

AREA SCHEDULE:			
LAND	=	40,347.80	M2
DWELLING	=	339.73	M2
PLOT RATIO	=	0.84	%

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REFER TO SITE CLASSIFICATION & SITE ASSESMENT FOR EFFLUENT DISPOSAL SYSTEM REPORT 'SE25-203' PREPARED BY AITKEN ROWE TESTING LABORATORIES DATED 21 JULY 2025

DETAIL SURVEY AND CONTOURS PREPARED BY SRD LAND CONSULTING

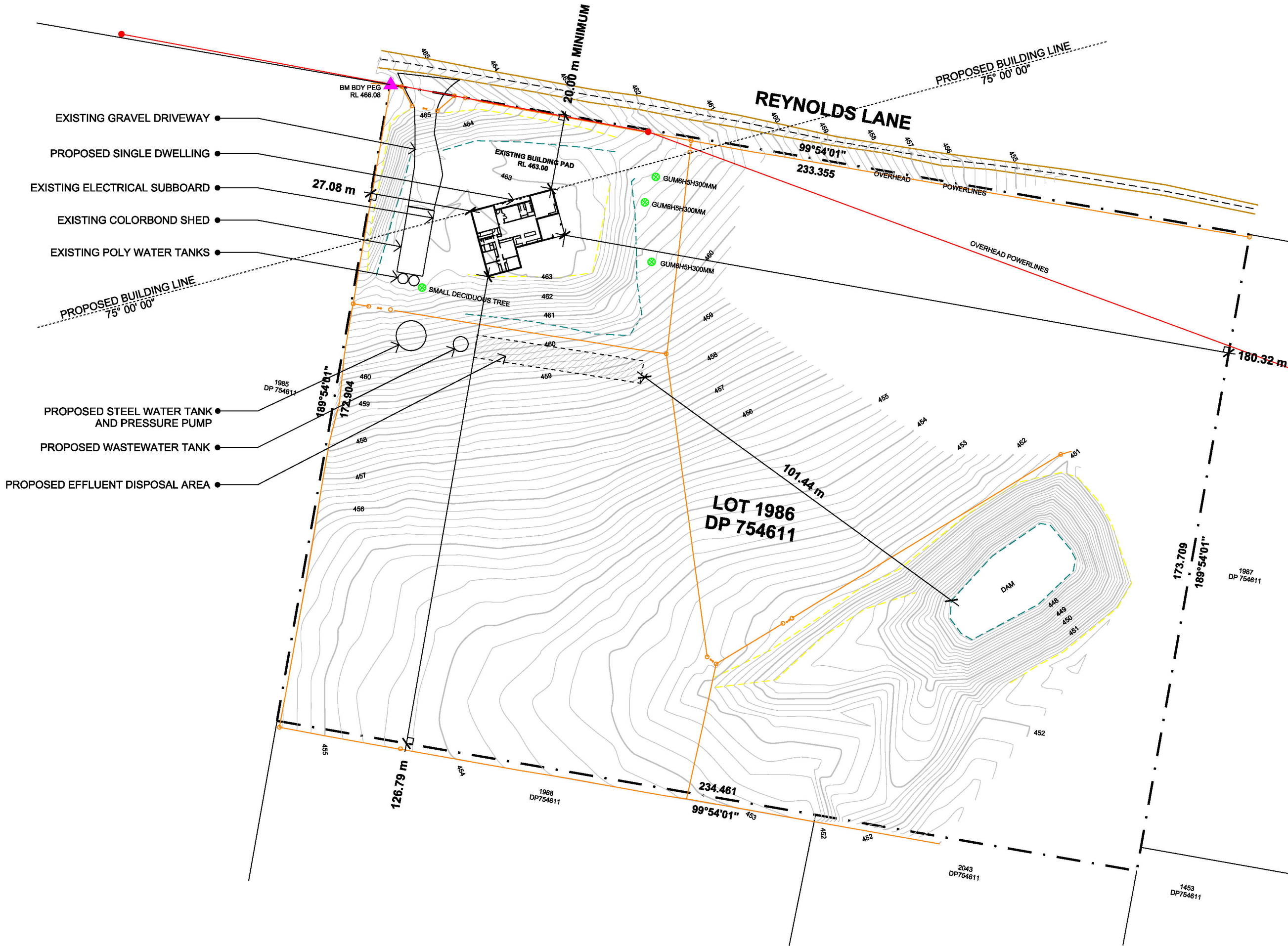
PLAN NO: 40738-A-2025-08-14-MBM
PROJECT NO: 40738
DATE: 14/08/2025
ISSUE: A
SHEET: 1 OF 1

ORIGIN: CORS RTK
BMARK: BOUNDARY PEG (RL 466.08)
DATUM: APPROX AHD
CONTOUR INT: 0.20m

LEGEND:	
— 122 —	MAJOR CONTOUR
— 122.6 —	MINOR CONTOUR
- . - . -	BOUNDARY
— — — — —	FENCELINE
— — — — —	EDGE OF GRAVEL
- - - - -	ROAD CENTRELINE
- - - - -	TOP OF BANK
- - - - -	BOTTOM OF BANK
— — — — —	O'HEAD POWERLINE

FIGURED DIMENSIONS SHALL BE USED IN PREFERENCE TO SCALING OF DRAWINGS.

GROUND LINES ARE INDICATIVE ONLY AND MUST BE VERIFIED ON-SITE.



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DESCRIPTION
Site Plan
PROJECT NO.
1288

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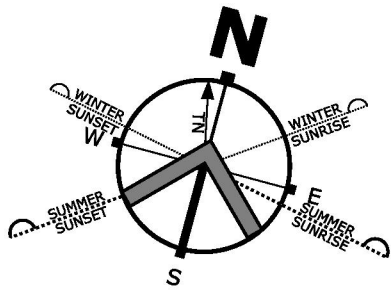
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AREA SCHEDULE:		
LIVING	= 249.52	M2
GARAGE	= 40.46	M2
ALFRESCO	= 36.17	M2
PORCH	= 13.58	M2
TOTAL	= 339.73	M2

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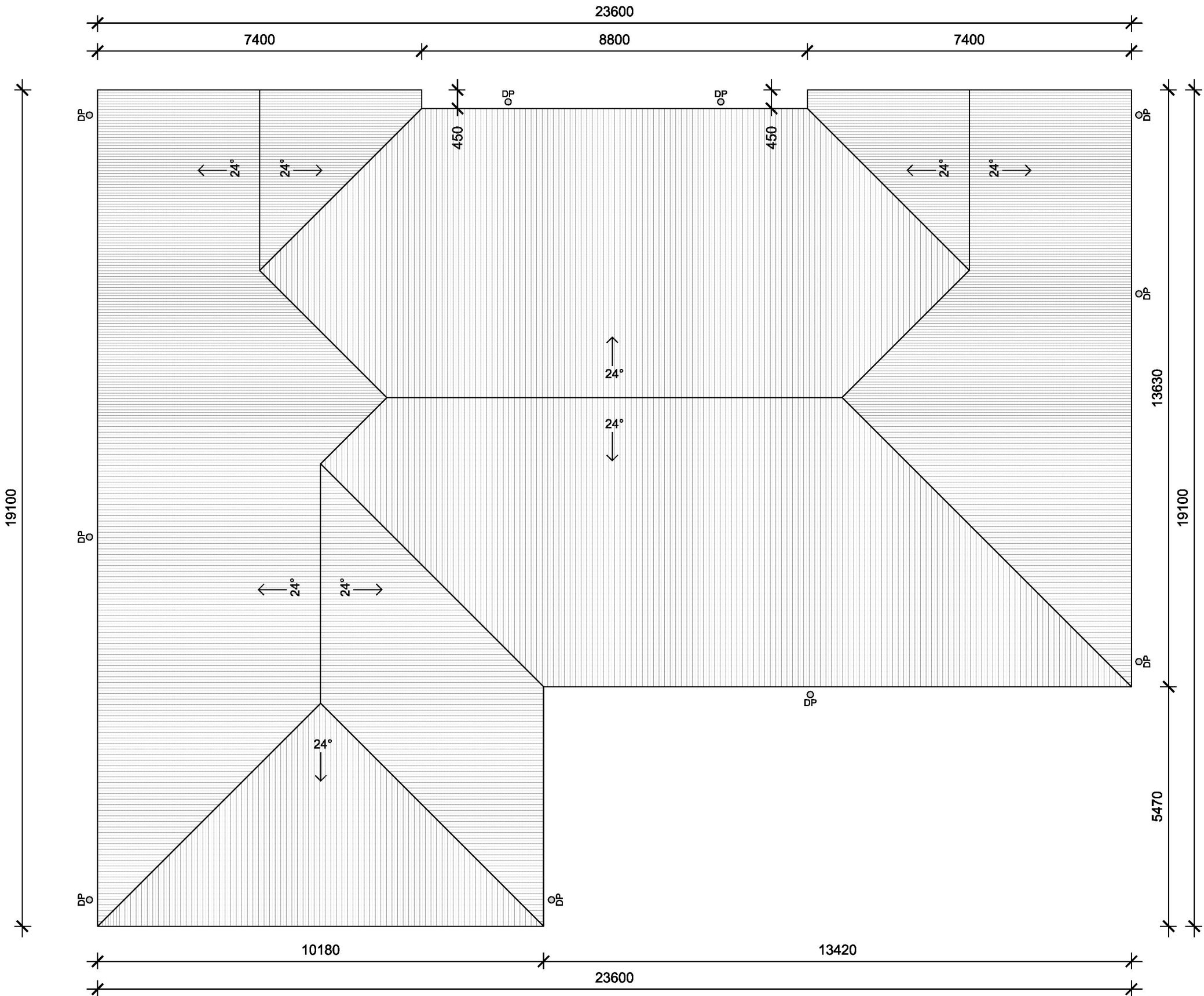
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- ASW = ALUM SLIDING WINDOW
- AAW = ALUM AWNING WINDOW
- ADH = ALUM DOUBLE HUNG WINDOW
- ACW = ALUM CASEMENT WINDOW
- AFW = ALUM FIXED GLASS WINDOW
- ABFW = ALUM BI-FOLD WINDOW
- ASD = ALUM SLIDING DOOR
- AHD = ALUM HINGED DOOR
- ABFD = ALUM BI-FOLD DOOR
- SL = SIDELITE WINDOW
- HL = HILITE WINDOW
- FL = FANLITE WINDOW
- S/L = SKYLIGHT
- S/T = SUN TUNNEL/SOLAR TUBE
- DP = DOWNPIPE
- HD = HINGED DOOR
- CSD = CAVITY SLIDING DOOR
- QSD = QUICKSLIDE DOOR UNIT
- FF = FRIDGE FREEZER
- DW = DISHWASHER
- WO = WALL OVEN
- WM = WASHING MACHINE
- CD = CLOTHES DRYER
- FW = FLOOR WASTE
- V = VANITY
- B = BATH TUB
- S = SMOKE ALARM

DIMENSION NOTE:
FOR CLARITY OF PLAN, ALL INTERNAL WALL DIMENSIONS HAVE BEEN LEFT OFF THIS PLAN - TO BE READ AS 90mm TIMBER STUD FRAMING, IN ACCORDANCE WITH AS1684

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DESCRIPTION
Roof
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 Elevations 1
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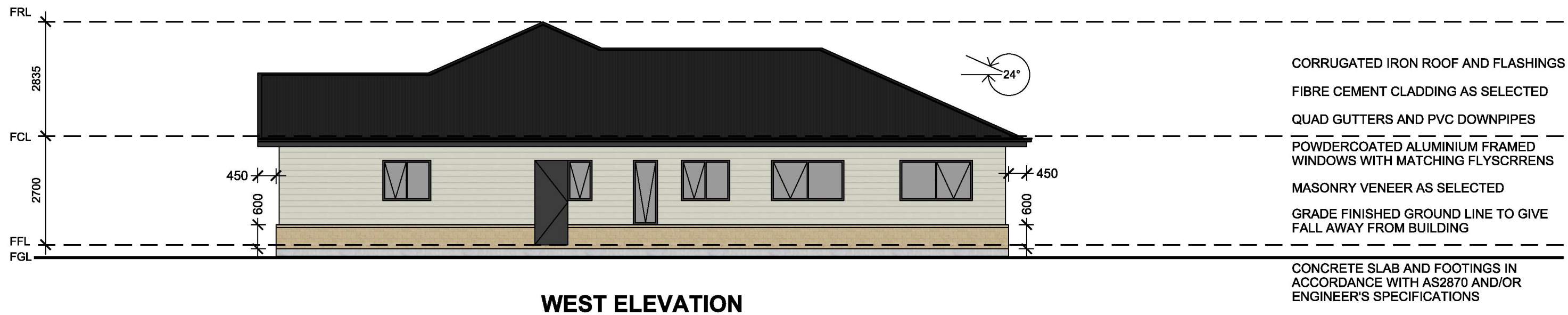
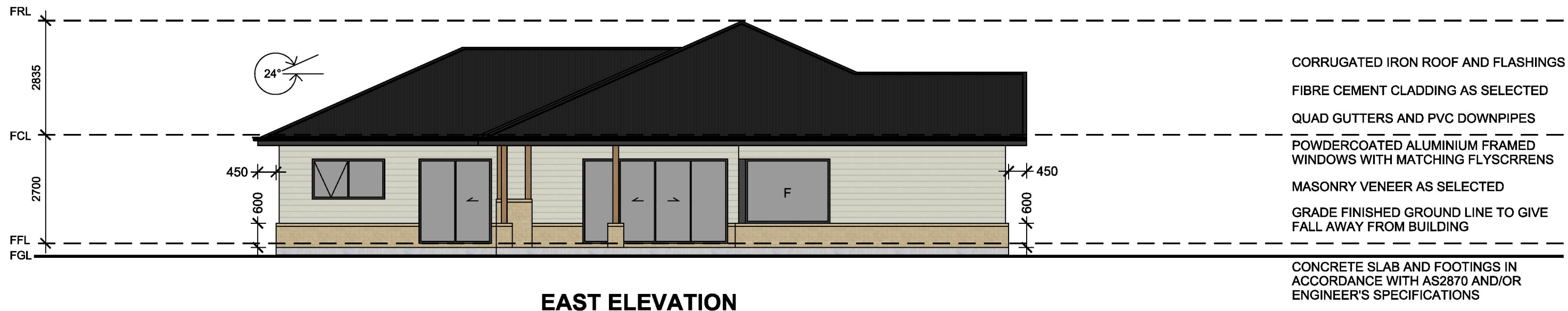
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Elevations 2
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3D View 1
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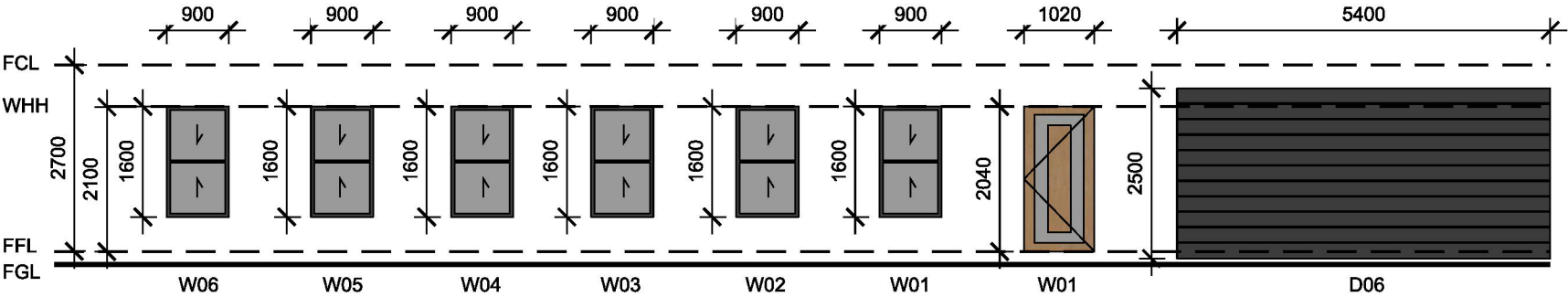
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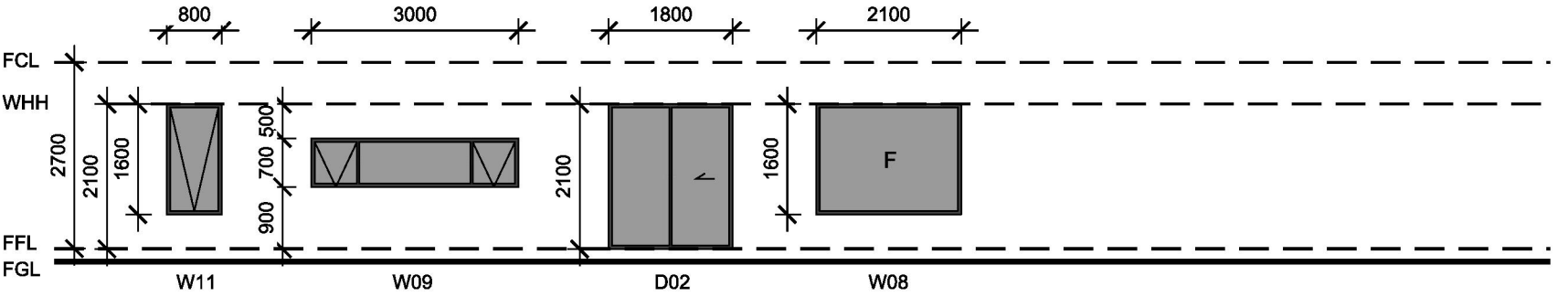
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08

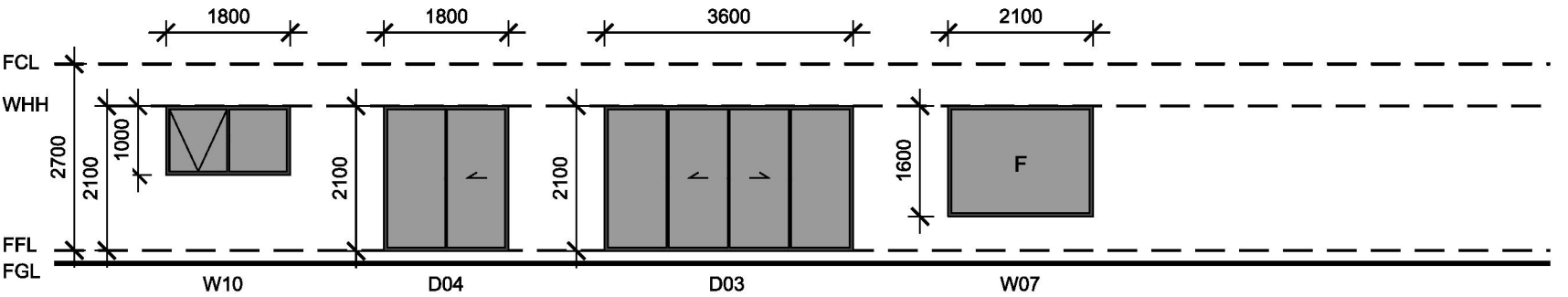
NO	HEIGHT	WIDTH	HEAD	TYPE	MATERIAL	GLAZING	GLASS
W01	1600	900	2100	DOUBLE HUNG	ALUMINIUM	DOUBLE	CLEAR
W02	1600	900	2100	DOUBLE HUNG	ALUMINIUM	DOUBLE	CLEAR
W03	1600	900	2100	DOUBLE HUNG	ALUMINIUM	DOUBLE	CLEAR
W04	1600	900	2100	DOUBLE HUNG	ALUMINIUM	DOUBLE	CLEAR
W05	1600	900	2100	DOUBLE HUNG	ALUMINIUM	DOUBLE	CLEAR
W06	1600	900	2100	DOUBLE HUNG	ALUMINIUM	DOUBLE	CLEAR
W07	1600	2100	2100	FIXED	ALUMINIUM	DOUBLE	CLEAR
W08	1600	2100	2100	FIXED	ALUMINIUM	DOUBLE	CLEAR
W09	700	3000	1600	FIXED	ALUMINIUM	DOUBLE	CLEAR
W10	1000	1800	2100	AWNING	ALUMINIUM	DOUBLE	CLEAR
W11	1600	800	2100	AWNING	ALUMINIUM	DOUBLE	CLEAR
W12	1000	1800	2100	AWNING	ALUMINIUM	DOUBLE	CLEAR
W13	1000	1800	2100	AWNING	ALUMINIUM	DOUBLE	CLEAR
W14	1000	1200	2100	AWNING	ALUMINIUM	DOUBLE	CLEAR
W15	1600	600	2100	AWNING	ALUMINIUM	DOUBLE	CLEAR
W16	1000	600	2100	AWNING	ALUMINIUM	DOUBLE	CLEAR
W17	1000	1200	2100	AWNING	ALUMINIUM	DOUBLE	CLEAR
D01	2040	1020	2040	HINGED	TIMBER	SINGLE	CLEAR
D02	2100	1800	2100	SLIDING	ALUMINIUM	DOUBLE	CLEAR
D03	2100	3600	2100	SLIDING	ALUMINIUM	DOUBLE	CLEAR
D04	2100	1800	2100	SLIDING	ALUMINIUM	DOUBLE	CLEAR
D05	2040	820	2040	HINGED	TIMBER	-	-
D06	2400	5400	2400	SECTIONAL	STEEL	-	-



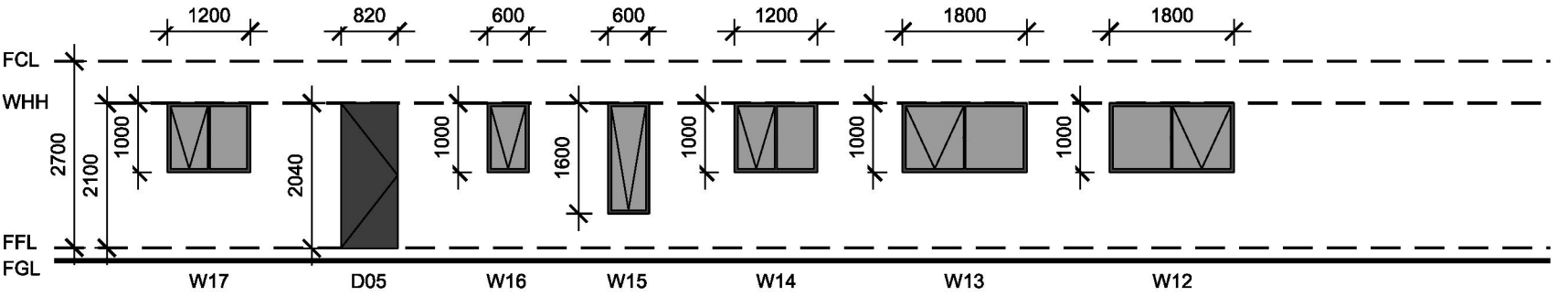
NORTH



SOUTH



EAST



WEST

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DESCRIPTION
Windows
PROJECT NO.
1288

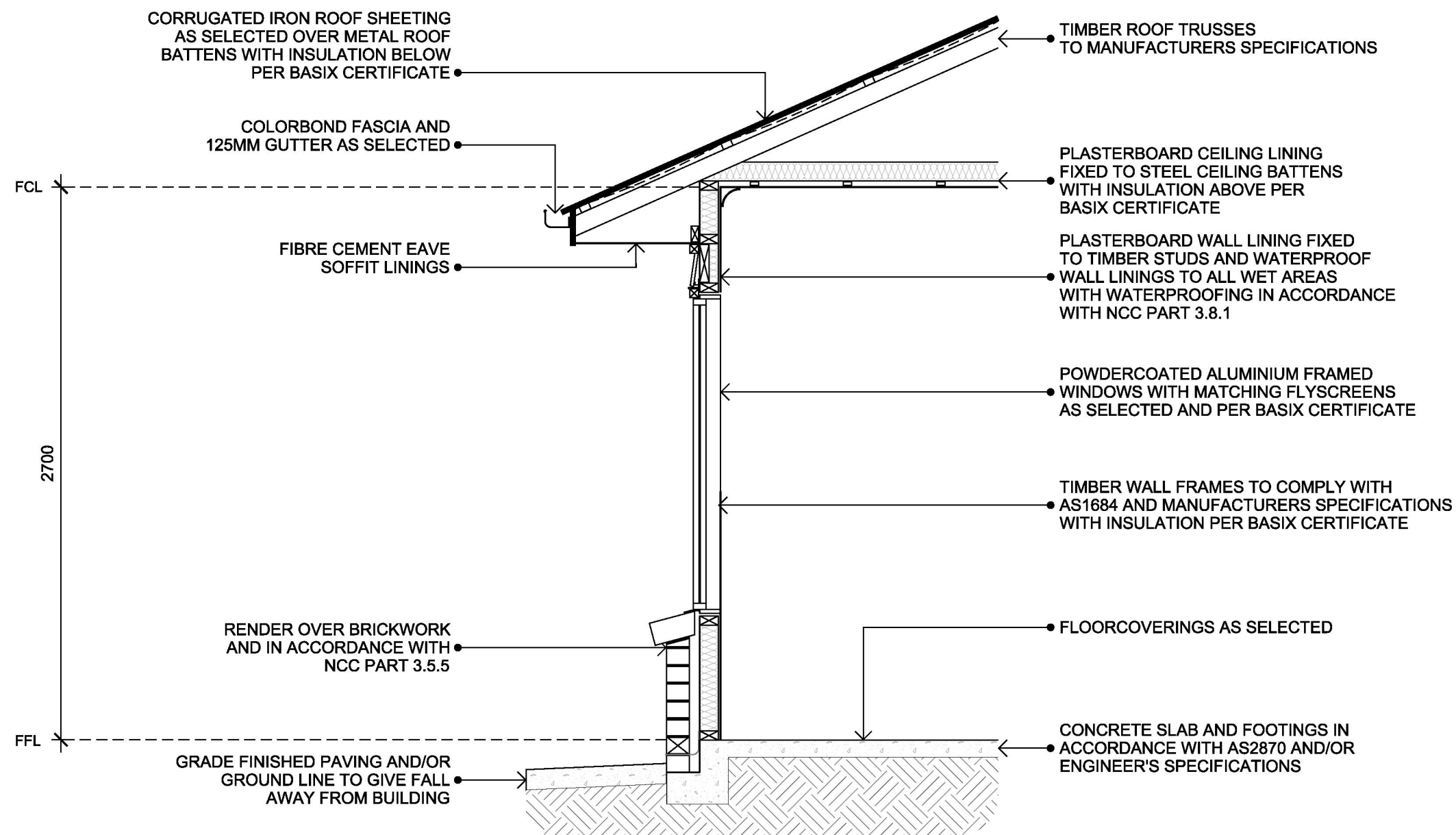
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TYPICAL SECTION DETAIL
HALF HEIGHT MASONRY VENEER
FIBRE CEMENT WALL CLADDING

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Section
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WATER	LANDSCAPE			THERMAL COMFORT	GENERAL FEATURES			ENERGY	HOTWATER					
	INDIGENOUS OR LOW WATER USE VEGETATION		50.00		M2	NUMBER OF STOREYS			1	STOREYS	HOTWATER SYSTEM TYPE		INSTANT GAS	-
	FIXTURES				CONDITIONED FLOOR AREA		<300.00		M2	HOTWATER SYSTEM RATING		7.0	STARS	
	SHOWERHEAD/S		3		STAR	OPEN MEZZANINE AREA			0.00	M2	COOLING			
	TOILET/S		3		STAR	HABITABLE ATTIC ROOM			NO	-	SYSTEM TYPE - LIVING		1 PHASE	-
	KITCHEN TAP/S		3		STAR	FLOOR, WALLS AND CEILING/ROOF			SYSTEM TYPE - BEDROOMS			1 PHASE	-	
	BATHROOM TAP/S		3		STAR	FLOOR INSULATION			NIL	R-VALUE	SYSTEM ENERGY RATING - LIVING		>4.0	EER
	ALTERNATIVE WATER				EXTERNAL WALL INSULATION - BRICK VENEER		2.70		R-VALUE	SYSTEM ENERGY RATING - BEDROOMS		>4.0	EER	
	RAINWATER TANK/S		90,000		LITRES	EXTERNAL WALL INSULATION - CLAD FRAMED			2.70	R-VALUE	DAY/NIGHT ZONING		YES	-
	ROOF COLLECTION AREA		339.73		M2	INTERNAL WALL INSULATION - SHARED WITH GARAGE			2.00	R-VALUE	HEATING			
	RAINWATER CONNECTED TO:				CEILING INSULATION - FLAT CEILING		7.00		R-VALUE	SYSTEM TYPE - LIVING		1 PHASE	-	
		TOILET/S (ALL)	YES		-	ROOF INSULATION - FLAT CEILING			55	MM	SYSTEM TYPE - BEDROOMS		1 PHASE	-
		WASHING MACHINE/S (COLD TAP)	YES		-	ROOF VENTILATORS			NIL	EACH	ENERGY RATING - LIVING		>4.0	EER
		OUTDOOR TAP/S (AT LEAST ONE)	YES		-	ROOF COLOUR			DARK >0.90	SA	ENERGY RATING - BEDROOMS		>4.0	EER
		HOTWATER SYSTEM/S (ALL)	YES		-						DAY/NIGHT ZONING		YES	-
		INDOOR COLD TAP/S (ALL)	YES		-						VENTILATION			
						WINDOWS, GLAZED DOORS AND SKYLIGHTS			BATHROOM		FAN	TYPE		
						WINDOW/S			ALUMINIUM	FRAME		FACADE	DUCTING	
							CLEAR		GLASS			MANUAL	CONTROL	
							DOUBLE		GLAZED		KITCHEN	FAN	TYPE	
						SKYLIGHT/S			N/A	FRAME		FACADE	DUCTING	
							N/A		GLASS			MANUAL	CONTROL	
							N/A		GLAZED		LAUNDRY	NATURAL	TYPE	
						ALL WINDOWS, GLAZED DOORS AND SHADING DEVICES TO BE INSTALLED PER THE SPECIFICATIONS LISTED IN THE WINDOW/GLAZED DOOR TABLE APPEARING ON THE BASIX CERTIFCIATE					-	DUCTING		
						ALL SKYLIGHTS TO BE INSTALLED PER THE SPECIFICATIONS LISTED IN THE SKYLIGHT TABLE APPEARING ON THE BASIX CERTIFCIATE					-	CONTROL		
									ARTIFICIAL LIGHTING					
						BEDROOMS				LED	DEDICATED			
						LIVING AREAS				LED	DEDICATED			
						KITCHEN				LED	DEDICATED			
						LAUNDRY				LED	DEDICATED			
						HALLWAYS				LED	DEDICATED			
									NATURAL LIGHTING					
						KITCHEN				WINDOW	1			
						BATHROOMS				WINDOW	3			
									ALTERNATIVE ENERGY					
						PHOTOVOLTAIC SYSTEM				N/A	KW (PEAK)			
									OTHER					
						COOKTOP				GAS	-			
						OVEN				ELECTRIC	-			
						CLOTHESLINE (OUTDOOR)				YES	-			

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DESCRIPTION
Basix
PROJECT NO.
1288

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BUILDING NOTES

DIMENSIONS: TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF WORKS.

LEVELS: SHOWN ARE RELATIVE ONLY, BASED ON PROVIDED CONTOURS AND TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF WORKS.

DO NOT SCALE: USE FIGURED DIMENSIONS ONLY. BUILDER TO CONFIRM ALL DIMENSIONS & LEVELS ON SITE PRIOR TO COMMENCING ANY WORK.

UNDERGROUND SERVICES: PIPES AND CABLES TO BE LOCATED PRIOR TO EXCAVATION. CALL 'DIAL BEFORE YOU DIG' ON 1100 OR GO TO WWW.1100.COM.AU .

EXISTING INFRASTRUCTURE: NO GROUND IS TO BE PENETRATED WITHIN 2.0M OF EXISTING ELECTRICAL TRANSMISSION LINES AND SERVICE POLES AND AS SUCH, THE PROPOSED DWELLING WILL COMPLY WITH THE PROVISIONS OF THE STATE ENVIRONMENTAL PLANNING POLICY (INFRASTRUCTURE) 2007.

STABILISED ACCESS: TO BE PROVIDED TO THE BUILDING SITE THROUGHOUT CONSTRUCTION.

SEDIMENT CONTROL: SUPPLY, INSTALL AND MAINTAIN GEOTEXTILE FENCE FIXED TO PICKETS AND/OR HAY BALES AT LOWER SIDE OF THE BUILDING SITE.

CONTROLLED WASTE: SUPPLY, MAINTAIN AND ROUTINELEY EMPTY A TEMPORARY WASTE RECEPTACLE ON THE BUILDING SITE.

ENVIRONMENTAL: DEVELOPMENT TO COMPLY WITH THE NSW ENVIRONMENT PROTECTION AUTHORITY ‘ENVIRONMENT PROTECTION GUIDELINES FOR CONSTRUCTION AND LAND DEVELOPMENT’ TO PREVENT POLLUTION FROM THE BUILDING SITE.

SAFETY FENCING: SUPPLY, INSTALL AND MAINTAIN 180MM HIGH ANTI-CLIMB FENCE FOR THE PERIMETER OF THE BUILDING SITE THROUGHOUT CONSTRUCTION.

TOILET FACILITIES: PROVIDE AND MAINTAIN TEMPORARY TOILET FACILITIE/S ON THE BUILDING SITE. AT A RATIO OF 1 TOILET PER 20 PERSONS.

COMPLIANCE: ALL BUILDING WORK TO COMPLY WITH THE 'NATIONAL CONSTRUCTION CODE' OF AUSTRALIA, AND ANY REFERENCED AUSTRALIAN STANDARDS AND LOCAL COUNCIL AUTHORITY REQUIREMENTS. ALL AREAS TO BE MADE GOOD BY THE BUILDER WHERE DISTURBED BY THE NEW WORK.

BASIX/ENERGY EFFICIENCY: ALL SELECTIONS TO COMPLY WITH ENERGY EFFICIENCY PERFORMANCE REQUIREMENTS AND/OR THE ASSOCIATED BASIX CERTIFICATE.

CONSTRUCTION MATERIALS: TO BE STORED WHOLLY WITHIN THE BUILDING SITE.

EARTHWORKS: ALL LEVELS AND EXTENT OF CUT AND FILL IS TO BE VERIFIED ON SITE. NO PART OF THE CUT OR FILL SHOULD ENCROACH OUT OF THE BOUNDARY OR EASEMENT. STABILIZATION OF NEW SITE FILL WITH FUTURE SITE LANDSCAPING AND/OR PLANTINGS.

RETAINING WALLS: WHERE RETAINING WALLS ARE IMPLEMENTED, THEY MUST BE NO GREATER THAN 900MM ABOVE OR BELOW NA TUR AL GROUND LEVELS OR AS PER ENGINEERS SPECIFICATIONS.

CONCRETE: ALL CONCRETE SLAB & FOOTINGS TO COMPLY WITH AS 2870 'RESIDENTIAL SLAB & FOOTINGS' AND/OR ENGINEERS SPECIFICATIONS.

FINISHED GROUND LEVEL: FALLS AWAY FROM EXTERNAL WALLS OF DWELLING TO GIVE A SLOPE OF NOT LESS THAN 25MM OVER THE FIRST 1M FROM THE BUILDING FOR REASONABLY IMPERMEABLE SURFACES AND 50MM OVER FIRST 1M FROM THE BUILDING IN OTHER SELECT SITUATIONS. REFER TO HOUSING PROVISIONS STANDARD 3.3.3 SURFACE WATER DRAINAGE.

STORMWATER: DESIGN AND INSTALLATION TO COMPLY WITH AS/NZS 3500.3 AND/OR AS/NZS 3500.5 - 2000 AND/OR HOUSING PROVISIONS STANDARD 3.3.5 AND/OR LOCAL GOVERNMENT PLUMBING AND DRAINAGE REGULATIONS.

SEWER: DESIGN AND INSTALLATION TO COMPLY WITH AS/NZS 3500.2 - 2003 (PLUMBING AND DRAINAGE - SANITARY PLUMBING AND DRAINAGE) OR AS/NZS 3500.5.

TERMITE PROTECTION: PROVIDE PHYSICAL AND/OR CHEMICAL TERMITE BARRIERS IN ACCORDANCE WITH HOUSING PROVISIONS STANDARD PART 3.4 AND AS 3660.1.

WALL FRAMING: IN ACCORDANCE WITH AS1684 AND MANUFACTURERS SPECIFICATIONS

ROOF TRUSSES: TO MANUFACTUERS SPECIFCIATIONS AND/OR OR AS PER ENGINEERS SPECIFICATIONS.

STRUCTURAL STEEL: TO BE DESIGNED BY A PRACTICING STRUCTURAL ENGINEER.

OPENINGS: WINDOW AND DOOR DIMENSIONS MAY DIFFER TO ACTUALY MANUFACTURED SIZES AND ARE APPROXIMATE ONLY - TO BE CHECKED ON SITE PRIOR TO ORDERING AND FABRICATION.

MASONRY: TO BE IN ACCORDANCE WITH HOUSING PROVISIONS STANDARD PART 5 AND AS 4773

SUBFLOOR VENTILATION: TO BE IN ACCORDANCE WITH HOUSING PROVISION STANDARD PART 6.2

WINDOWS: ALL OPERABLE WINDOWS TO BE FITTED WITH SEALS AND TIGHT FITTING FLYSCREENS. WINDOWS/GLAZED DOORS TO BE DESIGNED IN ACCORDANCE WITH AS 4066 WIND LOADS AND AS2047 WINDOWS IN BUILDINGS.

DOORS: ALL DOORS TO BE FITTED WITH LOCKS AND WEATHER SEALS CONFORMING TO HOUSING PROVISIONS STANDARD PART 13.4

GLAZING: SELECTION AND INSTALLATION TO AS 2047 AND GLASS TYPE AND THICKNESS TO AS 1288. ALL OTHER COMPONENTS TO COMPLY WITH RELATIVE STANDARDS. IN BUSHFIRE PRONE AREAS, SELECTION AND INSTALLATION TO COMPLY WITH AS 3959. REFER TO BUSHFIRE NOTES FOR BUSHFIRE ATTACK LEVEL (IF APPLICABLE TO PROJECT). WINDOW FRAME AND GLAZING PERFORMANCE LEVELS TO MEET OR EXCEED NATHERS AND/OR BASIX CERTIFICATE REQUIREMENTS.

VENTILATION: SIZE/AGGREGATE OPENING OF WINDOW/DOOR UNITS HAS BEEN CALCULATED TO BE NOT LESS THAN 5% OF THE ROOM AREA REQUIRING VENTILATION IN ACCORDANCE WITH HOUSING PROVISIONS STANDARD PART 10.6

ELECTRICAL: DESIGN AND INSTALLATION TO COMPLY WITH AS/NZS 3018 -2001 (ELECTRICAL INSTALLATIONS - DOMESTIC INSTALLATIONS).

WET AREA WATERPROOFING: TO BE IN ACCORDANCE WITH HOUSING PROVISION STANDARDS PART 10.2

WALL AND FLOOR TILING: PREPERATION AND INSTALLATION TO BE IN ACCORDANCE WITH AS 3958.1

LIFT-OFF HINGES: TO BE PROVIDED TO ALL WC COMPARTMENT DOORS WHERE OPENING INWARDS TO SATISFY THE REQUIREMENTS OF THE HOUSING PROVISIONS STANDARD PART 10.4.1 OR PROVIDE ALTERNATIVE CONFIGURATION TO SATISFY THE LOCAL AUTHORITIES.

STAIRS: IN ACCORDANCEWITH HOUSING PROVISIONS STANDARD PART 11.2

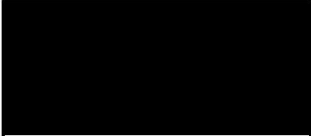
BALUSTRADES: IN ACCORDANCE HOUSING PROVISIONS STANDARD PART 11.3

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Notes
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