

DO NOT SCALE DRAWING



Site Notes :

- A.** Proposed Dwelling - construction to comply with BAL 19 bushfire requirements in accordance with PBP 2019 and AS3959-2018
- B.** Proposed 20m x 14m proprietary steel shed with skillion awning to manufacturer's details in selected 'colorbond' finish
- C.** 110,000 Lt steel water tank with 20,000lt dedicated for fire-fighting purposes fitted with 65mm metal Storz fitting
- D.** Proprietary sewer waste / grey water management system in accordance with NSW Health and all applicable regulatory authorities
- E.** Clothes line
- F.** Driveway drainage to be in accordance with Council requirements
- G.** 20m. minimum Asset Protection Zone around dwelling

Total Floor Areas :

(o/a external walls)

Living	=	246.64 sq.m.
Patio	=	49.20 sq.m.
Porch	=	5.04 sq.m.
Garage	=	40.73 sq.m.
Gross Floor Area	=	341.61 sq.m.

Areas for BASIX :

Site Area	=	84700.00 sq.m.
Roof Area - Dwelling	=	416.40 sq.m.
Roof Area - Shed	=	180.00 sq.m.
Conditioned Floor Area	=	222.33 sq.m.
Unconditioned Floor Area	=	24.31 sq.m.

THESE PLANS ARE TO BE READ IN CONJUNCTION WITH BASIX CERTIFICATE No : 1288740S BEING ISSUED FOR THE DEVELOPMENT

Issue	Description	Date
B	BUILDINGS RELOCATED AND SITE NOTES ADDED	08/05/22
A	ISSUED FOR CONSTRUCTION APPROVAL	17/03/22

ALL EXISTING SERVICES ARE TO BE LOCATED AND ALL DIMENSIONS ARE TO BE VERIFIED ON SITE BEFORE COMMENCING ANY EXCAVATION OR BUILDING WORKS

THE BUILDING WORKS WILL COMPLY WITH THE RELEVANT SECTIONS OF THE BUILDING CODE OF AUSTRALIA IF CONSTRUCTED IN ACCORDANCE WITH THE WORKING DRAWINGS, THE ENGINEER'S DRAWINGS AND SPECIFICATIONS

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Project	Proposed Dwelling at Lot 100 No.413 Thunderbolts Way, Rocky River
Title	SITE PLAN

Dwg No. 2202	WD01 /B
Scale	N.T.S.