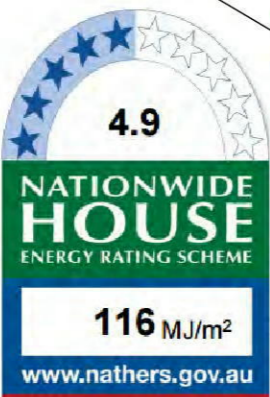


- NOTES:**
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 3. ALL AREAS AND DIMENSIONS HAVE BEEN COMPILED FROM PLANS MADE AVAILABLE BY THE OFFICE OF LAND & PROPERTY INFORMATION (NSW) AND ARE SUBJECT TO FINAL SURVEY.
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 6. VISIBLE, ACCESSIBLE SERVICES LOCATED ONLY.
 7. SIGNIFICANT TREES LOCATED ONLY.
 8. NEIGHBOURING HOUSES, RIDGE AND ROOF POSITIONS ARE APPROXIMATE ONLY.
 9. THIS TITLE BLOCK AND NOTES IS AN INTEGRAL PART OF THIS DRAWING WHICH IS NOT TO BE REMOVED.
 10. CONTOURS ARE INDICATIVE ONLY. SPOT LEVELS SHOULD BE USED FOR CALCULATIONS OF QUANTITIES WITH CAUTION.



Certificate no.: 0001072578
 Assessor Name: Christina Silman
 Accreditation no.: 20753
 Certificate date: 09 Dec 2016
 Dwelling Address: 138 Roscrea Drive MULGOA, NSW 2745

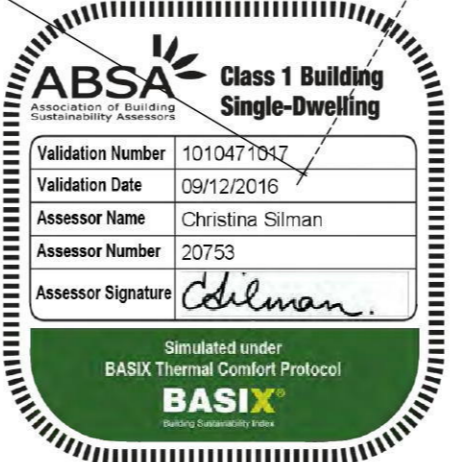


MGA

- BASIX COMMITMENTS - NOTE:**
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 2. ALL TOILET FLUSHING SYSTEMS TO HAVE A MIN. RATING OF 4 STARS.
 3. KITCHEN TAPS TO HAVE A MIN. RATING OF 5 STARS.
 4. ALL BASIN TAPS TO HAVE A MIN. RATING OF 5 STARS.
 5. PROVIDE MIN. 3,000 LITRE RE-USE WATER TANK, COLLECTING A MIN. OF 500sqm OF ROOF AREA.
 6. CONNECT THE WATER TANK SUPPLY TO AT LEAST 1 GARDEN TAP, THE CLOTHES WASHER, & ALL TOILETS.
 7. PROVIDE MIN. R2.0 INSULATION TO THE SUSPENDED MAIN FLOOR.
 8. PROVIDE MIN. R2.0 INSULATION PLUS FOIL WRAP TO THE EXTERNAL WALLS.
 9. PROVIDE MIN. R4.1 CEILING INSULATION
 10. PROVIDE ANTICON BLANKET TO UNDERSIDE OF THE ROOFING.
 11. PROVIDE ALUMIN. SINGLE GLAZED PROPERTIES TO ALL GLAZED EXTERNAL OPENINGS.
 9. INSTALL MIN. 26-30RECS ELECTRIC BOOSTED SOLAR HWS.
 10. INSTALL 1 PHASE A/C TO THE LIVING AREA'S & BEDROOMS, COOLING RATING MIN. EER3.0-3.5 WITH DAY / NIGHT ZONING.
 11. INSTALL 1 PHASE A/C TO THE LIVING AREA'S & BEDROOMS, HEATING RATING MIN. EER3.5-4.0 WITH DAY / NIGHT ZONING.
 12. PROVIDE DUCTED MECH. VENT TO MIN. 1 BATHROOM, THE KITCHEN, & TO THE LAUNDRY, INDIVIDUAL FAN DUCTED TO FACADE OR ROOF, WITH A MANUAL SWITCH ON /OFF.
 13. PROVIDE ENERGY EFFICIENT LIGHTING TO AT LEAST 5 BEDROOMS/STUDY, 5 LIVING/DINING ROOMS, KITCHEN, LAUNDRY & HALLWAYS.
 14. PROVIDE A PHOTOVOLTAIC SYSTEM TO GENERATE MIN. 1.5KW.
 15. INSTALL A INDUCTION COOKTOP & ELECTRIC OVEN.
 16. INSTALL A FIXED OUTDOOR CLOTHES LINE.



DIAL BEFORE YOU DIG SHOULD BE CONTACTED PRIOR TO ANY EXCAVATION ON SITE



PREFABRICATED METAL SHED
 APPROX. 12mL x 6mW x 4.0mH

BUILDING PLATFORMS ARE 1500 WIDE UNLESS NOTED OR INDICATED OTHERWISE BUILDING PLATFORM SHOWN IS APPROXIMATE ONLY. FINAL LEVELS TO BE DETERMINED ON SITE. CUT BATTER IS 1:2.5. FILL BATTER IS 1:4. YARD GULLIES SHOULD NOT BE POSITIONED CLOSER THAN 1.0m TO GAS HOT WATER SYSTEM OR GAS BOTTLE LOCATIONS. REFER AS 5601-2002

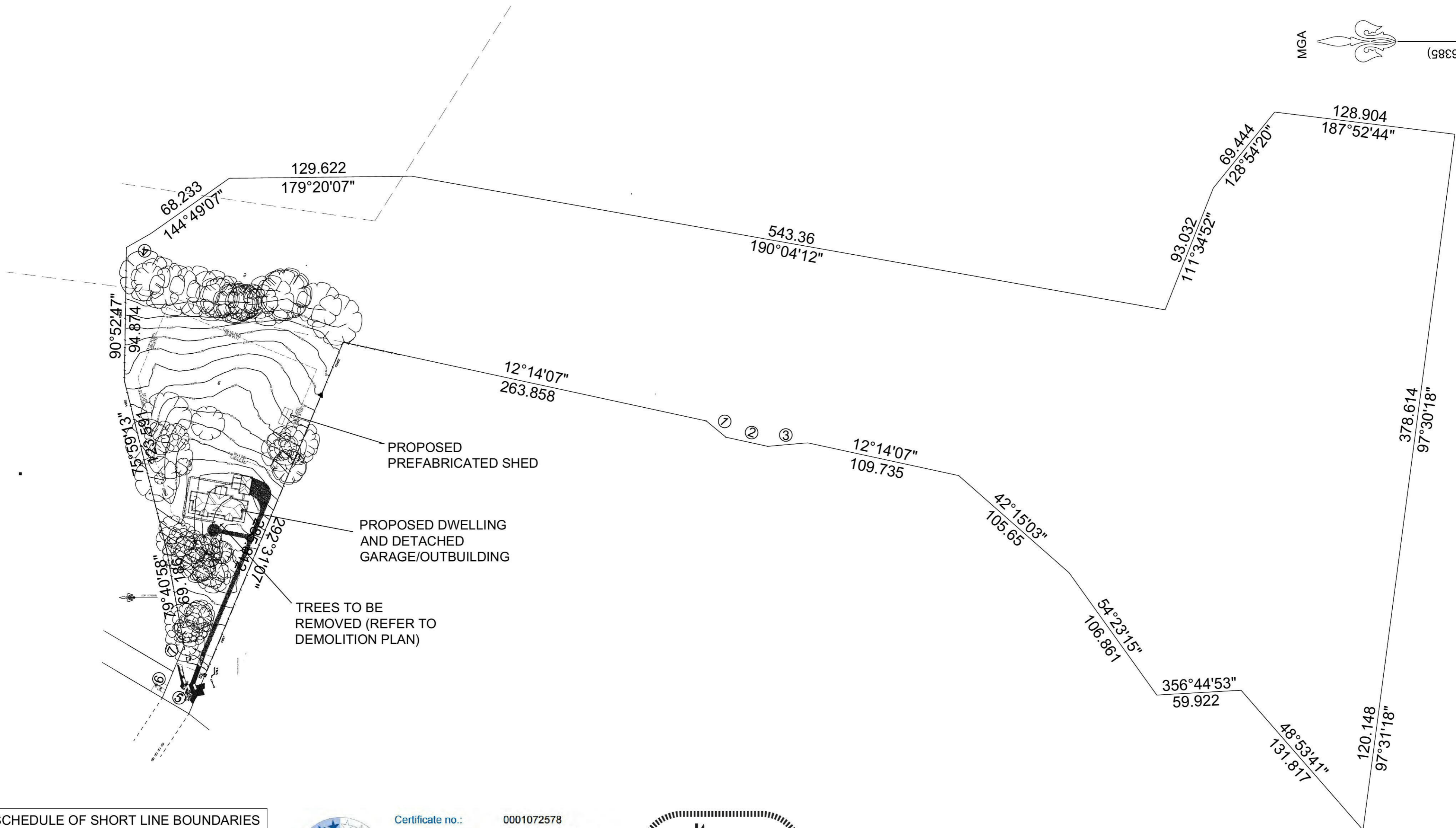
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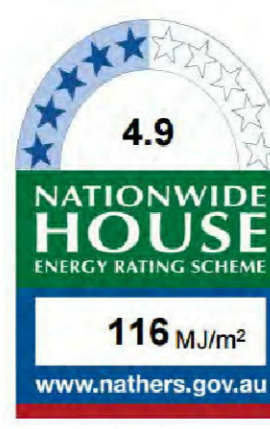
adenbrookhomes
 1/160 LYTTON ROAD, BULimba QLD 4171 LICENCE NO: 193747C
 PH (07) 3909 4444 FAX (07) 3909 4400 WWW.ADENBROOKHOMES.COM.AU

MR DAN & MRS LABELLE GALEA
 LOT 501 (No. 138), ROSCREA DRIVE,
 MULGOA, NSW 2745. (D.P. 1176385)

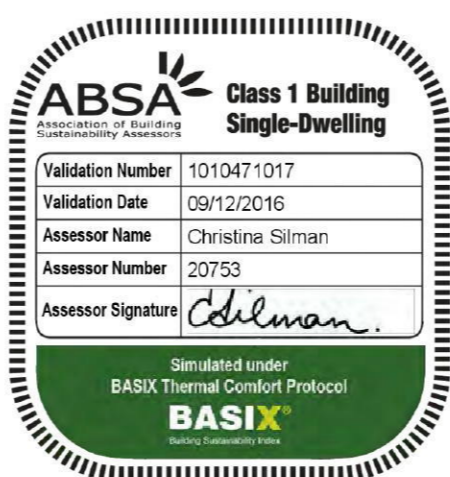
HOUSE:	TITLE:
PLAN OPTION:	SCALE 1:400
FACADE:	JOB NO: A0008
SIGNATURES:	MASTER ISSUE A - #####
BUILDER:	CLIENT:



NUMBER	BEARINGS	DISTANCE
1	39°41'48"	18.235
2	12°14'07"	30.405
3	355°01'38"	28.43
4	150°22'49"	19.805
5	30°36'34"	22.035
6	112°31'05"	20.2
7	112°31'05"	20.2



Certificate no.: 0001072578
 Assessor Name: Christina Silman
 Accreditation no.: 20753
 Certificate date: 09 Dec 2016
 Dwelling Address:
 138 Roscrea Drive
 MULGOA, NSW
 2745
www.nathers.gov.au



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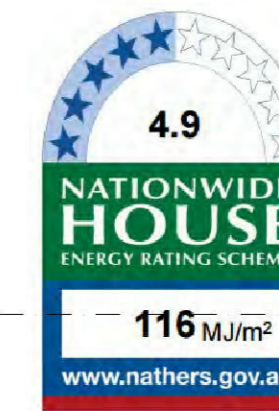
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MR DAN & MRS LADELLE GALEA
 LOT 501 (No. 138), ROSCREA DRIVE,
 MULGOA, NSW 2745. (D.P. 1176385)

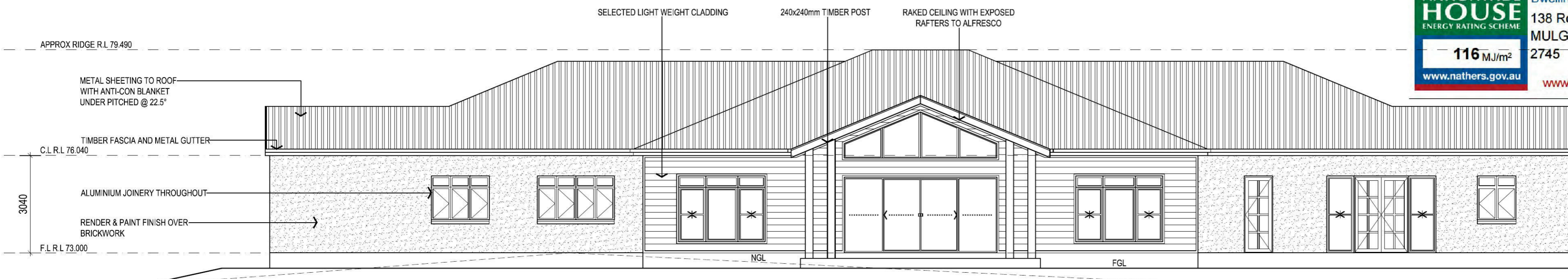
HOUSE:	TITLE:
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PLAN OPTION:	SCALE 1:200
FACADE:	JOB NO: A0008
SIGNATURES:	MASTER ISSUE A - ##### 2/9



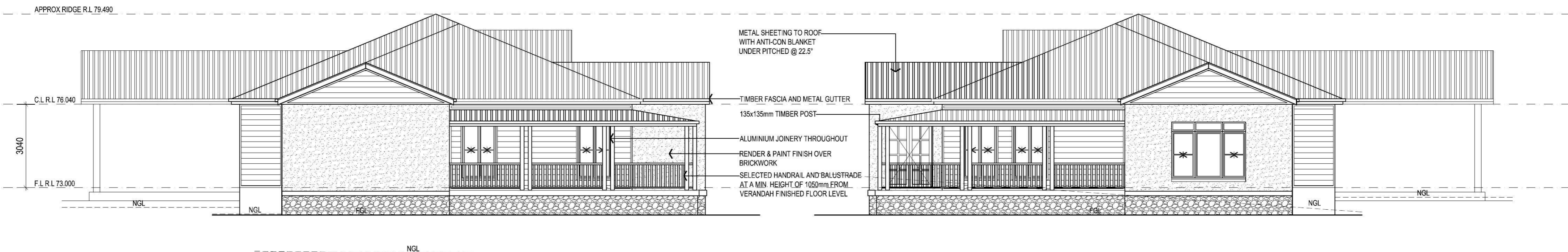
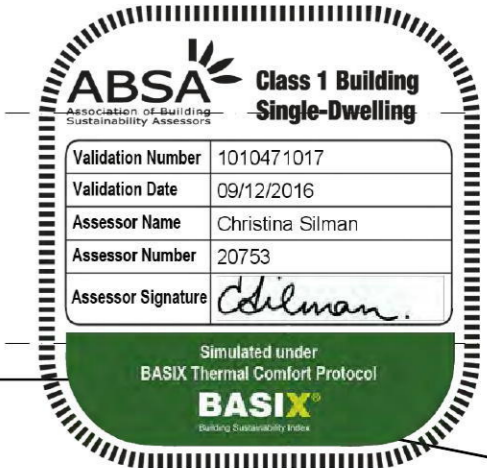
FRONT ELEVATION



Certificate no.: 0001072578
 Assessor Name: Christina Silman
 Accreditation no.: 20753
 Certificate date: 09 Dec 2016
 Dwelling Address: 138 Roscrea Drive
 MULGOA, NSW 2745



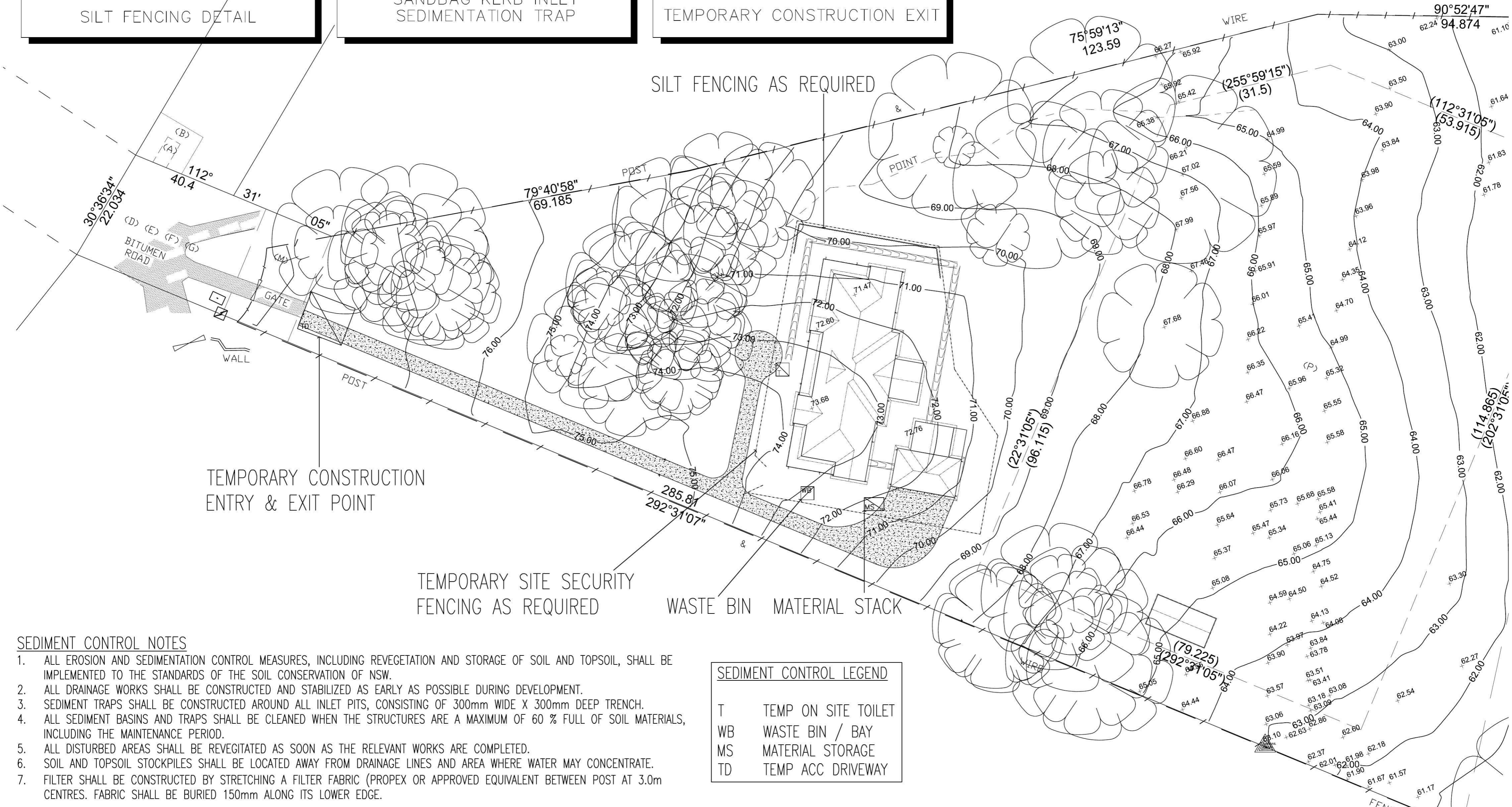
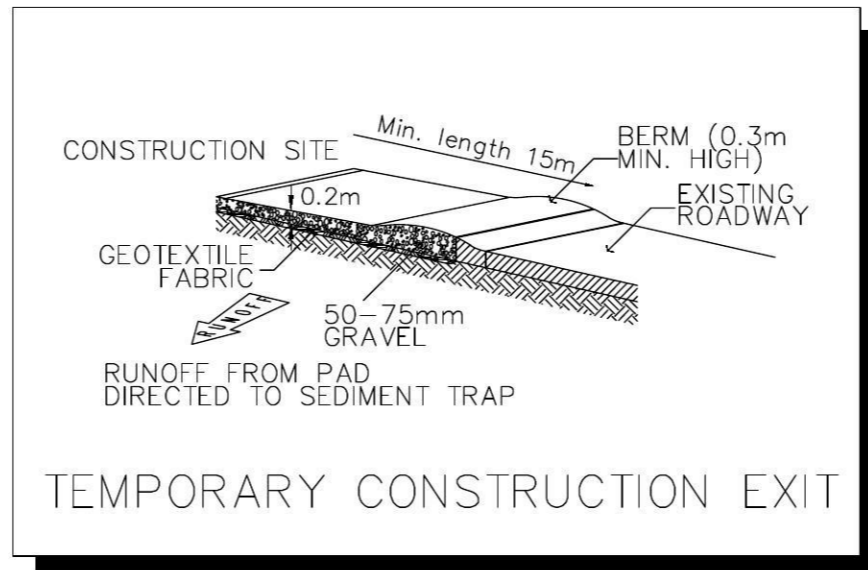
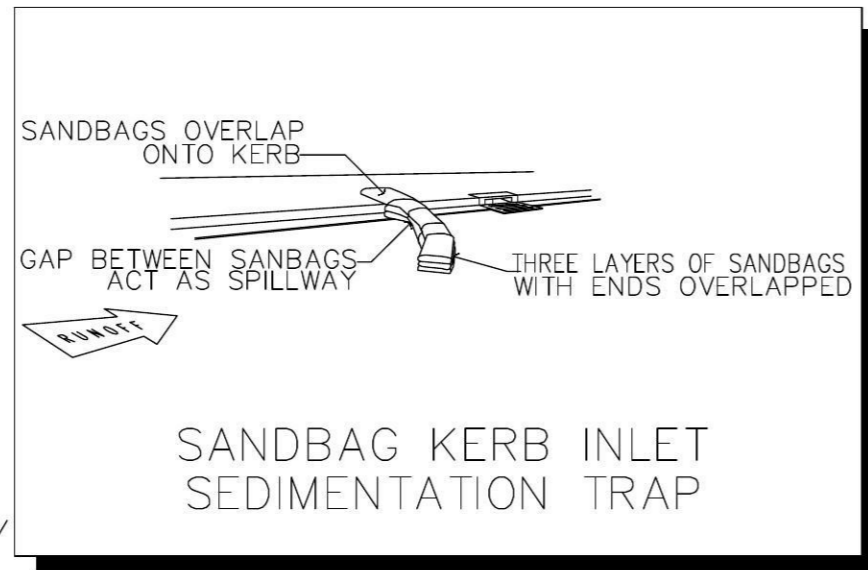
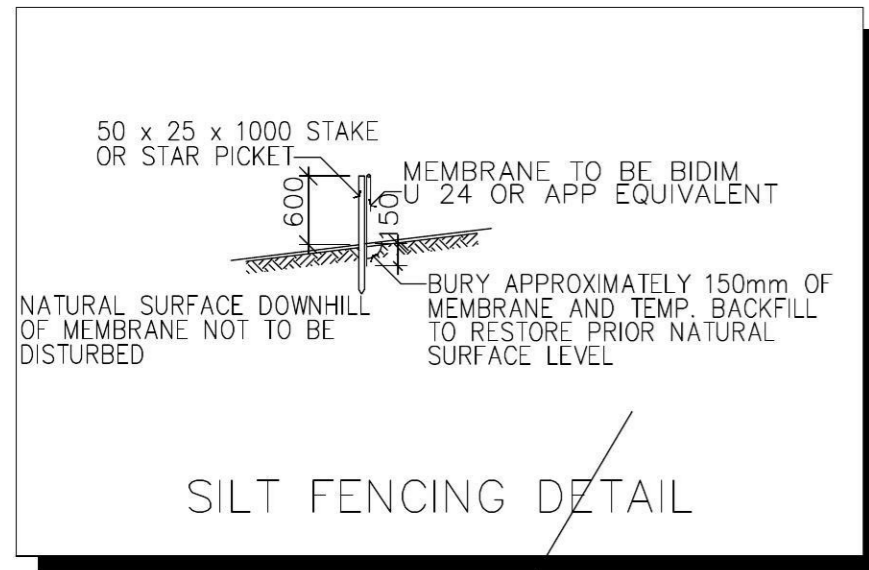
REAR ELEVATION



LEFT ELEVATION

RIGHT ELEVATION

DATE	REVISION	INITIAL	adenbrookhomes		MR DAN & MRS LADELLE GALEA LOT 501 (No. 138), ROSCREA DRIVE, MULGOA, NSW 2745. (D.P. 1176385)	HOUSE:	TITLE:
22/08/16	ISSUE FOR D.A.	A	J.R.				
			1/160 LYTTON ROAD, BULIMBA QLD 4171 PH. (07) 3909 4444 FAX (07) 3909 4400 LICENCE NO. 193747C WWW.ADENBROOKHOMES.COM.AU			PLAN OPTION:	SCALE: 1/100
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					BUILDER	CLIENT	MASTER ISSUE A - ##### 5/9



SEDIMENT CONTROL NOTES

1. ALL EROSION AND SEDIMENTATION CONTROL MEASURES, INCLUDING REVEGETATION AND STORAGE OF SOIL AND TOPSOIL, SHALL BE IMPLEMENTED TO THE STANDARDS OF THE SOIL CONSERVATION OF NSW.
2. ALL DRAINAGE WORKS SHALL BE CONSTRUCTED AND STABILIZED AS EARLY AS POSSIBLE DURING DEVELOPMENT.
3. SEDIMENT TRAPS SHALL BE CONSTRUCTED AROUND ALL INLET PITS, CONSISTING OF 300mm WIDE X 300mm DEEP TRENCH.
4. ALL SEDIMENT BASINS AND TRAPS SHALL BE CLEANED WHEN THE STRUCTURES ARE A MAXIMUM OF 60 % FULL OF SOIL MATERIALS, INCLUDING THE MAINTENANCE PERIOD.
5. ALL DISTURBED AREAS SHALL BE REVEGETATED AS SOON AS THE RELEVANT WORKS ARE COMPLETED.
6. SOIL AND TOPSOIL STOCKPILES SHALL BE LOCATED AWAY FROM DRAINAGE LINES AND AREA WHERE WATER MAY CONCENTRATE.
7. FILTER SHALL BE CONSTRUCTED BY STRETCHING A FILTER FABRIC (PROPEX OR APPROVED EQUIVALENT BETWEEN POST AT 3.0m CENTRES. FABRIC SHALL BE BURIED 150mm ALONG ITS LOWER EDGE.

SEDIMENT CONTROL LEGEND

- T TEMP ON SITE TOILET
- WB WASTE BIN / BAY
- MS MATERIAL STORAGE
- TD TEMP ACC DRIVEWAY

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adenbrookhomes


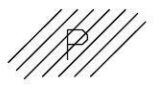
1/160 LYTTON ROAD, BULIMBA QLD 4171 LICENCE NO: 193747C
 PH (07) 3909 4444 FAX (07) 3909 4400 WWW.ADENBROOKHOMES.COM.AU

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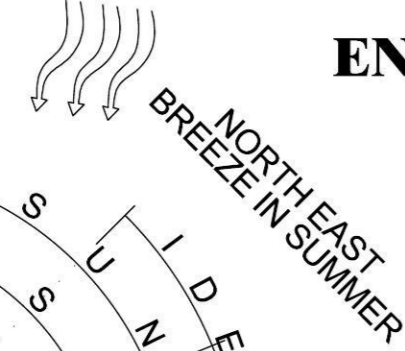
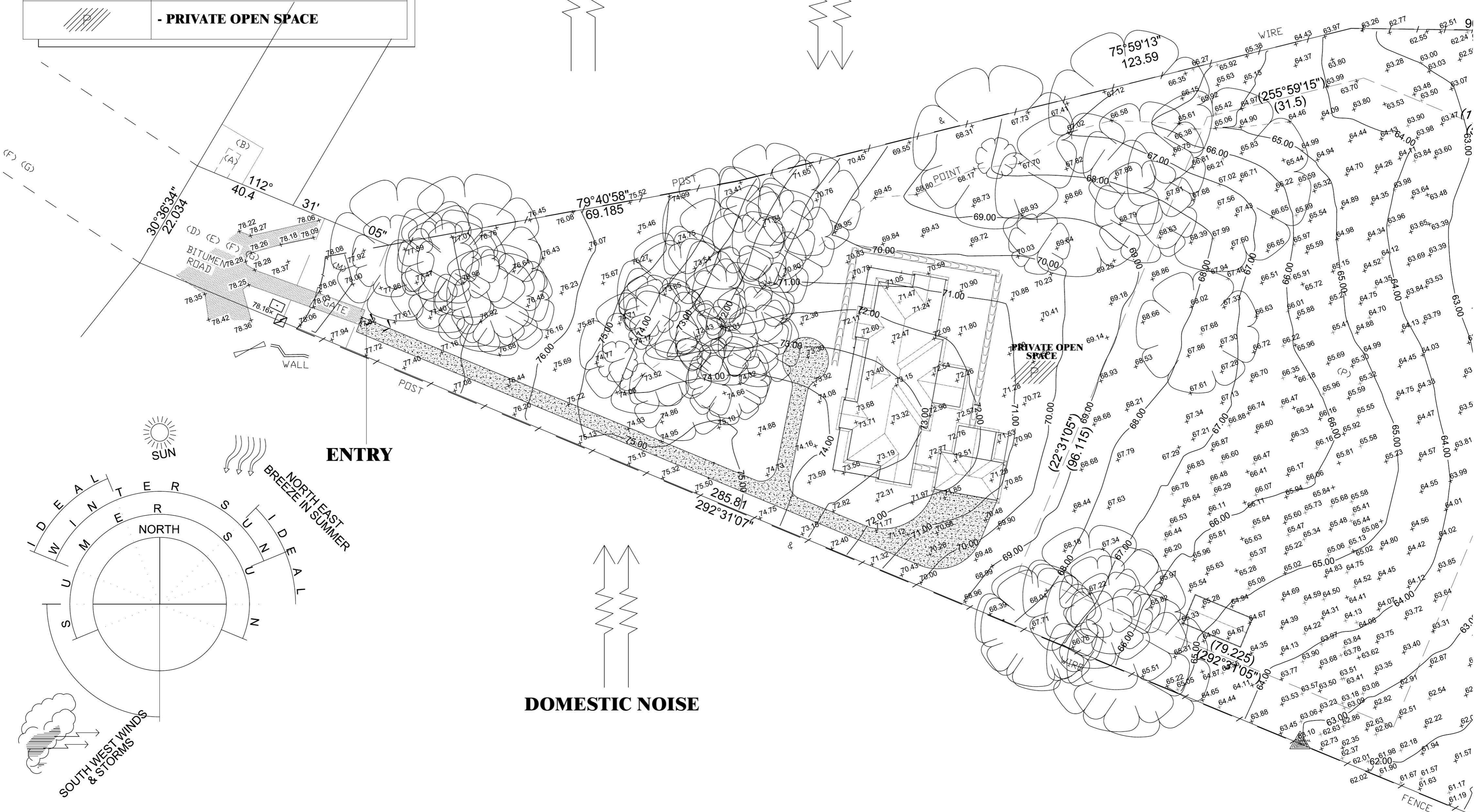
MR DAN & MRS LADELLE GALEA
 LOT 501 (No. 138), ROSCREA DRIVE,
 MULGOA, NSW 2745. (D.P. 1176385)

HOUSE:	TITLE:
	sediment control
PLAN OPTION:	SCALE 1:500
FACADE:	JOB NO: A0008
SIGNATURES:	MASTER ISSUE A - ##### 7/9
BUILDER	CLIENT

SITE ANALYSIS TABLE

KEY	DESCRIPTION
	- VEHICULAR SITE ENTRY
	- PRIVATE OPEN SPACE

MULGOA PRIMARY SCHOOL DOMESTIC NOISE



ENTRY

DOMESTIC NOISE

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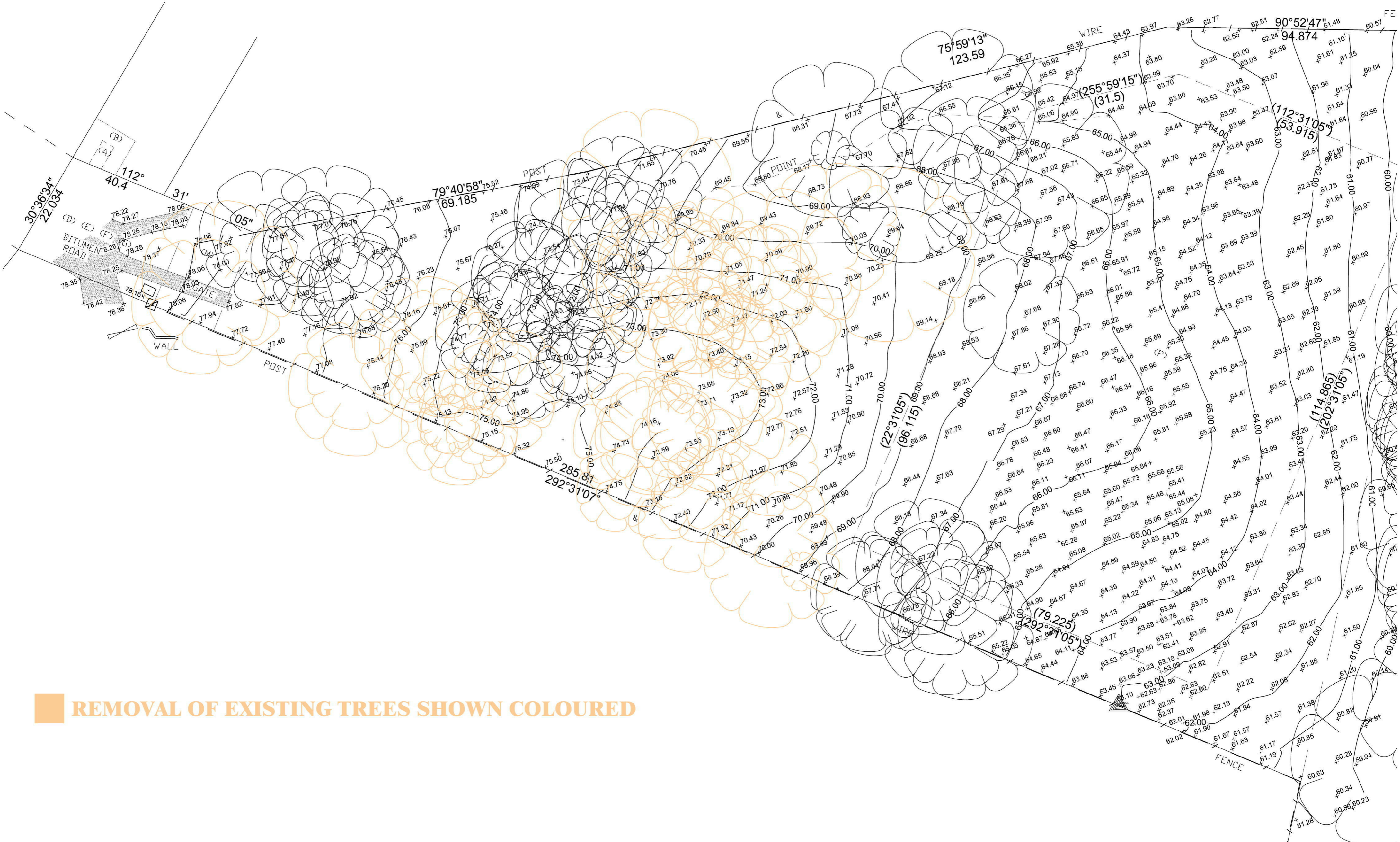
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MR DAN & MRS LADELLE GALEA
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HOUSE:	TITLE:
	site analysis
PLAN OPTION:	SCALE 1:500
FACADE:	JOB NO: A0008
	MASTER ISSUE A - ##### 8/9



REMOVAL OF EXISTING TREES SHOWN COLOURED

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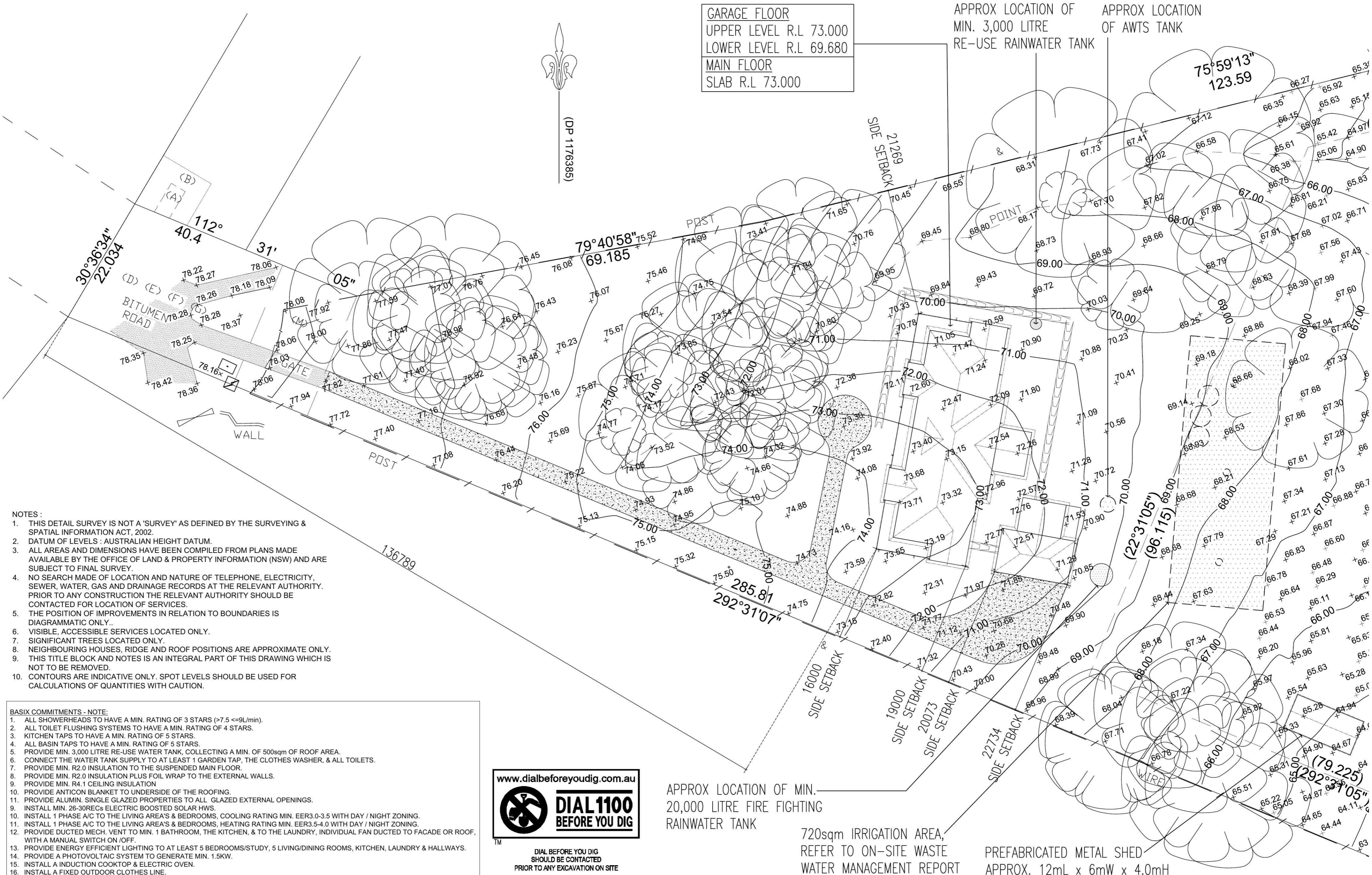
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MR DAN & MRS LADELLE GALEA
 LOT 501 (No. 138), ROSCREA DRIVE,
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HOUSE:	TITLE:
	demolition plan
PLAN OPTION:	SCALE 1:500
FACADE:	JOB NO: A0008
	MASTER ISSUE A - ##### 9/9



GARAGE FLOOR
 UPPER LEVEL R.L 73.000
 LOWER LEVEL R.L 69.680
 MAIN FLOOR
 SLAB R.L 73.000

APPROX LOCATION OF
 MIN. 3,000 LITRE
 RE-USE RAINWATER TANK

APPROX LOCATION
 OF AWTS TANK

APPROX LOCATION OF MIN.
 20,000 LITRE FIRE FIGHTING
 RAINWATER TANK

720sqm IRRIGATION AREA,
 REFER TO ON-SITE WASTE
 WATER MANAGEMENT REPORT

PREFABRICATED METAL SHED
 APPROX. 12mL x 6mW x 4.0mH

- NOTES:
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 8. PROVIDE MIN. R2.0 INSULATION PLUS FOIL WRAP TO THE EXTERNAL WALLS.
 9. PROVIDE MIN. R4.1 CEILING INSULATION
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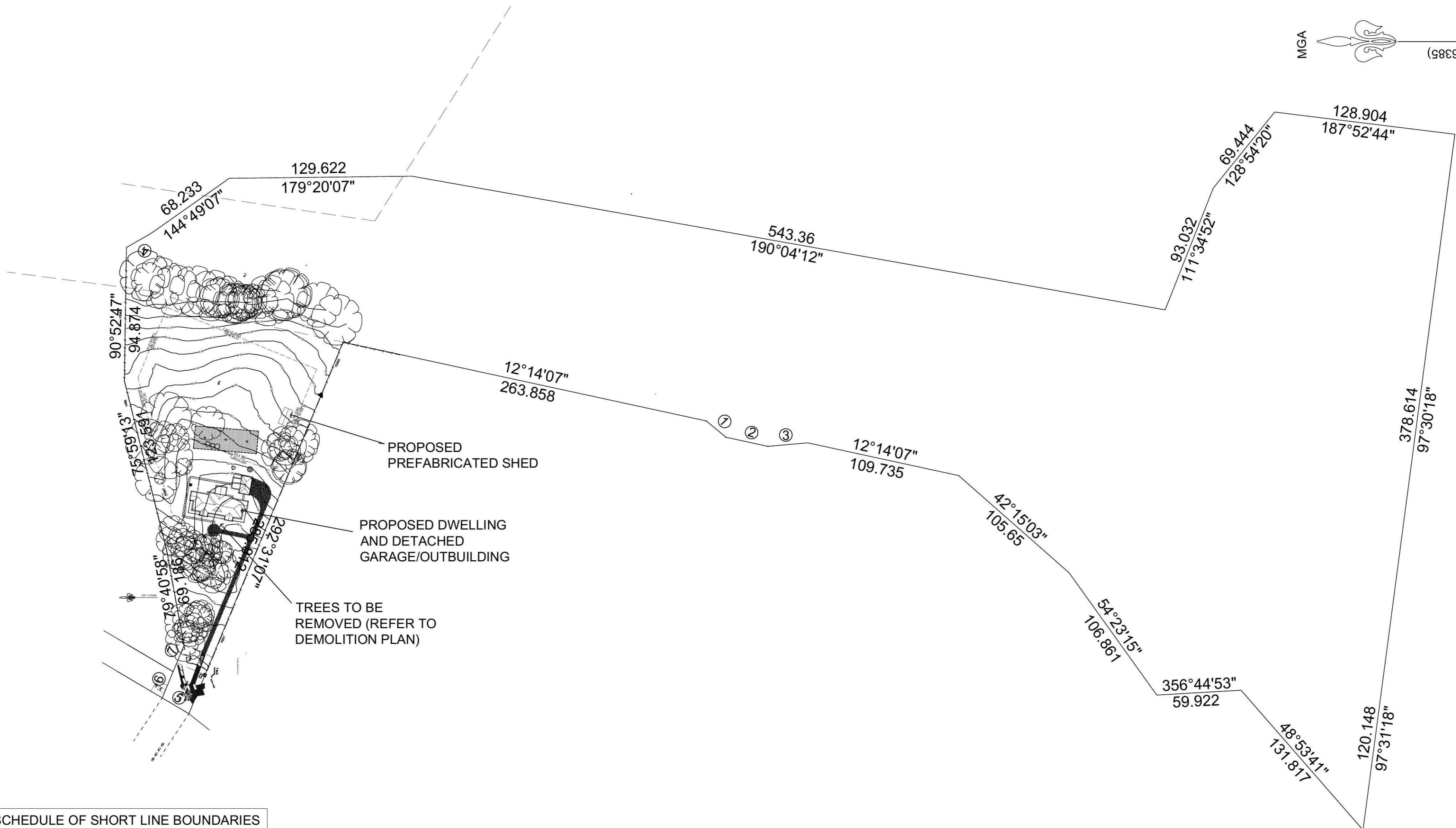


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 PRIOR TO ANY EXCAVATION ON SITE

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DATE	REVISION	INITIAL	adenbrookhomes		MR DAN & MRS LADELLE GALEA	HOUSE:	TITLE:
12/12/16	ISSUE FOR D.A.	A J.R.	1/160 LYTTON ROAD, BULIMBA QLD 4171 PH (07) 3909 4444 FAX (07) 3909 4400 LICENCE NO: 193747C WWW.ADENBROOKHOMES.COM.AU		LOT 501 (No. 138), ROSCREA DRIVE, MULGOA, NSW 2745. (D.P. 1176385)	PLAN OPTION:	site plan
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			BUILDER	CLIENT			JOB NO: A0008
							MASTER ISSUE A - #####



SCHEDULE OF SHORT LINE BOUNDARIES		
NUMBER	BEARINGS	DISTANCE
1	39°41'48"	18.235
2	12°14'07"	30.405
3	355°01'38"	28.43
4	150°22'49"	19.805
5	30°36'34"	22.035
6	112°31'05"	20.2
7	112°31'05"	20.2

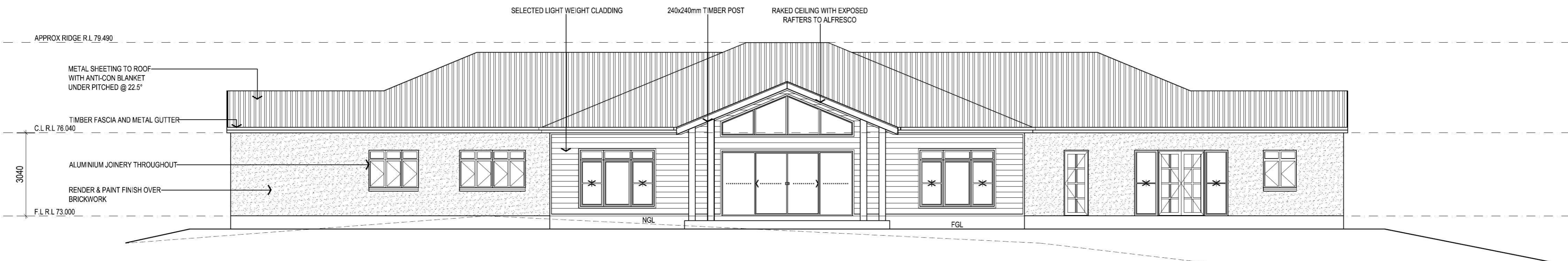
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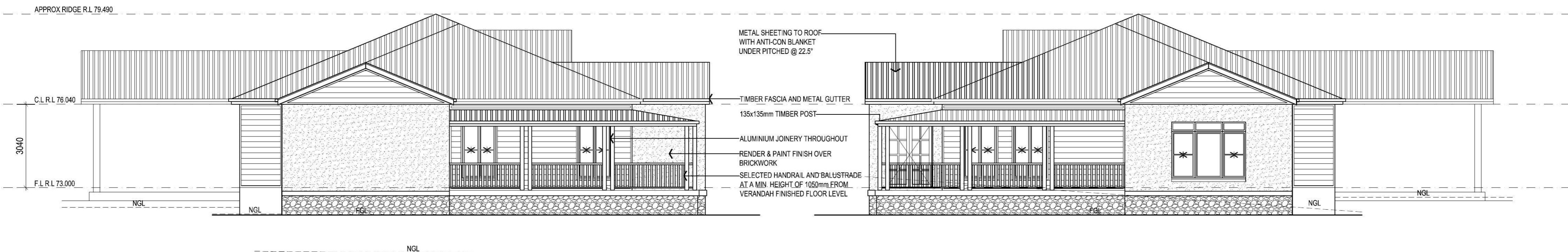
DATE	REVISION	INITIAL	adenbrookhomes		MR DAN & MRS LADELLE GALEA	HOUSE:	TITLE:
12/12/16	ISSUE FOR D.A.	A J.R.	1/160 LYTTON ROAD, BULIMBA QLD 4171 LICENCE NO: 193747C		LOT 501 (No. 138), ROSCREA DRIVE,		overall site plan
			PH (07) 3909 4444 FAX (07) 3909 4400 WWW.ADENBROOKHOMES.COM.AU		MULGOA, NSW 2745. (D.P. 1176385)	PLAN OPTION:	SCALE 1:200
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FRONT ELEVATION



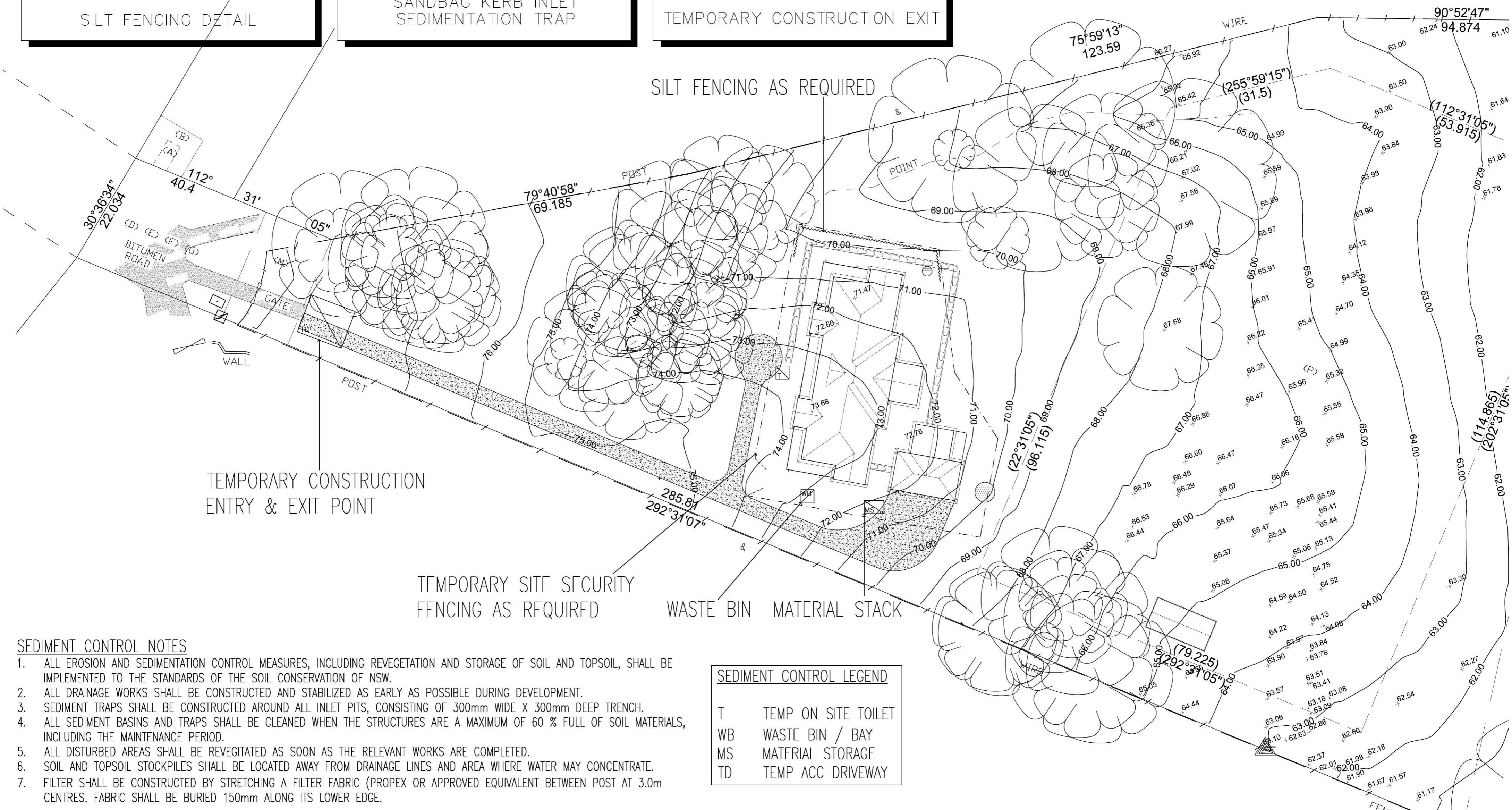
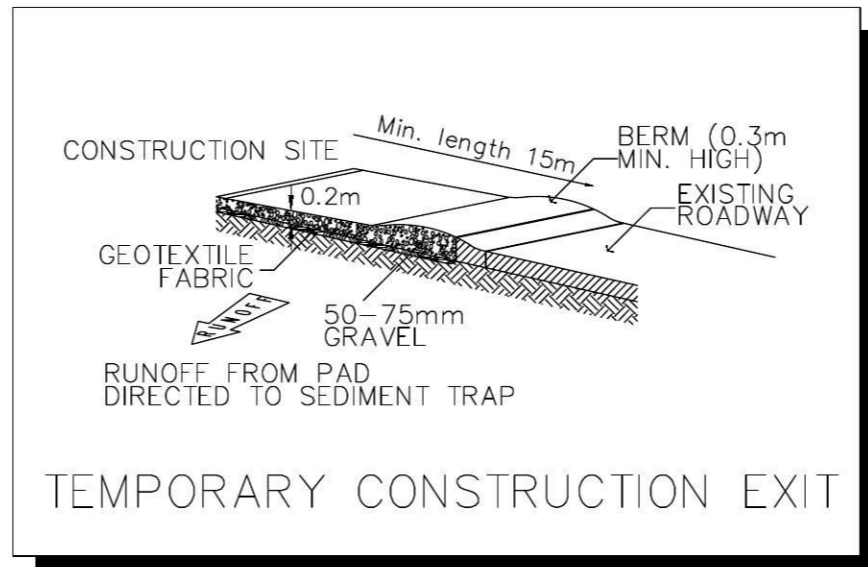
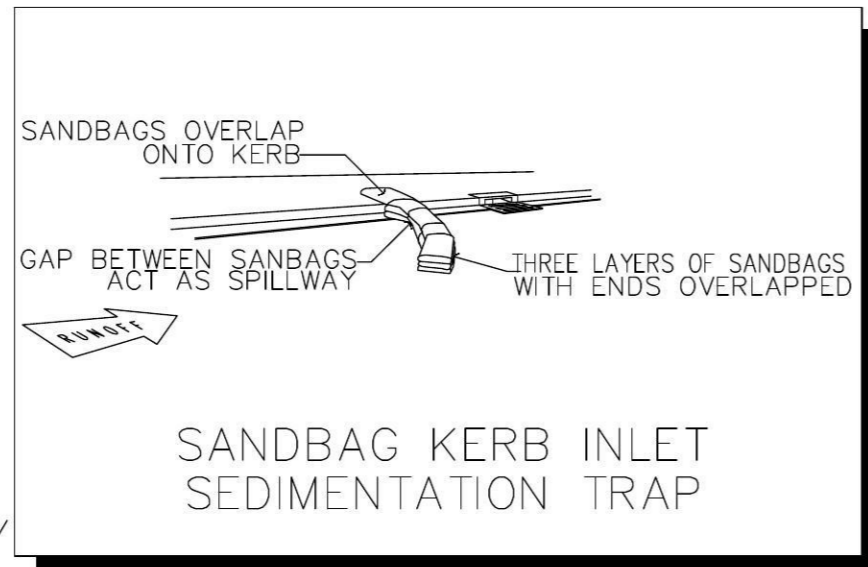
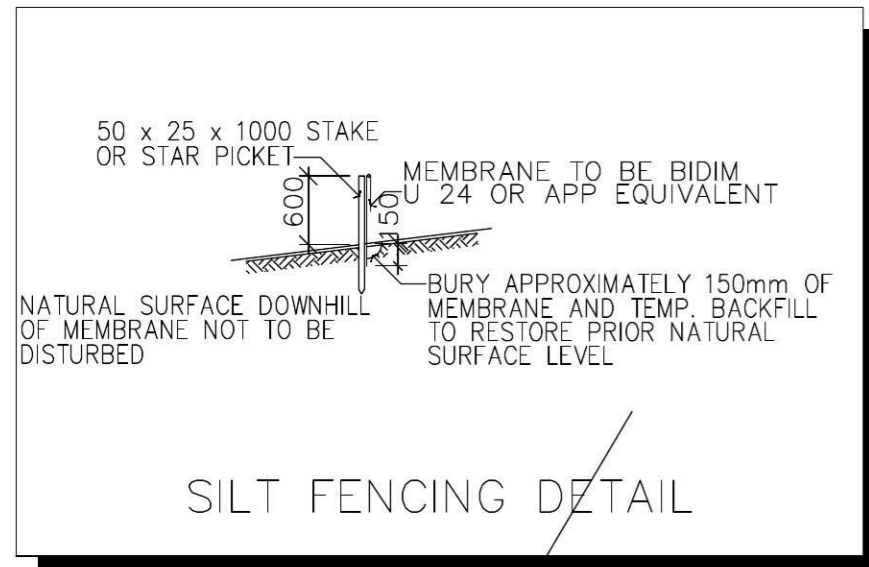
REAR ELEVATION



LEFT ELEVATION

RIGHT ELEVATION

DATE		REVISION		INITIAL		adenbrookhomes		MR DAN & MRS LADELLE GALEA		HOUSE:		TITLE:	
12/12/16		ISSUE FOR D.A.		A J.R.		1/160 LYTTON ROAD, BULIMBA QLD 4171 PH. (07) 3909 4444 FAX (07) 3909 4400		LOT 501 (No. 138), ROSCREA DRIVE, MULGOA, NSW 2745. (D.P. 1176385)		PLAN OPTION:		main elevations	
						LICENCE NO. 193747C WWW.ADENBROOKHOMES.COM.AU		SIGNATURES:		FACADE:		SCALE : 1/100	
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SEDIMENT CONTROL NOTES

1. ALL EROSION AND SEDIMENTATION CONTROL MEASURES, INCLUDING REVEGETATION AND STORAGE OF SOIL AND TOPSOIL, SHALL BE IMPLEMENTED TO THE STANDARDS OF THE SOIL CONSERVATION OF NSW.
2. ALL DRAINAGE WORKS SHALL BE CONSTRUCTED AND STABILIZED AS EARLY AS POSSIBLE DURING DEVELOPMENT.
3. SEDIMENT TRAPS SHALL BE CONSTRUCTED AROUND ALL INLET PITS, CONSISTING OF 300mm WIDE X 300mm DEEP TRENCH.
4. ALL SEDIMENT BASINS AND TRAPS SHALL BE CLEANED WHEN THE STRUCTURES ARE A MAXIMUM OF 60 % FULL OF SOIL MATERIALS, INCLUDING THE MAINTENANCE PERIOD.
5. ALL DISTURBED AREAS SHALL BE REVEGETATED AS SOON AS THE RELEVANT WORKS ARE COMPLETED.
6. SOIL AND TOPSOIL STOCKPILES SHALL BE LOCATED AWAY FROM DRAINAGE LINES AND AREA WHERE WATER MAY CONCENTRATE.
7. FILTER SHALL BE CONSTRUCTED BY STRETCHING A FILTER FABRIC (PROPEX OR APPROVED EQUIVALENT BETWEEN POST AT 3.0m CENTRES. FABRIC SHALL BE BURIED 150mm ALONG ITS LOWER EDGE.

SEDIMENT CONTROL LEGEND

- T TEMP ON SITE TOILET
- WB WASTE BIN / BAY
- MS MATERIAL STORAGE
- TD TEMP ACC DRIVEWAY

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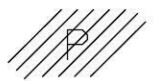
1/160 LYTTON ROAD, BULimba QLD 4171 LICENCE NO: 193747C
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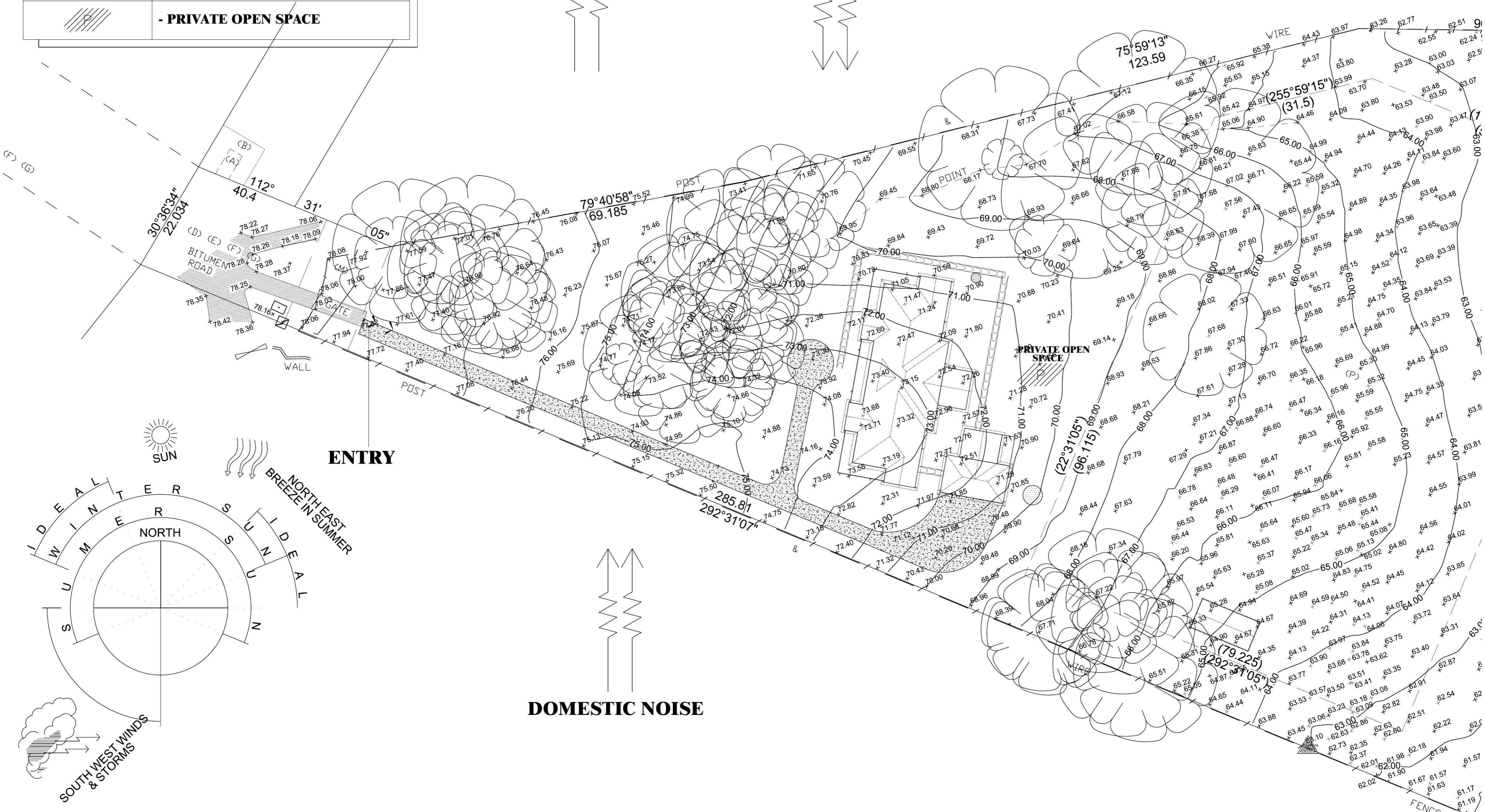
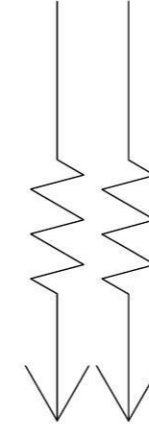
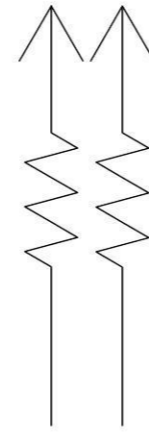
MR DAN & MRS LADELLE GALEA
 LOT 501 (No. 138), ROSCREA DRIVE,
 MULGOA, NSW 2745. (D.P. 1176385)

HOUSE:	TITLE:
	sediment control
PLAN OPTION:	SCALE 1:500
FACADE:	JOB NO: A0008
	MASTER ISSUE A - ##### 7/10

SITE ANALYSIS TABLE

KEY	DESCRIPTION
	- VEHICULAR SITE ENTRY
	- PRIVATE OPEN SPACE

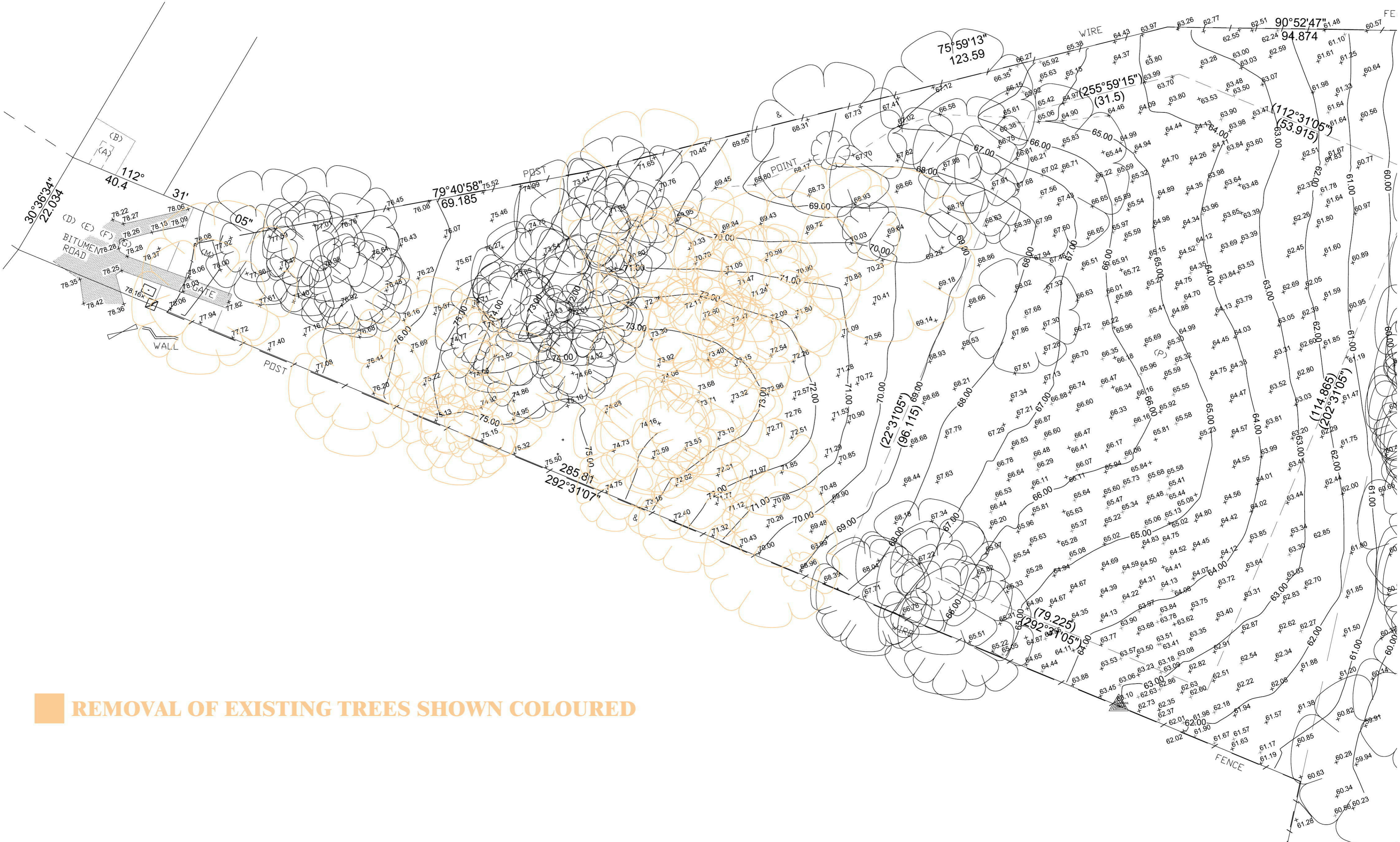
MULGOA PRIMARY SCHOOL DOMESTIC NOISE



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12/12/16	ISSUE FOR D.A.	A J.R.	1/160 LYTTON ROAD, BULIMBA QLD 4171 PH (07) 3909 4444 FAX (07) 3909 4400 LICENCE NO: 193747C WWW.ADENBROOKHOMES.COM.AU		LOT 501 (No. 138), ROSCREA DRIVE, MULGOA, NSW 2745. (D.P. 1176385)		site analysis
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					BUILDER	CLIENT	JOB NO: A0008
							MASTER ISSUE A - ##### 8/10



REMOVAL OF EXISTING TREES SHOWN COLOURED

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MR DAN & MRS LADELLE GALEA
 LOT 501 (No. 138), ROSCREA DRIVE,
 MULGOA, NSW 2745. (D.P. 1176385)

HOUSE:	TITLE:
	demolition plan
PLAN OPTION:	SCALE 1:500
FACADE:	JOB NO: A0008
	MASTER ISSUE A - ##### 9/10

NOTE: DRAINS TO BE PVC PIPES LAID TO AN EVEN AND REGULAR FALL MIN. 1:100, AND HAVE A MINIMUM COVER OF 150mm. DRAINS TO DISCHARGE TO EXISTING COUNCIL GUTTER OR EASEMENT.

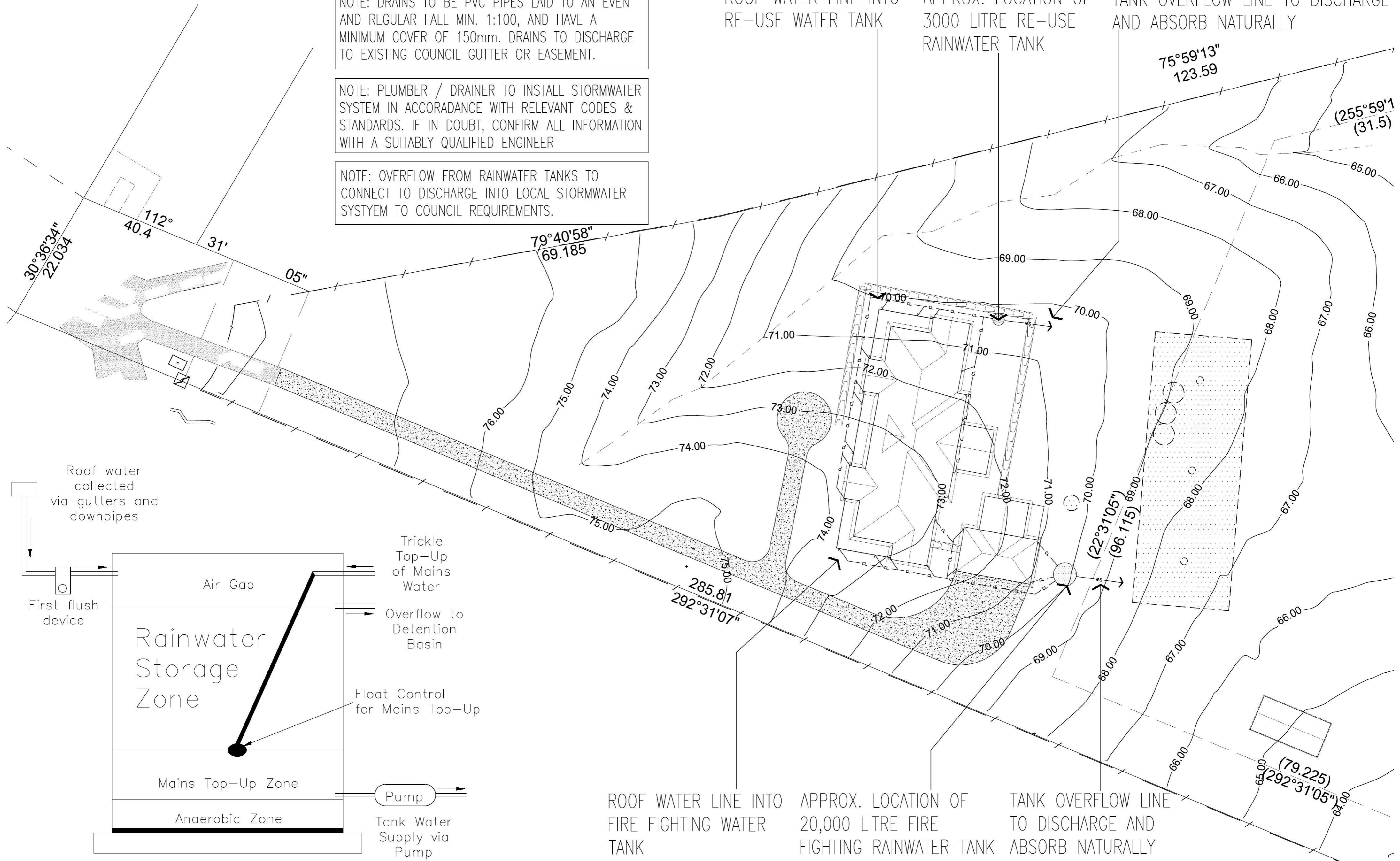
NOTE: PLUMBER / DRAINER TO INSTALL STORMWATER SYSTEM IN ACCORDANCE WITH RELEVANT CODES & STANDARDS. IF IN DOUBT, CONFIRM ALL INFORMATION WITH A SUITABLY QUALIFIED ENGINEER

NOTE: OVERFLOW FROM RAINWATER TANKS TO CONNECT TO DISCHARGE INTO LOCAL STORMWATER SYSTEM TO COUNCIL REQUIREMENTS.

ROOF WATER LINE INTO RE-USE WATER TANK

APPROX. LOCATION OF 3000 LITRE RE-USE RAINWATER TANK

TANK OVERFLOW LINE TO DISCHARGE AND ABSORB NATURALLY



RAINWATER TANK CONFIGURATION DIAGRAM

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MR DAN & MRS LADELLE GALEA
 LOT 501 (No. 138), ROSCREA DRIVE,
 MULGOA, NSW 2745. (D.P. 1176385)

HOUSE:	TITLE:
	drainage plan
PLAN OPTION:	SCALE 1:400
FACADE:	JOB NO: A0008
	MASTER ISSUE A - ##### 10/10