

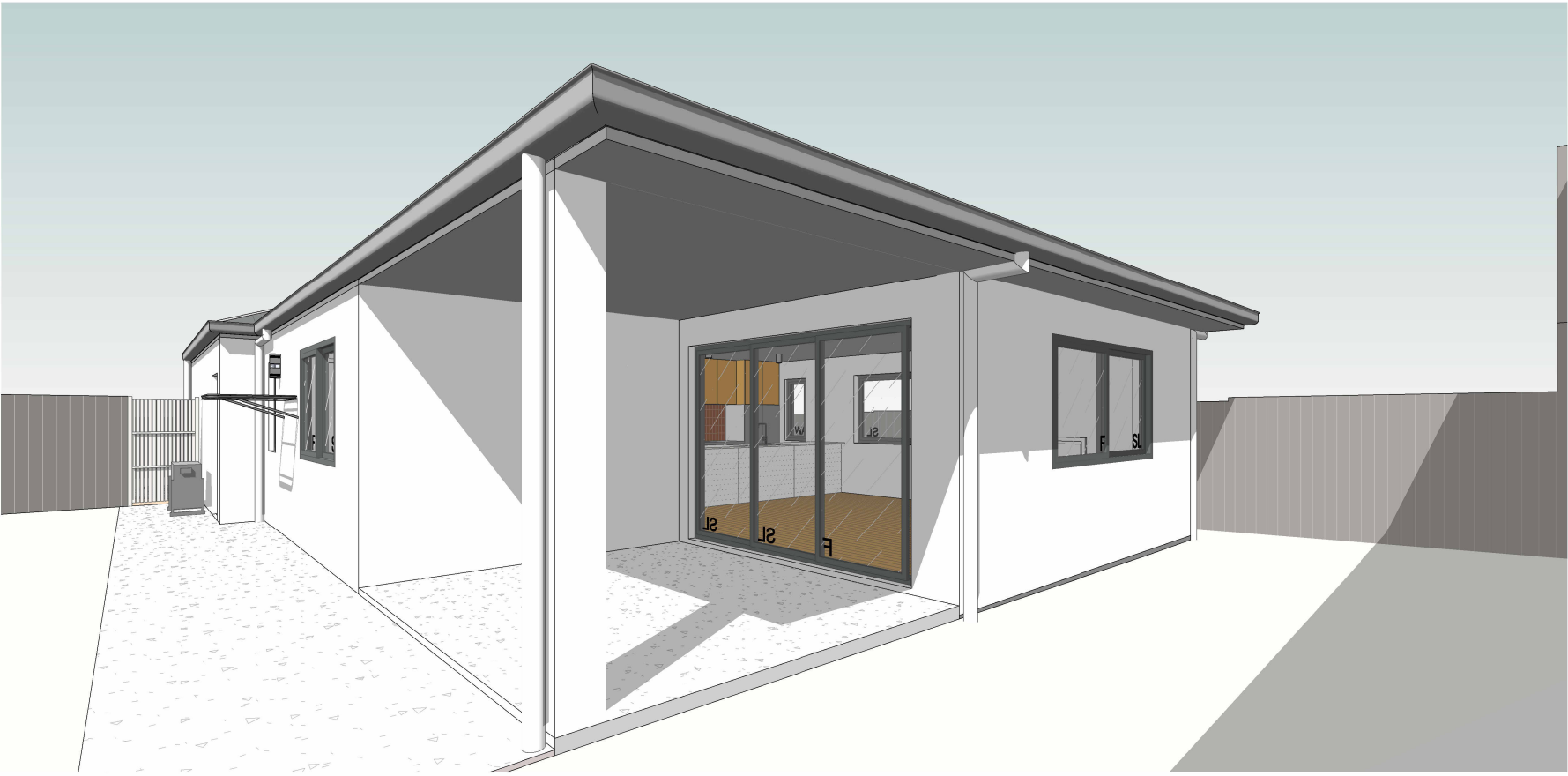
WORKING DRAWINGS

BRONTE 144 LHS FACADE TYPE B - LOT 12

2E Bronte, Tralee NSW

DRAWING LIST

DWG NO.	TITLE
A00-001	COVER SHEET & DRAWING REGISTER
A00-002	WORKPLACE HEALTH AND SAFETY
A00-003	GENERAL NOTES & LEGENDS
A01-001	SITE PLAN - NEW WORKS
A02-001	FLOOR PLAN - GROUND FLOOR
A02-002	FLOOR PLAN - ROOF PLAN
A02-300	WALL SET-OUT - GROUND FLOOR
A02-301	WALL TYPES
A03-001	ELEVATION 01&02
A03-002	ELEVATION 03&04
A03-101	COLOURED ELEVATION 01&02
A03-102	COLOURED ELEVATION 03&04
A04-001	SECTION A
A04-002	SECTION B
A05-010	SLAB SET OUT
A05-011	BRACING PLAN
A05-012	ELECTRICAL PLAN
A05-021	GFA DIAGRAMS
A05-031	SHADOW ANALYSIS - WINTER SOLSTICE (21 JUNE)
A06-001	FLOOR COVERING PLAN
A06-010	WATER - PROOFING DETAILS
A06-011	WATER - PROOFING DETAILS
A07-001	KITCHEN & LAUNDRY DETAILS
A07-101	WET AREA DETAILS
A07-102	WET AREA DETAILS
A08-001	DOOR SCHEDULE
A08-002	WINDOW SCHEDULE
A09-001	3D PERSPECTIVES



IMPORTANT NOTES: Do not scale from drawings. All dimensions to be checked on site before commencement of work. All discrepancies to be brought to the attention of the Architect. Larger scale drawings and written dimensions take preference. This drawing is copyright and the property of the author, and must not be retained, copied or used without the express authority of KND ARCHITECTS. DEVELOPMENT APPLICATION NOT FOR CONSTRUCTION	REV	DATE	DESCRIPTION	BY	ARCHITECTS KnD Architects Pty Ltd 45 Bainton Crescent, Melba, ACT 2615 Australia P +61 413 047 299 P +61 412 510 932 E info@kndarchitects.com.au www.kndarchitects.com.au NSW Nom Arch - Pav Dunski(11381) D+BP Reg's 2021 - DEP0001677 ACN 643 817 985	CLIENT VILLAGE BUILDING COMPANY		DRAWING TITLE COVER SHEET & DRAWING REGISTER			
	A	19/03/2026	For Review	PD		PROJECT BRONTE 144 LHS FACADE TYPE B - LOT 12 2E Bronte, Tralee NSW	SCALE @ A3 NTS	DATE 03/2026	DRAWN TD	CHECKED LK	
						JOB 26001	DRAWING A00-001	REVISION A			



PROPOSED RESIDENCE FOR
BRONTE 144 LHS
FACADE TYPE B - LOT 12

VILLAGE BUILDING COMPANY

2E Bronte, Tralee NSW

REPORT STATUS	DATE

WORKPLACE HEALTH
AND SAFETY REPORT

IDENTIFIED HAZARD AREAS

1. FALLS, SLIPS AND TRIPS

A) WORKING AT HEIGHTS DURING CONSTRUCTION

WHEREVER POSSIBLE, COMPONENTS FOR THIS BUILDING SHOULD BE PREFABRICATED OFF-SITE OR AT GROUND LEVEL TO MINIMISE THE RISK OF WORKERS FALLING MORE THAN 2 METRES. HOWEVER, CONSTRUCTION OF THIS BUILDING WILL REQUIRE WORKERS TO BE WORKING AT HEIGHTS WHERE A FALL IN EXCESS OF 2 METRES IS POSSIBLE AND INJURY IS LIKELY TO RESULT FROM SUCH A FALL. THE BUILDER SHOULD PROVIDE A SUITABLE BARRIER WHEREVER A PERSON IS REQUIRED TO WORK IN A SITUATION WHERE FALLING MORE THAN 2 METRES IS A POSSIBILITY.

DURING OPERATION OR MAINTENANCE

CLEANING AND MAINTENANCE OF WINDOWS, WALLS, ROOF OR OTHER COMPONENTS OF THIS BUILDING WILL REQUIRE PERSONS TO BE SITUATED WHERE A FALL FROM A HEIGHT IN EXCESS OF 2 METRES IS POSSIBLE. WHERE THIS TYPE OF ACTIVITY IS REQUIRED, SCAFFOLDING, FALL BARRIERS OR PERSONAL PROTECTIVE EQUIPMENT SHOULD BE USED IN ACCORDANCE WITH RELEVANT CODES OF PRACTICE, REGULATIONS OR LEGISLATION.

ANCHORAGE POINTS FOR PORTABLE SCAFFOLD OR FALL ARREST DEVICES HAVE BEEN INCLUDED IN THE DESIGN FOR USE BY MAINTENANCE WORKERS. ANY PERSONS ENGAGED TO WORK ON THE BUILDING AFTER COMPLETION OF CONSTRUCTION WORK SHOULD BE INFORMED ABOUT THE ANCHORAGE POINTS.

B) SLIPPERY OR UNEVEN SURFACES FLOOR FINISHES

SPECIFIED FINISHES HAVE BEEN SELECTED TO MINIMISE THE RISK OF FLOORS AND PAVED AREAS BECOMING SLIPPERY WHEN WET OR WHEN WALKED ON WITH SHOES/FEET. ANY CHANGES TO THE SPECIFIED FINISH SHOULD BE MADE IN CONSULTATION WITH THE DESIGNER OR, IF THIS IS NOT PRACTICAL, SURFACES WITH AN EQUIVALENT OR BETTER SLIP RESISTANCE SHOULD BE CHOSEN.

THE OWNER IS RESPONSIBLE FOR THE SELECTION OF SURFACE FINISHES IN THE PEDESTRIAN TRAFFICABLE AREAS OF THIS BUILDING. SURFACES SHOULD BE SELECTED IN ACCORDANCE WITH AS HB 197:1999 AND AS/NZ 4586:2004.

STEPS, LOOSE OBJECTS AND UNEVEN SURFACES

DUE TO DESIGN RESTRICTIONS FOR THIS BUILDING STEPS AND/OR RAMPS ARE INCLUDED IN THE BUILDING WHICH MAY BE A HAZARD TO WORKERS CARRYING OBJECTS OR OTHERWISE OCCUPIED. STEPS SHOULD BE CLEARLY MARKED WITH BOTH VISUAL AND TACTILE WARNING DURING CONSTRUCTION, MAINTENANCE, DEMOLITION AND AT ALL TIMES WHEN THE BUILDING ACTS AS A WORKPLACE.

BUILDING OWNERS AND OCCUPIERS SHOULD MONITOR THE THE PEDESTRIAN ACCESS WAYS AND IN PARTICULAR ACCESS TO AREAS WHERE MAINTENANCE IS ROUTINELY CARRIED OUT TO ENSURE THAT SURFACES HAVE NOT MOVED OR CRACKED SO THAT THEY BECOME UNEVEN AND PRESENT A TRIP HAZARD. SPILLS, LOOSE MATERIAL, STRAY OBJECTS OR ANY OTHER MATERIAL THAT MAY CAUSE A SLIP OR A TRIP HAZARD SHOULD BE CLEANED OR REMOVED FROM ACCESS WAYS.

CONTRACTORS SHOULD BE REQUIRED TO MAINTAIN A TIDY WORKSITE DURING CONSTRUCTION, MAINTENANCE SHOULD BE STORED IN DESIGNATED AREAS WAY FROM ACCESS WAYS AND WORK AREAS.

2. FALLING OBJECTS LOOSE MATERIALS OR SMALL OBJECTS

CONSTRUCTION, MAINTENANCE OR DEMOLITION WORK ON OR AROUND THIS BUILDING IS LIKELY TO INVOLVE PERSONS WORKING ABOVE GROUND LEVEL OR ABOVE FLOOR LEVELS. WHERE THIS OCCURS ONE OR MORE OF THE FOLLOWING MEASURES SHOULD BE TAKEN TO AVOID OBJECTS FALLING FROM THE AREA WHERE THE WORK IS BEING CARRIED OUT ONTO PERSONS BELOW.

1. PREVENT OR RESTRICT ACCESS TO AREAS BELOW WHERE THE WORK IS BEING CARRIED OUT
2. PROVIDE TOEBOARDS TO SCAFFOLDING OR WORK PLATFORMS.
3. PROVIDE PROTECTIVE STRUCTURE BELOW THE WORK AREA.
4. ENSURE THAT ALL PERSONS BELOW THE WORK AREA HAVE PERSONAL PROTECTIVE EQUIPMENT.

BUILDING COMPONENTS

DURING CONSTRUCTION, RENOVATION OR DEMOLITION OF THIS BUILDING, PARTS OF THE STRUCTURE INCLUDING FABRICATED STEELWORK, HEAVY PANELS AND MANY OTHER COMPONENTS WILL REMAIN STANDING PRIOR TO OR AFTER SUPPORTING PARTS ARE IN PLACE. CONTRACTORS SHOULD ENSURE THAT TEMPORARY BRACING OR OTHER REQUIRED SUPPORT IS IN PLACE AT ALL TIMES WHEN COLLAPSE WHICH MAY INJURE PERSONS IN THE AREA IS POSSIBILITY.

MECHANICAL LIFTING OF MATERIALS AND COMPONENTS DURING CONSTRUCTION, MAINTENANCE OR DEMOLITION PRESENTS A RISK OF FALLING OBJECTS. CONTRACTORS SHOULD ENSURE THAT APPROPRIATE LIFTING DEVICES ARE USED, THAT LOADS ARE PROPERLY SECURED AND THAT ACCESS TO AREAS BELOW THE LOAD IS PREVENTED OR RESTRICTED.

3. TRAFFIC MANAGEMENT

PARKING OF VEHICLES OR LOADING/UNLOADING OF VEHICLES ON THIS ROADWAY WAY CAUSE A TRAFFIC HAZARD. DURING CONSTRUCTION, MAINTENANCE OR DEMOLITION OF THIS BUILDING DESIGNATED PARKING FOR WORKERS AND LOADING AREAS SHOULD BE PROVIDED. TRAINED TRAFFIC MANAGEMENT PERSONNEL SHOULD BE RESPONSIBLE FOR THE SUPERVISION OF THE AREAS.

CONSTRUCTION OF THIS BUILDING WILL REQUIRE LOADING AND UNLOADING OF MATERIALS ON THE ROADWAY. DELIVERIES SHOULD BE WELL PLANNED TO AVOID CONGESTION OF LOADING AREAS AND TRAINED TRAFFIC MANAGEMENT PERSONNEL SHOULD BE USED TO SUPERVISE THESE AREAS.

BUSY CONSTRUCTION AND DEMOLITION SITES PRESENT A RISK OF COLLISION HERE DELIVERIES AND OTHER TRAFFIC ARE MOVING WITHIN THE SITE. A TRAFFIC MANAGEMENT PLAN SUPERVISED BY TRAINED TRAFFIC MANAGEMENT PERSONNEL SHOULD BE ADOPTED FOR THE WORK SITE.

4.SERVICES

RUPTURE OF SERVICES DURING EXCAVATION OR OTHER ACTIVITY CREATES A VARIETY OF RISKS INCLUDING RELEASE OF HAZARDOUS MATERIAL. EXISTING SERVICES ARE LOCATED ON OR AROUND THIS SITE. WHERE KNOWN, THESE ARE IDENTIFIED ON THE PLANS BUT THE EXACT LOCATION AND EXTENT OF SERVICES MAY VARY FROM THAT INDICATED. SERVICES SHOULD BE LOCATED USING AN APPROPRIATE SERVICE (SUCH AS DIAL BEFORE YOU DIG), APPROPRIATE EXCAVATION PRACTICE SHOULD BE USED AND, WHERE NECESSARY, SPECIALIST CONTRACTORS SHOULD BE USED.

(IN LOCATIONS WITH UNDERGROUND POWER)
UNDERGROUND POWER LINES ARE LOCATED IN OR AROUND THIS SITE. ALL UNDER-GROUND POWER LINES MUST BE DISCONNECTED OR CAREFULLY LOCATED AND ADEQUATE WARNING SIGNS USED PRIOR TO ANY CONSTRUCTION, MAINTENANCE OR DEMOLITION WORK COMMENCING.

(IN LOCATIONS WITH OVERHEAD POWERLINES)
OVERHEAD POWERLINES ARE ON OR NEAR THIS SITE. THESE POSE A RISK OF ELECTROCUTION IF STRUCK OR APPROACHED BY LIFTING DEVICES OR OTHER PLANT AND PERSONS WORKING ABOVE GROUND LEVEL. WHERE THERE IS A DANGER OF THIS OCCURRING, POWER LINES SHOULD BE, WHERE PRACTICAL, DISCONNECTED OR RELOCATED. WHERE THIS IS NOT PRACTICAL ADEQUATE WARNING SIGNS IN THE FORM OF BRIGHT COLOURED TAPE OR SIGNAGE SHOULD BE USED OR A PROTECTIVE BARRIER PROVIDED.

5.MANUAL TASKS

COMPONENTS WITHIN THIS DESIGN WITH A MASS IN EXCESS OF 25KG SHOULD BE LIFTED BY 2 OR MORE WORKERS OR BY MECHANICAL LIFTING DEVICE. WHERE THIS IS NOT PRACTICAL, SUPPLIERS OR FABRICATORS SHOULD BE REQUIRED TO LIMIT THE COMPONENT MASS. ALL MATERIAL PACKAGING, BUILDING AND MAINTENANCE COMPONENTS SHOULD CLEARLY SHOW THE TOTAL MASS OF PACKAGES AND WHERE PRACTICAL ALL ITEMS SHOULD BE STORED ON-SITE IN A WAY WHICH MINIMISES BENDING BEFORE LIFTING. ADVICE SHOULD BE PROVIDED ON SAFE LIFTING METHODS IN ALL AREAS WHERE LIFTING MAY OCCUR. CONSTRUCTION, MAINTENANCE AND DEMOLITION OF THIS BUILDING WILL REQUIRE THE USE OF PORTABLE TOOLS AND EQUIPMENT. THESE SHOULD BE FULLY MAINTAINED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND NOT USED WHERE FAULTY OR (IN THE CASE OF ELECTRICAL EQUIPMENT) NOT CARRYING A CURRENT ELECTRICAL SAFETY TAG. ALL SAFETY GUARDS OR DEVICES SHOULD BE REGULARLY CHECKED AND PERSONAL PROTECTIVE EQUIPMENT SHOULD BE USED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATION.

6. HAZARDOUS SUBSTANCES
POWDERED MATERIAL

MANY MATERIALS USED IN THE CONSTRUCTION OF THIS BUILDING CAN CAUSE HARM IF INHALED IN POWDERED FORM. PERSONS WORKING IN OR ON THE BUILDING DURING CONSTRUCTION, OPERATIONAL MAINTENANCE OR DEMOLITION SHOULD ENSURE GOOD VENTILATION AND WEAR PERSONAL PROTECTIVE EQUIPMENT INCLUDING PROTECTION AGAINST INHALATION WHILE USING POWDERED MATERIAL OR WHEN SANDING, DRILLING CUTTING OR OTHERWISE DISTURBING OR CREATING POWDERED MATERIAL.

TREATED TIMBER

THE DESIGN OF THIS BUILDING INCLUDES PROVISION FOR THE INCLUSION OF TREATED TIMBER WITHIN THE STRUCTURE. DUST OR FUMES FROM THIS MATERIAL CAN BE HARMFUL. PERSONS WORKING ON OR IN THE BUILDING DURING OPERATIONAL CONSTRUCTION, MAINTENANCE OR DEMOLITION OF THE BUILDING SHOULD ENSURE GOOD VENTILATION AND WEAR PERSONAL PROTECTIVE EQUIPMENT INCLUDING PROTECTION AGAINST INHALATION WHILE USING POWDERED MATERIAL OR WHEN SANDING, DRILLING CUTTING OR USING TREATED TIMBER IN A WAY THAT MAY CAUSE HARMFUL MATERIAL TO BE RELEASED. DO NOT BURN TREATED TIMBER.

SYNTHETIC MINERAL FIBRE

FIBREGLASS, ROCKWOOL, CERAMIC AND OTHER MATERIALS USED FOR THERMAL OR SOUND INSULATION MAY CONTAIN SYNTHETIC MINERAL FIBRE WHICH MAY BE HARMFUL IF INHALED OR IF IT COMES INTO CONTACT WITH SKIN, EYES OR OTHER SENSITIVE PARTS OF THE BODY. PERSONAL PROTECTIVE EQUIPMENT INCLUDING PROTECTION AGAINST INHALATION OF HARMFUL MATERIAL SHOULD BE USED WHEN INSTALLING, REMOVING OR WORKING NEAR BULK INSULATION MATERIAL.

TIMBER FLOORS

THIS BUILDING CONTAINS TIMBER FLOORS WHICH HAVE AN APPLIED FINISH. AREAS WHERE FINISHES ARE APPLIED SHOULD BE KEPT WELL VENTILATED DURING SANDING AND APPLICATION AND FOR A PERIOD AFTER INSTALLATION. PERSONAL PROTECTIVE EQUIPMENT MAY ALSO BE REQUIRED. THE MANUFACTURER'S RECOMMENDATIONS FOR USE MUST BE CAREFULLY CONSIDERED AT ALL TIMES.

7. CONFINED SPACES
EXCAVATION

CONSTRUCTION OF THIS BUILDING AND SOME MAINTENANCE ON THE BUILDING WILL REQUIRE EXCAVATION AND INSTALLATION OF ITEMS WITHIN EXCAVATIONS. WHERE PRACTICAL, INSTALLATION SHOULD BE CARRIED OUT USING METHODS WHICH DO NOT REQUIRE WORKERS TO ENTER THE EXCAVATION. WHERE THIS IS NOT PRACTICAL, ADEQUATE SUPPORT FOR THE EXCAVATED AREA SHOULD BE PROVIDED TO PREVENT COLLAPSE. WARNING SIGNS AND BARRIERS TO PREVENT ACCIDENTAL OR UNAUTHORISED ACCESS TO ALL EXCAVATIONS SHOULD BE PROVIDED.

ENCLOSED SPACE



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Joseph Oppedisano
JMK161334
Lot 12 2E Bronte, Tralee, NSW,
2620



SMALL SPACES SOME SMALL SPACES WITHIN THIS BUILDING WILL REQUIRE ACCESS BY CONSTRUCTION OR MAINTENANCE WORKERS. THE DESIGN DOCUMENTATION CALLS FOR WARNING SIGNS AND BARRIERS TO UNAUTHORISED ACCESS. THESE SHOULD BE MAINTAINED THROUGHOUT THE LIFE OF THE BUILDING. WHERE WORKERS ARE REQUIRED TO ENTER SMALL SPACES THEY SHOULD BE SCHEDULED FOR SHORT PERIODS OF TIME. MANUAL LIFTING AND OTHER MANUAL ACTIVITY SHOULD BE RESTRICTED IN SMALL SPACES.

8. PUBLIC ACCESS

PUBLIC ACCESS TO CONSTRUCTION AND DEMOLITION SITES AND TO AREAS UNDER MAINTENANCE CAUSES RISK TO WORKERS AND PUBLIC. WARNING SIGNS AND SECURE BARRIERS TO UNAUTHORISED ACCESS SHOULD BE PROVIDED. WHERE ELECTRICAL INSTALLATIONS, EXCAVATIONS, PLANT OR LOOSE MATERIALS ARE PRESENT THEY SHOULD BE SECURED WHEN NOT FULLY SUPERVISED.

9. OPERATIONAL USE OF BUILDING

THIS BUILDING HAS BEEN DESIGNED TO THE REQUIREMENTS OF SPECIFIC BUILDING CLASSIFICATION IDENTIFIED WITHIN THE DRAWINGS. WHERE A CHANGE OF USE OCCURS AT A LATER DATE A FURTHER ASSESSMENT OF THE WORKPLACE HEALTH AND SAFETY ISSUES SHOULD BE UNDERTAKEN, IN ACCORDANCE WITH THE PROVISIONS OF THE WORKPLACE HEALTH AND SAFETY ACT 2011 OR SUBSEQUENT REPLACEMENT ACT.

(WHERE THE SPECIFIC USE OF THE BUILDING IS NOT KNOWN AT THE TIME OF THE COMPLETION OF THIS REPORT AND A FURTHER ASSESSMENT OF THE WORKPLACE HEALTH AND SAFETY ISSUES SHOULD BE UNDERTAKEN AT THE TIME OF THE FIT-OUT FOR THE END USER.)

10. OTHER HIGH RISK ACTIVITY

ALL ELECTRICAL WORK SHOULD BE CARRIED OUT IN ACCORDANCE WITH CODE OF PRACTICE: MANAGING ELECTRICAL RISKS AT THE WORKPLACE, AS/NZ3012 AND ALL LICENSING REQUIREMENTS. ALL WORK USING PLANT SHOULD BE CARRIED OUT IN ACCORDANCE WITH CODE OF PRACTICE: MANAGING RISKS OF PLANT AT THE WORKPLACE. ALL WORK SHOULD BE CARRIED OUT IN ACCORDANCE WITH CODE OF PRACTICE: MANAGING NOISE AND PREVENTING HEARING LOSS AT WORK. DUE TO THE HISTORY OF SERIOUS INCIDENTS IT IS RECOMMENDED THAT PARTICULAR CARE BE EXERCISED WHEN UNDERTAKING WORK INVOLVING STEEL CONSTRUCTION AND CONCRETE PLACEMENT. ALL THE ABOVE APPLIES.

IMPORTANT NOTES: Do not scale from drawings. All dimensions to be checked on site before commencement of work. All discrepancies to be brought to the attention of the Architect. Larger scale drawings and written dimensions take preference. This drawing is copyright and the property of the author, and must not be retained, copied or used without the express authority of KHUAT AND DUNSKI PTY. LTD. ta KND ARCHITECTS. DEVELOPMENT APPLICATION NOT FOR CONSTRUCTION	REV	DATE	DESCRIPTION	BY	 Knd Architects Pty Ltd 45 Bainton Crescent, Melba, ACT 2615 Australia P +61 413 047 299 P +61 412 510 932 E info@kndarchitects.com.au www.kndarchitects.com.au NSW Nom Arch - Pav Dunski(11381) D+BP Reg's 2021 - DEP0001677 ACN 643 817 985	CLIENT VILLAGE BUILDING COMPANY		DRAWING TITLE WORKPLACE HEALTH AND SAFETY			
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							JOB 26001	DRAWING A00-002		REVISION A	

1.FALLS, SLIPS & TRIPS

A) WORKING AT HEIGHTS

DURING CONSTRUCTION:
WHEREVER POSSIBLE, COMPONENTS FOR THIS BUILDING SHOULD BE PREFABRICATED OFF-SITE OR AT GROUND LEVEL TO MINIMISE THE RISK OF WORKERS FALLING MORE THAN TWO METRES HOWEVER, CONSTRUCTION OF THIS BUILDING WILL REQUIRE WORKERS TO BE WORKING AT HEIGHTS WHERE A FALL IN EXCESS OF TWO METRES IS POSSIBLE AND INJURY IS LIKELY TO RESULT FROM SUCH A FALL THE BUILDER SHOULD PROVIDE A SUITABLE BARRIER WHEREVER A PERSON IS REQUIRED TO WORK IN A SITUATION WHERE FALLING MORE THAN TWO METRES IS A POSSIBILITY DURING OPERATION OR MAINTENANCE: FOR HOUSES OR OTHER LOW-RISE BUILDINGS WHERE SCAFFOLDING IS APPROPRIATE: CLEANING AND MAINTENANCE OF WINDOWS, WALLS, ROOF OR OTHER COMPONENTS OF THIS BUILDING WILL REQUIRE PERSONS TO BE SITUATED WHERE A FALL FROM A HEIGHT IN EXCESS OF TWO METRES IS POSSIBLE WHERE THIS TYPE OF ACTIVITY IS REQUIRED, SCAFFOLDING, LADDERS OR TRESTLES SHOULD BE USED IN ACCORDANCE WITH RELEVANT CODES OF PRACTICE, REGULATIONS OR LEGISLATION FOR BUILDINGS WHERE SCAFFOLD, LADDERS, TRESTLES ARE NOT APPROPRIATE: CLEANING AND MAINTENANCE OF WINDOWS, WALLS, ROOF OR OTHER COMPONENTS OF THIS BUILDING WILL REQUIRE PERSONS TO BE SITUATED WHERE A FALL FROM A HEIGHT IN EXCESS OF TWO METRES IS POSSIBLE WHERE THIS TYPE OF ACTIVITY IS REQUIRED, SCAFFOLDING, FALL BARRIERS OR PERSONAL PROTECTIVE EQUIPMENT (PPE) SHOULD BE USED IN ACCORDANCE WITH RELEVANT CODES OF PRACTICE, REGULATIONS OR LEGISLATION

B) SLIPPERY OR UNEVEN SURFACESFLOOR FINISHES SPECIFIED:

IF FINISHES HAVE BEEN SPECIFIED BY DESIGNER, THESE HAVE BEEN SELECTED TO MINIMISE THE RISK OF FLOORS AND PAVED AREAS BECOMING SLIPPERY WHEN WET OR WHEN WALKED ON WITH WET SHOES/FEET ANY CHANGES TO THE SPECIFIED FINISH SHOULD BE MADE IN CONSULTATION WITH THE DESIGNER OR, IF THIS IS NOT PRACTICAL, SURFACES WITH AN EQUIVALENT OR BETTER SLIP RESISTANCE SHOULD BE CHOSEN

FLOOR FINISHES BY OWNER:

IF DESIGNER HAS NOT BEEN INVOLVED IN THE SELECTION OF SURFACE FINISHES, THE OWNER IS RESPONSIBLE FOR THE SELECTION OF SURFACE FINISHES IN THE PEDESTRIAN TRAFFICABLE AREAS OF THIS BUILDING SURFACES SHOULD BE SELECTED IN ACCORDANCE WITH AS HB 197:1999 AND AS/NZ 4586:2004 STEPS, LOOSE OBJECTS AND UNEVEN SURFACES: DUE TO DESIGN RESTRICTIONS FOR THIS BUILDING, STEPS AND/OR RAMPS ARE INCLUDED IN THE BUILDING WHICH MAY BE A HAZARD TO WORKERS CARRYING OBJECTS OR OTHERWISE OCCUPIED STEPS SHOULD BE CLEARLY MARKED WITH BOTH VISUAL AND TACTILE WARNING DURING CONSTRUCTION, MAINTENANCE, DEMOLITION AND AT ALL TIMES WHEN THE BUILDING OPERATES AS A WORKPLACE BUILDING OWNERS AND OCCUPIERS SHOULD MONITOR THE PEDESTRIAN ACCESS WAYS AND IN PARTICULAR ACCESS TO AREAS WHERE MAINTENANCE IS ROUTINELY CARRIED OUT TO ENSURE THAT SURFACES HAVE NOT MOVED OR CRACKED SO THAT THEY BECOME UNEVEN AND PRESENT A TRIP HAZARD SPILLS, LOOSE MATERIAL, STRAY OBJECTS OR ANY OTHER MATTER THAT MAY CAUSE A SLIP OR TRIP HAZARD SHOULD BE CLEANED OR REMOVED FROM ACCESS WAYS CONTRACTORS SHOULD BE REQUIRED TO MAINTAIN A TIDY WORK SITE DURING CONSTRUCTION, MAINTENANCE OR DEMOLITION TO REDUCE THE RISK OF TRIPS AND FALLS IN THE WORKPLACE MATERIALS FOR CONSTRUCTION OR MAINTENANCE SHOULD BE STORED IN DESIGNATED AREAS AWAY FROM ACCESS WAYS AND WORK AREAS.

2. FALLING OBJECTS

LOOSE MATERIALS OR SMALL OBJECTS:
CONSTRUCTION, MAINTENANCE OR DEMOLITION WORK ON OR AROUND THIS BUILDING IS LIKELY TO INVOLVE PERSONS WORKING ABOVE GROUND LEVEL OR ABOVE FLOOR LEVELS. WHERE THIS OCCURS ONE OR MORE OF THE FOLLOWING MEASURES SHOULD BE TAKEN TO AVOID OBJECTS FALLING FROM THE AREA WHERE THE WORK IS BEING CARRIED OUT ONTO PERSONS BELOW.

- PREVENT OR RESTRICT ACCESS TO AREAS BELOW WHERE THE WORK IS BEING CARRIED OUT.
- PROVIDE TOEBOARDS TO SCAFFOLDING OR WORK PLATFORMS.
- PROVIDE PROTECTIVE STRUCTURE BELOW THE WORK AREA.
- ENSURE THAT ALL PERSONS BELOW THE WORK AREA HAVE PERSONAL PROTECTIVE EQUIPMENT (PPE).

BUILDING COMPONENTS:
DURING CONSTRUCTION, RENOVATION OR DEMOLITION OF THIS BUILDING, PARTS OF THE STRUCTURE INCLUDING FABRICATED STEELWORK, HEAVY PANELS AND MANY OTHER COMPONENTS WILL REMAIN STANDING PRIOR TO OR AFTER SUPPORTING PARTS ARE IN PLACE CONTRACTORS SHOULD ENSURE THAT TEMPORARY BRACING OR OTHER REQUIRED SUPPORT IS IN PLACE AT ALL TIMES WHEN COLLAPSE WHICH MAY INJURE PERSONS IN THE AREA IS A POSSIBILITY MECHANICAL LIFTING OF MATERIALS AND COMPONENTS DURING CONSTRUCTION, MAINTENANCE OR DEMOLITION PRESENTS A RISK OF FALLING OBJECTS CONTRACTORS SHOULD ENSURE THAT APPROPRIATE LIFTING DEVICES ARE USED, THAT LOADS ARE PROPERLY SECURED AND THAT ACCESS TO AREAS BELOW THE LOAD IS PREVENTED OR RESTRICTED

3 TRAFFIC MANAGEMENT

FOR BUILDING ON A MAJOR ROAD, NARROW ROAD OR STEEPLY SLOPING ROAD: PARKING OF VEHICLES OR LOADING/UNLOADING OF VEHICLES ON THIS ROADWAY MAY CAUSE A TRAFFIC HAZARD DURING CONSTRUCTION, MAINTENANCE OR DEMOLITION OF THIS BUILDING DESIGNATED PARKING FOR WORKERS AND LOADING AREAS SHOULD BE PROVIDED TRAINED TRAFFIC MANAGEMENT PERSONNEL SHOULD BE RESPONSIBLE FOR THE SUPERVISION OF THESE AREAS FOR BUILDING WHERE ON-SITE LOADING/UNLOADING IS RESTRICTED: CONSTRUCTION OF THIS BUILDING WILL REQUIRE LOADING AND UNLOADING OF MATERIALS ON THE ROADWAY DELIVERIES SHOULD BE WELL PLANNED TO AVOID CONGESTION OF LOADING AREAS AND TRAINED TRAFFIC MANAGEMENT PERSONNEL SHOULD BE USED TO SUPERVISE LOADING/UNLOADING AREAS FOR ALL BUILDINGS: BUSY CONSTRUCTION AND DEMOLITION SITES PRESENT A RISK OF COLLISION WHERE DELIVERIES AND OTHER TRAFFIC ARE MOVING WITHIN THE SITE A TRAFFIC MANAGEMENT PLAN SUPERVISED BY TRAINED TRAFFIC MANAGEMENT PERSONNEL SHOULD BE ADOPTED FOR THE WORK SITE

4. SERVICES

GENERAL:
RUPTURE OF SERVICES DURING EXCAVATION OR OTHER ACTIVITY CREATES A VARIETY OF RISKS INCLUDING RELEASE OF HAZARDOUS MATERIAL EXISTING SERVICES ARE LOCATED ON OR AROUND THIS SITE WHERE KNOWN, THESE ARE IDENTIFIED ON THE PLANS BUT THE EXACT LOCATION AND EXTENT OF SERVICES MAY VARY FROM THAT INDICATED SERVICES SHOULD BE LOCATED USING AN APPROPRIATE SERVICE (SUCH AS DIAL BEFORE YOU DIG), APPROPRIATE EXCAVATION PRACTICE SHOULD BE USED AND, WHERE NECESSARY, SPECIALIST CONTRACTORS SHOULD BE USED LOCATIONS WITH UNDERGROUND POWER: UNDERGROUND POWER LINES MAY BE LOCATED IN OR AROUND THIS SITE ALL UNDERGROUND POWER LINES MUST BE DISCONNECTED OR CAREFULLY LOCATED AND ADEQUATE WARNING SIGNS USED PRIOR TO ANY CONSTRUCTION, MAINTENANCE OR DEMOLITION COMMENCING LOCATIONS WITH OVERHEAD POWER LINES: OVERHEAD POWER LINES MAY BE NEAR OR ON THIS SITE THESE POSE A RISK OF ELECTROCUTION IF STRUCK OR APPROACHED BY LIFTING DEVICES OR OTHER PLANT AND PERSONS WORKING ABOVE GROUND LEVEL WHERE THERE IS A DANGER OF THIS OCCURRING, POWER LINES SHOULD BE, WHERE PRACTICAL, DISCONNECTED OR RELOCATED WHERE THIS IS NOT PRACTICAL ADEQUATE WARNING IN THE FORM OF BRIGHT COLOURED TAPE OR SIGNAGE SHOULD BE USED OR A PROTECTIVE BARRIER PROVIDED

5. CONFINED SPACES

EXCAVATION:
CONSTRUCTION OF THIS BUILDING AND SOME MAINTENANCE ON THE BUILDING WILL REQUIRE EXCAVATION AND INSTALLATION OF ITEMS WITHIN EXCAVATIONS WHERE PRACTICAL, INSTALLATION SHOULD BE CARRIED OUT USING METHODS WHICH DO NOT REQUIRE WORKERS TO ENTER THE EXCAVATION WHERE THIS IS NOT PRACTICAL, ADEQUATE SUPPORT FOR THE EXCAVATED AREA SHOULD BE PROVIDED TO PREVENT COLLAPSE WARNING SIGNS AND BARRIERS TO PREVENT ACCIDENTAL OR UNAUTHORISED ACCESS TO ALL EXCAVATIONS SHOULD BE PROVIDED

ENCLOSED SPACES:
FOR BUILDINGS WITH ENCLOSED SPACES WHERE MAINTENANCE OR OTHER ACCESS MAY BE REQUIRED: ENCLOSED SPACES WITHIN THIS BUILDING MAY PRESENT A RISK TO PERSONS ENTERING FOR CONSTRUCTION, MAINTENANCE OR ANY OTHER PURPOSE THE DESIGN DOCUMENTATION CALLS FOR WARNING SIGNS AND BARRIERS TO UNAUTHORISED ACCESS THESE SHOULD BE MAINTAINED THROUGHOUT THE LIFE OF THE BUILDING WHERE THE LIFE OF THE BUILDING WHERE WORKERS ARE REQUIRED TO ENTER ENCLOSED SPACES, AIR TESTING EQUIPMENT AND PERSONAL PROTECTIVE EQUIPMENT SHOULD BE PROVIDED

SMALL SPACES:
FOR BUILDINGS WITH SMALL SPACES WHERE MAINTENANCE OR OTHER ACCESS MAY BE REQUIRED: SOME SMALL SPACES WITHIN THIS BUILDING WILL REQUIRE ACCESS BY CONSTRUCTION OR MAINTENANCE WORKERS THE DESIGN DOCUMENTATION CALLS FOR WARNING SIGNS AND BARRIERS TO UNAUTHORISED ACCESS THESE SHOULD BE MAINTAINED THROUGHOUT THE LIFE OF THE BUILDING WHERE WORKERS ARE REQUIRED TO ENTER SMALL SPACES THEY SHOULD BE SCHEDULED THAT ACCESS IS FOR SHORT PERIODS MANUAL LIFTING AND OTHER MANUAL ACTIVITY SHOULD BE RESTRICTED IN SMALL SPACES

6. PUBLIC ACCESS

PUBLIC ACCESS TO CONSTRUCTION AND DEMOLITION SITES AND TO AREAS UNDER MAINTENANCE CAUSES RISK TO WORKERS AND THE PUBLIC WARNING SIGNS AND SECURE BARRIERS TO UNAUTHORISED ACCESS SHOULD BE PROVIDED WHERE ELECTRICAL INSTALLATIONS, EXCAVATIONS, PLANT OR LOOSE MATERIALS ARE PRESENT THEY SHOULD BE SECURED WHEN NOT FULLY SUPERVISED

7. OPERATIONAL USE OF BUILDING

RESIDENTIAL BUILDINGS:
THIS BUILDING HAS BEEN DESIGNED AS A RESIDENTIAL BUILDING IF IT, AT A LATER DATE, IT IS USED OR INTENDED TO BE USED AS A WORKPLACE, THE PROVISIONS OF THE WORK HEALTH AND SAFETY ACT 2011 OR SUBSEQUENT REPLACEMENT ACT SHOULD BE APPLIED TO THE NEW USE

10. OTHER HIGH RISK ACTIVITY

ALL ELECTRICAL WORK SHOULD BE CARRIED OUT IN ACCORDANCE WITH CODE OF PRACTICE: MANAGING ELECTRICAL RISKS AT THE WORKPLACE, AS/NZ 3012 AND ALL LICENSING REQUIREMENTS ALL WORK USING PLANT SHOULD BE CARRIED OUT IN ACCORDANCE WITH CODE OF PRACTICE: MANAGING RISKS OF PLANT AT THE WORKPLACE ALL WORK SHOULD BE CARRIED OUT IN ACCORDANCE WITH CODE OF PRACTICE: MANAGING NOISE AND PREVENTING HEARING LOSS AT WORK DUE TO THE HISTORY OF SERIOUS INCIDENTS IT IS RECOMMENDED THAT PARTICULAR CARE BE EXERCISED WHEN UNDERTAKING WORK INVOLVING STEEL CONSTRUCTION AND CONCRETE PLACEMENT ALL THE ABOVE APPLIES

11. MANAGEMENT PLAN

‘A MANAGEMENT IN-USE PLAN SHALL BE REQUIRED TO THE FOLLOWING AREAS. THE BUILDING MANAGER SHALL BE REQUIRED TO CONDUCT WEEKLY VISUAL INSPECTIONS AS PART OF THE BUILDINGS BY-LAWS, TO RECORD THE INSPECTIONS IN A LOG BOOK INCLUDING INFORMATION SUCH AS BEING SIGNED AND DATED. WHERE LARGE, STORED COMBUSTIBLE ITEMS ARE TO BE REMOVED, THESE SHALL ALSO BE RECORDED IN THE LOG BOOK, SIGNED AND DATED:

THESE NOTES MUST BE READ AND UNDERSTOOD BY ALL INVOLVED IN THE PROJECT. THIS INCLUDES (BUT IS NOT EXCLUDED TO): OWNER, BUILDER, SUB-CONTRACTORS, CONSULTANTS, RENOVATORS, OPERATORS, MAINTENORS, DEMOLISHERS



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	A	19/03/2026	For Review	PD				PROJECT BRONTE 144 LHS FACADE TYPE B - LOT 12	SCALE @ A3 NTS	DATE 03/2026	DRAWN TD	CHECKED LK
								2E Bronte, Tralee NSW	JOB 26001	DRAWING A00-003	REVISION A	

STORMWATER LEGAL POINT OF DISCHARGE

THE BUILDER/OWNER MUST CONFIRM THE PRECISE LOCATION OF THE POINT OF DISCHARGE, PRIOR TO ANY WORK CARRIED OUT ON SITE, IF THE POINT OF DISCHARGE CANNOT BE LOCATED, COUNCIL'S ENGINEERING OFFICE SHOULD BE NOTIFIED IMMEDIATELY

NOTE

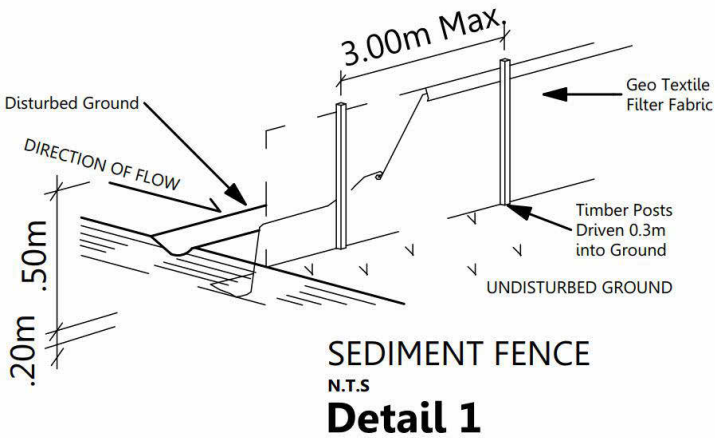
MINIMAL SITEWORKS REQUIRED
SITE SCAPE ONLY
PAD LEVEL MAY VARY

NBN AND GAS CONNECTIONS TO BE
CONFIRMED AND LOCATED ON SITE
PRIOR TO CONSTRUCTION.

NOT ALL SYMBOLS ABOVE MAY BE
DEPICTED ON THIS SITE PLAN

SITE DRAWN WITH INFORMATION PROVIDED BY THE DEVELOPER.

FURTHER SITE INFORMATION REQUIRED IN ORDER TO ACCURATELY POSITION THE PROPOSED DWELLING & DETERMINE CUT AND FILL AREAS. IF A CURRENT CONTOUR SURVEY PLAN, COMPLETED BY A REGISTERED SURVEYOR, IS NOT PROVIDED AT THE COMMENCEMENT OF THE JOB, ANY CHANGES TO THE JOB DUE TO INCOMPLETE OR INCORRECT INFORMATION PROVIDED, WILL BE CHARGED AT THE BUILDER'S AND/OR CLIENT'S EXPENSE.



REAL PROPERTY DESCRIPTION

LOT NUMBER: 12
REGISTERED PLAN NUMBER:
LOCAL AUTHORITY: QUEANBEYAN-PALERANG REGIONAL COUNCIL (QPRC)
SITE AREA: 350.67 m2
SITE COVERAGE: 44.72%



Certificate No. #HR-J7S8JM-01

Scan QR code or follow website link for rating details.

Assessor name Joseph Oppedisano

Accreditation No. DMN/16/1734

Property Address 1020-75 Bronte, Tralee, NSW, 2620

www.hero-software.com.au/pdf/HR-J7S8JM-01

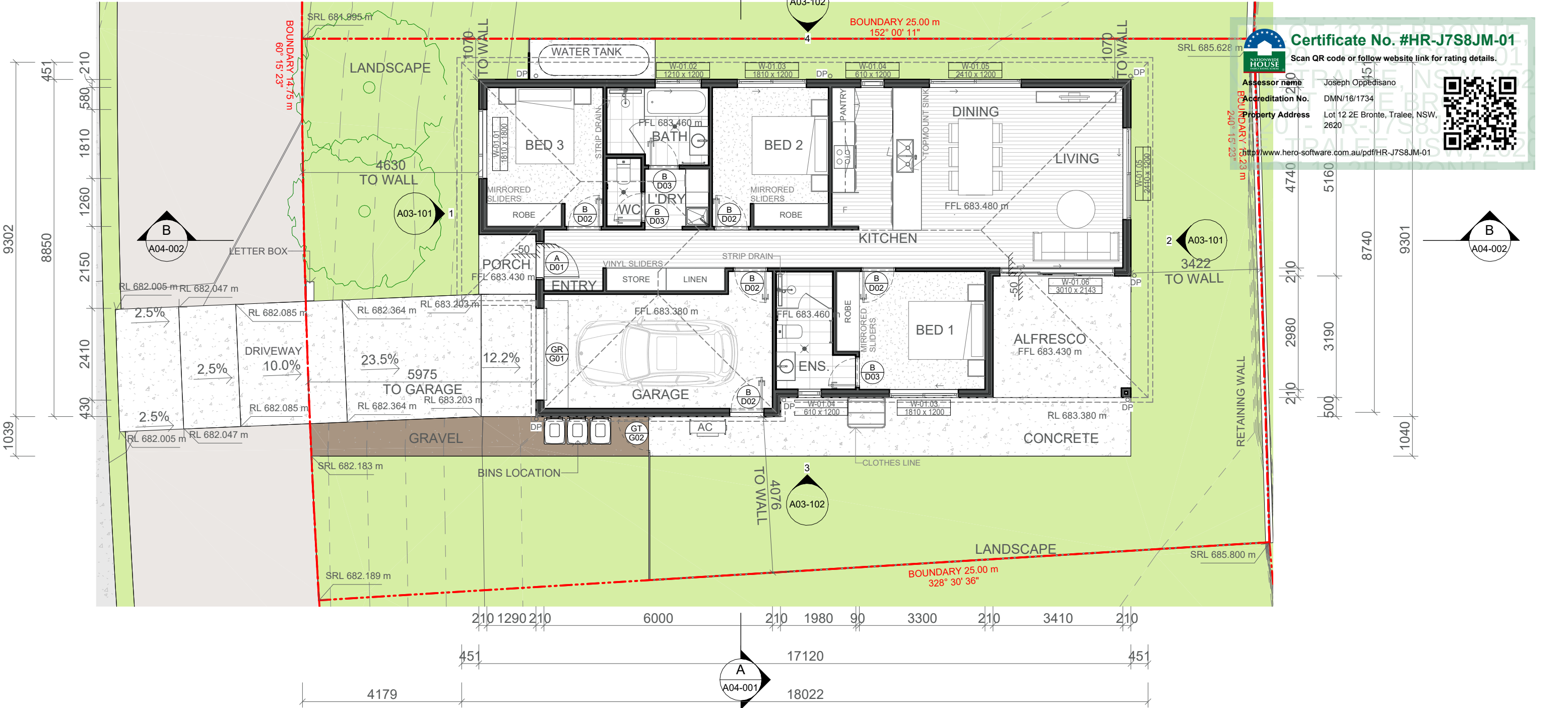
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	A	19/03/2026	For Review	PD			VILLAGE BUILDING COMPANY		SITE PLAN - NEW WORKS			
							PROJECT BRONTE 144 LHS FACADE TYPE B - LOT 12 2E Bronte, Tralee NSW		SCALE @ A3 1 : 150	DATE 03/2026	DRAWN TD	CHECKED LK
									JOB 26001	DRAWING A01-001		REVISION A

NOTE

VENTILATION TO INTERNAL WC, BATH, ENSUITE TO BE AN EXHAUST FAN IN ACCORDANCE WITH NCC 10.6.2 & NCC 10.6.3 & NCC 10.8.2 & AS 1668.2.

THE BUILDER RESERVES THE RIGHT TO CHANGE THE LOCATION OF FIXTURES WITHIN REASON AT ITS OWN DISCRETION

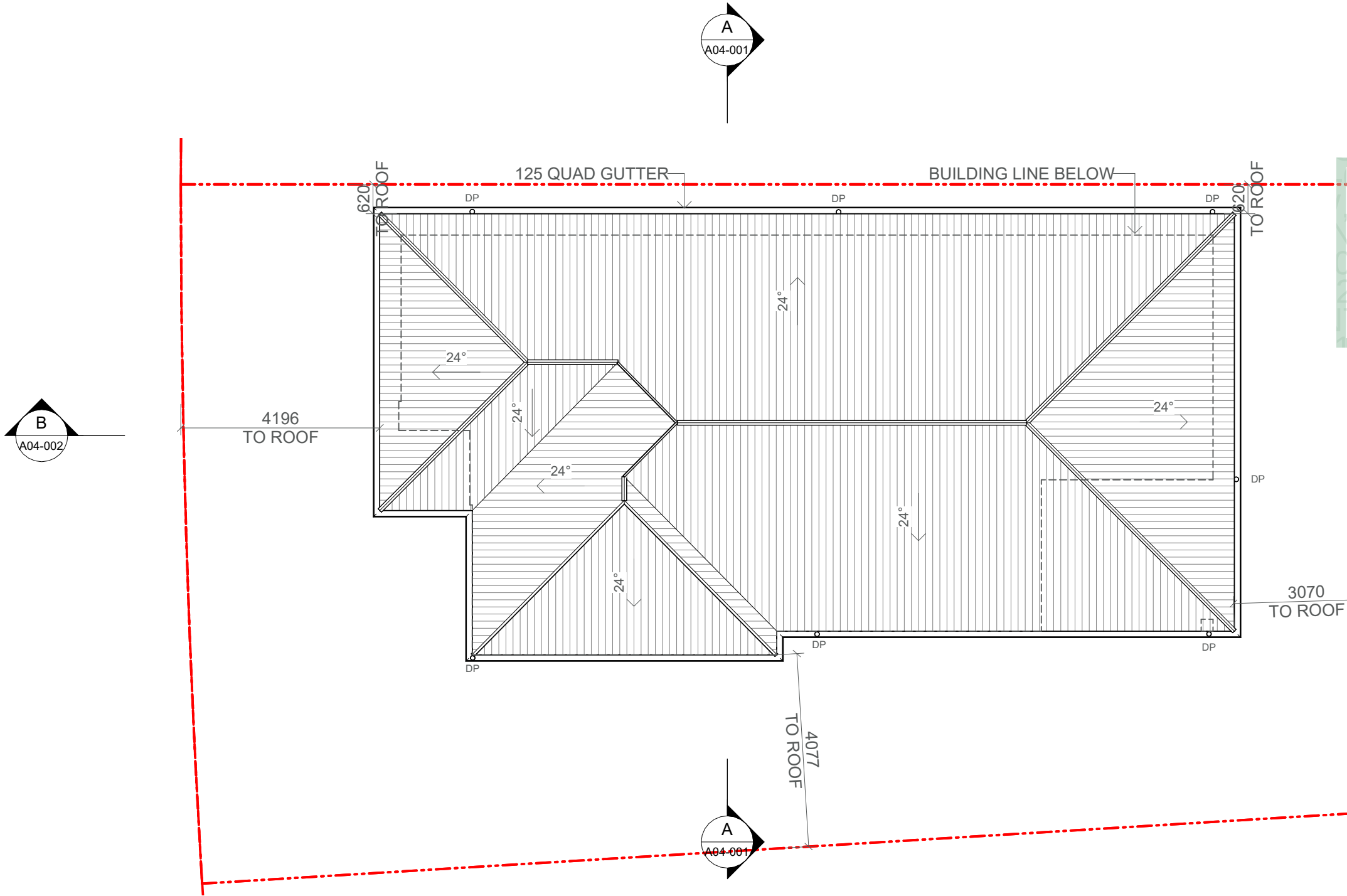
20MM STONE BENCHTOPS



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DEVELOPMENT APPLICATION NOT FOR CONSTRUCTION							KnD Architects Pty Ltd 45 Bainton Crescent, Melba, ACT 2615 Australia P +61 413 047 299 P +61 412 510 932 E info@kndarchitects.com.au www.kndarchitects.com.au		PROJECT BRONTE 144 LHS FACADE TYPE B - LOT 12 2E Bronte, Tralee NSW		SCALE @ A3 1 : 100	
							NSW Nom Arch - Pav Dunski(11381) D+BP Reg's 2021 - DEP0001677 ACN 643 817 985				DATE 03/2026	
											DRAWN TD	
											CHECKED LK	
											REVISION A	

NOTE

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Assessor nameJoseph Oppedisano

Accreditation No.DMN/16/1734

Property AddressLot 12 2E Bronte, Tralee, NSW, 2620


<http://www.hero-software.com.au/pdf/HR-J7S8JM-01>

NOTE

ALL DOWNPIPES SERVICE NO MORE
THAN 12M OF GUTTER

GUTTER AND DP DETAILS	
TOTAL ROOF AREA	178.9 M²
RAINFALL INTENSITY (AEP 5%)	211MM/H
ROOF CATCHMENT AREA PER DP REQUIRED	40 M²
NUMBER OF DOWNPIPES REQUIRED	4.473
NUMBER OF DOWNPIPES PROVIDED	7
ROOF CATCHMENT AREA PER DP PROVIDED	25.56 M²
DOWNPIPES	90MM Ø PVC
GUTTER	125 QUAD

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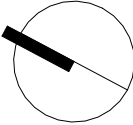
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NSW Nom Arch - Pav Dunski(11381)
D+BP Reg's 2021 - DEP0001677
ACN 643 817 985

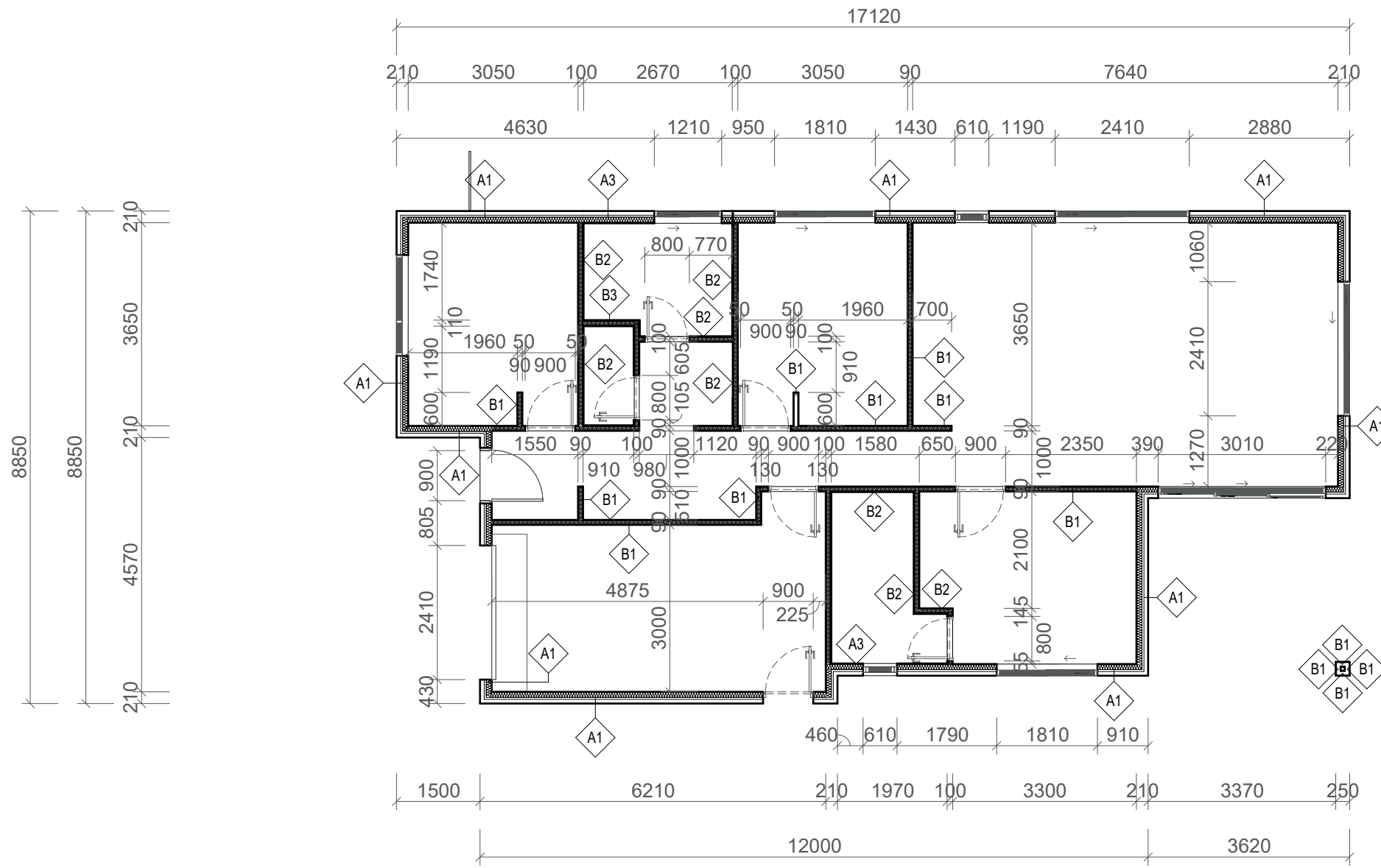


CLIENT
VILLAGE BUILDING COMPANY

PROJECT
BRONTE 144 LHS FACADE TYPE B - LOT 12
2E Bronte, Tralee NSW

DRAWING TITLE
FLOOR PLAN - ROOF PLAN

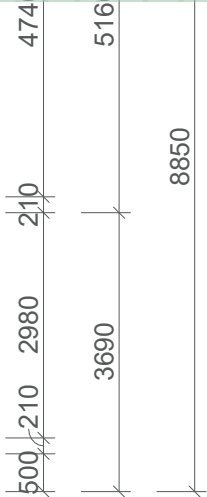
SCALE @ A3 1 : 100	DATE 03/2026	DRAWN TD	CHECKED LK
JOB 26001	DRAWING A02-002	REVISION A	



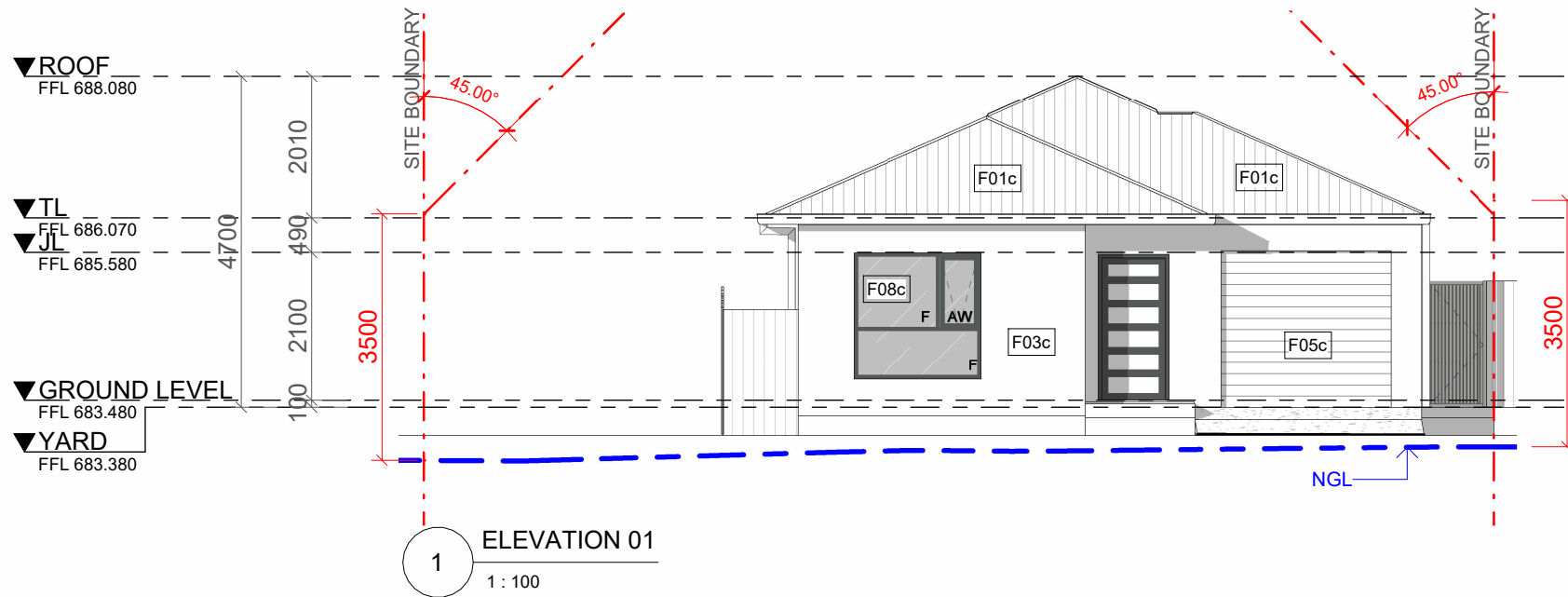
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Assessor name Joseph Oppedisano
Accreditation No. DMN/16/1734
Property Address Lot 12 2E Bronte, Tralee, NSW, 2620
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	A	19/03/2026	For Review	PD			PROJECT BRONTE 144 LHS FACADE TYPE B - LOT 12 2E Bronte, Tralee NSW		SCALE @ A3 1 : 100	DATE 03/2026	DRAWN TD	CHECKED LK
							JOB 26001	DRAWING A02-300	REVISION A			



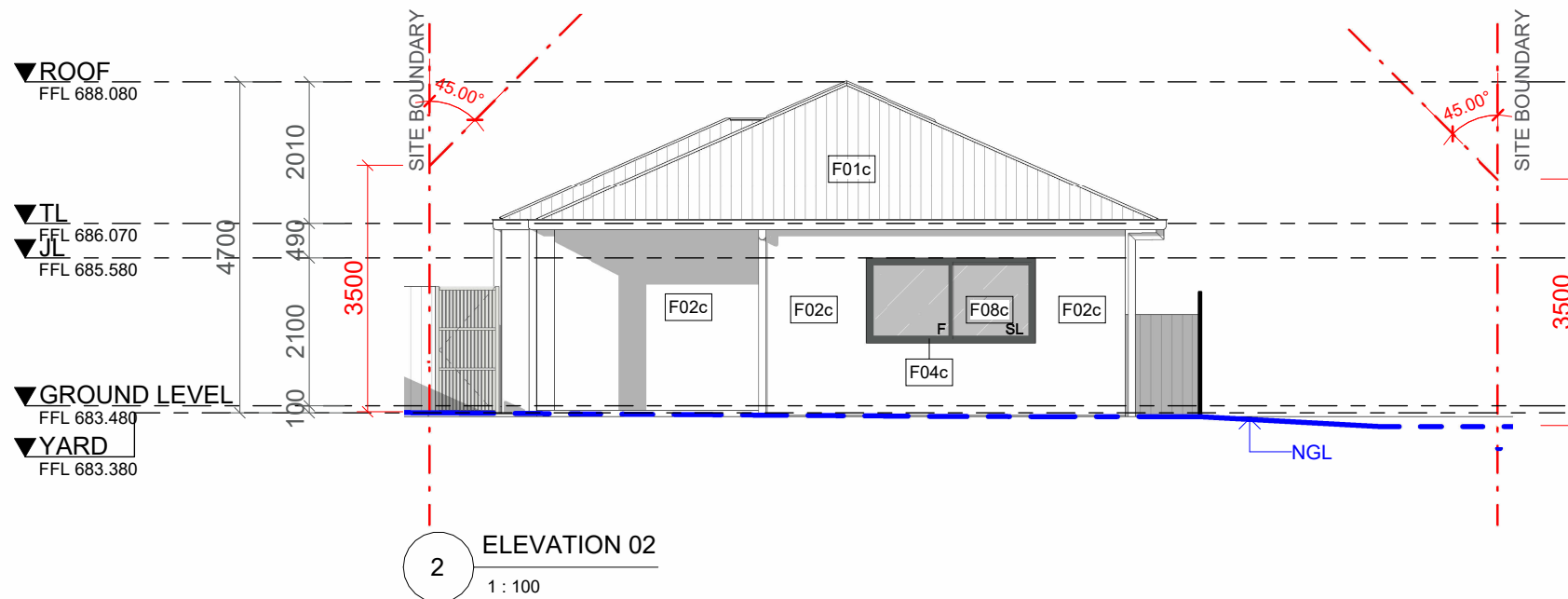
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Assessor nameJoseph Oppedisano

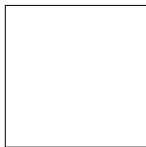
Accreditation No.DMN/16/1734

Property AddressLot 12 2E Bronte, Tralee, NSW, 2620

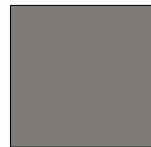
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COLORBOND
COLOUR: WALLABY
STYLE: CUSTOM ORB



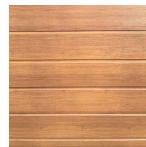
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FOAM
COLOUR: DOVER WHITE



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RENDERED FOAM
PAINT COLOUR: WALLABY



F04c - DULUX - DURALLOY
POWDERCOAT - BLACK SATIN
27219268
COLOUR: NIGHT SKY
GLAZING AND BALUSTRADE FRAME



F05c - GARAGE
METAL TIMBER LOOK
STYLE: SLIMLINE SECTIONAL
COLOUR: BUSH CHERRY



F06c - FENCE & GATE
COLORBOND
COLOUR: WALLABY



F08c - GLASS
GLAZING AND WINDOW

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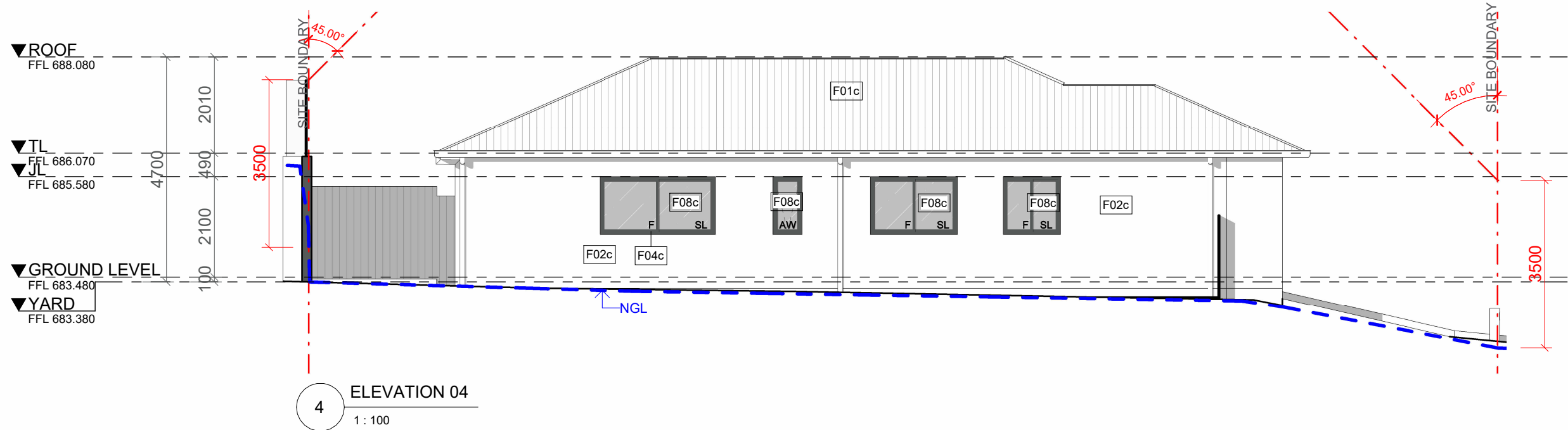
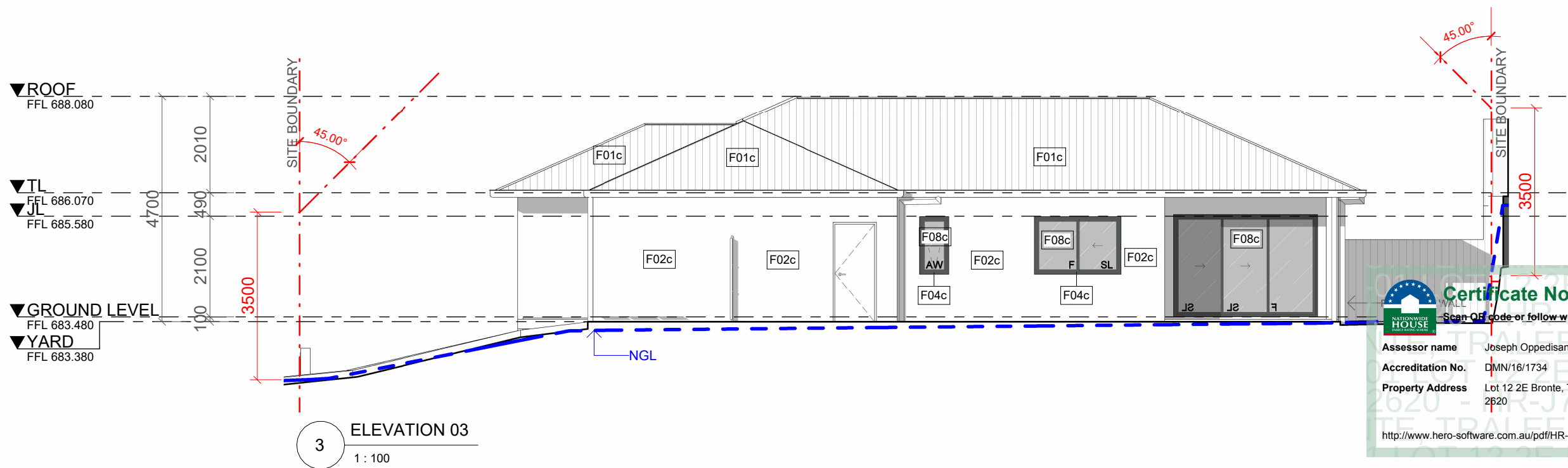
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D+BP Reg's 2021 - DEP0001677
ACN 643 817 985

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VILLAGE BUILDING COMPANY

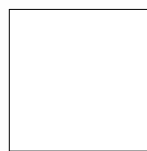
PROJECT
BRONTE 144 LHS FACADE TYPE B - LOT 12
2E Bronte, Tralee NSW

DRAWING TITLE
ELEVATION 01&02

SCALE @ A3 1 : 100	DATE 03/2026	DRAWN TD	CHECKED LK
JOB 26001	DRAWING A03-001	REVISION A	



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COLOUR: WALLABY
STYLE: CUSTOM ORB



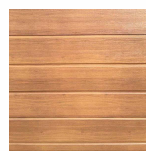
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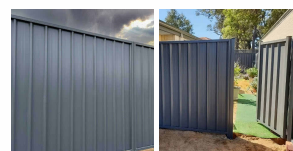
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PAINT COLOUR: WALLABY



F04c - DULUX - DURALLOY
POWDERCOAT - BLACK SATIN
27219268
COLOUR: NIGHT SKY
GLAZING AND BALUSTRADE FRAME



F05c - GARAGE
METAL TIMBER LOOK
STYLE: SLIMLINE SECTIONAL
COLOUR: BUSH CHERRY



F06c - FENCE & GATE
COLORBOND
COLOUR: WALLABY



F08c - GLASS
GLAZING AND WINDOW

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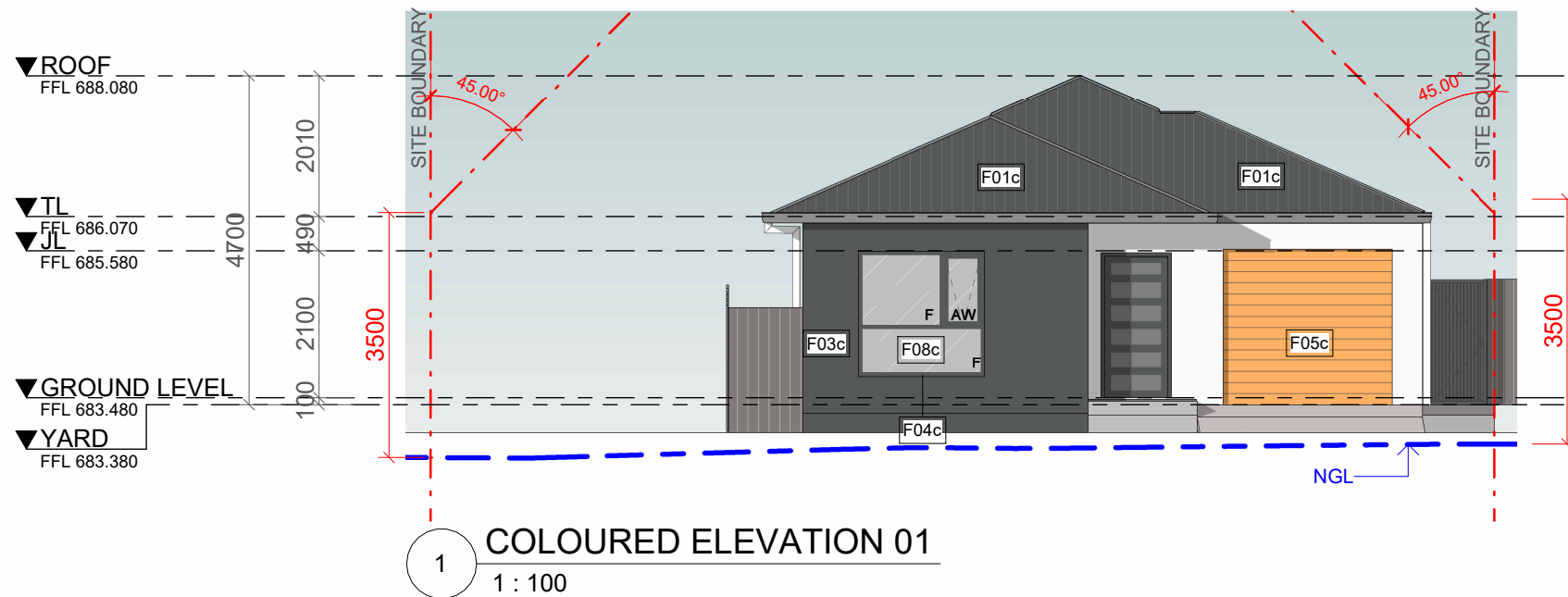
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ACN 643 817 985

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VILLAGE BUILDING COMPANY

PROJECT
BRONTE 144 LHS FACADE TYPE B - LOT 12
2E Bronte, Tralee NSW

DRAWING TITLE
ELEVATION 03&04

SCALE @ A3 1 : 100	DATE 03/2026	DRAWN TD	CHECKED LK
JOB 26001	DRAWING A03-002		REVISION A



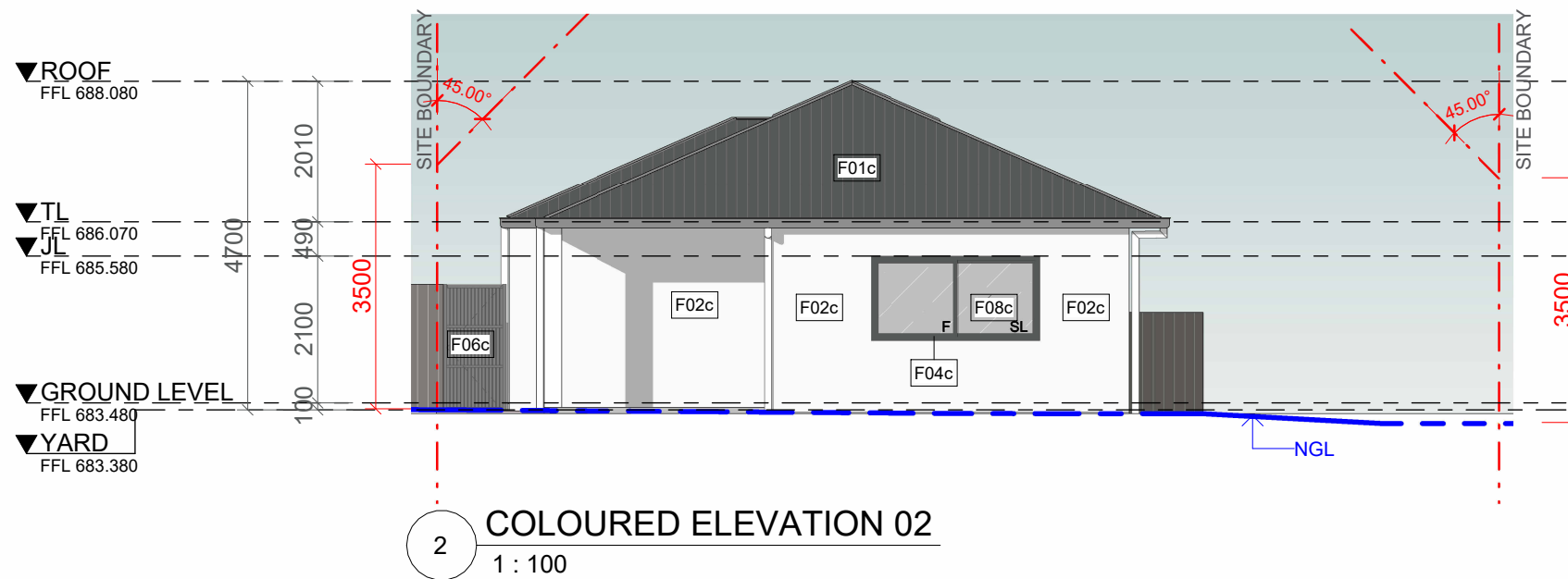
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Assessor nameJoseph Oppedisano

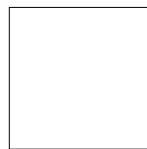
Accreditation No.DMN/16/1734

Property AddressLot 12 2E Bronte, Tralee, NSW, 2620

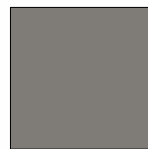
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COLOUR: WALLABY
STYLE: CUSTOM ORB



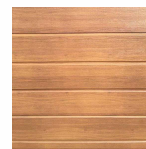
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FOAM
COLOUR: DOVER WHITE



F03c - 75MM EPS
RENDERED FOAM
PAINT COLOUR: WALLABY



F04c - DULUX - DURALLOY
POWDERCOAT - BLACK SATIN
27219268
COLOUR: NIGHT SKY
GLAZING AND BALUSTRADE FRAME



F05c - GARAGE
METAL TIMBER LOOK
STYLE: SLIMLINE SECTIONAL
COLOUR: BUSH CHERRY

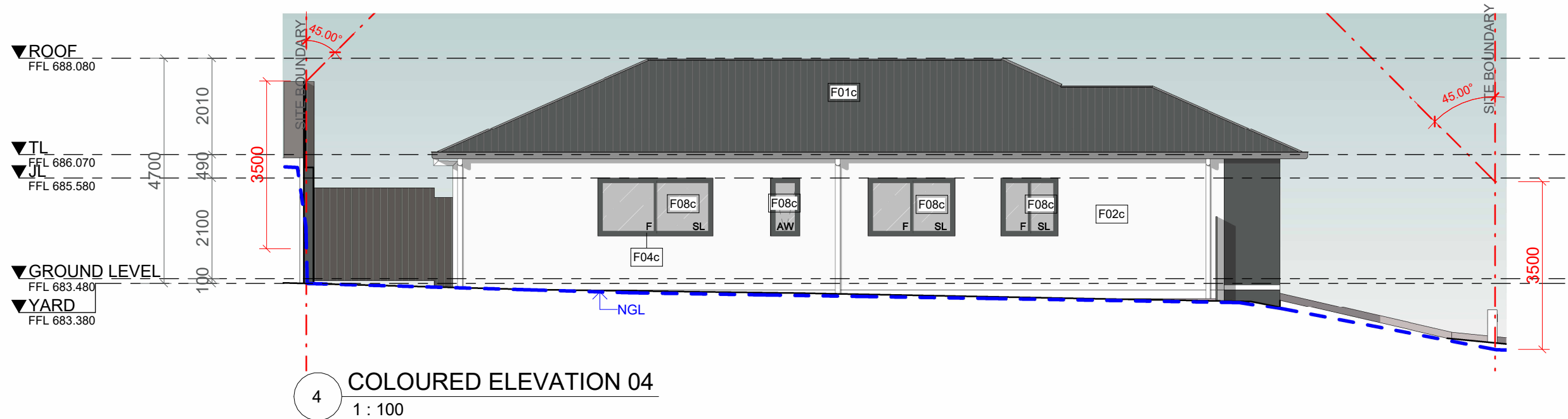


F06c - FENCE & GATE
COLORBOND
COLOUR: WALLABY



F08c - GLASS
GLAZING AND WINDOW

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	A	19/03/2026	For Review	PD				SCALE @ A3 1 : 100	DATE 03/2026	DRAWN TD	CHECKED LK
								PROJECT BRONTE 144 LHS FACADE TYPE B - LOT 12 2E Bronte, Tralee NSW	JOB 26001	DRAWING A03-101	REVISION A

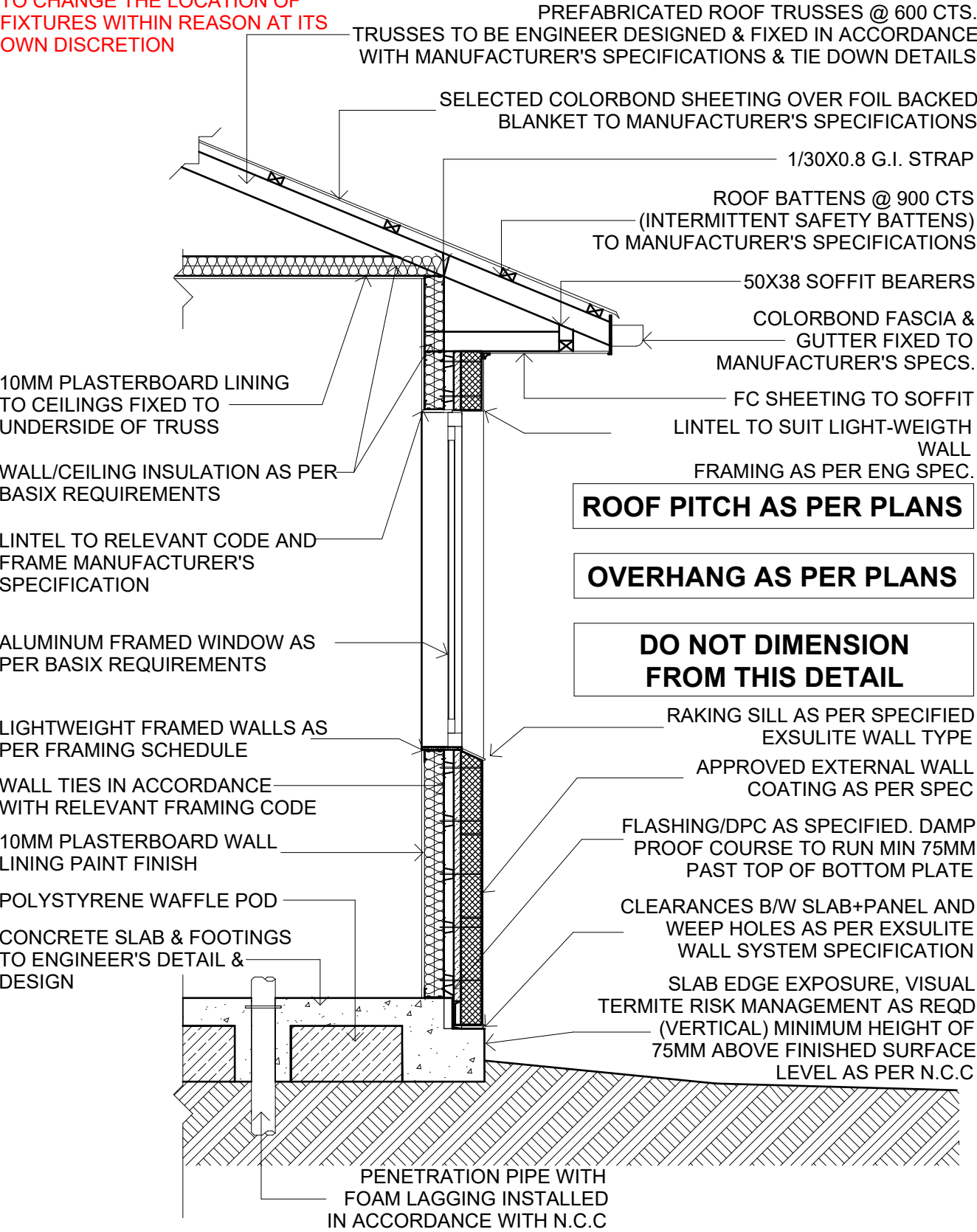


F08c - GLASS
GLAZING AND WINDOW

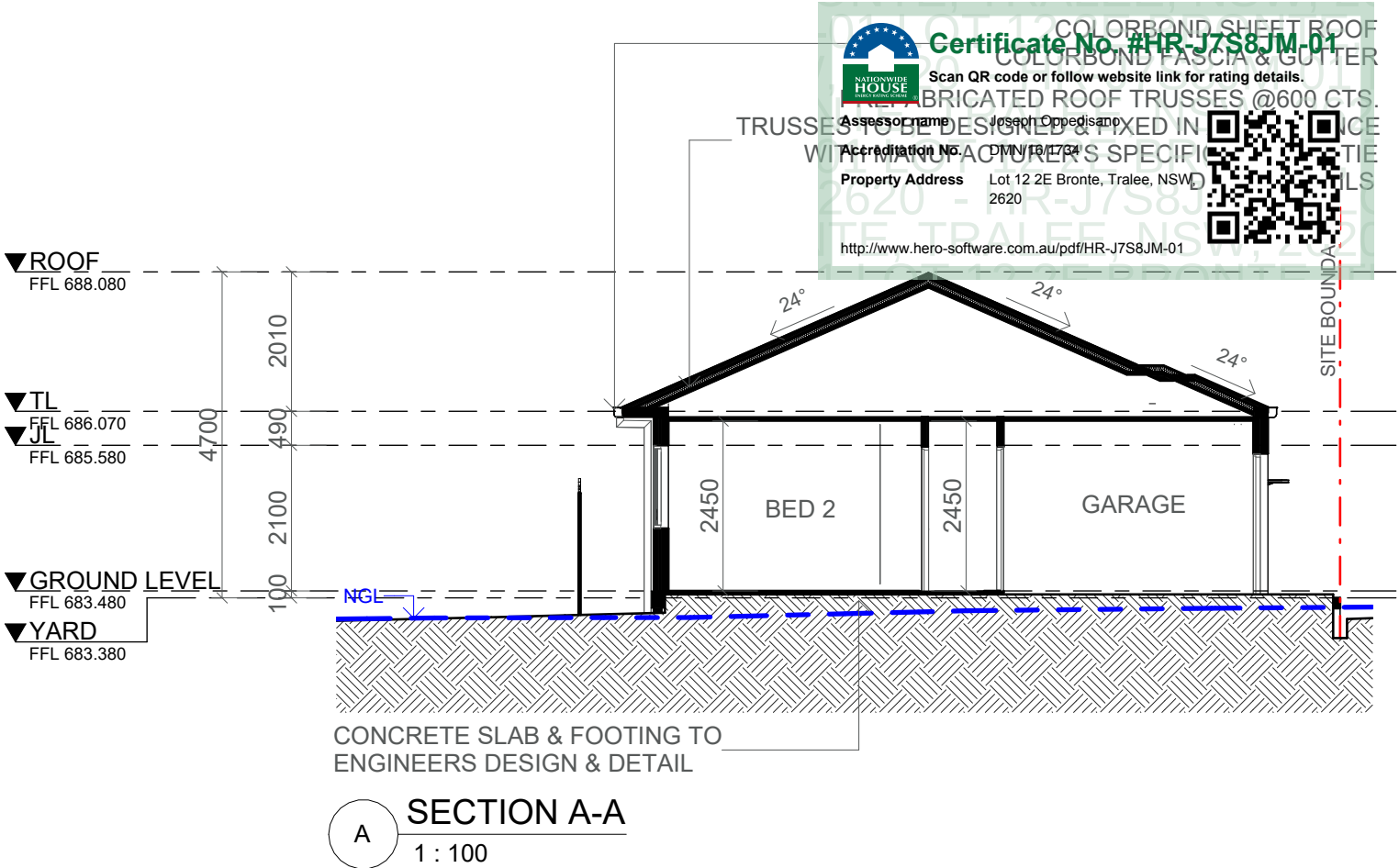
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	A	19/03/2026	For Review	PD		VILLAGE BUILDING COMPANY	COLOURED ELEVATION 03&04			
						PROJECT	SCALE @ A3	DATE	DRAWN	CHECKED
						BRONTE 144 LHS FACADE TYPE B - LOT 12	1 : 100	03/2026	TD	LK
						2E Bronte, Tralee NSW	JOB	DRAWING		REVISION
							26001	A03-102		A

NOTE

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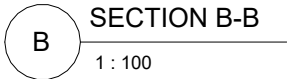


1 WALL SECTION 1 (TYPICAL)
1 : 20



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	A	19/03/2026	For Review	PD		PROJECT BRONTE 144 LHS FACADE TYPE B - LOT 12 2E Bronte, Tralee NSW	SCALE @ A3 As indicated	DATE 03/2026	DRAWN TD	CHECKED LK	
						JOB 26001	DRAWING A04-001		REVISION A		

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FIXTURES WITHIN REASON AT ITS
OWN DISCRETION



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	A	19/03/2026	For Review	PD		VILLAGE BUILDING COMPANY	SECTION B			
						PROJECT	SCALE @ A3	DATE	DRAWN	CHECKED
						BRONTE 144 LHS FACADE TYPE B - LOT 12	1 : 100	03/2026	TD	LK
						2E Bronte, Tralee NSW	JOB	DRAWING		REVISION
							26001	A04-002		A

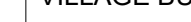
THE BUILDER RESERVES THE RIGHT TO
CHANGE THE LOCATION OF FIXTURES
WITHIN REASON AT ITS OWN DISCRETION
EXTERNAL SLABS TO BE POURED
SEPARATELY



- FLOOR WASTE TO WET AREA IS TO HAVE MINIMUM 1:100 FALL TOWARDS THE WASTE
- SHOWER SUBSTRATE TO HAVE MIN. 1:80 FALL TO MAX. 1:50 FALL TO FLOOR WASTE

 FLOOR WASTE

 DRAIN WASTE

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	A	19/03/2026	For Review	PD			PROJECT BRONTE 144 LHS FACADE TYPE B - LOT 12 2E Bronte, Tralee NSW		SCALE @ A3 1 : 100	DATE 03/2026	DRAWN TD	CHECKED LK
								JOB 26001	DRAWING A05-010		REVISION A	

BRACING NOTES

BRACING TYPES USED:

TYPE (H) METHOD B - PLYWOOD

- PLYWOOD SHALL BE NAILED TO FRAME IN ACCODANCE WITH AS1684.2 2021 USING 30 X 2.8MM DIAM. GALVANIZED FLATHEAD NAILS OR EQUIVALENT.
- HORIZONTAL BUTT JOINTS PERMITTED, PROVIDED NAIL FIXED TO NOGGING AT 50MM CENTRES.
- NO RODS BUT SHEATHING SHALL BE NAILED TO TOP AND BOTTOM PLATES AND ANY HORIZONTAL JOINTS AT 50MM CENTRES.
- FASTENER SPACING; TOP AND BOTTOM PLATE 50MM, VERTICAL EDGES 150MM, INTERMEDIATE STUDS 300MM
- FIXING OF BOTTOM PLATE TO FLOOR FRAME OR SLAB: A 13KN CAPACITY CONNECTION AT EACH END AND IMMEDIATELY AT MAX. 1200MM CENTRES.
- BRACING CAPACITY OF TYPE (H) METHOD B IS 5.2KN/M

TYPE (C) - METAL ANGLE BRACE

- MAXIMUM DEPTH OF NOTCH SHALL NOT EXCEED 20MM
- LENGTH OF BRACING 1800MM MIN. TO 2700MM MAX.
- BRACING CAPACITY OF TYPE (C) IS 1.5KN/M
- METAL ANGLE OF MIN. NOMINAL SECTION OF 18 X 16 X 1.2MM MUST BE FIXED TO FRAME IN A/W AS1684.2 2021
 - 2/30 X 2.8MM DIAM. NAILS TO EACH STUD
 - 30 X 0.8MM GALV. STRAP 3/30 X 2.8MM DIAM. GALV. FLATHEAD (OR EQUIVALENT) NAILS TO EACH END TO STUD

MASONRY BLOCK WALLS

- 200 SERIES CORE FILLED BLOCKWORK IN ACCORDANCE WITH AS3700
- WALLS REINFORCED WITH N12 TIE-DOWNS
- BRACING CAPACITIES AS PER TABLES 4.5, 4.6, 4.7 IN THE SINGLE-LEAF MASONRY DESIGN MANUAL

STRUCTURAL BRACING:

- FOR WALL HEIGHTS GREATER THAN 2700MM THE BRACING CAPACITY OF BRACING WALLS IS REDUCED AND MUST BE RECALCULATED USING THE VALUES GIVEN IN TABLE 8.1.9 OF AS1684.2/AS1684.3.
- BRACING SHALL INITIALLY BE PLACED IN EXTERNAL WALLS AND WHERE POSSIBLE AT THE CORNERS OF THE BUILDING. REMAINING BRACING SHALL BE EVENLY DISTRIBUTED THROUGHOUT BUILDING.
- BRACING SHALL NOT BE PLACED ON EXTERNAL WALLS UNDER THE EAVES UNLESS SUITABLE CONNECTIONS TO THE MAIN CEILING DIAPHRAGMS ARE PROVIDED.
- THE MAXIMUM DISTANCE BETWEEN BRACED WALLS AT RIGHT ANGLES TO THE BUILDING LENGTH/WIDTH SHALL NOT EXCEED 9000MM FOR WIND CLASSIFICATION N2. FOR WIND CLASSIFICATION GREATER THAN N2 SPACING SHALL BE IN ACCORDANCE WITH TABLE 8.20 AND 8.21 IN AS1684.2./AS1864.3. - 2021
- ALL INTERNAL BRACING WALLS SHALL BE FIXED TO THE FLOOR, CEILING AND/OR EXTERNAL WALL FRAME WITH STRUCTURAL CONNECTIONS OF EQUIVALENT SHEAR CAPACITY TO THE BRACING CAPACITY OF THAT PARTICULAR BRACING WALL.

ROOF TRUSSES and ROOF BRACING:

- TO BE DESIGNED BY TRUSS MANUFACTURER TO COMPLY WITH AS1684.2 - 2021, AS1720 AND AS4440.
- ANY ANOMALIES MUST BE ADVISED TO ENSURE PLANS CAN BE ADJUSTED PRIOR TO BUILDER FINALISING FOR CONSTRUCTION.

TEMPORARY BRACING NOTES:

- THE BUILDER IS TO ENSURE THAT THE BUILDING IS ADEQUATELY BRACED DURING CONSTRUCTION.
- TEMPORARY BRACING SHALL BE EQUIVALENT T AT LEAST 60% OF THE PERMANENT BRACING REQUIRED.
- TEMPORARY BRACING MAY FORM PART OF THE INSTALLED PERMANENT BRACING.

NOMINAL WALL BRACING:

- NOMINAL BRACING, WALL FRAMES LINED WITH SHEET MATERIAL SUCH AS PLYWOOD, PLASTERBOARD OR FIBRE CEMENT, MAY PROVIDE UP TO 50% RESISTANCE OF THE TOTAL RACKING FORCES.
- WALL FRAMES MUST BE NOMINALLY FIXED TO THE FLOOR AND ROOF FRAME.
- NOMINAL BRACING SHALL BE EVENLY DISTRIBUTED THROUGHOUT THE BUILDING.
- MINIMUM LENGTH OF NOMINAL BRACING WALLS SHALL BE 450MM.
- SHEETED ONE SIDE ONLY: BRACING CAPACITY 0.45KN/M
- SHEETED TWO SIDES: BRACING CAPACITY 0.75KN/M
- 1/75MM MASONRY NAIL, SCREW OR BOLT @1200 CRS MAX.

TIE-DOWN SCHEDULE

- NOMINAL FIXINGS TO ALL TIMBER MEMBERS IN ACCORDANCE WITH RELEVANT STANDARDS; AS1684.2, AS1684.3 - 2021
- M12 CYCLONE RODS TO EITHER SIDE OF EXTERNAL OPENINGS AND AT 1800MM CTRS. ON EXTERNAL WALLS
- M12 CYCLONE ROD TO CENTRE OF PIERS

BATTENS / TRUSSES

- 1/NO 14 TYPE 17 X 75MM SCREWS, OR AS PER TRUSS MANUFACTURER'S SPECIFICATIONS

TRUSS / TOP PLATE

- 1/30 X 0.8MM G.I. STRAP OVER EACH TRUSS, 4/2.8MM DIAM. NAILS EACH END
- GIRDER TRUSS TO HAVE 2/30 X 0.8MM G.I. STRAPS, 4/2.8MM DIAM NAILS EACH END

LINTEL / TOP PLATE

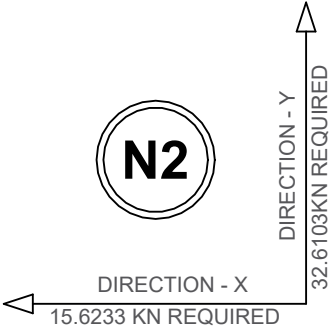
- 30 X 0.8MM LOOPED STRAP @900 CRS MAX, 4 NAILS EACH END

LINTEL / JAMB STUD

- 30 X 0.8MM G.I. STRAP @900 CRS MAX, 4/2.8MM DIAM. NAILS EACH END

BOTTOM PLATE / CONCRETE SLAB

- 1/75MM MASONRY NAIL, SCREW OR BOLT @1200 CRS MAX.



DIRECTION X	BRACING SCHEDULE			N2
	• DENOTES TIE-DOWN ROD			
TYPE	LENGTH	RESISTANCE	QTY.	TOTAL (KN)
PLY BRACE	600	2.6 kN/lm		
PLY BRACE	900	5.2 kN/lm	5	23.40
PLY BRACE	1200	6.0 kN/lm		
350 PT BRACE	350	6.0 kN/brace		
200 SERIES BLOCK	1000	12 kN/lm		
TOTAL RESISTANCE ACHIEVED				23.40

DIRECTION Y	BRACING SCHEDULE			N2
	• DENOTES TIE-DOWN ROD			
TYPE	LENGTH	RESISTANCE	QTY.	TOTAL (KN)
PLY BRACE	600	2.6 kN/lm		
PLY BRACE	900	5.2 kN/lm	8	37.44
PLY BRACE	1200	6.0 kN/lm		
350 PT BRACE	350	6.0 kN/brace		
200 SERIES BLOCK	1000	12 kN/lm		
TOTAL RESISTANCE ACHIEVED				37.44



Certificate No. #HR-J7S8JM-01

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Assessor name

Joseph Oppedisano

Accreditation No.

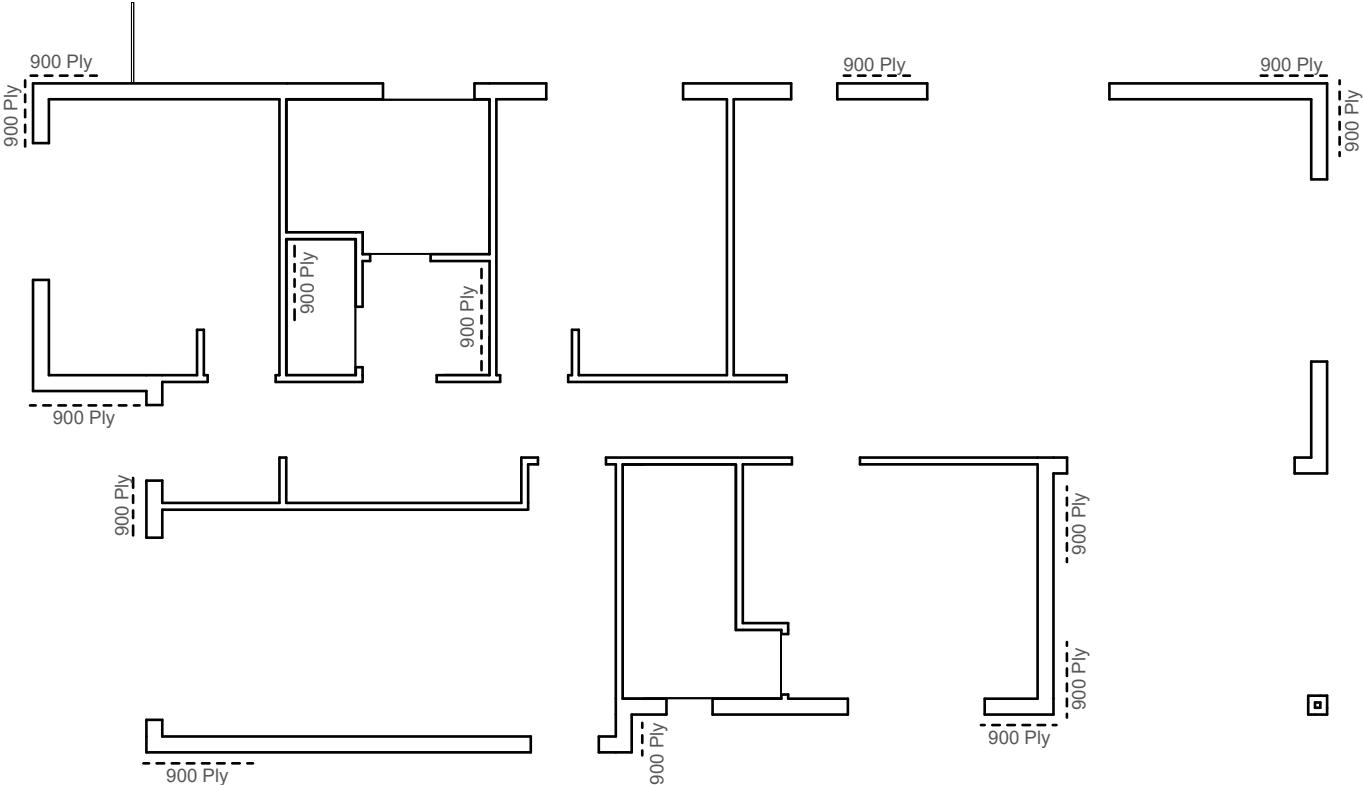
DMN/16/1734

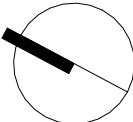
Property Address

Lot 12 2E Bronte, Tralee, NSW, 2620

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	A	19/03/2026	For Review	PD			PROJECT BRONTE 144 LHS FACADE TYPE B - LOT 12 2E Bronte, Tralee NSW	SCALE @ A3 1 : 100	DATE 03/2026	DRAWN TD	CHECKED LK	
							JOB 26001	DRAWING A05-011		REVISION A		

IMPORTANT NOTE

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ELECTRICAL NOTES

LIGHT SWITCHES @ 1150 AFL
WALL MOUNTED LIGHTS @ 2000 AFL
POWER OUTLETS @ 300 AFL
(STANDARD)

POWER OUTLETS (OTHER)

MICROWAVE OVEN @ 1800 AFL
(OVEN TOWER)
MICROWAVE OVEN @ 650 AFL
(UNDER BENCH)
KITCHEN SINK
REFRIGERATOR @ 1000 AFL
RANGEHOOD @ 1800 AFL
DISHWASHER @ 300 AFL
VANTY BASINS @ 1500 AFL
LAUNDRY BENCH @ 1500 AFL
WASHING MACHINE @ 1500 AFL



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Assessor name Joseph Oppedisano

Accreditation No. DMN/16/1734

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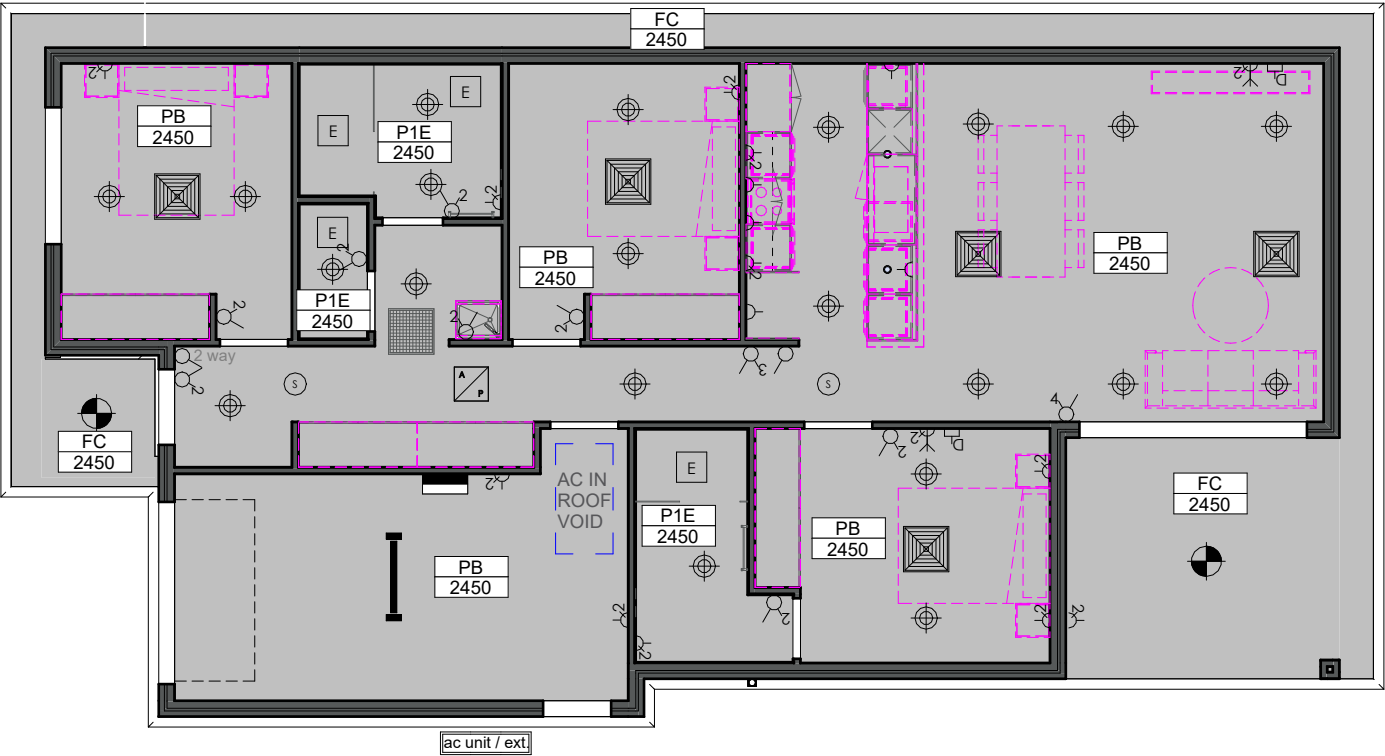


IMPORTANT NOTE

VENTILATION TO INTERNAL WC, BATH, ENSUITE
TO BE AN EXHAUST FAN IN ACCORDANCE WITH
NCC 10.6.2 & NCC 10.6.3 & NCC 10.8.2 & AS - 1668.2

SMOKE ALARMS TO BE HARD-WIRE INSTALLED
& INTER-CONNECTED IN ACCORDANCE WITH
NCC PART 9.5.1

SMOKE ALARMS TO BE POSITIONED AS PER PART 5A SMOKE ALARMS FOR DOMESTIC DWELLINGS FROM THE BUILDING FIRE SAFETY REGULATION 2008



LEGEND

SWITCHES	POWER POINTS	FANS	NETWORKING	LIGHTS	SAFETY
 1 Gang  2 Gang  3 Gang  4 Gang  5 Gang  6 Gang  Dimmer & Switch  Water Resistant Switch Indoor  2 Gang Water Resistant Switch Indoor  Weather Resistant Switch Outdoor  2 Gang Weather Resistant Switch Outdoor	 Single  Double  Quad  Single + 1 x Switch  Single + 2 x Switch  Gangbuster  Suspended Power Socket	 Exhaust Fan  Bathroom 3-in-1  Ducted Exhaust Fan  Air Terminal	 TV Socket  Telephone Socket  Data Socket  Audio Socket  NBN	 Large Downlight  Wall Light  Spot Light  LED Downlight  LED Downlight Waterproof  Small Directional Light  Fluorescent Light  LED Strip  Pendent light	 Hard-wired Smoke Detector CEILING LEGEND  Plasterboard Ceiling  Moisture Resistant Plasterboard Ceiling  Fibre Cement Board Ceiling  Timber Ceiling

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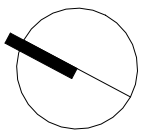
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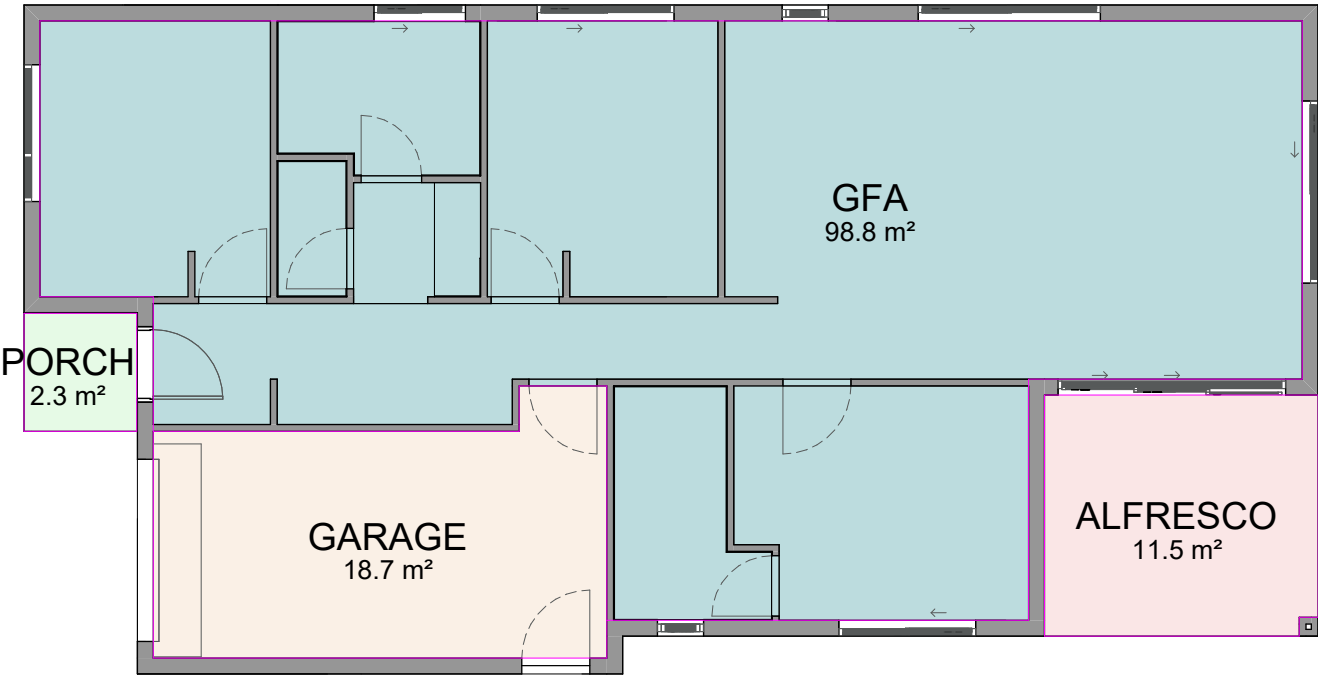
NSW Nom Arch - Pav Dunski(11381)
D+BP Reg's 2021 - DEP0001677
ACN 643 817 985



CLIENT VILLAGE BUILDING COMPANY	DRAWING TITLE ELECTRICAL PLAN			
PROJECT BRONTE 144 LHS FACADE TYPE B - LOT 12 2E Bronte, Tralee NSW	SCALE @ A3 1 : 100	DATE 03/2026	DRAWN TD	CHECKED LK
	JOB 26001	DRAWING A05-012		REVISION A

GFA LEGEND

- ALFRESCO
- GARAGE
- GFA
- PORCH





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Assessor name

Joseph Oppedisano

Accreditation No.

DMN/16/1734

Property Address

Lot 12 2E Bronte, Tralee, NSW,
2620

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1

GFA GROUND LEVEL

1 : 100

SITE AREA:

350.67 m²

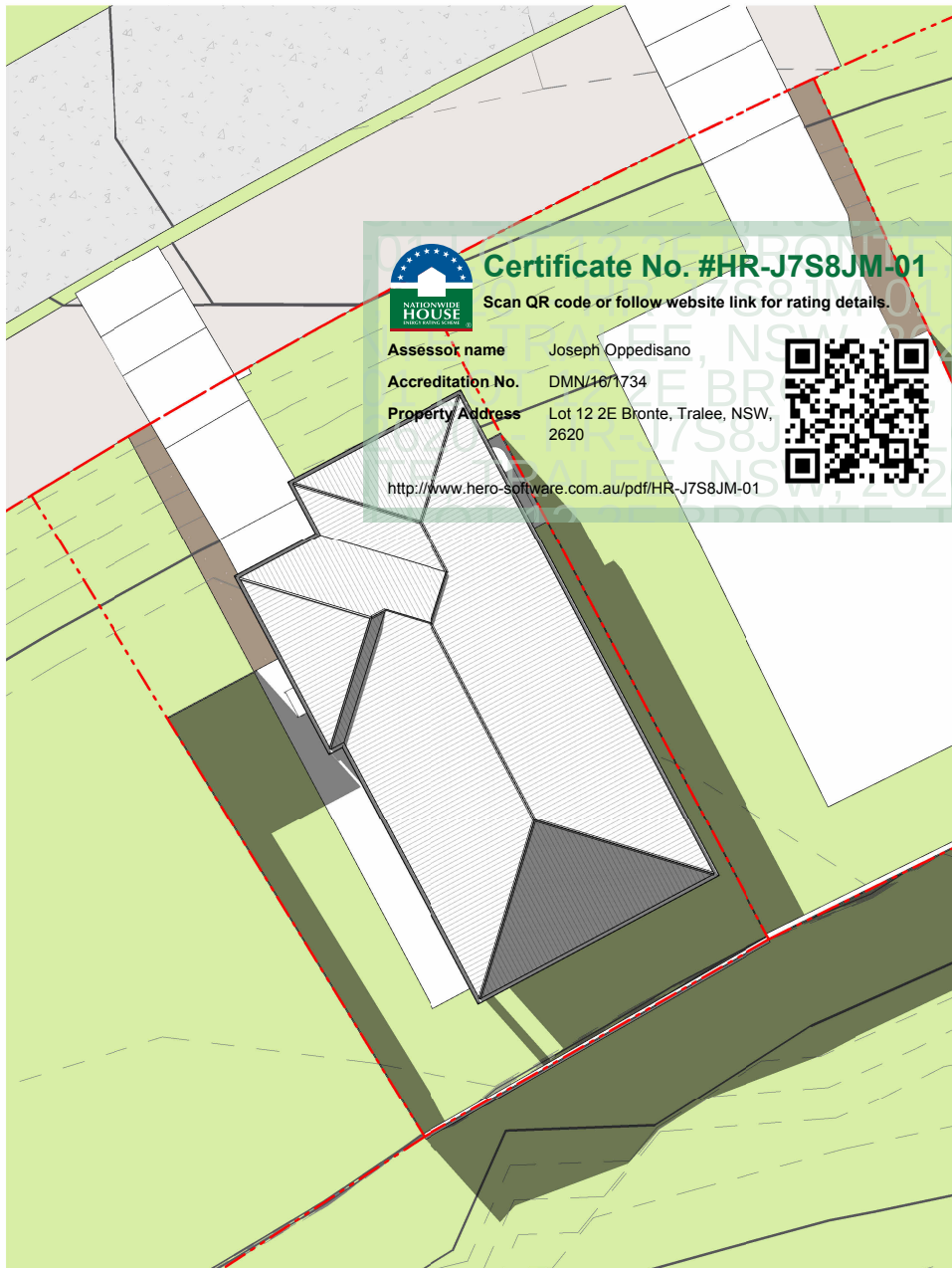
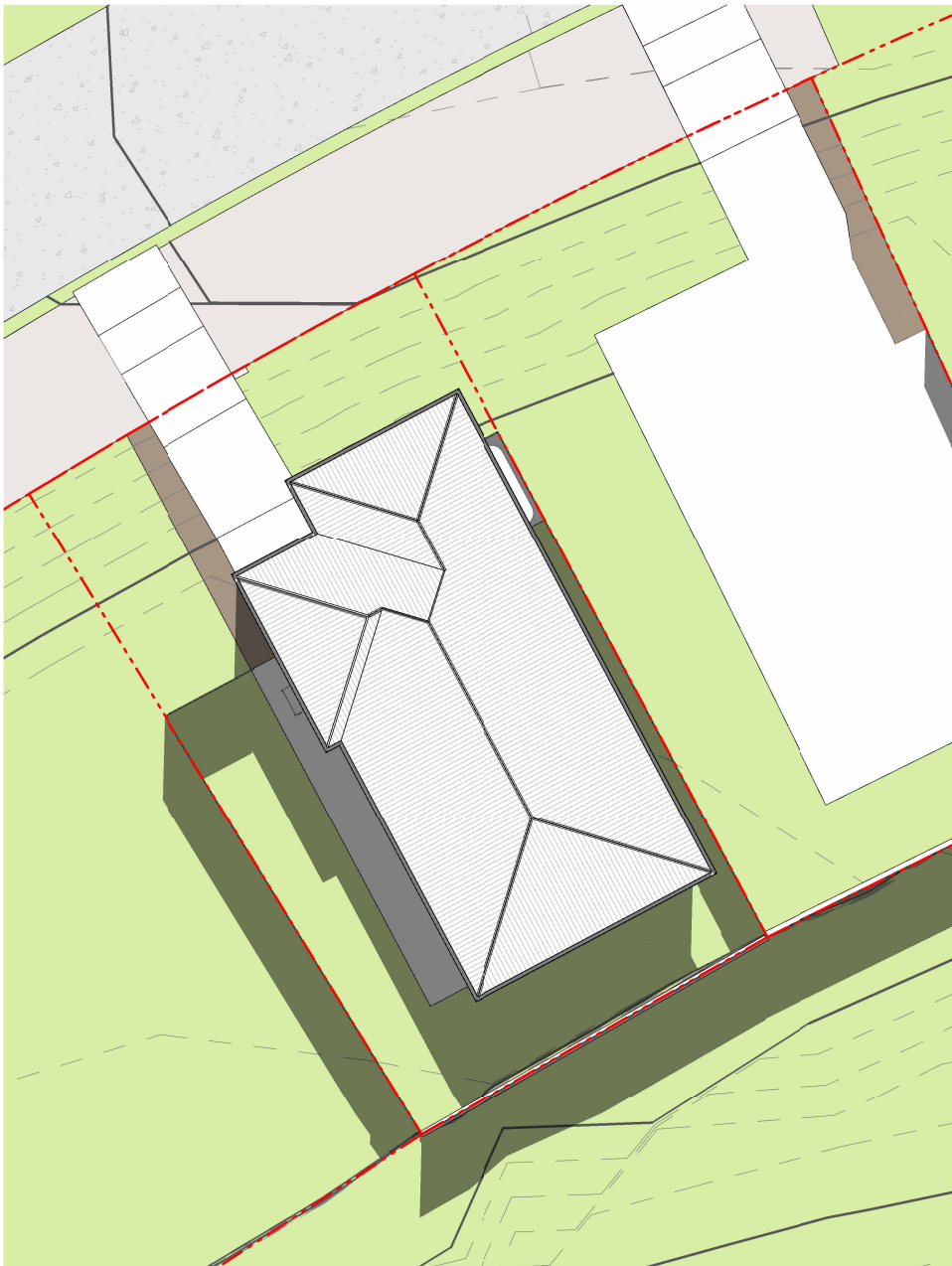
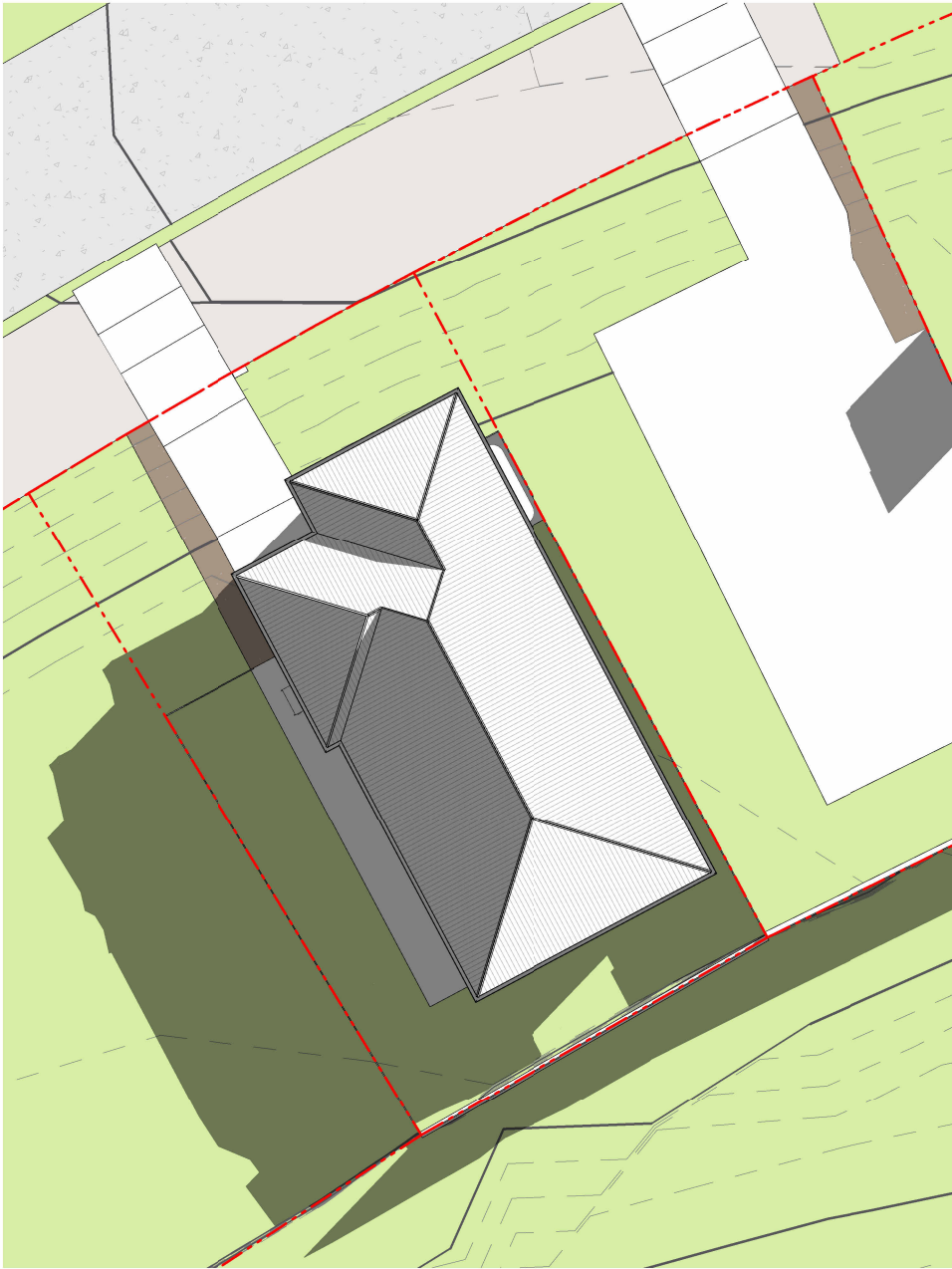
GFA TOTAL :

98.77 m²

PROPOSED PLOT RATIO:

28.17%

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	A	19/03/2026	For Review	PD			PROJECT BRONTE 144 LHS FACADE TYPE B - LOT 12 2E Bronte, Tralee NSW	SCALE @ A3 1 : 100	DATE 03/2026	DRAWN TD	CHECKED LK
							JOB 26001	DRAWING A05-021		REVISION A	



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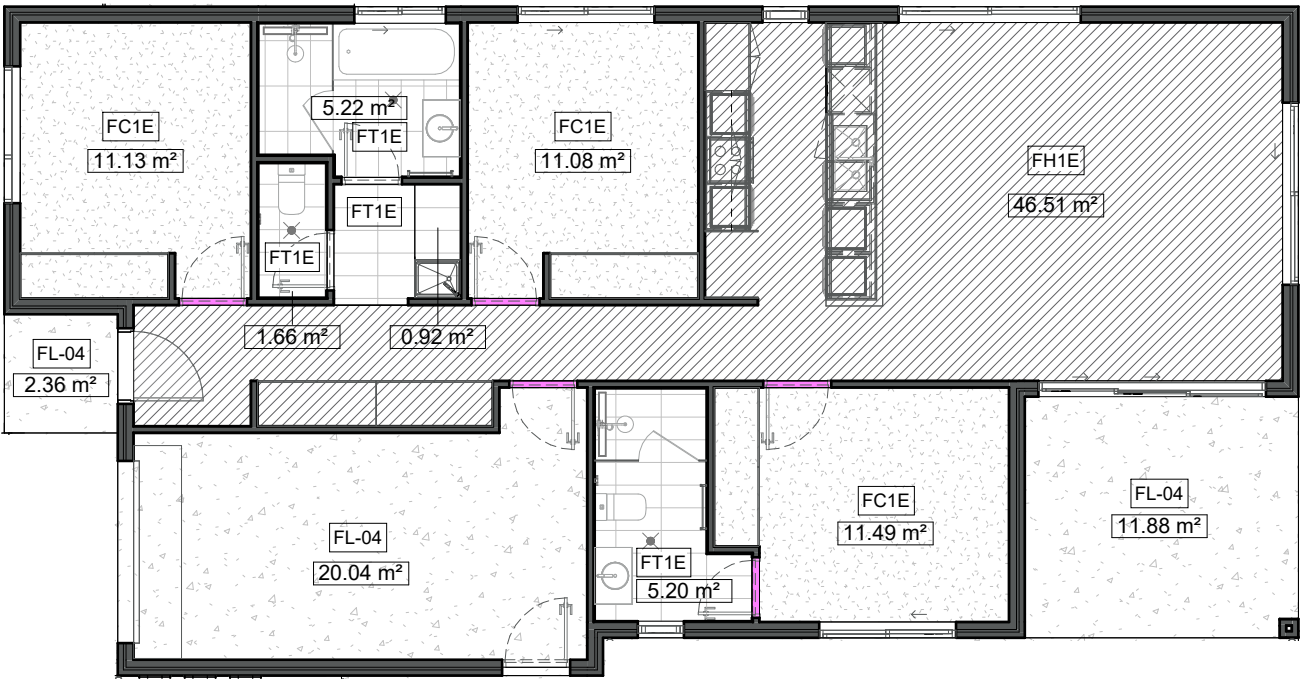


01 SHADOW DIAGRAM-09AM WINTERSOLSTICE
1 : 250

02 SHADOW DIAGRAM-12PM WINTERSOLSTICE
1 : 250

03 SHADOW DIAGRAM-03PM WINTERSOLSTICE
1 : 250

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	PROJECT BRONTE 144 LHS FACADE TYPE B - LOT 12 2E Bronte, Tralee NSW							SCALE @ A3 1 : 250	DATE 03/2026	DRAWN TD	CHECKED LK		
								JOB 26001	DRAWING A05-031		REVISION A		



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Assessor nameJoseph Oppedisano

Accreditation No.DMN/16/1734

Property Address100/121 Bronte, Tralee, NSW, 2020

FLOOR THE MATCHING SYSTEM INDICATES AREAS TO BE TILED ONLY AND NOT THE FINISHED TILE LAYOUT

<http://www.hero-software.com.au/pdf/HR-J7S8JM-01>

FH1E MAIN FLOOR COVERING
AS PER BUILDERS SPECIFICATION

FT1E WET AREA CERAMIC TILE
AS PER BUILDERS SPECIFICATION

FC1E CARPET AREAS
AS PER BUILDERS SPECIFICATION

FL-04 CONCRETE SLAB

COMPLIANT FLOATING FLOOR TRANSITION
AT DOOR THRESHOLD AS PER
MANUFACTURER'S DETAILS.

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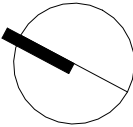
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NSW Nom Arch - Pav Dunski(11381)
D+BP Reg's 2021 - DEP0001677
ACN 643 817 985



CLIENT
VILLAGE BUILDING COMPANY

PROJECT
BRONTE 144 LHS FACADE TYPE B - LOT 12
2E Bronte, Tralee NSW

DRAWING TITLE
FLOOR COVERING PLAN

SCALE @ A3 1 : 100	DATE 03/2026	DRAWN TD	CHECKED LK
JOB 26001	DRAWING A06-001	REVISION A	

WATER-PROOFING NOTES
(REFER TO CURRENT/RELEVANT NCC CLAUSES):

SHOWER AREAS
ENCLOSED AND UNENCLOSED (INCLUDING SHOWER OVER BATH) MUST CONSIDER THE FOLLOWING:

- FLOOR OF THE SHOWER AREA MUST BE WATERPROOF - INCLUDING ANY HOB OR STEPDOWN.
- WALLS TO BE WATER RESISTANT TO NOT LESS THAN 1800 MM ABOVE FINISHED FLOOR LEVEL AND WATERPROOF > NOT LESS THAN 150 MM ABOVE FLOOR SUBSTRATE; OR > NOT LESS THAN 25 MM ABOVE MAXIMUM RETAINED WATER LEVEL; AND
- WALL JUNCTIONS AND JOINTS TO BE WATERPROOF NOT LESS THAN 40 MM EITHER SIDE OF THE JUNCTION.
- WALL/FLOOR JUNCTIONS TO BE WATERPROOF.
- PENETRATIONS TO BE WATERPROOF - PROTECTION CAPS MUST BE REMOVED PRIOR TO WATERPROOFING

OUTSIDE SHOWER AREAS

- FLOOR CONCRETE AND COMPRESSED FIBRE-CEMENT SHEET FLOORING MUST BE WATER RESISTANT.
- TIMBER FLOORS INCLUDING PARTICLEBOARD, PLYWOOD AND OTHER TIMBER-BASED FLOORING MATERIALS MUST BE WATERPROOF.
- WALL/FLOOR JUNCTIONS MUST BE WATERPROOF.
- BATHROOM ENTRY TO BE WATERPROOF MIN 25MM ABOVE FINISHED FLOOR SURFACE.
- THE DOORWAY WATERSTOP REQUIRES THE BASE TO BE SEALED TO FLOOR AND UPSTAND FLUSH WITH FINISHED FLOOR SURFACE

AREAS ADJACENT TO BATHS AND SPAS (VESSEL)

- FLOOR CONCRETE, COMPRESSED FIBRE-CEMENT AND FIBRE-CEMENT SHEET – MUST BE WATER RESISTANT.
- TIMBER FLOORS INCLUDING PARTICLEBOARD, PLYWOOD AND OTHER TIMBER-BASED FLOORING MATERIALS – MUST BE WATERPROOF.
- WALLS WATER RESISTANT TO A HEIGHT OF NOT LESS THAN 150 MM ABOVE THE VESSEL, FOR THE EXTENT OF THE VESSEL, WHERE THE VESSEL IS WITHIN 75 MM OF A WALL. ALL EXPOSED SURFACES BELOW VESSEL LIP – MUST BE WATER RESISTANT.
- WALL JUNCTIONS AND JOINTS TO BE WATER RESISTANT WHEN LOCATED WITHIN 150 MM ABOVE A VESSEL FOR THE EXTENT OF THE VESSEL.
- WALL/FLOOR JUNCTIONS TO BE WATER RESISTANT FOR THE EXTENT OF THE VESSEL.
- PENETRATIONS TAP AND SPOUT PENETRATIONS TO BE WATERPROOF WHERE THEY OCCUR IN HORIZONTAL SURFACES. PROTECTION CAPS MUST BE REMOVED PRIOR TO WATERPROOFING

INSERTED BATHS AND SPAS

- FLOOR WATERPROOF SHELF AREA, INCORPORATING WATERSTOP UNDER THE BATH LIP.
- WALL TO BE WATERPROOF TO NOT LESS THAN 150 MM ABOVE THE LIP OF THE BATH OR SPA; AND NO REQUIREMENT UNDER BATH.
- WALL JUNCTIONS AND JOINTS WITHIN 150 MM ABOVE BATH OR SPA; AND NO REQUIREMENT UNDER BATH.
- PENETRATIONS TAP AND SPOUT PENETRATIONS TO BE WATERPROOF WHERE THEY OCCUR IN HORIZONTAL SURFACES. PROTECTION CAPS MUST BE REMOVED PRIOR TO WATERPROOFING

LAUNDRIES AND WCS

- FLOOR REQUIRED TO BE WATER RESISTANT.
- WALL/FLOOR JUNCTIONS REQUIRED TO BE WATER RESISTANT.

WALLS ADJOINING SINK, BASIN OR LAUNDRY TUB (VESSEL)

- WALLS TO BE WATER RESISTANT TO A HEIGHT OF NOT LESS THAN 150 MM ABOVE THE VESSEL, FOR THE EXTENT OF THE VESSEL, WHERE THE VESSEL IS WITHIN 75 MM OF A WALL.
- WALL JUNCTIONS WATERPROOF WHERE A VESSEL IS FIXED TO A WALL.
- PENETRATIONS WATERPROOF WHERE THEY OCCUR IN SURFACES REQUIRED TO BE WATERPROOF OR WATER RESISTANT

MATERIALS — WATERPROOF
THE FOLLOWING MATERIALS USED IN WATERPROOFING SYSTEMS ARE DEEMED TO BE WATERPROOF:

- STAINLESS STEEL.
- FLEXIBLE WATERPROOF SHEET FLOORING MATERIAL WITH WATERPROOF JOINTS.
- MEMBRANES COMPLYING WITH AS/NZS 4858.
- WATERPROOF SEALANT.

MATERIALS — WATER RESISTANT SUBSTRATES
THE FOLLOWING MATERIALS ARE DEEMED TO BE WATER RESISTANT:

FOR WALLS:

- CONCRETE COMPLYING WITH AS 3600, TREATED TO RESIST MOISTURE MOVEMENT.
- CEMENT RENDER, TREATED TO RESIST MOISTURE MOVEMENT.
- COMPRESSED FIBRE-CEMENT SHEETING MANUFACTURED IN ACCORDANCE WITH AS/NZS 2908.2.
- WATER RESISTANT PLASTERBOARD SHEETING.
- MASONRY IN ACCORDANCE WITH AS 3700, TREATED TO RESIST MOISTURE MOVEMENT.

FOR FLOORS:

- CONCRETE COMPLYING WITH AS 3600.
- CONCRETE SLABS COMPLYING WITH AS 2870.
- COMPRESSED FIBRE-CEMENT SHEETING MANUFACTURED IN ACCORDANCE WITH AS/NZS 2908.2 AND SUPPORTED ON A STRUCTURAL FLOOR.

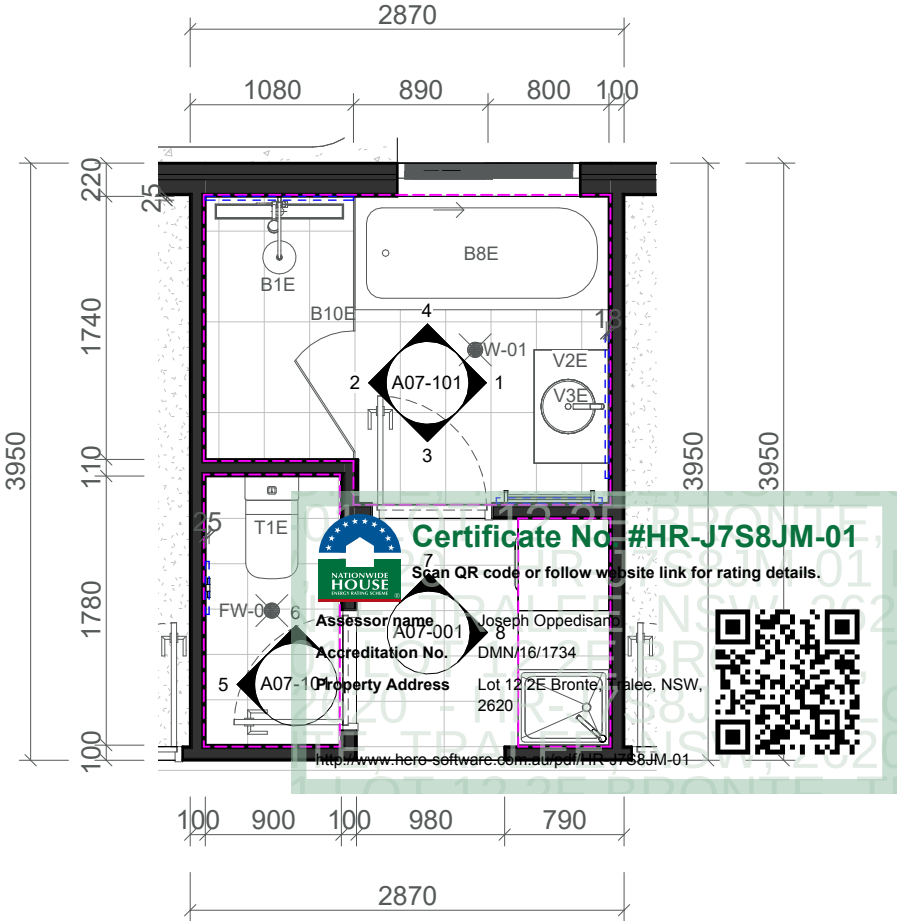
MATERIALS — WATER RESISTANT SURFACE MATERIALS
THE FOLLOWING SURFACE MATERIALS ARE DEEMED TO BE WATER RESISTANT:

FOR WALLS:

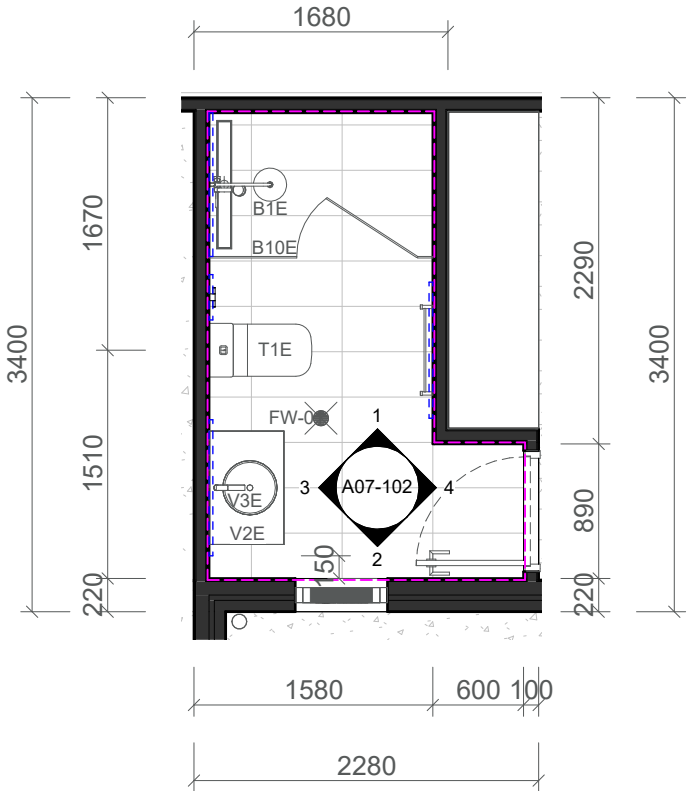
- THERMOSETTING LAMINATE.
- PRE-DECORATED COMPRESSED FIBRE-CEMENT SHEETING MANUFACTURED IN ACCORDANCE WITH AS 2908.2.
- TILES WHEN USED IN CONJUNCTION WITH A COMPLIANT SUBSTRATE SYSTEMS.
- WATER RESISTANT FLEXIBLE SHEET WALL MATERIAL WITH SEALED JOINTS WHEN USED IN CONJUNCTION WITH A COMPLIANT SUBSTRATE SYSTEM.
- SANITARY GRADE ACRYLIC LININGS.

RECOMMENDATIONS
IT IS RECOMMENDED BUILDING CERTIFIERS ENSURE ADEQUATE DOCUMENTATION IS SUBMITTED WITH THE BUILDING APPROVAL AS REQUIRED UNDER BUILDING ACT 2004 SECTION 28A & SECTION 151 -MINIMUM DOCUMENTATION REQUIREMENTS FOR BUILDING LODGEMENT CLASS 1 & 10 –RESIDENTIAL CONSTRUCTION. BUILDERS SHOULD SUPERVISE AND INSPECT WATERPROOFING TO ENSURE COMPLIANCE PRIOR TO PROCEEDING TO TILING AND FITOUT. ENFORCEMENT ACTION WHERE IDENTIFIED, INSUFFICIENT OR INCORRECT WATERPROOFING OF WET AREAS AND LACK OF DOCUMENTATION MAY RESULT IN THE ISSUANCE OF A STOP WORK NOTICE IN ACCORDANCE WITH SECTION 53 OF THE BUILDING ACT 2004, AND FORMAL LICENCING ACTION INCLUDING ISSUING OF DEMERIT POINTS IN ACCORDANCE WITH SECTION 55 OF THE CONSTRUCTION OCCUPATIONS (LICENSING) ACT 2004

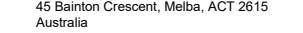
INSTALLATION:
INSTALLATION OF THE WATERPROOFING TO THE INTERNAL WET AREAS AND EXTERNAL AREAS TO BE CARRIED OUT IN ACCORDANCE WITH AUSTRALIAN STANDARD 3740-2021 AND THE BUILDING CODE OF AUSTRALIA VOLUME 2, CLAUSE H4D2THE PRODUCT USED COMPLIES WITH AS/NZS 4654.1:2012; THE INSTALLATION IS IN ACCORDANCE WITH AS/NZS 4654.2:2012.



1 **BATHROOM + WC + LAUNDRY**
1 : 50

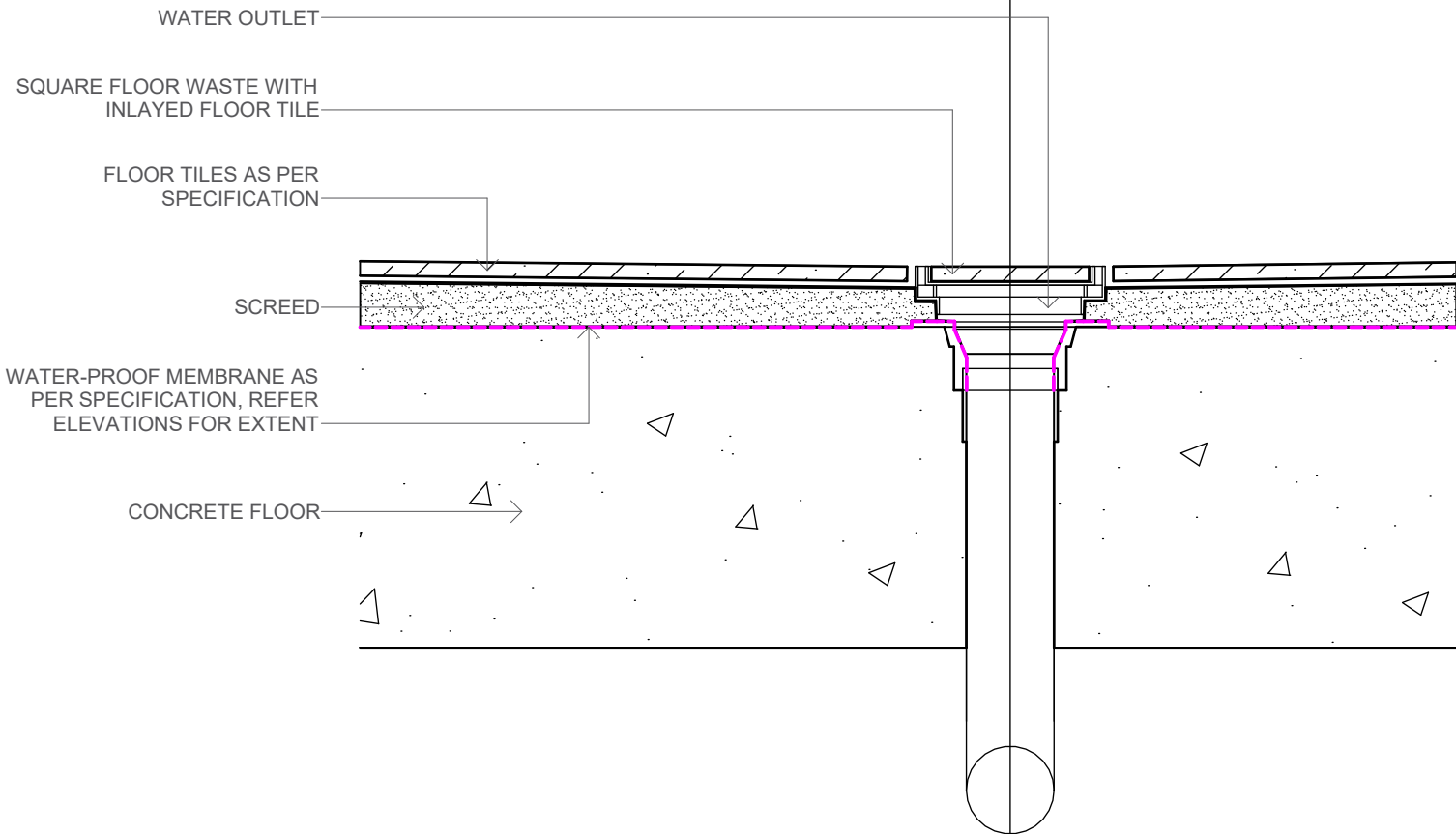


2 **ENSUITE**
1 : 50

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	A	19/03/2026	For Review	PD			PROJECT BRONTE 144 LHS FACADE TYPE B - LOT 12 2E Bronte, Tralee NSW		SCALE @ A3 As indicated	DATE 03/2026	DRAWN TD	CHECKED LK
							JOB 26001	DRAWING A06-010	REVISION A			

WET AREA

WET AREA

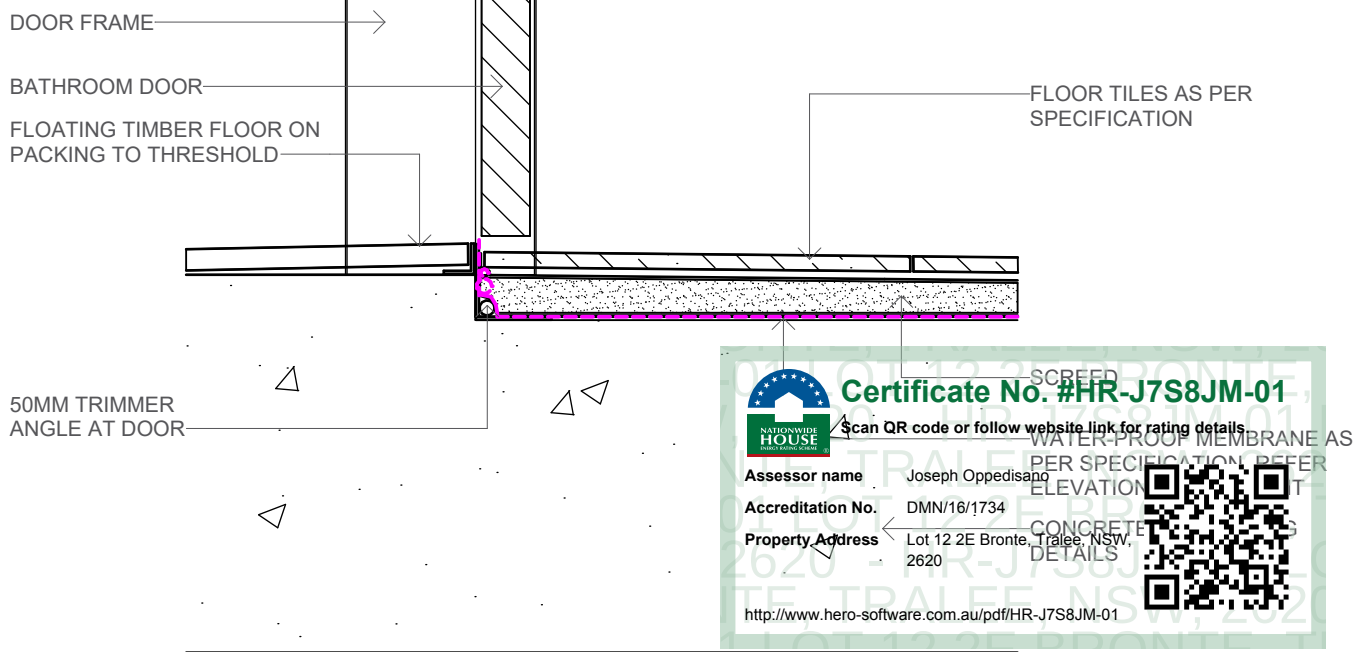


WET AREA FLOOR/SHOWER WASTE

1:5

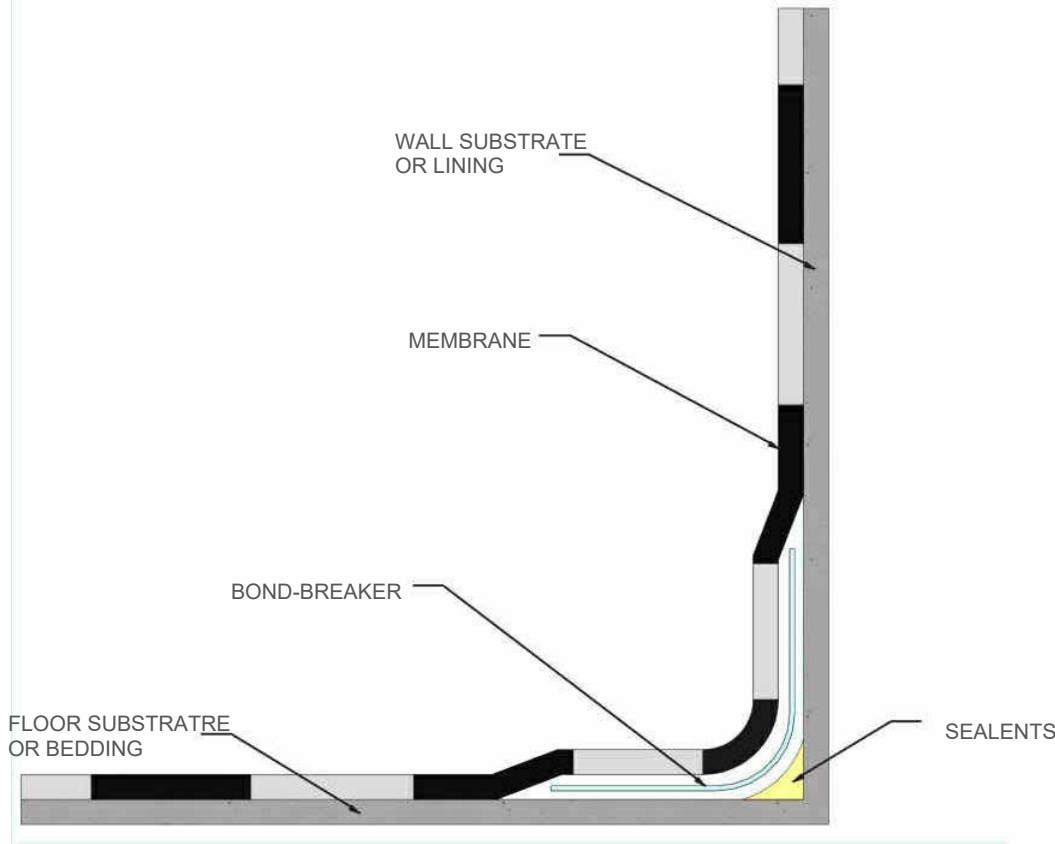
HABITABLE

WET AREA



WET AREA DOOR THRESHOLD

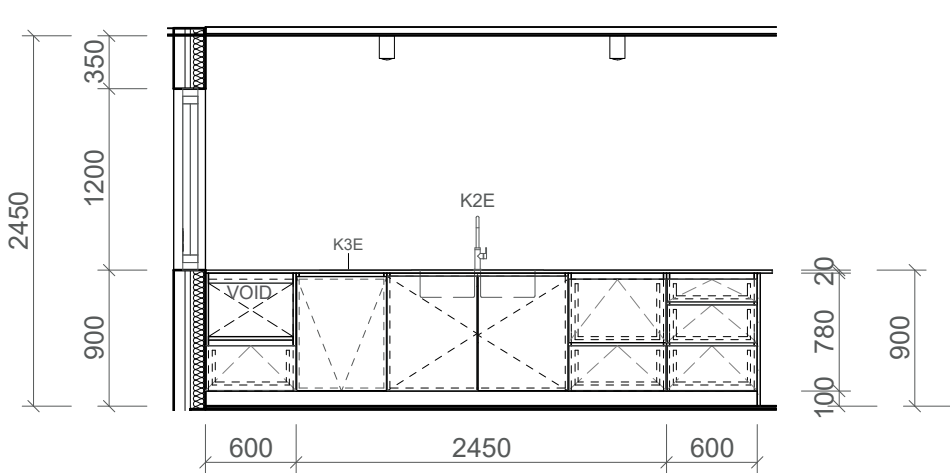
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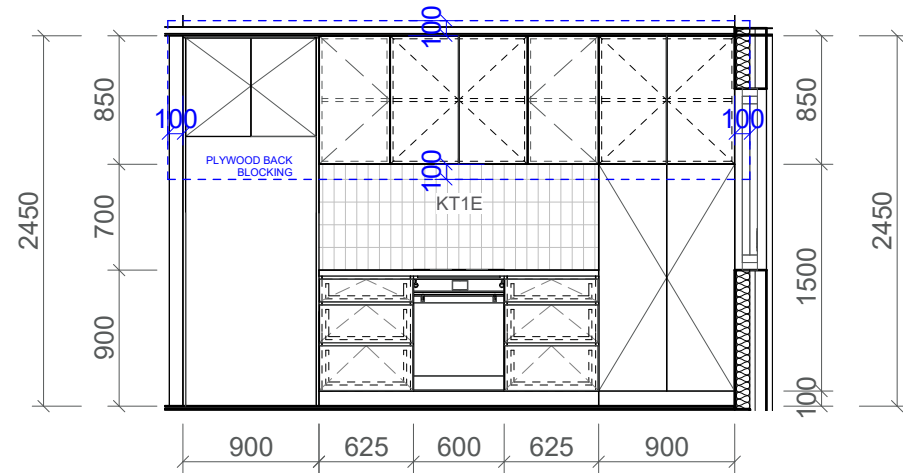
TYPICAL BOND BREAKER DETAIL

1:10

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	A	19/03/2026	For Review	PD		PROJECT BRONTE 144 LHS FACADE TYPE B - LOT 12 2E Bronte, Tralee NSW	SCALE @ A3 As indicated	DATE 03/2026	DRAWN TD	CHECKED LK	
						JOB 26001	DRAWING A06-011		REVISION A		



1 KITCHEN - ELEVATION 1
1 : 50



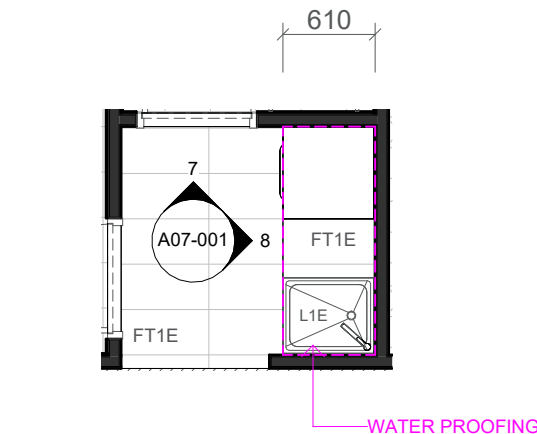
2 KITCHEN - ELEVATION 2
1 : 50



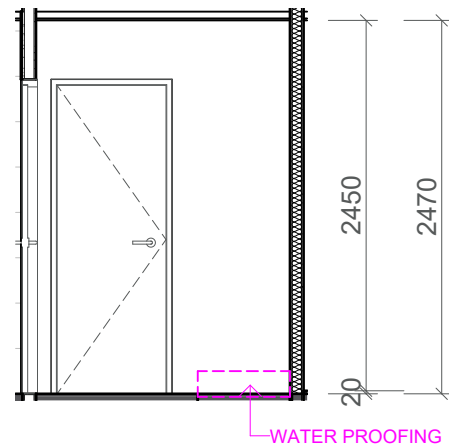
5 KITCHEN - 3D

3 KITCHEN - ELEVATION 3
1 : 50

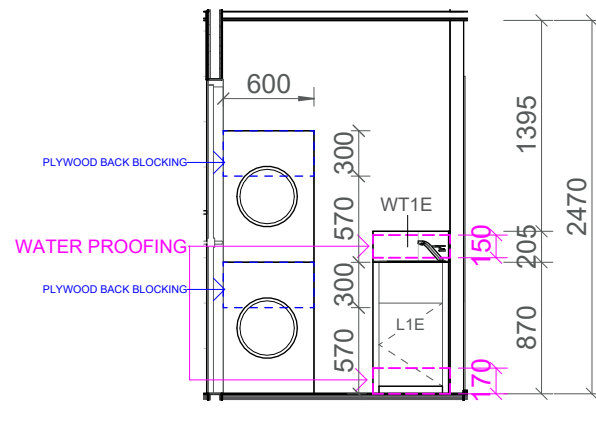
4 KITCHEN - ELEVATION 4
1 : 50



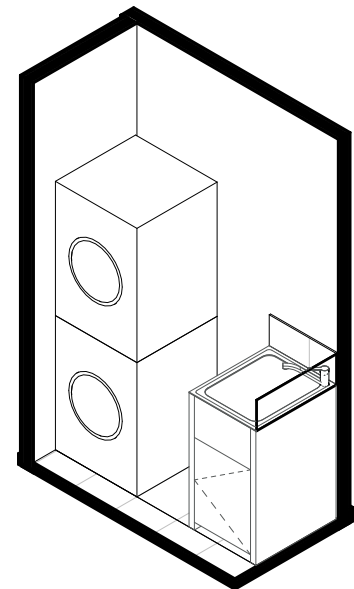
6 LAUNDRY PLAN
1 : 50



7 LAUNDRY - ELEVATION 1
1 : 50



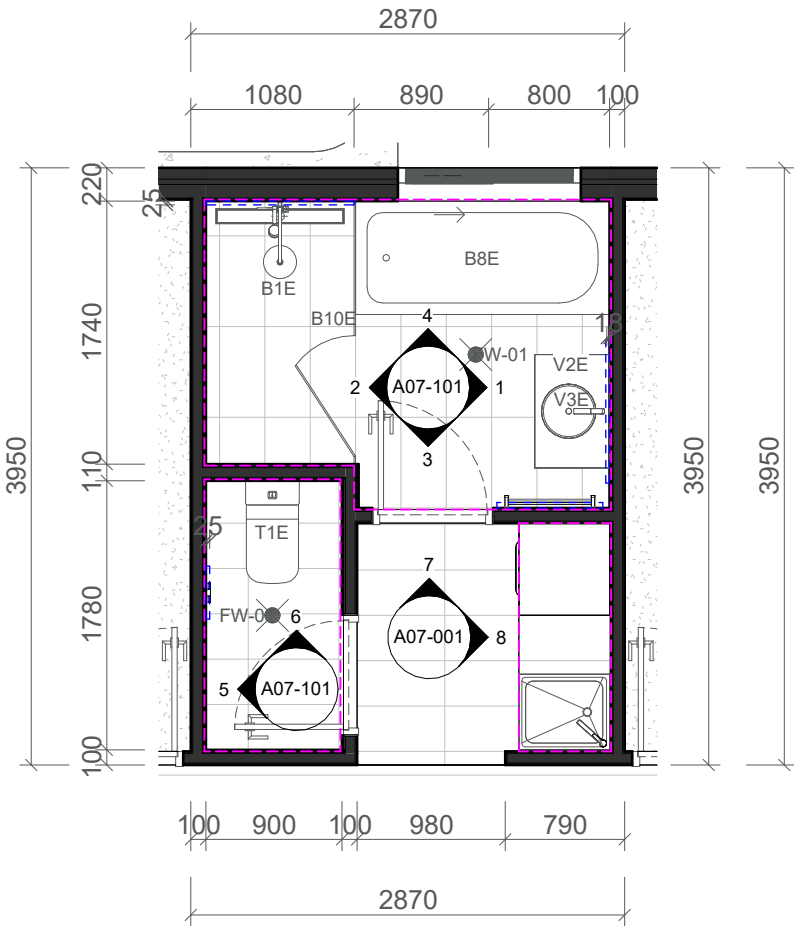
8 LAUNDRY - ELEVATION 2
1 : 50



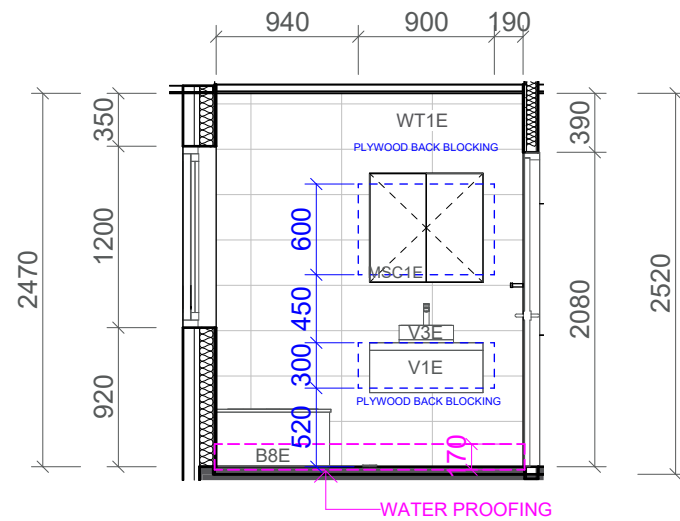
9 LAUNDRY - 3D



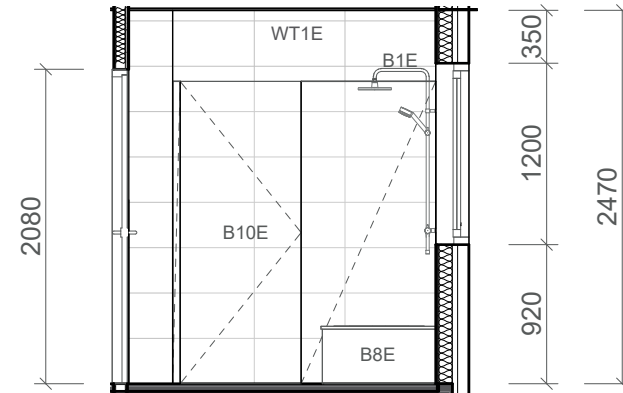
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0 GROUND-BATHROOM
1 : 50



1 BATHROOM - ELEVATION 1
1 : 50



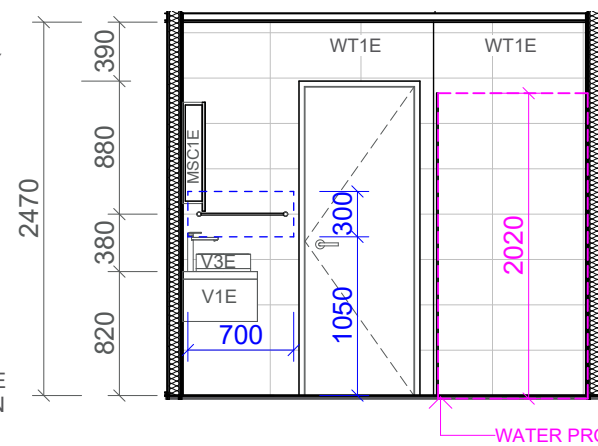
2 BATHROOM - ELEVATION 2
1 : 50



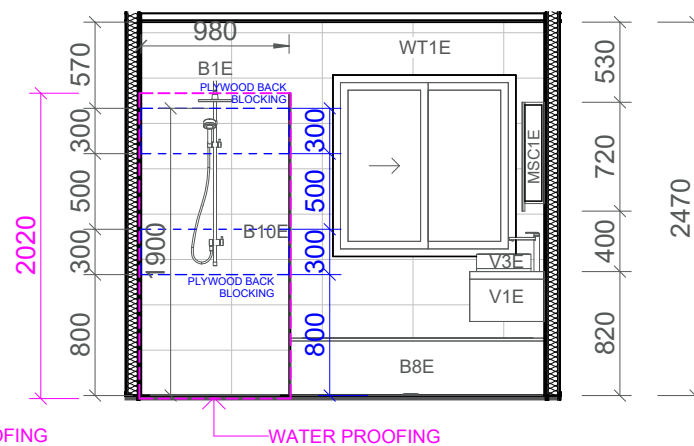
7 BATHROOM - 3D

IMPORTANT NOTE

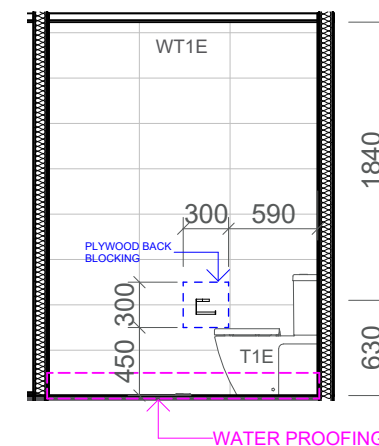
TILE HATCHING INDICATES AREAS TO BE TILED ONLY AND NOT THE FINISHED TILE LAYOUT. FIXTURES & FINISHES SHOWN ARE INDICATIVE ONLY AND ARE NOT INTENDED AS AN ACCURATE REPRESENTATION OF SELECTED PRODUCTS. REFER TO BUILDER'S SPECIFICATIONS FOR DETAILS. CHECK SPECIFICATIONS OF EXACT TAPWARE AND SHOWER ROSES PRIOR TO INSTALLATION. DIMENSIONS MAY DIFFER. LIVABLE HOUSING DESIGN COMPLAINT SHOWER TO BE COMPLAINT WITH QDC MP 4.5 WITH WATER STOP INSTALLED LEVEL WITH THE TILES AND WATER BAR INSTALLED OVER THE WATER STOP. THE BUILDER RESERVES THE RIGHT TO CHANGE THE LOCATION OF FIXTURES WITHIN REASON AT ITS OWN DISCRETION.



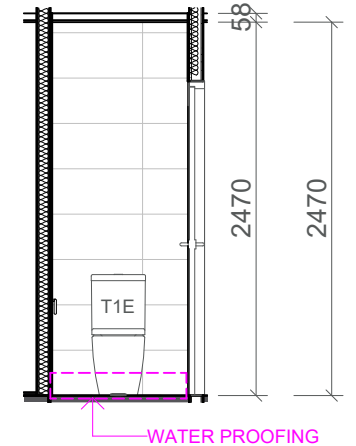
3 BATHROOM - ELEVATION 3
1 : 50



4 BATHROOM - ELEVATION 4
1 : 50

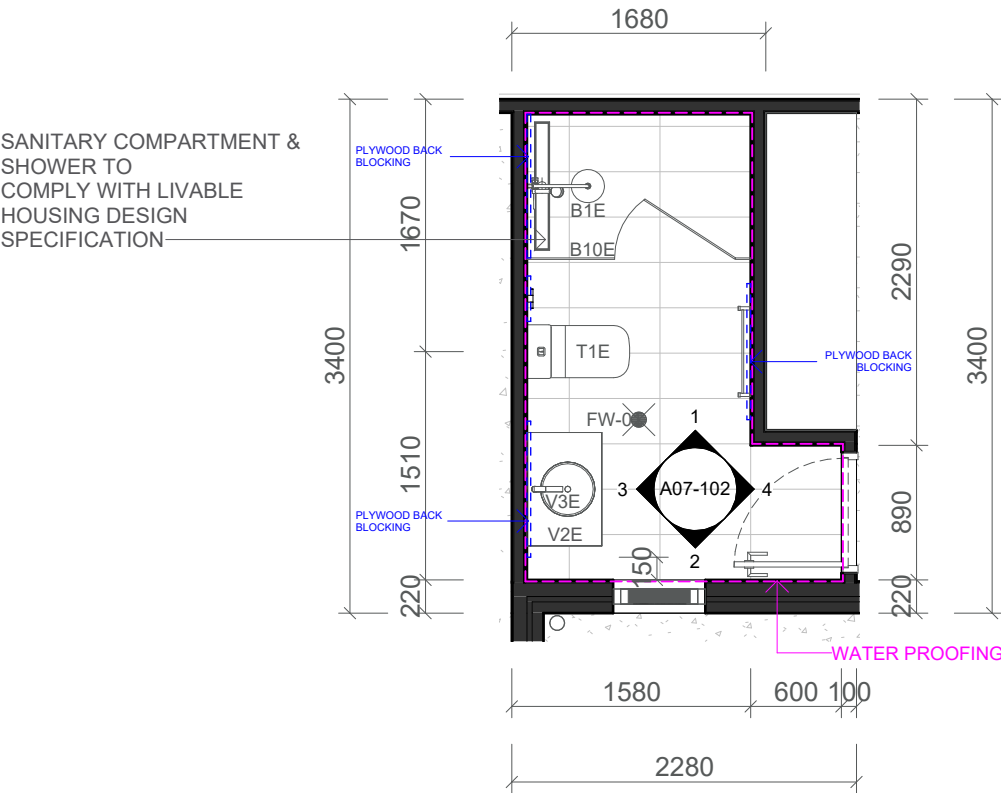


5 BATHROOM - ELEVATION 5
1 : 50

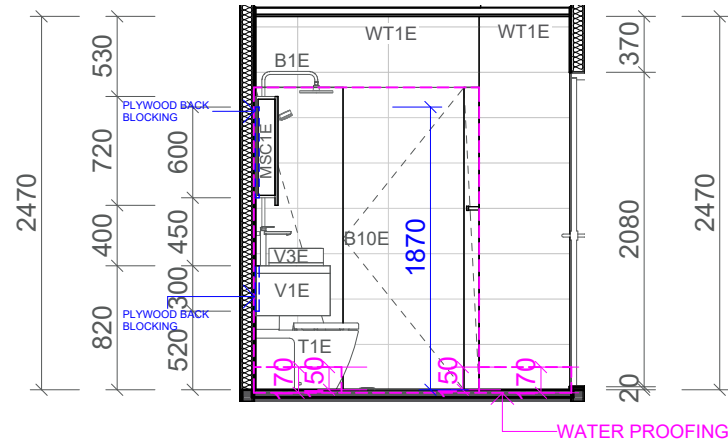


6 BATHROOM - ELEVATION 6
1 : 50

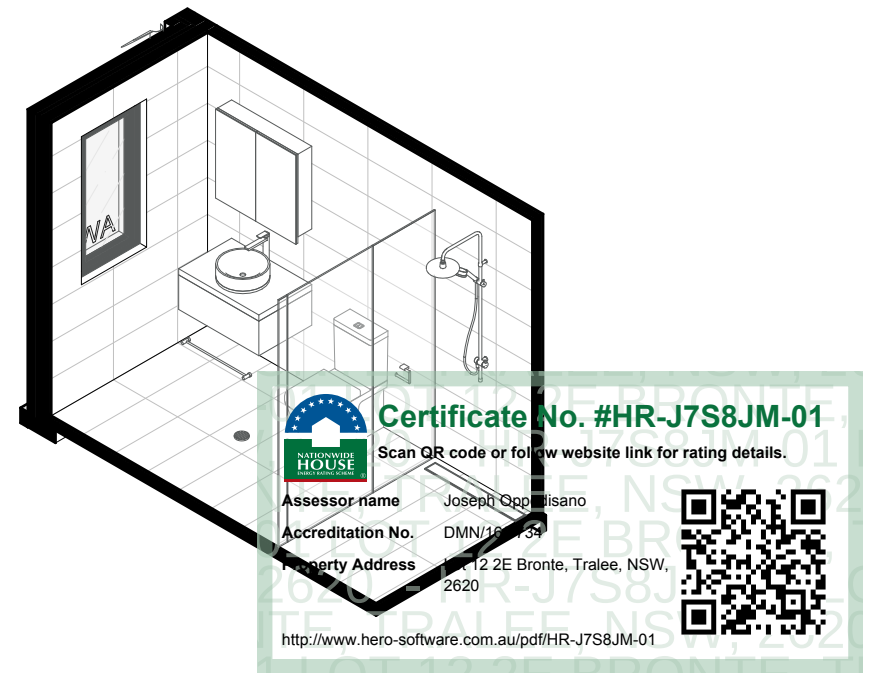
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		PROJECT BRONTE 144 LHS FACADE TYPE B - LOT 12 2E Bronte, Tralee NSW				SCALE @ A3 1 : 50	DATE 03/2026	DRAWN TD	CHECKED LK	
		JOB 26001	DRAWING A07-101			REVISION A				



0 GROUND - ENSUITE
1 : 50



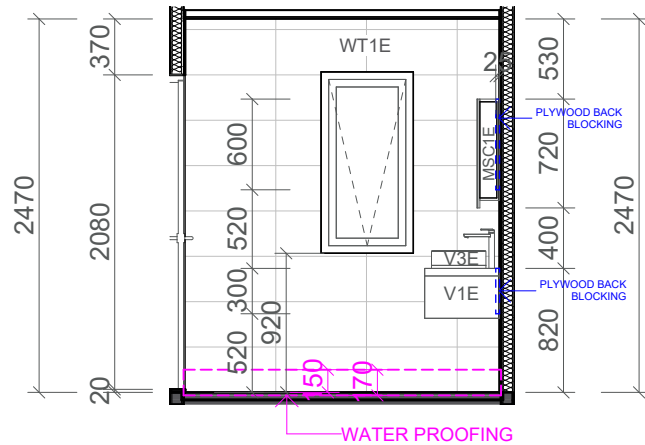
1 ENSUITE - ELEVATION 1
1 : 50



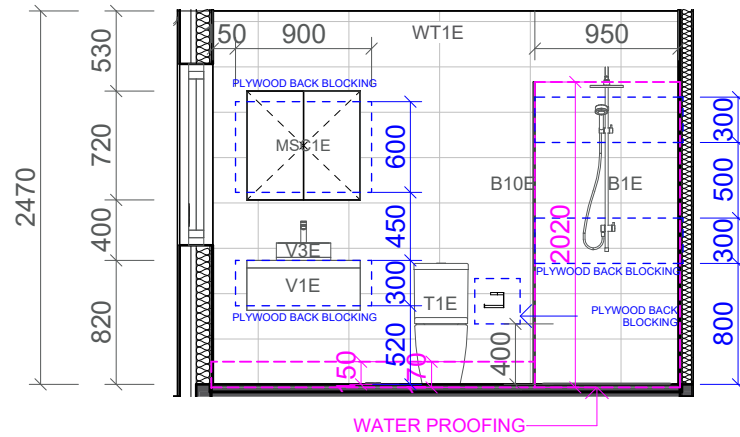
5 ENSUITE - 3D

IMPORTANT NOTE

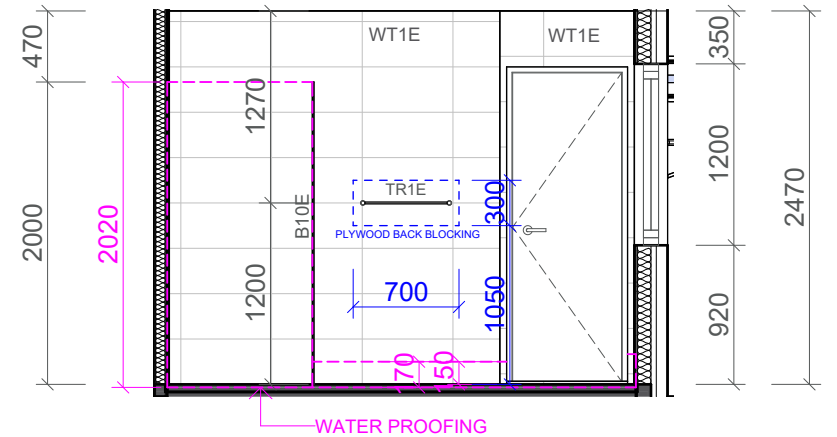
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2 ENSUITE - ELEVATION 2
1 : 50



3 ENSUITE - ELEVATION 3
1 : 50

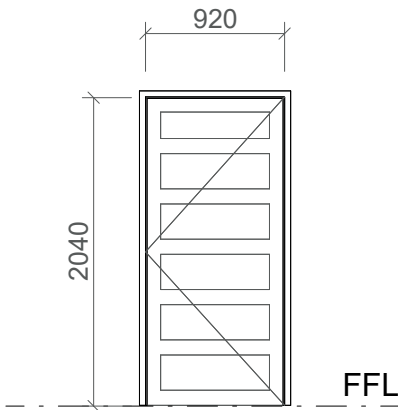


4 ENSUITE - ELEVATION 4
1 : 50

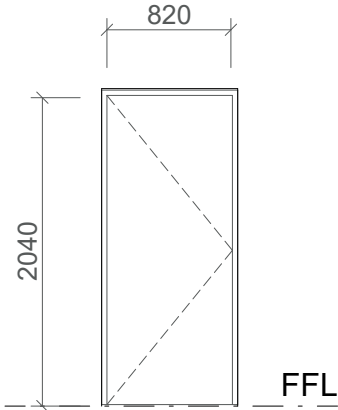
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	A	19/03/2026	For Review	PD		PROJECT BRONTE 144 LHS FACADE TYPE B - LOT 12 2E Bronte, Tralee NSW	SCALE @ A3 1 : 50	DATE 03/2026	DRAWN TD	CHECKED LK
						JOB 26001	DRAWING A07-102		REVISION A	

DOOR SCHEDULE				
TYPE	HEIGHT	WIDTH	NAME	COUNT
A	2040	920	D01	1
B	2040	820	D02	5
B	2040	720	D03	3
TOTAL:				9

GATE AND GARAGE SCHEDULE				
TYPE	HEIGHT	WIDTH	NAME	COUNT
GR	2230	2410	G01	1
GT	1800	900	G02	1
TOTAL:				2



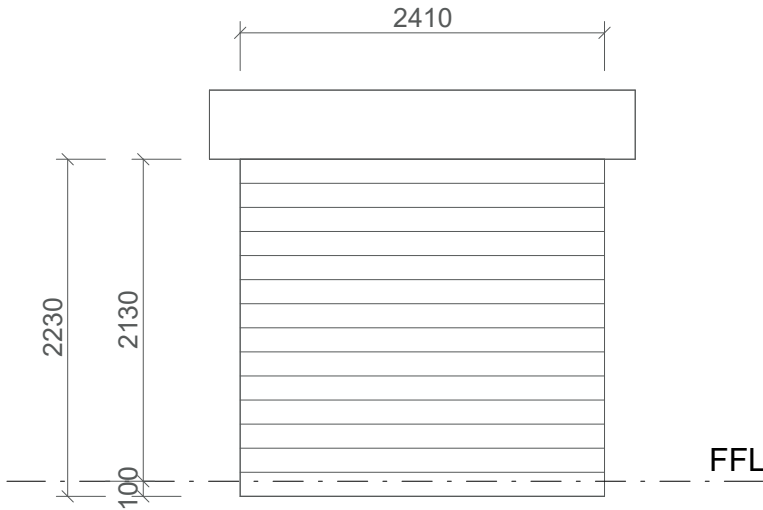
D01
1 : 50



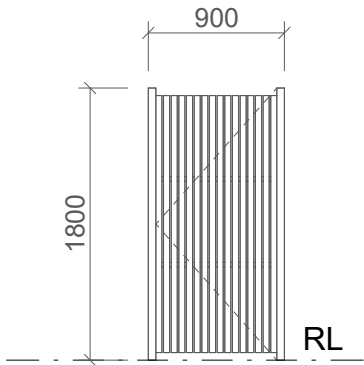
D02
1 : 50



D03
1 : 50



G01
1 : 50



G02
1 : 50

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	A	19/03/2026	For Review	PD			PROJECT BRONTE 144 LHS FACADE TYPE B - LOT 12 2E Bronte, Tralee NSW	SCALE @ A3 1 : 50	DATE 03/2026	DRAWN TD	CHECKED LK
							JOB 26001	DRAWING A08-001	REVISION A		

WINDOW SCHEDULE				
CODE	HEIGHT	WIDTH	SILL HEIGHT	COUNT
W-01.01	1800	1810	300	1
W-01.02	1200	1210	900	1
W-01.03	1200	1810	900	2
W-01.04	1200	610	900	2
W-01.05	1200	2410	900	2
W-01.06	2143	3010	0	1

TOTAL: 9

**Certificate No. #HR-J7S8JM-01**
Scan QR code or follow website link for rating details.

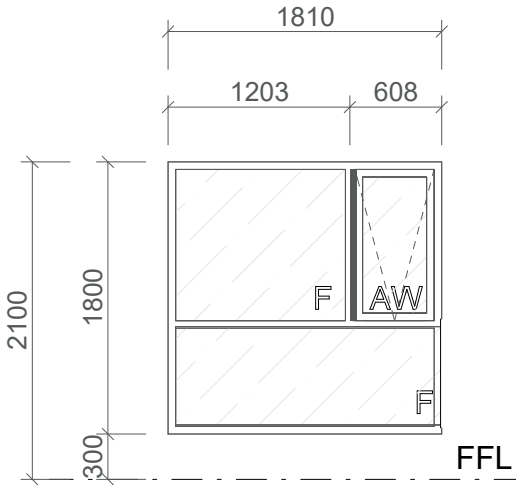
Assessor nameJoseph Oppedisano

Accreditation No.DMN/16/1734

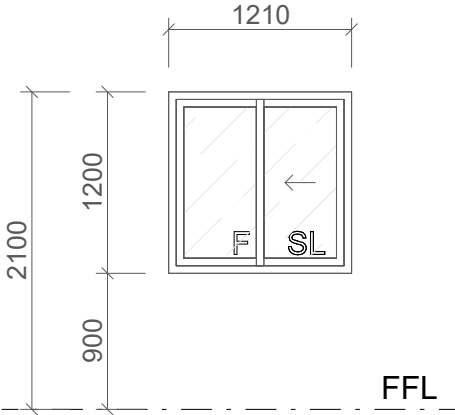
Property AddressLot 12 2E Bronte, Tralee, NSW, 2620



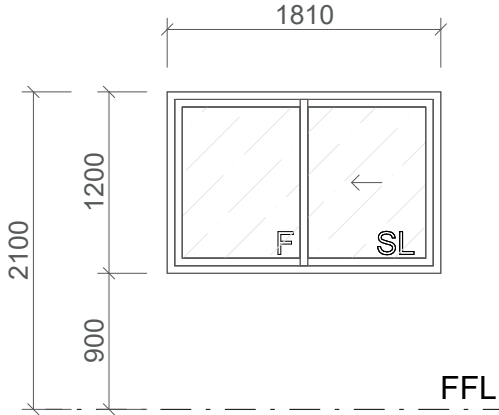
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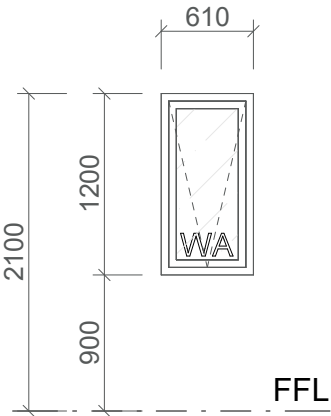
W01
1 : 50



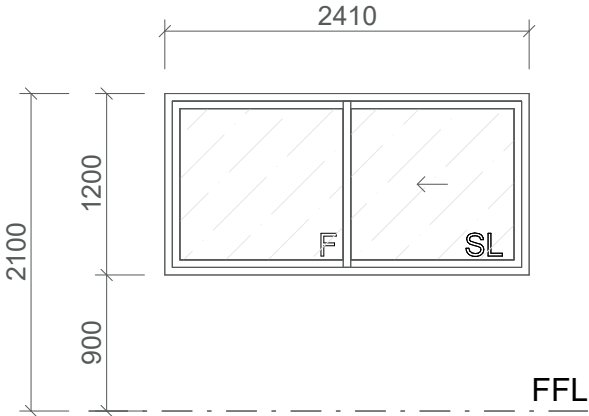
W02
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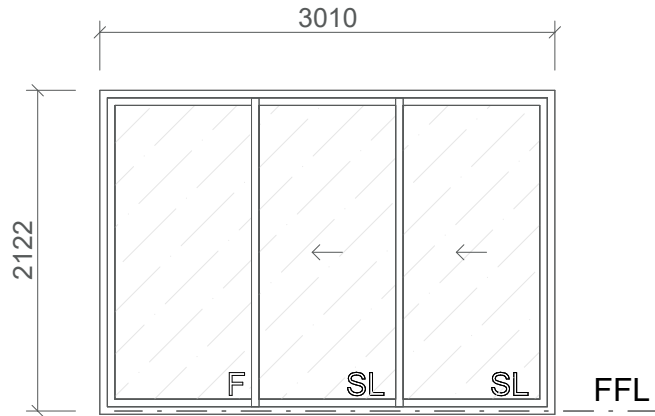
W03
1 : 50



W04
1 : 50



W05
1 : 50



W06
1 : 50

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DEVELOPMENT APPLICATION
NOT FOR CONSTRUCTION

REV	DATE	DESCRIPTION	BY
A	19/03/2026	For Review	PD



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Australia
P +61 413 047 299 P +61 412 510 932
E info@kndarchitects.com.au
www.kndarchitects.com.au

NSW Nom Arch - Pav Dunski(11381)
D+BP Reg's 2021 - DEP0001677
ACN 643 817 985

CLIENT VILLAGE BUILDING COMPANY	DRAWING TITLE WINDOW SCHEDULE			
PROJECT BRONTE 144 LHS FACADE TYPE B - LOT 12 2E Bronte, Tralee NSW	SCALE @ A3 1 : 50	DATE 03/2026	DRAWN TD	CHECKED LK
	JOB 26001	DRAWING A08-002	REVISION A	



1 PERSPECTIVE 1



2 PERSPECTIVE 2



3 PERSPECTIVE 3

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	A	19/03/2026	For Review	PD							
	PROJECT BRONTE 144 LHS FACADE TYPE B - LOT 12 2E Bronte, Tralee NSW		SCALE @ A3	DATE 03/2026				DRAWN TD	CHECKED LK		
		JOB 26001	DRAWING A09-001	REVISION A							