



SITE PLAN
SCALE 1:200 @A3

143°54'40"
54.43

252
8066m²

233°54'40"

16

WD03^{of 16}
SITE SETOUT PLAN
24094
27/03/2025
CONTRACT PLANS

For the design of a:
CUSTOM AAC AND CLADDING RESIDENCE AND ATTACHED GARAGE WITH CUSTOM FACADE
For:
Christopher Dean Burg & Jessica Eve Jarvis
At:
252 / - / 1302076
67 LOMANDRA CIRCUIT
PATERSON, NSW, 2421
CUT FILL SPLIT

Cubic Meters	146.34	145.72	0.62
Tonne	321.95	320.61	1.36

SITE COVERAGE

RESIDENCE	
ALFRESCO	52.14
GARAGE	41.68
PORCH	69.81
RESIDENCE	408.85
	572.48 m²
SITE	8,066.72

BUILDING PLAN ASSESSMENT

Clear of Hunter Water Assets

Reference No: 153805

☒ Water not available for connection

☒ Sewer not available for connection

Date Processed: 01 April 2025

Applicant: Hunter Homes Pty Ltd, Sarah Constable

Property Location: LOT 252 DP 1302076, 67 LOMANDRA CCT, PATERSON NSW 2421

PLEASE TAKE INTO CONSIDERATION

This is not a compliance certificate. This stamp indicates that Hunter Water has undertaken an initial assessment of the proposed development to identify possible impacts to our infrastructure. Conditions of Hunter Water easements apply. For information on Hunter Water's processes please refer to our 'Land Development Manual' on our website or contact us on 1300 657 657. Version 3.3 (22 December 2021)

BUILDER IS TO PROVIDE A RUBBLE CROSSOVER (KERB TO BOUNDARY) ONLY.

WHERE THE SUPERVISOR DEEMS SITE CONDITIONS REQUIRE, AN ALL WEATHER ACCESS IS TO BE CONSTRUCTED BY THE OWNER BETWEEN THE BOUNDARY AND THE GARAGE OF THE PROPOSED DWELLING.

Wind Classification:	Soil Classification:
N3	H2
Mine Subside:	Acid Sulphate Soil:
NO	CLASS 5
Acoustic Requirements:	Mains Power:
NO	YES
Mains Water Available:	Mains Gas Available:
TANK	LPG
Mains Sewer Available:	Stormwater Drainage:
SEPTIC	UPTURN
<1km to Breaking Surf:	<100m to Salt Water:
NO	NO
Rock:	Flood Min RL:
YES @0.7	NO
Bushfire Requirements:	
NO	



BUILDER AND OWNER ARE REQUIRED TO COMPLY WITH CSIRO BTF18 IN REGARDS TO REACTIVE SOILS FOR THE LIFE OF THE BUILDING

- No. 1. DETAIL
2. CONTRACT PLANS
3. CT AMENDMENTS
4. CLIENT MARKUPS
5. WINDOW ADJUSTED
6. CMI STACKSTONE REMOVED FROM COLUMNS

Hunter Homes Pty Ltd Builders Lic. 216162C
11 Hank Street, Heatherbrae, NSW 2324
Website: www.hunterhomensw.com
Email: info@hunterhomensw.com
Phone: (02) 4987 4909 ABN: 76 133 887 064
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