

DO NOT SCALE
DRAWINGS

BUILDER TO VERIFY ALL WORK
INCLUDING DIMENSIONS AND
LEVELS
BEFORE BUILDING COMMENCES

JH

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REVISIONS

REV Bb
15/11/25

West Wimmera
Shire
Serviceton Bowls
amenities upgrade

2 Elizabeth St,
Serviceton VIC 3420

PROJECT NUMBER
25-32

DATE
23/09/25

SCALE
1 : 100 (A3)

DRAWING
GROUND FLOOR PLAN

ISSUE:
DESIGN

NO
02

- BUILDING SHALL BE PROTECTED AGAINST TERMITE ATTACK IN ACCORDANCE WITH AS3660.1-2014 AND PROVIDED WITH A DURABLE NOTICE IN ACCORDANCE WITH PART 3.4.3 OF ABCB HOUSING PROVISIONS 2022.
- WHERE A PERIMETER TERMITE BARRIER IS INSTALLED THE HEIGHT OF THE FINISHED CONCRETE LEVEL OF THE SLAB MUST NOT BE LESS THAN 35MM ABOVE THE FFL.
- WHERE A PERIMETER TERMITE BARRIER IS NOT INSTALLED THE HEIGHT OF THE SLAB EDGE REBATE MUST NOT BE LES THAN 75MM ABOVE THE FINISHED PAVED AREA.
- SARKING TO EXTERNAL WALLS SHALL BE INSTALLED IN ACCORDANCE WITH AS/NZS 4200.1 & 2
- ROOF SARKING TO HAVE A FLAMMABILITY INDEX NOT GREATER THAN 5
- GLAZING SHALL BE SELECTED AND INSTALLED IN ACCORDANCE WITH AS1288 - 2021 AND AS2047 FOR EXTERNAL GLAZING
- SMOKE DETECTORS SHALL COMPLY WITH AS3786-2014, BE CONNECTED TO CONSUMER MAINS POWER AND BE INTERCONNECTED WHERE THERE IS MORE THAN ONE.
- WATERPROOFING TO WET AREAS WILL BE IN ACCORDANCE WITH AS3740-2021 & 10.2.12 OF HOUSING PROVISIONS 2022
- THE FLOOR OF A WET AREA CONTAINING A VESSEL MUST BE GRADED TO THE FLOOR WASTE UNLESS ALL VESSELS ARE PROVIDED WITH IN-BUILT OVERFLOW PROTECTION, OR HAVE PERMANENT OPEN TRAPPED CONNECTION TO THE PLUMBING IN ACCORDANCE WITH HOUSING PROVISION SA 10.2.33
- WC DOORS SHALL BE PROVIDED WITH LIFT-OFF REMOVABLE HINGES
- ALL WC SHALL BE PROVIDED WITH A MECHANICAL EXHUAUST FAN
- MECHANICAL EXAUST FANS SHALL ACHIEVE FLOW RATES OF 25L/S IN BATHROOM OR WC, AND 40L/S IN A KITCHEN AND LAUNDRY
- EXHAUST FANS SHALL DISCHARGE DIRECTLY VIA SHAFT OR DUCT TO OUTDOOR AIR, OR TO VENTILATED ROOF SPACE IN ACCORDANCE TO PART 10.8.2
- EAVE GUTTERS SHALL BE PROVIDED WITH CONTINUOUS OVERFLOW PROVISIONS IN ACCORDANCE WITH BCA-TABLE 7.4.4A (HOUSING PROVISIONS 2022)
- SUB-FLOOR VENTILATION MUST BE MAINTAINED AT ALL TIMES. THE MINIMUM REQUIREMENTS ARE 6,000MM² PER METRE OF WALL OR 3,000MM² IF THE GROUND UNDER THE DWELLING IS SEALED WITH A MEMBRANE. THERE MUST BE ATLEAST 400MM CLEARANCE FROM GROUND TO THE BOTTOM OF THE BEARER.
- CORROSION PROTECTION REQUIRED WHERE SITE IS WITHIN 1KM OF A NON SURF COAST OR 10KM OF A SURF COAST. MASONRY VENEER TO BE CONSTRUCTED USING STAINLESS STEEL WALL TIES & HOT DIP GALV LINTELS.
- STAIRS TO BE PROPRIETRY ACCREDITED SYSTEM, STAIRLOCK OR SIMILAR CONSTRUCTED IN STRICT ACCORDANCE WITH PART 11.2 OF THE ABCB HOUSING PROVISIONS. RISER & GOING DIMENSIONS AND SLOPE RELATIONSHIP AS PER TABLE 11.2.2A
- TREADS ARE TO BE PROVIDED WITH A NOSING STROP WITH A SLIP-RESISTANCE CLASSIFICATION NOT LESS THAN THAT LISTED IN TABLE 11.2.4 WHEN TESTED IN ACCORDANCE WITH AS 4586.
- RISERS TO BE OPAQUE OR HAVE MAXIMUM RISER OPENINGS OF 125MM.
- BALUSTRADE FRAMING AND ASSOCIATED CONNECTIONS TO BE DESIGNED IN ACCORDANCE WITH THE LOADING REQUIREMENTS OF AS 1170.1.

GENERAL BUILDING NOTES

THIS BUILDING TO BE CONSTRUCTED IN ACCORDANCE WITH THE NCC AND TO AUSTRALIAN STANDARDS.

INSULATION TO ROOF.
INSULATION TO EXTERNAL WALLS EXCLUDING GARAGE.
INSULATION TO INTERNAL GARAGE WALLS.
REFER TO ENERGY ASSESSOR REPORT FOR INSULATION AND GLAZING SPECIFICATIONS.

COLORBOND SHEET ROOF: PITCH AS PER ELEVATIONS
EAVES OVERHANG: AS PER ELEVATIONS.

CEILING HEIGHT: AS PER ELEVATIONS
WINDOWS HEAD HEIGHT: AS PER ELEVATIONS

WRITTEN DIMENSIONS SHALL TAKE PREFERENCE OVER SCALE. CONTRACTORS / TRADES SHALL CHECK THAT ALL INFORMATION / DOCUMENTATION IS CORRECT PRIOR TO COMMENCING WORK AND ORDERING OF MATERIALS. WHILST ACCURACY IS ENDEAVORED THE DESIGNER DOES NOT TAKE ON THE RESPONSIBILITY OF THE BUILDER. IT IS THE BUILDER RESPONSIBILITY TO ENSURE INFORMATION IS CORRECT PRIOR TO ORDERING MATERIAL AND PRIOR TO CONSTRUCTION & ENGAGEMENT OF SUPPLIERS/CONTRACTORS.

ISSUED CAD FILES ARE NOT TO BE USED BY CONTRACTORS FOR POSITIONING LAYOUTS OR TO SET OUT OR FOR MEASURING PURPOSES. IN PARTICULAR - PRE FAB. PRODUCERS SUCH AS FRAMING AND STRUCTURAL STEEL. REFER TO DIMENSIONS ON HARD COPIES OR PDF ONLY. ANY INFORMATION REQUIRED IS TO BE REQUESTED AND NOT MEASURED DIRECTLY FROM ANY SUPPLIED CAD FILE.

NO VARIATION MAY BE MADE TO THIS DRAWING WITHOUT THE PRIOR APPROVAL OF THE BUILDER AND/OR DESIGNER.

*DOWNPIPES ARE 1175MM U.N.O. FROM GUTTER TO GROUND LEVEL THEN SLEAVED INTO 11 90MM PIPE.
DOWNPIPE SPACING IS NOT TO EXCEED 12M AVERAGE.
DOWNPIPES ARE TO BE INSTALLED WITHIN 1.2M OF A VALLEY GUTTER. WHERE IT IS NOT POSSIBLE TO LOCATE A DOWNPIPE WITHIN 1.2M OF THE VALLEY GUTTER AN OVERFLOW MUST BE PROVIDED IN THE GUTTER.

* BOX GUTTERS TO BE GENERALLY 300W 100 DEEP. SUMP MIN WIDTH OF GUTTER, 130 DEEP
DOWNPIPES FROM BOX GUTTER TO BE MIN 90MM INTO 100 SWV WITH FLEX JOINTS AS NECESSARY - SEE ENGINEERING

THE INSTALLATION OF REMOVABLE HINGES TO SANITARY COMPARTMENT DOORS IS REQUIRED WHERE CLEARANCE FROM DOORWAY TO PAN IS LESS THAN 1200MM USE LANES 100MM LIFT OFF HINGES OR EQUAL.

WINDOW SIZES MAY CHANGE TO SUIT MANUFACTURERS SIZES. REFER TO BUILDERS PURCHASE SCHEDULE.

GLASS DOORS, SIDELIGHTS, GLAZING SCREENS, WINDOWS IN WET AREAS WILL BE OF SAFETY GLASS WHERE REQUIRED BY AS 1288 AND NCC. DRAFT PROTECTION DEVICE TO EXTERNAL SWING DOORS.

STAIRS/BALUSTRADING/HANDRAILS AS PER MANUFACTURERS SPECIFICATIONS WHERE APPLICABLE.

WATERPROOFING TO WET AREAS TO BE IN ACCORDANCE WITH NCC TABLE 3.8.1.1. AND AS3740.

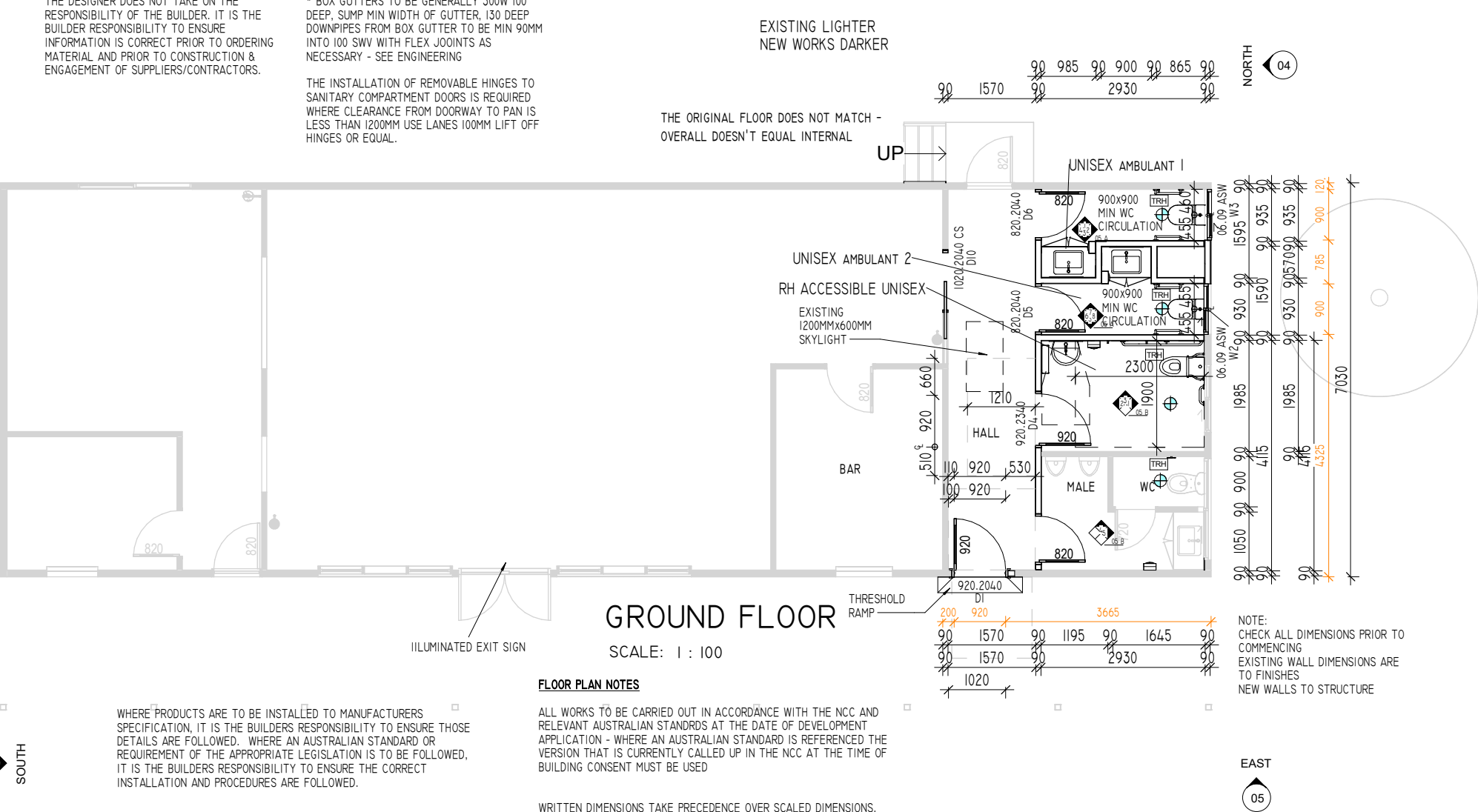
W T . WALL TYPES

CODE DESCRIPTION

WT.01 90MM WIDE TIMBER STUD W/ R2.0 INSULATION

WT.03 70MM WIDE TIMBER STUD

WT. 02 WEATHER BOARD TO TIMBER FRAME WALL



GROUND FLOOR

SCALE: 1 : 100

FLOOR PLAN NOTES

ALL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH THE NCC AND RELEVANT AUSTRALIAN STANDARDS AT THE DATE OF DEVELOPMENT APPLICATION - WHERE AN AUSTRALIAN STANDARD IS REFERENCED THE VERSION THAT IS CURRENTLY CALLED UP IN THE NCC AT THE TIME OF BUILDING CONSENT MUST BE USED

WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. IF DIMENSIONS ARE UNCLEAR, CONTACT THIS OFFICE FOR CLARIFICATION.

ALL TRADES TO CHECK ALL INFORMATION PRIOR TO COMMENCING OR ORDERING MATERIALS. TRADES ARE RESPONSIBLE FOR THE BUILDABILITY OF THEIR AREA OF EXPERTISE AND TO PROVIDE ALL PRODUCTS NECESSARY FOR THE FINAL FINISHED CONSTRUCTION.

DIMENSIONS WITH ARROW HEADS GENERALLY FINISHES DIMENSIONS, DIMENSIONS WITH DIAGONAL TICK MARK TO STRUCTURAL MATERIALS WHERE UNCLEAR - CONTACT THIS OFFICE

THE DESIGNER DOES NOT TAKE THE RESPONSIBILITY OF THE BUILDER. IT IS THE RESPONSIBILITY OF THE BUILDER TO ENSURE ALL INFORMATION IS CORRECT PRIOR TO CONSTRUCTION AND ENGAGEMENT OF SUPPLIERS.
THE BUILDER IS TO ENSURE THAT ALL ASPECTS OF THE BUILDING ARE BUILDABLE AND TO PROVIDE ALL NECESSARY FITTINGS, FIXTURES AND MATERIALS TO ENSURE THAT THE BUILDING IS COMPLETE.

ENERGY EFFICIENCY

AS A RENOVATION - AREAS BEING WORKED ON, WHERE THEY MAKE INSTALLING INSULATION POSSIBLE, NEW INSULATION TO BE PROVIDED TO MEET CURRENT STANDARDS
WHERE NO WORKS ARE BEING UNDERTAKEN, UPGRADE WHERE POSSIBLE, WITHOUT DOING DESTRUCTIVE WORKS

- SMOKE ALARM
- INTERLINKED HARD WIRED SMOKE ALARMS
MAX 3.5M FROM A BEDROOM DOOR
- DUCTED EXHAUST FAN
- TOILET ROLL HOLDER

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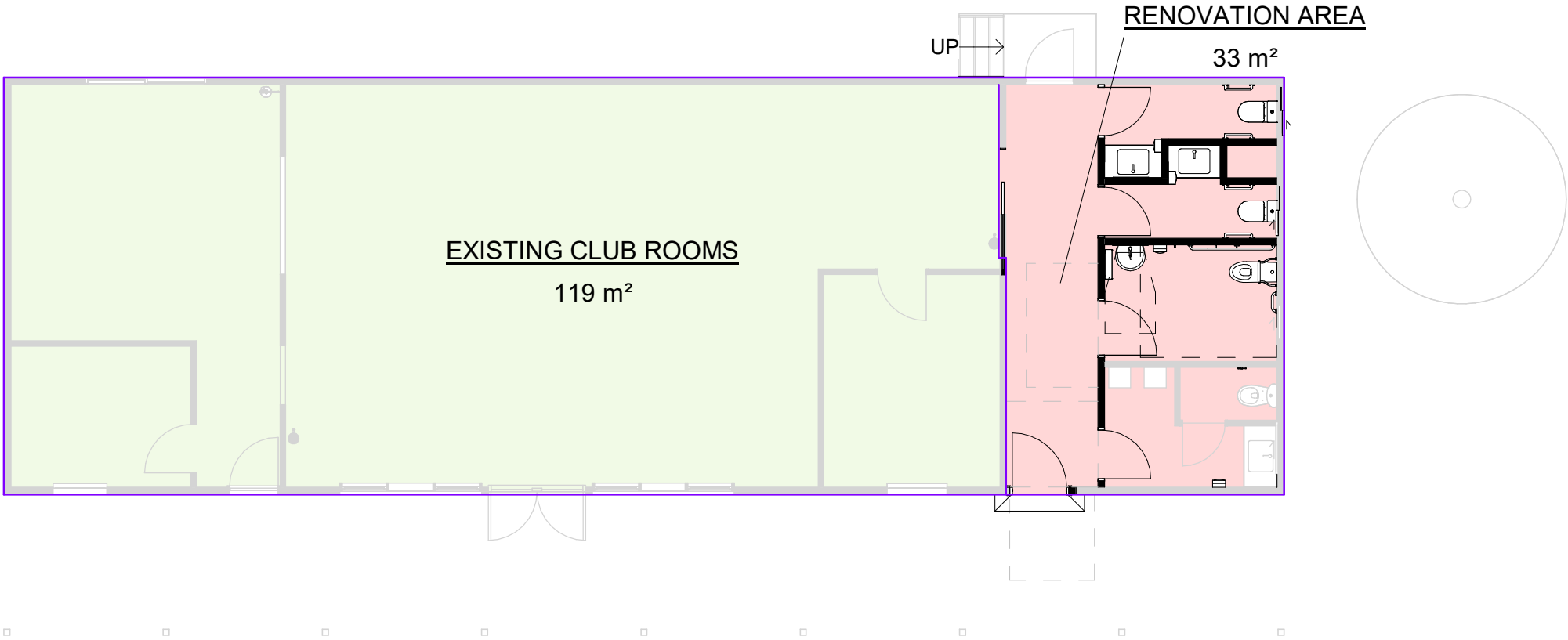
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SCALE
1 : 100 (A3)

DRAWING
AREAS

ISSUE:
DESIGN

NO
06



GROUND FLOOR

SCALE: 1 : 100

SITE COVER		
NAME	AREA	COVER
EXISTING CLUB ROOMS	118.7	78%
RENOVATION AREA	33.4	22%
	152.1	100%
	152.1	100%

ROOM SCHEDULE								
LEVEL	NAME	AREA	PERIMETER	FLOOR FINISH	CLASS	FLOOR HEATING	CEILING FINISH	BASE FINISH
GROUND FLOOR	HALL	11 M²	16.7 M	NEW VINYL FLOORING WITH 100MM VINYL COVE				
GROUND FLOOR	UNISEX AMBULANT 2	3 M²	9.0 M	NEW VINYL FLOORING WITH 100MM VINYL COVE				
GROUND FLOOR	UNISEX AMBULANT 1	3 M²	9.0 M	NEW VINYL FLOORING WITH 100MM VINYL COVE				
GROUND FLOOR	RH ACCESSIBLE UNISEX	6 M²	9.8 M	NEW VINYL FLOORING WITH 100MM VINYL COVE				
GROUND FLOOR	MALE	4 M²	9.9 M	NEW VINYL FLOORING WITH 100MM VINYL COVE				
GROUND FLOOR	WC	1 M²	5.1 M	NEW VINYL FLOORING WITH 100MM VINYL COVE				
GROUND FLOOR	BAR	11 M²	13.2 M					
		39 M²	72.5 M					
		39 M²	72.5 M					