

GENERAL NOTES

STORMWATER TO DISCHARGE INTO DESIGNATED DISCHARGE POINT TO PCA REQUIREMENTS

SEWER TO LOCAL AUTHORITIES REQUIREMENTS.

ALL GROUND LINES ARE TO BE VERIFIED ON-SITE BY THE BUILDER.

FINAL LOCATION OF BUILDINGS TO BE VERIFIED ON-SITE BY A REGISTERED SURVEYOR.

WRITTEN DIMENSIONS TO TAKE PRECEDENCE OVER SCALING. ANY PLAN DISCREPANCIES TO BE REFERRED BACK TO ABN DESIGN BEFORE PROCEEDING

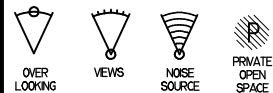
SITE CLASSIFICATION H

CUT AND FILL HOUSE PLATFORM APPROXIMATELY TO RL 3.915 GARAGE TO RL 3.915

HOUSE FLOOR LEVEL RL 4.3, 385MM ABOVE PLATFORM LEVEL. GARAGE FLOOR LEVEL APPROX. RL 4.24, 299MM ABOVE PLATFORM LEVEL.

ROOF AREA: 231.7 SQM

SITE ANALYSIS KEY



DENOTES AREA DEDICATED FOR PRIVATE OPEN SPACE

DENOTES LANDSCAPING BEHIND BUILDING LINE

DENOTES EXISTING TREES TO REMAIN

DENOTES EXISTING TREES TO BE REMOVED

DENOTES RETAINING WALL

DENOTES SILT FENCE BARRIER

DENOTES DROPPED EDGE BEAM

DENOTES LINE OF BATTER TO CUT OR FILL

DUE TO SALINE AFFECTED SOIL A 1M SITE CLASSIFICATION IS REQUIRED IN ORDER TO COMPLY WITH COUNCIL REQUIREMENTS 32MPA CONCRETE TO PIERS AND SLAB HIGH IMPACT PLASTIC WATERPROOF MEMBRANE TO UNDERSIDE OF SLAB

PROVIDE 3KW SOLAR ELECTRICITY SYSTEM INCLUDING INSTALLATION & CONNECTION TO METER BOX. ADDITIONAL METER CHARGES/ INSTALLATION FEES MAYBE CHARGED BY YOUR DISTRIBUTION COMPANY. THE CLIENT ACKNOWLEDGES THAT THEY MUST ASSIGN THEIR RENEWABLE ENERGY CERTIFICATES (RECS) TO THE DESIGNATED SUPPLIER AT COLOUR SELECTION STAGE. FINAL PANEL LOCATION TO BE DETERMINED BY THE PANEL SUPPLIER

SITE DATA

SITE AREA = 502.8 SQM

FLOOR SPACE RATIO PERMISSIBLE= 50% OR 251.4 SQM PROVIDED = 243.2 SQM

PRIMARY STREET LANDSCAPE AREA
PRIMARY STREET AREA = 69 SQM
REQUIRED = 45% OR 31 SQM
PROVIDED = 90.7% OR 62.6 SQM

SECONDARY STREET LANDSCAPE AREA
SECONDARY STREET AREA = 71.5 SQM
REQUIRED = 45% OR 32.2 SQM
PROVIDED = 88.8% OR 63.5 SQM

OUTBUILDING SITE COVERAGE
PERMISSIBLE = 45 SQM
PROVIDED = 37.9 SQM

PRIVATE OPEN SPACE
REQUIRED = 80 SQM
PROVIDED = 97.9 SQM

BUILDING HEIGHTS

CEILING LEVEL
RL 9.71

RIDGE LEVEL
RL 17.95

MAX BUILDING HEIGHT
PERMISSIBLE = 9000 MM
PROVIDED = 8095 MM

FLOOR AREAS

GROUND FLOOR AREA = 143.2 SQM
GARAGE FLOOR AREA = 36.3 SQM
PORCH FLOOR AREA = 11.4 SQM
ALFRESCO FLOOR AREA = 12.7 SQM
FIRST FLOOR AREA = 128.4 SQM
BALCONY FLOOR AREA = 9.9 SQM

TOTAL FLOOR AREA = 341.9 SQM OR 36.8 SQS

LEVEL 4, 2
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NORWEST NSW 2653
TEL: (02) 8859 5700

FOR MR G. W. MAURER &
MRS J. D. MAURER
LOT 28, NO.5 KILLARA
AVE. PANANIA

TYPE BRISTOL 30
(GUEST SUITE)

FACADE MONTAGUE
(ADVANTAGE SERIES)

MASTER AND-31258
DWG NO. AND-38364
PAGE NO. 1 OF 12

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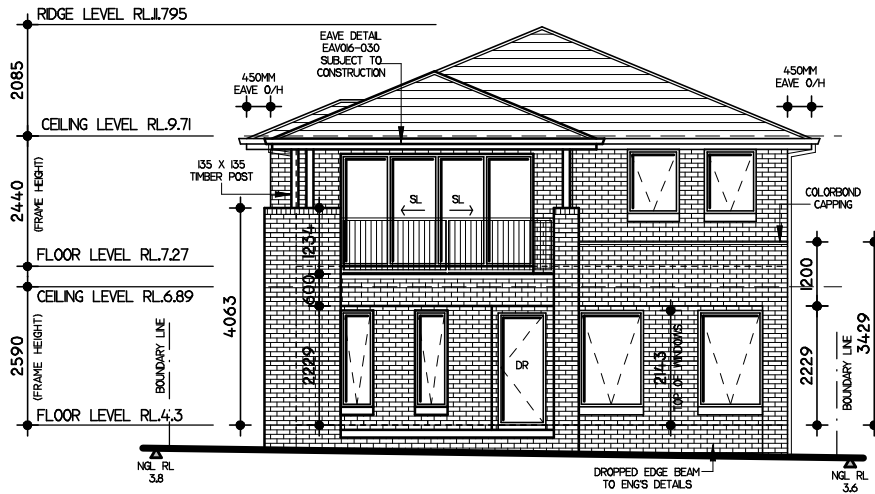
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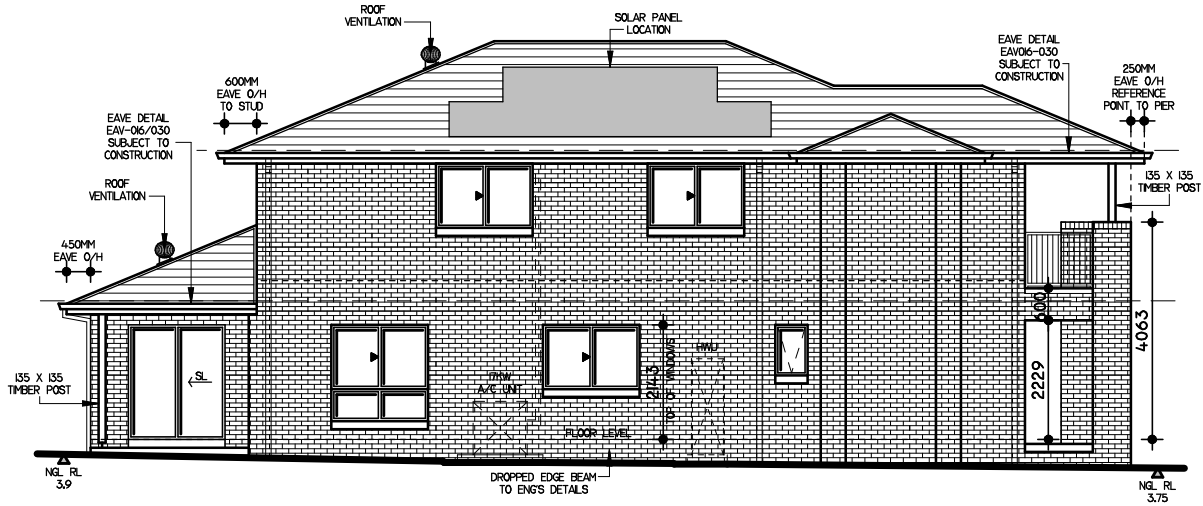
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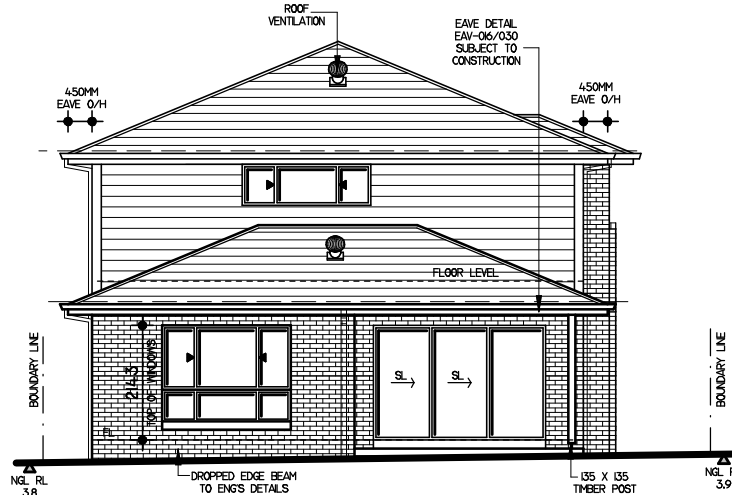
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WEST ELEVATION 1:100



NORTH ELEVATION 1:100

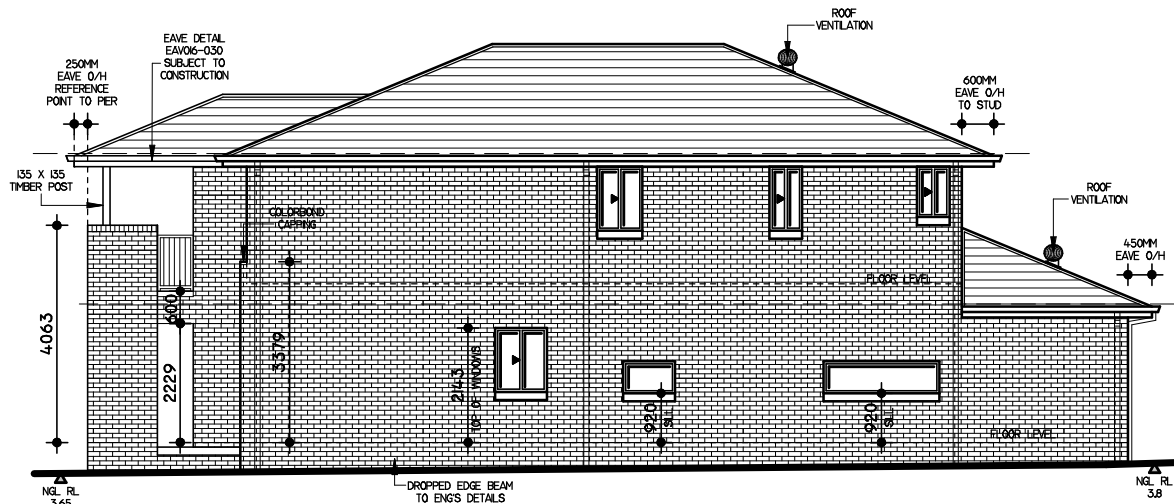


EAST ELEVATION 1:100

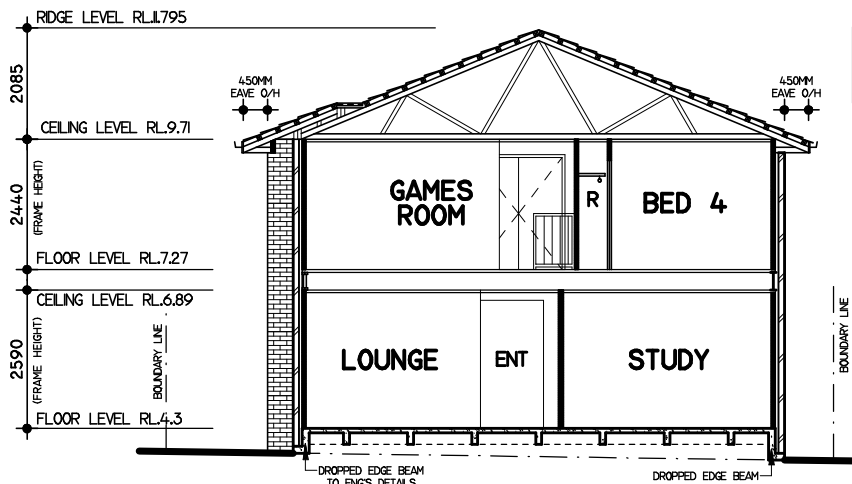
eden brae homes		LEVEL 4, 2 BURBANK PLACE NORWEST NSW 2653 TEL: (02) 8659 5700
FOR MR G. W. MAURER & MRS J. D. MAURER AT LOT 28, NO.5 KILLARA AVE. PANANIA	LEGEND MAP27 REF:44 REVIS:2	DP7269
TYPE BRISTOL 30 (GUEST SUITE)	JOB NO. 0028180	
FACADE MONTAGUE (ADVANTAGE SERIES)	HAND RH	
MASTER AND-31258	DWG NO. AND-38364	PAGE NO. 4 OF 12

a&n 25-27 SOLENT CIRCUIT, NORWEST - LEVEL 2 SUITE 26 - MACARTHUR POINT PHONE: (02) 9524 3533 WWW.ANDERSG.COM.AU			
ISSUE	DATE	REVISION	DRAWN
A	7.6.24	SITING	JK
BI	17.7.24	CC PLANS	DP
C	26.7.24	AMENDMENTS	BO
D	6.8.24	BASIX	CS
E	3.9.24	HYDRAULICS	BO
F	20.1.24	BASIX	CS

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SOUTH ELEVATION 1:100



SECTION A-A 1:100

NOTES

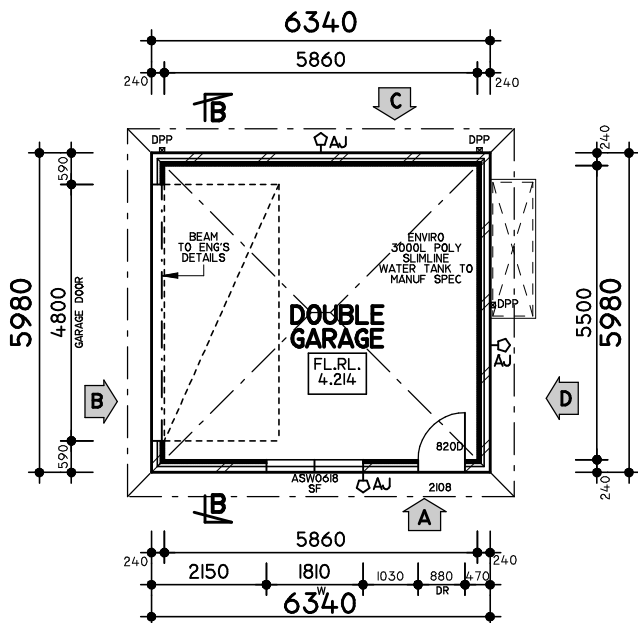
- ROOF VENTILATION
- ROOF SARKING

SUMMARY OF MATERIALS

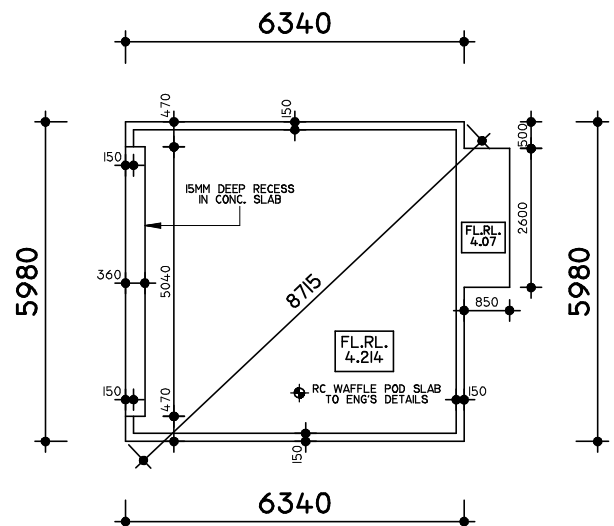
- 22-5° ROOF PITCH CONCRETE ROOF TILES TO UPPER ROOF
- 22-5° ROOF PITCH CONCRETE ROOF TILES TO LOWER ROOF
- 22-5° ROOF PITCH CONCRETE ROOF TILES TO GARAGE ROOF
- COLORBOND GUTTER & FASCIA
- CHARGED PVC DOWNPIPES TO BE PAINTED
- PRE-FABRICATED TERMITE RESISTANT HYBRID ADVANCED FRAMING SYSTEM & T2 TREATED PINE ROOF TRUSSES & TO EXTERNAL WALL AREA'S WITH FIBRE-CEMENT CLADDING (ONLY) TO MANUFACTURE SPECIFICATIONS
- DIMENSIONS ARE TO FRAME SIZES ONLY EXCLUDES GYPROCK & SKIRTINGS THEREFORE THEY ARE NOT FINISHED ROOM SIZES
- FACE BRICKWORK
- CLADDING FINISH
- TIMBER POSTS TO BE PAINT GRADE
- ALUMINIUM WINDOWS & DOORS
- FRONT ENTRY DOOR & FRAME TO BE PAINT GRADE
- SECTIONAL OVERHEAD GARAGE DOOR

eden brae homes		LEVEL 4, 2 BURBANK PLACE NORWICH NSW 2553 TEL: (02) 8859 5700
FOR	MR G. W. MAURER & MRS J. D. MAURER	LEGEND MAP 27 REF 44 REVISION
AT	LOT 28, NO.5 KILLARA AVE. PANANIA	DP7269
TYPE	BRISTOL 30 (GUEST SUITE)	JOB NO. 0028180
FACADE	MONTAGUE (ADVANTAGE SERIES)	HAND RH
MASTER	DWG NO. AND-31258	PAGE NO. 5 OF 12
	AND-38364	

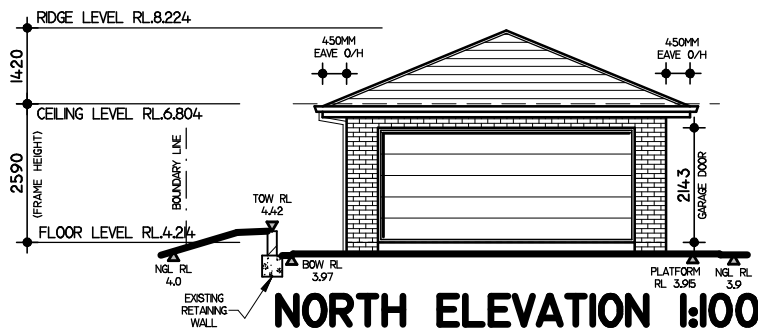
a&n			
25-27 SOLENT CIRCUIT, NORWICH - LEVEL 2 SUITE 26 - MACARTHUR POINT PHONE: (02) 8824 3533 WWW.ANDESIGN.CO.NZ			
ISSUE	DATE	REVISION	DRAWN
A	7.6.24	SITING	JK
BI	17.7.24	CC PLANS	DP
C	26.7.24	AMENDMENTS	BO
D	6.8.24	BASIX	CS
E	3.9.24	HYDRAULICS	BO
F	20.11.24	BASIX	CS
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**DETACHED GARAGE
FLOOR PLAN 1:100**



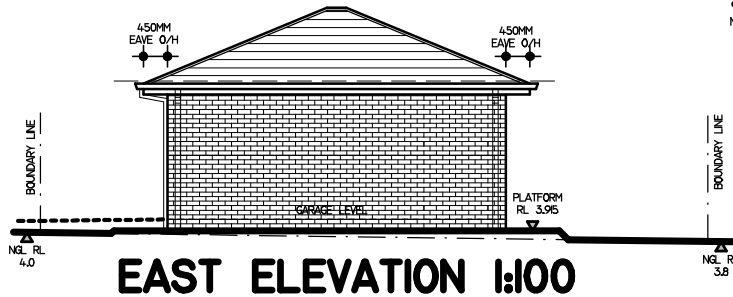
**GARAGE SLAB
FLOOR PLAN 1:100**



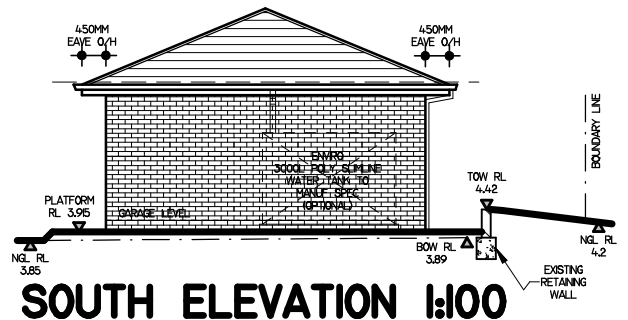
NORTH ELEVATION 1:100



WEST ELEVATION 1:100

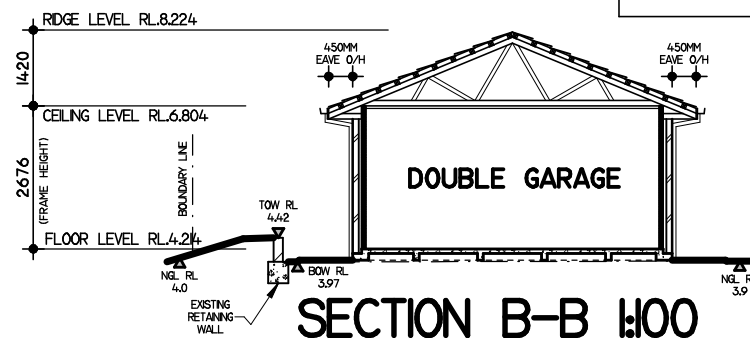


EAST ELEVATION 1:100



SOUTH ELEVATION 1:100

NOTES
- ROOF VENTILATION
- ROOF SARRING



SECTION B-B 1:100

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FOR MR G. W. MAURER & MRS J. D. MAURER	LEGEND MAP27 REF:44 REVISION	JOB NO. 0028180	DATE 20/12/24
AT LOT 28, NO.5 KILLARA AVE. PANAMA	DF7269	TYPE BRISTOL 30 (GUEST SUITE)	PAGE NO. 6 OF 12
FACADE MONTAGUE (ADVANTAGE SERIES)	HAND RH	MASTER AND-31258	DWG NO. AND-38364

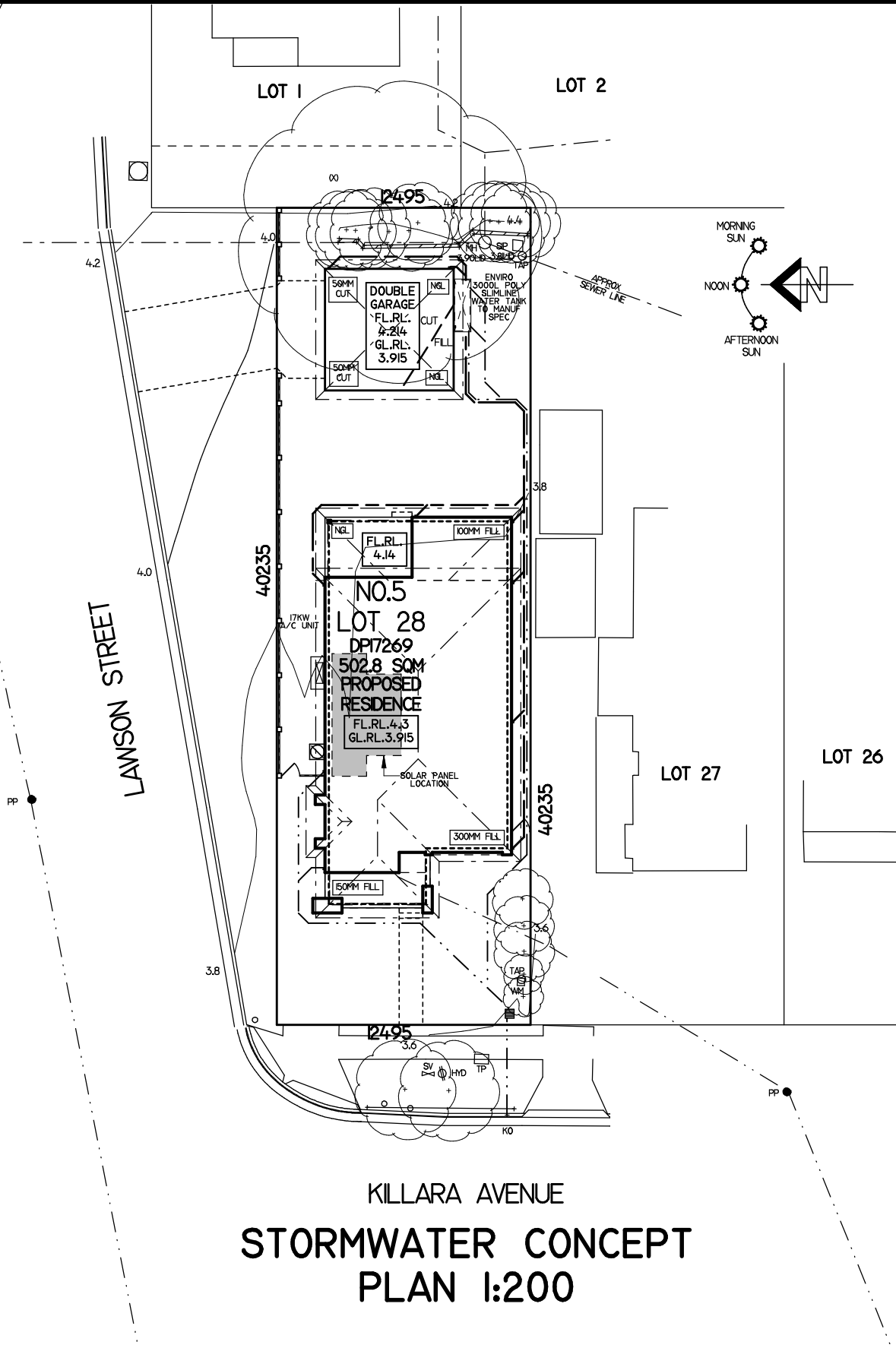
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STORMWATER LEGEND (TANK & HYDRAULICS)

DENOTES STORMWATER TO
BE DIRECTED INTO RAINWATER
TANK. FINAL LOCATION TO BE
VERIFIED ON SITE BY THE BUILDER

DENOTES STORMWATER TO BE
DIRECTED AS PER HYDRAULIC
ENG'S PLANS.



KILLARA AVENUE STORMWATER CONCEPT PLAN 1:200

(STORMWATER DISPOSAL AS PER HYDRAULIC ENGINEER PLANS.
FINAL LOCATION TO BE VERIFIED ON SITE)

eden brae homes		LEVEL 4, 2 BURBANK PLACE NORWEST NSW 2653 TEL: (02) 8859 5700	
FOR MR G. W. MAURER & MRS J. D. MAURER		LEGEND MAP27 REF: 44 REVISION	
AT LOT 28, NO.5 KILLARA AVE. PANANIA		DP7269	
TYPE BRISTOL 30 (GUEST SUITE)		JOB NO. 0028180	
FACADE MONTAGUE (ADVANTAGE SERIES)		HAND RH	
MASTER AND-31258		DWG NO. AND-38364	
		PAGE NO. 1 OF 12	

a&n			
25-27 SOLENT CIRCUIT, NORWEST - LEVEL 2 SUITE 26 - MACARTHUR POINT PHONE: (02) 8824 3533 WWW.AND38364.COM.AU			
ISSUE	DATE	REVISION	DRAWN
A	7.6.24	SITING	JK
B1	17.7.24	CC PLANS	DP
C	26.7.24	AMENDMENTS	BO
D	6.8.24	BASIX	CS
E	3.9.24	HYDRAULICS	BO
F	20.1.24	BASIX	CS

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