

SITE PLAN NOTES

STORM WATER AND SEWER TO BE CONNECTED TO LEGAL POINT OF DISCHARGE IN ACCORDANCE WITH LOCAL AUTHORITIES REQUIREMENTS DOWNPIPES (DP) TO APPROX. LOCATION MAX 12M CRTS. CONNECTED TO S/WATER SYS. IN ACCORDANCE WITH LOCAL COUNCIL REQUIREMENTS. ALL S/WATER DRAINS THAT PASS UNDER CONC. SLABS AND TRAFFICABLE AREAS TO BE LAID IN HEAVY DUTY SEWER PIPE.

BUILDER TO PROVIDE AGI DRAIN TO BASE OF BATTERS / RETAINING WALLS & WHERE EVER DEEMED NECESSARY. PROVIDE SILT PITS TO BASE OF BATTER, CONNECTED TO S/WATER SYSTEM. TYPICAL

PROVIDE CUT - OFF (AGI) DRAIN AS REQUIRED TO BASE OF ANY EXCAVATION AND CONNECT INTO STORM WATER VIA SILT PITS

PROPERTY LAYOUT IS BASED UPON INFORMATION PROVIDED BY BUILDER OR OWNER AND THEREFORE ALL DIMENSIONS, OFFSETS AND DETAILS MUST BE VERIFIED ONSITE PRIOR TO COMMENCING ANY SETOUTS AND OR BUILDING WORKS

LEVELS MUST BE VERIFIED ON SITE TO DETERMINE DEPTH OF EXCAVATIONS AND AFFECTED WALL HEIGHTS PRIOR TO COMMENCING ANY BUILDING WORKS

FENCING NOTES

SIDE AND REAR FENCE TO BE CONSTRUCTED OF CAPPED AND LAPPED TIMBER PAILING FENCE TO A MAX. HEIGHT OF 1.8M ABOVE NGL.

ASSET PROTECTION

BUILDER TO CONFIRM LOCATION OF ALL EXTERNAL ASSETS PRIOR TO COMMENCING CONSTRUCTION. RELOCATION MAY BE REQUIRED.

NBN REQUIREMENTS

ALL WIRING TO BE INSTALLED IN ACCORDANCE WITH NBN Co. WIRING REQUIREMENTS AS OUTLINED IN THE DESIGN GUIDELINES

STORMWATER DRAIN NOTE:

PROVIDE 90mm DIAMETER P.V.C STORMWATER PIPE WITH MINIMUM FALL OF 1:100. STORMWATER DRAIN LAYOUT IS INDICATIVE ONLY & WILL BE LAID AT THE DRAINERS' DISCRETION. PROVIDE SELECTED DOWNPIPES AT 12.0m MAXIMUM CENTRES. CONNECT STORMWATER TO RAINWATER TANK AND DISCHARGE THE OVERFLOW TO FRONT CENTER. TO BE ADVISED.

RAINWATER TANK

2000Lr RAINWATER TANK TO BE CONNECTED TO TOILETS VIA 'TANKFLUSH' SYSTEM IN ACCORDANCE WITH PLUMBING REGULATIONS 2008 & AS/NZS3500-2003. TO BE SETBACK 500mm MIN FROM BOUNDARY.

HATCHING REPRESENTS ROOF AREA TO SERVICE DOWNPIPE FOR RAINWATER TANK (MINIMUM 50sqm OF ROOF AREA)



BUILDER NOTES

BUILDER AND CONTRACTORS ARE TO CHECK AND VERIFY ALL PLANS AND DRAWINGS PRIOR TO COMMENCING CONSTRUCTION. ANY DISCREPANCIES ON THE DRAWINGS MUST BE REPORTED TO THE RELEVANT BUILDING DESIGNER IMMEDIATELY PRIOR TO COMMENCING CONSTRUCTION

SITE CLASSIFICATION AS CLASS: "P" REFER TO SOIL REPORT NO: 18962 DATED: 16/03/2023

PROVIDE TERMITE PROTECTION TREATMENT TO SITE IN ACCORDANCE WITH AS3660.1 AS PER LOCAL AUTHORITY PROPERTY ASSESSMENT

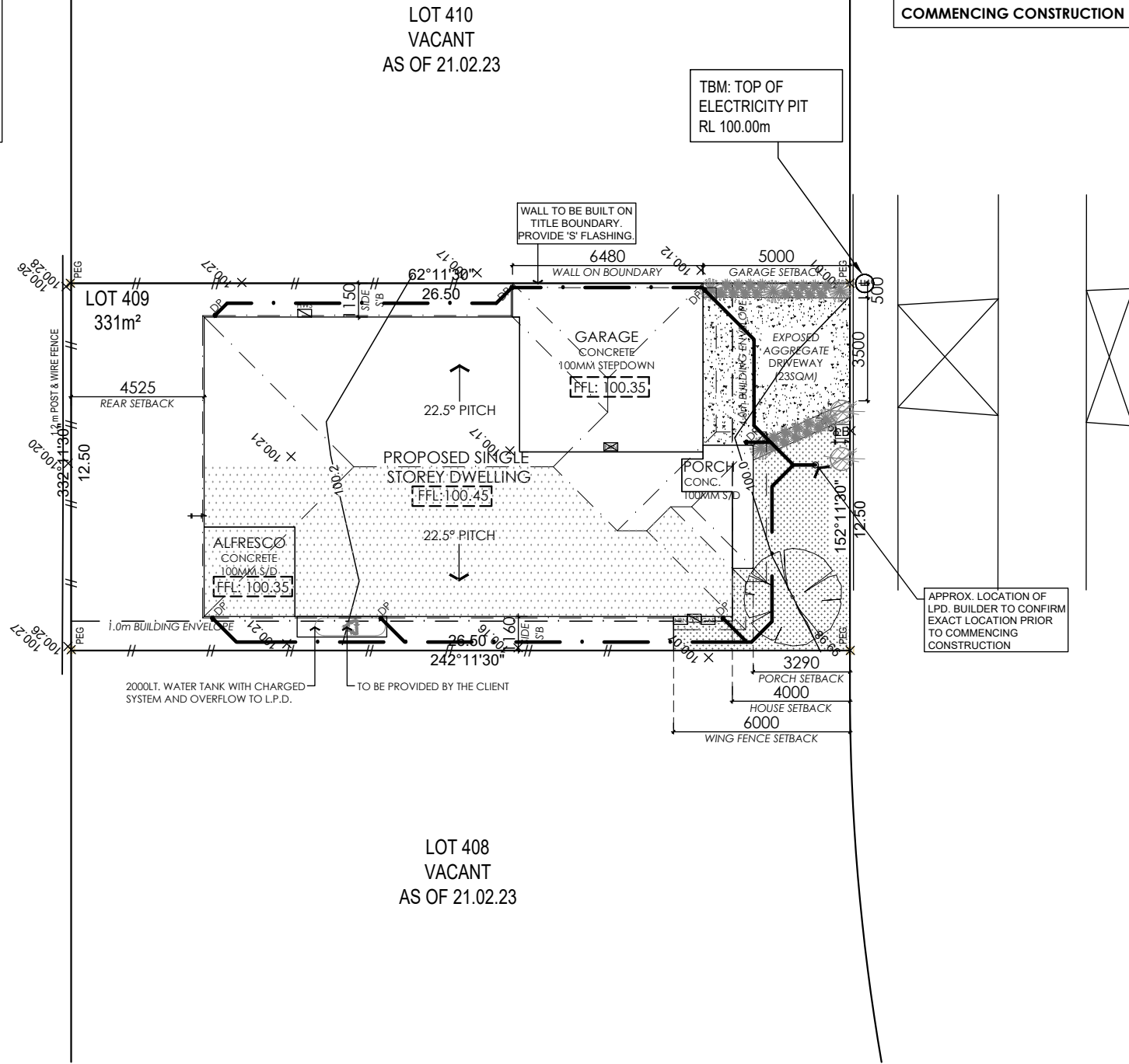
LEGEND

- DENOTES APPROX. LOCATION OF DOWNPIPES (100x50 D.P)
- SELECTED HOT WATER SERVICE
- GAS METER
- NBN BOX
- ELECTRICAL METER
- EXT. WATER TAP
- EXT. RECYCLING WATER TAP
- LETTER BOX LOCATION
- PROPOSED FENCE LINE
- EXISTING FENCE LINE
- STORMWATER RUN TO L.P.D.
- EXHAUST COWL LOCATION

BUILDER TO ENSURE NO PART OF CONSTRUCTION ENCROACHES TITLE BOUNDARIES OR EASEMENT LINES U.N.O.

REFER TO ENG'S DETAILS AND SOIL REPORT FOR REQUIREMENTS IN FOOTINGS & BUILDING OVER REMOVED OR RETAINED TREES FOR THIS SITE OR ADJACENT

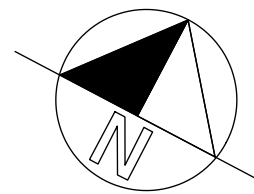
UNDEVELOPED LAND AS OF 21.02.23



APPROVED

D.R.P: LOT 409 EPPING DRIVE
WOLLAHRA RISE DESIGN GUIDELINES.
APPLICATION No : WR1142803
APPROVED BY : DRP SUBMISSIONS ASSESSMENT TEAM
DATE: 28.03.2023

IMPORTANT NOTE:
PRELIMINARY WORKING DRAWINGS.
NOT TO BE ISSUED FOR CONSTRUCTION



SITE PLAN

SCALE 1:200

LANDSCAPE LEGEND

- PROPOSED CONCRETE FINISH
- PROPOSED TIMBER MULCH AREAS
- PROPOSED GRASSED AREA

LANDSCAPE SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	HxW AT MATURITY	POT SIZE Ø	QTY.
	FRAXINUS GRIFFITHII	EVERGREEN ASH	6m-8m x 4m	40cm/27L	1
	CALLISTEMON VIMINALIS 'LITTLE JOHN'		1m x 1m	140mm	5
	MELALEUCA LINARIIFOLIA	CLARET TOPS HONEY MYRTLE	1m x 1m	200mm	2
	CAREX 'FROSTED CURLS'	SEDGE	0.6m x 0.4m	140mm	25

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[CAD] A3



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WD02	N.M.	31/01/2023	CHECKED WORKING DRAWINGS				
WD03	N.G.	02/02/2023	AMENDMENTS REV #001				
WD04	N.G.	17/03/2023	AMENDMENTS REV #002, MATERIALS & COLOURS				

PROJECT
PROPOSED SINGLE STOREY DWELLING

CLIENT

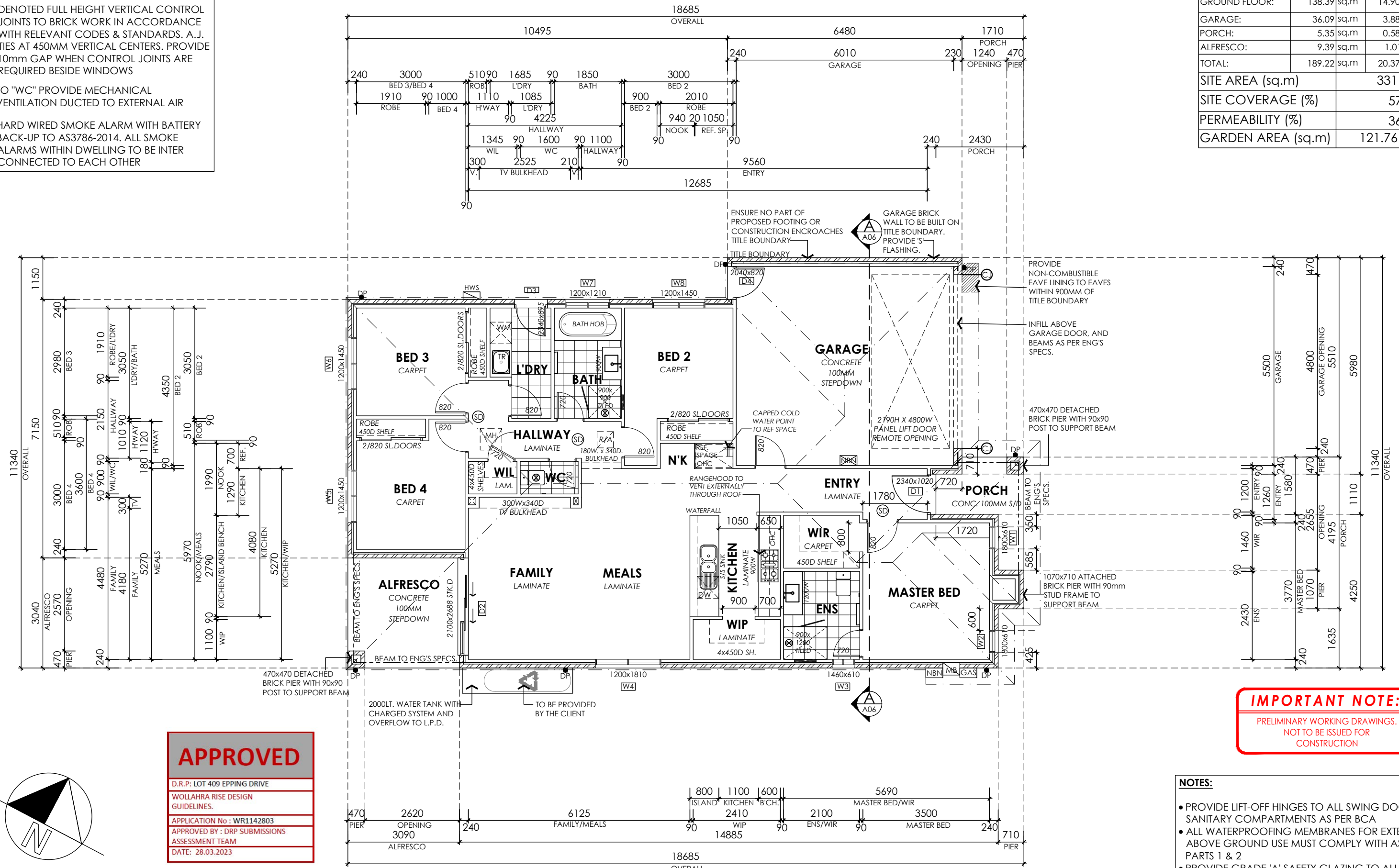
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DRAWN BY:
DATE:

LEGEND

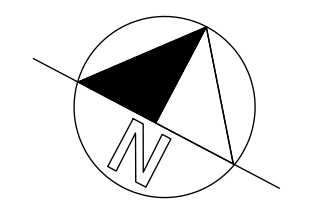
- ⊕ DENOTED FULL HEIGHT VERTICAL CONTROL JOINTS TO BRICK WORK IN ACCORDANCE WITH RELEVANT CODES & STANDARDS. A.J. TIES AT 450MM VERTICAL CENTERS. PROVIDE 10mm GAP WHEN CONTROL JOINTS ARE REQUIRED BESIDE WINDOWS
- ⊗ TO "WC" PROVIDE MECHANICAL VENTILATION DUCTED TO EXTERNAL AIR
- ⊙ HARD WIRED SMOKE ALARM WITH BATTERY BACK-UP TO AS3786-2014. ALL SMOKE ALARMS WITHIN DWELLING TO BE INTER CONNECTED TO EACH OTHER

AREAS				
GROUND FLOOR:	138.39	sq.m	14.90	sqrs.
GARAGE:	36.09	sq.m	3.88	sqrs.
PORCH:	5.35	sq.m	0.58	sqrs.
ALFRESCO:	9.39	sq.m	1.01	sqrs.
TOTAL:	189.22	sq.m	20.37	sqrs.
SITE AREA (sq.m)		331 sq.m		
SITE COVERAGE (%)		57.17%		
PERMEABILITY (%)		36.79%		
GARDEN AREA (sq.m)		121.76 sq.m		



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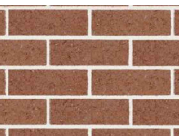





FLOOR PLAN
SCALE 1:100

- NOTES:**
- PROVIDE LIFT-OFF HINGES TO ALL SWING DOORS IN SANITARY COMPARTMENTS AS PER BCA
 - ALL WATERPROOFING MEMBRANES FOR EXTERNAL ABOVE GROUND USE MUST COMPLY WITH AS4654; PARTS 1 & 2
 - PROVIDE GRADE 'A' SAFETY GLAZING TO ALL BATHROOMS AND TOILETS AS PER BCA 3.6.4.5
 - PROVIDE TILED SHOWER RECESS TO BATH AND ENSUITE SHOWERS (REFER TO INTERNALS)
 - PROVIDE 2340mm HIGH DOORS THROUGHOUT

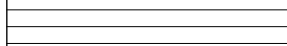



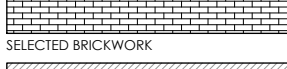

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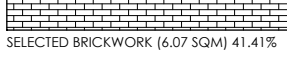
COLOURS & MATERIALS

	BRICKS SUPPLIER - AUSTRAL [®] RANGE - ACCESS [®] COLOUR - CHESTNUT [®] MORTAR PROFILE - ROLLED MORTAR COLOUR - OFF WHITE
	ROOF TILES SUPPLIER - LUTUM RANGE - SLIMLINE COLOUR - EBONY
	GUTTERS, FASCIA, DOWNPIPES COLOUR - COLORBOND [®] NIGHTSKY [®]
	WINDOW FRAMES & FLYSCREENS COLOUR - COLORBOND [®] NIGHTSKY [®]
	FRONT DOOR SUPPLIER - CORINTHIAN DOORS [®] RANGE - INFINITY [®] CODE - INF 5VG FINISH - WALNUT
	GARGAE DOOR SUPPLIER - ECO GARAGE DOORS [®] RANGE - TIMBER FX [®] PROFILE - SLIMLINE [®] COLOUR - AUSTRALIAN BEECH
	RENDER #1 SUPPLIER - DULUX [®] LOCATION - AS PER PLAN COLOUR - HOGS BRISTLE QUARTER
	RENDER #2 SUPPLIER - DULUX [®] LOCATION - AS PER PLAN COLOUR - CEYLON TEA
	TIMBER CLADDING SUPPLIER - UNKNOWN LOCATION - AS PER PLAN SPECIES - AS PER BUILDER COLOUR - WALNUT
	DRIVEWAY SUPPLIER - BORAL STYLE - EXPOSED AGGREGATE COLOUR - SUNDOWN

ELEVATION LEGEND

	CONCRETE ROOF @ 22.5° PITCH
	SELECTED RENDER #1
	SELECTED RENDER #2
	SELECTED TIMBER CLADDING
	SELECTED BRICKWORK
	OBSCURE GLAZING

MATERIAL % (14.66 SQM)

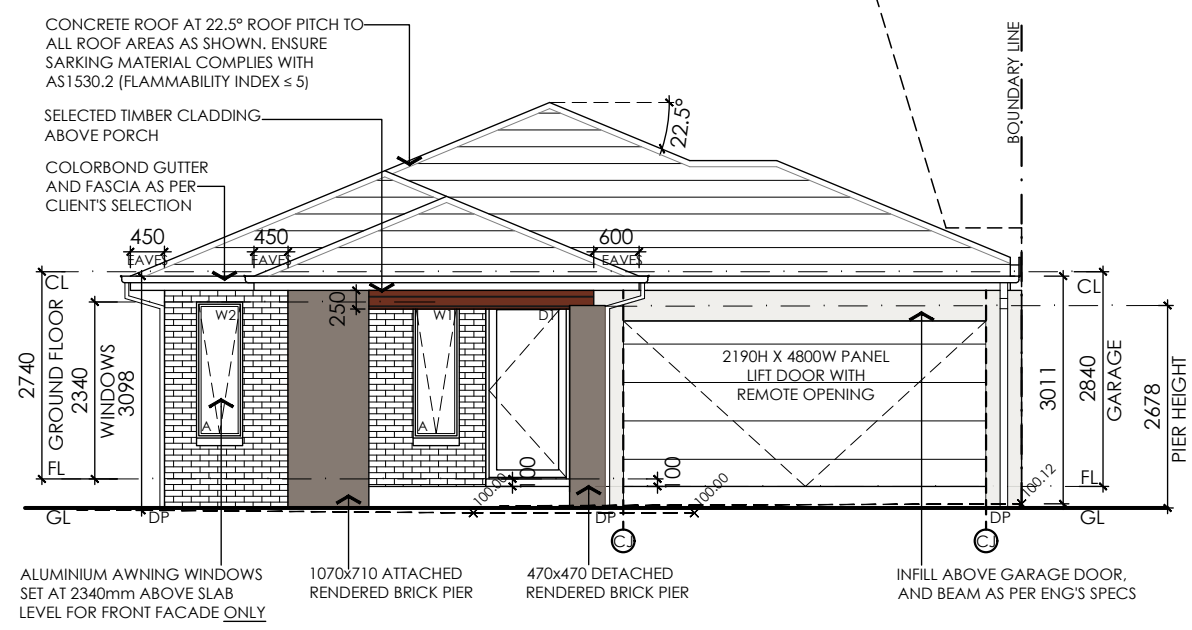
	SELECTED RENDER #1 (3.53 SQM) 24.08%
	SELECTED RENDER #2 (4.34 SQM) 29.60%
	SELECTED TIMBER CLADDING (0.72 SQM) 4.91%
	SELECTED BRICKWORK (6.07 SQM) 41.41%

APPROVED

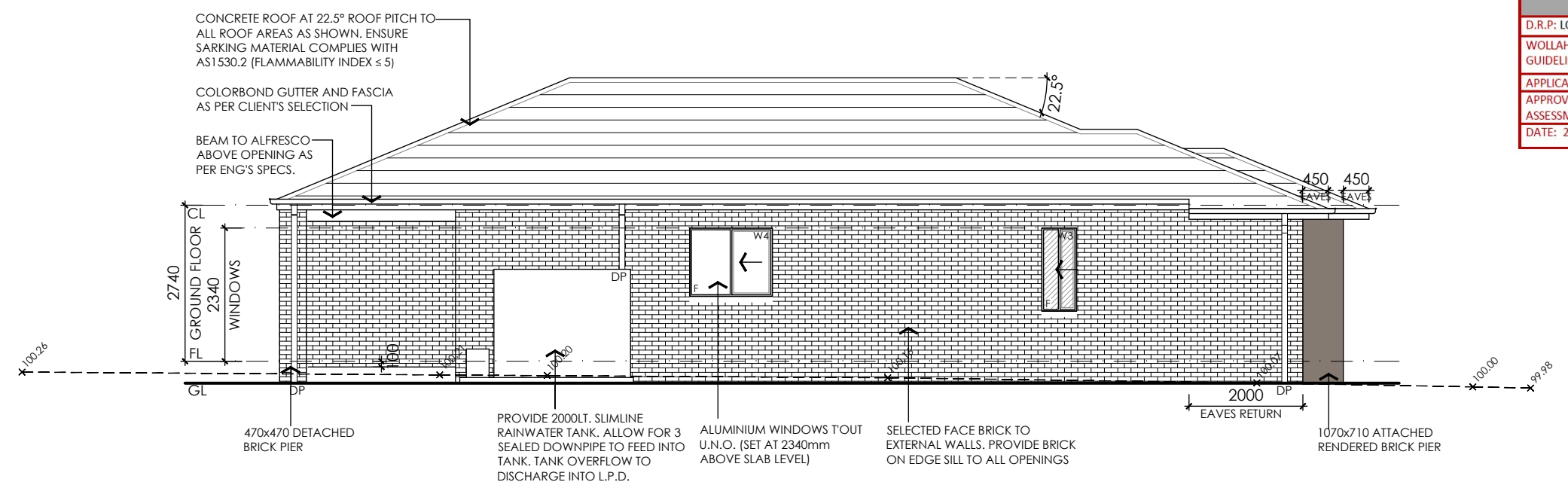
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EAST ELEVATION
 SCALE 1:100



SOUTH ELEVATION
 SCALE 1:100

ELEVATIONS

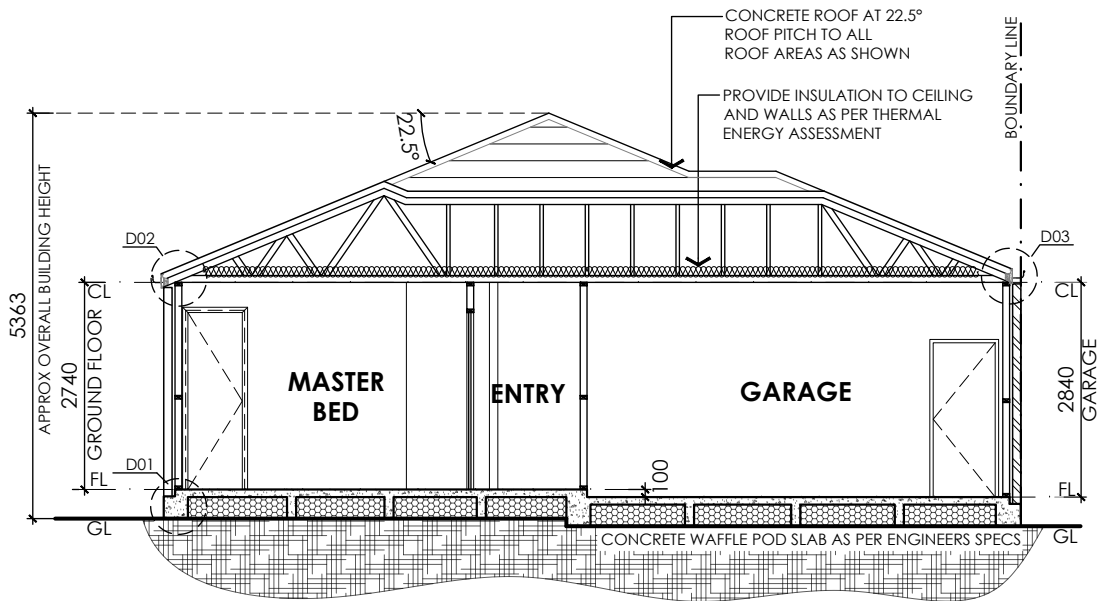
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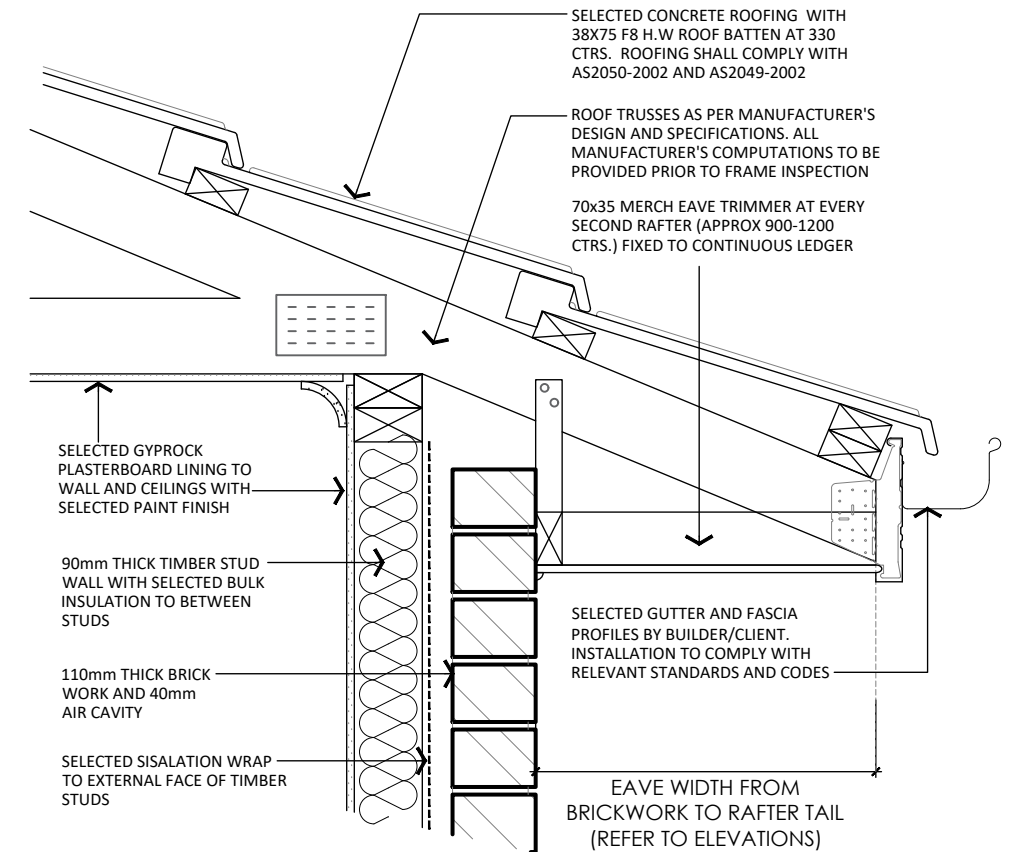
ENERGY REQUIREMENTS
 THESE PLANS ARE TO BE READ IN CON JUNCTION WITH FIRST RATE REPORT AS PROVIDED BY THE ENERGY ASSESSOR.
 CERTIFICATE NO: **XXXX**
 DATE OF CERTIFICATE: **XX/XX/XXXX**
 STAR RATING: **X.X**

TRUSS ROOF MANUFACTURERS SPECIFICATIONS
 TO BE PROVIDED PRIOR TO THE ERECTION OF LOAD BEARING POINTS I.E. LINTELS, STUDS SUPPORTING CONCENTRATED LOADS TO BE DESIGNED BY TRUSS MANUFACTURER AND/OR STRUCTURAL ENGINEER. IF STRUCTURAL DESIGN WAS PROVIDED THAN DESIGN ENGINEER TO VERIFY TRUSS LOCATIONS AND DESIGN FOR LOAD BEARING POINTS AS REQUIRED.

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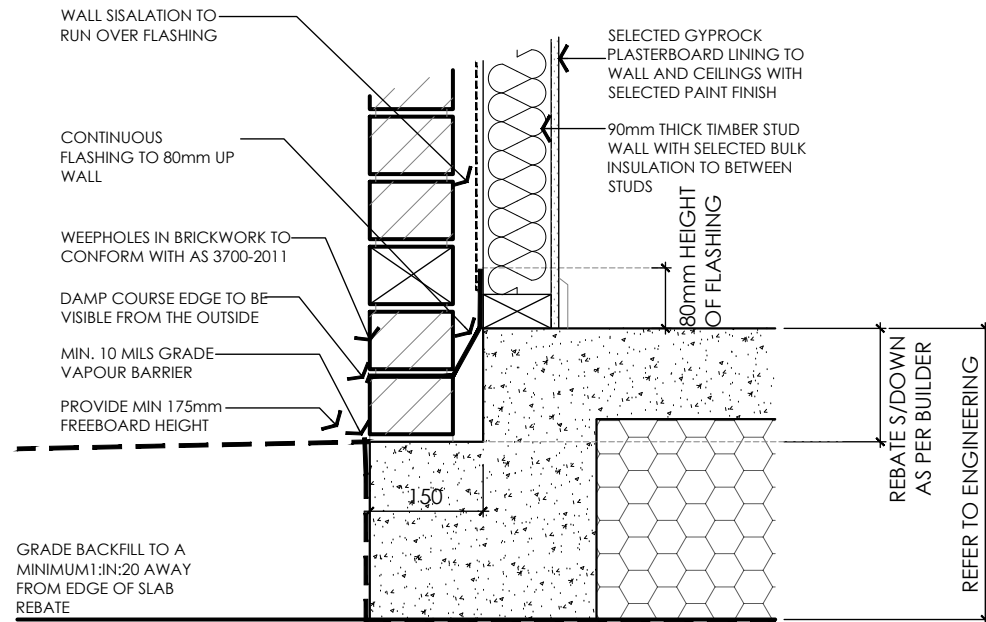


SECTION A-A
 SCALE 1:100



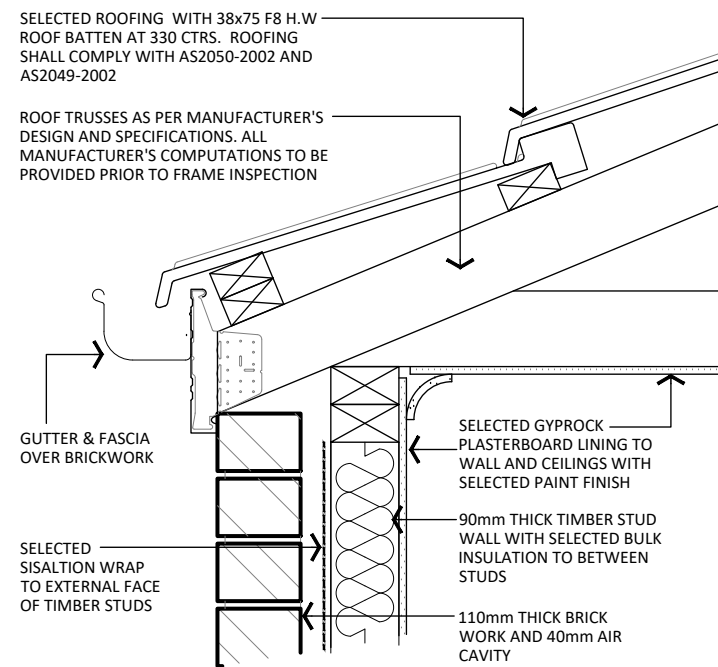
TYP. EAVE CONSTRUCTION
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04



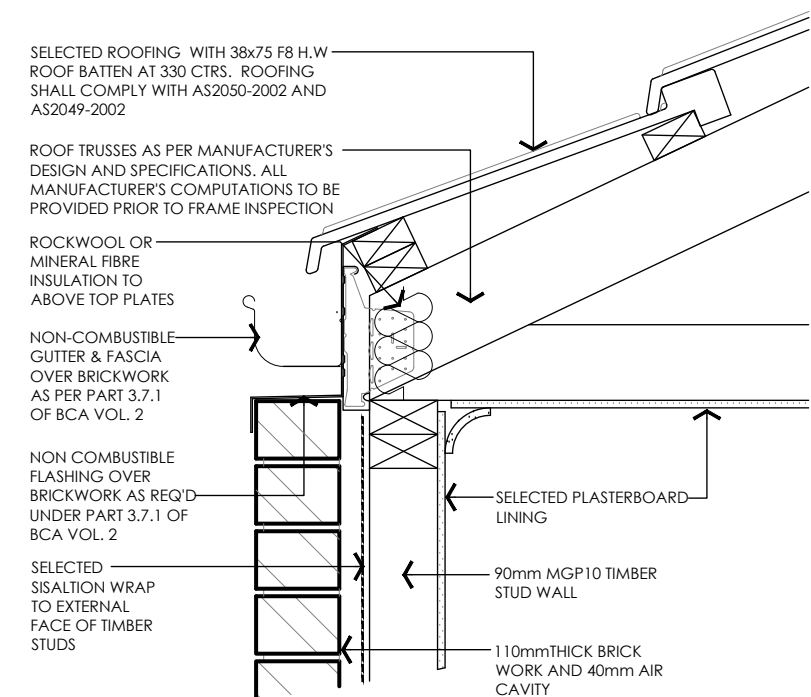
SLAB EDGE DETAIL
 SCALE 1:10

D
01



GUTTER DETAIL (TYP.)
 SCALE 1:10

D
02



GARAGE GUTTER DETAIL FRL 60/60/60
 SCALE 1:10

D
03

SECTION/DETAILS
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PROJECT	PROPOSED SINGLE STOREY DWELLING
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CLIENT	
JOB NO:	DRAWN BY:
SCALE: AS SHOWN	DATE:

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