

MINIMUM LEVEL OF DETAIL ON ARCHITECTURAL PLANS

****This list is not exhaustive and there may be other items required in addition to these**

☐	DESCRIPTION
GENERAL	
Plans must be specific to the subject building and cover the entire scope of the building work which is the subject of the application. Plans must be drawn to suitable scale, be fully dimensioned and include, but not be limited to:	
☐	A title block, drawing number and revision, date of the drawing, and details of who prepared the drawing (including registration details – Victoria), and the project address and lot details.
☐	A key for abbreviations, colouring and hatchings and a north point.
SITE PLAN	
A site plan, must include the following:	
☐	Existing and proposed buildings on site
☐	Datum point
☐	Reduced levels / contours and proposed finished floor levels (FFL for ALL parts of the building(s) – i.e., Dwelling, Garage, Alfresco, etc.)
☐	Locality plan, including identification of any adjoining streets, roads, lanes or similar
☐	Total site area
☐	Wind classification
☐	Soil classification
☐	Climate zone
☐	Setbacks from boundaries and other existing buildings on the lot (if applicable)
☐	Existing trees
☐	Easements
☐	Boundary dimensions
☐	Levels of adjacent ground or contours
☐	Location of the proposed building(s)
☐	Fire source features (such as other non-appurtenant buildings, boundaries, etc.)
☐	Downpipes, surface pits (if applicable) and stormwater pipe runs (including sizing) to the legal point of discharge (LPOD)
☐	Bushfire Attack Level (BAL) particulars to be listed on plans to AS3959 (if applicable) *NSW will need to identify any requirement of Planning for Bushfire Protection (PBP) such as asset protection zones, non-combustible tanks, fire service vehicle access and the like
☐	BASIX Certificate / Energy Rating Commitments
☐	Retaining wall heights, lengths, and materials
FLOOR PLAN	
Floor plans for each floor of the building, showing all building elements and detailed layouts at a suitable scale, which must include the following:	
☐	Floor area of building(s) (separated by part and an overall figure (m2))
☐	The intended use of each room
☐	Dimensions of rooms (including overall dimensions)
☐	Dimensions of walls and structural elements
☐	Internal and external wall construction, including details of any sound insulation, fire resistance or the like
☐	Locations of door and window openings
☐	Floor coverings

☐	Floor wastes (if outside shower area and no fall proposed, this must be identified as 'gully trap' or similar)
☐	Layouts or rooms within the building and location of fixtures
☐	Locations of services
☐	Details of any performance solutions as relevant (i.e., At zero thresholds, polished concrete wet areas, etc.)
☐	Stair and landing dimensions (risers, goings, slope relationship, slip resistance, etc.
☐	Handrail(s) and balustrade(s)
☐	Accessible toilet compartment size, pan circulation space, height, wash basin and circulation space, toilet, including fittings and circulation space (if applicable), grab rails, door latch, pan contrast, fixtures (mirror, shelf, dispensers, coat hooks), floor grade(s), signage
☐	Ambulant toilet compartment size, width, depth, door width, circulation space, door latch, grab rails, fixtures (coat hooks, etc.)
☐	Ramp, walkway and Landing details (Step / threshold ramp diagram, kerb ramps, gradients, handrails (including kerb rail), tactiles, slip resistance, etc.
☐	Stair details (riser, going, slope relationship, nosing strips, landing dimensions, tactiles, handrail and balustrades (including width stair, termination of handrails, slip resistance, etc.)
☐	All requirements of AS1428.1 applicable to the development (i.e. circulation space at all doorways providing egress, compliant door opening widths, etc.)

ELEVATIONS

Elevations of the proposed building, showing the relevant floor levels and heights, design, finishes and materials, which should include:

☐	Wall and roof finishes (including colour)
☐	Soffit lining material
☐	Finished floor levels and ceiling levels
☐	Floor to ceiling heights
☐	Wall, window, and door heights
☐	Thresholds and set downs
☐	Structural supports
☐	Building services and equipment (i.e. Rainwater tanks, hot water services, electrical meter box, etc.)
☐	All relevant vertical and horizontal building elements and their relationship to the building
☐	Overall building height(s) from existing ground level and proposed ground level
☐	Proposed cut and/or fill shown (dashed)
☐	Ramps, including slip resistance and maximum gradient (1:8 Residential / 1:14 Commercial (1:20 walkway))
☐	Subfloor ventilation
☐	Retaining wall heights, lengths, and materials

SECTIONAL DETAILS

Details showing building elements and construction methods, which should include:

☐	Structural member sizes and spacings, materials, stress grade and construction type
☐	Method of termite protection
☐	Insulation
☐	External linings, internal linings & sisilation
☐	Flashings
☐	Details of penetrations and proposed protections methods
☐	Methods of weatherproofing and attaching building elements
☐	Waterproofing details
☐	Tanking and damp-proofing details

☐	Wall details such as for fire resistance and sound insulation
☐	Access ramp, landing and threshold details
☐	Driveway, including gradient for sites with substantial fall
☐	Roof pitch and roof covering material
SPECIFICATIONS (*Can be listed on Sectionals Page)	
☐	Describe the construction and material of which the building is to be built and the method of drainage, sewerage and water supply.
☐	State whether the materials to be used are new or second-hand (and in the case of second-hand materials) give particulars of the materials to be used.
☐	Demonstrate compliance with statutory requirements
☐	Describe the materials to be used in the proposed building, such as internal and external walls, finishes and linings, floors, ceilings, windows and doors, and roofing.
☐	Reference the design, product and installation and execution standards as applicable to the construction.