEDULE

LEGEND	REQUIREMENTS NOTES	COORDINATION NOTES
C.CGD.01, SEALED GRAVEL DRIVEWAY		
	ACCESS TO BE UPGRADED TO SEALED CRUSHED - ROCK ALL WEATHER ROAD AS PER RELEVANT AUTHORITY REQUIREMENTS TO ENSURE SAFE ACCESS FOR EMERGENCY SERVICES VEHICLES.	"SEALED GRAVEL" TO BE READ AS SEALED CRUSHED-ROCK PAVEMENT WITH SPRAYED BITUMINOUS SEAL (PRIMER + SEAL) (DUST-SUPPRESSED, ALL-WEATHER SURFACE). COORDINATE SUBGRADE PREP, GEOFABRIC/SUB-BASE (IF REQUIRED), EDGE RESTRAINT, AND TIE-INS AT BOUNDARY/CARPORT/HARDSTAND TO AVOID LOOSE EDGES AND RUTTING. COORDINATE LONGITUDINAL GRADE + CROSSFALL TO PREVENT REVERSE FALLS/PONDING; DIRECT RUNOFF TO EXISTING SWALES AND PROVIDE SCOUR PROTECTION/ROCK PADS AT CONCENTRATED DISCHARGE POINTS. COORDINATE VEHICLE ACCESS GEOMETRY (WIDTH, PASSING/TURNING AREAS) TO EMERGENCY ACCESS REQUIREMENTS; CONFIRM ANY CULVERTS/SERVICE CROSSINGS AND MAINTAIN REQUIRED COVER/COMPACTION. PROVIDE TEMPORARY EROSION & SEDIMENT CONTROL DURING WORKS.
DG.RD1, GARAGE ROLLER DOOR - DOOR 1		
	PROVIDE MOTORISED ROLLER/SECTIONAL GARAGE DOOR AT LOCATION SHOWN. SIZE TO OPENING ON PLAN/ELEVATIONS. PROVIDE HEAD/SIDE GUIDES, WINDLOCKS IF REQUIRED, AND WEATHER SEALS TO PERIMETER.	FINISH/COLOUR TO MATCH EXTERNAL SCHEME. COORDINATE POWER (GPO) TO MOTOR LOCATION AND ANY KEY SWITCH/SAFETY BEAM.
DG.RD2, GARAGE ROLLER DOOR - DOOR 2		
	AS DG.RD1.	AS DG.RD1.
DG.RD3, GARAGE ROLLER DOOR - DOOR 3		
	AS DG.RD1.	AS DG.RD1.
DG.RD4, GARAGE ROLLER DOOR - DOOR 4		
	AS DG.RD1.	AS DG.RD1.
GWT.01, TYPICAL GARAGE WALL CONSTRUCTION		
	200MM STEEL FRAME WALL WITH 150MM PURLINS TO SUPPORT EXTERNAL CLADDING. PROVIDE FRAMING, BRACING, TIE-DOWNS, AND PURLIN SPACING TO SUIT CLADDING MANUFACTURER + STRUCTURAL DESIGN.	COORDINATE SARKING/INSULATION (IF REQUIRED), OPENINGS, FLASHINGS, AND CLADDING FIXINGS. ENSURE CORROSION PROTECTION APPROPRIATE TO EXPOSURE.
H.GDP.01, RAINWATER DOWNPIPE (EXTERNAL)		
	PROVIDE EXTERNAL DOWNPIPE(S) AS SHOWN. MINIMUM Ø90MM ROUND OR 100×50MM RECTANGULAR (OR AS HYDRAULIC DESIGN). SECURE WITH BRACKETS; CONNECT TO STORMWATER/ RAINWATER TANK AS DOCUMENTED.	PROVIDE HIGH-POINT OVERFLOW STRATEGY AT GUTTER (OVERFLOW WEIR/SCUPPER WHERE REQUIRED) SO SURCHARGE DISCHARGES EXTERNALLY AND AWAY FROM BUILDING FABRIC (NCC + AS/NZS 3500.3 INTENT).
H.GEV.01, EAVES GUTTER		
	PROVIDE EAVES GUTTERING TO ROOF PERIMETER AS SHOWN. INCL.: STOP ENDS, UNIONS, OUTLETS, AND COMPATIBLE FASCIA/ EDGE FLASHING. FALL TO OUTLET(S) AND CONNECT TO H.GDP.01 DOWNPIPE(S).	LEAF MANAGEMENT IF REQUIRED; ALLOW FOR OVERFLOW PROVISION WHERE REQUIRED BY DESIGN/RISK (I.E., DON'T ROUTE "EMERGENCY WATER" INTO THE ROOF SPACE).
R.RCC.01, ROOF CLADDING TO SKILLION ROOF (SAME PROFILE/CROSS-SECTION FAMILY AS WALL CLADDING)		
	ROOF CLADDING SYSTEM USE MATCHING PROFILE FAMILY TO WALL CLADDING (BUT DETAILED AS ROOF: FIXINGS, ANTI-CAPILLARY LAPS, TURN-UPS/TURN-DOWNS, FLASHINGS).	PROPOSED GARAGE ROOF OUTLINE (@7.5 PITCH)
S.SCS.03, 200MM THICK INDUSTRIAL SLAB-ON-GROUND		
	PROVIDE 200MM THICK REINFORCED CONCRETE SLAB DESIGNED TO ENGINEER + USE (GARAGE/WORKSHOP "INDUSTRIAL"). INCLUDE SUBGRADE PREP, VAPOUR BARRIER, JOINTS, CURING, AND REINFORCEMENT TO SUIT LOADS (VEHICLES/LIFTS/ STORAGE). CONCRETE TO APPLICABLE DURABILITY/EXPOSURE CLASSIFICATION.	TYPICAL COVER (INDUSTRIAL SLAB-ON-GROUND): PROVIDE 30MM MIN COVER TO TOP REINFORCEMENT (INTERNAL EXPOSURE) AND 40MM MIN COVER TO BOTTOM REINFORCEMENT (SLAB-ON-GROUND) UNLESS ENGINEER/SPECIFIES OTHERWISE FOR EXPOSURE/FIRE/ DURABILITY. REINFORCEMENT TYPE (MESH/BARS), JOINT LAYOUT (SAWCUT/FORMED), EDGE THICKENING, AND SURFACE FINISH (BURNISH/GRIND/SEAL) TO BE DOCUMENTED.

ZURI creative STUDIO

GENERAL NOTES

1. ALL WORK MUST COMPLY WITH THE NATIONAL CONSTRUCTION CODE 2022 (NCC 2022) ALL RELEVANT AUSTRALIAN STANDARDS (AS), THE BUILDING ACT & REGULATIONS, AND LOCAL COUNCIL BYLAWS. WHERE THESE NOTES OR DRAWINGS REFER TO STANDARDS OR NCC CLAUSES, THE LATEST APPROVED EDITIONS SHALL APPLY.
2. DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE SPECIFICATION THAT FORM PART OF THIS CONTRACT.
3. DO NOT SCALE FROM THIS DRAWING - ALWAYS ASK!
4. ANY DESIGN CHANGES, MATERIAL SUBSTITUTIONS, OR PRODUCT ALTERNATIVES MUST RECEIVE PRIOR **WRITTEN APPROVAL** FROM THE DESIGNER AND/OR THE RELEVANT CERTIFIER. **UNAUTHORISED DEVIATIONS** FROM THE DOCUMENTS ARE AT THE CONTRACTOR'S RISK; THE DESIGNER ACCEPTS NO LIABILITY FOR WORKS NOT IN ACCORDANCE WITH THE ISSUED DOCUMENTATION.

PROJECT NAME

BARNETT RESIDENCE

DRAWING TITLE

PROPOSED GARAGE LAYOUT & ELEVATIONS

PROJECT ADDRESS
1A LOTHIAN PLACE, RIVERSIDE

CLIENT
COLLEEN & SIMON BARNETT

REV	DESCRIPTION	DATE

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DRAWN BY: MPM | APPROVED BY: MPM | 14/07/2026

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