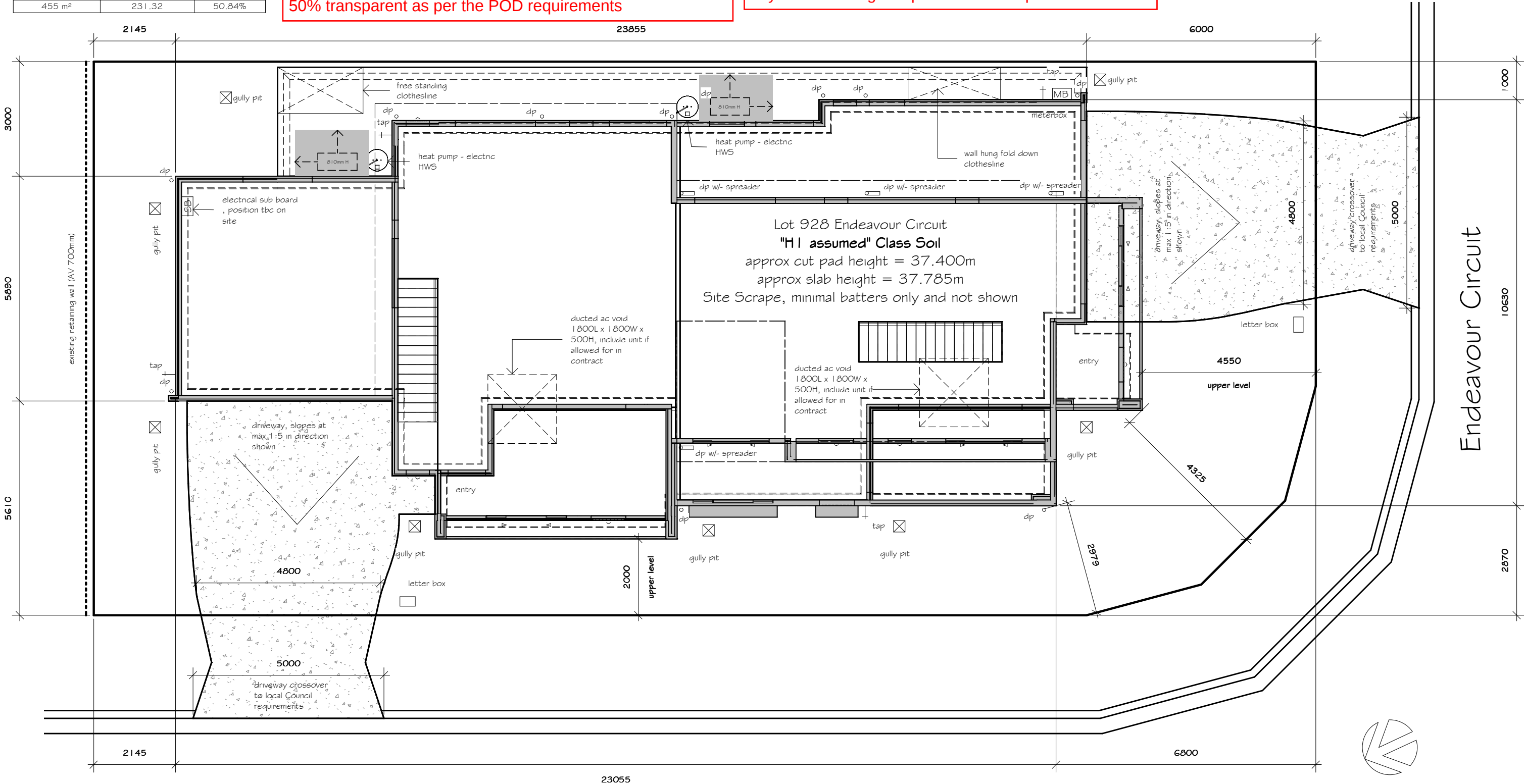


Site Coverage Schedule		
Site Area	House Footprint Area	Site Coverage
455 m ²	231.32	50.84%

Any potential fences along the primary or secondary frontage must be a minimum 1.5m high solid screen fencing and may extend up to a maximum of 1.8m where the upper 0.3m is 50% transparent as per the POD requirements

The proposed units must provide bin storage areas that are to be located behind a fence and not be visible from any street frontage as per the POD requirements



Site Plan
1 : 100

Pascoe Street

AMENDED IN RED

By: Andrew Edwards
Date: 24/10/2025



NOT FOR CONSTRUCTION

"Preliminary"

- site works, including retaining walls, may be subject to change to suit final site conditions.
- all site works are currently based on disclosure plans from developer and must be confirmed by certified surveyor prior to final construction plans being completed.
- location of services may change once final connection points are obtained.

Concrete Schedule

Name	Type	Area
driveway	exposed aggregate concrete slab	42 m ²
driveway	exposed aggregate concrete slab	43 m ²

7 STAR NCC ENERGY REGULATIONS

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PLANS AND DOCUMENTS
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DEVELOPMENT APPROVAL

Approval no: DEV2025/1700/1
Date: 03/11/2025



LOT 928 ENDEAVOUR, STAGE 9B, FLOURISH ESTATE, SOUTH MACLEAN

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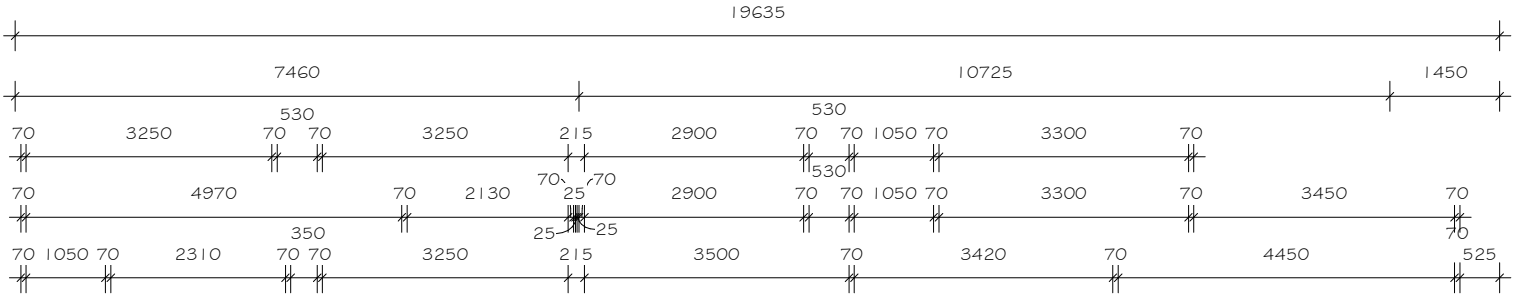
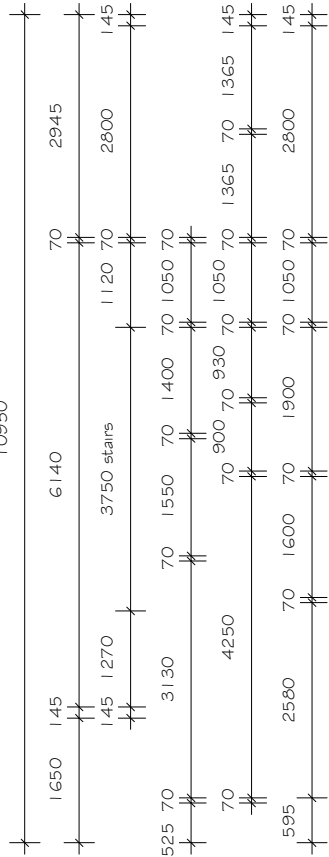
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CURRENT REVISION / ISSUED DATE	A	Preliminary
REAL PROPERTY DESCRIPTION	LOT 928/ SP	

PLAN	CAPRI 41 V2025.1 - NCC - 25CP4195			
FACADE	MONDO			
SCALE	1 : 100 on A3			
DATE DRAWN	30/04/2025	JOB #:	SC688	
DRAWN	DD	CHKD	DBM	SHEET # 02

Area Schedule		
Name	Area	Squares
U1 - alfresco	13.77 m ²	1.48
U1 - garage	33.81 m ²	3.64
U1 - lower living	61.20 m ²	6.59
U1 - porch	4.10 m ²	0.44
U2 - alfresco	12.00 m ²	1.29
U2 - garage	35.17 m ²	3.78
U2 - lower living	61.47 m ²	6.61
U2 - porch	5.08 m ²	0.55
upper - U1	76.84 m ²	8.27
upper - U2	74.58 m ²	8.02
	378.02 m ²	40.68

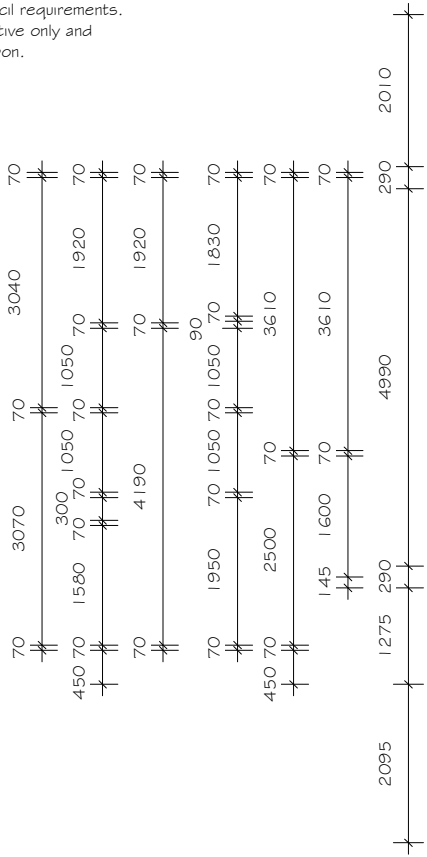
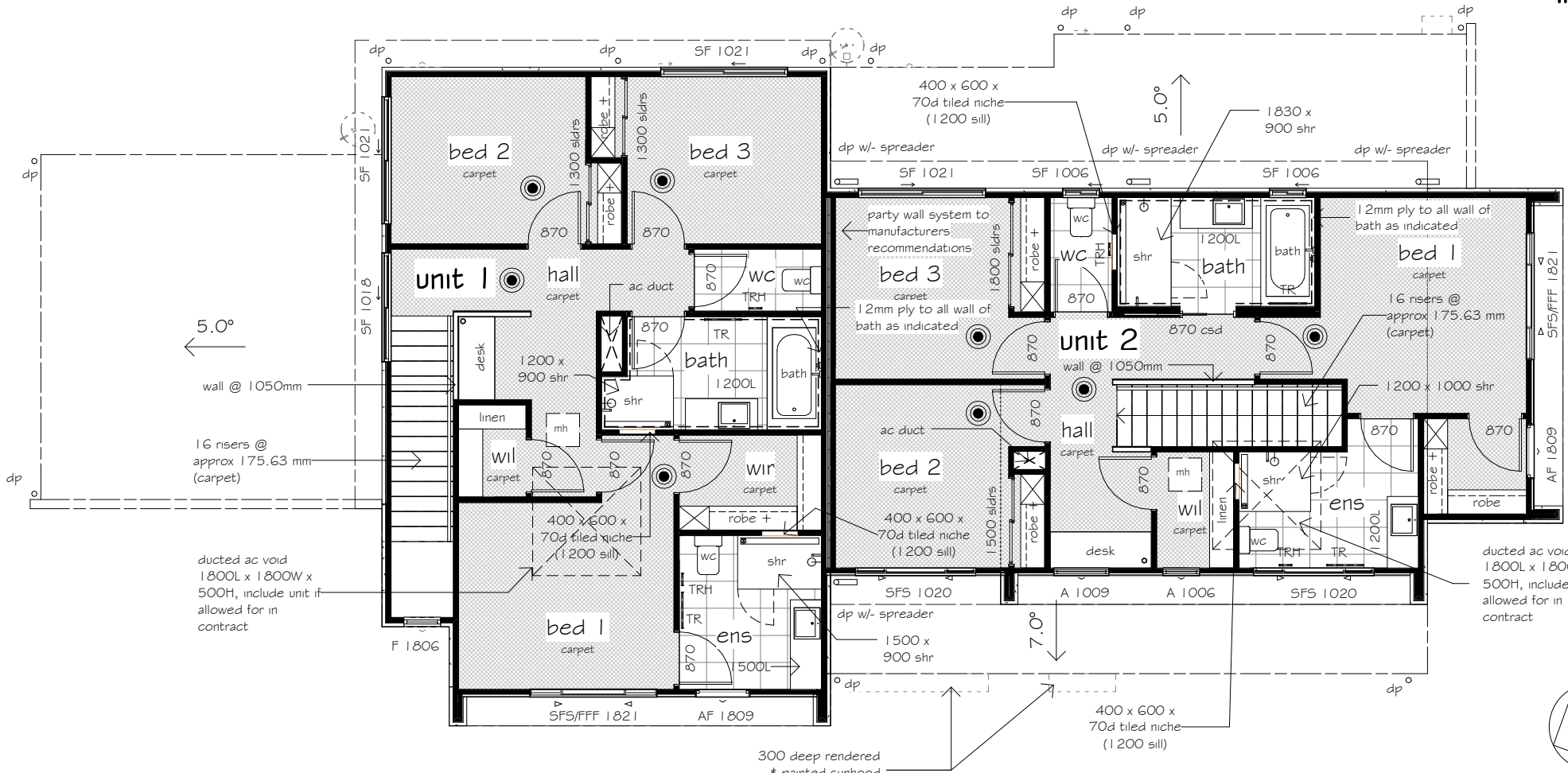
Internal Flooring Areas (Indicative...	
Type	Material: Area
Carpet Flooring	95.99 m ²
Tile Flooring	156.84 m ²



- Note:
- lift off hinges to wc door
 - provide gpo & cold water provisions to dw space
 - sarking to external walls
 - electric hws, position to be confirmed
 - mechanically vent rooms without natural ventilation
 - all shower roses to be AAA rated
 - water pressure limited to 500KPa at the meter
 - all ground drains to be > 1000mm from gas bottle location
 - noggings to be positioned where indicated in bathroom at 1100mm a/c for fixing of towel rail (TR) and at 700mm a/c for fixing of toilet roll holder
 - water connection into fridge space at 1900mm a/c
 - handrail to be fixed to one side of all stairways (1000mm or higher only)
 - all opening windows in bedrooms with fall height of 2m or greater to be restricted to max 125mm opening.
 - refer to Colour Specification schedule for detailed internal and external colours/materials

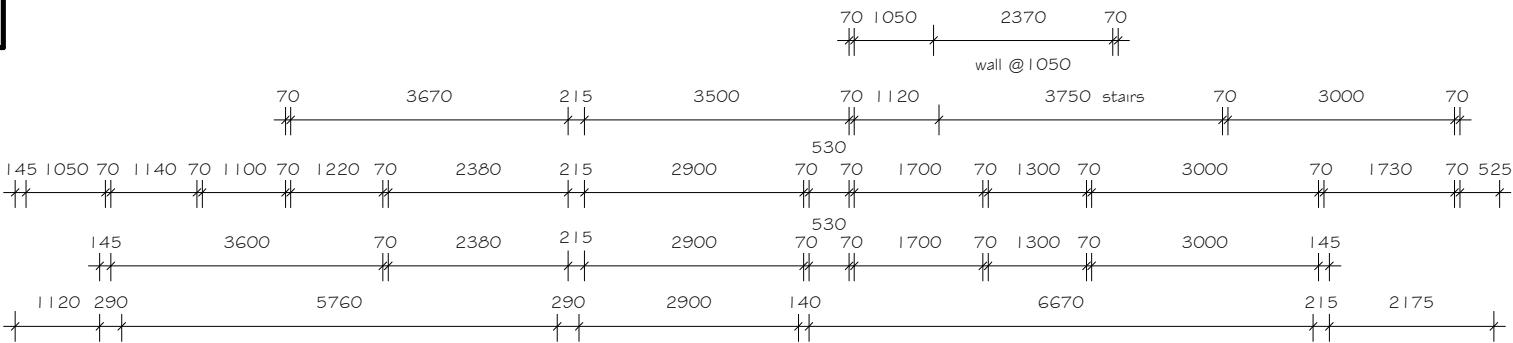
"Preliminary"

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- Plumbing Notes:**
- Set down main bathroom & ensuite showers by 50mm, hobless showers to both as per NCC 2022 code.
 - No FW to main zone of bathroom or ensuite.
 - Flow-stop valves to ensuite WC & both basins (8x total valves).
 - Stnp drain to showers as indicated.
 - Bath height increased for overflow connection.

NOT FOR CONSTRUCTION



7 STAR NCC ENERGY REGULATIONS

DWELLING TO BE BUILT TO NCC 2022 REGULATIONS

Battening to Wall Cladding
External lightweight cladding materials to steel frames require 35mm timber battening. Where zero length roof overhangs are indicated to externally clad lightweight walls, extend truss top chords or framing tails by 35mm.

LOT 928 ENDEAVOUR, STAGE 9B, FLOURISH ESTATE, SOUTH MACLEAN

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DRAWN	DD	CHKD	DBM	SHEET # 04

Upper Floor Plan

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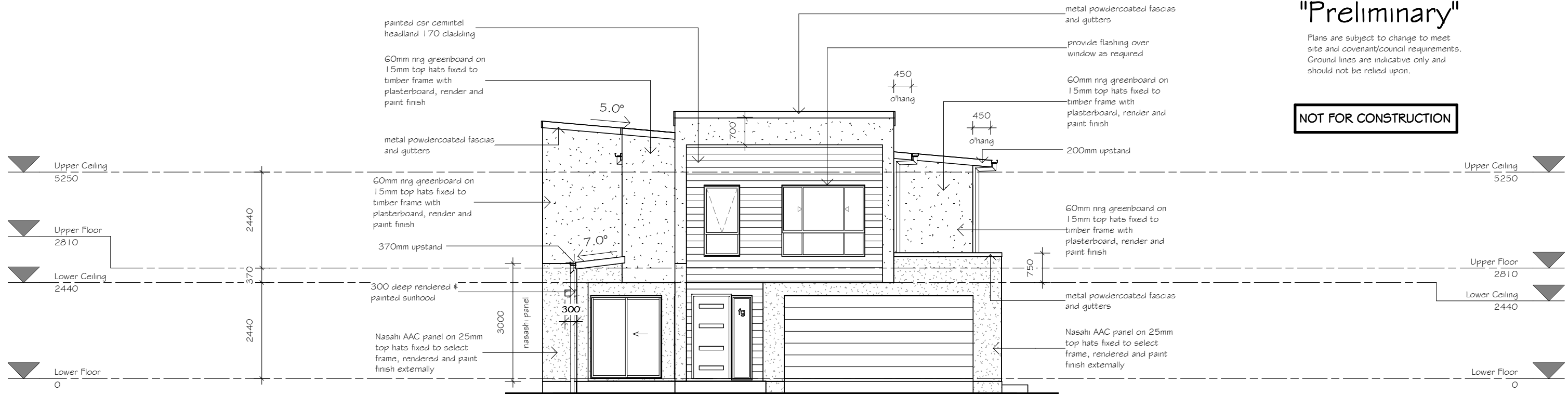
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Date: 03/11/2025



- Note:**
- Refer to colour specifications schedule for detailed internal and external colours/materials
 - Articulation joints as per engineering details
 - All opening windows in bedrooms with fall height of 2m or greater to be restricted to max 125mm opening.



Right Elevation



Front Elevation

"Preliminary"

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Government

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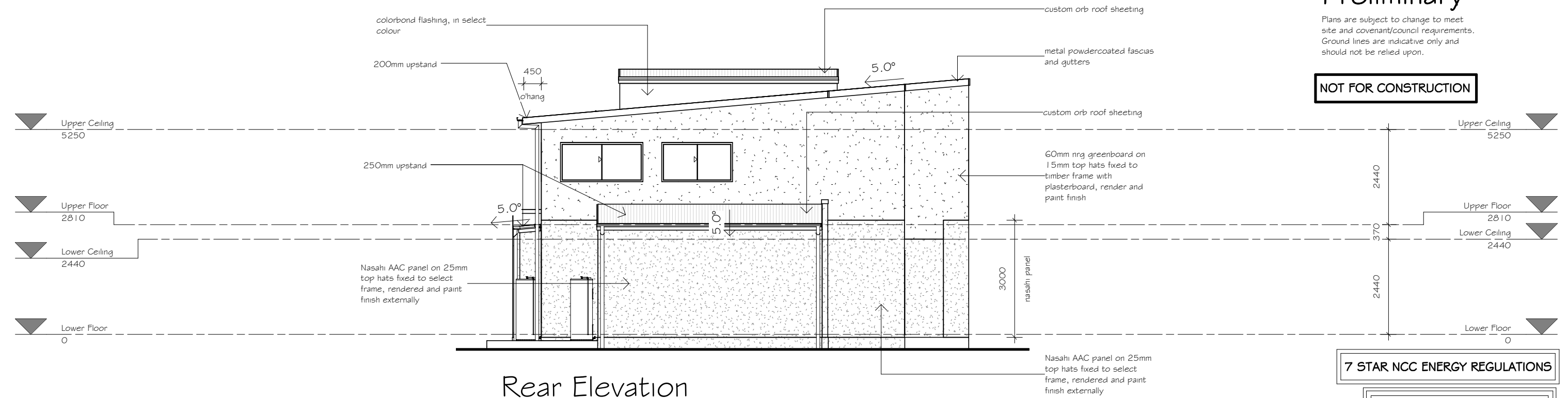
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DRAWN	DD	CHKD	DBM	SHEET # 05



- Note:**
- Refer to colour specifications schedule for detailed internal and external colours/materials
 - Articulation joints as per engineering details
 - All opening windows in bedrooms with fall height of 2m or greater to be restricted to max 125mm opening.



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