

SECONDARY DWELLING - 183 CHURCH STREET, MUDGEEE

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SINGLE STOREY DWELLING

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LOCATION 183 CHURCH STREET

MUDGEEE, NSW, 2850

LOT/DP 7/DP238892

CLIENT BREMER

JOB NUMBER 202553

LGA MID-WESTERN REGIONAL COUNCIL

3D Visual

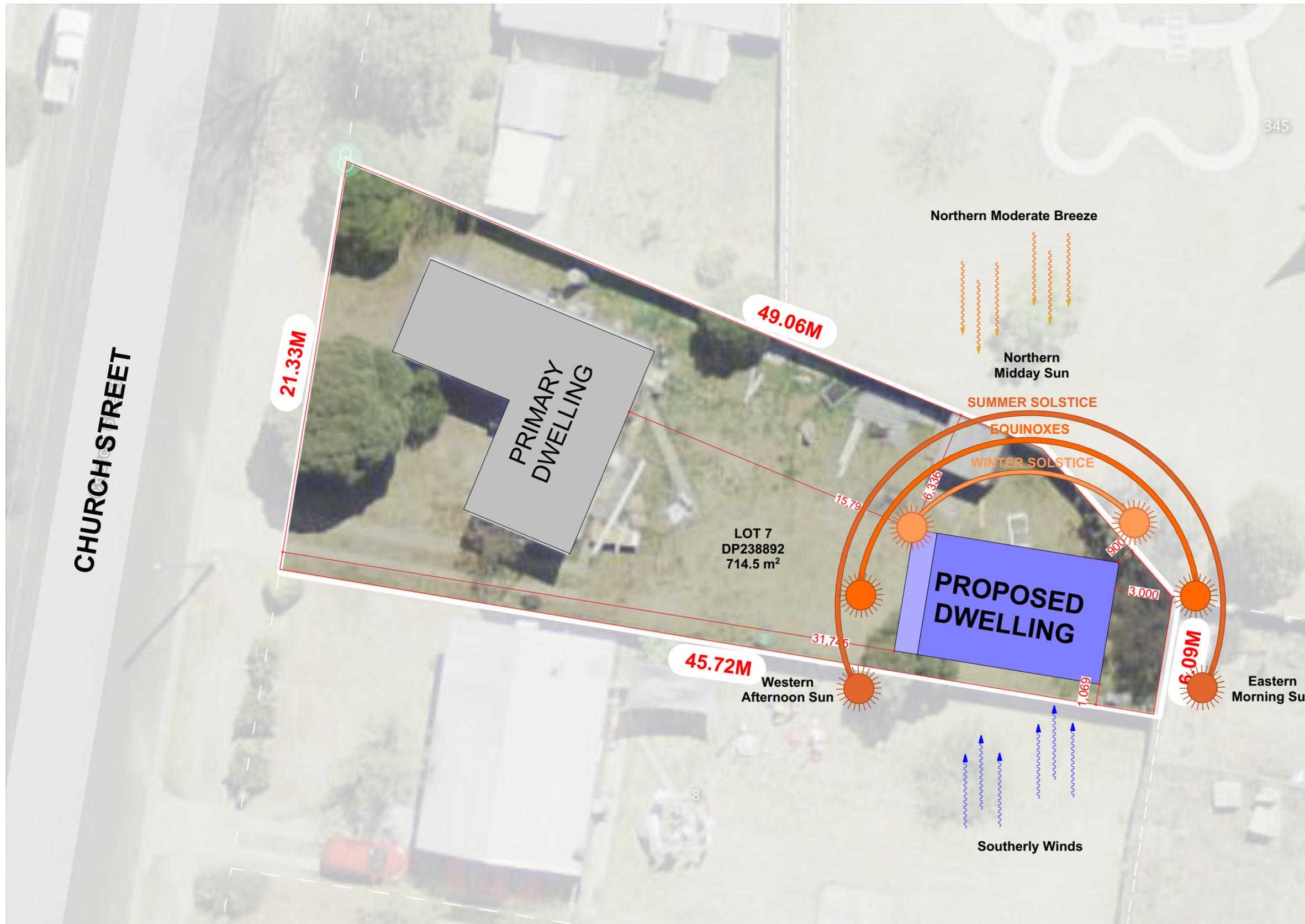
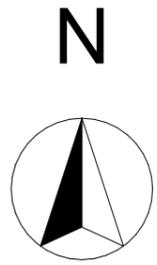
SHEET NO: A.01

SCALE: 1:100 @ A3

DATE Wednesday, 24 August 2022

DRAWN: SM

ISSUE: #Pr



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MUDGEE, NSW, 2850

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JOB NUMBER 202553

LGA MID-WESTERN REGIONAL
COUNCIL

Site Analysis Plan

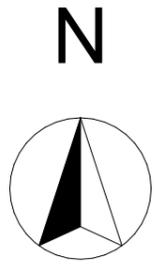
SHEET NO: A.02

SCALE: 1:200 @ A3

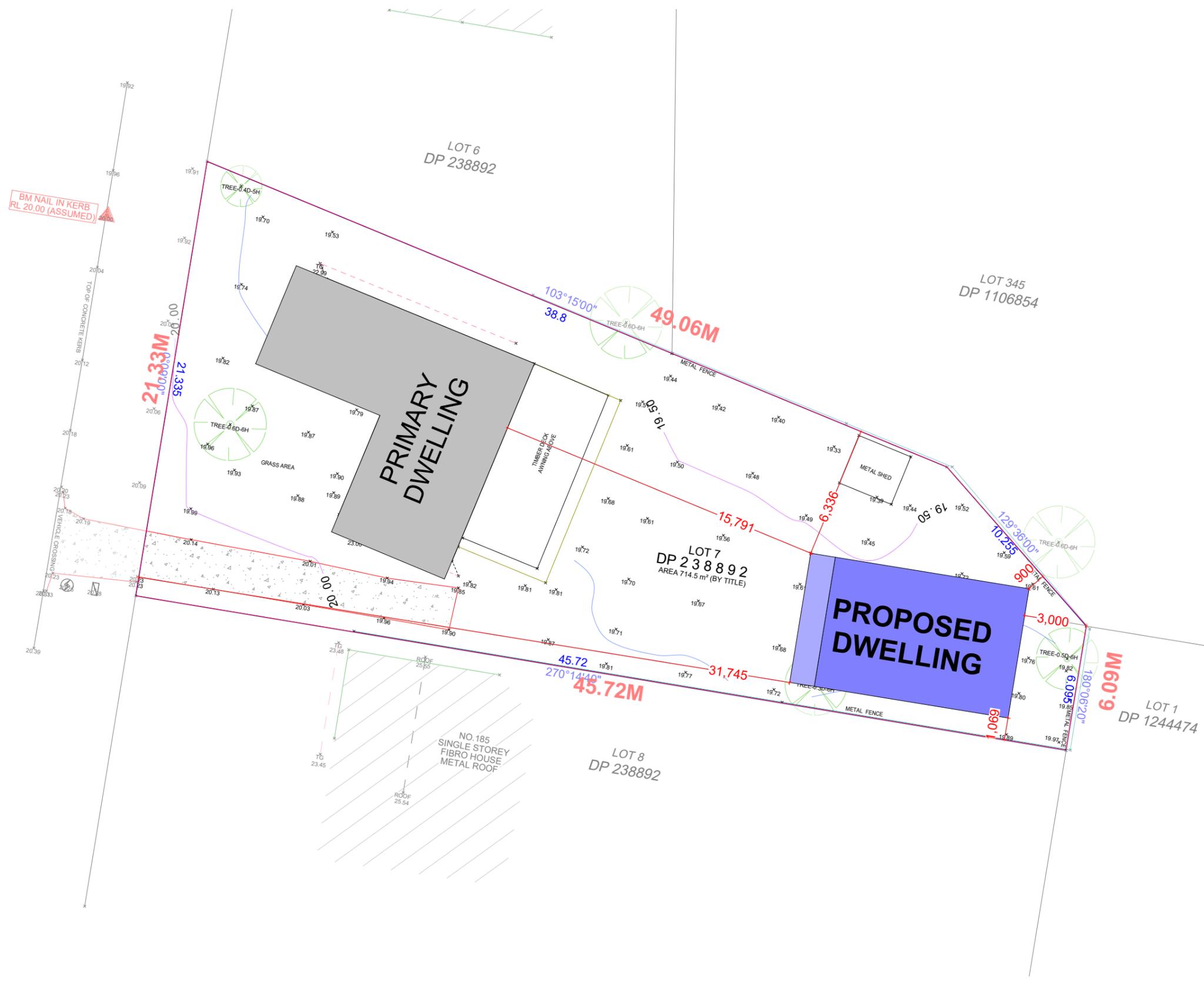
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DRAWN: SM

ISSUE: #Pr



CHURCH STREET



183 CHURCH STREET MUDGEE	
AREA CALCULATION	
Zone Name	Area
01 Internal Area	59.54
02 Deck	7.56
	67.10 m ²
SITE DEVELOPMENT CALCULATION	
MID-WESTERN REGIONAL COUNCIL	
LAND SIZE: 714.5 m ²	
LOT WIDTH: 21.33 m	
SITE COVERAGE	
PROPOSED DWELLINGS: 67.1m ²	
PRIMARY DWELLING: 99.41m ²	
OTHER STRUCTURES: 6.61m ²	
TOTAL COVERED: 173.12m² 24.23%	

LEGENDS:

	BUILDING
	CONCRETE
WT	: WINDOW TOP
WB	: WINDOW BOTTOM
	COMMUNICATION PIT
	STOP VALVE
	HYDRANT
	WATER METER
	POWER POLE
	SIGN STREET
	LIGHT POLE

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LOCATION 183 CHURCH STREET
MUDGEE, NSW, 2850

LOT/DP 7/DP238892

CLIENT BREMER

JOB NUMBER 202553

LGA MID-WESTERN REGIONAL COUNCIL

Site Plan

SHEET NO: A.03 | DRAWN: SM
SCALE: 1:200, 1:1.30 @ A3 | ISSUE: #Pr
DATE Wednesday, 24 August 2022

LEGENDS

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

GROUND FLOOR DRAINAGE PLAN

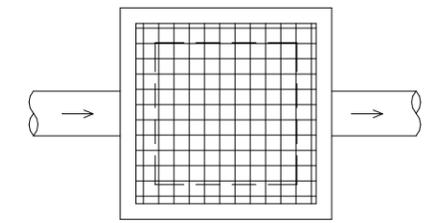
1:100 @ A1

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

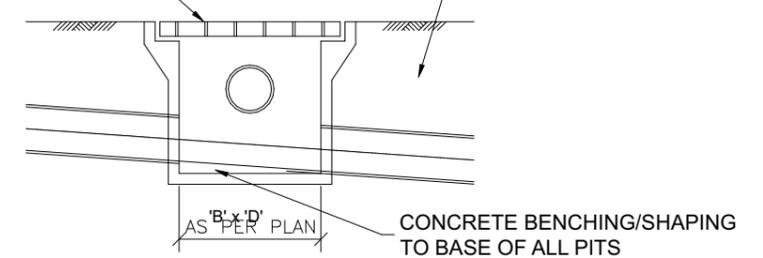
(FOR SYMBOLS & ABBREVIATION - REFER TO COVER PAGE)



PLAN

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

CONTRACTOR TO EXCAVATE & BACKFILL PIT AS PER PIPE LAYING SPECIFICATION



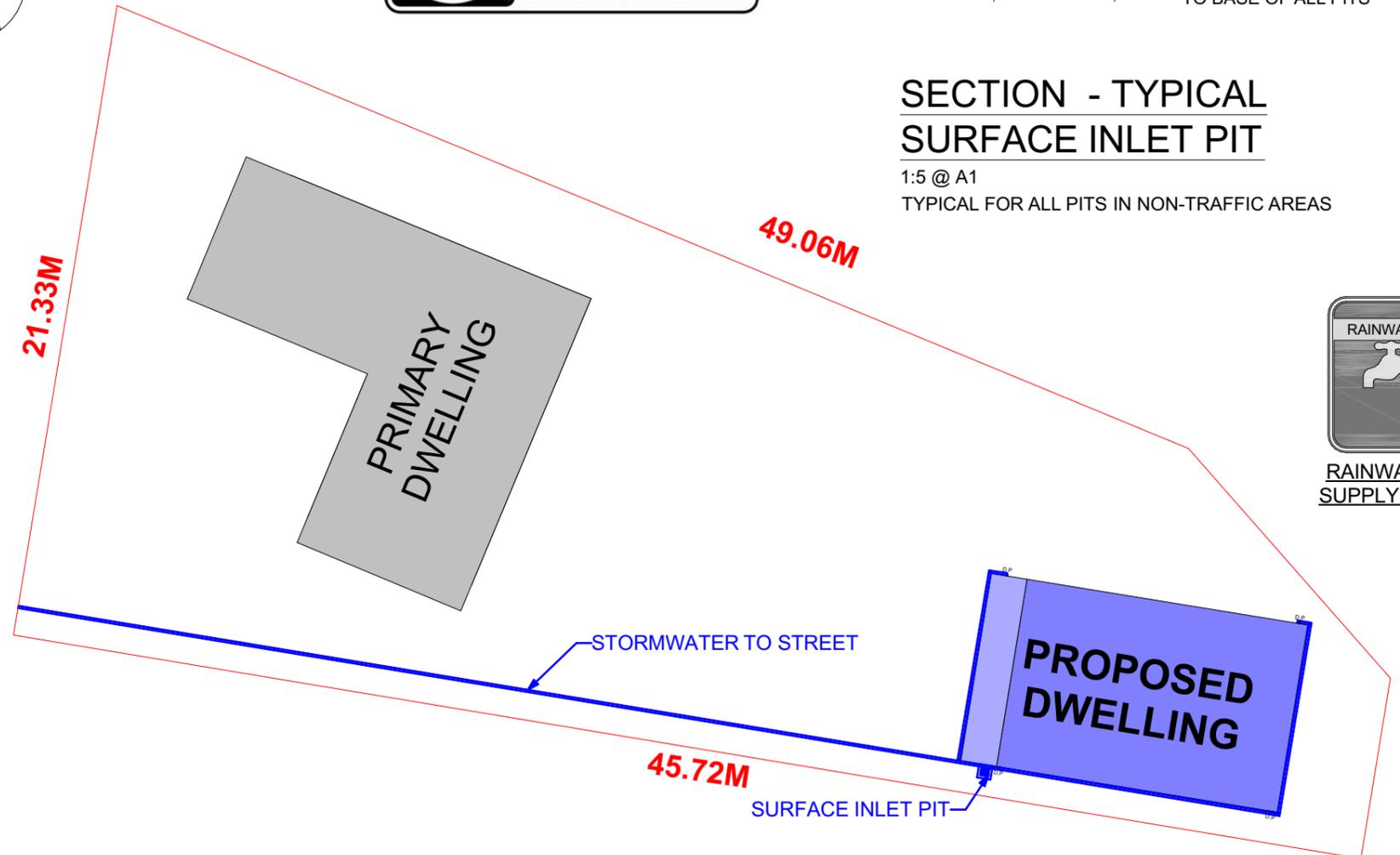
SECTION - TYPICAL SURFACE INLET PIT

1:5 @ A1

TYPICAL FOR ALL PITS IN NON-TRAFFIC AREAS

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.



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LOCATION 183 CHURCH STREET

MUDGEES, NSW, 2850

LOT/DP 7/DP238892

CLIENT BREMER

JOB NUMBER 202553

LGA MID-WESTERN REGIONAL COUNCIL

Stormwater Plan

SHEET NO: A.04

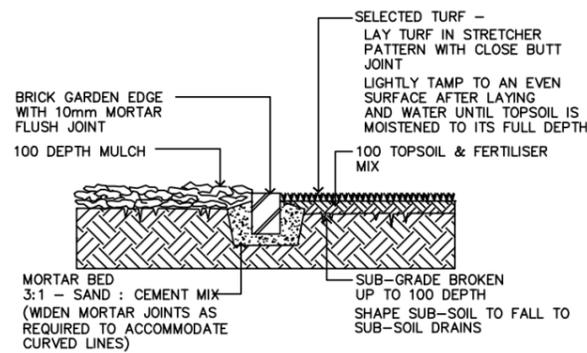
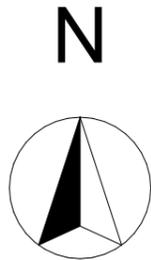
SCALE: 1:200 @ A3

DATE Wednesday, 24 August 2022

DRAWN: SM

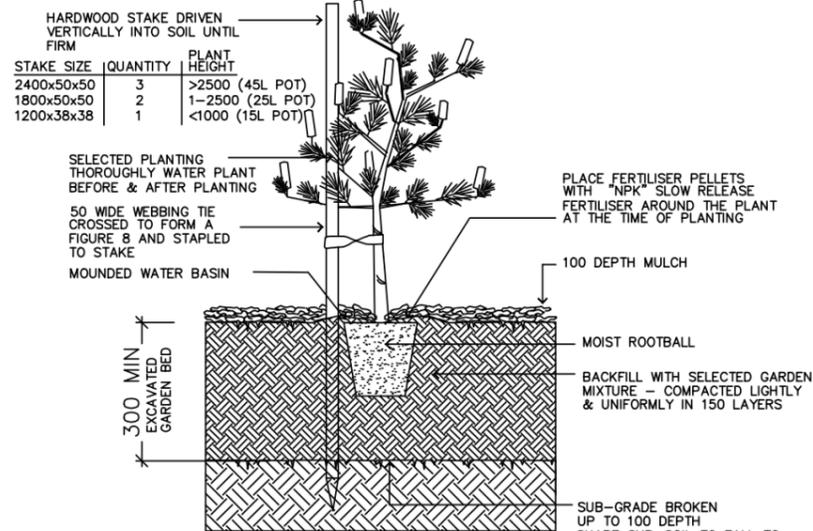
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1. TURF & GARDEN EDGE DETAIL

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



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

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

Landscape Legend



TURF AREA



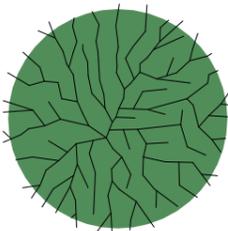
PAVED AREA



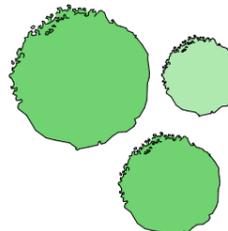
EXISTING STRUCTURES



PROPOSED STRUCTURES

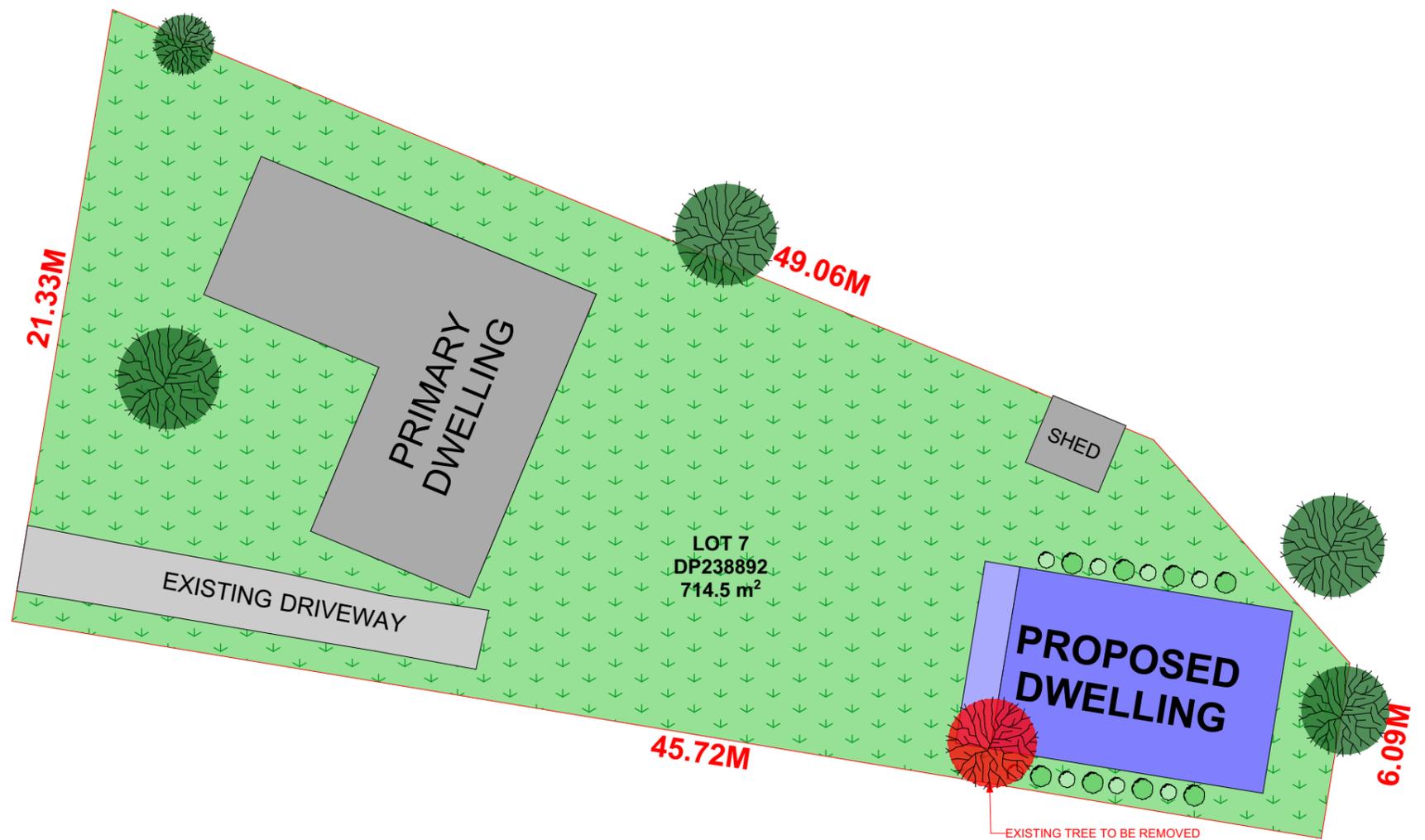


EXISTING TREES



PROPOSED TREES, SHRUBS & PLANTING AREAS

All areas affected by construction and felling works to be planted out with native, endemic plant stock, (low growing/ below 500mm mature height). Generally sourced from "Wild Plant Rescue"



183 CHURCH STREET MUDGEE	
Area Calculations	
Room Name	Area
01 FLOOR PLAN	59.54
02 Deck	7.56
67.10 m²	
SITE DEVELOPMENT CALCULATION	
MID-WESTERN REGIONAL COUNCIL	
LAND SIZE: 714.5 m²	
LOT WIDTH: 21.33 m	
LANDSCAPED AREA	
STRUCTURES: 173.12m² 24.2%	
HARDSTAND AREAS: 31.96m² 4.5%	
LANDSCAPE AREA: 509.42m² 71.3%	



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MUDGEE, NSW, 2850

LOT/DP 7/DP238892

CLIENT BREMER

JOB NUMBER 202553

LGA MID-WESTERN REGIONAL COUNCIL

Landscape Plan

SHEET NO: A.05

SCALE: 1:200 @ A3

DATE Wednesday, 24 August 2022

DRAWN: SM

ISSUE: #Pr

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.

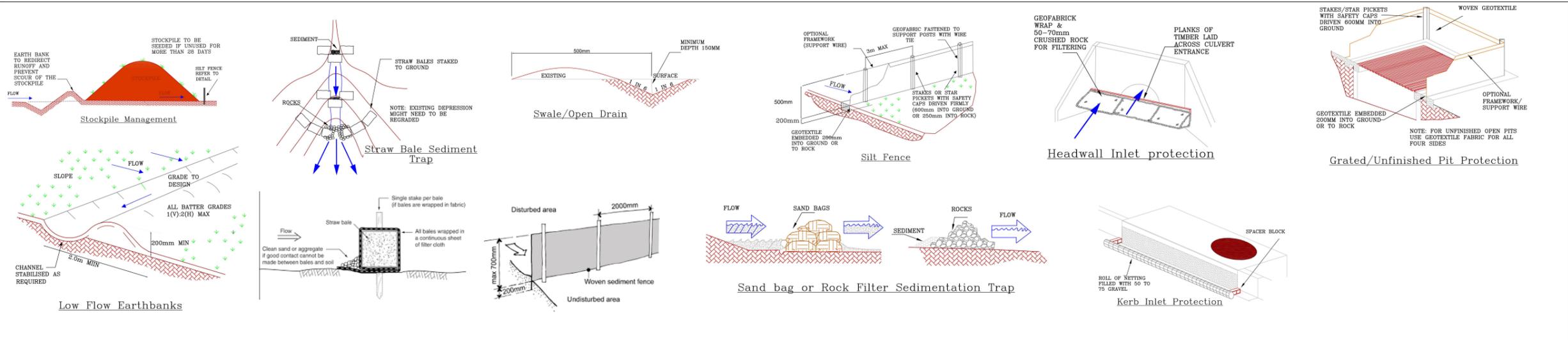
In general, water shall not be released or pumped from sediment basins unless water quality complies with the 'Australian and New Zealand Guidelines for Fresh and Marine Water Quality' and in particular 50mg/L maximum suspended solids. Artificial flocculation to settle finer particles may be necessary 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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JOB NUMBER 202553
LGA MID-WESTERN REGIONAL COUNCIL

Sediment Control Plan

SHEET NO: A.06 | DRAWN: SM
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Ground Floor Plan

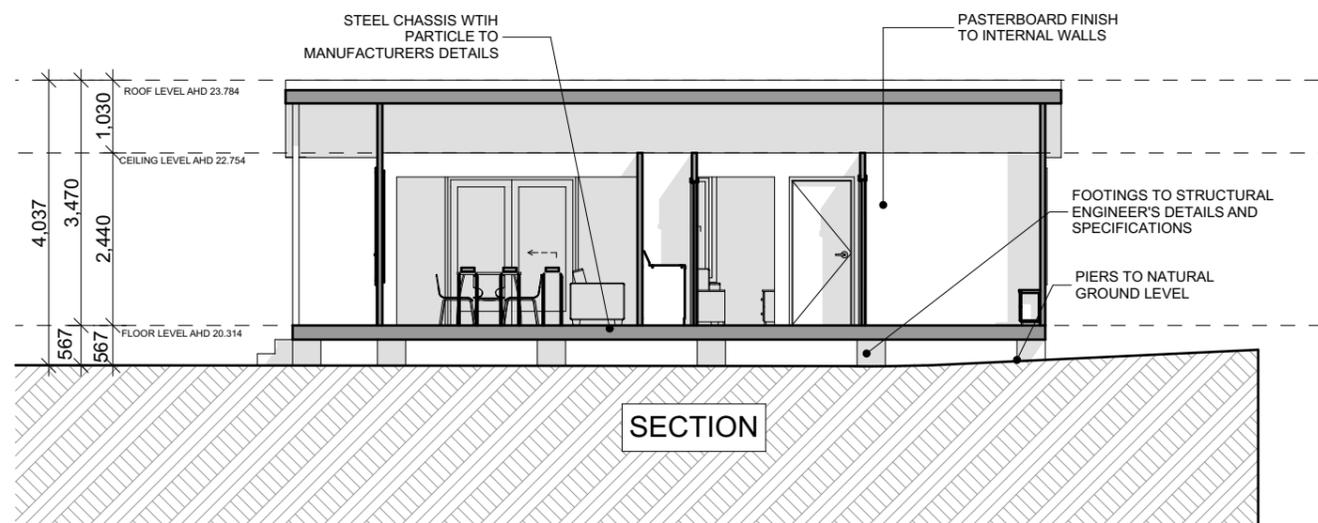
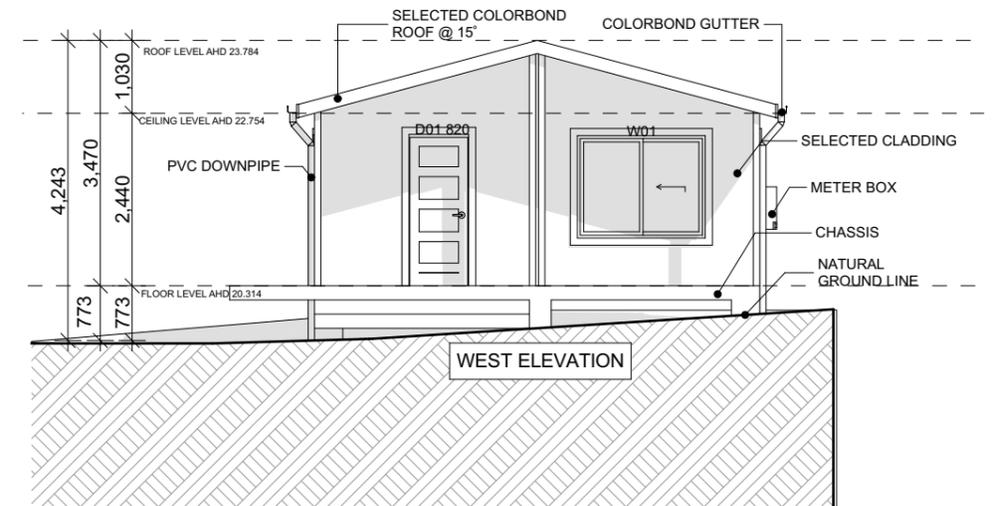
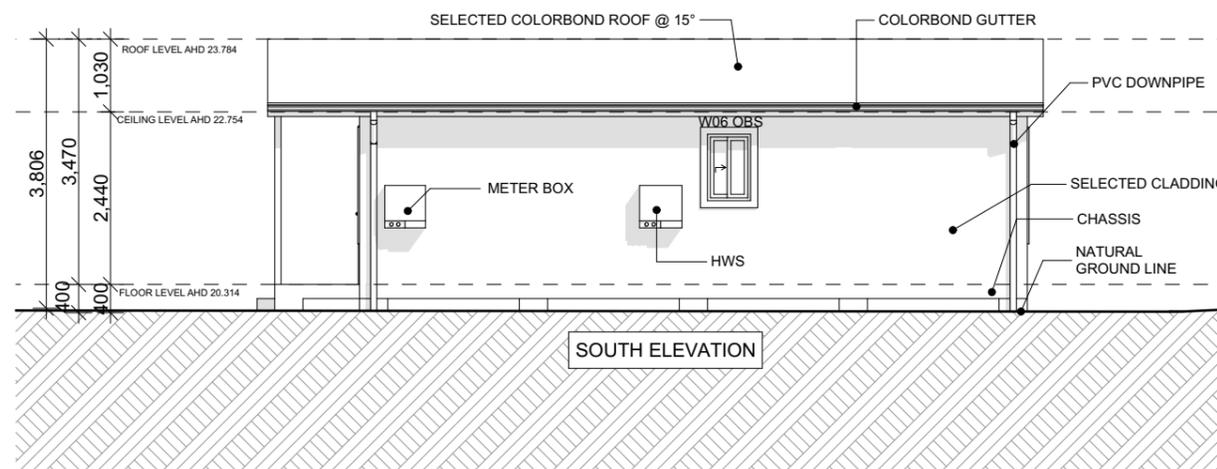
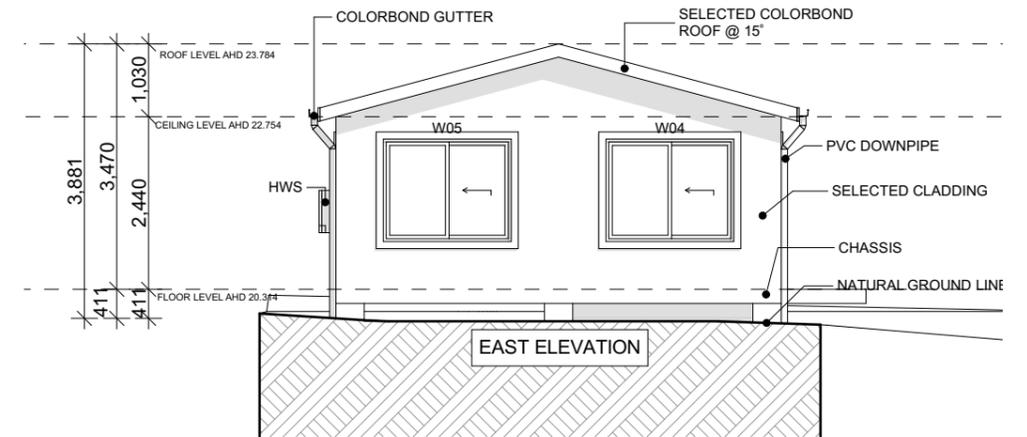
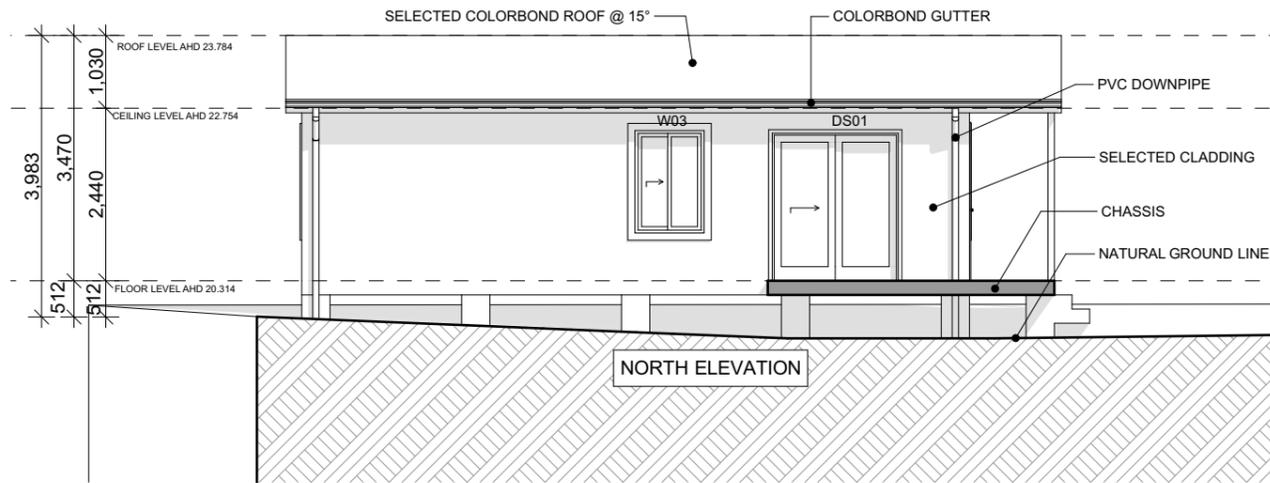
SHEET NO: A.07

SCALE: 1:1, 1:50 @ A3

DATE Wednesday, 24 August 2022

DRAWN: SM

ISSUE: #Pr



Window List			
Window ID	Width	Height	Quantity
W01	1,810	1,450	1
W03	970	1,450	1
W04	1,810	1,450	1
W05	1,810	1,450	1
W06 OBS	610	940	1
			5

Door List			
Door ID	Width	Height	Quantity
D01 820	820	2,100	1
D02 1040	1,040	2,040	1
D03 820	820	2,040	1
D04 820	820	2,040	1
D05 820	820	2,040	1
D06 720	720	2,040	1
DS01	1,810	2,100	1

Robe Door List			
Robe Door ID	Width	Height	Quantity
RD01	1,990	2,100	1
RD02	1,890	2,100	1
			2



ABN 32 603 439 827
 Sales Office and Display Centre
 1355 The Northern Road, Bringelly NSW
 Postal Address
 PO Box 56, Bringelly NSW 2556
 Phone (02) 4774 8388
 Email: sales@hitechhomes.com.au
 www.hitechhomes.com.au

SINGLE STOREY DWELLING
CLIENT PLANS 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.
3. TENDER DOCUMENT SHALL TAKE PREFERENCE TO THESE DRAWINGS.
4. FIGURED DIMENSIONS MUST TAKE PREFERENCE TO SCALING.
5. LEVELS SHOWN ARE APPROXIMATE AND ARE TO BE CONFIRMED ON SITE BY SURVEYOR.
6. DRAINAGE CONCEPT PLAN IS SCHEMATIC ONLY. RELATED WORKS TO BE VERIFIED BY LICENSED DRAINER AND/OR HYDRAULICS ENGINEER PRIOR TO WORK COMMENCEMENT.
7. IF ENGINEER DRAWINGS ARE REQUIRED SUCH MUST TAKE PREFERENCE TO THESE DRAWINGS.
8. ALL BOUNDARY CLEARANCES MUST BE VERIFIED BEFORE COMMENCEMENT OF BUILDING WORKS BY REGISTERED SURVEYOR.
9. IN CASE OF ALTERATIONS OR DISCREPANCIES NOTIFY HITECH HOMES DESIGN OFFICE IMMEDIATELY.

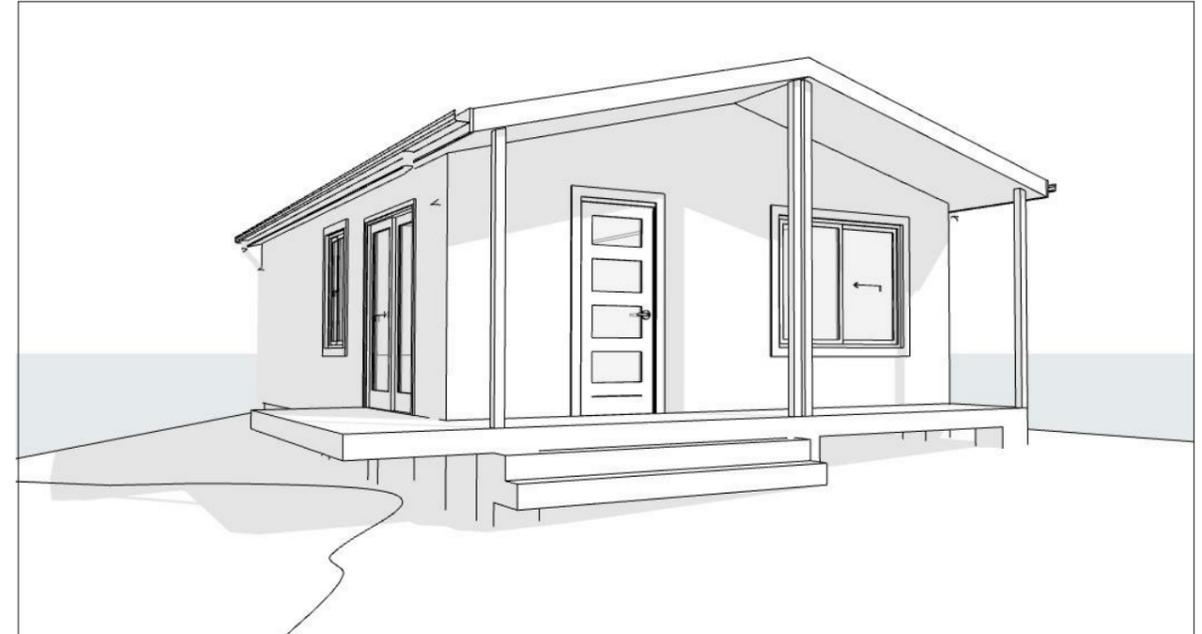
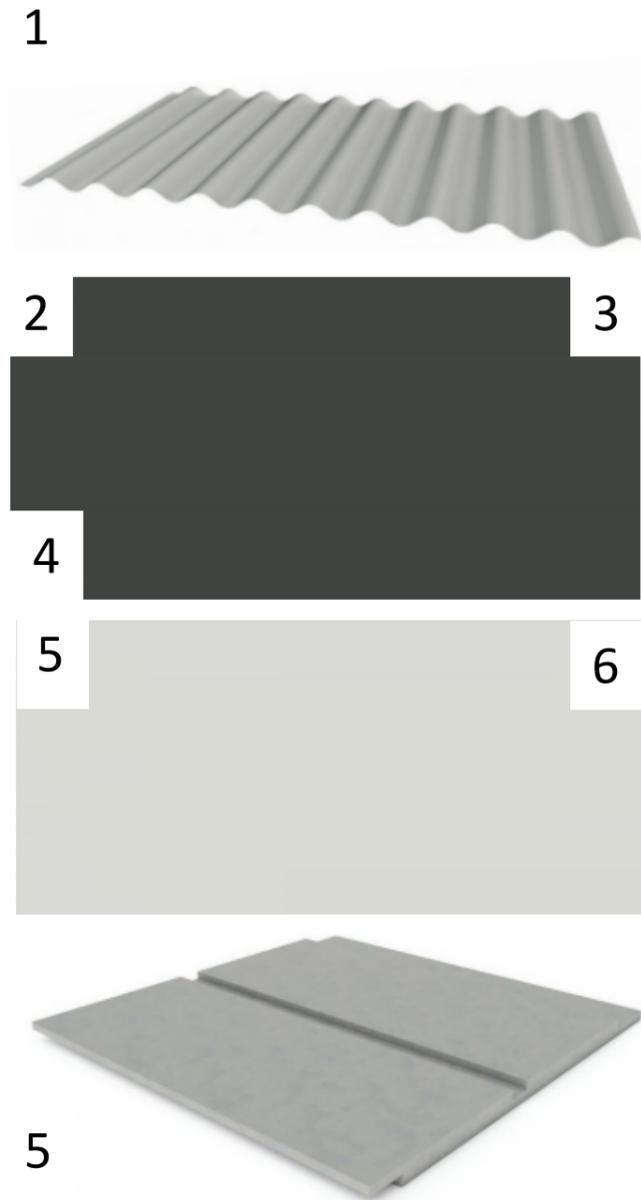
LOCATION 183 CHURCH STREET
 MUDGEES, NSW, 2850
 LOT/DP 7/DP238892
 CLIENT BREMER
 JOB NUMBER 202553
 LGA MID-WESTERN REGIONAL COUNCIL

Elevations and Section

SHEET NO: A.08
 SCALE: 1:100, 1:1 @ A3
 DATE Wednesday, 24 August 2022
 DRAWN: SM
 ISSUE: #Pr

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EXTERNAL COLOUR PLAN



LEGEND - EXTERNAL COLOURS

- 1) ROOF: STEELINE CORRUGATED 762 - CB WOODLAND GREY
- 2) GUTTER: CB WOODLAND GREY
- 3) FASCIA: CB WOODLAND GREY
- 4) DOWNPIPES: CB WOODLAND GREY
- 5) CLADDING: CFC STRATUM DUO SMOOTH - VERTICAL LAY - DULUX MANOR BURN
- 6) WINDOWS & FLYSCREENS: STANDARD- PERAL WHITE - EXTERNAL ARCHITRAVES - DULUX MANOR BURN
- 7) ENTRY DOOR: HUME DOORS - SAVOY XS11 - CB VIVID WHITE
- 8) DECKING: HARDWOOD - SILVER TOP ASH



JOB NO: 202553

SITE ADDRESS: 183 CHURCH STREET, MUDGEE

CLIENT: BREMER



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 CLIENT PLANS APPROVAL

Signed _____

Date _____

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LOCATION 183 CHURCH STREET
MUDGEE, NSW, 2850

LOT/DP 7/DP238892

CLIENT BREMER

JOB NUMBER 202553

LGA MID-WESTERN REGIONAL
COUNCIL

External Finishes

SHEET NO: A.09 | DRAWN: SM
SCALE: 1:285.71, 1:222.22 | ISSUE: #Pr
@ A3
DATE Wednesday, 24 August 2022