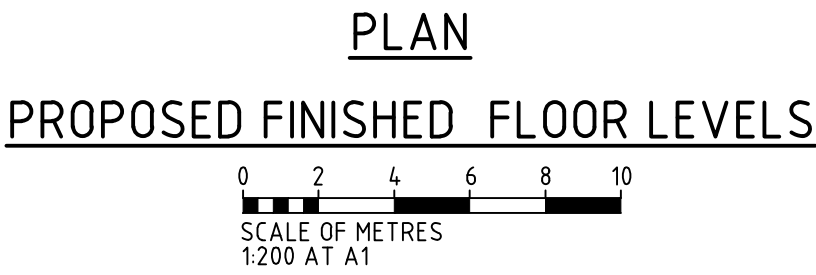


TYPICAL DRIVEWAY GRADING DETAIL LOTS 516-521 (RS0A)



LEGEND

FGL 42.52	FINISHED GARAGE FLOOR LEVEL
FFL 42.52	FINISHED FLOOR LEVEL

STATE  
PLANNING  
COMMISSION

DA 100/L213/20  
Planning Consent  
GRANTED

FOR CONSTRUCTION

REVISION	DATE	DESCRIPTION	DESIGN	DRAWN	APPROVED
0	21/9/20	ISSUED FOR CONSTRUCTION	BJC	NK	
C	14.08.20	ISSUED FOR APPROVAL	BJC	NK	
B	15.07.20	LOTS 504-507 AMENDED	BJC	BJC	
A	13.07.20	ISSUED FOR REVIEW	BJC	BJC	

DESIGN	BJC	DESIGN CHECK	KDA
DRAWN	NK	DRAFTING CHECK	KDA
APPROVED	DH	DATE	21/9/20
CAD FILE: 20-2454-010			
A1			
THIS DRAWING REMAINS THE PROPERTY OF GREENHILL ENGINEERS PTY LTD AND MAY NOT BE COPIED IN ANY WAY WITHOUT PRIOR APPROVAL FROM THIS COMPANY. © GREENHILL ENGINEERS PTY LTD			

**GREENHILL**  
Level 1, 178 Fullarton Road  
Dulwich, SA 5065  
T: 08 8406 1300

ABN 39 061 222 964

PEET TONSLEY PTY LTD TONSLEY STAGE 5	
PROPOSED FINISHED FLOOR LEVELS	
DRAWING NUMBER 20-2454-010	REVISION 0



# CONTENTS

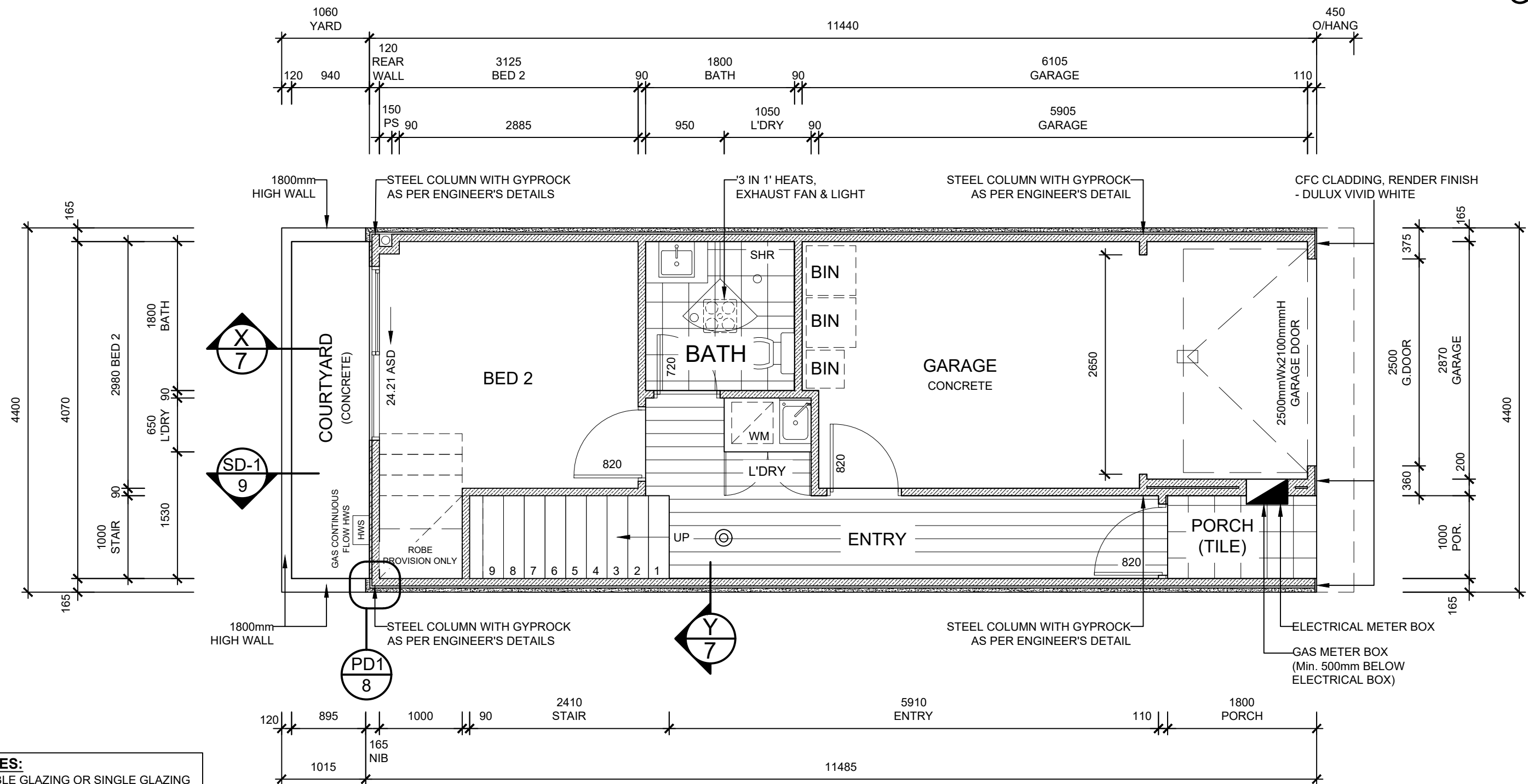
- 1. GROUND FLOOR PLAN
- 2. FIRST FLOOR PLAN
- 3. SECOND FLOOR PLAN
- 4. ROOF LAYOUT
- 5. ELEVATIONS 1
- 6. ELEVATIONS 2
- 7. SECTIONS
- 8. SECTIONAL DETAILS 1
- 9. SECTIONAL DETAILS 2
- 10. WET AREA DETAILS
- 11. KITCHEN & L'DRY DETAIL
- 12. NOTES



*The purchase acknowledges that these preliminary plans are for planning approval purpose and minor variations and modifications may be made by the builder or developer to enable construction, to improve or enhance the facade and/or design, or to achieve necessary approvals. Final construction drawings will be issued once full development approvals are received and prior to construction. Plans may be mirrored if required to suit individual allotment plans per the land contract.*

Purchaser \_\_\_\_\_ Date \_\_\_\_\_

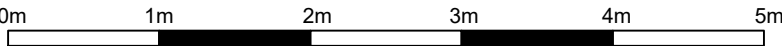
  ABN 900 890 791 85 Builders Licence No. 16 40 23	Project	Drawn JY	Date 30 Sep 2020	DATE	AMENDMENT	 STATE PLANNING COMMISSION  DA 100/L213/20 Planning Consent GRANTED
	GRAND EURO 1 FACADE D	Scale	Copyright			
Client	Figured dimensions shall take preferences over scaled drawing. Contractors shall verify all dimensions prior to commencement. Any discrepancy shall be reported to the designer immediately.	Project No.	Sheet No.			



**NOTES:**  
DOUBLE GLAZING OR SINGLE GLAZING  
REFER TO EACH ENERGY REPORT.

## GROUND FLOOR PLAN

SCALE 1: 50



SCALE 1:50

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Purchaser \_\_\_\_\_ Date \_\_\_\_\_



ABN 900 890 791 85  
Builders Licence No. 16 40 23

Project  
GRAND EURO 1  
FACADE D

Client

Drawn JY Date 30 Sep 2020  
Scale Copyright  
1: 50 @ A3  
Project No. Sheet No. 1

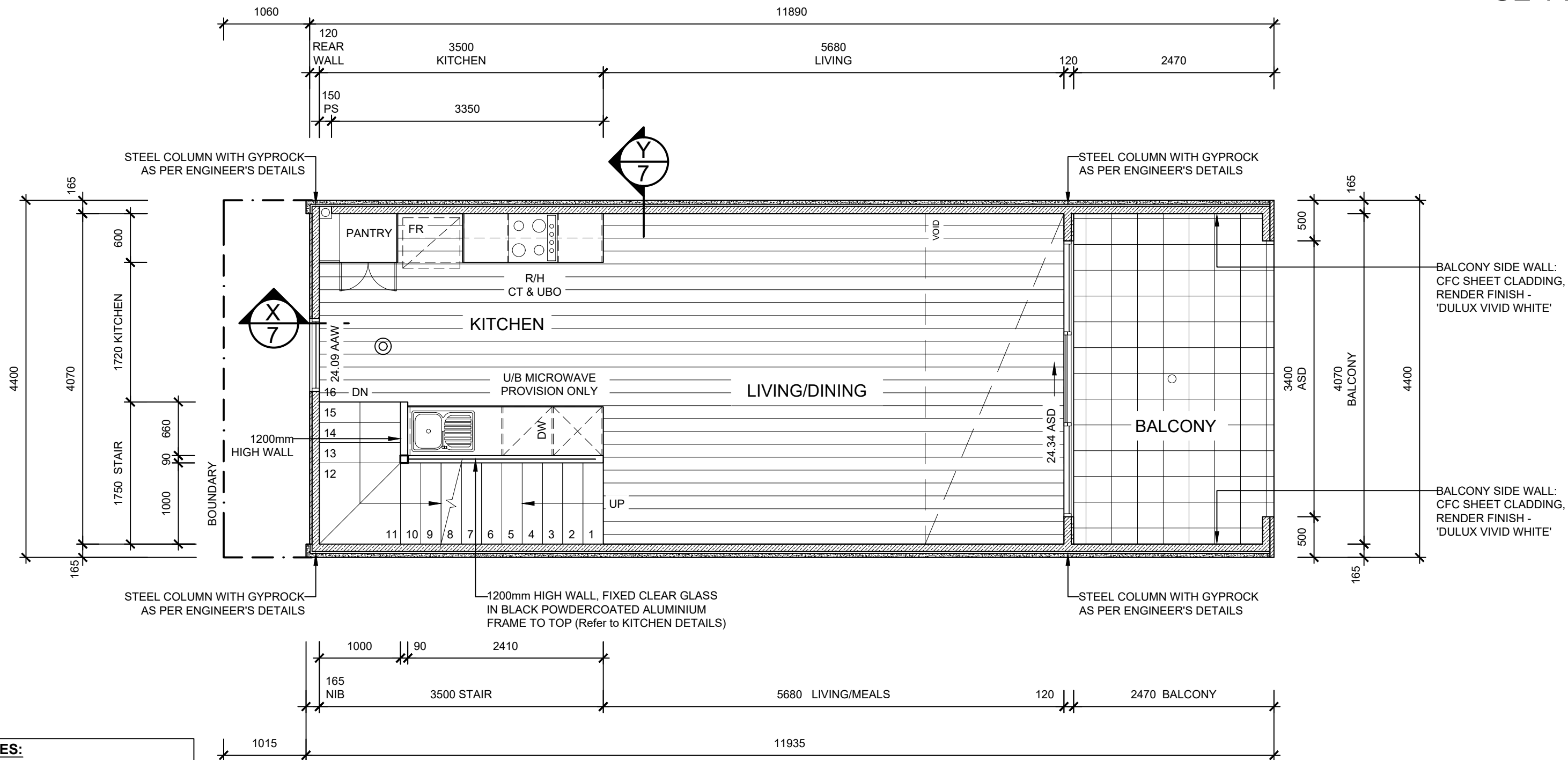
Figured dimensions shall take preferences over scaled drawing.  
Contractors shall verify all dimensions prior to commencement. Any discrepancy shall be reported to the designer immediately.

DATE	AMENDMENT

### Areas:

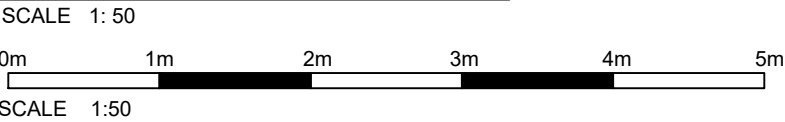
G.M. LIVING	29.08
	41.5
	35.45
	19.47
	10.87
	4.65
PORCH	1.8
TOTAL	142.82
	sqm





**NOTES:**  
DOUBLE GLAZING OR SINGLE GLAZING  
REFER TO EACH ENERGY REPORT.

**FIRST FLOOR PLAN**



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Purchaser \_\_\_\_\_ Date \_\_\_\_\_



ABN 900 890 791 85  
Builders Licence No. 16 40 23

Project  
GRAND EURO 1  
FACADE D

Client

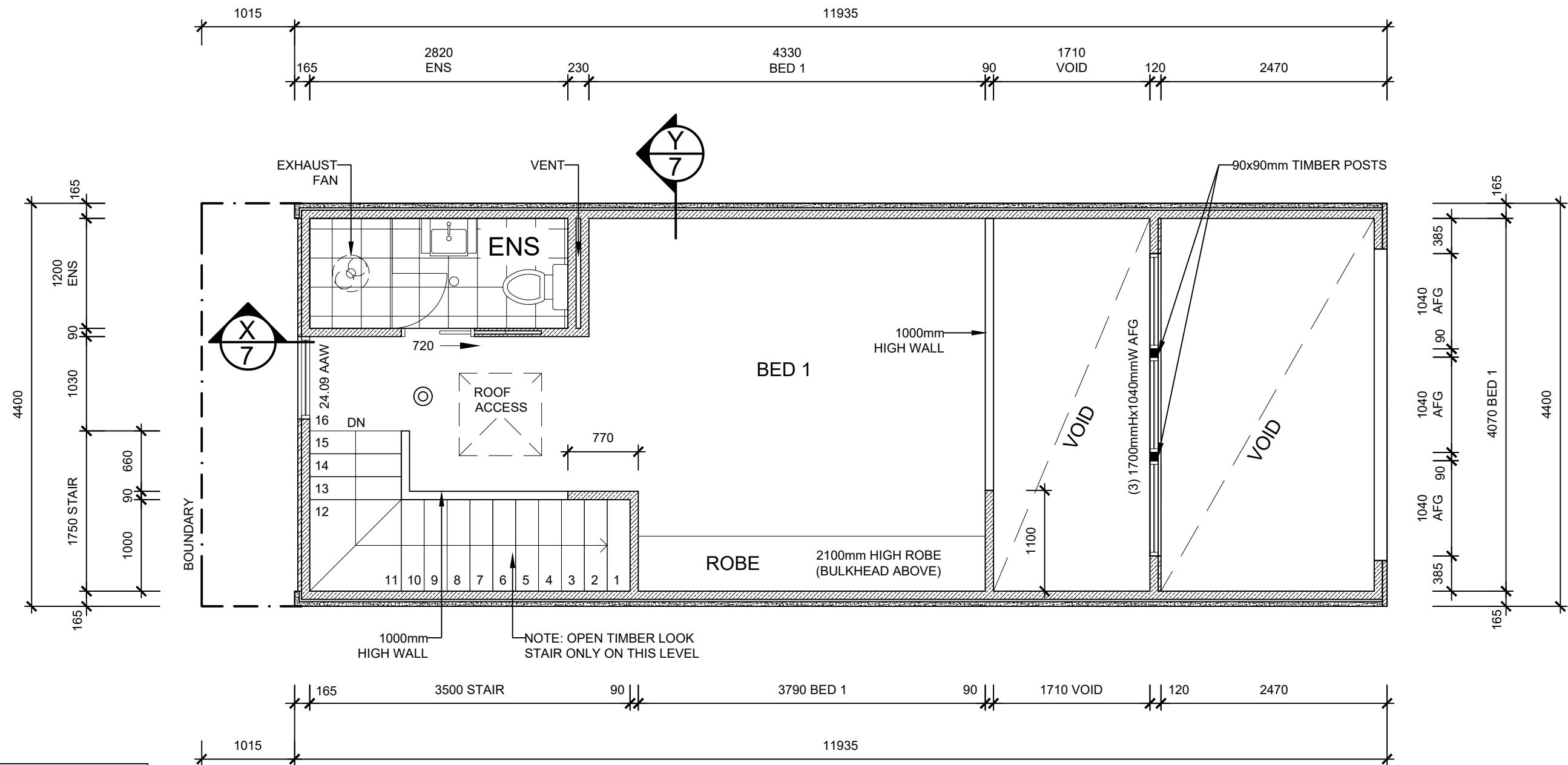
Drawn JY Date 30 Sep 2020  
Scale Copyright  
1: 50 @ A3  
Project No. Sheet No. 2

Figured dimensions shall take preferences over scaled drawing.  
Contractors shall verify all dimensions prior to commencement. Any discrepancy shall be reported to the designer immediately.

DATE	AMENDMENT



DA 100/L213/20  
Planning Consent  
GRANTED



**NOTES:**  
DOUBLE GLAZING OR SINGLE GLAZING  
REFER TO EACH ENERGY REPORT.

SECOND FLOOR PLAN

SCALE 1: 50  
0m 1m 2m 3m 4m 5m  
SCALE 1:50

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Purchaser \_\_\_\_\_ Date \_\_\_\_\_



ABN 900 890 791 85  
Builders Licence No. 16 40 23

Project  
GRAND EURO 1  
FACADE D

Client

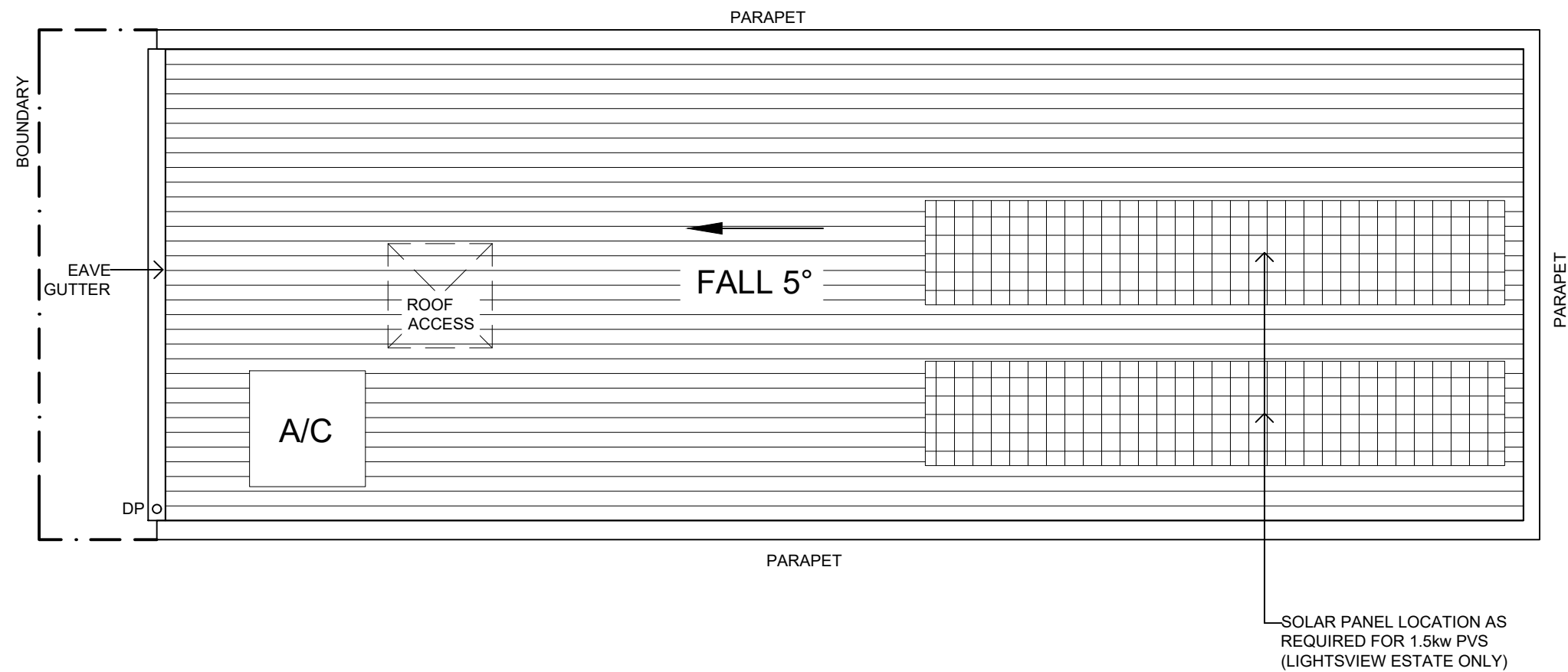
Drawn JY Date 30 Sep 2020  
Scale 1: 50 @ A3 Copyright  
Project No. Sheet No. 3

Figured dimensions shall take preferences over scaled drawing. Contractors shall verify all dimensions prior to commencement. Any discrepancy shall be reported to the designer immediately.

DATE	AMENDMENT



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Planning Consent  
GRANTED



ROOF LAYOUT

SCALE 1: 50  
REFER TO ENGINEER'S REPORT FOR FURTHER STORMWATER DETAILS,  
ENGINEERS REPORT TAKES PREFERENCE OVER THIS DRAWING.  
0m 1m 2m 3m 4m 5m  
SCALE 1:50

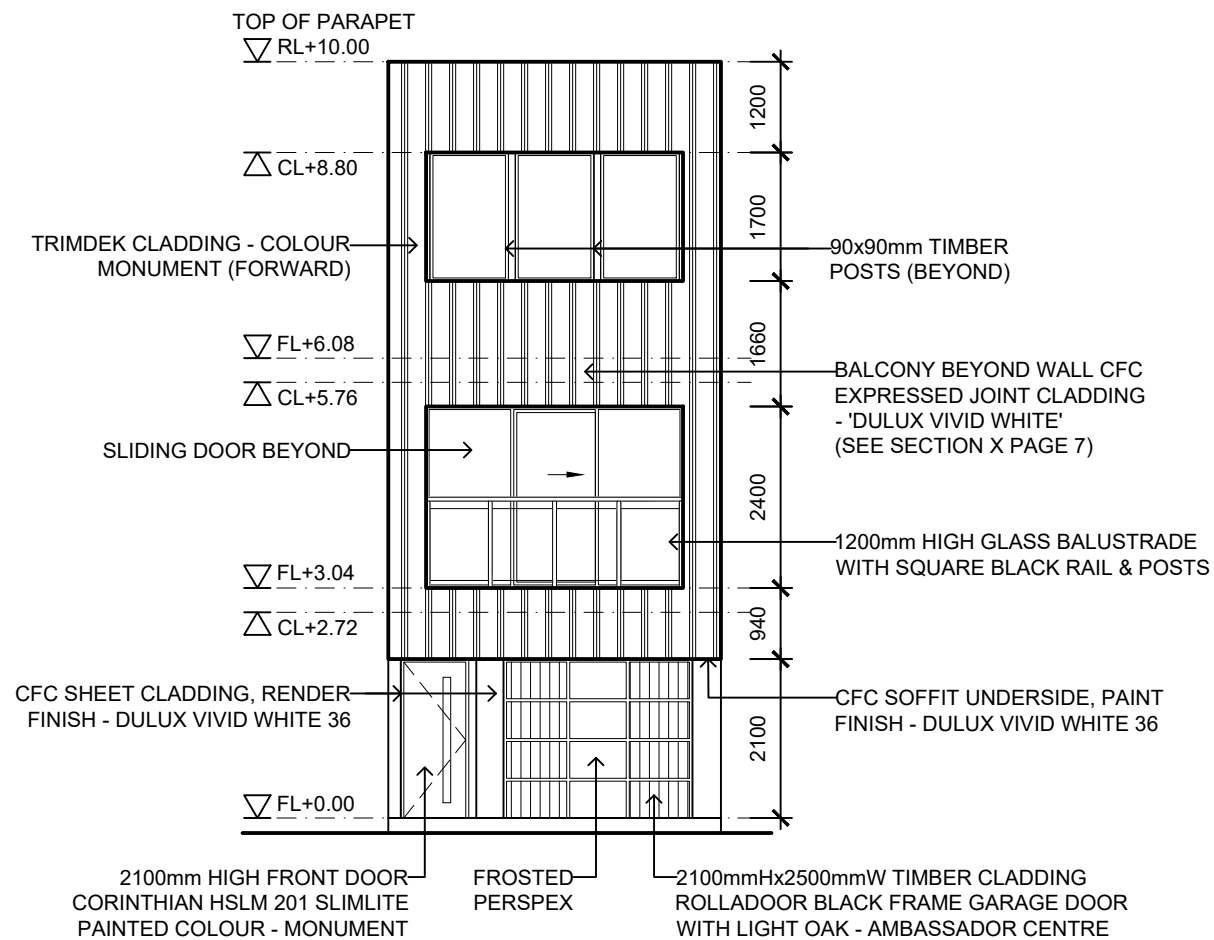
The purchase acknowledges that these preliminary plans are for planning approval purpose and minor variations and modifications may be made by the builder or developer to enable construction, to improve or enhance the facade and/or design, or to achieve necessary approvals. Final construction drawings will be issued once full development approvals are received and prior to construction. Plans may be mirrored if required to suit individual allotment plans per the land contract.

Purchaser \_\_\_\_\_ Date \_\_\_\_\_



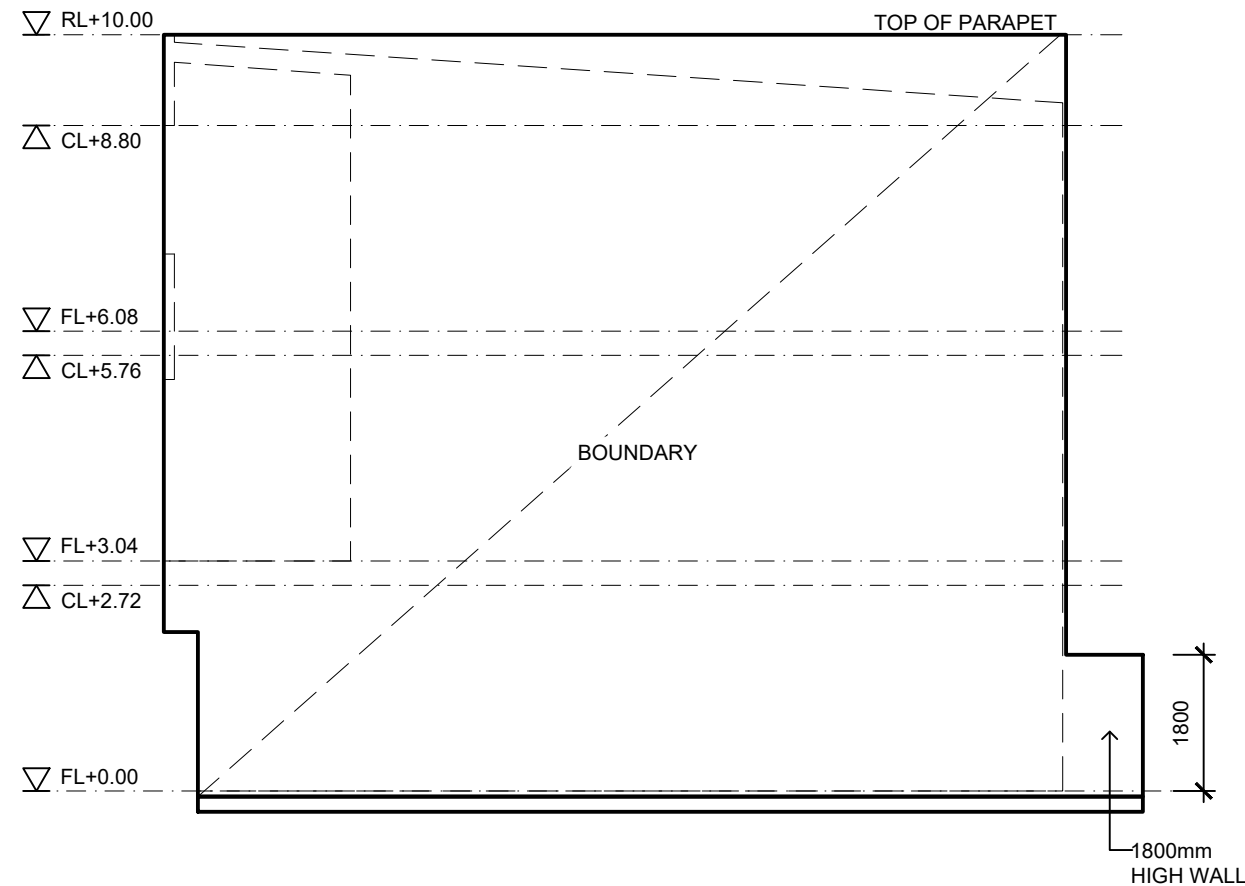
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Builders Licence No. 16 40 23

Project	Drawn	Date	DATE	AMENDMENT	<div>STATE PLANNING COMMISSION</div> <div>DA 100/L213/20 Planning Consent GRANTED</div>
	JY	30 Sep 2020			
Client	Scale	Copyright			
	1: 50 @ A3				
	Project No.	Sheet No.			
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	Figured dimensions shall take preferences over scaled drawing. Contractors shall verify all dimensions prior to commencement. Any discrepancy shall be reported to the designer immediately.				



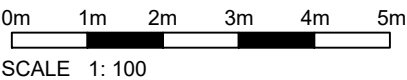
FRONT ELEVATION

SCALE 1: 100



RIGHT ELEVATION

SCALE 1: 100



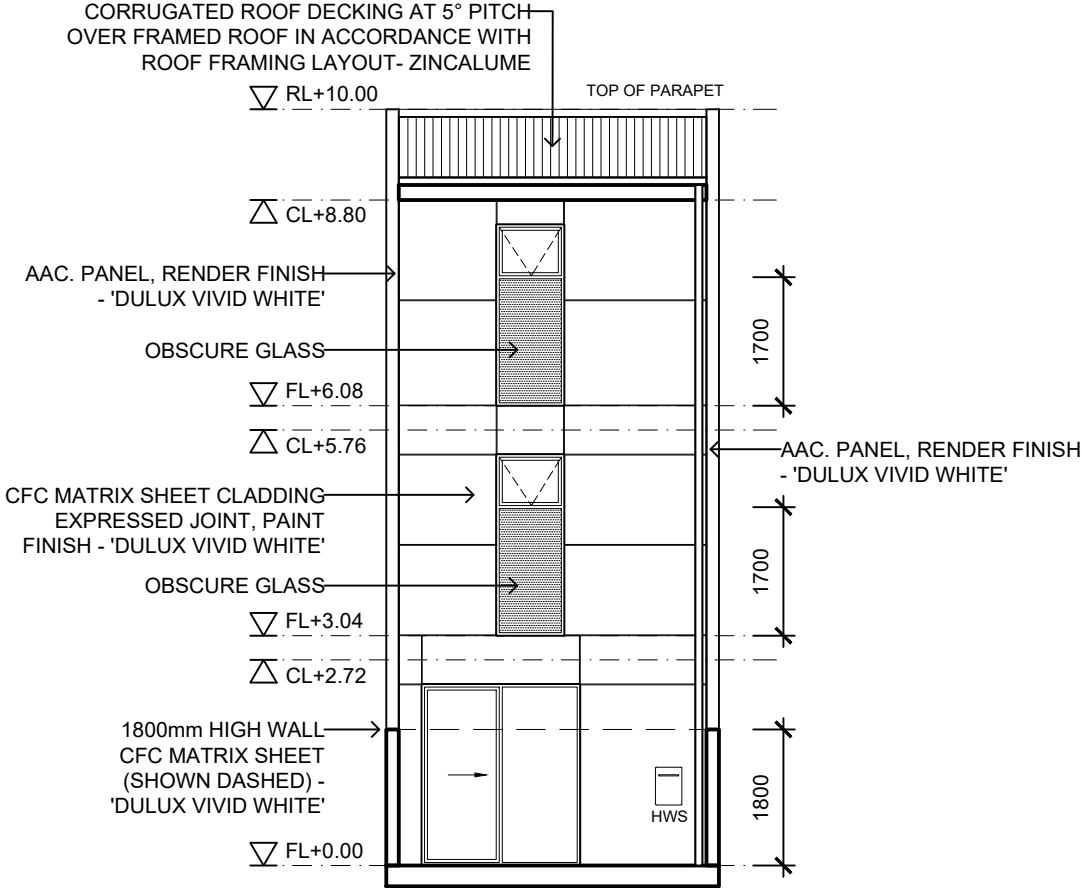
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Purchaser \_\_\_\_\_ Date \_\_\_\_\_

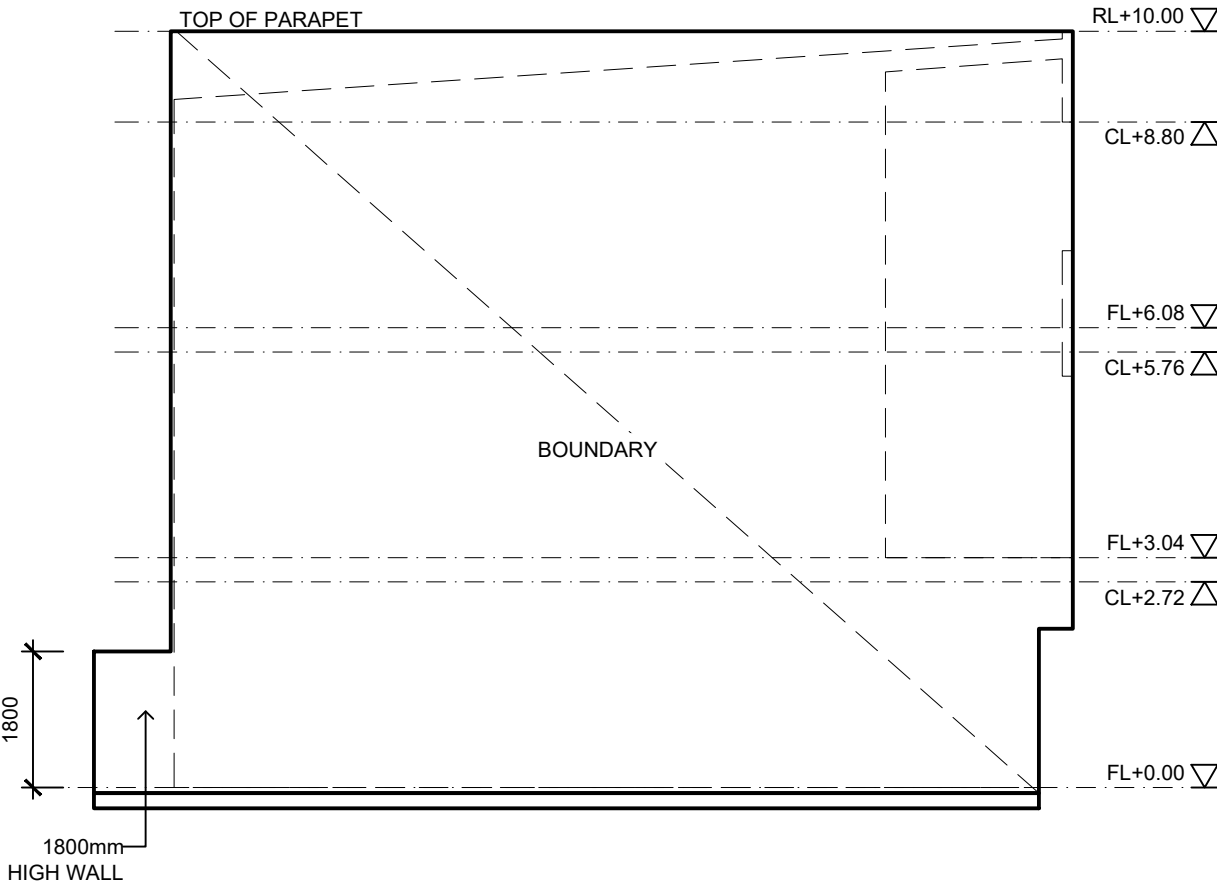


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Builders Licence No. 16 40 23

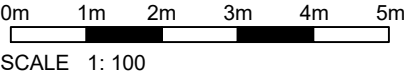
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Client	Scale	Copyright			
	1: 100 @ A3				
	Project No.	Sheet No.			
		5			
Figured dimensions shall take preferences over scaled drawing. Contractors shall verify all dimensions prior to commencement. Any discrepancy shall be reported to the designer immediately.					



REAR ELEVATION  
SCALE 1: 100



LEFT ELEVATION  
SCALE 1: 100



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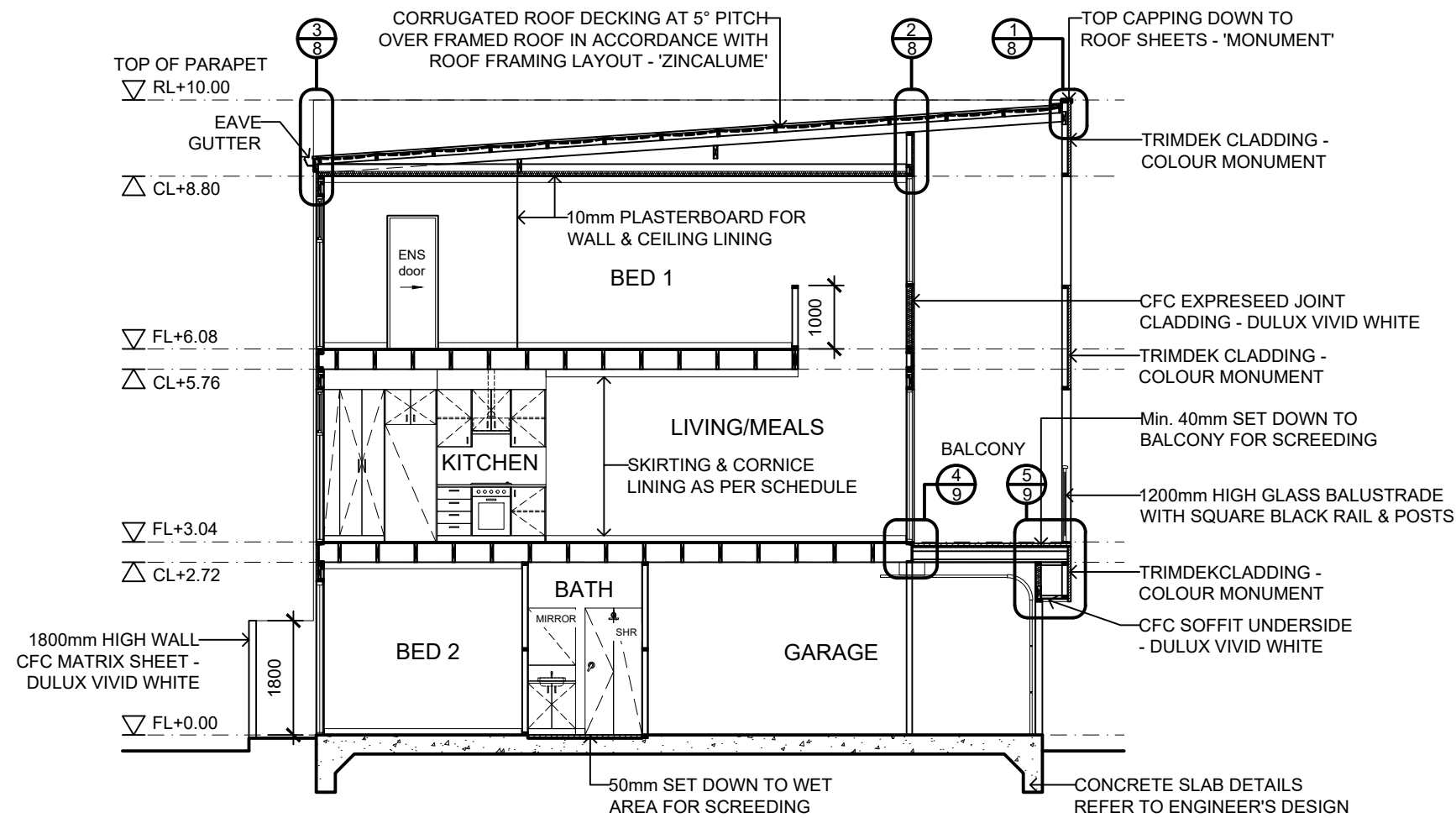
Purchaser \_\_\_\_\_ Date \_\_\_\_\_



ABN 900 890 791 85  
Builders Licence No. 16 40 23

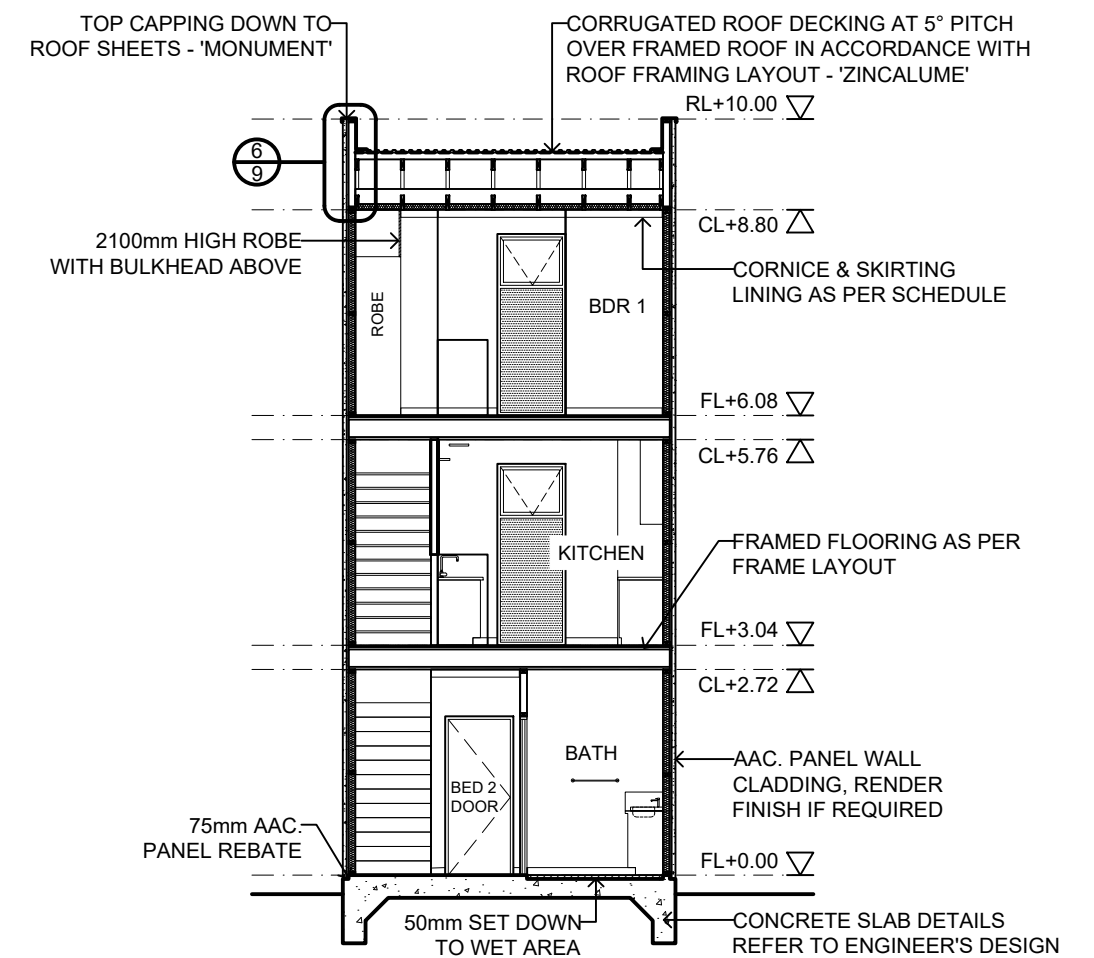
Project	Drawn	Date	DATE	AMENDMENT	<div>STATE PLANNING COMMISSION</div> <div>DA 100/L213/20 Planning Consent GRANTED</div>
	JY	30 Sep 2020			
Client	Scale	Copyright			
	1: 100 @ A3				
	Project No.	Sheet No.			
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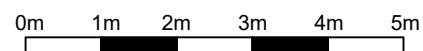
## SECTION X - X

SCALE 1: 100



## SECTION Y- Y

SCALE 1: 100



SCALE 1: 100

*The purchase acknowledges that these preliminary plans are for planning approval purpose and minor variations and modifications may be made by the builder or developer to enable construction, to improve or enhance the facade and/or design, or to achieve necessary approvals. Final construction drawings will be issued once full development approvals are received and prior to construction. Plans may be mirrored if required to suit individual allotment plans per the land contract.*

<b>Purchaser</b>	<b>Date</b>
------------------	-------------



ABN 900 890 791 85  
Builders Licence No. 16 40 23

Project	GRAND EURO 1 FACADE D
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Client	
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Drawn	Date
JY	30 Sep 2020
Scale	Copyright
1: 100 @ A3	
Project No.	Sheet No.
	7

	Figured dimensions shall take preferences over scaled drawing. Contractors shall verify all dimensions prior to commencement. Any discrepancy shall be reported to the designer immediately.
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DATE	AMENDMENT
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DATE	AMENDMENT

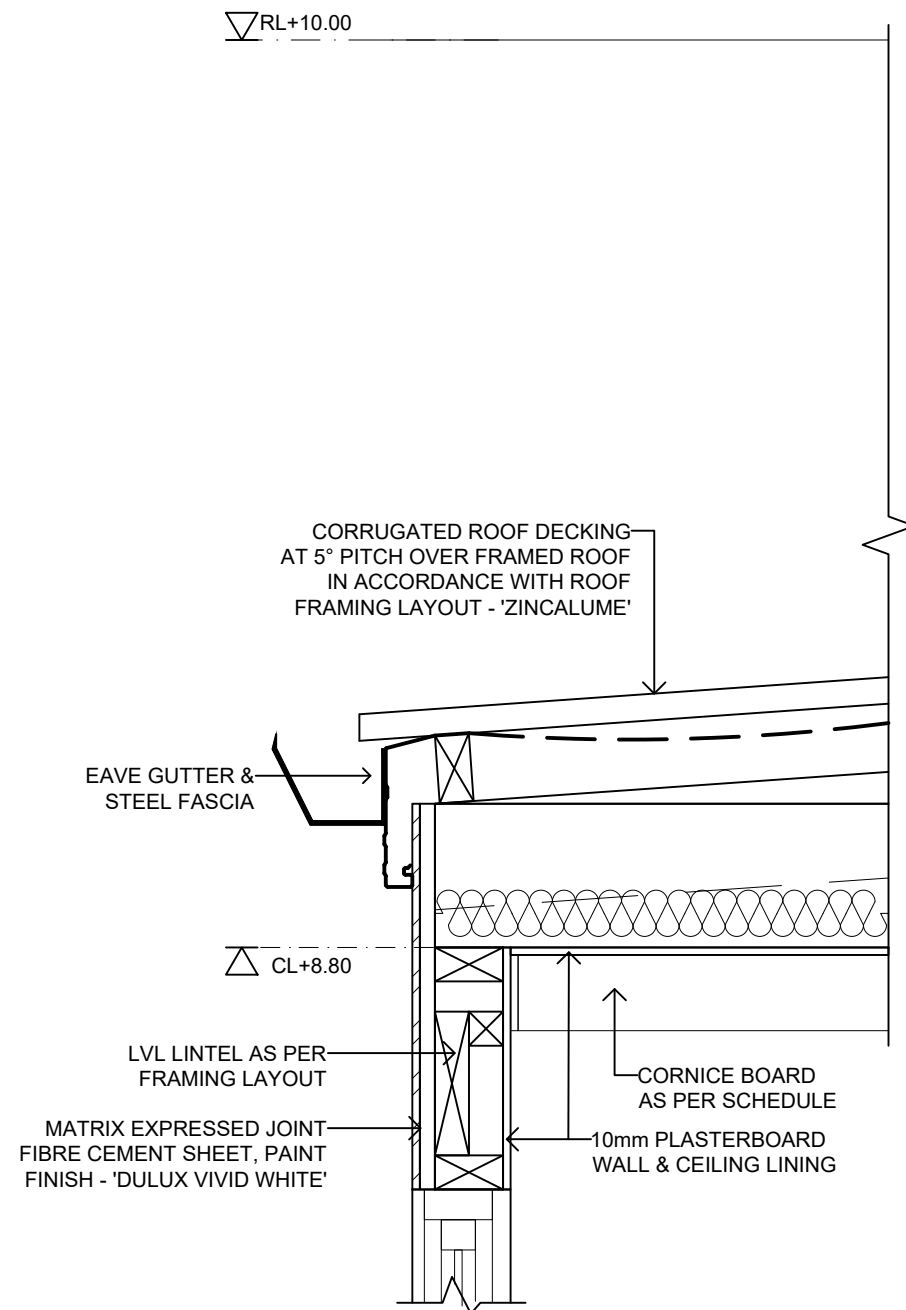
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STATE  
PLANNING

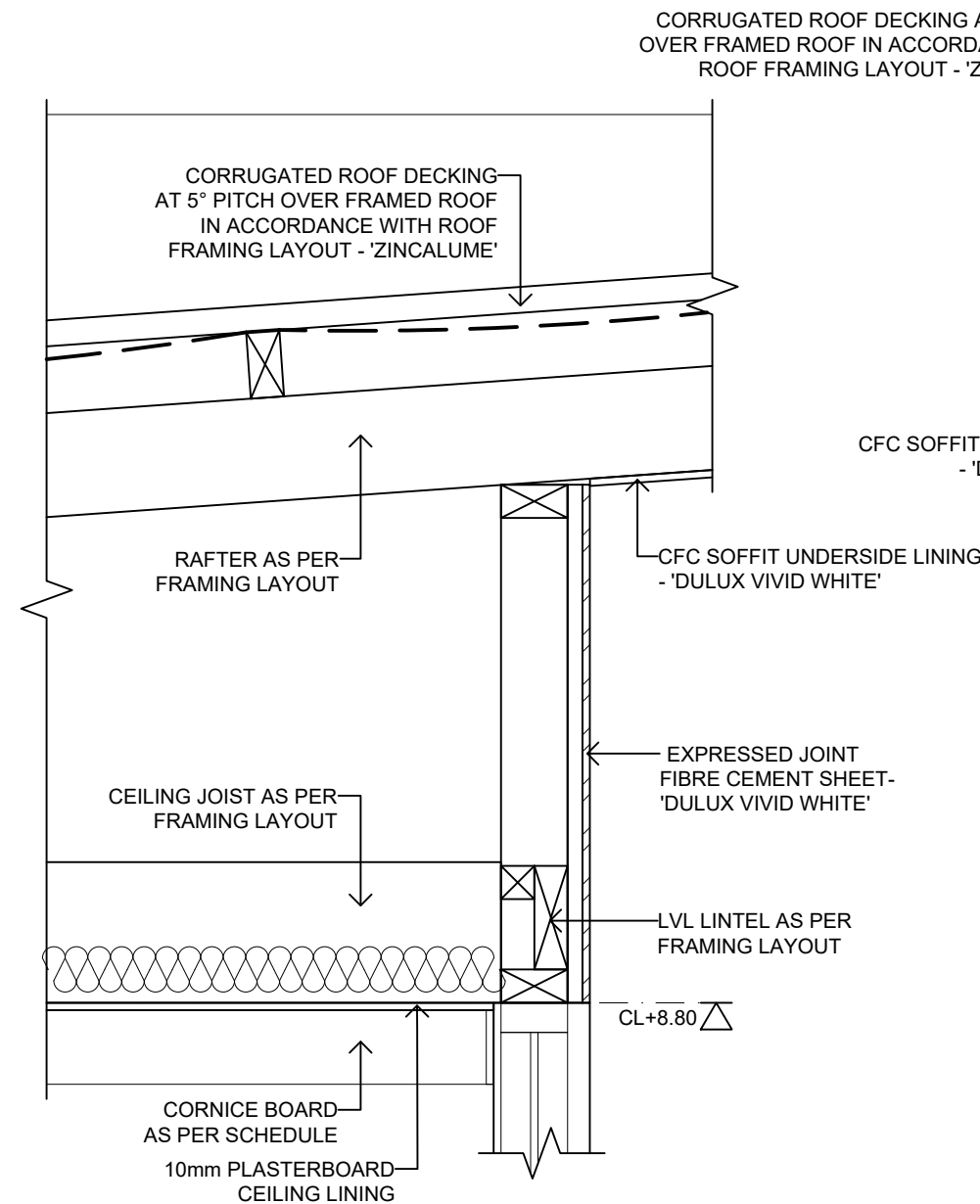


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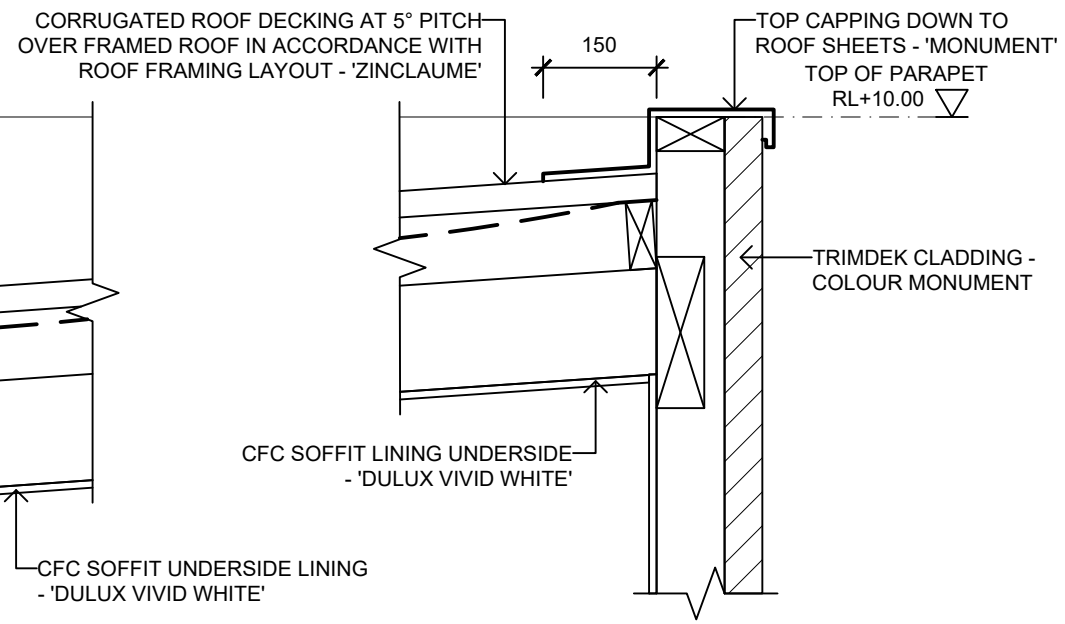
**DA 100/L213/20**  
Planning Consent  
**GRANTED**



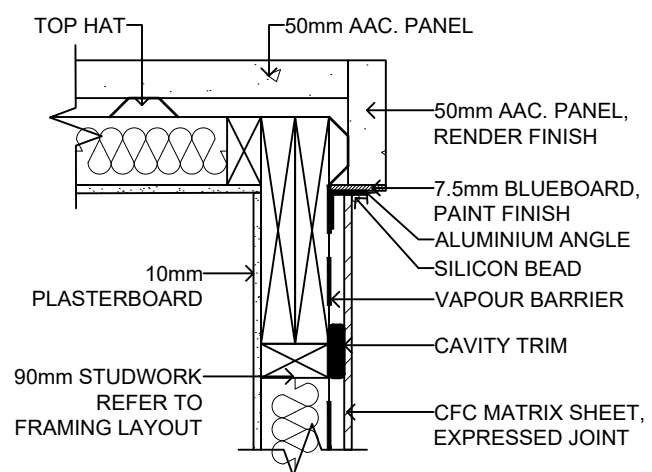
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**DETAIL 2**  
SCALE 1: 10



**DETAIL 1**  
SCALE 1: 10




**PD - 1**  
SCALE 1: 10

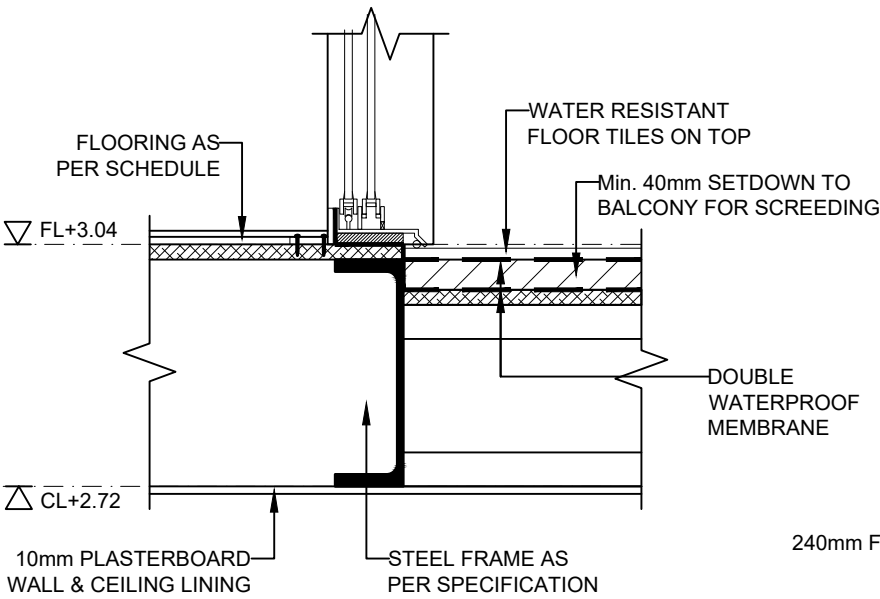
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Purchaser \_\_\_\_\_ Date \_\_\_\_\_

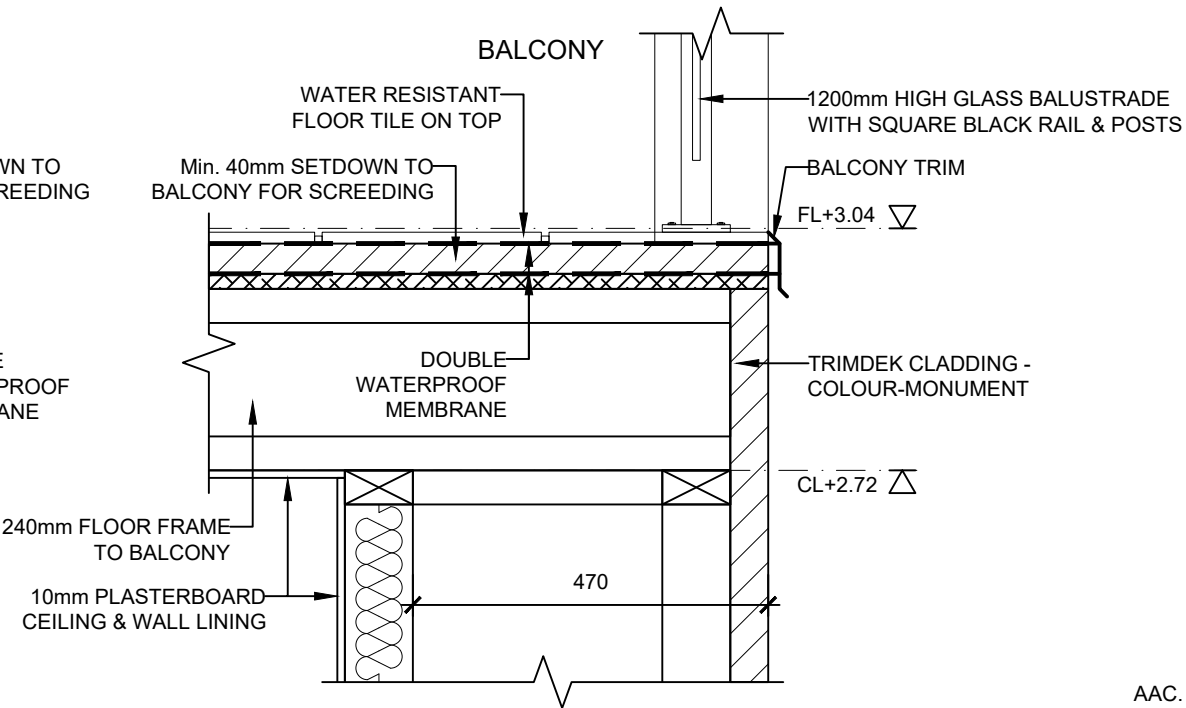


ABN 900 890 791 85  
Builders Licence No. 16 40 23

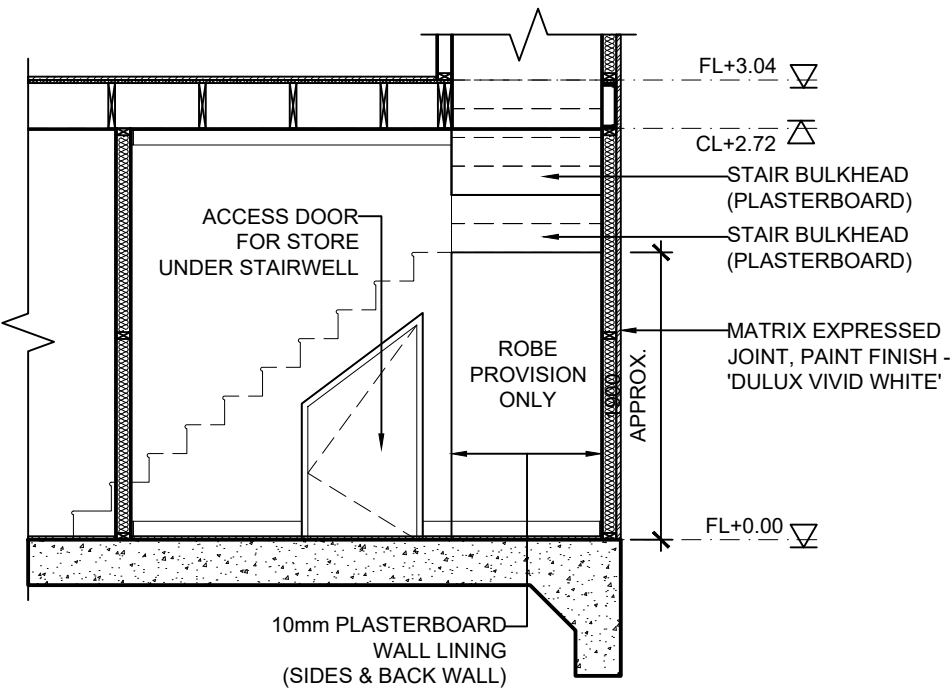
Project <b>GRAND EURO 1 FACADE D</b>	Client	Drawn JY	Date 30 Sep 2020	DATE	AMENDMENT	<div>STATE PLANNING COMMISSION</div> <div>DA 100/L213/20 Planning Consent GRANTED</div>
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		Project No.	Sheet No. 8			
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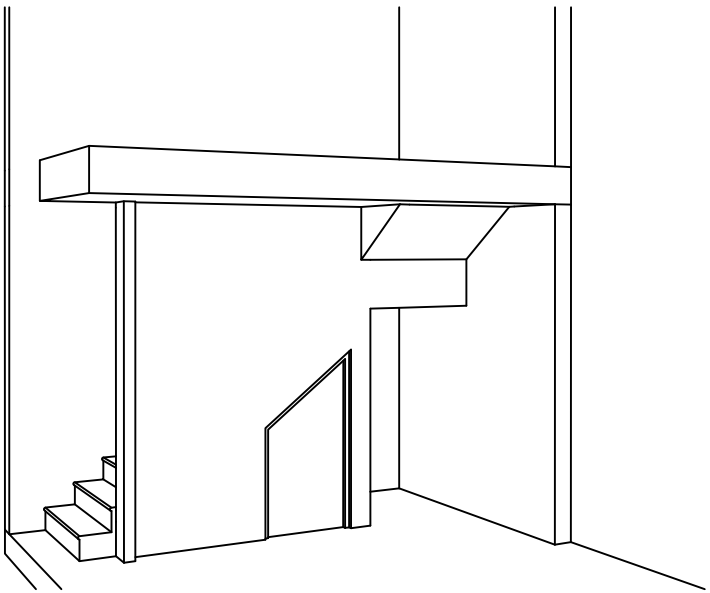
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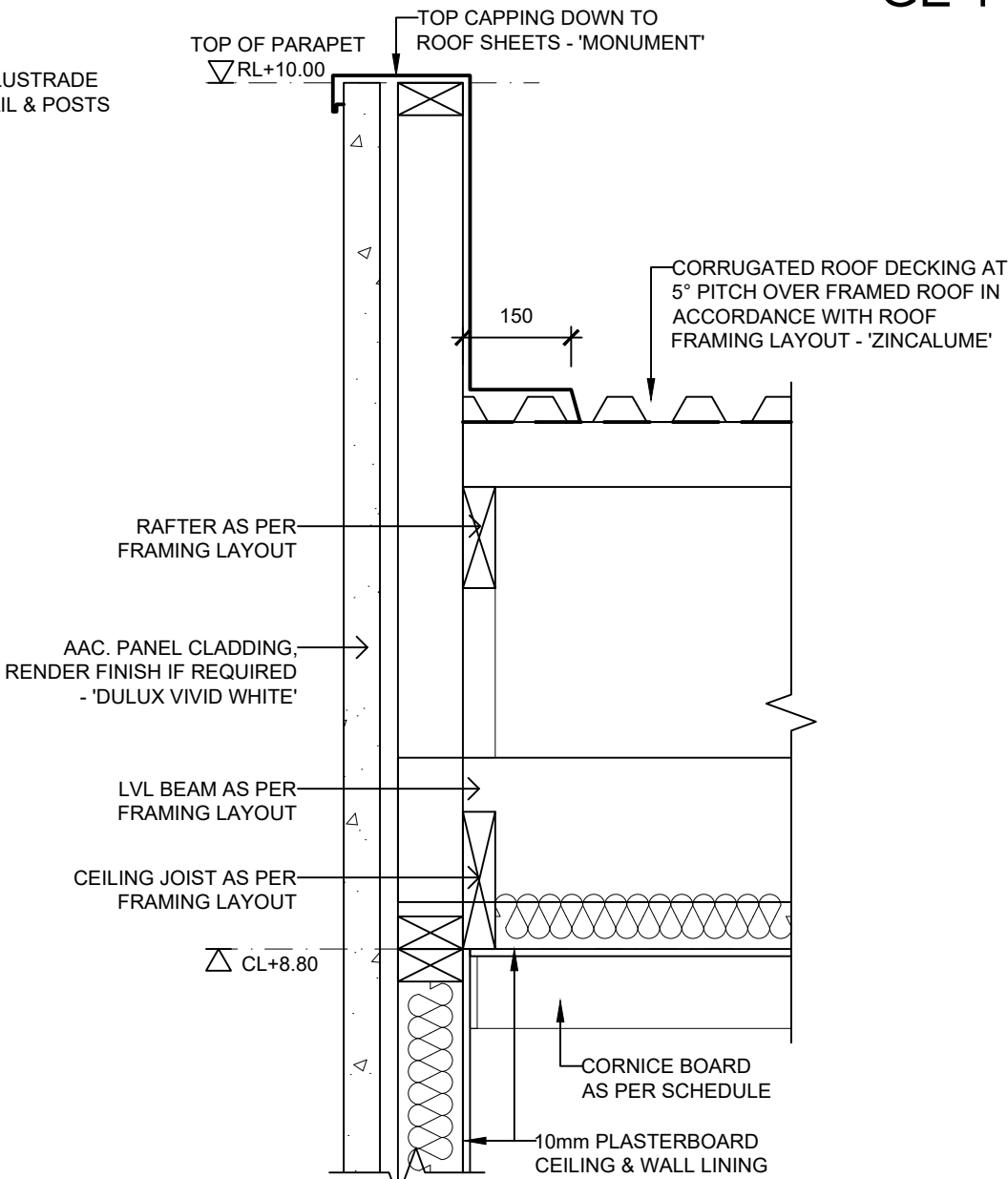
**DETAIL 5**  
SCALE 1: 10



**SD - 1**  
SCALE 1: 50



**PERSPECTIVE VIEW**  
(INDICATED ONLY)  
NOT TO SCALE



**DETAIL 6**  
SCALE 1: 10

The purchase acknowledges that these preliminary plans are for planning approval purpose and minor variations and modifications may be made by the builder or developer to enable construction, to improve or enhance the facade and/or design, or to achieve necessary approvals. Final construction drawings will be issued once full development approvals are received and prior to construction. Plans may be mirrored if required to suit individual allotment plans per the land contract.

Purchaser \_\_\_\_\_ Date \_\_\_\_\_



ABN 900 890 791 85  
Builders Licence No. 16 40 23

Project  
**GRAND EURO 1  
FACADE D**

Client

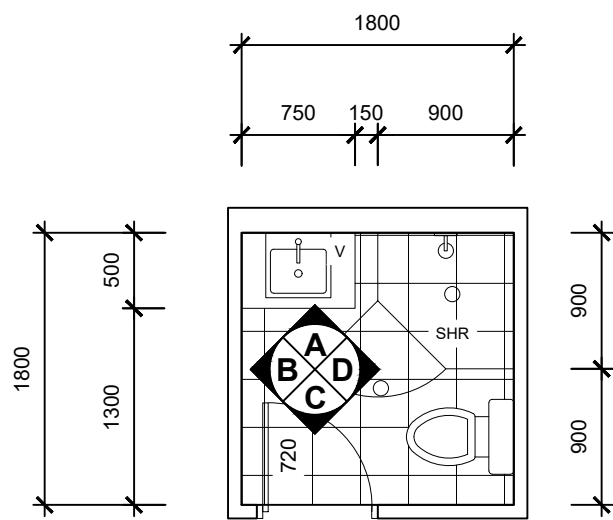
Drawn JY Date 30 Sep 2020  
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As shown @ A3  
Project No. Sheet No. 9

Figured dimensions shall take preferences over scaled drawing. Contractors shall verify all dimensions prior to commencement. Any discrepancy shall be reported to the designer immediately.

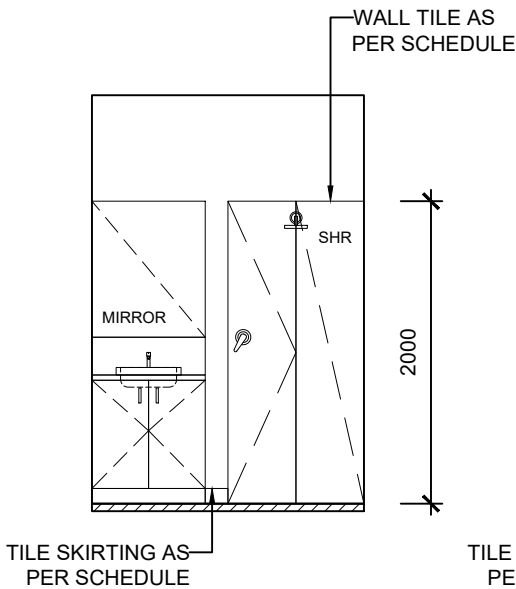
DATE	AMENDMENT



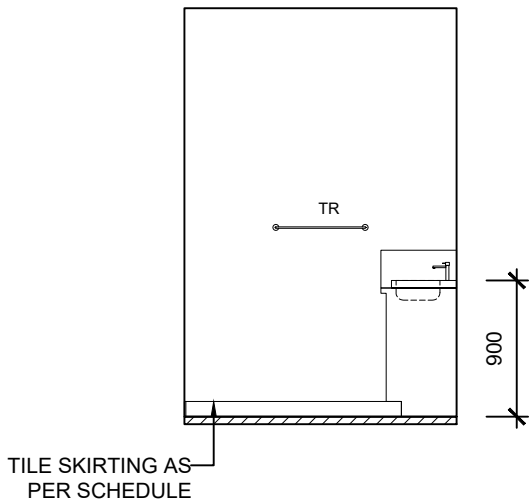
**DA 100/L213/20  
Planning Consent  
GRANTED**



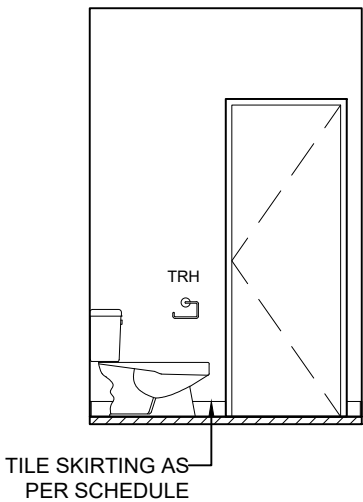
**BATH PLAN**  
SCALE 1: 50



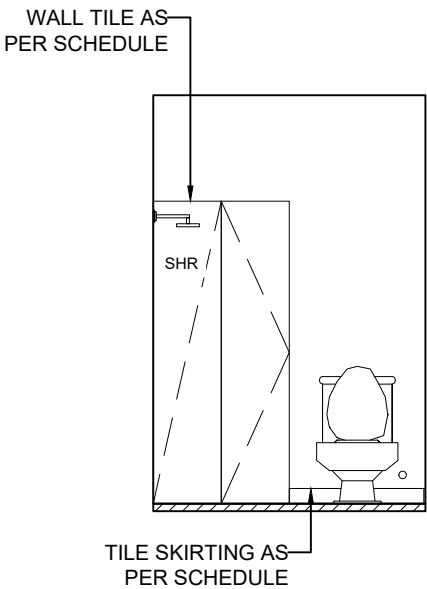
**BATH A**  
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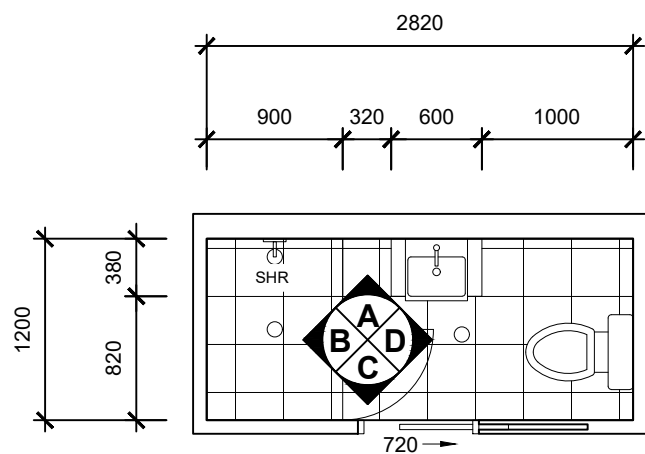
**BATH B**  
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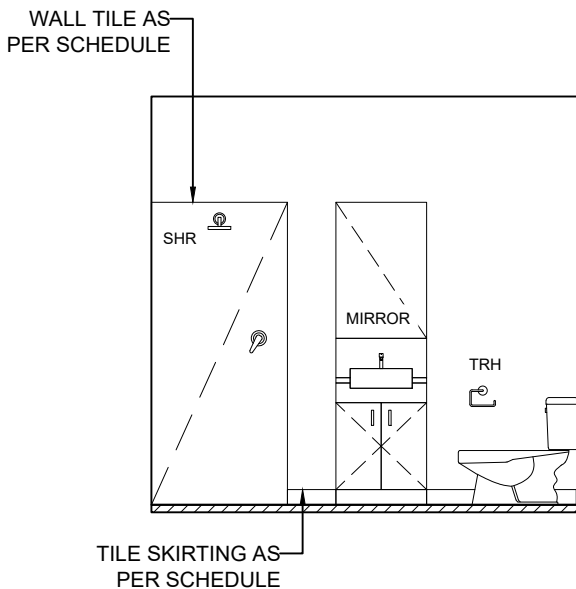
**BATH C**  
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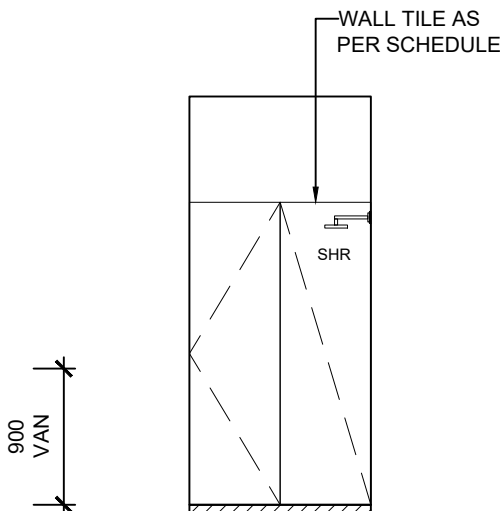
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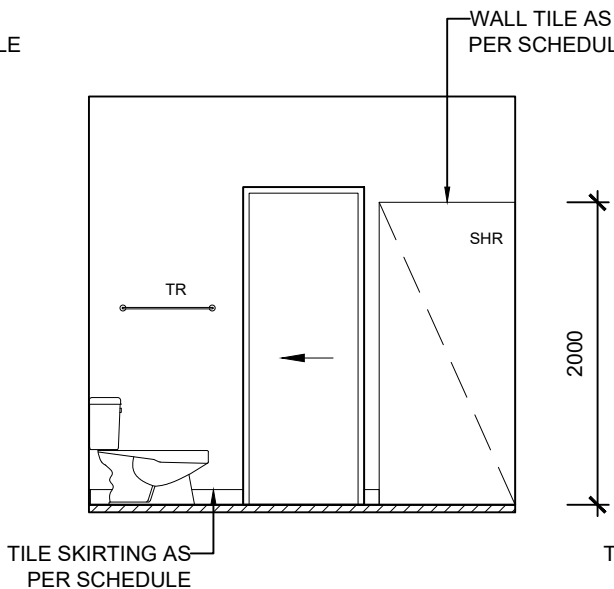
**ENS PLAN**  
SCALE 1: 50



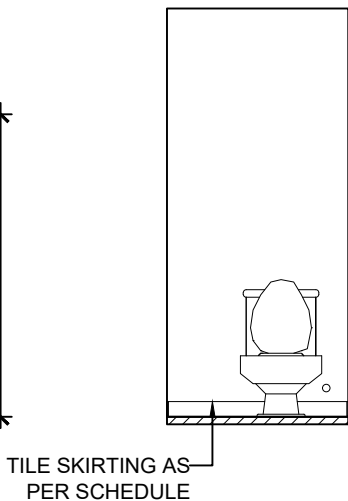
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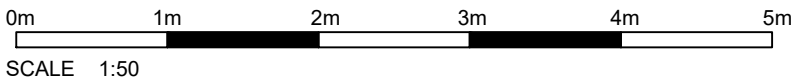
**ENS B**  
SCALE 1: 50



**ENS C**  
SCALE 1: 50



**ENS D**  
SCALE 1: 50



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Purchaser \_\_\_\_\_ Date \_\_\_\_\_



ABN 900 890 791 85  
Builders Licence No. 16 40 23

Project  
GRAND EURO 1  
FACADE D

Client

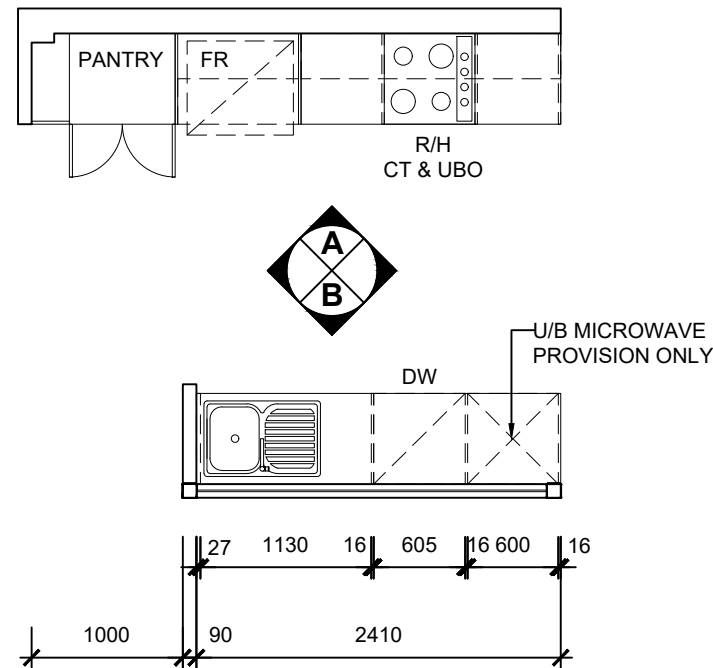
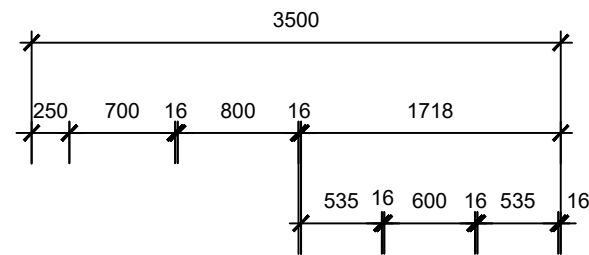
Drawn JY Date 30 Sep 2020  
Scale Copyright  
1: 50 @ A3  
Project No. Sheet No. 10

Figured dimensions shall take preferences over scaled drawing. Contractors shall verify all dimensions prior to commencement. Any discrepancy shall be reported to the designer immediately.

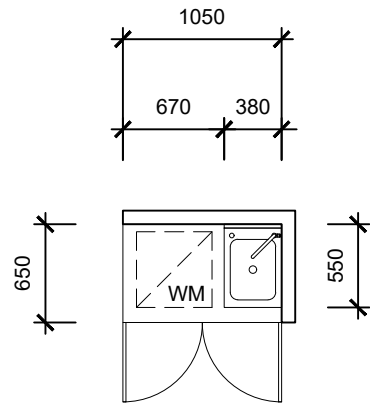
DATE AMENDMENT  
STATE PLANNING COMMISSION

**BASIN BATHROOM**  
DA 100/L213/20  
Planning Consent  
GRANTED

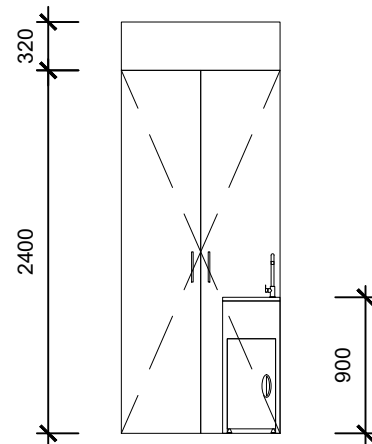




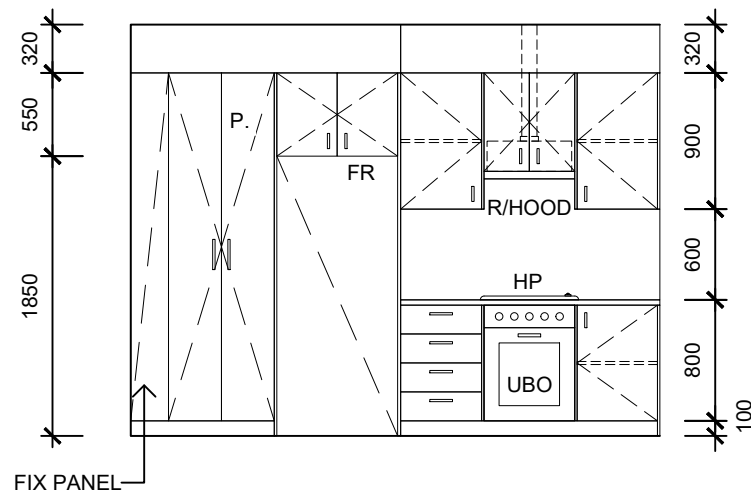
**KITCHEN PLAN**  
SCALE 1: 50



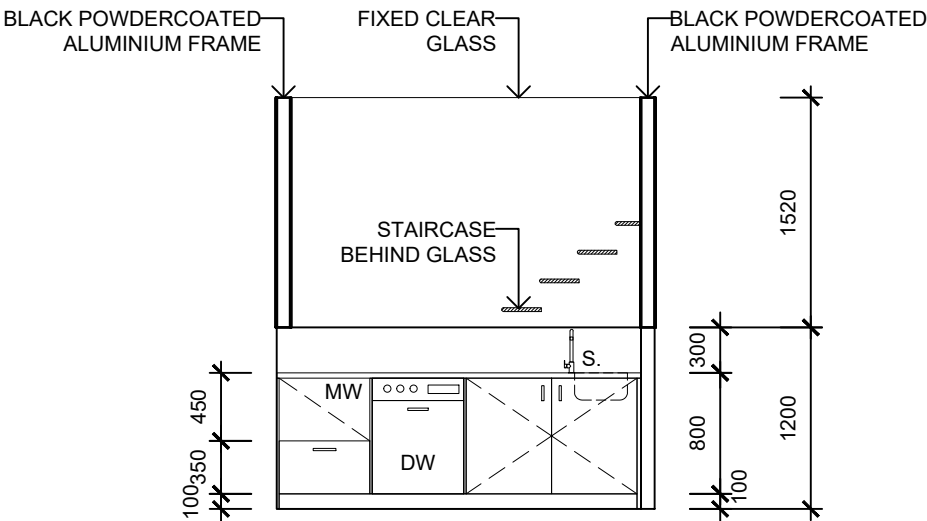
**L'DRY PLAN**  
SCALE 1: 50



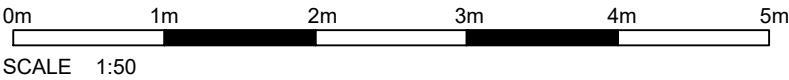
**L'DRY**  
SCALE 1: 50



**KITCHEN A**  
SCALE 1: 50



**KITCHEN B**  
SCALE 1: 50



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Purchaser \_\_\_\_\_ Date \_\_\_\_\_



ABN 900 890 791 85  
Builders Licence No. 16 40 23

Project GRAND EURO 1 FACADE D	Client	Drawn JY	Date 30 Sep 2020	DATE	AMENDMENT	<div>STATE PLANNING COMMISSION</div> <div>DA 100/L213/20 Planning Consent GRANTED</div>
		Scale 1: 50 @ A3	Copyright			
		Project No.	Sheet No. 11			
		Figured dimensions shall take preferences over scaled drawing. Contractors shall verify all dimensions prior to commencement. Any discrepancy shall be reported to the designer immediately.				

**NOTES:**

PROVIDED CONNECTION TO DWELLING FOR FIBRE OPTIC CABLE AND LOCATION OF OUTLET POINTS THROUGHOUT THE HOME.

BLUESTONE IS AN NBN DEVELOPMENT AND NOT REQUIRED TO BE CONNECTED TO THE RECYCLED SYSTEM.

PROVIDE INSTALLATION TO ENERGY EFFICIENT LIGHT FITTING S THROUGHOUT THE HOME.

TAPS AND SANITARY FIXTURES TO BE WELS 4 STAR WATER-AFFICIENT TAPS AND DUAL FLUSH TOILETS AS WELL AS 3 STAR RATED SHOWER ROSES.

**NOTES:**

All glazing shall conform with AS 1288-2006 and AS 2047-2014

☉ denotes smoke detector hard wired in accordance with AS 3786 and interconnected where more than one.

⊕ denotes vertical control joints in accordance with engineers details.

W.C. door to be removable in accordance with 3.8.3.3 of BCA Vol 2

Protection against termites will be in accordance with AS 3660 a termite expert inspect & provide a maintenance programme.

- NOTES:**
- ALL PLUMBING AND DRAINAGE SHALL BE IN ACCORDANCE WITH AS 3500 (Part 1-4) 2018.
  - ALL GLAZING IN DOORS AND DOOR SIDE PANELS WHICH COULD BE MISTAKEN AS A DOORWAY WILL BE PROVIDED WITH AN OBAQUE BAND NOT LESS THAN 20mm HIGH AND LOCATED BETWEEN 700mm AND 1200mm AFFL.

**LEGEND:**

DP° 75mm ROUND PAINTED PVC DOWNPIPES BELOW

←FALL 5° CORRUGATED STEEL ROOF DECKING AT 5° PITCH UNLESS OTHERWISE INDICATED. ARROW INDICATED DIRECTION OF FALL

**TERMITE TREATMENT:**

TERMITE RISK MANAGEMENT IS TO COMPLY WITH PART 3.1.3 BCA WHERE THE CONCRETE SLAB ON GROUND IS TO BE AS PART OF A TERMITE BARRIER SYSTEM. THE SLAB MUST BE DESIGNED AND CONSTRUCTED TO COMPLY WITH AS2870.

SLABS MUST HAVE PENETRATIONS, CONTROL JOINTS AND THE PERIMETER PROTECTED. THE SLAB ON GROUND MAY BE USED AS PERIMETER PROTECTION PROVIDED THAT THE SLAB IS EXPOSED 75MM ABOVE FINISHED FLOOR LEVEL AND THE SLAB EDGE IS NOT HONEY COMBED, ROUGH OR CONTAIN RIPPLES,

CHEMICAL TERMITICIDE TO UNDERSIDE OF CONCRETE SLAB IN ACCORD WITH 3660.1 (BIFLEX OR SIMILAR)  
OR  
STAINLESS STEEL MESH BARRIER EITHER FULL OR PARTIAL PROTECTION TERMIMESH OR SIMILAR)  
OR  
GRADED STONE BARRIER  
OR  
KORDON TERMITE BARRIER

**NOTE:**

SELECTED AND INSTALLED EXHAUST FAN TO BE IN ACCORDANCE WITH BCA - P3.8.7.3 DUCTED TO ATMOSPHERE OR VENTILATED ROOF SPACE INSTALLED ACCORDANCE WITH AS 1668.2

FLOW RATES AND DISCHARGE FOR BATHROOM OR SANITARY COMPARTMENT TO BE - 25L/S, KITCHEN/LAUNDRY - 40L/S

EXHAUST FROM BATHROOM, SANITARY COMPARTMENT OR LAUNDRY MUST BE DISCHARGE FROM EITHER DIRECTLY VIA A SHAFT OR DUCT TO OUTDOOR AIR OR TO A ROOF SPACE THAT IS VENTILATED IN ACCORDANCE WITH 3.8.7.4.

MANUFACTURES STAIRS ARE TO COMPLY WITH PART 3.9.1 OF BCA VOL 2  
MAX. 18 RISER TO EACH FLIGHT  
RISER MUST NOT ALLOW 125 SPHERE TO PASS THROUGH  
RISER DIMENSIONS:- MAX. 190mm  
MIN. 115mm  
GOING DIMENSIONS:- MAX. 355mm  
MIN. 240mm  
SLOPE RELATIONSHIP:- MAX. 700mm  
MIN. 550mm  
STAIR BALUSTRADE/HANDRAIL HEIGHT- MIN. 865mm  
LANDING BALUSTRADE/HANDRAIL HEIGHT- MIN. 1000MM  
BALUSTRADE MUST NOT ALLOW 125 SPHERE TO PASS THROUGH  
STAIRS TO HAVE NON-SLIP FINISH OR SUITABLE NON-SKID STRIP WITH P3 RATING

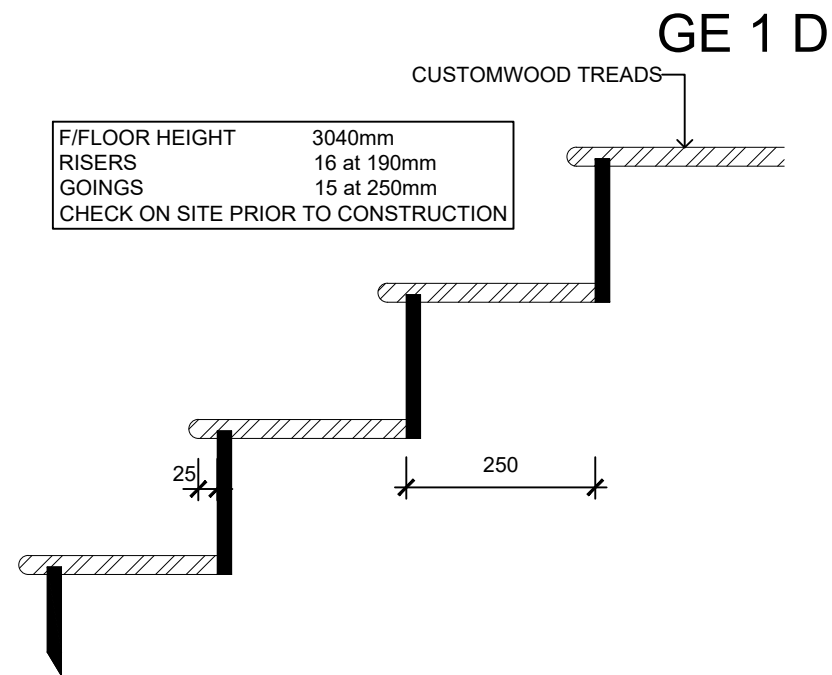
**NOTE:**  
W.C. AND GARDEN TAPS TO BE CONNECTED TO RECLAIMED WATER SYSTEM

LAUNDRY TROUGHS FITTED WITH OVERFLOW

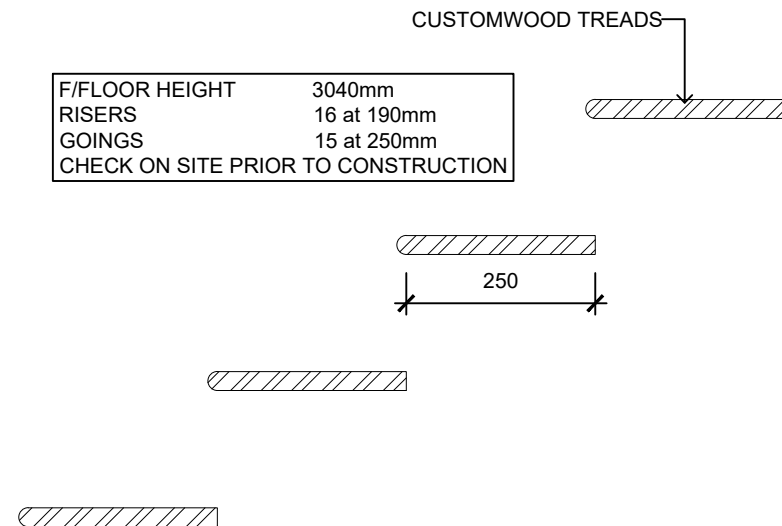
THE AWNING WINDOWS TO UPPER STOREY WILL BE FITTED WITH A DEVICE TO RESTRICT THE WINDOW OPENING NOT MORE THAN 125mm.

**NOTE:**  
WHERE CONCRETE SLAB IS USED AS TERMITE BARRIER:  
SLAB EDGE MUST BE EXPOSED 75MM MIN. ABOVE FINISHED EXTERNAL PAVING LEVEL FOR TERMITE INSPECTION.  
ADDITIONAL BARRIERS MUST BE PROVIDED TO SERVICE PIPE AND OTHER PENETRATIONS IN ACCORDANCE WITH AS 3660.1

**NOTE:** CONCRETE SLAB, FOOTING BEAMS & FILL ARE INDICATIVE ONLY REFER TO ENGINEERS DRAWINGS, SPECIFICATIONS & DETAILS.





**TYPICAL STAIR DETAIL TO LOWER**  
SCALE 1:10



**TYPICAL STAIR DETAIL TO UPPER**  
SCALE 1:10

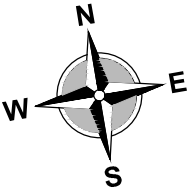
*The purchase acknowledges that these preliminary plans are for planning approval purpose and minor variations and modifications may be made by the builder or developer to enable construction, to improve or enhance the facade and/or design, or to achieve necessary approvals. Final construction drawings will be issued once full development approvals are received and prior to construction. Plans may be mirrored if required to suit individual allotment plans per the land contract.*

Purchaser \_\_\_\_\_ Date \_\_\_\_\_

  ABN 900 890 791 85 Builders Licence No. 16 40 23	Project <b>GRAND EURO 1 FACADE D</b>	Drawn JY	Date 30 Sep 2020	DATE	AMENDMENT	 <b>STATE PLANNING COMMISSION</b>  <b>DA 100/L213/20 Planning Consent GRANTED</b>
		Scale	Copyright			
Client	Project No.	Sheet No.	12			
	Figured dimensions shall take preferences over scaled drawing. Contractors shall verify all dimensions prior to commencement. Any discrepancy shall be reported to the designer immediately.					

# TONSLEY STAGE 5

## Allotment Development Plan



### LEGEND

