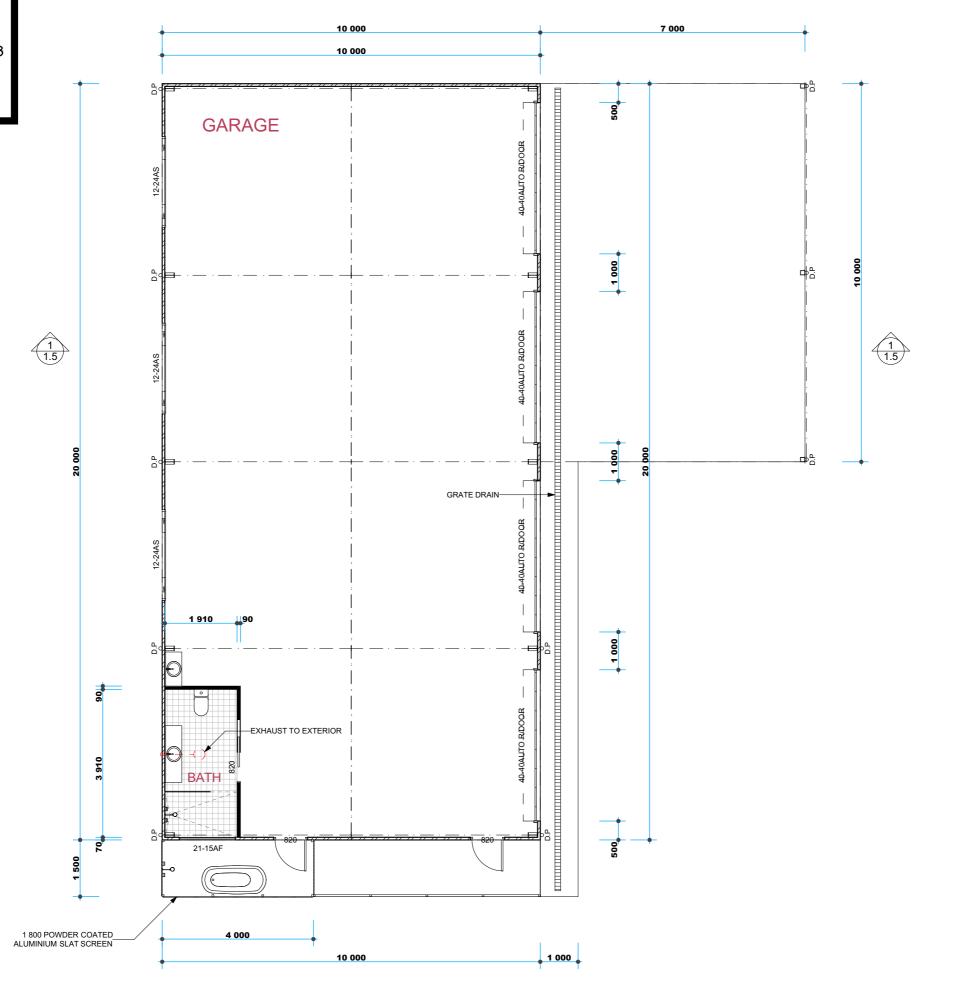
LAKE MACQUARIE CITY COUNCIL

Approved plans for

Development Consent No: DA/1166/223

Date of Approval: 3/8/2023

NOT FOR CONSTRUCTION



> FIRST FLOOR PLAN

## > GENERAL NOTES

- > 1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH SPECIFICATIONS AND ENGINEERS DRAWINGS.
- > 2. ALL DIMENSIONS AND LEVELS TO BE CHECKED AND VERIFIED BY THE BUILDER.
- > 3. ALL WORKMANSHIP AND MATERIALS TO BE IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS, CODES AND LOCAL AUTHORITIES.
- > 4. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE NOTED.
- > 5. ALL MATERIALS TO BE INSTALLED TO MANUFACTURERS SPECIFICATIONS.
- > 6. SITE LEVELS ARE APPROXIMATE ONLY. PLEASE EVALUATE ON SITE BEFORE ANY ORDERING OR WORK BEGINS.
- > 7. BUILDER TO CONFIRM KITCHEN & LAUNDRY LAYOUT WITH OWNER PRIOR TO ORDERING & INSTALLATION.
- > 8. ( ) INDICATES SMOKE ALARM IN ACCORDANCE WITH H3D3 OF THE NCC 2022 AND PART 9.5 SMOKE ALARMS AND EVACUATION LIGHTING OF THE HOUSING PROVISIONS STANDARD 2022.
- > 9. BUILDER TO COMPLY WITH H4D9 OF THE NCC 2022 AND PART 10.8 CONDENSATION MANAGEMENT OF THE HOUSING PROVISIONS STANDARD 2022.

## > CONSTRUCTION MATERIALS

- > FRAME: TIMBER > EXTERNAL WALLS: SELECTED COLORBOND

- CLADDING

  > ROOF: SELECTED COLORBOND

  > FLOOR: SLAB

## > RESIDENCE STATISTICS

		AREA (m²):
EXISTING		
LIVING AREA		140.53
SHED	40	37.78
STABLES		196.06
VERANDAH		33.61
		407.98 m²
PROPOSED		
GARAGE		200.00
CARPORT		70.00
DECK		15.00
		285.00 m²
		692.98 m²

**^**DV**^**NT**^**GE

PH: [02] 4934 4919 E: admin@advantagensw.com



THE BUILDER SHALL CHECK AND VERIFY ALL DIMENSIONS BEFORE ORDERING OR CONSTRUCTION STARTS AND VERIFY ALL ERRORS AND OMISSIONS WITH THE DESIGNER.

> WATTAM > GARAGE > 24 CURRY STREET, CARDIFF > LOTS 1,2,3,4, DP 432818

## > PRELIMINARY

1:100

> Designer		> Drafter	
> DESIGNER		> DRA	FTER
> Job No.	> Revision N	0.	> Drawing N

> 4788 |> DA1

> DO NOT SCALE. IF IN DOUBT, ASK