



SNOW GUM 60

FACADE PERSPECTIVE IS DEPICTIVE ONLY AND MAY VARY ONCE APPLIED TO ACTUAL CUSTOM DESIGN.

ARTIST'S IMPRESSION ONLY NOT TO BE REFERRED TO FOR CONSTRUCTION PURPOSES.

MATERIALS SHOWN ARE DEPICTIVE ONLY AND MAY NOT REFLECT THE SELECTED FINISHES.

SINGLE STOREY DWELLING

CLIENT DA PLAN APPROVAL

Signed _____

Date _____

GENERAL BUILDING NOTES

1. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH SPECIFICATIONS PROVIDED.
2. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH BUILDER'S TENDER/CONTRACT DOCUMENTATION.
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LOCATION 148 PIPECLAY LANE
BUDGEE BUDGEE, 2850

DP 578976

CLIENT GILBERT

JOB NUMBER 202445

LGA MID-WESTERN REGIONAL COUNCIL

3D Visualization

SNOW GUM 60 STANDARD

SHEET NO: A.01 DRAWN: AF

SCALE: @ A3 ISSUE: DA

DATE Thursday, 3 March 2022



PROVIDED BY HITECH HOMES

ABN 32 603 439 827

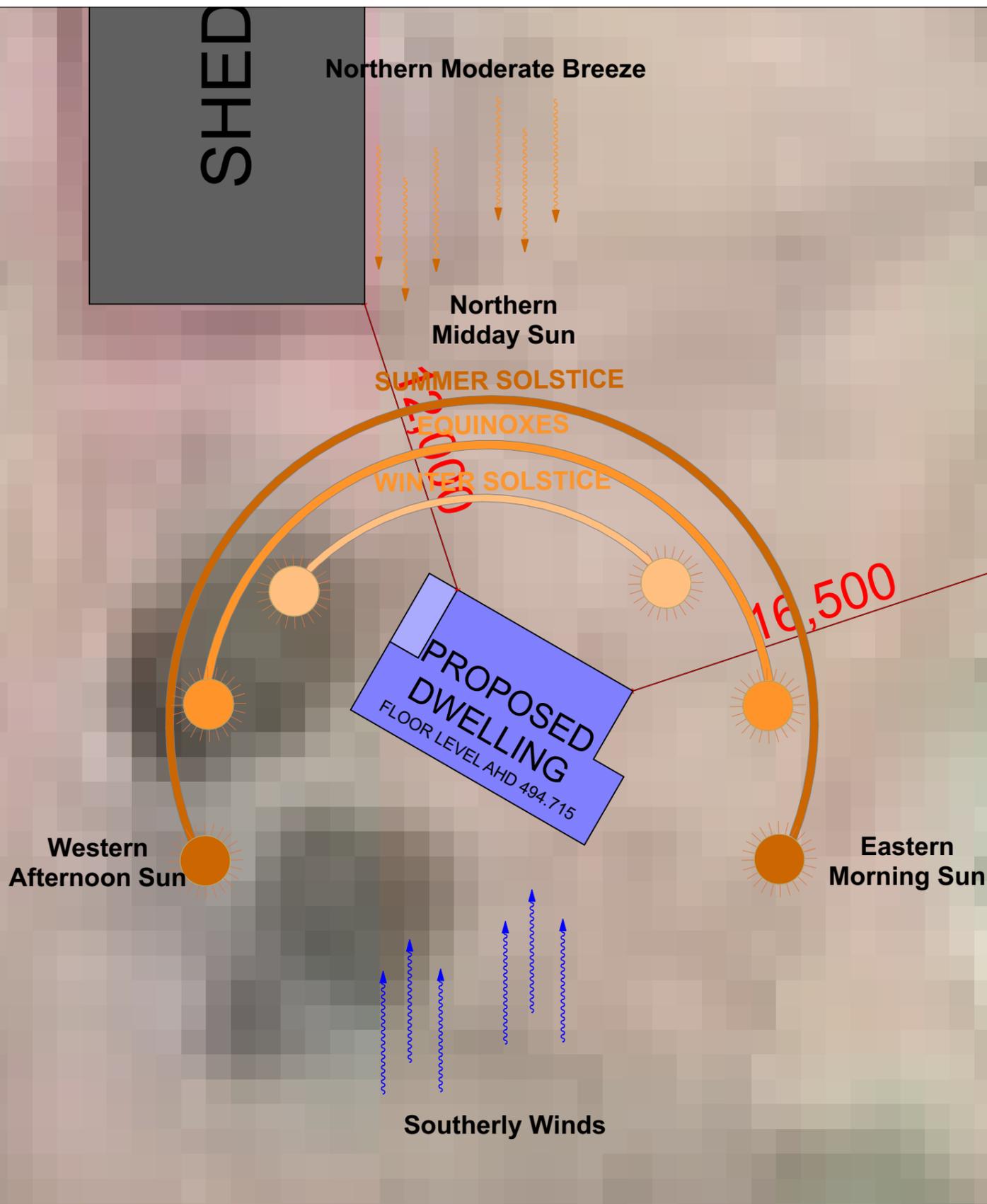
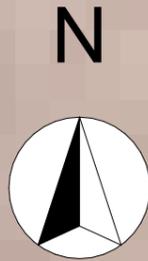
Sales Office and Display Centre
355 The Northern Road, Bringelly NSW

Postal Address
PO Box 56, Bringelly NSW 2556

Phone (02) 4774 8388

Email: sales@hitechhomes.com.au

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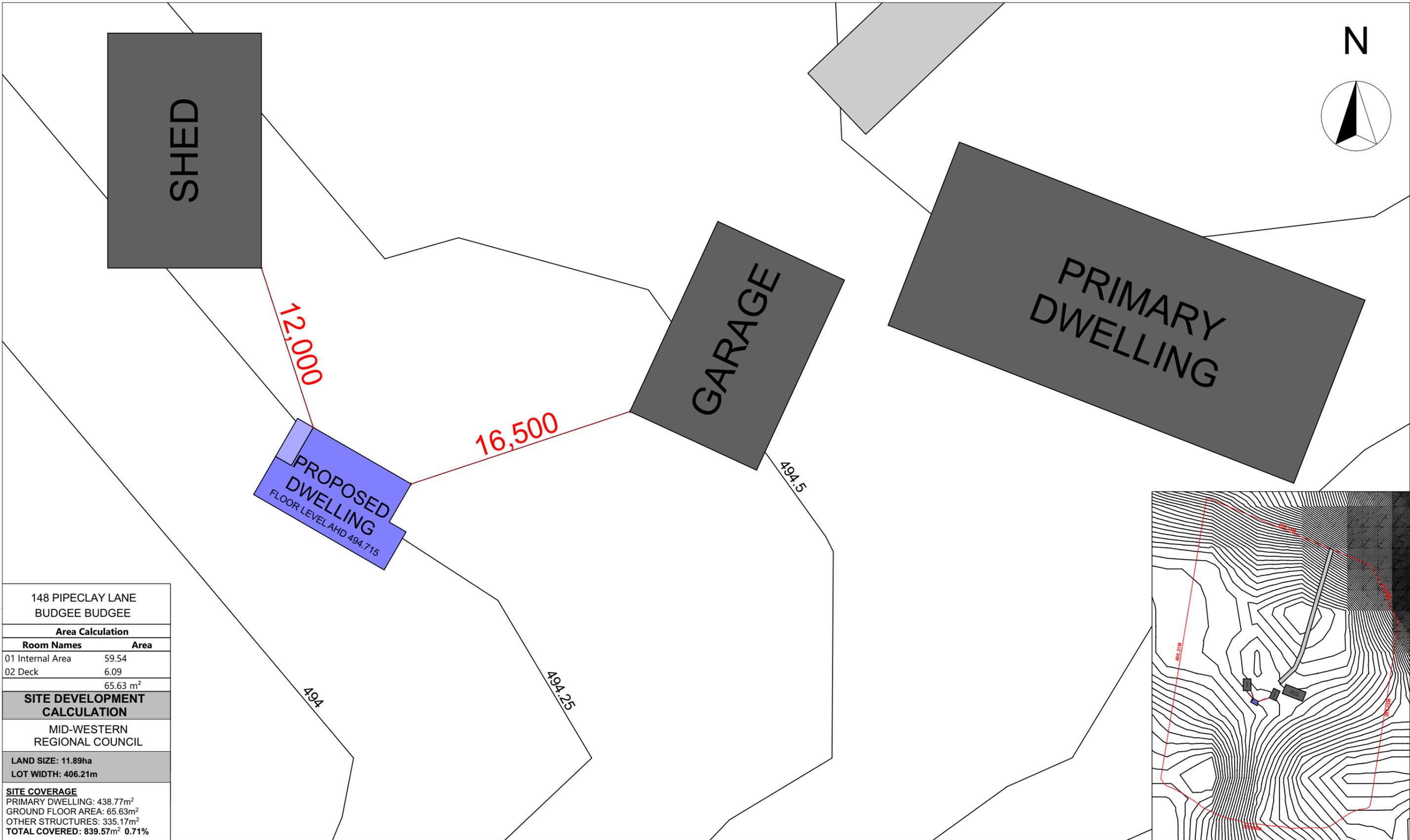
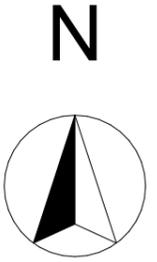
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LOCATION 148 PIPECLAY LANE
BUDGE BUDGE, 2850
DP 578976
CLIENT GILBERT
JOB NUMBER 202445
LGA MID-WESTERN REGIONAL COUNCIL

Site Analysis Plan

SNOW GUM 60 STANDARD
SHEET NO: A.02 DRAWN: AF
SCALE: 1:200, 1:5000 ISSUE: DA
DATE Thursday, 3 March 2022



148 PIPECLAY LANE BUDGEE BUDGEE	
Area Calculation	
Room Names	Area
01 Internal Area	59.54
02 Deck	6.09
	65.63 m ²
SITE DEVELOPMENT CALCULATION	
MID-WESTERN REGIONAL COUNCIL	
LAND SIZE: 11.89ha	
LOT WIDTH: 406.21m	
SITE COVERAGE	
PRIMARY DWELLING: 438.77m ²	
GROUND FLOOR AREA: 65.63m ²	
OTHER STRUCTURES: 335.17m ²	
TOTAL COVERED: 839.57m ² 0.71%	

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CLIENT DA PLAN APPROVAL

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BUDGEE BUDGEE, 2850

DP 578976

CLIENT GILBERT

JOB NUMBER 202445

LGA MID-WESTERN REGIONAL COUNCIL

Site Plan

SNOW GUM 60 STANDARD

SHEET NO: A.03 DRAWN: AF

SCALE: 1:1.30, 1:250, 1:500 @ A3

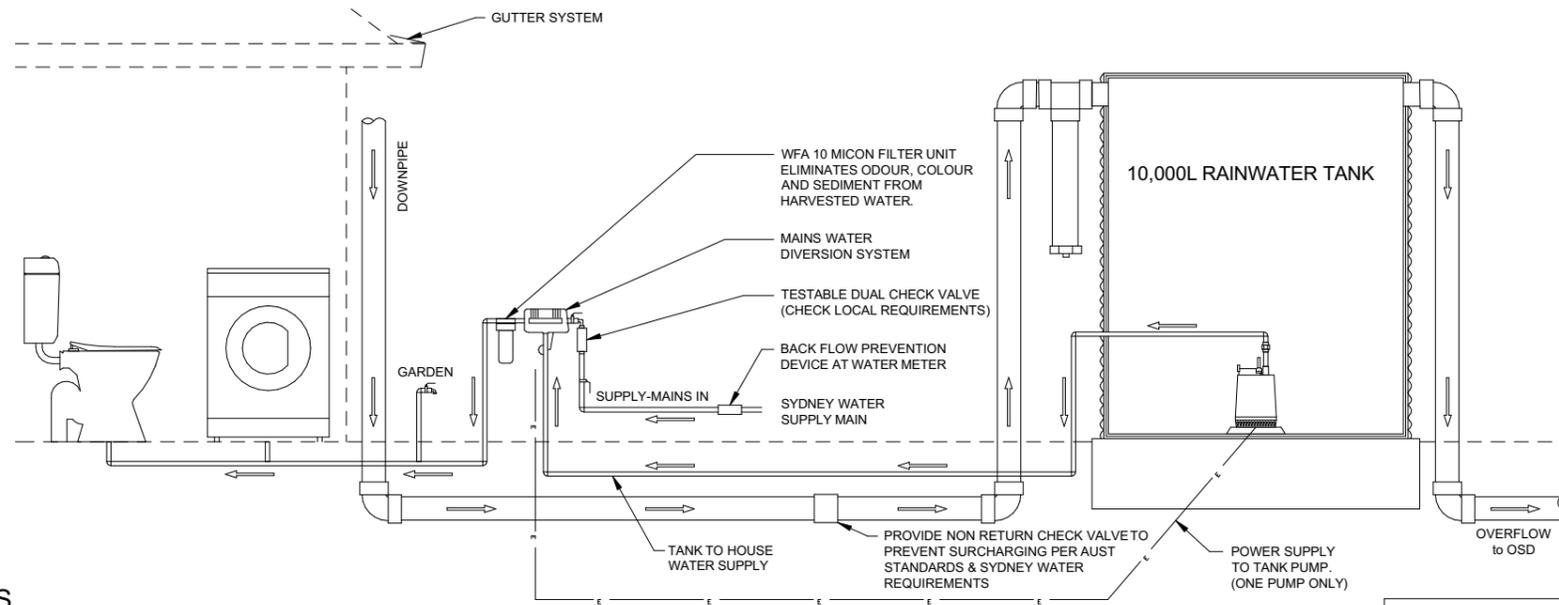
DATE Thursday, 3 March 2022

LEGENDS

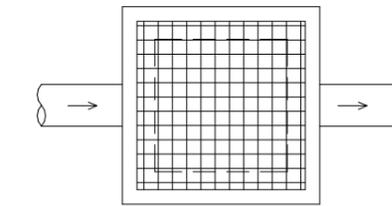
	DESCRIPTION
	PROPOSED PIPES TO OUTLET
	PROPOSED NEW DOWNPIPE (Ø90 UNO)
	SPS TRUFLOW FLOORWASTE (300 SQ. UNO)
	SURFACE INLET PIT (450 SQ. UNO)

GENERAL NOTES

- ALL LINES ARE TO BE Ø100 uPVC @ MIN 1% GRADE UNLESS NOTED OTHERWISE. CHARGED LINES TO BE SEWER GRADE & SEALED.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE & LEVEL ALL EXISTING SERVICES PRIOR TO THE COMMENCEMENT OF ANY EARTHWORKS.
- ALL PIPES TO HAVE MINIMUM 150mm COVER IF LOCATED WITHIN PROPERTY.
- ALL PITS IN LANDSCAPE AREAS TO BE 450 x 450 PLASTIC UNO. AND ALL PITS IN DRIVEWAYS TO BE 450 x 450 CONCRETE UNO.
- PITS LESS THAN 600 DEEP MAY BE BRICK, PRECAST OR CONCRETE UNO.
- ALL BALCONIES AND ROOFS TO BE DRAINED AND TO HAVE SAFETY OVERFLOWS IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS.
- ALL EXTERNAL SLABS TO BE WATERPROOFED.
- ALL GRATES TO HAVE CHILD PROOF LOCKS.
- ALL DRAINAGE WORKS TO AVOID TREE ROOT ZONE.
- ALL DP'S TO HAVE LEAF GUARDS.
- ALL EXISTING LEVELS TO TO BE CONFIRMED BY BUILDER PRIOR TO CONSTRUCTION.
- ALL WORKS WITHIN COUNCIL RESERVE TO BE INSPECTED BY COUNCIL PRIOR TO CONSTRUCTION.
- COUNCIL'S ISSUED FOOTWAY DESIGN LEVELS TO BE INCORPORATED INTO THE FINISHED LEVELS ONCE ISSUED BY COUNCIL.
- ALL WORKS SHALL BE IN ACCORDANCE WITH BCA AND AS3500.3.
- EXISTING STORMWATER PIPE LOCATIONS HAVE BEEN ASSUMED. PLUMBER TO INSPECT PRIOR TO WORKS AND UPGRADE PIPES AS NECESSARY.

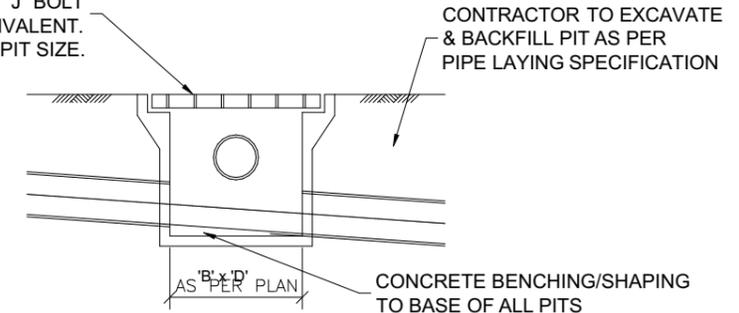


DIAGRAMMATIC DETAIL OF RAINWATER TANK
N.T.S.



PLAN

ACCESS GRATE CLASS B WITH CHILD PROOF "J" BOLT OR APPROVED EQUIVALENT. REFER TO PLAN FOR PIT SIZE.



SECTION - TYPICAL SURFACE INLET PIT

1:5 @ A1
TYPICAL FOR ALL PITS IN NON-TRAFFIC AREAS

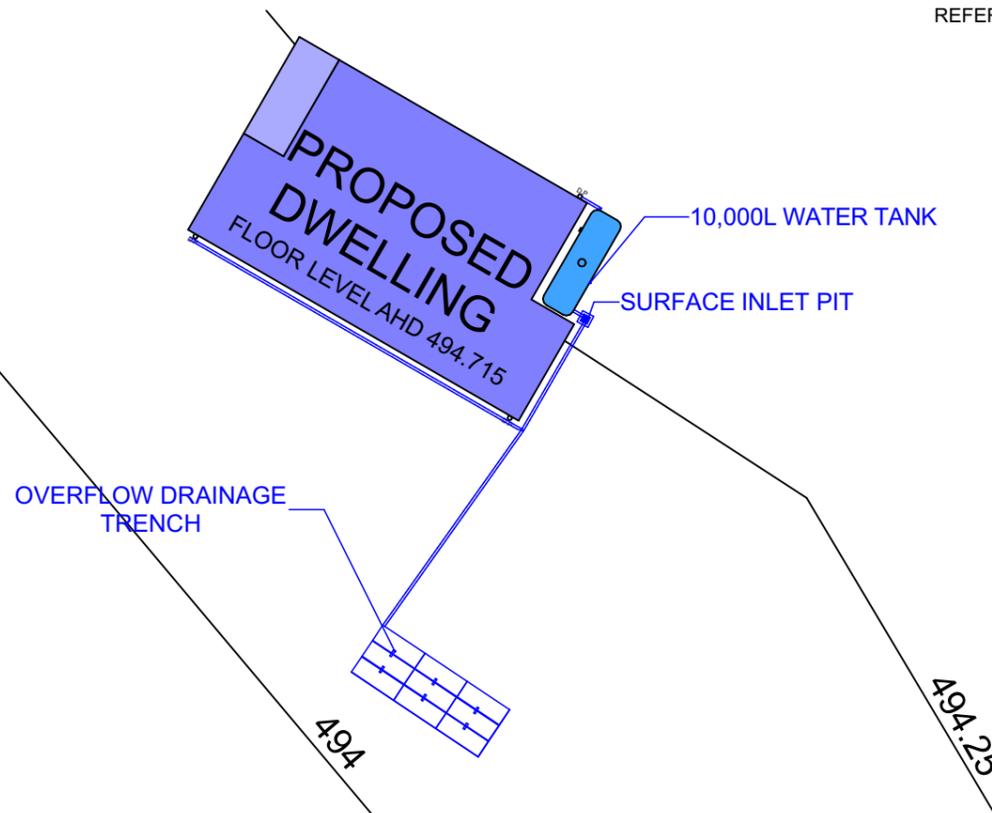
GROUND FLOOR DRAINAGE PLAN

1:100 @ A1

GENERAL NOTES
ALL DRAINAGE LINES SHALL BE UPVC (CLASS SH) LAID @ 1% FALL MIN. UNO.
ALL STORMWATER DOWNPIPES Ø100 UNO.

TYPICAL MINIMUM EFFECTIVE EAVES GUTTER SIZE = 6700 mm²
MINIMUM EFFECTIVE EAVES GUTTER SLOPE = 1:500

(FOR SYMBOLS & ABBREVIATION - REFER TO COVER PAGE)



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LOCATION 148 PIPECLAY LANE
BUDGEE BUDGEE, 2850
DP 578976
CLIENT GILBERT
JOB NUMBER 202445
LGA MID-WESTERN REGIONAL COUNCIL

Stormwater plans

SNOW GUM 60 STANDARD
SHEET NO: A.04 DRAWN: AF
SCALE: 1:200 @ A3 ISSUE: DA
DATE Thursday, 3 March 2022

SINGLE STOREY DWELLING
CLIENT DA PLAN APPROVAL

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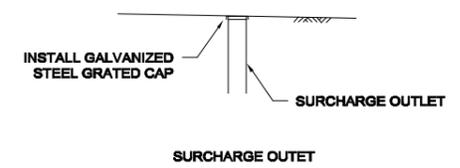
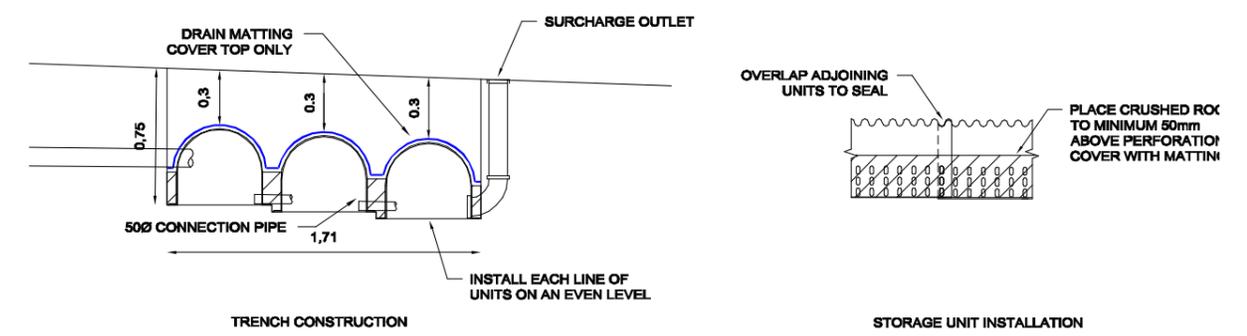
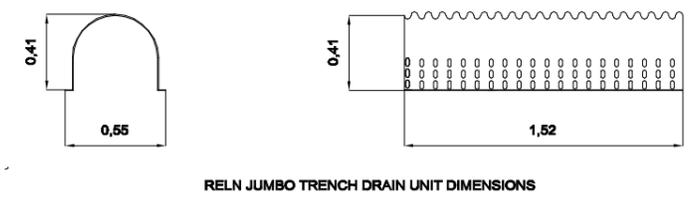
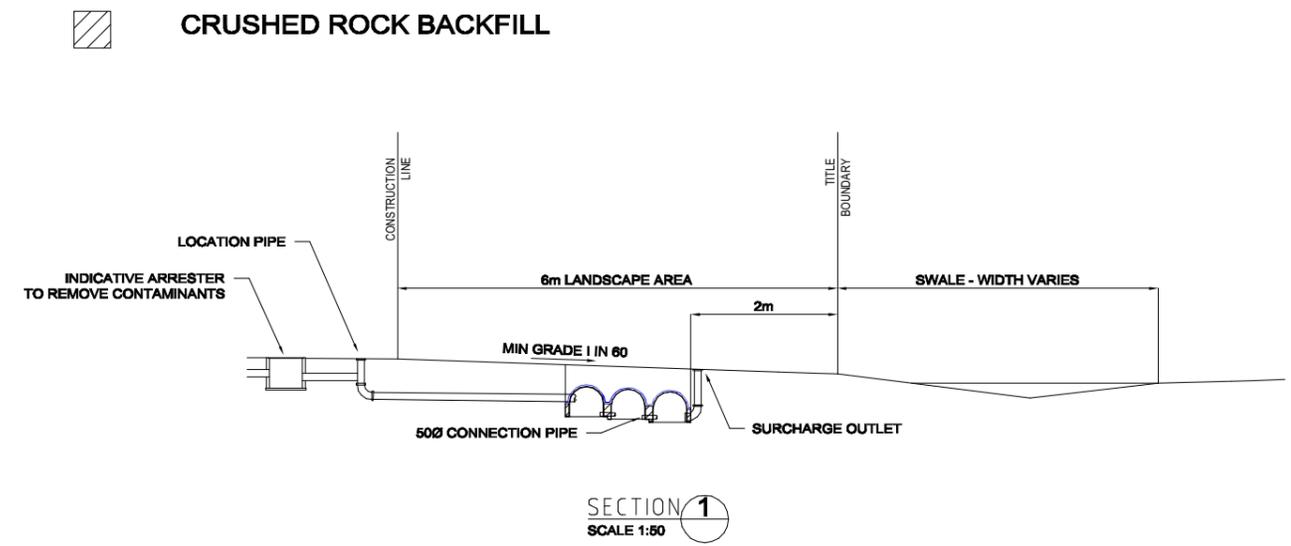
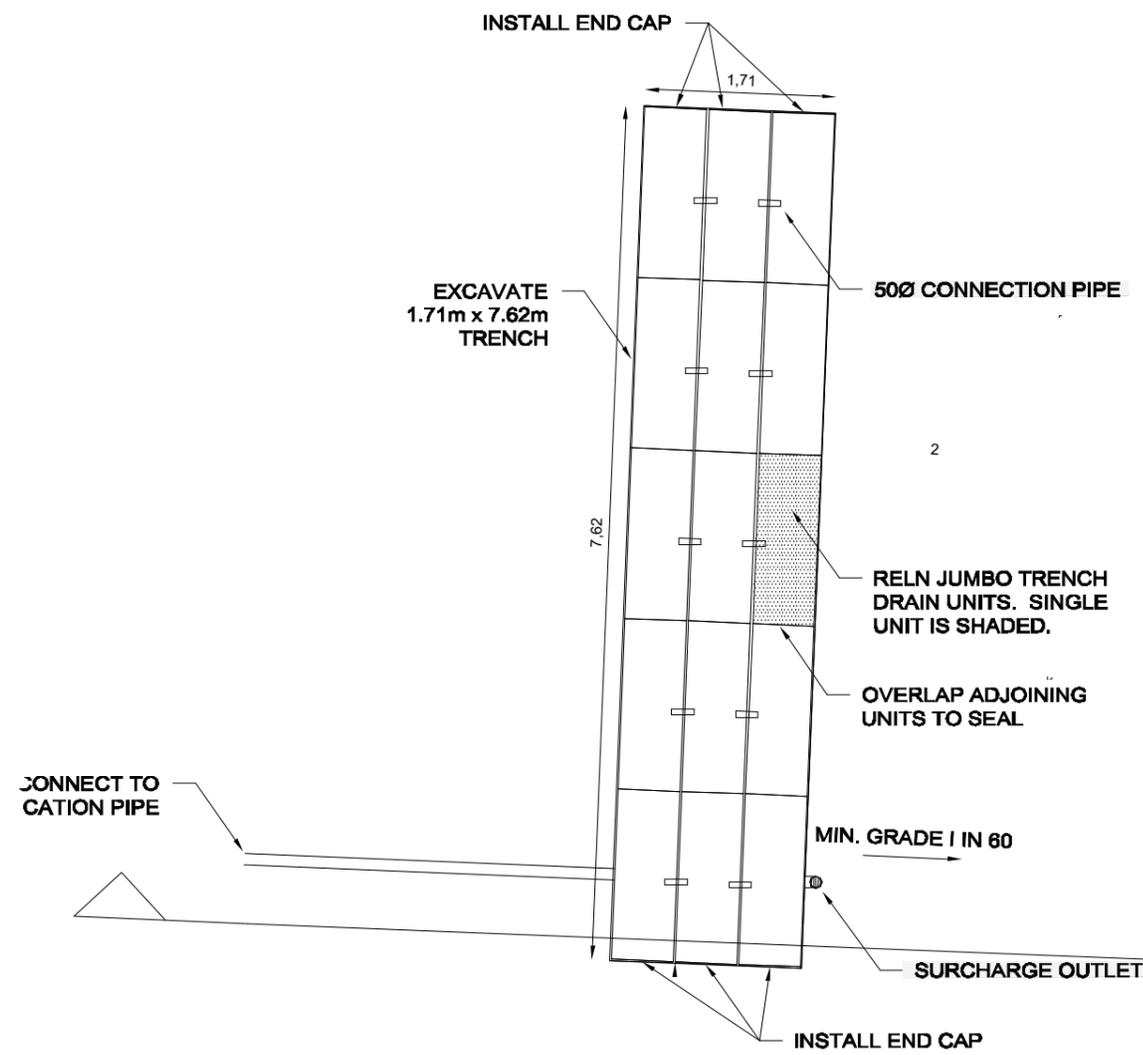
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DETAILS
SCALE 1:20

NOTES:

1. EACH LINE OF DRAINAGE UNITS SHALL BE INSTALLED ON AN EVEN LEVEL.
2. TRENCH TO CONTAIN 15 RELN JUMBO DRAIN UNITS, INSTALLED IN 3 LINES OF 5.
3. MINIMUM COVER OF 0.3m TO TOP OF STORAGE UNIT.
4. BACKFILLING SHALL COMPLY WITH AS 3500.3 (2003).
5. CRUSHED ROCK BACKFILL SHALL BE GRADED TO 20-40mm ROCK SIZE.
6. ALL PIPES AND FITTINGS SHALL BE CLASS SN2 100Ø PVC UNLESS OTHERWISE INDICATED.
7. DRAINAGE TRENCH SHALL BE MINIMUM 1.5m CLEAR OF VEHICLE CROSSINGS.
8. DRAINAGE TRENCH SHALL BE MINIMUM 2.0m CLEAR OF HOUSE STRUCTURES.
9. OVERFLOW PATH TO BE OF MINIMUM GRADE OF 1 IN 60 FROM SURCHARGE OUTLET TO PROPERTY BOUNDARY.

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LOCATION 148 PIPECLAY LANE
BUDGEE BUDGE, 2850

DP 578976

CLIENT GILBERT

JOB NUMBER 202445

LGA MID-WESTERN REGIONAL COUNCIL

Overflow Drainage Trench

SNOW GUM 60 STANDARD

SHEET NO: A.05 DRAWN: AF

SCALE: @ A3 ISSUE: DA

DATE Thursday, 3 March 2022

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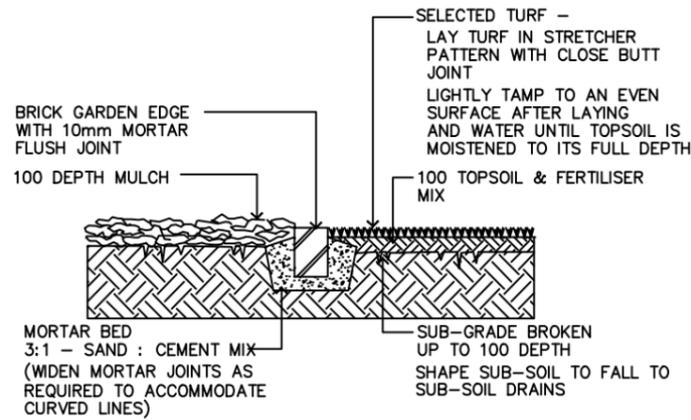
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Date _____

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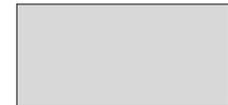
1. TURF & GARDEN EDGE DETAIL

NOTE:
ALIGNMENT OF BRICK EDGE SHALL BE EVEN & FREE FROM DIPS AND HUMPS.

Landscape Legend



TURF AREA



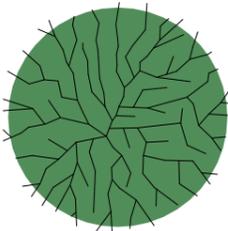
PAVED AREA



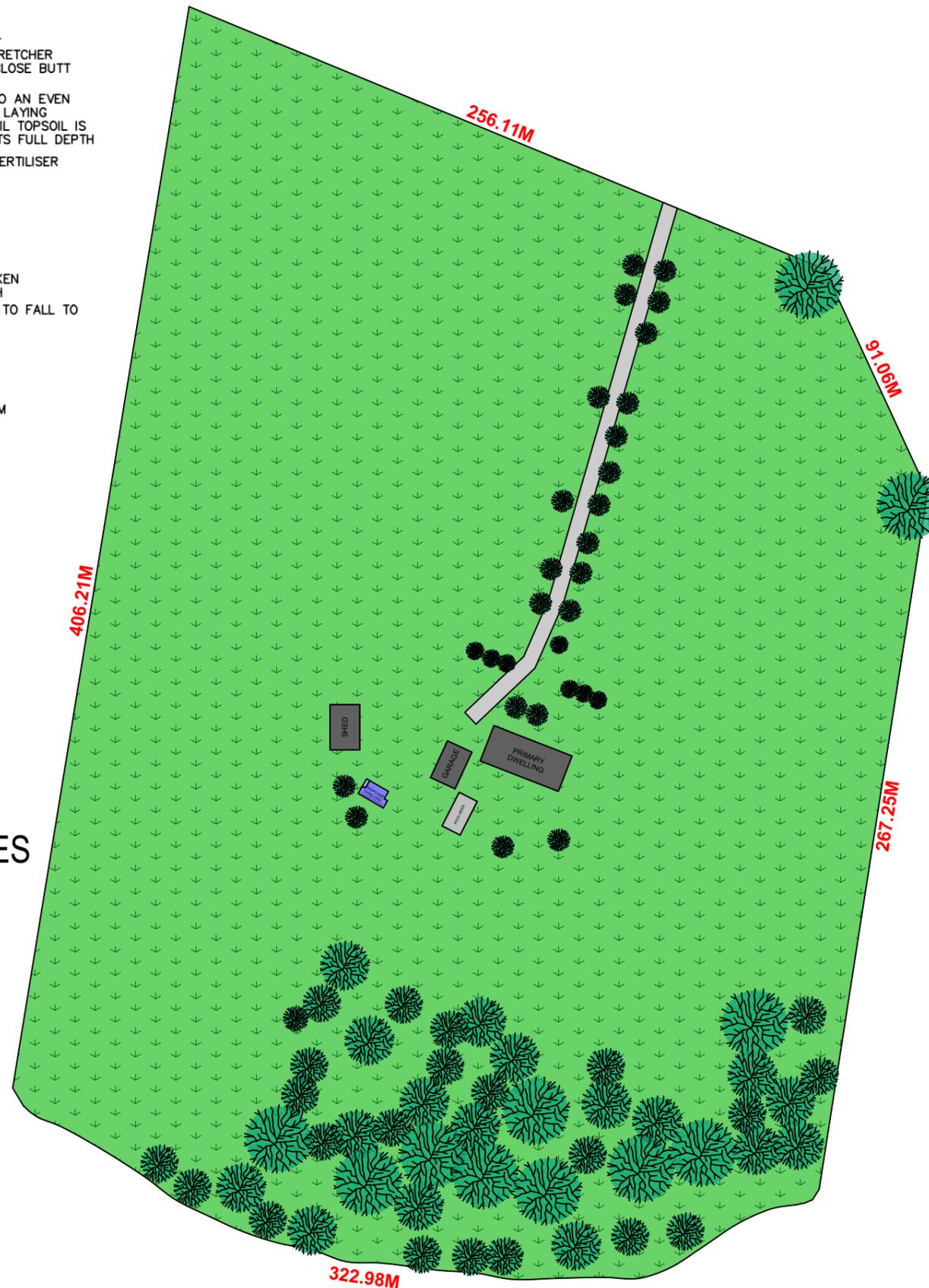
PROPOSED STRUCTURES



EXISTING STRUCTURES



EXISTING TREES



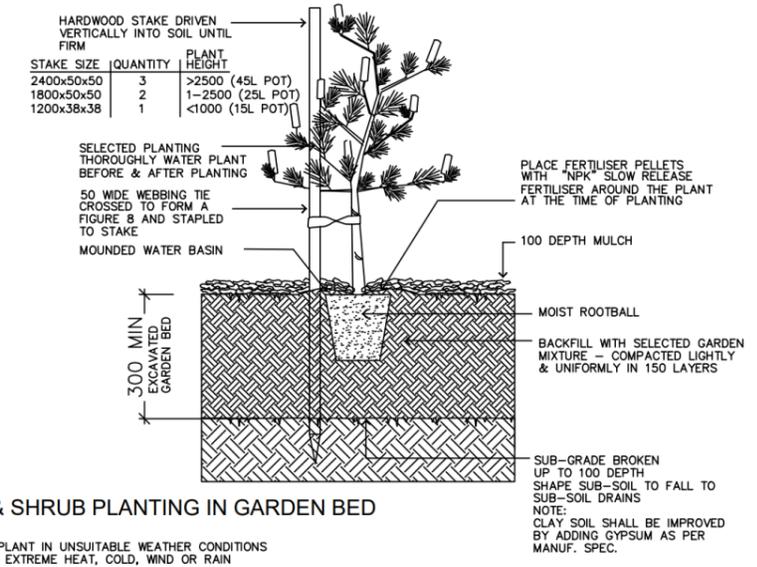
148 PIPECLAY LANE BUDGEE BUDGEE	
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02 Deck	6.09
65.63 m ²	
SITE DEVELOPMENT CALCULATION	
MID-WESTERN REGIONAL COUNCIL	
LAND SIZE: 11.89ha	
LOT WIDTH: 406.21m	
LANDSCAPED AREA	
STRUCTURES: 839.57m ² 0.71%	
HARDSTAND AREAS: 105m ² 0.09%	
LANDSCAPE AREA: 117,919.23 99.2%	

NOTE:

- Contractors must verify all dimensions at the site before commencing any work or making any shop drawings which must be approved before manufacturing.
- Do not scale drawing, if in doubt - ASK
- This drawing is to be read in conjunction with Architectural, Hydraulic and survey plans
- All Existing trees to remain shall be protected as per arborist report & council requirements
- All pruning shall be in accordance with the AS 4373
- Thoroughly eradicate weeds from all garden areas.
- No variation to the works to be carried out without prior approval from owner.
- All materials to be the best of their respective kinds and shall comply with approved sample type submitted or specified.
- Substitution of plant species or varieties will not be permitted.
- Unless otherwise specified or directed, all instructions are to be issued by the consulting landscape designer.
- All storm water outlets & surface run off shall be to Hydraulic Engineers detail.
- Provide sub-soil drainage to garden beds & lawn areas where required - To be confirmed on site.
- Refer to survey plan for position of all existing services.
- Refer to Architectural elevations & Sections for existing and proposed ground lines.
- All landscape works shall comply with all councils DA & CC conditions and all relevant "AUSTRALIAN STANDARDS" and AUS_SPEC NO.1 Specification C273-Landscaping.
- Irrigation system - If required, shall be designed & installed to comply with AS 2698, AS 2698.1-1994, AS 2698.2-1985, AS 2698.3-1990, water board and other relevant authority regulations.
- MAINTENANCE**- All landscape works are to be maintained for a period of 12 weeks after final completion. Replace all plants which have failed with the same species. Mulch is to be maintained at specified depth. All plants and turf shall be watered on a regular basis to maintain moisture levels required for optimum growth. All garden areas are to be maintained free from weeds.

IMPORTANT NOTICE:

THE LANDSCAPING OF THE SITE SHALL BE MAINTAINED AT ALL TIMES IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN AND CONDITIONS OF CONSENT. IT MUST BE NOTED THAT ANY DEVIATION FROM THE APPROVED DESIGN IS NOT AUTHORISED UNDER THE DEVELOPMENT CONSENT. ANY ALTERATION TO DESIGN AND PLANT MATERIAL MUST BE APPROVED BY THE ACCREDITED CERTIFIER.



2. TREE & SHRUB PLANTING IN GARDEN BED

NOTE:
DO NOT PLANT IN UNSUITABLE WEATHER CONDITIONS SUCH AS EXTREME HEAT, COLD, WIND OR RAIN
CLAY SOIL IS TO BE TREATED WITH CLAY BREAKER

Landscape Plan

LOCATION 148 PIPECLAY LANE
BUDGEE BUDGEE, 2850
DP 578976
CLIENT GILBERT
JOB NUMBER 202445
LGA MID-WESTERN REGIONAL COUNCIL

SNOW GUM 60 STANDARD
SHEET NO: A.06
SCALE: 1:1.30, 1:2000
DATE Thursday, 3 March 2022

DRAWN: AF
CHECKED: DA

SINGLE STOREY DWELLING
CLIENT DA PLAN APPROVAL

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Date _____

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SOIL AND WATER MANAGEMENT CONTROLS

This is a Soil and Water Management Plan, and shows an acceptable way of managing soil erosion and water quality on the site. The Site Manager shall be responsible for implementation and management of the Soil and Water Management on the site.

This plan is to be read in conjunction with the DA and Engineering Plans, and any other plans, written instructions, specification or documentation that may be issued relating to development of the site. Ensure that all soil and water management works are located as instructed by the Site Manager or as shown on the plans, specification or other relevant documentation.

All workers and sub-contractors shall be informed of their responsibilities in minimising the potential for soil erosion and pollution to downslope lands and waterways.

Water will be prevented from entering the permanent drainage system unless it is relatively sediment free, ie the catchment area has been permanently landscaped and/or any likely sediment has been filtered through or settled within an approved structure to meet environmental guidelines.

'Sediment' fencing and adjacent swales will be installed as indicated on the plans and at the direction of superintendent to ensure containment of sediment. The swales will outlet or overflow under stabilised conditions into the sediment basins, to safely convey water into a suitable filtering system should the pores in the fabric block.

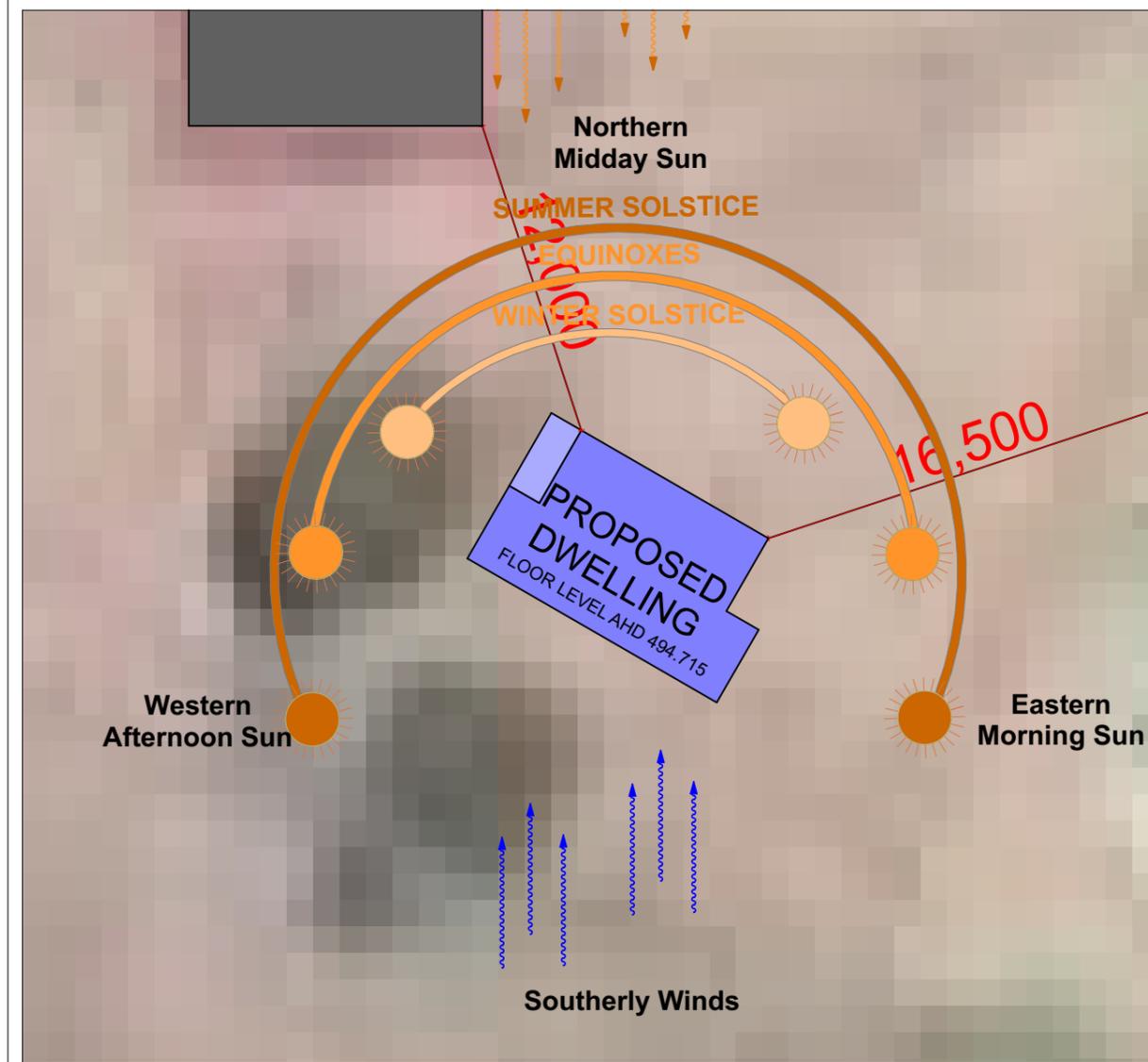
Construct a new sediment basin (if indicated on plans) at the location shown and clean out the existing dams to act as a sediment basin during the construction period and beyond.

Sediment basins shall have a minimum wet sediment capacity of 10 cubic metres and be designed with suitable overflow spillways to remain stable in at least the 1 in 10 year ARI (10% AEP), critical duration storm event.

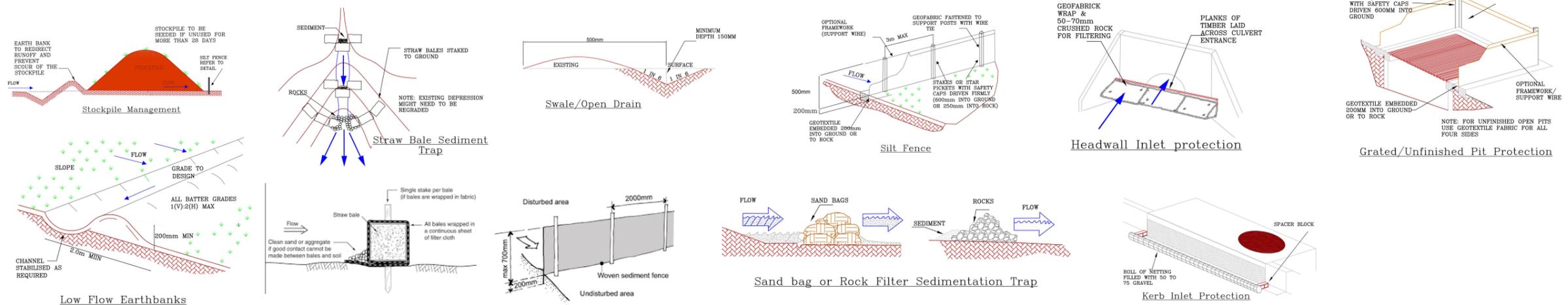
In general, water shall not be released or pumped from sediment basins unless water quality complies with the 'Australian and New Zealand Guidelines for Fresh and Marine Water Quality' and in particular 50mg/L maximum suspended solids. Artificial flocculation to settle finer particles may be necessary in this instance. The basins are to be emptied within 48 hours after a storm event, but only after water has reached acceptable quality levels.

Stockpiles must not be located within 2m of hazard areas, including likely areas of concentrated or high velocity flows such as waterways, paved areas and driveways. Where they are between 2m and 5m metres from such areas, special sediment control measures should be taken to minimise possible pollution to downslope waters, e.g. through installation of additional 'sediment' fencing and bunds around the stockpiles.

Regular checking and maintenance of the measures to ensure the integrity of the installed measures.



Techniques



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 PO Box 56, Bringelly NSW 2556
Phone (02) 4774 8388
 Email: sales@hitechhomes.com.au
 www.hitechhomes.com.au

SINGLE STOREY DWELLING
CLIENT DA PLAN APPROVAL

Signed _____
 Date _____

GENERAL BUILDING NOTES

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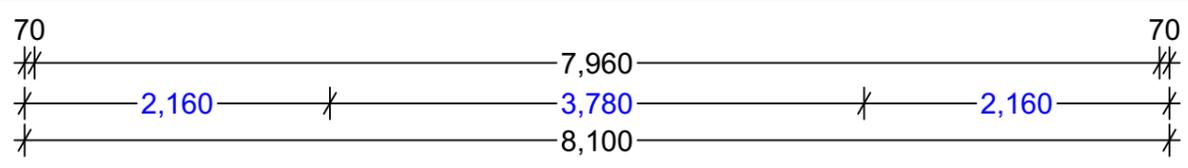
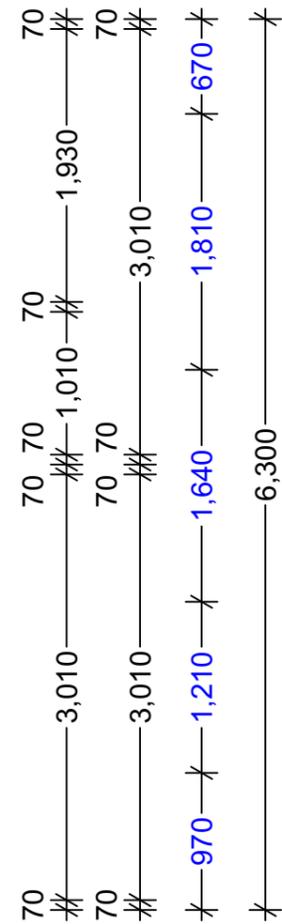
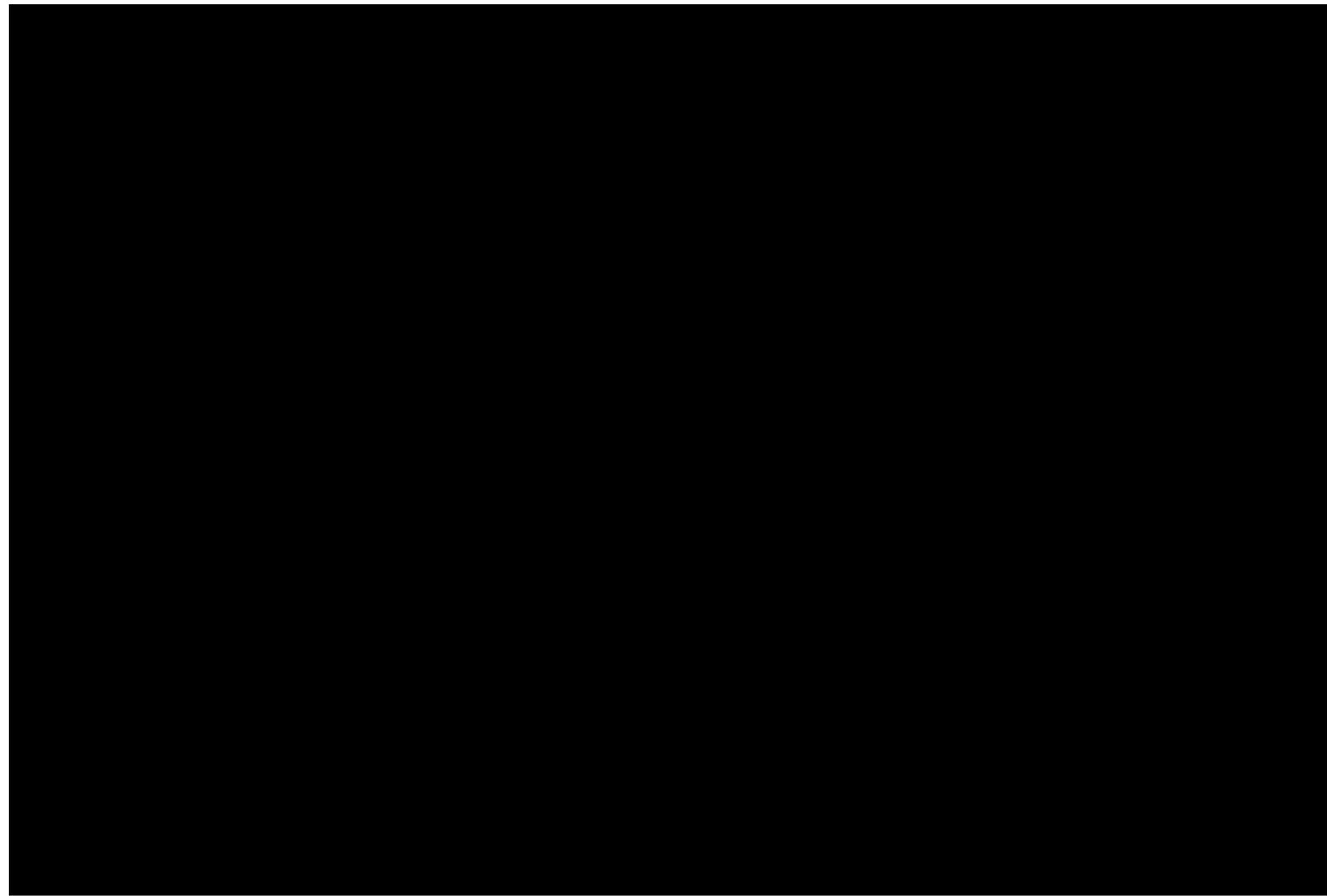
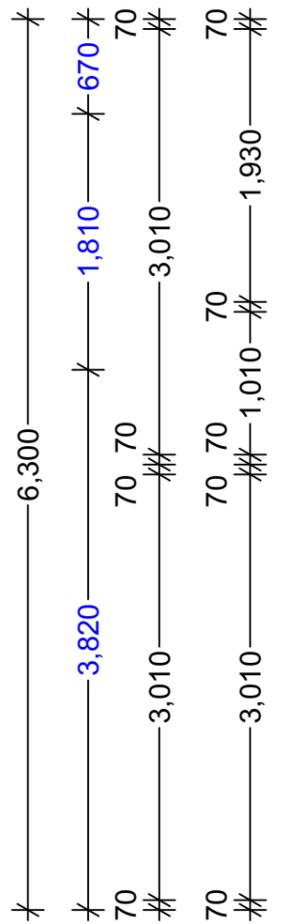
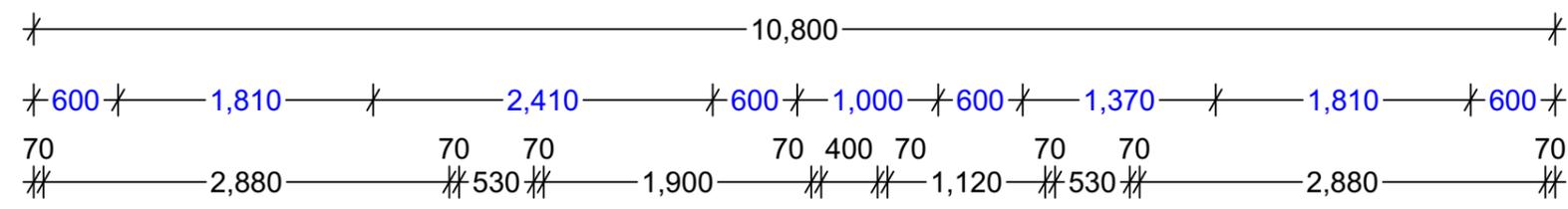
LOCATION 148 PIPECLAY LANE
 BUDGE BUDGE, 2850
 DP 578976
 CLIENT GILBERT
 JOB NUMBER 202445
 LGA MID-WESTERN REGIONAL COUNCIL

Sediment Control Plan

SNOW GUM 60 STANDARD
 SHEET NO: A.07 DRAWN: AF
 SCALE: 1:3500, 1:250 ISSUE: DA
 DATE Thursday, 3 March 2022

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Area Calculation	
Room Names	Area
01 Internal Area	59.54
02 Deck	6.09
	65.63 m ²



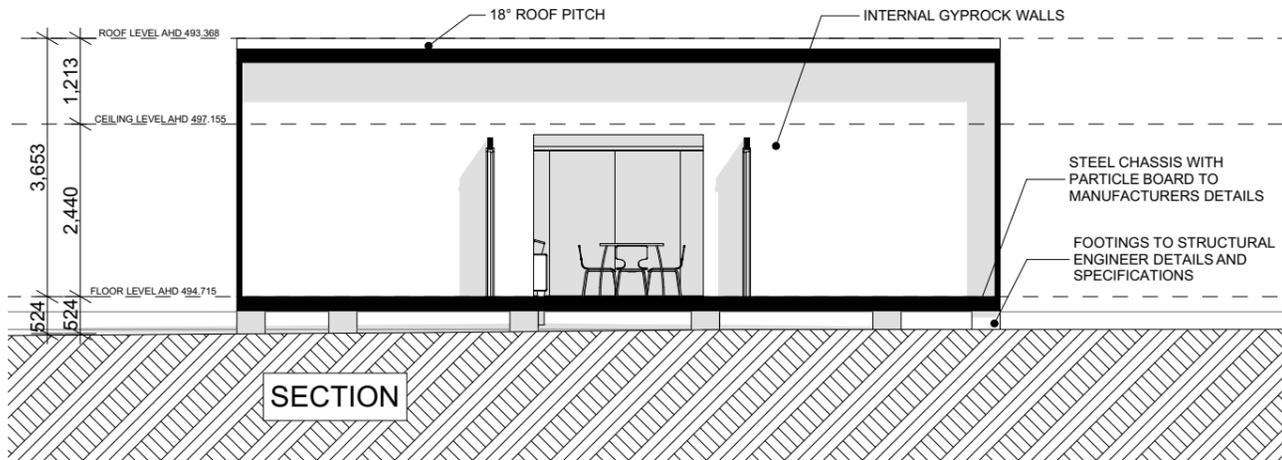
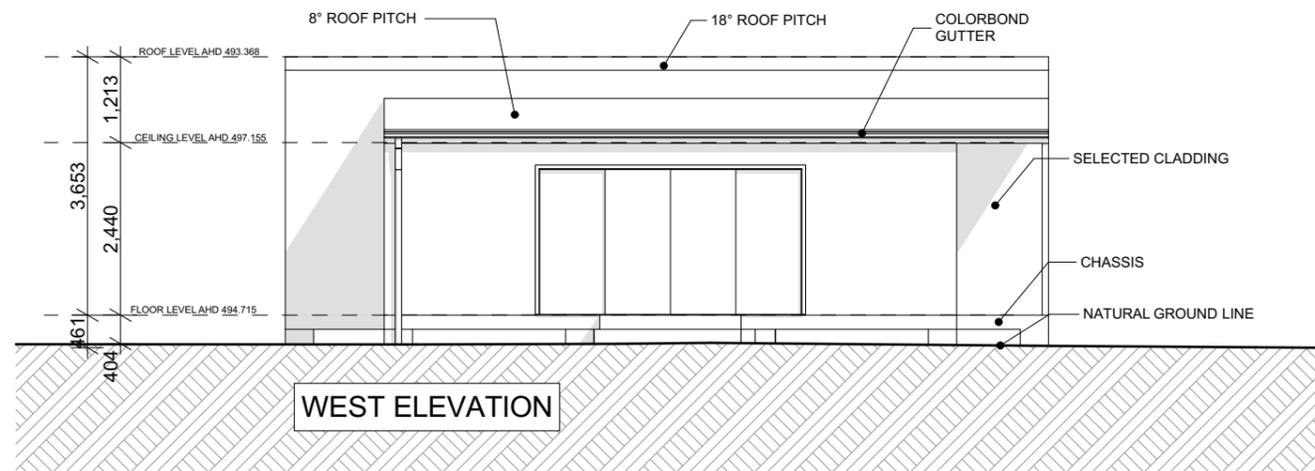
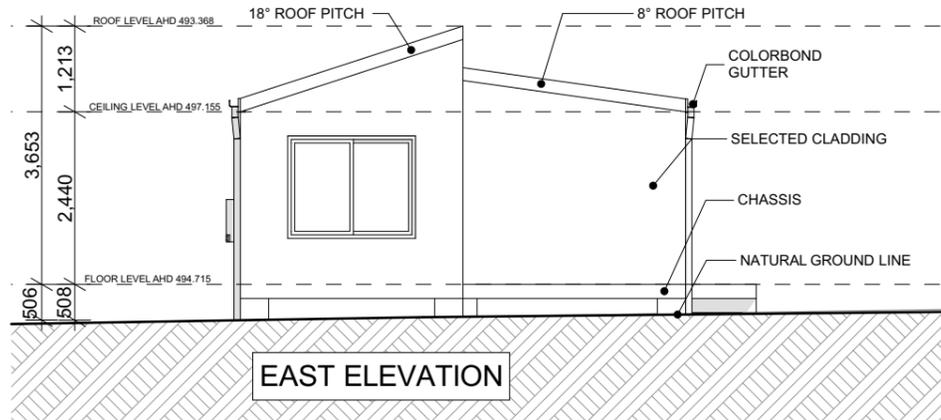
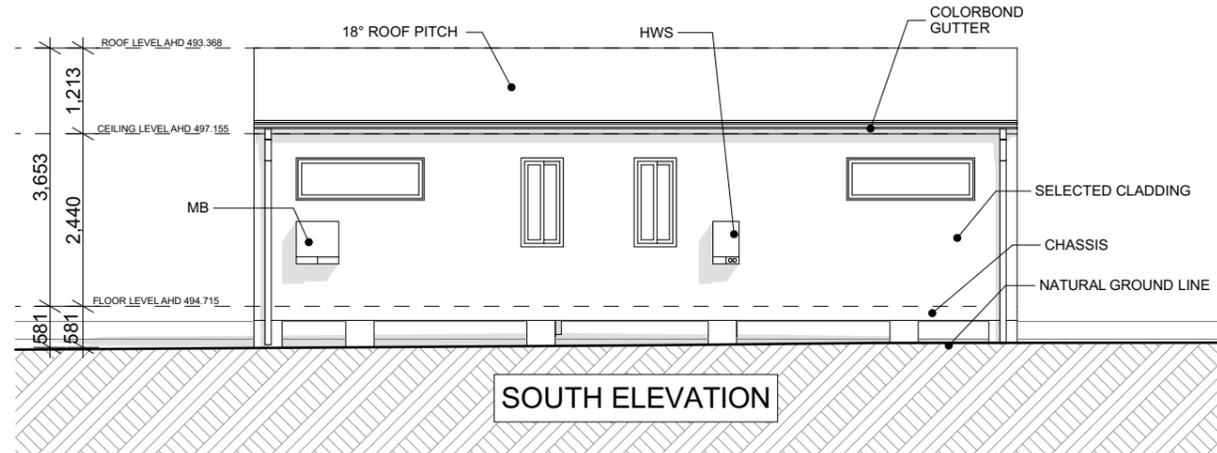
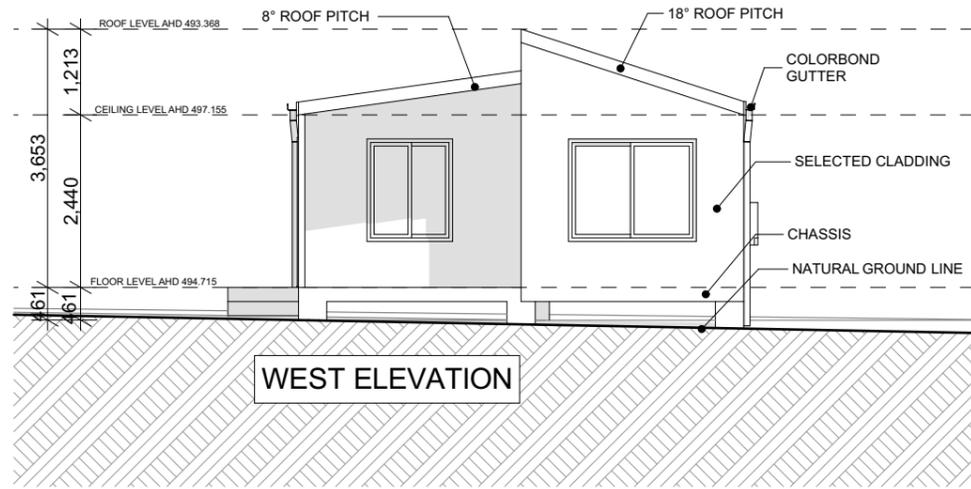
ABN 32 603 439 827
 Sales Office and Display Centre
 1355 The Northern Road, Bringelly NSW
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 Phone (02) 4774 8388
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SINGLE STOREY DWELLING
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 Date _____

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LOCATION 148 PIPECLAY LANE
 BUDGEE BUDGE, 2850
 DP 578976
 CLIENT GILBERT
 JOB NUMBER 202445
 LGA MID-WESTERN REGIONAL COUNCIL

Floor Plan
 SNOW GUM 60 STANDARD
 SHEET NO: A.08 DRAWN: AF
 SCALE: 1:50, 1:1 @ A3 ISSUE: DA
 DATE Thursday, 3 March 2022



Robr Door List			
Element ID	Width	Height	Quantity
RD01	1,930	2,440	1
RD02	1,930	2,440	1
RD03	1,930	2,440	1
			3

DOOR LIST			
Element ID	Width	Height	Quantity
D01	3,780	2,100	1
D02	820	2,040	1
D03	800	2,080	1
D04	800	2,080	1
D05	820	2,040	1
			5

WINDOW LIST			
Element ID	Width	Height	Quantity
W01	1,210	1,450	1
W02	1,810	1,450	1
W03	1,810	600	1
W04 OBS	600	1,260	1
W05	600	1,260	1
W06	1,810	600	1
W07	1,810	1,450	1
			7



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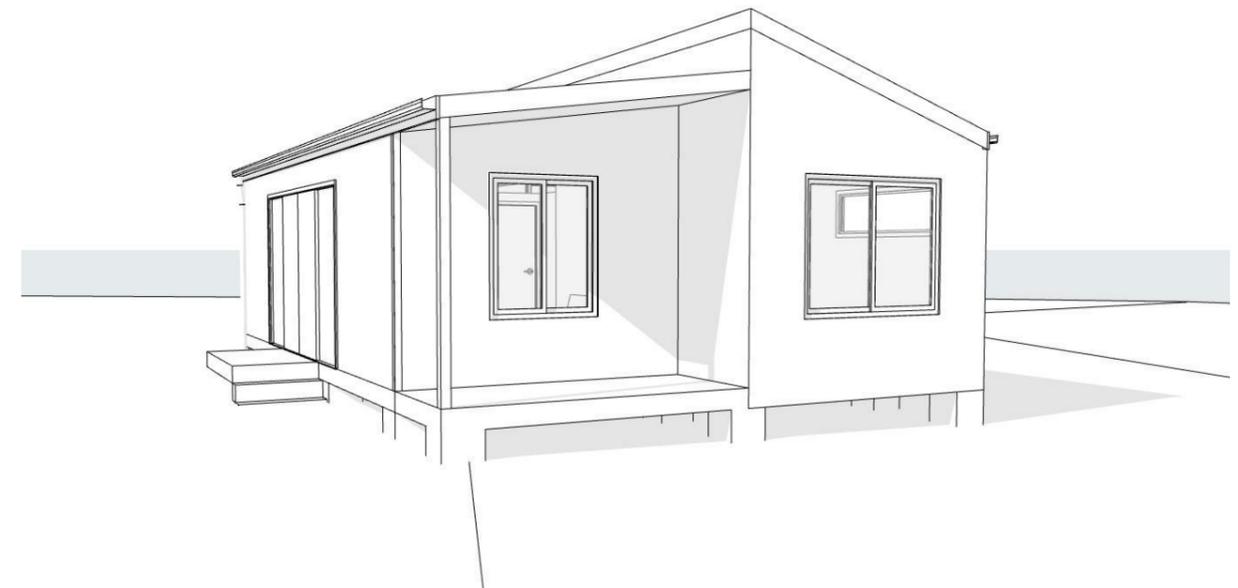
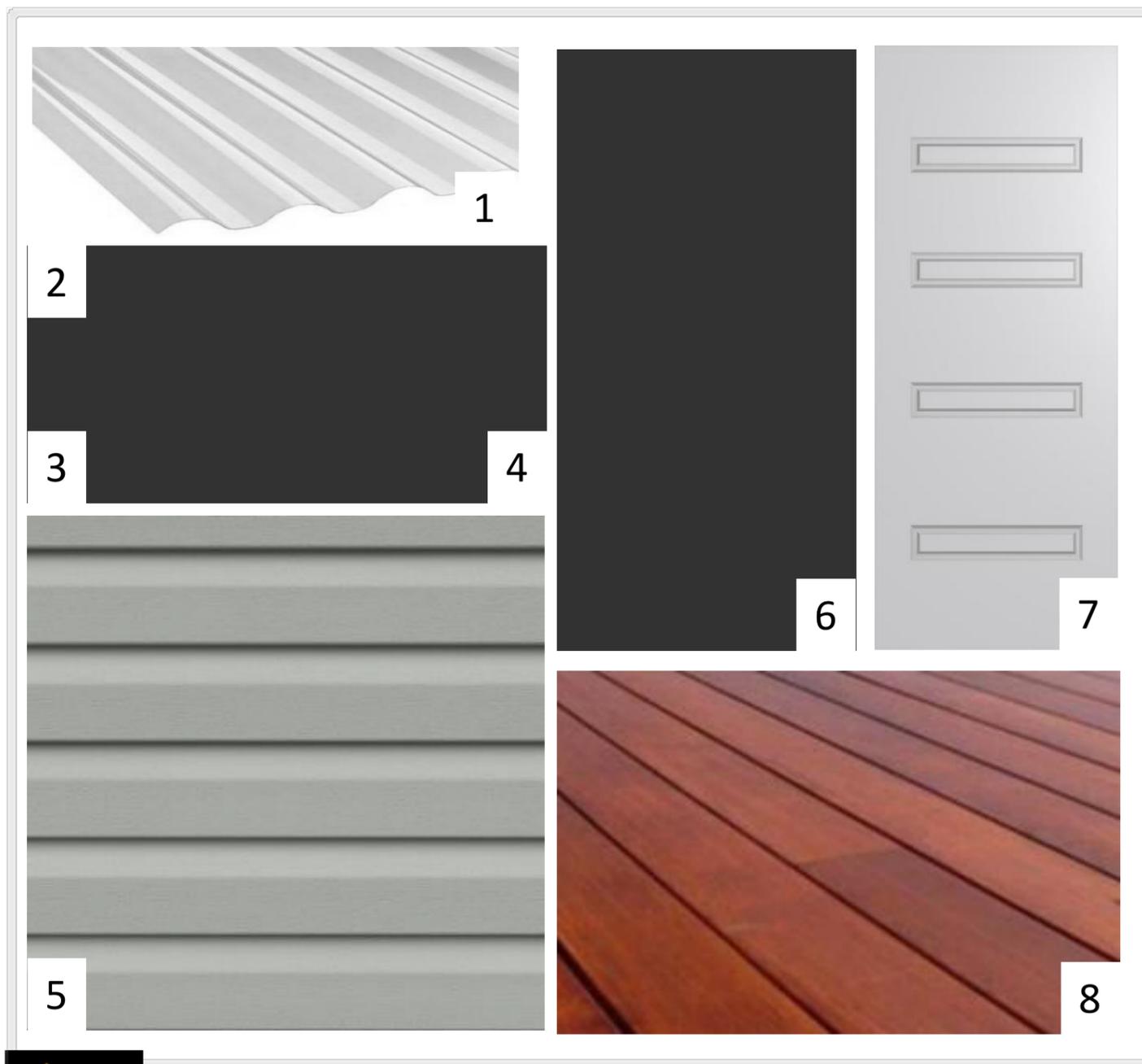
LOCATION 148 PIPECLAY LANE
 BUDGEE BUDGE, 2850
 DP 578976
 CLIENT GILBERT
 JOB NUMBER 202445
 LGA MID-WESTERN REGIONAL COUNCIL

Elevations/Section

SNOW GUM 60 STANDARD
 SHEET NO: A.09 DRAWN: AF
 SCALE: 1:1, 1:100 @ A3 ISSUE: DA
 DATE Thursday, 3 March 2022

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EXTERNAL COLOUR PLAN - SNOW GUM 60



LEGEND

- 1) ROOF: STEELINE CORRUGATED 762 - CB MONUMENT
- 2) GUTTER: CB MONUMENT
- 3) FASCIA: CB MONUMENT
- 4) DOWNPIPES: CB MONUMENT
- 5) AUSTECH DURATUFF - VINYL CLADDING - FLAGSTONE
- 6) WINDOWS & FLYSCREENS - ALUMINIUM - CB MONUMENT
- 7) FRONT DOOR: XV10
HINGED - FEATURE COLOUR - TAUBMANS SEA LORD
- 8) DECKING - MERBAU - CLEAR FINISH



JOB NO: 202445

SITE ADDRESS: 148 PIPECLAY LANE, BUDGEE BUDGE, 2850

CLIENT - GILBERT



ABN 32 603 439 827

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LOCATION 148 PIPECLAY LANE
BUDGEE BUDGE, 2850

DP 578976

CLIENT GILBERT

JOB NUMBER 202445

LGA MID-WESTERN REGIONAL COUNCIL DATE Thursday, 3 March 2022

External Colours

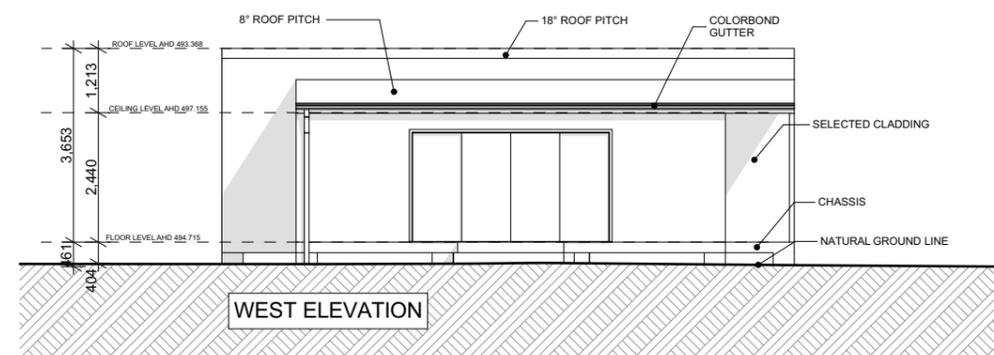
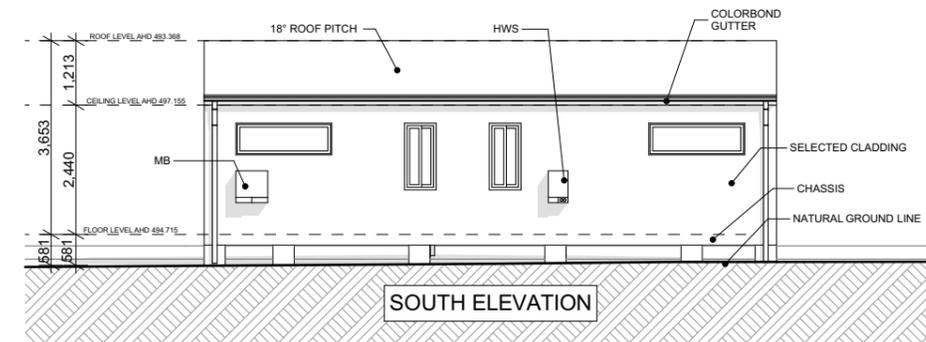
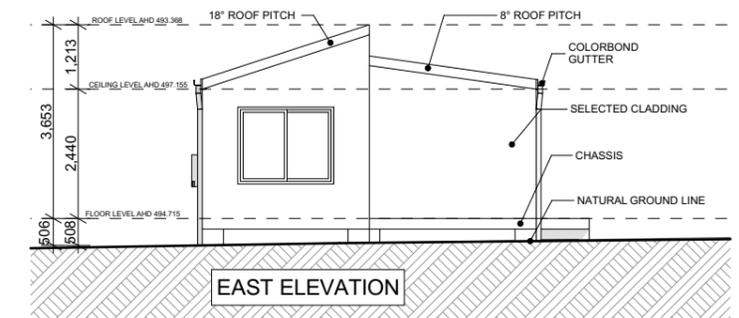
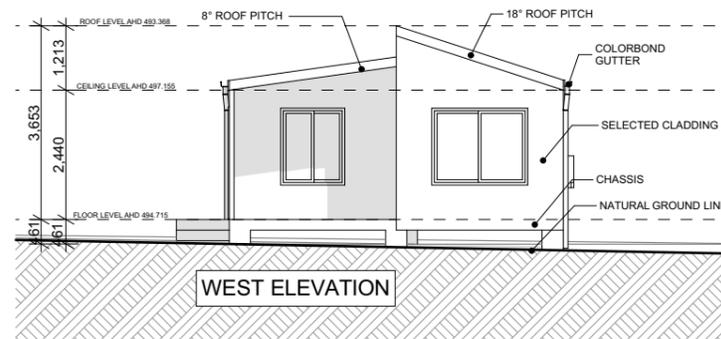
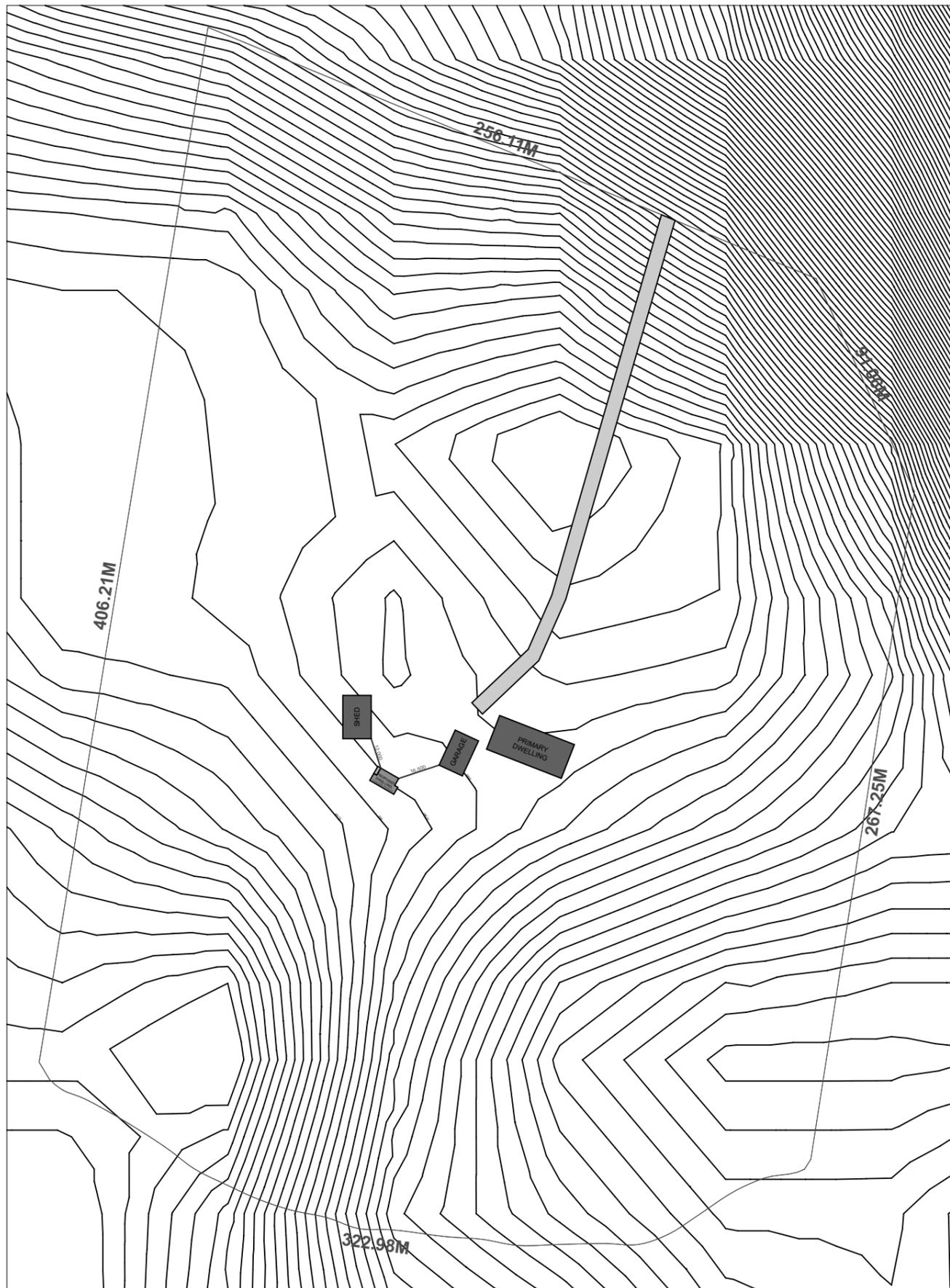
SNOW GUM 60 STANDARD

SHEET NO: A.10 DRAWN: AF

SCALE: 1:283.80 @ A3 ISSUE: DA

NOTIFICATION PLAN

48 PIPECLAY LANE, BUDGEE BUDGE, 2850



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SCALE: 1:2000, 1:133.33 @ A3

Thursday, 3 March 2022