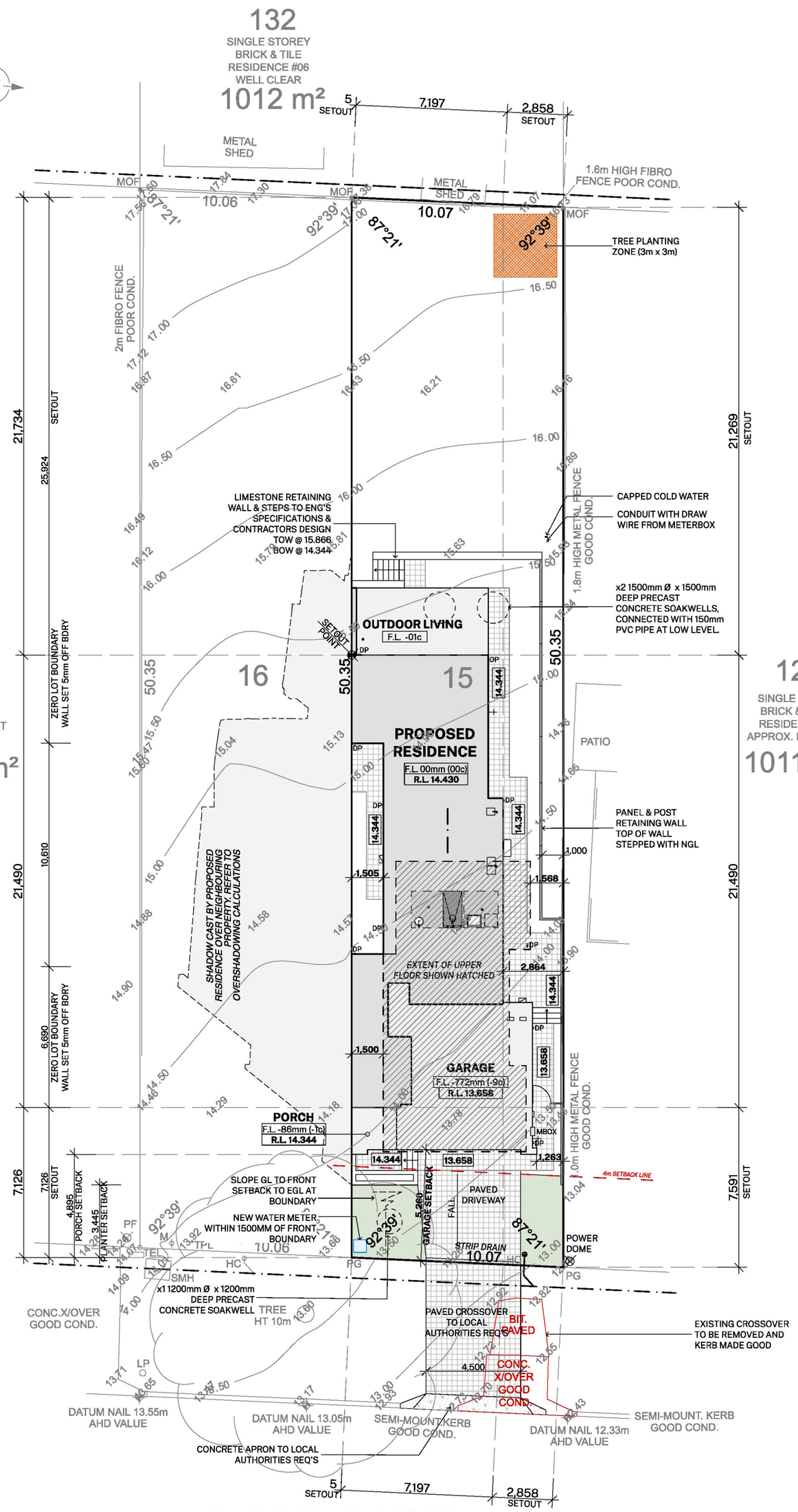
Document Set ID: 7566808
Version: 1, Version Date: 09/11/2026



REDCOURT ROAD
BITUMEN

SITE PLAN
1:200

SHADOW AREAS :	
NEIGHBOURS LOT AREA (APPROX.)	506m²
SHADOW CAST (BY PROPOSED RESIDENCE)	146.20m²
TOTAL SHADED AREA (OF NEIGHBOURING BLOCK)	28.9%

SHADOW CAST OVER NEIGHBOURING PROPERTY SHOWN GREY SHADED

LANDSCAPING AREAS :	
FRONT SETBACK AREA	43.5m²
PROPOSED LANDSCAPING AREA REQ'D	50% I 21.75m²
PROPOSED LANDSCAPING AREA PROVIDED	46.9% I 20.42m²

LANDSCAPING AREA TO FRONT SETBACK SHOWN GREEN SHADED

TREE PLANTING AREA PROVIDED (3m x 3m)

SITE NOTES:

SUPPLY AND INSTALL CHEMICAL TERMITE TREATMENT IN ACCORDANCE WITH AS3660.1-2014 AND MANUFACTURER SPECIFICATIONS.

ROOF RUNOFF AND PAVEMENT RUNOFF TO BE COLLECTED AND DISPOSED OF TO COUNCIL SATISFACTION. TO BE CONTAINED IN SOAKWELLS OR CONNECTED TO MAIN S/W VIA ON-SITE STORMWATER PIT SUBJECT TO COUNCIL REQUIREMENTS.

SURFACE WATER IS TO BE GRADED AWAY FROM THE PROPOSED BUILDING BY CREATING A SLOPE OF NOT LESS THAN 50mm OVER THE FIRST 1m. FINISHED FLOOR LEVEL TO BE A MINIMUM OF 100mm ABOVE FINISHED GROUND LEVELS.

100mm PVC DWV STORM WATER PIPES, EXTENDED TO BASE OF DOWNPIPES AND PAVINGS DRAINS. 100mm PIPE TO BE LAID AT 1:100 AND CAPABLE OF DISCHARGING 8L / SECOND EACH. REFER TO AS3500.3

IDENTIFICATION OF LOT BOUNDARIES IS THE RESPONSIBILITY OF THE BUILDER PRIOR TO CONSTRUCTION.

SUBMIT AN ENGINEER APPROVED PENETROMETER TEST OF COMPACTED FILL PRIOR TO CONCRETING STAGE.

RETICULATION NOTE:

PVC SLEEVES UNDER ALL HARDSCAPING TO ALL LANDSCAPING BEDS AND ZONES. T.B.C TO LANDSCAPE DESIGNERS SPECIFICATION.

SETBACK/DIMENSION NOTE:

SETBACKS & DIMENSIONS DO NOT INCLUDE LININGS, BATTENS OR CLADDINGS.

EARTHWORKS NOTE:

SITE IS TO BE PREPARED AS PER SITE CLASSIFICATION AND ENGINEERING REQUIREMENTS AND SPECIFICATION.

SOAKWELL NOTE:

x2 1500mm Ø x 1500mm, & 1x 1200mm Ø x 1200mm DEEP PRECAST CONCRETE SOAKWELLS, CONNECTED WITH 150mm PVC PIPE AT LOW LEVEL. ENSURE TANKS MAINTAIN EFFECTIVE INDIVIDUAL CAPACITY OF 2.65 & 1.36 m³ RESPECTIVELY, TO BE CONFIRMED WITH PLUMBER ON SITE. REFER TO AS3500.3

ROOF AREA:	166.15m²
PAVED AREA:	28.56m²
TOTAL AREA:	**194.71m2**
CAPACITY REQ'D: (AREA x 0.0125)	6.37m³
CAPACITY PROVIDED:	**6.66m³**

SETDOWNS NOTE:

FINISHED FLOOR LEVELS TO TILED AREAS TO BE FLUSH W/- EXPOSED CONCRETE LEVELS AT TRANSITION POINTS. ADJUST SETDOWNS TO SUIT

ALL SLAB SETDOWNS TO STRUCTURAL ENGINEERS DETAILS.

25mm SLAB SETDOWN TO ENG'S DETAIL

50mm SLAB SETDOWN TO ENG'S DETAIL

GORTON
BUILDING GROUP

#8b REDCOURT ROAD,
ATTADALE

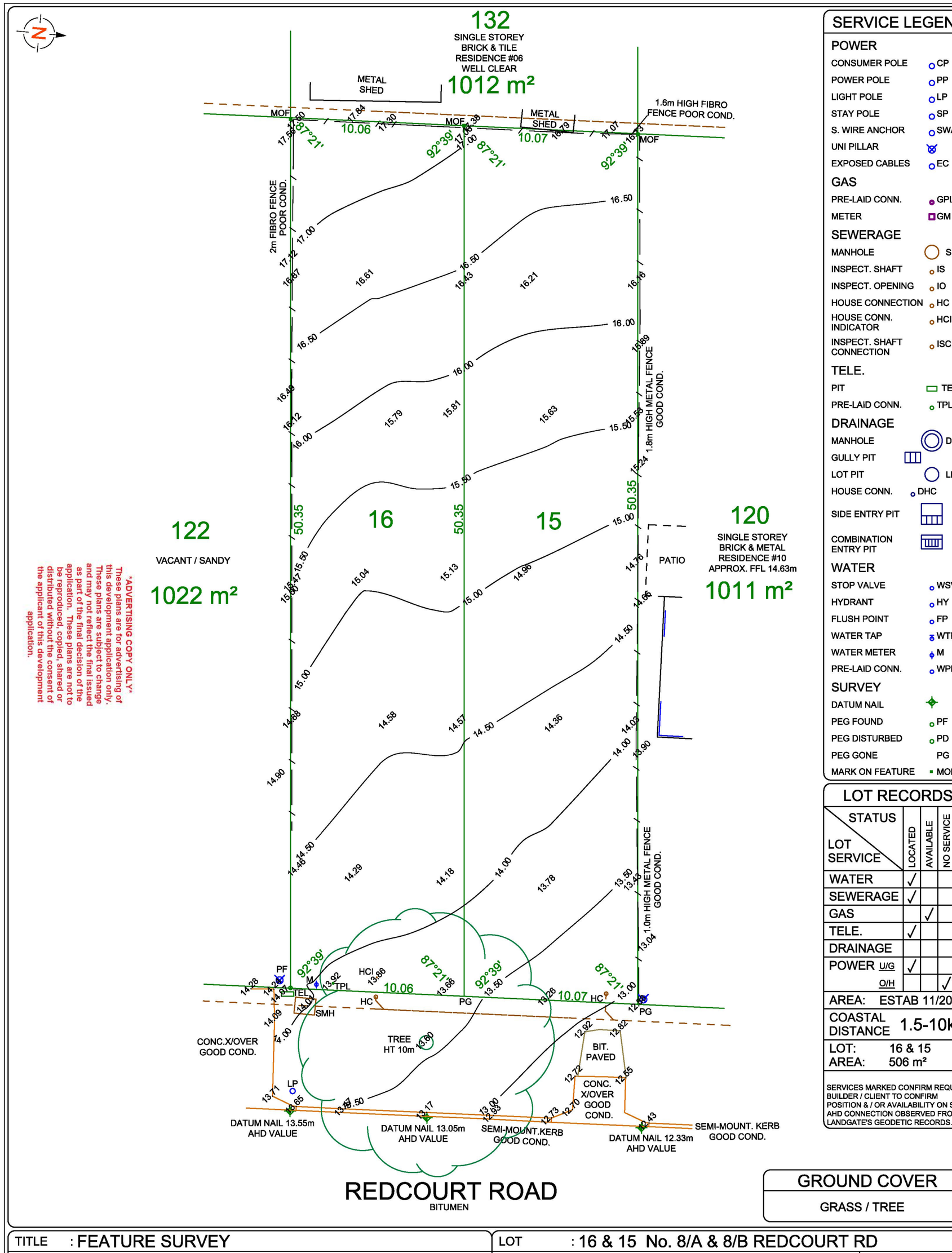
SITE PLANS

REV.	DRAWING	SCALE @ A2
DA-03	KA	1:200, 1:1

JOB NO.: GBG177 | IP164

REV.	NAME	DATE
CD-05	CONSTRUCTION DRAWINGS	4/8/2026
DA-00	PLANNING DRAWINGS	4/8/2026
DA-01	PLANNING DRAWINGS	10/9/2026
DA-02	PLANNING DRAWINGS	11/9/2026
DA-03	PLANNING DRAWINGS	29/10/2026

DRAWING NO.: A01



REDCOURT ROAD
BITUMEN

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SERVICE LEGEND

POWER
CONSUMER POLE CP
POWER POLE PP
LIGHT POLE LP
STAY POLE SP
S. WIRE ANCHOR SWA
UNI PILLAR
EXPOSED CABLES EC

GAS
PRE-LAID CONN. GPL
METER GM

SEWERAGE
MANHOLE SMH
INSPECT. SHAFT IS
INSPECT. OPENING IO
HOUSE CONNECTION HC
HOUSE CONN. INDICATOR HCI
INSPECT. SHAFT CONNECTION ISC

TELE.
PIT TEL
PRE-LAID CONN. TPL

DRAINAGE
MANHOLE DMH
GULLY PIT
LOT PIT LDP
HOUSE CONN. DHC
SIDE ENTRY PIT
COMBINATION ENTRY PIT

WATER
STOP VALVE WSV
HYDRANT HY
FLUSH POINT FP
WATER TAP WTP
WATER METER M
PRE-LAID CONN. WPL

SURVEY
DATUM NAIL
PEG FOUND PF
PEG DISTURBED PD
PEG GONE PG
MARK ON FEATURE MOF

LOT RECORDS

STATUS / LOT SERVICE	LOCATED	AVAILABLE	NO SERVICE	CONFIRM
WATER	✓			
SEWERAGE	✓			✓
GAS		✓		✓
TELE.	✓			
DRAINAGE				✓
POWER U/G	✓			
O/H			✓	

AREA: ESTAB 11/2023
COASTAL DISTANCE 1.5-10km
LOT: 16 & 15
AREA: 506 m²

SERVICES MARKED CONFIRM REQUIRE BUILDER / CLIENT TO CONFIRM POSITION & / OR AVAILABILITY ON SITE. AHD CONNECTION OBSERVED FROM LANDGATE'S GEODETIC RECORDS.

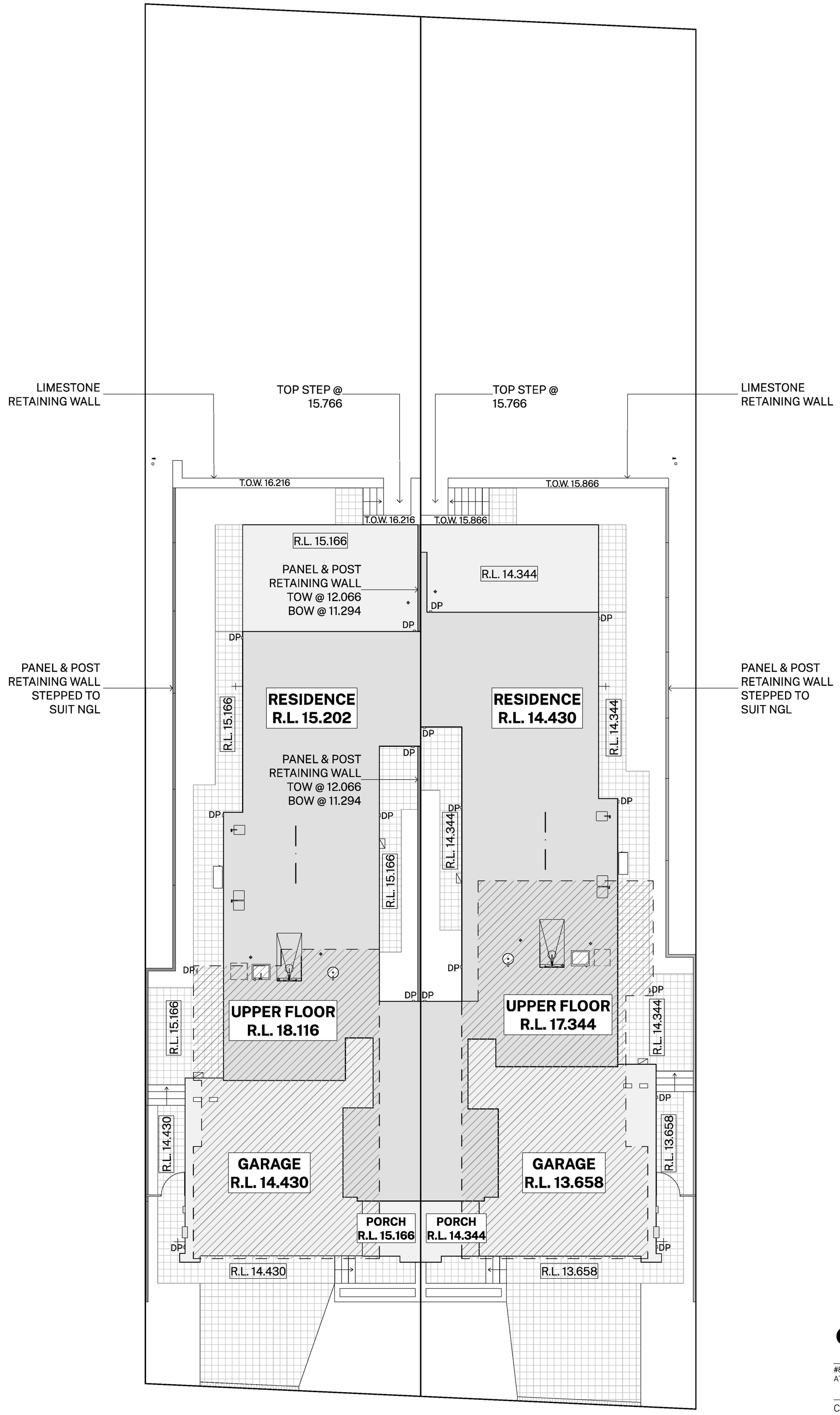
GROUND COVER
GRASS / TREE

TITLE : FEATURE SURVEY	LOT : 16 & 15 No. 8/A & 8/B REDCOURT RD		
CLIENT : N/A	SUBURB : ATTADALE	DP : 425504	
BUILDER : INTO PLACE	AUTHORITY : CITY OF MELVILLE	C/T : 4047/201	
	UBD REF : 307 D 15	GPS : S 32.03120°	E 115.80349°

LINKS SURVEYING
P: (08) 9354 8511
W: www.linkssurveying.com.au
E: info@linkssurveying.com.au

NOTE This PLAN is current at the Surveyed Date, NOT FOR CONSTRUCTION purposes without site corroboration. The cadastral boundary POSITION is APPROXIMATE & requires survey confirmation - Check Landgate Plan & Certificate of Title for Encumbrances including Easements, Caveats, Covenants etc. All SERVICES require verification from the relevant AUTHORITY - suggest contacting "Dial Before You Dig" for underground services & a site inspection. © STANDFAST NOMINEES 1996

SHEET	BUILDER'S REF	SURVEYED	SCALE @ A3	DWG No	REV
1 of 1		03/09/26	1:200	57679-01-200	A



8A & 8B SITE PLAN

1:100

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GORTON
BUILDING GROUP

#8b REDCOURT ROAD,
ATTADALE

COMBINED SITE

REV: DA-03
DRAWN: KA
SCALE @ A2: 1:100
JOB NO.: GBG177 | IP164

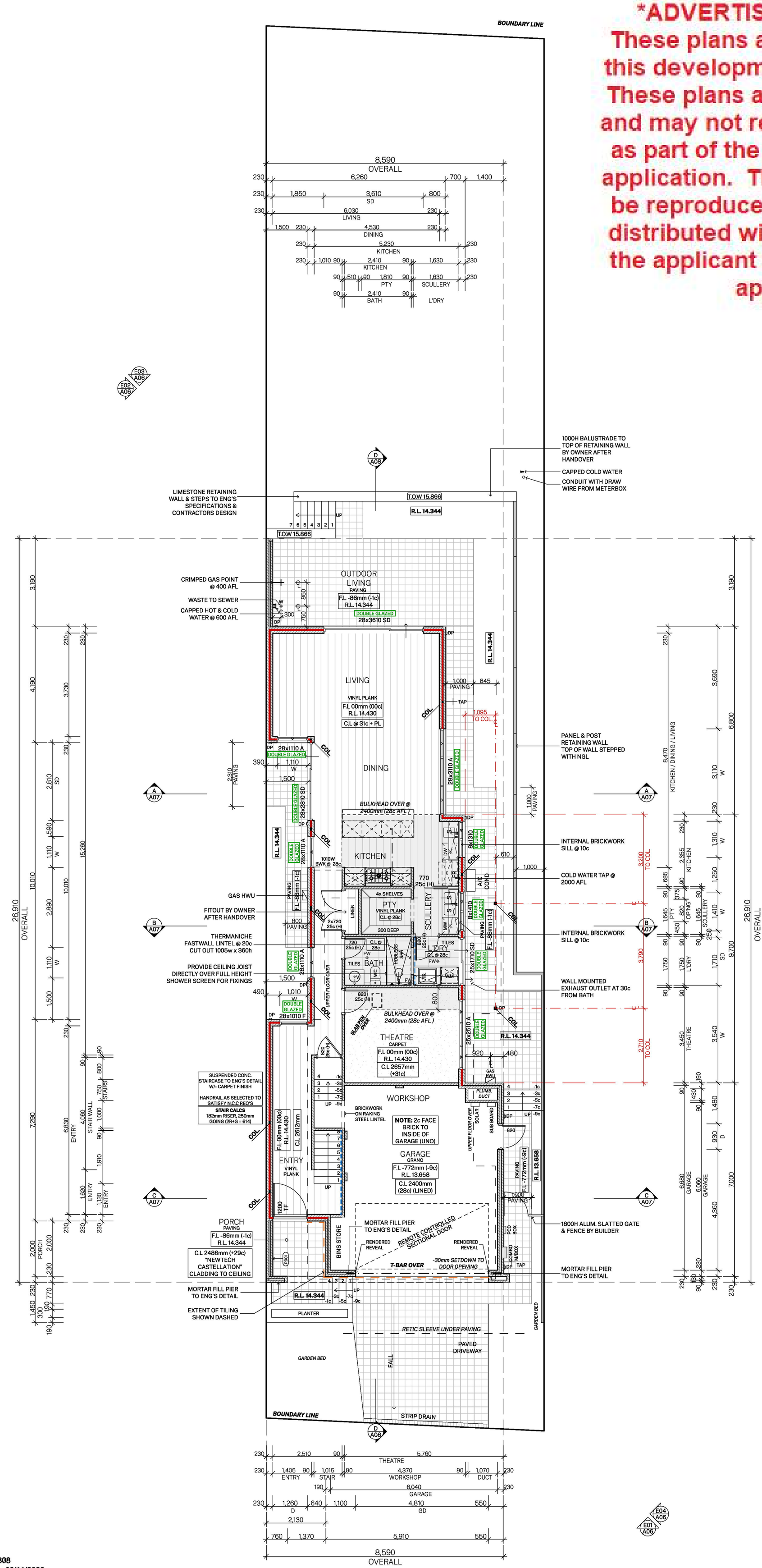
REV.	NAME	DATE
DA-00	PLANNING DRAWINGS	4/9/2026
DA-01	PLANNING DRAWINGS	10/9/2026
DA-02	PLANNING DRAWINGS	11/9/2026
DA-03	PLANNING DRAWINGS	29/10/2026

DRAWING NO.:
A02

Document Set ID: 7566308
Version: 1, Version Date: 03/11/2026

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ENERGY REQUIREMENTS:

FOIL CAVITY WALL INSULATION TO ALL CAVITY WALLS WHERE SHOWN AS

FALL PREVENTION SCREENS TO UPPER FLOOR WINDOWS

R1.3 ANTICON TO ROOF

1200mm CEILING FANS TO LIVING AND ALL BEDROOMS

GLAZING AS NOTED ON PLANS

BUILDING FORMAT:

REFER TO ELEVATIONS FOR LOCATIONS OF ALL EXTERNAL WALL FINISHES

HWP TO ALL WALLS INTERNALLY (U.N.O)

DRY LINING WHERE SHOWN AS

EXTERNAL WALLS (TYPICAL):

230 OIA
EXT: 2c MAXI BRICKS (305 x 90 x 162)
CAVITY: 50mm CAVITY
INT: 2c MAXI BRICKS (305 x 90 x 162)

INTERNAL WALLS:

2c MAXI BRICKS (305 x 90 x 162) (UNO)

90mm TIMBER FRAMED WALLS TO CAVITY SLIDER LOCATION. DRY LINE WALLS AS REQ'D

CEILING NOTES:

31c TO GROUND FLOOR CEILING LEVELS & 31c TO UPPER FLOOR UNLESS NOTED OTHERWISE

COVED CORNICE THROUGHOUT

DROPPED / BULKHEAD CEILING TO AREAS SHOWN SHADED. HEIGHT AS NOTED

NOTES:

PLEASE NOTE THAT WHILE ALL CARE WAS TAKEN IN PREPARING THIS SET OF DRAWINGS ALL MEASUREMENTS AND ANY CONSTRUCTION WORK SHOULD BE RE-CHECKED BEFORE COMMENCING ANY WORK TO ENSURE ACCURACY.

ALL CLADDING TO BE INSTALLED W/- FLASHINGS & BUILDING WRAP AS PER MANUFACTURERS REQ.'S

REFER ALL RELEVANT DRAWINGS FOR CONFIRMATION OF HEIGHTS, OPENINGS AND HANDING. CONFIRM WITH THE DESIGNER ANY DISCREPANCIES IN THE DRAWINGS PRIOR TO MANUFACTURING.

GLAZING TO BE SUPPLIED AND INSTALLED IN ACCORDANCE WITH AS 1288 AND SECTION 8 OF THE ABCB HOUSING PROVISIONS.

SANITARY COMPARTMENTS TO BE IN ACCORDANCE WITH PART 10.4.2 OF THE ABCB HOUSING PROVISIONS.

ALL BRICKWORK SHALL BE IN ACCORDANCE WITH AS3700- MASONRY CODE AND SECTION 5 OF THE ABCB HOUSING PROVISIONS.

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SLAB NOTES:

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25mm SETDOWN TO BATH AND WET AREAS, 50mm SETDOWN TO HOBLESS SHOWERS TO ALLOW FOR FALL OF TILING TO FLOOR WASTE

TOP OF FOOTINGS TO BE @ -2c TO PIERS/POSTS, GARAGE, PORTICOS, AND ALFRESCOS (UNO)

DOOR NOTES:

DOORS MARKED WITH (LOH) = LIFT OFF HINGE

SOLID CORE DOORS THROUGHOUT

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H2 TREATED PINE INSTALLED TO TIMBERLINK BLUE RECOMMENDATIONS TO ROOF FRAMING

EXTERNAL EXPOSED TIMBER TO BE H3 TREATED TIMBER

ROOF PLUMBER NOTES:

NUMBER AND POSITION OF DOWNPIPES SHOWN AS APPROXIMATE ONLY AND ARE TO BE AS PER THE PLUMBERS DISCRETION AND IN ACCORDANCE WITH PART 7.4 OF THE ABCB HOUSING PROVISIONS.

ROOF CARPENTER NOTES:

ALLOW FOR 450 x 450 CEILING CUTOUT TO FRAMING TO RANGEHOOD FLUMES. LOCATIONS ON ROOF PLAN

BUILDING AREAS

GROUND FLOOR LIVING	111.31
UPPER FLOOR LIVING	87.42
GARAGE	44.32
OUTDOOR LIVING	19.97
PORCH	4.45
---	---
	267.47 m²

GORTON BUILDING GROUP

#8b REDCOURT ROAD,
ATTADALE

GROUND FLOOR PLAN

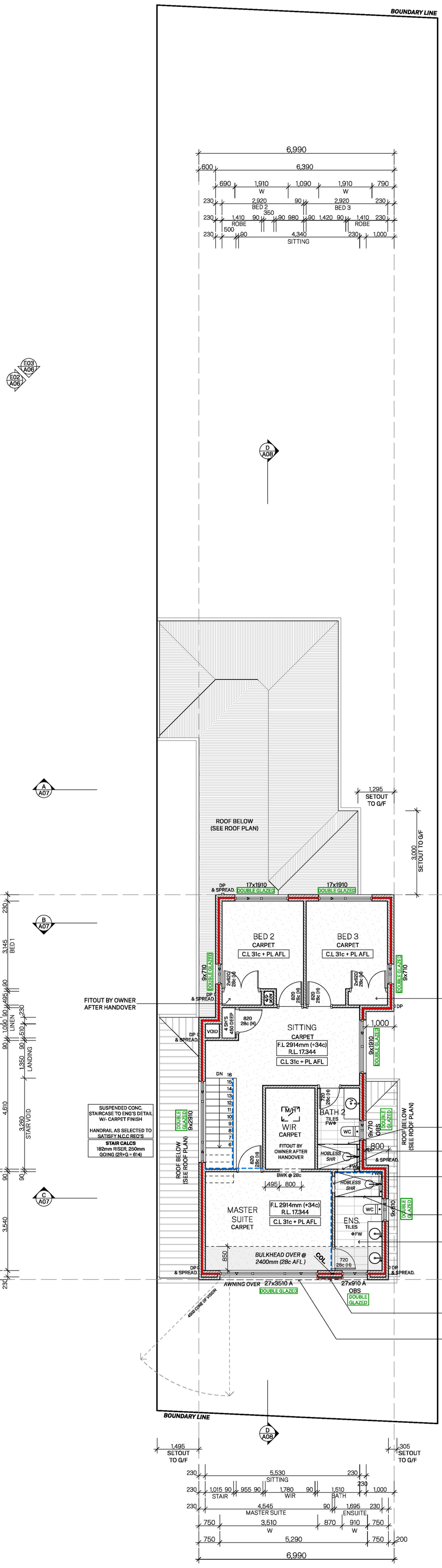
REV: DA-03
DRAWN: KA
SCALE @ A2: 1:100

JOB NO.: GBG177 | IP164

REV.	NAME	DATE
CD-05	CONSTRUCTION DRAWINGS	4/8/2026
DA-00	PLANNING DRAWINGS	4/9/2026
DA-01	PLANNING DRAWINGS	10/9/2026
DA-02	PLANNING DRAWINGS	11/9/2026
DA-03	PLANNING DRAWINGS	29/10/2026

DRAWING NO.: A03

Document Set ID: 7566808
Version: 2, Version Date: 03/11/2026



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GORTON
BUILDING GROUP

#8b REDCOURT ROAD,
ATTADALE

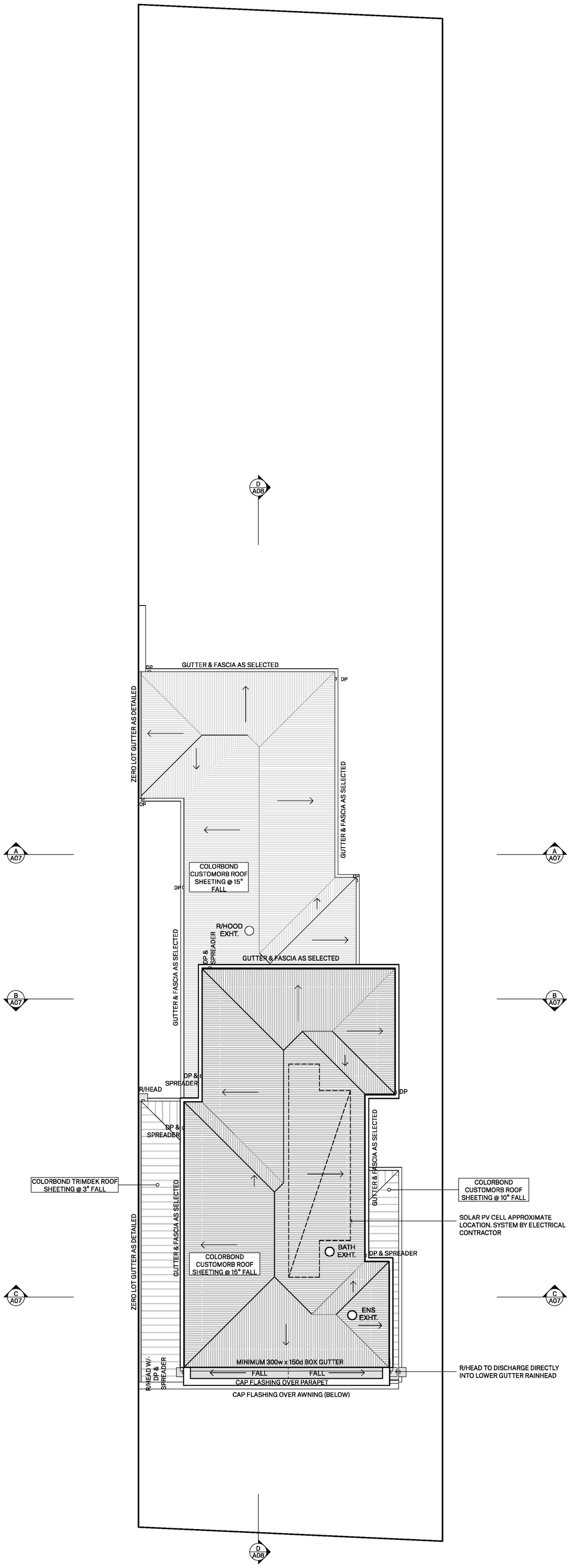
UPPER FLOOR PLAN

REV: DA-03
DRAWN: KA
SCALE @ A2: 1:100
JOB NO.: GBG177 | IP164

REV.	NAME	DATE
CD-05	CONSTRUCTION DRAWINGS	4/8/2026
DA-00	PLANNING DRAWINGS	4/9/2026
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DA-02	PLANNING DRAWINGS	11/9/2026
DA-03	PLANNING DRAWINGS	29/10/2026

DRAWING NO.: A04

Document Set ID: 7566808
Version: 2, Version Date: 03/11/2026



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GORTON
BUILDING GROUP

#8b REDCOURT ROAD,
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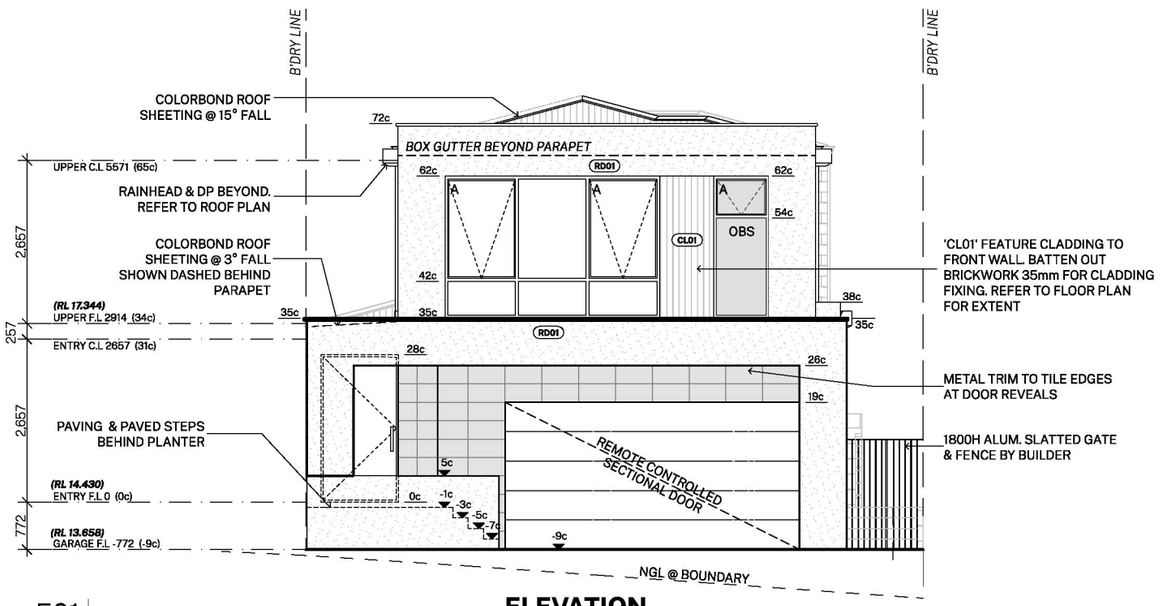
ROOF PLAN

REV: DA-03
DRAWN: KA
SCALE @ A2: 1:100
JOB NO.: GBG177 | IP164

REV.	NAME	DATE
CD-05	CONSTRUCTION DRAWINGS	4/8/2026
DA-00	PLANNING DRAWINGS	4/9/2026
DA-01	PLANNING DRAWINGS	10/9/2026
DA-02	PLANNING DRAWINGS	11/9/2026
DA-03	PLANNING DRAWINGS	29/10/2026

DRAWING NO.: A05

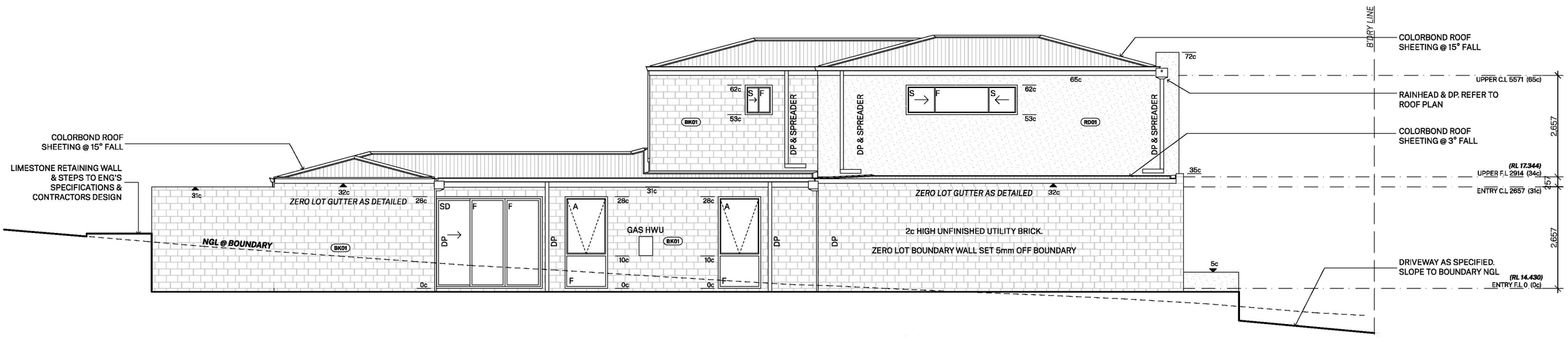
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Version: 1, Version Date: 03/11/2026



E01

ELEVATION

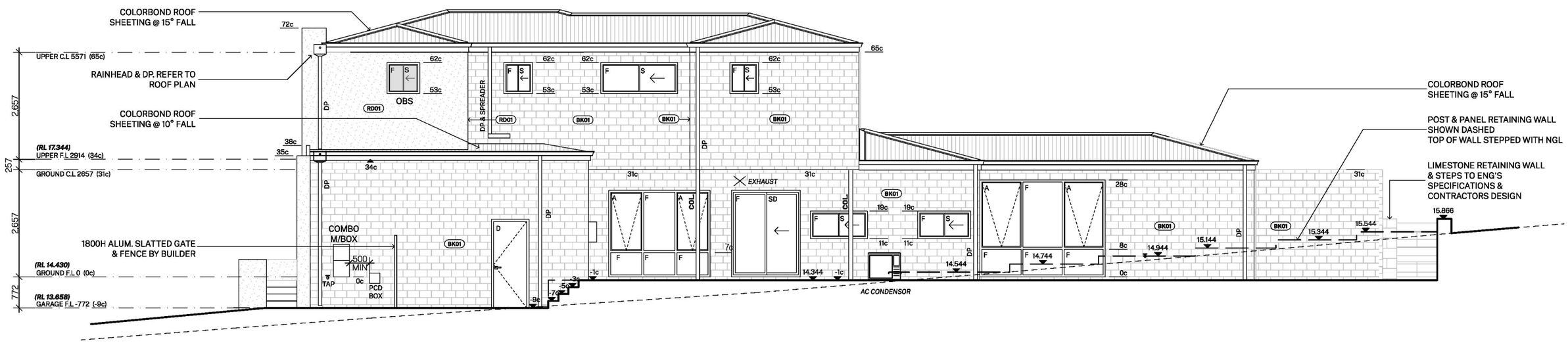
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E02

ELEVATION

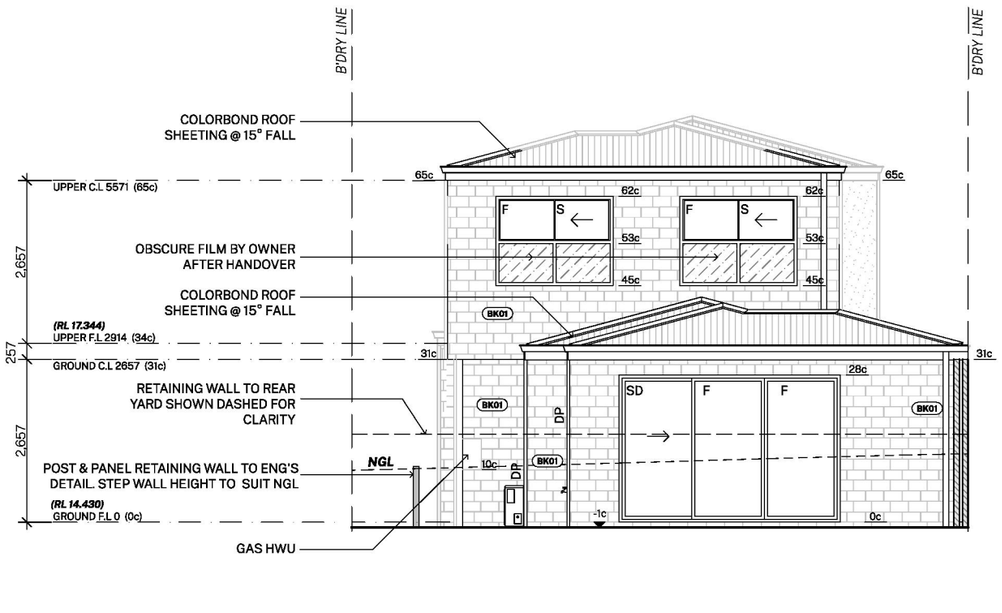
1:100



E04

ELEVATION

1:100



E03

ELEVATION

1:100

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FINISHES SCHEDULE:

RD01	ACRYLIC RENDER FINISH - DULUX NATURAL WHITE
RD02	ACRYLIC RENDER FINISH - (TBC)
CL01	VERTICAL COMPOSITE CLADDING - FINISH TBC
BK01	2c FACE BRIKWORK. THIRD BOND UNFINISHED BRICK

GORTON
BUILDING GROUP

#8b REDCOURT ROAD,
ATTADALE

ELEVATIONS

REV: DA-03
DRAWN: KA
SCALE @ A2: 1:100
JOB NO.: GBG177 | IP164

REV.	NAME	DATE
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DA-03	PLANNING DRAWINGS	29/10/2026

DRAWING NO.: A06

Document Set ID: 7566808
Version: 2, Version Date: 03/11/2026