

- ### GENERAL NOTES
- DESIGNED IN ACCORDANCE WITH THE B.C.A. 2005 VOLUME 2 (HEREIN NOTED AS "B.C.A.") AND STANDARD BUILDING REGULATIONS 1997.
 - WRITTEN DIMENSIONS TAKE PREFERENCE OVER SCALE. THE BUILDER SHALL CHECK AND VERIFY ALL DIMENSIONS AND LEVELS BEFORE COMMENCING ANY WORK.
 - THE DESIGN WIND SPEED FOR CALCULATIONS IS 111.1.
 - SITE PREPARATION SHALL BE IN ACCORDANCE WITH PART 3.1 OF THE B.C.A. AND AS 3708.
 - TERMITE MANAGEMENT SHALL BE IN ACCORDANCE WITH PART 3.1.3 OF THE B.C.A. AND AS 3660.1.2000.
 - CONCRETE CONSTRUCTION SHALL BE IN ACCORDANCE WITH PART 3.2 OF THE B.C.A. AND AS 2870.
 - MASONRY CONSTRUCTION SHALL BE IN ACCORDANCE WITH PART 3.3 OF THE B.C.A. AND AS 3700.
 - ALL TIMBER CONSTRUCTION AND DETAILS SHALL BE IN ACCORDANCE WITH PART 3.4 OF THE B.C.A. AND AS 1684.2.
 - STEELWORK SHALL BE IN ACCORDANCE WITH PART 3.4.2 & 3.4.4 OF THE B.C.A. AND AS 4100, AS 1111, AS 1112.
 - SLAB AND FOOTING ARE TO COMPLY WITH THE RECOMMENDATIONS OF THE SOILS REPORT AND THE ENGINEER'S DETAILS.
 - FINISHED FLOOR LEVEL SHALL FINISH A MINIMUM 225mm ABOVE FINISHED GROUND LEVEL.
 - POLYTHENE MOISTURE BARRIER SHALL BE LAPPED 200mm AND FULLY TAPED UNDER CONCRETE SLAB AND SHALL EXTEND 100mm ONTO THE PERIMETER FOOTING - PART 3.2.2.6 OF B.C.A.
 - SLAB MESH SHALL BE SUPPORTED BY CHAIRS ON DISCS.
 - DAMP PROOF COURSE AND WEIR HOLES TO COMPLY WITH PART 3.3.4 OF THE B.C.A.
 - SARKING TO ROOF AND WALLS TO COMPLY WITH PART 3.5 OF THE B.C.A.
 - DOUBLE SIDED ALFOIL VAPOUR BARRIER SHALL COVER THE WHOLE ROOF AND FALL TO GUTTER.
 - SUB FLOOR VENTILATION WHERE APPLICABLE IS TO COMPLY WITH PART 3.4.1 OF THE B.C.A.
 - GLAZING TO COMPLY WITH PART 3.6 OF THE B.C.A. AND AS 1288.
 - FIRE SEPARATION TO COMPLY WITH PART 3.7.1 OF THE B.C.A.
 - SMOKE ALARMS TO COMPLY WITH PART 3.7.2 OF THE B.C.A.
 - ALL WET AREAS TO COMPLY WITH PART 3.8.1 OF THE B.C.A.
 - ROOM HEIGHTS TO COMPLY WITH PART 3.8.2 OF THE B.C.A.
 - CONSTRUCTION OF SANITARY COMPARTMENTS TO COMPLY WITH PART 3.8.3 OF THE B.C.A.
 - LIGHTING TO COMPLY WITH PART 3.8.4 OF THE B.C.A.
 - VENTILATION TO COMPLY WITH PART 3.8.5 OF THE B.C.A.
 - SAFE MOVEMENT, ACCESS, STAIRS AND BALUSTRADES TO COMPLY WITH PART 3.9.1 & 3.9.2 OF THE B.C.A.
 - ALL FABRICATED ROOF TRUSSES TO BE ENGINEERED, DESIGNED AND CERTIFIED AND FIXED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 - COLUMN SUPPORT END BEARING TO LAMINATED BEAMS TO BE MINIMUM WIDTH OF MEMBER.
 - ALL BRACING WALLS SHALL BE 4.0 KN/M PLYWOOD UNLESS NOTED OTHERWISE, CONSTRUCTED FULLY IN ACCORDANCE WITH AS 1684.2.
 - REQUIRED LENGTHS OF ALL BRACING WALLS SHOWN IN METRES ON PLAN.
 31. TIE DOWN BRACING WALLS SHALL BE M12 BOLTS TO EACH END WITH 50mm OF END STUDS AND AT 1200mm CENTRES MAXIMUM. DOUBLE SIDED BRACING WALLS TIE DOWN SHALL BE 2M12 BOLTS 50mm APART OR 1M16 BOLT TO EACH END.
 - ALL BRACING PANELS SHALL BE FULL HEIGHT AND NAILED TO TOP AND BOTTOM PLATES WHERE THE WALL HEIGHT EXCEEDS SINGLE PLY SHEET THEN FIT COMMON JOGGING AND NAIL AS FOR TOP AND BOTTOM PLATES WHERE PANELS ARE MORE THAN 2.700 METRES HIGH. LOAD CAPACITY IS REDUCED BY 2.700 DIVIDED BY HEIGHT.
 33. MAXIMUM DESIGN LOADS FOR PANELS
 - 900mm MINIMUM LENGTH IS 4 KN/M
 - 600mm MINIMUM LENGTH IS 2 KN/M
 - 450mm MINIMUM LENGTH IS 1 KN/MTHE BRACING RESISTANCE FOR 600mm MINIMUM LENGTH PANELS MAYBE INCREASED TO 4 KN/M IF BOTH M12 CYCLONE RODS ARE INSTALLED TO EACH END OF BRACING PANEL AND M10 COACH SCREWS TO EACH OF THE 4 CORNERS OF THE PLYWOOD AND FIXING INTO TOP AND BOTTOM PLATES.
 34. ENERGY EFFICIENCY RATINGS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL AUTHORITY REGULATIONS PART J.

- ### GENERAL LEGEND
- | | | | | | |
|-----|------------------------------------------|-----|--------------------------------------------------|------|---------------------------------------|
| AF | APPLIED FINISH. | GS | GRADED SUMP. | SA | SMOKE ALARM - TO AS3786 & B.C.A. |
| AP | ANCHOR ROD. | HC | HOSCOCK (1000mm ABOVE GND). | SB | STRUTTING BEAM. |
| BC | BRACING COLUMN. | HR | HAND RAIL (min 1000mm above FFL). | SBS | STEEL BRACING SET. |
| BL | BLOCKWORK. | HSB | HANGING STRUTTED BEAM. | SS | STEEL COLUMN AS SCHEDULED. |
| BP | BRICK PAVING ON SAND. | HWB | PAINTED HWD WEATHERBOARDS. | SFG | SLOTTED FASCIA GUTTER. |
| CM | COFFEE MACHINE. | HWS | HOT WATER SYSTEM. | SKY | OPAL ACRYLIC VENTED SKYLIGHT. |
| CFC | COMPRESSED FIBROUS CEMENT. | LB | HYNE LAMINATED BEAM 122. | SR | SHOWER ROSE. |
| CRT | CONCRETE ROOF TILES. | LGR | LAMINATED GLASS ROOF. | STP | SELECTED TIMBER PANNELLING. |
| CT | CERAMIC TILES. | LP | LATTICE PANEL. | STPS | STAINED TIMBER BATTEN PRIVACY SCREEN. |
| DP | DOWNPIPE 90 DIA unless noted otherwise. | MH | 600/600 CEILING MANHOLE. | TB | TIMBER BRACING SET. |
| DPS | DOWNPIPE WITH SPREADER. | MRS | COLORBOND METAL ROOF. | TDC1 | STEEL TIE DOWN COLUMN. |
| EFO | EXHAUST FAN OVER. | MS | COLORBOND METAL ROOF. | TDC2 | TIMBER TIE DOWN COLUMN. |
| EJ | EXPANSION JOINT. | MSH | MECHANICALLY VENTILATE ENS TO BICA REQUIREMENTS. | TDC3 | REINFORCED CONCRETE TIE DOWN COLUMN. |
| ENS | ENCLOSED RAFTERS. | NS | NON-SLIP SURFACE. | TP | TERRAZZOTA ROOF TILES. |
| FB | FACE BRICKWORK. | OB | OBSCURE GLASS HAND RAIL. | TRT | TIMBER POST - 90mm SQ F14 HWD DAR. |
| FBL | FACE BLOCKWORK. | P | PLASTERBOARD. | UOS | UNLESS OTHERWISE SPECIFIED. |
| FC | FIBROUS CEMENT. | PB | PLASTERBOARD. | W | WROUGHT IRON. |
| FE | FIRE EXTINGUISHER. | PCC | PLUMBING BULKHEAD OVER STRIPS. | WRC | WESTERN RED CEDAR. |
| FP | FIREPLACE - JETMASTER 1050 U.N.O. | PG | QUAD GUTTER. | WRP | WATER RESISTANT PARTICLEBOARD. |
| FW | FLOOR WASTE. | R | RANKED CEILING. | WTS | WIDTH TO SUIT. |
| G | GRADED GULLY. | RHO | RANGE HOOD OVER. | | |
| GHR | GLASS BALUSTRADE WITH ALUMINIUM FRAMING. | SB | STEEL BEARER. | | |
| | | SC | STEEL COLUMN. | | |
| | | SD | SLIDING WINDOW. | | |
| | | SE | SEMI-GLASS. | | |
| | | SH | SHELVES. | | |
| | | SHR | SHOWER. | | |
| | | SS | SHOWER SCREEN. | | |
| | | SSS | SLIDING SHOWER SCREEN. | | |
| | | SV | SERVICER. | | |
| | | UBO | UNDER CUPBOARD OVER. | | |
| | | VB | VANITY BASKIN UNIT. | | |
| | | WB | WALL BASIN. | | |
| | | WM | WASHING MACHINE SPACE. | | |
| | | WO | WALL OVEN. | | |
| | | WR | WARDROBE. | | |

- ### JOINERY LEGEND
- | | | | | | |
|------|------------------------|-----|---------------------------|-----|------------------------|
| APC | APPLIANCE CUPBOARD. | DO | DRYER OVER. | RHO | RANGE HOOD OVER. |
| BA | BATH. | DW | DISHWASHER SPACE. | SPA | SPA BATH. |
| BB | BREAKFAST BAR. | EHO | EXISTING HOOD OVER. | SH | SHELVES. |
| BCU | BENCH WITH CPBD UNDER. | FR | FREEZER SPACE. | SHR | SHOWER. |
| BDR | BANK OF DRAWERS. | FW | FLOOR WASTE. | SS | SHOWER SCREEN. |
| BS | BROOM CUPBOARD. | HP | HOTPLATES. | SSS | SLIDING SHOWER SCREEN. |
| BS | BAR SINK. | IC | ROBINHOOD IRONING CENTRE. | SV | SERVICER. |
| CO | CUPBOARD OVER. | LN | LINEN CUPBOARD. | UBO | UNDER CUPBOARD OVER. |
| CPBD | FULL HEIGHT CUPBOARD. | LB | LAUNDRY BASKIN UNIT. | VB | VANITY BASKIN UNIT. |
| CR | CROCKERY CUPBOARD. | LO | LAUNDRY TUB. | WB | WALL BASIN. |
| DBS | DOUBLE BOWL SINK. | MT | MICROWAVE OVEN. | WM | WASHING MACHINE SPACE. |
| DLT | DOUBLE LAUNDRY TUB. | PTT | PANTRY. | WO | WALL OVEN. |
| | | REF | REFRIGERATOR SPACE. | WR | WARDROBE. |

- ### WINDOW AND DOOR LEGEND
- | | | | | | |
|-----|----------------------------------------------------------------------|-----|----------------------------|-----|-------------------------------------------|
| APC | ALUMINIUM COVERPLATE. | EW | EXISTING WINDOW TO REMAIN. | RD | ROLLER DOOR. |
| AS | AWNING SASH. | FD | FRENCH DOOR. | SD | SLIDING DOOR. |
| CS | CRIM-SAFE SECURITY WINDOW SCREEN. | FG | FIXED GLASS. | SMD | SLIDING MIRROR DOORS. |
| ED | EXISTING DOOR - TO REMAIN IN-SITU. | FQD | FIXED GLASS OVER. | SOD | SECTIONAL OVERHEAD GARAGE DOOR. |
| EFD | EXISTING FRENCH DOOR - TO REMAIN IN-SITU. | GB | GLASS BLOCK. | SSD | COLORBOND SECTIONAL OVERHEAD GARAGE DOOR. |
| EFS | EXISTING FIRE ATTENUATION SCREEN, TO FIRE SERVICES ENGINEER DETAILS. | GD | GLAZED DOOR. | SW | GARAGE DOOR. |
| FG | FIXED GLASS WINDOW. | HTS | HEIGHT TO SUIT. | WS | SLIDING WINDOW. |
| FLO | FAN LIGHT WINDOW OVER. | LG | LOUVERED GLASS. | TD | TILTING DOOR. |
| HR | SELECT HARDWARE & BALUSTRADE. | LO | LOUVERED GLASS. | WTS | WIDTH TO SUIT. |
| NFD | NEW FRENCH DOORS. | OG | OBSCURE GLASS. | | |

- ### FLOOR FINISHES LEGEND
- | | | | |
|-----|-----------------------------------|-----|----------------------------------------------------------------------------------------------------------------------------|
| CCF | COVERCONCRETE CONCRETE FINISH. | PTB | POLISHED TIMBER BOARDS. |
| CPT | CARPET. | PTF | 12mm POLISHED TIMBER FLOORBOARDS OVER 18mm STRUCTURAL PLYWOOD TO TIMBER FRAMED FLOORS or DIRECT STICK TO R.C. SLAB FLOORS. |
| ST | SELECT TILES. | NE | NE FINISHED FLOOR HEIGHTS TO MATCH SHOT GROUTED HARDWOOD VERANDAH FLOOR BOARDS. |
| EAG | EXPOSED AGGREGATE. | | |
| SIF | CONCRETE, STEEL, TROWELED FINISH. | | |

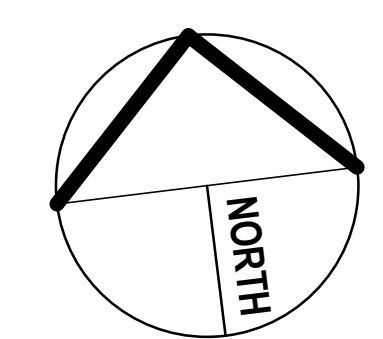
1 Building 3 - Proposed Level 1 Floor Plan
1:100

- ### LEGEND
- | | | | |
|-----|----------------------------------------------------------------------|------|--------------------------------------------------------------------------|
| AS | AWNING SASH WINDOW. | OBS | OBSCURE GLASS. |
| CSD | CAVITY SLIDING DOOR. | OHC | OVERHEAD CUPBOARD. |
| DH | DOUBLE HUNG WINDOW. | PS | PRIVACY SCREEN. Window Privacy Screen up to min. 1500 above floor level. |
| ED | EXISTING DOOR - TO REMAIN IN-SITU. | SC | STEEL COLUMN. |
| EFD | EXISTING FRENCH DOOR - TO REMAIN IN-SITU. | SD | SLIDING GLAZED PANEL DOOR EXTERNAL DOOR. |
| EFS | EXISTING FIRE ATTENUATION SCREEN, TO FIRE SERVICES ENGINEER DETAILS. | SH | SHIELF. |
| FG | FIXED GLASS WINDOW. | SHT | SILL HEIGHT. |
| FLO | FAN LIGHT WINDOW OVER. | SW | SLIDING WINDOW. |
| HR | SELECT HARDWARE & BALUSTRADE. | TSH | TIMBER SHUTTERS. |
| NFD | NEW FRENCH DOORS. | VMBS | VERTICAL METAL BLADE SCREEN. |

2 Building 3 - Proposed Level 2 Floor Plan
1:100

- From 1 January 2017**
- The development approval process for new dwellings and substantial renovations will ensure that building approvals received on or after this date will bring dwellings into compliance with the new laws.
- Smoke alarms in the dwelling must:
- be photoelectric (AS 3786-2014); and
 - not also contain an ionisation sensor; and
 - be hardwired to the mains power supply with a secondary power source (i.e. battery); and
 - be interconnected with every other smoke alarm in the dwelling so all activate together.
- Smoke alarms must be installed on each storey:
- in each bedroom; and
 - in hallways which connect bedrooms and the rest of the dwelling; or
 - if there is no hallway, between the bedrooms and other parts of the storey; and
 - if there are no bedrooms on a storey at least one smoke alarm must be installed in the most likely path of travel to exit the dwelling.

- ### PRESCRIBED LOCATIONS FOR INSTALLING SMOKE ALARMS
- Where practicable smoke alarms must be placed on the ceiling. Smoke alarms must not be placed:
- within 300mm of a corner of a ceiling and a wall;
 - within 300mm of a light fitting;
 - within 400mm of an air-conditioning vent;
 - within 400mm of the blades of a ceiling fan.
- There are special requirements for stairways, sloping ceilings, and ceilings with exposed beams. Specific requirements will be explained in the Building Fire Safety Regulation 2008.
- If impractical for the prescribed location requirements to be met (e.g. may be affected by steam from shower or fumes from cooking), the owner may put the alarm at another location that will provide a warning to occupants of the dwelling.



PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

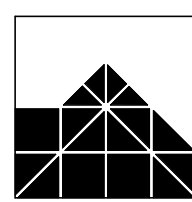
Issued: 02/02/2018

Minor change: 07/01/2020

FIRE RATED PROTECTIVE SURFACE TO EXPOSED STEEL COLUMNS AND STEEL BEAMS WITHIN 900mm OF SOUTH BOUNDARY AND OVER THE DRIVEWAY SHALL BE TO BUILDING CERTIFIER'S DIRECTIONS AND APPROVAL.

PROVISIONALLY ALL STEEL BEAMS OVER DRIVEWAY SHALL HAVE A MINIMUM 2300 CLEARANCE TO FINISHED DRIVEWAY SURFACE

ISSUED FOR CONSTRUCTION



IAN WEBB ARCHITECT

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CLIENT: ESELLAR HOLDINGS PTY LTD
PROJECT: PROPOSED MULTI UNIT DWELLING
LOCATION: 15 DANIELLS STREET, CARINA

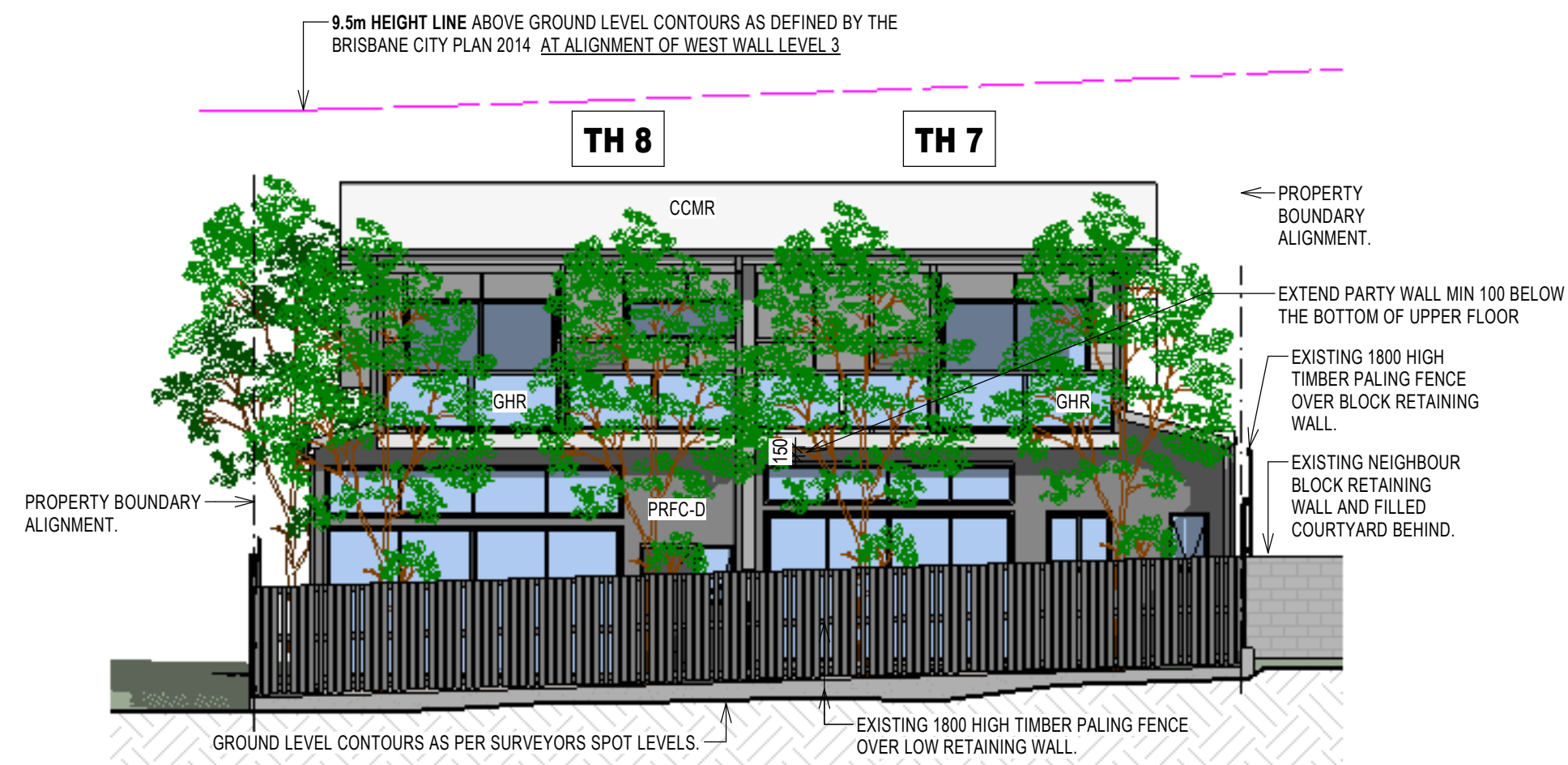
| AMENDMENTS: | | | |
|----------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|------|
| B | TH 7 Kitchen Layout modified. | 10.05.18 | TJA |
| C | Column and Beam modified. | 27.06.18 | TJA |
| D | TH7 Upper Floor Powder Room changed into Walk-In-Robe. | 12.03.19 | L.M. |
| E | Roof pitches nominated | 29.05.19 | TJA |
| F | Steel Beams and Steel Columns shown supporting cantilevered Structure above Driveway in accordance with Tom Kapala and Associates Structural Engineer's Drawing received on 24th September. Notes added on Fire Rated surfaces for Steel Posts next to Driveway and Steel Beams over the Driveway | 25.09.19 | TJA |
| Notes added on minimum 2300 clearance to Underside of Steel Beam measured from Finished Driveway Surface | | | |

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| DRAWN BY: | LM | JOB No: | 4058 |
| DATE: | Mar 2018 | SHEET No: | B3-01 |
| SCALE: | At 1:100 | REVISION: | G |

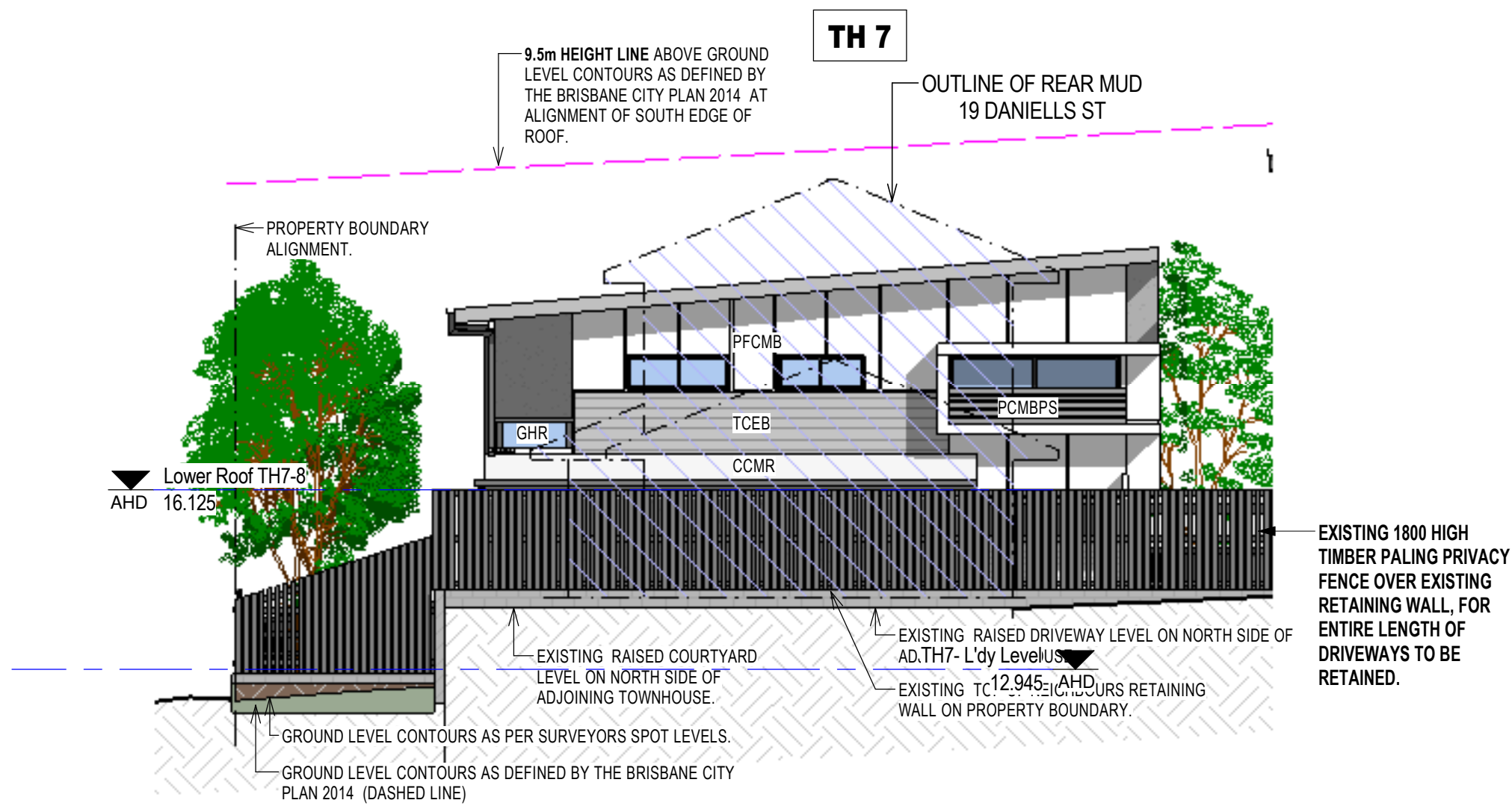
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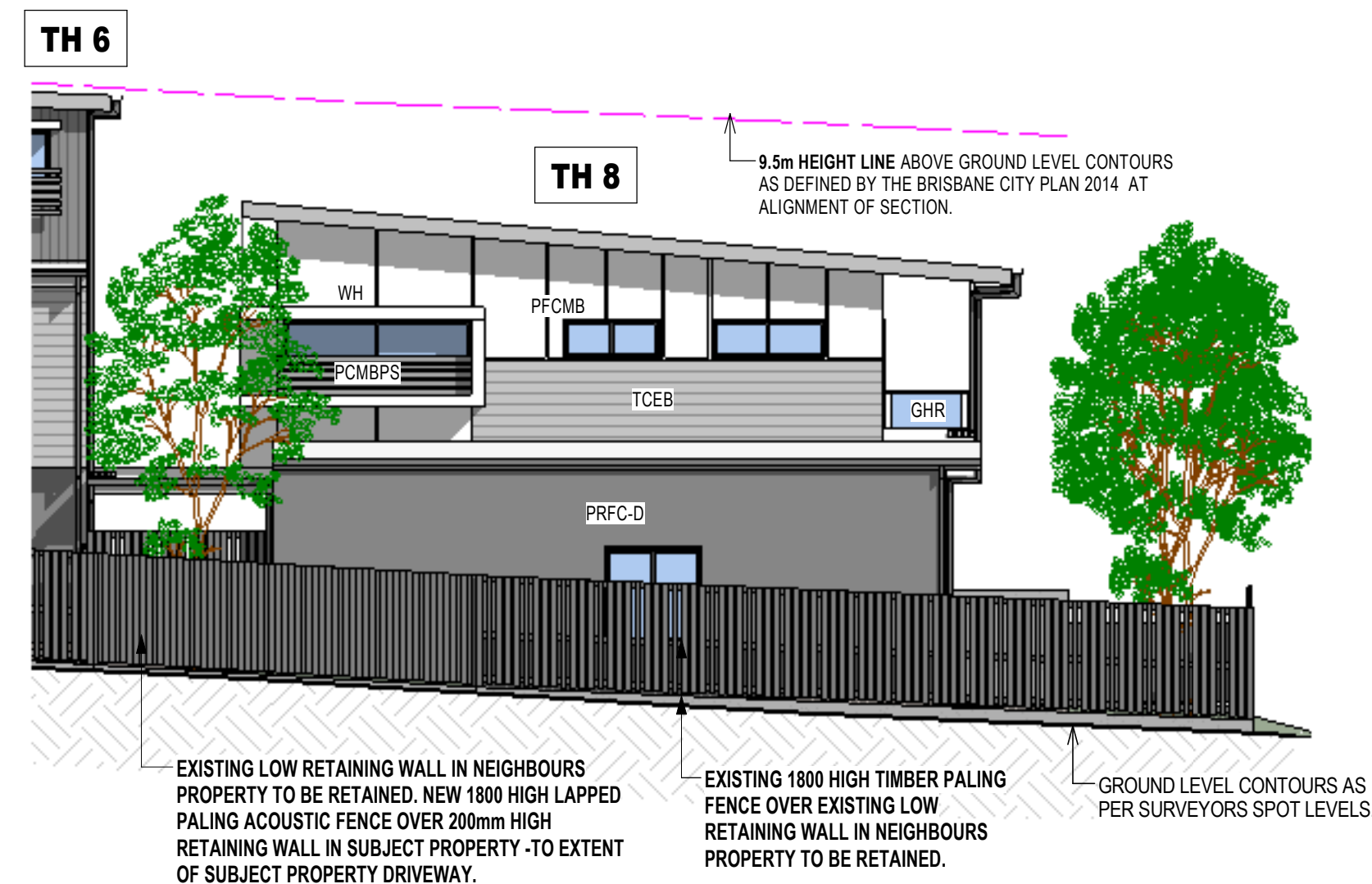
1 Building 3 - Proposed East Elevation
1 : 100



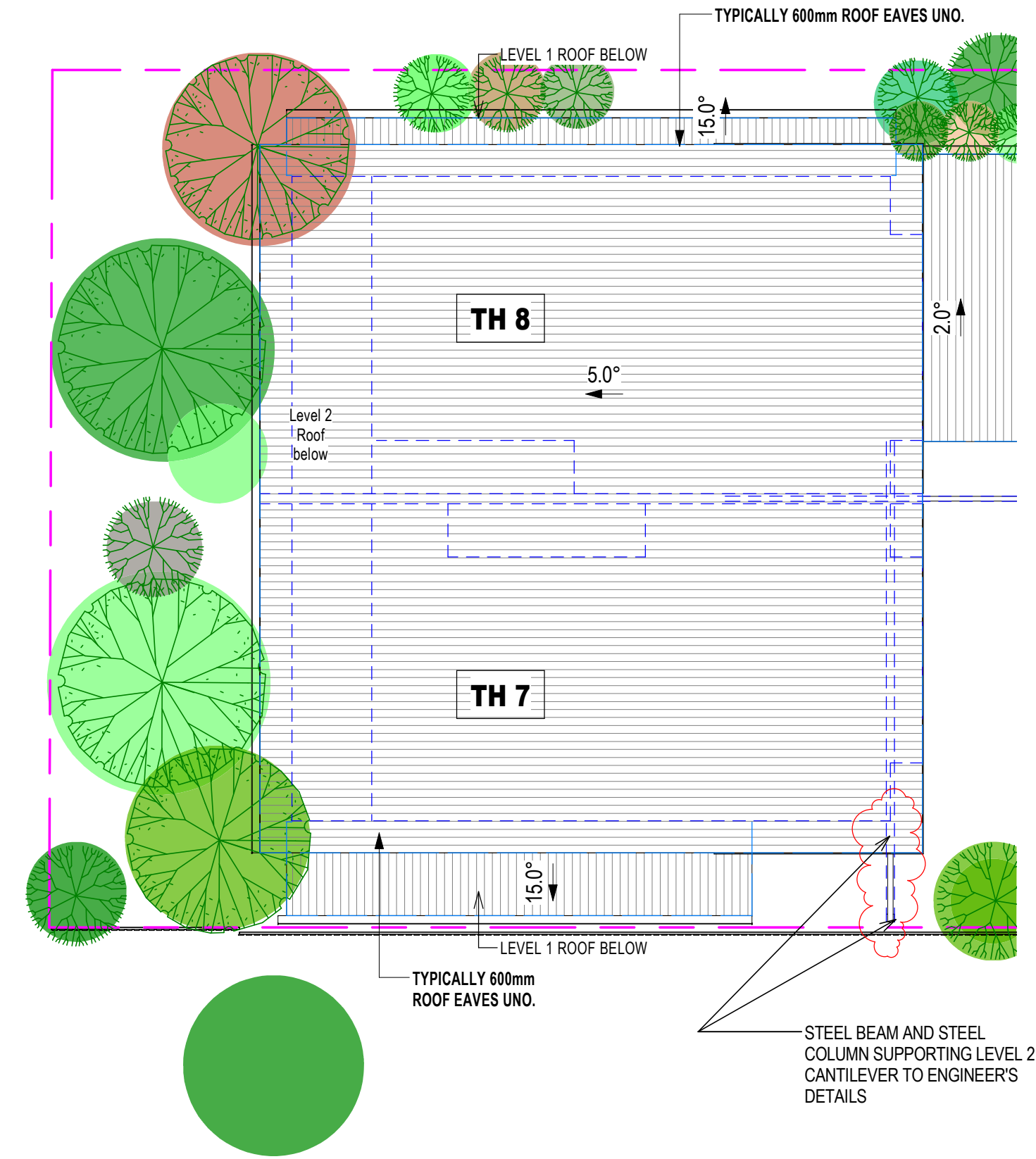
2 Building 3 - Proposed West Elevation
1 : 100



3 Building 3 - Proposed South Elevation
1 : 100



4 Building 3 - Proposed North Elevation
1 : 100



5 Building 3 - Proposed Roof Plan
1 : 100

MATERIALS LEGEND

| | |
|--------|---------------------------------------------------------------------------------------------------------------------------------------|
| AFJ | ALUMINUM FRAMED JOINERY. |
| CCMR | COLORBOND CORRUGATED METAL ROOF SHEETING. |
| CSOD | COLORBOND SECTIONAL OVERHEAD DOOR. |
| GHR | GLASS BALUSTRADING WITH ALUMINIUM FRAMING. |
| HPLC | HORIZONTAL PROFILED LIGHTWEIGHT CLADDING. |
| PCMBPS | POWDERCOATED METAL BATTEN PRIVACY SCREEN. 80mm BATTENS SPACED 20mm APART. Window Privacy Screen up to minimum 1500 above floor level. |
| PFCMB | PAINTED FIBROUS CEMENT MATRIX BOARD WITH RECESSED JOINTS. |
| PRFC-D | PAINTED RENDERED FIBROUS CEMENT CLADDING, DARK COLORED. |
| PRM | PAINTED RENDERED MASONRY. |
| PRM-D | DARK COLORED PAINTED RENDERED MASONRY. |
| PRM-MD | MID COLORED PAINTED RENDERED MASONRY. |
| SSWHR | STAINLESS STEEL WIRE HANDRAIL. |
| TCEB | TIMBER COLOUR ENGINEERED BOARD. |
| VMBS | VERTICAL METAL BLADE SCREEN. |
| HMBS | HORIZONTAL METAL BLADE SCREEN. |
| VPLC | VERTICAL PROFILED LIGHTWEIGHT CLADDING. |
| WH | WINDOW HOOD. |

PLANS AND DOCUMENTS
referred to in the
DEVELOPMENT APPROVAL

Issued: 02/02/2018

Minor change: 07/01/2020

Building 3 Elevations and Roof Plan

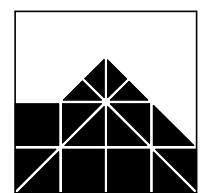
FIRE RATED PROTECTIVE SURFACE TO EXPOSED STEEL COLUMNS AND STEEL BEAMS WITHIN 900mm OF SOUTH BOUNDARY AND OVER THE DRIVEWAY SHALL BE TO BUILDING CERTIFIER'S DIRECTIONS AND APPROVAL.

PROVISIONALLY ALL STEEL BEAMS OVER DRIVEWAY SHALL HAVE A MINIMUM 2300 CLEARANCE TO FINISHED DRIVEWAY SURFACE

ISSUED FOR CONSTRUCTION

Received
17/12/2019
BCC DS

Neighbouring Property Consent
This approval does not authorise or give permission to enter onto, under or over any neighbouring private properties to survey or carry out any works without any prior consultation or without the prior consent of the relevant land or property owners.
(This includes for any works for: built to boundary walls, any construction (including walls) within neighbouring buildings structural frames, boundary fences, temporary rock anchoring, or crane access.)



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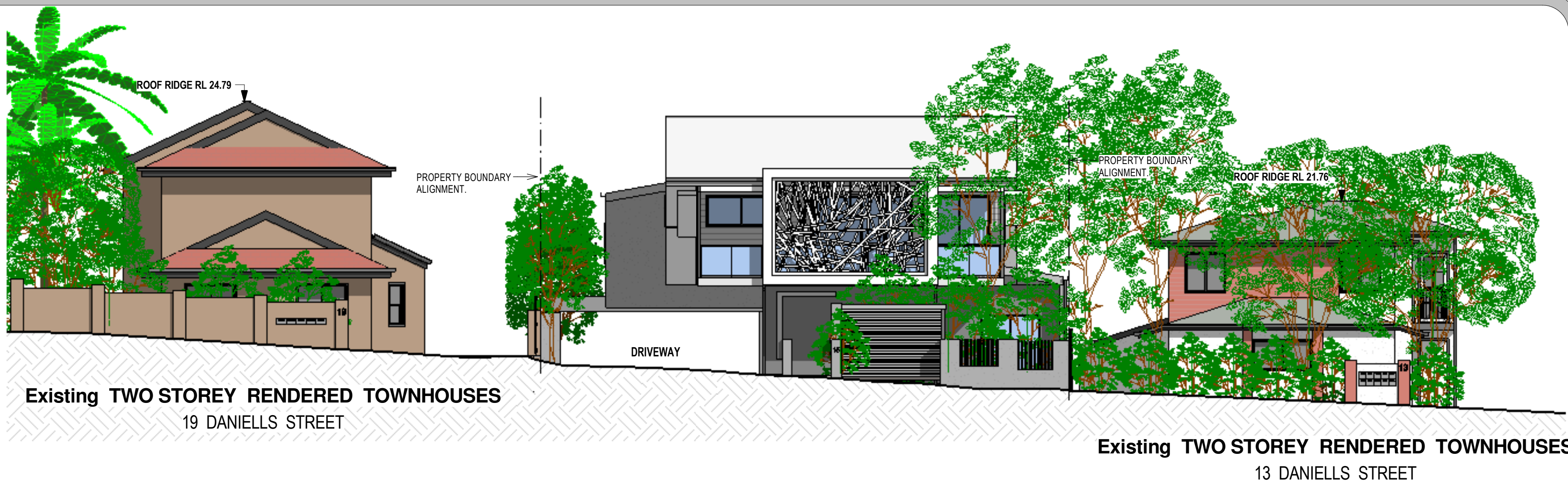
CLIENT: ESELLAR HOLDINGS PTY LTD
PROJECT: PROPOSED MULTI UNIT DWELLING
LOCATION: 15 DANIELLS STREET, CARINA

| AMENDMENTS: | | |
|----------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|
| B | Column and Beam modified. | 27-06-18 TJA |
| C | Roof Pitches nominated | 29-05-19 TJA |
| D | Steel Beams and Steel Columns shown supporting cantilevered Structure above Driveway in accordance with Tom Kajala and Associates Structural Engineer's Drawing received on 24th September. Notes added on Fire Rated surfaces for Steel Posts next to Driveway and Steel Beams over the Driveway | 25-09-19 TJA |
| Notes added on minimum 2300 clearance to Underside of Steel Beam measured from Finished Driveway Surface | | |

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| DRAWN BY: LM | JOB No: 4058 |
| DATE: Mar 2018 | SHEET No: B3-02 |
| SCALE at A1: 1 : 100 | REVISION: E |

Scale 1:100 - Lengths are in Metres.

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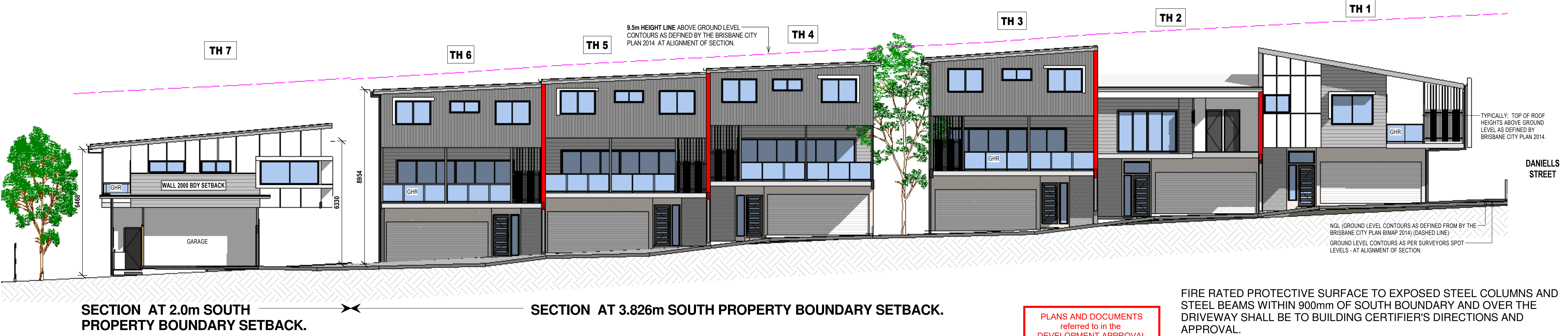


1 Proposed Street Elevation
1:100

Streetscape Perspective not part of the approved plans



3 Streetscape Perspective



FIRE RATED PROTECTIVE SURFACE TO EXPOSED STEEL COLUMNS AND STEEL BEAMS WITHIN 900mm OF SOUTH BOUNDARY AND OVER THE DRIVEWAY SHALL BE TO BUILDING CERTIFIER'S DIRECTIONS AND APPROVAL.

PROVISIONALLY ALL STEEL BEAMS OVER DRIVEWAY SHALL HAVE A MINIMUM 2300 CLEARANCE TO FINISHED DRIVEWAY SURFACE

ISSUED FOR CONSTRUCTION

Received
17/12/2019
BCC DS

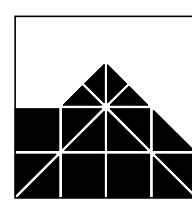
2 Section C
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AMENDED IN RED
19/12/2019

Neighbouring Property Consent
This approval does not authorise or give permission to enter onto, under or over any neighbouring private properties to survey or carry out any works without any prior consultation or without the prior consent of the relevant land or property owner(s).
(This includes for any works for: built to boundary walls; any construction; retaining walls; earth retaining; building structural; zoning; boundary fences; temporary road works; or crane overalls.)

for 19 Daniells Street

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL
Issued: 02/02/2018
Minor change: 07/01/2020



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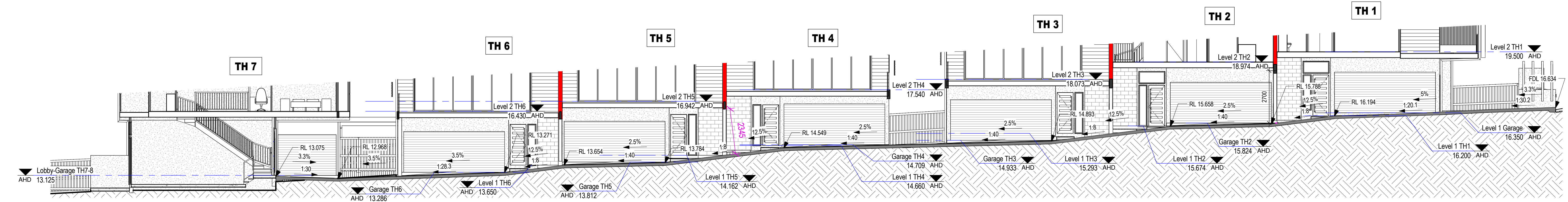
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CLIENT: ESELLAR HOLDINGS PTY LTD
PROJECT: PROPOSED MULTI UNIT DWELLING
LOCATION: 15 DANIELLS STREET, CARINA

| AMENDMENTS: | | |
|----------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|
| B | Columns and Beams modified. | 27-06-18 TJA |
| C | Bins Store modified | 29-05-19 TJA |
| D | Steel Beams and Steel Columns shown supporting cantilevered Structure above Driveway in accordance with Tom Kajala and Associates Structural Engineer's Drawing received on 24th September. Notes added on Fire Rated surfaces for Steel Posts next to Driveway and Steel Beams over the Driveway | 25-09-19 TJA |
| Notes added on minimum 2300 clearance to Underside of Steel Beam measured from Finished Driveway Surface | | |

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| DRAWN BY: LM | JOB No: 4058 |
| DATE: Mar 2018 | SHEET No: WD03 |
| SCALE at A1: 1:100 | REVISION: E |



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| DRAWN BY: LM | JOB No: 4058 |
| DATE: Mar 2018 | SHEET No: WD04 |
| SCALE at A1: As indicated | REVISION: C |

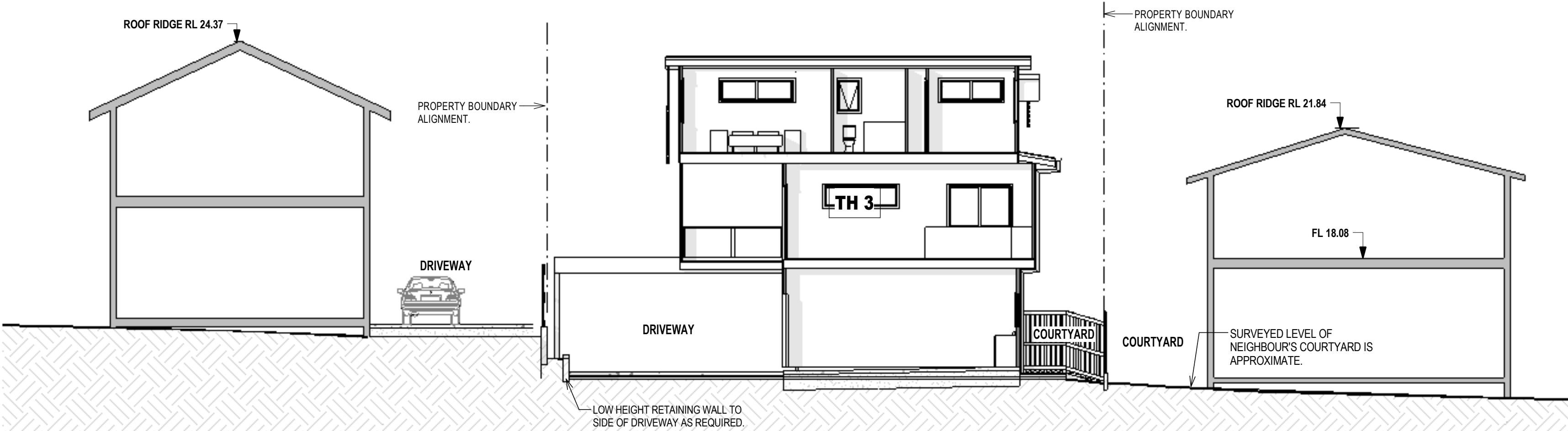
Scale 1:100 - Lengths are in Metres.

PLANS AND DOCUMENTS
referred to in the
DEVELOPMENT APPROVAL

Issued: 02/02/2018

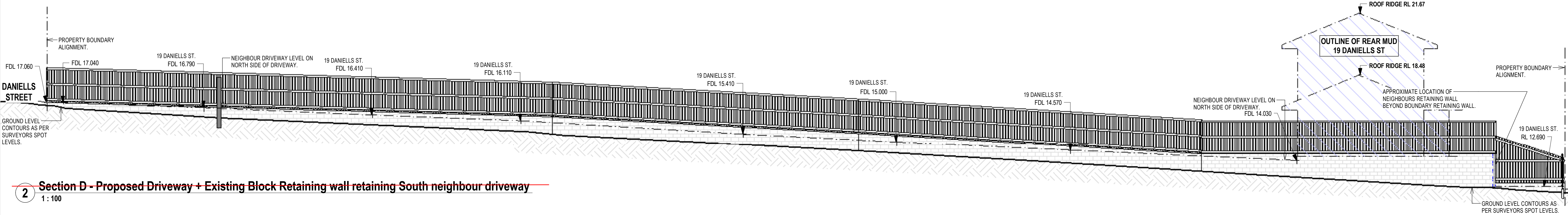
Minor change: 07/01/2020

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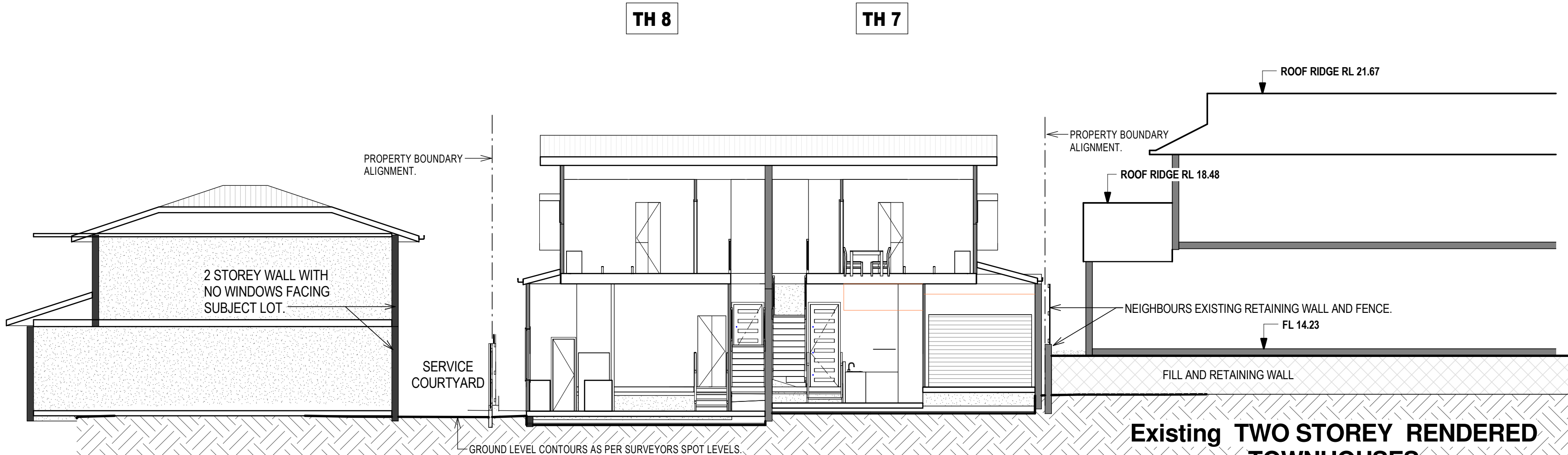


Existing TWO STOREY RENDERED TOWNHOUSES
19 DANIELLS STREET

Existing TWO STOREY RENDERED TOWNHOUSES
13 DANIELLS STREET



2 Section D - Proposed Driveway + Existing Block Retaining wall retaining South neighbour driveway
1:100



Existing TWO STOREY RENDERED TOWNHOUSES
13 DANIELLS STREET

Existing TWO STOREY RENDERED TOWNHOUSES
19 DANIELLS STREET

E Section E
1:100

AMENDED IN RED
19/12/2019

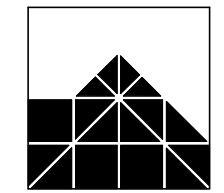
Neighbouring Property Consent
This approval does not authorise or give permission to enter onto, under or over any neighbouring private properties to survey or carry out any works without any prior consultation or without the prior consent of the relevant land or property owner(s).
(This includes for any works for built to boundary walls, any construction (including walls) within neighbouring buildings structural cores, boundary fences, temporary road enclosures, or other material)

Received
17/12/2019
BCC DS

FIRE RATED PROTECTIVE SURFACE TO EXPOSED STEEL COLUMNS AND STEEL BEAMS WITHIN 900mm OF SOUTH BOUNDARY AND OVER THE DRIVEWAY SHALL BE TO BUILDING CERTIFIER'S DIRECTIONS AND APPROVAL.

PROVISIONALLY ALL STEEL BEAMS OVER DRIVEWAY SHALL HAVE A MINIMUM 2300 CLEARANCE TO FINISHED DRIVEWAY SURFACE

ISSUED FOR CONSTRUCTION



IAN WEBB

ARCHITECT
60 BANKS ST. NEWMARKET Q. 4051
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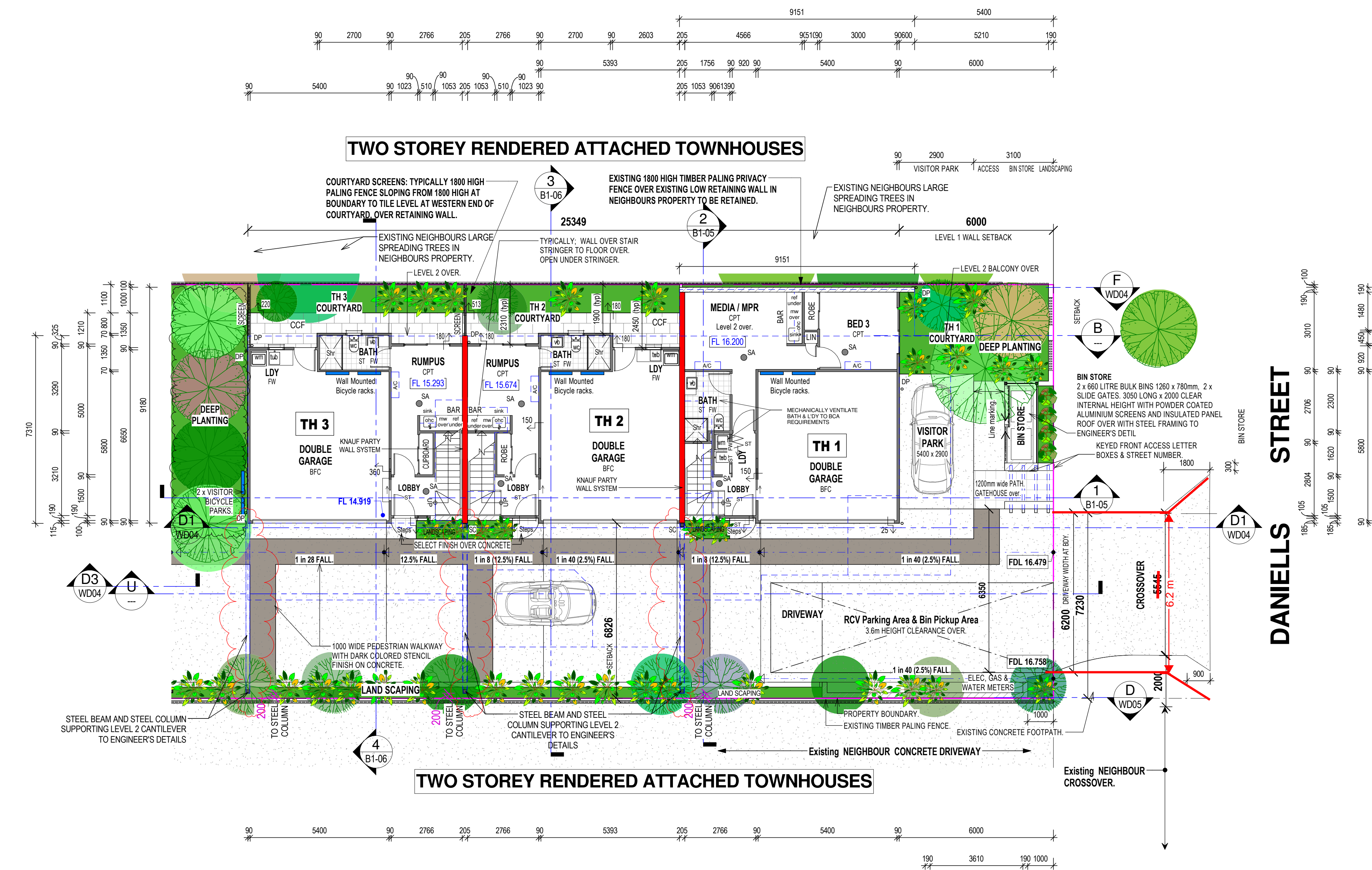
CLIENT: ESELLAR HOLDINGS PTY LTD
PROJECT: PROPOSED MULTI UNIT DWELLING
LOCATION: 15 DANIELLS STREET, CARINA

AMENDMENTS:

| | | | |
|---|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|-----|
| A | Steel Beams and Steel Columns shown supporting cantilevered Structure above Driveway in accordance with Tom Kijala and Associates Structural Engineer's Drawing received on 24th September. Notes added on Fire Rated surfaces for Steel Posts next to Driveway and Steel Beams over the Driveway | 25-09-19 | TJA |
| | Notes added on minimum 2300 clearance to Underside of Steel Beam measured from Finished Driveway Surface | | |

| | | | |
|--------------|----------|-----------|------|
| DRAWN BY: | LM | JOB No: | 4058 |
| DATE: | Mar 2018 | SHEET No: | WD05 |
| SCALE at A1: | 1:100 | REVISION: | A |

Scale 1:100 - Lengths are in Metres.



- GENERAL NOTES**
- DESIGNED IN ACCORDANCE WITH THE B.C.A. 2005 VOLUME 2 (HEREIN NOTED AS "B.C.A.") AND STANDARD BUILDING REGULATIONS 1997.
 - WRITTEN DIMENSIONS TAKE PREFERENCE OVER SCALE. THE BUILDER SHALL CHECK AND VERIFY ALL DIMENSIONS AND LEVELS BEFORE COMMENCING ANY WORK.
 - THE DESIGN WIND SPEED FOR CALCULATIONS IS 100 km/h.
 - SITE PREPARATION SHALL BE IN ACCORDANCE WITH PART 3.1 OF THE B.C.A. AND AS 3798.
 - TERMITE MANAGEMENT SHALL BE IN ACCORDANCE WITH PART 3.1.3 OF THE B.C.A. AND AS 3660.1:2000.
 - CONCRETE CONSTRUCTION SHALL BE IN ACCORDANCE WITH PART 3.2 OF THE B.C.A. AND AS 2870.
 - MASONRY CONSTRUCTION SHALL BE IN ACCORDANCE WITH PART 3.3 OF THE B.C.A. AND AS 3700.
 - ALL TIMBER CONSTRUCTION AND DETAILS SHALL BE IN ACCORDANCE WITH PART 3.4 OF THE B.C.A. AND AS 1684.2.
 - STEELWORK SHALL BE IN ACCORDANCE WITH PART 3.4.2 & 3.4.4 OF THE B.C.A. AND AS 4100, AS 1111, AS 1112.
 - SLAB AND FOOTING ARE TO COMPLY WITH THE RECOMMENDATIONS OF THE SOILS REPORT AND THE ENGINEER'S DETAILS.
 - FINISHED FLOOR LEVEL SHALL FINISH A MINIMUM 225mm ABOVE FINISHED GROUND LEVEL.
 - POLYTHENE MOISTURE BARRIER SHALL BE LAPPED 200mm AND FULLY TAPED UNDER CONCRETE SLAB AND SHALL EXTEND 100mm ONTO THE PERIMETER FOOTING - PART 3.2.2.6 OF B.C.A.
 - SLAB MESH SHALL BE SUPPORTED BY CHAIRS ON DISCS.
 - DAMP PROOF COURSE AND WEAP HOLES TO COMPLY WITH PART 3.3.4 OF THE B.C.A.
 - SARKING TO ROOF AND WALLS TO COMPLY WITH PART 3.5 OF THE B.C.A.
 - DOUBLE SIDED ALFOIL VAPOUR BARRIER SHALL COVER THE WHOLE ROOF AND FALL TO GUTTER.
 - SUB FLOOR VENTILATION WHERE APPLICABLE IS TO COMPLY WITH PART 3.4.1 OF THE B.C.A.
 - GLAZING TO COMPLY WITH PART 3.6 OF THE B.C.A. AND AS 1288.
 - FIRE SEPARATION TO COMPLY WITH PART 3.7.1 OF THE B.C.A.
 - SMOKE ALARMS TO COMPLY WITH PART 3.7.2 OF THE B.C.A.
 - ALL WET AREAS TO COMPLY WITH PART 3.8.1 OF THE B.C.A.
 - ROOM HEIGHTS TO COMPLY WITH PART 3.8.2 OF THE B.C.A.
 - CONSTRUCTION OF SANITARY COMPARTMENTS TO COMPLY WITH PART 3.8.3 OF THE B.C.A.
 - VENTILATION TO COMPLY WITH PART 3.8.4 OF THE B.C.A.
 - SAFETY MOVEMENT, ACCESS, STAIRS AND BALUSTRADES TO COMPLY WITH PART 3.9.1 & 3.9.2 OF THE B.C.A.
 - ALL FABRICATED ROOF TRUSSES TO BE ENGINEERED, DESIGNED AND CERTIFIED AND FIXED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 - COLUMN SUPPORT END BEARING TO LAMINATED BEAMS TO BE MINIMUM WIDTH OF MEMBER.
 - ALL BRACING WALLS SHALL BE 4.0 KN/M PLYWOOD UNLESS NOTED OTHERWISE, CONSTRUCTED FULLY IN ACCORDANCE WITH AS 1884.2.
 - REQUIRED LENGTHS OF ALL BRACING WALLS SHOWN IN METRES ON PLAN.
 - TIE DOWN BRACING WALLS SHALL BE M12 BOLTS TO EACH END WITHIN 50mm OF END STUDS AND AT 1200mm CENTRES MAXIMUM. DOUBLE SIDED BRACING WALLS TIE DOWN SHALL BE 2M12 BOLTS 50mm APART OR 1M16 BOLT TO EACH END.
 - ALL BRACING PANELS SHALL BE FULL HEIGHT AND NAILLED TO TOP AND BOTTOM PLATES WHERE THE WALL HEIGHT EXCEEDS SINGLE PLY SHEET THEN FIT COMMON JOGGING AND NAIL AS FOR TOP AND BOTTOM PLATES WHERE PANELS ARE MORE THAN 2.700 METRES HIGH. LOAD CAPACITY IS REDUCED BY 2.700 DIVIDED BY HEIGHT.
 - MAXIMUM DESIGN LOADS FOR PANELS:
 - 900mm MINIMUM LENGTH IS 4 KN/M
 - 600mm MINIMUM LENGTH IS 2 KN/M
 - 450mm MINIMUM LENGTH IS 1 KN/MTHE BRACING RESISTANCE FOR 600mm MINIMUM LENGTH PANELS MAYBE INCREASED TO 4 KN/M IF BOTH M12 CYCLONE RODS ARE INSTALLED TO EACH END OF BRACING PANEL AND M10 COACH SCREWS TO EACH OF THE 4 CORNERS OF THE PLYWOOD AND FIXING INTO TOP AND BOTTOM PLATES.
 - ENERGY EFFICIENCY RATINGS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL AUTHORITY REGULATIONS PART J.

- GENERAL LEGEND**
- | | | |
|----------------------------------------------|----------------------------------------------|-------------------------------------------------|
| AF APPLIED FINISH. | GS GRATED SUMP. | SA SMOKE ALARM - TO AS3786 & B.C.A. PART 3.7.2. |
| AP ATTACHED PIER. | HB HANGING BEAM. | SB STRUTTING BEAM. |
| AR ANCHOR ROD. | HC HOSECOCK (1000mm ABOVE GND). | SBS STEEL BRACING SET. |
| BC BRACING COLUMN. | HR HAND RAIL (min 1000mm above FFL). | SC STEEL COLUMN/ANAL AS SCHEDULED. |
| BL BLOCKWORK. | HSB HANGING STRUTTED BEAM. | SFG SLOTTED FASCIA GUTTER. |
| BP BRICK PAVING ON SAND. | HWB PAINTED HWD WEATHERBOARDS. | SKY OPAL ACRYLIC VENTED SKYLIGHT. |
| CM COFFEE MACHINE. | HWS HOT WATER SYSTEM. | SR SELECTED TIMBER PANNELLING. |
| CFC COMPRESSED FIBROUS CEMENT. | HYE HYDRAULIC LAMINATED BEAM 122. | STP STAINED TIMBER BATTEN PRIVACY SCREEN. |
| CRT CONCRETE ROOF TILES. | LGR LAMINATED GLASS ROOF. | TB TIE DOWN COLUMN. |
| CT CERAMIC TILES. | LP LATTICE PANEL. | TD33 REINFORCED CONCRETE TIE DOWN COLUMN. |
| DP DOWNPIPE 90 DIA unless noted otherwise. | MH 600x600 CEILING MANHOLE. | TP TERRAZZOTA ROOF TILES. |
| DPS DOWNPIPE WITH SPREADER. | MRS COLORBOND METAL ROOF. | TRT TIMBER POST - 90mm SQ F14 HWD DAR. |
| EFO EXHAUST FAN OVER. | OBGR OBGR SHEETING. | UOS UNLESS OTHERWISE SPECIFIED. |
| EJ EXPANSION JOINT. | P OBSCURE GLASS HAND RAIL. | WI WROUGHT IRON. |
| EX EXPOSED RAFTERS. | PB PLASTERBOARD. | WRC WESTERN RED CEDAR. |
| FB FACE BRICKWORK. | PFCC PLASTER FIBRE CEMENT WITH COVER STRIPS. | WRP WATER RESISTENT PARTICLEBOARD. |
| FBL FACE BLOCKWORK. | PG QUAD GUTTER. | WTS WOOD TO SUIT. |
| FC FIBROUS CEMENT. | R RAKED CEILING. | |
| FCO CONCRETE FILLED FC COLUMN. | RHO RANGE HOOD OVER. | |
| FE FIRE EXTINGUISHER. | SB STEEL BEARER. | |
| FP FIREPLACE - JETMASTER 1050 U.N.O. | SD SLIDING DOOR. | |
| FW FLOOR WASTE. | RC RAKED CEILING. | |
| GR GRATED GULLY. | RC GRATED GULLY. | |
| GHR GLASS BALUSTRADE WITH ALUMINIUM FRAMING. | REF REFRIGERATOR SPACE. | |

- JOINERY LEGEND**
- | | | |
|----------------------------|------------------------------|----------------------------|
| APC APPLIANCE CUPBOARD. | DO DRYER OVER. | RHO RANGE HOOD OVER. |
| BA BATH. | DW DISHWASHER SPACE. | SPA SPA BATH. |
| BB BREAKFAST BAR. | EHO EXHAUST HOOD OVER. | SH SHELVES. |
| BCU BENCH WITH CPBD UNDER. | FR FREEZER SPACE. | SHR SHOWER. |
| BDR BANK OF DRAWERS. | FW FLOOR WASTE. | SS SHOWER SCREEN. |
| BR BROOM CUPBOARD. | HP HOTPLATES. | SSS SLIDING SHOWER SCREEN. |
| BS BAR SINK. | IC ROBINHOOD IRONING CENTRE. | SV SERVERY. |
| CO CUPBOARD OVER. | LIN LINER CUPBOARD. | UBO UNDER BENCH OVEN. |
| CPBD FULL HEIGHT CUPBOARD. | LS LAUNDRY SHUTE. | VB VANITY BASIN UNIT. |
| CR CROCKERY CUPBOARD. | LT LAUNDRY TUB. | WB WALL BASIN. |
| DBS DOUBLE BOWL SINK. | MO MICROWAVE OVEN. | WM WASHING MACHINE SPACE. |
| DLT DOUBLE LAUNDRY TUB. | PTY PANTRY. | WO WALL OVEN. |
| | REF REFRIGERATOR SPACE. | WR WARDROBE. |

- WINDOW AND DOOR LEGEND**
- | | | |
|--------------------------------------|-------------------------------|------------------------------------------------|
| ACP ALUMINIUM COVERPLATE. | EW EXISTING WINDOW TO REMAIN. | RD ROLLER DOOR. |
| AS AWNING SASH. | FD FRENCH DOOR. | SD SLIDING DOOR. |
| CS CRYM-SAFE SECURITY WINDOW SCREEN. | FG FIXED GLASS. | SMD SLIDING MIRROR DOORS. |
| CSD CAVITY SLIDING DOOR. | FEO FIXED GLASS OVER. | SOD SECTIONAL OVERHEAD GARAGE DOOR. |
| CW CASEMENT WINDOW. | GB GLASS BLOCK. | CSOD COLORBOND SECTIONAL OVERHEAD GARAGE DOOR. |
| DH DOUBLE HUNG WINDOW. | GD GLAZED DOOR. | TD TILTING DOOR. |
| ED EXISTING DOOR TO REMAIN. | HTS HEIGHT TO SUIT. | WTS WIDTH TO SUIT. |
| | LG LOUVRED GLASS. | |
| | OG OBSCURE GLASS. | |

- FLOOR FINISHES LEGEND**
- | | |
|---------------------------------------|--------------------------------------------------------------------------------------------------------------------------------|
| CCF COVERCONCRETE CONCRETE FINISH. | PTB POLISHED TIMBER BOARDS. |
| CPT CARPET. | PTF 12mm POLISHED TIMBER FLOORBOARDS OVER 18mm STRUCTURAL PLYWOOD TO TIMBER FRAMED FLOORS OR DIRECT STICK TO R.C. SLAB FLOORS. |
| ST SELECT TILES. | NE FINISHED FLOOR HEIGHTS TO MATCH. |
| E-AG EXPOSED AGGREGATE. | SE-HWD SHOT EGGED HARDWOOD VERANDAH FLOOR BOARDS. |
| SIF CONCRETE, STEEL, TROWELED FINISH. | |

Neighbouring Property Consent

This approval does not authorise or give permission to enter onto, under or over any neighbouring private property to survey or carry out any works without any prior consultation or without the prior consent of the relevant land or property owner(s).

(This includes for any works for built boundary walls, any excavation retaining walls, any neighbouring buildings, structures, boundary fences, temporary rock anchoring, or crane towers).

Received

17/12/2019

BCC DS

AMENDED IN RED

19/12/2019

Building 1 - Proposed Level 1 Floor Plan

1:100

- LEGEND**
- | | |
|-----------------------------------------------------------------|-----------------------------------------------------------------------------|
| AS AWNING SASH WINDOW. | OBS OBSCURE GLASS. |
| CSD CAVITY SLIDING DOOR. | OHC OVERHEAD CUPBOARD. |
| DH DOUBLE HUNG WINDOW. | PS PRIVACY SCREEN. Window Privacy Screen up to min. 1500 above floor level. |
| ED EXISTING DOOR - TO REMAIN IN-SITU. | SC STEEL COLUMN. |
| EFD EXISTING FRENCH DOOR - TO REMAIN IN-SITU. | SD SLIDING GLAZED PANEL DOOR EXTERNAL DOOR. |
| EW EXISTING WINDOW - TO REMAIN IN-SITU. | IF Bedroom Robe, SOLID PANEL DOOR. |
| FAS FIRE ATTENUATION SCREEN, TO FIRE SERVICES ENGINEER DETAILS. | SH SHELF. |
| FG FIXED GLASS WINDOW. | SHT SILL HEIGHT. |
| FLO FAN LIGHT WINDOW OVER. | SW SLIDING WINDOW. |
| HR SELECT HARDRAIL & BALUSTRADE. | TSH TIMBER SHUTTERS. |
| NFD NEW FRENCH DOORS. | VMBS VERTICAL METAL BLADE SCREEN. |

From 1 January 2017

The development approval process for new dwellings and substantial renovations will ensure that building approvals received on or after this date will bring dwellings into compliance with the new laws.

Smoke alarms in the dwelling must:

- be photoelectric (AS 3786-2014); and
- not also contain an ionisation sensor; and
- be hardwired to the mains power supply with a secondary power source (i.e. battery); and
- be interconnected with every other smoke alarm in the dwelling so all activate together.

Smoke alarms must be installed on each storey:

- in each bedroom; and
- in hallways which connect bedrooms and the rest of the dwelling; or
- if there is no hallway, between the bedrooms and other parts of the storey; and
- if there are no bedrooms on a storey at least one smoke alarm must be installed in the most likely path of travel to exit the dwelling.

PRESCRIBED LOCATIONS FOR INSTALLING SMOKE ALARMS

Where practicable smoke alarms must be placed on the ceiling. Smoke alarms must not be placed:

- within 300mm of a corner of a ceiling and a wall;
- within 300mm of a light fitting;
- within 400mm of an air-conditioning vent;
- within 400mm of the blades of a ceiling fan.

There are special requirements for stairways, sloping ceilings, and ceilings with exposed beams. Specific requirements will be explained in the *Building Fire Safety Regulation 2008*.

If impractical for the prescribed location requirements to be met (e.g. may be affected by steam from shower or fumes from cooking), the owner may put the alarm at another location that will provide a warning to occupants of the dwelling.

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Issued: 02/02/2018

Minor change: 07/01/2020

FIRE RATED PROTECTIVE SURFACE TO EXPOSED STEEL COLUMNS AND STEEL BEAMS WITHIN 900mm OF SOUTH BOUNDARY AND OVER THE DRIVEWAY SHALL BE TO BUILDING CERTIFIER'S DIRECTIONS AND APPROVAL.

PROVISIONALLY ALL STEEL BEAMS OVER DRIVEWAY SHALL HAVE A MINIMUM 2300 CLEARANCE TO FINISHED DRIVEWAY SURFACE

ISSUED FOR CONSTRUCTION

IAN WEBB ARCHITECT

60 BANKS ST. NEWMARKET Q. 4051

PH 07 3856 2855 FAX 07 3356 0419

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CLIENT: ESELLAR HOLDINGS PTY LTD

PROJECT: PROPOSED MULTI UNIT DWELLING

LOCATION: 15 DANIELLS STREET, CARINA

| AMENDMENTS: | | |
|----------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|
| B | Retaining Wall added along driveway | 11-04-18 TJA |
| C | Columns and Beams along South Property Boundary modified. | 27-06-18 TJA |
| D | Courtyard Handstand change. Party Wall System changed. | 12-03-19 LM |
| E | Bins Store modified | 06-06-19 TJA |
| F | Steel Beams and Steel Columns shown supporting cantilevered Structure above Driveway in accordance with Tom Kapija and Associates Structural Engineer's Drawing received on 24th September. Notes added on Fire Rated surfaces for Steel Posts next to Driveway and Steel Beams over the Driveway | 25-09-19 TJA |
| Notes added on minimum 2300 clearance to Underside of Steel Beam measured from Finished Driveway Surface | | |

DRAWN BY: LM

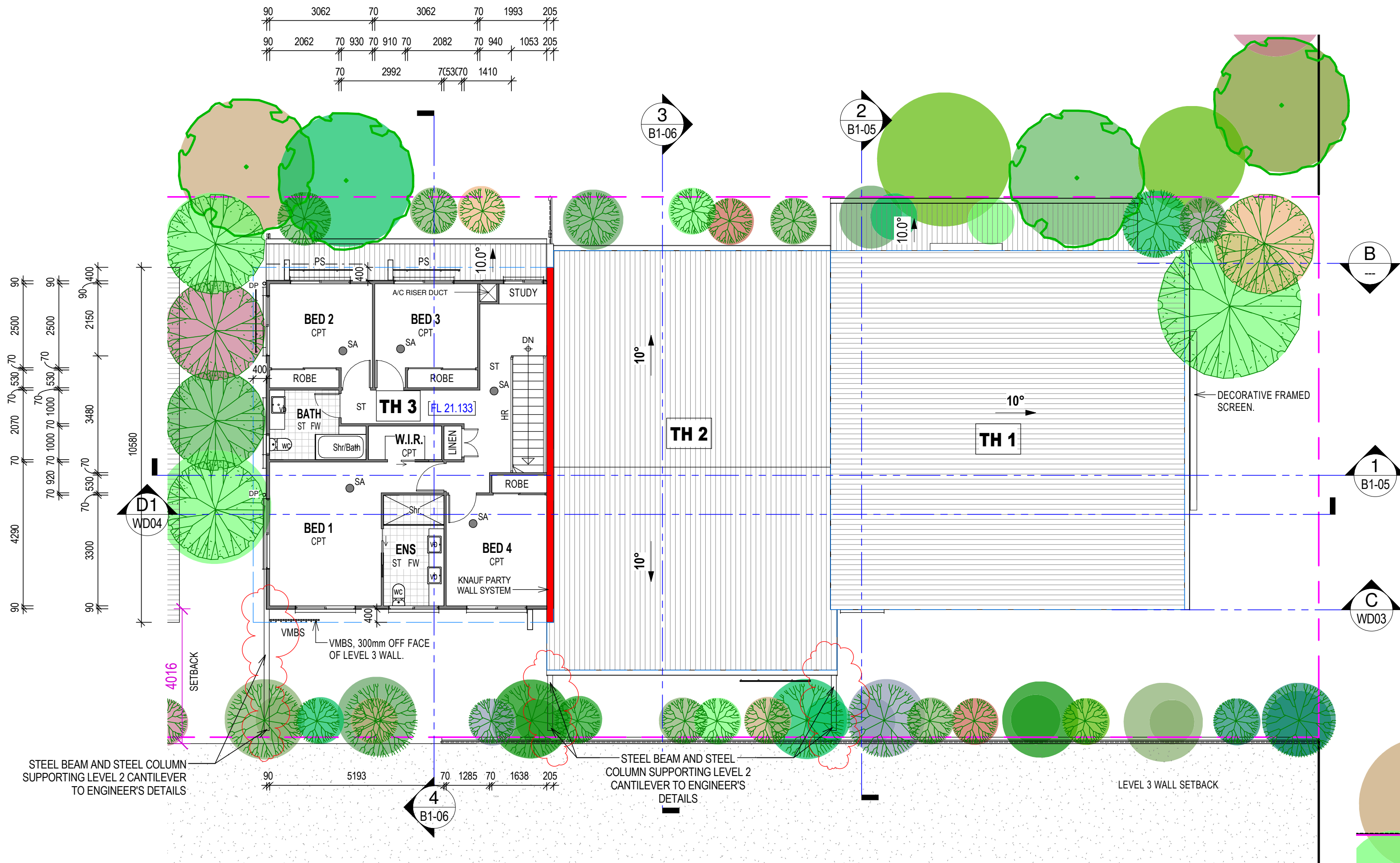
JOB No: 4058

DATE: Mar 2018

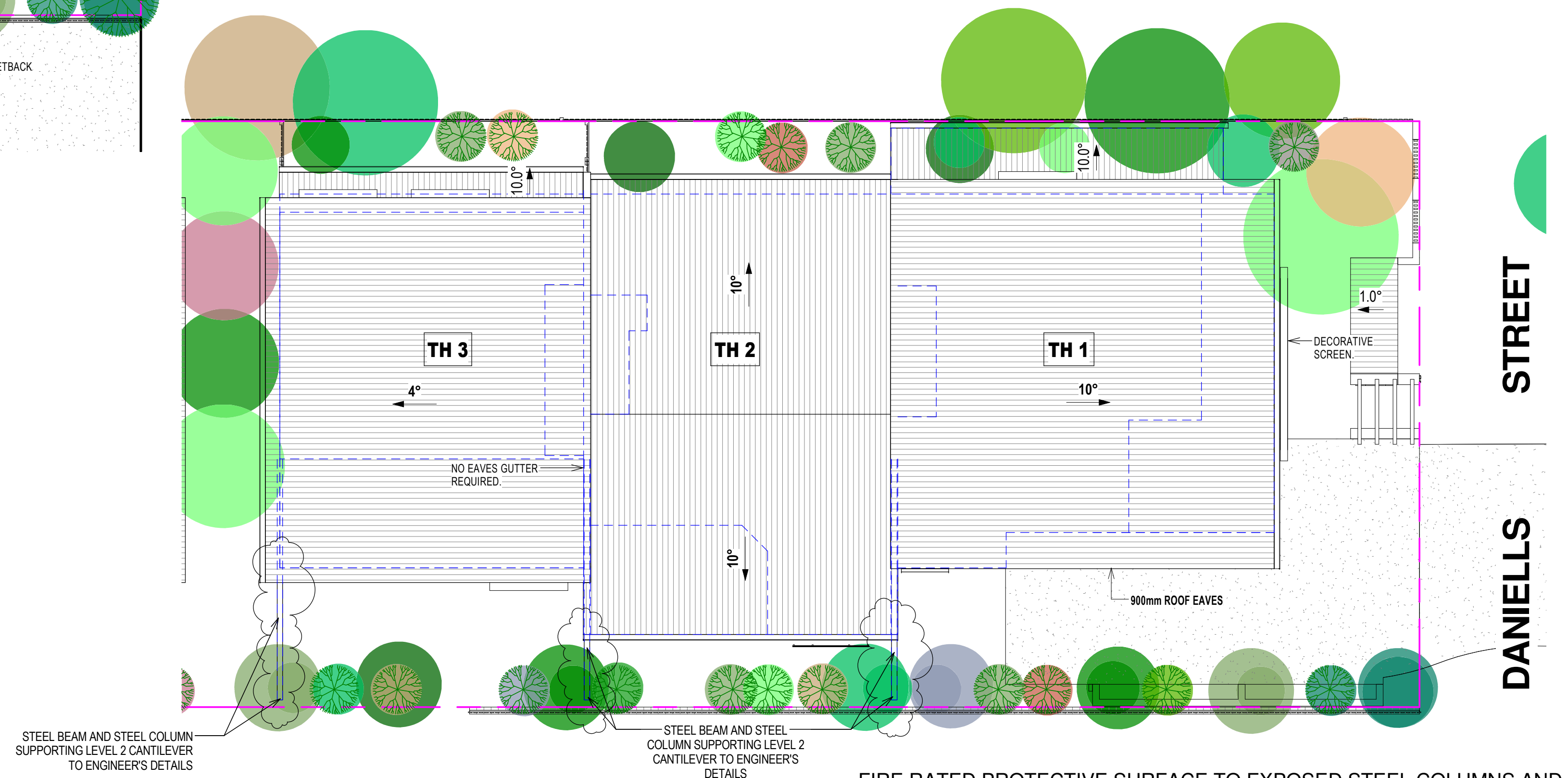
SHEET No: B1-01

SCALE: at A1: 1:100

REVISION: G



1 Building 1 - Proposed Level 3 Floor Plan
1:100



2 Building 1 - Proposed Roof Plan
1:100

PLANS AND DOCUMENTS
referred to in the
DEVELOPMENT APPROVAL

Issued: 02/02/2018
Minor change: 07/01/2020

FIRE RATED PROTECTIVE SURFACE TO EXPOSED STEEL COLUMNS AND STEEL BEAMS WITHIN 900mm OF SOUTH BOUNDARY AND OVER THE DRIVEWAY SHALL BE TO BUILDING CERTIFIER'S DIRECTIONS AND APPROVAL.

PROVISIONALLY ALL STEEL BEAMS OVER DRIVEWAY SHALL HAVE A MINIMUM 2300 CLEARANCE TO FINISHED DRIVEWAY SURFACE

ISSUED FOR CONSTRUCTION

Received

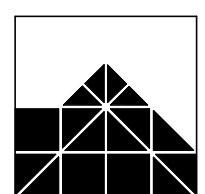
17/12/2019

BCC DS

Neighbouring Property Consent

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(This includes for any works for such to include with any construction (including safety) either neighbouring buildings structural zones, boundaries fence, temporary road works, or other works.)



IAN WEBB

ARCHITECT

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PH 07 3856 2855 FAX 07 3356 0419

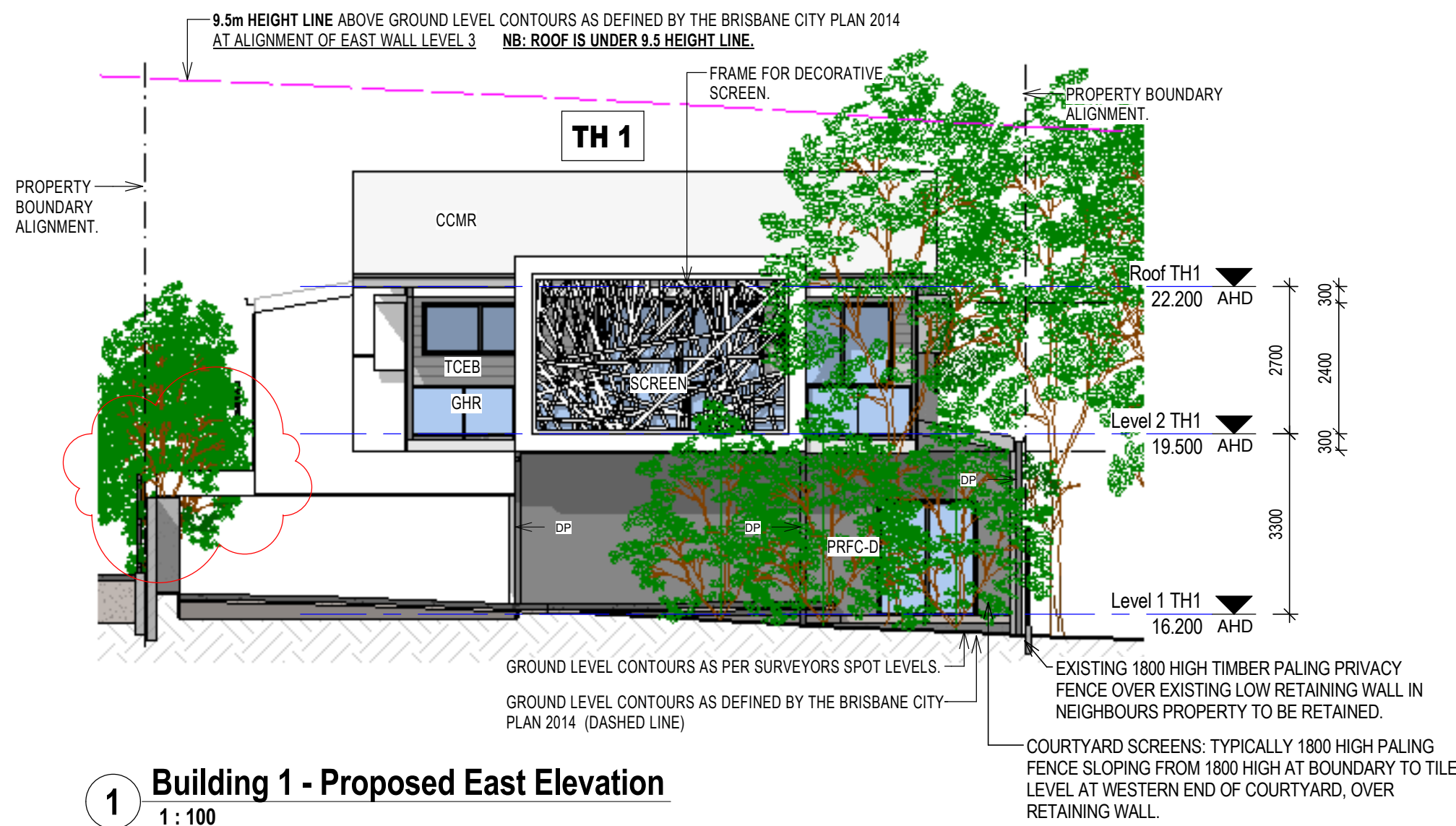
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PERMISSION.

CLIENT: ESELLAR HOLDINGS PTY LTD
PROJECT: PROPOSED MULTI UNIT DWELLING
LOCATION: 15 DANIELLS STREET, CARINA

AMENDMENTS:

| | | | |
|----------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|------|
| A | TH 3 Bath & WIR layout modified | 26-03-18 | TJA |
| C | Columns and Beams along South Property Boundary modified. | 27-06-18 | TJA |
| D | Party Wall System changed. | 12-03-19 | L.M. |
| E | Decorative Screen & Handrail to Balconies modified | 29-05-19 | TJA |
| F | Steel Beams and Steel Columns shown supporting cantilevered structure above Driveway in accordance with Tom Kijala and Associates Structural Engineer's Drawing received on 24th September. Notes added on Fire Rated surfaces for Steel Posts next to Driveway and Steel Beams over the Driveway | 25-09-19 | TJA |
| Notes added on minimum 2300 clearance to Underside of Steel Beam measured from Finished Driveway Surface | | | |

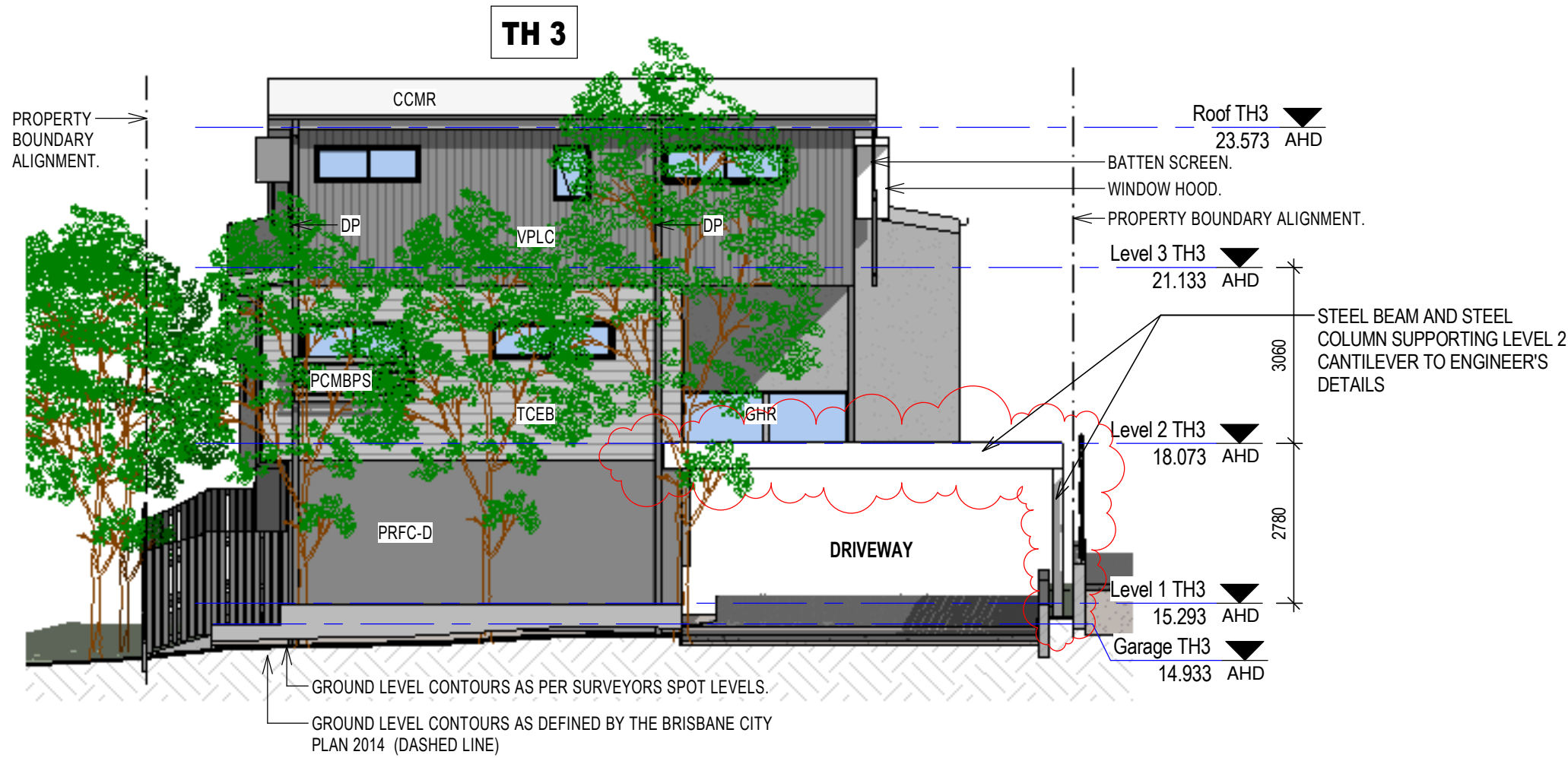
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| DRAWN BY: | Tarun | JOB No: | 4058 |
| DATE: | Mar 2018 | SHEET No: | B1-03 |
| SCALE at A1: | 1:100 | REVISION: | G |



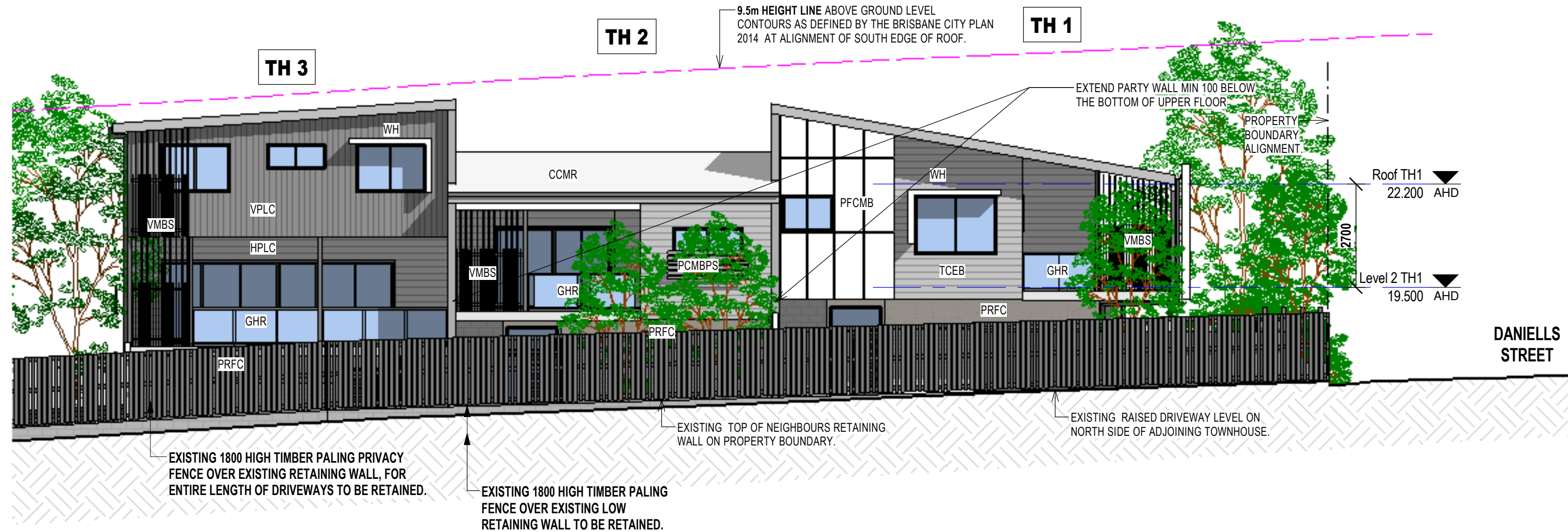
1 Building 1 - Proposed East Elevation
1 : 100

MATERIALS LEGEND

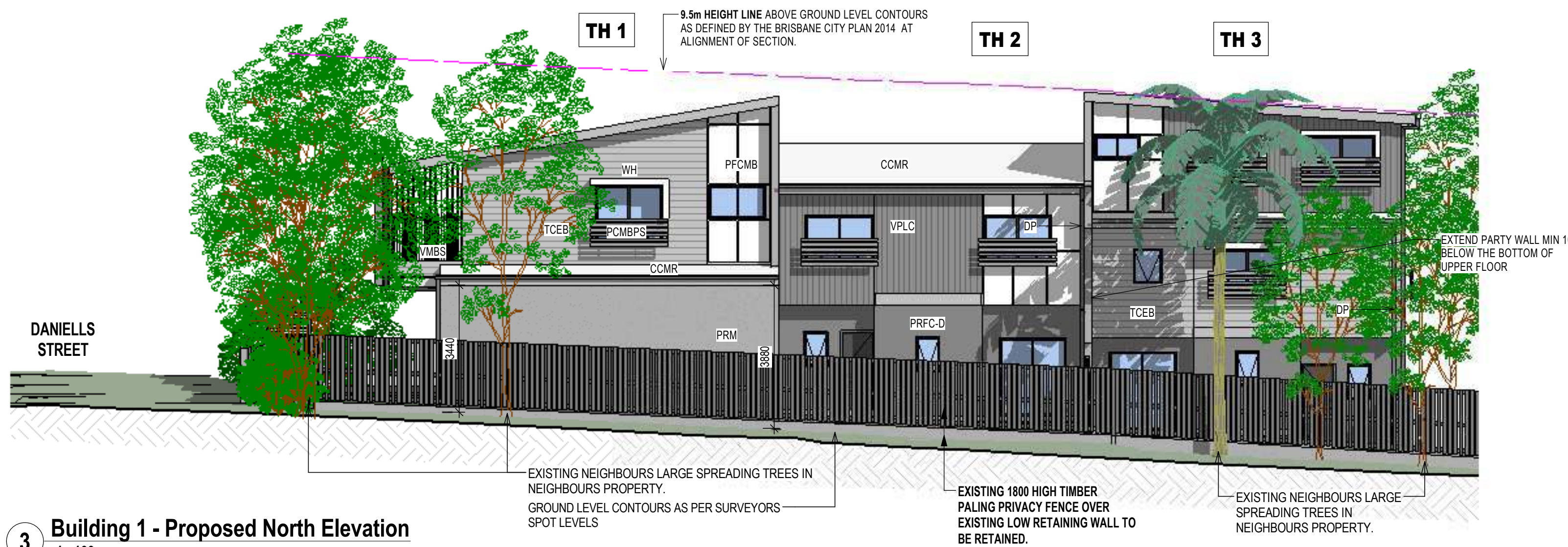
| | |
|--------|---------------------------------------------------------------------------------------------------------------------------------------|
| AFJ | ALUMINUM FRAMED JOINERY. |
| CCMR | COLORBOND CORRUGATED METAL ROOF SHEETING. |
| CSOD | COLORBOND SECTIONAL OVERHEAD DOOR. |
| GHR | GLASS BALUSTRADING WITH ALUMINIUM FRAMING. |
| HPLC | HORIZONTAL PROFILED LIGHTWEIGHT CLADDING. |
| PCMBPS | POWDERCOATED METAL BATTEN PRIVACY SCREEN. 80mm BATTENS SPACED 20mm APART. Window Privacy Screen up to minimum 1500 above floor level. |
| PFCMB | PAINTED FIBROUS CEMENT MATRIX BOARD with RECESSED JOINTS. |
| PRFC-D | PAINTED RENDERED FIBROUS CEMENT CLADDING, DARK COLORED. |
| PRM | PAINTED RENDERED MASONRY. |
| PRM-D | DARK COLORED PAINTED RENDERED MASONRY. |
| PRM-MD | MID COLORED PAINTED RENDERED MASONRY. |
| SSWHR | STAINLESS STEEL WIRE HANDRAIL. |
| TCEB | TIMBER COLOUR ENGINEERED BOARD. |
| VMBS | VERTICAL METAL BLADE SCREEN. |
| HMBS | HORIZONTAL METAL BLADE SCREEN. |
| VPLC | VERTICAL PROFILED LIGHTWEIGHT CLADDING. |
| WH | WINDOW HOOD. |



2 Building 1 - Proposed West Elevation
1 : 100



4 Building 1 - Proposed South Elevation
1 : 100



3 Building 1 - Proposed North Elevation
1 : 100

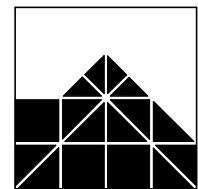
PLANS AND DOCUMENTS
referred to in the
DEVELOPMENT APPROVAL

Issued: 02/02/2018
Minor change: 07/01/2020

FIRE RATED PROTECTIVE SURFACE TO EXPOSED STEEL COLUMNS AND STEEL BEAMS WITHIN 900mm OF SOUTH BOUNDARY AND OVER THE DRIVEWAY SHALL BE TO BUILDING CERTIFIER'S DIRECTIONS AND APPROVAL.

PROVISIONALLY ALL STEEL BEAMS OVER DRIVEWAY SHALL HAVE A MINIMUM 2300 CLEARANCE TO FINISHED DRIVEWAY SURFACE

ISSUED FOR CONSTRUCTION



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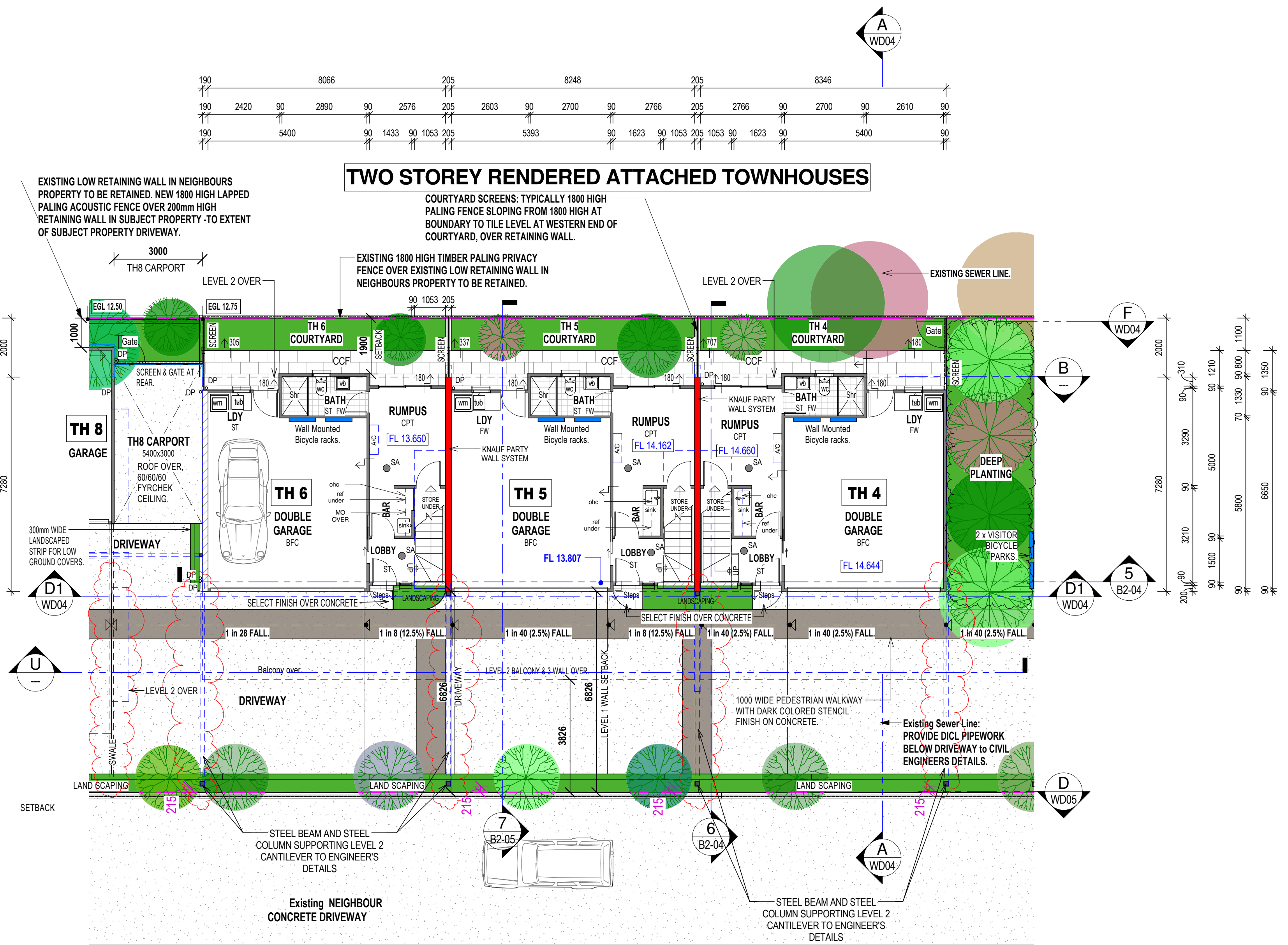
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CLIENT: ESELLAR HOLDINGS PTY LTD
PROJECT: PROPOSED MULTI UNIT DWELLING
LOCATION: 15 DANIELLS STREET, CARINA

| AMENDMENTS: | | | |
|----------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|-----|
| C | TH 1 & 3 Kitchen Window deleted. | 10.05.18 | TJA |
| D | Columns and Beams along South Property Boundary modified. | 27.06.18 | TJA |
| E | Decorative Screen & Handrail to Balconies modified | 29.05.19 | TJA |
| F | Steel Beams and Steel Columns shown supporting cantilevered Structure above Driveway in accordance with Tom Kajiya and Associates Structural Engineer's Drawing received on 24th September. Notes added on Fire Rated surfaces for Steel Posts next to Driveway and Steel Beams over the Driveway | 25.09.19 | TJA |
| Notes added on minimum 2300 clearance to Underside of Steel Beam measured from Finished Driveway Surface | | | |

| | | | |
|--------------|----------|-----------|-------|
| DRAWN BY: | LM | JOB No: | 4058 |
| DATE: | Mar 2018 | SHEET No: | B1-04 |
| SCALE at A1: | 1 : 100 | REVISION: | G |

Scale 1:100 - Lengths are in Metres.



- GENERAL NOTES**
- DESIGNED IN ACCORDANCE WITH THE B.C.A. 2005 VOLUME 2 (HEREIN NOTED AS "B.C.A.") AND STANDARD BUILDING REGULATIONS 1997.
 - WRITTEN DIMENSIONS TAKE PREFERENCE OVER SCALE. THE BUILDER SHALL CHECK AND VERIFY ALL DIMENSIONS AND LEVELS BEFORE COMMENCING ANY WORK.
 - THE DESIGN WIND SPEED FOR CALCULATIONS IS 100 km/h.
 - SITE PREPARATION SHALL BE IN ACCORDANCE WITH PART 3.1 OF THE B.C.A. AND AS 3708.
 - TERMITE MANAGEMENT SHALL BE IN ACCORDANCE WITH PART 3.1.3 OF THE B.C.A. AND AS 3660.1:2000.
 - CONCRETE CONSTRUCTION SHALL BE IN ACCORDANCE WITH PART 3.2 OF THE B.C.A. AND AS 2870.
 - MASONRY CONSTRUCTION SHALL BE IN ACCORDANCE WITH PART 3.3 OF THE B.C.A. AND AS 3700.
 - ALL TIMBER CONSTRUCTION AND DETAILS SHALL BE IN ACCORDANCE WITH PART 3.4 OF THE B.C.A. AND AS 1684.2.
 - STEELWORK SHALL BE IN ACCORDANCE WITH PART 3.4.2 & 3.4.4 OF THE B.C.A. AND AS 4100, AS 1111, AS 1112.
 - SUB FLOOR VENTILATION WHERE APPLICABLE IS TO COMPLY WITH PART 3.4.1 OF THE B.C.A.
 - FINISHED FLOOR LEVEL SHALL FINISH A MINIMUM 225mm ABOVE FINISHED GROUND LEVEL.
 - POLYTHENE MOISTURE BARRIER SHALL BE LAPPED 200mm AND FULLY TAPED UNDER CONCRETE SLAB AND SHALL EXTEND 100mm ONTO THE PERIMETER FOOTING - PART 3.2.2.6 OF B.C.A.
 - SLAB MESH SHALL BE SUPPORTED BY CHAIRS ON DISCS.
 - DAMP PROOF COURSE AND WEAP HOLES TO COMPLY WITH PART 3.4.4 OF THE B.C.A.
 - SARKING TO ROOF AND WALLS TO COMPLY WITH PART 3.5 OF THE B.C.A.
 - DOUBLE SIDED ALFOIL VAPOUR BARRIER SHALL COVER THE WHOLE ROOF AND FALL TO GUTTER.
 - SUB FLOOR VENTILATION WHERE APPLICABLE IS TO COMPLY WITH PART 3.4.1 OF THE B.C.A.
 - GLAZING TO COMPLY WITH PART 3.6 OF THE B.C.A. AND AS 1288.
 - FIRE SEPARATION TO COMPLY WITH PART 3.7.1 OF THE B.C.A.
 - SMOKE ALARMS TO COMPLY WITH PART 3.7.2 OF THE B.C.A.
 - ALL WET AREAS TO COMPLY WITH PART 3.8.1 OF THE B.C.A.
 - ROOM HEIGHTS TO COMPLY WITH PART 3.8.2 OF THE B.C.A.
 - CONSTRUCTION OF SANITARY COMPARTMENTS TO COMPLY WITH PART 3.8.3 OF THE B.C.A.
 - VENTILATION TO COMPLY WITH PART 3.8.5 OF THE B.C.A.
 - SAFETY MOVEMENT, ACCESS, STAIRS AND BALUSTRADES TO COMPLY WITH PART 3.9.1 & 3.9.2 OF THE B.C.A.
 - ALL FABRICATED ROOF TRUSSES TO BE ENGINEERED, DESIGNED AND CERTIFIED AND FIXED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 - COLUMN SUPPORT END BEARINGS TO LAMINATED BEAMS TO BE MINIMUM WIDTH OF MEMBER.
 - ALL BRACING WALLS SHALL BE 4.0 KN/M PLYWOOD UNLESS NOTED OTHERWISE, CONSTRUCTED FULLY IN ACCORDANCE WITH AS 1684.2.
 - REQUIRED LENGTHS OF ALL BRACING WALLS SHOWN IN METRES ON PLAN.
 - THE DOWN BRACING WALLS SHALL BE M12 BOLTS TO EACH END WITHIN 50mm OF END STUDS AND AT 1200mm CENTRES MAXIMUM. DOUBLE SIDED BRACING WALLS TIE DOWN SHALL BE 2M12 BOLTS 50mm APART OR 1M16 BOLT TO EACH END.
 - ALL BRACING PANELS SHALL BE FULL HEIGHT AND NAILED TO TOP AND BOTTOM PLATES WHERE THE WALL HEIGHT EXCEEDS SINGLE PLY SHEET THEN FIT COMMON JOGGING AND NAIL AS FOR TOP AND BOTTOM PLATES WHERE PANELS ARE MORE THAN 2.700 METRES HIGH. LOAD CAPACITY IS REDUCED BY 2.700 DIVIDED BY HEIGHT.
 - MAXIMUM DESIGN LOADS FOR PANELS
 - 900mm MINIMUM LENGTH IS 4 KN/M
 - 600mm MINIMUM LENGTH IS 2 KN/M
 - 450mm MINIMUM LENGTH IS 1 KN/MTHE BRACING RESISTANCE FOR 600mm MINIMUM LENGTH PANELS MAYBE INCREASED TO 4 KN/M IF BOTH M12 CYCLONE RODS ARE INSTALLED TO EACH END OF BRACING PANEL AND M10 COACH SCREWS TO EACH OF THE 4 CORNERS OF THE PLYWOOD AND FIXING INTO TOP AND BOTTOM PLATES.
 - ENERGY EFFICIENCY RATINGS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL AUTHORITY REGULATIONS PART J.

GENERAL LEGEND

| | | |
|-----------------------------------------------|-------------------------------------|------------------------------------------------|
| AF APPLIED FINISH | GS GRATED SUMP | SA SMOKE ALARM - TO AS3786 & B.C.A. PART 3.7.2 |
| AP ATTACHED PIER | HB HANGING BEAM | SB STRUTTING BEAM |
| AR ANCHOR ROD | HC HOSECOCK (1000mm ABOVE GND) | SBS STEEL BRACING SET |
| BC BRACING COLUMN | HR HAND RAIL (min 1000mm above FFL) | SC STEEL COLUMN AS SCHEDULED |
| BL BLOCKWORK | HSB HANGING STRUTTED BEAM | SFG SLOTTED FASCIA GUTTER |
| BP BRICK PAVING ON SAND | HWB PAINTED HWD WEATHERBOARDS | SKY OPAL ACRYLIC VENTED SKYLIGHT |
| CM COFFEE MACHINE | HWS HOT WATER SYSTEM | LB SELECTED TIMBER PANNELLING |
| CFC COMPRESSED FIBROUS CEMENT | HYNE LAMINATED BEAM 122 | STP SHOWER ROSE |
| CRT CONCRETE ROOF TILES | LGR LAMINATED GLASS ROOF | STP SELECTED TIMBER PANNELLING |
| CT CERAMIC TILES | LP LATTICE PANEL | STBPS STAINED TIMBER BATTEN PRIVACY SCREEN |
| DP DOWNPIPE 90 DIA unless noted otherwise | MH 600x600 CEILING MANHOLE | TASBEAM LAMINATED BEAM F27 |
| DPS DOWNPIPE WITH SPREADER | MRS COLORBOND METAL ROOF | TBS TIMBER BRACING SET |
| EFO EXHAUST FAN OVER | OBGR SHEETING | TDCL STEEL TIE DOWN COLUMN |
| EJ EXPANSION JOINT | P OBSCURE GLASS HAND RAIL | TDCL STEEL TIE DOWN COLUMN |
| EXR EXPOSED RAFTERS | PB PLASTERBOARD | TDCL STEEL TIE DOWN COLUMN |
| FB FACE BRICKWORK | PFC PLASTERBOARD | TDCL STEEL TIE DOWN COLUMN |
| FBL FACE BLOCKWORK | PPCC PLUMBING BULKHEAD OVER STAIRS | TP TERRAZZOTA ROOF TILES |
| FC FIBROUS CEMENT | PTB POLISHED TIMBER BOARD | UOS UNLESS OTHERWISE SPECIFIED |
| FCC CONCRETE FILLED FC COLUMN | RG RAKED CEILING | WI WROUGHT IRON |
| FE FIRE EXTINGUISHER | RHO RANGE HOOD OVER | WRC WESTERN RED CEDAR |
| FP FIREPLACE - JETMASTER 1050 U.N.O. | SB STEEL BEARER | WRP WATER RESISTENT PARTICLEBOARD |
| FW FLOOR WASTE | SD SLIDING DOOR | WTS WIDTH TO SUIT |
| GR GRATED GULLY | RC RAKED CEILING | |
| GHR GLASS BALUSTRADING WITH ALUMINIUM FRAMING | RW RETAINING WALL | |

JOINERY LEGEND

| | | |
|---------------------------|-----------------------------|---------------------------------------|
| APC APPLIANCE CUPBOARD | DO DRYER OVER | LOOSE FURNITURE not part of contract. |
| BA BATH | DW DISHWASHER SPACE | RHO RANGE HOOD OVER |
| BB BREAKFAST BAR | EHO EXHAUST HOOD OVER | SPA SPA BATH |
| BCU BENCH WITH CPBD UNDER | FR FREEZER SPACE | SH SHELVES |
| BDR BANK OF DRAWERS | FW FLOOR WASTE | SHR SHOWER |
| BR BROOM CUPBOARD | HP HOTPLATES | SS SHOWER SCREEN |
| BS BAR SINK | IC ROBINHOOD IRONING CENTRE | SSS SLIDING SHOWER SCREEN |
| CO CUPBOARD OVER | LN LINEN CUPBOARD | SV SERVVERY |
| CPBD FULL HEIGHT CUPBOARD | LS LAUNDRY SHUTE | UBO UNDER BENCH OVEN |
| CR CROCKERY CUPBOARD | LT LAUNDRY TUB | VB VANITY BASIN UNIT |
| DBS DOUBLE BOWL SINK | MT MICROWAVE OVEN | WB WALL BASIN |
| DLT DOUBLE LAUNDRY TUB | PTT PANTRY | WM WASHING MACHINE SPACE |
| | REF REFRIGERATOR SPACE | WO WALL OVEN |
| | | WR WARDROBE |

WINDOW AND DOOR LEGEND

| | | |
|-------------------------------------|------------------------------|-----------------------------------------------|
| ACP ALUMINIUM COVERPLATE | EW EXISTING WINDOW TO REMAIN | RD ROLLER DOOR |
| AS AWNING SASH | FD FRENCH DOOR | SD SLIDING DOOR |
| CS CRIM-SAFE SECURITY WINDOW SCREEN | FG FIXED GLASS | SMD SLIDING MIRROR DOORS |
| CSD CAVITY SLIDING DOOR | FQO FIXED GLASS OVER | SOD SECTIONAL OVERHEAD GARAGE DOOR |
| CW CASEMENT WINDOW | GB GLASS BLOCK | CSOD COLORBOND SECTIONAL OVERHEAD GARAGE DOOR |
| DH DOUBLE HUNG WINDOW | GD GLAZED DOOR | CSOD COLORBOND SECTIONAL OVERHEAD GARAGE DOOR |
| ED EXISTING DOOR TO REMAIN | HTS HEIGHT TO SUIT | SW SLIDING WINDOW |
| | LG LOUVRED GLASS | TD TILTING DOOR |
| | OG OBSCURE GLASS | WTS WIDTH TO SUIT |

FLOOR FINISHES LEGEND

| | |
|--------------------------------------|--------------------------------------------------------------------------------------------------------------------------------|
| CCF COVERCONCRETE CONCRETE FINISH | PTB POLISHED TIMBER BOARDS |
| CPT CARPET | PTF 12mm POLISHED TIMBER FLOORBOARDS OVER 18mm STRUCTURAL PLYWOOD TO TIMBER FRAMED FLOORS OR DIRECT STICK TO R.C. SLAB FLOORS. |
| ST SELECT TILES | NE FINISHED FLOOR HEIGHTS TO MATCH SHOT EGGED HARDWOOD VERANDAH FLOOR BOARDS. |
| E-AG EXPOSED AGGREGATE | |
| SIF CONCRETE, STEEL, TROWELED FINISH | SE-HWD |

LEGEND

| | |
|----------------------------------------------------------------|-----------------------------------------------------------------------------|
| AS AWNING SASH WINDOW | OBS OBSCURE GLASS |
| CSD CAVITY SLIDING DOOR | OHC OVERHEAD CUPBOARD |
| DH DOUBLE HUNG WINDOW | PS PRIVACY SCREEN, Window Privacy Screen up to min. 1500 above floor level. |
| ED EXISTING DOOR - TO REMAIN IN-SITU | SC STEEL COLUMN |
| EW EXISTING WINDOW - TO REMAIN IN-SITU | SD SLIDING GLAZED PANEL DOOR EXTERNAL DOOR |
| FAS FIRE ATTENUATION SCREEN, TO FIRE SERVICES ENGINEER DETAILS | SH SHELF |
| FG FIXED GLASS WINDOW | SHT SILL HEIGHT |
| FLO FAN LIGHT WINDOW OVER | SW SLIDING WINDOW |
| HR SELECT HARDRAIL & BALUSTRADING | TSH TIMBER SHUTTERS |
| NFD NEW FRENCH DOORS | VMBS VERTICAL METAL BLADE SCREEN |

From 1 January 2017

The development approval process for new dwellings and substantial renovations will ensure that building approvals received on or after this date will bring dwellings into compliance with the new laws.

Smoke alarms in the dwelling must:

- be photoelectric (AS 3786-2014); and
- not also contain an ionisation sensor; and
- be hardwired to the mains power supply with a secondary power source (i.e. battery); and
- be interconnected with every other smoke alarm in the dwelling so all activate together.

Smoke alarms must be installed on each storey:

- in each bedroom; and
- in hallways which connect bedrooms and the rest of the dwelling; or
- if there is no hallway, between the bedrooms and other parts of the storey; and
- if there are no bedrooms on a storey at least one smoke alarm must be installed in the most likely path of travel to exit the dwelling.

PRESCRIBED LOCATIONS FOR INSTALLING SMOKE ALARMS

Where practicable smoke alarms must be placed on the ceiling. Smoke alarms must not be placed:

- within 300mm of a corner of a ceiling and a wall;
- within 300mm of a light fitting;
- within 400mm of an air-conditioning vent;
- within 400mm of the blades of a ceiling fan.

There are special requirements for stairways, sloping ceilings, and ceilings with exposed beams. Specific requirements will be explained in the Building Fire Safety Regulation 2008.

If impractical for the prescribed location requirements to be met (e.g. may be affected by steam from shower or fumes from cooking), the owner may put the alarm at another location that will provide a warning to occupants of the dwelling.

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Issued: 02/02/2018

Minor change: 07/01/2020

FIRE RATED PROTECTIVE SURFACE TO EXPOSED STEEL COLUMNS AND STEEL BEAMS WITHIN 900mm OF SOUTH BOUNDARY AND OVER THE DRIVEWAY SHALL BE TO BUILDING CERTIFIER'S DIRECTIONS AND APPROVAL.

PROVISIONALLY ALL STEEL BEAMS OVER DRIVEWAY SHALL HAVE A MINIMUM 2300 CLEARANCE TO FINISHED DRIVEWAY SURFACE

ISSUED FOR CONSTRUCTION

IAN WEBB ARCHITECT

60 BANKS ST. NEWMARKET Q. 4051
PH 07 3856 2855 FAX 07 3356 0419

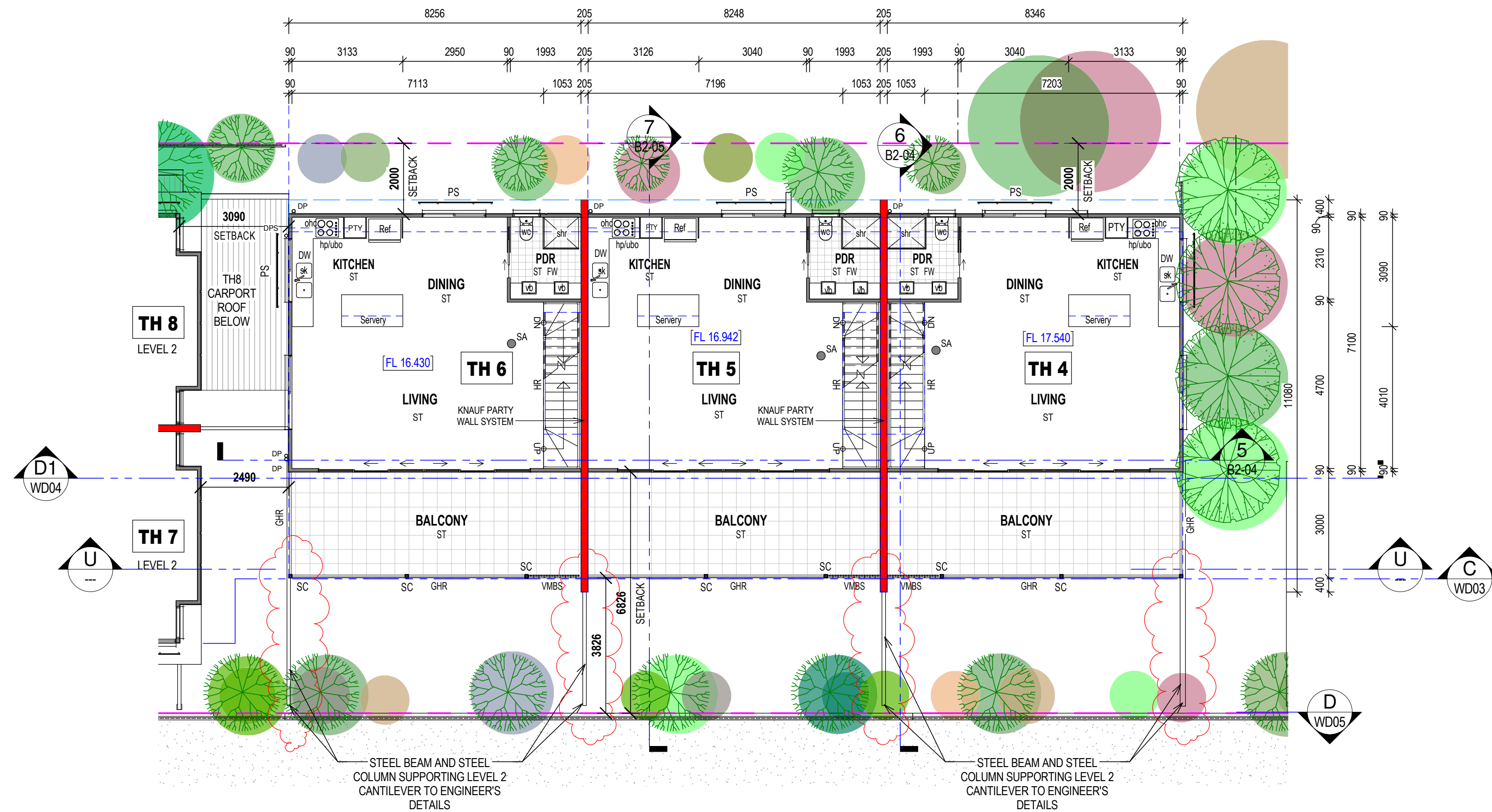
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CLIENT: ESELLAR HOLDINGS PTY LTD

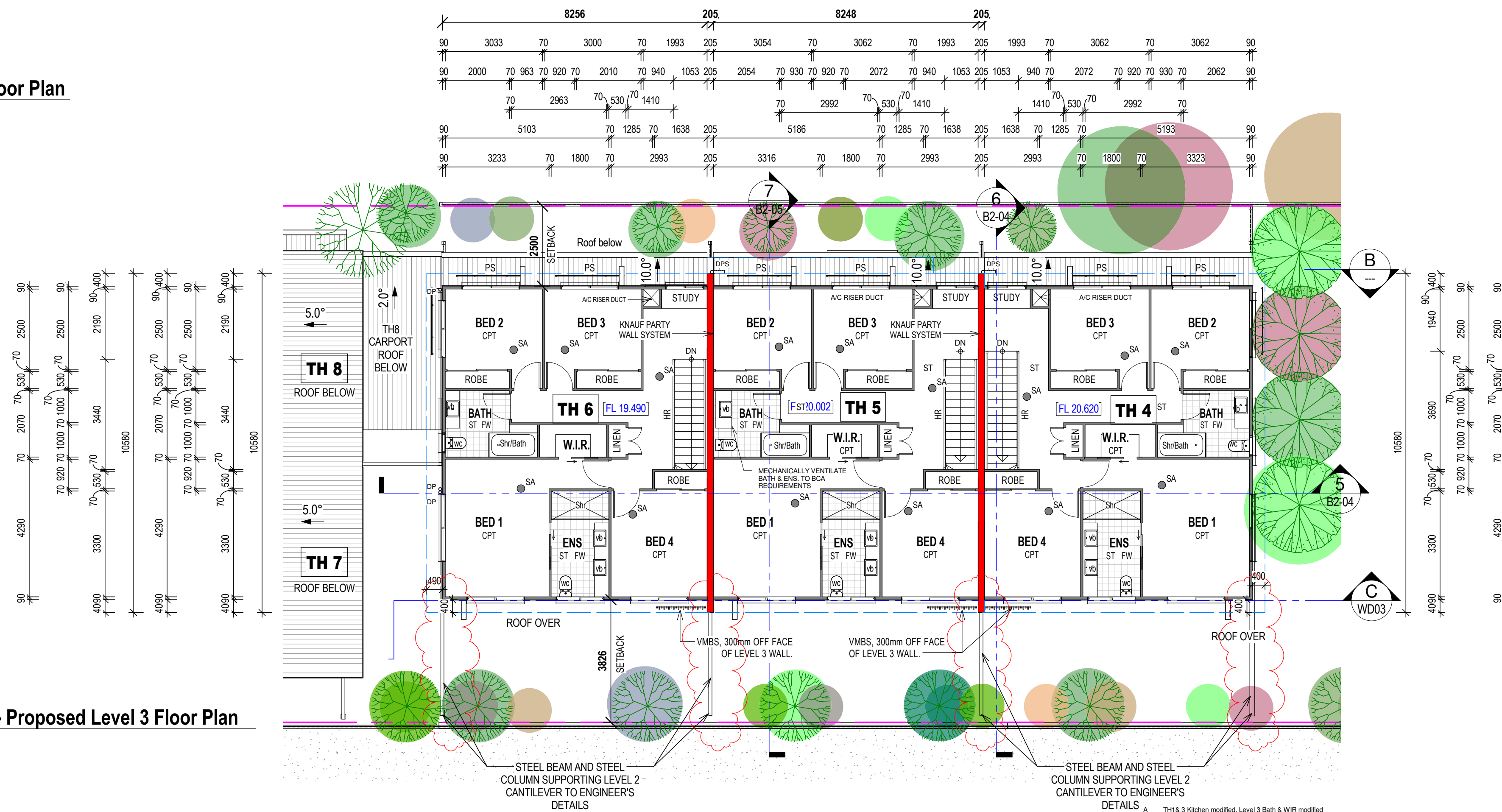
PROJECT: PROPOSED MULTI UNIT DWELLING

LOCATION: 15 DANIELLS STREET, CARINA

| | | | | | |
|----------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|-----|--------------|----------|
| AMENDMENTS: | | DRAWN BY: | LM | JOB No: | 4058 |
| A | Bar added to Rumpus | 26-03-18 | TJA | DATE: | Mar 2018 |
| C | Columns and Beams along South Property Boundary modified. | 27-06-18 | TJA | SHEET No: | B2-01 |
| D | Courtyard Hardstand change, Party Wall System changed. | 12-03-19 | LM | REVISION: | F |
| E | Steel Beams and Steel Columns shown supporting cantilevered Structure above Driveway in accordance with Tom Kapla and Associates Structural Engineer's Drawing received on 24th September. Notes added on Fire Rated surfaces for Steel Posts next to Driveway and Steel Beams over the Driveway | 25-09-19 | TJA | SCALE at A1: | 1 : 100 |
| Notes added on minimum 2300 clearance to Underside of Steel Beam measured from Finished Driveway Surface | | | | | |



1 Building 2 - Proposed Level 2 Floor Plan
1:100



2 Building 2 - Proposed Level 3 Floor Plan
1:100

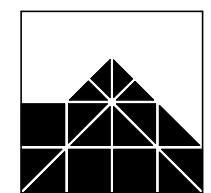
Neighbouring Property Consent
This approval does not authorise or give permission to enter onto, under or over any neighbouring private properties to survey or carry out any works without any prior consultation or without the prior consent of the relevant land or property owner(s).
(This includes for any works for: built to boundary walls; any construction; retaining walls; earth retaining; boundary fences; boundary fences; temporary rock anchoring; or cable anchors.)

Received
17/12/2019
BCC DS

FIRE RATED PROTECTIVE SURFACE TO EXPOSED STEEL COLUMNS AND STEEL BEAMS WITHIN 900mm OF SOUTH BOUNDARY AND OVER THE DRIVEWAY SHALL BE TO BUILDING CERTIFIER'S DIRECTIONS AND APPROVAL.

PROVISIONALLY ALL STEEL BEAMS OVER DRIVEWAY SHALL HAVE A MINIMUM 2300 CLEARANCE TO FINISHED DRIVEWAY SURFACE

ISSUED FOR CONSTRUCTION



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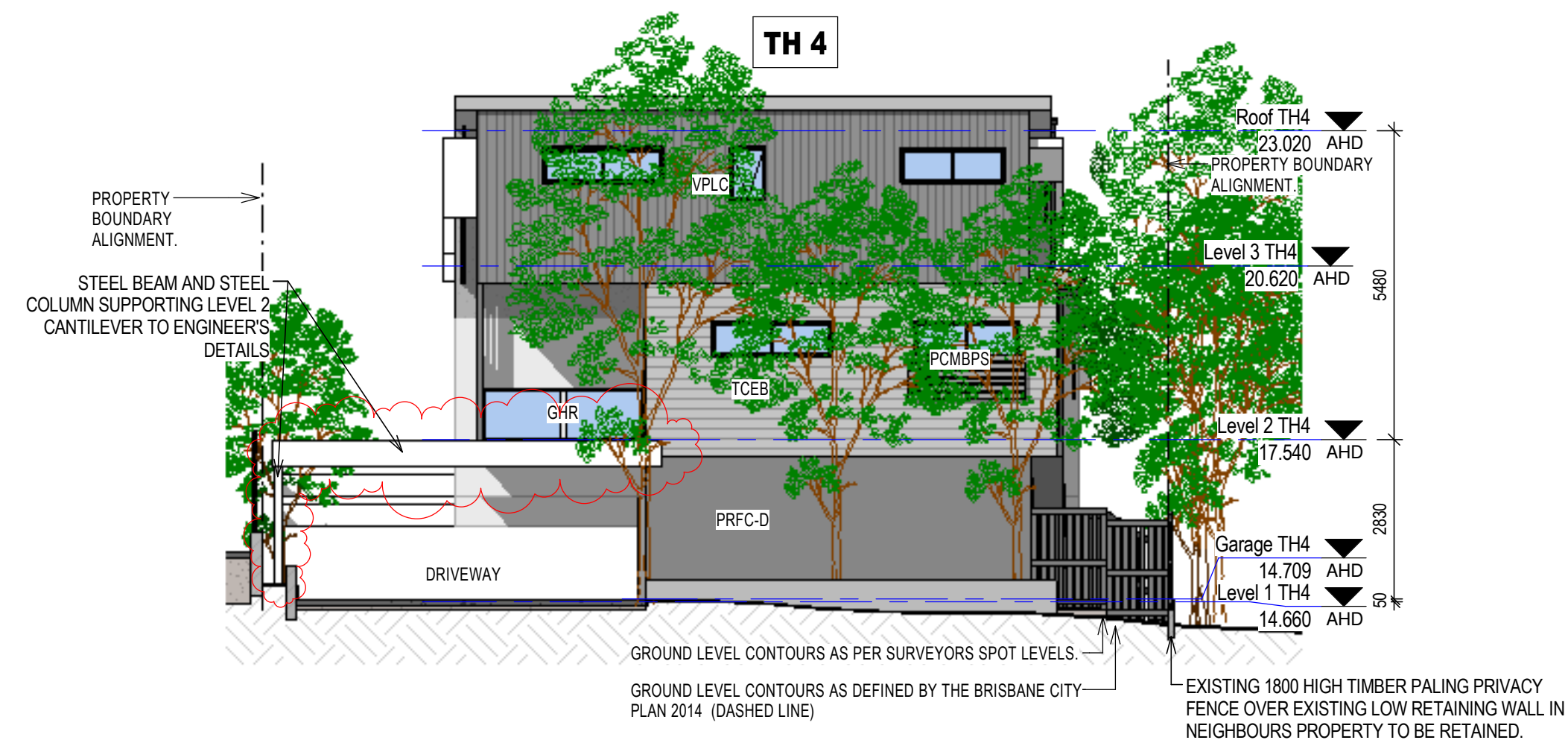
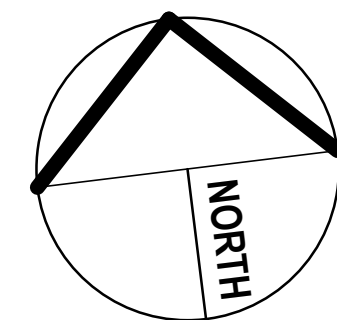
CLIENT: ESELLAR HOLDINGS PTY LTD
PROJECT: PROPOSED MULTI UNIT DWELLING
LOCATION: 15 DANIELLS STREET, CARINA

AMENDMENTS:

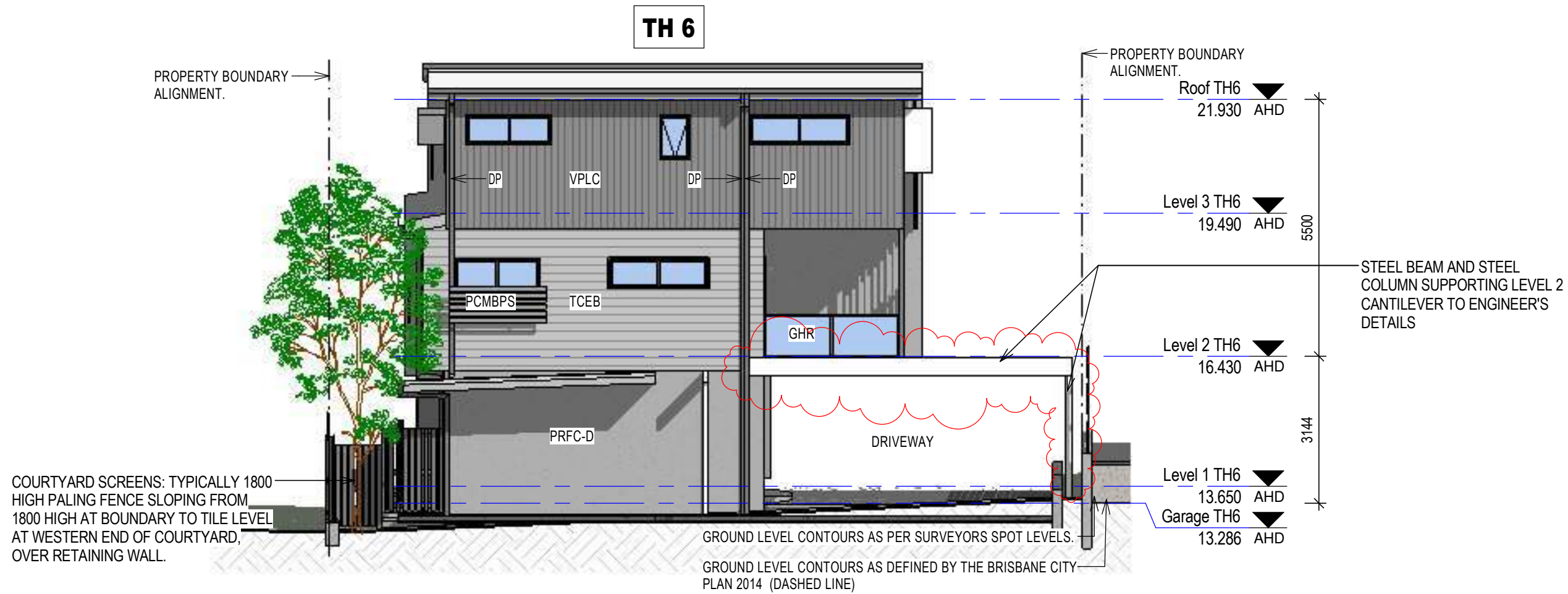
| | | | |
|---|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|------|
| C | TH 1, 2 & 3 Kitchen window deleted. | 10.05.18 | TJA |
| D | Columns and Beams along South Property Boundary modified. | 27.06.18 | TJA |
| E | Living / Balcony Doors changed to Multi-Slider. Party Wall System changed. | 12.03.19 | L.M. |
| F | Decorative Screen & Handrail to Balconies modified. | 29.05.19 | TJA |
| G | Steel Beams and Steel Columns shown supporting cantilevered Structure above Driveway in accordance with Tom Kapija and Associates Structural Engineer's Drawing received on 24th September. Notes added on Fire Rated surfaces for Steel Posts next to Driveway and Steel Beams over the Driveway. Notes added on minimum 2300 clearance to Underside of Steel Beam measured from Finished Driveway Surface. | 25.09.19 | TJA |

| | | | |
|--------------|----------|-----------|-------|
| DRAWN BY: | Tarun | JOB No: | 4058 |
| DATE: | Mar 2018 | SHEET No: | B2-02 |
| SCALE at A1: | 1:100 | REVISION: | H |

Scale 1:100 - Lengths are in Metres.



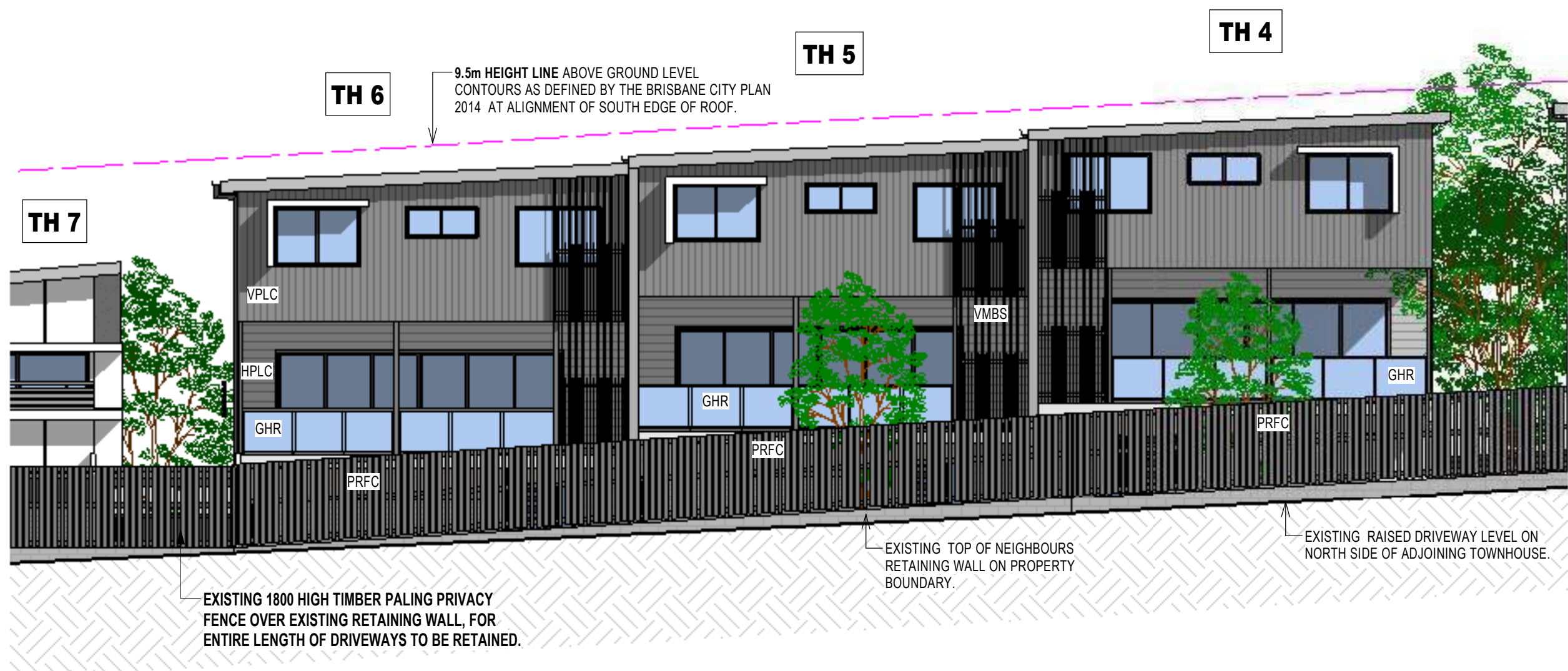
1 Building 2 - Proposed East Elevation
1:100



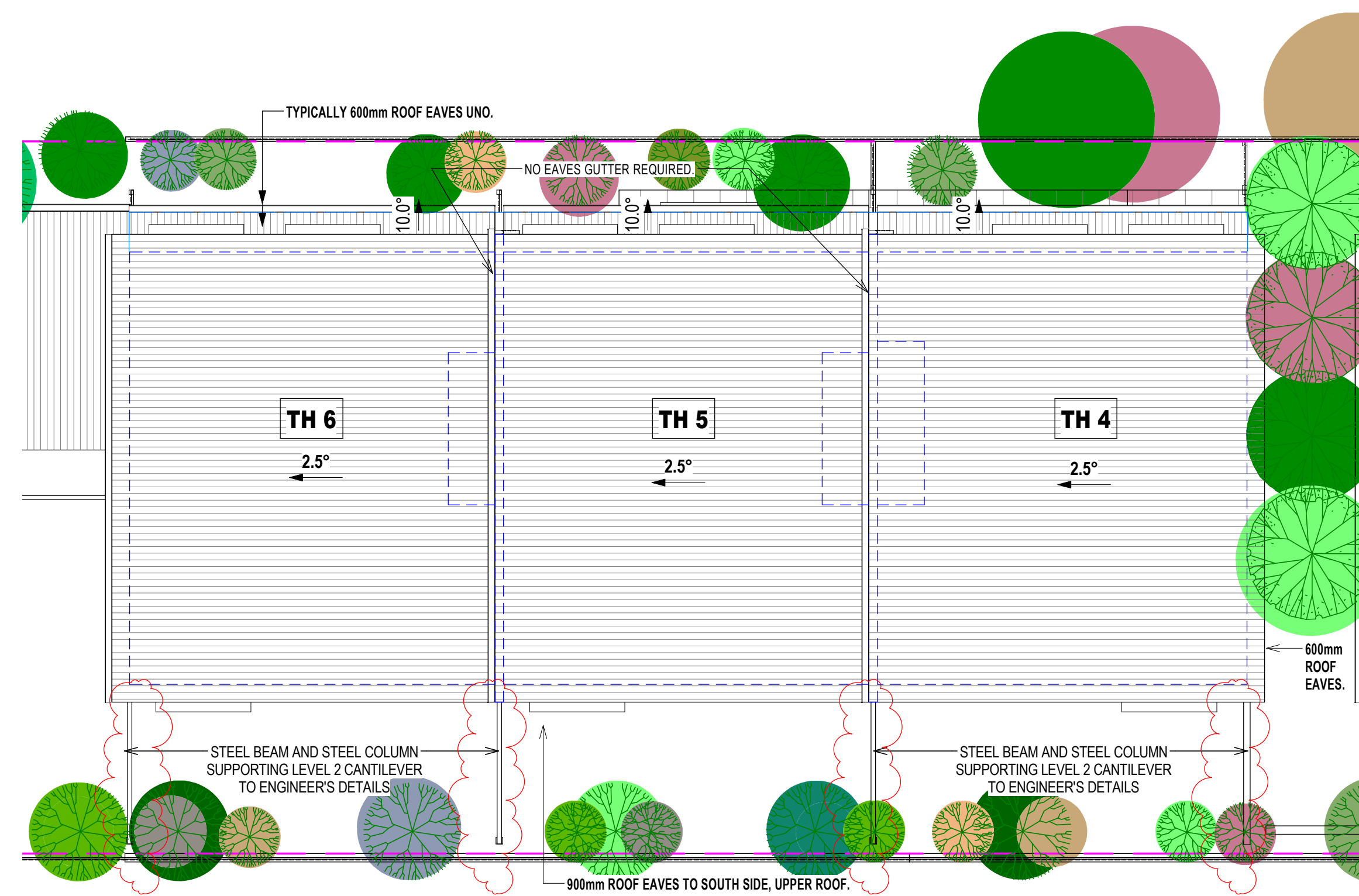
2 Building 2 - Proposed West Elevation
1:100

MATERIALS LEGEND

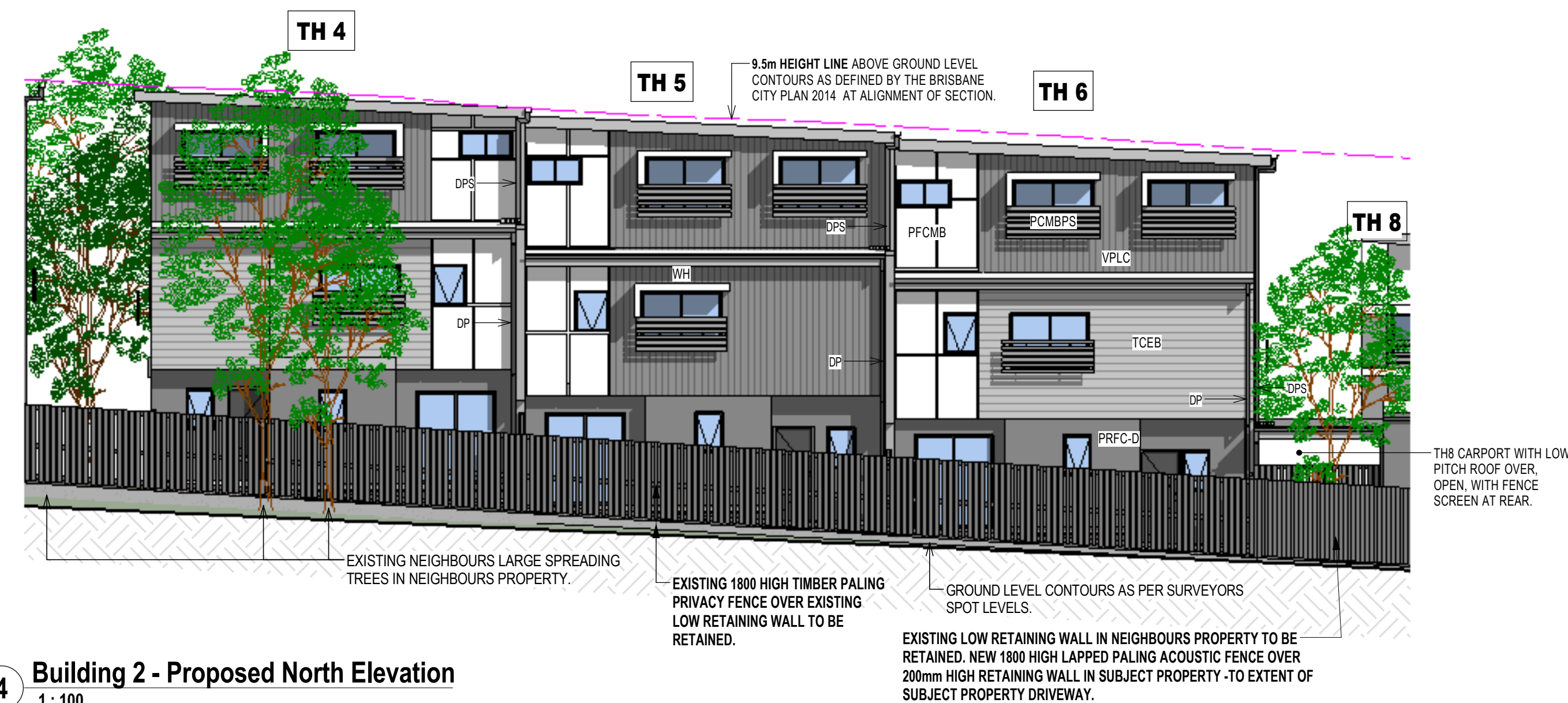
AFJ ALUMINUM FRAMED JOINERY.
CMR COLORBOND CORRUGATED METAL ROOF SHEETING.
CSOD COLORBOND SECTIONAL OVERHEAD DOOR.
GHR GLASS BALUSTRADING WITH ALUMINIUM FRAMING.
HPLC HORIZONTAL PROFILED LIGHTWEIGHT CLADDING.
PCMBPS POWDERCOATED METAL BATTEN PRIVACY SCREEN. 80mm BATTENS SPACED 20mm APART. Window Privacy Screen. up to minimum 1500 above floor level.
PFCMB PAINTED FIBROUS CEMENT MATRIX BOARD with RECESSED JOINTS.
PRFC-D PAINTED RENDERED FIBROUS CEMENT CLADDING, DARK COLORED.
PRM PAINTED RENDERED MASONRY.
PRM-D DARK COLORED PAINTED RENDERED MASONRY.
PRM-M MID COLORED PAINTED RENDERED MASONRY.
SSWHR STAINLESS STEEL WIRE HANDRAIL.
TCEB TIMBER COLOUR ENGINEERED BOARD.
VMBS VERTICAL METAL BLADE SCREEN.
HMBS HORIZONTAL METAL BLADE SCREEN.
VPLC VERTICAL PROFILED LIGHTWEIGHT CLADDING.
WH WINDOW HOOD.



3 Building 2 - Proposed South Elevation
1:100



5 Building 2 - Proposed Roof Plan
1:100



4 Building 2 - Proposed North Elevation
1:100

Building 2 Elevations and Roof Plan

FIRE RATED PROTECTIVE SURFACE TO EXPOSED STEEL COLUMNS AND STEEL BEAMS WITHIN 900mm OF SOUTH BOUNDARY AND OVER THE DRIVEWAY SHALL BE TO BUILDING CERTIFIER'S DIRECTIONS AND APPROVAL.

PROVISIONALLY ALL STEEL BEAMS OVER DRIVEWAY SHALL HAVE A MINIMUM 2300 CLEARANCE TO FINISHED DRIVEWAY SURFACE

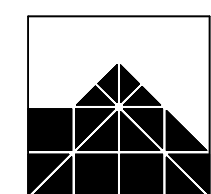
ISSUED FOR CONSTRUCTION

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Issued: 02/02/2018
Minor change: 07/01/2020

Received
17/12/2019
BCC DS

Neighbouring Property Consent
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(This includes for any works for: built to boundary walls, any construction (retaining walls) within neighbouring buildings structure, poles, boundary fences, temporary road encroachment or crane overpass)



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CLIENT: ESELLAR HOLDINGS PTY LTD
PROJECT: PROPOSED MULTI UNIT DWELLING
LOCATION: 15 DANIELLS STREET, CARINA

| AMENDMENTS: | | |
|----------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|
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| D | Columns and Beams along South Property Boundary modified. | 27.06.18 TJA |
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| | | | |
|--------------|----------|-----------|-------|
| DRAWN BY: | LM | JOB No: | 4058 |
| DATE: | Mar 2018 | SHEET No: | B2-03 |
| SCALE at A1: | 1:100 | REVISION: | G |