

39350

**STRATA
LOT 2
402m²**

16000

**STRATA
LOT 1
398m²**

16185

CHARLO

1:250 @ A4

NOTE: AREAS SUBJECT
TO FINAL SURVEY

PROPOSED STRATA SUBDIVISION

PLAN No. S-01 - 11 August 2017
40 Charlotte Street, Bangalow - Lot 33 DP 1228135

**JOE DAVIDSON
TOWN PLANNING**

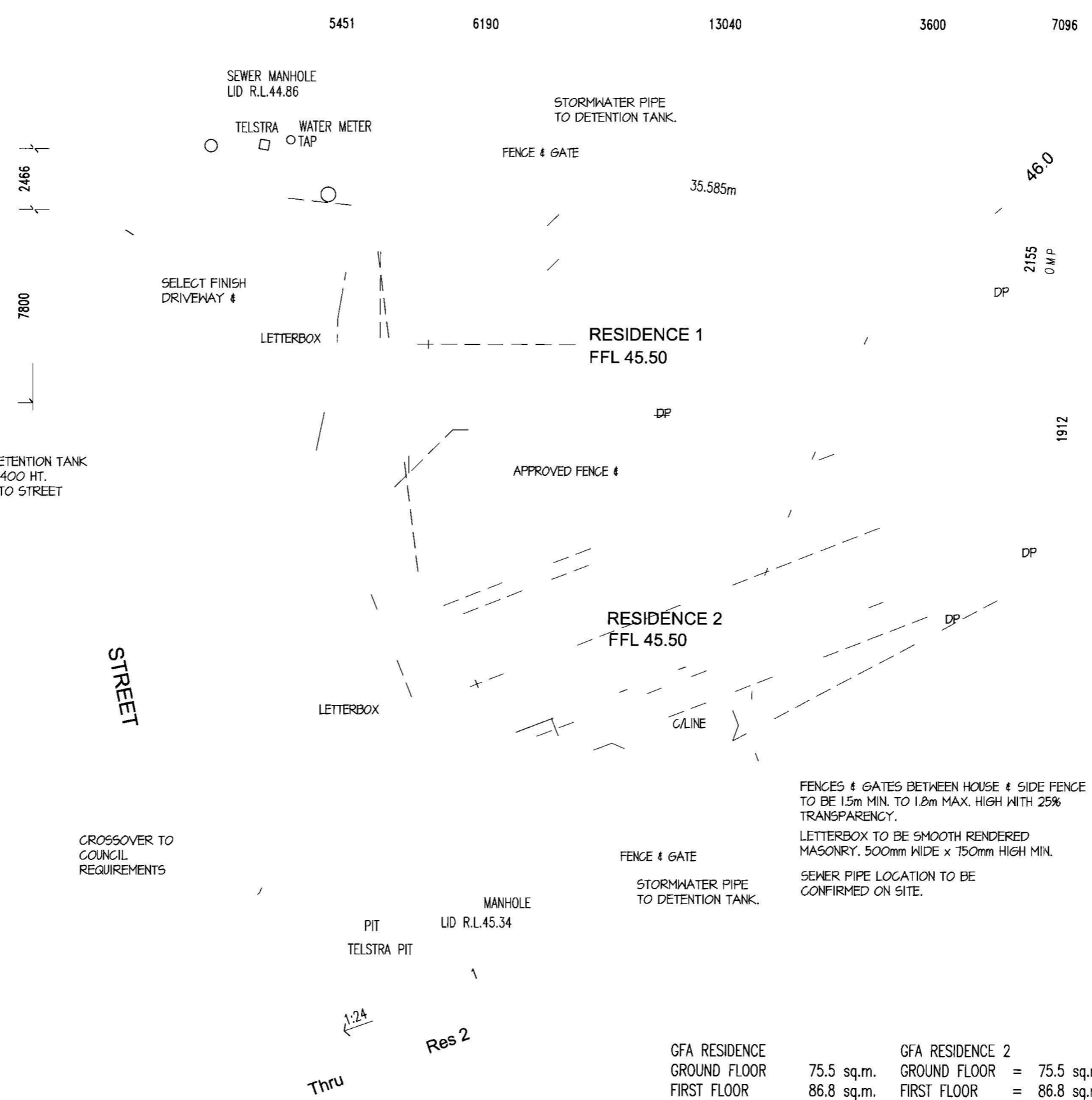
5770
4635

Eaves are not to encroach into the position to supply a setout plan to the encroachment.

- SITE NOTTS
- STORMWATER LINES TO HAVE MIN. 1:60 FALLS & TO BE PLACED AS SHOWN.
 - STORMWATER LINES GENERALLY 90 DIA FOR 1 DP ONLY, 2 OR MORE REVERT TO 110 DIA ALL BRANCHES SHALL BE 90 DIA ALL UPVC.
 - CROSS OVER SHALL BE CONSTRUCTED AS PER THE COUNCIL POLICY.
 - CONTRACTOR TO ENSURE A SYSTEM OF EROSION CONTROL IS PLACE PRIOR TO THE COMMENCEMENT OF THE WORKS
 - ALLOW TO PROVIDE A TEMPORARY 3000 WIDE GRAVEL DRIVEWAY FROM KERB TO SITE ENSURE ROAD KERBS ARE PROTECTED.
 - IT IS THE BUILDER'S RESPONSIBILITY TO ENSURE THE BUILDING DOES NOT ENCROACH ON COUNCIL SEWER LINES IN ACCORDANCE WITH AS 3500.2
 - FENCING AS PER THE ESTATE COVENANTS.

- DP DOWN PIPE
- HC HOSE COCK
- CP CATCH PIT
- RW RETAINING WALL
- O GARDEN LIGHT
- 2.80 NEW RL / FL

3900 LTR DETENTION TANK
2170 DIA. x 1400 HT.
DISCHARGE TO STREET



FENCES & GATES BETWEEN HOUSE & SIDE FENCE TO BE 1.5m MIN. TO 1.8m MAX. HIGH WITH 25% TRANSPARENCY.
LETTERBOX TO BE SMOOTH RENDERED MASONRY. 500mm WIDE x 750mm HIGH MIN.
SEWER PIPE LOCATION TO BE CONFIRMED ON SITE.

GFA RESIDENCE 1		GFA RESIDENCE 2	
GROUND FLOOR	75.5 sq.m.	GROUND FLOOR	= 75.5 sq.m.
FIRST FLOOR	86.8 sq.m.	FIRST FLOOR	= 86.8 sq.m.
TOTAL	162.3 sq.m.	TOTAL	= 162.3 sq.m.

GFA 162.3 x 2 = 324.6 sq.m. = 40.5%
GFA FLOOR SPACE RATIO. = 0.45

SITE PLAN
Lot 33 - on DP 1228135
Site Area = 800 sq.m
Site Covered = 297 sq.m = 37%

DATE	AMENDMENT
A 14-05-17	BUILDING APPLICATION
B 03-07-17	DETENTION TANKS ADDED
C 04-08-17	GFA N
D 11-08-17	CROSS

My Home Builders QLD Pty Ltd
QBCC Licence No: 15006486
ABN: 22 608 990 745



PROJECT
PROPOSED TWO RESIDENCES
LOT 33 CHARLOTTE STREET

TITLE
SITE PLAN

MyHome 248
project no 170302
scale @ A3 1 : 200

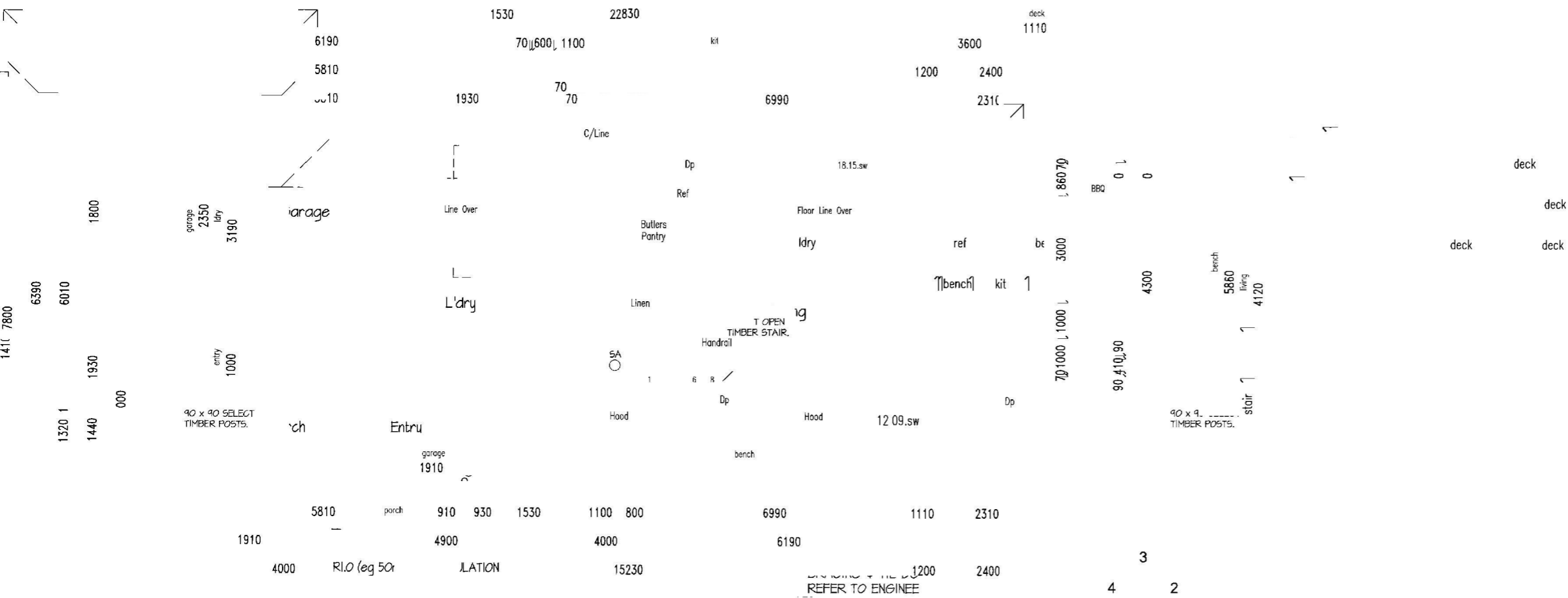
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OWNER(S)
WITNESS

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DATE



LOWER FLOOR PLAN - RESIDENCE 1

Floor Area	
LIVING	120.9 sq.m
PORCH	5.6 sq.m
DECK	21.6 sq.m
TOTAL	148.1 sq.m

DENOTES MECHANICAL VENTILATION

REFER TO ENGINEER

REV DATE AMENDMENT

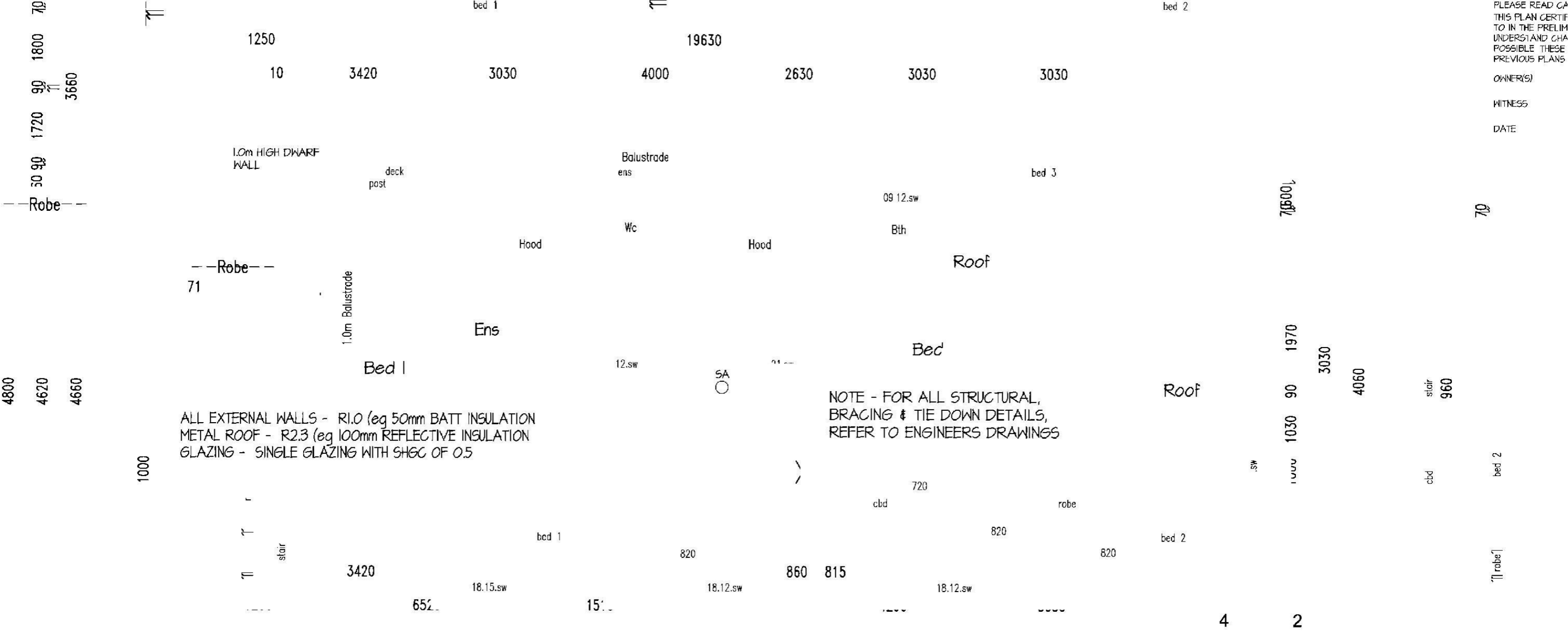
project no. 17031

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 ABN: 22 608 990 745

PROPOSED TWO RESIDENCES
 LOT 33 CHARLOTTE STREET.

TITLE
 LOWER FLOOR PLAN
 RESIDENCE 1

MyHome 248



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builder and contrac

REV DATE AMENDMENT

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APN: 22 608 000 745

PROPOSED TWO RESIDENCES
LOT 23 GUADILUPE STREET

TITLE
UPPER FLOOR PLAN
RESIDENCE 1

MyHome 248

scale @ A3 1 : 100
170302

45.50

NAT

SELECT ALUMIN.
PRIVACY SCREENS.

LIGHTWEIGHT
CLADDING.

SELECT TIMBER

Boundary
Building Envelope

PROJECT

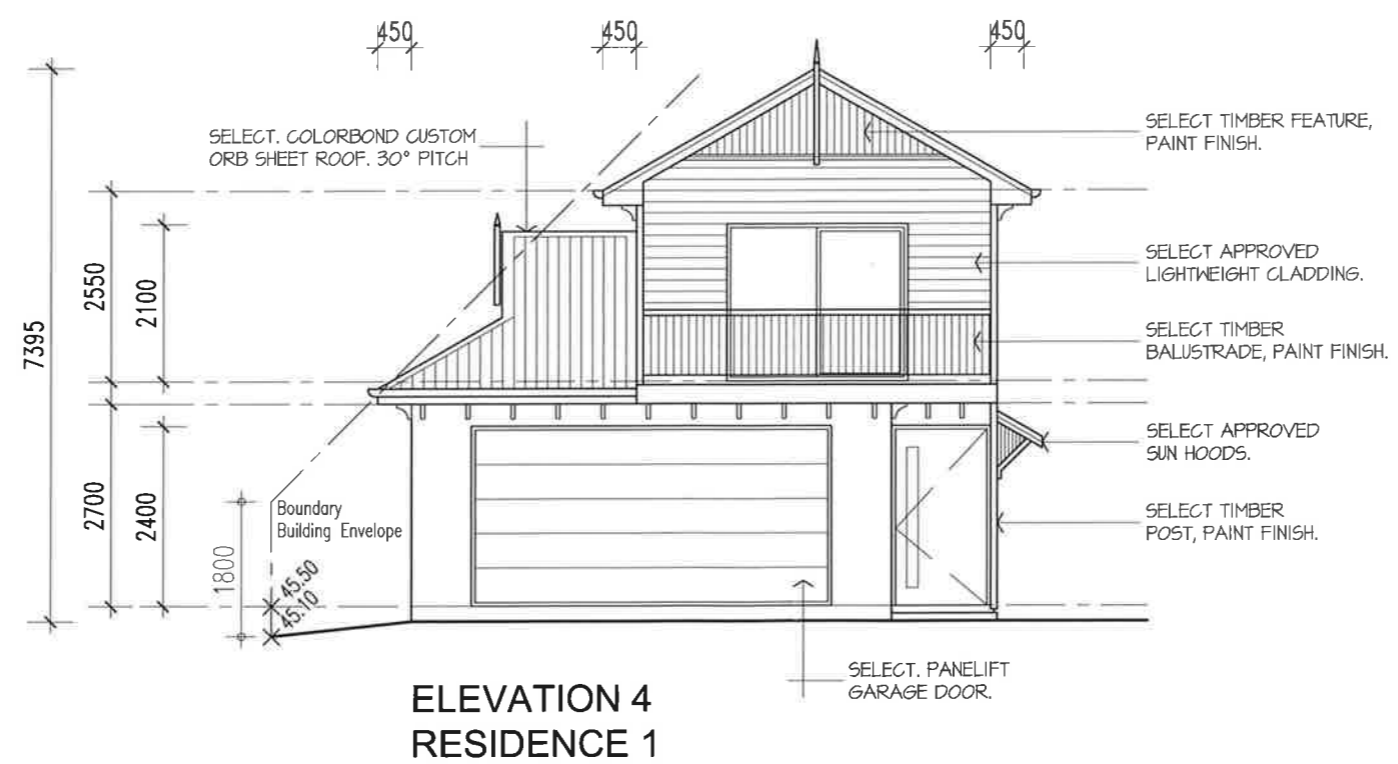
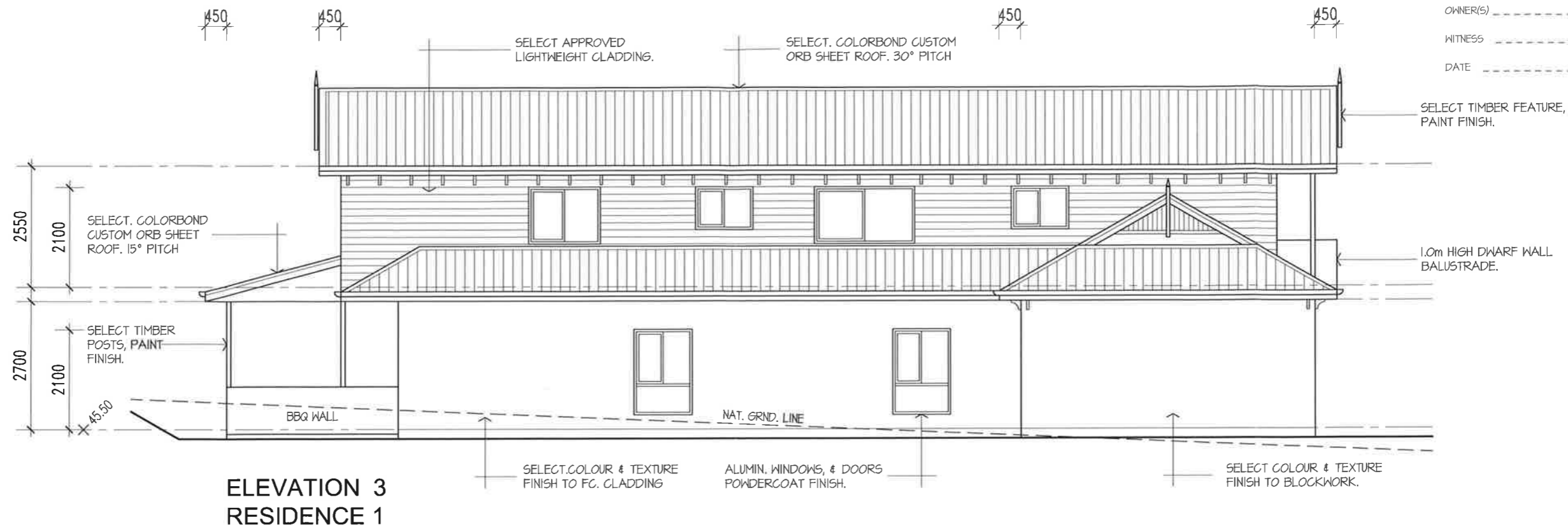
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project no. 170302
scale @ A3 1 : 100
drawn JMD
drawing

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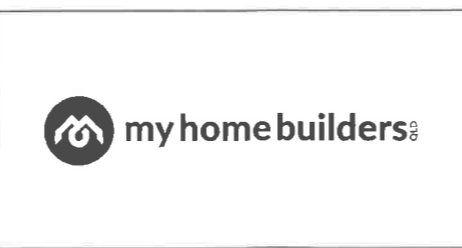


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A	19-05-17	BUILDING APPLICATION

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 ABN: 22 608 990 745
 Phone: 07 5531 0595
 Level 4 Suite 3, 64 Marine Parade
 Southport QLD 4215

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PROJECT
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 LOT 33 CHARLOTTE STREET.
 BANGALOW. NSW.
 RESIDENCE 1

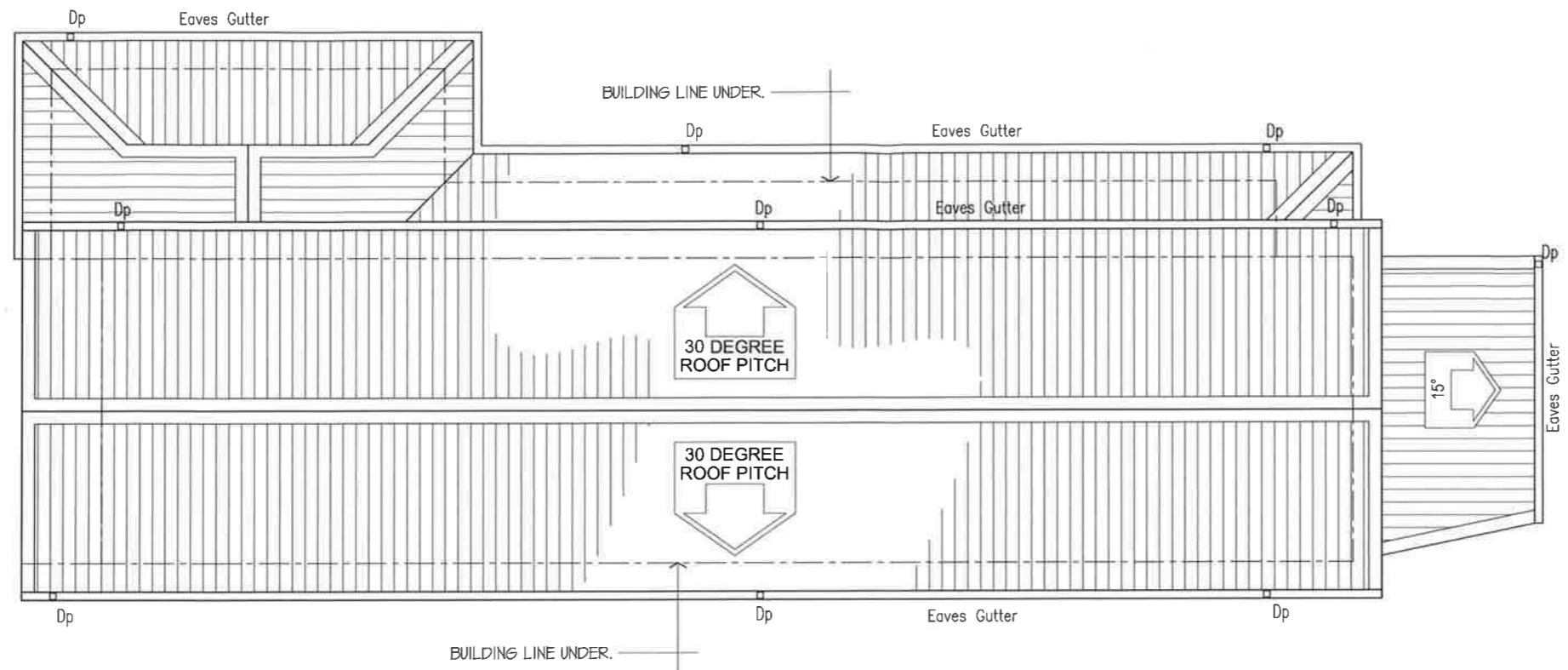
TITLE
 ELEVATIONS 3 & 4

CLIENT
 K. M. & D. J. MADELL

MyHome 248	
project no.	170302
scale @ A3	1 : 100
drawn	JMD
drawing	REVISION
05	A

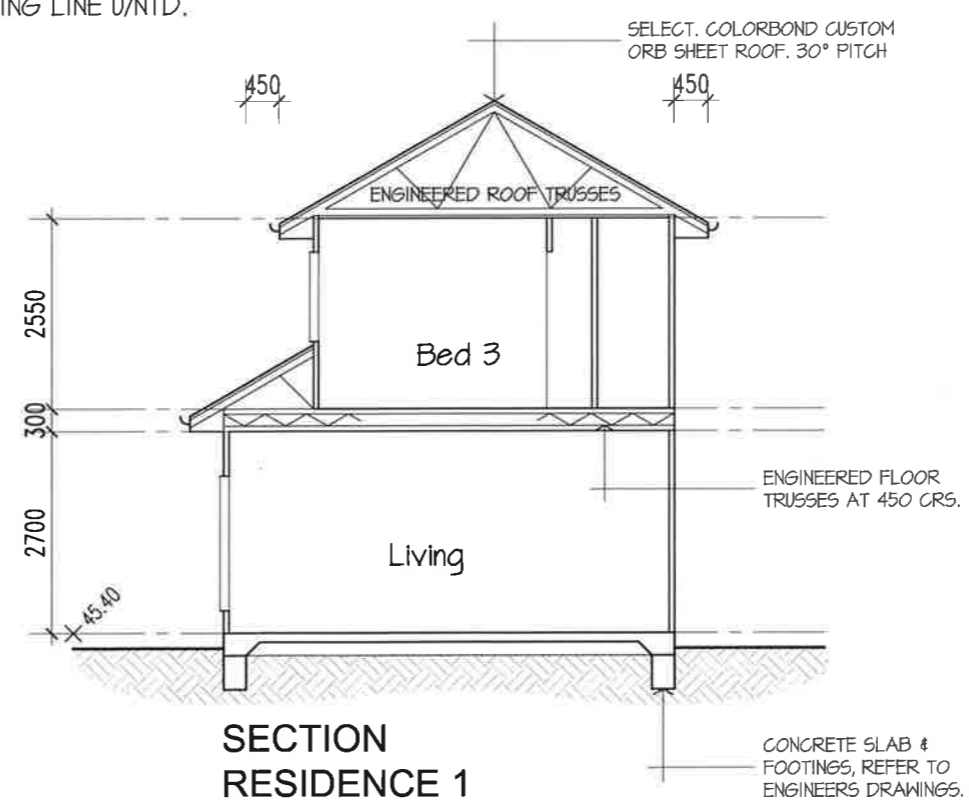
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**ROOF PLAN
 RESIDENCE 1**

NOTE - COLORBOND CUSTOM ORB ROOF SHEETING.
 450 EAVES PROJECTION FROM BUILDING LINE U/NTD.



**SECTION
 RESIDENCE 1**

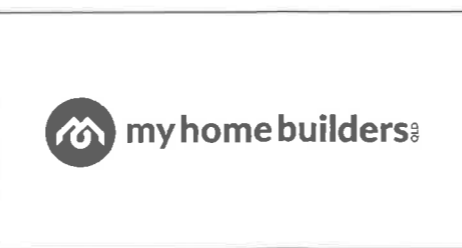
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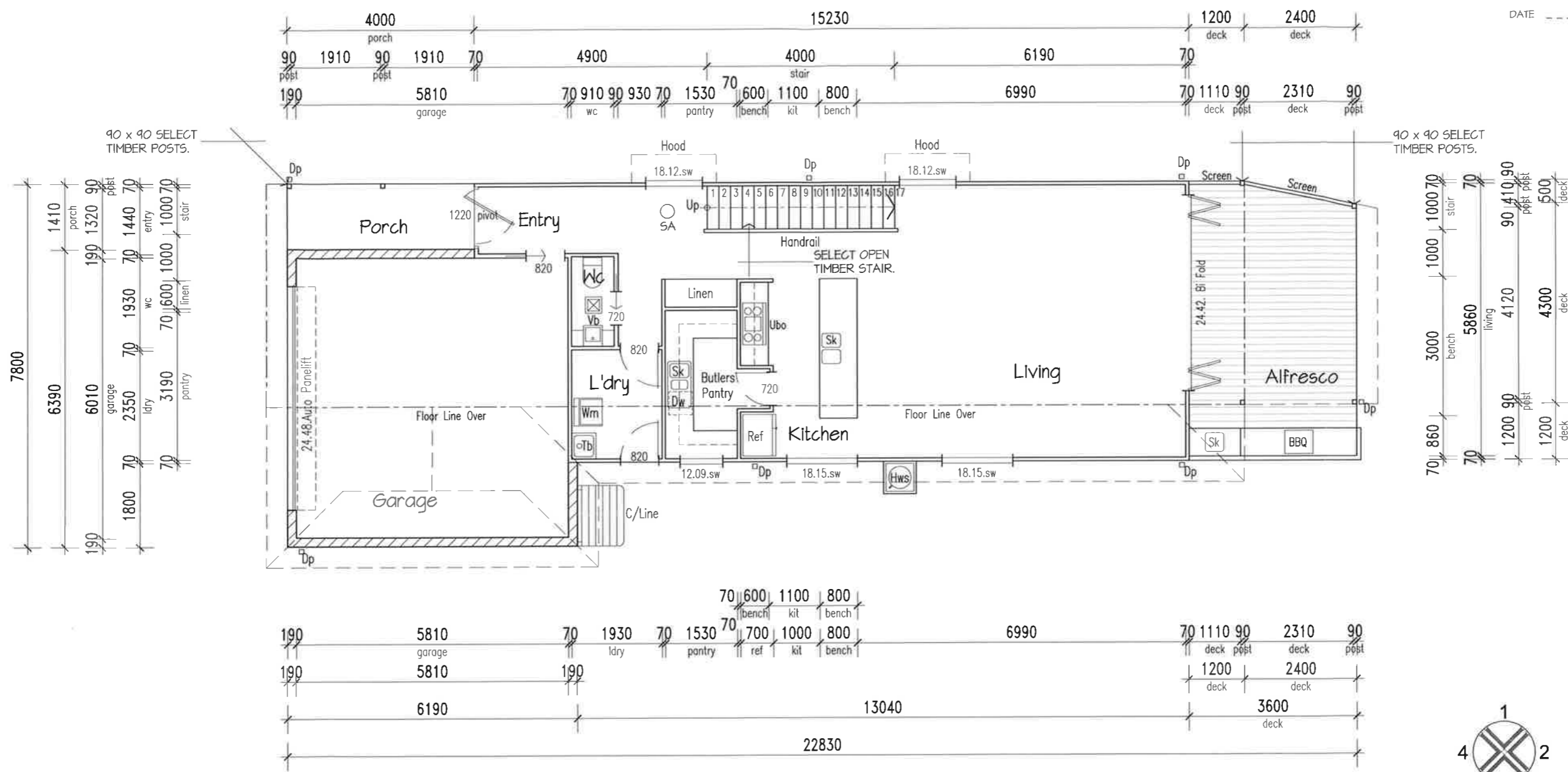
TITLE
 ROOF PLAN & SECTION

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drawing	REVISION
07	A

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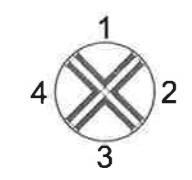
LOWER FLOOR PLAN - RESIDENCE 2

ALL EXTERNAL WALLS - R1.0 (eg 50mm BATT INSULATION)
 METAL ROOF - R2.3 (eg 100mm REFLECTIVE INSULATION)
 GLAZING - SINGLE GLAZING WITH SHGC OF 0.5

Floor Area
 LIVING = 120.9 sq.m
 PORCH = 5.6 sq.m
 DECK = 21.6 sq.m
 TOTAL = 148.1 sq.m

☒ DENOTES MECHANICAL VENTILATION

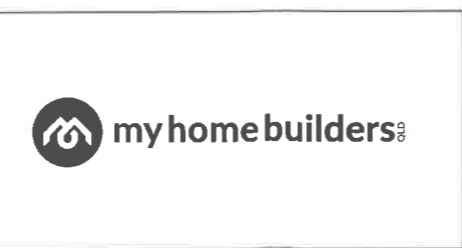
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 RESIDENCE 2

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 LOWER FLOOR PLAN
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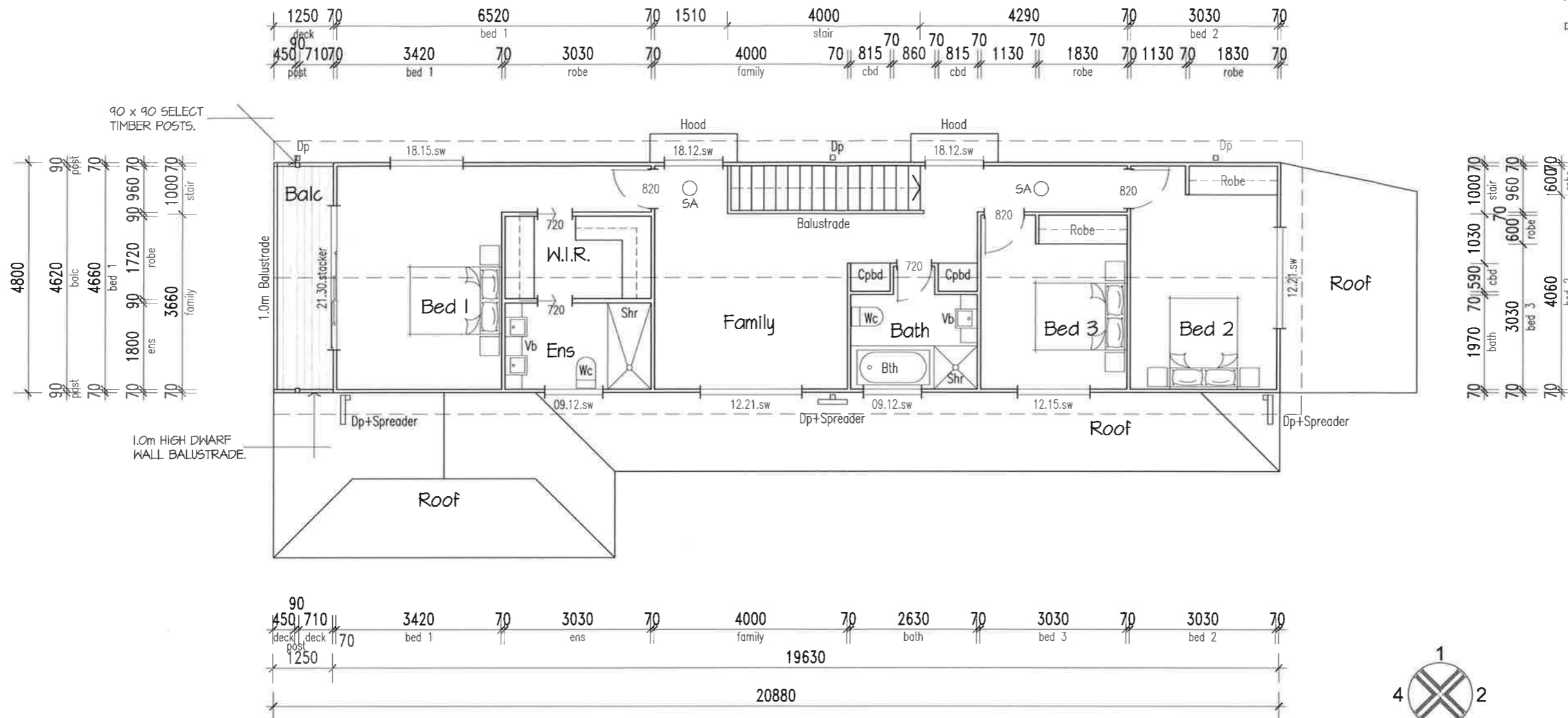
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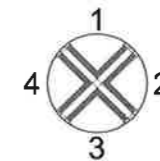
UPPER FLOOR PLAN - RESIDENCE 2

ALL EXTERNAL WALLS - R1.0 (eg 50mm BATT INSULATION)
 METAL ROOF - R2.3 (eg 100mm REFLECTIVE INSULATION)
 GLAZING - SINGLE GLAZING WITH SHGC OF 0.5

Floor Area

LIVING = 94.2 sq.m
 BALCONIES = 6.0 sq.m
 TOTAL = 100.2 sq.m

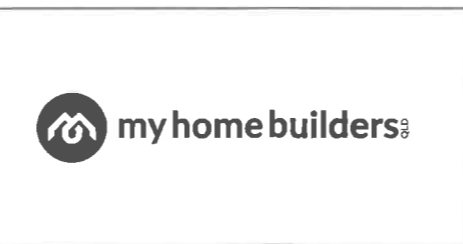
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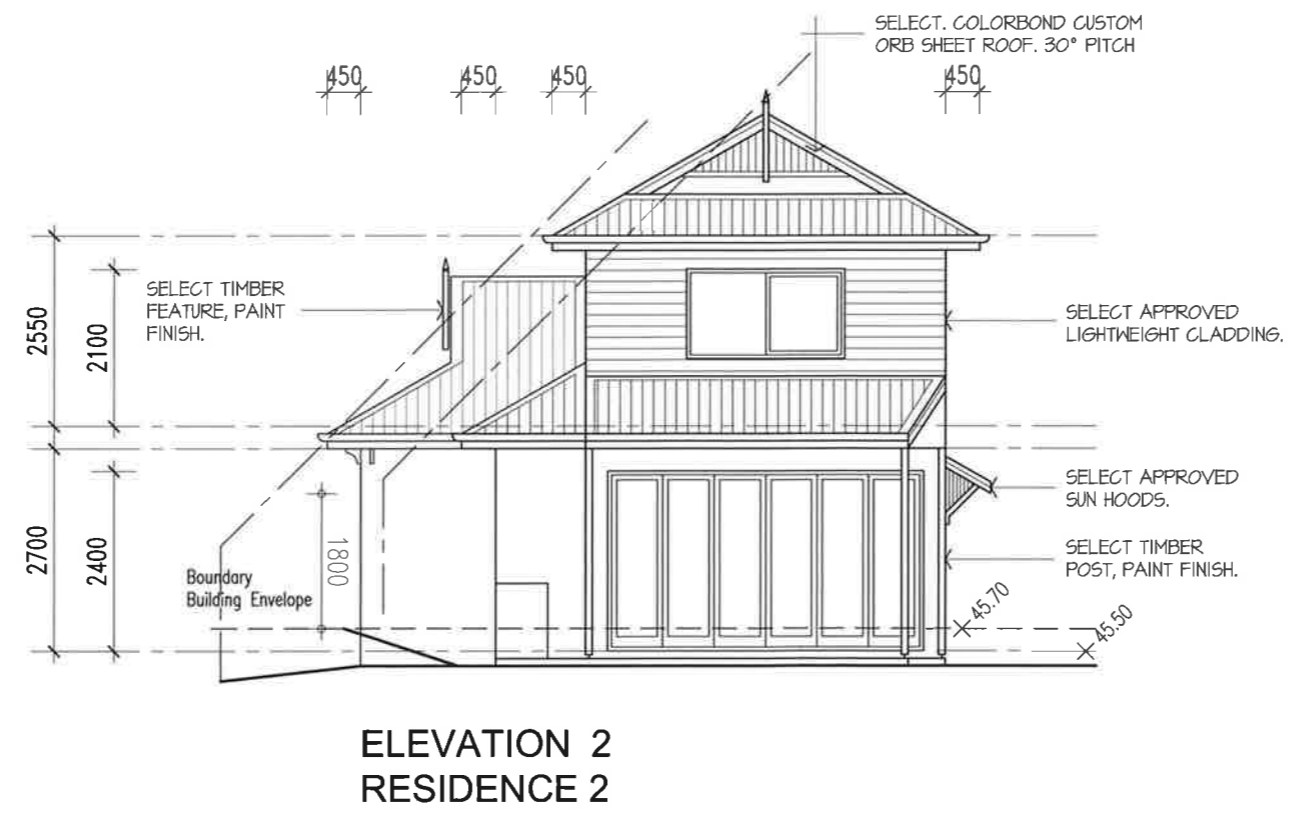
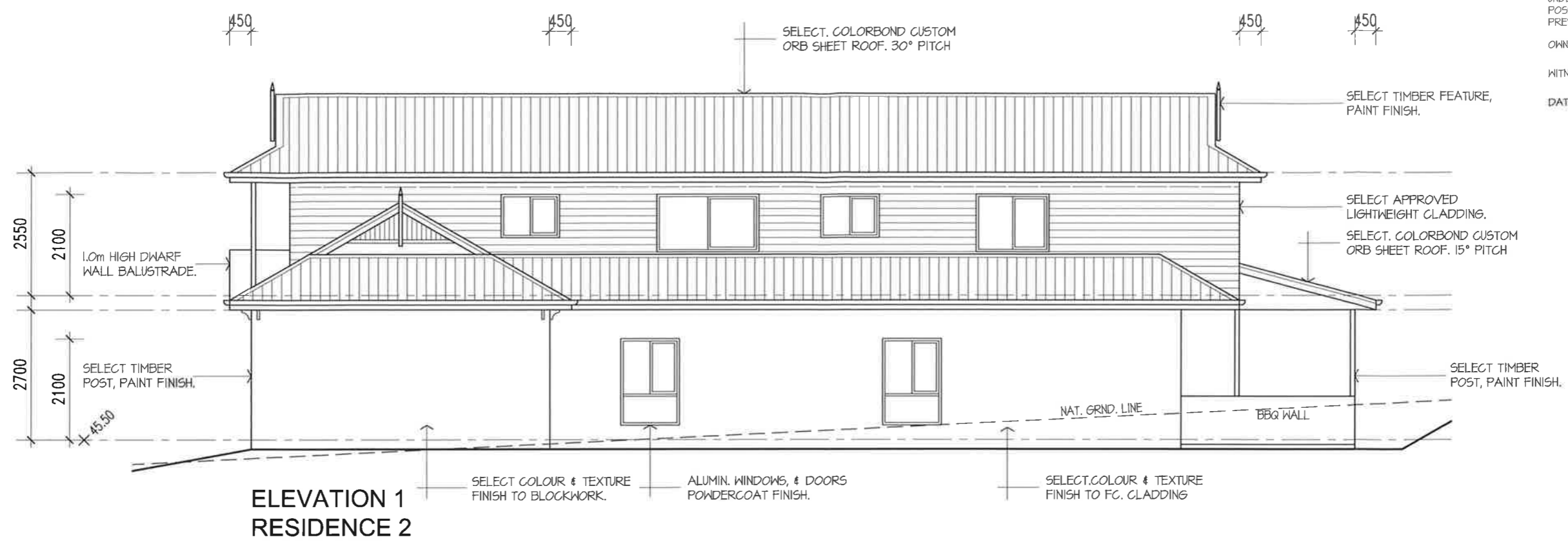
TITLE
 UPPER FLOOR PLAN
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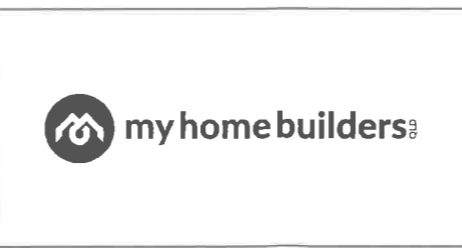


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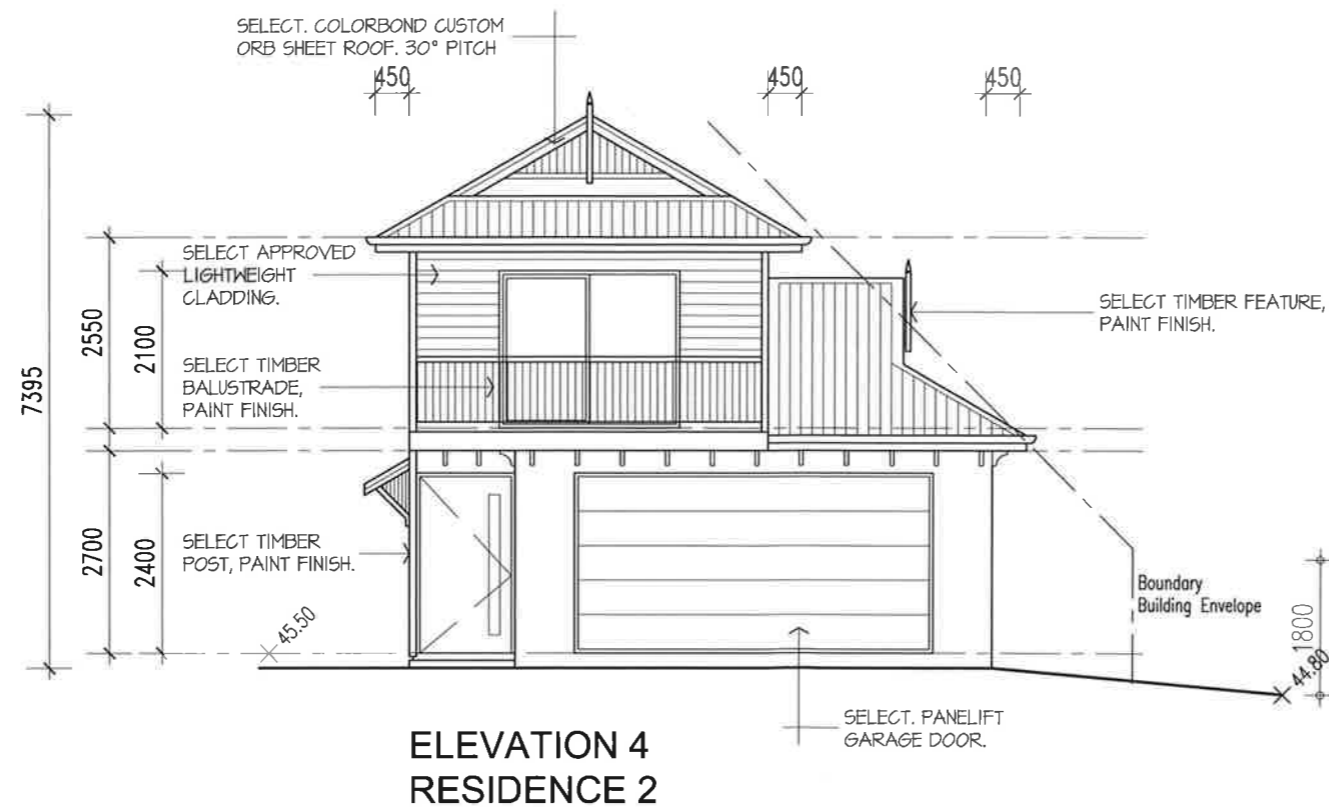
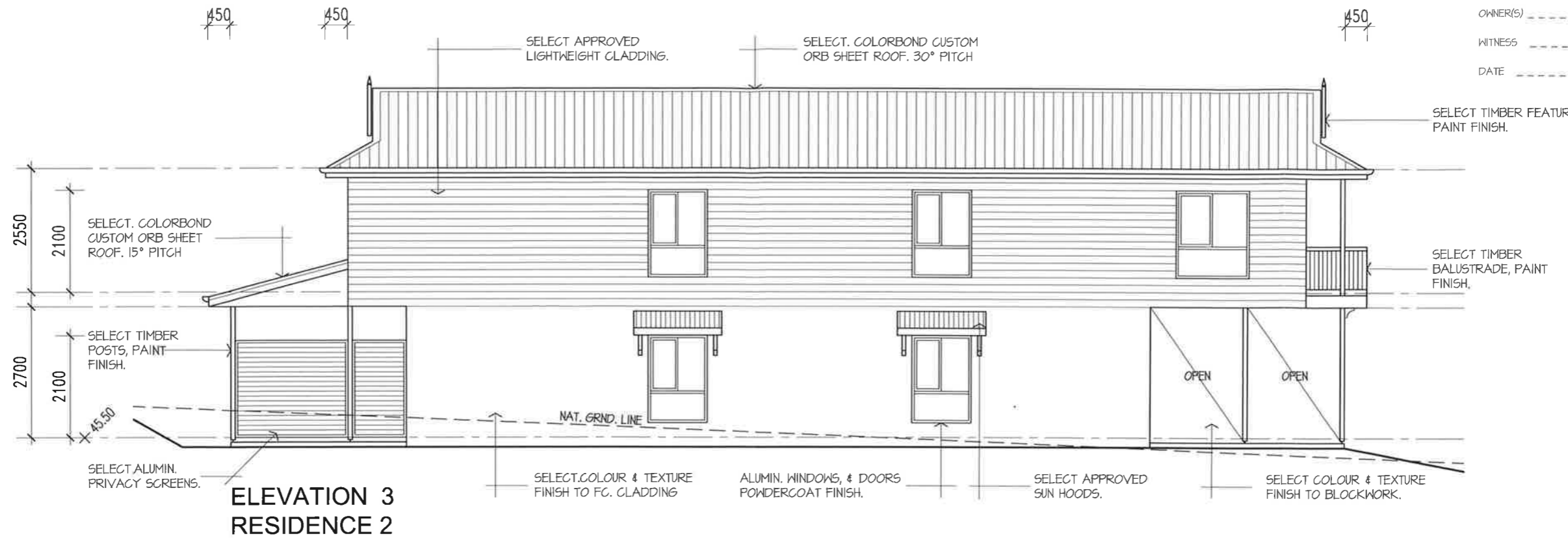
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 RESIDENCE 2

TITLE

ELEVATIONS 3 & 4

CLIENT

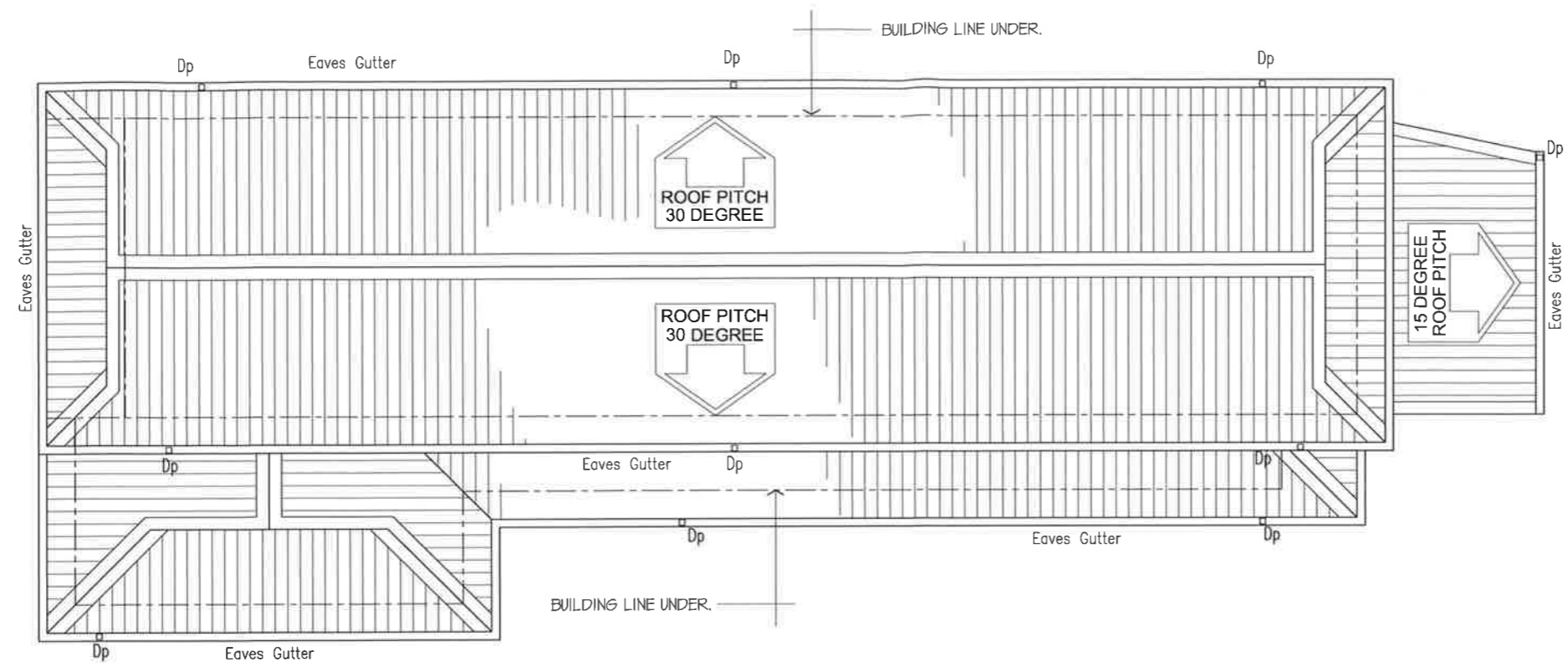
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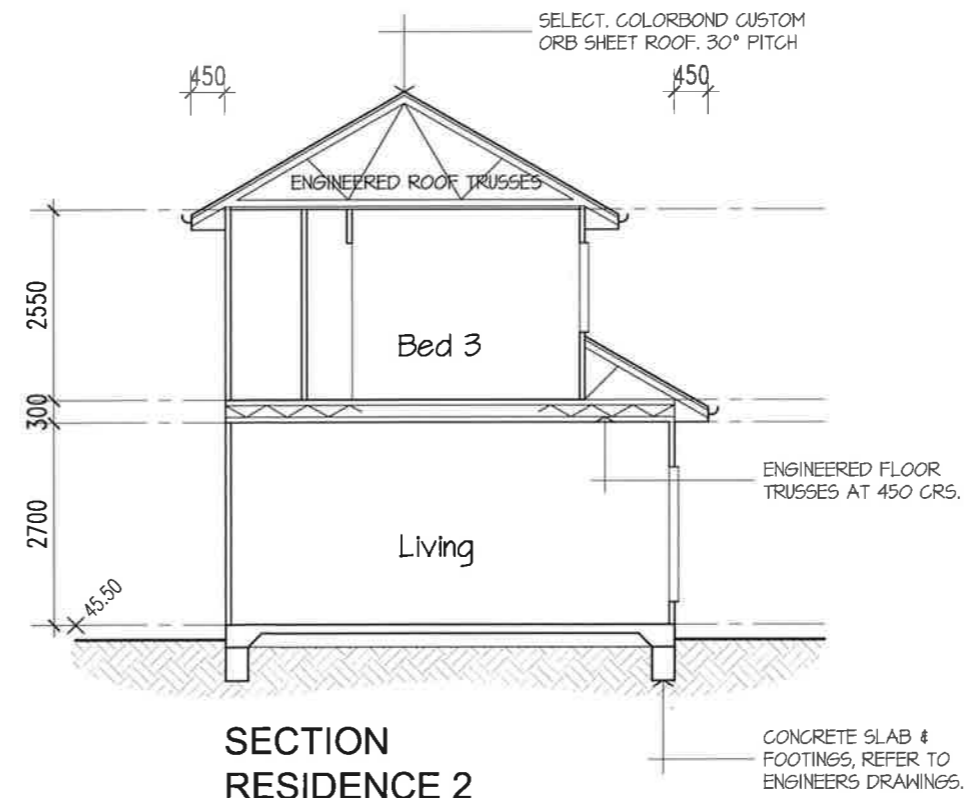
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**ROOF PLAN
 RESIDENCE 2**

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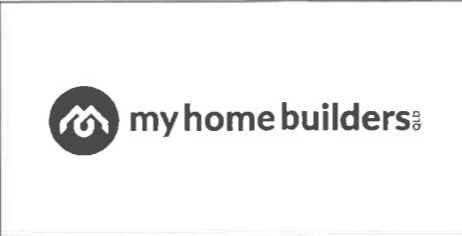
**SECTION
 RESIDENCE 2**

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