


Concept
1 : 100

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RP DESCRIPTION

Lot 125 on SP281219
Site Area: 475.00 m²
Local Authority: IPSWICH
CC

NO SP DETAILS
AVAILABLE

NO SERVICES INFO
AVAILABLE



U1 - LIVING	95.19 m ²
U1 - GARAGE	20.41 m ²
U1 - ALFRESCO	11.70 m ²
U1 - PORCH	2.54 m ²
TOTAL UNIT 1	129.84 m ²
U2 - LIVING	48.70 m ²
U2 - GARAGE	20.19 m ²
U2 - ALFRESCO	8.09 m ²
U2 - PORCH	2.34 m ²
TOTAL UNIT 2	79.32 m ²
TOTAL	209.16 m ²

**BUSHFIRE
AFFECTED LOT**

BAL 12.5

ALL CONSTRUCTION TO COMPLY
WITH AS 3959-2009
REFER TO RELEVANT SECTION(S)
FOR DETAILED REQUIREMENTS

SITE INFORMATION

NOTE: CONCEPT DESIGN PREPARED
PRIOR TO ACCURATE SITING
INFORMATION BEING PROVIDED

ALL RETAINING AND SERVICES
LOCATIONS NOTED ARE SUBJECT TO
CHANGE WHEN THIS INFORMATION IS
AVAILABLE. DESIGN &/OR ALLOWANCES
ARE SUBJECT TO CHANGE IF REQUIRED

REAL PROPERTY DESCRIPTION:

Lot 125 on SP281219
Site Area: 475.00 m²
Local Authority: IPSWICH CC

DRAINAGE:
SOIL & SULLAGE DRAINAGE TO COUNCIL SEWER IN ACCORDANCE WITH WATER SUPPLY & SEWERAGE ACT & AMENDMENTS.
STORMWATER DRAINAGE TO BE IN ACCORDANCE WITH A.S.3500 & LOCAL AUTHORITY REQUIREMENTS.

NOTES:
ALL DRAINAGE TO COMPLY WITH B.C.A. PART 3.1.2 DRAINAGE.
FALL FINISHED GROUND @1:20 FOR MIN 1000mm AROUND PERIMETER OF FOUNDATIONS.
ALTERNATIVE METHODS OF SURFACE WATER CONTROL TO BE APPROVED BY PRIVATE CERTIFIER PRIOR TO INSTILLATION.
ALL EARTHWORKS TO BE IN ACCORDANCE WITH B.C.A. PART 3.1.1 OR ENGINEERS SPECIFICATION.

- SITE WORKS:**
- ALL CONTOURS AND LEVELS SHOWN SHOULD BE CONFIRMED BY A LICENSED SURVEYOR.
 - ALL SURVEY PEGS ARE TO BE LOCATED BEFORE THE COMMENCEMENT OF ANY EARTH WORKS.
 - THE SITE IS TO BE PREPARED IN ACCORDANCE WITH THE ENGINEER' REPORT IF APPLICABLE.
 - FOUNDATIONS ARE TO BE PREPARED SO THAT FOOTINGS ARE PLACED ON LEVEL, UNDISTURBED MATERIAL.
 - THE SITE IS TO BE EXCAVATED AND/OR FILL TO THE LEVELS SHOWN.
 - CONSTRUCTION AREA IS TO BE CLEARED OF ALL VEGETATION, TOPSOIL AND UPPER STRATA CONTAINING ORGANIC MATTER.
 - GROUND SURFACE IS TO BE SLOPED AWAY FROM THE BUILDING AT A MINIMUM SLOPE OF 1:20 FOR A MINIMUM DISTANCE OF 1000mm, AND TO A POINT WHERE PONDING WILL NOT OCCUR.
 - DISH DRAINS, STORMWATER LINES OR AGG PIPES ARE TO BE PROVIDED AS REQUIRED OR INDICATED TO FACILITATE DRAINAGE OF WATER AWAY FROM THE BUILDING.
 - ROOFWATER IS TO RUN OFF TO A STREET CHANNEL OR STORMWATER WITH PIPES AS SHOWN ON HYDRAULICS PLAN WITH A MINIMUM FALL OF 1:100 AWAY FROM THE BUILDING.
 - ALL DOWN PIPES ARE TO BE CONNECTED TO STORMWATER LINES.
 - TEMPORARY DOWN PIPES ARE TO BE PROVIDED AT DOWN PIPE LOCATIONS DURING CONSTRUCTION, TO ALLOW ROOF WATER TO DRAIN ONTO THE GROUND A MINIMUM OF 2m AWAY FROM THE BUILDING.
 - ALL DOWNPIPE LOCATIONS, UNDERGROUND SERVICES AND STORMWATER LINE, ETC ARE TO BE LOCATED PRIOR TO CONSTRUCTION.
 - ANY SLAB WHICH IS CONSTRUCTED ON EITHER CUT OR FILL, TAPER BATTERS WILL HAVE A MAXIMUM SLOPE OF 1:1 FOR CUT, AND 1:2 FOR FILL.
 - ALL VEHICULAR ACCESS AND DRIVEWAY ARE TO HAVE A MAXIMUM SLOPE OF 1:4.
 - ANY FENCES OR RETAINING WALLS ARE TO HAVE A MAXIMUM HEIGHT OF 1800mm WHEN PLACED ON A BOUNDARY UNLESS APPROVED OTHERWISE.
 - SANITARY DRAINAGE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LOCAL AUTHORITY AND THE HYDRAULIC DRAWINGS OR PLANS PROVIDED BY THEM.
 - PRIOR TO EXCAVATION OR CONSTRUCTION ON THE SITE, THE RELEVANT AUTHORITY SHALL BE CONTACTED BY THE BUILDER FOR THE POSSIBLE LOCATION OF FURTHER UNDERGROUND SERVICES.
 - ALL WORKS ARE TO COMPLY WITH THE LOCAL AUTHORITY'S EROSION AND SEDIMENT CONTROL STANDARDS.
 - EXTERNAL GROUND LEVELS ADJACENT TO THE BUILDING SHALL BE IN ACCORDANCE WITH BCA PART 3.3.2.3.

- GENERAL NOTES** (APPLICABLE TO ALL DRAWINGS)
- IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE COMPLIANCE WITH THE RELEVANT AUSTRALIAN STANDARDS, RELEVANT LOCAL AUTHORITY CODES & THE BCA. ALL DIMENSIONS AND AREAS ARE TO BE VERIFIED BY BUILDER. DIMENSIONS SHOWN ARE TO FRAME. ALL FIGURED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE OVER SCALED DIMENSIONS
 - TERMITE TREATMENT TO COMPLY WITH AUSTRALIAN STANDARD 3660.1, BCA & RELEVANT LOCAL AUTHORITY CODES.
 - HANDRAILS AND BALUSTRADE TO COMPLY WITH THE BCA AND RELEVANT AUSTRALIAN STANDARDS.
 - WHERE ITEMS REQUIRED FOR GOOD BUILDING PRACTICE, BUT NOT INCLUDED WITH SPECIFICATIONS OR DRAWINGS AND NOT REFERENCED IN EITHER, CONTRACTOR TO INCLUDE.
 - IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO PHYSICALLY LOCATE THE EXTENT OF THE EXISTING SERVICES AND ONSITE FEATURES BOTH ABOVE AND BELOW THE GROUND AND NOTIFY THE PROPRIETOR OF ANY CLASH PRIOR TO CONSTRUCTION.
 - ALL FLOOR AREAS SHOWN ARE INDICATIVE ONLY AND MAYBE SUBJECT TO CHANGE DUE TO CONSTRUCTION TOLERANCES.
 - THESES DOCUMENTS HAVE BEEN PREPARED FOR THE BUILDING APPROVAL ONLY. CONTRACTOR TO CHECK DRAWINGS AND NOTIFY THE AUTHOR OF ANY DISCREPANCIES.
 - CONTRACTOR TO PREPARE ADDITIONAL CONSTRUCTION DRAWINGS AND CONSTRUCTION DETAILS AS IS DEEMED NECESSARY.
 - ALL WINDOWS TO HAVE CLEAR GLAZING UNLESS OTHERWISE SPECIFIED. LAMINATED GLAZING TO WET AREA WINDOWS TO AS1288-2006.
 - WC DOOR TO BE REMOVABLE AND FITTED WITH LIFT OFF HINGES WHERE REQUIRED AS PER BCA PART 3.8.3.3.
 - WATERPROOFING TO WET AREAS TO COMPLY WITH AS3740.

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ALL LEVELS TO BE CONFIRMED BY BUILDER ON SITE PRIOR TO CONSTRUCTION
SUBJECT TO COVENANT & LOCAL GOVT. APPROVAL. ALL SETBACKS TBC ON SITE

DESIGN CONCEPT

Rev.	Date	Description	Iss.
-			

Drawing Title:

Site Plan

Proposed Residence for: New Client
At : Lot 125 Ludwig St, Leichhardt
Essington Rise Estate

Facade Type:

3

Colour Selection:

Landscape Selection:

Date:

18-01-19

Drawing No.

19021

Design Name:

Dual Occupancy

Drawn:

Ide

Sheet No.

01

RP DESCRIPTION

Lot 125 on SP281219
Site Area: 475.00 m²
Local Authority: IPSWICH CC

NO SP DETAILS AVAILABLE

NO SERVICES INFO AVAILABLE

1

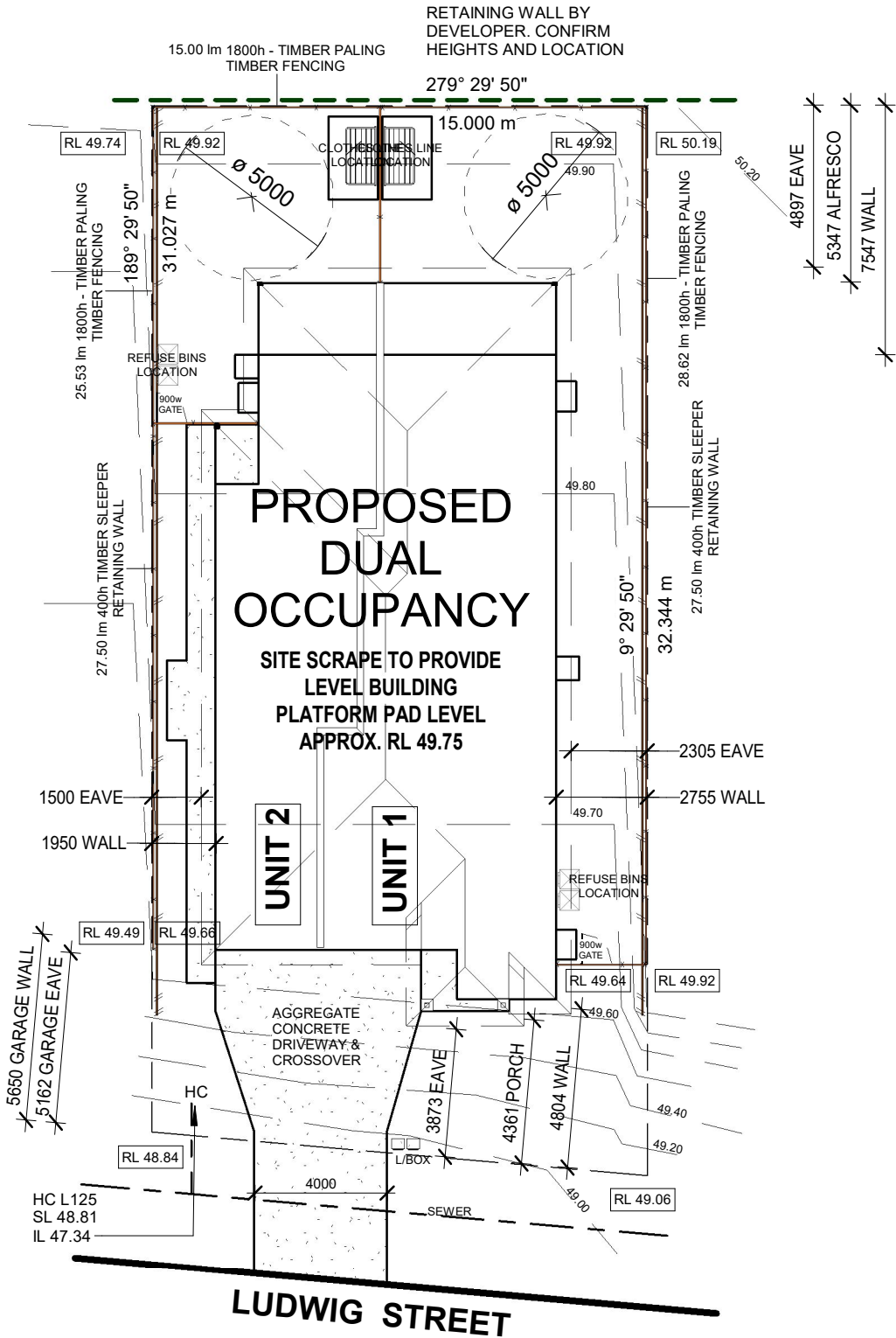
SITE PLAN

1 : 200

AREA SCHEDULE	
U1 - PORCH	2.54 m²
U1 - ALFRESCO	11.70 m²
U1 - GARAGE	20.41 m²
U1 - LIVING	95.19 m²
TOTAL UNIT 1	129.84 m²
U2 - PORCH	2.34 m²
U2 - ALFRESCO	8.09 m²
U2 - GARAGE	20.19 m²
U2 - LIVING	48.70 m²
TOTAL UNIT 2	79.32 m²
TOTAL FLOOR AREA	209.16 m²

SITE COVER

SITE AREA :	475.00 m²	ACTUAL	REQUIRED
HABITABLE AREA :	184.49 m²	38.84 %	50 %
OPEN ELEMENTS:	24.67 m²	5.19 %	10 %
TOTAL SITE COVERAGE :	209.16 m²	44.03 %	



BUSHFIRE AFFECTED LOT

BAL 12.5

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