

Floor Plan Legend	Proposed Ground/ Floor Level
	CSD Cavity Sliding Door
	CT Ceramic Tiling
	DP Downpipe
	DR Drain
	FW Floor Waste
	GA Gas Point
	LOH Lift Of Hinges
	RT Selected Roof Tiles
	SF Selected Flooring
	STC Steel Troweled Concrete
	TFT Terra-Cotta Floor Tiles
	PTF Polished Timber Flooring
	SA Smoke Alarms AS3786-2014
	V Mechanical Ventilation / Externally Ducted

17) Sites located adjacent to Councils drainage easement and/or sites affected by flooding shall comply with the following:

a) The proposed building(s) including eaves and gutters shall be located clear of existing and proposed Council easements within the site. Plans demonstrating this requirement are to be submitted to the certifier before the issue of the construction certificate. All approved construction details shall be consistent with this requirement. Proposed buildings shall be located clear of floodways through the site.

b) The floor level shall be constructed to RL 17.5 metres AHD for dwelling 1 & 2 and to RL 17.0 metres AHD for dwelling 3 & 4 as determined by the flood study including freeboard. All approved construction details shall be consistent with this requirement.

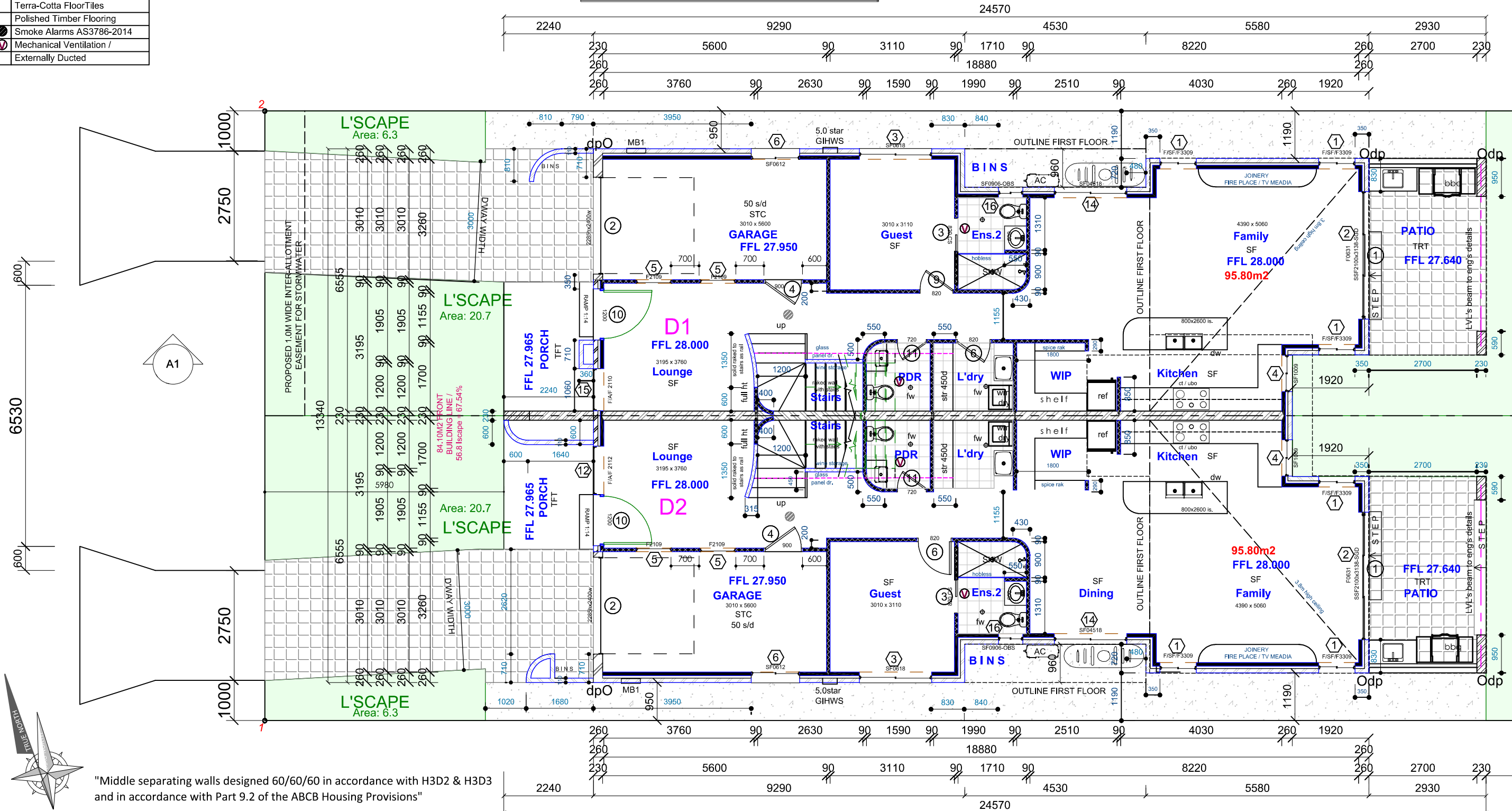
STORMWATER NOTE:
STORMWATER AS PER HYDRAULICS ENGINEER'S PLANS AND BASIX REQUIREMENTS ALL IN ACCORDANCE WITH AUSTRALIAN STANDARD 3500.3

All off-street car parking spaces and vehicle access must comply with AS/NZS 2890.1:2004, Parking facilities, Part 1: Off-street car parking

For Bathrooms / Laundry / WC that have No Natural Ventilation must demonstrate compliance with A. Notation required to the Bathroom/Laundry/WC, in accordance Part H4D9 of NCC 2022 & Part 10.8 of Housing Provisions

* Mechanical exhausts serving bathrooms or sanitary compartments (also called water closets) that are not provided with adequate natural ventilation via window or external door are required to: Be interlocked with the rooms light switch, and Include a run-on timer so the exhaust operates for 10 minutes after the switch is off

REF. SERVICE PROTECTION REPORT
SEWER CLEAR OF STRUCTURES



"Middle separating walls designed 60/60/60 in accordance with H3D2 & H3D3 and in accordance with Part 9.2 of the ABCB Housing Provisions"

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BUILDING DESIGNER

experienced & practising designer & builder Since 1997

Client : **Rajat and Pooja Karwal**

Project Title : **Dual Occupancy & Sec. Dwellings at: L11, 63 Queen Street, Revesby dp2343**

NOT FOR CONSTRUCTION

E	01/09/25	DA SUBMISSION
D		
C		
B		
A		
No.	Date	Revision

Note:
-Do not scale off drawings
-All works to be setout by a registered survey
-Builder or contractor to verify all dimensions & levels as well notify the designer of any discrepancies prior to commencing any work
-Refer to Engineers drawings for structural details
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-Not for Construction unless noted otherwise in the issue and revision block

GROUND FLOOR PLAN

Scale: **1:100** Drawn By: **dbb** Drawing No. **03**

Date: **08/07/25** Issue: **DA-A**