

REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:

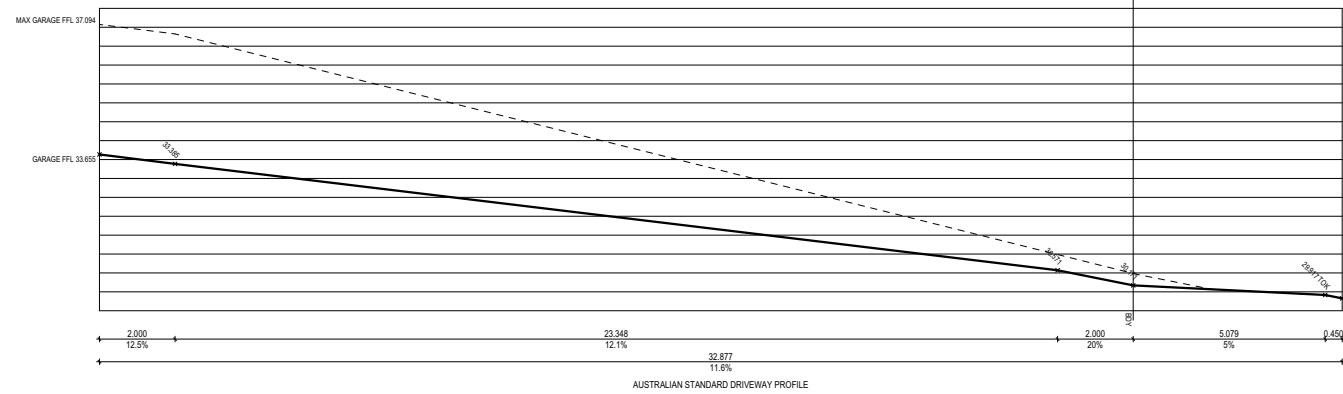
- SUSTAINABILITY REQUIREMENTS
- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

STORMWATER LAYOUT IS DIAGRAMMATIC ONLY AND NO REPRESENTATION IS MADE AS TO THE AS-BUILT LOCATION OF STORMWATER ASSETS (INCLUDING SURFACE INLET PITS) OR THE TYPE OF SYSTEM USED (CHARGED OR GRAVITY FED). ALL STORMWATER DESIGN IS SUBJECT TO CONTRACTORS RECOMMENDATIONS AND/OR ANY CONSTRUCTION CONSTRAINTS OR CHANGES AT THE DISCRETION OF THE BUILDER. THE STORMWATER SYSTEM IS NOT SUITABLE FOR ANY OTHER USE. ALL SURFACE WATER DRAINAGE MUST BE MANAGED BY OWNER INCLUDING INSTALLATION OF ADDITIONAL DISCHARGE LINES AND INLETS AS REQUIRED. THE BUILDER PROVIDES CAPACITY FOR DISPOSAL OF ROOF COLLECTED STORMWATER ONLY AND TAKES NO RESPONSIBILITY FOR OVERFLOW OR DAMAGE TO PROPERTY IF OWNER ADDS ADDITIONAL DISCHARGE LOADS TO EXISTING STANDARD PROVISIONS.

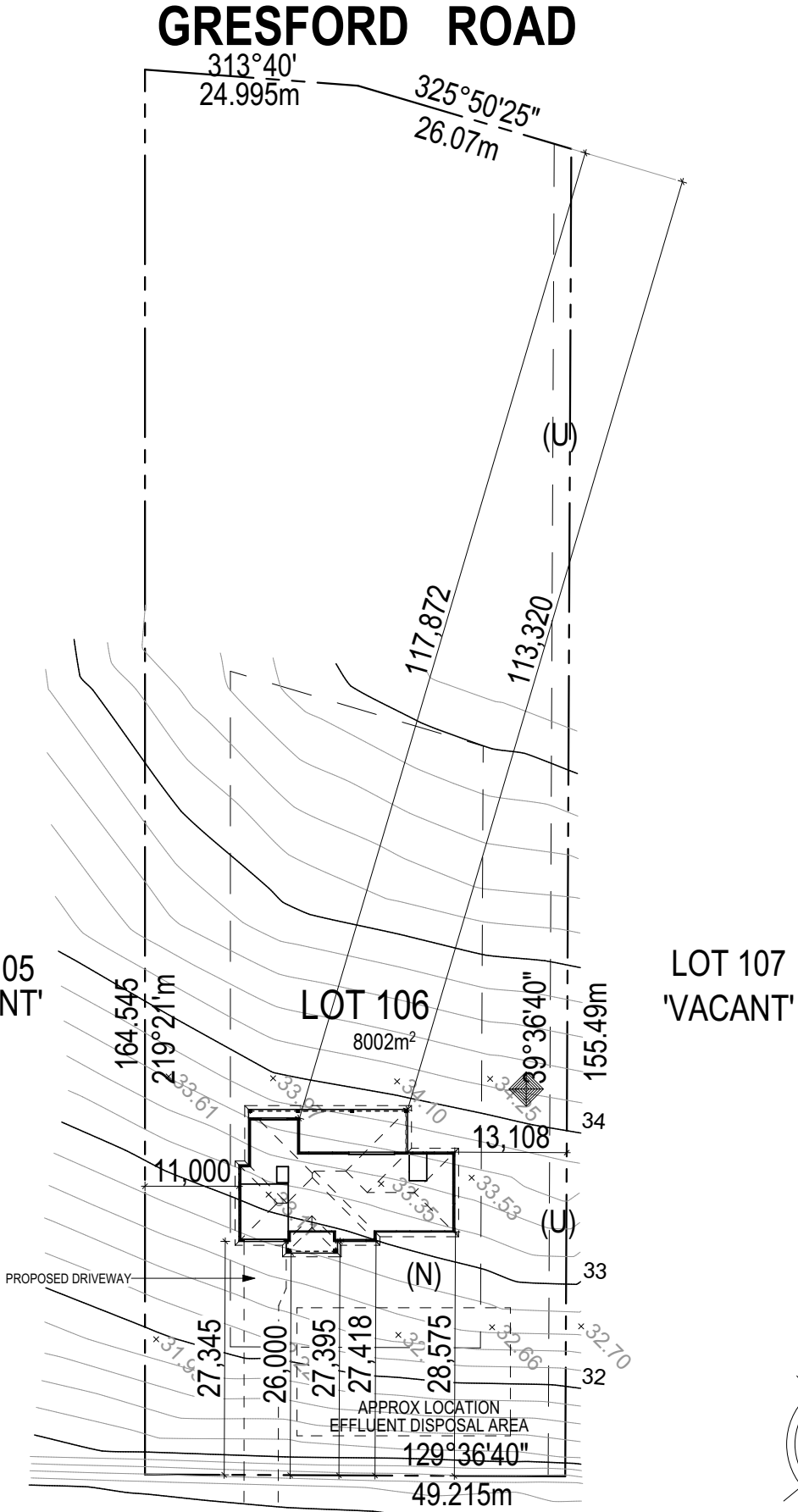
DRIVEWAY AND RETAINING WALLS BY OWNER UNLESS NOTED OTHERWISE IN THE SCOPE OF WORK AND/OR COLOUR SELECTIONS DOCUMENTATION.

PROPOSED TREES BY OWNER AFTER HANDOVER UNLESS NOTED OTHERWISE IN THE TENDER DOCUMENTATION.

APPROX. CUT/FILL			
CUT	94.15m³	211.84t	
FILL	95.27m³	214.36t	
DIFFERENCE	1.12m³	2.52t	
EVEN CUT & FILL			



LOT 105
'VACANT'



LOT 107
'VACANT'

Certificate No. # VMF19UGQON
Scan QR code or follow website link for rating details.

Assessor name Claude-Francois Sookloll
Accreditation No. DMN/14/1662
Property Address Lot 106 (#39) Spotted Gum
Close VACY,
2421, NSW, 2421

<https://www.fr5.com.au/QRCodeLanding?PubId=VMF19UGQON>

**SUBJECT TO NCC 2022
(1 OCT 2023 + 7 STAR BASIX)
WATERPROOFING & PLUMBING
CONDENSATION MANAGEMENT
ENERGY EFFICIENCY**

PLAN ACCEPTANCE BY OWNER

SIGNATURE: _____ DATE: _____

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PLEASE NOTE THAT VARIATIONS WILL NOT BE ACCEPTED AFTER THIS PLAN ACCEPTANCE HAS BEEN SIGNED

(N) POSITIVE COVENANT (BUILDING ENVELOPE) (DP1304183)
(U) EASEMENT FOR UNDERGROUND POWERLINES 2 WIDE (DP1304183)

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SPECIFICATION:		REVISION	DRAWN	CLIENT:		HOUSE DESIGN:		HOUSE CODE:	DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE.
MOJO MORE	2	AMENDMENTS BY APPOINTMENT	BYL 12/12/2024	TAHLIA KATHLEEN MARI SIMON & JAKE WILLIAM BRACKEN		CARRINGTON GRAND 31 TWO		H-JMMCRT20SB	
COPYRIGHT:	3	AMENDMENTS - SOW2	BYL 18/12/2024	ADDRESS:		FACADE DESIGN:		FACADE CODE:	
© 2025	4	WORKING DRAWING PLAN	TNT 16/01/2025	39 SPOTTED GUM CLOSE , VACY NSW 2421		LONGREACH		F-JMMCRT20LRCHB	
	5	BASIX STAMP & NUMBER ADDED	ENE 20/01/2025	LOT / SECTION / DP:	COUNCIL:	SHEET TITLE:	SHEET No.:	SCALES:	
	6	AMENDMENT (NON-STRUC)	KHA 05/02/2025	106 / - / 1304183	DUNGOG SHIRE COUNCIL	LOCALITY PLAN	2 / 16	1:750	

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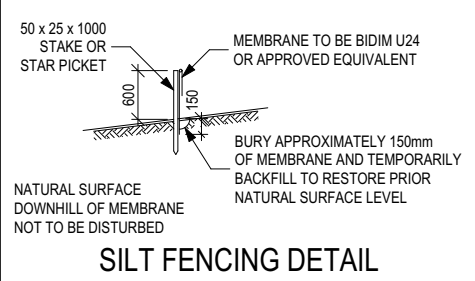
CLIENT TO CONNECT ELECTRICITY SUPPLY TO THE SEPTIC TANK.

CLIENT TO CONNECT ELECTRICITY SUPPLY TO THE WATER TANK.

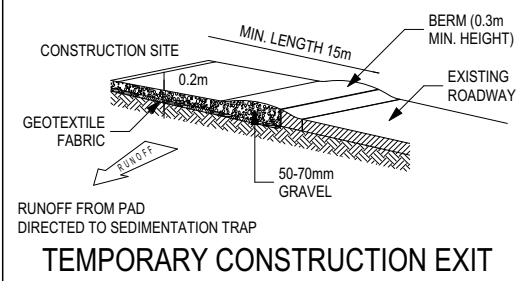
OWNER SHALL INSTALL AND MAINTAIN AN ALL-WEATHER ACCESS ROAD TO & WITHIN THE PROPERTY BOUNDARIES AND UP TO THE BUILDING SITE, SUITABLE FOR ARTICULATED VEHICLES FOR CONSTRUCTION PURPOSES TO THE SATISFACTION OF THE BUILDER.

CLIENT TO REMOVE TREES, STUMPS INCLUDING ROOTS, MULCH & UNDERGROWTH AND SLASH/SCRAPE LONG GRASS FROM THE AREA . WHERE STUMPS HAVE BEEN REMOVED THE GROUND IS TO BE FILLED AND COMPACTED.

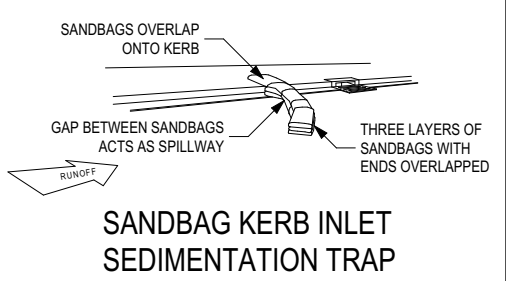
FIRE HYDRANT	
WITHIN 60M OF LOT	NO



SILT FENCING DETAIL



TEMPORARY CONSTRUCTION EXIT

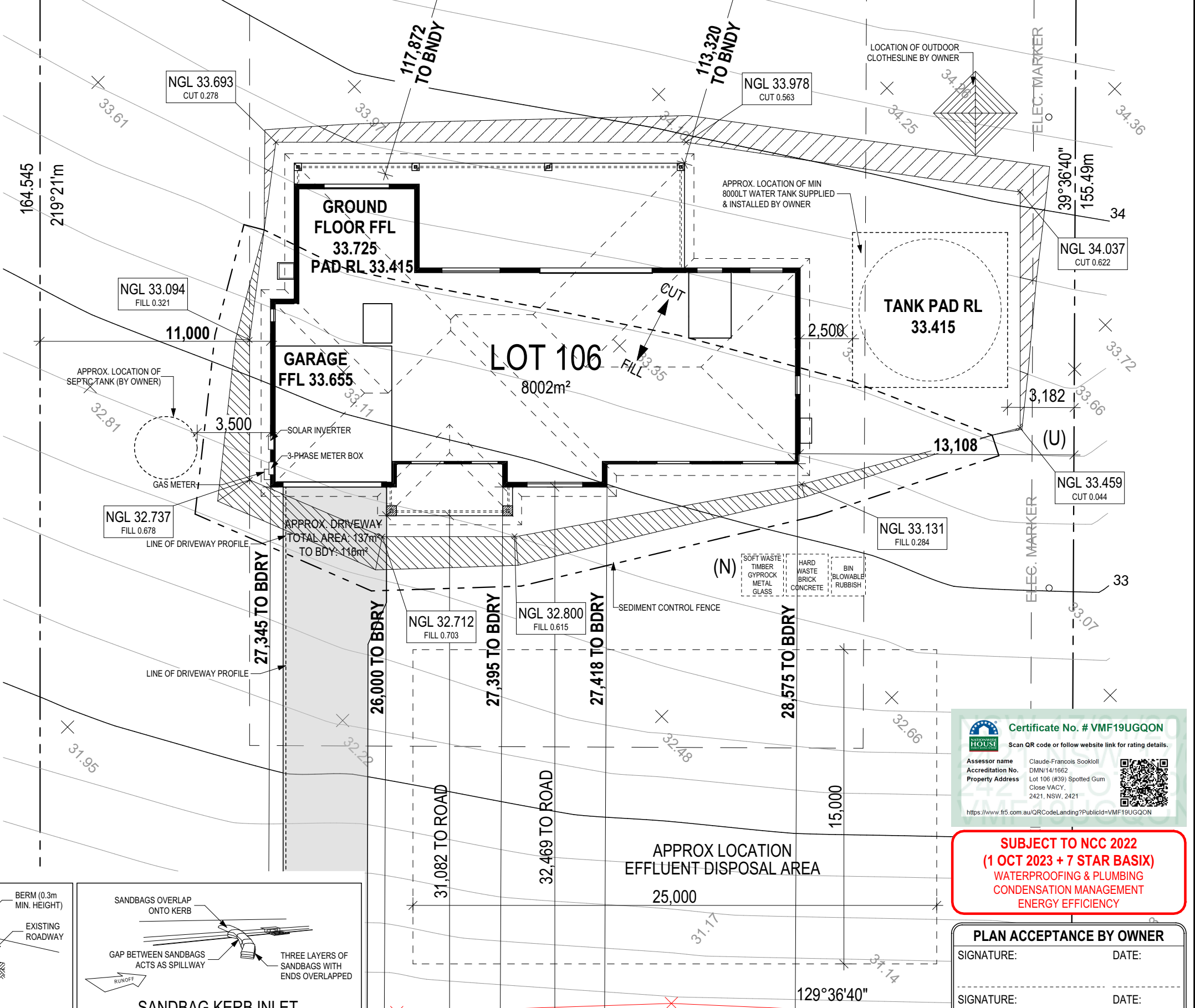


SANDBAG KERB INLET SEDIMENTATION TRAP

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HOMES

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COPYRIGHT:		3	AMENDMENTS - SOW2		BYL	18/12/2024	ADDRESS:		FACADE DESIGN:		FACADE CODE:		
© 2025		4	WORKING DRAWING PLAN		TNT	16/01/2025	39 SPOTTED GUM CLOSE , VACY NSW 2421		LONGREACH		F-JMMCRT20LRCHB		
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		6	AMENDMENT (NON-STRUC)		KHA	05/02/2025	106 / - / 1304183		DUNGOG SHIRE COUNCIL		SCALES:		
									SITE PLAN		3 / 16		
											1:200		
											251971		



Certificate No. # VMF19UGQON

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Assessor name: Claude-Francois Sookkoll
Accreditation No. DMN/14/1662
Property Address: Lot 106 (#39) Spotted Gum Close VACY, 2421, NSW, 2421

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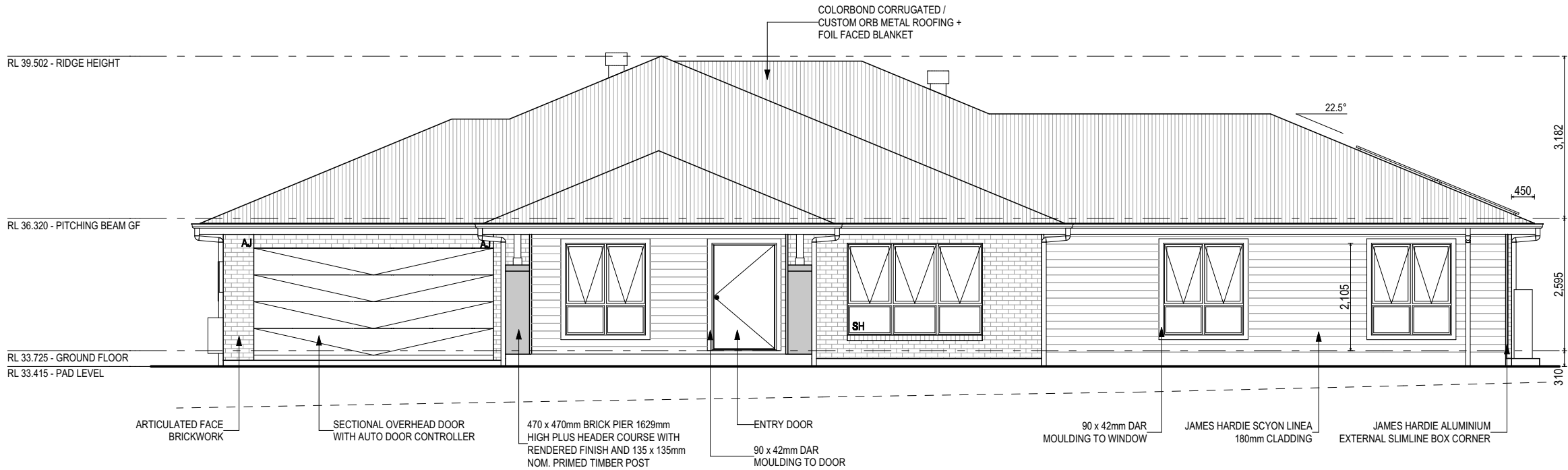
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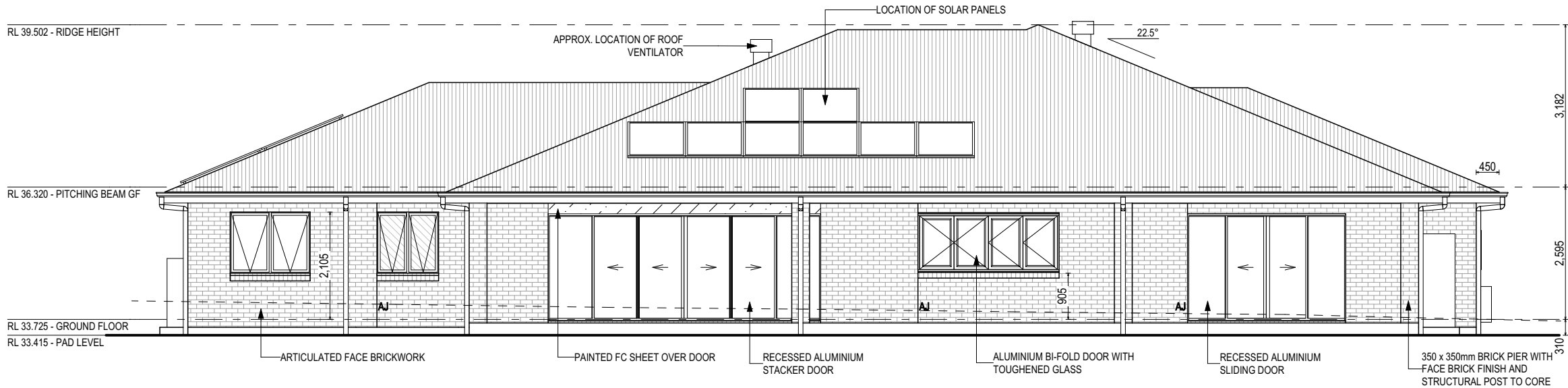
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SOME DETAILS ON THIS SHEET ARE INDICATIVE ONLY FOR EXAMPLE BRICKWORK AND CLADDING (EXPANSION JOINTS, ORIENTATION AND LAYOUT) AND ARE SUBJECT TO CHANGE.

SH = SNAP HEADER SILL

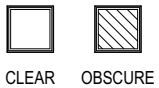


FRONT ELEVATION (NORTH - EAST)
SCALE: 1:100

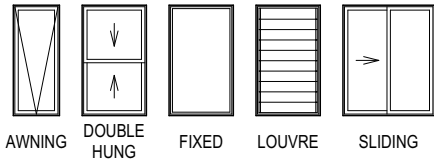


REAR ELEVATION (SOUTH - WEST)
SCALE: 1:100

GLASS TYPE LEGEND



WINDOW TYPE LEGEND



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106 / - / 1304183
COUNCIL:
DUNGOG SHIRE COUNCIL

HOUSE DESIGN:
CARRINGTON GRAND 31 TWO
FACADE DESIGN:
LONGREACH
SHEET TITLE:
ELEVATIONS / SECTION

HOUSE CODE:
H-JMMCRT20SB
FACADE CODE:
F-JMMCRT20LRCHB
SHEET No.:
8 / 16
SCALES:
1:100

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