

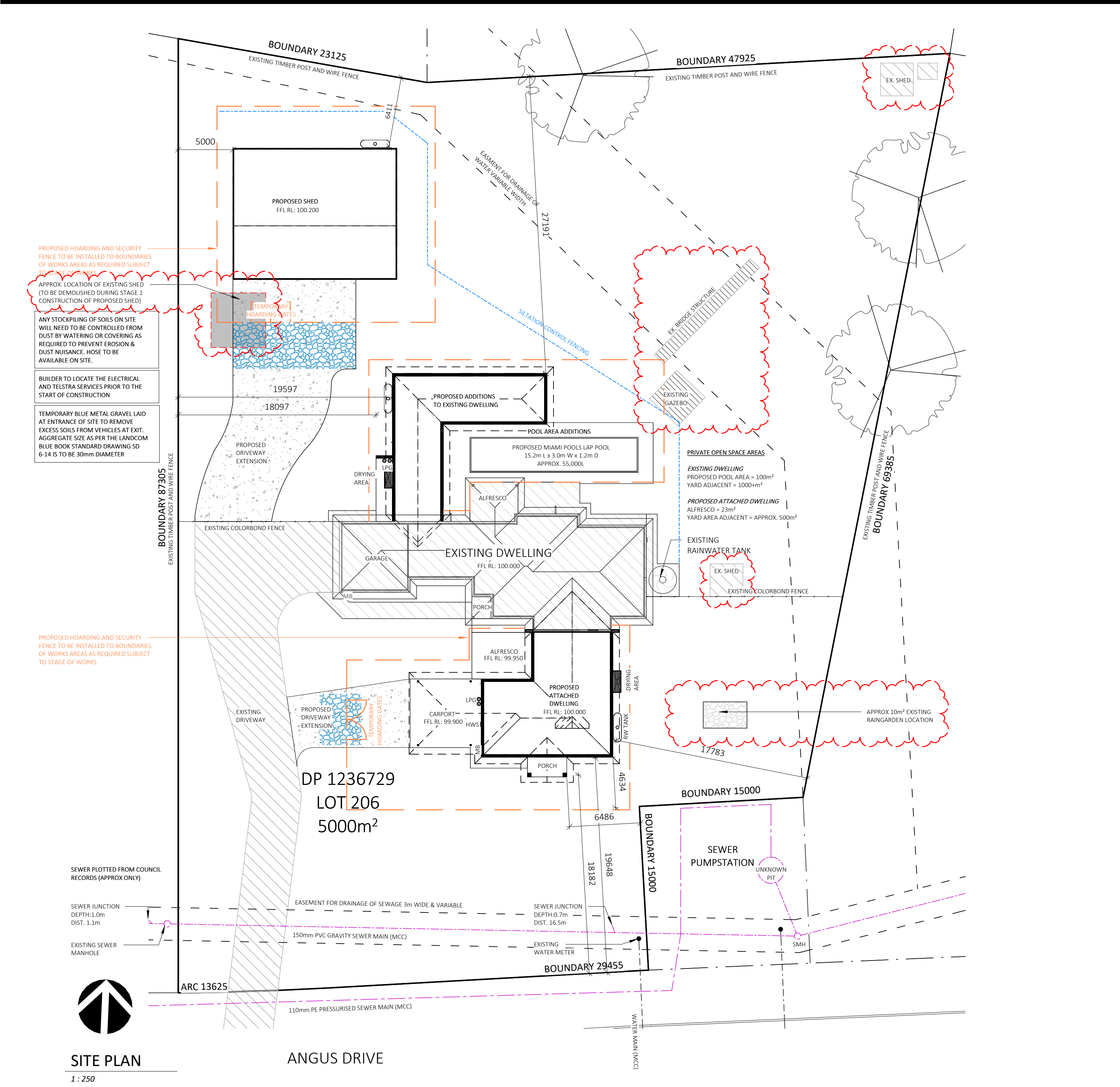
SITE PLAN - STAGING

1 : 250

<div>BAL - N/A</div>	<b>BUSHFIRE NOTES:</b> SITE IS NOT ZONED AS BUSHFIRE PRONE LAD AS PER NSW PLANNING PORTAL SPATIAL VIEWER MAPPING	<b>BASIX NOTES:</b> PLEASE REFER TO THE "SUMMARY OF BASIX COMMITMENTS" ON PAGE 2 FOR FURTHER INFORMATION. PLEASE REFER TO THE BASIX CERTIFICATE FOR EXACT DETAILS	<b>GENERAL PLAN SET NOTES:</b> CHECK ALL DIMENSIONS ON SITE. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATIONS, REPORTS, DRAWINGS, LEGENDS, NATIONAL CONSTRUCTION CODE, AUS & NZ STANDARDS, ENGINEERING & COUNCIL APPROVALS


DA ISSUE ONLY

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	STATUS: DETAIL DESIGN		SHEET: 2 OF 21	SCALE: 1 : 250	START DATE: 09.01.2023	A2	Date:	Description:	Issue:	Drawn:	
	LOT No: 206 DP No: 1236728						07.09.23	INITIAL ISSUE	A	AE	
	STREET: 92 ANGUS DRIVE, FAILFORD 2430		19.06.24	FINAL CONCEPT - REVISED	L		JS				
			22.07.24	PRELIMINARY DA ISSUE	M		JS				
		10.09.24	SHED UPDATES	N	JS						
						14.10.24	DA ISSUE	P	JS		
						17.02.25	RFI - DA UPDATES	Q	JS		
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SITE INFORMATION & LEGEND	
SITE AREA:	= 5000m²
OVERALL FLOOR AREA (including garages/store/shed, etc.)	= 638.4m²
GROSS FLOOR AREA (as per LEP definition)	= 349.3m²
FLOOR SPACE RATIO	= 7% ; 0.07:1
BUSHFIRE AFFECTED	NO
FLOOD AFFECTED	NO
APPROX HARDSTAND AREA	= 1200m²
APPROX LANDSCAPED AREA	= 3800m²
	SILTATION CONTROL IN ACCORDANCE WITH COUNCIL POLICY E1 AND THE ADOPTED AUSPEC STANDARD
	SITE HOARDING AND SECURITY FENCE
	WATER MAINS (APPROX ONLY)
	STORMWATER LINES (APPROX ONLY)
	SEWER LINES (APPROX ONLY)
	LINE OF EASEMENTS
	PROPOSED GARDEN TAP LOCATIONS (TO BE USED AS A GUIDE ONLY)
	LINE OF BATTER TO GROUND LEVELS (TO BE USED AS A GUIDE ONLY)
	ALL LEVELS ARE INDICATIVE ONLY AND ARE NOT TO AHD. ALL LEVELS AND CONTOURS ARE TO BE CONFIRMED BY BUILDER / SURVEYOR PRIOR TO START OF CONSTRUCTION.

BUSHFIRE NOTES:	BASIX NOTES:	GENERAL PLAN SET NOTES:
SITE IS NOT ZONED AS BUSHFIRE PRONE LAD AS PER NSW PLANNING PORTAL SPATIAL VIEWER MAPPING	PLEASE REFER TO THE "SUMMARY OF BASIX COMMITMENTS" ON PAGE 2 FOR FURTHER INFORMATION. PLEASE REFER TO THE BASIX CERTIFICATE FOR EXACT DETAILS	CHECK ALL DIMENSIONS ON SITE. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATIONS, REPORTS, DRAWINGS, LEGENDS, NATIONAL CONSTRUCTION CODE, AUS & NZ STANDARDS, ENGINEERING & COUNCIL APPROVALS

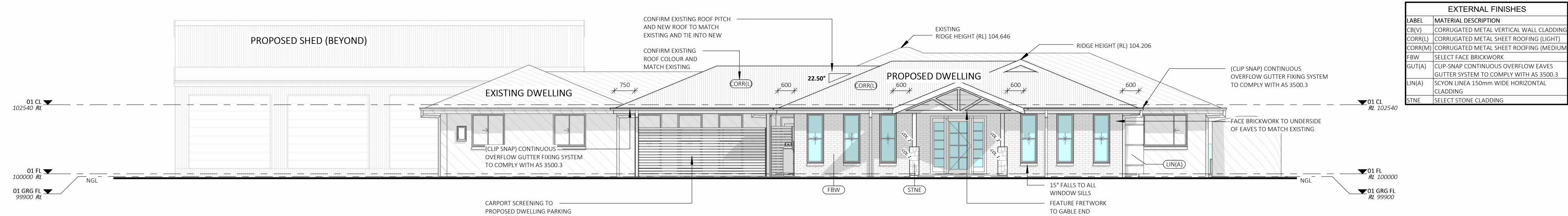
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	STATUS: DETAIL DESIGN		SHEET: 3 OF 21		SCALE: As indicated		A2		Date:	Description:	Issue:	Drawn:
	LOT No: 206 DP No: 1236728		START DATE: 09.01.2023		DWG No: A5682				07.09.23	INITIAL ISSUE	A	AE
	STREET: 92 ANGUS DRIVE, FAILFORD 2430								19.06.24	FINAL CONCEPT - REVISED	L	JS
									22.07.24	PRELIMINARY DA ISSUE	M	JS
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						17.02.25	RFI - DA UPDATES	Q	JS			

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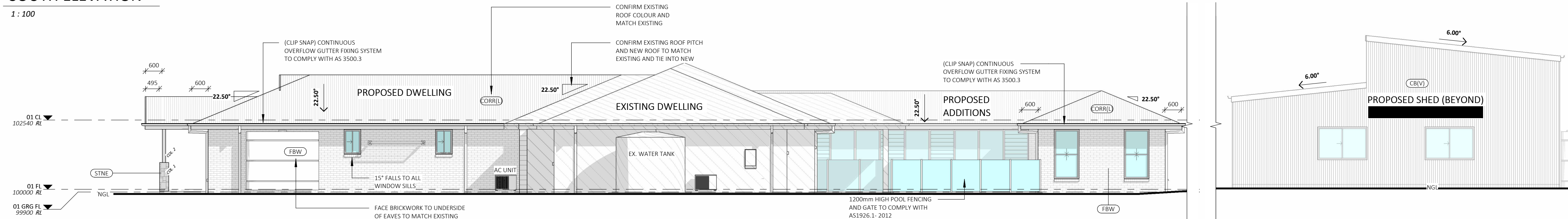
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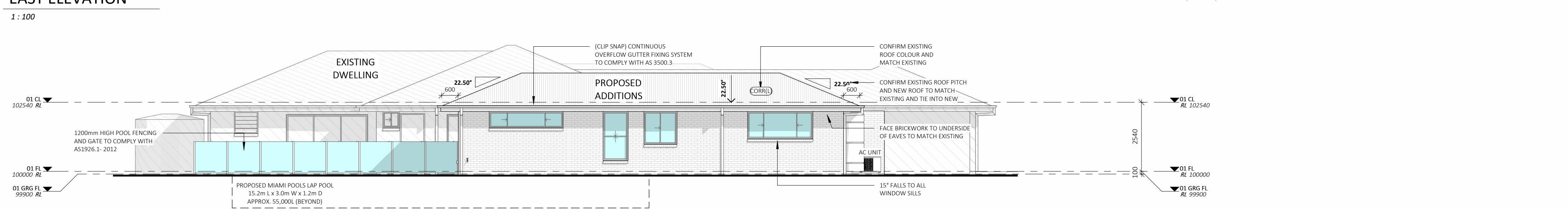
SOUTH ELEVATION

1 : 100



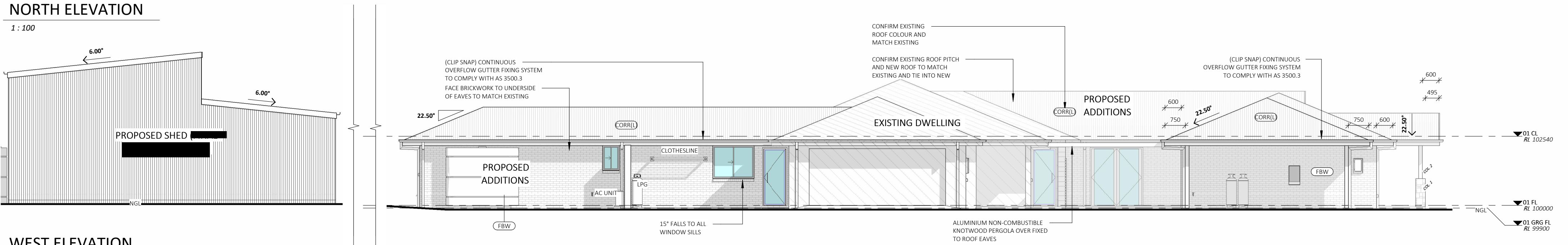
EAST ELEVATION

1 : 100



NORTH ELEVATION

1 : 100




WEST ELEVATION

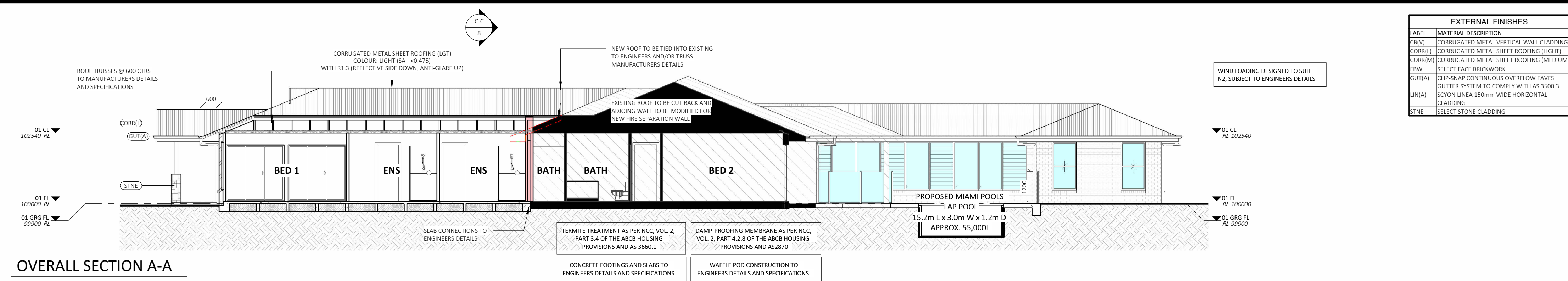
1 : 100

EXTERNAL FINISHES	
LABEL	MATERIAL DESCRIPTION
CB(V)	CORRUGATED METAL VERTICAL WALL CLADDING
CORR(L)	CORRUGATED METAL SHEET ROOFING (LIGHT)
CORR(M)	CORRUGATED METAL SHEET ROOFING (MEDIUM)
FBW	SELECT FACE BRICKWORK
GUT(A)	CLIP-SNAP CONTINUOUS OVERFLOW EAVES GUTTER SYSTEM TO COMPLY WITH AS 3500.3
LIN(A)	SCYON LINEA 150mm WIDE HORIZONTAL CLADDING
STNE	SELECT STONE CLADDING

<b>BUSHFIRE NOTES:</b> SITE IS NOT ZONED AS BUSHFIRE PRONE LAD AS PER NSW PLANNING PORTAL SPATIAL VIEWER MAPPING <b>BAL - N/A</b>	<b>BASIX NOTES:</b> PLEASE REFER TO THE "SUMMARY OF BASIX COMMITMENTS" ON PAGE 2 FOR FURTHER INFORMATION. PLEASE REFER TO THE BASIX CERTIFICATE FOR EXACT DETAILS	<b>GENERAL PLAN SET NOTES:</b> CHECK ALL DIMENSIONS ON SITE. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATIONS, REPORTS, DRAWINGS, LEGENDS, NATIONAL CONSTRUCTION CODE, AUS & NZ STANDARDS, ENGINEERING & COUNCIL APPROVALS

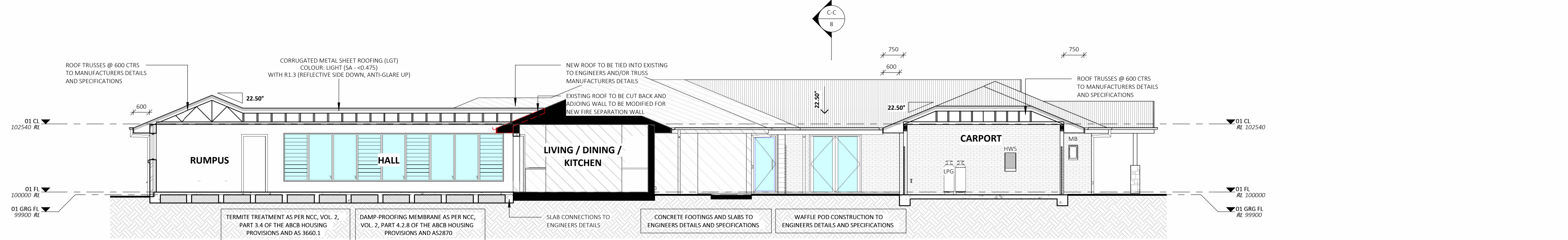
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		STATUS: DETAIL DESIGN		SHEET: 7 OF 21	SCALE: 1 : 100		Date:	Description:	Issue:	Drawn:	
		LOT No: 206 DP No: 1236728					07.09.23	INITIAL ISSUE	A	AE	
		STREET: 92 ANGUS DRIVE, FAILFORD 2430					19.06.24	FINAL CONCEPT - REVISED	M	JS	
							22.07.24	PRELIMINARY DA ISSUE	L	JS	
							10.09.24	SHED UPDATES	N	JS	
							14.10.24	DA ISSUE	P	JS	
				17.02.25	RFI - DA UPDATES	Q	JS				
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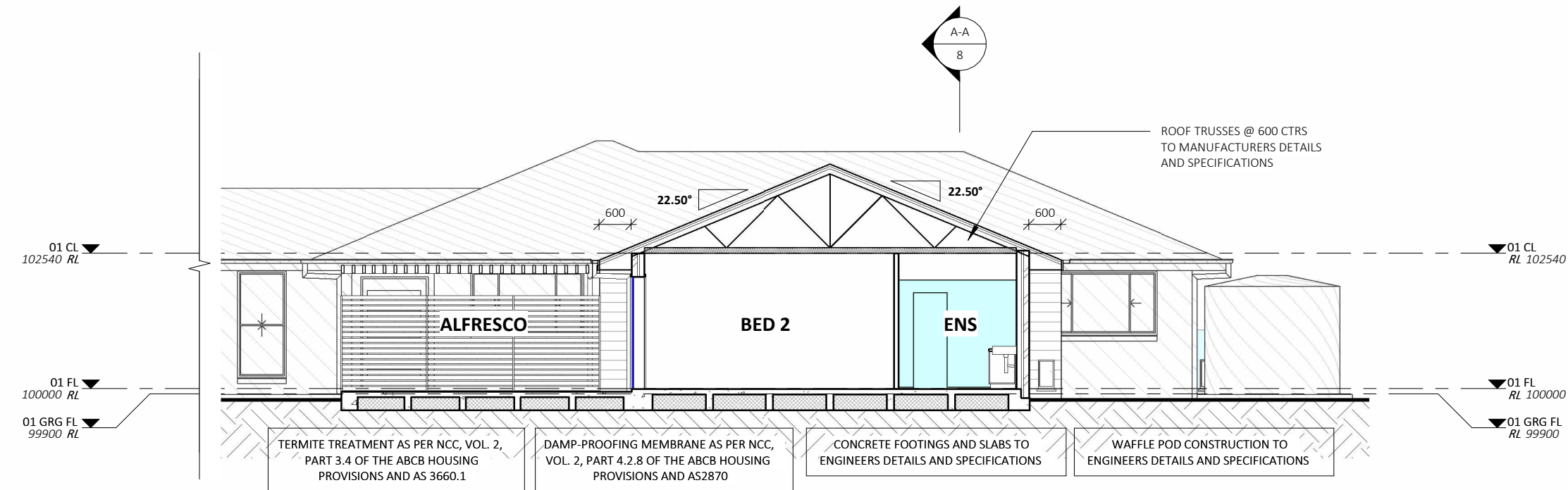
OVERALL SECTION A-A

1 : 100



OVERALL SECTION B-B

1 : 100



PROPOSED DWELLING - SECTION C-C

1 : 100

EXTERNAL FINISHES	
LABEL	MATERIAL DESCRIPTION
CB(V)	CORRUGATED METAL VERTICAL WALL CLADDING
CORR(L)	CORRUGATED METAL SHEET ROOFING (LIGHT)
CORR(M)	CORRUGATED METAL SHEET ROOFING (MEDIUM)
FBW	SELECT FACE BRICKWORK
GUT(A)	CLIP-SNAP CONTINUOUS OVERFLOW EAVES GUTTER SYSTEM TO COMPLY WITH AS 3500.3
LIN(A)	SCYON LINEA 150mm WIDE HORIZONTAL CLADDING
STNE	SELECT STONE CLADDING

COMMON WALL DETAILS:

- COMMON SEPARATING WALL TO COMPLY WITH NCC, VOL.2, PART H3D2 AND PART 9.3 OF THE ABCB HOUSING PROVISIONS FOR FIRE SEPARATION REQUIREMENTS.
- SOUND INSULATION TO SEPARATING WALL TO COMPLY WITH NCC, VOL. 2, PART H4D8 AND PART 10.7 OF THE ABCB HOUSING PROVISIONS

BUSHFIRE NOTES:

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BAL - N/A

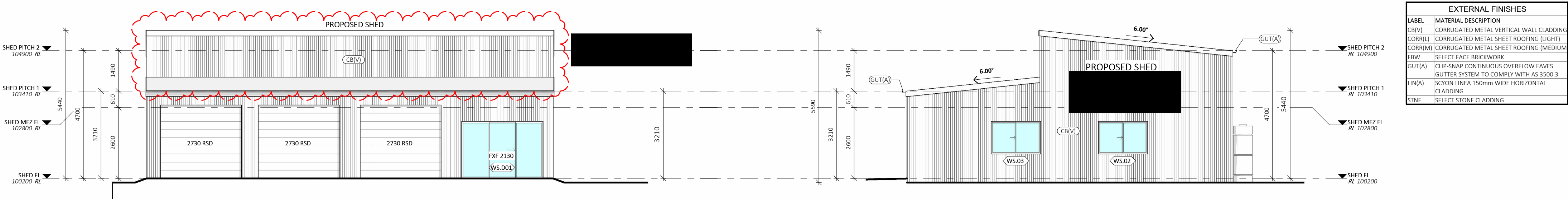
BASIX NOTES:

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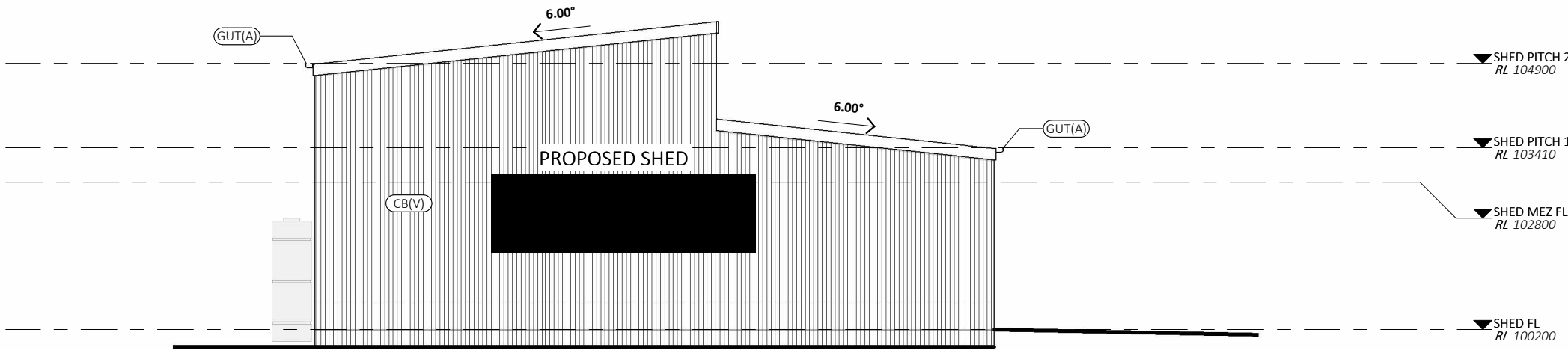
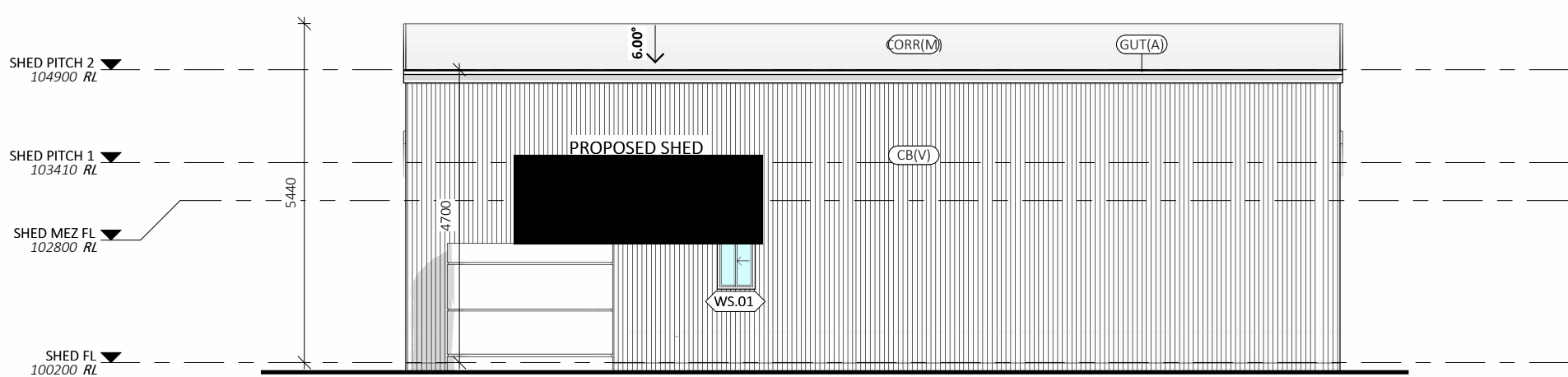


SHED - SOUTH ELEVATION

1 : 100

SHED - EAST ELEVATION

1 : 100

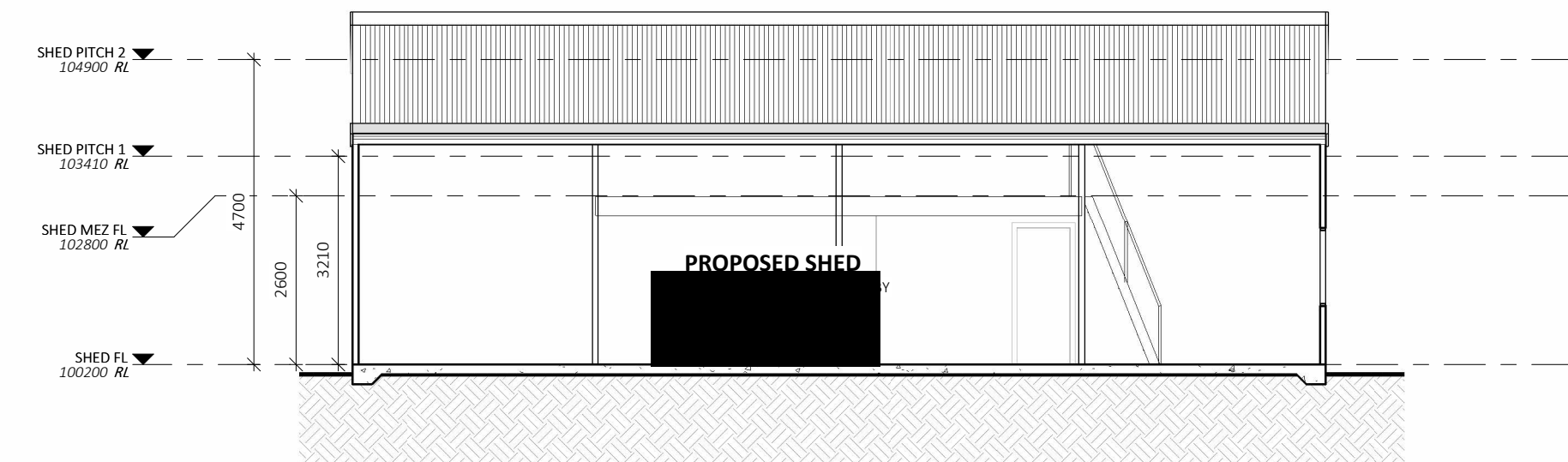


SHED - NORTH ELEVATION

1 : 100

SHED - WEST ELEVATION

1 : 100



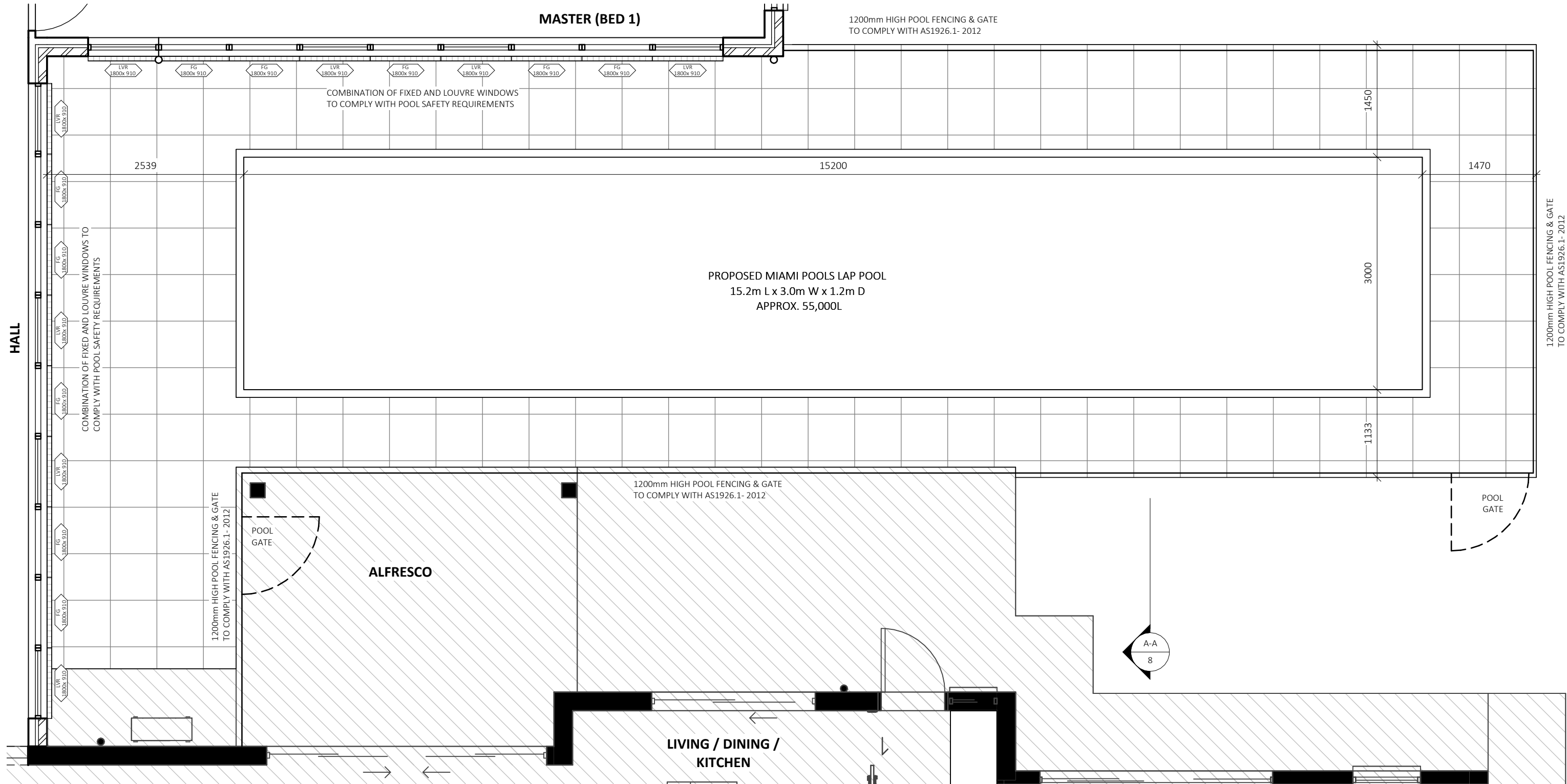
SHED SECTION A-A

1 : 100

WINDOW GLAZING SCHEDULE - SHED									
NUMBER	LEVEL	ROOM	HEIGHT	WIDTH	HEAD HEIGHT	TYPE	CONSTRUCTION	GLAZING	AREA
WS.01	SHED FL	SHED WC	900	610	2100	SLIDING	ALUMINIUM	STANDARD	0.55 m <sup>2</sup>
WS.02	SHED FL	PROPOSED SHED	1200	1810	2100	SLIDING	ALUMINIUM	STANDARD	2.17 m <sup>2</sup>
WS.03	SHED FL	PROPOSED SHED	1200	1810	2100	SLIDING	ALUMINIUM	STANDARD	2.17 m <sup>2</sup>
									4.89 m <sup>2</sup>

DOOR GLAZING SCHEDULE - SHED									
NUMBER	LEVEL	ROOM	HEIGHT	WIDTH	HEAD HEIGHT	TYPE	CONSTRUCTION	GLAZING	AREA
WS.D01	SHED FL	PROPOSED SHED	2100	3000	2100	SLIDING DOOR 3P	ALUMINIUM	STANDARD	6.30 m <sup>2</sup>

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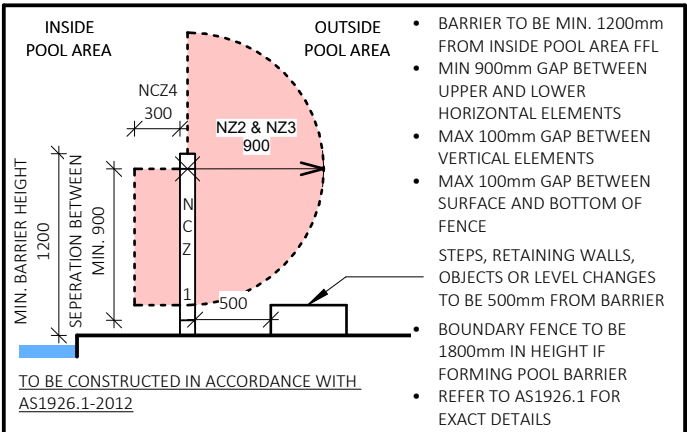
POOL - DETAIL PLAN

1 : 50

**tools**  
Site Works / Pools & Fencing /  
**Pool Fence**  
<https://buildingtools.co/r/V2gDpY>

**tools**  
Site Works / Pools & Fencing /  
**Pool Gate**  
<https://buildingtools.co/r/i3xuGj>

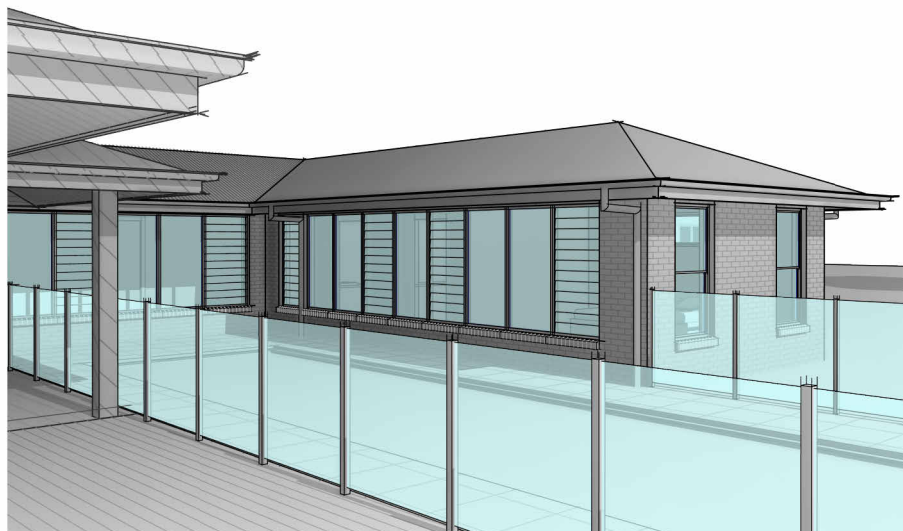
**tools**  
Site Works / Pools & Fencing /  
**Pool Safety**  
<https://buildingtools.co/r/db30Z7>



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	<b>PROJECT:</b> ALTERATIONS & ADDITIONS TO AN EXISTING DWELLING AND PROPOSED ATTACHED DWELLING (NO SUBDIVISION) <b>STATUS:</b> DETAIL DESIGN <b>LOT No:</b> 206 <b>DP No:</b> 1236728 <b>STREET:</b> 92 ANGUS DRIVE, FAILFORD 2430		<b>STAGE 3 - PROPOSED POOL DETAILS</b> <b>SCALE:</b> 1 : 50 <b>START DATE:</b> 09.01.2023 <b>DWG No:</b> A5682	

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		STATUS: DETAIL DESIGN		SHEET: 15 OF 21	SCALE: 1 : 50		START DATE: 09.01.2023	Date:	Description:	Issue:	Drawn:
		LOT No: 206 DP No: 1236728									
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BAL - N/A

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PORTAL SPATIAL VIEWER MAPPING

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AND PROPOSED ATTACHED DWELLING (NO SUBDIVISION)

STATUS:DETAIL DESIGN

LOT No: 206      DP No: 1236728

STREET: 92 ANGUS DRIVE, FAILFORD 2430

SHEET: 16 OF 21

### 3D VIEWS AND PERSPECTIVES

SCALE:

SHEET SIZE:

SHEET SIZE:	A3
START DATE:	09.01.2023

START DATE:	05.01.2025
DWG No:	A5682

DRAWING REVISION + NOTES
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Date:	Revision:	Issue:	Drawn:
19.06.24	FINAL CONCEPT - REVISED	L	JS
22.07.24	PRELIMINARY DA ISSUE	M	JS
10.09.24	SHED UPDATES	N	JS
14.10.24	DA ISSUE	P	JS
17.02.25	RFI - DA UPDATES	Q	JS