

HERITAGE VICTORIA SUBMISSION

HOUSE 03 DRAWING SCHEDULE

H03 - 000	COVER PAGE
H03 - 001	LOCATION PLAN
H03 - 002	SPECIFICATION AND NOTES
H03 - E101	GROUND FLOOR - EXISTING
H03 - E102	FIRST FLOOR - EXISTING
H03 - E111	ROOF - EXISTING
H03 - E201	EAST & WEST ELEVATIONS - EXISTING
H03 - E202	SOUTH ELEVATION - EXISTING
H03 - E301	SECTIONS 1 & 2 - EXISTING
H03 - E501	GROUND RCP - EXISTING
H03 - E502	FIRST RCP - EXISTING
H03 - D101	DEMOLITION PLAN - GROUND FLOOR - H03
H03 - D102	DEMOLITION PLAN - FIRST FLOOR - H03
H03 - D111	DEMOLITION PLAN - ROOF - H03
H03 - D201	EAST & WEST ELEVATIONS - DEMOLITION - H03
H03 - D202	SOUTH ELEVATION - DEMOLITION - H03
H03 - D501	DEMOLITION RCP - GROUND - H03
H03 - D502	DEMOLITION RCP - FIRST - H03
H03 - 100a	OVERALL SITE PLAN
H03 - 100b	PROPOSED SITE PLAN - H03
H03 - 101	PROPOSED GROUND FLOOR - H03
H03 - 102	PROPOSED FIRST FLOOR - H03
H03 - 111	PROPOSED ROOF PLAN - H03
H03 - 201	EAST & WEST ELEVATIONS - PROPOSED - H03
H03 - 202	SOUTH ELEVATION - PROPOSED - H03
H03 - 203	SITE ELEVATION - SOUTHEAST
H03 - 301	SECTIONS 1 & 2 - PROPOSED - H03
H03 - 501	PROPOSED GROUND RCP - H03
H03 - 502	PROPOSED FIRST RCP - H03
H03 - 702	WALL SECTION DETAILS
H03 - 703	WET AREAS PRINCIPLE
H03 - 800	3D VIEWS - H03
H03 - 801	FINISHES - H03



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

PROJECT NUMBER
GA2026-006

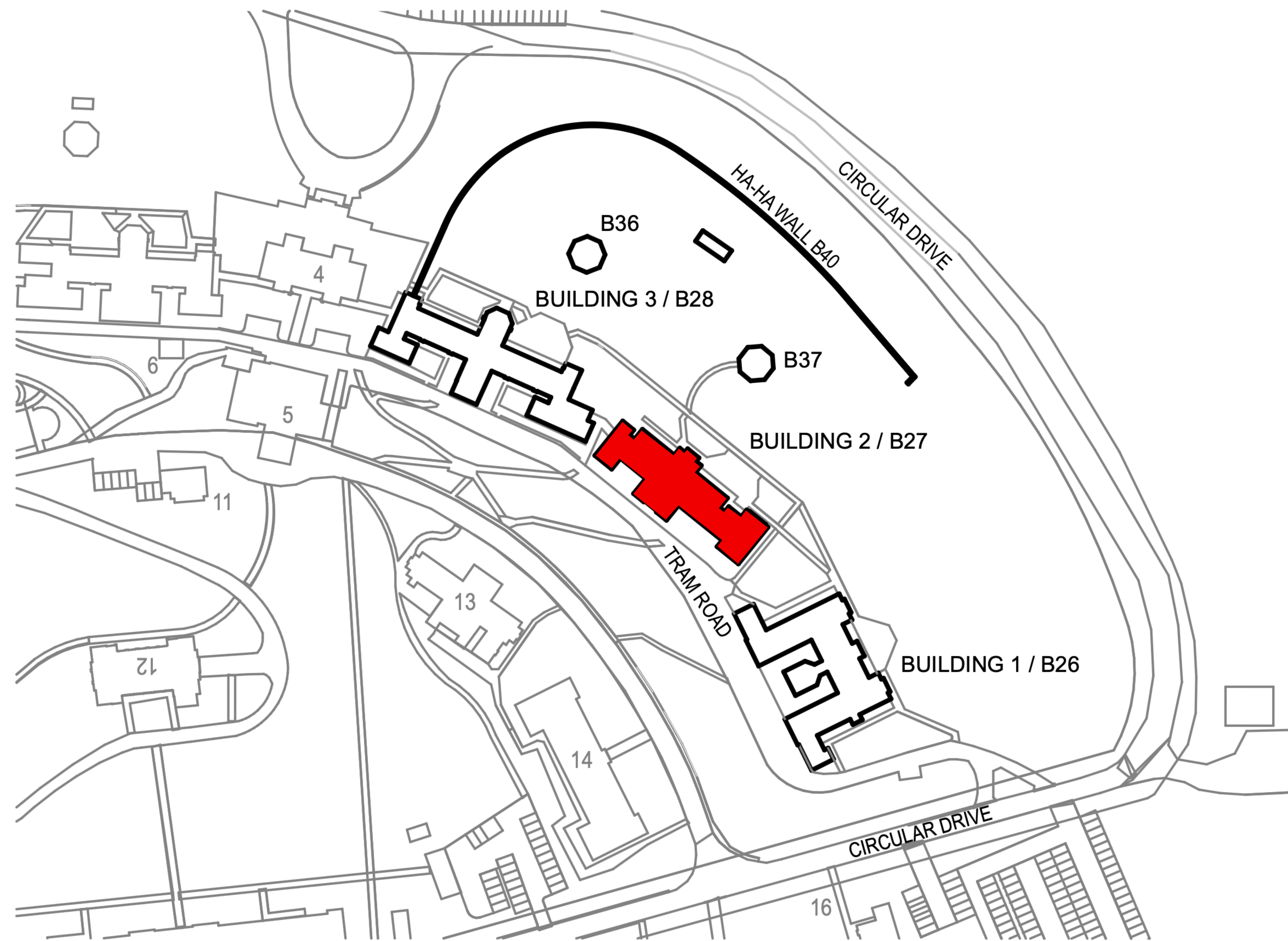
DRAWING
H03 - COVER PAGE
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DATE
18/9/2026

SCALE

ISSUE
HVS

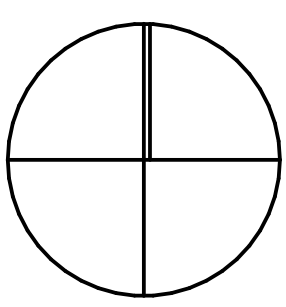
HERITAGE VICTORIA SUBMISSION



LOCATION PLAN
NTS

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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)

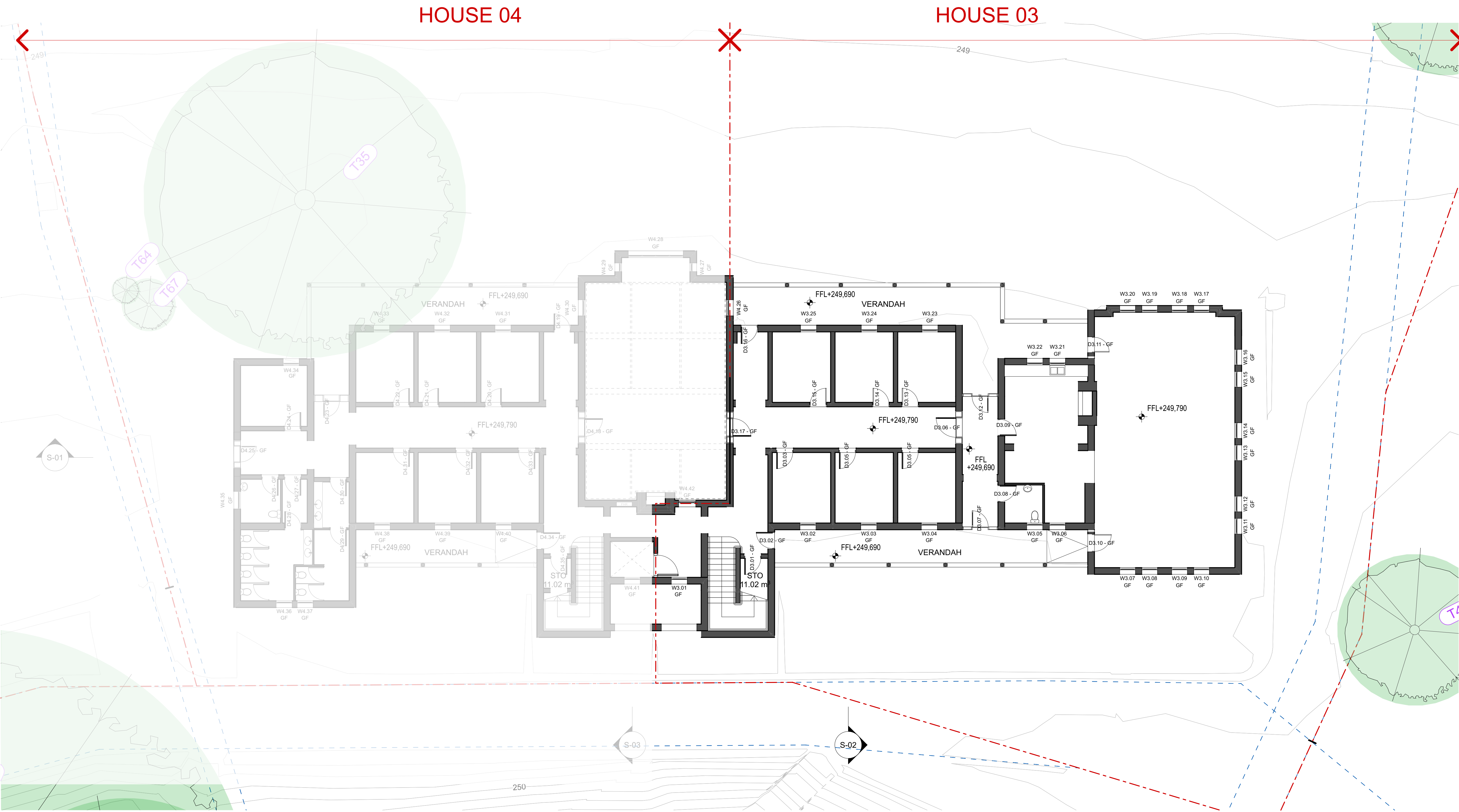
WATERPROOFING - INTERNAL AND EXTERNAL
NCC 2022 - H2D8, H4D2- H4D3 + HOUSING PROVISIONS - PART 10.2 - WET AREA WATERPROOFING
AS 3740 - WATERPROOFING OF WET AREAS WITHIN RESIDENTIAL BUILDINGS

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

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



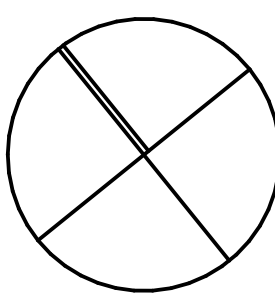
GROUND FLOOR - EXISTING BUILDING 2/B27

1:100 @A1 / 1:200 @A3

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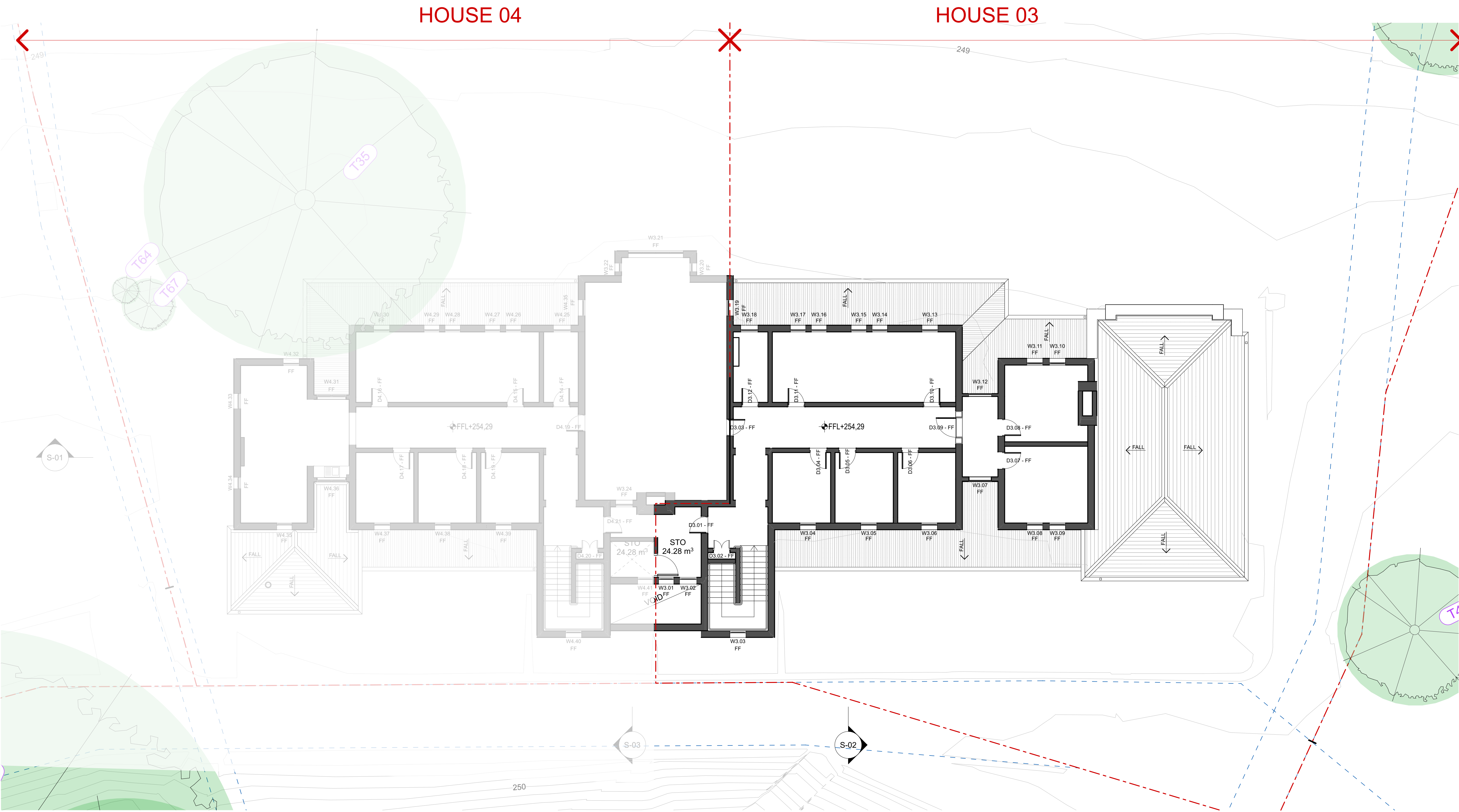
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PROJECT JACKSONS HILL SUNBURY
PROJECT NUMBER GA2026-006
DRAWING H03 - GROUND FLOOR - EXISTING
E101

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

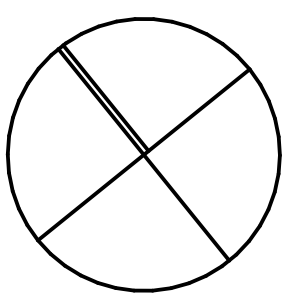
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FIRST FLOOR - EXISTING BUILDING 2/B27
1:100 @A1 / 1:200 @A3

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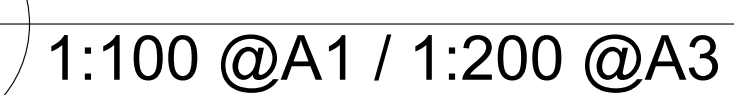
DRAWING H03 - FIRST FLOOR - EXISTING E102

DATE 18/9/2026

SCALE 1:100

ISSUE HVS

HOUSE 03



DATE
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SCALE
1:100

ISSUE
HVS

HOUSE 03

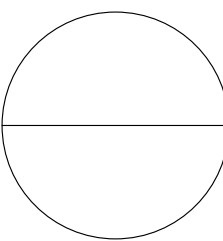
HOUSE 04

Architectural elevation drawing of two houses, House 03 and House 04, with a red dashed line separating them. House 03 is on the left, House 04 is on the right. A red 'X' marks the boundary. A red arrow points from House 03 to House 04. A tree is on the right side of House 04.

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

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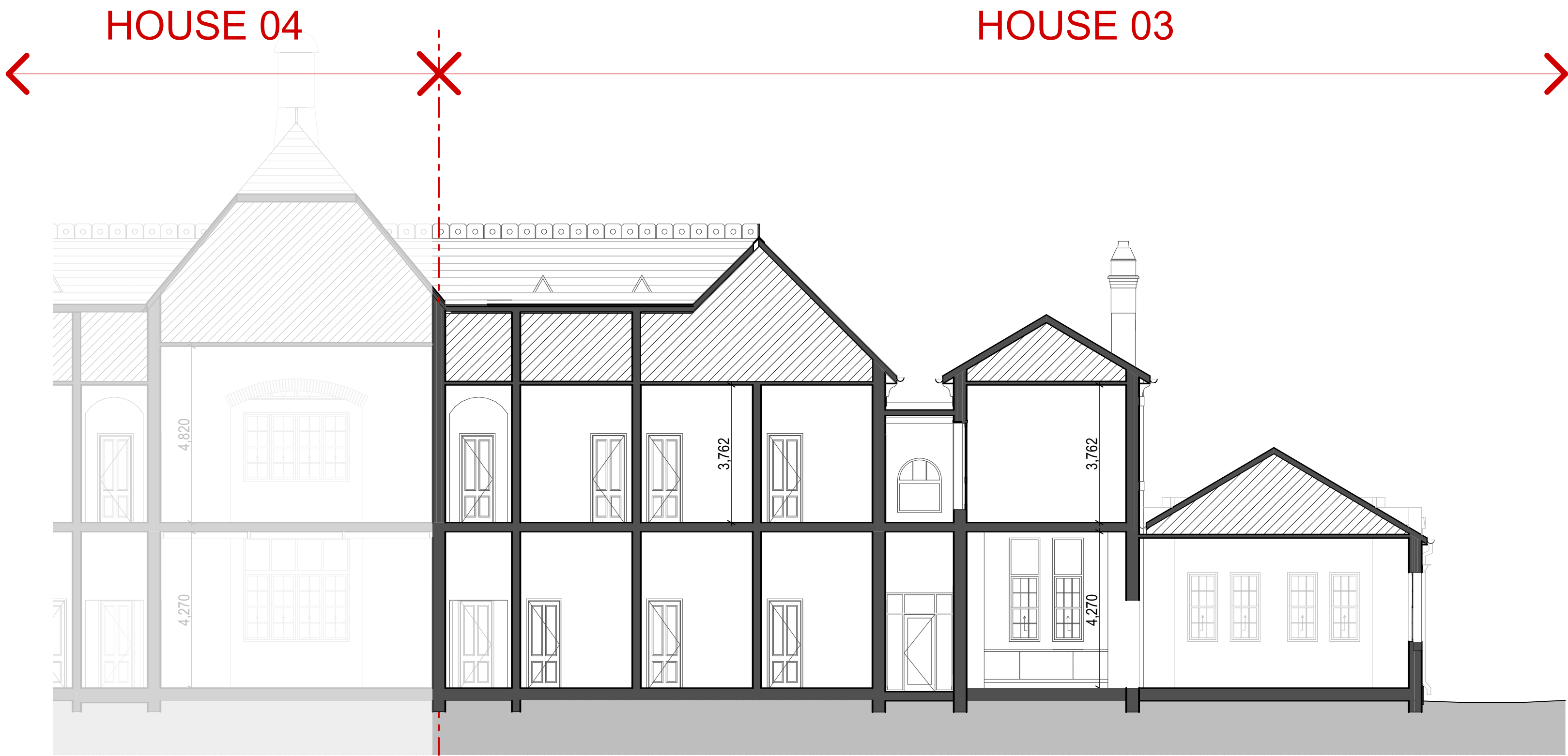
DRAWING
H03 - SOUTH ELEVATION - EXISTING
E202

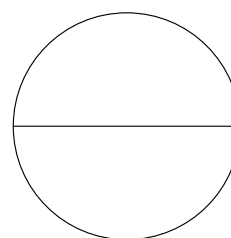
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18/9/2026

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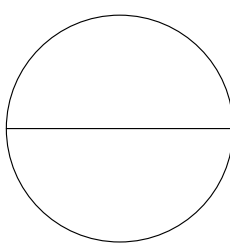
ISSUE
HVS

HERITAGE VICTORIA SUBMISSION



 **SECTION 1 - EXISTING**
1:100 @A1 / 1:200 @A3



 **SECTION 2 - EXISTING**
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

 **construction assignments™**

ARCHITECT

GROUP ARCHITECTS

Nominated Architect Julian Brenchley 6246
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PROJECT
JACKSONS HILL SUNBURY

PROJECT NUMBER
GA2026-006

DRAWING
H03 - SECTIONS 1 & 2 - EXISTING
E301

DATE
18/9/2026

SCALE
1:100

ISSUE
HVS

HERITAGE VICTORIA SUBMISSION

HOUSE 04

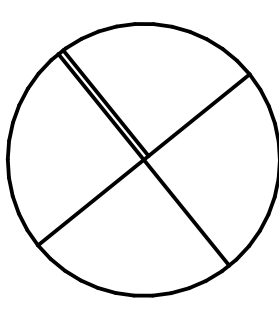
HOUSE 03



GROUND FLOOR - RCP EXISTING BUILDING 2/B27
1:100 @A1 / 1:200 @A3

ISSUE	AMENDMENT	DATE
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CELEBRATING 20 YEARS

construction assignments

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PROJECT JACKSONS HILL SUNBURY

PROJECT NUMBER GA2026-006

DRAWING H03 - GROUND RCP - EXISTING E501

DATE 18/9/2026

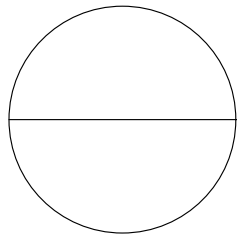
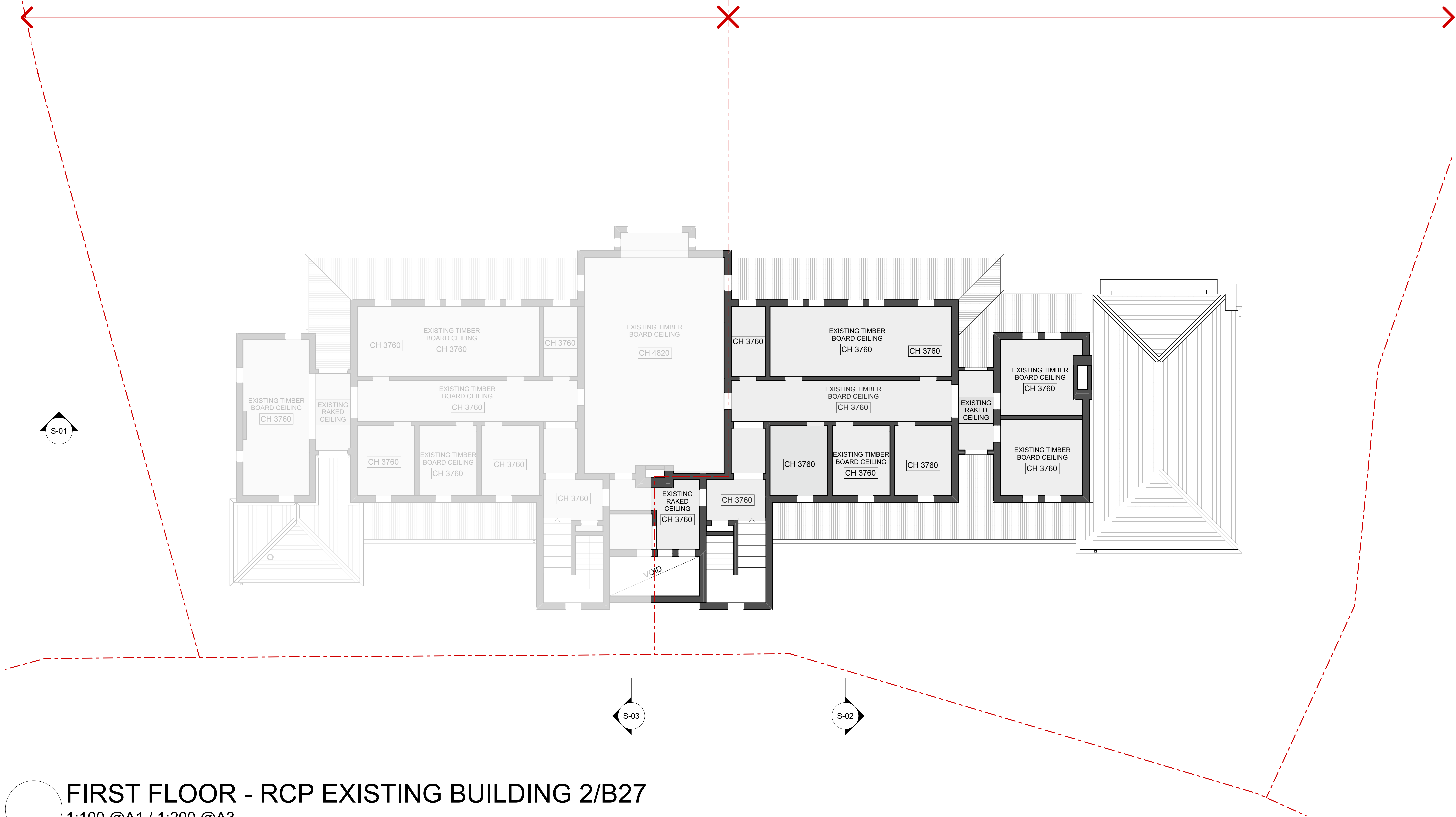
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ISSUE HVS

HERITAGE VICTORIA SUBMISSION

HOUSE 04

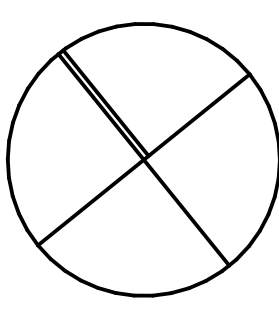
HOUSE 03



FIRST FLOOR - RCP EXISTING BUILDING 2/B27
1:100 @A1 / 1:200 @A3

ISSUE	AMENDMENT	DATE
02	HERITAGE VICTORIA SUBMISSION	18/9/2026
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CELEBRATING
ca
20 YEARS

construction assignments™

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PROJECT
JACKSONS HILL SUNBURY

PROJECT NUMBER
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DRAWING
H03 - FIRST RCP - EXISTING
E502

DATE
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SCALE
1:100

ISSUE
HVS

HERITAGE VICTORIA SUBMISSION

DEMOLITION NOTES

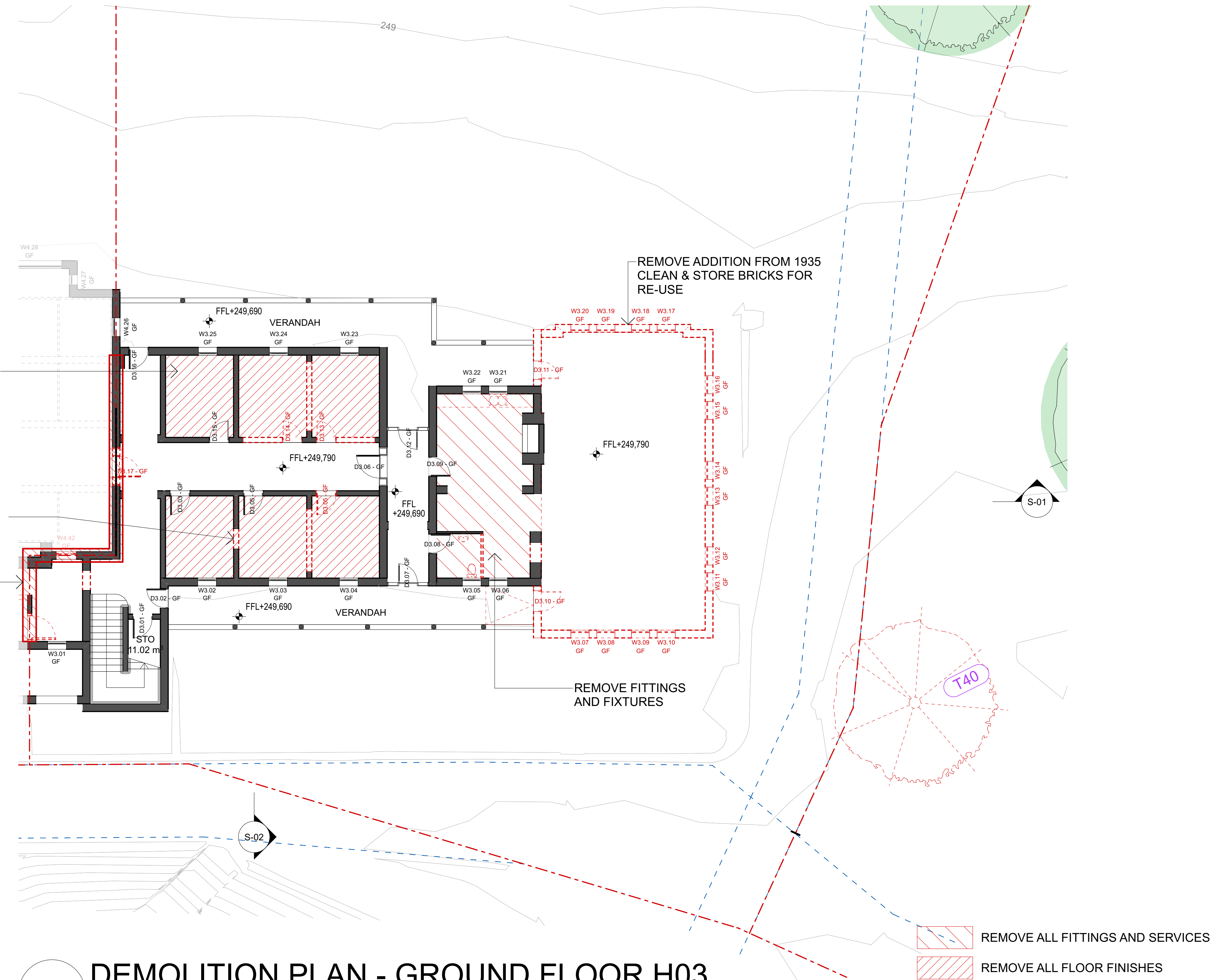
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REMOVE ALL WALL MOUNTED
ELECTRIC PANEL HEATERS

REMOVE BRICKWORK TO
CREATE NEW OPENINGS

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



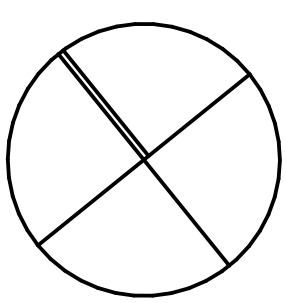
DEMOLITION PLAN - GROUND FLOOR H03

1:100 @A1 / 1:200 @A3

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

NOT FOR CONSTRUCTION

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PROJECT
JACKSONS HILL SUNBURY
PROJECT NUMBER
GA2026-006
DRAWING
H03 - DEMOLITION PLAN - GROUND FLOOR - H03

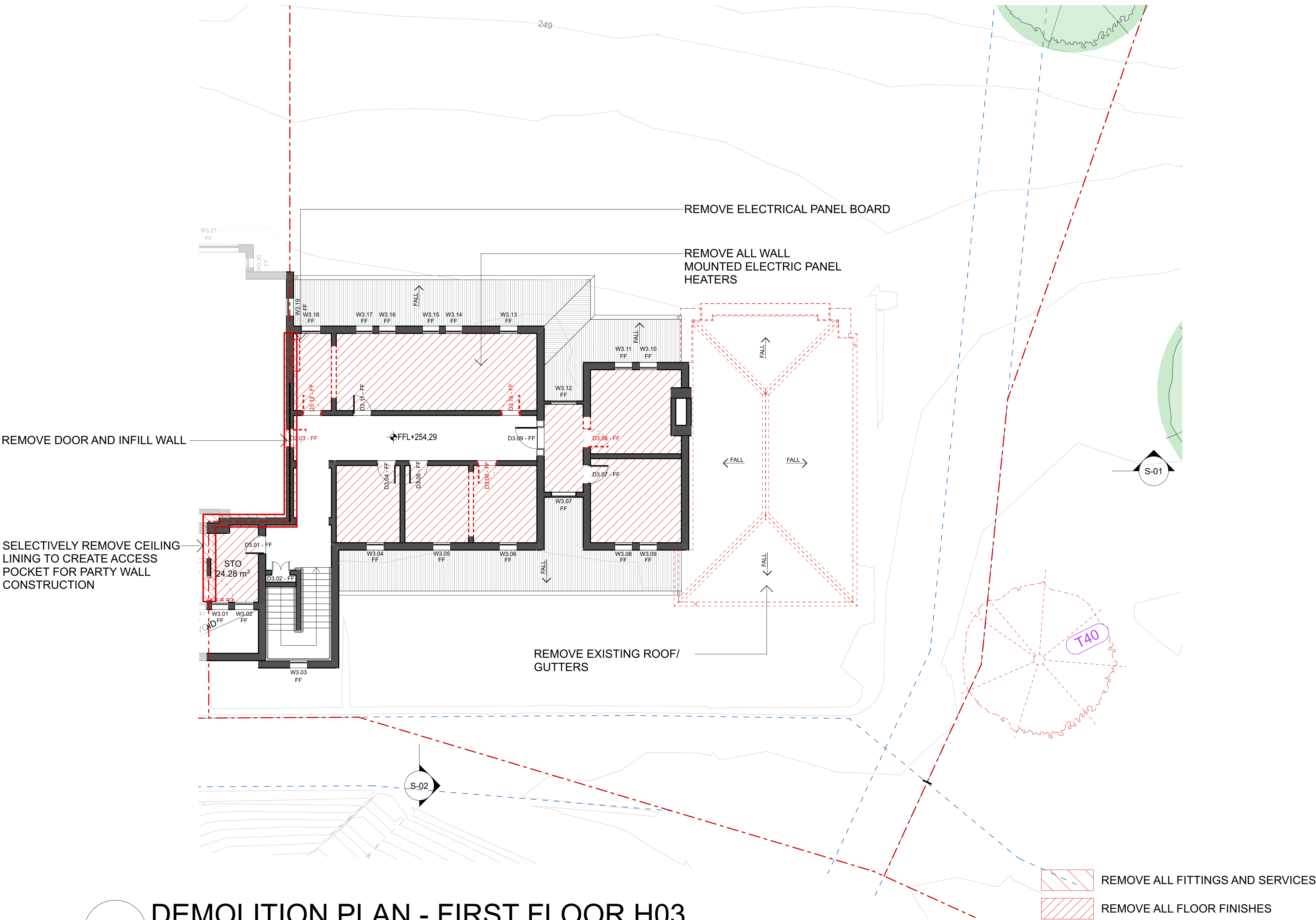
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SCALE
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ISSUE
HVS

HERITAGE VICTORIA SUBMISSION

DEMOLITION NOTES

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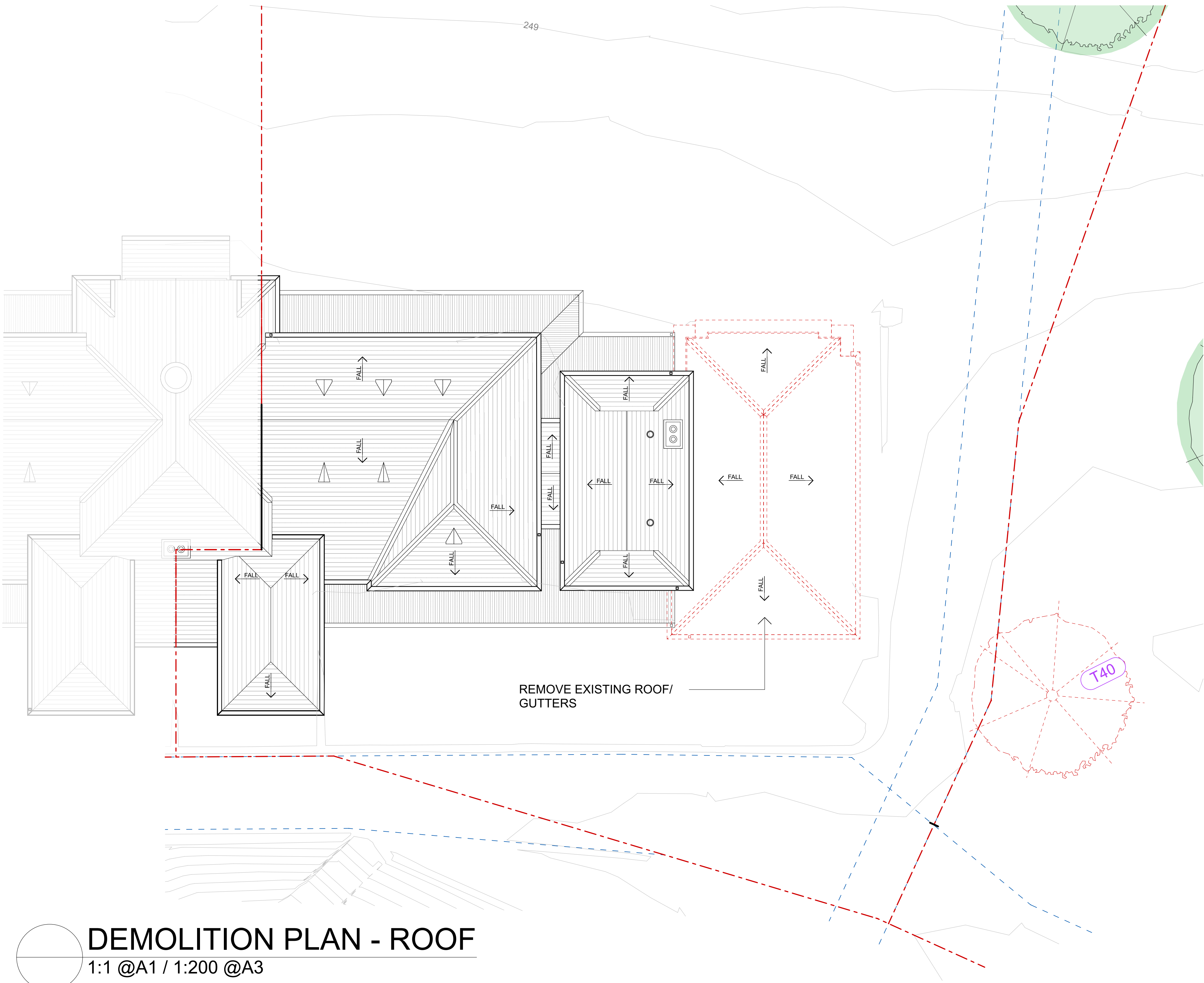


HERITAGE VICTORIA SUBMISSION

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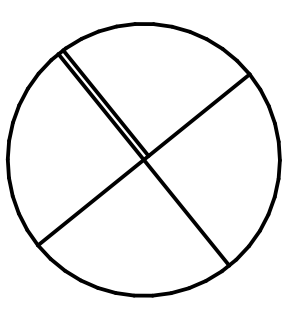
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DEMOLITION PLAN - ROOF
1:1 @A1 / 1:200 @A3

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

PROJECT NUMBER GA2026-006

DRAWING H03 - DEMOLITION PLAN - ROOF - H03 D111

DATE 18/9/2026

SCALE 1:1

ISSUE HVS

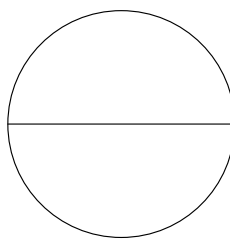
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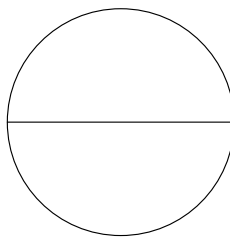
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REMOVE ADDITION FROM 1935
CLEAN & STORE BRICKS TO RE-USE



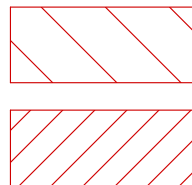
EAST ELEVATION - DEMOLITION

1:100 @A1 / 1:200 @A3



WEST ELEVATION - DEMOLITION

1:100 @A1 / 1:200 @A3



REMOVE ALL FITTINGS AND SERVICES
REMOVE ALL FLOOR FINISHES

ISSUE	AMENDMENT	DATE
02	HERITAGE VICTORIA SUBMISSION	18/9/2026
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PROJECT
JACKSONS HILL SUNBURY
PROJECT NUMBER
GA2026-006
DRAWING
H03 - EAST & WEST ELEVATIONS - D201 DEMOLITION - H03

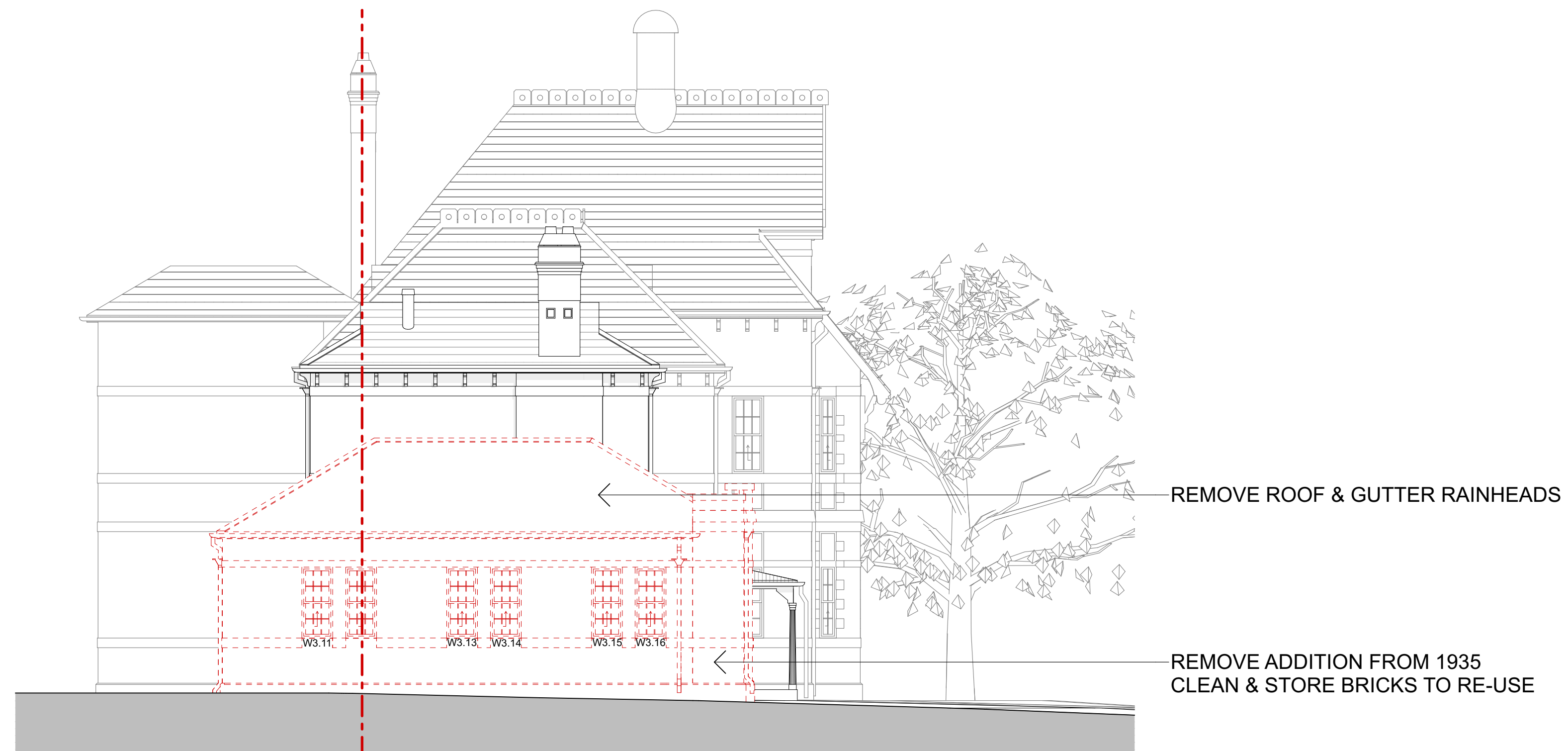
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 SOUTH ELEVATION - DEMOLITION
1:100 @A1 / 1:200 @A3

-  REMOVE ALL FITTINGS AND SERVICES
 -  REMOVE ALL FLOOR FINISHES

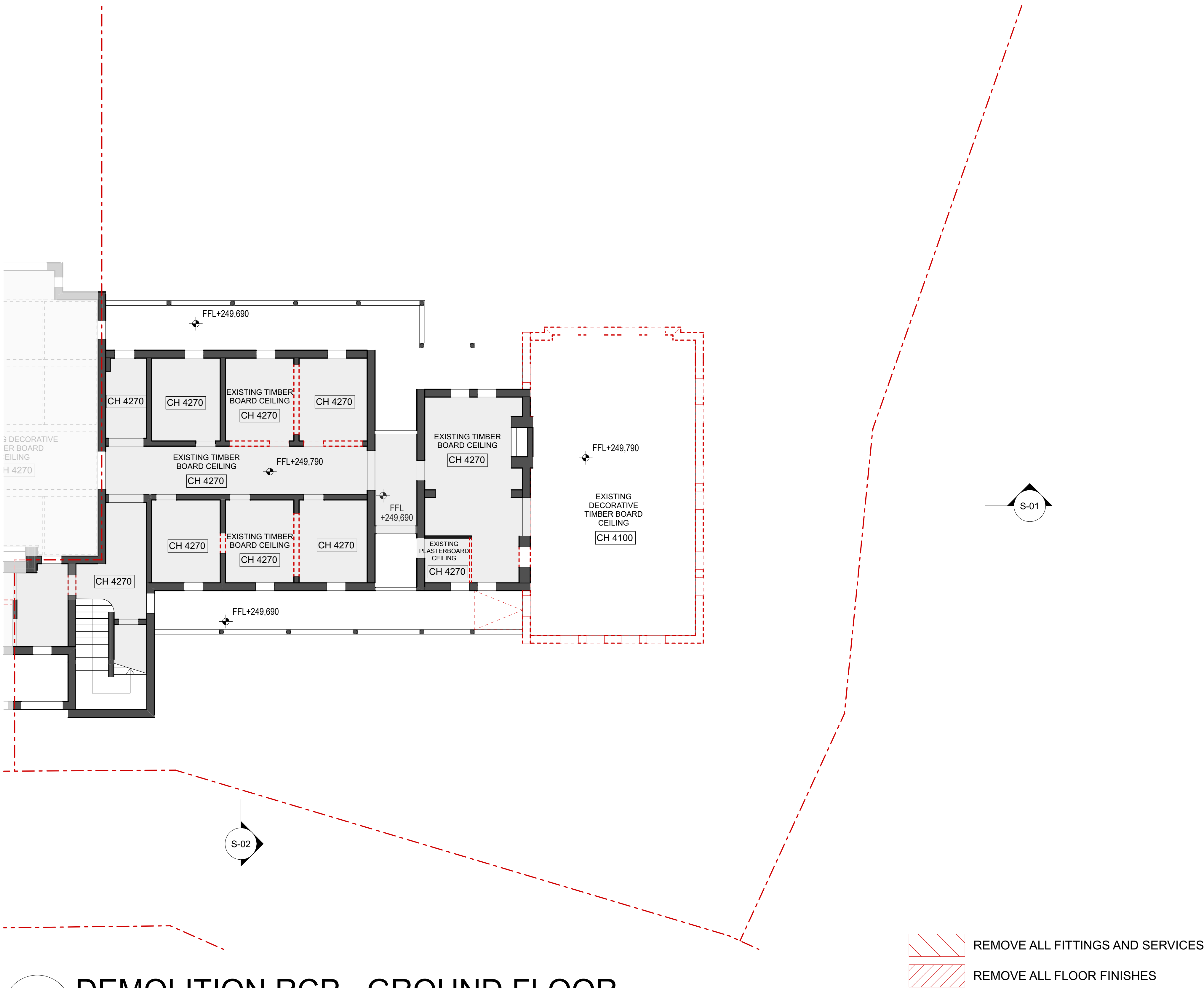
ISSUE	AMENDMENT	DATE	NOTES ALL DIMENSIONS TO BE VERIFIED ON SITE. DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED DIMENSIONS. ANY DISCREPANCIES TO BE REFERRED TO ARCHITECT BEFORE PROCEEDING. IF IN DOUBT, ASK! ALL CONTRACTORS ARE TO MAKE THEMSELVES AWARE OF BCA/ NCC, AUSTRALIAN STANDARDS AND ANY OTHER COMPLIANCE REQUIREMENTS. <u>SUBJECT TO LAND SURVEY</u>	PROJECT MANAGER 	ARCHITECT GROUP ARCHITECTS Nominated Architect Julian Brenchley 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 H03 - SOUTH ELEVATION - DEMOLITION D202 - H03	DATE 18/9/2026 SCALE 1:100 ISSUE HVS
02	HERITAGE VICTORIA SUBMISSION	18/9/2026					
NOT FOR CONSTRUCTION							

HERITAGE VICTORIA SUBMISSION

DEMOLITION NOTES

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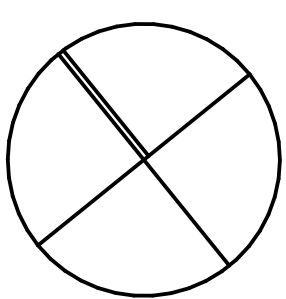
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- REMOVE ALL FLOOR COVERINGS TO INTERNAL AREAS, UNLESS NOTED OTHERWISE
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- REMOVE ALL EXISTING STEAM PANEL RADIATORS. STRIP OUT ALL STEAM PANEL RADIATOR PIPING, FLOW AND RETURN, INSIDE THE BUILDING UNLESS INACCESSIBLE AND CONCEALED FROM VIEW, AND AS APPROVED BY THE ARCHITECT. REMOVE ALL EXTERNAL PIPEWORK, MISCELLANEOUS METAL FIXINGS AND PLUGS, WHERE VISIBLE AND ATTACHED TO THE WALLS. TERMINATE TO MAIN WHERE DIRECTED BY THE ARCHITECT.
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DEMOLITION RCP - GROUND FLOOR
1:100 @A1 / 1:200 @A3

ISSUE	AMENDMENT	DATE
02	HERITAGE VICTORIA SUBMISSION	18/9/2026
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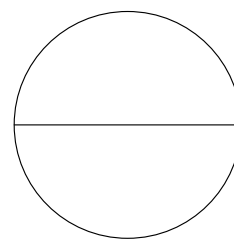
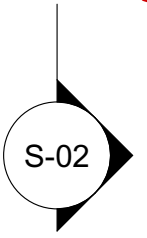
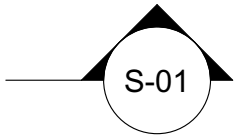
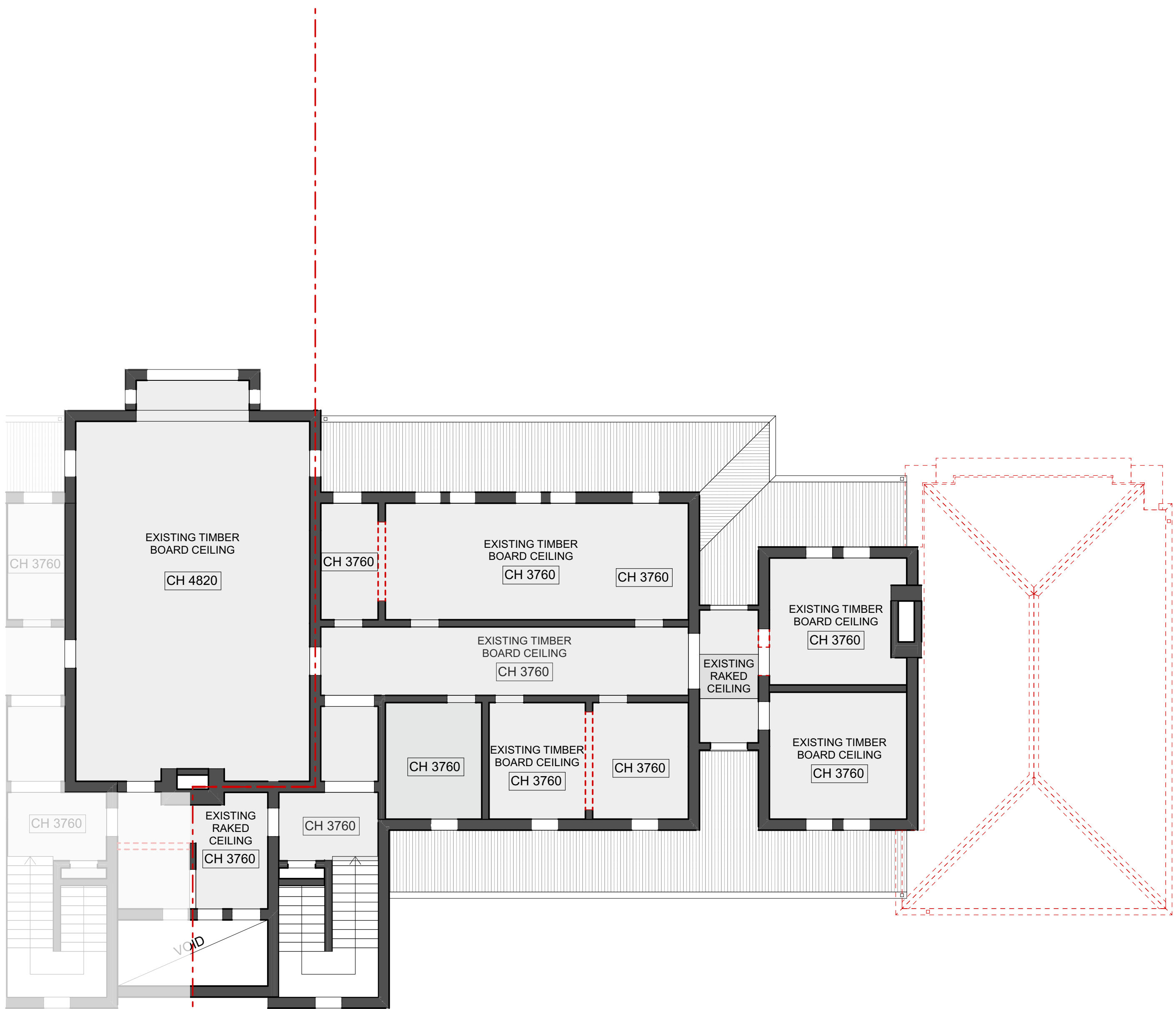
PROJECT JACKSONS HILL SUNBURY	DATE 18/9/2026
PROJECT NUMBER GA2026-006	SCALE 1:100
DRAWING H03 - DEMOLITION RCP - GROUND - D501	ISSUE HVS

HERITAGE VICTORIA SUBMISSION

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DEMOLITION RCP - FIRST FLOOR

1:100 @A1 / 1:200 @A3

- REMOVE ALL FITTINGS AND SERVICES
- REMOVE ALL FLOOR FINISHES

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 GROUP ARCHITECTS Nominated Architect Julian Brenchley 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 H03 - DEMOLITION RCP - FIRST - H03 D502	DATE 18/9/2026 SCALE 1:100 ISSUE HVS
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NOT FOR CONSTRUCTION

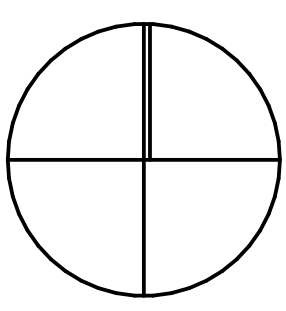
HERITAGE VICTORIA SUBMISSION



OVERALL SITE PLAN
NTS

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

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PROJECT MANAGER

CELEBRATING
20 YEARS

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PROJECT
JACKSONS HILL SUNBURY

PROJECT NUMBER
GA2026-006

DRAWING
H03 - OVERALL SITE PLAN
100a

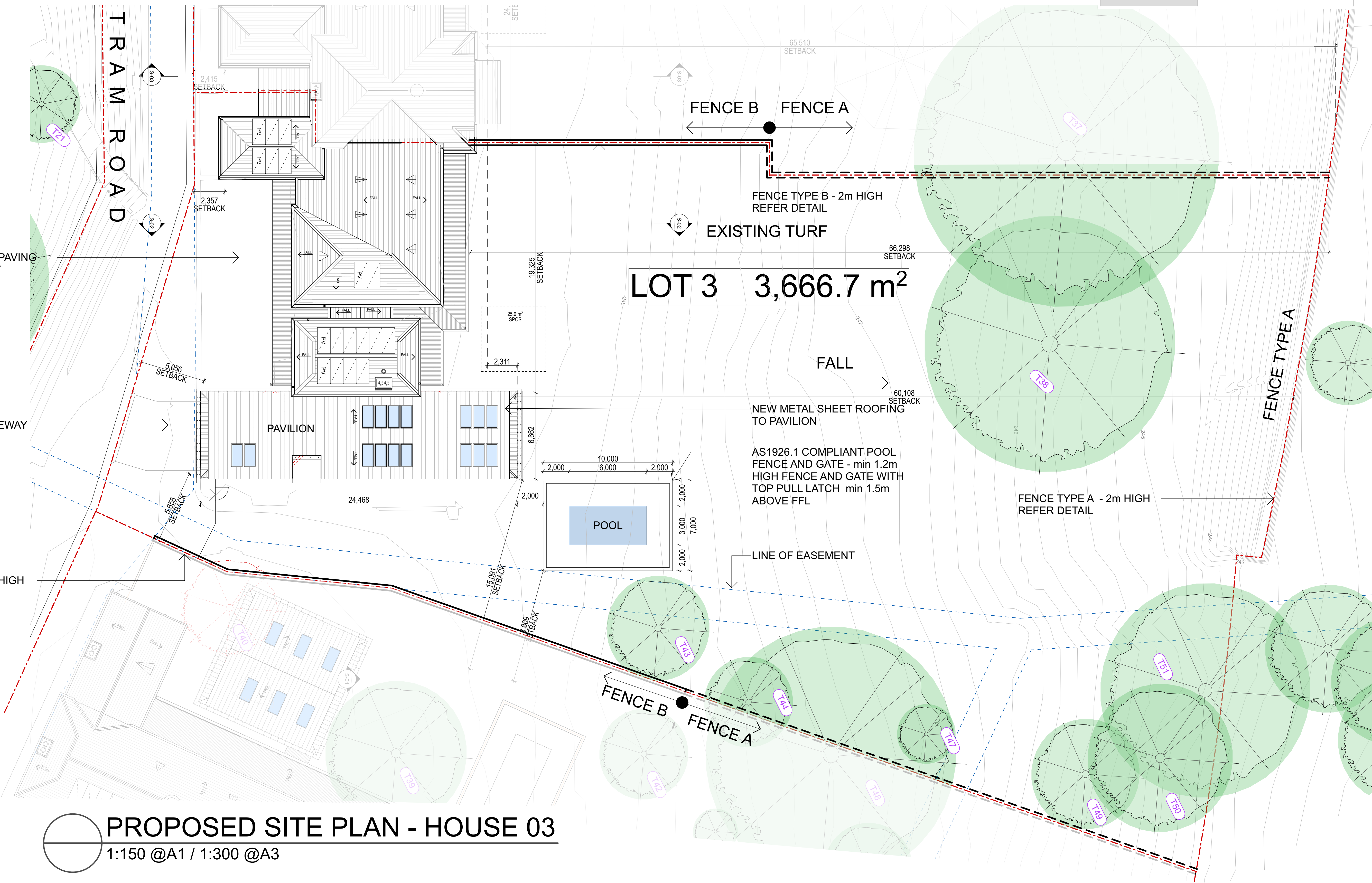
DATE
18/9/2026

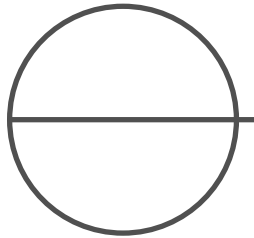
SCALE

ISSUE
HVS

HERITAGE VICTORIA SUBMISSION

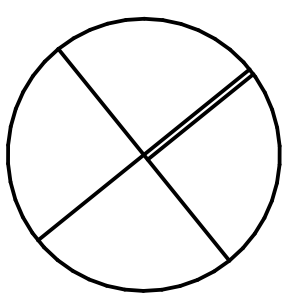
	AREA	PERCENTAGE	REQUIREMENTS
LOT 3	3,666.7	100%	
PRIVATE OPEN SPACE	2,952.5	81%	MIN. 20%
IMPERVIOUS SURFACE	610.0	17%	MAX. 80%
SITE COVERAGE	477.2	13%	MAX. 60%
TREE CANOPY	663.0	18%	MIN. 20%



 **PROPOSED SITE PLAN - HOUSE 03**
1:150 @A1 / 1:300 @A3

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

PROJECT NUMBER GA2026-006

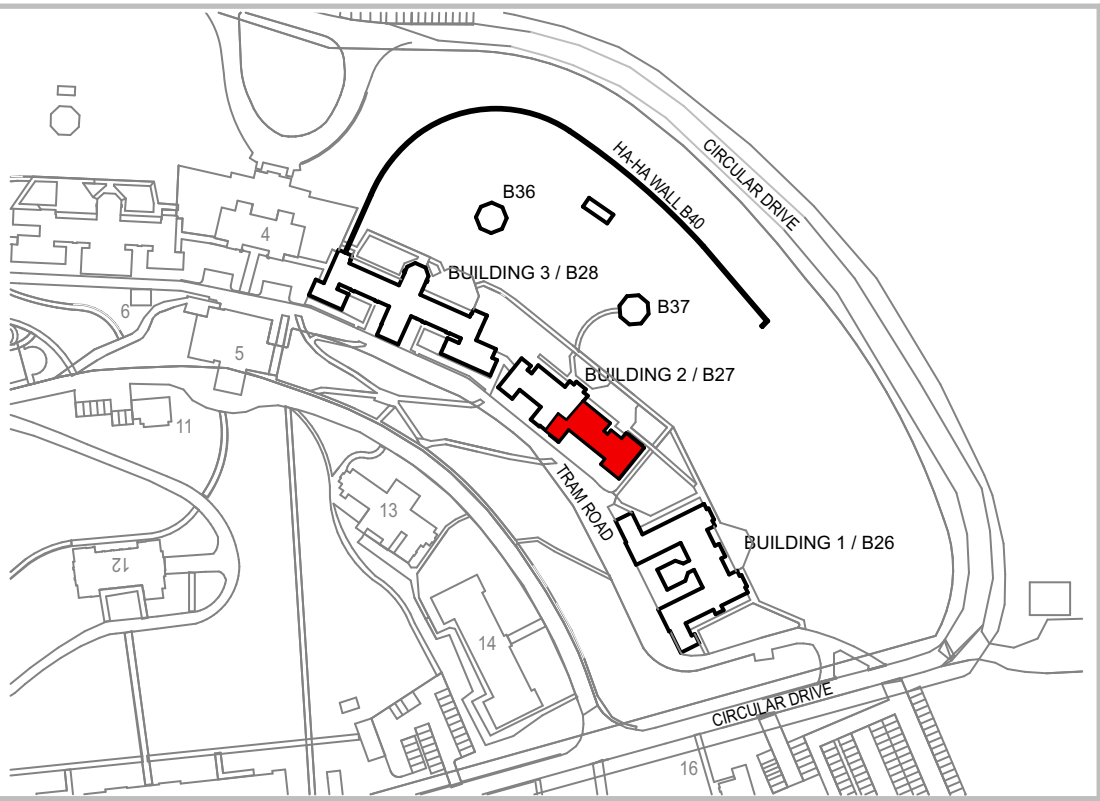
DRAWING H03 - PROPOSED SITE PLAN - H03 100b

DATE 18/9/2026

SCALE 1:150

ISSUE HVS

HERITAGE VICTORIA SUBMISSION



FENCE TYPE B
2m HIGH

MINIMUM SECLUDED
PRIVATE OPEN SPACE

RETAIN EXISTING WINDOW
INFILL WALL BEHIND

SERVICES TO BE
MOUNTED ON ADDITIONAL
FALSE WALL INSIDE FACE
OF DISCONTINUOUS WALL
- NO SERVICE
PENETRATIONS IN
BOUNDING
DISCONTINUOUS WALL
INFILL EXISTING DOOR
WITH FIRE RATED WALL

INFILL EXISTING OPENING
WITH FIRE RATED WALL

SCREENED SERVICE AREA
TYPE B FENCE

NEW IN GROUND POOL

AS1926.1 COMPLIANT POOL
FENCE AND GATE - min 1.2m
HIGH FENCE AND GATE WITH
TOP PULL LATCH min 1.5m
ABOVE FFL

NEW SKYLIGHTS ABOVE

NEW PAVILION STRUCTURE

FENCE TYPE B
2m HIGH

NEW ROLLER DOOR TO AC PLANT &
EQUIPMENT ROOM

NEW GARAGE

PROPOSED BIN AREA

NEW METRES

NEW DRIVEWAY
VEHICULAR CROSSING

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 GROUND FLOOR - H03

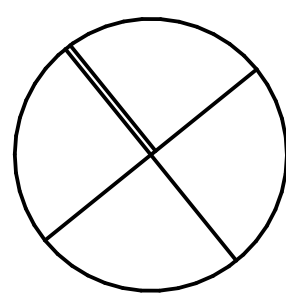
1:100 @A1 / 1:200 @A3

HOUSE 3 - GROUND FLOOR	
	AREA
LOT 3	3,666.7
INTERNAL	200.2
PAVILION	98.6
GARAGE	39.6

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

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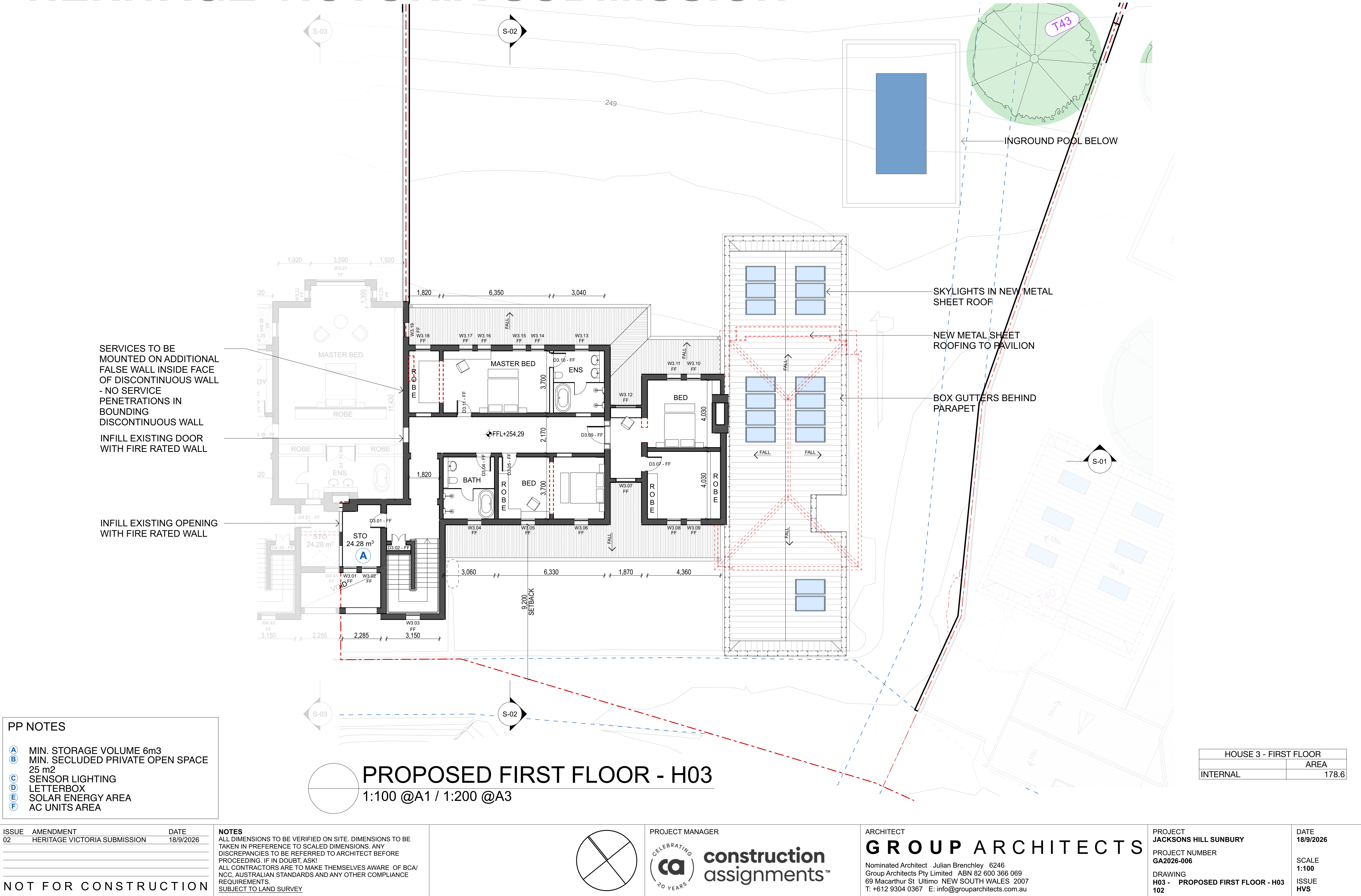
DRAWING
**H03 - PROPOSED GROUND FLOOR -
H03**

DATE
18/9/2026

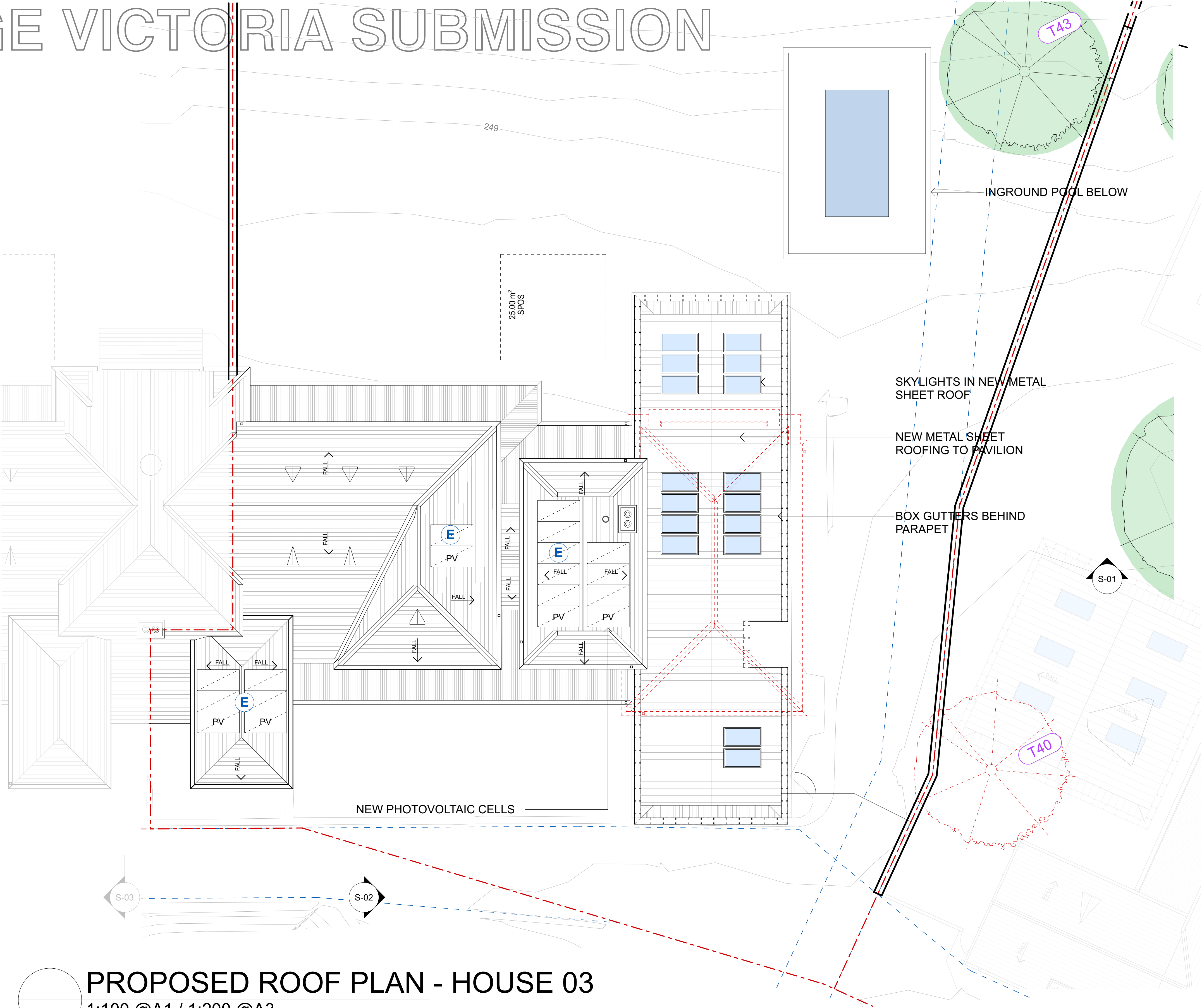
SCALE
1:100

ISSUE
HVS

HERITAGE VICTORIA SUBMISSION



HERITAGE VICTORIA SUBMISSION



PROPOSED ROOF PLAN - HOUSE 03

1:100 @A1 / 1:200 @A3

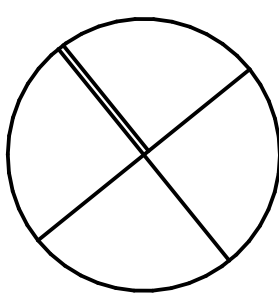
PP NOTES

- 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

ISSUE	AMENDMENT	DATE
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JACKSONS HILL SUNBURY
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DRAWING
H03 - PROPOSED ROOF PLAN - H03
111

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

HERITAGE VICTORIA SUBMISSION

HOUSE 03

HOUSE 04



AS1928.1 COMPLIANT
POOL FENCE TO NEW
IN-GROUND POOL

NEW PAVILION
STRUCTURE - METAL
CLAD WITH METAL
SHEET SKILLION ROOF
BEHIND

EAST ELEVATION - PROPOSED

1:100 @A1 / 1:200 @A3

HOUSE 04

HOUSE 03



NEW PAVILION
STRUCTURE - METAL CLAD
WITH METAL SHEET
SKILLION ROOF BEHIND

WEST ELEVATION - PROPOSED

1:100 @A1 / 1:200 @A3

ISSUE	AMENDMENT	DATE
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JACKSONS HILL SUNBURY

PROJECT NUMBER
GA2026-006

DRAWING
H03 - EAST & WEST ELEVATIONS -
201 PROPOSED - H03

DATE
18/9/2026

SCALE

1:100
ISSUE
HVS

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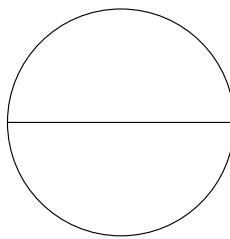
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- DEMOLISH WALLS AND FORM NEW OPENINGS WHERE INDICATED ON DRAWINGS, WHERE WALLS ARE TO BE DEMOLISHED ENSURE BRICKS ABOVE ARE TEMPORARILY PROPPED, REMAIN INTACT AND ARE PROTECTED. REFER TO STRUCTURAL ENGINEER'S DRAWINGS FOR DETAILS OF SUPPORT WHERE BRICK WALLS ARE DEMOLISHED.
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- CAREFULLY REMOVE ALL EXISTING LIGHT FITTINGS. RETAIN CONDUITS IN CELLS AND EXISTING LIGHT SWITCH PLATES ON EXTERNAL VERANDAHS. REMOVE ALL CONCEALED WIRING WHICH IS ACCESSIBLE WITHOUT CAUSING DAMAGE TO THE BUILDING. REMOVE ALL OTHER EXISTING OUTLETS SUCH AS LIGHT SWITCH PLATES AND POWER OUTLETS UNLESS NOTED OTHERWISE.
- REMOVE ALL EXISTING FIRE DETECTION SERVICES, FIRE HYDRANTS AND HOSE REEL INSTALLATIONS. CUT AND SEAL SERVICES.



 **SOUTH ELEVATION - PROPOSED**
1:100 @A1 / 1:200 @A3

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

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

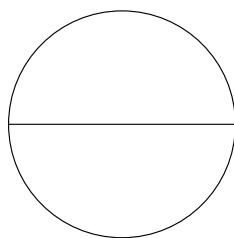
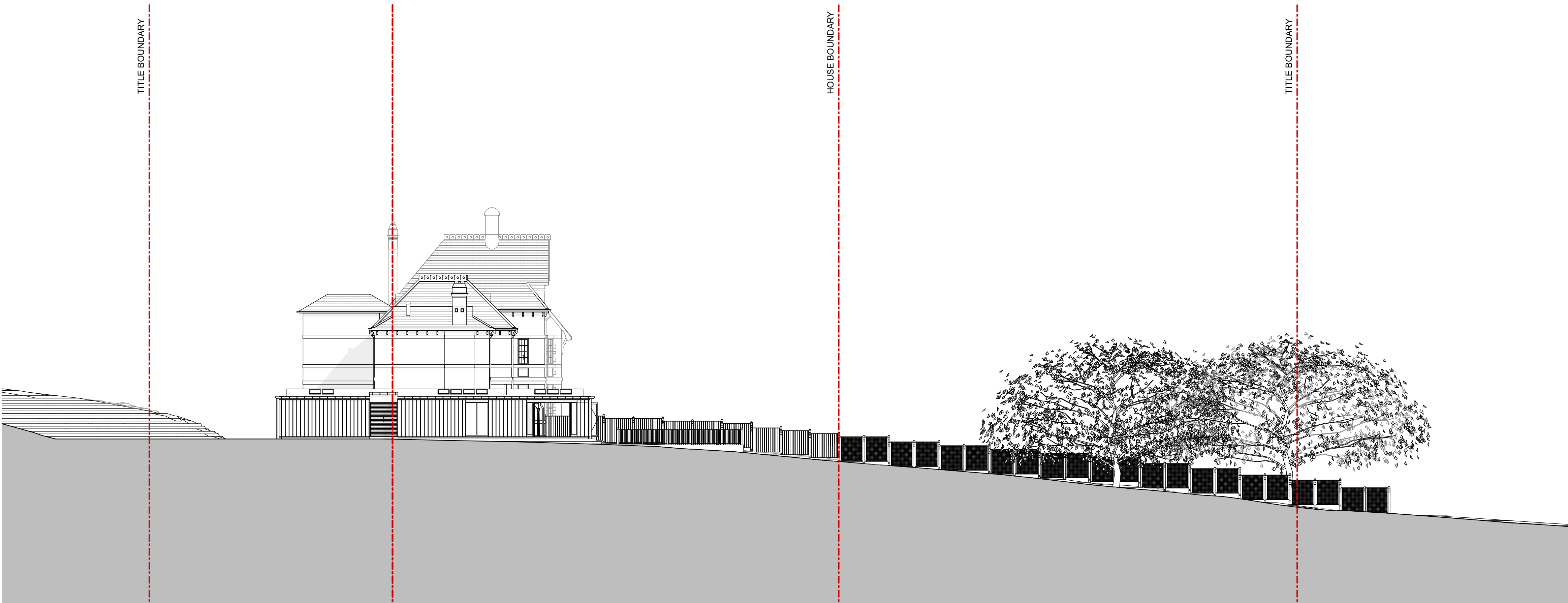
PROJECT MANAGER
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PROJECT JACKSONS HILL SUNBURY
PROJECT NUMBER GA2026-006
DRAWING H03 - SOUTH ELEVATION - PROPOSED
202 H03

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

HERITAGE VICTORIA SUBMISSION



PROPOSED SITE ELEVATION - SOUTHEAST

1:200 @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

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PROJECT
JACKSONS HILL SUNBURY

PROJECT NUMBER
GA2026-006

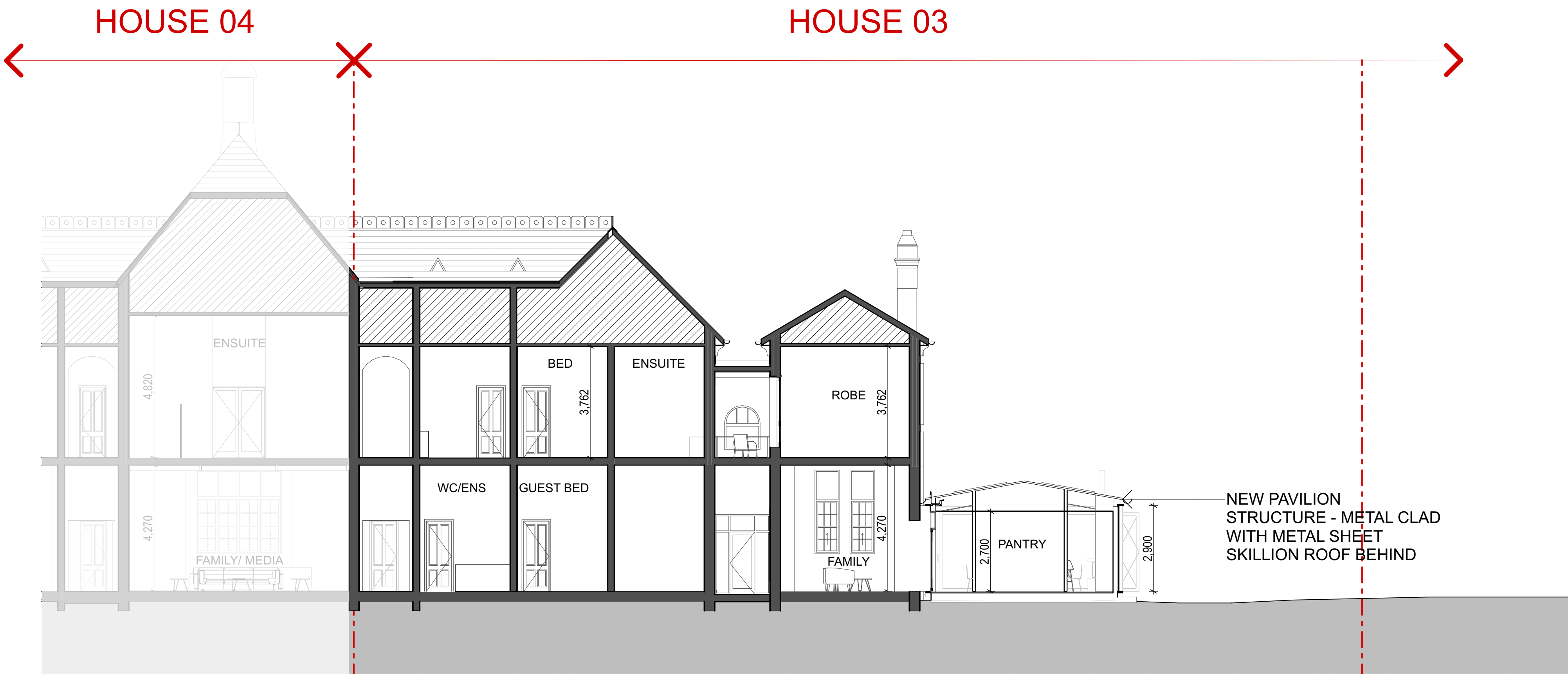
DRAWING
H03 - SITE ELEVATION - SOUTHEAST
203

DATE
18/9/2026

SCALE
1:200

ISSUE
HVS

HERITAGE VICTORIA SUBMISSION



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



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

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

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PROJECT MANAGER

CELEBRATING
20 YEARS

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PROJECT JACKSONS HILL SUNBURY	DATE 18/9/2026
PROJECT NUMBER GA2026-006	SCALE 1:100
DRAWING H03 - SECTIONS 1 & 2 - PROPOSED - 301	ISSUE HVS

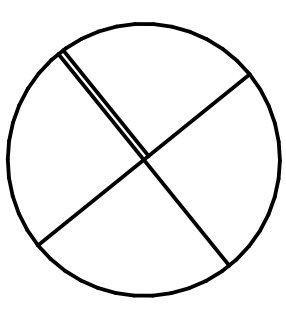
HERITAGE VICTORIA SUBMISSION



PROPOSED RCP GROUND FLOOR - HOUSE 03
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
PROJECT NUMBER
GA2026-006
DRAWING
H03 - PROPOSED GROUND RCP - H03
501

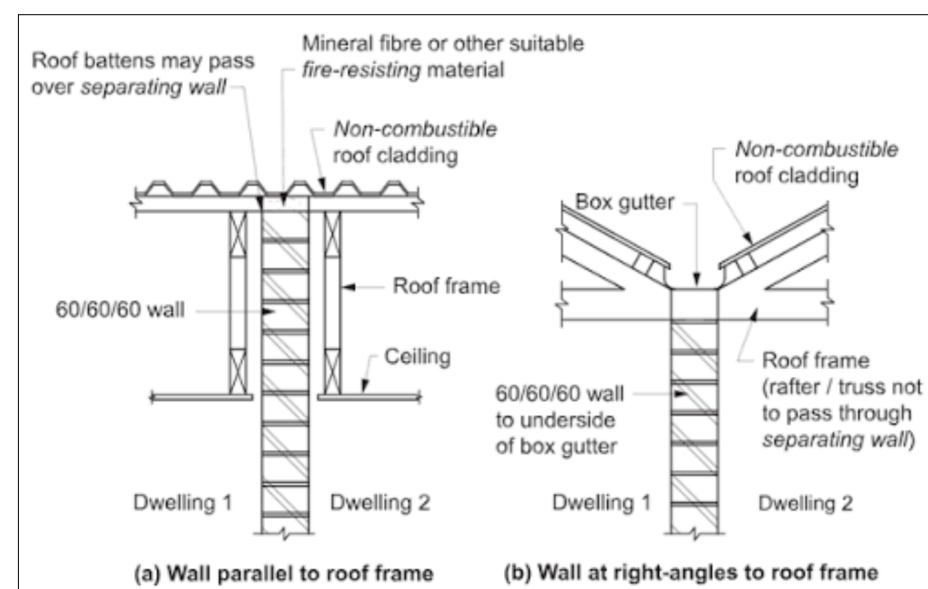
DATE
18/9/2026
SCALE
1:100
ISSUE
HVS

PROPOSED RCP FIRST FLOOR - HOUSE 03

1:100 @A1 / 1:200 @A3

ISSUE	AMENDMENT	DATE	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. <u>SUBJECT TO LAND SURVEY</u>		PROJECT MANAGER CELEBRATING  construction assignments™	ARCHITECT GROUP ARCHITECTS Nominated Architect Julian Brenchley 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 H03 - PROPOSED FIRST RCP - H03 502	DATE 18/9/2026 SCALE 1:100 ISSUE HVS
02	HERITAGE VICTORIA SUBMISSION	18/9/2026						
NOT FOR CONSTRUCTION								

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

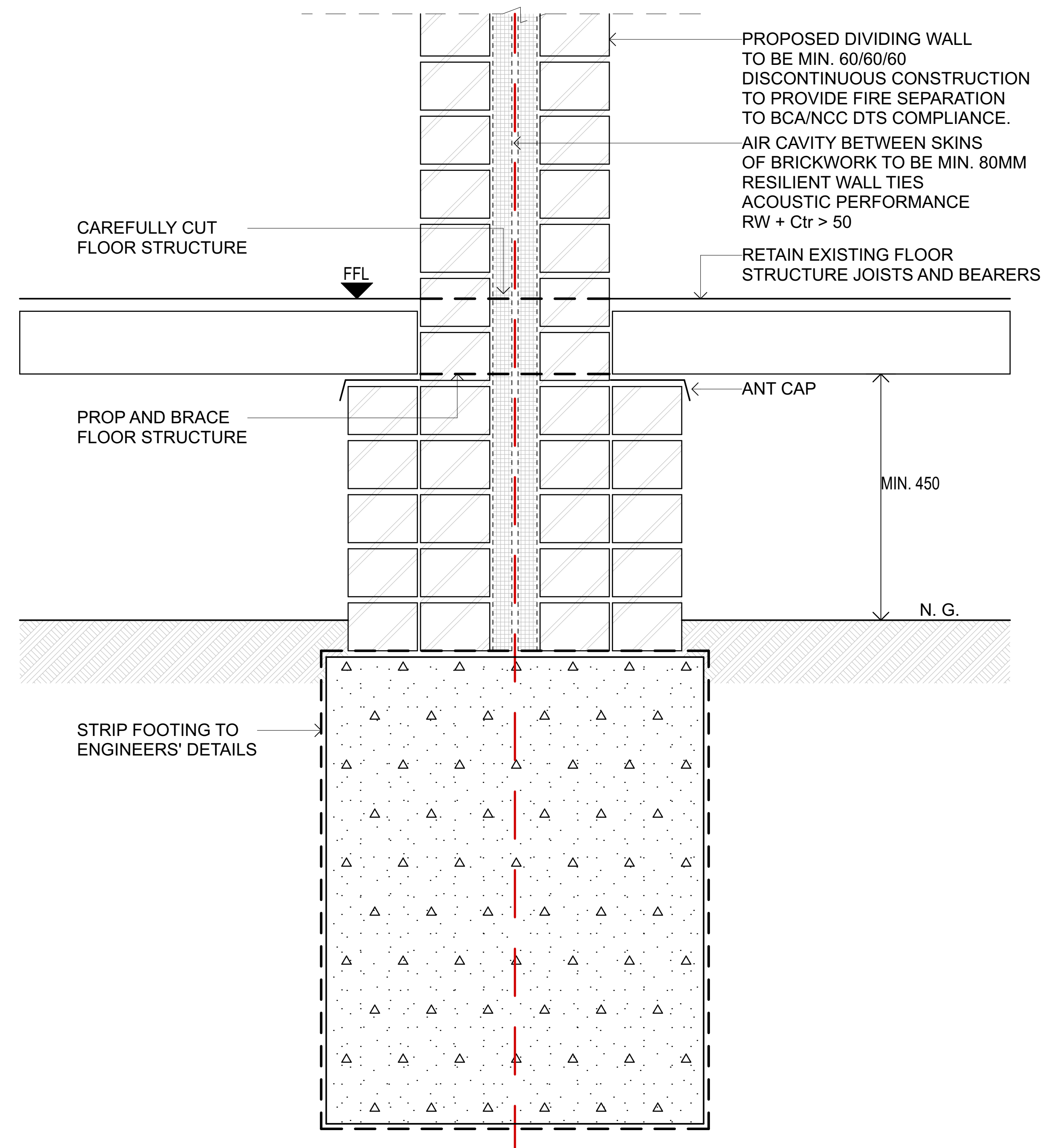
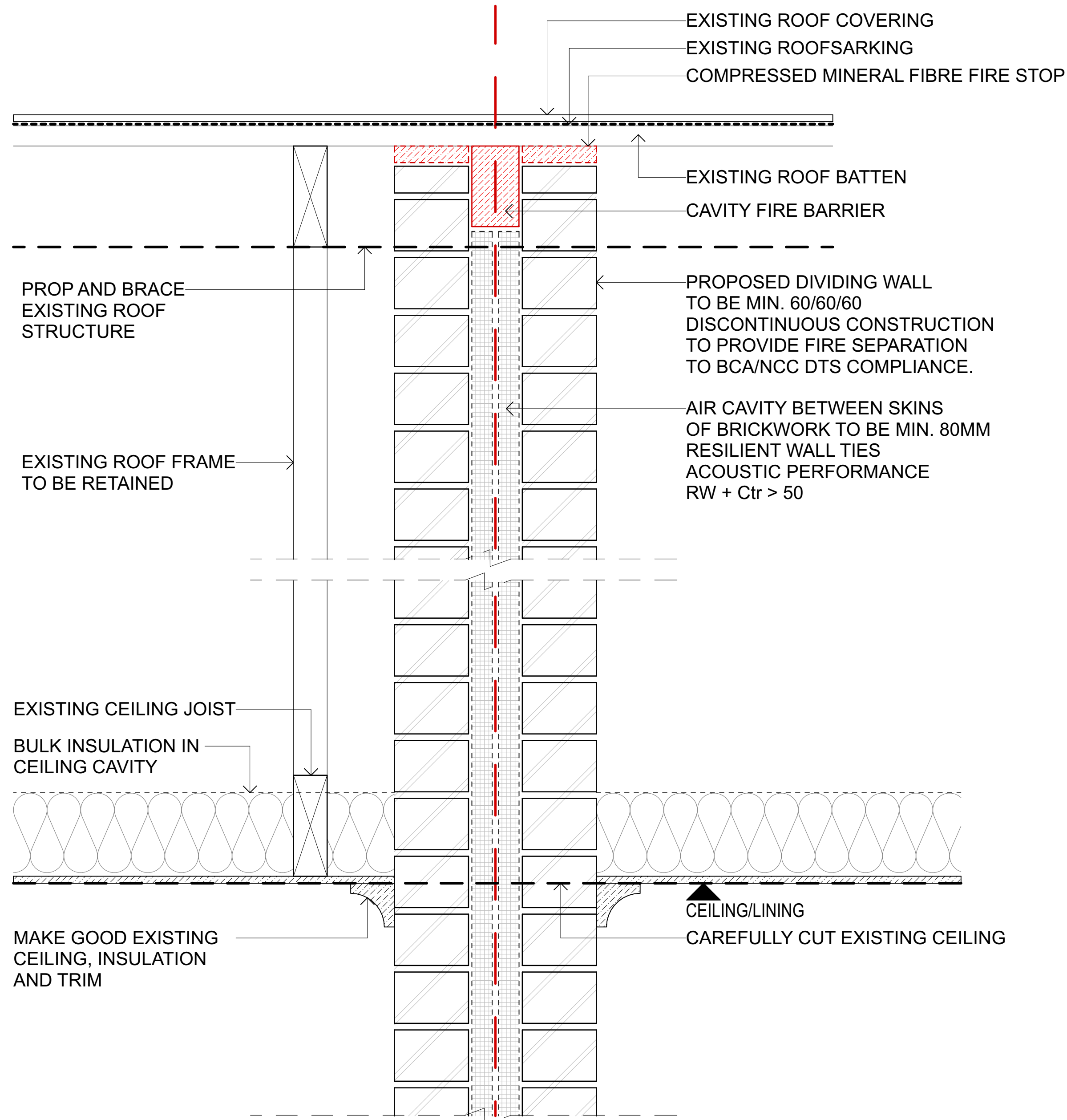
To achieve a compliant Fire Resistance Level (FRL) at the junction, you must seal every potential void where the brick meets the uneven profile of the roof tiles.

[illegible]

- **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.  [oldhouse.com.au](#)
- **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 less or less.  [Bretts + I](#)
- **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.  [Old Home Buyers Inspection](#)  [v1](#)
- **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.  [YouTube](#)  [SPS Designs | S...](#)

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. ➔ Australian Building Codes ...

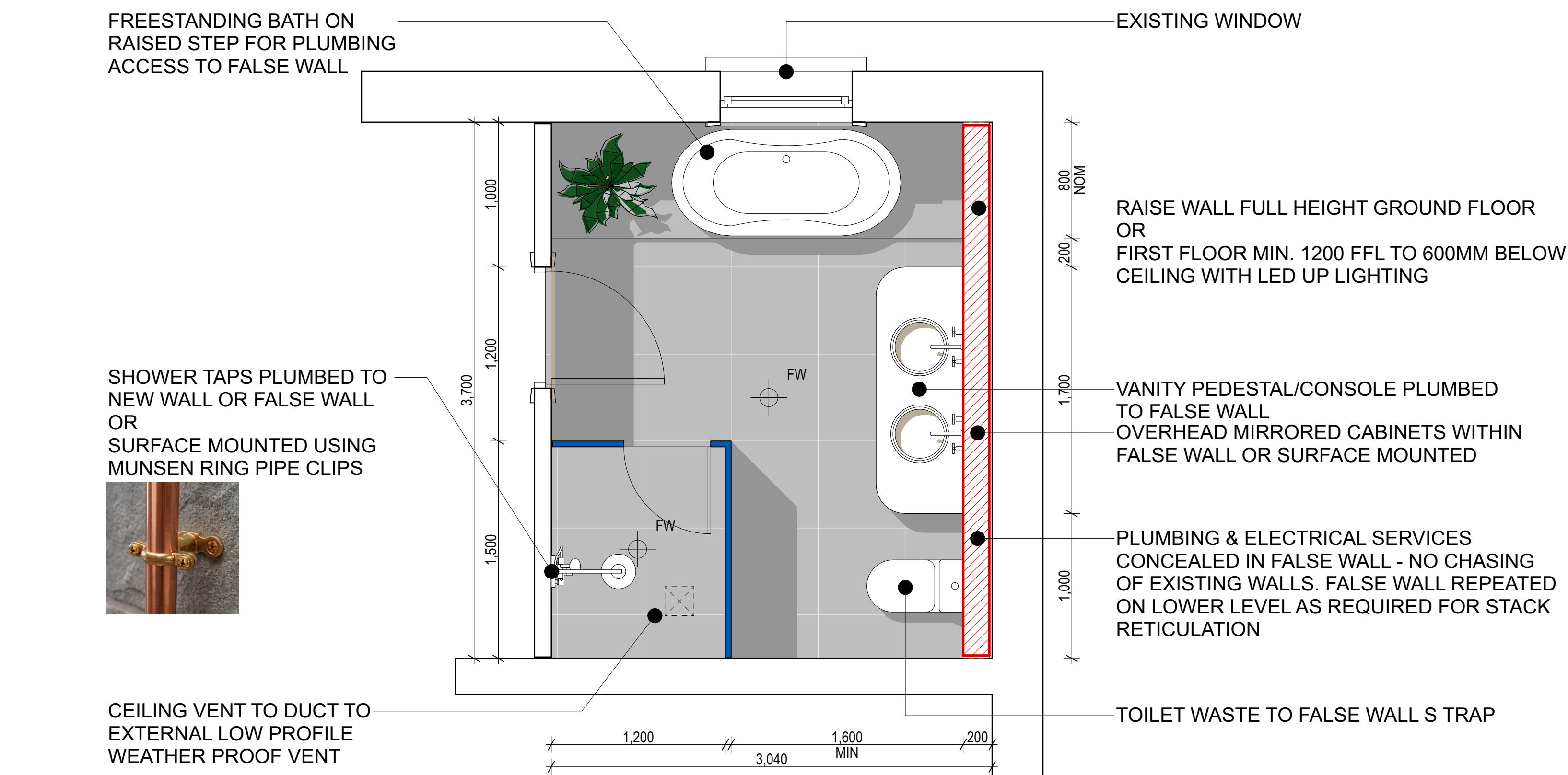


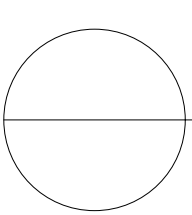
 **DETAIL A**
SECTION THROUGH CEILING AT BOUNDARY

 **DETAIL B**
SECTION THROUGH BASE OF PARTY WALL

ISSUE	AMENDMENT	DATE	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. <u>SUBJECT TO LAND SURVEY</u>
02	HERITAGE VICTORIA SUBMISSION	18/9/2026	
NOT FOR CONSTRUCTION			

HERITAGE VICTORIA SUBMISSION



 **BATHROOM LAYOUT PRINCIPLES**
1:25 @A1 / 1 : 50 @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
H03 - WET AREAS PRINCIPLE
703

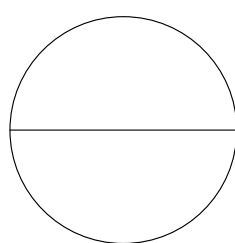
DATE
18/9/2026

SCALE

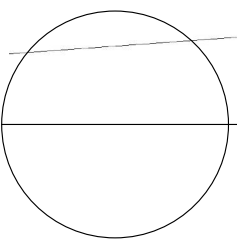
ISSUE
HVS

HERITAGE VICTORIA SUBMISSION

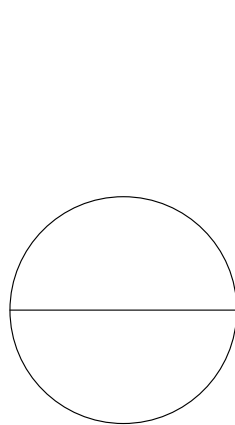


 NORTHERN SIDE

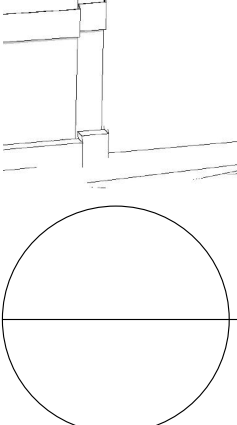


 NORTHERN SIDE



 SOUTHERN SIDE



 SOUTHERN SIDE

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

PROJECT NUMBER
GA2026-006

DRAWING
H03 - 3D VIEWS - H03
800

DATE
18/9/2026

SCALE

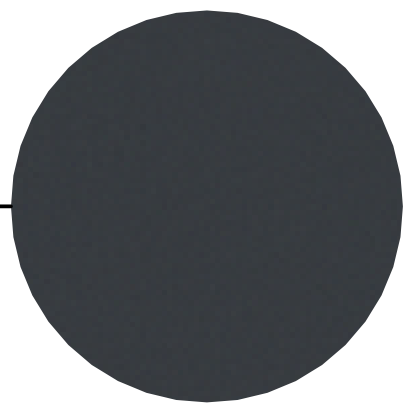
ISSUE
HVS

HERITAGE VICTORIA SUBMISSION

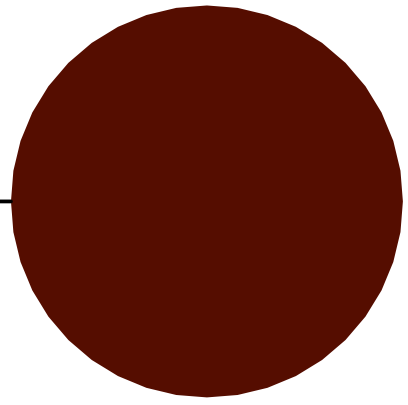


EXISTING

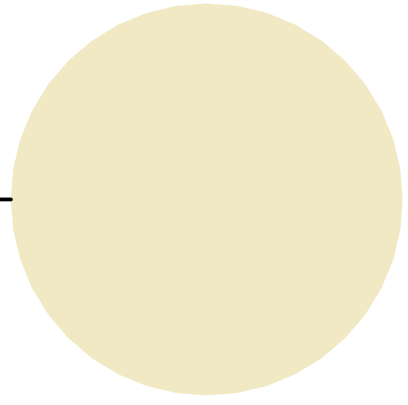
PAINT FINISHES SHOULD BE INFORMED BY PAINT SCRAPE ANALYSIS THAT WILL BE UNDERTAKEN BY LOVELL CHEN AS PART OF THE CONSERVATION WORKS DOCUMENTATION



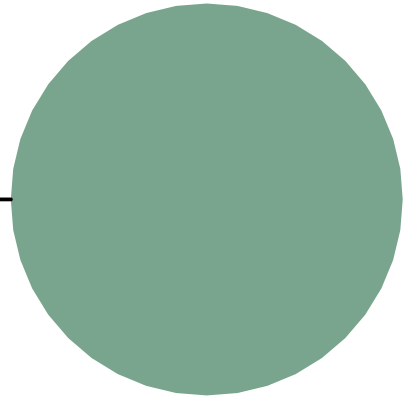
FASCIA BOARDS/UPPER GUTTERS
PAINT: DARK GREY TO MATCH EXISTING



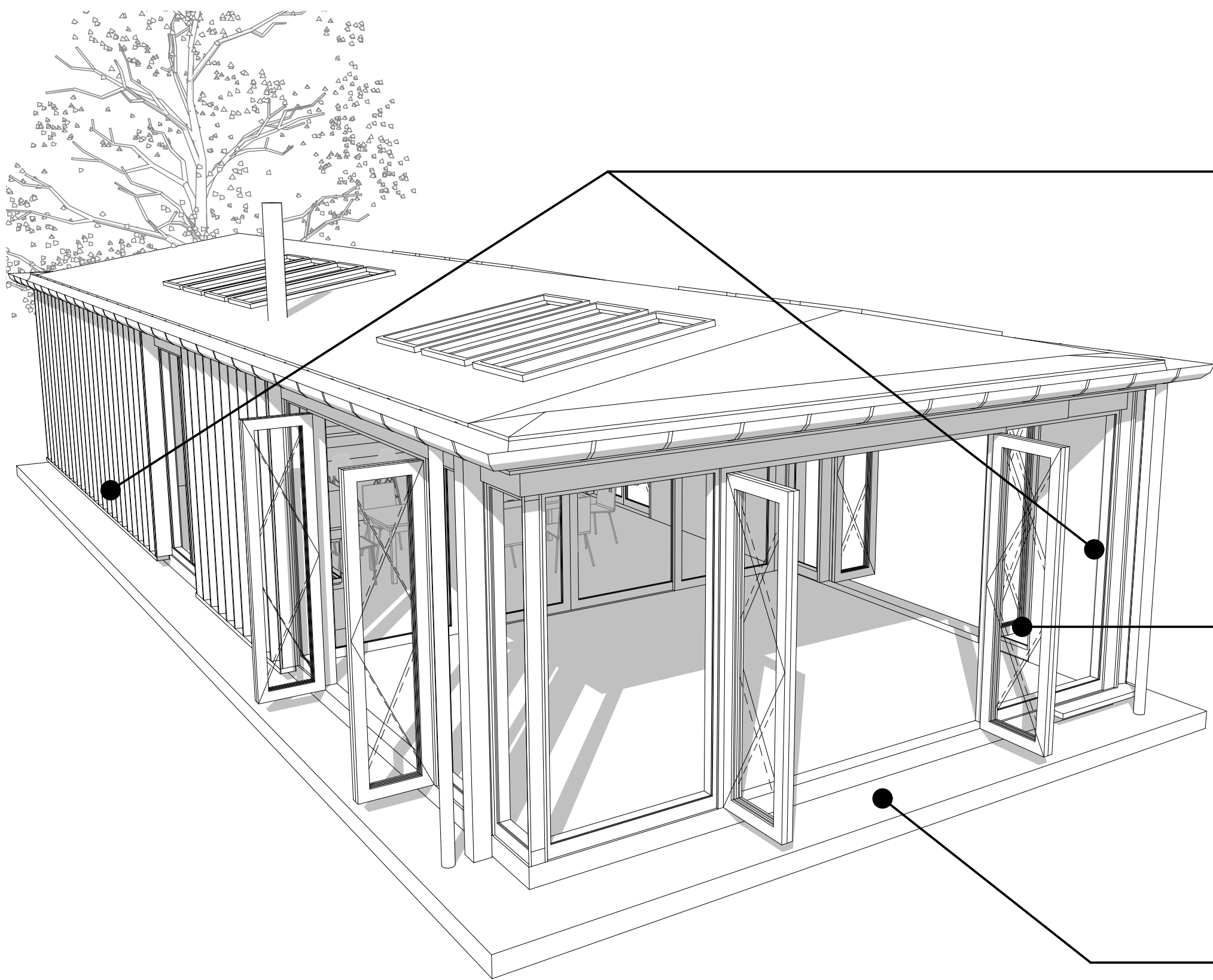
GUTTERS/DOWNPIPES
PAINT: DARK RED TO MATCH EXISTING



TRIMS, WINDOW FRAMES
PAINT: OFF WHITE TO MATCH EXISTING



COLUMNS, TERRACE EDGES
PAINT: LT GREEN TO MATCH EXISTING



PAVILION/LINKS



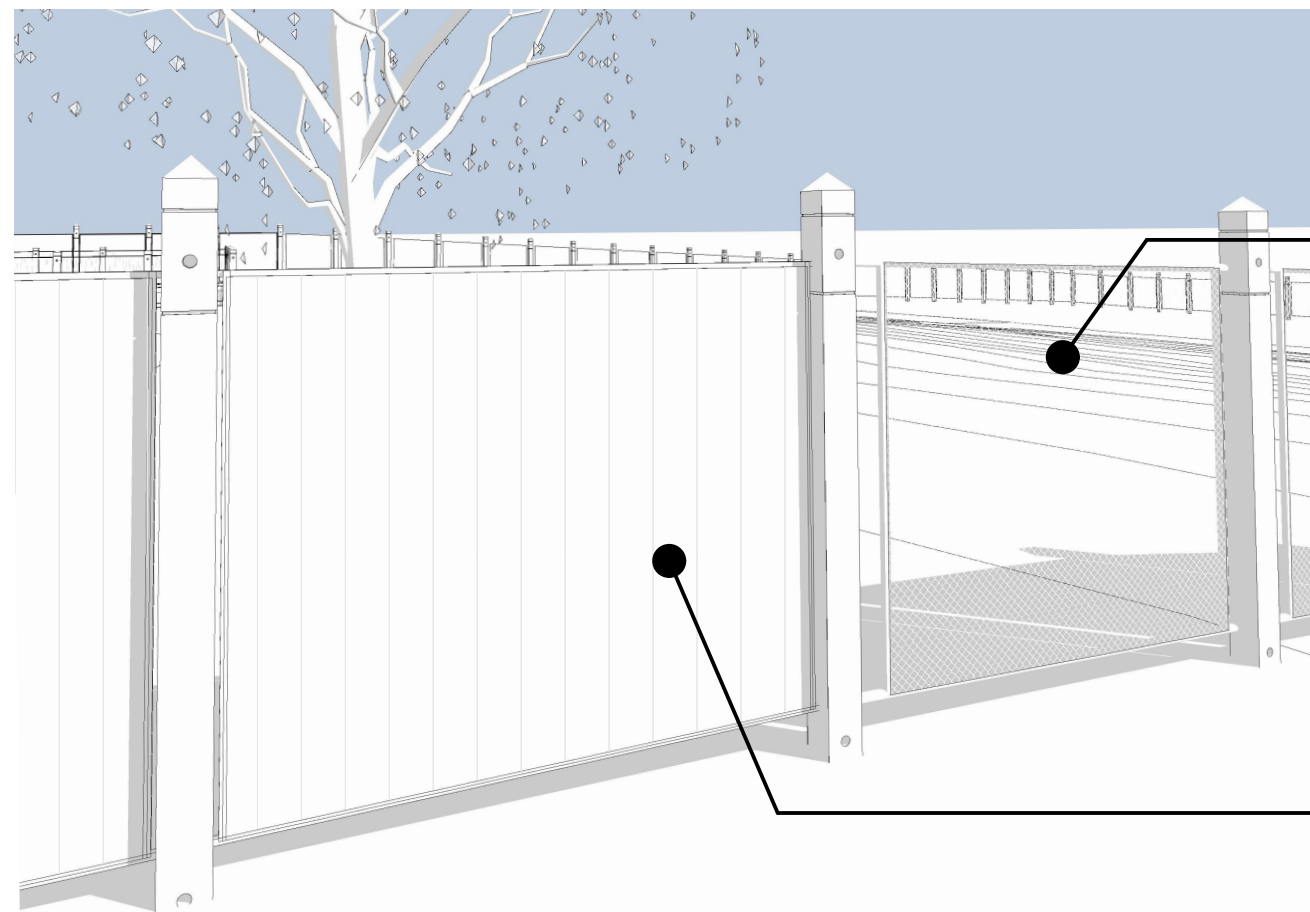
STRATCO NINELINE COVERED
CLADDING
COLOUR: COLORBOND 'DUNE'



BLACK FRAMED CLEAR GLAZING:
DOORS, WNDOWS AND SKYLIGHTS



PAVILION SURROUND
BRICK PAVING



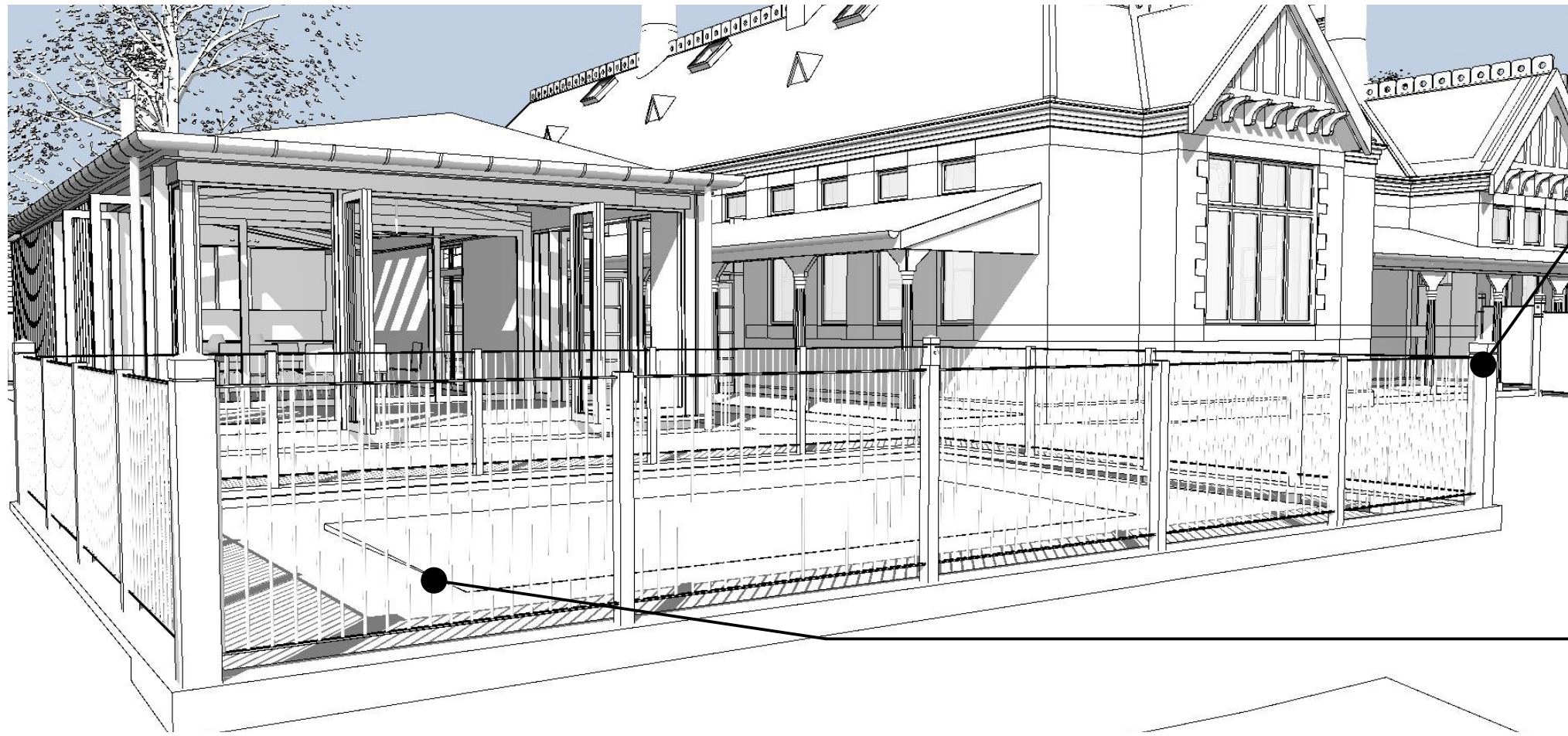
FENCES



TYPE A FENCE - 2m
TRANSPARENT MESH INFILL - BLACK



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



POOLS



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



POOL COPING/SURROUND
STONE OR BRICK PAVING - TBA

PRINCIPLE: FINISHES

DESIGN PRINCIPLES

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
DRAWING H03 - FINISHES - H03	ISSUE HVS
801	