

STORMWATER
90 mm Ø CLASS 6 UPVC STORM WATER LINE LAID TO A MINIMUM OF 1:100 AND CONNECTED TO THE LEGAL POINT OF DISCHARGE TO LOCAL AUTHORITIES REQUIREMENTS. PROVIDE INSPECTION OPENINGS AT 9000mm CTS AND AT EACH CHANGE OF DIRECTION. THE COVER TO UNDER GROUND STORMWATER DRAINS SHALL BE NOT LESS THAN:

- 100mm UNDER SOIL
- 50mm UNDER PAVED OR CONCRETE AREAS
- 100mm UNDER UNREINFORCED CONCRETE OR PAVED DRIVEWAYS
- 75mm UNDER REINFORCED CONCRETE DRIVEWAYS

STORMWATER DRAINAGE TO COMPLY WITH AS/NZS 3500.3. LAYOUT SHOWN IS DIAGRAMATIC ONLY. BUILDER OR PLUMBER TO MODIFY LAYOUT PROVIDING DRAINAGE COMPLIES WITH AUSTRALIAN STANDARDS AND LOCAL AUTHORITIES REQUIREMENTS.

ENERGY RATING REQUIREMENTS:

UNLESS PERMITTED OTHERWISE, CLASS ONE BUILDINGS SHALL REACH A 6 STAR ENERGY RATING. 6 STAR RATED DESIGNS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STAMPED APPROVED PLANS AS PROVIDED BY THE ACCREDITED ENERGY RATER WITHOUT ALTERATION.

IN ORDER TO ACHIEVE A 6 STAR RATING, BUILDER IS TO:

- PROVIDE R2.0 INSULATION TO EXTERNAL WALLS.
- PROVIDE R4.0 INSULATION TO CEILINGS.
- WEATHERSTRIP EXTERNAL DOORS.
- SEAL GAPS & CRACKS
- EXHAUST FANS TO BE FITTED WITH "DRAFT STOPPA" OR APPROVED SIMILAR SEALING DEVICE.
- WINDOW SIZE, OPERATION, GLAZING TYPE AND MANUFACTURER (IF SPECIFIED) TO BE AS PER WINDOW SCHEDULE. ALL WINDOWS TO BE FITTED WITH WEATHER SEALS TO OPENABLE WINDOW SASHES.
- A MINIMUM 2000 LITRE RAINWATER TANK FILLED FROM A ROOF AREA NO LESS THAN 50m² CONNECTED TO WC'S FOR FLUSHING **OR** AN APPROVED SOLAR OR HEAT PUMP HOT WATER SERVICE TO BE PROVIDED AT A COST TO THE CLIENT.

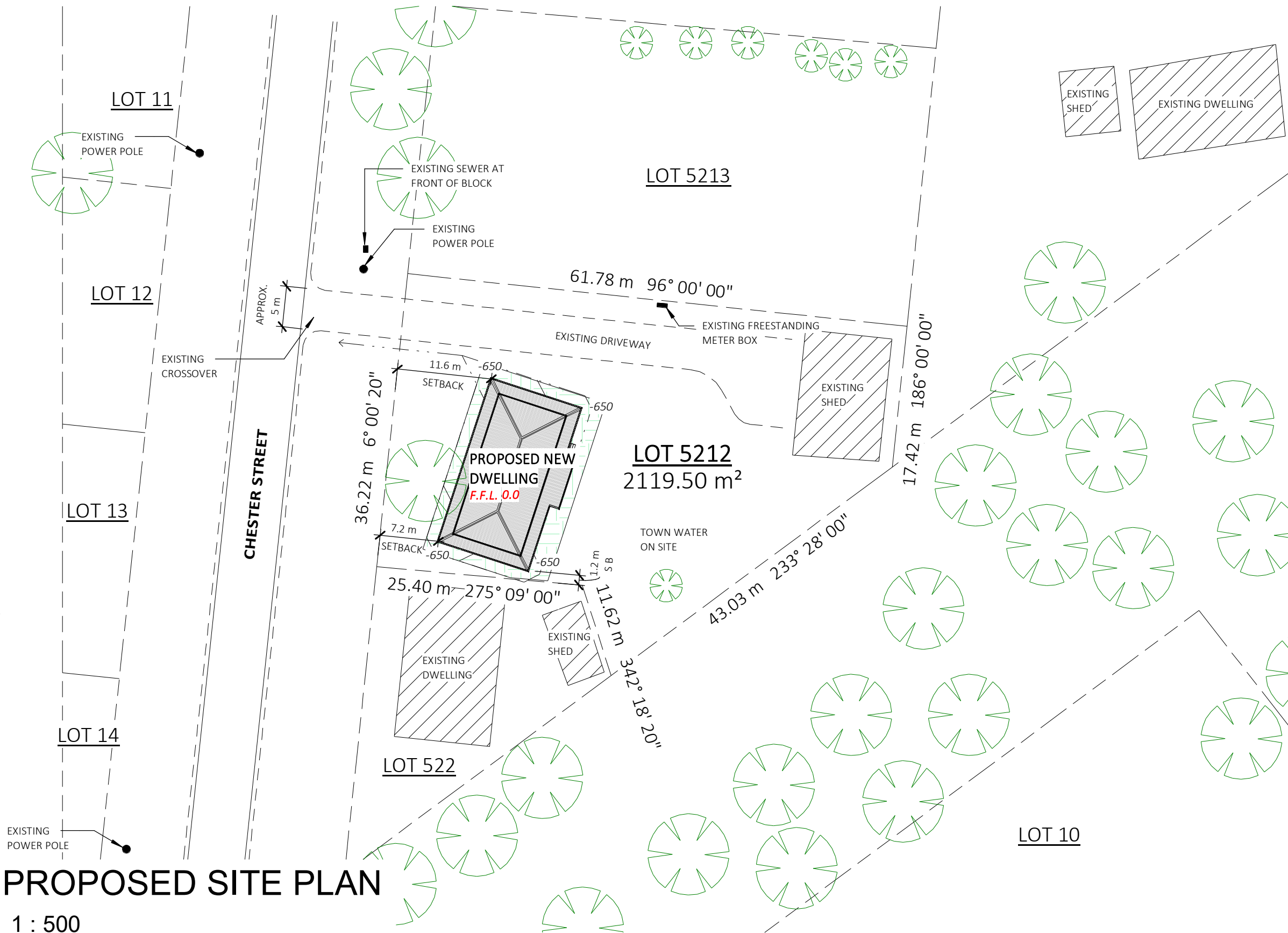
GAPS & CRACKS:

BUILDER TO PROVIDE A CONTINUOUS IMPERMEABLE BARRIER WITH THE DOUBLE SIDED SISALATION FOIL. PAY PARTICULAR ATTENTION TO:

- 1) TAPING JOINS AND AROUND PENETRATIONS (SUCH AS PLUMBING SERVICES).
- 2) ENSURE THAT THE MATERIAL COVERS THE GAP BETWEEN STUDS AND DOOR AND WINDOW FRAMES. IF FLASHING ATTACHES TO WINDOW FRAMES, FLASHING SHOULD BE TAPED OVER SISALATION FOIL.

SETOUT NOTE:

BUILDER TO ENSURE AT SETOUT STAGE THAT ALL DIMENSIONS (SPECIFICALLY SETBACKS FROM BOUNDARIES) ARE CORRECT PRIOR TO EXCAVATION AND ORDERING OF MATERIALS. REPORT ANY DISCREPENCIES TO SWANBUILD IMMEDIATELY



PROPOSED SITE PLAN
1 : 500



Swanbuild
H O M E S

Phone :03 5036 0000 or 1800 008 024



Head Office & Factory:
212-214 Karinie Street,
Swan Hill VIC 3585
Lic: Vic DB-U3234, N.S.W. 8932C
ABN: 64 753 985 826 © **Swanbuild**

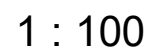
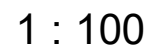
© COPYRIGHT
These drawings are subject to copyright. Reproduction in whole or part is forbidden without written consent from Swanbuild

All works finished as per contract & variation documents

Figured dimensions take precedence over scaled dimensions

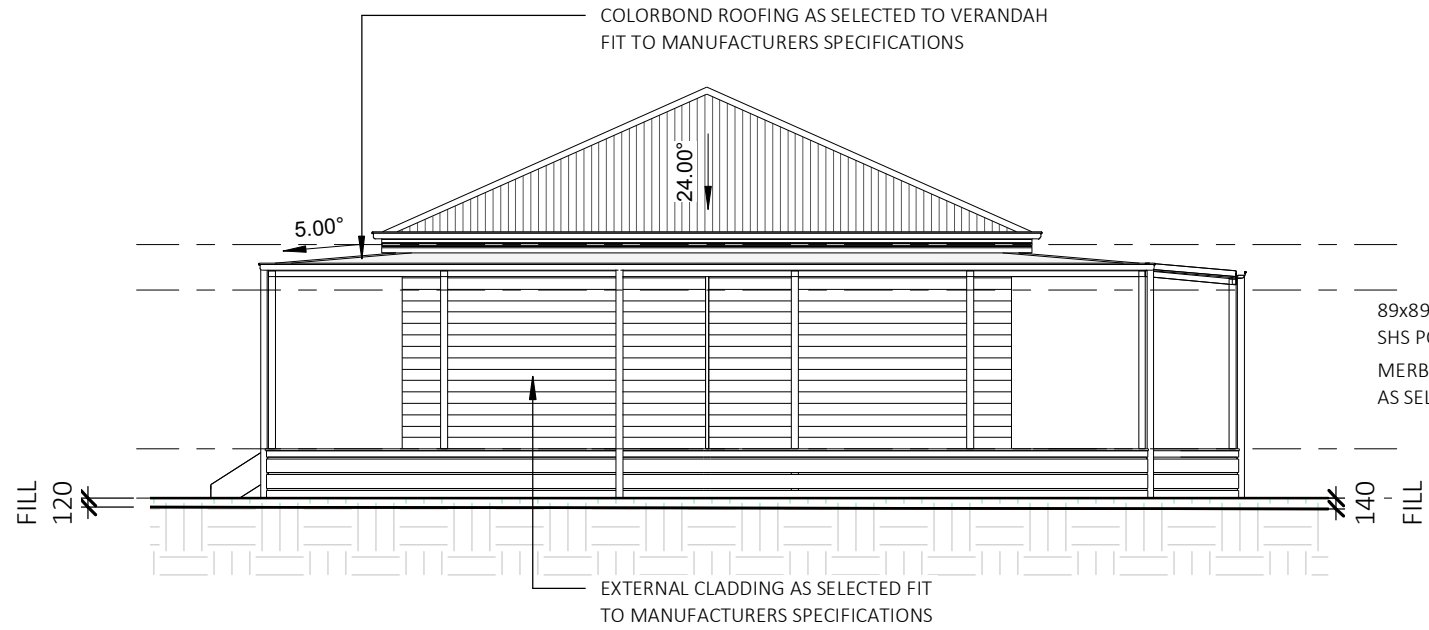
DO NOT SCALE OFF DRAWING

| DESCRIPTION | DATE | ISSUED | Project: PROPOSED NEW RESIDENCE | | Drawing: PROPOSED SITE PLAN | |
|-------------|------|--------|--|------------------|---|-----------------------------|
| | | | Series: HOMESTEAD 15 AMENDED | | Client: McDONALD, E | |
| | | | Scale: 1 : 500 | Client Manager: | Address: 11 CHESTER STREET BARHAM NSW 2732 | |
| | | | Drawn W S | Project Manager: | | |
| | | | | | Revision: | 9/04/2025 8:39:00 AM |
| | | | | | Project No. S1255 | Sheet No. 03 OF 31 |
| | | | Client Approval _____ | | Date _____ | |



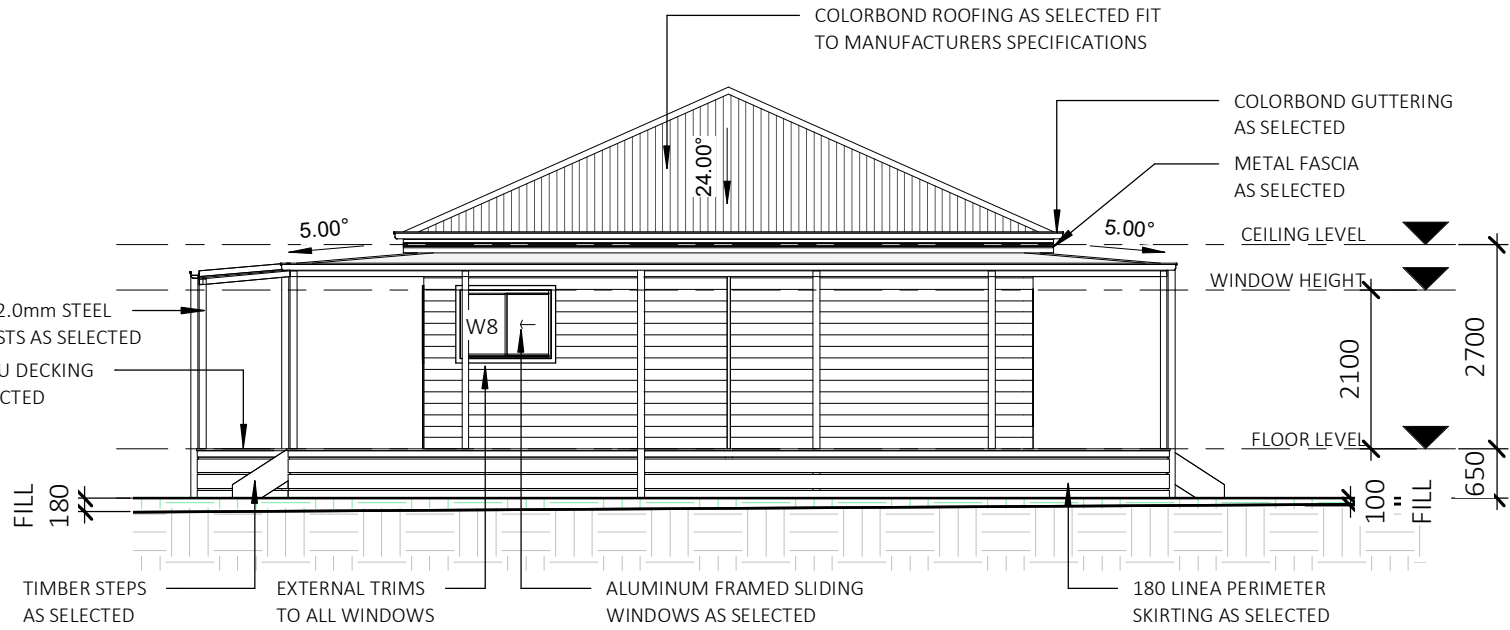
© COPYRIGHT
These drawings are subject to
copyright. Reproduction in whole
or part is forbidden without
written consent from Swanbuild
**All works finished as per
contract & variation
documents**
Figured dimensions take
precedence over scaled
dimensions
DO NOT SCALE OFF DRAWING

| | | | | | | | |
|--|-------------|------|--------|--|------------------|---|-----------------------------|
| | DESCRIPTION | DATE | ISSUED | Project: PROPOSED NEW RESIDENCE | | Drawing: ELEVATIONS NORTH & SOUTH | |
| | | | | Series: HOMESTEAD 15 AMENDED | | Client: McDONALD, E | |
| | | | | Scale: 1 : 100 | Client Manager: | Address: 11 CHESTER STREET BARHAM NSW 2732 | |
| | | | | Drawn W S | Project Manager: | | |
| | | | | <div> <div></div> <div></div> </div> | | Revision: | 9/04/2025 8:39:03 AM |
| | | | | | | Project No. S1255 | Sheet No. 06 OF 31 |
| | | | | Client Approval | Date | | |



ELEVATION SOUTH

1 : 100



ELEVATION NORTH

1 : 100

WALL SCHEDULE

| TYPE | AREA | INSULATION |
|---------------------|----------------------|---------------------|
| 90mm External walls | 109.8 m ² | 80.7 m ² |

WINDOW & EXTERNAL DOORS SCHEDULE.

| MARK | TYPE | DESCRIPTION | HEAD HEIGHT | HEIGHT | WIDTH | GLAZING | LOCATION | U-VALUE _ SHGC | AREA | BAL REQ. |
|-------------|----------|------------------------------|-------------|--------|-------|--------------|----------|----------------|---------------------|----------|
| W1 | 1824 | ALUMINIUM SLIDING WINDOW | 2100 | 1800 | 2400 | DOUBLE CLEAR | LIVING | TBC | 4.3 m ² | TBC |
| W2 | 1818 | ALUMINIUM SLIDING WINDOW | 2100 | 1800 | 1800 | DOUBLE CLEAR | BED 2 | TBC | 3.2 m ² | TBC |
| W3 | 1818 | ALUMINIUM SLIDING WINDOW | 2100 | 1800 | 1800 | DOUBLE CLEAR | BED 3 | TBC | 3.2 m ² | TBC |
| W4 | 1515 | ALUMINIUM SLIDING WINDOW | 2100 | 1500 | 1500 | DOUBLE CLEAR | BED 4 | TBC | 2.3 m ² | TBC |
| W5 | 0915 | ALUMINIUM SLIDING WINDOW | 2100 | 900 | 1500 | DOUBLE CLEAR | BATH | TBC | 1.4 m ² | TBC |
| W6 | 1018 | ALUMINIUM SLIDING WINDOW | 2100 | 1000 | 1800 | DOUBLE CLEAR | KITCHEN | TBC | 1.8 m ² | TBC |
| W7 | 0906 | ALUMINIUM SLIDING WINDOW | 2100 | 900 | 600 | DOUBLE CLEAR | L'DRY | TBC | 0.5 m ² | TBC |
| W8 | 0912 | ALUMINIUM SLIDING WINDOW | 2100 | 900 | 1200 | DOUBLE CLEAR | ENS | TBC | 1.1 m ² | TBC |
| W9 | 1818 | ALUMINIUM SLIDING WINDOW | 2100 | 1800 | 1800 | DOUBLE CLEAR | BED 1 | TBC | 3.2 m ² | TBC |
| | | | | | | | | | 21.1 m ² | |
| D1 | 870 | TIMBER HINGED ENTRY DOOR | 2100 | 2100 | 870 | | ENTRY | | 1.8 m ² | |
| D2 | 2121 SGD | ALUMINIUM SLIDING GLASS DOOR | 2100 | 2100 | 2100 | DOUBLE CLEAR | MEALS | TBC | 4.4 m ² | TBC |
| D3 | 870 | TIMBER HINGED SINGLE DOOR | 2065 | 2065 | 870 | | L'DRY | | 1.8 m ² | |
| EXTERIOR: 3 | | | | | | | | | 8.0 m ² | |

WINDOW SIZES NOMINATED ARE NOMINAL ONLY. ACTUAL SIZE MAY VARY ACCORDING TO MANUFACTURER.
WINDOWS TO BE FLASHED ALL AROUND.
REFER TO FLOOR PLAN & ELEVATIONS FOR OPENING DIRECTION. ARROW DETONATES WHICH WAY THE DOOR OR WINDOW OPENS

NOTE:
REFER TO COLOUR SELECTIONS DOCUMENT FOR ALL SELECTIONS, MATERIALS, COLOURS AND FINISHES.



Swanbuild
H O M E S

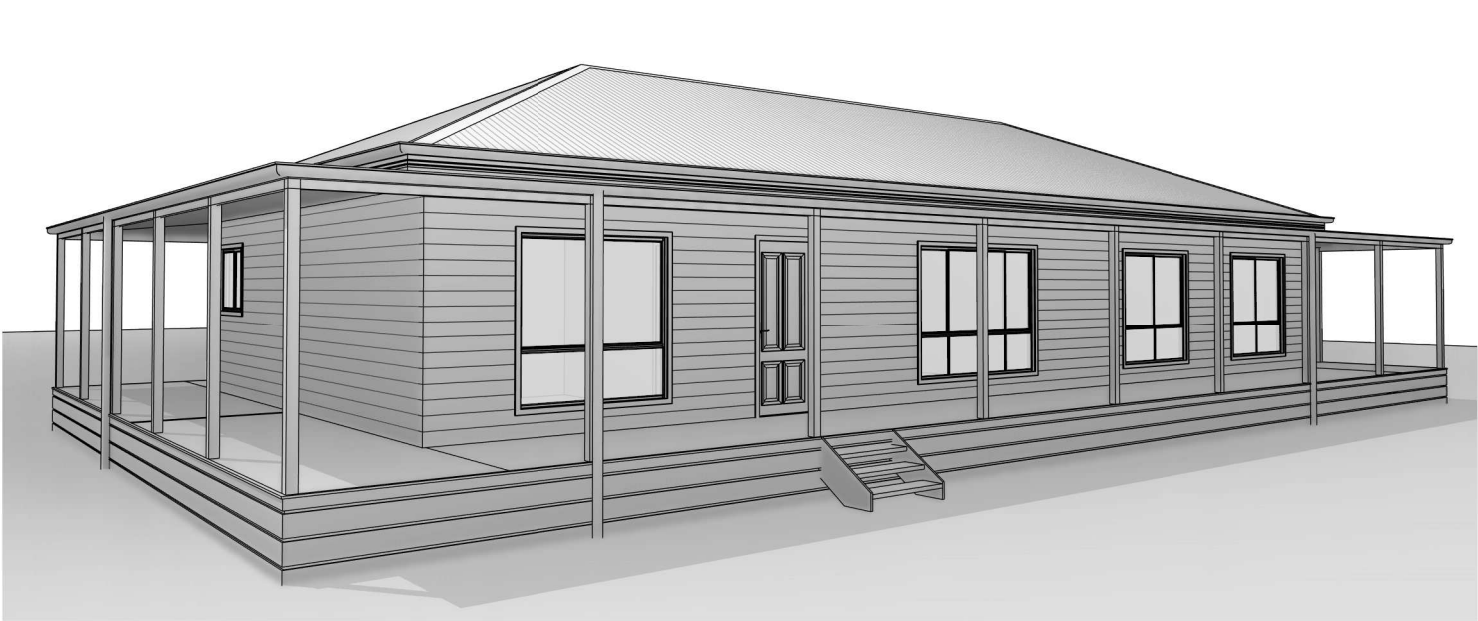
Phone :03 5036 0000 or 1800 008 024



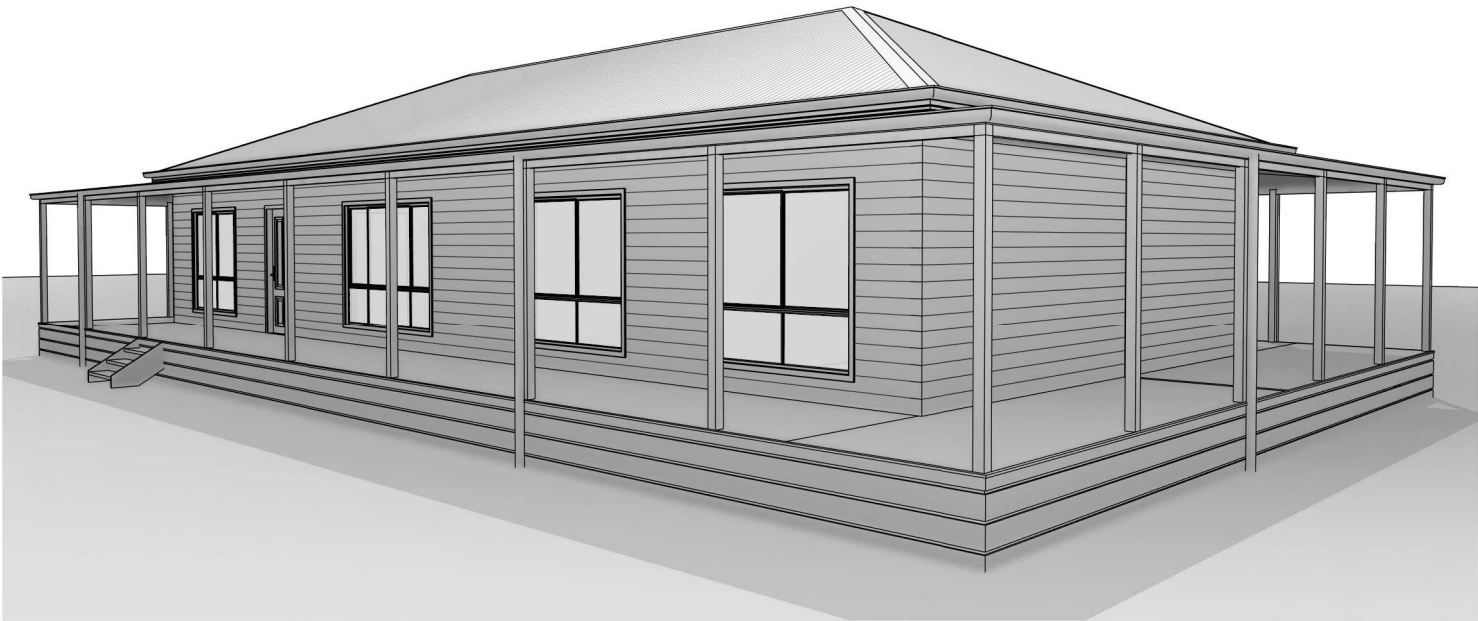
Head Office & Factory:
212-214 Karinie Street,
Swan Hill VIC 3585
Lic: Vic DB-U3234, N.S.W. 8932C
ABN: 64 753 985 826 © **Swanbuild**

| DESCRIPTION | DATE | ISSUED |
|--|------|--------|
| <p>© COPYRIGHT These drawings are subject to copyright. Reproduction in whole or part is forbidden without written consent from Swanbuild</p> <p>All works finished as per contract & variation documents</p> <p>Figured dimensions take precedence over scaled dimensions</p> <p>DO NOT SCALE OFF DRAWING</p> | | |

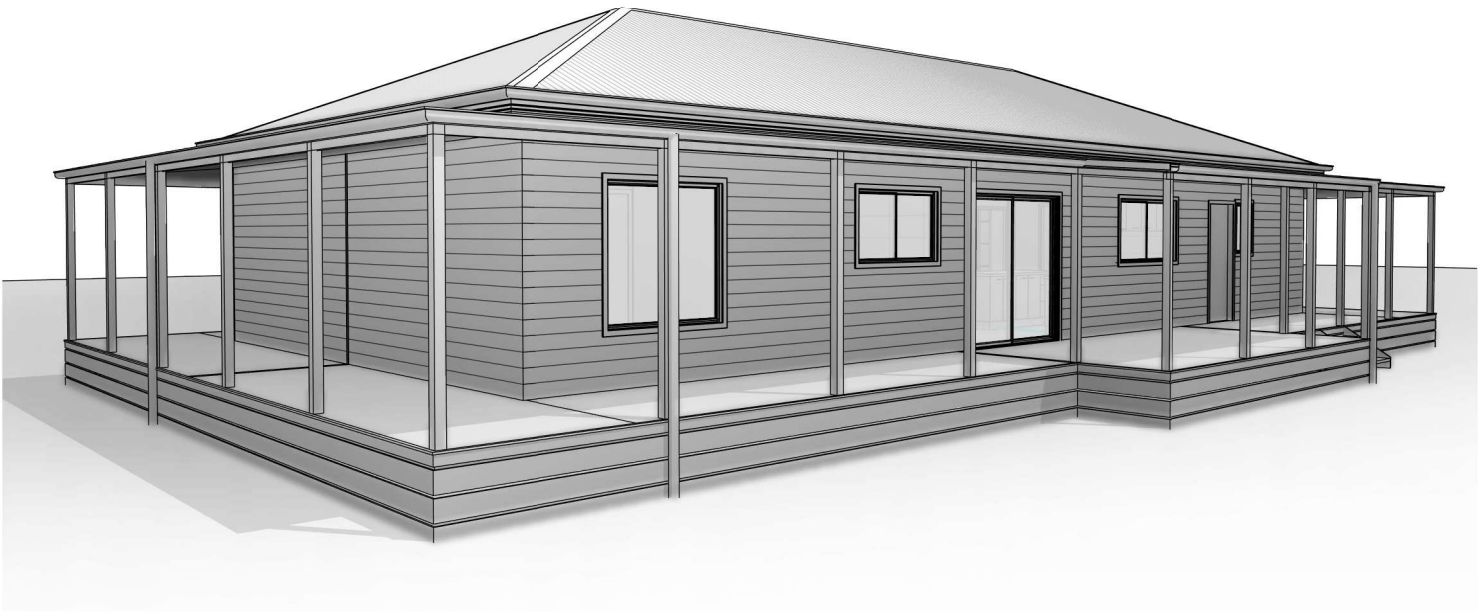
| | | | |
|--|------------------|---|-----------------------------|
| Project: PROPOSED NEW RESIDENCE | | Drawing: ELEVATIONS EAST & WEST | |
| Series: HOMESTEAD 15 AMENDED | | Client: McDONALD, E | |
| Scale: 1 : 100 | Client Manager: | Address: 11 CHESTER STREET BARHAM NSW 2732 | |
| Drawn W S | Project Manager: | | |
| <div>-----</div> <div>Client ApprovalDate</div> | | Revision: | 9/04/2025 8:39:04 AM |
| | | Project No. S1255 | Sheet No. 07 OF 31 |



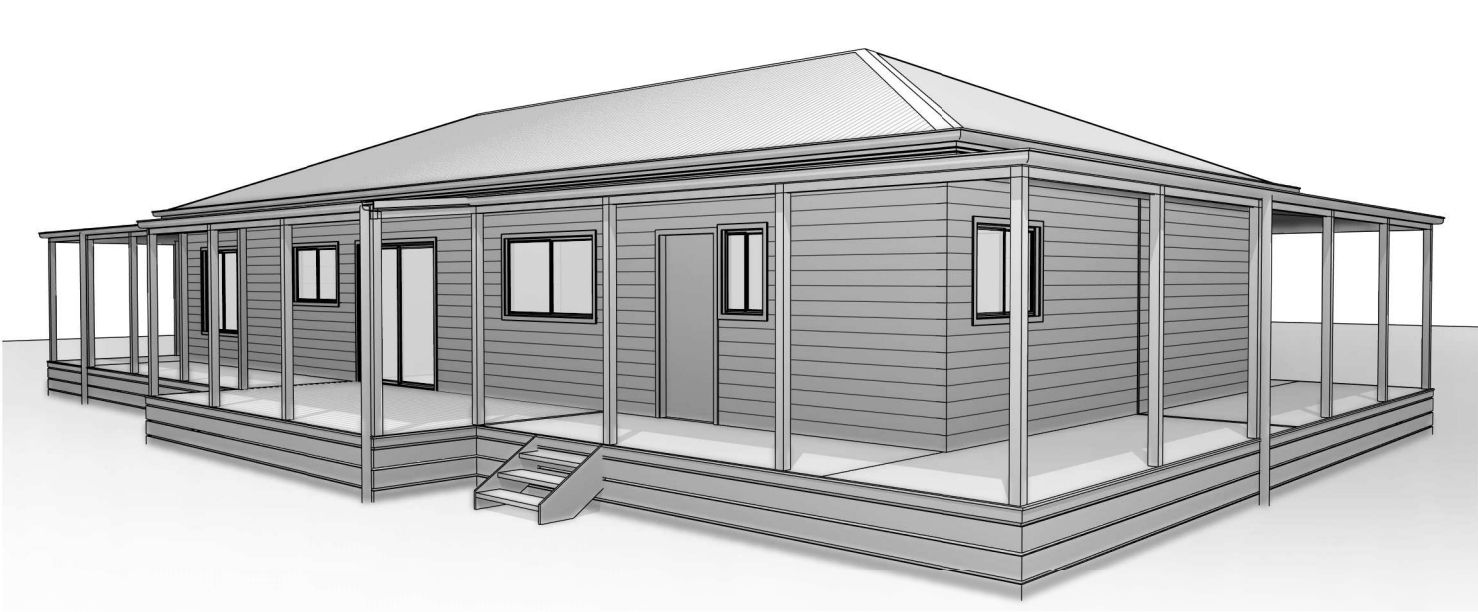
3D VIEW 1



3D VIEW 2



3D VIEW 3



3D VIEW 4



Swanbuild
HOMES

Phone :03 5036 0000 or 1800 008 024



Head Office & Factory:
212-214 Karinie Street,
Swan Hill VIC 3585
Lic: Vic DB-U3234, N.S.W. 8932C
ABN: 64 753 985 826 © Swanbuild

© COPYRIGHT
These drawings are subject to copyright. Reproduction in whole or part is forbidden without written consent from Swanbuild

All works finished as per contract & variation documents

Figured dimensions take precedence over scaled dimensions

DO NOT SCALE OFF DRAWING

| DESCRIPTION | | DATE | ISSUED |
|---|-----------------|--------------------------------|--------|
| Project: PROPOSED NEW RESIDENCE | | | |
| Series: HOMESTEAD 15 AMENDED | | | |
| Scale: | Client Manager: | | |
| Drawn | W S | Project Manager: | |
| Client Approval | | Date | |
| Drawing: PERSPECTIVE VIEWS | | Client: McDONALD, E | |
| Address: 11 CHESTER STREET BARHAM NSW 2732 | | Revision: 9/04/2025 8:39:07 AM | |
| Project No. S1255 | | Sheet No. 08 OF 31 | |