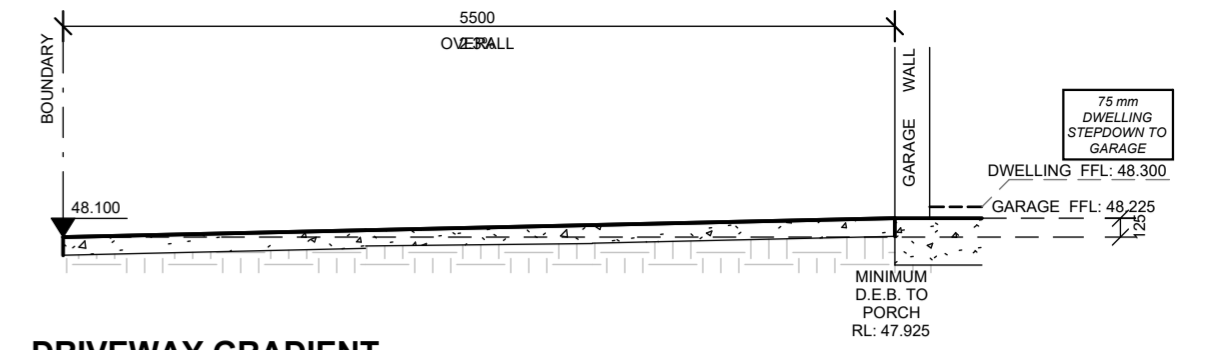


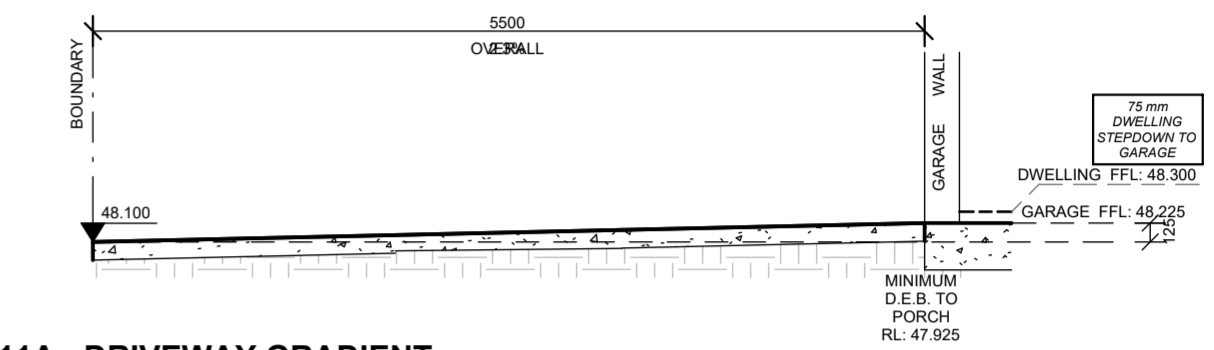
**SITE PLAN**

- 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)

**4 LOT 11 - DRIVEWAY GRADIENT**  
1:50



**5 LOT 11A - DRIVEWAY GRADIENT**  
1:50

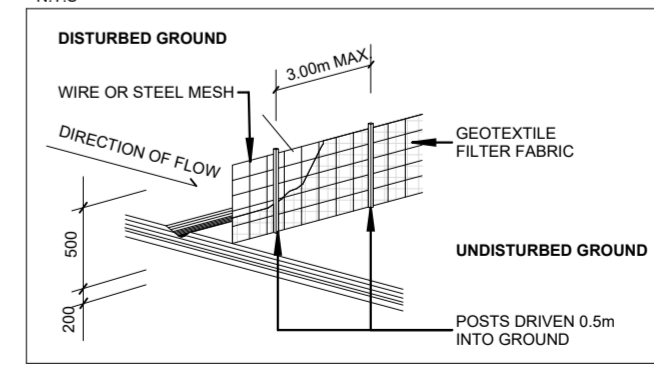


WIND CLASSIFICATION:		"M"
SLAB CLASSIFICATION:		"M"
<b>PROPERTY DESCRIPTION</b>		
LOT:	11	
D.P.:	1165146	
L.G.A.:	MID-WESTERN REGIONAL	
<b>DA COUNCIL APPROVAL</b>		
COUNCIL DEVELOPMENT APPROVAL PROCESS REQUIRED. REFER TO COUNCIL REGULATIONS FOR FURTHER DETAILS.		
<b>FLOOR SPACE RATIO (FSR)</b>		
*Areas are measured from the internal face of external walls and excludes First floor, Voids, Stairs, Lifts, required car spacing to Australian Standards, Balconies with walls less than 1.4m high (Refer to the LEP or DCP for further details).		
TOTAL SITE AREA:	600.20	
	LOT 11	LOT 11A
SITE AREA:	300.00	300.20
GROUND FLOOR:	93.83	90.31
FIRST FLOOR:	102.05	81.49
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:	93.83	90.31
GARAGE AREA:	23.74	34.32
PROPOSED SITE COVERAGE:	39.19%	41.51%
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:	2.25	3.50
ALFRESCO AREA:	23.75	20.96
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:	95.71	80.89
MIN. ALLOWABLE BY COUNCIL:	80.00	80.00
MIN. ALLOWABLE BY COUNCIL:	0.00%	0.00%
	PRIVATE OPEN SPACE	
	PRINCIPAL PRIVATE OPEN SPACE	

**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**



**MID WESTERN COUNCIL DCP**

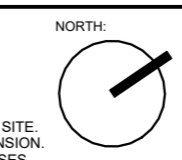
**Area Schedule (Gross Building)**

Name	Areas
GROUND FLOOR	93.83 m <sup>2</sup>
ALFRESCO	10.55 m <sup>2</sup>
GARAGE	23.74 m <sup>2</sup>
PORCH	5.09 m <sup>2</sup>
FIRST FLOOR	92.56 m <sup>2</sup>
BALCONY	12.70 m <sup>2</sup>
LOT 11 - GROSS BLDG AREA: 6	238.47 m <sup>2</sup>
GARAGE	34.82 m <sup>2</sup>
GROUND FLOOR	90.31 m <sup>2</sup>
ALFRESCO	7.52 m <sup>2</sup>
PORCH	3.21 m <sup>2</sup>
FIRST FLOOR	74.53 m <sup>2</sup>
BALCONY	9.35 m <sup>2</sup>
LOT 11A - GROSS BLDG AREA: 6	219.74 m <sup>2</sup>

**DA PLANS**

Rev	Revision	By	Date
A	PRELIMINARY PLANS	RS	14.10.2021
B	AMENDED FACADE	PG	02.11.2021
C	DA PLANS	LM	18.11.2021

SCALE BAR:



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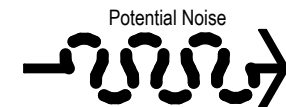
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ADDRESS: **LOT 11 & LOT 11A, MUDGEE DEVELOPMENT**

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

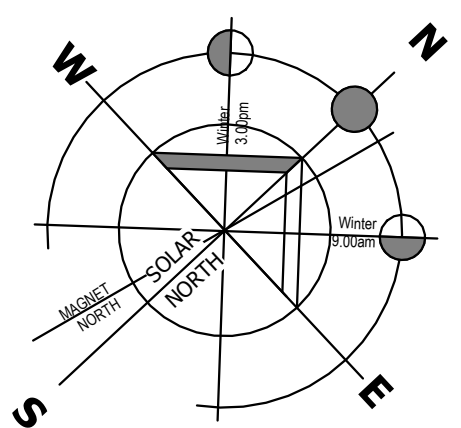
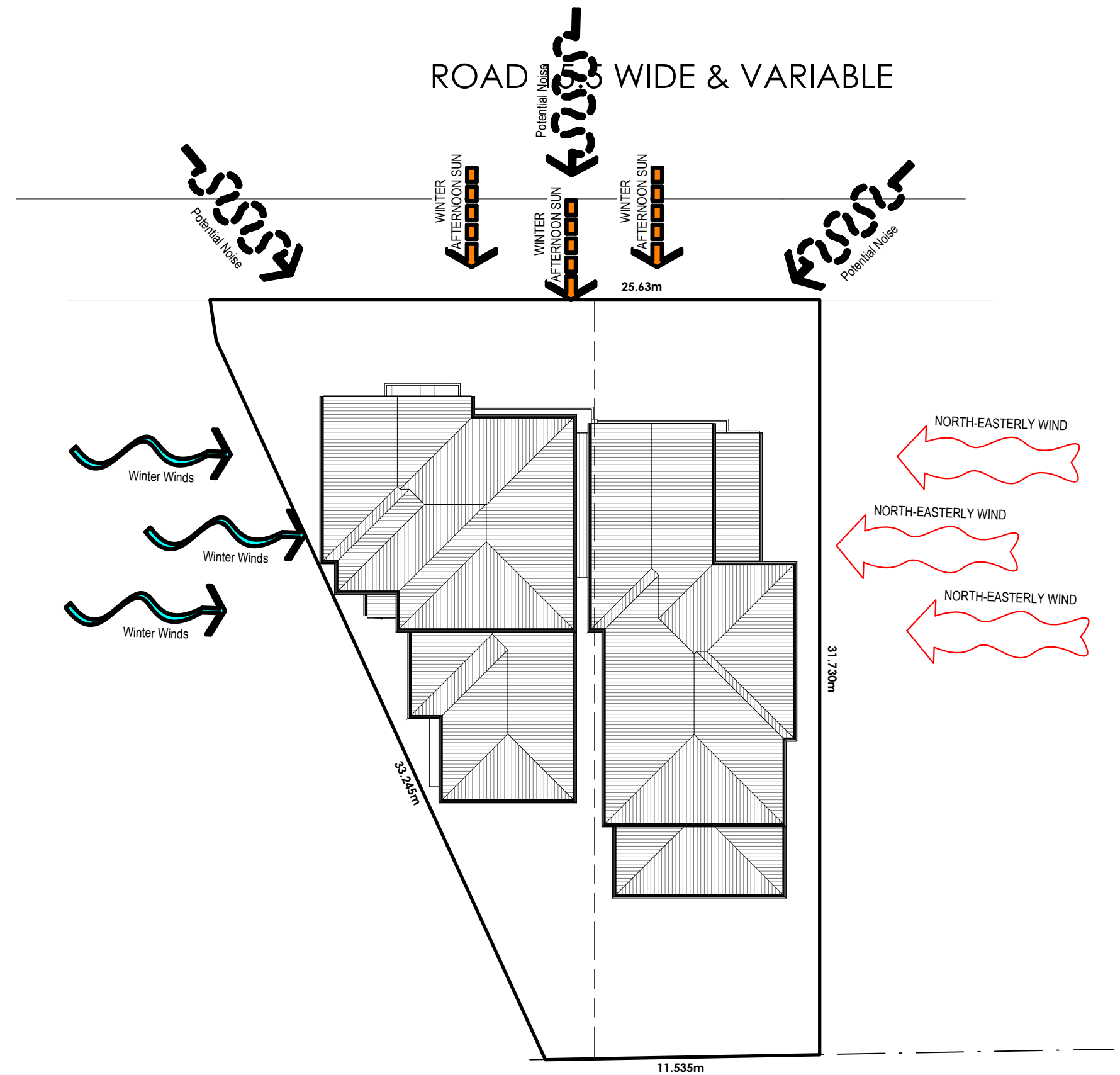
DATE: **14.10.2021**  
SCALE: **As indicated**  
PROJECT No: **21310** DRAWING No: **00.1** ISSUE: **C**

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# SITE LEGEND



ROAD 11.535m WIDE & VARIABLE



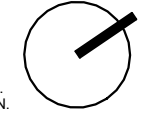
## SITE ANALYSIS

## DA PLANS

Rev	Revision	By	Date
A	PRELIMINARY PLANS	RS	14.10.2021
B	AMENDED FACADE	PG	02.11.2021
C	DA PLANS	LM	16.11.2021

SCALE BAR:

NORTH:



DRAWINGS BY:



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 Office: 1300 310 067

CLIENT:

**TORI PETER GROUP**

ADDRESS:

**LOT 11 & LOT 11A, MUDGEE DEVELOPMENT**

PROJECT:

**CUSTOM DUPLEX**

DRAWING:

**SITE ANALYSIS**

DATE: 14.10.2021

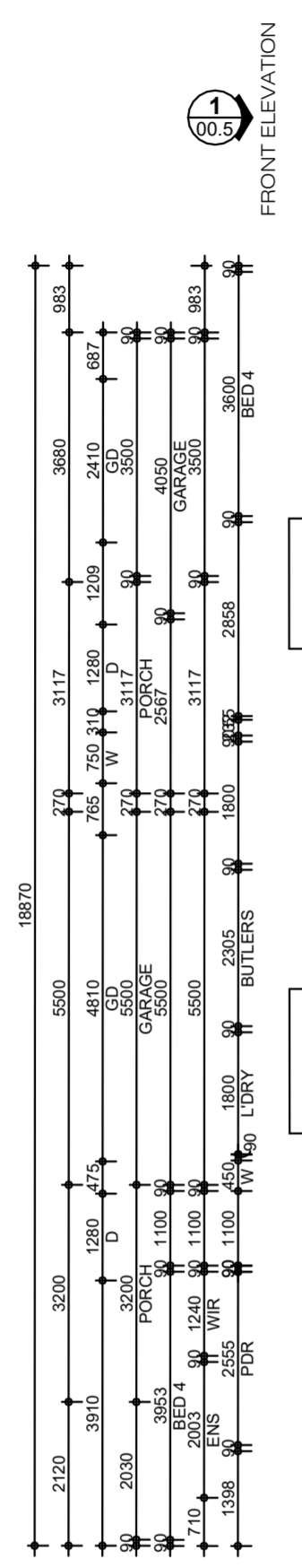
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PROJECT No: 21310 DRAWING No: 00.2 ISSUE: C

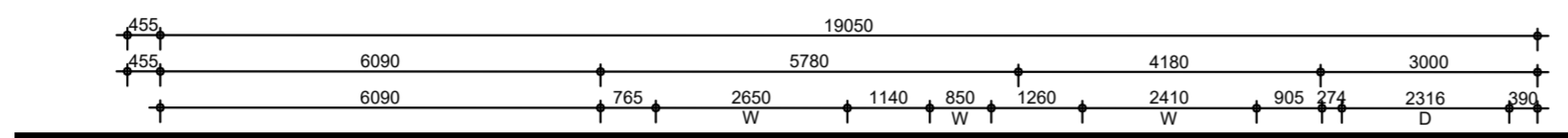
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KEY SYMBOLS	
FSL:	FINISHED SLAB LEVEL
FF:	FINISHED FLOOR
FC:	FINISHED CEILING
	MAN HOLE (ROOF ACCESS)
	PROPOSED JOIST DIRECTION (CONFIRM WITH JOIST LAYOUT PLAN)
	HARDWIRED SMOKE ALARM
	DRAINAGE POINT
	AIR-CONDITIONING DROPPER
	AIR-CONDITIONING DUCT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

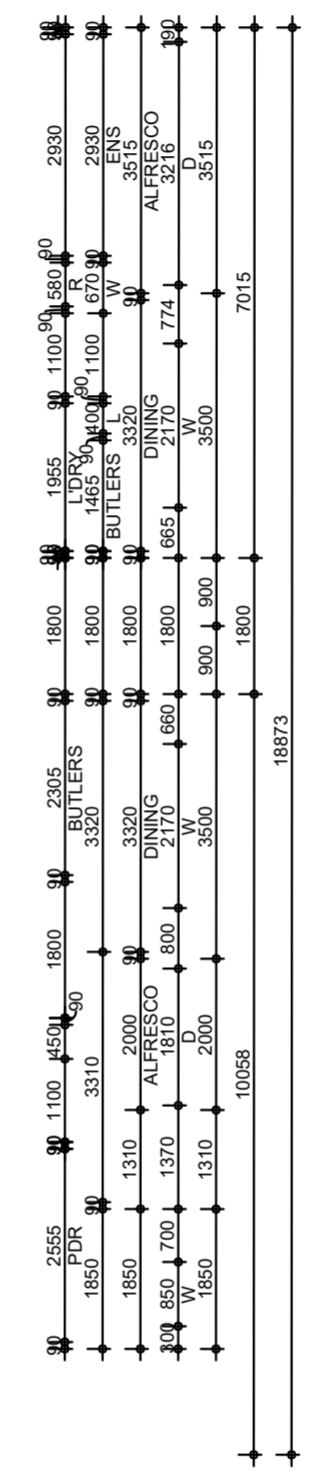
NOTE: ALL STRUCTURAL BEAMS/POSTS ARE AN INDICATION ONLY. REFER TO ENGINEERING DETAILS FOR ALL LOCATIONS & CONNECTIONS.



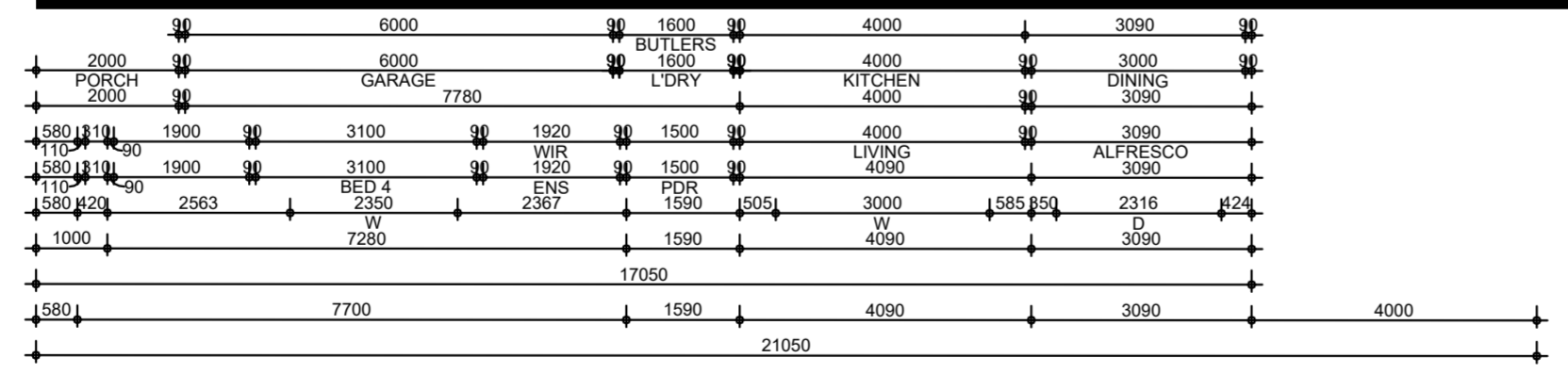
1  
00.5  
FRONT ELEVATION



3  
00.6  
LEFT ELEVATION



4  
00.6  
REAR ELEVATION



2  
00.5  
RIGHT ELEVATION

1  
1:100  
GROUND FLOOR PLAN

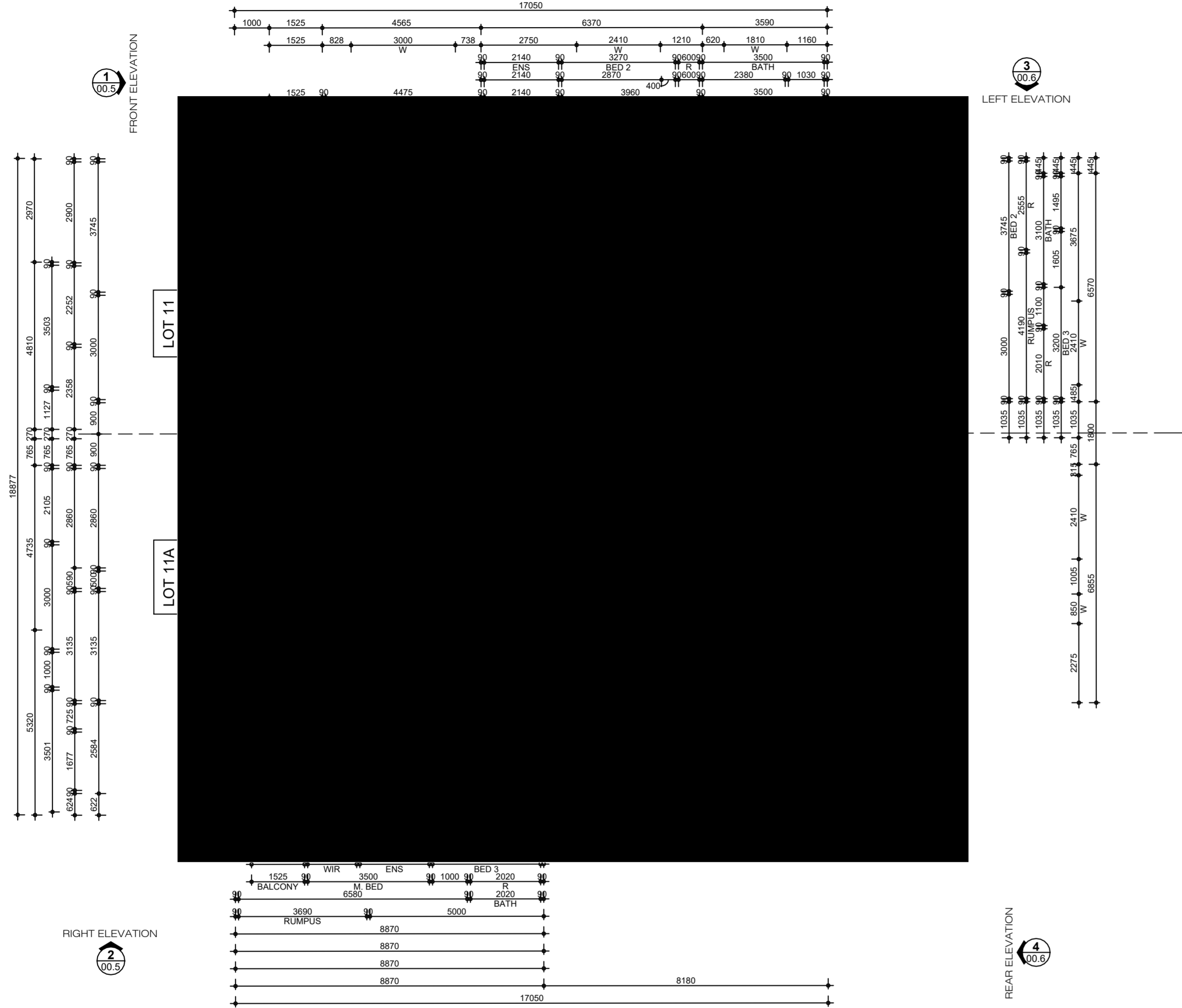
Area Schedule (Gross Building)	
Name	Areas
GROUND FLOOR	93.83 m <sup>2</sup>
ALFRESCO	10.55 m <sup>2</sup>
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FIRST FLOOR	92.56 m <sup>2</sup>
BALCONY	12.70 m <sup>2</sup>
LOT 11 - GROSS BLDG AREA: 6	
GARAGE	34.82 m <sup>2</sup>
GROUND FLOOR	90.31 m <sup>2</sup>
ALFRESCO	7.52 m <sup>2</sup>
PORCH	3.21 m <sup>2</sup>
FIRST FLOOR	74.53 m <sup>2</sup>
BALCONY	9.35 m <sup>2</sup>
LOT 11A - GROSS BLDG AREA: 6	
219.74 m <sup>2</sup>	

DA PLANS

Rev:    Revision    By    Date A    PRELIMINARY PLANS    RS    14.10.2021 B    AMENDED FACADE    PG    02.11.2021 C    DA PLANS    LM    16.11.2021	SCALE BAR:  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.	NORTH:	DRAWINGS BY:  <b>DUPLEX BUILDING DESIGN</b> Offices at: Wollongong, Kiama & Ulladulla info@duplexbuildingdesign.com www.duplexbuildingdesign.com Office: 1300 310 067	CLIENT: <b>TORI PETER GROUP</b>  ADDRESS: <b>LOT 11 &amp; LOT 11A, MUDGEE DEVELOPMENT</b>	PROJECT: <b>CUSTOM DUPLEX</b>  DRAWING: <b>GROUND FLOOR PLAN</b>	DATE: <b>14.10.2021</b> SCALE: <b>1:100</b> PROJECT No: <b>ISSUE, 21310 00.3 C</b>

**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
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	KITCHEN / WET AREA ELEVATIONS
	BULKHEADS
	OVERHEAD CABINET



Name	Areas
GROUND FLOOR	93.83 m <sup>2</sup>
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BALCONY	9.35 m <sup>2</sup>
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**DA PLANS**

<table border="1"> <tr> <th>Rev</th> <th>Revision</th> <th>By</th> <th>Date</th> </tr> <tr> <td>A</td> <td>PRELIMINARY PLANS</td> <td>RS</td> <td>14.10.2021</td> </tr> <tr> <td>B</td> <td>AMENDED FACADE</td> <td>PG</td> <td>02.11.2021</td> </tr> <tr> <td>C</td> <td>DA PLANS</td> <td>LM</td> <td>16.11.2021</td> </tr> </table>	Rev	Revision	By	Date	A	PRELIMINARY PLANS	RS	14.10.2021	B	AMENDED FACADE	PG	02.11.2021	C	DA PLANS	LM	16.11.2021	<p>SCALE BAR:</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>NORTH:</p>	<p>DRAWINGS BY:</p> <p><b>DUPLEX BUILDING DESIGN</b>  <small>info@duplexbuildingdesign.com                  www.duplexbuildingdesign.com                  Office: 1300 310 607</small></p>	<p>CLIENT:</p> <p><b>TORI PETER GROUP</b></p> <p>ADDRESS:  <b>LOT 11 &amp; LOT 11A, MUDGEE DEVELOPMENT</b></p>	<p>PROJECT:</p> <p><b>CUSTOM DUPLEX</b></p> <p>DRAWING:  <b>FIRST FLOOR PLAN</b></p>	<p>DATE: 14.10.2021</p> <p>SCALE: 1:100</p> <p>PROJECT No: DRAWING No: ISSUE:  <b>21310 00.4 C</b></p>
	Rev	Revision	By	Date																		
	A	PRELIMINARY PLANS	RS	14.10.2021																		
B	AMENDED FACADE	PG	02.11.2021																			
C	DA PLANS	LM	16.11.2021																			



FRONT ELEVATION



RIGHT ELEVATION

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SCALE BAR:



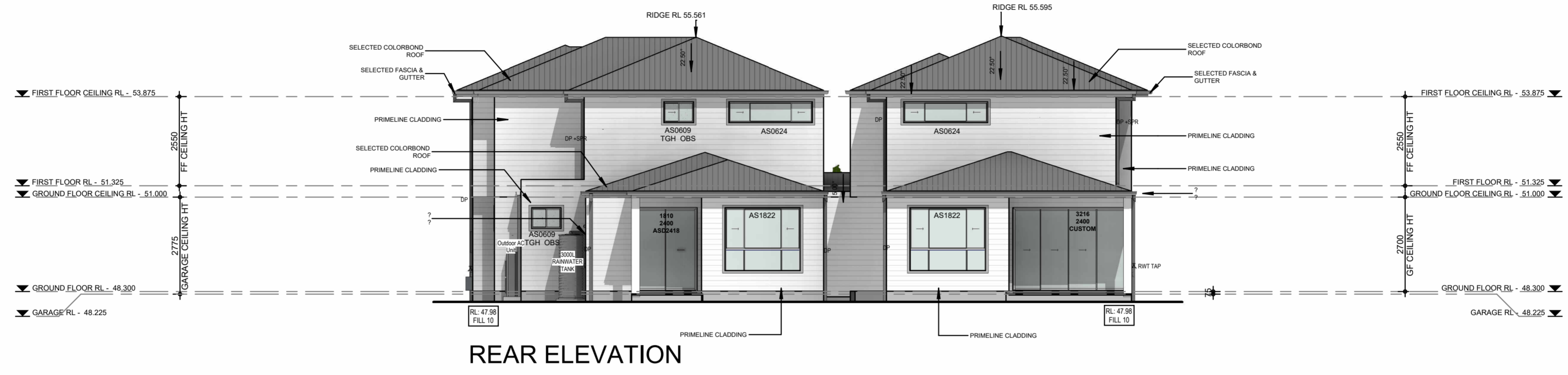
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CLIENT: **TORI PETER GROUP**  
 ADDRESS: **LOT 11 & LOT 11A, MUDGEE DEVELOPMENT**

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

DATE: **14.10.2021**  
 SCALE: **1 : 100**  
 PROJECT No: **21310** DRAWING No: **00.5** ISSUE: **C**

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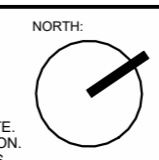
REAR ELEVATION



LEFT ELEVATION

Rev	Revision	By	Date
A	PRELIMINARY PLANS	RS	14.10.2021
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SCALE BAR:



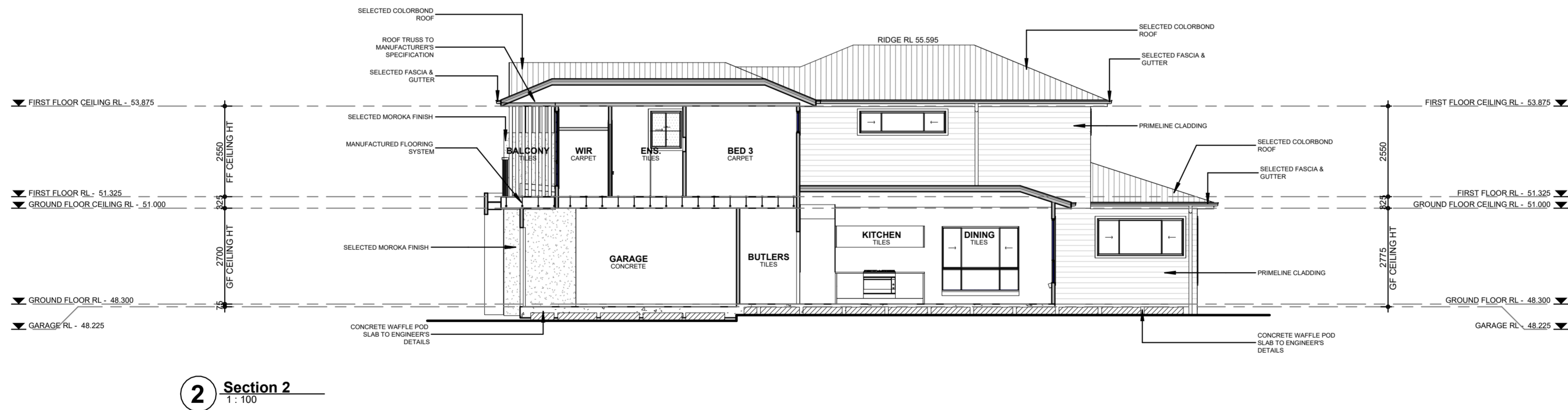
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 ADDRESS: **LOT 11 & LOT 11A, MUDGEE DEVELOPMENT**

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

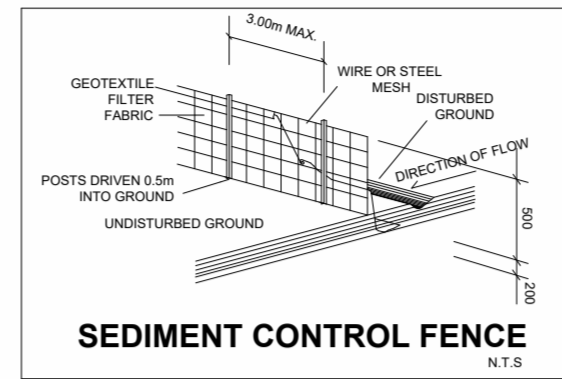
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 PROJECT No: **21310** DRAWING No: **00.6** ISSUE: **C**

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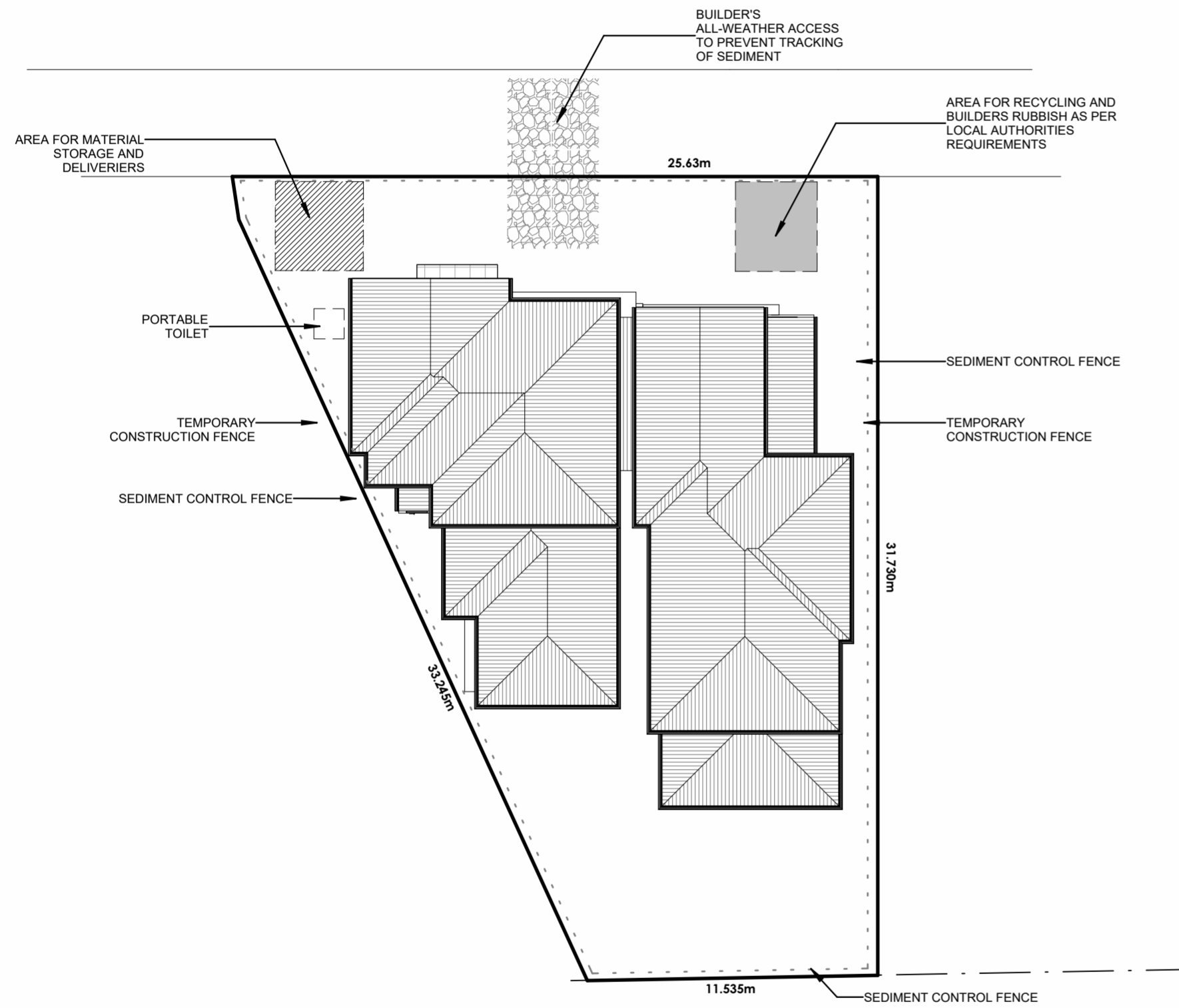
<table border="1"> <thead> <tr> <th>Rev</th> <th>Revision</th> <th>By</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>PRELIMINARY PLANS</td> <td>RS</td> <td>14.10.2021</td> </tr> <tr> <td>B</td> <td>AMENDED FACADE</td> <td>PG</td> <td>02.11.2021</td> </tr> <tr> <td>C</td> <td>DA PLANS</td> <td>LM</td> <td>18.11.2021</td> </tr> </tbody> </table>		Rev	Revision	By	Date	A	PRELIMINARY PLANS	RS	14.10.2021	B	AMENDED FACADE	PG	02.11.2021	C	DA PLANS	LM	18.11.2021	<p>SCALE BAR:</p> <p>NORTH:</p>	<p>DRAWINGS BY:</p> <p><b>DUPLEX BUILDING DESIGN</b>          Offices at: Wollongong, Kiama &amp; Ulladulla          info@duplexbuildingdesign.com          www.duplexbuildingdesign.com          Office: 1300 310 067</p>	<p>CLIENT:</p> <p><b>TORI PETER GROUP</b></p> <p>ADDRESS:  <b>LOT 11 &amp; LOT 11A, MUDGEE DEVELOPMENT</b></p>	<p>PROJECT:</p> <p><b>CUSTOM DUPLEX</b></p> <p>DRAWING:  <b>SECTION+DETAILS</b></p>	<p>DATE: 14.10.2021</p> <p>SCALE: 1:100</p> <p>PROJECT No: DRAWING No: ISSUE:  <b>21310 00.7 C</b></p>
Rev	Revision	By	Date																			
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ROAD 15.5 WIDE & VARIABLE

ROAD 15.5 WIDE & VARIABLE

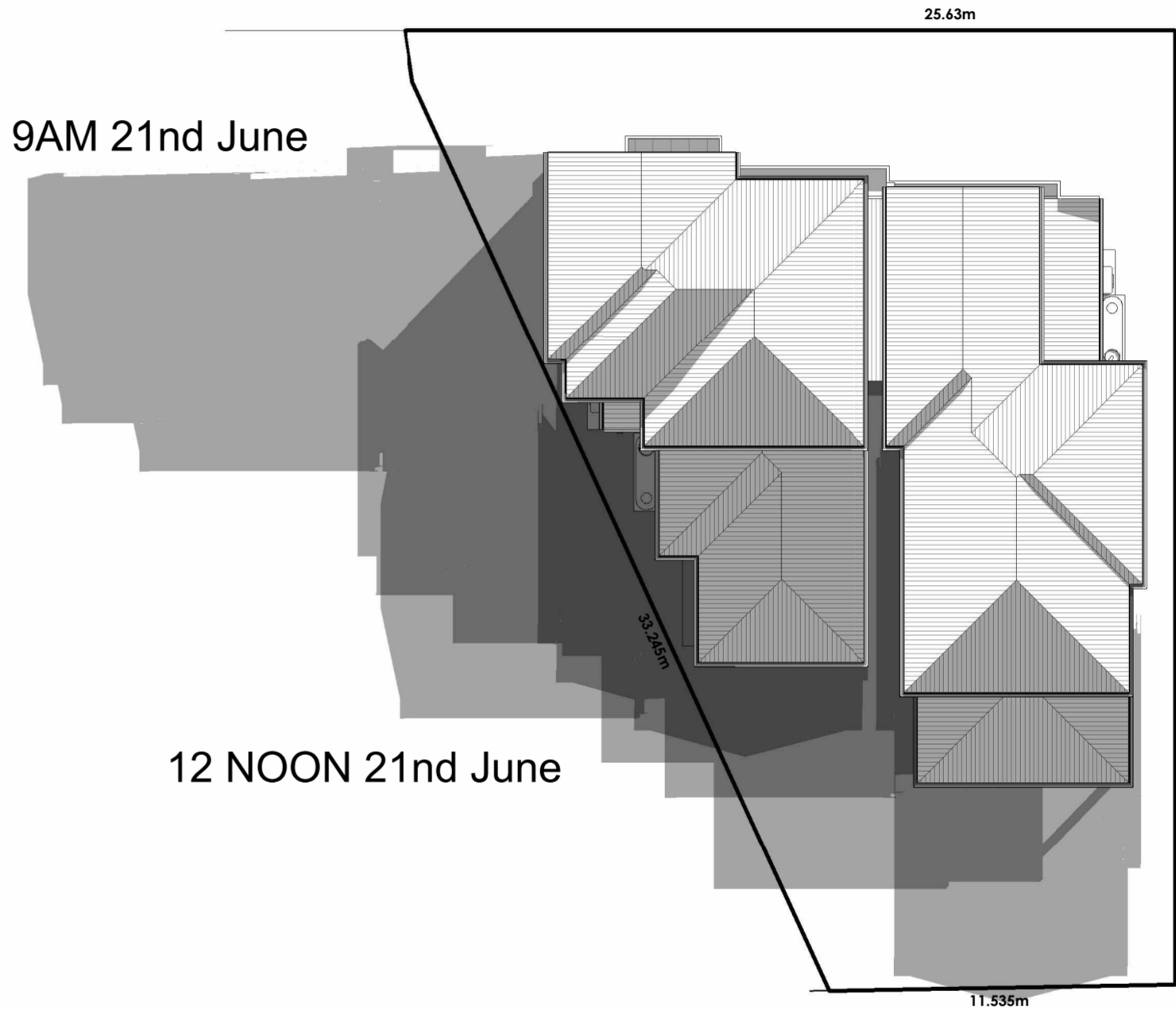


SITE MANAGEMENT PLAN

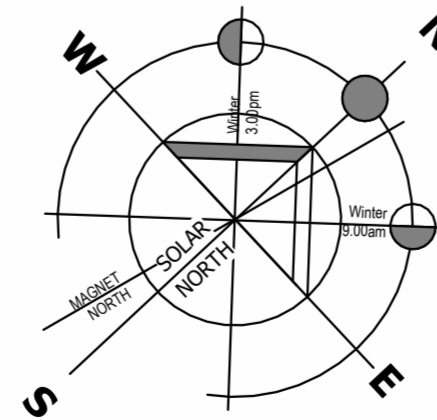
9AM 21nd June

12 NOON 21nd June

3PM 21nd June



SHADOW DIAGRAMS

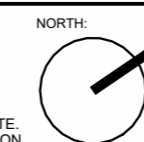


DA PLANS

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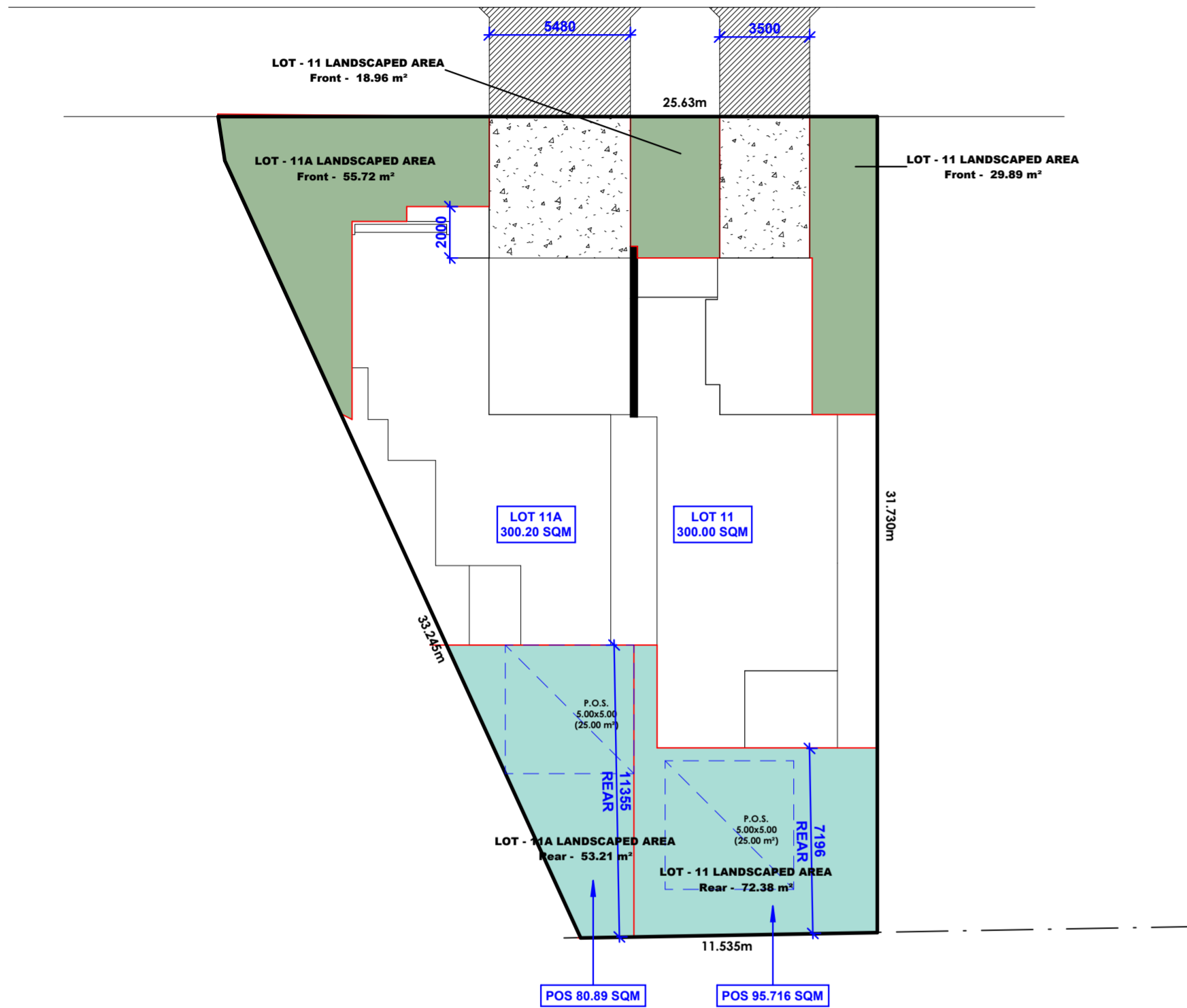
CLIENT: **TORI PETER GROUP**  
 ADDRESS: **LOT 11 & LOT 11A, MUDGEE DEVELOPMENT**

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

DATE: 14.10.2021  
 SCALE: As indicated  
 PROJECT No: 21310 DRAWING No: 00.8 ISSUE: C



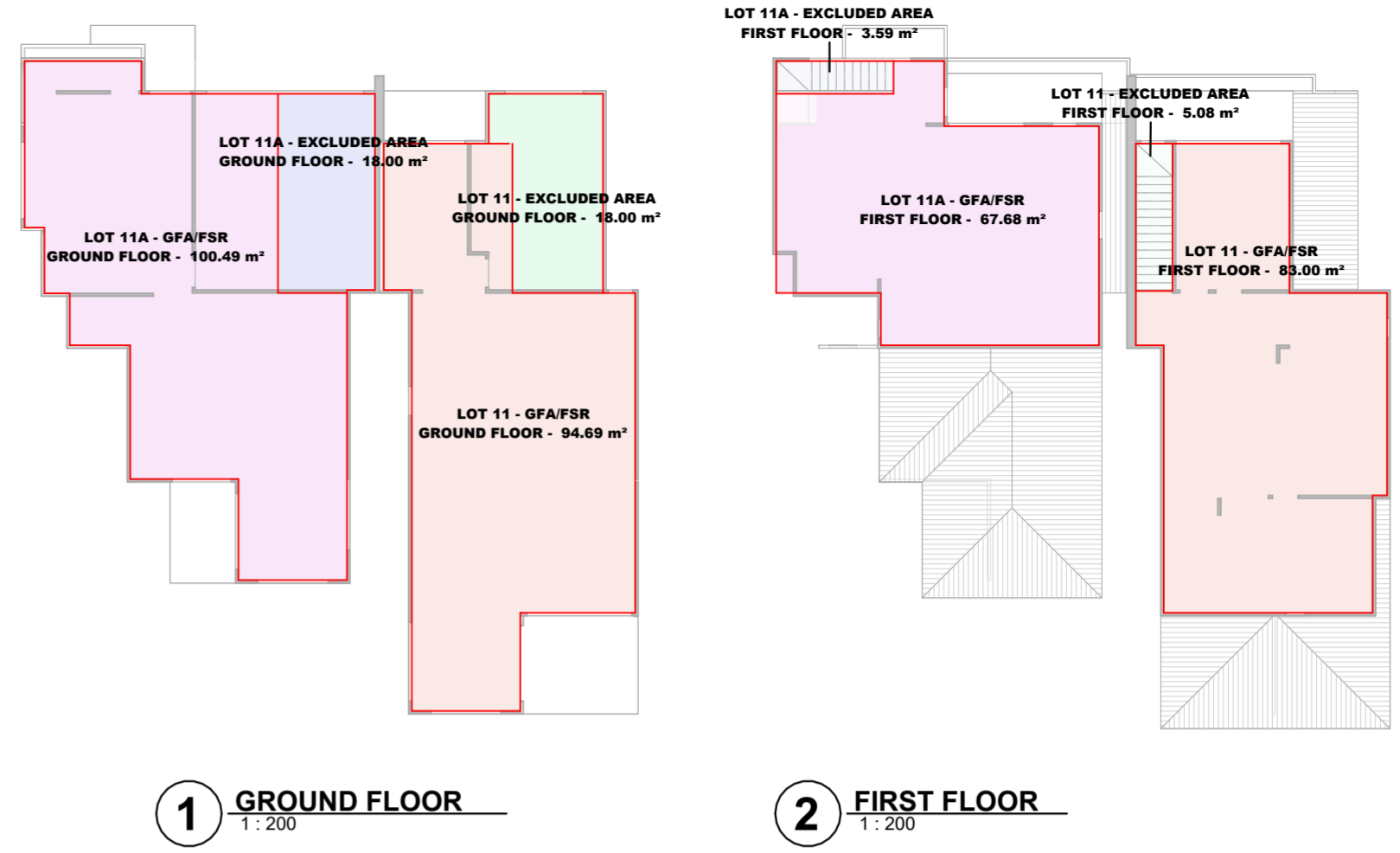
# ROAD 15.5 WIDE & VARIABLE



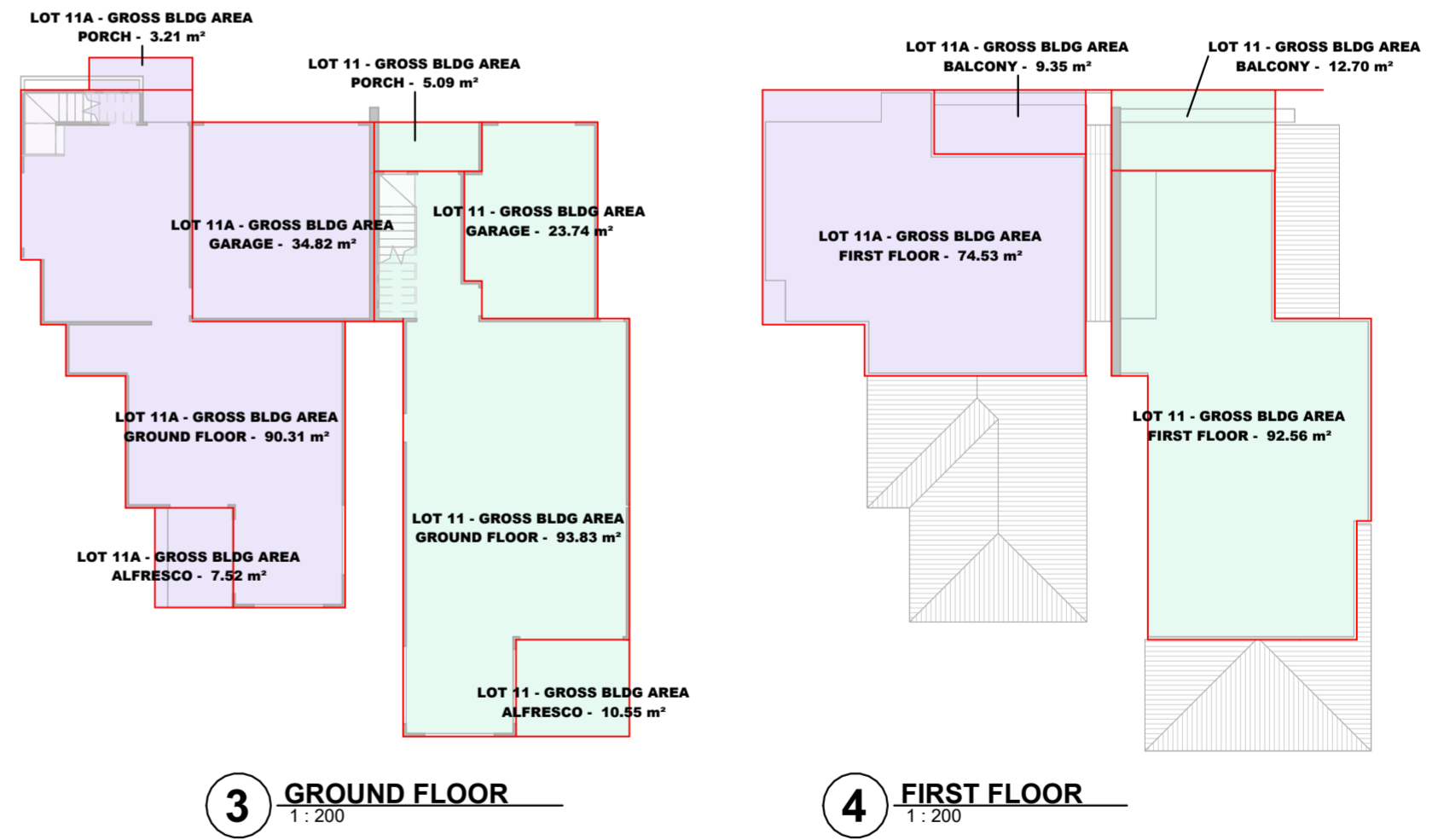
## 5 LANDSCAPE COMPLIANCE

1:200

Landscape Location	Areas
Front	18.96 m <sup>2</sup>
Front	29.89 m <sup>2</sup>
Rear	72.38 m <sup>2</sup>
LOT - 11 LANDSCAPED AREA: 3	121.23 m <sup>2</sup>
Front	55.72 m <sup>2</sup>
Rear	53.21 m <sup>2</sup>
LOT - 11A LANDSCAPED AREA: 2	108.93 m <sup>2</sup>
LANDSCAPING TOTAL: 5	230.16 m <sup>2</sup>



Name	Areas
GROUND FLOOR	100.49 m <sup>2</sup>
FIRST FLOOR	67.68 m <sup>2</sup>
LOT 11A - GFA/FSR: 2	168.17 m <sup>2</sup>
GROUND FLOOR	18.00 m <sup>2</sup>
FIRST FLOOR	3.59 m <sup>2</sup>
LOT 11A - EXCLUDED AREA: 2	21.59 m <sup>2</sup>
GROUND FLOOR	94.69 m <sup>2</sup>
FIRST FLOOR	83.00 m <sup>2</sup>
LOT 11 - GFA/FSR: 2	177.69 m <sup>2</sup>
GROUND FLOOR	18.00 m <sup>2</sup>
FIRST FLOOR	5.08 m <sup>2</sup>
LOT 11 - EXCLUDED AREA: 2	23.08 m <sup>2</sup>



Name	Areas
GROUND FLOOR	93.83 m <sup>2</sup>
ALFRESCO	10.55 m <sup>2</sup>
GARAGE	23.74 m <sup>2</sup>
PORCH	5.09 m <sup>2</sup>
FIRST FLOOR	92.56 m <sup>2</sup>
BALCONY	12.70 m <sup>2</sup>
LOT 11 - GROSS BLDG AREA: 6	238.47 m <sup>2</sup>
GARAGE	34.82 m <sup>2</sup>
GROUND FLOOR	90.31 m <sup>2</sup>
ALFRESCO	7.52 m <sup>2</sup>
PORCH	3.21 m <sup>2</sup>
FIRST FLOOR	74.53 m <sup>2</sup>
BALCONY	9.35 m <sup>2</sup>
LOT 11A - GROSS BLDG AREA: 6	219.74 m <sup>2</sup>

## DA PLANS

<table border="1"> <thead> <tr> <th>Rev</th> <th>Revised</th> <th>By</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>PRELIMINARY PLANS</td> <td>RS</td> <td>14.10.2021</td> </tr> <tr> <td>B</td> <td>AMENDED FACADE</td> <td>PG</td> <td>02.11.2021</td> </tr> <tr> <td>C</td> <td>DA PLANS</td> <td>LM</td> <td>18.11.2021</td> </tr> </tbody> </table>	Rev	Revised	By	Date	A	PRELIMINARY PLANS	RS	14.10.2021	B	AMENDED FACADE	PG	02.11.2021	C	DA PLANS	LM	18.11.2021	<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></p> <p>Offices at: Wollongong, Kiama &amp; Ulladulla          info@duplexbuildingdesign.com          www.duplexbuildingdesign.com          Office: 1300 310 067</p>	<p>CLIENT:</p> <p><b>TORI PETER GROUP</b></p> <p>ADDRESS:</p> <p><b>LOT 11 &amp; LOT 11A, MUDGEE DEVELOPMENT</b></p>	<p>PROJECT:</p> <p><b>CUSTOM DUPLEX</b></p> <p>DRAWING:</p> <p><b>GROSS FLOOR AREA/F.S.R. &amp; SITE COMPLIANCE</b></p>	<p>DATE: 14.10.2021</p> <p>SCALE: 1:200</p> <p>PROJECT No: DRAWING No: ISSUE: 21310 00.9 C</p>
Rev	Revised	By	Date																		
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**1 FRONT ELEVATION NOTIFICATION**  
1 : 200



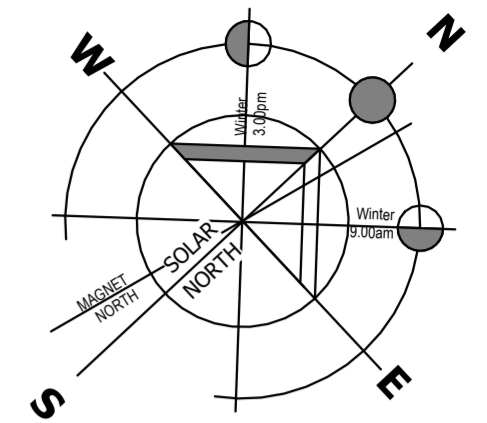
**2 LEFT ELEVATION NOTIFICATION**  
1 : 200



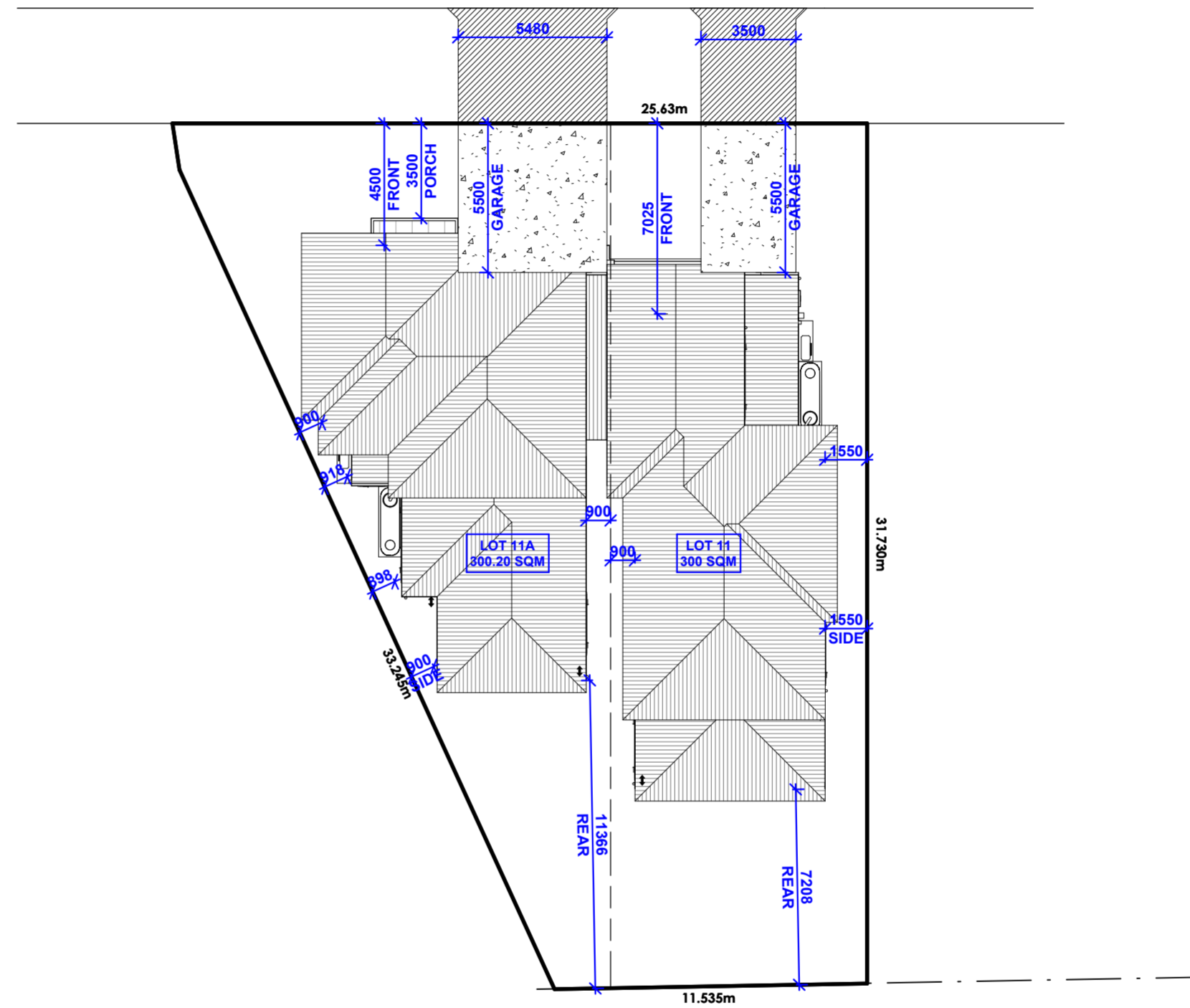
**3 REAR ELEVATION NOTIFICATION**  
1 : 200



**4 RIGHT ELEVATION NOTIFICATION**  
1 : 200



ROAD 15.5 WIDE & VARIABLE



**6 SITE PLAN**  
1 : 200

DA PLANS

Rev	Revision	By	Date
A	PRELIMINARY PLANS	RS	14.10.2021
B	AMENDED FACADE	PG	02.11.2021
C	DA PLANS	LM	18.11.2021

SCALE BAR:

NORTH:



DRAWINGS BY:



**DUPLEX BUILDING DESIGN**  
Offices at: Wollongong, Kiama & Ulladulla  
info@duplexbuildingdesign.com  
www.duplexbuildingdesign.com  
Office: 1300 310 067

CLIENT: **TORI PETER GROUP**

ADDRESS: **LOT 11 & LOT 11A, MUDGEE DEVELOPMENT**

PROJECT: **CUSTOM DUPLEX**

DRAWING: **NOTIFICATION PLAN**

DATE: 14.10.2021

SCALE: As indicated

PROJECT No: DRAWING No: ISSUE: **21310 00.10 C**

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