

Working Drawings Guide to Information Required



We often find that crucial information required on working drawings is missing. This guide aims to help you create comprehensive drawings, reducing potential delays and extra costs associated with rechecking. If you have any questions, we recommend discussing them with your building designer or architect.

NOTE: The VBA regards general notes that only state for "builder/ building surveyor to confirm on site" not sufficient.

Specifications

Specifications describing all materials and construction methods to be used, e.g. HIA, Natspec, or South spec.

Note: MBA Victoria don't provide a full specification document, it only provides schedules. Please refer to the MBA NSW specification if MBA is the preferred provider. hia.com.au/products/vic-specification-general-cover/VSGC

Working Drawings

Working drawings require the following:

- **Site plan** to a scale of not less than 1:500, or other approved scale, showing: address, lot boundaries with dimensions, easements, buildings on adjoining lots, use or proposed use of all buildings, North point, etc.
- Plans, elevations, and sections to a scale of not less than 1:100.
- Site **FGLs** (finished ground levels), **FFLs** (finished floor levels), street drainage channel, and stormwater drain at all points around the new building to demonstrate compliance with the NCC, Part H2D2 for drainage.
- **Drainage** and roofing details including roof plan, roofing product and profile, roof pitch, downpipe size and locations, eaves gutter type, box gutter details, and layout of drains from downpipes to LPOD (legal point of discharge) are required to demonstrate compliance with AS/NZS 3500.3.
- Dimensions, sizes, and locations of structural members. For timber framing, if the engineer hasn't specified a **framing schedule**, the working drawings are required to nominate this, i.e. wall studs, spacings, top and bottom plates, and the like.
- Subfloor clearance, subfloor ventilation, roof batten and lintel specifications in non-loadbearing walls as per span tables of AS 1684, corrosion protection, masonry specifications, compliance certificates (i.e. CodeMark) and installation manuals, etc.
- **Termite** protection measures.
- **Stair** construction details including dimensions, materials, FFL at top and bottom, handrails, balustrades/barriers, slip-resistance classification, construction method, etc.
- Stair, balcony, and the like glass and steel **balustrade/barrier** systems will require site specific engineering details and certification.
- **Shower areas** require details, including section(s), to demonstrate that the type of shower and extent of waterproofing complies with the NCC. Information needed includes- location of showerhead, screens, and screen door, changes to the slab/ subfloor framing, substrate material, fall ratio to drain minimum 1:80, drain type (i.e. floor waste, strip drain), tanking, waterproofing of floor-wall and floor-shower screen junctions, and water stops. Refer to James Hardies *Application Guide* for details: [Area Construction Application Guide Mar22.pdf](#)

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- **Toilet door** escape provision.
- **Smoke alarms** correctly located, hard wired, and interconnected.
- **Fire separation** details.
- **Bushfire** Attack Level (BAL) assessment report and bushfire construction details on the plans showing compliance with the relevant BAL provisions of AS 3959. This can be a separate bushfire schedule/addendum.
- **Window** schedule showing window dimensions, sill height, frame type, glass type, openable portion of the window, U-values, and SHGC values.
- **Condensation** management details to include a vapour permeable membrane to external walls on the exterior side of insulation, and exhausts to be discharged to outdoor air.
- **Energy efficiency** report, endorsed plans, lamp power density table, and energy efficiency schedules table on the plans that coordinates with the report (i.e. insulation R values, exhausts fitted with a sealing device, rainwater tank, etc). NB: for partial compliance applications it is easiest to provide either a 6-star NatHERS report or an Elemental Provisions report in combination with a partial compliance request form. Please call BSA if further clarification is required.
- Any other items applicable to demonstrating compliance with the Regs and NCC.

Res Code

Diagrams and dimensions for Part 5 of the Regs (Res Code):

- Street setbacks.
- Building height.
- Site coverage.
- Garden area.
- Impermeable area.
- Car parking.
- Lengths of walls on boundaries.
- Overshadowing.
- Overlooking.
- Setbacks to boundaries and any relevant neighbouring buildings or land.
- Identify SPOS (Secluded Private Open Space) and RPOS (Recreational Private Open Space) on subject lot and adjoining allotments.
- Any other items applicable to demonstrating compliance with Part 5 of the Regs.

Additional Ancillary Information

Additional ancillary information required in accordance with Reg 29, including but not limited to:

- Public protection measures
- Product certification
- Land survey
- Land liable to flooding

Alterations and Additions

Alterations and additions require the **existing** building, extent of **demolition**, and the **proposed** building works on the working drawings. The proposal also needs to clearly differentiate between the existing building and the proposed building work using a **coloured shading** or hatching on all plans and elevations.

Pools and Spas

Swimming pools and spas need to be designed and detailed in accordance with Reg 28, including but not limited to:

- Location of the pool or spa.
- Location of barriers.
- Pool/spa barrier details.