



PROJECT TITLE: PROPOSED 2 STOREY DETACHED DUAL OCCUPANCY

PROJECT ADDRESS: 17 CALDWELL PARADE, YAGOONA

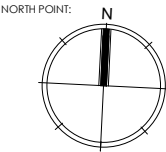
LOT NUMBER: 289 DP NUMBER: DP12704

DRAWING LIST

| DRAWING # | DRAWING NAME | ISSUE DATE | Designed By |
|-----------|------------------------------------|------------|-------------|
| A00 | COVER SHEET | JULY 2024 | M.DANDACHLI |
| A01.01 | DEMOLITION PLAN | JULY 2024 | M.DANDACHLI |
| A01.02 | SUBDIVISION PLAN | JULY 2024 | M.DANDACHLI |
| A01.03 | SITE PLAN & SITE ANALYSIS PLAN | JULY 2024 | M.DANDACHLI |
| A01.04 | WASTE MANAGEMENT PLAN | JULY 2024 | M.DANDACHLI |
| A01.05 | SITE CALCULATIONS | JULY 2024 | M.DANDACHLI |
| A02.01 | GROUND FLOOR PLAN | JULY 2024 | M.DANDACHLI |
| A02.02 | FIRST FLOOR PLAN | JULY 2024 | M.DANDACHLI |
| A03.01 | ELEVATIONS 1 | JULY 2024 | M.DANDACHLI |
| A03.02 | ELEVATIONS 2 | JULY 2024 | M.DANDACHLI |
| A03.03 | ELEVATIONS 3 | JULY 2024 | M.DANDACHLI |
| A03.04 | FENCE ELEVATIONS | JULY 2024 | M.DANDACHLI |
| A03.05 | STREETSCAPE | JULY 2024 | M.DANDACHLI |
| A04.01 | SECTIONS | JULY 2024 | M.DANDACHLI |
| A04.02 | DRIVEWAY SECTIONS | JULY 2024 | M.DANDACHLI |
| A05.01 | PHOTOMONTAGE | JULY 2024 | M.DANDACHLI |
| A07.01 | MARCH 21ST 9AM SHADOW DIAGRAM | JULY 2024 | M.DANDACHLI |
| A07.02 | MARCH 21ST 12PM SHADOW DIAGRAM | JULY 2024 | M.DANDACHLI |
| A07.03 | MARCH 21ST 3PM SHADOW DIAGRAM | JULY 2024 | M.DANDACHLI |
| A07.04 | JUNE 21ST 9AM SHADOW DIAGRAM | JULY 2024 | M.DANDACHLI |
| A07.05 | JUNE 21ST 12PM SHADOW DIAGRAM | JULY 2024 | M.DANDACHLI |
| A07.06 | JUNE 21ST 3PM SHADOW DIAGRAM | JULY 2024 | M.DANDACHLI |
| A07.07 | SEPTEMBER 21ST 9AM SHADOW DIAGRAM | JULY 2024 | M.DANDACHLI |
| A07.08 | SEPTEMBER 21ST 12PM SHADOW DIAGRAM | JULY 2024 | M.DANDACHLI |
| A07.09 | SEPTEMBER 21ST 3PM SHADOW DIAGRAM | JULY 2024 | M.DANDACHLI |

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| REV | DATE | DESCRIPTION | BY |
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| A | JUL 24 | DA SUBMISSION | MD |
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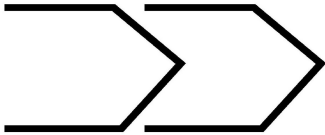
CLIENT:
ICONIC BUILDING CO

DRAWING TITLE:
COVER SHEET

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| 24009 | A00 | A3 |
| DRAWN BY: | REV DATE: | REV: |
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| CHECKED BY: | SCALE: | |
| MD | AS SHOWN | |

JOB DISCRPTION:
DETACHED DUAL OCCUPANCY

ADDRESS:
**17 CALDWELL PARADE, YAGOONA
LOT 289 DP 12704**



STUDIO

BENCHMARK
NAIL IN TOP OF KERB
RL 41.20 AHD

CALDWELL PARADE

BENCHMARK
NAIL IN TOP OF KERB
RL 42.76 AHD

LOT 289
DP12704
747.9m²

ARNOLD AVENUE

M.M

DP 12704

EXISTING CONCRETE
DRIVEWAY TO BE REMOVED
DP12704
EXISTING RETAINING WALL TO
BE REMOVED

EXISTING SHED TO BE REMOVED

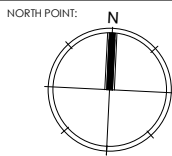
EXISTING DWELLING TO BE DEMOLISHED

ALL INSIGNIFICANT TREES ON SITE
TO BE REMOVED

1 DEMOLITION PLAN
1 : 200

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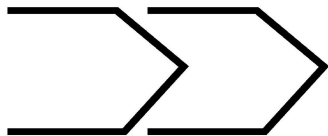
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DRAWING TITLE:
DEMOLITION PLAN

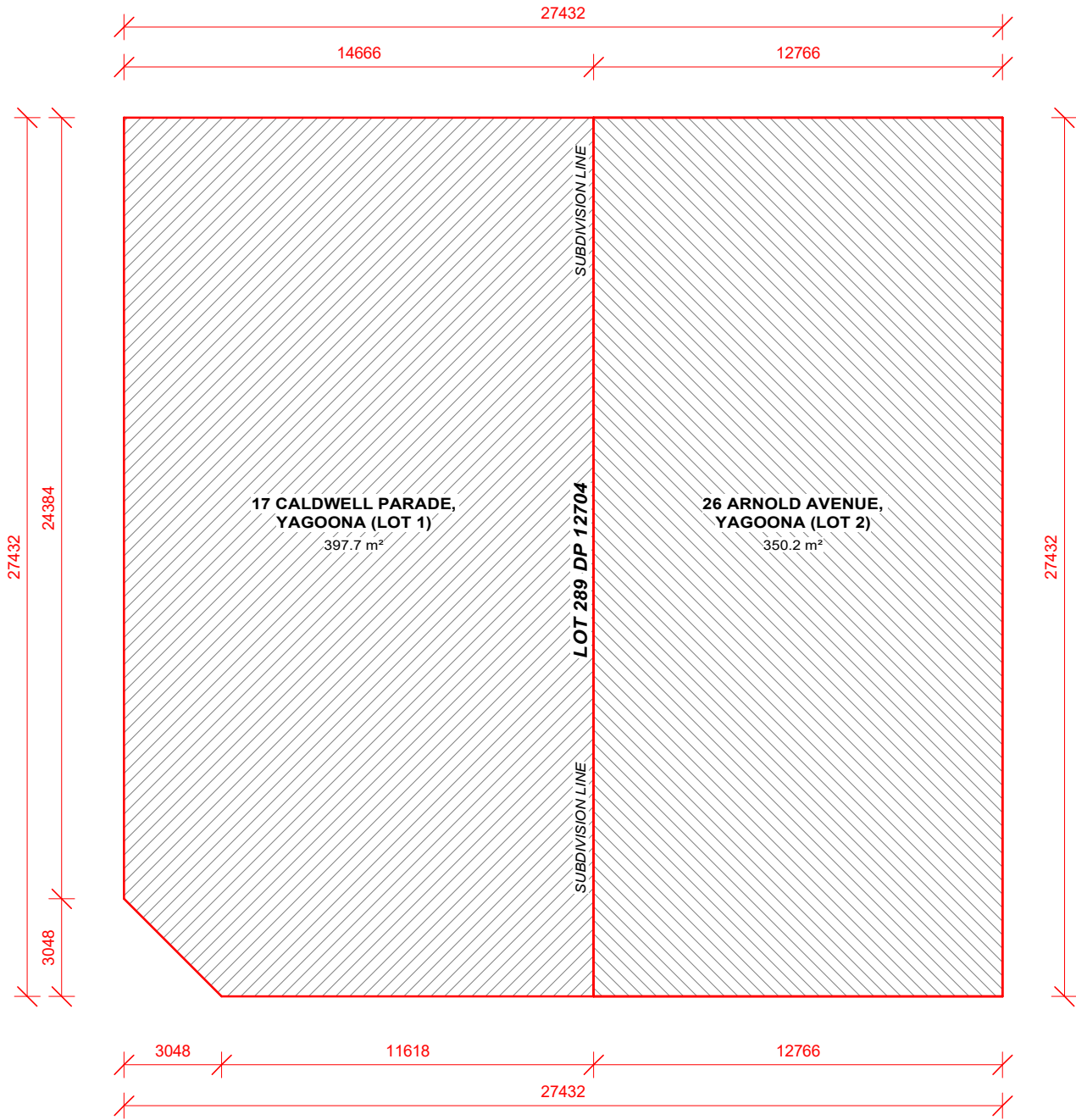
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LOT 289 DP 12704**



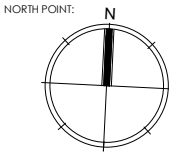
STUDIO



1 SUBDIVISION PLAN
1 : 200

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CLIENT:
ICONIC BUILDING CO

DRAWING TITLE:
SUBDIVISION PLAN

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| JOB NUMBER: | DWG NUMBER: | ORIGINAL SIZE: |
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| DRAWN BY: | REV DATE: | REV: |
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LOT 289 DP 12704**



CALDWELL PARADE

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NAIL IN TOP OF KERB
RL 41.20 AHD

BENCHMARK
NAIL IN TOP OF KERB
RL 42.76 AHD

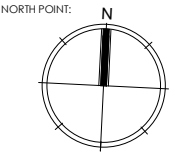
ARNOLD AVENUE

WASTE MANAGEMENT PLAN

1
1 : 200

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CLIENT:
ICONIC BUILDING CO

DRAWING TITLE:
WASTE MANAGEMENT PLAN

JOB NUMBER:
24009

DWG NUMBER:
A01.04

ORIGINAL SIZE:
A3

DRAWN BY:
MD

REV DATE:
JUL 24

CHECKED BY:
MD

SCALE:
AS SHOWN

REV:
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JOB DESCRIPTION:
DETACHED DUAL OCCUPANCY

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**17 CALDWELL PARADE, YAGOONA
LOT 289 DP 12704**



NOTES

- ALL RUN OFF AND SEDIMENT CONTROL STRUCTURES WILL BE MAINTAINED IN A FUNCTIONAL CONDITION
- REVEGETATION WORKS - HAY MULCHING MUST USE STRAW THAT IS GUARANTEED WEED FREE AND A 'DRYLAND' SEED MIXTURE IN ALL APPLICATIONS
- AREAS NOT USED FOR BUILDING SHOULD BE RETAINED WITH VEGETATION
- REVEGETATION ON RETAIN CUT AND FILLS AS SOON AS POSSIBLE DURING CONSTRUCTION

TOPSOIL STOCKPILE
Covered with Polythene Membrane.

MATERIAL STORAGE AREA

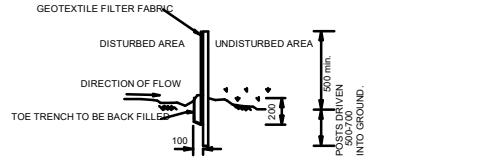
DELIVERY TRUCK PARKING

WASTE BINS
12 cubic bin

KERB TURF FILTER

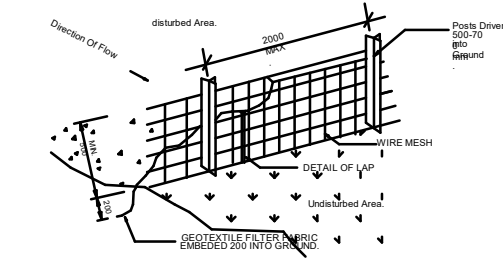
SEDIMENT FENCE

SEDIMENT FENCE

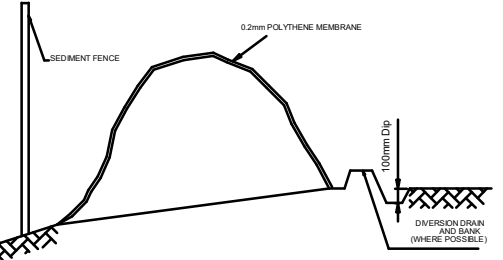


SEDIMENT CONTROL NOTES:

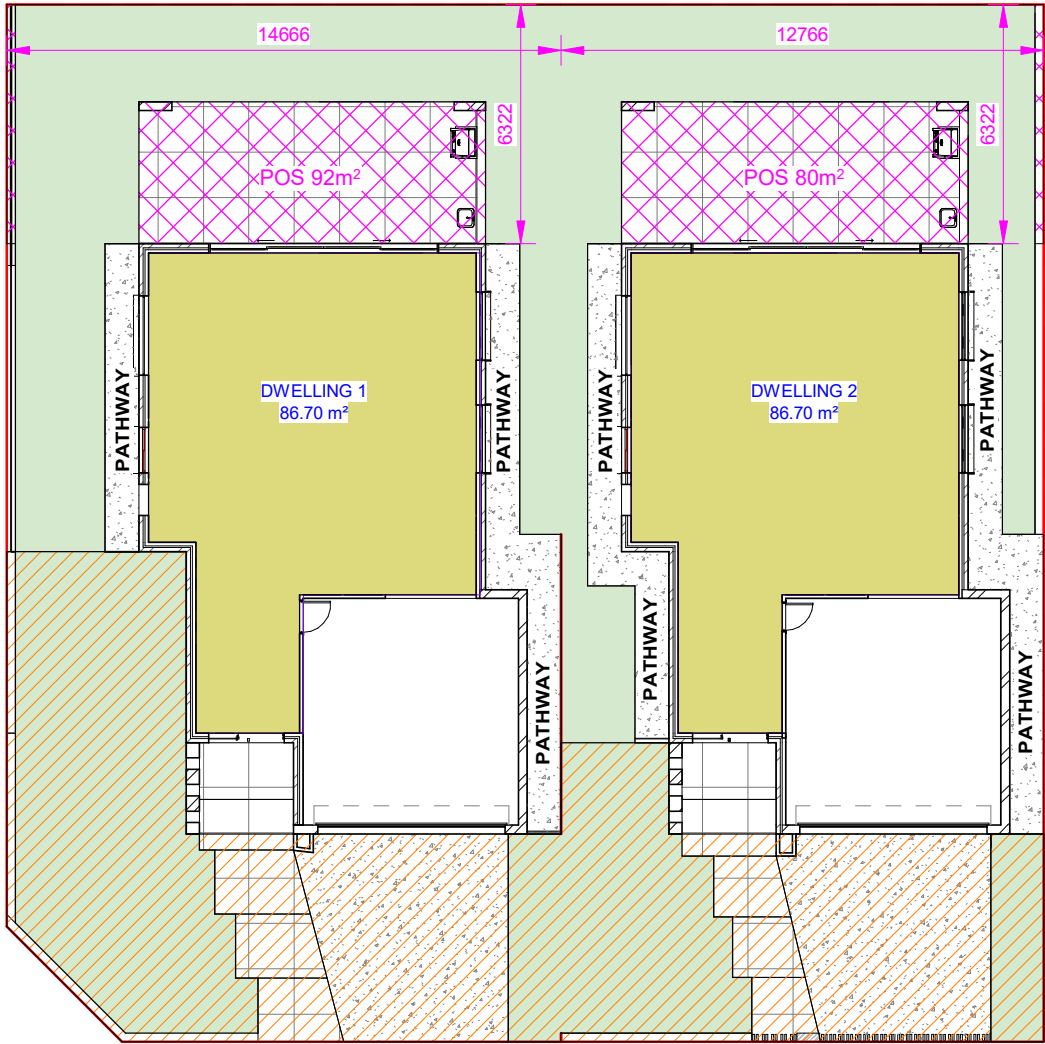
- ALL EROSION AND SEDIMENT CONTROL MEASURES TO BE INSTALLED PRIOR TO SITE DISTURBANCE.
- STRIPPING OF GRASS AND VEGETATION ETC. FROM SITE SHALL BE KEPT TO A MINIMUM.
- ALL SEDIMENT CONTROL STRUCTURES TO BE INSPECTED AFTER EACH RAINFALL EVENT FOR AND ALL TRAPPED SEDIMENT TO STRUCTURAL DAMAGE BE REMOVED TO A NOMINATED STOCKPILE SITE.



SEDIMENT CONTROL DETAILS
DETAIL B



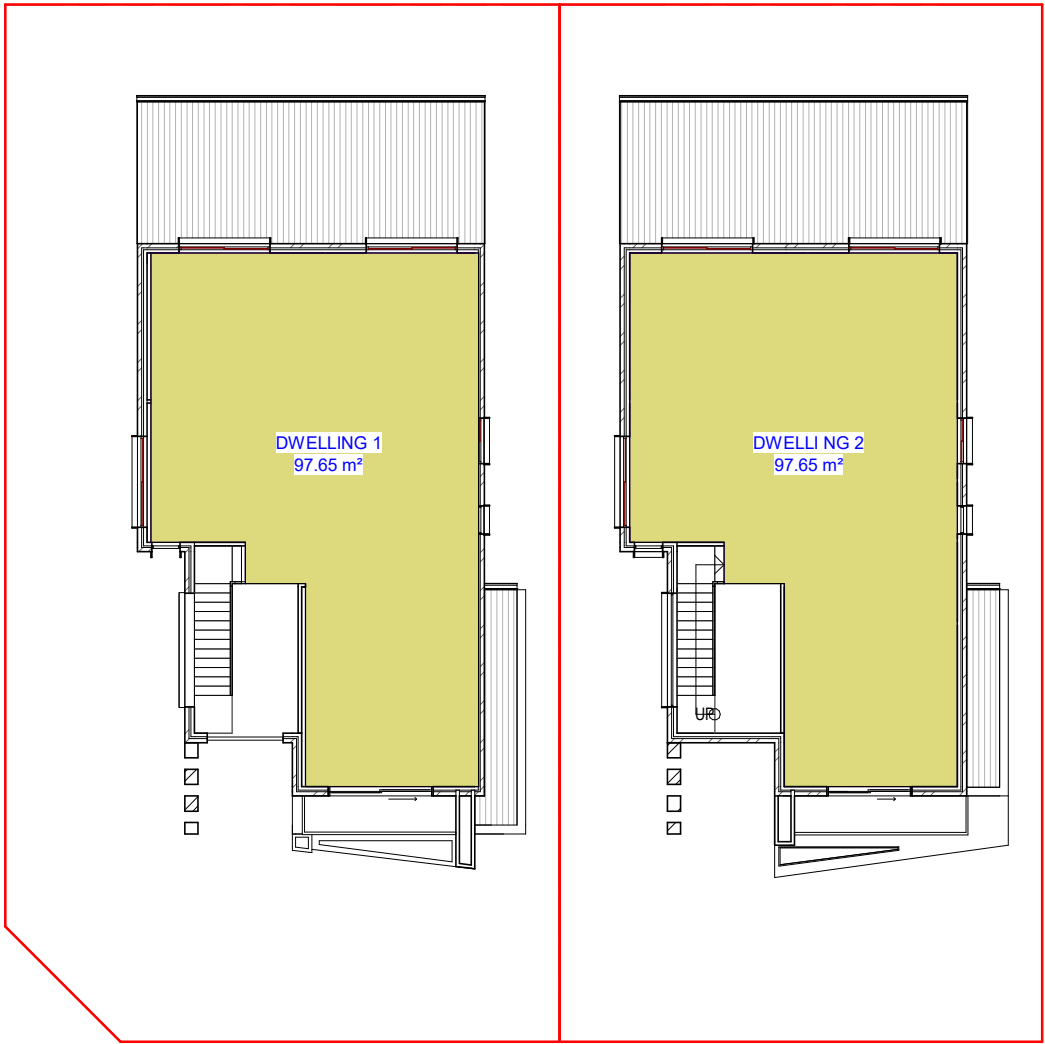
SOIL STOCK PILE
DETAIL A



1

GROUND FLOOR AREA CALCULATIONS

1 : 200



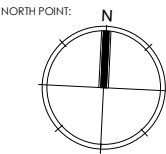
2

FIRST FLOOR AREA CALCULATIONS

1 : 200

| SITE CALCULATIONS | | |
|----------------------------------|-------------|----------------|
| FLOOR AREA CALCULATIONS | | |
| | CONTROL | PROPOSED |
| PARENT LOT AREA: | 700 | 747.9m² |
| LOT SIZE: | - | 397.7/ 350.2m² |
| D1 GROUND FLOOR AREA: | - | 68.70m² |
| D2 GROUND FLOOR AREA: | - | 86.70m² |
| D1 FIRST FLOOR AREA: | - | 97.65m² |
| D2 FIRST FLOOR AREA: | - | 97.65m² |
| TOTAL FLOOR AREA: | - | 184.35m² |
| TOTAL OVERALL AREA: | 373.95m² | 368.7m² |
| ARTICULATION ZONE: | - | 5.7m² |
| LANDSCAPE CALCULATIONS | | |
| | CONTROL | PROPOSED |
| TOTAL LANDSCAPE AREA: | - | 228m² |
| LANDSCAPE FRONT OF BUILDING LINE | 45% or 85m² | 109.2m² |
| PRIVATE OPEN SPACE AREA: | 80m² | 80m² / EACH |

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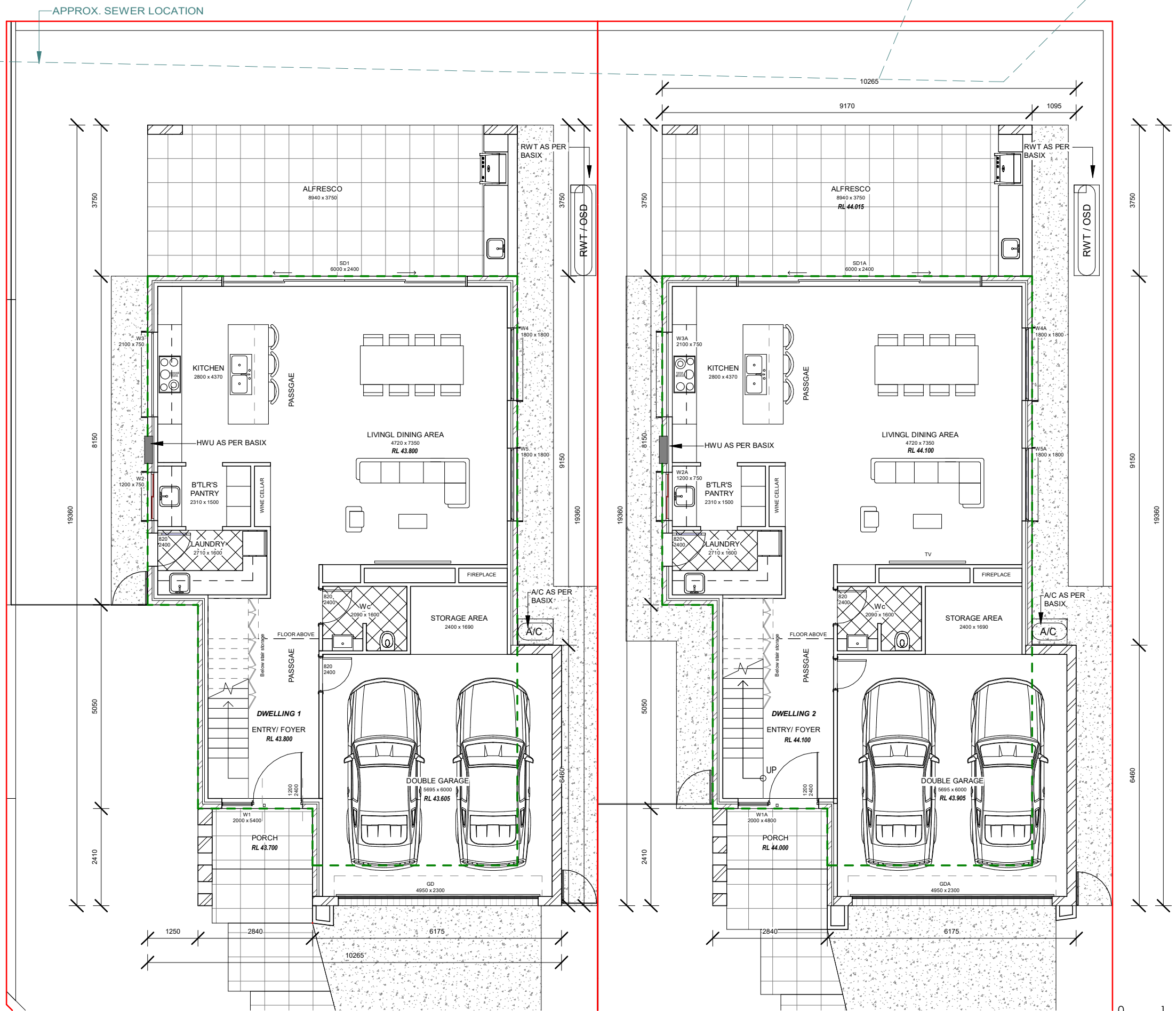
CLIENT:
ICONIC BUILDING CO
DRAWING TITLE:
SITE CALCULATIONS

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LOT 289 DP 12704**

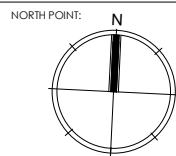


1 : 100



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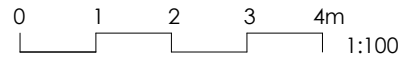
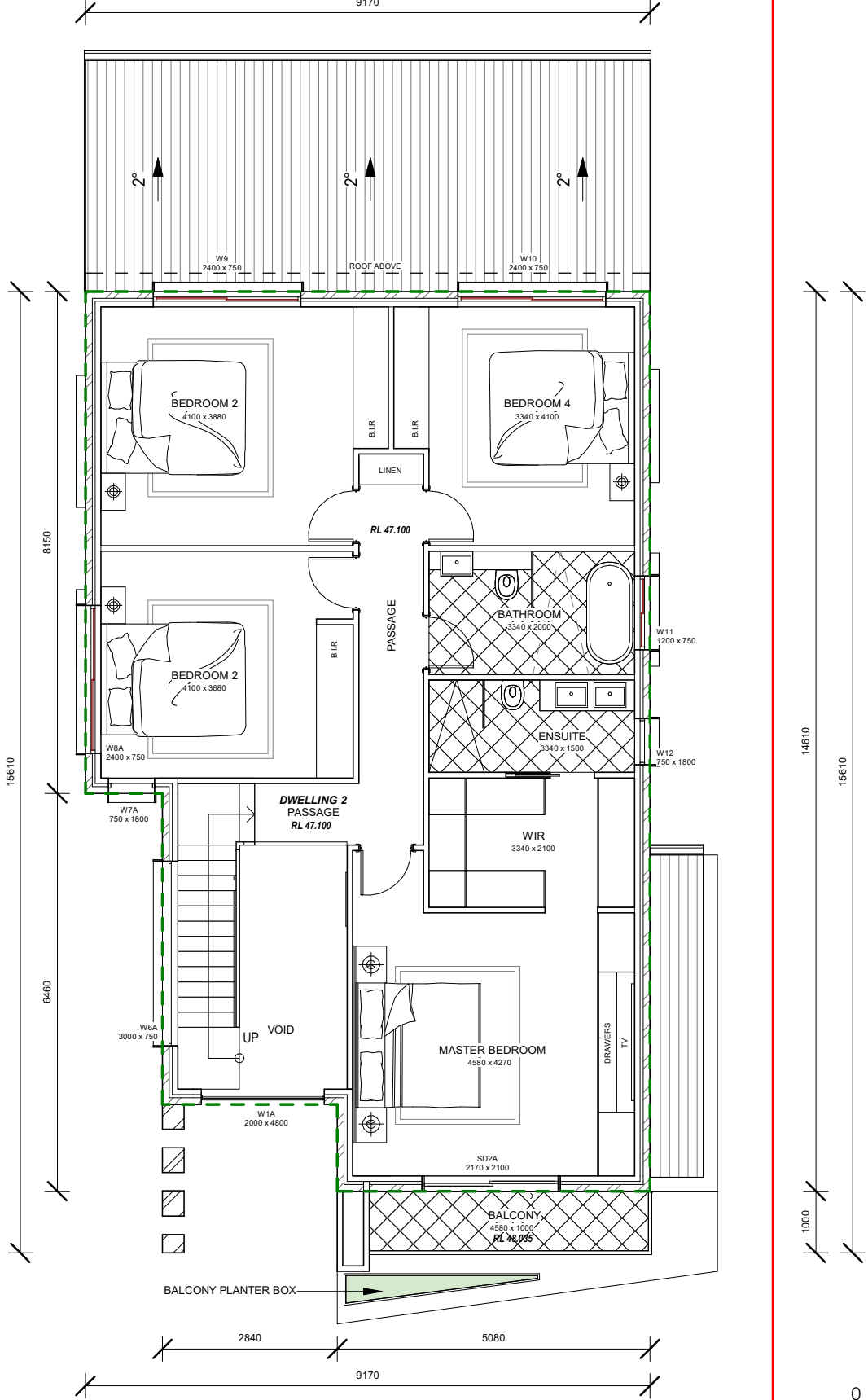
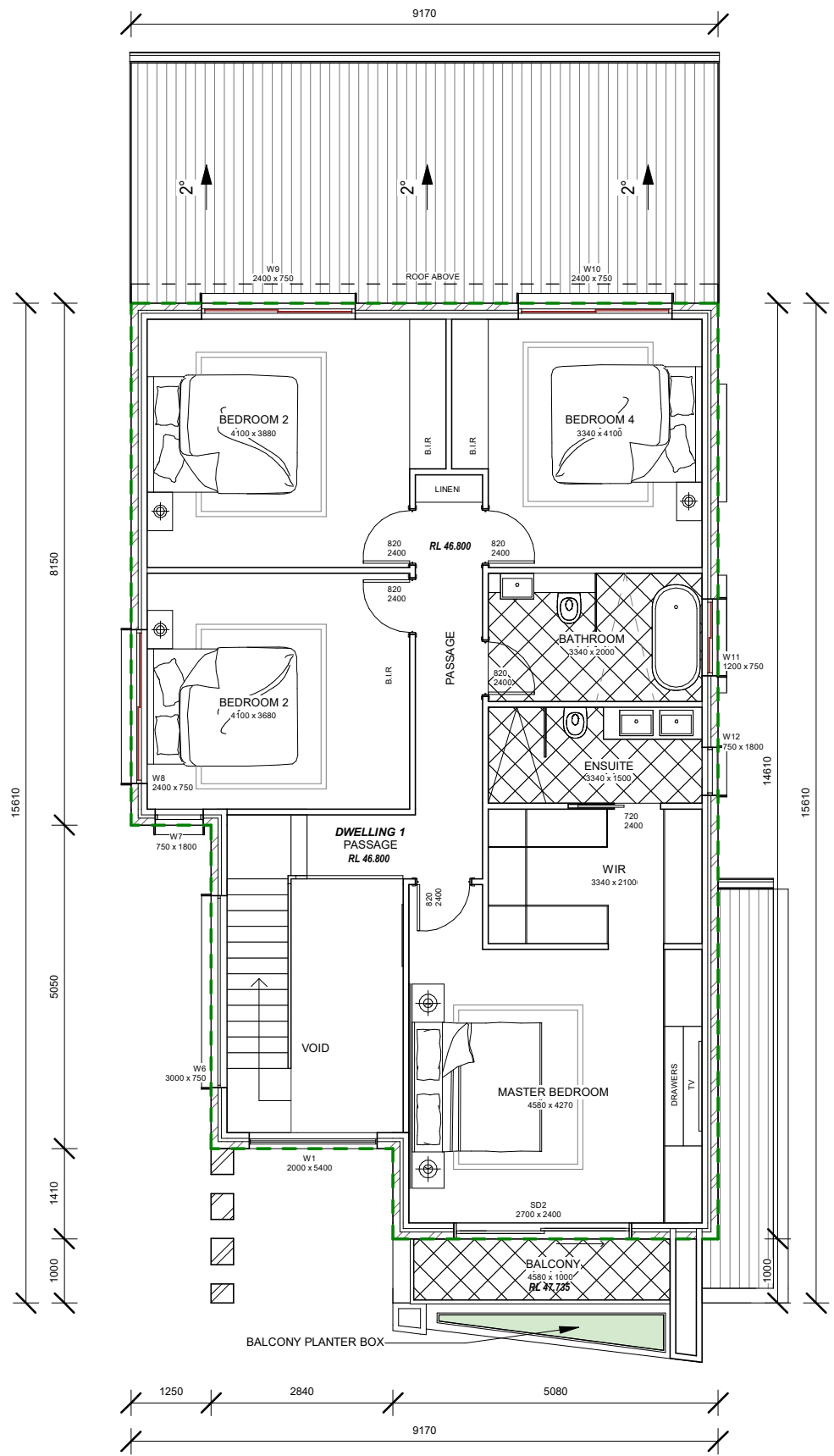
DRAWING TITLE:

GROUND FLOOR PLAN

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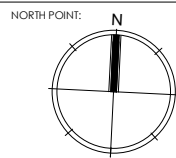
STUDIO



1 FIRST FLOOR FFL
1 : 100

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CLIENT:
ICONIC BUILDING CO

DRAWING TITLE:
FIRST FLOOR PLAN

JOB NUMBER:
24009

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A02.02

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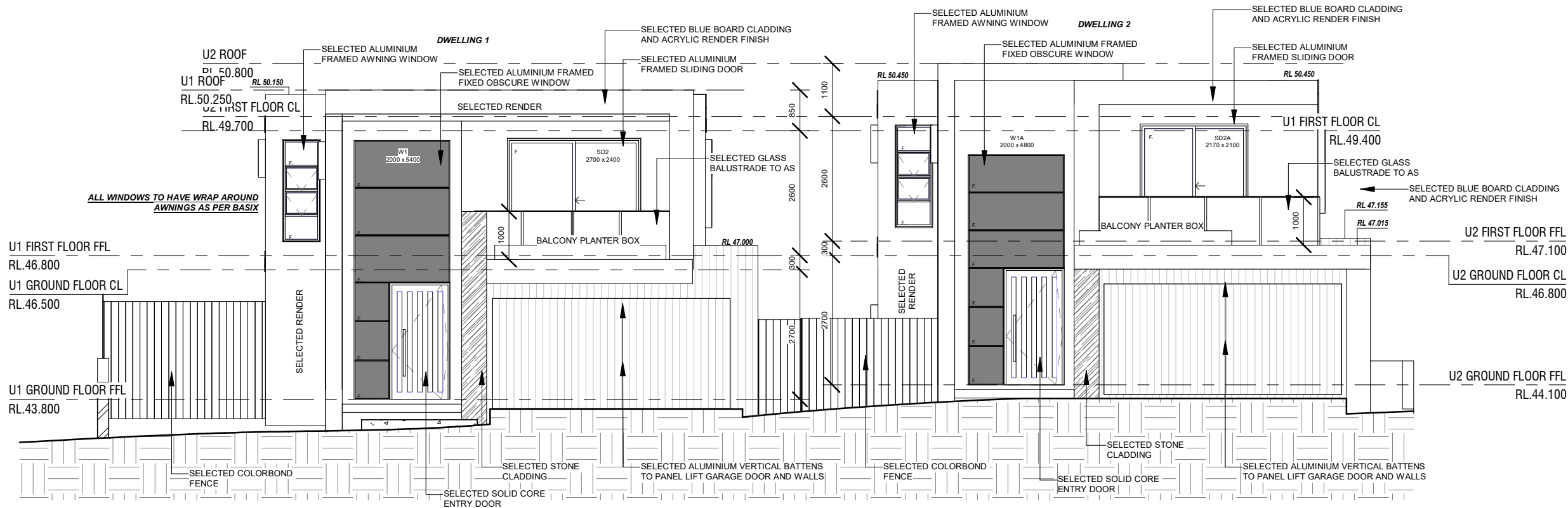
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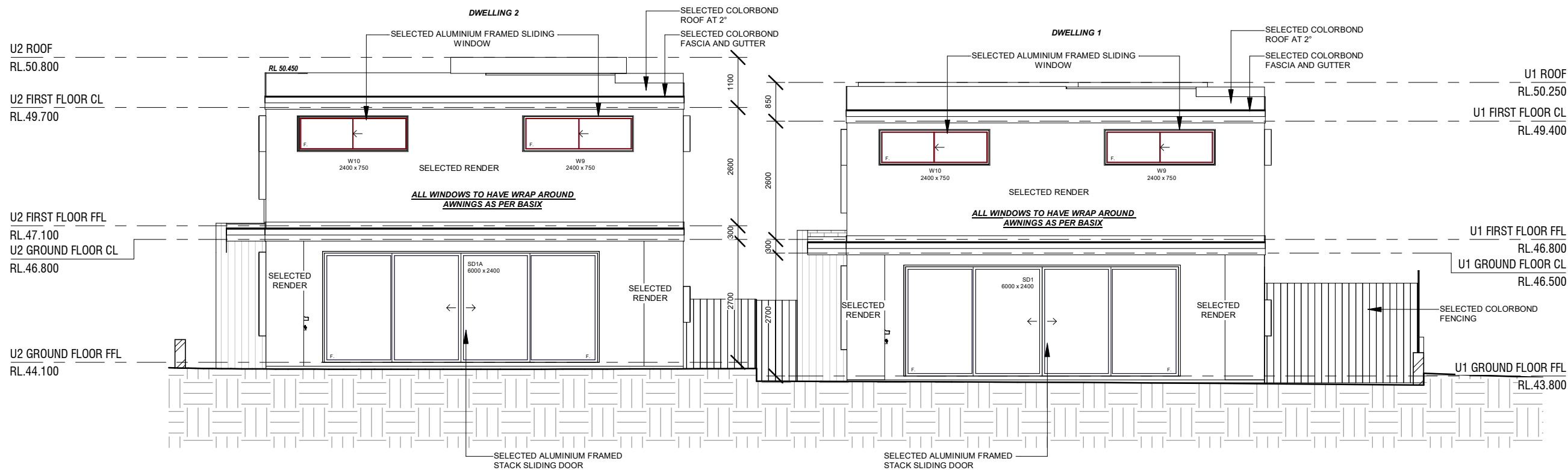
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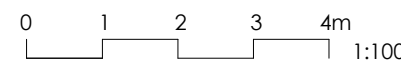




1 South Elevation
1 : 100

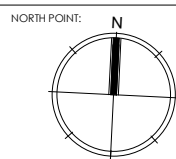


2 North Elevation
1 : 100



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CLIENT:
ICONIC BUILDING CO

DRAWING TITLE:
ELEVATIONS 1

JOB NUMBER:
24009

DRAWN BY:
MD

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MD

DWG NUMBER:
A03.01

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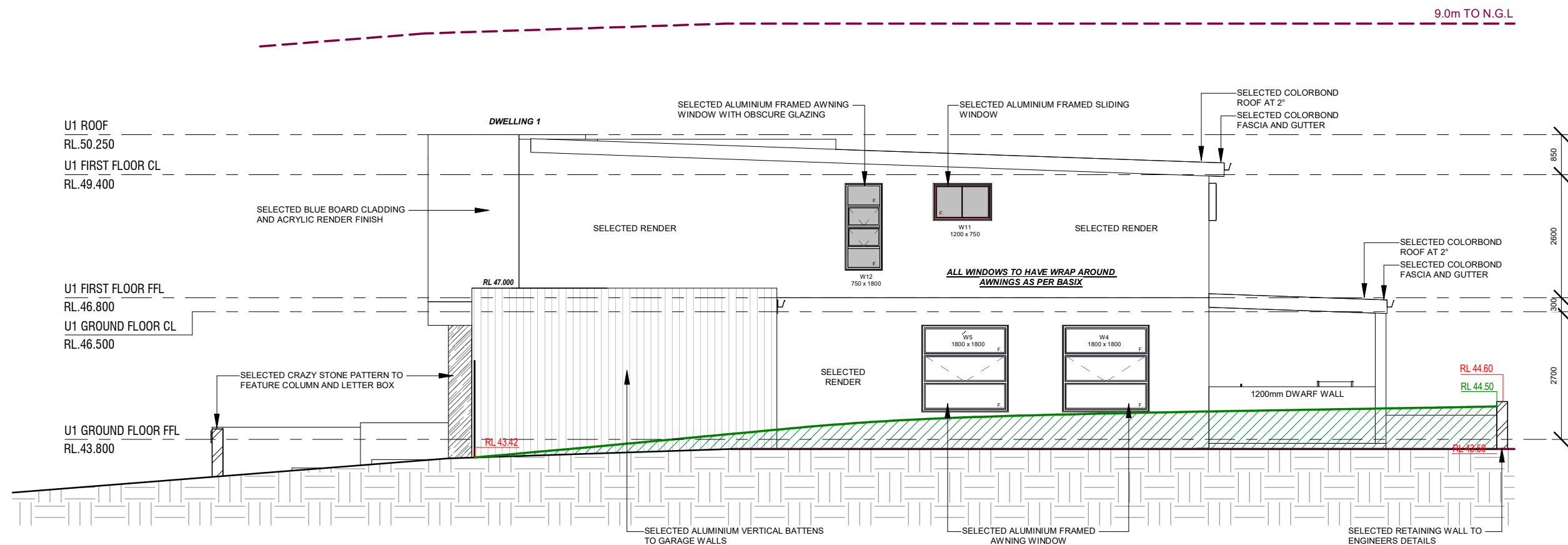
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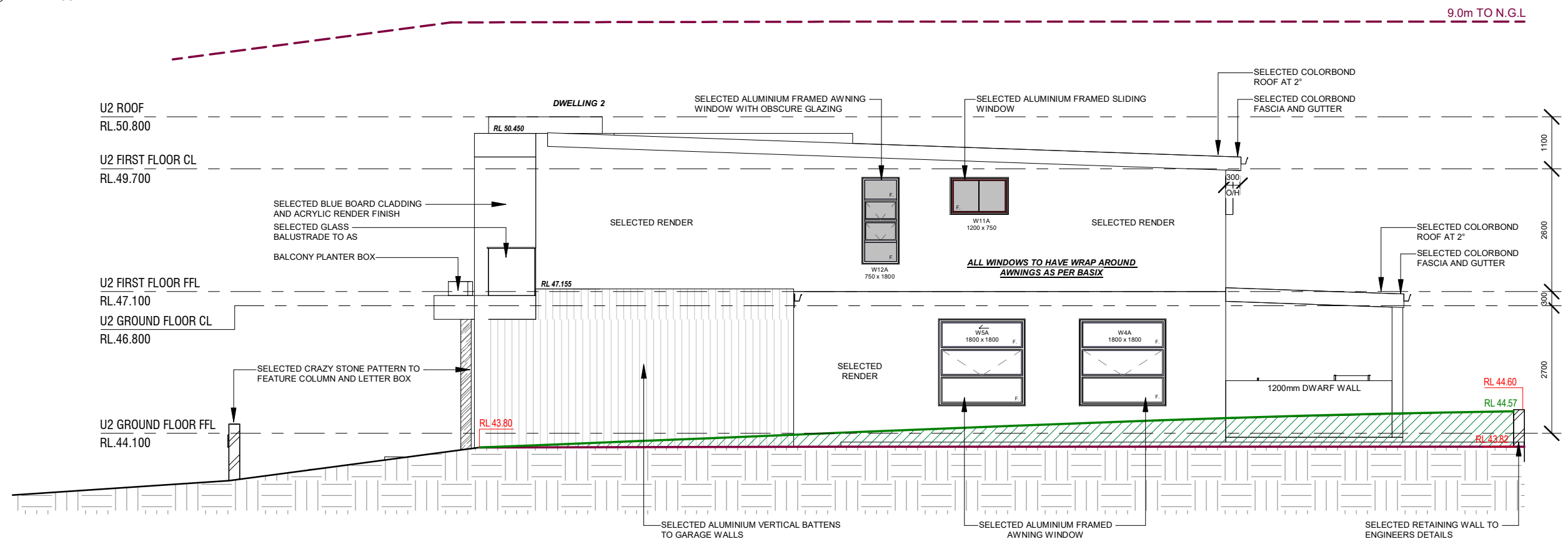
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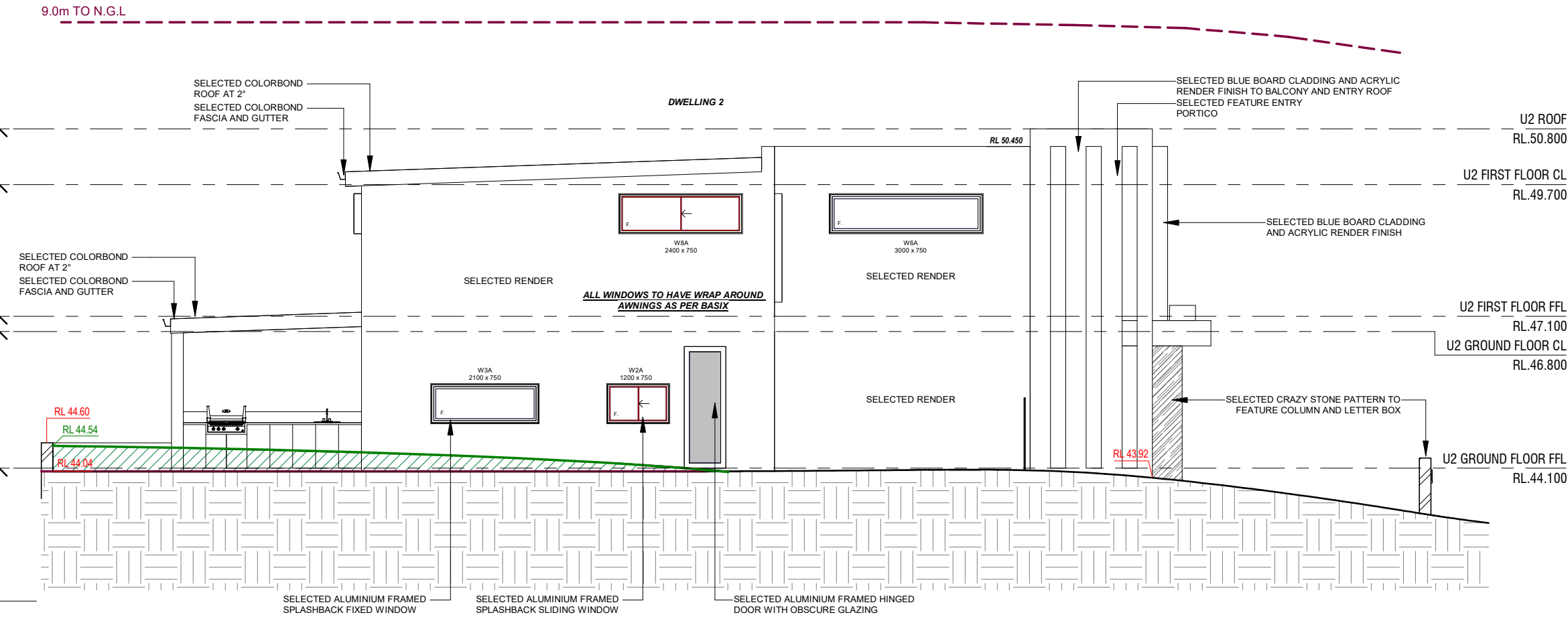
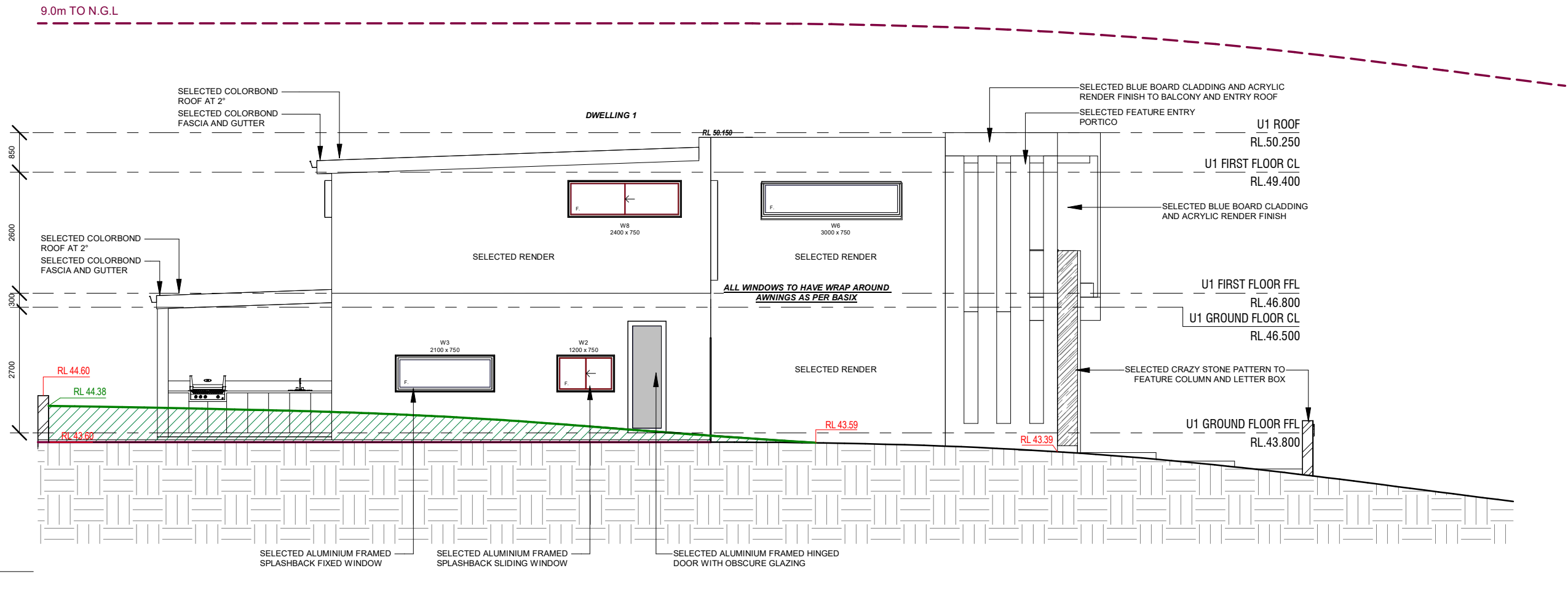


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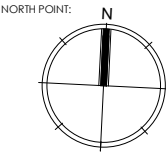
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ICONIC BUILDING CO

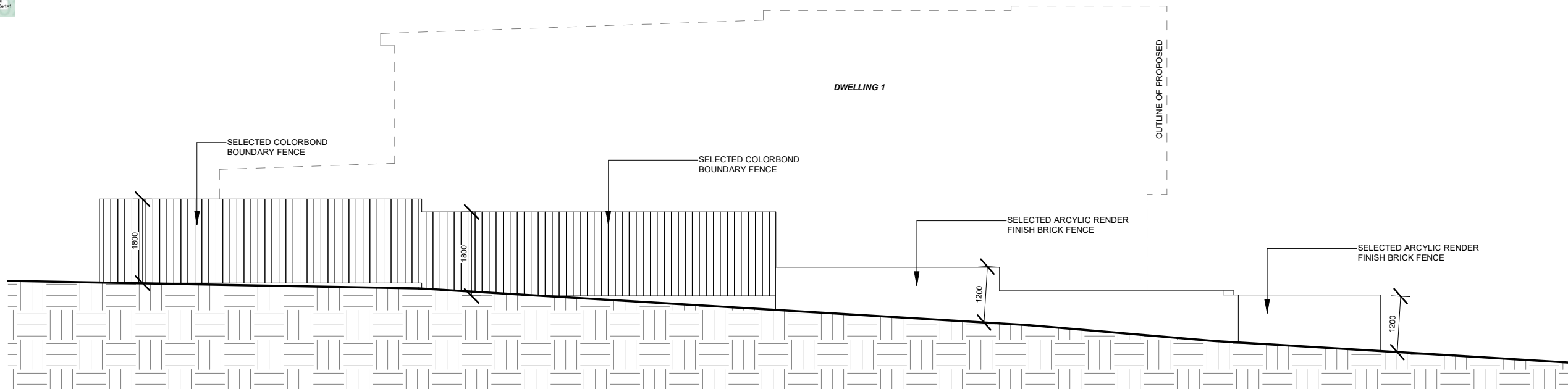
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ELEVATIONS 3

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| CHECKED BY: | SCALE: | |
| MD | AS SHOWN | |

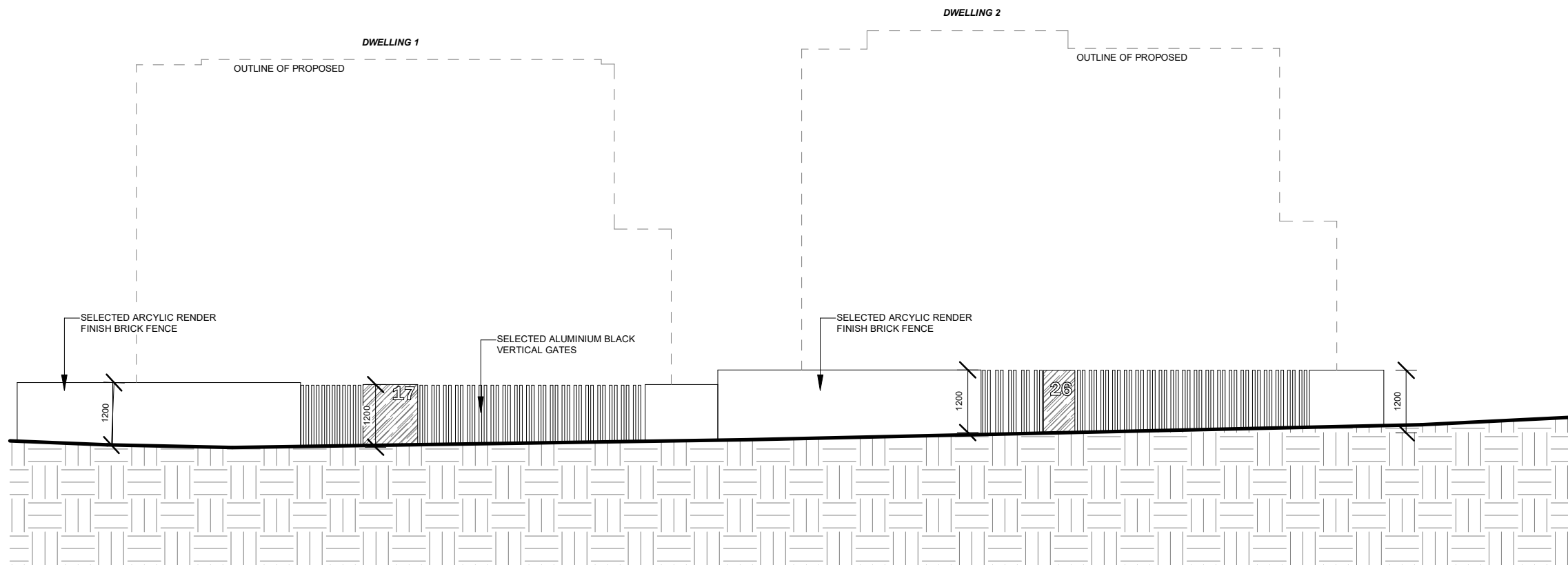
JOB DESCRIPTION:
DETACHED DUAL OCCUPANCY

ADDRESS:
**17 CALDWELL PARADE, YAGOONA
LOT 289 DP 12704**



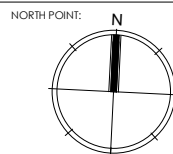


1 Western Fence detail
1 : 100



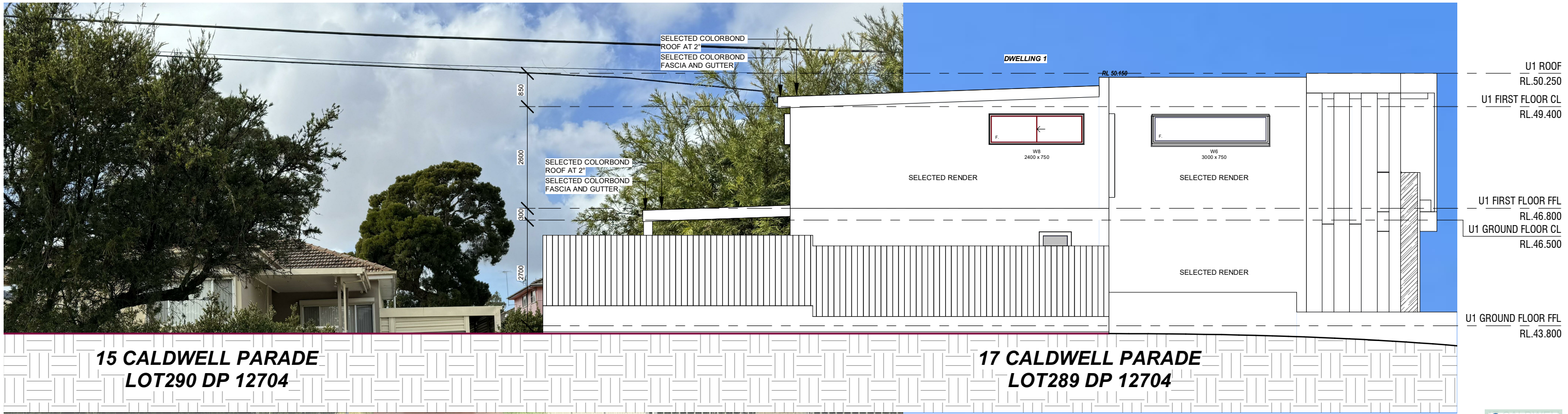
2 Southern Fence detail
1 : 100

| REV | DATE | DESCRIPTION | BY |
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| A | JUL 24 | DA SUBMISSION | MD |
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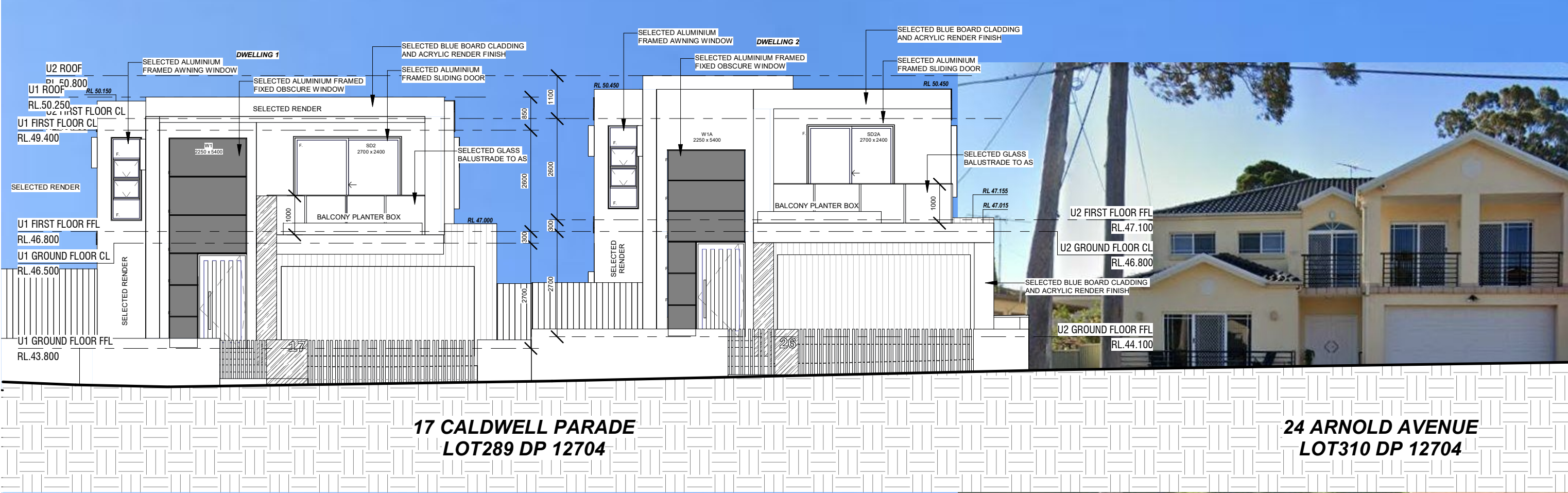


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| JOB NUMBER: | DWG NUMBER: | ORIGINAL SIZE: |
| 24009 | A03.04 | A3 |
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| MD | JUL 24 | A |
| CHECKED BY: | SCALE: | |
| MD | AS SHOWN | |

STUDIO



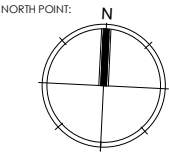
1 Caldwell parade streetscape
1 : 100



2 Arnold avenue streetscape
1 : 100

This drawing can only be used for the specified project and address. architectural drawings indicate design intent ONLY. licensed builder is to ensure that all construction is in accordance with all relevant AUSTRALIAN STANDARDS and BUILDING CODES. licensed builder is to also ensure that the plans meet the site specifications. this drawing is to be used in accordance with its purpose of issue 'ONLY' no responsibility will be accepted for the improper use of this drawing. DANDACHU DESIGN STUDIO will not be liable for any 'ERRORS' miscalculations, misinterpretations of any nature and will not ne held liable for any claims, requisitions and liabilities arising from any future claims. Accepting this drawing will be considered as your form of acceptance of the content of the drawings. BY accepting this drawing you also agree that you have carried out your site survey and dimensions of the site to which the drawings relate and will not hold DANDACHU DESIGN STUDIO liable for any errors or miscalculations that may arise, before, during or after construction.

| REV | DATE | DESCRIPTION | BY |
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| A | JUL 24 | DA SUBMISSION | MD |
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CLIENT:
ICONIC BUILDING CO

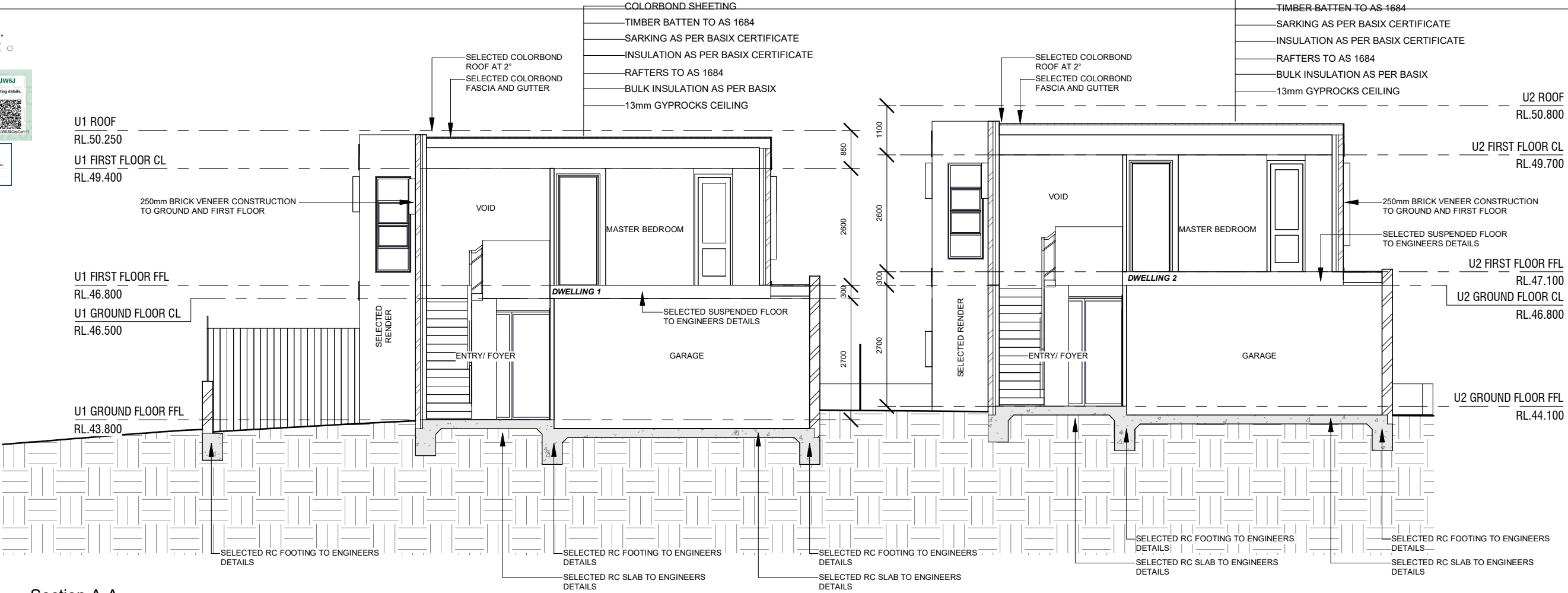
DRAWING TITLE:
STREETSCAPE

| | | |
|--------------|---------------|----------------|
| JOB NUMBER: | DWG NUMBER: | ORIGINAL SIZE: |
| 24009 | A03.05 | A3 |
| DRAWN BY: | REV DATE: | REV: |
| MD | JUL 24 | A |
| CHECKED BY: | SCALE: | AS SHOWN |
| MD | | |

JOB DISCRIPTION:
DETACHED DUAL OCCUPANCY

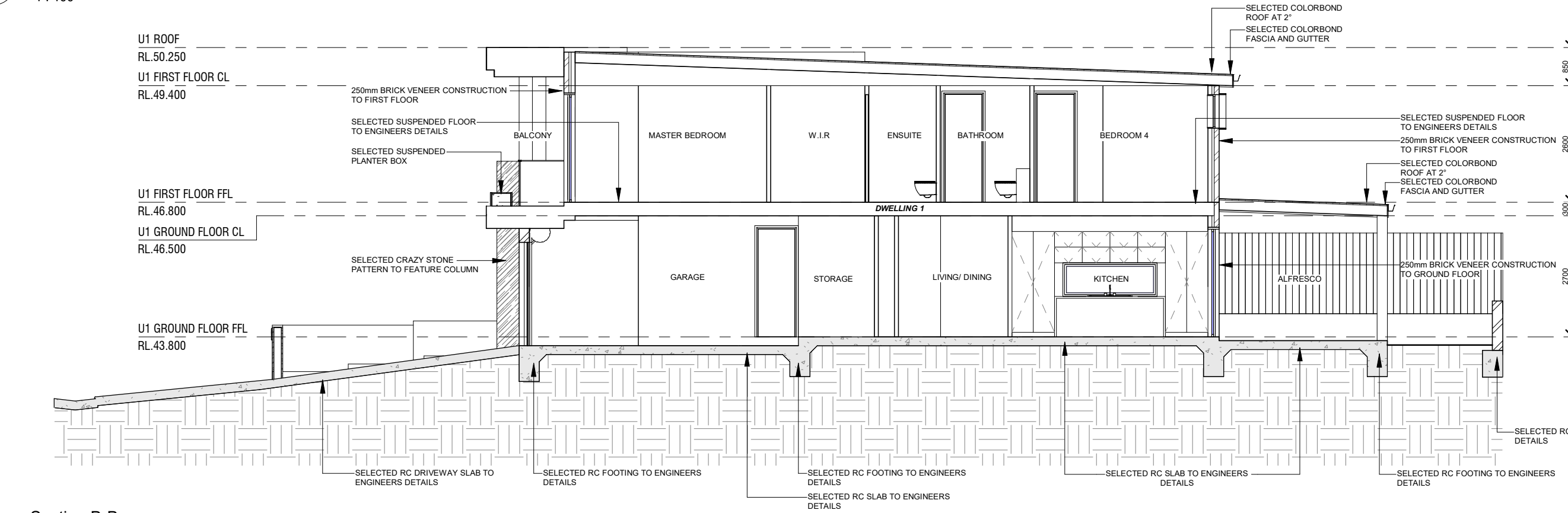
ADDRESS:
**17 CALDWELL PARADE, YAGOONA
LOT 289 DP 12704**





Section A-A

1 : 100

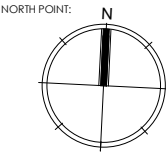


Section B-B

1 : 100

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| REV | DATE | DESCRIPTION | BY |
|-----|--------|---------------|----|
| A | JUL 24 | DA SUBMISSION | MD |
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CLIENT:
ICONIC BUILDING CO

DRAWING TITLE:
SECTIONS

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|--------------|---------------|----------------|
| JOB NUMBER: | DWG NUMBER: | ORIGINAL SIZE: |
| 24009 | A04.01 | A3 |
| DRAWN BY: | REV DATE: | REV: |
| MD | JUL 24 | A |
| CHECKED BY: | SCALE: | AS SHOWN |
| MD | | |

JOB DESCRIPTION:
DETACHED DUAL OCCUPANCY

ADDRESS:
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LOT 289 DP 12704**





1

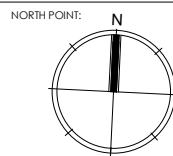
1 : 100



2

1 : 100

| REV | DATE | DESCRIPTION | BY |
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| A | JUL 24 | DA SUBMISSION | MD |
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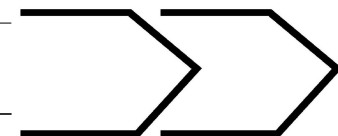
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| MD | JUL 24 | A |
| CHECKED BY: | SCALE: | |
| MD | AS SHOWN | |

JOB DESCRIPTION:

DETACHED DUAL OCCUPANCY

ADDRESS:

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STUDIO

