

LEGAL DESCRIPTION

SITE DESCRIPTION = PROPOSED NEW DWELLING
SITE ADDRESS = 112 MERIDAN RD, GOLDEN BEACH 3851
Lot/Section/Plan no = 1113\LP52648
COUNCIL = WELLINGTON
SITE AREA = 643.74m²
SITE COVERAGE = 13%

ZONE: =LDRZ
HEIGHT LIMIT = N/A

- OVERLAYS
- BUSHFIRE HAZARD - T.B.C
 - ACID SULPHATE SOIL
 - FLOOD OVERLAY
 - BIODIVERSITY AREAS OVERLAY

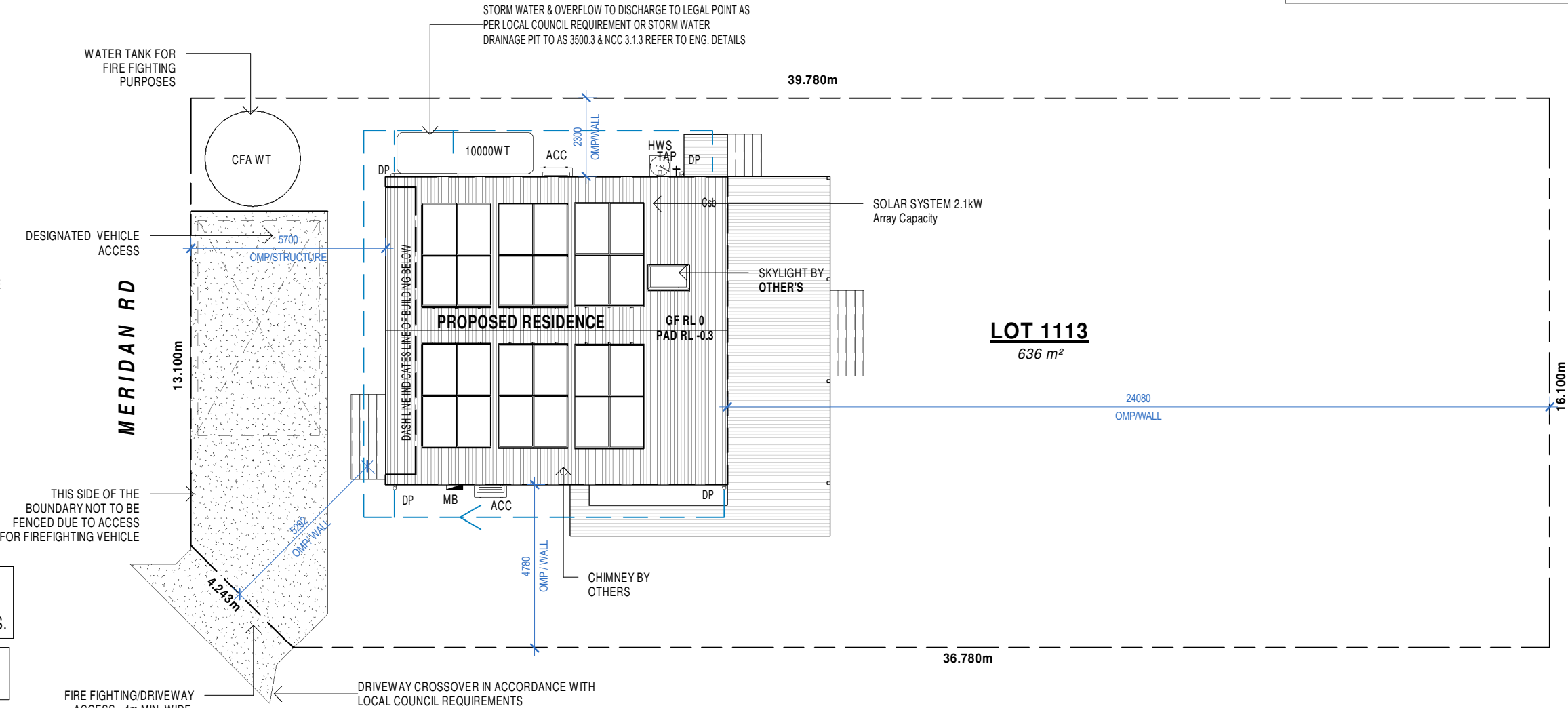
NOTE:
- STORMWATER DRAINAGE CALCULATED FOR BUILDING ROOF AREAS AND OR PAVED AREAS SHOWN ON THIS PROPOSED DEVELOPMENT ONLY, AND MAY NOT BE ADEQUATE FOR ANY SUBSEQUENT ROOF OR PAVED AREAS.
- MIN GRADE TO RUBBLE PITS ON SITE TO BE 1%. ALL STORMWATER & DRAINAGE TO BE IN COMPLIANCE WITH AS/NZS3500
- BATTERS TO COMPLY WITH APPROPRIATE SOIL CLASSIFICATION DESCRIBED IN NCC2022 TABLE 3.2.1 VOL 2 & ENGINEERING FOUNDATION DESIGN FROM STA.
- ENGINEER TO PROVIDE DESIGN TO ADDRESS FOOTINGS IF BUILT IN CLOSE PROXIMITY TO SEWER, STORMWATER OR EASEMENTS.
- BUILDER TO CHECK ALL LEVELS AND DIMENSIONS PRIOR TO COMMENCEMENT OF WORK.
- ALL STRUCTURAL REINFORCED CONCRETE TO ENGINEER'S SPECIFICATIONS
SEWERAGE CONNECTION IN ACCORDANCE WITH LOCAL AUTHORITY REQUIREMENTS AND APPROVED DRAINAGE PLAN.
CONNECT STORMWATER DRAINAGE TO LEGAL POINT OF DISCHARGE TO THE SATISFACTION OF THE RESPONSIBLE LOCAL AUTHORITY.
FINAL POSITIONS OF DOWNPIPES, METERBOX, TAPS, AC ODU, WATERTANK, GAS BOTTLES AND HOT WATER SYSTEM, MAY DIFFER TO PLAN DUE TO SITE CONDITIONS.

NOTE: LOCATION OF SITE BOUNDARIES ARE A **GUIDE ONLY**. THESE HAVE BEEN SCALED FROM LOCAL SHIRE COUNCIL RECORDS. NOT FOR CONSTRUCTION PURPOSES.

SITE SOIL CLASSIFICATION: = S
WIND RATING: = N1

AREA SCHEDULE.	
Name	Area
GROUND FLOOR LIVING	82.0 m²
PORCH	2.6 m²
Ground Floor	84.6 m²
LOFT LIVING AREA	34.5 m²
LOFT VOID	46.8 m²
Loft Floor	81.3 m²
Grand total	165.9 m²

LEGEND	
10000WT	10000L WATER TANK
ACC	AIR-CONDITIONER CONDENSER
Csb	Custom Orb Steel Roof Sheetting
DP	DOWNPIPE
HWS	HOT WATER SYSTEM
MB	METER BOX
TAP	12mm HOSE COCK - EXTERNAL



1 SITE PLAN

1 : 150

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Verification

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FOR CONSTRUCTION



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by design

JOB ADDRESS:
**112 MERIDAN RD
GOLDEN BEACH, VIC 3851**

CLIENT:


PROJECT:
**PROPOSED
RESIDENCE**

REV	DATE	DESCRIPTION	DRAWN
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2	26.06.25	RFI	SO
3	01.08.25	RFI, EE & CLIENT CHANGES	SO
4	26.08.25	RFI	SO

STAGED PLAN:
BA

S.P:
Lot 1113
LP52648

WIND RATING:
TBC

LAND AREA:
862m²

DWG No:
100

ISSUE:
4

SCALE:
1 : 150 @ A3

3968 PACIFIC HIGHWAY LOGAN HOLME, QLD 4129 Phone: +61 73806 5100 QBCC: 1087420 VBA LICENCE = DP-AD 69442 USE FIGURED DIMENSIONS AT ALL TIMES. REFER ANY ENQUIRES TO **BUILDING CONTRACTOR**. ALL DIMENSIONS TO BE VERIFIED ON SITE PRIOR TO CONSTRUCTION. ALL WORK TO COMPLY WITH LOCAL AUTHORITY REGULATIONS. THIS DESIGN IN PART OR WHOLE IS SUBJECT TO COPYRIGHT IMAGINE BY DESIGN PTY LTD ©

NOTES :
- LIFT OFF HINGES TO WC DOOR/S TO COMPLY WITH THE NCC2022 SECTION 10.4
- INSULATION TO EXTERNAL WALLS & SARKING
- ROOMS WITH NO NATURAL VENTILATION TO HAVE MECHANICAL VENTILATION INSTALLED.
- PROVIDE WATER AND POWER PROVISION TO DISHWASHER SPACE.
- WINDOW, SGD & INTERNAL DOOR SIZES ARE NOMINAL ONLY & TO BE CONFIRMED WITH MANUFACTURER.
- FLOOR WASTES SHOWN DIAGRAMMATICALLY ONLY.
- THIS DRAWINGS IS TO BE READ IN-CONJUNCTION WITH ENGINEER'S DWGS'.
- FINAL HEIGHTS & FRAME THICKNESS TO BE CONFIRMED BY MANUFACTURER PRIOR TO ORDERING.
- ALL APPLIANCES, PLUMBING FIXTURES & SPECIALTY EQUIPMENT SHOWN DIAGRAMMATICALLY ONLY. FINAL ARRANGEMENTS TO OWNERS REQUIREMENTS.
- WHERE APPLICABLE TERMITE MANAGEMENT SYSTEM TO BE PROVIDED TO PENETRATIONS AND PERIMETER IN ACCORDANCE WITH THE NCC VOL.2 PART 3.4
- WATERPROOFING IN WET AREAS TO BE IN ACCORDANCE WITH THE NCC VOL.2 & AS 3740.

NOTE:
SMOKE ALARMS IN ACCORDANCE WITH AS3786 & NCC HOUSING PROVISIONS CLAUSE 9.5.2

NOTE:
1:20 FALL AWAY FROM BUILDING OVER THE FIRST METER FALL AWAY FROM FOOTINGS MIN 1:50 THEREAFTER

NOTE:
FLOOR WASTES IN ACCORDANCE WITH NCC PART 10.2.12. - MIN. CONTINUOUS FALL 1:80
- MAX. CONTINUOUS FALL MUST BE 1:50.

NOTE:
ALL GLAZING IN ACCORDANCE WITH H1D8 & H2D7 OF THE NCC/BCA VOLUME TWO, SECTION 8 OF THE HOUSING PROVISIONS & AUSTRALIAN STANDARDS AS 1288, 2047, 4055.

CONDENSATION MANAGEMENT:
AS PER CLAUSE 10.8.2 OF NCC 2022 EXHAUST FROM A BATHROOM, SANITARY COMPARTMENT, OR LAUNDRY MUST BE DISCHARGED DIRECTLY VIA A SHAFT OR DUCT TO OUTDOOR AIR.

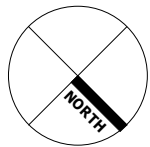
NOTE:
TERMITE MANAGEMENT SYSTEM SHALL BE COMPLIANT WITH AS 3660.1 AND/OR AS 3660.3

SITE SOIL CLASSIFICATION: 'A'

AREA SCHEDULE	
Name	Area
GROUND FLOOR LIVING	82.0 m ²
PORCH	2.6 m ²
Ground Floor	84.6 m ²
LOFT LIVING AREA	34.5 m ²
LOFT VOID	46.8 m ²
Loft Floor	81.3 m ²
Grand total	165.9 m ²

LEGEND	
1500 VAN	VANITY UNIT - 1500 LONG
10000WT	10000L WATER TANK
AC	AIR-CONDITIONER
ACC	AIR-CONDITIONER CONDENSER
DP	DOWNPIPE
DR	DRYER SPACE
DW	DISHWASHER SPACE
EHP	ELECTRIC HOT PLATE
FW	FLOOR WASTE
FWG	FLOOR WASTE GULLY
HWS	HOT WATER SYSTEM
LT	LAUNDRY TUB WITH OVERFLOW AS PER NCC H4P3(2)
MB	METER BOX
OBS	OBSURE GLAZING
SHR	SHOWER
SK	SINK
TAP	12mm HOSE COCK - EXTERNAL
WC	WATER CLOSET
WM	WASHING MACHINE SPACE

Ground Floor Plan



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3968 PACIFIC HIGHWAY LOGAN HOLME, QLD 4129

Phone: +61 73806 5100

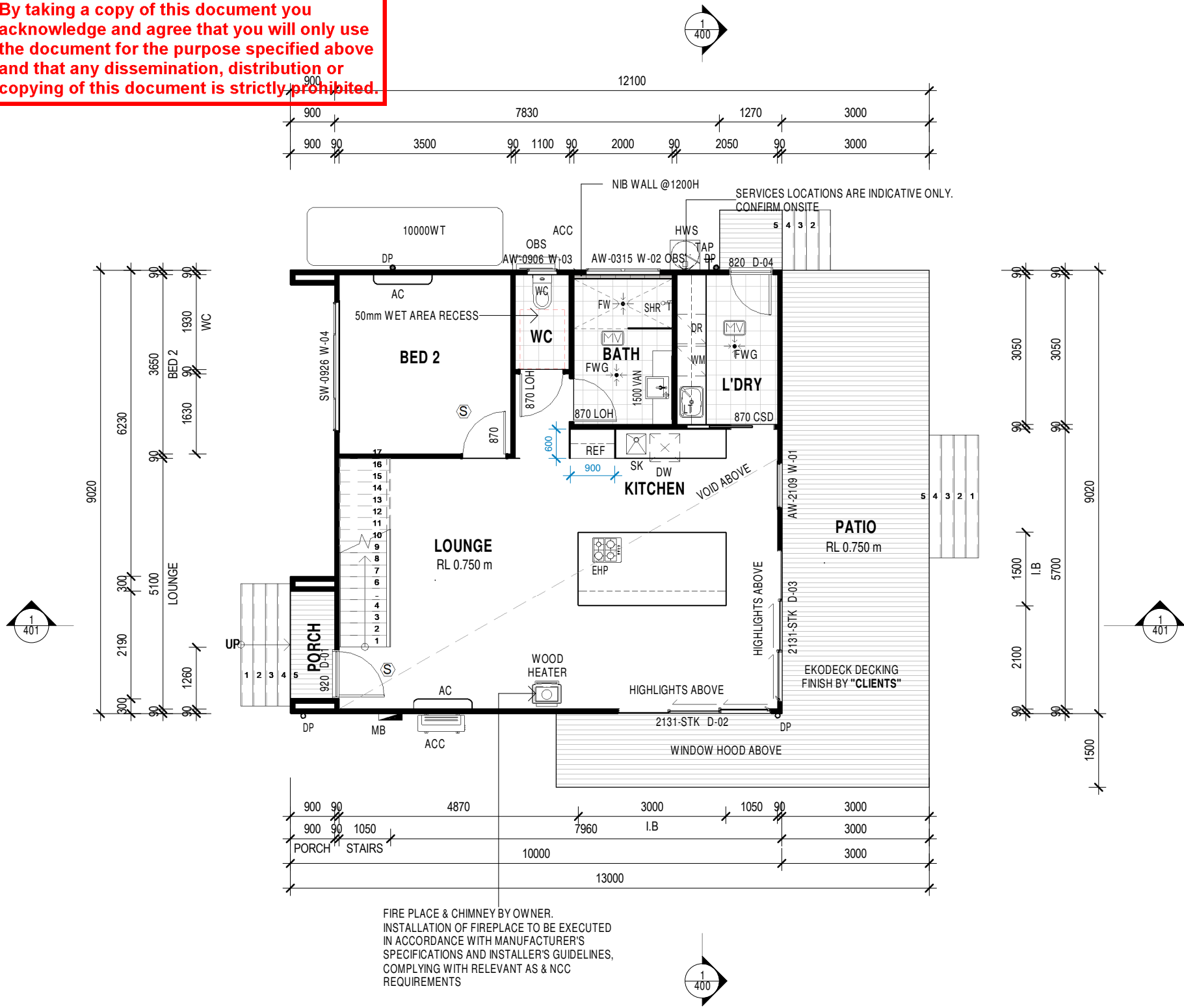
QBCC: 1087420

VBA LICENCE = DP-AD 69442

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FIRE PLACE & CHIMNEY BY OWNER.
INSTALLATION OF FIREPLACE TO BE EXECUTED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND INSTALLER'S GUIDELINES, COMPLYING WITH RELEVANT AS & NCC REQUIREMENTS

Sliding Windows	3.32	0.47	Double Glazed	As per documentation
Awning Windows	3.30	0.45	DG + Low-E	As per documentation
Fixed Windows	3.30	0.45	DG + Low-E	As per documentation
Sliding Doors	2.80	0.51	DG + Low-E	As per documentation
Fixed Windows	2.30	0.52	DG + Low-E	As per documentation
Fixed Windows	2.19	0.53	DG + Low-E	As per documentation

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ENERGY EFFICIENCY SPECS' (Assessment Number: ER1-T3440)

Result 7.6
External Walls: Lightweight Cladding
Insulation: R2.7 Insulation
Internal Walls: Stud frame (Roof Space Walls only)
Insulation: R2.7 Insulation
Floor: Suspended floor with XCEM 35mm Alphafloor
Insulation: R2.5 insulation to the floor space

Ceiling: Plasterboard
Insulation: R7.0

Roof & Ceiling: Metal Framed pitched roof with horizontal ceiling
Insulation: R1.3 Anticon
Glazing: Aluminum Framed Dark Color Finish.
(Refer certificate for further details)

Other: 2.1 Array Capacity Solar System
Room Air-Conditioner 2.0 Star All conditioned spaces
HWU Electric Storage (Peak)

WINDOW SCHEDULE.

No	Type	Height	Width	Description
01	AW-2109	2100	910	Awning Window X-O
02	AW-0315	300	1510	Awning Window XX
03	AW-0906	900	610	Awning Window X
04	SW-0926	900	2610	Sliding Window - XOX
05	AW-1506	1500	610	Awning Window X
06	FG-0926	900	2610	Fixed Window - 2 Mullion
07	TFG-1826	1800	2610	Fixed Trapezoid Window
08	FG-0926	900	2610	Fixed Window - 2 Mullion
09	TFG-1826	1800	2610	Fixed Trapezoid Window
10	FG-0631	600	3110	Fixed Window - 2 Mullion
11	FG-0631	600	3110	Fixed Window - 2 Mullion

DOOR SCHEDULE

No	Type	Height	Width	Description.
01	920	2040	920	Swing
02	2131-STK	2100	3100	Stacker - OXX
03	2131-STK	2100	3100	Stacker - XOO
04	820	2040	820	Swing

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STAGED PLAN:
BA

WIND RATING:
TBC

S.P:
Lot 1113
LP52648

LAND AREA:
862m²

DWG No:
200

ISSUE:
4

SCALE:
1 : 100 @ A3

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NOTES:
-R7.0 CEILING BATTS
-35mm XCEM ALPHAFLOOR TO SUSPENDED FLOOR SUBSTRATES
-R2.5 INSULATION IN FLOOR SPACE
-DOUBLE GLAZING + LOW-E THROUGHOUT

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WINDOW SCHEDULE.

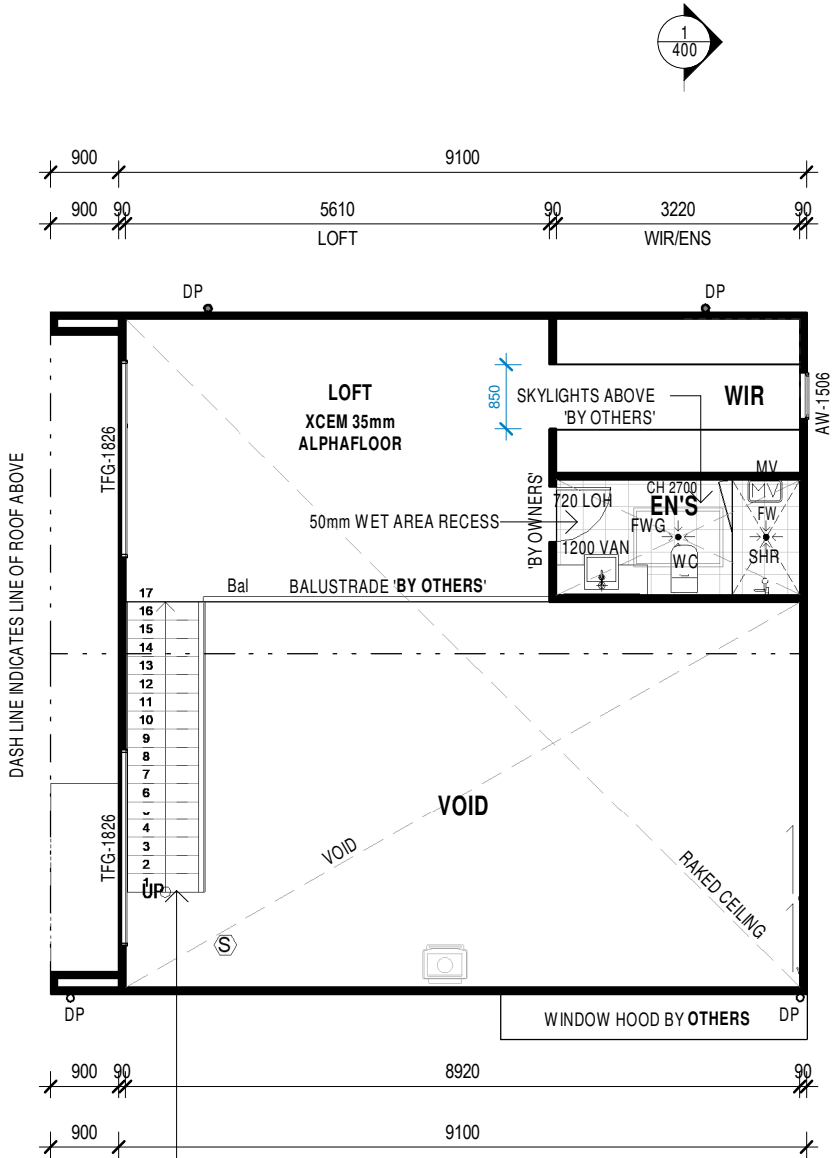
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09	TFG-1826	1800	2610	Fixed Trapezoid Window
10	FG-0631	600	3110	Fixed Window - 2 Mullion
11	FG-0631	600	3110	Fixed Window - 2 Mullion

LEGEND

1200 VAN	VANITY UNIT - 1200 LONG
Bal	Balustrade - (BCA Compliant) BY OWNER'S
DP	DOWNPIPE
FW	FLOOR WASTE
FWG	FLOOR WASTE GULLY
MV	MECHANICAL VENTILATION DUCTED EXTERNALLY
SHR	SHOWER
WC	WATER CLOSET

1 LOFT FLOOR PLAN

1 : 100



STAIRS GOINGS TO BE WITHIN THE SIZE RANGE OF MIN. 240MM TO MAX. 355MM, RISERS TO BE WITHIN THE SIZE RANGE OF MIN. 115MM TO MAX. 190MM & SLOPE RELATIONSHIP FOR STAIRCASE MUST BE LIMITED TO: 2 X RISE + GOING AS MAX. 700MM & A MIN. 550MM- BY CLIENT'S

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Awning Windows	3.30	0.45	DG + Low-E	As per documentation
Fixed Windows	3.30	0.45	DG + Low-E	As per documentation
Sliding Doors	2.80	0.51	DG + Low-E	As per documentation
Fixed Windows	2.30	0.52	DG + Low-E	As per documentation
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2 DETAIL - TYPICAL STAIR DETAILS

1 : 20

'BUSHFIRE RESISTANT TIMBER' - BALUSTRADE, DECK AND STAIRS IN ACCORDANCE WITH BAL REQUIREMENTS IF THE SITE IS BUSH FIRE ZONE

OPENINGS IN BALUSTRADE/HANDRAIL TO BE 125MM MAX.

RISERS NOT TO HAVE ANY OPENINGS THAT WOULD ALLOW A 125 MM SPHERE TO PASS THROUGH BETWEEN THE TREADS AS PER NCC HOUSING PROVISIONS CLAUSE 11.2.2

STAIRWAY TO NCC 11.2 & SLIP RESISTANCE IN ACCORDANCE WITH AS4586-2013

RISER 115-190mm
GOING 240-355mm

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Loft Floor Plan

Elevations

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JOB ADDRESS:
**112 MERIDAN RD
GOLDEN BEACH, VIC 3851**

CLIENT:
[REDACTED]

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STAGED PLAN:
BA

WIND RATING:
TBC

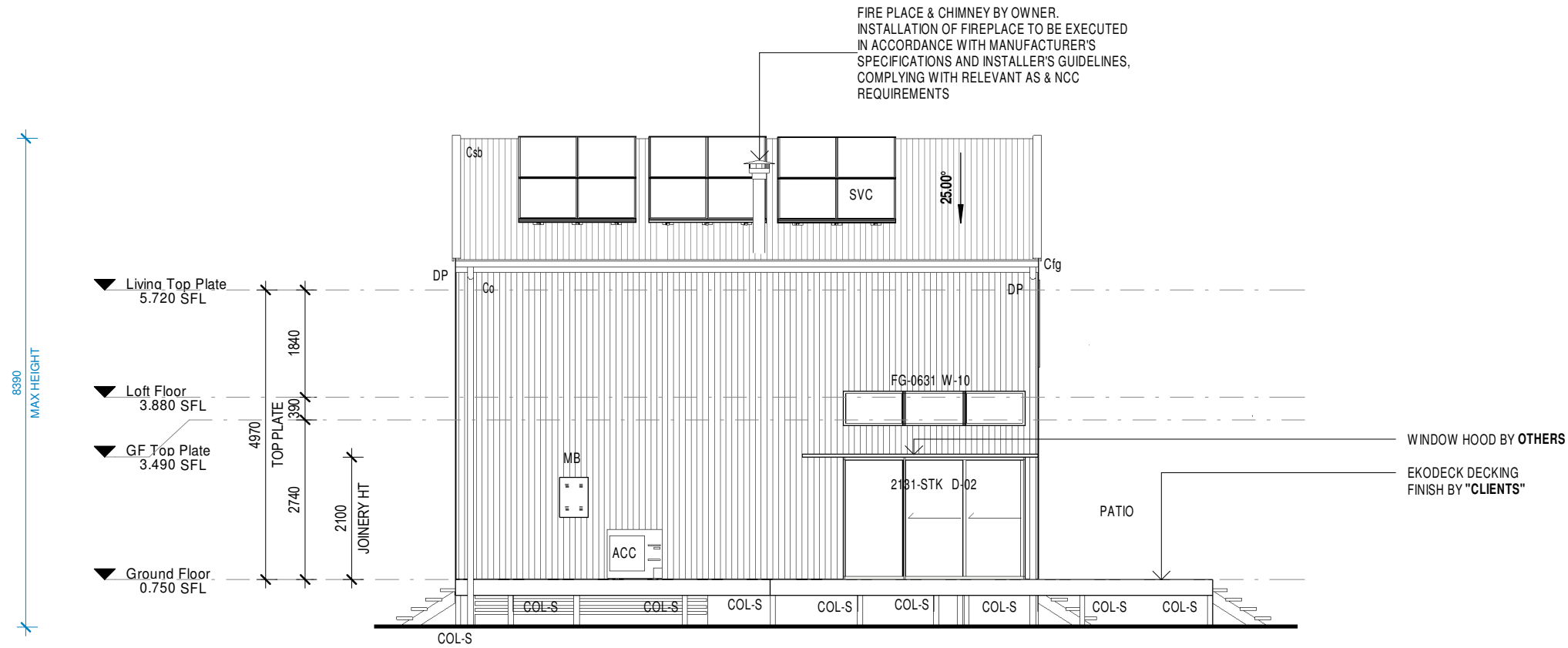
DWG No:
300

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4

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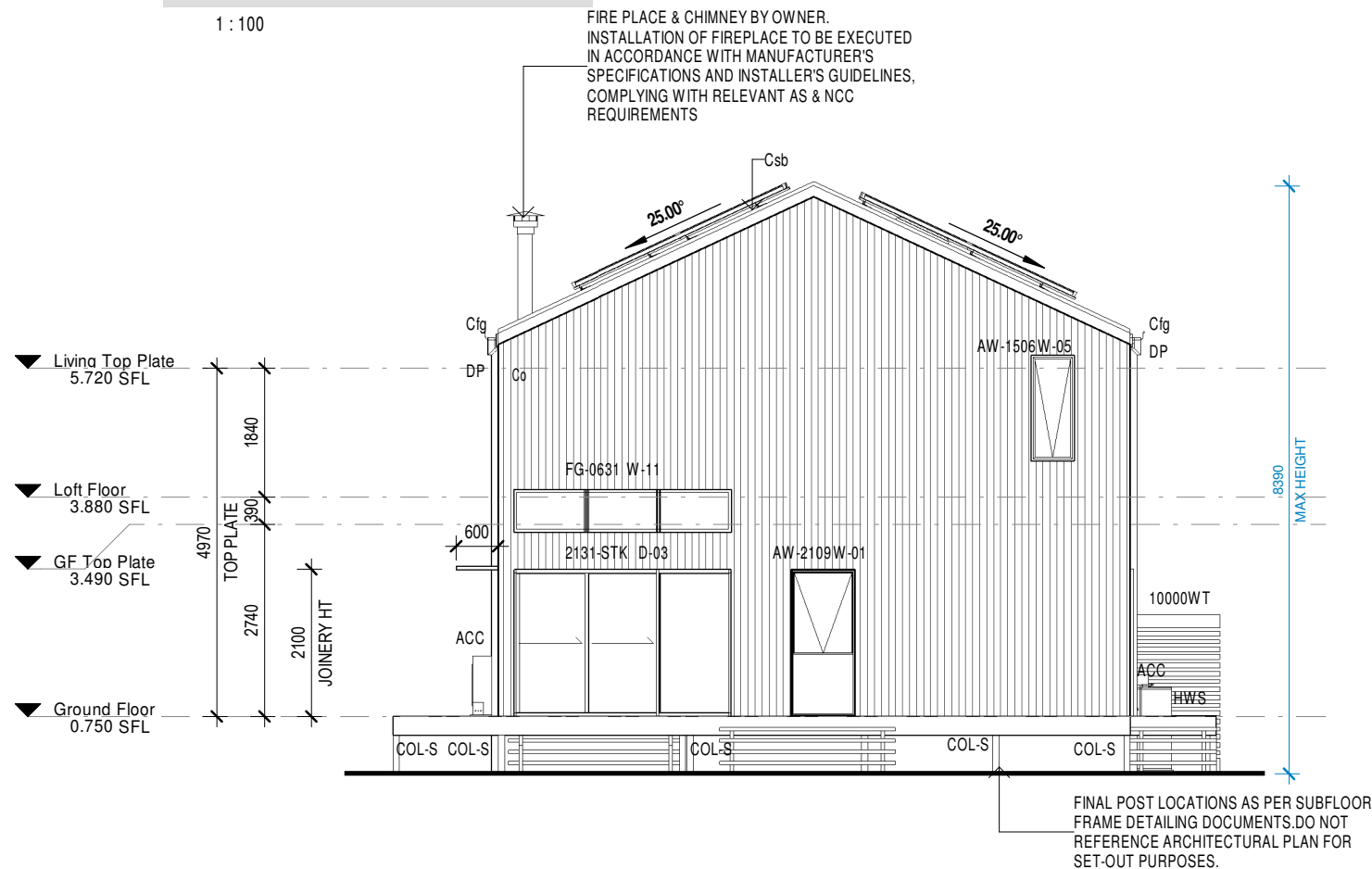
LAND AREA:
862m²

SCALE:
1 : 100 @ A3



1 NORTH-EAST ELEVATION

1 : 100



2 NORTH-WEST ELEVATION

1 : 100

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LEGEND

10000WT	10000L WATER TANK
ACC	AIR-CONDITIONER CONDENSER
Cfg	Colorbond Fascia & Gutter
Co	Custom Orb Wall Cladding
COL-S	COLUMN - SHS. REFER TO ENG'S DWG'S
Csb	Custom Orb Steel Roof Sheeting
DP	DOWNPIPE
HWS	HOT WATER SYSTEM
MB	METER BOX
SVC	SOLAR VOLTAGE CELLS

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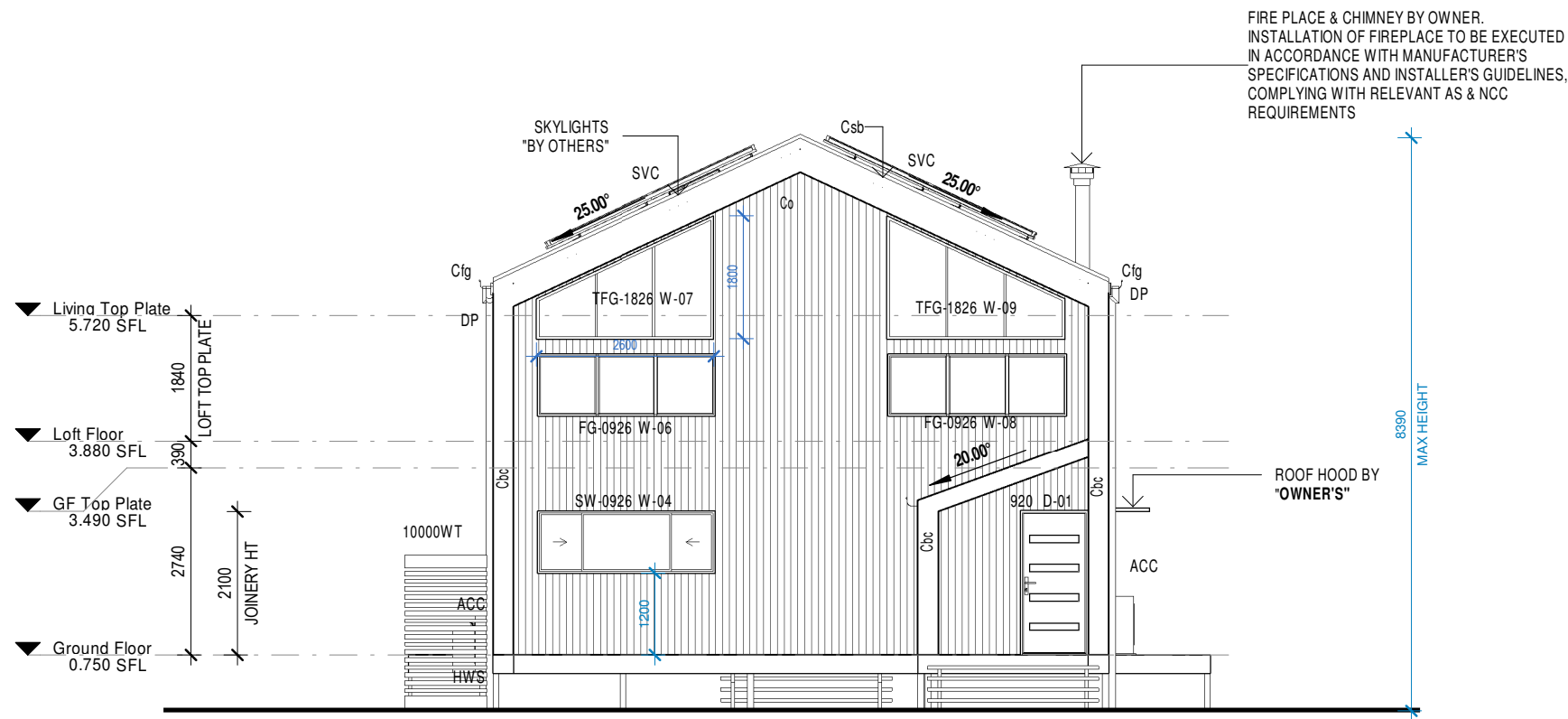
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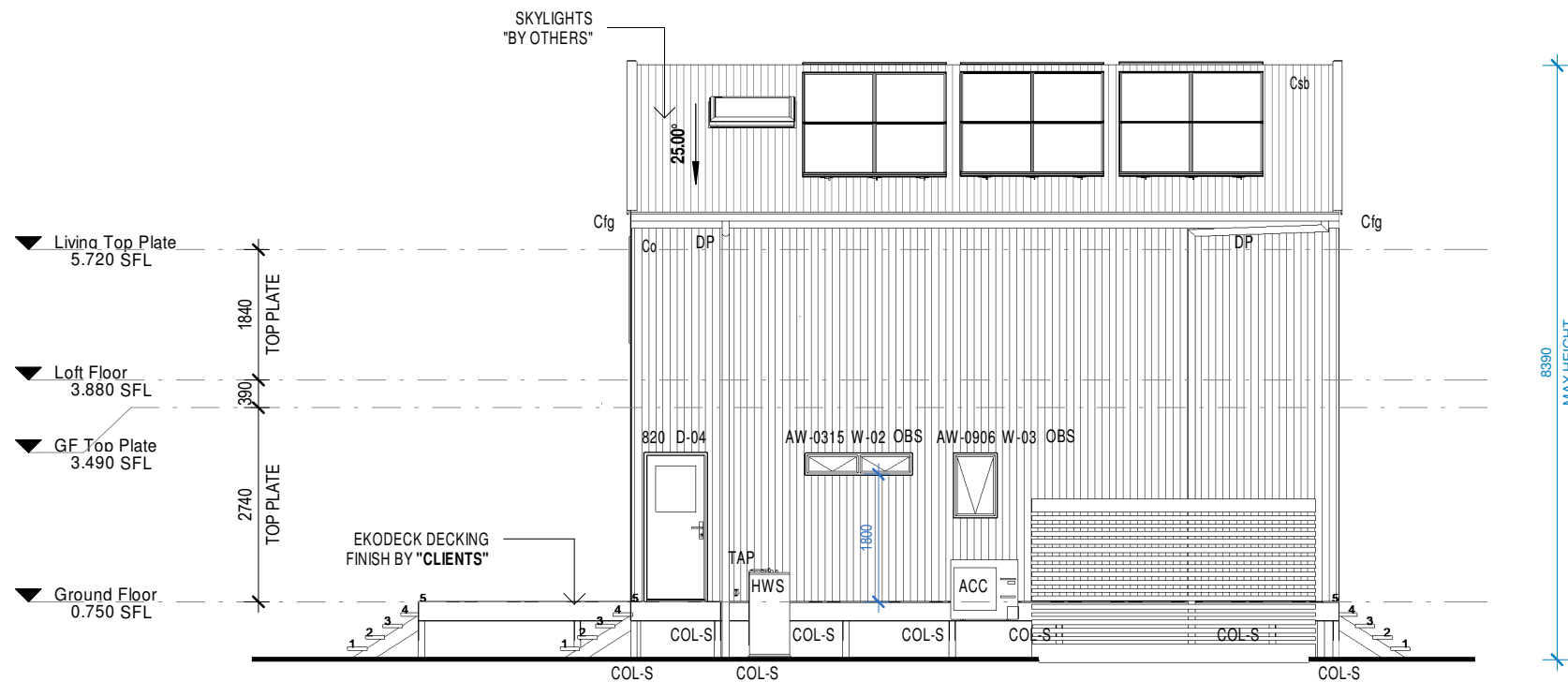


FOR CONSTRUCTION



1 SOUTH-EAST ELEVATION

1 : 100



2 SOUTH-WEST ELEVATION

1 : 100

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LEGEND

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Cbc	Select Colorbond Barge Capping
Cfg	Colorbond Fascia & Gutter
Co	Custom Orb Wall Cladding
COL-S	COLUMN - SHS. REFER TO ENG'S DWG'S
Csb	Custom Orb Steel Roof Sheetting
DP	DOWNPIPE
HWS	HOT WATER SYSTEM
OBS	OBSCURE GLAZING
SVC	SOLAR VOLTIAC CELLS
TAP	12mm HOSE COCK - EXTERNAL

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