

### LANDSCAPE LEGEND

FORMAL IRRIGATED GARDEN AREA  
(MAX 130 M2)



LOW WATER PLANTS  
(MIN 0M2)



GARDEN & PLANT LOCATIONS SHOWN ARE INDICATIVE ONLY (CUSTOMER TO PROVIDE AFTER HANDOVER), HOWEVER THE SQUARE METERAGE OF FORMAL & INDIGENOUS LANDSCAPING SHALL BE ABIDED BY.

**BASIX ENERGY RATING:**  
DWELLING TO COMPLY W/- THE REQUIREMENTS OF THE BUILDING SUSTAINABILITY INDEX (BASIX)

**LAND TITLE DP NUMBER:**  
LAND TITLE DEPOSITED PLAN NO. 1278527

**SCRAPE NOTES:**  
SCRAPE APPROX. 80mm ON R.L. 95.64 & SPREAD FILL OVER REMAINING BUILDING AREA TO LEVEL.

**RAW WATER CONNECTIONS**  
ALL EXTERNAL TAPS ARE TO BE CONNECTED TO RAW WATER AS PER COUNCIL REQUIREMENTS.

**IMPORTANT NOTE:**  
SITE CUTS ARE SUBJECT TO PERMIT APPROVAL & NOT TO BE USED BY ANY OTHER CONTRACTORS OTHER THAN METRICON HOMES P/L

**NOTE:**  
REFER TO ENGINEERS PLAN FOR DRAINAGE DETAILS

**DRAINAGE NOTES:**  
STORMWATER DRAIN AND DOWN PIPE LAYOUT SHOWN IS INDICATIVE ONLY.

PROVIDE MIN. 100MM DIA. U.P.V.C. STORMWATER DRAINS WITH MIN. 1:100 FALL CONNECTED TO LEGAL POINT OF DISCHARGE.

**BUSHFIRE ATTACK LEVEL:**  
THIS PROPERTY HAS BEEN ASSESSED FOR A BUSHFIRE ATTACK LEVEL AND HAS BEEN RATED BAL - LOW.

ALL CONSTRUCTION IS REQUIRED TO COMPLY WITH AS 3959-2018.

**TERMITE PROTECTION:**  
PROVIDE TERMITE PROTECTION IN ACCORDANCE WITH A.S.3660.1.

**NSW HOUSING CODE:**  
SITING WILL BE SUBJECT TO FULL NSW HOUSING CODE GUIDELINES FOR BUILDING APPROVAL AND CONSEQUENTLY, SITING MAY DIFFER FROM OWNERS ORIGINAL REQUEST TO ACCOMODATE NSW HOUSING CODE REQUIREMENTS.

### NOTES:



### SITE AREA

1140.00 m<sup>2</sup>

### O/ALL SITE COVERAGE

265.44 m<sup>2</sup> 23.28%

### IMPERMEABLE AREA

300.44 m<sup>2</sup> 26.35%

### PERMEABLE AREA

839.56 m<sup>2</sup> 73.65%

### PAVING AREA

35.00 m<sup>2</sup> 3.07%

### LEGEND:

- [SEP] SIDE ENTRY PIT
- [MH] STORMWATER MANHOLE
- SEWER TIE POINT
- SH SEWER INSPECTION COVER
- SHH SEWER MAINTENANCE HOLE
- STORM WATER CONNECTIONS
- WATER CONNECTION POINT
- EXISTING FENCE
- SEWER MAINS
- GAS MAINS
- WATER MAINS
- OVERHEAD POWER
- TELECOMMUNICATIONS LINE

- [HYD] HYDRANT
- [G] GRATED PIT
- [GATE] GATE
- [CULVERT] CULVERT
- [LIGHT POLE] LIGHT POLE
- [POWER POLE] POWER POLE
- [E] ELECTRICITY PIT (UG)
- [TELSTRA PIT] TELSTRA PIT
- [WATER METER] WATER METER
- [ELECTRICITY BOX] ELECTRICITY BOX
- [METER BOX LOCATION] METER BOX LOCATION
- [GAS METER] GAS METER
- [HOT WATER SERVICE] HOT WATER SERVICE
- [SEALED DOWN PIPE LOC.] SEALED DOWN PIPE LOC.
- [DOWN PIPE LOC.] DOWN PIPE LOC.
- [TK] TOP OF KERB

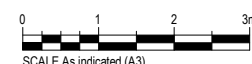
- [T] TAP (NO METER)
- [V] VALVES
- [KO] KERB OUTLET
- [H] HABITABLE ROOM
- [NH] NON HABITABLE ROOM
- [SD] SLIDING DOOR
- [EXISTING TREE] EXISTING TREE
- [TREE REMOVED] TREE REMOVED

SURVEY DATE: 31/10/2024  
CONTOUR LEVELS: 100 MM  
LEVELS TO: AHD

REFER ENGINEER'S FOOTING DESIGN  
SOIL CLASSIFICATION 'P'  
REFER SOIL REPORT (REF. No: 234301)

### DRAWING TITLE:

SITE PLAN



Do NOT scale this drawing.  
All written dimensions take precedence over scaled dimension. *If in doubt, ASK.*



**FREEDOM**

SPEC: BASE

### DESIGN:

AMIRA 28

### FACADE:

NEO

501 Blackburn Road, Mount Waverley, VIC, 3149  
P.O. Box 857, Mount Waverley, VIC, 3149  
Builders Licence N°: CDB-U 52967 ACN: 005 108 752 in this drawing.  
Tel: 1300 786 773  
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### PRODUCT CODE:

VF3AMI28NEOSN

### CEILING:

27G R

### OWNER:

MR C O'NEILL

LOT 35, HARRIER STREET, MOAMA, NSW, 2731

JOB N°: 752742 PERMIT N°: TBC

WIND SPEED: N2 MASTER ISSUED: 01/04/2023

DRAWN: DUN CHECKED: DUN

SHEET:

FINAL TENDER PLANS

DATE: 25/03/2025

F12-02/17

SITE PLAN  
1 : 250



EXPOSED AGGREGATE DRIVEWAY - 35.00m<sup>2</sup>  
(LAYOUT TO BE CONFIRMED)

STORMWATER GRATE BY METRICON

6470

7920

SETOUT LINE

LOT 36 VACANT  
AS OF 31.10.24

AVE. WALL HEIGHT 3110MM  
MIN. WALL HEIGHT 3042MM

MAX. WALL HEIGHT 3178MM

1520 APPROX.

200 SETOUT

AMIRA 28

NEO

WAFFLE SLAB

460mm FREEBOARD

F.F.L.96.10

OUTDOOR ROOM

1500 (APP. TOP OF CUT)

TAP

1200 (APP. TOP OF CUT)

1.3m EXISTING POLE & WIRE FENCE

1.3m EXISTING POLE & WIRE FENCE

GAS METER LOCATION W/- 2NO. BOLLARDS

NOTE: STORM WATER LEGAL POINT OF DISCHARGE DEPTH 2.17m

NOTE: SEWER TIE POINT DEPTH. 95.12

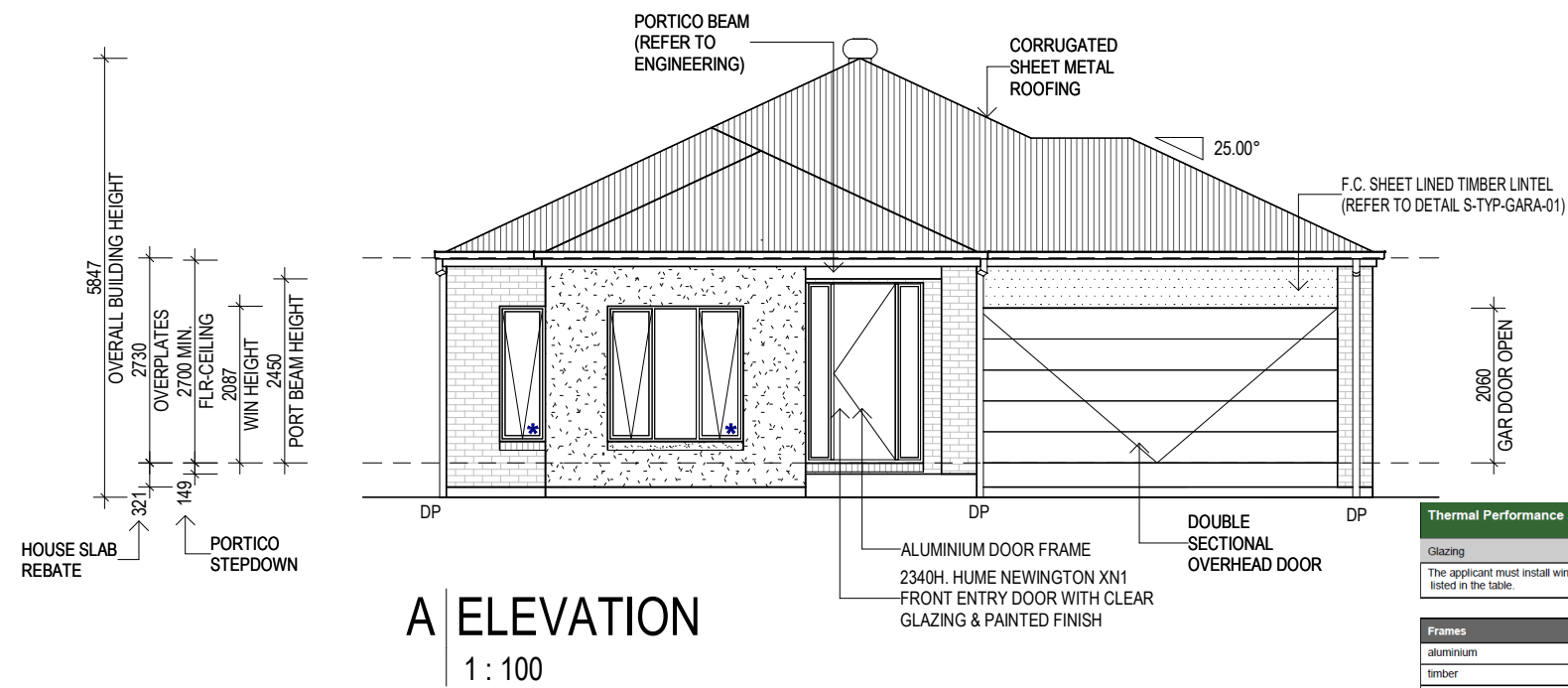
PIT INVERT LEVEL 94.28

NOTE: WATER CONNECTIONS

CUSTOMER TO ENSURE NBN PIT LID IS TRAFFICABLE OR HAVE IT UPGRADE TO A TRAFFICABLE LID, PRIOR TO INSTALLATION OF CROSSOVER

CROSSOVER TO BE SUPPLIED AND INSTALLED BY CUSTOMER PRIOR TO THE CERTIFICATE OF OCCUPANCY

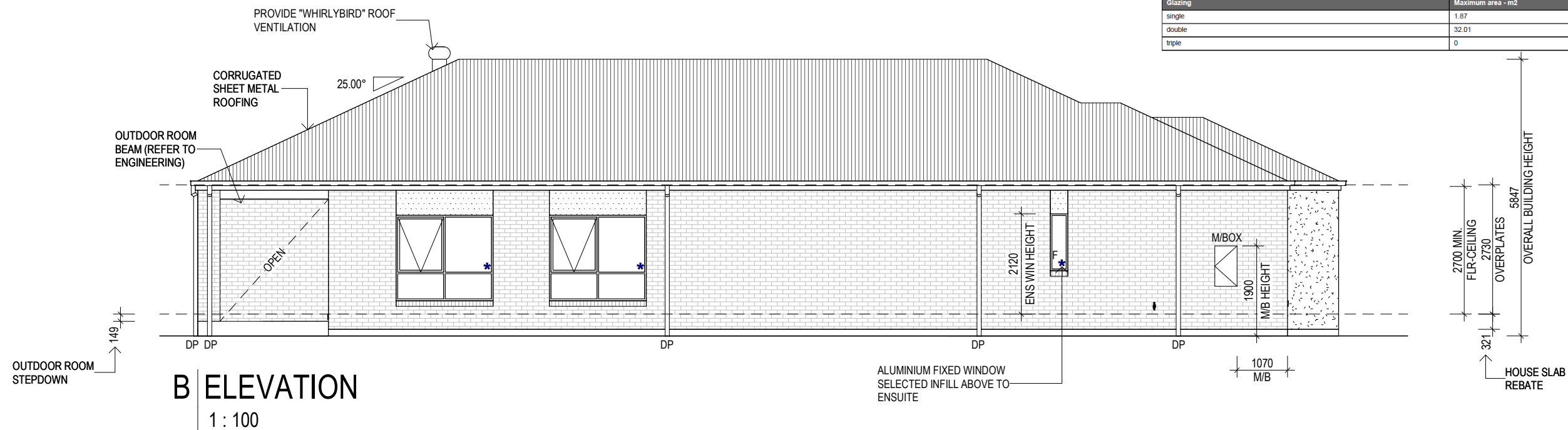
HARRIER STREET



| Thermal Performance and Materials commitments  | Show on DA plans | Show on CC/CDC plans & specs | Certifier check |
|--|------------------|------------------------------|-----------------|
| Glazing  |                  |                              |                 |
| The applicant must install windows, glazed doors and skylights as described in the table below, in accordance with the specifications listed in the table. | ✓                | ✓                            | ✓               |

| Frames    | Maximum area - m2 |
|-----------|-------------------|
| aluminium | 33.88             |
| timber    | 0                 |
| uPVC      | 0                 |
| steel     | 0                 |
| composite | 0                 |

| Glazing | Maximum area - m2 |
|---------|-------------------|
| single  | 1.87              |
| double  | 32.01             |
| triple  | 0                 |



NOTES:

- PROVIDE F.C SHEET INFILL ABOVE ALL SIDE AND REAR ELEVATION WINDOWS & DOORS AS REQUIRED UNLESS NOTED OTHERWISE

PROVIDE THE FOLLOWING INFILL'S  
ABOVE THE MENTIONED FRONT  
FACADE OPENINGS, UNLESS NOTED  
OTHERWISE:

FRONT DOOR FRAME: BRICKWORK  
WINDOWS: BRICKWORK  
GARAGE DOOR: F.C INFILL  
(REFER TO FACADE DETAIL)

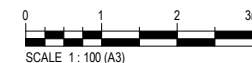


DENOTES ACRYLIC TROWEL-ON  
 FINE TEXTURED PIGMENTED  
 RENDER TO BED 1 PROJECTION

THE RENDER PROCESS IS TO BE APPLIED OVER THE CAULKED ARTICULATION JOINTS AS PER METRICON STANDARD PRACTICES.

**IMPORTANT NOTE:**  
**PROVIDE INSECT SCREENS TO ALL  
 OPENABLE WINDOWS & SLIDING DOORS**

DRAWING TITLE:  
**ELEVATIONS**



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27G R

OWNER:  
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2731

|         |        |            |     |
|---------|--------|------------|-----|
| JOB N°: | 752742 | PERMIT N°: | TBC |
|---------|--------|------------|-----|

|                |                           |
|----------------|---------------------------|
| WIND SPEED: N2 | MASTER ISSUED: 01/04/2023 |
|----------------|---------------------------|

|            |              |        |
|------------|--------------|--------|
| DRAWN: DUN | CHECKED: DUN | SHEET: |
|------------|--------------|--------|

**FINAL TENDER PLANS**  
DATE: 25/03/2025

F12-05/17

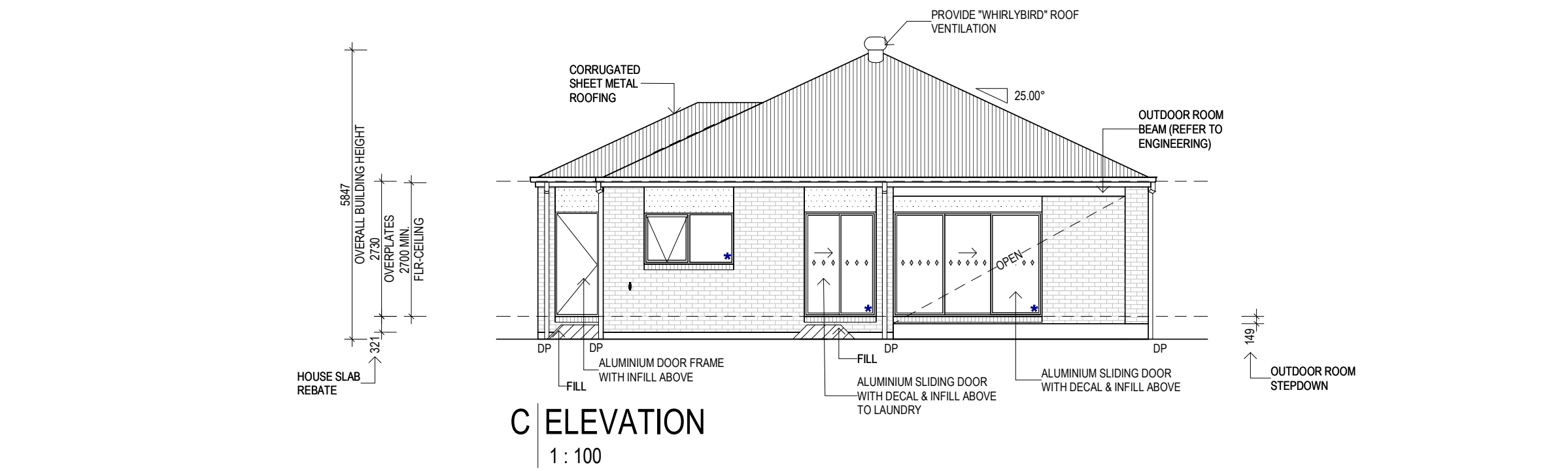
501 Blackburn Road, Mount Waverley, VIC, 3149  
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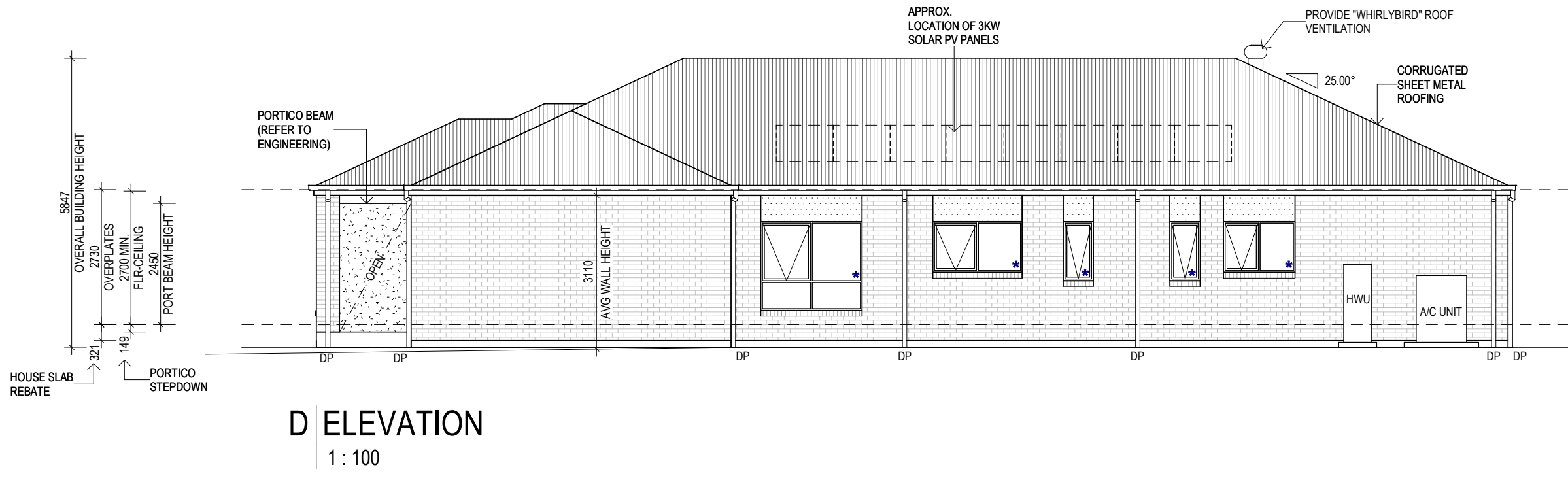
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- GLAZING LEGEND**
- DOUBLE GLAZED
  - LOW E
  - DOUBLE LOW E
  - THERMAL BREAK
  - ACOUSTIC
  - TINTED
  - OBSCURE
  - TOUGHENED
  - LAMINATED
  - 350 SERIES
  - OVERLOOKING



**NOTES:**

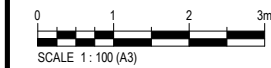
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**FINAL TENDER PLANS**  
DATE: 25/03/2025 **F12-06/17**

