

WATER

ALTERNATIVE SUPPLY
ROOF AREA
GARDEN LAWN AREA
ROOF COLLECTION
AREA TO TANK
USED TO SUPPLY
WELS STAR RATING

RAINWATER TANK - 5000 LITRES
310.97m² MEASURED IN A HORIZONTAL PLANE
281.54m²
MINIMUM m² AS PER BASIX CERTIFICATE

TOILETS, A GARDEN TAP & LAUNDRY WM COLD TAP
3 STAR SHOWERHEADS (7.5 -9.0 L/M)
4 STAR TOILETS
4 STAR KITCHEN TAPS
4 STAR BATHROOM TAPS

THERMAL COMFORT INSULATION

CEILING INSULATION
EXTERNAL WALLS INSULATION
INTERNAL WALL INSULATION
ROOF INSULATION
EXTERNAL WALL COLOUR
ROOF COLOUR

R4.1
R2.0 CLADDED WALLS/R2.0 BRICK VENEER WALLS
R2.0 TO INTERNAL GARAGE WALLS
R1.3 60mm Anticon
MEDIUM
DARK

ENERGY

HEATING AND COOLING

CEILING FANS
AIR CONDITIONERS

LIVING AREAS AND BEDROOMS
DUCTED SYSTEM – 2 ZONES & 4 OUTLETS - 7KW

HOT WATER SYSTEM

TYPE

GAS INSTANTANEOUS 6 STAR

LIGHTING

FLUORESCENT BULB TYPE
DOWNLIGHTS IC RATED

THROUGHOUT

COOKING

TYPE

GAS COOK TOP/ ELECTRIC OVEN

VENTILATION

BATHROOMS
PLANS
KITCHEN

NATURAL &/OR EXHAUST DUCTED TO EXTERNAL AS PER

LAUNDRY

RECIRCULATING RANGE HOOD
WELL VENTILATED REFRIGERATOR SPACE
NATURAL &/OR EXHAUST DUCTED TO EXTERNAL AS PER PLANS

DESIGN ENHANCEMENTS

OUTDOOR CLOTHES DRYING LINE

YES

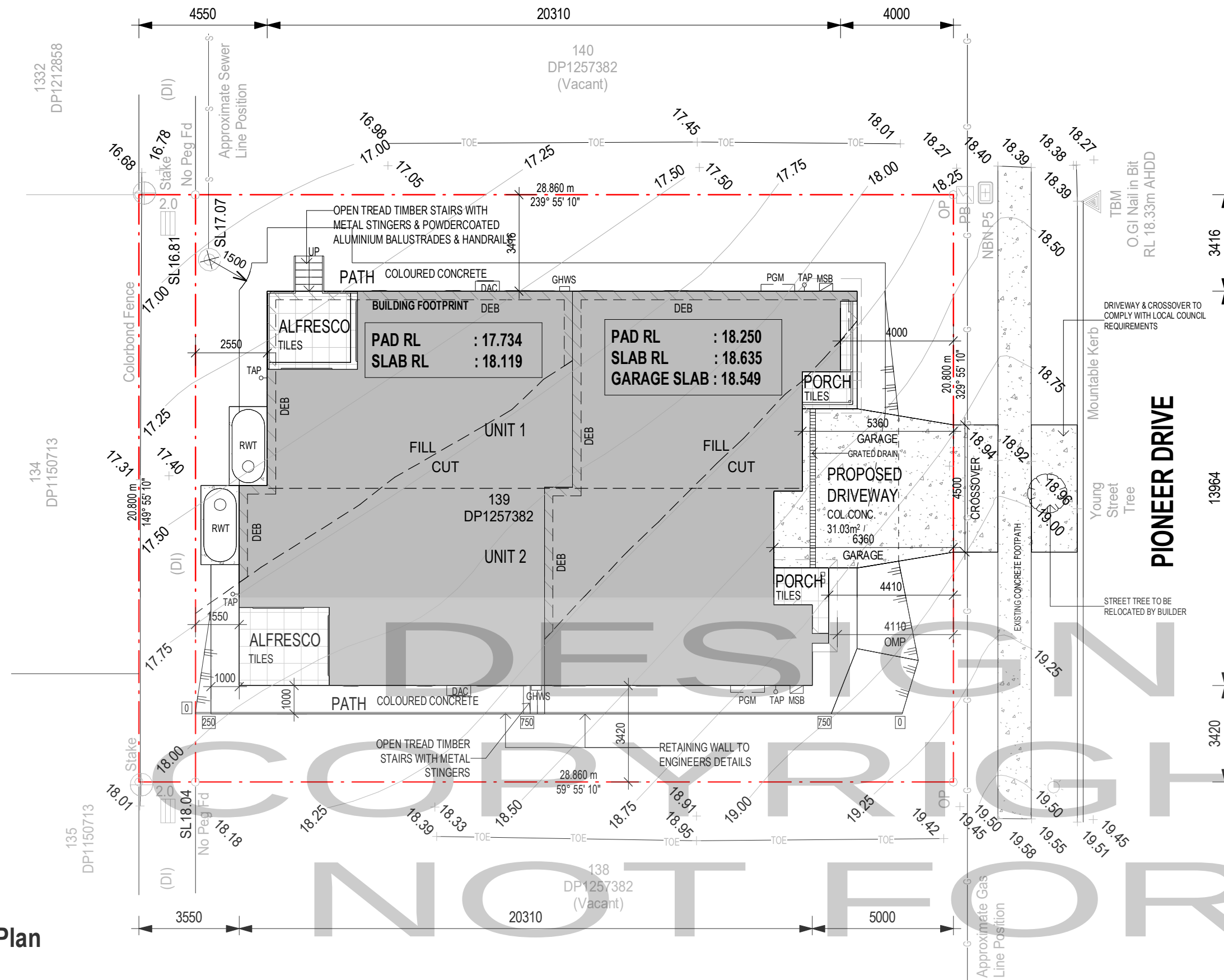


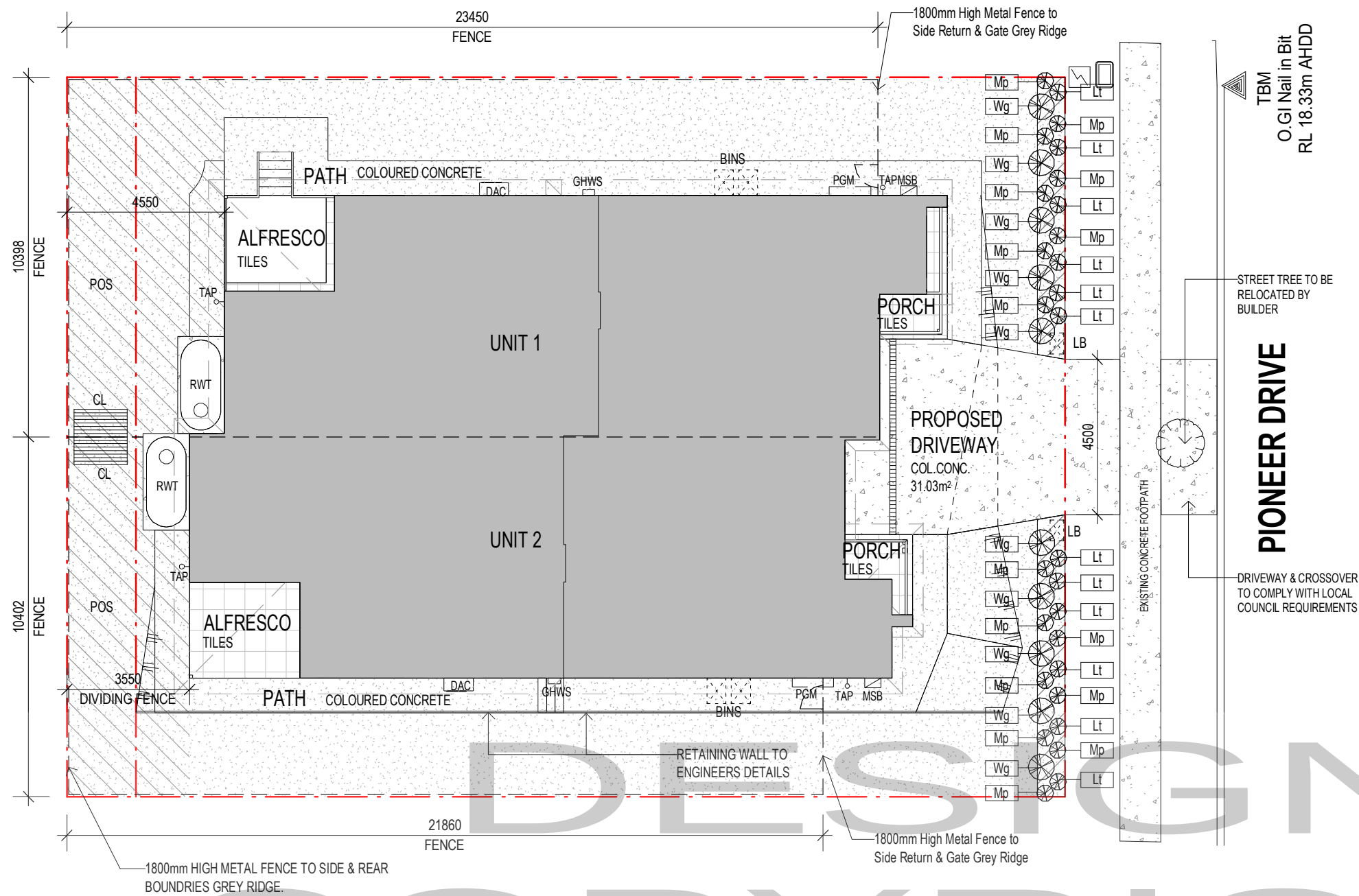
SITE LEGEND:

DAC	DUCTED AIR CONDITIONING UNIT
CL	CLOTHES LINE
GD	GRATED DRAIN
GHWS	GAS HOT WATER SYSTEM
LB	LETTER BOX
LP	LIGHT POLE
LS	LANDSCAPE
NBN	NBN PIT
MSB	MAIN SWITCH BOARD
OMP	OUTER MOST PROJECTION
*SL	EXT. SPOT LEVEL
SM	SEWER MANHOLE
TBM	TEMPORARY BENCH MARK
PB	POWER BOX
PGM	PREFERRED GASMETER LOCATION
POS	PRIVATE OPEN SPACE
PP	POWER POLE
WM	WATER METER

Site Plan

1 : 150





NOTE: THIS PROPERTY IS **NOT** LOCATED IN A BUSH FIRE PRONE AREA.

- SITE LEGEND:**
- DAC DUCTED AIR CONDITIONING UNIT
 - CL CLOTHES LINE
 - GD GRATED DRAIN
 - GHWS GAS HOT WATER SYSTEM
 - LB LETTER BOX
 - LP LIGHT POLE
 - LS LANDSCAPE
 - NBN NBN PIT
 - MSB MAIN SWITCH BOARD
 - OMP OUTER MOST PROJECTION
 - *SL EXT. SPOT LEVEL
 - SM SEWER MANHOLE
 - TBM TEMPORARY BENCH MARK
 - PB POWER BOX
 - PGM PREFERRED GASMETER LOCATION
 - POS PRIVATE OPEN SPACE
 - PP POWER POLE
 - WM WATER METER

LANDSCAPE PLAN

1 : 150

Plant Schedule					
Sym bol	Botanical Name	Common Name	Cou nt	Pot Size	Mature Size
Lt	Lomandra 'Tanika'	Fine-leafed Matt Rush	12	Tube	0.5m
Mp	Myoparum parvifolium	Creeping Boobialla	16	Tube	0.2m
Wg	Westringia glabra (Compact)	Compact Westringia	10	200mm	1m

Floor Area Unit- 1	
UNIT 1 - ALFRESCO	8.84 m ²
UNIT 1 - GARAGE	19.52 m ²
UNIT 1 - LIVING	108.15 m ²
UNIT 1 - PORCH	4.01 m ²
TOTAL:	140.52 m ²

Floor Area Unit- 2	
UNIT 2 - ALFRESCO	8.84 m ²
UNIT 2 - GARAGE	19.42 m ²
UNIT 2 - LIVING	108.25 m ²
UNIT 2 - PORCH	3.13 m ²
TOTAL:	139.64 m ²

- SELECTED TURF
- GARDEN BED
- SELECTED PEBBLES

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- LEGEND**
- DAC DUCTED AIR CONDITIONING
 - BRM BROOM CUPBOARD
 - CBD CUPBOARD
 - DHR DOUBLE HANGING RAIL
 - DP DOWNPIPE
 - DW DISHWASHER
 - DR DRYER
 - FW FLOOR WASTE
 - GHWS GAS HOT WATER SYSTEM
 - HR SINGLE HANGING RAIL
 - MH MAN HOLE
 - MSB MAIN SWITCH BOARD
 - MT MIXER TAP
 - MW MICROWAVE
 - OH OVER HEAD CUPBOARDS
 - O/H OVER HANG
 - OV OVEN
 - PGM PREFERRED GASMETER LOCATION
 - PL PLUMBING DUCT
 - PTY PANTRY
 - RA HAND RAIL
 - REF REFRIGERATOR
 - RHC RANGEHOOD CANOPY
 - S SMOKE ALARM
 - SH SHELF
 - SP SPREADER PIPE
 - TR TOWEL RAIL/RING
 - WM WASHING MACHINE
 - WB WALL BASIN
 - UBO UNDER BENCH OVEN
 - S SMOKE ALARM. TO BE INTERCONNECTED AND PHOTOELECTRIC.

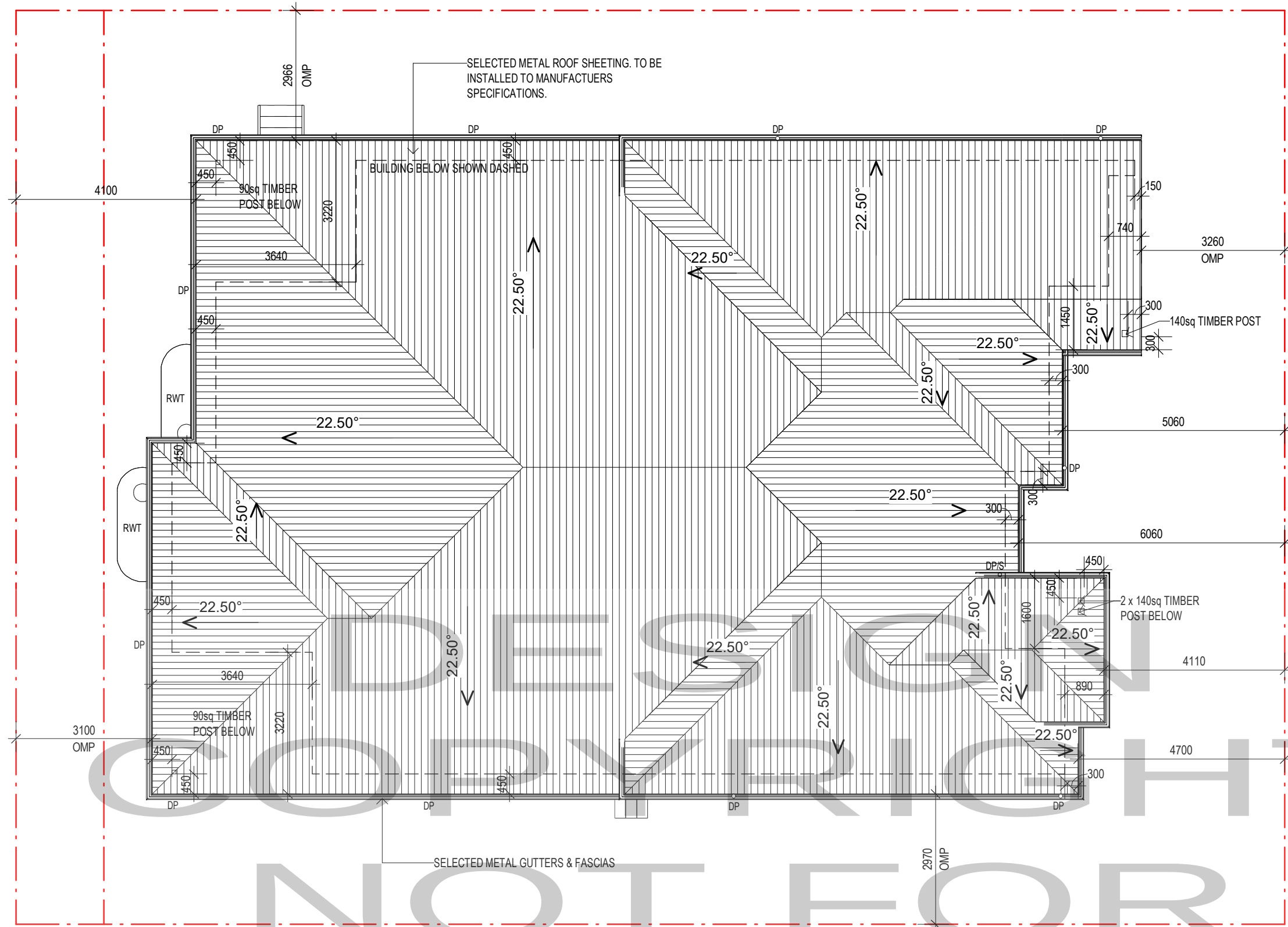
Floor Plan
1 : 100



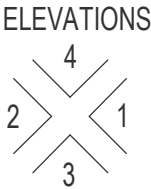
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ROOF LEGEND

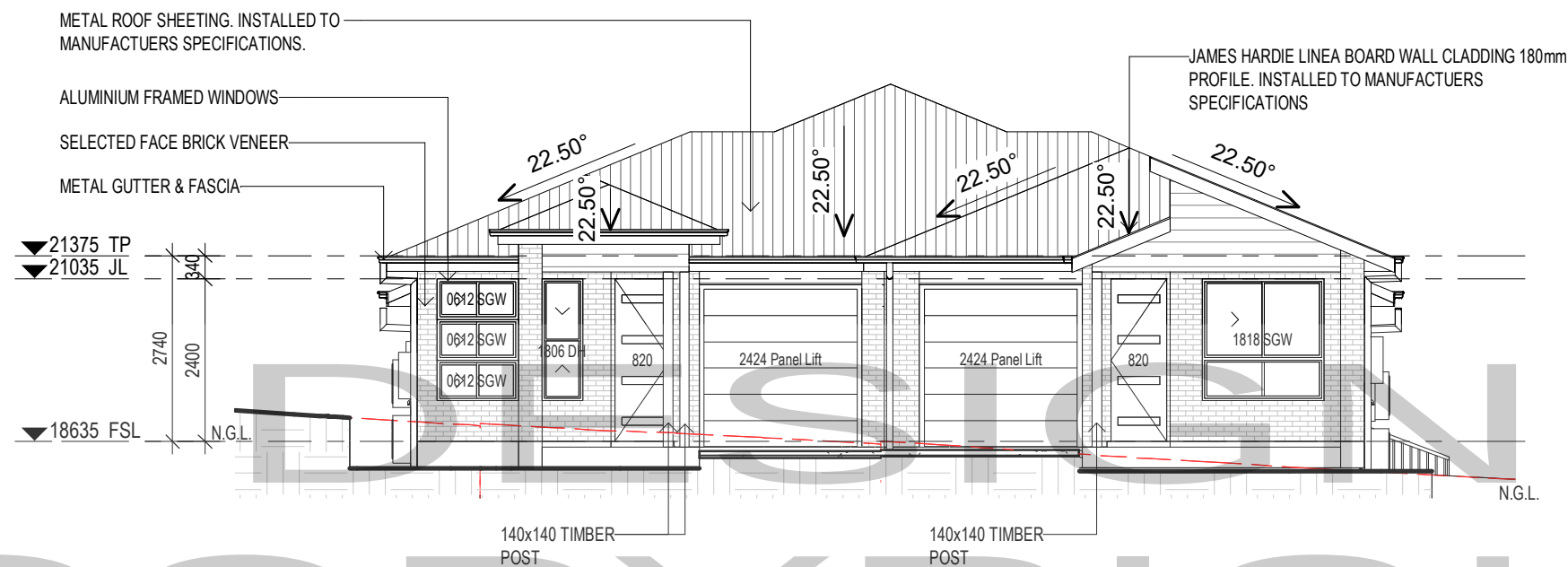
FL	FLASHING
DP	DOWNPIPE
EG	EAVES GUTTER
RS	ROOF SHEETING
VG	VALLEY GUTTER



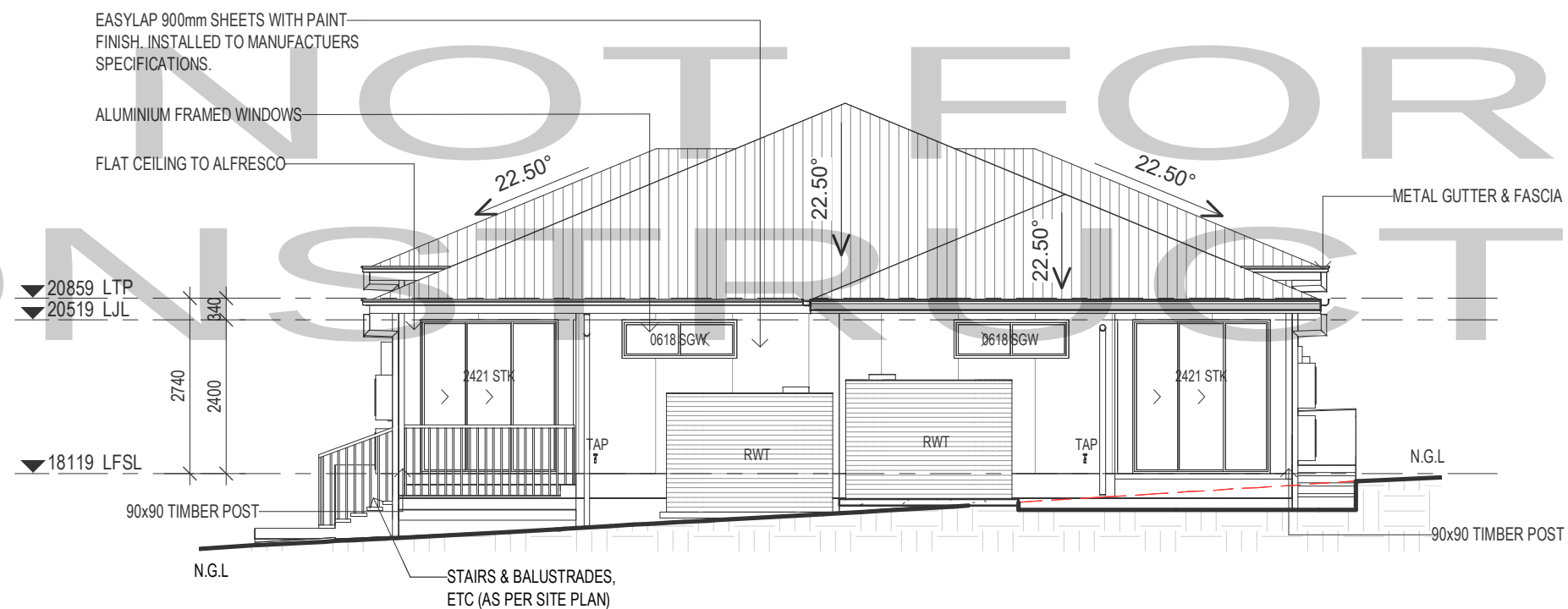
ROOF PLAN
1 : 100



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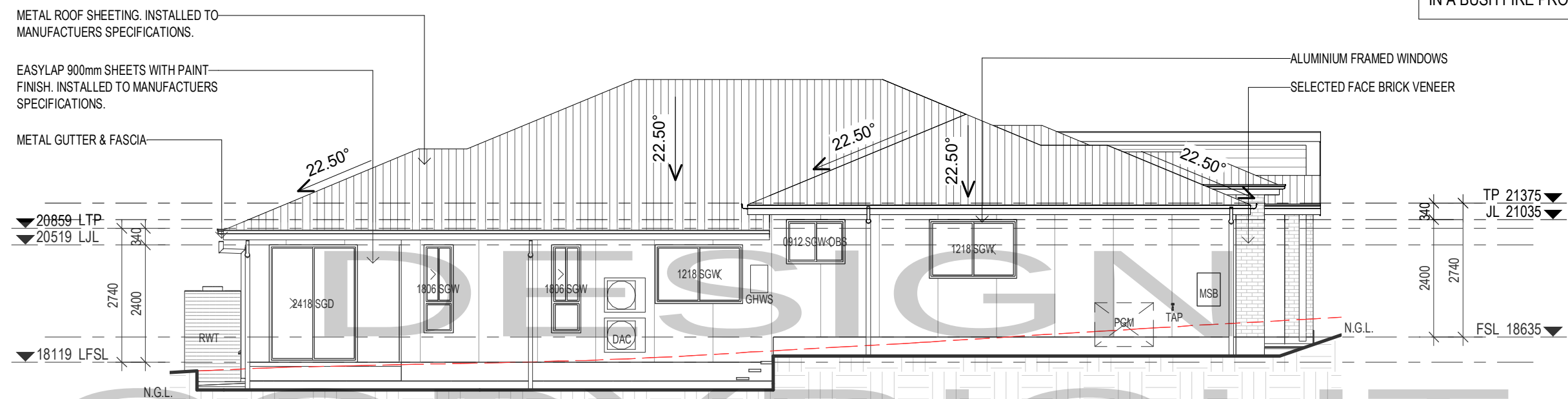


Elevation 1
1 : 100

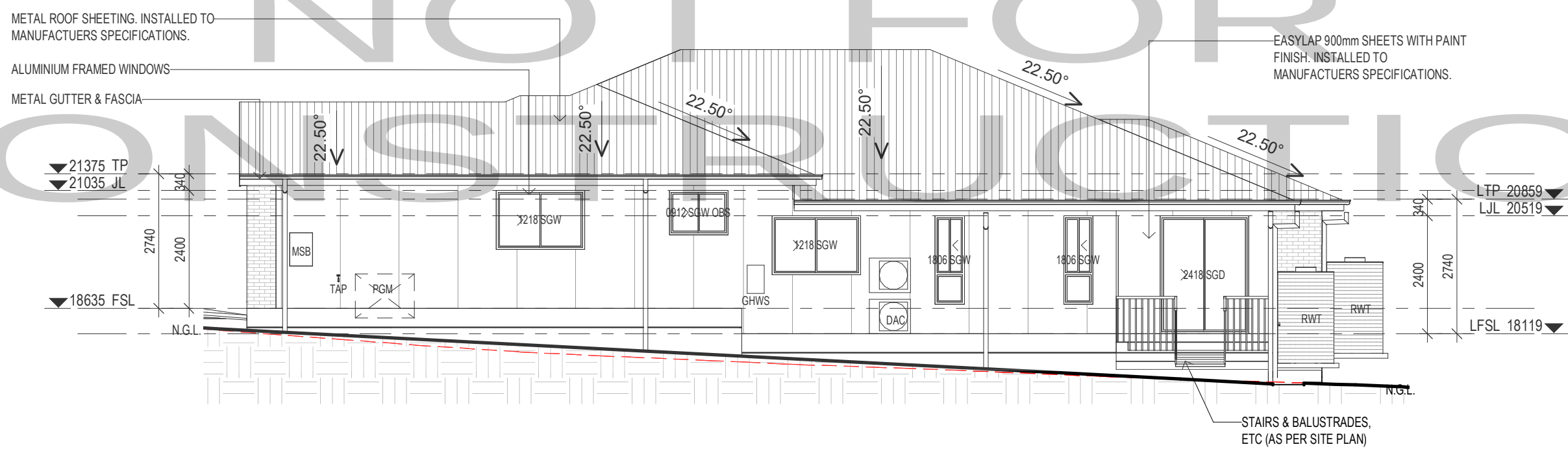


Elevation 2
1 : 100

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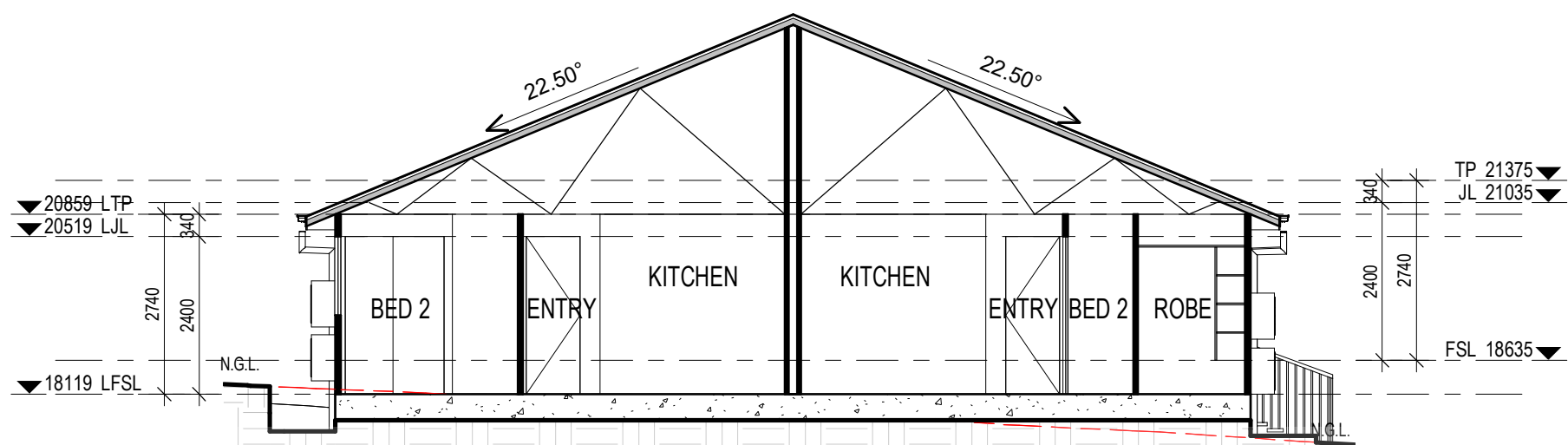


Elevation 3
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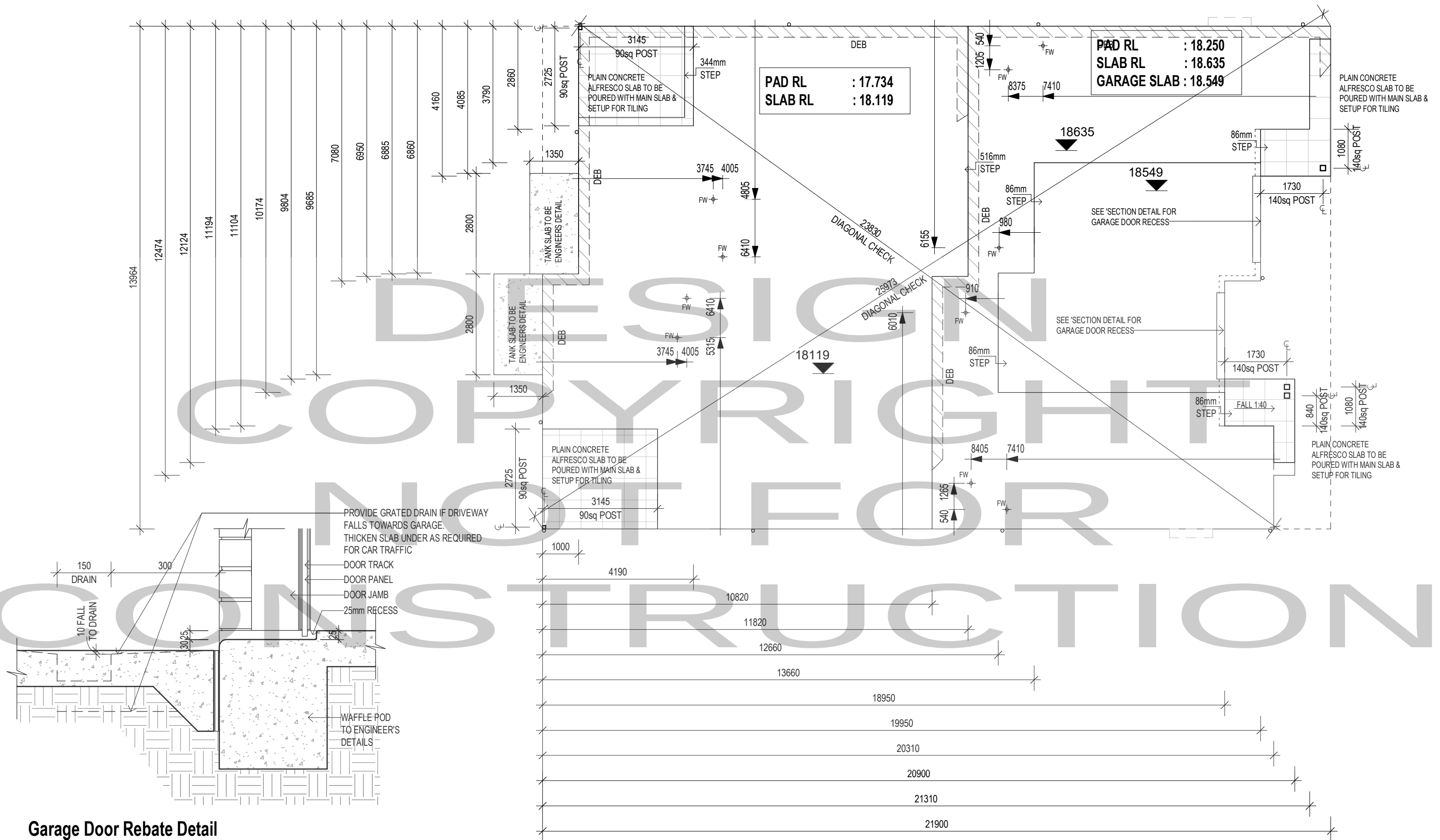
Elevation 4
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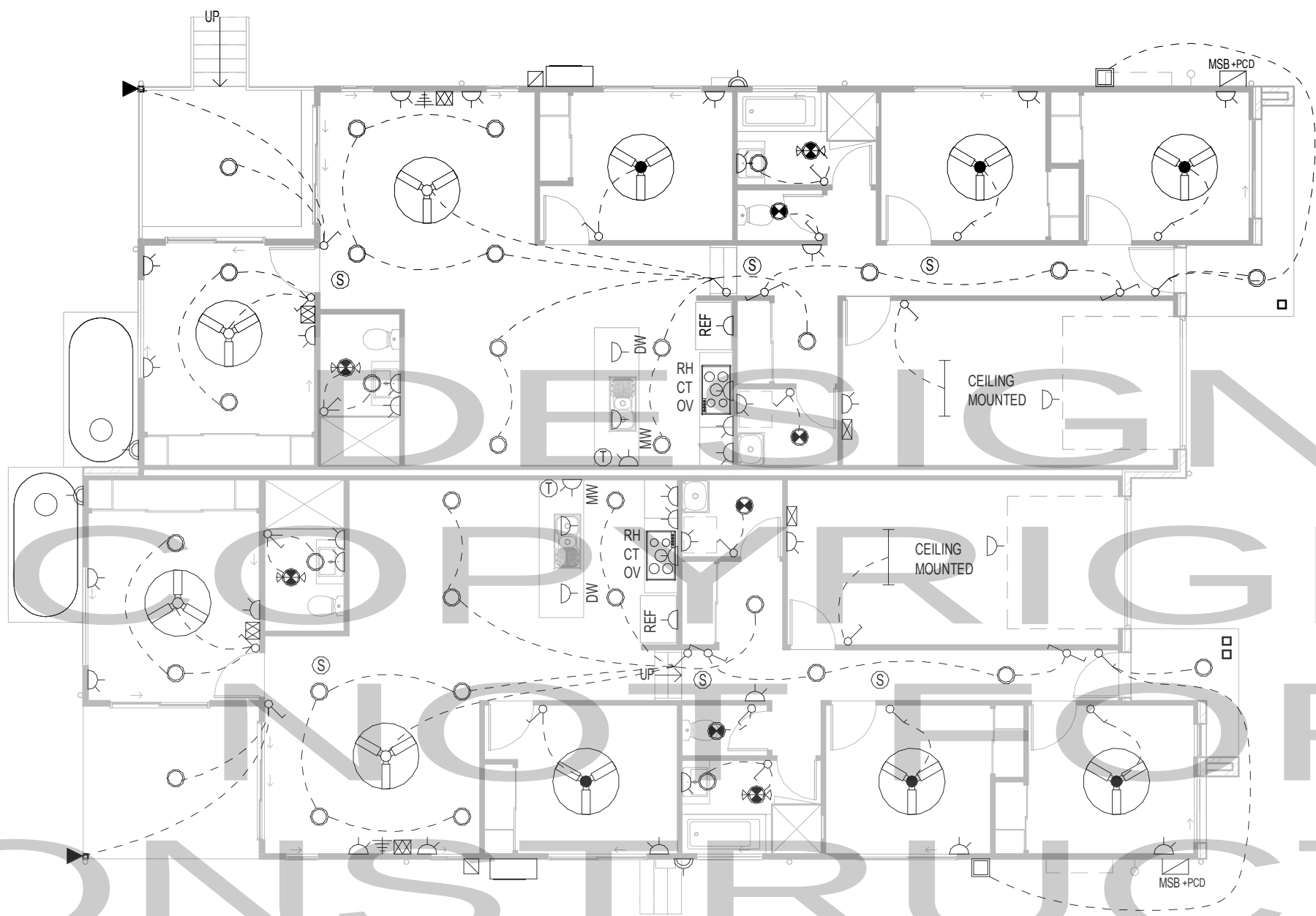


Section
1 : 100

DESIGN
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NOT FOR
CONSTRUCTION



Garage Door Rebate Detail



Electrical Schedule		
Mark	Description	Count
	CEILING FAN	4
	CEILING FAN with LIGHT	6
	DOUBLE GPO	34
	DOWNLIGHT	34
	EXHAUST FAN with LIGHT	4
	EXHAUST FAN with LIGHT & HEATER	4
	FLOODLIGHT	2
	FLURO SINGLE	2
	ISOLATION SWITCH	2
	LIGHT SWITCH	24
	LIGHT SWITCH 2 WAY	4
	NBN PATCH PANEL	2
	NBN POINT	4
	SINGLE GPO	10
	SMOKE DETECTOR	6
	TELEPHONE POINT	2
	TV POINT	2
	WALL LIGHT	2
	WEATHERPROOF SINGLE GPO	4

ELECTRICAL NOTES:

- ALL SMOKE ALARMS TO BE INTER-CONNECTED AND PHOTOELECTRIC
- SMOKE ALARMS TO BE LOCATED MINIMUM 300mm FROM LIGHT FITTINGS, 400mm FROM CEILING FAN BLADES
- ALL ELECTRICAL WORK CARRIED OUT
- DW & MW = DISHWASHER AND MICROWAVE GPOS UNDERBENCH
- RH = RANGEHOOD GPO 1800mm
- KITCHEN BENCH GPO 1100mm
- REF = REFRIDGERATOR GPO 1600mm
- LAUNDRY GPO 1000mm
- BATHROOM/ENSUITE GPO 950mm
- LIGHT SWITCHES 1350mm
- GENERAL GPO, DATA, TV AND PHONE OUTLETS 300mm
- CT = MAINS CONNECTION FOR COOKTOP
- OV = MAINS CONNECTION FOR OVEN
- SB = SUB BOARD
- MSB = MAIN SWITCH BOARD

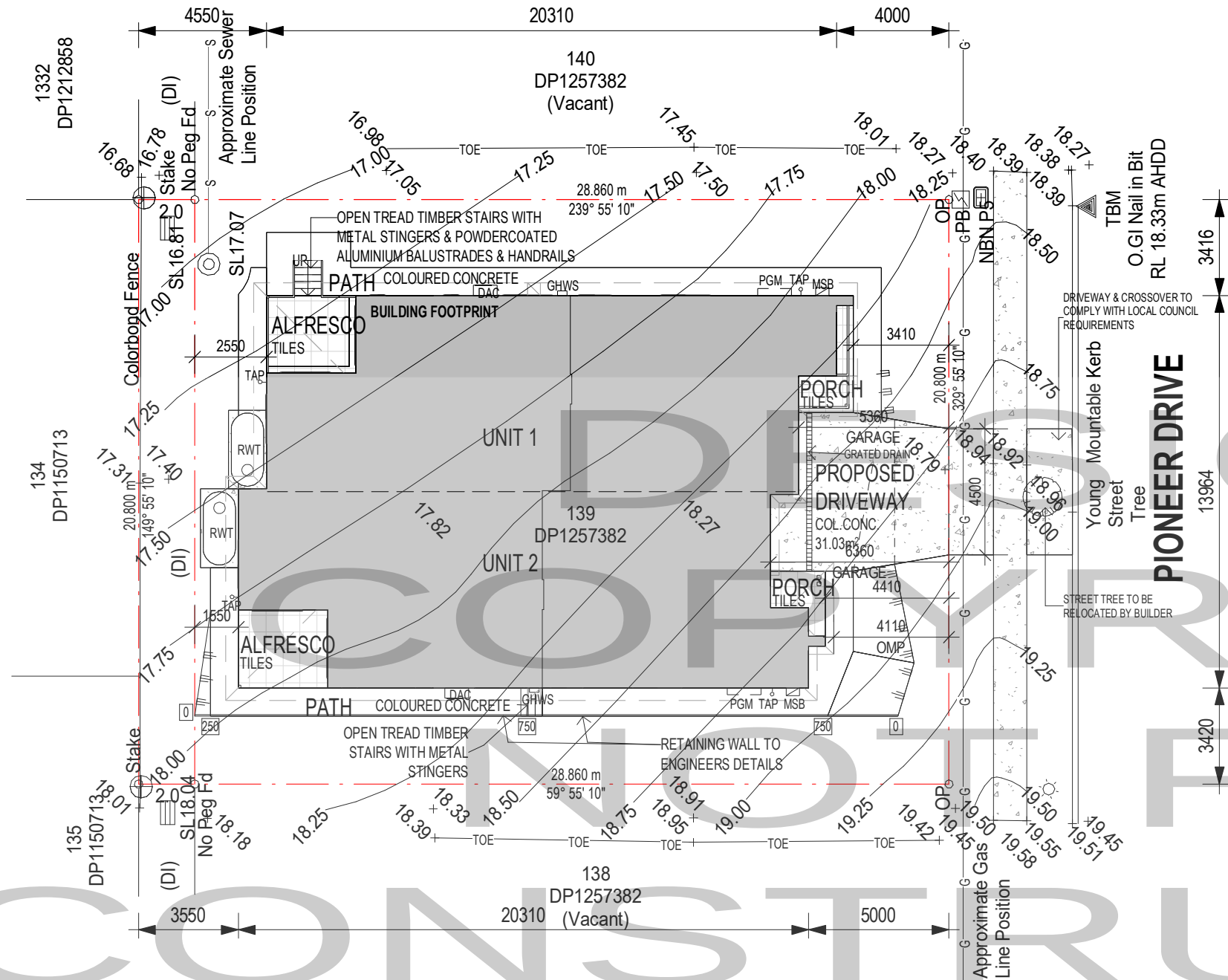
PCD LOCATION TO COMPLY WITH NBN REQUIREMENTS - TYPICALLY UNDER MSB. ELECTRICAL CONTRACTOR TO CONFIRM LOCATION ON SITE.

PROVIDE ANTENNA FOR BOTH UNITS

NO PENETRATIONS THROUGH PARTIALL

NOTE:
DUCTED AC
2 ZONES & 4 OUTLET
7KW

Electrical Plan
1 : 100



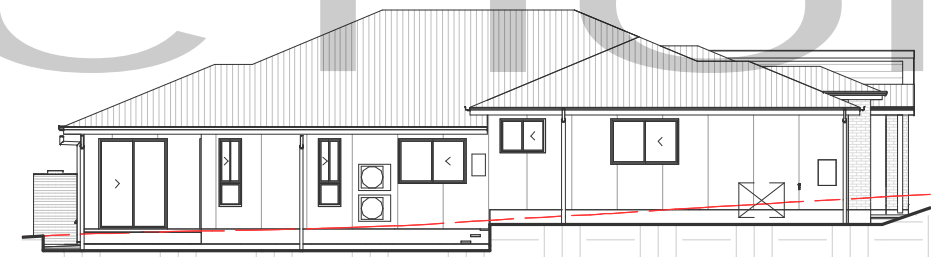
Street Elevation
1 : 200



Rear Elevation
1 : 200



Side Elevation
1 : 200



Side Elevation
1 : 200

NOTES:
- ANY SERVICE LINE WITHIN ONE LOT THAT SERVICES ANY OTHER LOT IS COMMON PROPERTY
- THE STRATUM OF THE WHOLE OF LOTS 1 & 2 EXTEND FROM 2 BELOW TO 15 ABOVE THE UPPER SURFACE OF THE FLOOR LEVEL OF THE UNIT BEING PART OF THE SAME LOT
- AREA OF LOTS 1-2 INCLUDES SINGLE STOREY UNIT WITH YARD SPACE, CONCRETE FLOOR PATIO, CONCRETE DRIVEWAY & COVERED CONCRETE PORCH
- ALL AREAS ARE APPROXIMATE & SHOWN FOR STRATA PURPOSES ONLY
- ALL STRUCTURAL FEATURES OF ANY BUILDING INCLUDING WALLS, FLOORS, CEILINGS AND ROOFING FORM PART OF THE LOT WITHIN WHICH THEY STAND. NO COMMON PROPERTY IS INCLUDED IN THESE STRUCTURES

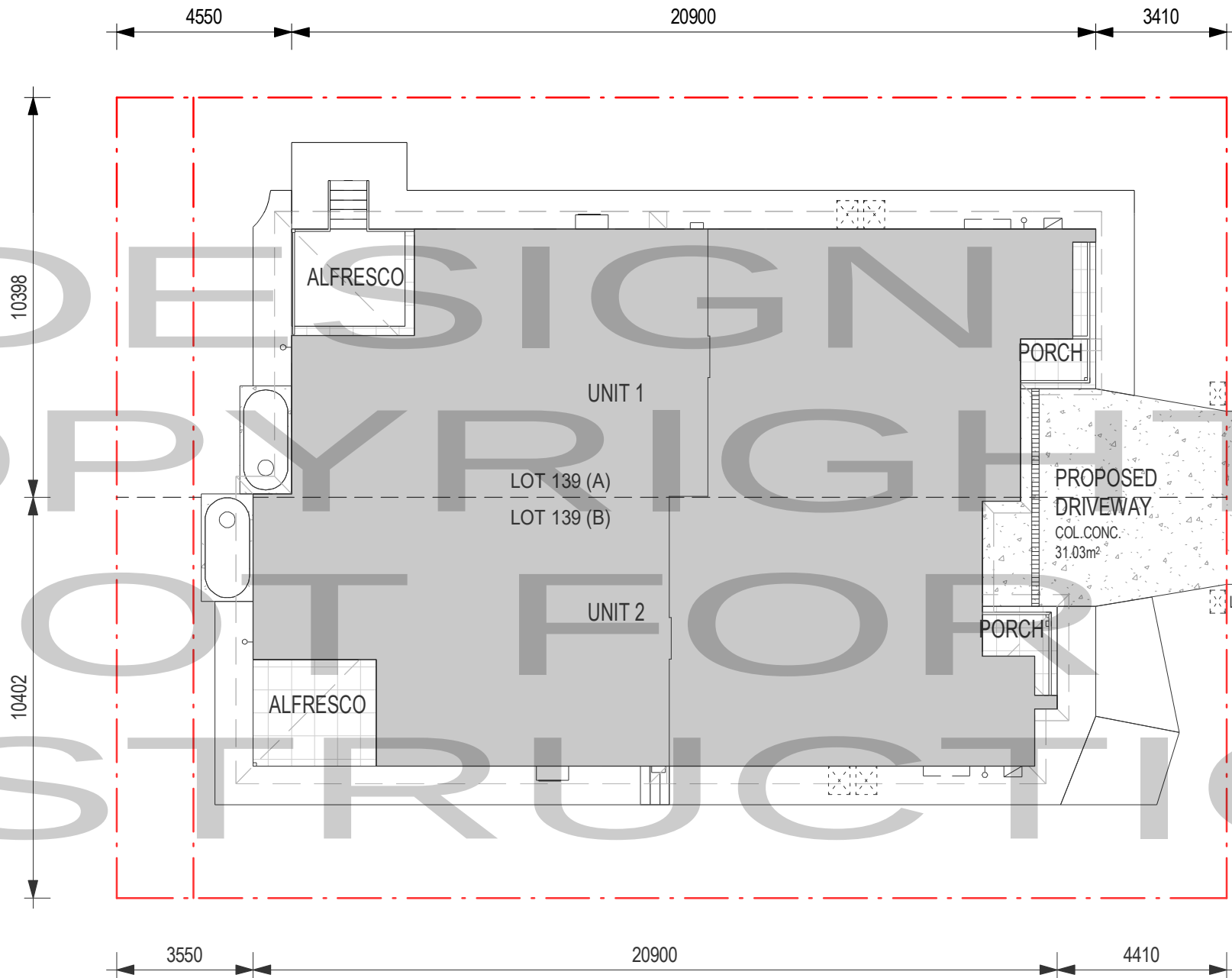
LOT 139
600.2m²

Floor Area Unit- 2

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PIONEER DRIVE