

SITE AREA: 691.6m2
DWELLING SIZE: 302.67m2
SITE COVER: 43.76%
FLOOR SPACE RATIO: 0.315:1
NOTE: BOTTLED GAS
NBN: READY ESTATE
FENCING:
COLORBOND 'MONUMENT'
BAL RATING: BAL29
SOIL CLASS: 'M' CLASS
WIND RATING: N2
ACOUSTIC REQ: N/A
NOTE: MIN. 3:1 BATTERS
TITLE: STRATA TITLE

FRONT HOUSE PAD

18.070 AHD

CUT 180MM

FILL 470MM

F.L 18.380 AHD

ALFRESCO – 344MM STEPDOWN

G.L. 16.866 AHD

CUT OMM

FILL 675MM

F.L. 17.176 AHD

REAR HOUSE PAD - 860MM STEPDOWN

G.L. 17.210 AHD

CUT 390MM

FILL 460MM

F.L. 17.520 AHD

(A)EASEMENT TO DRAIN WATER 1.5 WIDE (DP 1280557)

SITE PLAN 1 : 200

FLOOR AREAS	
UNIT 1 LIVING	110.90m ²
UNIT 1 GARAGE	20.76m ²
UNIT 1 PORCH	1.46m ²
UNIT 1 PATIO	16.62m ²
UNIT 2 LIVING	114.16m ²
UNIT 2 GARAGE	20.94m ²
UNIT 2 PORCH	1.12m ²
UNIT 2 PATIO	16.71m ²
GRAND TOTAL	302.67m ²
SQUARES	32.58sq



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Issue	Date	Description	Initials
A	27.08.24	ORIGINAL ISSUE	D.O.
B	03.09.24	AMENDS	F.M.
C	04.09.24	AMENDS	F.M.
D	30.10.24	AMENDS	F.M.
E	12.11.24	AMENDS	F.M.

PROJECT DETAILS:

Client: **NCL HOMES**

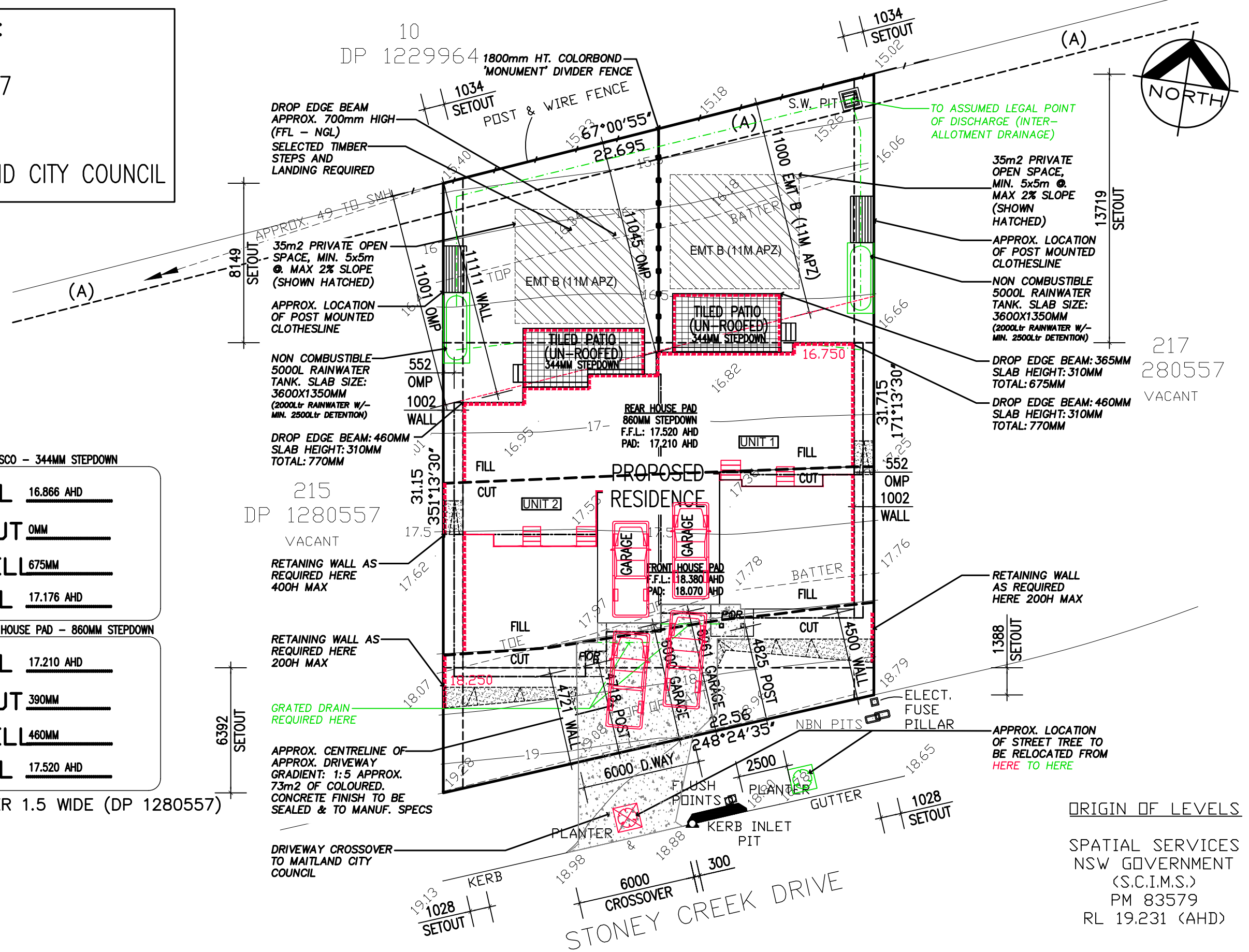
Project: **NEW RESIDENCE**

Location: LOT 216 No.5 STONEY CREEK DRIVE
FARLEY RISE
FARLEY NSW 2320

Job No:	N216STON
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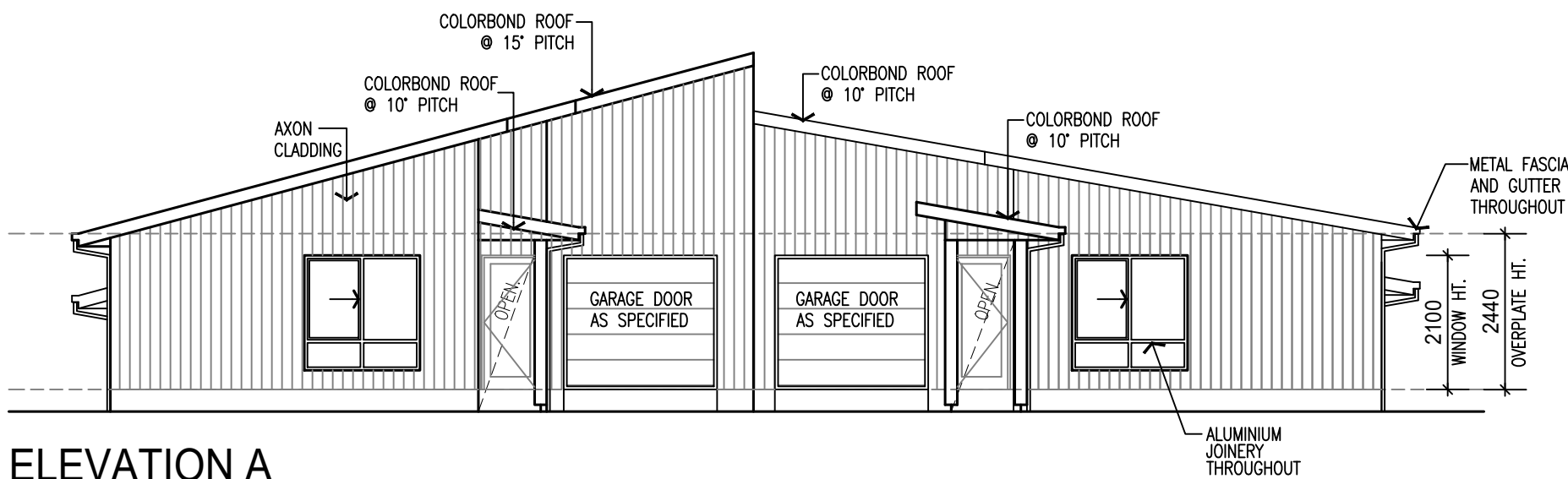
Drawn: **D.O.**

Sheet: 01A of 10

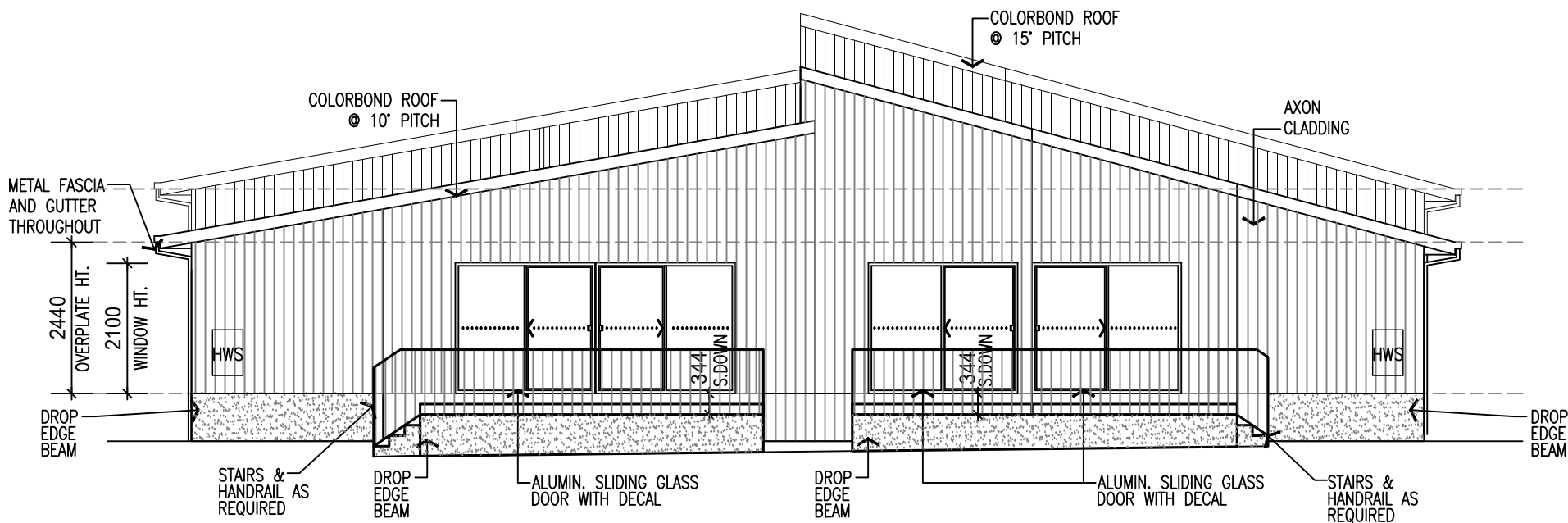


NOTE:
450mm EAVES

CUSTOM PACIFIC DA*
Yorke



ELEVATION A
SCALE 1:100



ELEVATION C
SCALE 1:100

- GENERAL NOTES:
1. FIGURED DIMENSIONS TAKE PREFERENCE, DO NOT SCALE FROM PLANS. IF IN DOUBT ASK.
 2. CONTRACTORS TO CHECK @ VERIFY ALL INFORMATION.
 3. REPORT ANY ERRORS OR OMISSIONS
 4. ALL WORK OUT BE CARRIED OUT IN A TRADESMAN LIKE MANNER & IN ACCORDANCE WITH LOCAL, CODES, B.C.A. AUSTRALIAN STANDARDS AND RELEVANT AUTHORITY REQUIREMENTS.
 5. FINISHED LEVELS ARE APPROXIMATE ONLY AND SHOULD BE VERIFIED ON SITE.
 6. ALL STRUCTURAL DETAILS TO ENGINEERS SPECIFICATION, TAKING PRECEDENCE OVER THESE PLANS.
 7. ALL CONCRETE FOOTING & SLAB CONSTRUCTION TO COMPLY WITH A.S. 2870
 8. TERMITE TREATMENT TO COMPLY WITH WITH PART 3.4 OF THE ABCB HOUSING PROVISIONS
 9. TIMBER CONSTRUCTION TO COMPLY WITH FRAME & TRUSS MANUFACTURERS DETAILS & AS1684-2021
 10. WET AREAS TO COMPLY PART 10.2 OF THE ABCB HOUSING PROVISIONS
 11. ALL GLAZING & INSTALLATION TO COMPLY WITH A.S.1288-2021 & A.S.4055-2021
 12. SMOKE ALARMS TO COMPLY WITH PART PART 9.5 OF THE ABCB HOUSING PROVISIONS
 13. WINDOW SUPPLIER TO PROVIDE COVER BOARDS TO ALL CORNER WINDOWS
 14. ALL W.C. DOORS TO BE REMOVABLE IN ACCORDANCE WITH PART 10.4.2 OF THE ABCB HOUSING PROVISIONS
 15. VENTILATION TO KITCHEN/BATHROOM/LAUNDRY MUST COMPLY WITH PART 10.8 OF THE ABCB HOUSING PROVISIONS – EXHAUST FROM A KITCHEN, KITCHEN RANGEHOOD, BATHROOM, SANITARY COMPARTMENT OR LAUNDRY MUST DISCHARGE DIRECTLY OR VIA A SHAFT OR DUCT TO OUTDOOR AIR.

ELEVATIONS 1 : 100

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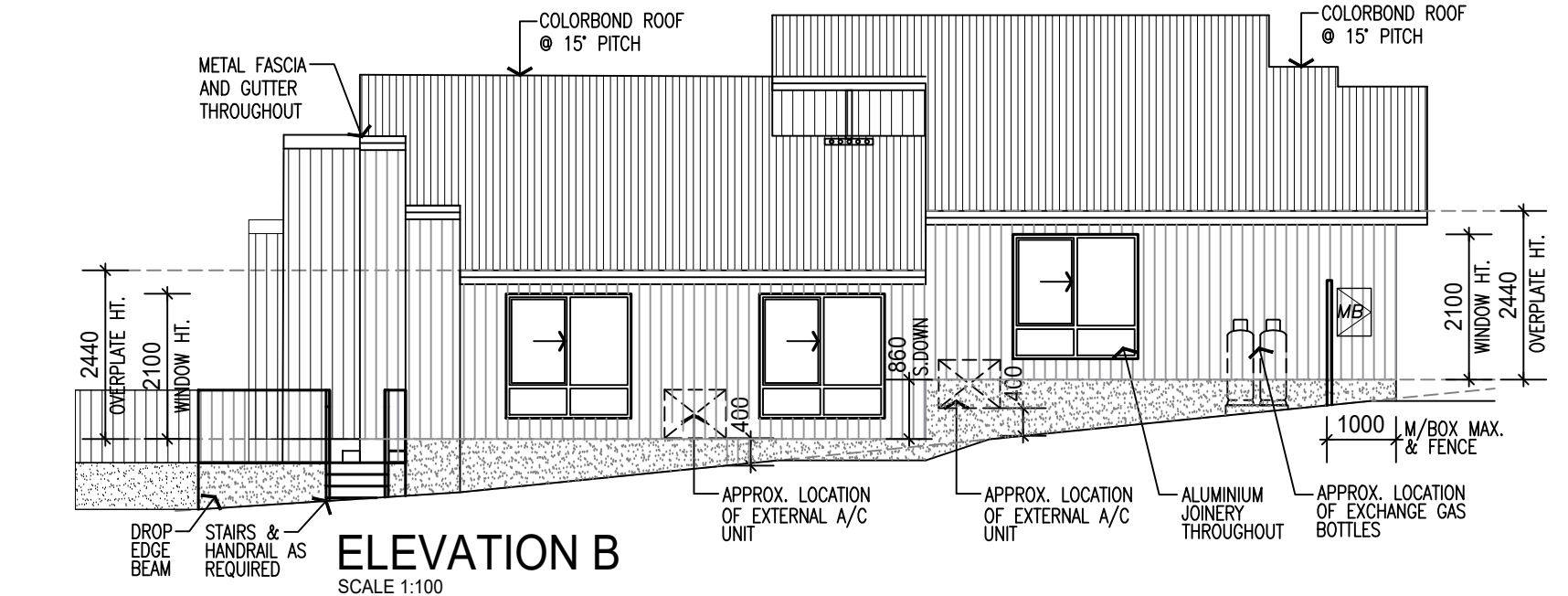
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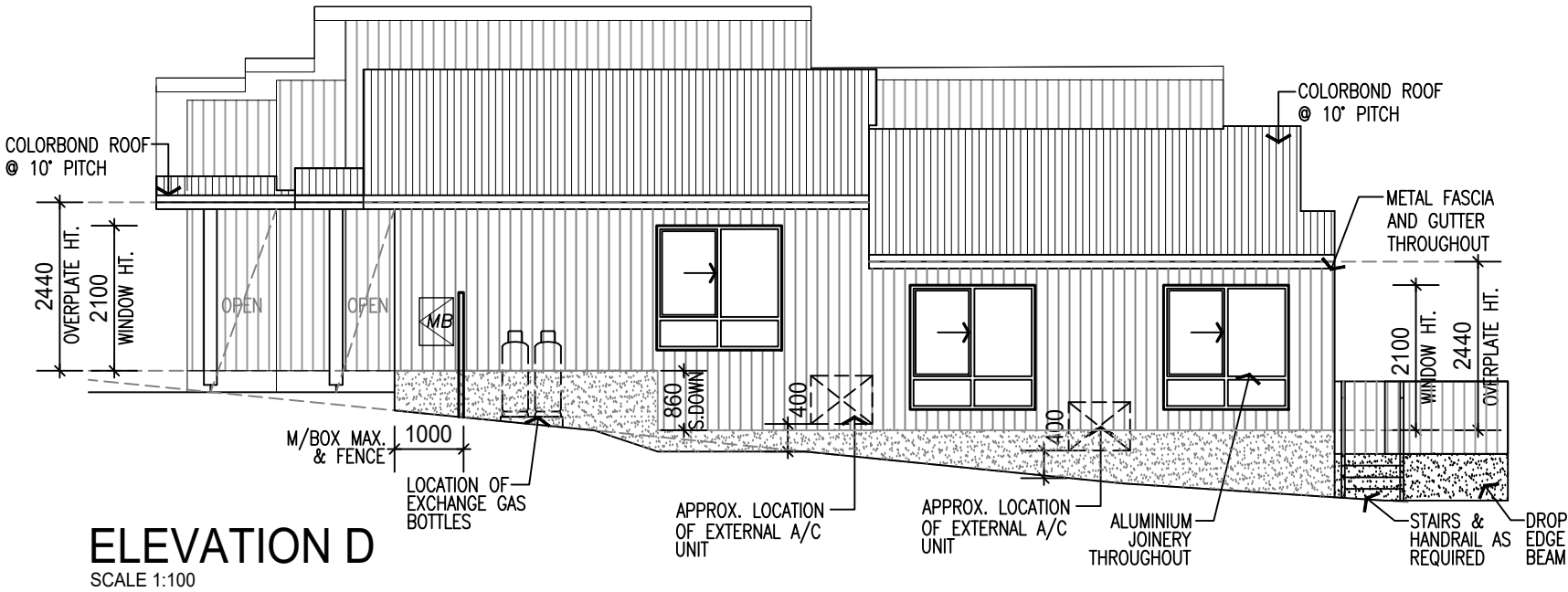
Sheet: 03A of 10

NOTE:
450mm EAVES

CUSTOM PACIFIC DA* Yorke



- LPG REQUIREMENTS:
- LPG IS TO BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH AS/NZS 1596:2014 AND THE REQUIREMENTS OF RELEVANT AUTHORITIES, AND METAL PIPING IS USED.
 - ALL FIXED GAS CYLINDERS ARE KEPT CLEAR OF ALL FLAMMABLE MATERIALS TO A DISTANCE OF 10M AND SHIELDED ON THE HAZARD SIDE.
 - CONNECTIONS TO AND FROM GAS CYLINDERS ARE METAL.
 - POLYMER-SHEATHED FLEXIBLE GAS SUPPLY LINES ARE NOT USED.
 - ABOVE-GROUND GAS SERVICE PIPES ARE METAL, INCLUDING AND UP TO ANY OUTLETS.



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