



Impressions

The Home Builder

Reg. Builder No. 6415. A Division of J. Corp Pty. Ltd.
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10.84m - OPTION 1

NEW DREAM LIVING SPECS 2c BLOCK

LEAD N° 1638 MODEL N° 00092

CLIENT:

SURELAND PROPERTY GROUP

ADDRESS:

**STAGE 1
 LOT 12 LYON ROAD
 AUBIN GROVE**

SALES CONSULTANT
FRANK FERRALORO

CONTACT NUMBER
 0411831183

SURVEY AVAILABLE
 NO

DENSITY CODE R40 COASTAL CATEGORY 4

REVISION	VO #	DRN	DATE	CHK
AMENDED		RJ	26.03.14	RJ
		RJ	10.07.15	

**10.84m
 FRONTAGE
 314.36m²**

**SITE COVERAGE (70% MAX)
 186.05/314.36 = 59.19%**

OPEN SPACE = 40.81%

AREAS:	PERIM. (m)	AREA (m ²)
HOUSE AREA	56.12	148.72
GARAGE	22.96	32.80
ALFRESCO	14.48	12.70
STORE	8.84	4.50
PORCH	4.60	0.90
		199.62 m ²

RCODE/ROOF AREAS REQUIREMENTS	REQUIRED	COMPLIES
FRONT SETBACK	3m (MIN)	YES
OPEN SPACE	70%	YES
B'DARY WALL LENGTH	75% 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.

PATH: imp-design/Design/sales-sketches/rep-names/FRANK FERRALORO/2014/SURELAND PROPERTY GROUP 26.03.14/STAGE 1/10.84m

TILED ROOF ON 25°38'0" (25°) PITCH.

