

REAL PROPERTY DESCRIPTION:

Lot 1015 on SP323631
Site Area: 300.00 m²
Local Authority: LOGAN CC

DRAINAGE:
SOIL & SULLAGE DRAINAGE TO COUNCIL SEWER IN ACCORDANCE WITH WATER SUPPLY & SEWERAGE ACT & AMENDMENTS.
STORMWATER DRAINAGE TO BE IN ACCORDANCE WITH A.S.3500 & LOCAL AUTHORITY REQUIREMENTS.

NOTES:
ALL DRAINAGE TO COMPLY WITH B.C.A. PART 3.1.2 DRAINAGE.
FALL FINISHED GROUND @1:20 FOR MIN 1000mm AROUND PERIMETER OF FOUNDATIONS.
ALTERNATIVE METHODS OF SURFACE WATER CONTROL TO BE APPROVED BY PRIVATE CERTIFIER PRIOR TO INSTALLATION.
ALL EARTHWORKS TO BE IN ACCORDANCE WITH B.C.A. PART 3.1.1 OR ENGINEERS SPECIFICATION.

- SITE WORKS:**
- ALL CONTOURS AND LEVELS SHOWN SHOULD BE CONFIRMED BY A LICENSED SURVEYOR.
 - ALL SURVEY PEGS ARE TO BE LOCATED BEFORE THE COMMENCEMENT OF ANY EARTH WORKS.
 - THE SITE IS TO BE PREPARED IN ACCORDANCE WITH THE ENGINEER' REPORT IF APPLICABLE.
 - FOUNDATIONS ARE TO BE PREPARED SO THAT FOOTINGS ARE PLACED ON LEVEL, UNDISTURBED MATERIAL.
 - THE SITE IS TO BE EXCAVATED AND/OR FILL TO THE LEVELS SHOWN.
 - CONSTRUCTION AREA IS TO BE CLEARED OF ALL VEGETATION, TOPSOIL AND UPPER STRATA CONTAINING ORGANIC MATTER.
 - GROUND SURFACE IS TO BE SLOPED AWAY FROM THE BUILDING AT A MINIMUM SLOPE OF 1:20 FOR A MINIMUM DISTANCE OF 1000mm, AND TO A POINT WHERE PONDING WILL NOT OCCUR.
 - DISH DRAINS, STORMWATER LINES OR AGG PIPES ARE TO BE PROVIDED AS REQUIRED OR INDICATED TO FACILITATE DRAINAGE OF WATER AWAY FROM THE BUILDING.
 - ROOFWATER IS TO RUN OFF TO A STREET CHANNEL OR STORMWATER WITH PIPES AS SHOWN ON HYDRAULICS PLAN WITH A MINIMUM FALL OF 1:100 AWAY FROM THE BUILDING.
 - ALL DOWN PIPES ARE TO BE CONNECTED TO STORMWATER LINES.
 - TEMPORARY DOWN PIPES ARE TO BE PROVIDED AT DOWN PIPE LOCATIONS DURING CONSTRUCTION, TO ALLOW ROOF WATER TO DRAIN ONTO THE GROUND A MINIMUM OF 2m AWAY FROM THE BUILDING.
 - ALL DOWNPIPE LOCATIONS, UNDERGROUND SERVICES AND STORMWATER LINE, ETC ARE TO BE LOCATED PRIOR TO CONSTRUCTION.
 - ANY SLAB WHICH IS CONSTRUCTED ON EITHER CUT OR FILL, TAPER BATTERS WILL HAVE A MAXIMUM SLOPE OF 1:1 FOR CUT, AND 1:2 FOR FILL.
 - ALL VEHICULAR ACCESS AND DRIVEWAY ARE TO HAVE A MAXIMUM SLOPE OF 1:4.
 - ANY FENCES OR RETAINING WALLS ARE TO HAVE A MAXIMUM HEIGHT OF 1800mm WHEN PLACED ON A BOUNDARY UNLESS APPROVED OTHERWISE.
 - SANITARY DRAINAGE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LOCAL AUTHORITY AND THE HYDRAULIC DRAWINGS OR PLANS PROVIDED BY THEM.
 - PRIOR TO EXCAVATION OR CONSTRUCTION ON THE SITE, THE RELEVANT AUTHORITY SHALL BE CONTACTED BY THE BUILDER FOR THE POSSIBLE LOCATION OF FURTHER UNDERGROUND SERVICES.
 - ALL WORKS ARE TO COMPLY WITH THE LOCAL AUTHORITY'S EROSION AND SEDIMENT CONTROL STANDARDS.
 - EXTERNAL GROUND LEVELS ADJACENT TO THE BUILDING SHALL BE IN ACCORDANCE WITH BCA PART 3.3.2.3.

- GENERAL NOTES** (APPLICABLE TO ALL DRAWINGS)
- IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE COMPLIANCE WITH THE RELEVANT AUSTRALIAN STANDARDS, RELEVANT LOCAL AUTHORITY CODES & THE BCA. ALL DIMENSIONS AND AREAS ARE TO BE VERIFIED BY BUILDER. DIMENSIONS SHOWN ARE TO FRAME. ALL FIGURED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE OVER SCALED DIMENSIONS
 - TERMITE TREATMENT TO COMPLY WITH AUSTRALIAN STANDARD 3660.1, BCA & RELEVANT LOCAL AUTHORITY CODES.
 - HANDRAILS AND BALUSTRADE TO COMPLY WITH THE BCA AND RELEVANT AUSTRALIAN STANDARDS.
 - WHERE ITEMS REQUIRED FOR GOOD BUILDING PRACTICE, BUT NOT INCLUDED WITH SPECIFICATIONS OR DRAWINGS AND NOT REFERENCED IN EITHER, CONTRACTOR TO INCLUDE.
 - IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO PHYSICALLY LOCATE THE EXTENT OF THE EXISTING SERVICES AND ONSITE FEATURES BOTH ABOVE AND BELOW THE GROUND AND NOTIFY THE PROPRIETOR OF ANY CLASH PRIOR TO CONSTRUCTION.
 - ALL FLOOR AREAS SHOWN ARE INDICATIVE ONLY AND MAYBE SUBJECT TO CHANGE DUE TO CONSTRUCTION TOLERANCES.
 - THESE DOCUMENTS HAVE BEEN PREPARED FOR THE BUILDING APPROVAL ONLY. CONTRACTOR TO CHECK DRAWINGS AND NOTIFY THE AUTHOR OF ANY DISCREPANCIES.
 - CONTRACTOR TO PREPARE ADDITIONAL CONSTRUCTION DRAWINGS AND CONSTRUCTION DETAILS AS IS DEEMED NECESSARY.
 - ALL WINDOWS TO HAVE CLEAR GLAZING UNLESS OTHERWISE SPECIFIED. LAMINATED GLAZING TO WET AREA WINDOWS TO AS1288-2006.
 - WC DOOR TO BE REMOVABLE AND FITTED WITH LIFT OFF HINGES WHERE REQUIRED AS PER BCA PART 3.8.3.3.
 - WATERPROOFING TO WET AREAS TO COMPLY WITH AS3740.

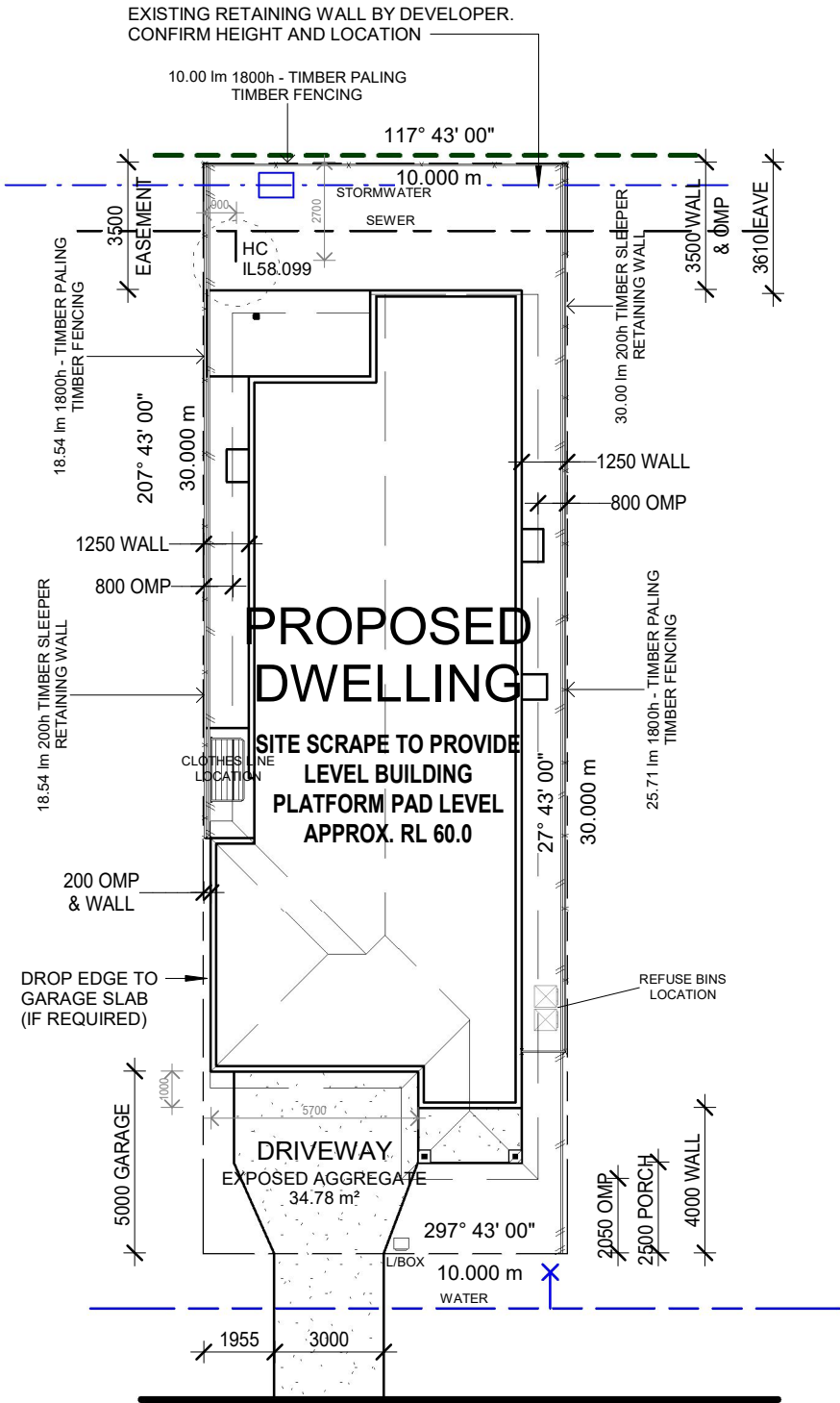
SITE WORKS	
TYPE	LENGTH (lm)
200h TIMBER SLEEPER	48.54 m
RETAINING WALL	48.54 m
1800h - TIMBER PALING	54.25 m
TIMBER FENCING	54.25 m

- CONFIRM ACOUSTIC & BUSHFIRE REQUIRMENTS
- CONFIRM REQUIRED RETAINING ON SITE
- HOUSE CONNECTION PLOTTED FROM ASCONS.
CONFIRM ON SITE.

AREA SCHEDULE	
GARAGE	37.77 m²
LIVING	124.84 m²
TOTAL HABITABLE AREAS	162.60 m²
COURTYARD	3.60 m²
PORCH	4.28 m²
ALFRESCO	7.20 m²
TOTAL OPEN ELEMENTS	15.08 m²
TOTAL FLOOR AREA	177.68 m²

SITE COVER - Lowset	
Gross Building Area	162.605 m²
Exterior Area	15.075 m²

SITE COVER CALCULATIONS			
SITE AREA :	300.00 m²	ACH'D	REQ'D
BUILDING AREAS :	162.43 m²	54.14 %	60 %
EXTERNAL AREAS:	14.82 m²	4.94 %	0 %
TOTAL SITE COVER:	177.26 m²	59.09 %	



SITE PLAN
1 : 200

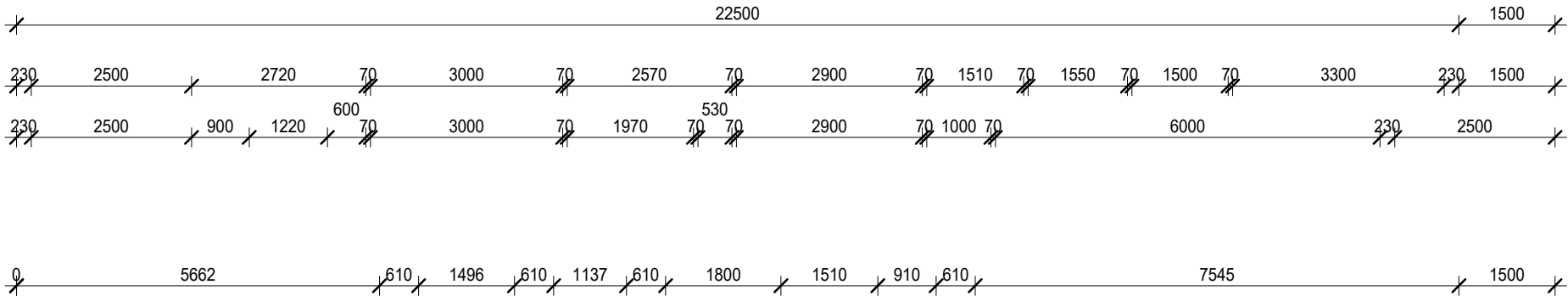
AURA S PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2022/1263
Date: 14 February 2022

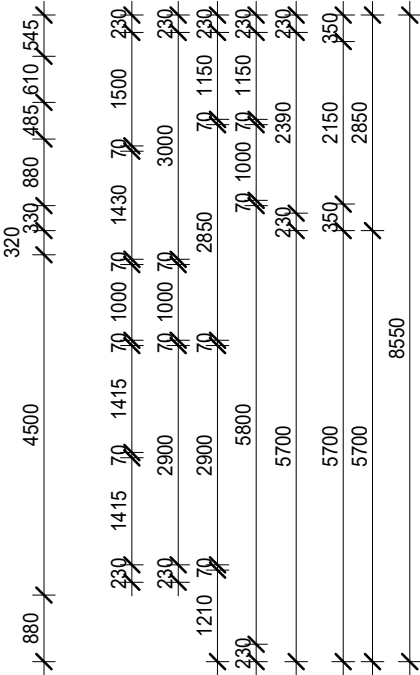
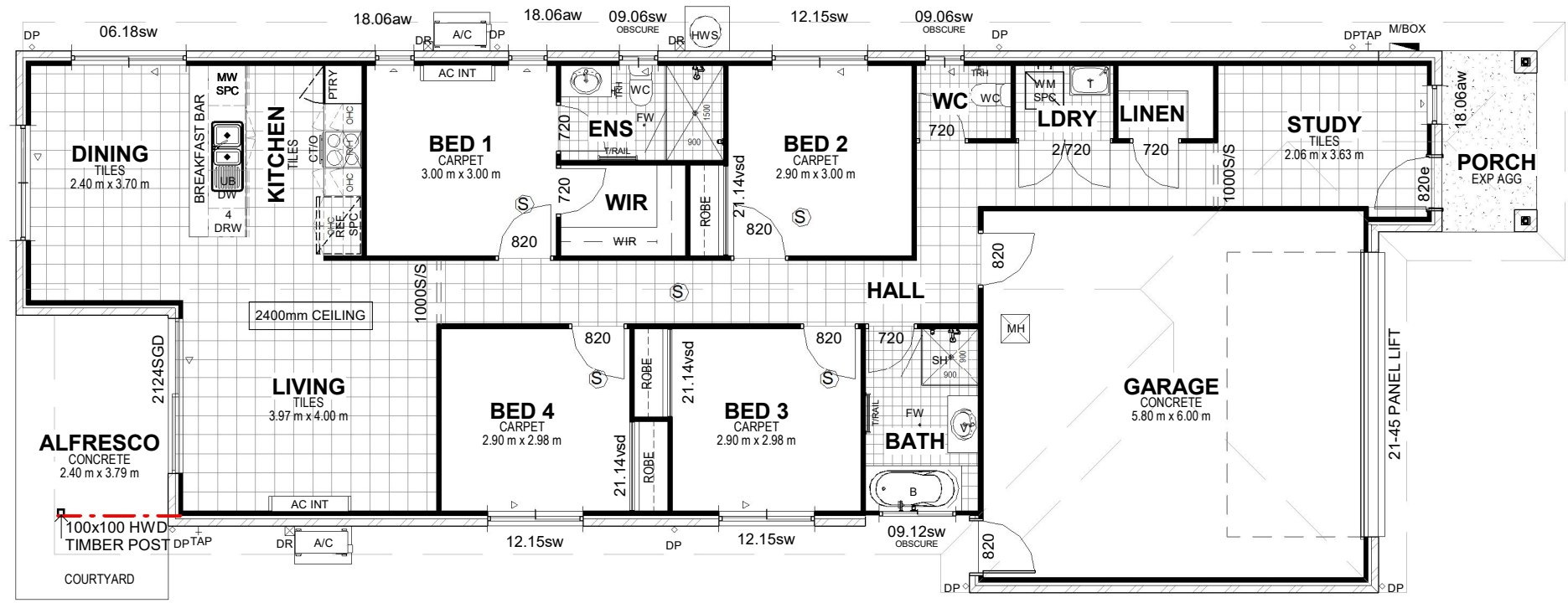


SYMBOLS LEGEND			
A/C	AIR CONDITIONER	OV	OVEN
B	BATHTUB	PTY	PANTRY
BR	BROOM CUPBOARD	RH	RANGE HOOD
CT	COOK TOP	RO	ROBE HOOK
DP	DOWN PIPE	S	SINK
DR	OVERFLOW DRAIN	S/A	SMOKE ALARM
DRW	DRAWERS	SH	SHOWER
DW	DISHWASHER	T	LAUNDRY TUB
FRG	FRIDGE	TR	TOWEL RAIL
HWS	HOT WATER SYSTEM	TRH	TOILET ROLL HOLDER
MH	MANHOLE	VB	VANITY BASIN
MW	MICROWAVE	WC	TOILET BASIN
OHC	OVERHEAD CUPBOARD	WM	WASHING MACHINE

NOTE:
DRAWING SYMBOLS USED IN THESE PLANS ARE INDICATIVE ONLY, AND MAY NOT BE AN EXACT REPRESENTATION OF THE ITEMS INCLUDED IN THE CONTRACT.
REFER TO THE CONTRACT SPECIFICATION FOR ALL DETAILS.



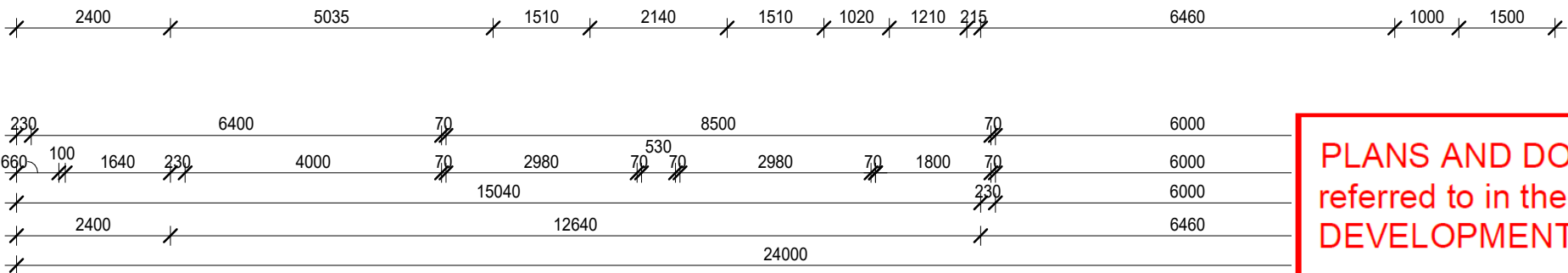
- TILES
- EXP AGG
- WET AREA TILES



FLOOR FINISHES	
Floor Finish	Area
CARPET	40.06 m ²
CONCRETE	45.60 m ²
EXP AGG	4.03 m ²
TILES	56.63 m ²
WET AREA TILES	12.59 m ²

AREA SCHEDULE	
GARAGE	37.77 m ²
LIVING	124.84 m ²
TOTAL HABITABLE AREAS	162.60 m ²
COURTYARD	3.60 m ²
PORCH	4.28 m ²
ALFRESCO	7.20 m ²
TOTAL OPEN ELEMENTS	15.08 m ²
TOTAL FLOOR AREA	177.68 m ²

Lower Floor
1 : 100

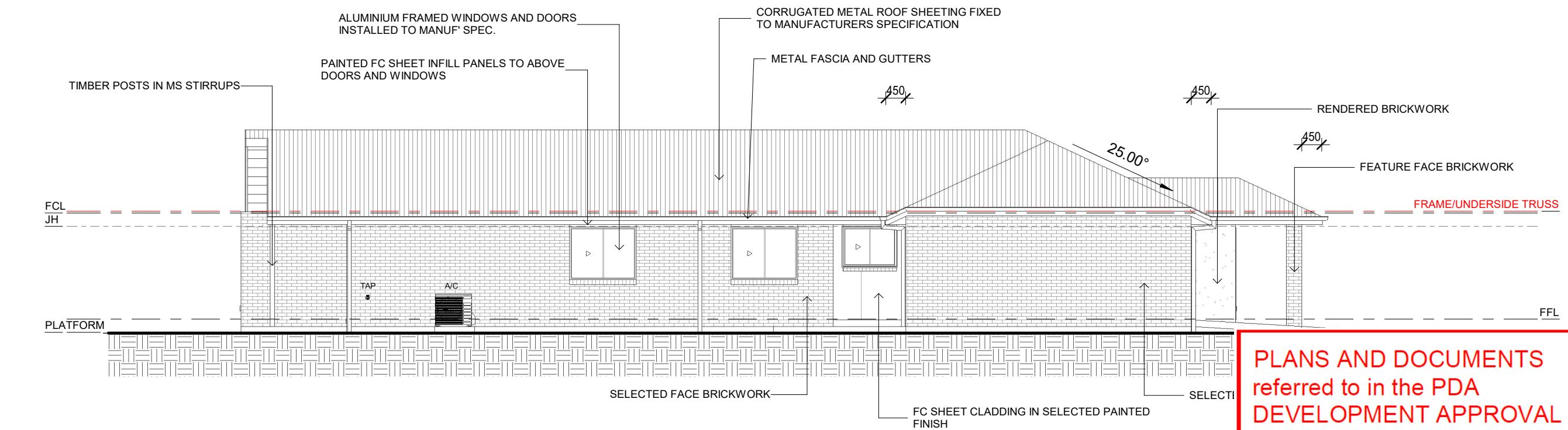
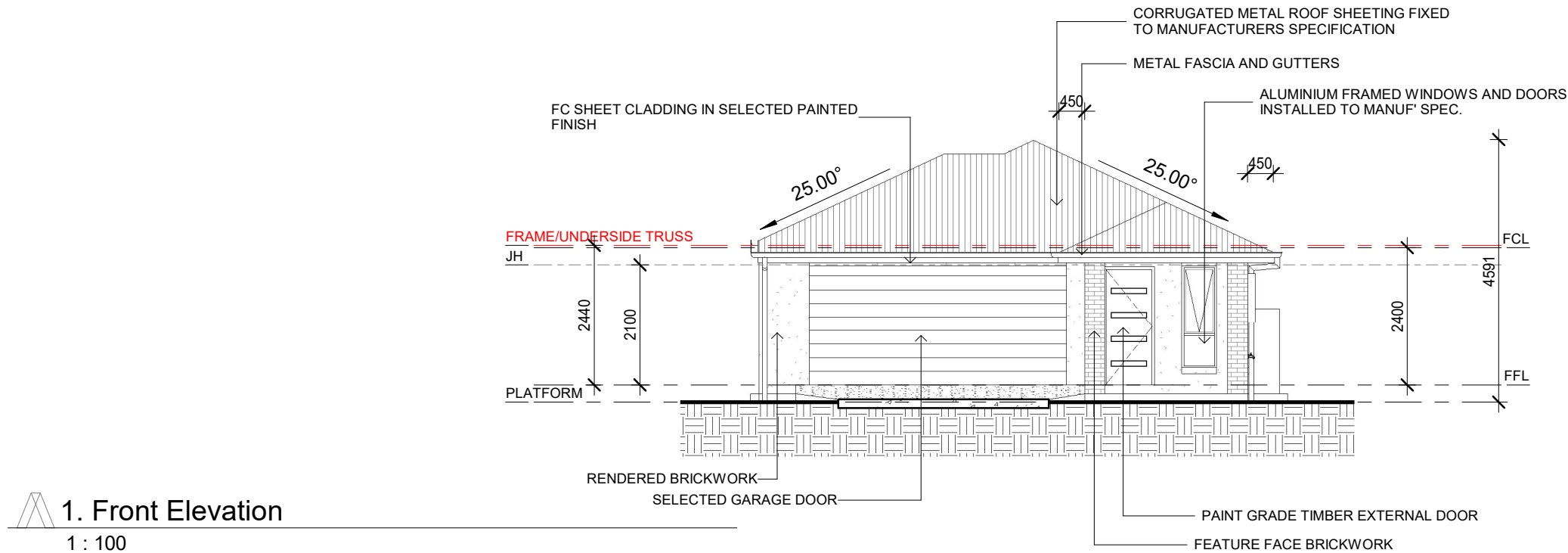


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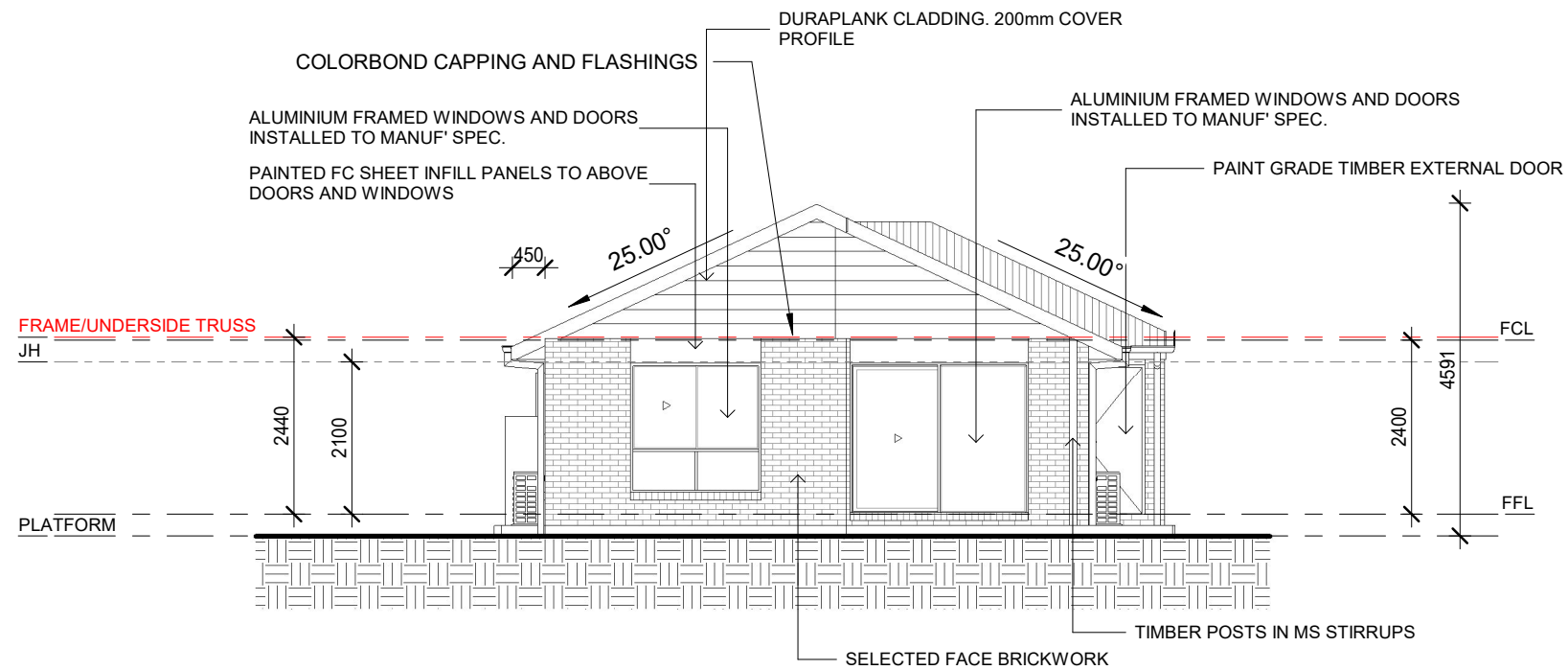
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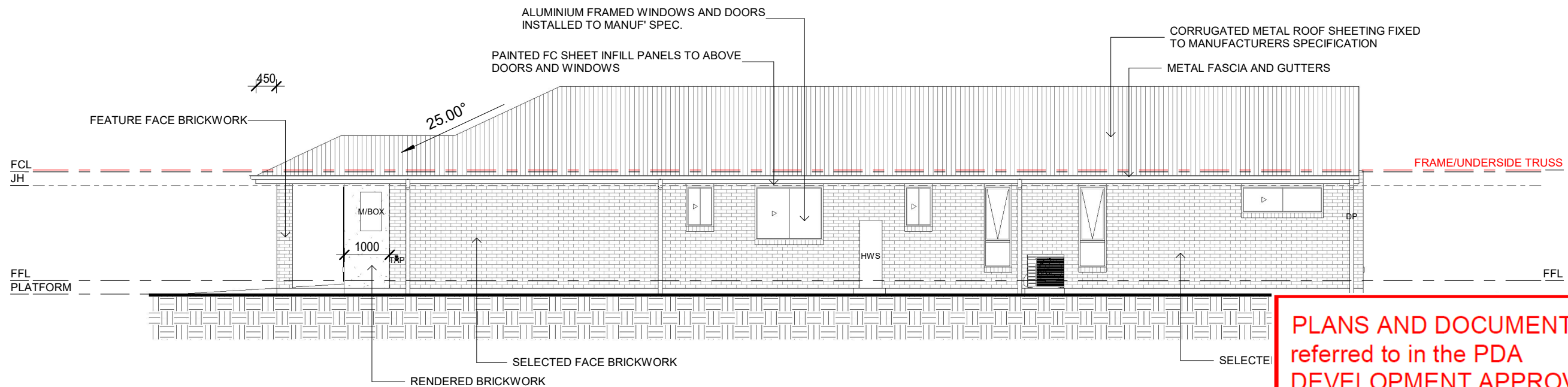
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3. Rear Elevation

1 : 100



4. Side Elevation.

1 : 100

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