

GENERAL NOTES

IF IN DOUBT ASK - DO NOT SCALE

AUSTRALIAN STANDARDS: UNLESS OTHERWISE SPECIFIED IN THE CONTRACT, AND WHERE APPLICABLE, MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE RELEVANT STANDARD OF THE STANDARDS ASSOCIATION OF AUSTRALIA. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO ENSURE THAT THE SUBCONTRACTORS ARE FAMILIAR WITH ALL RELEVANT AUSTRALIAN STANDARDS APPLICABLE TO THEIR WORK

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SITE MEASUREMENTS SUCH AS DOORS, WINDOWS, JOINERY, FIXED FURNITURE, FURNISHINGS, FENCING, PLANT EQUIPMENT AND THE LIKE TO CONFORM TO THE SUITABILITY OF THE DESIGN BEFORE COMMENCING FABRICATION AND IDENTIFY CHANGES REQUIRED TO DOCUMENTATION BEFORE FABRICATION

TIMBER CONSTRUCTION NOTES
ALL TIMBER TO BE CARRIED OUT IN ACCORDANCE WITH THE NATIONAL TIMBER FRAMING CODE AS 1884 AND THE TIMBER STRUCTURES CODE AS 1720.1

ALL DIMENSIONS ARE SHOWN FROM BRICKWORK TO BRICKWORK AND CONCRETE TO CONCRETE. NO ALLOWANCE HAS BEEN MADE FOR HARDWALL PLASTER, SKIM COAT, EXTERNAL RENDER, STONE CLADDING, FLOOR FINISHES OR STAIR CLADDING

ALL WORKS SHALL BE CARRIED OUT IN A WORKMANLIKE MANNER
FALLS TO SHOWER FLOORS 1:80
FALLS TO WET AREA FLOORS 1:100

TILE LINES ARE INDICATIVE ONLY AND SUBJECT TO FINAL SELECTIONS
CABINETWORK AND ALL FIRST FIT PLUMBING SPINDS AND ELECTRICAL BOXES ARE DIMENSIONED FROM MAIN SLAB LEVELS - NOT SETDOWN LEVELS OR FINISHED FLOOR LEVELS

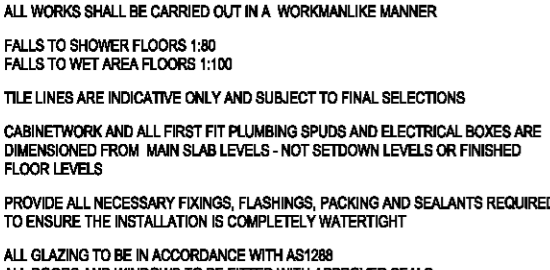
PROVIDE ALL NECESSARY FIXINGS, FLASHINGS, PACKING AND SEALANTS REQUIRED TO ENSURE THE INSTALLATION IS COMPLETELY WATERTIGHT
ALL GLAZING TO BE IN ACCORDANCE WITH AS1288
ALL DOORS AND WINDOWS TO BE FITTED WITH APPROVED SEALS

NOTE:
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TERMITE TREATMENT NOTE:
REFER SPECIFICATIONS FOR ALL TERMITE TREATMENTS DETAILS AND LOCATIONS REQUIRED. INSTALL STRICTLY TO RELEVANT CODES AND REGULATIONS

OVERSHADOWING

SHADOW CAST AT MIDDAY
21ST JUNE = 141.109SQM
NEIGHBOURING PROPERTY
AREA = 4249SQM
PERCENTAGE OF
OVERSHADOWING = 33.2%
(35% ALLOWED)



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CONSTRUCTION NOTES
7° GROUND FLOOR ROOF PITCH
3° ALFRESCO ROOF PITCH
25° UPPER FLOOR ROOF PITCH
COLORBOND ROOF

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32c UNDERCROFT FLOOR TO CEILING
32c GROUND FLOOR TO CEILING
32c+ PLATE UPPER FLOOR TO CEILING

RENDERED BRICKWORK EXTERNALLY UNLESS OTHERWISE NOTED

N7 WIND CATEGORY
TERRAIN CATEGORY 7

BALUSTRADE NOTES
1. BALUSTRADE CONSTRUCTION TO COMPLY TO NCC PART 3.9
2. MINIMUM HEIGHT OF BALUSTRADE TO BE 1000MM ABOVE FLOOR LEVEL.
3. OPENINGS IN BALUSTRADE TO BE A MAXIMUM OF 125MM.

PROPOSED SITE PLAN
1:100

CLARECASTLE RETREAT
brick paved

DRAWING TITLE:
SITE PLAN

AMENDMENTS:
REV A 28.08.19 CAD CONCEPT REVIEW
REV B 30.10.19 PLANNING APPLICATION

DRAWN:
STATUS:
PUBLISH DATE:
Friday, 1 November 2019

SCALE:
AS SHOWN
REVISION:
B

CLIENT:
SITE ADDRESS:
LOT 207 (No 30a) CLARECASTLE
RETREAT MINDARIE

SHEET 1 of 12

SOIL DESCRIPTION
SAND/LIMESTONE (Possible)
Light Grass Cover

Ref Nail at base of kerb
assumed datum 10.00m

TRAFFICABLE INSPECTION OPENING FOR SEWER JUNCTION

Sewer Junction
In: 2.7 Up: 1.0
Inv: 8.8 Depth: 0.9
NOTE: UP

DRIVEWAY
LETTERBOX

CANTILEVERED BALCONY

balcony over undercroft garage

PROPOSED UNDERCROFT
FFL 11.20

PORCH
PAYE -IC
RL 14.114

2 Storey Brick and Tile
on Slab
Approx F.L. 11.46

PROPOSED RETAINING WALL
TOW @ 14.10

parapet wall

2 Storey Split Level Brick
and Galv on Slab
Approx F.L. 11.29

PROPOSED RESIDENCE
FFL 14.20
HATCHED AREA
DENOTES EXTENT OF
UPPER FLOOR

High Brick Wall

ALFRESCO
PAYE -IC
RL 14.114

PROPOSED POOL

High L/Stone Wall

PROPOSED RETAINING WALL
TOW @ 14.10

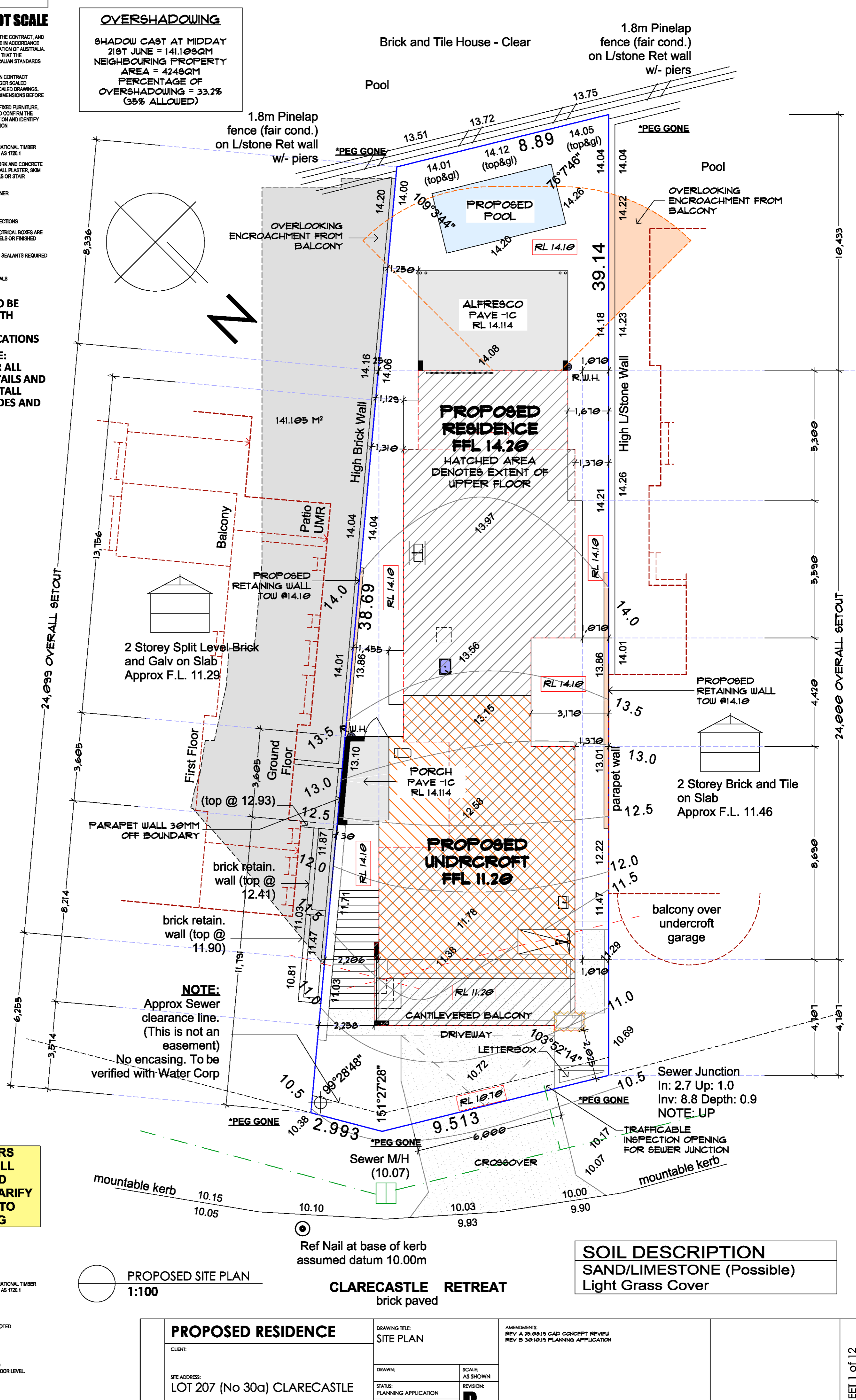
High L/Stone Wall

PROPOSED POOL

High L/Stone Wall

PROPOSED RETAINING WALL
TOW @ 14.10

High L/Stone Wall



24,099 OVERALL SETOUT
24,000 OVERALL SETOUT
10,433
5,300
5,590
4,420
8,690
4,107
4,107
10,000

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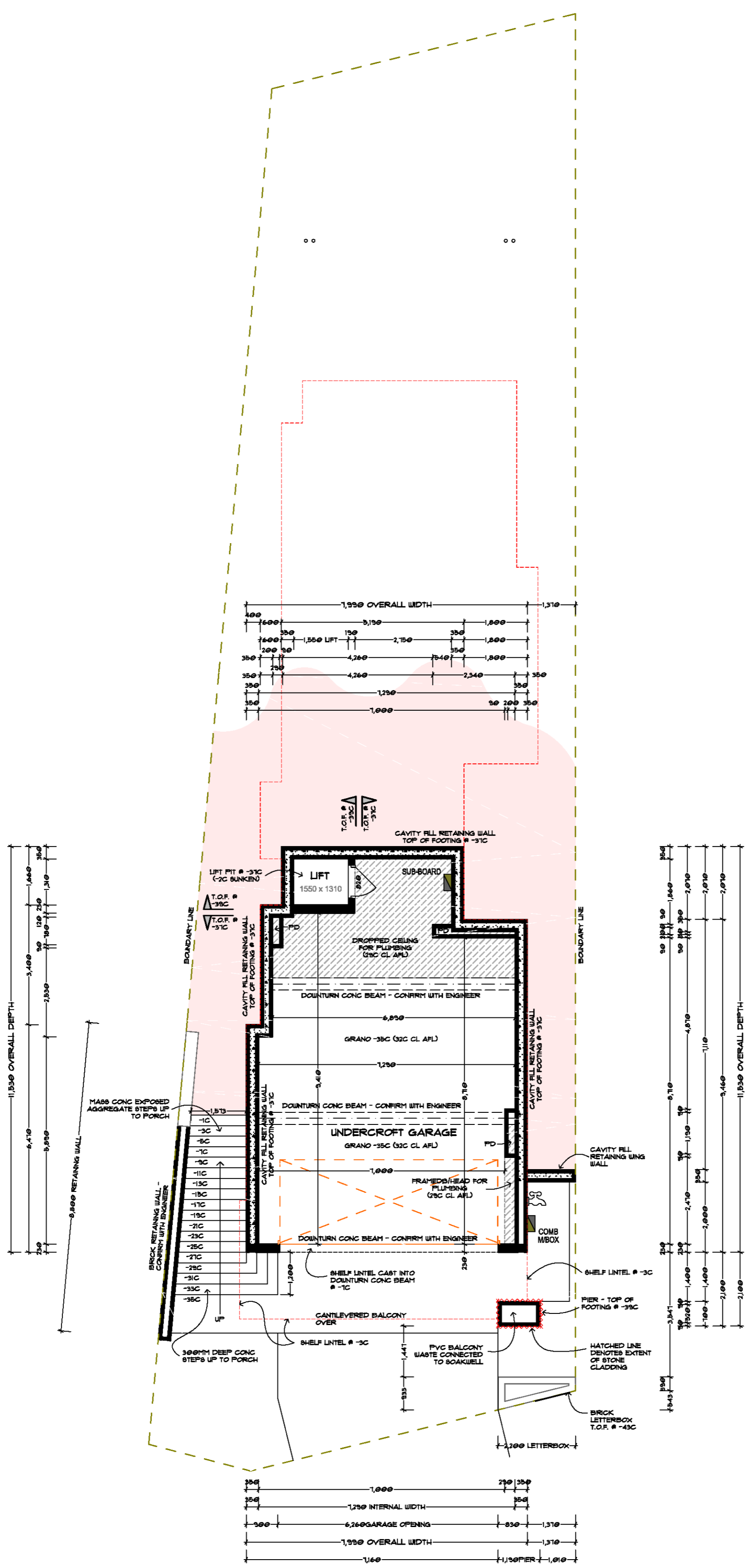
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N7 WIND CATEGORY
TERRAIN CATEGORY 7

BALUSTRADE NOTES

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UNDERCROFT
1:100

PROPOSED RESIDENCE		DRAWING TITLE: UNDERCROFT		AMENDMENTS: REV A 28.08.19 CAD CONCEPT REVIEW REV B 30.10.19 PLANNING APPLICATION	
CLIENT:		DRAWN:		SCALE: AS SHOWN	
SITE ADDRESS: LOT 207 (No 30a) CLARECASTLE RETREAT MINDARIE		STATUS: PLANNING APPLICATION		REVISION: B	
		PUBLISH DATE: Friday, 1 November 2019			

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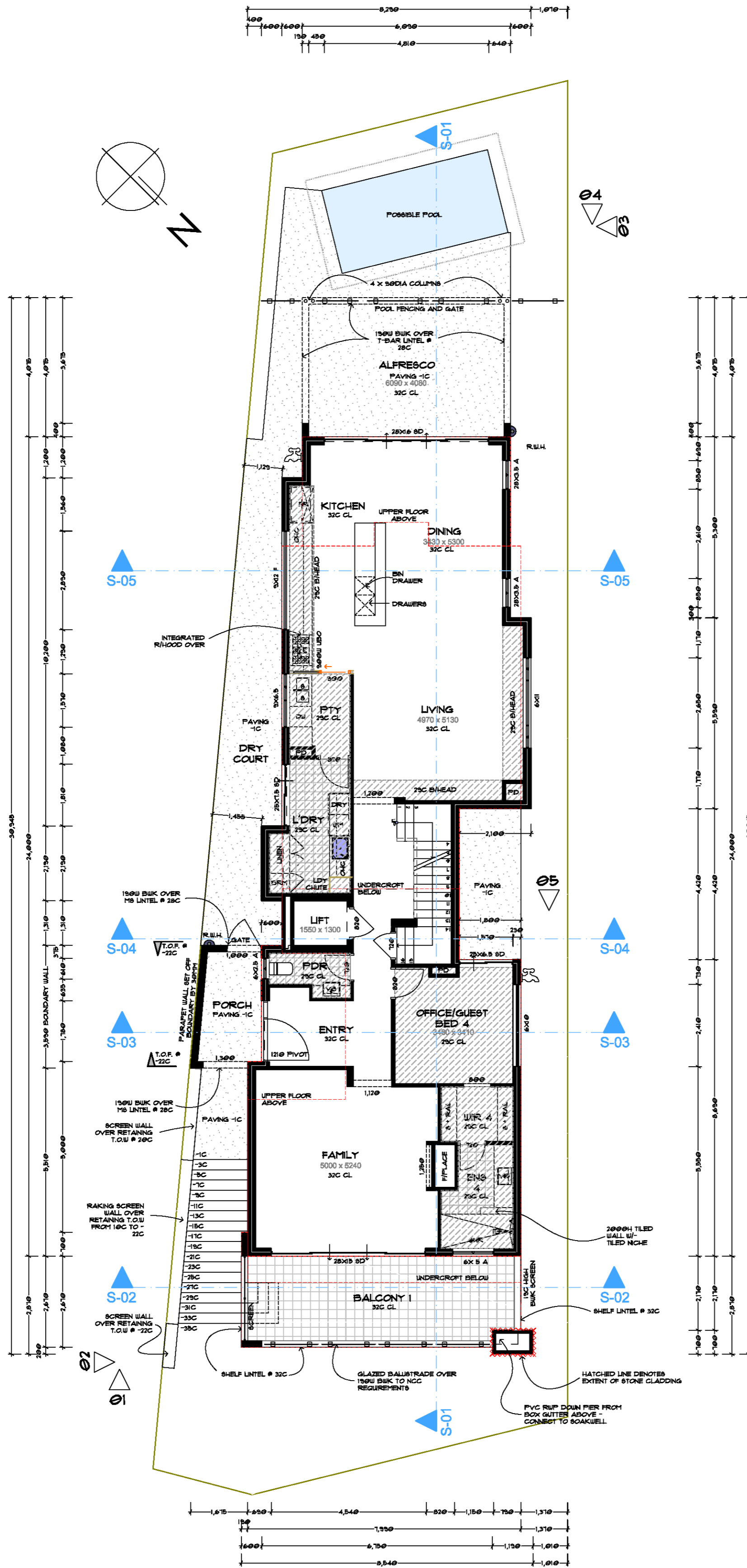
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N7 WIND CATEGORY
TERRAIN CATEGORY 7

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Floor Areas			
Floor	Location	Area	Perimeter
UNDERCROFT	UNDERCROFT	85.38	---
		85.38 m²	---
GROUND FLOOR	GROUND FLOOR	168.23	---
	ALFRESCO	24.82	---
	BALCONY 1	21.84	---
	PORCH	6.90	---
		221.79 m²	---
UPPER FLOOR	UPPER FLOOR	135.17	---
	BALCONY 2	21.84	---
	BALCONY 3	18.39	---
		175.40 m²	---
		482.57 m²	---

GROUND FLOOR PLAN
1:100

DRAWING TITLE: FLOOR PLAN		AMENDMENTS: REV A 28.08.19 CAD CONCEPT REVIEW REV B 30.10.19 PLANNING APPLICATION	
SITE ADDRESS: LOT 207 (No 30a) CLARECASTLE RETREAT MINDARIE		DRAWN: B	SCALE: AS SHOWN
PUBLISH DATE: Friday, 1 November 2019		STATUS: PLANNING APPLICATION	REVISION:

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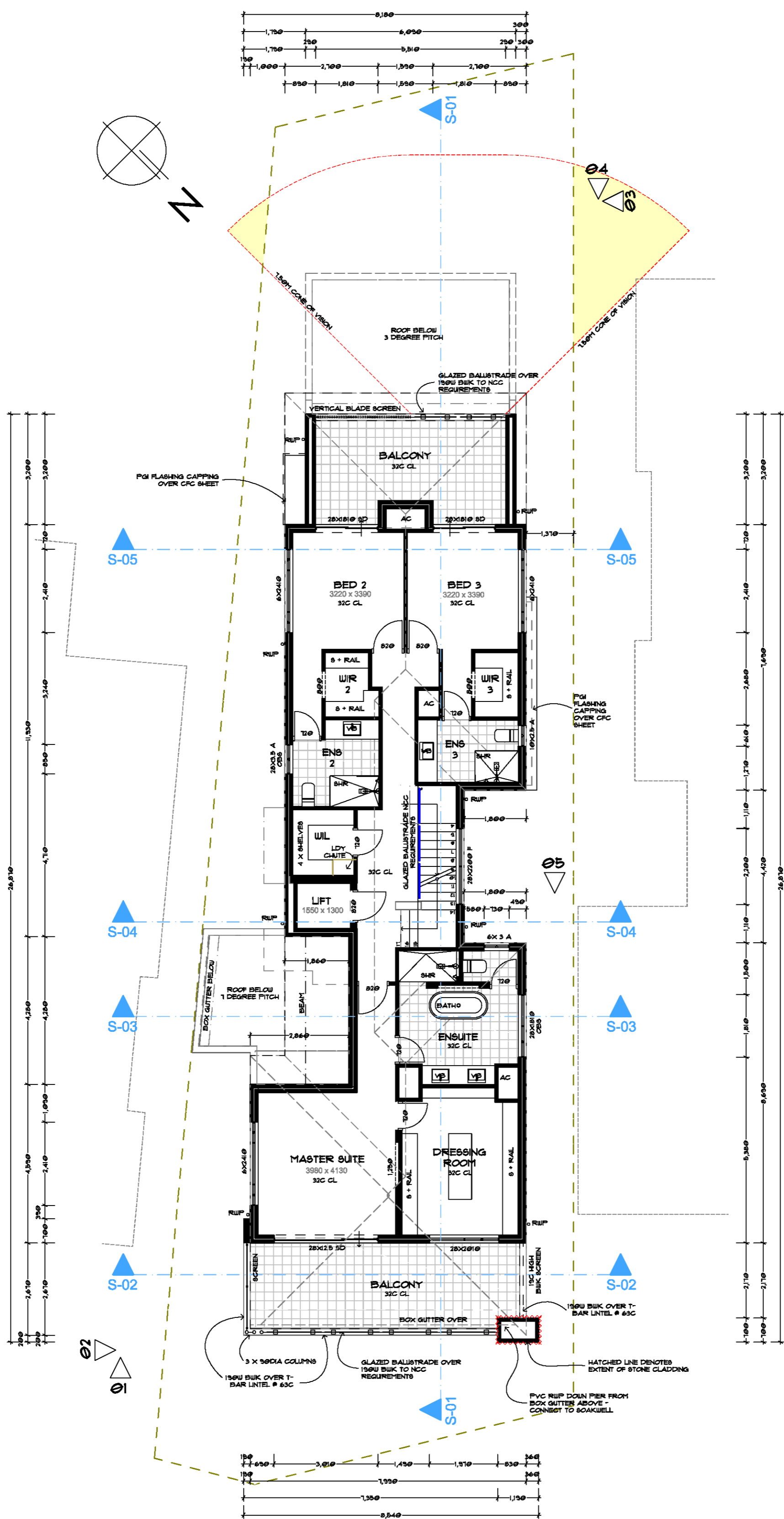
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32: UNDERCROFT FLOOR TO CEILING
32c: GROUND FLOOR TO CEILING
32c + PLATE UPPER FLOOR TO CEILING

RENDERED BRICKWORK EXTERNALLY UNLESS OTHERWISE NOTED
N7 WIND CATEGORY
TERRAIN CATEGORY 7

BALUSTRADE NOTES

1. BALUSTRADE CONSTRUCTION TO COMPLY TO NCC PART 8.8
2. MINIMUM HEIGHT OF BALUSTRADE TO BE 1000MM ABOVE FLOOR LEVEL.
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UPPER FLOOR
1:100

SITE ADDRESS: LOT 207 (No 30a) CLARECASTLE RETREAT MINDARIE	DRAWING TITLE: UPPER FLOOR		AMENDMENTS: REV A 28.08.19 CAD CONCEPT REVIEW REV B 30.10.19 PLANNING APPLICATION	
	STATUS: PLANNING APPLICATION	SCALE: AS SHOWN	SHEET 4 of 12	
PUBLISH DATE: Friday, 1 November 2019	REVISION: B			
D:\Riccadonna Design\Dropbox\Builders\Gallyn Constructions\Burgess\Gallyn Construction - Burgess REV B.ppt				

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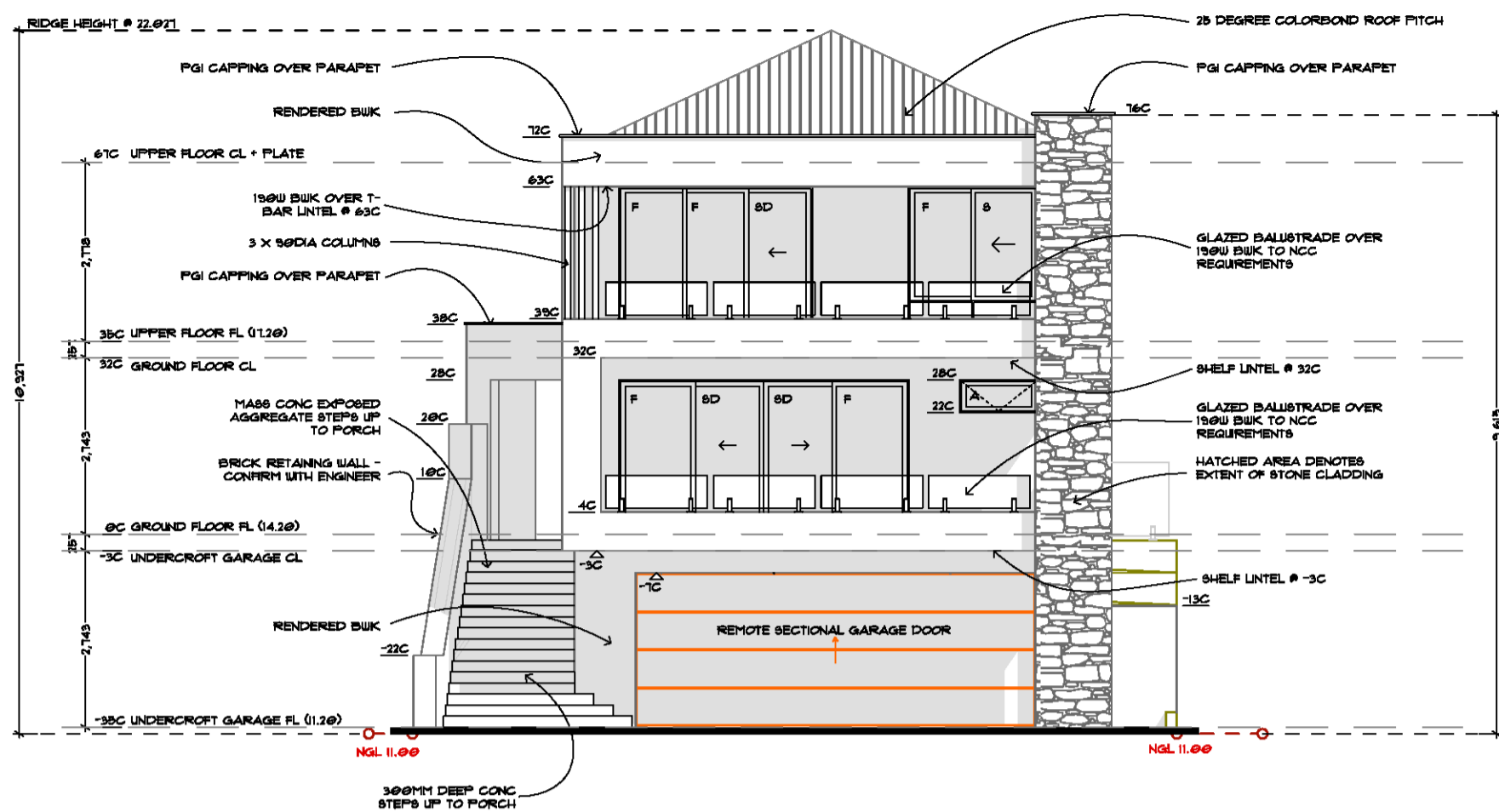
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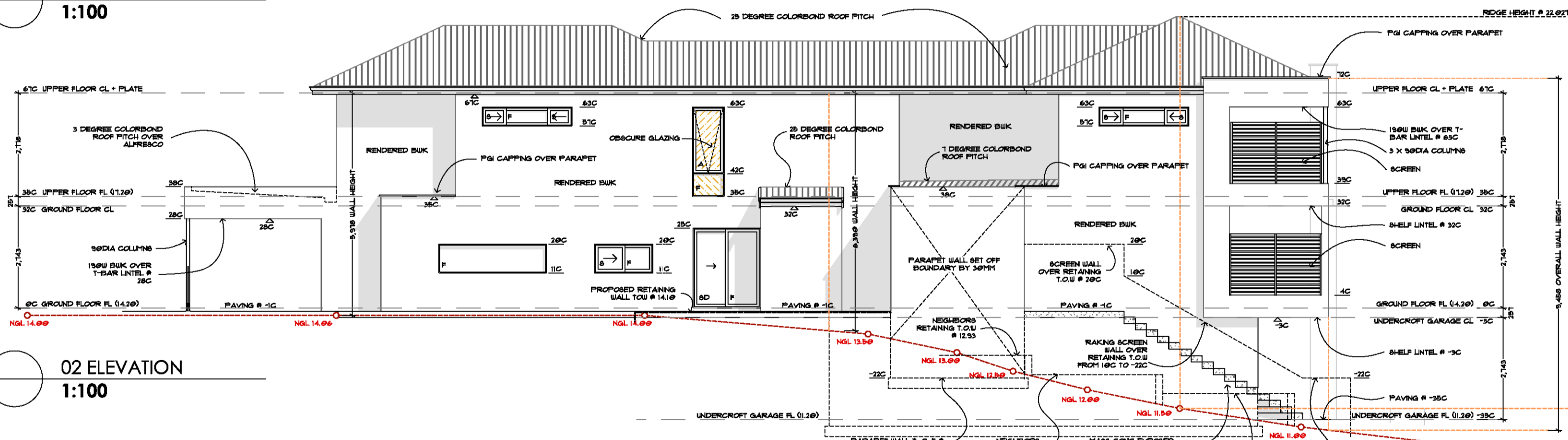
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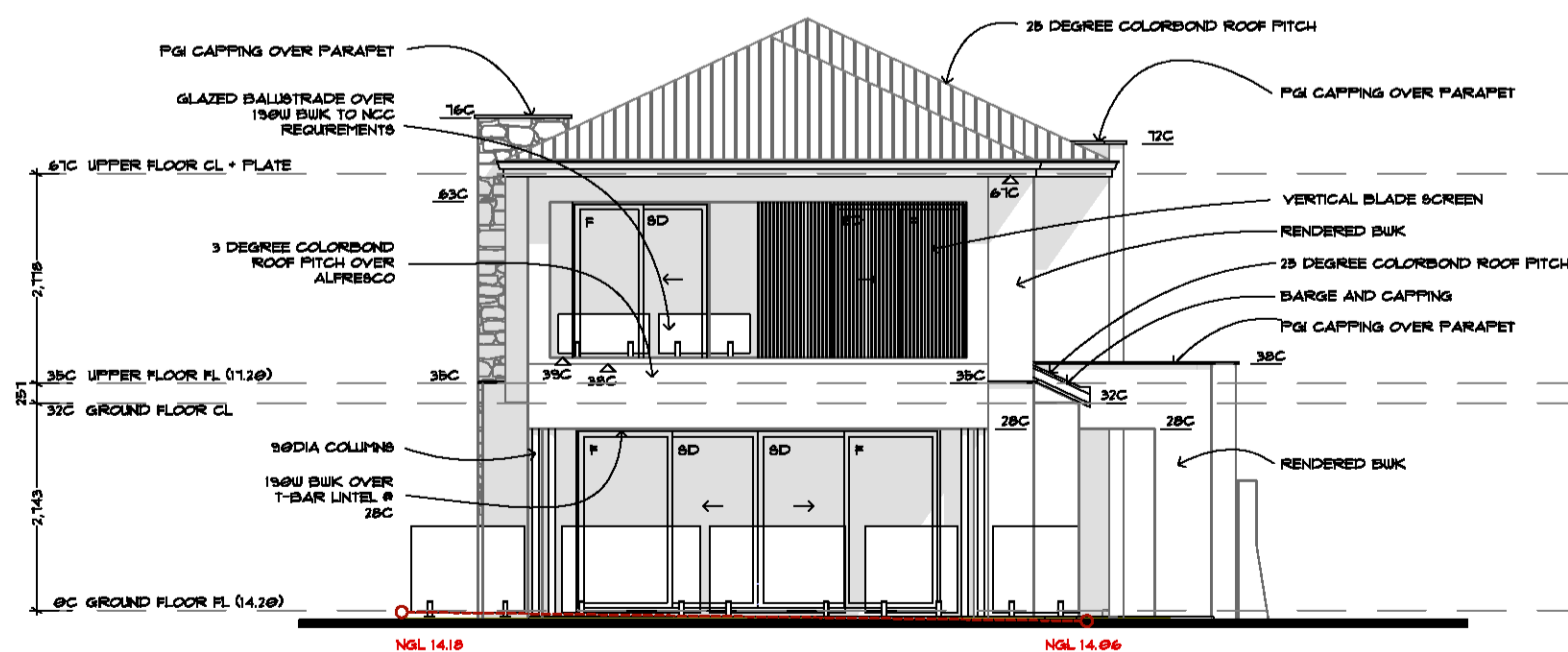
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01 ELEVATION
1:100



02 ELEVATION
1:100



04 ELEVATION
1:100

<p>PROPOSED RESIDENCE</p>	<p>DRAWING TITLE: ELEVATIONS</p>		<p>AMENDMENTS: REV A 25.09.19 CAD CONCEPT REVIEW REV B 30.10.19 PLANNING APPLICATION</p>
	<p>SITE ADDRESS: LOT 207 (No 30a) CLARECASTLE RETREAT MINDARIE</p>	<p>SCALE: AS SHOWN</p>	
<p>STATUS: PLANNING APPLICATION</p>	<p>PUBLISH DATE: Friday, 1 November 2019</p>		

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TILE LINES ARE INDICATIVE ONLY AND SUBJECT TO FINAL SELECTIONS

CABINETWORK AND ALL FIRST FIT PLUMBING SPUDS AND ELECTRICAL BOXES ARE DIMENSIONED FROM MAIN SLAB LEVELS - NOT SETDOWN LEVELS OR FINISHED FLOOR LEVELS.

PROVIDE ALL NECESSARY FIXINGS, FLASHINGS, PACKING AND SEALANTS REQUIRED TO ENSURE THE INSTALLATION IS COMPLETELY WATERTIGHT

ALL GLAZING TO BE IN ACCORDANCE WITH AS1288

ALL DOORS AND WINDOWS TO BE FITTED WITH APPROVED SEALS

NOTE:
THESE DOCUMENTS ARE TO BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEERS DOCUMENTS AND SPECIFICATIONS

TERMITE TREATMENT NOTE:
REFER SPECIFICATIONS FOR ALL TERMITE TREATMENTS DETAILS AND LOCATIONS REQUIRED. INSTALL STRICTLY TO RELEVANT CODES AND REGULATIONS

NOTE: REFER BUILDERS SPECIFICATION FOR ALL OWNER SUPPLIED AND INSTALLED ITEMS. CLARIFY EXACT SCOPE PRIOR TO ANY WORKS STARTING

CONSTRUCTION NOTES

- 7° GROUND FLOOR ROOF PITCH
- 3° ALFRESCO ROOF PITCH
- 28° UPPER FLOOR ROOF PITCH
- COLORBOND ROOF

ALL TIMBER TO BE CARRIED OUT IN ACCORDANCE WITH THE NATIONAL TIMBER FRAMING CODE AS 1684 AND THE TIMBER STRUCTURES CODE AS 1720.1

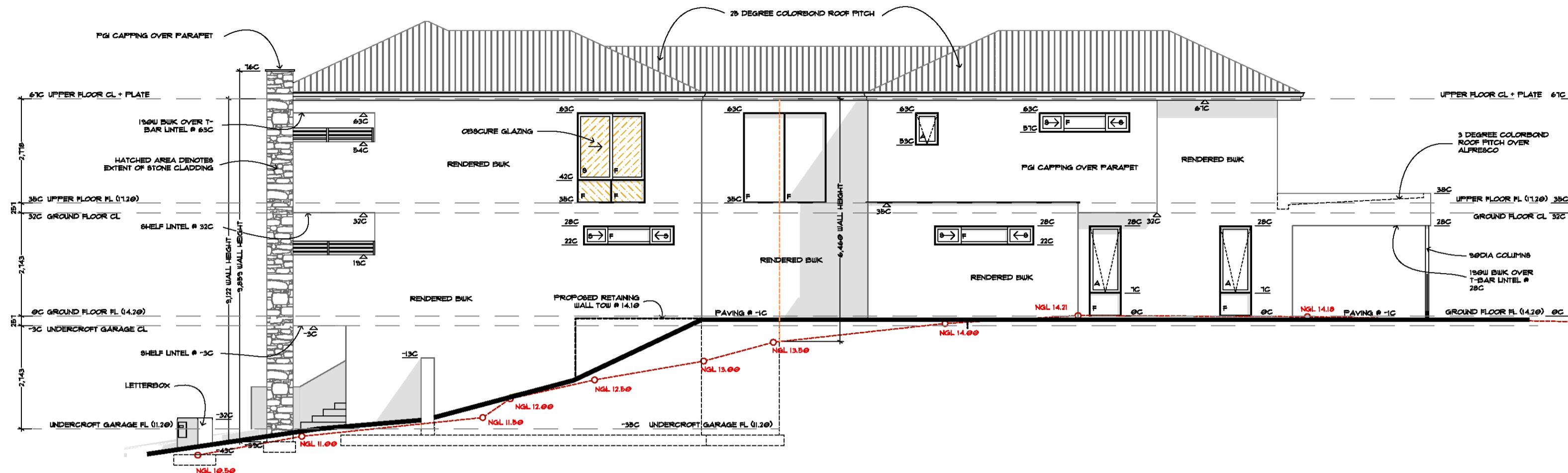
- 32c UNDERCROFT FLOOR TO CEILING
- 32b GROUND FLOOR TO CEILING
- 32c+ PLATE UPPER FLOOR TO CEILING

RENDERED BRICKWORK EXTERNALLY UNLESS OTHERWISE NOTED

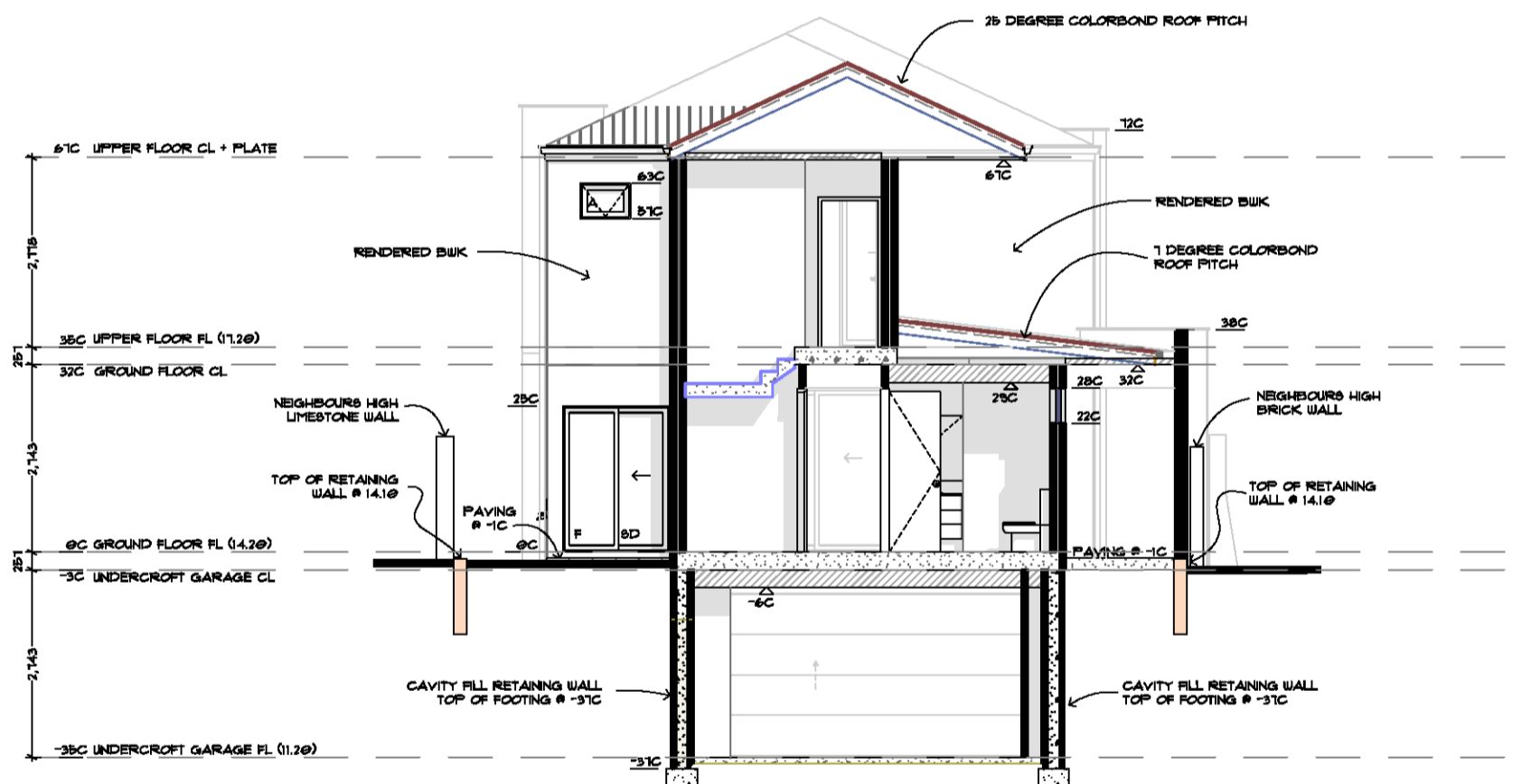
N7 WIND CATEGORY
TERRAIN CATEGORY 7

BALUSTRADE NOTES

- 1. BALUSTRADE CONSTRUCTION TO COMPLY TO NCC PART 3.9
- 2. MINIMUM HEIGHT OF BALUSTRADE TO BE 1000MM ABOVE FLOOR LEVEL.
- 3. OPENINGS IN BALUSTRADE TO BE A MAXIMUM OF 125MM.



03 ELEVATION
1:100



05 ELEVATION
1:100

PROPOSED RESIDENCE

DRAWING TITLE:
ELEVATIONS 2

AMENDMENTS:
REV A 25.09.19 CAD CONCEPT REVIEW
REV B 30.10.19 PLANNING APPLICATION

SITE ADDRESS:
LOT 207 (No 30a) CLARECASTLE
RETREAT MINDARIE

STATUS:
PLANNING APPLICATION
PUBLISH DATE:
Friday, 1 November 2019

SCALE:
AS SHOWN
REVISION:
B