



Impressions

The Home Builder

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 A.C.N. 009 063 076.

7.5m

NEW DREM LIVING SPECS 2c BLOCK

LEAD N°	2422	MODEL N°	00092
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CLIENT:

SURELAND PROPERTY GROUP

ADDRESS:

**LOT 670
 SORBONNE TURN
 AUBIN RISE ESTATE**

SALES CONSULTANT
FRANK FERRALORO

CONTACT NUMBER
 0411 831 183

SURVEY AVAILABLE
 NO

DENSITY CODE
 R40

REVISION	VO #	DRN	MC	DATE	CHK
			MC	18.12.14	MC
			JM	17.11.15	MC
AMEND.	REV 18	TT	TT	29.06.17	

**7.5m
 FRONTAGE
 225m²**

SITE COVERAGE (55% MAX)
 127.15/225 = **56.51%**

OPEN SPACE = 43.49%

AREAS:	PERIM. (m)	AREA (m ²)
HOUSE AREA	55.52	104.45
GARAGE	17.76	18.39
ALFRESCO	14.69	12.11
STORE	9.20	4.31
PORCH	7.38	2.50
		141.76 m ²

ROOF AREAS		
RCODE REQUIREMENTS	REQUIRED	COMPLIES
FRONT SETBACK	2m (MIN)	YES
OPEN SPACE	55%	VARIATION
B'DARY WALL LENGTH	2/3 BEHIND SETBACK	YES
BOUNDARY WALL BEHIND SETBACK LINE		YES
OVERLOOKING CONES OF VISION SHOWN		N/A

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PRELIMINARY DESIGN ONLY

DUE TO THE IMPLEMENTATION OF THE AMENDED RESIDENTIAL DESIGN CODES AND THE BUILDING CODES OF AUSTRALIA ENERGY EFFICIENCY PROVISIONS, THIS DESIGN MAY BE SUBJECT TO CHANGE UPON RECEIPT OF DETAILED SURVEY INFORMATION.

DESIGN NOTE

SOME ASPECTS OF THE SKETCH DESIGN MAY HAVE TO BE ALTERED TO COMPLY WITH THE 6 STAR ENERGY EFFICIENCY RATINGS IN ACCORDANCE WITH THE BUILDING CODES OF AUSTRALIA (BCA). ONCE FINALISED, ADDITIONAL DESIGN COMPLIANCE ITEM/S WILL BE AT EXTRA OVER COST/S TO SATISFY THE CODES.

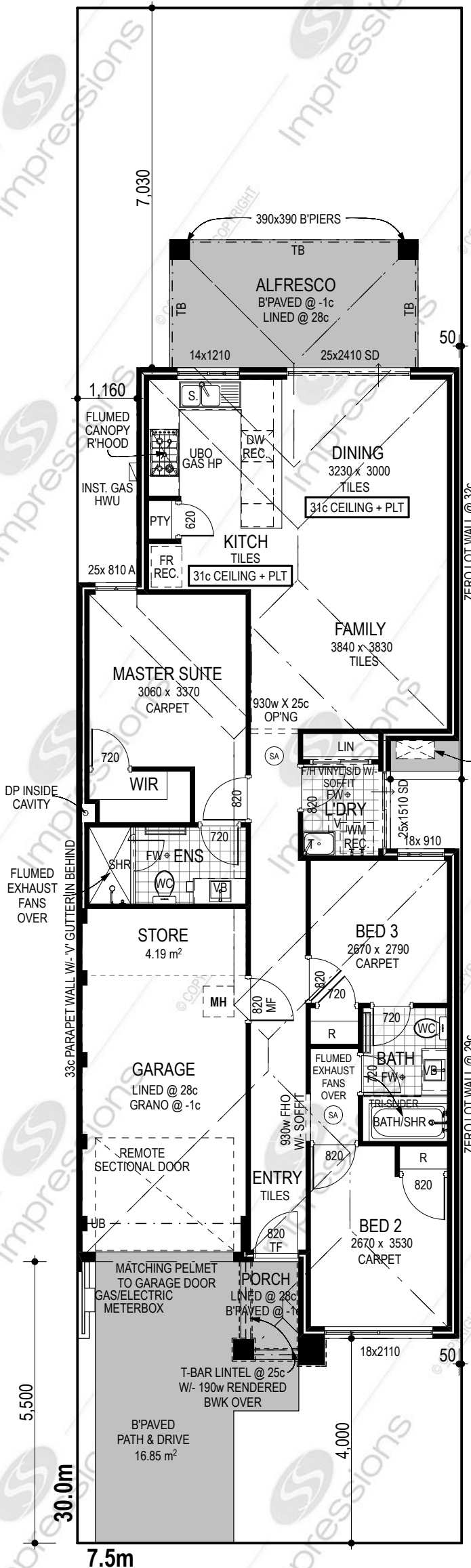
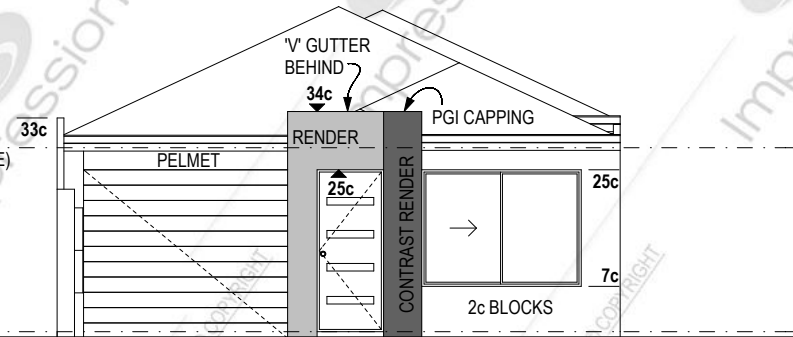
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TILED ROOF ON 25°38'0" (25°) PITCH.

CEILING 2,435 (28c+ PLATE)

FRONT ELEVATION

SCALE 1:100



FLOOR PLAN

SCALE 1:100

SORBONNE TURN

NOTE : CODES VO REQUIRED AS SITE COVERAGE EXCEEDS MAXIMUM ALLOWANCE

NOTE : PROVIDE DUCTED REVERSE CYCLE AIR - CONDITIONING

NOTE : PROVIDE STONE TOPS TO ENSUITE / BATHROOM AND KITCHEN