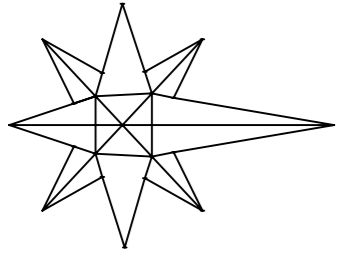


LOT 201 (1.006ha)

ZONED "SPECIAL RURAL"
 LOT IS COVERED IN NATIVE SHRUB.
 NO SIGNIFICANT TREES-
 SMALL BANKSIAS AND LOW SHRUB.

220



GENERAL NOTES:

- ALL BRICKWORK SHALL BE IN ACCORDANCE WITH AS3700-MASONRY CODE
- ALL TIMBER FRAMING SHALL BE IN ACCORDANCE WITH AS1684
- UNLESS OTHERWISE APPROVED ROOF FRAMING SHALL BE OF TRADITIONAL TIMBER FRAMED CONSTRUCTION
- ELECTRICIAN TO SUPPLY AND INSTALL APPROVED HARD WIRED SMOKE ALARMS IN ACCORDANCE WITH AS3786
- ELECTRICIAN TO SUPPLY AND INSTALL MECHANICAL VENTILATION TO REQUIRED WET AREAS IN ACCORDANCE WITH AS4687. ALL VENTS TO BE DUCTED TO OUTSIDE
- ALL CABINETWORK TO BE IN ACCORDANCE WITH GAS STANDARD (GAS FITTINGS & CONSUMER GAS INSTALLATIONS) REGULATIONS 1999
- REFER TO ENERGY EFFICIENCY SHEETS FOR LIGHT/VENTILATION REQUIREMENTS
- REMOVE 150 mm OF TOP SOIL AND CART FROM SITE. FILL AND COMPACT TO LEVEL SHOWN ON PLAN
- REFER TO ENERGY EFFICIENCY SHEETS FOR LIGHT/VENTILATION REQUIREMENTS
- CORNER PLASTER BEADS TO 45° CORNERS ONLY UNLESS OTHERWISE NOTED ON PLAN
- LIFT OFF HINGES TO ENSURE 6" WC DOORS
- CLIENT NOTE: ROOF WATER TO BE DRAINED TO SOAKWELLS OR DISCHARGED TO NOT CAUSE INTERFERENCE TO BUILDING. BY THE OWNER TO COMPLY WITH STRUCTURAL ENGINEER REQUIREMENTS
- CLIENT NOTE: BE AWARE OF UNDERGROUND SERVICE RUN-INS WHEN DIGGING

ROOF NOTES:

- ROOF TO BE DOWN IN ACCORDANCE WITH A.S.1684
- CUSTOM DRIP ROOF @ 24° PITCH - HOLDING DOWN RODS TO ISOLATED PIERS & T-BARS
- FULL HEIGHT PGI STRAPS TO ALL GARAGE PIERS

PLUMBING NOTES:

- NO FLUE PIPES TO FRONT ELEVATION ROOF IF POSSIBLE
- DOWNPIPES TO ROOF SHALL BE AT CENTRES TO ROOF PLUMBERS DISCRETION

BRICKWORK NOTES:

- EXTERNAL WALL FACE FINISHED AS NOTED
- EXTERNAL WALL: 230 CAVITY WALL
- 190 EXTERNAL, 50 CAVITY AND 90 INTERNAL
- INTERNAL WALL: 90
- FACE B/WK TO INSIDE GARAGE
- DIMENSIONS ARE TO BRICKWORK ONLY - PLASTER MARGIN NOT ALLOWED FOR
- COLOUR SELECTED BY OWNER

CONCRETE NOTES:

- ALL WET AREA SUNKEN 20mm
- CONCRETE APPLY TO SHED BASE

TERMITE PROTECTION:

ALL PRIMARY BUILDING ELEMENTS USED FOR THE CONSTRUCTION OF THIS BUILDING WILL BE CONSIST ENTIRELY OF, OR A COMBINATION OF, MATERIALS CONSIDERED NOT SUBJECT TO TERMITE ATTACK SPECIFICALLY ALL TIMBERS USED IN THIS DWELLING WILL BE PRESERVATIVE TREATED IN ACCORDANCE WITH AS 3600.1 AND WILL COMPLY WITH PART 3.1.3.2 OF THE BUILDING CODE OF AUSTRALIA - VOLUME 2, 2016.

CRITICAL COMMENTS FOR PRE TREATMENT ON HOUSE SLAB OLD OR NEW.

- 1) APPLY WITH SUITABLE APPLICATION EQUIPMENT TO FORM A COMPLETE CONTINUOUS BARRIER OR BLANKET SPARY.
- 2) APPLY VERTICAL BARRIERS ON LOCKUP STAGE.
- 3) PHYSICAL BARRIER SHALL BE PROTECTED WITH HOME GUARD BLUE 0.3mm OR HOME GUARD GRANULES.

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Proposed Home Business Area - See attached Floor Plan

100

AMENDED PLANS
20.02.2019

THE VEGETATION AREA TO BE REMOVED

DRIVEWAY FOR HOUSE	-	181m ²
HOUSE + 14m FIREBREAK AROUND THE HOUSE	-	2723m ²
DRIVEWAY FOR SHED	-	173m ²
SHED + 1200 AROUND	-	531m ²
FIREBREAK AROUND THE SITE	-	1021m ²

HOUSE AREAS

G FLOOR AREA	=	449.36m ²
F FLOOR AREA	=	315m ²
GARAGE AREA	=	47.76m ²
PORCH AREA	=	20.95m ²
ALFRESCO AREA	=	25.48m ²
BALCONY AREA	=	15.65m ²
ATTIC AREA	=	44.55m ²
CARPORIT AREA	=	37.8m ²
TOTAL AREA	=m ²



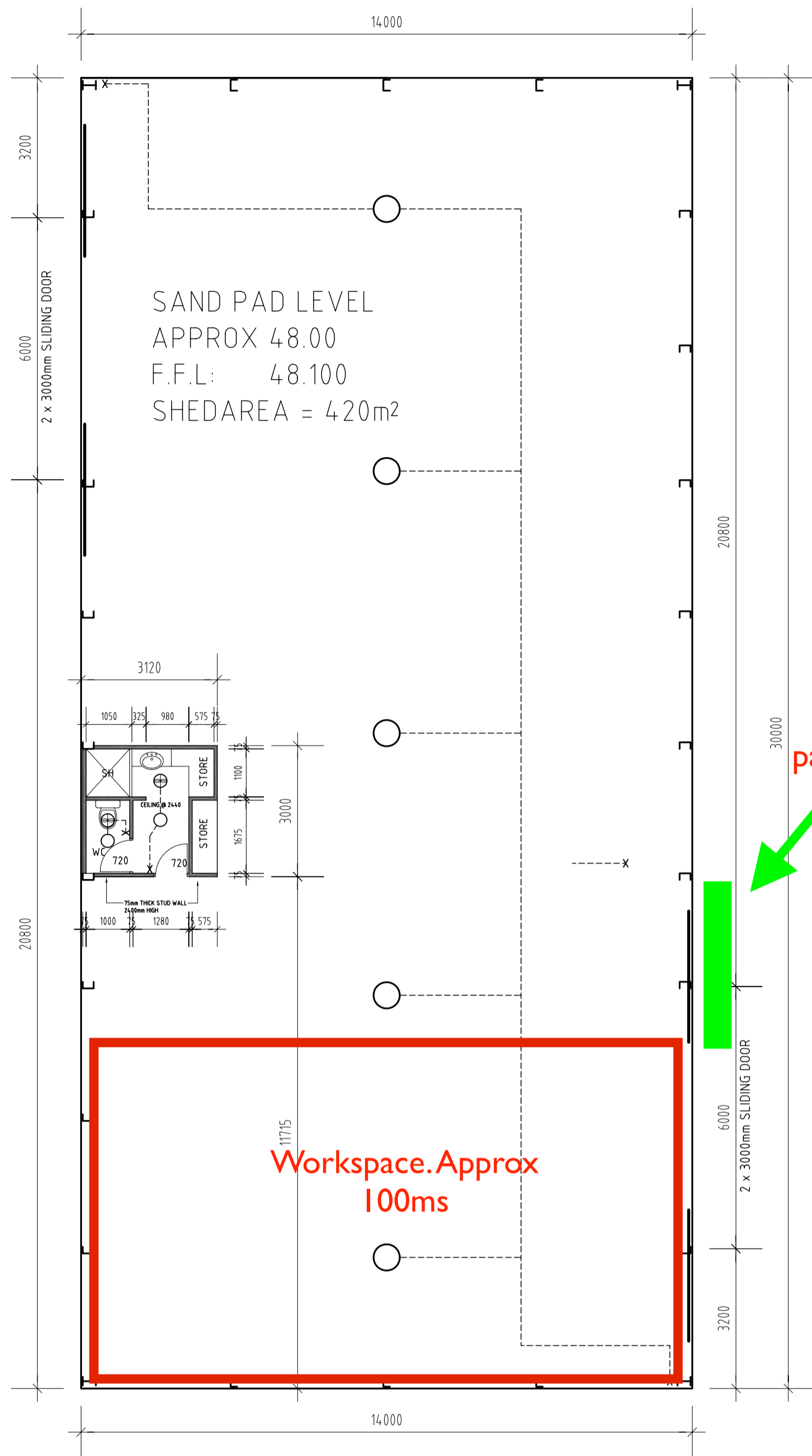
202

SYDNEY ROAD

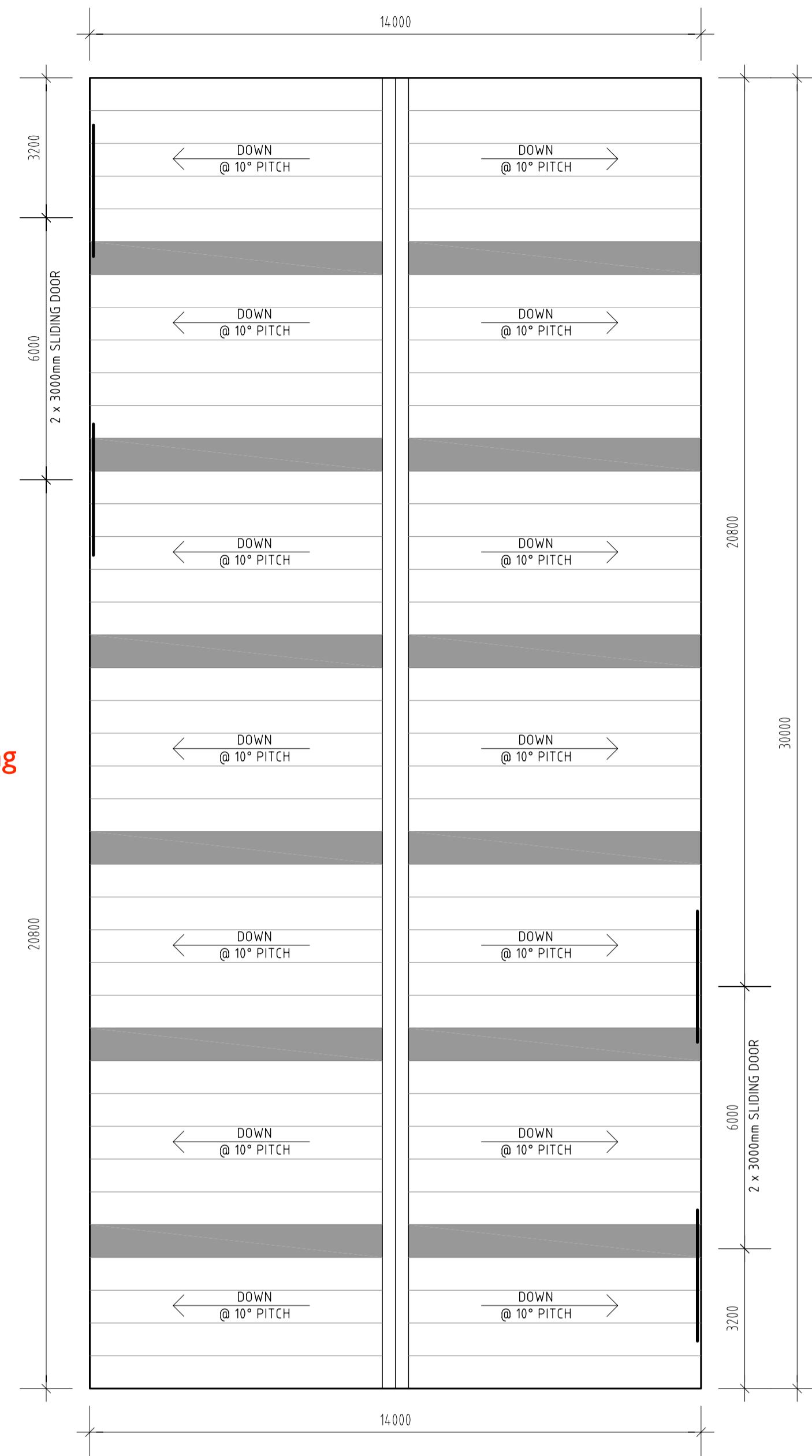
T.B.M. NAIL IN BIT R.L.47.25m

T.B.M. NAIL IN BIT R.L.46.84m

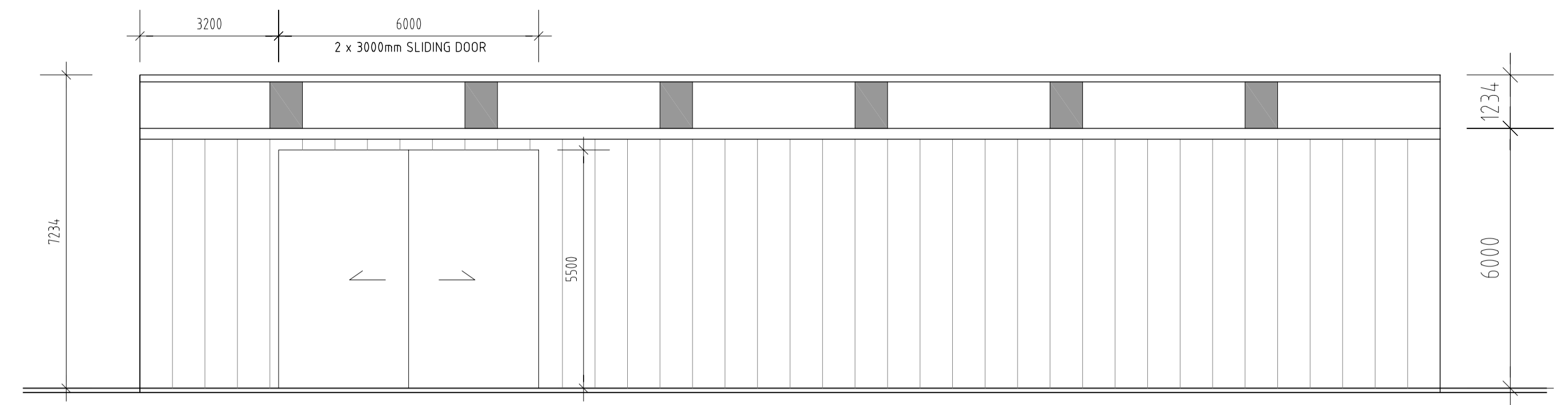
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date	07.01.2019	
DRAWING TITLE SITE PLAN		
ISSUED FOR PLANING APPROVAL		
Client	Mr FATHI	
Site Address	PROPOSED NEW HOUSE LOT 201 SYDNEY ROAD GNANGARA	
CONFIRM ALL DIMENSIONS ON SITE PRIOR TO THE COMMENCEMENT OF ANY WORK. TAKE WRITTEN DIMENSIONS IN PREFERENCE TO SCALE. REFER TO ENGINEERS DRAWINGS FOR ALL STRUCTURAL REQUIREMENTS.		



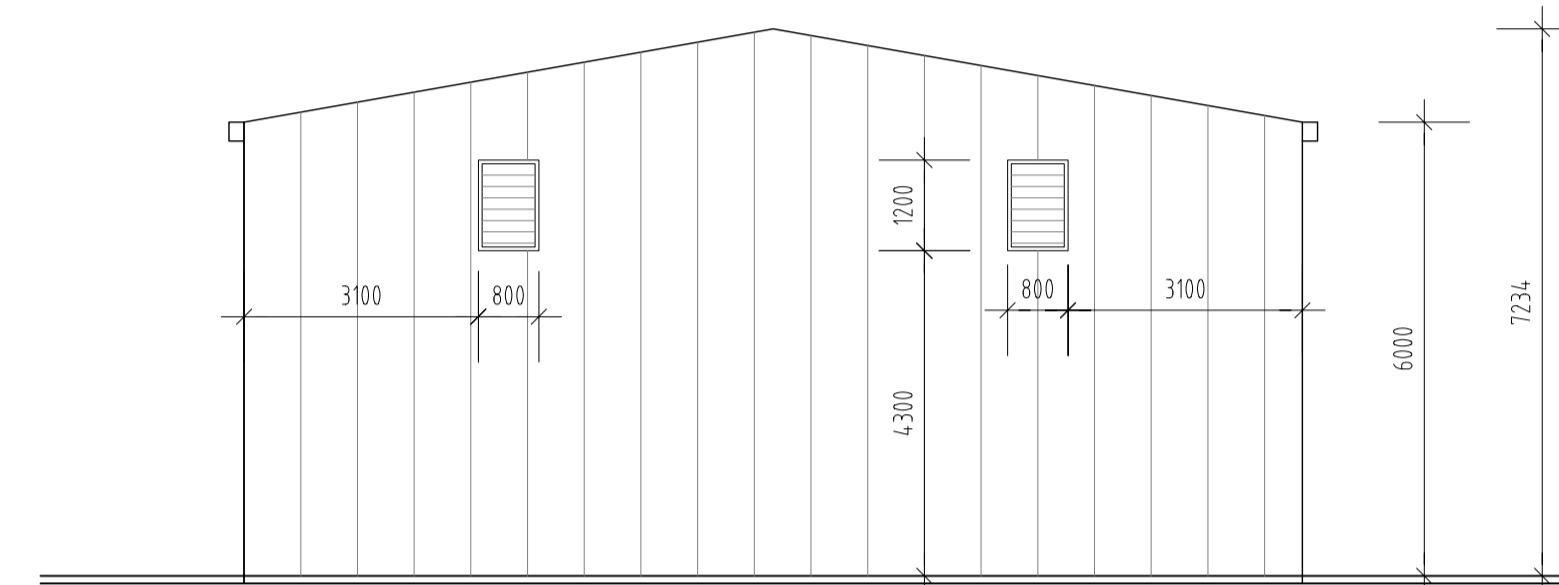
SHED FLOOR PLAN
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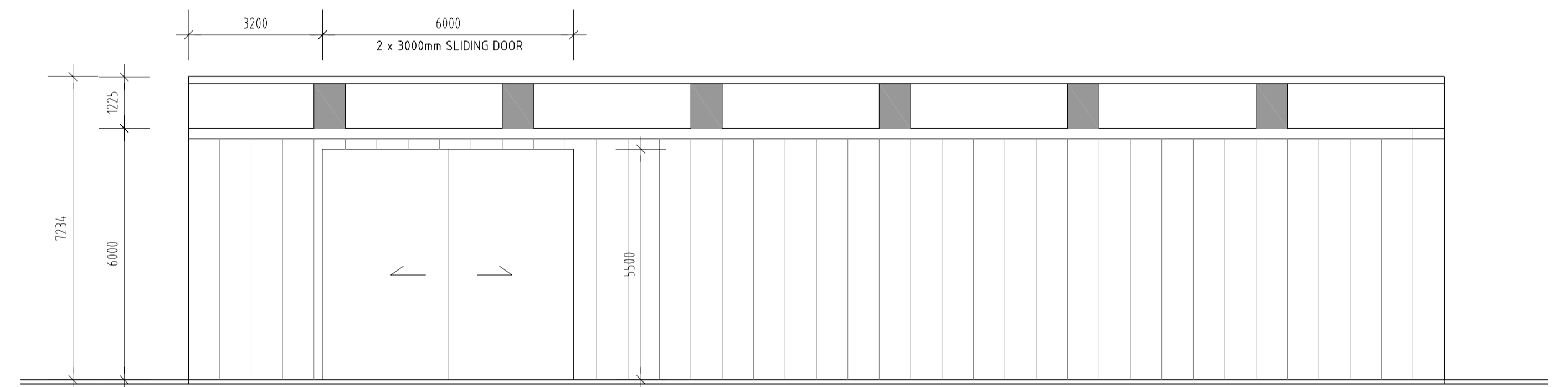
SHED ROOF PLAN
SCALE 1:100



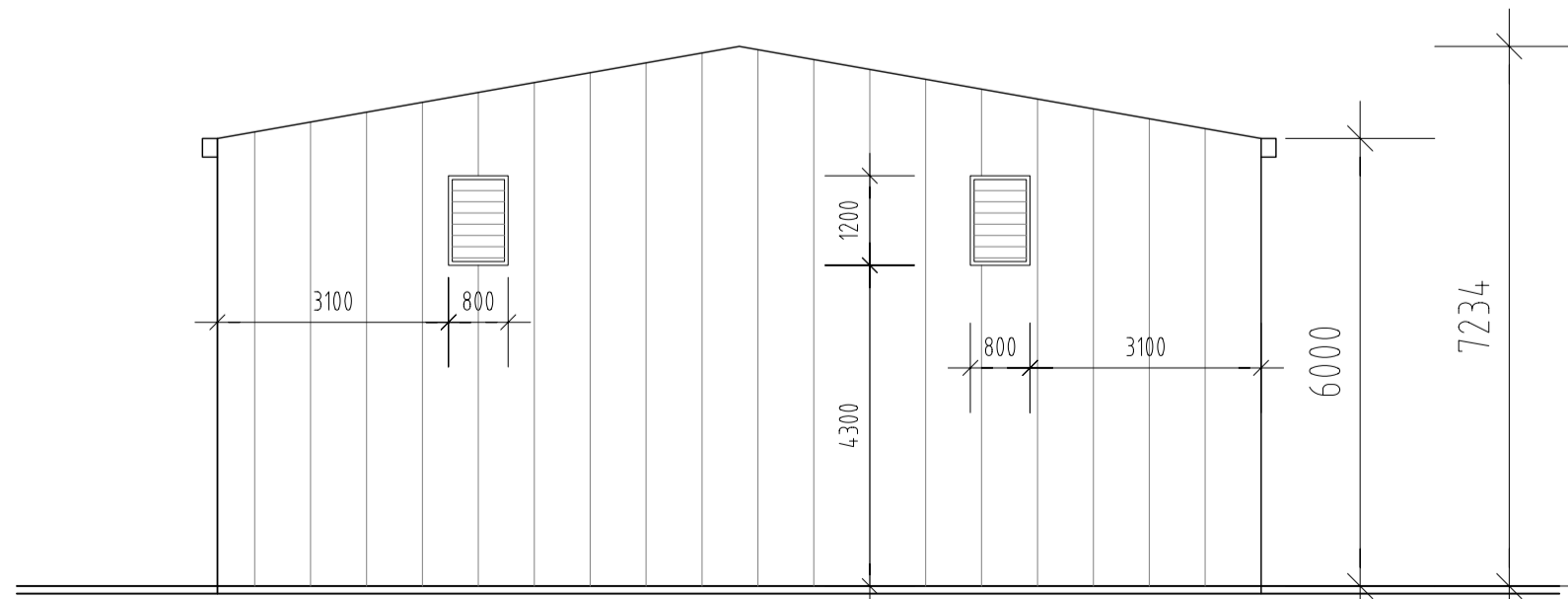
ELEVATION 2
SCALE 1:100



ELEVATION 3
SCALE 1:100

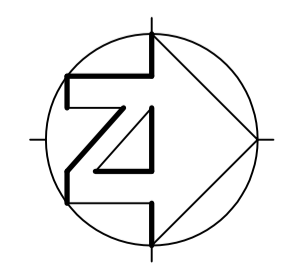


ELEVATION 4
SCALE 1:100



ELEVATION 1
SCALE 1:100

SEE MANUFACTURER
SPECIFICATION AND
DETAILS



sheet	6 of 6	Local Authority
scale	1:100 AT A1	
date	08.04.2019	
DRAWING TITLE SHED		
ISSUED FOR BUILDING APPROVAL		
Client Mr FATHI		
Site Address PROPOSED NEW HOUSE LOT 201 SYDNEY ROAD GNANGARA		
CONFIRM ALL DIMENSIONS ON SITE PRIOR TO THE COMMENCEMENT OF ANY WORK. TAKE WRITTEN DIMENSIONS IN PREFERENCE TO SCALE. REFER TO ENGINEERS DRAWINGS FOR ALL STRUCTURAL REQUIREMENTS.		