

**GENERAL NOTES:**  
 A. Refer to the contract documents for all relevant specifications & relevant authority requirements.  
 B. All construction shall be in accordance with the Australian Standard AS/NZS 1170:2002 unless otherwise specified.  
 C. All construction shall be in accordance with the Australian Standard AS/NZS 1170:2002 unless otherwise specified.  
 D. All construction shall be in accordance with the Australian Standard AS/NZS 1170:2002 unless otherwise specified.  
 E. All construction shall be in accordance with the Australian Standard AS/NZS 1170:2002 unless otherwise specified.  
 F. All construction shall be in accordance with the Australian Standard AS/NZS 1170:2002 unless otherwise specified.  
 G. All construction shall be in accordance with the Australian Standard AS/NZS 1170:2002 unless otherwise specified.  
 H. All construction shall be in accordance with the Australian Standard AS/NZS 1170:2002 unless otherwise specified.  
 I. All construction shall be in accordance with the Australian Standard AS/NZS 1170:2002 unless otherwise specified.  
 J. All construction shall be in accordance with the Australian Standard AS/NZS 1170:2002 unless otherwise specified.  
 K. All construction shall be in accordance with the Australian Standard AS/NZS 1170:2002 unless otherwise specified.  
 L. All construction shall be in accordance with the Australian Standard AS/NZS 1170:2002 unless otherwise specified.  
 M. All construction shall be in accordance with the Australian Standard AS/NZS 1170:2002 unless otherwise specified.  
 N. All construction shall be in accordance with the Australian Standard AS/NZS 1170:2002 unless otherwise specified.  
 O. All construction shall be in accordance with the Australian Standard AS/NZS 1170:2002 unless otherwise specified.  
 P. All construction shall be in accordance with the Australian Standard AS/NZS 1170:2002 unless otherwise specified.  
 Q. All construction shall be in accordance with the Australian Standard AS/NZS 1170:2002 unless otherwise specified.  
 R. All construction shall be in accordance with the Australian Standard AS/NZS 1170:2002 unless otherwise specified.  
 S. All construction shall be in accordance with the Australian Standard AS/NZS 1170:2002 unless otherwise specified.  
 T. All construction shall be in accordance with the Australian Standard AS/NZS 1170:2002 unless otherwise specified.  
 U. All construction shall be in accordance with the Australian Standard AS/NZS 1170:2002 unless otherwise specified.  
 V. All construction shall be in accordance with the Australian Standard AS/NZS 1170:2002 unless otherwise specified.  
 W. All construction shall be in accordance with the Australian Standard AS/NZS 1170:2002 unless otherwise specified.  
 X. All construction shall be in accordance with the Australian Standard AS/NZS 1170:2002 unless otherwise specified.  
 Y. All construction shall be in accordance with the Australian Standard AS/NZS 1170:2002 unless otherwise specified.  
 Z. All construction shall be in accordance with the Australian Standard AS/NZS 1170:2002 unless otherwise specified.



**AMENDMENTS:**

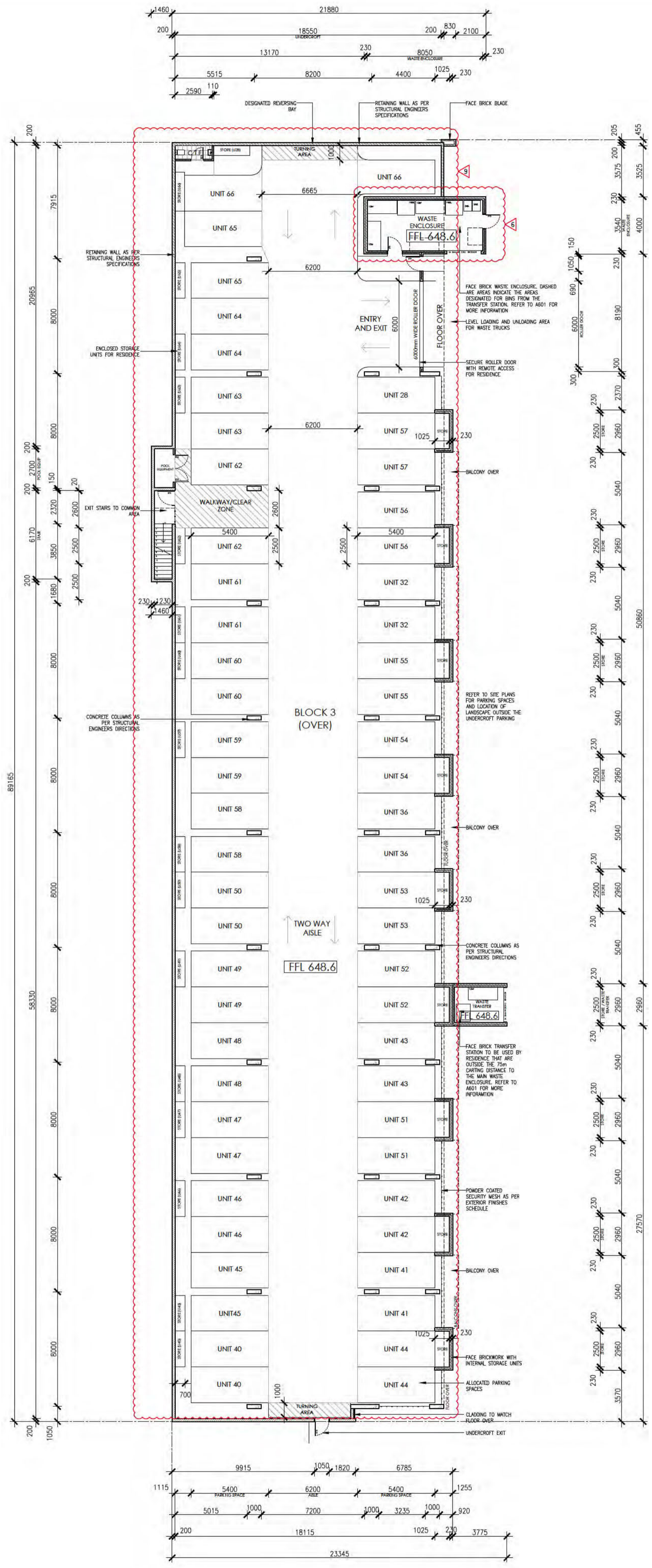
| REV         | DESCRIPTION                            | DATE       |
|-------------|--|------------|
| AMENDMENT A |  | 15.09.2016 |
| 1:          | CARETAKER FACILITY ADDED TO UNDERCROFT |            |
| REVISION B  |  | 25.01.2018 |
| 4:          | WASTE ENCLOSURE REVISED                |            |
| 9:          | CAR PARKING REVISED                    |            |

# BA SUBMISSION

(FOR CONSTRUCTION)

BLOCK 1  
 SECTION 16  
 ADDRESS T.B.A.  
 SUBURB MONCRIEFF  
 STATE ACT  
 SCALE 1:200 @ A1  
 DRAWING UNDERCROFT PARKING (BELOW BLOCK 3)  
 PROJECT MULTI-UNIT DEVELOPMENT MONCRIEFF 2  
 CLIENT 3 PROPERTY GROUP

DRAWN RN/MS/ED  
 REVISION B  
 REVISION DATE 25.01.2018  
 PROJECT No 1579  
 PRINT DATE 25.01.2018  
 DWG No A216



## FIRST FLOOR PLAN

1:200 @ A1 - UNDERCROFT PARKING

**DEVELOPMENT KEY**

**AREA ANALYSIS UNDERCROFT PARKING (BELOW BLOCK 3):**

|                         |                             |
|-------------------------|-----------------------------|
| NUMBER OF CARPARKS      | 59                          |
| FLOOR AREA:             | 1610.87m <sup>2</sup>       |
| STORAGE (41 UNITS):     | 63.14m <sup>2</sup>         |
| WASTE ENCLOSURE:        | 34.04m <sup>2</sup>         |
| WASTE TRANSFER STATION: | 11.16m <sup>2</sup>         |
| <b>TOTAL AREA</b>       | <b>1719.21m<sup>2</sup></b> |

FOR ALL VARIATIONS PLEASE CHECK WITH VARIATION SCHEDULE. ALL VARIATIONS ARE SHOWN STARTING FROM PAGE A217-

**ACOUSTIC REQUIREMENTS:**

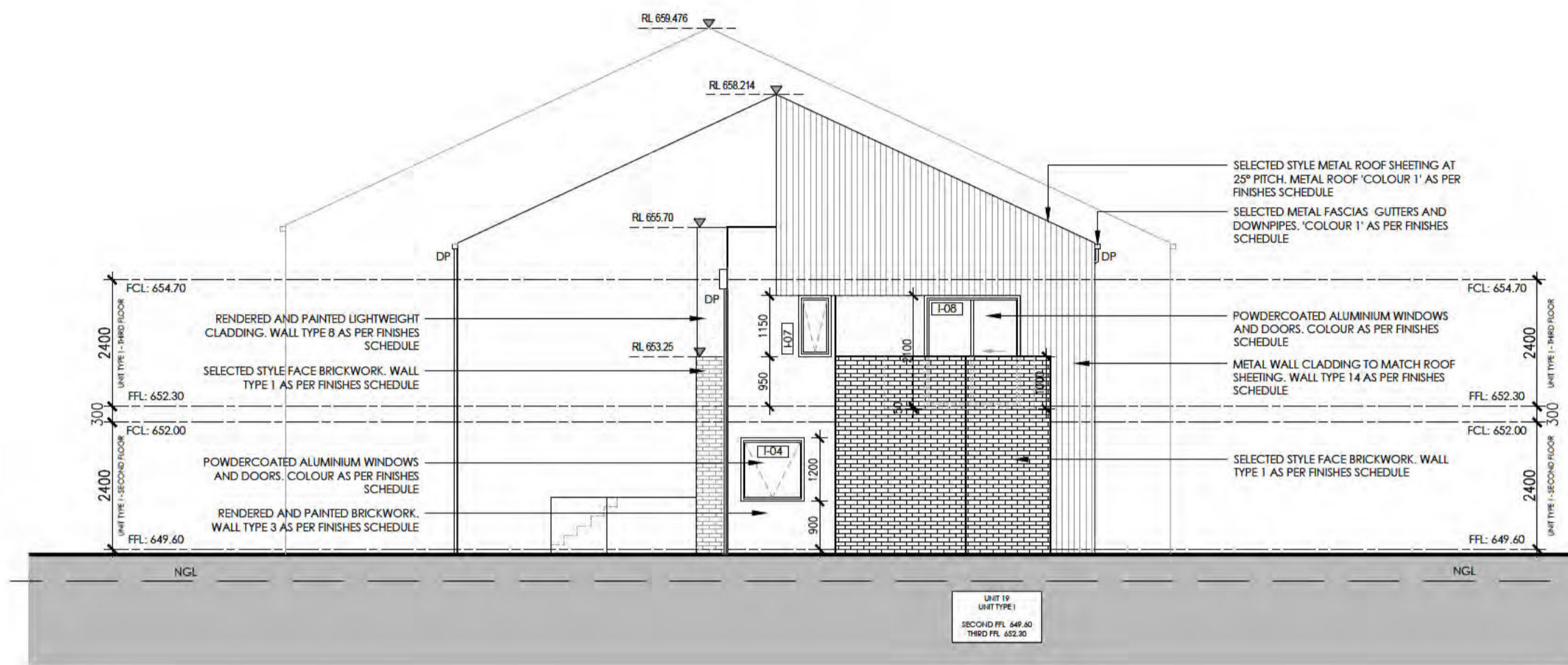
| Facade Location                      | Room Type    | Typical Glazing Selection |
|--------------------------------------|--------------|---------------------------|
| Facing Mirabella Drive               | Bedrooms     | 6.35mm Laminated          |
|                                      | Living Areas | 6.35mm Laminated          |
| North facade facing Horse Park Drive | Bedrooms     | 6.35mm Laminated          |
|                                      | Living Areas | 6.35mm Laminated          |
| All other Facades                    | Bedrooms     | 6mm Float                 |
|                                      | Living Areas | 6mm Float                 |

REFER TO ACOUSTIC LOGIC NOISE MANAGEMENT PLAN DATED: 25/02/2016 FOR FURTHER DETAILS. (DOC REF: 20151482.1/2502A/R1/BW)

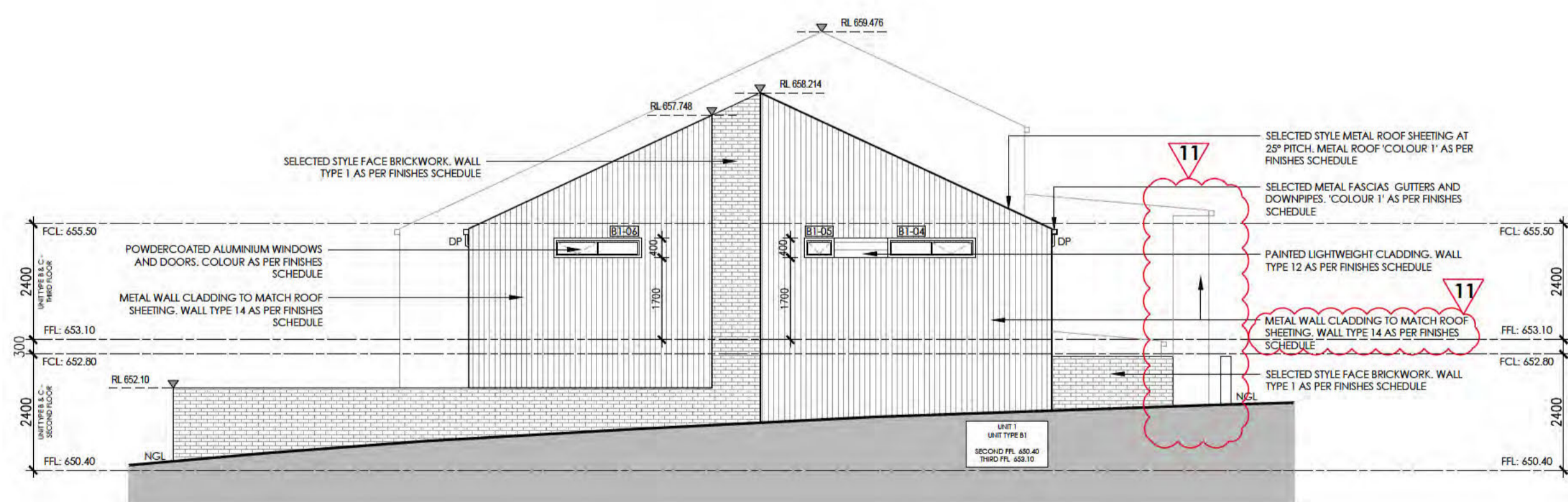
- LEGEND:**
- C/L: CLOTHESLINE
  - BL: BOLLARD LIGHTS
  - TV: TELEVISION
  - F: FRIDGE
  - PAN: PANTRY
  - LN: LINEN STORE
  - T: LAUNDRY TUB
  - WM: WASHING MACHINE
  - WC: WATER CLOSET
  - PDR: POWDER ROOM
  - ENS: ENSUITE
  - CSD: CAVITY SLIDING DOOR
  - S/L: SKYLIGHT
  - MC: MOTORCYCLE PARKING BAY
  - CH: LAUNDRY CHUTE
  - K#: EXTERNAL CLADDING CHANGE TO UNIT TYPE K (SMOKE DETECTOR (HARDWIRED) AND INTERCONNECTED WITHIN UNITS)

- NOTE 1** ALL BATHROOMS/ LAUNDRY & SANITARY COMPARTMENTS THAT DO NOT HAVE MECHANICAL VENTILATION MUST BE VENTILATED TO (I) THE OUTSIDE BY WAY OF DUCTS OR (II) INTO A ROOF SPACE THAT IS VENTILATED
- NOTE 2** ALL UNITS TO ACHIEVE A MINIMUM 6.5 STAR ENERGY RATING
- NOTE 3** MAINTAIN MINIMUM CLEARANCE OF 2000mm IN HEIGHT ABOVE ALL STAIRS, MEASURED FROM NOSING OF EACH TREAD TO THE CEILING ABOVE.

FOR ALL VARIATIONS PLEASE CHECK WITH VARIATION SCHEDULE. ALL VARIATIONS ARE SHOWN STARTING FROM PAGE A217-




**BLOCK 1 - EAST ELEVATION**  
 1:100 @ A1




**BLOCK 1 - WEST ELEVATION**  
 1:100 @ A1

AMENDMENTS:

| REV        | DESCRIPTION       | DATE       |
|------------|-------------------|------------|
| REVISION A |                   | 25.01.2018 |
| 11.        | WALL TYPE REVISED |            |

# DA SUBMISSION

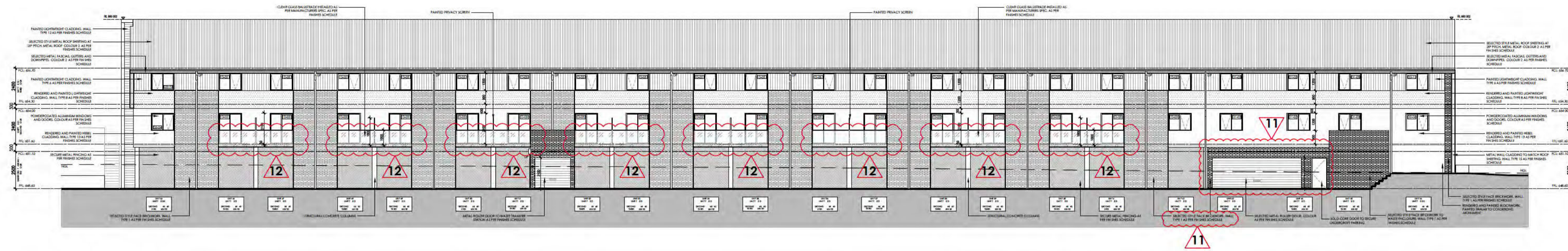
|         |   |
|---------|---|
| BLOCK   | 1   |
| SECTION | 16  |
| ADDRESS | T.B.A.  |
| SUBURB  | MONCRIEFF   |
| STATE   | ACT   |
| SCALE   | 1:100 @ A1  |
| DRAWING | ELEVATIONS - BLOCK 1 - EAST AND WEST MULTI-UNIT DEVELOPMENT MONCRIEFF 2 |
| PROJECT |   |
| CLIENT  | 3 PROPERTY GROUP  |

ACOUSTIC REQUIREMENTS.

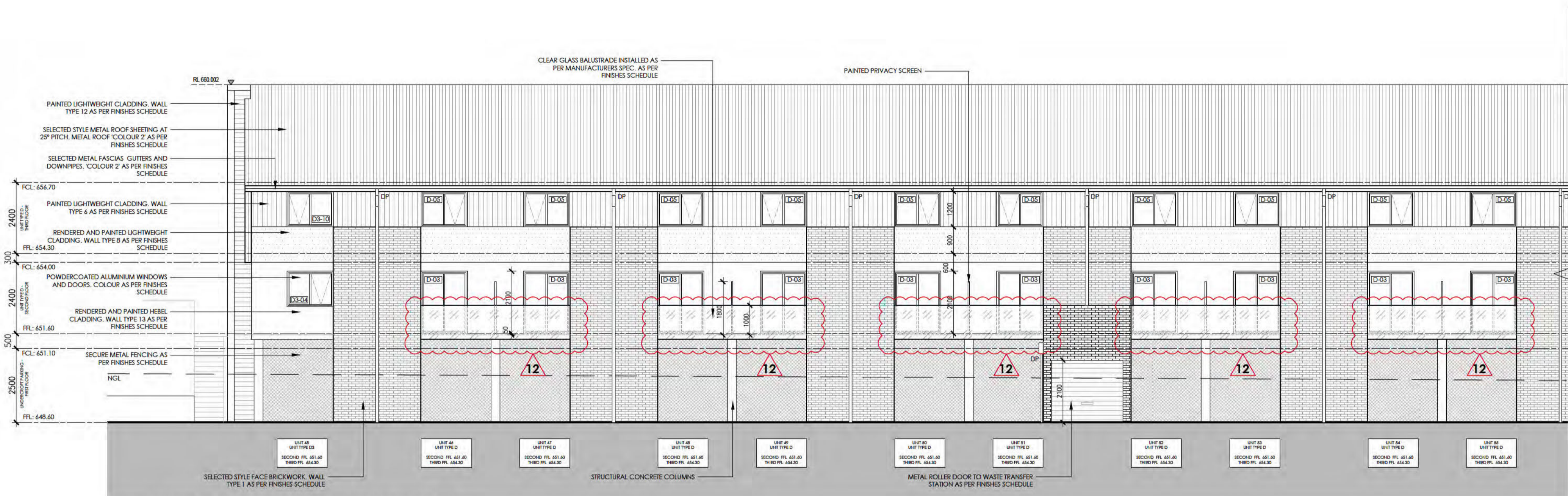
| Façade Location                      | Room Type    | Typical Glazing Selection |
|--------------------------------------|--------------|---------------------------|
| Facing Mirrabah Drive                | Bedrooms     | 6.39mm Laminated          |
|                                      | Living Areas | 6.39mm Laminated          |
| North façade facing Horse Park Drive | Bedrooms     | 6.39mm Laminated          |
|                                      | Living Areas | 6.39mm Laminated          |
| All other Façades                    | Bedrooms     | 6mm Float                 |
|                                      | Living Areas | 6mm Float                 |

REFER TO ACOUSTIC LOGIC NOISE MANAGEMENT PLAN DATED: 25/02/2016 FOR FURTHER DETAILS. (DOC REF: 20151682.1/2302A/R1/BW)

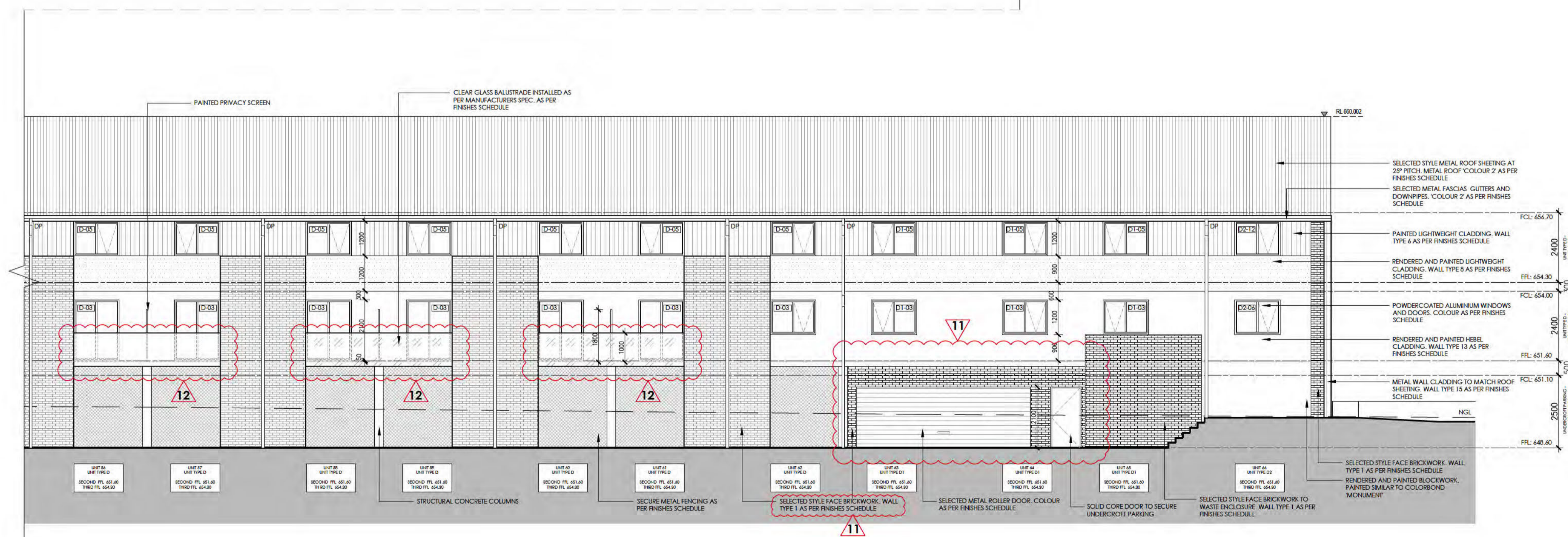
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|---------------|------------|
| DRAWN         | RN/MS/ED   |
| REVISION      | A          |
| REVISION DATE | 25.01.2018 |
| PROJECT No    | 1579       |
| PRINT DATE    | 25.01.2018 |
| DWG No        | A303       |



**BLOCK 3 - EAST ELEVATION**  
 1:200 @ A1



**BLOCK 3 - EAST ELEVATION**  
 1:100 @ A1



**BLOCK 3 - EAST ELEVATION**  
 1:100 @ A1

**ACOUSTIC REQUIREMENTS.**

| Façade Location                      | Room Type    | Typical Glazing Selection |
|--------------------------------------|--------------|---------------------------|
| Facing Mirrabai Drive                | Bedrooms     | 6.39mm Laminated          |
|                                      | Living Areas | 6.39mm Laminated          |
| North façade facing Horse Park Drive | Bedrooms     | 6.39mm Laminated          |
|                                      | Living Areas | 6.39mm Laminated          |
| All other Façades                    | Bedrooms     | 6mm Float                 |
|                                      | Living Areas | 6mm Float                 |

REFER TO ACOUSTIC LOGIC NOISE MANAGEMENT PLAN DATED: 25/02/2016 FOR FURTHER DETAILS. [DOC REF: 20151682.1/2502A/R1/BW]

**AMENDMENTS:**

| REVISION   | DESCRIPTION                   | DATE       |
|------------|-------------------------------|------------|
| REVISION A |                               | 25.01.2018 |
| 11.        | WALL TYPE REVISED             |            |
| 12.        | CLEAR GLASS BALUSTRADES ADDED |            |

**DA SUBMISSION**

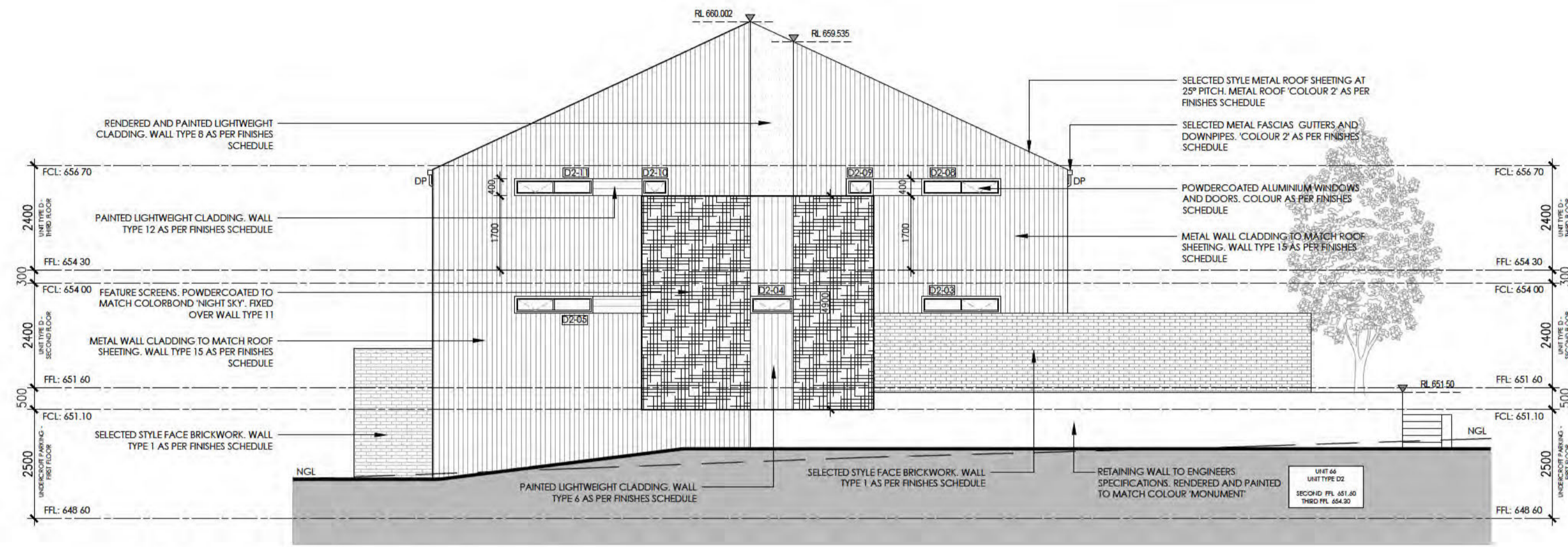
|         |                                    |
|---------|------------------------------------|
| BLOCK   | 1                                  |
| SECTION | 16                                 |
| ADDRESS | T.B.A.                             |
| SUBURB  | MONCRIEFF                          |
| STATE   | ACT                                |
| SCALE   | 1:100 @ A1                         |
| DRAWING | ELEVATIONS - BLOCK 3 - EAST        |
| PROJECT | MULTI-UNIT DEVELOPMENT MONCRIEFF 2 |
| CLIENT  | 3 PROPERTY GROUP                   |

1/2016/1179 - Family - Moncrieff 2 - ACT; CAD; 1/177 - Moncrieff 2 - Elevations - BA.Dwg

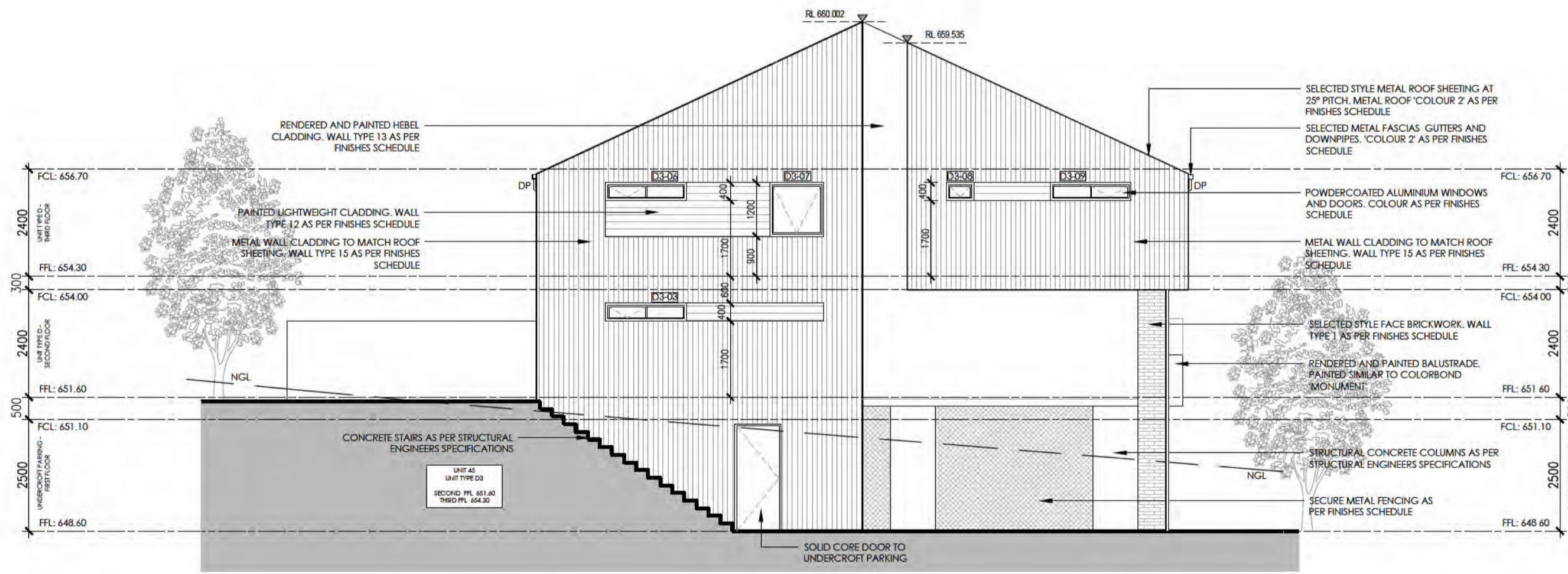
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| DRAWN         | RN/MS/ED   |
| REVISION      | A          |
| REVISION DATE | 25.01.2018 |
| PROJECT No    | 1579       |
| PRINT DATE    | 25.01.2018 |
| DWG No        | A307       |



AMENDMENTS:  
 REV DESCRIPTION DATE



**BLOCK 3 - NORTH ELEVATION**  
 1:100 @ A1



**BLOCK 3 - SOUTH ELEVATION**  
 1:100 @ A1

**ACOUSTIC REQUIREMENTS.**

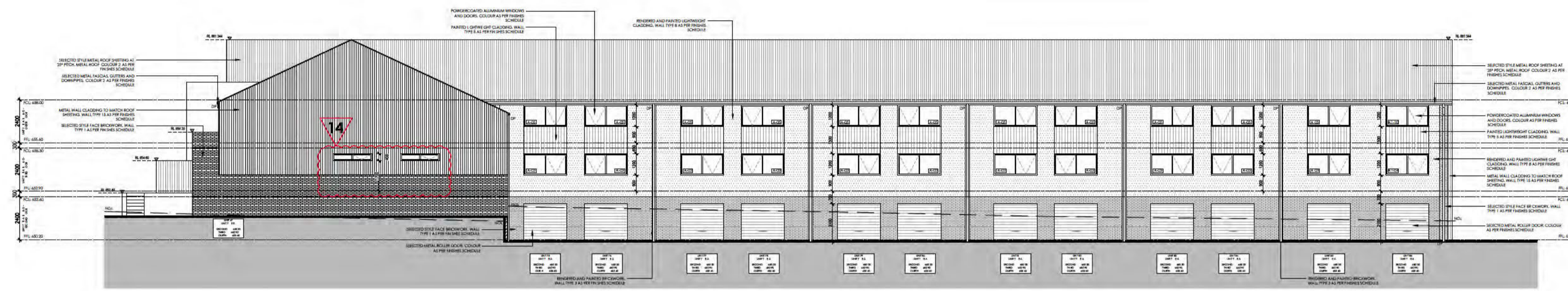
| Facade Location                      | Room Type    | Typical Glazing Selection |
|--------------------------------------|--------------|---------------------------|
| Facing Mirrabee Drive                | Bedrooms     | 6.39mm Laminated          |
|                                      | Living Areas | 6.39mm Laminated          |
| North facade facing Horse Park Drive | Bedrooms     | 6.39mm Laminated          |
|                                      | Living Areas | 6.39mm Laminated          |
| All other Facades                    | Bedrooms     | 6mm Float                 |
|                                      | Living Areas | 6mm Float                 |

REFER TO ACOUSTIC LOGIC NOISE MANAGEMENT PLAN DATED: 25/02/2016  
 FOR FURTHER DETAILS. (DOC REF: 20151682.1/2502A/R1/BW)

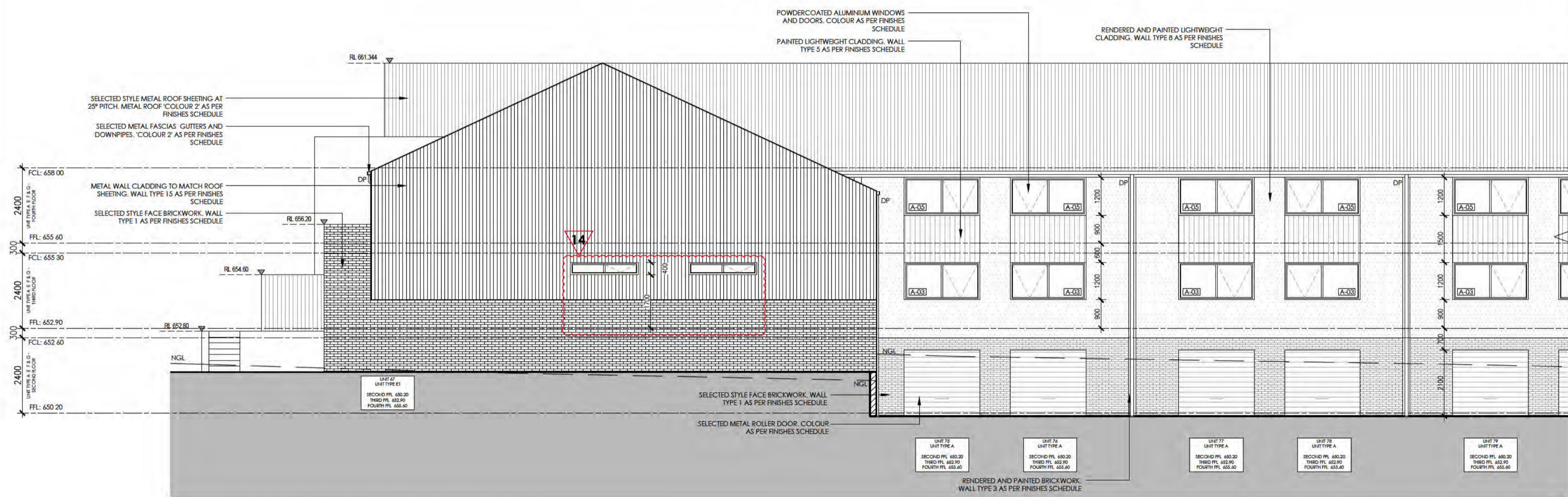
**BA SUBMISSION  
 FOR  
 CONSTRUCTION**

BLOCK 1  
 SECTION 16  
 ADDRESS T.B.A.  
 SUBURB MONCRIEFF  
 STATE ACT  
 SCALE 1:100 @ A1  
 DRAWING ELEVATIONS - BLOCK 3 -  
 NORTH AND SOUTH  
 MULTI-UNIT DEVELOPMENT  
 MONCRIEFF 2  
 PROJECT  
 CLIENT 3 PROPERTY GROUP

DRAWN RN/MS/ED  
 REVISION  
 REVISION DATE  
 PROJECT No 1579  
 PRINT DATE 08.09.2016  
 DWG No A309



**BLOCK 4 - EAST ELEVATION**  
 1:200 @ A1



**BLOCK 4 - EAST ELEVATION**  
 1:100 @ A1



**BLOCK 4 - EAST ELEVATION**  
 1:100 @ A1

**ACOUSTIC REQUIREMENTS.**

| Façade Location                      | Room Type    | Typical Glazing Selection |
|--------------------------------------|--------------|---------------------------|
| Facing Mirrabee Drive                | Bedrooms     | 6.39mm Laminated          |
|                                      | Living Areas | 6.39mm Laminated          |
| North façade facing Horse Park Drive | Bedrooms     | 6.39mm Laminated          |
|                                      | Living Areas | 6.39mm Laminated          |
| All other Façades                    | Bedrooms     | 6mm Float                 |
|                                      | Living Areas | 6mm Float                 |

REFER TO ACOUSTIC LOGIC NOISE MANAGEMENT PLAN DATED: 25/02/2016 FOR FURTHER DETAILS. [DOC REF: 20151682.1/2502A/R1/BW]

**AMENDMENTS:**

| REV        | DESCRIPTION                                       | DATE       |
|------------|---|------------|
| REVISION A |   | 25.01.2018 |
| 14.        | HIGHLIGHT WINDOWS ADDED TO UNIT 67 (UNIT TYPE E1) |            |

**DA SUBMISSION**

BLOCK 1  
 SECTION 16  
 ADDRESS T.B.A.  
 SUBURB MONCRIEFF  
 STATE ACT  
 SCALE 1:100 @ A1  
 DRAWING ELEVATIONS - BLOCK 4 - EAST  
 PROJECT MULTI-UNIT DEVELOPMENT MONCRIEFF 2  
 CLIENT 3 PROPERTY GROUP

1:201611279 - Family - Moncrieff 2 - ACT1, CAD, 1579 - Moncrieff 2 - Elevations - RA  
 DRAWN RN/MS/ED  
 REVISION A  
 REVISION DATE 25.01.2018  
 PROJECT No 1579  
 PRINT DATE 25.01.2018  
 DWG No A310

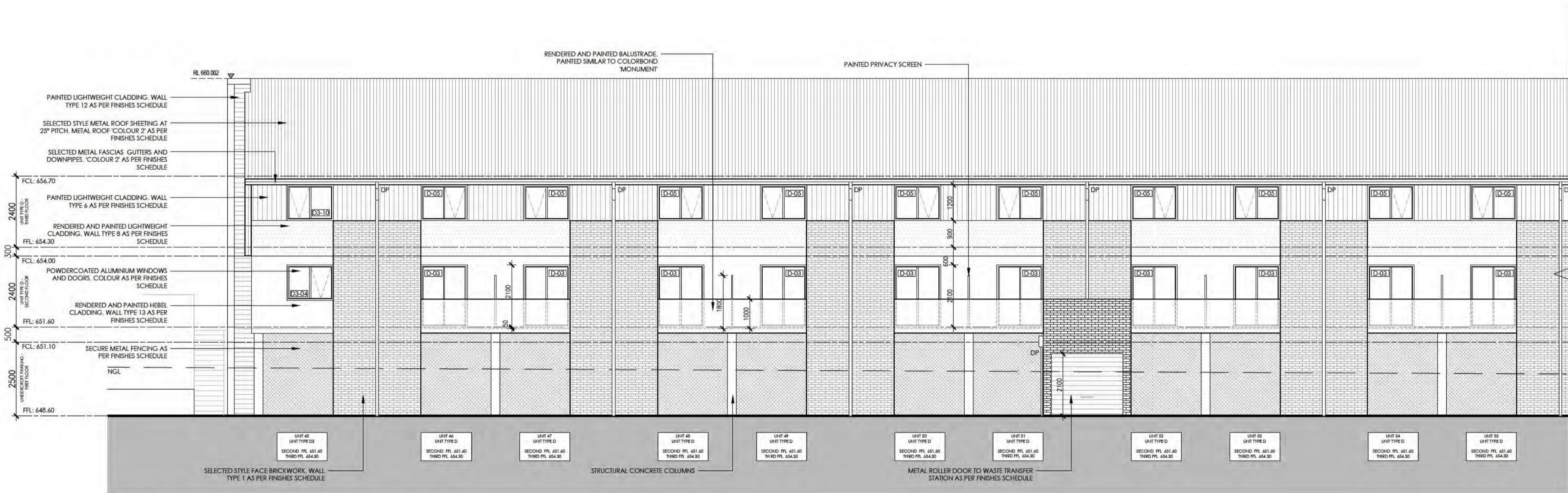




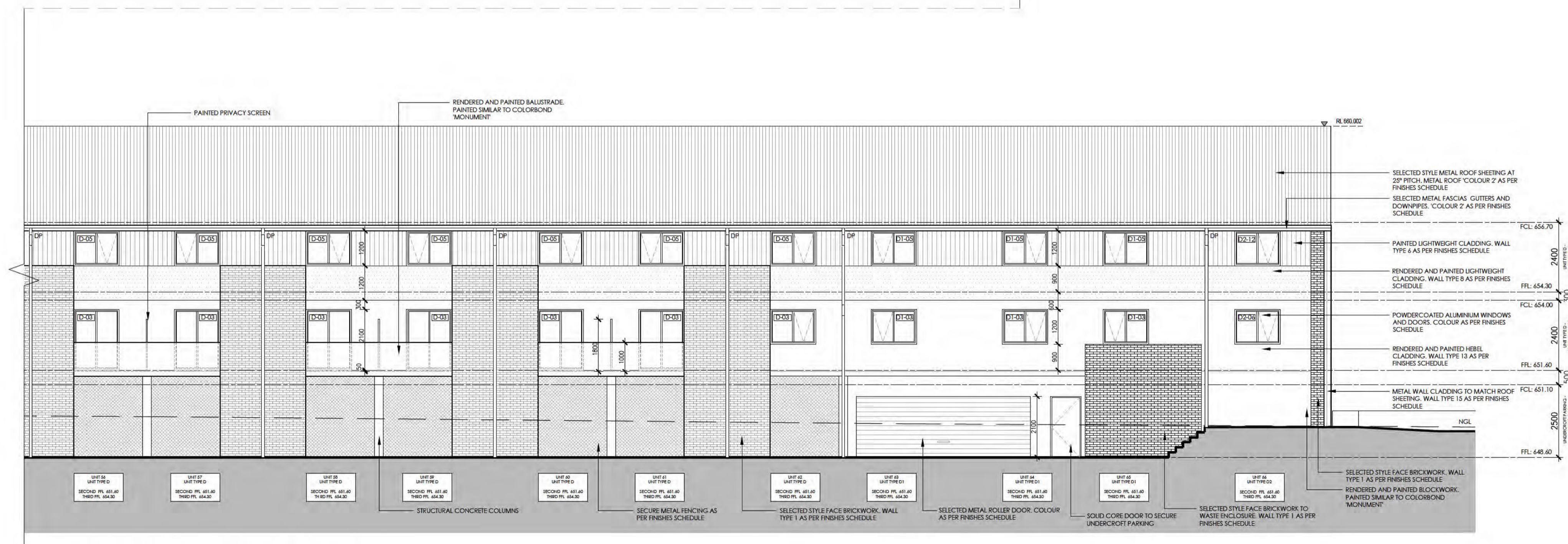
AMENDMENTS:  
 REV DESCRIPTION DATE



BLOCK 3 - EAST ELEVATION  
 1:200 @ A1



BLOCK 3 - EAST ELEVATION  
 1:100 @ A1



BLOCK 3 - EAST ELEVATION  
 1:100 @ A1

**ACOUSTIC REQUIREMENTS.**

| Façade Location                      | Room Type    | Typical Glazing Selection |
|--------------------------------------|--------------|---------------------------|
| Facing Mirrabee Drive                | Bedrooms     | 6.39mm Laminated          |
|                                      | Living Areas | 6.39mm Laminated          |
| North façade facing Horse Park Drive | Bedrooms     | 6.39mm Laminated          |
|                                      | Living Areas | 6.39mm Laminated          |
| All other Façades                    | Bedrooms     | 6mm Float                 |
|                                      | Living Areas | 6mm Float                 |

REFER TO ACOUSTIC LOGIC NOISE MANAGEMENT PLAN DATED: 25/02/2016  
 FOR FURTHER DETAILS. (DOC REF: 20151682.1/2502A/R1/BW)

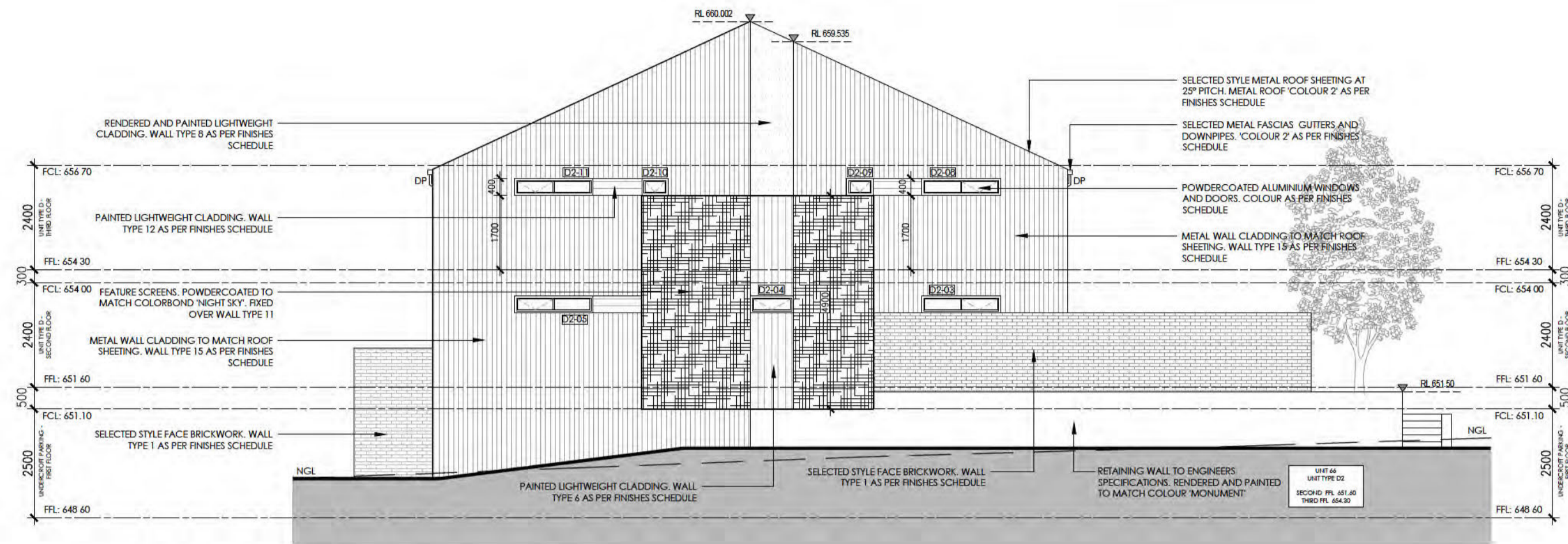
**BA SUBMISSION  
 FOR  
 CONSTRUCTION**

BLOCK 1  
 SECTION 16  
 ADDRESS T.B.A.  
 SUBURB MONCRIEFF  
 STATE ACT  
 SCALE 1:100 @ A1  
 DRAWING ELEVATIONS - BLOCK 3 -  
 EAST  
 PROJECT MULTI-UNIT DEVELOPMENT  
 MONCRIEFF 2  
 CLIENT 3 PROPERTY GROUP

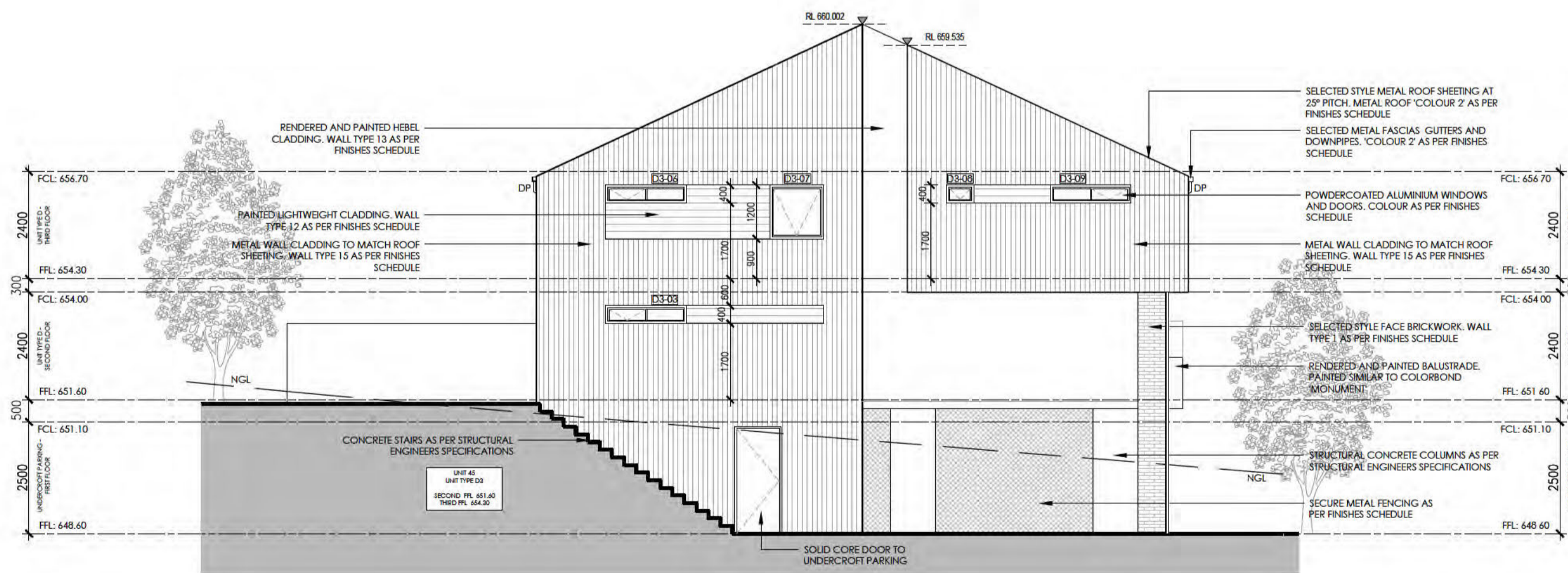
DRAWN RN/MS/ED  
 REVISION  
 REVISION DATE  
 PROJECT No 1579  
 PRINT DATE 08.09.2016  
 DWG No A307



AMENDMENTS:  
 REV DESCRIPTION DATE



**BLOCK 3 - NORTH ELEVATION**  
 1:100 @ A1



**BLOCK 3 - SOUTH ELEVATION**  
 1:100 @ A1

**ACOUSTIC REQUIREMENTS.**

| Façade Location                      | Room Type    | Typical Glazing Selection |
|--------------------------------------|--------------|---------------------------|
| Facing Mirrabee Drive                | Bedrooms     | 6.39mm Laminated          |
|                                      | Living Areas | 6.39mm Laminated          |
| North façade facing Horse Park Drive | Bedrooms     | 6.39mm Laminated          |
|                                      | Living Areas | 6.39mm Laminated          |
| All other Façades                    | Bedrooms     | 6mm Float                 |
|                                      | Living Areas | 6mm Float                 |

REFER TO ACOUSTIC LOGIC NOISE MANAGEMENT PLAN DATED: 25/02/2016  
 FOR FURTHER DETAILS. (DOC REF: 20151682.1/2502A/R1/BW)

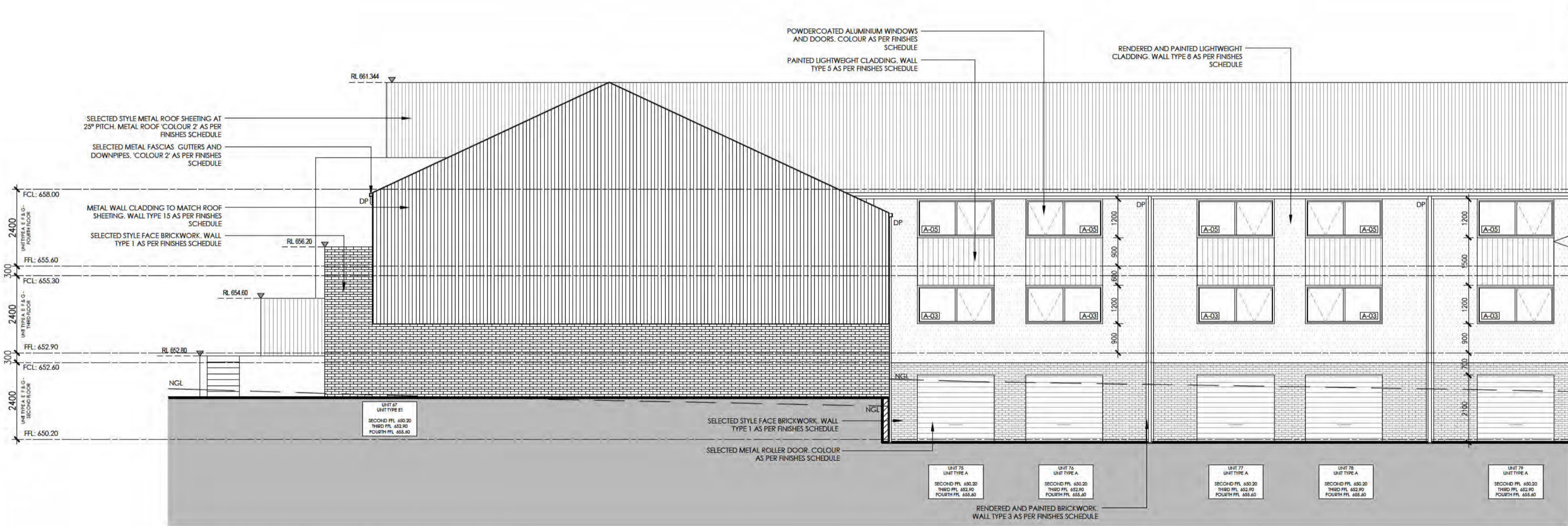
**BA SUBMISSION  
 FOR  
 CONSTRUCTION**

BLOCK 1  
 SECTION 16  
 ADDRESS T.B.A.  
 SUBURB MONCRIEFF  
 STATE ACT  
 SCALE 1:100 @ A1  
 DRAWING ELEVATIONS - BLOCK 3 -  
 NORTH AND SOUTH  
 MULTI-UNIT DEVELOPMENT  
 MONCRIEFF 2  
 PROJECT  
 CLIENT 3 PROPERTY GROUP

DRAWN RN/MS/ED  
 REVISION  
 REVISION DATE  
 PROJECT No 1579  
 PRINT DATE 08.09.2016  
 DWG No A309



**BLOCK 4 - EAST ELEVATION**  
 1:200 @ A1



**BLOCK 4 - EAST ELEVATION**  
 1:100 @ A1



**BLOCK 4 - EAST ELEVATION**  
 1:100 @ A1

**ACOUSTIC REQUIREMENTS.**

| Façade Location                      | Room Type    | Typical Glazing Selection |
|--------------------------------------|--------------|---------------------------|
| Facing Mirrabah Drive                | Bedrooms     | 6.39mm Laminated          |
|                                      | Living Areas | 6.39mm Laminated          |
| North façade facing Horse Park Drive | Bedrooms     | 6.39mm Laminated          |
|                                      | Living Areas | 6.39mm Laminated          |
| All other Façades                    | Bedrooms     | 6mm Float                 |
|                                      | Living Areas | 6mm Float                 |

REFER TO ACOUSTIC LOGIC NOISE MANAGEMENT PLAN DATED: 25/02/2016 FOR FURTHER DETAILS. (DOC REF: 20151682.1/2502A/R1/BW)

AMENDMENTS:  
 REV DESCRIPTION DATE

**BA SUBMISSION FOR CONSTRUCTION**

BLOCK 1  
 SECTION 16  
 ADDRESS T.B.A.  
 SUBURB MONCRIEFF  
 STATE ACT  
 SCALE 1:100 @ A1  
 DRAWING ELEVATIONS - BLOCK 4 - EAST  
 PROJECT MULTI-UNIT DEVELOPMENT MONCRIEFF 2  
 CLIENT 3 PROPERTY GROUP

DRAWN RN/MS/ED  
 REVISION  
 REVISION DATE  
 PROJECT No 1579  
 PRINT DATE 08.09.2016  
 DWG No A310




**SITE SECTION A**  
 1:200 @ A1




**SITE SECTION B**  
 1:200 @ A1

AMENDMENTS:  
 REV DESCRIPTION DATE

**BA SUBMISSION  
 FOR  
 CONSTRUCTION**

BLOCK 1  
 SECTION 16  
 ADDRESS T.B.A.  
 SUBURB MONCRIEFF  
 STATE ACT  
 SCALE 1:200 @ A1  
 DRAWING SITE SECTIONS  
 PROJECT MULTI-UNIT DEVELOPMENT  
 MONCRIEFF 2  
 CLIENT 3 PROPERTY GROUP

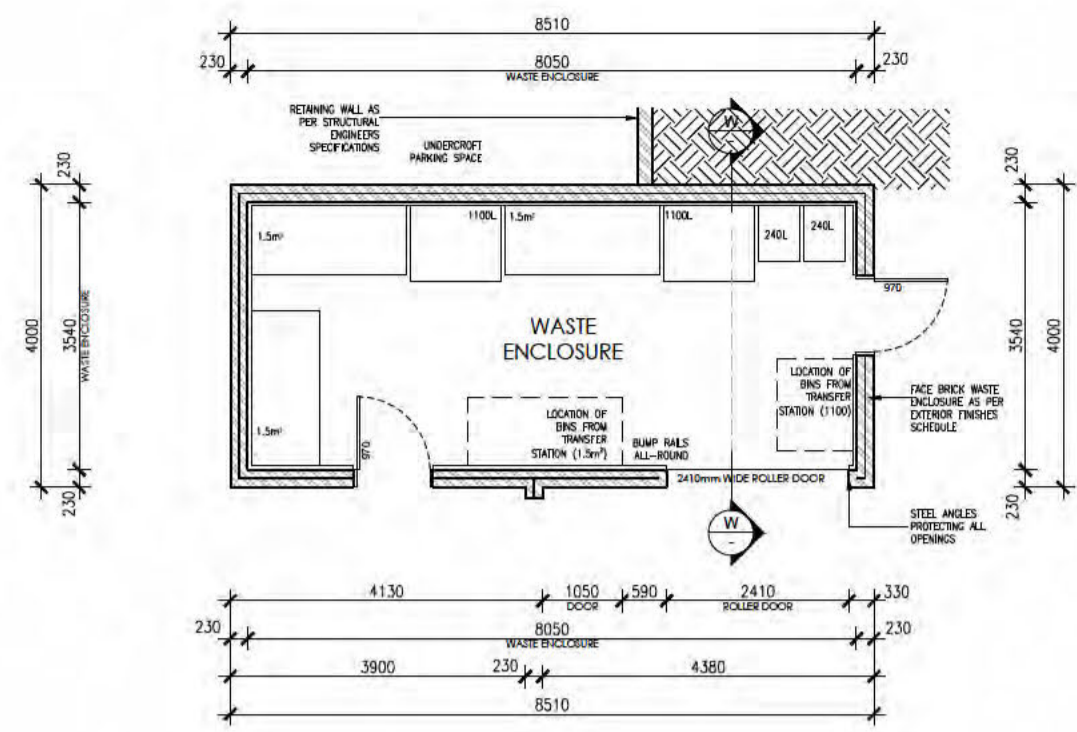
**ACOUSTIC REQUIREMENTS.**

| Façade Location                      | Room Type    | Typical Glazing Selection |
|--------------------------------------|--------------|---------------------------|
| Facing Mirabella Drive               | Bedrooms     | 6.39mm Laminated          |
|                                      | Living Areas | 6.39mm Laminated          |
| North façade facing Horse Park Drive | Bedrooms     | 6.39mm Laminated          |
|                                      | Living Areas | 6.39mm Laminated          |
| All other Façades                    | Bedrooms     | 5mm Float                 |
|                                      | Living Areas | 5mm Float                 |

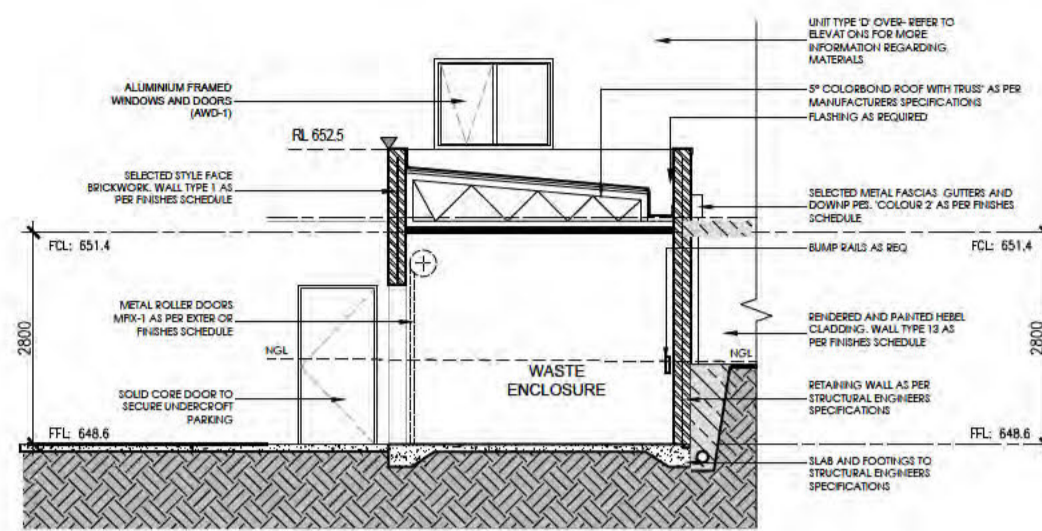
REFER TO ACOUSTIC LOGIC NOISE MANAGEMENT PLAN DATED: 25/02/2016  
 FOR FURTHER DETAILS. (DOC REF: 20151682.1/2502A/R1/BW)

1/2016/1579 - Family - Moncrieff 2 - ACT/CA01/1579 - Moncrieff 2 - Elevation - BA 04

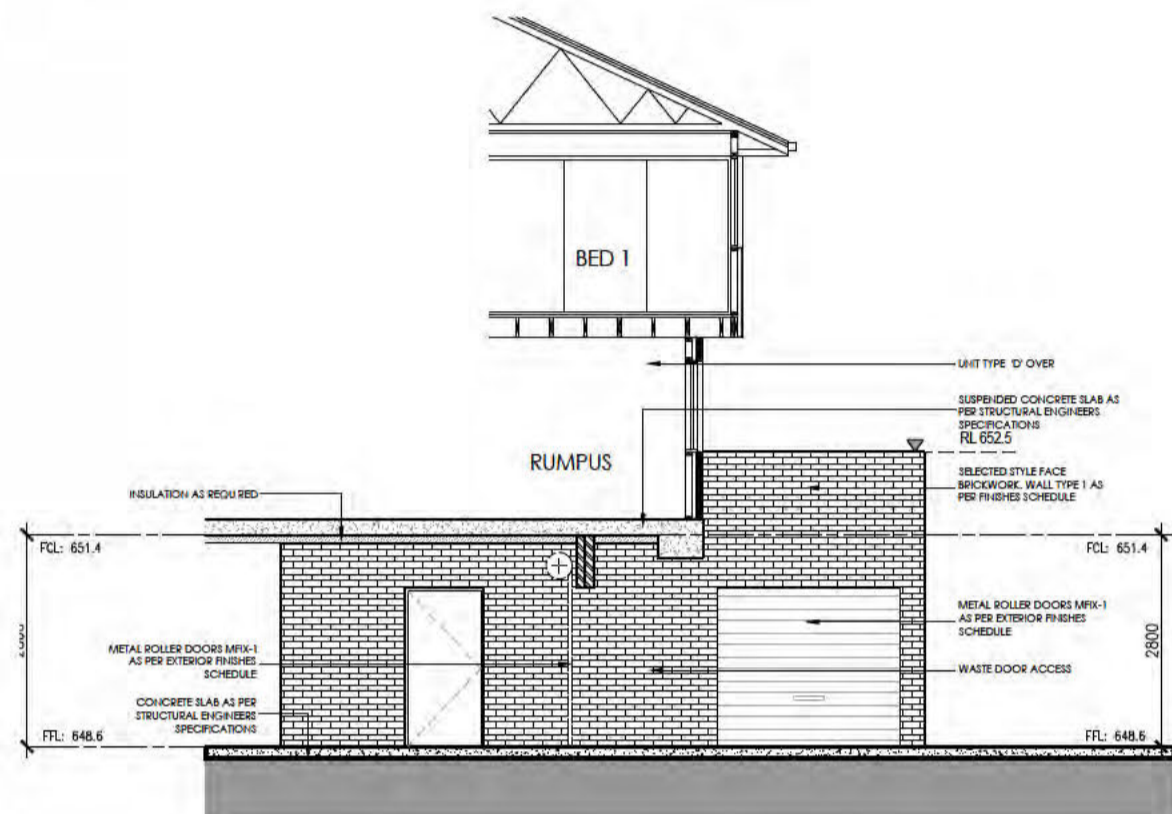
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 REVISION  
 REVISION DATE  
 PROJECT No 1579  
 PRINT DATE 08.09.2016  
 DWG No A404



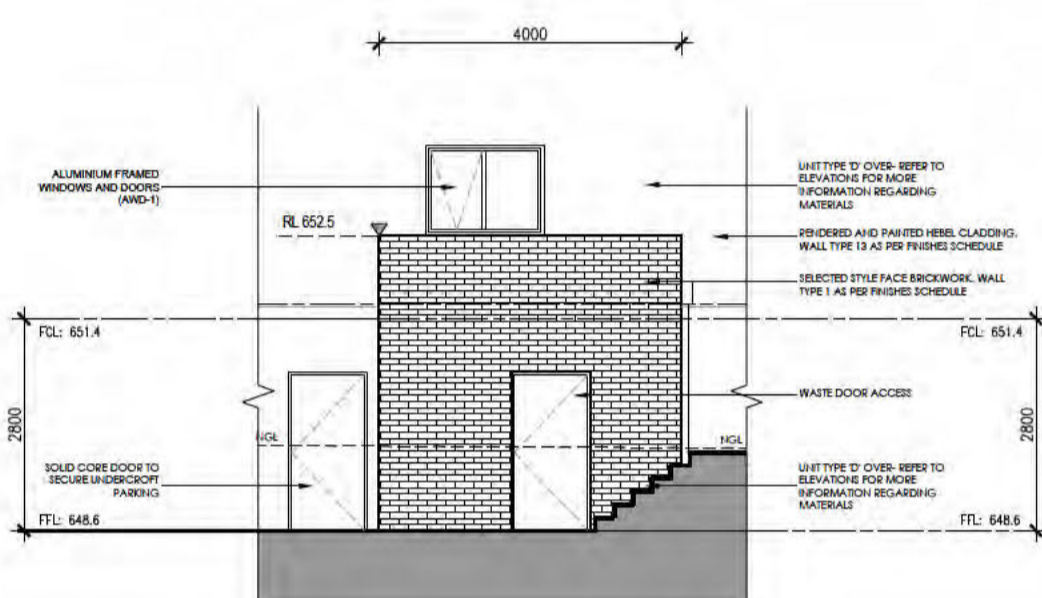
**WASTE ENCLOSURE PLAN**  
1:100 @ A1



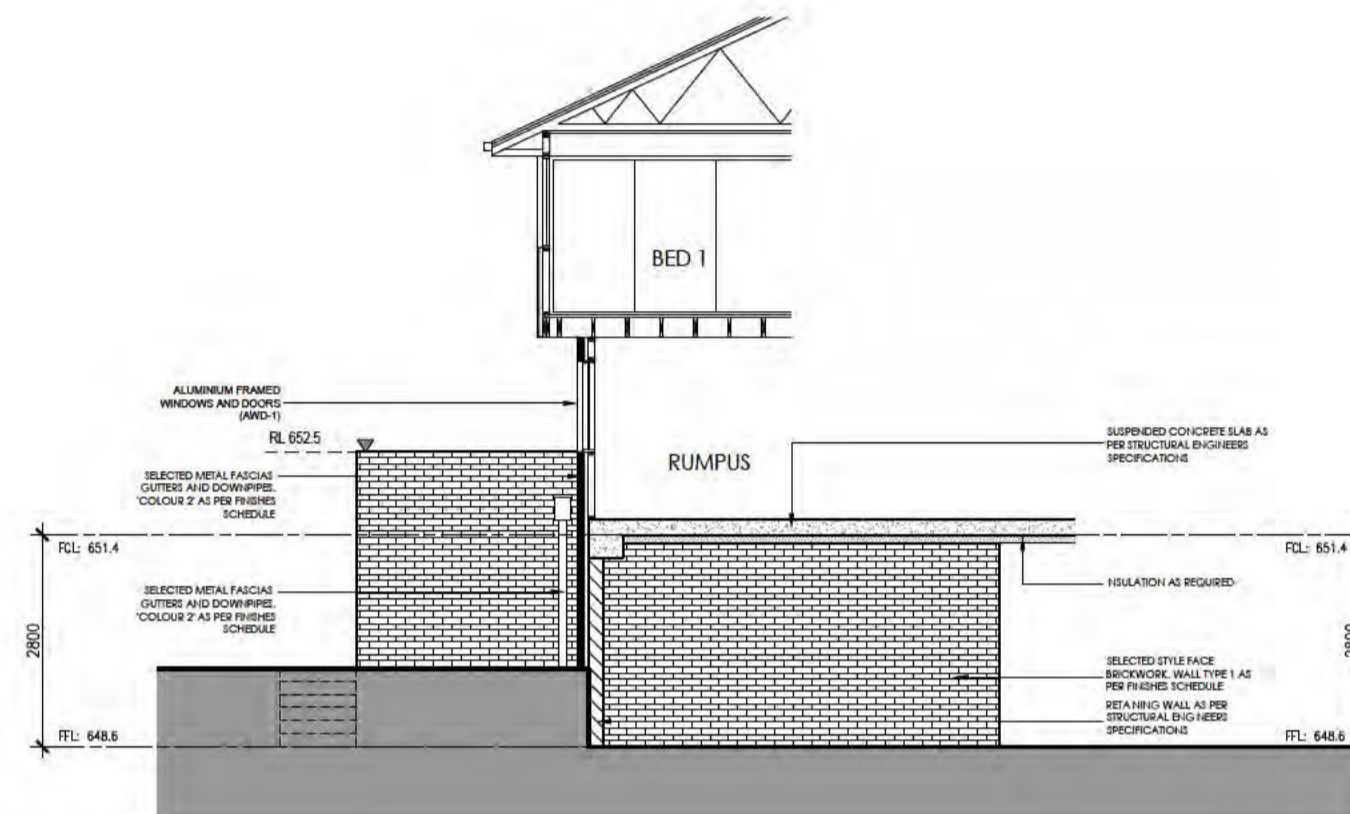
**SECTION W-W**  
1:100 @ A1



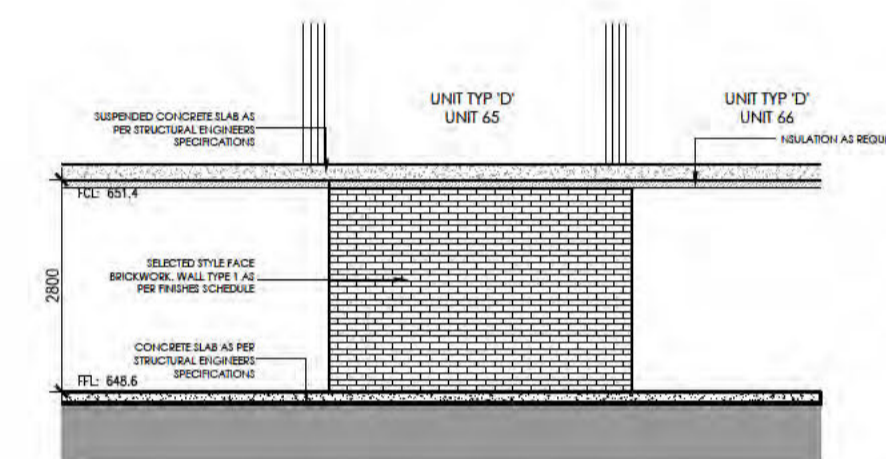
**SOUTH ELEVATION**  
1:100 @ A1



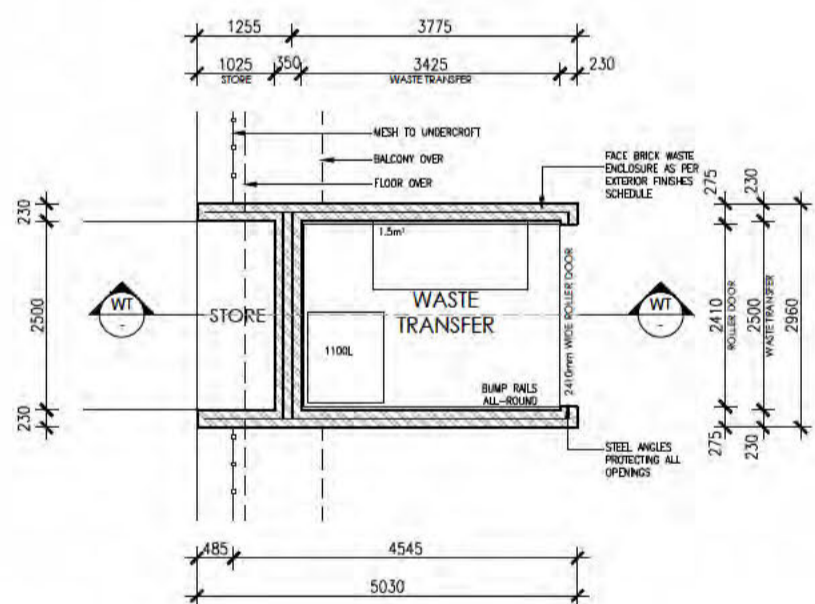
**EAST ELEVATION**  
1:100 @ A1



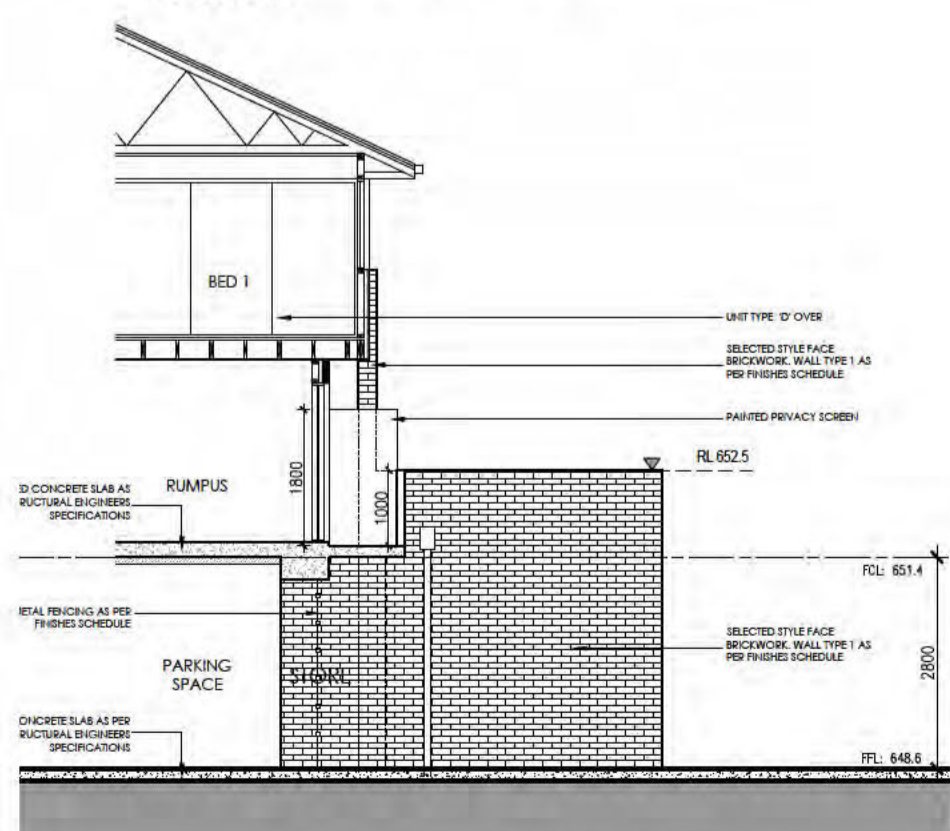
**NORTH ELEVATION**  
1:100 @ A1



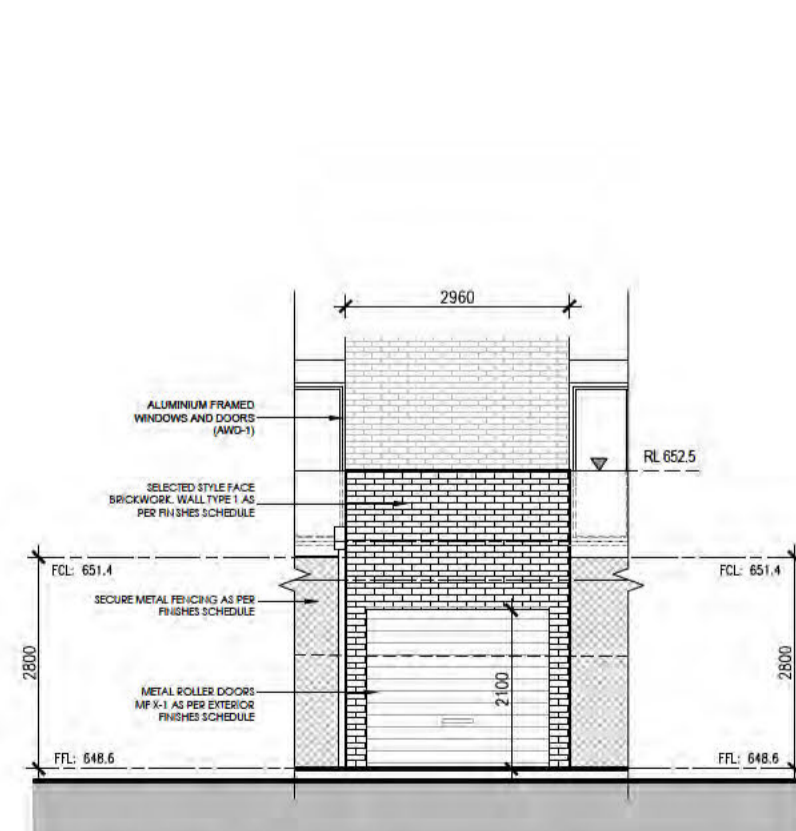
**WEST ELEVATION**  
1:100 @ A1



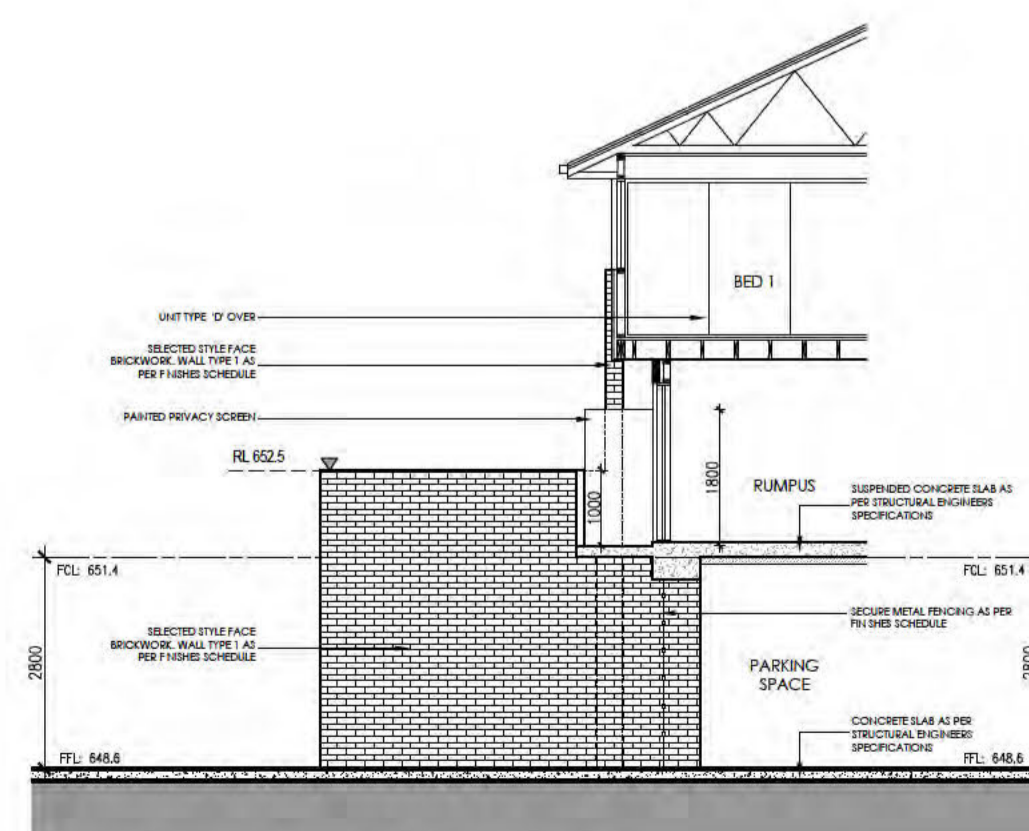
**WASTE TRANSFER ENCLOSURE PLAN**  
1:100 @ A1



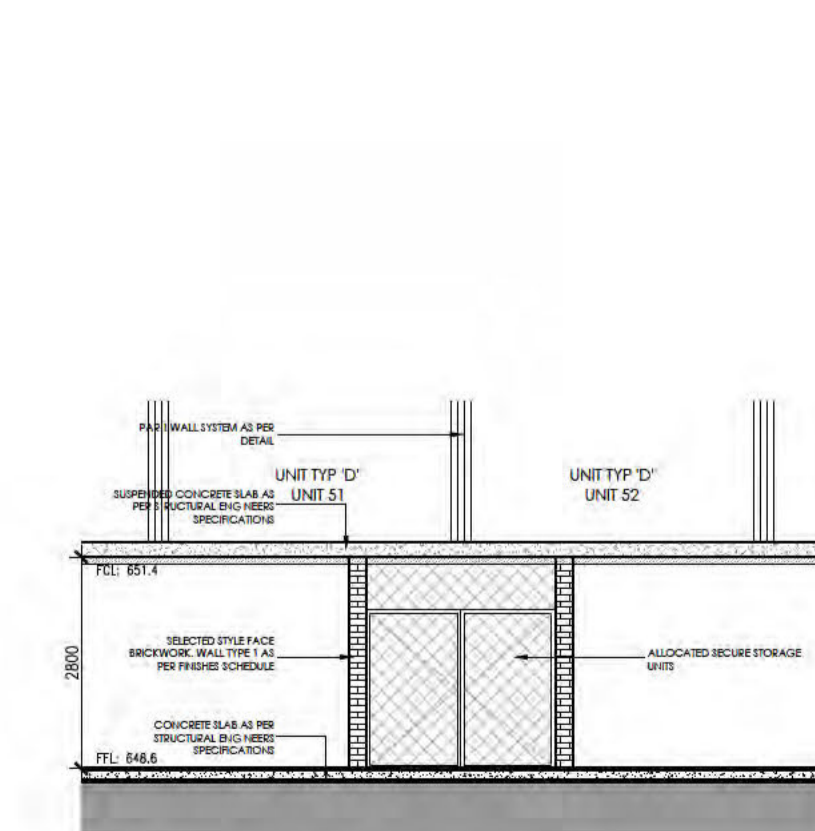
**SOUTH ELEVATION**  
1:100 @ A1



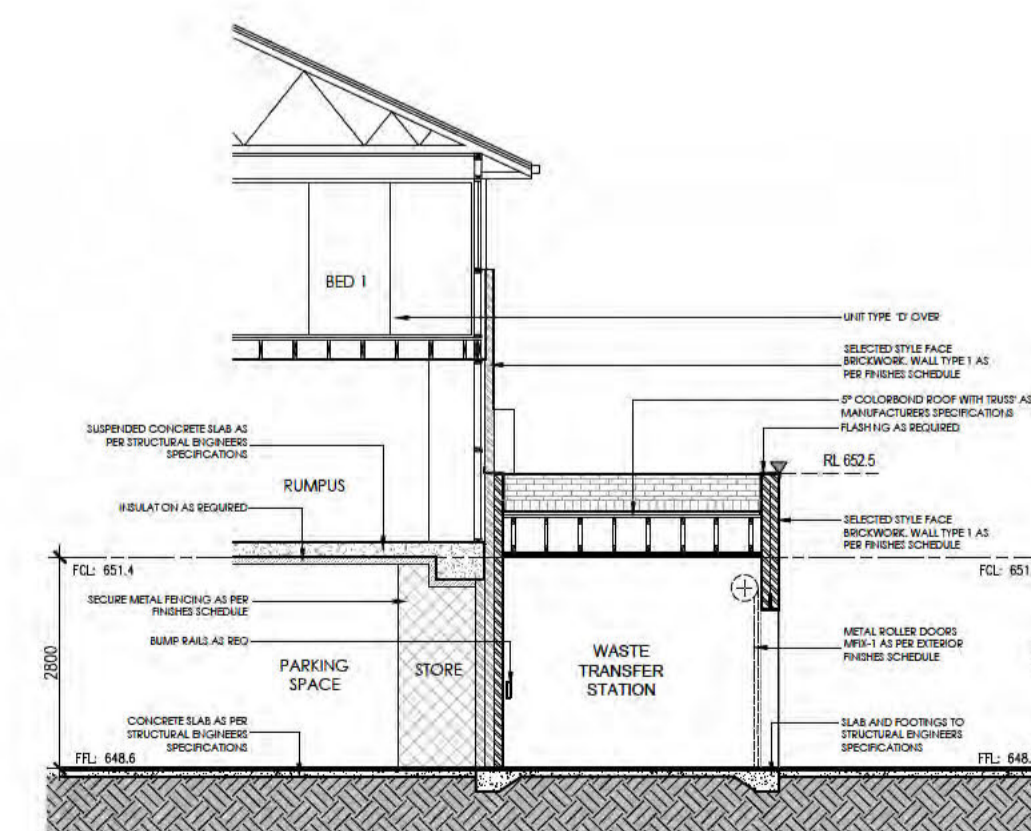
**EAST ELEVATION**  
1:100 @ A1



**NORTH ELEVATION**  
1:100 @ A1



**WEST ELEVATION**  
1:100 @ A1



**SECTION WT-WT**  
1:100 @ A1



| AMENDMENTS: |             |      |
|-------------|-------------|------|
| REV         | DESCRIPTION | DATE |
|             |             |      |

**BA SUBMISSION**  
(FOR CONSTRUCTION)

|         |                                    |
|---------|------------------------------------|
| BLOCK   | 1                                  |
| SECTION | 16                                 |
| ADDRESS | T.B.A.                             |
| SUBURB  | MONCRIEFF                          |
| STATE   | ACT                                |
| SCALE   |                                    |
| DRAWING | ANCILLARY                          |
| PROJECT | MULTI-UNIT DEVELOPMENT MONCRIEFF 2 |
| CLIENT  | 3 PROPERTY GROUP                   |

|               |            |
|---------------|------------|
| DRAWN         | RN/MS/ED   |
| REVISION      |            |
| REVISION DATE |            |
| PROJECT No    | 1579       |
| PRINT DATE    | 08.09.2016 |
| DWG No        | A601       |

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