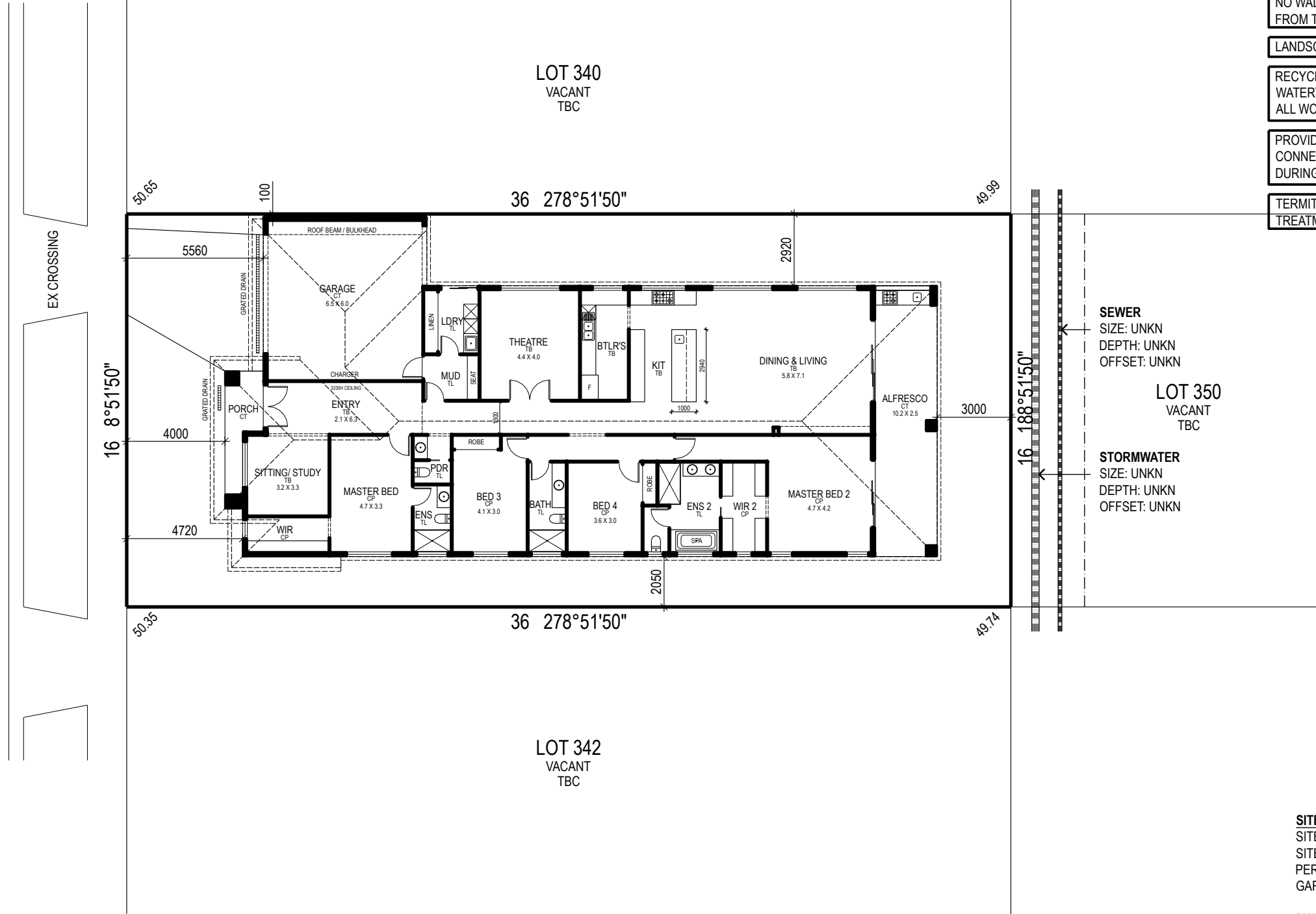


CLUBRUSH GROVE

← APPROX 50M
HERITAGE WAY



SUBJECT TO SECTION 10 EXEMPTION TO BE
APPROVED BY BUILDING SURVEYOR

SUBJECT TO DEVELOPER APPROVAL, LEVELS,
PROPERTY INFO & PIPE DETAILS

ALL STORMWATER DRAINAGE TO BE CONNECT TO
COUNCIL'S LEGAL POINT OF DISCHARGE VIA MIN
100MM DIAMETER SEWER GRADE STORMWATER
PIPE TO COMPLY WITH AS3500.3

PROVIDE 115MM QUAD EAVES GUTTER WITH MIN.
FALL OF 1:500 TO 100MM X 50MM DOWNPIPES

METER LOCATIONS SUBJECT TO AUTHORITIES'
APPROVAL

PROVIDE FIBRE (NBN / OPTICOMM) CONNECTION

NO WALL AIR CONDITIONING UNIT TO BE VISIBLE
FROM THE STREET OR PUBLIC REALM

LANDSCAPING, LETTERBOX & FENCING BY OWNER

RECYCLED WATER TO BE PROVIDED IN LIEU OF
WATERTANK. CONNECT RECYCLED WATER TO
ALL WC PANS & GARDEN TAPS

PROVIDE POLYETHENE TEMPORARY DOWNPIPES
CONNECTED TO STORMWATER DRAINAGE
DURING CONSTRUCTION

TERMITE PRONE AREA. PROVIDE TERMITE
TREATMENT IN ACCORDANCE WITH AS 3660

SEWER
SIZE: UNKN
DEPTH: UNKN
OFFSET: UNKN

LOT 350
VACANT
TBC

STORMWATER
SIZE: UNKN
DEPTH: UNKN
OFFSET: UNKN

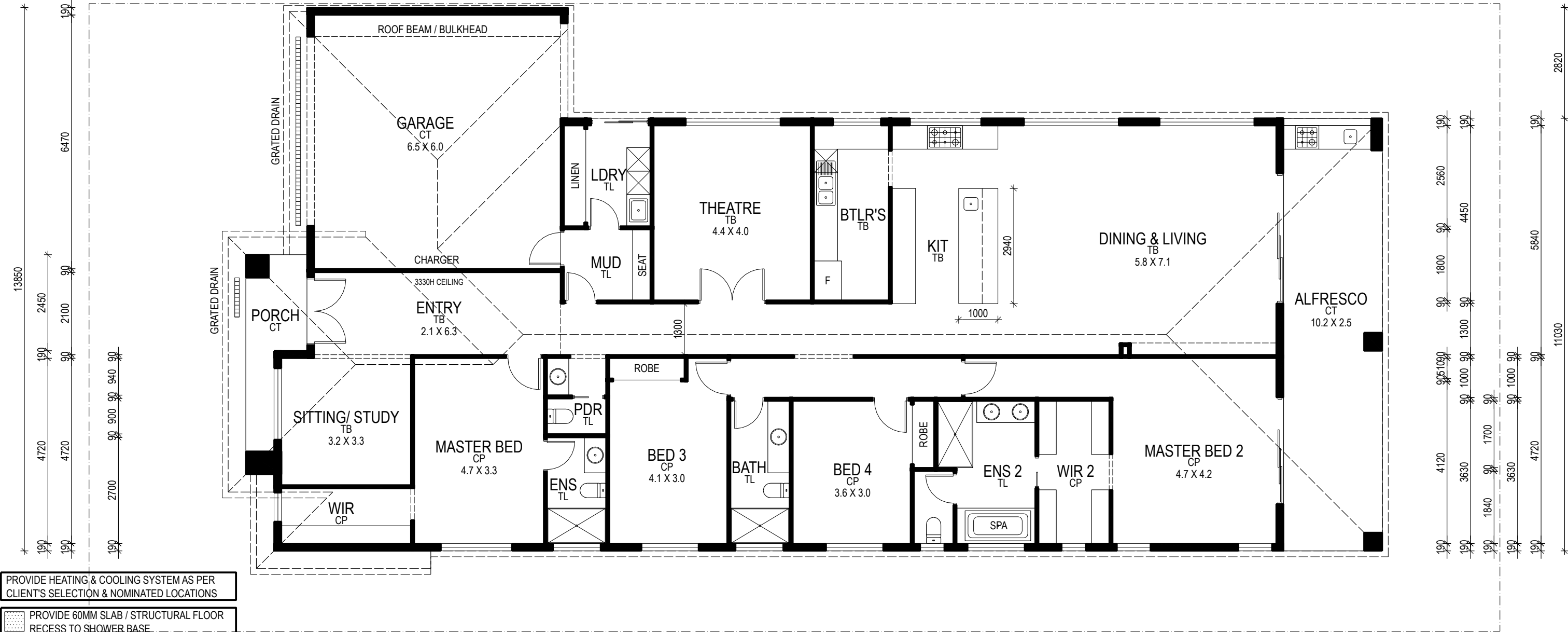
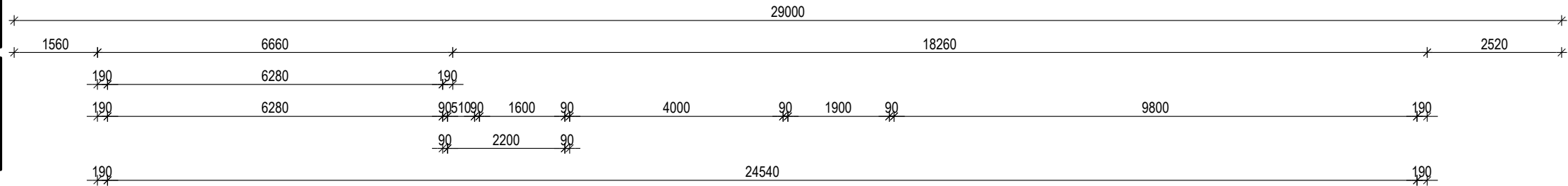
SITE		
SITE AREA		576m ²
SITE COVERAGE	57.60%	331.8m ²
PERMEABILITY	38.23%	220.2m ²
GARDEN AREA	38.23%	220.2m ²

DWELLING		
GROUND FLOOR		254.3m ²
GARAGE		43.6m ²
PORCH		6.1m ²
ALFRESCO		27.8m ²
TOTAL	35.7SQ	331.8m ²

ALL GLASS WITHIN 2M OF THE FLOOR INCLUDING WINDOWS, MIRRORS & SHOWER SCREENS IN A BATHROOM & ENSUITE TO BE SAFETY GLASS

NCC 2022

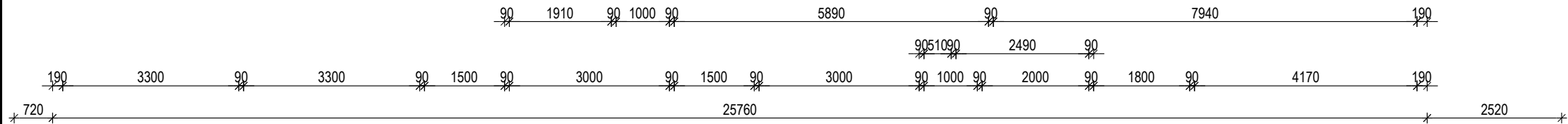
ALL EXHAUST FANS & RANGEHOODS ARE TO BE VENTED TO OUTSIDE AIR DIRECTLY.
MINIMUM FLOW RATE:
- KITCHEN RANGEHOOD & LAUNDRY 40L/S
- BATHROOM, ENSUITE, WC & PDR 25L/S



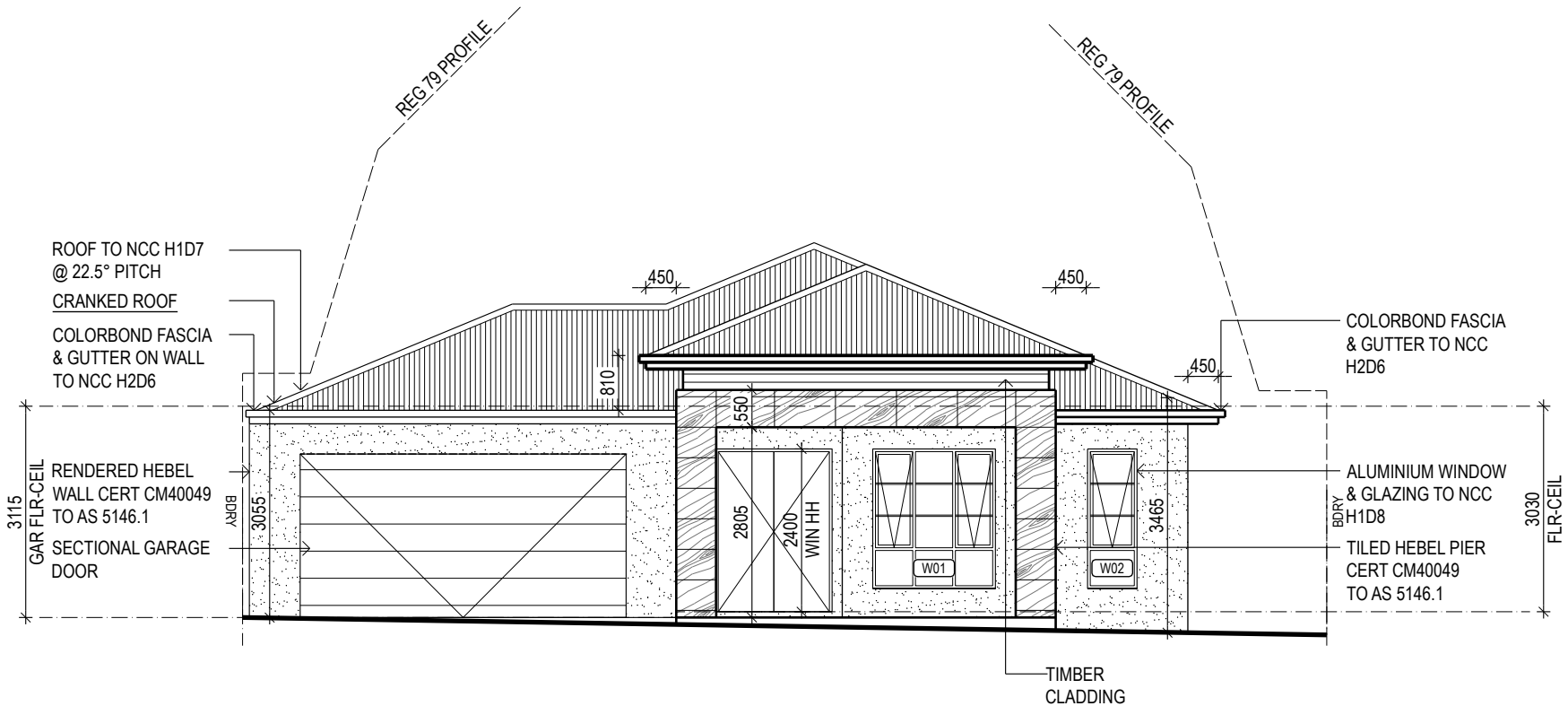
PROVIDE HEATING & COOLING SYSTEM AS PER CLIENT'S SELECTION & NOMINATED LOCATIONS

PROVIDE 60MM SLAB / STRUCTURAL FLOOR RECESS TO SHOWER BASE

75MM HEBEL CLADDING ON 25MM METAL BATTENS (HEBEL CM40049)
CJ CONTROL JOINT
CONTROL JOINTS TO BE PROVIDED TO CLADDING MANUFACTURER'S SPECIFICATIONS AND DETAIL. LOCATION SHOWN INDICATIVE
REFER ELEVATIONS FOR EXTERNAL LIGHTWEIGHT CLADDING
IMPORTANT: ALL CLADDING TO BE INSTALLED TO MANUFACTURER SPECIFICATION



- COLORBOND ROOF
- RENDER OVER HEBEL
(HEBEL CM40049)



WEST ELEVATION
SCALE 1:100