

REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:

- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

FOR MAXIMUM STABILITY AND REPRESENTATION, MAKE AS TO THE AS-BUILT LOCATION OF STORAGE WATER ASSETS INCLUDING SURFACE INLET PITS OR THE TYPE OF SYSTEM USED (CHANGED OR GRAVITY). THE CONTRACTOR SHALL BE SUBJECT TO CONTRACTORS RECOMMENDATIONS AND/OR ANY CHANGES AT THE DISCRETION OF THE ENGINEER. THE CONTRACTOR SHALL NOT BE RESPONSIBLE FOR ANY OTHER USE. ALL SURFACE WATER DRAINAGE MUST BE MANAGED BY OWNER INCLUDING INSTALLATION OF ADDITIONAL DISCHARGE LINES AND INLETS AS REQUIRED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DISPOSAL OF ROOF COLLECTED STORAGE WATER ONLY AND TAKES NO RESPONSIBILITY FOR OVERFLOW OR DAMAGE TO PROPERTY. OWNER ADS TO MAINTAIN EXISTING UTILITIES AND EXISTING STANDARD PROVISIONS.

DRIVEWAY AND RETAINING WALLS BY OWNER. ALL OTHERS IN THE PROPOSED DRIVEWAY SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. SECTIONS DOCUMENTATION.

PROPOSED TREES BY OWNER AFTER PROPOSED DRIVEWAY AND EASEMENT IN THE TENDER DOCUMENTATION.

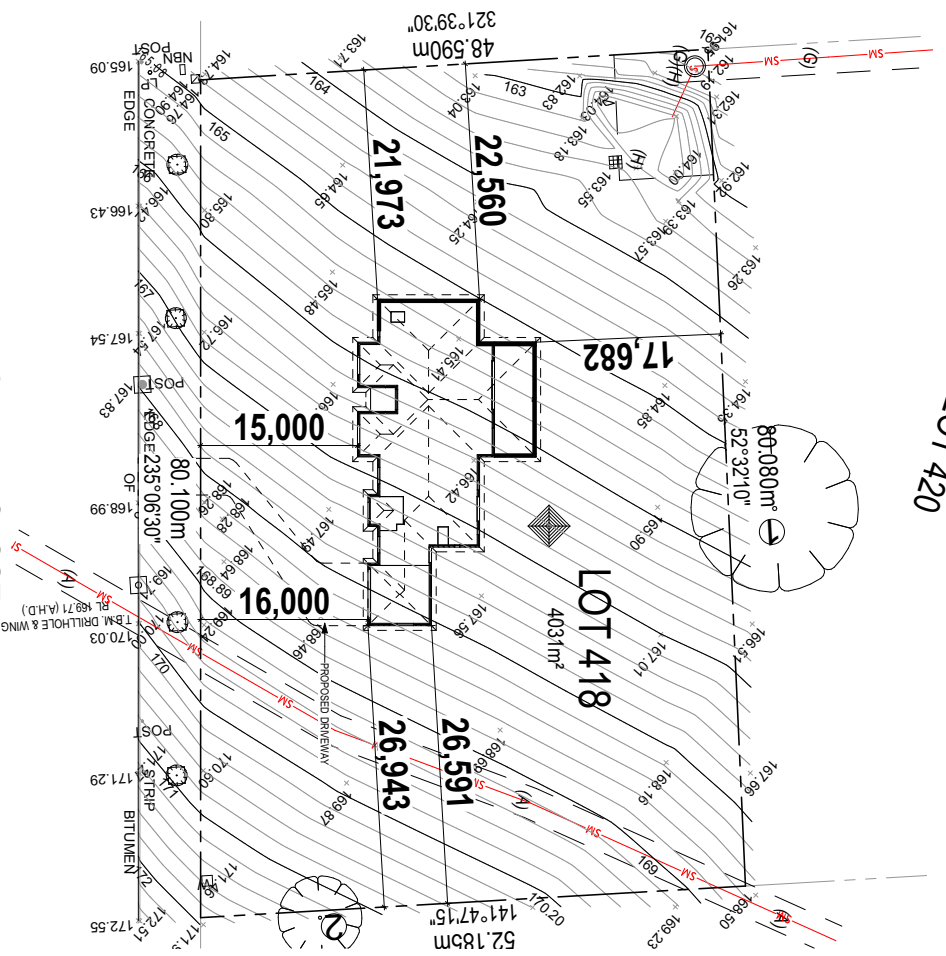
APPROX. CUT/FILL		
CUT	238.66m ²	\$81.981
FILL	238.40m ²	\$81.431
DIFFERENCE	0.26m ²	0.550

EVEN CUT & FILL

±100mm TOLERANCE TO NOMINATED FINISHED FLOOR LEVELS.

- SITE WORKS INDICATE ONLY. THE LOCATIONS AND HEIGHTS OF ANY PROPOSED RETAINING WALLS AND DROPPED EDGE BEAMS ARE SUBJECT TO SITE CONDITIONS.

LOT 419
ADJOINING DWELLING APPROX 16.7m FROM FRONT BOUNDARY



LOT 420

BAL-LOW BUSHFIRE REQUIREMENTS
SEE SHEET 1 (COVER SHEET) FOR DETAILS

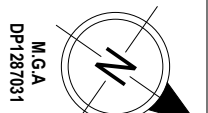


Table of Tree Data

No.	Trunk Spread	Height
1	0.8mØ	16m
2	0.6mØ	8mØ

- (A) EASEMENT TO DRAIN SEWAGE 3 WIDE & VARIABLE (DP1153819)
- (G) EASEMENT TO DRAIN SEWAGE 3 WIDE & VARIABLE (DP1287031)
- (H) EASEMENT FOR DRAINAGE OF WATER 12 WIDE (DP1287031)

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Certificate No. # 40YSDM7TTH

Assessor Name: **Clayton Frazee** (Sole)

Property Address: **Lot 418 (4031m²) Stable Close, MUSWELLBROOK, 2523, NSW, 2523**

Start on code or follow website link for rating details.

<https://www.f5.com.au/Products/Products/40YSDM7TTH>

SUBJECT TO NCC 2022 (1 OCT 2023 + 7 STAR BASIX) WATERPROOFING & PLUMBING CONDENSATION MANAGEMENT ENERGY EFFICIENCY

PRELIM. CONSTRUCTION DRAWING

DATE: 25/07/2025

DRAFTING OFFICE: HUNTER

SPECIFICATION		REVISION		DRAWN		CLIENT		HOUSE DESIGN	
M-SERIES	8	BASIX ISSUED	KN1	20/06/2025	MR BARRY EDWARD & MRS DELIA REINECKE	BARRINGTON 35	H-JMSBNT130SA	DON'T SCALE DRAWINGS USE FINISHED DIMENSIONS ONLY, CHECK AND VERIFY DIMENSIONS AND COMMENTARY OF ANY WORK ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE	
© 2025	9	PRELIMINARY CONSTRUCTION PLANS	MFS	30/06/2025	ADDRESS	COPELAND A	F-JMSBNT120CPPLA	COMMENTS TO BE REPORTED TO THE DRAFTING OFFICE	
	10	PROPOSED NON-STRUCT. RESTRI.	KNA	23/06/2025	4 STABLE CLOSE, MUSWELLBROOK NSW 2333	LOCALITY PLAN	252014		
	11	SLAB DRAINAGE CHECK (NON-STRUC)	KHA	15/07/2025	LOT7 SECTION DP				
	12	FILE TO SITE AMENDMENTS COMPLETE	KN1	25/07/2025	418 / - / 1287031	MUSWELLBROOK SHIRE COUNCIL			