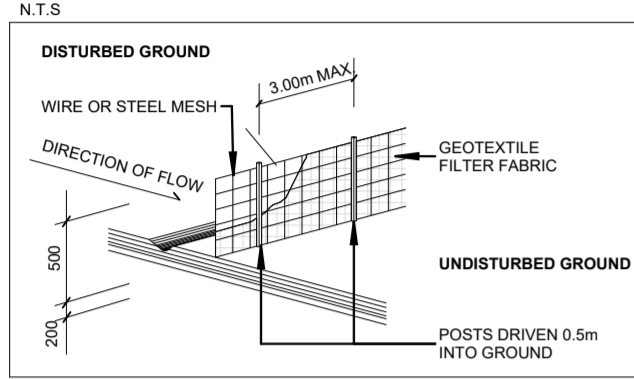


**SEDIMENT NOTE**

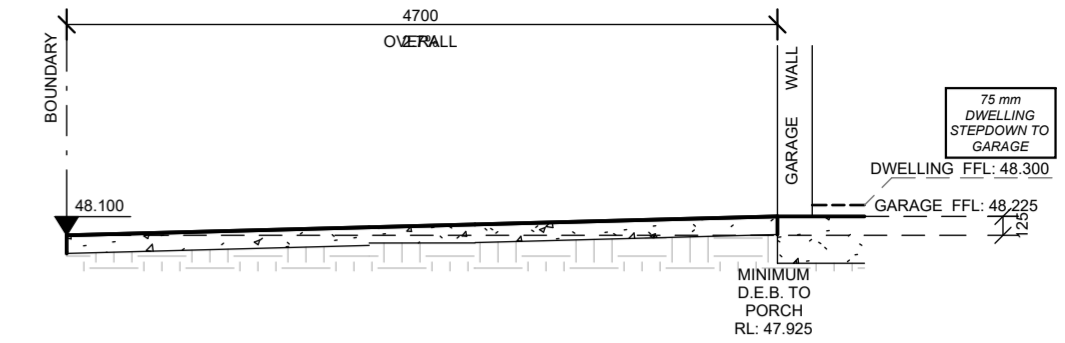
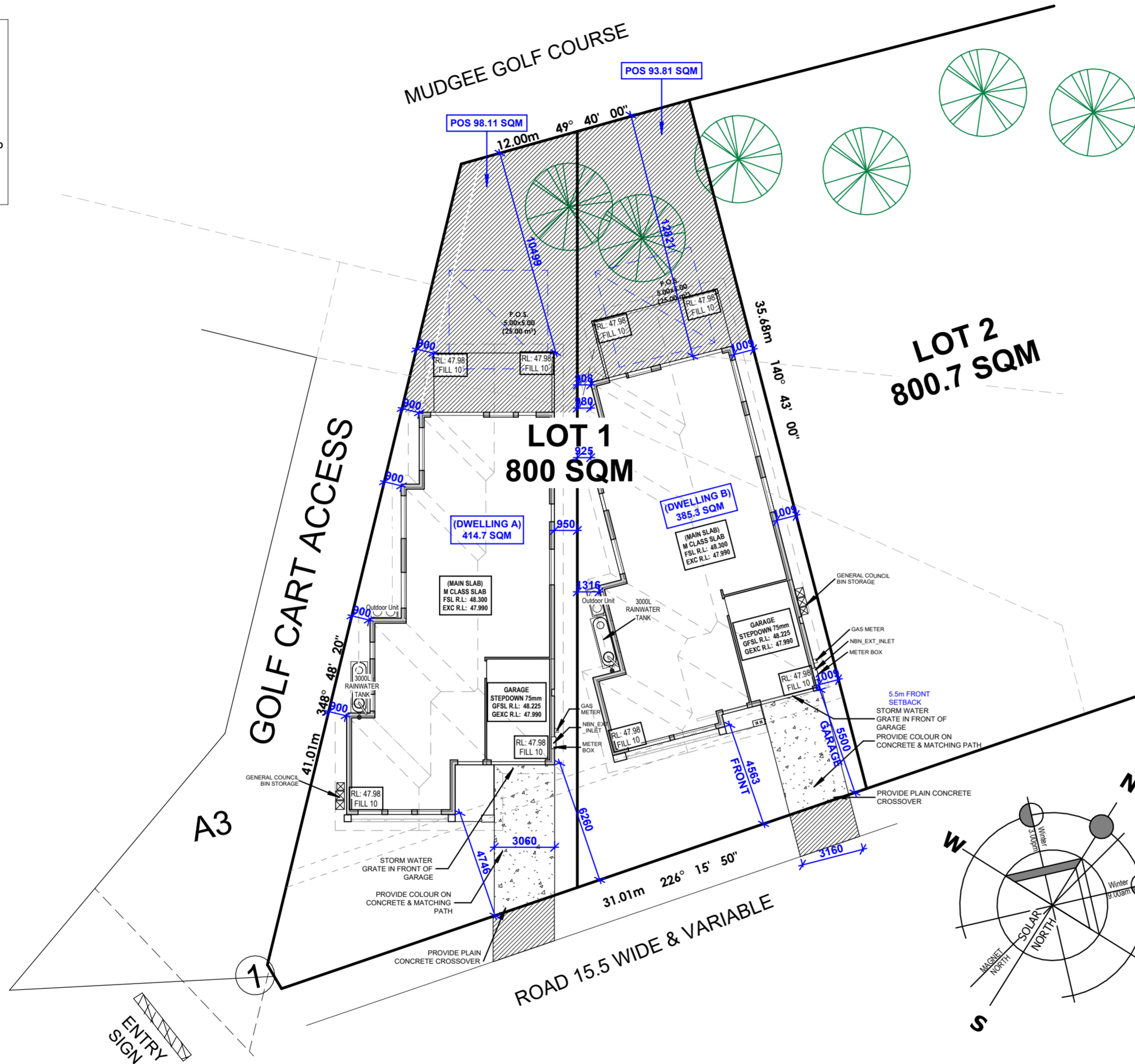
1. NO STOCKPILING OF MATERIALS IS PERMITTED ON THE VERGE BETWEEN KERB & PROPERTY BOUNDARY.
2. NO VEHICLE CROSSING OR STOCKPILING OF MATERIAL ON VEGETATION BUFFER.
3. ALL SEDIMENT RETAINING STRUCTURES TO BE CLEANED ON REACHING 50% STORAGE CAPACITY.
4. ALL EXISTING VEGETATION WILL BE RETAINED OUTSIDE THE 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**

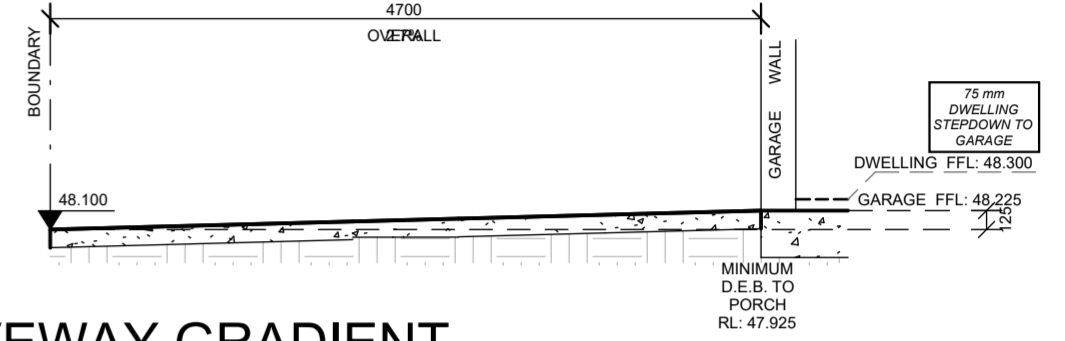


**SCHEDULE OF SHORT & CURVED BOUNDARIES**

CHORD				
No	BEARING	DISTANCE	ARC	RAD
1	307° 38' 15"	1.73		
2	207° 49' 45"	7.905	8.045	12.5
3	206° 09' 50"	7.215	7.315	12.5
4	256° 26' 05"	13.8	14.62	12.5
5	300° 14' 50"	4.475	4.5	12.5
6	343° 47' 00"	13.7	14.495	12.5
7	50° 04' 10"	13.64	14.425	12.5
8	66° 17' 20"	7.245	7.35	12.5
9	47° 51' 15"	0.695	0.695	12.5
10	307° 38' 15"	1.73		



**DWEL A - DRIVEWAY GRADIENT**



**DWE B - DRIVEWAY GRADIENT**

**Area Schedule (Gross Building)**

Name	Areas
ALFRESCO	18.31 m <sup>2</sup>
GROUND FLOOR	144.95 m <sup>2</sup>
GARAGE	19.22 m <sup>2</sup>
PORCH	5.88 m <sup>2</sup>
DA - GROSS BUILDING AREA: 4	188.36 m <sup>2</sup>
ALFRESCO	19.73 m <sup>2</sup>
GROUND FLOOR	148.54 m <sup>2</sup>
GARAGE	21.32 m <sup>2</sup>
PORCH	3.17 m <sup>2</sup>
DB - GROSS BUILDING AREA: 4	192.76 m <sup>2</sup>

WIND CLASSIFICATION: SLAB CLASSIFICATION: "M"	
<b>PROPERTY DESCRIPTION</b>	
LOT:	1
D.P.:	1165146
L.G.A.:	MID-WESTERN REGIONAL
<b>DA COUNCIL APPROVAL</b>	
COUNCIL DEVELOPMENT APPROVAL PROCESS REQUIRED. REFER TO COUNCIL REGULATIONS FOR FURTHER DETAILS.	
<b>FLOOR SPACE RATIO (FSR)</b>	
*Areas are measured from the internal face of external walls and excludes First floor, Voids, Stairs, Lifts, required car spacing to Australian Standards, Subspaces with walls less than 1.4m high (Refer to the LEP or DCP for further details).	
TOTAL SITE AREA:	800.00
SITE AREA:	414.70 385.3
GROUND FLOOR:	144.95 148.54
FIRST FLOOR:	0.00 0.00
TOTAL GROSS FLOOR AREA:	0.00 0.00
PROPOSED FSR:	0.00% 0.00%
ALLOWED FSR:	0% 0%
<b>SITE COVERAGE AREA</b>	
GROUND FLOOR AREA:	144.95 148.54
GARAGE AREA:	19.22 21.32
PROPOSED SITE COVERAGE:	39.58% 44.08%
MAX SITE COVERAGE:	50% 50%
<b>LANDSCAPE</b>	
TOTAL HARDSTAND AREA:	---
DRIVEWAY AREA:	18.00 20.00
LESS THAN 1m:	0.00 0.00
PORCH/VERANDAH AREA:	5.88 3.17
ALFRESCO AREA:	18.31 19.73
REMAINING SOFT LANDSCAPE AREA:	
PROPOSED LANDSCAPE AREA:	
MIN. REQUIRED BY COUNCIL:	0% 0%
<b>PRIVATE OPEN SPACE</b>	
PRINCIPLE PRIVATE OPEN SPACE:	25.00 25.00
PRIVATE OPEN SPACE:	98.11 93.81
MIN. ALLOWABLE BY COUNCIL:	80.00 80.00
MIN. ALLOWABLE BY COUNCIL:	0.00% 0.00%
PRIVATE OPEN SPACE	
PRINCIPAL PRIVATE OPEN SPACE	

**MID WESTERN COUNCIL DCP**

**DA PLANS**

Rev	Revision	By	Date
P1	CONCEPT DESIGN PLANS	LM	21.10.2021
P2	AMENDMENTS IN PLANS	PG	27.10.2021
P3	ISSUED FOR FACADE	PG	04.11.2021
P4	DA PLANS	LM	10.11.2021
P5	UPDATED DA PLANS	LM	17.11.2021

SCALE BAR:

NORTH:

DRAWINGS BY:



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

CLIENT: **TORI PETER GROUP**

ADDRESS: **LOT 1 & LOT 1A, IVERNESS AVENUE, MUDGEE DEVELOPMENT**

PROJECT: **CUSTOM DUPLEX**

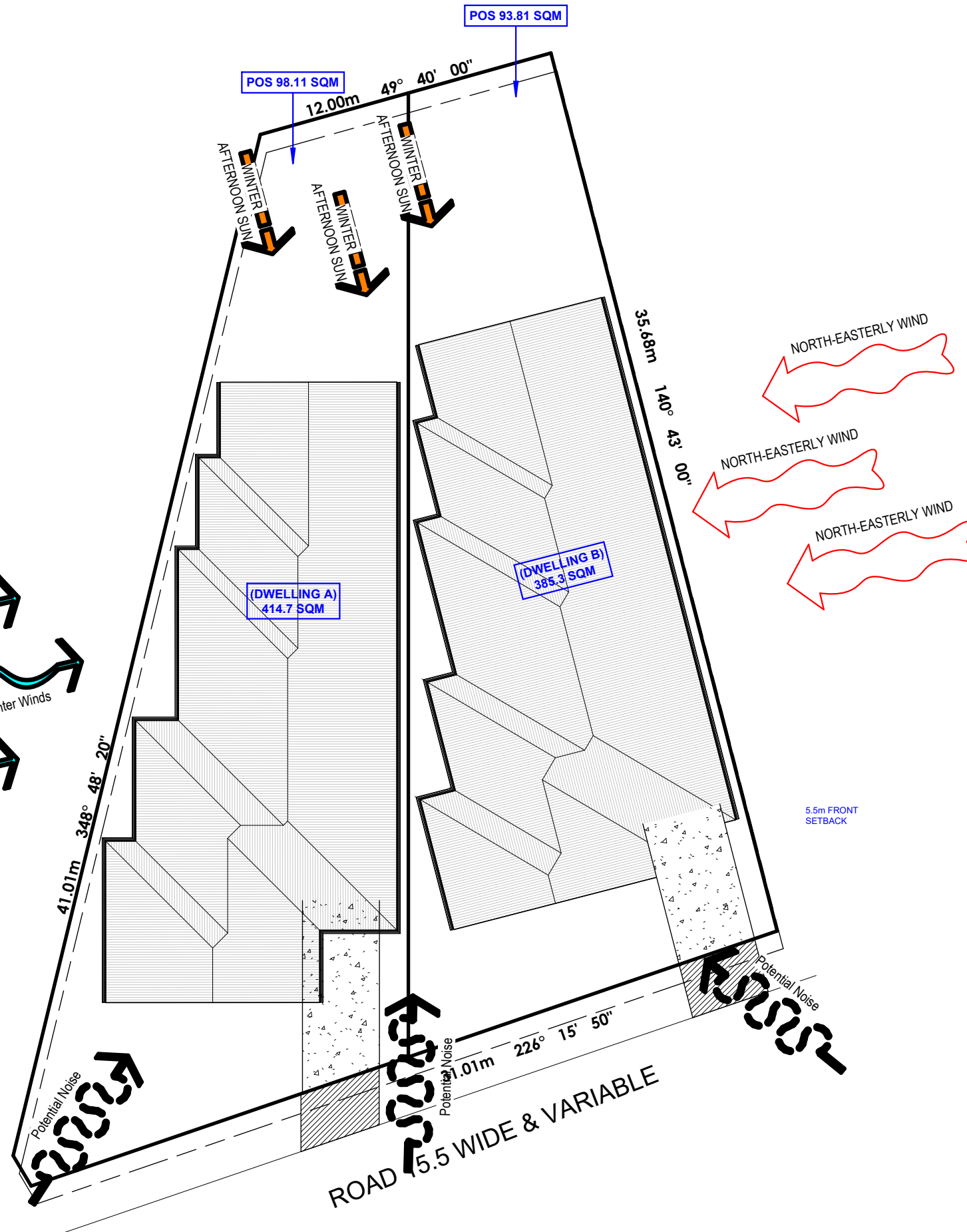
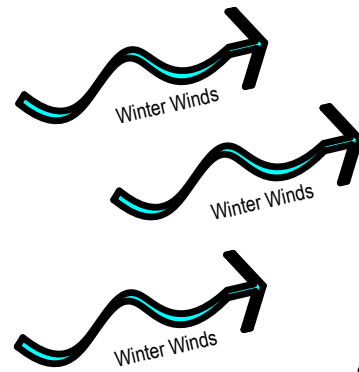
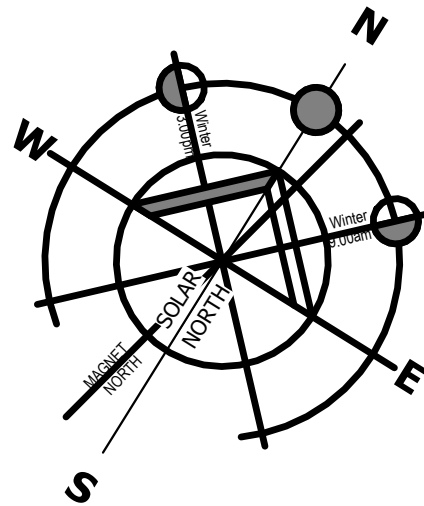
DRAWING: **SITE PLAN**

DATE: **01.11.2021**

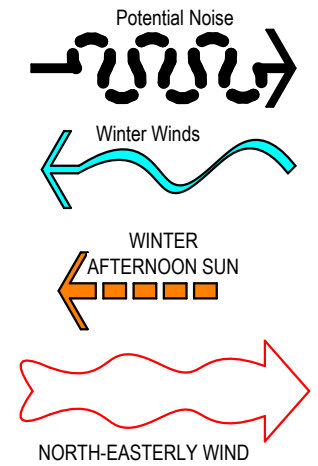
SCALE: **As indicated**

PROJECT No: **ISSUE: 21300 001.1 P5**

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 SITE ANALYSIS**  
1 : 200



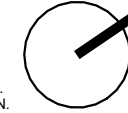
**SITE LEGEND**

**DA PLANS**

Rev	Revision	By	Date
P1	CONCEPT DESIGN PLANS	LM	21.10.2021
P2	AMENDMENTS IN PLANS	PG	27.10.2021
P3	ISSUED FOR FACADE	PG	04.11.2021
P4	DA PLANS	LM	10.11.2021
P5	UPDATED DA PLANS	LM	17.11.2021

SCALE BAR:

NORTH:



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**TORI PETER GROUP**

ADDRESS:

**LOT 1 & LOT 1A, IVERNESS AVENUE, MUDGE DEVELOPMENT**

PROJECT:

**CUSTOM DUPLEX**

DRAWING:

**SITE ANALYSIS**

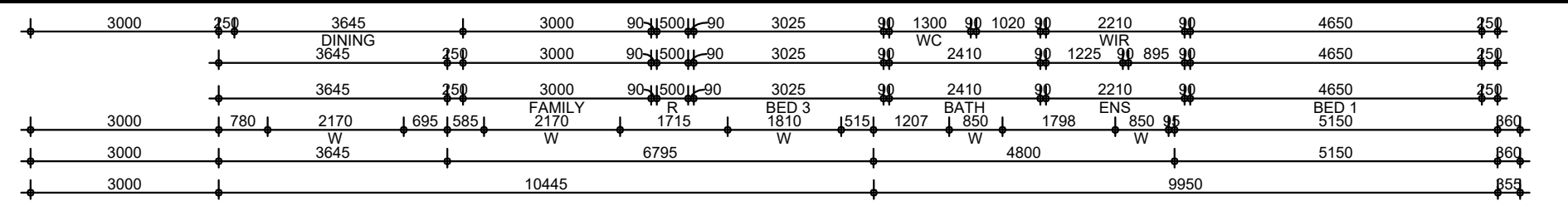
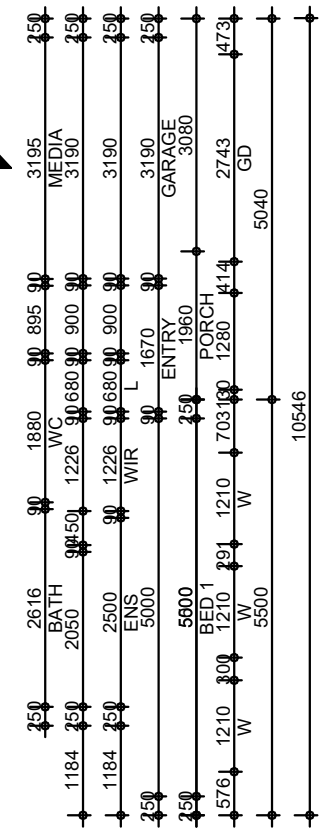
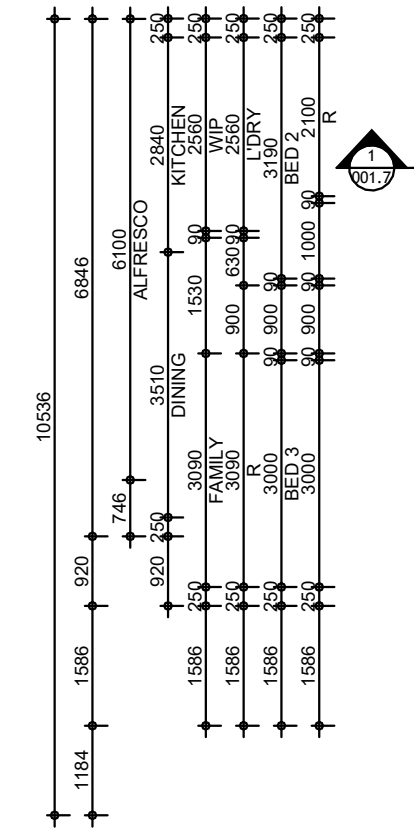
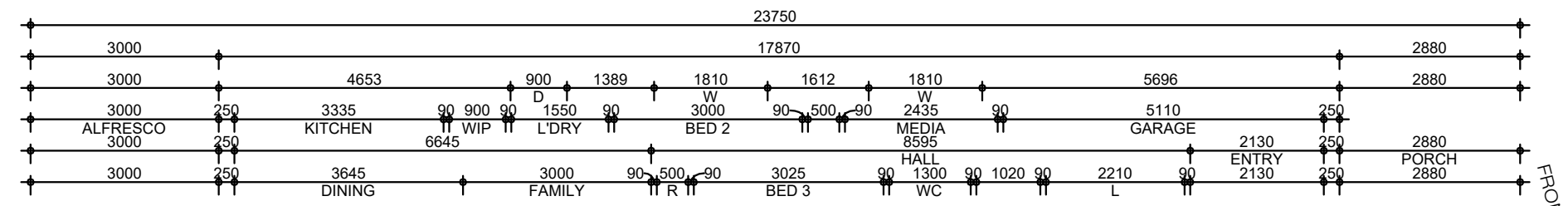
DATE: **01.11.2021**

SCALE: **As indicated**

PROJECT No: **21300** DRAWING No: **001.1.1** ISSUE: **P5**

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.

KEY SYMBOLS	
FSL:	FINISHED SLAB LEVEL
FF:	FINISHED FLOOR
FC:	FINISHED CEILING
	MAN HOLE (ROOF ACCESS)
	PROPOSED JOIST DIRECTION (CONFIRM WITH JOIST LAYOUT PLAN)
	HARDWIRED SMOKE ALARM
	DRAINAGE POINT
	AIR-CONDITIONING DROPPER
	AIR-CONDITIONING DUCT LINE
	AIR-CONDITIONING OUTLET
	KITCHEN / WET AREA ELEVATIONS
	BULKHEADS
	OVERHEAD CABINET



**1 DWEL AGROUND FLOOR PLAN**  
1 : 100

RIGHT ELEVATION

Area Schedule (Gross Building)...	
Name	Areas
ALFRESCO	18.31 m <sup>2</sup>
GROUND FLOOR	144.95 m <sup>2</sup>
GARAGE	19.22 m <sup>2</sup>
PORCH	5.88 m <sup>2</sup>
DA - GROSS BUILDING AREA: 4	188.36 m <sup>2</sup>
ALFRESCO	19.73 m <sup>2</sup>
GROUND FLOOR	148.54 m <sup>2</sup>
GARAGE	21.32 m <sup>2</sup>
PORCH	3.17 m <sup>2</sup>
DB - GROSS BUILDING AREA: 4	192.76 m <sup>2</sup>

Rev	Revision	By	Date
P1	CONCEPT DESIGN PLANS	LM	21.10.2021
P2	AMENDMENTS IN PLANS	PG	27.10.2021
P3	ISSUED FOR FACADE	PG	04.11.2021
P4	DA PLANS	LM	10.11.2021
P5	UPDATED DA PLANS	LM	17.11.2021

SCALE BAR:

NORTH:

DRAWINGS BY:

CLIENT:

PROJECT:

DATE: 01.11.2021

SCALE: 1 : 100

PROJECT No: 21300  
DRAWING No: 001.3  
ISSUE: P5

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.



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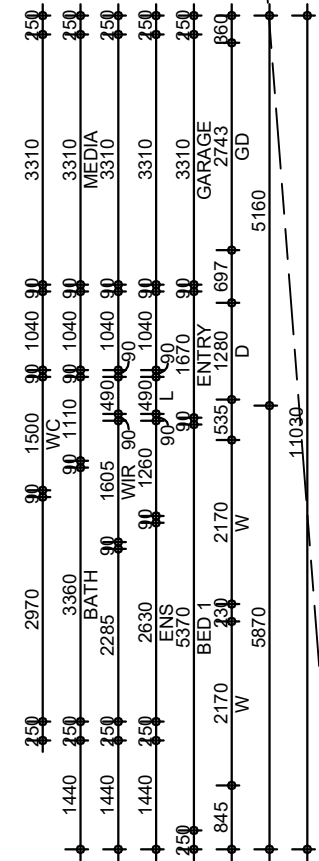
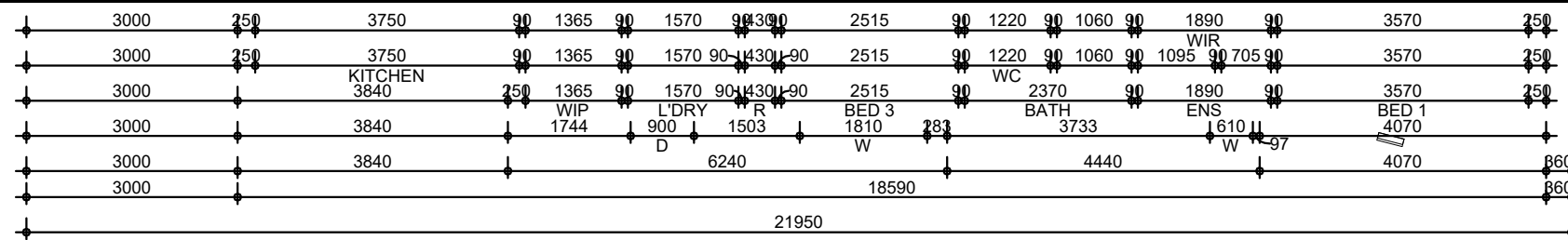
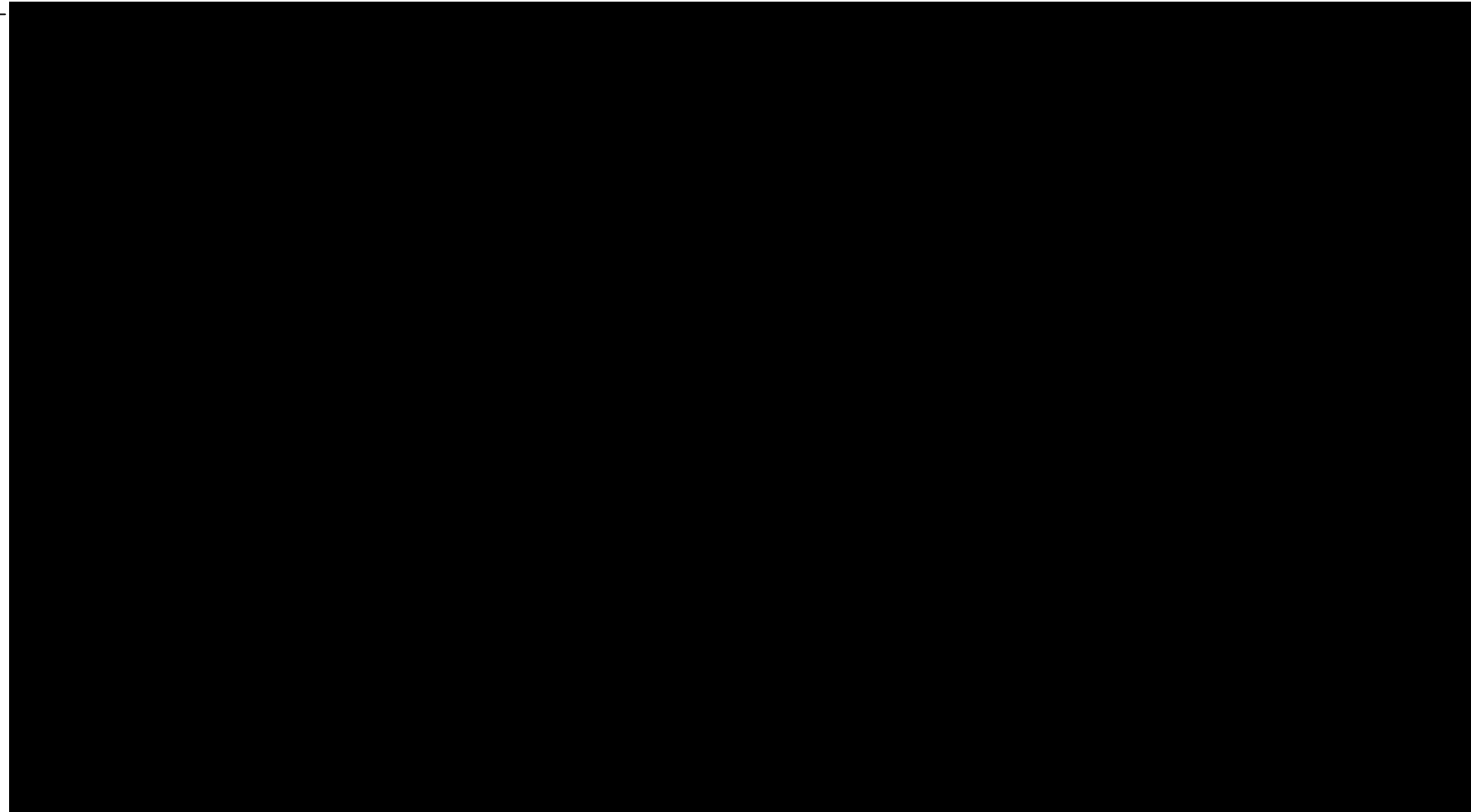
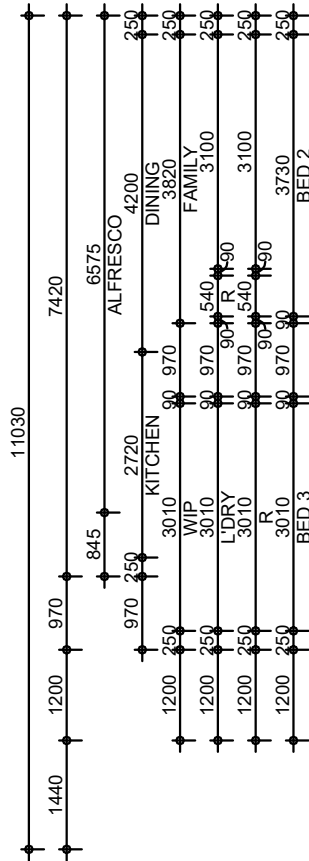
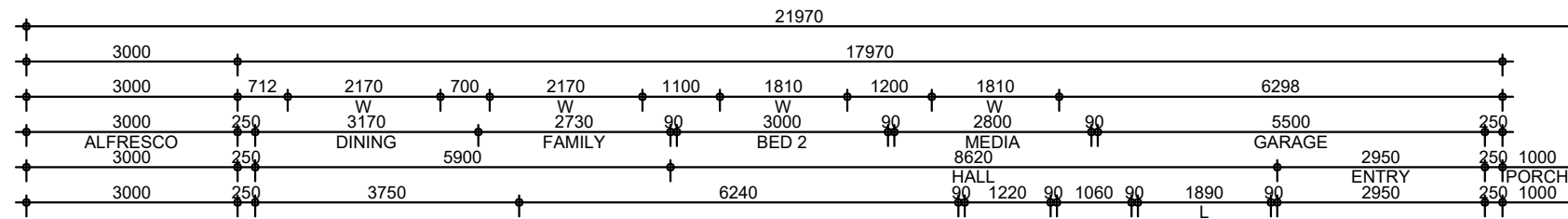
**TORI PETER GROUP**  
ADDRESS:  
**LOT 1 & LOT 1A, IVERNESS AVENUE, MUDGE DEVELOPMENT**

DRAWING:  
**DWL A GROUND FLOOR PLAN**

**DA PLANS**

KEY SYMBOLS	
FSL:	FINISHED SLAB LEVEL
FF:	FINISHED FLOOR
FC:	FINISHED CEILING
	MAN HOLE (ROOF ACCESS)
	PROPOSED JOIST DIRECTION (CONFIRM WITH JOIST LAYOUT PLAN)
	HARDWIRED SMOKE ALARM
	DRAINAGE POINT
	AIR-CONDITIONING DROPPER
	AIR-CONDITIONING DUCT LINE
	AIR-CONDITIONING OUTLET
	KITCHEN / WET AREA ELEVATIONS
	BULKHEADS
	OVERHEAD CABINET

LEFT ELEVATION



FRONT ELEVATION

**1 GROUND FLOOR PLAN DWELLING B**  
1 : 100

Area Schedule (Gross Building)...	
Name	Areas
ALFRESCO	18.31 m <sup>2</sup>
GROUND FLOOR	144.95 m <sup>2</sup>
GARAGE	19.22 m <sup>2</sup>
PORCH	5.88 m <sup>2</sup>
DA - GROSS BUILDING AREA: 4	188.36 m <sup>2</sup>
ALFRESCO	19.73 m <sup>2</sup>
GROUND FLOOR	148.54 m <sup>2</sup>
GARAGE	21.32 m <sup>2</sup>
PORCH	3.17 m <sup>2</sup>
DB - GROSS BUILDING AREA: 4	192.76 m <sup>2</sup>

Rev	Revision	By	Date
P1	CONCEPT DESIGN PLANS	LM	21.10.2021
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P3	ISSUED FOR FACADE	PG	04.11.2021
P4	DA PLANS	LM	10.11.2021
P5	UPDATED DA PLANS	LM	17.11.2021

SCALE BAR:

NORTH:

DRAWINGS BY:

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Office: 1300 310 067

CLIENT:  
**TORI PETER GROUP**

ADDRESS:  
**LOT 1 & LOT 1A, IVERNESS AVENUE, MUDGE DEVELOPMENT**

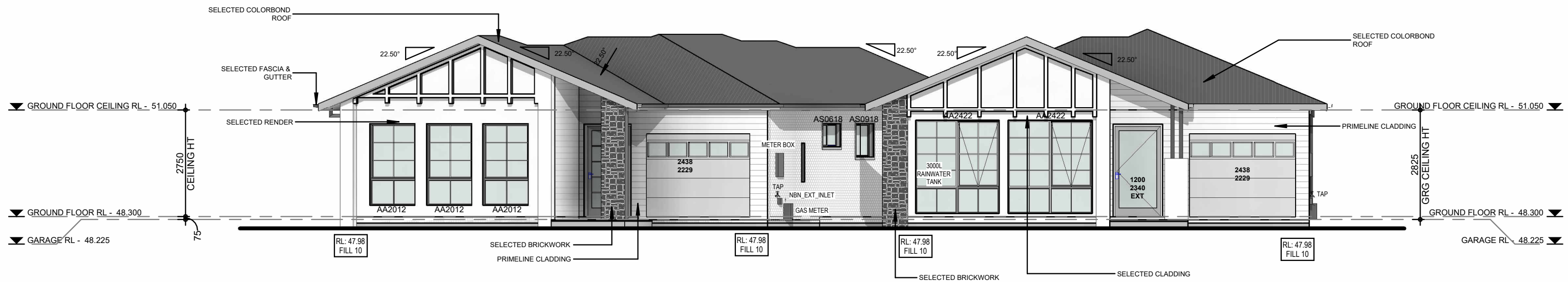
PROJECT:  
**CUSTOM DUPLEX**

DRAWING:  
**DWL B GROUND FLOOR PLAN**

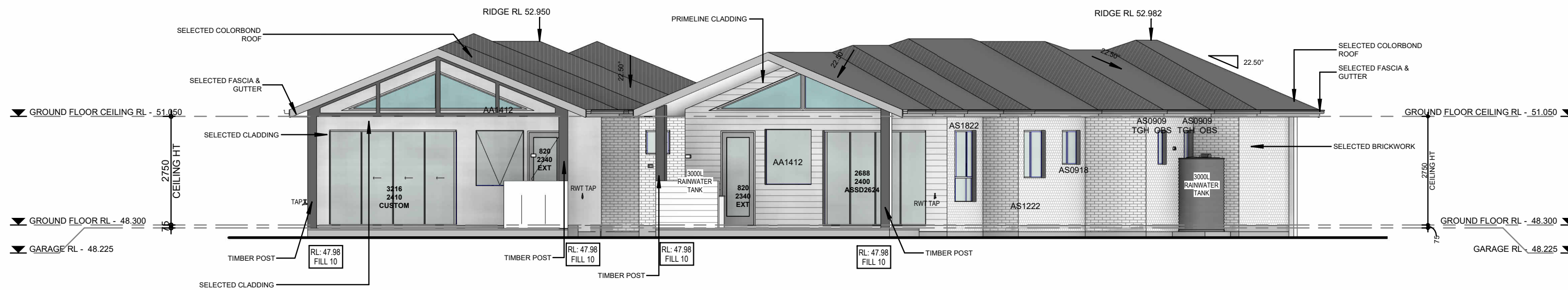
DATE: **01.11.2021**  
SCALE: **1 : 100**  
PROJECT No: **21300** DRAWING No: **001.4** ISSUE: **P5**

**DA PLANS**

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 ELEVATION



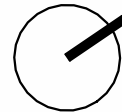
REAR ELEVATION

DA PLANS

Rev	Revision	By	Date
P1	CONCEPT DESIGN PLANS	LM	21.10.2021
P2	AMENDMENTS IN PLANS	PG	27.10.2021
P3	ISSUED FOR FACADE	PG	04.11.2021
P4	DA PLANS	LM	10.11.2021

SCALE BAR:

NORTH:



DRAWINGS BY:



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CLIENT:  
**TORI PETER GROUP**

ADDRESS:  
**LOT 1 & LOT 1A, IVERNESS AVENUE, MUDGE DEVELOPMENT**

PROJECT:  
**CUSTOM DUPLEX**

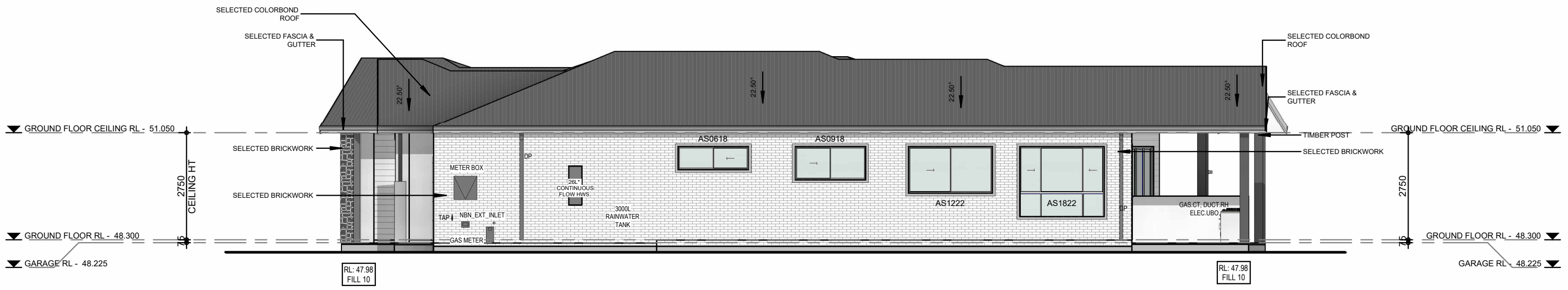
DRAWING:  
**ELEVATIONS**

DATE: 01.11.2021

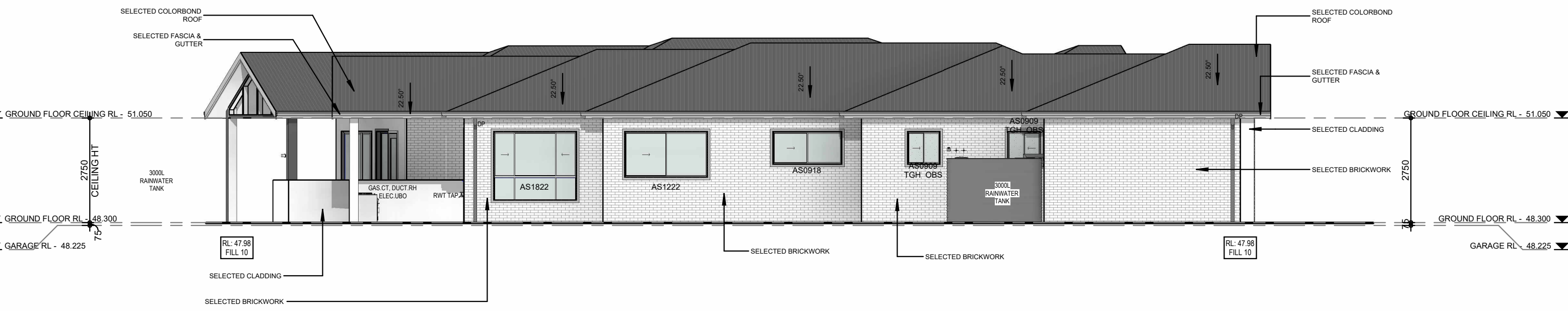
SCALE: 1 : 100

PROJECT No: 21300  
 DRAWING No: 001.5  
 ISSUE: P4

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.



LEFT ELEVATION



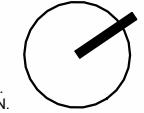
RIGHT ELEVATION

DA PLANS

Rev	Revision	By	Date
P1	CONCEPT DESIGN PLANS	LM	21.10.2021
P2	AMENDMENTS IN PLANS	PG	27.10.2021
P3	ISSUED FOR FACADE	PG	04.11.2021
P4	DA PLANS	LM	10.11.2021

SCALE BAR:

NORTH:



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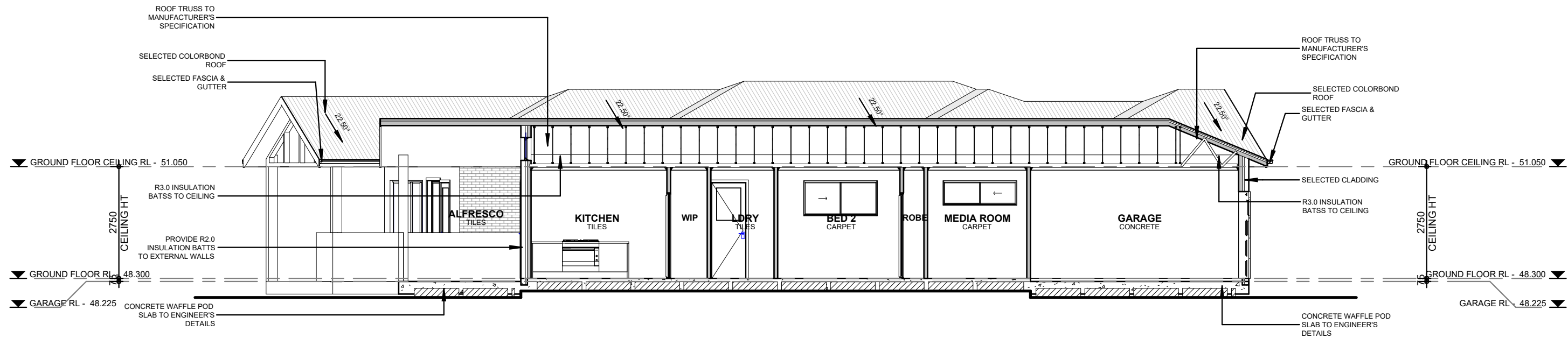
ADDRESS:  
**LOT 1 & LOT 1A, IVERNESS AVENUE, MUDGE DEVELOPMENT**

PROJECT:  
**CUSTOM DUPLEX**

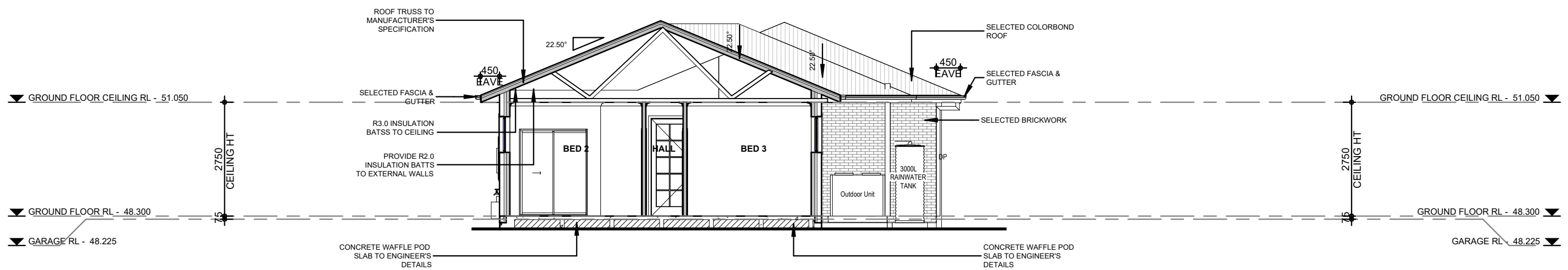
DRAWING:  
**ELEVATIONS**

DATE: **01.11.2021**  
 SCALE: **1 : 100**  
 PROJECT No: **21300** DRAWING No: **001.6** ISSUE: **P4**

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 DWEL A BLDG SECTION**  
1 : 100



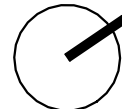
**2 DWEL A BLDG SECTION A**  
1 : 100

**DA PLANS**

Rev	Revision	By	Date
P1	CONCEPT DESIGN PLANS	LM	21.10.2021
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P5	UPDATED DA PLANS	LM	17.11.2021

SCALE BAR:

NORTH:



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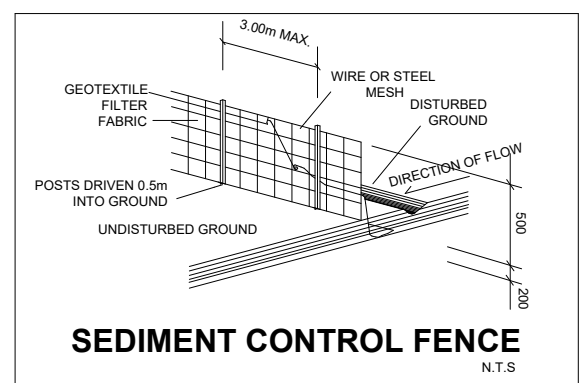
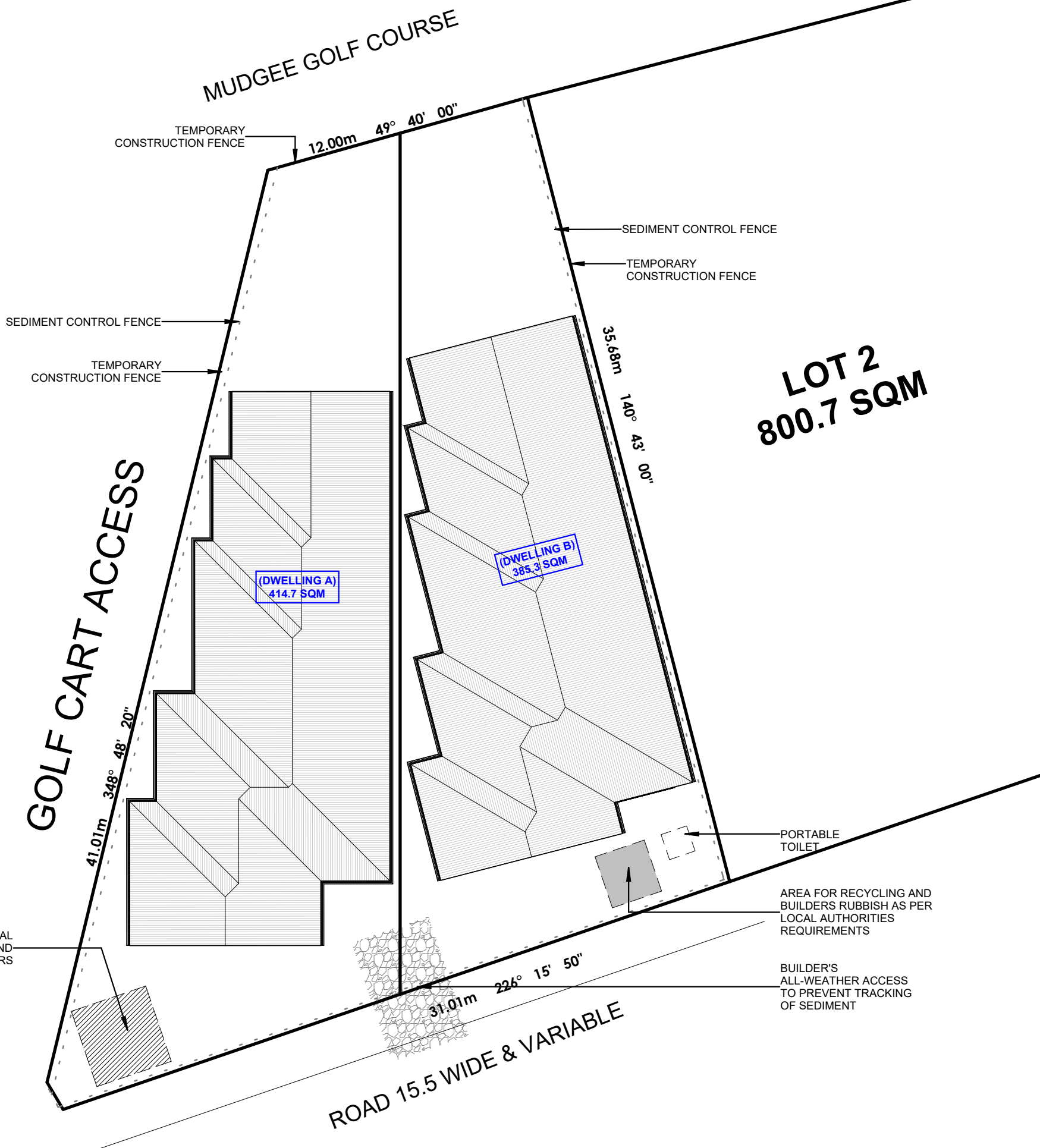
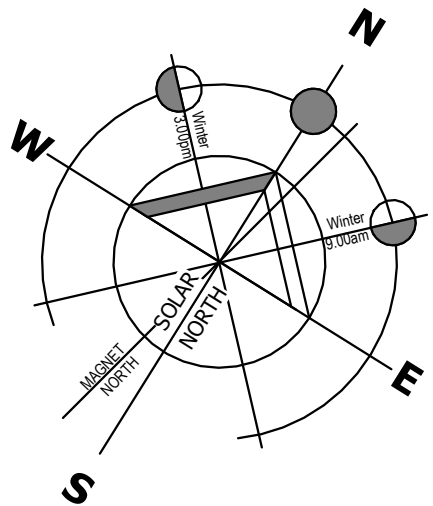
CLIENT:  
**TORI PETER GROUP**

ADDRESS:  
**LOT 1 & LOT 1A, IVERNESS AVENUE, MUDGE DEVELOPMENT**

PROJECT:  
**CUSTOM DUPLEX**  
DRAWING:  
**BUILDING SECTION**

DATE: **01.11.2021**  
SCALE: **1 : 100**  
PROJECT No: **21300** DRAWING No: **001.7** ISSUE: **P5**

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.



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	

**SITE MANAGEMENT**

**DA PLANS**

Rev	Revision	By	Date
P1	CONCEPT DESIGN PLANS	LM	21.10.2021
P2	AMENDMENTS IN PLANS	PG	27.10.2021
P3	ISSUED FOR FACADE	PG	04.11.2021
P4	DA PLANS	LM	10.11.2021
P5	UPDATED DA PLANS	LM	17.11.2021

SCALE BAR: \_\_\_\_\_

NORTH:

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CLIENT: **TORI PETER GROUP**

PROJECT: **CUSTOM DUPLEX**

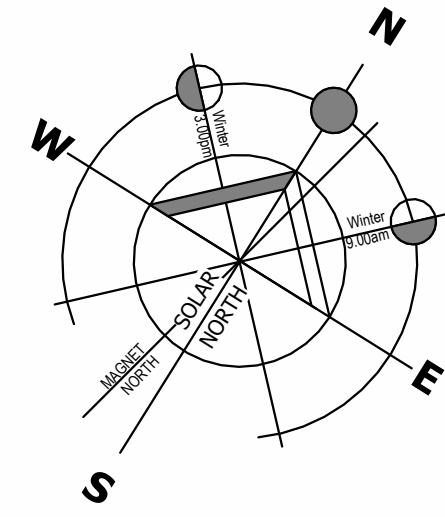
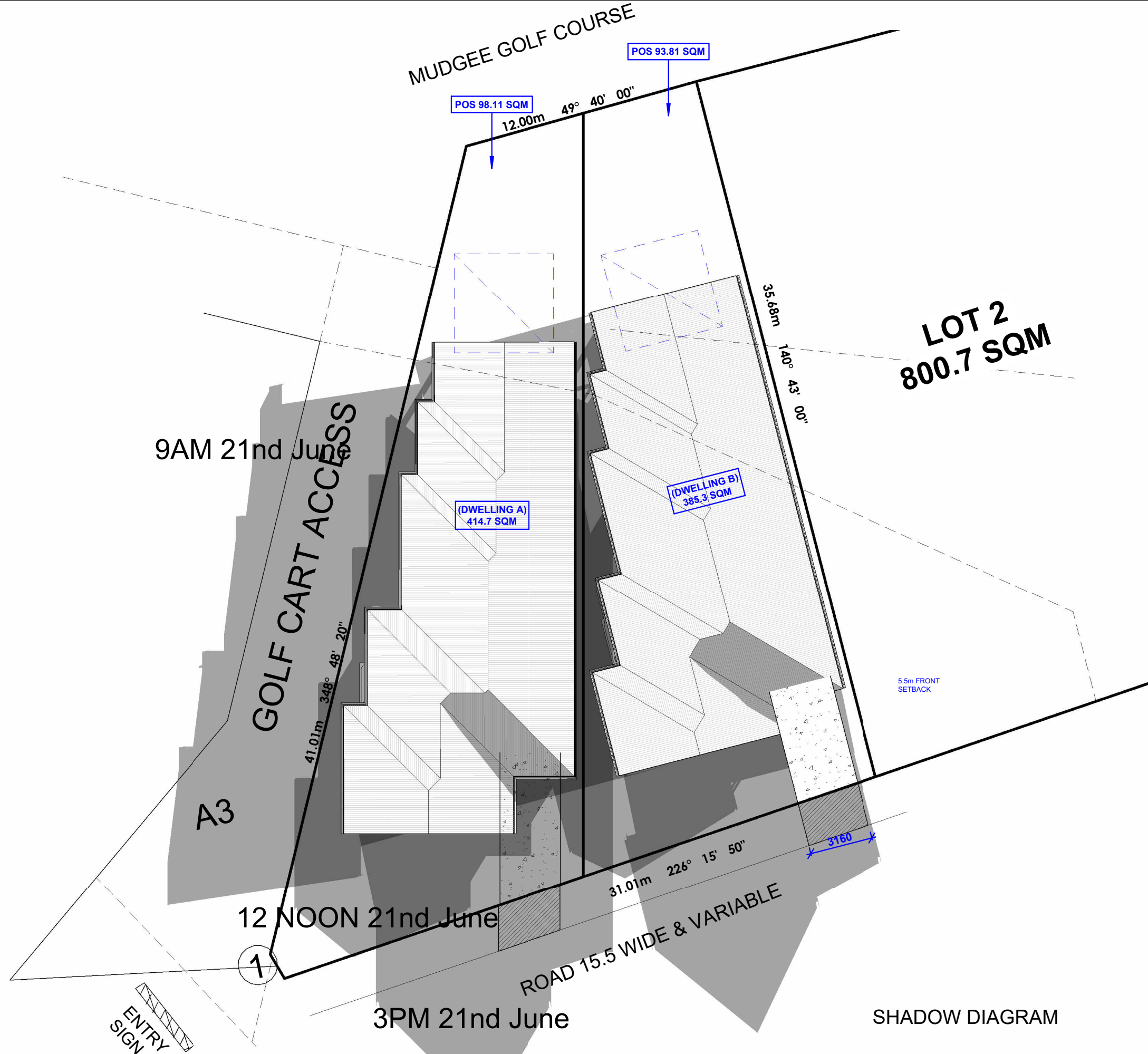
ADDRESS: **LOT 1 & LOT 1A, IVERNESS AVENUE, MUDGEES DEVELOPMENT**

DRAWING: **SITE MANAGEMENT LEGEND**

DATE: **01.11.2021**  
 SCALE: **As indicated**  
 PROJECT No: **21300** DRAWING No: **001.8** ISSUE: **P5**

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.





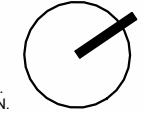
SHADOW DIAGRAM

**DA PLANS**

Rev	Revision	By	Date
P1	CONCEPT DESIGN PLANS	LM	21.10.2021
P2	AMENDMENTS IN PLANS	PG	27.10.2021
P3	ISSUED FOR FACADE	PG	04.11.2021
P4	DA PLANS	LM	10.11.2021
P5	UPDATED DA PLANS	LM	17.11.2021

SCALE BAR:

NORTH:



DRAWINGS BY:



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CLIENT:

**TORI PETER GROUP**

ADDRESS:

**LOT 1 & LOT 1A, IVERNESS AVENUE, MUDGEE DEVELOP MET**

PROJECT:

**CUSTOM DUPLEX**

DRAWING:

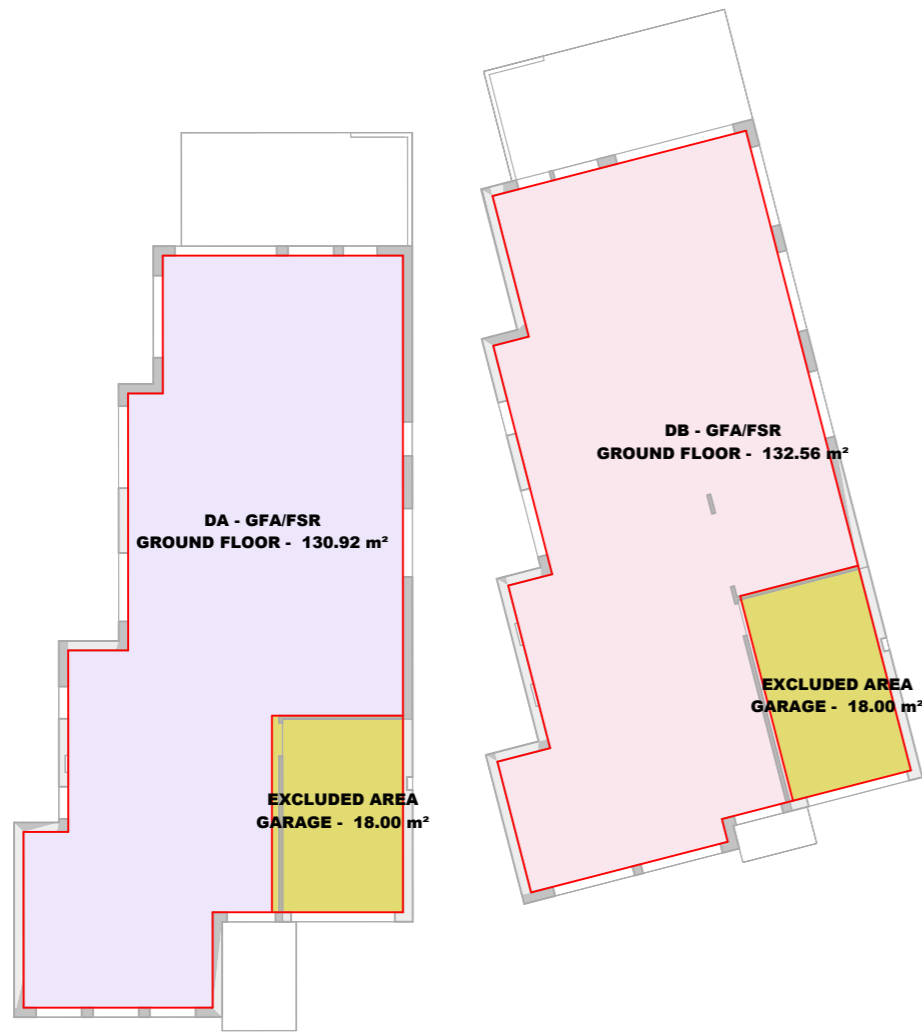
**SHADOW DIAGRAM**

DATE: **01.11.2021**

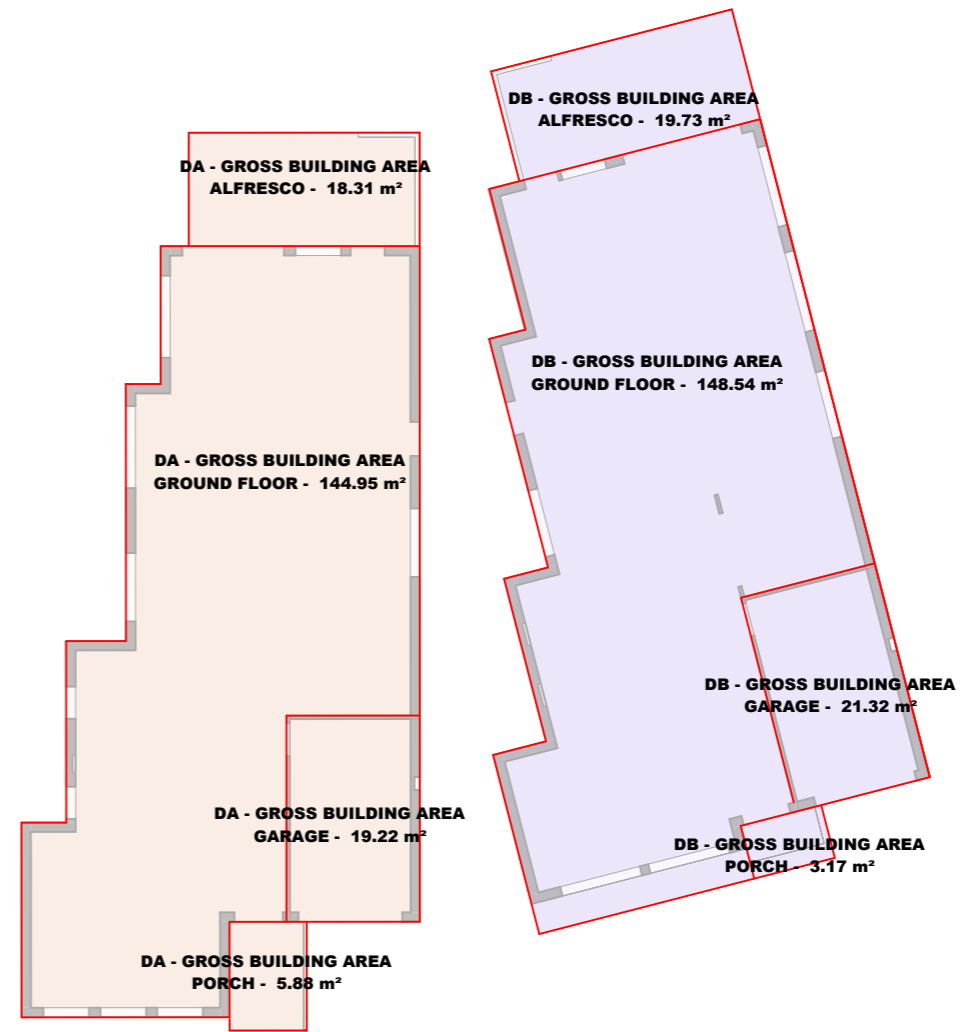
SCALE: **As indicated**

PROJECT No: **21300** DRAWING No: **001.9** ISSUE: **P5**

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GROUND FLOOR



GROUND FLOOR - GROSS

Area Schedule (GFA/FSR)	
Name	Areas
GARAGE	18.00 m <sup>2</sup>
GARAGE	18.00 m <sup>2</sup>
EXCLUDED AREA: 2	36.00 m <sup>2</sup>
GROUND FLOOR	132.56 m <sup>2</sup>
DB - GFA/FSR: 1	132.56 m <sup>2</sup>
GROUND FLOOR	130.92 m <sup>2</sup>
DA - GFA/FSR: 1	130.92 m <sup>2</sup>

Area Schedule (Gross Building)	
Name	Areas
ALFRESCO	18.31 m <sup>2</sup>
GROUND FLOOR	144.95 m <sup>2</sup>
GARAGE	19.22 m <sup>2</sup>
PORCH	5.88 m <sup>2</sup>
DA - GROSS BUILDING AREA: 4	188.36 m <sup>2</sup>
ALFRESCO	19.73 m <sup>2</sup>
GROUND FLOOR	148.54 m <sup>2</sup>
GARAGE	21.32 m <sup>2</sup>
PORCH	3.17 m <sup>2</sup>
DB - GROSS BUILDING AREA: 4	192.76 m <sup>2</sup>

DA PLANS

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SCALE BAR:

NORTH:



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PROJECT:

**CUSTOM DUPLEX**

DRAWING:

**GROSS FLOOR AREA/F.S.R.**

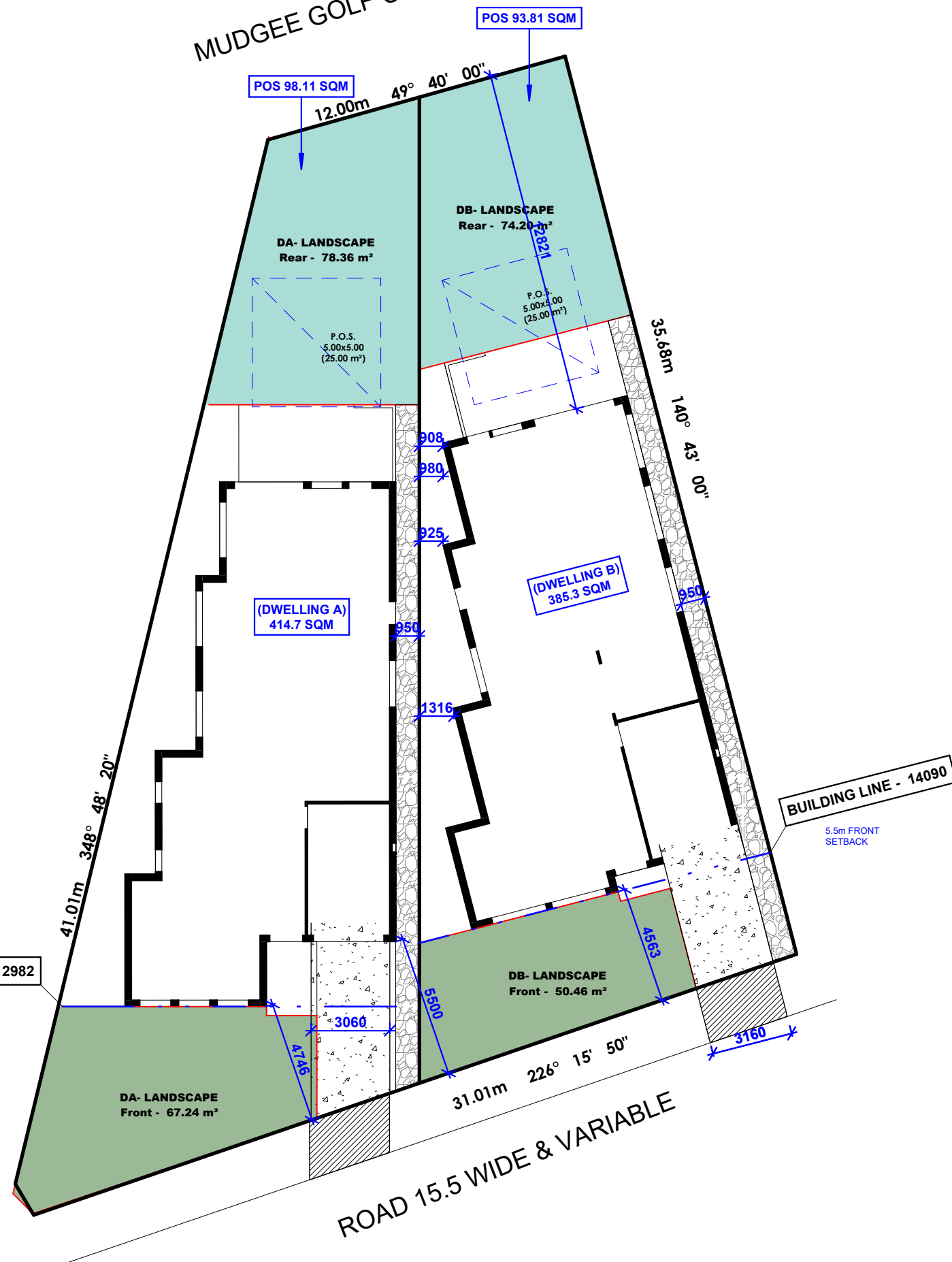
DATE: 01.11.2021

SCALE: 1 : 200

PROJECT No: 21300 DRAWING No: 001.10 ISSUE: P5

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# MUDGEE GOLF COURSE



## 1 LANDSCAPING AREA

1 : 200

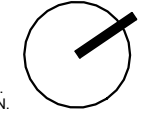
Area Schedule (Landscape Compliance)	
Landscape Location	Areas
Front	67.24 m <sup>2</sup>
Rear	78.36 m <sup>2</sup>
DA- LANDSCAPE: 2	145.60 m <sup>2</sup>
Front	50.46 m <sup>2</sup>
Rear	74.20 m <sup>2</sup>
DB- LANDSCAPE: 2	124.66 m <sup>2</sup>

### DA PLANS

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SCALE BAR:

NORTH:



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**LOT 1 & LOT 1A, IVERNESS AVENUE, MUDGEE DEVELOPMENT**

PROJECT:

**CUSTOM DUPLEX**

DRAWING:

**LANDSCAPING AREA**

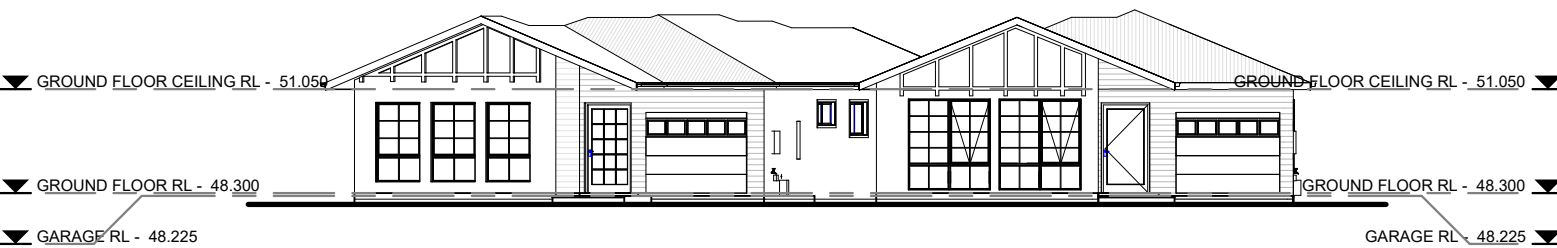
DATE: 01.11.2021

SCALE: 1 : 200

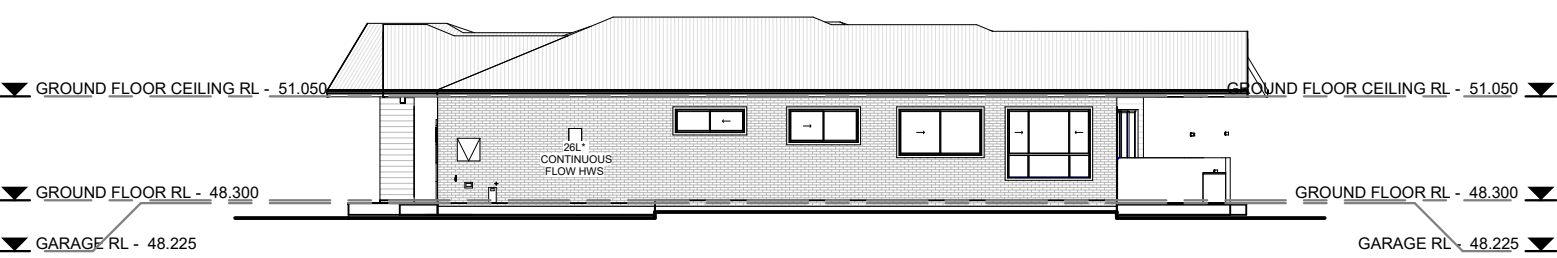
PROJECT No: DRAWING No: ISSUE:

**21300 001.11 P5**

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**1 FRONT NOTIFICATION PLAN**  
1 : 200



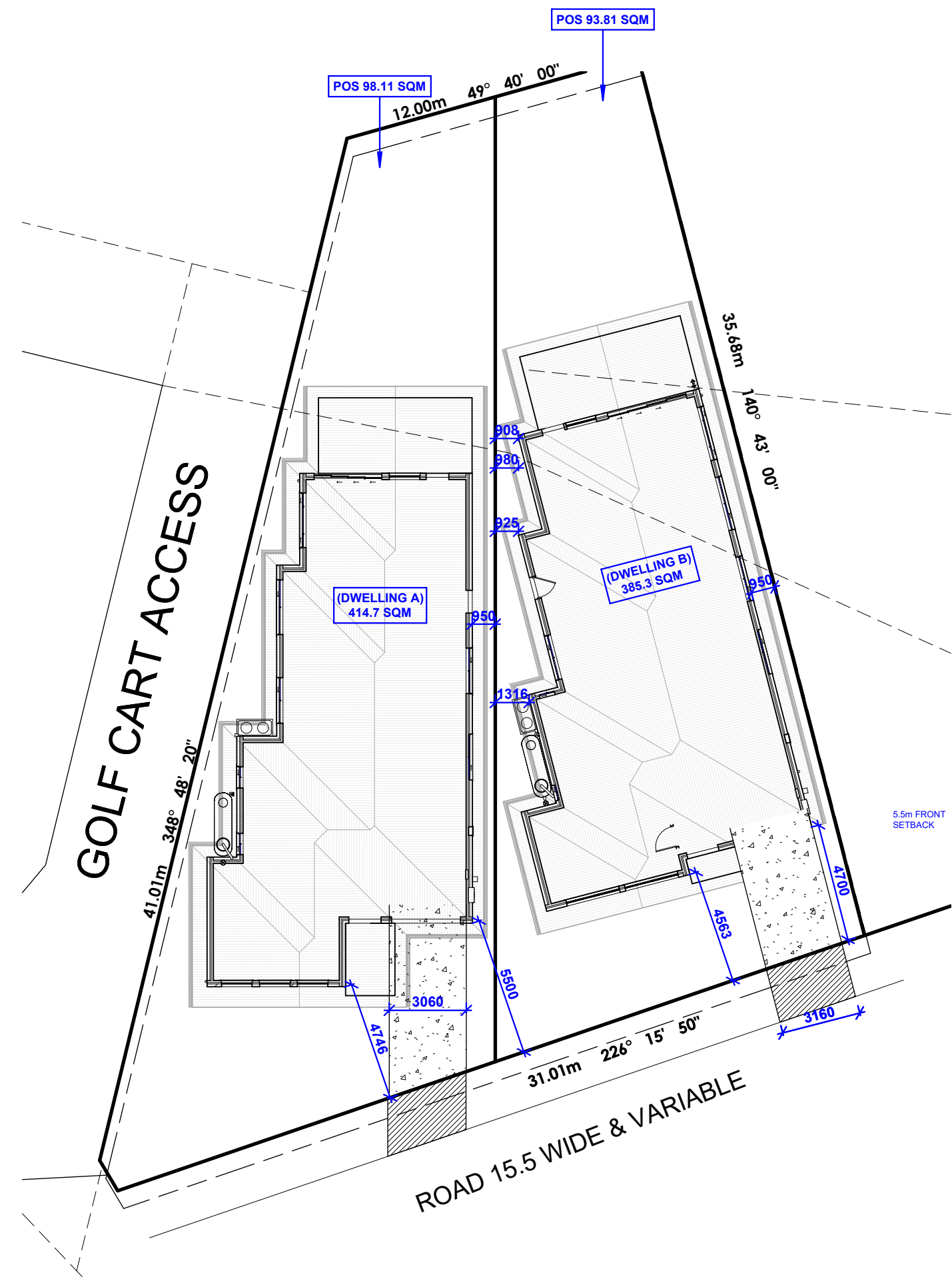
**2 LEFT NOTIFICATION PLAN**  
1 : 200



**3 REAR NOTIFICATION PLAN**  
1 : 200



**4 RIGHT NOTIFICATION PLAN**  
1 : 200

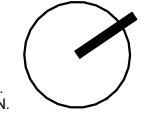


**5 SITE PLAN**  
1 : 200

Rev	Revision	By	Date
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SCALE BAR:

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

DATE: **01.11.2021**  
SCALE: **1 : 200**  
PROJECT No: **21300** DRAWING No: **001.12** ISSUE: **P5**

**DA PLANS**

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