

CONSTRUCTION NOTES

- SD INTERLINKED SMOKE DETECTOR HARD WIRED TO MAINS WITH 9V BATTERY BACK UP AS PER AS 3786
- DENOTES CONTROL JOINTS REFER TO ENGINEERS REPORT FOR DETAILS. CONTROL JOINTS SHOWN ARE A MIN. ONLY FOR FOOTING PERFORMANCE. PROVIDE ADDITIONAL JOINTS AS REQUIRED BY SPECIFIED WALLING SYSTEM MANUF.
- DENOTES EXHAUST FAN HARD WIRED TO LIGHT SWITCH, VENTED TO ATMOS.
- PROVIDE EASILY REMOVABLE EXTERNAL HINGES TO ROOMS WITH W.C'S

STAIR NOTES

PROVIDE INTERNAL STAIRS AND BALUSTADES BY "TOP STAIRS" PROVIDE 1.0m HIGH BALUSTRADES WITH NO GAPS LARGER THAN 120mm TYPICAL THROUGHOUT RISERS = 170/183.6470mm HIGH = 3122 (G.O.S.) GOINGS = 250mm WIDE

PROVIDE APPROVED NON SLIP TREADS OR CARPET FINISH

ENERGY EFFICIENCY NOTES

PLEASE REFER ENERGY EFFICIENCY REPORT PRODUCED BY OTHERS FOR ALL ENERGY EFFICIENCY REQUIREMENTS.

WINDOW NOTE:
ALL INTERNAL AND EXTERNAL DOORS TO BE 2400mm HIGH. ALL WINDOW HEAD HEIGHTS TO BE AT 2400mm FROM FFL U.N.O.
*DENOTES 2700H HEAD HEIGHT.
BUILDER TO CONFIRM ALL WINDOW SIZES WITH MANUFACTURER PRIOR TO INSTALLATION.

BULKHEAD NOTE:
PROVIDE 2400H DROPPED BULKHEADS OVER ALL B.L.R. LINEN & OVER HEAD CUBS TO KITCHEN & LAUNDRY U.N.O.

*SD DENOTES CUSTOM PUSH MECHANISM 'STORE DOOR' UNDER STAIR. SIZE TO BE CONFIRMED ON SITE

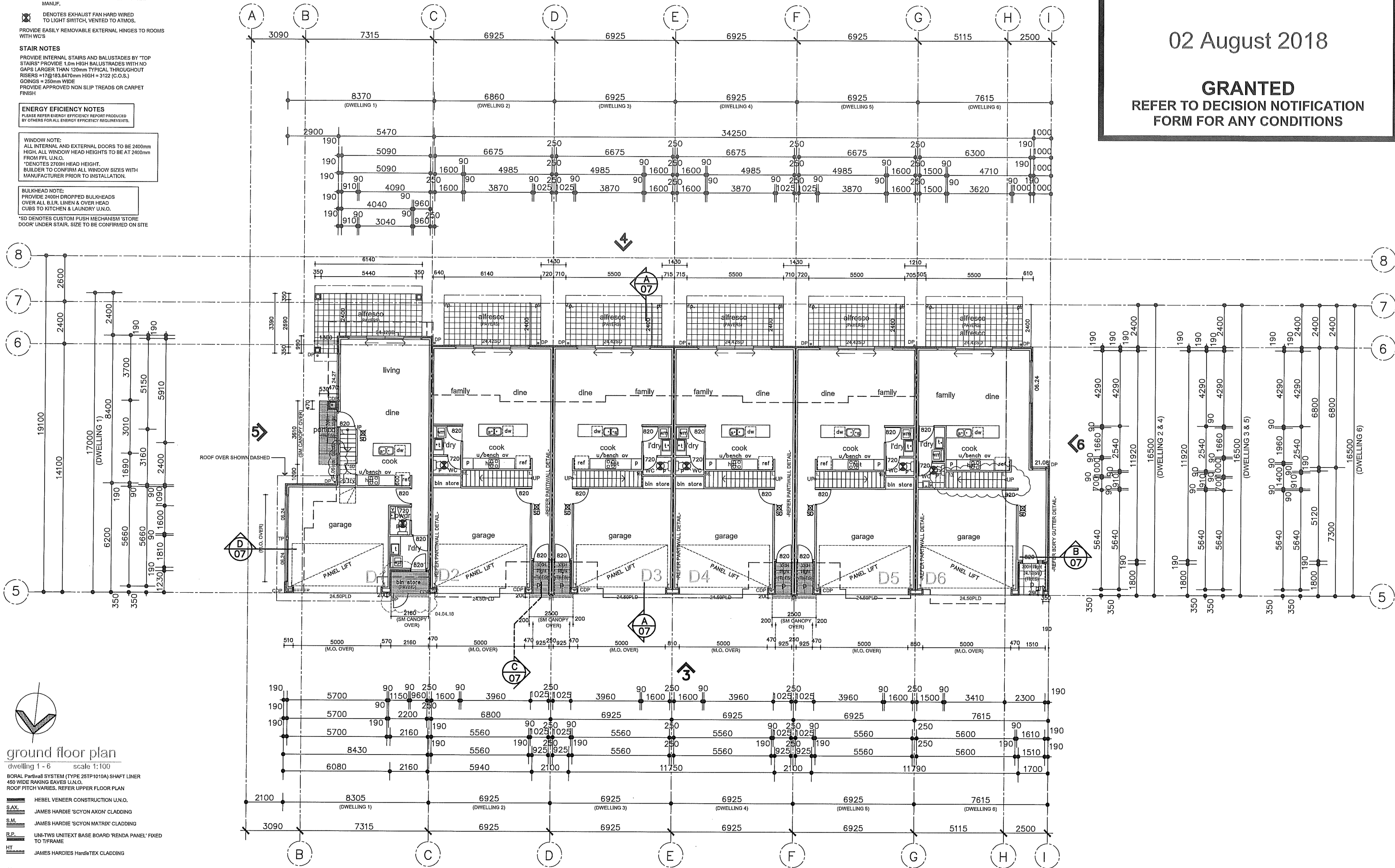
PROFESSIONAL BUILDING SERVICES AUSTRALIA
BUILDING RULES
CONSENT

HOLDFAST BAY

DEVELOPMENT APPROVAL

02 August 2018

GRANTED
REFER TO DECISION NOTIFICATION FORM FOR ANY CONDITIONS



ground floor plan
dwelling 1 - 6
scale 1:100

BORAL Partwall SYSTEM (TYPE 25TP1010A) SHAFT LINER
450 WIDE RAKING EAVES U.N.O.
ROOF PITCH VARIES. REFER UPPER FLOOR PLAN

- HEBEL VENEER CONSTRUCTION U.N.O.
- SAX JAMES HARDIE 'SCYON AXON' CLADDING
- S.M. JAMES HARDIE 'SCYON MATRIX' CLADDING
- R.P. UNI-TWS UNITEXT BASE BOARD 'RENDA PANEL' FIXED TO T/F RAME
- HT JAMES HARDIES HardieTEX CLADDING

M.O. ZINCALUME MINI ORB WALL INFILL

p. DENOTES 120° PAINTED TIMBER POST

CDP - DENOTES 900 STORM WATER GRADE CONCEALED DOWN PIPE

NOTE: ALL DP SIZES, LOCATIONS AND BOX GUTTER SIZES TO BE CONFIRMED BY ENG.

STEEL FRAMING NOTE:
REFER TO ENGINEERING BY GINOS ENGINEERS FOR ALL STEEL COLUMN & BEAM LOCATIONS



PROPOSED 12 DWELLINGS AT: NO. 576 ANZAC HWY GLENELG
FOR: KEN WONG

ARCHITECTURAL DRAWINGS TO BE READ IN CONJUNCTION WITH ENGINEERS COL REPORT & I&S SPECIFICATION.
ALL DIMENSIONS AND LEVELS TO BE CONFIRMED PRIOR TO THE COMMENCEMENT OF ANY WORK. ANY DISCREPANCY TO BE REPORTED TO THIS OFFICE IMMEDIATELY.

PRELIMINARY PLAN FOR CONFIRMATION
PLANNING APPLICATION
BUILDING APPLICATION
DATE: 06-06-2018

AMENDMENTS:
ISSUE DATE: 01.01.18
REVISION: A
COMMENTS: BUILDERS QUERIES

GROUND FLOOR PLAN
DWELLINGS 1 - 6

CERTIFICATION ISSUE

A - 01

CONSTRUCTION NOTES

- INTERLINKED SMOKE DETECTOR HARD WIRED TO MAINS WITH 9V BATTERY BACK UP AS PER AS 3786
- DENOTES CONTROL JOINTS REFER TO ENGINEERS REPORT FOR DETAILS. CONTROL JOINTS SHOWN ARE A MIN. ONLY FOR FOOTING PERFORMANCE. PROVIDE ADDITIONAL JOINTS AS REQUIRED BY SPECIFIED WALLING SYSTEM MANUF.
- DENOTES EXHAUST FAN HARD WIRED TO LIGHT SWITCH, VENTED TO ATMOS.
- PROVIDE EASILY REMOVABLE EXTERNAL HINGES TO ROOMS WITH W.C'S

STAIR NOTES

PROVIDE INTERNAL STAIRS AND BALUSTADES BY 'TOP STAIRS' PROVIDE 1.0m HIGH BALUSTADES WITH NO GAPS LARGER THAN 120mm TYPICAL THROUGHOUT RISERS = 17@163.6470mm HIGH = 3122 (C.O.S.) GOINGS = 250mm WIDE PROVIDE APPROVED NON SLIP TREADS OR CARPET FINISH

ENERGY EFFICIENCY NOTES

PLEASE REFER ENERGY EFFICIENCY REPORT PRODUCED BY OTHERS FOR ALL ENERGY EFFICIENCY REQUIREMENTS.

WINDOW NOTE:
ALL INTERNAL AND EXTERNAL DOORS TO BE 2400mm HIGH. ALL WINDOW HEAD HEIGHTS TO BE AT 2400mm FROM FFL U.N.O.
*DENOTES 2700H HEAD HEIGHT.
BUILDER TO CONFIRM ALL WINDOW SIZES WITH MANUFACTURER PRIOR TO INSTALLATION.

BULKHEAD NOTE:
PROVIDE 2400H DROPPED BULKHEADS OVER ALL B.L.R. LINEN & OVER HEAD CUBS TO KITCHEN & LAUNDRY U.N.O.
*SD DENOTES CUSTOM PUSH MECHANISM 'STORE DOOR' UNDER STAIR. SIZE TO BE CONFIRMED ON SITE

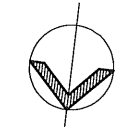
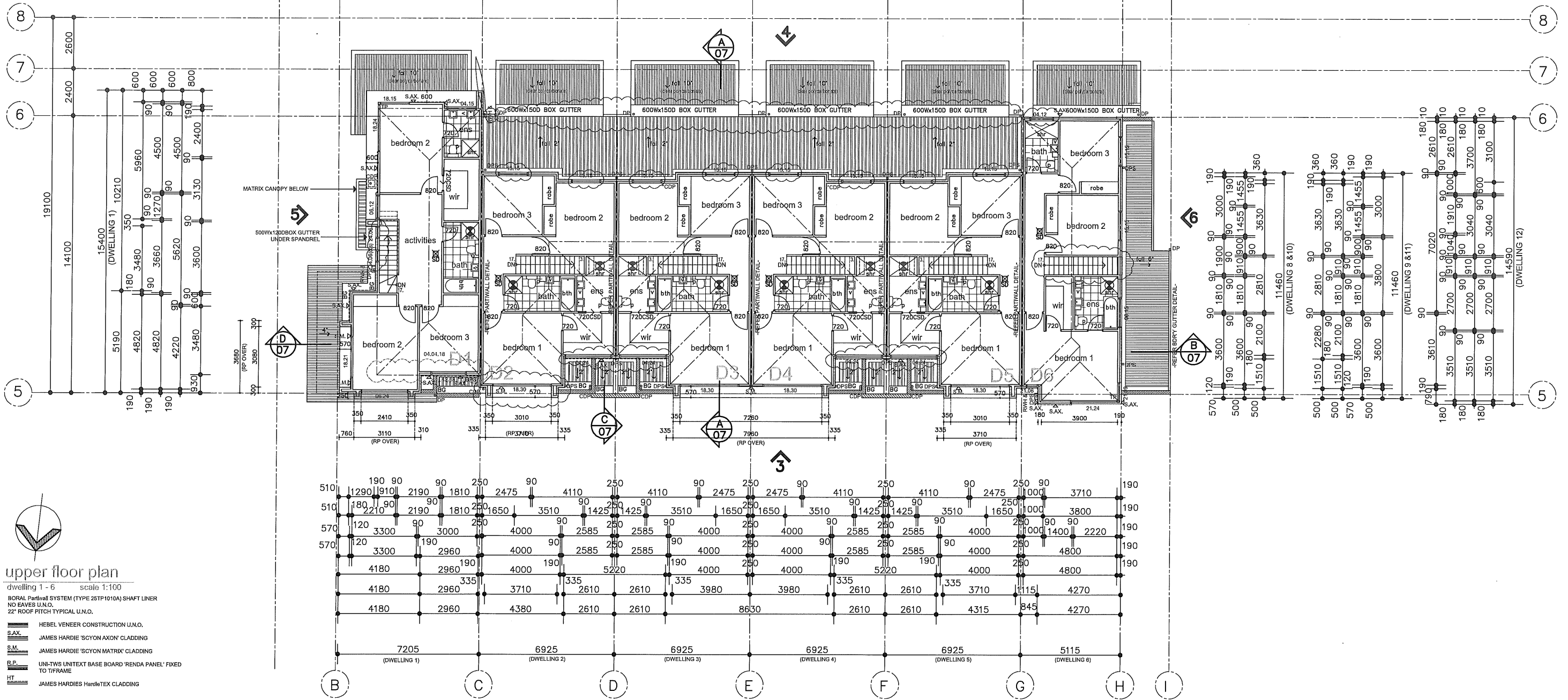
PROFESSIONAL BUILDING SERVICES AUSTRALIA
BUILDING RULES
CONSENT

CITY OF
HOLDFAST BAY

DEVELOPMENT APPROVAL

02 August 2018

GRANTED
REFER TO DECISION NOTIFICATION
FORM FOR ANY CONDITIONS



upper floor plan

dwelling 1 - 6 scale 1:100

BORAL Partwall SYSTEM (TYPE 25TP1010A) SHAFT LINER
NO EAVES U.N.O.
22° ROOF PITCH TYPICAL U.N.O.

- HEBEL VENEER CONSTRUCTION U.N.O.
- SAX JAMES HARDIE 'SCYON AXON' CLADDING
- S.M. JAMES HARDIE 'SCYON MATRIX' CLADDING
- R.P. UNI-TWS UNITEXT BASE BOARD 'RENDA PANEL' FIXED TO T/F RAME
- HT JAMES HARDIE HardieTEX CLADDING
- M.O. ZINCALUME MINI ORB WALL INFILL
- P. DENOTES 120° PAINTED TIMBER POST

CDP - DENOTES 900 STORM WATER GRADE CONCEALED DOWN PIPE

NOTE: ALL DP SIZES, LOCATIONS AND BOX GUTTER SIZES TO BE CONFIRMED BY ENG.



PROPOSED 12 DWELLINGS AT: NO. 576 ANZAC HWY GLENELG FOR: KEN WONG

ARCHITECTURAL DRAWINGS TO BE READ IN CONJUNCTION WITH ENGINEERS E.O.R. REPORT & HSA SPECIFICATION.
ALL DIMENSIONS AND LEVELS TO BE CONFIRMED PRIOR TO THE COMMENCEMENT OF ANY WORK. ANY DISCREPANCY TO BE REPORTED TO THIS OFFICE IMMEDIATELY.

PRELIMINARY PLAN FOR CONFIRMATION

PLANNING APPLICATION

BUILDING APPLICATION

DRAWN: DATE:

SHEET:

SCALE:

AMENDMENTS:

ISSUE DATE REVISION COMMENTS

04.04.18 A BUILDERS QUERIES

UPPER FLOOR PLAN
DWELLINGS 1 - 6

CERTIFICATION ISSUE

A - 02

CONSTRUCTION NOTES

- INTERLINKED SMOKE DETECTOR HARD WIRED TO MAINS WITH 9V BATTERY BACK UP AS PER AS 3786
- DENOTES CONTROL JOINTS REFER TO ENGINEERS REPORT FOR DETAILS. CONTROL JOINTS SHOWN ARE A MIN. ONLY FOR FOOTING PERFORMANCE. PROVIDE ADDITIONAL JOINTS AS REQUIRED BY SPECIFIED WALLING SYSTEM MANUF.
- DENOTES EXHAUST FAN HARD WIRED TO LIGHT SWITCH, VENTED TO ATMOS.
- PROVIDE EASILY REMOVABLE EXTERNAL HINGES TO ROOMS WITH WCS

STAIR NOTES

PROVIDE INTERNAL STAIRS AND BALUSTRADES BY "TOP STAIRS" PROVIDE 1.0m HIGH BALUSTRADES WITH NO GAPS LARGER THAN 120mm TYPICAL THROUGHOUT RISERS = 176/183.6470mm HIGH = 5122 (C.O.S.) GOINGS = 250mm WIDE PROVIDE APPROVED NON SLIP TREADS OR CARPET FINISH

ENERGY EFFICIENCY NOTES

PLEASE REFER ENERGY EFFICIENCY REPORT PRODUCED BY OTHERS FOR ALL ENERGY EFFICIENCY REQUIREMENTS.

WINDOW NOTE:
ALL INTERNAL AND EXTERNAL DOORS TO BE 2400mm HIGH. ALL WINDOW HEAD HEIGHTS TO BE AT 2400mm FROM FFL U.N.O.
*DENOTES 2700H HEAD HEIGHT.
BUILDER TO CONFIRM ALL WINDOW SIZES WITH MANUFACTURER PRIOR TO INSTALLATION.

BULKHEAD NOTE:
PROVIDE 2400H DROPPED BULKHEADS OVER ALL B.J.R. LINEN & OVER HEAD CUBS TO KITCHEN & LAUNDRY U.N.O.

*SD DENOTES CUSTOM PUSH MECHANISM 'STORE DOOR' UNDER STAIR, SIZE TO BE CONFIRMED ON SITE

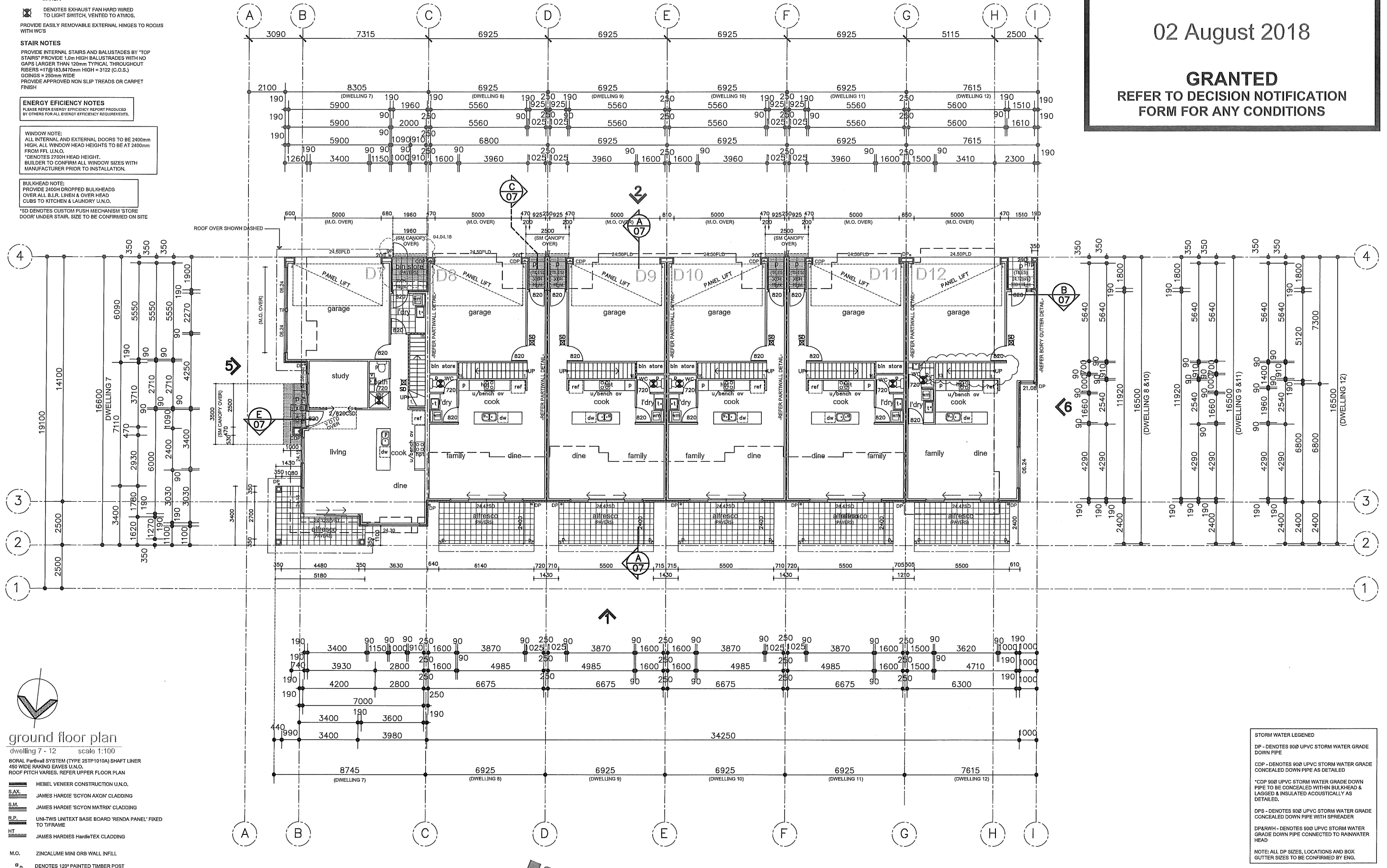
PROFESSIONAL BUILDING SERVICES AUSTRALIA
BUILDING RULES
CONSENT

HOLDFAST BAY

DEVELOPMENT APPROVAL

02 August 2018

GRANTED
REFER TO DECISION NOTIFICATION FORM FOR ANY CONDITIONS



ground floor plan

dwellings 7 - 12 scale 1:100

BORAL Partwall SYSTEM (TYPE 25TP1010A) SHAFT LINER
450 WIDE RAKING EAVES U.N.O.
ROOF PITCH VARIES. REFER UPPER FLOOR PLAN

- HEBEL VENEER CONSTRUCTION U.N.O.
- JAMES HARDIE 'SCYON AXON' CLADDING
- JAMES HARDIE 'SCYON MATRIX' CLADDING
- UNI-TWIS UNITEXT BASE BOARD 'RENDA PANEL' FIXED TO TIFRAME
- JAMES HARDIES HardieTEX CLADDING

M.O. ZINCALUME MINI ORB WALL INFILL

*p. DENOTES 120° PAINTED TIMBER POST

CDP - DENOTES 900 STORM WATER GRADE CONCEALED DOWN PIPE

NOTE: ALL DP SIZES, LOCATIONS AND BOX GUTTER SIZES TO BE CONFIRMED BY ENG.

STEEL FRAMING NOTE:
REFER TO ENGINEERING BY GINOS ENGINEERS FOR ALL STEEL COLUMN & BEAM LOCATIONS

STORM WATER LEGENDED
DP - DENOTES 900 UPVC STORM WATER GRADE DOWN PIPE
CDP - DENOTES 900 UPVC STORM WATER GRADE CONCEALED DOWN PIPE AS DETAILED
*CDP 900 UPVC STORM WATER GRADE DOWN PIPE TO BE CONCEALED WITHIN BULKHEAD & LAGGED & INSULATED ACOUSTICALLY AS DETAILED.
DPS - DENOTES 900 UPVC STORM WATER GRADE CONCEALED DOWN PIPE WITH SPREADER
DPAW/H - DENOTES 900 UPVC STORM WATER GRADE DOWN PIPE CONNECTED TO RAINWATER HEAD
NOTE: ALL DP SIZES, LOCATIONS AND BOX GUTTER SIZES TO BE CONFIRMED BY ENG.

PROPOSED 12 DWELLINGS AT: NO. 576 ANZAC HWY GLENELG FOR: KEN WONG

ARCHITECTURAL DRAWINGS TO BE READ IN CONJUNCTION WITH ENGINEERS SOIL REPORT & IBA SPECIFICATION.
ALL DIMENSIONS AND LEVELS TO BE CONSERVED PRIOR TO THE COMMENCEMENT OF ANY WORK. ANY DISCREPANCY TO BE REPORTED TO THIS OFFICE IMMEDIATELY.

PRELIMINARY PLAN FOR CONFIRMATION
PLANNING APPLICATION
BUILDING APPLICATION
DATE: 06-06-2018

AMENDMENTS:
ISSUE DATE
REVISION
COMMENTS
BUILDERS QUERIES

GROUND FLOOR PLAN
DWELLINGS 7 - 12

CERTIFICATION ISSUE

A - 03

CONSTRUCTION NOTES

- INTERLINKED SMOKE DETECTOR HARD WIRED TO MAINS WITH 9V BATTERY BACK UP AS PER AS 3786
- DENOTES CONTROL JOINTS REFER TO ENGINEERS REPORT FOR DETAILS. CONTROL JOINTS SHOWN ARE A MIN. ONLY FOR FOOTING PERFORMANCE. PROVIDE ADDITIONAL JOINTS AS REQUIRED BY SPECIFIED WALLING SYSTEM MANUF.
- DENOTES EXHAUST FAN HARD WIRED TO LIGHT SWITCH, VENTED TO ATMOS.
- PROVIDE EASILY REMOVABLE EXTERNAL HINGES TO ROOMS WITH W.C'S

STAIR NOTES

PROVIDE INTERNAL STAIRS AND BALUSTADES BY 'TOP STAIRS' PROVIDE 1.0m HIGH BALUSTADES WITH NO CAPS LARGER THAN 120mm TYPICAL THROUGHOUT RISERS = 176/183.6470mm HIGH = 3122 (C.O.S.) GOINGS = 250mm WIDE PROVIDE APPROVED NON SLIP TREADS OR CARPET FINISH

ENERGY EFFICIENCY NOTES

PLEASE REFER ENERGY EFFICIENCY REPORT PRODUCED BY OTHERS FOR ALL ENERGY EFFICIENCY REQUIREMENTS.

WINDOW NOTE:
ALL INTERNAL AND EXTERNAL DOORS TO BE 2400mm HIGH. ALL WINDOW HEAD HEIGHTS TO BE AT 2400mm FROM FFL U.N.O.
*DENOTES 2700H HEAD HEIGHT.
BUILDER TO CONFIRM ALL WINDOW SIZES WITH MANUFACTURER PRIOR TO INSTALLATION.

BULKHEAD NOTE:
PROVIDE 2400H DROPPED BULKHEADS OVER ALL B.L.R. LINEN & OVER HEAD CUBS TO KITCHEN & LAUNDRY U.N.O.

*SD DENOTES CUSTOM PUSH MECHANISM 'STORE DOOR' UNDER STAIR. SIZE TO BE CONFIRMED ON SITE

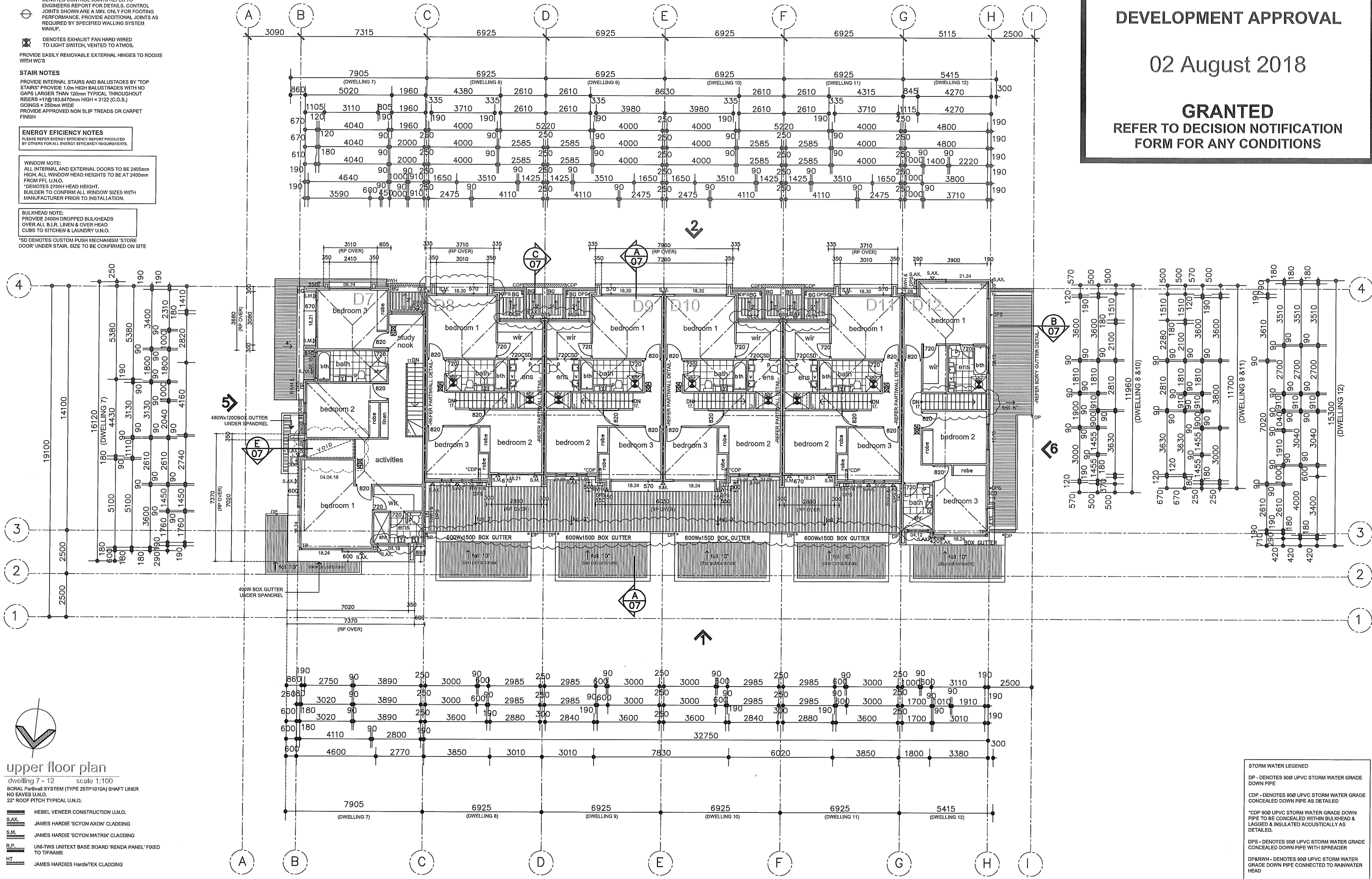
PROFESSIONAL BUILDING SERVICES AUSTRALIA BUILDING RULES CONSENT

HOLDFAST BAY

DEVELOPMENT APPROVAL

02 August 2018

GRANTED
REFER TO DECISION NOTIFICATION FORM FOR ANY CONDITIONS



upper floor plan

dwelling 7 - 12 scale 1:100
BORAL Partwall SYSTEM (TYPE 25TP1010A) SHAFT LINER NO EAVES U.N.O.
22° ROOF PITCH TYPICAL U.N.O.

- HEBEL VENEER CONSTRUCTION U.N.O.
SAX. JAMES HARDIE 'SCYON AXON' CLADDING
S.M. JAMES HARDIE 'SCYON MATRIX' CLADDING
R.P. UNI-TWS UNITEXT BASE BOARD 'RENDA PANEL' FIXED TO TIFRAME
HT. JAMES HARDIE HardiTex CLADDING
M.O. ZINCALUME MINI ORB WALL INFILL
P. DENOTES 120° PAINTED TIMBER POST

STORM WATER LEGENDED
DP - DENOTES 900 UPVC STORM WATER GRADE DOWN PIPE
CDP - DENOTES 900 UPVC STORM WATER GRADE CONCEALED DOWN PIPE AS DETAILED
*CDP 900 UPVC STORM WATER GRADE DOWN PIPE TO BE CONCEALED WITHIN BULKHEAD & LAGGED & INSULATED ACOUSTICALLY AS DETAILED.
DPS - DENOTES 900 UPVC STORM WATER GRADE CONCEALED DOWN PIPE WITH SPREADER
DPAIRWH - DENOTES 900 UPVC STORM WATER GRADE DOWN PIPE CONNECTED TO RAINWATER HEAD
NOTE: ALL DP SIZES, LOCATIONS AND BOX GUTTER SIZES TO BE CONFIRMED BY ENG.

PROPOSED 12 DWELLINGS AT: NO. 576 ANZAC HWY GLENELG FOR: KEN WONG

ARCHITECTURAL DRAWINGS TO BE READ IN CONJUNCTION WITH ENGINEERS SOIL REPORT & HSA SPECIFICATION.
ALL DIMENSIONS AND LEVELS TO BE CONFIRMED PRIOR TO THE COMMENCEMENT OF ANY WORK. ANY DISCREPANCY TO BE REPORTED TO THIS OFFICE IMMEDIATELY.

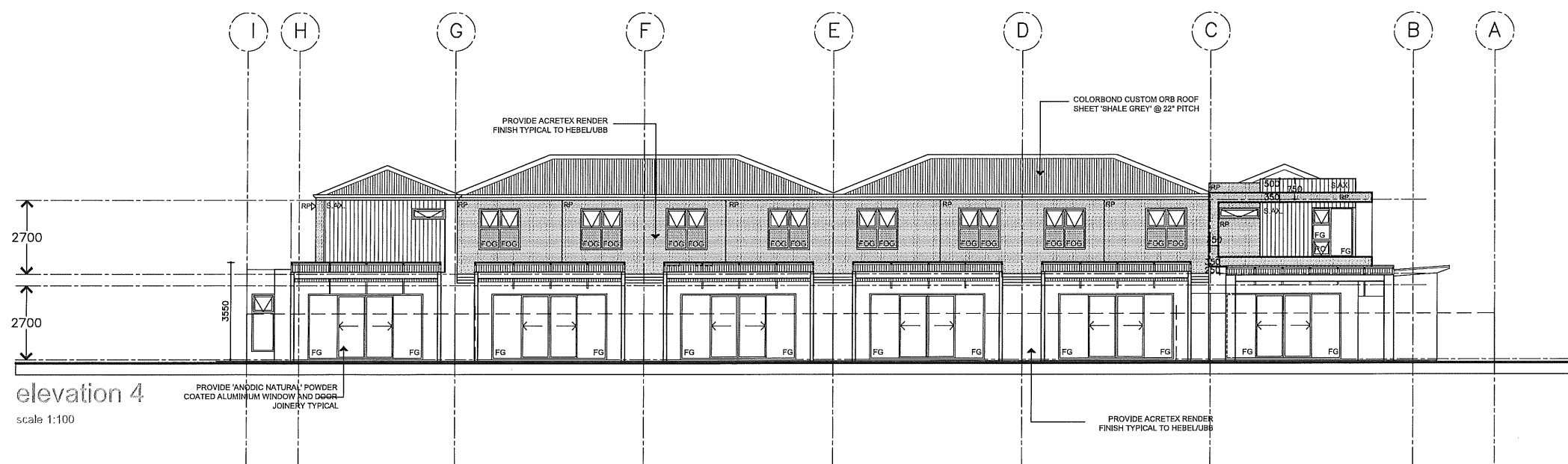
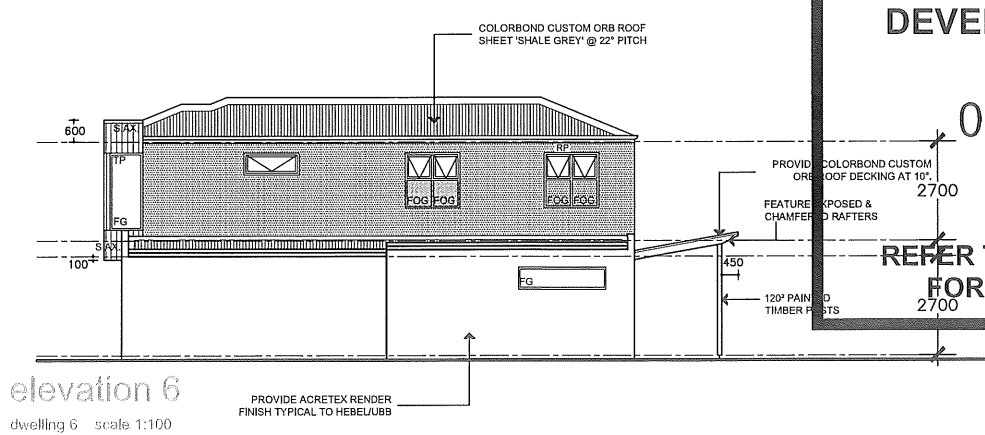
PRELIMINARY PLAN FOR CONFORMANCE
PLANNING APPLICATION
BUILDING APPLICATION
DATE: 05-06-2018
SHEET: 1
SCALE: 1:100

AMENDMENTS:
ISSUE DATE: 04/08/18
REVISION: A
COMMENTS: BUILDERS QUERIES

UPPER FLOOR PLAN DWELLINGS 7 - 12

CERTIFICATION ISSUE

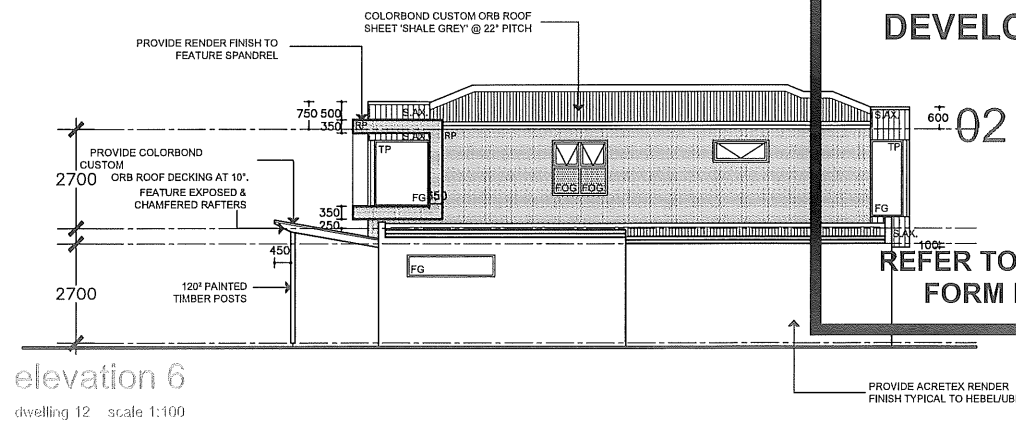
A - 04



GRANTED

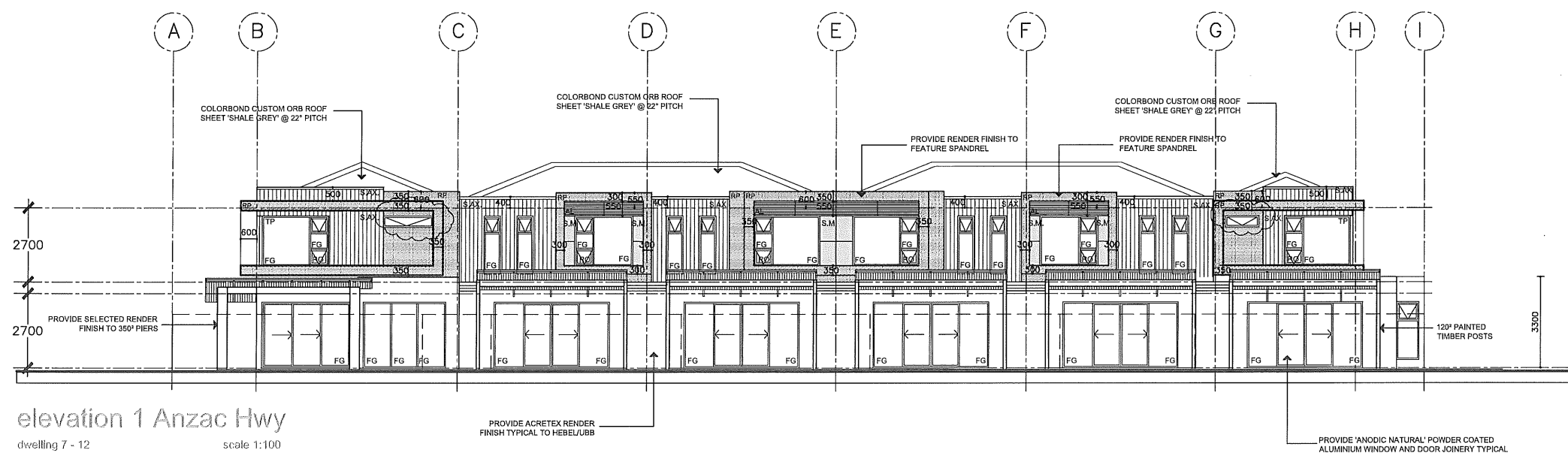
FG - DENOTES FIXED GLASS
FG OBSCURE DENOTES 1700H FIXED OBSCURE
FG CAPPING FROM FFL
NO - DENOTES 120mm RESTRICTED WINDERS
NO DENOTES 150mm WINDERS
NO DENOTES 150mm WINDERS WITH ALUM.
CAPPING TO MATCH WINDOW JOINERY

**REFER TO DECISION NOTIFICATION
FORM FOR ANY CONDITIONS**



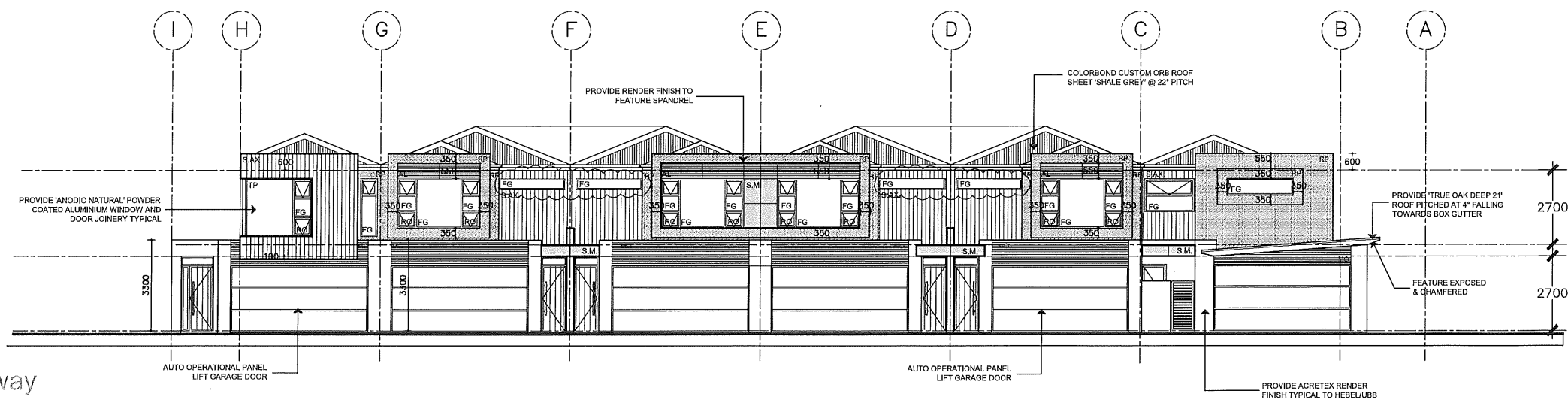
elevation 6

dwelling 7 scale 1:100



elevation 1 Anzac Hwy

dwelling 7 - 12 scale 1:100



elevation 2 driveway

DWELLING 12 - 7 scale 1:100



**PROPOSED 12 DWELLINGS AT: NO.
576 ANZAC HWY GLENELG
FOR: KEN WONG**

ARCHITECTURAL DRAWINGS TO BE READ IN CONJUNCTION WITH ENGINEERS SOIL REPORT & MBA SPECIFICATION.

ALL DIMENSIONS AND LEVELS TO BE CONFIRMED PRIOR TO THE COMMENCEMENT OF ANY WORK. ANY DISCREPANCY TO BE REPORTED TO THIS OFFICE IMMEDIATELY.

PRELIMINARY PLAN FOR CONFIRMATION
PLANNING APPLICATION
BUILDING APPLICATION
DRAWN:
DATE:

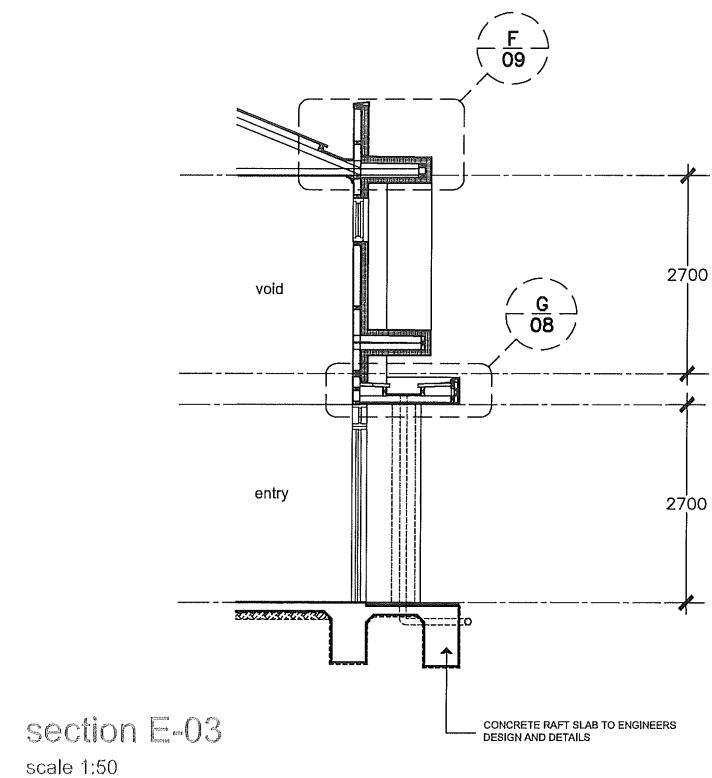
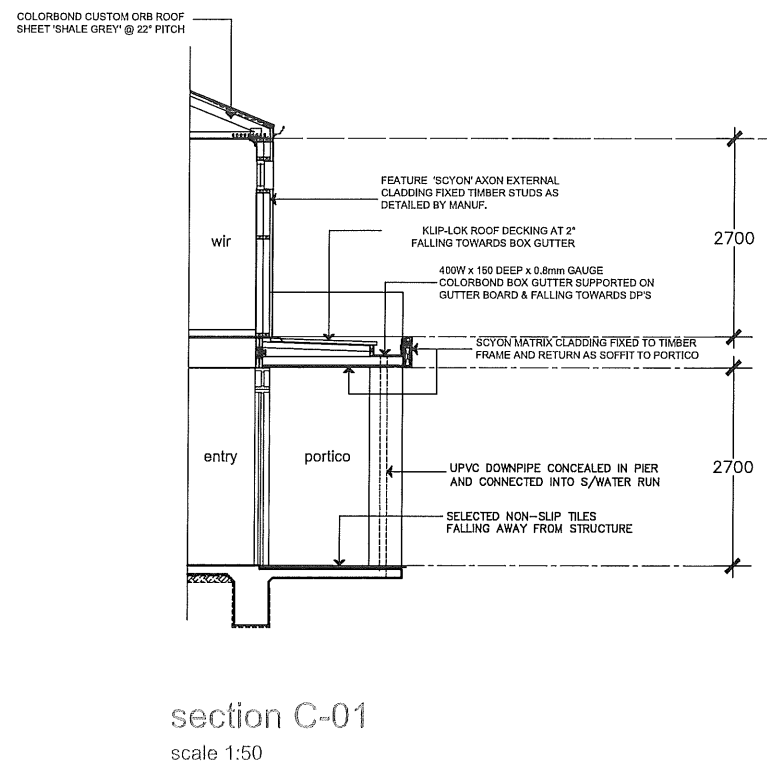
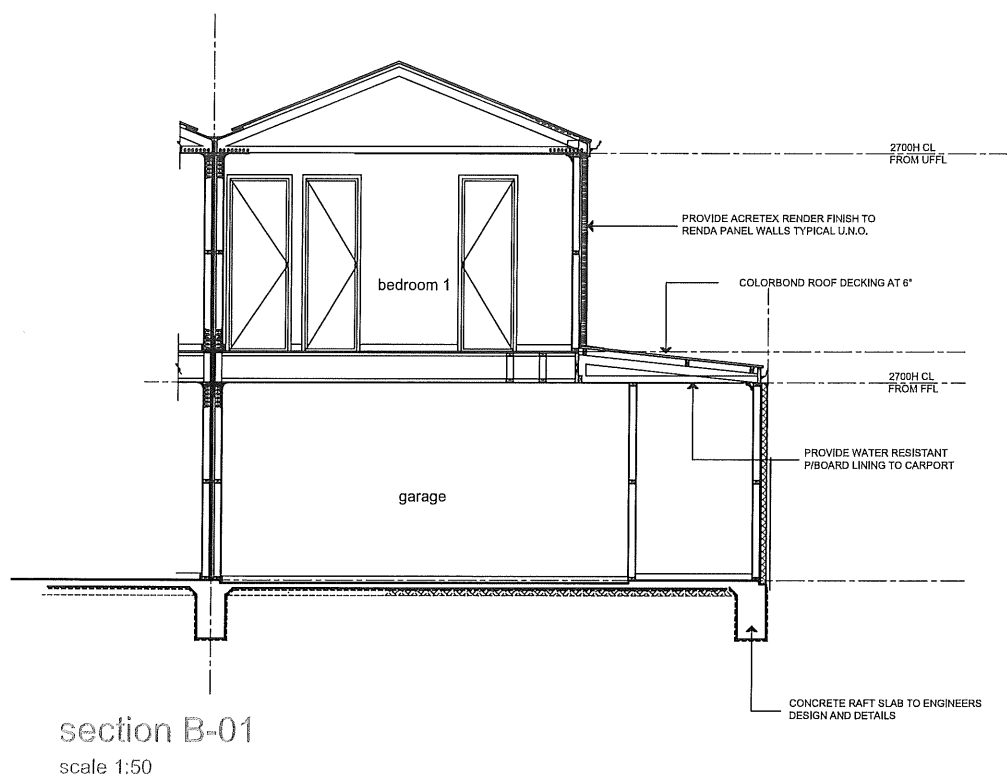
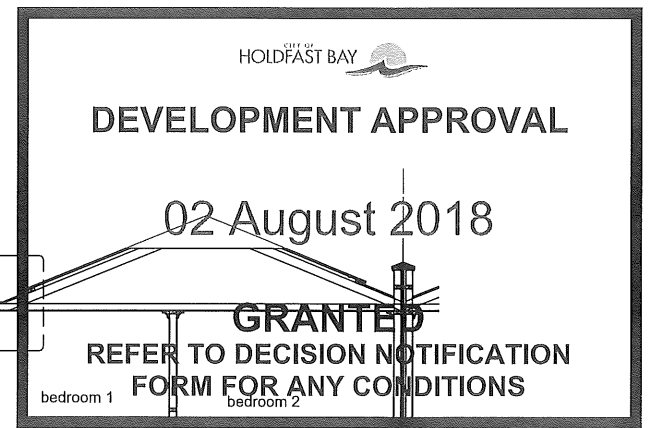
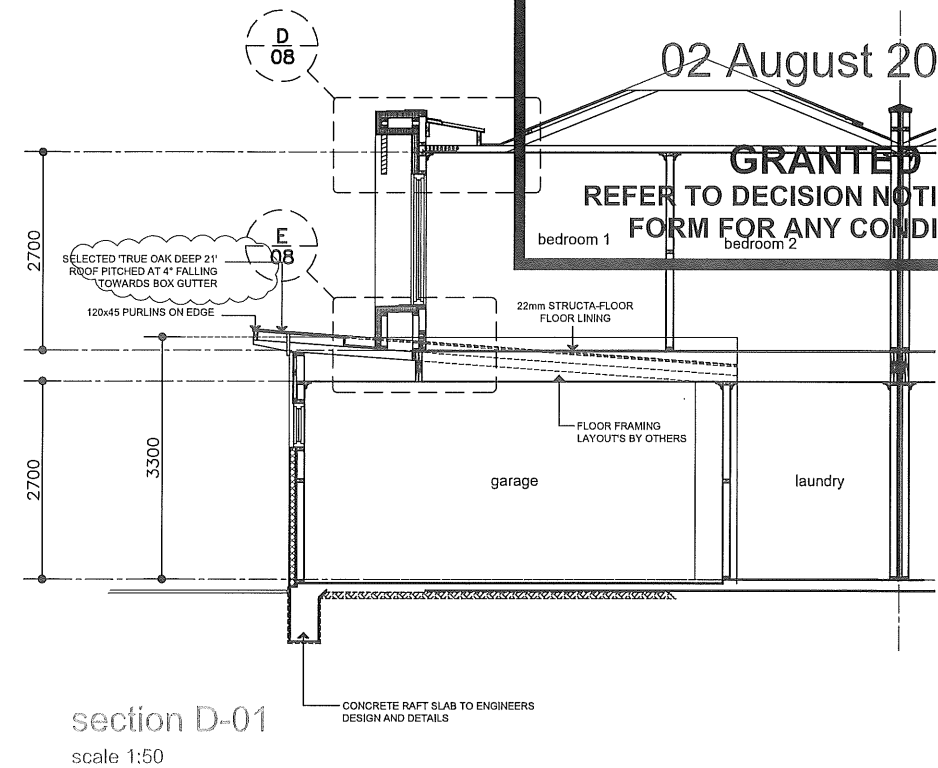
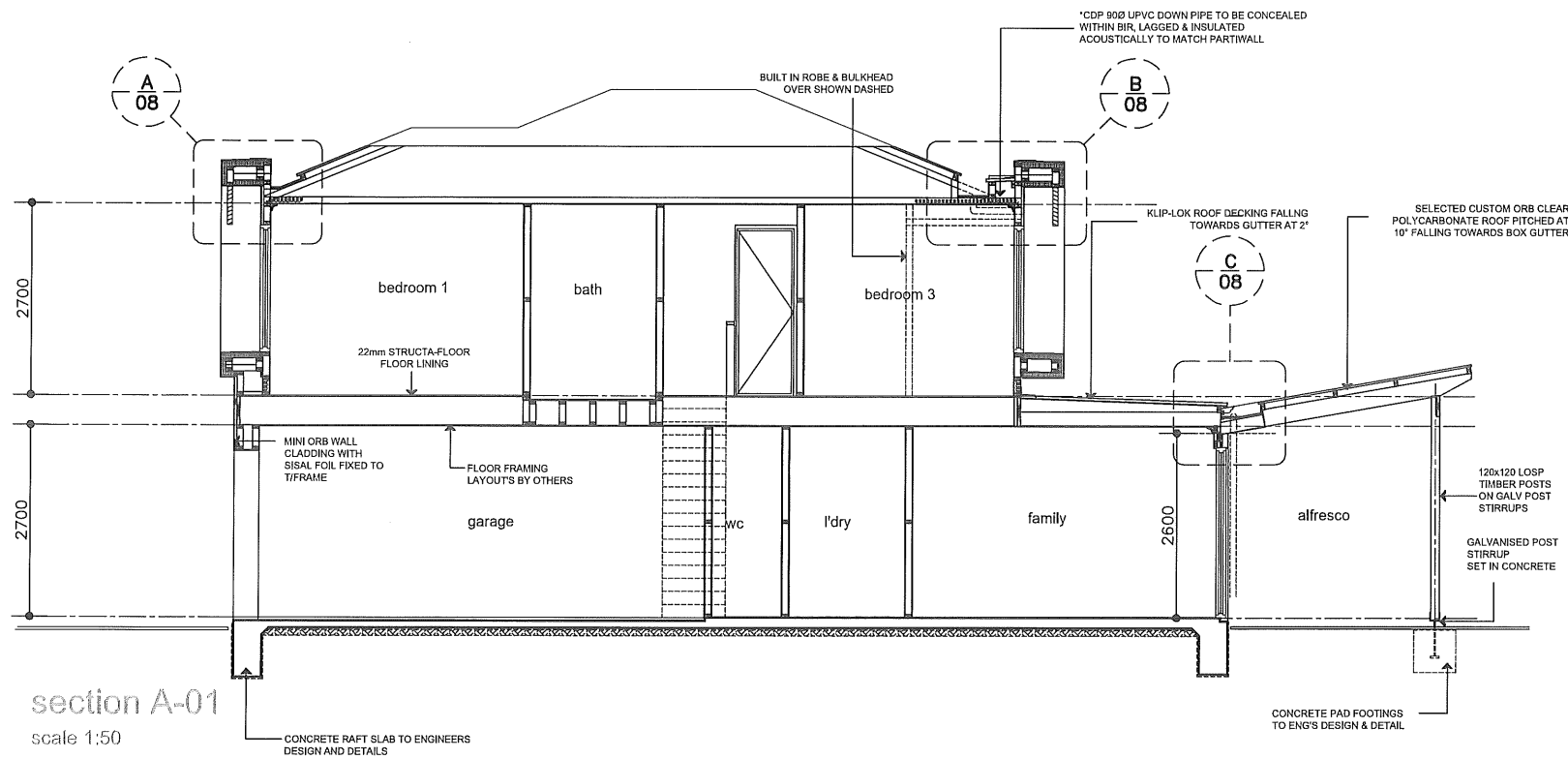
AMENDMENTS:

ISSUE DATE	REVISION	COMMENTS

ELEVATIONS
DWELLINGS 7 - 12

CERTIFICATION ISSUE

A - 06



PROPOSED 12 DWELLINGS AT: NO. 576 ANZAC HWY GLENELG FOR: KEN WONG

ARCHITECTURAL DRAWINGS TO BE READ IN CONJUNCTION WITH ENGINEERS SOIL REPORT & LBA SPECIFICATION.

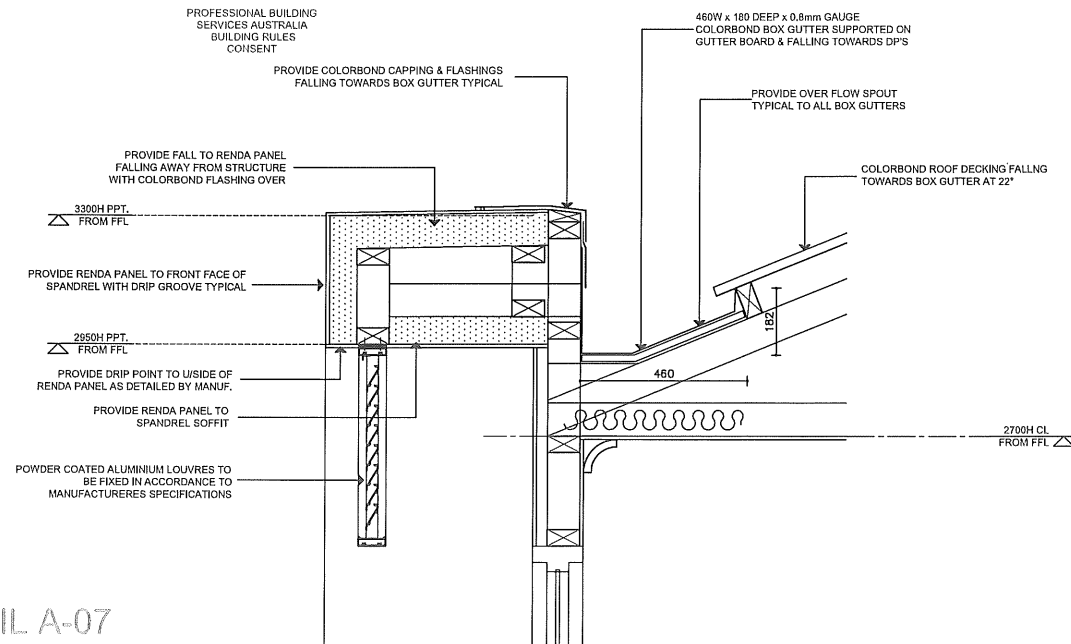
PRELIMINARY PLAN FOR CONSTRUCTION
PLANNING APPLICATION
BUILDING APPLICATION
DRAWN
DATE

04-09-2018
SHEET:
SCALE:

AMENDMENTS:
ISSUE DATE
REVISION
COMMENTS

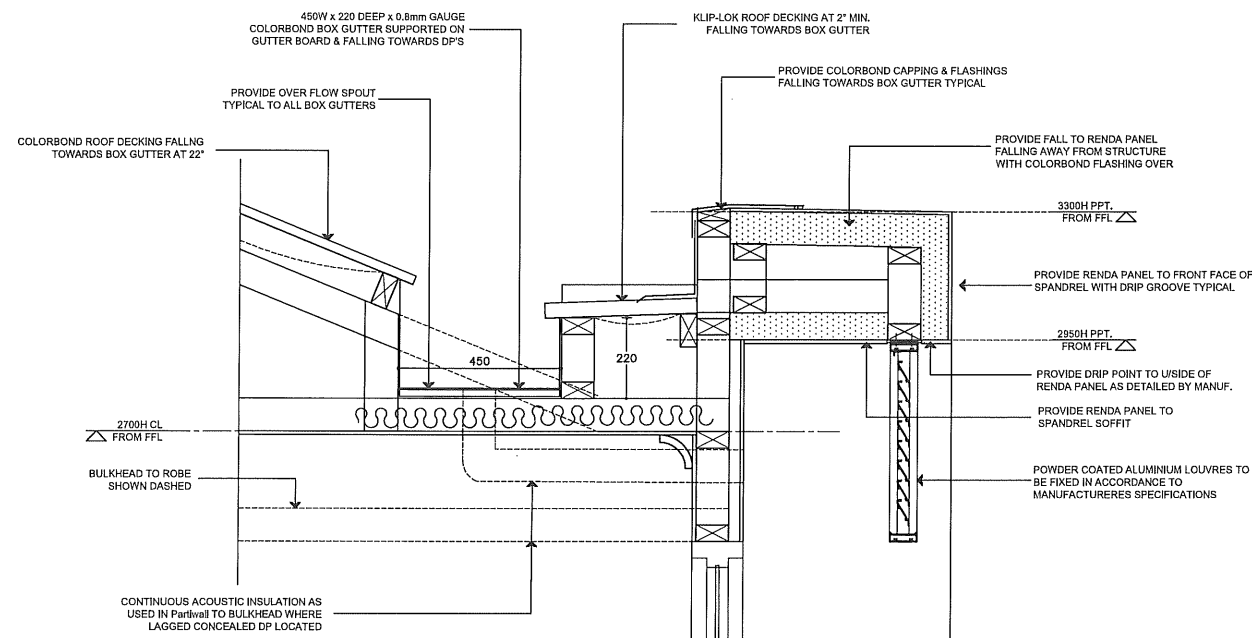
SECTIONS DWELLINGS 1 - 12
CERTIFICATION ISSUE

A - 07



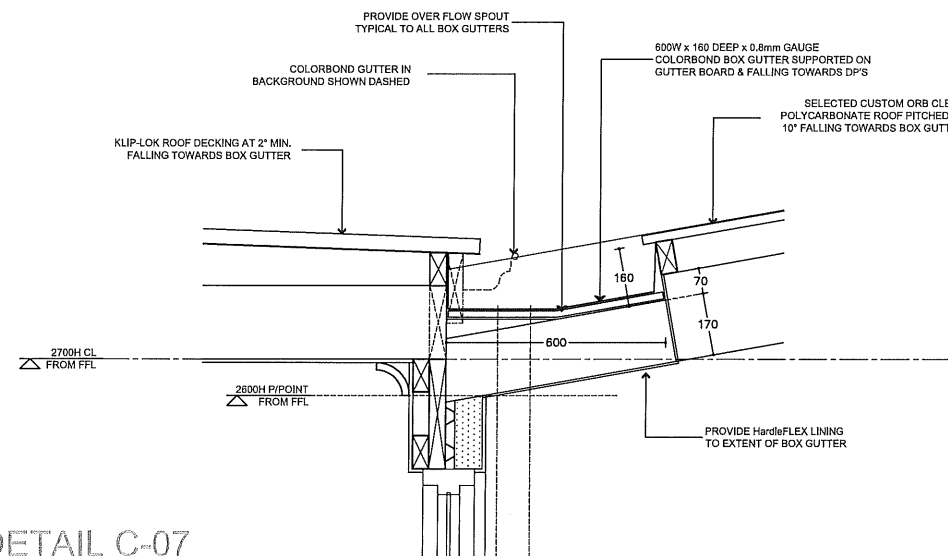
DETAIL A-07

scale 1:10



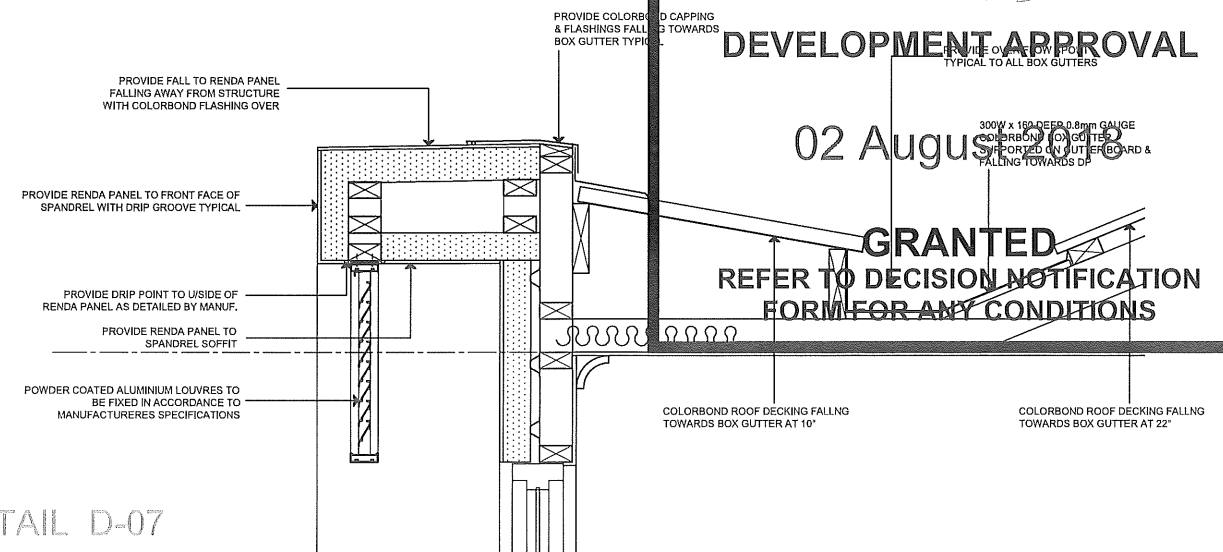
DETAIL B-07

scale 1:10



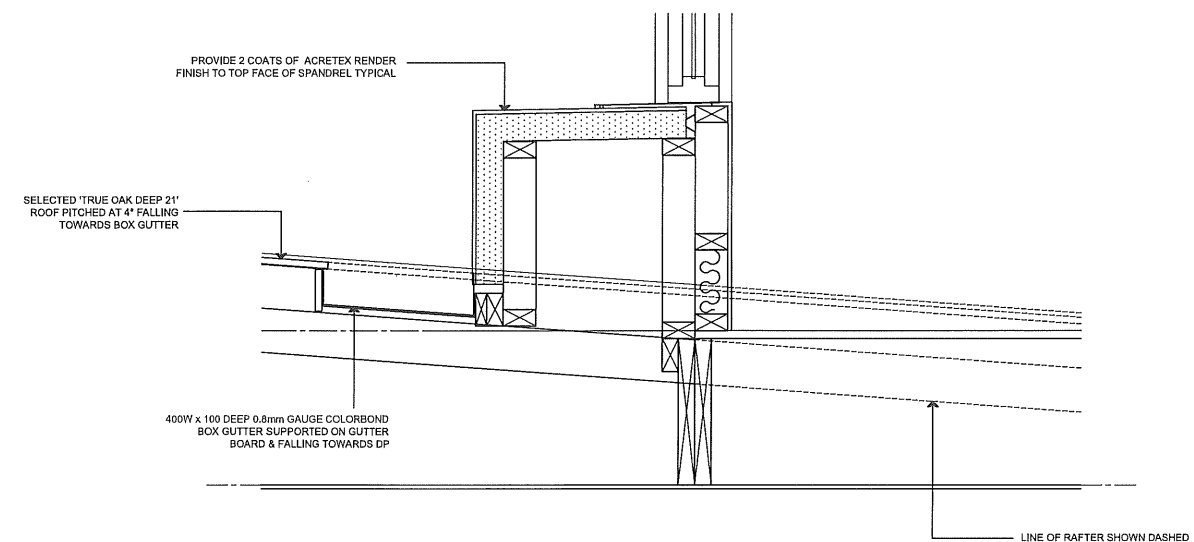
DETAIL C-07

scale 1:10



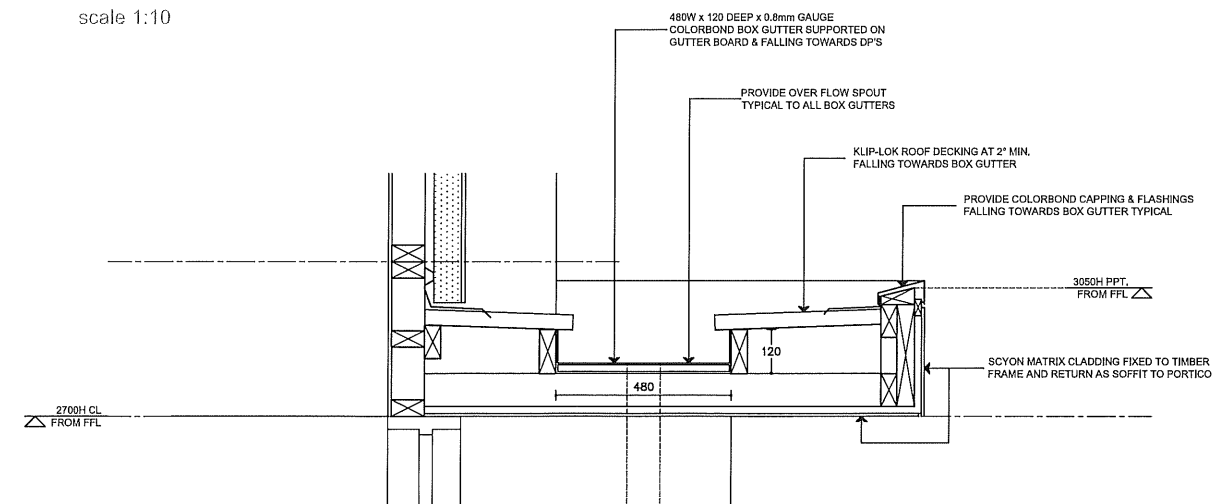
DETAIL D-07

scale 1:10



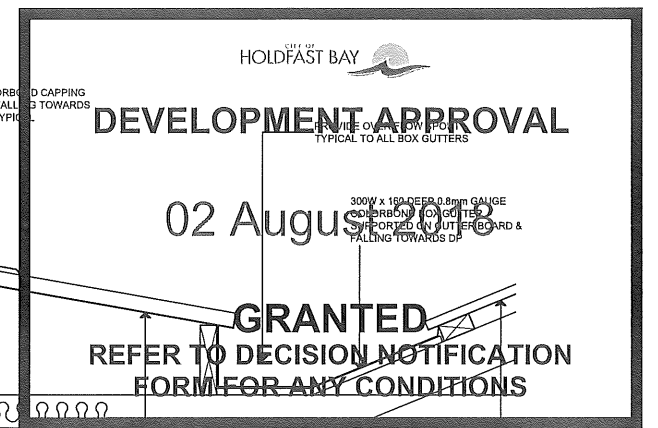
DETAIL E-07

scale 1:10



DETAIL G-07

scale 1:10



PROPOSED 12 DWELLINGS AT: NO. 576 ANZAC HWY GLENELG FOR: KEN WONG

ARCHITECTURAL DRAWINGS TO BE READ IN CONJUNCTION WITH: ENGINEERS SOL. REPORT & AISA SPECIFICATION. ALL DIMENSIONS AND LEVELS TO BE CORROBORATED PRIOR TO THE COMMENCEMENT OF ANY WORK. ANY DISCREPANCY TO BE REPORTED TO THIS OFFICE IMMEDIATELY.

PRELIMINARY PLAN FOR CONFIRMATION
PLANNING APPLICATION
BUILDING APPLICATION
DRAWN:
DATE:

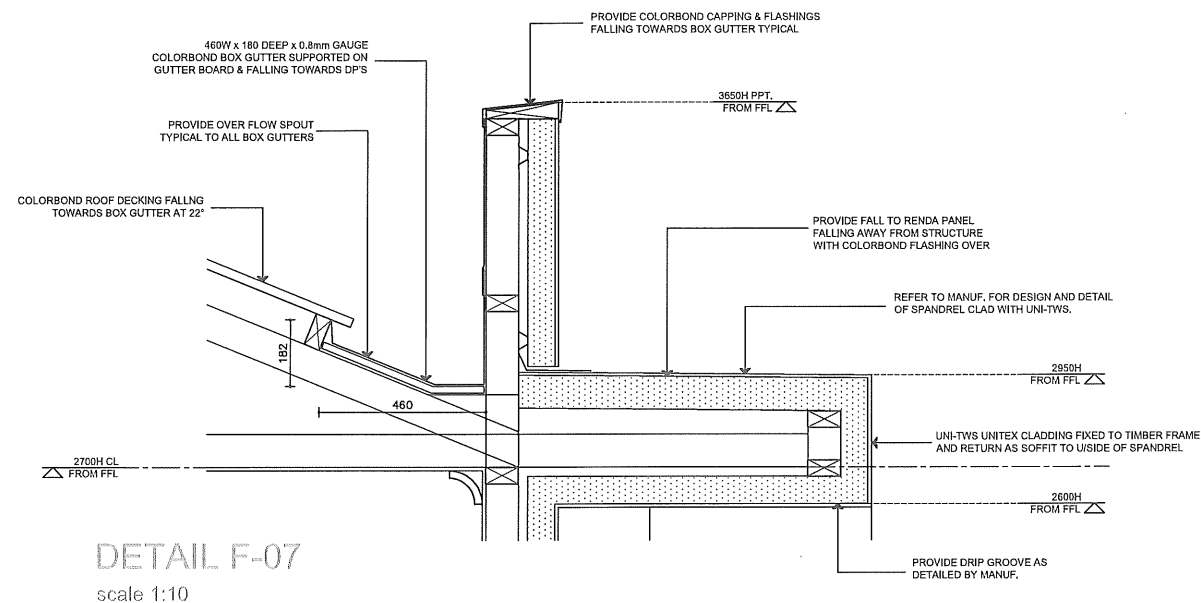
AMENDMENTS:
ISSUE DATE
REVISION
COMMENTS

DETAILS DWELLINGS 1 - 12

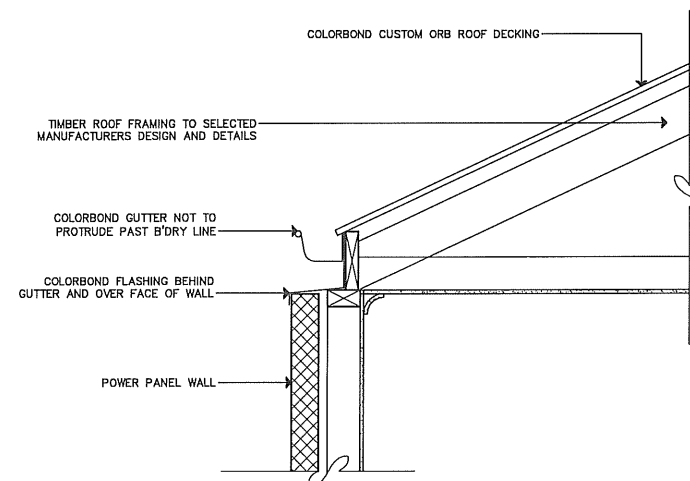
CERTIFICATION ISSUE

A - 08

GRANTED
COLORBOND CAPPIING
REFER TO DECISION NOTIFICATION
FORM FOR ANY CONDITIONS
CONCRETE FINISHES

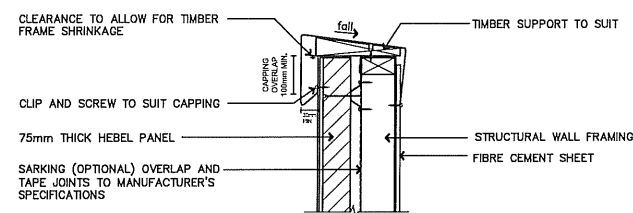


DETAIL F-07
scale 1:10



BOUNDARY GUTTER DETAIL

SCALE 1:10

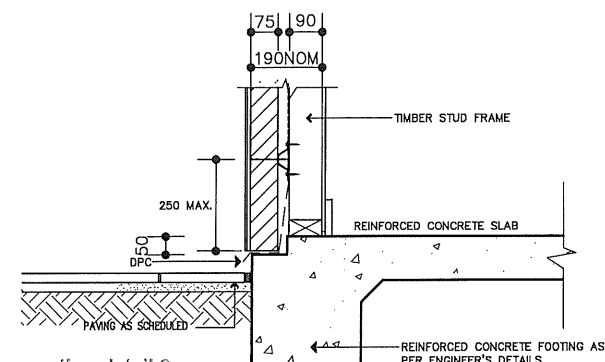


section detail 1

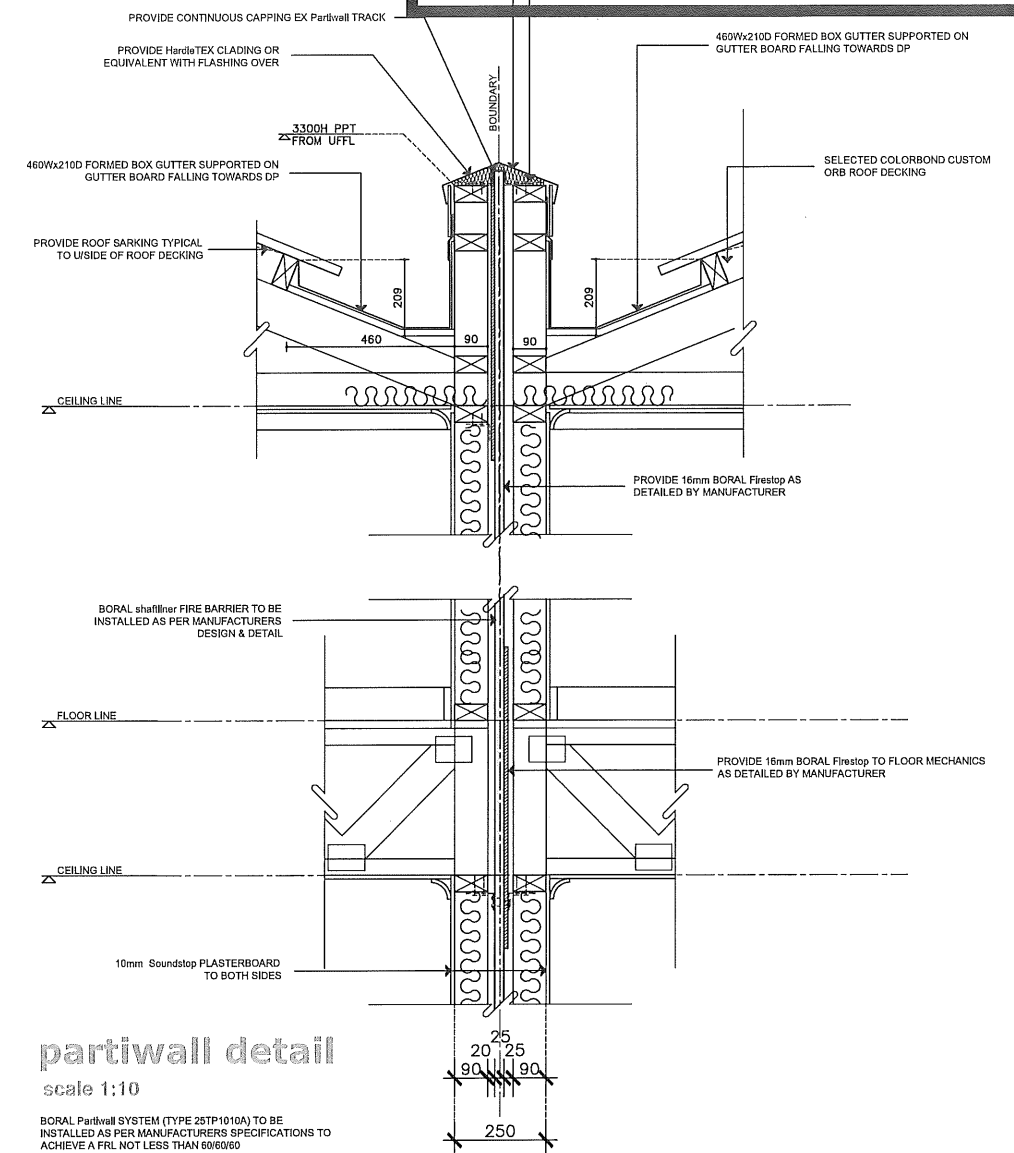
HEBEL CLADDING PARAPET CAPPING
DETAIL (typical) scale 1:10



190NOM



section detail 2
HEBEL FOOTING JUNCTION (typical) scale 1:10



partiwall detail

scale 1:10

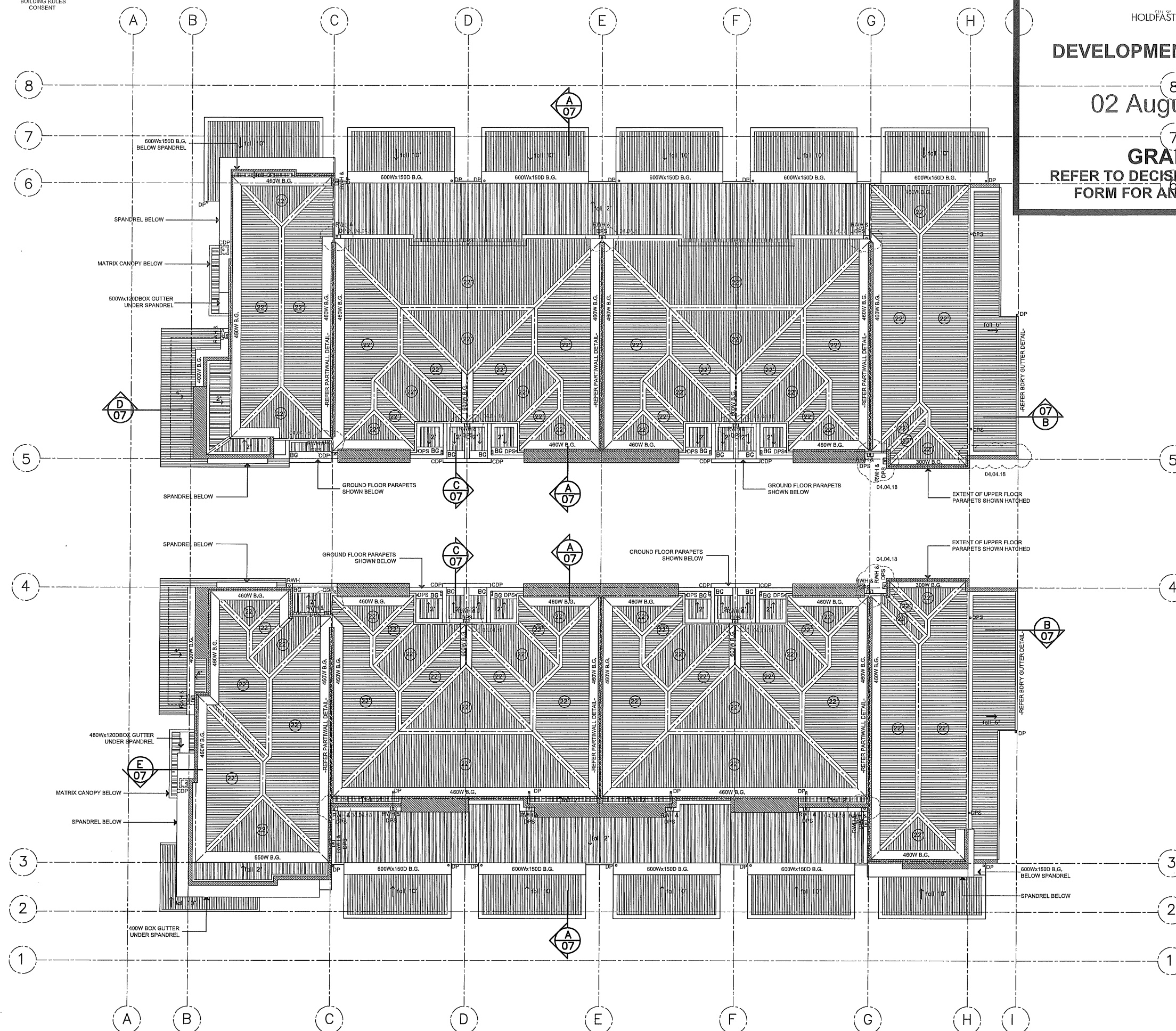
BORAL Partwall SYSTEM (TYPE 25TP1010A) TO BE
INSTALLED AS PER MANUFACTURERS SPECIFICATIONS TO
ACHIEVE A FRL NOT LESS THAN 60/60/60

PROFESSIONAL BUILDING
SERVICES AUSTRALIA
BUILDING RULES
CONSENT

**CITY OF
HOLDFAST BAY**

02 August 2018

GRANTED
REFER TO DECISION NOTIFICATION
FORM FOR ANY CONDITIONS



D'ANDREA AND ASSOCIATES
BUILDING DESIGNERS
EASTON, MA 01828
SUE 11 487 FULTON

ARCHITECTURAL DRAWINGS TO BE READ IN CONJUNCTION WITH ENGINEERS SOIL REPORT & MBA SPECIFICATION.

ALL DIMENSIONS AND LEVELS TO BE CONFIRMED PRIOR TO THE COMMENCEMENT OF ANY WORK. ANY DISCREPANCY TO BE REPORTED TO THIS OFFICE IMMEDIATELY.

PRELIMINARY PLAN FOR CONFIRMATION
PLANNING APPLICATION
BUILDING APPLICATION
DRAWN:
DATE:

AMENDMENTS:
ISSUE DATE
01.04.18

REVISION	COMMENTS
A	BUILDERS QUEUE

ROOF DRAINAGE
DWELLINGS 1 - 12

CERTIFICATION

A - 10

STORM WATER LEGEND
DP - DENOTES 900 UPVC STORM WATER GRADE DOWN PIPE
CDP - DENOTES 900 UPVC STORM WATER GRADE CONCEALED DOWN PIPE AS DETAILED
*CDP 900 UPVC STORM WATER GRADE DOWN PIPE TO BE CONCEALED WITHIN BULK-HEAD & LAGGED & INSULATED ACOUSTICALLY AS DETAILED
DPS - DENOTES 900 UPVC STORM WATER GRADE CONCEALED DOWN PIPE WITH SPREADER
DPA/WH - DENOTES 900 UPVC STORM WATER GRADE DOWN PIPE CONNECTED TO RAINWATER HEAD
NOTE: ALL DP SIZES, LOCATIONS AND BOX GUTTER SIZES TO BE CONFIRMED BY ENG.

DEVELOPMENT APPROVAL

02 August 2018

GRANTED
REFER TO DECISION NOTIFICATION FORM FOR ANY CONDITIONS

AREAS:	
MAIN LIVING:	56.73
UPPER FLOOR:	80.96
GARAGE:	37.42
PORTICO:	02.00
ALFRESCO:	16.02
TOTAL:	193.13
DWELLING 3:	
MAIN LIVING:	59.17
UPPER FLOOR:	67.40
GARAGE:	36.58
PORTICO:	01.90
ALFRESCO:	13.20
TOTAL:	178.25
DWELLING 4:	
MAIN LIVING:	59.17
UPPER FLOOR:	67.40
GARAGE:	36.58
PORTICO:	01.90
ALFRESCO:	13.20
TOTAL:	178.25
DWELLING 5:	
MAIN LIVING:	59.17
UPPER FLOOR:	67.40
GARAGE:	36.58
PORTICO:	01.90
ALFRESCO:	13.20
TOTAL:	178.25
DWELLING 6:	
MAIN LIVING:	62.87
UPPER FLOOR:	69.20
GARAGE:	34.63
PORTICO:	03.06
ALFRESCO:	13.20
TOTAL:	182.96

AREAS:	
DWELLING 7	
MAIN LIVING:	75.98
UPPER FLOOR:	97.93
GARAGE:	37.41
PORTICO:	01.42
ALFRESCO:	10.69
TOTAL:	223.43
DWELLING 8	
MAIN LIVING:	59.17
UPPER FLOOR:	67.40
GARAGE:	36.58
PORTICO:	01.90
ALFRESCO:	13.20
TOTAL:	178.25
DWELLING 9	
MAIN LIVING:	59.17
UPPER FLOOR:	67.40
GARAGE:	36.58
PORTICO:	01.90
ALFRESCO:	13.20
TOTAL:	178.25
DWELLING 10	
MAIN LIVING:	59.17
UPPER FLOOR:	67.40
GARAGE:	36.58
PORTICO:	01.90
ALFRESCO:	13.20
TOTAL:	178.25
DWELLING 11	
MAIN LIVING:	59.17
UPPER FLOOR:	67.40
GARAGE:	36.58
PORTICO:	01.90
ALFRESCO:	13.20
TOTAL:	178.25
DWELLING 12	
MAIN LIVING:	62.87
UPPER FLOOR:	70.22
GARAGE:	34.63
PORTICO:	03.06
ALFRESCO:	13.20
TOTAL:	183.98

TBM100.08 on stable - 0.30m AGL

SITE PLAN

scale 1:100

REFER TO ENGINEER'S SITE WORKS AND DRAINAGE PLAN FOR ALL SITE WORKS AND DRAINAGE

BL DENOTES BOLLARD LIGHTING

PROPOSED 12 DWELLINGS AT: NO. 576 ANZAC HWY GLENELG
FOR: KEN WONG

ARCHITECTURAL DRAWINGS TO BE READ IN CONJUNCTION WITH THE ENGINEER'S COL. REPORT & IWS SPECIFICATION

PRELIMINARY PLAN FOR CONFIRMATION
DRAWN APPLICATION
BUILDING APPLICATION

AMENDMENTS:
ISSUE DATE
DATE

SITE PLAN x-over
DWELLINGS 1-12
CERTIFICATION ISSUE

PROFESSIONAL BUILDING
SERVICES AUSTRALIA
BUILDING RULES
CONSENT

CITY OF
HOLDFAST BAY

DEVELOPMENT APPROVAL

02 August 2018

GRANTED
REFER TO DECISION NOTIFICATION
FORM FOR ANY CONDITIONS

