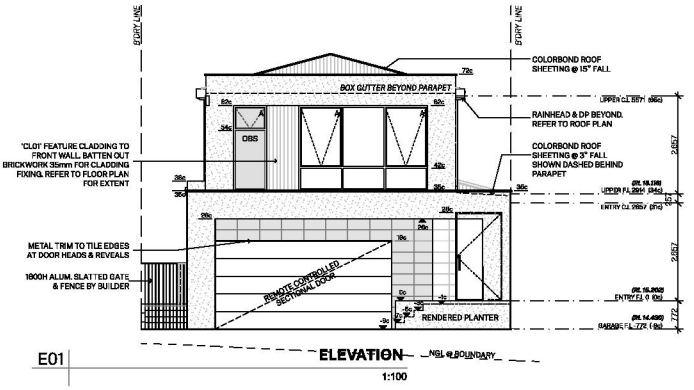

E01 **ELEVATION**
1:100

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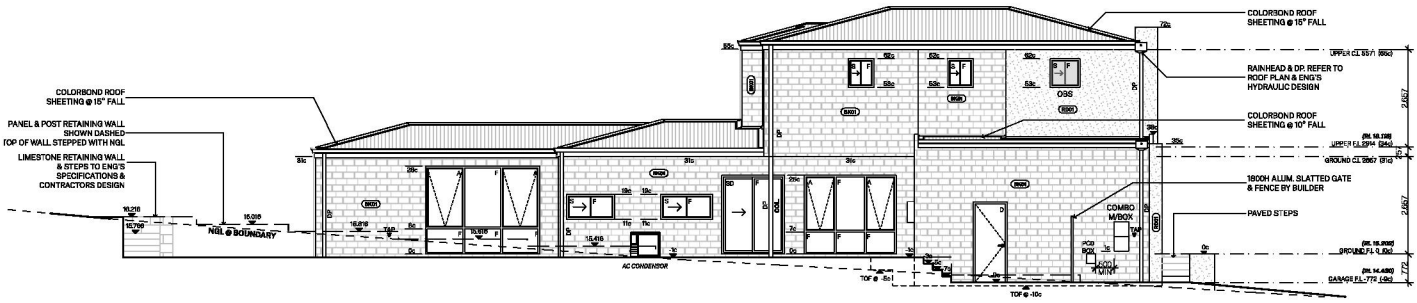
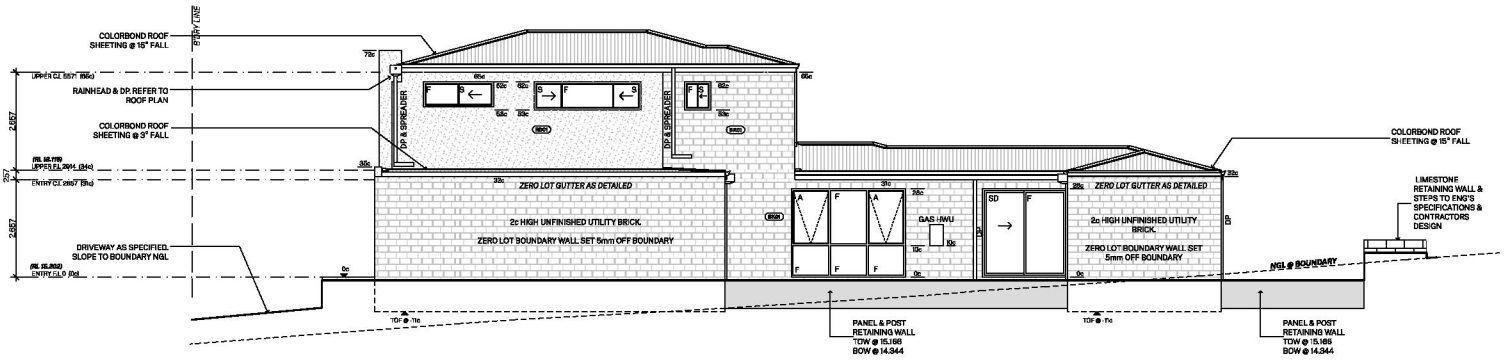
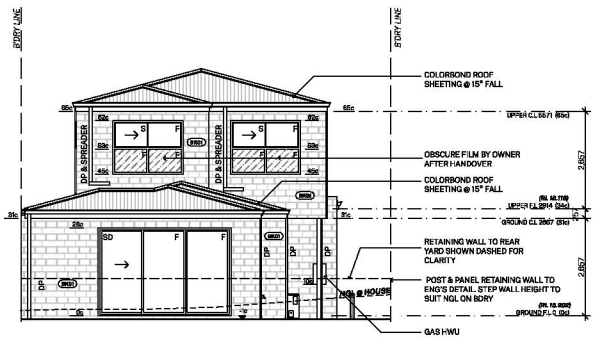


E02 **ELEVATION**
1:100



E04 **ELEVATION**
1:100



E03 **ELEVATION**
1:100

FINISHES SCHEDULE:

RD01	ACRYLIC RENDER FINISH - DULUX NATURAL WHITE
RD02	ACRYLIC RENDER FINISH - (TBC)
CLOT	VERTICAL COMPOSITE CLADDING - FINISH TBC
BKD1	2c FACE BRIKWORK, THIRD BOND UNFINISHED BRICK

GORTON
BUILDING GROUP

#8a REDCOURT ROAD,
ATTADALE

ELEVATIONS

REV: DA-03 JOB NO.:
DRAWN: KA GBG176 | IP163
SCALE @ A2: 1:100

REV.	NAME	DATE
CD-06	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.:
A06

Document Set ID: 7546785
Version: 1, Version Date: 03/11/2026

Document Set ID: 7546762
Version: 2, Version Date: 08/11/2026

SHADOW AREAS :	
NEIGHBOURS LOT AREA (APPROX.)	1012m²
SHADOW CAST (BY PROPOSED RESIDENCE)	106.32m²
TOTAL SHADED AREA (OF NEIGHBOURING BLOCK)	10.4%

SHADOW CAST OVER NEIGHBOURING PROPERTY SHOWN GREY SHADED

LANDSCAPING AREAS :	
FRONT SETBACK AREA	40.2m²
PROPOSED LANDSCAPING AREA REQ'D	50% | 22.10m²
PROPOSED LANDSCAPING AREA PROVIDED	51.6% | 20.74m²

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 150mm 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&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 1500mmØ x 1500mm & x1 1200mmØ x 1200mm DEEP PRECAST CONCRETE SOAKWELLS, CONNECTED WITH 150mm PVC PIPE AT LOW LEVEL. ENSURE TANKS MAINTAIN EFFECTIVE INDIVIDUAL CAPACITY OF 2.65m³ & 1.36m³, 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: 1400 x 0.2185	6.37m³
CAPACITY PROVIDED:	6.66m³

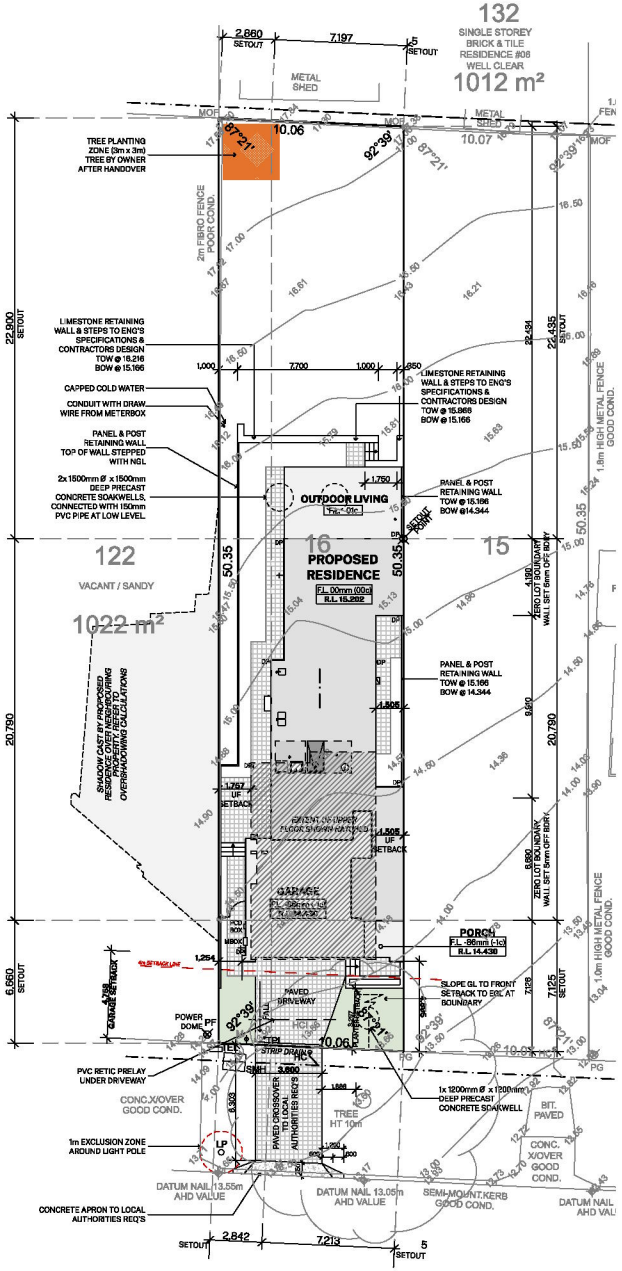
SETDOWNS NOTE:

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

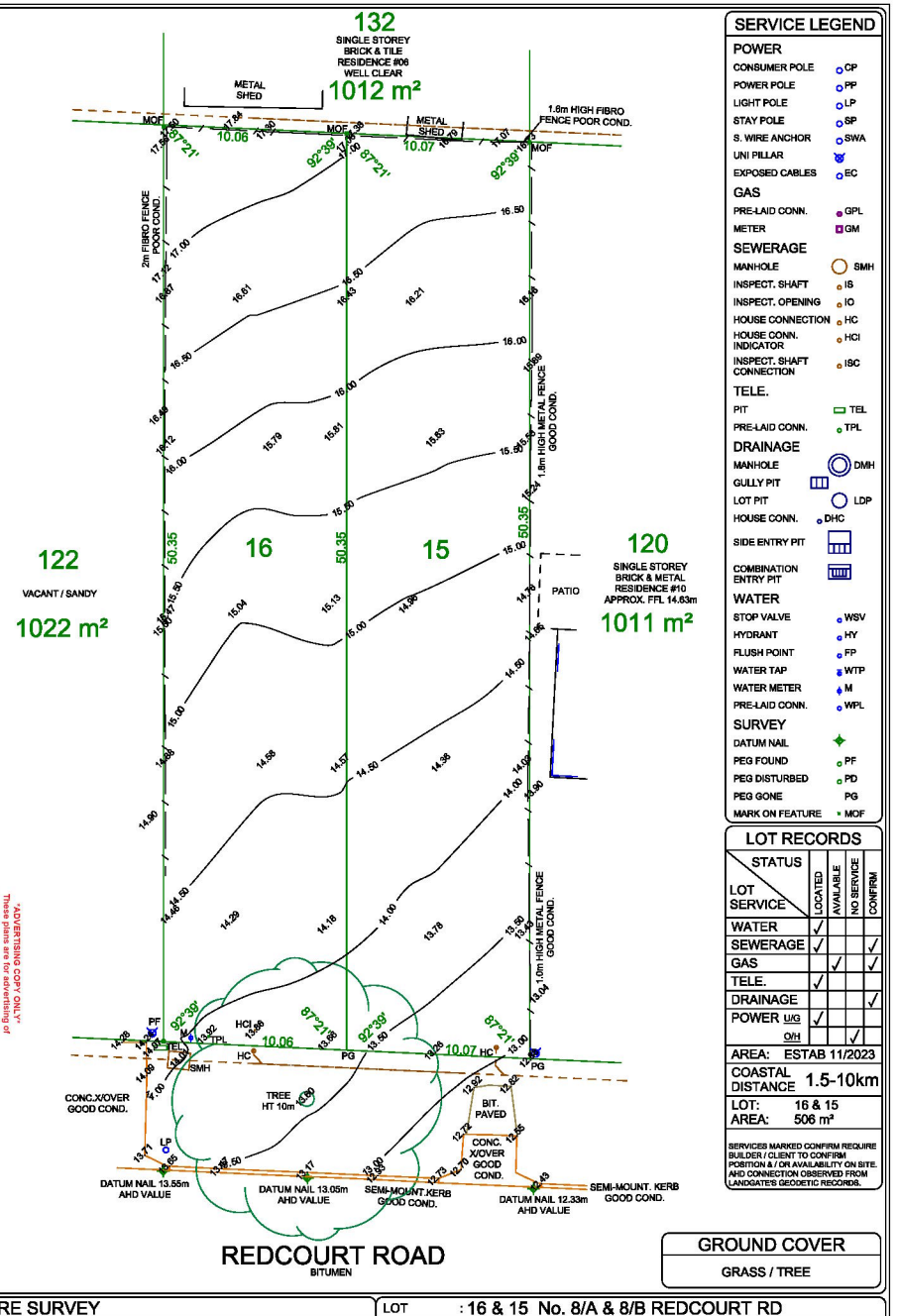
ALL SLAB SETDOWNS TO STRUCTURAL ENGINEERS DETAILS.

25mm SLAB SETDOWN TO ENG'S DETAIL

50mm SLAB SETDOWN TO ENG'S DETAIL



SITE PLAN
1:200



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
LINKS SURVEYING P: (08) 9354 8511 W: www.linkssurveying.com.au E: info@linkssurveying.com.au	UBD REF : 307 D 15	GPS : S 32.03120°	E 115.80349°

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 1998

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

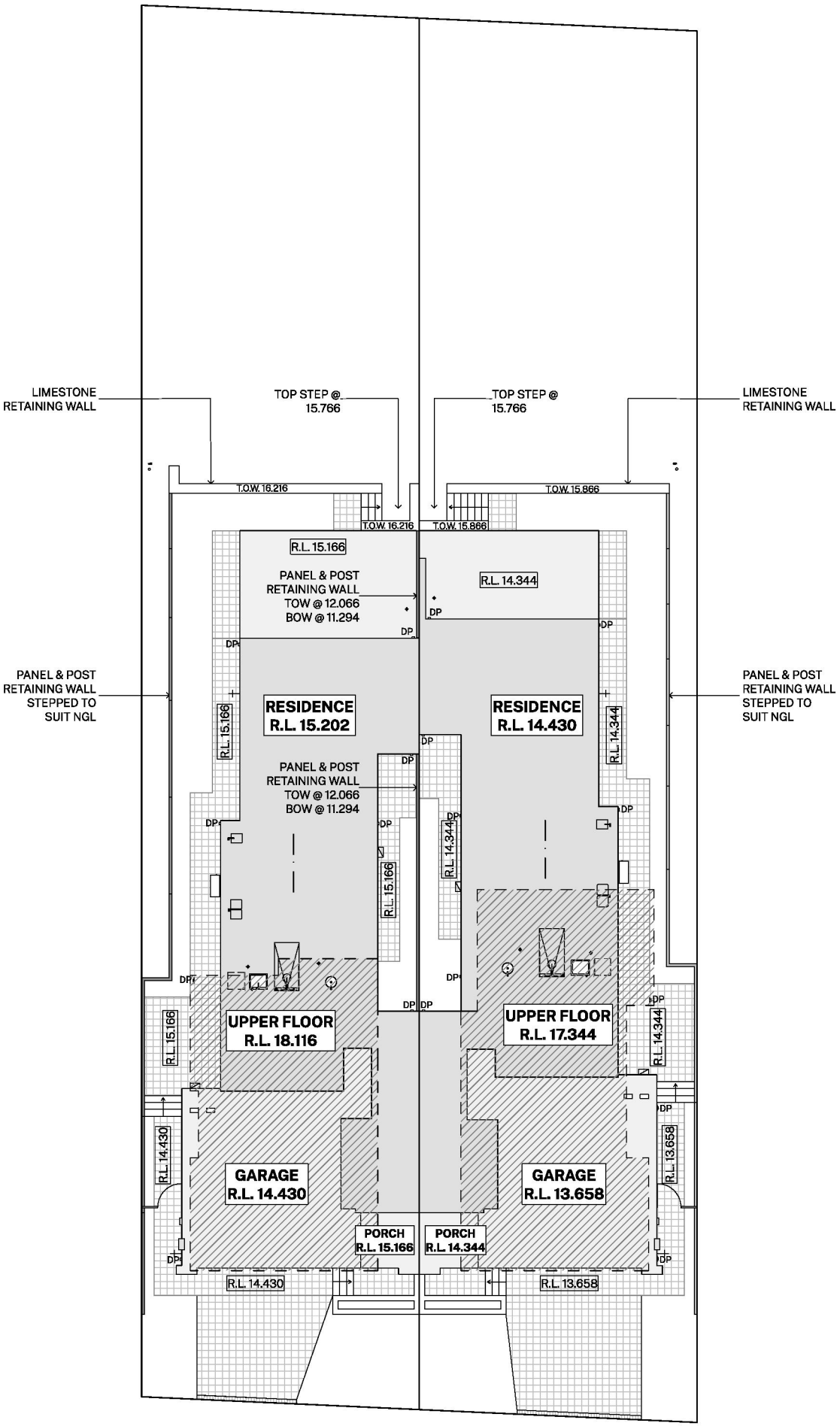
GORTON BUILDING GROUP
#06 REDCOURT ROAD, ATTADALE

SITE PLANS

DA NO.	DESCRIPTION	DATE
DA 08	PLANNING DRAWINGS	29/10/2026
DA 02	PLANNING DRAWINGS	11/09/2026
DA 01	PLANNING DRAWINGS	10/09/2026
DA 00	PLANNING DRAWINGS	4/09/2026
CD 00	CONSTRUCTION DRAWINGS	4/09/2026

DRAWN:	KA
SCALE @ A2:	1200, 1:1
REAL NAME:	GB/GT/6 | P/P63

DRAWING NO: A01



8A & 8B SITE PLAN
1:100

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GORTON
BUILDING GROUP
#8a REDCOURT ROAD, ATTADALE

COMBINED SITE

REV: DA-03
DRAWN: KA
SCALE @ A2: 1:100
JOB NO.: GBG176 | IP163

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: 7566783
Version: 1, Version Date: 08/11/2026

Document Set ID: 7568786
Version: 1, Version Date: 06/11/2026

SHADOW AREAS :	
NEIGHBOURS LOT AREA (APPROX.)	1012m²
SHADOW CAST (BY PROPOSED RESIDENCE)	106.32m²
TOTAL SHADED AREA (OF NEIGHBOURING BLOCK)	10.4%

SHADOW CAST OVER NEIGHBOURING PROPERTY SHOWN GREY SHADED

LANDSCAPING AREAS :	
FRONT SETBACK AREA	40.2m²
PROPOSED LANDSCAPING AREA REQ'D	50% I 22.10m²
PROPOSED LANDSCAPING AREA PROVIDED	51.6% I 20.74m²

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. TBC 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 1500mmØ x 1500mm & x1 1200mmØ x 1200mm DEEP PRECAST CONCRETE SOAKWELLS, CONNECTED WITH 150mm PVC PIPE AT LOW LEVEL. ENSURE TANKS MAINTAIN EFFECTIVE INDIVIDUAL CAPACITY OF 2.65m³ & 1.36m³, 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: (ARIA x 0.0125)	6.37m³
CAPACITY PROVIDED:	**6.66m³**

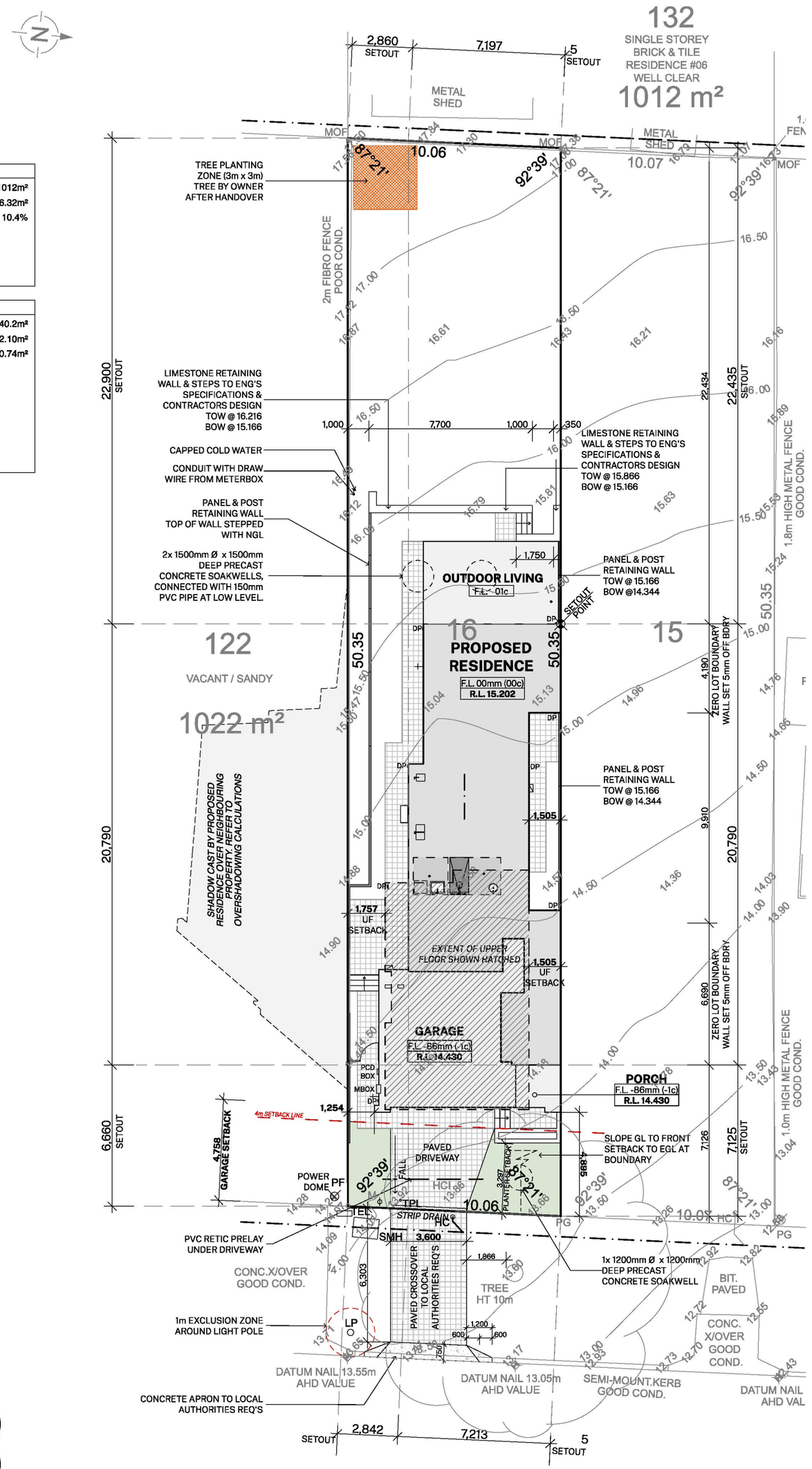
SETDOWNS NOTE:

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

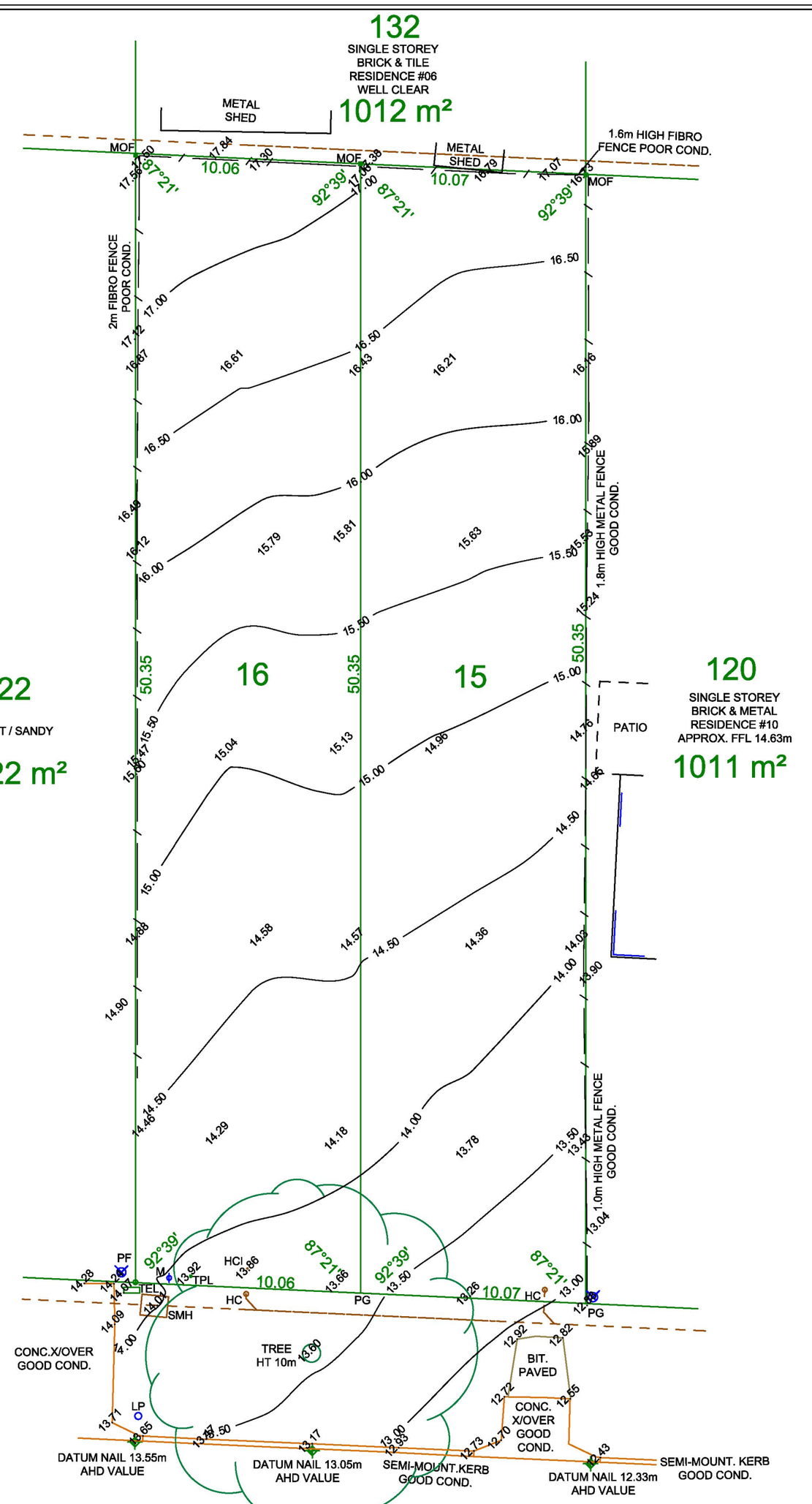
ALL SLAB SETDOWNS TO STRUCTURAL ENGINEERS DETAILS.

25mm SLAB SETDOWN TO ENG'S DETAIL

50mm SLAB SETDOWN TO ENG'S DETAIL



SITE PLAN
1:200



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	✓			
POWER 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

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GORTON BUILDING GROUP

#8a REDCOURT ROAD, ATTADALE

SITE PLANS

REV:	DRAWN:	SCALE @ A2:	JOB NO:
	DA-03	1:200, 1:1	GB6376 | P163

REV.	NAME	DATE
CD-06	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: A01

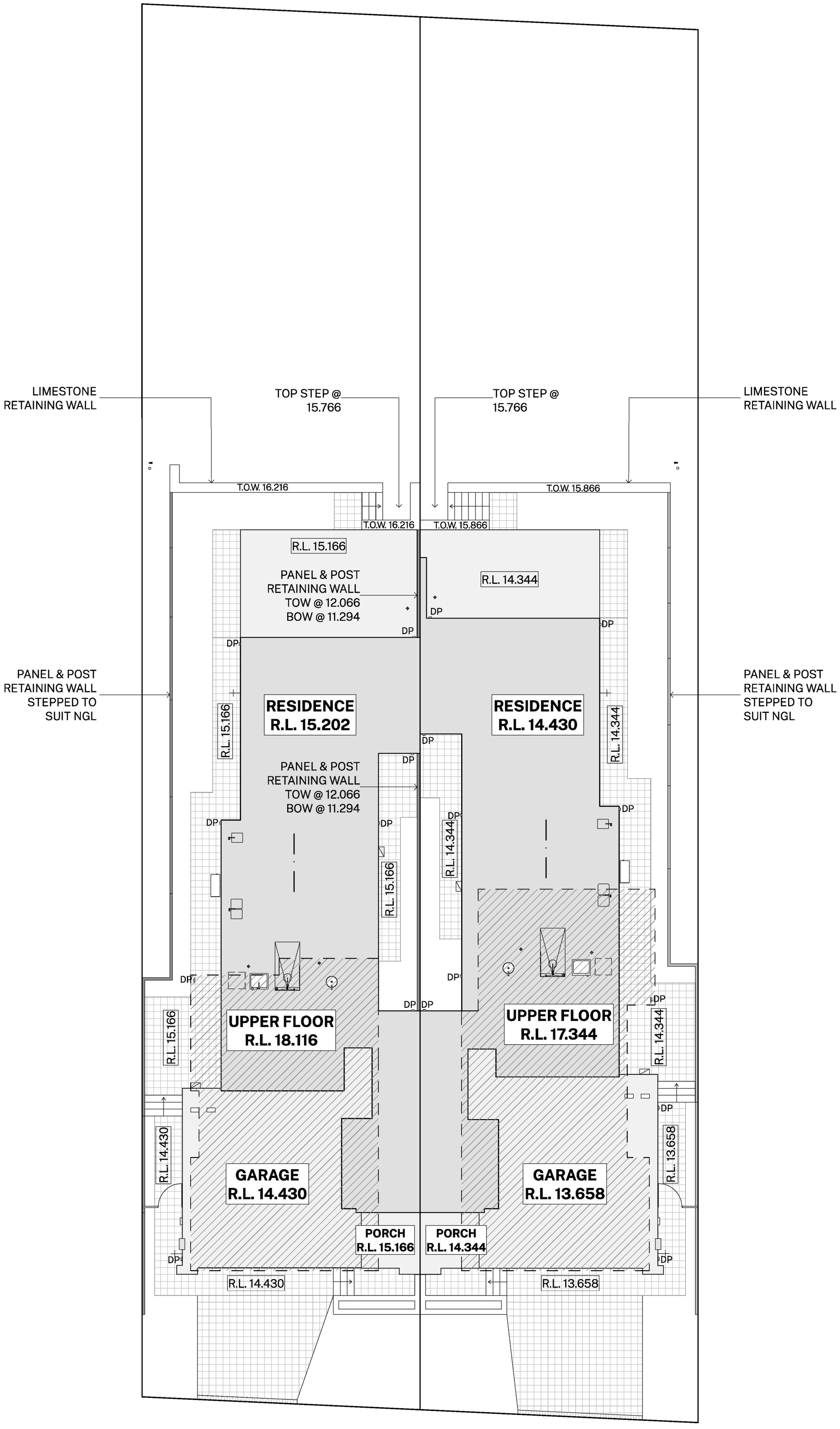
TITLE	: FEATURE SURVEY
CLIENT	: N/A
BUILDER	: INTO PLACE
LOT	: 16 & 15 No. 8/A & 8/B REDCOURT RD
SUBURB	: ATTADALE
DP	: 425504
AUTHORITY	: CITY OF MELVILLE
C/T	: 4047/201
UBD REF	: 307 D 15
GPS	: S 32.03120° E 115.80349°

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

5 0 2.5 5 10 15

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

#8a REDCOURT ROAD,
ATTADALE

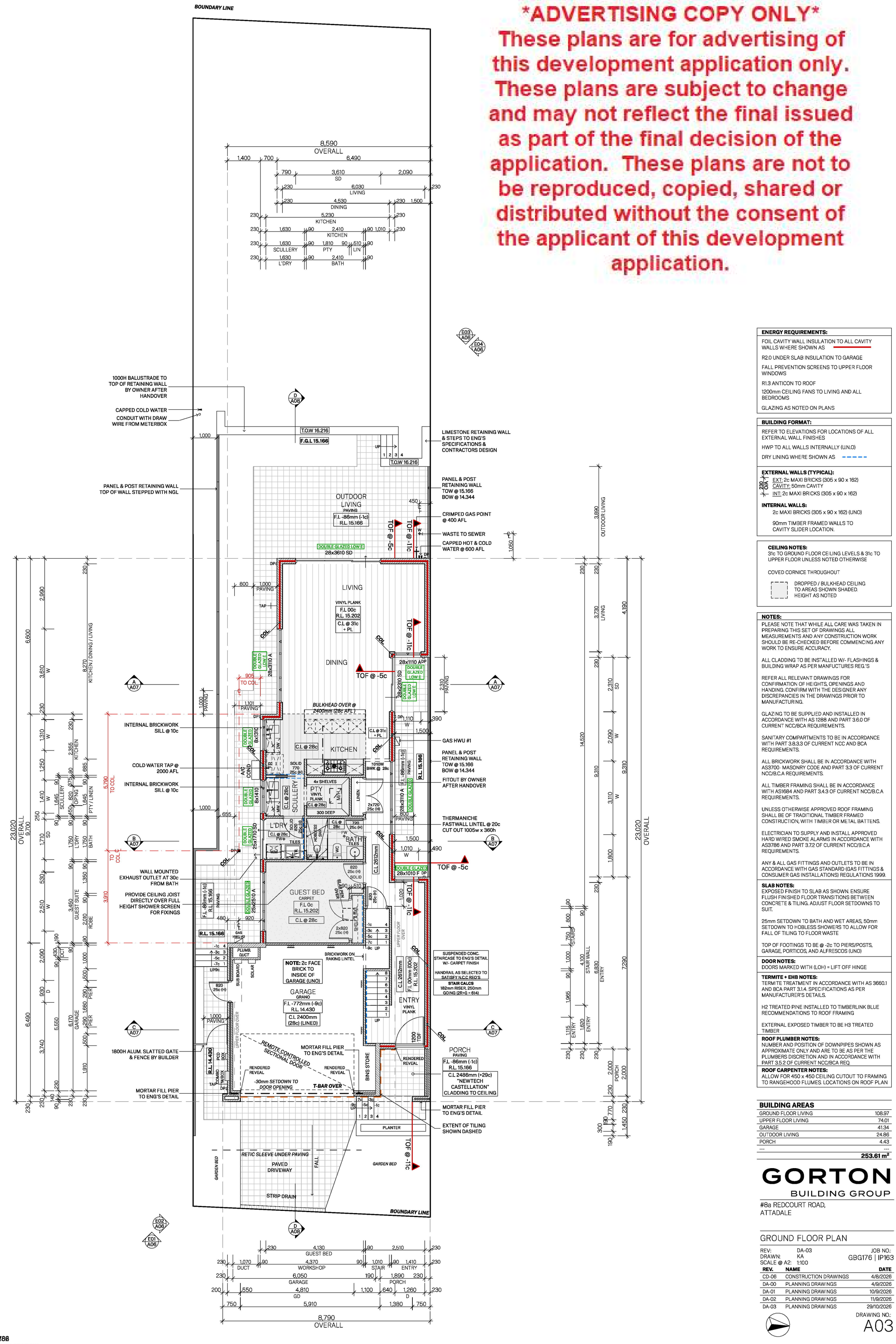
COMBINED SITE

REV: DA-03
DRAWN: KA
SCALE @ A2: 1:100
JOB NO.: GBG176 | IP163

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: 7566786
Version: 1, Version Date: 03/11/2026



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ENERGY REQUIREMENTS:

FOIL CAVITY WALL INSULATION TO ALL CAVITY WALLS WHERE SHOWN AS

R2.0 UNDER SLAB INSULATION TO GARAGE

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.

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 MANFUCTURES REG.'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 PART 3.6.0 OF CURRENT NCC/BCA REQUIREMENTS.

SANITARY COMPARTMENTS TO BE IN ACCORDANCE WITH PART 3.8.3.3 OF CURRENT NCC AND BCA REQUIREMENTS.

ALL BRICKWORK SHALL BE IN ACCORDANCE WITH AS3700- MASONRY CODE AND PART 3.3 OF CURRENT NCC/B.C.A REQUIREMENTS.

ALL TIMBER FRAMING SHALL BE IN ACCORDANCE WITH AS1684 AND PART 3.4.3 OF CURRENT NCC/B.C.A REQUIREMENTS.

UNLESS OTHERWISE APPROVED ROOF FRAMING SHALL BE OF TRADITIONAL TIMBER FRAMED CONSTRUCTION, WITH TIMBER OR METAL BATTENS.

ELECTRICIAN TO SUPPLY AND INSTALL APPROVED HARD WIRED SMOKE ALARMS IN ACCORDANCE WITH AS3786 AND PART 3.7.2 OF CURRENT NCC/B.C.A REQUIREMENTS.

ANY & ALL GAS FITTINGS AND OUTLETS TO BE IN ACCORDANCE WITH GAS STANDARD (GAS FITTINGS & CONSUMER GAS INSTALLATIONS) REGULATIONS 1999.

SLAB NOTES:

EXPOSED FINISH TO SLAB AS SHOWN. ENSURE FLUSH FINISHED FLOOR TRANSITIONS BETWEEN CONCRETE & TILING. ADJUST FLOOR SETDOWNS TO SUIT.

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

TERMITE + EHB NOTES:

TERMITE TREATMENT IN ACCORDANCE WITH AS 3660.1 AND BCA PART 3.1.4. SPECIFICATIONS AS PER MANUFACTURER'S DETAILS.

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 3.5.2 OF CURRENT NCC/BCA REQ.

ROOF CARPENTER NOTES:

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

BUILDING AREAS

GROUND FLOOR LIVING	108.97
UPPER FLOOR LIVING	74.01
GARAGE	41.34
OUTDOOR LIVING	24.86
PORCH	4.43
---	---
	253.61 m²

GORTON
BUILDING GROUP
#8a REDCOURT ROAD,
ATTADALE

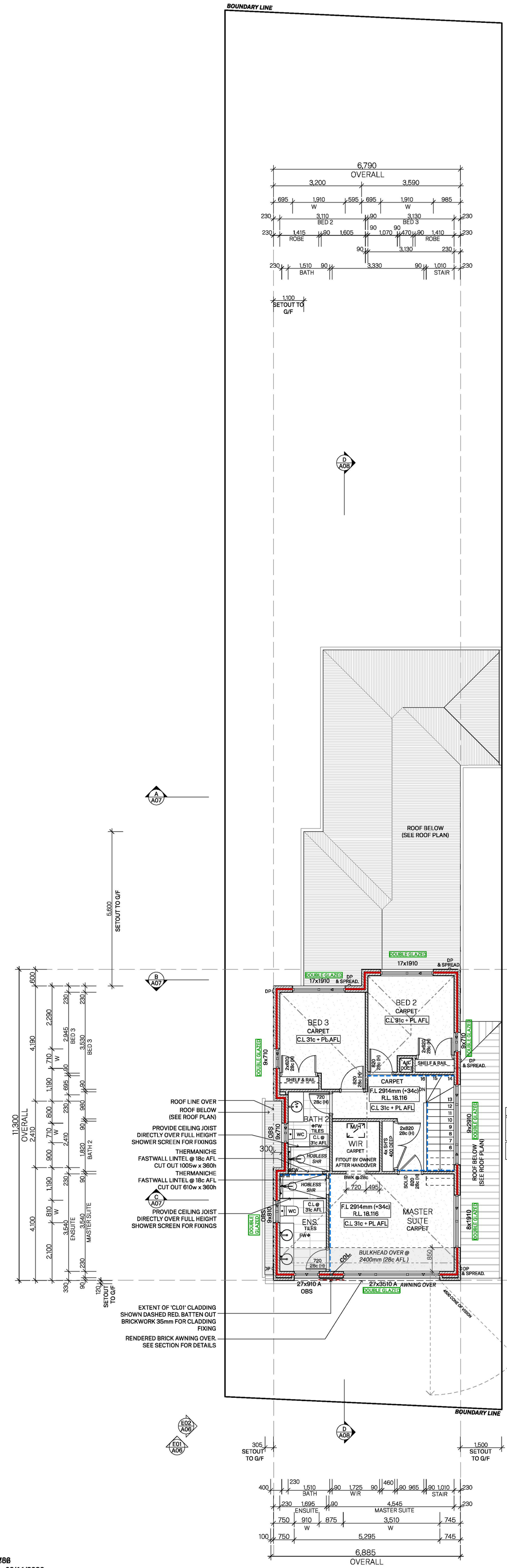
GROUND FLOOR PLAN

REV: DA-03
DRAWN: KA
SCALE @ A2: 1:100
JOB NO.: GBG176 | IP163

REV.	NAME	DATE
CD-06	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: 7566788
Version: 2, Version Date: 03/11/2026



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ENERGY REQUIREMENTS:

FOIL CAVITY WALL INSULATION TO ALL CAVITY WALLS WHERE SHOWN AS

R2.0 UNDER SLAB INSULATION TO GARAGE

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.

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 MANFUCTURES REG.'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 PART 3.6.0 OF CURRENT NCC/BCA REQUIREMENTS.

SANITARY COMPARTMENTS TO BE IN ACCORDANCE WITH PART 3.8.3.3 OF CURRENT NCC AND BCA REQUIREMENTS.

ALL BRICKWORK SHALL BE IN ACCORDANCE WITH AS3700- MASONRY CODE AND PART 3.3 OF CURRENT NCC/B.C.A REQUIREMENTS.

ALL TIMBER FRAMING SHALL BE IN ACCORDANCE WITH AS1684 AND PART 3.4.3 OF CURRENT NCC/B.C.A REQUIREMENTS.

UNLESS OTHERWISE APPROVED ROOF FRAMING SHALL BE OF TRADITIONAL TIMBER FRAMED CONSTRUCTION, WITH TIMBER OR METAL BATTENS.

ELECTRICIAN TO SUPPLY AND INSTALL APPROVED HARD WIRED SMOKE ALARMS IN ACCORDANCE WITH AS3786 AND PART 3.7.2 OF CURRENT NCC/B.C.A REQUIREMENTS.

ANY & ALL GAS FITTINGS AND OUTLETS TO BE IN ACCORDANCE WITH GAS STANDARD (GAS FITTINGS & CONSUMER GAS INSTALLATIONS) REGULATIONS 1999.

SLAB NOTES:

EXPOSED FINISH TO SLAB AS SHOWN. ENSURE FLUSH FINISHED FLOOR TRANSITIONS BETWEEN CONCRETE & TILING. ADJUST FLOOR SETDOWNS TO SUIT.

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

TERMITE + EHB NOTES:

TERMITE TREATMENT IN ACCORDANCE WITH AS 3660.1 AND BCA PART 3.1.4. SPECIFICATIONS AS PER MANUFACTURER'S DETAILS.

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 3.5.2 OF CURRENT NCC/BCA REQ.

ROOF CARPENTER NOTES:

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

BUILDING AREAS

GROUND FLOOR LIVING	108.97
UPPER FLOOR LIVING	74.01
GARAGE	41.34
OUTDOOR LIVING	24.86
PORCH	4.43
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	253.61 m²

GORTON
BUILDING GROUP

#8a REDCOURT ROAD,
ATTADALE

UPPER FLOOR PLAN

REV: DA-03
DRAWN: KA
SCALE @ A2: 1:100
JOB NO.: GBG176 | IP163

REV.	NAME	DATE
CD-06	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.: A04

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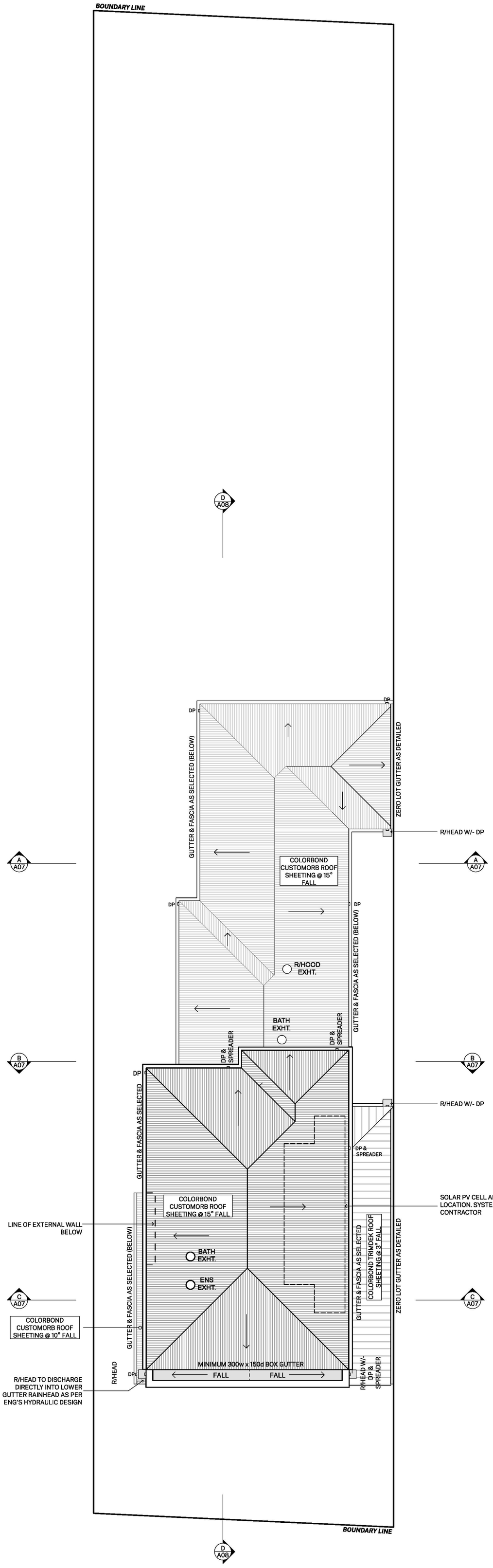

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GORTON
BUILDING GROUP

#8a REDCOURT ROAD,
ATTADALE

ROOF PLAN

REV: DA-03
DRAWN: KA
SCALE @ A2: 1:100
JOB NO.: GBG176 | IP163

REV.	NAME	DATE
CD-06	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

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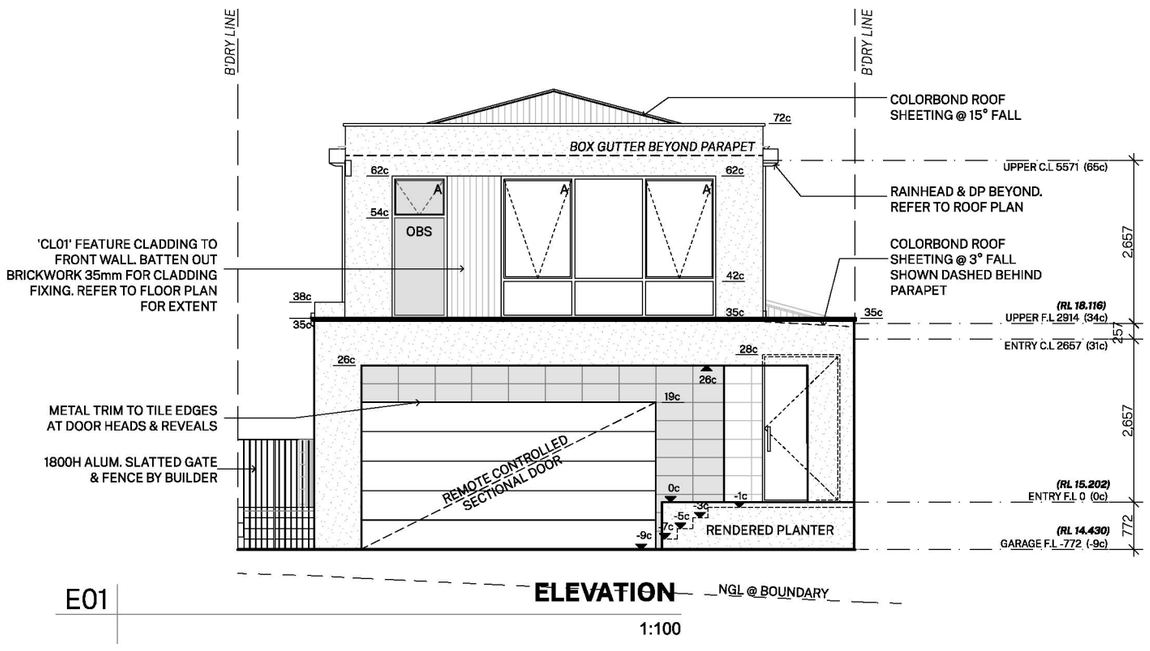
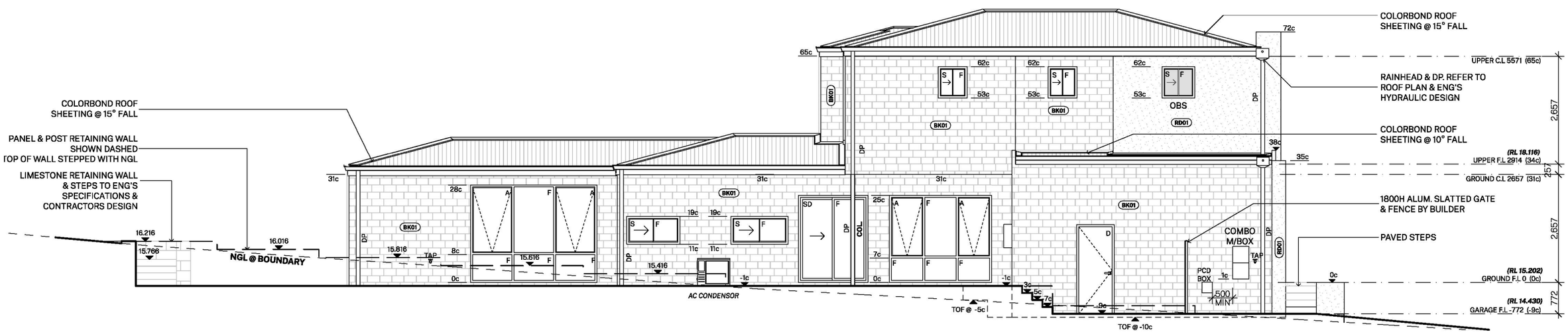
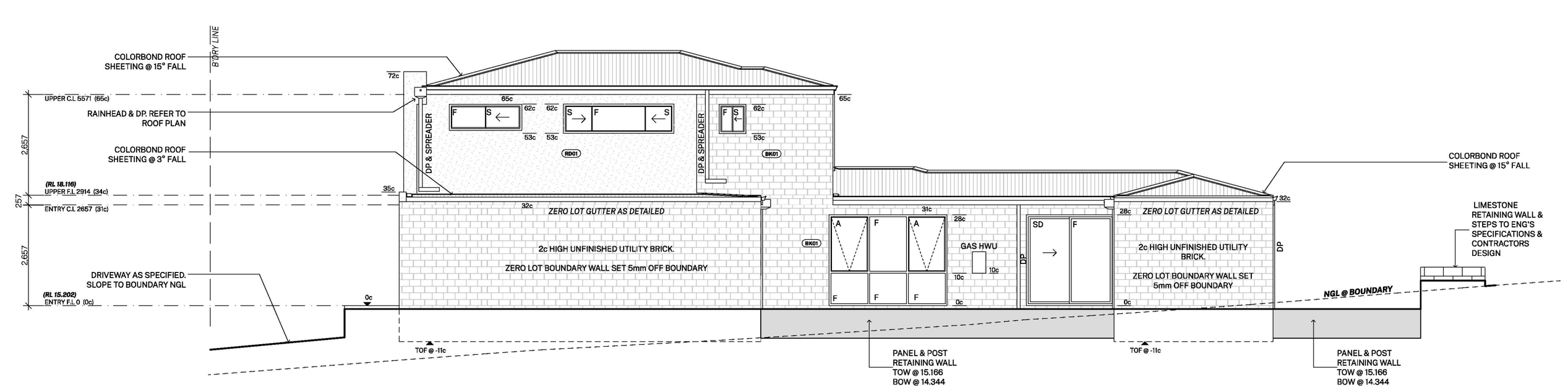


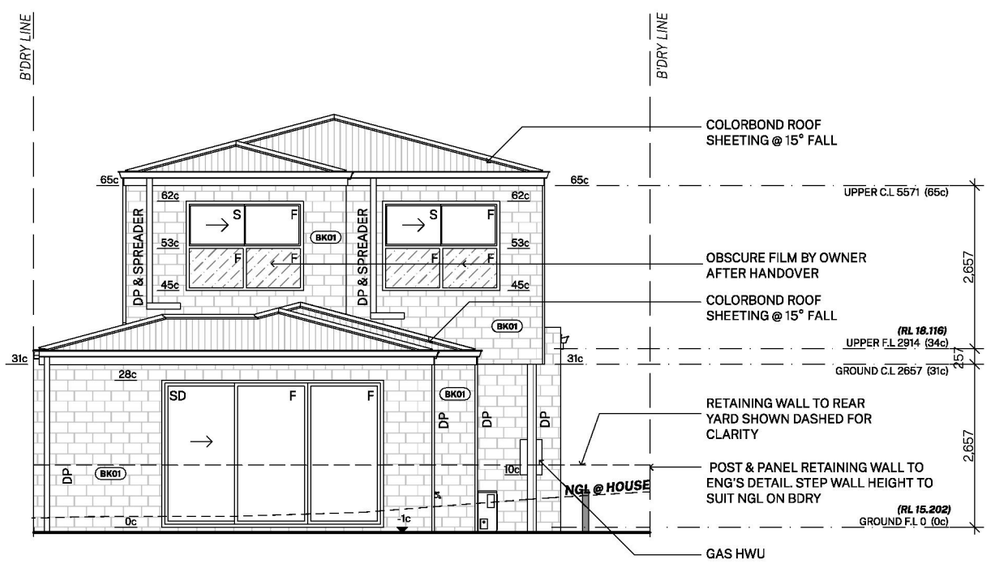
E01 **ELEVATION**
1:100



E02 **ELEVATION**
1:100



E04 **ELEVATION**
1:100



E03 **ELEVATION**
1:100

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

#8a REDCOURT ROAD,
ATTADALE

ELEVATIONS

REV: DA-03
DRAWN: KA
SCALE @ A2: 1:100
JOB NO.: GBG176 | IP163

REV.	NAME	DATE
CD-06	CONSTRUCTION DRAWINGS	4/8/2026
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DA-03	PLANNING DRAWINGS	29/10/2026

DRAWING NO.: A06

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