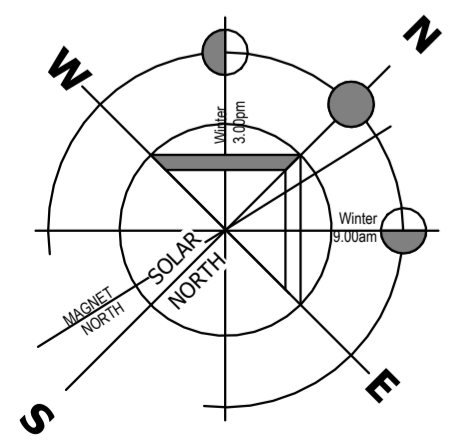
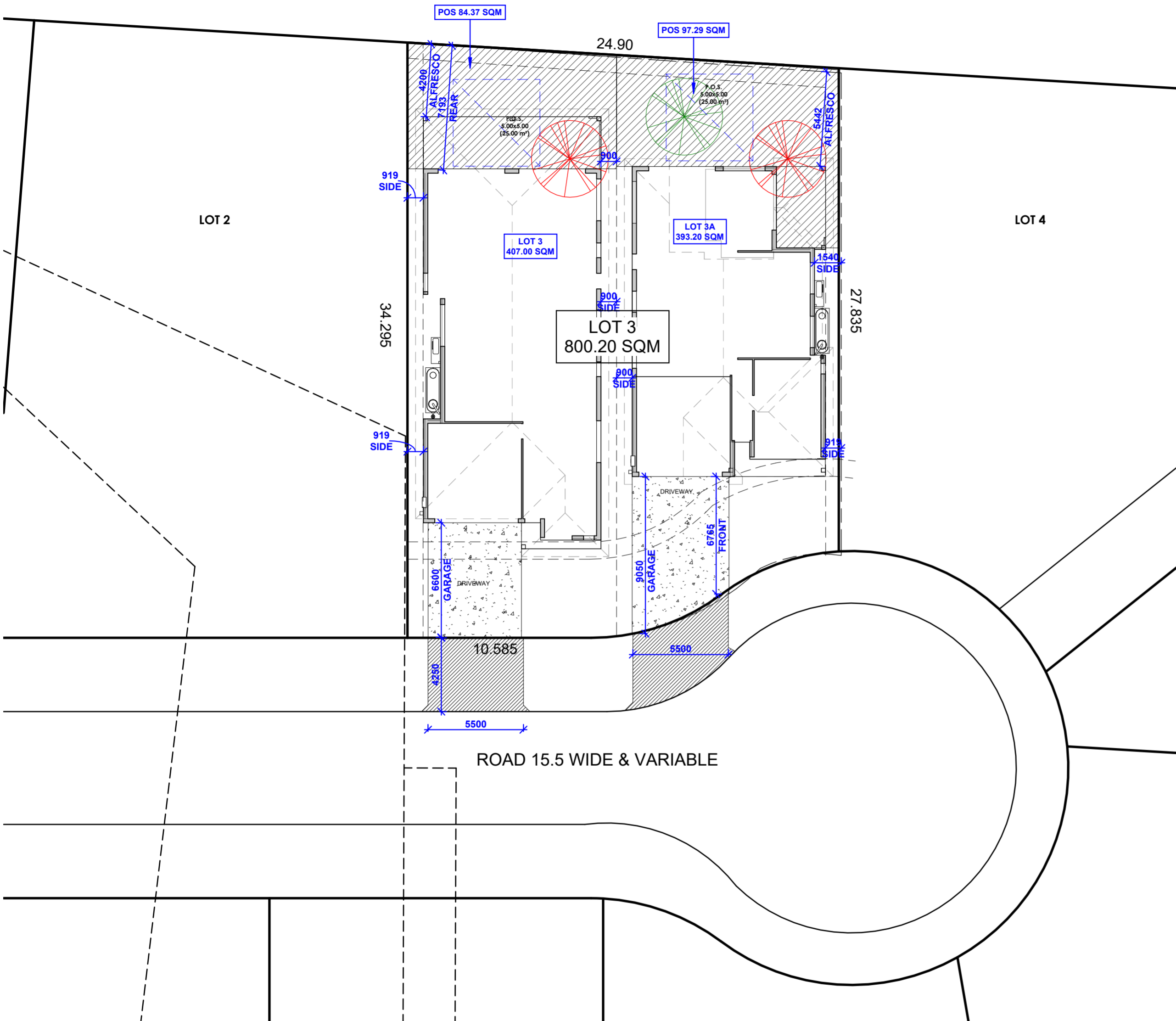


MUDGEE GOLF COURSE



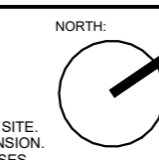
- Z - PROPOSED EASEMENT FOR ACCESS 4.5 WIDE
- A1 - EASEMENT FOR ACCESS VARIABLE WIDTH (DP 1143747)
- A3 - EASEMENT FOR ACCESS VARIABLE WIDTH, 8 AND 5 WIDE (DP 1165146)
- D1 - EASEMENT FOR ACCESS 8 WIDE (DP 1164977)
- D3 - EASEMENT FOR ACCESS VARIABLE WIDTH, 4.965, 5 AND 8 WIDE (DP 1165146)
- P1 - POSITIVE COVENANT (DP 1143747)
- R1 - RESTRICTIONS ON THE USE OF LAND (DP1143747)

SITE PLAN

Rev	Revision	By	Date
A	PRELIMINARY PLANS	PG	18.10.2021
B	AMENDMENTS IN PLAN	PG	22.10.2021
C	AMENDMENTS FOR LOT 3A	PG	29.10.2021
D	AMENDED FOR FACADE	PG	11.11.2021
E	ISSUED FOR DA	RS	19.11.2021

SCALE BAR:

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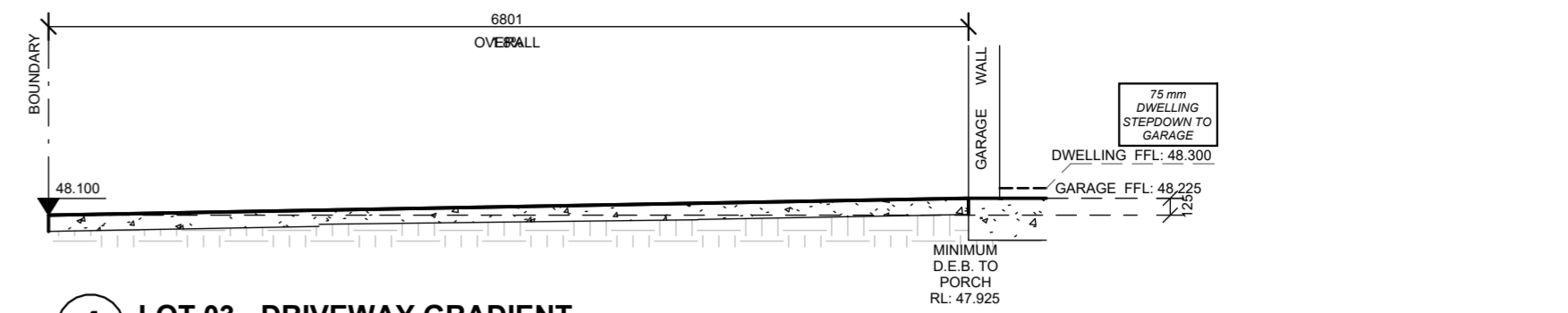


DRAWINGS BY:  
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 Offices at: Wollongong, Kiama & Ulladulla  
 info@duplexbuildingdesign.com  
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 Office: 1300 310 067

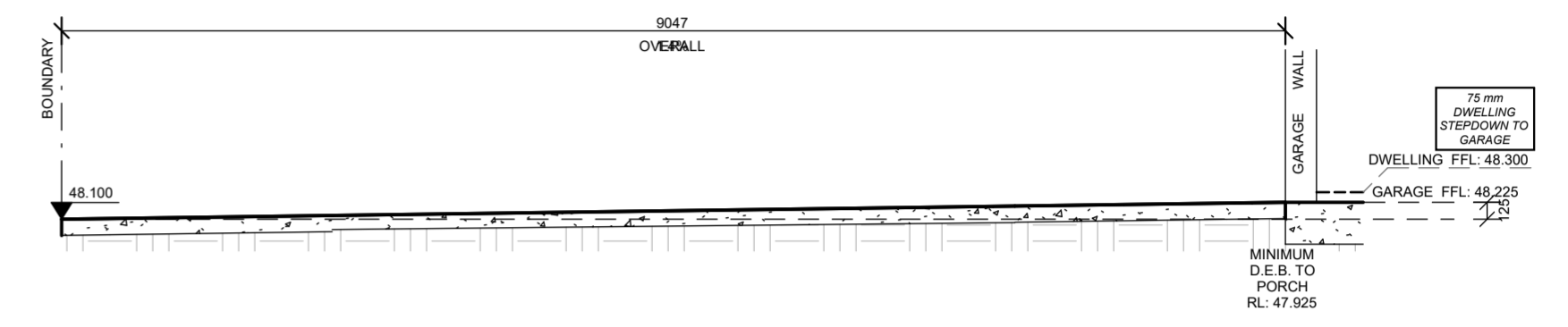
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**TORI PETER GROUP**  
 ADDRESS:  
**LOT 3 & LOT 3A, MUDGEE DEVELOPMENT**

PROJECT:  
**CUSTOM DUPLEX**  
 DRAWING:  
**SITE PLAN**

DATE: **22.10.2021**  
 SCALE: **As indicated**  
 PROJECT No: **DRAWING No: ISSUE: 21302 00.1 E**



**4 LOT 03 - DRIVEWAY GRADIENT**  
1: 50

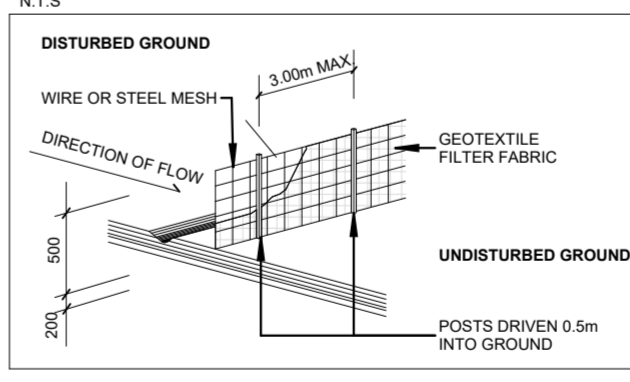


**5 LOT 03 A - DRIVEWAY GRADIENT**  
1: 50

SEDIMENT NOTE

1. NO STOCKPILING OF MATERIALS IS PERMITTED ON THE VERGE BETWEEN KERB & PROPERTY BOUNDARY.
2. NO VEHICLE CROSSING OR STOCKPILING OF MATERIAL ON VEGETATION BUFFER.
3. ALL SEDIMENT RETAINING STRUCTURES TO BE CLEANED ON REACHING 50% STORAGE CAPACITY.
4. ALL EXISTING VEGETATION WILL BE RETAINED OUTSIDE THE CONSTRUCTION SITE.
5. ROOF DRAINAGE IS TO BE CONNECTED TO THE STORMWATER SYSTEM AS SOON AS PRACTICABLE.
6. DEPRESSIONS LEFT IN THE FOOTPATH BY HEAVY TRUCKS ARE TO BE FILLED AS SOON AS POSSIBLE.
7. ONLY ONE EXIT POINT SHOULD BE USED & SHOULD BE CONSTRUCTED SO AS TO PREVENT SOIL REACHING THE ROAD & TO STOP BOGGING.
8. DRAINAGE DITCHES ABOVE & BELOW CUT & FILLED AREAS ARE TO REDUCE EROSION FROM DISTURBED GROUND.

SEDIMENT CONTROL FENCE  
N.T.S



Area Schedule (Gross Building)

Name	Areas
ALFRESCO	34.26 m <sup>2</sup>
GROUND FLOOR	168.12 m <sup>2</sup>
GARAGE	33.56 m <sup>2</sup>
PORCH	3.39 m <sup>2</sup>
<b>LOT 3 - GROSS BUILDING AREA: 4</b>	<b>239.33 m<sup>2</sup></b>
GROUND FLOOR	142.55 m <sup>2</sup>
ALFRESCO	13.32 m <sup>2</sup>
GARAGE	32.39 m <sup>2</sup>
PORCH	6.82 m <sup>2</sup>
FIRST FLOOR	19.08 m <sup>2</sup>
<b>LOT 3A - GROSS BUILDING AREA: 5</b>	<b>214.16 m<sup>2</sup></b>

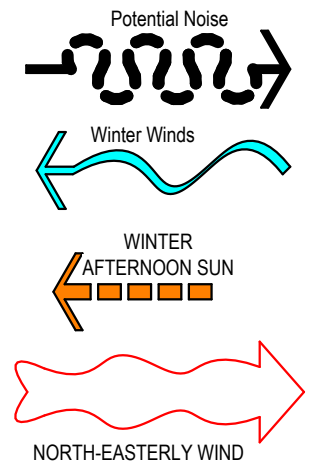
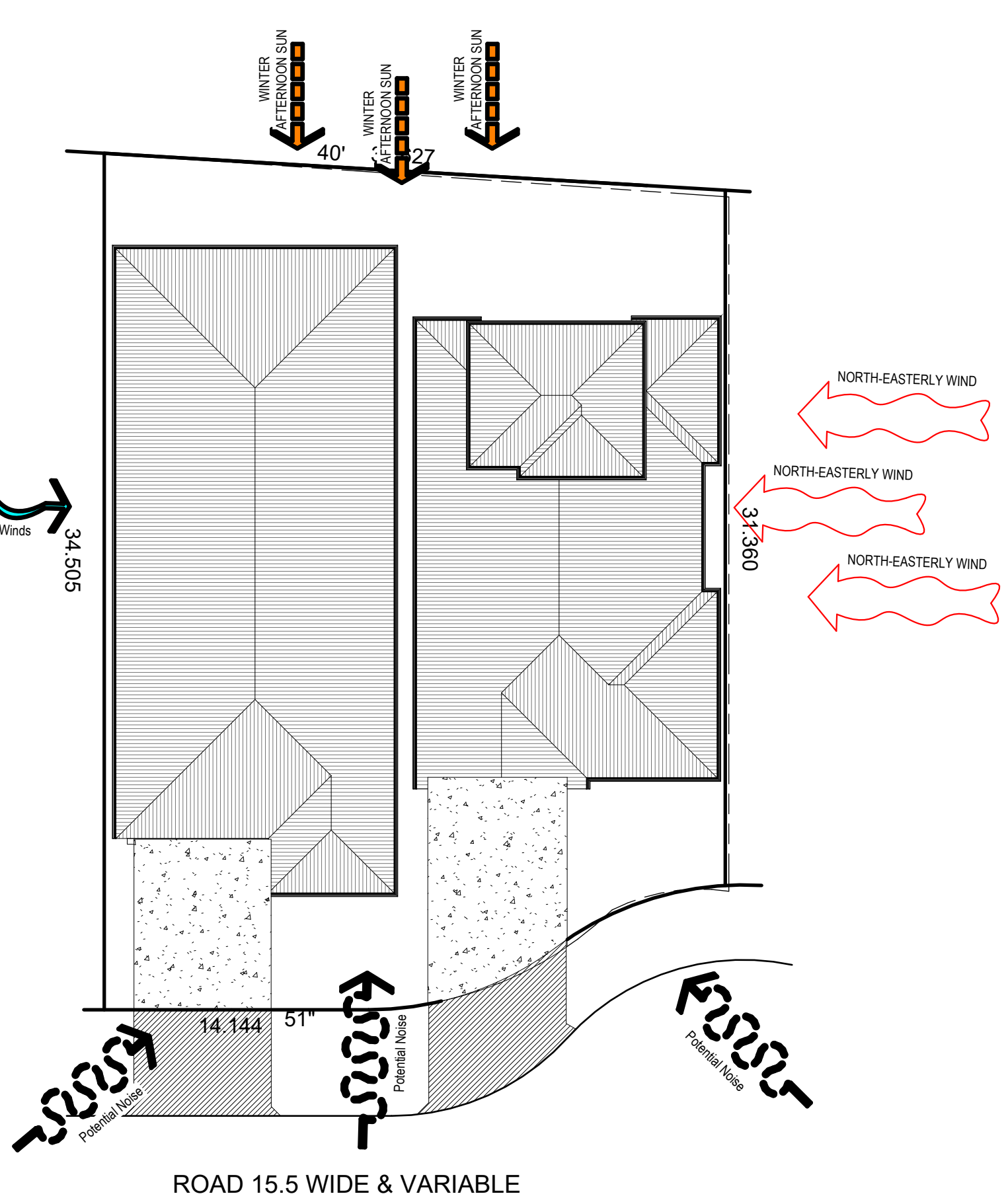
WIND CLASSIFICATION: "M"	
SLAB CLASSIFICATION: "M"	
PROPERTY DESCRIPTION	
LOT:	3
D.P.:	1165146
L.G.A.:	MID-WESTERN REGIONAL
DA COUNCIL APPROVAL	
COUNCIL DEVELOPMENT APPROVAL PROCESS REQUIRED. REFER TO COUNCIL REGULATIONS FOR FURTHER DETAILS.	
FLOOR SPACE RATIO (FSR)	
* Areas are measured from the internal face of external walls and excludes First floor, Voids, Stairs, Lifts, required car spacing to Australian Standards, Balconies with walls less than 1.4m high (Refer to the LEP or DCP for further details).	
TOTAL SITE AREA:	800.20
	DWELLING ADJWELLING B
SITE AREA:	407.00 393.20
GROUND FLOOR:	168.12 142.55
FIRST FLOOR:	0.00 0.00
TOTAL GROSS FLOOR AREA:	0.00 0.00
PROPOSED FSR:	0.00% 0.00%
ALLOWED FSR:	0% 0%
SITE COVERAGE AREA	
GROUND FLOOR AREA:	168.12 142.55
GARAGE AREA:	33.56 32.39
PROPOSED SITE COVERAGE:	49.55% 44.50%
MAX SITE COVERAGE:	50% 50%
LANDSCAPE	
TOTAL HARDSTAND AREA:	-----
DRIVEWAY AREA:	18.00 20.00
LESS THAN 1m:	0.00 0.00
PORCH/VERANDAH AREA:	2.25 3.50
ALFRESCO AREA:	29.40 15.75
REMAINING SOFT LANDSCAPE AREA:	
PROPOSED LANDSCAPE AREA:	
MIN. REQUIRED BY COUNCIL:	0% 0%
PRIVATE OPEN SPACE	
PRINCIPLE PRIVATE OPEN SPACE:	25.00 25.00
PRIVATE OPEN SPACE:	84.37 97.29
MIN. ALLOWABLE BY COUNCIL:	80.00 80.00
MIN. ALLOWABLE BY COUNCIL:	0.00% 0.00%
PRIVATE OPEN SPACE	
PRINCIPAL PRIVATE OPEN SPACE	



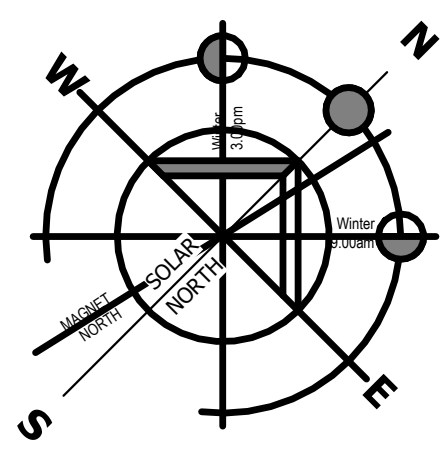
DIAL BEFORE YOU DIG SHOULD BE CONTACTED PRIOR TO ANY EXCAVATION ON SITE.

MID WESTERN COUNCIL DCP

PRELIMINARY PLANS



**SITE LEGEND**



**1 SITE ANALYSIS**  
1 : 200

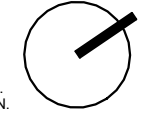
ROAD 15.5 WIDE & VARIABLE

**PRELIMINARY PLANS**

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E	ISSUED FOR DA	RS	19.11.2021

SCALE BAR:

NORTH:



DRAWINGS BY:



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www.duplexbuildingdesign.com  
Office: 1300 310 067

CLIENT:

**TORI PETER GROUP**

ADDRESS:

**LOT 3 & LOT 3A , MUDGE E DEVELOPMENT**

PROJECT:

**CUSTOM DUPLEX**

DRAWING:

**SITE ANALYSIS**

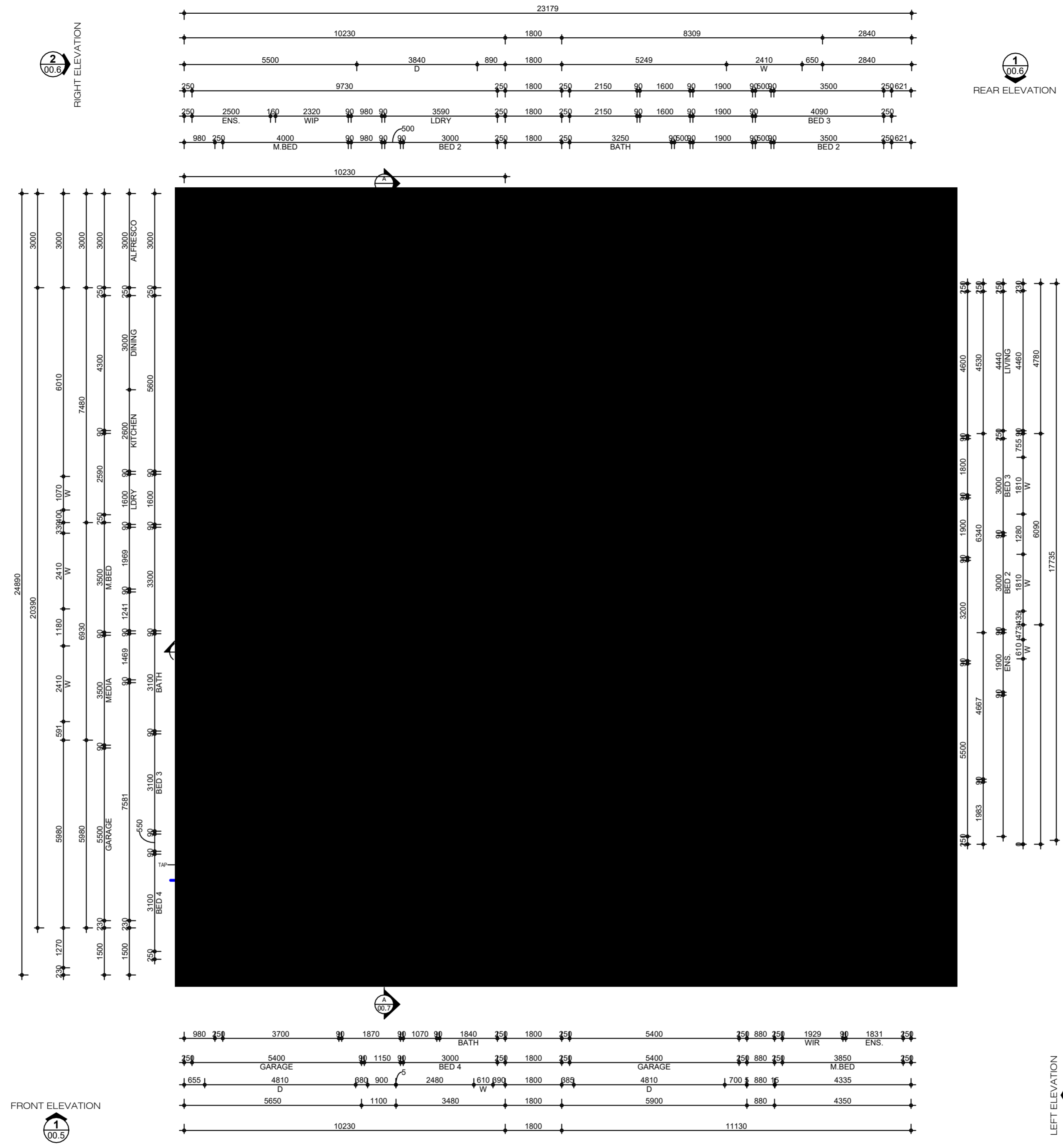
DATE: **22.10.2021**

SCALE: **As indicated**

PROJECT No: **21302** DRAWING No: **00.2** ISSUE: **E**

THE BUILDER SHALL CHECK AND VERIFY ALL DIMENSIONS ON SITE. DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED DIMENSION. DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION PURPOSES.

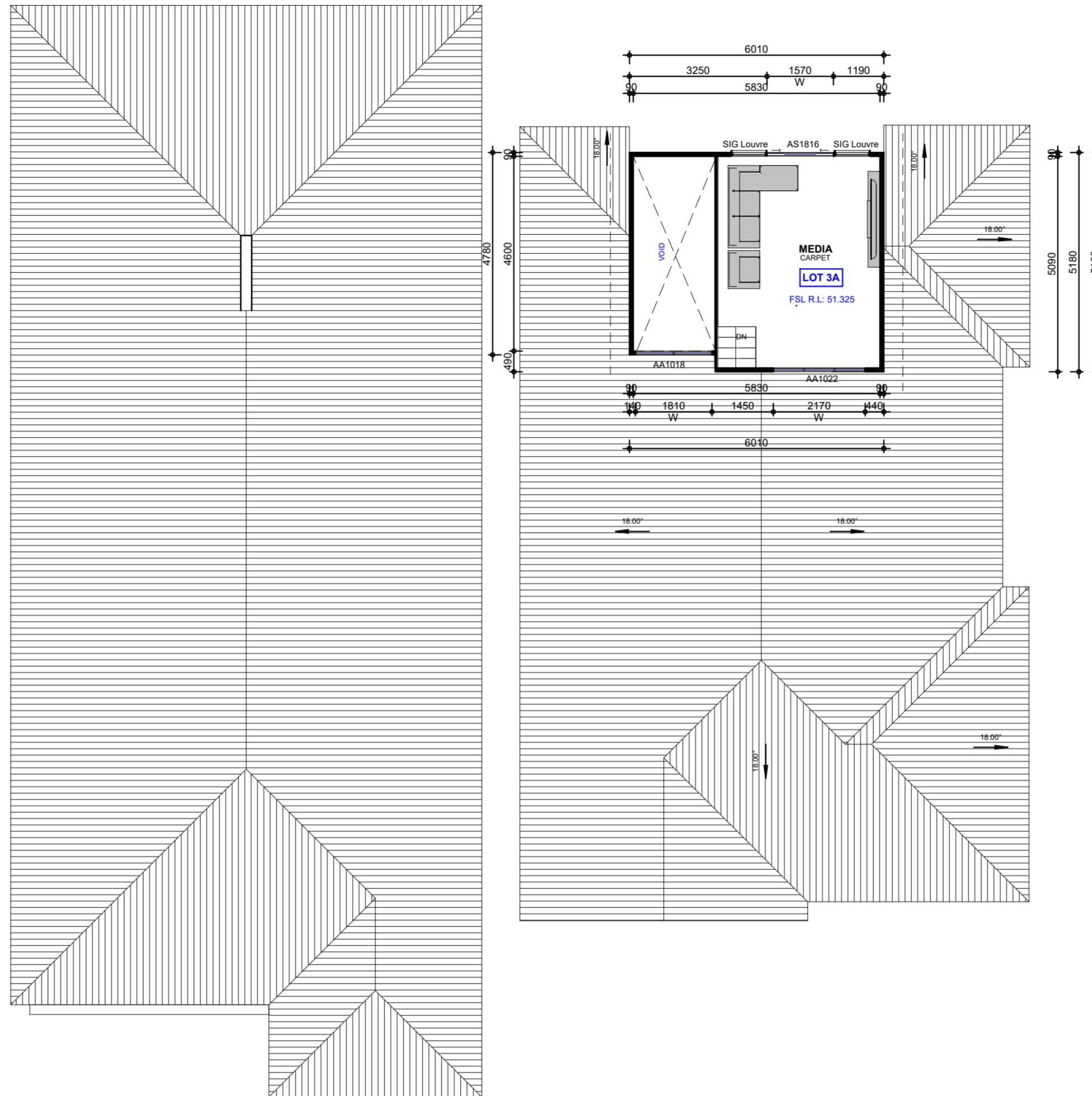
**1 GROUND FLOOR PLAN**  
1 : 100



Area Schedule (Gross Building)	
Name	Areas
ALFRESCO	34.26 m <sup>2</sup>
GROUND FLOOR	168.12 m <sup>2</sup>
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PORCH	3.39 m <sup>2</sup>
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GROUND FLOOR	142.55 m <sup>2</sup>
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GARAGE	32.39 m <sup>2</sup>
PORCH	6.82 m <sup>2</sup>
FIRST FLOOR	19.08 m <sup>2</sup>
LOT 3A - GROSS BUILDING AREA: 5	214.16 m <sup>2</sup>

**FIRST FLOOR PLAN PRELIMINARY PLANS**

<table border="1"> <thead> <tr> <th>Rev</th> <th>Revision</th> <th>By</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>PRELIMINARY PLANS</td> <td>PG</td> <td>18.10.2021</td> </tr> <tr> <td>B</td> <td>AMENDMENTS IN PLAN</td> <td>PG</td> <td>22.10.2021</td> </tr> <tr> <td>C</td> <td>AMENDMENTS FOR LOT 3A</td> <td>PG</td> <td>29.10.2021</td> </tr> <tr> <td>D</td> <td>AMENDED FOR FACADE</td> <td>PS</td> <td>11.11.2021</td> </tr> <tr> <td>E</td> <td>ISSUED FOR DA</td> <td>RS</td> <td>19.11.2021</td> </tr> </tbody> </table>	Rev	Revision	By	Date	A	PRELIMINARY PLANS	PG	18.10.2021	B	AMENDMENTS IN PLAN	PG	22.10.2021	C	AMENDMENTS FOR LOT 3A	PG	29.10.2021	D	AMENDED FOR FACADE	PS	11.11.2021	E	ISSUED FOR DA	RS	19.11.2021	<p>SCALE BAR:</p> <p>NORTH: </p> <p>DRAWINGS BY: <b>DUPLEX BUILDING DESIGN</b></p> <p>CLIENT: <b>TORI PETER GROUP</b></p> <p>PROJECT: <b>CUSTOM DUPLEX</b></p> <p>DATE: <b>22.10.2021</b></p>	<p>OFFICES at: Wollongong, Kiama &amp; Ulladulla</p> <p>info@duplexbuildingdesign.com www.duplexbuildingdesign.com</p> <p>Office: 1300 310 067</p>	<p>ADDRESS: <b>LOT 3 &amp; LOT 3A, MUDGEE DEVELOPMENT</b></p> <p>DRAWING: <b>GROUND FLOOR PLAN</b></p> <p>SCALE: <b>1 : 100</b></p> <p>PROJECT No: <b>21302</b> DRAWING No: <b>00.3</b> ISSUE: <b>E</b></p>
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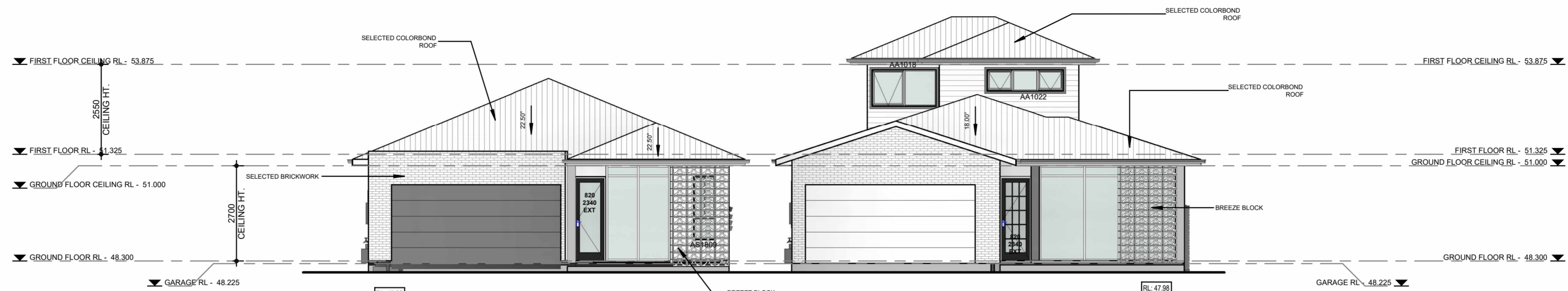


**1 FIRST FLOOR PLAN**  
1 : 100

Area Schedule (Gross Building)	
Name	Areas
ALFRESCO	34.26 m <sup>2</sup>
GROUND FLOOR	168.12 m <sup>2</sup>
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**PRELIMINARY PLANS**

<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Rev</th> <th>Revision</th> <th>By</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>PRELIMINARY PLANS</td> <td>PG</td> <td>18.10.2021</td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	Rev	Revision	By	Date	A	PRELIMINARY PLANS	PG	18.10.2021																	<p>SCALE BAR:</p> <p>NORTH: </p> <p>THE BUILDER SHALL CHECK AND VERIFY ALL DIMENSIONS ON SITE. DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED DIMENSION. DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION PURPOSES.</p>	<p>DRAWINGS BY:</p> <p><b>DUPLEX BUILDING DESIGN</b>  <small>Offices at: Wollongong, Kiama &amp; Ulladulla          info@duplexbuildingdesign.com          www.duplexbuildingdesign.com          Office: 1300 310 067</small></p>	<p>CLIENT:</p> <p><b>TORI PETER GROUP</b></p> <p>ADDRESS:</p> <p><b>LOT 3 &amp; LOT 3A, MUDGEE DEVELOPMENT</b></p>	<p>PROJECT:</p> <p><b>CUSTOM DUPLEX</b></p> <p>DRAWING:</p> <p><b>FIRST FLOOR PLAN</b></p>	<p>DATE: 22.10.2021</p> <p>SCALE: 1 : 100</p> <p>PROJECT No: DRAWING No: ISSUE:</p> <p><b>21302 00.4 A</b></p>
Rev	Revision	By	Date																										
A	PRELIMINARY PLANS	PG	18.10.2021																										



FRONT ELEVATION

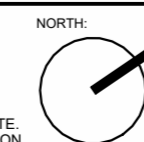


LEFT ELEVATION

PRELIMINARY PLANS

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SCALE BAR:



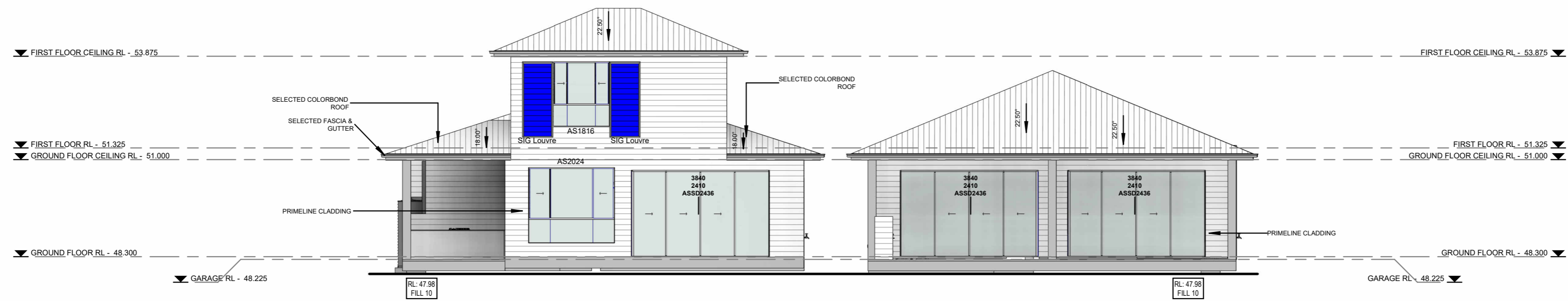
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 info@duplexbuildingdesign.com  
 www.duplexbuildingdesign.com  
 Office: 1300 310 067

CLIENT: **TORI PETER GROUP**  
 ADDRESS: **LOT 3 & LOT 3A, MUDGE DEVELOPMENT**

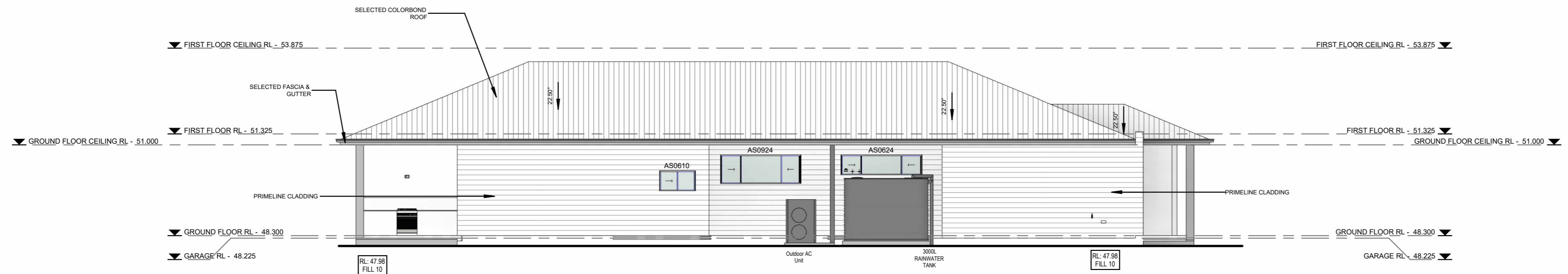
PROJECT: **CUSTOM DUPLEX**  
 DRAWING: **ELEVATION**

DATE: **22.10.2021**  
 SCALE: **1:100**  
 PROJECT No: **21302** DRAWING No: **00.5** ISSUE: **D**

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REAR ELEVATION



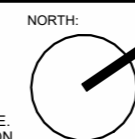
RIGHT ELEVATION

PRELIMINARY PLANS

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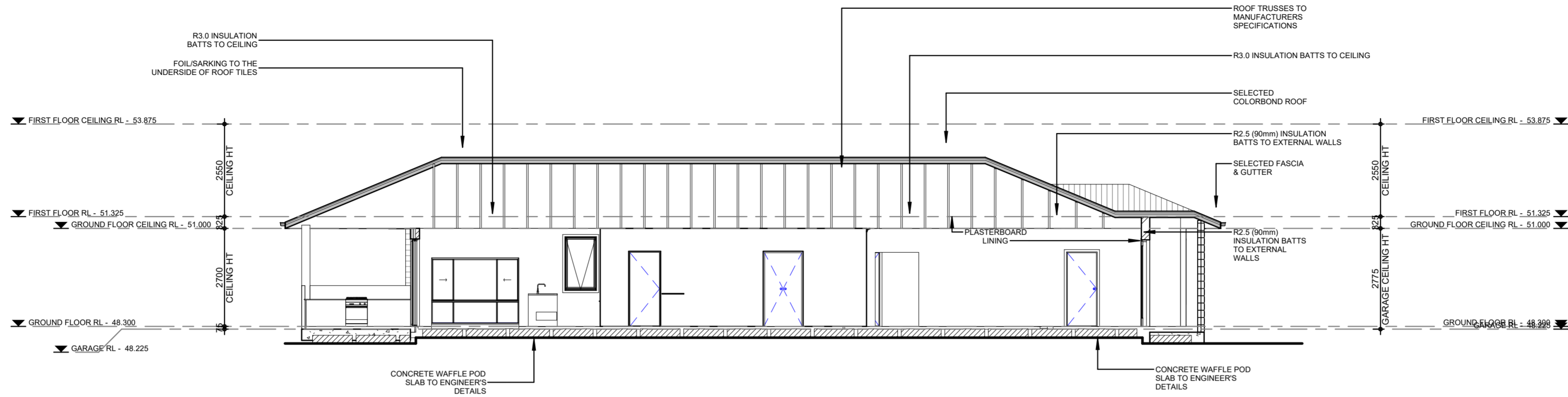


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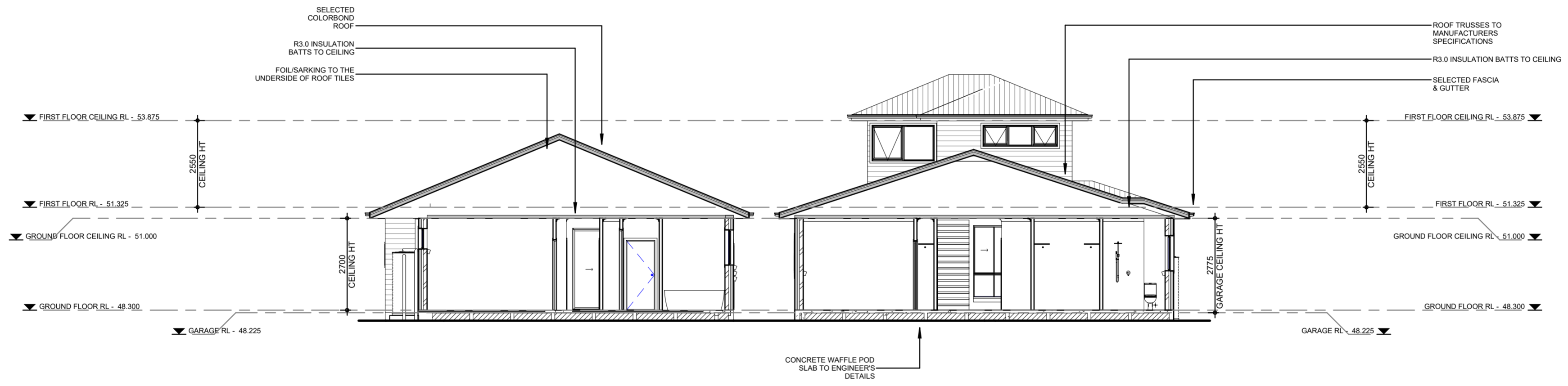
CLIENT: **TORI PETER GROUP**  
 ADDRESS: **LOT 3 & LOT 3A, MUDGE E DEVELOPMENT**

PROJECT: **CUSTOM DUPLEX**  
 DRAWING: **ELEVATION**

DATE: **22.10.2021**  
 SCALE: **1 : 100**  
 PROJECT No: **21302** DRAWING No: **00.6** ISSUE: **D**



**A SECTION A-A**  
1:100

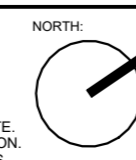


**B SECTION B-B**  
1:100

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SCALE BAR:



DRAWINGS BY:  
**DUPLEX**  
BUILDING DESIGN

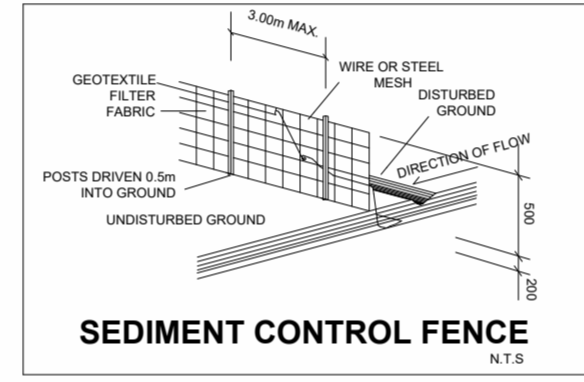
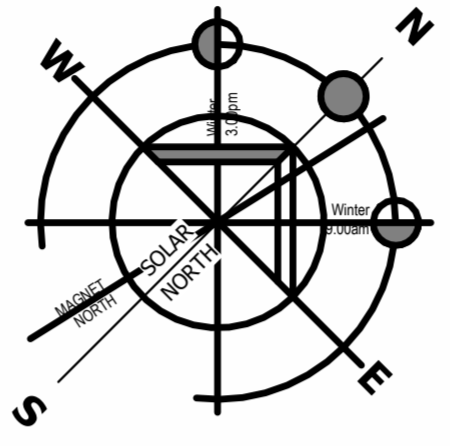
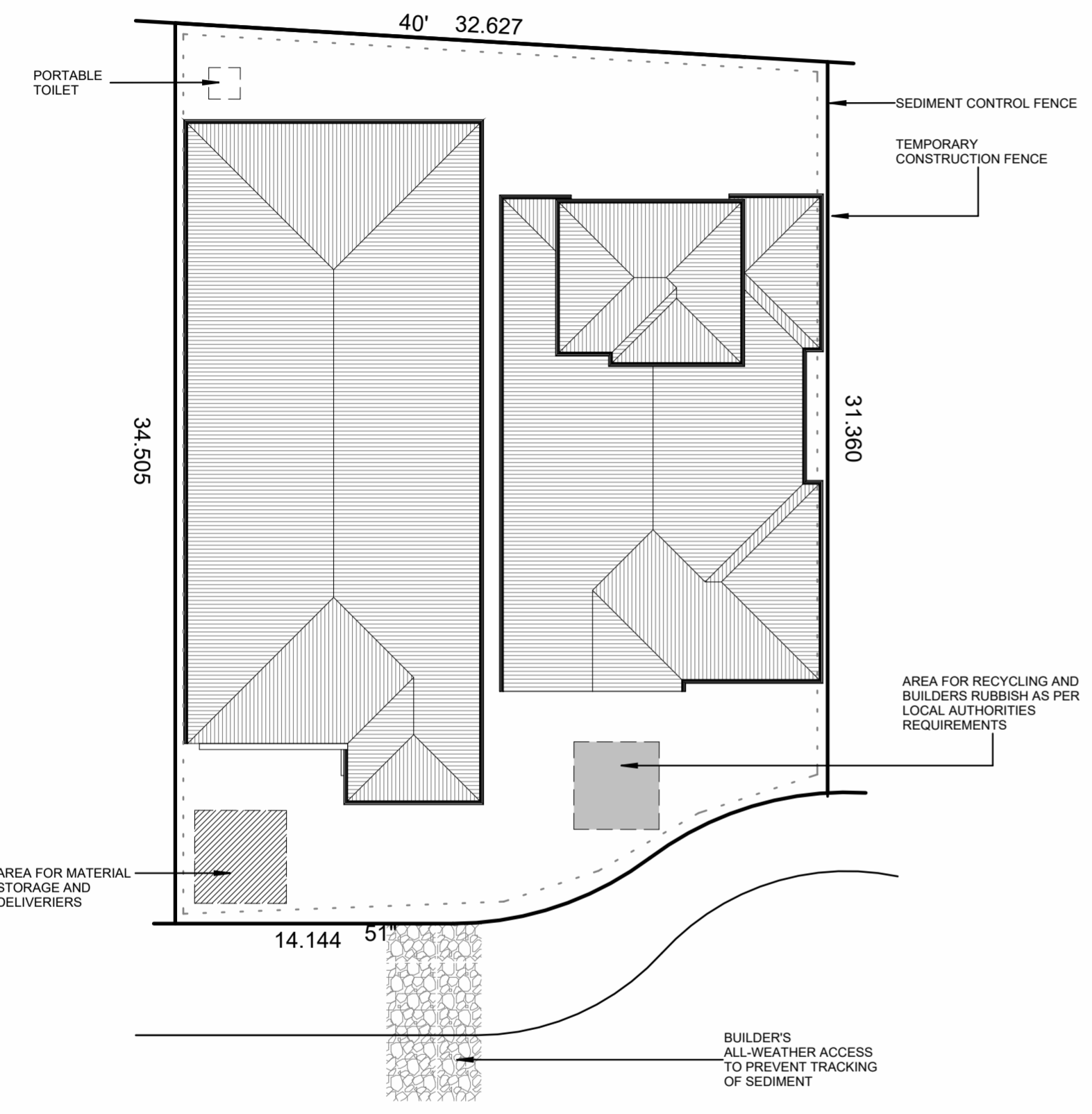
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Office: 1300 310 067

CLIENT:  
**TORI PETER GROUP**  
ADDRESS:  
**LOT 3 & LOT 3A, MUDGEJEE DEVELOPMENT**

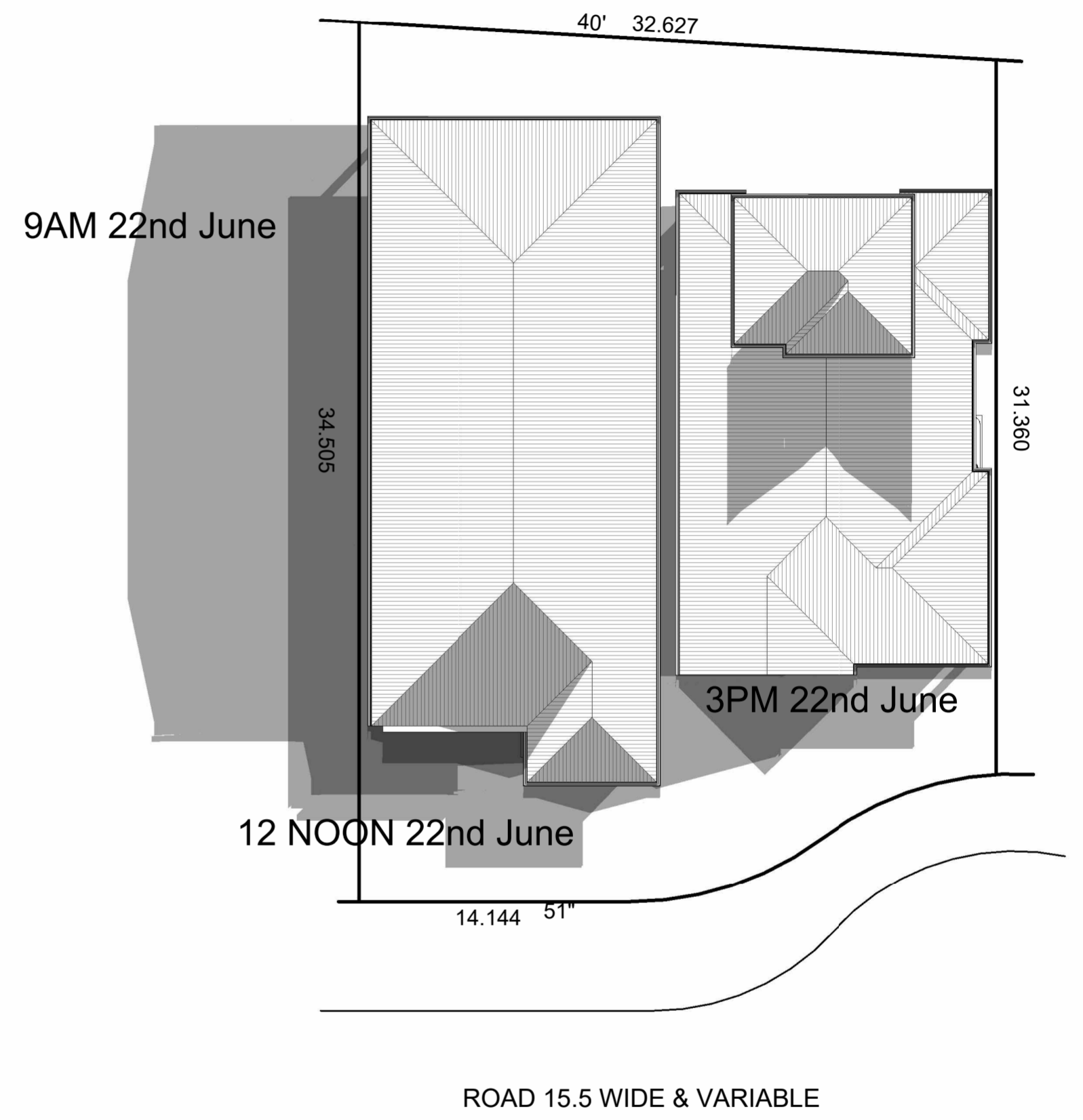
PROJECT:  
**CUSTOM DUPLEX**  
DRAWING:  
**SECTION+DETAILS**

DATE: 22.10.2021  
SCALE: 1:100  
PROJECT No: DRAWING No: ISSUE:  
**21302 00.7 E**

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SITE MANAGEMENT LEGEND	
	AREA FOR RECYCLING AND BUILDERS RUBBISH AS PER LOCAL AUTHORITIES REQUIREMENTS
	BUILDER'S ALL-WEATHER ACCESS TO PREVENT TRACKING OF SEDIMENT
	PORTABLE TOILET
	AREA FOR MATERIAL STORAGE AND DELIVERIERS
	TEMPORARY CONSTRUCTION FENCE
	SEDIMENT CONTROL FENCE

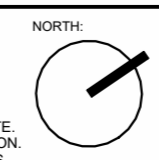


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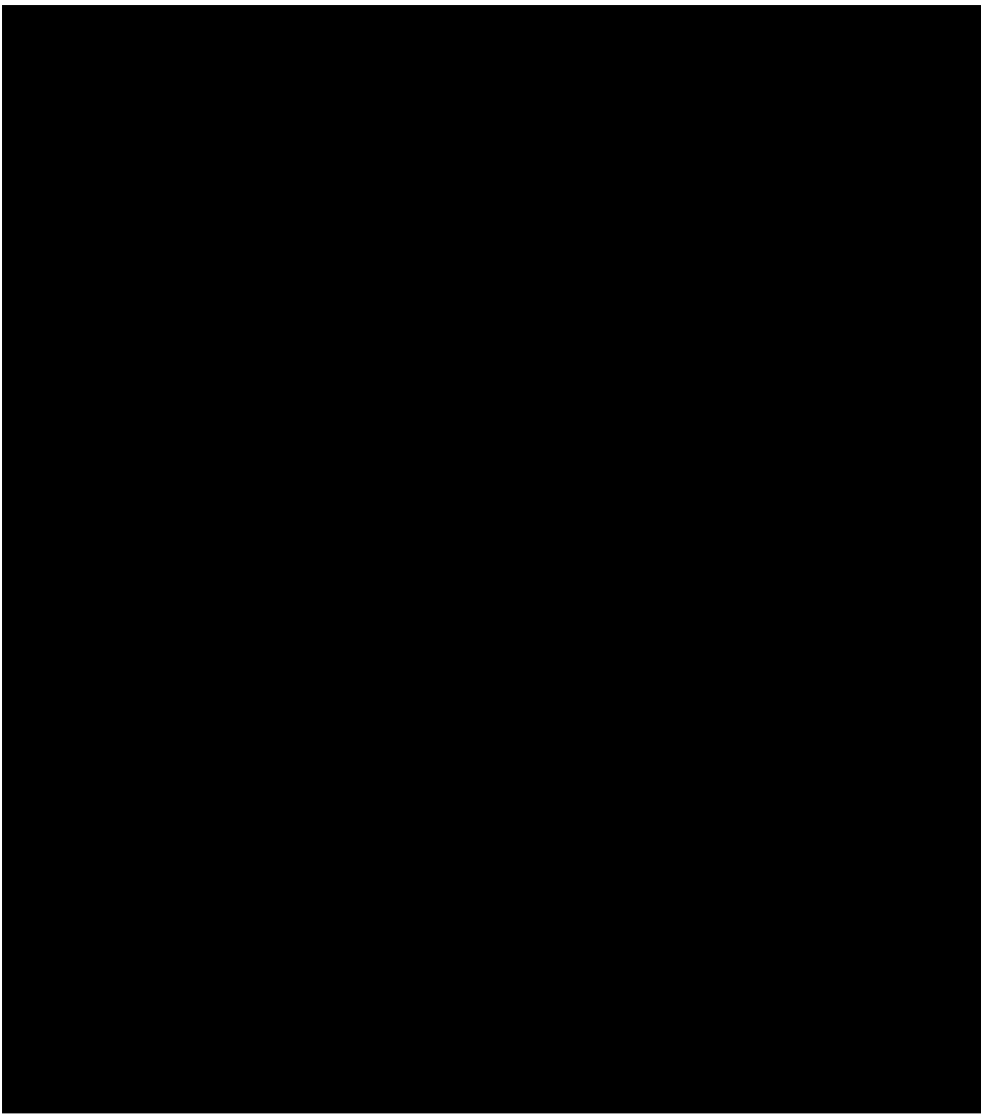
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CLIENT: **TORI PETER GROUP**  
ADDRESS: **LOT 3 & LOT 3A, MUDGEE DEVELOPMENT**

PROJECT: **CUSTOM DUPLEX**  
DRAWING: **SITE MANAGEMENT PLAN & SHADOW DIAGRAMS**

DATE: **22.10.2021**  
SCALE: **As indicated**  
PROJECT No: **21302** DRAWING No: **00.8** ISSUE: **E**





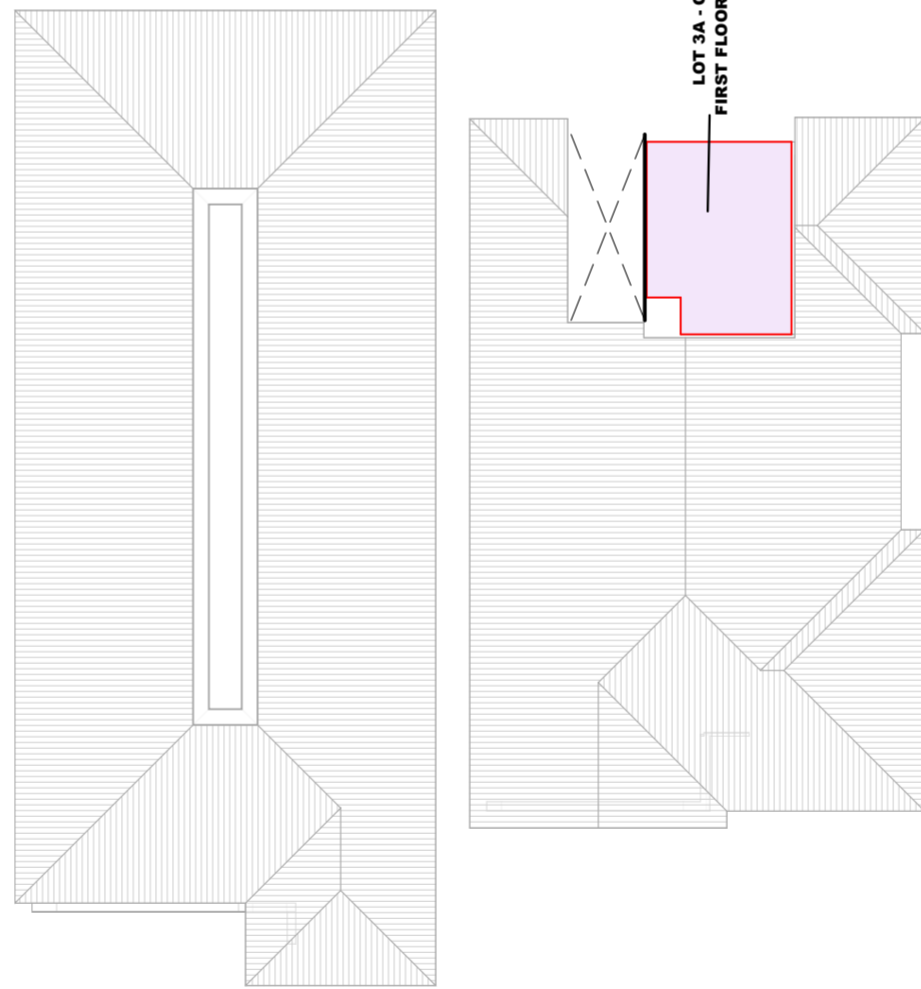
**1 GROUND FLOOR - GROSS**  
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PORCH	6.82 m <sup>2</sup>
FIRST FLOOR	19.08 m <sup>2</sup>
LOT 3A - GROSS BUILDING AREA: 5	214.16 m <sup>2</sup>

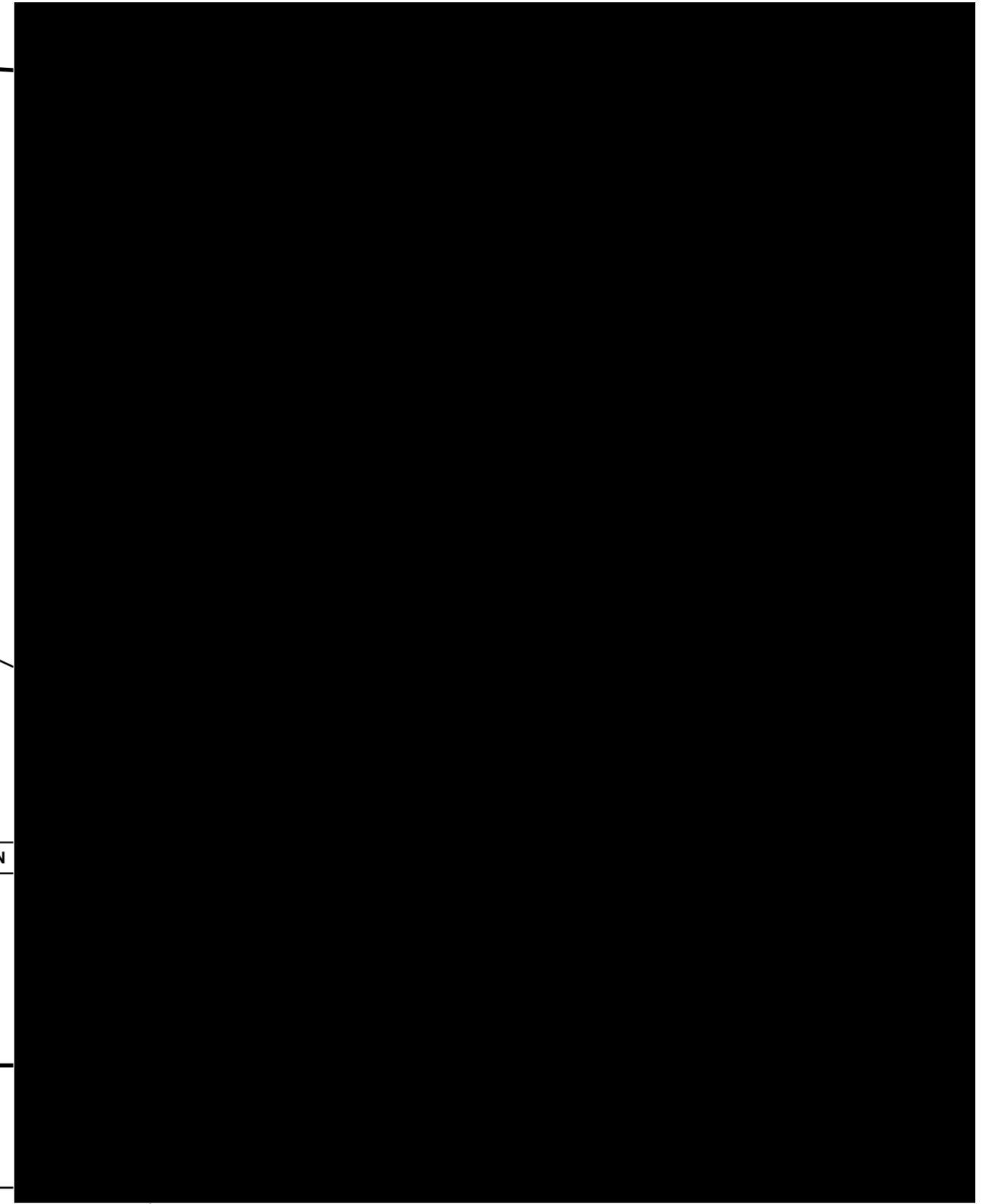


**3 GROUND FLOOR - GFA/FSR**  
1 : 200

Area Schedule (GFA/FSR)	
Name	Area
GROUND FLOOR	144.58 m <sup>2</sup>
FIRST FLOOR	18.62 m <sup>2</sup>
LOT 3A - GFA/FSR: 2	163.19 m <sup>2</sup>
GARAGE	17.10 m <sup>2</sup>
LOT 3A - EXCLUDED AREA: 1	17.10 m <sup>2</sup>
GROUND FLOOR	170.61 m <sup>2</sup>
LOT 3 - GFA/FSR: 1	170.61 m <sup>2</sup>
GARAGE	18.75 m <sup>2</sup>
LOT 3 - EXCLUDED AREA: 1	18.75 m <sup>2</sup>
Grand total: 5	369.66 m <sup>2</sup>



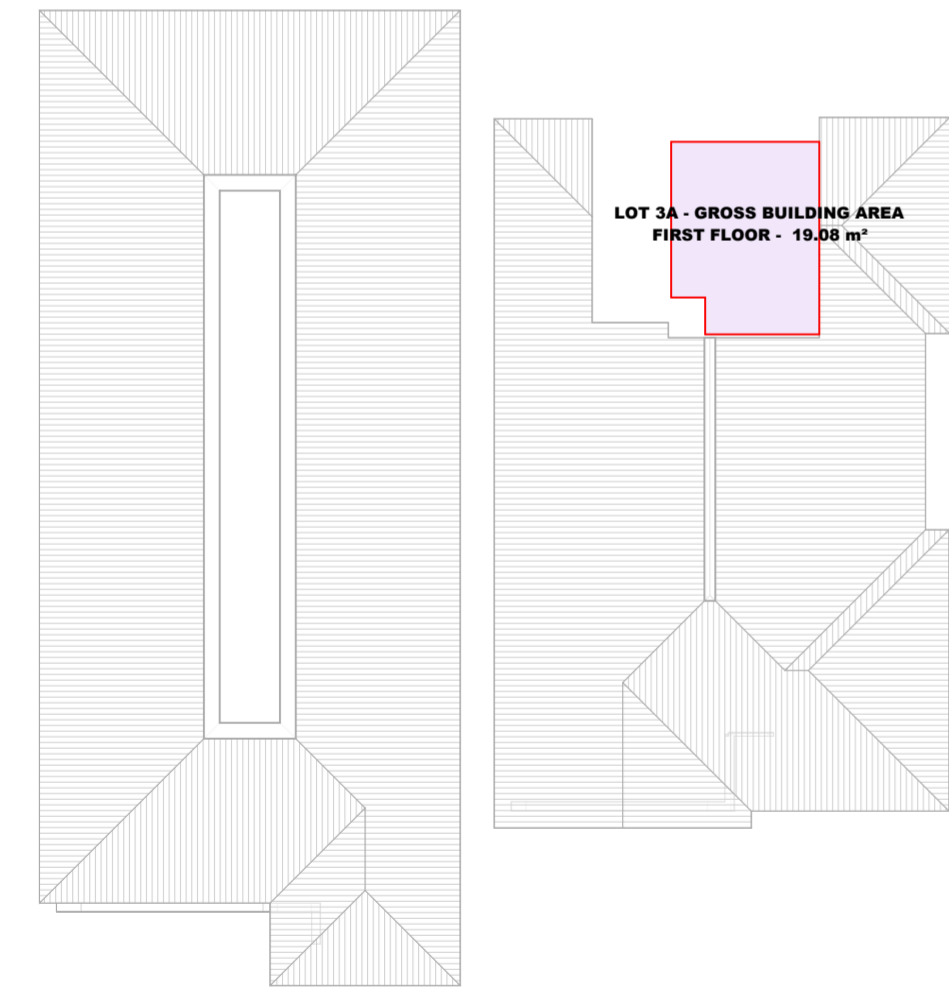
**4 FIRST FLOOR - GFA/FSR**  
1 : 200



BUILDIN

**5 LANDSCAPING AREA**  
1 : 200

Area Schedule (Landscape Compliance)	
Landscape Location	Areas
Rear	55.73 m <sup>2</sup>
Front	29.66 m <sup>2</sup>
LOT 3 - LANDSCAPE: 2	85.39 m <sup>2</sup>
Rear	76.14 m <sup>2</sup>
Front	33.63 m <sup>2</sup>
LOT 3A - LANDSCAPE: 2	109.77 m <sup>2</sup>



**2 FIRST FLOOR - GROSS**  
1 : 200

**PRELIMINARY PLANS**

Rev	Revision	By	Date
A	PRELIMINARY PLANS	PG	18.10.2021
B	AMENDMENTS IN PLAN	PG	22.10.2021
C	AMENDMENTS FOR LOT 3A	PG	29.10.2021
D	AMENDED FOR FACADE	PG	11.11.2021
E	ISSUED FOR DA	RS	19.11.2021

SCALE BAR:

NORTH:

DRAWINGS BY:



**DUPLEX BUILDING DESIGN**  
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Office: 1300 310 067

CLIENT:

**TORI PETER GROUP**

ADDRESS:  
**LOT 3 & LOT 3A, MUDGEE DEVELOPMENT**

PROJECT:

**CUSTOM DUPLEX**

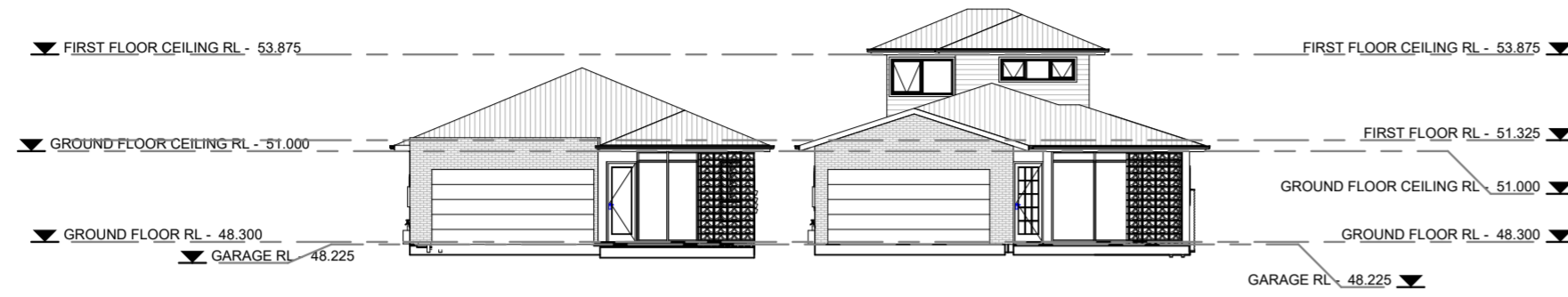
DRAWING:  
**GROSS BUILDING AREA PLAN**

DATE: 22.10.2021

SCALE: 1 : 200

PROJECT No: DRAWING No: ISSUE:  
**21302 00.9 E**

THE BUILDER SHALL CHECK AND VERIFY ALL DIMENSIONS ON SITE. DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED DIMENSION. DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION PURPOSES.



Front\_Notification



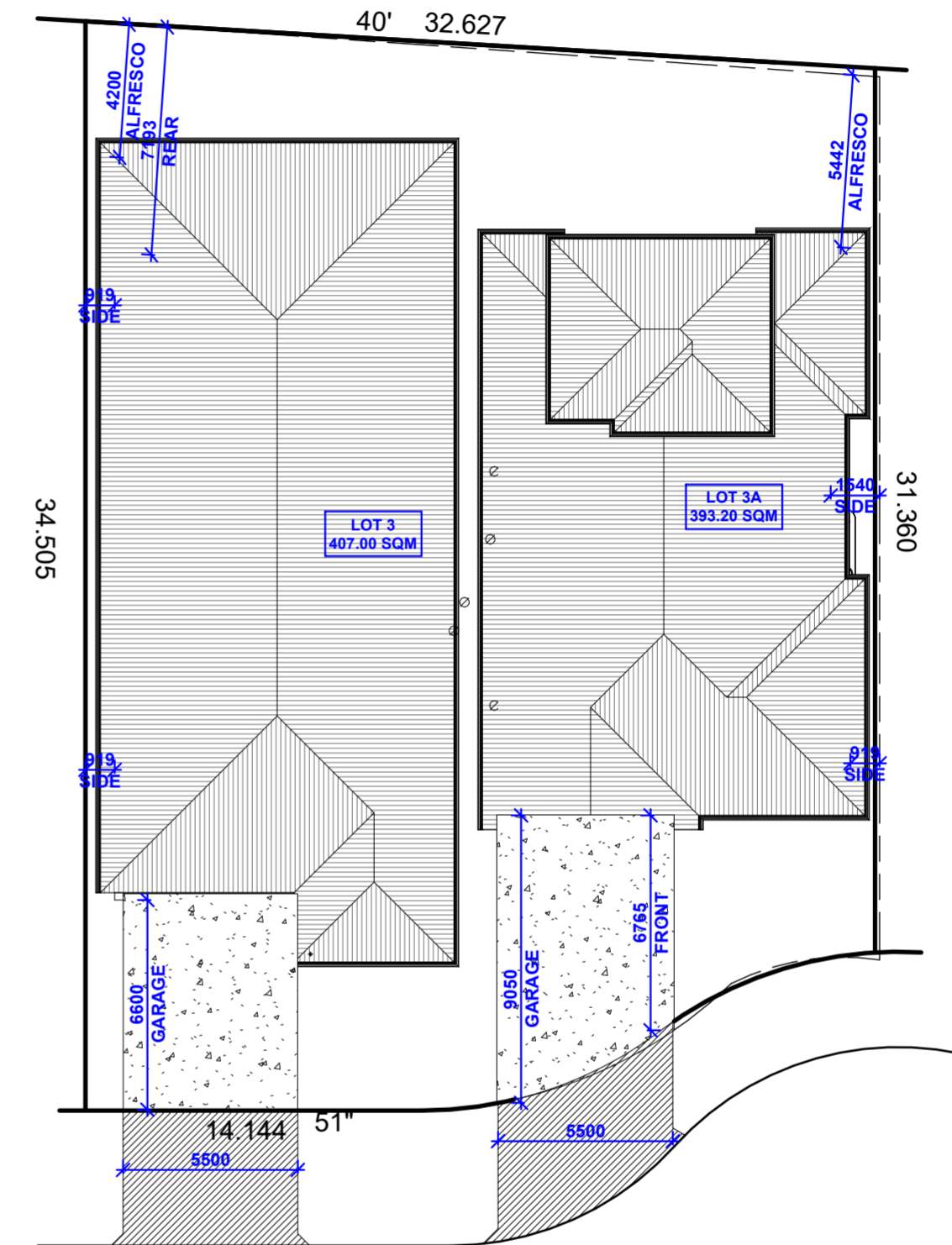
Rear\_Notification



Left\_Notification



Right\_Notification

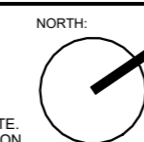


ROAD 15.5 WIDE & VARIABLE

PRELIMINARY PLANS

Rev	Revision	By	Date
A	PRELIMINARY PLANS	PG	18.10.2021
B	AMENDMENTS IN PLAN	PG	22.10.2021
C	AMENDMENTS FOR LOT 3A	PG	29.10.2021
D	AMENDED FOR FACADE	PS	11.11.2021
E	ISSUED FOR DA	RS	19.11.2021

SCALE BAR:



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CLIENT:  
**TORI PETER GROUP**  
 ADDRESS:  
**LOT 3 & LOT 3A, MUDGEE DEVELOPMENT**

PROJECT:  
**CUSTOM DUPLEX**  
 DRAWING:  
**NOTIFICATION PLAN**

DATE: 22.10.2021  
 SCALE: 1:200  
 PROJECT No: 21302  
 DRAWING No: 00.10  
 ISSUE: E

THE BUILDER SHALL CHECK AND VERIFY ALL DIMENSIONS ON SITE. DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED DIMENSION. DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION PURPOSES.