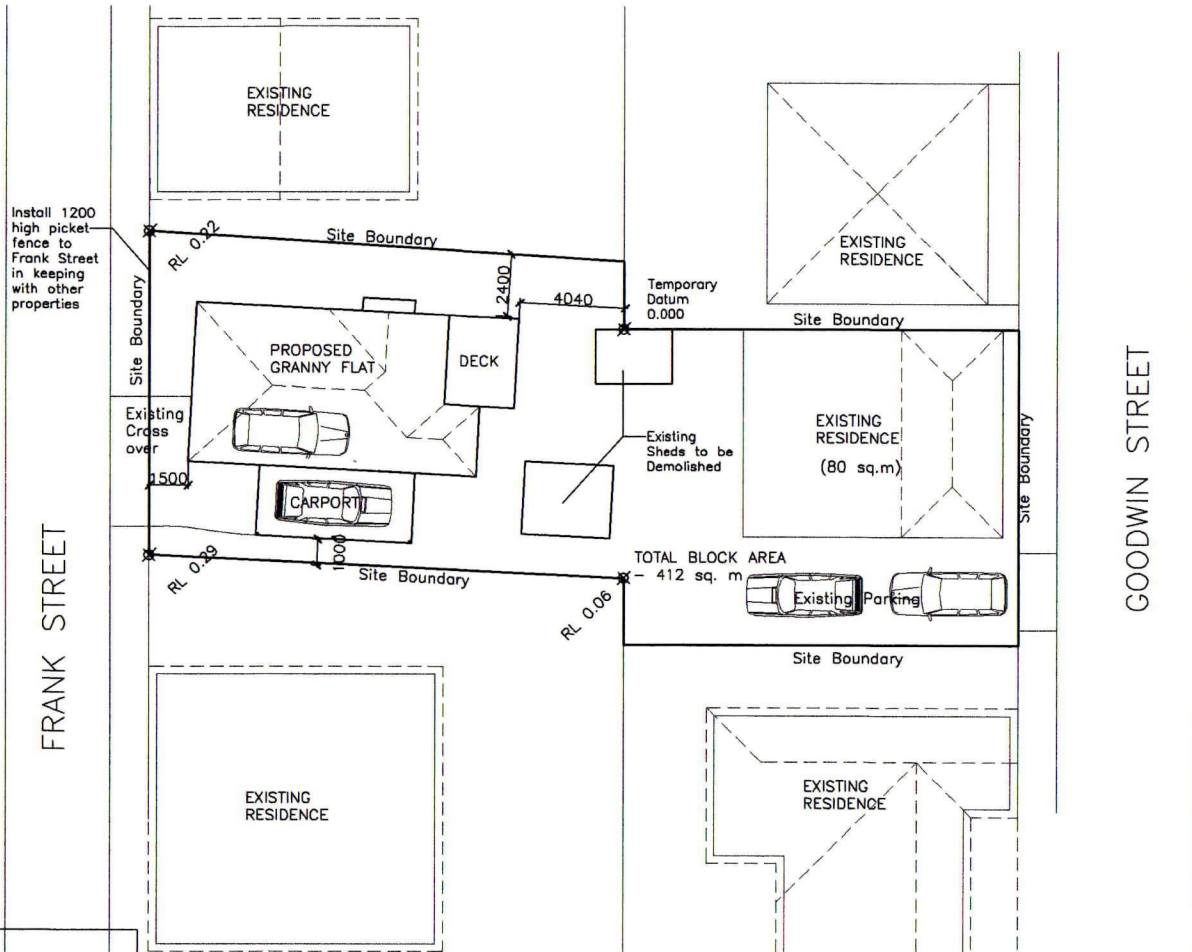


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PLANNING EXHIBITED DOCUMENTS
 Ref. No: DA 0502/2017
 Date advised: 28/10/2017
 Planning Administrator: *D. Jones*

Attachment 2 - 9 Goodwin Street, Invermay - Plans of Proposal

LEVELS	
Temporary Datum Level	0.000
Ground Floor Level (Slab)	0.XXX



LEGEND & NOTES:

- ☒ EXISTING LEVELS
- ⊕ NEW LEVELS
- CONTOUR INTERVALS = 0.5m

CONFIRM ALL DIMENSIONS ON SITE PRIOR TO THE COMMENCEMENT OF WORKS.
 PROTECTION MUST BE PROVIDED TO ADJOINING PROPERTIES IN ACCORDANCE WITH BUILDING REGULATIONS.

SITING WORKS SOIL & WATER MANAGEMENT STRATEGIES

SITE TO BE PREPARED IAW ENGINEERS OR SURVEYORS REPORT IF APPLICABLE.
 SITE TO BE EXCAVATED OR FILLED TO INDICATED LEVELS IAW BCA PART 3.1 AND AS2870.
 SURFACE DRAINAGE - FINISHED GROUND TO FALL AWAY FROM BUILDING FOR A MINIMUM DISTANCE OF 1000 AT 1:20 MIN. AND TO A POINT WHERE PONDING WILL NOT OCCUR.
 DOWNPIPES TO BE CONNECTED INTO COUNCIL STORMWATER AS SOON AS ROOF IS INSTALLED.
 DRAINAGE WORKS TO BE IAW BCA PART 3.1 AND AS/NZS 3500.3.2
 INSTALL ANY AG DRAINS PRIOR TO FOOTING EXCAVATION. SEE DRAINAGE PLAN FOR LOCATION.
 EXCAVATED MATERIAL PLACED UP-SLOPE OF AG DRAINS. TO BE REMOVED WHEN BUILDING WORKS ARE COMPLETED AND USED AS FILL ON SITE FOR ANY LOW POINTS. INSTALL A SEDIMENT FENCE ON THE DOWNSLOPE SIDE OF MATERIAL.

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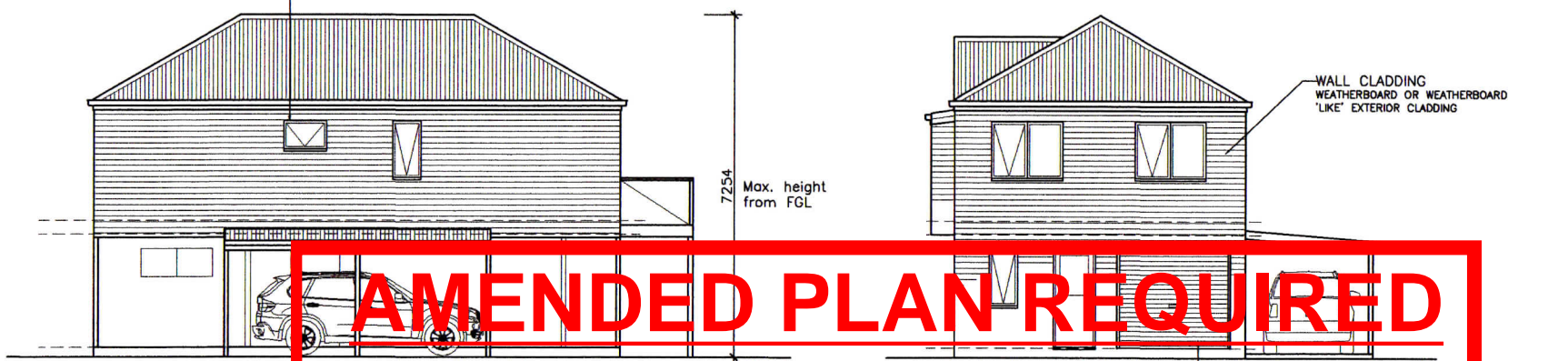
CLIENT: S & L MOORE
 PROJECT: GRANNY FLAT TO EXISTING RESIDENCE
 9 GOODWIN STREET
 INVERMAY 7248

DRAWING TITLE(S):
PROPOSED SITE PLAN

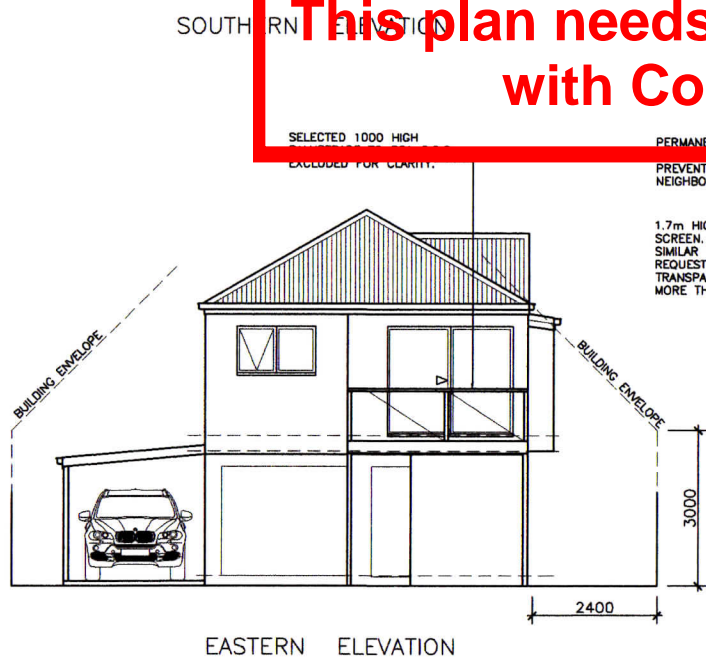
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WINDOWS & DOORS
 POWDER COATED ALUMINIUM FRAMED DOORS AND WINDOW FRAMES
 TAS OAK OR MDF REVELS AND TRIMS
 ALL FLASHING TO MANUFACTURERS SPECIFICATIONS, BCA PART 3.6 & AS1288



AMENDED PLAN REQUIRED
 This plan needs to be amended in accordance with Condition 2 of this permit



PERMANENT SHUTTERS ANGLED
 PREVENT OVERLOOKING NEIGHBORING PROPERTY
 1.7m HIGH SECURITY SCREEN, TIMBER CLAD OR SIMILAR TO OWNERS REQUESTS WITH UNIFORM TRANSPARENCY OF NO MORE THAN 25%

ROOFING
 COLORBOND CUSTOM ORB ROOFING
 CLADDING, GUTTER AND FASCIA ALL ROOFING
 INSTALLED IAW MANUFACTURERS INSTRUCTIONS.

FFL X.XX
 CL X.XX

FFL X.XX

1000 HIGH BALUSTRADE TO NCC 3.9.2 UNIFORM TRANSPARENCY OF NO MORE THAN 25%
 EXTERNAL TIMBER STAIRS TO NCC 3.9.1

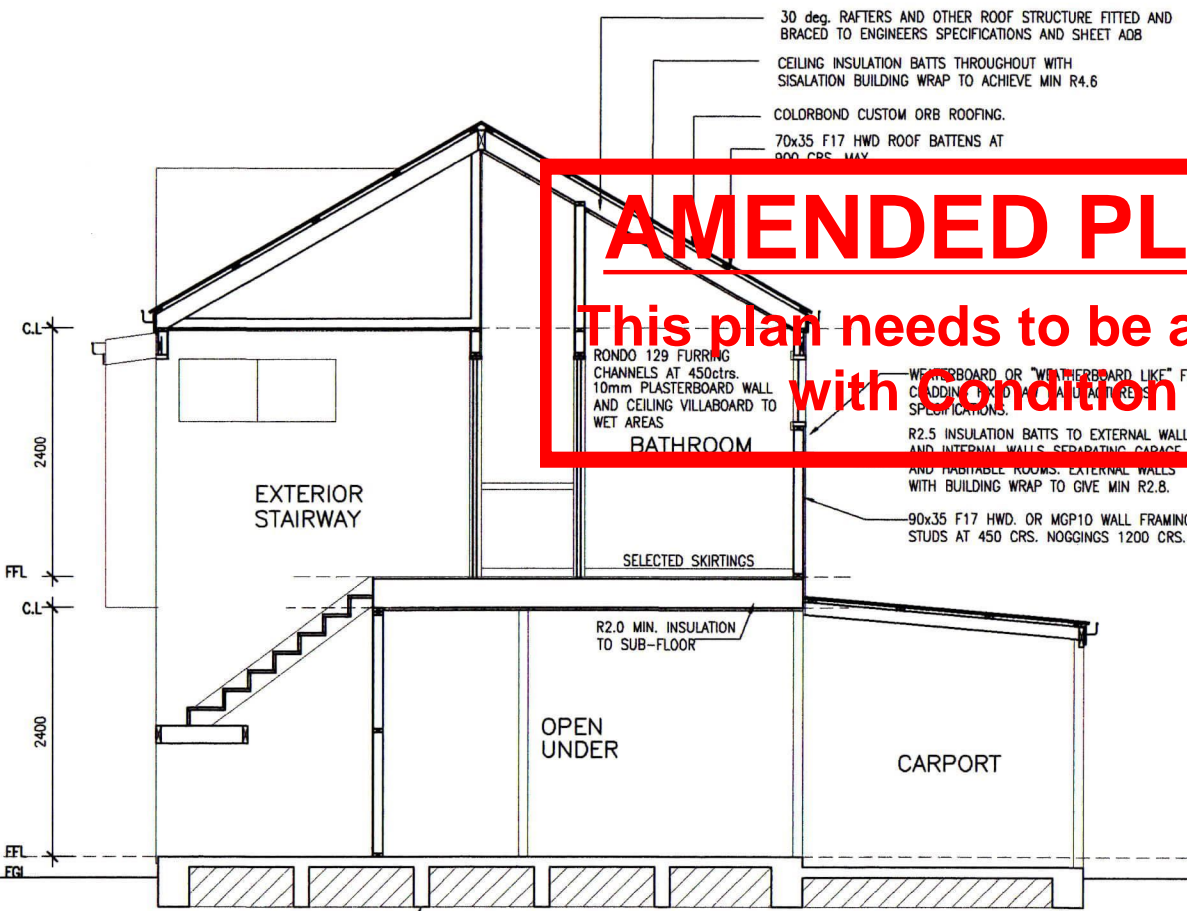
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DRAWING TITLE(S):
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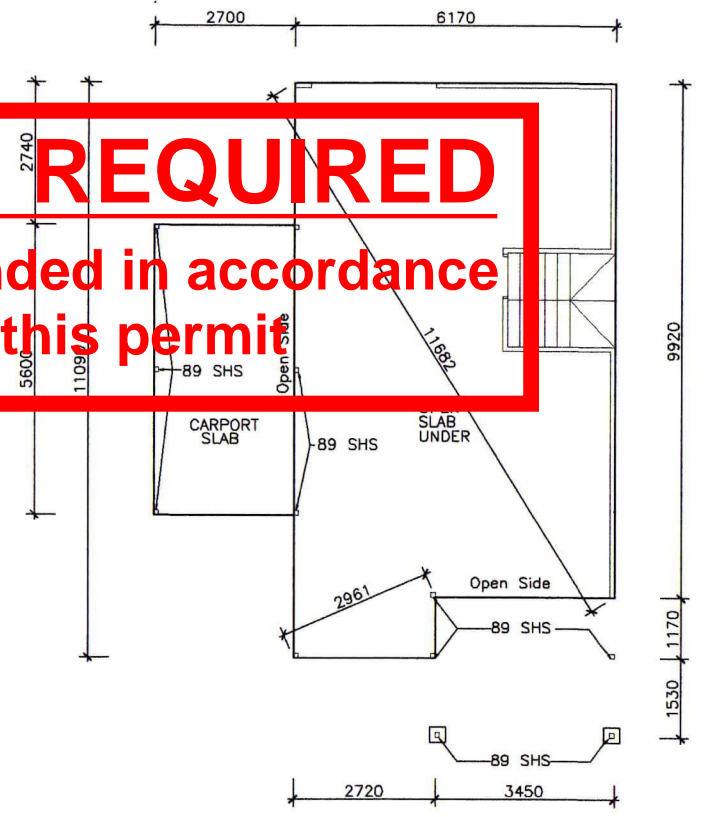
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AMENDED PLAN REQUIRED

This plan needs to be amended in accordance with Condition 2 of this permit



SLAB LAYOUT
Scale 1:150

THIS PLAN IS FOR BUILDERS SETOUT ONLY AND SHOULD READ IN CONJUNCTION WITH ACCOMPANYING STRUCTURAL ENGINEERS PLANS.

RC 'WAFFLE POD' VOID FORM SLAB DETAILS TO ENGINEERS SPECIFICATIONS.

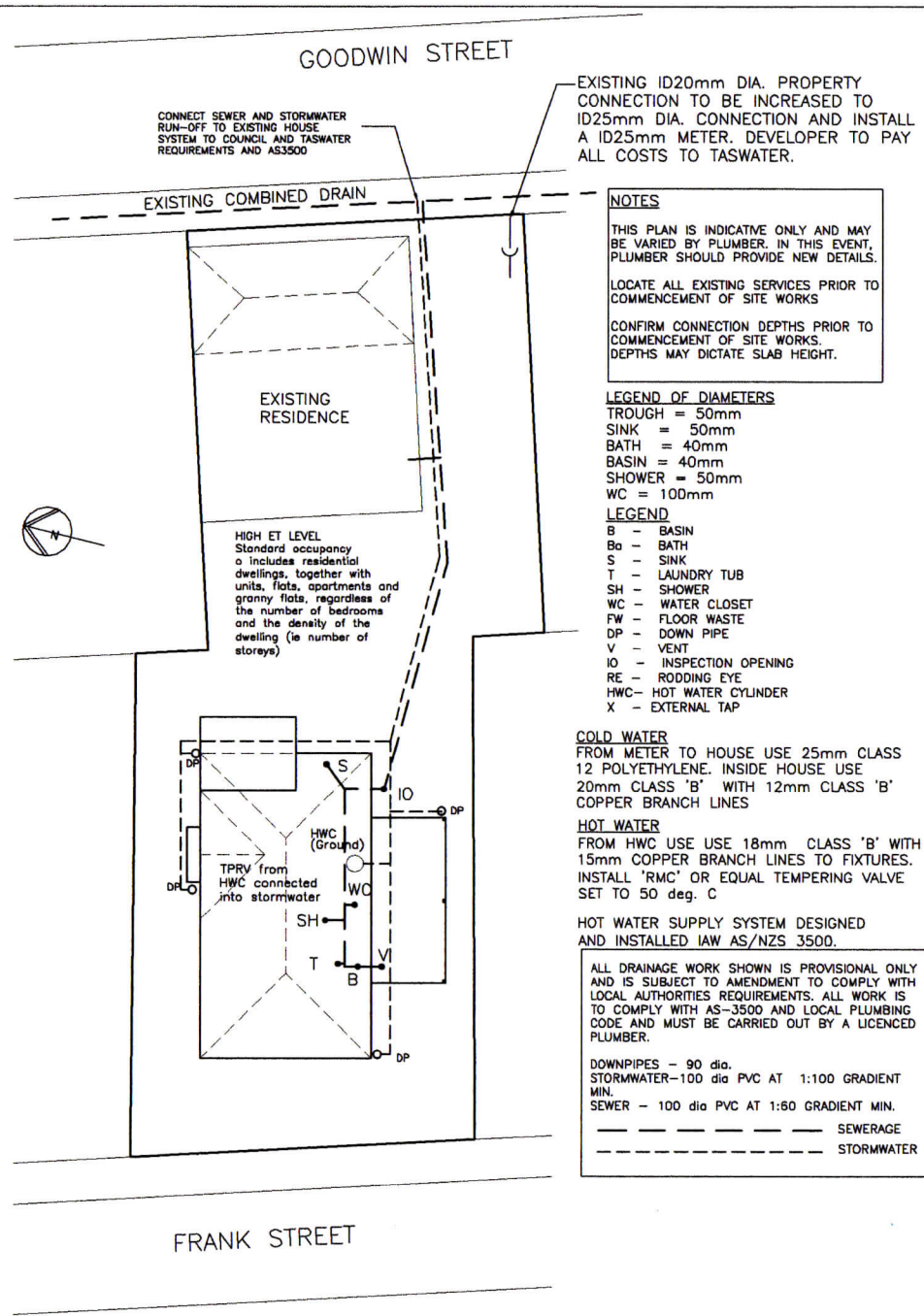
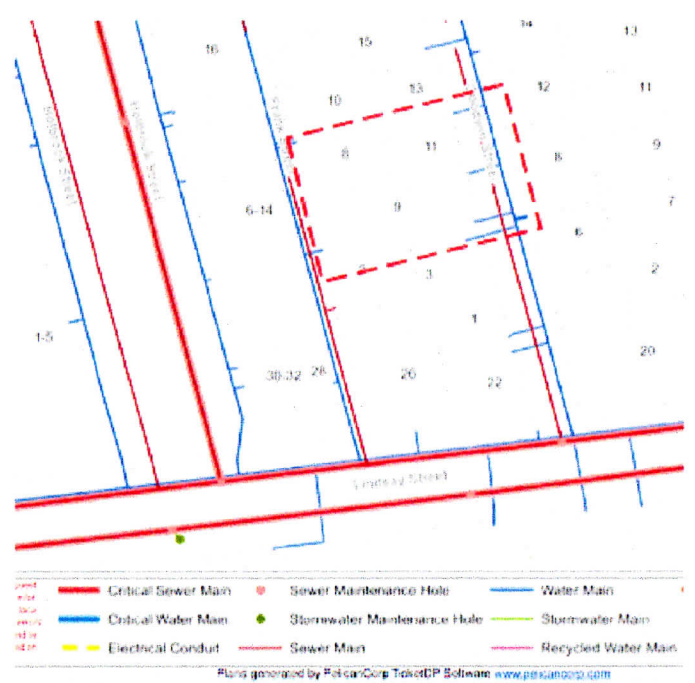
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CLIENT: **S & L MOORE**
 PROJECT: **GRANNY FLAT TO EXISTING RESIDENCE**
9 GOODWIN STREET
INVERMAY 7248

DRAWING TITLE(S):
SECTION
SLAB LAYOUT



NOTES

THIS PLAN IS INDICATIVE ONLY AND MAY BE VARIED BY PLUMBER. IN THIS EVENT, PLUMBER SHOULD PROVIDE NEW DETAILS.

LOCATE ALL EXISTING SERVICES PRIOR TO COMMENCEMENT OF SITE WORKS

CONFIRM CONNECTION DEPTHS PRIOR TO COMMENCEMENT OF SITE WORKS. DEPTHS MAY DICTATE SLAB HEIGHT.

LEGEND OF DIAMETERS

TROUGH = 50mm
 SINK = 50mm
 BATH = 40mm
 BASIN = 40mm
 SHOWER = 50mm
 WC = 100mm

LEGEND

B - BASIN
 Ba - BATH
 S - SINK
 T - LAUNDRY TUB
 SH - SHOWER
 WC - WATER CLOSET
 FW - FLOOR WASTE
 DP - DOWN PIPE
 V - VENT
 IO - INSPECTION OPENING
 RE - RODDING EYE
 HWC - HOT WATER CYLINDER
 X - EXTERNAL TAP

COLD WATER
 FROM METER TO HOUSE USE 25mm CLASS 12 POLYETHYLENE. INSIDE HOUSE USE 20mm CLASS 'B' WITH 12mm CLASS 'B' COPPER BRANCH LINES

HOT WATER
 FROM HWC USE USE 18mm CLASS 'B' WITH 15mm COPPER BRANCH LINES TO FIXTURES. INSTALL 'RMC' OR EQUAL TEMPERING VALVE SET TO 50 deg. C

HOT WATER SUPPLY SYSTEM DESIGNED AND INSTALLED IAW AS/NZS 3500.

ALL DRAINAGE WORK SHOWN IS PROVISIONAL ONLY AND IS SUBJECT TO AMENDMENT TO COMPLY WITH LOCAL AUTHORITIES REQUIREMENTS. ALL WORK IS TO COMPLY WITH AS-3500 AND LOCAL PLUMBING CODE AND MUST BE CARRIED OUT BY A LICENCED PLUMBER.

DOWNPIPES - 90 dia.
 STORMWATER-100 dia PVC AT 1:100 GRADIENT MIN.
 SEWER - 100 dia PVC AT 1:60 GRADIENT MIN.

----- SEWERAGE
 - - - - - STORMWATER

NOTES:

Install inspection openings (IO) at major bends for stormwater and all low points of downpipes.

All plumbing & drainage to be in accordance with local Council requirements.

Provide surface drain to back of bulk excavation to drain levelled pad prior to commencing footing excavation.

SERVICES
 The heated water system must be designed and installed with Part B2 of NCC Volume Three- Plumbing Code of Australia.

Thermal insulation for heated water piping must:

- be protected against the effects of weather and sunlight; and
- be able to withstand the temperatures within the piping; and
- use thermal insulation in accordance with AS/NZ 4859.1

Heated water piping that is not within a conditioned space must be thermally insulated as follows:

- Internal Piping
 - All flow and return internal piping that is
 - within an unventilated wallspace
 - within an internal floor between storeys; or
 - between ceiling insulation and a ceiling
 Must have a minimum R-Value of 0.2 (ie 9mm of closed cell polymer insulation)
- Piping located within a ventilated wall space, an enclosed building subfloor or a roof space.
 - All flow and return piping
 - Cold water supply piping and Relieve valve piping- within 500mm of the connection to central water heating system Must have a minimum R-Value of 0.45 (ie 19mm of closed cell polymer insulation)
- Piping located outside the building or in an unenclosed building sub-floor or roof space
 - All flow and return piping
 - Cold water supply piping and Relieve valve piping- within 500mm of the connection to central water heating system Must have a minimum R-Value of 0.6 (ie 25mm of closed cell polymer insulation)

Piping within an insulated timber framed wall such as that passing through a wall stud, is considered to comply with the above insulation requirements.

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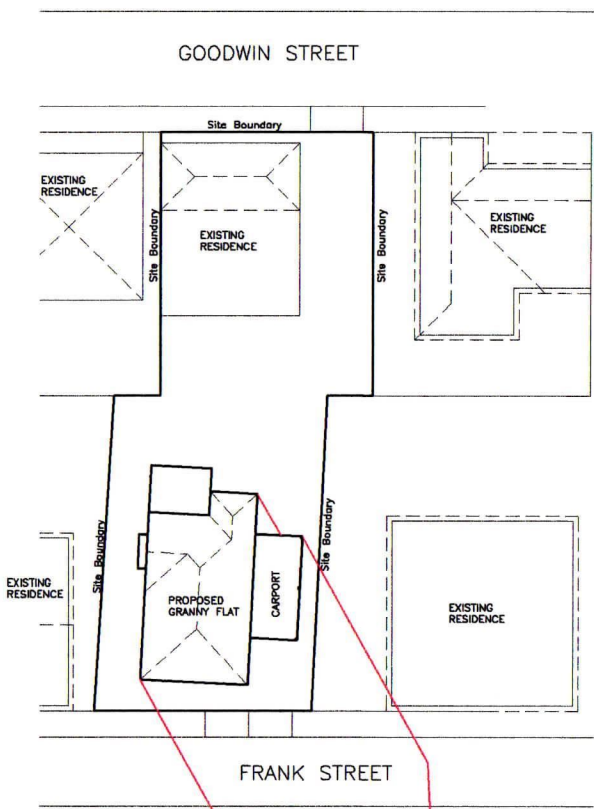
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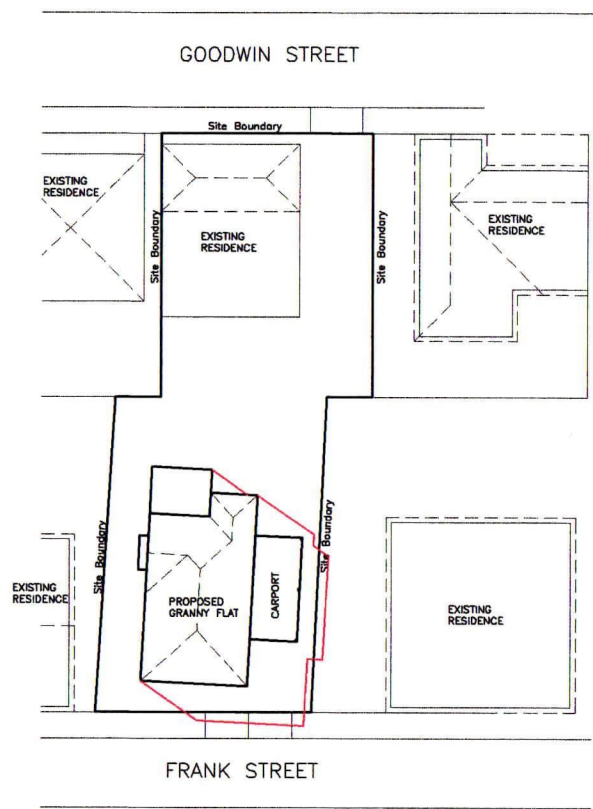
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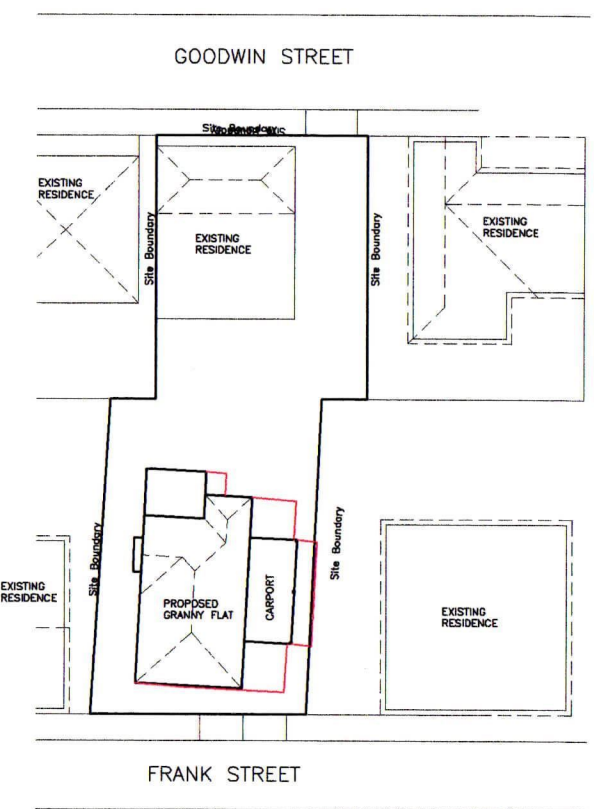
SHADOWS CAST BY GRANNY FLAT



SHADOW DIAGRAM
9am 21st JUNE.



SHADOW DIAGRAM
11am 21st JUNE.



SHADOW DIAGRAM -
1pm 21st JUNE.



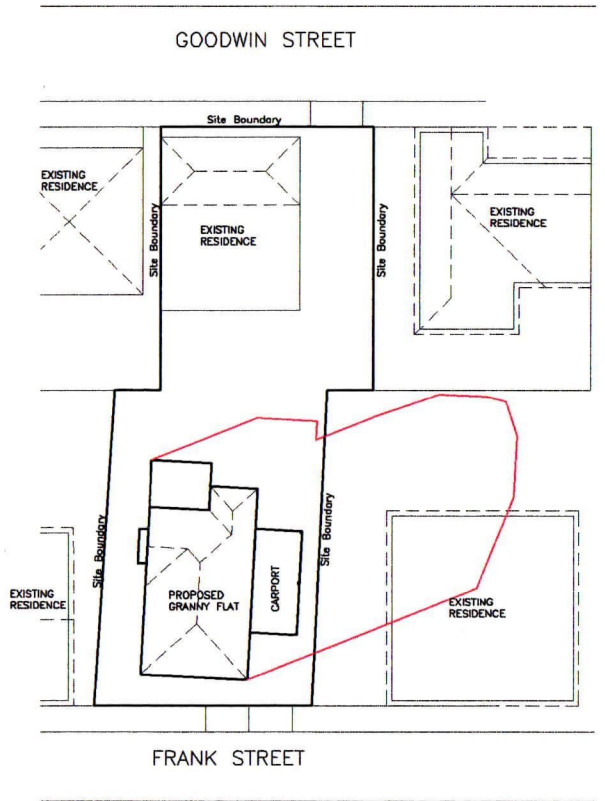
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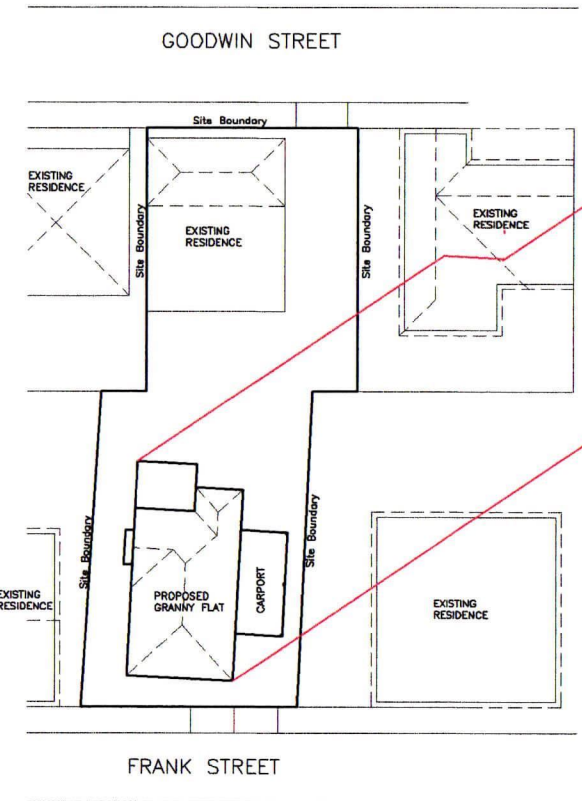
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 SHADOW DIAGRAMS 1

PRINT DATE:	
SCALE: 1:300 (A3) Check dimensions. Dimensions take precedence over scale	DRAWING NO: A12 DRAWN BY: ME SHEET NO. :12 of 13

— SHADOWS CAST BY GRANNY FLAT



SHADOW DIAGRAM
3pm 21st JUNE.



SHADOW DIAGRAM
4pm 21st JUNE.



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DRAWING TITLE(S):
 SHADOW DIAGRAMS 2

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