

Meeting Minutes – Lot 59 [REDACTED]

Present: Trudi Margach, Rob Clancy, Ryan Cooper, [REDACTED] & [REDACTED]

DISCUSSIONS:

Schedule:

- Underslab – Plumbers working on underslab 11th & 12th December.
- Piers & Footings – 13th December
- Slab Prep – 16th-17th December
- Slab Pour – Aiming for 18th December to 20th December for pour. Plan is for 20th at the latest.
- Pool Shell – New Year.
- Frame delivery - After Christmas Shutdown

Electrical:

- Electrical trench depth – to be 600mm minimum.
- Lead ins – Owner requesting lead ins for electrical (and water) down side of property and squaring off to home rather than across shortest points for future driveway planning.
- Power to shed – Requesting power lead in from shed to come via HSTP side.
- Caution tape to be used above live wires for owners references for future excavations.
- On site electrical meeting to occur to confirm heights of all TV points. Ensure DGPO is installed to rear of step in media room.
- Provisions for future works: Conduit beneath slabs for future works only, space on switches planned & requested so as to avoid changing faceplates in future. No allowances made for electrical cabling at this point.
- TV Antenna will be positioned for best reception.
- Internal data point to be located in Study.
- NBN draw wire: House will be wired internally. Pipe available for NBN beneath ground and out to street for telecommunications provider to connect to.

ALFRESCO/POOL AREA

- Alfresco to have strip footings poured at same time as main slab.
- Alfresco slab to be poured at same time as pathways to ensure level finish of all tiling.
- Alfresco to be poured at least 4 weeks after pool is poured as pool needs to cure. Coping tiles to be installed and then all heights to be measured and levelled from there.
- Onsite pool meeting to be held to markout and confirm siting & steps with Environ.
- Pool lighting – three larger lights, two smaller lights.

EARTHWORKS

- To ensure access remains for low cars to/from shed on left hand side at all times.
- Batters have been extended beyond the pool as easiest for earthmovers to push that way rather than stockpile. Please confirm distance from edge of pool to batter when possible.
- May hit rock on some parts, no rock encountered during earthworks to date. Likeliest points are for plumbing underslab and pool/firepit excavation.

AIR CONDITIONING

- AC installer has reviewed AC plan – suggests 25kw AC with additional zones/outlets over charging for additional zones/outlets
- Variation with owners for Airtouch 4 control.
- AC outlets to be offset away from fans. Roughin walkthrough recommended.

GENERAL ITEMS:

- Request for additional tap outside laundry.
- Reviewed plumbing PC Locations – mixers in main bathroom to move towards entryway. Ensuite OK. Shower heads to remain central.
- Discussed opening of toilet door in ensuite (tight space). OK as is.
- Towel rail positioning: Ensuite – towel rails at 900 & 1800, robe hooks 2 near bath and 1 near vanity. Main bathroom – hook near shower and rail on opposite wall near door.
- Owners requesting access for bricking for fencing – granted.
- Confirming heights of Escea Double Sided Fireplace – Approx 600mm off floor from dining room side. Approx 900mm off floor from sunken lounge side.
- Noggins required for TV recess in master bedroom.
- Owners requesting to supply TV mounting brackets for feature stone wall for Stroud to install – granted.

- Vertical slat feature: 90mm slab recess for vertical slats with T blades. 90x35mm slats to either side of T blade extending through ceiling. To be gyprocked around tops. Owners accepting of alternatives to gyprocking around if necessary, as per provided photo.

OWNER'S CONCERNS

- [REDACTED] – Electrical walkthrough of supreme importance.
- [REDACTED] – Pool lights & driveway access.
- Both – All timbers to match & all outdoor tiling to be level.

Action Items	Owner(s)	Deadline	Status
AC Variation	Owners	Frame Stage	In Progress
Electrical Walkthrough	Rob	When Appropriate	Pending
Pool Siting Walkthrough	Rob	When Appropriate	Pending
Vertical Slats	Ryan	ASAP	In Progress
Plan Notes	Ryan	ASAP	In Progress
Vertical Slats	Ryan	ASAP	In Progress
Pool Light Plan	Trudi	ASAP	In Progress