

NOTE:
ALL SERVICES WILL BE EITHER
CAPPED OFF WITHIN 2M OF THE
PROPOSED DWELLING OR
REMOVED. OWNER TO CONNECT OR
SUPPLY & INSTALL AFTER
HANDOVER

EXISTING DWELLING/ GARAGE,
ASSOCIATED PATHS & FOOTINGS ARE
TO BE REMOVED PRIOR TO
CONSTRUCTION AT NO EXPENSE TO
EAGLE HOMES (SUBJECT TO COUNCIL
CONDITIONS)

3000L PLASTIC REGULAR
SLIMLINE RAINWATER TANK
(REFER TO DETAIL)

6.5hp AC Unit WALL
MOUNTED

26L Gas Inst. HWS

SUSPENDED CONCRETE SLAB
TO GARAGE AND PORCH

METER BOX, FINAL LOCATION
TO BE DETERMINED ON SITE

OUTLINE OF COLOURED
CONCRETE DRIVEWAY (BY
EAGLE HOMES)

All weather access gravel
temporary driveway
to be removed BY EAGLE
HOMES

OUTLINE OF PLAIN CONCRETE
DRIVEWAY (BY EAGLE HOMES)

OWNER TO PROVIDE NEW
LAYBACK TO PROPOSED
DRIVEWAY AFTER HANDOVER AT
NO EXPENSE TO EAGLE HOMES

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ULTRA MODERN DEVELOPMENTS PTY LTD trading as
EAGLE HOMES and must not be used in whole
or in part. Legal action will be taken against
any person infringing the copyright.
Do not scale drawing, figured dimension only
to be used. Dimensions to be verified on site
before the fabrication of any building
components.
All measurements are in millimetres.



**EAGLE
Homes**
HOUSING THOUSANDS SINCE 1984

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PLAN SCHEDULE

DATE:	DWN:	REMARKS:
19.09.2023	JB	MODIFIED TO SUIT SETBACKS
13.11.2023	JB	AS PER QTN 1 & VOTIAQ
08.02.2024	JB	
16.02.2024	JB	
19.03.2024	JB	
07.08.2024	JB	AS PER V02AC

DATE: 19.09.2023
DWN: JB
REMARKS: MODIFIED TO SUIT SETBACKS

DATE: 13.11.2023
DWN: JB
REMARKS: AS PER QTN 1 & VOTIAQ

DATE: 08.02.2024
DWN: JB
REMARKS:

DATE: 16.02.2024
DWN: JB
REMARKS:

DATE: 19.03.2024
DWN: JB
REMARKS:

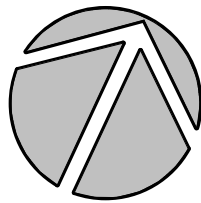
DATE: 07.08.2024
DWN: JB
REMARKS: AS PER V02AC

STAGE: COUNCIL PLAN 1
DATE: 07.03.2025
DWN: JB
REMARKS: SITE ANALYSIS, SHADOWS, SURVEY, FLOOD REPORT

STAGE: COUNCIL PLAN 2
DATE: 25.03.2025
DWN: BU
REMARKS: AS PER V05AC (BASIX)

DESIGN: PRINCESS PARROT SERIES 1 MOD.
FACADE: TRADITIONAL
CLIENT: MS BUENAVENTURA
ADDRESS: LOT 2 (No. 17) PRESIDENT STREET
CROYDON PARK NSW

DWG: SITE PLAN
SERIES: DOUBLE STOREY
DWN: BU
DATE: 12.04.2023
SHEET NO: 03
CHK: DATE: SCALE @ A3 1:200



NOTE:
1. ALL FLOOR LEVELS SHOWN ARE
APPROXIMATE ONLY.
2. EXACT LEVELS TO BE DETERMINED ON SITE.
3. NOMINATED PLATFORM LEVEL MAY VARY
MINUS 100MM.
4. EXTENT OF BATTER TO BE DETERMINED ON
SITE.

SITE NOTES

SLAB CLASS: "M"
CUT: 477mm **FILL:** 0mm
BENCH GARAGE: RL 4.080 **BENCH GROUND:** RL 5.023
STORMWATER AS PER HYDRAULIC ENGINEERS DETAILS

SITE LEGEND

CUT	FILL	B&J'S	BEARERS & JOISTS
APPROX. DROP EDGE BEAM BRICK GAUGE		BAS BOS DE KO MB MIR NOR OHP OTC OTPWIO PP R/O RWT SMH SJ STCA STD TMP TP UGP UGS WIO WM/H2O ZOI	BUILDING ADJACENT TO SEWER DRAINAGE EASEMENT KERB OUTLET METER BOX MANS (SEWER/WATER) IN ROAD NOTICE OF REQUIREMENTS OVERHEAD (AERIAL MAINS) POWER OWNER TO CREATE OWNER TO PROVIDE WITHIN 10m POWER POLE ROAD OPENING RAIN WATER TANK SEWER MAIN HOLE SEWER JUNCTION SUBJECT TO COUNCIL APPROVAL STANDARD TRAFFIC MANAGEMENT PLAN TELECOMMUNICATION PIT UNDER GROUND POWER UNDER GROUND SERVICES WITHIN 10 METRES WATER METER (POSITION) ZONE OF INFLUENCE
CUT/FILL LINE			
APPROX. EXTENT OF DROP EDGE BEAM			
ELECT. AERIAL MAINS LINE			
RWT OVERFLOW			
APPROX. POSITION OF SEWER PIPE			
APPROX. POSITION OF SEDIMENT FENCE			
APPROX. POSITION OF STORMWATER PIPE			
UNDER GROUND SERVICES			
UNDER GROUND POWER			

**PROVIDE BEARER & JOISTS/SUSPENDED
SLAB CONSTRUCTION TO DWELLING**

FLOOD AFFECTED
FLOOD AFFECTED FINISH FLOOR LEVEL MUST BE AS PER
PLAN AND CAN BE INCREASED IN HEIGHT BY 50mm

FLOOD AFFECTED
MINIMUM RL 5.200
+ 500mm FREEBOARD

SUBJECT TO COUNCIL APPROVAL

COUNCIL PLAN 2

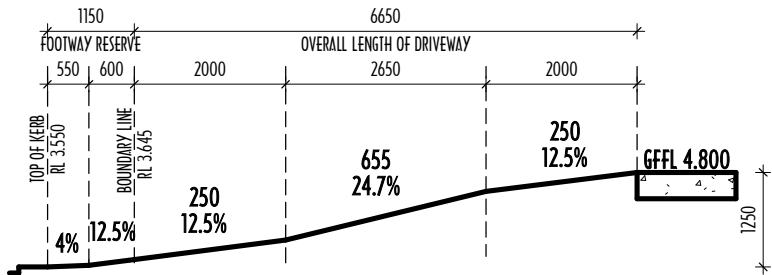
PLEASE SIGN TO CERTIFY THAT THIS IS THE QUOTATION AND PLANS FROM WHICH YOUR DWELLING SHALL BE
CONSTRUCTED

CLIENT:/...../.....
CLIENT:/...../.....
WITNESS:/...../.....
PRINT:/...../.....

CUT	MAIN	FILL	MAIN	CUT	GARAGE	FILL	GARAGE
FRONT LEFT LEVEL	5.023	FRONT LEFT LEVEL	0.000	FRONT LEFT LEVEL	4.080	FRONT LEFT LEVEL	0.000
FRONT RIGHT LEVEL	5.023	FRONT RIGHT LEVEL	0.000	FRONT RIGHT LEVEL	4.200	FRONT RIGHT LEVEL	0.000
REAR LEFT LEVEL	5.500	REAR LEFT LEVEL	0.000	REAR LEFT LEVEL	4.300	REAR LEFT LEVEL	0.000
REAR RIGHT LEVEL	5.500	REAR RIGHT LEVEL	0.000	REAR RIGHT LEVEL	4.350	REAR RIGHT LEVEL	0.000
BENCH LEVEL	5.023	BENCH LEVEL	5.023	BENCH LEVEL	4.080	BENCH LEVEL	4.080
SURFACE AREA	70.550	SURFACE AREA	0.000	SURFACE AREA	46.602	SURFACE AREA	0.000
VOLUME	16.826	VOLUME	0.000	VOLUME	7.107	VOLUME	0.000
TONNES	37.018	TONNES	0.000	TONNES	15.635	TONNES	0.000
TOTAL VOLUME		16.826		TOTAL VOLUME		7.107	
TOTAL TONNES (+ OR - 10 TONNES)		37.018		TOTAL TONNES (+ OR - 10 TONNES)		15.635	

DRIVEWAY AREA

TYPE	AREA
DRIVEWAY (CONCRETE)	41.09 m ²
DRIVEWAY (PLAIN CONCRETE NO COLOUR)	5.72 m ²
Total	46.81 m ²



DRIVEWAY PROFILE - DRIVEWAY TRANSITION/ - 1 : 100
GRADIENT IN ACCORDANCE WITH AS2890.1

NOTE:
EAGLE HOMES IS NOT
RESPONSIBLE FOR ANY DAMAGE
THAT MAY BE CAUSED TO THE
EXISTING STURCTURE DURING
CONSTRUCTION (INC. CONCRETE
DRIVEWAY, DWELLINGS, FENCES
ETC.)

PRESIDENT
STREET

APPROX. POSITION OF
PROPOSED PRIVATE
ELECTRICITY POLE FOR
UNDERGROUND ELECTRICITY
(SUBJECT TO ELECTRICITY
REQUIREMENTS)

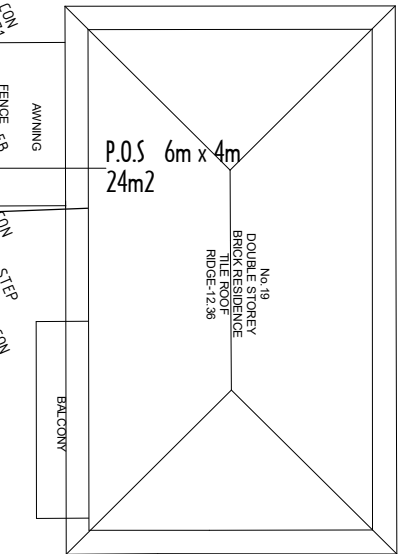
LOT 2
429.80m²
DP 602457

SEWER LINE (APPROX.
LOCATION)

SEDIMENT FENCE TO COUNCIL
GUIDELINES

LOT 32
DP55483

P.O.S 6m x 4m
24m2



PROPOSED
RESIDENCE
FFL 5.743

SUSPENDED CONCRETE
FLOOR CONSTRUCTION

PFFL 5.571

GFFL 4.800
STEP DOWN 943

RIDGE: 12.759
MEL RL: 4.350
HEIGHT: 8.409m

6650

6690

6650

6690

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