

the ffl's are subject to change and are up to builders discretion to be verified on site, maximum change to be under 340mm unless it affects a solar envelope then zero tolerance
 builder to provide all labour, materials, fittings, paint, tools, permits, insurances etc necessary for the proper completion of the works and ensure that all labour and materials in all trades are the best of the respective kinds. see inclusions list for exclusions

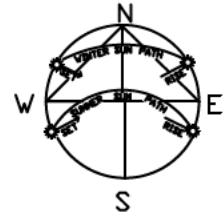
all contractors to inform themselves of the scope of work prior to commencing their relevant duties

follow figured dimensions only. check and verify dimensions before starting and report any discrepancies to the designer

building setbacks, easements and dimensions to be verified by surveyor and certifier prior to commencement of any work
 materials and workmanship to be in accordance with the building code of australia, and all other relevant codes and australian standards
 location of cuts are indicative only and to be verified on site

confirm all levels and contours on site prior to commencement of construction. builder is responsible to ensure all information shown here regarding levels is accurate and represents existing on site levels

development to comply with best practice guidelines - prevent pollution from residential building sites march 2006
 block boundaries, contours, services and easements to be verified on site prior to construction
 retaining wall heights and all levels to suit site conditions. final heights to be confirmed by builder on site



BLK 13
 SEC 329
 707m²



A MINIMUM OF 50% OF THE PRIVATE OPEN SPACE IS TO BE RETAINED AS PLANTING AREA AS SET OUT IN RULE 39 IN THE SINGLE DWELLING HOUSING DEVELOPMENT CODE

GLASS POOL SAFETY RAIL AS SHOWN
 safety barriers for swimming pools to comply with as1926.1 and 2 - 2012
 SWIMMING POOL WATER RECIRCULATION system must comply with as 1926.3

all cuts and ffl's to be verified on site by a certified surveyor
 where retaining walls are required and included in contract, structural engineer to provide detailed construction details
 OWNERS RESPONSIBLE FOR ALL RETAINING WALLS UNLESS INCLUDED IN BUILDING CONTRACT MATERIALS AS PER DEVELOPERS REQUIREMENTS

APPROVED
 PURSUANT TO SECTION 1.100A/1.100AB OF THE PLANNING AND DEVELOPMENT REGULATION 2008
 Delegate: Matt Davis
 Date 5/11/2020
DECLARATION OF EXTENDED DISTANCE
 Rule 7/7A - Solar envelope departure of a maximum 532mm for a length of 5960mm
 Rule 11 - Front boundary setback departure of a maximum 502mm for a length of 1508mm

BLOCK AREA	707.00 SQM
POS REQUIRED 707 X 60% - 50 SQM	
POS REQUIRED	374.2 SQM
POS REQUIRED >6m	70.7 SQM
PPOS REQUIRED >6m	36 SQM
AREAS EXISTING	
RESIDENCE	149.54SQM
PORCH	1.17SQM
AREAS PROPOSED	
RESIDENCE	40.59SQM
GARAGE	37.35SQM
AL FRESCO	27.47SQM
PORTICO	3.61SQM
GROSS FLOOR AREA	227.48SQM
TOTAL AREAS	259.73SQM

PLOT RATIO 32.1%

all downpipes and sumps to be in accordance with building code of australia
 all altered groundlevels to be graded away from residence to eliminate water ponding

minimum 4000 litres rainwater tank to comply with wsud and housing development guide to be connected to 50% or 100 sam of roof and connected to toilets, laundry and all external taps must comply with rule 6.1.15.1b no reliance on landscaping measures to reduce consumption THE CONNECTION WILL REQUIRE A PUMP WHERE IT CANNOT BE ELEVATED SUFFICIENTLY TO GIVE ADEQUATE PRESSURE

IN APPLICATION
 RULE DEPARTURE RULE 7
 TABLE 1 SUN ANGLE SOLAR ENCROACHMENT IN FRONT ZONE FRONT ENCROACHMENT 532 MM TAPERS TO REAR ENCROACHMENT OF 411MM FOR A DISTANCE OF 5960MM

IN APPLICATION
 RULE DEPARTURE RULE 11 (A)
 TABLE 2A FRONT SETBACKS ENCROACHMENT IN FRONT ZONE GARAGE ENCROACHMENT ENCROACHMENT 0.378 SQM WITH VARYING DIMENSIONS 1508MM WIDE MAX DEPTH 502MM

Driveway to comply with GW/SD/DC.02 & finish to comply with housing development guide driveway grade to be verified on site prior to commencement of construction and ammended if required

SEWER TIE
 TIE : 2.1
 DEPTH : 2.7
 CH : 37.2

STORMWATER TIE
 TIE : 2.9
 DEPTH : 1.05
 CH : 29.6

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DRAWING TITLE - SITE PLAN
 CLIENT - [REDACTED]

PROJECT - PROPOSED ADDITIONS
 BLOCK - 13
 SECTION - 329
 SUBURB - FADDEN

FOR CONSTRUCTION
 DATE: 06.05.2020
 REVISION - A

JOB No: 1607
 SCALE: 1:200@A3
 SHEET No - A01

APPROVED

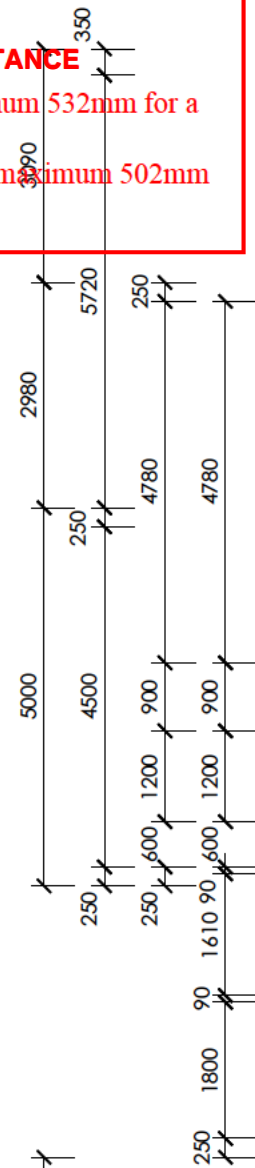
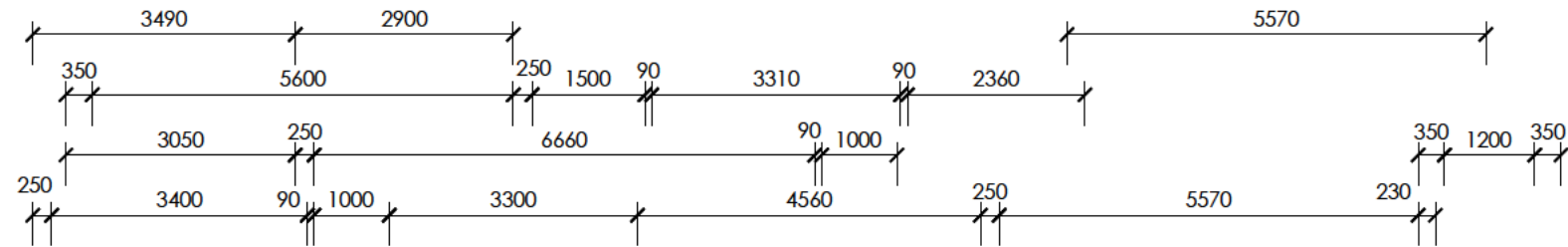
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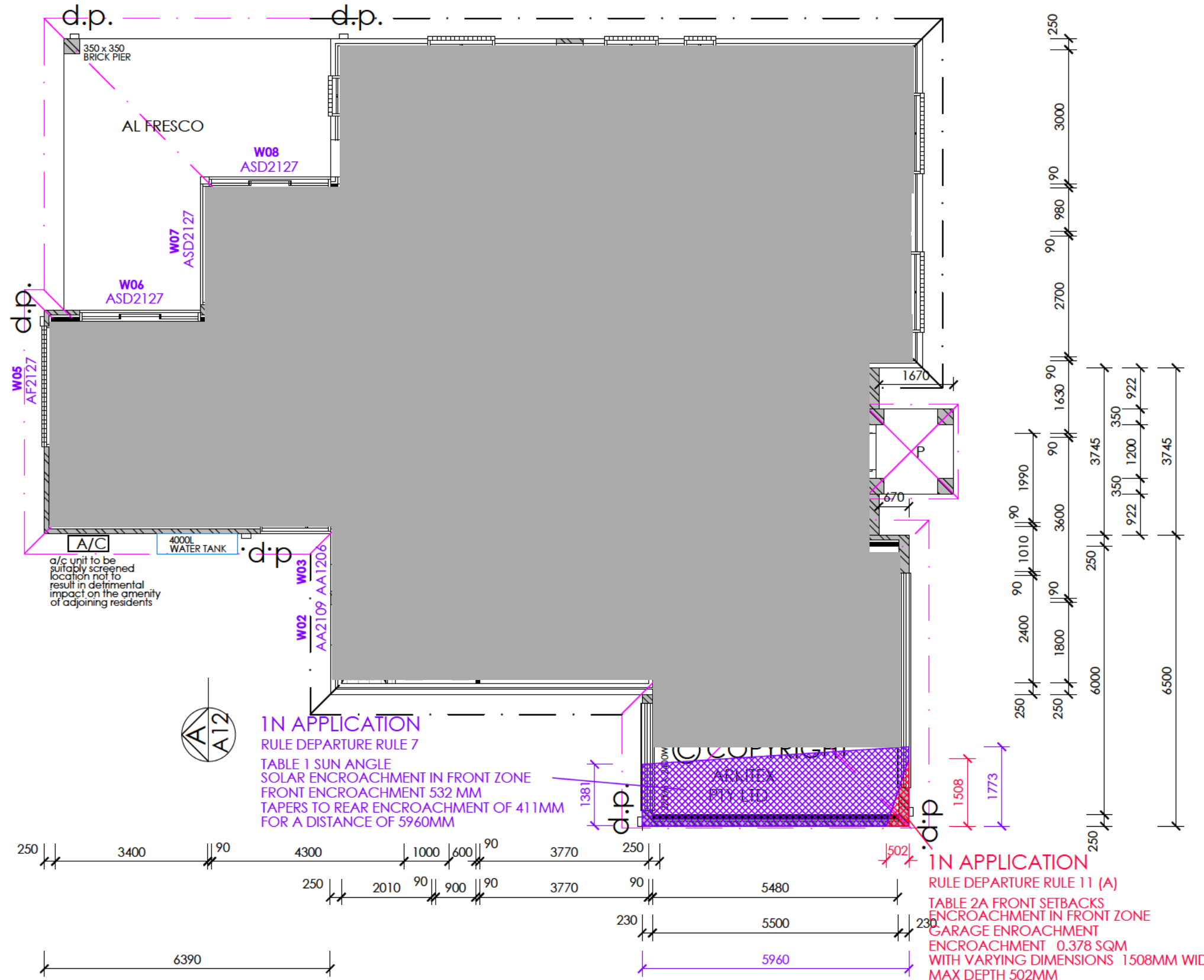
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ALL WINDOWS TO BE DOUBLE GLAZED

AREAS EXISTING	
RESIDENCE	149.54SQM
PORCH	1.17SQM
AREAS PROPOSED	
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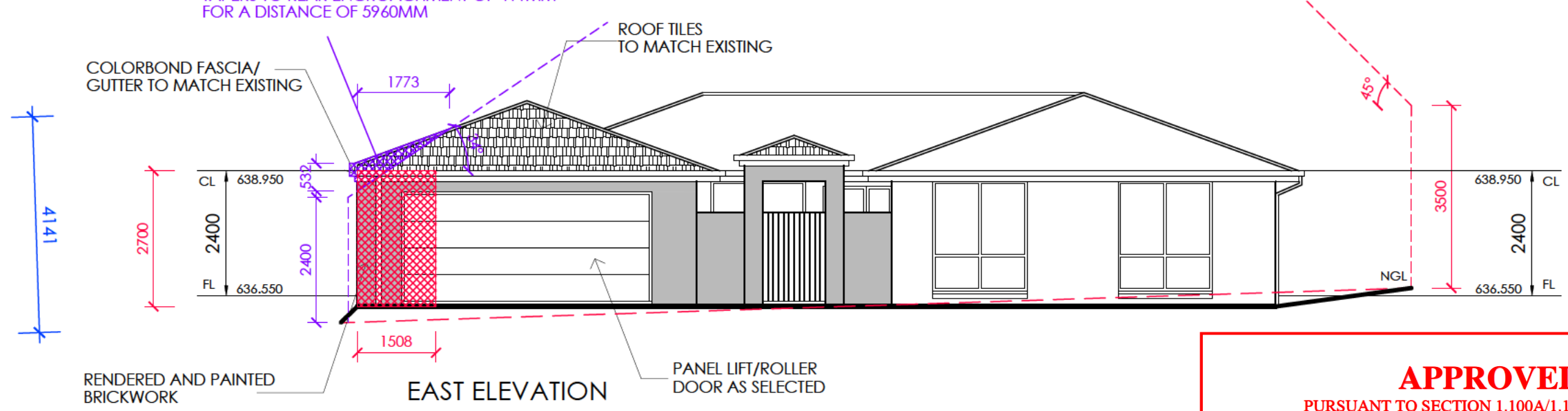
1N APPLICATION
 RULE DEPARTURE RULE 7
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 FRONT ENCROACHMENT 532 MM
 TAPERS TO REAR ENCROACHMENT OF 41 MM
 FOR A DISTANCE OF 5960MM

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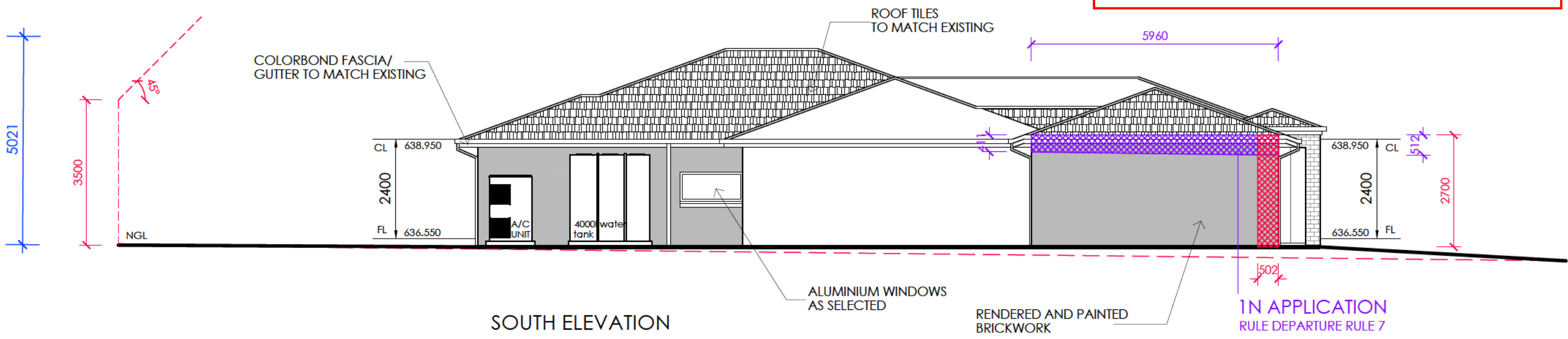
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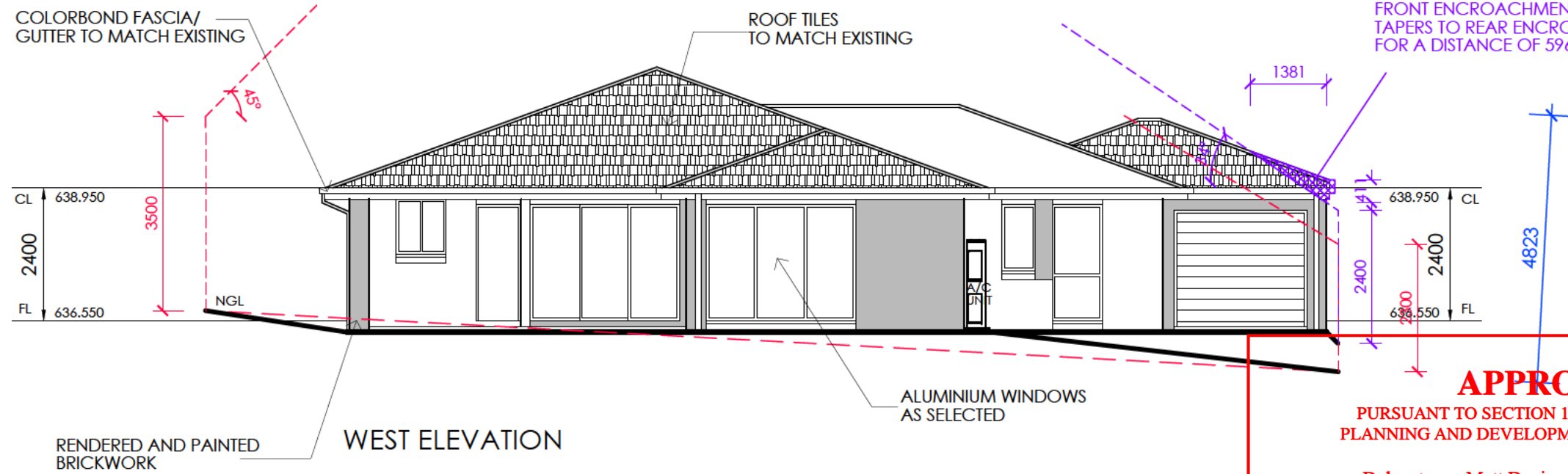
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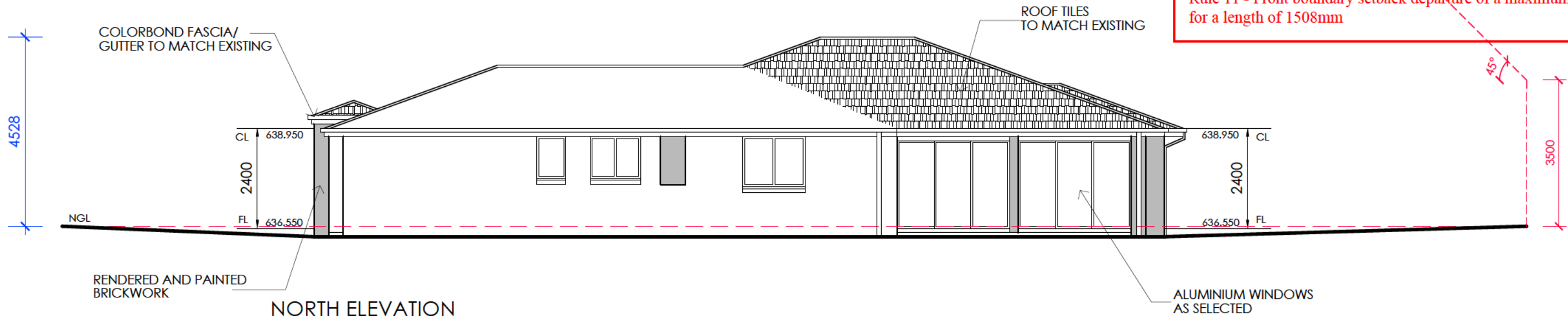


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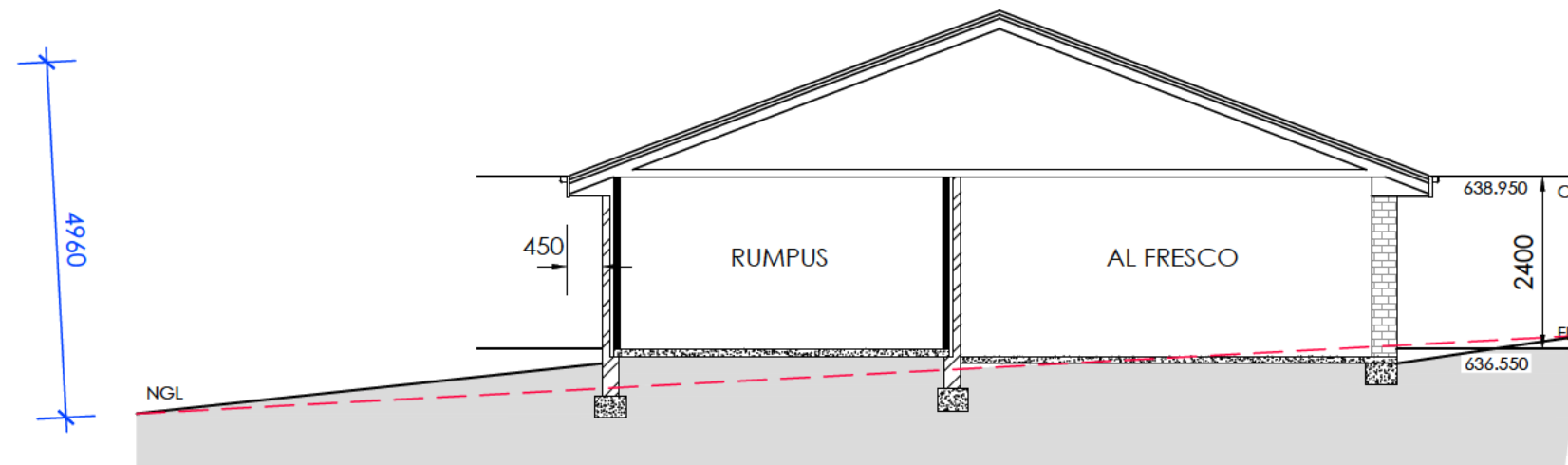
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PITCHED ROOF REFER TO ROOF PLAN
 FACE BRICKWORK AS SELECTED
 RENDERED BRICKWORK AS SELECTED
 COLORBOND ROOF SHEETING AS SELECTED
 R2.0 WALL INSULATION
 R4.0 CEILING INSULATION
 REINFORCED CONCRETE SLAB AND
 FOOTINGS AS PER ENG. SPECS. AND DETAILS



SECTION A-A