

Lot 189 DP 1236190
Area - 630.2 sqm
Zoning - R2
Bush Fire Prone - Yes

RAIN WATER TANK
TO BE PLUMBED TO
ALL TOILETS AND
WASHING MACHINE

MAINS WATER SUPPLY PLUMBED
TO RAINWATER TANK FOR TOP-UP
AND INTERNALLY FOR SERVICES
EXCEPT TOILETS AND WASHING MACHINE

3,000 LITRE
RAIN WATER
TANK (MIN)

FIRST FLUSH DEVICE
DIVERT TO COUNCIL STORMWATER (STREET)

100 DIA OVERFLOW
PLUMBED TO COUNCIL
STORMWATER (STREET)

100% OF ROOF
AREA TO BE PLUMBED TO
RAIN WATER TANK

SURVEY DATUM IS ASSUMED

WARNINGS:
THE DETAIL SHOWN / RECORDED
-MAY ONLY BE CORRECT AT THE DATE OF SURVEY.
-IS NOT A COMPLETE REPRESENTATION OF ALL
SURFACE AND UNDERGROUND DETAIL.
-SHOULD ONLY BE USED FOR THE PURPOSES INTENDED.

THE LOCATIONS OF UNDERGROUND SERVICES ARE
APPROXIMATE ONLY AS INDICATED BY SURFACE FEATURES.

PRIOR TO ANY CONSTRUCTION REFER TO RELEVANT AUTHORITIES
FOR DETAILED LOCATION OF ALL SERVICES.

CONTOUR INTERVAL 0.2M

SITE NOTES
ALL SERVICE POSITIONS TO BE DETERMINED ON SITE BY SUPERVISOR.
BULKHEADS TO BE DETERMINED ON SITE BY SUPERVISOR
PROVIDE PEST TREATMENT TO AS

GENERAL NOTES
- CHECK & VERIFY ALL DIMENSIONS & LEVELS ON SITE
- WRITTEN DIMENSIONS TO TAKE PREFERENCE OVER SCALED
- ALL WORK TO BE STRICTLY IN ACCORDANCE WITH B.C.A.,
ALL S.A.A.. CODES & LOCAL AUTHORITY BY-LAWS
- ALL DIMENSIONS INDICATED ARE FRAME TO FRAME AND DO
NOT ALLOW FOR WALL LININGS
- CONFIRM ALL FLOOR AREAS
- ALL PLUMBING WORKS TO BE STRICTLY IN ACCORDANCE
WITH A.S. 3500 & APPROVED BY COUNCIL INSPECTOR
- THIS DRAWING IS TO BE READ IN CONJUNCTION
WITH THE ENGINEER'S STRUCTURAL DRAWINGS
- ALL WINDOWS AND GLAZING TO COMPLY WITH
A.S. 1288 & A.S. 2047
- ALL SET OUT OF BUILDINGS & STRUCTURES TO BE CARRIED OUT
BY A REGISTERED LAND SURVEYOR AND CHECKED PRIOR TO
CONSTRUCTION
- IF CONSTRUCTION OF THE DESIGN IN THIS SET OF DRAWINGS
DIFFER FROM THE DESIGN AND DETAIL
IN THESE AND ANY ASSOCIATED DOCUMENTS BUILDER
AND OWNER ARE TO NOTIFY DESIGNER
- BUILDER'S RESPONSIBILITY TO COMPLY WITH ALL
PLANNING CONDITIONS
- BUILDER TO HAVE STAMPED BUILDING APPROVAL DRAWINGS
AND PERMITS PRIOR TO COMMENCEMENT OF CONSTRUCTION
- TERMITE PROTECTION TO A.S. 3660.1 1995, BCA PART 3.1.3
AND TO LOCAL COUNCIL REQUIREMENTS.

BATTER NOTE
BATTER AS PER
BCA PART 3.1.1.1.

Bayview Homes
Building Excellence

Project:
NEW DWELLING
36 BELLBIRD DRIVE
MALUA BAY

Drawing:
SITE PLAN

Drafted by:
Brad Campbell

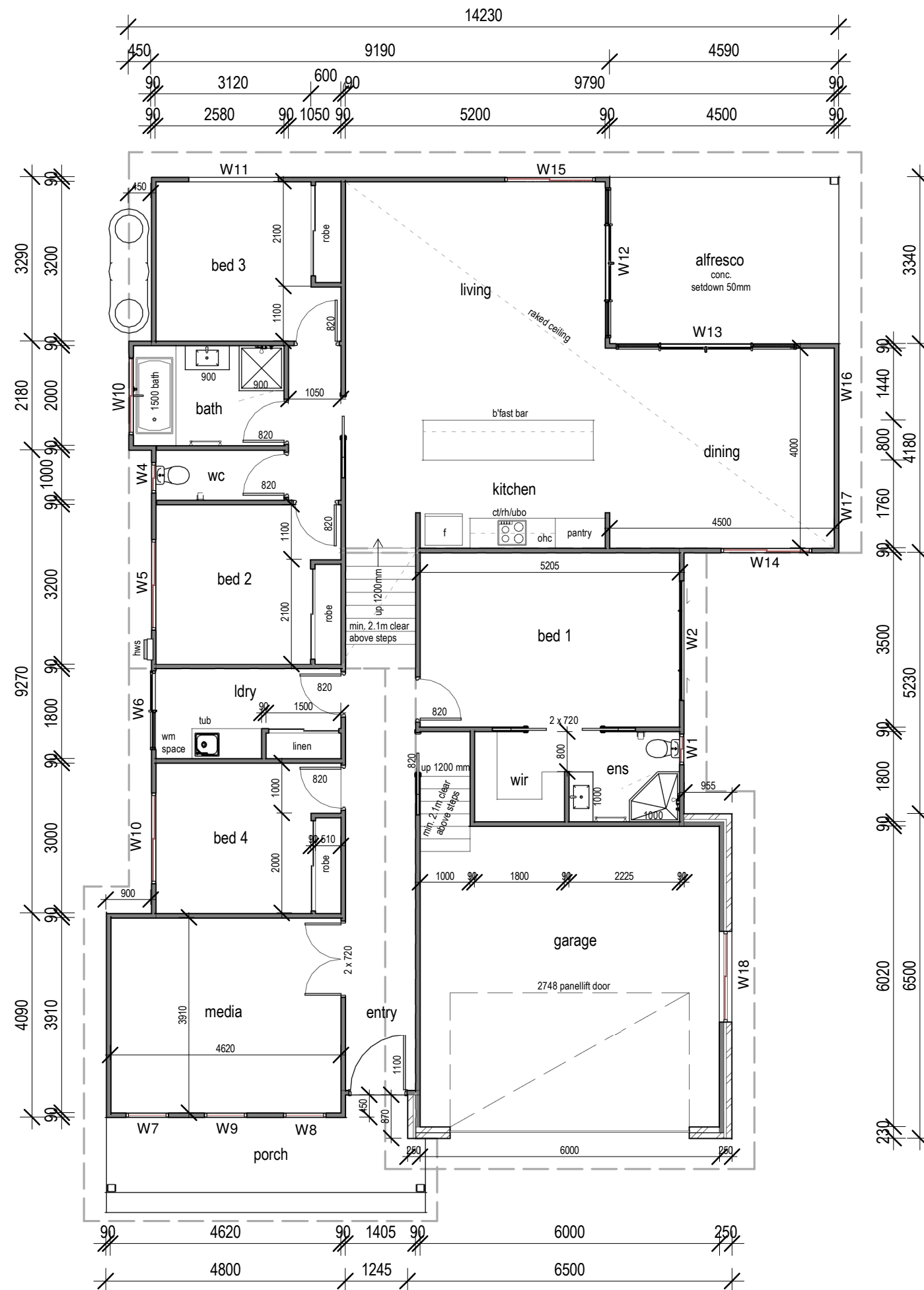
Date: 02/05/2019 Scale: 1 : 200

Project/Drawing No:
id1609- 01

Revision:
A

BELLBIRD

DA PLANS AND ASSOCIATES



WINDOW SCHEDULE			
MARK	HEIGHT	WIDTH	TYPE
d1	2040	1100	Elegance Entrance Doors Solid - MDF core with skin of Teak/White Ash Veneer
W1	860	610	SLIDING WINDOW
W2	600	2410	SFS SLIDING WINDOW
W3	860	1570	SLIDING WINDOW
W4	860	610	SLIDING WINDOW
W5	1200	1810	SLIDING WINDOW
W6	2100	1570	SLIDING DOOR
W7	1800	850	AWNING WINDOW
W8	1800	850	AWNING WINDOW
W9	1800	850	AWNING WINDOW
W10	1200	1810	SLIDING WINDOW
W11	1200	1810	SLIDING WINDOW
W12	2100	3010	4 PANEL STACKER DOOR
W13	2100	3610	4 PANEL STACKER DOOR
W14	1800	1810	SLIDING WINDOW
W15	1800	1810	SLIDING WINDOW
W16	600	1210	FIXED WINDOW
W17	600	1210	FIXED WINDOW
W18	1200	1810	SLIDING WINDOW

Areas

Living	179.23 m ²
Garage	41.03 m ²
Alfresco	15.33 m ²
Porch	12.71 m ²
Grand total	248.30 m ²

Bayview Homes
Building Excellence

Project:
NEW DWELLING
36 BELLBIRD DRIVE
MALUA BAY

Drawing:
FLOOR PLAN

Drafted by:
Brad Campbell

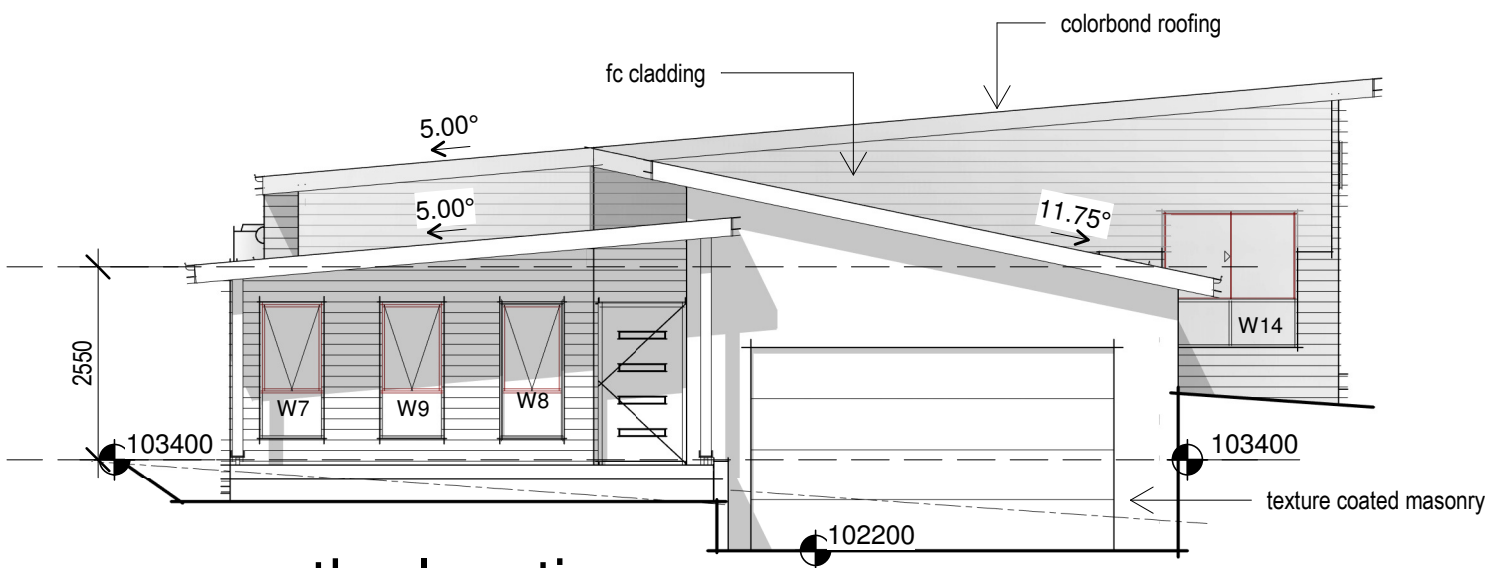
Date: **02/05/2019** Scale: **1 : 100**

Project/Drawing No:
id1609- 02

Revision:
A

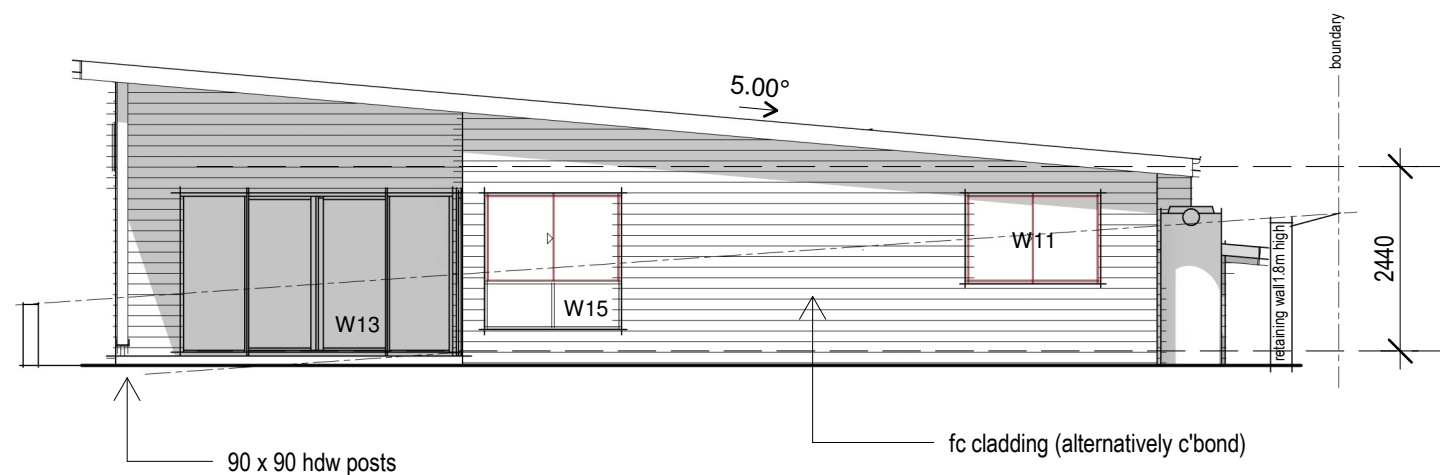
DA Plans

NOTE: DO NOT SCALE OFF DRAWINGS



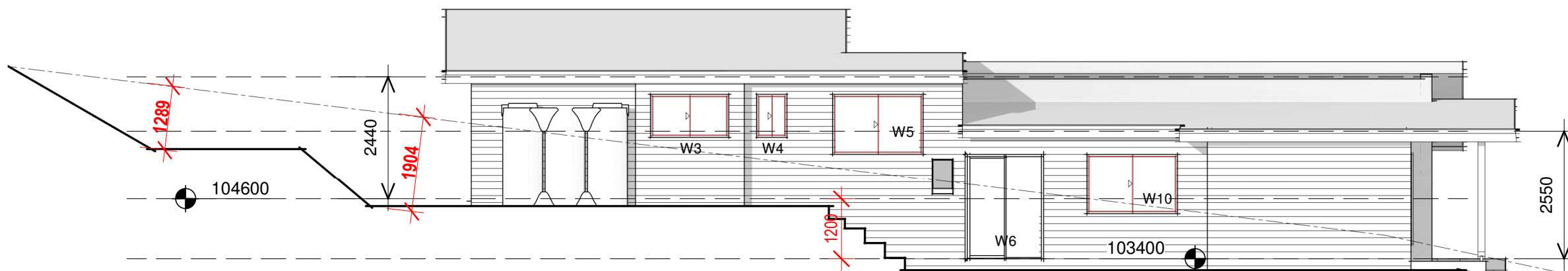
south elevation

1 : 100



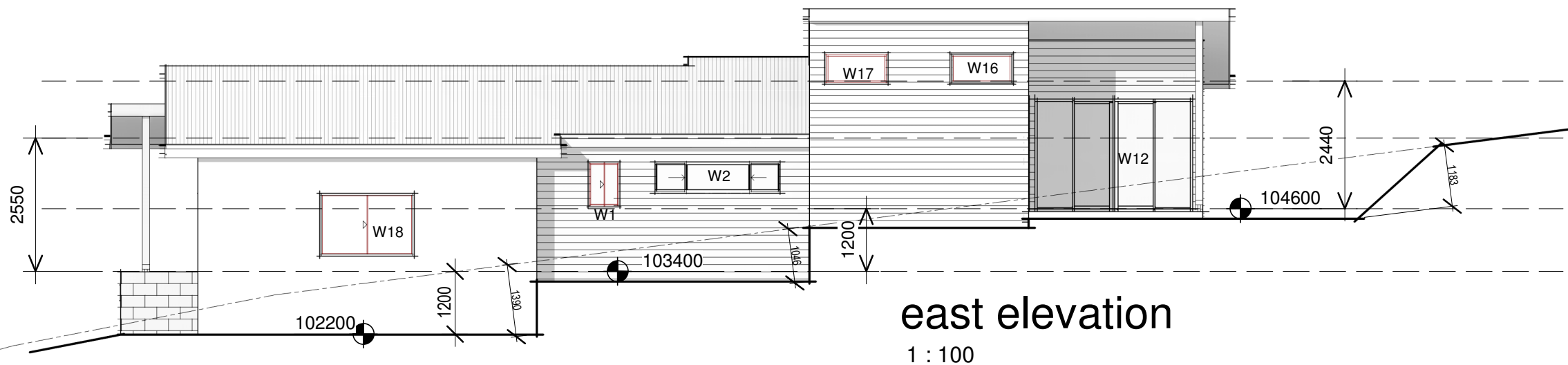
north elevation

1 : 100



west elevation

1 : 100



east elevation

1 : 100

DA Plans

NOTE: DO NOT SCALE OFF DRAWINGS

Bayview Homes
Building Excellence

Project:
NEW DWELLING
36 BELLBIRD DRIVE
MALUA BAY

Drawing:
ELEVATIONS

Drafted by:
Author

Date: 02/05/2019
Scale: 1 : 100

Project/Drawing No:
id1609- 03

Revision:
A