

SITE INFORMATION

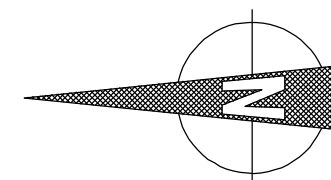
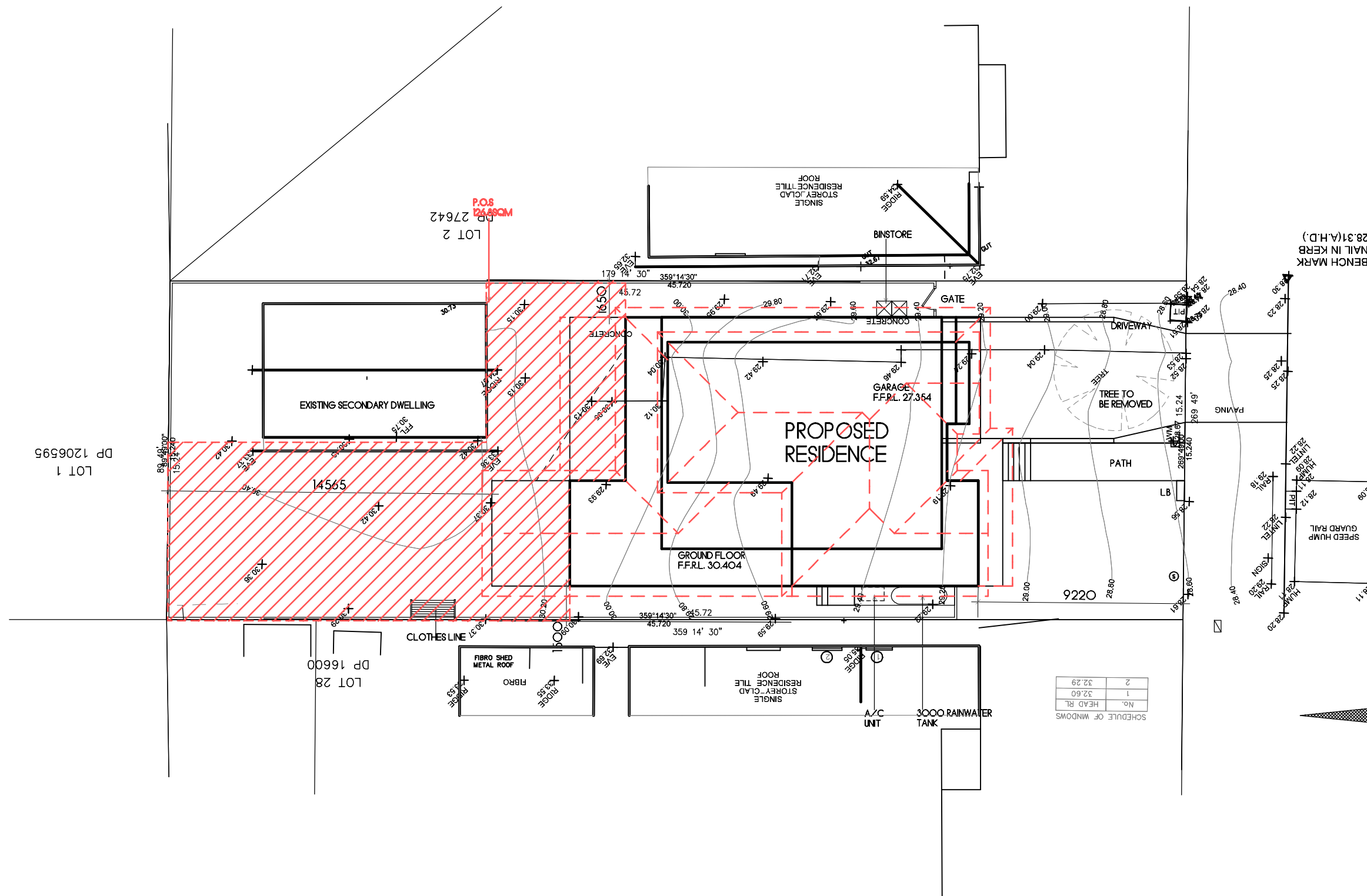
LOT 3
DP 27642

TOTAL FLOOR AREA	560.59sqm
SITE AREA	695.6sqm
DRIVEWAY + PATHS	50sqm
PERVIOUS AREA	332sqm
IMPERVIOUS AREA	363.6sqm

PRIVATE OPEN SPACE	240sqm
FLOOR SPACE RATIO	0.8:1

NOTES

- SITE CLASSIFICATION - 1st CLASS SLAB
- LANDSCAPING INCLUDING LETTERBOX, TURF TO FRONT
- NATURE STRIP + GARDEN BED WITH PLANTS TO COUNCIL / CDC SPECIFICATION
- DO NOT SCALE OFF DRAWINGS. USE WRITTEN DIMENSIONS
- ALL DOWNPIPES TO MEET BASIX REQUIREMENTS WITH OVERFLOW TO BE CONNECTED TO COUNCIL STORMWATER SYSTEM AT STREET

TOMPSON
ROADLOT 3
DP 27642
AREA 695.6SQM

SITE PLAN

SCALE 1:200

NOTES:

1. Levels shown are approx only + should be verified on site
2. Figured dimensions are to be taken in preference to scaling
3. All measurements are in mm unless otherwise stated
4. Window sizes are nominal only. Final window sizes by builder
5. Dimensions are to be verified on site by builder before commencement of work

CASTLEGATE
HOMES
Create with Castlegate

PROJECT: Proposed Residence
DRAWING: Site Plan
SCALE: 1:200@A3
DRAWING NUMBER: SS24.113.10
DATE: 13.03.2025
PAGE: 3/18

ISSUE: J

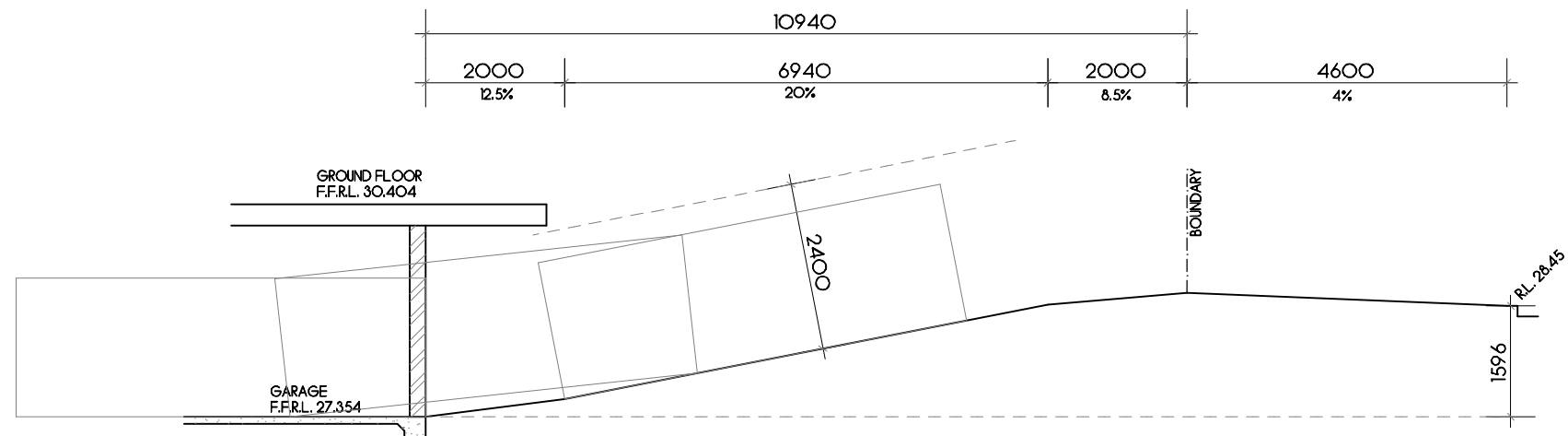
CLIENT: James + Sarah Handyside ADDRESS: 120 Tompson Road, Panania

CUSTOM DESIGN

STRAIGHTLINE STUDIO CO.

WWW.STRAIGHTLINESTUDIOCO.COM.AU | DESIGN@STRAIGHTLINESTUDIOCO.COM.AU | PH 0413097583 | ABN 44622457434





- NOTES
- DO NOT SCALE OFF DRAWINGS. USE WRITTEN DIMENSIONS
 - DOOR FRAME OPENINGS TO BE 90mm CLEAR OF WALLS TO ALLOW FOR LARGER ARCHITRAVES.
 - 90mm X 35mm TIMBER STUD FRAMING
 - ALL STRUCTURAL BEAMS + SUPPORTS TO BE REFERRED TO ENGINEER'S DETAILS
 - WINDOW FRAMES, GLAZING + ASSOCIATED MATERIALS SHOULD BE TO MANUFACTURER TO CERTIFY DESIGN COMPLIANCE WITH NCC 2022 PART 11.3 + APPLICABLE AUSTRALIAN STANDARDS
 - ALL INTERNAL DIMENSIONS EXCLUDE THICKNESS OR PLASTERBOARD + ARE NOMINAL
 - TERRACE TREATMENT TO BE IN ACCORDANCE WITH PART 3.4 OF NCC 2022
 - STAIR SLIP RESISTANCE TO MEET THE REQUIREMENTS OF PART 10.2.4 OF THE NCC 2022
 - MECHANICAL VENTILATION TO MEET THE REQUIREMENTS OF PART 10.6.2 OF NCC 2022
 - PROVIDE BUILDING SEALING PER PART 13.4 OF NCC 2022
 - ROOF LIGHTS TO BE IN ACCORDANCE WITH PART 13.4 OF NCC 2022
 - CONDENSATION MANAGEMENT TO MEET THE REQUIREMENTS OF PART 10.6 OF NCC 2022
 - WET AREA WATERPROOFING TO MEET THE REQUIREMENTS OF PART 10.2 OF NCC 2022

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PROJECT: Proposed Residence
DRAWING: Front/Rear Elevations
SCALE: 1:100@A3
DRAWING NUMBER: SS24.113.10
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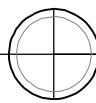
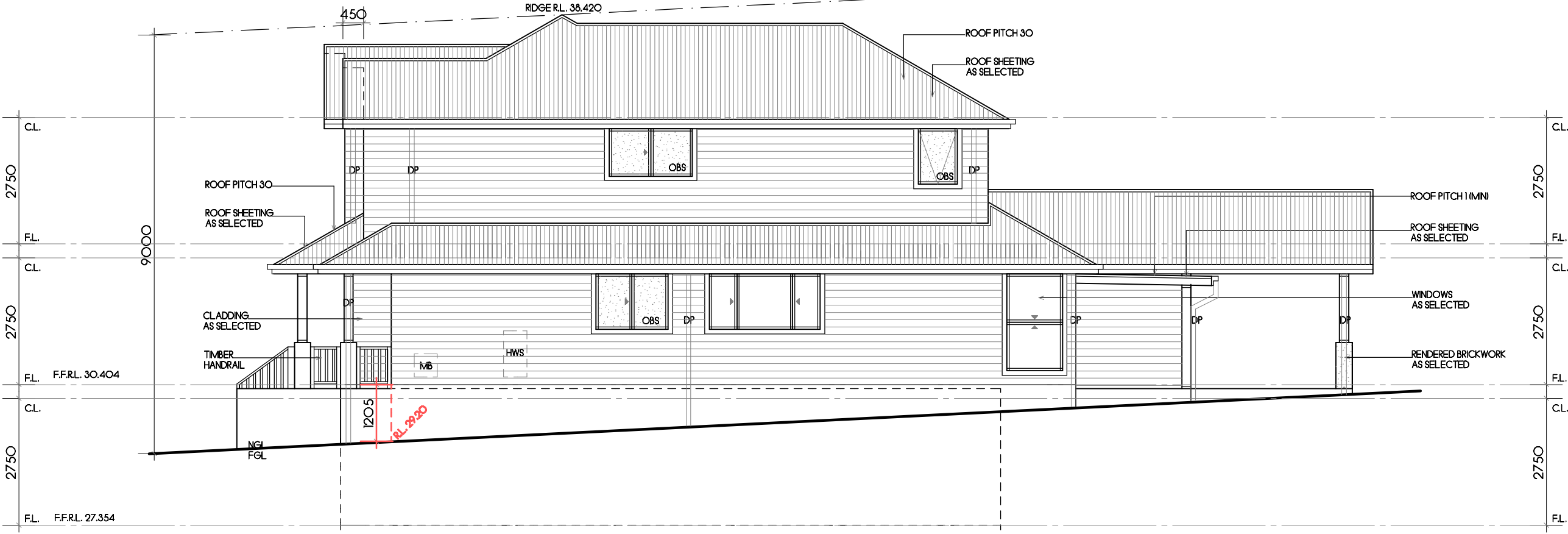
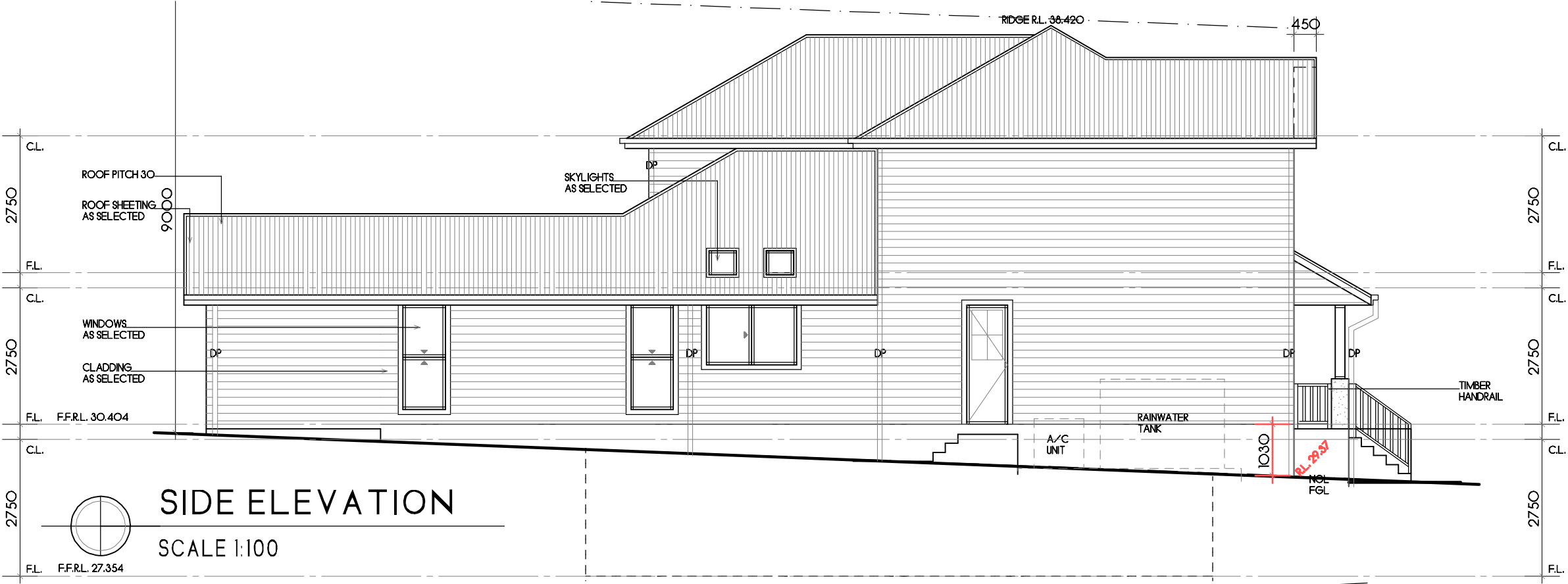
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 - MECHANICAL VENTILATION TO MEET THE REQUIREMENTS OF PART 10.6.2 OF NCC 2022
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 - ROOF LIGHTS TO BE IN ACCORDANCE WITH PART 11.4 OF NCC 2022
 - CONDENSATION MANAGEMENT TO MEET THE REQUIREMENTS OF PART 10.8 OF NCC 2022
 - WET AREA WATERPROOFING TO MEET THE REQUIREMENTS OF PART 10.2 OF NCC 2022



SIDE ELEVATION
SCALE 1:100

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