


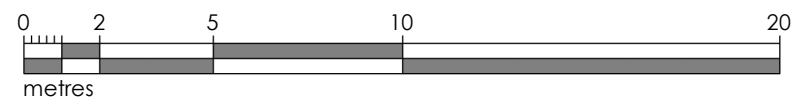


LEGEND			
+ 10.00	EXISTING SPOT LEVEL	PP	EXISTING POWER POLE
 FFL 10.000	PROPOSED FINISHED SPOT LEVEL	SMH	EXISTING SEWER MAINTENANCE HOLE
- - -	EXISTING SEWER LINE	SIO	EXISTING SEWER INSPECTION OPENING
- - -	EXISTING WATER LINE	WM	EXISTING WATER METER
- - -	EXISTING TELSTRA LINE		EXISTING TREE TO REMAIN
- - -	EXISTING POWER		EXISTING TREE TO BE REMOVED
HYD	EXISTING WATER HYDRANT		

NOTE: ALL SERVICE LOCATIONS ARE APPROXIMATE ONLY, SUBJECT TO ONSITE INVESTIGATION &/OR SERVICES LOCATOR



NOT FOR CONSTRUCTION



info@fbcdesign.com.au  
ACN: 653 550 237

- ALL WORK TO BE COMPLETED IN ACCORDANCE WITH THE NATIONAL CONSTRUCTION CODE (NCC) / BUILDING CODE OF AUSTRALIA (BCA), RELEVANT AUSTRALIAN STANDARDS, STATUTORY REGULATIONS AND LOCAL AUTHORITY REQUIREMENTS / CONSENT CONDITIONS, WITHOUT EXCEPTION
- DO NOT SCALE OFF THIS DRAWING. FIGURED DIMENSIONS ONLY TO BE USED. ALL DIMENSIONS TO BE CONFIRMED ON SITE PRIOR TO CONSTRUCTION. ANY INCONSISTENCIES IN DIMENSIONS TO BE COMMUNICATED TO FBC DESIGN
- THIS DRAWING REMAINS THE PROPERTY OF FBC DESIGN. DRAWINGS NOT TO BE COMMERCIALISED, REPRODUCED OR DISCLOSED TO ANY PERSONS WITHOUT EXPRESS WRITTEN CONSENT OF FBC DESIGN. COPYRIGHT IS RESERVED
- DIMENSIONS TO BE CHECKED AND VERIFIED BY CONTRACTOR PRIOR TO INITIATING WORKS. ANY DISCREPANCIES ARE TO BE REPORTED TO FBC DESIGN
- ALL LEVELS, CONTOURS AND R.L.S., ARE TO AUSTRALIAN HEIGHT DATUM (AHD) AND ARE IN METRES, U.N.O
- SITE INFORMATION HAS BEEN SUPPLIED BY OTHERS. FBC DESIGN TAKES NO RESPONSIBILITY FOR ITS ACCURACY. CONTRACTOR TO CONFIRM LOCATION OF ALL SERVICES, VEGETATION AND DIMENSIONS PRIOR TO COMMENCEMENT OF WORKS WITH ANY DISCREPANCIES REPORTED TO FBC DESIGN IMMEDIATELY
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO USE WITH SUPPLIERS / SUB-CONTRACTORS TO CONFIRM EXACT REQUIREMENTS/CLEARANCES/TREATMENTS ETC FOR ALL FINISHES / FIXTURES / FITTINGS. UNDER NO CIRCUMSTANCE IS THERE TO BE NON-CONFORMING OR NON-COMPLYING BUILDING PRODUCTS USED

- ALL DRAWINGS AND DOCUMENTATION TO BE READ IN CONJUNCTION WITH RELEVANT PROJECT SPECIFIC CONSULTANT / ENGINEERS REPORTS &/OR DRAWINGS
- ALL WORK IS TO BE COMPLETED IN ACCORDANCE WITH THE SPECIFICATIONS LISTED IN THE RELEVANT BASIX CERTIFICATE. THE CONTRACTOR / SUB-CONTRACTORS & OWNER MUST ENSURE THAT THE MINIMUM REQUIREMENTS ARE MET.
- SITE PLAN BOUNDARY SETBACKS ARE IN METERS, ROUNDED TO THE NEAREST 10MM
- WET AREAS TYPICALLY TO BE SETDOWN 50mm TO ALLOW FOR TILE BED & FLUSH FINISH WITH ADJOINING FINISHED FLOOR, WHERE SUBSTRUCTURE AND FINISHES PERMIT, THIS MAY BE MODIFIED TO SUIT. ALL FINISHED FLOOR LEVELS TO BE FLUSH THROUGHOUT
- SMOKE ALARMS TO BE INSTALLED AS PER AS3786
- ALL STAIRS TO HAVE SLIP-RESISTANT FINISH TO NOSINGS AS PER NCC REQUIREMENTS AND CLAUSE P2.5.1 (TYP.)
- ALL WINDOWS WITH FALLS OVER 2M ARE TO HAVE RESTRICTED OPENINGS TO LESS THAN 125mm AS PER NCC FALL PREVENTION MEASURES INCLUDING CLAUSES 3.9.2.5 & D2.24
- IF SITE IS DEEMED TO BE WITHIN A BUSHFIRE PRONE AREA, ALL WORKS ARE TO BE COMPLETED IN ACCORDANCE WITH RELEVANT BAL (BUSHFIRE ATTACK LEVEL) RATING AND AS 3959
- CONSTRUCTION OF BUILDINGS IN BUSHFIRE-PRONE AREAS
- ALL TIMBER FRAMING IS TO BE MINIMUM H2 TREATED, OR ABOVE, SPECIFIC TO THE APPLICATION.

JOB REF  
**2213**

NORTH  


TITLE  
**SITE PLAN**

SHEET  
**A001** A3 SCALE **As indicated**

PROJECT  
**PROPOSED ALTERATIONS & ADDITIONS TO DWELLING, NEW POOL & ASSOCIATED SITE WORKS**

CLIENT  
**Mr NICK & Mrs KRISTY GOODWIN**

ADDRESS  
**LOT 77, DP 14113  
48 BELLEVUE PARADE, NORTH CURL CURL NSW 2099**

REVISIONS

DATE	ISSUE TO SYDNEY WATER	DESCRIPTION
2022.11.17		

FBC BY