

## SITING INFORMATION

MIN FRONT SETBACK: 8.5M  
- 8.5M MIN FOR SIZE OF LOT

BUILDING HEIGHT: 5.2M HIGH

SITE COVERAGE: 53%

PERMEABLE SURFACE: 870M<sup>2</sup> OR  
- 15% OF THE LOT TO REMAIN PENETRABLE TO WATER

CAR PARKING: 4

SIDE AND REAR SETBACK: 7.1M & 3.03M SIDE AND 14.34M REAR

WALLS ON BOUNDARY: SHED 150MM SEBACK FROM WESTERN BOUNDARY

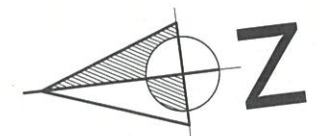
PRIVATE OPEN SPACE: 135M<sup>2</sup> OR 8.3%

SECLUDED PRIVATE OPEN SPACE: 735M<sup>2</sup> OR 45.2%

TREES ARE WELL DOCUMENTED AS A FREQUENT CAUSE OF DISTRESS TO BRICKWORK IN HOUSES. TO MINIMIZE THE CHANCE OF DAMAGE THE MINIMUM CLEARANCE SHOWN ABOVE MUST BE OBSERVED, UNLESS A VERTICAL MOISTURE BARRIER IS PROVIDED

### KEYNOTE LEGEND

HWS	HOT WATER SERVICE - RECLAIM CO2 HEAT PUMP OR SIMILAR APPROVED BY OWNER
LB	LETTERBOX AS PER SPECIFICATION
MB	ELEC METERBOX IN STEEL CABINET WITH POWDERCOAT FINISH AS PER SPECIFICATION
POS	PRIVATE OPEN SPACE
SPOS	SECLUDED PRIVATE OPEN SPACE
TP	OUTDOOR TAP



WIND CLASSIFICATION & BRACING  
REQUIREMENTS TO BE IN STRICT  
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SERVICES

THE CONTRACTOR SHALL ENSURE THAT ALL STORMWATER DRAINS, SEWER PIPES & THE LIKE ARE LOCATED AT A SUFFICIENT DISTANCE FROM ANY BUILDING FOOTING & / OR SLAB EDGE BEAM SO AS TO PREVENT GENERAL MOISTURE PENETRATION, DAMPNESS, WEAKENING & UNDERMINING OF ANY BUILDING & ITS FOOTING SYSTEM

THE CONTRACTOR SHALL COORDINATE THE LAYING OF SERVICES TO AVOID CLASHES. LAY ALL SERVICES TO LOCATIONS. SERVICES SHALL BE LAID TO COMPLY WITH MINIMUM COVER REQUIREMENTS.

DIFFERENT PARALLEL SERVICES THAT ARE IN CLOSE PROXIMITY MAY BE LAID IN A COMMON BENCHED TRENCH SUBJECT TO APPROVAL OF RELEVANT AUTHORITIES.

BACK FILL OF ALL SERVICES TRENCHES UNDER PAVEMENTS AND 500MM BEYOND SHALL BE CLASS 2 FROM ABOVE THE SERVICE BEDDING MATERIAL TO THE UNDERSIDE OF PAVEMENT SUB-BASE.

BACK FILL OF ALL SERVICES TRENCHES IN GARDEN AND GRASS AREAS SHALL BE APPROVED FILL OF MAXIMUM PARTICLE SIZE 75MM FROM THE SERVICE BEDDING MATERIAL TO THE UNDERSIDE OF THE TOPSOIL.

RAINWATER TANK

INSTALL 1 NO 10,000 LTR WATER TANKS IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS COMPLETE WITH PRESSURE PUMP, SUPPLY PIPE AND GATE VALVE.

ALL DOWN PIPES TO BE CONNECTED TO WATER TANKS.

CONNECT TANK OVERFLOW WITH 90MMØ PVC-U STORM WATER DRAIN & CONNECT TO EXISTING POINT OF DISCHARGE IN ACCORDANCE WITH LOCAL AUTHORITY'S REQUIREMENTS

WATER TANK TO BE CONNECTED TO ALL TOILETS IN THE BUILDING FOR THE PURPOSE OF SANITARY FLUSHING

SURFACE DRAINAGE

SURFACE DRAINAGE IN ACCORDANCE WITH NCC VOL 2 PART 3.1

ALL NATURAL GROUND SURFACES SHALL BE GRADED AWAY FROM BUILDINGS,

- ON 1:40 MAX FALL; OR
- ON 1:20 MAX FALL OVER THE FIRST 1 M FROM THE BUILDING

BUILDING PERIMETER GROUND SURFACE TO BE SHAPED TO PREVENT PONDING OF WATER AND ANY FILL PLACED ADJACENT BUILDING TO BE COMPACTED

GROUND BENEATH SUSPENDED FLOORS MUST BE GRADED SO THAT THE AREA BENEATH THE BUILDING IS ABOVE THE ADJACENT EXTERNAL FINISHED GROUND LEVEL AND SURFACE WATER IS PREVENTED FROM PONDING.

ROOF MATERIAL

WHERE SHOWN, CORRUGATED ROOFING SHALL BE CUSTOM LENGTH COLORBOND® STEEL ROOFING CORRUGATED IRON SHEETS .42 BMT ROLL-FORMED FROM STRIP COMPLYING WITH AUSTRALIAN STANDARD 1397 AND BRANDED ACCORDINGLY. THE FINISHED PRODUCT SHALL COMPLY WITH AUSTRALIAN STANDARD 1445. ALL ROOFING ACCESSORIES SHALL BE OF SIMILAR MATERIAL TO THE ROOF. MINIMUM COATING CLASS OF THE METALLIC ALLOY LAYER SHALL BE AZ150. FIXING SHALL BE TO MANUFACTURER'S RECOMMENDATIONS. SEALANTS SHALL BE NEUTRAL CURE SILICONE RUBBER SEALANTS. DURING THE FIXING PERIOD SWarf SHOULD BE REMOVED FROM THE ROOF AND GUTTERING DAILY. COPPER OR UNCOATED LEAD SHALL NOT BE USED FOR FLASHING. DISCHARGE FROM COPPER PIPES SHALL NOT FLOW ONTO ROOF.

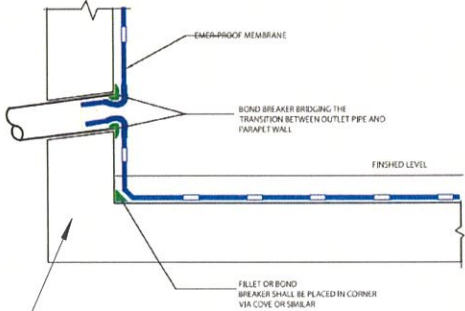
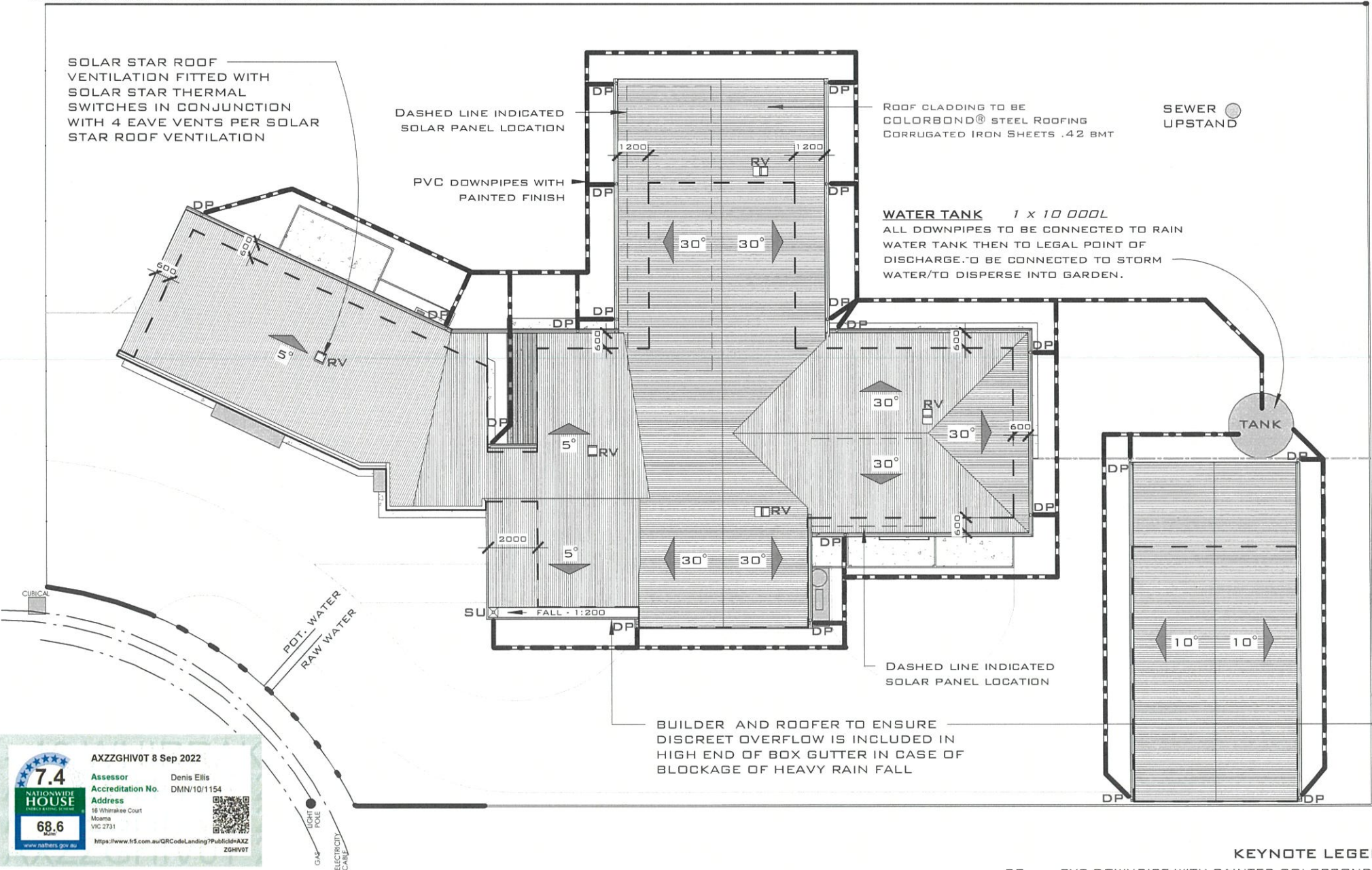
STORMWATER

STORMWATER DRAINAGE DESIGN AND CONSTRUCTION TO BE IN ACCORDANCE WITH NCC VOL 2 PART 3.1.2, PART 3.5.2 & AS/NZS 3500.3

- STORMWATER DRAINAGE SYSTEMS MUST BE TO THE SATISFACTION OF THE APPROPRIATE AUTHORITY
- ANY OVERFLOW DURING HEAVY RAIN PERIODS IS PREVENTED FROM FLOWING BACK INTO THE BUILDING
- 90MMØ CLASS 6 UPVC STORMWATER DRAINS INSTALLED UNDERGROUND MUST BE LAID TO A MINIMUM GRADE OF 1:100 & CONNECTED TO THE LEGAL POINT OF DISCHARGE.
- PROVIDE INSPECTION OPENINGS AT 9000MM C/C & AT EACH CHANGE OF DIRECTION
- THE COVER TO UNDERGROUND STORM WATER DRAINS SHALL BE NOT LESS THAN:
  - 100MM UNDER SOIL
  - 50MM UNDER PAVED OR CONCRETE AREAS
  - 100MM UNDER UNREINFORCED CONC. OR PAVED DRIVEWAYS
  - 75MM UNDER REINFORCED CONC. DRIVEWAYS

AGGIE DRAINS OR SPOON DRAINS TO BE CONNECTED INTO SILT PITS TO DISCHARGE INTO STORMWATER DRAIN

STORMWATER LINES TO 1M3 RUBBLE PIT TO BE 3M AWAY FROM BOUNDARY

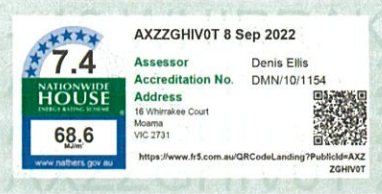


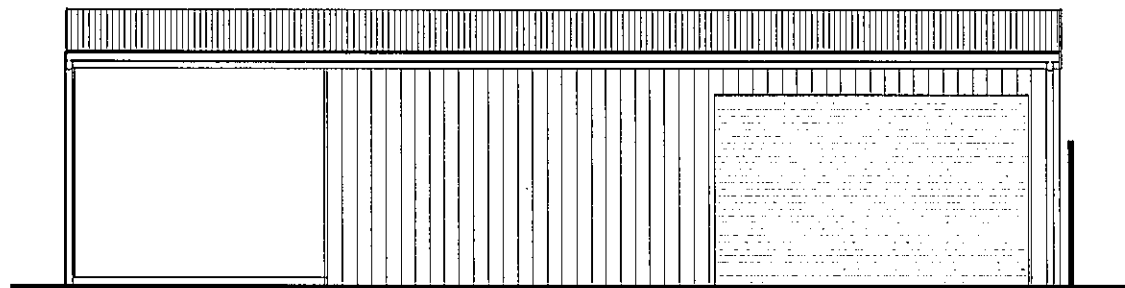
KEYNOTE LEGEND	
DP	PVC DOWNPIPE WITH PAINTED COLORBOND FINISH - SURFMIST
RV	SOLAR STAR ROOF VENTILATION FITTED WITH SOLAR STAR THERMAL SWITCHES
SU	RAINWATER SUMP - REFER TO DETAIL
TANK	WATER TANK AS PER SPECIFICATION

16 WHIRRAKEE COURT MOAMA NSW 2731 LOT 24 DP1257929	
ROOF AND STORMWATER PLAN	
SCALE:	1 : 200
SHEET: WD13	OF 38
WIND CLASSIFICATION & BRACING REQUIREMENTS TO BE IN STRICT ACCORDANCE WITH AS 1684-2010	

ROOF AND STORMWATER PLAN

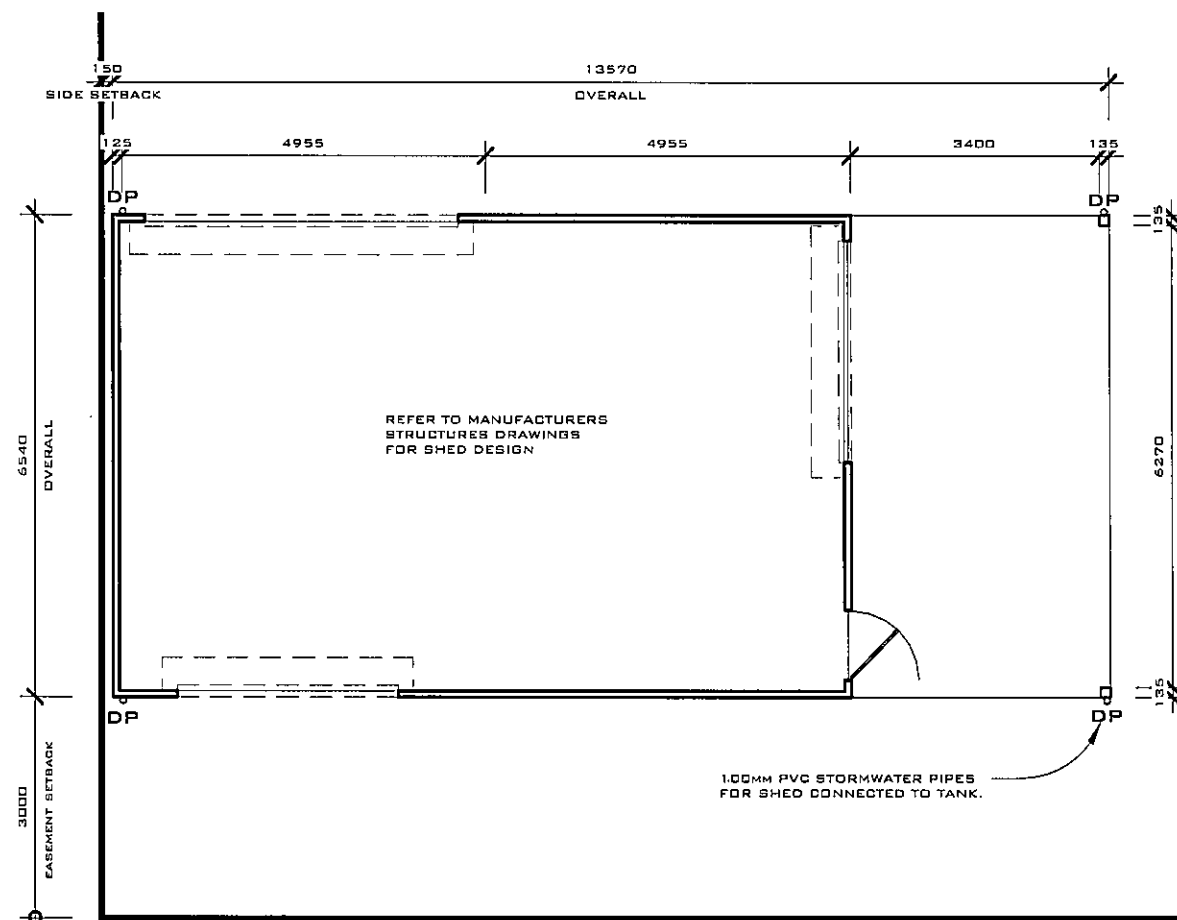
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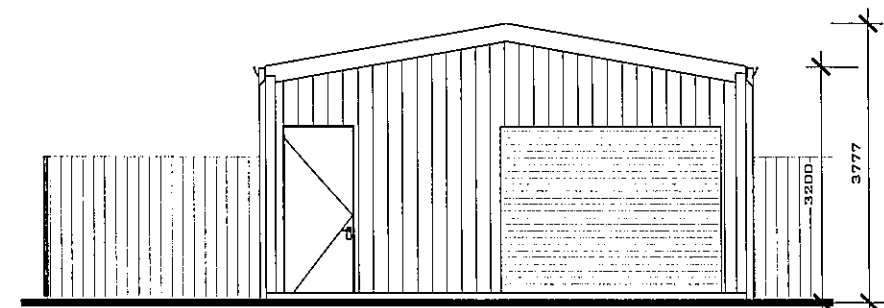
## SHED NORTH ELEVATION

SCALE: 1 : 100



## SHED FLOOR PLAN

SCALE: 1 : 100



## SHED EAST ELEVATION

SCALE: 1 : 100

16 WHIRRAKEE COURT  
MOAMA NSW 2731  
LOT 24 DP1257929

### SHED

SCALE: 1 : 100

SHEET: WD35 OF 38

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