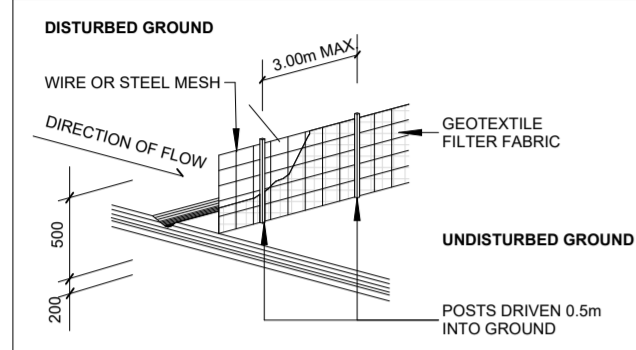


SEDIMENT NOTE

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
LOT 4 GROSS BUILDING AREA	
U1 GROUND FLOOR	112.14 m ²
U1 GARAGE	39.99 m ²
U1 ALFRESCO	13.77 m ²
U1 PORCH	1.83 m ²
U1 FIRST FLOOR	68.09 m ²
LOT 4 GROSS BUILDING AREA: 5	235.82 m²
LOT 4A GROSS BUILDING AREA	
U2 GROUND FLOOR	132.85 m ²
U2 ALFRESCO	12.46 m ²
U2 GARAGE	32.26 m ²
U2 PORCH	1.57 m ²
U2 FIRST FLOOR	49.52 m ²
LOT 4A GROSS BUILDING AREA: 5	228.66 m²

WIND CLASSIFICATION: "M"
SLAB CLASSIFICATION: "M"

PROPERTY DESCRIPTION

LOT: 4
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:	800.00
SITE AREA:	386.085 413.915
GROUND FLOOR:	112.14 132.85
FIRST FLOOR:	68.09 49.52
TOTAL GROSS FLOOR AREA:	0.00 0.00
PROPOSED FSR:	0.00% 0.00%
ALLOWED FSR:	0% 0%

SITE COVERAGE AREA

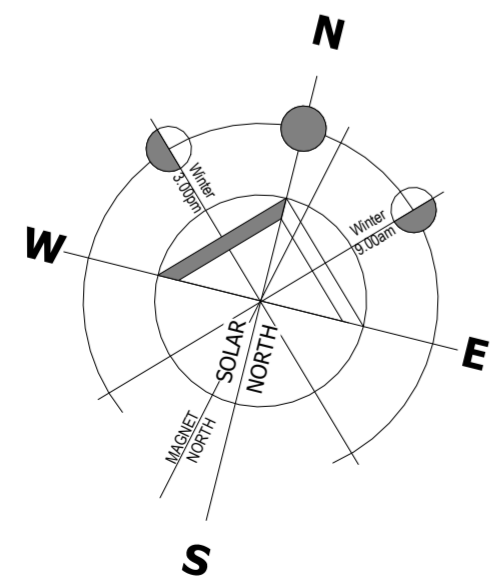
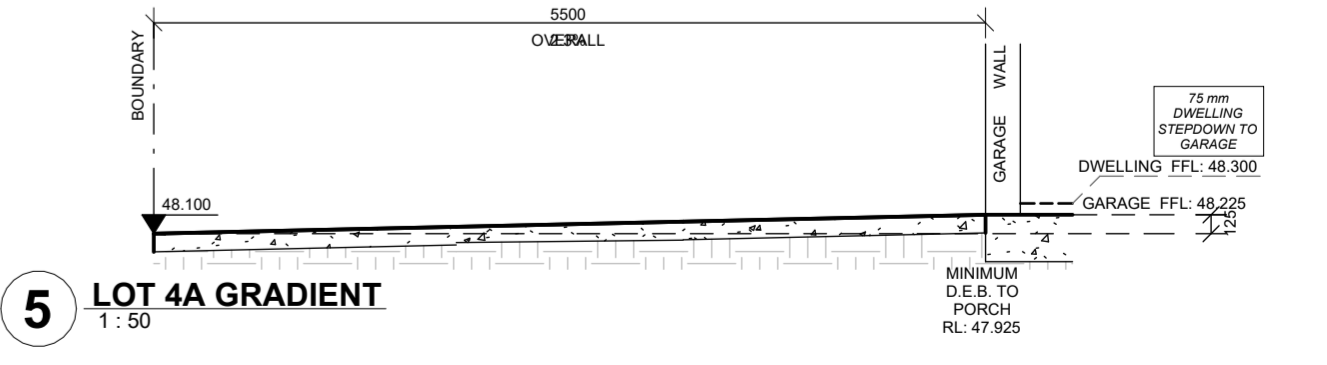
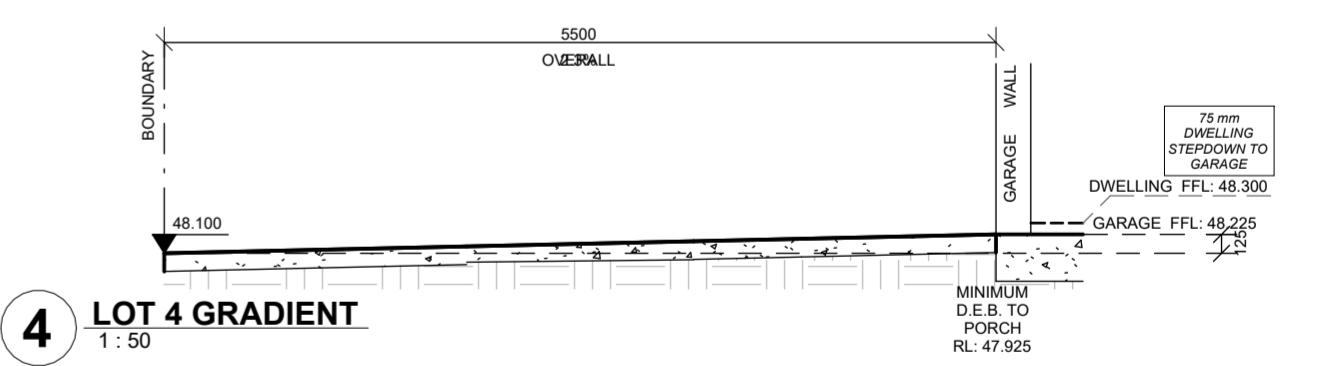
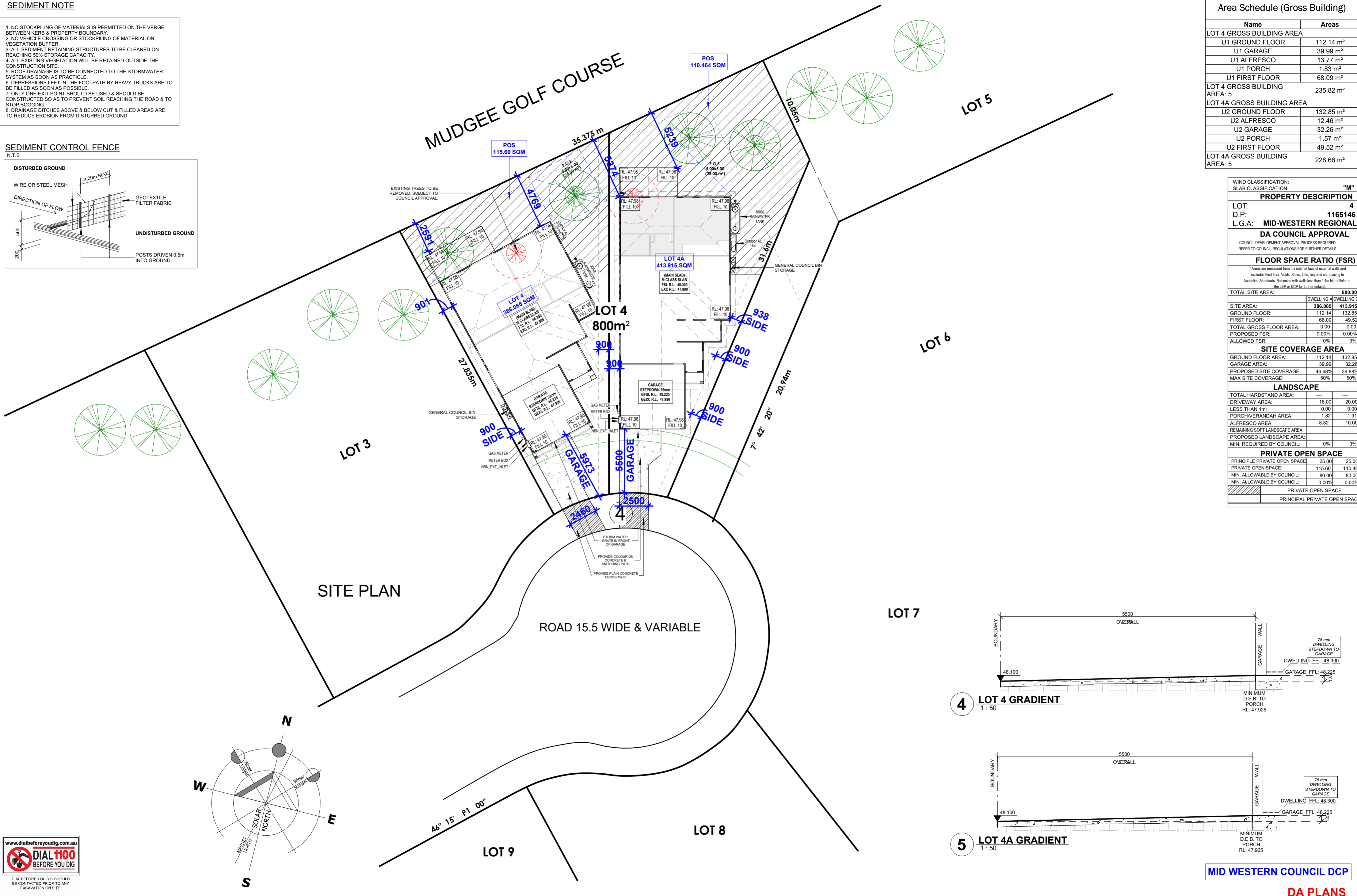
GROUND FLOOR AREA:	112.14	132.85
GARAGE AREA:	39.99	32.26
PROPOSED SITE COVERAGE:	46.68%	39.88%
MAX SITE COVERAGE:	50%	50%

LANDSCAPE

TOTAL HARDSTAND AREA:	----	----
DRIVEWAY AREA:	18.00	20.00
LESS THAN 1m:	0.00	0.00
PORCH/VERANDAH AREA:	1.82	1.91
ALFRESCO AREA:	8.82	10.00
REMAINING SOFT LANDSCAPE AREA:		
PROPOSED LANDSCAPE AREA:		
MIN. REQUIRED BY COUNCIL:	0%	0%

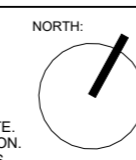
PRIVATE OPEN SPACE

PRINCIPLE PRIVATE OPEN SPACE:	25.00	25.00
PRIVATE OPEN SPACE:	115.60	110.48
MIN. ALLOWABLE BY COUNCIL:	80.00	80.00
MIN. ALLOWABLE BY COUNCIL:	0.00%	0.00%



Rev	Revision	By	Date
P1	PRELIMINARY PLANS	PG	08.10.2021
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P3	ADDITION OF FIRST FLOOR	PG	27.10.2021
P4	ISSUED FOR FACADE	PG	04.11.2021
P5	DA PLANS	LM	18.11.2021

SCALE BAR:



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

CLIENT:
TORI PETER GROUP
ADDRESS:
LOT 4 & LOT 4A, MUDGEE DEVELOPMENT

PROJECT:
CUSTOM DUPLEX
DRAWING:
SITE PLAN

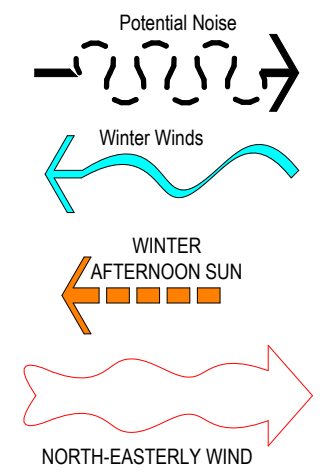
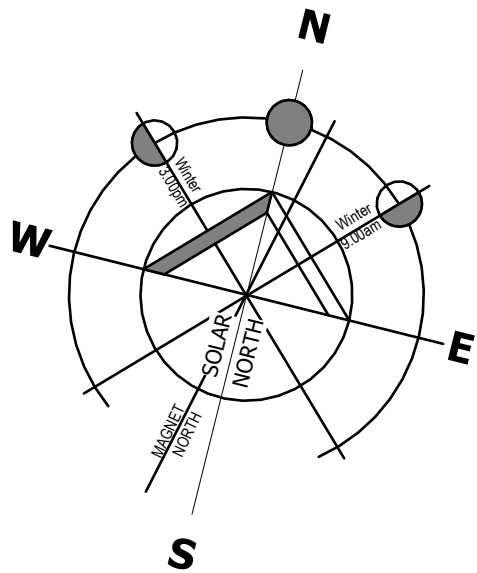
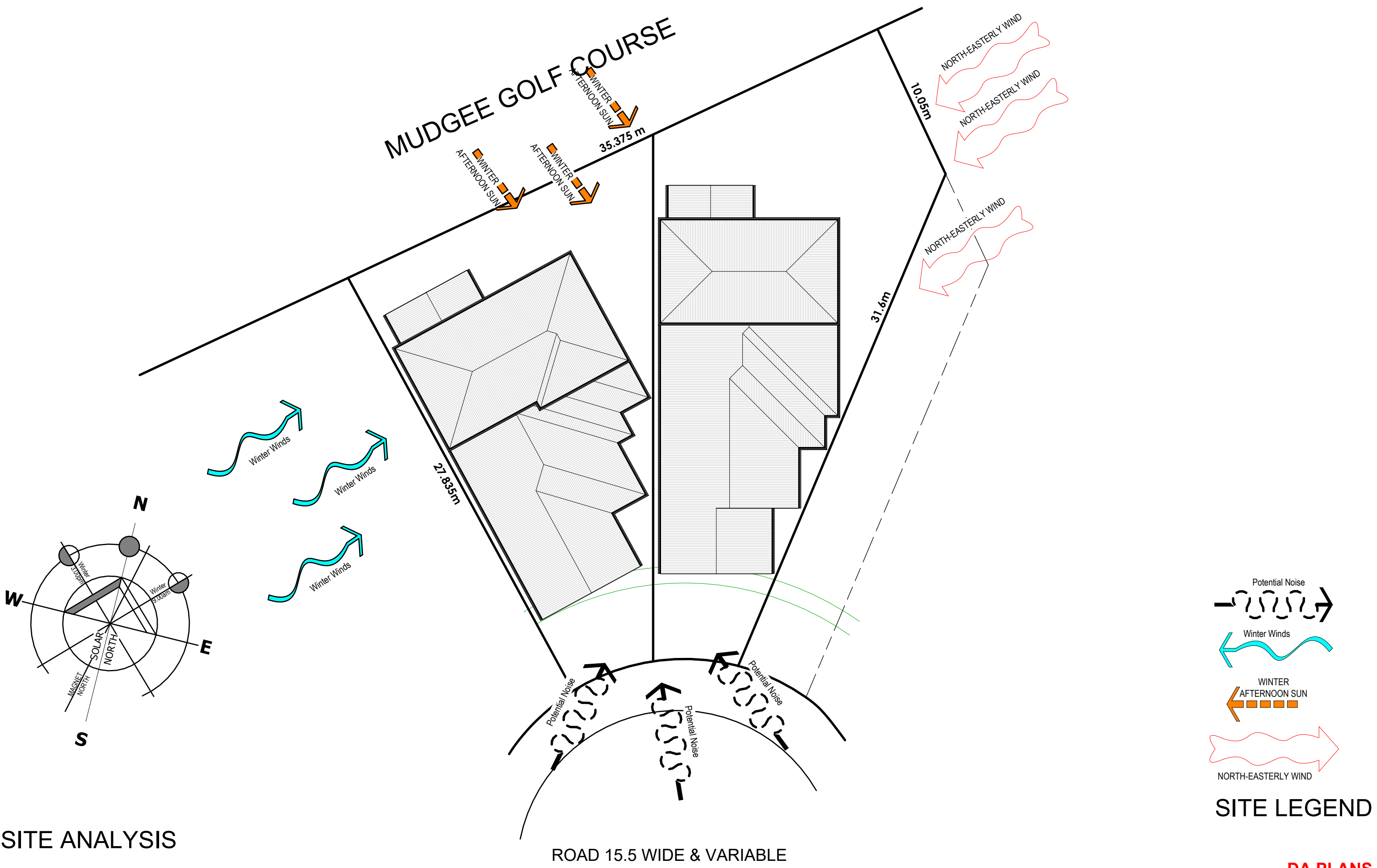
DATE: 27.10.2021
SCALE: As indicated
PROJECT No: DRAWING No: ISSUE:
21303 0001.1 P5

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.

MID WESTERN COUNCIL DCP

DA PLANS

MUDGEE GOLF COURSE



SITE LEGEND

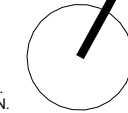
SITE ANALYSIS

DA PLANS

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SCALE BAR:

NORTH:



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TORI PETER GROUP

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LOT 4 & LOT 4A, MUDGEE DEVELOPMENT

PROJECT:
CUSTOM DUPLEX

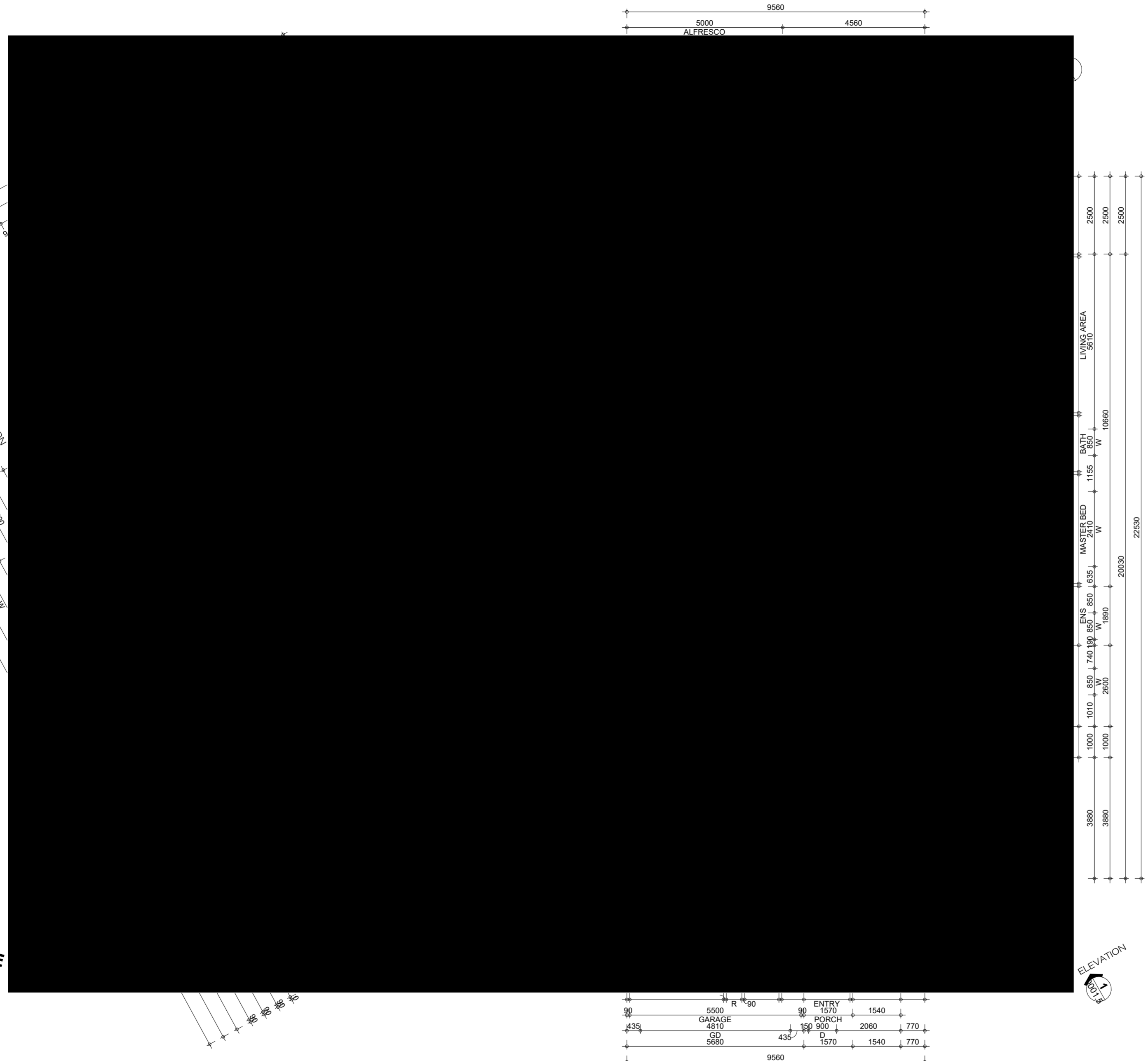
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SITE ANALYSIS

DATE: **27.10.2021**
SCALE: **As indicated**
PROJECT No: **21303** DRAWING No: **0001.2** ISSUE: **P5**

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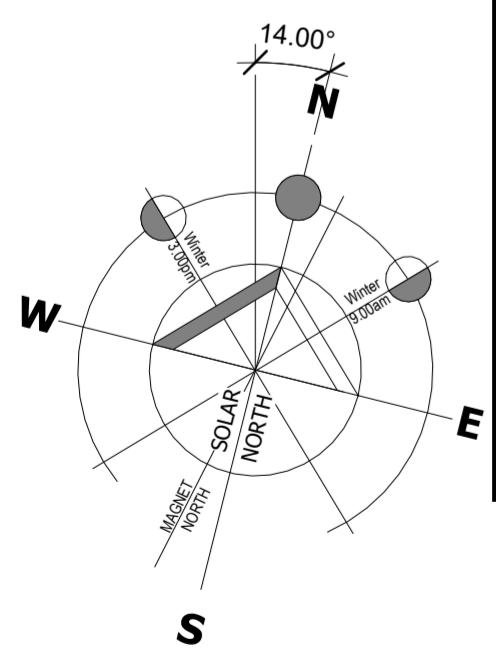
KEY SYMBOLS	
FSL:	FINISHED SLAB LEVEL
FF:	FINISHED FLOOR
FC:	FINISHED CEILING
	MAN HOLE (ROOF ACCESS)
	PROPOSED JOIST DIRECTION (CONFIRM WITH JOIST LAYOUT PLAN)
	HARDWIRED SMOKE ALARM
	DRAINAGE POINT
	AIR-CONDITIONING DROPPER
	AIR-CONDITIONING DUCT LINE
	AIR-CONDITIONING OUTLET
	KITCHEN / WET AREA ELEVATIONS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

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



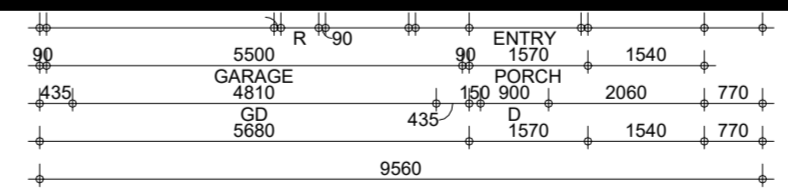
LEFT ELEVATION
1/100

ELEVATION
1/100



1 GROUND FLOOR PLAN
1:100

Area Schedule (Gross Building)	
Name	Areas
LOT 4 GROSS BUILDING AREA	
U1 GROUND FLOOR	112.14 m ²
U1 GARAGE	39.99 m ²
U1 ALFRESCO	13.77 m ²
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LOT 4 GROSS BUILDING AREA: 5	
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U2 PORCH	1.57 m ²
U2 FIRST FLOOR	49.52 m ²
LOT 4A GROSS BUILDING AREA: 5	
228.66 m ²	

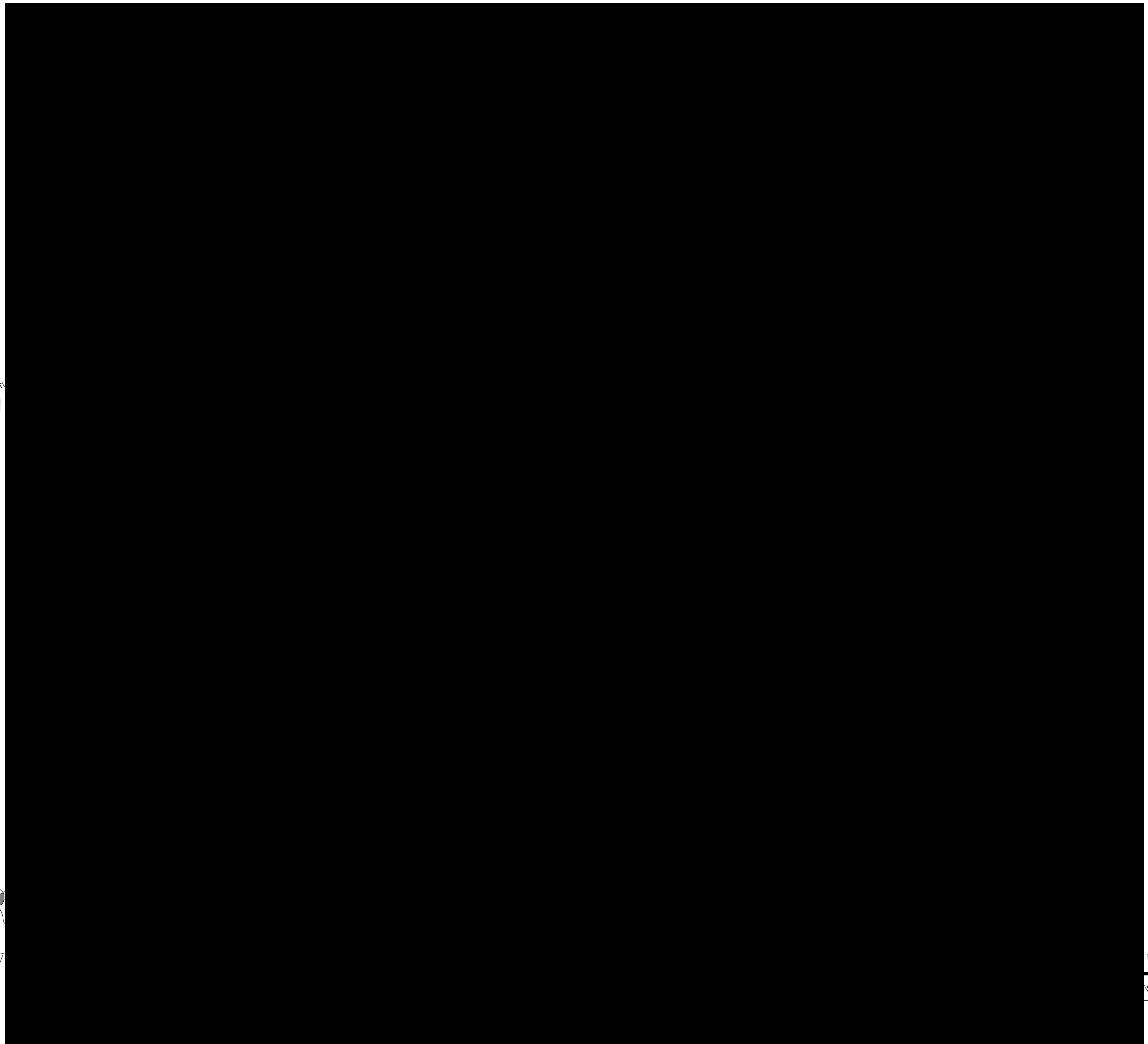


DA PLANS

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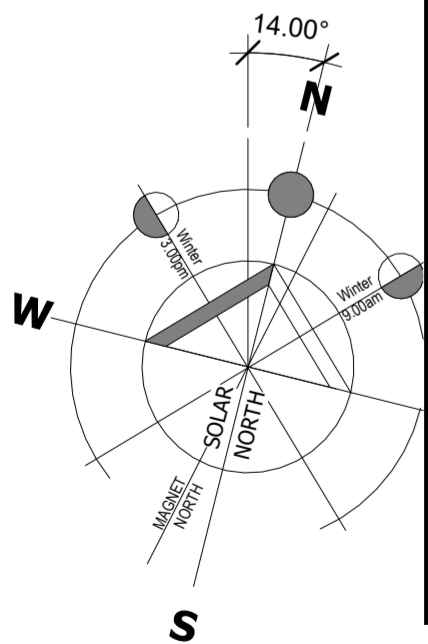
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	KITCHEN / WET AREA ELEVATIONS
	BULKHEADS
	OVERHEAD CABINET



LEFT ELEVATION

SECTION

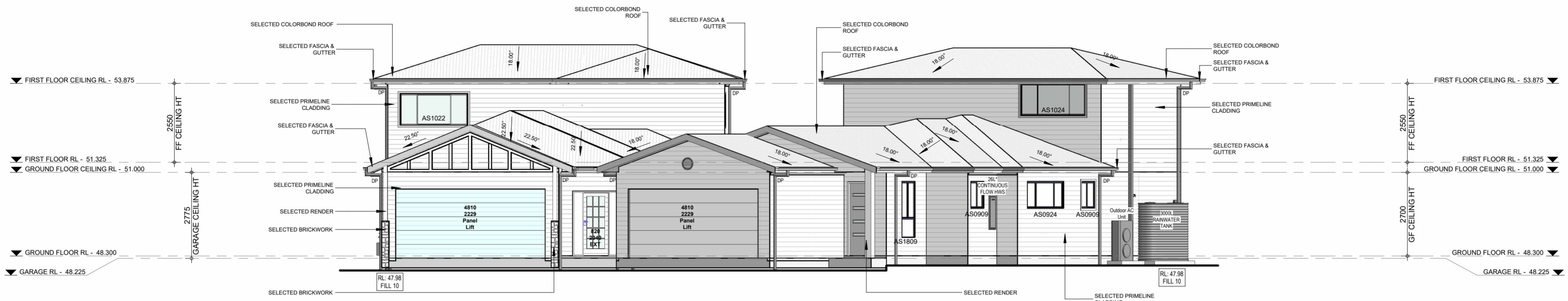


1 FIRST FLOOR PLAN
1 : 100

Area Schedule (Gross Building)	
Name	Areas
LOT 4 GROSS BUILDING AREA	
U1 GROUND FLOOR	112.14 m ²
U1 GARAGE	39.99 m ²
U1 ALFRESCO	13.77 m ²
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LOT 4A GROSS BUILDING AREA: 5	228.66 m ²

DA PLANS

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FRONT ELEVATION



RIGHT ELEVATION

NOTE: ALL EAVES AND DOWNPIPES ARE SET TO 450mm AWAY FROM BUILDING WALLS

DA PLANS

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SCALE BAR:

NORTH:

DRAWINGS BY:



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 www.duplexbuildingdesign.com
 Office: 1300 310 067

CLIENT: **TORI PETER GROUP**

ADDRESS: **LOT 4 & LOT 4A, MUDGE DEVELOPMENT**

PROJECT: **CUSTOM DUPLEX**

DRAWING: **ELEVATION**

DATE: 27.10.2021

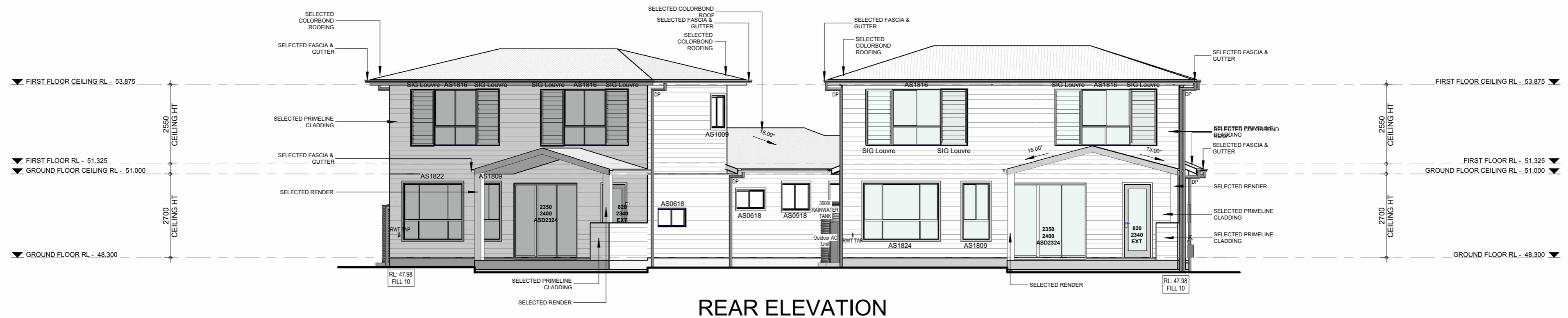
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PROJECT No: 21303 DRAWING No: 0001.5 ISSUE: P5

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LEFT ELEVATION



REAR ELEVATION

NOTE: ALL EAVES AND DOWNPIPES ARE SET TO 450mm AWAY FROM BUILDING WALLS

DA PLANS

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SCALE BAR:



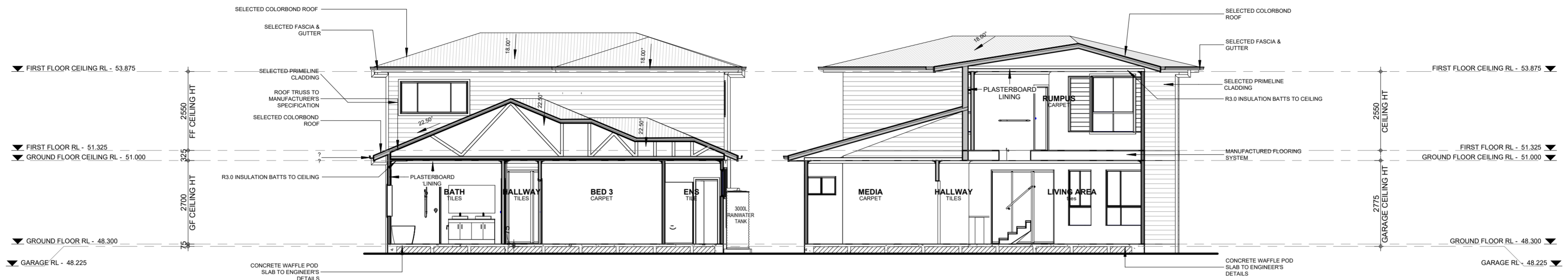
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 www.duplexbuildingdesign.com
 Office: 1300 310 067

CLIENT: **TORI PETER GROUP**
 ADDRESS: **LOT 4 & LOT 4A, MUDGEJ DEVELOPMENT**

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

DATE: **27.10.2021**
 SCALE: **1 : 100**
 PROJECT No: **21303** DRAWING No: **0001.6** ISSUE: **P4**

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A SECTION A-A
1:100



1 SECTION B-B
1:100

NOTE: ALL EAVES AND DOWNPIPES ARE SET TO 450mm AWAY FROM BUILDING WALLS

DA PLANS

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SCALE BAR:

NORTH:

DRAWINGS BY:



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CLIENT:

TORI PETER GROUP

ADDRESS:
LOT 4 & LOT 4A, MUDGE DEVELOPMENT

PROJECT:

CUSTOM DUPLEX

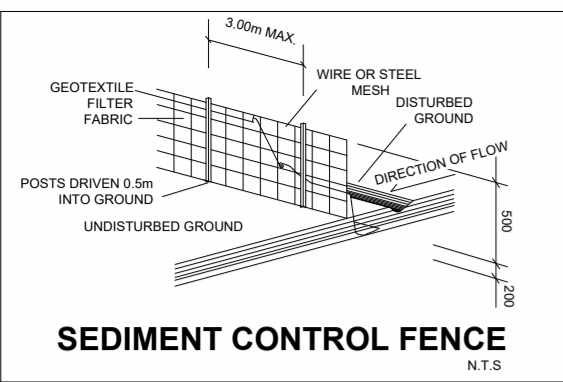
DRAWING:
SECTION+DETAILS

DATE: 27.10.2021

SCALE: 1:100

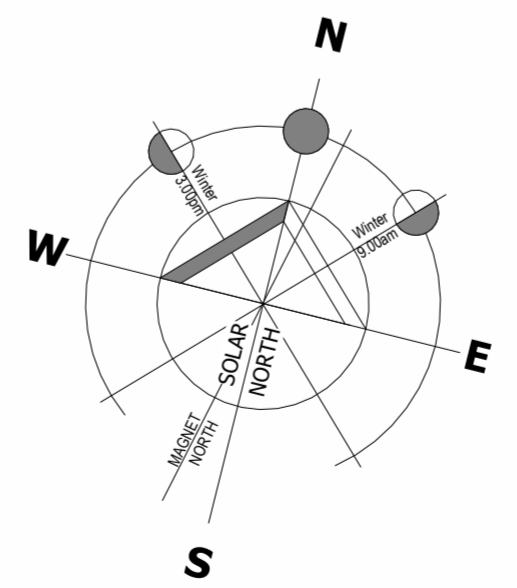
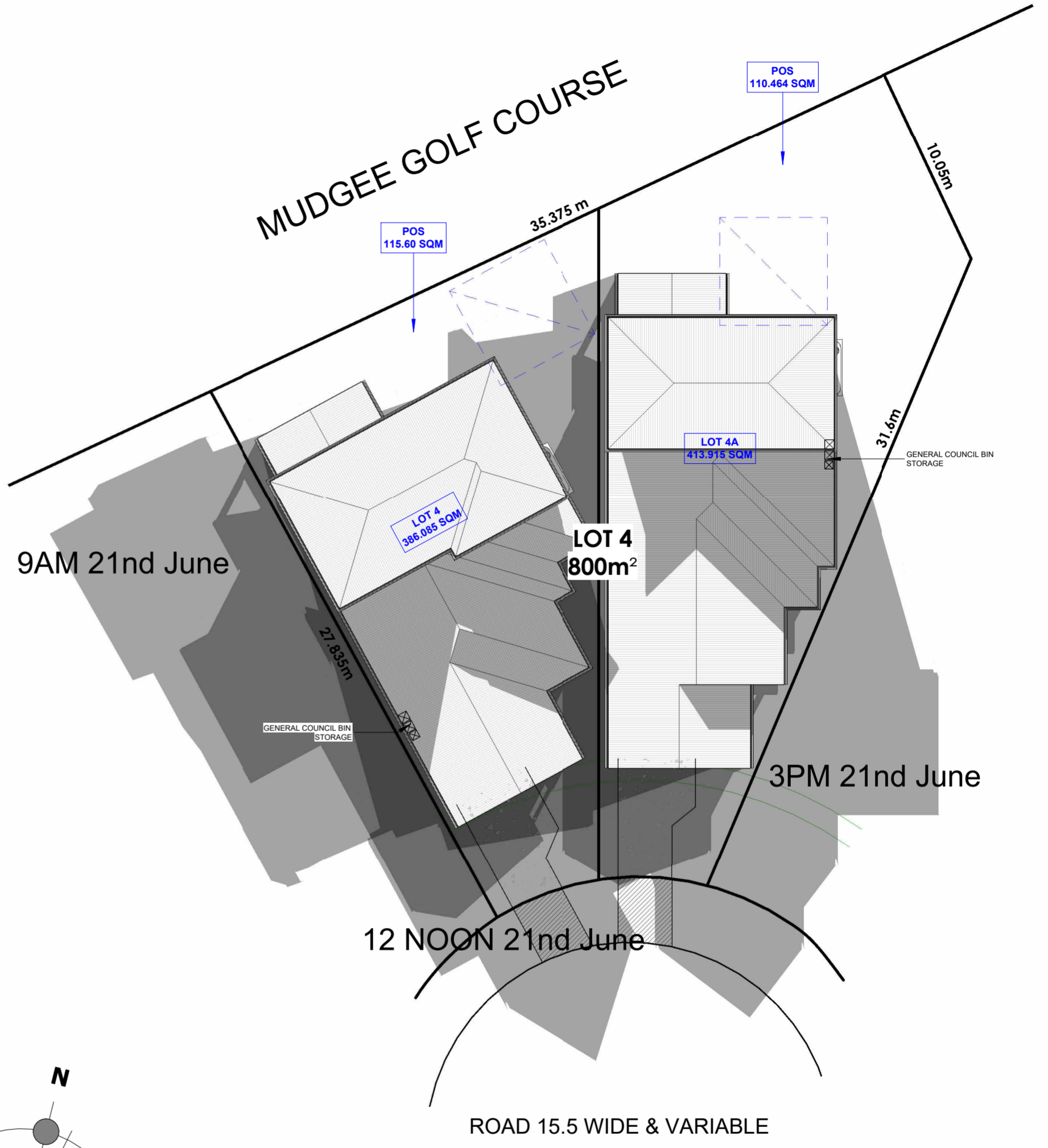
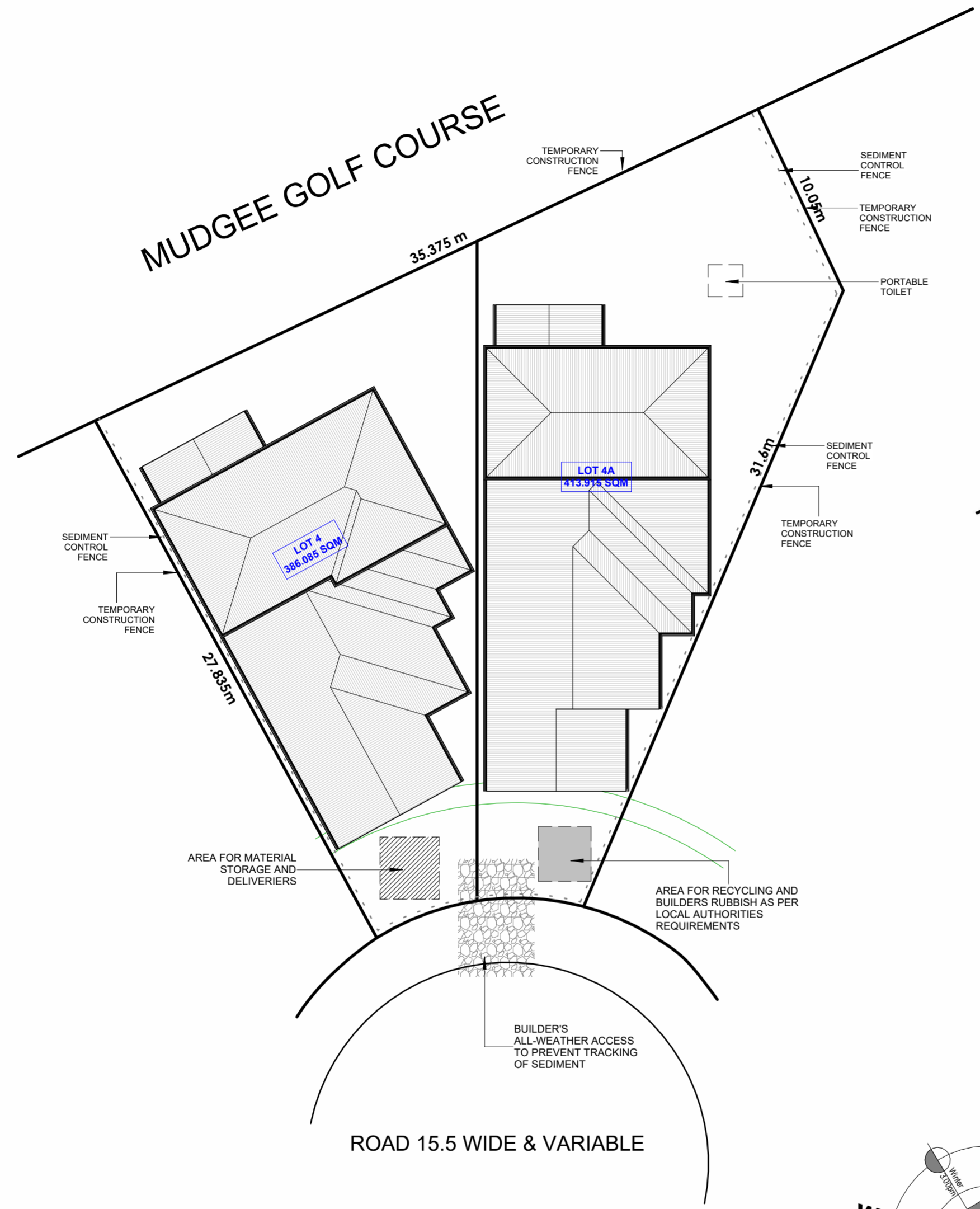
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21303 0001.7 P5

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SITE MANAGEMENT LEGEND

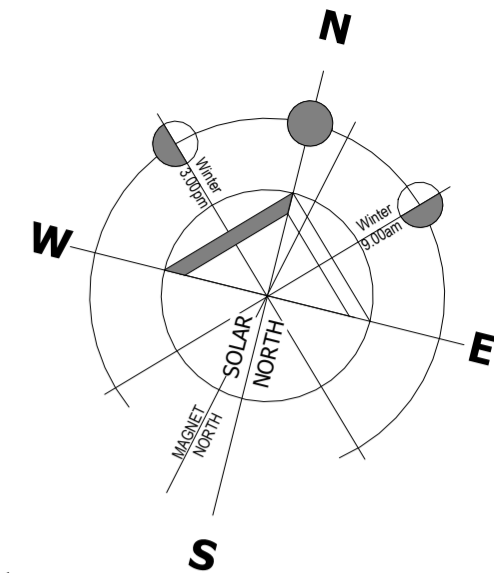
	AREA FOR RECYCLING AND BUILDERS RUBBISH AS PER LOCAL AUTHORITIES REQUIREMENTS
	BUILDER'S ALL-WEATHER ACCESS TO PREVENT TRACKING OF SEDIMENT
	PORTABLE TOILET
	AREA FOR MATERIAL STORAGE AND DELIVERERS
	TEMPORARY CONSTRUCTION FENCE
	SEDIMENT CONTROL FENCE



SITE MANAGEMENT PLAN

DA PLANS

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	P2	AMENDMENTS IN PLAN	PG	15.10.2021																									
	P3	ADDITION OF FIRST FLOOR	PG	27.10.2021																									
P4	ISSUED FOR FACADE	PG	04.11.2021																										
P5	DA PLANS	LM	18.11.2021																										



Front_Notification



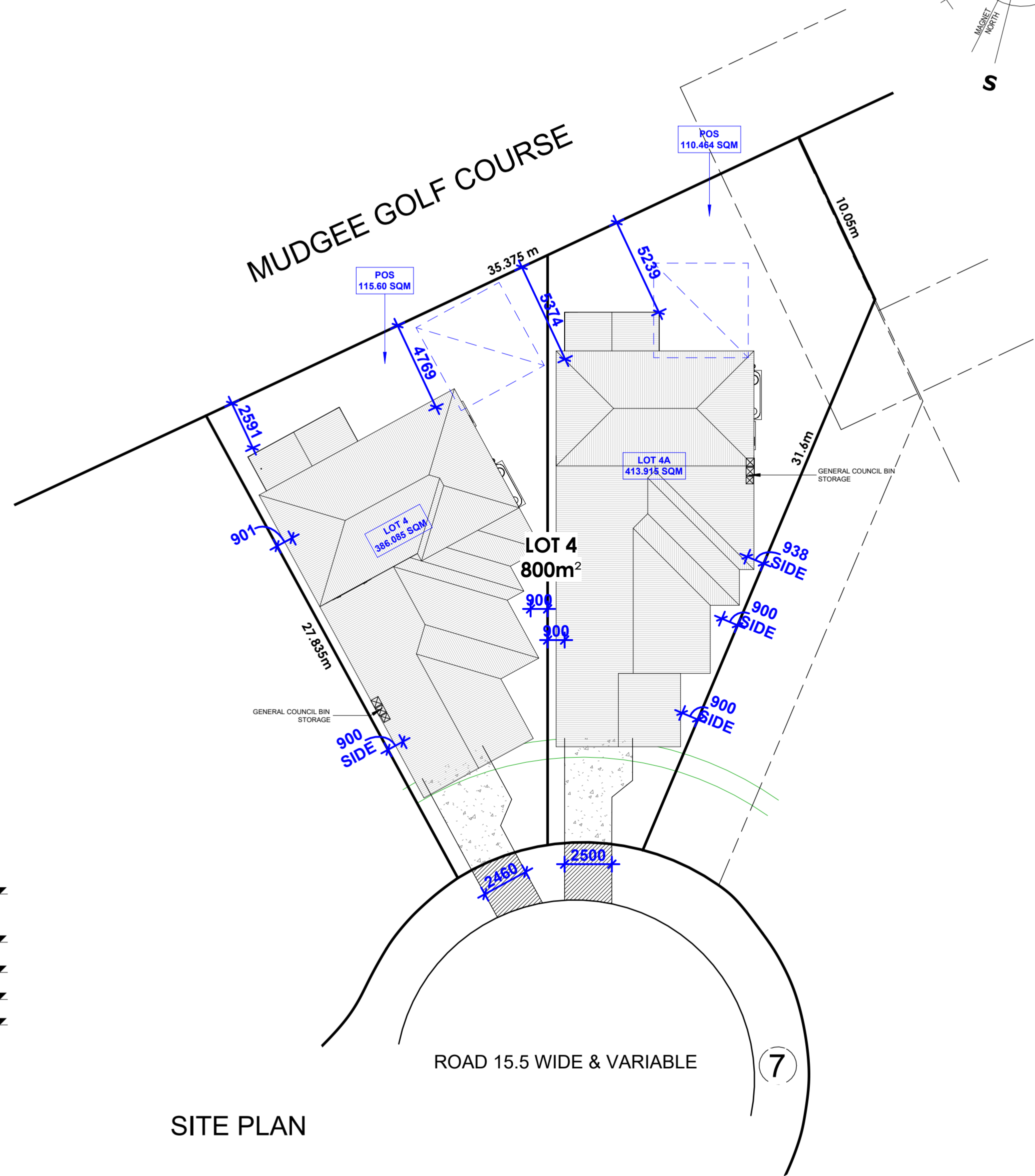
Rear_Notification



Right_Notification



Left_Notification

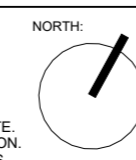


SITE PLAN

DA PLANS

Rev	Revision	By	Date
P1	PRELIMINARY PLANS	PG	08.10.2021
P2	AMENDMENTS IN PLAN	PG	15.10.2021
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SCALE BAR:



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CLIENT: TORI PETER GROUP
 ADDRESS: LOT 4 & LOT 4A, MUDGEE DEVELOPMENT

PROJECT: CUSTOM DUPLEX
 DRAWING: NOTIFICATION PLAN

DATE: 27.10.2021
 SCALE: As indicated
 PROJECT No: 21303
 DRAWING No: 0001.999
 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.