



Roof Area Total	
Area	173.5

Dwelling Areas	
ALFRESCO	14.1
BALCONY	6.8
FIRST FLOOR	66.7
GARAGE	47.9
GROUND FLOOR	54.5
PORCH	6.8
	196.8 m ²

Energy Efficiency:
Dwelling and all its components to comply with NCC Part 13 and the Environmental Planning and Assessment Regulation 2000 (EP&A Regulation) and State Environment Planning Policy (Building Sustainability Index: BASIX) 2004 (the BASIX SEPP).

Artificial Lighting:
Provide artificial lighting to Sanitary Compartments to comply with NCC 10.5.2 & AS/NZS 1680.0

Roof & Cladding Notes:
• To comply as per NCC Part H1D7 (2) & (3)

Windows & Glazing:
• All windows to comply with NCC 8.4.8
• Safety Glass
• Glazing Visibility to comply with NCC 8.4.7

External Walls:
Pliable building membrane installed to any external wall (Where applicable), must comply with AS 4200 as required by NCC 10.8.1

Wet Areas:
To bathrooms floor & walls comply with NCC 10.2.1

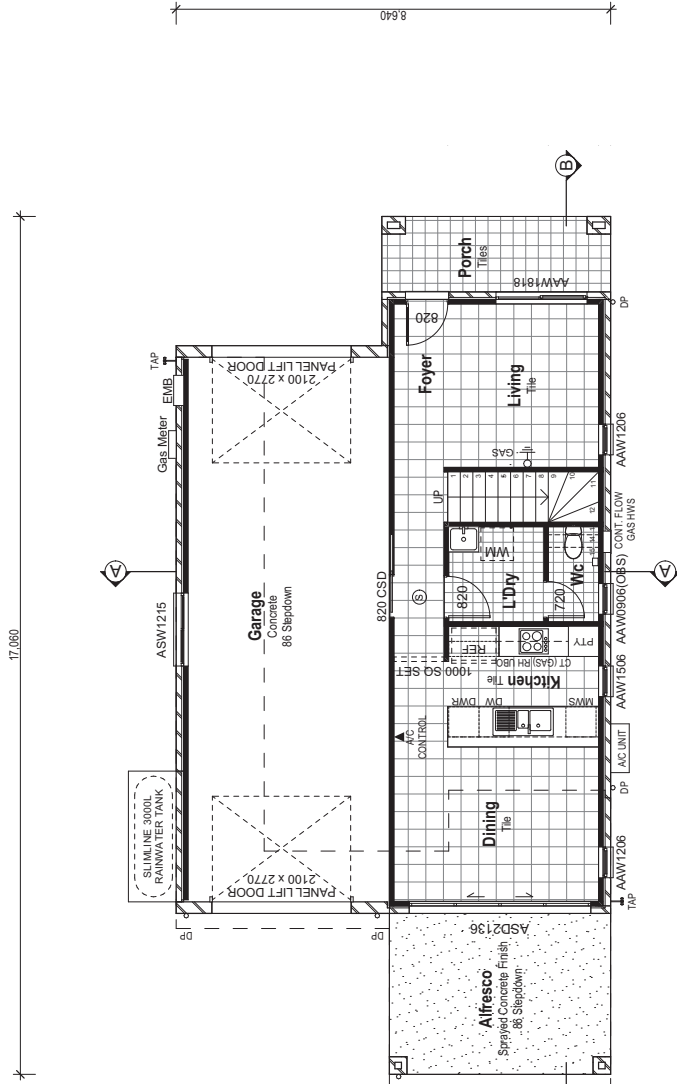
Ducted Air Conditioning
Final location & sizes of units, outlets and return air grille
to be determined by supplier / installer.
Roof truss strengthening and void in trusses required for A/C system in roof space.

Fixing Legend
• Towel Rail • Toilet Roll • Towel Ring
□ ○

GAS TO HWS, Cooktop, BBQ & Heater Points
Garage insulation requirements differ from schedule as follows:
• Insulation to external walls.
• No insulation to ceiling.
• No insulation to external walls.

Notes:
• MWS = Microwave space
• 4 shelves to linen cupboard
• Shelf at T700 and rail to all built in robes
• Weather strips to all external doors
• Final kitchen layout to manufacturer's Specification

GENERAL NOTES:
These drawings are to be read in conjunction with the relevant client brief and specifications. The drawings are to be used to construct the dwelling, all matters including but not limited to: - finishes, inclusions, upgrades, exclusions, additional costs and works by the owner/builder. Incorrect inclusions or omissions or typographical errors are not to be used in the construction of the dwelling. The drawings are to be used to construct the dwelling, claim any additional or alternate items or services as a result of such errors. The incorrect or omitted details shall be subject to subsequent correction by the building company and the documentation re issued.



Ground Floor Plan
1:100

Project: **PROPOSED TWO STOREY DWELLING**
Job No: **GROUND FLOOR PLAN**
Sheet #:

Client: **THOMAS PAUL CONSTRUCTIONS PTY LTD**
Design: **GEORGIA**
Facade: **URBAN**
Plot Date: **10/01/2025**
Scale: **1:100 @ A3**
Location: **Lot 8, Georgia Drive Hamlyn Terrace, NSW 2259**
DP: **1298585**
LGA: **CENTRAL COAST COUNCIL**



Issue	Date	By
A	01/11/2024	PVA
B	10/01/2025	PVA

