SINGLE STOREY DWELLING @ LOT(87)7 SHANNON RISE, KILMORE

WD - SHEET INDEX		
Layout ID	Layout Name	
WORKING DRAWINGS		
WD.1.1	COVER	☐
WD.1.2	SITE SURVEY	☐
WD.1.3	SITE PLAN	☐
WD.1.4	GROUND FLOOR	☐
WD.1.5	ROOF PLAN	☐
WD.1.6	SLAB SETOUT - GF	☐
WD.1.7	HYDRAULIC - GF	☐
WD.1.8	ELECTRICAL SET OUT (GF)	☐
WD.1.9	NORTH & EAST ELEVATION	☐
WD.1.10	SOUTH & WEST ELEVATIONS	☐
WD.1.11	SECTIONS A & B	☐
WD.1.12	SECTIONS FOR RETAINING WALLS	☐
WD.1.13	SHADOW DIAGRAMS 1	☐
WD.1.14	SHADOW DIAGRAMS 2	☐
WD.1.15	DOOR & WINDOW SCHEDULE	☐
WD.1.16	MATERIAL SCHEDULE	☐
TYPICAL DETAILS		
WD.2.1	DETAILS	☐
WD.2.2	WATER PROOFING & WET AREA DETAILS	☐
WD.2.3	BRICK CONTROL JOINTS	☐
WD.2.4	LIVABLE HOUSING DESIGN 2022	☐
WD.2.5	LIVABLE HOUSING DESIGN 2022 - FIGURES	☐
WD.2.6	LIVABLE HOUSING DESIGN 2022 - FIGURES 2	☐
WD.2.7	LIVABLE HOUSING DESIGN 2022 - FIGURES 3	☐
WD.2.8	WATERSTOP DETAIL AT DOORWAY	☐
WD.2.9	BATHROOM LAYOUT OPTIONS	☐

SITE COVERAGE		
HAB		
	COVERED AREA GROUND FLOOR	279.81
		279.81 m²
NON HAB		
	ALFRESCO	27.31
	GARAGE	48.10
	PORCH	4.87
		80.28 m²
		360.09 m²

AREA SCHEDULE		
HAB		
	COVERED AREA GROUND FLOOR	279.81
		279.81 m²
NON HAB		
	ALFRESCO	27.31
	GARAGE	48.10
	PORCH	4.87
		80.28 m²
		360.09 m²

PRIVATE OPEN SPACE		
POS		
	NORTH	2.47
	NORTH	24.24
	NORTH	84.81
		111.52 m²
SPOS		
	EAST	61.34
	SOUTH	64.47
		125.81 m²
		237.33 m²

NON-PERMEABLE AREA		
HAB		
	COVERED AREA GROUND FLOOR	279.81
		279.81 m²
NON HAB		
	ALFRESCO	27.31
	DRIVEWAY	25.90
	GARAGE	48.10
	PORCH	4.87
		106.18 m²
		385.99 m²

Requirements of Clause 55			
LOT AREA			623m²
	Standard	Requirement	Proposed
Minimum Street Setback	A3	4.7m	4.7m
Site Coverage	A5	60%(373.8 SQ.M)	360.09m² / 57.78%
Permeability	A6	30 %	237.33m² / 38.09%
Landscaping	B13	YES	YES
Rear Setbacks	A10	-	3m
Walls on Boundaries	A11	-	-
Private open space	A17	40 m²	237.33m²
Front Fence Height	A20	OPTIONAL	YES
Maximum Building Height		10m	4.6 m
Total impermeable surface		--	385.99m² /61.96%

ORIANA
BUILDING DESIGNS

NOTE:
The builder is repsonsible for checking all dimensions and levels on site prior to construction and to report any errors, discrepancies, or omissions, to Oriana Building Designs without delay. Refer to written dimensions only. Do not scale drawings. Drawings shall not be used for construction purposes until issued for construction with the stamp approval of a registered building surveyor.

All boundaries and contours are subject to the survey drawings associated with this project. All levels to Australian Height Data.

This drawing reflects a design by Oriana Building Designs and is to be used only for work when authorised in writing by Oriana Building Designs. All documents here within are subject to Australian Copyright Laws.

ORIANA BUILDING DESIGNS

ORIANA BUILDING DESIGNS
VBA REG. CPD-AD 65210
142 HIGH STREET, CRANBOURNE, VIC 3977
PH: (03) 8804 5757
E-MAIL: info@orianabuildingdesigns.com.au

Design Matters
The peak body for the building design profession
Corporate Member

DRAWING TITLE :
SITE SURVEY
WORKING DRAWINGS

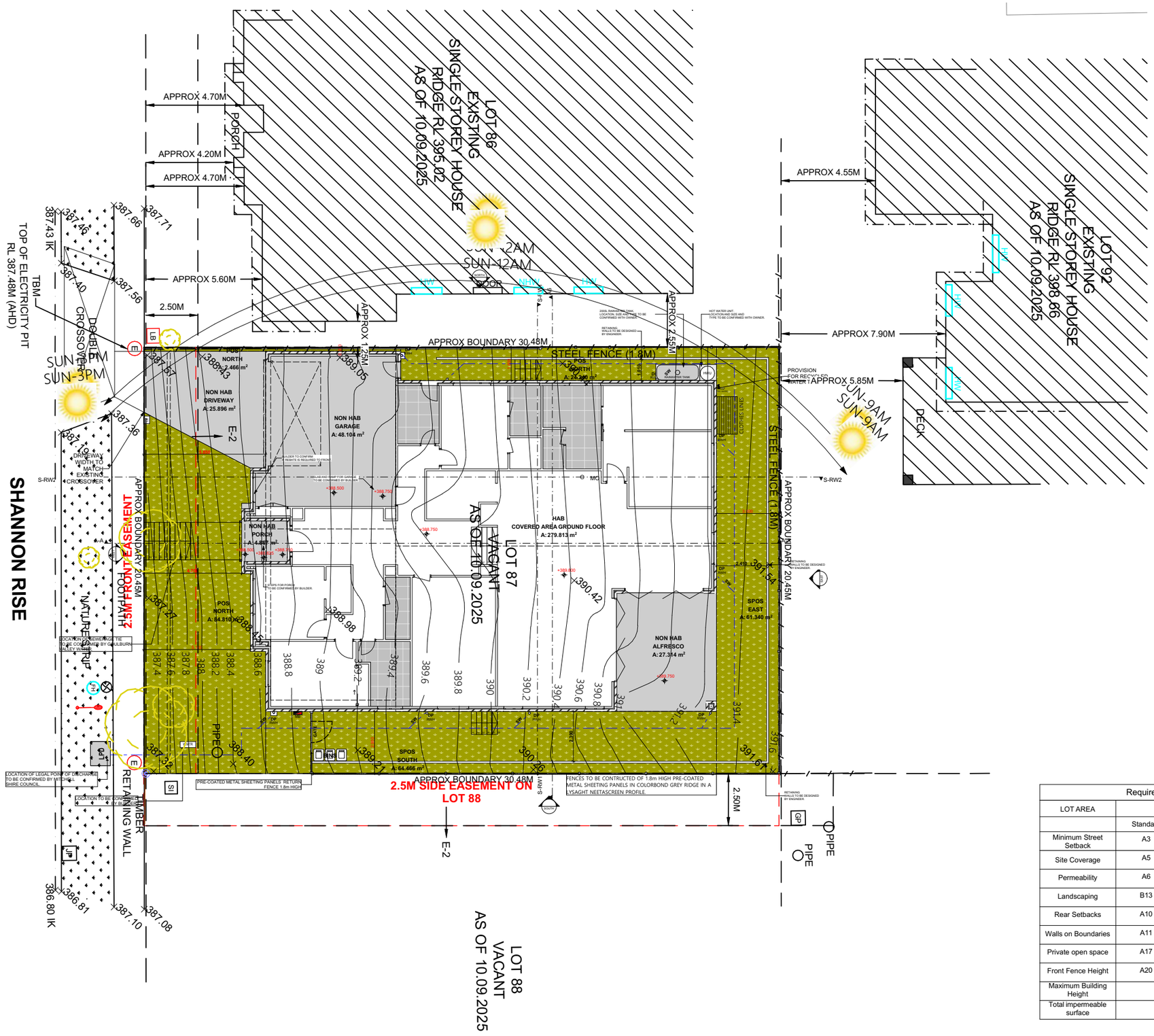
PROJECT NAME :
SINGLE STOREY DWELLING @
LOT(87)7 SHANNON RISE, KILMORE

N

Revision ID	AMENDMENT	Issue Date
A	WORKING DRAWINGS ISSUED FOR CONSTRUCTION	15-10-25

Drawn | Checked: TS| GD
Plot Date: 15/10/2025
Project NO.: C.CW.011
Scale: 1:200
Client: VK WINDOWS
Site: LOT(87)7 SHANNON RISE, KILMORE
Project Status: WORKING DRAWINGS

REVISION NO. A
DRAWING NO. WD.1.2



GROUND FLOOR WALL HEIGHTS:

Front of the house walls to be built to 3000mm O/A height. Transition area to be built to 3750mm O/A height. Upper area to be built to be built to 2700mm O/A height (U.N.O.). External and internal load bearing wall frames to include additional 90x35mm top/ribbon plate.

GROUND FLOOR WALL TYPES:

All external ground floor walls are 90mm light gauge steel frames, Brick walls (U.N.O.)
All internal walls are 90mm light gauge steel framed.

INTERNAL AND EXTERNAL DOOR HEIGHTS

2340mm high doors. Confirm with builder.

CLOTHES LINE:

Clotheslines to be retractable. Position and type to be confirmed with builder.

AREA SCHEDULE

HAB		
	COVERED AREA GROUND FLOOR	279.81
		279.81 m²
NON HAB		
	ALFRESCO	27.31
	GARAGE	48.10
	PORCH	4.87
		80.28 m²
		360.09 m²

SITE COVERAGE

HAB		
	COVERED AREA GROUND FLOOR	279.81
		279.81 m²
NON HAB		
	ALFRESCO	27.31
	GARAGE	48.10
	PORCH	4.87
		80.28 m²
		360.09 m²

NON-PERMEABLE AREA

HAB		
	COVERED AREA GROUND FLOOR	279.81
		279.81 m²
NON HAB		
	ALFRESCO	27.31
	DRIVEWAY	25.90
	GARAGE	48.10
	PORCH	4.87
		106.18 m²
		385.99 m²

PRIVATE OPEN SPACE

POS		
	NORTH	2.47
	NORTH	24.24
	NORTH	84.81
		111.52 m²
SPOS		
	EAST	61.34
	SOUTH	64.47
		125.81 m²
		237.33 m²

Requirements of Clause 55			
LOT AREA			623m²
	Standard	Requirement	Proposed
Minimum Street Setback	A3	4.7m	4.7m
Site Coverage	A5	60%(373.8 SQ.M)	360.09m² / 57.78%
Permeability	A6	30 %	237.33m² / 38.09%
Landscaping	B13	YES	YES
Rear Setbacks	A10	-	3m
Walls on Boundaries	A11	-	-
Private open space	A17	40 m²	237.33m²
Front Fence Height	A20	OPTIONAL	YES
Maximum Building Height		10m	4.6 m
Total impermeable surface		--	385.99m² /61.96%

SITE PREPARATION:
CONSTRUCTION SYSTEMS
TIMBER FRAMING
Design/construct per AS 1684.2 or AS 1684.4 and NCC 2022 Vol. 2 Part H1P1/H1D6(4c).

WALL CLADDING:
Comply with ABCB Housing Provision 7.5 to satisfy Performance Requirements P2.1/P2.2.2.

LINTELS & WALL TIES:
Lintels: Steel lintels per ABCH Part 5.6.7, Figure 5.6.7.
Wall Ties:
- General: Per ABCB 5.6.5.
- Articulation joints: Ties ≤300mm from joint (ABCB Table 5.6.5C).
- Solid construction: Medium-duty ties ≤400mm spacing (ABCB Table 5.6.5B).

DAMP PROOF COURSE (DPC):
Per ABCB Part 5.7.3: AS/NZS 2904-compliant material, 0.5mm embossed polyethylene, or 2.5mm bitumen-impregnated material. Termite sheets (continuous, unpenetrated) may serve as DPC/flashing.

CEILING HEIGHTS:
Min. heights (per ABCB Figure 10.3.1):
- Habitable rooms (excl. kitchen): **2.4m**.
- Kitchen/corridor/bathroom/laundry/garage: **2.1m**.
- Attic/sloped ceiling: Functional height.
- Stairway: **2.0m** above nosing line.

FACILITIES (CLASS 1 BUILDINGS):
Provide per ABCB 10.4.1:
- Kitchen sink & cooking facilities.
- Bath/shower.
- Laundry tub & washing machine space.
- Closet pan.
- Washbasin.

THERMAL INSULATION:
Materials: Per AS/NZS 4859.1.
Condensation management (sisilation):
- Per ABCB Part 10.8.1; comply with AS/NZS 4200.1/2.
- Locate exterior to primary insulation.

GLAZING:
External walls: Comply with AS 2047 per NCC Vol. 2 H1D8(1). Non-standard assemblies: AS 1288 per H1D8(2).
Safety glazing:
- Required where glazing ≤500mm above FFL (Grade A safety glass or ≥5mm annealed glass ≤1.2m²).
- Mark per NCC 8.4.7.
Balustrades: Comply with AS 1288.

FIRE & SAFETY:
Fire Separation: Per ABCH Part 9.
Smoke Alarms (Class 1A/1B):
- AS 3786-compliant; hardwired if mains power available.
- Locations: Per ABCB 9.5.2-9.5.4 & Figures 9.2.2A/9.2.3A-B.

WET AREAS AND SHOWER NICHES WATERPROOFING:
Comply with AS 3740:2010 and NCC Part 10.2/ABCB Figures.

ARTIFICAL LIGHTING:
Provide where natural light insufficient (ABCB 10.5.1): Min. 1 fitting per 16m² or per AS/NZS 1680.

STAIRS, RAMPS & BARRIERS:
STAIR CONSTRUCTION
Design per ABCB Part 11.2 & AS/NZS 1170.1 loads.
Requirements:
- Flights: 2-18 risers.
- Risers (R): 115-190mm.
- Goings (G): 240-355mm.
- Formula: 550mm ≤ (2R + G) ≤ 700mm.
- Prevent 125mm sphere passage through treads/balustrade.
Slip Resistance:
- Treads/landings: P4/R10 (dry), P4/R11 (wet).
- Nosing strips: P3 (dry), P4 (we

LANDINGS:
Max. gradient 1:8 (ABCB 11.2.3); design loads per AS/NZS 1170.1.
External ramps: Comply with Livable Housing Design Standard.

BARRIERS & HANDRAILS:
30.1. Barrier Requirements (ABCB 11.3.3):
- Required at stairways/ramps and surfaces ≥1m above adjacent level.
- Heights:
- Stairs/ramps: ≥865mm above nosings/floor.
- Balconies/landings: ≥1,000mm above floor.
- Max. 125mm gaps; anti-climb design for heights >4,000mm.
- Wire barriers: Per ABCB 11.3.4.
30.2. Handrails: Top ≥865mm above stair nosings/ramp floor.

SANITARY COMPARTMENTS:
NCC Vol. 2 (2022) part 10.4.2 Construction of Sanitary Compartments: The door to a fully enclosed sanitary compartments must: open outwards or slide or be readily removable from the outside of the compartment, unless there is a clear space of at least 1.2m measured in accordance with fig 10.4.2, between the closet pan within the sanitary compartment and the doorway.

BATHROOMS:
Bathrooms and ensuites that have any glass for windows, mirrors and shower screens must be safety glass within 2m off the floor.
NCC 2022 Glazing 8.4.6

SAFETY GLASS:
All glass including windows and mirrors in bathrooms and ensuites To be safety glass within 2m off the floor

WIND RATING - N2
Maximum design gust wind speed for this site IS 40 m/s.

SITE SOIL CLASSIFICATION
The soil classification for this site is **class 'P'** as per the Geotechnical Report by ***GEOID GEOTECHNICAL ENGINEERING*** *(Ref. 10288)*

Attack by Termite	Affect by Bushfire
Yes	**Yes**
Affect by Flood	Affect by Snowfalls
No	**No**

RAINWATER TANKS:
Connected to toilets and laundry, Type and position to be confirmed by builder.

DRAINAGE PLAN:
Not provided. Please refer to Builder's copy.

L-POD:
Legal Point of Discharge to be confirmed with Goulburn Valley Water and Mitchell Shire Council.

SDO:
Sewer:
Please review SDO information provided by Goulburn Valley Water.

BUSHFIRE ASSESMENT 12.5 (AS3959-2018)
1. EXTERNAL WALLS TO BE NON-COMBUSTIBLE MATERIALS SPECIFIED IN AS3959-2018 IN ACCORDANCE WITH 5.4.1-WALLS
2. ALL JOINTS TO BE SEALED IN ACCORDANCE WITH 5.4.2-JOINTS
3. VENTS AND WEEPHOLES IN EXTERNAL WALLS TO BE SCREENED WITH A CORROSION-RESISTANT BRONZE SPARK GUARDS IN ACCORDANCE WITH 5.4.3-VENTS AND WEEPHOLES
4. SCREENING REQUIRED TO OPENABLE PORTIONS OF ALL WINDOWS IN ACCORDANCE WITH 5.5.2-SCREENS FOR WINDOWS AND DOORS
5. ALUMINUM MESH FLYSCREENS TO DOORS IN ACCORDANCE WITH 5.5.2-SCREENS FOR WINDOWS AND DOORS
6. WINDOWS TO BE DOUBLE GLAZED WITH NON-COMBUSTIBLE MATERIAL FOR FRAMING IN ACCORDANCE WITH 5.5.3-WINDOWS AND SIDELIGHTS
7. SIDE HUNG EXTERNAL DOORS AND BI FOLD DOORS TO BE PROTECTED BY SCREENS WITH THE APPROPRIATE MATERIAL IN ACCORDANCE WITH 5.5.4-DOORS
8. DOORS TO BE NON-COMBUSTIBLE MATERIAL FOR FRAMING IN ACCORDANCE WITH 5.5.4-DOORS
9. GLAZING TO SLIDING DOORS TO BE GRADE A SAFETY GLASS WITH A MINIMUM 4mm THICKNESS. TO COMPLY WITH AS1288 AND IN ACCORDANCE WITH 5.5.5-DOORS SLIDING
10. BAL 12.5 COMPLIANT ACCESS DOOR TO GARAGE AS3959-2018 IN ACCORDANCE WITH 5.5.6-DOORS -VEHICLE ACCESS DOORS (GARAGE DOORS)
11. SUPPLY AND INSTALL IN GRADE SARKING TO ENTIRE ROOF IN ACCORDANCE WITH 5.6.3-SHEET ROOFS
12. GAPS TO BE SEALED IN ACCORDANCE WITH 5.6.3- SHEET ROOFS
13. EVAPORATIVE COOLING UNITS TO BE FITTED WITH NON-COMBUSTIBLE BUTTERFLY CLOSERS IN ACCORDANCE WITH 5.6.5-ROOF PENETRATIONS
12. ROOF PENETRATIONS TO MEET ALL REQUIREMENTS IN ACCORDANCE WITH 5.6.5-ROOF PENETRATIONS
13. OPENINGS IN ROOF LIGHTS, ROOF VENTILATORS OR VENT PIPES SHALL CONFORM WITH CLAUSE 3.8 AND BE MADE OF CORROSION-RESISTANT STEEL, BRONZE OR ALUMINIUM. IN ACCORDANCE WITH 5.6.5-ROOF PENETRATIONS
14. SKYLGITH GLAZING TO BE GRADE A SAFETY GLASS CONFORMING WITH AS 1288 AND 5.6.5- ROOF PENETRATIONS
15. FIX WHIRLY BIRD IN ACCORDANCE WITH 5.6.5-ROOF PENETRATIONS
16. EAVES LININGS, FASCIAS AND GABLES TO BE IN ACCORDANCE WITH 5.6.6-EAVES LINING,FASCIAS AND GABLES
17. BOX GUTTER TO BE NON-COMBUSTIBLE AND FLASHING AT THE JUNCTION WITHT THE ROOF WITH NON-COMBISTIBLE MATERAL IN ACCORDANCE WITH 5.6.7 - GUTTERS AND DOWNPIPES
18. ALL OPENINGS TO BE MADE WITH TIGHT FITTING NON-COMBUSTIBLE MATERIALS, GAPS NO LARGER THAN 2mm
19. BAL LEVEL TO BE DETERMINED BY APPROPRIATE AUTHORITY.

SITE PREPARATION:
GENERAL REQUIREMENTS
Protection Works: Execute per Engineer's documents. Protect adjoining properties; rectify damage at no cost to Proprietor.
Demolition & Clearing: Commence only after obtaining all permits (demolition/tree removal). Remove only as indicated on drawings. Secure services). Leave site clean and safe.
Fill Material: Use clean fill complying with Engineer's specifications.
Trees & Vegetation: Remove only as indicated on drawings. Secure permits for regulated removals. Grub roots; cart away debris.
Excavation.- Excavate to specified levels. Adhere to Soil Report and Engineer's recommendations.
Shoring:-Install to ensure excavation safety and stability. Comply with Engineer/Geotechnical documents.
Crossover/Footpath/Roadway/Nature Strip: Construct/replace to Responsible Authority's satisfaction.

SERVICES:
INSTALLATION
Install all services (gas, electrical, sewer, water, communications, etc.) per Responsible Authority requirements.
Confirm supply pipe sizes before installation.

DOMESTIC CONSTRUCTION:
SITE & BOUNDARY CONTROLS
Erect site fencing to prevent public access during construction.
No building elements to project beyond boundary lines.
Combustibility Requirements:
- Eaves within 900mm (but ≥450mm) of boundary: Combustible materials permitted.
- Roof elements within 450m of boundary: Non-combustible materials required.
- Flues/chimneys/appliances: Not within 450mm of boundary.
Windows:
- Openable windows ≤1m above FFL: Restrict openings to prevent passage of a 125mm sphere.
- All first-floor bedroom windows: Max. 125mm opening.
Toilet doors: Install lift hinges within 1.2m of bowl.

ENVIRONMENT & PROTECTION:
BUSHFIRE & CORROSION
Bushfire: Comply with AS 3959:2018 (Bushfire-prone areas).
Corrosion Protection:
- Structural steel members (lintels, angles, etc.): Per AS 4773.1-2015 Table 4.1.
- Sheet roofing: Per ABCB Housing Provisions Table 7.2.2A.
Termite Protection (if in prone area):
- Install barrier per AS 3660.1 or NCC 2022 Part 3.4.2 (refer ABCB Table 3.4.2).
- Implement termite management system.
- Concrete Stumps:
- ≤1400mm: 100x100mm (1 HD wire).
- 1401-1800mm: 100x100mm (2 HD wires).
- 1801-3000mm: 125x125mm (2 HD wires).
- Braced if >1200mm above ground without perimeter brickwork.
Marine/Exposure Zones: Masonry units/mortar/components to comply with AS 4773.1-2015 Table 4.1 durability requirements.

RAMPS:
Max. gradient 1:8 (ABCB 11.2.3); design loads per AS/NZS 1170.1.
External ramps: Comply with Livable Housing Design Standard.

PERFORMANCE REQUIREMENTS:
ENERGY EFFICIENCY
Class 1 buildings: Min. 7-star energy rating (NCC Vol. 2 Part 13).
Outdoor living areas: Comply with NCC Vol. 2 Part 542C2(3).

SOUND INSULATION:
Separating walls between Class 1 buildings: Construct per ABCB Part 10.7 to minimize sound transmission.

EXTERNAL FRL WALLS:
External walls that are required to be fire rated must not be combustible cladding.

EAVES:
Eaves are not permitted within 900mm of an adjoining building or vertical projection of the lower separating wall in accordance with clause 3.7.2.7 d) & e).

ROOF, SURFACE & SUB-SURFACE DRAINAGE
Downpipes, box gutters, rainheads and sumps must be installed to meet the requirements of AS/NZS 3500.3
Surface and sub-surface drainage systems to be installed to meet the requirements Of AS/NZS 3500.3

RAIN GARDENS & LEGAL POINT OF DISCHARGE
All new and existing stormwater drainage pipes to be routed to connect to the nominated rain gardens before exiting to the legal point of discharge to the satisfaction of the relevant authorities.

STORM WATER NOTES:
1. Connect stormwater drainage to legal point of discharge as directed by the council building department.
2. Stormwater layout to engineers' details.
3. Provide 100x50mm downpipes at 12m max.centres

DRAINAGE NOTES:
1. All pipes to be min 100 mm sewer class 1:100 grade
Provide agi pipes & slit pits at toe of batter (min 1.5 away from footings)
Provide scoria rock around agi pipe with slit sock wrapping
Provide inspection openings at each bend/junction of pipe network.
2. Surface drainage shall be controlled throughout construction and be completed by the finish construction.
3. Base of trenches shall slope away from the building.
4.A minimum freeboard of 150mm required between slab and finished ground. Ground to slope away not less than 50mm over the first 1m. If this forms a cut the cut must be battered or retained provided with agricultural drainage connected to storm water system via silt pits

BEFORE YOU DIG www.byda.com.au

NOTE:
The builder is responsible for checking all dimensions and levels on site prior to construction and to report any errors, discrepancies, or omissions, to Oriana Building Designs without delay. Refer to written dimensions only. Do not scale drawings. Drawings shall not be used for construction purposes until issued for construction with the stamp approval of a registered building surveyor.

All boundaries and contours are subject to the survey drawings associated with this project. All levels to Australian Height Data.

This drawing reflects a design by Oriana Building Designs and is to be used only for work when authorised in writing by Oriana Building Designs. All documents here within are subject to Australian Copyright Laws.

ORIANA BUILDING DESIGNS

ORIANA BUILDING DESIGNS
VBA REG. CPD-AD 65210
142 HIGH STREET, CRANBOURNE, VIC 3977
PH: (03) 8804 5757
E-MAIL: info@orianabuildingdesigns.com.au

Design Matters
The peak body for the building design profession
Corporate Member

DRAWING TITLE :
SITE PLAN
WORKING DRAWINGS

PROJECT NAME :
SINGLE STOREY DWELLING @
LOT(87)7 SHANNON RISE, KILMORE

N

Revision ID	AMENDMENT	Issue Date
A	WORKING DRAWINGS ISSUED FOR CONSTRUCTION	15-10-25

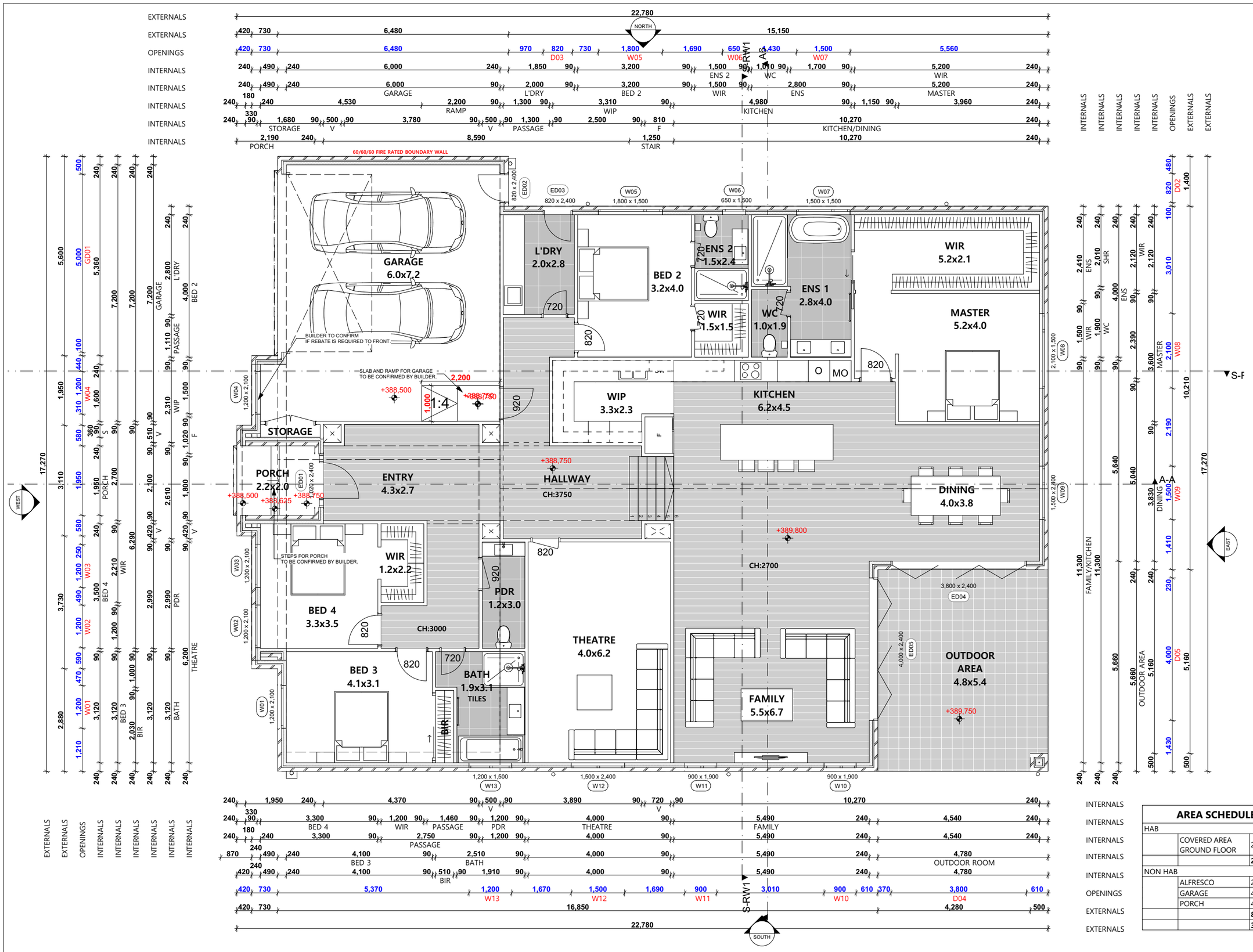
Drawn | Checked: TS| GD
Plot Date: 15/10/2025
Project NO.: C.CW.011
Scale: 1:200

Client: VK WINDOWS
Site: LOT(87)7 SHANNON RISE, KILMORE

Project Status: WORKING DRAWINGS

REVISION NO. A

DRAWING NO. WD.1.3



SITE PREPARATION:
CONSTRUCTION SYSTEMS
TIMBER FRAMING
Design/construct per AS 1684.2 or AS 1684.4 and NCC 2022 Vol. 2 Part H1P1/H1D6(4c).

WALL CLADDING:
Comply with ABCB Housing Provision 7.5 to satisfy Performance Requirements P2.1/P2.2.2.

LINTELS & WALL TIES:
Lintels: Steel lintels per ABCH Part 5.6.7, Figure 5.6.7.
Wall Ties:
- General: Per ABCB 5.6.5.
- Articulation joints: Ties ≤300mm from joint (ABCB Table 5.6.5C).
- Solid construction: Medium-duty ties ≤400mm spacing (ABCB Table 5.6.5B).

DAMP PROOF COURSE (DPC):
Per ABCB Part 5.7.3: AS/NZS 2904-compliant material, 0.5mm embossed polyethylene, or 2.5mm bitumen-impregnated material. Termite sheets (continuous, unpenetrated) may serve as DPC/flashing.

CEILING HEIGHTS:
Min. heights (per ABCB Figure 10.3.1):
- Habitable rooms (excl. kitchen): **2.4m**.
- Kitchen/corridor/bathroom/laundry/garage: **2.1m**.
- Attic/sloped ceiling: Functional height.
- Stairway: **2.0m** above nosing line.

FACILITIES (CLASS 1 BUILDINGS):
Provide per ABCB 10.4.1:
- Kitchen sink & cooking facilities.
- Bath/shower.
- Laundry tub & washing machine space.
- Closet pan.
- Washbasin.

THERMAL INSULATION:
Materials: Per AS/NZS 4859.1.
Condensation management (sisilation):
- Per ABCB Part 10.8.1; comply with AS/NZS 4200.1/2.
- Locate exterior to primary insulation.

GLAZING:
External walls: Comply with AS 2047 per NCC Vol. 2 H1D8(1). Non-standard assemblies: AS 1288 per H1D8(2).
Safety glazing:
- Required where glazing ≤500mm above FFL (Grade A safety glass or ≥5mm annealed glass ≤1.2m²).
- Mark per NCC 8.4.7.
Balustrades: Comply with AS 1288.

FIRE & SAFETY:
Fire Separation: Per ABCH Part 9.
Smoke Alarms (Class 1A/1B):
- AS 3786-compliant; hardwired if mains power available.
- Locations: Per ABCB 9.5.2-9.5.4 & Figures 9.2.2A/9.2.3A-B.

WET AREAS AND SHOWER NICHES WATERPROOFING:
Comply with AS 3740:2010 and NCC Part 10.2/ABCB Figures.

ARTIFICAL LIGHTING:
Provide where natural light insufficient (ABCB 10.5.1): Min. 1 fitting per 16m² or per AS/NZS 1680.

STAIRS, RAMPS & BARRIERS:
STAIR CONSTRUCTION
Design per ABCB Part 11.2 & AS/NZS 1170.1 loads.
Requirements:
- Flights: 2-18 risers.
- Risers (R): 115-190mm.
- Goings (G): 240-355mm.
- Formula: 550mm ≤ (2R + G) ≤ 700mm.
- Prevent 125mm sphere passage through treads/balustrade.
Slip Resistance:
- Treads/landings: P4/R10 (dry), P4/R11 (wet).
- Nosing strips: P3 (dry), P4 (we

LANDINGS:
Max. gradient 1:8 (ABCB 11.2.3); design loads per AS/NZS 1170.1.
External ramps: Comply with Livable Housing Design Standard.

BARRIERS & HANDRAILS:
30.1. Barrier Requirements (ABCB 11.3.3):
- Required at stairways/ramps and surfaces ≥1m above adjacent level.
- Heights:
- Stairs/ramps: ≥865mm above nosings/floor.
- Balconies/landings: ≥1,000mm above floor.
- Max. 125mm gaps; anti-climb design for heights >4,000mm.
- Wire barriers: Per ABCB 11.3.4.
30.2. Handrails: Top ≥865mm above stair nosings/ramp floor.

SANITARY COMPARTMENTS:
NCC Vol. 2 (2022) part 10.4.2 Construction of Sanitary Compartments: The door to a fully enclosed sanitary compartments must: open outwards or slide or be readily removable from the outside of the compartment, unless there is a clear space of at least 1.2m measured in accordance with fig 10.4.2, between the closet pan within the sanitary compartment and the doorway.

BATHROOMS:
Bathrooms and ensuites that have any glass for windows, mirrors and shower screens must be safety glass within 2m off the floor.
NCC 2022 Glazing 8.4.6

SAFETY GLASS:
All glass including windows and mirrors in bathrooms and ensuites To be safety glass within 2m off the floor

GROUND FLOOR WALL HEIGHTS:
Front of the house walls to be built to 3000mm O/A height. Transition area to be built to 3750mm O/A height. Upper area to be built to be built to 2700mm O/A height (U.N.O.). External and internal load bearing wall frames to include additional 90x35mm top/ribbon plate.

GROUND FLOOR WALL TYPES:
All external ground floor walls are 90mm light gauge steel frames, Brick walls (U.N.O.)
All internal walls are 90mm light gauge steel framed.

INTERNAL AND EXTERNAL DOOR HEIGHTS
2340mm high doors. Confirm with builder.

CLOTHES LINE:
Clotheslines to be retractable. Position and type to be confirmed with builder.

AREA SCHEDULE

HAB		
	COVERED AREA GROUND FLOOR	279.81
		279.81 m²
NON HAB		
	ALFRESCO	27.31
	GARAGE	48.10
	PORCH	4.87
		80.28 m²
		360.09 m²

NOTE:
The builder is responsible for checking all dimensions and levels on site prior to construction and to report any errors, discrepancies, or omissions, to Oriana Building Designs without delay. Refer to written dimensions only. Do not scale drawings. Drawings shall not be used for construction purposes until issued for construction with the stamp approval of a registered building surveyor.

All boundaries and contours are subject to the survey drawings associated with this project. All levels to Australian Height Data.

This drawing reflects a design by Oriana Building Designs and is to be used only for work when authorised in writing by Oriana Building Designs. All documents here within are subject to Australian Copyright Laws.

ORIANA BUILDING DESIGNS
ORIANA BUILDING DESIGNS
VBA REG. CPD-AD 65210
142 HIGH STREET, CRANBOURNE, VIC 3977
PH: (03) 8804 5757
E-MAIL: info@orianabuildingdesigns.com.au
Design Matters
The peak body for the building design profession
Corporate Member

DRAWING TITLE : GROUND FLOOR
WORKING DRAWINGS

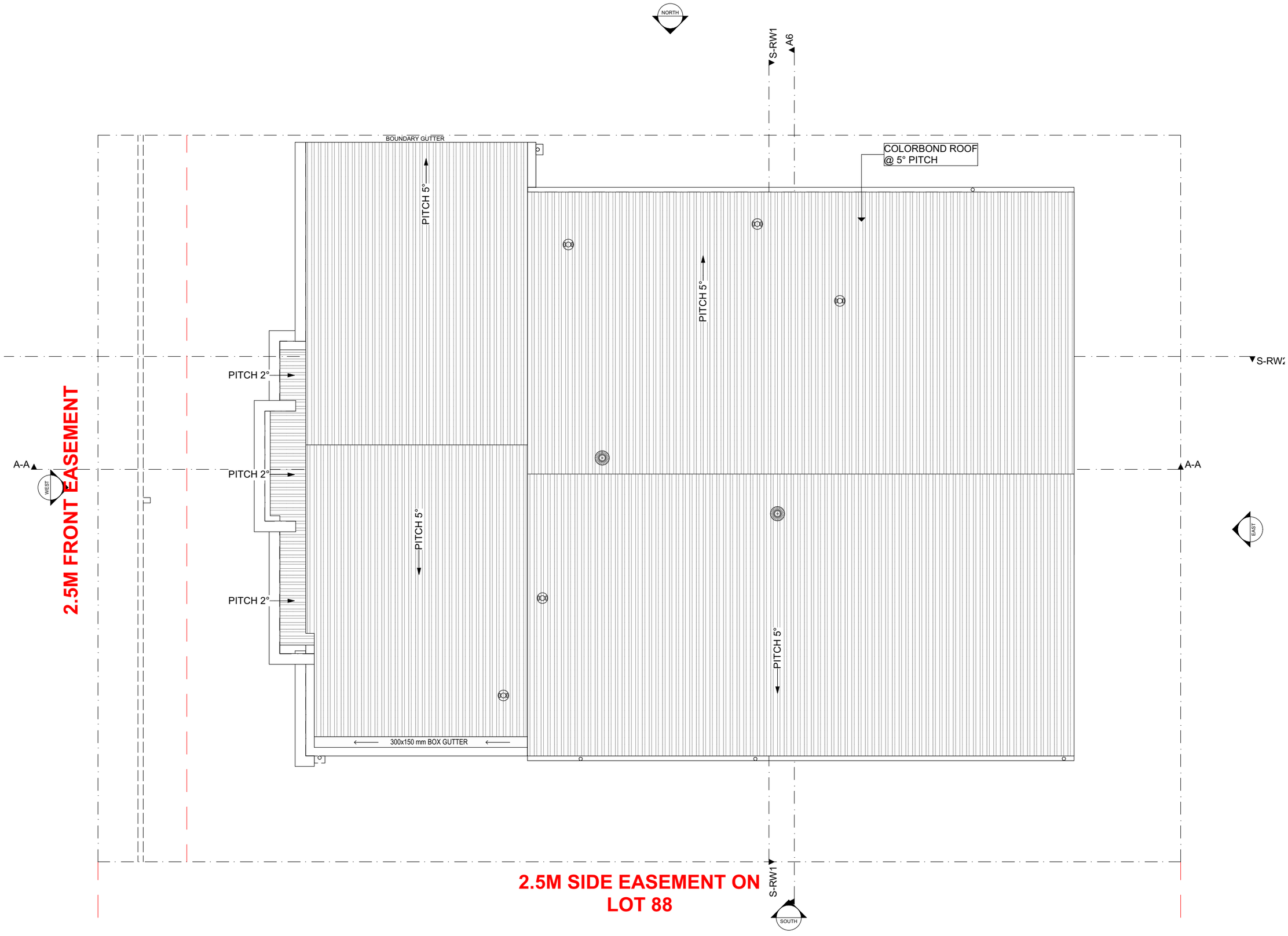
PROJECT NAME :
SINGLE STOREY DWELLING @
LOT(87)7 SHANNON RISE, KILMORE

N

Revision ID	AMENDMENT	Issue Date
A	WORKING DRAWINGS ISSUED FOR CONSTRUCTION	15-10-25

Drawn | Checked TS| GD
Plot Date: 15/10/2025
Project NO. C.CW.011
Scale: 1:100
Client VK WINDOWS
Site: LOT(87)7 SHANNON RISE, KILMORE
Project Status WORKING DRAWINGS

REVISION NO. A
DRAWING NO. WD.1.4



ROOFING:
TILING:
- Install AS 2049-compliant tiles per ABCB 7.3.
- Fix battens per NCC 2022 Vol. 2 H1D6(3)&(4).
- Pitch ≤35°. Fix per ABCB Figure 7.2.3.
- Flashings/ridge/hip tiles: Per ABCB 7.3.2 & 7.3.3.
- No lead flashings in potable water catchment areas.
Sheet Metal Roofing:
- Design/install per ABCB 7.2.
- Corrosion protection per ABCB Table 7.2.2A.
- Metal compatibility per ABCB Tables 7.2.2B-E.
- Flashings/cappings per ABCB 7.2.7(1); penetrations per 7.2.7(2).
Sarking: Provide where required by ABCH 7.3.4 & Table 7.3.4.
Drainage: Comply with AS 3500.3.

GUTTERS & DOWNPIPES:
-Manufacture:
- Metal: AS/NZS 2179.1.
- uPVC: AS 1273.
12.2. Installation:
- Eaves gutters: Min. fall 1:500 (1:100 for box gutters).
- Supports: Brackets at ≤1.2m centres and stop ends.
- Downpipes: Max. 12m gutter length per downpipe; size 90mm Ø or 100x75mm.
- Locate near valleys; provide overflow if >1.2m from valley.
No lead components in potable water catchment areas.

STORMWATER:
Discharge per Responsible Authority requirements (ABCB Part 3.3.5).
Prevent backflow into buildings.
Min. Cover:
- Soil: 100mm.
- Paved/concrete: 50mm.
- Unreinforced concrete driveway: 100mm.
- Reinforced concrete driveway: 75mm.

VENTILATION:
Habitable rooms: Min. 5% floor area ventilation (openable to sky/court).
Sanitary/laundry/bathroom:
- Mechanical ventilation exhausting directly outside or to ventilated roof space (ABCB 10.8.2).
- Min. flow rates:
- Bathroom/WC: **25 L/s**.
- Kitchen/laundry: **40 L/s**.
Sanitary compartments must not open directly to kitchens/pantries without an airlock or mechanical ventilation.

ROOF SPACE VENTILATION:

S	Typical 50mm PVC ceiling exhaust fan ventilation flue
	250mm wind powered roof venitlation unit (*Whirlybird*)

WIND RATING - N2
Maximum design gust wind speed for this site IS 40 m/s.

ROOF SHEETING, WHIRLYBIRDS AND GUTTERS:
Confirm with Builder. KLIP-LOK, Trimdek, concealed fastening etc.

NOTE:
The builder is reponsible for checking all dimensions and levels on site prior to construction and to report any errors, discrepancies, or omissions, to Oriana Building Designs without delay. Refer to written dimensions only. Do not scale drawings. Drawings shall not be used for construction purposes until issued for construction with the stamp approval of a registered building surveyor.

All boundaries and contours are subject to the survey drawings associated with this project. All levels to Australian Height Data.

This drawing reflects a design by Oriana Building Designs and is to be used only for work when authorised in writing by Oriana Building Designs. All documents here within are subject to Australian Copyright Laws.

ORIANA BUILDING DESIGNS

VBA REG. CPD-AD 65210

142 HIGH STREET, CRANBOURNE, VIC 3977
PH: (03) 8804 5757
E-MAIL: info@orianabuildingdesigns.com.au

Design Matters
The peak body for the building design profession
Corporate Member

DRAWING TITLE :
ROOF PLAN
WORKING DRAWINGS

PROJECT NAME :
SINGLE STOREY DWELLING @
LOT(87)7 SHANNON RISE, KILMORE

N

Revision ID	AMENDMENT	Issue Date
A	WORKING DRAWINGS ISSUED FOR CONSTRUCTION	15-10-25

Drawn | Checked TS| GD
Plot Date: 15/10/2025
Project NO. C.CW.011
Scale: 1:100

Client VK WINDOWS
Site: LOT(87)7 SHANNON RISE, KILMORE

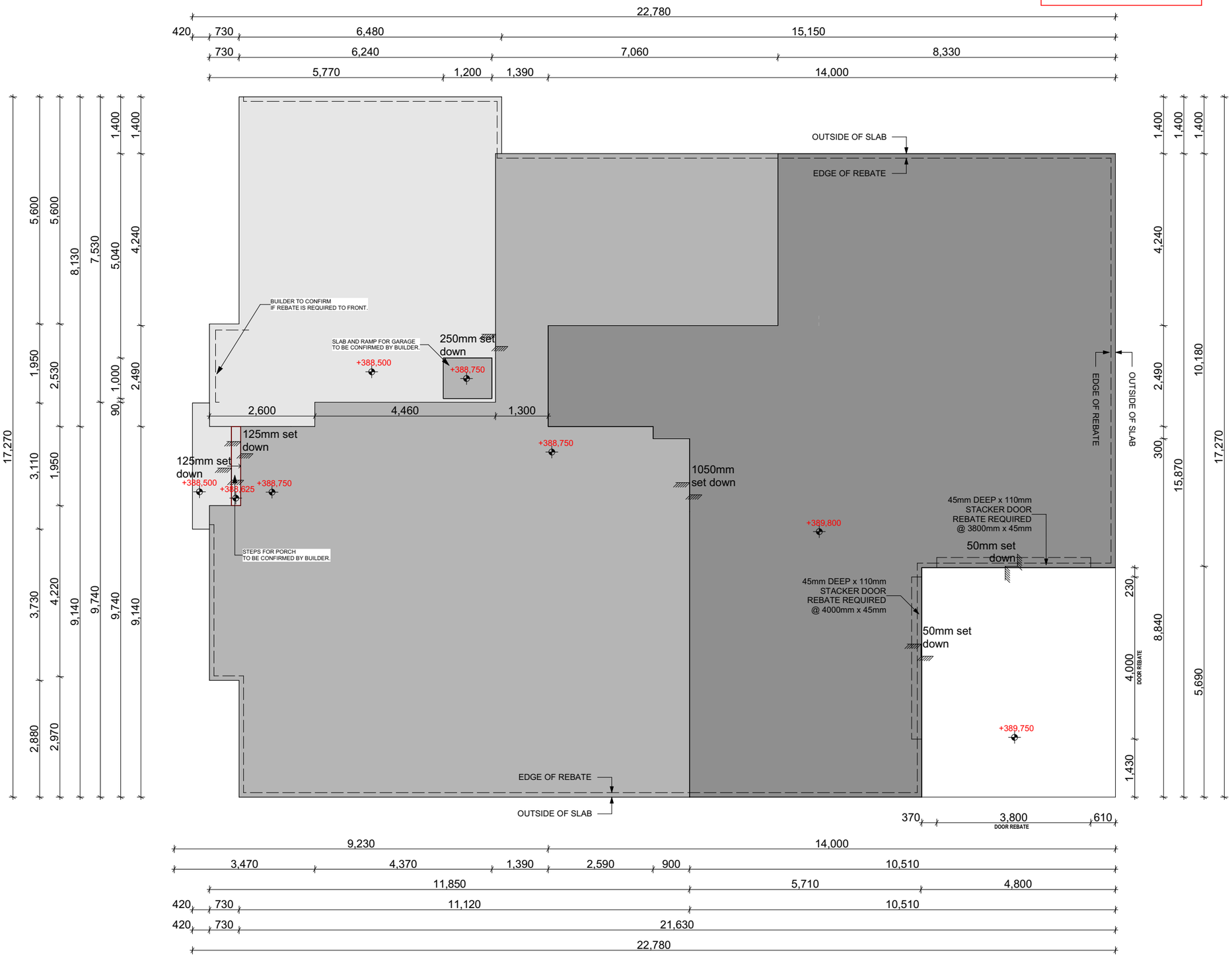
Project Status WORKING DRAWINGS

REVISION NO. **A**

DRAWING NO. **WD.1.5**

110mmW x 150mmD
REBATES REQUIRED

ALL DIMENSIONS TO BE CONFIRMED ONSITE PRIOR TO CONSTRUCTION



FOOTINGS & SLAB:
Comply with AS 2870 (or AS 2159 for piles).
14.2. Vapour Barrier:
- 0.2mm polyethylene branded "AS 2870 Concrete Underlay, 0.2mm Medium".
- Min. 200mm laps at joints.
- Seal penetrations with tape/sleeves.
- Extend under edge beams to ground level (per NCC Figure 4.2.8).

CONCRETE:
Comply with AS 2870 (or AS 2159 for piles).
14.2. Vapour Barrier:
- 0.2mm polyethylene branded "AS 2870 Concrete Underlay, 0.2mm Medium".
- Min. 200mm laps at joints.
- Seal penetrations with tape/sleeves.
- Extend under edge beams to ground level (per NCC Figure 4.2.8).

SUB-FLOOR VENTILATION:
Vents: 7,500mm² clear per 1,000mm external wall; 2,200mm² per 100mm internal dwarf wall.

DAMP PROOF COURSE (DPC):
Per ABCB Part 5.7.3: AS/NZS 2904-compliant material, 0.5mm embossed polyethylene, or 2.5mm bitumen-impregnated material. Termite sheets (continuous, unpenetrated) may serve as DPC/flashing.

ENVIRONMENT & PROTECTION:
BUSHFIRE & CORROSION
Bushfire: Comply with AS 3959:2018 (Bushfire-prone areas).
Corrosion Protection:
- Structural steel members (lintels, angles, etc.): Per AS 4773.1-2015 Table 4.1.
- Sheet roofing: Per ABCB Housing Provisions Table 7.2.2A.
Termite Protection (if in prone area):
- Install barrier per AS 3660.1 or NCC 2022 Part 3.4.2 (refer ABCB Table 3.4.2).
- Implement termite management system.
- Concrete Stumps:
- ≤1400mm: 100x100mm (1 HD wire).
- 1401-1800mm: 100x100mm (2 HD wires).
- 1801-3000mm: 125x125mm (2 HD wires).
- Braced if >1200mm above ground without perimeter brickwork.
Marine/Exposure Zones: Masonry units/mortar/components to comply with AS 4773.1-2015 Table 4.1 durability requirements.

SITE SOIL CLASSIFICATION
The soil classification for this site is **class 'P'** as per the Geotechnical Report by ***GEOID GEOTECHNICAL ENGINEERING*** *(Ref. 10288)*

SHOWERS/VANITY
Builder to select showers and vanaties.

CONDUIT
Builder to confirm if conduit is required for island benchtops.

WC, SHOWER, VANITY,
Builder to confirm WC, shower grate and vanity type.

DISHWASHER
Builder to confirm dishwasher location.

NOTE:
The builder is repsonsible for checking all dimensions and levels on site prior to construction and to report any errors, discrepancies, or omissions, to Oriana Building Designs without delay. Refer to written dimensions only. Do not scale drawings. Drawings shall not be used for construction purposes until issued for construction with the stamp approval of a registered building surveyor.

All boundaries and contours are subject to the survey drawings associated with this project. All levels to Australian Height Data.

This drawing reflects a design by Oriana Building Designs and is to be used only for work when authorised in writing by Oriana Building Designs. All documents here within are subject to Australian Copyright Laws.

ORIANA BUILDING DESIGNS

ORIANA BUILDING DESIGNS
VBA REG. CPD-AD 65220
142 HIGH STREET, CRANBOURNE, VIC 3977
PH: (03) 8804 5757
E-MAIL: info@orianabuildingdesigns.com.au

Design Matters
The peak body for the building design profession
Corporate Member

DRAWING TITLE :
SLAB SETOUT - GF
WORKING DRAWINGS

PROJECT NAME :
SINGLE STOREY DWELLING @
LOT(87)7 SHANNON RISE, KILMORE

N

Revision ID	AMENDMENT	Issue Date
A	WORKING DRAWINGS ISSUED FOR CONSTRUCTION	15-10-25

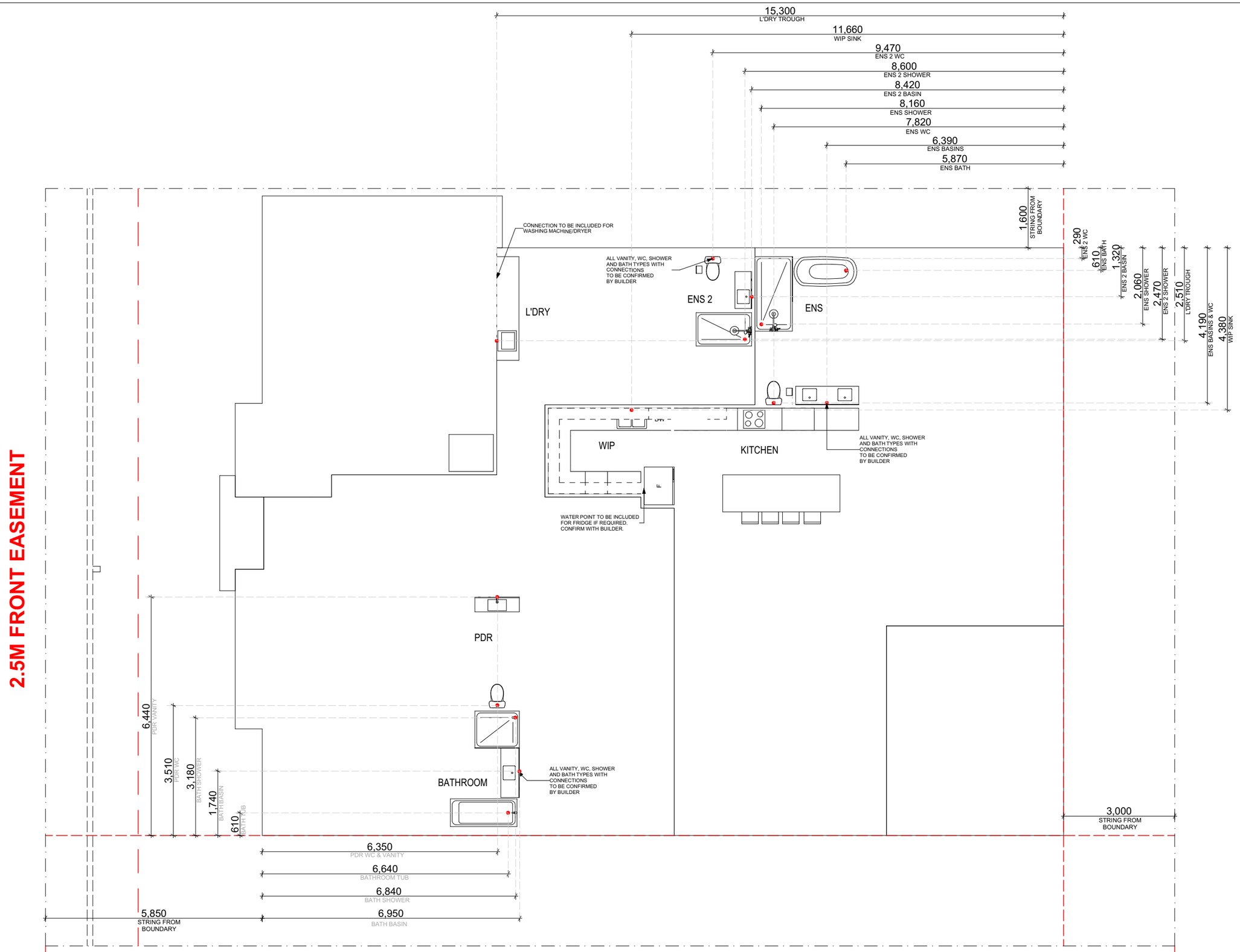
Drawn | Checked TS| GD
Plot Date: 15/10/2025
Project NO. C.CW.011
Scale: 1:100

Client **VK WINDOWS**
Site: **LOT(87)7 SHANNON RISE, KILMORE**

Project Status WORKING DRAWINGS

REVISION NO. **A**

DRAWING NO. **WD.1.6**



FOOTINGS & SLAB:
Comply with AS 2870 (or AS 2159 for piles).
14.2. Vapour Barrier:
- 0.2mm polyethylene branded "AS 2870 Concrete Underlay, 0.2mm Medium".
- Min. 200mm laps at joints.
- Seal penetrations with tape/sleeves.
- Extend under edge beams to ground level (per NCC Figure 4.2.8).

CONCRETE:
Comply with AS 2870 (or AS 2159 for piles).
14.2. Vapour Barrier:
- 0.2mm polyethylene branded "AS 2870 Concrete Underlay, 0.2mm Medium".
- Min. 200mm laps at joints.
- Seal penetrations with tape/sleeves.
- Extend under edge beams to ground level (per NCC Figure 4.2.8).

SUB-FLOOR VENTILATION:
Vents: 7,500mm² clear per 1,000mm external wall; 2,200mm² per 100mm internal dwarf wall.

DAMP PROOF COURSE (DPC):
Per ABCB Part 5.7.3: AS/NZS 2904-compliant material, 0.5mm embossed polyethylene, or 2.5mm bitumen-impregnated material. Termite sheets (continuous, unpenetrated) may serve as DPC/flashing.

ENVIRONMENT & PROTECTION:
BUSHFIRE & CORROSION
Bushfire: Comply with AS 3959:2018 (Bushfire-prone areas).
Corrosion Protection:
- Structural steel members (lintels, angles, etc.): Per AS 4773.1-2015 Table 4.1.
- Sheet roofing: Per ABCB Housing Provisions Table 7.2.2A.
Termite Protection (if in prone area):
- Install barrier per AS 3660.1 or NCC 2022 Part 3.4.2 (refer ABCB Table 3.4.2).
- Implement termite management system.
- Concrete Stumps:
- ≤1400mm: 100x100mm (1 HD wire).
- 1401-1800mm: 100x100mm (2 HD wires).
- 1801-3000mm: 125x125mm (2 HD wires).
- Braced if >1200mm above ground without perimeter brickwork.
Marine/Exposure Zones: Masonry units/mortar/components to comply with AS 4773.1-2015 Table 4.1 durability requirements.

SITE SOIL CLASSIFICATION
The soil classification for this site is **class 'P'** as per the Geotechnical Report by ***GEOID GEOTECHNICAL ENGINEERING***
(Ref. 10288)

SHOWERS/VANITY
Builder to select showers and vanaties.

CONDUIT
Builder to confirm if conduit is required for island benchtops.

WC, SHOWER, VANITY,
Builder to confirm WC, shower grate and vanity type.

DISHWASHER
Builder to confirm dishwasher location.

NOTE:
The builder is repsonsible for checking all dimensions and levels on site prior to construction and to report any errors, discrepancies, or omissions, to Oriana Building Designs without delay. Refer to written dimensions only. Do not scale drawings. Drawings shall not be used for construction purposes until issued for construction with the stamp approval of a registered building surveyor.

All boundaries and contours are subject to the survey drawings associated with this project. All levels to Australian Height Data.

This drawing reflects a design by Oriana Building Designs and is to be used only for work when authorised in writing by Oriana Building Designs. All documents here within are subject to Australian Copyright Laws.

ORIANA BUILDING DESIGNS

ORIANA BUILDING DESIGNS
VBA REG. CPD-AD 65210
142 HIGH STREET, CRANBOURNE, VIC 3977
PH: (03) 8804 5757
E-MAIL: info@orianabuildingdesigns.com.au

Design Matters
The peak body for the building design profession
Corporate Member

DRAWING TITLE :
HYDRAULIC - GF
WORKING DRAWINGS

PROJECT NAME :
SINGLE STOREY DWELLING @
LOT(87)7 SHANNON RISE, KILMORE

N

Revision ID	AMENDMENT	Issue Date
A	WORKING DRAWINGS ISSUED FOR CONSTRUCTION	15-10-25

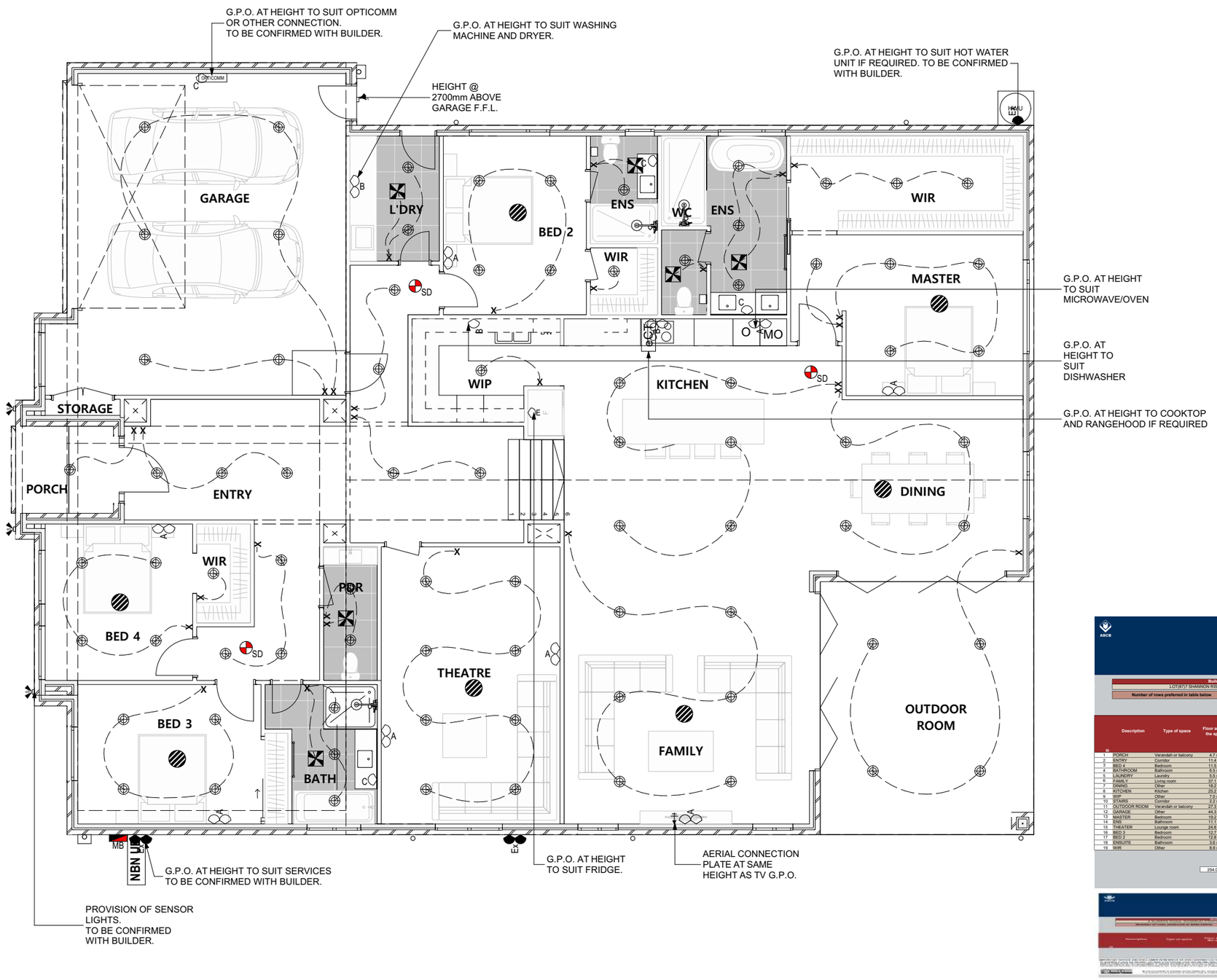
Drawn | Checked TS| GD
Plot Date: 15/10/2025
Project NO. C.CW.011
Scale: 1:100

Client **VK WINDOWS**
Site: **LOT(87)7 SHANNON RISE, KILMORE**

Project Status WORKING DRAWINGS

REVISION NO. **A**

DRAWING NO. **WD.1.7**



ELECTRICAL INSTALLATIONS:
All electrical installations to be carried out by a licenced electrician and must meet all requirements of AS/NZS 3000

SMOKE ALARMS:
Smoke alarms must be hardwired with a battery backup and installed as per NCC 2022 Vol. 2 - part 9.5 **AND** must meet the requirements of AS 3786:2014

CEILING EXHAUST FANS:
Ceiling exhaust fans should be installed as per NCC 2022 Vol. 2 - parts 13.4.5 **AND** must comply with the requirements of AS 1668.2-2012

HEATING UNIT G.P.O.:
GPO with light switch in roof space to be located within 1.5m of the roof access hole for the heating unit

SWITCHES:
All light, fan, and dimmer switches to be located at 1100mm above floor level unless noted otherwise

DOWNLIGHT LOCATIONS:
All downlights are spaced 1000mm in from walls unless noted otherwise

SET OUT NOTE:
Locations of all electrical, heating and cooling items shown on this set out plan are indicative only. Final placement on site may vary subject to building tolerances and site conditions

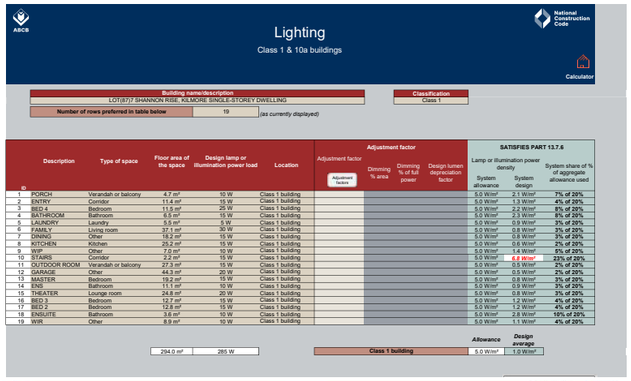
SELECTED FITTING TYPES:
See builder's specifications for all electrical, H.V.A.C., data & automation fitting selections. Always install to manufacturers installation guidelines.

LIGHTING SENSORS:
Lighting sensors for external lighting (motion detectors, timers etc.)

AIR CONDITIONING AND HEATING:
Heating and cooling systems to be confirmed by owner and builder.

ELECTRICAL LEGEND

SYMBOL	DESCRIPTION
	SINGLE G.P.O. - 300mm A.F.L.
	SINGLE G.P.O. - 600mm A.F.L.
	SINGLE G.P.O. - 1100mm A.F.L.
	SINGLE G.P.O. - 1350mm A.F.L.
	SINGLE G.P.O. - 1500mm A.F.L.
	SINGLE G.P.O. - 1700mm A.F.L.
	SINGLE G.P.O. - SEE HEIGHT NOTE ON PLAN
	DOUBLE G.P.O. - 300mm A.F.L.
	DOUBLE G.P.O. - 600mm A.F.L.
	DOUBLE G.P.O. - 1100mm A.F.L.
	DOUBLE G.P.O. - 1350mm A.F.L.
	DOUBLE G.P.O. - 1500mm A.F.L.
	DOUBLE G.P.O. - 1700mm A.F.L.
RC	DOUBLE G.P.O. - RECESSED INTO WALL
	SINGLE/DOUBLE CEILING G.P.O. LOCATION
	EXTERNAL W/PROOF SINGLE G.P.O. - 1200mm A.F.L. (U.O.N.)
	EXTERNAL W/PROOF DOUBLE G.P.O. - 1200mm A.F.L. (U.O.N.)
	DOUBLE G.P.O. - WITH LIGHT SWITCH (WITHIN ROOF SPACE)
	RECESSED DOWNLIGHT
	LOW VOLTAGE L.E.D. DOWNLIGHT (RECESSED)
	LOW VOLTAGE L.E.D. DOWNLIGHT (FACE MOUNTED)
P	PENDANT LIGHT (FACE MOUNTED)
	STANDARD LIGHT (FACE MOUNTED)
	HEATLAMP (WITH LIGHT & FAN)
	DOUBLE HEATLAMP (WITH LIGHT & FAN)
	L.E.D. TUBE LIGHT 600mm
	L.E.D. TUBE LIGHT 1200mm
	L.E.D. STRIP LIGHTING (CONCEALED)
	WALL SCONCE - 2100mm A.F.L. (U.N.O.)
	WALL SCONCE DIMMABLE - 2100mm A.F.L. (U.N.O.)
	PARA FLOOD LIGHT TO WALL - 2400mm A.F.L. (U.N.O.)
	PARA FLOOD LIGHT DOUBLE TO WALL - 2400mm A.F.L. (U.N.O.)
	PARA FLOOD LIGHT (EAVE MOUNTED)
	PARA FLOOD LIGHT DOUBLE (EAVE MOUNTED)
	PARA FLOOD LIGHTS (FITTED WITH SENSOR)
	JUNCTION BOX - 2100mm A.F.L. (U.N.O.)
	PATH LIGHT - INT. WALL MOUNTED 300mm A.F.L. (U.N.O.)
	PATH LIGHT - EXT. WALL MOUNTED 300mm A.F.L. (U.N.O.)
	DOWNLIGHT SENSOR (RECESSED)
	CEILING FAN
	CEILING FAN W/LIGHT
	CEILING EXHAUST FAN (WITH DRAUGHT STOPPER)
	AIR-CONDITIONING CEILING REGISTER
	HEATING CEILING REGISTER
	CLIMATE CONTROLLERS
	INTERCOM
	SECURITY ALARM KEYPAD
	TV AERIAL CONNECTION POINT
	L.A.N. DATA CONNECTION POINT
	TELEPHONE CONNECTION POINT
DHU	DUCTED HEATING UNIT LOCATION
DRC	DUCTED REVERSE CYCLE UNIT LOCATION
EVAP.	EVAPORATIVE COOLING UNIT LOCATION
R/A	DUCTED HEATING RETURN AIR VOID
	SMOKE ALARM (HARDWIRED)
	HOT WATER UNIT LOCATION (WALL)
	ELECTRICAL METER BOX LOCATION
x²	TWO WAY LIGHT SWITCHES REQUIRED
CT	COOKTOP, OVEN AND RANGEHOOD LOCATION (HARDWIRED U.N.O.)
DW	DISHWASHER (HARDWIRED U.N.O.)
RH	RANGEHOOD (HARDWIRED U.N.O.)
	ELECTRICAL WIRING
X	LIGHT SWITCH
DIM	DIMMABLE LIGHTING
VM	SMART TOUCH ILLUMINATED VANITY MIRROR (CONNECTED 10A BASE PLUG LOOSE IN WALL BEHIND U.N.O.)
THS	THERMOSTAT - CLIMATE CONTROLLER
INT	INTERCOM
GM	GAS METRE
EM	ELECTRIC METRE
VG	VENTILATION GRILLE
SC	SHAVING CABINET
OP	OPTICOMM BOX LOCATION
CH	CHANDELIER
SD	SMOKE ALARM (HARDWIRED AND FIXED TO CEILING U.N.O.)
	AUTOMATIC SENSOR LIGHT
SC	SECURITY CAMERA
CP	SECURITY CAMERA CONTROL PANEL
	SENSOR LIGHT
	PENDANT LIGHT
X	SMART LIGHT SWITCHES
HWU	HOT WATER UNIT LOCATION
	ELECTRIC VEHICLE CHARGING POINT
NBN CB	NBN CONNECTION BOX (INTERNAL)
NBN BB	NBN BACKUP BATTERY (INTERNAL)
NBN UB	NBN UTILITY BOX (EXTERNAL)



Lighting
Class 1 & 10a buildings

Building name/description: LOT(87)7 SHANNON RISE, KILMORE SINGLE-STOREY DWELLING
Classification: Class 1
Number of rows preferred in table below: 19 (as currently displayed)

	Description	Type of space	Floor area of the space	Design lamp or illumination power load	Location	Adjustment factor	Dimming % area	Dimming % of full power	Design lumen depreciation factor	SATISFIES PART 13.7.6 Lamp or illumination power density System allowance	System design	System share of % of aggregate allowance used
1	PORCH	Verandah or balcony	4.7 m²	10 W	Class 1 building					5.0 W/m²	2.1 W/m²	7% of 20%
2	ENTRY	Corridor	11.4 m²	15 W	Class 1 building					5.0 W/m²	1.3 W/m²	4% of 20%
3	BED 4	Bedroom	11.5 m²	25 W	Class 1 building					5.0 W/m²	2.2 W/m²	8% of 20%
4	BATHROOM	Bathroom	6.6 m²	15 W	Class 1 building					5.0 W/m²	2.3 W/m²	8% of 20%
5	LAUNDRY	Laundry	5.5 m²	5 W	Class 1 building					5.0 W/m²	0.9 W/m²	3% of 20%
6	FAMILY	Living room	37.1 m²	30 W	Class 1 building					5.0 W/m²	0.8 W/m²	3% of 20%
7	DINING	Other	14.2 m²	15 W	Class 1 building					5.0 W/m²	0.8 W/m²	3% of 20%
8	KITCHEN	Kitchen	25.2 m²	15 W	Class 1 building					5.0 W/m²	0.8 W/m²	2% of 20%
9	WIR	Other	7.0 m²	10 W	Class 1 building					5.0 W/m²	1.4 W/m²	5% of 20%
10	STAIRS	Corridor	2.2 m²	15 W	Class 1 building					5.0 W/m²	6.8 W/m²	23% of 20%
11	OUTDOOR ROOM	Verandah or balcony	27.3 m²	15 W	Class 1 building					5.0 W/m²	0.5 W/m²	2% of 20%
12	GARAGE	Other	44.9 m²	20 W	Class 1 building					5.0 W/m²	0.4 W/m²	2% of 20%
13	MASTER	Bedroom	19.2 m²	15 W	Class 1 building					5.0 W/m²	0.8 W/m²	3% of 20%
14	ENS	Bathroom	11.1 m²	10 W	Class 1 building					5.0 W/m²	0.9 W/m²	3% of 20%
15	THEATER	Lounge room	24.8 m²	20 W	Class 1 building					5.0 W/m²	0.8 W/m²	3% of 20%
16	BED 2	Bedroom	12.7 m²	15 W	Class 1 building					5.0 W/m²	1.2 W/m²	4% of 20%
17	BED 3	Bedroom	12.8 m²	15 W	Class 1 building					5.0 W/m²	1.2 W/m²	4% of 20%
18	ENSUITE	Bathroom	3.8 m²	10 W	Class 1 building					5.0 W/m²	2.6 W/m²	10% of 20%
19	WIR	Other	8.9 m²	10 W	Class 1 building					5.0 W/m²	1.1 W/m²	4% of 20%

294.0 m² | 285 W

	Allowance	Design average
Class 1 building	5.0 W/m²	1.0 W/m²

NOTE:
The builder is repsonsible for checking all dimensions and levels on site prior to construction and to report any errors, discrepancies, or omissions, to Oriana Building Designs without delay. Refer to written dimensions only. Do not scale drawings. Drawings shall not be used for construction purposes until issued for construction with the stamp approval of a registered building surveyor.

All boundaries and contours are subject to the survey drawings associated with this project. All levels to Australian Height Data.

This drawing reflects a design by Oriana Building Designs and is to be used only for work when authorised in writing by Oriana Building Designs. All documents here within are subject to Australian Copyright Laws.

ORIANA BUILDING DESIGNS
VBA REG. CPD-AD 65210
142 HIGH STREET, CRANBOURNE, VIC 3977
PH: (03) 8804 5757
E-MAIL: info@orianabuildingdesigns.au

Design Matters — The peak body for the building design profession — Corporate Member

DRAWING TITLE :
ELECTRICAL SET OUT (GF)
WORKING DRAWINGS

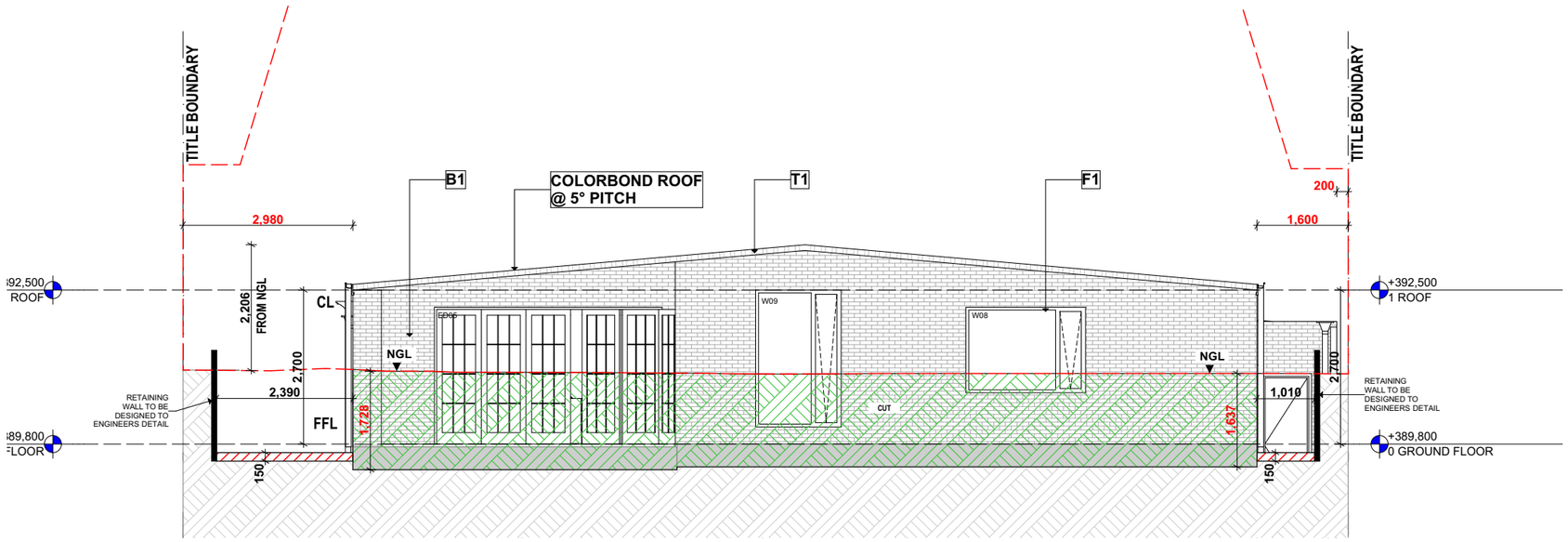
PROJECT NAME :
SINGLE STOREY DWELLING @
LOT(87)7 SHANNON RISE, KILMORE

N

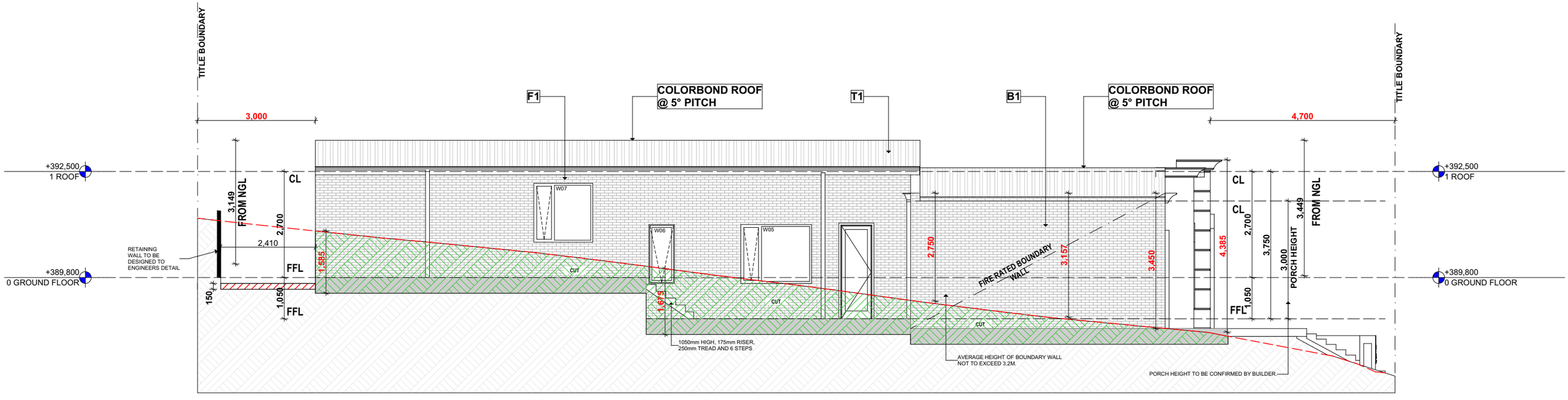
Revision ID	AMENDMENT	Issue Date
A	WORKING DRAWINGS ISSUED FOR CONSTRUCTION	15-10-25

Drawn | Checked: TS| GD
Plot Date: 15/10/2025
Project NO.: C.CW.011
Scale: 1:100
Client: VK WINDOWS
Site: LOT(87)7 SHANNON RISE, KILMORE
Project Status: WORKING DRAWINGS

REVISION NO. A
DRAWING NO. WD.1.8



2 EAST 1:100



5 NORTH 1:100

MATERIAL SCHEDULE		
COLOUR SWATCHES		NAME
D1		SELECTED DRIVEWAY MATERIAL
F1		SELECTED WINDOW FRAME
T1		SELECTED SHEET ROOFING
T2		SELECTED COLORBOND
B1		SELECTED BRICK VENEER
P1		SELECTED CONCRETE PAVERS
G1		SECTIONAL OVERHEAD GARAGE DOOR

FINISHES SCHEDULES

GUTTERS, DOWN PIPES, CAPPING AND OTHER RAINWATER GOODS: COLORBOND MATT BASALT

WINDOWS AND DOORS GENERALLY: ALUMINIUM IMPROVED FRAMED

GLAZING: CLEAR GLASS AND OBSCURED AS SHOWN

ENTRY DOORS AND PANELS: STAINED TIMBER 2.4 HIGH

EAVE SOFFITS: GENERALLY 450 WIDE EXCEPT WERE SHOWN ON PLAN,PAINTED VILLA BOARD

GARAGE DOOR: COLORBOND SECTIONAL PANEL LIFT 2.4 HIGH

EXTERNAL DECKING GENERALLY: HARDWOOD TIMBER

STEPS AND LANDINGS GENERALLY: CONCRETE

DRIVEWAYS: SELECTED CONCRETE FINISH WITH EXPOSED AGGREGATE GENERALLY GREY

INTERNAL LININGS: WALLS AND CEILING PLASTERBOARD LINING

MINIMUM CEILING HEIGHTS:
Min. heights (per ABCB Figure 10.3.1):
- Habitable rooms (excl. kitchen): **2.4m**.
- Kitchen/corridor/bathroom/laundry/garage: **2.1m**.
- Attic/sloped ceiling: Functional height.
- Stairway: **2.0m** above nosing line.

THERMAL INSULATION:
Materials: Per AS/NZS 4859.1.
Condensation management (sisilation):
- Per ABCB Part 10.8.1; comply with AS/NZS 4200.1/2.
- Locate exterior to primary insulation.

GLAZING:
External walls: Comply with AS 2047 per NCC Vol. 2 H1D8(1). Non-standard assemblies: AS 1288 per H1D8(2).
Safety glazing:
- Required where glazing ≤500mm above FFL (Grade A safety glass or ≥5mm annealed glass ≤1.2m²).
- Mark per NCC 8.4.7.
Balustrades: Comply with AS 1288.

PERFORMANCE REQUIREMENTS:
ENERGY EFFICIENCY
Class 1 buildings: Min. 7-star energy rating (NCC Vol. 2 Part 13).
Outdoor living areas: Comply with NCC Vol. 2 Part S42C2(3).

WALL INSULATIONS - EXCLUDING GARAGE
(Please refer to Energy Rating Report)

ROOF & CEILING DETAILS - EXCLUDING GARAGE
(Please refer to Energy Rating Report)

WINDOWS:
Windows to be double-glazing and operable on all habitable rooms

NOTE:
The builder is responsible for checking all dimensions and levels on site prior to construction and to report any errors, discrepancies, or omissions, to Oriana Building Designs without delay. Refer to written dimensions only. Do not scale drawings. Drawings shall not be used for construction purposes until issued for construction with the stamp approval of a registered building surveyor.

All boundaries and contours are subject to the survey drawings associated with this project. All levels to Australian Height Data.

This drawing reflects a design by Oriana Building Designs and is to be used only for work when authorised in writing by Oriana Building Designs. All documents here within are subject to Australian Copyright Laws.

ORIANA BUILDING DESIGNS

ORIANA BUILDING DESIGNS
VBA REG. CPD-AD 65210
142 HIGH STREET, CRANBOURNE, VIC 3977
PH: (03) 8804 5757
E-MAIL: info@orianabuildingdesigns.com.au

Design Matters
The peak body for the building design profession
Corporate Member

DRAWING TITLE :
NORTH & EAST ELEVATION
WORKING DRAWINGS

PROJECT NAME :
SINGLE STOREY DWELLING @
LOT(87)7 SHANNON RISE, KILMORE

Revision ID	AMENDMENT	Issue Date
A	WORKING DRAWINGS ISSUED FOR CONSTRUCTION	15-10-25

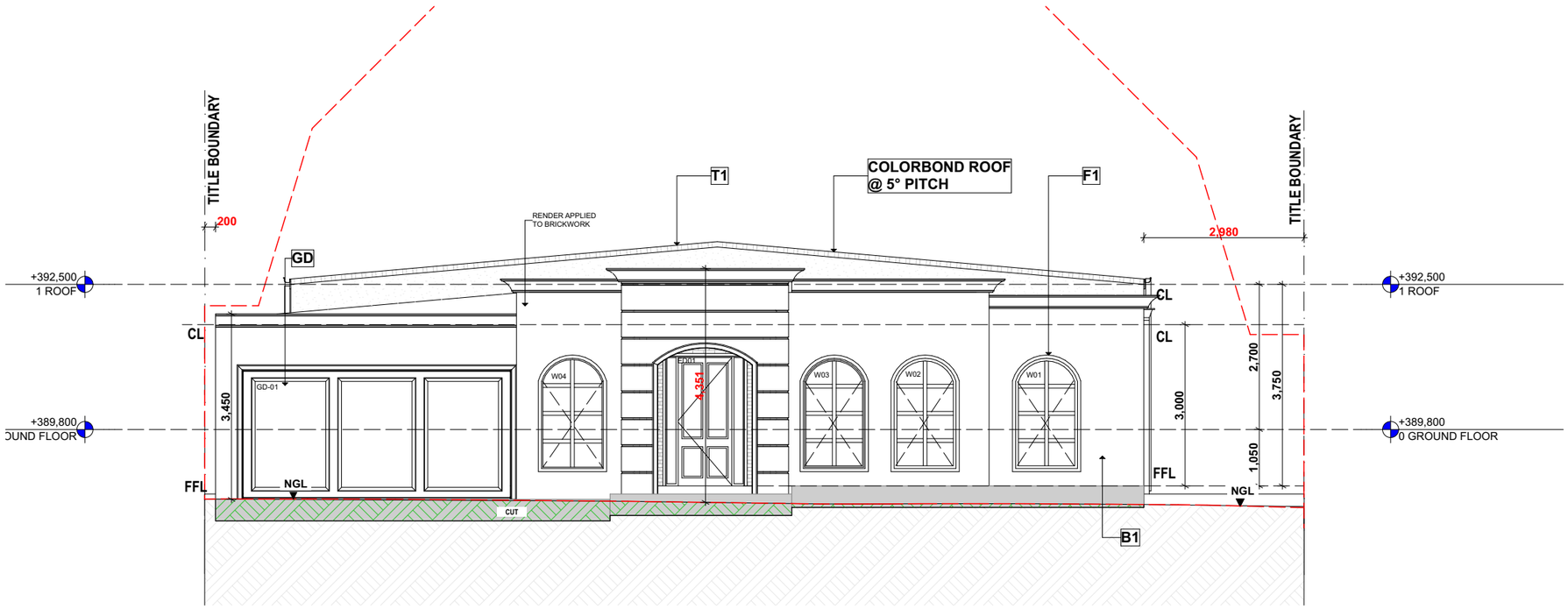
Drawn | Checked TS| GD
Plot Date: 15/10/2025
Project NO. C.CW.011
Scale: 1:100

Client VK WINDOWS
Site: LOT(87)7 SHANNON RISE, KILMORE

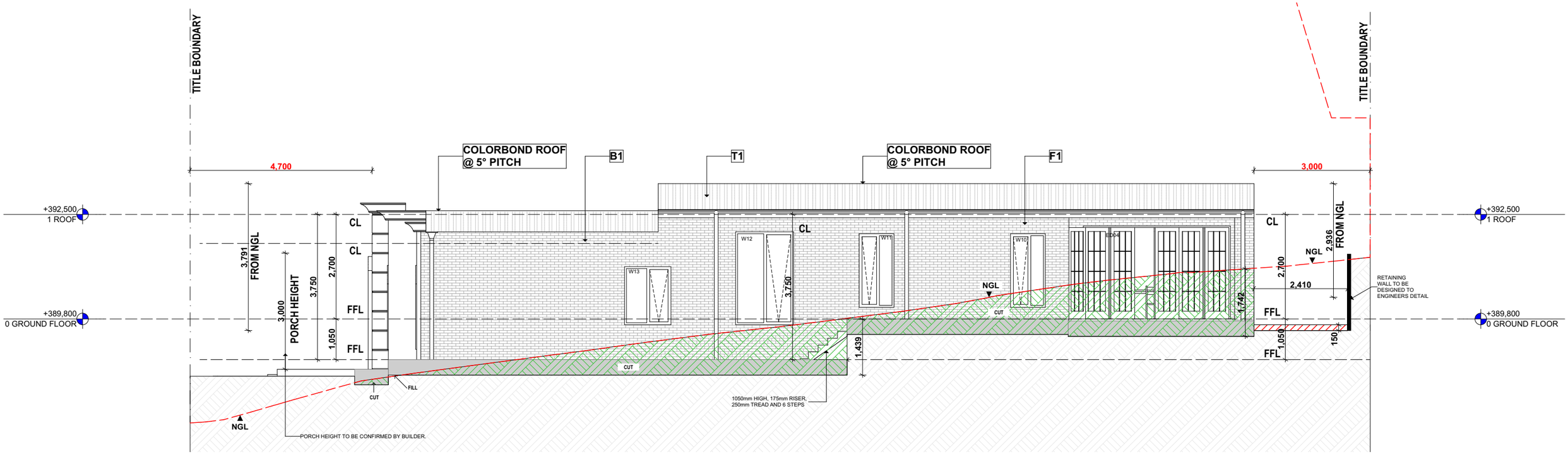
Project Status WORKING DRAWINGS

REVISION NO. A

DRAWING NO. WD.1.9



6 WEST 1:100



2 SOUTH 1:100

MATERIAL SCHEDULE		
COLOUR SWATCHES		NAME
D1		SELECTED DRIVEWAY MATERIAL
F1		SELECTED WINDOW FRAME
T1		SELECTED SHEET ROOFING
T2		SELECTED COLORBOND
B1		SELECTED BRICK VENEER
P1		SELECTED CONCRETE PAVERS
G1		SECTIONAL OVERHEAD GARAGE DOOR

FINISHES SCHEDULES

GUTTERS, DOWN PIPES, CAPPING AND OTHER RAINWATER GOODS: COLORBOND MATT BASALT

WINDOWS AND DOORS GENERALLY: ALUMINIUM IMPROVED FRAMED

GLAZING: CLEAR GLASS AND OBSCURED AS SHOWN

ENTRY DOORS AND PANELS: STAINED TIMBER 2.4 HIGH

EAVE SOFFITS: GENERALLY 450 WIDE EXCEPT WERE SHOWN ON PLAN,PAINTED VILLA BOARD

GARAGE DOOR: COLORBOND SECTIONAL PANEL LIFT 2.4 HIGH

EXTERNAL DECKING GENERALLY: HARDWOOD TIMBER

STEPS AND LANDINGS GENERALLY: CONCRETE

DRIVEWAYS: SELECTED CONCRETE FINISH WITH EXPOSED AGGREGATE GENERALLY GREY

INTERNAL LININGS: WALLS AND CEILING PLASTERBOARD LINING

MINIMUM CEILING HEIGHTS:
Min. heights (per ABCB Figure 10.3.1):
- Habitable rooms (excl. kitchen): **2.4m**.
- Kitchen/corridor/bathroom/laundry/garage: **2.1m**.
- Attic/sloped ceiling: Functional height.
- Stairway: **2.0m** above nosing line.

THERMAL INSULATION:
Materials: Per AS/NZS 4859.1.
Condensation management (sisilation):
- Per ABCB Part 10.8.1; comply with AS/NZS 4200.1/2.
- Locate exterior to primary insulation.

GLAZING:
External walls: Comply with AS 2047 per NCC Vol. 2 H1D8(1). Non-standard assemblies: AS 1288 per H1D8(2).
Safety glazing:
- Required where glazing ≤500mm above FFL (Grade A safety glass or ≥5mm annealed glass ≤1.2m²).
- Mark per NCC 8.4.7.
Balustrades: Comply with AS 1288.

PERFORMANCE REQUIREMENTS:
ENERGY EFFICIENCY
Class 1 buildings: Min. 7-star energy rating (NCC Vol. 2 Part 13).
Outdoor living areas: Comply with NCC Vol. 2 Part S42C2(3).

WALL INSULATIONS - EXCLUDING GARAGE
(Please refer to Energy Rating Report)

ROOF & CEILING DETAILS - EXCLUDING GARAGE
(Please refer to Energy Rating Report)

WINDOWS:
Windows to be double-glazing and operable on all habitable rooms

NOTE:
The builder is repsonsible for checking all dimensions and levels on site prior to construction and to report any errors, discrepancies, or omissions, to Oriana Building Designs without delay. Refer to written dimensions only. Do not scale drawings. Drawings shall not be used for construction purposes until issued for construction with the stamp approval of a registered building surveyor.

All boundaries and contours are subject to the survey drawings associated with this project. All levels to Australian Height Data.

This drawing reflects a design by Oriana Building Designs and is to be used only for work when authorised in writing by Oriana Building Designs. All documents here within are subject to Australian Copyright Laws.

ORIANA BUILDING DESIGNS
VBA REG. CPD-AD 65210
142 HIGH STREET, CRANBOURNE, VIC 3977
PH: (03) 8804 5757
E-MAIL: info@orianabuildingdesigns.com.au

Design Matters
The peak body for the building design profession
Corporate Member

DRAWING TITLE :
SOUTH & WEST ELEVATIONS
WORKING DRAWINGS

PROJECT NAME :
SINGLE STOREY DWELLING @
LOT(87)7 SHANNON RISE, KILMORE

Revision ID	AMENDMENT	Issue Date
A	WORKING DRAWINGS ISSUED FOR CONSTRUCTION	15-10-25

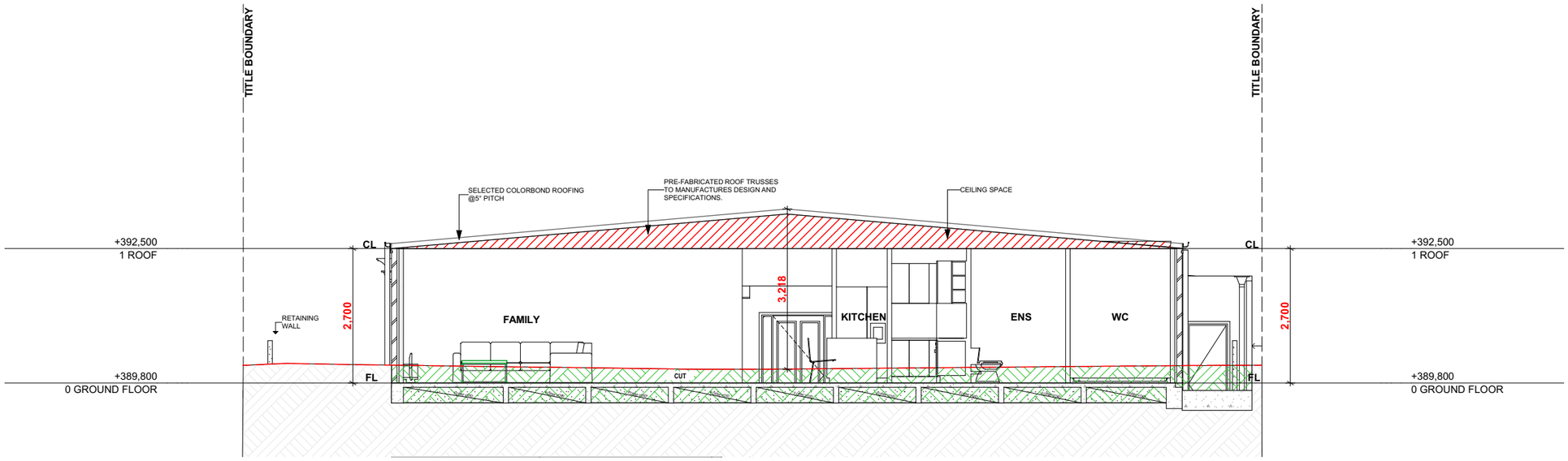
Drawn | Checked TS| GD
Plot Date: 15/10/2025
Project NO. C.CW.011
Scale: 1:100

Client VK WINDOWS
Site: LOT(87)7 SHANNON RISE, KILMORE

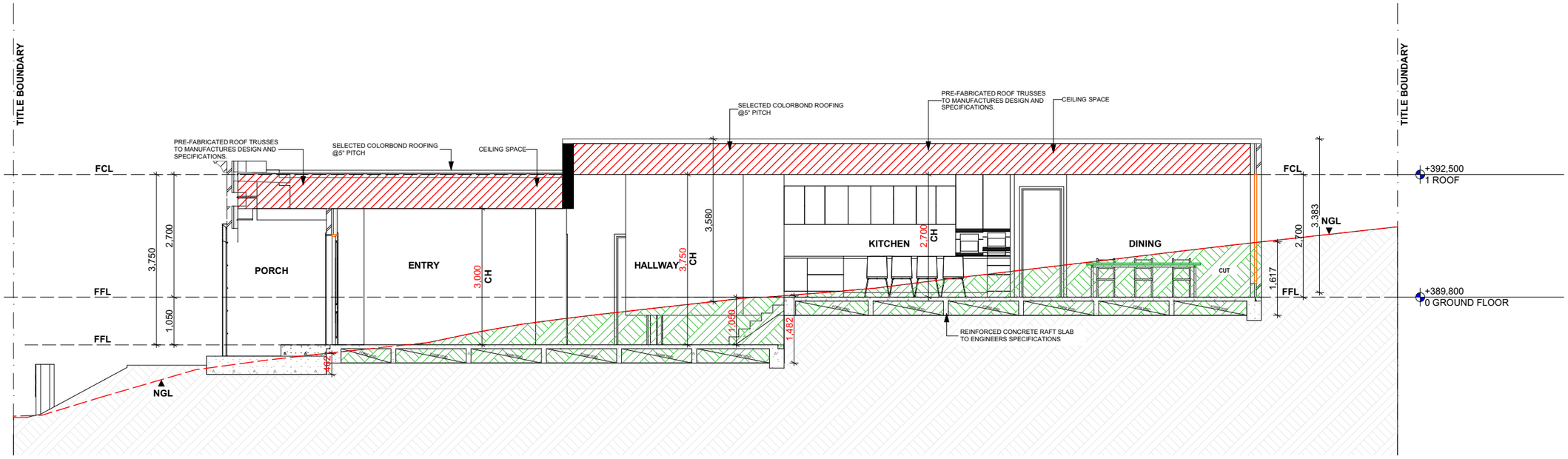
Project Status WORKING DRAWINGS

REVISION NO. A

DRAWING NO. WD.1.10



A6 Building Section 1:100



A-A Building Section 1:100

LINTELS & WALL TIES:
Lintels: Steel lintels per ABCH Part 5.6.7, Figure 5.6.7.
Wall Ties:
- General: Per ABCB 5.6.5.
- Articulation joints: Ties ≤300mm from joint (ABCB Table 5.6.5C).
- Solid construction: Medium-duty ties ≤400mm spacing (ABCB Table 5.6.5B).

DAMP PROOF COURSE (DPC):
Per ABCB Part 5.7.3: AS/NZS 2904-compliant material, 0.5mm embossed polyethylene, or 2.5mm bitumen-impregnated material. Termite sheets (continuous, unpenetrated) may serve as DPC/flashing.

THERMAL INSULATION:
Materials: Per AS/NZS 4859.1.
Condensation management (isolation):
- Per ABCB Part 10.8.1; comply with AS/NZS 4200.1/2.
- Locate exterior to primary insulation.

FIRE & SAFETY:
Fire Separation: Per ABCH Part 9.
Smoke Alarms (Class 1A/1B):
- AS 3786-compliant; hardwired if mains power available.
- Locations: Per ABCB 9.5.2-9.5.4 & Figures 9.2.2A/9.2.3A-B.

STAIRS, RAMPS & BARRIERS:
STAIR CONSTRUCTION
Design per ABCB Part 11.2 & AS/NZS 1170.1 loads.
Requirements:
- Flights: 2-18 risers.
- Risers (R): 115-190mm.
- Goings (G): 240-355mm.
- Formula: 550mm ≤ (2R + G) ≤ 700mm.
- Prevent 125mm sphere passage through treads/balustrade.
Slip Resistance:
- Treads/landings: P4/R10 (dry), P4/R11 (wet).
- Nosing strips: P3 (dry), P4 (we

PERFORMANCE REQUIREMENTS:
ENERGY EFFICIENCY
Class 1 buildings: Min. 7-star energy rating (NCC Vol. 2 Part 13).
Outdoor living areas: Comply with NCC Vol. 2 Part S42C2(3).

SOUND INSULATION:
Separating walls between Class 1 buildings: Construct per ABCB Part 10.7 to minimize sound transmission.

CEILING HEIGHTS:
Min. heights (per ABCB Figure 10.3.1):
- Habitable rooms (excl. kitchen): **2.4m**.
- Kitchen/corridor/bathroom/laundry/garage: **2.1m**.
- Attic/sloped ceiling: Functional height.
- Stairway: **2.0m** above nosing line.

WALL INSULATIONS - EXCLUDING GARAGE
(Please refer to Energy Rating Report)

ROOF & CEILING DETAILS - EXCLUDING GARAGE
(Please refer to Energy Rating Report)

WINDOWS:
Windows to be double-glazing and operable on all habitable rooms

RETAINING WALLS:
Retaining walls to be designed by engineer.

NOTE:
The builder is repsonsible for checking all dimensions and levels on site prior to construction and to report any errors, discrepancies, or omissions, to Oriana Building Designs without delay. Refer to written dimensions only. Do not scale drawings. Drawings shall not be used for construction purposes until issued for construction with the stamp approval of a registered building surveyor.

All boundaries and contours are subject to the survey drawings associated with this project. All levels to Australian Height Data.

This drawing reflects a design by Oriana Building Designs and is to be used only for work when authorised in writing by Oriana Building Designs. All documents here within are subject to Australian Copyright Laws.

ORIANA BUILDING DESIGNS

ORIANA BUILDING DESIGNS
VBA REG. CPD-AD 65210
142 HIGH STREET, CRANBOURNE, VIC 3977
PH: (03) 8804 5757
E-MAIL: info@orianabuildingdesigns.com.au

Design Matters
The peak body for the building design profession
Corporate Member

DRAWING TITLE :
SECTIONS A & B

WORKING DRAWINGS

PROJECT NAME :
SINGLE STOREY DWELLING @
LOT(87)7 SHANNON RISE, KILMORE

Revision ID	AMENDMENT	Issue Date
A	WORKING DRAWINGS ISSUED FOR CONSTRUCTION	15-10-25

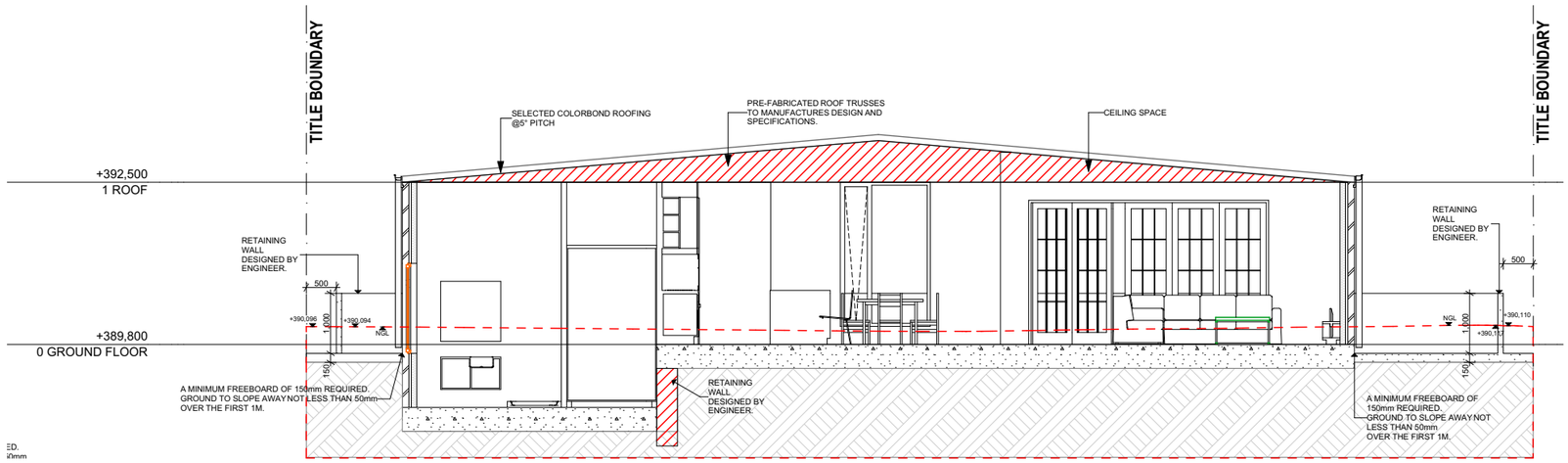
Drawn | Checked TS| GD
Plot Date: 15/10/2025
Project NO. C.CW.011
Scale: 1:100

Client VK WINDOWS
Site: LOT(87)7 SHANNON RISE, KILMORE

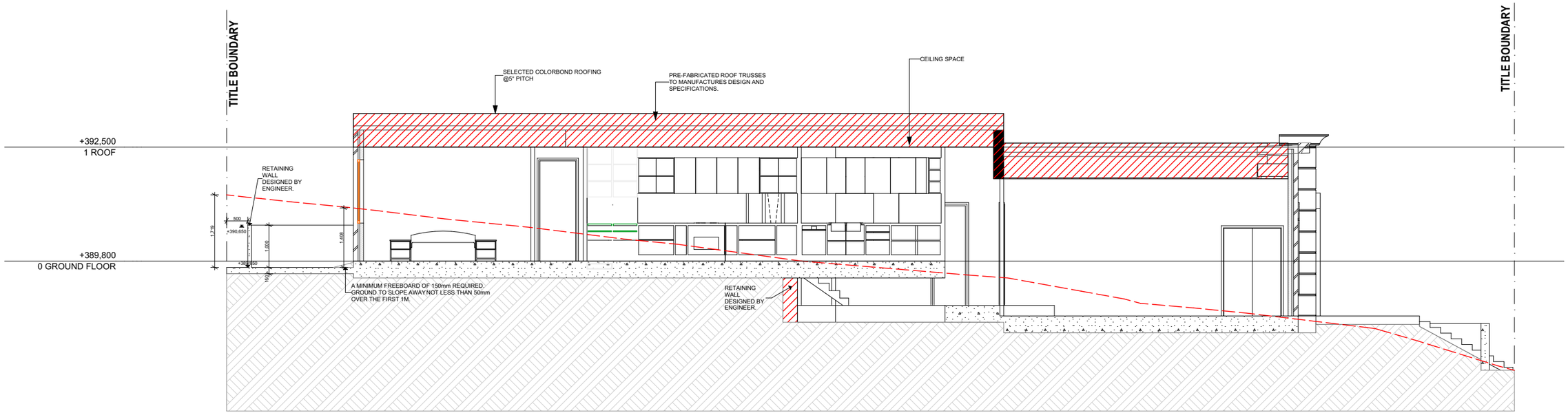
Project Status WORKING DRAWINGS

REVISION NO.
A

DRAWING NO.
WD.1.11



S-RW1 Building Section 1:100



S-RW2 Building Section 1:100

LINTELS & WALL TIES:
Lintels: Steel lintels per ABCH Part 5.6.7, Figure 5.6.7.
Wall Ties:
- General: Per ABCB 5.6.5.
- Articulation joints: Ties ≤300mm from joint (ABCB Table 5.6.5C).
- Solid construction: Medium-duty ties ≤400mm spacing (ABCB Table 5.6.5B).

DAMP PROOF COURSE (DPC):
Per ABCB Part 5.7.3: AS/NZS 2904-compliant material, 0.5mm embossed polyethylene, or 2.5mm bitumen-impregnated material. Termite sheets (continuous, unpenetrated) may serve as DPC/flashing.

THERMAL INSULATION:
Materials: Per AS/NZS 4859.1.
Condensation management (isolation):
- Per ABCB Part 10.8.1; comply with AS/NZS 4200.1/2.
- Locate exterior to primary insulation.

FIRE & SAFETY:
Fire Separation: Per ABCH Part 9.
Smoke Alarms (Class 1A/1B):
- AS 3786-compliant; hardwired if mains power available.
- Locations: Per ABCB 9.5.2-9.5.4 & Figures 9.2.2A/9.2.3A-B.

STAIRS, RAMPS & BARRIERS:
STAIR CONSTRUCTION
Design per ABCB Part 11.2 & AS/NZS 1170.1 loads.
Requirements:
- Flights: 2-18 risers.
- Risers (R): 115-190mm.
- Goings (G): 240-355mm.
- Formula: 550mm ≤ (2R + G) ≤ 700mm.
- Prevent 125mm sphere passage through treads/balustrade.
Slip Resistance:
- Treads/landings: P4/R10 (dry), P4/R11 (wet).
- Nosing strips: P3 (dry), P4 (we

PERFORMANCE REQUIREMENTS:
ENERGY EFFICIENCY
Class 1 buildings: Min. 7-star energy rating (NCC Vol. 2 Part 13).
Outdoor living areas: Comply with NCC Vol. 2 Part S42C2(3).

SOUND INSULATION:
Separating walls between Class 1 buildings: Construct per ABCB Part 10.7 to minimize sound transmission.

CEILING HEIGHTS:
Min. heights (per ABCB Figure 10.3.1):
- Habitable rooms (excl. kitchen): **2.4m**.
- Kitchen/corridor/bathroom/laundry/garage: **2.1m**.
- Attic/sloped ceiling: Functional height.
- Stairway: **2.0m** above nosing line.

WALL INSULATIONS - EXCLUDING GARAGE
(Please refer to Energy Rating Report)

ROOF & CEILING DETAILS - EXCLUDING GARAGE
(Please refer to Energy Rating Report)

WINDOWS:
Windows to be double-glazing and operable on all habitable rooms

RETAINING WALLS:
Retaining walls to be designed by engineer.

NOTE:
The builder is repsonsible for checking all dimensions and levels on site prior to construction and to report any errors, discrepancies, or omissions, to Oriana Building Designs without delay. Refer to written dimensions only. Do not scale drawings. Drawings shall not be used for construction purposes until issued for construction with the stamp approval of a registered building surveyor.

All boundaries and contours are subject to the survey drawings associated with this project. All levels to Australian Height Data.

This drawing reflects a design by Oriana Building Designs and is to be used only for work when authorised in writing by Oriana Building Designs. All documents here within are subject to Australian Copyright Laws.

ORIANA BUILDING DESIGNS

ORIANA BUILDING DESIGNS
VBA REG. CPD-AD 65210
142 HIGH STREET, CRANBOURNE, VIC 3977
PH: (03) 8804 5757
E-MAIL: info@orianabuildingdesigns.com.au

Design Matters
The peak body for the building design profession
Corporate Member

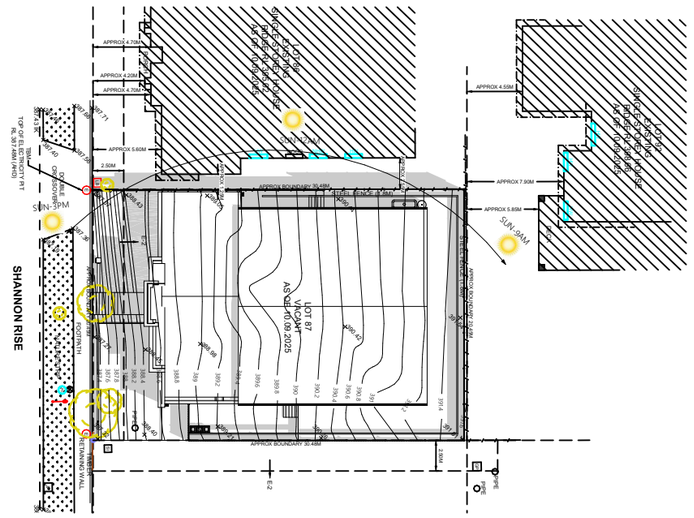
DRAWING TITLE :
SECTIONS FOR RETAINING WALLS
WORKING DRAWINGS

PROJECT NAME :
SINGLE STOREY DWELLING @
LOT(87)7 SHANNON RISE, KILMORE

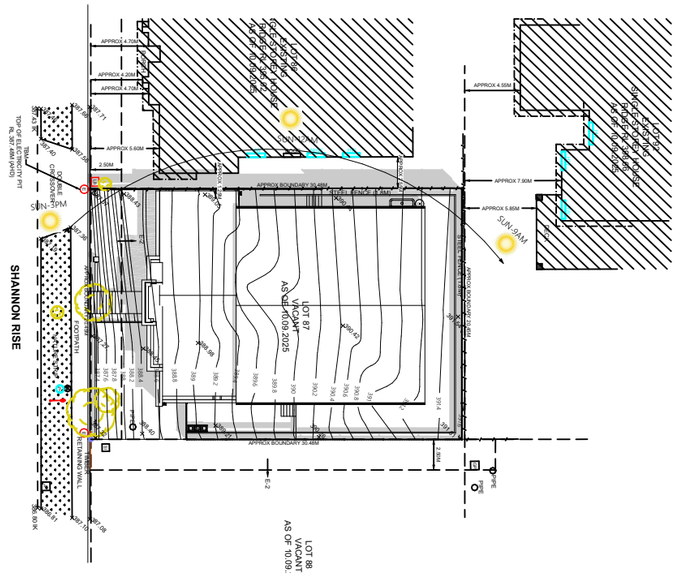
Revision ID	AMENDMENT	Issue Date
A	WORKING DRAWINGS ISSUED FOR CONSTRUCTION	15-10-25

Drawn | Checked TS| GD
Plot Date: 15/10/2025
Project NO. C.CW.011
Scale: 1:100
Client VK WINDOWS
Site: LOT(87)7 SHANNON RISE, KILMORE
Project Status WORKING DRAWINGS

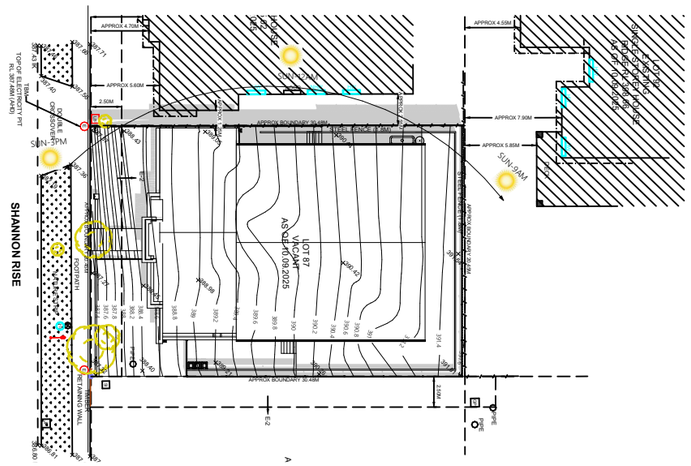
REVISION NO. A
DRAWING NO. WD.1.12



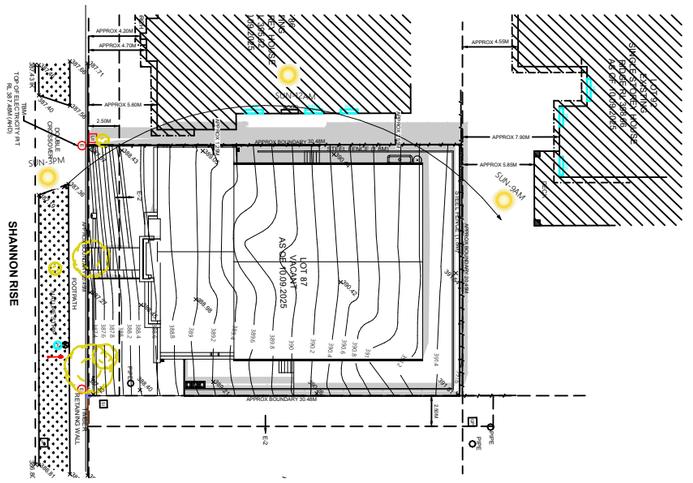
01 SHADOW PLAN 21 SEP AT 9AM 1:500



02 SHADOW PLAN 21 SEP AT 10AM 1:500



03 SHADOW PLAN 21 SEP AT 11AM 1:500



04 SHADOW PLAN 21 SEP AT 12PM 1:500

NOTE:
The builder is repsonsible for checking all dimensions and levels on site prior to construction and to report any errors, discrepancies, or omissions, to Oriana Building Designs without delay. Refer to written dimensions only. Do not scale drawings. Drawings shall not be used for construction purposes until issued for construction with the stamp approval of a registered building surveyor.

All boundaries and contours are subject to the survey drawings associated with this project. All levels to Australian Height Data.

This drawing reflects a design by Oriana Building Designs and is to be used only for work when authorised in writing by Oriana Building Designs. All documents here within are subject to Australian Copyright Laws.

ORIANA BUILDING DESIGNS

ORIANA BUILDING DESIGNS
VBA REG. CPD-AD 65210
142 HIGH STREET, CRANBOURNE, VIC 3977
PH: (03) 8804 5757
E-MAIL: info@orianabuildingdesigns.com.au

Design Matters
The peak body for the building design profession
Corporate Member

DRAWING TITLE :
SHADOW DIAGRAMS 1
WORKING DRAWINGS

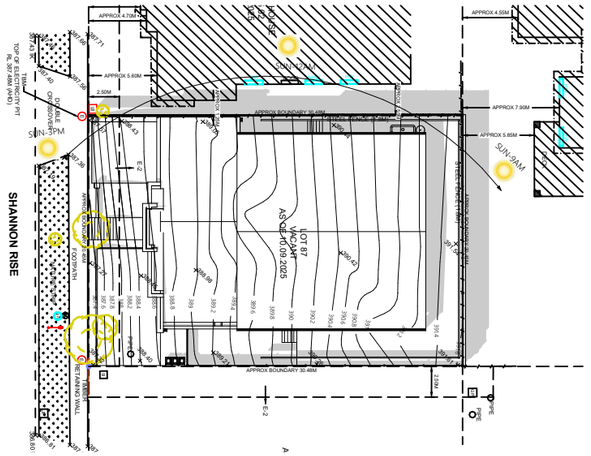
PROJECT NAME :
SINGLE STOREY DWELLING @
LOT(87)7 SHANNON RISE, KILMORE

N

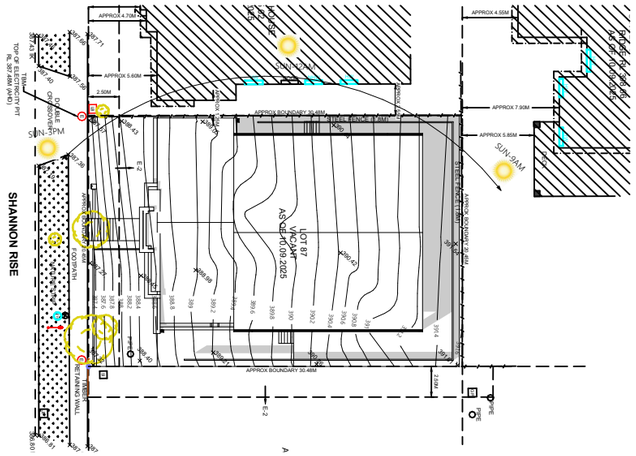
Revision ID	AMENDMENT	Issue Date
A	WORKING DRAWINGS ISSUED FOR CONSTRUCTION	15-10-25

Drawn | Checked TS| GD
Plot Date: 15/10/2025
Project NO. C.CW.011
Scale: 1:500
Client VK WINDOWS
Site: LOT(87)7 SHANNON RISE, KILMORE
Project Status WORKING DRAWINGS

REVISION NO. A
DRAWING NO. WD.1.13



05 SHADOW PLAN 21 SEP AT 1PM 1:500



06 SHADOW PLAN 21 SEP AT 2PM1:500

07 SHADOW PLAN 21 SEP AT 3PM 1:500

NOTE:
The builder is repsonsible for checking all dimensions and levels on site prior to construction and to report any errors, discrepancies, or omissions, to Oriana Building Designs without delay. Refer to written dimensions only. Do not scale drawings. Drawings shall not be used for construction purposes until issued for construction with the stamp approval of a registered building surveyor.

All boundaries and contours are subject to the survey drawings associated with this project. All levels to Australian Height Data.

This drawing reflects a design by Oriana Building Designs and is to be used only for work when authorised in writing by Oriana Building Designs. All documents here within are subject to Australian Copyright Laws.

ORIANA BUILDING DESIGNS

ORIANA BUILDING DESIGNS
VBA REG. CPD-AD 65210
142 HIGH STREET, CRANBOURNE, VIC 3977
PH: (03) 8804 5757
E-MAIL: info@orianabuildingdesigns.com.au

Design Matters
The peak body for the building design profession
Corporate Member

DRAWING TITLE :
SHADOW DIAGRAMS 2

WORKING DRAWINGS

PROJECT NAME :
SINGLE STOREY DWELLING @
LOT(87)7 SHANNON RISE, KILMORE

N

Revision ID	AMENDMENT	Issue Date
A	WORKING DRAWINGS ISSUED FOR CONSTRUCTION	15-10-25

Drawn | Checked TS| GD
Plot Date: 15/10/2025
Project NO. C.CW.011
Scale: 1:500

Client VK WINDOWS
Site: LOT(87)7 SHANNON RISE, KILMORE

Project Status WORKING DRAWINGS

REVISION NO.
A

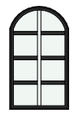
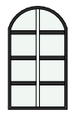
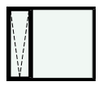
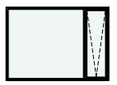
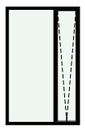
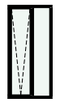
DRAWING NO.
WD.1.14

THERMAL INSULATION:
Materials: Per AS/NZS 4859.1.
Condensation management (sislation):
- Per ABCB Part 10.8.1: comply with AS/NZS 4200.1/2.
- Locate exterior to primary insulation.

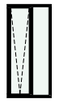
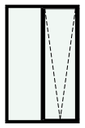
GLAZING:
External walls: Comply with AS 2047 per NCC Vol. 2 H1D8(1). Non-standard assembles: AS 1288 per H1D8(2).
Safety glazing:
- Required where glazing ≤500mm above FFL (Grade A safety glass or ≥5mm annealed glass ≤1.2m²).
- Mark per NCC 8.4.7.
Balustrades: Comply with AS 1288.

PERFORMANCE REQUIREMENTS:
ENERGY EFFICIENCY
Class 1 buildings: Min. 7-star energy rating (NCC Vol. 2 Part 13).
Outdoor living areas: Comply with NCC Vol. 2 Part S4.2C2(3).

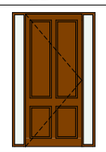
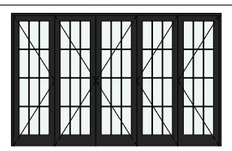
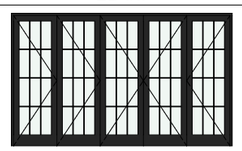
WINDOW LIST

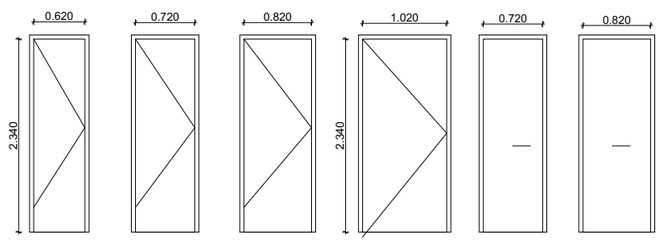
Element ID	W01	W02	W03	W04	W05	W06	W07	W08	W09	W10
3D Front View										
Nominal W x H Size	1,200×2,100	1,200×2,100	1,200×2,100	1,200×2,100	1,800×1,500	650×1,500	1,500×1,500	2,100×1,500	1,500×2,400	900×1,900
W/D Nominal Sill Height	300	300	300	550	900	900	900	900	300	300
Notes	Opening type to be confirmed by builder.	Opening type to be confirmed by builder.	Opening type to be confirmed by builder.	Opening type to be confirmed by builder. Sill height from garage.						

WINDOW LIST

Element ID	W11	W12	W13
3D Front View			
Nominal W x H Size	900×1,900	1,500×2,400	1,200×1,500
W/D Nominal Sill Height	300	900	900
Notes			

DOOR LIST GF

Element ID	ED01	ED02	ED03	ED04	ED05
3D Front View					
Nominal W x H Size	1,020×2,400	820×2,400	820×2,400	3,800×2,400	4,000×2,400
W/D Nominal Head Height	2,400	2,400	2,400	2,400	2,400



NOTES-
CALCULATION OF THE TRIMMED OPENING SIZES WERE BASED ON THE FOLLOWING TOLERANCE
SWINING DOORS - DOOR WIDTH+60mm
CAVITY SLIDER (SINGLE) - (2X DOOR WIDTH)+20mm
CAVITY SLIDER (DOUBLE) - (4XDOOR WIDTH)-10mm
HEIGHT - DOOR HEIGHT+70mm
1. WHEN INSTALLING IN WET AREAS MAKE ALLOWANCE FOR FLOOR TILES OR OTHER FLOOR COVERINGS
2.CONFIRMATION WITH DOOR MANUFACTURER IS REQUIRED AS NOT ALL ABOVE SIZES MAY BE AVAILABLE

NOTE:
The builder is reponsible for checking all dimensions and levels on site prior to construction and to report any errors, discrepancies, or omissions, to Oriana Building Designs without delay. Refer to written dimensions only. Do not scale drawings. Drawings shall not be used for construction purposes until issued for construction with the stamp approval of a registered building surveyor.

All boundaries and contours are subject to the survey drawings associated with this project. All levels to Australian Height Data.

This drawing reflects a design by Oriana Building Designs and is to be used only for work when authorised in writing by Oriana Building Designs. All documents here within are subject to Australian Copyright Laws.

ORIANA BUILDING DESIGNS

ORIANA BUILDING DESIGNS
VBA REG. CPD-AD 65210
142 HIGH STREET, CRANBOURNE, VIC 3977
PH: (03) 8804 5757
E-MAIL: info@orianabuildingdesigns.com.au

Design Matters
The peak body for the building design profession
Corporate Member

DRAWING TITLE :
DOOR & WINDOW SCHEDULE
WORKING DRAWINGS

PROJECT NAME :
SINGLE STOREY DWELLING @
LOT(87)7 SHANNON RISE, KILMORE

Revision ID	AMENDMENT	Issue Date
A	WORKING DRAWINGS ISSUED FOR CONSTRUCTION	15-10-25

Drawn | Checked TS| GD
Plot Date: 15/10/2025
Project NO. C.CW.011
Scale:

Client **VK WINDOWS**
Site: **LOT(87)7 SHANNON RISE, KILMORE**

Project Status WORKING DRAWINGS

REVISION NO. **A**

DRAWING NO. **WD.1.15**

MATERIAL SCHEDULE		
COLOUR SWATCHES		NAME
D1		SELECTED DRIVEWAY MATERIAL
F1		SELECTED WINDOW FRAME
T1		SELECTED SHEET ROOFING
T2		SELECTED COLORBOND
B1		SELECTED BRICK VENEER
P1		SELECTED CONCRETE PAVERS
G1		SECTIONAL OVERHEAD GARAGE DOOR

D1

BORAL "SUNDOWN" EXPOSED AGGREGATE DRIVEWAY

F1

SELECTED WINDOW COLOUR
COLORBOND BASALT OR
SIMILAR

T1

SELECTED COLORBOND
ROOF SHEET-BASALT

T2

FASCIA, GUTTER AND
DOWN PIPE

B1

SELECTED BRICKWORK OR SIMILAR
BRAND: PGH BRICKS & PAVERS
COLOR: ELDERBERRY

P1

SELECTEDCONCRETE PAVERS
OR SIMILAR
BRAND: AUSTRALIAN PAVING
CENTRE
COLOR: CHARCOAL
FINISH: TEXTURED
AGGREGATE

G1

SECTIONAL OVERHEAD GARAGE DOOR OR
SIMILAR
COLORBOND MATT MONUMENT

FINISHES SCHEDULES

GUTTERS, DOWN PIPES, CAPPING AND OTHER RAINWATER GOODS: COLORBOND MATT BASALT

WINDOWS AND DOORS GENERALLY: ALUMINIUM IMPROVED FRAMED

GLAZING: CLEAR GLASS AND OBSCURED AS SHOWN

ENTRY DOORS AND PANELS: STAINED TIMBER 2.4 HIGH

EAVE SOFFITS: GENERALLY 450 WIDE EXCEPT WERE SHOWN ON PLAN,PAINTED VILLA BOARD

GARAGE DOOR: COLORBOND SECTIONAL PANEL LIFT 2.4 HIGH

EXTERNAL DECKING GENERALLY: HARDWOOD TIMBER

STEPS AND LANDINGS GENERALLY: CONCRETE

DRIVEWAYS: SELECTED CONCRETE FINISH WITH EXPOSED AGGREGATE GENERALLY GREY

INTERNAL LININGS: WALLS AND CEILING PLASTERBOARD LINING

NOTE:
The builder is reponsible for checking all dimensions and levels on site prior to construction and to report any errors, discrepancies, or omissions, to Oriana Building Designs without delay. Refer to written dimensions only. Do not scale drawings. Drawings shall not be used for construction purposes until issued for construction with the stamp approval of a registered building surveyor.

All boundaries and contours are subject to the survey drawings associated with this project. All levels to Australian Height Data.

This drawing reflects a design by Oriana Building Designs and is to be used only for work when authorised in writing by Oriana Building Designs. All documents here within are subject to Australian Copyright Laws.

ORIANA BUILDING DESIGNS

ORIANA BUILDING DESIGNS

VBA REG. CPD-AD 65210

142 HIGH STREET, CRANBOURNE, VIC 3977
PH: (03) 8804 5757
E-MAIL: info@orianabuildingdesigns.com.au

Design Matters
The peak body for the building design profession
Corporate Member

DRAWING TITLE :
MATERIAL SCHEDULE
WORKING DRAWINGS

PROJECT NAME :
SINGLE STOREY DWELLING @
LOT(87)7 SHANNON RISE, KILMORE

Revision ID	AMENDMENT	Issue Date
A	WORKING DRAWINGS ISSUED FOR CONSTRUCTION	15-10-25

Drawn | Checked TS| GD
Plot Date: 15/10/2025
Project NO. C.CW.011
Scale:

Client VK WINDOWS
Site: LOT(87)7 SHANNON RISE, KILMORE

Project Status WORKING DRAWINGS

REVISION NO. **A**

DRAWING NO. **WD.1.16**

Rainhead overflow provisions

To ensure that adequate overflow provision is made, and any surcharge is accommodated, the overflow weir of the rainhead must be the full width of the rainhead with the height of the weir positioned 25mm below the box gutter sole, and be fully open above the weir at the front of the rainhead.

Figure 3 shows an example of a rainhead with a weir located a minimum of 25mm below the sole of the box gutter.

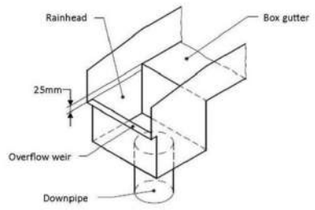


Figure 3: Example of a box gutter with a rainhead overflow provision, referenced from AS/NZS 3500.3 Figure 3.7.3 (a).
Reproduced with permission of Standards Australia Limited. Copyright in AS/NZS 3500.3: 2021 vests in Standards Australia Limited and Standards New Zealand.

Sumps and overflow provisions

Box gutter sumps must incorporate either a side duct/channel overflow, or a high-capacity overflow device. A side overflow device is typically associated with an internal box gutter alongside a parapet wall. In the event of total or partial blockage of outlets or downpipes, the overflow device must discharge to atmosphere and remain within the property that it serves. The location of the discharge should be chosen so as to not cause a nuisance or damage to the property.

The size of the overflow device must be calculated in the accordance with the general methods prescribed by the AS/NZS 3500.3.

Figure 4 depicts an example of a side overflow device.

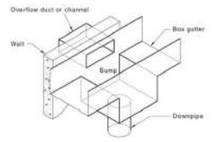


Figure 4: Example of box gutter design fitted with a sump and side overflow provision, referenced from AS/NZS 3500.3 Figure 3.7.3 (d).
Reproduced with permission of Standards Australia Limited. Copyright in AS/NZS 3500.3: 2021 vests in Standards Australia Limited and Standards New Zealand.

Figure 5 depicts an example of a sump with a high-capacity overflow device. Where this type of overflow is used the sump must be 600mm in length. The depth of the sump and the overflow weir height must be calculated in the accordance with the general method prescribed by the AS/NZS 3500.3. Sumps fitted with a high-capacity overflow device shall have a minimum depth of not less than 150mm.

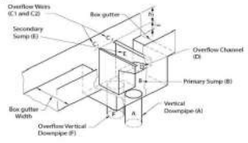
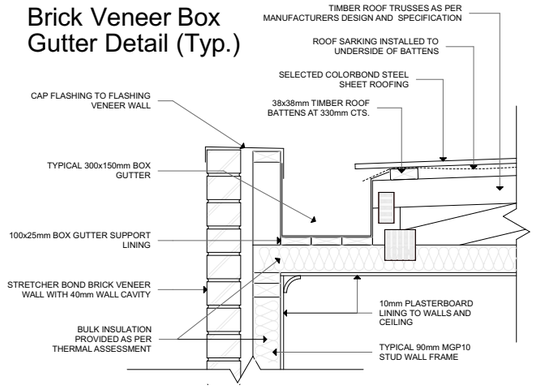
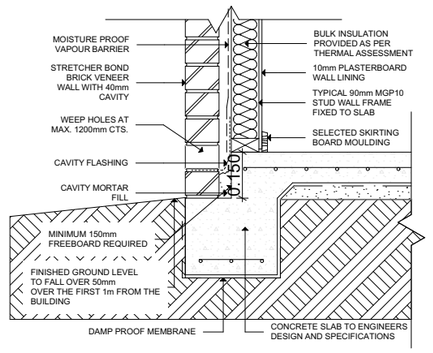


Figure 5: Example of box gutter design fitted with a sump and high-capacity overflow provision, reference AS/NZS 3500.3 Figure 3.7.3 (c).
Reproduced with permission of Standards Australia Limited. Copyright in AS/NZS 3500.3: 2021 vests in Standards Australia Limited and Standards New Zealand.

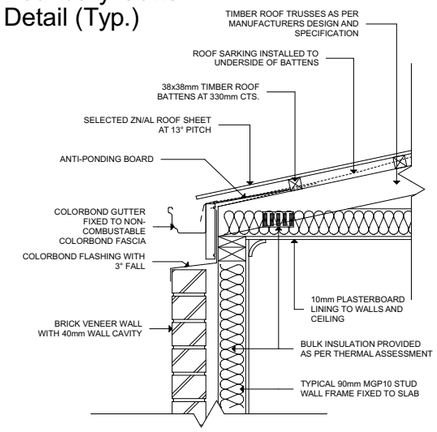
Brick Veneer Box Gutter Detail (Typ.)



Brick Veneer Slab Edge Rebate Detail (Typ.)



Boundary Gutter Detail (Typ.)



NOTE:
The builder is responsible for checking all dimensions and levels on site prior to construction and to report any errors, discrepancies, or omissions, to Oriana Building Designs without delay. Refer to written dimensions only. Do not scale drawings. Drawings shall not be used for construction purposes until issued for construction with the stamp approval of a registered building surveyor.

All boundaries and contours are subject to the survey drawings associated with this project. All levels to Australian Height Data.

This drawing reflects a design by Oriana Building Designs and is to be used only for work when authorised in writing by Oriana Building Designs. All documents here within are subject to Australian Copyright Laws.

ORIANA BUILDING DESIGNS

ORIANA BUILDING DESIGNS
VBA REG. CPD-AD 65210
142 HIGH STREET, CRANBOURNE, VIC 3977
PH: (03) 8804 5757
E-MAIL: info@orianabuildingdesigns.com.au

Design Matters
The peak body for the building design profession
Corporate Member

DRAWING TITLE :
DETAILS
WORKING DRAWINGS

PROJECT NAME :
SINGLE STOREY DWELLING @
LOT(87)7 SHANNON RISE, KILMORE

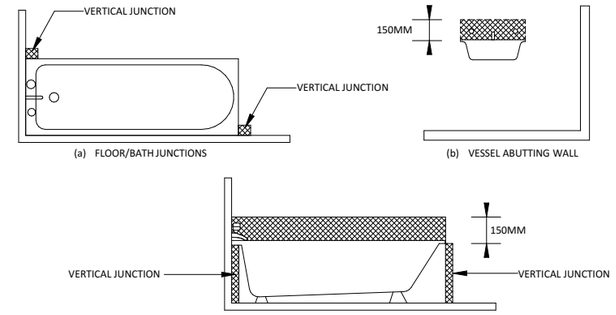
Revision ID	AMENDMENT	Issue Date
A	WORKING DRAWINGS ISSUED FOR CONSTRUCTION	15-10-25

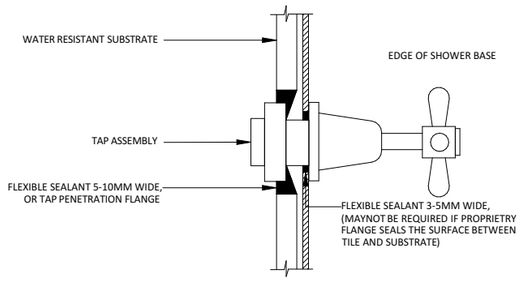
Drawn | Checked: TS| GD
Plot Date: 15/10/2025
Project NO.: C.CW.011
Scale:

Client: **VK WINDOWS**
Site: **LOT(87)7 SHANNON RISE, KILMORE**
Project Status: WORKING DRAWINGS

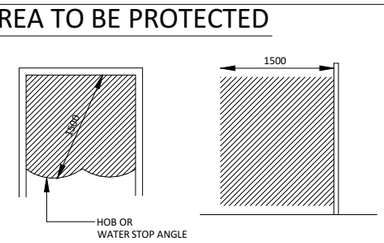
REVISION NO. **A**
DRAWING NO. **WD.2.1**

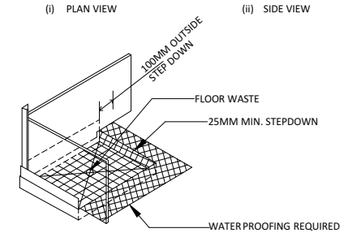
BATH AND WALL FIXTURES - AREA TO BE PROTECTED



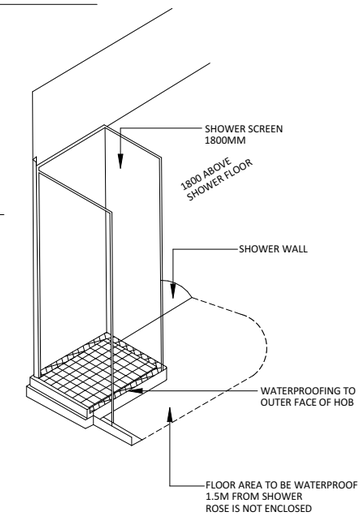


ENCLOSED AND UNENCLOSED SHOWER - AREA TO BE PROTECTED



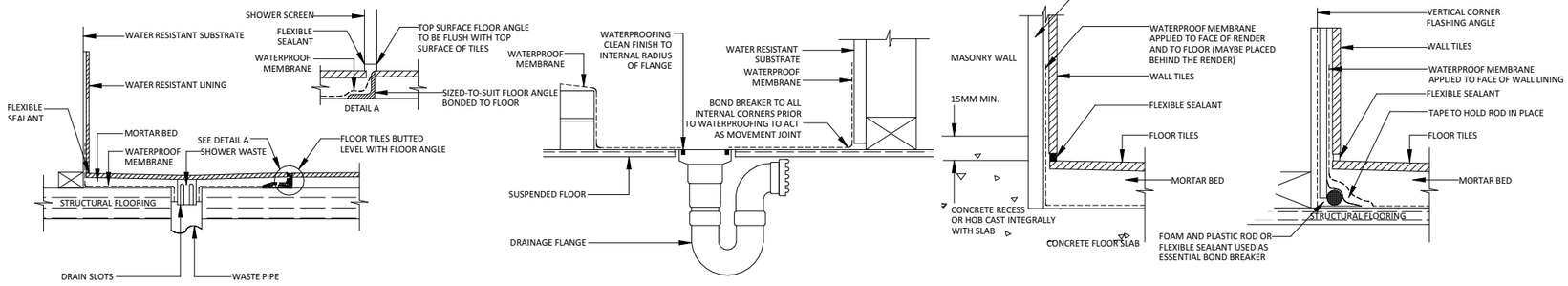


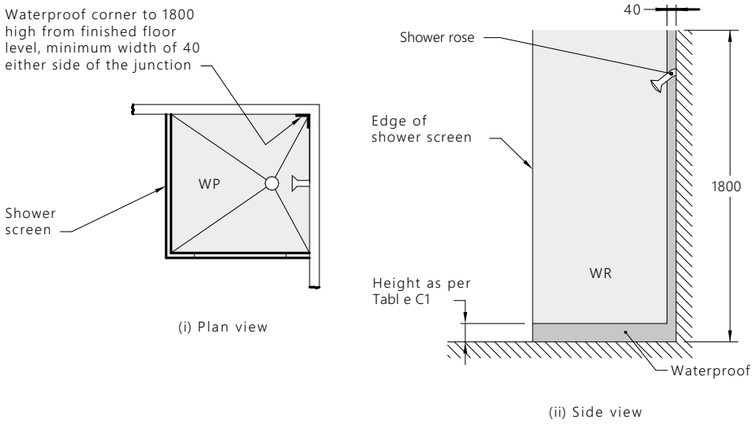
SHOWER WITH STEP DOWN



SHOWER WITH HOB

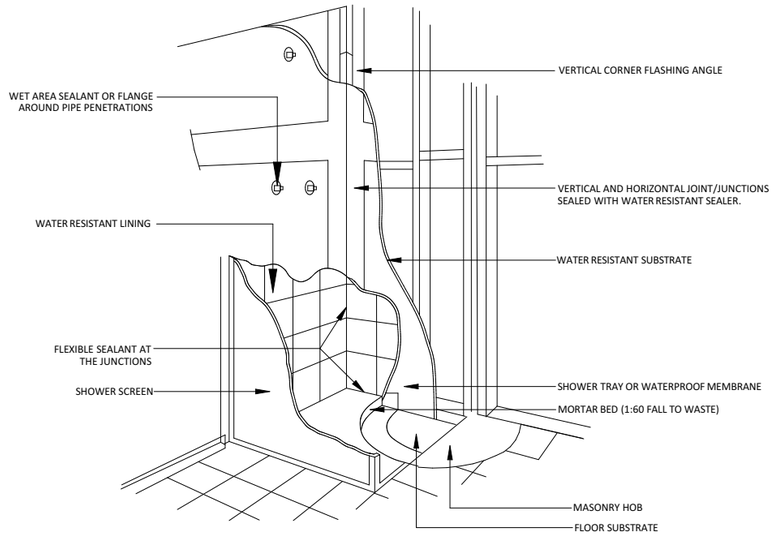
TYPICAL INSTALLATION OF WATER PROOFING MEMBRANE TO SHOWER FLOOR





NOTE: All floor waterproofing to terminate at a waterstop.

EXTENT OF THE TREATMENT FOR SHOWER AREAS—CONCRETE AND COMPRESSED FIBRE-CEMENT SHEET FLOORS



NOTE:
The builder is repsonsible for checking all dimensions and levels on site prior to construction and to report any errors, discrepancies, or omissions, to Oriana Building Designs without delay. Refer to written dimensions only. Do not scale drawings. Drawings shall not be used for construction purposes until issued for construction with the stamp approval of a registered building surveyor.

All boundaries and contours are subject to the survey drawings associated with this project. All levels to Australian Height Data.

This drawing reflects a design by Oriana Building Designs and is to be used only for work when authorised in writing by Oriana Building Designs. All documents here within are subject to Australian Copyright Laws.

ORIANA BUILDING DESIGNS

ORIANA BUILDING DESIGNS
VBA REG. CPD-AD 65210
142 HIGH STREET, CRANBOURNE, VIC 3977
PH: (03) 8804 5757
E-MAIL: info@orianabuildingdesigns.com.au

Design Matters
The peak body for the building design profession
Corporate Member

DRAWING TITLE :
WATER PROOFING & WET AREA DETAILS

WORKING DRAWINGS

PROJECT NAME :
SINGLE STOREY DWELLING @
LOT(87)7 SHANNON RISE, KILMORE

Revision ID	AMENDMENT	Issue Date
A	WORKING DRAWINGS ISSUED FOR CONSTRUCTION	15-10-25

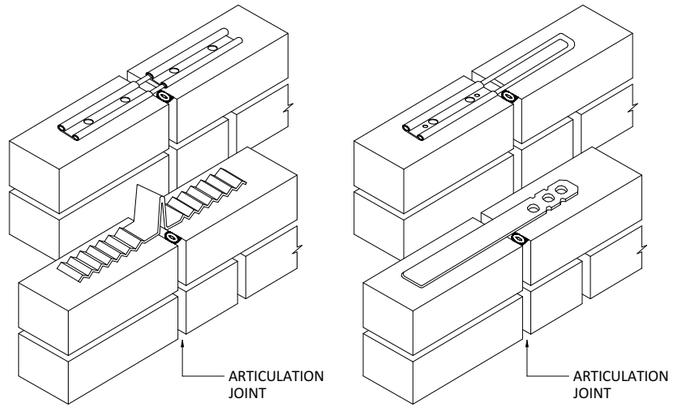
Drawn | Checked TS| GD
Plot Date: 15/10/2025
Project NO. C.CW.011
Scale:

Client **VK WINDOWS**
Site: **LOT(87)7 SHANNON RISE, KILMORE**

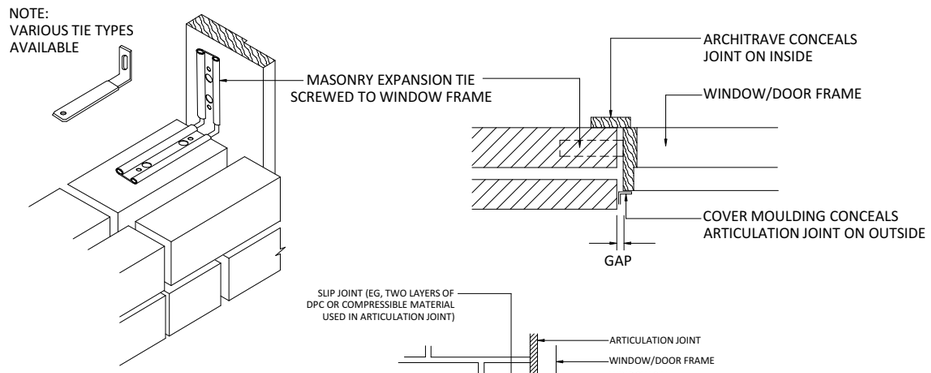
Project Status WORKING DRAWINGS

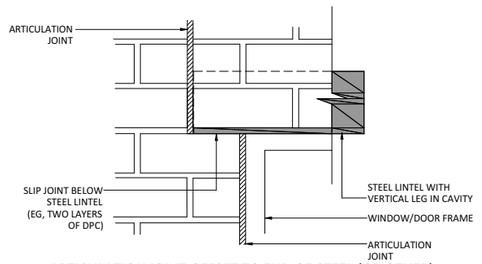
REVISION NO. **A**

DRAWING NO. **WD.2.2**

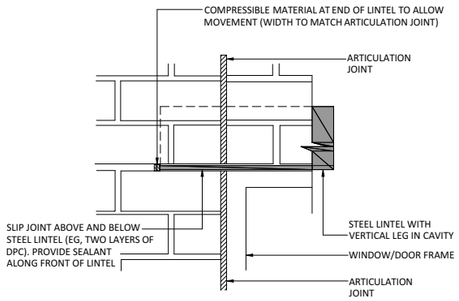


MASONRY EXPANSION (SLIDING/EXTENDABLE) TIES





ARTICULATION JOINT OFFSET TO END OF STEEL (OR OTHER) LINTEL OVER OPENING (THIS DETAIL IS RECOMMENDED WHERE POSSIBLE TO ENSURE ARCHING OF MASONRY OVER OPENING)



ALTERNATIVE IF ARTICULATION JOINT CANNOT BE OFFSET TO END OF STEEL LINTEL

ALTERNATIVE IF ARTICULATION JOINT CANNOT BE OFFSET TO END OF STEEL LINTEL (SIMILAR DETAIL IS APPROPRIATE FOR PRE-STRESSED CONCRETE OR CLAY LINTELS)

Brick Veneer Slab Edge Rebate Detail (Typ.)

NOTE:
The builder is reponsible for checking all dimensions and levels on site prior to construction and to report any errors, discrepancies, or omissions, to Oriana Building Designs without delay. Refer to written dimensions only. Do not scale drawings. Drawings shall not be used for construction purposes until issued for construction with the stamp approval of a registered building surveyor.

All boundaries and contours are subject to the survey drawings associated with this project. All levels to Australian Height Data.

This drawing reflects a design by Oriana Building Designs and is to be used only for work when authorised in writing by Oriana Building Designs. All documents here within are subject to Australian Copyright Laws.

ORIANA BUILDING DESIGNS

VBA REG. CPD-AD 65210

142 HIGH STREET, CRANBOURNE, VIC 3977
PH: (03) 8804 5757
E-MAIL: info@orianabuildingdesigns.com.au

Design Matters
The peak body for the building design profession
Corporate Member

DRAWING TITLE :
BRICK CONTROL JOINTS

WORKING DRAWINGS

PROJECT NAME :
SINGLE STOREY DWELLING @
LOT(87)7 SHANNON RISE, KILMORE

Revision ID	AMENDMENT	Issue Date
A	WORKING DRAWINGS ISSUED FOR CONSTRUCTION	15-10-25

Drawn | Checked: TS| GD
Plot Date: 15/10/2025
Project NO.: C.CW.011
Scale:

Client: **VK WINDOWS**
Site: **LOT(87)7 SHANNON RISE, KILMORE**

Project Status: WORKING DRAWINGS

REVISION NO. **A**

DRAWING NO. **WD.2.3**

LIVABLE HOUSING DESIGN STANDARD (NCC 2022)

PART 1 DWELLING ACCESS

1.1 STEP-FREE ACCESS PATH
(1) A CONTINOUS PATH TO A DWELLING TO ENTRANCE DOOR MUST BE PROVIDED FROM-

1. A CONTINUOUS PATH TO A DWELLING ENTRANCE DOOR MUST BE PROVIDED FROM-(1)
(a) THE PEDESTRIAN ENTRY AT THE ALLOTMENT BOUNDARY FROM THE GROUND LEVEL OF THE ADJOINING LAND; OR
(b) AN APPURTENANT CLASS 10A GARAGE OR CARPORT; OR
(c) A CAR PARKING SPACE WITHIN THE ALLOTMENT THAT IS PROVIDED FOR

THE EXCLUSIVE USE OF THE OCCUPANTS OF THE DWELLING.

2. ACCESS FOR THE PURPOSES OF (1) MUST BE-
(a) VIA A PATHWAY THAT-
(i) HAS NO STEPS; AND
(ii) EXCEPT FOR A STEP RAMP PROVIDED UNDER (5), HAS A MAXIMUM GRADIENT OF 1:14 IN THE DIRECTION OF TRAVEL; AND
(iii) IF CROSSFALL IS PROVIDED, HAS A CROSSFALL NOT MORE THAN 1:40; AND
(iv) HAS A MINIMUM WIDTH OF 1000 MM; AND
(v) IF IT INCORPORATES A SECTION SUSPENDED ABOVE FINISHED GROUND LEVEL, IS ABLE TO TAKE LOADING FORCES IN ACCORDANCE WITH AS/NZS 1170.1; AND
(vi) CONNECTS TO A DWELLING ENTRANCE DOOR THAT COMPLIES WITH SECTION 2; OR
(b) PROVIDED DIRECTLY FROM AN ATTACHED CLASS 10A GARAGE OR CARPORT, VIA A DOOR COMPLYING WITH THE REQUIREMENTS OF SECTION 2, OTHER THAN CLAUSE 2.3.

(3) FOR THE PURPOSES OF (2), THE FOLLOWING APPLIES:
(a) ANY GATES ALONG THE ACCESS PATH MUST HAVE A MINIMUM CLEAR OPENING WIDTH OF 820 MM, MEASURED AS IF THE GATE WERE AN ENTRANCE DOOR.
(b) A DECK OR BOARDWALK-STYLE PATH CONSTRUCTED IN ACCORDANCE WITH AS 1684 OR NASH STANDARD - RESIDENTIAL AND LOW-RISE STEEL FRAMING WOULD SATISFY THE REQUIREMENTS OF (2)(A)(V).
(4) WHERE ONE OR MORE RAMPS ARE USED, THE FOLLOWING APPLIES:
(a) THE AGGREGATE LENGTH OF RAMPING (EXCLUDING LANDINGS) MUST NOT BE MORE THAN-
(i) 9 M FOR A 1:14 GRADIENT; OR
(ii) 15 M FOR A 1:20 GRADIENT; OR
(iii) A LENGTH DETERMINED BY LINEAR INTERPOLATION FOR RAMPS WITH A GRADIENT BETWEEN 1:14 AND 1:20.
(b) THE MINIMUM WIDTH OF THE RAMP MUST BE MAINTAINED AT 1000 MM BETWEEN ANY HANDRAILS AND/OR KERBS (IF PROVIDED) AT EACH SIDE OF THE RAMP.
(c) AT EACH END OF A RAMP THERE MUST BE A LANDING THAT IS-
(i) NOT LESS THAN 1200 MM LONG; AND
(ii) AT LEAST AS WIDE AS THE RAMP TO WHICH IT CONNECTS; AND
(iii) LEVEL OR HAS A GRADIENT NOT MORE THAN 1:40 IF A GRADIENT IS NECESSARY FOR DRAINAGE.
(d) A LANDING AREA REQUIRED BY CLAUSE 2.3 MAY ALSO BE COUNTED AS A LANDING FOR THE PURPOSES OF (C).
(5) THE ACCESS PATH MAY INCORPORATE ONE STEP RAMP HAVING A-
(a) HEIGHT OF NOT MORE THAN 190 MM; AND
(b) GRADIENT NOT MORE THAN 1:10; AND
(c) WIDTH OF AT LEAST 1000 MM OR EQUIVALENT TO THAT OF THE ACCESS PATH, WHICHEVER IS THE GREATER; AND
(d) MAXIMUM LENGTH OF 1900 MM

1.2 PARKING SPACE INCORPORATED INTO STEP-FREE ACCESS PATH
(1) WHERE ONE OR MORE CAR PARKING SPACES ARE CONNECTED TO OR FORM PART OF A REQUIRED ACCESS PATH, AT LEAST ONE OF THE CAR PARKING SPACES MUST HAVE-
(a) A MINIMUM UNOBSTRUCTED CAR PARKING SPACE OF 3200 MM WIDE X 5400 MM LONG; AND
(b) A GRADIENT NOT MORE THAN 1:33 FOR BITUMEN, OR 1:40 FOR ANY OTHER SURFACE MATERIAL.
(2) FOR THE PURPOSES OF (1), A REQUIRED ACCESS PATH MEANS AN ACCESS PATH PROVIDED FOR THE PURPOSES OF COMPLIANCE WITH CLAUSE 1.1.

APPLICATIONS
(1) CLAUSE 1.2 ONLY APPLIES TO A CAR PARKING SPACE PROVIDED FOR THE EXCLUSIVE USE OF THE OCCUPANTS OF THE DWELLING.
(2) CLAUSE 1.2 DOES NOT APPLY-
(a) IF THERE ARE NO CAR PARKING SPACES PROVIDED FOR THE EXCLUSIVE USE OF THE OCCUPANTS OF THE DWELLING, OR
(b) TO A CLASS 2 BUILDING

PART 2 DWELLING ENTRANCE

2.1 CLEAR OPENING WIDTH
(1) AT LEAST ONE ENTRANCE DOOR TO THE DWELLING MUST HAVE A MINIMUM CLEAR OPENING WIDTH OF 820 MM.
(2) THE MINIMUM CLEAR OPENING WIDTH REQUIRED BY (1) MUST BE MEASURED IN ACCORDANCE WITH FIGURE 2.

2.2 THRESHOLD
THE THRESHOLD OF AN ENTRANCE DOOR THAT IS SUBJECT TO CLAUSE 2.1 MUST-
(a) BE LEVEL; OR
(b) HAVE A SILL HEIGHT NOT MORE THAN 5 MM IF THE LIP IS ROUNDED OR BEVELLED; OR
(c) HAVE A RAMPED THRESHOLD THAT-
(i) DOES NOT EXTEND BEYOND THE DEPTH OF THE DOOR JAMB; AND
(ii) HAS A GRADIENT NOT STEEPER THAN 1:8; AND(II)
(iii) IS AT LEAST AS WIDE AS THE MINIMUM CLEAR OPENING WIDTH OF THE ENTRANCE DOOR; AND
(iv) DOES NOT INTRUDE INTO THE MINIMUM DIMENSIONS OF A LANDING AREA THAT IS REQUIRED BY CLAUSE 2.3; OR

(d) WHERE THE REQUIREMENTS OF (A), (B) OR (C) CANNOT MEET THE WEATHERPROOFING REQUIREMENTS OF THE NCC, FOR EXTERNAL ENTRANCE DOORS CONTAINING A RAISED DOOR OR SILL-

(i) HAVE NO LIP OR UPSTAND GREATER THAN 15 MM WITHIN THE SILL PROFILE; AND
(ii) HAVE NO MORE THAN 5 MM HEIGHT DIFFERENCE BETWEEN THE EDGE OF THE TOP SURFACE OF THE SILL AND THE ADJOINING FINISHED SURFACE.

2.3 LANDING AREA

AN ENTRANCE DOOR THAT IS SUBJECT TO CLAUSE 2.1 MUST HAVE A SPACE OF AT LEAST 1200 MM X 1200 MM ON THE EXTERNAL (ARRIVAL) SIDE OF THE DOOR THAT IS-
(a) UNOBSTRUCTED (OTHER THAN BY A GATE OR A SCREEN DOOR); AND
(b) LEVEL, OR HAS A GRADIENT NOT MORE THAN 1:40 IF A GRADIENT IS NECESSARY TO ALLOW FOR DRAINAGE.

2.4 WEATHERPROOFING FOR EXTERNAL STEP-FREE ENTRANCE
WEATHERPROOFING FOR AN EXTERNAL STEP-FREE ENTRANCE MUST BE PROVIDED IN ACCORDANCE WITH ONE OR A COMBINATION OF THE FOLLOWING:
(a) WHERE THE EXTERNAL SURFACE IS CONCRETE OR ANOTHER IMPERMEABLE SURFACE, A CHANNEL DRAIN THAT MEETS THE REQUIREMENTS OF VOLUME TWO H2D2 IS TO BE PROVIDED FOR THE WIDTH OF THE ENTRANCE.
(b) WHERE THE EXTERNAL TRAFFICABLE SURFACE IS DECKING OR ANOTHER RAISED PERMEABLE SURFACE, A DRAINAGE SURFACE BELOW THE TRAFFICABLE SURFACE IS TO BE PROVIDED THAT MEETS THE REQUIREMENTS OF VOLUME TWO H2D2, AND DRAINAGE GAPS IN THE TRAFFICABLE SURFACE, SUCH AS THOSE BETWEEN DECKING BOARDS, ARE TO BE NO GREATER THAN-
(i) 8 MM: OR
(ii) IN A DESIGNATED BUSHFIRE PRONE AREA, THAT PERMITTED BY AS 3959
(c) A ROOF COVERING AN AREA NO SMALLER THAN 1200 MM BY 1200 MM, WHERE THE AREA IS PROVIDED WITH A FALL AWAY FROM THE BUILDING NOT GREATER THAN 1:40

PART 3 INTERNAL DOORS & CORRIDORS

3.1 CLEAR OPENING WIDTH
INTERNAL DOORWAYS MUST PROVIDE A MINIMUM CLEAR OPENING WIDTH OF 820 MM, MEASURED IN ACCORDANCE WITH FIGURE 2.1.
3.2 THRESHOLD
THE THRESHOLD OF AN INTERNAL DOORWAY THAT IS SUBJECT TO CLAUSE 3.1 MUST-
(a) BE LEVEL; OR
(b) HAVE A HEIGHT NOT MORE THAN 5 MM IF THE LIP IS ROUNDED OR BEVELLED; OR
(c) HAVE A RAMPED THRESHOLD THAT-
(i) DOES NOT EXTEND BEYOND THE DEPTH OF THE DOOR JAMB; AND
(ii) HAS A GRADIENT NOT STEEPER THAN 1:8; AND
(iii) IS AT LEAST AS WIDE AS THE MINIMUM CLEAR OPENING WIDTH OF THE DOORWAY IT SERVES
3.3 CORRIDOR WIDTH
INTERNAL CORRIDORS, HALLWAYS, PASSAGEWAYS OR THE LIKE, IF CONNECTED TO A DOOR THAT IS SUBJECT TO CLAUSE 3.1, MUST HAVE A MINIMUM CLEAR WIDTH OF 1000 MM, MEASURED BETWEEN THE FINISHED SURFACES OF OPPOSING WALLS.

PART 4 SANITARY COMPARTMENT

4.1 LOCATION
THERE MUST BE AT LEAST ONE SANITARY COMPARTMENT LOCATED ON THE GROUND OR ENTRY LEVEL OF A DWELLING. SANITARY COMPARTMENT REFERS TO A ROOM OR SPACE CONTAINING A TOILET.

4.2 CIRCULATION SPACE
TA SANITARY COMPARTMENT THAT IS SUBJECT TO CLAUSE 4.1 MUST BE CONSTRUCTED IN ACCORDANCE WITH THE FOLLOWING:
(a) FOR A TOILET PAN LOCATED IN A SEPARATE SANITARY COMPARTMENT, THERE MUST BE A CLEAR WIDTH OF NOT LESS THAN 900 MM BETWEEN THE FINISHED SURFACES OF OPPOSING WALLS EITHER SIDE OF THE TOILET PAN.
(b) FOR A ROOM CONTAINING A TOILET PAN, ANY FIXED OBSTRUCTION, SUCH AS A BASIN OR A VANITY UNIT, MUST BE LOCATED AT LEAST 450 MM FROM THE CENTRELINE OF THE TOILET PAN NORMAL TO THE FRONT FACE OF THE CISTERN.
(c) A CLEAR MINIMUM CIRCULATION SPACE OF 1200 MM BY 900 MM MUST BE PROVIDED FROM THE FRONT EDGE OF THE TOILET PAN.
(d) COMPLIANCE WITH (C) MUST BE DETERMINED IN ACCORDANCE WITH FIGURE 4.2

PART 5 SHOWER

5.1 APPLICATION
AT LEAST ON SHOWER MUST COMPLY WITH CLAUSE 5.2.

5.2 HOBLESS AND STEP-FREE ENTRY
(1) AT LEAST ONE SHOWER MUST HAVE A HOBLESS AND STEP-FREE ENTRY.
(2) A LIP NOT MORE THAN 5 MM IN HEIGHT MAY BE PROVIDED FOR WATER RETENTION PURPOSES.

PART 6 REINFORCEMENT OF BATHROOM AND SANITARY COMPARTMENT WALLS

6.1 LOCATION
(1) REINFORCING IN ACCORDANCE WITH CLAUSE 6.2 MUST BE PROVIDED TO ANY-
(a) SANITARY COMPARTMENT THAT IS SUBJECT TO PART 4; AND
(b) BATHROOM CONTAINING A-
(i) SHOWER THAT IS SUBJECT TO PART 5; OR
(ii) BATH (IF PROVIDED), OTHER THAN A FREESTANDING BATH WHERE THE BATH IS LOCATED IN A ROOM THAT ALSO CONTAINS A SHOWER THAT IS SUBJECT TO PART 5.
(2) THE REQUIREMENTS OF (1) NEED NOT BE COMPLIED WITH IF THE WALLS OF THE ROOM ARE CONSTRUCTED OF CONCRETE, MASONRY OR ANOTHER MATERIAL CAPABLE OF SUPPORTING GRABRAILS WITHOUT ADDITIONAL REINFORCEMENT.
(3) WHERE THE WALL SUPPORTING THE REINFORCEMENT INCLUDES A CAVITY SLIDER, IT MUST BE DESIGNED AND CONSTRUCTED IN WAY TO SUPPORT LOADS IMPOSED BY REINFORCEMENT, LININGS AND THE FUTURE PROVISION OF HANDRAILS AND PROVIDED FOR THE EXTENT REQUIRED BY FIGURES 6.2A, 6.2B, 6.2C, 6.2D, 6.2E, 6.2F AND 6.2G.

6.2 CONSTRUCTION
(1) REINFORCING CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF (3) MUST BE PROVIDED IN THE LOCATIONS DEPICTED IN-
(a) FIGURES 6.2A OR 6.2B FOR WALLS SURROUNDING A BATH; AND
(b) FIGURES 6.2C OR 6.2D FOR SHOWER WALLS; AND
(c) FIGURE 6.2E FOR A WALL ADJACENT TO AND WITHIN 460 MM OF THE CENTRELINE OF A TOILET PAN; AND
(d) FIGURES 6.2F OR 6.2G FOR A WALL BEHIND A TOILET PAN WHERE A WALL DESCRIBED IN (C) IS NOT PROVIDED OR A WINDOW SILL OR A DOOR ENCROACHES ON THE AREA REQUIRED TO BE PROVIDED WITH REINFORCING OR WHERE THE TOILET PAN IS NOT PROVIDED IN A CORNER OF THE BATHROOM.
(2) REINFORCING NEED ONLY BE PROVIDED ACROSS THE AVAILABLE WIDTH OF THE WALL WHERE A WALL REFERRED TO IN (1)(A) OR (B)-
(a) IS NARROWER THAN THE WIDTH OF THE AREA REQUIRED TO BE PROVIDED WITH REINFORCING; OR
(b) TERMINATES AT A WINDOW SILL LOWER THAN THE HEIGHT OR THE AREA REQUIRED TO BE PROVIDED WITH REINFORCING.
(3) REINFORCING REQUIRED BY (1) MUST BE CONSTRUCTED USING ONE OF THE FOLLOWING MATERIALS:
(a) A MINIMUM OF 12 MM THICK STRUCTURAL GRADE PLYWOOD, OR SIMILAR.
(b) TIMBER NOGGINGS WITH A MINIMUM THICKNESS OF 25 MM.

NOTE:
The builder is reponsible for checking all dimensions and levels on site prior to construction and to report any errors, discrepancies, or omissions, to Oriana Building Designs without delay. Refer to written dimensions only. Do not scale drawings. Drawings shall not be used for construction purposes until issued for construction with the stamp approval of a registered building surveyor.

All boundaries and contours are subject to the survey drawings associated with this project. All levels to Australian Height Data.

This drawing reflects a design by Oriana Building Designs and is to be used only for work when authorised in writing by Oriana Building Designs. All documents here within are subject to Australian Copyright Laws.

ORIANA BUILDING DESIGNS

ORIANA BUILDING DESIGNS
VBA REG. CPD-AD 65210
142 HIGH STREET, CRANBOURNE, VIC 3977
PH: (03) 8804 5757
E-MAIL: info@orianabuildingdesigns.com.au

Design Matters
The peak body for the building design profession
Corporate Member

DRAWING TITLE :
LIVABLE HOUSING DESIGN 2022

WORKING DRAWINGS

PROJECT NAME :
SINGLE STOREY DWELLING @
LOT(87)7 SHANNON RISE, KILMORE

Revision ID	AMENDMENT	Issue Date
A	WORKING DRAWINGS ISSUED FOR CONSTRUCTION	15-10-25

Drawn | Checked TS| GD
Plot Date: 15/10/2025
Project NO. C.CW.011
Scale: 1:100

Client VK WINDOWS
Site: LOT(87)7 SHANNON RISE, KILMORE

Project Status WORKING DRAWINGS

REVISION NO. A

DRAWING NO. WD.2.4

1.1 STEP FREE ACCESS PATH

The continuous step-free access path must be provided from:
· the pedestrian entry at the allotment boundary, or
· an appurtenant Class 10a garage or carport, or
· a car parking space provided for the exclusive use by dwelling occupants.

These options are shown in Figure 3.1, Figure 3.2, and Figure 3.3 for continuous access path.

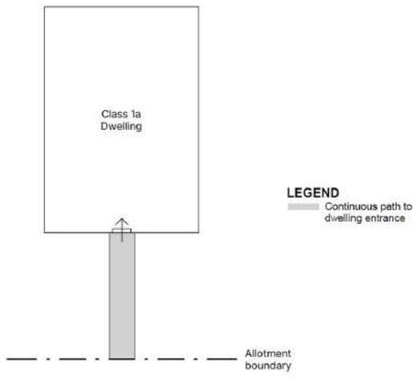


Figure 1: Continuous path to a dwelling entrance from the allotment boundary (Clause 1.1(1)(a) in the Standard)

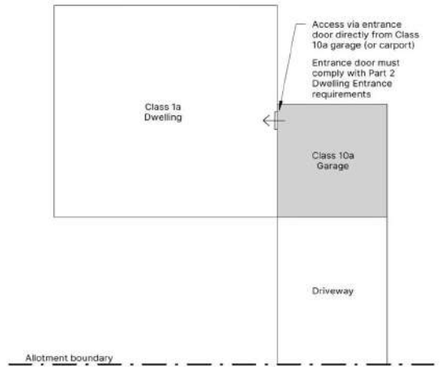
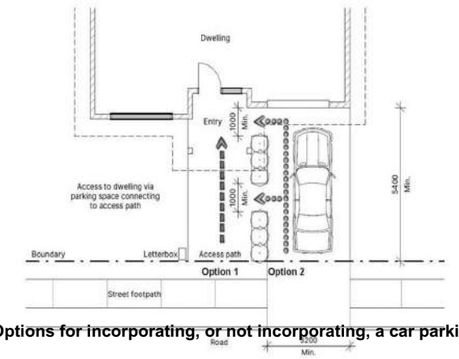


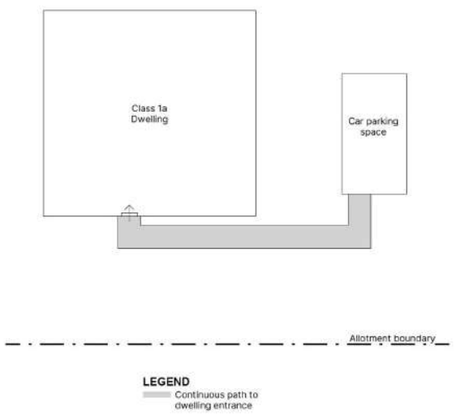
Figure 2: Direct entrance to a dwelling from a garage/carport (Clause 1.1(1)(b) in the Standard)

1.2 PARKING SPACE INCORPORATED INTO STEP FREE-ACCESS PATH

One or more car parking spaces can form part of a required access path, provided at least one of the car parking spaces has an unobstructed size of at least 3200 mm wide by 5400 mm long, and has a maximum gradient of 1:33 (bitumen) or 1:40 (any other surface material).
This clause only applies when the appurtenant garage, carport, or car parking space is connected to or forms part of a required access path.



Options for incorporating, or not incorporating, a car parking space in the access path (dimensions in mm)



ure 3: Continuous path to a dwelling entrance from exclusive use car parking space (Clause 1.1(1)(c) in the Standard)

2.1 CLEAR OPENING WIDTH

The Standard requires a clear opening width of 820 mm for the designated entrance door. This means clear of the door leaf and frames. Other types of door assembly may be used, such as double, bi-fold and multiple-slider, provided the overall clear open width is not less than 820 mm, when the door is in a fully open position.

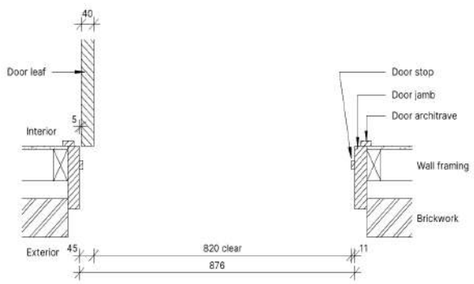


Figure 2.1: Measurement of clear opening width

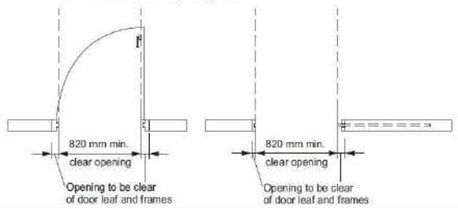


Figure Notes

(1) Double doors, bi-fold doors, stacking doors, multiple sliding door panels and other types of hinged door sets may use a smaller leaf provided the overall clear opening width with the doors fully open is not less than 820 mm.

(2) Clear opening width for sliding doors must be measured with the door panel(s) installed and in the fully open position.

(3) The door handle may encroach the required minimum clear opening width.

NOTE:
The builder is reponsible for checking all dimensions and levels on site prior to construction and to report any errors, discrepancies, or omissions, to Oriana Building Designs without delay. Refer to written dimensions only. Do not scale drawings. Drawings shall not be used for construction purposes until issued for construction with the stamp approval of a registered building surveyor.

All boundaries and contours are subject to the survey drawings associated with this project. All levels to Australian Height Data.

This drawing reflects a design by Oriana Building Designs and is to be used only for work when authorised in writing by Oriana Building Designs. All documents here within are subject to Australian Copyright Laws.

ORIANA BUILDING DESIGNS

VBA REG. CPD-AD 65210

142 HIGH STREET, CRANBOURNE, VIC 3977
PH: (03) 8804 5757
E-MAIL: info@orianabuildingdesigns.com.au

Design Matters
The peak body for the building design profession
Corporate Member

DRAWING TITLE :
LIVABLE HOUSING DESIGN 2022 - FIGURES

WORKING DRAWINGS

PROJECT NAME :
SINGLE STOREY DWELLING @
LOT(87)7 SHANNON RISE, KILMORE

Revision ID	AMENDMENT	Issue Date
A	WORKING DRAWINGS ISSUED FOR CONSTRUCTION	15-10-25

Drawn | Checked TS| GD
Plot Date: 15/10/2025
Project NO. C.CW.011
Scale: 1:100

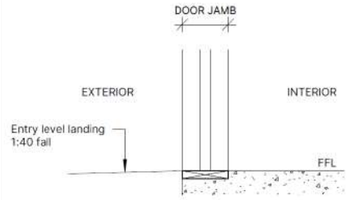
Client **VK WINDOWS**
Site: **LOT(87)7 SHANNON RISE, KILMORE**

Project Status WORKING DRAWINGS

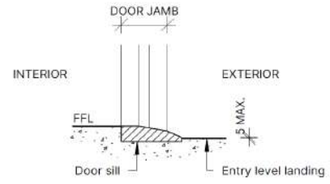
REVISION NO. **A**

DRAWING NO. **WD.2.5**

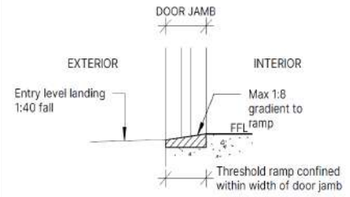
(1) provide a level threshold, or
(2) have a door sill threshold height no more than 5 mm (with rounded or bevelled edge), or
(3) provide a ramped threshold (maximum 1:8 gradient) within the depth and width of the door jamb, between the entry landing and the inside floor level, or
(4) where the requirements of the above three points cannot meet the weatherproofing requirements of the NCC- (a) for external entrance doors containing a raised door sill, have no lip or upstand greater than 15mm within the sill profile, and
(b) have no more than 5 mm height difference between the edge of the top surface of the sill and the adjoining finished floor surface level.



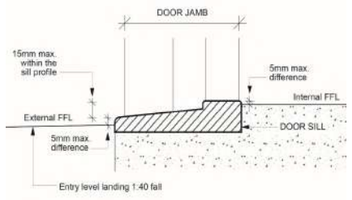
Option 1: Level threshold (example of rebated door threshold)



Option 2: Threshold sill 5 mm above entry level and landing (dimensions in mm)



Option 3: Threshold ramp (confined within depth of door jamb)



Option 4: Threshold with no lip or upstand greater than 15 mm within the sill profile, with 5 mm maximum height difference with adjoining finished floor surface levels (FFL, dimensions in mm)

2.3 LANDINGS

Landings are required at the end of each ramp, providing a safe transition between a sloped surface and a level surface.
The landing length must be a minimum of 1200 mm long - in line with the direction of the ramp - and at least as wide as the ramp.
Where a cross-fall is provided for drainage, the crossfall must be no steeper than 1:40.

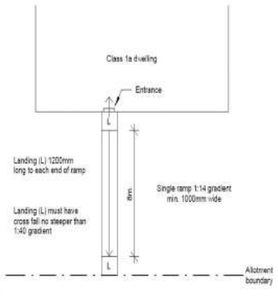


Figure 1: A single ramp design with landings

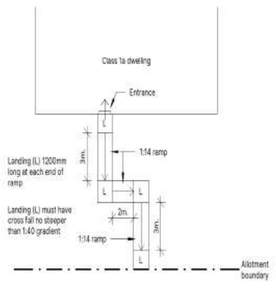


Figure 2: Multiple ramps with landings

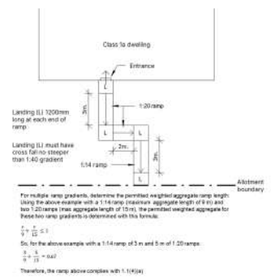


Figure 3: Multiple ramps with landings - weighted aggregate ramp length

SANITARY COMPARTMENT

Circulation space

- A sanitary compartment that is subject to circulation requirement is a clear zone of 900 mm x 1200 mm immediately in front of the front edge of the toilet pan.

- Skirting boards, architraves, toilet roll holders, door stops etc. may encroach on the circulation space.
However, the circulation space must be clear of the door swing.
Clear space in front of and to the side of the toilet pan improves useability for children, older people and people with a mobility disability.

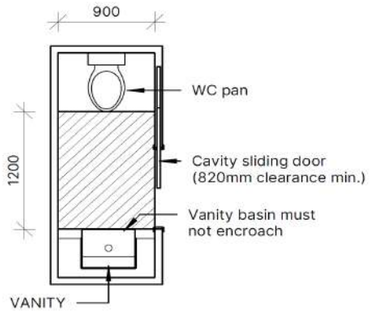
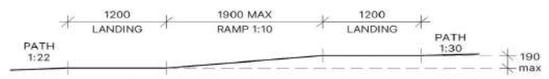


Table 3.1 Comparison of requirements for ramps and paths

Component	Gradient	Maximum distance between landings (m)	Landings required (yes/no)	Slip resistance required (yes/no)
Path	Shallower or equal to 1:20	Unlimited	No	No
Ramp	1:14 to 1:20	9 to 15[1]	Yes	Yes
Step ramp	Shallower or equal to 1:10	1.9	Yes	Yes

Difference between a ramp and a path

Table 3.1 provides a comparison of requirements for ramps and paths, including gradient, maximum distance between landings, and requirements for landings and slip resistance. These DTS requirements are minimum standards. To comply, the finished construction needs to provide the stated minimum requirement or higher.



Step ramp with landings

NOTE:
The builder is reponsible for checking all dimensions and levels on site prior to construction and to report any errors, discrepancies, or omissions, to Oriana Building Designs without delay. Refer to written dimensions only. Do not scale drawings. Drawings shall not be used for construction purposes until issued for construction with the stamp approval of a registered building surveyor.

All boundaries and contours are subject to the survey drawings associated with this project. All levels to Australian Height Data.

This drawing reflects a design by Oriana Building Designs and is to be used only for work when authorised in writing by Oriana Building Designs. All documents here within are subject to Australian Copyright Laws.

ORIANA BUILDING DESIGNS
VBA REG. CPD-AD 65210
142 HIGH STREET, CRANBOURNE, VIC 3977
PH: (03) 8804 5757
E-MAIL: info@orianabuildingdesigns.com.au

Design Matters
The peak body for the building design profession
Corporate Member

DRAWING TITLE :
LIVABLE HOUSING DESIGN 2022 - FIGURES 2

WORKING DRAWINGS

PROJECT NAME :
SINGLE STOREY DWELLING @
LOT(87)7 SHANNON RISE, KILMORE

Revision ID	AMENDMENT	Issue Date
A	WORKING DRAWINGS ISSUED FOR CONSTRUCTION	15-10-25

Drawn | Checked TS| GD
Plot Date: 15/10/2025
Project NO. C.CW.011
Scale: 1:100

Client VK WINDOWS
Site: LOT(87)7 SHANNON RISE, KILMORE

Project Status WORKING DRAWINGS

REVISION NO. A

DRAWING NO. WD.2.6

REINFORCEMENT OF BATHROOM AND SANITARY COMPARTMENT WALLS

Reinforcing required by ABCB Standard for Livable Housing Design must be constructed using one of the following materials:

- A minimum of 12 mm thick structural grade plywood, or similar.
- Timber noggings with a minimum thickness of 25 mm.

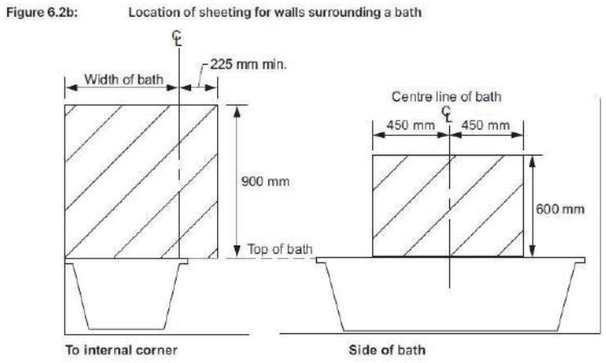


Figure 1:Location of sheet for walls surrounding a bath

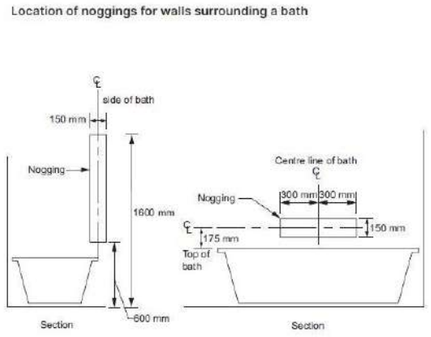


Figure 2 :Location of noggings for walls surrounding a bath

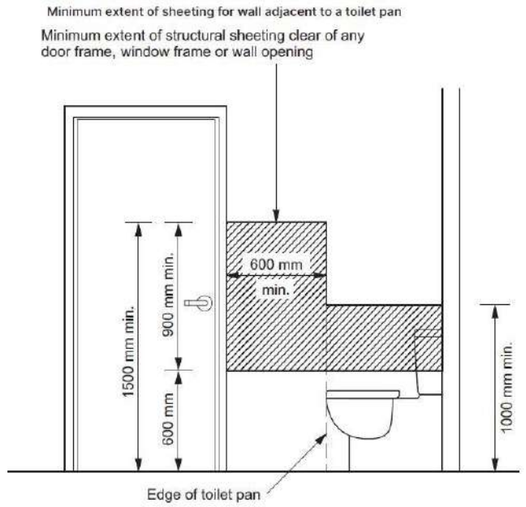


Figure 2 :Minimum extent of sheeting for wall adjacent to a toilet pan

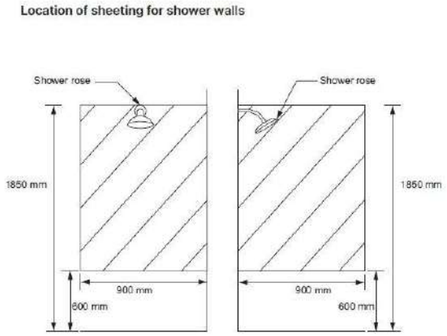


Figure 2 :Location of sheeting for shower walls

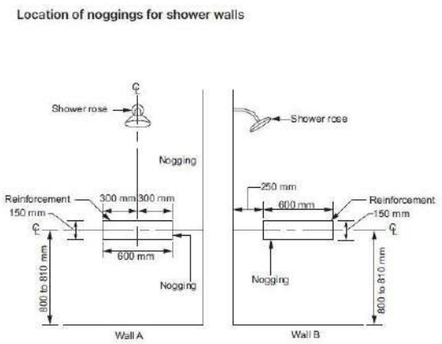


Figure 2 :Minimum extent of sheeting for wall adjacent to a toilet pan

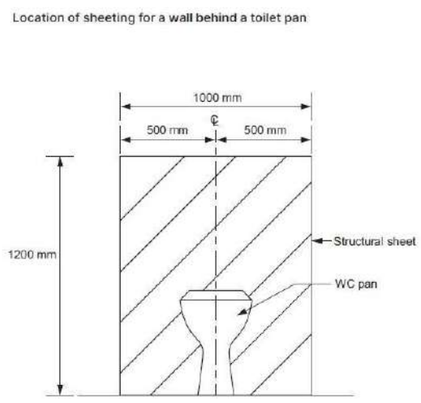


Figure 2 :Location of sheeting for a wall behind a toilet pan

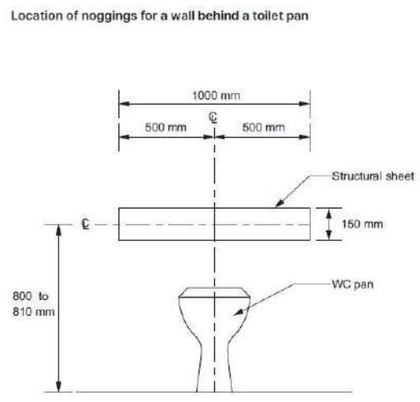


Figure 2 :Location of noggings for a wall behind a toilet pan

NOTE:
The builder is reponsible for checking all dimensions and levels on site prior to construction and to report any errors, discrepancies, or omissions, to Oriana Building Designs without delay. Refer to written dimensions only. Do not scale drawings. Drawings shall not be used for construction purposes until issued for construction with the stamp approval of a registered building surveyor.

All boundaries and contours are subject to the survey drawings associated with this project. All levels to Australian Height Data.

This drawing reflects a design by Oriana Building Designs and is to be used only for work when authorised in writing by Oriana Building Designs. All documents here within are subject to Australian Copyright Laws.

ORIANA BUILDING DESIGNS

VBA REG. CPD-AD 65210

142 HIGH STREET, CRANBOURNE, VIC 3977
PH: (03) 8804 5757
E-MAIL: info@orianabuildingdesigns.com.au

Design Matters
The peak body for the building design profession
Corporate Member

DRAWING TITLE :
LIVABLE HOUSING DESIGN 2022 - FIGURES 3

WORKING DRAWINGS

PROJECT NAME :
SINGLE STOREY DWELLING @
LOT(87)7 SHANNON RISE, KILMORE

Revision ID	AMENDMENT	Issue Date
A	WORKING DRAWINGS ISSUED FOR CONSTRUCTION	15-10-25

Drawn | Checked TS| GD
Plot Date: 15/10/2025
Project NO. C.OW.011
Scale: 1:100

Client VK WINDOWS
Site: LOT(87)7 SHANNON RISE, KILMORE

Project Status WORKING DRAWINGS

REVISION NO. A

DRAWING NO. WD.2.7

4.8.3 WATERSTOPS FOR ENCLOSED SHOWERS
An enclosed shower shall incorporate a waterstop under the bottom rail of the shower screen and the opening. See Figure 4.8.2(B), Figure 4.8.2(C) and Figure 4.8.2(D).

4.8.4 WATERSTOP FOR ENCLOSED SHOWERS WITHOUT HOBS OR SET-DOWNS
At the extremity of the shower area -
(a) where a shower screen is to be installed, a waterstop shall be positioned so that its vertical leg will finish a minimum of 5mm above the finished floor level (see Figure 4.8.4); and
(b) where the waterstop intersects with a wall or is joined, the junction shall be waterproof.
Note: For a typical hobless construction, see Figure 4.8.4.
Check AS 3740:2021 for Figures.

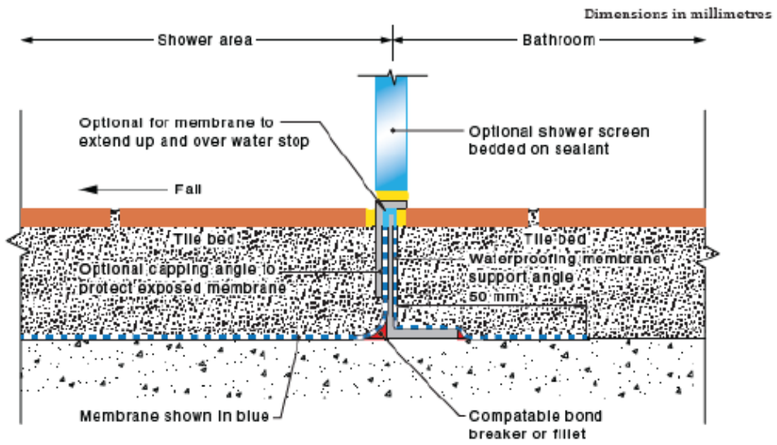
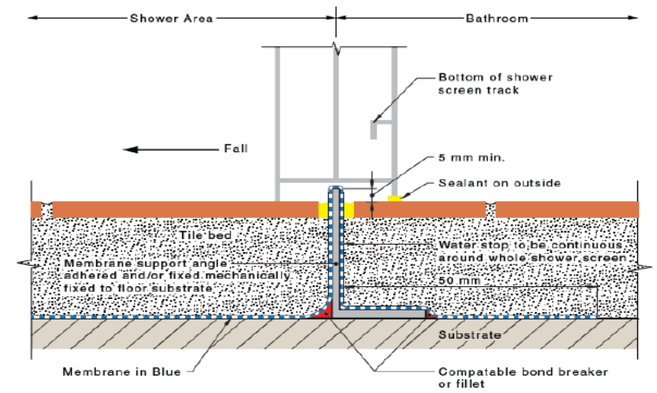


Figure 4.8.2(D) — Shower waterstop and cover angle



NOTE 1 Some shower screen extrusions do not permit the waterstop extending into a rebate. A channel section may be needed to be installed over the waterstop angle with the shower screen placed on top of the channel including return panels.

NOTE 2 The application of sealant is intended to prevent water from leaving the shower area. The application may be on the inside and/or outside face.

Figure 4.8.4 — Typical hobless construction

NOTE:
The builder is responsible for checking all dimensions and levels on site prior to construction and to report any errors, discrepancies, or omissions, to Oriana Building Designs without delay. Refer to written dimensions only. Do not scale drawings. Drawings shall not be used for construction purposes until issued for construction with the stamp approval of a registered building surveyor.

All boundaries and contours are subject to the survey drawings associated with this project. All levels to Australian Height Data.

This drawing reflects a design by Oriana Building Designs and is to be used only for work when authorised in writing by Oriana Building Designs. All documents here within are subject to Australian Copyright Laws.

ORIANA BUILDING DESIGNS

ORIANA BUILDING DESIGNS
VBA REG. CPD-AD 65210
142 HIGH STREET, CRANBOURNE, VIC 3977
PH: (03) 8804 5757
E-MAIL: info@orianabuildingdesigns.com.au

Design Matters
The peak body for the building design profession
Corporate Member

DRAWING TITLE :
WATERSTOP DETAIL AT DOORWAY

WORKING DRAWINGS

PROJECT NAME :
SINGLE STOREY DWELLING @
LOT(87)7 SHANNON RISE, KILMORE

Revision ID	AMENDMENT	Issue Date
A	WORKING DRAWINGS ISSUED FOR CONSTRUCTION	15-10-25

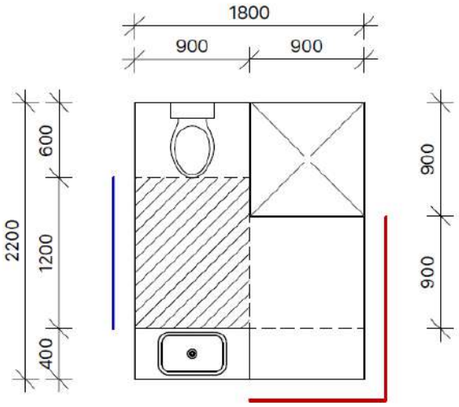
Drawn | Checked TS| GD
Plot Date: 15/10/2025
Project NO. C.CW.011
Scale: 1:100

Client VK WINDOWS
Site: LOT(87)7 SHANNON RISE, KILMORE

Project Status WORKING DRAWINGS

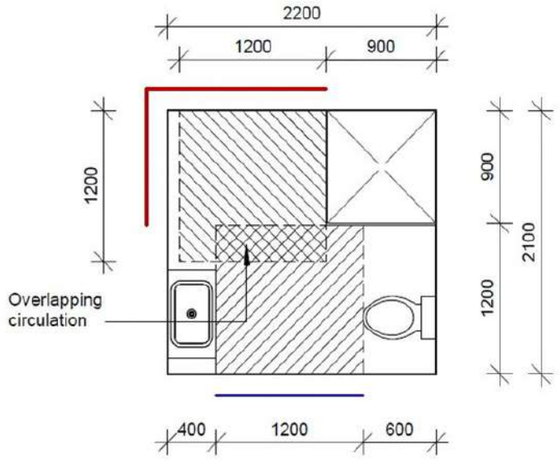
REVISION NO. A

DRAWING NO. WD.2.8



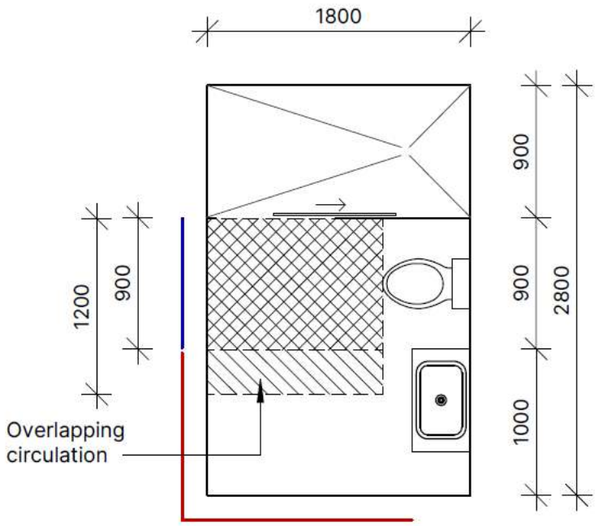
Any door

Slider or outward opening door



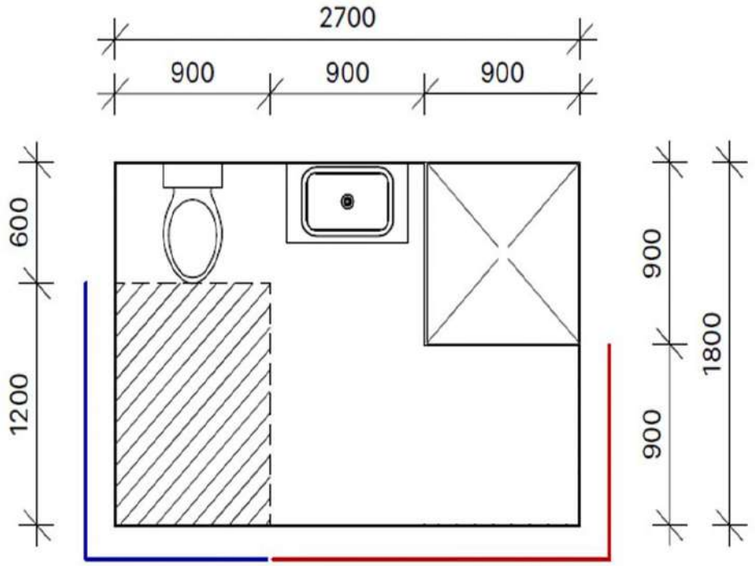
Any door

Slider or outward opening door



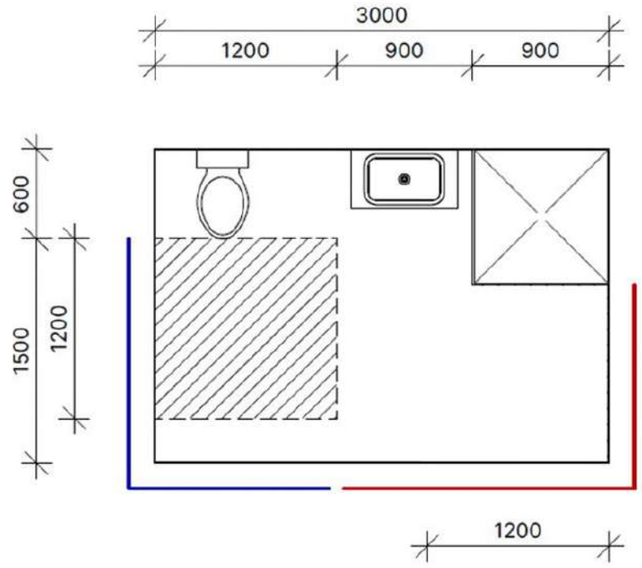
Any door

Slider or outward opening door



Any door

Slider or outward opening door



Any door

Slider or outward opening door

NOTE:
The builder is repsonsible for checking all dimensions and levels on site prior to construction and to report any errors, discrepancies, or omissions, to Oriana Building Designs without delay. Refer to written dimensions only. Do not scale drawings. Drawings shall not be used for construction purposes until issued for construction with the stamp approval of a registered building surveyor.

All boundaries and contours are subject to the survey drawings associated with this project. All levels to Australian Height Data.

This drawing reflects a design by Oriana Building Designs and is to be used only for work when authorised in writing by Oriana Building Designs. All documents here within are subject to Australian Copyright Laws.

ORIANA BUILDING DESIGNS

ORIANA BUILDING DESIGNS
VBA REG. CPD-AD 65210
142 HIGH STREET, CRANBOURNE, VIC 3977
PH: (03) 8804 5757
E-MAIL: info@orianabuildingdesigns.com.au

Design Matters
The peak body for the building design profession
Corporate Member

DRAWING TITLE :
BATHROOM LAYOUT OPTIONS

WORKING DRAWINGS

PROJECT NAME :
SINGLE STOREY DWELLING @
LOT(87)7 SHANNON RISE, KILMORE

Revision ID	AMENDMENT	Issue Date
A	WORKING DRAWINGS ISSUED FOR CONSTRUCTION	15-10-25

Drawn | Checked TS| GD
Plot Date: 15/10/2025
Project NO. C.CW.011
Scale: 1:100

Client **VK WINDOWS**
Site: **LOT(87)7 SHANNON RISE, KILMORE**

Project Status WORKING DRAWINGS

REVISION NO.
A

DRAWING NO.
WD.2.9