

DRAWING SCHEDULE

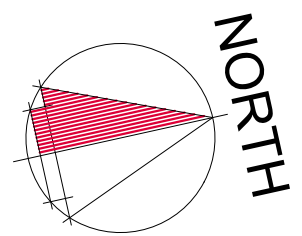
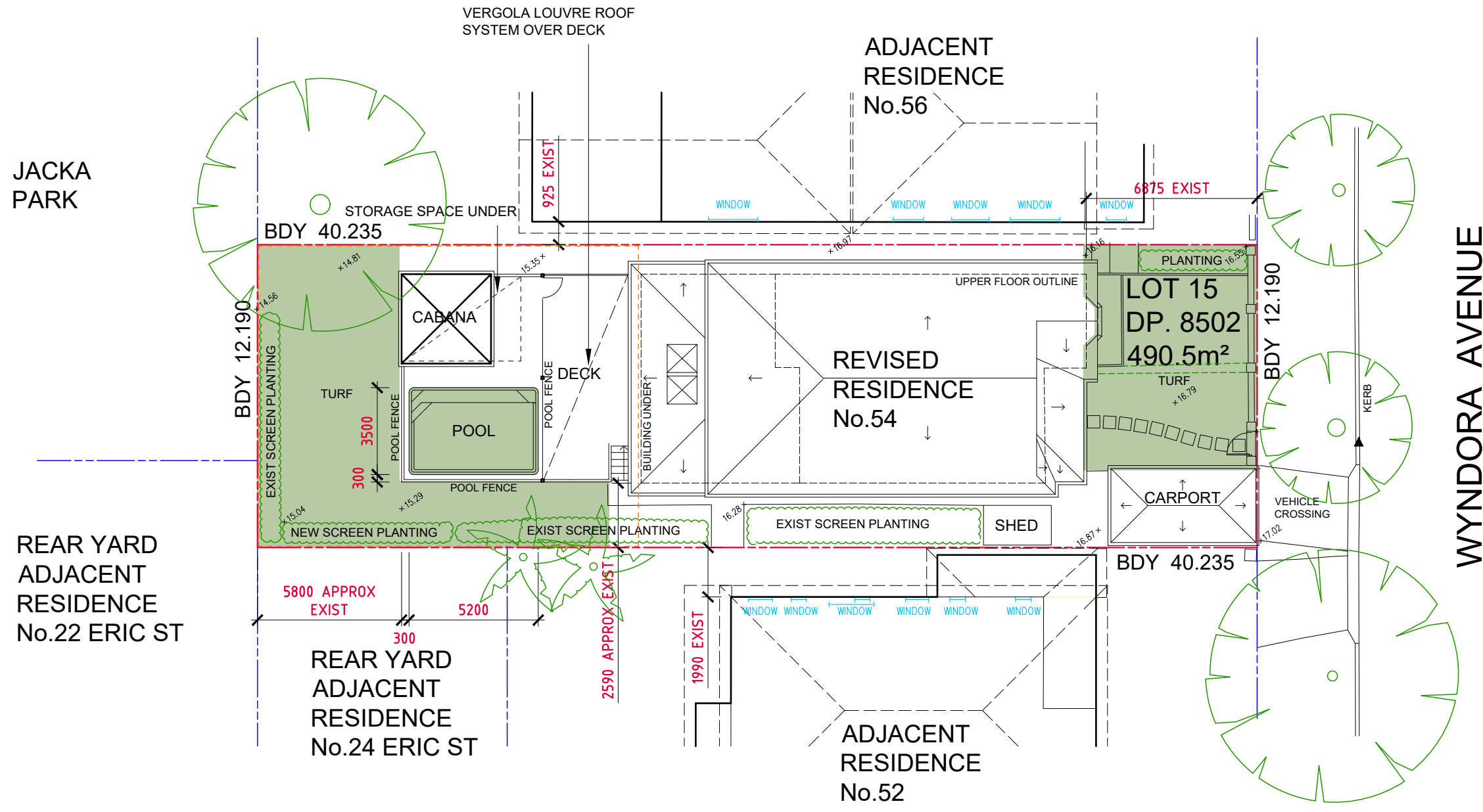
00	DRAWING SCHEDULE
01	SITE PLAN
02	EXISTING FLOOR PLAN
03	GROUND FLOOR PLAN
04	SOUTH ELEVATION & SECTION A-A
05	EAST & WEST ELEVATIONS

AREA CALCULATIONS

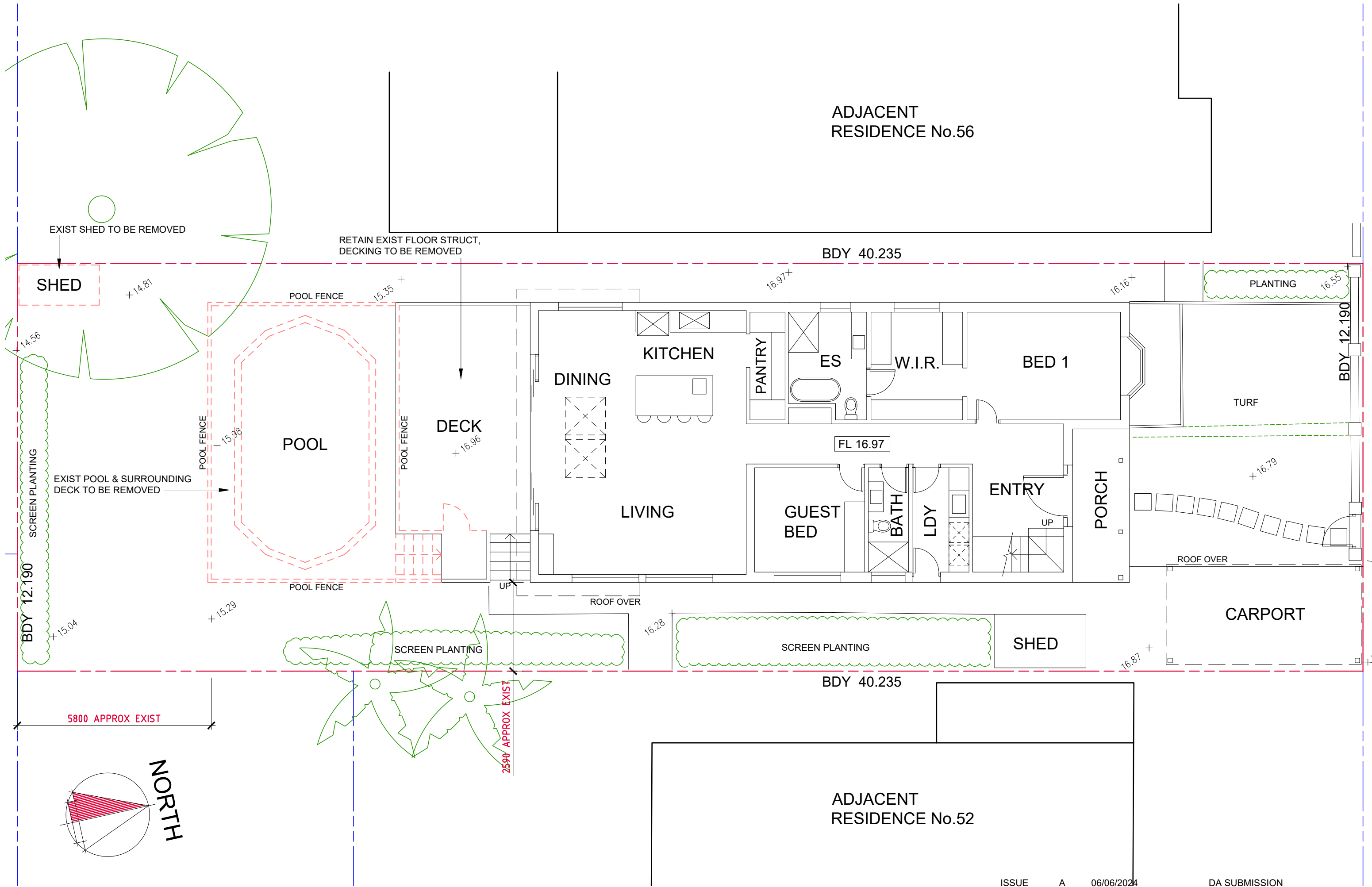
EXISTING SITE AREA	490.5 m ²
REQUIRED LANDSCAPED AREA (40%)	196.2 m ²
EXISTING & PROPOSED LANDSCAPED AREA (35%)	171.0 m ²
PRIVATE OPEN SPACE AREA	185.0 m ²
SWIMMING POOL WATER VOLUME	30 kL

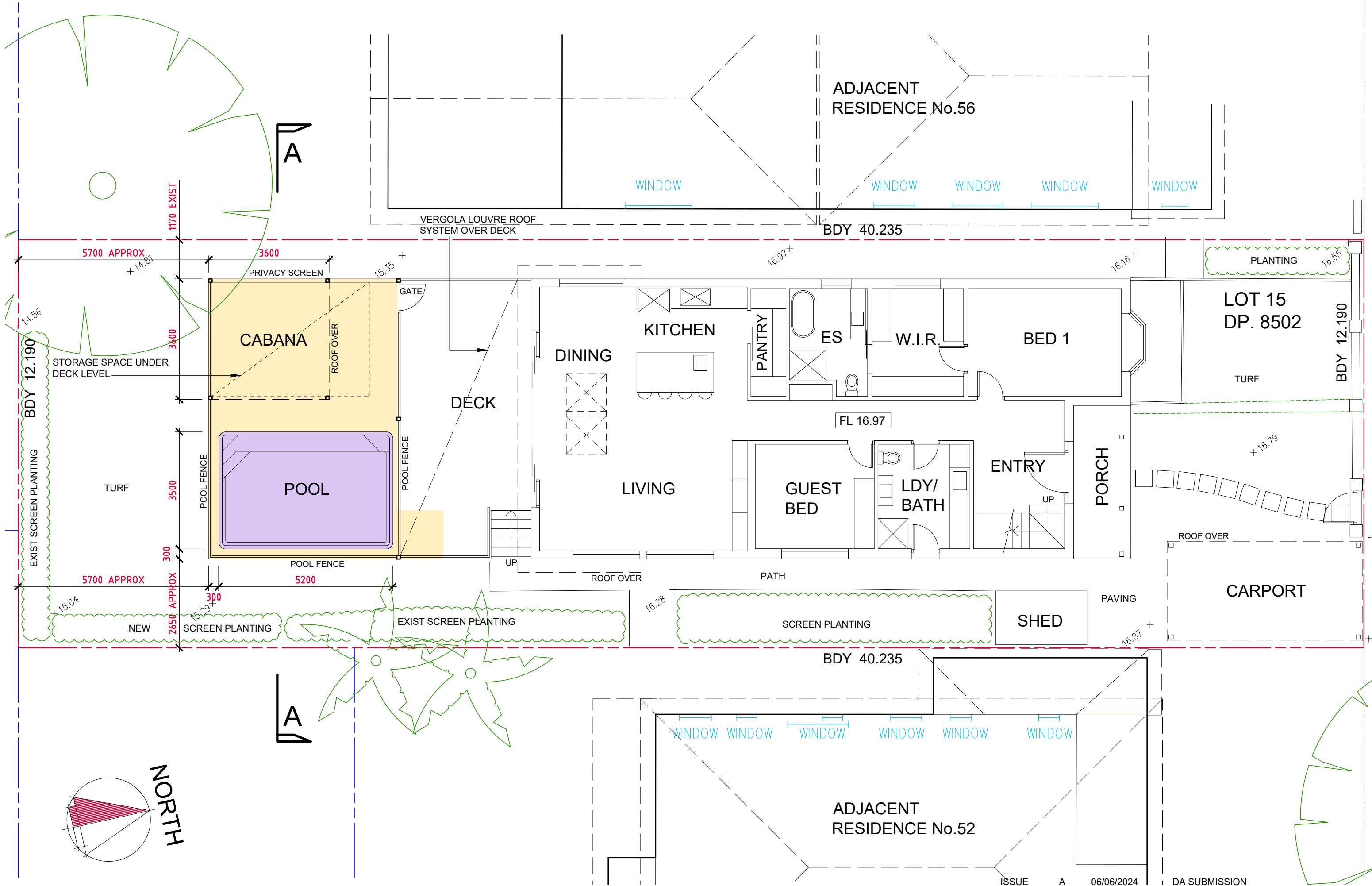
GENERAL SPECIFICATION

1. ALL STRUCTURAL SUPPORT DETAILS TO BE PROVIDED BY A STRUCTURAL ENGINEER.
2. ALL CONSTRUCTION MATERIALS SHALL BE NEW UNLESS NOTED OTHERWISE.
3. ALL MASONRY WORK IN ACCORDANCE WITH AS 3700.
4. TERMITE PROTECTION TO BE INSTALLED IN ACCORDANCE WITH AS 3660.1 AND THE CURRENT BCA.
5. PLUMBING SERVICES TO BE CARRIED OUT ONLY BY LICENSED TRADESPERSONS AND IN ACCORDANCE WITH AS 3500.1.2, AS 3500.2.2, AS 3500.3.2, AG 601 AND OTHER ASSOCIATED STANDARDS AND CODES.
6. ALL ROOF WATER & STORMWATER RUNOFF TO BE CONNECTED TO A COUNCIL APPROVED SYSTEM OF COLLECTION AND/OR DISPOSAL.
7. ALL FLOOR, WALL & ROOF FRAMING TO BE F7 STRUCTURAL GRADE MINIMUM AND FRAMED IN ACCORDANCE WITH THE TIMBER FRAMING CODE AS 1684.
8. ALL ELECTRICAL SERVICES TO BE INSTALLED BY LICENSED ELECTRICIANS AND IN ACCORDANCE WITH AS 3000. TELECOMMUNICATIONS CABLING TO BE INSTALLED IN ACCORDANCE WITH AS/ACIF S009:2000 AND ASSOCIATED STANDARDS AND GUIDELINES. UPGRADE SAFETY SWITCHES AND SMOKE ALARMS AS REQUIRED TO MEET RELEVANT STANDARDS.
9. ALL WORKMANSHIP AND MATERIALS TO COMPLY WITH THE BUILDING CODE OF AUSTRALIA AND RELEVANT AUSTRALIAN STANDARDS AND COUNCIL REQUIREMENTS.
10. BUILDER TO CHECK AND VERIFY ALL DIMENSIONS ON SITE PRIOR TO CONSTRUCTION.

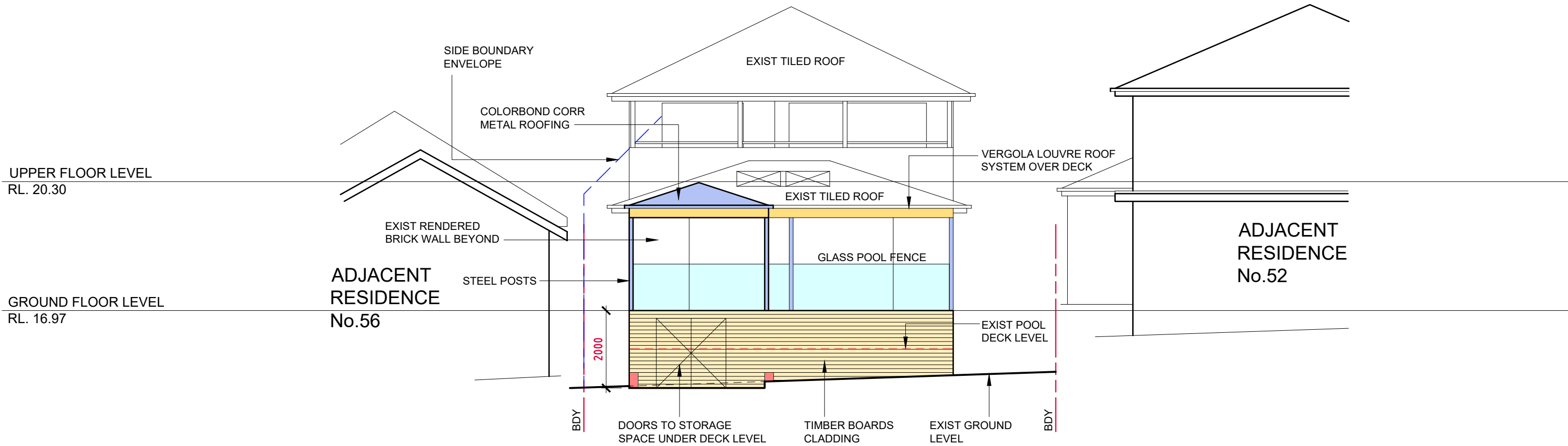


- 171m² LANDSCAPE AREA (35% site area)
- 185m² MIN PRIVATE OPEN SPACE

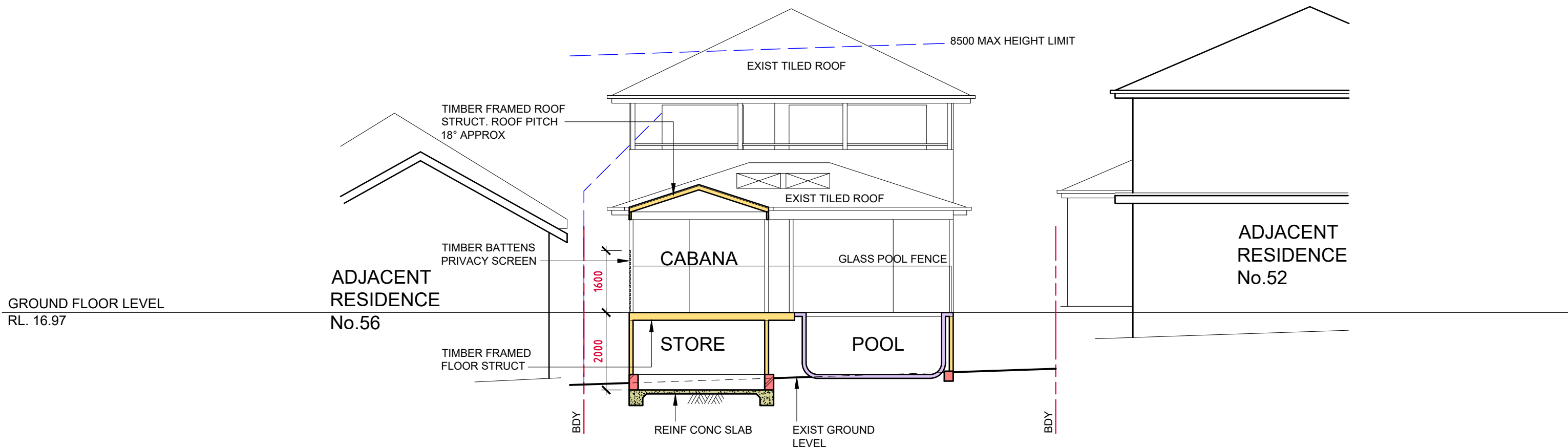




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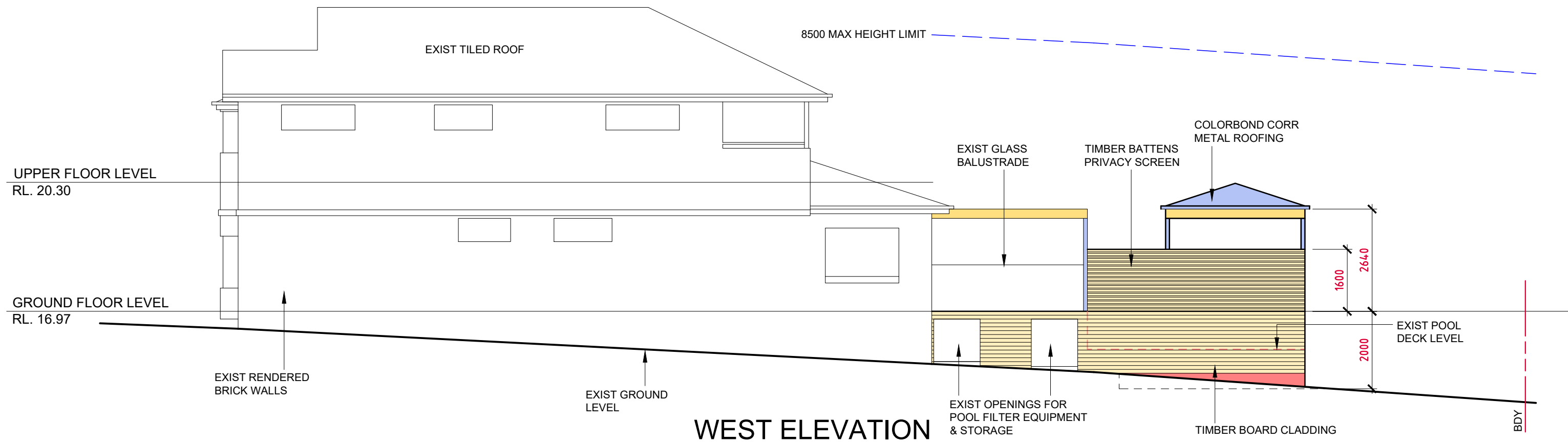
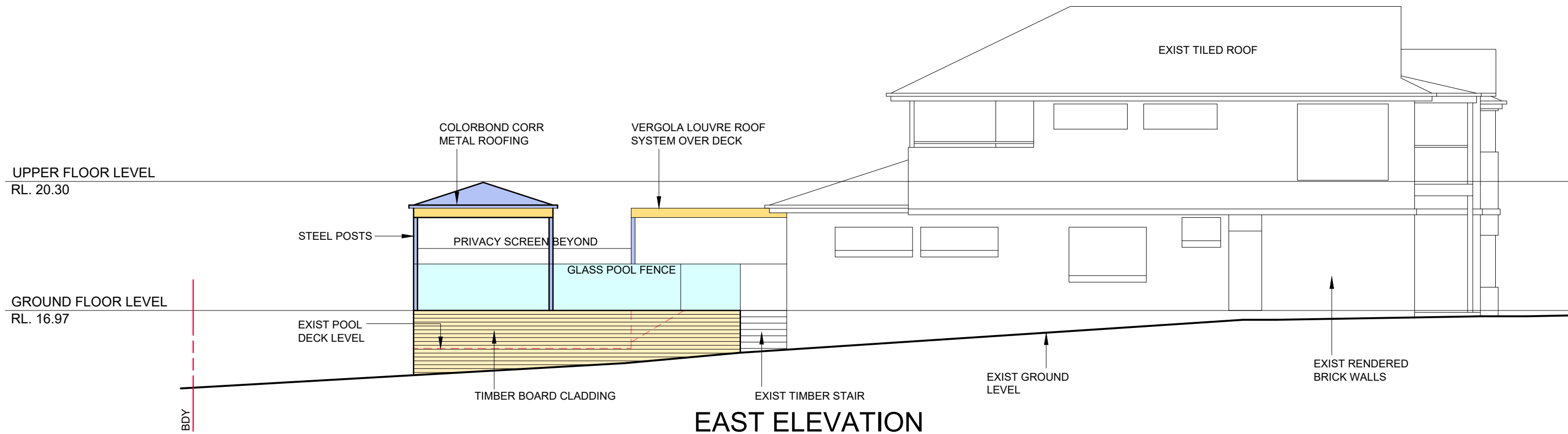


SOUTH ELEVATION

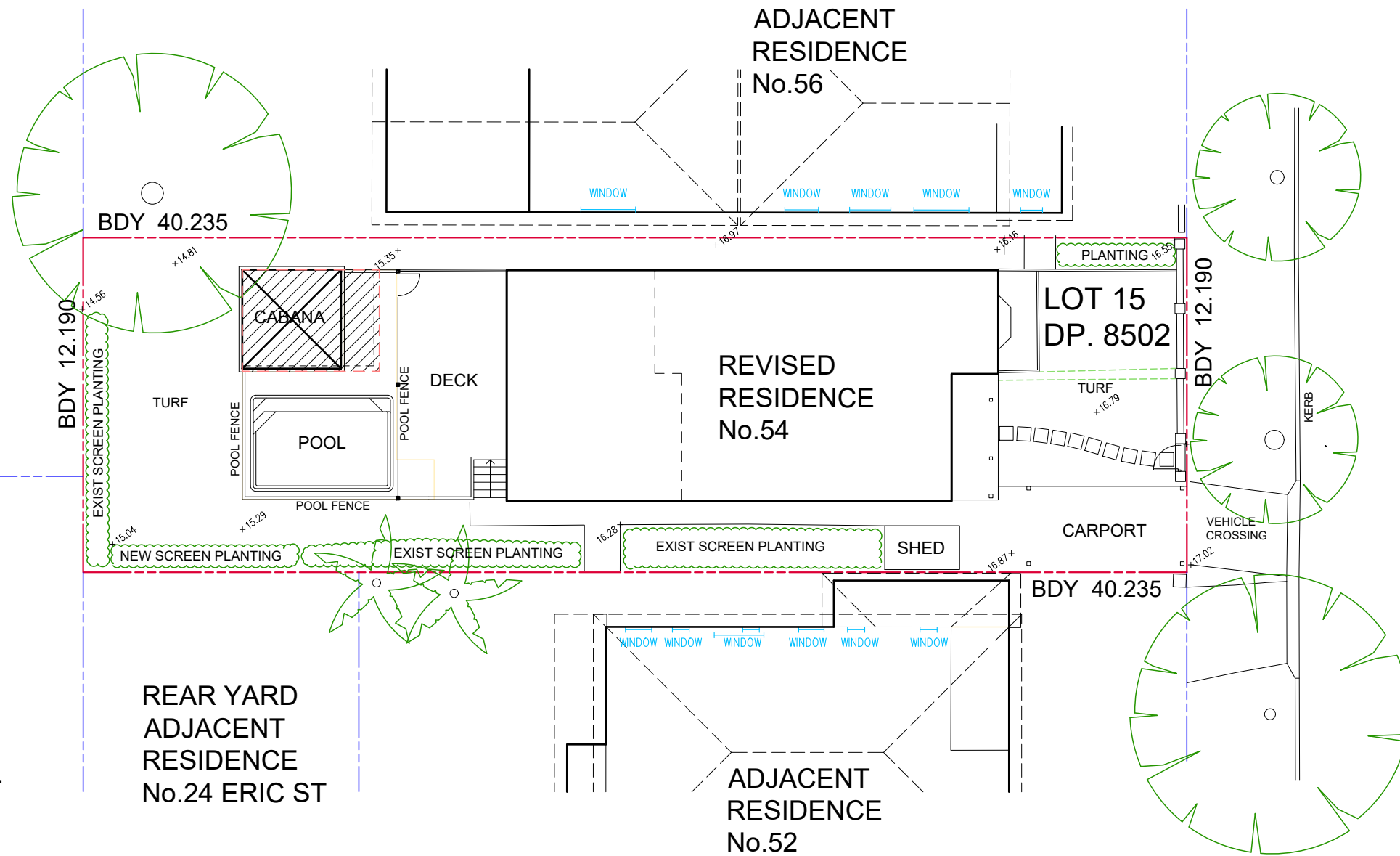


SECTION A-A

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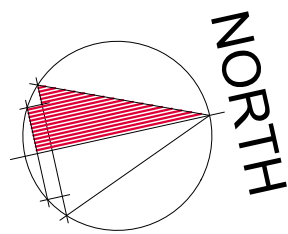
WYNDORA AVENUE

REAR YARD ADJACENT RESIDENCE No.22 ERIC ST

REAR YARD ADJACENT RESIDENCE No.24 ERIC ST

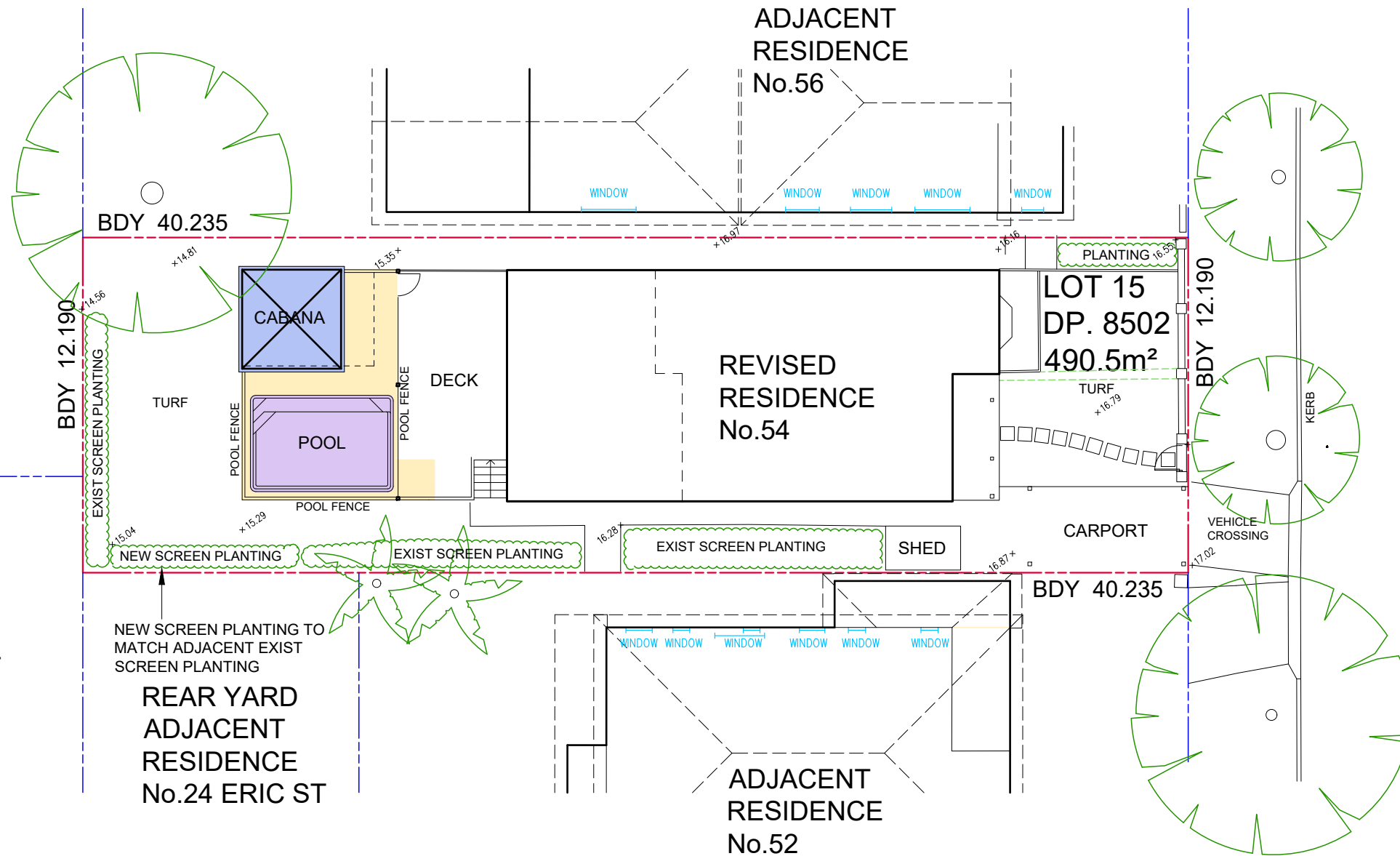
ADJACENT RESIDENCE No.52

AREA OF APPROXIMATELY 7m³ EXCAVATION

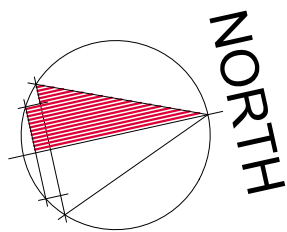


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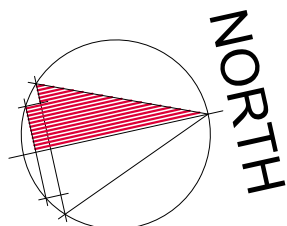
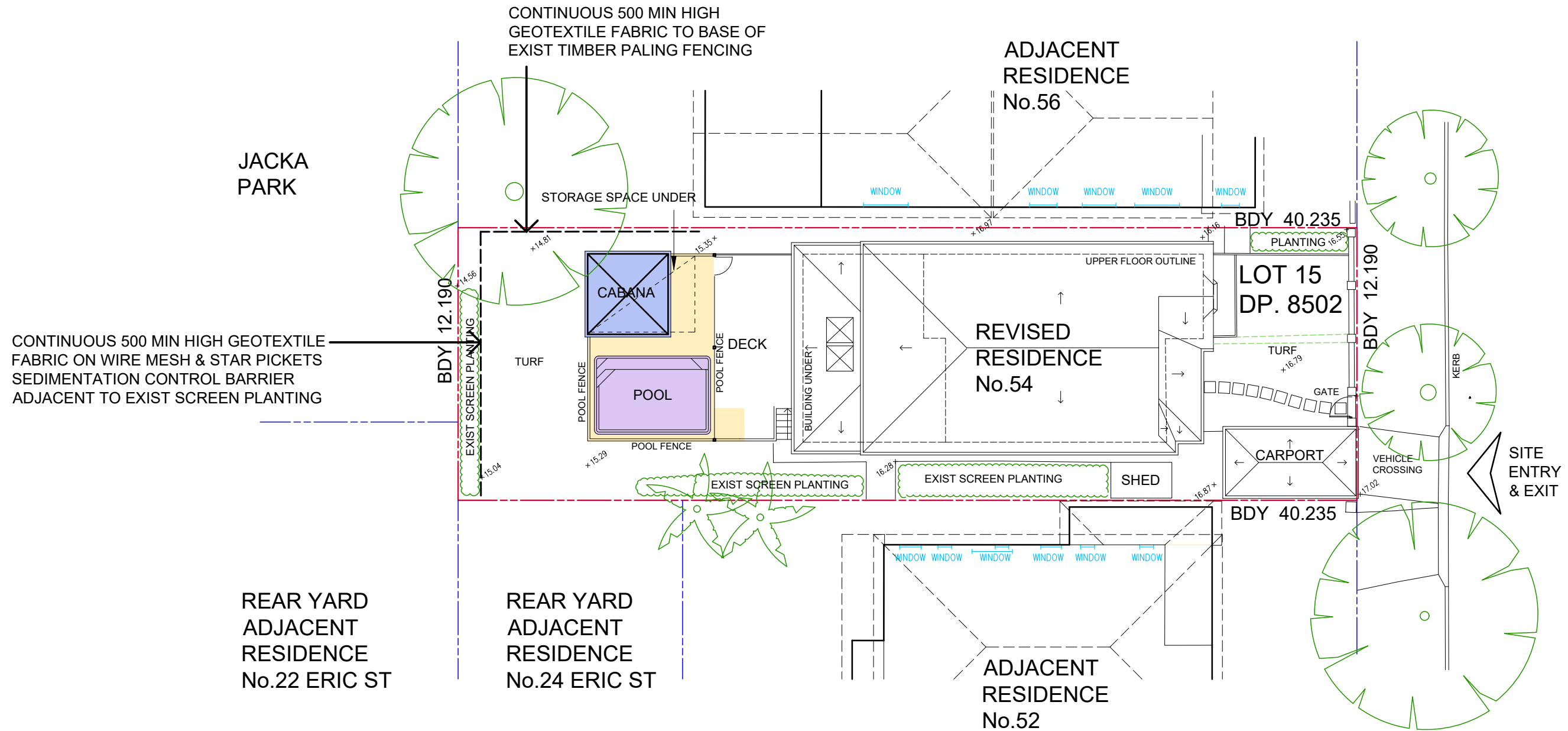
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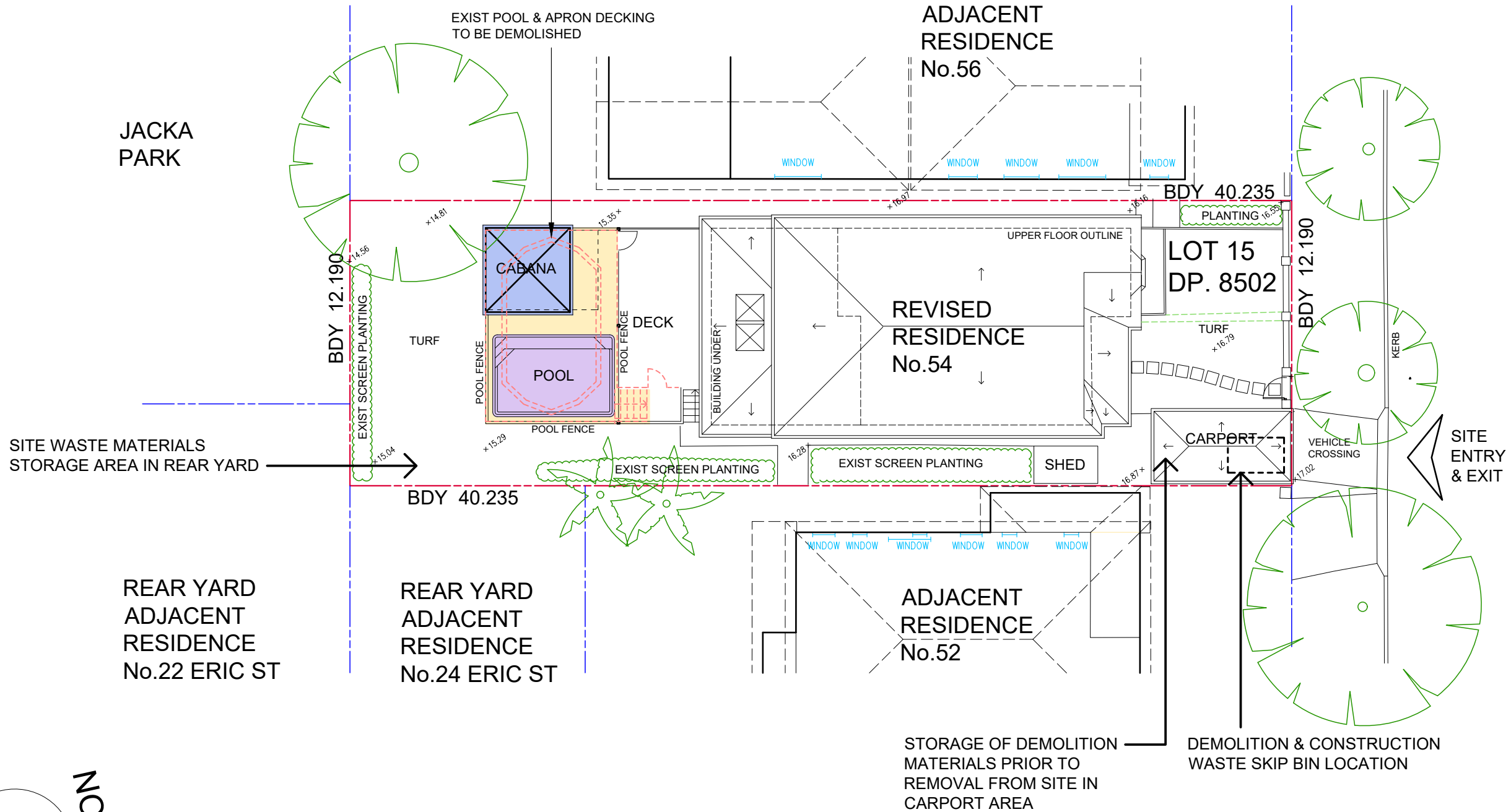


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WYNDORA AVENUE



NOTE:
 DEMOLITION & CONSTRUCTION WASTE MATERIALS TO BE REMOVED FROM SITE BY SKIP BIN CONTRACTOR & TAKEN TO KIMBRIKI WASTE FACILITY WHERE MATERIALS ARE EITHER PROCESSED FOR RECYCLING OR LANDFILL.

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