

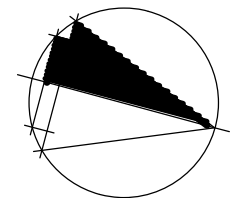
Kitchen Plan

1 : 50

BAL 12.5

All Construction to be in accordance with AS 3959:2018 and Planning for Bush Fire Protection 2019

SD Smoke Alarms to be installed in accordance with AS 3786 under the provisions of Div 7A of Part 9 Environmental Planning and Assessment Regulation 2000



Tile Heights

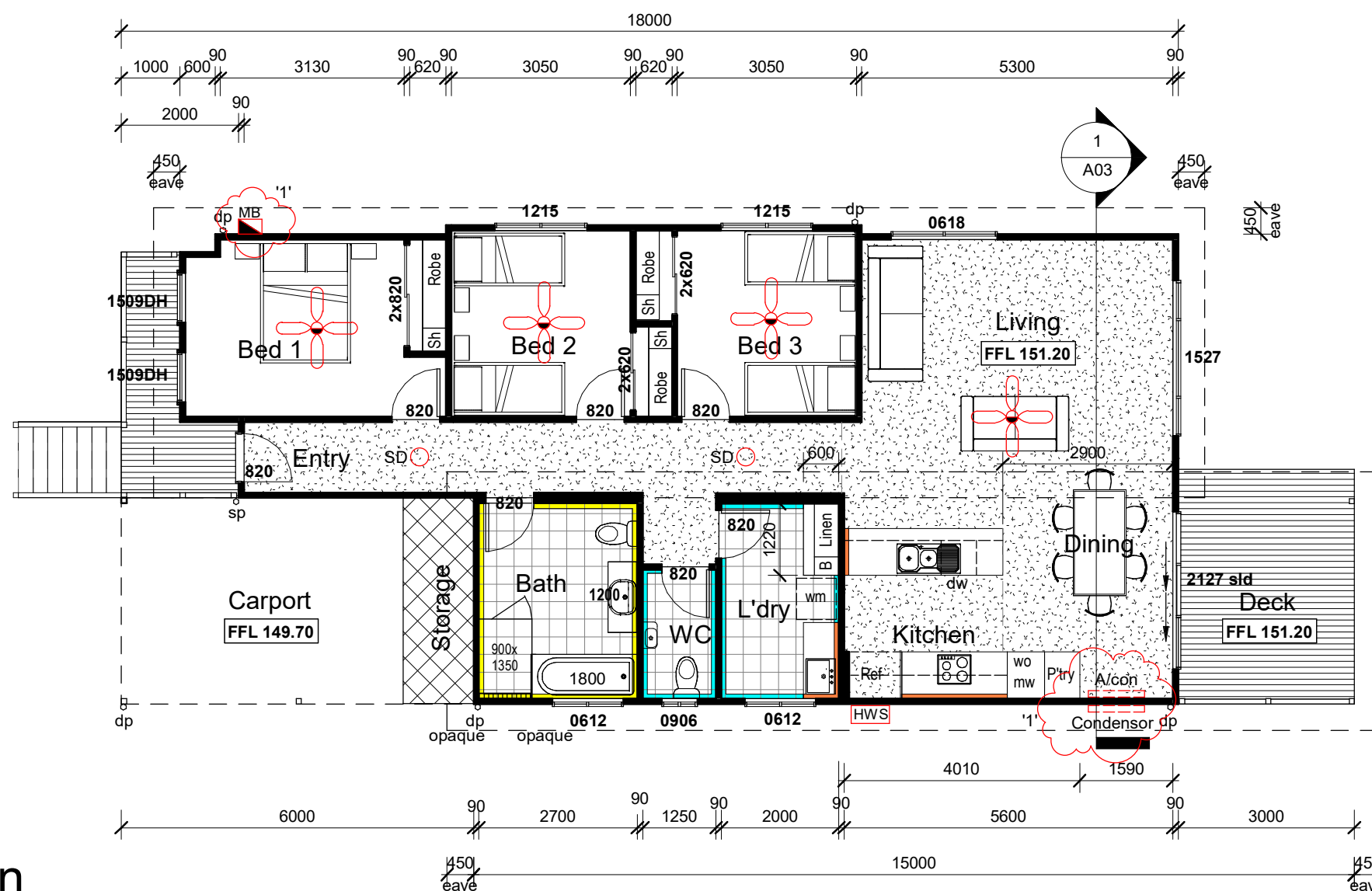
- 600h Splashback
- 1500h
- Ceiling Height



Scale 1:100

Floor Plan

1 : 100



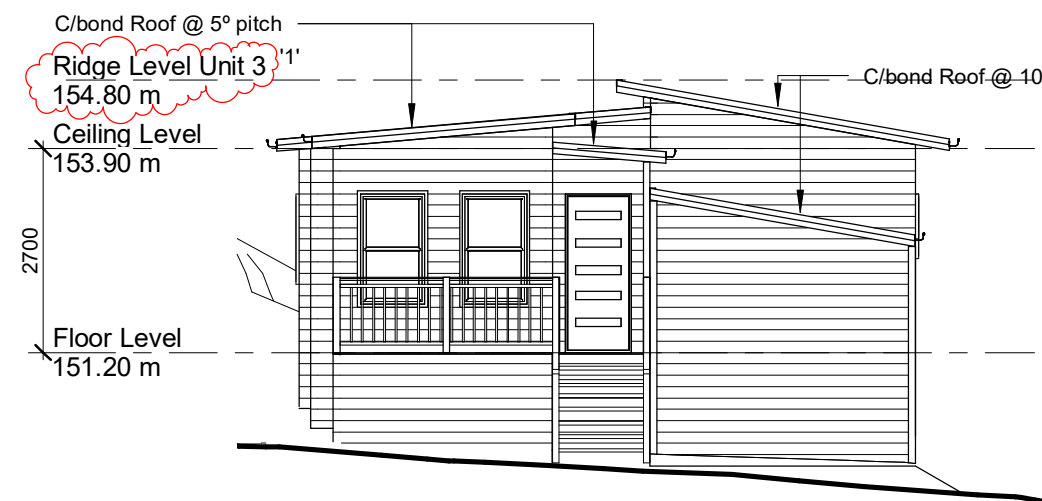
project title
Proposed Dual Occupancy
project address
46 Lawford Cres,
GRIFFITH

client
Aboriginal Housing Office
drawing title
Floor Plan - Unit 1

drawing number
A01
scale
As indicated
date
20 Mar 21
drawn
Author
amendment
4/5/21 RFI Amend '1'

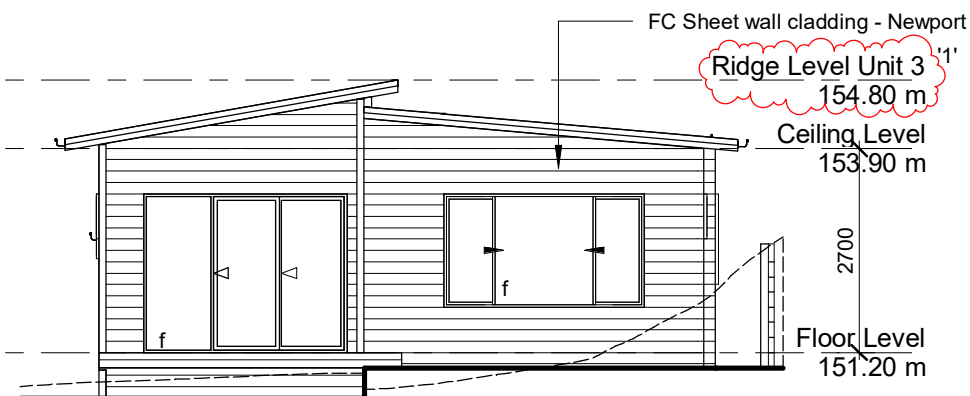
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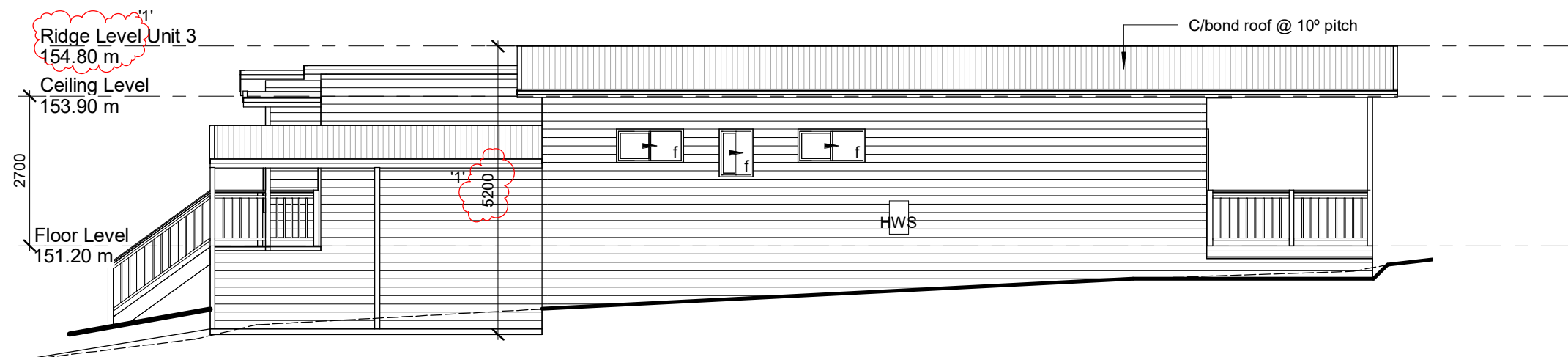
South Elevation

1 : 100



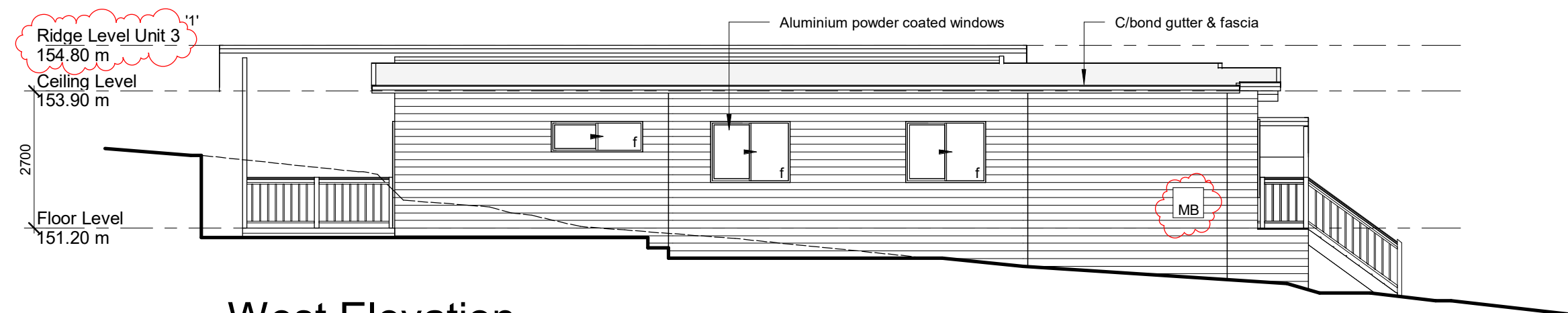
North Elevation

1 : 100



East Elevation

1 : 100



West Elevation

1 : 100



Scale 1:100

project title
Proposed Dual Occupancy
project address
**46 Lawford Cres,
GRIFFITH**

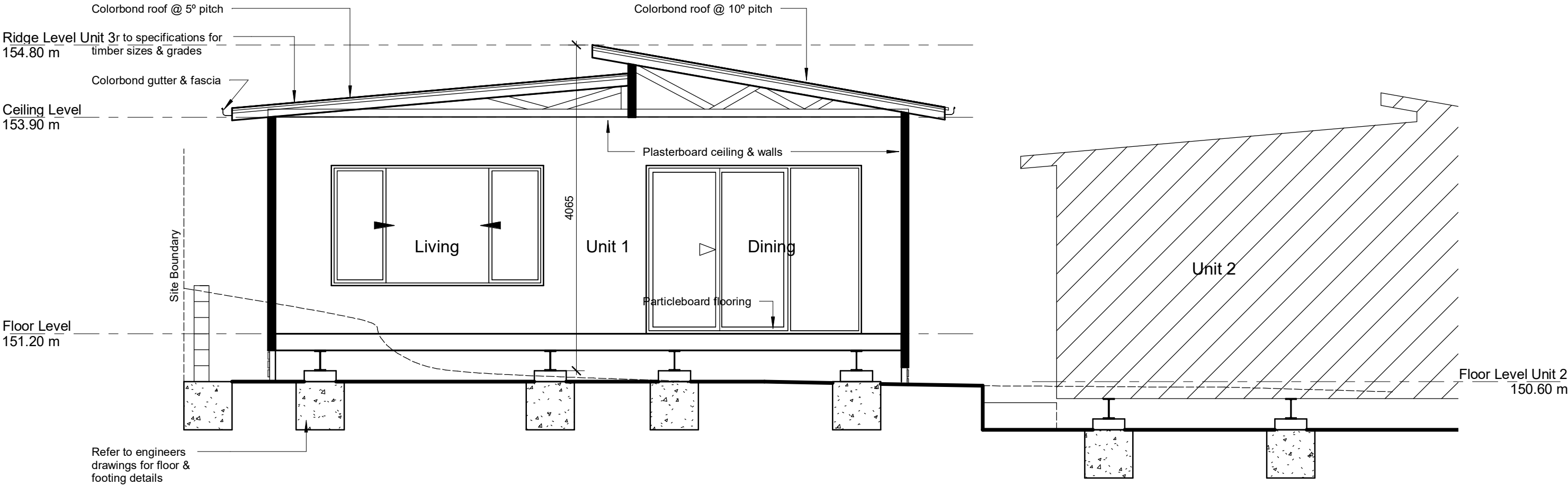
client
Aboriginal Housing Office
drawing title
Elevations - Unit 1

drawing number
A02
scale
1 : 100 @ A3
date
20 Mar 21
drawn
Author
amendment
4/5/21 RFI Amend '1'

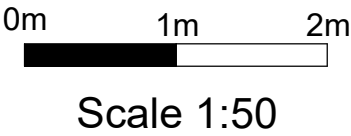
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Section 1
1 : 50



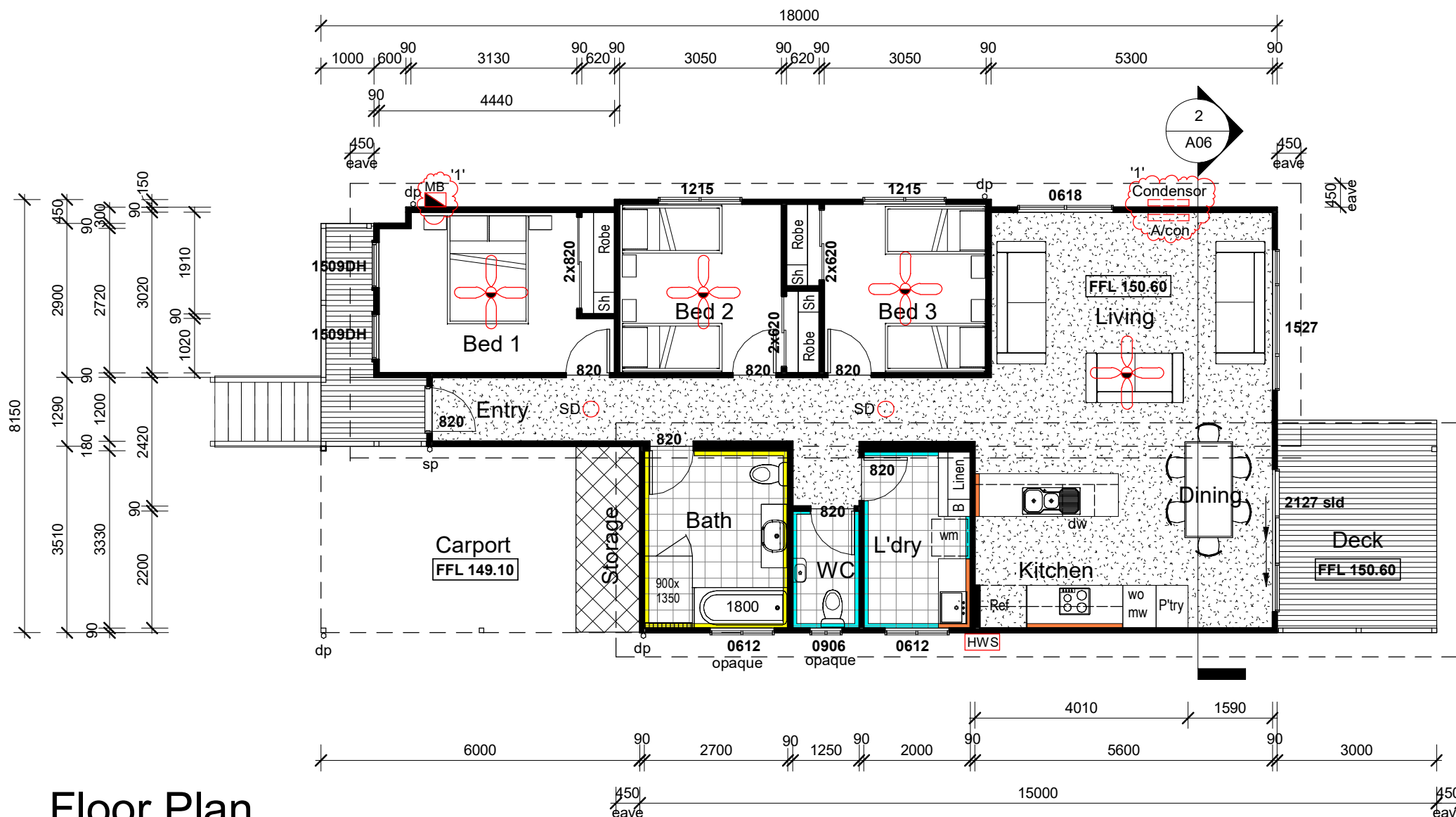
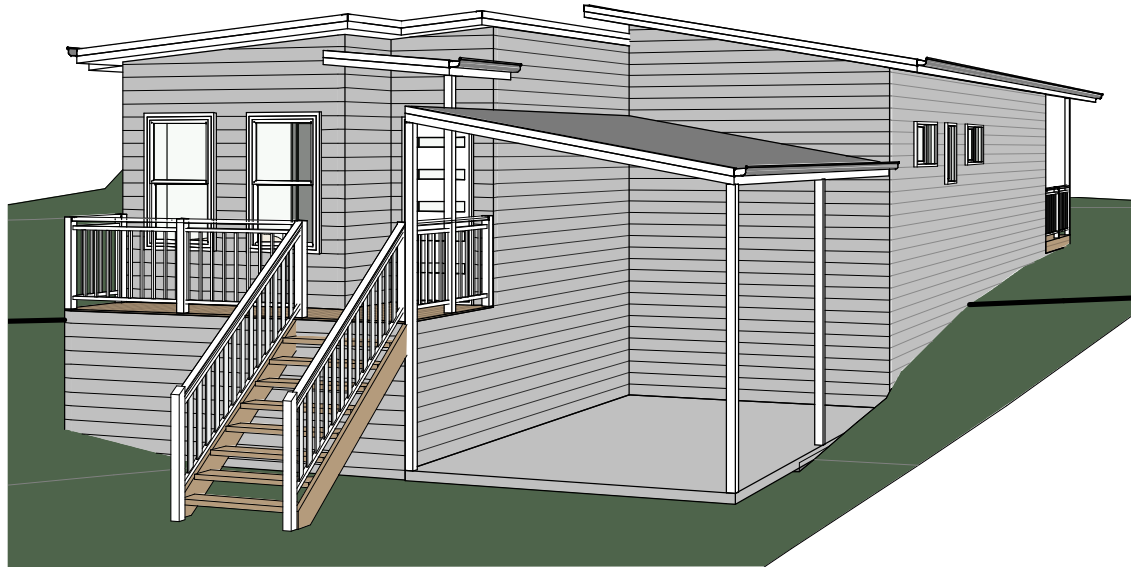
project title
Proposed Dual Occupancy
project address
**46 Lawford Cres,
GRIFFITH**

client
Aboriginal Housing Office
drawing title
Section - Unit 1

drawing number
A03
scale
1 : 50 @ A3
date
20 Mar 21
drawn
Author
amendment
4/5/21 RFI Amend '1'
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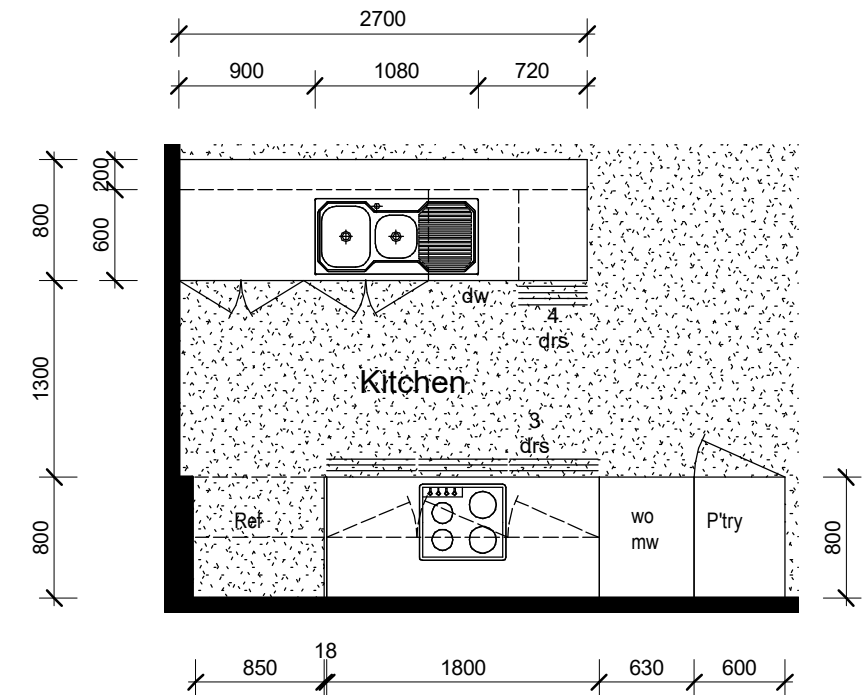
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Floor Plan

1 : 100



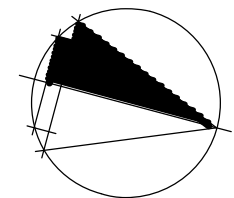
Kitchen Plan

1 : 50

BAL 12.5

All Construction to be in accordance with AS 3959:2018 and Planning for Bush Fire Protection 2019

○ SD Smoke Alarms to be installed in accordance with AS 3786 under the provisions of Div 7A of Part 9 Environmental Planning and Assessment Regulation 2000



Tile Heights

- 600h Splashback
- 1500h
- Ceiling Height



Scale 1:100

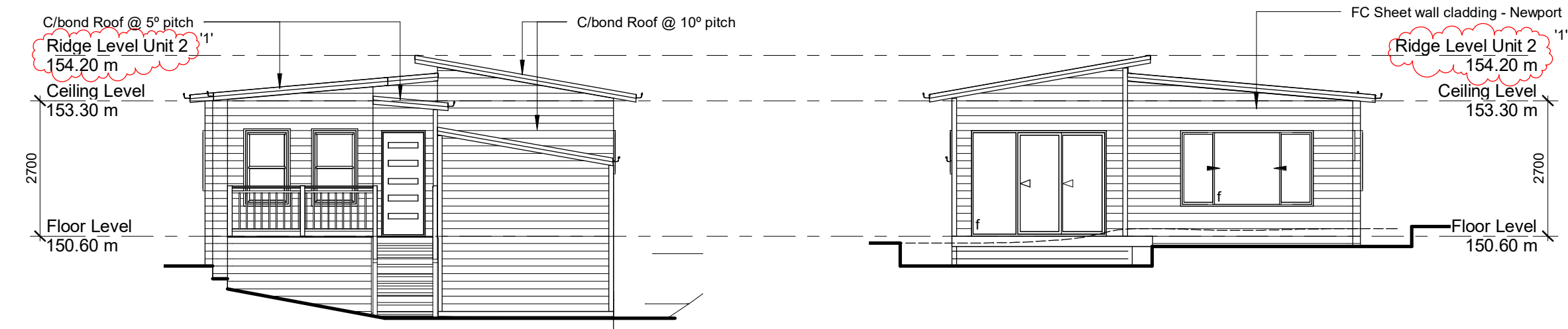
project title
Proposed Dual Occupancy
project address
**46 Lawford Cres,
GRIFFITH**

client
Aboriginal Housing Office
drawing title
Floor Plan - Unit 2

drawing number
A04
scale
As indicated
date
20 Mar 21
drawn
Author
amendment
4/5/21 RFI Amend '1'

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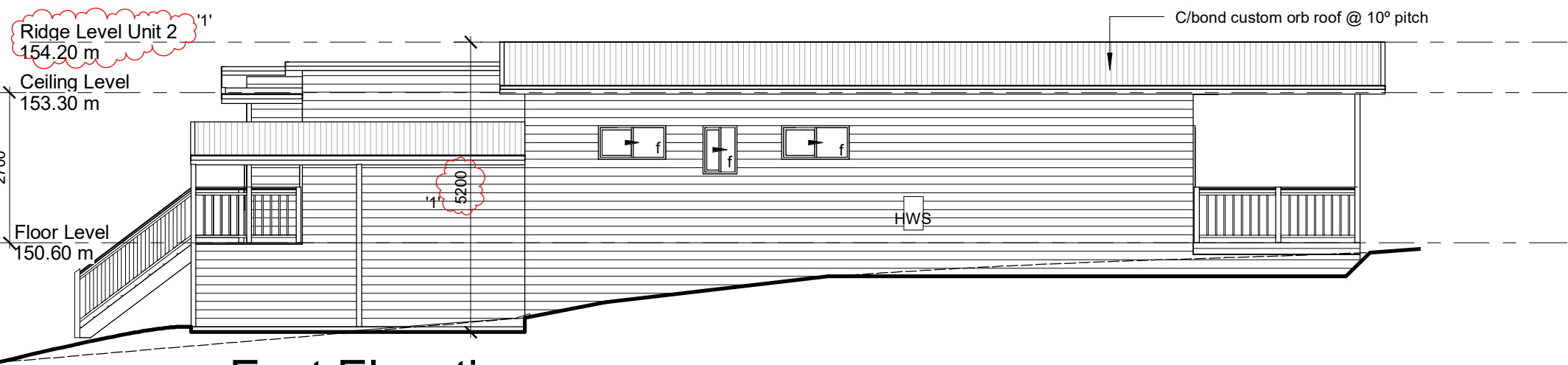


South Elevation

1 : 100

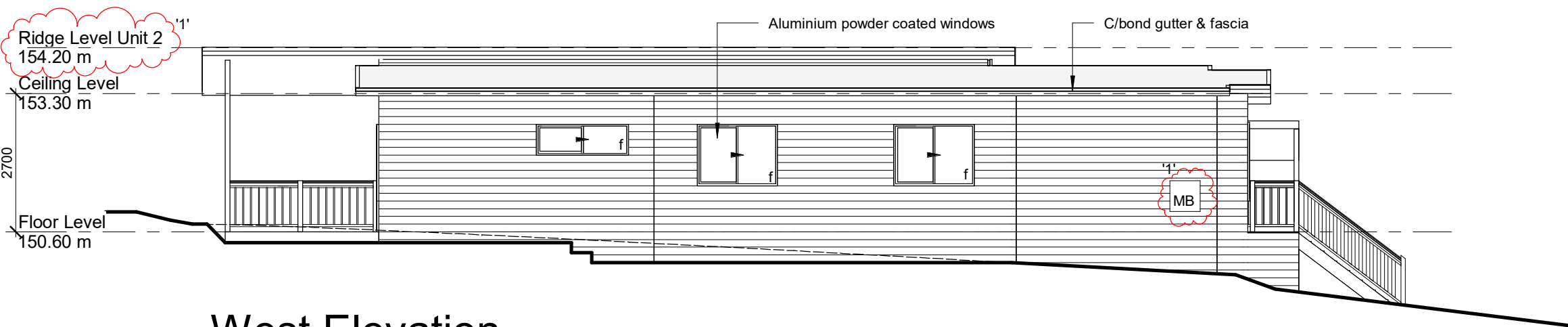
North Elevation

1 : 100



East Elevation

1 : 100



West Elevation

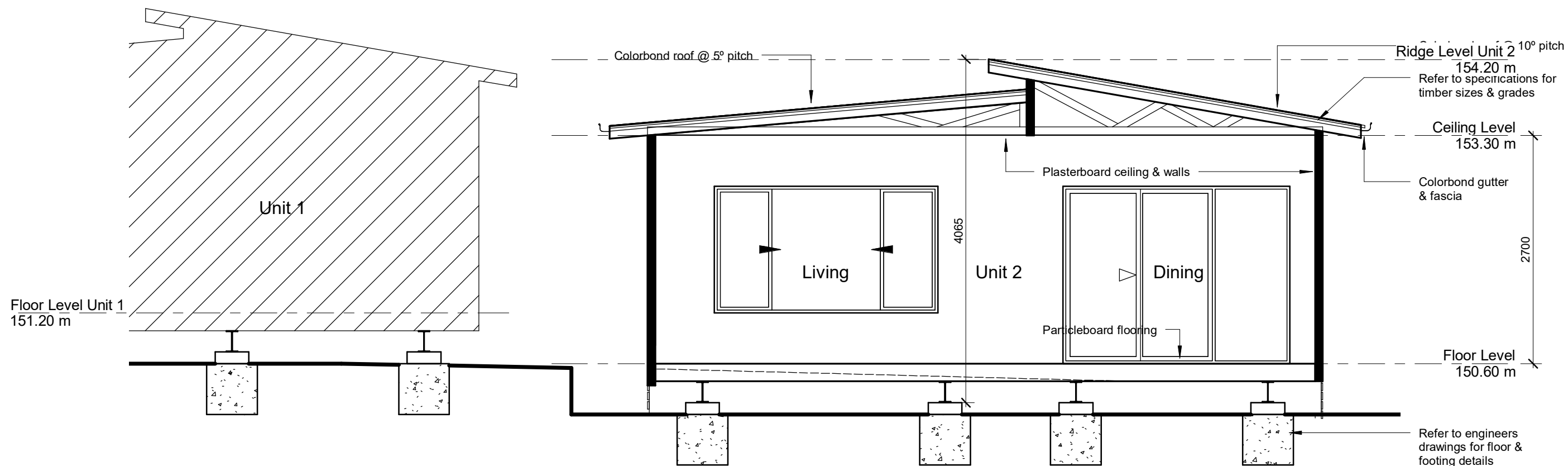
1 : 100



Scale 1:100

project title Proposed Dual Occupancy	client Aboriginal Housing Office	drawing number A05	date 20 Mar 21	amendment 4/5/21 RFI Amend '1'	Documentation relating to the design and specification for Parkwoods' home designs always remains the intellectual property of the Company (Parkwood Modular Buildings Pty. Ltd). We calculate the cost of this documentation and include it in the sale price of each home. Parkwood designs may not be copied, adapted or reproduced by others without the prior approval and agreed compensation paid for the work and experience involved in developing our designs and construction methods
project address 46 Lawford Cres, GRIFFITH	drawing title Elevations - Unit 2	scale 1 : 100 @ A3	drawn Author		
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Section 2

1 : 50



Scale 1:50

project title
Proposed Dual Occupancy
project address
**46 Lawford Cres,
GRIFFITH**

client
Aboriginal Housing Office
drawing title
Section 2 - Unit 2

drawing number
A06
scale
1 : 50 @ A3

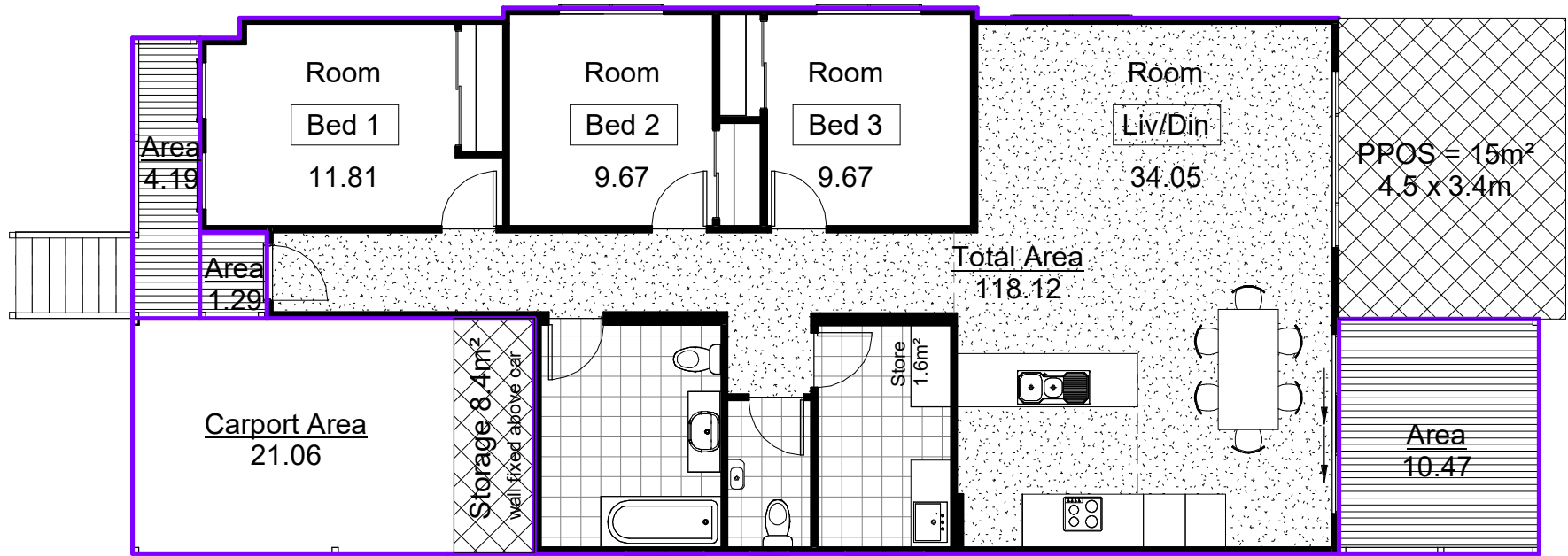
date
20 Mar 21
drawn
Author

amendment
4/5/21 RFI Amend '1'

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Griffith Residential Development Control Plan
5.5 Dual Occupancies

Controls

(a) Section 3 and 4. Complies

Access and Parking

- (b) Each dwelling has access to one undercover park. Complies
(c) Internal driveway width minimum 3.5m. Complies
(d) Shared access must be prioritised. Location of existing trees and crossover and other site constraintst such as lot size and slope prevents any other complying solution to this. Exemption required.
(e) Driveways - NA

Streetscape Controls

- (f) Corner Lots - NA
(g) Minimum separation between detached duall occupancies must be 1.8m. Complies
(h) Garages - NA
(i) Garages - NA

Design Criteria

- (j) Minumum Internal floor area: 3+ bed - 90m². Complies
(k) Bedrooms a minimum of 8m² excluding robes. Complies
(l) Combined Living and Dining minimum area 3+ bed - 28m². Complies
(m) Additional Storage, minimum dimension of 500mm. 3 bed 10m². Complies

Principal Private Open Space (PPOS)

- (n) PPOS in accordance with Section 4.1.
(a) Min width 3.0m, accessible from a communal living area, receive direct sunlight for 3 hours between 9am and 5pm on the 22nd June. Complies
(b) PPOS shoud generally be in locations where boundary setbacks are 4.0m or greater. Complies
(c) PPOS Exclusions. Complies
(o) Balcony - NA

Landscaping

(p) and (q) refer to landscaping prepared by.....

project title
Proposed Dual Occupancy
project address
**46 Lawford Cres,
GRIFFITH**

client
Aboriginal Housing Office
drawing title
DCP Compliance

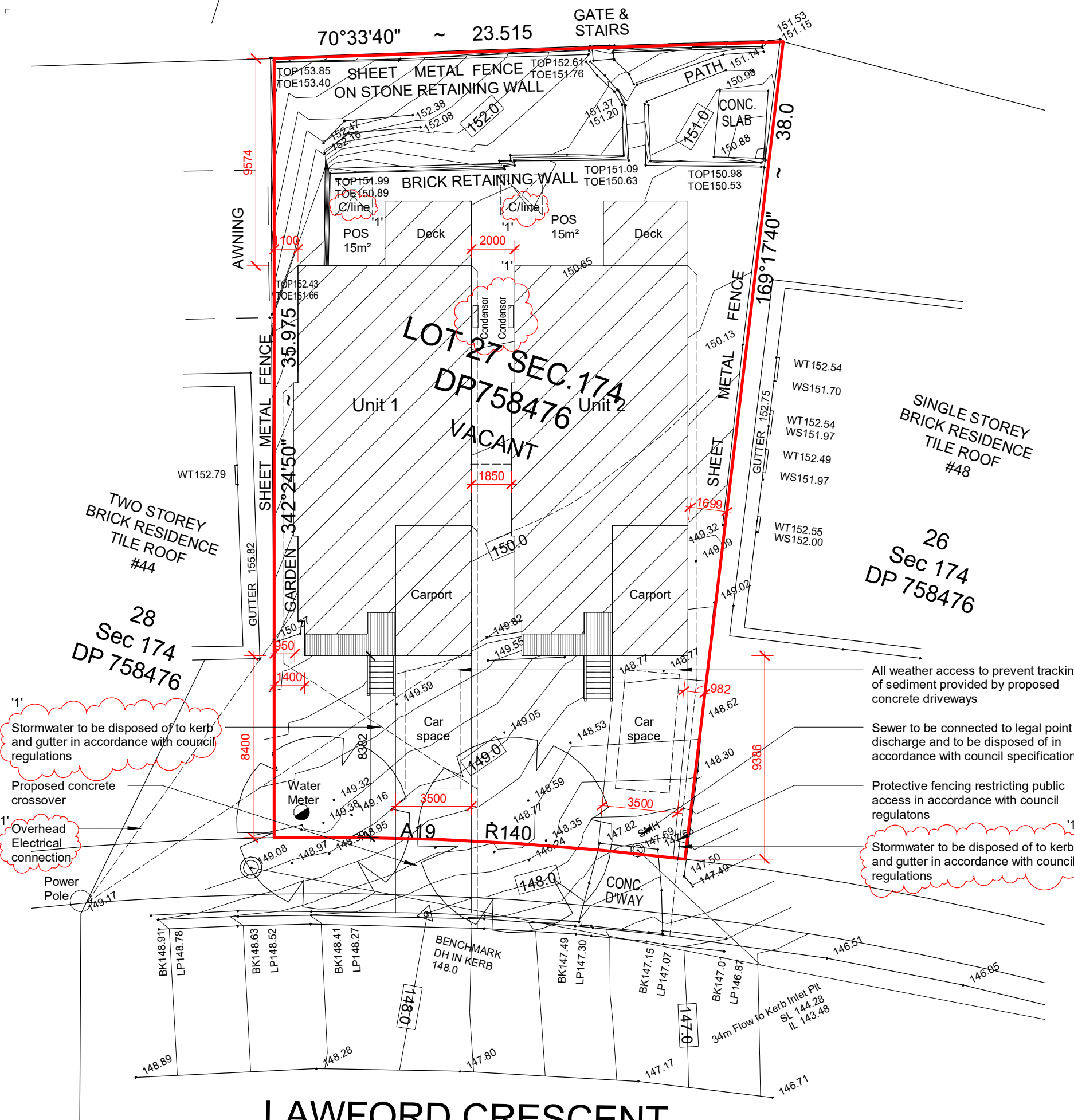
drawing number
A07
scale
1 : 100 @ A3

date
20 Mar 21
drawn
Author

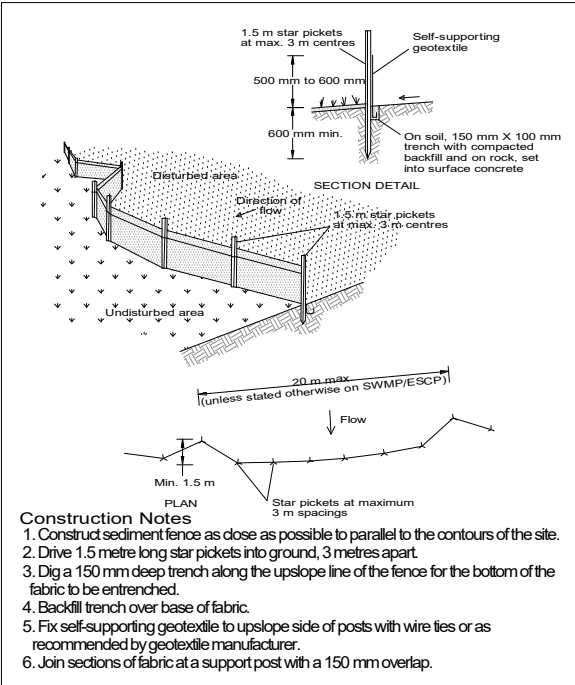
amendment
4/5/21 RFI Amend '1'

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SEDIMENT FENCE:

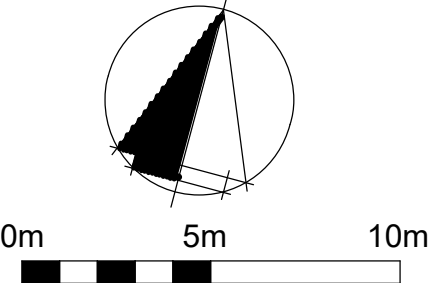


GENERAL NOTES:

Figured dimensions to be taken in preference to scaling from drawings
Dimensions are in millimetres. R.L.'s are in metres to A.H.D.
All dimensions shall be checked by the building designer prior to the commencement of works
All discrepancies shall be referred to the building designer for decision before proceeding with the work
All workmanship shall be in accordance with the requirements of the SAA codes & by-laws & ordinances of the relevant building authority
All timber framing sizes & spans to be in accordance with the SAA timber framing code AS 1684
All bracing of roof & wall framing to satisfy wind speed design category in accordance with BCA & AS4055 to engineers details
All reinforced concrete shall be in accordance with engineers details
Builder /developer to maintain erosion control in accordance with the clean waters act
During construction the building shall be maintained in a stable condition & no part shall be overstressed
Termite treatments in accordance with AS3660 & AS 3660 part 1
Builder to verify location of all services & vegetation prior to commencement of works
All opening sizes to be confirmed on site prior to ordering of windows & doors
These drawings shall be read in conjunction with all structural & other consultants drawings & specifications and with such other written instruction as may be issued during the course of the contract

AREAS:

Site Area	771m ²
Unit 1	
Floor Area	118.12m ²
Covered Deck Area	10.47m ²
Porch	1.29m ²
Uncovered Deck	4.19m ²
Carport Area	21.06m ²
Unit 2	
Floor Area	118.12m ²
Covered Deck Area	10.47m ²
Porch	1.29m ²
Uncovered Deck	4.19m ²
Carport Area	21.06m ²
Floor Space Ratio	236.24m ² 30.60%
Open Space	460.74m ² 59.76%



Scale 1:200

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