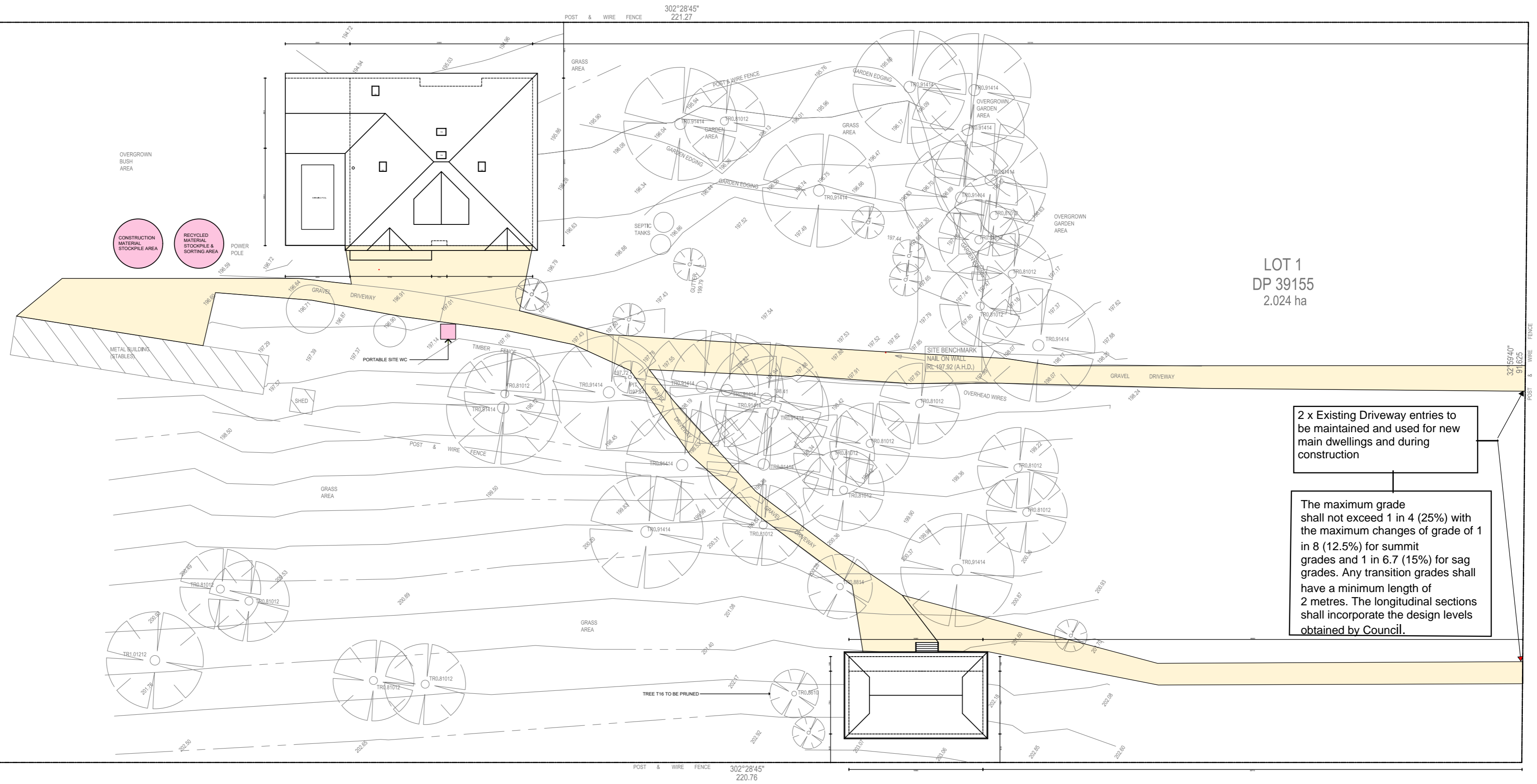


LOT 2
DP 39155

LOT 1
DP 39155
2.024 ha

LOT 10
DP 1090648

LOT 1
DP 735953



PROPOSED CALCULATIONS	
PROPOSED FLOOR SPACE	571
INCLUSIVE OF SECONDARY DWELLING	125
PROPOSED FSR	0.028 : 1
TOTAL SITE AREA	20,240
LANDSCAPED AREA	18,240 (90%)
SITE COVERAGE	964 (9.4%)
PRIVATE OPEN SPACE	8,000m

DENOTES PROPOSED DRIVEWAY AREA

2 x Existing Driveway entries to be maintained and used for new main dwellings and during construction

The maximum grade shall not exceed 1 in 4 (25%) with the maximum changes of grade of 1 in 8 (12.5%) for summit grades and 1 in 6.7 (15%) for sag grades. Any transition grades shall have a minimum length of 2 metres. The longitudinal sections shall incorporate the design levels obtained by Council.

NOTE: All building work must be carried out in accordance with the requirements of the National Construction Code - Building Code of Australia.

AMENDMENTS		DRAWING: SITE ANALYSIS PLAN	PROJECT: PROPOSED NEW DWELLING	SHEET No: 00	DATE: MAY 2024
15.02.24	A				
31.05.24	B	TREE PROTECTION REVISION			

LOT 2
DP 39155

INTERNAL BATHROOM OF THE EXISTING DWELLING TO BE USED DURING CONSTRUCTION WITH A CONNECTION TO THE EXISTING SEPTIC TANKS. THE BATHROOM TO REMAIN OPERATIONAL UNTIL THE FINAL DEMOLITION STAGE.



LOT 1
DP 735953

LOT 1
DP 39155
2.024 ha

LOT 10
DP 1090648

NOTE: All building work must be carried out in accordance with the requirements of the National Construction Code - Building Code of Australia.

AMENDMENTS		THE WORK IS TO BE COMPLETED WITHIN THE BUILDING CODE OF AUSTRALIA, SAA CODES AND RELEVANT BY LAWS. THE BUILDING MANUFACTURER'S INSTRUCTIONS MUST BE VERIFIED ALL DIMENSIONS IN GREEN CIRCLES AND CONSTRUCTED PRIOR TO COMMENCEMENT OF WORK. PRESENCE OF DIMENSIONED MEASUREMENTS TO BE TAKEN OVER SCALED MEASUREMENTS. THESE DIMENSIONS HAVE BEEN PREPARED BY CORONA PROJECTS AND REMAIN THE PROPERTY OF THE ABOVE NAMED PARTY. THESE DIMENSIONS ARE NOT TO BE USED IN ANY WAY WITHOUT THE PERMISSION OF CORONA PROJECTS AND ARE SUBJECT TO COPYRIGHT LAWS. A COPY OF THIS PLAN IS TO BE SUBMITTED BY THE APPLICANT TO THE MATRONS AND FOR APPROVAL AS REQUIRED BY THE LOCAL COUNCIL. DESIGN INTENT ONLY - NOT FOR CONSTRUCTION.	DRAWING: DEMOLITION WORK PLAN	PROJECT: PROPOSED NEW DWELLING	SHEET No: 01	N
15.02.24	A					
31.05.24	B	TREE PROTECTION REVISION				

302°28'45"
221.27

Class 1 a Dwelling to be fitted with smoke alarms in accordance with BCA 9.5.1

Exhaust system installed to wet area for condensation management in accordance with BCA 10.8

GRASS AREA

W19 - min 1800mm off FFL

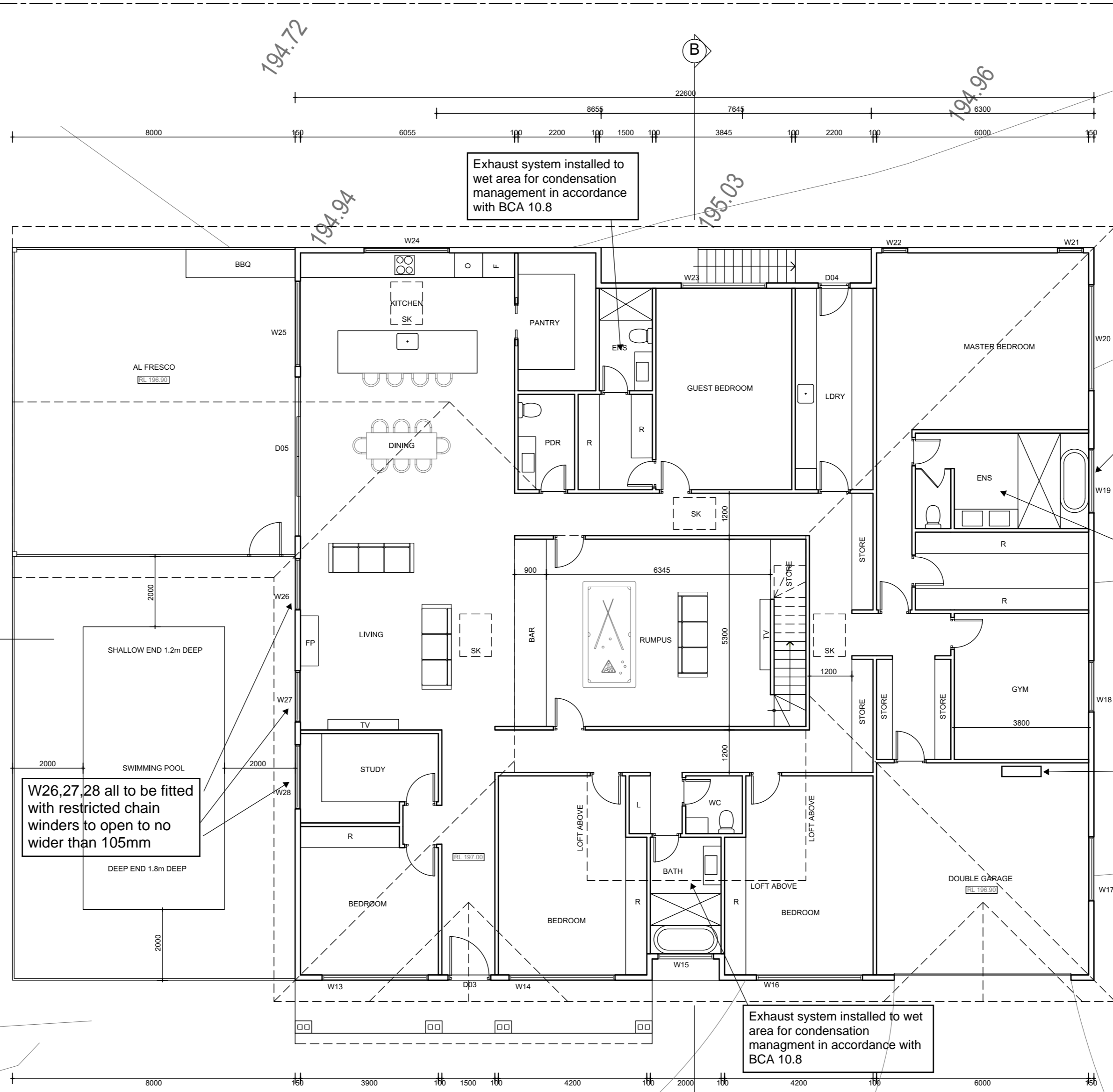
Exhaust system installed to wet area for condensation management in accordance with BCA 10.8

New EV charging port location installed and signed off by licensed electrician

Exhaust system installed to wet area for condensation management in accordance with BCA 10.8

W26,27,28 all to be fitted with restricted chain winders to open to no wider than 105mm

NOTE: All building work must be carried out in accordance with the requirements of the National Construction Code - Building Code of Australia.



AMENDMENTS	
15.02.24	A ADDITIONAL INFORMATION
31.05.24	B TREE PROTECTION REVISION

THE WORK IS TO BE COMPLETED WITHIN THE BUILDING CODE OF AUSTRALIA, SAA CODES AND RELEVANT BY LAWS.
THE BUILDING MANUFACTURER SHALL CHECK AND VERIFY ALL DIMENSIONS, RL, GRADIENTS AND CONSTRUCTION METHODS PRIOR TO COMMENCEMENT OF WORK.
PRESENCE OF DIMENSIONED MEASUREMENTS TO BE TAKEN OVER SCALED MEASUREMENTS.
THESE DIMENSIONS HAVE BEEN PREPARED BY CORONA PROJECTS AND REMAIN THE PROPERTY OF THE ABOVE NAMED PARTY. THESE DIMENSIONS ARE NOT TO BE USED IN ANY WAY WITHOUT THE PERMISSION OF CORONA PROJECTS AND ARE SUBJECT TO COPYRIGHT LAWS.
COPIES OF THIS DRAWING IS TO BE SUBMITTED BY THE APPLICANT TO THE NUTRITION AND FOOD AUTHORITY AS REQUIRED BY THE LOCAL COUNCIL.
DESIGN INTENT ONLY - NOT FOR CONSTRUCTION.

DRAWING:
PROPOSED RESIDENCE GROUND FLOOR PLAN

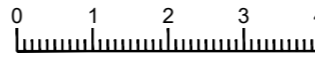
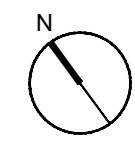
SCALE:
1:100 @ A2

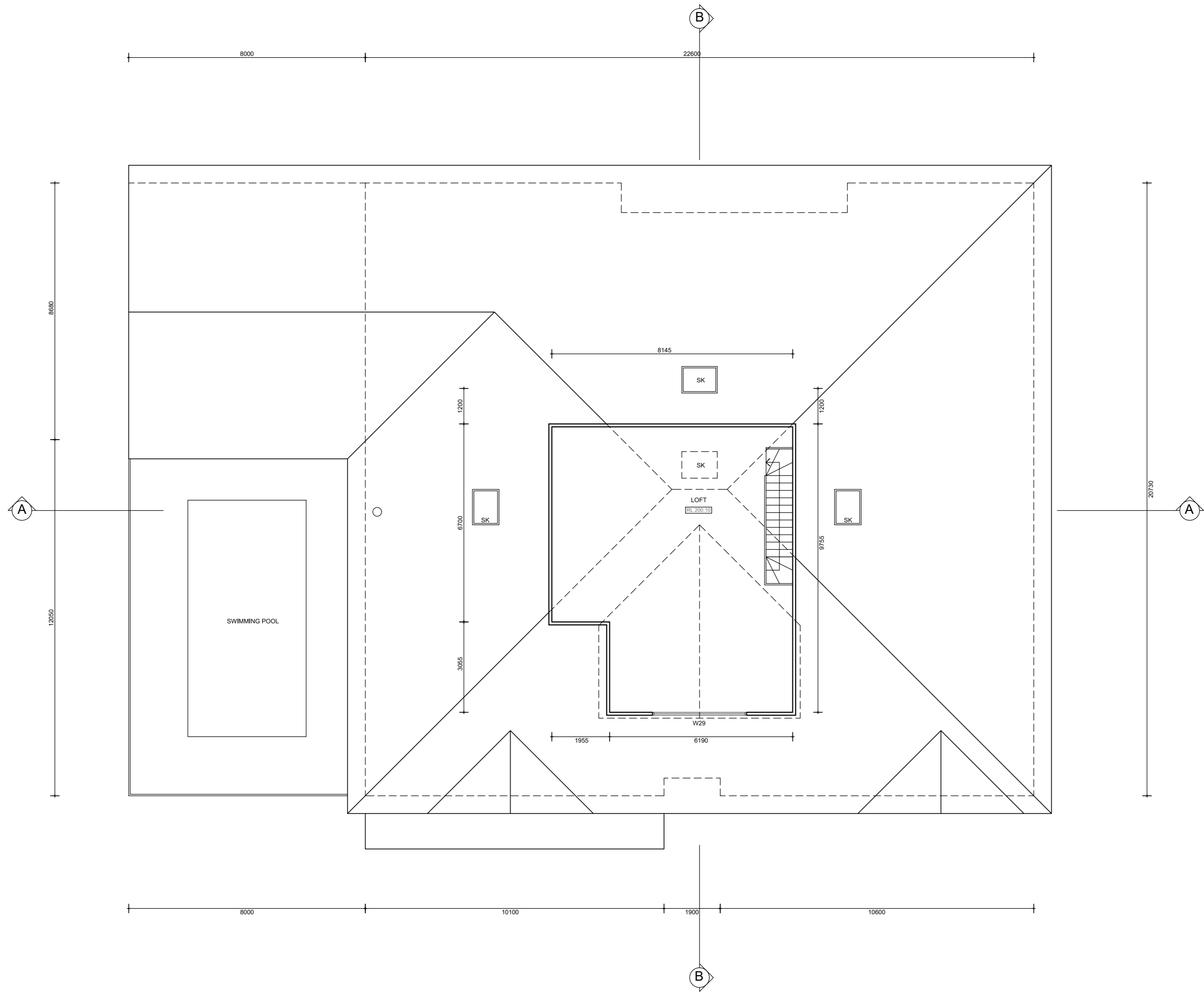
PROJECT:
PROPOSED NEW DWELLING

ADDRESS:
3 GILLIGANS ROAD
DURAL

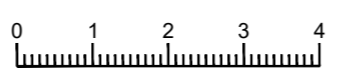
SHEET No:
02

DATE:
MAY 2024





NOTE: All building work must be carried out in accordance with the requirements of the National Construction Code - Building Code of Australia.



AMENDMENTS		
15.02.24	A	ADDITIONAL INFORMATION
31.05.24	B	TREE PROTECTION REVISION

THE WORK IS TO BE COMPLETED WITHIN THE BUILDING CODE OF AUSTRALIA, SAA CODES AND RELEVANT BY LAWS.
 THE BUILDING MANUFACTURER SHALL CHECK AND VERIFY ALL DIMENSIONS, RL, GRADIENTS AND CONSTRUCT TO METHOD PRIOR TO COMMENCEMENT OF WORK.
 PRESENCE OF DIMENSIONED MEASUREMENTS TO BE TAKEN OVER SCALED MEASUREMENTS.
 THESE DRAWINGS HAVE BEEN PREPARED BY CORONA PROJECTS AND REMAIN THE PROPERTY OF THE ABOVE NAMED PARTY. THESE DRAWINGS ARE NOT TO BE USED IN ANY WAY WITHOUT THE PERMISSION OF CORONA PROJECTS AND ARE SUBJECT TO COPYRIGHT LAWS.
 A COPY OF THESE DRAWINGS IS TO BE SUBMITTED BY THE APPLICANT TO THE AUTHORITIES FOR APPROVAL AS REQUIRED BY THE LOCAL COUNCIL.
 DESIGN INTENT ONLY - NOT FOR CONSTRUCTION.

DRAWING:
PROPOSED RESIDENCE LOFT PLAN

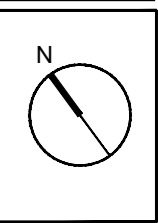
SCALE:
1:100 @ A2

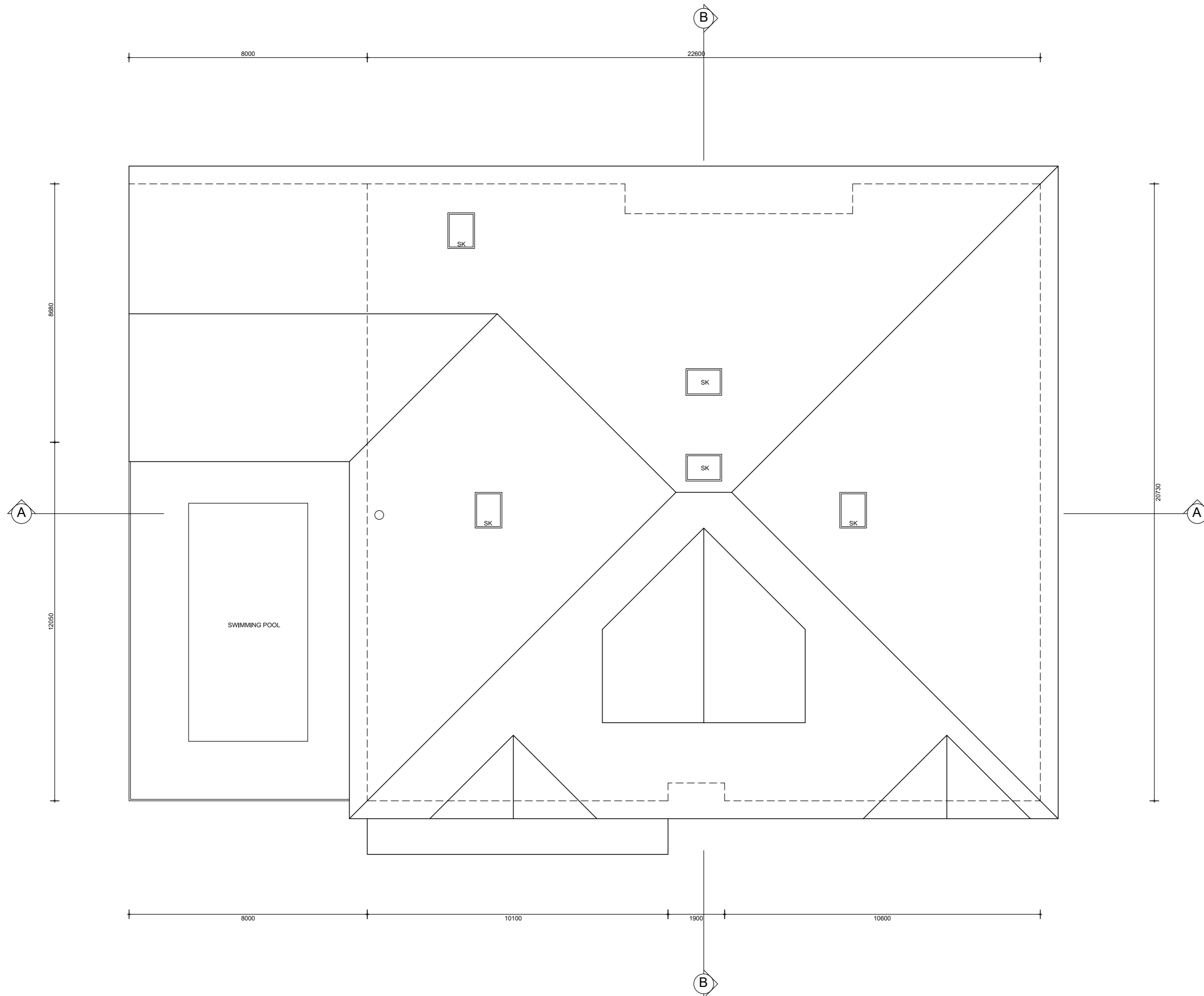
PROJECT:
PROPOSED NEW DWELLING

ADDRESS:
3 GILLIGANS ROAD
DURAL

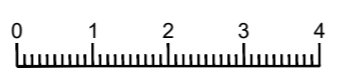
SHEET No:
03

DATE:
MAY 2024





NOTE: All building work must be carried out in accordance with the requirements of the National Construction Code - Building Code of Australia.



AMENDMENTS	
15.02.24	A ADDITIONAL INFORMATION
31.05.24	B TREE PROTECTION REVISION

THE WORK IS TO BE COMPLETED WITHIN THE BUILDING CODE OF AUSTRALIA, SAA CODES AND RELEVANT BY LAWS.
 THE BUILDING MANUFACTURER SHALL CHECK AND VERIFY ALL DIMENSIONS IN GREEN LINES AND CONTACT THE ARCHITECT PRIOR TO COMMENCEMENT OF WORK.
 PRESENCE OF DIMENSIONED MEASUREMENTS TO BE TAKEN OVER SCALED MEASUREMENTS.
 THESE DIMENSIONS HAVE BEEN PREPARED BY CORONA PROJECTS AND REMAIN THE PROPERTY OF THE ABOVE NAMED PARTY. THESE DIMENSIONS ARE NOT TO BE USED IN ANY WAY WITHOUT THE PERMISSION OF CORONA PROJECTS AND ARE SUBJECT TO COPYRIGHT LAWS.
 A COPY OF THIS DRAWING IS TO BE SUBMITTED BY THE ARCHITECT TO THE AUTHORISING AND FOR APPROVAL AS REQUIRED BY THE LOCAL COUNCIL.
 DESIGN INTENT ONLY - NOT FOR CONSTRUCTION.

DRAWING:
PROPOSED RESIDENCE ROOF PLAN

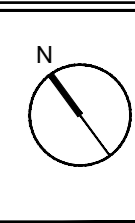
SCALE:
1:100 @ A2

PROJECT:
PROPOSED NEW DWELLING

ADDRESS:
3 GILLIGANS ROAD
DURAL

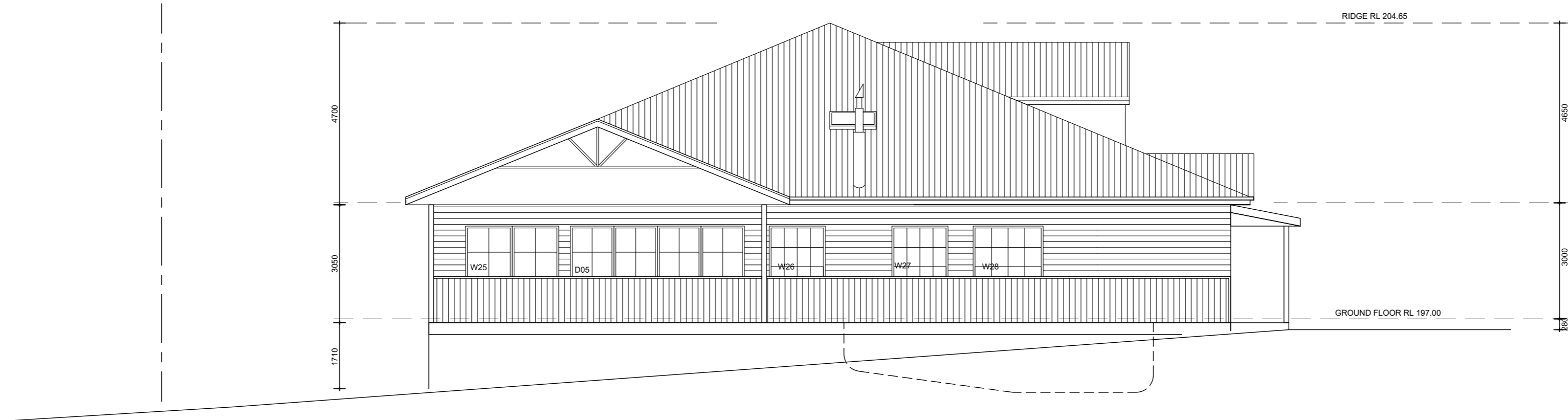
SHEET No:
04

DATE:
MAY 2024





SOUTH ELEVATION

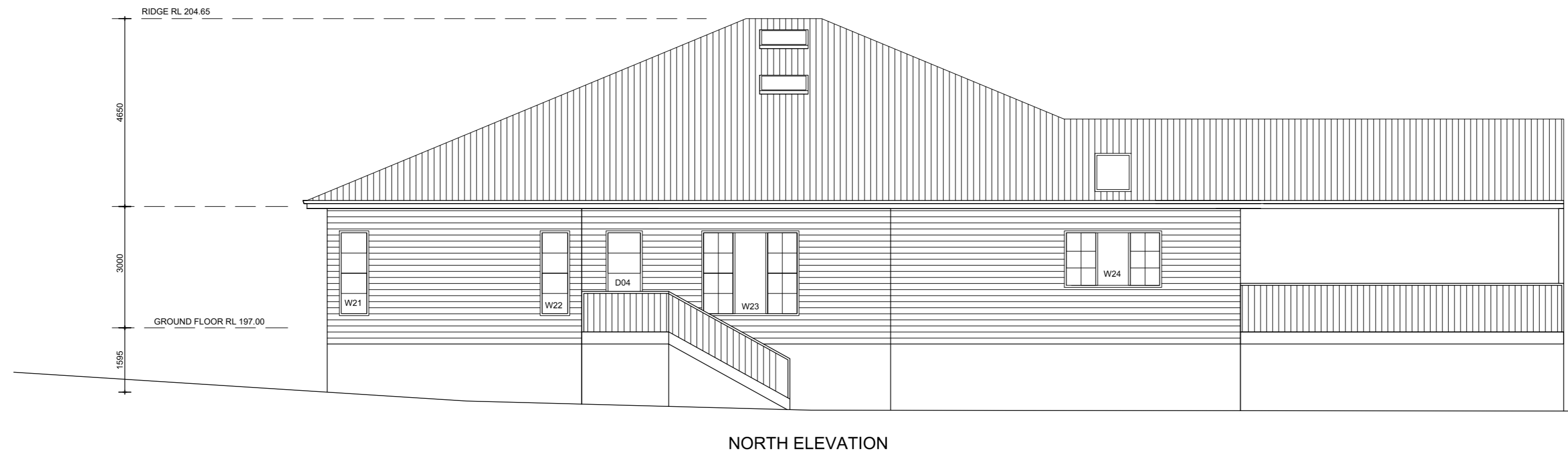


WEST ELEVATION

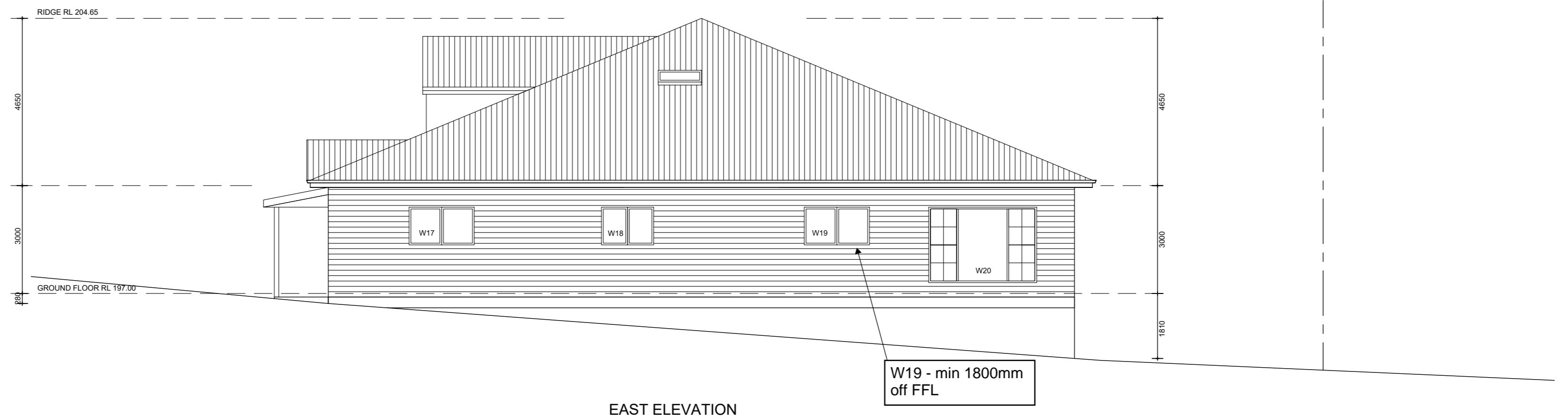
NOTE: All building work must be carried out in accordance with the requirements of the National Construction Code - Building Code of Australia.



AMENDMENTS		THE WORK IS TO BE COMPLETED WITHIN THE BUILDING CODE OF AUSTRALIA, SAA CODES AND RELEVANT BY LAWS. THE BUILDING MANUFACTURER SHALL CHECK AND VERIFY ALL DIMENSIONS, RL DESIGNATIONS AND CONSTRUCTION METHODS PRIOR TO COMMENCEMENT OF WORK. PRESENCE OF DIMENSIONED MEASUREMENTS TO BE TAKEN OVER SCALED MEASUREMENTS. THESE DIMENSIONS HAVE BEEN PREPARED BY CORONA PROJECTS AND REMAIN THE PROPERTY OF THE ABOVE NAMED PARTY. THESE DIMENSIONS ARE NOT TO BE USED IN ANY WAY WITHOUT THE PERMISSION OF CORONA PROJECTS AND ARE SUBJECT TO COPYRIGHT LAWS. A COPY OF THIS DRAWING IS TO BE SUBMITTED BY THE PROPRIETOR TO THE AUTHORISING OFFICE FOR APPROVAL AS REQUIRED BY THE LOCAL COUNCIL. DESIGN INTENT ONLY. NOT FOR CONSTRUCTION.	DRAWING: PROPOSED ELEVATIONS	PROJECT: PROPOSED NEW DWELLING	SHEET No: 05
DATE	REVISION				
15.02.24	A	ADDITIONAL INFORMATION	SCALE: 1:100 @ A2	ADDRESS: 3 GILLIGANS ROAD DURAL	DATE: MAY 2024
31.05.24	B	TREE PROTECTION REVISION			



NORTH ELEVATION

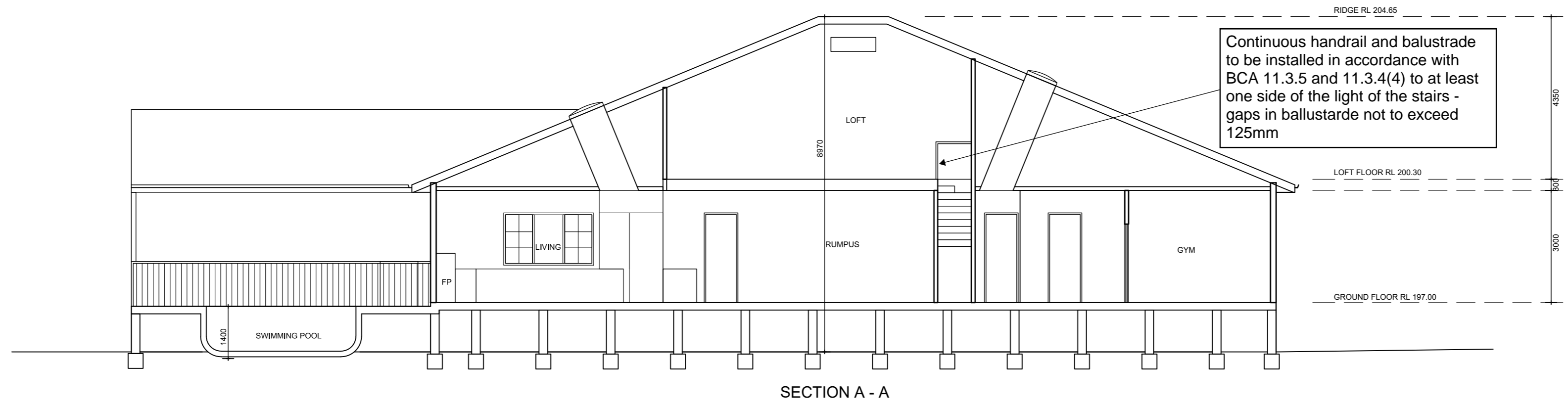


EAST ELEVATION

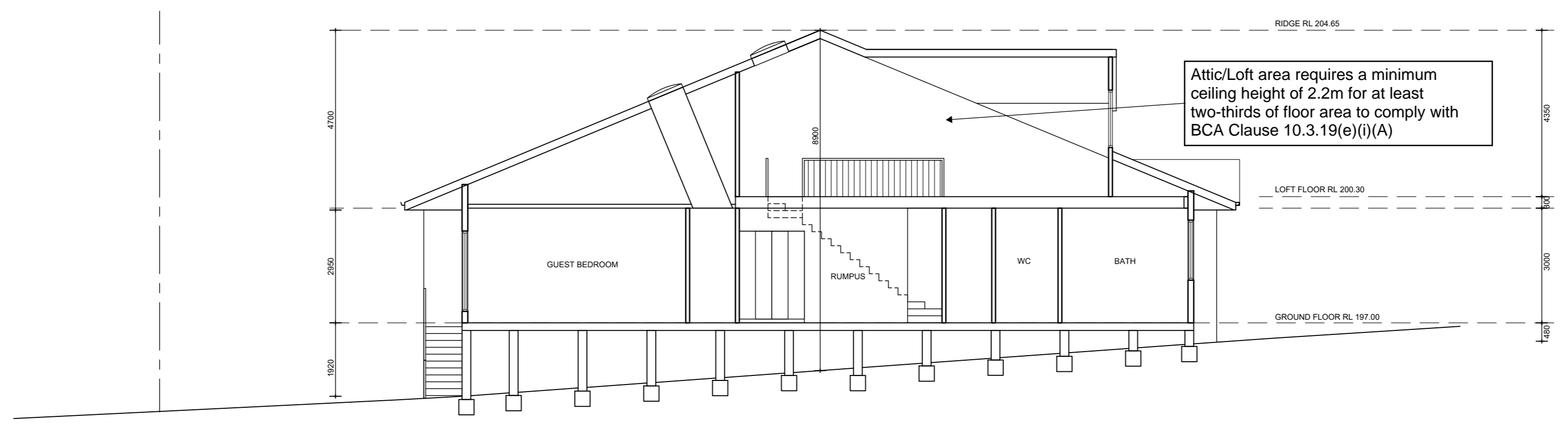
NOTE: All building work must be carried out in accordance with the requirements of the National Construction Code - Building Code of Australia.



AMENDMENTS		THE WORK IS TO BE COMPLETED WITHIN THE BUILDING CODE OF AUSTRALIA, SAA CODES AND RELEVANT BY LAWS. THE BUILDING MANUFACTURERS SHALL CHECK AND VERIFY ALL DIMENSIONS, RL, GRADATIONS AND CONSTRUCTION METHODS PRIOR TO COMMENCEMENT OF WORK. PRESENCE OF DIMENSIONED MEASUREMENTS TO BE TAKEN OVER SCALED MEASUREMENTS. THESE DIMENSIONS HAVE BEEN PREPARED BY CORONA PROJECTS AND REMAIN THE PROPERTY OF THE ABOVE NAMED PARTY. THESE DIMENSIONS ARE NOT TO BE USED IN ANY WAY WITHOUT THE PERMISSION OF CORONA PROJECTS AND ARE SUBJECT TO COPYRIGHT LAWS. A COPY OF THIS DRAWING IS TO BE SUBMITTED BY THE APPLICANT TO THE MATTERINGLAND FOR APPROVAL AS REQUIRED BY THE LOCAL COUNCIL. DESIGN INTENT ONLY - NOT FOR CONSTRUCTION.	DRAWING: PROPOSED ELEVATIONS	PROJECT: PROPOSED NEW DWELLING	SHEET No: 06
15.02.24	A				
31.05.24	B	TREE PROTECTION REVISION			

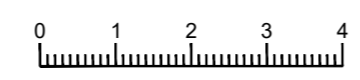


SECTION A - A

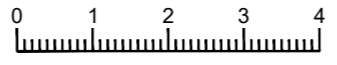
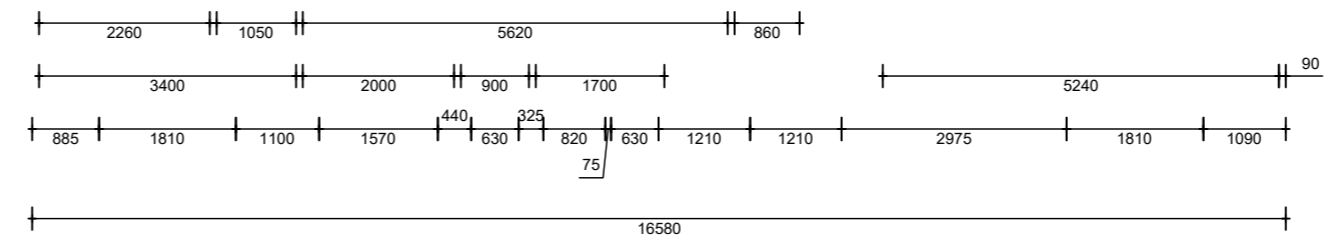
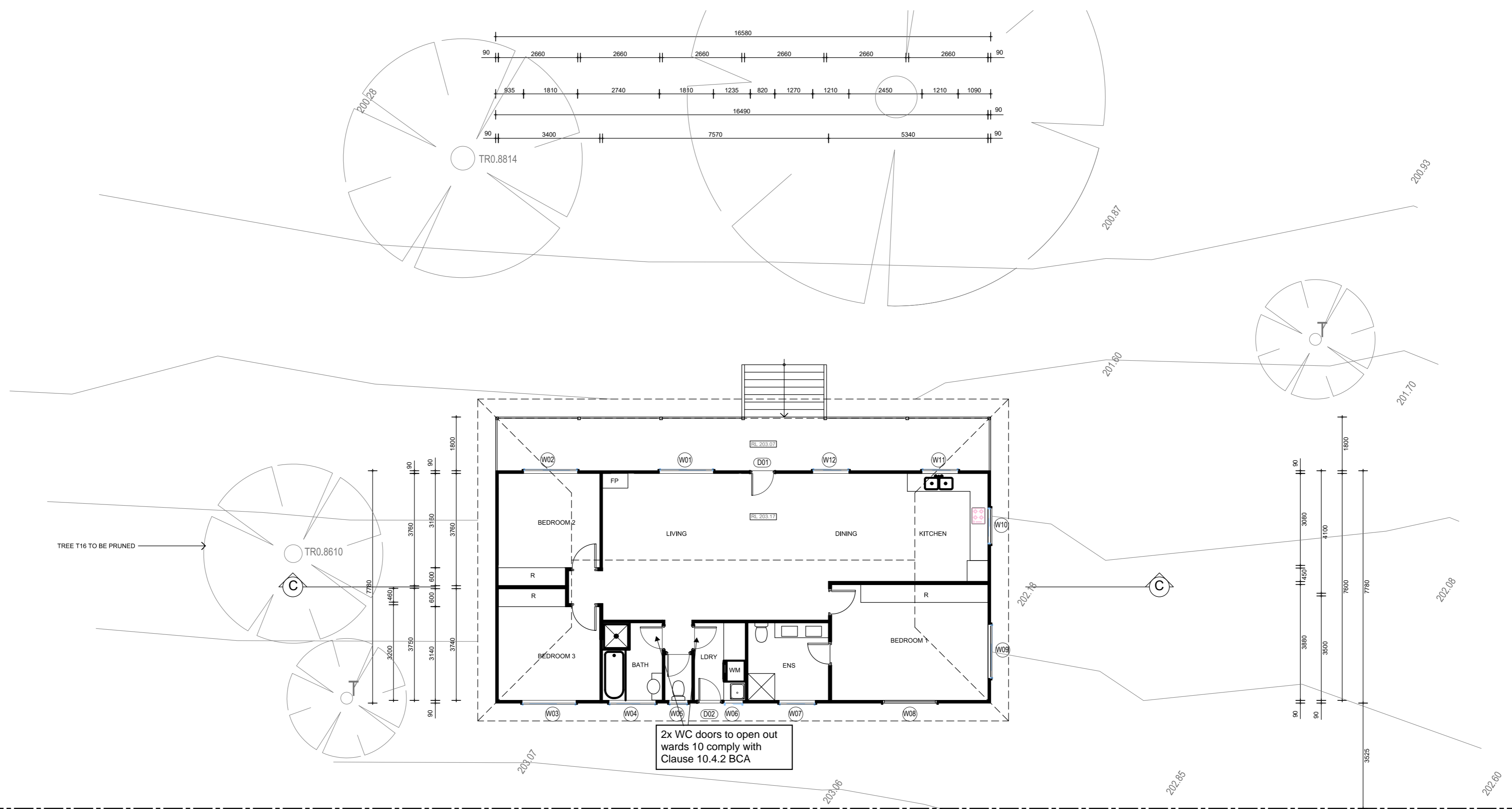


SECTION B - B

NOTE: All building work must be carried out in accordance with the requirements of the National Construction Code - Building Code of Australia.

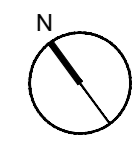


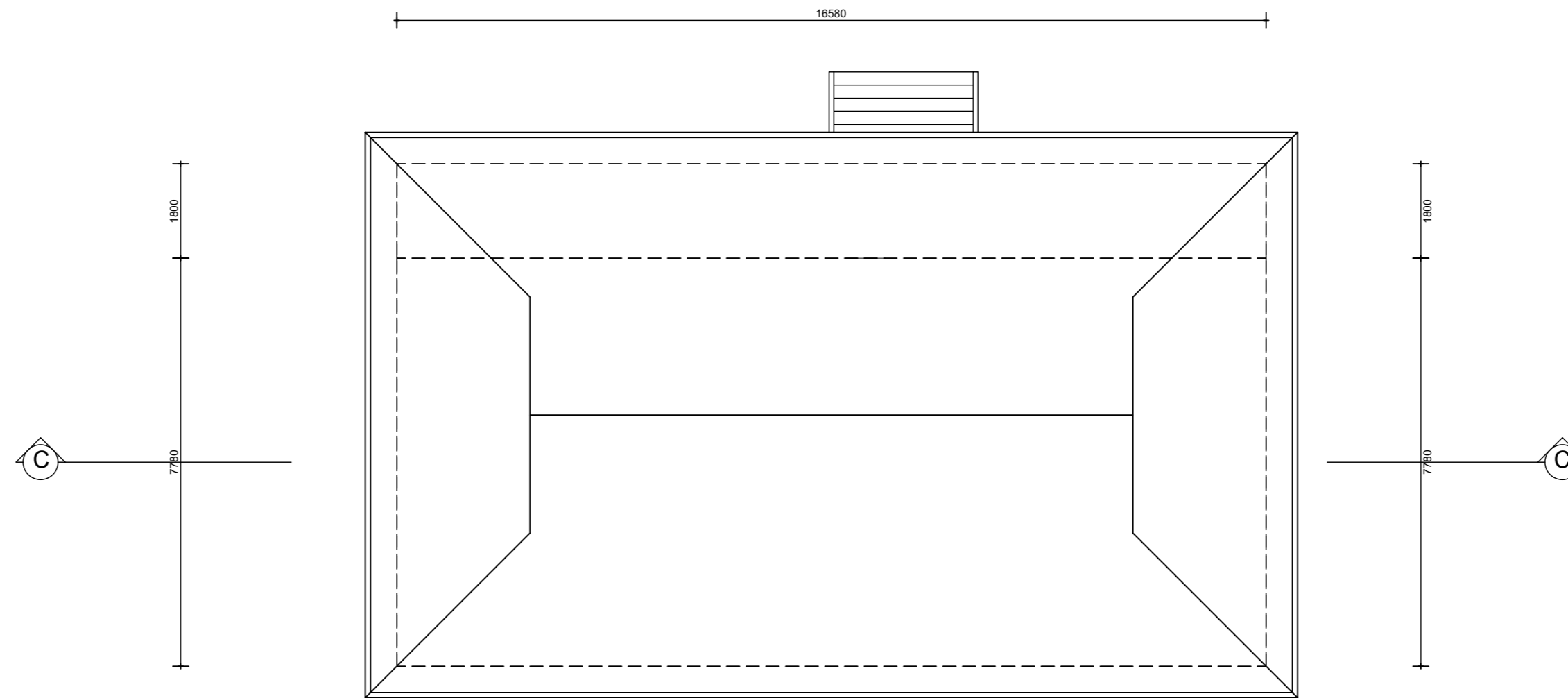
AMENDMENTS		THE WORK IS TO BE COMPLETED WITHIN THE BUILDING CODE OF AUSTRALIA, SAA CODES AND RELEVANT BY LAWS. THE BUILDING MANUFACTURER SHALL CHECK AND VERIFY ALL DIMENSIONS, RL GRADUATIONS AND CONSTRUCT TO METHOD PRIOR TO COMMENCEMENT OF WORK. PRESENCE OF DIMENSIONED MEASUREMENTS TO BE TAKEN OVER SCALED MEASUREMENTS. THESE DIMENSIONS HAVE BEEN PREPARED BY CORONA PROJECTS AND REMAIN THE PROPERTY OF THE ABOVE NAMED PARTY. THESE DIMENSIONS ARE NOT TO BE USED IN ANY WAY WITHOUT THE PERMISSION OF CORONA PROJECTS AND ARE SUBJECT TO COPYRIGHT LAWS. A COPY OF THIS DRAWING IS TO BE SUBMITTED BY THE APPLICANT TO THE MATRONS BOARD FOR APPROVAL AS REQUIRED BY THE LOCAL COUNCIL. DESIGN INTENT ONLY - NOT FOR CONSTRUCTION.	DRAWING: PROPOSED SECTIONS	PROJECT: PROPOSED NEW DWELLING	SHEET No: 07
15.02.24	A		ADDITIONAL INFORMATION	SCALE: 1:100 @ A2	ADDRESS: 3 GILLIGANS ROAD DURAL
31.05.24	B	TREE PROTECTION REVISION			



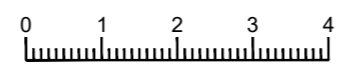
NOTE: All building work must be carried out in accordance with the requirements of the National Construction Code - Building Code of Australia.

AMENDMENTS		THESE DIMENSIONS HAVE BEEN PREPARED BY CORONA PROJECTS AND REMAIN THE PROPERTY OF THE ABOVE NAMED PARTY. THESE DIMENSIONS ARE NOT TO BE USED IN ANY WAY WITHOUT THE PERMISSION OF CORONA PROJECTS AND ARE SUBJECT TO COPYRIGHT LAWS.	DRAWING: PROPOSED SECONDARY DWELLING FLOOR PLAN	PROJECT: PROPOSED NEW DWELLING	SHEET No: SD01
15.02.24	A				
31.05.24	B	TREE PROTECTION REVISION			





NOTE: All building work must be carried out in accordance with the requirements of the National Construction Code - Building Code of Australia.



AMENDMENTS		THE WORK IS TO BE COMPLETED WITHIN THE BUILDING CODE OF AUSTRALIA, SAA CODES AND RELEVANT BY LAWS. THE BUILDING MANUFACTURER SHALL CHECK AND VERIFY ALL DIMENSIONS, PL, GROUND LINES AND CONSTRUCT TO THESE PRIOR TO COMMENCEMENT OF WORK. PRECEDENCE OF DIMENSIONED MEASUREMENTS TO BE TAKEN OVER SCALED MEASUREMENTS. THESE DIMENSIONS HAVE BEEN PREPARED BY CORONA PROJECTS AND REMAIN THE PROPERTY OF THE ABOVE NAMED PARTY. THESE DIMENSIONS ARE NOT TO BE USED IN ANY WAY WITHOUT THE PERMISSION OF CORONA PROJECTS AND ARE SUBJECT TO COPYRIGHT LAWS. A COPY OF THIS DRAWING IS TO BE SUBMITTED BY THE PROPRIETOR TO THE AUTHORISING AND FOR APPROVAL AS REQUIRED BY THE LOCAL COUNCIL. DESIGN INTENT ONLY. NOT FOR CONSTRUCTION.	DRAWING: PROPOSED SECONDARY DWELLING ROOF PLAN	PROJECT: PROPOSED NEW DWELLING	SHEET No: SD02	N
15.02.24	A					
31.05.24	B	TREE PROTECTION REVISION				