

NCC NOTES

- ♦ FACILITIES (DEEMED TO SATISFY PROVISION H4D5)
FACILITIES TO BE PROVIDED IN ACCORDANCE TO PART 10.4.1 TO 10.4.2 OF HOUSING PROVISIONS OF THE NCC
- ♦ NCC 10.2 WET AREA WATERPROOFING (H4D1) WET AREA FLASHING TO MEET CLAUSES 10.2.1 TO 10.2.6 AND 10.2.12 OF ABCB HOUSING PROVISIONS OF NCC 2022
- ♦ CONDENSATION MANAGEMENT (DEEMED TO SATISFY PROVISION H4D9)
CONDENSATION MANAGEMENT SYSTEMS TO BE INSTALLED IN ACCORDANCE WITH 10.8.1 TO 10.8.3 OF HOUSING PROVISIONS OF THE NCC
- ♦ EXTERNAL WALL CONSTRUCTION
PLIABLE BUILDING MEMBRANE IN EXTERNAL WALL: TO COMPLY WITH AS4200.1
- 8
INSTALLED IN ACCORDANCE WITH AS4200.2
PLIABLE BUILDING MEMBRANE TO MEET CLIMATE ZONE 5 OR 6
- ♦ VENTILATION (DEEMED TO SATISFY PROVISION H4D7)
VENTILATION TO BE PROVIDED IN ACCORDANCE WITH PART 10.6.1 TO 10.6.3 OF HOUSING PROVISIONS OF THE NCC
- ♦ VENTILATION OF ROOF SPACES
IN CLIMATE ZONES 6, 7 AND 8, A ROOF MUST BE IN ACCORDANCE WITH PART 10.8.3 OF HOUSING PROVISIONS OF THE NCC

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 A&N DESIGN BEFORE PROCEEDING
- ♦ SITE CLASSIFICATION H1
- ♦ CUT AND FILL HOUSE PLATFORM APPROXIMATELY TO RL.21-665 GARAGE TO RL.21-665
- ♦ HOUSE FLOOR LEVEL RL.22-05 385MM ABOVE PLATFORM LEVEL. GARAGE FLOOR LEVEL APPROX. RL.21-964 29MM ABOVE PLATFORM LEVEL
- ♦ TOTAL ROOF AREA = 216-2 M²

SITE DATA

SITE AREA = 495-6 M²

FLOOR SPACE RATIO (LEP)
PERMISSIBLE = 50% OF 247-8 M²
PROVIDED = 247-8 M²

LANDSCAPE AREA - FRONT YARD
AREA = 129 M²
REQUIRED = 45% OF 58 M²
PROVIDED = 53% OF 68-6 M²

PRINCIPLE PRIVATE OPEN SPACE
REQUIRED = 80 M²
PROVIDED = 175 M²

GROSS FLOOR AREA

(FOR LEP CALCULATIONS ONLY)

INCLUSIONS -
GROUND FLOOR AREA = 146-5 SQM (INCLUDING GARAGE)
(EXCLUDING EXTERNAL WALL THICKNESS)
FIRST FLOOR AREA = 124-3 SQM (EXCLUDING EXTERNAL WALL THICKNESS)

EXCLUSIONS -
FIRST FLOOR VOID SPACE = 5-4 SQM
ONE CAR SPACE (3-2M X 5-5M) = 17-6 SQM

TOTAL -
GROSS FLOOR AREA = 247.8 SQM

BUILDING HEIGHTS

FINISHED CEILING LEVEL

RL. 27-4

FINISHED FLOOR LEVEL

RL. 27-69

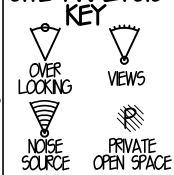
MAX BUILDING HEIGHT
PERMISSIBLE = 1000 MM
PROVIDED = 8690 MM

FLOOR AREAS

GROUND FLOOR AREA = 135 M² (NOT INCLUDING GARAGE)
GARAGE FLOOR AREA = 24-7 M²
PORCH FLOOR AREA = 10-4 M²
ALFRESCO FLOOR AREA = 22-1 M²
FIRST FLOOR AREA = 134-3 M²
BALCONY AREA = 6-6 M²

TOTAL FLOOR AREA = 333-1 M² OR 35-9 SQS

SITE ANALYSIS KEY



CLIFFORD STREET SITE ANALYSIS & SITE PLAN 1:200

(X) SITE OF PROPOSED DRAINAGE EASEMENT 1-83 WIDE
(M) D486913 - SITE OF EASEMENT FOR DRAINAGE 1-83 WIDE AS SHOWN 50 BURDENED IN VOL- 6338 FOL- 128

DRIVEWAY PROFILE 1:100

- DENOTES EXISTING TREES TO REMAIN
- DENOTES EXISTING TREES TO BE REMOVED
- DENOTES RETAINING WALL BY OWNER
- - - DENOTES SILT FENCE BARRIER
- DENOTES DROPPED EDGE BEAM
- [] DENOTES LINE OF BATTERY TO CUT OR FILL

eden bae
homes

LEVEL 4 2
BURBANK PLACE
NORWEST NEW 2525
TEL: (02) 8894 5100

FOR **MR. A. S. LAM & MS. A. P. TRUNG**
AT **LOT 8, NO.4 CLIFFORD STREET, PANANIA**

TYPE **FORSYTH 33** JOB NO. **0027123**

FACADE **MONTAGUE (ADVANTAGE SERIES)** HAND **RH**

MASTER **AND-37299** DWG NO. **AND-36754** PAGE NO. **1 OF 15**

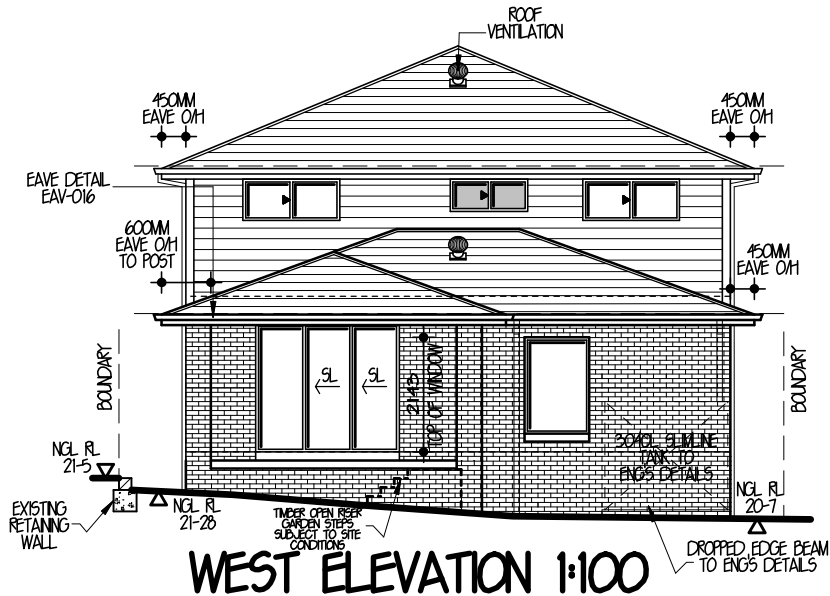
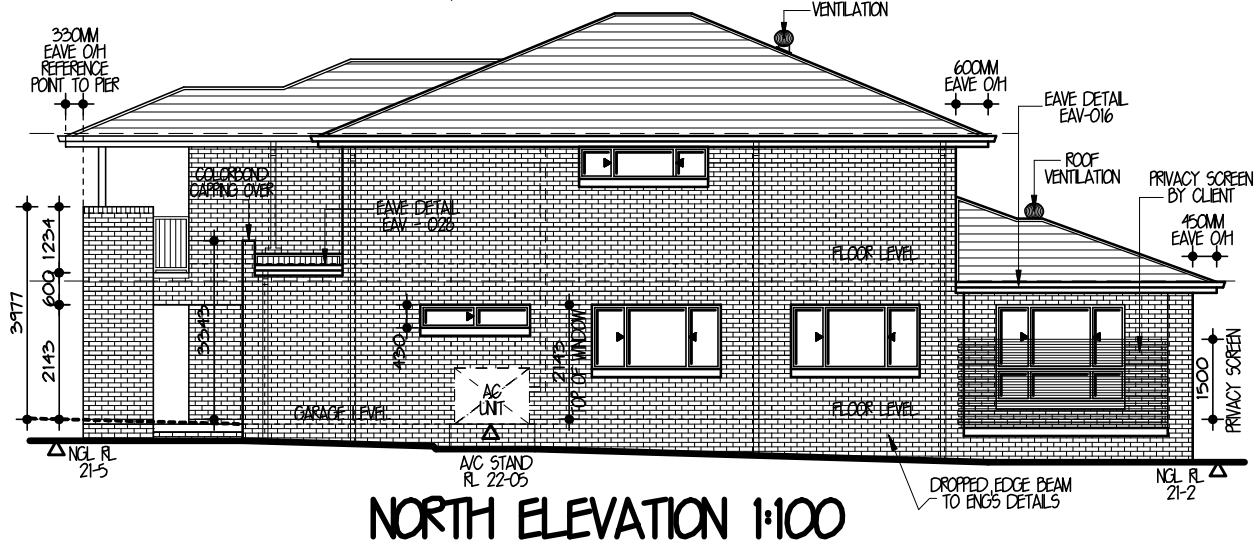
STRUCTURAL ELEMENTS SHOWN ON PLANS ARE TO BE USED AS A GUIDE ONLY. FINAL LOCATIONS AND SIZES OF STRUCTURAL ELEMENTS TO BE AS PER ENGINEER'S AND/OR MANUFACTURER'S SPECIFICATIONS. ANY DISCREPANCIES ARE TO BE CHECKED AND VERIFIED BY BUILDER PRIOR TO COMMENCING CONSTRUCTION.

ALL KITCHEN AND JOINERY ELEMENTS SHOWN ON PLANS ARE TO BE USED AS A GUIDE ONLY. FINAL DESIGN, SELECTIONS AND SIZES TO BE AS PER JOINERY PLANS PREPARED BY OTHERS. ANY DISCREPANCIES ARE TO BE CHECKED AND VERIFIED BY BUILDER PRIOR TO COMMENCING CONSTRUCTION.

a&n
25-21 SOLENT CIRC
NORWEST - LEVEL 2 SUITE
216 - MACARTHUR POINT
PHONE 02 8824 5223
WWW.ANDENBAE.COM.AU

ISSUE	DATE	REVISION	DRAWN
A	27-2-23	SITING	DI
B1	13-6-23	SITING	AJ
C	12-7-23	CC PLANS	DP
D	8-9-23	AMENDS/PA5X/SC/ES	OAVDP
E	14-12-23	HYDRAULICS	JK
F	15-12-23	RESITE	JK
GI	12-4-24	HYDRAULICS	JYB
H	1-5-24	AMENDMENTS	OA
I	10-5-24	BASK	AB
J	10-7-24	AMENDMENTS	BO
K	4-11-24	FINAL PLANS/500/RESITE	MS
L	2-12-24	SKETCH PLAN	NC
M	2-4-25	HYDRAULICS	BO

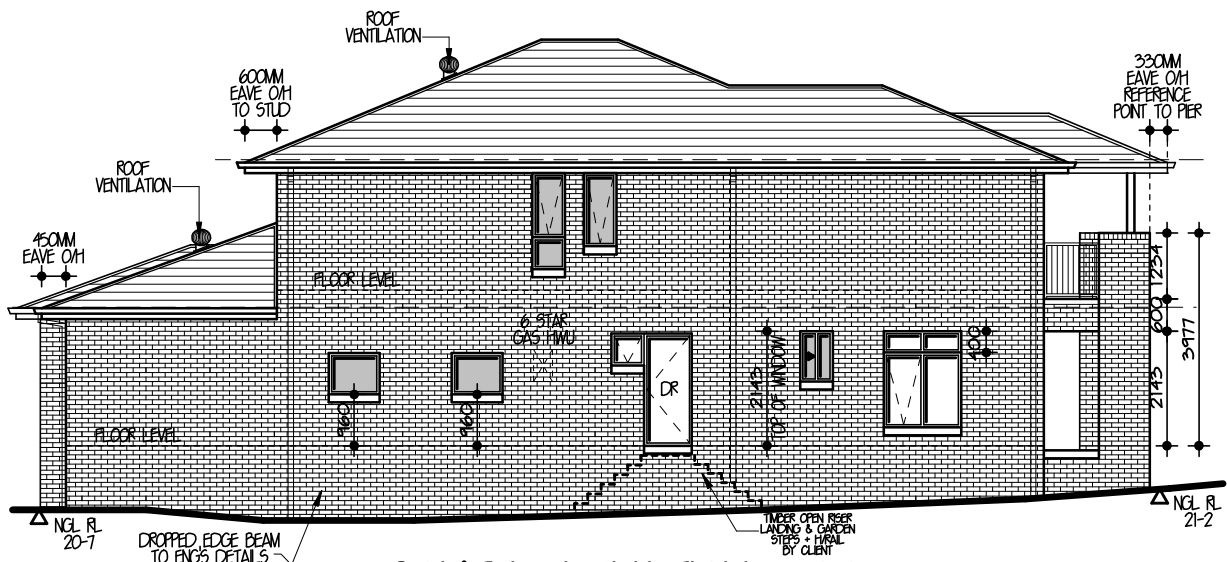
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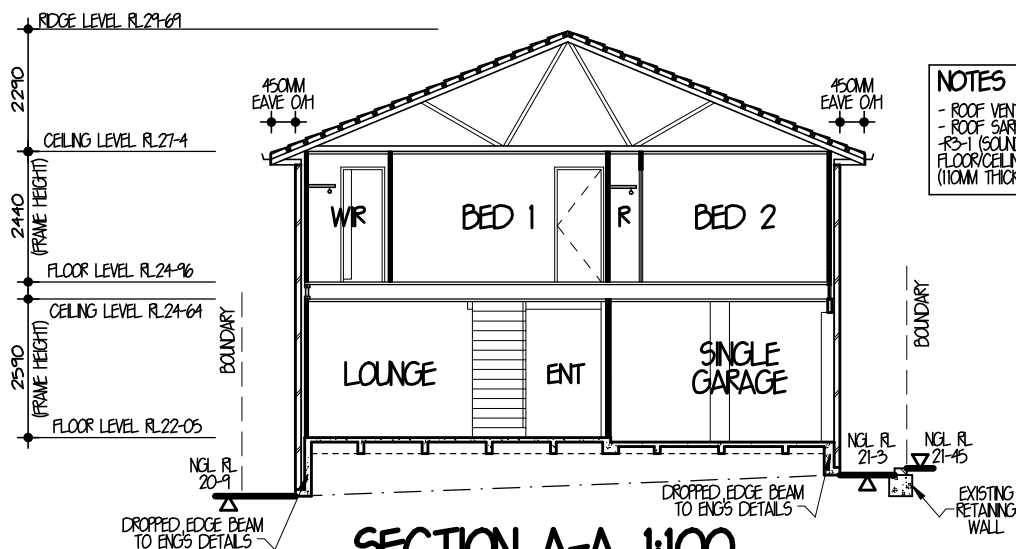
eden brae homes		LEVEL 4 ? BURBANK PLACE NORWEST NEW 2150 TEL: (02) 8891 5100
FOR	MR. A. S. LAM & MS. A. P. TRUONG	UNDESIGNED REFO2 MAR-24 REV 151
AT	LOT 8, NO.4 CLIFFORD STREET, PANANIA	CP 20210
TYPE	FORSYTH 33	JOB NO. 0027123
FACADE	MONTAGUE (ADVANTAGE SERIES)	HAND R1
MASTER AND-37299	DWG NO. AND-36754	PAGE NO. 5 OF 15

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D	8-9-23	AMENDS/BAKX/SC/ES	OA/DP
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J	10-7-24	AMENDMENTS	BO
K	4-11-24	FINAL PLANS/SC/DRESITE	MS
L	2-12-24	SKETCH PLAN	NC
M	2-4-25	HYDRAULICS	BO

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SOUTH ELEVATION 1:100



NOTES

- ROOF VENTILATION
- ROOF SARKING
- R3-1 (SOUNDSCREEN OR EQUIVALENT) FLOOR/CEILING ACOUSTIC INSULATION (110MM THICK) IN-BETWEEN FLOORS

SECTION A-A 1:100

SUMMARY OF MATERIALS

- 22-5° ROOF PITCH CONCRETE ROOF TILES TO UPPER ROOF
- 20° ROOF PITCH CONCRETE ROOF TILES TO LOWER REAR ROOF
- 3° ROOF PITCH COLORBOND ROOF SHEETING 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 AREAS WITH FIBRE-CEMENT CLADDING 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 & FINISH
- SECTIONAL OVERHEAD GARAGE DOOR

eden brae homes

LEVEL 4 2
BURBANK PLACE
NORWICH NSW 2550
TEL: (02) 8891 5100

FOR **MR. A. S. LAM & MS. A. P. TRUONG**

AT **LOT 8, NO.4 CLIFFORD STREET, PANANIA**

TYPE **FORSYTH 33**

FACADE **MONTAGUE (ADVANTAGE SERIES)**

MASTER **AND-37299**

UNDESIGN REF02
REV 24
REV 51

JOB NO.
0027123

HAND
RH

PAGE NO.
6 OF 15

a&n			
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