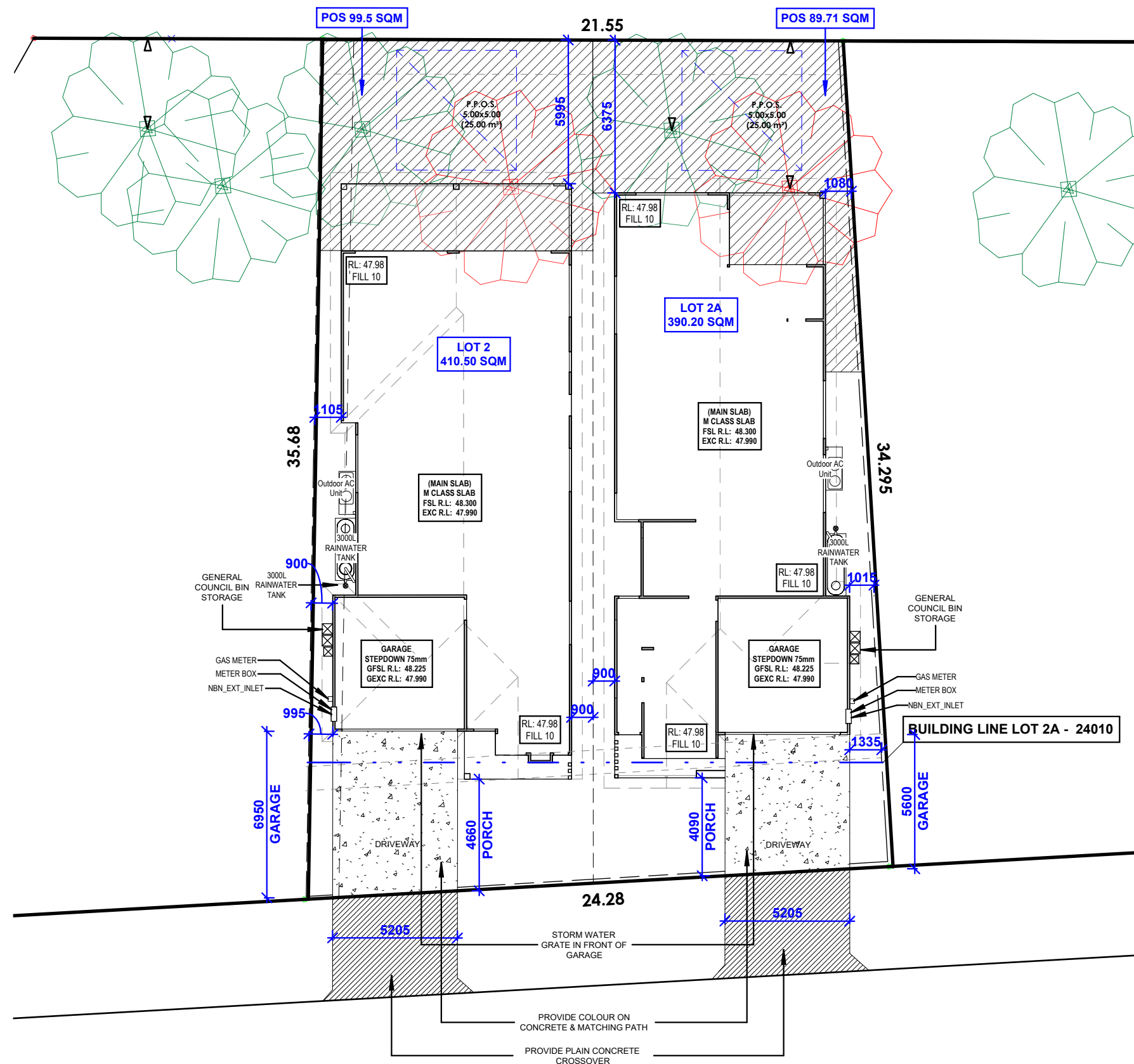
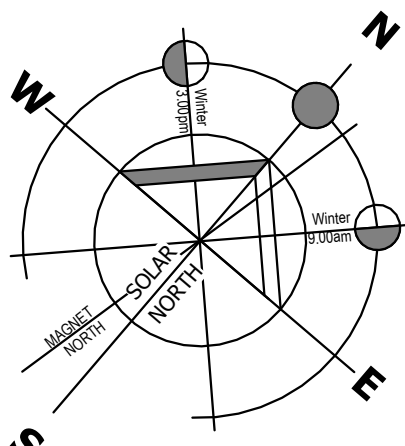


MUDGEE GOLF COURSE



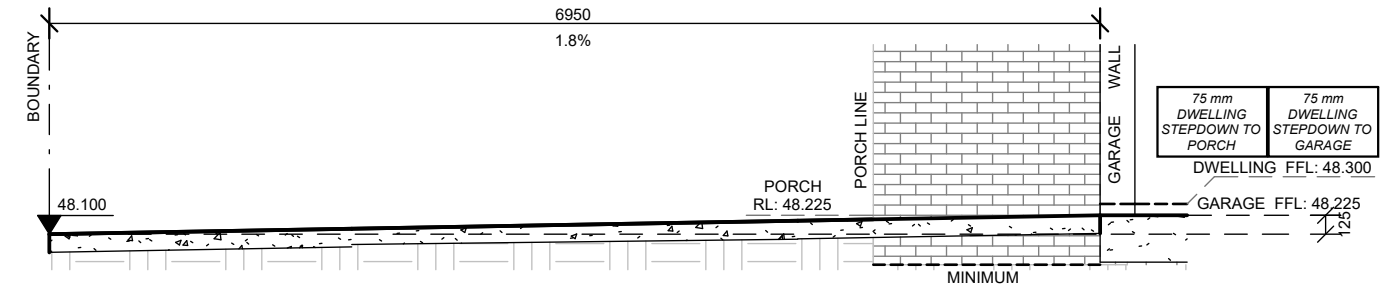
1 SITE PLAN  
1:200

ROAD 15.5 WIDE & VARIABLE

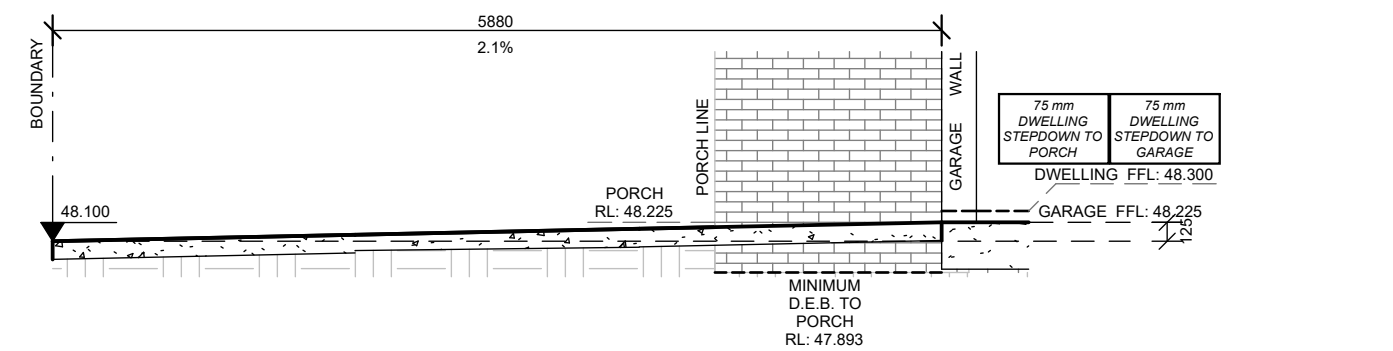


SITE PLAN

- 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)



2 LOT 2 - DRIVEWAY GRADIENT  
1:50



3 LOT 2A - DRIVEWAY GRADIENT  
1:50

MID WESTERN COUNCIL DCP

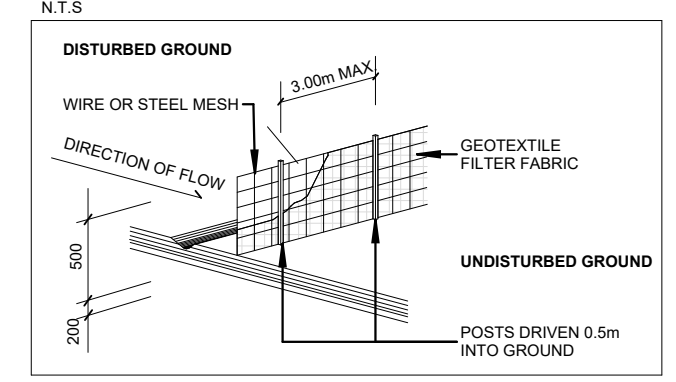
Area Schedule (Gross Building)	
Name	Areas
ALFRESCO	26.88 m <sup>2</sup>
GROUND FLOOR	161.59 m <sup>2</sup>
GARAGE	31.69 m <sup>2</sup>
PORCH	5.76 m <sup>2</sup>
LOT 2 - GROSS BUILDING AREA: 4	225.92 m <sup>2</sup>
ALFRESCO	12.00 m <sup>2</sup>
GROUND FLOOR	163.63 m <sup>2</sup>
GARAGE	32.25 m <sup>2</sup>
PORCH	4.58 m <sup>2</sup>
LOT 2A - GROSS BUILDING AREA: 4	212.46 m <sup>2</sup>

WIND CLASSIFICATION:	"M"
SLAB CLASSIFICATION:	"M"
<b>PROPERTY DESCRIPTION</b>	
LOT:	2
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, foyers, 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:	800.7
	LOT 2
	LOT 2A
SITE AREA:	410.50
GROUND FLOOR:	161.59
TOTAL GROSS FLOOR AREA:	163.63
PROPOSED FSR:	0.00%
ALLOWED FSR:	0%
<b>SITE COVERAGE AREA</b>	
GROUND FLOOR AREA:	161.59
GARAGE AREA:	31.69
PROPOSED SITE COVERAGE:	47.08%
MAX SITE COVERAGE:	50%
<b>LANDSCAPE</b>	
TOTAL HARDSTAND AREA:	----
DRIVEWAY AREA:	33.89
LESS THAN 1m:	0.00
PORCH/VERANDAH AREA:	5.75
ALFRESCO AREA:	26.88
REMAINING SOFT LANDSCAPE AREA:	
PROPOSED LANDSCAPE AREA:	
MIN. REQUIRED BY COUNCIL:	0%
<b>PRIVATE OPEN SPACE</b>	
PRINCIPLE PRIVATE OPEN SPACE:	25.00
PRIVATE OPEN SPACE:	99.5
MIN. ALLOWABLE BY COUNCIL:	80.00
MIN. ALLOWABLE BY COUNCIL:	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.

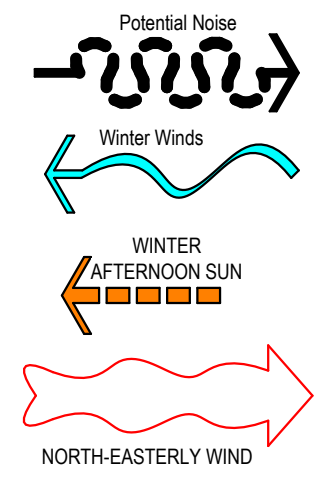
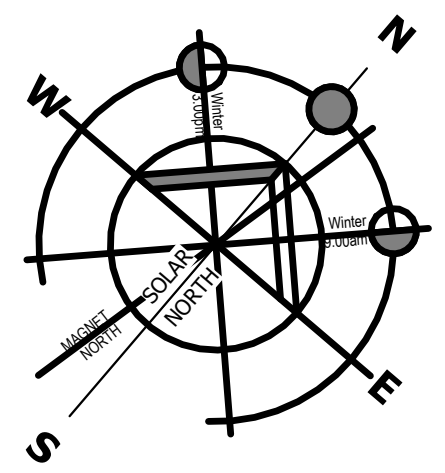
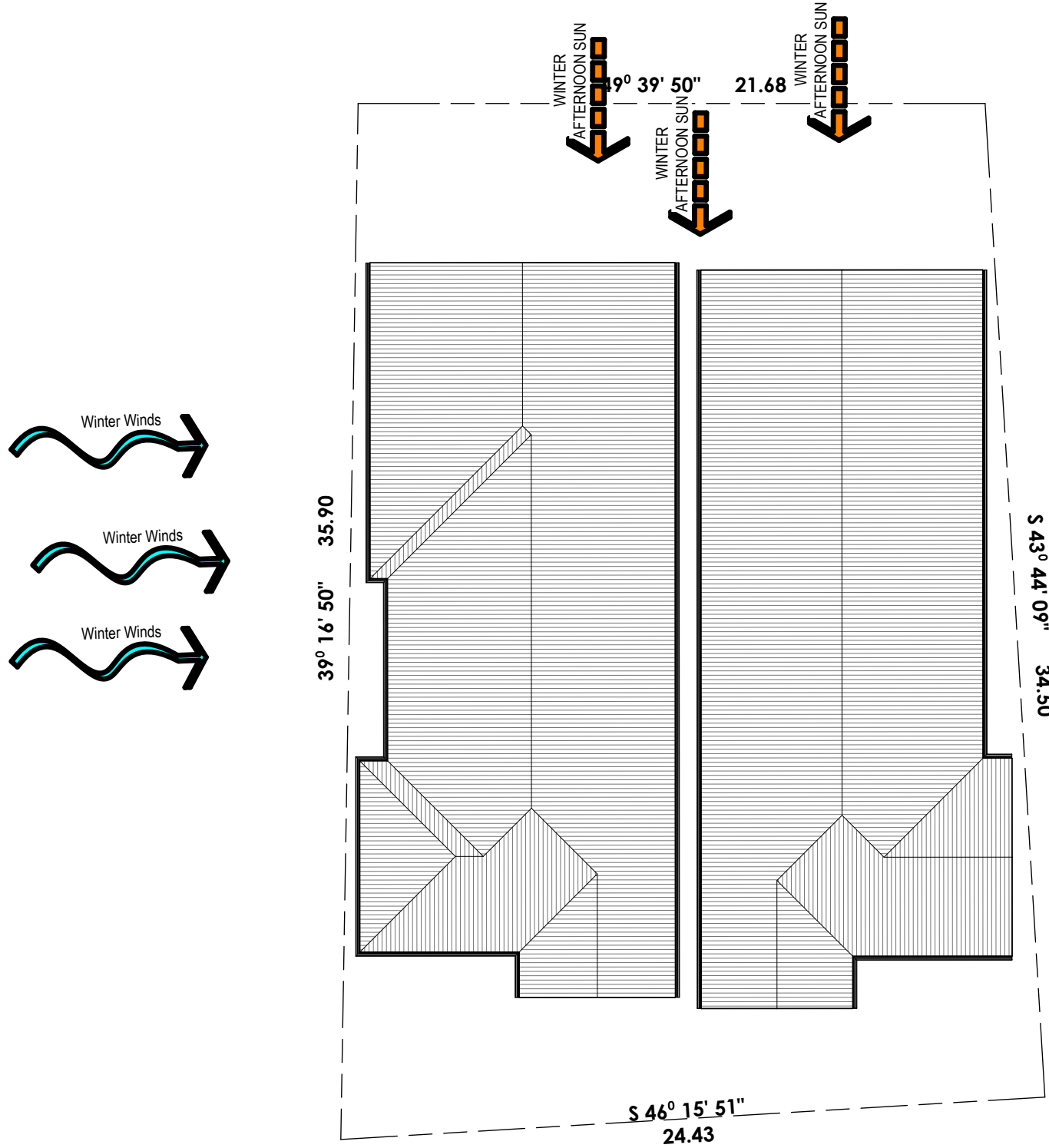
SEDIMENT CONTROL FENCE



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>PG</td> <td>08.10.2021</td> </tr> <tr> <td>B</td> <td>AMENDMENTS IN PLANS</td> <td>PG</td> <td>18.10.2021</td> </tr> <tr> <td>C</td> <td>AMENDMENTS IN PLAN</td> <td>PG</td> <td>21.10.2021</td> </tr> <tr> <td>D</td> <td>ISSUED FOR FACADE</td> <td>PG</td> <td>02.11.2021</td> </tr> <tr> <td>E</td> <td>ISSUED FOR DA</td> <td>RE</td> <td>18.11.2021</td> </tr> </table>	Rev	Revision	By	Date	A	PRELIMINARY PLANS	PG	08.10.2021	B	AMENDMENTS IN PLANS	PG	18.10.2021	C	AMENDMENTS IN PLAN	PG	21.10.2021	D	ISSUED FOR FACADE	PG	02.11.2021	E	ISSUED FOR DA	RE	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 2 & LOT 2A, IVERNESS AVENUE, MUDGEE DEVELOPMENT	PROJECT: CUSTOM DUPLEX  DRAWING: SITE PLAN	DATE: 02.11.2021 SCALE: As indicated PROJECT No: 0001 No. ISSUE: 21301 00.1 E
Rev	Revision	By	Date																										
A	PRELIMINARY PLANS	PG	08.10.2021																										
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**1 SITE ANALYSIS**  
1:200



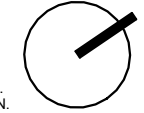
**SITE LEGEND**

**DA PLANS**

Rev	Revision	By	Date
A	PRELIMINARY PLANS	PG	08.10.2021
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SCALE BAR:

NORTH:



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Office: 1300 310 067

CLIENT:

**TORI PETER GROUP**

ADDRESS:

**LOT 2 & LOT 2A, IVERNESS AVENUE, MUDGE DEVELOPMENT**

PROJECT:

**CUSTOM DUPLEX**

DRAWING:

**SITE ANALYSIS**

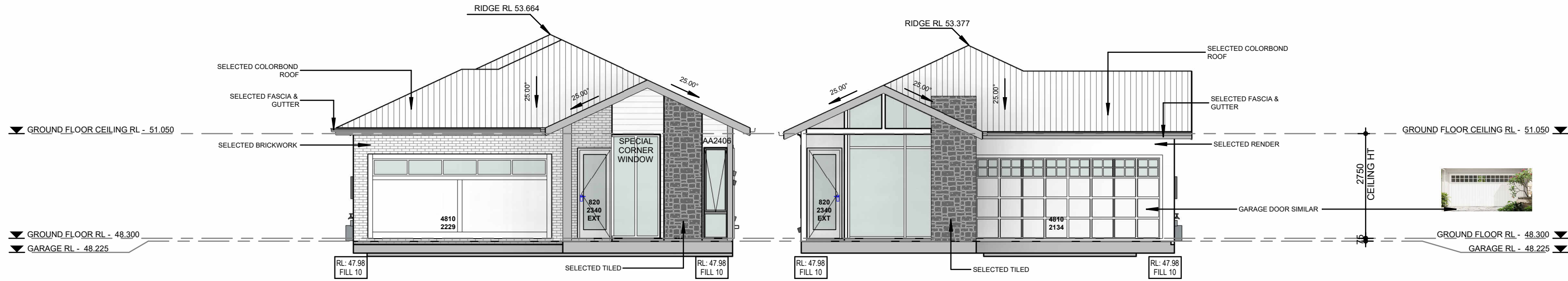
DATE: **02.11.2021**

SCALE: **As indicated**

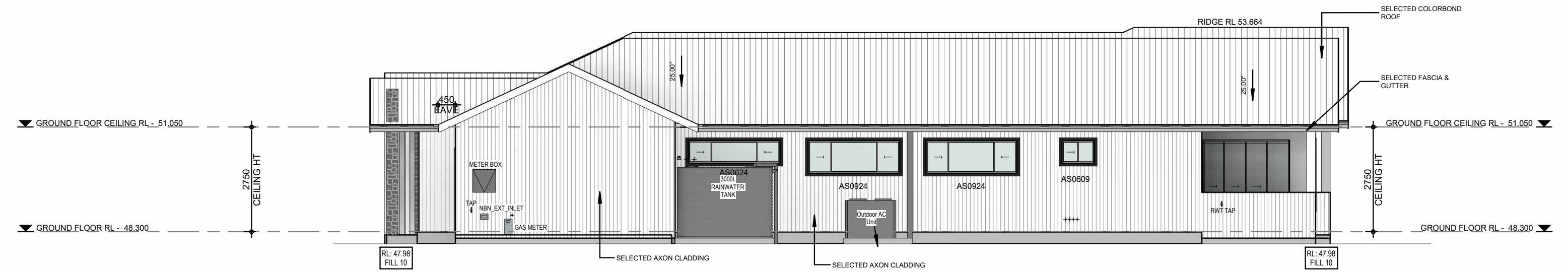
PROJECT No: **21301** DRAWING No: **00.2** ISSUE: **E**

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FRONT ELEVATION



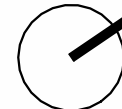
RIGHT ELEVATION

DA PLANS

Rev	Revision	By	Date
A	PRELIMINARY PLANS	PG	08.10.2021
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SCALE BAR:

NORTH:



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ADDRESS:

**LOT 2 & LOT 2A, IVERNESS AVENUE, MUDGE DEVELOPMENT**

PROJECT:

**CUSTOM DUPLEX**

DRAWING:

**ELEVATION**

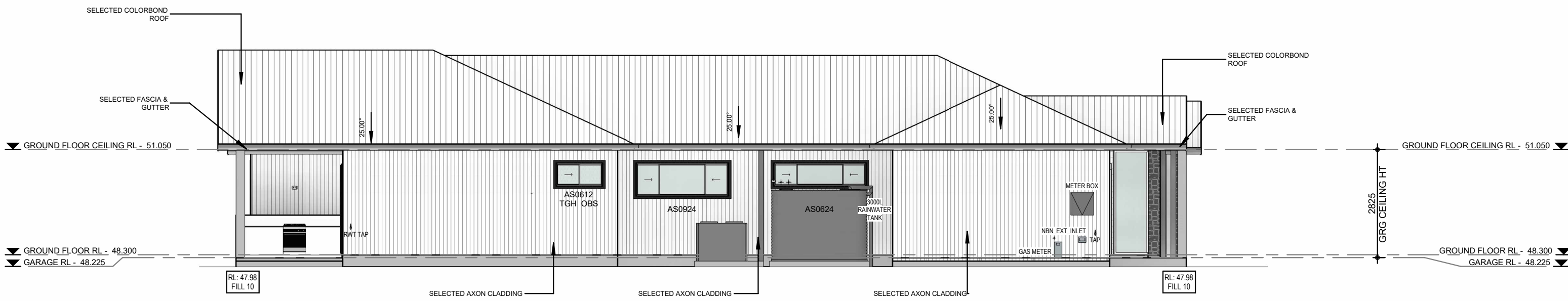
DATE: **02.11.2021**

SCALE: **1 : 100**

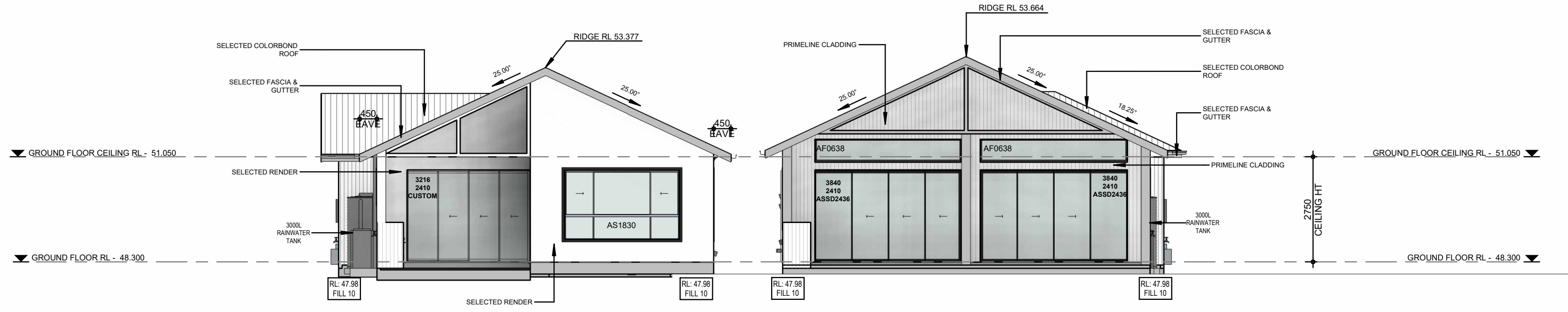
PROJECT No: **21301** DRAWING No: **00.4** ISSUE: **E**

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LEFT ELEVATION



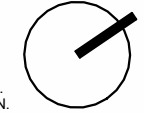
REAR ELEVATION

DA PLANS

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SCALE BAR:

NORTH:



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PROJECT:

**CUSTOM DUPLEX**

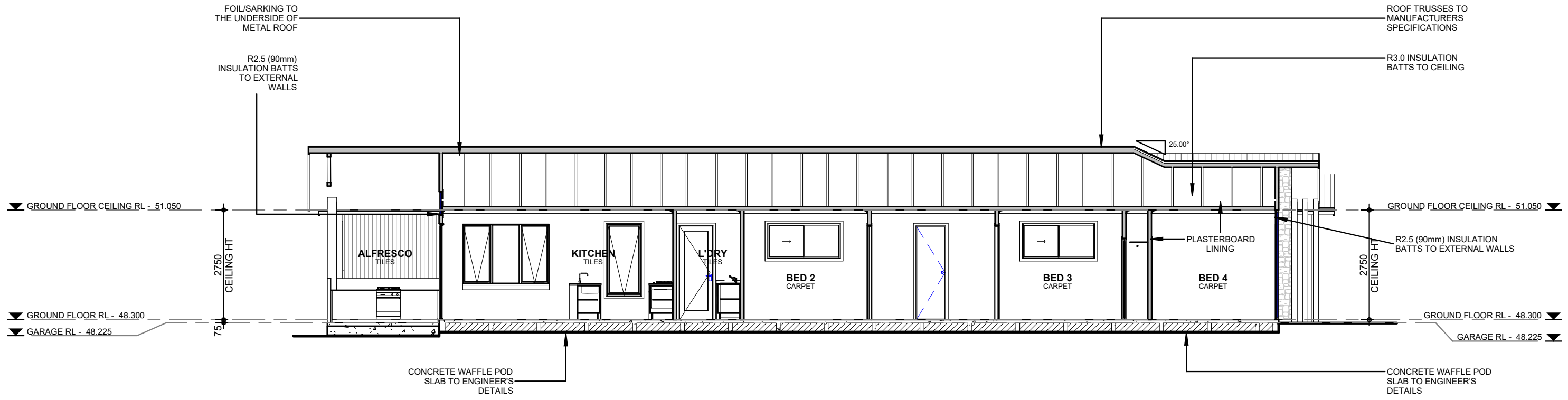
DRAWING:  
**ELEVATION**

DATE: **02.11.2021**

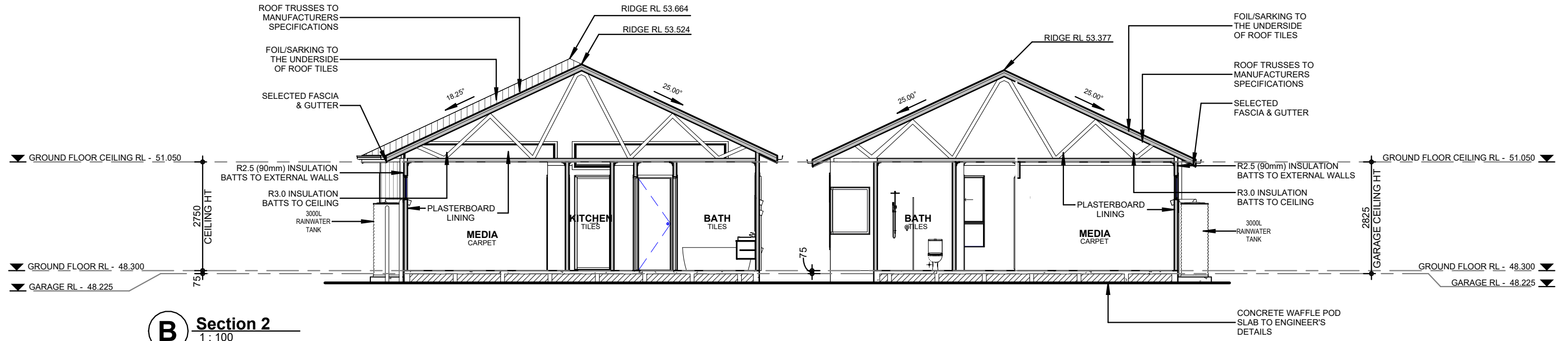
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PROJECT No: **21301** DRAWING No: **00.5** ISSUE: **E**

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**A** Section 1  
1 : 100



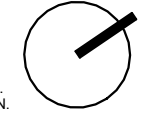
**B** Section 2  
1 : 100

**DA PLANS**

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SCALE BAR:

NORTH:



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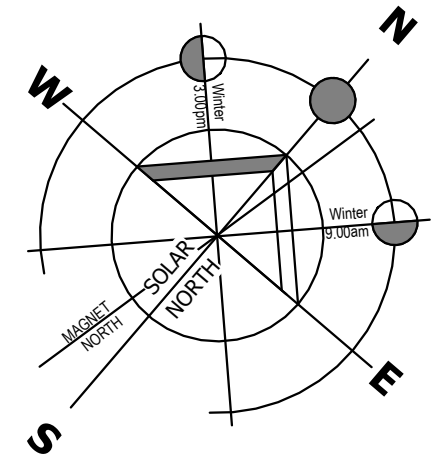
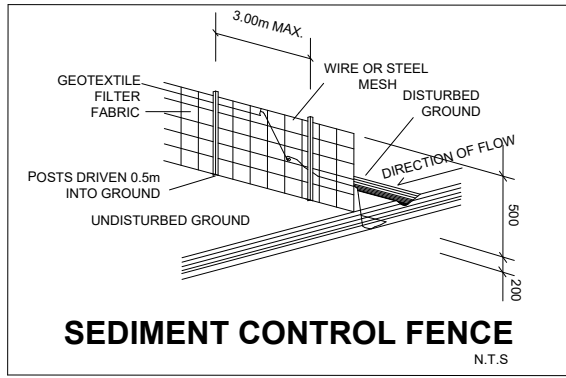
ADDRESS:  
**LOT 2 & LOT 2A, IVERNESS AVENUE, MUDGE DEVELOPMENT**

PROJECT:  
**CUSTOM DUPLEX**

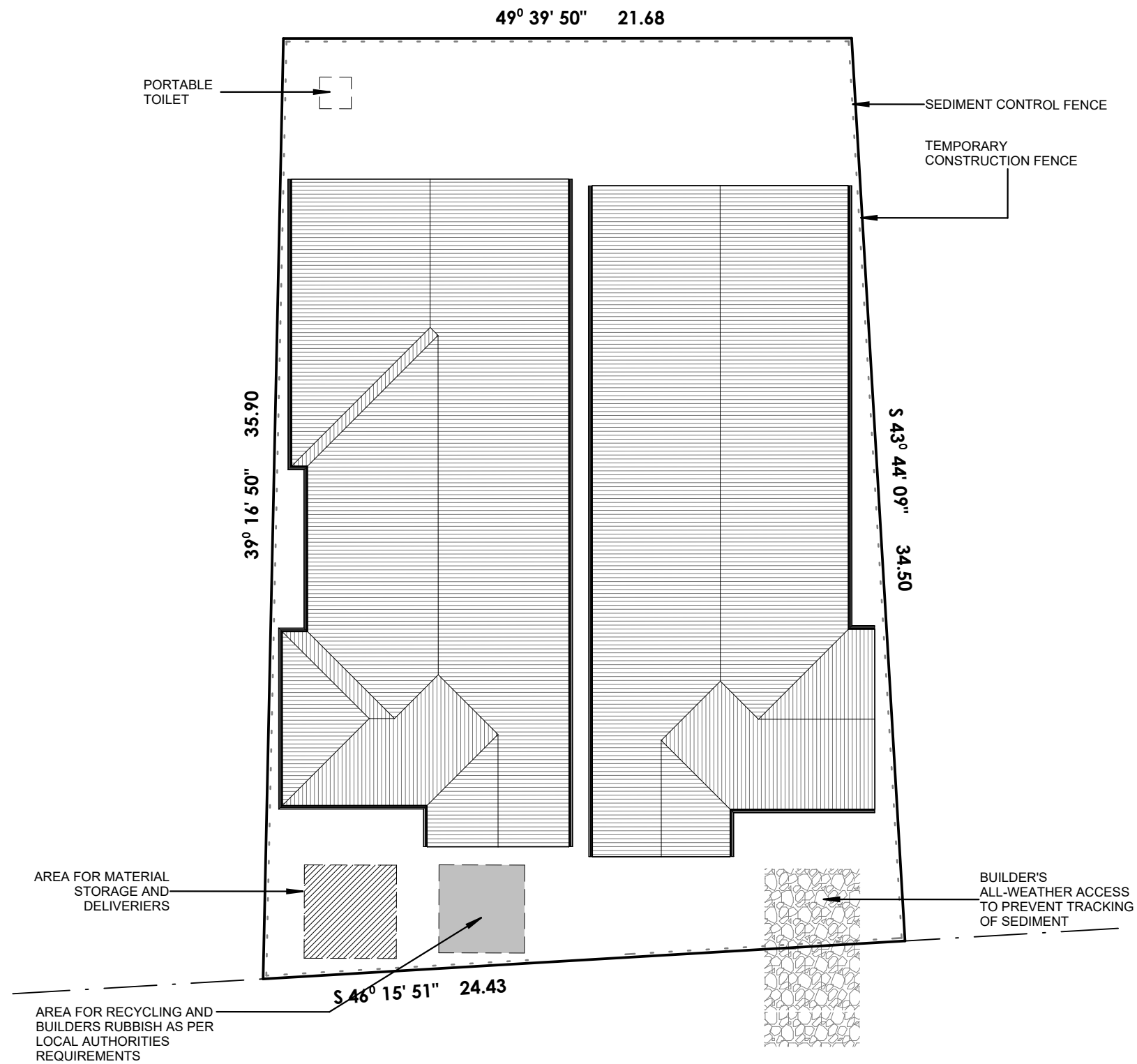
DRAWING:  
**SECTION+DETAILS**

DATE: **02.11.2021**  
 SCALE: **1 : 100**  
 PROJECT No: **21301** DRAWING No: **00.6** ISSUE: **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 DELIVERERS
	TEMPORARY CONSTRUCTION FENCE
	SEDIMENT CONTROL FENCE



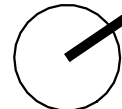
## SITE MANAGEMENT PLAN

DA PLANS

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SCALE BAR:

NORTH:



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PROJECT:

**CUSTOM DUPLEX**

DRAWING:

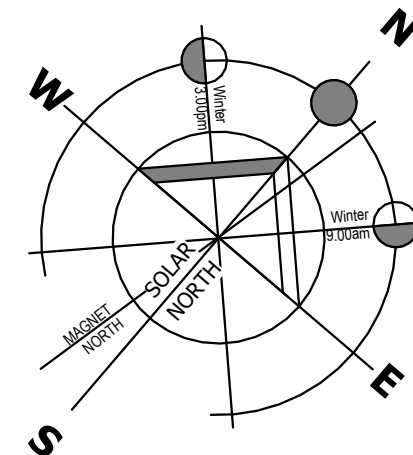
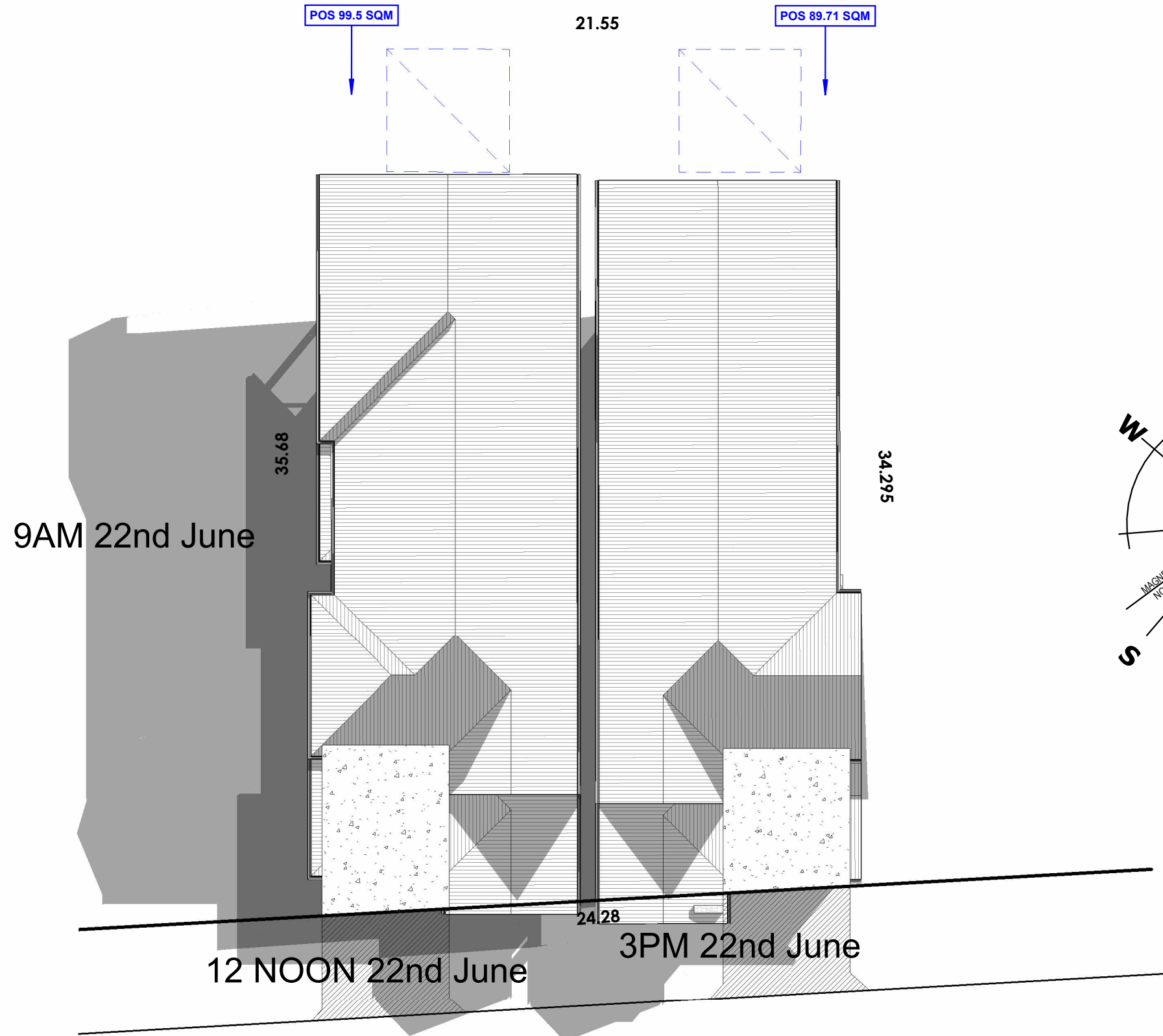
**SITE MANAGEMENT PLAN**

DATE: **02.11.2021**

SCALE: **As indicated**

PROJECT No: **21301** DRAWING No: **00.7** ISSUE: **E**

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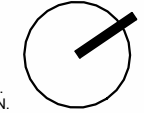


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PROJECT:

**CUSTOM DUPLEX**

DRAWING:  
**SHADOW DIAGRAM**

DATE: **02.11.2021**  
 SCALE: **As indicated**

PROJECT No: **21301** DRAWING No: **00.8** 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.

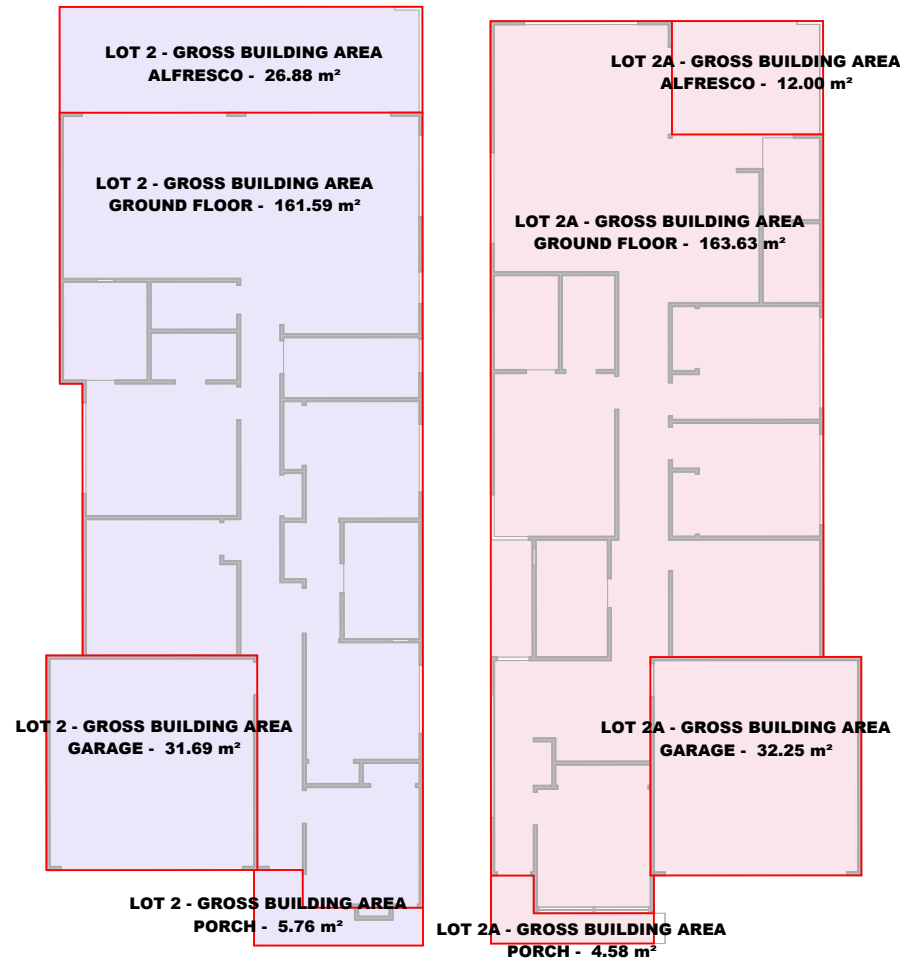


**Area Schedule (Gross Building)**

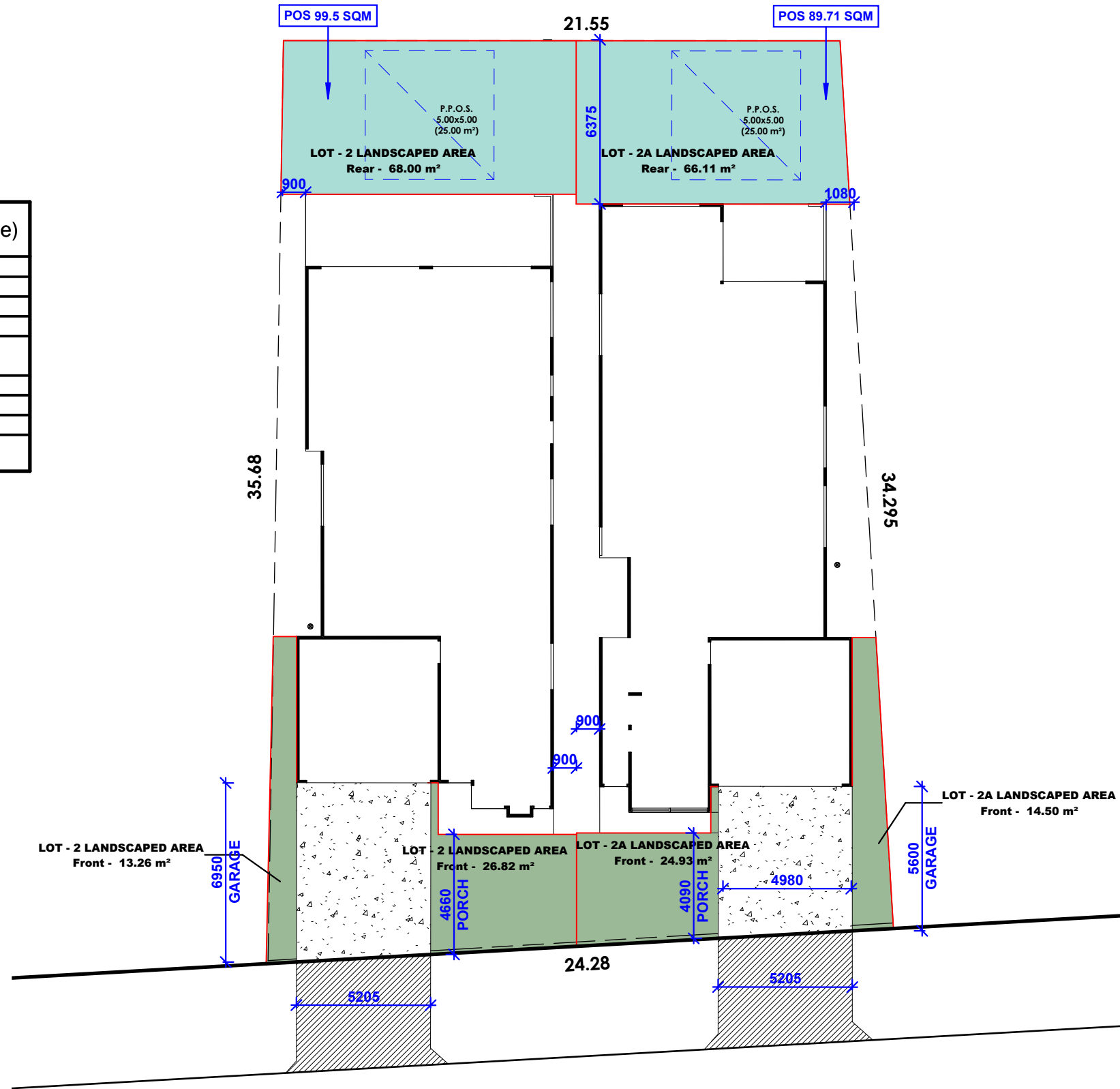
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GARAGE	32.25 m <sup>2</sup>
PORCH	4.58 m <sup>2</sup>
LOT 2A - GROSS BUILDING AREA: 4	212.46 m <sup>2</sup>

**Area Schedule (Landscape Compliance)**

Landscape Location	Areas
Front	26.82 m <sup>2</sup>
Front	13.26 m <sup>2</sup>
Rear	68.00 m <sup>2</sup>
LOT - 2 LANDSCAPED AREA: 3	108.08 m <sup>2</sup>
Front	24.93 m <sup>2</sup>
Front	14.50 m <sup>2</sup>
Rear	66.11 m <sup>2</sup>
LOT - 2A LANDSCAPED AREA: 3	105.54 m <sup>2</sup>



**1 GROUND FLOOR - GROSS**  
1 : 200



**2 LANDSCAPE COMPLIANCE**  
1 : 200

**DA PLANS**

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SCALE BAR:

NORTH:



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PROJECT:

**CUSTOM DUPLEX**

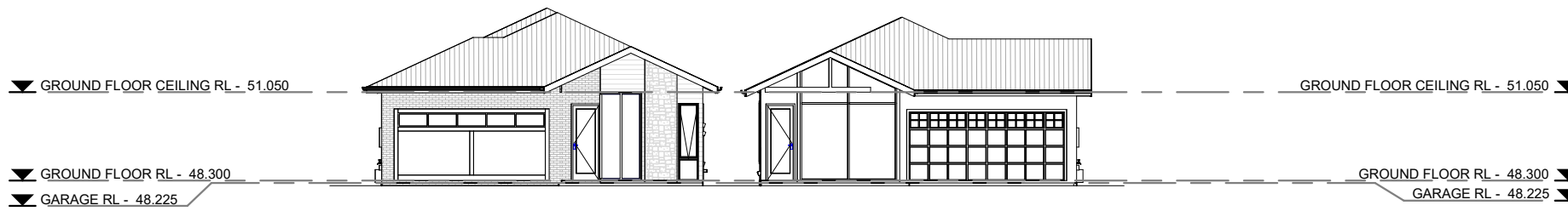
DRAWING:  
**GROSS BUILDING AREA PLAN & LANDSCAPE COMPLIANCE**

DATE: 02.11.2021

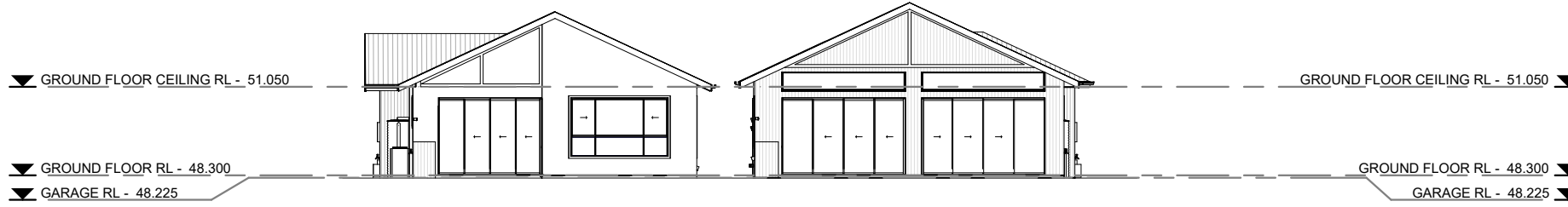
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PROJECT No: 21301  
DRAWING No: 00.9  
ISSUE: E

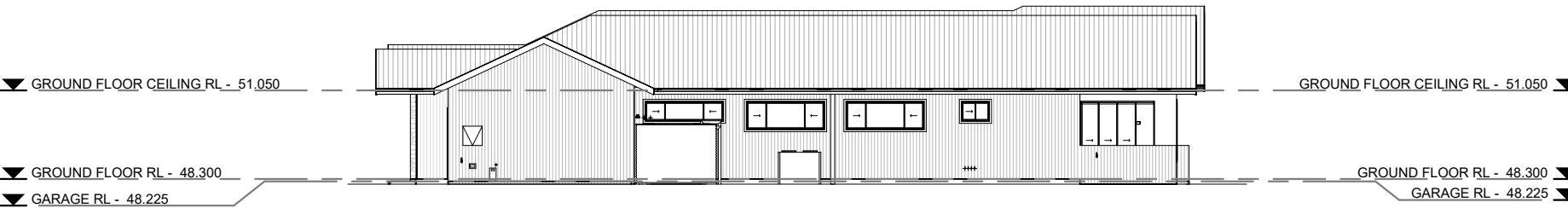
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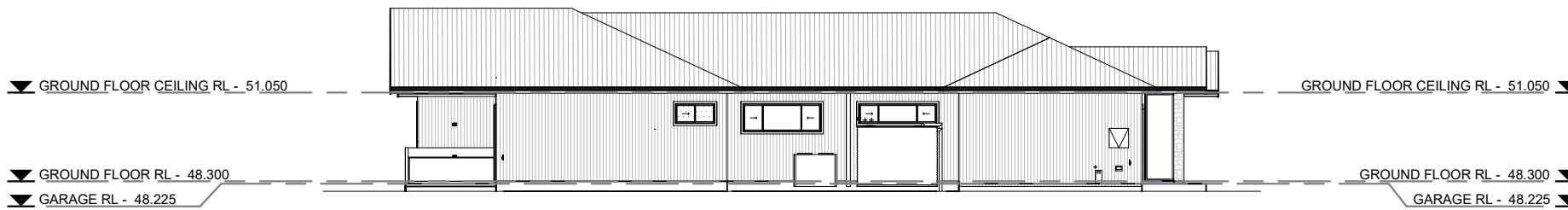
**1 FRONT NOTIFICATION PLAN**  
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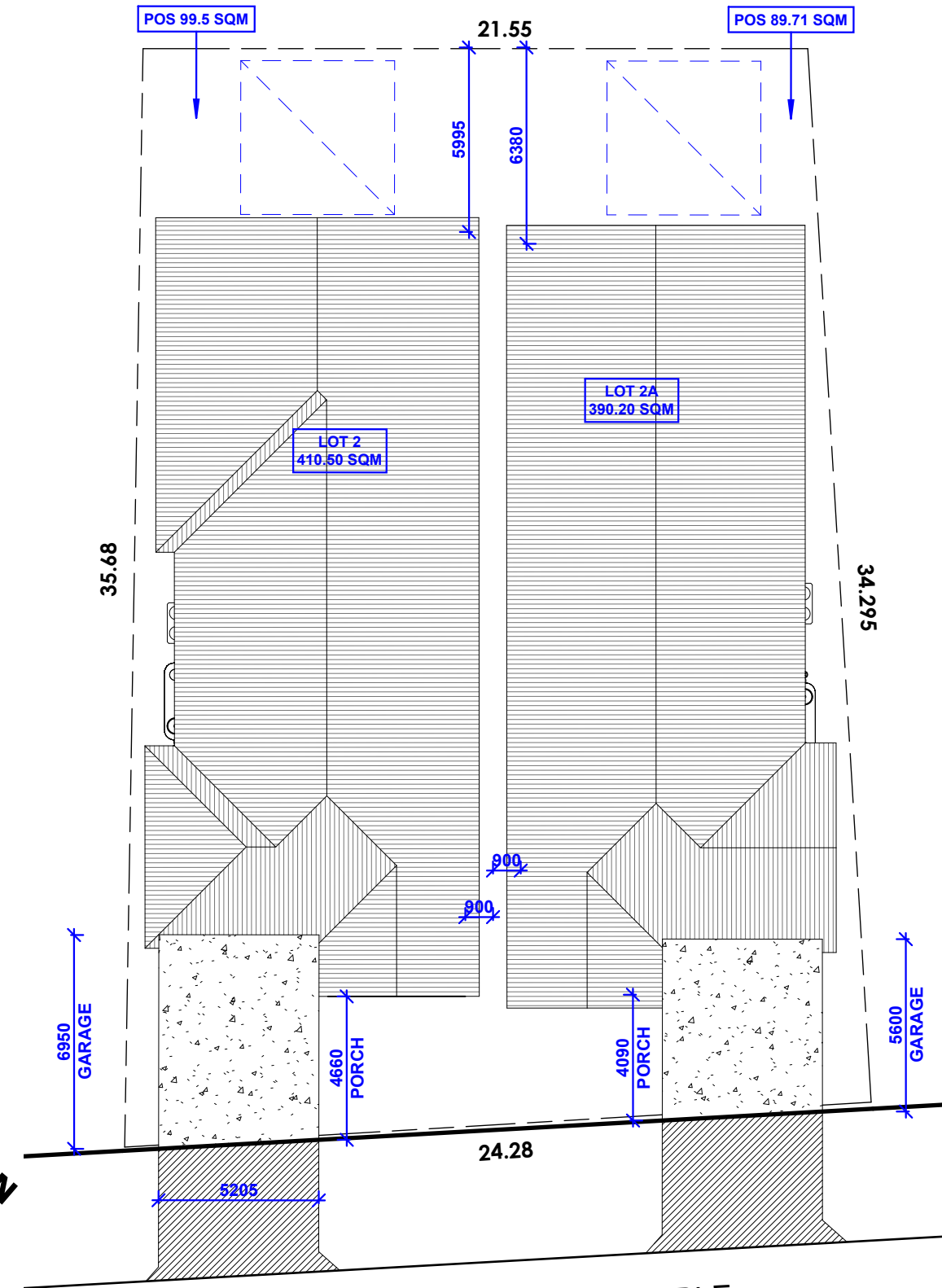
**2 REAR NOTIFICATION PLAN**  
1 : 200



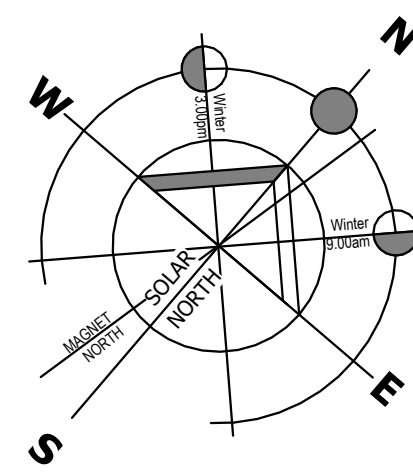
**3 RIGHT ELEVATION PLAN**  
1 : 200



**4 LEFT NOTIFICATION PLAN**  
1 : 200



**5 SITE PLAN**  
1 : 200



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D	ISSUED FOR FACADE	PG	02.11.2021
E	ISSUED FOR DA	RE	18.11.2021

SCALE BAR:

NORTH:

DRAWINGS BY:

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

CLIENT:  
**TORI PETER GROUP**

PROJECT:  
**CUSTOM DUPLEX**

ADDRESS:  
**LOT 2 & LOT 2A, IVERNESS AVENUE, MUDGE DEVELOPMENT**

DRAWING:  
**NOTIFICATION PLAN**

DATE: **02.11.2021**  
 SCALE: **As indicated**  
 PROJECT No: **21301** 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.