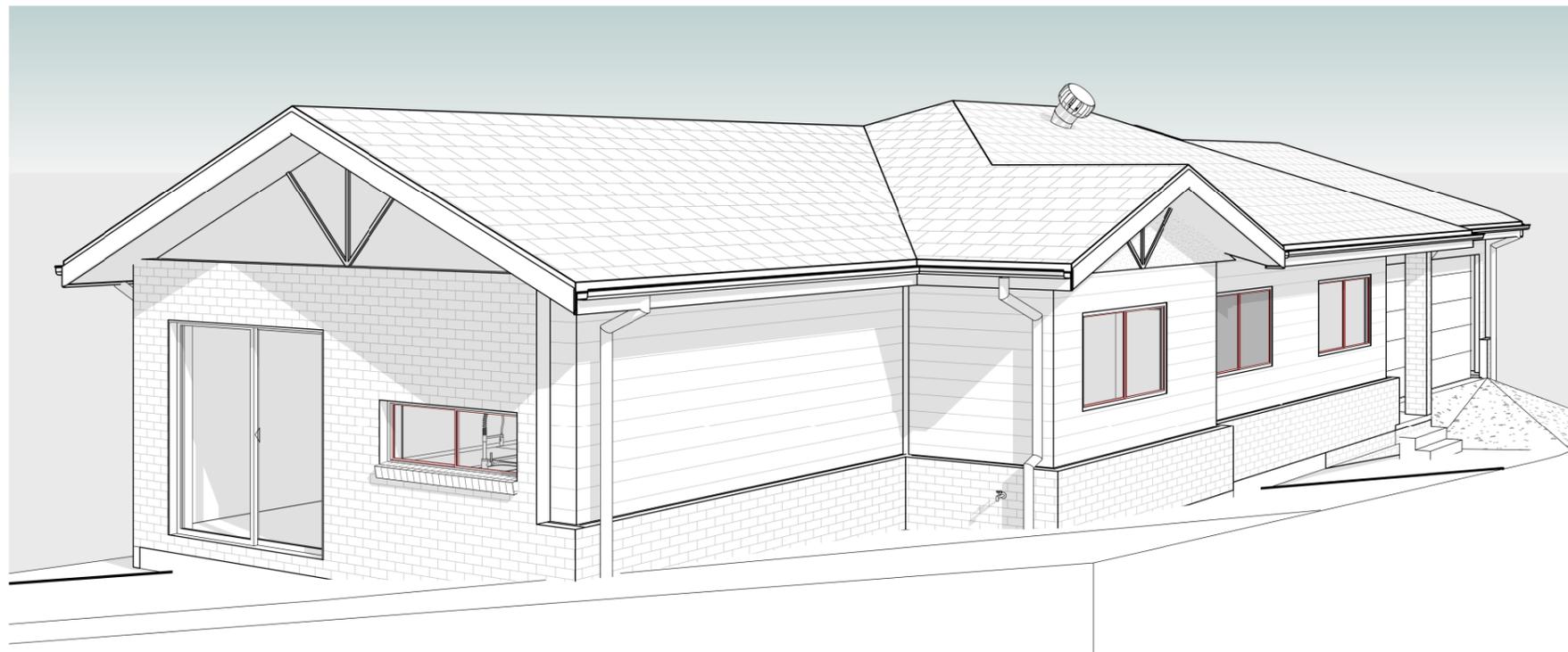


# Proposed Single Storey Dwelling

Lot 245- in DP 1294340  
392 Browns Road & Ardeale Street  
Austral, NSW 2179



REV	DATE	DESCRIPTION	BY
6	24.10.25	Preliminary plan	HN
5	10.10.25	Preliminary plan	ME
4	18.08.25	Amended plan as per client's request	BC
3	13.08.25	Amended plan as per client's request	BC
2	08.08.25	Amended plan as per client's request	BC
1	22.07.25	Concept plans for client comments	BC

17	FLOOR AREAS
13	WINDOWS & DOORS SCHEDULES
11	ELEVATIONS
10	ELEVATIONS
8	ROOF PLAN
7	GROUND FLOOR PLAN
6	SITE PLAN
4	NCC REQUIREMENTS
3	NCC REQUIREMENTS
2	WHS
1	COVER SHEET

<small>ALL DIMENSIONS ARE IN MILLIMETERS. ALL DIMENSIONS ARE FRAME TO FRAME. DO NOT SCALE OFF PLANS.</small>	HOUSE NAME: <b>Custom</b>	CLIENT'S NAME: <b>Mr. Mrs.</b>	SHEET NAME: <b>COVER SHEET</b>				P: (02) 7252-5330 E: info@sdcd.com.au A: Suite 106, Level 1 351 Oran Park Drive, Oran Park, Nsw 2570. W: sdcd.com.au	 	CLIENT'S SIGNATURE _____		
	FACADE: <b>Modern</b>	SITE ADDRESS: <b>Lot 245- in DP 1294340 392 Browns Road &amp; Ardeale Street Austral, NSW 2179</b>	DRAWN: <b>HN</b>	JOB NO: <b>25196</b>					REV NO: <b>6</b>	DATE <b>24.10.25</b>	DATE _____
	SPECIFICATION: <b>STANDARD</b>		CHECKED: <b>BC</b>	DATE: <b>24.10.25</b>					SHEET: <b>1</b>	PROJECT STAGE: <b>Preliminary Plan</b>	I accept and understand the plans and documents that have been provided to me by Sydney Drafting & Design Pty Ltd. ALL RIGHTS RESERVED. This plan is the property of Sydney Drafting & Design Pty Ltd. Copyright in this document is owned by Sydney Drafting & Design Pty Ltd. Under the provisions of the Copyright ACT 1968 and is intended for use only as authorised by Sydney Drafting & Design Pty Ltd. © COPYRIGHT
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SUPPORTING DOCUMENTS AND CLIENT  
VARIATIONS. SUBJECT TO CHANGE ONCE LOT  
SPECIFIC REPORTS & CONSTRUCTION  
DOCUMENTS IDENTIFIED/RECEIVED.**

I. FALLS, SLIPS, TRIPS  
a) WORKING AT HEIGHTS

**DURING CONSTRUCTION**  
Wherever possible, components for this building should be prefabricated off-site or at ground level to minimise the risk of workers falling more than two metres. However, construction of this building will require workers to be working at heights where a fall in excess of two metres is possible and injury is likely to result from such a fall. The builder should provide a suitable barrier wherever a person is required to work in a situation where falling more than two metres is a possibility.

**DURING OPERATION OR MAINTENANCE**  
For houses or other low-rise buildings where scaffolding is appropriate: Cleaning and maintenance of windows, walls, roof or other components of this building will require persons to be situated where a fall from a height in excess of two metres is possible. Where this type of activity is required, scaffolding, ladders or trestles should be used in accordance with relevant codes of practice, regulations or legislation. For buildings where scaffold, ladders, trestles are not appropriate: Cleaning and maintenance of windows, walls, roof or other components of this building will require persons to be situated where a fall from a height in excess of two metres is possible. Where this type of activity is required, scaffolding, fall barriers or Personal Protective Equipment (PPE) should be used in accordance with relevant codes of practice, regulations or legislation.

b) SLIPPERY OR UNEVEN SURFACES  
**FLOOR FINISHES** Specified If finishes have been specified by designer, these have been selected to minimise the risk of floors and paved areas becoming slippery when wet or when walked on with wet shoes/feet. Any changes to the specified finish should be made in consultation with the designer or, if this is not practical, surfaces with an equivalent or better slip resistance should be chosen.

**FLOOR FINISHES** By Owner  
If designer has not been involved in the selection of surface finishes, the owner is responsible for the selection of surface finishes in the pedestrian trafficable areas of this building. Surfaces should be selected in accordance with AS HB 197:1999 and AS/NZ 4586:2004.

**STEPS, LOOSE OBJECTS AND UNEVEN SURFACES**  
**HIERARCHY OF CONTROL:**  
ELIMINATE THE HAZARD  
Remove slip and trip hazards at the design stage such as eliminating changes in floor levels and installing more power outlets to avoid trailing cords.

**SUBSTITUTION**  
Replace flooring with a more slip-resistant surface.

**ISOLATION**  
Prevent access to high risk areas, for example cordon off wet floor areas while cleaning is in progress.

**ENGINEERING CONTROLS (REDESIGN)**

- Apply floor treatments to increase slip resistance
- Improve lighting
- Stop leaks from equipment or pipes
- Provide adequate drainage
- Clearly mark edges of steps and any changes in floor height.

**ADMINISTRATIVE CONTROLS**

- Implement good housekeeping practices including keeping access ways clear and cleaning up spills immediately
- Use signage to warn of wet or slippery areas
- Provide training and supervision.

**PERSONAL PROTECTIVE EQUIPMENT**

- Wear slip-resistant footwear.

**CONTROLLING THE RISK OF SLIPPING**  
**FLOOR TYPES:**  
CONCRETE ROUNDED  
aggregate can be slippery when concrete wears. Interior surface is often sealed to prevent dusting and absorption of liquids - this can increase slipperiness.  
**THESE NOTES MUST BE READ AND UNDERSTOOD BY ALL INVOLVED IN THE PROJECT.**  
**THIS INCLUDES (but is not excluded to): OWNER, BUILDER, SUB-CONTRACTORS, CONSULTANTS, RENOVATORS, OPERATORS, MAINTENORS, DEMOLISHERS.**

**TERRAZZO GIVES**  
good appearance and wears well but can be slippery when wet, when excess polish is used or when dusty.

**QUARRY TILES, CERAMIC TILES**  
Low water absorption and good resistance to chemicals. Slippery in wet conditions if smooth, but can be moulded with aggregate or profiles to improve slip resistance - special cleaning equipment may then be required.

**GLAZED CERAMIC TILES**  
Slippery when wet, particularly with soapy water. Some slip resistance treatments available, but preferable not to install these tiles on floors.

**VINYL TILES AND SHEET EASY TO CLEAN**  
Use sheet form where frequent washing is required to avoid water getting under tiles. Slippery when wet, particularly if polished, however slip resistant vinyls are available. These have aggregates moulded in. Thicker and softer vinyls are more slip resistant than hard ones.

**CORK**  
Must be sealed to prevent absorption of oil and water, but may then be slippery when wet.

**STEEL PLATE**  
Tends to be slippery when wet or oily, particularly when worn.

**RUBBER**  
Less effective in wet conditions. Must be fixed down well at the edges and joints or will cause a trip hazard.

**PLASTIC MATTING**  
Interlocking PVC extrusions give good drainage and slip resistance. Hose down or steam clean.

**CARPET**  
Carpet has a shorter life than hard floor surfaces, but it can be a cost-effective solution. Installations should be wall to wall, to avoid the hazard of a trip on edges. When used in small local areas, such as at entrances, it should be installed in a recess in the floor. Alternatively, it should be rubber-backed and with hardwearing tapered edges. Trolleys can be harder to push on carpet, but if larger wheels are fitted and the carpet does not have a deep pile, this is not a serious problem.

**FIBREGLASS GRATINGS**  
This product can have grit particles moulded into upper surface to provide very good slip resistance. Fluids are quickly drained away.

## 2. FALLING OBJECTS

**LOOSE MATERIALS OR SMALL OBJECTS**  
Construction, maintenance or demolition work on or around this building is likely to involve persons working above ground level or above floor levels. Where this occurs one or more of the following measures should be taken to avoid objects falling from the area where the work is being carried out onto persons below.

- Prevent or restrict access to areas below where the work is being carried out.
- Provide toeboards to scaffolding or work platforms.
- Provide protective structure below the work area.
- Ensure that all persons below the work area have Personal Protective Equipment (PPE).

**BUILDING COMPONENTS**  
During construction, renovation or demolition of this building, parts of the structure including fabricated steelwork, heavy panels and many other components will remain standing prior to or after supporting parts are in place. Contractors should ensure that temporary bracing or other required support is in place at all times when collapse which may injure persons in the area is a possibility.

Mechanical lifting of materials and components during construction, maintenance or demolition presents a risk of falling objects. Contractors should ensure that appropriate lifting devices are used, that loads are properly secured and that access to areas below the load is prevented or restricted.

**3. TRAFFIC MANAGEMENT**  
For building on a major road, narrow road or steeply sloping road: Parking of vehicles or loading/unloading of vehicles on this roadway may cause a traffic hazard. During construction, maintenance or demolition of this building designated parking for workers and loading areas should be provided. Trained traffic management personnel should be responsible for the supervision of these areas. For building where on-site loading/unloading is restricted: Construction of this building will require loading and unloading of materials on the roadway.

Deliveries should be well planned to avoid congestion of loading areas and trained traffic management personnel should be used to supervise loading/unloading areas. For all buildings: Busy construction and demolition sites present a risk of collision where deliveries and other traffic are moving within the site. A traffic management plan supervised by trained traffic management personnel should be adopted for the work site.

## 4. SERVICES

**GENERAL**  
Rupture of services during excavation or other activity creates a variety of risks including release of hazardous material. Existing services are located on or around this site. Where known, these are identified on the plans but the exact location and extent of services may vary from that indicated. Services should be located using an appropriate service (such as Dial Before You Dig), appropriate excavation practice should be used and, where necessary, specialist contractors should be used. Locations with underground power: Underground power lines MAY be located in or around this site. All underground power lines must be disconnected or carefully located and adequate warning signs used prior to any construction, maintenance or demolition commencing. Locations with overhead power lines: Overhead power lines MAY be near or on this site. These pose a risk of electrocution if struck or approached by lifting devices or other plant and persons working above ground level. Where there is a danger of this occurring, power lines should be, where practical, disconnected or relocated. Where this is not practical adequate warning in the form of bright coloured tape or signage should be used or a barrier protection provided.

## 5. MANUAL TASKS

Components within this design with a mass in excess of 25kg should be lifted by two or more workers or by mechanical lifting device. Where this is not practical, suppliers or fabricators should be required to limit the component mass. All material packaging, building and maintenance components should clearly show the total mass of packages and where practical all items should be stored on site in a way which minimises bending before lifting. Advice should be provided on safe lifting methods in all areas where lifting may occur. Construction, maintenance and demolition of this building will require the use of portable tools and equipment. These should be fully maintained in accordance with manufacturer's specifications and not used where faulty or (in the case of electrical equipment) not carrying a current electrical safety tag. All safety guards or devices should be regularly checked and Personal Protective Equipment should be used in accordance with manufacturer's specification.

## 6. HAZARDOUS SUBSTANCES

**ASBESTOS**  
For alterations to a building constructed prior to 1990: If this existing building was constructed prior to 1990 - it therefore may contain asbestos 1986 - it therefore is likely to contain asbestos either in cladding material or in fire retardant insulation material. In either case, the builder should check and, if necessary, take appropriate action before demolishing, cutting, sanding, drilling or otherwise disturbing the existing structure.

**POWDERED MATERIALS**  
Many materials used in the construction of this building can cause harm if inhaled in powdered form. Persons working on or in the building during construction, operational maintenance or demolition should ensure good ventilation and wear Personal Protective Equipment including protection against inhalation while using powdered material or when sanding, drilling, cutting or otherwise disturbing or creating powdered material.

**TREATED TIMBER**  
The design of this building may include provision for the inclusion of treated timber within the structure. Dust or fumes from this material can be harmful. Persons working on or in the building during construction, operational maintenance or demolition should ensure good ventilation and wear Personal Protective Equipment including protection against inhalation of harmful material when sanding, drilling, cutting or using treated timber in any way that may cause harmful material to be released. Do not burn treated timber.

**VOLATILE ORGANIC COMPOUNDS**  
Many types of glue, solvents, spray packs, paints, varnishes and some cleaning materials and disinfectants have dangerous emissions. Areas where these are used should be kept well ventilated while the material is being used and for a period after installation. Personal Protective Equipment may also be required. The manufacturer's recommendations for use must be carefully considered at all times.

**SYNTHETIC MINERAL FIBRE**  
Fibreglass, rockwool, ceramic and other material used for thermal or sound insulation may contain synthetic mineral fibre which may be harmful if inhaled or if it comes in contact with the skin, eyes or other sensitive parts or the body. Personal Protective Equipment including protection against inhalation of harmful material should be used when installing, removing or working near bulk insulation material.

**TIMBER FLOORS**  
This building may contain timber floors which have an applied finish. Areas where finishes are applied should be kept well ventilated during sanding and application and for a period after installation. Personal Protective Equipment may also be required. The manufacturer's recommendations for use must be carefully considered at all times.

## 7. CONFINED SPACES

**EXCAVATION**  
Construction of this building and some maintenance on the building will require excavation and installation of items within excavations. Where practical, installation should be carried out using methods which do not require workers to enter the excavation. Where this is not practical, adequate support for the excavated area should be provided to prevent collapse. Warning signs and barriers to prevent accidental or unauthorised access to all excavations should be provided.

**ENCLOSED SPACES**  
For buildings with enclosed spaces where maintenance or other access may be required: Enclosed spaces within this building may present a risk to persons entering for construction, maintenance or any other purpose. The design documentation calls for warning signs and barriers to unauthorised access. These should be maintained throughout the life of the building. Where workers are required to enter enclosed spaces, air testing equipment and Personal Protective Equipment should be provided.

**SMALL SPACES**  
For buildings with small spaces where maintenance or other access may be required: Some small spaces within this building will require access by construction or maintenance workers. The design documentation calls for warning signs and barriers to unauthorised access. These should be maintained throughout the life of the building. Where workers are required to enter small spaces they should be scheduled so that access is for short periods. Manual lifting and other manual activity should be restricted in small spaces.

**8. PUBLIC ACCESS**  
Public access to construction and demolition sites and to areas under maintenance causes risk to workers and public. Warning signs and secure barriers to unauthorised access should be provided. Where electrical installations, excavations, plant or loose materials are present they should be secured when not fully supervised.

## 9. OPERATIONAL USE OF BUILDING

**RESIDENTIAL BUILDINGS**  
This building has been designed as a residential building. If it, at a later date, it is used or intended to be used as a workplace, the provisions of the Work Health and Safety Act 2011 or subsequent replacement Act should be applied to the new use.

**NON-RESIDENTIAL BUILDINGS**  
For non-residential buildings where the end-use has not been identified: This building has been designed to requirements of the classification identified on the drawings. The specific use of the building is not known at the time of the design and a further assessment of the workplace health and safety issues should be undertaken at the time of fit-out for the end-user.

For non-residential buildings where the end-use is known: This building has been designed for the specific use as identified on the drawings. Where a change of use occurs at a later date a further assessment of the workplace health and safety issues should be undertaken.

**10. OTHER HIGH RISK ACTIVITY**  
All electrical work should be carried out in accordance with of Practice: Managing Electrical Risks at the Workplace, AS/NZ 3012 and all licensing requirements. All work using Plant should be carried out in accordance with Code of Practice: Managing Risks of Plant at the Workplace. All work should be carried out in accordance with Practice: Managing Noise and Preventing Hearing Loss at Work. Due to the history of serious incidents it is recommended that particular care be exercised when undertaking work involving steel construction and concrete placement. All the above applies.

## WHS REQUIREMENTS

ALL DIMENSIONS ARE IN MILLIMETERS. ALL DIMENSIONS ARE FRAME TO FRAME. DO NOT SCALE OFF PLANS.	HOUSE NAME: <b>Custom</b>	CLIENT'S NAME: <b>Mr. Mrs.</b>	SHEET NAME: <b>WHS</b>			 	<b>P: (02) 7252-5330</b> <b>E: info@sdcd.com.au</b> <b>A: Suite 106, Level 1 351</b> <b>Oran Park Drive, Oran Park,</b> <b>Nsw 2570.</b> <b>W: sdcd.com.au</b>	 	CLIENT'S SIGNATURE _____
	FACADE: <b>Modern</b>	SITE ADDRESS: <b>Lot 245- in DP 1294340</b>	DRAWN: <b>HN</b>	JOB NO: <b>25196</b>	REV NO: <b>6</b>				DATE _____
	SPECIFICATION: <b>STANDARD</b>	<b>392 Browns Road &amp; Ardeale Street</b>	CHECKED: <b>BC</b>	DATE: <b>24.10.25</b>	SHEET: <b>2</b>				I accept and understand the plans and documents that have been provided to me by Sydney Drafting & Design Pty Ltd.
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**Specification Notes**

**EXCAVATION:**

The part of the site to be covered by the proposed building or buildings and an area at least 1000mm wide around that part of the site or to the boundaries of the site, whichever is the lesser, shall be cleared or graded as indicated on the site works plan. Bulk earthworks shall be in accordance with ABCB Housing Provisions Standard 2022 Part 3.2 per NCC Volume 2 H1D3, or any Engineer's Instructions. Top soil shall be cut to a depth sufficient to remove all vegetation. Excavations for all footings shall be in accordance with the Engineer's Instructions, or part NSW 4.2.3 of the ABCB Housing Provisions Standard 2022 per NCC Volume 2 H1D4.

**FOUNDATIONS & FOOTINGS:**

Underfloor fill shall be in accordance with ABCB Housing Provisions Standards 2022 Part 4.2.4, per NCC Volume 2 H1D4. Termite treatment shall be carried out in accordance with ABCB Housing Provisions Standard 2022 Part 3.4, per NCC Volume 2 H1D3.

Where relevant the following elements shall be in accordance with the Engineer's Instructions. Per NCC Volume 2 H1D4 these may reflect AS3600, AS2870, or the listed provisions from the ABCB Housing Provisions Standard 2022:

- Site classification in accordance with Part 4.2.2 and AS2870
- Site foundations for footings and slabs in accordance with Part 4.2.5
- Slab edge support on sloping sites in accordance with Part 4.2.6
- Stepped footing in accordance with Part 4.2.7
- Edge rebates in accordance with Part 4.2.9.

The vapour barrier installed under slab-on-ground construction on shall be installed in accordance with ABCB Housing Provisions Standard 2022 NSW 4.2.8 (state variation), Damp-proofing membrane (including AS2870 as referenced).

Reinforcement shall conform and be placed in accordance with the Engineer's Instructions or ABCB Housing Provisions Standard 2022 4.2.11 including AS2870 as referenced.

Support to all reinforcement shall be used to correctly position and avoid any undue displacement of reinforcement during the concrete placement. Except where otherwise approved by an engineer, structural concrete shall be in accordance with ABCB Housing Provisions Standard 2022 4.2.10.

Pre-mixed concrete shall be manufactured to comply with AS3600 with delivery dockets kept on site or available for inspection by the engineer, or the Local Authority. Concrete shall be placed and compacted in accordance with good building practice (ABCB Housing Provisions Standard 2022 Part 4.2.10(c)).

All concrete slabs shall be cured in accordance with good practice (ABCB Housing Provisions Standard 2022 Part 4.2.10(c)).

Concrete slabs and footings shall not be placed until approval to do so is given by the engineer or the Local Authority. Unless otherwise specified bench and floor levels indicated on the site plan shall be regarded as nominal.

Footings and slabs on ground shall be in accordance with the Engineer's Instructions or the relevant provisions of ABCB Housing Provisions Standard 2022 per NCC Volume 2 H1D4:

- General requirements in accordance with Part 4.2.12
- Stump footings in accordance with Part 4.2.13
- Stiffened raft slabs on Class A, S and M sites in accordance with Part 4.2.14
- Strip footings on Class A, S and M sites in accordance with Part 4.2.15
- Footings for Class A sites in accordance with Part 4.2.16
- Footings for single leaf masonry, mixed, and earth wall construction in accordance with Part 4.2.17
- Footings for fireplaces on Class A and S sites in accordance with Part 4.2.18
- Shrinkage control in accordance with Part 4.2.19
- Concentrated loads in accordance with Part 4.2.20
- Minimum edge beam dimensions in accordance with Part 4.2.21
- Recessed areas of slabs in accordance with Part 4.2.22

All concrete slabs, other than those supported on solid ground or properly compacted fill, shall be constructed as suspended slabs. These slabs shall be constructed in accordance with the Engineer's Instructions.

Where specified, masonry foundation walls are to be built on specified footings to the thickness indicated on the plans and to the height of the underside of the floor bearer or bottom wall plate.

All sub floor spaces to suspended ground floors shall be provided with adequate ventilation in accordance with the ABCB Housing Provisions Standard 2022 Part 6.2 per NCC Volume 2 H2D5.

**RETAINING WALLS**

Where the Builder is required by the Schedule of Works annexed to this Specification, the Builder shall construct retaining walls as shown on the approved plans. The design and construction of earth retaining structures shall be in accordance with AS4678 as referenced in NCC Volume 2 H1D3.

Where a retaining wall is not included in the Schedule of Works, the construction of any retaining wall shall be the responsibility of the Owner

**DRAINAGE**

In both sewered and unsewered areas any bath, wash basin, kitchen waste, wash tubs, pedestal pan and the floor grate to a shower recess shall be located in the position shown on the plan (refer to Schedule of Works); and waste pipes with traps shall be provided to the above fittings and connected to the drainage system. The whole of the work is to be performed in accordance with NCC Volume 3 and AS/NZS3500 series and requirements of the sewerage authority concerned.

The Builder will provide and install a septic system where applicable to the requirements of the Local Authority and in accordance with remanufacture's instructions. Drainage shall be carried out in accordance with the ABCB Housing Provisions Standard 2022 Part 3.3 and AS/NZS3500.3 per NCC Volume 2 H2D2, and the requirements of NCC Volume 3. Stormwater drainage shall be carried out in accordance with the ABCB Housing Provisions Standard 2022 Part 3.3.5, NCC Volume 3 and AS/NZS3500.3.

The Builder will allow for the supplying and laying of stormwater drains as shown on the site plan. Surface water drainage shall be provided in accordance with ABCB Housing Provisions Standard 2022 Part 3.3.3. Where subsoil drainage is required it shall be carried out in accordance with ABCB Housing Provisions Standard 2022 Part 3.3.4.

**TIMBER FRAMING**

All timber framing shall comply with NCC Volume 2 Part H1D6(4), or alternative structural framing shall be to structural engineer's details and certification. These may reflect any of the following: Timber structure design to AS1720.1

- Nailplated timber roof trusses per AS1720.5
- Residential construction in non-cyclonic areas per AS1684.2 or AS1684.4
- Residential construction in cyclonic areas per AS1684.3
- Installation of particleboard flooring per AS1860.2

Timber Engineered products may be used provided their design comply with the NCC and they are installed in accordance with the manufacturer's instructions.

The work shall be carried out in a proper and tradesperson like manner and shall be in accordance with recognised and accepted building practices.

All floor framing is to be framed at the level shown on the plan.

Wall framing is to be erected plumb and straight and securely fastened to the floor framing or floor slab. The interface between masonry veneer and wall framing will conform with AS3700 or AS4773.1 and AS4773.2, or conform with ABCB Housing Provisions Standard 2022 Part 5.2, per NCC Volume 2 H1D5.

All solid timber lintels shall conform to the AS1684.2 or AS1684.4. Glue laminated beams conforming to AS1328 or laminated veneer lumber beams to manufacturer's specification and data sheets may also be used. Where roof truss construction is used, trusses shall be designed in accordance with AS1720 and be erected, fixed and braced in accordance with the manufacturer's instructions. Bracing units shall be determined and installed in accordance with the Engineer's Instructions or AS1684 as appropriate for the design wind velocity for the site. Bracing shall be evenly distributed throughout the building. Strip and sheet timber floors shall be installed in accordance with the AS1684.

Per NCC Volume 2 H4D2 and H4D3, the selection, installation and waterproofing of wet area floors shall conform to:

- The ABCB Housing Provisions Standard 2022 Part 10.2; or
- AS3740 and Clauses 10.2.1 to 10.2.6 and Clause 10.2.12 of the ABCB Housing Provisions Standard 2022; or
- The manufacture installation guides when listed in the Schedule of Works.

Roofs shall be pitched to the slope shown on plan. The work shall be carried out in a proper and tradesperson like manner and shall be in accordance with recognised and accepted building practices. Metal fascias shall be installed in accordance with the manufacturer's instructions and shall meet the requirements of ABCB Housing Provisions Standard 2022 Part 7.2, 9.2.1, 9.2.3 and 9.2.9.

Unless otherwise specified and where required by the NCC posts supporting carports, verandas and porches shall be timber suitable for external use.

All metal brackets, facing plates and other associated fixings used in structural timber joints and bracing must have corrosion protection appropriate to the site in accordance with AS1684

Where a hot water storage unit or solar panels are supported by the roof structure, the structure shall be specifically designed to support all imposed loads.

**STEEL FRAMING**

Steel framing shall be installed in accordance with the manufacturer's recommendations and NCC Volume 2 H1D6(3). This may reflect AS4100, AS/NZS4600 or the NASH Standard 'Residential and Low Rise Steel Framing'

Structural steel shall be designed and constructed in accordance with the manufacturer's recommendations and NCC Volume 2 Part H1D6(5). This may reflect AS4100, AS/NZS4600 or the Housing Provisions Standard 2022 Part 6.3 where allowed under H1D6(6).

**ROOFING CLADDINGS**

All roof cladding is to comply with the relevant structural performance and weathering requirements of the NCC and be installed as per the manufacturer's specifications. The Builder shall cover the roof of the dwelling with approved tiles as selected. The roof shall be fixed and waterproofed in accordance with AS2050 or the ABCB Housing Provisions Standard 2022 Part 7.3 per NCC Volume 2 H1D7(3). Roofing adjacent to valleys should be fixed so as to eliminate water penetration. Where roof tiles are made of natural products slight variation in colour is acceptable. The Builder shall provide and install a metal roof together with accessories as determined in the contract documents in accordance with AS1562.1 or the ABCB Housing Provisions Standard 2022 7.2 per NCC 2022 H1D7(2), and the manufacturer's recommendations. Except where design prohibits, sheets shall be in single lengths from fascia to ridge. Fixing of sheets shall be in accordance with the manufacturer's instructions as required for the appropriate design and wind speed.

Gutters and downpipes as determined in the contract documents shall be manufactured and installed in accordance with AS/NZS 3500.3 or the ABCB Housing Provisions Standard 2022 Part 7.4, per NCC Volume 2 H2D6.

Materials used for flashings, fasteners, gutters and downpipes and shall be compatible

Sarking under tile roof coverings must comply with and be fixed in accordance with ABCB Housing Provisions Standard 2022 Part 7.3.4 or AS2050. Where required an anti-ponding device or board shall be installed per ABCB Housing Provisions Standard 2022 Part 7.3.5 or AS2050.

Flashings shall comply with, and be installed in accordance with the ABCB Housing Provisions Standard 2022 Part 7.2.7 or AS1562.1 for metal roofs; and ABCB Housing Provisions Standard 2022 Part 7.3.3 or AS2050 for tiled roofs.

**MASONRY**

All masonry construction and shall comply with AS3700, or AS4773.1 and AS4773.2, or ABCB Housing Provisions Standard 2022 Parts 5.2 to 5.7 as relevant, per NCC 2022 Volume 2 H1D5 and H1D4.

Masonry units shall comply with AS3700, or AS4773.1 and AS4773.2, or ABCB Housing Provisions Standard 2022 Part 5.6.2.

Concrete blocks are to be machine pressed, of even shape, well cured and shall comply with NCC Volume 2 H1D5 and H2D4. Concrete blockwork shall be constructed in accordance with NCC Volume 2 H1D5 and H2D4.

Autoclaved aerated concrete blocks shall be in accordance with the manufacturer's product specification at the time the work is being carried out. Autoclaved aerated concrete wall cladding shall be in accordance with ABCB

Housing Provisions Standard 2022 Part 7.5 or AS5146.1 per NCC Volume 2 H1D7(4).

All damp proof course materials and installations shall comply with ABCB Housing Provisions Standard 2022 Part 5.7.3 and 5.7.4, or AS3700, or AS4773.1 and AS4773.2.

The damp proof membrane shall be visible in the external face of the masonry in which it is placed and shall not be bridged by any applied coatings, render or the like.

Where required open vertical joints (weepholes) must be created in the course immediately above any Damp Proof Course or flashing at centres in accordance with ABCB Housing Provisions Standard 2022 Part 5.7.5, or AS3700, or AS4773.1 and AS4773.2.

Cavities for masonry veneer shall be in accordance with the ABCB Housing Provisions Standard 2022 Part 5.7.2, or AS3700, or AS4773.1 and AS4773.2.

Mortar mixes and joint tolerances shall comply with ABCB Housing Provisions Standard 2022 Parts 5.6.3 and 5.6.4, or AS3700, or AS4773.1 and AS4773.2. Masonry accessories shall comply with ABCB Housing Provisions Standard 2022 Part 5.6

Vertical articulated joints shall be constructed in accordance with ABCB Housing Provisions Standard 2022 Part 5.6.8, or AS3700, or AS4773.1 and AS4773.2.

Veneer wall ties shall comply with ABCB Housing Provisions Standard 2022 Part 5.6.5 and AS/NZS2699.1, or AS3700 or AS4773.1 and AS4773.2.

Lintels used to support masonry above openings in walls shall comply with ABCB Housing Provisions Standard 2022 Part 5.6.7, or AS3700 or AS4773.1 and AS4773.2, per NCC Volume 2 H1D5(1). Alternatively, lintels shall comply with ABCB Housing Provisions Standard 2022 Part 6.3.5 or AS4100 per NCC Volume 2 H1D6(3). Lintels are to be provided to each wall leaf and are to be corrosion protected to a degree appropriate for the site environment and location of the lintel within the structure, in accordance with ABCB Housing Provisions Standard 2022 Part 5.6.7, or AS3700 or AS4773.2. The durability class shall be as defined in AS2699.3. Engaged piers in masonry construction shall comply with the relevant provisions of ABCB Housing Provisions Standard 2022 Parts 5.2.6 (masonry veneer) or 5.4.2 (unreinforced single leaf masonry), or AS3700, or AS4773.1 and AS4773.2. Isolated masonry piers shall comply with ABCB Housing Provisions Standard 2022 Part 5.5, or AS4773.1 and AS4773.2, or AS3700 as modified by NCC Volume 2 H1D5.

All exposed face brickwork shall be cleaned with an approved cleaning system. Care should be taken not to damage brickwork or joints and other fittings.

**CLADDING & LININGS**

Timber and composite external wall cladding shall be fixed in accordance with the manufacturer's recommendations and any applicable special details or ABCB Housing Provisions Standard 2022

Part 7.5, per NCC Volume 2 H1D7(4).

- Where required, the specified materials shall be used to line soffits at eaves, open verandas and porches in accordance with ABCB Housing Provisions Standard 2022 Part 7.5.5.
- Flashings to openings in external walls shall comply with ABCB Housing Provisions Standard Part 7.5.6.
- Parapet cappings shall comply with ABCB Housing Provisions Standard 2022 Part 7.5.8.
- Ground clearances for external cladding shall comply with ABCB Housing Provisions Standard 2022 Part 7.5.7.
- Autoclaved aerated concrete wall cladding shall be designed and constructed in accordance with AS5146.1.

Metal wall cladding shall be in accordance with AS1562.1 per NCC Volume 2 H1D7(5).

Unless otherwise specified, internal linings to walls and ceilings in other than wet areas shall be of gypsum plasterboards.

Plasterboard sheets are to be of a minimum 10 mm thick with recessed edges to facilitate a smooth set finish. Internal angles to walls are to be set from floor to ceiling.

Where specified, suitable cornice moulds shall be fixed at the junction of all walls and ceilings. Alternatively the joint may be set as required for vertical internal angles.

Wet area linings are to be fixed in accordance with the manufacturer's recommendations. The ceiling access hole shall be of similar material to the adjacent ceiling.

**JOINERY**

All joinery work (metal and timber) shall be manufactured and installed according to accepted building practices.

External door frames shall be suitable for the exposed conditions and to receive doors. Internal jamb linings shall be suitable to receive doors as specified in the contract documents. Manufactured door frames shall be installed in accordance with the manufacturer's instructions.

All internal and external timber door and door sets shall be installed in accordance with accepted building practice and specific manufacturer's instructions.

Sliding and other aluminium windows and doors shall be installed in accordance with manufacturer's recommendations and AS2047. All glazing shall comply with ABCB Housing Provisions Standard Part 8.2, AS2047 or AS1288, per NCC Volume 2 H1D8, and any commitments outlined in the relevant BASIX Certificate. Architraves and skirting as nominated on the plans or listed in the Schedule of Works shall be installed in accordance with accepted building practice. Units shall be installed to manufacturer's recommendations. Bench tops shall be of a water resistant material.

**SERVICES**

All plumbing shall comply with the requirements of NCC Volume 3 and the relevant supply authority. All work shall be carried out by a licensed plumber.

Fittings, as listed in the Schedule of Works, shall be supplied and installed to manufacturer's specifications. Fittings, hot water systems and any rainwater harvesting systems shall be appropriate to satisfy any commitment outlined in the relevant BASIX Certificate.

All electrical work is to be carried out by a licensed electrical contractor to AS/NZS3000 Electrical installations (known as the Australian/New Zealand Wiring Rules) plus any other relevant regulations. The location of lights, switches, power points and the like, is to be nominated in the contract documents. Unless otherwise specified, the electrical service shall be 240 volt, single phase supply. All installation (including LPG) shall be carried out in accordance with AS5601.1, the relevant regulations and the rules and requirements of the relevant supply authority.

**FIRE SAFETY**

Where required for fire performance the selection of materials, design and installation shall comply with the provisions of ABCB Housing Provisions Standard 2022 Part 9, per NCC Volume 2 Part H3

Construction of external wall shall comply with ABCB Housing Provisions Standard 2022 Part 9.2.

Construction of separating walls and floors shall comply with ABCB Housing Provisions Standard 2022 Part 9.3.

Construction of any garage top dwelling in NSW shall comply with ABCB Housing Provisions Standard 2022 NSW Part 9.4.

Smoke and heat alarms shall be installed in accordance with ABCB Housing Provisions Standard 2022 NSW Part 9.5.1, and Parts 9.5.2 to 9.5.4.

Where required evacuation lighting shall be installed in accordance with ABCB Housing Provisions Standard 2022 Part 9.5.5.

**HEALTH & AMENITY**

All internal wet areas are to be waterproofed in accordance with NCC Volume 2 H4D2 and H4D3.

Waterproofing shall comply with:

- ABCB Housing Provisions Standard 2022 Part 10.2; or
- AS3740 and Clauses 10.2.1 to 10.2.6 and Clause 10.2.12 of the ABCB Housing Provisions Standard 2022; or
- the manufacture installation guides when listed in the Schedule of Works.

External tiled decks and balconies, and roofing systems outside the scope of NCC Volume 2 H1D7(2) and (3), where required are to be waterproofed in accordance with AS4654.1 and AS4654.2 and relevant manufacturer's specifications, per NCC Volume 2 2022 H2D8.

Room heights shall comply with ABCB Housing Provisions Standard 2022 Part 10.3, per NCC Volume 2 H4D4.

The building facilities shall be installed as indicated on the plan, or in accordance with ABCB Housing Provisions Standard 2022 Part 10.4, per NCC Volume 2 H4D5.

Natural and artificial lighting shall be installed as indicated on the plans, or in accordance with ABCB Housing Provisions Standard 2022 Part 10.5, per NCC Volume 2 H4D6.

Ventilation shall be installed as indicated on the plans, and shall comply with ABCB Housing Provisions Standard 2022 Part 10.6 or AS1668.2, per NCC Volume 2 H4D7.

Where required sound insulation shall comply with ABCB Housing Provisions Standard 2022 Part 10.7, per NCC Volume 2 H4D8.

For construction approval applications submitted on or after 1 October 2023, condensation management shall be provided in accordance with ABCB Housing Provisions Standard 2022 Part 10.8, per NCC 2022 Volume 2 H4D9.

ALL DIMENSIONS ARE IN MILLIMETERS. ALL DIMENSIONS ARE FRAME TO FRAME. DO NOT SCALE OFF PLANS.	HOUSE NAME: <b>Custom</b>	CLIENT'S NAME: <b>Mr. Mrs.</b>	SHEET NAME: <b>NCC REQUIREMENTS</b>				P: (02) 7252-5330 E: info@sdcd.com.au A: Suite 106, Level 1 351 Oran Park Drive, Oran Park, Nsw 2570. W: sdcd.com.au	CLIENT'S SIGNATURE _____	
	FAÇADE: <b>Modern</b>	SITE ADDRESS: <b>Lot 245- in DP 1294340 392 Browns Road &amp; Ardeale Street Austral, NSW 2179</b>	DRAWN: <b>HN</b>	JOB NO: <b>25196</b>				REV NO: <b>6</b>	DATE _____
	SPECIFICATION: <b>STANDARD</b>		CHECKED: <b>BC</b>	DATE: <b>24.10.25</b>				SHEET: <b>3</b>	I accept and understand the plans and documents that have been provided to me by Sydney Drafting & Design Pty Ltd.
	SCALE @ A3:	GARAGE HAND: <b>RH</b>	PROJECT STAGE: <b>Preliminary Plan</b>	APPLY TO LODGE: <b>CDC</b>					ALL RIGHTS RESERVED. This plan is the property of Sydney Drafting & Design Pty Ltd. Copyright in this document is owned by Sydney Drafting & Design Pty Ltd. Under the provisions of the Copyright ACT 1968 and is intended for use only as authorised by Sydney Drafting & Design Pty Ltd. © COPYRIGHT

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SPECIFIC REPORTS & CONSTRUCTION  
DOCUMENTS IDENTIFIED/RECEIVED.**

**Specification Notes**

Where required a pliable building membrane shall comply with, and be installed in accordance with the following:

- NCC Volume 2 2019 Amendment1Part 3.8.7.2 (applications made prior to 1 October 2023); or
- ABCB Housing Provisions Standard 2022 Part 10.8.1 (applications made from 1 October 2023).
- When required a ventilated roof space shall be provided in accordance with: NCC Volume 2 2019 Amendment1Part 3.8.7.4 (applications made prior to 1 October 2023); or
- ABCB Housing Provisions Standard 2022 Part 10.8.3 (applications made from 1 October 2023).

**SAFE MOVEMENT & ACCESS**

Design and construction of stairways and ramps shall comply with ABCB Provisions Standard 2022 Part 11.2, per NCC Volume 2 H5D2.

Design and construction of barriers and handrails shall comply with ABCB Housing Provisions Standard 2022 Part 11.3, per NCC Volume 2 H5D3. In bedrooms, openable windows shall be protected in accordance with ABCB Housing Provisions Standard 2022 Part 11.3.7. In rooms other than bedrooms, openable windows shall be protected in accordance with ABCB Housing Provisions Standard 2022 Part 11.3.8.

**ENERGY EFFICIENCY**

For development consent applications submitted before 1 October 2023 and for alterations and additions, provision and installation of energy efficiency measures shall be as outlined within the BASIX certificate per NCC Volume 2 2019 Amendment 1 NSW Addition NSW 2, and where not defined by BASIX shall comply with NCC Volume 2 2019 Amendment 1, NSW Part 3.12.1, NSW Part 3.12.2, NSW 3.12.3, NSW Part 3.12.4 and NSW Part 3.12.5.

For development consent applications submitted on or after 1 October 2023, provisions and installation of energy efficiency measures shall be as outlined within the BASIX certificate per NCC Volume 2 2022 NSW Part H6, and where not defined by BASIX shall comply with ABCB Housing Provisions Standard 2022 NSW Part 13.2, NSW Part 13.4 and NSW Part 13.7, per NCC Volume 2 2022 NSW Part H6D2.

Where thermal insulation is used in the building fabric or services, such as air conditioning ducting or hot water systems, it shall be installed in accordance with manufacturer's recommendations to e the R-Values required by the NCC or as outlined in the relevant BASIX Certificate for NSW.

**ANCILLARY FEATURES**

Where the Builder is required by the Schedule of Works annexed to this Specification, the Builder shall construct any swimming pool as shown on the approved plans. Where constructed a swimming pool shall be provided with safety barriers in accordance with AS1926.1 and AS1926.2, or Clause 9 of the Swimming Pools Regulation 2018 for spa pools, per NCC Volume 2 2022 NSW H7D2(1). The recirculation system shall comply with AS1926.3 per NCC Volume 2 2022 NSW H7D2(2).

Where a swimming pool is not included in the Schedule of Works, the construction of any swimming pool and associated safety barriers and recirculation systems shall be the responsibility of the Owner.

Where a balcony or deck is attached to an external wall it shall comply with ABCB Housing Provisions d 2022 Part 12.3, per NCC Volume 2 H1D11 or the engineered specifications. d 2022 Part 12.3, per NCC Volume 2 H1D11 or the engineered specifications.

Where the Builder is required by the Schedule of Works annexed to this Specification, the construction or installation of a boiler, pressure vessel, fireplace or heating appliance shall comply with AS/NZS2918 or ABCB Housing Provisions Standard 2022 Part 12.4, per NCC Volume 2 H7D5.

Where not included in the Schedule of Works, the construction and installation of any fireplace or heating appliance shall be the responsibility of the Owner.

In alpine areas construction shall comply with ABCB Housing Provisions Standard 2022 Part 12.2, per NCC Volume 2 H7D3.

In bushfire prone areas construction shall comply with AS3959, or NASH Standard - Steel Framed Construction in Bushfire Areas; except as amended by Planning for Bushfire Protection and as modified by development consent following consultation with the NSW Rural Fire Service, or bushfire safety authority for the purposes of integrated development, per NCC Volume 2 2022 NSW H7D4.

In flood hazard areas, construction shall comply with ABCB Standard for Construction of Buildings in Flood Hazard Areas, per NCC Volume 2 H1D10. Flood Hazard Areas, per NCC Volume 2 H1D10.

**TILING**

Tiles shall be as listed in the Schedule of Works or as selected by the Owner. Cement mortar and other adhesives shall comply with AS3958.1 or tile manufacturer's specifications.

Installation of tiles shall be in accordance with AS3958.1 or the manufacturer's recommendations and accepted building practices.

Where practicable, spacing between tiles should be even and regular.

Expansion joints shall be installed in accordance with AS3958.1 or the tile manufacturer's specifications.

All vertical and horizontal joints between walls and fixtures e.g. bench top, bath, etc. and wall/floor junctions shall be filled with flexible mould resistant sealant.

All joints in the body of tiled surfaces shall be neatly filled with appropriate grout material as specified by the tile manufacturer or accepted building practice.

As tiles are made of natural products a slight variation in colour is acceptable.

Tiles are to be fixed to the substrate with adhesives that are compatible with the substrate and any waterproofing material.

Wall surfaces shall be tiled with selected tiles and accessories where indicated by the contract documents.

Floors shall be tiled to areas where indicated by the contract documents with selected tiles. Tiles shall be laid in a sand and cement mortar or using an adhesive, where required, edge strips or angle to exposed edges in doorways or hobs-less showers in wet areas shall be provided in accordance with BCB Housing Provisions Standard 2022 Part 10.2 or AS3740, per NCC Volume 2 H4D2 and H4D3. Adequate falls shall be provided to floor wastes in accordance with ABCB Housing Provisions Standard 2022 Part 10.2.12.

**PAINTING**

All paint used shall be of a quality suitable for the purpose intended and the application shall be as per the manufacturer's specifications. The colours used shall be as listed in the Schedule of Works or other relevant contract document. All surfaces to be painted shall be properly prepared to manufacturer's instructions.

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HOUSE NAME: <b>Custom</b>	
FACADE: <b>Modern</b>	
SPECIFICATION: <b>STANDARD</b>	
SCALE @ A3:	GARAGE HAND: <b>RH</b>

CLIENT'S NAME: <b>Mr. Mrs.</b>
SITE ADDRESS: <b>Lot 245- in DP 1294340 392 Browns Road &amp; Ardeale Street Austral, NSW 2179</b>

SHEET NAME: <b>NCC REQUIREMENTS</b>			
DRAWN: <b>HN</b>	JOB NO: <b>25196</b>	REV NO: <b>6</b>	
CHECKED: <b>BC</b>	DATE: <b>24.10.25</b>	SHEET: <b>4</b>	
PROJECT STAGE: <b>Preliminary Plan</b>		APPLY TO LODGE: <b>CDC</b>	



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DATE \_\_\_\_\_  
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Maximum	Proposed
600mm CUT	600mm
1000mm FILL	900mm

**LEGEND:**

- GRASS AREA
- HARDSTAND / CONCRETE AREA
- PROPOSED RESIDENCE
- EXISTING RESIDENCE
- PEBBLES

WIND CLASSIFICATION: "H1"  
 SLAB CLASSIFICATION: "H1"

**PROPERTY DESCRIPTION**

L.G.A: **LIVERPOOL**

**DA COUNCIL APPROVAL**  
 COUNCIL DEVELOPMENT APPROVAL PROCESS REQUIRED. REFER TO COUNCIL REGULATIONS FOR FURTHER DETAILS.

**FLOOR SPACE RATIO (FSR)**

\* Areas are measured from the internal face of external walls and excludes First floor: Voids, Stairs, Lifts, required car spacing to Australian Standards, Balconies with walls less than 1.4m high (Refer to the LEP or DCP for further details).

SITE AREA:	<b>277.40 m<sup>2</sup></b>
GROUND FLOOR:	105.55 m <sup>2</sup>
FIRST FLOOR:	0.00 m <sup>2</sup>
TOTAL GROSS FLOOR AREA:	105.55 m <sup>2</sup>
PROPOSED FSR:	38.05%
ALLOWED FSR:	0%

**LANDSCAPE**

SITE AREA:	<b>277.40 m<sup>2</sup></b>
TOTAL HARDSTAND AREA:	153.99 m <sup>2</sup>
APPROX DRIVEWAY AREA:	17.51 m <sup>2</sup>
LESS THAN 1m:	123 m <sup>2</sup>
EXISTING STRUCTURE:	0.00 m <sup>2</sup>
REMAINING SOFT LANDSCAPE AREA:	104.67 m <sup>2</sup>
PROPOSED LANDSCAPE %:	37.73%
MIN. REQUIRED BY COUNCIL: (MIN.69.35m <sup>2</sup> )	25%
PROPOSED FRONT LANDSCAPE: (33.59 m <sup>2</sup> )	76.06%
MIN. REQD FRONT LANDSCAPE: (25.55 m <sup>2</sup> )	50%

**SITE COVERAGE AREA**

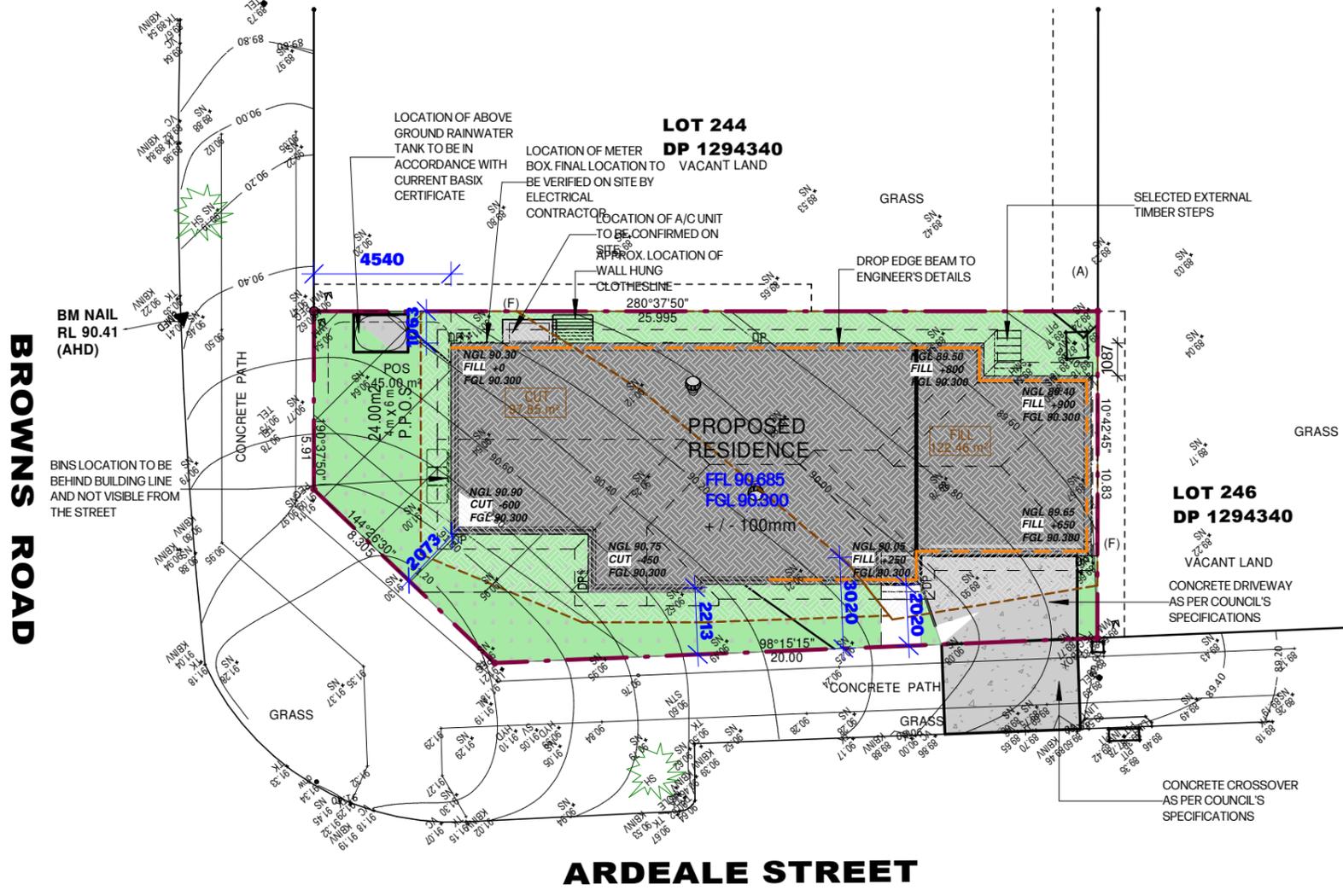
EXCLUDES PORCH, ALFRESCO, BALCONY	
SITE AREA:	<b>277.40 m<sup>2</sup></b>
GROUND FLOOR AREA:	115.70 m <sup>2</sup>
FIRST FLOOR AREA:	0.00 m <sup>2</sup>
GARAGE AREA:	37.05 m <sup>2</sup>
PORCH AREA:	1.24 m <sup>2</sup>
ALFRESCO AREA:	0.00 m <sup>2</sup>
PROPOSED SITE COVERAGE:	55.06%
MAX. REQUIRED BY COUNCIL:	0%

**PRIVATE OPEN SPACE**

PRINCIPAL PRIVATE OPEN SPACE:	24.00 m <sup>2</sup>
PRIVATE OPEN SPACE:	45.00 m <sup>2</sup>
MIN. ALLOWABLE BY COUNCIL: (2.5m MIN. WIDE)	60.00 m <sup>2</sup>
MIN. ALLOWABLE BY COUNCIL:	0.00%

PRIVATE OPEN SPACE
PROPOSED DEVELOPMENT

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**SITE PLAN**  
 SCALE 1:200 1

**SITE INDUCTION**  
 BEFORE ENTERING SITE PLEASE REVIEW, AND MAKE YOURSELF FAMILIAR WITH EMERGENCY CONTACTS. SITE SPECIFIC HAZARDS AND THE SITE SPECIFIC INDUCTION INFORMATION THAT IS LOCATED ON THE SITE INDUCTION SIGN. IF YOU HAVE ANY TROUBLE UNDERSTANDING THIS INSTRUCTION, CONTACT THE SITE SUPERVISOR OR EMERGENCY CONTACT NUMBER LOCATED ON THE SIGN.

**SITE SPECIFIC HAZARDS**  
 \* OVERHEAD POWERLINES  
 \* EXISTING TREES

- SITE NOTES:**
- ALL LEVELS ARE APPROXIMATES ONLY & ARE TO BE CONFIRMED ON SITE WITH SUPERVISOR PRIOR TO COMMENCEMENT OF ANY EXCAVATIONS.
  - EXTENT OF FILL & BATTER INDICATED IS APPROXIMATE AND WILL BE DETERMINED ON SITE.
  - SEDIMENT BARRIERS AND SILTATION CONTROL IS SITE SPECIFIC AND IS TO COMPLY WITH COUNCIL REQUIREMENTS.
  - EXISTING VEGETATION ON SITE TO BE REMOVED EXCEPT WHERE INDICATED TO BE RETAINED.
  - NO WATERWAY OR WATERCOURSES ON SITE.
  - TERMITE PROTECTION TO AS3660.
  - TEMPORARY SECURITY FENCING TO THE PERIMETER OF BOUNDARY WHERE REQUIRED TO PREVENT PUBLIC ACCESS ONTO SITE



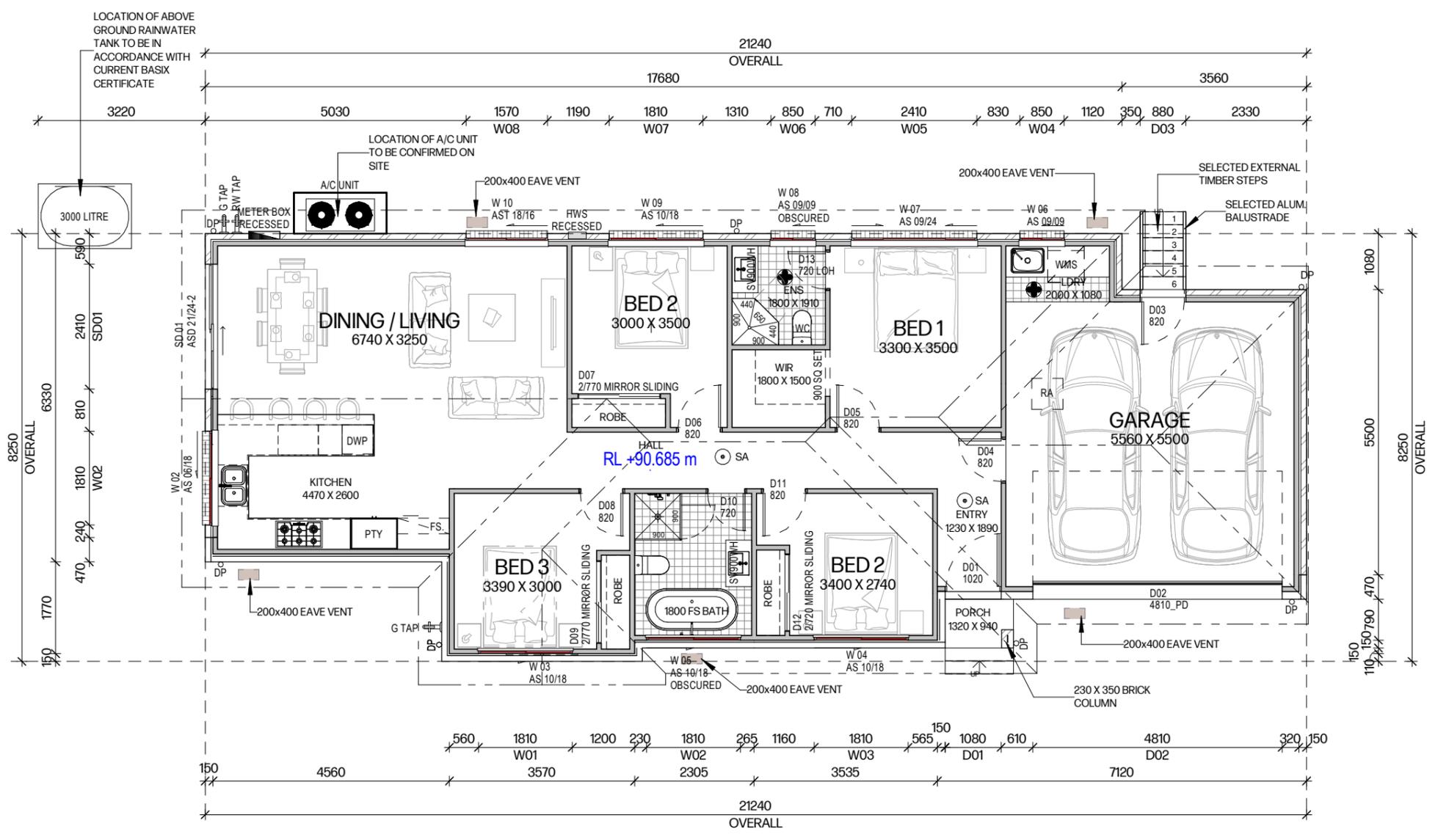
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SPECIFICATION: <b>STANDARD</b>			CHECKED: <b>BC</b>	DATE: <b>24.10.25</b>	SHEET: <b>6</b>	
SCALE @ A3: 1:200	GARAGE HAND: <b>RH</b>		PROJECT STAGE: <b>Preliminary Plan</b>	APPLY TO LODGE: <b>CDC</b>		
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**NOTES:**  
 1. ALL PLUMBING SETOUT DIMENSIONS ARE FROM THE TIMBER FRAME.  
 2. INTERNAL ELEVATIONS ARE INDICATIVE ONLY. ALL CUPBOARD DIMENSIONS TO BE SITE MEASURED.  
 3. TRADESMAN TO ALLOW EXTRA 30-40mm FOR ANY MOUNTED TAPWARE HEIGHTS.

**NOTE:**

- ALL STEEL BEAMS AND COLUMNS IN ACCORDANCE WITH STRUCTURAL ENGINEER'S DETAILS.
- CENTRE POINTS FOR KITCHEN SINKS AND STOVE MAY VARY. SUBJECT TO FINAL KITCHEN LAYOUT BY KITCHEN MANUFACTURER.
- WASTE STACKS TO BE VERIFIED ON SITE, PRIOR TO THE POUR OF CONCRETE SLAB.
- AC DUCT LOCATION TO BE VERIFIED ON SITE WITH CONTRACTOR.



**LEGEND:**

MW	MICROWAVE PROVISION
DWP	DISHWASHER PROVISION
WMS	WASHING MACHINE SPACE
FS	FRIDGE SPACE
PD	PANELIFT GARAGE DOOR
#	2340 HIGH DOORS
⊙	AIR CONDITIONING DUCTS/DROPPER
⊙SA	SMOKE ALARM
L.O.H	LIFT OFF HINGES
⊗	EXHAUST FAN
⊠	AC DUCT OUTLET
→	FLOOR JOIST DIRECTION
G TAP	GARDEN TAP LOCATION
R TAP	RAINWATER TAP LOCATION
DP ⊙	DOWN PIPE LOCATION
FW ⊕	FLOOR WASTE
WS ⊙	WASTE STACK
AJ ▼	ARTICULATION JOINTS
RA	ROOF ACCESS
SC ⊠	STRUCTURAL COLUMN TO ENGINEER'S DETAIL
SB - - -	STRUCTURAL BEAMS TO ENGINEER'S SPECIFICATIONS
TB - - -	TIMBER BEAMS TO ROOF/ FLOOR MANUFACTURERS SPECS.

**FLOOR AREAS**

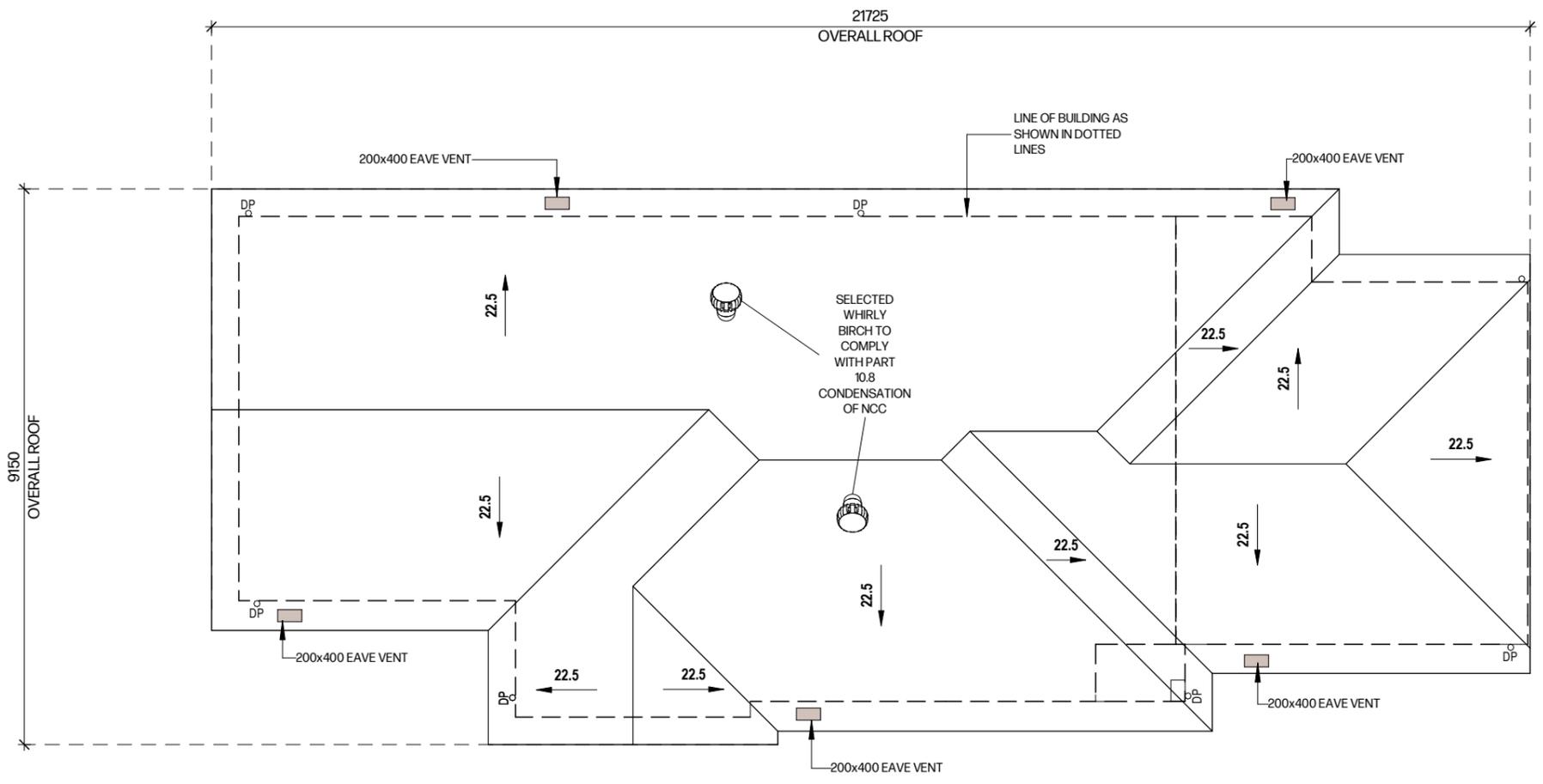
GROUND FLOOR	115.70 m²
GARAGE	37.05 m²
PORCH	124 m²
Grand total	153.99 m²



**GROUND FLOOR PLAN**

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	FACADE: <b>Modern</b>	SITE ADDRESS: <b>Lot 245- in DP 1294340 392 Browns Road &amp; Ardeale Street Austral, NSW 2179</b>	DRAWN: <b>HN</b>	JOB NO: <b>25196</b>				REV NO: <b>6</b>
SCALE @ A3: 1:100	GARAGE HAND: <b>RH</b>	PROJECT STAGE: <b>Preliminary Plan</b>	APPLY TO LODGE: <b>CDC</b>	SHEET: <b>7</b>	I accept and understand the plans and documents that have been provided to me by Sydney Drafting & Design Pty Ltd. ALL RIGHTS RESERVED. This plan is the property of Sydney Drafting & Design Pty Ltd. Copyright in this document is owned by Sydney Drafting & Design Pty Ltd. Under the provisions of the Copyright ACT 1968 and is intended for use only as authorised by Sydney Drafting & Design Pty Ltd. © COPYRIGHT			

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**PART 10.8 - CALCULATION - MAIN**

EAVES VENTS  
 (OPENNESS FACTOR OR FREE AIR - 350 cm)  
 7000 X 21725 m = 152075 m / 35,000  
 = 4.35 = 5 Eave Vents

HIGH LEVEL VENTS  
 (OPENNESS FACTOR OR FREE AIR - 652 cm)  
 5000 mm/m X 21725 m = 108625 m / 65,200  
 = 1.67 = 2 Whirly Vent (s)

**NOTES:**

1. PLIABLE MEMBRANE TO HAVE A VAPOUR PERMEANCE OF NO LESS THAN 1.14ug/N.s AS REQUIRED BY THE NCC 2022 BCA VOL.
2. HOUSING PERVISIONS 10.8.1 (2)(b).
2. CEILING INSTALLATION TO HAVE A MINIMUM GAP OF 20mm BETWEEN INSULATION AND SARKING TO COMPLY WITH NCC 2022 VOL. 2 HOUSING PROVISIONS 10.8.3(1)(b).

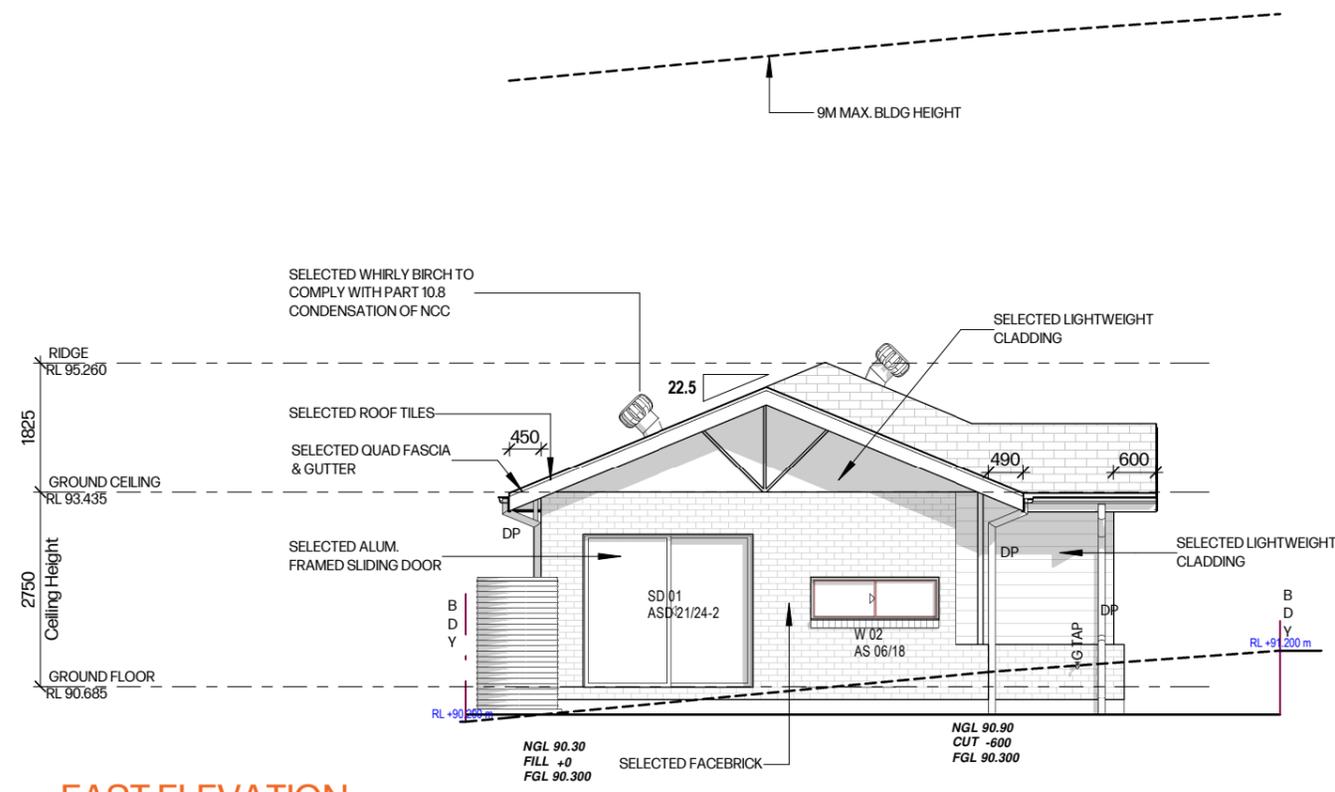
ROOF SCHEDULE		
MARK	AREA	TYPE
	193.87 m <sup>2</sup>	CONCRETE TILES
<b>TOTAL</b>	<b>193.87 m<sup>2</sup></b>	



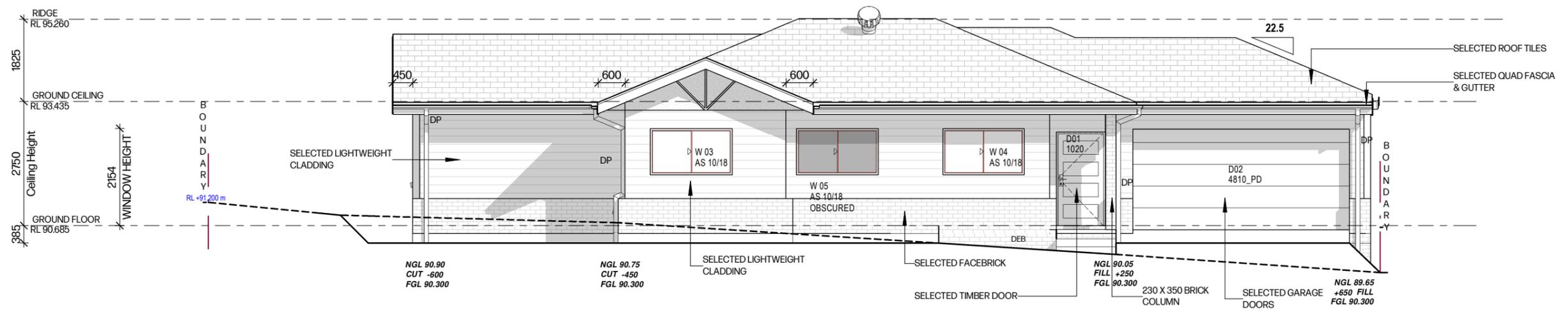
# ROOF PLAN

ALL DIMENSIONS ARE IN MILLIMETERS. ALL DIMENSIONS ARE FRAME TO FRAME. DO NOT SCALE OFF PLANS.	HOUSE NAME: <b>Custom</b>	CLIENT'S NAME: <b>Mr. Mrs.</b>	SHEET NAME: <b>ROOF PLAN</b>			 <b>Design Matters</b> National Accredited Building Designer Member	
	FACADE: <b>Modern</b>	SITE ADDRESS: <b>Lot 245- in DP 1294340 392 Browns Road &amp; Ardeale Street Austral, NSW 2179</b>	DRAWN: <b>HN</b>	JOB NO: <b>25196</b>			REV NO: <b>6</b>
	SPECIFICATION: <b>STANDARD</b>		CHECKED: <b>BC</b>	DATE: <b>24.10.25</b>			SHEET: <b>8</b>
	SCALE @ A3: 1: 100	GARAGE HAND: <b>RH</b>	PROJECT STAGE: <b>Preliminary Plan</b>	APPLY TO LODGE: <b>CDC</b>			
P: (02) 7252-5330 E: info@sdcd.com.au A: Suite 106, Level 1 351 Oran Park Drive, Oran Park, Nsw 2570. W: sdcd.com.au		CLIENT'S SIGNATURE _____  DATE _____ I accept and understand the plans and documents that have been provided to me by Sydney Drafting & Design Pty Ltd. ALL RIGHTS RESERVED. This plan is the property of Sydney Drafting & Design Pty Ltd. Copyright in this document is owned by Sydney Drafting & Design Pty Ltd. Under the provisions of the Copyright ACT 1968 and is intended for use only as authorised by Sydney Drafting & Design Pty Ltd. © COPYRIGHT					

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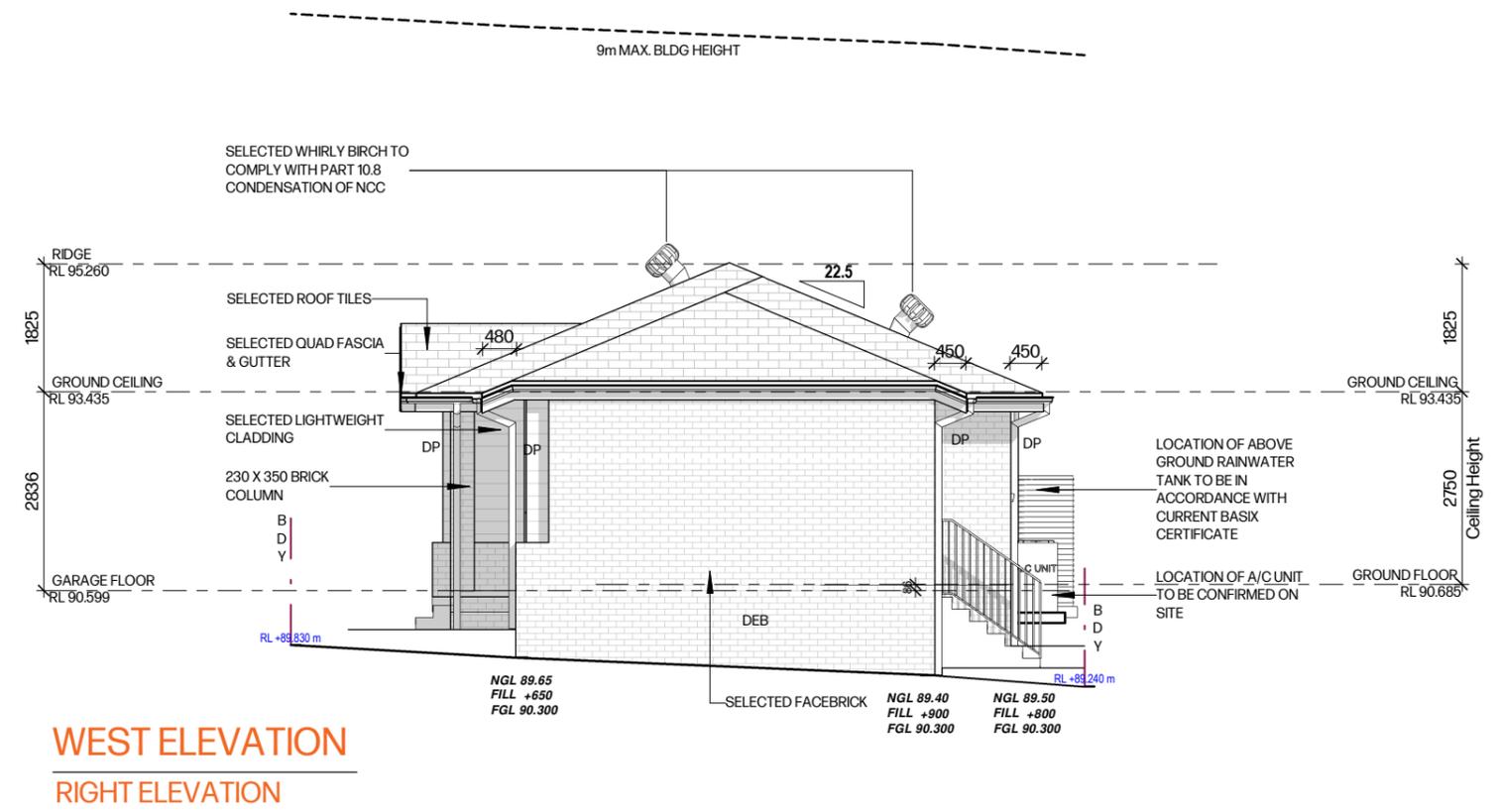
**EAST ELEVATION**  
**LEFT ELEVATION**



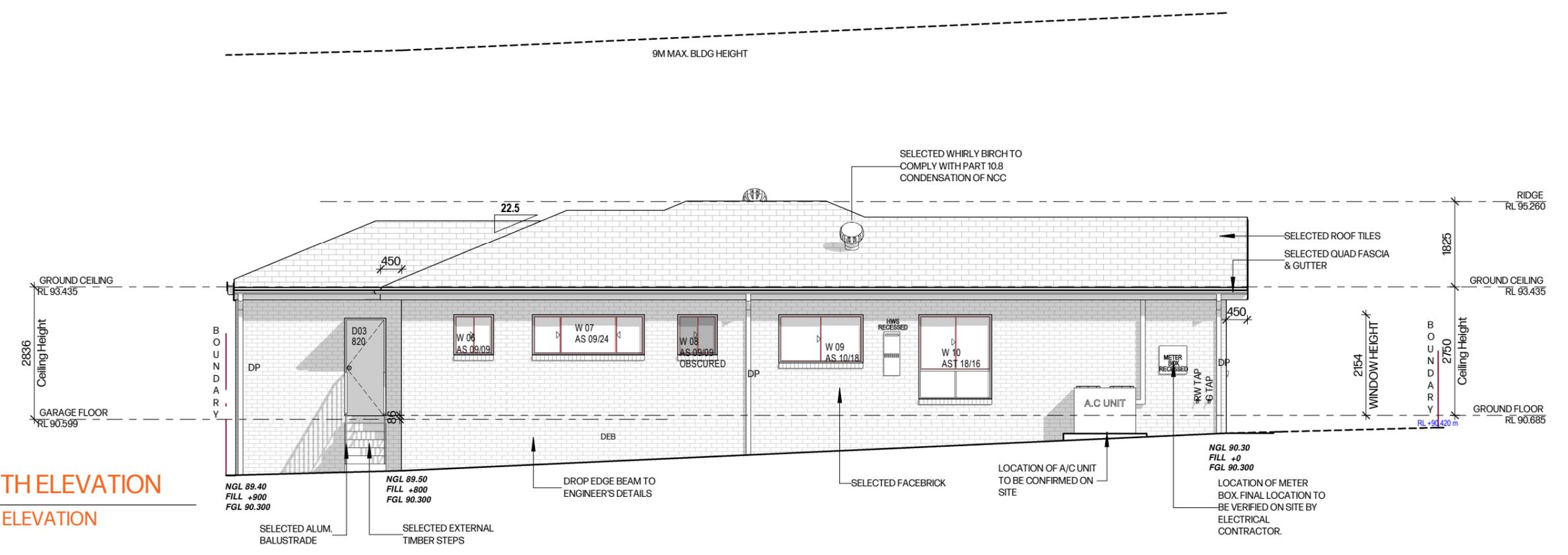
**NORTH ELEVATION**  
**FRONT ELEVATION**

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	SPECIFICATION: <b>STANDARD</b>	PROJECT STAGE: <b>Preliminary Plan</b>	CHECKED: <b>BC</b>	DATE: <b>24.10.25</b>				SHEET: <b>10</b>	ALL RIGHTS RESERVED. This plan is the property of Sydney Drafting & Design Pty Ltd. Copyright in this document is owned by Sydney Drafting & Design Pty Ltd. Under the provisions of the Copyright ACT 1968 and is intended for use only as authorised by Sydney Drafting & Design Pty Ltd.
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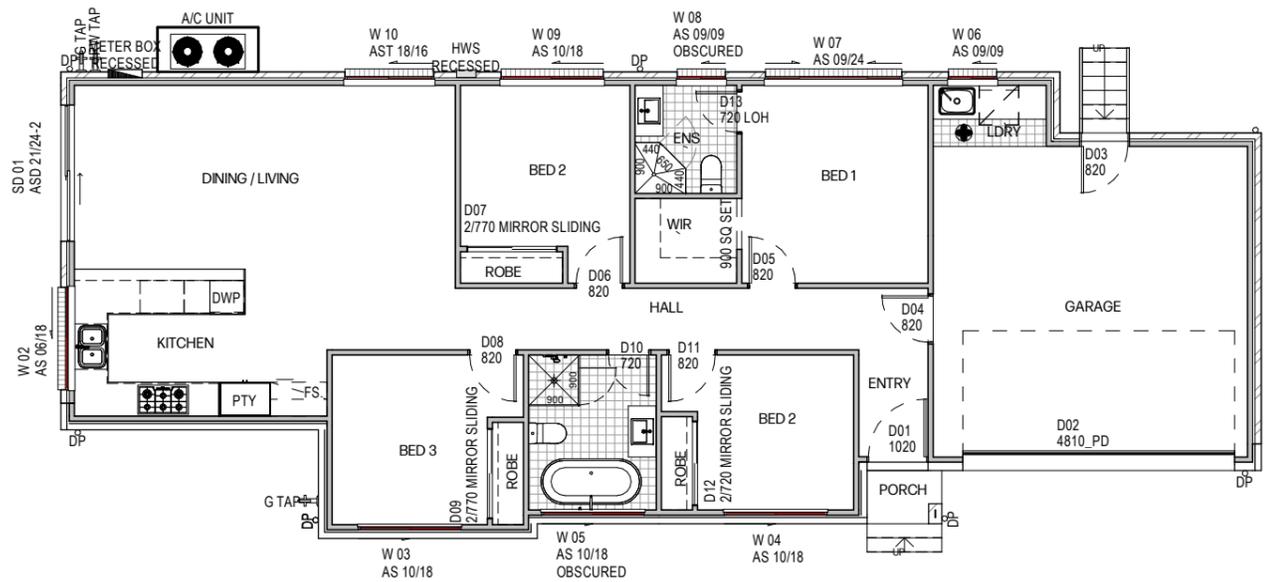
**WEST ELEVATION**  
**RIGHT ELEVATION**



**SOUTH ELEVATION**  
**REAR ELEVATION**

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	FACADE: <b>Modern</b>	SITE ADDRESS: <b>Lot 245- in DP 1294340 392 Browns Road &amp; Ardeale Street Austral, NSW 2179</b>	DRAWN: <b>HN</b>	JOB NO: <b>25196</b>				REV NO: <b>6</b>	DATE <b>24.10.25</b>	DATE _____
	SPECIFICATION: <b>STANDARD</b>	GARAGE HAND: <b>RH</b>	CHECKED: <b>BC</b>	DATE: <b>24.10.25</b>				SHEET: <b>11</b>	PROJECT STAGE: <b>Preliminary Plan</b>	I accept and understand the plans and documents that have been provided to me by Sydney Drafting & Design Pty Ltd. ALL RIGHTS RESERVED. This plan is the property of Sydney Drafting & Design Pty Ltd. Copyright in this document is owned by Sydney Drafting & Design Pty Ltd. Under the provisions of the Copyright ACT 1968 and is intended for use only as authorised by Sydney Drafting & Design Pty Ltd. © COPYRIGHT
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## GROUND FLOOR PLAN

### WINDOW & SLIDING DOOR SCHEDULE

TYPE	MARK	CODE	HEIGHT	WIDTH	WIDTH B	STYLE	FRAME TYPE	GLAZING	OBSCURED GLAZING
GROUND FLOOR									
SD	01	ASD 21/24-2	2154	2410		SLIDING	STANDARD ALUMINIUM	DOUBLE CLEAR	No
W	02	AS 06/18	600	1810		SLIDING	STANDARD ALUMINIUM	DOUBLE CLEAR	No
W	03	AS 10/18	1030	1810		SLIDING	STANDARD ALUMINIUM	SINGLE CLEAR	No
W	04	AS 10/18	1030	1810		SLIDING	STANDARD ALUMINIUM	SINGLE CLEAR	No
W	05	AS 10/18	1030	1810		SLIDING	STANDARD ALUMINIUM	SINGLE OBSCURE	Yes
W	06	AS 09/09	860	850		SLIDING	STANDARD ALUMINIUM	SINGLE CLEAR	No
W	07	AS 09/24	860	2410		SLIDING	STANDARD ALUMINIUM	SINGLE CLEAR	No
W	08	AS 09/09	860	850		SLIDING	STANDARD ALUMINIUM	SINGLE OBSCURE	Yes
W	09	AS 10/18	1030	1810		SLIDING	STANDARD ALUMINIUM	SINGLE CLEAR	No
W	10	AST 18/16	1800	1570		SLIDING	STANDARD ALUMINIUM	SINGLE CLEAR	No

### DOOR SCHEDULE

MARK	TYPE	HEIGHT	WIDTH	TO ROOM
GARAGE FLOOR				
02	Garage_Door: 4810_PD	2229	4810	GARAGE
GROUND FLOOR				
01	Entry Door: 1020	2040	1020	ENTRY
03	External_Door: 820	2040	820	GARAGE
04	Internal_Door: 820	2040	820	HALL
05	Internal_Door: 820	2040	820	BED 1
06	Internal_Door: 820	2040	820	BED 2
07	Robe Doors_Sliding_2_door: 2/770 MIRROR SLIDING	2040	1560	ROBE
08	Internal_Door: 820	2040	820	BED 3
09	Robe Doors_Sliding_2_door: 2/770 MIRROR SLIDING	2040	1560	BED 3
10	Internal_Door: 720	2040	720	
11	Internal_Door: 820	2040	820	BED 2
12	Robe Doors_Sliding_2_door: 2/720 MIRROR SLIDING	2040	1460	ROBE
13	Internal_Door: 720 LOH	2040	720	ENS



WINDOWS TO BE IN ACCORDANCE WITH CURRENT BASIX CERTIFICATE.  
 \* WINDOWS SIZES TO BE CHECKED BY BUILDER & WINDOW MANUFACTURE. REPORT ANY DISCREPANCIES PRIOR ORDERING.  
 \* CONFIRM HEIGHTS & WIDTS OF DOORS PRIOR ORDERING.

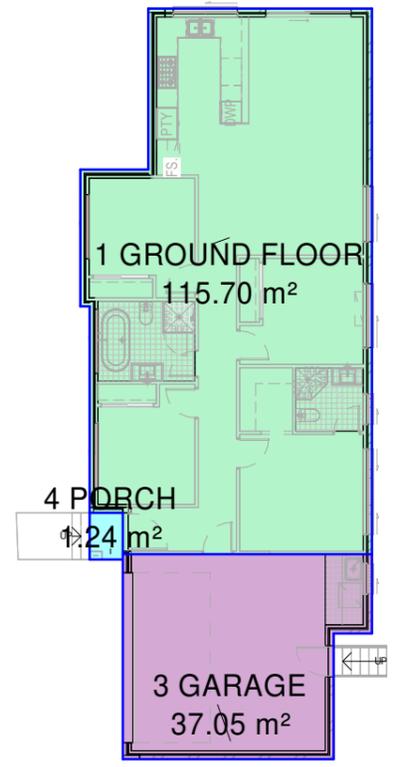
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	SPECIFICATION: <b>STANDARD</b>		CHECKED: <b>BC</b>	DATE: <b>24.10.25</b>				SHEET: <b>13</b>
	SCALE @ A3: 1:125	GARAGE HAND: <b>RH</b>	PROJECT STAGE: <b>Preliminary Plan</b>	APPLY TO LODGE: <b>CDC</b>				

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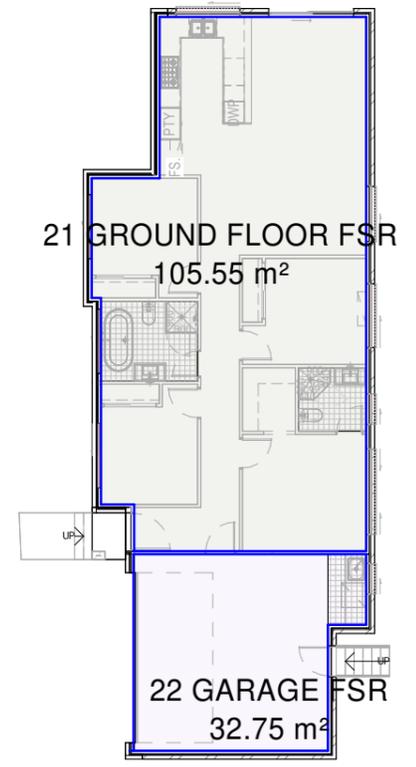
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FLOOR AREAS	
GROUND FLOOR	115.70 m <sup>2</sup>
GARAGE	37.05 m <sup>2</sup>
PORCH	1.24 m <sup>2</sup>
Grand total	153.99 m <sup>2</sup>

FLOOR SPACE AREA	
NAME	AREA
GROUND FLOOR FSR	105.55 m <sup>2</sup>
GARAGE FSR	32.75 m <sup>2</sup>
TOTAL	138.30 m <sup>2</sup>



1. GROUND FLOOR AREA



1. GROUND FLOOR FSR



WIND CLASSIFICATION:	
SLAB CLASSIFICATION:	"H1"
<b>PROPERTY DESCRIPTION</b>	
L.G.A:	LIVERPOOL
<b>DA COUNCIL APPROVAL</b>	
COUNCIL DEVELOPMENT APPROVAL PROCESS REQUIRED. REFER TO COUNCIL REGULATIONS FOR FURTHER DETAILS.	
<b>FLOOR SPACE RATIO (FSR)</b>	
* Areas are measured from the internal face of external walls and excludes First floor: Voids, Stairs, Lifts, required car spacing to Australian Standards, Balconies with walls less than 1.4m high (Refer to the LEP or DCP for further details).	
SITE AREA:	277.40 m <sup>2</sup>
GROUND FLOOR:	105.55 m <sup>2</sup>
FIRST FLOOR:	0.00 m <sup>2</sup>
TOTAL GROSS FLOOR AREA:	105.55 m <sup>2</sup>
PROPOSED FSR:	38.05%
ALLOWED FSR:	0%

LANDSCAPE	
SITE AREA:	277.40 m <sup>2</sup>
TOTAL HARDSTAND AREA:	153.99 m <sup>2</sup>
APPROX DRIVEWAY AREA:	17.51 m <sup>2</sup>
LESS THAN 1m:	1.23 m <sup>2</sup>
EXISTING STRUCTURE:	0.00 m <sup>2</sup>
REMAINING SOFT LANDSCAPE AREA:	104.67 m <sup>2</sup>
PROPOSED LANDSCAPE %:	37.73%
MIN. REQUIRED BY COUNCIL: (MIN.69.35m <sup>2</sup> )	25%
PROPOSED FRONT LANDSCAPE: (33.59 m <sup>2</sup> )	76.06%
MIN. REQD FRONT LANDSCAPE: (25.55 m <sup>2</sup> )	50%

SITE COVERAGE AREA	
EXCLUDES PORCH, ALFRESCO, BALCONY	
SITE AREA:	277.40 m <sup>2</sup>
GROUND FLOOR AREA:	115.70 m <sup>2</sup>
FIRST FLOOR AREA:	0.00 m <sup>2</sup>
GARAGE AREA:	37.05 m <sup>2</sup>
PORCH AREA:	1.24 m <sup>2</sup>
ALFRESCO AREA:	0.00 m <sup>2</sup>
PROPOSED SITE COVERAGE:	55.06%
MAX. REQUIRED BY COUNCIL:	0%

PRIVATE OPEN SPACE	
PRINCIPAL PRIVATE OPEN SPACE:	24.00 m <sup>2</sup>
PRIVATE OPEN SPACE:	45.00 m <sup>2</sup>
MIN. ALLOWABLE BY COUNCIL:	60.00 m <sup>2</sup>
MIN. ALLOWABLE BY COUNCIL:	0.00%

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DRIVEWAY AREA	
DRIVEWAY	14.81 m <sup>2</sup>
DRIVEWAY_FOOTPATH	2.70 m <sup>2</sup>
Grand total	17.51 m <sup>2</sup>

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	SPECIFICATION: <b>STANDARD</b>		CHECKED: BC	DATE: 24.10.25					SHEET: 17
	SCALE @ A3: 1:200	GARAGE HAND: RH	PROJECT STAGE: Preliminary Plan	APPLY TO LODGE: CDC					

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