




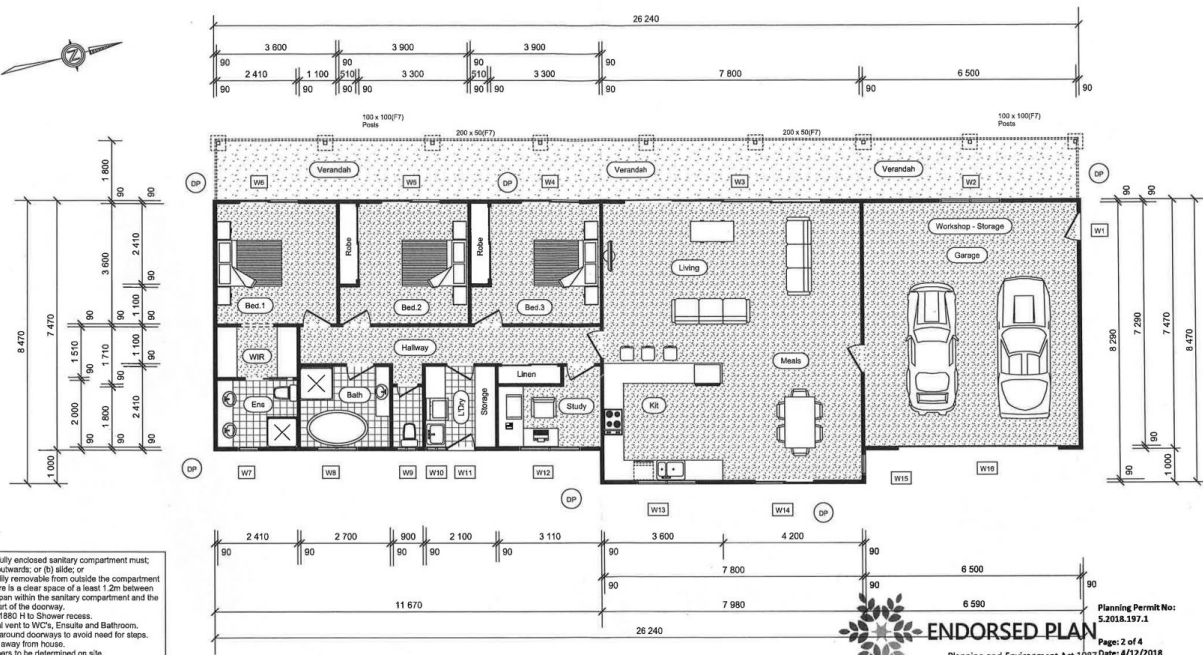


6B Holmes Court Porepunkah VIC

3  2  2 

The final flurry of activity is happening to get this gorgeous, brand new, 3 bedroom home ready for its first occupants. The home has many features including open plan kitchen/living/dining with split system, home office, master with WIR and ensuite, two good sized bedrooms with ceiling fans and built in robes, bathroom with luxurious soaker tub, evacuated tube solar hot water system and double garage with internal house access. Positioned at the end of a quiet court in sought after Porepunkah, it is easy to imagine sitting under the long verandah watching the world go by.

View : <https://www.dickensrealestate.com.au/lease/vic/north-eastern/porepunkah/residential/house/5744291>



1. Door to a fully enclosed sanitary compartment must:
(a) open outwards; or (b) slide; or
(c) be readily removable from outside the compartment unless there is a clear space of at least 1.2m between the closed pan within the sanitary compartment and the nearest part of the doorway.
2. Wall lining 1800 H to Shower recess.
3. Mechanical vent to WCs, Ensuite and Bathroom.
4. Locally fill around doorways to avoid need for steps.
Grade soil away from house.
Step numbers to be determined on site.

1. All level and plan dimensions to be verified by Builder on site.
2. All service locations to be verified by Builder on site.
3. Evident discrepancies to be remedied by Builder with the approval of the designer.
4. Do not scale - use written dimension only.
5. All works to be in accordance with Local Council by-laws and current Building Code of Australia (BCA) 2017 and latest Australian Standards and codes where applicable.
6. All frame timber to conform to AS 1684 and the Timber Framing Manual. Wall bracing as per AS 1684-1999.
7. Structural steel and concrete to comply with design.
8. Metal linets in external walls to be hot dipped galvanised.
9. All glazing to comply with AS 1288 - 1994.
10. Stormwater drains to be taken to lawful point of discharge.
11. Top soil and vegetation under slates to be removed.
12. Wet areas to be impervious to water as per AS 3740 - 1994.
13. All external steps to have a max. 100mm and min. 115mm rise and max 350mm and min 300mm tread.
14. Roof/walls and floors to be insulated in accordance with BCA 2017.
15. Smoke detectors to be in accordance with AS 3786 - 1993.
16. Ground in immediate area of works is to be sprayed anti-termite treatment.
17. All concrete and reinforcement detail based on a Class 'M' classification.
18. Builder to verify All concrete to be 20MPa minimum.
19. Handrails shall be 85mm min above stair nosing and 1000mm min above landings. Provide vertical rails with 100mm spacing. The stair shall have a minimum head height of 2000mm above the line of the nosing.

PROPOSED LAYOUT: (V1)
Scale: 1:100.

ENDORSED PLAN
Planning and Environment Act 1987 Date: 4/12/2018
Page: 2 of 4
Planning Permit No: 5.2018.197.1

Rob Wallis
Rob Wallis



CLIENT:
6B Holmes Court,
Porepunkah
PROPOSED
DWELLING (V1)

PROJECT:
Proposed Dwelling,
6B Holmes Court,
Porepunkah
SITE DETAILS:
Lot 2, PS 741929,
Porepunkah

SNO-LINE DESIGN SERVICES
ALLAN J. POYNER,
P.O. BOX 158,
BRIGHT, VIC. 3741
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0.0m 1.0m 2.0m 3.0m 4.0m 5.0m 6.0m
SCALE: 1:100

BUILDING PRACTITIONER: DP - AD 1275			
DESIGNED	A.J.P.	DWELLING	155.0 m ²
DRAWN		GARAGE	50.0 m ²
CHECKED		VERANDAH	48.0 m ²
DATE:	19/11/2018		
DRAWING NUMBER:	73A.2018	TOTAL	
AMENDED:	19/11/2018		
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