

The clothes line to be relocated with the private open space and be screened from public views.



EER NOTES

- 25mm WAFFLE PODS TO CONCRETE SLAB UNO
- R10 CEILING INSULATION
- R2 WALL INSULATION TYPICAL
- SINGLE GLAZING TO ALL WINDOWS
- PROVIDE SEALS TO ALL EXTERNAL DOORS, WINDOWS & EXTERNAL EXHAUST FANS
- SARKING TO UNDERSIDE OF METAL ROOFS
- NO SARKING TO UNDERSIDE OF TILE UNLESS DESIGNATED BURR FIRE BAL 12.5 GR HIGHER

WASTE & RECYCLING NOTES

WASTE ENCLOSURE

1 ENCLOSURE PROPOSED

1500 RECYCLING GENERATED PER WEEK
2 OFF 1100 HOPPERS FOR RECYCLING PROVIDED

5400 WASTE GENERATED PER WEEK
2 OFF 3000 HOPPER FOR WASTE PROVIDED- TO BE EMPTIED ONCE A WEEK

LETTERBOX NOTES

LETTERBOXES ARE TO BE NUMBERED VERTICALLY TOP TO BOTTOM IN ACCORDANCE WITH AUSTRALIAN STANDARDS. THIS IS TO ENSURE THE POSTMAN DOES NOT NEED TO DOUBLE-BACK OR DESCEND FROM THEIR BIKE TO DEPOSIT THE LETTERS INTO MAILBOXES. LETTERBOX LOCATION IS DENOTED WITH AN 'LB'

SITE STATISTICS

SITE AREA	5020m ²
GFA	1815m ²
FIRST FLOOR GFA	1570m ²
SECOND FLOOR GFA	1237m ²
TOTAL GFA	2807m ²
PLANT RATIO	79%
PROVIDED PLANT RATIO	80%
SITE COVER	1815m ²
DRIVEWAY AREA	1892m ²
DEEP ROOT PLANTING AREA	1325m ²
DEEP ROOT PLANTING PERCENTAGE	27%
COV. EXCL. DRIVEWAYS	1170m ²

PARKING REQUIREMENTS

1 SPACE PER 1 BED UNIT	0
1.5 SPACES PER 2 BED UNIT	36
2 SPACES PER 3 BED UNIT	30
1 VISITOR SPACE PER 4 UNITS	0.75
TOTAL CARSPACES REQUIRED	76

PROVIDED

1 SPACE PER 1 BED UNIT	0
1.5 SPACES PER 2 BED UNIT	34
2 SPACES PER 3 BED UNIT	30
VISITOR SPACES PROVIDED (ONSITE)	8
VISITOR SPACES PROVIDED (OFFSITE)	2
TOTAL VISITOR SPACES PROVIDED	10
TOTAL CARSPACES PROVIDED	76

- SITE PLAN NOTES**
- (1) BLOCK BEARINGS, LENGTHS & CONTIGUOUS TO BE CONFIRMED BY SURVEYOR BEFORE ANY CONSTRUCTION HAS STARTED.
 - (2) NO CUT, FILL OR RETAINING WALLS ARE TO ENCRDACH ANY PART OF THE EASEMENT.
 - (3) ALL LANDSCAPING, RETAINING WALLS & EXTERNAL PAVING BY OWNER.
 - (4) EXTERNAL FINISHES & COLOURS TO BE IN ACCORDANCE WITH LEASE & DEVELOPMENT CONDITIONS / RESIDENTIAL ZONES - SINGLE DWELLING HOUSING DEVELOPMENT GUIDE.
 - (5) A MINIMUM OF 50% OF THE PRIVATE OPEN SPACE IS TO BE RETAINED AS PLANTING AREA.
 - (6) EROSION & SEDIMENT CONTROL: THE DEVELOPMENT WILL COMPLY WITH THE ACT ENVIRONMENT PROTECTION GUIDELINES FOR CONSTRUCTION & LAND DEVELOPMENT ON THE ACT 2007.

ROOM LEGEND

1	KITCHEN
2	DINING
3	BEDROOM
4	BATHROOM
5	LAVATORY
6	PANTRY
7	ROBE
8	LINEN
9	GARAGE
10	BALCONY
11	ENCL. BALCONY
12	WALK CLOSET
13	LAUNDRY
14	STAIR
15	STAIR
16	STAIR



FLOOR PLAN LEGEND

AWD	ALUMINIUM WINDOWS AND DOORS
BTH	BATH TUB
CGF	COLORBOND FASCIA AND OUTLET
CCFC	CONCRETE STEEL TROWEL FINISH
CPT	100% WOOL CARPET ON RUBBER UNDERLAY
CL	PARALINE CLOTHESLINE WITH PRIVACY SCREENS WHERE VISIBLE TO STREET
CR1	CONCRETE ROOF TILES
CR2	CONCRETE ROOF TILES
CD	CAVITY BLINDING DOOR
DN	DOWNPIPES
DR	DRYER PROVISION
DW	DRYER PROVISION
DP	DRYER PROVISION
F	FACE BRICKWORK - SEE FINISHES SCHEDULE
FGL	FIBREGLASS GROUND LINE
FW	FLOOR WASTE WITH SUSTAINABLE CARBER
GM	GAS METER LOCATION
HB	HAND BASIN
HU	HOT WATER UNIT - EXCH-NGR UNIT PER/DIA REQ'D
HWS	HOT WATER SYSTEM
PS	PROTECT SCREEN
LB	LETTERBOX
MB	METER BOARD LOCATION
MR	MIRROR WITH RECESSED MEDICINE CABINET
NGL	NATURAL GROUND LINE
OH	OVER HEAD CUPBOARDS
OV	OVEN
PT	PANTRY
RH	RANGEHOOD
SK	SKY LIGHT
SHR	ALUMINIUM AND GLASS SHOWER SCREEN
SPH	RECESSED SOAP HOLDER
T	TANDEMY TUB
TAP	TAPWARE
TLE	NON-SLIP CERAMIC FLOOR TILES
TR	TOWEL RAIL
V	VANITY UNIT
WC	TOILET SUITE
WM	WASHING MACHINE PROVISION
WT	RABWATER TANK

REFER TO DRAWING 24 FOR ALL AREAS OF UNITS
REFER TO DRAWING 24 FOR SECTION AND ELEVATION
REFERENCES - NOTES ELEVATION NUMBER AND DRAWING SHEET REFERENCE.

SITE PLAN LEGEND

CL	PARALINE CLOTHESLINE
DN	DOWNPIPES
GM	GAS METER LOCATION
F1	1.8m HIGH COURT YARD WALL WITH BASE
F2	1.8m HIGH PICKET FENCE (NO BASE WALL)
F3	1.8m HIGH PALING BOUNDARY FENCE
F4	1.2m HIGH POOL FENCE
HWS	HOT WATER SERVICE
MB	METER BOX LOCATION
POS	PRINCIPAL PRIVATE OPEN SPACE
TAP	HOSEHOOK
OB	OBSCURE GLASS
LB	LETTER BOX

1	11/09/18	REVISE FENCING AND RETAINING WALLS
2	11/09/18	REVISE FOOTPATHS
3	11/09/18	REVISE FENCE TYPES
4	06/09/18	REVISED APPLICATION SET
5	01/11/18	BLOCK B REFERENCES LOWERED, UPDATE SET RAZED
6	01/11/18	UPDATE SET RAZED
7	11/10/18	PARTIAL DA SET



PROPOSED MULTI UNIT DEVELOPMENT

B3 S16, MONCREIFF ACT

PN - SITE AND FLOOR PLAN - GROUND

Project Architect	FKA
Design Architect	BDH
Checked:	FKA
Project No:	1516
Scale:	As Indicated
Commenced:	SEPT 15
Print Date:	11/08/2018 10:25:48 AM
Project PH09	BA

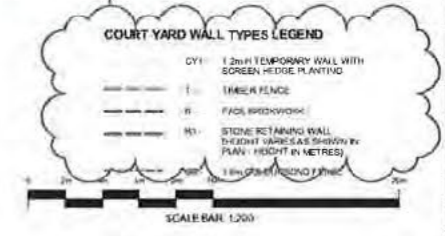
1 SITE PLAN - GROUND
1 : 200

Condition:
All work to be wholly contained within the block boundaries.
All adaptable dwellings, designated car parking and continuous path of travel must comply with the relevant Australian Standards - AS2890, AS1428, AS4586 & AS1680.

PLANNING AND DEVELOPMENT ACT 2007
APPROVAL AMENDED
PERMIT TO BE USED IN PLACE OF THE ORIGINAL APPROVAL
Prepared by: WAHID HAJIASSAN
Date: 10/08/2018

BUILDING APPROVAL
is amended under Section 32 of the Building Act 2004
Certifier Name: **Shahrokh K. Vaziri**
Licence No: **19926208**
Issue Date: **4/7/2018**
Sig: *[Signature]*

Amended Plan
As Per
ACT Plan approval
& BA Approval





ROOM LEGEND

- 1 KITCHEN
- 2 BATH
- 3 BEDROOM
- 4 LAUNDRY
- 5 BATHROOM
- 6 PANTRY
- 7 ROBE
- 8 STORE
- 9 CARPORT
- 10 BALCONY
- 11 STONE
- 12 BALCONY
- 13 ENDRITE
- 14 WATER CLOSET
- 15 STAIRWELL
- 16 PURPOSE ROOM ENTRY

EER NOTES

- 22mm WAFFLE PODS TO CONCRETE SLAB UND
- R2 WALL INSULATION TYPICAL
- SINGLE GLAZING TO ALL WINDOWS
- PROVIDE SEALS TO ALL EXTERNAL DOORS, WINDOWS & EXTERNAL EXHAUST FANS
- SARKING TO UNDERSIDE OF METAL ROOFS
- NO SARKING TO UNDERSIDE OF TILE UNLESS DESIGNATED BUSH-FIRE BAL 12.5 OR HIGHER

WASTE & RECYCLING NOTES

- WASTE ENCLOSURE**
- 1 ENCLOSURE PROPOSED
- 1600 RECYCLING GENERATED PER WEEK
2 OFF 1000 HOPPERS FOR RECYCLING PROVIDED
- 500 WASTE GENERATED PER WEEK
2 OFF 3000 HOPPER FOR WASTE PROVIDED - TO BE EMPTIED ONCE A WEEK

LETTERBOX NOTES

- LETTERBOXES ARE TO BE NUMBERED VERTICALLY TOP TO BOTTOM IN ACCORDANCE WITH AUSTRALIAN STANDARDS THIS IS TO ENSURE THE POSTMAN DOES NOT NEED TO DOUBLE-BACK OR DISMOUNT FROM THEIR BIKE TO DELIVER THE LETTERS INTO MAILBOXES. LETTERBOX LOCATION IS DENOTED WITH AN "LB"

SITE STATISTICS

SITE AREA	5800m ²
GFA	
GROUND FLOOR GFA	1615m ²
FIRST FLOOR GFA	1570m ²
SECOND FLOOR GFA	623m ²
TOTAL GFA	4825m ²
PLANT ROOM	70m ²
PROPOSED PLANT ROOM	80m ²
SITE COVER	
BUILDING FOOTPRINT	1916m ²
DEEP ROOT PLANTING AREA	1326m ²
DEEP ROOT PLANTING PERCENTAGE	23%
CO2 (EXCL DRIVEWAYS)	1170m ²

PARKING REQUIREMENTS

1 SPACE PER 1 BED UNIT	0
1.5 SPACES PER 2 BED UNIT	26
2 SPACES PER 3 BED UNIT	22
1 VISITOR SPACE PER 4 UNITS	8.75
TOTAL CARSPACES REQUIRED:	78

PROVIDED

1 SPACE PER 1 BED UNIT	0
1.5 SPACES PER 2 BED UNIT	26
2 SPACES PER 3 BED UNIT	22
VISITOR SPACES PROVIDED (ONSITE)	2
VISITOR SPACES PROVIDED (OFFSITE)	18
TOTAL VISITOR SPACES PROVIDED:	20
TOTAL CARSPACES PROVIDED:	76

SITE PLAN NOTES

- (1) BLOCK BEARINGS, LENGTHS & CONTOURS TO BE CONFIRMED BY SURVEYOR BEFORE ANY CONSTRUCTION HAS STARTED.
- (2) NO CUT, FILL OR RETAINING WALLS ARE TO ENCRoACH ANY PART OF THE EASEMENT.
- (3) ALL LANDSCAPING, RETAINING WALLS & EXTERNAL PAVING BY OWNER.
- (4) EXTERNAL FINISHES & COLOURS TO BE IN ACCORDANCE WITH LEAS & DEVELOPMENT CONDITIONS / RESIDENTIAL ZONES - SINGLE DWELLING HOUSING DEVELOPMENT CODE.
- (5) A MINIMUM OF 50% OF THE PRIVATE OPEN SPACE IS TO BE RETAINED AS PLANTING AREA.
- (6) EROSION & SEDIMENT CONTROL: THE DEVELOPMENT WILL COMPLY WITH THE ACT ENVIRONMENT PROTECTION GUIDELINES FOR CONSTRUCTION & LAND DEVELOPMENT ON THE ACT 2007.

ROOM LEGEND

ROOM LEGEND	GFA SUMMARY
1 KITCHEN	U1 112.0 m ²
2 BATH	U2 104.1 m ²
3 BEDROOM	U3 103.2 m ²
4 LAUNDRY	U4 104.2 m ²
5 BATHROOM	U5 103.0 m ²
6 PANTRY	U6 103.0 m ²
7 ROBE	U7 103.0 m ²
8 STORE	U8 104.1 m ²
9 CARPORT	U9 103.0 m ²
10 BALCONY	U10 104.2 m ²
11 STAIRWELL	U11 103.0 m ²
12 BALCONY	U12 113.4 m ²
13 ENDRITE	U13 180.0 m ²
14 WATER CLOSET	U14 102.4 m ²
15 STAIRWELL	U15 189.5 m ²
16 PURPOSE ROOM ENTRY	U16 199.1 m ²
	U17 187.8 m ²
	U18 187.7 m ²
	U19 171.2 m ²
	U20 173.1 m ²
	U21 198.2 m ²
	U22 171.2 m ²
	U23 152.0 m ²
	U24 129.0 m ²
	U25 129.0 m ²
	U26 130.1 m ²
	U27 153.2 m ²
	U28 81.0 m ²
	U29 78.2 m ²
	U30 81.4 m ²
	U31 77.8 m ²
	U32 79.7 m ²
	U33 77.3 m ²
	U34 78.5 m ²
	U35 80.7 m ²
	U36 78.3 m ²
	U37 80.7 m ²
	U38 80.5 m ²
	U39 78.6 m ²
	UNIF Foyer 460.0 m ²

FLOOR PLAN LEGEND

- AWD ALUMINUM WINDOWS AND DOORS
- BTH BATH TUB
- CF6 COLOURBOND FASCIA AND GUTTER
- CONC CONCRETE STEEL TROWEL FINISH
- CP1 100% WOOL CARPET ON RUBBER UNDERLAY
- CL PARALLEL CLOTHESLINE WITH PRIVACY SCREEN VISIBLE TO STREET
- CR1 CONCRETE ROOF TILES
- CS2 CAVITY SUBING FLOOR
- DP DOWNPIPES
- DR DRYEN PROVISION
- DW DISHWASHER PROVISION
- F FRIDGE PROVISION
- FBR FACE BRICKWORK - SEE FINISHES SCHEDULE
- FGL FINISHED GROUND LINE
- FW FLOOR WASTE WITH SUITABLE CAMBER
- GAS GAS METER LOCATION
- MB METER BOX LOCATION
- HP HEAT PUMP - EXCHANGE UNIT PER LDA REM
- RWS HOT WATER SYSTEM
- PS PRIVACY SCREEN
- LB LETTERBOX
- MS METER BOARD LOCATION
- MED MEDICINE WITH RECESSED MEDICINE CABINET
- NRI NATURAL GROUND LINE
- ONG OVER-HEAD CUPBOARDS
- OV OVEN
- PTY PANTRY
- RM RANGEROOD
- SK SKYLIGHT
- SHR ALUMINUM AND GLASS SHOWER SCREEN
- SPH RECESSED SCAP HOLDER
- LAL LALANDRY TUB
- TAP TAPWAIR
- TLE NON-SLIP CERAMIC FLOOR TILES
- TR TOWEL RAIL
- V VANITY UNIT
- WC TOILET SUITE
- WM WASHING MACHINE PROVISION
- RWT RAINWATER TANK

SITE PLAN LEGEND

- CL PARALLEL CLOTHES LINE
- DP DOWNPIPES
- GAS GAS METER LOCATION
- F1 1.8m HIGH COURT YARD WALL WITH BASE
- F2 1.8m HIGH PICKET FENCE (NO BASE WALL)
- F3 1.8m HIGH FAULTING BOUNDARY FENCE
- F4 1.2m HIGH POOL FENCE
- HWS HOT WATER SERVICE
- MB METER BOX LOCATION
- POS PRINCIPAL PRIVATE OPEN SPACE
- TAP TAPWAIR
- OBS OBSCURE GLASS
- LB LETTER BOX

NO	DATE	DESCRIPTION
1	11/05/18	REVISE TENDERS AND RETAINING WALLS
2	11/05/18	REVISE FOOTPATHS
1	11/05/18	REVISE TAPWAIR
2	08/05/18	BUILDING APPLICATION SET
3	19/11/15	BLOCK B ENTRIES LOWERED, UPDATE SET BASED ON CHA. R. 15.04 APPLICATION SET
4	08/10/15	UPDATE ACCESSIBLE UNITS
5	15/03/15	INITIAL BASE SET



Project Name:
PROPOSED MULTI UNIT DEVELOPMENT

Project Address:
B3 S16, MONCREIFF ACT

Drawing Title:
SITE PLAN - GROUND FLOOR

Project Archited:	FKA
Design Architect:	BDH
Checked:	FKA
Project No:	1516
Scale:	As Indicated
Commenced:	SEPT 15
Print Date:	11/06/2018 8:37:53 AM
Project Phase:	BA

A104
Issue: 3

The clothes line to be relocated with the private open space and be screened from public views.

DULCIE HOLLAND CIRCUIT

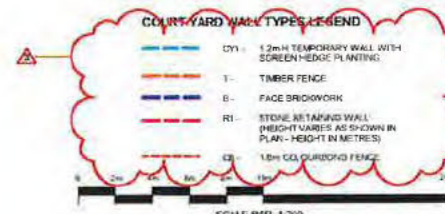
REFER TO CIVIL DOCUMENTATION FOR DRIVEWAY DETAILS



BUILDING APPROVAL is amended under Section 32 of the Building Act 2004
 Certifier Name: **Shahrokh K. Vaziri**
 Licence No: **19926208**
 Issue Date: **4.7.18**
 Sig: *[Signature]*

Condition:
 All work to be wholly contained within the block boundaries.
 All adaptable dwellings, designated car parking and continuous path of travel must comply with the relevant Australian Standards - AS2090, AS1428, AS4588 & AS1680.

PLANNING AND DEVELOPMENT ACT 2007
APPROVAL AMENDED
 PURSUANT TO SECTION 198 IN RESPECT OF THE HOUSING AMENDMENTS ONLY
 Delegate name: WALID ELBASSAN
 Date: 2/9/2018



1 SITE PLAN - GROUND
 1 : 200

SCALE BAR 1:200



LOCATION PLAN

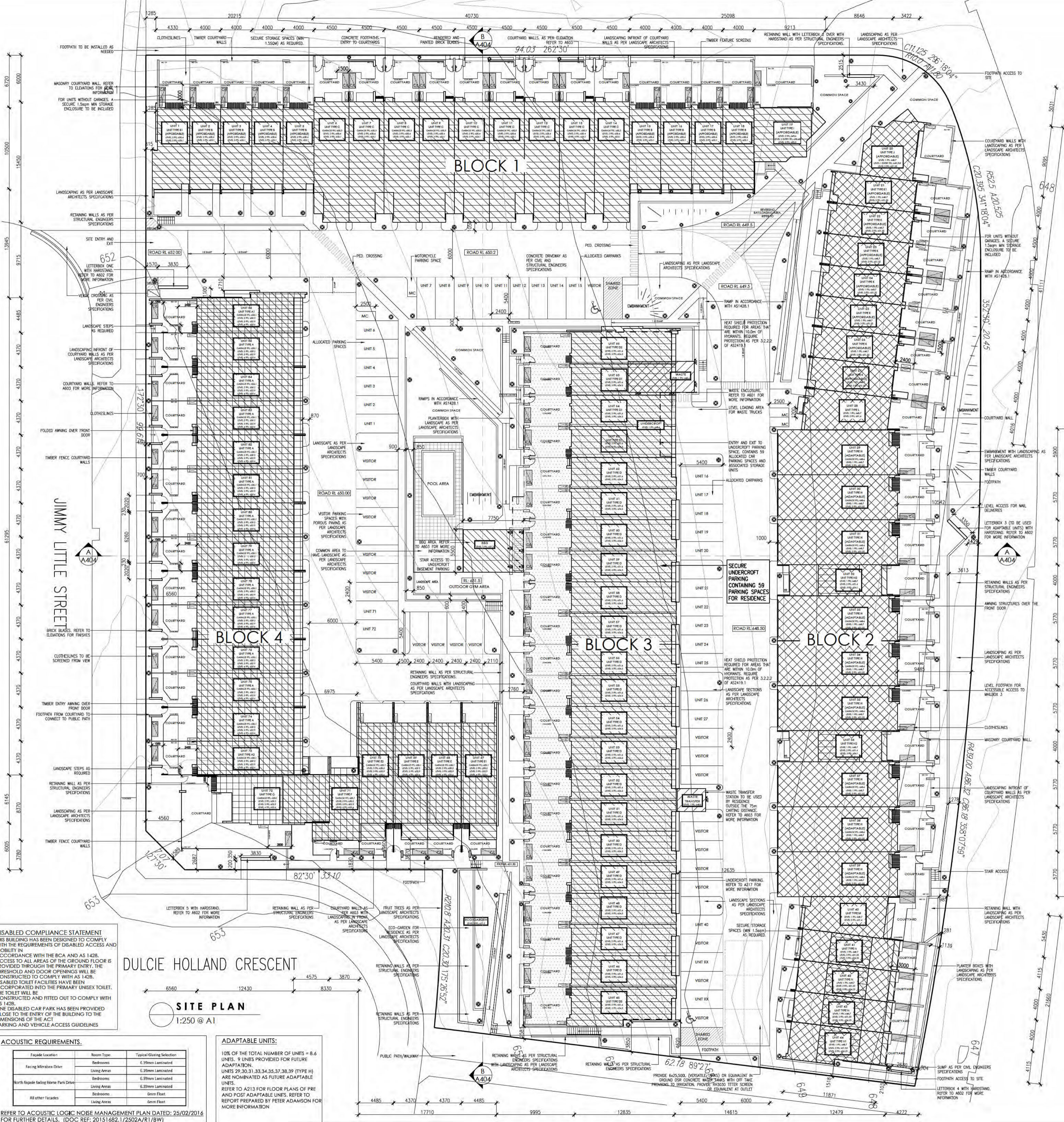
Table with site analysis data including site area (12603m²), unit counts (7 units, 36 units, 43 units), and plot ratio (85.77%).

Table with parking analysis data including one-bedroom units (7), total parking spaces (154), and total visitor spaces (22).

SAFETY IN DESIGN STATEMENT: WE DO NOT BELIEVE THAT THERE ARE ANY DESIGN ELEMENTS ASSOCIATED WITH THIS PROJECT THAT WOULD POSE ANY UNUSUAL RISKS TO HEALTH AND SAFETY...

LUMINAIRE SCHEDULE - CARPARK LIGHTING table with columns for Symbol, Description, Luminaire Output, and Watts/Luminaire.

GENERAL NOTES: THIS DRAWING SHALL BE READ IN CONJUNCTION WITH THE ENGINEER'S DETAILS. CONCRETE SHALL BE CAST IN ACCORDANCE WITH THE B.C.A. DO NOT SCALE OFF DRAWINGS...



DISABLED COMPLIANCE STATEMENT: THIS BUILDING HAS BEEN DESIGNED TO COMPLY WITH THE REQUIREMENTS OF DISABLED ACCESS AND MOBILITY IN ACCORDANCE WITH THE B.C.A. AND AS 1428. SITE PLAN 1:250 @ A1. ACUSTIC REQUIREMENTS table and ADAPTABLE UNITS section.

dna architects logo and contact information: SUITE 10, 14 DONALD ST BRADBOURNE VIC 3045. Phone: 07 8330 4888. Website: www.dna.com.au



AMENDMENTS: REV DESCRIPTION DATE

BA SUBMISSION (FOR CONSTRUCTION) logo and project details.

Table with project details: BLOCK 1, SECTION 16, ADDRESS T.B.A., SUBURB MONCRIEFF, ACT, SCALE 1:250 @ A1, DRAWING SITE PLAN, PROJECT MULTI-UNIT DEVELOPMENT MONCRIEFF 2, CLIENT 3 PROPERTY GROUP.



LOCATION PLAN

AREA ANALYSIS:

SITE AREA	12603m ²
1 BEDROOM	7 UNITS
2 BEDROOM	34 UNITS
3 BEDROOM	43 UNITS
TOTAL NUMBER OF UNITS:	86
BLOCK 1:	1995.91m ²
BLOCK 2:	3057.98m ²
BLOCK 3:	2278.22m ²
BLOCK 4:	3334.78m ²
TOTAL UNIT GFA	10666.89m ²
UNDERCROFT STORAGE	63.14m ²
OUTSIDE STORAGE:	34.46m ²
WASTE & TRANSFER STATION:	45.2m ²
TOTAL UNIT BLOCK GFA	10809.49m ²
UNDER CROFT PARKING	1610.87m ²
PLOT RATIO	85.77%

PARKING ANALYSIS:

RESIDENCE (UNITS)	GRADE	TOTAL
ONE BEDROOM UNITS (67)	7	7
TWO BEDROOM UNITS (41)	13	13
THREE BEDROOM UNITS (18)	10	10
TOTAL	30	30
ADDITIONAL VISITOR PARKING	147	147
TOTAL VISITOR PARKING	177	177

LOADING ZONES:

ACCESSIBLE PARKING WITH SHARED ZONE	2
ACCESSIBLE PARKING WITH SHARED ZONE	21.5
TOTAL ACCESSIBLE PARKING	23.5
TOTAL VISITORS PROVIDED:	22

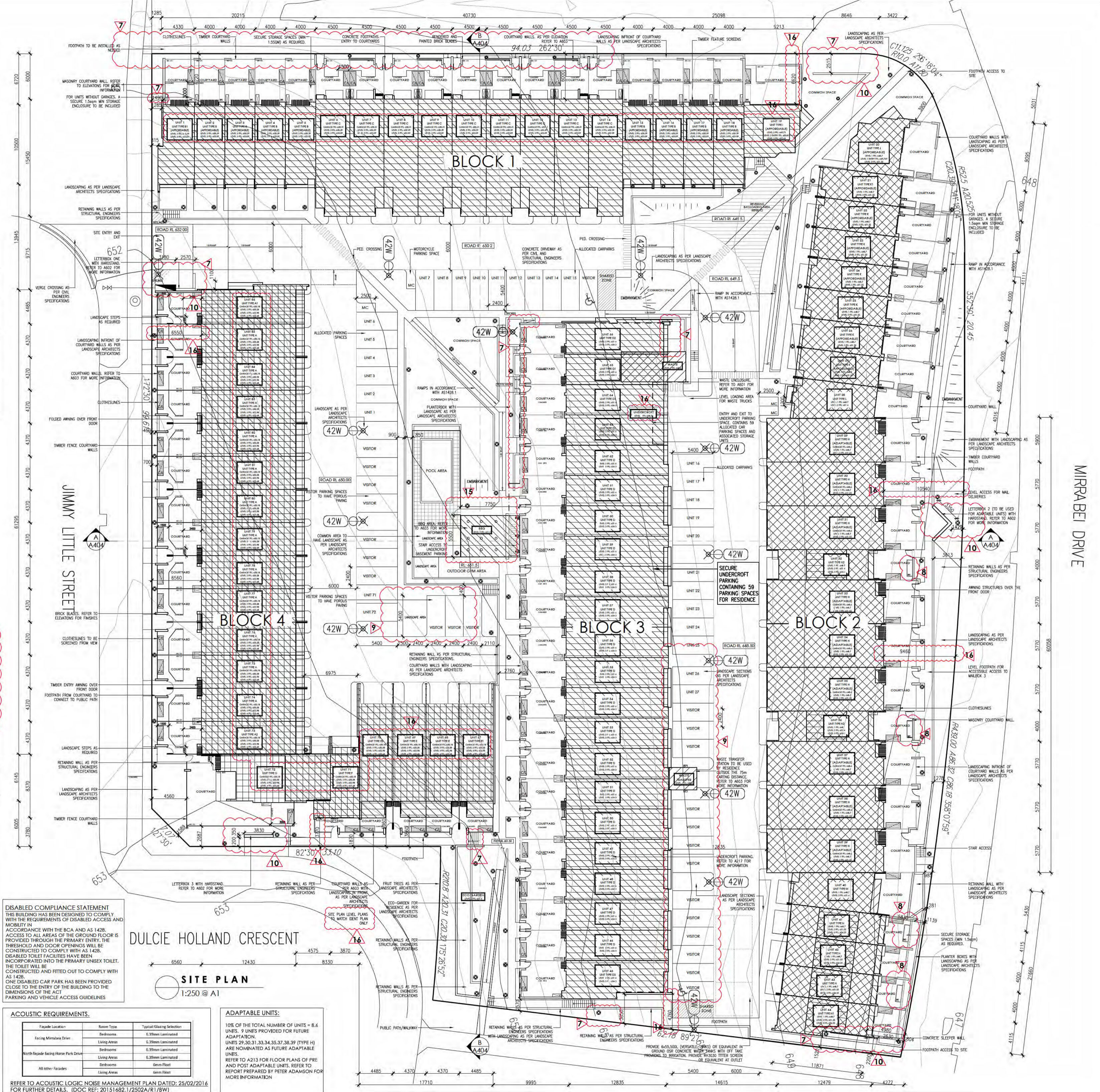
SAFETY IN DESIGN STATEMENT
 WE DO NOT BELIEVE THAT THERE ARE ANY DESIGN ELEMENTS ASSOCIATED WITH THIS PROJECT THAT WOULD POSE ANY UNUSUAL RISKS TO HEALTH AND SAFETY THAT WOULD BE CONSIDERED OUTSIDE OF THOSE NORMALLY EXPECTED FOR THIS BUILDING TYPE. IF ANY PERSONS CONNECTED WITH THIS PROJECT CAN IDENTIFY ANY UNUSUAL RISKS THAT NEED TO BE ADDRESSED PLEASE CONSULT THE DESIGNER.

LUMINAIRE SCHEDULE - CARPARK LIGHTING (TO COMPLY WITH AS 158.3.1:2005)

SYMBOL	DESCRIPTION	Qty	LUMINAIRE LUMEN OUTPUT	WATTS/LUMINAIRE
BL	BOLLARD LIGHT	178	23000	250
WL	KIM 'ARCHETYPE' A4 250W METAL HALIDE WITH CLEAR FLAT GLASS LENS WALL MOUNTED	3	23000	250
DL	250W DOWN LIGHT WITH CLEAR FLAT GLASS LENS CEILING/SURFACE MOUNTED	72	23000	250
42W	6.5m DB VICE POLE FORD STYLE COLUMN, 1.5 SOR AND SYLVANIA URBAN ECO 42W LUMINAIRE MOUNTED WITH 5 DEGREE UP/PT COMPACT FLUORESCENT LAMP (MFL PF: 0.91)	14		

NOTE: LIGHTING TO COMPLY WITH:
 A) AS158 LIGHTING FOR ROADS AND PUBLIC SPACES - PART 3.1 PEDESTRIAN AREA (CATEGORY P) LIGHTING - PERFORMANCE AND DESIGN REQUIREMENTS.
 B) AS158 LIGHTING FOR ROADS AND PUBLIC SPACES - PART 2 COMPUTER PROCEDURES FOR THE CALCULATION OF LIGHT TECHNICAL PARAMETERS FOR CATEGORY V AND CATEGORY P LIGHTING.
 C) AS4282 THE CONTROL OF OBSTRUCTIVE EFFECTS OF OUTDOOR LIGHTING - TO BE UNDERTAKEN BY SUITABLE QUALIFIED ENGINEER.
 NOTE: ALL LIGHTING TO BE CONFIRMED BY ELECTRICAL ENGINEER.

GENERAL NOTES:
 THE DRAWING SHALL BE READ IN CONJUNCTION WITH THE ENGINEERS DETAILS.
 ALL MATERIALS AND FINISHES SHALL BE APPROVED BY THE OWNERS VARIATION TO PLAN AND SPECIFICATION SHALL NOT BE MADE WITHOUT THE CONSENT OF THE OWNERS.
 ALL DIMENSIONS SHALL BE VERIFIED ON SITE.
 ALL MATERIALS AND FINISHES SHALL BE APPROVED BY THE OWNERS.
 ALL DIMENSIONS SHALL BE VERIFIED ON SITE.
 ALL MATERIALS AND FINISHES SHALL BE APPROVED BY THE OWNERS.
 ALL DIMENSIONS SHALL BE VERIFIED ON SITE.



ACOUSTIC REQUIREMENTS:

Facing Location	Room Type	Typical Glazing Selection
Facing Murray Drive	Bedrooms	6.38mm Laminated
Facing Murray Drive	Living Areas	6.38mm Laminated
Facing Murray Drive	Bedrooms	6.38mm Laminated
Facing Murray Drive	Living Areas	6.38mm Laminated
Facing Murray Drive	Bedrooms	6.38mm Laminated
Facing Murray Drive	Living Areas	6.38mm Laminated

ADAPTABLE UNITS:
 10% OF THE TOTAL NUMBER OF UNITS = 8.6 UNITS. 9 UNITS PROVIDED FOR FUTURE ADAPTATION.
 UNITS 29,30,31,33,34,35,37,38,39 (TYPE H) ARE NOMINATED AS FUTURE ADAPTABLE UNITS.
 REFER TO A213 FOR FLOOR PLANS OF PRE AND POST ADAPTABLE UNITS. REFER TO REPORT PREPARED BY PETER ADAMSON FOR MORE INFORMATION.

dna architects
 Registration 966
 Principal Nominée Glen Downes

AMENDMENTS:

REVISION	DESCRIPTION	DATE
5.	LIGHTING REVISED	
7.	SITE GENERAL REVISION	25.01.2018
8.	STORE LOCATION REVISION	
9.	CAR PARKING REVISED	
10.	LETTERBOX REMOVED/REVISED	
16.	LEVELS CHANGED TO MATCH IDENT PLAN (SITE PLAN ONLY)	

BA SUBMISSION (FOR CONSTRUCTION)

BLOCK 1
 SECTION 16
 ADDRESS T.B.A.
 SUBURB MONCRIEFF
 STATE ACT
 SCALE 1:250 @ A1
 DRAWING SITE PLAN

PROJECT MULTI-UNIT DEVELOPMENT MONCRIEFF 2
 CLIENT 3 PROPERTY GROUP

1:250 @ A1
 DRAWN RN/MS/ED
 REVISION A
 REVISION DATE 25.01.2018
 PROJECT NO 1579
 PRINT DATE 25.01.2018
 DWG No A101

GENERAL NOTES

All works to comply with the relevant Australian standards & all relevant authority requirements.

A professional approval of working for construction shall be provided by the client on the day prior to the commencement of the works (except for the above).

A registered engineer to be retained to provide a written certificate of structural adequacy for any additional loading, alterations or modifications to the structure.

A registered electrician to be retained to provide a written certificate of electrical adequacy for any additional wiring, lighting, power, data or other electrical work.

A registered plumber to be retained to provide a written certificate of plumbing adequacy for any additional plumbing, drainage or other plumbing work.

A registered fire engineer to be retained to provide a written certificate of fire adequacy for any additional fire protection, fire alarm or other fire protection work.

A registered structural engineer to be retained to provide a written certificate of structural adequacy for any additional structural work.

A registered mechanical engineer to be retained to provide a written certificate of mechanical adequacy for any additional mechanical work.

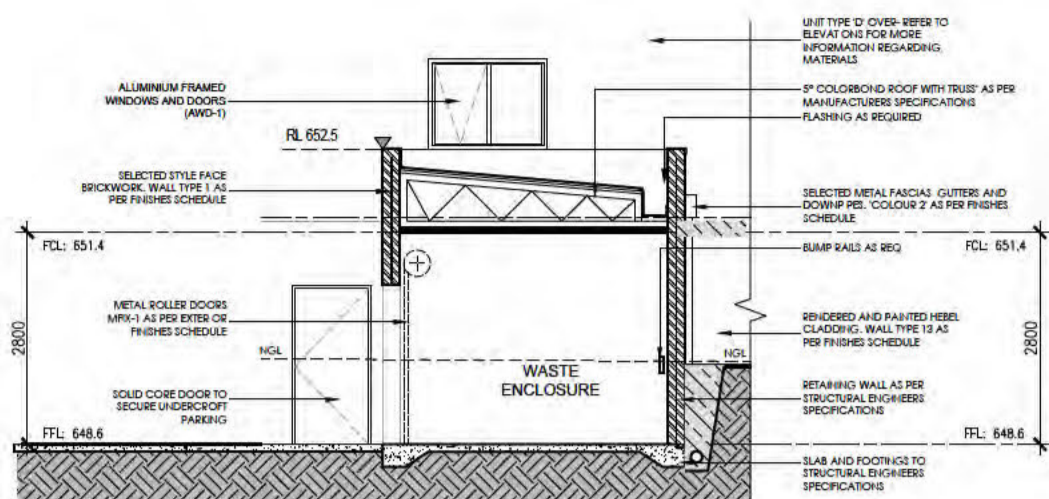
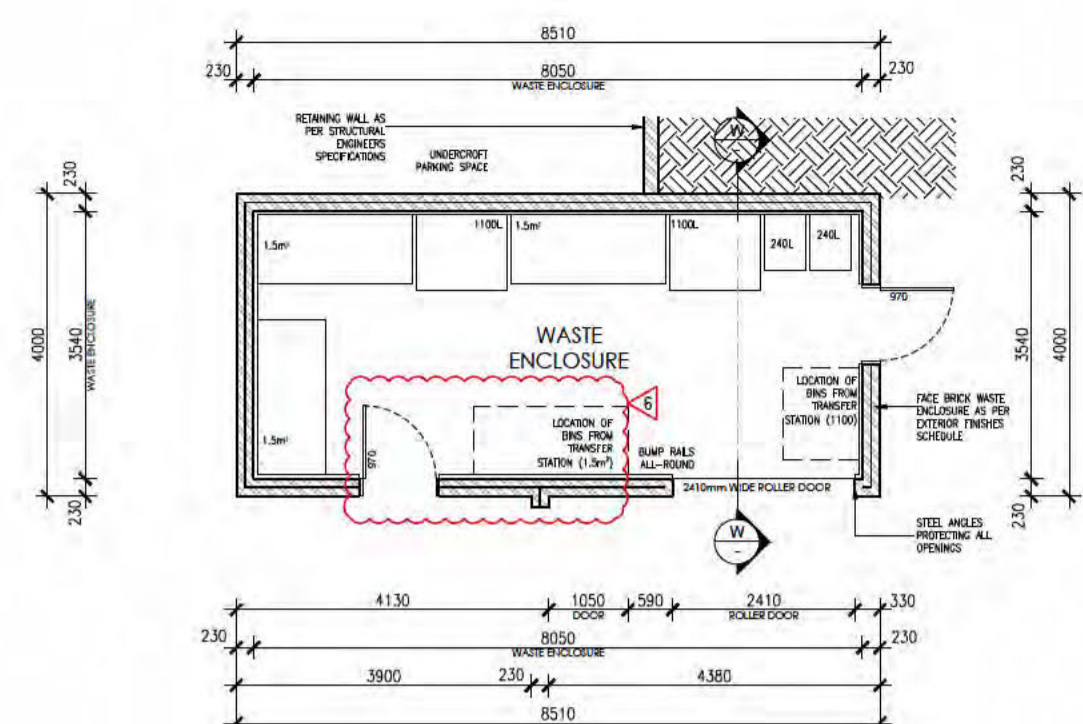
All work shall be completed in accordance with the relevant Australian standards.

Any work not shown shall be in accordance with the relevant Australian standards.

Contractor shall be responsible for obtaining all necessary approvals, permits, licenses, consents and approvals from the relevant authorities.

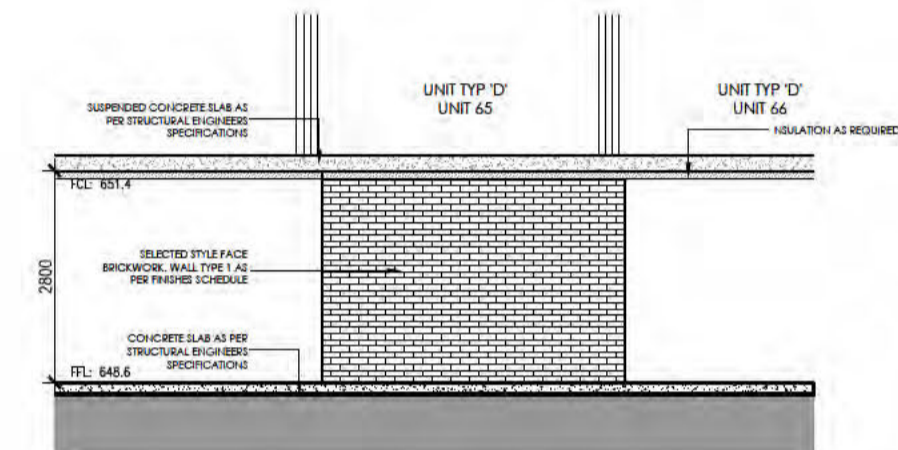
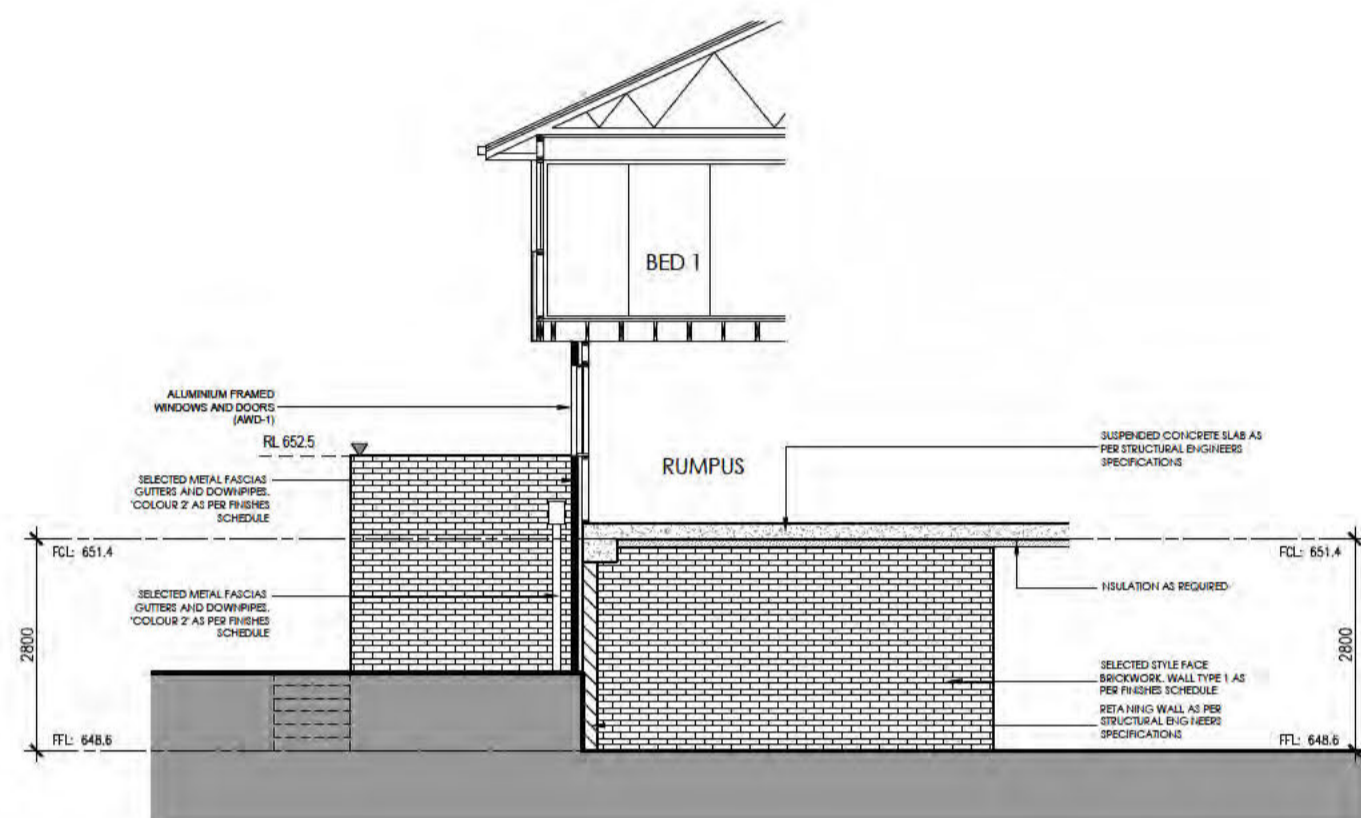
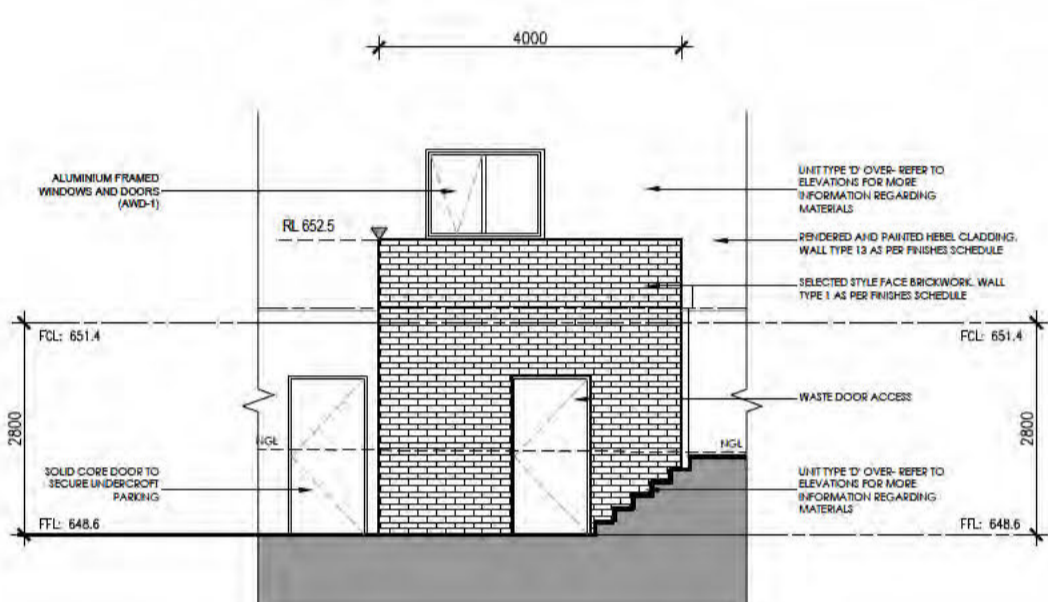
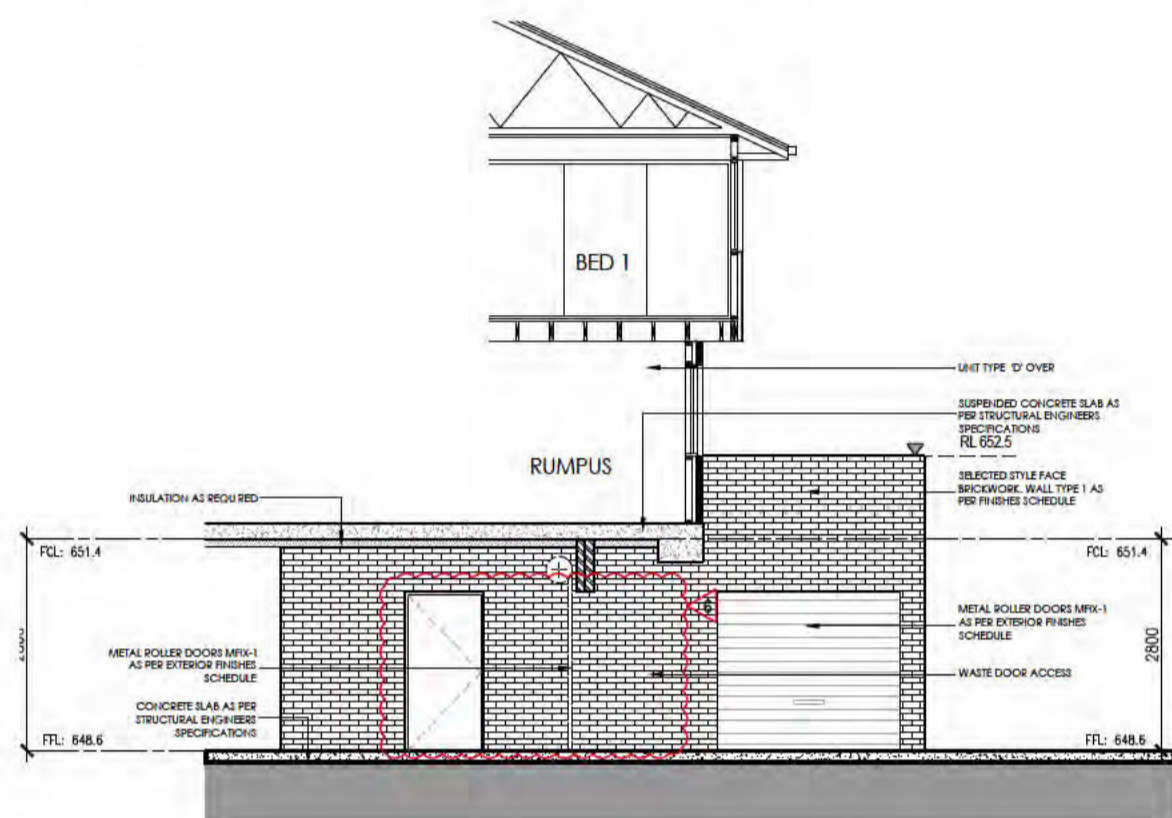
Contractor shall be responsible for obtaining all necessary approvals, permits, licenses, consents and approvals from the relevant authorities.

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WASTE ENCLOSURE PLAN
1:100 @ A1

SECTION W-W
1:100 @ A1

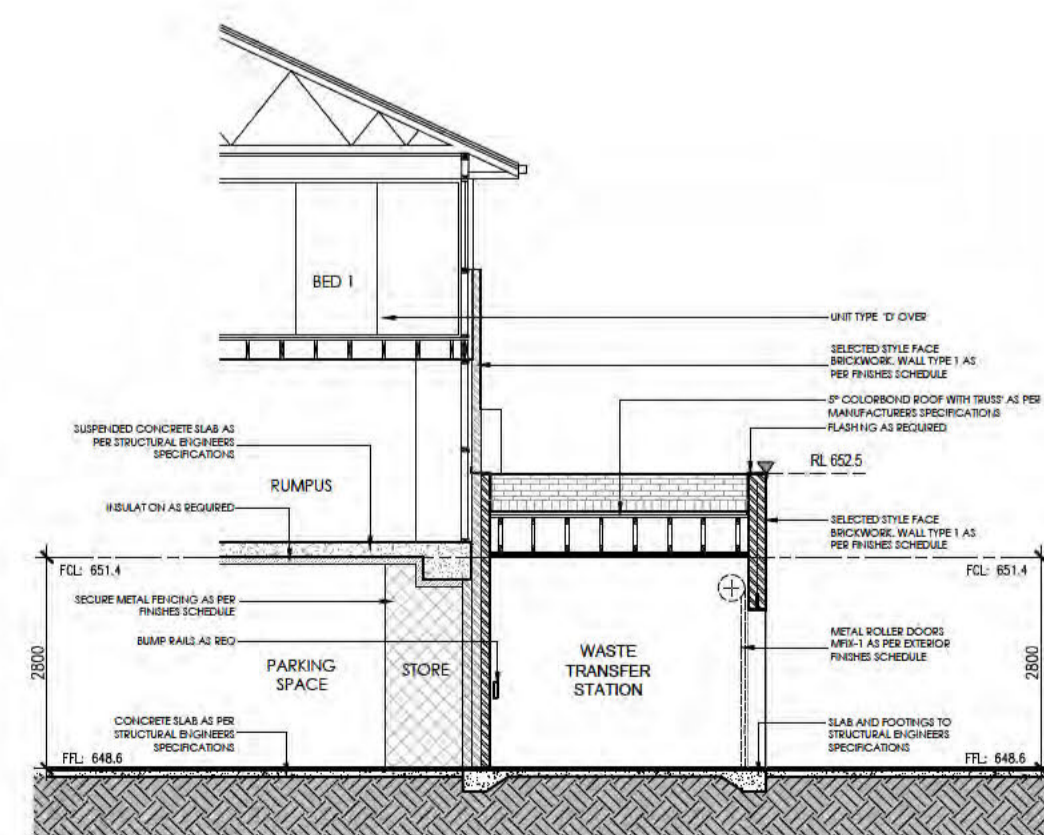
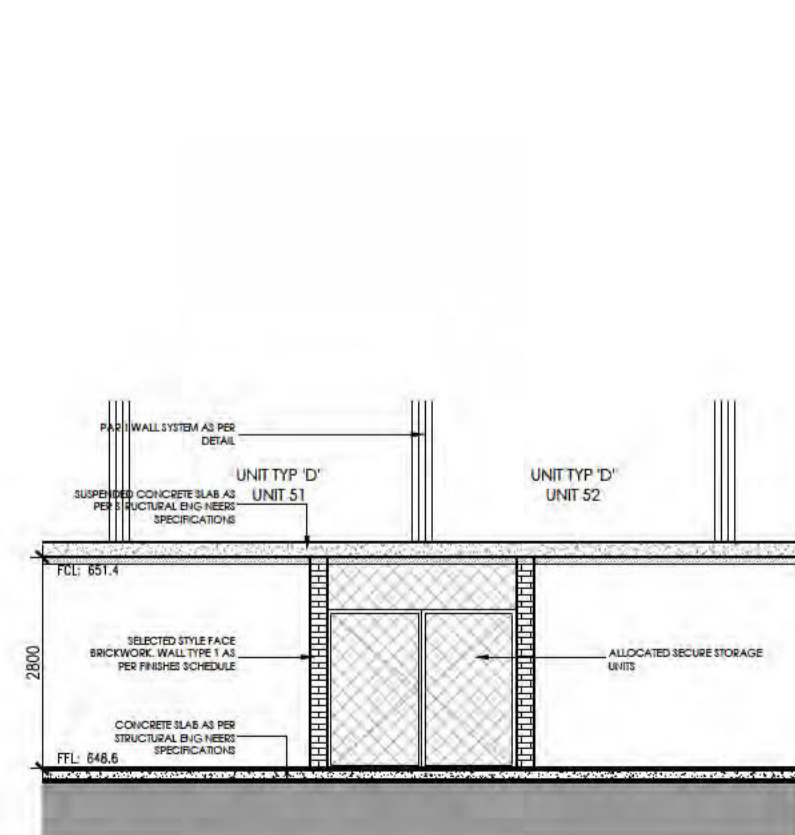
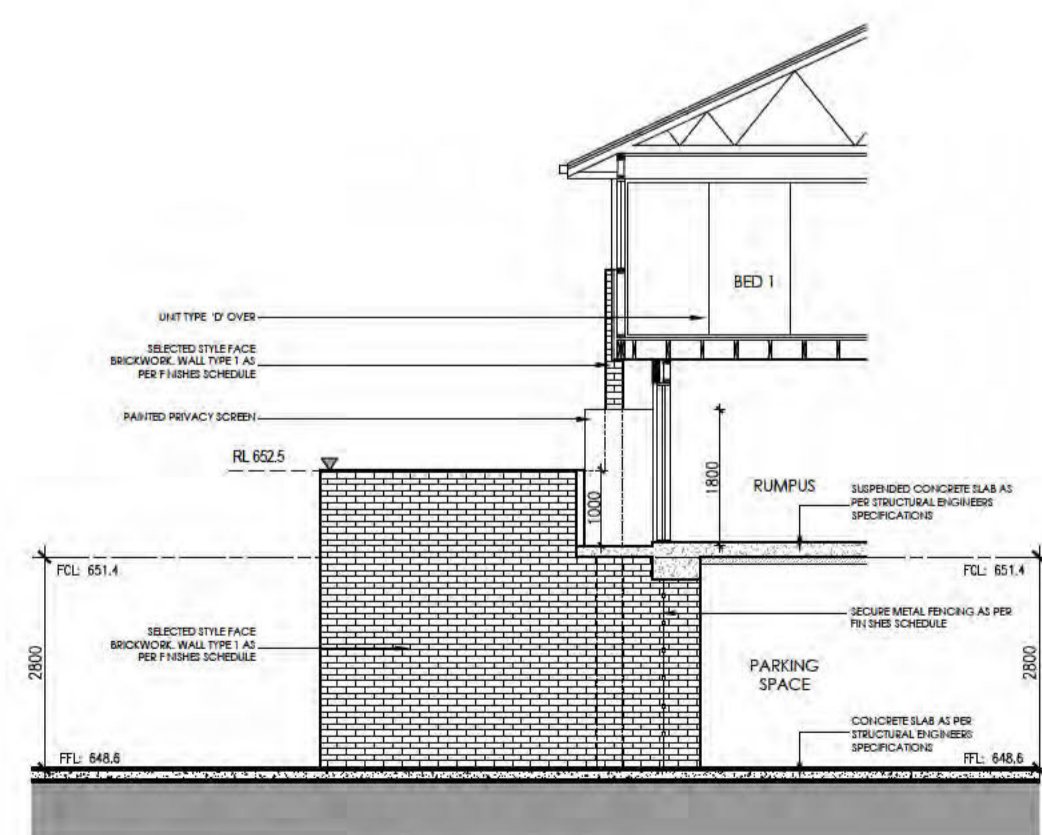
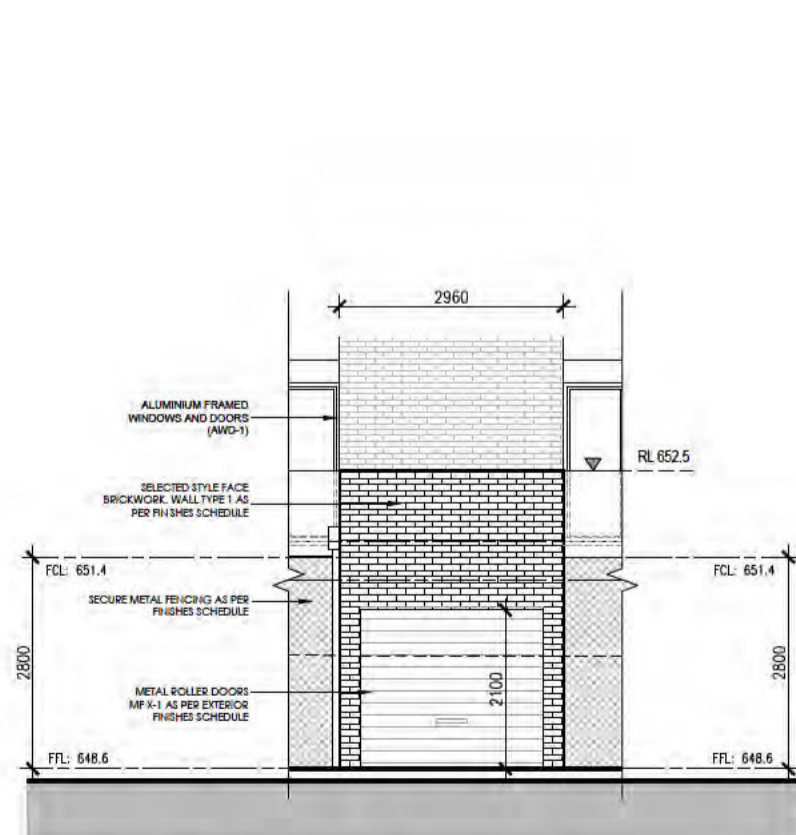
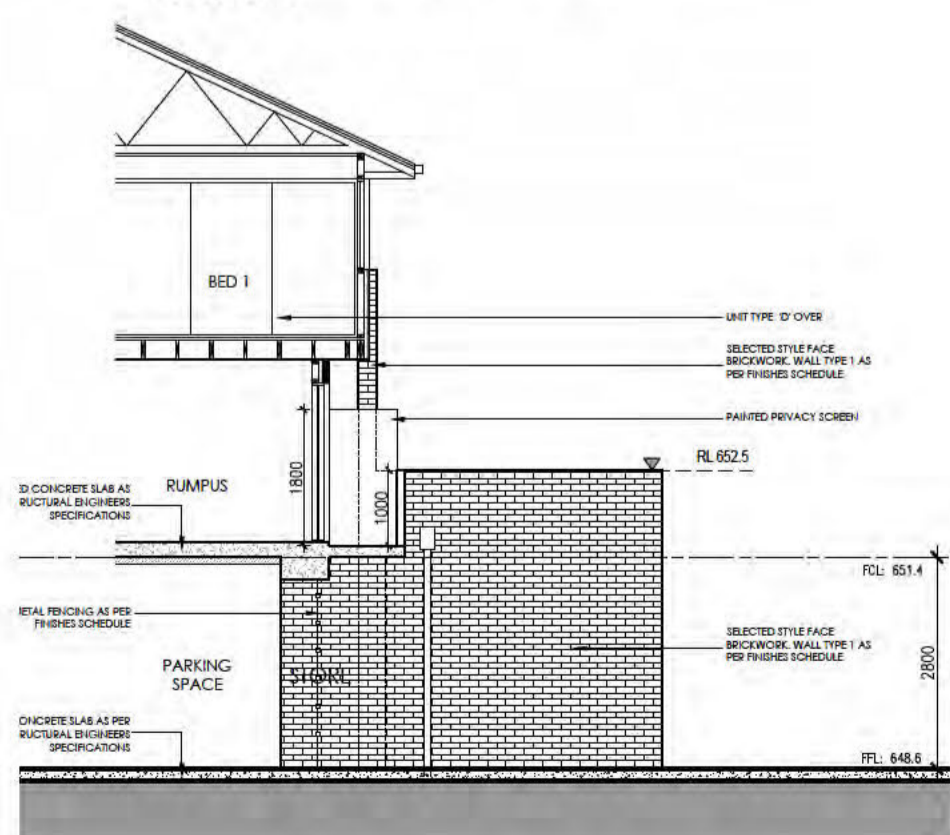
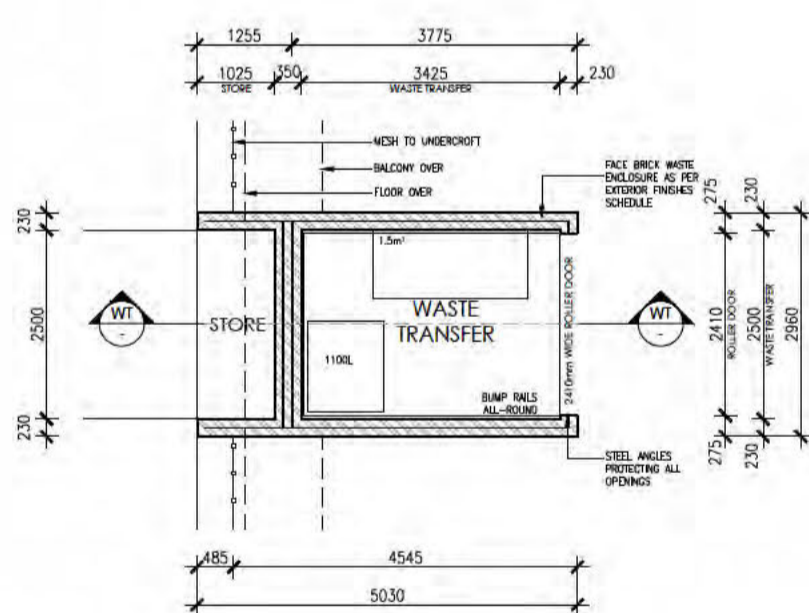


SOUTH ELEVATION
1:100 @ A1

EAST ELEVATION
1:100 @ A1

NORTH ELEVATION
1:100 @ A1

WEST ELEVATION
1:100 @ A1



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

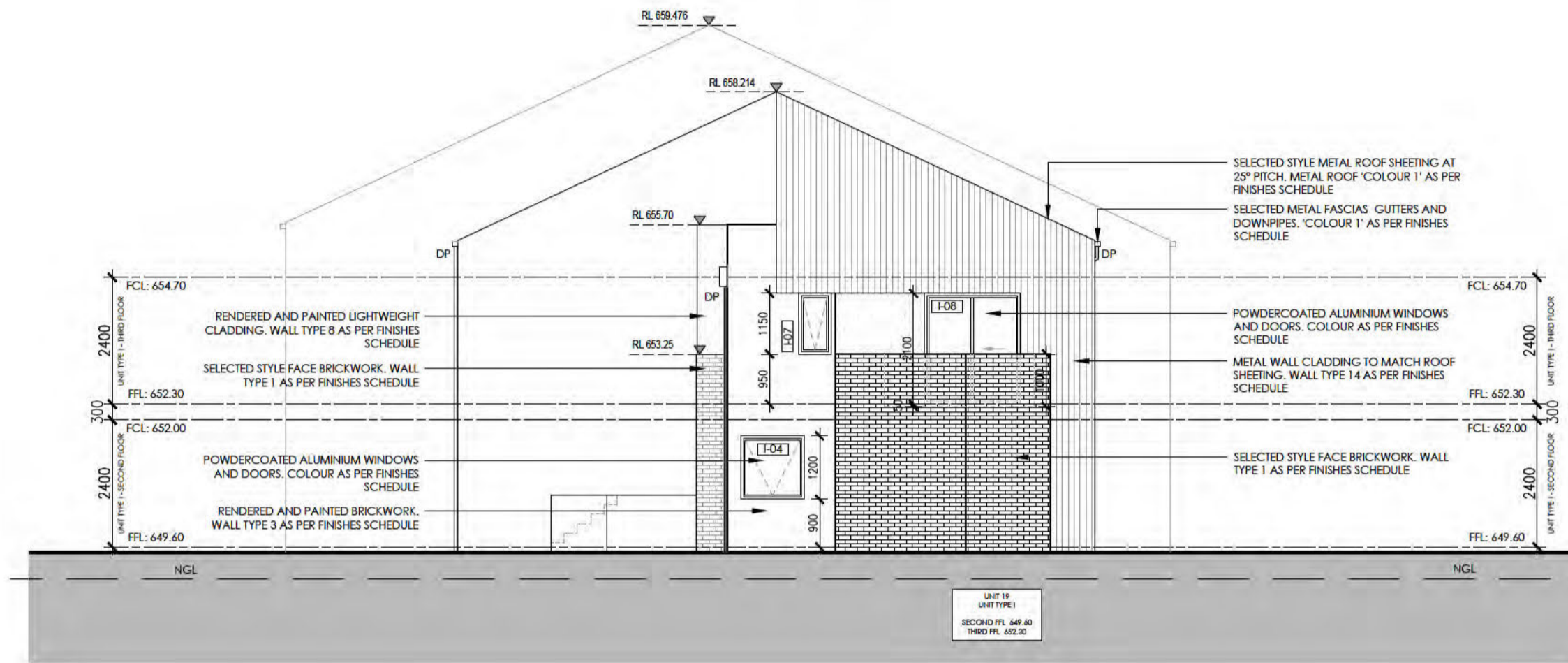
AMENDMENTS:

REV	DESCRIPTION	DATE
6.	WASTE ENCLOSURE REVISED	25.01.2018

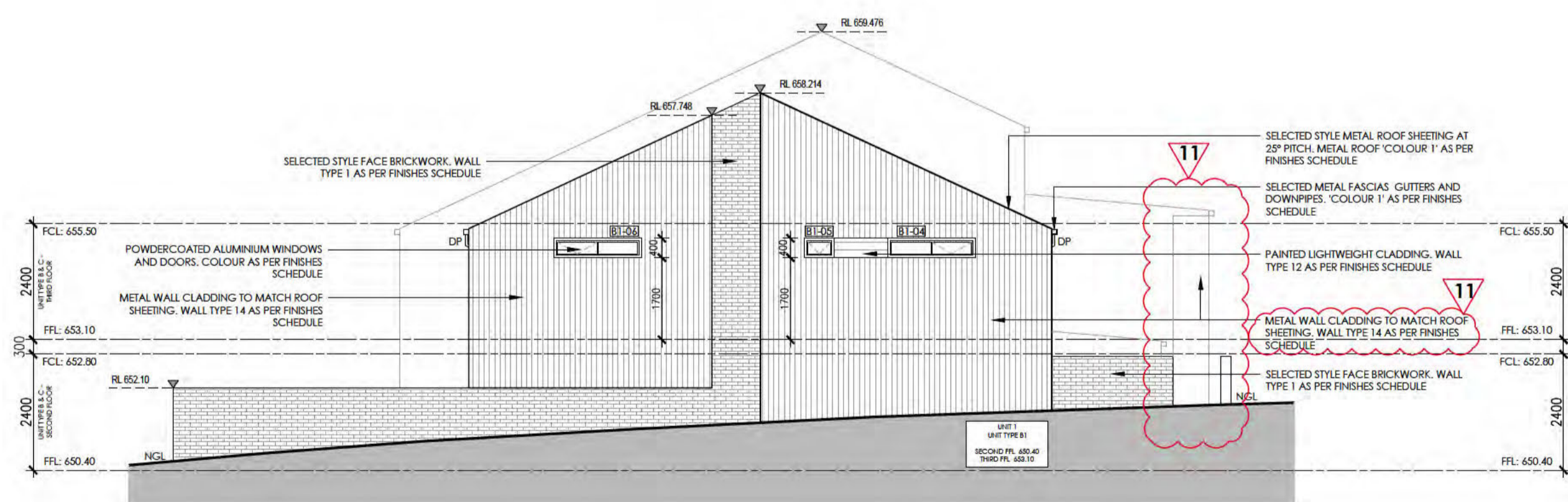
BA SUBMISSION
(FOR CONSTRUCTION)

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	A
REVISION DATE	25.01.2018
PROJECT No	1579
PRINT DATE	25.01.2018
DWG No	A601




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.

Facade Location	Room Type	Typical Glazing Selection
Facing Mirrabee 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 Fixed
	Living Areas	6mm Fixed

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

1/2016/1579 - Family - Moncrieff 2 - ACT/CAD/1579 - Moncrieff 2 - Elevations - RA-09
 DRAWN **RN/MS/ED**
 REVISION **A**
 REVISION DATE **25.01.2018**
 PROJECT No **1579**
 PRINT DATE **25.01.2018**
 DWG No **A303**




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

DRAWN RN/MS/ED
 REVISION
 REVISION DATE
 PROJECT No 1579
 PRINT DATE 08.09.2016
 DWG No A404