

Approved: *Rose Henderson* MIEA

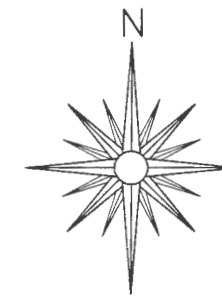
BDRY 616.160

BDRY 139.190

BDRY 220.105

BDRY 578.140

LOT 31
NO. 310
DP 733190



SITE PLAN

SCALE 1:3000

EXISTING RESIDENCE

146000

EXISTING ROAD

203000

BDRY 174.150

BDRY 289.080

BDRY 290.950

BDRY 77.150

PROPOSED RESIDENCE

10000 LITRE
FIREFIGHTING
TANK

MIN 10000LITRE
RAINWATER TANK

50000

156204

BDRY 200.745

BDRY 212.960

ALL MEASUREMENTS MUST BE
CHECKED BEFORE ANY CONSTRUCTION
TAKES PLACE "ON SITE"

DO NOT SCALE,
ONLY REFER TO DIMENSIONS

LOCATION: 310 PINE BRUSH RD, GLEN WILLIAM

PROPOSED: NEW RESIDENCE

FOR: D. & A. WOODLAND

SCALE: 1:3000

DATE: APR. 2021

DWG NO: 10621

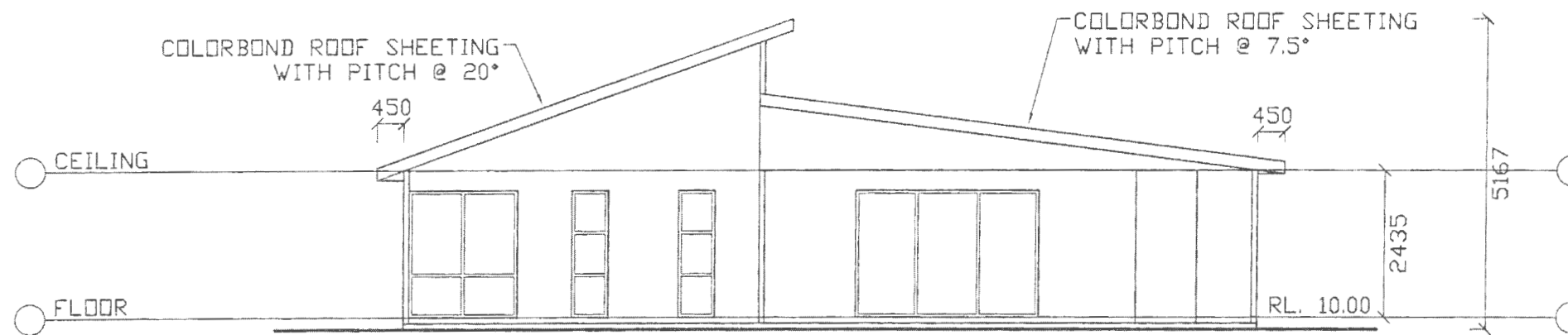
SHEET: 5 OF 9

CHARLESTOWN HOME PLAN SERVICE

42 JUSTINE AVE, WHITEBRIDGE 2290

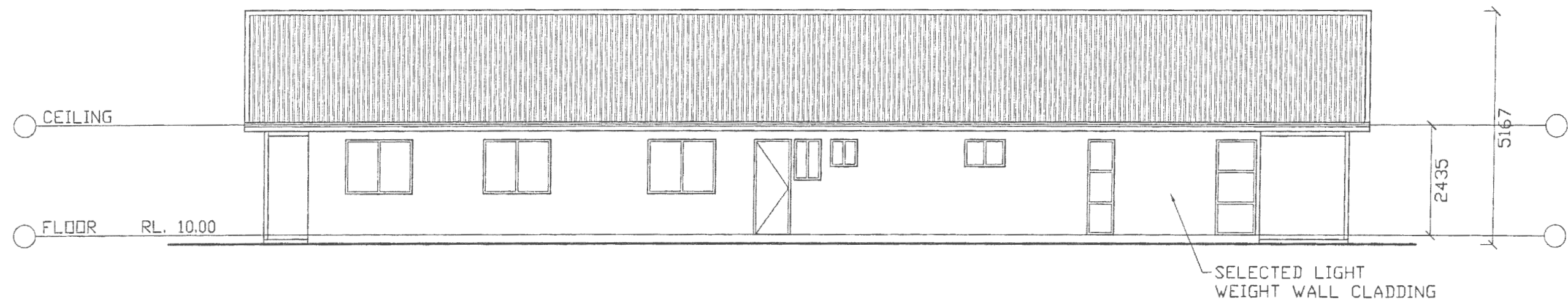
PH 49 425 878 MOBILE. 0418 764 257

These plans & designs remain the sole property of
Charlestown Home Plan Service. Copying or reproduction by
hand, electronic or any other means is strictly forbidden.
Any person or company found Breaching this COPYRIGHT will be
prosecuted to the fullest extent of the law.
Charlestown Home Plan Service.



EASTERN ELEVATION

SCALE 1:100



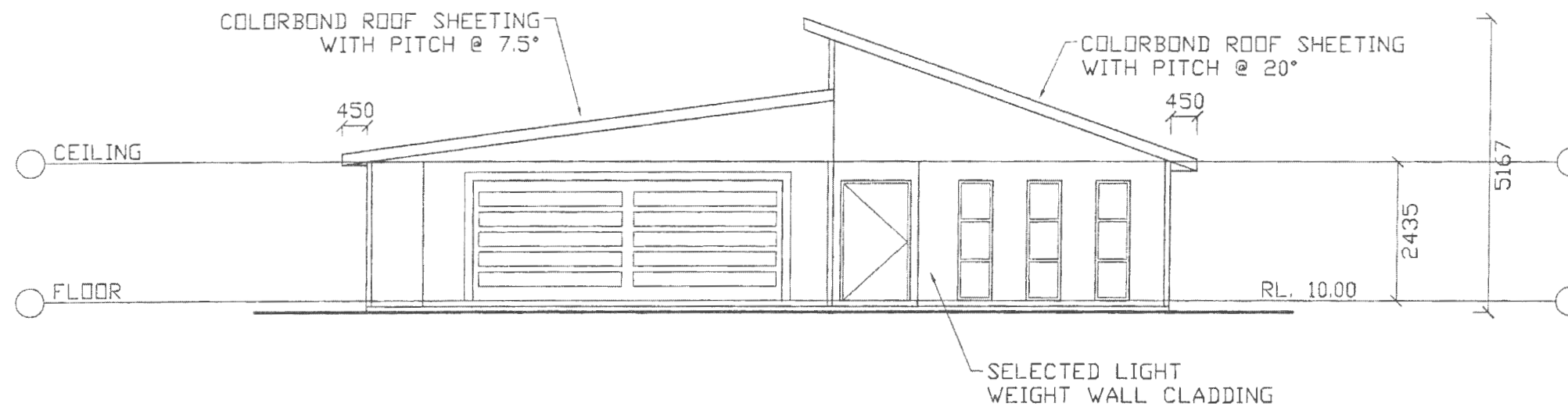
SOUTHERN ELEVATION

SCALE 1:100

Henderson Civil Engineering Pty. Ltd
CONSULTING CIVIL & STRUCTURAL ENGINEERS
Approved: *Rose Henderson* MIEA

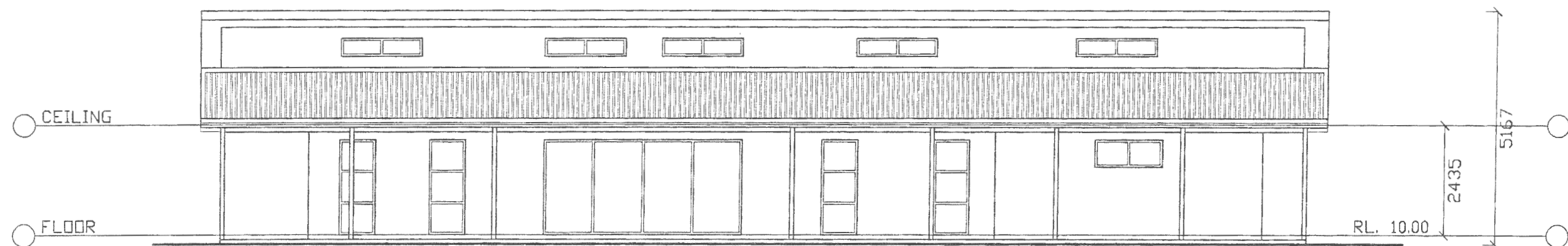
DO NOT SCALE, ONLY REFER TO DIMENSIONS | ALL MEASUREMENTS MUST BE CHECKED BEFORE ANY CONSTRUCTION TAKES PLACE 'ON SITE'

CHARLESTOWN HOME PLAN SERVICE 42 JUSTINE AVE, WHITEBRIDGE 2290 PH 49 425 878 MOBILE. 0418 764 257	LOCATION:	310 PINE BRUSH RD, GLEN WILLIAM	SCALE:	These plans & designs remain the sole property of Charlestown Home Plan Service. Copying or reproduction by hand, electronic or any other means is strictly forbidden. Any person or company found Breaching this COPYRIGHT will be prosecuted to the fullest extent of the law. Charlestown Home Plan Service.
	PROPOSED:	NEW RESIDENCE	1:100	
	FOR:	D. & A. WOODLAND	DWG NO: 10621 DATE: APR. 2021 SHEET: 4 OF 9	



WESTERN ELEVATION

SCALE 1:100



NORTHERN ELEVATION

SCALE 1:100

Henderson Civil Engineering Pty. Ltd
CONSULTING CIVIL & STRUCTURAL ENGINEERS
Approved: *Rose Henderson* MIEA

DO NOT SCALE, ONLY REFER TO DIMENSIONS | ALL MEASUREMENTS MUST BE CHECKED BEFORE ANY CONSTRUCTION TAKES PLACE "ON SITE"

CHARLESTOWN HOME PLAN SERVICE
42 JUSTINE AVE, WHITEBRIDGE 2290
PH 49 425 878 MOBILE. 0418 764 257

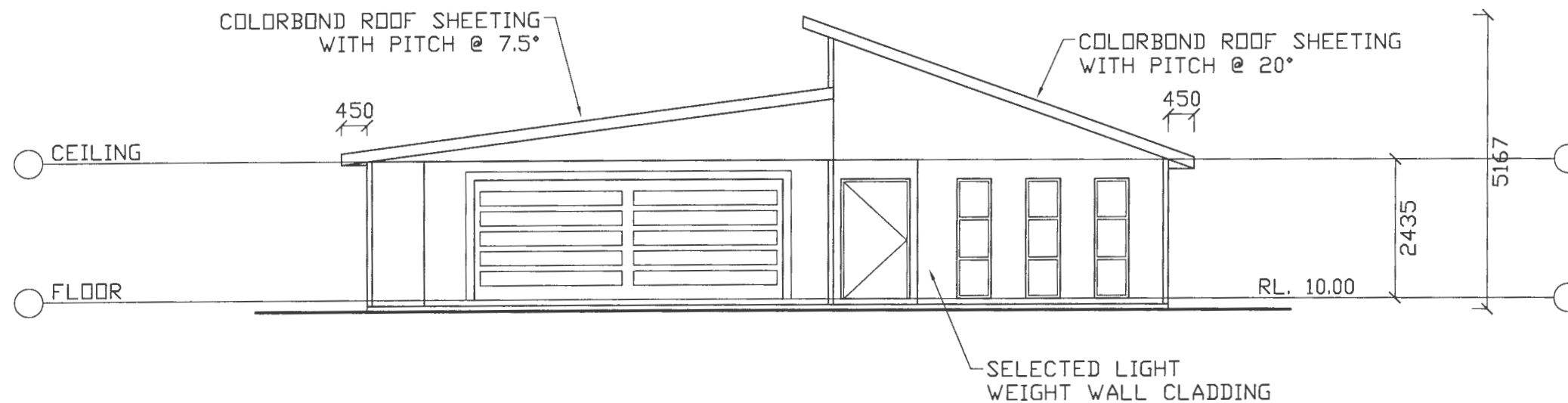
LOCATION: 310 PINE BRUSH RD, GLEN WILLIAM
PROPOSED: NEW RESIDENCE
FOR: D. & A. WOODLAND

SCALE:

1:100

DWG NO: 10621
DATE: APR. 2021
SHEET: 3 OF 9

These plans & designs remain the sole property of Charlestown Home Plan Service. Copying or reproduction by hand, electronic or any other means is strictly forbidden. Any person or company found Breaching this COPYRIGHT will be prosecuted to the fullest extent of the law.
Charlestown Home Plan Service.



WESTERN ELEVATION

SCALE 1:100



NORTHERN ELEVATION

SCALE 1:100

Henderson Civil Engineering Pty. Ltd
CONSULTING CIVIL & STRUCTURAL ENGINEERS
Approved: *Rose Henderson* MIEA

DO NOT SCALE, ONLY REFER TO DIMENSIONS | ALL MEASUREMENTS MUST BE CHECKED BEFORE ANY CONSTRUCTION TAKES PLACE "ON SITE"

CHARLESTOWN HOME PLAN SERVICE
42 JUSTINE AVE, WHITEBRIDGE 2290
PH 49 425 878 MOBILE. 0418 764 257

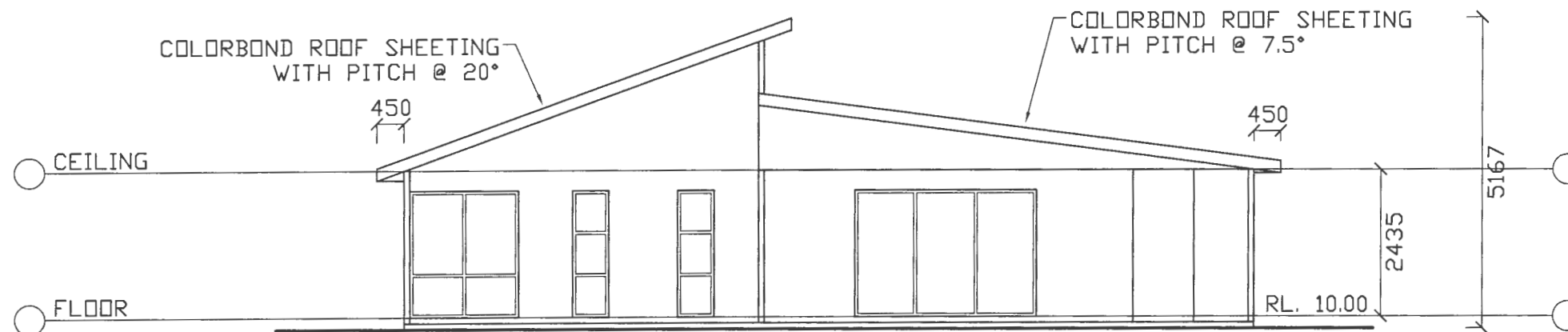
LOCATION: 310 PINE BRUSH RD, GLEN WILLIAM
PROPOSED: NEW RESIDENCE
FOR: D. & A. WOODLAND

SCALE:

1:100

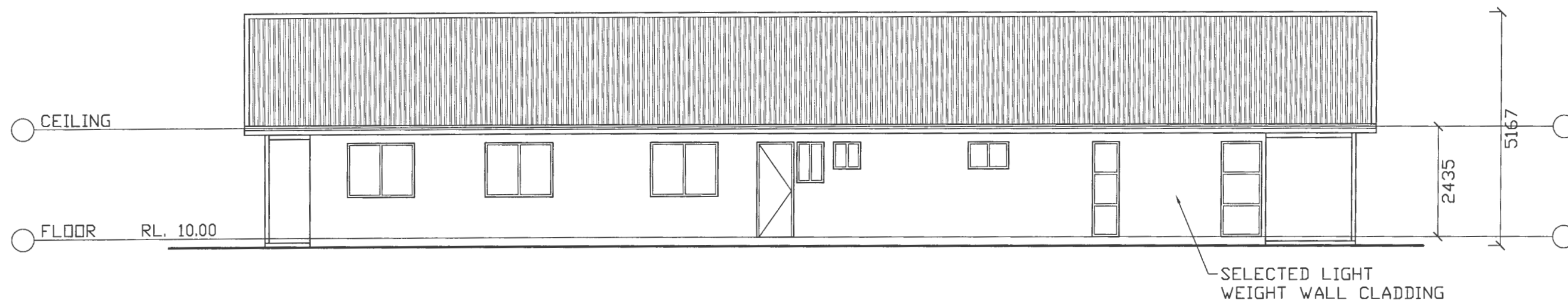
DWG NO: 10621
DATE: APR. 2021
SHEET: 3 OF 9

These plans & designs remain the sole property of Charlestown Home Plan Service. Copying or reproduction by hand, electronic or any other means is strictly forbidden. Any person or company found Breaching this COPYRIGHT will be prosecuted to the fullest extent of the law.
Charlestown Home Plan Service.



EASTERN ELEVATION

SCALE 1:100



SOUTHERN ELEVATION

SCALE 1:100

Henderson Civil Engineering Pty. Ltd
CONSULTING CIVIL & STRUCTURAL ENGINEERS
Approved: *Rose Henderson* MIEA

DO NOT SCALE, ONLY REFER TO DIMENSIONS | ALL MEASUREMENTS MUST BE CHECKED BEFORE ANY CONSTRUCTION TAKES PLACE "ON SITE"

CHARLESTOWN HOME PLAN SERVICE
42 JUSTINE AVE, WHITEBRIDGE 2290
PH 49 425 878 MOBILE. 0418 764 257

LOCATION: 310 PINE BRUSH RD, GLEN WILLIAM
PROPOSED: NEW RESIDENCE
FOR: D. & A. WOODLAND

SCALE:

1:100

DWG NO:

10621

DATE: APR. 2021

SHEET: 4 OF 9

These plans & designs remain the sole property of Charlestown Home Plan Service. Copying or reproduction by hand, electronic or any other means is strictly forbidden. Any person or company found Breaching this COPYRIGHT will be prosecuted to the fullest extent of the law. Charlestown Home Plan Service.

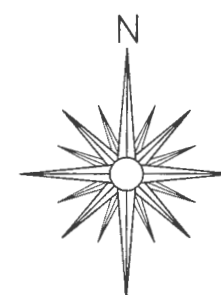
BDRY 616.160

BDRY 139.190

BDRY 220.105

BDRY 578.140

LOT 31
NO. 310
DP 733190



SITE PLAN

SCALE 1:3000

EXISTING RESIDENCE

146000

EXISTING ROAD

203000

BDRY 174.150

BDRY 289.080

BDRY 290.950

BDRY 77.150

PROPOSED
RESIDENCE

10000 LITRE
FIREFIGHTING
TANK

MIN 10000LITRE
RAINWATER TANK

50000

156204

BDRY 200.745

BDRY 212.960

ALL MEASUREMENTS MUST BE
CHECKED BEFORE ANY CONSTRUCTION
TAKES PLACE "ON SITE"

DO NOT SCALE,
ONLY REFER TO DIMENSIONS

LOCATION: 310 PINE BRUSH RD, GLEN WILLIAM

PROPOSED: NEW RESIDENCE

FOR: D. & A. WOODLAND

SCALE: 1:3000

DATE: APR. 2021

DWG NO: 10621

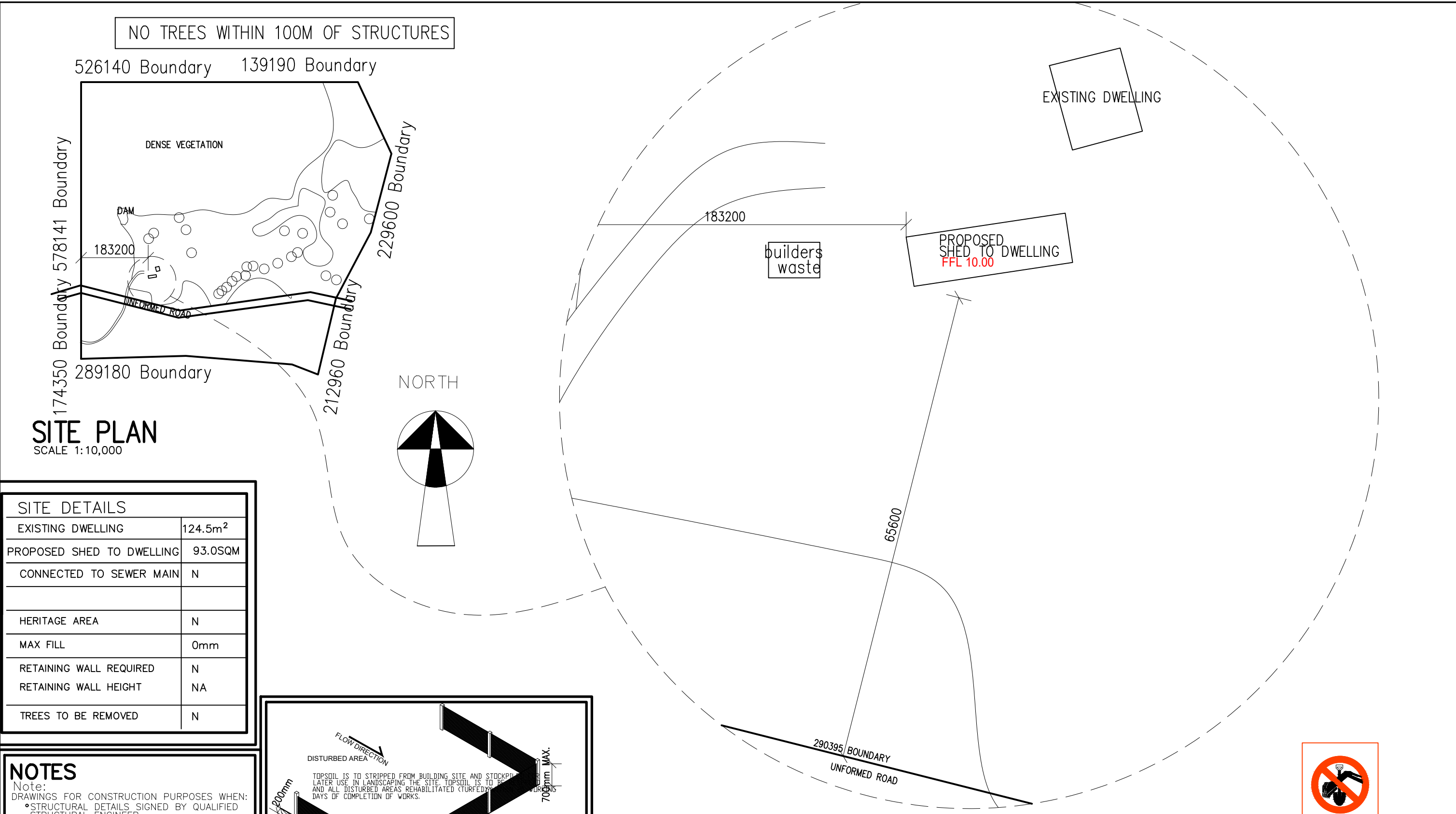
SHEET: 5 OF 9

CHARLESTOWN HOME PLAN SERVICE

42 JUSTINE AVE, WHITEBRIDGE 2290

PH 49 425 878 MOBILE. 0418 764 257

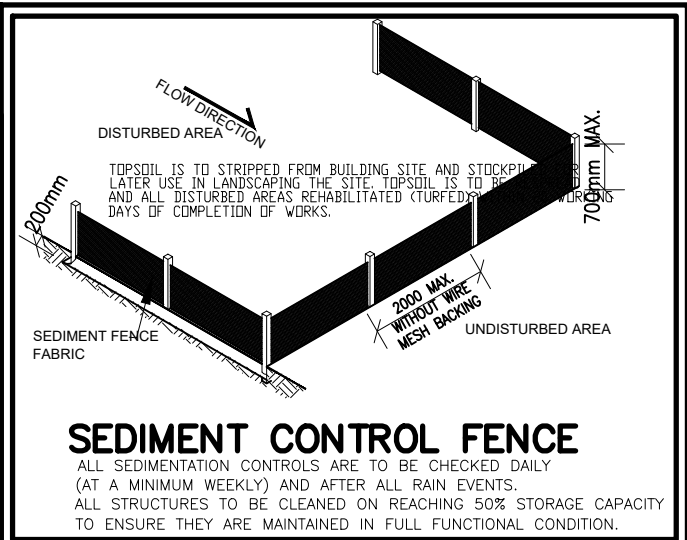
These plans & designs remain the sole property of
Charlestown Home Plan Service. Copying or reproduction by
hand, electronic or any other means is strictly forbidden.
Any person or company found Breaching this COPYRIGHT will be
prosecuted to the fullest extent of the law.
Charlestown Home Plan Service.



SITE PLAN
SCALE 1:10,000

SITE DETAILS	
EXISTING DWELLING	124.5m ²
PROPOSED SHED TO DWELLING	93.0SQM
CONNECTED TO SEWER MAIN	N
HERITAGE AREA	N
MAX FILL	0mm
RETAINING WALL REQUIRED	N
RETAINING WALL HEIGHT	NA
TREES TO BE REMOVED	N

- NOTES**
- Note:
DRAWINGS FOR CONSTRUCTION PURPOSES WHEN:
- STRUCTURAL DETAILS SIGNED BY QUALIFIED STRUCTURAL ENGINEER
 - AND ALL ELEMENTS CHECKED TO COMPLY WITH THE BCA AND RELEVANT AS BY BUILDER OR ACCREDITED CERTIFIER
 - ALL NEW WORKS TO ADHERE TO THE BCA AND CURRENT AUSTRALIAN STANDARDS
 - NOTE- DIMENSIONS ARE TAKEN FROM EXISTING DWELLING, VERIFY DIMENSIONS ON SITE BEFORE COMMENCEMENT OF CONSTRUCTION
 - ENSURE STAIR DETAILS CONFIRMED PRIOR TO MANUFACTURE
 - DO NOT SCALE DRAWINGS

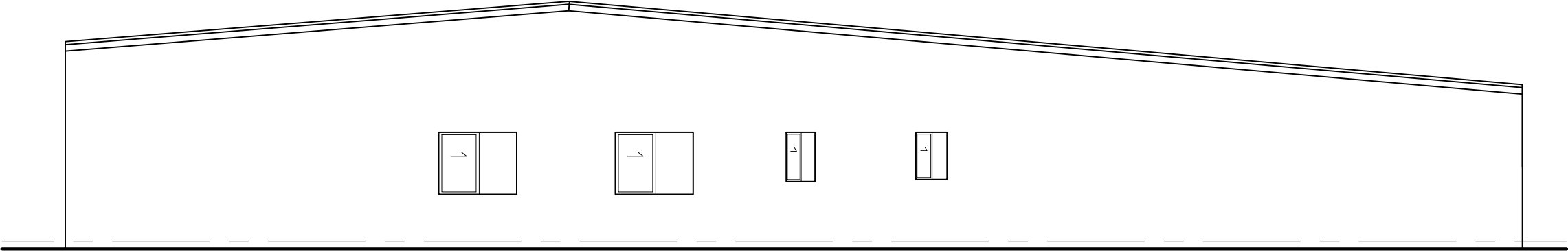


PARTIAL SITE PLAN
SCALE 1:500

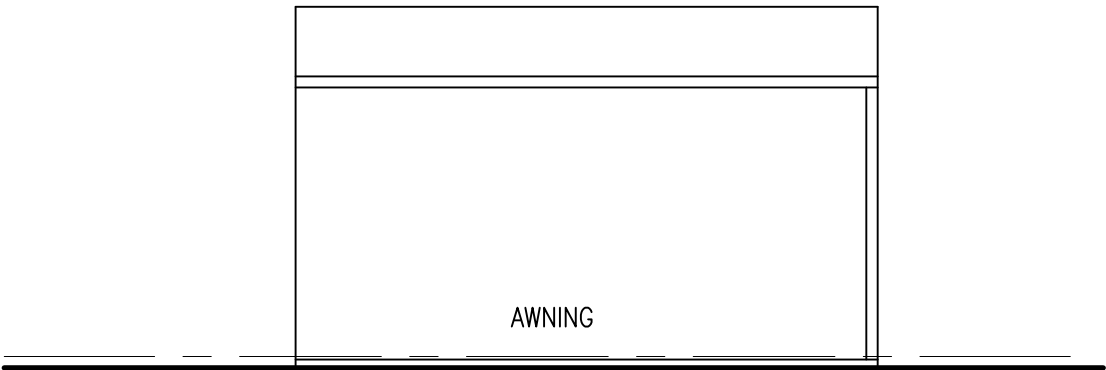


NO STORMWATER RUNOFF WILL
AFFECT PROPOSED DEVELOPMENT

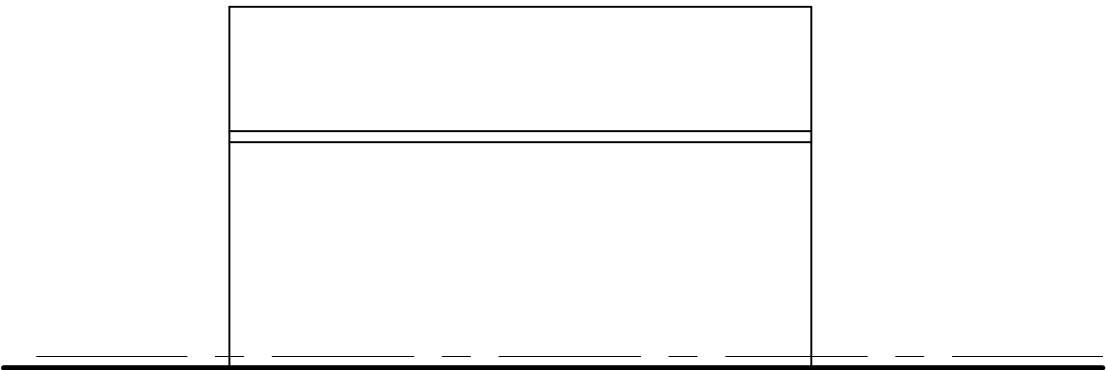
ADDRESS LOT 31, DP733190 310 PINEBRUSH ROAD GLEN MARTIN	project proposed BUILDING CERTIFICATE	drawing SITE PLAN	NOTE- DIMENSIONS ARE TAKEN FROM EXISTING DWELLING, VERIFY DIMENSIONS ON SITE BEFORE COMMENCEMENT OF CONSTRUCTION ALL NEW WORKS TO ADHERE TO THE BCA AND CURRENT AUSTRALIAN STANDARDS	ECODIMENSIONS JUSTIN CROFT 0417436249 © copyright all dimensions to be clarified on site	AMENDMENT DATEADJUSTMENT		scale RTP	date SEPT'21	drawn by jdc
								drawing no. 1OF6	project no. 2122121



NORTHERN ELEVATION
SHED TO DWELLING



EASTERN ELEVATION
SHED TO DWELLING



WESTERN ELEVATION
SHED TO DWELLING

ADDRESS LOT 31, DP733190 310 PINE BRUSH ROAD GLEN MARTIN	project	drawing	NOTE- DIMENSIONS ARE TAKEN FROM EXISTING DWELLING, VERIFY DIMENSIONS ON SITE BEFORE COMMENCEMENT OF CONSTRUCTION ALL NEW WORKS TO ADHERE TO THE BCA AND CURRENT AUSTRALIAN STANDARDS	<div>ECODIMENSIONS</div> <div>JUSTIN CROFT 0417436249 © copyright all dimensions to be clarified on site</div>	AMENDMENT		scale	date	drawn by
	proposed BUILDING CERTIFICATE	ELEVATIONS			DATE	ADJUSTMENT	1:100	SEPT'21	jdc
								drawing no.	project no.
								3OF6	2122121

GENERAL SPECIFICATION ONLY. PLEASE REFER TO CLIENT / CONSULTANT OR AUSTRALIAN STANDARD TO ENSURE ACCURACY	
<u>DRAINAGE / PLUMBING</u>	LOCATE ALL EXISTING SERVICES PRIOR TO COMMENCEMENT OF CONSTRUCTION.ALL PLUMBING WORK SHALL COMPLY WITH HUNTER WATER CORPORATION REQUIREMENTS CONNECT ALL SUBSURFACE DRAINS TO EXISTING SYSTEM DOWNPIPES & GUTTERS TO CONNECT TO UPVC PIPE AND DISPENSED TO STORMWATER IN ACCORDANCE WITH COUNCIL'S REQUIREMENTS.INSTALL HOT WATER SERVICE AT AS3500-2013.ALL DRAINAGE WORK TO BE CARRIED OUT BY BY A LICENCED DRAINER.
<u>ELECTRICIAN</u>	ALL WORK TO BE CARRIED OUT TO AS3000-2018.ELECTRICAL INSTALLATION TO HOUSE IS TO BE CARRIED OUT IN ACCORDANCE WITH SAA WIRING RULES. LIGHT FITTINGS, SWITCHES AND OUTLETS TO OWNERS SELECTION AND LOCATION U.N.O
<u>GLAZIER</u>	ALL GLASS THROUGHOUT IS TO BE OF APPROVED MANUFACTURE. GLASS TO BE BACK PUTTIED, SPRIGGED INTO PRIMED OR OIL REBATES AND WEATHER PUTTIED. NEW WINDOWS & DOORS SHALL BE SLIDING ALUMINIUM TO OWNER'S SELECTION TO MATCH STYLE OF EXISTING HOUSE U.N.O PROVIDE APPROVED FLASHING UNDER UNDER EACH WINDOW FRAME.
<u>PAINTER</u> WHERE REQUIRED	ALL PAINT COLOURS & FINISHES TO OWNER'S SELECTION ALL PAINT TO BE SUPPLIED BY A REPUTABLE MANUFACTURER. ALL PAINT TO BE APPLIED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATION.ALL SURFACES SHALL BE PREPARED PROPERLY.
<u>GENERAL</u> WHERE REQUIRED	<u>DAMPCOURSE</u> ON ALL BRICKWORK AT A LEVEL NOT HIGHER THAN THE BOTTOM OF FLOOR BEARERS, PROVIDE A CONTINUOUS RUN OF APPROVED DAMPCOURSE MATERIAL TO FULL WIDTH OF WALL THICKNESS AND TO ENGAGED PIERS AND PLACE UNDER ALL ANT CAPPING. <u>ANTCAPS</u> CONTINUOUS ANT CAPPING SHALL BE PROVIDED AT LEVEL OF UNDERSIDE OF BEARERS, OVER ALL FOUNDATION WALLS AND PIERS, FENDER WALLS ETC. ANT CAPPING TO BE OF AN APPROVED MATERIAL. <u>SEDIMENT & EROSION CONTROL</u> PROVIDE SILT FENCE AROUND COMPLETE SITE.PROVIDE 1000 WIDE CONSTRUCTION EXIT TO CONTAIN POLLUTED WATER. <u>RUBBISH CONTROL</u> 1800 SQUARE x 1200 HIGH RUBBISH ENCLOSURE CONSTRUCTED OF 1800 HIGH STAR PICKETS, 1200
<u>TILELAYER</u> WHERE REQUIRED	COVER FLOOR OF BATHROOM, TOILETS AND LAUNDRY AND OTHERS AREAS INDICATED ON FIX TILES TO SURFACES OVER SUITABLE WATERPROOFED SHEET MATERIAL WITH APPROVED ADHESIVE PLAN WITH SELECTED TILES SET TO AN APPROVED PLAN. WHEN FIXING TO BRICKWORK USE 3:1 SAND/CEMENT
<u>TIMBER</u>	ALL TIMBER CONSTRUCTION TO BE IN ACCORDANCE WITH AS 1684.2-2010 'NATIONAL TIMBER FRAMING CODE' ALL WORKMANSHIP & MATERIALS SHALL COMPLY WITH SAA TIMBER STRUCTURES CODE AS1720 AND SAA TIMBER FRAMING CODE AS1684 AS APPLICABLE TIMBER SHALL BE FREE OF DEFECTS AT JOINTS
<u>DESIGN WINDSPEED</u>	(IN ACCORDANCE WITH AS1170 PART-WIND LOAD FOR HOUSING) <u>WIND CLASSIFICATION</u> (FROM TABLE 1.1, NSW TIMBER FRAMING CODE) <u>NOTE:</u> MINIMUM 2 BRACING UNITS EACH EXTERNAL WALL BRACING LOCATIONS MAY BE VARIED PROVIDING MINIMUM NUMBERS ARE MAINTAINED. TYPE A OR TYPE B IN ACCORDANCE WITH AS1684 OR NSW TIMBER FRAMING MANUAL.
<u>CONCRETE</u>	ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH AS 3600.CONCRETE QUALITY SHALL BE AS FOLLOWS:- TWO (2) TRANSVERSE WIRES PLUS 30mm.TRENCH MESH BAR SPLICE MIN 500mm. AT 'T' INTERSECTIONS BARS ARE TO CONTINUE ACROSS INTERSECTION. AT 'L' BARS ARE TO BE BENT AND LAPPED 500mm. INTERSECTIONS OUTER.CURING COMPOUND IS TO BE APPLIED TO SLABS WITHIN 2 HOURS OF FINISHING. ALL CONCRETE IS TO BE MECHANICALLY VIBRATED.CONCRETE SIZES SHOWN DO NOT INCLUDE THICKNESS OF APPLIED FINISHES. ALL CONCRETE TO BE PLACED IN ACCORDANCE WITH SECTION 19 OF AS 3600.REINFORCEMENT SHALL COMPLY WITH:- AS 1304 - TRENCH MESH AND FABRIC AS 1302 - REINFORCING BARS.EXPOSURE CLASSIFICATION TO AS 3600 CONCRETE SURFACES IS:-
<u>FOUNDATIONS</u>	FOOTINGS HAVE BEEN DESIGNED TO ENGINEERS REQUIREMENTS.TO AS 2870 2011. FURTHER GEOTECHNICAL EVIDENCE MAY LEAD TO AMENDMENTS TO FOOTING REQUIREMENTS.FOOTINGS HAVE BEEN DESIGNED FOR THE FOLLOWING ALLOWABLE BEARING PRESSURES:- FOUNDATION MATERIAL SHALL BE APPROVED FOR THIS PRESSURE BEFORE PLACING CONCRETE IN FOOTINGS. ALL FOOTINGS TO BE FOUNDED INTO NATURAL GROUND TO THE SATISFACTION OF THE SUPERVISING ENGINEER. AREA BENEATH FOUNDATIONS TO BE CLEAR OF ALL ORGANIC MATERIAL.ENGINEER MAY REQUIRE EDGE BEAMS TO BE DEEPEMED AND/OR PIERING AFTER INSPECTION OF EXCAVATION. FOR NORMAL GARDEN AND SITE CONDITIONS. OWNERS RESPONSIBILITIES
<u>BRICKWORK</u> WHERE REQUIRED	ALL MASONRY CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH AS 3700.BRICKS USED IN LOAD BEARING WALLS SHALL HAVE A MINIMUM COMPRESSION STRENGTH OF 12 MPa.MORTAR SHALL BE CLASSIFICATION M3 AND SHALL BE FRESHLY PREPARED AND COMPOSED OF CEMENT : LIME : SAND IN THE RATIO OF 1 : 1 : 6 AND HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2.8 MPa AT 28 DAYS.MORTAR BED THICKNESS SHALL NOT EXCEED 10mm.WALL TIES SHALL BE MANUFACTURED OF STAINLESS STEEL AND BE PLACED AS FOLLOWS: (A) IN GENERAL WORK @ 600 cts IN EACH DIRECTION. (B) ADJACENT TO LATERAL SUPPORTS, CONTROL JOINTS AND OPENINGS @ 300 cts.WHERE SLABS OR BEAMS PROVIDE 15mm WIDE CONTROL JOINTS IN BRICKWORK AT 7000mm MAXIMUM CENTRES. BEAR INTO MASONRY THE TOP COURSE SHALL BE LEVEL, SMOOTH AND COVERED WITH TWO(2) LAYERS OF PRE- CREASED IRON SLIP JOINT OR OTHER APPROVED MATERIAL MASONRY WALLS SHALL BE FIXED TO ADJACENT ELEMENT WITH STAINLESS STEEL TIES TO THE APPROVAL OF THE ENGINEER.

ADDRESS LOT 31, DP733190 310 PINEBRUSH ROAD GLEN MARTIN	project proposed BUILDING CERTIFICATE	drawing SPECIFICATIONS	NOTE- DIMENSIONS ARE TAKEN FROM EXISTING DWELLING, VERIFY DIMENSIONS ON SITE BEFORE COMMENCEMENT OF CONSTRUCTION ALL NEW WORKS TO ADHERE TO THE BCA AND CURRENT AUSTRALIAN STANDARDS	<div>ECODIMENSIONS</div> <div>JUSTIN CROFT 0417436249 © copyright all dimensions to be clarified on site</div>	AMENDMENT		scale NA	date SEPT'21	drawn by jdc
					DATE	ADJUSTMENT		drawing no. 6OF6	project no. 2122121