

N2

APPROX. POSITION OF FUTURE POOL BY OWNERS. EXCAVATION TO BE MIN. 1800mm FROM HOUSE FOUNDATIONS. TO BE INSTALLED AFTER SITE CUT OF HOUSE. OWNER TO PROVIDE A POOL COMPLIANT STRUCTURAL PLATFORM SUITABLE FOR USE AS A WORK PLATFORM OVER THE ENTIRE POOL FOR THE ENTIRE DURATION OF CONSTRUCTION. KEEP ALL PIPES CLEAR. (NOT PART OF THIS APPLICATION)

LANDSCAPE AREA (BY OWNER) (MIN.153m2)

CONCRETE SLEEPER RETAINING WALL AS NOMINATED BY OWNER. SUBJECT TO ENGINEERS DETAILS & LOCAL AUTHORITY RESTRICTIONS.
-600H AT MAX. CUT POINT BASED ON APPROX. 869 FROM INSIDE FACE OF WALL TO BRICKWORK (A)
-APPROX. 350 FROM INSIDE FACE OF WALL TO BOUNDARY (B)
-ALL WORKS BY OWNER.

PLEASE NOTE: RETAINING WALL HEIGHTS TO BE CONFIRMED BY OWNER AFTER SITE CUT. PLEASE NOTE: SHOULD DISTANCE (A) BE REDUCED DUE TO THE STRUCTURAL THICKNESS OF THE WALL ETC. ALL ADDITIONAL SITE MANAGEMENT COSTS WILL BE CHARGED TO OWNER BY WAY OF VARIATION TO CONTRACT.

BUILDING ENVELOPE

CONCRETE SLEEPER RETAINING WALL AS NOMINATED BY OWNER. SUBJECT TO ENGINEERS DETAILS & LOCAL AUTHORITY RESTRICTIONS.
-600H AT MAX. FILL POINT BASED ON APPROX. 969 FROM INSIDE FACE OF WALL TO BRICKWORK (A)
-APPROX. 250 FROM INSIDE FACE OF WALL TO BOUNDARY (B)
-ALL WORKS BY OWNER.

PLEASE NOTE: RETAINING WALL HEIGHTS TO BE CONFIRMED BY OWNER AFTER SITE CUT. PLEASE NOTE: SHOULD DISTANCE (A) BE REDUCED DUE TO THE STRUCTURAL THICKNESS OF THE WALL ETC. ALL ADDITIONAL SITE MANAGEMENT COSTS WILL BE CHARGED TO OWNER BY WAY OF VARIATION TO CONTRACT.

SEWER LINE LOCATION

APPROX. SEWER CONNECTION POINT

HENDY

BENCHMARK
NAIL IN TOP KER
R.L. = 17.88

DP 25715³

DP 25715²

DP 25715²

DP 26037³¹

PROPOSED RESIDENCE

AVENUE

55 m² APPROX. POSITION OF REINF. SEAL EXTERNAL COLOUR BROOM FINISHED CONC DRIVEWAY AND PATH BY CORAL HOMES. ALL WORKS TO SUIT COUNCIL REQUIREMENTS. REFER DETAILS SHEET 3.

PRIVATE OPEN SPACE (MIN.24m2)

3000L STEEL SLIMLINE ABOVE GROUND WATER TANK. 1 x DROPPER'S 4 x DOWNPIPE'S COLLECTING 80 m² OF ROOF WATER INTO TANK. TANK OVERFLOW DISCHARGED TO STORMWATER SYSTEM. TANK ON STRUCTURAL CONC. SLAB.

CONCRETE SLEEPER RETAINING WALL AS NOMINATED BY OWNER. SUBJECT TO ENGINEERS DETAILS & LOCAL AUTHORITY RESTRICTIONS.
-600H AT MAX. CUT POINT BASED ON APPROX. 2550 FROM INSIDE FACE OF WALL TO BRICKWORK (A)
-APPROX. 350 FROM INSIDE FACE OF WALL TO BOUNDARY (B)
-ALL WORKS BY OWNER.

PLEASE NOTE: RETAINING WALL HEIGHTS TO BE CONFIRMED BY OWNER AFTER SITE CUT. PLEASE NOTE: SHOULD DISTANCE (A) BE REDUCED DUE TO THE STRUCTURAL THICKNESS OF THE WALL ETC. ALL ADDITIONAL SITE MANAGEMENT COSTS WILL BE CHARGED TO OWNER BY WAY OF VARIATION TO CONTRACT.

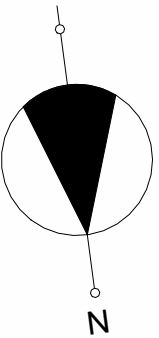
AIRCON SLAB FLOOR TRAP CONNECTED TO SURFACE WATER GRATE LINE

COMPACT WALL MOUNTED CLOTHESLINE

TREE TO BE REMOVE BY OWNER

STORMWATER DISCHARGE TO ROOFWATER OUTLET

EXISTING DRIVEWAY REMOVE BY OWNER



NOTE: - SEDIMENT FENCE TO OUTSIDE OF FILL

NOTE: - SEDIMENT FENCE

NOTE: - DENOTES 250 X 250 SURFACE WATER GRATE CONNECTED TO SEPARATE STORMWATER PIPE

NOTE: - DENOTES 100mm DIA P.V.C STORMWATER PIPE

NOTE: - EARTHERN SPOON DRAIN

NOTE: - USE TEMPORARY DOWNPIPES

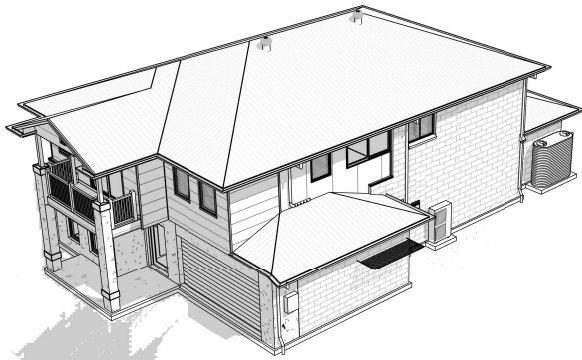
NOTE: - TEMPORARY FENCING

NOTE: - CLAMP ON TEMP. FENCING

NOTE: - SURFACE WATER GRATES TO BE LOCATED TO CENTRE OF SPOON DRAIN

NOTE: - PLACE FILL AROUND THE PERIMETER OF THE CONCRETE SLAB (IMMEDIATELY FOLLOWING SLAB POUR) TO DIVERT WATER AWAY FROM FOUNDATIONS.

NOTE: - ROOF WATER CATCHMENT AREA



CONTOUR

CLIENT

K. J. SHARAN & S. W. WISE

ADDRESS

LOT 32 HENDY AVENUE
PANANIA NSW 2213

DESIGN

BOSTON 38

FACADE

HAMPTONS BALCONY

PLAN

SITE

SITE COST OPTION: 16/09/2022

SURVEYOR NO: 22392

PROPERTY DESCRIPTION

ON: DP 26037

LOCAL AUTH: CANTERBURY BANKSTOWN CITY COUNCIL

AREAS

LAND	SITE COVERAGE
495.4 m ²	41.36%

SITEWORKS

NOTE: PLATFORM HEIGHT & RETAINING CAN VARY DUE TO SITE CONDITIONS

CUT: 0.60	PAD AHD: 19.050
FILL: 0.60	SLAB AHD: 19.375

CRITICAL PAD LEVEL

☒ NO ☐ YES

CONDITIONED AREAS

	Area (m2)
CONDITIONED AREA (LOWER)	126.24
UNCONDITIONED AREA (LOWER)	4.42
CONDITIONED AREA (UPPER)	138.62
UNCONDITIONED AREA (UPPER)	5.54

FINAL SIGNED COPY

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PROPRIETOR
SIGNATURE

PROPRIETOR
SIGNATURE

BUILDERS SIGNATURE

CORAL HOMES

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