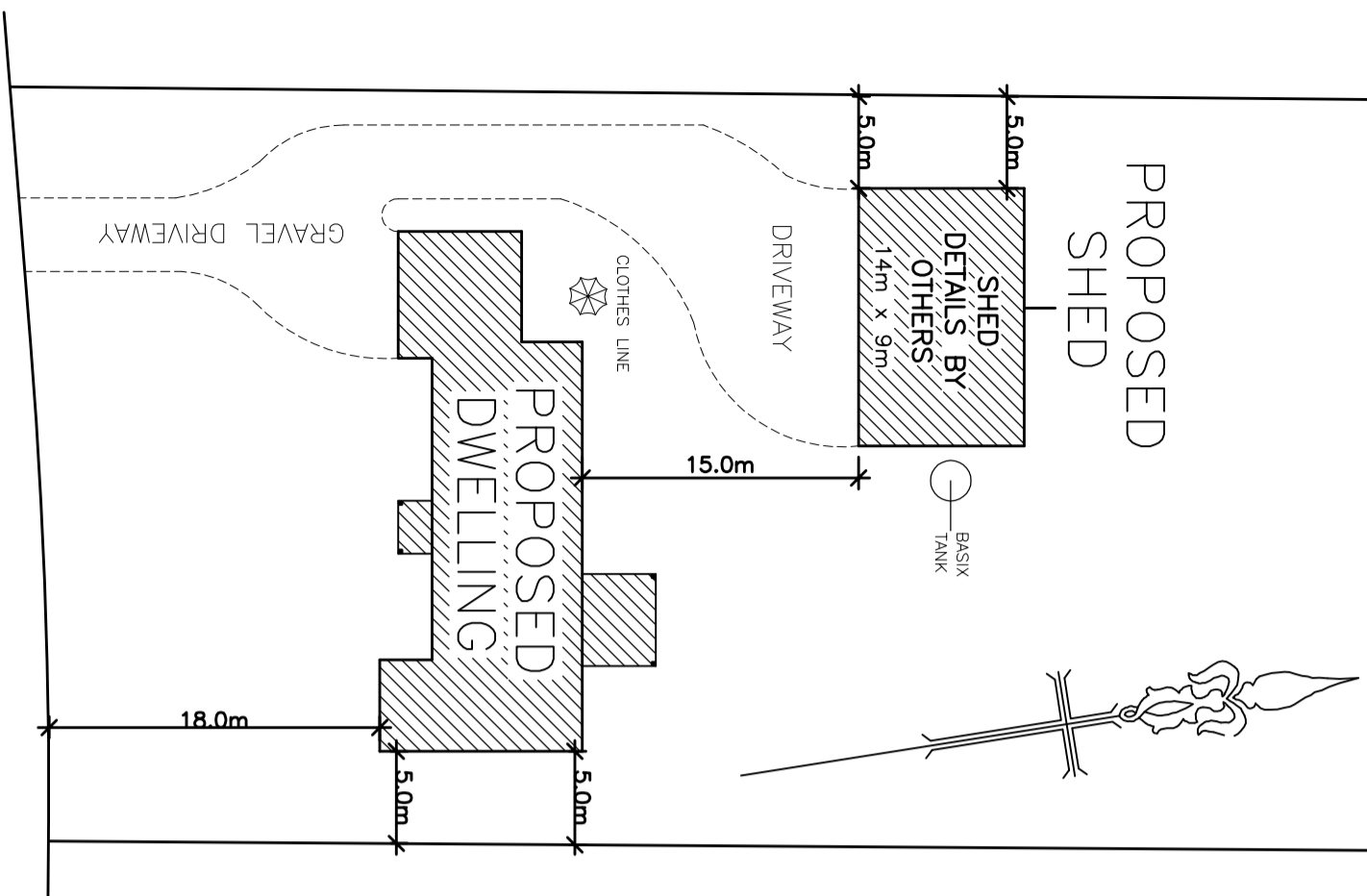


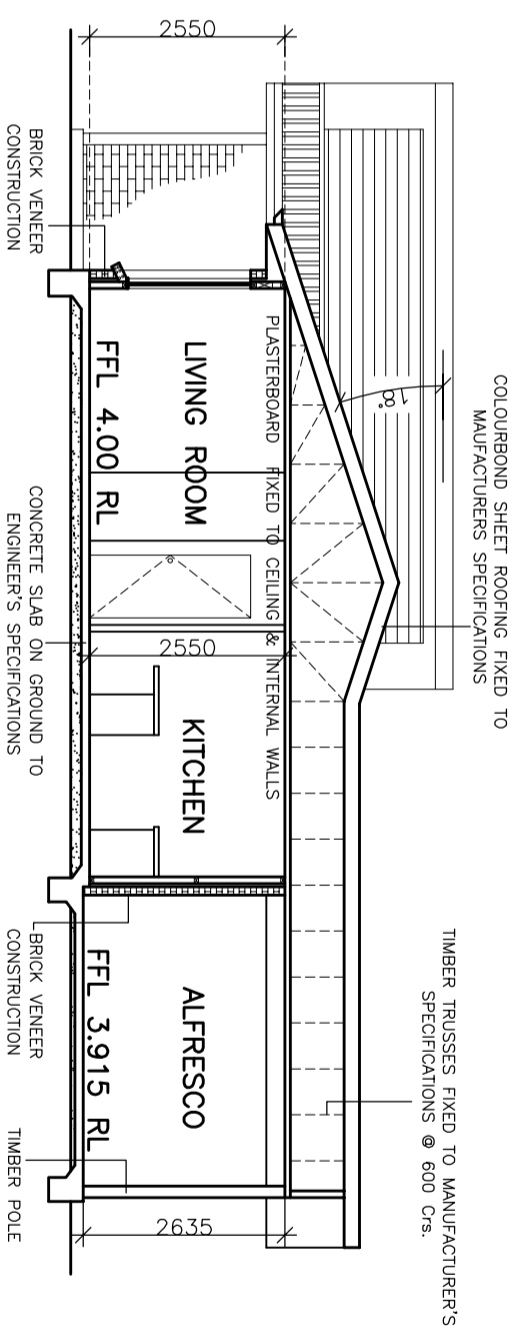
LOT 51
D.P. 1236728
4000m²

PROPOSED SHED



ANGUS DRIVE SITE PLAN

SCALE 1:400 @ A3



SECTION A-A

SCALE 1:100

NSW GOVERNMENT 'BASIX' ASSESSMENT INFORMATION CERTIFICATE No.9309175

ALL BASIX REQUIREMENTS MUST BE ADHERED TO

* ALL WINDOWS ARE TO COMPLY TO BASIX CERTIFICATE No. 9309175

HOT WATER SYSTEM:

* SOLAR - ELECTRIC BOOSTED 41to45 STCS

* INSULATION REQUIREMENTS TO BE:

* NIL = SLAB ON GROUND

* R1.86 = BRICK VENEER WALLS

* NIL = INTERNAL SHARED GARAGE WALL

* R2.75 CEILING & ROOF = FOIL / SARKING

* SHOWERHEAD RATING 3 STAR(min)

* TOILET RATING 4 STAR(min)

* KITCHEN TAPS RATING 4 STAR(min)

* BATHROOM BASIN TAPS RATING 4 STAR(min)

* GAS COOKTOP & ELECTRIC OVEN

* WELL VENTILATED FRIDGE SPACE

* OUTDOOR CLOTHES LINE INSTALLED

* LIVING RM COOL - CEILING FANS

* BEDROOMS COOLING - CEILING FANS

* LIVING RM HEATING - NIL

* BEDROOM HEATING - NIL

* BATHROOM EXHAUST FAN NOT DUCTED TO ROOF & BE MANUAL SWITCH OPERATED

* KITCHEN EXHAUST FAN NOT DUCTED TO ROOF & BE MANUAL SWITCH OPERATED

* LAUNDRY EXHAUST FAN - NIL

* 10000L(min)WATER STORAGE TANK TO BE FITTED

* 154m² OF ROOF DIVERTED TO STORAGE TANK

* TANK IS TO BE USED FOR ALL TOILETS, CLOTHES WASHER & ONE GARDEN TAP

* DWELLING= B.C.A APPROVED CLASS 1.(1 STOREY)

* CONDITIONED FLOOR AREA =300sqm Max.

* OPEN MEZZANINE SPACE ALLOWED = 25sqm.

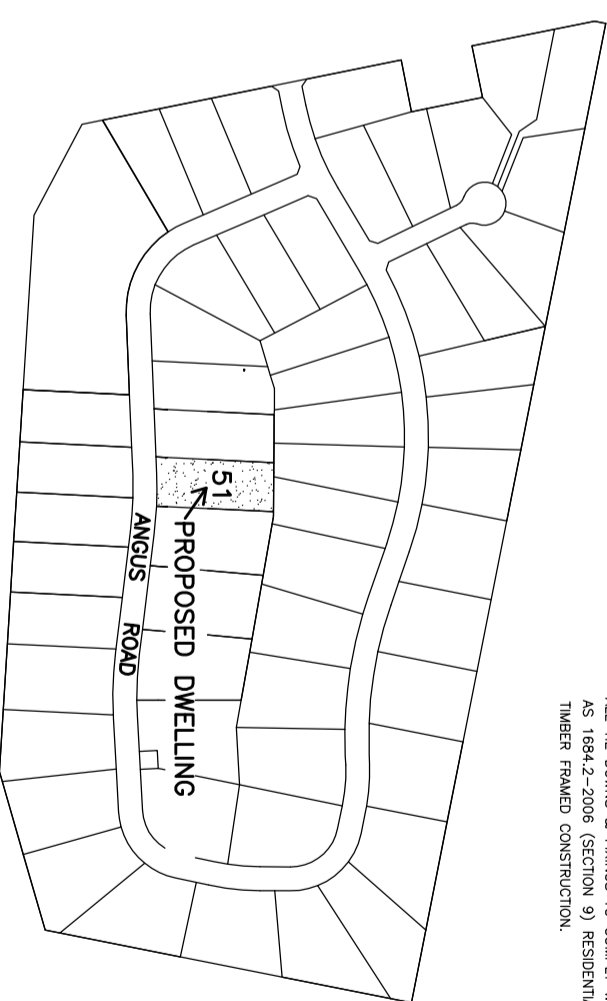
* NO HABITABLE ATTIC SPACE ALLOWED.

** NATURAL LIGHTING, INCLUDING SKYLIGHTS :

= IN KITCHEN , BATHROOMS & TOILETS

* NOTES *

- * GROUND WATER FROM ABOVE BUILDING ENVELOPE TO BE DIVERTED AROUND DWELLING BY SPOON DRAINS.
- * CONCRETE SLAB IS TO BE CONSTRUCTED IN ACCORDANCE WITH AS 2870, WITH UNDER SLAB CHEMICAL SPRAY- ANT CAPPING FITTED TO BRICK PIERS & OUTER WALLS- BOTH COMPLYING WITH B.C.A 3.1.3.3. & 3.1.3.4.TO FORM A 'FULL SYSTEM' TERMITE BARRIER.
- * NO EARTHWORKS ARE TO BEGIN WITHOUT FIRST SEEKING VERIFICATION OF UNDERGROUND TELECOMMUNICATION LINES (TELSTRA POSITIONING & DEPTHS. CALL 1100 DIAL-BEFORE-YOU-DIG
- * ALL CONSTRUCTION WORK IS TO COMPLY WITH PROVIDED BASIX CERTIFICATE & IT IS THE BUILDERS RESPONSIBILITY TO ENSURE ALL TRADES RECEIVE COPIES.
- * DRAWINGS SUPPLIED TO CLIENTS REMAIN THE PROPERTY OF CINZ-3D DRAFTING & GRAPHICS UNTIL COMPLETE PAYMENT IS MADE.
- * ALL INSTALLATION OF EXTERNAL WINDOWS ARE TO COMPLY WITH BCA AND AUSTRALIAN STANDARDS.
- * ALL CARE IS TAKEN WITH DIMENSIONS BUT NO RESPONSIBILITY ACCEPTED FOR DISCREPANCIES.
- * MEASUREMENTS TAKE PRECEDENCE OVER SCALE.
- * IT IS THE TENDER'S RESPONSIBILITY TO CHECK ALL ON SITE HEIGHTS AND MEASUREMENTS.
- * ALL TIMBER WORK IS TO COMPLY WITH AS1684-2 RESIDENTIAL TIMBER FRAMING CONSTRUCTION.
- * DIRECT WIRED SMOKE DETECTORS MUST COMPLY WITH AS3786 AND BE INSTALLED TO COMPLY TO BCA 3.7.2.
- * SUB-FLOOR AREAS ARE TO BE KEPT CLEAN AND DRAINAGE INSTALLED WHERE NECESSARY TO AVOID POOLING OF WATERS.
- * REMAINING WALLS ARE TO BE BUILT WHERE NECESSARY BUT ARE NOT TO BE GREATER THAN 900 mm IN HEIGHT UNLESS BUILT TO AN ENGINEERS SPECIFICATIONS.
- * ALL ROOFING WATER IS TO BE DIRECTED TO NEAREST KERB AND GUTTERING OR TO COUNCIL REQUIREMENTS.
- * ALL REQUIRED AREAS ARE TO BE PROTECTED AGAINST WATER IN ACCORDANCE WITH B.C.A. 3.8.1.2, TO 3.8.1.6.
- * ALL STAIRS TO BE CONSTRUCTED TO COMPLY WITH B.C.A. 3.9.1.
- * ALL TIE DOWNS & FIXINGS TO COMPLY WITH AS 1694.2-2006 (SECTION 9) RESIDENTIAL TIMBER FRAMED CONSTRUCTION.



BULLOCKS RUN, FAILFORD

SITE PLAN

SCALE 1:6400 @ A3



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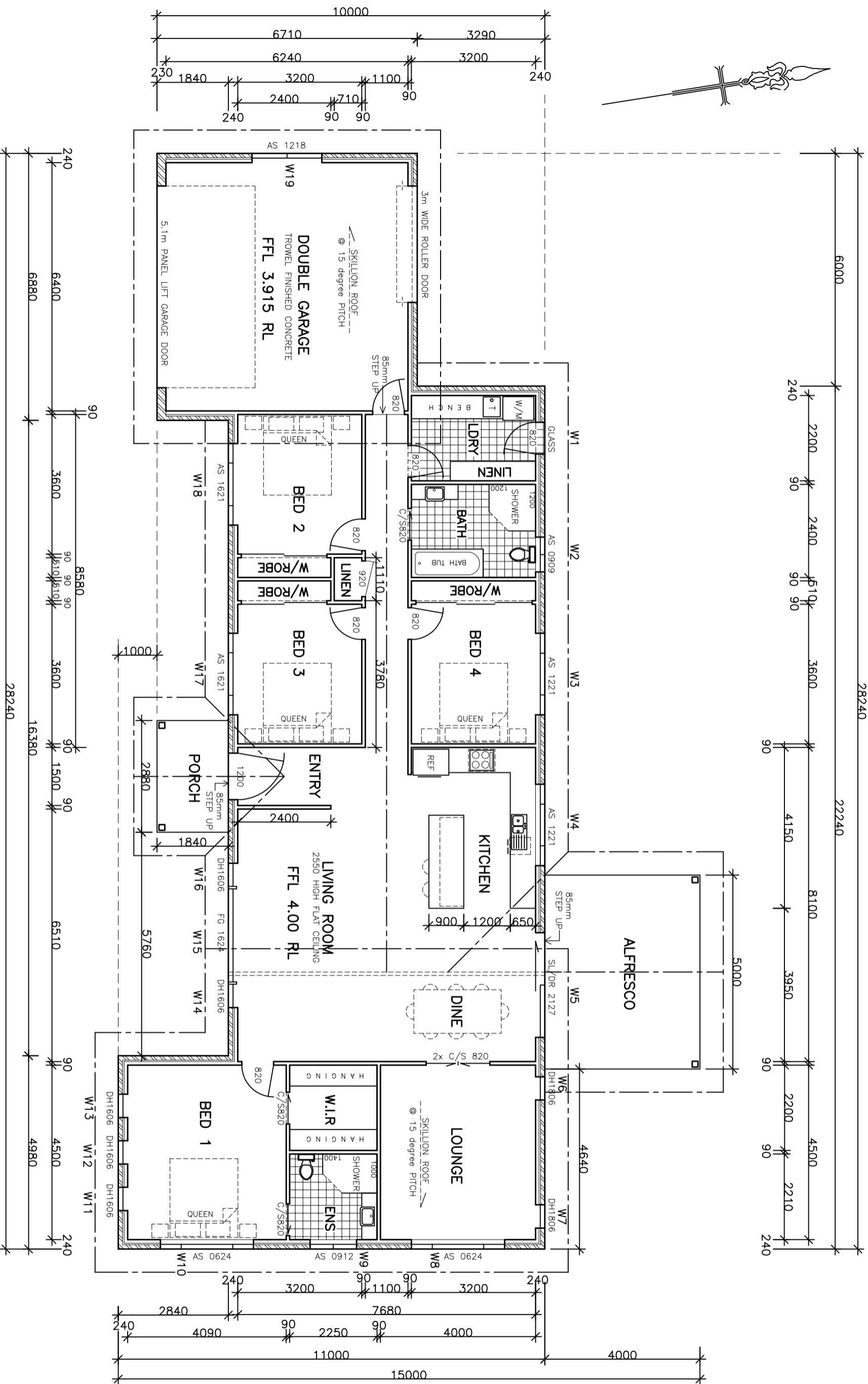
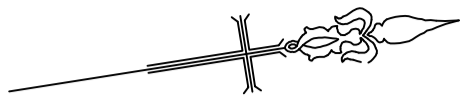
Mr Rick Clifton
Lot 51 Angus Drive, Bullocks Run, Failford

PROPOSED BRICK VENEER DWELLING

HOUSE PLANS

Revision / Date
A1 8.5.18
A2 17.5.18
A3 23.5.18
Issue No. A4

A 4.1
PAGE



TOTAL AREA = 262.8 M2	
LIVING	= 192.2
PORCH	= 5.3
GARAGE	= 45.3
ALFRESCO	= 20.0

FLOOR PLAN

SCALE 1:100 @ A3



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3D Drafting & Graphics

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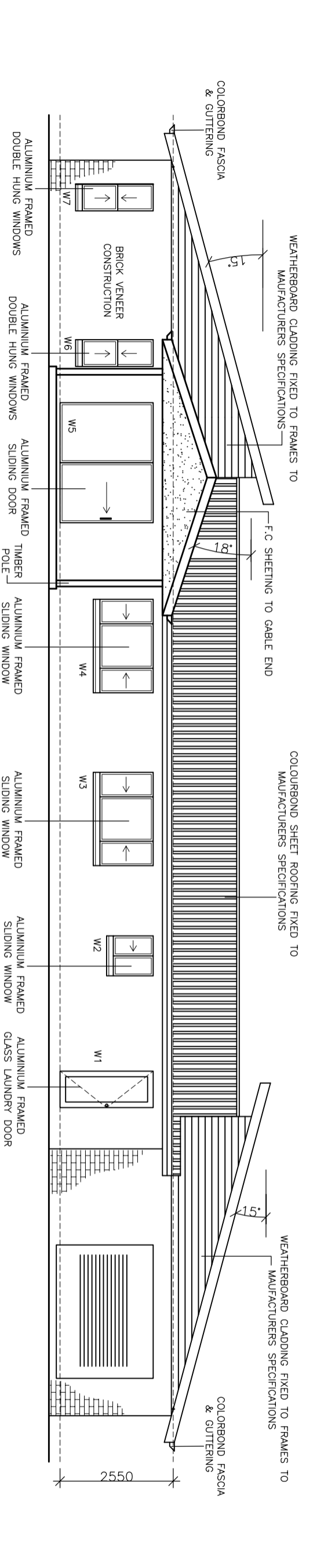
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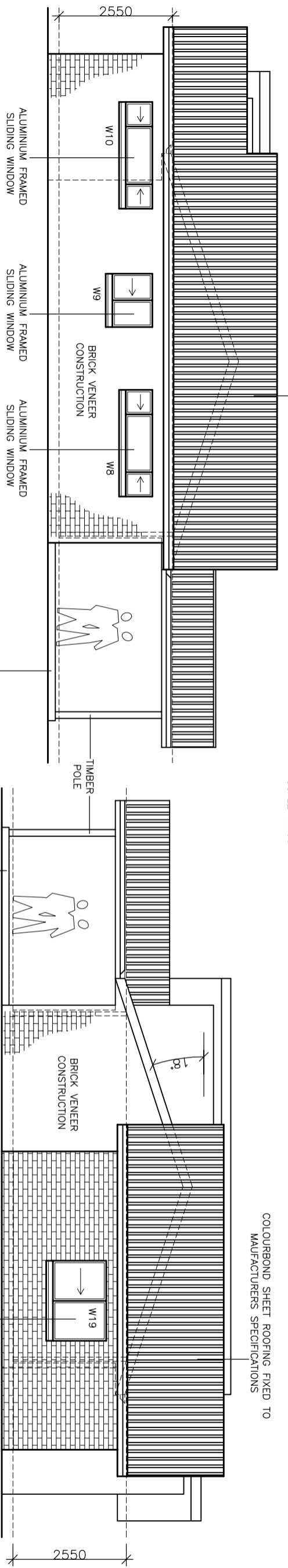
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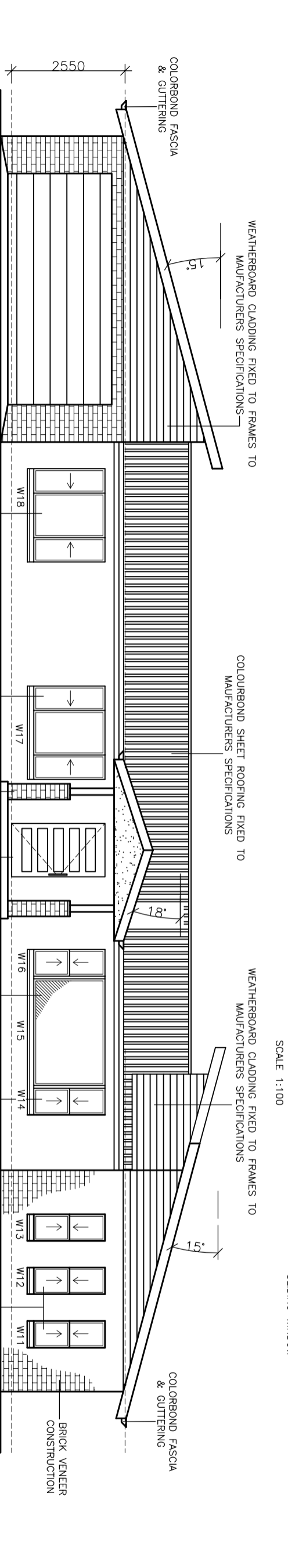
A4.2



NORTH ELEVATION
SCALE 1:100



EAST ELEVATION
SCALE 1:100



WEST ELEVATION
SCALE 1:100



SOUTH ELEVATION
SCALE 1:100

*** NOTES ***

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