

HERITAGE VICTORIA SUBMISSION

HOUSE 02 DRAWING SCHEDULE

H02- 000	COVER PAGE
H02- 001	LOCATION PLAN
H02- 002	SPECIFICATION AND NOTES
H02-E101	GROUND - EXISTING
H02-E111	ROOF - EXISTING
H02-E201	EAST & WEST ELEVATION - EXISTING
H02-E202	NORTH ELEVATION - EXISTING
H02-E301	SECTION 2 & 3 - EXISTING
H02-E302	SECTION 4 & 5 - EXISTING
H02-E501	RCP - EXISTING
H02-D101	DEMOLITION PLAN - HOUSE 02
H02-D111	DEMOLITION ROOF PLAN - HOUSE 02
H02-D201	EAST & WEST ELEVATION - DEMOLITION - HOUSE 02
H02-D202	NORTH ELEVATION - DEMOLITION - HOUSE 02
H02-D501	DEMOLITION RCP - HOUSE 02
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H02- 201	EAST & WEST ELEVATION - PROPOSED - HOUSE 02
H02- 202	NORTH ELEVATION - PROPOSED - HOUSE 02
H02- 203	SITE ELEVATION - NORTH
H02- 301	SECTION 2 & 3 - PROPOSED - HOUSE 02
H02- 302	SECTION 4 & 5 - PROPOSED - HOUSE 02
H02- 501	PROPOSED RCP - HOUSE 02
H02- 702	WALL SECTION DETAILS - HOUSE 02
H02- 703	BATHROOM LAYOUT PRINCIPLES
H02- 704	LINK PRINCIPLE
H02- 800	3D VIEWS - HOUSE 02
H02- 801	FINISHES & MATERIAL SCHEDULE- HOUSE 02



ISSUE	AMENDMENT	DATE
02	HERITAGE VICTORIA SUBMISSION	18/9/2026

NOT FOR CONSTRUCTION

NOTES
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SUBJECT TO LAND SURVEY

PROJECT MANAGER



ARCHITECT

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PROJECT
JACKSONS HILL SUNBURY

PROJECT NUMBER
GA2026-006

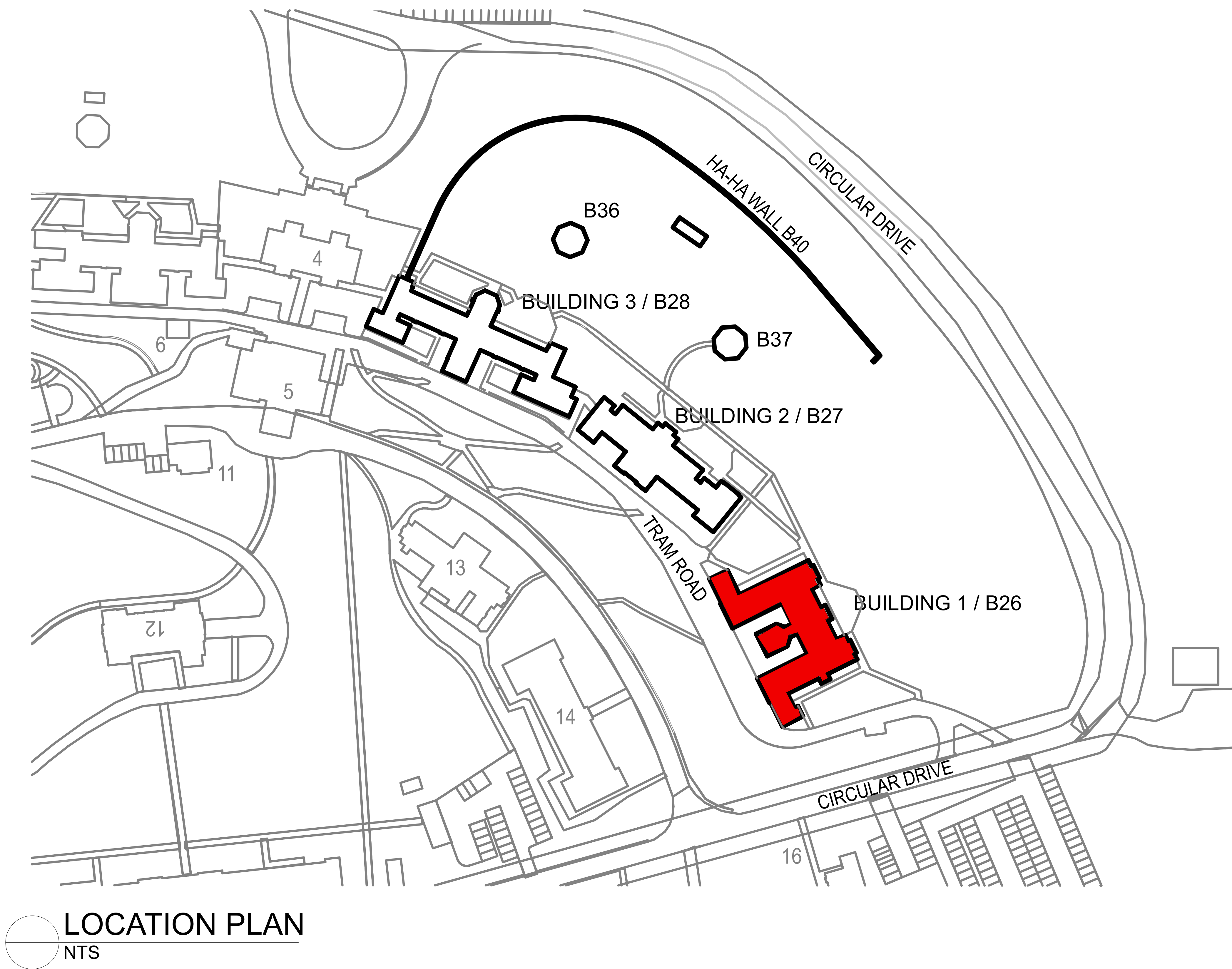
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H02- COVER PAGE
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DATE
18/9/2026

SCALE

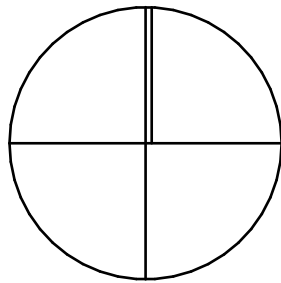
ISSUE
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HERITAGE VICTORIA SUBMISSION



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CELEBRATING
20 YEARS

construction assignments[™]

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H02- LOCATION PLAN
001

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HERITAGE VICTORIA SUBMISSION

GENERAL SPECIFICATION - NCC 2022 - VOLUME 2

THE BUILDING WORKS INCLUDED IN THE SUBJECT APPLICATION WILL COMPLY WITH RELEVANT DEEMED-TO- SATISFY PROVISIONS OF THE NATIONAL CONSTRUCTION CODE OF AUSTRALIA 2022 (REFERRED TO HEREAFTER AS 'NCC 2022') AND RELEVANT AUSTRALIAN STANDARDS OF CONSTRUCTION, INCLUDING (AS APPLICABLE), BUT NOT LIMITED TO THE FOLLOWING:

GENERAL PROVISIONS AS APPLICABLE
AS 3959 CONSTRUCTION OF BUILDINGS IN BUSHFIRE PRONE AREAS

SITE ESTABLISHMENT/DEMOLITION
AS 2601 - THE DEMOLITION OF STRUCTURES
AS/NZS 4576 - GUIDELINES FOR SCAFFOLDING
AS/NZS 1576.1 - SCAFFOLDING - GENERAL REQUIREMENTS
AS/NZS 4994.2 - TEMPORARY ROOF EDGE PROTECTION FOR HOUSING AND RESIDENTIAL BUILDINGS CODE OF PRACTICE FOR THE SAFE REMOVAL OF ASBESTOS, NOHSC:2002
GUIDE TO THE CONTROL OF ASBESTOS HAZARDS IN BUILDINGS AND STRUCTURES, NOHSC:3002

EARTHWORKS
REFER TO STRUCTURAL ENGINEERS DESIGN AND SPECIFICATIONS AND SITE SPECIFIC GEOTECH REPORT
EARTHWORKS ARE TO BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979
NCC 2022 - H1D3 + HOUSING PROVISIONS - PART 3.2 - EARTHWORKS
AS 3798 - GUIDELINES ON EARTHWORKS FOR COMMERCIAL AND RESIDENTIAL DEVELOPMENTS

STORMWATER DRAINAGE
REFER TO HYDRAULIC ENGINEER'S DESIGN AND SPECIFICATIONS
NCC 2022 - H2, + HOUSING PROVISIONS - PART 3.3 - DRAINAGE
NCC 2022 - VOLUME 3 - PLUMBING CODE OF AUSTRALIA
AS/NZS 3500 - PLUMBING AND DRAINAGE

RETAINING WALLS
REFER TO STRUCTURAL ENGINEERS DESIGN AND SPECIFICATIONS
CC 2022 - H1D2-H1D4 + HOUSING PROVISION - PART 5 - MASONRY
AS 1720.1 - TIMBER STRUCTURES - PART 1 - DESIGN METHODS
AS 1720.2 - TIMBER STRUCTURES - PART 2 - TIMBER STRUCTURES - TIMBER PROPERTIES
AS 3600 - CONCRETE STRUCTURES
AS 3700 - MASONRY STRUCTURES
AS 3798 - GUIDELINES ON EARTHWORKS FOR COMMERCIAL AND RESIDENTIAL DEVELOPMENTS AS 4678 - EARTH RETAINING STRUCTURES

DRAINAGE & PLUMBING
REFER TO HYDRAULIC/CIVIL ENGINEER'S DESIGN AND SPECIFICATIONS
REFER TO BASIX CERTIFICATE FOR MINIMUM WELS RATINGS FOR FIXTURES
NCC 2022 - H2, + HOUSING PROVISIONS - PART 3.3 - DRAINAGE
NCC 2022 - VOLUME 3 - PLUMBING CODE OF AUSTRALIA
AS/NZS 3499 - WATER SUPPLY - FLEXIBLE HOSE ASSEMBLIES
AS/NZS 3500 - PLUMBING AND DRAINAGE
AS/NZS 3500.1 - WATER SUPPLY
AS/NZS 3500.2 - SANITARY PLUMBING AND SANITARY DRAINAGE
AS/NZS 3500.3 - STORMWATER DRAINAGE
AS/NZS 3500.4 - HOT WATER SUPPLY
AS 3740 - WATERPROOFING OF WET AREAS WITHIN RESIDENTIAL BUILDINGS
AS 1357.1 - VALVES PRIMARILY FOR USE IN HEATED WATER SYSTEMS - PROTECTION VALVES
AS 1357.2 - VALVES PRIMARILY FOR USE IN HEATED WATER SYSTEMS - CONTROL VALVES
AS/NZS 4858 WET AREA MEMBRANES
AS 5601 - GAS INSTALLATIONS

TERMITE PROTECTION
REFER TO STRUCTURAL ENGINEER'S DESIGN AND SPECIFICATIONS
NCC 2022 - HOUSING PROVISION - PART 3.4 - TERMITE RISK MANAGEMENT
AAS 3660.1 - TERMITE MANAGEMENT - NEW BUILDING
AS 3660.2 - TERMITE MANAGEMENT - IN AND AROUND EXISTING BUILDINGS AND STRUCTURES - GUIDELINES
AS 3660.3 - ASSESSMENT CRITERIA FOR TERMITE MANAGEMENT SYSTEMS
UPON COMPLETION, A DURABLE NOTICE MUST BE PERMANENTLY FIXED TO THE BUILDING IN A SUITABLE LOCATION, SUCH AS A METER BOX OR THE LIKE, INDICATING: THE METHOD OF PROTECTION; THE DATE OF INSTALLATION OF THE SYSTEM; AND WHERE A CHEMICAL BARRIER IS INSTALLED, ITS LIFE EXPECTANCY AS LISTED ON THE NATIONAL REGISTRATION AUTHORITY LABEL; AND THE INSTALLER'S OR MANUFACTURER'S RECOMMENDATIONS FOR THE SCOPE AND FREQUENCY OF FUTURE INSPECTIONS FOR TERMITE ACTIVITY.

FOOTINGS & SLABS
REFER TO STRUCTURAL ENGINEER'S DESIGN AND SPECIFICATIONS
REFER TO GEOTECHNICAL ENGINEER'S REPORT FOR SOIL CLASSIFICATION
NCC 2022 - H1D2, H1D4 + HOUSING PROVISION - PART 4 - FOOTINGS AND SLABS
AS 2870 - RESIDENTIAL SLABS AND FOOTINGS
AS 3600 - CONCRETE STRUCTURES
AS 2159 - PILING - DESIGN AND INSTALLATION

MASONRY
REFER TO STRUCTURAL ENGINEER'S DESIGN AND SPECIFICATIONS
NCC 2022 - H1D2, H1D5, H2D4 + HOUSING PROVISION - PART 5 - MASONRY
AS/NZS 2904 - DAMP-PROOF COURSES AND FLASHINGS
AS/NZS 2699.1 - BUILT-IN COMPONENTS FOR MASONRY
AS/NZS 2699.2 - BUILT-IN COMPONENTS FOR MASONRY
AS/NZS 2699.3 - BUILT-IN COMPONENTS FOR MASONRY (DURABILITY REQUIREMENTS)
AS 3972 - PORTLAND AND BLENDED CEMENTS
AS 3660.1 - TERMITE MANAGEMENT - NEW BUILDING
AS 3660.2 - TERMITE MANAGEMENT - IN AND AROUND EXISTING BUILDINGS AND STRUCTURES - GUIDELINES
AS 3660.3 - ASSESSMENT CRITERIA FOR TERMITE MANAGEMENT SYSTEMS

STRUCTURAL STEELWORK
REFER TO STRUCTURAL ENGINEER'S DESIGN AND SPECIFICATIONS
NCC 2022 - H1D2, H1D6(3 + 5) + HOUSING PROVISION - PART 6.3 - FRAMING
AS 4100 - STEEL STRUCTURES
AS/NZS 4600 - COLD-FORMED STEEL STRUCTURES
AS 3678 - STRUCTURAL STEEL - HOT ROLLED PLATES, FLOORPLATES, AND SLABS
AS 1111 - ISO METRIC HEXAGON COMMERCIAL BOLTS AND SCREWS
AS 1554 - STRUCTURAL STEEL WELDING
AS 1163 - STRUCTURAL STEEL - HOLLOW SECTIONS
AS 1627.4 - METAL FINISHING - ABRASIVE BLAST CLEANING
AS 1627.5 - METAL FINISHING - PICKLING, DESCALING AND OXIDE REMOVAL
AS 2327.1 - COMPOSITE STRUCTURES - SIMPLY SUPPORTED BEAMS
AS/NZS 3750.1 - PAINTS FOR STEEL STRUCTURES - PART 1 EPOXY MASTIC (TWO PACK)
AS/NZS 3750.13 - PAINTS FOR STEEL STRUCTURES - PART 13 EPOXY PRIMER (TWO PACK)
AS/NZS 3750.14 - PAINTS FOR STEEL STRUCTURES - PART 14 HIGH-BUILD EPOXY (TWO PACK)
AS/NZS 3750.15 - PAINTS FOR STEEL STRUCTURES - PART 15 INORGANIC ZINC SILICATE PAINT

TIMBER FLOOR, WALLS, ROOF FRAMING, STRUCTURAL FLOORING
REFER TO STRUCTURAL ENGINEER'S DESIGN AND SPECIFICATIONS
NCC 2022 - H1D2, H1D6(4) + HOUSING PROVISION - PART 6.3 - FRAMING
AS 1720.1 - TIMBER STRUCTURES - PART 1 DESIGN METHODS

AS 1720.2 - TIMBER STRUCTURES - PART 2 TIMBER PROPERTIES
AS 1720.4 - TIMBER STRUCTURES - PART 4 FIRE RESISTANCE OF TIMBER ELEMENTS
AS 1720.5 - TIMBER STRUCTURES - PART 5 NAILPLATED TIMBER ROOF TRUSSES
AS 3623 - DOMESTIC METAL FRAMING
AS 4440 - INSTALLATION OF NAILPLATED TIMBER ROOF TRUSSES
AS 1860.2 - PARTICLEBOARD FLOORING - INSTALLATION
AS 2269 - PLYWOOD - STRUCTURAL
AS 2270 - PLYWOOD AND BLOCKBOARD FOR INTERNAL USE
AS 2271 - PLYWOOD AND BLOCKBOARD FOR EXTERNAL USE
AS/NZS 1859.1 - RECONSTITUTED WOOD BASED PANELS - SPECIFICATIONS - PARTICLEBOARD AS/NZS 1859.2 - RECONSTITUTED WOOD BASED PANELS - SPECIFICATIONS - DRY PROCESSED FIBREBOARD
AS/NZS 1859.3 - RECONSTITUTED WOOD BASED PANELS - SPECIFICATIONS - DECORATIVE OVERLAID WOOD PANELS
AS/NZS 1859.4 - RECONSTITUTED WOOD BASED PANELS - SPECIFICATIONS - WET PROCESSED FIBREBOARD
AS 1860 - INSTALLATION OF PARTICLEBOARD FLOORING
AS 4786.2 - TIMBER FLOORING - SANDING AND FINISHING
AS 1657 - FIXED PLATFORMS, WALKWAYS, STAIRWAYS AND LADDERS - DESIGN, CONSTRUCTION AND INSTALLATION

ROOF & CLADDING
REFER TO SCHEDULE OF EXTERNAL FINISHES FOR SELECTION OF EXTERNAL CLADDING
NCC 2022 - H1D7 + HOUSING PROVISION - PART 7 - ROOFING AND WALL CLADDING
AS 2049 - ROOF TILES
AS 2050 - INSTALLATION OF ROOF TILES
AS 1562.1 - DESIGN AND INSTALLATION OF SHEET ROOFING AND WALL CLADDING - METAL
AS 1562.2 - DESIGN AND INSTALLATION OF SHEET ROOF AND WALL CLADDING - CORRUGATED FIBRE REINFORCED CEMENT
- AS 1562.2 - DESIGN AND INSTALLATION OF SHEET ROOF AND WALL CLADDING - PLASTIC SHEET ROOFING
AS/NZS 4256 - PLASTIC ROOF AND WALL CLADDING MATERIALS
AS/NZS 4200 - INSTALLATION OF PLIABLE MEMBRANE AND UNDERLAY

CEILING, WALL & FLOOR INTERNAL LININGS
REFER TO SCHEDULE OF INTERNAL FINISHES FOR SELECTION OF INTERNAL LININGS
AS 2588 - GYPSUM PLASTERBOARD
AS 2589 - GYPSUM LININGS IN RESIDENTIAL AND LIGHT COMMERCIAL CONSTRUCTION - APPLICATION AND FINISHING
AS2455 - TEXTILE FLOOR COVERINGS - INSTALLATION PRACTICE
AS 3958.1 - CERAMIC TILES - PART 1 GUIDE TO THE INSTALLATION OF CERAMIC TILES
AS 3958.2 - CERAMIC TILES - PART 2 GUIDE TO THE SELECTION OF CERAMIC TILE SYSTEM
AS 13007 - CERAMIC TILES - GROUTS AND ADHESIVES

STAIRS, BALUSTRADING & POOL FENCING
NCC 2022 - H5 + HOUSING PROVISION - PART 11 - SAFE MOVEMENT AND ACCESS
AS 1926 - SWIMMING POOL SAFETY

INSULATION
REFER TO ARCHITECTURAL DRAWINGS AND BASIX CERTIFICATE FOR INSULATION LOCATIONS AND R-VALUE REQUIREMENT
NCC 2022 - H6 + HOUSING PROVISION - PART 13 - ENERGY EFFICIENCY
AS 3999 - THERMAL INSULATION OF DWELLINGS - BULK INSULATION - INSTALLATION REQUIREMENTS
AS/NZS 4200.1 - PLIABLE BUILDING MEMBRANES AND UNDERLAYS - PART 1 MATERIALS
AS/NZS 4200.2 - PLIABLE BUILDING MEMBRANES AND UNDERLAYS - PART 2 INSTALLATION REQUIREMENTS
AS/NZS 4859 - MATERIALS FOR THE THERMAL INSULATION OF BUILDINGS

ROOF PLUMBING
REFER TO HYDRAULIC ENGINEER'S DESIGN AND SPECIFICATION
REFER TO ARCHITECTURAL DRAWINGS FOR DOWNPIPE LOCATIONS
REFER TO SCHEDULE OF EXTERNAL FINISHES FOR ROOF PLUMBING AND DOWNPIPE SELECTION NCC 2022 - H2, + HOUSING PROVISIONS - PART 3.3 - DRAINAGE
NCC 2022 - VOLUME 3 - PLUMBING CODE OF AUSTRALIA
AS 3500.3 - PLUMBING AND DRAINAGE: STORMWATER DRAINAGE
AS 2179.1 - SPECIFICATIONS FOR RAINWATER GOODS - SELECTION AND INSTALLATION

SMOKE ALARMS & FIRE SAFETY
NCC 2022 - H3 + HOUSING PROVISIONS - PART 9 - FIRE SAFETY
AS 3786 - SMOKE ALARMS USING SCATTERED LIGHT, TRANSMITTED LIGHT OR IONIZATION
AS 2918 - DOMESTIC SOLID FUEL BURNING APPLIANCES - INSTALLATION

LANDSCAPING
REFER TO ARCHITECTURAL/LANDSCAPE ARCHITECTS DRAWINGS FOR GENERAL LANDSCAPING SCOPE AND LOCATIONS
AS 4419 - SOILS FOR LANDSCAPING AND GARDEN USE
AS 4454 - COMPOST, SOIL CONDITIONERS AND MULCHES AS 3743 - POTTING MIXES
AS 3727 - GUIDE TO RESIDENTIAL PAVEMENTS

WINDOWS, DOOR & GLAZING
REFER TO SCHEDULES OF FINISHES FOR WINDOW, DOOR AND GLAZING SELECTION AND FINISHES
REFER TO WINDOW AND DOOR SCHEDULE FOR WINDOW AND DOOR TYPE, SIZE AND LOCATION
REFER TO BASIX CERTIFICATE FOR U-VALUES AND SHGC COMPLIANCE REQUIREMENTS
REFER TO ARCHITECTURAL DRAWINGS FOR INTERNAL DOORS LOCATION
NCC 2022 - H6 + HOUSING PROVISIONS - PART 8 - GLAZING
AS 1288 - GLASS IN BUILDINGS - SELECTION AND INSTALLATION
AS 2047 - WINDOWS IN BUILDINGS - SELECTION AND INSTALLATION
AS/NZS 2208 - SAFETY GLAZING MATERIALS IN BUILDINGS
AS 2688 - TIMBER AND COMPOSITE DOORS
AS 4285 - ROOFLIGHTS
AS 5039 - SECURITY SCREEN DOORS AND SECURITY WINDOW GRILLES

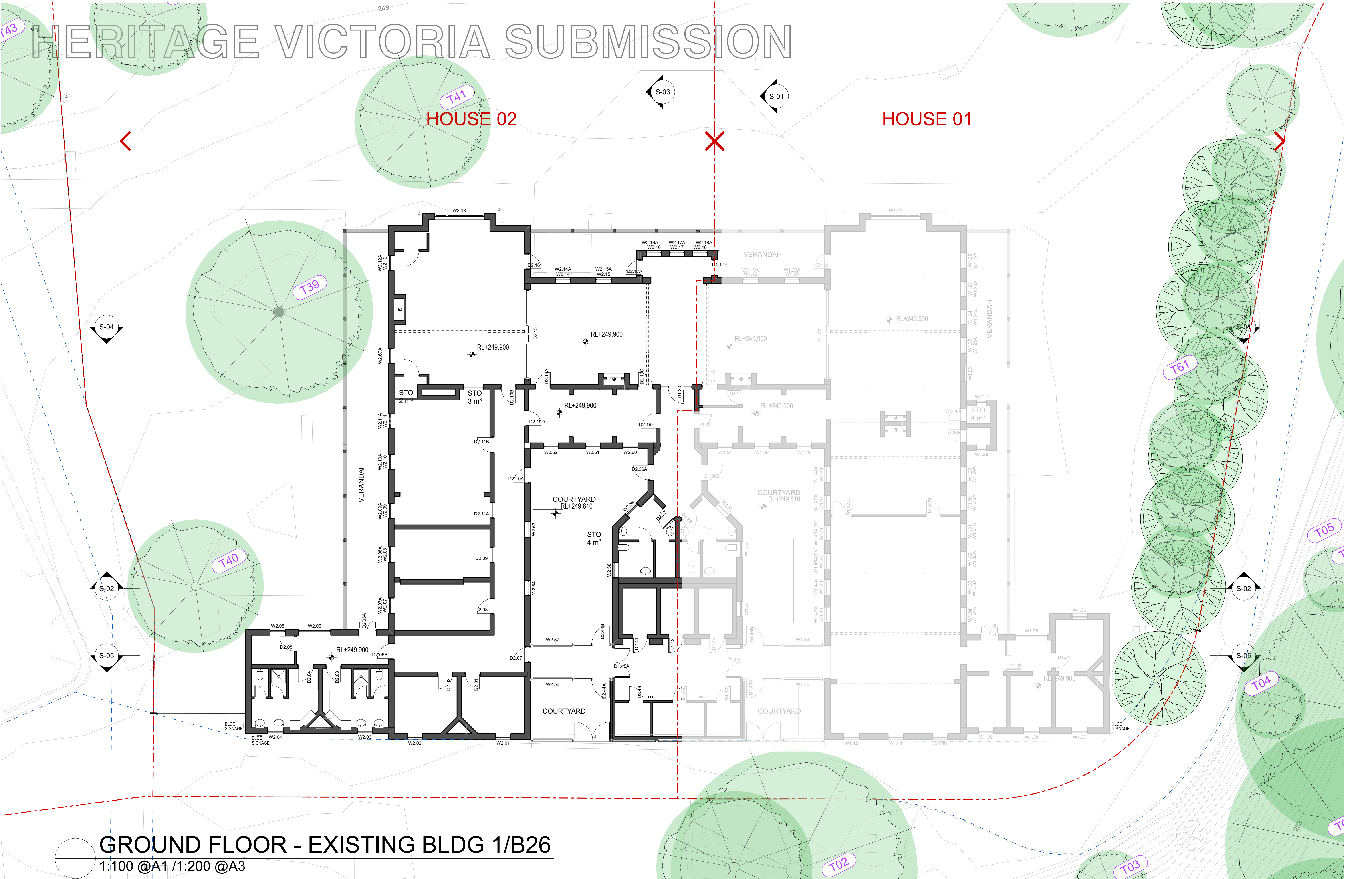
ELECTRICAL INSTALLATION
ELECTRICAL INSTALLATION MUST BE UNDERTAKEN IN ACCORDANCE WITH THE SUPPLY AUTHORITY'S REQUIREMENTS. THE ELECTRICAL CONTRACTOR SHALL OBTAIN RELEVANT APPROVALS AND PROVIDE THE BUILDER WITH APPROPRIATE CERTIFICATES.
NCC 2022 - H6 - ENERGY EFFICIENCY
AS/NZS 3000 - ELECTRICAL INSTALLATIONS (AUSTRALIAN/NEW ZEALAND WIRING RULES)

WATERPROOFING - INTERNAL AND EXTERNAL
NCC 2022 - H2D8, H4D2- H4D3 + HOUSING PROVISIONS - PART 10.2 - WET AREA WATERPROOFING
AS 3740 - WATERPROOFING OF WET AREAS WITHIN RESIDENTIAL BUILDINGS

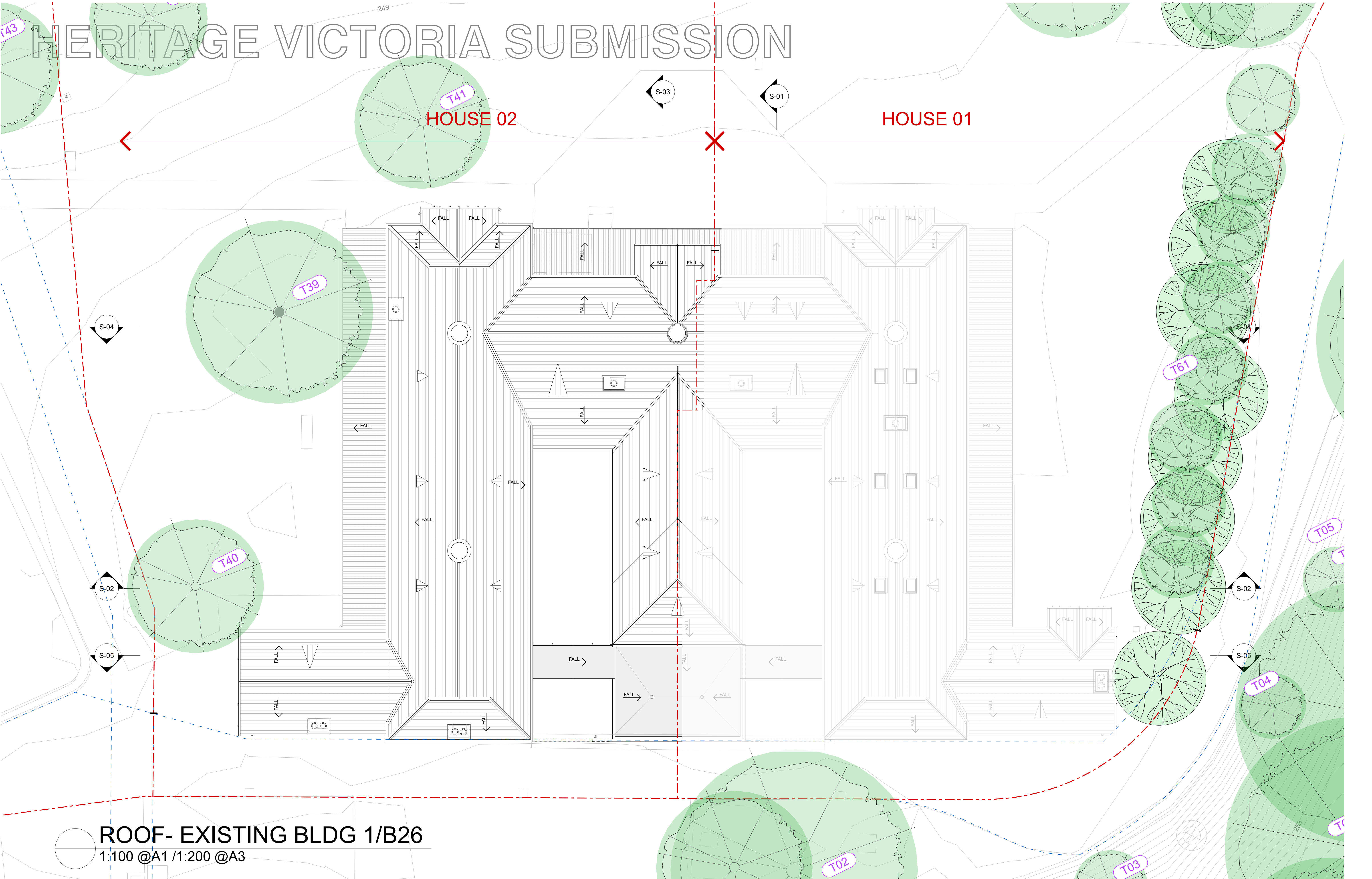
DOMESTIC KITCHEN ASSEMBLIES - KITCHEN UNITS
AS 4387 - DOMESTIC KITCHEN ASSEMBLIES

PAINTING
AS/NZS 2311 - GUIDE TO THE PAINTING OF BUILDINGS
AS/NZS 2312 - GUIDE TO THE PROTECTION OF STRUCTURAL STEEL AGAINST EXTERIOR ATMOSPHERIC CORROSION BY THE USE OF PROTECTIVE COATINGS

ISSUE 02	AMENDMENT HERITAGE VICTORIA SUBMISSION	DATE 18/9/2026	NOTES ALL DIMENSIONS TO BE VERIFIED ON SITE. DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED DIMENSIONS. ANY DISCREPANCIES TO BE REFERRED TO ARCHITECT BEFORE PROCEEDING. IF IN DOUBT, ASK! ALL CONTRACTORS ARE TO MAKE THEMSELVES AWARE OF BCA/ NCC, AUSTRALIAN STANDARDS AND ANY OTHER COMPLIANCE REQUIREMENTS. SUBJECT TO LAND SURVEY		PROJECT MANAGER	CELEBRATING 20 YEARS  construction assignments™	ARCHITECT G R O U P A R C H I T E C T S Nominated Architect Julian Branchley 6246 Group Architects Pty Limited ABN 82 600 366 069 69 Macarthur St Ultimo NEW SOUTH WALES 2007 T: +612 9304 0367 E: info@grouparchitects.com.au	PROJECT JACKSONS HILL SUNBURY PROJECT NUMBER GA2026-006 DRAWING H02- SPECIFICATION AND NOTES 002	DATE 18/9/2026 SCALE ISSUE HVS
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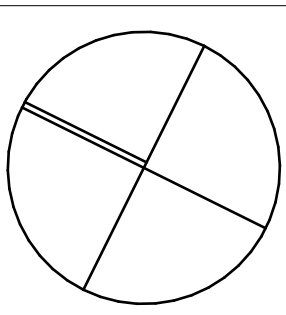
GROUND FLOOR - EXISTING BLDG 1/B26
1:100 @A1 / 1:200 @A3



ROOF- EXISTING BLDG 1/B26
1:100 @A1 /1:200 @A3

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CELEBRATING 20 YEARS **ca** **construction assignments™**

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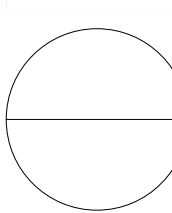
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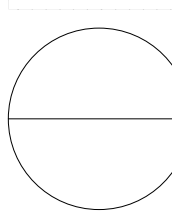
PROJECT JACKSONS HILL SUNBURY	DATE 18/9/2026
PROJECT NUMBER GA2026-006	SCALE 1:100
DRAWING H02- ROOF - EXISTING	ISSUE HVS
E111	

HERITAGE VICTORIA SUBMISSION



 **EAST ELEVATION - EXISTING**
1:100 @A1 / 1:200 @A3



 **WEST ELEVATION - EXISTING**
1:100 @A1 / 1:200 @A3

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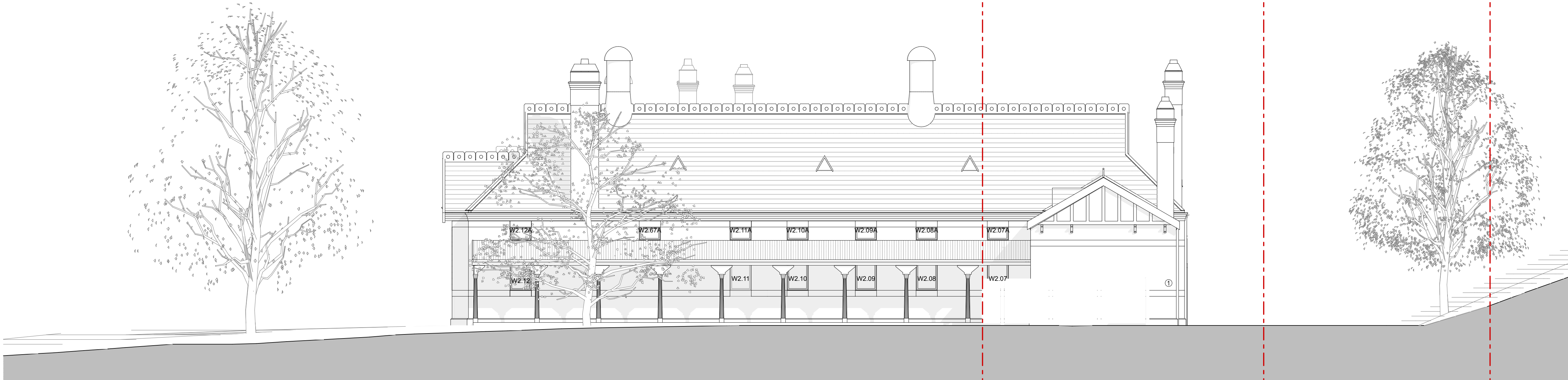
DRAWING
H02- EAST & WEST ELEVATION -
E201 EXISTING

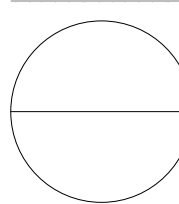
DATE
18/9/2026

SCALE
1:100

ISSUE
HVS

HERITAGE VICTORIA SUBMISSION



 **NORTH ELEVATION - EXISTING**
1:100 @A1 / 1:200 @A3

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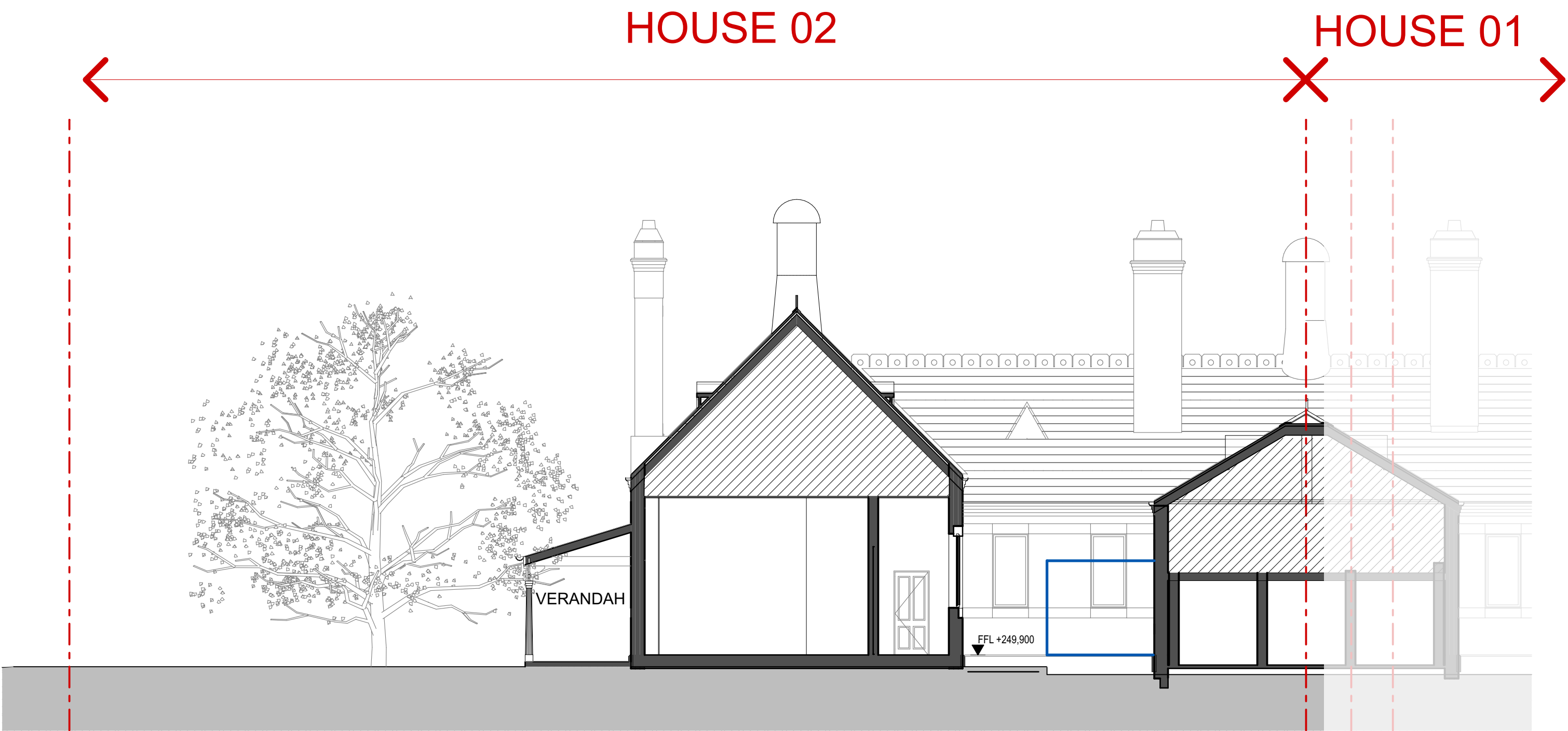
DRAWING
H02- NORTH ELEVATION - EXISTING
E202

DATE
18/9/2026

SCALE
1:100

ISSUE
HVS

HERITAGE VICTORIA SUBMISSION



SECTION 2 - EXISTING HOUSE 02
1:100 @A1 / 1:200 @A3



SECTION 3 - EXISTING HOUSE 02
1:100 @A1 / 1:200 @A3

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SUBJECT TO LAND SURVEY

PROJECT MANAGER

CELEBRATING
20 YEARS

construction assignments™

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PROJECT
JACKSONS HILL SUNBURY

PROJECT NUMBER
GA2026-006

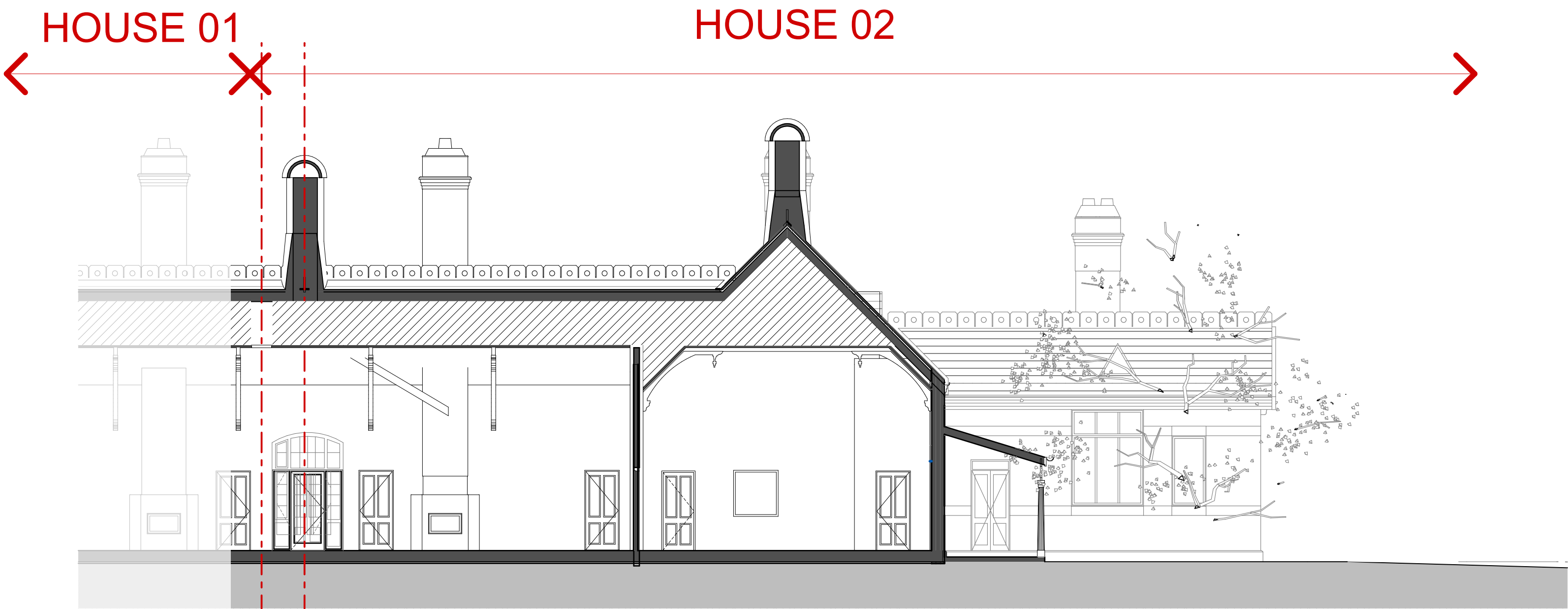
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H02- SECTION 2 & 3 - EXISTING
E301

DATE
18/9/2026

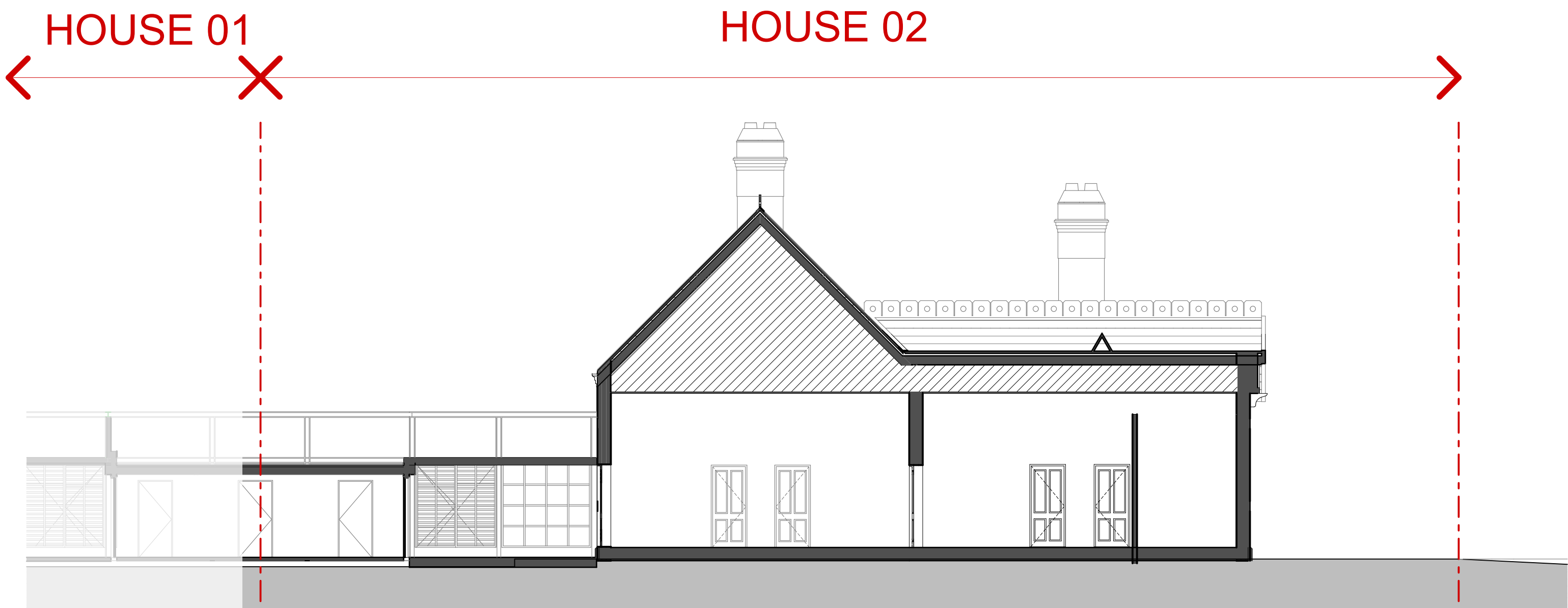
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ISSUE
HVS

HERITAGE VICTORIA SUBMISSION

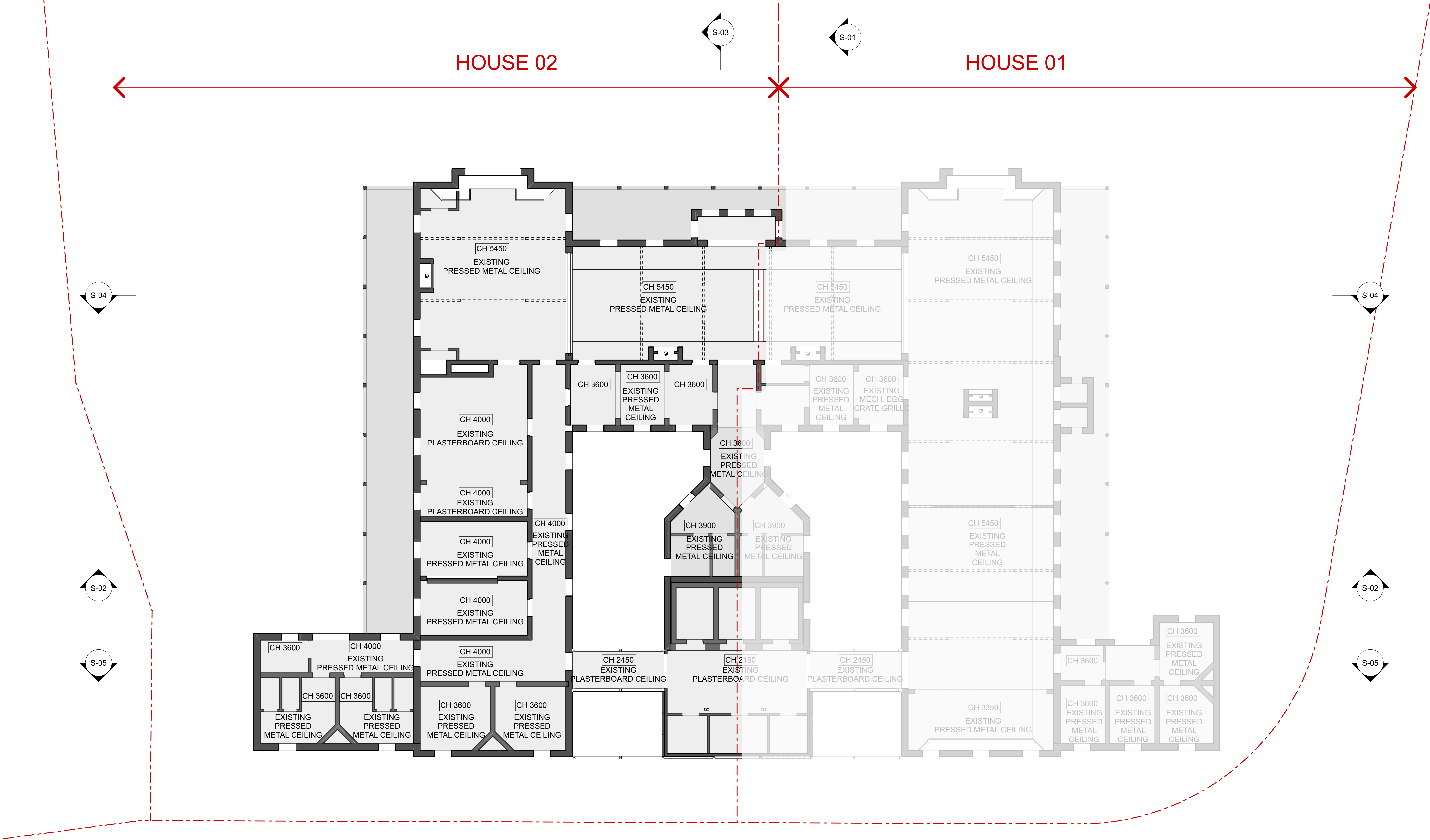


SECTION 4 - EXISTING HOUSE 02
1:100 @A1 / 1:200 @A3



SECTION 5 - EXISTING HOUSE 02
1:100 @A1 / 1:200 @A3

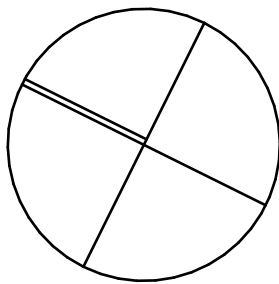
HERITAGE VICTORIA SUBMISSION



RCP - EXISTING BLDG 1/B26
1:100 @A1 / 1:200 @A3

ISSUE	AMENDMENT	DATE
02	HERITAGE VICTORIA SUBMISSION	18/9/2026
NOT FOR CONSTRUCTION		

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ca
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JACKSONS HILL SUNBURY

PROJECT NUMBER
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DRAWING
H02- RCP - EXISTING
E501

DATE
18/9/2026

SCALE
1:100

ISSUE
HVS

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RETAIN EXISTING TREE

REMOVE ALL VENTILATION
DUCTS AND FAN UNITS

REMOVE BRICKWORK

REMOVE ALL STAINLESS STEEL
EQUIPMENTS AND FIXTURE IN
THE HATCHED AREA

REMOVE TREE

REMOVE BRICK WALL,

RETAIN DECORATIVE TRUSS

SELECTIVELY REMOVE CEILING
LINING TO CREATE ACCESS
POCKET FOR PARTY WALL
CONSTRUCTION

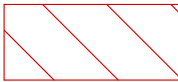
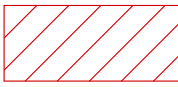
REMOVE BRICKWORK & ARCH

REMOVE ALL REDUNDANT
SERVICES

REMOVE ALL REDUNDANT
COOL ROOMS & SERVICES

REMOVE STEEL
WINDOW FRAMES

REMOVE METAL FRAMING,
FENCE & GATE, STORE FOR
POSSIBLE REUSE

-  REMOVE ALL FITTINGS AND SERVICES
-  EXTENT OF EXISTING BUILDING
TO BE DEMOLISHED

DEMOLITION PLAN - HOUSE 02

1:100 @A1 /1:200 @A3

ISSUE	AMENDMENT	DATE
02	HERITAGE VICTORIA SUBMISSION	18/9/2026

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PROJECT
JACKSONS HILL SUNBURY

PROJECT NUMBER
GA2026-006

DRAWING
H02- DEMOLITION PLAN - HOUSE 02
D101

DATE
18/9/2026

SCALE
1:100

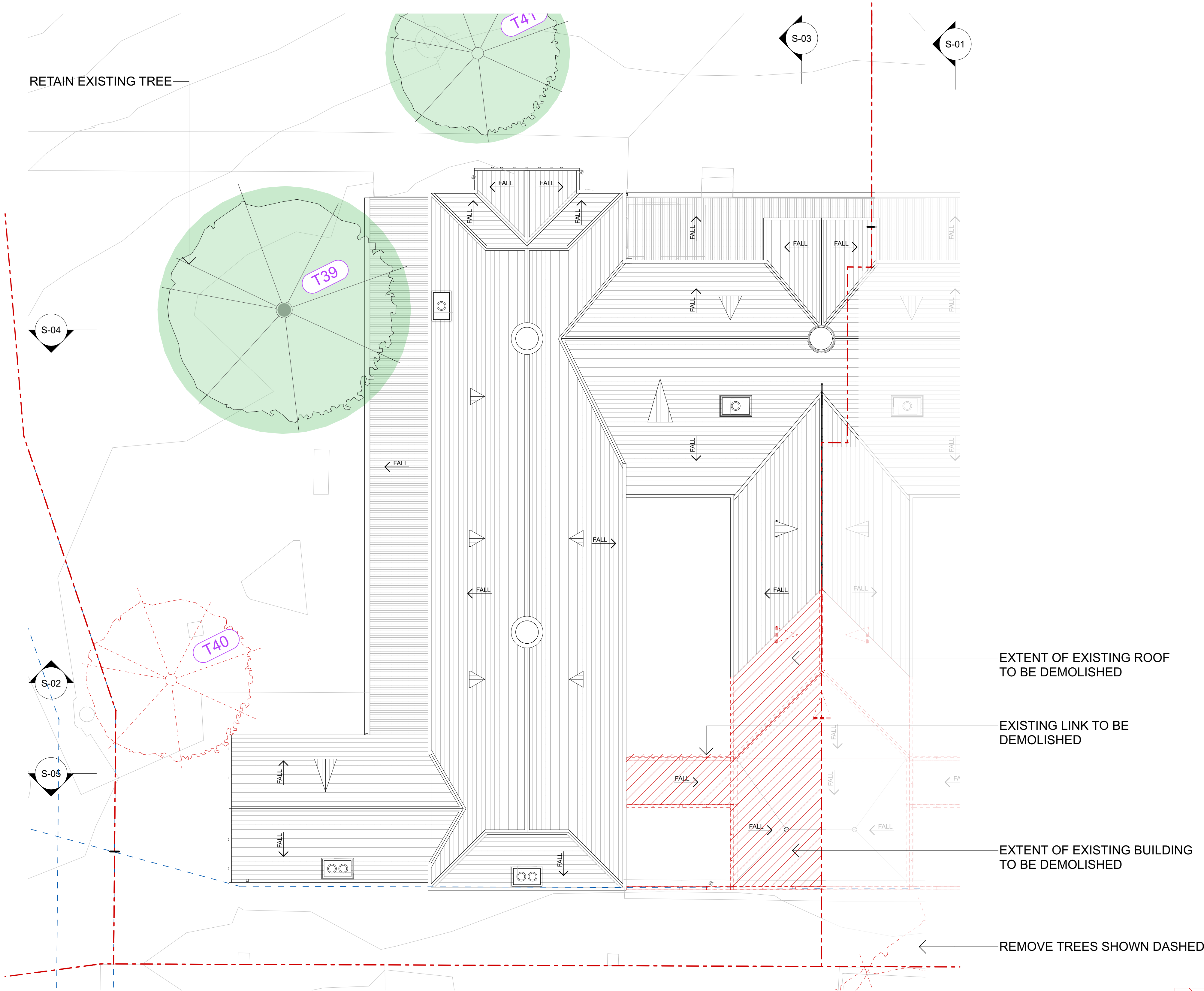
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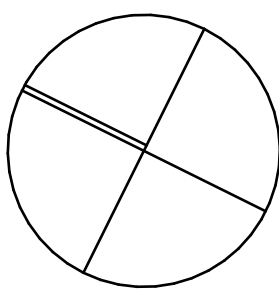


DEMOLITION ROOF - HOUSE 02
1:100 @A1 / 1:200 @A3

REMOVE ALL FITTINGS AND SERVICES
EXTENT OF EXISTING BUILDING TO BE DEMOLISHED

ISSUE	AMENDMENT	DATE
02	HERITAGE VICTORIA SUBMISSION	18/9/2026
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PROJECT
JACKSONS HILL SUNBURY
PROJECT NUMBER
GA2026-006
DRAWING
H02- DEMOLITION ROOF PLAN - HOUSE 02

DATE
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SCALE
1:100
ISSUE
HVS

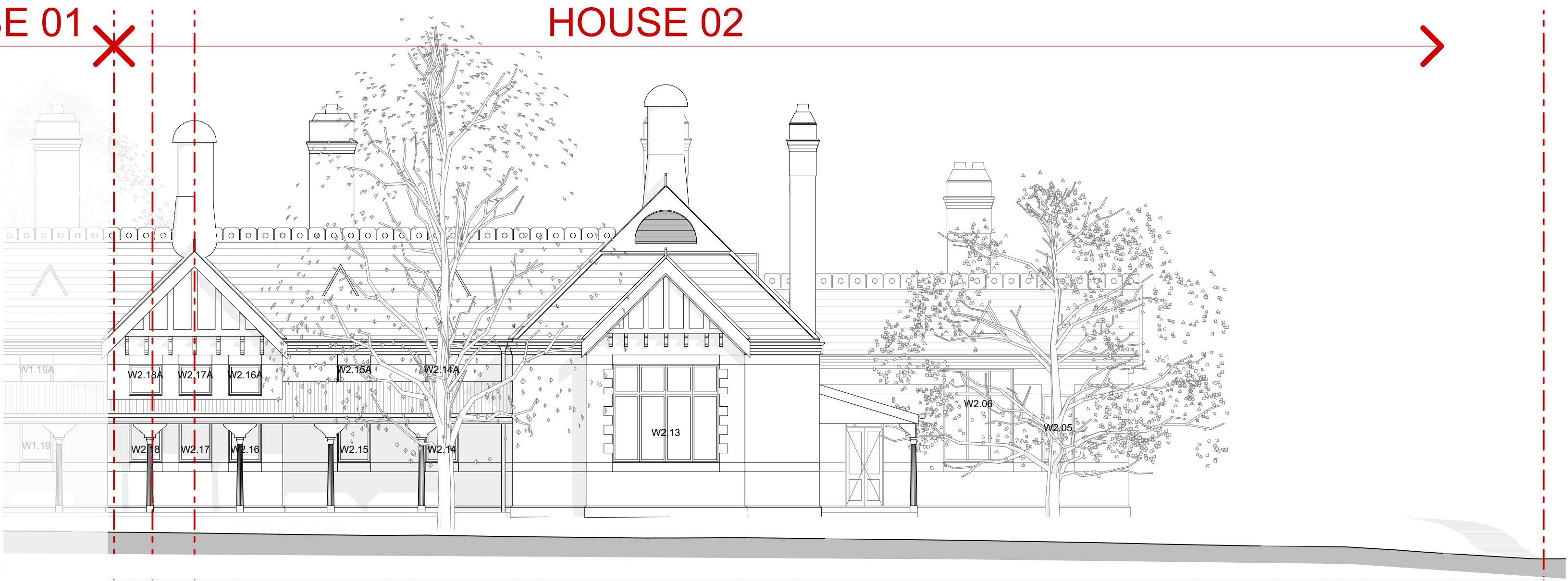
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HOUSE 01 X HOUSE 02



EAST ELEVATION - DEMOLITION - HOUSE 02
1:100 @A1 /1:200 @A3

HOUSE 02 X HOUSE 01



WEST ELEVATION - DEMOLITION - HOUSE 02
1:100 @A1 /1:200 @A3

EXISTING TOILETS AND COOL ROOMS
BUILDING TO BE DEMOLISHED

EXISTING FENCE AND GATE TO BE REMOVED,
STORED FOR POSSIBLE REUSE

- REMOVE ALL FITTINGS AND SERVICES
- EXTENT OF EXISTING BUILDING
TO BE DEMOLISHED

ISSUE	AMENDMENT	DATE
02	HERITAGE VICTORIA SUBMISSION	18/9/2026
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PROJECT JACKSONS HILL SUNBURY	DATE 18/9/2026
PROJECT NUMBER GA2026-006	SCALE 1:100
DRAWING H02- EAST & WEST ELEVATION - D201 DEMOLITION - HOUSE 02	ISSUE HVS

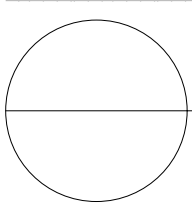
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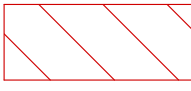
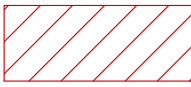
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 NORTH ELEVATION - DEMOLITION - HOUSE 02
1:100 @A1 /1:200 @a3

-  REMOVE ALL FITTINGS AND SERVICES
-  EXTENT OF EXISTING BUILDING TO BE DEMOLISHED

ISSUE	AMENDMENT	DATE
02	HERITAGE VICTORIA SUBMISSION	18/9/2026

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PROJECT

JACKSONS HILL SUNBURY

PROJECT NUMBER
GA2026-006

DRAWING
**H02- NORTH ELEVATION -
D202 DEMOLITION - HOUSE 02**

DATE

18/9/2026

SCALE

1:100

ISSUE

HVS

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CAREFULLY REMOVE ALL EXISTING LIGHT FITTINGS AND CEILING FAMS AND NEATLY STORE ON SITE WHERE DIRECTED BY THE ARCHITECT. REMOVE ALL WIRING, CONDUITS, METALWORK FIXINGS AND PLUGS BACK TO EXISTING DISTRIBUTION BOARDS TOGETHER WITH ALL CONCEALED WIRING WHICH IS ACCESSIBLE WITHOUT DAMAGE TO THE BUILDING. REMOVE ALL EXISTING OUTLETS SUCH AS LIGHT SWITCH PLATES AND POWER OUTLETS UNLESS NOTED OTHERWISE.
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- ALL EXISTING BRICKS SHALL BE SALVAGED FROM THE DEMOLITION WORKS. WHERE NEW OPENINGS ARE FORMED, CAREFULLY REMOVE BRICKS TO MINIMISE BREAKAGES, CHIPPING AND DAMAGE. AS PART OF THE DEMOLITION WORKS ALL EXISTING SALVAGED BRICKS SHALL BE CLEANED AND STACKED NEATLY ON SITE WHERE DIRECTED BY THE ARCHITECT FOR LATER USE IN THE WORKS
- ALL EXTERNAL BLINDS, BRACKETS AND FIXINGS ARE TO BE REMOVED AND STORED AS DIRECTED. REMOVE ALL FLYSCREENS TO WINDOWS AND DISCARD.

REMOVE ALL STAINLESS STEEL EQUIPMENTS AND FIXTURE IN THE HATCHED AREA

REMOVE ALL VENTILATION DUCTS AND FAN UNITS

REMOVE BRICKWORK

RETAIN DECORATIVE TRUSS

SELECTIVELY REMOVE CEILING LINING TO CREATE ACCESS POCKET FOR PARTY WALL CONSTRUCTION

REMOVE ALL REDUNDANT COOL ROOMS & SERVICES

REMOVE LINK BUILDING

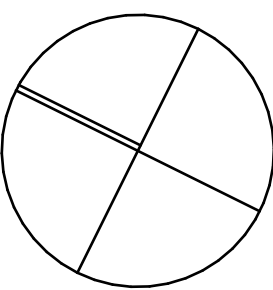
- REMOVE ALL FITTINGS AND SERVICES
- EXTENT OF EXISTING BUILDING TO BE DEMOLISHED

DEMOLITION RCP - HOUSE 02

1:100 @A1 /1:200 @A3

ISSUE	AMENDMENT	DATE
02	HERITAGE VICTORIA SUBMISSION	18/9/2026
NOT FOR CONSTRUCTION		

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SUBJECT TO LAND SURVEY



PROJECT MANAGER
CELEBRATING 20 YEARS
construction assignments

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PROJECT JACKSONS HILL SUNBURY	DATE 18/9/2026
PROJECT NUMBER GA2026-006	SCALE 1:100
DRAWING H02- DEMOLITION RCP - HOUSE 02	ISSUE HVS
D501	

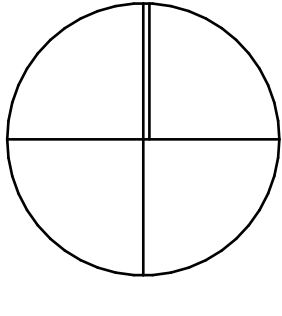
HERITAGE VICTORIA SUBMISSION



OVERALL SITE PLAN
NTS

ISSUE	AMENDMENT	DATE
02	HERITAGE VICTORIA SUBMISSION	18/9/2026
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PROJECT JACKSONS HILL SUNBURY

PROJECT NUMBER GA2026-006

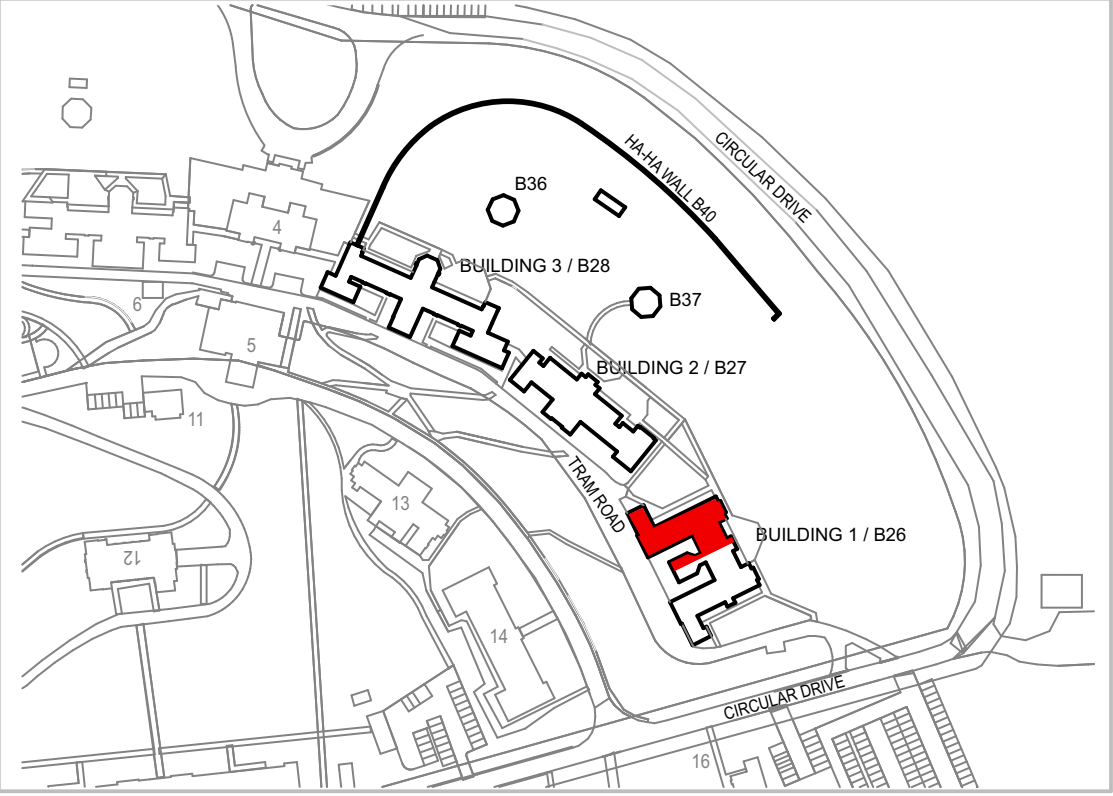
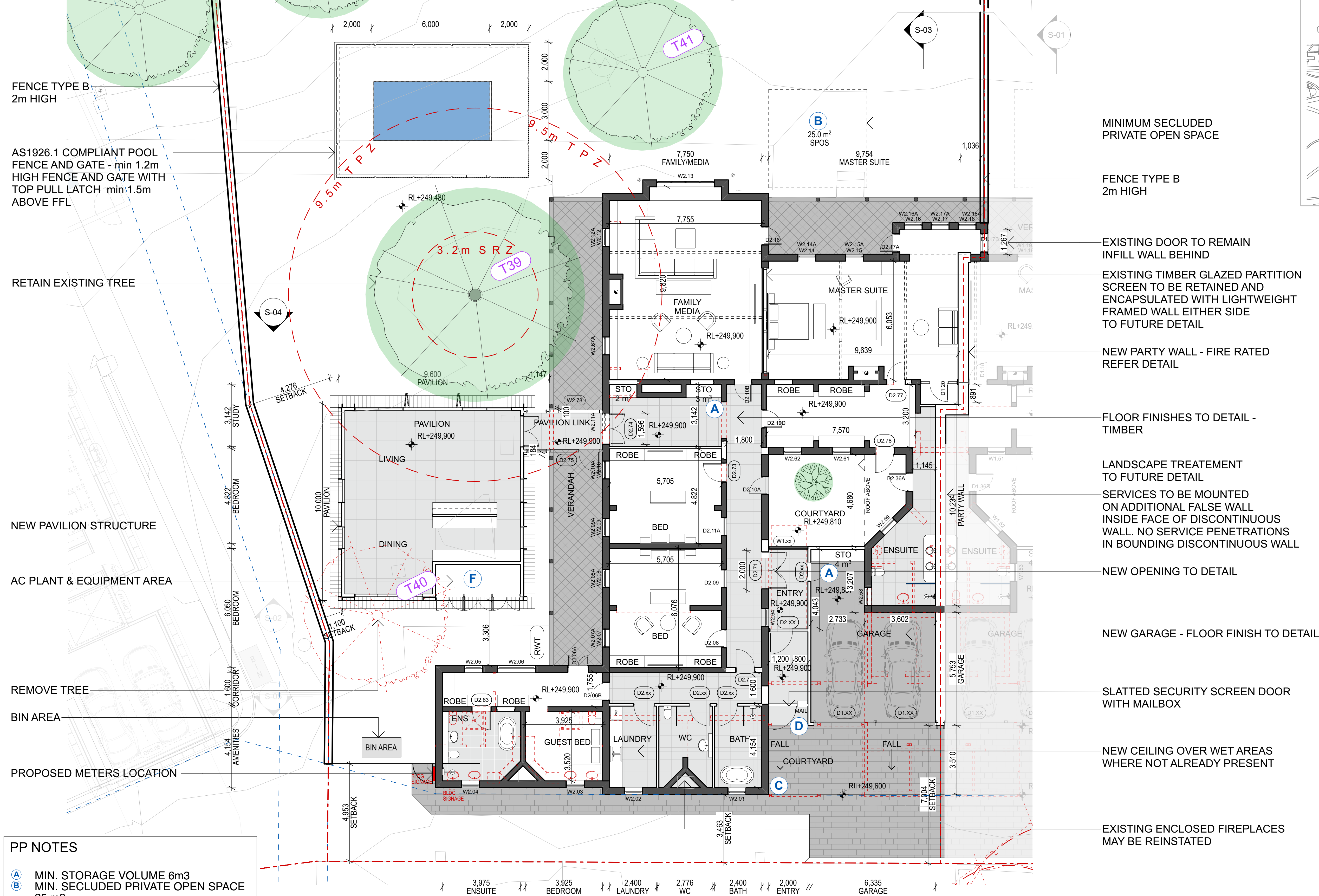
DRAWING H02- OVERALL SITE PLAN 100a

DATE 18/9/2026

SCALE 1:1

ISSUE HVS

HERITAGE VICTORIA SUBMISSION



- MINIMUM SECLUDED PRIVATE OPEN SPACE
- FENCE TYPE B 2m HIGH
- EXISTING DOOR TO REMAIN INFILL WALL BEHIND
- EXISTING TIMBER GLAZED PARTITION SCREEN TO BE RETAINED AND ENCAPSULATED WITH LIGHTWEIGHT FRAMED WALL EITHER SIDE TO FUTURE DETAIL
- NEW PARTY WALL - FIRE RATED REFER DETAIL
- FLOOR FINISHES TO DETAIL - TIMBER
- LANDSCAPE TREATMENT TO FUTURE DETAIL
- SERVICES TO BE MOUNTED ON ADDITIONAL FALSE WALL INSIDE FACE OF DISCONTINUOUS WALL. NO SERVICE PENETRATIONS IN BOUNDING DISCONTINUOUS WALL
- NEW OPENING TO DETAIL
- NEW GARAGE - FLOOR FINISH TO DETAIL
- SLATTED SECURITY SCREEN DOOR WITH MAILBOX
- NEW CEILING OVER WET AREAS WHERE NOT ALREADY PRESENT
- EXISTING ENCLOSED FIREPLACES MAY BE REINSTATED

- PP NOTES**
- (A) MIN. STORAGE VOLUME 6m3
 - (B) MIN. SECLUDED PRIVATE OPEN SPACE 25 m2
 - (C) SENSOR LIGHTING
 - (D) LETTERBOX
 - (E) SOLAR ENERGY AREA
 - (F) AC UNITS AREA

PROPOSED PLAN - HOUSE 02

1:100 @A1 / 1:200 @A3

HOUSE 02	
	AREA
1 LOT 2	3,597.5
2 INTERNAL	406.6
3 PAVILION	90.5
4 GARAGE	44.3

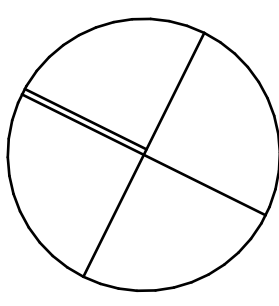
ISSUE	AMENDMENT	DATE
02	HERITAGE VICTORIA SUBMISSION	18/9/2026
NOT FOR CONSTRUCTION		

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SUBJECT TO LAND SURVEY



PROJECT MANAGER

CELEBRATING 20 YEARS

construction assignments

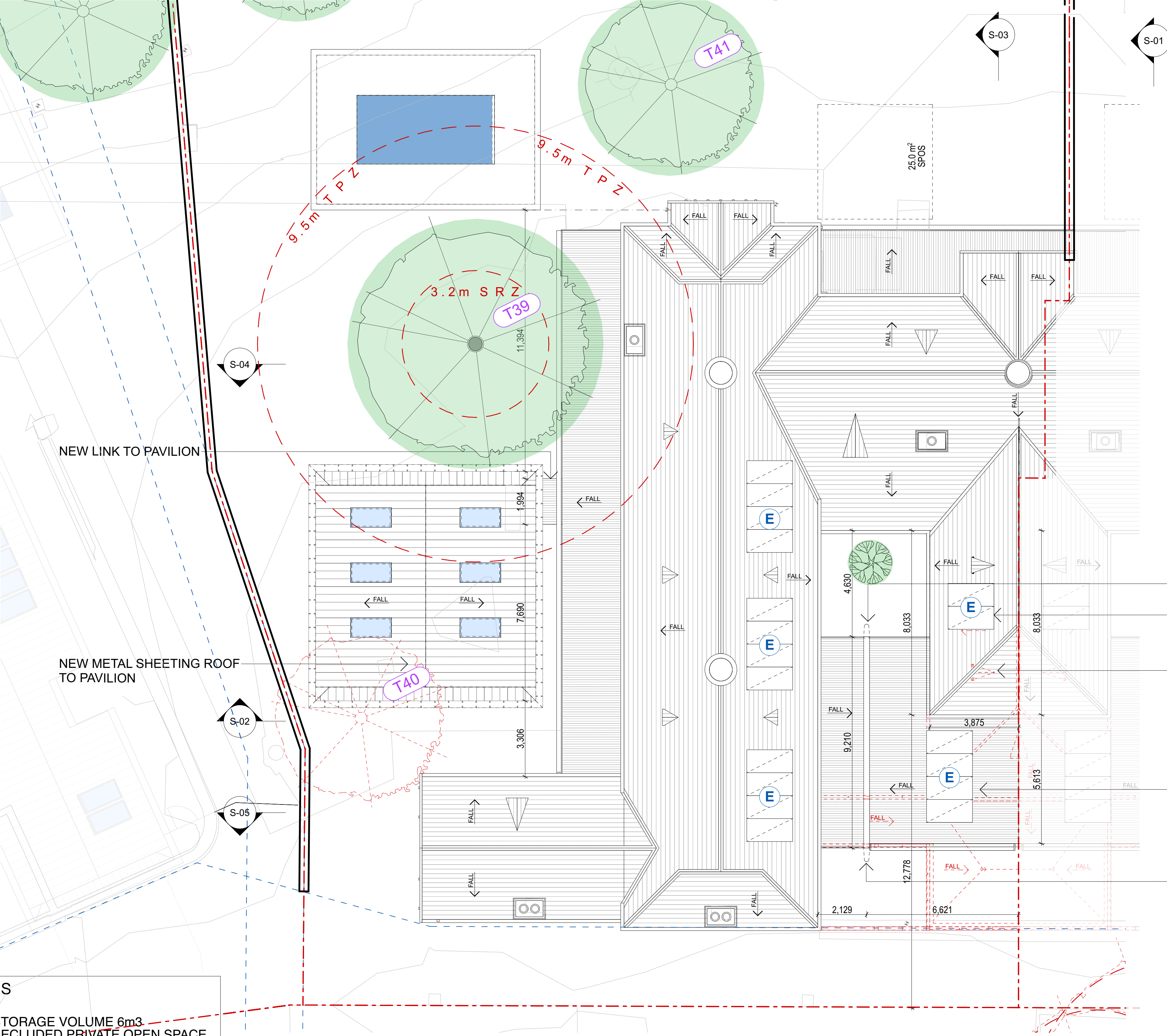
ARCHITECT

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PROJECT JACKSONS HILL SUNBURY	DATE 18/9/2026
PROJECT NUMBER GA2026-006	SCALE 1:100
DRAWING H02- PROPOSED PLAN - HOUSE 02	ISSUE HVS
101	

HERITAGE VICTORIA SUBMISSION



- NEW GUTTER & RAIN WATER HEAD
- NEW PHOTOVOLTAIC CELLS
- CONSTRUCT NEW ROOF OVER EXISTING, INTEGRATE NEW ROOF SUPPORT WITH EXISTING STRUCTURE, INSTALL SARKING, FLASHING & FIRE SEAL IN ACCORDANCE WITH NCC, ROOF FINISH TO REPLICATE & MATCH EXISTING PROFILE & MATERIAL
- NEW METAL ROOF SHEETING TO GARAGE & ENTRY HALL
- NEW BOX GUTTER & RAIN WATER HEAD

PP NOTES

- A MIN. STORAGE VOLUME 6m³
- B MIN. SECLUDED PRIVATE OPEN SPACE 25 m²
- C SENSOR LIGHTING
- D LETTERBOX
- E SOLAR ENERGY AREA
- F AC UNITS AREA

NOT FOR CONSTRUCTION

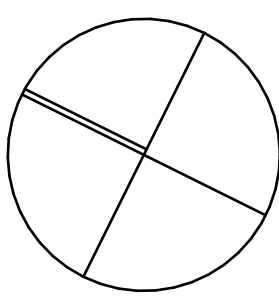
PROPOSED ROOF PLAN - HOUSE 02

1:100 @A1 / 1:200 @A3

ISSUE	AMENDMENT	DATE
02	HERITAGE VICTORIA SUBMISSION	18/9/2026

NOT FOR CONSTRUCTION

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SUBJECT TO LAND SURVEY

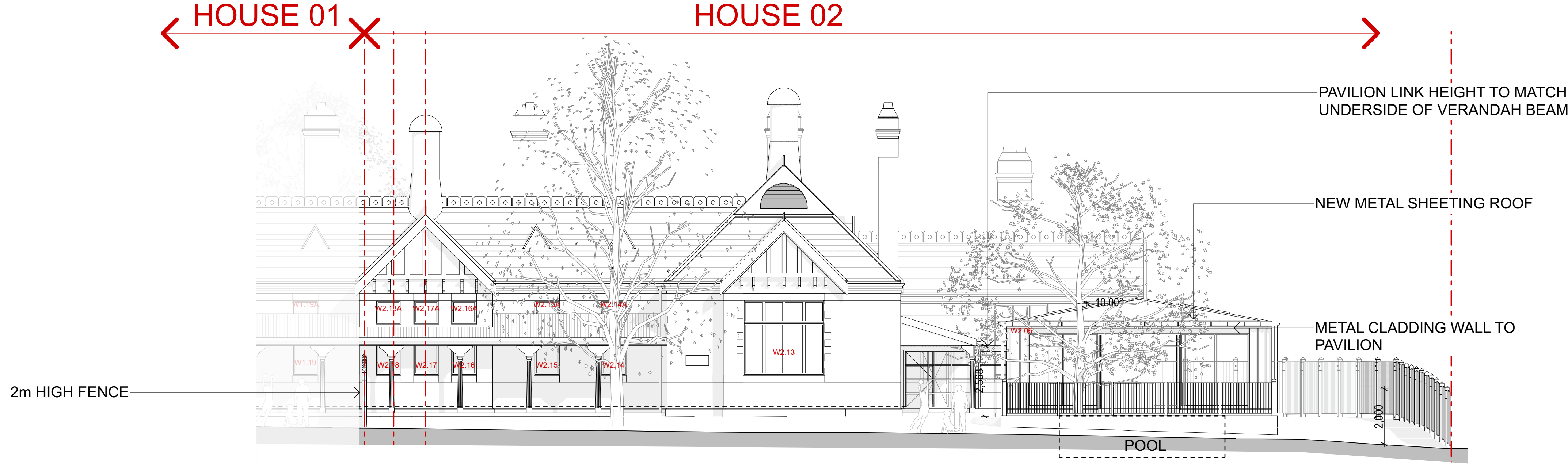


PROJECT MANAGER
CELEBRATING 20 YEARS
construction assignments

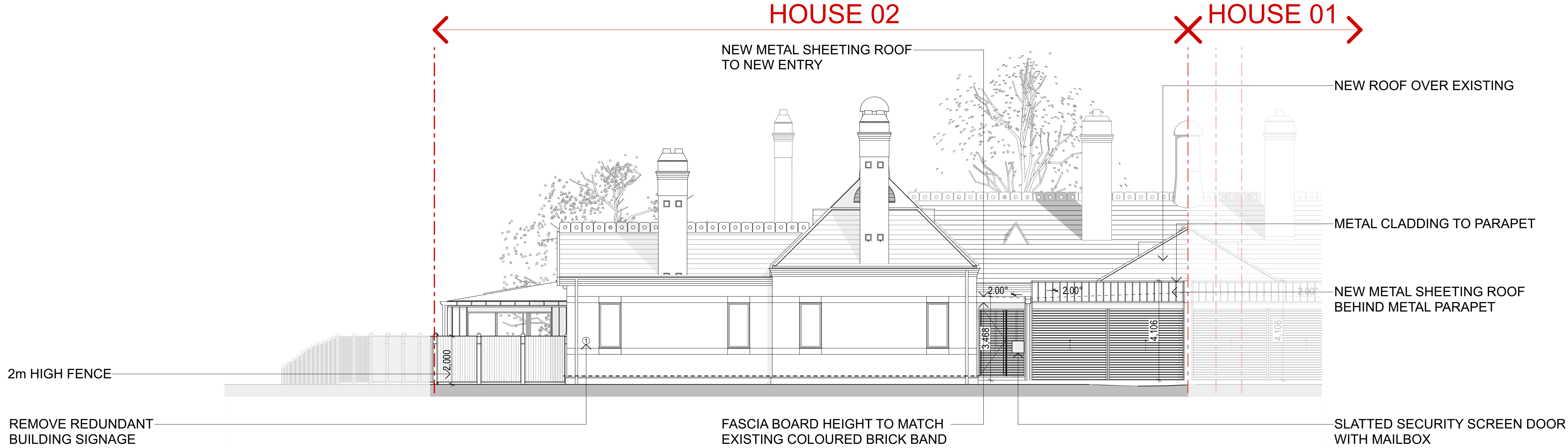
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PROJECT JACKSONS HILL SUNBURY	DATE 18/9/2026
PROJECT NUMBER GA2026-006	SCALE 1:100
DRAWING H02- PROPOSED ROOF PLAN - HOUSE 02	ISSUE HVS

HERITAGE VICTORIA SUBMISSION



EAST ELEVATION - PROPOSED - HOUSE 02
1:100 @A1 / 1:200 @A3



WEST ELEVATION - PROPOSED - HOUSE 02
1:100 @A1 / 1:200 @A3

NOTES

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ISSUE	AMENDMENT	DATE
02	HERITAGE VICTORIA SUBMISSION	18/9/2026
NOT FOR CONSTRUCTION		

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SUBJECT TO LAND SURVEY

PROJECT MANAGER



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PROJECT JACKSONS HILL SUNBURY

PROJECT NUMBER GA2026-006

DRAWING H02- EAST & WEST ELEVATION - PROPOSED - HOUSE 02
201

DATE 18/9/2026

SCALE 1:100

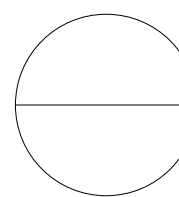
ISSUE HVS

HERITAGE VICTORIA SUBMISSION



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 **NORTH ELEVATION - PROPOSED - HOUSE 02**
1:100 @A1 / 1:200 @A3

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SUBJECT TO LAND SURVEY

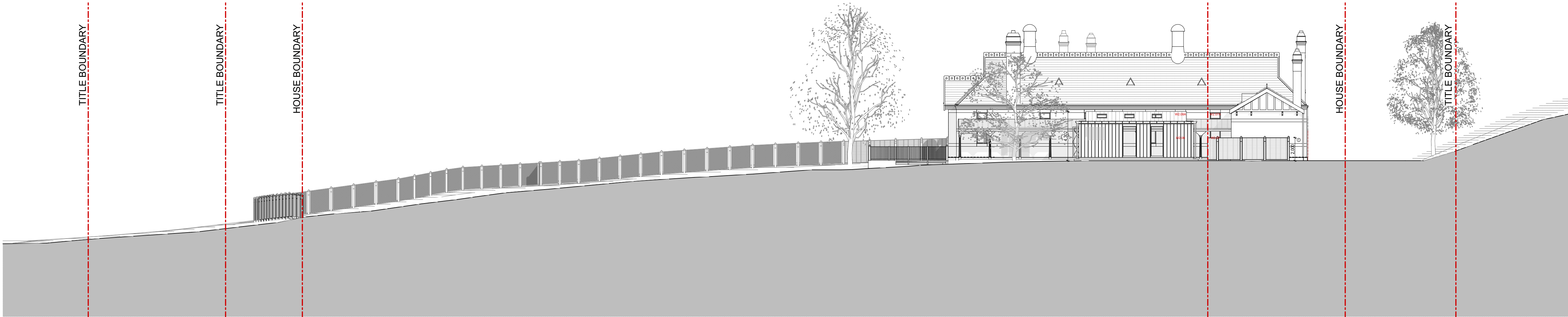
PROJECT MANAGER
 construction assignments™

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PROJECT
JACKSONS HILL SUNBURY
PROJECT NUMBER GA2026-006
DRAWING H02- NORTH ELEVATION - PROPOSED 202 - HOUSE 02

DATE
18/9/2026
SCALE 1:100
ISSUE HVS

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PROPOSED - SITE ELEVATION - NORTH
1:200 @A1 / 1:400 @A3

ISSUE	AMENDMENT	DATE
02	HERITAGE VICTORIA SUBMISSION	18/9/2026
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PROJECT MANAGER

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PROJECT
JACKSONS HILL SUNBURY

PROJECT NUMBER
GA2026-006

DRAWING
H02- SITE ELEVATION - NORTH
203

DATE
18/9/2026

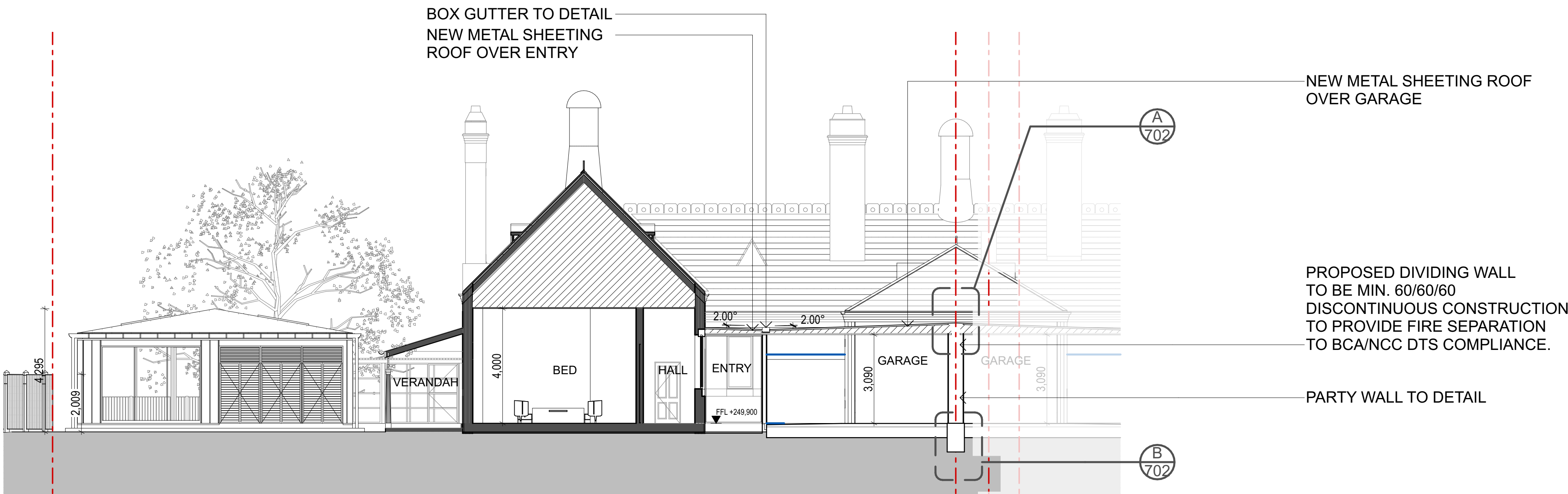
SCALE
1:200

ISSUE
HVS

HERITAGE VICTORIA SUBMISSION

HOUSE 02

HOUSE 01



SECTION 2 - PROPOSED
1:100 @A1 / 1:200 @A3



SECTION 3 - PROPOSED
1:100 @A1 / 1:200 @A3

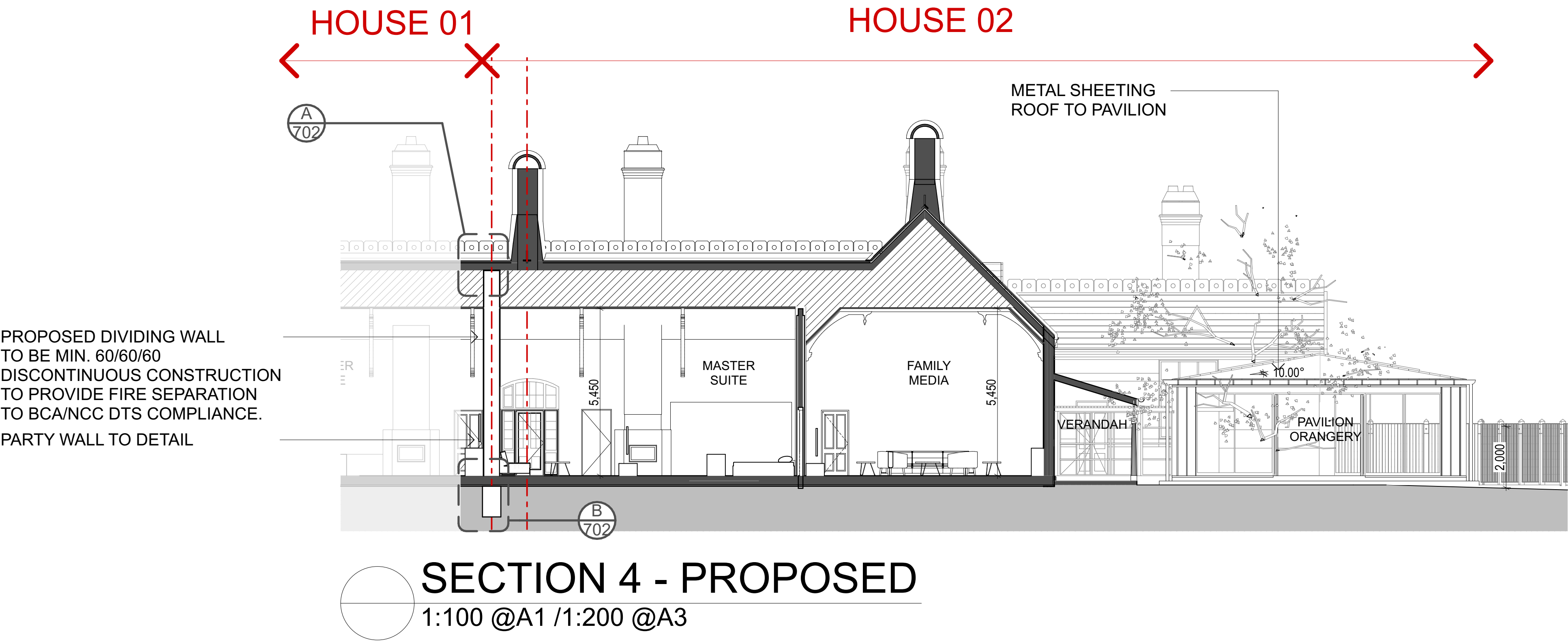
NOTES

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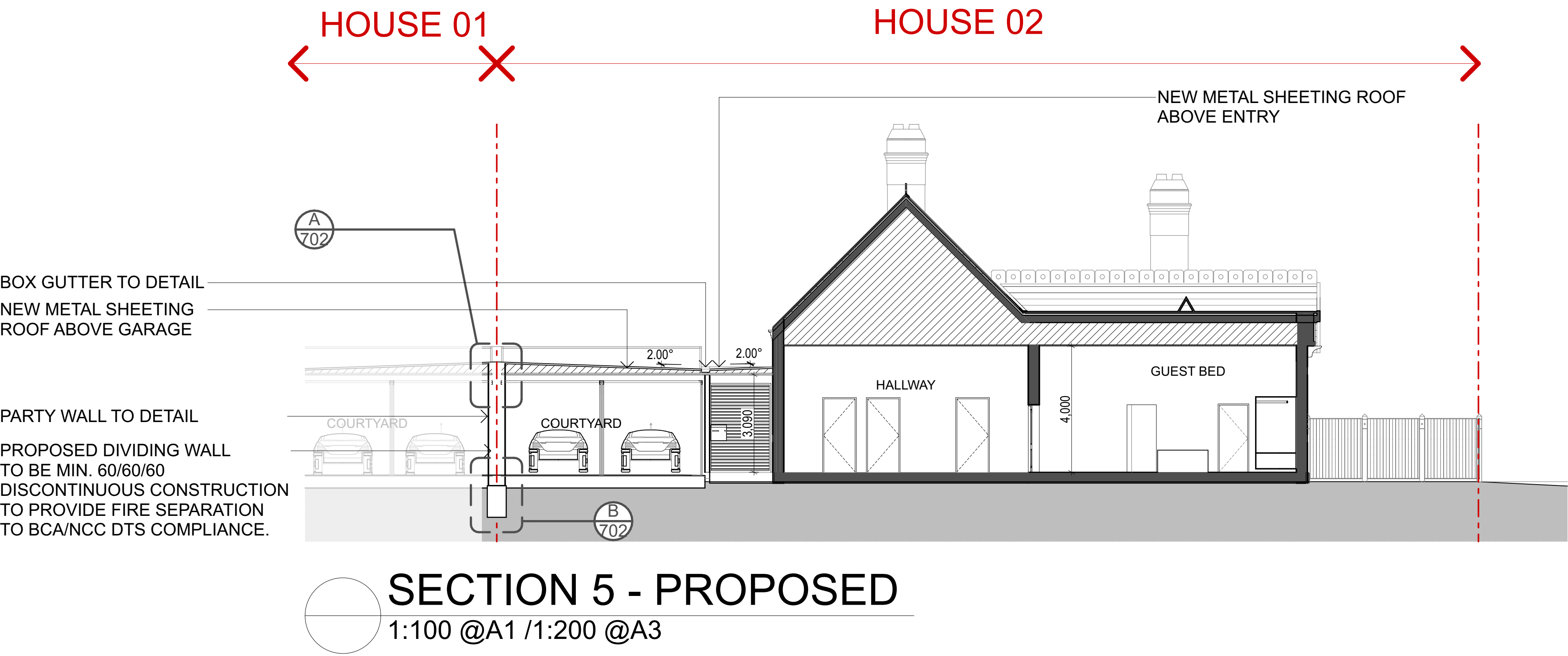
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02		HERITAGE VICTORIA SUBMISSION	18/9/2026								
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HERITAGE VICTORIA SUBMISSION



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SUBJECT TO LAND SURVEY

PROJECT MANAGER

CELEBRATING 20 YEARS

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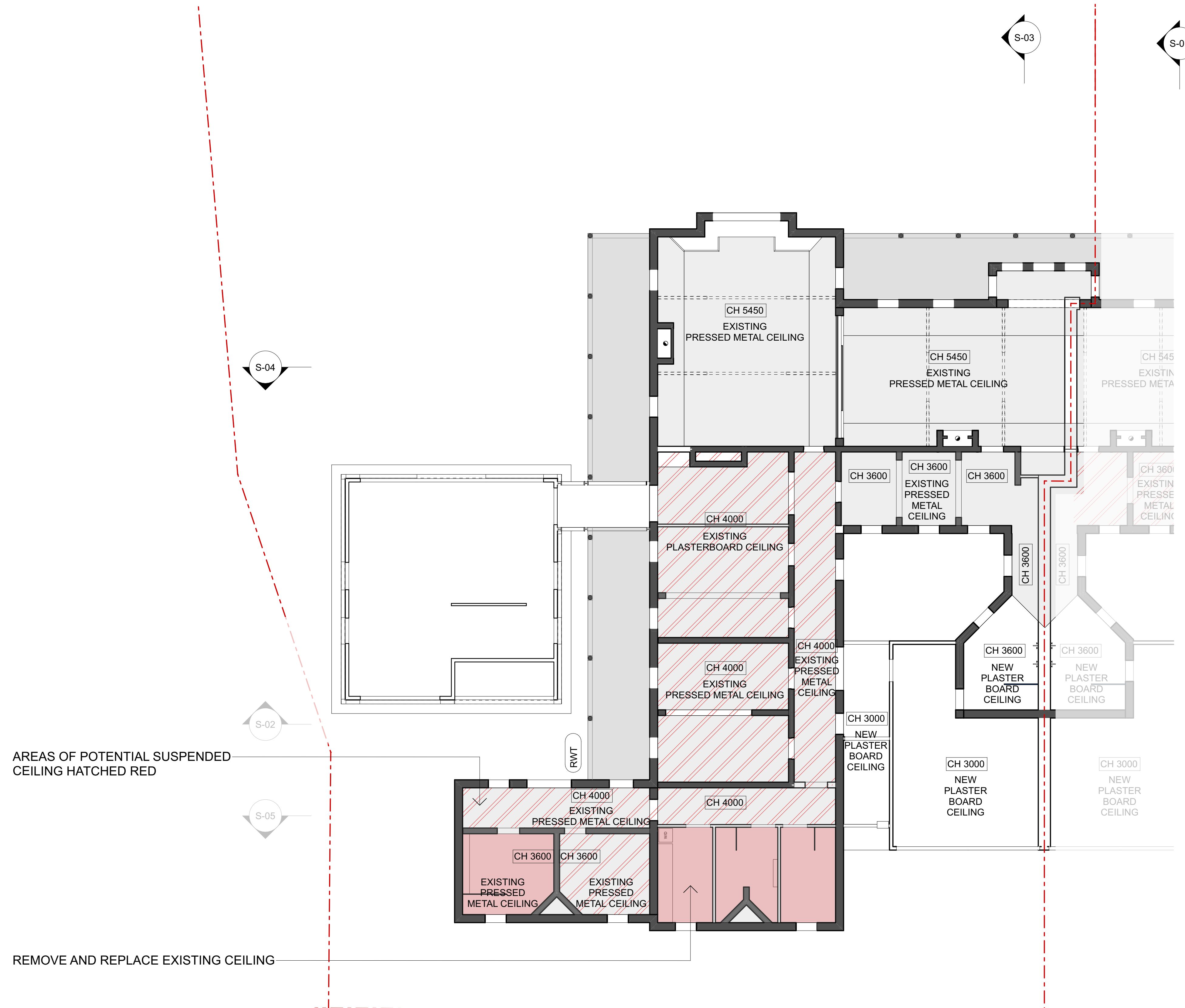
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PROJECT JACKSONS HILL SUNBURY	DATE 18/9/2026
PROJECT NUMBER GA2026-006	SCALE 1:100
DRAWING H02- SECTION 4 & 5 - PROPOSED - 302 HOUSE 02	ISSUE HVS

HERITAGE VICTORIA SUBMISSION



PROPOSED RCP - HOUSE 02

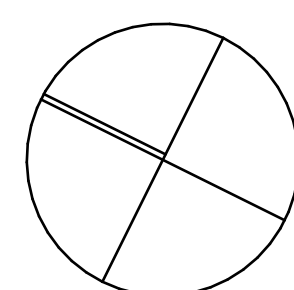
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ISSUE	AMENDMENT	DATE
02	HERITAGE VICTORIA SUBMISSION	18/9/2026

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PROJECT
JACKSONS HILL SUNBURY

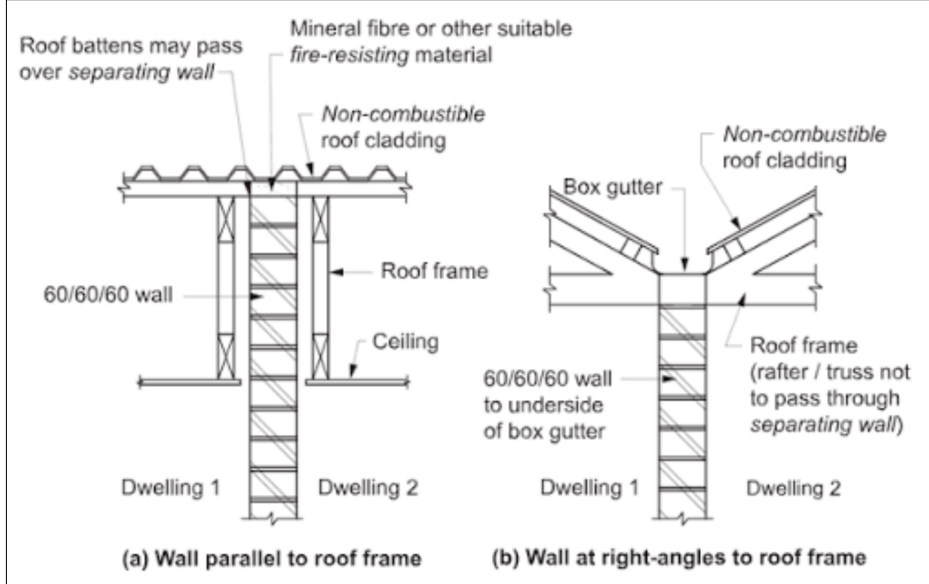
PROJECT NUMBER
GA2026-006

DRAWING
H02- PROPOSED RCP - HOUSE 02
501

DATE
18/9/2026

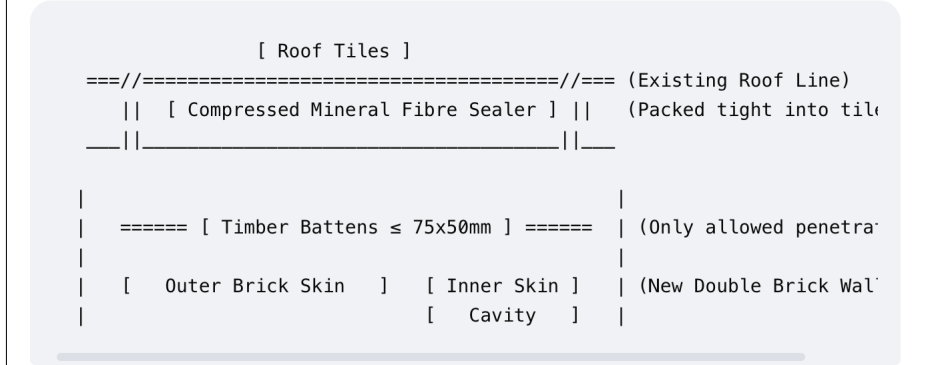
SCALE
1:100
ISSUE
HVS

HERITAGE VICTORIA SUBMISSION



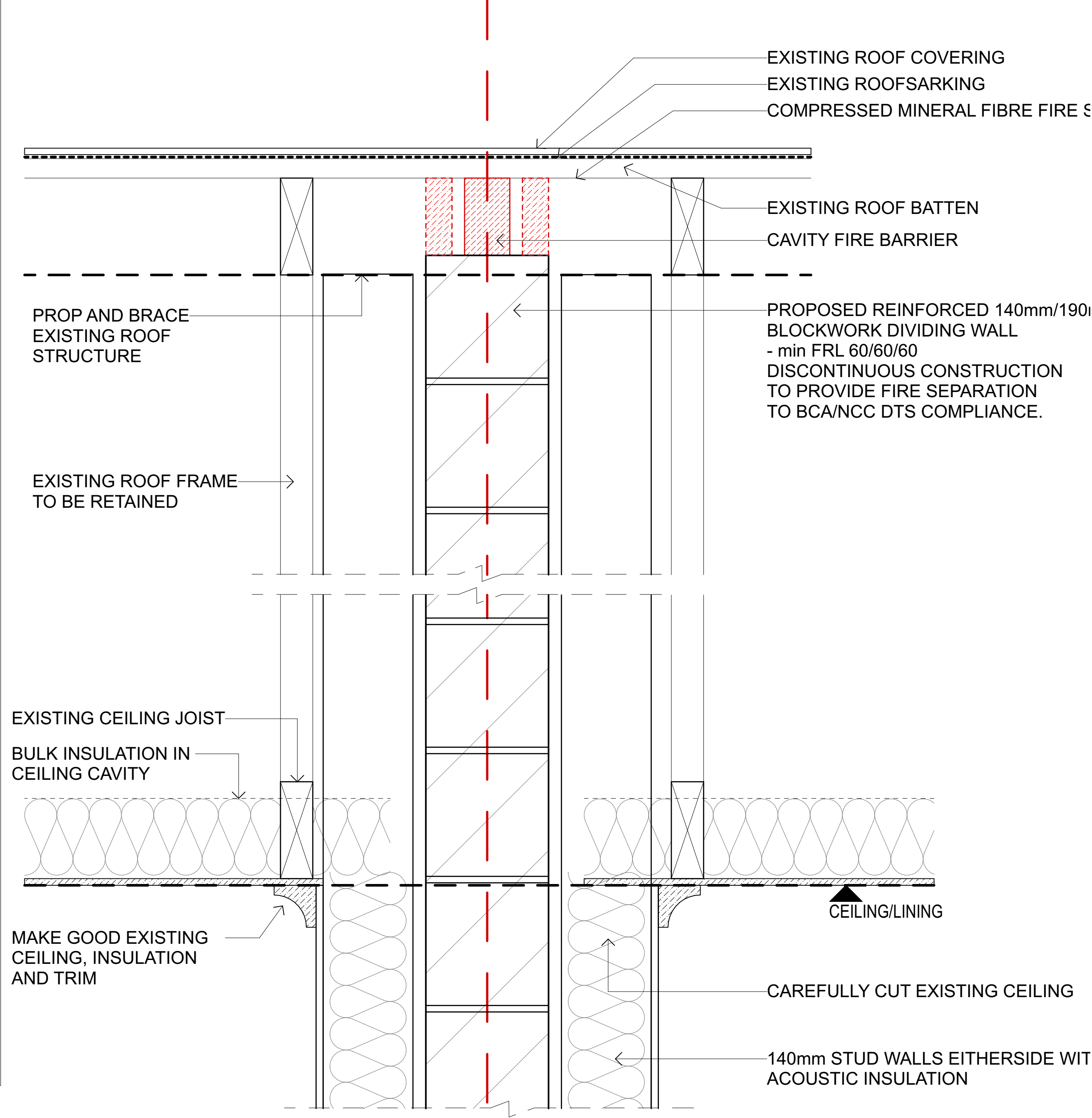
- Structural Raking Connection**
- Wall Profile:** Cut both the inner and outer skins of the new double brick wall to match the precise pitch of the existing rafters.
 - Structural Isolation:** Ensure the new brickwork does not take vertical load from the existing roof unless specifically certified by a structural engineer.
 - Lateral Stability:** Secure the top courses of the new wall to the existing timber framing using heavy-duty, fire-rated stainless steel or galvanised mechanical ties. These ties must allow for independent structural settling.

- Fire Separation & Sealing Details**
- To achieve a compliant Fire Resistance Level (FRL) at the junction, you must seal every potential void where the brick meets the uneven profile of the roof tiles.

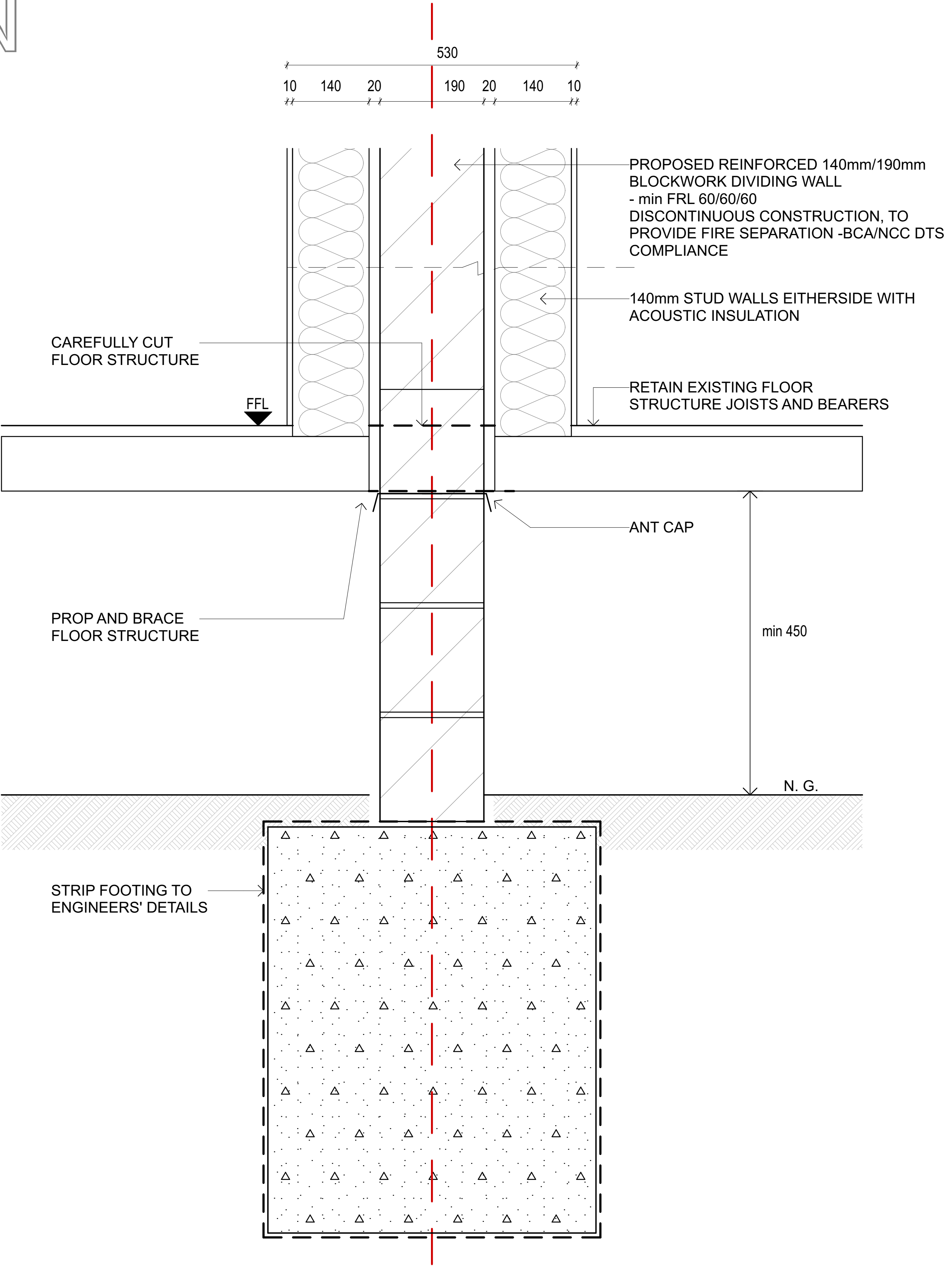


- Underside Termination:** Build the masonry skins up as close as possible to the underside of the tile line. Do not leave a gap greater than 50 mm.
- Combustible Penetrations:** No timber or combustible materials may cross or penetrate the separating wall, with the sole exception of roof battens measuring 75 mm x 50 mm or less.
- Mineral Wool Packing:** Pack all remaining voids, tile corrugations, and gaps around allowed timber battens tightly with a specialized, non-combustible product like [Bradford Fireseal Party Wall Sealer](#) or an equivalent mineral wool. This must be compressed firmly between the masonry and the tiles to stop fire and smoke spread.
- Cavity Barriers:** Install a vertical fire barrier within the new double-brick cavity itself at the roof junction line to stop the cavity from acting like a chimney.

- Weatherproofing & Flashing**
- Lead or Compliant Flashing:** Install a stepped or raking lead-free / polymer flashing over the junction.
 - Chasing:** Chase the upper edge of the flashing directly into the new brickwork mortar joints. Fix it with flashing clips and seal it with fire-rated polyurethane sealant.
 - Tile Overlap:** Dress the lower edge of the flashing neatly over the existing roof tiles. Ensure it follows the profile of the tile pans to guarantee proper water runoff.
 - Sarking Integrity:** If a sarking membrane is present, fold it upwards against the wall or integrate it below the flashing to avoid water ponding behind the first roofing batten.



DETAIL A
SECTION THROUGH CEILING AT BOUNDARY



DETAIL B
SECTION THROUGH BASE OF PARTY WALL

ISSUE	AMENDMENT	DATE
02	HERITAGE VICTORIA SUBMISSION	18/9/2026
NOT FOR CONSTRUCTION		

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SUBJECT TO LAND SURVEY

PROJECT MANAGER

CELEBRATING 20 YEARS **construction assignments**

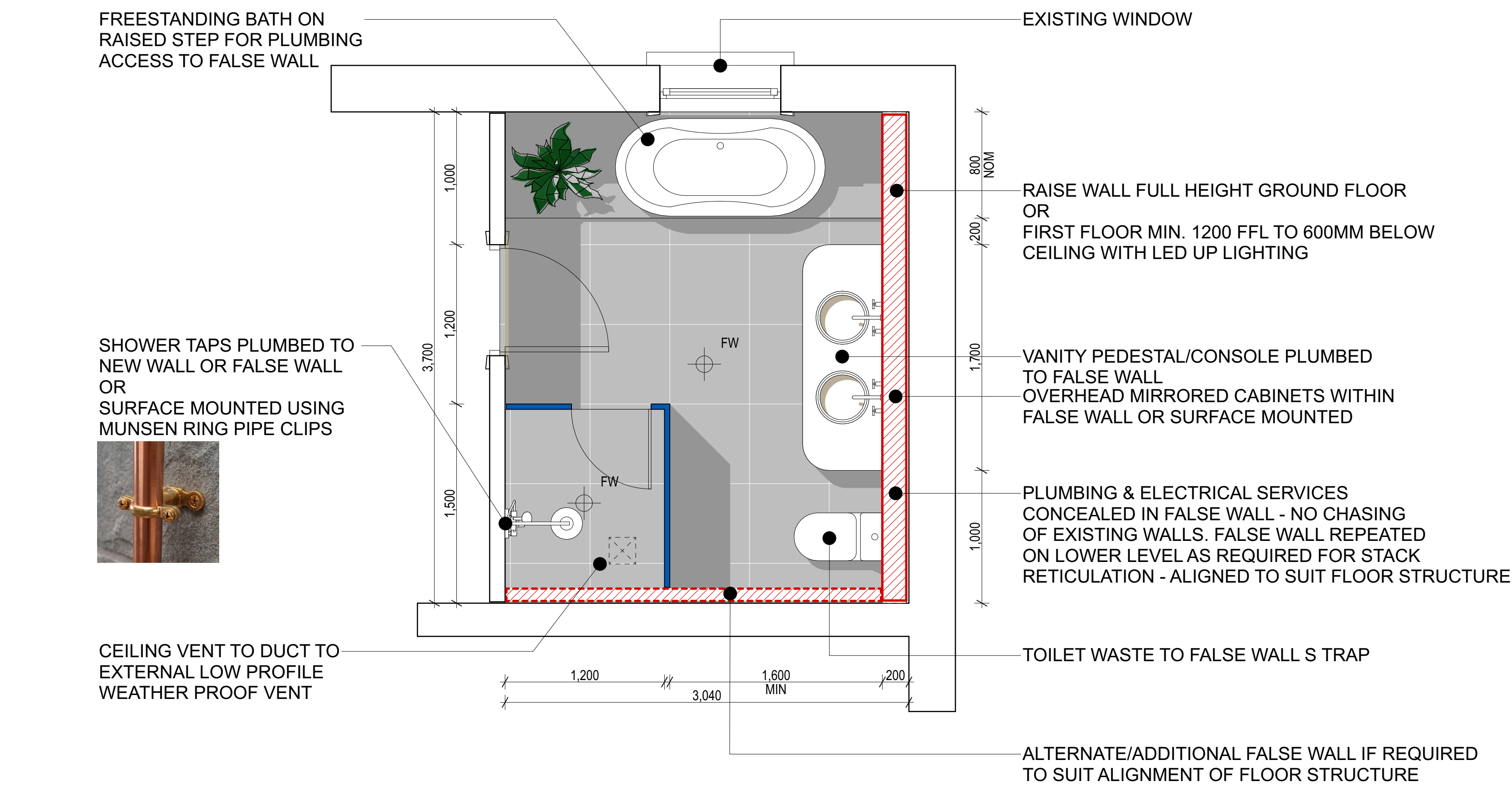
ARCHITECT

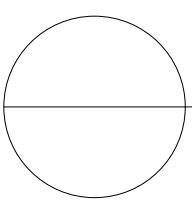
GROUP ARCHITECTS

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T: +612 9304 0367 E: info@grouparchitects.com.au

PROJECT JACKSONS HILL SUNBURY	DATE 18/9/2026
PROJECT NUMBER GA2026-006	SCALE 1:5, 1:10, 1:1
DRAWING H02- WALL SECTION DETAILS - HOUSE	ISSUE HVS
702 02	

HERITAGE VICTORIA SUBMISSION



 **BATHROOM LAYOUT PRINCIPLES**
1:25 @A1 / 1 : 50 @A3

ISSUE	AMENDMENT	DATE
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PROJECT
JACKSONS HILL SUNBURY

PROJECT NUMBER
GA2026-006

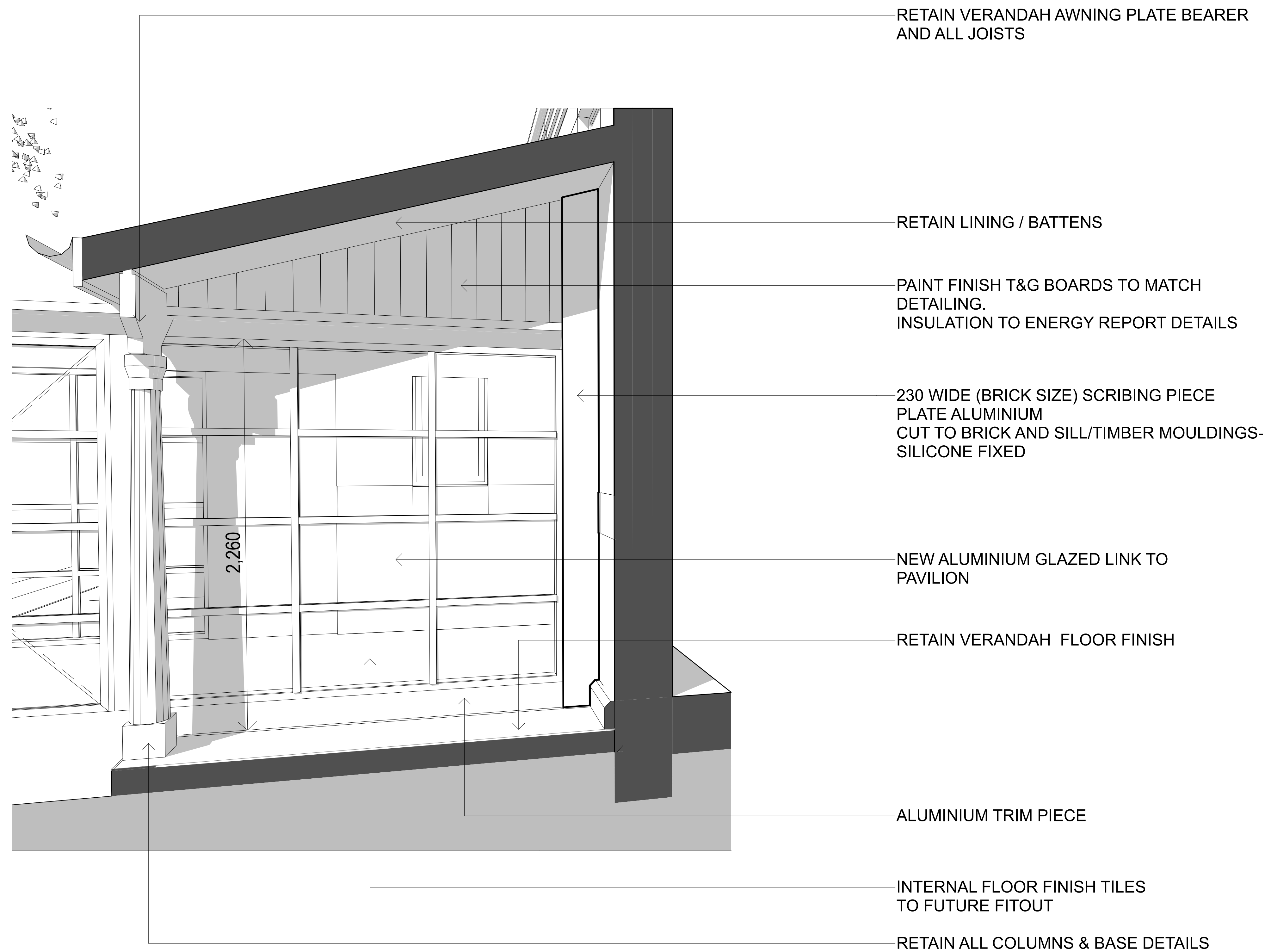
DRAWING
H02- BATHROOM LAYOUT PRINCIPLES
703

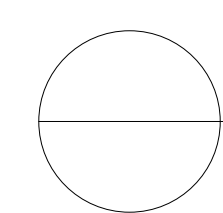
DATE
18/9/2026

SCALE
1:25, 1:1

ISSUE
HVS

HERITAGE VICTORIA SUBMISSION



 **DETAIL**
PAVILION LINK DETAIL DRAWING

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PROJECT
JACKSONS HILL SUNBURY

PROJECT NUMBER
GA2026-006

DRAWING
H02- LINK PRINCIPLE
704

DATE
18/9/2026

SCALE
1:25, 1:1

ISSUE
HVS

HERITAGE VICTORIA SUBMISSION



VIEW TO PAVILION & POOL
NTS



VIEW FROM TRAM ROAD
NTS



VIEW FROM BACKYARD
NTS

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PROJECT MANAGER

CELEBRATING
20 YEARS

construction assignments™

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PROJECT
JACKSONS HILL SUNBURY

PROJECT NUMBER
GA2026-006

DRAWING
H02- 3D VIEWS - HOUSE 02
800

DATE
18/9/2026

SCALE

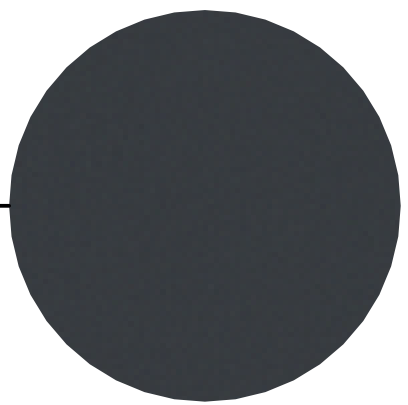
ISSUE
HVS

HERITAGE VICTORIA SUBMISSION

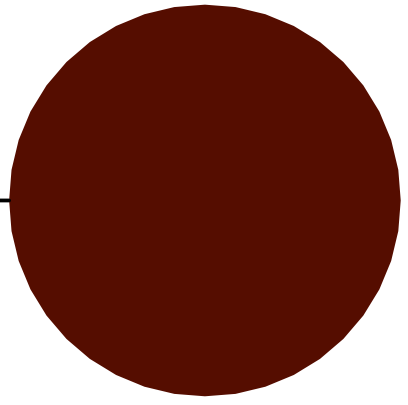


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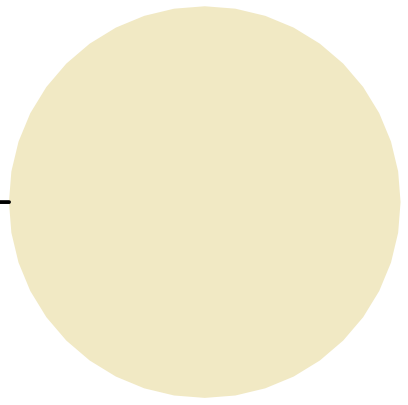
PAINT FINISHES SHOULD BE INFORMED BY
PAINT SCRAPE ANALYSIS THAT WILL BE
UNDERTAKEN BY LOVELL CHEN AS PART OF
THE CONSERVATION WORKS DOCUMENTATION



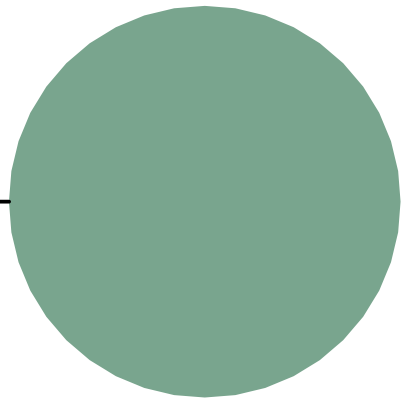
FASCIA BOARDS/UPPER GUTTERS
PAINT: DARK GREY TO MATCH EXISTING



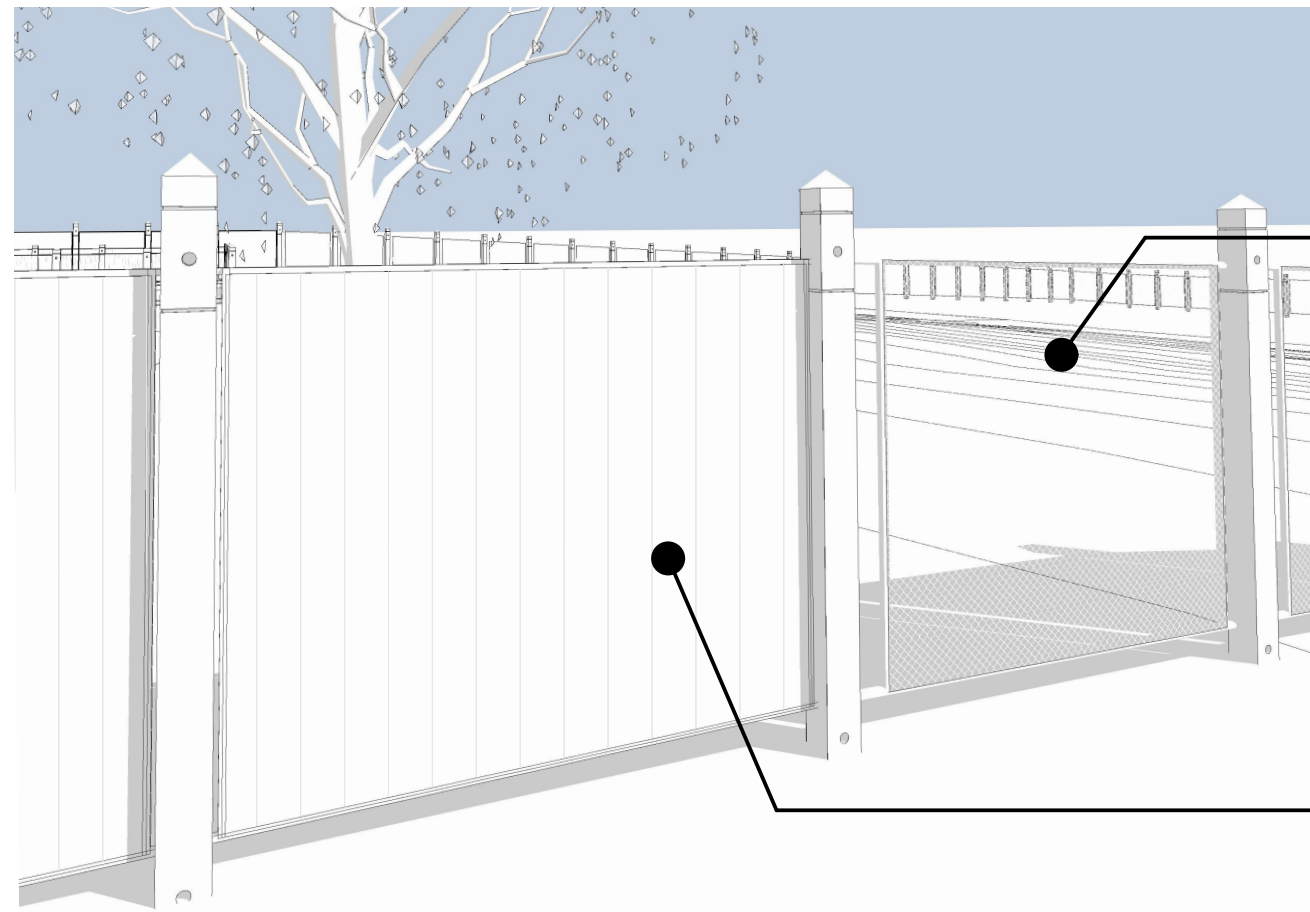
GUTTERS/DOWNPIPES
PAINT: DARK RED TO MATCH EXISTING



TRIMS, WINDOW FRAMES
PAINT: OFF WHITE TO MATCH EXISTING



COLUMNS, TERRACE EDGES
PAINT: LT GREEN TO MATCH EXISTING



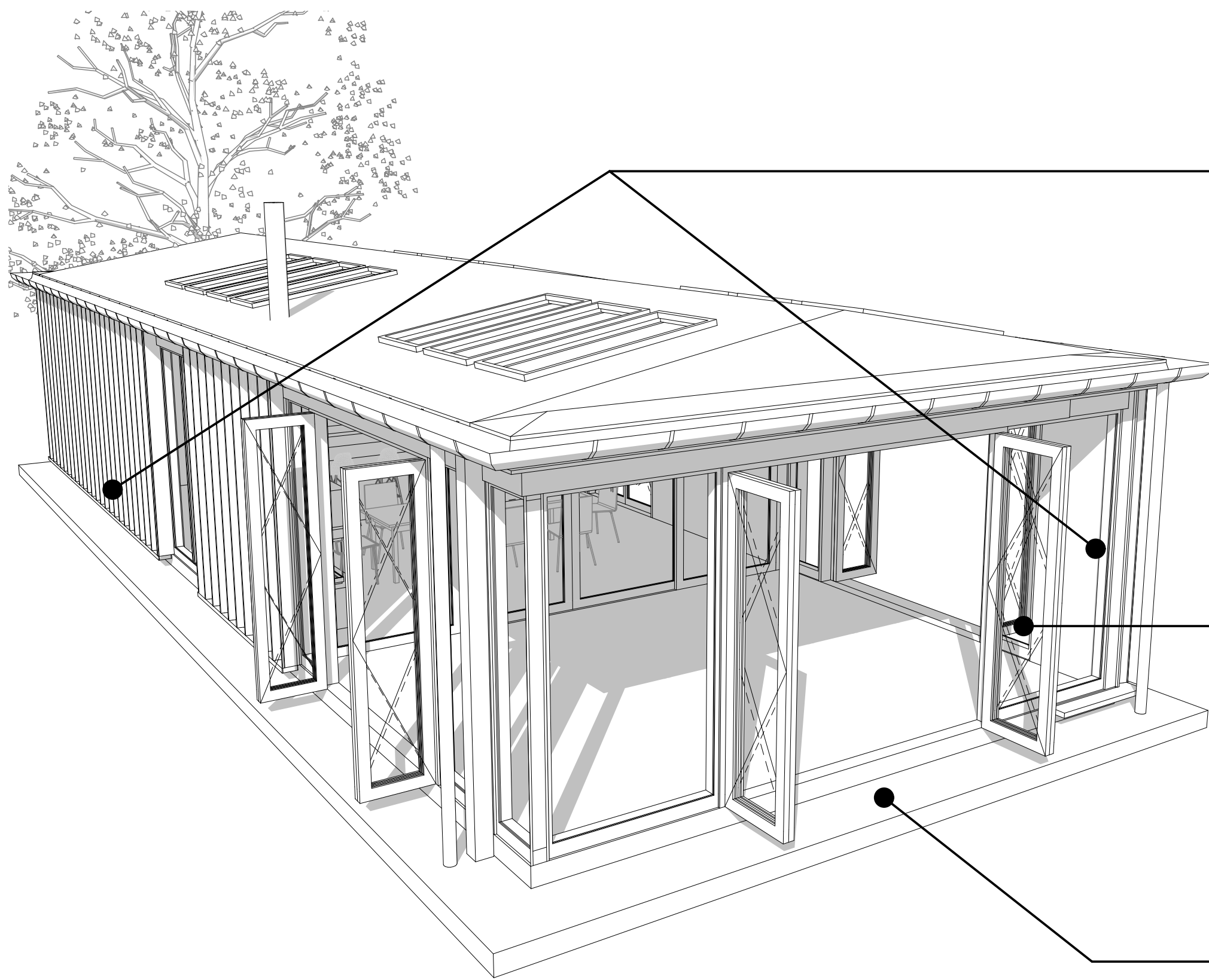
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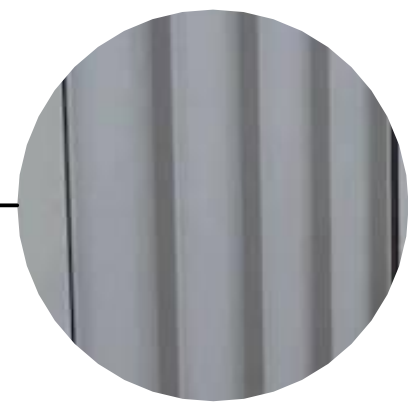
TYPE A FENCE - 2m
TRANSPARENT MESH INFILL - BLACK



TYPE B FENCE - 2m
BLACK VERTICAL PANEL INFILL
TIMBER LAP AND CAP



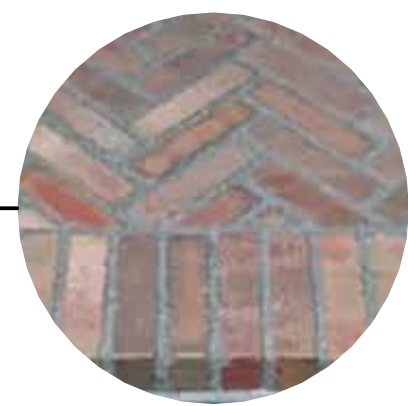
PAVILION/LINKS



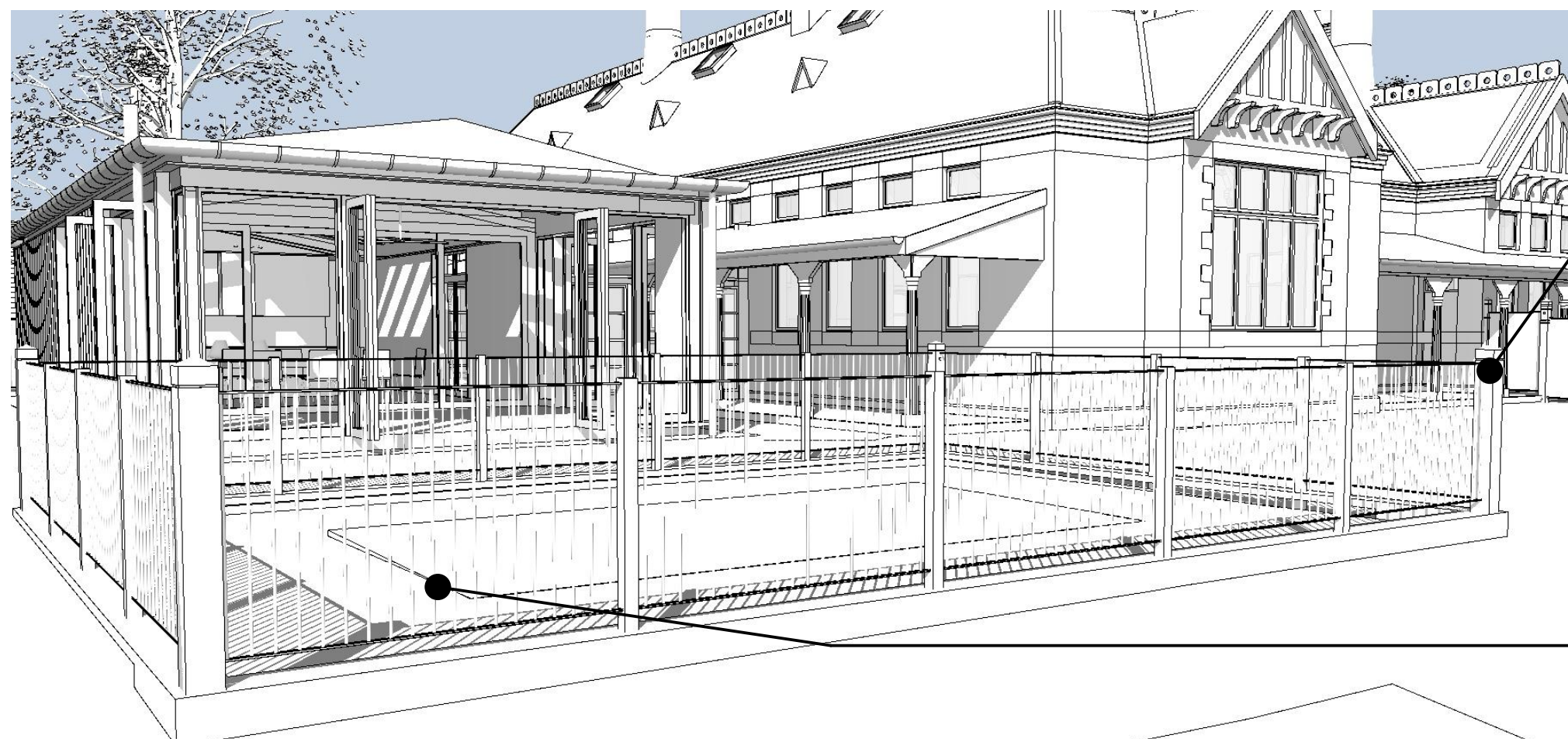
STRATCO NINELINE COVERED
CLADDING
COLOUR: COLORBOND 'DUNE'



BLACK FRAMED CLEAR GLAZING:
DOORS, WINDOWS AND SKYLIGHTS



PAVILION SURROUND
BRICK PAVING



POOLS



POOL FENCE:
TIMBER CORNER POSTS WITH
BLACK INNER POASTS AND BLACK
METAL ROD INFILL



POOL COPING/SURROUND
STONE OR BRICK PAVING - TBA

ISSUE	AMENDMENT	DATE
02	HERITAGE VICTORIA SUBMISSION	18/9/2026

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PROJECT
JACKSONS HILL SUNBURY

PROJECT NUMBER
GA2026-006

DRAWING
**H02- FINISHES & MATERIAL
801 SCHEDULE- HOUSE 02**

DATE
18/9/2026

SCALE
2:1

ISSUE
HVS