

COUNCIL COPY

AMENDED PLAN

CLOTHIERS CREEK ROAD



S
I
T
E
P
L
A
N

* ADD 2m TO FRONT OF EXISTING GARAGE

LOT 28
VACANT

LOT 19
BLOCK

LOT 20
EXISTING
RESIDENCE

EXIST. BRICK FENCE
TO 200 HIGH

EXIST. SEWER
MANHOLE

LOT 20
VACANT

GARAGE

PROPOSED
RESIDENCE

STORMWATER DRAINAGE
TO DRAINAGE CANAL
TO TWEED COUNCIL
PONDING AREAS

EXISTING GUTTER
1:2 SLOPE

DRAINAGE
CANAL

TWEED
100/100

subject to compliance
with the provisions of the
Local Government Act 1993
and the Building Act 1993

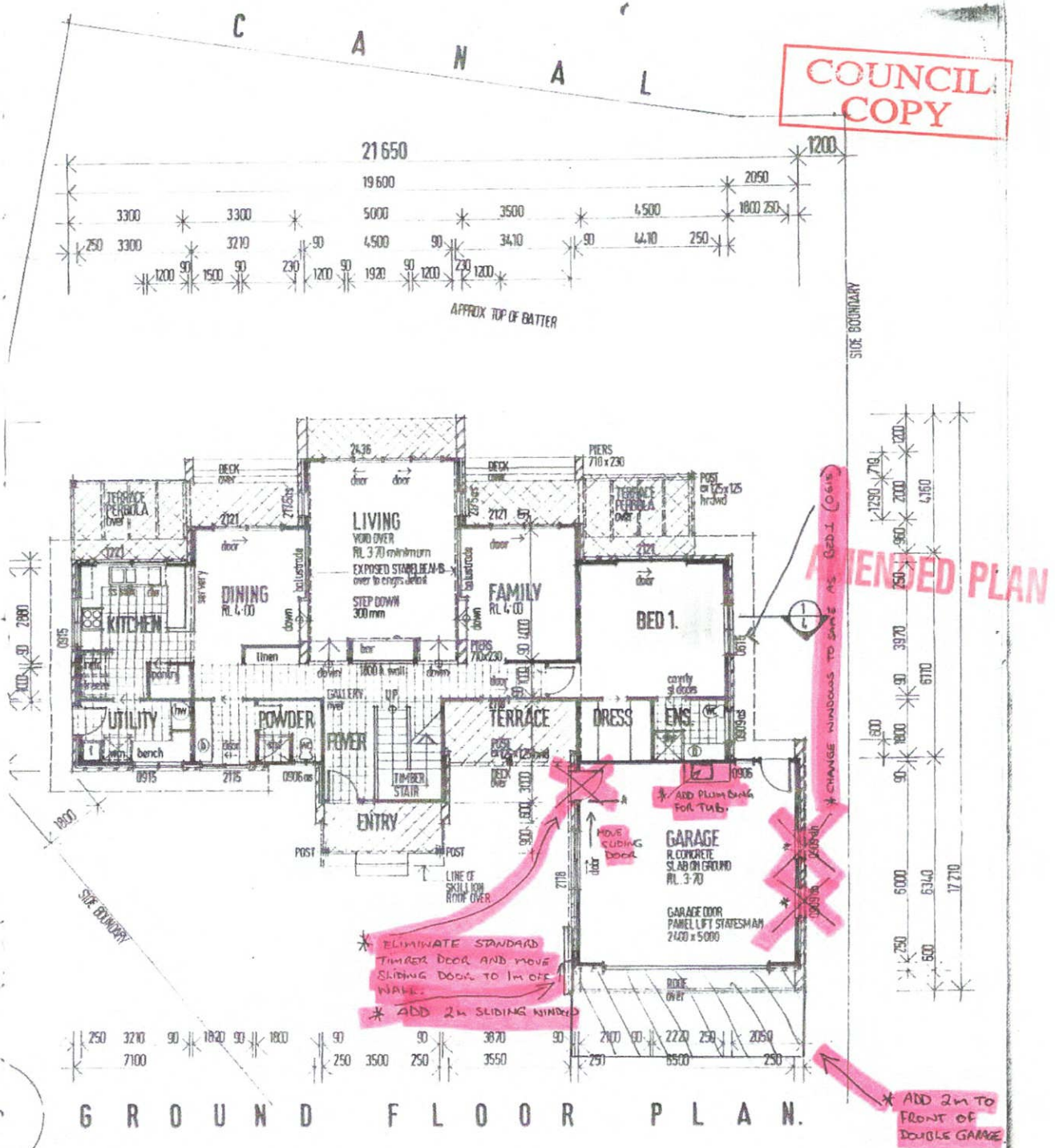
100/100

LOT 4 COMMUNITY SERVICES

DISPOSAL
PARK

→

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COUNCIL
COPY

SITE INFORMATION :

COUNCIL SHALL BE GIVEN 48 HOURS NOTICE
FROM 10:00 AM TO 4:00 PM FOR INSPECTION
1. FOUNDATIONS INCLUDING ROOF FRAMING BEING
CONSTRUCTED
2. ROOFING
3. FINISHES
4. COMPLETE OUT OF BUILDING

LOT 19
DP 818973
CLOTHIERS CREEK ROAD
BOGANGAR
SHIRE OF TWEED
PARISH OF CUDGEN
COUNTY OF ROUS

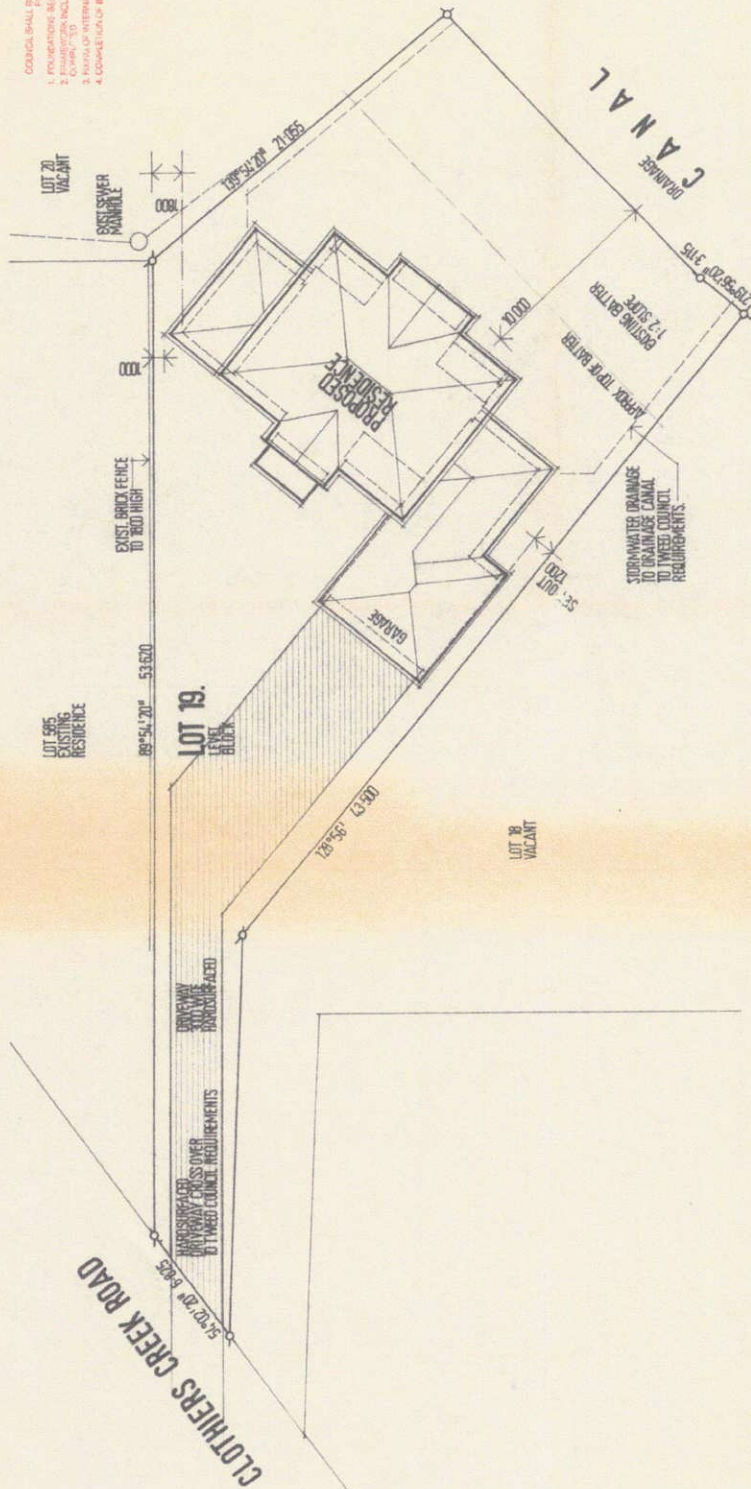
SITE AREA : 936 m²
SITE COVER: 26 %

GROSS FLOOR AREAS :

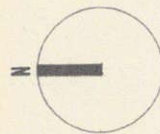
GROUND FLOOR	142 m ²
FIRST FLOOR	51 m ²
TOTAL	193 m ²
GARAGE	44 m ²
DECKS	14 m ²

NOTES :

BUILDING TO BE SET-OUT BY
REGISTERED SURVEYOR
SURVEYOR TO PROVIDE CERTIFICATE
TO VERIFY THAT LOWEST FLOOR LEVEL
(TO LIVING ROOM) TO FINISH
NOT LESS THAN RL 3.70 AHD.
VERIFY ALL SET-OUTS ON SITE.



S I T E P L A N



PROJECT
PROPOSED RESIDENCE
FOR
MR + MRS P. HALLING.

TITLE
SITE
PLAN.

REVISIONS

SITE ADDRESS
LOT 19
CLOTHIERS CREEK ROAD
BOGANGAR.

ORWG NO
WD.1.

DATE
NOV. 1993.

This is a detailed architectural floor plan of a house, oriented with the front entrance at the top. The plan includes the following rooms and features:

- Front Entrance:** An entry with a door leading into a living area.
- Living Area:** Labeled "LIVING VIDEO OVER R.L. 3.70 minimum EXPOSED STUDS & JOISTS over to expose detail". It includes a fireplace, a door to the terrace, and a door to the dining area.
- Dining Area:** Labeled "DINING R.L. 1.00". It features a door to the kitchen and a door to the living area.
- Kitchen:** Includes a sink, stove, and a door to the terrace.
- Utility Room:** Located near the kitchen, containing a bench and a door to the powder room.
- Powder Room:** A small bathroom with a door to the entry.
- Entry:** A central area with a door to the living area and a door to the terrace.
- Staircase:** Labeled "TIMBER STAIR" with a door to the entry.
- Family Room:** Labeled "FAMILY R.L. 1.00". It includes a fireplace, a door to the terrace, and a door to the living area.
- Terrace:** A large outdoor area with a door to the family room and a door to the living area.
- Bedroom 1:** Labeled "BED 1". It includes a door to the terrace and a door to the living area.
- Bedroom 2:** Labeled "BED 2". It includes a door to the terrace and a door to the living area.
- Garage:** Labeled "GARAGE 8 CONCRETE SLAB ON GROUND R.L. 3.70". It includes a door to the living area and a door to the terrace.
- Garage 200's:** Labeled "GARAGE 200'S PANELLED STAINLESSMAN 2.00' x 5.00'". It includes a door to the living area and a door to the terrace.
- Dimensions:** The plan includes numerous dimensions for rooms and overall sections. For example, the living area is 21'0" x 21'0", the dining area is 11'0" x 11'0", and the kitchen is 11'0" x 11'0". The overall dimensions of the house are 36'0" x 36'0".
- Notes:** There are several notes on the plan, including "VIDEO OVER R.L. 3.70 minimum EXPOSED STUDS & JOISTS over to expose detail" and "TIMBER STAIR".

[illegible]

FIRST FLOOR PLAN.

SITE ADDRESS

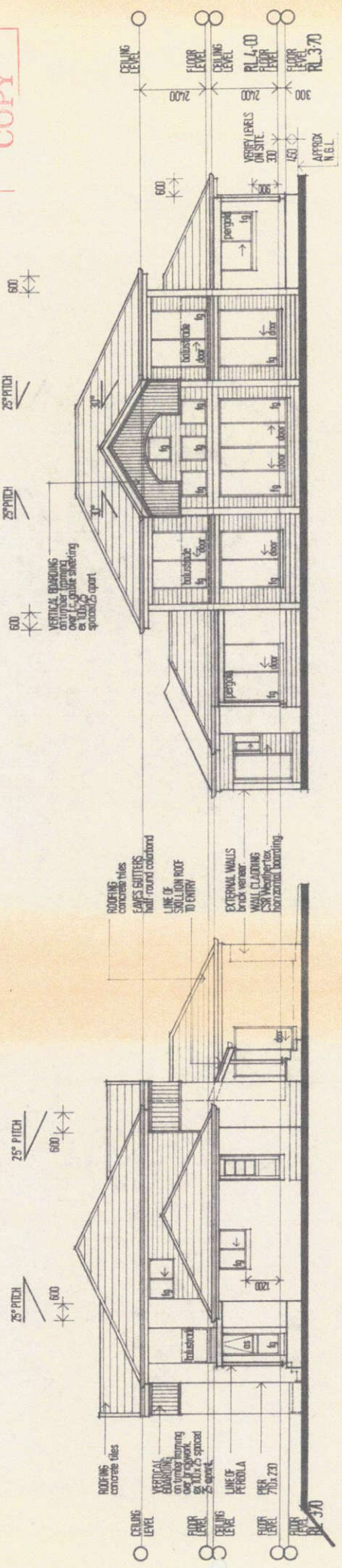
PROPOSED RESIDENCE
FOR
MR + MRS P. HALLING.

ON SYMBOLS

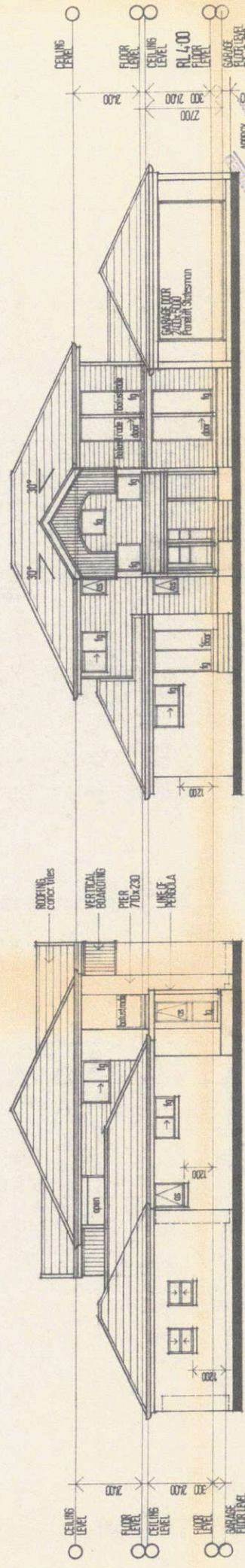
WD-2.

DATE NOV. 1993.

COUNCIL COPY



N O R T H A T I O N S O U T H A T I O N



W E S T E A S T

SITE ADDRESS LOT 19 CLOTHIERS CREEK ROAD BOGANGAR.	TITLE ELEVATIONS.	PROJECT PROPOSED RESIDENCE FOR MR + MRS P.HALLING.	DRWG NO WD.3.
		DATE NOV. 1993.	
REVISIONS			

NOTES

FOR DETAILS OF ALL TIMBER WALL AND FLOOR FRAMING, BRACING AND ROOF TIE-DOWN REFER TO STRUCTURAL ENGINEERS DOCUMENTS.

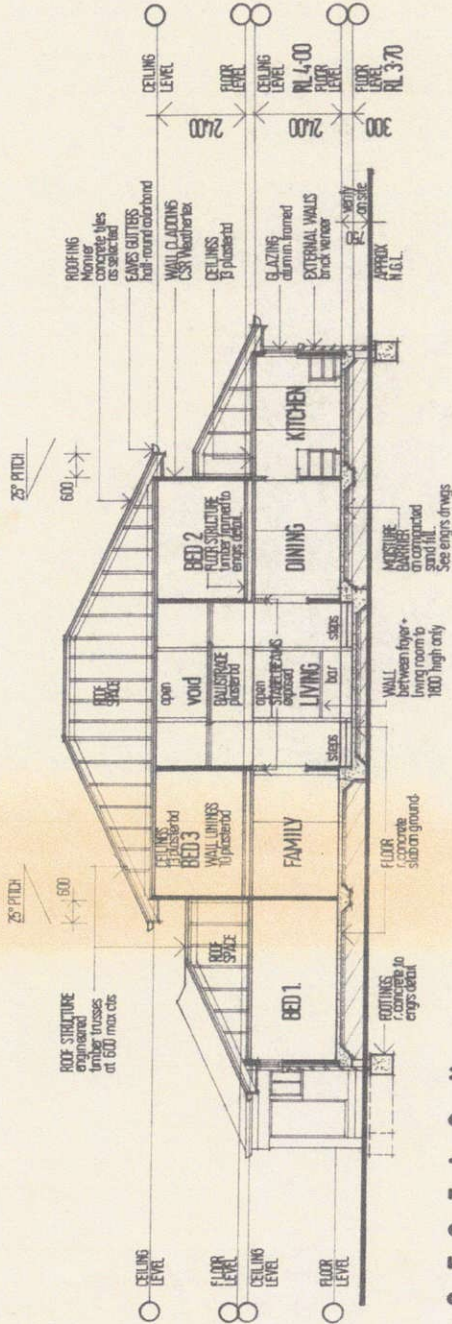
ALL WORK TO CONFORM WITH THE BUILDING CODE OF AUSTRALIA, RELEVANT STANDARDS AND THE REQUIREMENTS OF THE TWEED COUNCIL.

ALL GLAZING TO COMPLY WITH AS-1288: HUMAN IMPACT SAFETY. ALL BALUSTRADES TO COMPLY BCA: D2.16

ROOFING: MONIER CONCRETE TILES AS SELECTED. PROVIDE SAVING. EAVES GUTTERS: STRATO SMOOTH LINE HALF-ROUND COLORBOND. DOWNPIPES 90° ZINC ALUMINE

WALL CLADDING: CSR WEATHERTEX WEATHERBOARDS SMOOTH FACED RUSTICATED PROFILE, FIXED OVER FLAMESTOP SSALATION. PAINT FINISH

GLAZING: ALUMINIUM FRAMED POWERCOAT. PROVIDE SEPARATE PRICE FOR GREY TINTED GLAZING.



SECTION 1
1:100

SITE ADDRESS LOT 19 DP. 818973. CLOTHIERS CREEK ROAD BOGANGAR.	TITLE SECTIONS.	PROJECT PROPOSED RESIDENCE FOR MR + MRS P. HALLING.	DRWG NO WD.4.
		DATE NOV. 1993.	
REVISIONS			