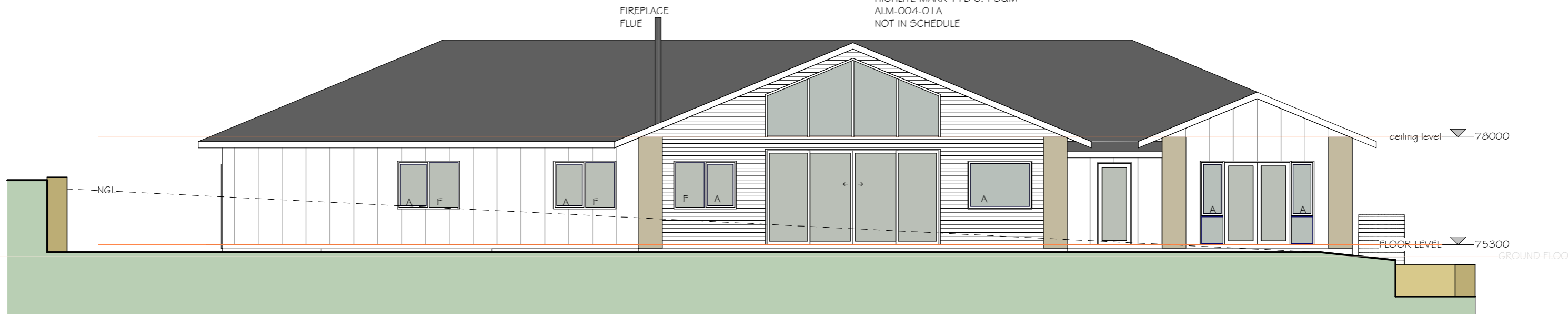


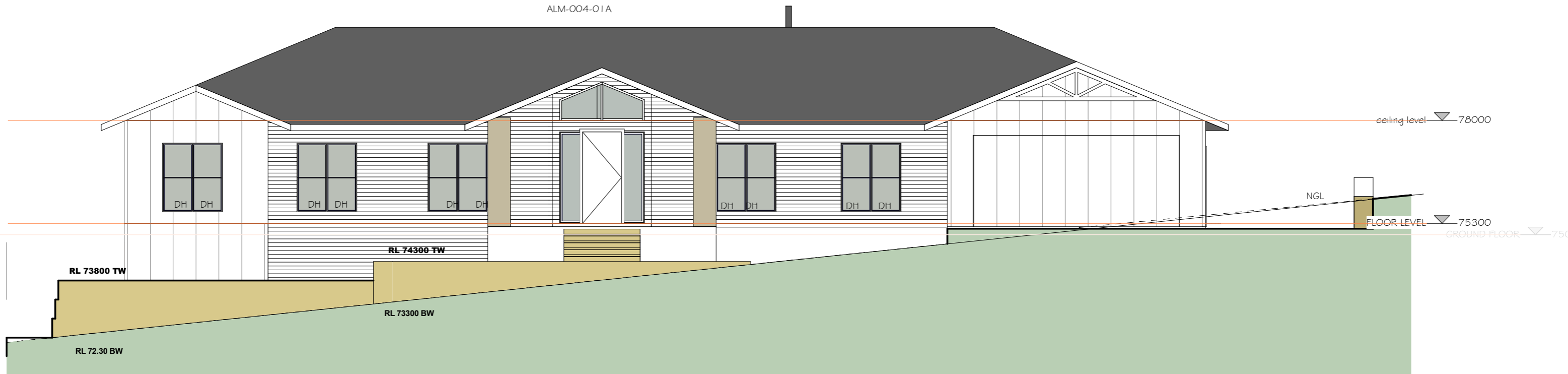
HIGHLIGHT MARK 11B 6.4 SQM  
ALM-004-01A  
NOT IN SCHEDULE



### SOUTHWEST ELEVATION

1 : 100

HIGHLIGHT MARK O3B 1.7 SQM  
NOT IN SCHEDULE  
ALM-004-01A



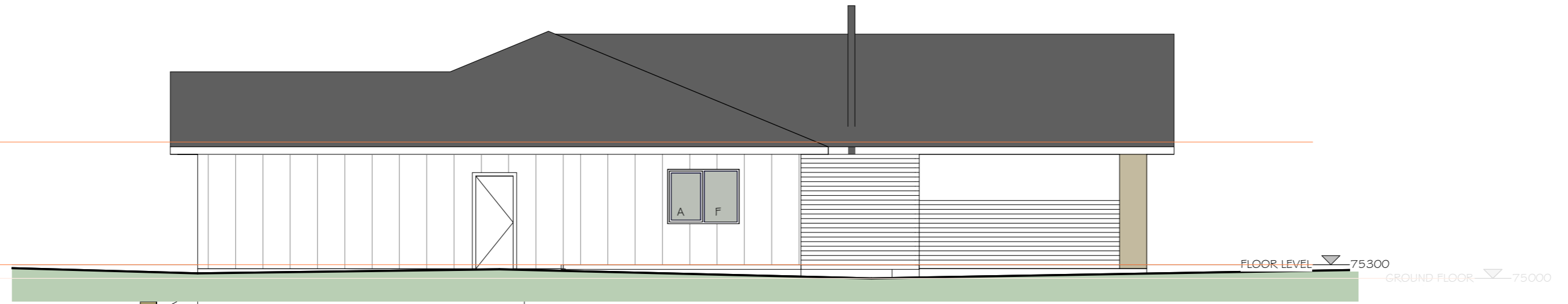
### NORTHEAST ELEVATION

1 : 100

DEVELOPMENT APPLICATION

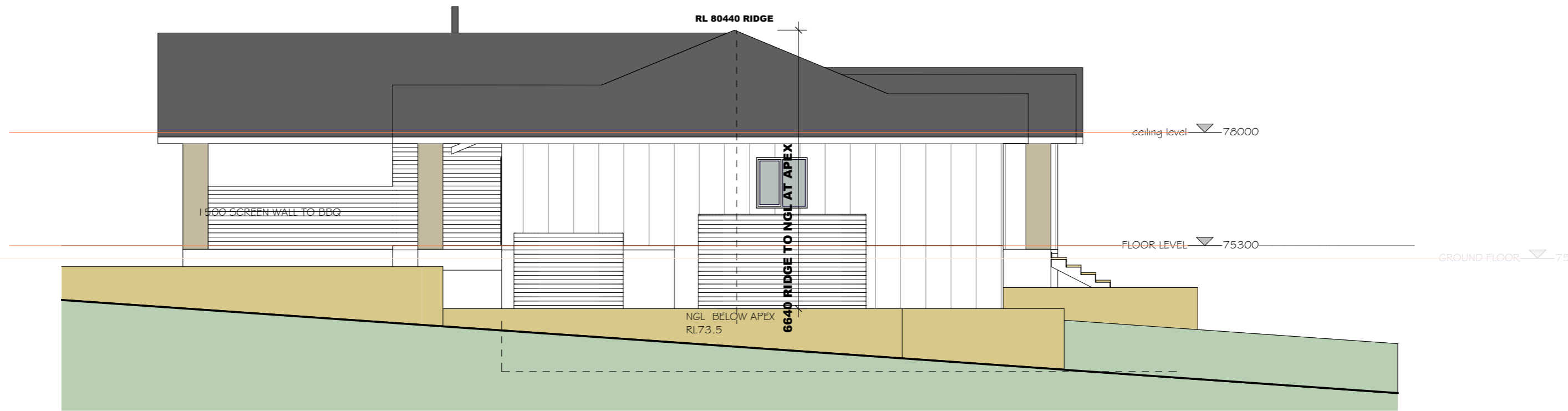
CONCEPT DRAWING NOT TO BE USED FOR CONSTRUCTION  
DO NOT SCALE OFF DRAWING

12 JUNE 2025



### NORTHWEST ELEVATION

1 : 100



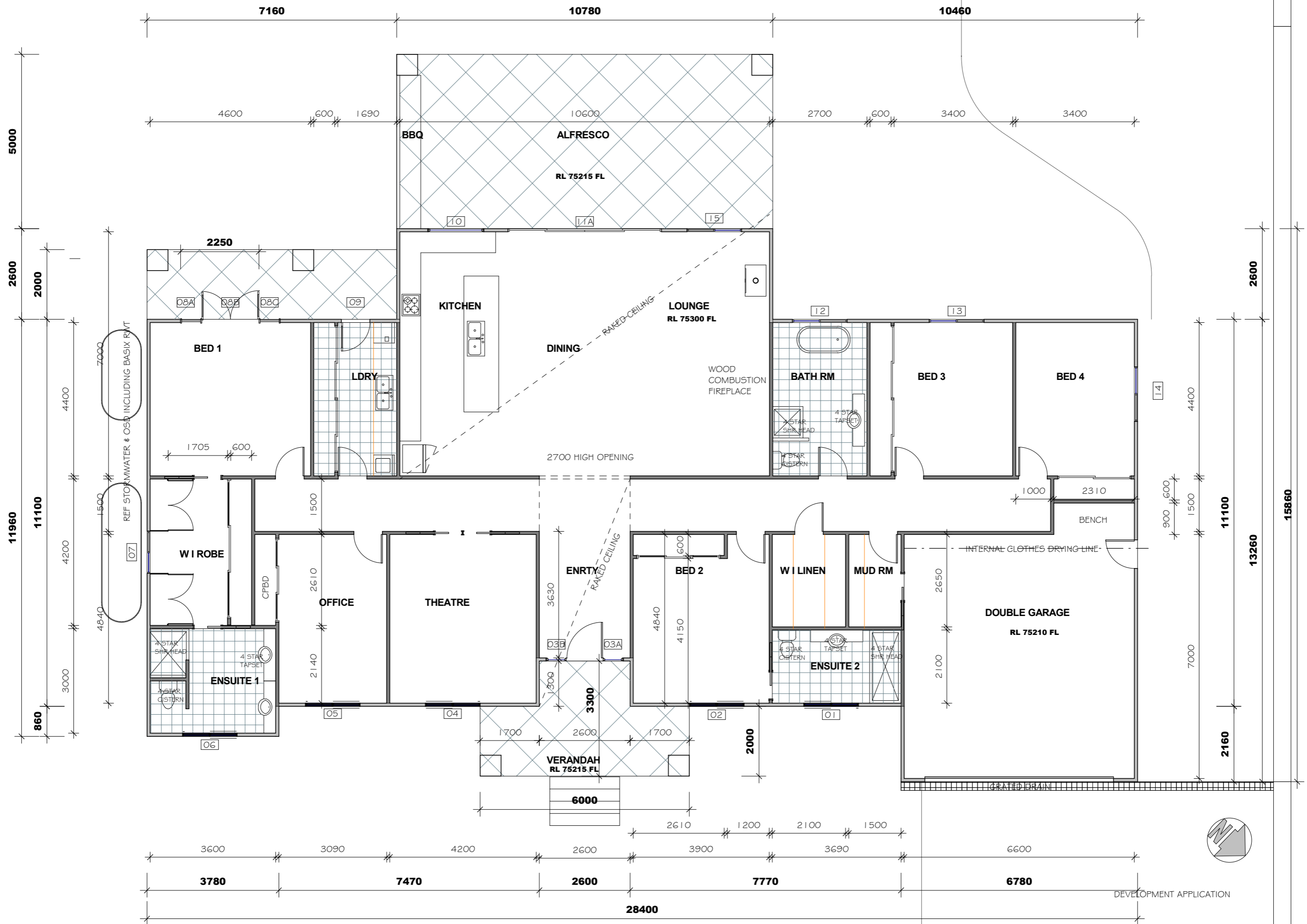
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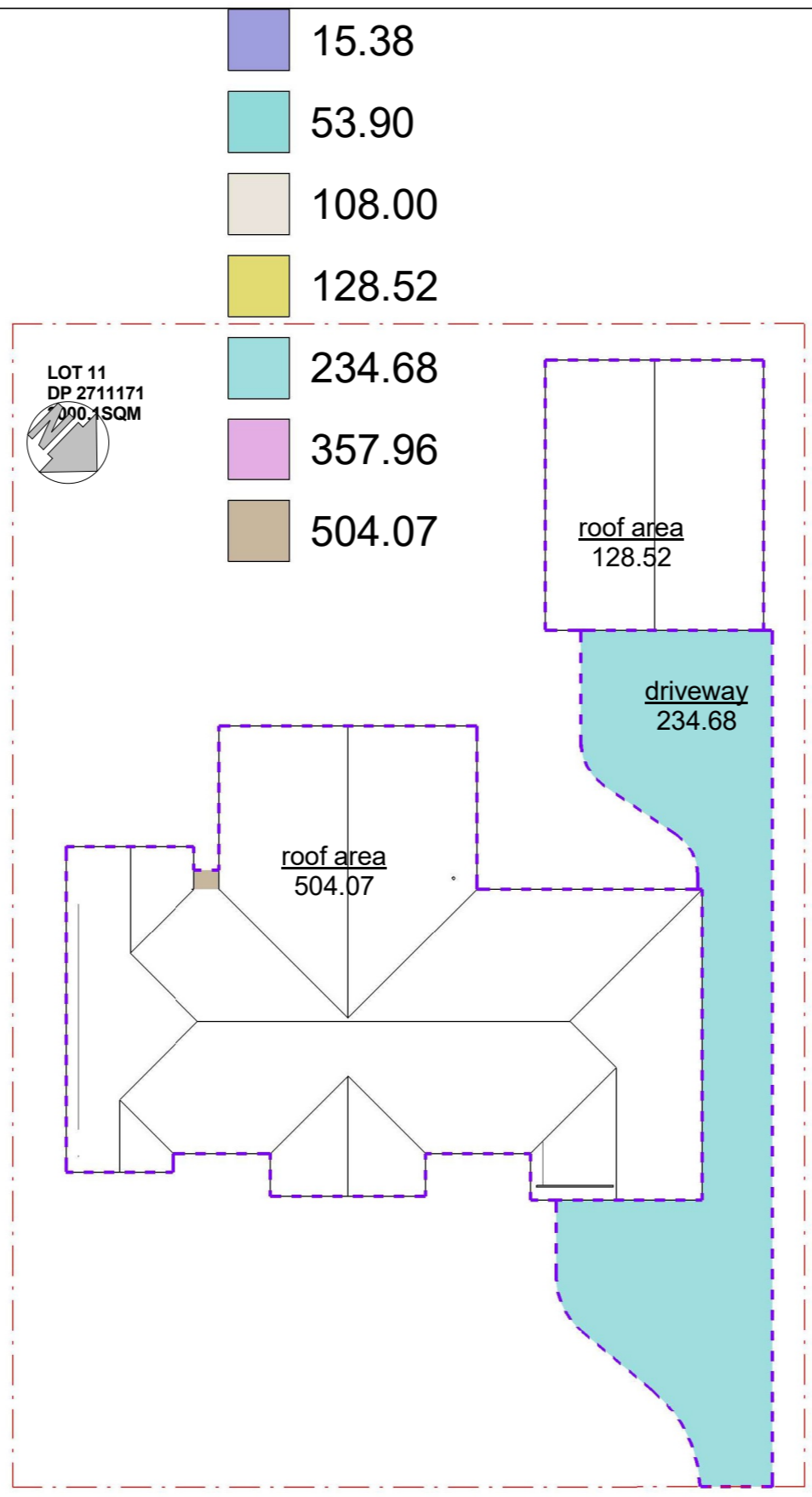
1 : 100

DEVELOPMENT APPLICATION

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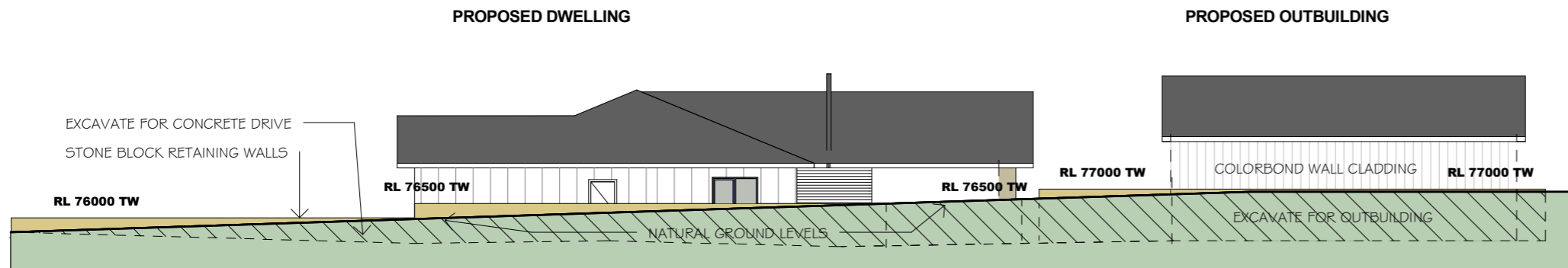
### HARDSTAND AREAS

1 : 300

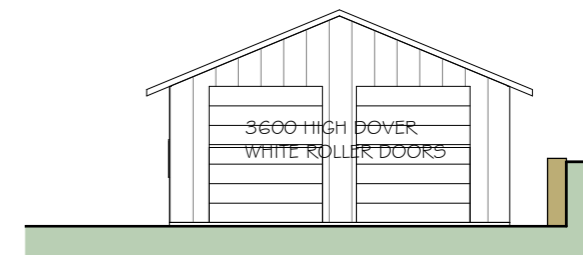
DEVELOPMENT APPLICATION

CONCEPT DRAWING NOT TO BE USED FOR CONSTRUCTION  
DO NOT SCALE OFF DRAWING

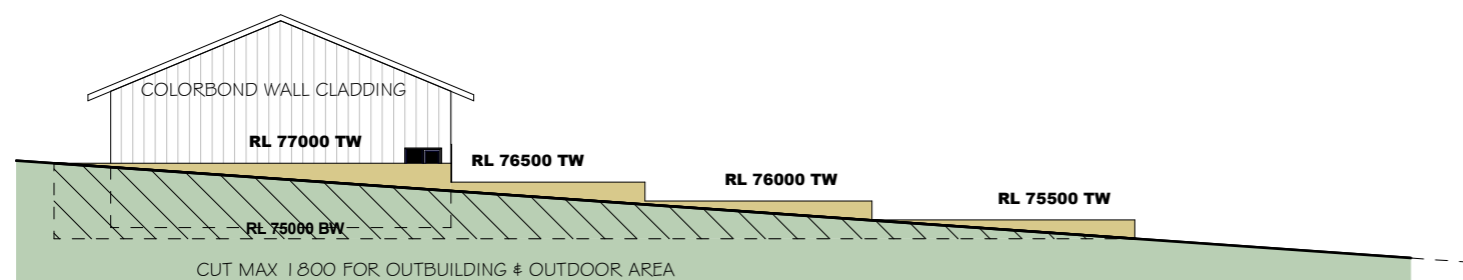
12 JUNE 2025



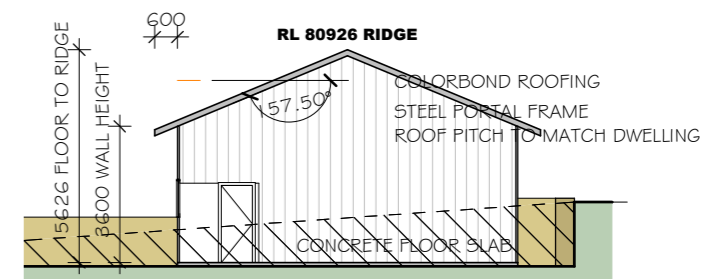
NORTHWEST ELEVATION  
OUTBUILDING & CUT  
1 : 200



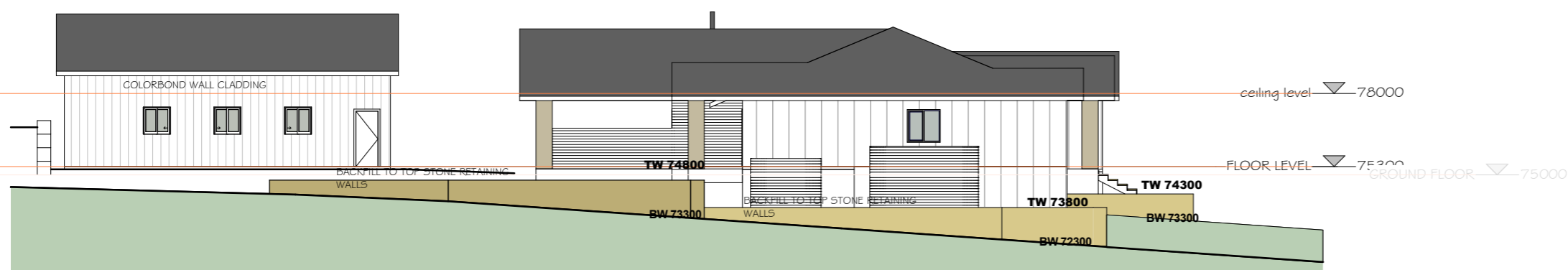
NORTHEAST ELEVATION  
OUTBUILDING  
1 : 200



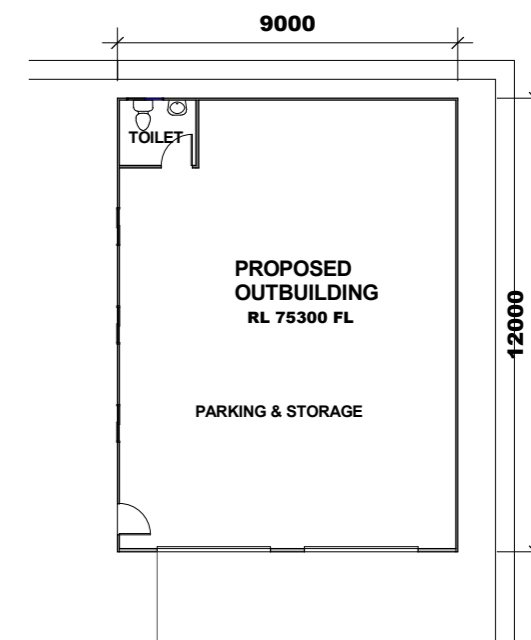
SOUTHWEST ELEVATION  
OUTBUILDING & CUT  
1 : 200



OUTBUILDING CROSS SECTION  
1 : 200



SOUTHEAST ELEVATION  
OUTBUILDING & FILL  
1 : 200



OUTBUILDING FLOOR PLAN  
1 : 200

DEVELOPMENT APPLICATION

# COLOUR & MATERIAL SELECTION

1 : 100

## DWELLING

### ROOF COVER, FASCIA & BARGES

COLORBOND MONUMENT

### GUTTERS

COLORBOND MONUMENT

### WALLS & GABLE ENDS

CLADDING HARDIES SCYON LINEA  
PAINTED DULUX TERRACE WHITE

### WINDOWS

ALUMINIUM FRAMED  
POWDERCOATED WHITE

### GARAGE DOORS

PANELIFT COLORBOND DOVER WHITE

### VERANDAH POST & BEAM

DULUX VIVID WHITE

## OUTBUILDING

### ROOF COVER & GUTTERS

COLORBOND MONUMENT

### BARGE TRIM

COLORBOND DOVER WHITE

### FRONT WALLS & GABLE END

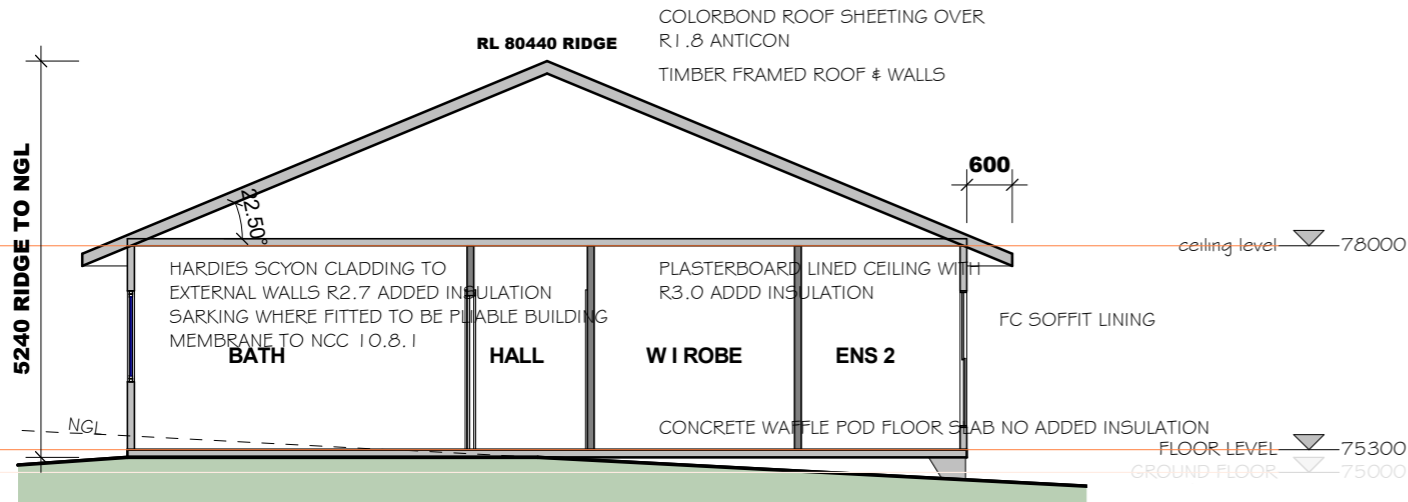
CLADDING HARDIES SCYON LINEA  
PAINTED DULUX TERRACE WHITE

### REAR & SIDE WALLS & GABLE END

COLORBOND SHALE GRAY

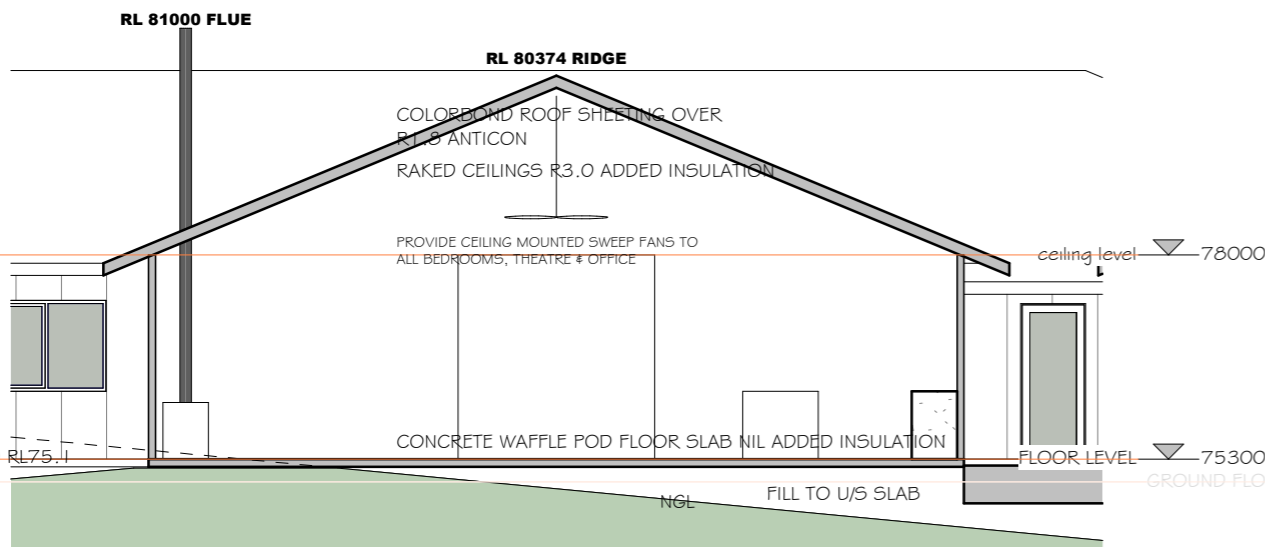
### GARAGE DOORS

ROLLER DOORS COLORBOND  
DOVER WHITE



## CROSS SECTION LEVEL CEILINGS

1 : 100



## CROSS SECTION LOUNGE

1 : 100

### WINDOW SCHEDULE EXCLUDING LOUNGE HILITE, ENTRY HILITE & OUTBUILDING

Mark	Location	Height	Width	Glazing (Window ID)	Area
O1	ENSUITE 2	1800	1570	ALM-002-01A	2.83
O2	BED 2	1800	1570	ALM-004-01A	2.83
O3A	SIDELITE	2400	600	ALM-004-01A	1.44
O3B	SIDELITE	2400	600	ALM-004-01A	1.44
O4	THEATRE	1800	1570	ALM-004-01A	2.83
O5	OFFICE	1800	1570	ALM-004-01A	2.83
O6	ENSUITE	1800	1570	ALM-002-01A	2.83
O7	W.I. ROBE	1200	1210	ALM-002-01A	1.45
O8A	BED 1	2100	610	ALM-003-01A	1.28
O8B	BED 1	2060	1640	ALM-003-01A	3.38
O8C	BED 1	2100	610	ALM-003-01A	1.28
O9	LAUNDRY	2060	820	ALM-001-01A	1.69
O10	KITCHEN	1200	1610	ALM-004-01A	1.93
O11A	LOUNGE	2400	4400	ALM-004-01A	10.56
O12	BATH RM	1200	1570	ALM-002-01A	1.88
O13	BED 3	1200	1570	ALM-004-01A	1.88
O14	BED 4	1200	1570	ALM-004-01A	1.88
O15	LOUNGE	1200	1570	ALM-004-01A	1.88

# BASIX & NATHERS NOTES

1 : 100

THE FOLLOWING FINISHES ARE TO BE INCORPORATED INTO THE WORKS FOR COMPLIANCE WITH  
BASIX CERTIFICATE No 179229455  
NATHERS CERTIFICATE No 1KE35P5QW35  
THE FOLLOWING IS A SUMMARY OF THE REQUIREMENTS & THE CERTIFICATE SHOULD BE VIEWED FOR FULL DETAILS.

### FIXTURES

SHOWER HEADS TO BE 4 STAR RATED  
TOILET FLUSHING CISTERNS TO BE 4 STAR RATED  
KITCHEN TAPSETS TO BE 4 STAR RATED  
BASIN TAPSETS TO BE 4 STAR RATED

### ALTERNATIVE WATER

RAINWATER TANK TO BE 5,000 LITRES  
CONNECT MIN 500 M2 OF ROOFWATER TO RAINWATER TANK. CONNECT RAINWATER TANK TO CLOTHES WASHER COLD TAP  
ONE OUTDOOR TAP

### THERMAL COMFORT MAX 3005QM CONDITIONED AREA

INSULATION TO BE INSTALLED TO FLOOR CONCRETE WAFFLE POD SLAB ON GROUND NIL  
EXTERNAL WALLS FRAMED H2 WITH WEATHERBOARD CLADDING R2.70 (or 3.00 including construction) WALL COLOUR LIGHT (>0.48)  
INTERNAL WALLS NIL ADDED INSULATION  
CEILING FLAT CEILING PITCHED ROOF R3.0 (up)  
CEILING RAKED CEILING PITCHED ROOF R3.0 (up)  
ROOF FOIL BACKED BLANKET R1.80  
ROOF COLOUR DARK (solar absorptance >0.70)

### WINDOWS TO BE GLAZED AS NOTED IN THE CERTIFICATE

### CEILING FANS

INSTALL CEILING FANS TO AT ALL BEDROOMS, THEATRE & OFFICE

### HOT WATER

INSTALL ELECTRIC HEAT PUMP HOT WATER UNIT WITH A PERFORMANCE OF 31 TO 35 STCs OR BETTER

### COOLING SYSTEM

INSTALL THREE PHASE DUCTED AIR CONDITIONING TO AT LEAST 1 LIVING AREA & 1 BEDROOM EER 4.0 STAR ( AVERAGE ZONE)

### HEATING SYSTEM

INSTALL THREE PHASE DUCTED AIR CONDITIONING TO AT LEAST 1 LIVING AREA & 1 BEDROOM EER 4.0 STAR ( AVERAGE ZONE)  
INSTALL WOOD HEATER TO LIVING AREA WITH A COMPLIANCE PLATE CONFIRMING COMPLIANCE WITH AUSTRALIAN STANDARDS

### VENTILATION

INSTALL EXHAUST FANS INCLUDING KITCHEN RANGE HOODS, LAUNDRY & 1 BATHROOM  
VENTED TO OUTSIDE AIR  
MANUAL SWITCH ON /OFF  
VENTING CLOTHES DRYERS ARE TO BE DUCTED TO OUTSIDE AIR

### ARTIFICIAL LIGHTING

80% OF LIGHT FIXTURES TO BE FITTED WITH FLOURESCENT OR LED LIGHTING.

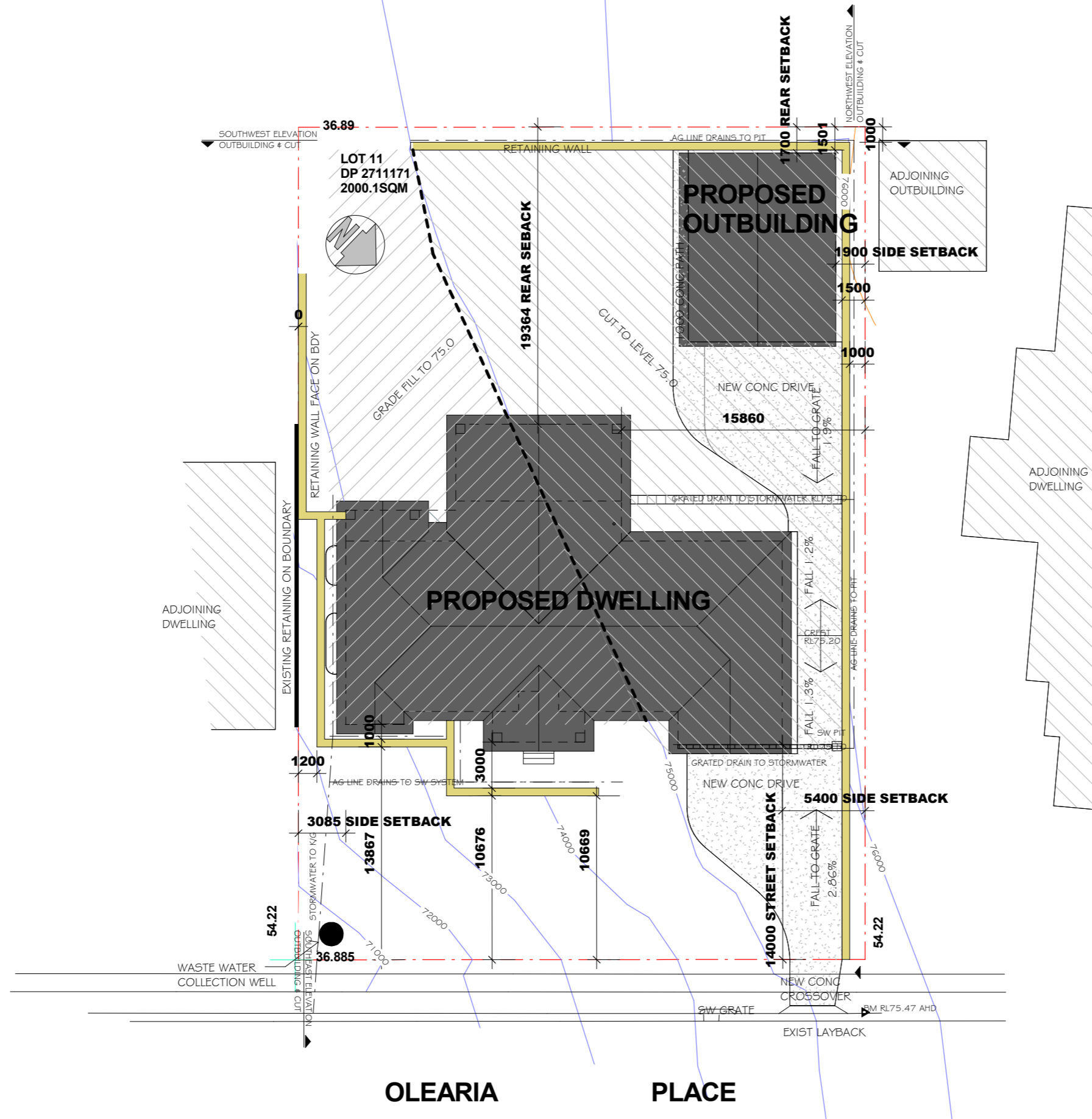
### OTHER

FIXED OUTDOOR CLOTHES DRYING LINE  
FIXED INDOOR OR SHELTERED CLOTHES DRYING LINE

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# SITE PLAN

1 : 300  
DESIGN COPYRIGHT GRAHAM ZERK | 1/40 BOWMAN STREET RICHMOND 2753 ph 45788844 EMAIL zerk@netspace.net.au

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