



**Ordinary Council Meeting
Attachments
Tuesday, 27 October 2020.**

ATTACHMENTS		
9.2	PLANNING & DEVELOPMENT SERVICES	Page No
9.2.1	Single Dwelling – Lot 14 Roche Street, Kalannie	2

SERVICE LEGEND

DRAINAGE

SIDE ENTRY PIT

STORM WATER MANHOLE

DRAINAGE PIPE

ELECTRICITY

POWER DOME

POWER PIT

POWER POLE

LIGHT POLE

STEEL WIRE ANCHOR

STAY POLE

POWER LINE

GAS

GAS MANHOLE

GAS MARKER

GAS METER

GAS VALVE

GAS LINE

SEWER

SEWER MANHOLE

SEWER INSPECTION OPENING

SEWER LINE

COMMUNICATIONS

COMMUNICATIONS PIT

COMMUNICATIONS MARKER

COMMUNICATIONS LINE

WATER

FIRE HYDRANT

STOP VALVE

WATER TAP

WATER MARKER

WATER METER

WATER PIPE

UNDEFINED

UNDEFINED SERVICE MARKER

UNDEFINED MANHOLE

UNDEFINED SERVICE

SURVEY

DATUM

PEG FOUND

STRUCTURES

BUILDING

RETAINING WALL

ROAD CENTRE LINE

SERVICE RECORDS

STATUS	LOCATED	ONLY SIGHTED	OBSTRUCTION	NOT AVAILABLE
WATER	✓			
SEWER				✓
GAS				✓
TEL/COMM	✓			
POWER U/G				✓
O/H	✓			

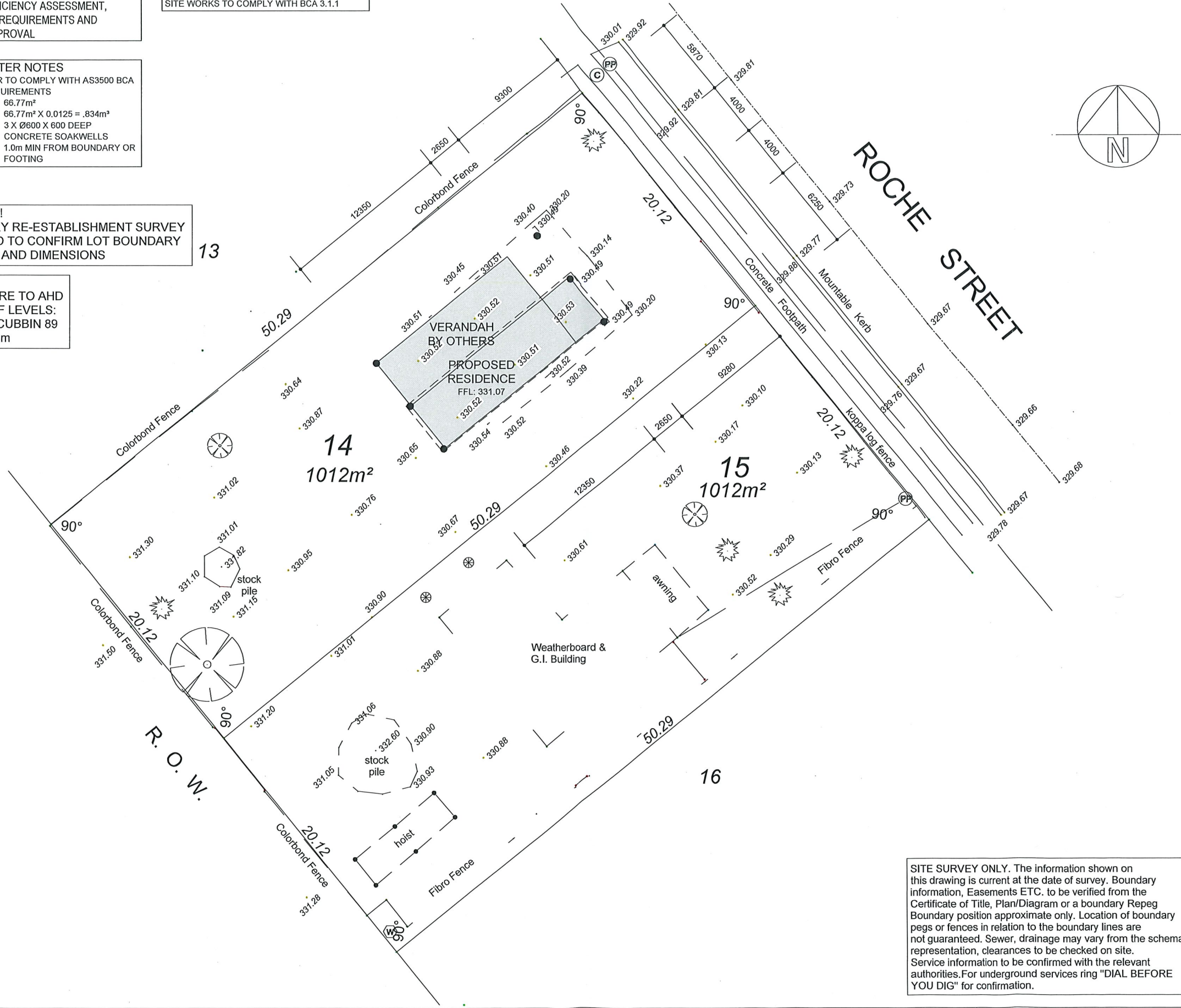
FINAL DESIGN SUBJECT TO SITE SURVEY, ENERGY EFFICIENCY ASSESSMENT, ENGINEER'S REQUIREMENTS AND COUNCIL APPROVAL

SITE WORKS NOTES
SITE WORKS TO COMPLY WITH BCA 3.1.1

STORMWATER NOTES
STORM WATER TO COMPLY WITH AS3500 BCA 3.1.2 & LG REQUIREMENTS
ROOF AREA: 66.77m²
VOLUME: 66.77m² X 0.0125 = .834m³
SIZE: 3 X Ø600 X 600 DEEP CONCRETE SOAKWELLS
POSITION: 1.0m MIN FROM BOUNDARY OR FOOTING

WARNING!
BOUNDARY RE-ESTABLISHMENT SURVEY REQUIRED TO CONFIRM LOT BOUNDARY POSITION AND DIMENSIONS

NOTE:
LEVELS ARE TO AHD
ORIGIN OF LEVELS:
SSM BENCUBBIN 89
RL328.422m



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PROJECT DETAILS

JOB NO: FT311
BUILDING: TARANTO
CLIENT: BRETT MARTIN
ADDRESS: 14 ROCHE STREET
KALLANNIE
SHIRE OF DALWALLINU

DRAWING DETAILS

PAGE: 1 OF 4
DRAWING: SITE PLAN
SCALE: 1:100
DRAWN: DM
CHECKED: MW
DATE: 14/07/20

REVISIONS

NO	DATE	DESCRIPTION
C	11/09/20	CONTOUR SURVEY ADDED
B	27/08/20	SITE LAYOUT ADDED
A	14/07/20	ISSUED FOR APPROVAL

NOTES

WRITTEN DIMENSIONS TAKE PREFERENCE OVER SCALE. THESE PLANS ARE TO BE READ IN CONJUNCTION WITH THE PROJECT SPECIFICATIONS, ENGINEERS' DESIGNS, COMPUTATIONS, AND GEOTECHNICAL REPORTS. WRITTEN SPECIFICATIONS TAKE PRECEDENCE OVER THESE DRAWINGS UNLESS NOMINATED IN THE CONTRACT OR SPECIFICATION.

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-THIS DRAWING IS COPYRIGHT - ANY INFRINGEMENT WILL RESULT IN LEGAL PROCEEDINGS.

APPROVALS

OWNER 1: _____
DATE: _____

OWNER 2: _____
DATE: _____

SITE SURVEY ONLY. The information shown on this drawing is current at the date of survey. Boundary information, Easements ETC. to be verified from the Certificate of Title, Plan/Diagram or a boundary Repeg. Boundary position approximate only. Location of boundary pegs or fences in relation to the boundary lines are not guaranteed. Sewer, drainage may vary from the schematic representation, clearances to be checked on site. Service information to be confirmed with the relevant authorities. For underground services ring "DIAL BEFORE YOU DIG" for confirmation.

SCALE @ A3: 1:300

0 5 10 15

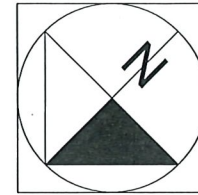
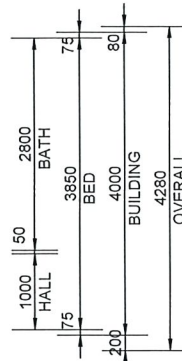
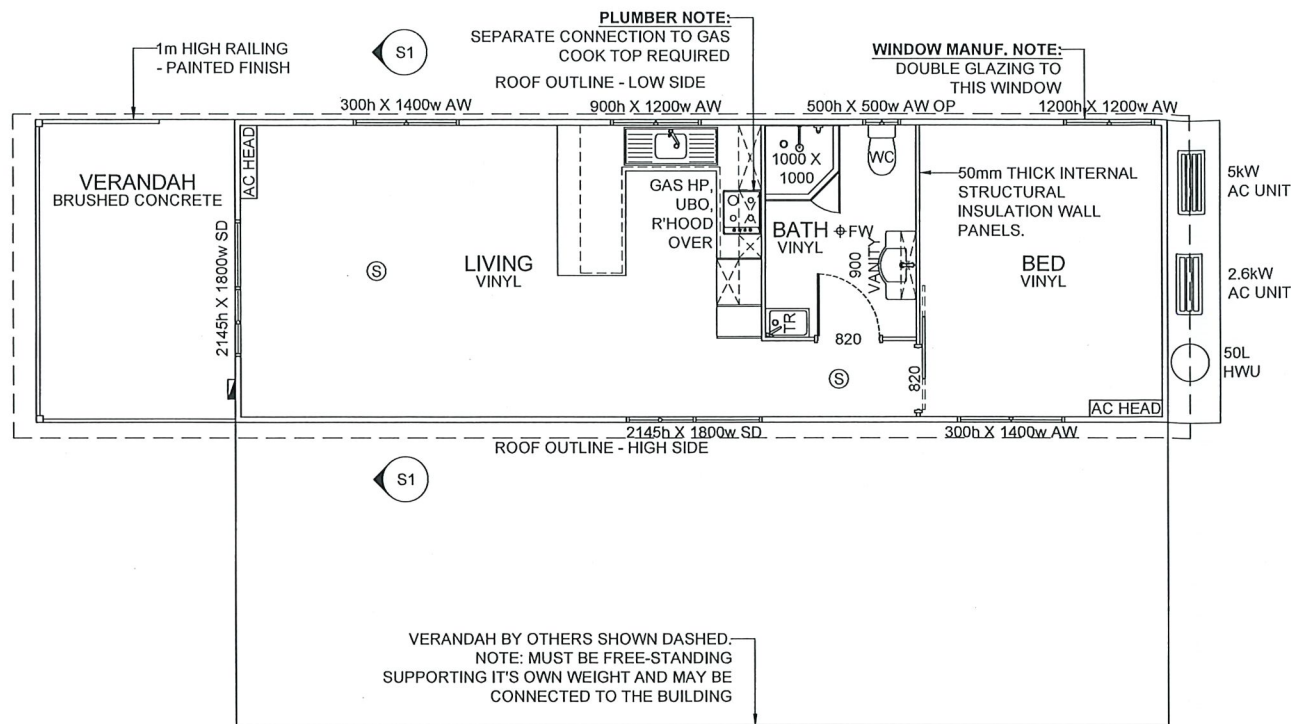
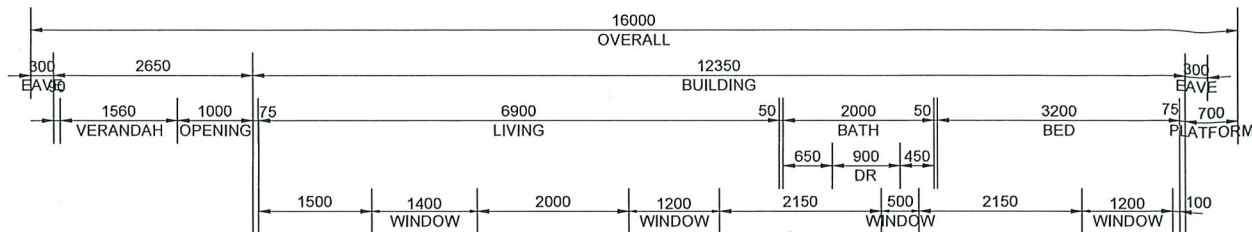
DOCUMENT NUMBER
200902-170775-5815-OK-FS-1

SURVEYED DATE 2.9.2020 OK DRAFTED DATE 3.9.2020 OK REVIEWED DATE 11.9.2020 PP

BUILDER REF: ADDRESS 47 ROCHE STREET KALLANNIE

CLIENT: CLIENT

LOT NUMBER 14 PLAN/DIA DP154614 CERT/TITLE 1894/352



- NOTES**
1. PROVIDE ALL WINDOWS AND DOOR TRIM CHANNELS AS PER MANUFACTURERS SPECIFICATION
 2. ALL WINDOWS TO BE GJAMES WINDOWS; 5mm TOUGHENED GLASS - SHGC .83, SC .95, U 5.8 OR SIMILAR APPROVED
 3. ROOF CONSTRUCTION - 100mm STRUCTURAL INSULATED PANEL
 4. TOP OF PANEL BATTENED AND THEN COLORBOND ROOF CLADDING OVER, TO PROVIDE THERMAL BREAK
 5. WASTE PIPES FROM PLUMBING EQUIPMENT WILL BE TAKEN TO THE NEAREST SIDE OF THE BUILDING
 6. **TERMITE PROTECTION STATEMENT.** ALL PRIMARY BUILDING ELEMENTS USED FOR THE CONSTRUCTION OF THIS BUILDING WILL CONSIST ENTIRELY OF, OR A COMBINATION OF MATERIALS CONSIDERED NOT SUBJECT TO TERMITE ATTACK. SPECIFICALLY, ALL TIMBERS USED IN THIS DWELLING WILL BE PRESERVATIVE TREATED IN ACCORDANCE WITH AS 3660.1 AND WILL COMPLY WITH PART 3.1.3.2 OF THE BUILDING CODE OF AUSTRALIA - VOLUME 2, 201

WINDOW MANUFACTURER NOTES

FRAME COLOUR	BLACK
FLYSCREENS	STANDARD

AREAS

FLOOR AREA	60.00 m ²
ROOF AREA	66.77 m ²

CLADDING NOTES

EXTERIOR FINISH	PANEL
EXTERIOR COLOUR	SURFMIST



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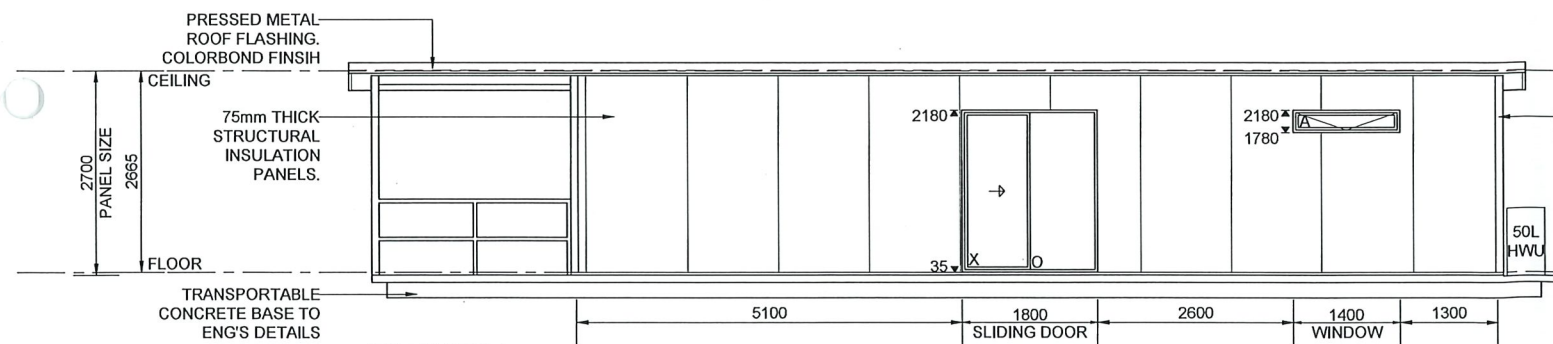
APPROVALS

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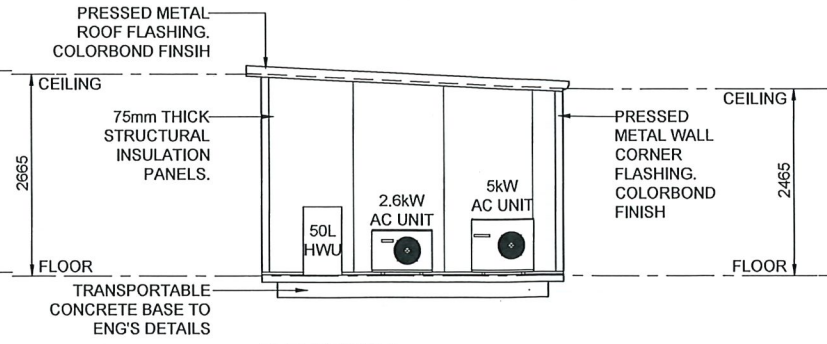
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OWNER 2: _____

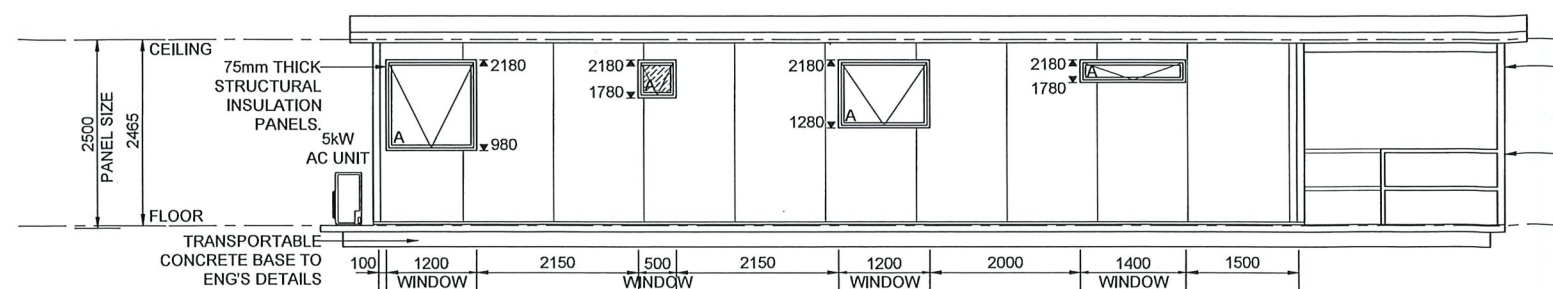
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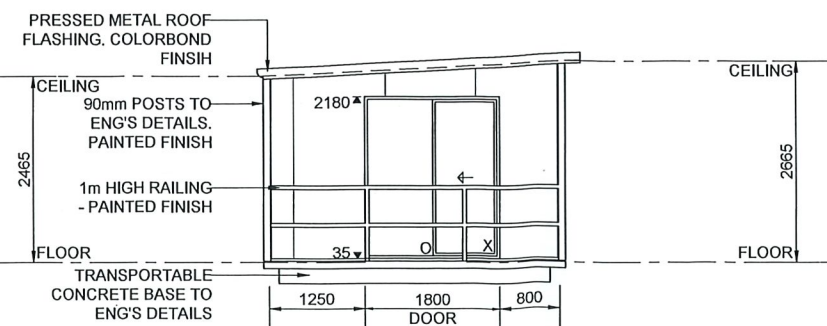
ELEVATION 1



ELEVATION 2



ELEVATION 3



ELEVATION 4